



# statistics

residential real estate market



## April 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

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	<b>12,205</b>	<b>3,955</b>	<b>↑ **</b>	<b>43,520</b>	<b>31,579</b>	<b>↑ 38%</b>
<b>Active listings</b>	<b>27,483</b>	<b>43,448</b>	<b>↓ -37%</b>	<b>27,517</b>	<b>47,181</b>	<b>↓ -42%</b>
<b>New listings</b>	<b>13,896</b>	<b>3,197</b>	<b>↑ **</b>	<b>51,104</b>	<b>39,250</b>	<b>↑ 30%</b>
<b>Sales volume</b>	<b>\$5,208,492,724</b>	<b>\$1,235,605,640</b>	<b>↑ 322%</b>	<b>\$17,538,366,943</b>	<b>\$10,239,506,905</b>	<b>↑ 71%</b>

### Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	7,677	2,712	↑ **	27,139	21,303	↑ 27%
Active listings	14,945	30,217	↓ -51%	15,172	33,084	↓ -54%
Median price	\$370,000	\$262,000	↑ 41%	\$350,000	\$272,500	↑ 28%
Average selling time (days)	50	103	↓ -53	62	94	↓ -32
<b>Condominium</b>						
Sales	3,191	901	↑ **	11,771	7,749	↑ 52%
Active listings	7,634	8,217	↓ -7%	7,911	8,813	↓ -10%
Median price	\$330,000	\$250,000	↑ 32%	\$313,000	\$250,000	↑ 25%
Average selling time (days)	53	75	↓ -22	58	79	↓ -21
<b>Plex (2-5 units)</b>						
Sales	1,273	308	↑ **	4,426	2,403	↑ 84%
Active listings	4,610	4,509	↑ 2%	4,154	4,756	↓ -13%
Median price	\$450,000	\$386,250	↑ 17%	\$425,000	\$420,000	↑ 1%
Average selling time (days)	60	94	↓ -34	73	96	↓ -23

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Source: QPAREB by the Centris

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## Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	1,091	398	↑ **	4,400	3,343	↑ 32%
<b>Active listings</b>	3,528	6,436	↓ -45%	3,621	6,995	↓ -48%
<b>New listings</b>	1,228	331	↑ **	5,046	4,205	↑ 20%
<b>Sales volume</b>	\$366,683,853	\$108,544,942	↑ 238%	\$1,397,217,479	\$915,664,210	↑ 53%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	685	256	↑ **	2,661	2,341	↑ 14%
Active listings	1,773	3,855	↓ -54%	1,778	4,225	↓ -58%
Median price	\$315,000	\$260,000	↑ 21%	\$305,000	\$260,000	↑ 17%
Average selling time (days)	48	135	↓ -87	66	119	↓ -53
<b>Condominium</b>						
Sales	308	102	↑ **	1,393	779	↑ 79%
Active listings	1,326	2,072	↓ -36%	1,463	2,197	↓ -33%
Median price	\$203,000	\$183,950	↑ 10%	\$202,000	\$190,000	↑ 6%
Average selling time (days)	136	149	↓ -13	119	162	↓ -43
<b>Plex (2-5 units)</b>						
Sales	98	39	↑ **	343	217	↑ 58%
Active listings	420	497	↓ -15%	373	557	↓ -33%
Median price	\$360,000	\$322,000	↑ 12%	\$351,000	\$320,000	↑ 10%
Average selling time (days)	55	133	↓ -78	75	113	↓ -38

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## Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	6,237	1,882	↑ **	21,493	16,417	↑ 31%
<b>Active listings</b>	11,559	13,051	↓ -11%	11,372	14,328	↓ -21%
<b>New listings</b>	7,183	1,644	↑ **	26,301	19,610	↑ 34%
<b>Sales volume</b>	\$3,343,766,011	\$758,155,220	↑ 341%	\$10,966,876,464	\$6,697,688,639	↑ 64%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	3,114	1,043	↑ **	10,594	9,069	↑ 17%
Active listings	4,249	7,099	↓ -40%	4,196	7,930	↓ -47%
Median price	\$500,000	\$360,000	↑ 39%	\$472,573	\$360,000	↑ 31%
Average selling time (days)	28	56	↓ -28	35	58	↓ -23
<b>Condominium</b>						
Sales	2,466	673	↑ **	8,691	5,961	↑ 46%
Active listings	5,298	4,351	↑ 22%	5,424	4,754	↑ 14%
Median price	\$357,750	\$289,900	↑ 23%	\$345,000	\$280,000	↑ 23%
Average selling time (days)	42	53	↓ -11	46	60	↓ -14
<b>Plex (2-5 units)</b>						
Sales	650	160	↑ **	2,186	1,370	↑ 60%
Active listings	1,977	1,553	↑ 27%	1,720	1,596	↑ 8%
Median price	\$682,000	\$595,000	↑ 15%	\$665,000	\$595,000	↑ 12%
Average selling time (days)	43	61	↓ -18	52	63	↓ -11

