




November 2021

► Province of Quebec

Montreal CMA Quebec City CMA

-  Island of Montreal
-  Laval
-  North Shore of Montreal
-  South Shore of Montreal
-  Vaudreuil-Soulanges
-  Saint-Jean-sur-Richelieu

Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	8,700	10,404	↓ -16%	102,453	103,289	↓ -1%
Active listings	24,202	32,643	↓ -26%	25,898	40,603	↓ -36%
New listings	9,675	10,845	↓ -11%	121,796	121,954	↔ 0%
Sales volume	\$3,899,706,695	\$4,116,549,168	↓ -5%	\$43,174,794,246	\$36,566,420,098	↑ 18%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	5,307	6,611	↓ -20%	63,615	69,773	↓ -9%
Active listings	13,220	18,744	↓ -29%	14,200	26,712	↓ -47%
Median price	\$385,400	\$330,000	↑ 17%	\$362,000	\$293,000	↑ 24%
Average selling time (days)	44	69	↓ -25	52	93	↓ -41
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	2,366	2,651	↓ -11%	27,346	24,665	↑ 11%
Active listings	6,487	9,126	↓ -29%	7,245	8,986	↓ -19%
Median price	\$342,000	\$287,500	↑ 19%	\$325,000	\$270,000	↑ 20%
Average selling time (days)	48	60	↓ -12	53	69	↓ -16
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	989	1,085	↓ -9%	11,039	8,325	↑ 33%
Active listings	4,179	4,483	↓ -7%	4,202	4,477	↓ -6%
Median price	\$525,000	\$430,000	↑ 22%	\$460,000	\$424,000	↑ 8%
Average selling time (days)	67	68	↓ -1	67	90	↓ -23

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

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Source: QPAREB by the Centris system

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Quebec City Metropolitan Area

November 2021

Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	889	1,008	↓ -12%	9,475	9,737	↓ -3%
Active listings	2,918	4,306	↓ -32%	3,260	5,741	↓ -43%
New listings	895	1,056	↓ -15%	11,048	11,355	↓ -3%
Sales volume	\$288,154,027	\$309,407,515	↓ -7%	\$3,066,412,356	\$2,825,281,315	↑ 9%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	531	647	↓ -18%	5,709	6,639	↓ -14%
Active listings	1,485	2,193	↓ -32%	1,609	3,294	↓ -51%
Median price	\$311,500	\$279,500	↑ 11%	\$310,000	\$270,000	↑ 15%
Average selling time (days)	50	86	↓ -36	59	116	↓ -57
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	283	263	↑ 8%	2,953	2,385	↑ 24%
Active listings	1,042	1,753	↓ -41%	1,273	1,983	↓ -36%
Median price	\$220,000	\$203,000	↑ 8%	\$210,000	\$193,000	↑ 9%
Average selling time (days)	85	136	↓ -51	105	154	↓ -49
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	74	96	↓ -23%	805	698	↑ 15%
Active listings	382	356	↑ 7%	371	453	↓ -18%
Median price	\$355,750	\$334,500	↑ 6%	\$350,000	\$321,000	↑ 9%
Average selling time (days)	79	123	↓ -44	76	125	↓ -49

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Montreal Metropolitan Area

November 2021

Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	4,402	5,296	↓ -17%	50,826	50,904	↔ 0%
Active listings	10,693	13,409	↓ -20%	10,892	13,710	↓ -21%
New listings	5,056	5,848	↓ -14%	62,566	63,197	↓ -1%
Sales volume	\$2,488,984,151	\$2,640,772,868	↓ -6%	\$27,141,968,978	\$22,919,436,127	↑ 18%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	2,100	2,733	↓ -23%	24,811	27,766	↓ -11%
Active listings	4,062	5,219	↓ -22%	4,002	6,619	↓ -40%
Median price	\$525,000	\$435,011	↑ 21%	\$492,500	\$399,000	↑ 23%
Average selling time (days)	32	37	↓ -5	31	53	↓ -22
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	1,768	1,965	↓ -10%	20,375	18,433	↑ 11%
Active listings	4,619	6,235	↓ -26%	5,027	5,396	↓ -7%
Median price	\$374,000	\$316,000	↑ 18%	\$359,900	\$302,000	↑ 19%
Average selling time (days)	40	44	↓ -4	43	50	↓ -7
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	528	593	↓ -11%	5,592	4,643	↑ 20%
Active listings	1,975	1,928	↑ 2%	1,835	1,654	↑ 11%
Median price	\$725,000	\$630,000	↑ 15%	\$685,000	\$610,000	↑ 12%
Average selling time (days)	54	46	↑ 8	49	59	↓ -10

