



statistics

residential real estate market



June 2020

▶ Province of Quebec

■ Montreal CMA

- Island of Montreal
- Laval
- North Shore of Montreal
- South Shore of Montreal
- Vaudreuil-Soulanges
- Saint-Jean-sur-Richelieu

■ Quebec City CMA

Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	10,931	8,127	↑ 35%	49,766	52,639	↓ -5%
Active listings	41,302	56,760	↓ -27%	45,595	60,364	↓ -24%
New listings	12,422	10,750	↑ 16%	61,323	77,831	↓ -21%
Sales volume	\$3,751,966,796	\$2,605,996,740	↑ 44%	\$16,312,173,229	\$16,230,478,706	↑ 1%

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	7,729	5,367	↑ 44%	34,208	35,252	↓ -3%
Active listings	27,034	39,231	↓ -31%	31,448	40,892	↓ -23%
Median price	\$285,000	\$264,100	↑ 8%	\$275,000	\$260,000	↑ 6%
Average selling time (days)	111	96	↑ 15	101	100	↑ 1
Condominium						
Sales	2,316	1,995	↑ 16%	11,615	13,079	↓ -11%
Active listings	9,246	11,271	↓ -18%	8,854	12,779	↓ -31%
Median price	\$269,000	\$242,000	↑ 11%	\$252,000	\$235,000	↑ 7%
Average selling time (days)	68	91	↓ -23	78	97	↓ -19
Plex (2-5 units)						
Sales	824	718	↑ 15%	3,711	4,068	↓ -9%
Active listings	4,485	5,611	↓ -20%	4,708	6,026	↓ -22%
Median price	\$390,000	\$430,000	↓ -9%	\$405,000	\$410,000	↓ -1%
Average selling time (days)	103	104	↓ -1	99	100	↓ -1

** Number of transactions too low to produce reliable statistics.

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Variations are calculated in relation to the same period of the previous year.

Source: QPAREB by the Centris system

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	924	627	↑ 47 %	5,074	4,598	↑ 10 %
Active listings	5,824	7,648	↓ -24 %	6,667	7,959	↓ -16 %
New listings	996	994	↔ 0 %	6,090	7,740	↓ -21 %
Sales volume	\$268,525,340	\$181,274,304	↑ 48 %	\$1,407,277,912	\$1,264,671,675	↑ 11 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	646	431	↑ 50 %	3,553	3,283	↑ 8 %
Active listings	3,341	4,622	↓ -28 %	3,985	4,791	↓ -17 %
Median price	\$272,000	\$266,000	↑ 2 %	\$263,000	\$260,000	↑ 1 %
Average selling time (days)	140	122	↑ 18	125	122	↑ 3
Condominium						
Sales	215	141	↑ 52 %	1,193	1,017	↑ 17 %
Active listings	2,007	2,386	↓ -16 %	2,130	2,522	↓ -16 %
Median price	\$192,000	\$203,500	↓ -6 %	\$190,000	\$190,250	↔ 0 %
Average selling time (days)	165	162	↑ 3	165	171	↓ -6
Plex (2-5 units)						
Sales	62	55	↑ 13 %	319	296	↑ 8 %
Active listings	463	623	↓ -26 %	534	633	↓ -16 %
Median price	\$292,500	\$297,500	↓ -2 %	\$311,000	\$304,750	↑ 2 %
Average selling time (days)	156	130	↑ 26	124	117	↑ 7

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	4,980	4,292	↑ 16 %	24,700	28,703	↓ -14 %
Active listings	13,754	17,958	↓ -23 %	14,118	20,681	↓ -32 %
New listings	6,331	4,602	↑ 38 %	30,810	37,584	↓ -18 %
Sales volume	\$2,211,385,805	\$1,733,095,501	↑ 28 %	\$10,269,091,101	\$10,900,478,049	↓ -6 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,833	2,299	↑ 23 %	13,839	15,795	↓ -12 %
Active listings	6,570	9,359	↓ -30 %	7,559	10,641	↓ -29 %
Median price	\$395,000	\$352,000	↑ 12 %	\$369,900	\$332,500	↑ 11 %
Average selling time (days)	63	66	↓ -3	61	67	↓ -6
Condominium						
Sales	1,711	1,556	↑ 10 %	8,784	10,426	↓ -16 %
Active listings	5,482	6,505	↓ -16 %	4,886	7,657	↓ -36 %
Median price	\$305,000	\$260,000	↑ 17 %	\$285,000	\$255,000	↑ 12 %
Average selling time (days)	49	76	↓ -27	58	82	↓ -24
Plex (2-5 units)						
Sales	434	436	↔ 0 %	2,054	2,455	↓ -16 %
Active listings	1,645	2,031	↓ -19 %	1,617	2,319	↓ -30 %
Median price	\$604,000	\$540,000	↑ 12 %	\$596,000	\$534,000	↑ 12 %
Average selling time (days)	67	83	↓ -16	64	75	↓ -11

