



statistics

residential real estate market



January 2022

▶ 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

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	6,161	8,056	↓ -24%	6,161	8,056	↓ -24%
Active listings	21,124	27,494	↓ -23%	21,124	27,494	↓ -23%
New listings	9,347	9,615	↓ -3%	9,347	9,615	↓ -3%
Sales volume	\$2,687,628,419	\$3,055,792,498	↓ -12%	\$2,687,628,419	\$3,055,792,498	↓ -12%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	3,818	5,073	↓ -25%	3,818	5,073	↓ -25%
Active listings	11,474	15,314	↓ -25%	11,474	15,314	↓ -25%
Median price	\$380,000	\$322,000	↑ 18%	\$380,000	\$322,000	↑ 18%
Average selling time (days)	57	73	↓ -16	57	73	↓ -16
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	1,632	2,116	↓ -23%	1,632	2,116	↓ -23%
Active listings	5,623	7,880	↓ -29%	5,623	7,880	↓ -29%
Median price	\$350,000	\$290,000	↑ 21%	\$350,000	\$290,000	↑ 21%
Average selling time (days)	60	67	↓ -7	60	67	↓ -7
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	689	827	↓ -17%	689	827	↓ -17%
Active listings	3,367	3,676	↓ -8%	3,367	3,676	↓ -8%
Median price	\$482,500	\$440,000	↑ 10%	\$482,500	\$440,000	↑ 10%
Average selling time (days)	75	76	↓ -1	75	76	↓ -1

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

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

Source: QPAREB by the Centris system

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	684	817	↓ -16%	684	817	↓ -16%
Active listings	2,460	3,682	↓ -33%	2,460	3,682	↓ -33%
New listings	976	991	↓ -2%	976	991	↓ -2%
Sales volume	\$227,901,862	\$251,528,443	↓ -9%	\$227,901,862	\$251,528,443	↓ -9%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	419	508	↓ -18%	419	508	↓ -18%
Active listings	1,207	1,752	↓ -31%	1,207	1,752	↓ -31%
Median price	\$325,000	\$282,750	↑ 15%	\$325,000	\$282,750	↑ 15%
Average selling time (days)	75	79	↓ -4	75	79	↓ -4
Condominium						
Sales	217	248	↓ -13%	217	248	↓ -13%
Active listings	872	1,505	↓ -42%	872	1,505	↓ -42%
Median price	\$217,000	\$200,000	↑ 9%	\$217,000	\$200,000	↑ 9%
Average selling time (days)	99	129	↓ -30	99	129	↓ -30
Plex (2-5 units)						
Sales	48	60	↓ -20%	48	60	↓ -20%
Active listings	286	293	↓ -2%	286	293	↓ -2%
Median price	\$347,250	\$350,000	↓ -1%	\$347,250	\$350,000	↓ -1%
Average selling time (days)	74	67	↑ 7	74	67	↑ 7

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	2,836	3,905	↓ -27%	2,836	3,905	↓ -27%
Active listings	9,242	10,872	↓ -15%	9,242	10,872	↓ -15%
New listings	4,899	4,928	↓ -1%	4,899	4,928	↓ -1%
Sales volume	\$1,586,928,297	\$1,885,986,544	↓ -16%	\$1,586,928,297	\$1,885,986,544	↓ -16%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	1,309	1,938	↓ -32%	1,309	1,938	↓ -32%
Active listings	3,508	3,898	↓ -10%	3,508	3,898	↓ -10%
Median price	\$541,000	\$432,250	↑ 25%	\$541,000	\$432,250	↑ 25%
Average selling time (days)	39	45	↓ -6	39	45	↓ -6
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	1,193	1,534	↓ -22%	1,193	1,534	↓ -22%
Active listings	3,955	5,224	↓ -24%	3,955	5,224	↓ -24%
Median price	\$381,000	\$320,900	↑ 19%	\$381,000	\$320,900	↑ 19%
Average selling time (days)	53	53	↔ 0	53	53	↔ 0
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	333	430	↓ -23%	333	430	↓ -23%
Active listings	1,405	1,390	↑ 1%	1,405	1,390	↑ 1%
Median price	\$712,500	\$653,000	↑ 9%	\$712,500	\$653,000	↑ 9%
Average selling time (days)	63	57	↑ 6	63	57	↑ 6

