



**April 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

April 2022

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>9,688</b>	<b>12,072</b>	↓ -20%	<b>35,484</b>	<b>43,300</b>	↓ -18%
<b>Active listings</b>	<b>22,378</b>	<b>26,926</b>	↓ -17%	<b>21,685</b>	<b>27,199</b>	↓ -20%
<b>New listings</b>	<b>11,656</b>	<b>13,614</b>	↓ -14%	<b>45,483</b>	<b>50,482</b>	↓ -10%
<b>Sales volume</b>	<b>\$4,762,811,220</b>	<b>\$5,131,386,292</b>	↓ -7%	<b>\$16,679,215,879</b>	<b>\$17,418,899,434</b>	↓ -4%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	5,930	7,575	↓ -22%	21,734	26,979	↓ -19%
Active listings	12,348	14,690	↓ -16%	11,930	15,005	↓ -20%
Median price	\$450,000	\$369,900	↑ 22%	\$425,000	\$349,900	↑ 21%
Average selling time (days)	36	50	↓ -14	44	62	↓ -18
<b>Condominium</b>						
Sales	2,699	3,181	↓ -15%	9,887	11,748	↓ -16%
Active listings	5,778	7,511	↓ -23%	5,756	7,760	↓ -26%
Median price	\$384,000	\$330,000	↑ 16%	\$370,000	\$313,000	↑ 18%
Average selling time (days)	37	53	↓ -16	46	58	↓ -12
<b>Plex (2-5 units)</b>						
Sales	1,025	1,256	↓ -18%	3,728	4,395	↓ -15%
Active listings	3,795	4,337	↓ -12%	3,535	3,963	↓ -11%
Median price	\$520,000	\$450,000	↑ 16%	\$520,000	\$425,000	↑ 22%
Average selling time (days)	56	60	↓ -4	65	72	↓ -7

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

[Back](#)

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Source: QPAREB by the Centris system

### Definitions and explanatory notes

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**Quebec City Metropolitan Area**
**April 2022**

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>963</b>	<b>1,085</b>	↓ -11%	<b>3,814</b>	<b>4,386</b>	↓ -13%
<b>Active listings</b>	<b>2,280</b>	<b>3,336</b>	↓ -32%	<b>2,346</b>	<b>3,499</b>	↓ -33%
<b>New listings</b>	<b>1,031</b>	<b>1,200</b>	↓ -14%	<b>4,367</b>	<b>4,983</b>	↓ -12%
<b>Sales volume</b>	<b>\$341,349,617</b>	<b>\$364,437,353</b>	↓ -6%	<b>\$1,318,567,906</b>	<b>\$1,392,864,229</b>	↓ -5%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	590	683	↓ -14%	2,260	2,655	↓ -15%
Active listings	1,191	1,643	↓ -28%	1,197	1,690	↓ -29%
Median price	\$345,000	\$315,000	↑ 10%	\$340,400	\$305,000	↑ 12%
Average selling time (days)	34	48	↓ -14	49	66	↓ -17
<b>Condominium</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	285	307	↓ -7%	1,240	1,390	↓ -11%
Active listings	685	1,240	↓ -45%	758	1,368	↓ -45%
Median price	\$235,000	\$203,000	↑ 16%	\$225,000	\$202,000	↑ 11%
Average selling time (days)	68	136	↓ -68	81	119	↓ -38
<b>Plex (2-5 units)</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	88	95	↓ -7%	312	338	↓ -8%
Active listings	317	348	↓ -9%	301	326	↓ -8%
Median price	\$385,000	\$360,000	↑ 7%	\$388,500	\$350,000	↑ 11%
Average selling time (days)	60	54	↑ 6	69	75	↓ -6

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[Back](#)

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Montreal Metropolitan Area

April 2022

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	5,124	6,164	↓ -17%	17,820	21,375	↓ -17%
<b>Active listings</b>	10,459	11,343	↓ -8%	9,888	11,242	↓ -12%
<b>New listings</b>	6,300	7,027	↓ -10%	24,158	26,004	↓ -7%
<b>Sales volume</b>	\$3,116,749,646	\$3,289,925,491	↓ -5%	\$10,480,042,258	\$10,884,708,767	↓ -4%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	2,536	3,053	↓ -17%	8,605	10,505	↓ -18%
Active listings	4,241	4,110	↑ 3%	3,890	4,096	↓ -5%
Median price	\$580,000	\$500,000	↑ 16%	\$562,500	\$472,000	↑ 19%
Average selling time (days)	25	28	↓ -3	30	35	↓ -5
<b>Condominium</b>						
Sales	2,061	2,460	↓ -16%	7,382	8,675	↓ -15%
Active listings	4,289	5,210	↓ -18%	4,198	5,293	↓ -21%
Median price	\$410,000	\$357,000	↑ 15%	\$400,000	\$345,000	↑ 16%
Average selling time (days)	32	42	↓ -10	39	46	↓ -7
<b>Plex (2-5 units)</b>						
Sales	522	645	↓ -19%	1,815	2,174	↓ -17%
Active listings	1,737	1,814	↓ -4%	1,563	1,587	↓ -1%
Median price	\$780,000	\$682,000	↑ 14%	\$760,000	\$665,000	↑ 14%
Average selling time (days)	44	43	↑ 1	53	52	↑ 1

