



statistics

residential real estate market



December 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

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	9,014	6,480	↑ 39%	112,476	96,387	↑ 17%
Active listings	29,425	47,261	↓ -38%	39,848	56,411	↓ -29%
New listings	7,740	6,652	↑ 16%	130,435	137,897	↓ -5%
Sales volume	\$3,492,876,133	\$2,175,475,992	↑ 61%	\$40,139,838,377	\$30,436,367,076	↑ 32%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	5,702	4,121	↑ 38%	75,587	64,097	↑ 18%
Active listings	16,537	33,191	↓ -50%	25,950	38,772	↓ -33%
Median price	\$330,000	\$267,000	↑ 24%	\$295,000	\$260,000	↑ 13%
Average selling time (days)	71	98	↓ -27	91	98	↓ -7
Condominium						
Sales	2,187	1,651	↑ 32%	26,867	23,777	↑ 13%
Active listings	8,333	8,803	↓ -5%	8,934	11,396	↓ -22%
Median price	\$290,000	\$255,000	↑ 14%	\$272,000	\$245,000	↑ 11%
Average selling time (days)	60	92	↓ -32	68	93	↓ -25
Plex (2-5 units)						
Sales	1,084	678	↑ 60%	9,442	8,051	↑ 17%
Active listings	4,190	4,738	↓ -12%	4,499	5,639	↓ -20%
Median price	\$435,000	\$430,800	↑ 1%	\$425,000	\$422,500	↑ 1%
Average selling time (days)	87	98	↓ -11	90	100	↓ -10

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

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Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	900	627	↑ 44%	10,651	8,291	↑ 28%
Active listings	4,055	7,236	↓ -44%	5,618	7,716	↓ -27%
New listings	850	764	↑ 11%	12,276	14,277	↓ -14%
Sales volume	\$279,833,242	\$167,996,478	↑ 67%	\$3,109,334,588	\$2,286,089,388	↑ 36%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	577	417	↑ 38%	7,224	5,832	↑ 24%
Active listings	2,002	4,367	↓ -54%	3,192	4,657	↓ -31%
Median price	\$283,000	\$254,000	↑ 11%	\$270,000	\$260,000	↑ 4%
Average selling time (days)	86	125	↓ -39	113	122	↓ -9
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	231	151	↑ 53%	2,617	1,879	↑ 39%
Active listings	1,686	2,244	↓ -25%	1,958	2,407	↓ -19%
Median price	\$190,000	\$195,000	↓ -3%	\$193,000	\$192,000	↑ 1%
Average selling time (days)	143	171	↓ -28	153	167	↓ -14
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	90	56	↑ 61%	793	573	↑ 38%
Active listings	359	606	↓ -41%	454	637	↓ -29%
Median price	\$367,500	\$294,000	↑ 25%	\$325,000	\$302,000	↑ 8%
Average selling time (days)	128	111	↑ 17	125	120	↑ 5

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	4,613	3,503	↑ 32 %	55,609	51,258	↑ 8%
Active listings	11,551	13,778	↓ -16 %	13,590	18,382	↓ -26%
New listings	3,790	3,048	↑ 24 %	67,327	65,224	↑ 3%
Sales volume	\$2,233,879,266	\$1,483,486,531	↑ 51 %	\$25,203,342,662	\$20,223,940,346	↑ 25%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	2,418	1,794	↑ 35 %	30,246	27,529	↑ 10%
Active listings	4,210	7,521	↓ -44 %	6,458	9,624	↓ -33%
Median price	\$430,000	\$355,000	↑ 21 %	\$400,000	\$340,000	↑ 18%
Average selling time (days)	40	61	↓ -21	52	65	↓ -13
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	1,627	1,287	↑ 26 %	20,072	18,775	↑ 7%
Active listings	5,552	4,701	↑ 18 %	5,411	6,632	↓ -18%
Median price	\$325,000	\$285,000	↑ 14 %	\$305,000	\$267,900	↑ 14%
Average selling time (days)	\$46	75	↓ -29	50	78	↓ -28
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	567	419	↑ 35 %	5,226	4,899	↑ 7%
Active listings	1,747	1,513	↑ 15 %	1,676	2,069	↓ -19%
Median price	\$640,000	\$581,500	↑ 10 %	\$615,000	\$550,000	↑ 12%
Average selling time (days)	49	75	↓ -26	58	75	↓ -17

