



statistics

residential real estate market



November 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

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	10,496	7,588	↑ 38%	103,539	89,908	↑ 15%
Active listings	33,339	51,764	↓ -36%	40,829	57,246	↓ -29%
New listings	11,076	9,458	↑ 17%	122,866	131,251	↓ -6%
Sales volume	\$4,156,008,427	\$2,515,807,873	↑ 65%	\$36,675,879,942	\$28,261,326,747	↑ 30%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	6,668	4,929	↑ 35%	69,934	59,976	↑ 17%
Active listings	19,099	35,969	↓ -47%	26,816	39,280	↓ -32%
Median price	\$330,000	\$268,000	↑ 23%	\$293,000	\$260,000	↑ 13%
Average selling time (days)	69	98	↓ -29	93	98	↓ -5
Condominium						
Sales	2,662	1,881	↑ 42%	24,696	22,127	↑ 12%
Active listings	9,204	9,887	↓ -7%	8,995	11,631	↓ -23%
Median price	\$287,500	\$268,500	↑ 7%	\$270,000	\$245,000	↑ 10%
Average selling time (days)	60	83	↓ -23	69	93	↓ -24
Plex (2-5 units)						
Sales	1,105	740	↑ 49%	8,370	7,373	↑ 14%
Active listings	4,639	5,321	↓ -13%	4,537	5,721	↓ -21%
Median price	\$430,000	\$443,750	↓ -3%	\$424,000	\$420,000	↑ 1%
Average selling time (days)	68	91	↓ -23	90	100	↓ -10

** 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

Definitions and explanatory notes

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,019	679	↑ 50%	9,759	7,664	↑ 27%
Active listings	4,374	7,710	↓ -43%	5,763	7,760	↓ -26%
New listings	1,075	1,125	↓ -4%	11,438	13,513	↓ -15%
Sales volume	\$312,385,646	\$186,716,086	↑ 67%	\$2,831,933,396	\$2,118,092,910	↑ 34%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	652	480	↑ 36%	6,650	5,415	↑ 23%
Active listings	2,214	4,670	↓ -53%	3,301	4,683	↓ -30%
Median price	\$279,000	\$259,700	↑ 7%	\$270,000	\$260,000	↑ 4%
Average selling time (days)	86	119	↓ -33	116	122	↓ -6
Condominium						
Sales	264	145	↑ 82%	2,389	1,728	↑ 38%
Active listings	1,765	2,353	↓ -25%	1,984	2,422	↓ -18%
Median price	\$203,950	\$189,000	↑ 8%	\$193,000	\$192,000	↑ 1%
Average selling time (days)	136	163	↓ -27	154	167	↓ -13
Plex (2-5 units)						
Sales	101	53	↑ 91%	705	517	↑ 36%
Active listings	383	665	↓ -42%	464	639	↓ -27%
Median price	\$335,000	\$285,000	↑ 18%	\$322,000	\$305,000	↑ 6%
Average selling time (days)	118	102	↑ 16	124	121	↑ 3

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	5,343	4,063	↑ 32%	51,031	47,756	↑ 7%
Active listings	13,698	16,070	↓ -15%	13,786	18,801	↓ -27%
New listings	5,981	4,576	↑ 31%	63,638	62,177	↑ 2%
Sales volume	\$2,666,939,210	\$1,690,821,823	↑ 58%	\$22,988,733,709	\$18,740,889,478	↑ 23%

Detailed Statistics by Property Category

Single-family home	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Sales	2,761	2,102	↑ 31%	27,846	25,735	↑ 8%
Active listings	5,387	8,655	↓ -38%	6,666	9,815	↓ -32%
Median price	\$435,000	\$352,500	↑ 23%	\$399,000	\$340,000	↑ 17%
Average selling time (days)	37	58	↓ -21	53	65	↓ -12
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	1,974	1,504	↑ 31%	18,456	17,489	↑ 6%
Active listings	6,290	5,504	↑ 14%	5,403	6,807	↓ -21%
Median price	\$316,000	\$290,000	↑ 9%	\$302,000	\$265,500	↑ 14%
Average selling time (days)	44	69	↓ -25	50	78	↓ -28
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	603	449	↑ 34%	4,665	4,480	↑ 4%
Active listings	1,983	1,857	↑ 7%	1,671	2,120	↓ -21%
Median price	\$630,000	\$579,000	↑ 9%	\$610,000	\$547,750	↑ 11%
Average selling time (days)	46	69	↓ -23	59	75	↓ -16

