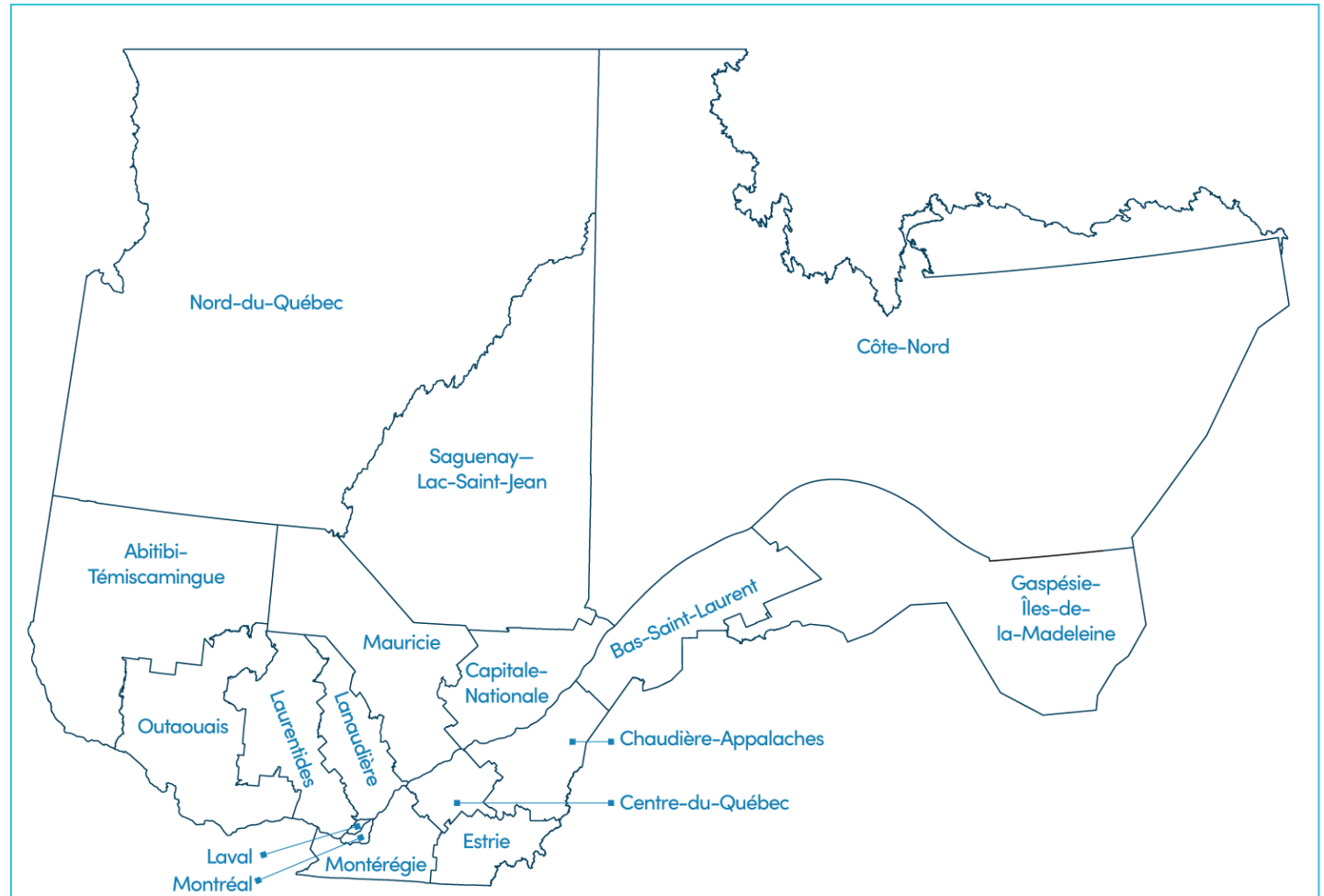


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Québec

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	5,988	8,486	↓ -29%	76,741	93,612	↓ -18%
Active listings	33,039	24,738	↑ 34%	25,497	25,931	↓ -2%
New listings	10,752	10,209	↑ 5%	113,199	111,341	↑ 2%
Sales volume	\$2,663,994,394	\$3,813,756,127	↓ -30%	\$35,885,271,271	\$39,205,520,901	↓ -8%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	3,992	5,298	↓ -25%	48,527	58,221	↓ -17%
Active listings	19,372	13,611	↑ 42%	14,513	14,230	↑ 2%
Median price	\$394,000	\$385,000	↑ 2%	\$420,000	\$360,000	↑ 17%
