



statistics

residential real estate market



January 2021

▶ 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

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	8 170	6 623	↑ 23%	8 170	6 623	↑ 23%
Active listings	28 170	49 080	↓ -43%	28 170	49 080	↓ -43%
New listings	9 810	11 717	↓ -16%	9 810	11 717	↓ -16%
Sales volume	\$3 108 202 935	\$2 132 811 495	↑ 46%	\$3 108 202 935	\$2 132 811 495	↑ 46%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	5 144	4 334	↑ 19%	5 144	4 334	↑ 19%
Active listings	15 721	34 577	↓ -55%	15 721	34 577	↓ -55%
Median price	\$323 500	\$265 000	↑ 22%	\$323 500	\$265 000	↑ 22%
Average selling time (days)	73	101	↓ -28	73	101	↓ -28
Condominium						
Sales	2 126	1 691	↑ 26%	2 126	1 691	↑ 26%
Active listings	8 202	9 189	↓ -11%	8 202	9 189	↓ -11%
Median price	\$290 000	\$246 000	↑ 18%	\$290 000	\$246 000	↑ 18%
Average selling time (days)	67	98	↓ -31	67	98	↓ -31
Plex (2-5 units)						
Sales	853	571	↑ 49%	853	571	↑ 49%
Active listings	3 928	4 780	↓ -18%	3 928	4 780	↓ -18%
Median price	\$440 000	\$425 000	↑ 4%	\$440 000	\$425 000	↑ 4%
Average selling time (days)	76	99	↓ -23	76	99	↓ -23

** 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

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	829	713	↑ 16%	829	713	↑ 16%
Active listings	3 848	7 405	↓ -48%	3 848	7 405	↓ -48%
New listings	1 003	1 426	↓ -30%	1 003	1 426	↓ -30%
Sales volume	\$254 868 813	\$193 127 060	↑ 32%	\$254 868 813	\$193 127 060	↑ 32%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	516	500	↑ 3%	516	500	↑ 3%
Active listings	1 862	4 530	↓ -59%	1 862	4 530	↓ -59%
Median price	\$282 000	\$255 000	↑ 11%	\$282 000	\$255 000	↑ 11%
Average selling time (days)	80	118	↓ -38	80	118	↓ -38
Condominium						
Sales	249	164	↑ 52%	249	164	↑ 52%
Active listings	1 633	2 262	↓ -28%	1 633	2 262	↓ -28%
Median price	\$200 000	\$204 000	↓ -2%	\$200 000	\$204 000	↓ -2%
Average selling time (days)	129	187	↓ -58	129	187	↓ -58
Plex (2-5 units)						
Sales	63	48	↑ 31%	63	48	↑ 31%
Active listings	346	592	↓ -42%	346	592	↓ -42%
Median price	\$350 000	\$320 500	↑ 9%	\$350 000	\$320 500	↑ 9%
Average selling time (days)	67	114	↓ -47	67	114	↓ -47

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	3 971	3 398	↑ 17%	3 971	3 398	↑ 17%
Active listings	11 176	14 932	↓ -25%	11 176	14 932	↓ -25%
New listings	5 042	5 656	↓ -11%	5 042	5 656	↓ -11%
Sales volume	\$1 924 032 576	\$1 386 139 859	↑ 39%	\$1 924 032 576	\$1 386 139 859	↑ 39%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	1 980	1 779	↑ 11%	1 980	1 779	↑ 11%
Active listings	4 095	8 313	↓ -51%	4 095	8 313	↓ -51%
Median price	\$434 000	\$353 000	↑ 23%	\$434 000	\$353 000	↑ 23%
Average selling time (days)	45	69	↓ -24	45	69	↓ -24
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	1 541	1 282	↑ 20%	1 541	1 282	↑ 20%
Active listings	5 489	5 023	↑ 9%	5 489	5 023	↑ 9%
Median price	\$322 000	\$275 000	↑ 17%	\$322 000	\$275 000	↑ 17%
Average selling time (days)	53	75	↓ -22	53	75	↓ -22
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	446	333	↑ 34%	446	333	↑ 34%
Active listings	1 549	1 551	↔ 0%	1 549	1 551	↔ 0%
Median price	\$650 000	\$570 000	↑ 14%	\$650 000	\$570 000	↑ 14%
Average selling time (days)	57	73	↓ -16	57	73	↓ -16

