



# statistics

residential real estate market



## July 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

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Total sales</b>	7,567	11,104	↓ -32%	70,650	60,744	↑ 16%
<b>Active listings</b>	24,827	37,123	↓ -33%	26,713	44,013	↓ -39%
<b>New listings</b>	8,339	11,727	↓ -29%	82,233	72,715	↑ 13%
<b>Sales volume</b>	\$3,251,225,142	\$4,059,865,169	↓ -20%	\$29,222,685,283	\$20,326,610,563	↑ 44%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	4,714	7,730	↓ -39%	43,932	41,851	↑ 5%
Active listings	13,378	23,666	↓ -43%	14,616	30,139	↓ -52%
Median price	\$369,000	\$305,000	↑ 21%	\$356,000	\$280,000	↑ 27%
Average selling time (days)	42	101	↓ -59	55	101	↓ -46
<b>Condominium</b>						
Sales	1,945	2,519	↓ -23%	18,882	14,113	↑ 34%
Active listings	6,822	9,005	↓ -24%	7,576	8,855	↓ -14%
Median price	\$330,000	\$278,000	↑ 19%	\$320,000	\$255,600	↑ 25%
Average selling time (days)	47	62	↓ -15	53	75	↓ -22
<b>Plex (2-5 units)</b>						
Sales	881	798	↑ 10%	7,516	4,497	↑ 67%
Active listings	4,347	4,057	↑ 7%	4,261	4,535	↓ -6%
Median price	\$466,500	\$446,000	↑ 5%	\$446,500	\$417,000	↑ 7%
Average selling time (days)	61	99	↓ -38	65	99	↓ -34

\*\* 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

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	539	892	↓ -40%	6,565	5,956	↑ 10%
Active listings	3,050	5,130	↓ -41%	3,428	6,402	↓ -46%
New listings	599	877	↓ -32%	7,470	6,933	↑ 8%
Sales volume	173,711,739 \$	268,144,714 \$	↓ -35%	2,101,685,578 \$	1,672,608,489 \$	↑ 26%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	332	611	↓ -46%	3,988	4,158	↓ -4%
Active listings	1,457	2,882	↓ -49%	1,678	3,802	↓ -56%
Median price	315,000 \$	275,000 \$	↑ 15%	308,000 \$	265,000 \$	↑ 16%
Average selling time (days)	53	125	↓ -72	62	125	↓ -63
<b>Condominium</b>						
Sales	164	215	↓ -24%	2,036	1,406	↑ 45%
Active listings	1,191	1,858	↓ -36%	1,366	2,086	↓ -35%
Median price	212,250 \$	190,500 \$	↑ 11%	205,000 \$	190,000 \$	↑ 8%
Average selling time (days)	82	162	↓ -80	109	164	↓ -55
<b>Plex (2-5 units)</b>						
Sales	43	66	↓ -35%	535	383	↑ 40%
Active listings	397	380	↑ 4%	377	500	↓ -25%
Median price	329,500 \$	350,500 \$	↓ -6%	360,000 \$	315,000 \$	↑ 14%
Average selling time (days)	88	172	↓ -84	72	133	↓ -61

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### Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	3,799	5,324	↓ -29%	35,185	29,957	↑ 17%
Active listings	10,151	12,640	↓ -20%	11,083	13,813	↓ -20%
New listings	4,118	5,918	↓ -30%	42,079	36,594	↑ 15%
Sales volume	2,062,762,031 \$	2,502,454,776 \$	↓ -18%	18,439,740,907 \$	12,740,369,306 \$	↑ 45%

### Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	1,854	2,943	↓ -37%	17,285	16,738	↑ 3%
Active listings	3,548	5,616	↓ -37%	4,022	7,226	↓ -44%
Median price	500,500 \$	423,135 \$	↑ 18%	484,250 \$	378,875 \$	↑ 28%
Average selling time (days)	27	57	↓ -30	32	60	↓ -28
<b>Condominium</b>						
Sales	1,476	1,893	↓ -22%	14,070	10,661	↑ 32%
Active listings	4,721	5,522	↓ -15%	5,227	4,970	↑ 5%
Median price	360,000 \$	311,000 \$	↑ 16%	351,000 \$	290,000 \$	↑ 21%
Average selling time (days)	43	41	↑ 2	43	55	↓ -12
<b>Plex (2-5 units)</b>						
Sales	463	481	↓ -4%	3,795	2,529	↑ 50%
Active listings	1,847	1,460	↑ 27%	1,801	1,571	↑ 15%
Median price	670,000 \$	625,000 \$	↑ 7%	676,000 \$	600,000 \$	↑ 13%
Average selling time (days)	44	71	↓ -27	47	65	↓ -18