Average selling time (days)	44	45	↓ -1	40	52	↓ -12
Condominium						
Sales	1,411	2,227	↓ -37%	20,176	24,964	↓ -19%
Active listings	8,449	6,826	↑ 24%	6,699	7,308	↓ -8%
Median price	\$350,000	\$349,450	↔ 0%	\$370,000	\$325,000	↑ 14%
Average selling time (days)	47	50	↓ -3	42	53	↓ -11
Plex (2-5 units)						
Sales	564	929	↓ -39%	7,730	10,018	↓ -23%
Active listings	4,813	4,083	↑ 18%	4,004	4,179	↓ -4%
Median price	\$489,450	\$510,000	↓ -4%	\$520,000	\$450,000	↑ 16%
Average selling time (days)	63	69	↓ -6	60	67	↓ -7

MONTÉAL CMA

[Island of Montreal](#)

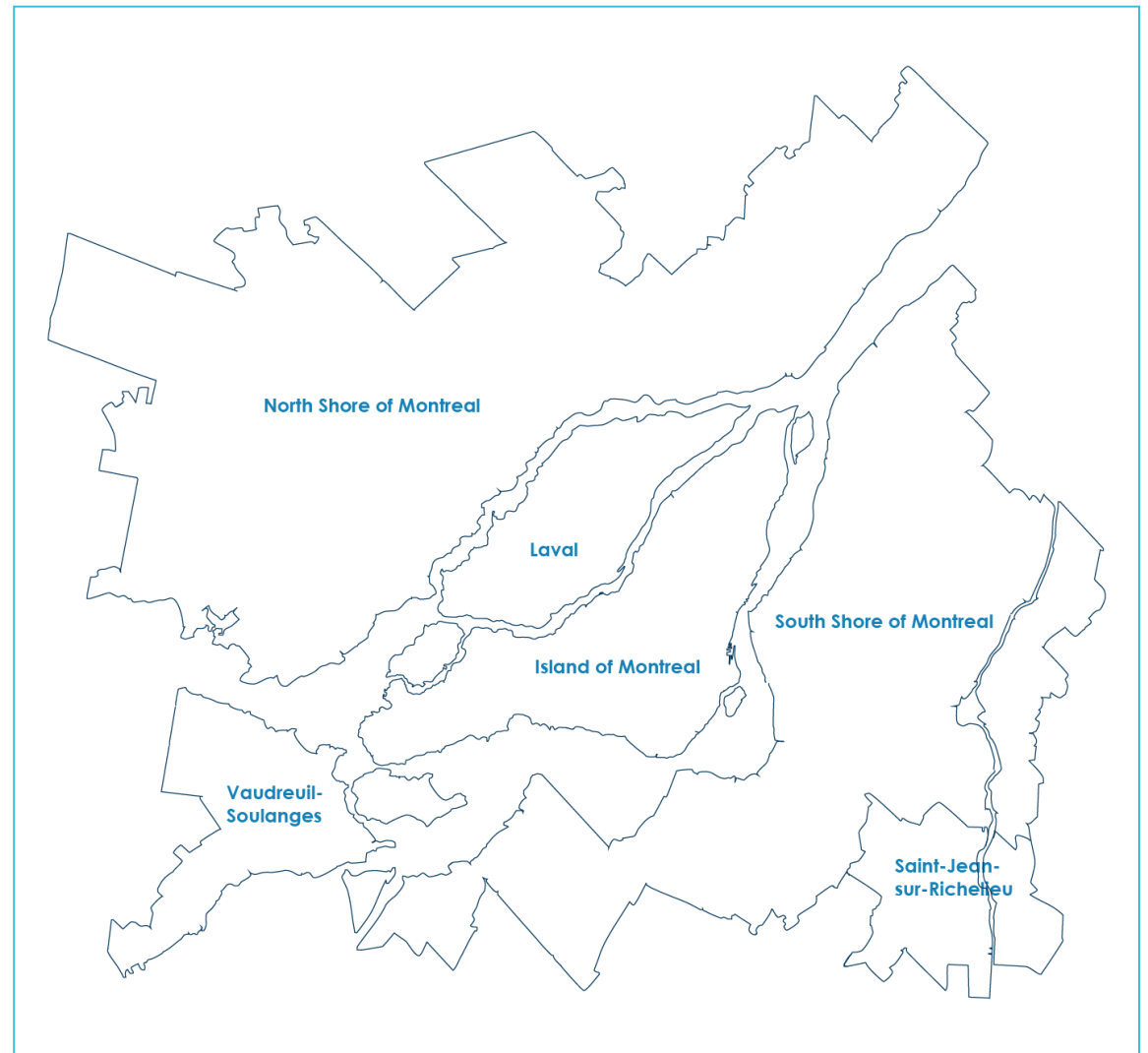
[Laval](#)

