



# statistics

residential real estate market



## May 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

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Total sales</b>	10,680	7,196	10,285	↑ 4%	54,200	38,775	↑ 40%
<b>Active listings</b>	26,963	42,551	59,484	↓ -37%	27,298	46,249	↓ -41%
<b>New listings</b>	12,526	9,436	13,269	↓ -6%	63,630	48,686	↑ 31%
<b>Sales volume</b>	\$4,578,898,308	\$2,298,267,642	\$3,254,829,252	↑ 41%	\$22,117,265,251	\$12,537,774,547	↑ 76%

## Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	6,571	5,137	6,865	↓ -4%	33,710	26,440	↑ 27%
Active listings	14,553	28,870	40,506	↓ -50%	14,994	32,239	↓ -53%
Median price	\$375,000	\$272,000	\$267,500	↑ 38%	\$351,000	\$272,500	↑ 29%
Average selling time (days)	45	118	98	↓ -73	58	99	↓ -41
<b>Condominium</b>							
Sales	2,867	1,540	2,505	↑ 14%	14,638	9,289	↑ 58%
Active listings	7,465	8,709	12,303	↓ -14%	7,809	8,792	↓ -11%
Median price	\$339,000	\$243,250	\$238,000	↑ 39%	\$318,000	\$250,000	↑ 27%
Average selling time (days)	49	91	93	↓ -42	56	81	↓ -25
<b>Plex (2-5 units)</b>							
Sales	1,178	478	870	↑ 35%	5,604	2,881	↑ 95%
Active listings	4,657	4,493	6,059	↑ 4%	4,222	4,701	↓ -10%
Median price	\$475,000	\$360,000	\$426,000	↑ 32%	\$440,000	\$412,000	↑ 7%
Average selling time (days)	53	105	100	↓ -52	69	98	↓ -29

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Source: QPAREB by the Centris system

### [Definitions and explanatory notes](#)

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### Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	897	802	860	↑ 4%	5,297	4,145	↑ 28%
Active listings	3,372	6,122	8,002	↓ -45%	3,557	6,819	↓ -48%
New listings	1,052	867	1,212	↓ -13%	6,098	5,072	↑ 20%
Sales volume	\$285,998,813	\$221,490,447	\$240,226,906	↑ 19%	\$1,683,216,292	\$1,137,154,657	↑ 48%

### Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	545	563	585	↓ -7%	3,206	2,904	↑ 10%
Active listings	1,664	3,623	4,804	↓ -54%	1,748	4,104	↓ -57%
Median price	\$310,250	\$267,450	\$268,750	↑ 16%	\$305,000	\$261,000	↑ 17%
Average selling time (days)	54	136	118	↓ -82	64	122	↓ -58
<b>Condominium</b>							
Sales	269	198	208	↑ 29%	1,662	977	↑ 70%
Active listings	1,299	2,014	2,518	↓ -36%	1,427	2,160	↓ -34%
Median price	\$210,000	\$183,000	\$193,000	↑ 15%	\$203,250	\$188,000	↑ 8%
Average selling time (days)	91	177	168	↓ -86	115	165	↓ -50
<b>Plex (2-5 units)</b>							
Sales	82	39	67	↑ 22%	425	256	↑ 66%
Active listings	402	474	663	↓ -15%	373	540	↓ -31%
Median price	\$375,250	\$285,000	\$280,000	↑ 32%	\$360,000	\$315,000	↑ 14%
Average selling time (days)	52	141	114	↓ -89	71	117	↓ -46

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## Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	5,398	3,267	5,554	↓ -3%	26,891	19,684	↑ 37%
Active listings	11,481	13,521	19,781	↓ -15%	11,345	14,163	↓ -20%
New listings	6,508	4,786	6,080	↑ 7%	32,809	24,396	↑ 34%
Sales volume	\$2,939,916,026	\$1,344,348,186	\$2,164,549,232	↑ 36%	\$13,906,792,490	\$8,042,036,825	↑ 73%

## Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	2,628	1,914	3,017	↓ -13%	13,222	10,983	↑ 20%
Active listings	4,184	6,957	10,164	↓ -40%	4,165	7,735	↓ -46%
Median price	\$496,000	\$370,000	\$340,000	↑ 34%	\$477,500	\$362,000	↑ 32%
Average selling time (days)	27	71	62	↓ -44	33	60	↓ -27
<b>Condominium</b>							
Sales	2,157	1,103	1,986	↑ 9%	10,848	7,064	↑ 54%
Active listings	5,204	4,887	7,261	↑ 6%	5,371	4,780	↑ 12%
Median price	\$365,000	\$280,000	\$260,000	↑ 30%	\$350,000	\$280,000	↑ 25%
Average selling time (days)	41	64	77	↓ -23	45	60	↓ -15
<b>Plex (2-5 units)</b>							
Sales	608	247	543	↑ 12%	2,794	1,617	↑ 73%
Active listings	2,059	1,631	2,306	↑ 26%	1,777	1,602	↑ 11%
Median price	\$701,000	\$598,517	\$554,000	↑ 17%	\$673,000	\$595,000	↑ 13%
Average selling time (days)	39	63	72	↓ -24	49	63	↓ -14