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,912	1,578	↑ 21%	17,451	17,588	↓ -1%
Active listings	7,484	5,940	↑ 26%	6,165	6,896	↓ -11%
New listings	2,555	1,700	↑ 50%	26,310	24,136	↑ 9%
Sales volume	\$1,216,161,875	\$860,964,173	↑ 41%	\$10,216,215,048	\$8,989,654,398	↑ 14%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	547	446	↑ 23%	5,209	5,023	↑ 4%
Active listings	1,528	1,852	↓ -17%	1,624	2,052	↓ -21%
Median price	\$639,500	\$527,000	↑ 21%	\$590,000	\$510,000	↑ 16%
Average selling time (days)	40	62	↓ -22	54	58	↓ -4
Condominium						
Sales	996	828	↑ 20%	9,297	9,430	↓ -1%
Active listings	4,670	2,983	↑ 57%	3,499	3,553	↓ -1%
Median price	\$400,000	\$360,000	↑ 11%	\$386,500	\$339,000	↑ 14%
Average selling time (days)	47	64	↓ -17	47	67	↓ -20
Plex (2-5 units)						
Sales	369	304	↑ 21%	2,945	3,135	↓ -6%
Active listings	1,286	1,105	↑ 16%	1,041	1,292	↓ -19%
Median price	\$715,000	\$618,750	↑ 16%	\$685,000	\$595,000	↑ 15%
Average selling time (days)	48	59	↓ -11	54	69	↓ -15

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	539	403	↑ 34%	5,314	4,879	↑ 9%
Active listings	1,185	1,755	↓ -32%	1,360	2,016	↓ -33%
New listings	552	546	↑ 1%	6,227	6,358	↓ -2%
Sales volume	\$243,947,838	\$148,911,219	↑ 64%	\$2,146,990,902	\$1,704,930,156	↑ 26%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	317	242	↑ 31%	3,244	3,026	↑ 7%
Active listings	648	1,002	↓ -35%	768	1,126	↓ -32%
Median price	\$440,500	\$373,000	↑ 18%	\$406,000	\$354,000	↑ 15%
Average selling time (days)	34	54	↓ -20	49	64	↓ -15
Condominium						
Sales	186	139	↑ 34%	1,776	1,595	↑ 11%
Active listings	409	617	↓ -34%	485	744	↓ -35%
Median price	\$297,250	\$267,000	↑ 11%	\$275,000	\$240,000	↑ 15%
Average selling time (days)	66	97	↓ -31	62	92	↓ -30
Plex (2-5 units)						
Sales	36	22	-	294	257	↑ 14%
Active listings	128	136	↓ -6%	106	146	↓ -27%
Median price	\$632,500	**	-	\$567,000	\$515,000	↑ 10%
Average selling time (days)	57	**	-	68	87	↓ -19

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,253	848	↑ 48%	12,501	10,600	↑ 18%
Active listings	2,337	4,082	↓ -43%	2,920	4,678	↓ -38%
New listings	1,292	1,015	↑ 27%	13,529	13,612	↓ -1%
Sales volume	\$477,655,147	\$254,396,391	↑ 88%	\$4,279,826,776	\$3,079,512,109	↑ 39%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	849	601	↑ 41%	9,008	7,877	↑ 14%
Active listings	1,576	2,895	↓ -46%	2,051	3,264	↓ -37%
Median price	\$370,000	\$283,500	↑ 31%	\$335,000	\$282,700	↑ 19%
Average selling time (days)	36	61	↓ -25	57	73	↓ -16
Condominium						
Sales	301	188	↑ 60%	2,823	2,300	↑ 23%
Active listings	444	865	↓ -49%	584	1,093	↓ -47%
Median price	\$230,000	\$199,750	↑ 15%	\$213,000	\$189,000	↑ 13%
Average selling time (days)	37	84	↓ -47	61	101	↓ -40
Plex (2-5 units)						
Sales	102	53	↑ 92%	631	384	↑ 64%
Active listings	289	286	↑ 1%	255	279	↓ -8%
Median price	\$402,500	\$400,000	↑ 1%	\$410,000	\$402,500	↑ 2%
Average selling time (days)	46	91	↓ -45	73	88	↓ -15

