



June 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

June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	8,127	9,050	↓ -10%	52,865	62,942	↓ -16%
Active listings	26,452	25,639	↑ 3%	22,738	26,815	↓ -15%
New listings	12,938	10,541	↑ 23%	71,496	73,263	↓ -2%
Sales volume	\$3,930,722,812	\$3,948,365,477	↔ 0%	\$25,184,534,354	\$25,905,154,824	↓ -3%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	5,184	5,637	↓ -8%	32,638	39,136	↓ -17%
Active listings	15,048	13,853	↑ 9%	12,642	14,696	↓ -14%
Median price	\$435,000	\$375,000	↑ 16%	\$430,000	\$355,000	↑ 21%
Average selling time (days)	33	43	↓ -10	40	56	↓ -16
Condominium						
Sales	2,073	2,314	↓ -10%	14,449	16,915	↓ -15%
Active listings	6,696	7,057	↓ -5%	5,964	7,571	↓ -21%
Median price	\$380,000	\$336,000	↑ 13%	\$375,000	\$320,000	↑ 17%
Average selling time (days)	34	43	↓ -9	42	54	↓ -12
Plex (2-5 units)						
Sales	836	1,051	↓ -20%	5,572	6,604	↓ -16%
Active listings	4,026	4,365	↓ -8%	3,644	4,114	↓ -11%
Median price	\$565,000	\$475,000	↑ 19%	\$530,000	\$445,000	↑ 19%
Average selling time (days)	48	52	↓ -4	61	66	↓ -5

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

[Back](#)

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Source: QPAREB by the Centris system

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Quebec City Metropolitan Area
June 2022
Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	756	733	↑ 3%	5,434	6,010	↓ -10%
Active listings	2,379	3,066	↓ -22%	2,328	3,372	↓ -31%
New listings	1,017	803	↑ 27%	6,434	6,809	↓ -6%
Sales volume	\$274,854,385	\$246,977,319	↑ 11%	\$1,894,788,121	\$1,922,749,586	↓ -1%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	455	453	↔ 0%	3,244	3,648	↓ -11%
Active listings	1,276	1,467	↓ -13%	1,207	1,624	↓ -26%
Median price	\$350,000	\$312,000	↑ 12%	\$343,000	\$306,000	↑ 12%
Average selling time (days)	30	54	↓ -24	45	63	↓ -18
Condominium						
Sales	210	210	↔ 0%	1,722	1,869	↓ -8%
Active listings	675	1,123	↓ -40%	730	1,300	↓ -44%
Median price	\$239,950	\$207,500	↑ 16%	\$230,000	\$205,000	↑ 12%
Average selling time (days)	62	87	↓ -25	75	111	↓ -36
Plex (2-5 units)						
Sales	90	68	↑ 32%	465	487	↓ -5%
Active listings	324	333	↓ -3%	306	330	↓ -7%
Median price	\$387,500	\$386,500	↔ 0%	\$386,500	\$360,000	↑ 7%
Average selling time (days)	43	70	↓ -27	63	71	↓ -8

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[Back](#)

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Montreal Metropolitan Area
June 2022
Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	4,078	4,589	↓ -11%	26,692	31,317	↓ -15%
Active listings	12,370	10,750	↑ 15%	10,474	11,162	↓ -6%
New listings	6,573	5,325	↑ 23%	37,618	37,686	↔ 0%
Sales volume	\$2,450,455,504	\$2,534,984,295	↓ -3%	\$15,841,089,457	\$16,331,909,468	↓ -3%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	2,086	2,283	↓ -9%	13,080	15,394	↓ -15%
Active listings	5,043	3,788	↑ 33%	4,158	4,038	↑ 3%
Median price	\$570,000	\$509,450	↑ 12%	\$567,000	\$480,000	↑ 18%
Average selling time (days)	25	25	↔ 0	28	32	↓ -4
Condominium						
Sales	1,576	1,757	↓ -10%	10,870	12,581	↓ -14%
Active listings	5,076	4,885	↑ 4%	4,402	5,183	↓ -15%
Median price	\$410,000	\$365,000	↑ 12%	\$402,000	\$350,000	↑ 15%
Average selling time (days)	30	35	↓ -5	36	43	↓ -7
Plex (2-5 units)						
Sales	412	546	↓ -25%	2,715	3,314	↓ -18%
Active listings	1,877	1,857	↑ 1%	1,645	1,691	↓ -3%
Median price	\$770,000	\$704,500	↑ 9%	\$760,000	\$677,000	↑ 12%
Average selling time (days)	46	38	↑ 8	50	47	↑ 3