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Island of Montreal

November 2021

Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,673	1,896	↓ -12%	19,427	17,401	↑ 12%
Active listings	5,769	7,300	↓ -21%	6,026	6,117	↓ -1%
New listings	2,020	2,505	↓ -19%	26,507	26,115	↑ 2%
Sales volume	\$1,132,005,689	\$1,205,096,375	↓ -6%	\$12,537,253,074	\$10,180,933,885	↑ 23%

Detailed Statistics by Property Category

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	413	540	↓ -24%	4,885	5,182	↓ -6%
Active listings	1,142	1,421	↓ -20%	1,124	1,593	↓ -29%
Median price	\$760,000	\$639,000	↑ 19%	\$710,000	\$590,000	↑ 20%
Average selling time (days)	42	41	↑ 1	40	54	↓ -14
Condominium						
Sales	934	992	↓ -6%	11,156	9,284	↑ 20%
Active listings	3,324	4,614	↓ -28%	3,714	3,491	↑ 6%
Median price	\$426,000	\$400,000	↑ 7%	\$417,949	\$386,050	↑ 8%
Average selling time (days)	49	47	↑ 2	53	47	↑ 6
Plex (2-5 units)						
Sales	326	364	↓ -10%	3,386	2,935	↑ 15%
Active listings	1,303	1,265	↑ 3%	1,189	1,033	↑ 15%
Median price	\$775,000	\$713,250	↑ 9%	\$757,000	\$685,000	↑ 11%
Average selling time (days)	46	48	↓ -2	49	54	↓ -5

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Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	419	536	↓ -22%	4,931	5,297	↓ -7%
Active listings	847	1,174	↓ -28%	912	1,358	↓ -33%
New listings	443	539	↓ -18%	5,780	6,199	↓ -7%
Sales volume	\$215,209,446	\$243,002,838	↓ -11%	\$2,447,866,440	\$2,139,381,902	↑ 14%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	241	315	↓ -23%	2,934	3,232	↓ -9%
Active listings	432	641	↓ -33%	474	766	↓ -38%
Median price	\$515,000	\$441,500	↑ 17%	\$495,000	\$406,250	↑ 22%
Average selling time (days)	35	34	↑ 1	32	49	↓ -17
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	147	185	↓ -21%	1,661	1,774	↓ -6%
Active listings	293	407	↓ -28%	327	486	↓ -33%
Median price	\$375,000	\$297,500	↑ 26%	\$339,000	\$275,000	↑ 23%
Average selling time (days)	36	66	↓ -30	42	62	↓ -20
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	31	36	↓ -14%	336	291	↑ 15%
Active listings	122	126	↓ -3%	111	106	↑ 4%
Median price	\$645,000	\$632,500	↑ 2%	\$650,000	\$565,000	↑ 15%
Average selling time (days)	76	57	↑ 19	49	68	↓ -19

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Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,010	1,238	↓ -18%	11,482	12,473	↓ -8%
Active listings	1,644	2,269	↓ -28%	1,668	2,902	↓ -43%
New listings	1,120	1,244	↓ -10%	12,872	13,394	↓ -4%
Sales volume	\$466,498,320	\$471,172,047	↓ -1%	\$4,908,308,390	\$4,268,489,376	↑ 15%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	660	841	↓ -22%	7,735	8,993	↓ -14%
Active listings	1,058	1,538	↓ -31%	1,076	2,042	↓ -47%
Median price	\$455,000	\$370,000	↑ 23%	\$420,000	\$335,000	↑ 25%
Average selling time (days)	29	36	↓ -7	30	57	↓ -27
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	266	298	↓ -11%	2,802	2,820	↓ -1%
Active listings	320	446	↓ -28%	313	585	↓ -46%
Median price	\$310,000	\$230,000	↑ 35%	\$275,000	\$213,000	↑ 29%
Average selling time (days)	23	37	↓ -14	27	61	↓ -34
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	80	98	↓ -18%	905	623	↑ 45%
Active listings	241	264	↓ -9%	260	249	↑ 4%
Median price	\$630,500	\$402,500	↑ 57%	\$550,000	\$410,000	↑ 34%
Average selling time (days)	79	48	↑ 31	55	73	↓ -18