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,070	1,348	↓ -21%	1,070	1,348	↓ -21%
Active listings	4,842	5,939	↓ -18%	4,842	5,939	↓ -18%
New listings	1,986	1,938	↑ 2%	1,986	1,938	↑ 2%
Sales volume	\$679,837,850	\$829,990,697	↓ -18%	\$679,837,850	\$829,990,697	↓ -18%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	231	329	↓ -30%	231	329	↓ -30%
Active listings	844	1,001	↓ -16%	844	1,001	↓ -16%
Median price	\$675,000	\$651,350	↑ 4%	\$675,000	\$651,350	↑ 4%
Average selling time (days)	50	61	↓ -11	50	61	↓ -11
Condominium						
Sales	652	747	↓ -13%	652	747	↓ -13%
Active listings	2,824	3,760	↓ -25%	2,824	3,760	↓ -25%
Median price	\$423,400	\$395,000	↑ 7%	\$423,400	\$395,000	↑ 7%
Average selling time (days)	65	62	↑ 3	65	62	↑ 3
Plex (2-5 units)						
Sales	187	272	↓ -31%	187	272	↓ -31%
Active listings	892	854	↑ 4%	892	854	↑ 4%
Median price	\$790,000	\$704,500	↑ 12%	\$790,000	\$704,500	↑ 12%
Average selling time (days)	62	56	↑ 6	62	56	↑ 6

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	278	375	↓ -26%	278	375	↓ -26%
Active listings	712	891	↓ -20%	712	891	↓ -20%
New listings	462	478	↓ -3%	462	478	↓ -3%
Sales volume	\$153,841,167	\$170,757,831	↓ -10%	\$153,841,167	\$170,757,831	↓ -10%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	144	217	↓ -34%	144	217	↓ -34%
Active listings	402	486	↓ -17%	402	486	↓ -17%
Median price	\$540,500	\$457,100	↑ 18%	\$540,500	\$457,100	↑ 18%
Average selling time (days)	42	49	↓ -7	42	49	↓ -7
Condominium						
Sales	112	129	↓ -13%	112	129	↓ -13%
Active listings	185	245	↓ -24%	185	245	↓ -24%
Median price	\$372,500	\$300,000	↑ 24%	\$372,500	\$300,000	↑ 24%
Average selling time (days)	50	55	↓ -5	50	55	↓ -5
Plex (2-5 units)						
Sales	22	29	↑ **	22	29	-
Active listings	43	48	↓ -10%	43	48	↓ -10%
Median price	**	**	-	\$725,000	\$650,000	-
Average selling time (days)	**	**	-	73	67	-

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	666	988	↓ -33%	666	988	↓ -33%
Active listings	1,423	1,701	↓ -16%	1,423	1,701	↓ -16%
New listings	1,054	1,097	↓ -4%	1,054	1,097	↓ -4%
Sales volume	\$321,364,355	\$372,479,546	↓ -14%	\$321,364,355	\$372,479,546	↓ -14%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	450	681	↓ -34%	450	681	↓ -34%
Active listings	922	1,045	↓ -12%	922	1,045	↓ -12%
Median price	\$475,500	\$371,750	↑ 28%	\$475,500	\$371,750	↑ 28%
Average selling time (days)	35	42	↓ -7	35	42	↓ -7
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	157	245	↓ -36%	157	245	↓ -36%
Active listings	275	391	↓ -30%	275	391	↓ -30%
Median price	\$331,000	\$245,500	↑ 35%	\$331,000	\$245,500	↑ 35%
Average selling time (days)	32	42	↓ -10	32	42	↓ -10
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	58	61	↓ -5%	58	61	↓ -5%
Active listings	171	189	↓ -10%	171	189	↓ -10%
Median price	\$575,000	\$510,000	↑ 13%	\$575,000	\$510,000	↑ 13%
Average selling time (days)	63	69	↓ -6	63	69	↓ -6

