



February 2022

▶ **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

Province of Quebec

February 2022

Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	8,891	10,474	↓ -15%	15,052	18,530	↓ -19%
Active listings	21,789	26,982	↓ -19%	21,307	27,233	↓ -22%
New listings	11,266	11,885	↓ -5%	20,613	21,496	↓ -4%
Sales volume	\$4,145,627,071	\$4,085,072,209	↑ 1%	\$6,833,255,490	\$7,140,864,707	↓ -4%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	5,444	6,529	↓ -17%	9,262	11,602	↓ -20%
Active listings	11,968	14,897	↓ -20%	11,658	15,106	↓ -23%
Median price	\$422,000	\$335,000	↑ 26%	\$401,000	\$330,000	↑ 22%
Average selling time (days)	47	68	↓ -21	51	70	↓ -19
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	2,510	2,876	↓ -13%	4,142	4,992	↓ -17%
Active listings	5,824	7,922	↓ -26%	5,693	7,897	↓ -28%
Median price	\$360,000	\$300,000	↑ 20%	\$355,000	\$295,400	↑ 20%
Average selling time (days)	49	60	↓ -11	53	63	↓ -10
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	899	1,036	↓ -13%	1,588	1,863	↓ -15%
Active listings	3,519	3,710	↓ -5%	3,406	3,693	↓ -8%
Median price	\$529,900	\$404,500	↑ 31%	\$520,000	\$415,000	↑ 25%
Average selling time (days)	66	90	↓ -24	70	84	↓ -14

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

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Source: QPAREB by the Centris system

Definitions and explanatory notes

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Quebec City Metropolitan Area
February 2022
Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,057	1,158	↓ -9%	1,741	1,975	↓ -12%
Active listings	2,376	3,494	↓ -32%	2,399	3,588	↓ -33%
New listings	1,095	1,223	↓ -10%	2,071	2,213	↓ -6%
Sales volume	\$363,041,895	\$359,150,261	↑ 1%	\$590,943,757	\$610,678,704	↓ -3%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	607	688	↓ -12%	1,026	1,196	↓ -14%
Active listings	1,194	1,650	↓ -28%	1,189	1,701	↓ -30%
Median price	\$339,960	\$296,000	↑ 15%	\$335,000	\$290,500	↑ 15%
Average selling time (days)	53	75	↓ -22	62	77	↓ -15
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	376	377	↔ 0%	593	625	↓ -5%
Active listings	775	1,444	↓ -46%	822	1,475	↓ -44%
Median price	\$225,000	\$198,000	↑ 14%	\$220,000	\$200,000	↑ 10%
Average selling time (days)	85	117	↓ -32	90	122	↓ -32
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	74	92	↓ -20%	122	152	↓ -20%
Active listings	316	307	↑ 3%	299	300	↓ -1%
Median price	\$412,500	\$367,500	↑ 12%	\$385,750	\$357,000	↑ 8%
Average selling time (days)	63	110	↓ -47	67	93	↓ -26

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Montreal Metropolitan Area
February 2022
Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	4,399	5,025	↓ -12%	7,235	8,930	↓ -19%
Active listings	9,864	11,145	↓ -11%	9,487	11,009	↓ -14%
New listings	5,899	6,130	↓ -4%	10,798	11,056	↓ -2%
Sales volume	\$2,565,914,057	\$2,483,196,137	↑ 3%	\$4,152,842,354	\$4,369,182,681	↓ -5%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	2,147	2,464	↓ -13%	3,456	4,402	↓ -21%
Active listings	3,847	4,082	↓ -6%	3,649	3,990	↓ -9%
Median price	\$550,000	\$460,000	↑ 20%	\$550,000	\$449,000	↑ 22%
Average selling time (days)	32	41	↓ -9	35	43	↓ -8
Condominium						
Sales	1,814	2,067	↓ -12%	3,007	3,601	↓ -16%
Active listings	4,233	5,375	↓ -21%	4,079	5,300	↓ -23%
Median price	\$395,000	\$340,000	↑ 16%	\$390,000	\$330,000	↑ 18%
Average selling time (days)	41	48	↓ -7	46	50	↓ -4
Plex (2-5 units)						
Sales	434	490	↓ -11%	767	920	↓ -17%
Active listings	1,533	1,437	↑ 7%	1,451	1,414	↑ 3%
Median price	\$765,000	\$657,500	↑ 16%	\$750,000	\$655,000	↑ 15%
Average selling time (days)	55	58	↓ -3	59	58	↑ 1

