



statistics

residential real estate market



October 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

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	11,276	8,108	↑ 39%	93,043	82,320	↑ 13%
Active listings	35,342	53,505	↓ -34%	41,614	57,797	↓ -28%
New listings	13,221	11,823	↑ 12%	111,790	121,793	↓ -8%
Sales volume	\$4,374,457,596	\$2,655,601,982	↑ 65%	\$32,519,871,515	\$25,745,518,874	↑ 26%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	7,321	5,344	↑ 37%	63,266	55,047	↑ 15%
Active listings	20,762	37,327	↓ -44%	27,599	39,612	↓ -30%
Median price	\$321,000	\$264,000	↑ 22%	\$290,000	\$260,000	↑ 12%
Average selling time (days)	71	93	↓ -22	95	98	↓ -3
Condominium						
Sales	2,784	1,954	↑ 42%	22,034	20,246	↑ 9%
Active listings	9,478	10,153	↓ -7%	8,980	11,806	↓ -24%
Median price	\$290,000	\$255,000	↑ 14%	\$269,000	\$242,000	↑ 11%
Average selling time (days)	58	84	↓ -26	70	94	↓ -24
Plex (2-5 units)						
Sales	1,114	767	↑ 45%	7,265	6,633	↑ 10%
Active listings	4,685	5,422	↓ -14%	4,540	5,763	↓ -21%
Median price	\$457,500	\$450,000	↑ 2%	\$422,500	\$420,000	↑ 1%
Average selling time (days)	74	102	↓ -28	94	101	↓ -7

** 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

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,018	700	↑ 45%	8,740	6,985	↑ 25%
Active listings	4,595	7,666	↓ -40%	5,903	7,765	↓ -24%
New listings	1,239	1,410	↓ -12%	10,363	12,388	↓ -16%
Sales volume	\$308,929,754	\$200,401,477	↑ 54 %	\$2,519,547,750	\$1,931,376,824	↑ 30%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	662	480	↑ 38%	5,998	4,935	↑ 22%
Active listings	2,360	4,689	↓ -50%	3,408	4,684	↓ -27%
Median price	\$278,000	\$262,500	↑ 6%	\$269,900	\$260,000	↑ 4%
Average selling time (days)	90	110	↓ -20	119	122	↓ -3
Condominium						
Sales	265	165	↑ 61%	2,125	1,583	↑ 34%
Active listings	1,818	2,292	↓ -21%	2,006	2,429	↓ -17%
Median price	\$197,000	\$203,000	↓ -3%	\$192,000	\$192,250	↔ 0%
Average selling time (days)	143	158	↓ -15	157	167	↓ -10
Plex (2-5 units)						
Sales	91	55	↑ 65%	604	464	↑ 30%
Active listings	405	665	↓ -39%	474	637	↓ -26%
Median price	\$334,500	\$325,000	↑ 3%	\$320,000	\$305,000	↑ 5%
Average selling time (days)	77	154	↓ -77	125	123	↑ 2

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	5,723	4,186	↑ 37%	45,688	43,693	↑ 5%
Active listings	14,324	16,766	↓ -15%	13,807	19,076	↓ -28%
New listings	7,252	5,616	↑ 29%	57,657	57,601	↔ 0%
Sales volume	\$2,816,071,468	\$1,753,881,652	↑ 61 %	\$20,321,794,499	\$17,050,067,655	↑ 19%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	3,006	2,203	↑ 36%	25,085	23,633	↑ 6%
Active listings	5,878	9,058	↓ -35%	6,798	9,932	↓ -32%
Median price	\$430,050	\$355,000	↑ 21%	\$394,000	\$340,000	↑ 16%
Average selling time (days)	38	59	↓ -21	55	66	↓ -11
Condominium						
Sales	2,060	1,508	↑ 37%	16,482	15,985	↑ 3%
Active listings	6,451	5,750	↑ 12%	5,318	6,938	↓ -23%
Median price	\$323,500	\$280,000	↑ 16%	\$300,000	\$264,000	↑ 14%
Average selling time (days)	42	69	↓ -27	51	79	↓ -28
Plex (2-5 units)						
Sales	643	469	↑ 37%	4,062	4,031	↑ 1%
Active listings	1,955	1,897	↑ 3%	1,645	2,146	↓ -23%
Median price	\$629,000	\$561,000	↑ 12%	\$609,000	\$542,000	↑ 12%
Average selling time (days)	45	74	↓ -29	61	76	↓ -15

