



statistics

residential real estate market



October 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

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	8,579	11,212	↓ -23%	93,814	92,885	↑ 1%
Active listings	25,503	34,706	↓ -27%	26,150	41,400	↓ -37%
New listings	10,485	12,977	↓ -19%	112,301	111,117	↑ 1%
Sales volume	\$3,860,027,892	\$4,343,494,084	↓ -11%	\$39,303,836,165	\$32,449,870,930	↑ 21%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	5,358	7,277	↓ -26%	58,357	63,162	↓ -8%
Active listings	13,993	20,480	↓ -32%	14,340	27,510	↓ -48%
Median price	\$385,000	\$320,000	↑ 20%	\$360,000	\$290,000	↑ 24%
Average selling time (days)	45	71	↓ -26	52	95	↓ -43
Condominium						
Sales	2,235	2,774	↓ -19%	24,984	22,014	↑ 13%
Active listings	6,915	9,382	↓ -26%	7,328	8,972	↓ -18%
Median price	\$349,450	\$290,000	↑ 21%	\$325,000	\$269,000	↑ 21%
Average selling time (days)	50	58	↓ -8	\$53	70	↓ -17
Plex (2-5 units)						
Sales	950	1,105	↓ -14%	10,057	7,240	↑ 39%
Active listings	4,279	4,515	↓ -5%	4,229	4,476	↓ -6%
Median price	\$515,000	\$455,500	↑ 13%	\$450,000	\$422,500	↑ 7%
Average selling time (days)	69	75	↓ -6	67	94	↓ -27

** 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

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	765	1,014	↓ -25%	8,590	8,729	↓ -2%
Active listings	3,123	4,528	↓ -31%	3,302	5,885	↓ -44%
New listings	1,007	1,218	↓ -17%	10,170	10,299	↓ -1%
Sales volume	\$255,187,553	\$307,173,854	↓ -17%	\$2,779,340,799	\$2,515,873,800	↑ 10%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	456	661	↓ -31%	5,181	5,992	↓ -14%
Active listings	1,598	2,345	↓ -32%	1,626	3,404	↓ -52%
Median price	\$320,000	\$278,000	↑ 15%	\$310,000	\$269,900	↑ 15%
Average selling time (days)	52	90	↓ -38	60	119	↓ -59
Condominium						
Sales	241	263	↓ -8%	2,671	2,122	↑ 26%
Active listings	1,133	1,802	↓ -37%	1,296	2,006	↓ -35%
Median price	\$220,000	\$196,000	↑ 12%	\$209,000	\$192,000	↑ 9%
Average selling time (days)	99	143	↓ -44	107 \$	157	↓ -50
Plex (2-5 units)						
Sales	68	90	↓ -24%	731	602	↑ 21%
Active listings	383	374	↑ 2%	373	463	↓ -20%
Median price	\$348,750	\$332,000	↑ 5%	\$350,000	\$320,000	↑ 9%
Average selling time (days)	68	79	↓ -11	75	125	↓ -50

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Summary of Residential Activity

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	4,320	5,684	↓ -24%	46,448	45,608	↑ 2%
Active listings	11,195	14,074	↓ -20%	10,952	13,741	↓ -20%
New listings	5,515	7,110	↓ -22%	57,605	57,351	≈ 0%
Sales volume	\$2,455,373,067	\$2,792,766,885	↓ -12%	\$24,666,942,227	\$20,278,663,259	↑ 22%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	2,155	2,982	↓ -28%	22,729	25,033	↓ -9%
Active listings	4,252	5,754	↓ -26%	4,018	6,759	↓ -41%
Median price	\$515,000	\$430,250	↑ 20%	\$490,000	\$394,000	↑ 24%
Average selling time (days)	29	39	↓ -10	31	55	↓ -24
Condominium						
Sales	1,657	2,053	↓ -19%	18,610	16,468	↑ 13%
Active listings	4,911	6,398	↓ -23%	5,074	5,312	↓ -4%
Median price	\$379,900	\$322,500	↑ 18%	\$356,600	\$300,000	↑ 19%
Average selling time (days)	42	42	≈ 0	\$43	51	↓ -8
Plex (2-5 units)						
Sales	505	635	↓ -20%	5,067	4,050	↑ 25%
Active listings	1,996	1,890	↑ 6%	1,831	1,627	↑ 13%
Median price	\$707,250	\$629,000	↑ 12%	\$680,000	\$609,000	↑ 12%
Average selling time (days)	55	45	↑ 10	48	61	↓ -13

