



statistics

residential real estate market



August 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

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	10,274	6,967	↑ 47%	71,159	67,087	↑ 6%
Active listings	36,302	54,081	↓ -33%	42,488	58,302	↓ -27%
New listings	11,810	10,165	↑ 16%	84,823	98,305	↓ -14%
Sales volume	\$3,794,289,694	\$2,184,687,261	↑ 74%	\$24,169,996,250	\$20,769,809,089	↑ 16%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	6,912	4,614	↑ 50%	48,853	44,963	↑ 9%
Active listings	22,563	37,841	↓ -40%	28,548	39,873	↓ -28%
Median price	\$310,000	\$250,000	↑ 24%	\$282,500	\$260,000	↑ 9%
Average selling time (days)	96	93	↑ 3	101	99	↑ 2
Condominium						
Sales	2,532	1,744	↑ 45%	16,670	16,546	↑ 1%
Active listings	9,055	10,280	↓ -12%	8,904	11,989	↓ -26%
Median price	\$283,000	\$250,500	↑ 13%	\$260,000	\$239,000	↑ 9%
Average selling time (days)	59	93	↓ -34	73	95	↓ -22
Plex (2-5 units)						
Sales	766	576	↑ 33%	5,281	5,266	↔ 0%
Active listings	4,220	5,340	↓ -21%	4,510	5,806	↓ -22%
Median price	\$411,000	\$422,500	↓ -3%	\$415,000	\$410,000	↑ 1%
Average selling time (days)	102	99	↑ 3	99	101	↓ -2

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

[Back](#)

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

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	831	512	↑ 62%	6,800	5,738	↑ 19%
Active listings	4,973	7,379	↓ -33%	6,102	7,776	↓ -22%
New listings	966	1,005	↓ -4%	7,937	9,727	↓ -18%
Sales volume	\$248,042,558	\$140,940,123	↑ 76%	\$1,924,195,073	\$1,580,625,002	↑ 22%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	559	346	↑ 62%	4,726	4,076	↑ 16%
Active listings	2,713	4,454	↓ -39%	3,569	4,684	↓ -24%
Median price	\$275,000	\$260,000	↑ 6%	\$266,000	\$260,000	↑ 2%
Average selling time (days)	120	121	↓ -1	125	123	↑ 2
Condominium						
Sales	207	136	↑ 52%	1,615	1,292	↑ 25%
Active listings	1,859	2,264	↓ -18%	2,034	2,444	↓ -17%
Median price	\$199,000	\$191,950	↑ 4%	\$190,000	\$192,000	↓ -1%
Average selling time (days)	137	168	↓ -31	161	170	↓ -9
Plex (2-5 units)						
Sales	62	30	↑ 107%	447	368	↑ 21%
Active listings	389	646	↓ -40%	483	634	↓ -24%
Median price	\$318,000	\$270,000	↑ 18%	\$315,000	\$302,000	↑ 4%
Average selling time (days)	167	149	↑ 18	138	119	↑ 19

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[Back](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	4,878	3,507	↑ 39%	34,907	35,880	↓ -3%
Active listings	12,953	16,395	↓ -21%	13,679	19,338	↓ -29%
New listings	6,233	4,481	↑ 39%	42,925	46,370	↓ -7%
Sales volume	\$2,315,570,414	\$1,400,722,666	↑ 65%	\$15,086,481,057	\$13,784,478,768	↑ 9%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,601	1,767	↑ 47%	19,382	19,557	↓ -1%
Active listings	5,593	8,705	↓ -36%	6,901	10,032	↓ -31%
Median price	\$427,500	\$345,000	↑ 24%	\$384,000	\$335,250	↑ 15%
Average selling time (days)	49	64	↓ -15	59	67	↓ -8
Condominium						
Sales	1,861	1,370	↑ 36%	12,541	13,105	↓ -4%
Active listings	5,740	5,782	↓ -1%	5,143	7,069	↓ -27%
Median price	\$312,000	\$279,000	↑ 12%	\$295,000	\$260,000	↑ 13%
Average selling time (days)	41	79	↓ -38	53	80	↓ -27
Plex (2-5 units)						
Sales	410	367	↑ 12%	2,947	3,184	↓ -7%
Active listings	1,572	1,843	↓ -15%	1,587	2,176	↓ -27%
Median price	\$599,500	\$532,500	↑ 13%	\$600,000	\$537,200	↑ 12%
Average selling time (days)	62	81	↓ -19	65	76	↓ -11