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,676	1,654	↑ 1 %	7,949	10,122	↓ -21 %
Active listings	6,380	6,830	↓ -7 %	5,470	7,411	↓ -26 %
New listings	2,895	1,882	↑ 54 %	12,123	14,435	↓ -16 %
Sales volume	\$969,030,560	\$861,854,172	↑ 12 %	\$4,388,213,299	\$5,023,926,878	↓ -13 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	541	492	↑ 10 %	2,350	2,872	↓ -18 %
Active listings	1,750	2,123	↓ -18 %	1,668	2,104	↓ -21 %
Median price	\$580,000	\$515,500	↑ 13 %	\$549,250	\$495,000	↑ 11 %
Average selling time (days)	59	57	↑ 2	60	59	↑ 1
Condominium						
Sales	856	854	↔ 0 %	4,271	5,509	↓ -22 %
Active listings	3,595	3,486	↑ 3 %	2,822	3,883	↓ -27 %
Median price	\$390,000	\$330,000	↑ 18 %	\$380,000	\$329,000	↑ 16 %
Average selling time (days)	42	65	↓ -23	54	69	↓ -15
Plex (2-5 units)						
Sales	279	308	↓ -9 %	1,328	1,741	↓ -24 %
Active listings	1,035	1,221	↓ -15 %	980	1,424	↓ -31 %
Median price	\$675,000	\$589,500	↑ 15 %	\$661,500	\$584,500	↑ 13 %
Average selling time (days)	58	81	↓ -23	57	70	↓ -13

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	490	454	↑ 8 %	2,619	2,963	↓ -12 %
Active listings	1,336	1,899	↓ -30 %	1,473	2,256	↓ -35 %
New listings	581	462	↑ 26 %	3,103	3,862	↓ -20 %
Sales volume	\$196,518,019	\$157,752,869	↑ 25 %	\$995,319,303	\$1,014,530,558	↓ -2 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	297	287	↑ 3 %	1,614	1,871	↓ -14 %
Active listings	746	1,042	↓ -28 %	855	1,252	↓ -32 %
Median price	\$405,000	\$360,000	↑ 13 %	\$381,000	\$350,000	↑ 9 %
Average selling time (days)	61	66	↓ -5	55	67	↓ -12
Condominium						
Sales	160	142	↑ 13 %	865	952	↓ -9 %
Active listings	493	711	↓ -31 %	514	845	↓ -39 %
Median price	\$267,000	\$240,000	↑ 11 %	\$261,000	\$235,000	↑ 11 %
Average selling time (days)	59	85	↓ -26	69	93	↓ -24
Plex (2-5 units)						
Sales	33	25	-	140	139	↑ 1 %
Active listings	96	146	↓ -34 %	103	159	↓ -35 %
Median price	\$495,000	**	-	\$524,500	\$500,000	↑ 5 %
Average selling time (days)	98	**	-	79	81	↓ -2

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,246	903	↑ 38 %	6,353	6,699	↓ -5 %
Active listings	2,700	4,240	↓ -36 %	3,420	5,177	↓ -34 %
New listings	1,250	1,014	↑ 23 %	6,710	8,261	↓ -19 %
Sales volume	\$427,294,504	\$266,084,997	↑ 61 %	\$1,996,122,465	\$1,911,604,311	↑ 4 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	950	649	↑ 46 %	4,684	5,030	↓ -7 %
Active listings	1,851	2,953	↓ -37 %	2,448	3,585	↓ -32 %
Median price	\$330,000	\$285,000	↑ 16 %	\$310,000	\$280,000	↑ 11 %
Average selling time (days)	73	76	↓ -3	68	76	↓ -8
Condominium						
Sales	247	211	↑ 17 %	1,402	1,459	↓ -4 %
Active listings	573	980	↓ -42 %	683	1,261	↓ -46 %
Median price	\$208,000	\$187,000	↑ 11 %	\$200,000	\$185,000	↑ 8 %
Average selling time (days)	73	108	↓ -35	75	106	↓ -31
Plex (2-5 units)						
Sales	48	42	↑ 14 %	249	191	↑ 30 %
Active listings	243	263	↓ -8 %	256	282	↓ -9 %
Median price	\$377,131	\$413,000	↓ -9 %	\$385,000	\$385,000	↔ 0 %
Average selling time (days)	89	88	↑ 1	90	85	↑ 5

