



statistics

residential real estate market



December 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

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	7,262	8,883	↓ -18%	109,588	112,171	↓ -2%
Active listings	20,014	28,227	↓ -29%	25,324	39,465	↓ -36%
New listings	5,407	7,557	↓ -28%	126,730	129,501	↓ -2%
Sales volume	\$3,272,353,794	\$3,436,870,046	↓ -5%	\$46,389,906,680	\$40,003,005,144	↑ 16%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	4,387	5,604	↓ -22%	67,914	75,377	↓ -10%
Active listings	10,805	16,020	↓ -33%	13,848	25,705	↓ -46%
Median price	\$395,000	\$330,000	↑ 20%	\$365,000	\$295,000	↑ 24%
Average selling time (days)	46	71	↓ -25	51	91	↓ -40
Condominium						
Sales	1,938	2,176	↓ -11%	29,275	26,840	↑ 9%
Active listings	5,234	7,792	↓ -33%	6,962	8,721	↓ -20%
Median price	\$347,750	\$290,000	↑ 20%	\$328,000	\$272,000	↑ 21%
Average selling time (days)	52	61	↓ -9	53	68	↓ -15
Plex (2-5 units)						
Sales	906	1,067	↓ -15%	11,920	9,392	↑ 27%
Active listings	3,470	3,896	↓ -11%	4,036	4,332	↓ -7%
Median price	\$490,750	\$439,450	↑ 12%	\$462,000	\$425,000	↑ 9%
Average selling time (days)	66	87	↓ -21	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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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	736	885	↓ -17%	10,197	10,622	↓ -4%
Active listings	2,441	3,762	↓ -35%	3,092	5,392	↓ -43%
New listings	559	813	↓ -31%	11,566	12,167	↓ -5%
Sales volume	\$246,694,623	\$274,340,491	↓ -10%	\$3,308,378,749	\$3,099,621,806	↑ 7%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	454	567	↓ -20%	6,152	7,206	↓ -15%
Active listings	1,188	1,852	↓ -36%	1,492	3,024	↓ -51%
Median price	\$318,875	\$282,900	↑ 13%	\$311,143	\$270,000	↑ 15%
Average selling time (days)	48	87	↓ -39	58	113	↓ -55
Condominium						
Sales	214	229	↓ -7%	3,166	2,614	↑ 21%
Active listings	821	1,493	↓ -45%	1,160	1,831	↓ -37%
Median price	\$225,000	\$190,000	↑ 18%	\$210,000	\$193,000	↑ 9%
Average selling time (days)	91	143	↓ -52	104	153	↓ -49
Plex (2-5 units)						
Sales	67	89	↓ -25%	870	787	↑ 11%
Active listings	286	307	↓ -7%	325	377	↓ -14%
Median price	\$350,000	\$365,000	↓ -4%	\$350,000	\$324,900	↑ 8%
Average selling time (days)	79	129	↓ -50	76	126	↓ -50

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	3,675	4,541	↓ -19%	54,439	55,445	↓ -2%
Active listings	8,265	10,992	↓ -25%	10,613	13,387	↓ -21%
New listings	2,585	3,708	↓ -30%	64,878	66,902	↓ -3%
Sales volume	\$2,083,186,528	\$2,197,628,626	↓ -5%	\$29,189,795,341	\$25,117,064,753	↑ 16%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	1,757	2,363	↓ -26%	26,529	30,129	↓ -12%
Active listings	2,925	3,938	↓ -26%	3,861	6,289	↓ -39%
Median price	\$525,000	\$430,000	↑ 22%	\$495,000	\$400,000	↑ 24%
Average selling time (days)	32	40	↓ -8	32	52	↓ -20
Condominium						
Sales	1,455	1,619	↓ -10%	21,824	20,052	↑ 9%
Active listings	3,607	5,093	↓ -29%	4,791	5,220	↓ -8%
Median price	\$379,950	\$325,000	↑ 17%	\$360,000	\$305,000	↑ 18%
Average selling time (days)	47	46	↑ 1	43	50	↓ -7
Plex (2-5 units)						
Sales	460	558	↓ -18%	6,037	5,201	↑ 16%
Active listings	1,479	1,577	↓ -6%	1,705	1,550	↑ 10%
Median price	\$730,000	\$640,000	↑ 14%	\$690,000	\$615,000	↑ 12%
Average selling time (days)	51	49	↑ 2	49	58	↓ -9