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1 374	1 174	↑ 17%	1 374	1 174	↑ 17%
Active listings	6 132	5 132	↑ 19%	6 132	5 132	↑ 19%
New listings	1 984	1 984	↔ 0%	1 984	1 984	↔ 0%
Sales volume	\$849 376 149	\$632 959 106	↑ 34%	\$849 376 149	\$632 959 106	↑ 34%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	347	304	↑ 14%	347	304	↑ 14%
Active listings	1 120	1 618	↓ -31%	1 120	1 618	↓ -31%
Median price	\$650 000	\$524 600	↑ 24%	\$650 000	\$524 600	↑ 24%
Average selling time (days)	60	71	↓ -11	60	71	↓ -11
Condominium						
Sales	750	658	↑ 14%	750	658	↑ 14%
Active listings	4 027	2 599	↑ 55%	4 027	2 599	↑ 55%
Median price	\$395 000	\$368 500	↑ 7%	\$395 000	\$368 500	↑ 7%
Average selling time (days)	62	71	↓ -9	62	71	↓ -9
Plex (2-5 units)						
Sales	277	212	↑ 31%	277	212	↑ 31%
Active listings	985	915	↑ 8%	985	915	↑ 8%
Median price	\$710 000	\$653 000	↑ 9%	\$710 000	\$653 000	↑ 9%
Average selling time (days)	57	66	↓ -9	57	66	↓ -9

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	381	409	↓ -7%	381	409	↓ -7%
Active listings	985	1 639	↓ -40%	985	1 639	↓ -40%
New listings	487	659	↓ -26%	487	659	↓ -26%
Sales volume	\$173 426 719	\$150 967 816	↑ 15%	\$173 426 719	\$150 967 816	↑ 15%

Detailed Statistics by Property Category

Single-family home	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Sales	222	250	↓ -11%	222	250	↓ -11%
Active listings	541	974	↓ -44%	541	974	↓ -44%
Median price	\$458 550	\$365 000	↑ 26%	\$458 550	\$365 000	↑ 26%
Average selling time (days)	49	62	↓ -13	49	62	↓ -13
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	129	137	↓ -6%	129	137	↓ -6%
Active listings	359	564	↓ -36%	359	564	↓ -36%
Median price	\$300 000	\$242 500	↑ 24%	\$300 000	\$242 500	↑ 24%
Average selling time (days)	55	90	↓ -35	55	90	↓ -35
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	30	22	-	30	22	-
Active listings	85	101	↓ -16%	85	101	↓ -16%
Median price	\$645 000	**	-	\$645 000	\$513 750	-
Average selling time (days)	67	**	-	67	90	-

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1 003	777	↑ 29%	1 003	777	↑ 29%
Active listings	1 808	4 064	↓ -56%	1 808	4 064	↓ -56%
New listings	1 128	1 354	↓ -17%	1 128	1 354	↓ -17%
Sales volume	\$378 225 158	\$237 028 395	↑ 60%	\$378 225 158	\$237 028 395	↑ 60%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	688	565	↑ 22%	688	565	↑ 22%
Active listings	1 125	2 911	↓ -61%	1 125	2 911	↓ -61%
Median price	\$372 500	286 000 \$	↑ 30%	\$372 500	\$286 000	↑ 30%
Average selling time (days)	42	71	↓ -29	42	71	↓ -29
Condominium						
Sales	246	168	↑ 46%	246	168	↑ 46%
Active listings	411	864	↓ -52%	411	864	↓ -52%
Median price	\$246 000	\$197 000	↑ 25%	\$246 000	\$197 000	↑ 25%
Average selling time (days)	42	86	↓ -44	42	86	↓ -44
Plex (2-5 units)						
Sales	68	40	↑ 70%	68	40	↑ 70%
Active listings	240	259	↓ -7%	240	259	↓ -7%
Median price	\$472 500	\$372 500	↑ 27%	\$472 500	\$372 500	↑ 27%
Average selling time (days)	65	88	↓ -23	65	88	↓ -23