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[Back](#)

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Island of Montreal

June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	1,480	1,847	↓ -20%	10,119	11,828	↓ -14%
Active listings	6,642	6,124	↑ 8%	5,550	6,156	↓ -10%
New listings	2,843	2,441	↑ 16%	16,045	15,981	↔ 0%
Sales volume	\$1,039,478,107	\$1,230,694,552	↓ -16%	\$6,937,361,173	\$7,471,377,524	↓ -7%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	372	492	↓ -24%	2,438	2,961	↓ -18%
Active listings	1,524	1,111	↑ 37%	1,140	1,068	↑ 7%
Median price	\$785,000	\$742,250	↑ 6%	\$750,000	\$710,520	↑ 6%
Average selling time (days)	30	29	↑ 1	34	41	↓ -7
Condominium						
Sales	838	1,010	↓ -17%	5,987	6,861	↓ -13%
Active listings	3,548	3,633	↓ -2%	3,121	3,813	↓ -18%
Median price	\$465,000	\$420,000	↑ 11%	\$451,000	\$410,000	↑ 10%
Average selling time (days)	37	41	↓ -4	44	53	↓ -9
Plex (2-5 units)						
Sales	270	345	↓ -22%	1,694	2,006	↓ -16%
Active listings	1,165	1,185	↓ -2%	1,050	1,054	↔ 0%
Median price	\$821,000	\$780,000	↑ 5%	\$815,000	\$750,000	↑ 9%
Average selling time (days)	44	37	↑ 7	50	47	↑ 3

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[Back](#)

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[Definitions and explanatory notes](#)

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Laval
June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	423	440	↓ -4%	2,559	2,999	↓ -15%
Active listings	864	840	↑ 3%	767	901	↓ -15%
New listings	560	497	↑ 13%	3,329	3,483	↓ -4%
Sales volume	\$243,362,399	\$221,281,249	↑ 10%	\$1,448,259,227	\$1,469,989,946	↓ -1%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	265	253	↑ 5%	1,545	1,790	↓ -14%
Active listings	435	407	↑ 7%	416	461	↓ -10%
Median price	\$570,000	\$507,500	↑ 12%	\$570,000	\$490,000	↑ 16%
Average selling time (days)	27	24	↑ 3	29	33	↓ -4
Condominium						
Sales	136	152	↓ -11%	857	1,008	↓ -15%
Active listings	234	261	↓ -10%	215	279	↓ -23%
Median price	\$395,500	\$345,000	↑ 15%	\$395,000	\$330,000	↑ 20%
Average selling time (days)	25	38	↓ -13	35	44	↓ -9
Plex (2-5 units)						
Sales	22	35	↑ **	157	201	↓ -22%
Active listings	36	69	↓ -48%	46	67	↓ -32%
Median price	**	\$650,000	-	\$753,000	\$650,000	↑ 16%
Average selling time (days)	**	34	-	54	48	↑ 6

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[Back](#)

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North Shore of Montreal

June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	920	989	↓ -7%	5,998	7,207	↓ -17%
Active listings	1,839	1,500	↑ 23%	1,593	1,693	↓ -6%
New listings	1,329	970	↑ 37%	7,618	7,810	↓ -2%
Sales volume	\$465,965,752	\$427,084,355	↑ 9%	\$3,037,171,357	\$2,990,084,860	↑ 2%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	648	685	↓ -5%	4,132	4,883	↓ -15%
Active listings	1,115	936	↑ 19%	1,008	1,073	↓ -6%
Median price	\$515,000	\$425,000	↑ 21%	\$506,100	\$410,000	↑ 23%
Average selling time (days)	23	25	↓ -2	26	31	↓ -5
Condominium						
Sales	211	214	↓ -1%	1,464	1,766	↓ -17%
Active listings	405	259	↑ 56%	331	319	↑ 4%
Median price	\$350,000	\$280,000	↑ 25%	\$340,000	\$265,000	↑ 28%
Average selling time (days)	23	26	↓ -3	23	29	↓ -6
Plex (2-5 units)						
Sales	57	88	↓ -35%	385	534	↓ -28%
Active listings	198	264	↓ -25%	176	244	↓ -28%
Median price	\$623,000	\$546,450	↑ 14%	\$610,000	\$520,000	↑ 17%
Average selling time (days)	34	41	↓ -7	45	52	↓ -7

