



# statistics

residential real estate market



## June 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

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	<b>9,107</b>	<b>10,866</b>	<b>↓ -16%</b>	<b>63,168</b>	<b>49,640</b>	<b>↑ 27%</b>
<b>Active listings</b>	<b>26,575</b>	<b>39,838</b>	<b>↓ -33%</b>	<b>27,147</b>	<b>45,179</b>	<b>↓ -40%</b>
<b>New listings</b>	<b>10,761</b>	<b>12,313</b>	<b>↓ -13%</b>	<b>74,110</b>	<b>60,991</b>	<b>↑ 22%</b>
<b>Sales volume</b>	<b>\$3,974,889,636</b>	<b>\$3,729,272,847</b>	<b>↑ 7%</b>	<b>\$26,013,541,978</b>	<b>\$16,266,745,394</b>	<b>↑ 60%</b>

## Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>
Sales	5,672	7,681	↓ -26%	39,276	34,121	↑ 15%
Active listings	14,318	26,169	↓ -45%	14,877	31,227	↓ -52%
Median price	\$375,000	\$285,000	↑ 32%	\$355,000	\$275,000	↑ 29%
Average selling time (days)	42	111	↓ -69	56	101	↓ -45
<b>Condominium</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>
Sales	2,323	2,306	↑ 1%	16,951	11,594	↑ 46%
Active listings	7,346	9,032	↓ -19%	7,728	8,831	↓ -12%
Median price	\$336,000	\$269,000	↑ 25%	\$320,000	\$252,000	↑ 27%
Average selling time (days)	43	68	↓ -25	54	78	↓ -24
<b>Plex (2-5 units)</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>	<b>2021</b>	<b>2020</b>	<b>Variation</b>
Sales	1,061	818	↑ 30%	6,648	3,699	↑ 80%
Active listings	4,630	4,213	↑ 10%	4,276	4,620	↓ -7%
Median price	\$475,000	\$390,000	↑ 22%	\$445,000	\$406,250	↑ 10%
Average selling time (days)	52	102	↓ -50	66	99	↓ -33

\*\* Number of transactions too low to produce reliable statistics.

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Source: QPAREB by the Centris system

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

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	738	919	↓ -20%	6,031	5,064	↑ 19%
Active listings	3,253	5,589	↓ -42%	3,504	6,614	↓ -47%
New listings	818	985	↓ -17%	6,890	6,056	↑ 14%
Sales volume	\$248,405,172	\$267,309,118	↓ -7%	\$1,930,415,706	\$1,404,463,775	↑ 37%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	457	643	↓ -29%	3,661	3,547	↑ 3%
Active listings	1,575	3,213	↓ -51%	1,720	3,956	↓ -57%
Median price	\$310,000	\$273,000	↑ 14%	\$306,000	\$263,493	↑ 16%
Average selling time (days)	54	141	↓ -87	63	125	↓ -62
<b>Condominium</b>						
Sales	210	214	↓ -2%	1,872	1,191	↑ 57%
Active listings	1,263	1,943	↓ -35%	1,401	2,124	↓ -34%
Median price	\$207,500	\$191,250	↑ 8%	\$204,500	\$189,900	↑ 8%
Average selling time (days)	87	165	↓ -78	111	165	↓ -54
<b>Plex (2-5 units)</b>						
Sales	69	61	↑ 13%	492	317	↑ 55%
Active listings	409	424	↓ -4%	377	520	↓ -28%
Median price	\$391,000	\$295,000	↑ 33%	\$360,000	\$311,000	↑ 16%
Average selling time (days)	70	155	↓ -85	71	124	↓ -53

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## Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	<b>4,619</b>	<b>4,950</b>	<b>↓ -7%</b>	<b>31,426</b>	<b>24,633</b>	<b>↑ 28%</b>
<b>Active listings</b>	<b>11,183</b>	<b>13,321</b>	<b>↓ -16%</b>	<b>11,302</b>	<b>14,022</b>	<b>↓ -19%</b>
<b>New listings</b>	<b>5,444</b>	<b>6,286</b>	<b>↓ -13%</b>	<b>38,088</b>	<b>30,677</b>	<b>↑ 24%</b>
<b>Sales volume</b>	<b>\$2,553,130,645</b>	<b>\$2,196,179,705</b>	<b>↑ 16%</b>	<b>\$16,402,337,246</b>	<b>\$10,237,914,530</b>	<b>↑ 60%</b>

## Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	2,300	2,812	↓ -18%	15,456	13,795	↑ 12%
Active listings	3,984	6,341	↓ -37%	4,129	7,502	↓ -45%
Median price	\$508,000	\$395,000	↑ 29%	\$480,000	\$369,900	↑ 30%
Average selling time (days)	25	63	↓ -38	32	61	↓ -29
<b>Condominium</b>						
Sales	1,764	1,705	↑ 3%	12,604	8,768	↑ 44%
Active listings	5,143	5,374	↓ -4%	5,330	4,879	↑ 9%
Median price	\$365,000	\$305,000	↑ 20%	\$350,000	\$285,000	↑ 23%
Average selling time (days)	35	49	↓ -14	43	58	↓ -15
<b>Plex (2-5 units)</b>						
Sales	552	431	↑ 28%	3,337	2,048	↑ 63%
Active listings	2,015	1,559	↑ 29%	1,809	1,595	↑ 13%
Median price	\$703,000	\$604,500	↑ 16%	\$676,000	\$597,000	↑ 13%
Average selling time (days)	37	67	↓ -30	47	64	↓ -17

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### Definitions and explanatory notes

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,857	1,667	↑ 11%	11,874	7,928	↑ 50%
Active listings	6,400	6,164	↑ 4%	6,248	5,429	↑ 15%
New listings	2,493	2,871	↓ -13%	16,142	12,071	↑ 34%
Sales volume	\$1,240,479,452	\$962,162,160	↑ 29%	\$7,512,574,307	\$4,373,551,899	↑ 72%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	494	536	↓ -8%	2,981	2,338	↑ 28%
Active listings	1,225	1,667	↓ -27%	1,133	1,646	↓ -31%
Median price	\$742,500	\$580,000	↑ 28%	\$713,500	\$549,750	↑ 30%
Average selling time (days)	29	59	↓ -30	41	60	↓ -19
<b>Condominium</b>						
Sales	1,014	853	↑ 19%	6,875	4,263	↑ 61%
Active listings	3,871	3,518	↑ 10%	3,957	2,814	↑ 41%
Median price	\$420,000	\$390,000	↑ 8%	\$410,000	\$380,000	↑ 8%
Average selling time (days)	41	42	↓ -1	53	54	↓ -1
<b>Plex (2-5 units)</b>						
Sales	349	278	↑ 26%	2,018	1,327	↑ 52%
Active listings	1,304	979	↑ 33%	1,159	970	↑ 19%
Median price	\$780,000	\$676,500	↑ 15%	\$750,000	\$662,000	↑ 13%
Average selling time (days)	37	59	↓ -22	47	57	↓ -10

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	445	485	↓ -8%	3,011	2,606	↑ 16%
Active listings	918	1,296	↓ -29%	964	1,470	↓ -34%
New listings	501	579	↓ -13%	3,505	3,096	↑ 13%
Sales volume	\$223,422,949	\$194,849,019	↑ 15%	\$1,474,613,146	\$990,706,903	↑ 49%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	257	294	↓ -13%	1,798	1,604	↑ 12%
Active listings	470	716	↓ -34%	508	851	↓ -40%
Median price	\$505,000	\$405,000	↑ 25%	\$490,000	\$381,000	↑ 29%
Average selling time (days)	24	61	↓ -37	33	55	↓ -22
<b>Condominium</b>						
Sales	153	158	↓ -3%	1,011	862	↑ 17%
Active listings	323	488	↓ -34%	349	516	↓ -32%
Median price	\$345,000	\$265,000	↑ 30%	\$330,000	\$261,000	↑ 26%
Average selling time (days)	38	58	↓ -20	44	69	↓ -25
<b>Plex (2-5 units)</b>						
Sales	35	33	↑ 6%	202	140	↑ 44%
Active listings	125	91	↑ 37%	107	102	↑ 5%
Median price	\$650,000	\$495,000	↑ 31%	\$650,000	\$524,500	↑ 24%
Average selling time (days)	34	98	↓ -64	48	79	↓ -31

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	998	1,240	↓ -20%	7,233	6,335	↑ 14%
Active listings	1,657	2,620	↓ -37%	1,785	3,395	↓ -47%
New listings	1,009	1,244	↓ -19%	7,940	6,682	↑ 19%
Sales volume	\$430,651,355	\$424,651,304	↑ 1%	\$3,002,177,810	\$1,989,515,194	↑ 51%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	692	945	↓ -27%	4,902	4,674	↑ 5%
Active listings	1,036	1,804	↓ -43%	1,144	2,435	↓ -53%
Median price	\$425,000	\$330,000	↑ 29%	\$410,000	\$310,000	↑ 32%
Average selling time (days)	25	73	↓ -48	31	67	↓ -36
<b>Condominium</b>						
Sales	215	247	↓ -13%	1,767	1,399	↑ 26%
Active listings	280	556	↓ -50%	334	682	↓ -51%
Median price	\$279,950	\$208,000	↑ 35%	\$265,000	\$200,000	↑ 33%
Average selling time (days)	26	73	↓ -47	29	74	↓ -45
<b>Plex (2-5 units)</b>						
Sales	89	47	↑ 89%	539	245	↑ 120%
Active listings	312	232	↑ 34%	284	249	↑ 14%
Median price	\$525,000	\$379,000	↑ 39%	\$520,000	\$390,000	↑ 33%
Average selling time (days)	40	89	↓ -49	51	89	↓ -38

