



May 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

May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	9,382	10,595	↓ -11%	44,808	53,894	↓ -17%
Active listings	24,042	26,502	↓ -9%	22,071	27,054	↓ -18%
New listings	13,532	12,251	↑ 10%	58,798	62,726	↓ -6%
Sales volume	\$4,638,737,027	\$4,538,783,913	↑ 2%	\$21,288,372,250	\$21,957,598,347	↓ -3%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	5,798	6,521	↓ -11%	27,497	33,500	↓ -18%
Active listings	13,431	14,324	↓ -6%	12,193	14,867	↓ -18%
Median price	\$451,000	\$375,000	↑ 20%	\$430,000	\$350,175	↑ 23%
Average selling time (days)	35	45	↓ -10	42	58	↓ -16
Condominium						
Sales	2,508	2,854	↓ -12%	12,387	14,601	↓ -15%
Active listings	6,137	7,335	↓ -16%	5,822	7,674	↓ -24%
Median price	\$380,000	\$339,000	↑ 12%	\$374,000	\$318,000	↑ 18%
Average selling time (days)	34	49	↓ -15	43	56	↓ -13
Plex (2-5 units)						
Sales	1,034	1,159	↓ -11%	4,749	5,554	↓ -14%
Active listings	3,931	4,480	↓ -12%	3,593	4,065	↓ -12%
Median price	\$545,000	\$475,000	↑ 15%	\$525,000	\$438,000	↑ 20%
Average selling time (days)	55	54	↑ 1	63	69	↓ -6

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

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Source: QPAREB by the Centris system

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Quebec City Metropolitan Area
May 2022
Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	872	891	↓ -2%	4,683	5,277	↓ -11%
Active listings	2,282	3,179	↓ -28%	2,326	3,435	↓ -32%
New listings	1,104	1,026	↑ 8%	5,441	6,006	↓ -9%
Sales volume	\$304,546,706	\$282,908,038	↑ 8%	\$1,621,792,036	\$1,675,772,267	↓ -3%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	533	540	↓ -1%	2,791	3,195	↓ -13%
Active listings	1,216	1,523	↓ -20%	1,198	1,656	↓ -28%
Median price	\$350,000	\$310,000	↑ 13%	\$342,000	\$305,000	↑ 12%
Average selling time (days)	42	54	↓ -12	48	64	↓ -16
Condominium						
Sales	273	269	↑ 1%	1,513	1,659	↓ -9%
Active listings	661	1,202	↓ -45%	739	1,335	↓ -45%
Median price	\$234,500	\$210,000	↑ 12%	\$228,000	\$203,500	↑ 12%
Average selling time (days)	55	91	↓ -36	77	114	↓ -37
Plex (2-5 units)						
Sales	66	81	↓ -19%	377	419	↓ -10%
Active listings	341	344	↓ -1%	307	330	↓ -7%
Median price	\$377,000	\$370,500	↑ 2%	\$386,500	\$360,000	↑ 7%
Average selling time (days)	63	52	↑ 11	68	71	↓ -3

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Montreal Metropolitan Area
May 2022
Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	4,874	5,354	↓ -9%	22,655	26,728	↓ -15%
Active listings	11,304	11,269	↔ 0%	10,137	11,246	↓ -10%
New listings	7,152	6,360	↑ 12%	31,170	32,363	↓ -4%
Sales volume	\$2,959,130,517	\$2,912,301,406	↑ 2%	\$13,416,301,096	\$13,796,925,173	↓ -3%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	2,434	2,606	↓ -7%	11,021	13,111	↓ -16%
Active listings	4,541	4,059	↑ 12%	3,999	4,088	↓ -2%
Median price	\$576,000	\$495,000	↑ 16%	\$566,250	\$476,250	↑ 19%
Average selling time (days)	25	27	↓ -2	29	33	↓ -4
Condominium						
Sales	1,929	2,150	↓ -10%	9,303	10,824	↓ -14%
Active listings	4,605	5,044	↓ -9%	4,274	5,242	↓ -18%
Median price	\$410,000	\$365,000	↑ 12%	\$400,500	\$350,000	↑ 14%
Average selling time (days)	31	41	↓ -10	37	45	↓ -8
Plex (2-5 units)						
Sales	503	594	↓ -15%	2,307	2,768	↓ -17%
Active listings	1,821	1,950	↓ -7%	1,610	1,659	↓ -3%
Median price	\$750,900	\$705,000	↑ 7%	\$760,000	\$674,000	↑ 13%
Average selling time (days)	42	39	↑ 3	50	49	↑ 1

