



statistics

residential real estate market



July 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

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	11,173	7,481	↑ 49%	60,885	60,120	↑ 1%
Active listings	37,859	54,988	↓ -31%	42,895	58,371	↓ -27%
New listings	11,852	10,399	↑ 14%	73,094	88,222	↓ -17%
Sales volume	\$4,084,963,281	\$2,354,643,122	↑ 73%	\$20,375,706,556	\$18,585,121,828	↑ 10%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	7,775	5,097	↑ 53%	41,941	40,349	↑ 4%
Active listings	24,047	38,265	↓ -37%	28,910	39,906	↓ -28%
Median price	\$305,000	\$262,000	↑ 16%	\$280,000	\$260,000	↑ 8%
Average selling time (days)	100	96	↑ 4	101	99	↑ 2
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	2,530	1,723	↑ 47%	14,138	14,802	↓ -4%
Active listings	9,086	10,634	↓ -15%	8,916	11,991	↓ -26%
Median price	\$278,000	\$250,000	↑ 11%	\$255,813	\$237,000	↑ 8%
Average selling time (days)	62	87	↓ -25	75	96	↓ -21
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	808	622	↑ 30%	4,515	4,690	↓ -4%
Active listings	4,231	5,443	↓ -22%	4,526	5,817	↓ -22%
Median price	\$440,000	\$408,500	↑ 8%	\$416,000	\$410,000	↑ 1%
Average selling time (days)	99	105	↓ -6	99	101	↓ -2

** 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

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	899	628	↑ 43%	5,969	5,226	↑ 14%
Active listings	5,233	7,348	↓ -29%	6,171	7,776	↓ -21%
New listings	889	982	↓ -9%	6,977	8,722	↓ -20%
Sales volume	\$270,345,130	\$175,013,204	↑ 54%	\$1,676,152,515	\$1,439,684,879	↑ 16%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	616	447	↑ 38%	4,167	3,730	↑ 12%
Active listings	2,930	4,405	↓ -33%	3,625	4,684	↓ -23%
Median price	\$275,000	\$264,275	↑ 4%	\$265,000	\$260,000	↑ 2%
Average selling time (days)	125	127	↓ -2	125	123	↑ 2
Condominium						
Sales	216	139	↑ 55%	1,408	1,156	↑ 22%
Active listings	1,884	2,310	↓ -18%	2,042	2,444	↓ -16%
Median price	\$190,000	\$203,000	↓ -6%	\$190,000	\$192,000	↓ -1%
Average selling time (days)	161	165	↓ -4	164	170	↓ -6
Plex (2-5 units)						
Sales	67	42	↑ 60 %	385	338	↑ 14%
Active listings	405	618	↓ -34%	489	634	↓ -23%
Median price	\$350,000	295,000 \$	↑ 19 %	\$315,000	\$302,500	↑ 4%
Average selling time (days)	172	117	↑ 55	133	117	↑ 16

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	5,356	3,670	↑ 46%	30,029	32,373	↓ -7%
Active listings	12,803	16,892	↓ -24%	13,652	19,357	↓ -29%
New listings	5,960	4,334	↑ 38%	36,728	41,916	↓ -12%
Sales volume	\$2,517,010,542	\$1,483,278,053	↑ 70%	\$12,770,910,643	\$12,383,756,102	↑ 3%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,961	1,995	↑ 48%	16,781	17,790	↓ -6%
Active listings	5,691	8,814	↓ -35%	6,924	10,042	↓ -31%
Median price	\$423,000	\$357,000	↑ 18%	\$378,000	\$335,000	↑ 13%
Average selling time (days)	57	63	↓ -6	60	67	↓ -7
Condominium						
Sales	1,902	1,309	↑ 45%	10,680	11,735	↓ -9%
Active listings	5,551	6,060	↓ -8%	5,103	7,070	↓ -28%
Median price	\$312,000	\$279,000	↑ 12%	\$290,000	\$257,563	↑ 13%
Average selling time (days)	41	71	↓ -30	55	80	↓ -25
Plex (2-5 units)						
Sales	485	362	↑ 34 %	2,537	2,817	↓ -10%
Active listings	1,513	1,945	↓ -22%	1,576	2,178	↓ -28%
Median price	\$624,900	583,500 \$	↑ 7 %	\$600,000	\$538,000	↑ 12%
Average selling time (days)	71	78	↓ -7	66	76	↓ -10

