



March 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

March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	10,814	12,698	↓ -15%	25,845	31,228	↓ -17%
Active listings	22,375	27,414	↓ -18%	21,563	27,292	↓ -21%
New listings	13,496	15,392	↓ -12%	34,000	36,873	↓ -8%
Sales volume	\$5,112,939,031	\$5,146,648,435	↓ -1%	\$11,937,032,633	\$12,287,513,142	↓ -3%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	6,589	7,802	↓ -16%	15,842	19,404	↓ -18%
Active listings	12,336	15,129	↓ -18%	11,843	15,112	↓ -22%
Median price	\$430,000	\$355,000	↑ 21%	\$415,444	\$340,000	↑ 22%
Average selling time (days)	39	60	↓ -21	46	66	↓ -20
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	3,057	3,575	↓ -14%	7,193	8,567	↓ -16%
Active listings	5,911	7,733	↓ -24%	5,751	7,842	↓ -27%
Median price	\$375,000	\$315,000	↑ 19%	\$365,000	\$304,500	↑ 20%
Average selling time (days)	44	54	↓ -10	49	59	↓ -10
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	1,127	1,276	↓ -12%	2,709	3,139	↓ -14%
Active listings	3,696	4,130	↓ -11%	3,485	3,839	↓ -9%
Median price	\$530,000	\$411,750	↑ 29%	\$520,000	\$415,000	↑ 25%
Average selling time (days)	67	68	↓ -1	69	78	↓ -9

** 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
March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,120	1,326	↓ -16%	2,859	3,301	↓ -13%
Active listings	2,406	3,487	↓ -31%	2,388	3,554	↓ -33%
New listings	1,305	1,572	↓ -17%	3,357	3,784	↓ -11%
Sales volume	\$390,786,432	\$417,748,172	↓ -6%	\$981,144,189	\$1,028,426,876	↓ -5%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	652	776	↓ -16%	1,677	1,972	↓ -15%
Active listings	1,290	1,718	↓ -25%	1,214	1,707	↓ -29%
Median price	\$350,000	\$318,000	↑ 10%	\$340,000	\$300,000	↑ 13%
Average selling time (days)	44	67	↓ -23	55	73	↓ -18
Condominium						
Sales	363	458	↓ -21%	955	1,083	↓ -12%
Active listings	712	1,284	↓ -45%	784	1,411	↓ -44%
Median price	\$230,000	\$205,000	↑ 12%	\$223,000	\$200,000	↑ 12%
Average selling time (days)	77	104	↓ -27	85	114	↓ -29
Plex (2-5 units)						
Sales	103	91	↑ 13%	225	243	↓ -7%
Active listings	317	357	↓ -11%	302	319	↓ -5%
Median price	\$390,712	\$335,000	↑ 17%	\$390,000	\$350,000	↑ 11%
Average selling time (days)	80	68	↑ 12	73	83	↓ -10

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Montreal Metropolitan Area
March 2022
Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	5,493	6,281	↓ -13%	12,716	15,211	↓ -16%
Active listings	10,423	11,607	↓ -10%	9,759	11,208	↓ -13%
New listings	7,217	7,925	↓ -9%	17,955	18,979	↓ -5%
Sales volume	\$3,226,672,085	\$3,225,600,595	↔ 0%	\$7,373,315,439	\$7,594,783,276	↓ -3%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	2,630	3,050	↓ -14%	6,082	7,452	↓ -18%
Active listings	4,188	4,293	↓ -2%	3,811	4,091	↓ -7%
Median price	\$565,550	\$480,000	↑ 18%	\$555,000	\$461,000	↑ 20%
Average selling time (days)	27	31	↓ -4	31	38	↓ -7
Condominium						
Sales	2,321	2,614	↓ -11%	5,324	6,215	↓ -14%
Active listings	4,358	5,362	↓ -19%	4,164	5,321	↓ -22%
Median price	\$402,600	\$347,000	↑ 16%	\$399,000	\$339,000	↑ 18%
Average selling time (days)	37	44	↓ -7	42	48	↓ -6
Plex (2-5 units)						
Sales	534	609	↓ -12%	1,297	1,529	↓ -15%
Active listings	1,680	1,706	↓ -2%	1,523	1,511	↑ 1%
Median price	\$773,500	\$665,000	↑ 16%	\$754,000	\$660,000	↑ 14%
Average selling time (days)	52	53	↓ -1	56	56	↔ 0

