



statistics

residential real estate market



September 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

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	10,786	7,131	↑ 51%	81,884	74,214	↑ 10%
Active listings	36,402	53,952	↓ -33%	42,385	58,278	↓ -27%
New listings	13,943	11,706	↑ 19%	98,766	110,011	↓ -10%
Sales Volume	\$4,037,047,104	\$2,322,438,236	↑ 74%	\$28,186,041,284	\$23,091,071,792	↑ 22%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	7,212	4,741	↑ 52%	56,023	49,704	↑ 13%
Active listings	21,864	37,630	↓ -42%	28,402	39,866	↓ -29%
Median price	\$315,000	\$259,000	↑ 22%	\$285,000	\$260,000	↑ 10%
Average selling time (days)	85	98	↓ -13	98	99	↓ -1
Condominium						
Sales	2,615	1,749	↑ 50%	19,276	18,293	↑ 5%
Active listings	9,508	10,325	↓ -8%	8,936	11,989	↓ -25%
Median price	\$286,000	\$262,000	↑ 9%	\$265,000	\$240,000	↑ 10%
Average selling time (days)	66	93	↓ -27	72	95	↓ -23
Plex (2-5 units)						
Sales	889	601	↑ 48%	6,162	5,866	↑ 5%
Active listings	4,589	5,392	↓ -15%	4,535	5,801	↓ -22%
Median price	\$424,000	\$444,288	↓ -5%	\$417,000	\$415,000	↔ 0%
Average selling time (days)	84	99	↓ -15	97	101	↓ -4

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	943	547	↑ 72%	7,736	6,285	↑ 23%
Active listings	4,732	7,500	↓ -37%	6,061	7,776	↓ -22%
New listings	1,206	1,252	↓ -4%	9,143	10,979	↓ -17%
Sales Volume	\$292,441,599	\$150,350,345	↑ 95%	\$2,214,510,157	\$1,730,975,347	↑ 28%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	621	379	↑ 64%	5,343	4,455	↑ 20%
Active listings	2,463	4,551	↓ -46%	3,532	4,684	↓ -25%
Median price	\$282,500	\$258,250	↑ 9%	\$268,000	\$260,000	↑ 3%
Average selling time (days)	106	125	↓ -19	123	123	↔ 0
Condominium						
Sales	251	126	↑ 99%	1,865	1,418	↑ 32%
Active listings	1,845	2,291	↓ -19%	2,029	2,444	↓ -17%
Median price	\$201,500	\$187,500	↑ 7%	\$192,000	\$192,000	↔ 0%
Average selling time (days)	144	154	↓ -10	159	168	↓ -9
Plex (2-5 units)						
Sales	70	41	↑ 71%	515	409	↑ 26%
Active listings	411	641	↓ -36%	484	634	↓ -24%
Median price	\$340,000	\$305,000	↑ 11%	\$319,500	\$303,000	↑ 5%
Average selling time (days)	108	110	↓ -2	133	119	↑ 14

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	5,147	3,632	↑ 42%	40,026	39,509	↑ 1%
Active listings	14,148	16,796	↓ -16%	13,773	19,333	↓ -29%
New listings	7,577	5,627	↑ 35%	50,502	51,997	↓ -3%
Sales Volume	\$2,458,254,430	\$1,513,712,668	↑ 62%	\$17,532,267,596	\$15,297,340,903	↑ 15%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,752	1,874	↑ 47%	22,115	21,431	↑ 3%
Active listings	5,895	8,990	↓ -34%	6,913	10,030	↓ -31%
Median price	\$430,000	\$354,000	↑ 21%	\$389,000	\$338,000	↑ 15%
Average selling time (days)	45	62	↓ -17	57	66	↓ -9
Condominium						
Sales	1,905	1,375	↑ 39%	14,440	14,478	↔ 0%
Active listings	6,315	5,850	↑ 8%	5,197	7,070	↓ -26%
Median price	\$318,000	\$290,000	↑ 10%	\$298,000	\$261,000	↑ 14%
Average selling time (days)	45	76	↓ -31	52	80	↓ -28
Plex (2-5 units)						
Sales	482	379	↑ 27%	3,426	3,562	↓ -4%
Active listings	1,890	1,896	↔ 0%	1,615	2,174	↓ -26%
Median price	\$610,000	\$556,500	↑ 10%	\$600,146	\$540,000	↑ 11%
Average selling time (days)	54	73	↓ -19	64	76	↓ -12