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,913	1,455	↑ 31%	9,855	11,577	↓ -15%
Active listings	6,359	6,422	↓ -1%	5,756	7,066	↓ -19%
New listings	2,626	1,760	↑ 49%	14,741	16,195	↓ -9%
Sales volume	\$1,149,945,938	\$742,549,071	↑ 55%	\$5,530,859,837	\$5,766,475,949	↓ -4%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	605	449	↑ 35%	2,952	3,321	↓ -11%
Active listings	1,612	1,994	↓ -19%	1,647	2,078	↓ -21%
Median price	\$616,814	\$518,750	↑ 19%	\$560,000	\$500,000	↑ 12%
Average selling time (days)	59	54	↑ 5	60	58	↑ 2
Condominium						
Sales	987	746	↑ 32%	5,255	6,255	↓ -16%
Active listings	3,811	3,262	↑ 17%	3,148	3,659	↓ -14%
Median price	\$395,000	\$345,000	↑ 14%	\$384,000	\$330,000	↑ 16%
Average selling time (days)	38	61	↓ -23	51	68	↓ -17
Plex (2-5 units)						
Sales	321	260	↑ 23 %	1,648	2,001	↓ -18%
Active listings	936	1,166	↓ -20%	961	1,328	↓ -28%
Median price	\$693,000	616,500 \$	↑ 12 %	\$670,000	\$590,000	↑ 14%
Average selling time (days)	66	70	↓ -4	58	70	↓ -12

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	548	412	↑ 33%	3,160	3,375	↓ -6%
Active listings	1,212	1,742	↓ -30%	1,382	2,077	↓ -33%
New listings	582	439	↑ 33%	3,683	4,301	↓ -14%
Sales volume	\$223,307,738	\$148,107,632	↑ 51%	\$1,216,075,541	\$1,162,638,190	↑ 5%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	347	271	↑ 28%	1,955	2,142	↓ -9%
Active listings	644	948	↓ -32%	783	1,153	↓ -32%
Median price	\$422,000	\$350,500	↑ 20%	\$386,500	\$350,000	↑ 10%
Average selling time (days)	52	63	↓ -11	55	67	↓ -12
Condominium						
Sales	174	119	↑ 46%	1,038	1,071	↓ -3%
Active listings	474	665	↓ -29%	499	774	↓ -36%
Median price	\$279,450	\$234,000	↑ 19%	\$264,000	\$235,000	↑ 12%
Average selling time (days)	43	79	↓ -36	65	92	↓ -27
Plex (2-5 units)						
Sales	27	22	-	167	161	↑ 4%
Active listings	93	129	↓ -28%	99	149	↓ -34%
Median price	**	**	-	\$540,000	\$508,000	↑ 6%
Average selling time (days)	**	**	-	77	86	↓ -9

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,269	690	↑ 84%	7,618	7,389	↑ 3%
Active listings	2,267	4,093	↓ -45%	3,029	4,813	↓ -37%
New listings	1,127	908	↑ 24%	7,830	9,167	↓ -15%
Sales volume	\$456,758,925	\$200,725,204	↑ 128%	\$2,451,488,790	\$2,112,329,515	↑ 16%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	923	516	↑ 79%	5,604	5,546	↑ 1%
Active listings	1,532	2,860	↓ -46%	2,140	3,348	↓ -36%
Median price	\$351,000	\$295,000	↑ 19%	\$315,500	\$280,000	↑ 13%
Average selling time (days)	61	71	↓ -10	66	76	↓ -10
Condominium						
Sales	281	145	↑ 94%	1,682	1,604	↑ 5%
Active listings	478	914	↓ -48%	613	1,140	↓ -46%
Median price	\$220,000	\$183,000	↑ 20%	\$204,000	\$185,000	↑ 10%
Average selling time (days)	60	87	↓ -27	72	104	↓ -32
Plex (2-5 units)						
Sales	60	25	-	309	216	↑ 43%
Active listings	230	270	↓ -15%	247	278	↓ -11%
Median price	\$402,450	**	-	\$390,000	\$385,000	↑ 1%
Average selling time (days)	75	**	-	87	89	↓ -2