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	637	915	↓ -30%	637	915	↓ -30%
Active listings	1,453	1,629	↓ -11%	1,453	1,629	↓ -11%
New listings	1,089	1,090	↔ 0%	1,089	1,090	↔ 0%
Sales volume	\$333,109,920	\$392,306,253	↓ -15%	\$333,109,920	\$392,306,253	↓ -15%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	353	505	↓ -30%	353	505	↓ -30%
Active listings	783	854	↓ -8%	783	854	↓ -8%
Median price	\$559,000	\$425,655	↑ 31%	\$559,000	\$425,655	↑ 31%
Average selling time (days)	36	39	↓ -3	36	39	↓ -3
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	234	357	↓ -34%	234	357	↓ -34%
Active listings	472	574	↓ -18%	472	574	↓ -18%
Median price	\$355,500	\$279,000	↑ 27%	\$355,500	\$279,000	↑ 27%
Average selling time (days)	37	42	↓ -5	37	42	↓ -5
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	50	52	↓ -4%	50	52	↓ -4%
Active listings	120	102	↑ 18%	120	102	↑ 18%
Median price	\$652,500	\$561,250	↑ 16%	\$652,500	\$561,250	↑ 16%
Average selling time (days)	62	44	↑ 18	62	44	↑ 18

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	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	107	177	↓ -40%	107	177	↓ -40%
Active listings	259	287	↓ -10%	259	287	↓ -10%
New listings	185	200	↓ -8%	185	200	↓ -8%
Sales volume	\$60,236,475	\$80,386,618	↓ -25%	\$60,236,475	\$80,386,618	↓ -25%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	79	124	↓ -36%	79	124	↓ -36%
Active listings	161	190	↓ -15%	161	190	↓ -15%
Median price	\$550,500	\$452,500	↑ 22%	\$550,500	\$452,500	↑ 22%
Average selling time (days)	38	45	↓ -7	38	45	↓ -7
Condominium						
Sales	25	46	↑ **	25	46	-
Active listings	69	57	↑ 21%	69	57	↑ 21%
Median price	**	\$276,000	-	\$379,000	\$276,000	-
Average selling time (days)	**	60	-	58	60	-
Plex (2-5 units)						
Sales	3	6	↑ **	3	6	-
Active listings	3	3	-	3	3	-
Median price	**	**	-	\$360,000	\$402,500	-
Average selling time (days)	**	**	-	48	54	-

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Summary of Residential Activity

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	78	102	↓ -24%	78	102	↓ -24%
Active listings	192	170	↑ 13%	192	170	↑ 13%
New listings	123	125	↓ -2%	123	125	↓ -2%
Sales volume	\$38,538,530	\$40,065,599	↓ -4%	\$38,538,530	\$40,065,599	↓ -4%

Detailed Statistics by Property Category

	January			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	52	82	↓ -37%	52	82	↓ -37%
Active listings	105	97	↑ 8%	105	97	↑ 8%
Median price	\$502,500	\$382,000	↑ 32%	\$502,500	\$382,000	↑ 32%
Average selling time (days)	49	37	↑ 12	49	37	↑ 12
Condominium						
Sales	13	10	↑ **	13	10	-
Active listings	9	23	-	9	23	-
Median price	**	**	-	\$302,000	\$255,950	-
Average selling time (days)	**	**	-	25	12	-
Plex (2-5 units)						
Sales	13	10	↑ **	13	10	-
Active listings	14	23	-	14	23	-
Median price	**	**	-	\$420,000	\$367,500	-
Average selling time (days)	**	**	-	76	50	-

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