



# statistics

residential real estate market



## September 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

|                        | September       |                 |           | Year-to-date     |                  |           |
|------------------------|-----------------|-----------------|-----------|------------------|------------------|-----------|
|                        | 2021            | 2020            | Variation | 2021             | 2020             | Variation |
| <b>Total sales</b>     | 7,731           | 10,721          | ↓ -28%    | 85,314           | 81,673           | ↑ 4%      |
| <b>Active listings</b> | 25,909          | 35,595          | ↓ -27%    | 26,292           | 42,145           | ↓ -38%    |
| <b>New listings</b>    | 11,146          | 13,787          | ↓ -19%    | 101,995          | 98,146           | ↑ 4%      |
| <b>Sales volume</b>    | \$3,315,083,923 | \$4,009,435,858 | ↓ -17%    | \$35,475,351,564 | \$28,106,389,846 | ↑ 26%     |

## Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 4,765     | 7,170     | ↓ -34%    | 53,053       | 55,885    | ↓ -5%     |
| Active listings             | 14,331    | 21,434    | ↓ -33%    | 14,406       | 28,291    | ↓ -49%    |
| Median price                | \$365,000 | \$315,000 | ↑ 16%     | \$359,000    | \$285,000 | ↑ 26%     |
| Average selling time (days) | 46        | 85        | ↓ -39     | 53           | 99        | ↓ -46     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 2,075     | 2,602     | ↓ -20%    | 22,760       | 19,240    | ↑ 18%     |
| Active listings             | 6,921     | 9,391     | ↓ -26%    | 7,392        | 8,927     | ↓ -17%    |
| Median price                | \$335,000 | \$286,000 | ↑ 17%     | \$323,000    | \$265,000 | ↑ 22%     |
| Average selling time (days) | 55        | 66        | ↓ -11     | 53           | 72        | ↓ -19     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 853       | 881       | ↓ -3%     | 9,118        | 6,135     | ↑ 49%     |
| Active listings             | 4,334     | 4,431     | ↓ -2%     | 4,238        | 4,472     | ↓ -5%     |
| Median price                | \$434,007 | \$423,250 | ↑ 3%      | \$446,000    | \$417,000 | ↑ 7%      |
| Average selling time (days) | 77        | 83        | ↓ -6      | 67           | 97        | ↓ -30     |

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

[Back](#)

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### Summary of Residential Activity

|                 | September     |               |           | Year-to-date    |                 |           |
|-----------------|---------------|---------------|-----------|-----------------|-----------------|-----------|
|                 | 2021          | 2020          | Variation | 2021            | 2020            | Variation |
| Total sales     | 686           | 933           | ↓ -26%    | 7,829           | 7,715           | ↑ 1%      |
| Active listings | 3,083         | 4,621         | ↓ -33%    | 3,330           | 6,035           | ↓ -45%    |
| New listings    | 997           | 1,190         | ↓ -16%    | 9,178           | 9,081           | ↑ 1%      |
| Sales volume    | \$230,145,245 | \$289,733,399 | ↓ -21%    | \$2,525,095,646 | \$2,208,699,946 | ↑ 14%     |

### Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 402       | 618       | ↓ -35%    | 4,726        | 5,331     | ↓ -11%    |
| Active listings             | 1,536     | 2,411     | ↓ -36%    | 1,632        | 3,521     | ↓ -54%    |
| Median price                | \$315,000 | \$282,000 | ↑ 12%     | \$309,950    | \$268,000 | ↑ 16%     |
| Average selling time (days) | 50        | 106       | ↓ -56     | 61           | 123       | ↓ -62     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 211       | 246       | ↓ -14%    | 2,432        | 1,859     | ↑ 31%     |
| Active listings             | 1,164     | 1,819     | ↓ -36%    | 1,316        | 2,029     | ↓ -35%    |
| Median price                | \$225,000 | \$200,000 | ↑ 13%     | \$208,000    | \$192,000 | ↑ 8%      |
| Average selling time (days) | 106       | 144       | ↓ -38     | 108          | 159       | ↓ -51     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 73        | 68        | ↑ 7%      | 664          | 512       | ↑ 30%     |
| Active listings             | 375       | 383       | ↓ -2%     | 375          | 473       | ↓ -21%    |
| Median price                | \$335,500 | \$335,000 | ↔ 0%      | \$350,500    | \$318,164 | ↑ 10%     |
| Average selling time (days) | 102       | 107       | ↓ -5      | 76           | 134       | ↓ -58     |