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Island of Montreal

February 2022

Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,619	1,798	↓ -10%	2,689	3,146	↓ -15%
Active listings	5,208	6,107	↓ -15%	4,997	6,023	↓ -17%
New listings	2,408	2,484	↓ -3%	4,394	4,421	↓ -1%
Sales volume	\$1,096,788,325	\$1,089,521,864	↑ 1%	\$1,776,626,175	\$1,919,512,561	↓ -7%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	371	445	↓ -17%	602	774	↓ -22%
Active listings	978	1,041	↓ -6%	906	1,021	↓ -11%
Median price	\$730,000	\$688,000	↑ 6%	\$700,000	\$670,000	↑ 4%
Average selling time (days)	43	58	↓ -15	46	59	↓ -13
Condominium						
Sales	967	1,071	↓ -10%	1,619	1,818	↓ -11%
Active listings	3,016	3,948	↓ -24%	2,906	3,855	↓ -25%
Median price	\$440,000	\$400,000	↑ 10%	\$434,400	\$399,900	↑ 9%
Average selling time (days)	51	60	↓ -9	57	61	↓ -4
Plex (2-5 units)						
Sales	281	282	↔ 0%	468	554	↓ -16%
Active listings	950	884	↑ 7%	913	869	↑ 5%
Median price	\$804,000	\$750,000	↑ 7%	\$800,000	\$729,000	↑ 10%
Average selling time (days)	54	61	↓ -7	57	58	↓ -1

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Laval
February 2022

Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	427	496	↓ -14%	705	871	↓ -19%
Active listings	725	891	↓ -19%	714	891	↓ -20%
New listings	510	523	↓ -2%	972	1,001	↓ -3%
Sales volume	\$236,764,761	\$234,499,265	↑ 1%	\$390,605,928	\$405,257,096	↓ -4%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	268	307	↓ -13%	412	524	↓ -21%
Active listings	411	449	↓ -8%	404	468	↓ -14%
Median price	\$557,000	\$465,000	↑ 20%	\$555,000	\$460,000	↑ 21%
Average selling time (days)	29	44	↓ -15	33	46	↓ -13
Condominium						
Sales	138	163	↓ -15%	250	292	↓ -14%
Active listings	201	284	↓ -29%	193	265	↓ -27%
Median price	\$400,000	\$315,000	↑ 27%	\$386,250	\$305,000	↑ 27%
Average selling time (days)	41	48	↓ -7	45	51	↓ -6
Plex (2-5 units)						
Sales	21	26	↑ **	43	55	↓ -22%
Active listings	52	62	↓ -16%	46	55	↓ -17%
Median price	**	**	-	\$755,000	\$680,000	↑ 11%
Average selling time (days)	**	**	-	75	61	↑ 14

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North Shore of Montreal
February 2022
Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	984	1,223	↓ -20%	1,650	2,211	↓ -25%
Active listings	1,592	1,709	↓ -7%	1,491	1,705	↓ -13%
New listings	1,277	1,357	↓ -6%	2,331	2,454	↓ -5%
Sales volume	\$491,531,879	\$475,812,107	↑ 3%	\$812,896,234	\$848,291,653	↓ -4%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	676	793	↓ -15%	1,126	1,474	↓ -24%
Active listings	1,033	1,110	↓ -7%	967	1,078	↓ -10%
Median price	\$495,000	\$385,000	↑ 29%	\$485,000	\$380,000	↑ 28%
Average selling time (days)	32	38	↓ -6	33	40	↓ -7
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	244	330	↓ -26%	401	575	↓ -30%
Active listings	294	348	↓ -16%	286	370	↓ -23%
Median price	\$328,750	\$250,000	↑ 32%	\$330,000	\$249,000	↑ 33%
Average selling time (days)	23	30	↓ -7	27	35	↓ -8
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	61	96	↓ -36%	119	157	↓ -24%
Active listings	175	204	↓ -14%	168	197	↓ -15%
Median price	\$585,000	\$507,000	↑ 15%	\$575,000	\$509,000	↑ 13%
Average selling time (days)	51	53	↓ -2	57	59	↓ -2