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Island of Montreal

March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	2,135	2,368	↓ -10%	4,820	5,514	↓ -13%
Active listings	5,394	6,269	↓ -14%	5,103	6,105	↓ -16%
New listings	3,032	3,255	↓ -7%	7,411	7,675	↓ -3%
Sales volume	\$1,435,167,891	\$1,454,249,180	↓ -1%	\$3,210,016,566	\$3,373,761,741	↓ -5%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	508	588	↓ -14%	1,110	1,362	↓ -19%
Active listings	1,129	1,049	↑ 8%	971	1,031	↓ -6%
Median price	\$753,750	\$716,944	↑ 5%	\$725,000	\$688,500	↑ 5%
Average selling time (days)	31	42	↓ -11	39	51	↓ -12
Condominium						
Sales	1,294	1,415	↓ -9%	2,910	3,233	↓ -10%
Active listings	3,089	3,957	↓ -22%	2,958	3,889	↓ -24%
Median price	\$455,250	\$404,000	↑ 13%	\$445,000	\$400,000	↑ 11%
Average selling time (days)	44	55	↓ -11	51	58	↓ -7
Plex (2-5 units)						
Sales	333	365	↓ -9%	800	919	↓ -13%
Active listings	1,082	1,060	↑ 2%	967	933	↑ 4%
Median price	\$805,000	\$740,000	↑ 9%	\$803,500	\$735,000	↑ 9%
Average selling time (days)	56	49	↑ 7	57	55	↑ 2

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Laval
March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	475	540	↓ -12%	1,180	1,411	↓ -16%
Active listings	744	948	↓ -22%	729	910	↓ -20%
New listings	614	739	↓ -17%	1,581	1,740	↓ -9%
Sales volume	\$264,314,071	\$263,737,384	↔ 0%	\$654,924,999	\$668,994,480	↓ -2%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	284	313	↓ -9%	696	837	↓ -17%
Active listings	393	525	↓ -25%	403	487	↓ -17%
Median price	\$560,500	\$492,500	↑ 14%	\$559,000	\$479,000	↑ 17%
Average selling time (days)	33	33	↔ 0	33	41	↓ -8
Condominium						
Sales	163	196	↓ -17%	413	488	↓ -15%
Active listings	213	282	↓ -24%	200	270	↓ -26%
Median price	\$399,500	\$340,000	↑ 18%	\$390,229	\$320,000	↑ 22%
Average selling time (days)	38	46	↓ -8	42	49	↓ -7
Plex (2-5 units)						
Sales	28	31	↑ **	71	86	↓ -17%
Active listings	44	60	↓ -27%	45	57	↓ -21%
Median price	**	\$599,000	-	\$791,000	\$651,500	↑ 21%
Average selling time (days)	**	48	-	68	57	↑ 11

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North Shore of Montreal

March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,250	1,471	↓ -15%	2,896	3,682	↓ -21%
Active listings	1,670	1,855	↓ -10%	1,543	1,755	↓ -12%
New listings	1,521	1,741	↓ -13%	3,826	4,195	↓ -9%
Sales volume	\$625,567,271	\$617,257,392	↑ 1%	\$1,436,201,005	\$1,465,549,045	↓ -2%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	852	981	↓ -13%	1,976	2,455	↓ -20%
Active listings	1,053	1,227	↓ -14%	992	1,127	↓ -12%
Median price	\$500,000	\$411,000	↑ 22%	\$495,000	\$395,000	↑ 25%
Average selling time (days)	25	31	↓ -6	30	36	↓ -6
Condominium						
Sales	329	388	↓ -15%	730	963	↓ -24%
Active listings	366	336	↑ 9%	314	358	↓ -12%
Median price	\$335,889	\$271,889	↑ 24%	\$330,110	\$260,000	↑ 27%
Average selling time (days)	26	28	↓ -2	27	32	↓ -5
Plex (2-5 units)						
Sales	66	94	↓ -30%	183	251	↓ -27%
Active listings	191	246	↓ -22%	173	213	↓ -19%
Median price	\$598,500	\$487,000	↑ 23%	\$581,000	\$500,600	↑ 16%
Average selling time (days)	39	72	↓ -33	51	64	↓ -13

