



statistics

residential real estate market



August 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

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	7,062	10,209	↓ -31%	77,642	70,952	↑ 9%
Active listings	24,733	35,639	↓ -31%	26,389	42,966	↓ -39%
New listings	9,001	11,682	↓ -23%	91,039	84,368	↑ 8%
Sales volume	\$2,998,997,238	\$3,770,563,425	↓ -20%	\$32,187,781,177	\$24,096,953,988	↑ 34%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	4,438	6,864	↓ -35%	48,327	48,715	↓ -1%
Active listings	13,513	22,221	↓ -39%	14,442	29,149	↓ -50%
Median price	\$365,000	\$310,000	↑ 18%	\$357,304	\$282,198	↑ 27%
Average selling time (days)	46	96	↓ -50	54	101	↓ -47
Condominium						
Sales	1,818	2,526	↓ -28%	20,690	16,638	↑ 24%
Active listings	6,675	8,970	↓ -26%	7,452	8,870	↓ -16%
Median price	\$337,250	\$282,950	↑ 19%	\$321,000	\$260,000	↑ 23%
Average selling time (days)	51	59	↓ -8	53	73	↓ -20
Plex (2-5 units)						
Sales	777	757	↑ 3%	8,279	5,254	↑ 58%
Active listings	4,248	4,078	↑ 4%	4,241	4,478	↓ -5%
Median price	\$455,000	\$412,500	↑ 10%	\$450,000	\$415,000	↑ 8%
Average selling time (days)	66	102	↓ -36	65	99	↓ -34

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

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Source: QPAREB by the Centris system

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Summary of Residential Activity

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	589	826	↓ -29%	7,148	6,782	↑ 5%
Active listings	2,995	4,884	↓ -39%	3,365	6,212	↓ -46%
New listings	738	960	↓ -23%	8,197	7,893	↑ 4%
Sales volume	\$197,102,676	\$246,358,058	↓ -20%	\$2,296,708,901	\$1,918,966,547	↑ 20%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	343	555	↓ -38%	4,327	4,713	↓ -8%
Active listings	1,447	2,665	↓ -46%	1,646	3,660	↓ -55%
Median price	\$310,000	\$275,000	↑ 13%	\$308,073	\$266,000	↑ 16%
Average selling time (days)	59	121	↓ -62	62	125	↓ -63
Condominium						
Sales	186	207	↓ -10%	2,221	1,613	↑ 38%
Active listings	1,156	1,840	↓ -37%	1,335	2,055	↓ -35%
Median price	\$216,000	\$199,000	↑ 9%	\$206,000	\$190,000	↑ 8%
Average selling time (days)	100	137	↓ -37	108	161	↓ -53
Plex (2-5 units)						
Sales	59	61	↓ -3%	593	444	↑ 34%
Active listings	386	371	↑ 4%	378	484	↓ -22%
Median price	\$342,000	\$321,000	↑ 7%	\$355,000	\$315,000	↑ 13%
Average selling time (days)	80	170	↓ -90	73	138	↓ -65

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Summary of Residential Activity

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	3,372	4,847	↓ -30%	38,520	34,804	↑ 11%
Active listings	10,238	12,763	↓ -20%	10,946	13,682	↓ -20%
New listings	4,487	6,174	↓ -27%	46,455	42,746	↑ 9%
Sales volume	\$1,826,986,558	\$2,300,493,197	↓ -21%	\$20,241,074,615	\$15,040,862,503	↑ 35%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	1,637	2,579	↓ -37%	18,897	19,317	↓ -2%
Active listings	3,749	5,494	↓ -32%	3,972	7,010	↓ -43%
Median price	\$500,000	\$428,000	↑ 17%	\$485,000	\$384,000	↑ 26%
Average selling time (days)	32	49	↓ -17	32	59	↓ -27
Condominium						
Sales	1,344	1,856	↓ -28%	15,409	12,517	↑ 23%
Active listings	4,618	5,692	↓ -19%	5,144	5,060	↑ 2%
Median price	\$375,000	\$312,000	↑ 20%	\$354,000	\$295,000	↑ 20%
Average selling time (days)	44	41	↑ 3	43	53	↓ -10
Plex (2-5 units)						
Sales	390	406	↓ -4%	4,178	2,935	↑ 42%
Active listings	1,833	1,536	↑ 19%	1,798	1,567	↑ 15%
Median price	\$679,750	\$599,500	↑ 13%	\$676,000	\$600,000	↑ 13%
Average selling time (days)	51	62	↓ -11	47	65	↓ -18