[North Shore of Montreal](#)

[South Shore of Montreal](#)

[Vaudreuil-Soulanges](#)

[Saint-Jean-sur-Richelieu](#)



Montreal CMA

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	2,770	4,271	↓ -35%	37,607	46,354	↓ -19%
Active listings	16,269	10,840	↑ 50%	11,974	10,872	↑ 10%
New listings	5,440	5,357	↑ 2%	58,851	57,148	↑ 3%
Sales volume	\$1,542,915,951	\$2,426,522,002	↓ -36%	\$22,004,485,149	\$24,611,225,822	↓ -11%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	1,456	2,126	↓ -32%	18,784	22,674	↓ -17%
Active listings	7,155	4,057	↑ 76%	4,939	3,972	↑ 24%
Median price	\$510,000	\$515,000	↓ -1%	\$556,000	\$490,000	↑ 13%
Average selling time (days)	38	29	↑ 9	29	31	↓ -2
Condominium						
Sales	1,027	1,652	↓ -38%	15,043	18,597	↓ -19%
Active listings	6,534	4,849	↑ 35%	5,048	5,066	↔ 0%
Median price	\$380,000	\$379,900	↔ 0%	\$399,900	\$356,800	↑ 12%
Average selling time (days)	46	42	↑ 4	37	43	↓ -6
Plex (2-5 units)						
Sales	284	491	↓ -42%	3,746	5,044	↓ -26%
Active listings	2,533	1,909	↑ 33%	1,954	1,812	↑ 8%
Median price	700,000 \$	\$710,000	↓ -1%	\$750,000	\$680,000	↑ 10%
Average selling time (days)	54	55	↓ -1	49	48	↑ 1

Island of Montreal

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	964	1,677	↓ -43%	13,872	17,732	↓ -22%
Active listings	8,189	5,889	↑ 39%	6,293	6,036	↑ 4%
New listings	2,259	2,274	↓ -1%	24,903	24,357	↑ 2%
Sales volume	\$639,120,390	\$1,145,825,741	↓ -44%	\$9,416,630,878	\$11,390,178,245	↓ -17%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	251	441	↓ -43%	3,451	4,465	↓ -23%
Active listings	2,070	1,145	↑ 81%	1,432	1,111	↑ 29%
Median price	\$700,450	\$710,000	↓ -1%	\$730,000	\$705,300	↑ 4%
Average selling time (days)	51	38	↑ 13	36	40	↓ -4
Condominium						
Sales	532	932	↓ -43%	8,120	10,215	↓ -21%
Active listings	4,467	3,477	↑ 28%	3,565	3,751	↓ -5%
Median price	\$440,000	\$439,000	↔ 0%	\$448,250	\$416,170	↑ 8%
Average selling time (days)	53	52	↑ 1	45	53	↓ -8
Plex (2-5 units)						
Sales	181	304	↓ -40%	2,301	3,052	↓ -25%
Active listings	1,652	1,267	↑ 30%	1,297	1,174	↑ 10%
Median price	760,000 \$	\$775,000	↓ -2%	\$803,000	\$752,500	↑ 7%
Average selling time (days)	53	57	↓ -4	50	49	↑ 1