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## Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	2,118	966	1,978	↑ 7%	10,054	6,262	↑ 61%
Active listings	6,444	5,668	7,481	↑ 14%	6,237	5,282	↑ 18%
New listings	2,912	2,062	2,512	↑ 16%	13,720	9,202	↑ 49%
Sales volume	\$1,370,539,683	\$524,559,220	\$1,005,555,146	↑ 36%	\$6,308,080,855	\$3,411,691,739	↑ 85%

## Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	517	295	565	↓ -8%	2,518	1,802	↑ 40%
Active listings	1,231	1,676	2,234	↓ -27%	1,124	1,642	↓ -32%
Median price	\$720,000	\$550,000	\$510,000	↑ 31%	\$705,000	\$540,000	↑ 31%
Average selling time (days)	33	73	52	↓ -40	44	60	↓ -16
<b>Condominium</b>							
Sales	1,226	517	1,015	↑ 21%	5,867	3,411	↑ 72%
Active listings	3,899	2,987	3,843	↑ 31%	3,980	2,672	↑ 49%
Median price	\$421,000	\$369,900	\$341,000	↑ 14%	\$410,000	\$379,000	↑ 8%
Average selling time (days)	51	59	66	↓ -8	55	57	↓ -2
<b>Plex (2-5 units)</b>							
Sales	375	154	398	↓ -6%	1,669	1,049	↑ 59%
Active listings	1,314	1,005	1,404	↑ 31%	1,133	968	↑ 17%
Median price	\$760,000	\$655,000	\$595,000	↑ 16%	\$749,000	\$660,000	↑ 13%
Average selling time (days)	42	66	64	↓ -24	49	56	↓ -7

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## Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	546	315	616	↓ -11%	2,573	2,121	↑ 21%
Active listings	942	1,367	2,165	↓ -31%	973	1,504	↓ -35%
New listings	584	454	622	↓ -6%	3,015	2,517	↑ 20%
Sales volume	\$265,906,670	\$118,335,923	\$208,614,551	↑ 27%	\$1,254,334,697	\$795,857,884	↑ 58%

## Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	312	197	386	↓ -19%	1,545	1,310	↑ 18%
Active listings	476	765	1,208	↓ -38%	516	878	↓ -41%
Median price	\$495,000	\$375,000	\$350,200	↑ 32%	\$488,000	\$375,000	↑ 30%
Average selling time (days)	23	61	59	↓ -38	34	54	↓ -20
<b>Condominium</b>							
Sales	196	103	201	↓ -2%	860	704	↑ 22%
Active listings	347	492	799	↓ -29%	354	522	↓ -32%
Median price	\$346,000	\$262,000	\$235,000	↑ 32%	\$327,500	\$260,000	↑ 26%
Average selling time (days)	41	68	88	↓ -27	45	71	↓ -26
<b>Plex (2-5 units)</b>							
Sales	38	15	29	↑ 31%	168	107	↑ 57%
Active listings	119	109	158	↑ 9%	103	104	↓ -1%
Median price	\$681,500	**	**	-	\$650,000	\$530,000	↑ 23%
Average selling time (days)	32	**	**	-	50	73	↓ -23

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### Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	1,148	931	1,292	↓ -11%	6,248	5,095	↑ 23%
Active listings	1,785	2,924	4,613	↓ -39%	1,809	3,550	↓ -49%
New listings	1,307	940	1,162	↑ 12%	6,966	5,438	↑ 28%
Sales volume	\$504,670,644	\$297,005,894	\$376,691,917	↑ 34%	\$2,577,514,422	\$1,564,863,890	↑ 65%

### Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	788	692	968	↓ -19%	4,217	3,729	↑ 13%
Active listings	1,112	2,107	3,174	↓ -47%	1,157	2,561	↓ -55%
Median price	\$427,800	\$318,500	\$283,000	↑ 34%	\$407,350	\$304,000	↑ 34%
Average selling time (days)	25	83	74	↓ -58	32	66	↓ -34
<b>Condominium</b>							
Sales	267	206	281	↓ -5%	1,552	1,152	↑ 35%
Active listings	297	556	1,123	↓ -47%	345	707	↓ -51%
Median price	\$270,000	\$198,500	\$183,000	↑ 36%	\$264,700	\$197,500	↑ 34%
Average selling time (days)	21	78	94	↓ -57	29	75	↓ -46
<b>Plex (2-5 units)</b>							
Sales	89	30	37	↑ 141%	455	198	↑ 130%
Active listings	354	232	277	↑ 53%	283	252	↑ 12%
Median price	\$565,000	\$360,000	\$380,000	↑ 57%	\$515,000	\$390,000	↑ 32%
Average selling time (days)	32	74	123	↓ -42	53	89	↓ -36