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## Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	2,399	587	↑ **	7,936	5,296	↑ 50%
Active listings	6,364	5,019	↑ 27 %	6,228	5,187	↑ 20%
New listings	3,065	661	↑ **	10,808	7,140	↑ 51%
Sales volume	\$1,545,377,631	\$309,580,236	↑ 399 %	\$4,937,541,172	\$2,887,132,519	↑ 71 %

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	624	153	↑ **	2,001	1,507	↑ 33%
Active listings	1,172	1,561	↓ -25%	1,122	1,634	↓ -31%
Median price	\$725,000	\$520,500	↑ 39%	\$700,500	\$540,000	↑ 30%
Average selling time (days)	35	47	↓ -12	47	57	↓ -10
<b>Condominium</b>						
Sales	1,401	329	↑ **	4,641	2,894	↑ 60%
Active listings	3,954	2,524	↑ 57%	4,012	2,594	↑ 55%
Median price	\$415,000	\$385,000	↑ 8%	\$405,000	\$380,000	↑ 7%
Average selling time (days)	52	49	↑ 3	56	56	↔ 0
<b>Plex (2-5 units)</b>						
Sales	374	105	↑ **	1,294	895	↑ 45%
Active listings	1,238	934	↑ 33%	1,095	960	↑ 14%
Median price	\$774,500	\$679,000	↑ 14%	\$745,000	\$660,000	↑ 13%
Average selling time (days)	44	50	↓ -6	51	55	↓ -4

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## Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	609	180	↑ **	2,027	1,806	↑ 12%
Active listings	997	1,350	↓ -26%	981	1,539	↓ -36%
New listings	683	129	↑ **	2,431	2,063	↑ 18%
Sales volume	\$316,671,047	\$65,374,622	↑ 384%	\$988,428,027	\$677,521,961	↑ 46%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	392	107	↑ **	1,233	1,113	↑ 11%
Active listings	509	782	↓ -35%	527	906	↓ -42%
Median price	\$501,000	\$374,900	↑ 34%	\$485,000	\$375,000	↑ 29%
Average selling time (days)	29	53	↓ -24	37	53	↓ -16
<b>Condominium</b>						
Sales	174	64	↑ **	664	601	↑ 10%
Active listings	374	470	↓ -20%	354	530	↓ -33%
Median price	\$335,000	\$261,500	↑ 28%	\$322,750	\$260,000	↑ 24%
Average selling time (days)	40	56	↓ -16	47	71	↓ -24
<b>Plex (2-5 units)</b>						
Sales	43	9	**	130	92	↑ 41%
Active listings	114	97	↑ 18 %	100	103	↓ -3%
Median price	\$640,000	**	-	\$650,000	\$530,000	↑ 23%
Average selling time (days)	55	**	-	56	77	↓ -21

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## Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,413	550	↑ **	5,100	4,164	↑ 22%
Active listings	1,776	3,165	↓ -44%	1,817	3,707	↓ -51%
New listings	1,430	348	↑ **	5,659	4,498	↑ 26%
Sales volume	\$604,803,356	\$172,710,419	↑ 250 %	\$2,072,843,778	\$1,267,857,996	↑ 63%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	972	404	↑ **	3,429	3,037	↑ 13%
Active listings	1,120	2,290	↓ -51%	1,169	2,675	↓ -56%
Median price	\$422,250	\$305,000	↑ 38%	\$400,000	\$300,000	↑ 33%
Average selling time (days)	26	62	↓ -36	33	62	↓ -29
<b>Condominium</b>						
Sales	322	122	↑ **	1,285	946	↑ 36%
Active listings	299	594	↓ -50%	356	745	↓ -52%
Median price	\$270,000	\$204,000	↑ 32%	\$262,000	\$197,250	↑ 33%
Average selling time (days)	28	70	↓ -42	31	74	↓ -43
<b>Plex (2-5 units)</b>						
Sales	112	20	**	366	168	↑ 118%
Active listings	334	251	↑ 33%	268	257	↑ 4%
Median price	\$525,800	**	-	\$500,300	\$394,250	↑ 27%
Average selling time (days)	46	**	-	58	92	↓ -34