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,241	906	↑ 37%	11,746	11,078	↑ 6%
Active listings	2,073	3,003	↓ -31%	2,380	3,698	↓ -36%
New listings	1,216	981	↑ 24%	13,215	13,360	↓ -1%
Sales volume	\$553,383,068	\$323,311,859	↑ 71%	\$4,803,195,029	\$3,830,543,442	↑ 25%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	752	558	↑ 35%	7,287	7,042	↑ 3%
Active listings	1,207	1,897	↓ -36%	1,490	2,202	↓ -32%
Median price	\$430,000	\$350,000	↑ 23%	\$405,000	\$339,000	↑ 19%
Average selling time (days)	34	51	↓ -17	46	58	↓ -12
Condominium						
Sales	410	291	↑ 41%	3,812	3,462	↑ 10%
Active listings	658	859	↓ -23%	685	1,182	↓ -42%
Median price	\$269,000	\$234,000	↑ 15%	\$251,000	\$218,000	↑ 15%
Average selling time (days)	37	61	↓ -24	44	85	↓ -41
Plex (2-5 units)						
Sales	76	57	↑ 33%	637	567	↑ 12%
Active listings	203	239	↓ -15%	198	306	↓ -35%
Median price	\$499,000	\$458,000	↑ 9%	\$502,000	\$427,000	↑ 18%
Average selling time (days)	32	94	↓ -62	55	88	↓ -33

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	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	271	205	↑ 32%	2,545	2,260	↑ 13%
Active listings	401	817	↓ -51%	644	939	↓ -31%
New listings	240	198	↑ 21%	2,827	3,053	↓ -7%
Sales volume	\$127,150,670	\$70,838,676	↑ 79%	\$1,042,974,654	\$762,983,768	↑ 37%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	200	160	↑ 25%	1,983	1,747	↑ 14%
Active listings	289	679	↓ -57%	509	766	↓ -34%
Median price	\$450,000	\$341,785	↑ 32%	\$398,328	\$333,000	↑ 20%
Average selling time (days)	50	65	↓ -15	64	71	↓ -7
Condominium						
Sales	64	37	↑ 73%	503	465	↑ 8%
Active listings	83	104	↓ -20%	107	141	↓ -24%
Median price	\$255,000	\$225,000	↑ 13%	\$245,000	\$209,500	↑ 17%
Average selling time (days)	21	59	↓ -38	43	71	↓ -28
Plex (2-5 units)						
Sales	6	6	-	47	43	↑ 9%
Active listings	24	27	-	22	26	-
Median price	**	**	-	\$415,000	\$380,000	↑ 9%
Average selling time (days)	**	**	-	65	120	↓ -55

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Summary of Residential Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	127	123	↑ 3%	1,474	1,351	↑ 9%
Active listings	218	473	↓ -54%	317	574	↓ -45%
New listings	126	136	↓ -7%	1,530	1,658	↓ -8%
Sales volume	\$48,640,612	\$32,399,505	↑ 50%	\$499,531,300	\$373,265,605	↑ 34%

Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	96	95	↑ 1%	1,115	1,020	↑ 9%
Active listings	139	330	↓ -58%	224	405	↓ -45%
Median price	\$399,000	\$271,750	↑ 47%	\$335,000	\$277,500	↑ 21%
Average selling time (days)	27	61	↓ -34	55	76	↓ -21
Condominium						
Sales	17	21	-	245	237	↑ 3%
Active listings	26	76	-	43	94	↓ -54%
Median price	**	**	-	\$220,000	\$190,000	↑ 16%
Average selling time (days)	**	**	-	52	104	↓ -52
Plex (2-5 units)						
Sales	14	7	-	111	94	↑ 18%
Active listings	53	64	↓ -17%	49	72	↓ -33%
Median price	**	**	-	\$319,000	\$299,000	↑ 7%
Average selling time (days)	**	**	-	92	103	↓ -11

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