



statistics

residential real estate market



February 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

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	10,621	9,975	↑ 6%	18,791	16,596	↑ 13%
Active listings	27,498	49,676	↓ -45%	27,692	49,363	↓ -44%
New listings	12,126	13,347	↓ -9%	21,936	25,064	↓ -12%
Sales volume	\$4,150,965,946	\$3,278,750,897	↑ 27%	\$7,259,168,881	\$5,411,073,892	↑ 34%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	6,633	6,716	↓ -1%	11,777	11,049	↑ 7%
Active listings	15,096	34,964	↓ -57%	15,342	34,765	↓ -56%
Median price	\$336,670	\$274,700	↑ 23%	\$330,000	\$270,000	↑ 22%
Average selling time (days)	68	92	↓ -24	70	95	↓ -25
Condominium						
Sales	2,887	2,494	↑ 16%	5,013	4,185	↑ 20%
Active listings	8,110	9,210	↓ -12%	8,115	9,200	↓ -12%
Median price	\$300,000	\$250,000	↑ 20%	\$296,007	\$250,000	↑ 18%
Average selling time (days)	60	77	↓ -17	63	85	↓ -22
Plex (2-5 units)						
Sales	1,061	734	↑ 45%	1,914	1,305	↑ 47%
Active listings	3,980	4,950	↓ -20%	3,928	4,862	↓ -19%
Median price	\$402,000	\$429,000	↓ -6%	\$415,000	\$425,000	↓ -2%
Average selling time (days)	91	104	↓ -13	84	102	↓ -18

** 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

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,168	1,102	↑ 6%	1,997	1,815	↑ 10%
Active listings	3,643	7,304	↓ -50%	3,730	7,355	↓ -49%
New listings	1,247	1,404	↓ -11%	2,250	2,830	↓ -20%
Sales volume	\$362,716,636	\$298,709,729	↑ 21%	\$617,585,449	\$491,836,789	↑ 26%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	693	782	↓ -11%	1,209	1,282	↓ -6%
Active listings	1,732	4,420	↓ -61%	1,792	4,475	↓ -60%
Median price	\$295,000	\$260,000	↑ 13%	\$290,000	\$259,000	↑ 12%
Average selling time (days)	75	116	↓ -41	77	117	↓ -40
Condominium						
Sales	379	253	↑ 50%	628	417	↑ 51%
Active listings	1,550	2,270	↓ -32%	1,583	2,266	↓ -30%
Median price	\$198,000	\$190,000	↑ 4%	\$200,000	\$194,000	↑ 3%
Average selling time (days)	116	145	↓ -29	121	162	↓ -41
Plex (2-5 units)						
Sales	95	64	↑ 48%	158	112	↑ 41%
Active listings	352	595	↓ -41%	347	594	↓ -42%
Median price	\$375,000	\$323,750	↑ 16%	\$359,500	\$323,750	↑ 11%
Average selling time (days)	115	114	↑ 1	96	114	↓ -18

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	5,106	5,290 ↓	-3%	9,077	8,687 ↑	4%
Active listings	11,355	15,308 ↓	-26%	11,215	15,119 ↓	-26%
New listings	6,253	6,608 ↓	-5%	11,295	12,264 ↓	-8%
Sales volume	\$2,527,027,743	\$2,181,105,061 ↑	16%	\$4,451,060,319	\$3,566,896,420 ↑	25%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	2,522	2,935 ↓	-14%	4,502	4,714 ↓	-4%
Active listings	4,174	8,567 ↓	-51%	4,122	8,439 ↓	-51%
Median price	\$460,000	\$360,000 ↑	28%	\$449,950	\$359,000 ↑	25%
Average selling time (days)	41	56 ↓	-15	43	61 ↓	-18
Condominium						
Sales	2,076	1,928 ↑	8%	3,617	3,210 ↑	13%
Active listings	5,529	5,035 ↑	10%	5,480	5,029 ↑	9%
Median price	\$340,000	\$275,000 ↑	24%	\$332,000	\$275,000 ↑	21%
Average selling time (days)	48	60 ↓	-12	50	66 ↓	-16
Plex (2-5 units)						
Sales	504	423 ↑	19%	950	756 ↑	26%
Active listings	1,613	1,659 ↓	-3%	1,573	1,605 ↓	-2%
Median price	\$650,000	\$599,000 ↑	9%	\$650,000	\$585,000 ↑	11%
Average selling time (days)	58	65 ↓	-7	58	69 ↓	-11