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	932	795	↑ 17%	932	795	↑ 17%
Active listings	1 714	2 890	↓ -41%	1 714	2 890	↓ -41%
New listings	1 112	1 263	↓ -12%	1 112	1 263	↓ -12%
Sales volume	\$401 307 933	\$282 548 519	↑ 42%	\$401 307 933	\$282 548 519	↑ 42%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	516	477	↑ 8%	516	477	↑ 8%
Active listings	955	1 852	↓ -48%	955	1 852	↓ -48%
Median price	\$426 000	\$360 000	↑ 18%	\$426 000	\$360 000	↑ 18%
Average selling time (days)	39	60	↓ -21	39	60	↓ -21
Condominium						
Sales	360	276	↑ 30%	360	276	↑ 30%
Active listings	582	818	↓ -29%	582	818	↓ -29%
Median price	\$280 000	\$223 950	↑ 25%	\$280 000	\$223 950	↑ 25%
Average selling time (days)	42	70	↓ -28	42	70	↓ -28
Plex (2-5 units)						
Sales	55	42	↑ 31%	55	42	↑ 31%
Active listings	170	214	↓ -21%	170	214	↓ -21%
Median price	\$560 000	\$452 500	↑ 24%	\$560 000	\$452 500	↑ 24%
Average selling time (days)	43	74	↓ -31	43	74	↓ -31

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	179	135	↑ 33%	179	135	↑ 33%
Active listings	336	764	↓ -56%	336	764	↓ -56%
New listings	202	250	↓ -19%	202	250	↓ -19%
Sales volume	\$81 631 618	\$50 620 514	↑ 61%	\$81 631 618	\$50 620 514	↑ 61%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	125	106	↑ 18%	125	106	↑ 18%
Active listings	232	637	↓ -64%	232	637	↓ -64%
Median price	\$453 750	\$366 000	↑ 24%	453 750 \$	\$366 000	↑ 24%
Average selling time (days)	44	97	↓ -53	44	97	↓ -53
Condominium						
Sales	46	25	-	46	25	-
Active listings	73	104	↓ -30%	73	104	↓ -30%
Median price	\$276 000	**	-	\$276 000	\$225 500	-
Average selling time (days)	60	**	-	60	65	-
Plex (2-5 units)						
Sales	6	4	-	6	4	-
Active listings	27	16	-	27	16	-
Median price	**	**	-	\$402 500	\$337 500	-
Average selling time (days)	**	**	-	54	26	-

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Summary of Residential Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	102	108	↓ -6%	102	108	↓ -6%
Active listings	201	443	↓ -55%	201	443	↓ -55%
New listings	129	146	↓ -12%	129	146	↓ -12%
Sales volume	\$40 064 999	\$32 015 509	↑ 25%	\$40 064 999	\$32 015 509	↑ 25%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	82	77	↑ 6%	82	77	↑ 6%
Active listings	122	321	↓ -62%	122	321	↓ -62%
Median price	\$382 000	\$300 000	↑ 27%	\$382 000	\$300 000	↑ 27%
Average selling time (days)	37	86	↓ -49	37	86	↓ -49
Condominium						
Sales	10	18	-	10	18	-
Active listings	37	74	↓ -50%	37	74	↓ -50%
Median price	**	**	-	\$255 950	\$190 450	-
Average selling time (days)	**	**	-	12	54	-
Plex (2-5 units)						
Sales	10	13	-	10	13	-
Active listings	42	46	↓ -9 %	42	46	↓ -9%
Median price	**	**	-	\$367 500	\$315 000	-
Average selling time (days)	**	**	-	50	126	-

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