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,120	964	↑ 16 %	5,837	6,784	↓ -14 %
Active listings	2,337	3,501	↓ -33 %	2,590	4,191	↓ -38 %
New listings	1,223	892	↑ 37 %	6,610	8,199	↓ -19 %
Sales volume	\$458,663,155	\$339,170,931	↑ 35 %	\$2,217,388,631	\$2,287,365,037	↓ -3 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	709	616	↑ 15 %	3,681	4,396	↓ -16 %
Active listings	1,449	2,077	↓ -30 %	1,675	2,442	↓ -31 %
Median price	\$400,000	\$349,000	↑ 15 %	\$380,000	\$330,000	↑ 15 %
Average selling time (days)	53	62	↓ -9	52	60	↓ -8
Condominium						
Sales	349	298	↑ 17 %	1,881	2,075	↓ -9 %
Active listings	683	1,110	↓ -38 %	701	1,388	↓ -49 %
Median price	\$255,000	\$220,000	↑ 16 %	\$239,850	\$212,500	↑ 13 %
Average selling time (days)	43	76	↓ -33	53	92	↓ -39
Plex (2-5 units)						
Sales	61	50	↑ 22 %	273	307	↓ -11 %
Active listings	194	307	↓ -37 %	206	353	↓ -42 %
Median price	\$475,000	\$453,500	↑ 5 %	\$476,250	\$410,750	↑ 16 %
Average selling time (days)	63	67	↓ -4	63	90	↓ -27

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	282	196	↑ 44 %	1,153	1,315	↓ -12 %
Active listings	708	949	↓ -25 %	770	1,003	↓ -23 %
New listings	261	242	↑ 8 %	1,464	1,833	↓ -20 %
Sales volume	\$105,218,365	\$72,224,323	↑ 46 %	\$427,042,165	\$440,337,210	↓ -3 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	213	156	↑ 37 %	917	1,012	↓ -9 %
Active listings	568	778	↓ -27 %	627	811	↓ -23 %
Median price	\$389,000	\$341,000	↑ 14 %	\$366,130	\$330,000	↑ 11 %
Average selling time (days)	62	68	↓ -6	66	76	↓ -10
Condominium						
Sales	66	37	↑ 78 %	219	281	↓ -22 %
Active listings	103	136	↓ -24 %	112	165	↓ -32 %
Median price	\$248,250	\$218,000	↑ 14 %	\$229,800	\$208,013	↑ 10 %
Average selling time (days)	62	78	↓ -16	45	75	↓ -30
Plex (2-5 units)						
Sales	3	3	-	15	21	-
Active listings	27	27	-	22	22	-
Median price	**	**	-	\$372,000	\$350,000	-
Average selling time (days)	**	**	-	48	91	-

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Summary of Residential Activity

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	166	121	↑ 37 %	789	820	↓ -4 %
Active listings	293	539	↓ -46 %	395	644	↓ -39 %
New listings	121	110	↑ 10 %	800	994	↓ -20 %
Sales volume	\$54,661,202	\$36,008,209	↑ 52 %	\$245,005,238	\$222,714,055	↑ 10 %

Detailed Statistics by Property Category

	June			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	123	99	↑ 24 %	593	614	↓ -3 %
Active listings	206	386	↓ -47 %	287	448	↓ -36 %
Median price	\$325,000	\$289,250	↑ 12 %	\$315,000	\$280,000	↑ 13 %
Average selling time (days)	64	78	↓ -14	66	79	↓ -13
Condominium						
Sales	33	14	-	146	150	↓ -3 %
Active listings	35	82	↓ -57 %	55	115	↓ -52 %
Median price	\$205,000	**	-	\$215,000	\$185,000	↑ 16 %
Average selling time (days)	66	**	-	64	111	↓ -47
Plex (2-5 units)						
Sales	10	8	-	49	56	↓ -13 %
Active listings	50	67	↓ -25 %	51	80	↓ -36 %
Median price	**	**	-	\$320,000	\$283,750	↑ 13 %
Average selling time (days)	**	**	-	105	109	↓ -4

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