



statistics

residential real estate market



March 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

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	12,830	11,032	↑ 16%	31,587	27,625	↑ 14%
Active listings	27,958	46,643	↓ -40%	27,675	48,451	↓ -43%
New listings	15,694	11,034	↑ 42%	37,578	36,087	↑ 4%
Sales volume	\$5,210,552,246	\$3,594,291,873	↑ 45%	\$12,458,578,292	\$9,004,356,265	↑ 38%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	7,886	7,545	↑ 5%	19,645	18,592	↑ 6%
Active listings	15,354	32,640	↓ -53%	15,304	34,053	↓ -55%
Median price	\$355,000	\$280,000	↑ 27%	\$340,000	\$275,000	↑ 24%
Average selling time (days)	60	90	↓ -30	66	93	↓ -27
Condominium						
Sales	3,596	2,663	↑ 35%	8,604	6,848	↑ 26%
Active listings	7,904	8,634	↓ -8%	8,020	9,011	↓ -11%
Median price	\$315,000	\$253,000	↑ 25%	\$305,000	\$250,000	↑ 22%
Average selling time (days)	54	70	↓ -16	59	79	↓ -20
Plex (2-5 units)						
Sales	1,297	791	↑ 64%	3,204	2,095	↑ 53%
Active listings	4,375	4,817	↓ -9%	4,051	4,846	↓ -16%
Median price	\$414,900	\$420,000	↓ -1%	\$415,000	\$425,000	↓ -2%
Average selling time (days)	70	88	↓ -18	78	97	↓ -19

** 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

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,339	1,130	↑ 18%	3,328	2,945	↑ 13%
Active listings	3,629	6,853	↓ -47%	3,677	7,187	↓ -49%
New listings	1,611	1,050	↑ 53%	3,859	3,880	↓ -1%
Sales volume	\$421,887,352	\$315,282,479	↑ 34%	\$1,037,358,501	\$807,119,268	↑ 29%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	783	803	↓ -2%	1,987	2,085	↓ -5%
Active listings	1,807	4,105	↓ -56%	1,791	4,352	↓ -59%
Median price	\$317,567	\$267,000	↑ 19%	\$300,000	\$260,000	↑ 15%
Average selling time (days)	66	117	↓ -51	73	117	↓ -44
Condominium						
Sales	461	260	↑ 77%	1,088	677	↑ 61%
Active listings	1,394	2,179	↓ -36%	1,512	2,237	↓ -32%
Median price	\$204,000	\$187,500	↑ 9%	\$200,000	\$191,500	↑ 4%
Average selling time (days)	105	167	↓ -62	114	164	↓ -50
Plex (2-5 units)						
Sales	94	66	↑ 42%	250	178	↑ 40%
Active listings	419	551	↓ -24%	366	579	↓ -37%
Median price	\$337,500	\$313,000	↑ 8%	\$350,000	\$316,827	↑ 10%
Average selling time (days)	68	99	↓ -31	86	108	↓ -22

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	6,348	5,852	↑ 8%	15,414	14,536	↑ 6%
Active listings	11,857	14,040	↓ -16%	11,384	14,758	↓ -23%
New listings	8,064	5,717	↑ 41%	19,332	17,978	↑ 8%
Sales volume	\$3,268,382,879	\$2,374,101,499	↑ 38%	\$7,713,902,698	\$5,939,988,419	↑ 30%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	3,090	3,315	↓ -7%	7,589	8,027	↓ -5%
Active listings	4,438	7,751	↓ -43%	4,207	8,209	↓ -49%
Median price	\$481,000	\$365,000	↑ 32%	\$463,000	\$360,000	↑ 29%
Average selling time (days)	31	53	↓ -22	38	58	↓ -20
Condominium						
Sales	2,630	2,078	↑ 27%	6,243	5,288	↑ 18%
Active listings	5,535	4,607	↑ 20%	5,484	4,888	↑ 12%
Median price	\$347,065	\$286,750	↑ 21%	\$340,000	\$279,000	↑ 22%
Average selling time (days)	44	52	↓ -8	48	61	↓ -13
Plex (2-5 units)						
Sales	620	455	↑ 36%	1,566	1,210	↑ 29%
Active listings	1,852	1,632	↑ 13%	1,658	1,614	↑ 3%
Median price	\$660,000	\$610,750	↑ 8%	\$652,000	\$595,000	↑ 10%
Average selling time (days)	54	54	↔ 0	56	64	↓ -8