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Summary of Residential Activity

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,308	1,788	↓ -27%	14,675	11,614	↑ 26%
Active listings	5,805	6,552	↓ -11%	6,097	5,662	↑ 8%
New listings	1,863	2,729	↓ -32%	19,769	17,392	↑ 14%
Sales volume	\$850,372,476	\$1,073,011,566	↓ -21%	\$9,326,070,166	\$6,588,627,903	↑ 42%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	333	544	↓ -39%	3,699	3,479	↑ 6%
Active listings	1,157	1,556	↓ -26%	1,114	1,619	↓ -31%
Median price	\$660,000	\$630,500	↑ 5%	\$702,000	\$575,000	↑ 22%
Average selling time (days)	34	52	↓ -18	40	58	↓ -18
Condominium						
Sales	751	997	↓ -25%	8,454	6,241	↑ 35%
Active listings	3,460	4,014	↓ -14%	3,829	3,084	↑ 24%
Median price	\$430,000	\$383,000	↑ 12%	\$414,000	\$384,000	↑ 8%
Average selling time (days)	54	39	↑ 15	53	49	↑ 4
Plex (2-5 units)						
Sales	224	247	↓ -9%	2,522	1,894	↑ 33%
Active listings	1,188	982	↑ 21%	1,154	959	↑ 20%
Median price	\$749,700	\$695,000	↑ 8%	\$750,000	\$673,000	↑ 11%
Average selling time (days)	51	59	↓ -8	47	58	↓ -11

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Summary of Residential Activity

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	365	497	↓ -27%	3,747	3,649	↑ 3%
Active listings	794	1,202	↓ -34%	924	1,403	↓ -34%
New listings	384	592	↓ -35%	4,296	4,266	↑ 1%
Sales volume	\$180,361,862	\$208,277,672	↓ -13%	\$1,841,326,775	\$1,421,287,197	↑ 30%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	211	303	↓ -30%	2,243	2,253	↔ 0%
Active listings	403	654	↓ -38%	481	800	↓ -40%
Median price	\$490,000	\$431,000	↑ 14%	\$490,000	\$392,500	↑ 25%
Average selling time (days)	42	45	↓ -3	33	53	↓ -20
Condominium						
Sales	125	172	↓ -27%	1,247	1,207	↑ 3%
Active listings	289	449	↓ -36%	336	503	↓ -33%
Median price	\$339,000	\$286,950	↑ 18%	\$332,000	\$268,000	↑ 24%
Average selling time (days)	41	52	↓ -11	44	62	↓ -18
Plex (2-5 units)						
Sales	29	22	↑ **	257	189	↑ 36%
Active listings	102	99	↑ 3%	107	100	↑ 7%
Median price	**	**	-	\$650,000	\$545,000	↑ 19%
Average selling time (days)	**	**	-	48	76	↓ -28

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Summary of Residential Activity

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	727	1,097	↓ -34%	8,719	8,695	↔ 0%
Active listings	1,499	2,238	↓ -33%	1,685	3,105	↓ -46%
New listings	938	1,285	↓ -27%	9,520	9,080	↑ 5%
Sales volume	\$320,963,981	\$407,831,696	↓ -21%	\$3,655,273,626	\$2,851,765,815	↑ 28%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	503	786	↓ -36%	5,913	6,380	↓ -7%
Active listings	957	1,493	↓ -36%	1,080	2,202	↓ -51%
Median price	\$430,000	\$360,000	↑ 19%	\$414,000	\$320,300	↑ 29%
Average selling time (days)	30	53	↓ -23	30	65	↓ -35
Condominium						
Sales	160	252	↓ -37%	2,096	1,931	↑ 9%
Active listings	257	489	↓ -47%	309	632	↓ -51%
Median price	\$280,000	\$220,000	↑ 27%	\$265,000	\$205,000	↑ 29%
Average selling time (days)	24	53	↓ -29	28	69	↓ -41
Plex (2-5 units)						
Sales	63	56	↑ 13%	678	360	↑ 88%
Active listings	257	229	↑ 12%	273	243	↑ 13%
Median price	\$525,000	\$402,500	↑ 30%	\$516,000	\$390,000	↑ 32%
Average selling time (days)	45	80	↓ -35	50	85	↓ -35