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	992	1,113	↓ -11%	7,122	5,827	↑ 22%
Active listings	1,660	2,277	↓ -27%	1,731	2,582	↓ -33%
New listings	1,094	1,212	↓ -10%	8,017	6,584	↑ 22%
Sales volume	\$501,829,220	\$455,385,655	↑ 10%	\$3,406,145,734	\$2,213,386,131	↑ 54%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	619	704	↓ -12%	4,207	3,674	↑ 15%
Active listings	895	1,411	↓ -37%	966	1,672	↓ -42%
Median price	\$519,100	\$400,000	↑ 30%	\$485,000	\$380,000	↑ 28%
Average selling time (days)	21	53	↓ -32	28	52	↓ -24
<b>Condominium</b>						
Sales	315	348	↓ -9%	2,479	1,879	↑ 32%
Active listings	554	672	↓ -18%	569	699	↓ -19%
Median price	\$325,000	\$255,000	↑ 27%	\$310,000	\$239,900	↑ 29%
Average selling time (days)	22	43	↓ -21	28	53	↓ -25
<b>Plex (2-5 units)</b>						
Sales	57	60	↓ -5%	434	272	↑ 60%
Active listings	203	184	↑ 10%	190	203	↓ -6%
Median price	\$620,000	\$489,000	↑ 27%	\$588,700	\$477,500	↑ 23%
Average selling time (days)	33	64	↓ -31	41	63	↓ -22

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	203	280	↓ -28%	1,372	1,149	↑ 19%
Active listings	337	687	↓ -51%	359	762	↓ -53%
New listings	224	260	↓ -14%	1,561	1,453	↑ 7%
Sales volume	\$105,679,552	\$104,737,365	↑ 1%	\$672,344,225	\$426,016,165	↑ 58%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	148	211	↓ -30%	972	913	↑ 6%
Active listings	226	553	↓ -59%	245	623	↓ -61%
Median price	\$537,500	\$390,000	↑ 38%	\$501,000	\$367,000	↑ 37%
Average selling time (days)	22	63	↓ -41	31	66	↓ -35
<b>Condominium</b>						
Sales	49	66	↓ -26%	349	219	↑ 59%
Active listings	82	104	↓ -21%	88	112	↓ -22%
Median price	\$317,500	\$248,250	↑ 28%	\$305,000	\$229,800	↑ 33%
Average selling time (days)	32	62	↓ -30	40	45	↓ -5
<b>Plex (2-5 units)</b>						
Sales	6	3	↑ **	49	15	-
Active listings	27	24	-	25	21	-
Median price	**	**	-	\$515,000	\$372,000	-
Average selling time (days)	**	**	-	39	48	-

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### Summary of Residential Activity

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	124	165	↓ -25%	814	788	↑ 3%
Active listings	211	277	↓ -24%	215	385	↓ -44%
New listings	123	120	↑ 2%	923	791	↑ 17%
Sales volume	\$51,068,117	\$54,394,202	↓ -6%	\$334,482,024	\$244,738,238	↑ 37%

### Detailed Statistics by Property Category

	June			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	90	122	↓ -26%	596	592	↑ 1%
Active listings	132	190	↓ -31%	135	277	↓ -51%
Median price	\$420,500	\$325,000	↑ 29%	\$415,000	\$315,000	↑ 32%
Average selling time (days)	28	64	↓ -36	27	66	↓ -39
<b>Condominium</b>						
Sales	18	33	↑ **	123	146	↓ -16%
Active listings	33	36	↓ -8%	33	56	↓ -40%
Median price	**	\$205,000	-	\$272,000	\$215,000	↑ 27%
Average selling time (days)	**	66	-	21	64	↓ -43
<b>Plex (2-5 units)</b>						
Sales	16	10	↑ **	95	49	↑ 94%
Active listings	44	49	↓ -10%	46	51	↓ -9%
Median price	**	**	-	\$385,000	\$320,000	↑ 20%
Average selling time (days)	**	**	-	53	105	↓ -52

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