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,669	1,367	↑ 22%	19,103	18,955	↑ 1%
Active listings	6,461	4,765	↑ 36%	6,181	6,718	↓ -8%
New listings	1,466	1,020	↑ 44%	27,742	25,156	↑ 10%
Sales volume	\$1,019,608,700	\$765,257,357	↑ 33%	\$11,224,617,442	\$9,754,911,755	↑ 15%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	463	374	↑ 24%	5,664	5,397	↑ 5%
Active listings	1,196	1,435	↓ -17%	1,586	2,000	↓ -21%
Median price	\$610,530	\$549,500	↑ 11%	\$593,000	\$515,000	↑ 15%
Average selling time (days)	52	61	↓ -9	54	58	↓ -4
Condominium						
Sales	856	710	↑ 21%	10,147	10,140	↔ 0%
Active listings	4,137	2,451	↑ 69%	3,547	3,461	↑ 2%
Median price	\$400,000	\$360,000	↑ 11%	\$388,000	\$340,000	↑ 14%
Average selling time (days)	53	72	↓ -19	48	67	↓ -19
Plex (2-5 units)						
Sales	350	283	↑ 24%	3,292	3,418	↓ -4%
Active listings	1,128	879	↑ 28%	1,048	1,257	↓ -17%
Median price	\$725,000	\$652,000	↑ 11%	\$690,000	\$600,000	↑ 15%
Average selling time (days)	46	70	↓ -24	53	69	↓ -16

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	476	359	↑ 33%	5,785	5,238	↑ 10%
Active listings	981	1,511	↓ -35%	1,328	1,974	↓ -33%
New listings	374	321	↑ 17%	6,594	6,679	↓ -1%
Sales volume	\$221,578,122	\$128,103,612	↑ 73%	\$2,365,960,524	\$1,833,033,768	↑ 29%

Detailed Statistics by Property Category

Single-family home	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Sales	296	225	↑ 32%	3,539	3,251	↑ 9%
Active listings	507	860	↓ -41%	746	1,104	↓ -32%
Median price	\$435,000	\$360,000	↑ 21%	\$410,000	\$355,000	↑ 15%
Average selling time (days)	43	49	↓ -6	48	63	↓ -15
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	139	110	↑ 26%	1,914	1,705	↑ 12%
Active listings	370	541	↓ -32%	476	728	↓ -35%
Median price	\$304,000	\$241,150	↑ 26%	\$279,000	\$240,000	↑ 16%
Average selling time (days)	51	110	↓ -59	61	93	↓ -32
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	41	24	-	332	281	↑ 18%
Active listings	104	110	↓ -5%	106	143	↓ -26%
Median price	\$635,000	**	-	\$579,950	\$515,000	↑ 13%
Average selling time (days)	46	**	-	65	90	↓ -25

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,110	747	↑ 49%	13,607	11,346	↑ 20%
Active listings	1,889	3,755	↓ -50%	2,833	4,601	↓ -38%
New listings	859	799	↑ 8%	14,356	14,411	↔ 0%
Sales volume	\$415,730,301	\$221,160,747	↑ 88%	\$4,693,677,047	\$3,300,237,193	↑ 42%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	795	531	↑ 50%	9,799	8,408	↑ 17%
Active listings	1,219	2,671	↓ -54%	1,982	3,215	↓ -38%
Median price	\$366,000	\$286,000	↑ 28%	\$337,000	\$283,000	↑ 19%
Average selling time (days)	36	71	↓ -35	55	72	↓ -17
Condominium						
Sales	233	165	↑ 41%	3,056	2,464	↑ 24%
Active listings	379	806	↓ -53%	566	1,069	↓ -47%
Median price	\$230,000	200,000 \$	↑ 15%	\$215,000	\$190,000	↑ 13%
Average selling time (days)	34	83	↓ -49	59	99	↓ -40
Plex (2-5 units)						
Sales	81	49	↑ 65%	712	433	↑ 64%
Active listings	261	252	↑ 4%	255	276	↓ -8%
Median price	\$475,000	\$425,000	↑ 12%	\$415,000	\$410,000	↑ 1%
Average selling time (days)	53	72	↓ -19	71	86	↓ -15