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## Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,520	1,898	↓ -20%	13,378	9,826	↑ 36%
Active listings	5,894	6,249	↓ -6%	6,160	5,535	↑ 11%
New listings	1,856	2,614	↓ -29%	17,946	14,685	↑ 22%
Sales volume	990,483,866 \$	1,142,064,438 \$	↓ -13%	8,487,846,090 \$	5,515,616,337 \$	↑ 54%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	401	597	↓ -33%	3,371	2,935	↑ 15%
Active listings	1,124	1,566	↓ -28%	1,118	1,628	↓ -31%
Median price	700,000 \$	618,750 \$	↑ 13%	710,000 \$	561,750 \$	↑ 26%
Average selling time (days)	33	59	↓ -26	40	59	↓ -19
<b>Condominium</b>						
Sales	835	981	↓ -15%	7,706	5,244	↑ 47%
Active listings	3,583	3,783	↓ -5%	3,888	2,951	↑ 32%
Median price	416,250 \$	395,000 \$	↑ 5%	410,000 \$	384,000 \$	↑ 7%
Average selling time (days)	50	38	↑ 12	53	51	↑ 2
<b>Plex (2-5 units)</b>						
Sales	284	320	↓ -11%	2,301	1,647	↑ 40%
Active listings	1,187	900	↑ 32%	1,155	956	↑ 21%
Median price	753,250 \$	691,500 \$	↑ 9%	750,000 \$	670,000 \$	↑ 12%
Average selling time (days)	47	65	↓ -18	47	58	↓ -11

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## Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	381	546	↓ -30%	3,388	3,152	↑ 7%
Active listings	853	1,205	↓ -29%	945	1,432	↓ -34%
New listings	422	578	↓ -27%	3,920	3,674	↑ 7%
Sales volume	190,096,467 \$	222,302,622 \$	↓ -14%	1,663,586,113 \$	1,213,009,525 \$	↑ 37%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	240	346	↓ -31%	2,036	1,950	↑ 4%
Active listings	431	642	↓ -33%	495	821	↓ -40%
Median price	494,500 \$	421,000 \$	↑ 17%	490,000 \$	386,500 \$	↑ 27%
Average selling time (days)	25	52	↓ -27	32	55	↓ -23
<b>Condominium</b>						
Sales	114	173	↓ -34%	1,123	1,035	↑ 9%
Active listings	313	473	↓ -34%	344	510	↓ -33%
Median price	343,500 \$	279,000 \$	↑ 23%	331,000 \$	264,000 \$	↑ 25%
Average selling time (days)	47	43	↑ 4	45	64	↓ -19
<b>Plex (2-5 units)</b>						
Sales	27	27	↑ **	229	167	↑ 37%
Active listings	109	90	↑ 21%	107	100	↑ 7%
Median price	**	**	-	650,000 \$	540,000 \$	↑ 20%
Average selling time (days)	**	**	-	45	77	↓ -32

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## Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	779	1,263	↓ -38%	8,002	7,598	↑ 5%
Active listings	1,414	2,238	↓ -37%	1,720	3,230	↓ -47%
New listings	720	1,114	↓ -35%	8,619	7,795	↑ 11%
Sales volume	342,079,785 \$	454,418,925 \$	↓ -25%	3,340,288,645 \$	2,443,934,119 \$	↑ 37%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	524	920	↓ -43%	5,419	5,594	↓ -3%
Active listings	891	1,513	↓ -41%	1,100	2,303	↓ -52%
Median price	425,000 \$	350,500 \$	↑ 21%	410,250 \$	315,500 \$	↑ 30%
Average selling time (days)	26	61	↓ -35	30	66	↓ -36
<b>Condominium</b>						
Sales	169	280	↓ -40%	1,936	1,679	↑ 15%
Active listings	221	478	↓ -54%	317	653	↓ -51%
Median price	275,000 \$	220,000 \$	↑ 25%	265,000 \$	204,000 \$	↑ 30%
Average selling time (days)	23	59	↓ -36	28	72	↓ -44
<b>Plex (2-5 units)</b>						
Sales	80	59	↑ 36%	616	304	↑ 103%
Active listings	276	222	↑ 24%	279	245	↑ 14%
Median price	475,500 \$	399,900 \$	↑ 19%	515,000 \$	390,000 \$	↑ 32%
Average selling time (days)	45	76	↓ -31	51	87	↓ -36