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[Back](#)

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Island of Montreal

April 2022

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>1,969</b>	<b>2,366</b>	↓ -17%	<b>6,782</b>	<b>7,880</b>	↓ -14%
<b>Active listings</b>	<b>5,584</b>	<b>6,204</b>	↓ -10%	<b>5,202</b>	<b>6,130</b>	↓ -15%
<b>New listings</b>	<b>2,734</b>	<b>3,005</b>	↓ -9%	<b>10,114</b>	<b>10,681</b>	↓ -5%
<b>Sales volume</b>	<b>\$1,384,303,152</b>	<b>\$1,510,718,631</b>	↓ -8%	<b>\$4,589,709,722</b>	<b>\$4,884,480,372</b>	↓ -6%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	498	597	↓ -17%	1,605	1,959	↓ -18%
Active listings	1,213	1,072	↑ 13%	1,018	1,041	↓ -2%
Median price	\$772,000	\$725,000	↑ 6%	\$743,500	\$700,000	↑ 6%
Average selling time (days)	28	35	↓ -7	35	46	↓ -11
<b>Condominium</b>						
Sales	1,145	1,396	↓ -18%	4,053	4,629	↓ -12%
Active listings	3,114	3,859	↓ -19%	2,996	3,882	↓ -23%
Median price	\$459,000	\$415,000	↑ 11%	\$450,000	\$405,000	↑ 11%
Average selling time (days)	39	52	↓ -13	48	56	↓ -8
<b>Plex (2-5 units)</b>						
Sales	326	373	↓ -13%	1,124	1,292	↓ -13%
Active listings	1,107	1,109	↔ 0%	997	977	↑ 2%
Median price	\$846,500	\$774,000	↑ 9%	\$815,000	\$745,000	↑ 9%
Average selling time (days)	46	44	↑ 2	54	51	↑ 3

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[Back](#)

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**Laval**
**April 2022**

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>479</b>	<b>606</b>	↓ -21%	<b>1,657</b>	<b>2,017</b>	↓ -18%
<b>Active listings</b>	<b>787</b>	<b>941</b>	↓ -16%	<b>743</b>	<b>918</b>	↓ -19%
<b>New listings</b>	<b>571</b>	<b>673</b>	↓ -15%	<b>2,150</b>	<b>2,413</b>	↓ -11%
<b>Sales volume</b>	<b>\$286,048,288</b>	<b>\$315,191,047</b>	↓ -9%	<b>\$940,243,287</b>	<b>\$984,185,527</b>	↓ -4%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	290	390	↓ -26%	984	1,227	↓ -20%
Active listings	425	469	↓ -9%	408	482	↓ -16%
Median price	\$601,000	\$501,000	↑ 20%	\$570,000	\$485,000	↑ 18%
Average selling time (days)	26	29	↓ -3	31	37	↓ -6
<b>Condominium</b>						
Sales	153	173	↓ -12%	566	661	↓ -14%
Active listings	217	311	↓ -30%	206	281	↓ -27%
Median price	\$408,000	\$335,000	↑ 22%	\$395,000	\$323,000	↑ 22%
Average selling time (days)	32	40	↓ -8	40	47	↓ -7
<b>Plex (2-5 units)</b>						
Sales	36	43	↓ -16%	107	129	↓ -17%
Active listings	62	83	↓ -25%	49	63	↓ -23%
Median price	\$776,500	\$640,000	↑ 21%	\$791,000	\$650,000	↑ 22%
Average selling time (days)	47	55	↓ -8	61	56	↑ 5

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[Back](#)

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**North Shore of Montreal**
**April 2022**

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>1,126</b>	<b>1,399</b>	↓ -20%	<b>4,013</b>	<b>5,081</b>	↓ -21%
<b>Active listings</b>	<b>1,570</b>	<b>1,693</b>	↓ -7%	<b>1,538</b>	<b>1,740</b>	↓ -12%
<b>New listings</b>	<b>1,245</b>	<b>1,390</b>	↓ -10%	<b>5,034</b>	<b>5,583</b>	↓ -10%
<b>Sales volume</b>	<b>\$576,651,388</b>	<b>\$597,580,016</b>	↓ -4%	<b>\$2,009,221,062</b>	<b>\$2,063,129,061</b>	↓ -3%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	766	961	↓ -20%	2,735	3,416	↓ -20%
Active listings	994	1,061	↓ -6%	987	1,111	↓ -11%
Median price	\$515,000	\$424,000	↑ 21%	\$500,000	\$400,000	↑ 25%
Average selling time (days)	24	26	↓ -2	28	33	↓ -5
<b>Condominium</b>						
Sales	287	322	↓ -11%	1,016	1,285	↓ -21%
Active listings	305	289	↑ 6%	314	341	↓ -8%
Median price	\$353,800	\$270,000	↑ 31%	\$340,000	\$262,000	↑ 30%
Average selling time (days)	18	28	↓ -10	24	31	↓ -7
<b>Plex (2-5 units)</b>						
Sales	71	110	↓ -35%	253	361	↓ -30%
Active listings	191	273	↓ -30%	171	228	↓ -25%
Median price	\$599,450	\$525,800	↑ 14%	\$585,000	\$501,000	↑ 17%
Average selling time (days)	41	47	↓ -6	48	59	↓ -11