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South Shore of Montreal
February 2022
Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,043	1,196	↓ -13%	1,680	2,111	↓ -20%
Active listings	1,627	1,664	↓ -2%	1,533	1,647	↓ -7%
New listings	1,309	1,328	↓ -1%	2,398	2,417	↓ -1%
Sales volume	\$564,909,870	\$551,132,576	↑ 2%	\$898,019,790	\$943,438,829	↓ -5%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	601	692	↓ -13%	954	1,197	↓ -20%
Active listings	913	905	↑ 1%	844	880	↓ -4%
Median price	\$550,000	\$476,000	↑ 16%	\$550,000	\$454,900	↑ 21%
Average selling time (days)	29	38	↓ -9	31	38	↓ -7
Condominium						
Sales	381	437	↓ -13%	615	794	↓ -23%
Active listings	497	576	↓ -14%	482	575	↓ -16%
Median price	\$365,000	\$300,000	↑ 22%	\$360,000	\$289,450	↑ 24%
Average selling time (days)	28	34	↓ -6	31	38	↓ -7
Plex (2-5 units)						
Sales	61	67	↓ -9%	111	119	↓ -7%
Active listings	144	113	↑ 27%	132	108	↑ 22%
Median price	\$700,000	\$515,000	↑ 36%	\$680,000	\$550,000	↑ 24%
Average selling time (days)	62	55	↑ 7	62	50	↑ 12

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Vaudreuil-Soulanges
February 2022

Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	202	206	↓ -2%	309	383	↓ -19%
Active listings	330	341	↓ -3%	295	314	↓ -6%
New listings	262	285	↓ -8%	447	485	↓ -8%
Sales volume	\$117,151,122	\$91,685,625	↑ 28%	\$177,387,597	\$172,072,243	↑ 3%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	138	155	↓ -11%	217	279	↓ -22%
Active listings	220	227	↓ -3%	191	208	↓ -8%
Median price	\$600,000	\$459,000	↑ 31%	\$584,000	\$455,000	↑ 28%
Average selling time (days)	32	27	↑ 5	34	35	↓ -1
Condominium						
Sales	60	45	↑ 33%	85	91	↓ -7%
Active listings	74	79	↓ -6%	72	68	↑ 5%
Median price	\$357,000	\$291,000	↑ 23%	\$360,000	\$285,000	↑ 26%
Average selling time (days)	45	51	↓ -6	49	55	↓ -6
Plex (2-5 units)						
Sales	3	6	↑ **	6	12	-
Active listings	2	2	-	2	3	-
Median price	**	**	-	\$615,000	\$423,500	-
Average selling time (days)	**	**	-	29	43	-

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Saint-Jean-sur-Richelieu
February 2022

Summary of Residential Activity

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	124	106	↑ 17%	202	208	↓ -3%
Active listings	187	205	↓ -9%	189	188	↑ 1%
New listings	133	153	↓ -13%	256	278	↓ -8%
Sales volume	\$58,768,100	\$40,544,700	↑ 45%	\$97,306,630	\$80,610,299	↑ 21%

Detailed Statistics by Property Category

	February			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	93	72	↑ 29%	145	154	↓ -6%
Active listings	115	123	↓ -7%	109	110	↓ -1%
Median price	\$478,000	\$394,000	↑ 21%	\$499,000	\$390,000	↑ 28%
Average selling time (days)	32	35	↓ -3	38	36	↑ 2
Condominium						
Sales	24	21	↑ **	37	31	↑ 19%
Active listings	17	25	-	13	24	-
Median price	**	**	-	\$325,000	\$272,000	↑ 19%
Average selling time (days)	**	**	-	22	20	↑ 2
Plex (2-5 units)						
Sales	7	13	↑ **	20	23	-
Active listings	10	26	-	12	25	-
Median price	**	**	-	\$465,000	\$349,000	-
Average selling time (days)	**	**	-	60	65	-

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