Laval

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	289	407	↓ -29%	3,640	4,506	↓ -19%
Active listings	1,310	903	↑ 45%	949	919	↑ 3%
New listings	501	507	↓ -1%	5,255	5,325	↓ -1%
Sales volume	\$152,431,214	\$219,494,952	↓ -31%	\$2,025,441,768	\$2,229,113,994	↓ -9%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	185	240	↓ -23%	2,207	2,687	↓ -18%
Active listings	761	472	↑ 61%	530	478	↑ 11%
Median price	\$529,000	\$515,000	↑ 3%	\$560,000	\$492,000	↑ 14%
Average selling time (days)	37	25	↑ 12	30	32	↓ -2
Condominium						
Sales	92	138	↓ -33%	1,216	1,514	↓ -20%
Active listings	386	311	↑ 24%	300	331	↓ -9%
Median price	\$365,000	\$365,000	↔ 0%	\$386,000	\$335,000	↑ 15%
Average selling time (days)	43	32	↑ 11	36	42	↓ -6
Plex (2-5 units)						
Sales	12	29	↑ **	217	305	↓ -29%
Active listings	161	120	↑ 34%	117	110	↑ 6%
Median price	**	**	-	\$730,000	\$650,000	↑ 12%
Average selling time (days)	**	**	-	52	47	↑ 5

North Shore of Montreal

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	695	944	↓ -26%	8,750	10,447	↓ -16%
Active listings	2,649	1,627	↑ 63%	1,871	1,655	↑ 13%
New listings	1,155	1,077	↑ 7%	11,977	11,624	↑ 3%
Sales volume	\$332,671,956	\$427,198,520	↓ -22%	\$4,370,616,742	\$4,429,179,305	↓ -1%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	494	659	↓ -25%	6,052	7,062	↓ -14%
Active listings	1,736	1,040	↑ 67%	1,207	1,070	↑ 13%
Median price	\$464,000	\$450,000	↑ 3%	\$500,000	\$417,500	↑ 20%
Average selling time (days)	32	28	↑ 4	27	30	↓ -3
Condominium						
Sales	154	212	↓ -27%	2,122	2,535	↓ -16%
Active listings	565	353	↑ 60%	405	312	↑ 30%
Median price	\$322,950	\$285,000	↑ 13%	\$339,900	\$270,000	↑ 26%
Average selling time (days)	34	26	↑ 8	26	28	↓ -2
Plex (2-5 units)						
Sales	46	72	↓ -36%	555	817	↓ -32%
Active listings	326	215	↑ 52%	242	256	↓ -6%
Median price	529,750 \$	\$600,000	↓ -12%	\$600,000	\$538,000	↑ 12%
Average selling time (days)	55	64	↓ -9	45	53	↓ -8

South Shore of Montreal

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	615	931	↓ -34%	8,697	10,386	↓ -16%
Active listings	3,045	1,807	↑ 69%	2,100	1,686	↑ 25%
New listings	1,123	1,165	↓ -4%	12,696	11,988	↑ 6%
Sales volume	\$311,383,415	\$482,137,902	↓ -35%	\$4,776,826,381	\$5,039,721,243	↓ -5%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	377	565	↓ -33%	5,175	6,117	↓ -15%
Active listings	1,861	993	↑ 87%	1,258	933	↑ 35%
Median price	\$510,000	\$508,000	↔ 0%	\$560,000	\$491,000	↑ 14%
Average selling time (days)	37	28	↑ 9	27	28	↓ -1
Condominium						
Sales	207	309	↓ -33%	2,986	3,620	↓ -18%
Active listings	878	573	↑ 53%	614	549	↑ 12%
Median price	\$340,000	\$330,000	↑ 3%	\$368,000	\$312,500	↑ 18%
Average selling time (days)	38	29	↑ 9	28	29	↓ -1
Plex (2-5 units)						
Sales	31	57	↓ -46%	531	646	↓ -18%
Active listings	298	239	↑ 25%	222	200	↑ 11%
Median price	669,000 \$	\$635,000	↑ 5%	\$678,000	\$593,500	↑ 14%
Average selling time (days)	46	43	↑ 3	48	41	↑ 7

Vaudreuil-Soulanges

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	132	201	↓ -34%	1,671	2,066	↓ -19%
Active listings	705	394	↑ 79%	497	365	↑ 36%
New listings	261	211	↑ 24%	2,616	2,454	↑ 7%
Sales volume	\$76,062,708	\$105,697,528	↓ -28%	\$948,165,737	\$1,025,563,459	↓ -8%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	98	144	↓ -32%	1,194	1,471	↓ -19%
Active listings	485	268	↑ 81%	343	247	↑ 39%
Median price	\$567,500	\$529,000	↑ 7%	\$575,000	\$510,000	↑ 13%
Average selling time (days)	42	25	↑ 17	28	29	↓ -1
Condominium						
Sales	27	42	↑ **	420	510	↓ -18%
Active listings	176	100	↑ 76%	117	91	↑ 29%
Median price	**	\$328,500	-	\$360,000	\$310,000	↑ 16%
Average selling time (days)	**	32	-	34	37	↓ -3
Plex (2-5 units)						
Sales	5	15	↑ **	49	83	↓ -41%
Active listings	32	22	-	29	25	-
Median price	**	**	-	\$600,000	\$490,000	↑ 22%
Average selling time (days)	**	**	-	47	40	↑ 7