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Island of Montreal

May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,882	2,102	↓ -10%	8,653	9,981	↓ -13%
Active listings	6,079	6,307	↓ -4%	5,358	6,163	↓ -13%
New listings	3,169	2,859	↑ 11%	13,235	13,540	↓ -2%
Sales volume	\$1,324,108,439	\$1,356,287,600	↓ -2%	\$5,906,537,461	\$6,240,682,972	↓ -5%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	471	510	↓ -8%	2,073	2,469	↓ -16%
Active listings	1,358	1,136	↑ 20%	1,077	1,060	↑ 2%
Median price	\$752,500	\$718,000	↑ 5%	\$748,000	\$701,000	↑ 7%
Average selling time (days)	31	33	↓ -2	34	44	↓ -10
Condominium						
Sales	1,106	1,223	↓ -10%	5,155	5,851	↓ -12%
Active listings	3,262	3,726	↓ -12%	3,043	3,849	↓ -21%
Median price	\$457,000	\$421,000	↑ 9%	\$450,000	\$410,000	↑ 10%
Average selling time (days)	36	51	↓ -15	45	55	↓ -10
Plex (2-5 units)						
Sales	305	369	↓ -17%	1,425	1,661	↓ -14%
Active listings	1,165	1,235	↓ -6%	1,030	1,028	↔ 0%
Median price	\$812,500	\$760,000	↑ 7%	\$815,000	\$747,000	↑ 9%
Average selling time (days)	43	42	↑ 1	51	49	↑ 2

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Laval
May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	491	542	↓ -9%	2,142	2,559	↓ -16%
Active listings	779	896	↓ -13%	749	913	↓ -18%
New listings	637	573	↑ 11%	2,781	2,986	↓ -7%
Sales volume	\$272,253,041	\$264,523,170	↑ 3%	\$1,209,128,828	\$1,248,708,697	↓ -3%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	305	310	↓ -2%	1,285	1,537	↓ -16%
Active listings	431	428	↑ 1%	411	471	↓ -13%
Median price	\$570,000	\$495,500	↑ 15%	\$570,000	\$488,000	↑ 17%
Average selling time (days)	25	23	↑ 2	30	35	↓ -5
Condominium						
Sales	156	195	↓ -20%	721	856	↓ -16%
Active listings	236	288	↓ -18%	211	282	↓ -25%
Median price	\$390,000	\$347,000	↑ 12%	\$395,000	\$329,750	↑ 20%
Average selling time (days)	28	41	↓ -13	37	45	↓ -8
Plex (2-5 units)						
Sales	30	37	↓ -19%	136	166	↓ -18%
Active listings	49	80	↓ -39%	48	67	↓ -27%
Median price	\$689,000	\$693,000	↓ -1%	\$745,000	\$651,500	↑ 14%
Average selling time (days)	35	33	↑ 2	55	51	↑ 4

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North Shore of Montreal
May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,084	1,137	↓ -5%	5,085	6,218	↓ -18%
Active listings	1,634	1,701	↓ -4%	1,549	1,732	↓ -11%
New listings	1,340	1,260	↑ 6%	6,328	6,842	↓ -8%
Sales volume	\$572,686,666	\$499,871,444	↑ 15%	\$2,575,061,088	\$2,563,000,505	↔ 0%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	758	782	↓ -3%	3,488	4,198	↓ -17%
Active listings	1,004	1,059	↓ -5%	984	1,100	↓ -11%
Median price	\$525,500	\$427,800	↑ 23%	\$505,000	\$407,650	↑ 24%
Average selling time (days)	23	26	↓ -3	27	32	↓ -5
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	243	267	↓ -9%	1,256	1,552	↓ -19%
Active listings	316	288	↑ 10%	313	330	↓ -5%
Median price	\$345,000	\$270,000	↑ 28%	\$340,000	\$264,700	↑ 28%
Average selling time (days)	20	21	↓ -1	24	29	↓ -5
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	79	85	↓ -7%	328	446	↓ -26%
Active listings	215	288	↓ -25%	178	240	↓ -26%
Median price	\$644,000	\$576,000	↑ 12%	\$600,000	\$517,500	↑ 16%
Average selling time (days)	43	33	↑ 10	47	54	↓ -7