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,824	1,716	↑ 6%	3,198	2,890	↑ 11%
Active listings	6,252	5,371	↑ 16%	6,152	5,251	↑ 17%
New listings	2,525	2,349	↑ 7%	4,509	4,333	↑ 4%
Sales volume	\$1,110,030,570	\$967,255,703	↑ 15%	\$1,959,406,719	\$1,600,214,809	↑ 22%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	465	516	↓ -10%	812	820	↓ -1%
Active listings	1,125	1,699	↓ -34%	1,114	1,658	↓ -33%
Median price	\$690,000	\$569,000	↑ 21%	\$670,000	\$547,500	↑ 22%
Average selling time (days)	57	59	↓ -2	58	64	↓ -6
Condominium						
Sales	1,075	923	↑ 16%	1,825	1,581	↑ 15%
Active listings	4,106	2,666	↑ 54%	4,038	2,633	↑ 53%
Median price	\$400,000	\$380,000	↑ 5%	\$400,000	\$375,000	↑ 7%
Average selling time (days)	60	57	↑ 3	61	63	↓ -2
Plex (2-5 units)						
Sales	284	277	↑ 3%	561	489	↑ 15%
Active listings	1,021	1,006	↑ 1%	1,000	961	↑ 4%
Median price	\$750,000	\$652,000	↑ 15%	\$730,000	\$652,500	↑ 12%
Average selling time (days)	61	57	↑ 4	59	61	↓ -2

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	504	586 ↓	-14%	885	995 ↓	-11%
Active listings	938	1,675 ↓	-44%	957	1,657 ↓	-42%
New listings	526	719 ↓	-27%	1,013	1,378 ↓	-26%
Sales volume	\$237,871,765	\$216,569,806 ↑	10%	\$411,298,484	\$367,537,622 ↑	12%

Detailed Statistics by Property Category

Single-family home	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Sales	310	362	↓ -14%	532	612	↓ -13%
Active listings	491	991	↓ -50%	515	983	↓ -48%
Median price	\$465,000	\$374,500	↑ 24%	\$462,500	\$370,000	↑ 25%
Average selling time (days)	43	47	↓ -4	46	53	↓ -7
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	167	190	↓ -12%	296	327	↓ -9%
Active listings	355	573	↓ -38%	356	569	↓ -37%
Median price	\$315,000	\$264,000	↑ 19%	\$305,000	\$255,000	↑ 20%
Average selling time (days)	48	72	↓ -24	51	79	↓ -28
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	27	34	-	57	56	↑ 2%
Active listings	92	110	↓ -16%	87	106	↓ -18%
Median price	**	\$535,000	-	\$669,000	\$522,500	↑ 28%
Average selling time (days)	**	67	-	62	76	↓ -14

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,247	1,283	↓ -3%	2,250	2,059	↑ 9%
Active listings	1,830	4,073	↓ -55%	1,820	4,069	↓ -55%
New listings	1,409	1,523	↓ -7%	2,537	2,877	↓ -12%
Sales volume	\$485,231,307	\$384,608,230	↑ 26%	\$863,456,465	\$621,288,125	↑ 39%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	808	945	↓ -14%	1,496	1,510	↓ -1%
Active listings	1,187	2,933	↓ -60%	1,159	2,922	↓ -60%
Median price	\$385,000	\$298,178	↑ 29%	\$380,000	\$295,000	↑ 29%
Average selling time (days)	38	62	↓ -24	40	65	↓ -25
Condominium						
Sales	331	285	↑ 16%	577	453	↑ 27%
Active listings	366	844	↓ -57%	389	854	↓ -55%
Median price	\$250,000	\$199,900	↑ 25%	\$249,000	\$197,000	↑ 26%
Average selling time (days)	30	81	↓ -51	35	83	↓ -48
Plex (2-5 units)						
Sales	104	50	↑ 108%	172	90	↑ 91%
Active listings	250	266	↓ -6%	244	263	↓ -7%
Median price	\$500,000	\$413,450	↑ 21%	\$491,000	\$394,250	↑ 25%
Average selling time (days)	54	109	↓ -55	59	99	↓ -40