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[Back](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,799	1,391	↑ 29%	11,654	12,968	↓ -10%
Active listings	6,687	6,261	↑ 7%	5,823	7,066	↓ -18%
New listings	2,755	1,811	↑ 52%	17,488	18,006	↓ -3%
Sales volume	\$1,080,905,614	\$711,626,099	↑ 52%	\$6,611,765,451	\$6,478,102,048	↑ 2%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	550	373	↑ 47%	3,502	3,694	↓ -5%
Active listings	1,614	2,007	↓ -20%	1,645	2,078	↓ -21%
Median price	\$629,000	\$538,500	↑ 17%	\$575,000	\$505,000	↑ 14%
Average selling time (days)	52	68	↓ -16	58	59	↓ -1
Condominium						
Sales	999	770	↑ 30%	6,254	7,025	↓ -11%
Active listings	4,075	3,156	↑ 29%	3,205	3,659	↓ -12%
Median price	\$384,000	\$345,000	↑ 11%	\$384,000	\$331,000	↑ 16%
Average selling time (days)	39	72	↓ -33	49	68	↓ -19
Plex (2-5 units)						
Sales	250	248	↑ 1%	1,898	2,249	↓ -16%
Active listings	998	1,098	↓ -9%	973	1,328	↓ -27%
Median price	\$695,000	\$575,000	↑ 21%	\$673,117	\$589,000	↑ 14%
Average selling time (days)	59	76	↓ -17	59	71	↓ -12

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[Back](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	502	339	↑ 48%	3,662	3,714	↓ -1%
Active listings	1,203	1,678	↓ -28%	1,381	2,077	↓ -34%
New listings	598	426	↑ 40%	4,279	4,727	↓ -9%
Sales volume	\$209,890,672	\$121,432,937	↑ 73%	\$1,425,966,213	\$1,284,071,127	↑ 11%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	306	193	↑ 59%	2,261	2,335	↓ -3%
Active listings	661	944	↓ -30%	789	1,153	↓ -32%
Median price	\$430,000	\$365,000	↑ 18%	\$392,000	\$350,000	↑ 12%
Average selling time (days)	45	56	↓ -11	53	66	↓ -13
Condominium						
Sales	174	125	↑ 39%	1,212	1,196	↑ 1%
Active listings	443	615	↓ -28%	492	774	↓ -37%
Median price	\$285,500	\$253,000	↑ 13%	\$268,500	\$236,250	↑ 14%
Average selling time (days)	51	98	↓ -47	63	93	↓ -30
Plex (2-5 units)						
Sales	22	21	-	189	182	↑ 4%
Active listings	99	119	↓ -17%	100	149	↓ -33%
Median price	**	**	-	\$545,000	\$510,000	↑ 7%
Average selling time (days)	**	**	-	76	91	↓ -15

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[Back](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,107	733	↑ 51%	8,725	8,122	↑ 7%
Active listings	2,266	4,019	↓ -44%	3,028	4,801	↓ -37%
New listings	1,299	976	↑ 33%	9,113	10,125	↓ -10%
Sales volume	\$410,996,965	\$215,529,902	↑ 91%	\$2,862,485,755	\$2,327,859,417	↑ 23%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	795	537	↑ 48%	6,399	6,083	↑ 5%
Active listings	1,511	2,819	↓ -46%	2,133	3,342	↓ -36%
Median price	\$359,000	\$283,000	↑ 27%	\$320,000	\$281,000	↑ 14%
Average selling time (days)	53	71	↓ -18	65	75	↓ -10
Condominium						
Sales	253	164	↑ 54%	1,935	1,768	↑ 9%
Active listings	484	886	↓ -45%	615	1,139	↓ -46%
Median price	\$220,000	\$195,000	↑ 13%	\$205,000	\$185,000	↑ 11%
Average selling time (days)	53	101	↓ -48	70	104	↓ -34
Plex (2-5 units)						
Sales	56	29	-	365	245	↑ 49%
Active listings	238	273	↓ -13%	248	278	↓ -11%
Median price	\$402,500	**	-	\$390,000	\$385,000	↑ 1%
Average selling time (days)	80	**	-	86	87	↓ -1