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	2,089	1,620	↑ 29%	15,539	16,010	↓ -3%
Active listings	7,581	6,324	↑ 20%	6,042	6,991	↓ -14%
New listings	3,027	2,190	↑ 38%	23,755	22,436	↑ 6%
Sales volume	\$1,310,680,248	\$877,462,102	↑ 49%	\$9,000,053,173	\$8,128,690,225	↑ 11%

Detailed Statistics by Property Category

Single-family home	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Sales	614	487	↑ 26%	4,662	4,577	↑ 2%
Active listings	1,642	2,011	↓ -18%	1,637	2,072	↓ -21%
Median price	\$635,250	\$526,500	↑ 21%	\$586,500	\$510,000	↑ 15%
Average selling time (days)	45	53	↓ -8	55	58	↓ -3
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	1,083	815	↑ 33%	8,301	8,602	↓ -3%
Active listings	4,689	3,166	↑ 48%	3,387	3,610	↓ -6%
Median price	\$390,000	\$355,250	↑ 10%	\$385,000	\$336,000	↑ 15%
Average selling time (days)	40	60	↓ -20	47	67	↓ -20
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	392	318	↑ 23%	2,576	2,831	↓ -9%
Active listings	1,250	1,147	↑ 9%	1,019	1,310	↓ -22%
Median price	\$700,000	\$611,250	↑ 15%	\$681,450	\$594,000	↑ 15%
Average selling time (days)	45	73	↓ -28	55	70	↓ -15

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	579	420	↑ 38%	4,775	4,476	↑ 7%
Active listings	1,277	1,727	↓ -26%	1,376	2,043	↓ -33%
New listings	698	537	↑ 30%	5,675	5,812	↓ -2%
Sales volume	\$248,288,310	\$154,501,274	↑ 61%	\$1,903,043,064	\$1,556,018,937	↑ 22%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	338	247	↑ 37%	2,927	2,784	↑ 5%
Active listings	697	1,005	↓ -31%	780	1,138	↓ -31%
Median price	\$430,750	\$360,000	↑ 20%	\$405,000	\$351,000	↑ 15%
Average selling time (days)	33	59	↓ -26	50	65	↓ -15
Condominium						
Sales	195	136	↑ 43%	1,590	1,456	↑ 9%
Active listings	457	597	↓ -23%	492	757	↓ -35%
Median price	\$289,400	\$236,325	↑ 22%	\$275,000	\$237,000	↑ 16%
Average selling time (days)	54	83	↓ -29	61	92	↓ -31
Plex (2-5 units)						
Sales	46	37	↑ 24%	258	235	↑ 10%
Active listings	123	125	↓ -2%	104	147	↓ -29%
Median price	\$580,750	\$490,000	↑ 19%	\$554,500	\$504,000	↑ 10%
Average selling time (days)	46	62	↓ -16	69	89	↓ -20

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,327	872	↑ 52%	11,248	9,752	↑ 15%
Active listings	2,494	4,197	↓ -41%	2,982	4,738	↓ -37%
New listings	1,566	1,224	↑ 28%	12,237	12,597	↓ -3%
Sales volume	\$493,047,328	\$269,248,986	↑ 83%	\$3,802,171,629	\$2,825,115,718	↑ 35%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	945	643	↑ 47%	8,159	7,276	↑ 12%
Active listings	1,696	2,966	↓ -43%	2,100	3,302	↓ -36%
Median price	\$362,000	\$295,000	↑ 23%	\$330,000	\$282,500	↑ 17%
Average selling time (days)	34	64	↓ -30	59	74	↓ -15
Condominium						
Sales	280	183	↑ 53%	2,522	2,112	↑ 19%
Active listings	471	902	↓ -48%	597	1,116	↓ -46%
Median price	\$230,000	\$195,000	↑ 18%	\$210,000	\$187,500	↑ 12%
Average selling time (days)	44	89	↓ -45	64	102	↓ -38
Plex (2-5 units)						
Sales	95	43	↑ 121%	529	331	↑ 60%
Active listings	299	287	↑ 4%	254	278	↓ -9%
Median price	\$435,000	\$475,000	↓ -8%	\$410,000	\$403,750	↑ 2%
Average selling time (days)	55	68	↓ -13	78	87	↓ -9