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Summary of Residential Activity

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,690	2,074	↓ -19%	17,766	15,505	↑ 15%
Active listings	6,080	7,420	↓ -18%	6,073	5,999	↑ 1%
New listings	2,320	2,969	↓ -22%	24,524	23,612	↑ 4%
Sales volume	\$1,154,310,441	\$1,297,556,942	↓ -11%	\$11,414,694,785	\$8,975,837,510	↑ 27%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	447	606	↓ -26%	4,480	4,642	↓ -3%
Active listings	1,230	1,559	↓ -21%	1,133	1,611	↓ -30%
Median price	\$709,000	\$635,250	↑ 12%	\$705,000	\$587,000	↑ 20%
Average selling time (days)	38	45	↓ -7	40	55	↓ -15
Condominium						
Sales	935	1,080	↓ -13%	10,223	8,292	↑ 23%
Active listings	3,536	4,638	↓ -24%	3,759	3,379	↑ 11%
Median price	\$439,000	\$390,000	↑ 13%	\$416,000	\$385,000	↑ 8%
Average selling time (days)	52	40	↑ 12	\$53	47	↑ 6
Plex (2-5 units)						
Sales	308	388	↓ -21%	3,063	2,571	↑ 19%
Active listings	1,314	1,223	↑ 7%	1,182	1,010	↑ 17%
Median price	\$775,000	\$700,000	↑ 11%	\$752,750	\$680,500	↑ 11%
Average selling time (days)	56	45	↑ 11	49	55	↓ -6

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Summary of Residential Activity

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	412	573	↓ -28%	4,514	4,761	↓ -5%
Active listings	906	1,276	↓ -29%	919	1,376	↓ -33%
New listings	512	692	↓ -26%	5,348	5,660	↓ -6%
Sales volume	\$222,511,952	\$245,326,310	↓ -9%	\$2,233,578,994	\$1,896,379,064	↑ 18%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	245	336	↓ -27%	2,695	2,917	↓ -8%
Active listings	475	695	↓ -32%	478	778	↓ -39%
Median price	\$515,000	\$432,250	↑ 19%	\$493,000	\$405,000	↑ 22%
Average selling time (days)	25	34	↓ -9	32	50	↓ -18
Condominium						
Sales	138	194	↓ -29%	1,514	1,589	↓ -5%
Active listings	310	456	↓ -32%	331	494	↓ -33%
Median price	\$365,000	\$289,700	↑ 26%	\$335,000	\$275,000	↑ 22%
Average selling time (days)	32	54	↓ -22	\$42	61	↓ -19
Plex (2-5 units)						
Sales	29	43	↑ **	305	255	↑ 20%
Active listings	121	125	↓ -3%	110	104	↑ 5%
Median price	**	\$580,000	-	\$650,000	\$550,000	↑ 18%
Average selling time (days)	**	46	-	47	70	↓ -23

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Summary of Residential Activity

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	963	1,321	↓ -27%	10,479	11,235	↓ -7%
Active listings	1,721	2,428	↓ -29%	1,684	2,965	↓ -43%
New listings	1,129	1,519	↓ -26%	11,777	12,150	↓ -3%
Sales volume	\$436,244,285	\$490,791,028	↓ -11%	\$4,444,208,970	\$3,797,317,329	↑ 17%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	668	940	↓ -29%	7,081	8,152	↓ -13%
Active listings	1,094	1,666	↓ -34%	1,084	2,092	↓ -48%
Median price	\$450,000	\$362,000	↑ 24%	\$417,575	\$330,000	↑ 27%
Average selling time (days)	28	34	↓ -6	30	59	↓ -29
Condominium						
Sales	213	280	↓ -24%	2,537	2,522	↑ 1%
Active listings	353	471	↓ -25%	312	598	↓ -48%
Median price	\$285,000	\$230,000	↑ 24%	\$270,000	\$210,000	↑ 29%
Average selling time (days)	26	44	↓ -18	\$28	64	↓ -36
Plex (2-5 units)						
Sales	80	94	↓ -15%	825	525	↑ 57%
Active listings	248	269	↓ -8%	267	247	↑ 8%
Median price	\$589,000	\$438,750	↑ 34%	\$540,000	\$410,000	↑ 32%
Average selling time (days)	62	55	↑ 7	52	78	↓ -26