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[Back](#)

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[Definitions and explanatory notes](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,079	774	↑ 39%	8,074	8,383	↓ -4%
Active listings	2,061	3,067	↓ -33%	2,422	3,838	↓ -37%
New listings	1,189	915	↑ 30%	9,004	9,988	↓ -10%
Sales volume	\$456,480,740	\$268,620,034	↑ 70%	\$3,171,147,067	\$2,854,750,334	↑ 11%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	647	463	↑ 40%	5,042	5,390	↓ -6%
Active listings	1,240	1,857	↓ -33%	1,534	2,261	↓ -32%
Median price	\$416,000	\$335,000	↑ 24%	\$390,000	\$334,000	↑ 17%
Average selling time (days)	41	57	↓ -16	50	59	↓ -9
Condominium						
Sales	366	256	↑ 43%	2,632	2,578	↑ 2%
Active listings	637	948	↓ -33%	683	1,249	↓ -45%
Median price	\$255,000	\$222,000	↑ 15%	\$245,000	\$215,000	↑ 14%
Average selling time (days)	33	77	↓ -44	47	90	↓ -43
Plex (2-5 units)						
Sales	63	55	↑ 15%	393	409	↓ -4%
Active listings	179	252	↓ -29%	197	320	↓ -38%
Median price	\$510,000	\$450,000	↑ 13%	\$495,000	\$418,250	↑ 18%
Average selling time (days)	46	74	↓ -28	62	88	↓ -26

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[Back](#)

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[Definitions and explanatory notes](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	272	168	↑ 62%	1,737	1,673	↑ 4%
Active listings	492	870	↓ -43%	685	960	↓ -29%
New listings	244	230	↑ 6%	1,960	2,298	↓ -15%
Sales volume	\$114,924,798	\$55,791,434	↑ 106%	\$676,466,690	\$562,184,827	↑ 20%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	213	128	↑ 66%	1,382	1,293	↑ 7%
Active listings	390	710	↓ -45%	555	779	↓ -29%
Median price	\$410,000	\$339,000	↑ 21%	\$385,000	\$332,250	↑ 16%
Average selling time (days)	62	59	↑ 3	66	73	↓ -7
Condominium						
Sales	51	36	↑ 42%	321	349	↓ -8%
Active listings	75	117	↓ -36%	102	150	↓ -32%
Median price	\$257,500	\$193,250	↑ 33%	\$235,100	\$205,250	↑ 15%
Average selling time (days)	31	54	↓ -23	40	72	↓ -32
Plex (2-5 units)						
Sales	8	4	-	31	30	↑ 3%
Active listings	18	33	-	21	25	-
Median price	**	**	-	\$415,000	\$350,000	↑ 19%
Average selling time (days)	**	**	-	78	100	↓ -22

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[Back](#)

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[Definitions and explanatory notes](#)

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Summary of Residential Activity

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	119	102	↑ 17%	1,055	1,020	↑ 3%
Active listings	244	500	↓ -51%	340	596	↓ -43%
New listings	148	123	↑ 20%	1,081	1,226	↓ -12%
Sales volume	\$42,371,625	\$27,722,260	↑ 53%	\$338,649,881	\$277,511,015	↑ 22%

Detailed Statistics by Property Category

	August			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	90	73	↑ 23%	796	762	↑ 4%
Active listings	177	368	↓ -52%	245	420	↓ -42%
Median price	\$340,000	\$247,000	↑ 38%	\$322,750	\$275,000	↑ 17%
Average selling time (days)	45	68	↓ -23	63	79	↓ -16
Condominium						
Sales	18	19	-	187	189	↓ -1%
Active listings	26	60	-	46	98	↓ -53%
Median price	**	**	-	\$216,500	\$189,000	↑ 15%
Average selling time (days)	**	**	-	60	109	↓ -49
Plex (2-5 units)						
Sales	11	10	-	71	69	↑ 3%
Active listings	40	68	↓ -41%	48	75	↓ -36%
Median price	**	**	-	\$316,800	\$295,000	↑ 7%
Average selling time (days)	**	**	-	116	108	↑ 8

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[Back](#)

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