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	2,403	1,819	↑ 32%	5,594	4,709	↑ 19%
Active listings	6,445	5,236	↑ 23%	6,228	5,246	↑ 19%
New listings	3,306	2,153	↑ 54%	7,806	6,485	↑ 20%
Sales volume	\$1,481,353,937	\$977,437,474	↑ 52%	\$3,436,838,356	\$2,577,652,283	↑ 33%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	609	534	↑ 14%	1,420	1,354	↑ 5%
Active listings	1,154	1,664	↓ -31%	1,119	1,660	↓ -33%
Median price	\$719,500	\$540,000	↑ 33%	\$690,000	\$540,384	↑ 28%
Average selling time (days)	42	50	↓ -8	51	58	↓ -7
Condominium						
Sales	1,426	984	↑ 45%	3,248	2,565	↑ 27%
Active listings	4,127	2,589	↑ 59%	4,055	2,618	↑ 55%
Median price	\$403,500	\$385,000	↑ 5%	\$400,000	\$380,000	↑ 5%
Average selling time (days)	55	48	↑ 7	59	57	↑ 2
Plex (2-5 units)						
Sales	368	301	↑ 22%	926	790	↑ 17%
Active listings	1,164	983	↑ 18%	1,054	968	↑ 9%
Median price	\$740,000	\$671,000	↑ 10%	\$733,500	\$660,000	↑ 11%
Average selling time (days)	49	46	↑ 3	55	55	↔ 0

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	545	634	↓ -14%	1,430	1,627	↓ -12%
Active listings	1,031	1,491	↓ -31%	979	1,602	↓ -39%
New listings	750	559	↑ 34%	1,761	1,935	↓ -9%
Sales volume	\$265,628,884	\$245,694,217	↑ 8%	\$676,927,368	\$612,502,339	↑ 11%

Detailed Statistics by Property Category

Single-family home	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Sales	317	397	↓ -20%	849	1,007	↓ -16%
Active listings	581	877	↓ -34%	535	947	↓ -43%
Median price	\$492,500	\$385,250	↑ 28%	\$479,000	\$375,000	↑ 28%
Average selling time (days)	33	52	↓ -19	41	53	↓ -12
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	196	210	↓ -7%	492	537	↓ -8%
Active listings	340	511	↓ -33%	349	549	↓ -36%
Median price	\$340,000	\$270,000	↑ 26%	\$320,000	\$260,000	↑ 23%
Average selling time (days)	46	64	↓ -18	49	73	↓ -24
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	32	27	-	89	83	↑ 7%
Active listings	110	102	↑ 8%	95	104	↓ -9%
Median price	\$597,000	**	-	\$650,000	\$530,000	↑ 23%
Average selling time (days)	47	**	-	57	75	↓ -18

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,482	1,556	↓ -5%	3,729	3,614	↑ 3%
Active listings	1,963	3,532	↓ -44%	1,853	3,889	↓ -52%
New listings	1,791	1,276	↑ 40%	4,317	4,153	↑ 4%
Sales volume	\$622,334,169	\$474,139,452	↑ 31%	\$1,484,694,934	\$1,095,147,577	↑ 36%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	986	1,123	↓ -12%	2,481	2,633	↓ -6%
Active listings	1,291	2,566	↓ -50%	1,196	2,803	↓ -57%
Median price	\$411,000	\$305,000	↑ 35%	\$395,000	\$300,000	↑ 32%
Average selling time (days)	31	58	↓ -27	36	62	↓ -26
Condominium						
Sales	389	371	↑ 5%	965	824	↑ 17%
Active listings	342	674	↓ -49%	374	794	↓ -53%
Median price	\$272,777	\$195,000	↑ 40%	\$260,000	\$195,500	↑ 33%
Average selling time (days)	28	65	↓ -37	32	75	↓ -43
Plex (2-5 units)						
Sales	99	59	↑ 68%	270	148	↑ 82%
Active listings	309	261	↑ 18%	259	262	↓ -1%
Median price	\$482,000	\$378,000	↑ 28%	\$491,000	\$394,250	↑ 25%
Average selling time (days)	70	74	↓ -4	63	89	↓ -26