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[Back](#)

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South Shore of Montreal

April 2022

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	1,171	1,360	↓ -14%	4,102	4,899	↓ -16%
<b>Active listings</b>	1,679	1,768	↓ -5%	1,595	1,700	↓ -6%
<b>New listings</b>	1,367	1,534	↓ -11%	5,251	5,598	↓ -6%
<b>Sales volume</b>	\$665,796,949	\$658,320,802	↑ 1%	\$2,260,009,668	\$2,274,001,766	↓ -1%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	711	794	↓ -10%	2,376	2,823	↓ -16%
Active listings	1,024	1,009	↑ 1%	917	928	↓ -1%
Median price	\$578,000	\$498,000	↑ 16%	\$565,000	\$475,000	↑ 19%
Average selling time (days)	23	23	↔ 0	27	30	↓ -3
<b>Condominium</b>						
Sales	393	472	↓ -17%	1,457	1,778	↓ -18%
Active listings	446	516	↓ -14%	469	561	↓ -16%
Median price	\$380,000	\$315,500	↑ 20%	\$370,000	\$300,000	↑ 23%
Average selling time (days)	24	21	↑ 3	27	30	↓ -3
<b>Plex (2-5 units)</b>						
Sales	65	94	↓ -31%	266	297	↓ -10%
Active listings	151	181	↓ -17%	141	141	↔ 0%
Median price	\$651,500	\$609,500	↑ 7%	\$700,000	\$570,000	↑ 23%
Average selling time (days)	41	30	↑ 11	52	44	↑ 8

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[Back](#)

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[Definitions and explanatory notes](#)

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**Vaudreuil-Soulanges**
**April 2022**

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	231	269	↓ -14%	796	937	↓ -15%
<b>Active listings</b>	319	333	↓ -4%	320	329	↓ -3%
<b>New listings</b>	232	258	↓ -10%	1,017	1,088	↓ -7%
<b>Sales volume</b>	\$128,202,761	\$138,927,620	↓ -8%	\$448,511,731	\$450,092,279	↔ 0%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	161	188	↓ -14%	564	667	↓ -15%
Active listings	194	199	↓ -3%	201	210	↓ -4%
Median price	\$575,000	\$538,500	↑ 7%	\$575,000	\$492,500	↑ 17%
Average selling time (days)	26	36	↓ -10	27	33	↓ -6
<b>Condominium</b>						
Sales	64	74	↓ -14%	211	234	↓ -10%
Active listings	80	78	↑ 3%	81	77	↑ 5%
Median price	\$374,750	\$315,500	↑ 19%	\$363,016	\$300,000	↑ 21%
Average selling time (days)	25	49	↓ -24	33	45	↓ -12
<b>Plex (2-5 units)</b>						
Sales	5	7	↑ **	15	35	-
Active listings	4	2	-	3	5	-
Median price	**	**	-	\$630,000	\$510,000	-
Average selling time (days)	**	**	-	25	41	-

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[Back](#)

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**Saint-Jean-sur-Richelieu**
**April 2022**

## Summary of Residential Activity

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>148</b>	<b>164</b>	↓ -10%	<b>470</b>	<b>561</b>	↓ -16%
<b>Active listings</b>	<b>190</b>	<b>193</b>	↓ -2%	<b>200</b>	<b>192</b>	↑ 4%
<b>New listings</b>	<b>151</b>	<b>167</b>	↓ -10%	<b>592</b>	<b>641</b>	↓ -8%
<b>Sales volume</b>	<b>\$75,747,108</b>	<b>\$69,187,375</b>	↑ 9%	<b>\$232,346,788</b>	<b>\$228,819,762</b>	↑ 2%

## Detailed Statistics by Property Category

	April			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	110	123	↓ -11%	341	413	↓ -17%
Active listings	107	111	↓ -4%	115	114	↑ 1%
Median price	\$511,000	\$420,250	↑ 22%	\$500,000	\$410,000	↑ 22%
Average selling time (days)	29	24	↑ 5	32	28	↑ 4
<b>Condominium</b>						
Sales	19	23	↑ **	79	88	↓ -10%
Active listings	26	19	-	18	22	-
Median price	**	**	-	\$335,000	\$275,500	↑ 22%
Average selling time (days)	**	**	-	19	21	↓ -2
<b>Plex (2-5 units)</b>						
Sales	19	18	↑ **	50	60	↓ -17%
Active listings	27	24	-	18	27	-
Median price	**	**	-	\$449,000	\$372,500	↑ 21%
Average selling time (days)	**	**	-	48	56	↓ -8

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[Back](#)

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[Definitions and explanatory notes](#)

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