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Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,018	1,232	↓ -17%	11,419	11,723	↓ -3%
Active listings	1,796	2,047	↓ -12%	1,705	2,375	↓ -28%
New listings	1,112	1,196	↓ -7%	13,182	13,150	↔ 0%
Sales volume	\$532,337,995	\$547,014,326	↓ -3%	\$5,581,188,338	\$4,791,218,687	↑ 16%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	591	745	↓ -21%	6,717	7,270	↓ -8%
Active listings	1,006	1,188	↓ -15%	946	1,488	↓ -36%
Median price	\$530,000	\$430,000	↑ 23%	\$496,350	\$405,000	↑ 23%
Average selling time (days)	28	34	↓ -6	28	46	↓ -18
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	355	409	↓ -13%	3,977	3,807	↑ 4%
Active listings	548	659	↓ -17%	550	685	↓ -20%
Median price	\$341,000	\$269,000	↑ 27%	\$315,000	\$251,000	↑ 25%
Average selling time (days)	31	37	↓ -6	30	44	↓ -14
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	72	75	↓ -4%	722	636	↑ 14%
Active listings	237	196	↑ 21%	203	196	↑ 4%
Median price	\$672,000	\$500,000	↑ 34%	\$600,000	\$502,250	↑ 19%
Average selling time (days)	54	32	↑ 22	43	55	↓ -12

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Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	182	270	↓ -33%	2,248	2,540	↓ -11%
Active listings	401	398	↑ 1%	368	642	↓ -43%
New listings	225	239	↓ -6%	2,686	2,815	↓ -5%
Sales volume	\$98,157,114	\$126,630,670	↓ -22%	\$1,123,720,573	\$1,040,952,277	↑ 8%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	123	199	↓ -38%	1,594	1,978	↓ -19%
Active listings	267	290	↓ -8%	248	508	↓ -51%
Median price	\$526,000	\$450,000	↑ 17%	\$510,000	\$398,100	↑ 28%
Average selling time (days)	30	50	↓ -20	29	64	↓ -35
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	52	64	↓ -19%	562	503	↑ 12%
Active listings	102	83	↑ 23%	92	106	↓ -14%
Median price	\$332,407	\$255,000	↑ 30%	\$315,000	\$245,000	↑ 29%
Average selling time (days)	45	21	↑ 24	38	43	↓ -5
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	5	6	↑ **	88	47	↑ 87%
Active listings	25	23	-	25	22	-
Median price	**	**	-	\$510,000	\$415,000	↑ 23%
Average selling time (days)	**	**	-	41	65	↓ -24

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Summary of Residential Activity

	November			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	100	124	↓ -19%	1,319	1,470	↓ -10%
Active listings	236	221	↑ 7%	213	316	↓ -33%
New listings	136	125	↑ 9%	1,539	1,524	↑ 1%
Sales volume	\$44,775,587	\$47,856,612	↓ -6%	\$543,632,163	\$498,460,000	↑ 9%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	2021	2020	Variation	2021	2020	Variation
Sales	72	93	↓ -23%	946	1,111	↓ -15%
Active listings	157	141	↑ 11%	134	223	↓ -40%
Median price	\$430,500	\$399,500	↑ 8%	\$419,500	\$335,000	↑ 25%
Average selling time (days)	26	27	↓ -1	27	55	↓ -28
Condominium	2021	2020	Variation	2021	2020	Variation
Sales	14	17	↑ **	217	245	↓ -11%
Active listings	32	26	-	32	43	↓ -27%
Median price	**	**	-	\$276,000	\$220,000	↑ 25%
Average selling time (days)	**	**	-	29	52	↓ -23
Plex (2-5 units)	2021	2020	Variation	2021	2020	Variation
Sales	14	14	↑ **	155	111	↑ 40%
Active listings	47	54	↓ -13%	47	49	↓ -4%
Median price	**	**	-	\$390,000	\$319,000	↑ 22%
Average selling time (days)	**	**	-	53	92	↓ -39

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