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### Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,378	438	↑ **	4,925	3,933	↑ 25%
Active listings	1,835	2,396	↓ -23%	1,760	2,698	↓ -35%
New listings	1,570	383	↑ **	5,660	4,403	↑ 29%
Sales volume	\$666,811,604	\$167,476,737	↑ 298 %	\$2,286,411,968	\$1,454,844,177	↑ 57%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	810	277	↑ **	2,844	2,459	↑ 16%
Active listings	1,076	1,587	↓ -32%	991	1,771	↓ -44%
Median price	\$496,000	\$383,000	↑ 30%	\$475,000	\$374,650	↑ 27%
Average selling time (days)	23	51	↓ -28	30	51	↓ -21
<b>Condominium</b>						
Sales	472	137	↑ **	1,779	1,296	↑ 37%
Active listings	539	599	↓ -10%	577	712	↓ -19%
Median price	\$316,000	\$230,000	↑ 37%	\$300,000	\$235,000	↑ 28%
Average selling time (days)	21	47	↓ -26	30	54	↓ -24
<b>Plex (2-5 units)</b>						
Sales	96	23	**	301	177	↑ 70%
Active listings	213	201	↑ 6%	186	207	↓ -10%
Median price	\$610,000	**	-	\$570,000	\$465,000	↑ 23%
Average selling time (days)	30	**	-	47	65	↓ -18

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### Summary of Residential Activity

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	271	73	↑ **	940	721	↑ 30%
<b>Active listings</b>	371	750	↓ -51%	372	777	↓ -52%
<b>New listings</b>	262	90	↑ **	1,093	964	↑ 13%
<b>Sales volume</b>	\$139,898,998	\$26,889,674	↑ 420%	\$451,553,657	\$263,056,250	↑ 72%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	190	59	↑ **	670	584	↑ 15%
Active listings	245	611	↓ -60%	253	638	↓ -60%
Median price	\$538,500	\$339,000	↑ 59%	\$492,500	\$360,000	↑ 37%
Average selling time (days)	36	67	↓ -31	33	68	↓ -35
<b>Condominium</b>						
Sales	74	13	**	234	125	↑ 87%
Active listings	99	114	↓ -13%	92	113	↓ -18%
Median price	\$315,500	**	-	\$300,000	\$220,000	↑ 36%
Average selling time (days)	49	**	-	45	38	↑ 7
<b>Plex (2-5 units)</b>						
Sales	7	0	**	35	10	-
Active listings	23	19	-	24	20	-
Median price	**	**	-	\$510,000	\$371,000	-
Average selling time (days)	**	**	-	41	60	-

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## Summary of Residential Activity

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	2021	2020	Variation	2021	2020	Variation
Total sales	167	54	↑ **	565	497	↑ 14%
Active listings	216	371	↓ -42%	215	420	↓ -49%
New listings	173	33	↑ **	650	542	↑ 20%
Sales volume	\$70,203,375	\$16,123,532	↑ 335%	\$230,097,862	\$147,275,736	↑ 56%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	126	43	↑ **	417	369	↑ 13%
Active listings	127	268	↓ -53%	135	307	↓ -56%
Median price	\$420,000	303,750 \$	↑ 38%	\$408,000	\$298,000	↑ 37%
Average selling time (days)	24	60	↓ -3600%	28	65	↓ -37
<b>Condominium</b>						
Sales	23	8	**	88	99	↓ -11%
Active listings	33	50	↓ -34%	33	61	↓ -46%
Median price	**	**	-	\$275,500	\$216,500	↑ 27%
Average selling time (days)	**	**	-	21	63	↓ -42
<b>Plex (2-5 units)</b>						
Sales	18	3	**	60	28	-
Active listings	55	51	↑ 8%	47	51	↓ -6%
Median price	**	**	-	\$372,500	\$314,000	-
Average selling time (days)	**	**	-	56	112	-

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