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,828	1,423	↑ 28%	13,474	14,391	↓ -6%
Active listings	7,438	6,443	↑ 15%	5,884	7,066	↓ -17%
New listings	3,281	2,241	↑ 46%	20,769	20,247	↑ 3%
Sales Volume	\$1,096,274,524	\$774,021,075	↑ 42%	\$7,702,634,475	\$7,252,123,123	↑ 6%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	561	397	↑ 41%	4,058	4,091	↓ -1%
Active listings	1,670	2,079	↓ -20%	1,642	2,078	↓ -21%
Median price	\$630,000	\$532,000	↑ 18%	\$580,000	\$505,000	↑ 15%
Average selling time (days)	47	53	↓ -6	57	58	↓ -1
Condominium						
Sales	977	762	↑ 28%	7,228	7,787	↓ -7%
Active listings	4,545	3,215	↑ 41%	3,247	3,659	↓ -11%
Median price	\$392,250	\$355,000	↑ 10%	\$385,000	\$335,000	↑ 15%
Average selling time (days)	44	68	↓ -24	48	68	↓ -20
Plex (2-5 units)						
Sales	290	264	↑ 10%	2,188	2,513	↓ -13%
Active listings	1,223	1,149	↑ 6%	995	1,328	↓ -25%
Median price	\$699,000	\$615,000	↑ 14%	\$676,000	\$590,000	↑ 15%
Average selling time (days)	47	57	↓ -10	57	69	↓ -12

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	546	343	↑ 59%	4,205	4,057	↑ 4%
Active listings	1,270	1,738	↓ -27%	1,387	2,078	↓ -33%
New listings	705	548	↑ 29%	4,984	5,275	↓ -6%
Sales Volume	\$232,916,057	\$117,706,436	↑ 98%	\$1,657,547,779	\$1,401,777,563	↑ 18%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	335	202	↑ 66%	2,594	2,537	↑ 2%
Active listings	689	978	↓ -30%	790	1,153	↓ -32%
Median price	\$430,000	\$350,000	↑ 23%	\$400,000	\$350,000	↑ 14%
Average selling time (days)	45	64	↓ -19	52	66	↓ -14
Condominium						
Sales	188	125	↑ 50%	1,399	1,321	↑ 6%
Active listings	463	620	↓ -25%	495	775	↓ -36%
Median price	\$285,500	\$248,500	↑ 15%	\$270,000	\$237,000	↑ 14%
Average selling time (days)	62	92	↓ -30	63	93	↓ -30
Plex (2-5 units)						
Sales	23	16	-	212	198	↑ 7%
Active listings	118	140	↓ -16%	102	149	↓ -32%
Median price	**	**	-	\$540,000	\$508,500	↑ 6%
Average selling time (days)	**	**	-	74	94	↓ -20

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,225	760	↑ 61%	9,940	8,880	↑ 12%
Active listings	2,445	4,120	↓ -41%	3,039	4,798	↓ -37%
New listings	1,586	1,253	↑ 27%	10,699	11,378	↓ -6%
Sales Volume	\$456,998,886	\$228,677,948	↑ 100%	\$3,316,160,641	\$2,555,866,732	↑ 30%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	836	550	↑ 52%	7,229	6,633	↑ 9%
Active listings	1,671	2,925	↓ -43%	2,146	3,340	↓ -36%
Median price	\$365,000	\$285,500	↑ 28%	\$325,000	\$281,500	↑ 15%
Average selling time (days)	45	67	↓ -22	62	74	↓ -12
Condominium						
Sales	312	162	↑ 93%	2,245	1,929	↑ 16%
Active listings	459	891	↓ -48%	611	1,139	↓ -46%
Median price	\$225,000	\$196,750	↑ 14%	\$208,000	\$186,600	↑ 11%
Average selling time (days)	49	98	↓ -49	67	103	↓ -36
Plex (2-5 units)						
Sales	72	44	↑ 64%	435	288	↑ 51%
Active listings	282	267	↑ 6%	250	277	↓ -10%
Median price	\$452,500	\$441,788	↑ 2%	\$405,000	\$390,000	↑ 4%
Average selling time (days)	69	105	↓ -36	83	90	↓ -7