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Summary of Residential Activity

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	942	1,263	↓ -25%	10,402	10,491	↓ -1%
Active listings	1,865	2,238	↓ -17%	1,699	2,408	↓ -29%
New listings	1,216	1,487	↓ -18%	12,085	11,954	↑ 1%
Sales volume	\$489,681,502	\$565,628,157	↓ -13%	\$5,049,232,443	\$4,244,204,361	↑ 19%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	573	773	↓ -26%	6,127	6,525	↓ -6%
Active listings	1,042	1,340	↓ -22%	944	1,518	↓ -38%
Median price	\$508,000	\$445,100	↑ 14%	\$491,000	\$400,765	↑ 23%
Average selling time (days)	27	36	↓ -9	28	47	↓ -19
Condominium						
Sales	310	403	↓ -23%	3,622	3,398	↑ 7%
Active listings	577	690	↓ -16%	550	687	↓ -20%
Median price	\$330,000	\$270,500	↑ 22%	\$312,500	\$250,000	↑ 25%
Average selling time (days)	29	34	↓ -5	\$29	45	↓ -16
Plex (2-5 units)						
Sales	59	87	↓ -32%	650	561	↑ 16%
Active listings	243	201	↑ 21%	200	196	↑ 2%
Median price	\$635,000	\$570,000	↑ 11%	\$595,000	\$502,500	↑ 18%
Average selling time (days)	45	34	↑ 11	41	58	↓ -17

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	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	201	300	↓ -33%	2,067	2,270	↓ -9%
Active listings	406	482	↓ -16%	367	666	↓ -45%
New listings	212	286	↓ -26%	2,463	2,576	↓ -4%
Sales volume	\$105,697,528	\$131,808,936	↓ -20%	\$1,026,093,459	\$914,321,607	↑ 12%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	144	216	↓ -33%	1,472	1,779	↓ -17%
Active listings	277	341	↓ -19%	248	530	↓ -53%
Median price	\$529,000	\$410,000	↑ 29%	\$510,000	\$390,000	↑ 31%
Average selling time (days)	25	59	↓ -34	29	65	↓ -36
Condominium						
Sales	42	71	↓ -41%	510	439	↑ 16%
Active listings	100	116	↓ -14%	91	109	↓ -16%
Median price	\$328,500	\$262,500	↑ 25%	\$310,000	\$240,000	↑ 29%
Average selling time (days)	32	79	↓ -47	\$37	46	↓ -9
Plex (2-5 units)						
Sales	15	7	↑ **	83	41	↑ 102%
Active listings	22	22	-	25	22	-
Median price	**	**	-	\$490,000	\$415,000	↑ 18%
Average selling time (days)	**	**	-	40	67	↓ -27

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	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	112	153	↓ -27%	1,220	1,346	↓ -9%
Active listings	217	230	↓ -6%	210	326	↓ -35%
New listings	126	157	↓ -20%	1,408	1,399	↑ 1%
Sales volume	\$46,927,359	\$61,655,512	↓ -24%	\$499,133,576	\$450,603,388	↑ 11%

Detailed Statistics by Property Category

	October			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	78	111	↓ -30%	874	1,018	↓ -14%
Active listings	134	153	↓ -12%	131	231	↓ -43%
Median price	\$433,250	\$377,000	↑ 15%	\$415,000	\$331,500	↑ 25%
Average selling time (days)	29	36	↓ -7	27	57	↓ -30
Condominium						
Sales	19	25	↑ **	204	228	↓ -11%
Active listings	35	27	-	32	45	↓ -30%
Median price	**	**	-	\$275,000	\$219,000	↑ 26%
Average selling time (days)	**	**	-	26 \$	53	↓ -27
Plex (2-5 units)						
Sales	14	16	↑ **	141	97	↑ 45%
Active listings	48	50	↓ -4%	47	48	↓ -3%
Median price	**	**	-	\$389,500	\$320,000	↑ 22%
Average selling time (days)	**	**	-	54	99	↓ -45

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