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South Shore of Montreal
May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,088	1,214	↓ -10%	5,184	6,113	↓ -15%
Active listings	1,868	1,668	↑ 12%	1,645	1,694	↓ -3%
New listings	1,498	1,271	↑ 18%	6,721	6,869	↓ -2%
Sales volume	\$614,851,625	\$621,591,548	↓ -1%	\$2,871,384,793	\$2,895,593,314	↓ -1%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	672	756	↓ -11%	3,044	3,579	↓ -15%
Active listings	1,120	909	↑ 23%	954	924	↑ 3%
Median price	\$579,000	\$495,000	↑ 17%	\$570,000	\$480,000	↑ 19%
Average selling time (days)	23	25	↓ -2	26	29	↓ -3
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	347	382	↓ -9%	1,804	2,160	↓ -16%
Active listings	522	519	↑ 1%	479	552	↓ -13%
Median price	\$377,500	\$325,000	↑ 16%	\$371,600	\$305,599	↑ 22%
Average selling time (days)	23	22	↑ 1	27	29	↓ -2
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	67	76	↓ -12%	331	373	↓ -11%
Active listings	152	168	↓ -10%	144	146	↓ -2%
Median price	\$620,000	\$614,500	↑ 1%	\$680,000	\$587,000	↑ 16%
Average selling time (days)	33	34	↓ -1	48	42	↑ 6

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Vaudreuil-Soulanges
May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	185	231	↓ -20%	977	1,168	↓ -16%
Active listings	395	305	↑ 30%	335	324	↑ 3%
New listings	323	244	↑ 32%	1,330	1,332	↔ 0%
Sales volume	\$105,354,151	\$115,814,499	↓ -9%	\$551,955,543	\$565,906,778	↓ -2%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	129	156	↓ -17%	691	823	↓ -16%
Active listings	257	195	↑ 32%	213	207	↑ 3%
Median price	\$590,500	\$510,000	↑ 16%	\$575,000	\$497,000	↑ 16%
Average selling time (days)	22	29	↓ -7	26	32	↓ -6
Condominium						
Sales	47	66	↓ -29%	258	300	↓ -14%
Active listings	76	73	↑ 4%	79	76	↑ 4%
Median price	\$365,000	\$340,500	↑ 7%	\$363,766	\$303,000	↑ 20%
Average selling time (days)	31	27	↑ 4	33	41	↓ -8
Plex (2-5 units)						
Sales	7	8	↑ **	22	43	-
Active listings	3	8	-	3	5	-
Median price	**	**	-	\$628,750	\$510,000	-
Average selling time (days)	**	**	-	33	41	-

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Saint-Jean-sur-Richelieu
May 2022

Summary of Residential Activity

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	144	128	↑ 13%	614	689	↓ -11%
Active listings	222	200	↑ 11%	205	193	↑ 6%
New listings	185	153	↑ 21%	775	794	↓ -2%
Sales volume	\$69,876,595	\$54,213,145	↑ 29%	\$302,233,383	\$283,032,907	↑ 7%

Detailed Statistics by Property Category

	May			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home	2022	2021	Variation	2022	2021	Variation
Sales	99	92	↑ 8%	440	505	↓ -13%
Active listings	128	122	↑ 5%	117	115	↑ 2%
Median price	\$506,000	\$426,500	↑ 19%	\$500,000	\$415,000	↑ 20%
Average selling time (days)	26	22	↑ 4	30	27	↑ 3
Condominium	2022	2021	Variation	2022	2021	Variation
Sales	30	17	↑ 76%	109	105	↑ 4%
Active listings	40	9	-	23	20	-
Median price	\$305,500	**	-	\$330,500	\$275,000	↑ 20%
Average selling time (days)	17	**	-	18	20	↓ -2
Plex (2-5 units)	2022	2021	Variation	2022	2021	Variation
Sales	15	19	↑ **	65	79	↓ -18%
Active listings	23	21	-	20	25	-
Median price	**	**	-	\$449,000	\$377,500	↑ 19%
Average selling time (days)	**	**	-	49	51	↓ -2

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