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,273	973	↑ 31%	10,505	10,172	↑ 3%
Active listings	2,257	3,147	↓ -28%	2,412	3,767	↓ -36%
New listings	1,512	1,228	↑ 23%	11,999	12,379	↓ -3%
Sales volume	\$569,773,757	\$353,138,423	↑ 61%	\$4,249,811,961	\$3,507,231,583	↑ 21%

Detailed Statistics by Property Category

Single-family home	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Sales	780	595	↑ 31%	6,535	6,484	↑ 1%
Active listings	1,349	1,982	↓ -32%	1,518	2,232	↓ -32%
Median price	\$445,000	\$355,000	↑ 25%	\$400,765	\$338,000	↑ 19%
Average selling time (days)	36	53	↓ -17	47	59	↓ -12
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	406	318	↑ 28%	3,402	3,171	↑ 7%
Active listings	691	910	↓ -24%	688	1,215	↓ -43%
Median price	\$272,000	\$222,000	↑ 23%	\$250,000	\$217,000	↑ 15%
Average selling time (days)	34	72	↓ -38	45	87	↓ -42
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	87	59	↑ 47%	561	510	↑ 10%
Active listings	210	247	↓ -15%	198	313	↓ -37%
Median price	\$570,000	\$455,000	↑ 25%	\$502,500	\$425,000	↑ 18%
Average selling time (days)	34	91	↓ -57	58	88	↓ -30

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	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	301	185	↑ 63%	2,274	2,055	↑ 11%
Active listings	484	876	↓ -45%	669	951	↓ -30%
New listings	289	281	↑ 3%	2,587	2,855	↓ -9%
Sales volume	\$132,347,313	\$63,869,882	↑ 107%	\$915,823,984	\$692,145,092	↑ 32%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	217	141	↑ 54%	1,783	1,587	↑ 12%
Active listings	339	735	↓ -54%	531	774	↓ -31%
Median price	\$410,000	\$339,000	↑ 21%	\$390,000	\$332,500	↑ 17%
Average selling time (days)	59	63	↓ -4	65	72	↓ -7
Condominium						
Sales	71	38	↑ 87%	439	428	↑ 3%
Active listings	116	102	↑ 14%	109	145	↓ -25%
Median price	\$262,500	\$209,492	↑ 25%	\$240,000	\$208,025	↑ 15%
Average selling time (days)	79	72	↑ 7	46	72	↓ -26
Plex (2-5 units)						
Sales	7	4	-	41	37	↑ 11%
Active listings	24	30	-	22	26	-
Median price	**	**	-	\$415,000	\$350,000	↑ 19%
Average selling time (days)	**	**	-	67	121	↓ -54

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Summary of Residential Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	154	116	↑ 33%	1,347	1,228	↑ 10%
Active listings	231	495	↓ -53%	327	585	↓ -44%
New listings	160	156	↑ 3%	1,404	1,522	↓ -8%
Sales volume	\$61,934,512	\$35,660,985	↑ 74%	\$450,890,688	\$340,866,100	↑ 32%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	112	90	↑ 24%	1,019	925	↑ 10%
Active listings	155	359	↓ -57%	233	414	↓ -44%
Median price	\$375,000	\$305,000	↑ 23%	\$331,000	\$278,950	↑ 19%
Average selling time (days)	36	81	↓ -45	57	78	↓ -21
Condominium						
Sales	25	18	-	228	216	↑ 6%
Active listings	27	73	-	45	96	↓ -53%
Median price	**	**	-	\$219,000	\$189,950	↑ 15%
Average selling time (days)	**	**	-	53	108	↓ -55
Plex (2-5 units)						
Sales	16	8	-	97	87	↑ 11%
Active listings	49	61	↓ -20%	48	73	↓ -34%
Median price	**	**	-	\$320,000	\$303,000	↑ 6%
Average selling time (days)	**	**	-	99	106	↓ -7

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