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	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	714	1,076	↓ -34%	8,673	8,061	↑ 8%
Active listings	1,582	2,050	↓ -23%	1,674	2,459	↓ -32%
New listings	965	1,182	↓ -18%	9,743	8,981	↑ 8%
Sales volume	\$354,577,575	\$455,189,740	↓ -22%	\$4,170,690,238	\$3,166,909,117	↑ 32%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	412	645	↓ -36%	5,104	5,034	↑ 1%
Active listings	872	1,237	↓ -30%	926	1,568	↓ -41%
Median price	\$510,000	\$416,000	↑ 23%	\$490,000	\$390,000	↑ 26%
Average selling time (days)	31	41	↓ -10	28	50	↓ -22
Condominium						
Sales	247	366	↓ -33%	3,024	2,630	↑ 15%
Active listings	497	639	↓ -22%	549	688	↓ -20%
Median price	\$320,000	\$255,000	↑ 25%	\$310,000	\$245,000	↑ 27%
Average selling time (days)	32	33	↓ -1	29	47	↓ -18
Plex (2-5 units)						
Sales	55	62	↓ -11%	543	390	↑ 39%
Active listings	208	169	↑ 23%	193	196	↓ -2%
Median price	\$570,000	\$510,450	↑ 12%	\$590,000	\$495,000	↑ 19%
Average selling time (days)	47	47	↔ 0	41	62	↓ -21

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	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	155	270	↓ -43%	1,688	1,731	↓ -2%
Active listings	360	484	↓ -26%	355	704	↓ -50%
New listings	225	241	↓ -7%	1,973	1,951	↑ 1%
Sales volume	\$79,265,871	\$113,789,898	↓ -30%	\$832,167,493	\$673,934,590	↑ 23%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	109	211	↓ -48%	1,202	1,376	↓ -13%
Active listings	240	384	↓ -38%	240	572	↓ -58%
Median price	\$529,500	\$410,000	↑ 29%	\$505,000	\$385,000	↑ 31%
Average selling time (days)	27	62	↓ -35	29	66	↓ -37
Condominium						
Sales	37	51	↓ -27%	420	321	↑ 31%
Active listings	94	75	↑ 25%	88	106	↓ -16%
Median price	\$325,100	\$257,500	↑ 26%	\$305,250	\$235,100	↑ 30%
Average selling time (days)	41	31	↑ 10	39	40	↓ -1
Plex (2-5 units)						
Sales	9	8	↑ **	64	31	↑ 106%
Active listings	22	17	-	24	21	-
Median price	**	**	-	\$527,500	\$415,000	↑ 27%
Average selling time (days)	**	**	-	39	78	↓ -39

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	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	103	119	↓ -13%	1,018	1,054	↓ -3%
Active listings	198	237	↓ -16%	211	348	↓ -39%
New listings	112	145	↓ -23%	1,154	1,076	↑ 7%
Sales volume	\$41,444,793	\$42,392,625	↓ -2%	\$415,546,317	\$338,337,881	↑ 23%

Detailed Statistics by Property Category

	August			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	69	90	↓ -23%	736	795	↓ -7%
Active listings	120	170	↓ -29%	132	249	↓ -47%
Median price	\$406,000	\$340,000	↑ 19%	\$410,000	\$322,500	↑ 27%
Average selling time (days)	24	45	↓ -21	26	63	↓ -37
Condominium						
Sales	24	18	↑ **	168	187	↓ -10%
Active listings	21	26	-	32	48	↓ -33%
Median price	**	**	-	\$275,000	\$216,500	↑ 27%
Average selling time (days)	**	**	-	25	60	↓ -35
Plex (2-5 units)						
Sales	10	11	↑ **	114	71	↑ 61%
Active listings	56	40	↑ 40%	47	48	↓ -3%
Median price	**	**	-	\$390,000	\$316,800	↑ 23%
Average selling time (days)	**	**	-	51	116	↓ -65

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