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[Back](#)

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**Summary of Residential Activity**

|                        | September       |                 |           | Year-to-date     |                  |           |
|------------------------|-----------------|-----------------|-----------|------------------|------------------|-----------|
|                        | 2021            | 2020            | Variation | 2021             | 2020             | Variation |
| <b>Total sales</b>     | 3,671           | 5,120           | ↓ -28%    | 42,163           | 39,924           | ↑ 6%      |
| <b>Active listings</b> | 11,182          | 13,891          | ↓ -20%    | 10,957           | 13,704           | ↓ -20%    |
| <b>New listings</b>    | 5,818           | 7,499           | ↓ -22%    | 52,179           | 50,244           | ↑ 4%      |
| <b>Sales volume</b>    | \$2,007,815,653 | \$2,445,053,871 | ↓ -18%    | \$22,232,851,518 | \$17,485,916,374 | ↑ 27%     |

**Detailed Statistics by Property Category**

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 1,713     | 2,734     | ↓ -37%    | 20,595       | 22,051    | ↓ -7%     |
| Active listings             | 4,322     | 5,763     | ↓ -25%    | 4,003        | 6,871     | ↓ -42%    |
| Median price                | \$504,500 | \$430,000 | ↑ 17%     | \$487,000    | \$389,000 | ↑ 25%     |
| Average selling time (days) | 32        | 45        | ↓ -13     | 32           | 57        | ↓ -25     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 1,554     | 1,898     | ↓ -18%    | 16,959       | 14,415    | ↑ 18%     |
| Active listings             | 4,832     | \$6,244   | ↓ -23%    | 5,108        | 5,192     | ↓ -2%     |
| Median price                | \$365,000 | \$318,000 | ↑ 15%     | \$355,000    | \$298,000 | ↑ 19%     |
| Average selling time (days) | 45        | 45        | ↔ 0       | 44           | 52        | ↓ -8      |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 401       | 480       | ↓ -16%    | 4,570        | 3,415     | ↑ 34%     |
| Active listings             | 1,989     | 1,845     | ↑ 8%      | 1,816        | 1,597     | ↑ 14%     |
| Median price                | \$690,000 | \$610,000 | ↑ 13%     | \$679,500    | \$600,291 | ↑ 13%     |
| Average selling time (days) | 53        | 54        | ↓ -1      | 48           | 63        | ↓ -15     |

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[Back](#)

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## Summary of Residential Activity

|                        | September     |                 |           | Year-to-date     |                 |           |
|------------------------|---------------|-----------------|-----------|------------------|-----------------|-----------|
|                        | 2021          | 2020            | Variation | 2021             | 2020            | Variation |
| <b>Total sales</b>     | 1,432         | 1,817           | ↓ -21%    | 16,093           | 13,431          | ↑ 20%     |
| <b>Active listings</b> | 6,148         | 7,284           | ↓ -16%    | 6,092            | 5,842           | ↑ 4%      |
| <b>New listings</b>    | 2,505         | 3,251           | ↓ -23%    | 22,238           | 20,643          | ↑ 8%      |
| <b>Sales volume</b>    | \$956,734,478 | \$1,089,672,665 | ↓ -12%    | \$10,273,444,144 | \$7,678,300,568 | ↑ 34%     |

## Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 346       | 557       | ↓ -38%    | 4,039        | 4,036     | ↔ 0%      |
| Active listings             | 1,284     | 1,598     | ↓ -20%    | 1,127        | 1,617     | ↓ -30%    |
| Median price                | \$710,000 | \$630,000 | ↑ 13%     | \$705,000    | \$580,000 | ↑ 22%     |
| Average selling time (days) | 44        | 47        | ↓ -3      | 40           | 57        | ↓ -17     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 842       | 971       | ↓ -13%    | 9,294        | 7,212     | ↑ 29%     |
| Active listings             | 3,573     | 4,484     | ↓ -20%    | 3,797        | 3,239     | ↑ 17%     |
| Median price                | \$428,000 | \$392,250 | ↑ 9%      | \$415,000    | \$385,000 | ↑ 8%      |
| Average selling time (days) | 56        | 43        | ↑ 13      | 53           | 48        | ↑ 5       |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 244       | 289       | ↓ -16%    | 2,760        | 2,183     | ↑ 26%     |
| Active listings             | 1,291     | 1,202     | ↑ 7%      | 1,168        | 986       | ↑ 19%     |
| Median price                | \$771,250 | \$698,000 | ↑ 10%     | \$750,000    | \$675,000 | ↑ 11%     |
| Average selling time (days) | 54        | 47        | ↑ 7       | 48           | 57        | ↓ -9      |

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[Back](#)

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## Summary of Residential Activity

|                        | September            |                      |           | Year-to-date           |                        |           |
|------------------------|----------------------|----------------------|-----------|------------------------|------------------------|-----------|
|                        | 2021                 | 2020                 | Variation | 2021                   | 2020                   | Variation |
| <b>Total sales</b>     | <b>359</b>           | <b>539</b>           | ↓ -33%    | <b>4,105</b>           | <b>4,188</b>           | ↓ -2%     |
| <b>Active listings</b> | <b>904</b>           | <b>1,263</b>         | ↓ -28%    | <b>922</b>             | <b>1,387</b>           | ↓ -34%    |
| <b>New listings</b>    | <b>552</b>           | <b>702</b>           | ↓ -21%    | <b>4,839</b>           | <b>4,968</b>           | ↓ -3%     |
| <b>Sales volume</b>    | <b>\$171,659,617</b> | <b>\$229,765,557</b> | ↓ -25%    | <b>\$2,012,514,042</b> | <b>\$1,651,052,754</b> | ↑ 22%     |

## Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 211       | 328       | ↓ -36%    | 2,453        | 2,581     | ↓ -5%     |
| Active listings             | 471       | 686       | ↓ -31%    | 481          | 787       | ↓ -39%    |
| Median price                | \$490,000 | \$430,000 | ↑ 14%     | \$490,000    | \$400,000 | ↑ 23%     |
| Average selling time (days) | 26        | 44        | ↓ -18     | 32           | 52        | ↓ -20     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 129       | 188       | ↓ -31%    | 1,376        | 1,395     | ↓ -1%     |
| Active listings             | 311       | 461       | ↓ -33%    | 333          | 498       | ↓ -33%    |
| Median price                | \$354,000 | \$285,500 | ↑ 24%     | \$334,950    | \$270,000 | ↑ 24%     |
| Average selling time (days) | 36        | 62        | ↓ -26     | 43           | 62        | ↓ -19     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 19        | 23        | ↑ **      | 276          | 212       | ↑ 30%     |
| Active listings             | 122       | 116       | ↑ 5%      | 108          | 102       | ↑ 6%      |
| Median price                | **        | **        | -         | \$650,000    | \$540,000 | ↑ 20%     |
| Average selling time (days) | **        | **        | -         | 47           | 74        | ↓ -27     |

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[Back](#)

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### Summary of Residential Activity

|                 | September     |               |           | Year-to-date    |                 |           |
|-----------------|---------------|---------------|-----------|-----------------|-----------------|-----------|
|                 | 2021          | 2020          | Variation | 2021            | 2020            | Variation |
| Total sales     | 814           | 1,219         | ↓ -33%    | 9,526           | 9,914           | ↓ -4%     |
| Active listings | 1,715         | 2,390         | ↓ -28%    | 1,683           | 3,025           | ↓ -44%    |
| New listings    | 1,187         | 1,555         | ↓ -24%    | 10,680          | 10,634          | ↔ 0%      |
| Sales volume    | \$359,863,859 | \$454,760,486 | ↓ -21%    | \$4,011,997,485 | \$3,306,526,301 | ↑ 21%     |

### Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 511       | 832       | ↓ -39%    | 6,421        | 7,212     | ↓ -11%    |
| Active listings             | 1,140     | 1,642     | ↓ -31%    | 1,084        | 2,140     | ↓ -49%    |
| Median price                | \$437,000 | \$365,000 | ↑ 20%     | \$415,000    | \$325,000 | ↑ 28%     |
| Average selling time (days) | 29        | 44        | ↓ -15     | 30           | 62        | ↓ -32     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 230       | 311       | ↓ -26%    | 2,324        | 2,242     | ↑ 4%      |
| Active listings             | 279       | 455       | ↓ -39%    | 307          | 613       | ↓ -50%    |
| Median price                | \$290,000 | \$225,000 | ↑ 29%     | \$269,000    | \$208,000 | ↑ 29%     |
| Average selling time (days) | 26        | 49        | ↓ -23     | 28           | 67        | ↓ -39     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 71        | 71        | ↔ 0%      | 747          | 431       | ↑ 73%     |
| Active listings             | 268       | 267       | ↔ 0%      | 270          | 245       | ↑ 10%     |
| Median price                | \$585,000 | \$455,000 | ↑ 29%     | \$525,000    | \$405,000 | ↑ 30%     |
| Average selling time (days) | 65        | 70        | ↓ -5      | 52           | 83        | ↓ -31     |

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[Back](#)

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### Summary of Residential Activity

|                 | September     |               |           | Year-to-date    |                 |           |
|-----------------|---------------|---------------|-----------|-----------------|-----------------|-----------|
|                 | 2021          | 2020          | Variation | 2021            | 2020            | Variation |
| Total sales     | 797           | 1,167         | ↓ -32%    | 9,465           | 9,228           | ↑ 3%      |
| Active listings | 1,766         | 2,168         | ↓ -19%    | 1,686           | 2,427           | ↓ -31%    |
| New listings    | 1,159         | 1,486         | ↓ -22%    | 10,885          | 10,467          | ↑ 4%      |
| Sales volume    | \$394,117,103 | \$511,667,087 | ↓ -23%    | \$4,562,286,441 | \$3,678,576,204 | ↑ 24%     |

### Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 458       | 718       | ↓ -36%    | 5,558        | 5,752     | ↓ -3%     |
| Active listings             | 1,003     | 1,293     | ↓ -22%    | 936          | 1,537     | ↓ -39%    |
| Median price                | \$500,000 | \$430,000 | ↑ 16%     | \$490,000    | \$397,500 | ↑ 23%     |
| Average selling time (days) | 28        | 39        | ↓ -11     | 28           | 49        | ↓ -21     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 288       | 365       | ↓ -21%    | 3,312        | 2,995     | ↑ 11%     |
| Active listings             | 531       | 682       | ↓ -22%    | 548          | 687       | ↓ -20%    |
| Median price                | \$325,000 | \$270,000 | ↑ 20%     | \$310,000    | \$247,950 | ↑ 25%     |
| Average selling time (days) | 36        | 41        | ↓ -5      | 30           | 47        | ↓ -17     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 50        | 84        | ↓ -40%    | 592          | 474       | ↑ 25%     |
| Active listings             | 229       | 188       | ↑ 22%     | 197          | 195       | ↑ 1%      |
| Median price                | \$595,500 | \$498,750 | ↑ 19%     | \$590,000    | \$496,250 | ↑ 19%     |
| Average selling time (days) | 38        | 60        | ↓ -22     | 41           | 62        | ↓ -21     |

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[Back](#)

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### Summary of Residential Activity

|                 | September    |               |           | Year-to-date  |               |           |
|-----------------|--------------|---------------|-----------|---------------|---------------|-----------|
|                 | 2021         | 2020          | Variation | 2021          | 2020          | Variation |
| Total sales     | 178          | 239           | ↓ -26%    | 1,866         | 1,970         | ↓ -5%     |
| Active listings | 428          | 542           | ↓ -21%    | 363           | 686           | ↓ -47%    |
| New listings    | 281          | 339           | ↓ -17%    | 2,253         | 2,290         | ↓ -2%     |
| Sales volume    | \$88,235,696 | \$108,578,081 | ↓ -19%    | \$920,403,189 | \$782,512,671 | ↑ 18%     |

### Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 126       | 187       | ↓ -33%    | 1,328        | 1,563     | ↓ -15%    |
| Active listings             | 293       | 381       | ↓ -23%    | 245          | 551       | ↓ -55%    |
| Median price                | \$520,000 | \$420,000 | ↑ 24%     | \$505,000    | \$388,000 | ↑ 30%     |
| Average selling time (days) | 26        | 69        | ↓ -43     | 29           | 66        | ↓ -37     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 48        | 47        | ↑ 2%      | 468          | 368       | ↑ 27%     |
| Active listings             | 97        | 127       | ↓ -24%    | 90           | 108       | ↓ -17%    |
| Median price                | \$310,500 | \$255,000 | ↑ 22%     | \$305,500    | \$238,000 | ↑ 28%     |
| Average selling time (days) | 29        | 37        | ↓ -8      | 38           | 40        | ↓ -2      |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 4         | 3         | ↑ **      | 68           | 34        | ↑ 100%    |
| Active listings             | 31        | 27        | -         | 25           | 22        | -         |
| Median price                | **        | **        | -         | \$520,000    | \$415,000 | ↑ 25%     |
| Average selling time (days) | **        | **        | -         | 41           | 77        | ↓ -36     |

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[Back](#)

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## Summary of Residential Activity

|                 | September    |              |           | Year-to-date  |               |           |
|-----------------|--------------|--------------|-----------|---------------|---------------|-----------|
|                 | 2021         | 2020         | Variation | 2021          | 2020          | Variation |
| Total sales     | 91           | 139          | ↓ -35%    | 1,108         | 1,193         | ↓ -7%     |
| Active listings | 221          | 244          | ↓ -9%     | 212           | 336           | ↓ -37%    |
| New listings    | 134          | 166          | ↓ -19%    | 1,284         | 1,242         | ↑ 3%      |
| Sales volume    | \$37,204,900 | \$50,609,995 | ↓ -26%    | \$452,206,217 | \$388,947,876 | ↑ 16%     |

## Detailed Statistics by Property Category

|                             | September |           |           | Year-to-date |           |           |
|-----------------------------|-----------|-----------|-----------|--------------|-----------|-----------|
|                             | 2021      | 2020      | Variation | 2021         | 2020      | Variation |
| <b>Single-family home</b>   |           |           |           |              |           |           |
| Sales                       | 61        | 112       | ↓ -46%    | 796          | 907       | ↓ -12%    |
| Active listings             | 131       | 163       | ↓ -20%    | 131          | 240       | ↓ -45%    |
| Median price                | \$420,000 | \$358,000 | ↑ 17%     | \$410,050    | \$325,500 | ↑ 26%     |
| Average selling time (days) | 36        | 37        | ↓ -1      | 27           | 60        | ↓ -33     |
| <b>Condominium</b>          |           |           |           |              |           |           |
| Sales                       | 17        | 16        | ↑ **      | 185          | 203       | ↓ -9%     |
| Active listings             | 41        | 35        | ↑ 17%     | 33           | 47        | ↓ -29%    |
| Median price                | **        | **        | -         | \$275,000    | \$219,000 | ↑ 26%     |
| Average selling time (days) | **        | **        | -         | 26           | 57        | ↓ -31     |
| <b>Plex (2-5 units)</b>     |           |           |           |              |           |           |
| Sales                       | 13        | 10        | ↑ **      | 127          | 81        | ↑ 57%     |
| Active listings             | 48        | 45        | ↑ 7%      | 47           | 48        | ↓ -2%     |
| Median price                | **        | **        | -         | \$390,000    | \$316,800 | ↑ 23%     |
| Average selling time (days) | **        | **        | -         | 52           | 113       | ↓ -61     |

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

[Back](#)

Variations are calculated in relation to the same period of the previous year.

Source: QPAREB by the Centris system

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

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)