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### Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	1,226	781	1,285	↓ -5%	6,151	4,714	↑ 30%
Active listings	1,736	2,426	3,926	↓ -28%	1,747	2,643	↓ -34%
New listings	1,301	970	1,329	↓ -2%	6,961	5,373	↑ 30%
Sales volume	\$628,020,748	\$303,156,299	\$455,650,964	↑ 38%	\$2,914,432,716	\$1,758,000,476	↑ 66%

### Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	762	511	809	↓ -6%	3,606	2,970	↑ 21%
Active listings	985	1,535	2,302	↓ -36%	984	1,724	↓ -43%
Median price	\$495,000	\$385,000	\$343,000	↑ 29%	\$480,000	\$375,000	↑ 28%
Average selling time (days)	25	58	58	↓ -33	29	52	↓ -23
<b>Condominium</b>							
Sales	385	235	409	↓ -6%	2,164	1,531	↑ 41%
Active listings	541	674	1,255	↓ -20%	570	705	↓ -19%
Median price	\$325,000	\$243,750	\$220,000	↑ 33%	\$306,000	\$235,000	↑ 30%
Average selling time (days)	22	62	86	↓ -40	29	55	↓ -26
<b>Plex (2-5 units)</b>							
Sales	79	35	65	↑ 22%	380	212	↑ 79%
Active listings	201	208	364	↓ -3%	188	207	↓ -9%
Median price	\$615,000	\$525,000	\$441,250	↑ 17%	\$587,250	\$476,250	↑ 23%
Average selling time (days)	33	51	92	↓ -18	44	63	↓ -19

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### Summary of Residential Activity

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
Total sales	232	148	234	↓ -1%	1,172	869	↑ 35%
Active listings	349	783	998	↓ -55%	364	777	↓ -53%
New listings	248	231	304	↓ -18%	1,341	1,195	↑ 12%
Sales volume	\$116,564,136	\$58,222,550	\$77,291,713	↑ 51%	\$568,117,793	\$321,278,800	↑ 77%

### Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	157	118	181	↓ -13%	827	702	↑ 18%
Active listings	240	630	820	↓ -62%	249	636	↓ -61%
Median price	\$510,000	\$363,750	\$329,000	↑ 40%	\$497,000	\$360,000	↑ 38%
Average selling time (days)	29	64	57	↓ -35	32	67	↓ -35
<b>Condominium</b>							
Sales	66	28	52	↑ 27%	300	153	↑ 96%
Active listings	84	123	150	↓ -32%	89	114	↓ -22%
Median price	\$340,500	**	\$207,750	-	\$303,000	\$220,000	↑ 38%
Average selling time (days)	27	**	73	-	41	37	↑ 4
<b>Plex (2-5 units)</b>							
Sales	8	2	1	↑ **	43	12	-
Active listings	24	25	24	-	24	21	-
Median price	**	**	**	-	\$510,000	\$378,500	-
Average selling time (days)	**	**	**	-	41	55	-

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	2021	2020	2019	Variation	2021	2020	Variation
Total sales	128	126	149	↓ -14%	693	623	↑ 11%
Active listings	225	353	598	↓ -36%	215	407	↓ -47%
New listings	156	129	151	↑ 3%	806	671	↑ 20%
Sales volume	\$54,214,145	\$43,068,300	\$40,744,941	↑ 33%	\$284,312,007	\$190,344,036	↑ 49%

### Detailed Statistics by Property Category

	May				Year-to-date		
	2021	2020	2019	Variation	2021	2020	Variation
<b>Single-family home</b>							
Sales	92	101	108	↓ -15%	509	470	↑ 8%
Active listings	140	244	426	↓ -43%	135	294	↓ -54%
Median price	\$426,500	\$342,500	\$280,000	↑ 25%	\$415,000	\$306,250	↑ 36%
Average selling time (days)	22	72	67	↓ -50	27	67	↓ -40
<b>Condominium</b>							
Sales	17	14	28	↑ **	105	113	↓ -7%
Active listings	36	55	91	↓ -35%	33	60	↓ -44%
Median price	**	**	**	-	\$275,000	\$216,500	↑ 27%
Average selling time (days)	**	**	**	-	20	63	↓ -43
<b>Plex (2-5 units)</b>							
Sales	19	11	13	↑ **	79	39	↑ 103%
Active listings	47	52	79	↓ -10%	46	51	↓ -9%
Median price	**	**	**	-	\$377,500	\$320,000	↑ 18%
Average selling time (days)	**	**	**	-	51	98	↓ -47

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