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## Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	855	1,158	↓ -26%	7,969	6,985	↑ 14%
Active listings	1,449	2,133	↓ -32%	1,689	2,518	↓ -33%
New listings	808	1,215	↓ -33%	8,800	7,799	↑ 13%
Sales volume	418,794,379 \$	498,333,246 \$	↓ -16%	3,821,016,913 \$	2,711,719,377 \$	↑ 41%

## Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	495	715	↓ -31%	4,699	4,389	↑ 7%
Active listings	761	1,277	↓ -40%	936	1,615	↓ -42%
Median price	500,000 \$	425,000 \$	↑ 18%	487,000 \$	388,000 \$	↑ 26%
Average selling time (days)	26	49	↓ -23	28	52	↓ -24
<b>Condominium</b>						
Sales	303	385	↓ -21%	2,778	2,264	↑ 23%
Active listings	484	666	↓ -27%	556	694	↓ -20%
Median price	305,000 \$	256,250 \$	↑ 19%	310,000 \$	242,500 \$	↑ 28%
Average selling time (days)	35	35	↔ 0	29	50	↓ -21
<b>Plex (2-5 units)</b>						
Sales	57	56	↑ 2%	490	328	↑ 49%
Active listings	200	181	↑ 10%	191	200	↓ -5%
Median price	600,000 \$	530,000 \$	↑ 13%	590,000 \$	492,500 \$	↑ 20%
Average selling time (days)	40	77	↓ -37	41	65	↓ -24

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### Summary of Residential Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	162	312	↓ -48%	1,533	1,461	↑ 5%
Active listings	334	579	↓ -42%	355	736	↓ -52%
New listings	191	257	↓ -26%	1,751	1,710	↑ 2%
Sales volume	81,307,034 \$	134,128,527 \$	↓ -39%	752,901,622 \$	560,144,692 \$	↑ 34%

### Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	122	252	↓ -52%	1,093	1,165	↓ -6%
Active listings	217	455	↓ -52%	240	599	↓ -60%
Median price	516,000 \$	415,850 \$	↑ 24%	501,777 \$	380,000 \$	↑ 32%
Average selling time (days)	21	68	↓ -47	30	67	↓ -37
<b>Condominium</b>						
Sales	34	51	↓ -33%	383	270	↑ 42%
Active listings	87	95	↓ -8%	88	110	↓ -20%
Median price	299,000 \$	241,500 \$	↑ 24%	302,000 \$	232,250 \$	↑ 30%
Average selling time (days)	24	29	↓ -5	38	42	↓ -4
<b>Plex (2-5 units)</b>						
Sales	6	8	↑ **	55	23	-
Active listings	27	23	-	25	21	-
Median price	**	**	-	530,000 \$	385,000 \$	-
Average selling time (days)	**	**	-	38	66	-

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	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	102	147	↓ -31%	915	935	↓ -2%
Active listings	207	236	↓ -12%	214	364	↓ -41%
New listings	121	140	↓ -14%	1,043	931	↑ 12%
Sales volume	40,000,500 \$	51,207,018 \$	↓ -22%	374,101,524 \$	295,945,256 \$	↑ 26%

### Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	72	113	↓ -36%	667	705	↓ -5%
Active listings	124	163	↓ -24%	133	261	↓ -49%
Median price	382,000 \$	356,000 \$	↑ 7%	410,050 \$	320,000 \$	↑ 28%
Average selling time (days)	22	61	↓ -39	27	66	↓ -39
<b>Condominium</b>						
Sales	21	23	↑ **	144	169	↓ -15%
Active listings	33	27	-	34	52	↓ -34%
Median price	**	**	-	272,000 \$	215,000 \$	↑ 27%
Average selling time (days)	**	**	-	24	61	↓ -37
<b>Plex (2-5 units)</b>						
Sales	9	11	↑ **	104	60	↑ 73%
Active listings	48	44	↑ 9%	46	50	↓ -8%
Median price	**	**	-	385,000 \$	315,000 \$	↑ 22%
Average selling time (days)	**	**	-	51	122	↓ -71

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