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South Shore of Montreal
March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,257	1,428	↓ -12%	2,933	3,539	↓ -17%
Active listings	1,685	1,741	↓ -3%	1,575	1,678	↓ -6%
New listings	1,522	1,649	↓ -8%	3,906	4,065	↓ -4%
Sales volume	\$699,402,929	\$672,242,135	↑ 4%	\$1,595,253,719	\$1,615,680,964	↓ -1%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	714	832	↓ -14%	1,666	2,029	↓ -18%
Active listings	1,010	943	↑ 7%	890	900	↓ -1%
Median price	\$575,000	\$480,000	↑ 20%	\$560,000	\$465,000	↑ 20%
Average selling time (days)	25	24	↑ 1	29	33	↓ -4
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	450	512	↓ -12%	1,064	1,306	↓ -19%
Active listings	465	577	↓ -19%	476	576	↓ -17%
Median price	\$373,750	\$300,000	↑ 25%	\$366,000	\$291,000	↑ 26%
Average selling time (days)	25	26	↓ -1	29	33	↓ -4
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	92	84	↑ 10%	202	203	↓ 0%
Active listings	140	167	↓ -16%	137	127	↑ 8%
Median price	\$735,000	\$547,500	↑ 34%	\$715,000	\$550,000	↑ 30%
Average selling time (days)	46	51	↓ -5	55	50	↑ 5

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Vaudreuil-Soulanges
March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	256	285	↓ -10%	565	668	↓ -15%
Active listings	380	354	↑ 7%	322	327	↓ -1%
New listings	342	345	↓ -1%	789	830	↓ -5%
Sales volume	\$142,926,873	\$139,092,416	↑ 3%	\$320,319,470	\$311,164,659	↑ 3%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	186	200	↓ -7%	403	479	↓ -16%
Active listings	235	226	↑ 4%	205	214	↓ -4%
Median price	\$560,000	\$495,000	↑ 13%	\$575,000	\$470,000	↑ 22%
Average selling time (days)	21	27	↓ -6	28	32	↓ -4
Condominium						
Sales	62	69	↓ -10%	147	160	↓ -8%
Active listings	100	93	↑ 8%	80	76	↑ 5%
Median price	\$360,500	\$306,000	↑ 18%	\$360,250	\$293,000	↑ 23%
Average selling time (days)	21	27	↓ -6	37	43	↓ -6
Plex (2-5 units)						
Sales	4	16	↑ **	10	28	-
Active listings	1	12	-	2	6	-
Median price	**	**	-	\$525,000	\$500,000	-
Average selling time (days)	**	**	-	20	48	-

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Saint-Jean-sur-Richelieu
March 2022

Summary of Residential Activity

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	120	189	↓ -37%	322	397	↓ -19%
Active listings	231	198	↑ 17%	203	191	↑ 6%
New listings	186	196	↓ -5%	442	474	↓ -7%
Sales volume	\$59,293,050	\$79,022,088	↓ -25%	\$156,599,680	\$159,632,387	↓ -2%

Detailed Statistics by Property Category

	March			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	86	136	↓ -37%	231	290	↓ -20%
Active listings	135	123	↑ 10%	118	114	↑ 3%
Median price	\$495,500	\$432,500	↑ 15%	\$496,000	\$400,000	↑ 24%
Average selling time (days)	25	23	↑ 2	33	30	↑ 3
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	23	34	↑ **	60	65	↓ -8%
Active listings	16	22	-	16	23	-
Median price	**	\$279,500	-	\$327,500	\$276,000	↑ 19%
Average selling time (days)	**	21	-	20	21	↓ -1
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	11	19	↑ **	31	42	↓ -26%
Active listings	26	33	-	16	27	-
Median price	**	**	-	\$445,000	\$366,000	↑ 22%
Average selling time (days)	**	**	-	60	58	↑ 2

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