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,406	1,643	↓ -14%	20,818	19,044	↑ 9%
Active listings	4,662	6,023	↓ -23%	5,858	5,999	↓ -2%
New listings	1,080	1,434	↓ -25%	27,501	27,547	↔ 0%
Sales volume	\$947,668,069	\$1,003,282,321	↓ -6%	\$13,474,158,443	\$11,184,216,206	↑ 20%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	335	445	↓ -25%	5,212	5,627	↓ -7%
Active listings	820	1,006	↓ -18%	1,050	1,442	↓ -27%
Median price	\$700,000	\$616,000	↑ 14%	\$710,000	\$594,000	↑ 20%
Average selling time (days)	48	54	↓ -6	41	54	↓ -13
Condominium						
Sales	798	852	↓ -6%	11,950	10,136	↑ 18%
Active listings	2,654	3,683	↓ -28%	3,512	3,357	↑ 5%
Median price	\$430,000	\$400,000	↑ 8%	\$419,900	\$388,000	↑ 8%
Average selling time (days)	62	53	↑ 9	53	48	↑ 5
Plex (2-5 units)						
Sales	273	346	↓ -21%	3,656	3,281	↑ 11%
Active listings	958	1,020	↓ -6%	1,076	939	↑ 15%
Median price	\$780,000	\$725,000	↑ 8%	\$760,000	\$690,000	↑ 10%
Average selling time (days)	49	45	↑ 4	49	53	↓ -4

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	341	464	↓ -27%	5,264	5,761	↓ -9%
Active listings	581	912	↓ -36%	824	1,205	↓ -32%
New listings	260	373	↓ -30%	6,028	6,572	↓ -8%
Sales volume	\$173,764,477	\$216,414,122	↓ -20%	\$2,617,493,917	\$2,355,796,024	↑ 11%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	194	289	↓ -33%	3,120	3,521	↓ -11%
Active listings	276	462	↓ -40%	414	649	↓ -36%
Median price	\$510,000	\$435,000	↑ 17%	\$497,000	\$410,000	↑ 21%
Average selling time (days)	33	44	↓ -11	32	48	↓ -16
Condominium						
Sales	118	136	↓ -13%	1,779	1,910	↓ -7%
Active listings	171	299	↓ -43%	252	397	↓ -37%
Median price	\$360,000	\$304,000	↑ 18%	\$340,000	\$279,000	↑ 22%
Average selling time (days)	39	51	↓ -12	42	61	↓ -19
Plex (2-5 units)						
Sales	29	39	↑ **	365	330	↑ 11%
Active listings	54	78	↓ -31%	66	67	↓ -3%
Median price	**	\$635,000	-	\$660,000	\$580,000	↑ 14%
Average selling time (days)	**	48	-	51	66	↓ -15

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	802	1,084	↓ -26%	12,258	13,557	↓ -10%
Active listings	1,194	1,741	↓ -31%	1,571	2,713	↓ -42%
New listings	570	835	↓ -32%	13,338	14,229	↓ -6%
Sales volume	\$380,338,316	\$404,107,940	↓ -6%	\$5,275,242,741	\$4,672,597,316	↑ 13%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	541	773	↓ -30%	8,262	9,766	↓ -15%
Active listings	741	1,123	↓ -34%	998	1,873	↓ -47%
Median price	\$470,000	\$365,000	↑ 29%	\$424,000	\$336,850	↑ 26%
Average selling time (days)	29	36	↓ -7	30	55	↓ -25
Condominium						
Sales	179	232	↓ -23%	2,980	3,052	↓ -2%
Active listings	206	365	↓ -44%	289	542	↓ -47%
Median price	\$300,000	\$230,000	↑ 30%	\$275,250	\$215,000	↑ 28%
Average selling time (days)	20	34	↓ -14	27	59	↓ -32
Plex (2-5 units)						
Sales	79	78	↑ 1%	975	701	↑ 39%
Active listings	170	213	↓ -20%	223	208	↑ 7%
Median price	\$548,000	\$487,450	↑ 12%	\$550,000	\$415,000	↑ 33%
Average selling time (days)	49	54	↓ -5	54	71	↓ -17