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[Back](#)

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South Shore of Montreal
June 2022
Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	944	987	↓ -4%	6,117	7,100	↓ -14%
Active listings	2,076	1,579	↑ 31%	1,710	1,675	↑ 2%
New listings	1,380	1,073	↑ 29%	8,069	7,942	↑ 2%
Sales volume	\$535,577,525	\$499,721,470	↑ 7%	\$3,399,938,053	\$3,395,314,784	↔ 0%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	577	616	↓ -6%	3,610	4,195	↓ -14%
Active listings	1,239	821	↑ 51%	995	907	↑ 10%
Median price	\$574,000	\$520,000	↑ 10%	\$570,000	\$485,000	↑ 18%
Average selling time (days)	22	21	↑ 1	25	28	↓ -3
Condominium						
Sales	319	314	↑ 2%	2,123	2,474	↓ -14%
Active listings	580	531	↑ 9%	495	549	↓ -10%
Median price	\$370,250	\$325,000	↑ 14%	\$371,000	\$310,000	↑ 20%
Average selling time (days)	22	22	↔ 0	26	28	↓ -2
Plex (2-5 units)						
Sales	48	56	↓ -14%	379	429	↓ -12%
Active listings	125	170	↓ -26%	141	150	↓ -6%
Median price	\$662,000	\$621,500	↑ 7%	\$679,000	\$587,500	↑ 16%
Average selling time (days)	64	33	↑ 31	50	41	↑ 9

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[Back](#)

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Vaudreuil-Soulanges
June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	204	203	↑ 0%	1,180	1,371	↓ -14%
Active listings	443	309	↑ 43%	352	321	↑ 9%
New listings	311	222	↑ 40%	1,636	1,554	↑ 5%
Sales volume	\$115,613,595	\$105,679,552	↑ 9%	\$666,789,138	\$671,586,330	↓ -1%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	143	148	↓ -3%	834	971	↓ -14%
Active listings	298	194	↑ 54%	226	205	↑ 10%
Median price	\$571,000	\$537,500	↑ 6%	\$575,000	\$501,000	↑ 15%
Average selling time (days)	24	22	↑ 2	26	31	↓ -5
Condominium						
Sales	54	49	↑ 10%	312	349	↓ -11%
Active listings	92	77	↑ 19%	82	76	↑ 8%
Median price	\$358,000	\$317,500	↑ 13%	\$362,000	\$305,000	↑ 19%
Average selling time (days)	23	32	↓ -9	31	40	↓ -9
Plex (2-5 units)						
Sales	7	6	↑ **	29	49	-
Active listings	5	5	-	4	5	-
Median price	**	**	-	\$627,500	\$515,000	-
Average selling time (days)	**	**	-	45	39	-

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[Back](#)

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[Definitions and explanatory notes](#)

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Saint-Jean-sur-Richelieu
June 2022

Summary of Residential Activity

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	107	123	↓ -13%	719	812	↓ -11%
Active listings	237	177	↑ 34%	208	191	↑ 9%
New listings	150	122	↑ 23%	921	916	↑ 1%
Sales volume	\$50,458,126	\$50,523,117	↔ 0%	\$351,570,509	\$333,556,024	↑ 5%

Detailed Statistics by Property Category

	June			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	81	89	↓ -9%	521	594	↓ -12%
Active listings	141	112	↑ 26%	120	115	↑ 5%
Median price	\$480,000	\$420,000	↑ 14%	\$500,000	\$415,000	↑ 20%
Average selling time (days)	31	28	↑ 3	30	27	↑ 3
Condominium						
Sales	18	18	↑ **	127	123	↑ 3%
Active listings	30	16	-	24	19	-
Median price	**	**	-	\$331,500	\$272,000	↑ 22%
Average selling time (days)	**	**	-	19	21	↓ -2
Plex (2-5 units)						
Sales	8	16	↑ **	71	95	↓ -25%
Active listings	13	13	-	16	23	-
Median price	**	**	-	\$449,000	\$385,000	↑ 17%
Average selling time (days)	**	**	-	48	53	↓ -5

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[Back](#)

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