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,058	807	↑ 31%	12,795	11,885	↑ 8%
Active listings	1,678	2,610	↓ -36%	2,322	3,607	↓ -36%
New listings	828	711	↑ 16%	14,019	14,071	↔ 0%
Sales volume	\$447,408,262	\$295,623,634	↑ 51%	\$5,247,093,691	\$4,126,167,076	↑ 27%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	642	498	↑ 29%	7,924	7,540	↑ 5%
Active listings	931	1,661	↓ -44%	1,442	2,157	↓ -33%
Median price	\$430,000	\$359,000	↑ 20%	\$408,000	\$340,000	↑ 20%
Average selling time (days)	33	53	↓ -20	45	58	↓ -13
Condominium						
Sales	345	254	↑ 36%	4,153	3,716	↑ 12%
Active listings	558	752	↓ -26%	676	1,147	↓ -41%
Median price	\$270,000	\$234,200	↑ 15%	253,000 \$	\$219,000	↑ 16%
Average selling time (days)	35	67	↓ -32	43	83	↓ -40
Plex (2-5 units)						
Sales	71	54	↑ 31%	708	621	↑ 14%
Active listings	183	190	↓ -4%	196	296	↓ -34%
Median price	\$472,000	\$404,500	↑ 17%	\$500,000	\$425,000	↑ 18%
Average selling time (days)	52	66	↓ -14	54	86	↓ -32

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	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	179	143	↑ 25%	2,724	2,403	↑ 13%
Active listings	356	701	↓ -49%	620	919	↓ -33%
New listings	161	130	↑ 24%	2,985	3,183	↓ -6%
Sales volume	\$83,681,665	\$51,646,149	↑ 62 %	\$1,126,590,442	\$814,629,917	↑ 38%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	138	113	↑ 22%	2,121	1,860	↑ 14%
Active listings	239	585	↓ -59%	486	751	↓ -35%
Median price	\$436,500	\$361,452	↑ 21%	\$400,000	\$335,000	↑ 19%
Average selling time (days)	41	83	↓ -42	62	72	↓ -10
Condominium						
Sales	35	28	-	538	493	↑ 9%
Active listings	84	87	↓ -3%	105	137	↓ -23%
Median price	\$280,000	**	-	\$245,000	\$210,000	↑ 17%
Average selling time (days)	53	**	-	44	69	↓ -25
Plex (2-5 units)						
Sales	6	2	-	53	45	↑ 18%
Active listings	27	22	-	22	25	-
Median price	**	**	-	\$425,000	\$380,000	↑ 12%
Average selling time (days)	**	**	-	64	119	↓ -55

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Summary of Residential Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	121	80	↑ 51%	1,595	1,431	↑ 11%
Active listings	186	436	↓ -57%	307	562	↓ -46%
New listings	102	67	↑ 52%	1,631	1,724	↓ -5%
Sales volume	\$45,872,216	\$21,695,032	↑ 111%	\$545,403,516	\$394,960,637	↑ 38%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	84	53	↑ 58%	1,199	1,073	↑ 12%
Active listings	118	309	↓ -62%	215	397	↓ -46%
Median price	\$363,500	\$270,000	↑ 35%	\$339,000	\$276,000	↑ 23%
Average selling time (days)	32	54	↓ -22	53	75	↓ -22
Condominium						
Sales	19	20	-	264	257	↑ 3%
Active listings	24	64	-	42	92	↓ -55%
Median price	**	**	-	\$219,000	\$190,000	↑ 15%
Average selling time (days)	**	**	-	50	103	↓ -53
Plex (2-5 units)						
Sales	18	7	-	129	101	↑ 28%
Active listings	44	60	↓ -27%	48	71	↓ -32%
Median price	**	**	-	\$322,000	\$295,000	↑ 9%
Average selling time (days)	**	**	-	92	107	↓ -15

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