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,169	816	↑ 43%	9,238	9,199	↔ 0%
Active listings	2,200	3,145	↓ -30%	2,432	3,836	↓ -37%
New listings	1,498	1,167	↑ 28%	10,502	11,155	↓ -6%
Sales Volume	\$512,487,087	\$299,342,826	↑ 71%	\$3,682,069,254	\$3,154,093,160	↑ 17%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	720	499	↑ 44%	5,758	5,889	↓ -2%
Active listings	1,314	1,944	↓ -32%	1,539	2,260	↓ -32%
Median price	\$429,950	\$357,500	↑ 20%	\$397,500	\$335,000	↑ 19%
Average selling time (days)	39	60	↓ -21	49	59	↓ -10
Condominium						
Sales	365	275	↑ 33%	2,997	2,853	↑ 5%
Active listings	686	943	↓ -27%	688	1,249	↓ -45%
Median price	\$270,000	\$232,000	↑ 16%	\$248,000	\$215,900	↑ 15%
Average selling time (days)	41	76	↓ -35	47	88	↓ -41
Plex (2-5 units)						
Sales	84	42	↑ 100%	476	451	↑ 6%
Active listings	195	248	↓ -21%	198	320	↓ -38%
Median price	\$498,750	\$471,500	↑ 6%	\$495,000	\$423,250	↑ 17%
Average selling time (days)	59	85	↓ -26	62	87	↓ -25

** 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	240	197	↑ 22%	1,975	1,870	↑ 6%
Active listings	546	857	↓ -36%	691	960	↓ -28%
New listings	341	276	↑ 24%	2,301	2,574	↓ -11%
Sales Volume	\$108,954,581	\$66,090,383	↑ 65%	\$784,575,271	\$628,275,210	↑ 25%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	188	153	↑ 23%	1,568	1,446	↑ 8%
Active listings	383	703	↓ -46%	553	779	↓ -29%
Median price	\$419,500	\$323,000	↑ 30%	\$388,000	\$330,338	↑ 17%
Average selling time (days)	69	69	↔ 0	66	73	↓ -7
Condominium						
Sales	47	41	↑ 15%	368	390	↓ -6%
Active listings	127	111	↑ 14%	109	150	↓ -27%
Median price	\$255,000	\$220,000	↑ 16%	\$238,000	\$208,025	↑ 14%
Average selling time (days)	37	72	↓ -35	40	72	↓ -32
Plex (2-5 units)						
Sales	3	3	-	34	33	↑ 3%
Active listings	27	32	-	22	25	-
Median price	**	**	-	\$415,000	\$350,000	↑ 19%
Average selling time (days)	**	**	-	77	122	↓ -45

** 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

Definitions and explanatory notes

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Summary of Residential Activity

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	139	93	↑ 49%	1,194	1,112	↑ 7%
Active listings	249	493	↓ -49%	340	595	↓ -43%
New listings	166	142	↑ 17%	1,247	1,368	↓ -9%
Sales Volume	\$50,623,295	\$27,874,000	↑ 82%	\$389,280,176	\$305,205,115	↑ 28%

Detailed Statistics by Property Category

	September			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	112	73	↑ 53%	908	835	↑ 9%
Active listings	168	361	↓ -53%	243	420	↓ -42%
Median price	\$358,000	\$270,000	↑ 33%	\$326,000	\$275,000	↑ 19%
Average selling time (days)	37	63	↓ -26	60	77	↓ -17
Condominium						
Sales	16	10	-	203	198	↑ 3%
Active listings	35	70	↓ -50%	47	98	↓ -52%
Median price	**	**	-	\$219,000	\$189,250	↑ 16%
Average selling time (days)	**	**	-	57	109	↓ -52
Plex (2-5 units)						
Sales	10	10	-	81	79	↑ 3%
Active listings	45	60	↓ -25%	48	75	↓ -36%
Median price	**	**	-	\$316,800	\$303,000	↑ 5%
Average selling time (days)	**	**	-	113	111	↑ 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

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)