Saint-Jean-sur-Richelieu

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	75	111	↓ -32%	977	1,217	↓ -20%
Active listings	371	220	↑ 69%	265	211	↑ 25%
New listings	141	123	↑ 15%	1,404	1,400	↔ 0%
Sales volume	\$31,246,268	\$46,167,359	↓ -32%	\$466,803,643	\$497,469,576	↓ -6%

Detailed Statistics by Property Category

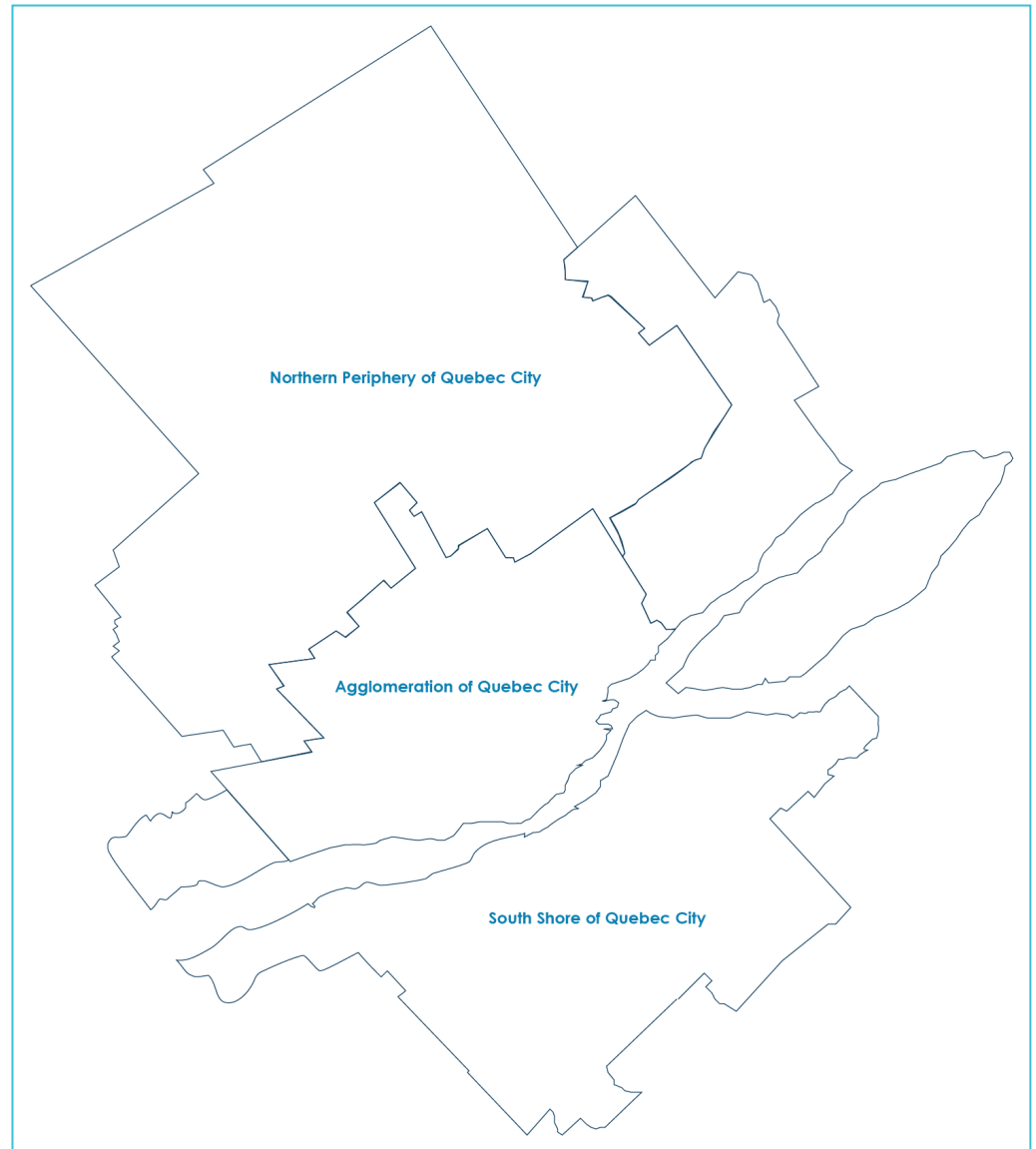
	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	51	77	↓ -34%	705	872	↓ -19%
Active listings	242	139	↑ 74%	169	133	↑ 27%
Median price	\$444,000	\$431,500	↑ 3%	\$487,000	\$415,000	↑ 17%
Average selling time (days)	31	29	↑ 2	30	27	↑ 3
Condominium						
Sales	15	19	↑ **	179	203	↓ -12%
Active listings	62	35	↑ 77%	47	32	↑ 48%
Median price	**	**	-	\$329,450	\$275,000	↑ 20%
Average selling time (days)	**	**	-	21	26	↓ -5
Plex (2-5 units)						
Sales	9	14	↑ **	93	141	↓ -34%
Active listings	64	46	↑ 39%	48	47	↑ 3%
Median price	**	**	-	\$449,000	\$389,500	↑ 15%
Average selling time (days)	**	**	-	51	54	↓ -3