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	861	1,051	↓ -18%	12,268	12,774	↓ -4%
Active listings	1,194	1,549	↓ -23%	1,613	2,206	↓ -27%
New listings	507	810	↓ -37%	13,631	13,959	↓ -2%
Sales volume	\$449,873,211	\$444,570,362	↑ 1%	\$6,024,765,449	\$5,235,789,049	↑ 15%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	499	635	↓ -21%	7,208	7,905	↓ -9%
Active listings	579	828	↓ -30%	868	1,334	↓ -35%
Median price	\$550,000	\$433,750	↑ 27%	\$500,000	\$408,000	↑ 23%
Average selling time (days)	28	33	↓ -5	28	45	↓ -17
Condominium						
Sales	301	345	↓ -13%	4,277	4,152	↑ 3%
Active listings	358	529	↓ -32%	512	639	↓ -20%
Median price	\$344,500	\$270,000	↑ 28%	\$317,000	\$253,000	↑ 25%
Average selling time (days)	30	35	↓ -5	30	43	↓ -13
Plex (2-5 units)						
Sales	61	71	↓ -14%	780	707	↑ 10%
Active listings	149	140	↑ 6%	157	155	↑ 1%
Median price	\$615,000	\$472,000	↑ 30%	\$600,000	\$500,000	↑ 20%
Average selling time (days)	57	52	↑ 5	44	54	↓ -10

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	167	179	↓ -7%	2,415	2,719	↓ -11%
Active listings	218	320	↓ -32%	309	546	↓ -43%
New listings	97	157	↓ -38%	2,775	2,972	↓ -7%
Sales volume	\$84,307,333	\$83,681,665	↑ 1%	\$1,208,027,906	\$1,124,633,942	↑ 7%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	112	138	↓ -19%	1,706	2,116	↓ -19%
Active listings	128	199	↓ -36%	193	416	↓ -54%
Median price	\$511,250	\$436,500	↑ 17%	\$510,000	\$400,000	↑ 28%
Average selling time (days)	28	41	↓ -13	29	62	↓ -33
Condominium						
Sales	49	35	↑ 40%	611	538	↑ 14%
Active listings	64	81	↓ -21%	79	86	↓ -8%
Median price	\$349,900	\$280,000	↑ 25%	\$315,000	\$245,000	↑ 29%
Average selling time (days)	26	53	↓ -27	37	44	↓ -7
Plex (2-5 units)						
Sales	6	6	↑ **	94	53	↑ 77%
Active listings	3	7	-	5	5	-
Median price	**	**	-	\$512,500	\$425,000	↑ 21%
Average selling time (days)	**	**	-	40	64	↓ -24

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Summary of Residential Activity

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	98	120	↓ -18%	1,416	1,590	↓ -11%
Active listings	155	163	↓ -5%	180	267	↓ -32%
New listings	71	99	↓ -28%	1,605	1,623	↓ -1%
Sales volume	\$47,235,122	\$45,572,216	↑ 4%	\$590,106,885	\$544,032,216	↑ 8%

Detailed Statistics by Property Category

	December			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	76	83	↓ -8%	1,021	1,194	↓ -14%
Active listings	85	98	↓ -13%	107	177	↓ -40%
Median price	\$489,000	\$365,000	↑ 34%	\$420,250	\$339,000	↑ 24%
Average selling time (days)	30	31	↓ -1	27	53	↓ -26
Condominium						
Sales	10	19	↑ **	227	264	↓ -14%
Active listings	6	7	-	16	27	-
Median price	**	**	-	\$277,900	\$219,000	↑ 27%
Average selling time (days)	**	**	-	28	50	↓ -22
Plex (2-5 units)						
Sales	12	18	↑ **	167	129	↑ 29%
Active listings	16	29	-	19	22	-
Median price	**	**	-	\$395,000	\$322,000	↑ 23%
Average selling time (days)	**	**	-	53	92	↓ -39

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