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,440	1,382	↑ 4%	3,590	3,495	↑ 3%
Active listings	1,790	2,586	↓ -31%	1,732	2,799	↓ -38%
New listings	1,670	1,256	↑ 33%	4,128	4,022	↑ 3%
Sales volume	\$679,517,285	\$517,498,406	↑ 31%	\$1,642,205,894	\$1,287,367,440	↑ 28%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	838	896	↓ -6%	2,065	2,182	↓ -5%
Active listings	998	1,703	↓ -41%	964	1,833	↓ -47%
Median price	\$480,000	\$375,000	↑ 28%	\$465,000	\$372,000	↑ 25%
Average selling time (days)	24	44	↓ -20	32	51	↓ -19
Condominium						
Sales	516	430	↑ 20%	1,313	1,159	↑ 13%
Active listings	586	664	↓ -12%	584	750	↓ -22%
Median price	\$300,000	\$245,000	↑ 22%	\$291,000	\$235,000	↑ 24%
Average selling time (days)	26	48	↓ -22	33	55	↓ -22
Plex (2-5 units)						
Sales	86	56	↑ 54%	211	154	↑ 37%
Active listings	200	210	↓ -5%	178	209	↓ -15%
Median price	\$547,500	\$462,500	↑ 18%	\$540,000	\$465,000	↑ 16%
Average selling time (days)	62	65	↓ -3	54	68	↓ -14

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	286	284	↑ 1%	670	648	↑ 3%
Active listings	409	778	↓ -47%	375	786	↓ -52%
New listings	346	303	↑ 14%	835	874	↓ -4%
Sales volume	\$139,582,416	\$105,594,998	↑ 32%	\$312,379,659	\$236,166,576	↑ 32%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	201	233	↓ -14%	480	525	↓ -9%
Active listings	272	632	↓ -57%	255	647	↓ -61%
Median price	\$495,000	\$367,000	↑ 35%	\$470,000	\$365,000	↑ 29%
Average selling time (days)	27	\$67	↓ -40	32	68	↓ -36
Condominium						
Sales	69	45	↑ 53%	160	112	↑ 43%
Active listings	111	120	↓ -8%	90	112	↓ -20%
Median price	\$306,000	\$225,000	↑ 36%	\$293,000	\$219,500	↑ 33%
Average selling time (days)	27	26	↑ 1	43	37	↑ 6
Plex (2-5 units)						
Sales	16	6	-	28	10	-
Active listings	21	19	-	26	20	-
Median price	**	**	-	\$500,000	\$371,000	-
Average selling time (days)	**	**	-	48	60	-

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Summary of Residential Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	192	177	↑ 8%	401	443	↓ -9%
Active listings	219	417	↓ -47%	216	437	↓ -50%
New listings	201	170	↑ 18%	485	509	↓ -5%
Sales volume	\$79,966,188	\$53,736,952	↑ 49%	\$160,856,487	\$131,152,204	↑ 23%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	139	132	↑ 5%	294	326	↓ -10%
Active listings	142	309	↓ -54%	138	320	↓ -57%
Median price	\$430,000	\$295,000	↑ 46%	\$400,000	\$296,500	↑ 35%
Average selling time (days)	23	58	↓ -35	30	66	↓ -36
Condominium						
Sales	34	38	↓ -11%	65	91	↓ -29%
Active listings	29	49	-	33	64	↓ -49%
Median price	\$279,500	\$236,085	↑ 18%	\$276,000	\$216,500	↑ 27%
Average selling time (days)	21	60	↓ -39	21	64	↓ -43
Plex (2-5 units)						
Sales	19	6	-	42	25	-
Active listings	48	57	↓ -16%	46	51	↓ -9%
Median price	**	**	-	\$366,000	\$310,000	-
Average selling time (days)	**	**	-	58	114	-

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