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,218	1,318	↓ -8%	2,150	2,113	↑ 2%
Active listings	1,711	2,922	↓ -41%	1,709	2,906	↓ -41%
New listings	1,348	1,503	↓ -10%	2,460	2,766	↓ -11%
Sales volume	\$561,383,776	\$487,320,515	↑ 15%	\$962,691,709	\$769,869,034	↑ 25%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	711	809	↓ -12%	1,227	1,286	↓ -5%
Active listings	950	1,943	↓ -51%	950	1,898	↓ -50%
Median price	\$475,000	\$373,000	↑ 27%	\$452,000	\$369,500	↑ 22%
Average selling time (days)	37	52	↓ -15	38	55	↓ -17
Condominium						
Sales	437	453	↓ -4%	797	729	↑ 9%
Active listings	582	770	↓ -24%	583	794	↓ -27%
Median price	\$300,000	\$234,000	↑ 28%	\$290,000	\$230,000	↑ 26%
Average selling time (days)	34	51	↓ -17	38	58	↓ -20
Plex (2-5 units)						
Sales	70	56	↑ 25%	125	98	↑ 28%
Active listings	171	204	↓ -16%	169	209	↓ -19%
Median price	\$507,000	\$497,500	↑ 2%	\$540,000	\$467,500	↑ 16%
Average selling time (days)	54	66	↓ -12	49	69	↓ -20

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	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	206	229	↓ -10%	385	364	↑ 6%
Active listings	389	816	↓ -52%	360	790	↓ -54%
New listings	288	321	↓ -10%	490	571	↓ -14%
Sales volume	\$91,685,625	\$79,951,064	↑ 15%	\$173,317,243	\$130,571,578	↑ 33%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	155	186	↓ -17%	280	292	↓ -4%
Active listings	267	672	↓ -60%	248	655	↓ -62%
Median price	\$459,000	\$360,000	↑ 28%	\$455,000	\$361,000	↑ 26%
Average selling time (days)	27	54	↓ -27	35	70	↓ -35
Condominium						
Sales	45	42	↑ 7%	91	67	↑ 36%
Active listings	87	112	↓ -22%	80	108	↓ -26%
Median price	\$291,000	\$187,900	↑ 55%	\$285,000	\$195,000	↑ 46%
Average selling time (days)	51	33	↑ 18	55	45	↑ 10
Plex (2-5 units)						
Sales	6	0	-	12	4	-
Active listings	31	24	-	28	20	-
Median price	**	**	-	\$423,500	\$337,500	-
Average selling time (days)	**	**	-	43	26	-

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Summary of Residential Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	107	158	↓ -32%	209	266	↓ -21%
Active listings	235	451	↓ -48%	218	447	↓ -51%
New listings	157	193	↓ -19%	286	339	↓ -16%
Sales volume	\$40,824,700	\$45,399,743	↓ -10%	\$80,889,699	\$77,415,252	↑ 4%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	73	117	↓ -38%	155	194	↓ -20%
Active listings	154	329	↓ -53%	138	325	↓ -58%
Median price	\$393,000	\$294,000	↑ 34%	\$390,000	\$299,500	↑ 30%
Average selling time (days)	35	62	↓ -27	36	72	↓ -36
Condominium						
Sales	21	35	-	31	53	↓ -42%
Active listings	33	70	↓ -53%	35	72	↓ -51%
Median price	**	\$205,000	-	\$272,000	\$199,900	↑ 36%
Average selling time (days)	**	72	-	20	66	↓ -46
Plex (2-5 units)						
Sales	13	6	-	23	19	-
Active listings	48	49	↓ -2%	46	48	↓ -4%
Median price	**	**	-	\$349,000	\$315,000	-
Average selling time (days)	**	**	-	65	120	-

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