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,165	825	↑ 41%	6,995	7,609	↓ -8%
Active listings	2,139	3,219	↓ -34%	2,438	3,843	↓ -37%
New listings	1,225	879	↑ 39%	7,821	9,078	↓ -14%
Sales volume	\$500,745,696	\$298,765,263	↑ 68%	\$2,714,666,327	\$2,586,130,300	↑ 5%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	719	531	↑ 35%	4,395	4,927	↓ -11%
Active listings	1,283	1,908	↓ -33%	1,542	2,263	↓ -32%
Median price	\$425,000	\$354,000	↑ 20%	\$388,000	\$333,500	↑ 16%
Average selling time (days)	49	58	↓ -9	52	59	↓ -7
Condominium						
Sales	386	247	↑ 56%	2,266	2,322	↓ -2%
Active listings	661	1,022	↓ -35%	689	1,249	↓ -45%
Median price	\$256,000	\$222,000	↑ 15%	\$242,250	\$214,000	↑ 13%
Average selling time (days)	35	86	↓ -51	50	91	↓ -41
Plex (2-5 units)						
Sales	58	47	↑ 23 %	330	354	↓ -7%
Active listings	186	280	↓ -34%	198	322	↓ -38%
Median price	\$526,000	430,000 \$	↑ 22 %	\$490,000	\$412,500	↑ 19%
Average selling time (days)	75	87	↓ -12	65	90	↓ -25

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	313	190	↑ 65%	1,465	1,505	↓ -3%
Active listings	581	908	↓ -36%	706	962	↓ -27%
New listings	259	238	↑ 9%	1,719	2,071	↓ -17%
Sales volume	\$134,712,227	\$66,056,183	↑ 104%	\$561,541,892	\$506,393,393	↑ 11%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	253	153	↑ 65%	1,169	1,165	↔ 0%
Active listings	453	739	↓ -39%	569	780	↓ -27%
Median price	\$420,000	\$342,000	↑ 23%	\$380,000	\$330,000	↑ 15%
Average selling time (days)	68	66	↑ 2	67	75	↓ -8
Condominium						
Sales	51	32	↑ 59%	270	313	↓ -14%
Active listings	95	128	↓ -26%	106	150	↓ -29%
Median price	\$241,500	\$197,500	↑ 22%	\$232,250	\$207,500	↑ 12%
Average selling time (days)	29	62	↓ -33	42	74	↓ -32
Plex (2-5 units)						
Sales	8	5	-	23	26	-
Active listings	24	30	-	23	25	-
Median price	**	**	-	\$385,000	\$350,000	-
Average selling time (days)	**	**	-	66	85	-

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Summary of Residential Activity

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	148	98	↑ 51%	936	918	↑ 2%
Active listings	245	508	↓ -52%	341	596	↓ -43%
New listings	141	110	↑ 28%	934	1,104	↓ -15%
Sales volume	\$51,540,018	\$27,074,700	↑ 90%	\$296,278,256	\$249,788,755	↑ 19%

Detailed Statistics by Property Category

	July			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	114	75	↑ 52%	706	689	↑ 2%
Active listings	167	365	↓ -54%	243	420	↓ -42%
Median price	\$355,750	\$273,000	↑ 30%	\$320,000	\$280,000	↑ 14%
Average selling time (days)	61	89	↓ -28	65	80	↓ -15
Condominium						
Sales	23	20	-	169	170	↓ -1%
Active listings	32	69	↓ -54%	47	98	↓ -52%
Median price	**	**	-	\$215,000	\$186,750	↑ 15%
Average selling time (days)	**	**	-	61	109	↓ -48
Plex (2-5 units)						
Sales	11	3	-	60	59	↑ 2%
Active listings	44	70	↓ -37%	48	75	↓ -36%
Median price	**	**	-	\$315,000	\$275,000	↑ 15%
Average selling time (days)	**	**	-	122	106	↑ 16

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