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	630	757	↓ -17%	7,704	8,572	↓ -10%
Active listings	3,067	3,043	↑ 1%	2,533	3,277	↓ -23%
New listings	1,030	982	↑ 5%	10,069	10,077	↔ 0%
Sales volume	\$229,511,150	\$251,104,553	↓ -9%	\$2,706,049,698	\$2,772,573,099	↓ -2%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	414	450	↓ -8%	4,709	5,168	↓ -9%
Active listings	1,814	1,555	↑ 17%	1,394	1,611	↓ -13%
Median price	\$349,000	\$319,000	↑ 9%	\$342,500	\$310,000	↑ 10%
Average selling time (days)	42	51	↓ -9	42	60	↓ -18
Condominium						
Sales	173	240	↓ -28%	2,355	2,668	↓ -12%
Active listings	807	1,129	↓ -29%	773	1,295	↓ -40%
Median price	\$239,850	\$220,000	↑ 9%	\$232,750	\$209,000	↑ 11%
Average selling time (days)	53	98	↓ -45	71	107	↓ -36
Plex (2-5 units)						
Sales	43	67	↓ -36%	637	729	↓ -13%
Active listings	434	354	↑ 23%	359	366	↓ -2%
Median price	425,000 \$	\$350,000	↑ 21%	\$388,000	\$350,000	↑ 11%
Average selling time (days)	60	67	↓ -7	61	75	↓ -14

Agglomeration of Quebec City

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	438	537	↓ -18%	5,366	5,957	↓ -10%
Active listings	1,877	2,088	↓ -10%	1,613	2,237	↓ -28%
New listings	668	675	↓ -1%	6,723	6,992	↓ -4%
Sales volume	\$159,013,297	\$175,097,502	↓ -9%	\$1,861,320,551	\$1,894,609,367	↓ -2%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	254	277	↓ -8%	2,828	3,093	↓ -9%
Active listings	863	847	↑ 2%	678	860	↓ -21%
Median price	\$348,000	\$322,500	↑ 8%	\$341,000	\$310,000	↑ 10%
Average selling time (days)	37	52	↓ -15	38	52	↓ -14
Condominium						
Sales	150	208	↓ -28%	2,033	2,282	↓ -11%
Active listings	693	976	↓ -29%	671	1,103	↓ -39%
Median price	\$242,000	\$224,000	↑ 8%	\$238,000	\$210,000	↑ 13%
Average selling time (days)	54	99	↓ -45	72	110	↓ -38
Plex (2-5 units)						
Sales	34	52	↓ -35%	505	580	↓ -13%
Active listings	320	265	↑ 21%	263	274	↓ -4%
Median price	448,500 \$	\$357,500	↑ 25%	\$400,250	\$360,000	↑ 11%
Average selling time (days)	56	62	↓ -6	59	70	↓ -11

Northern Periphery of Québec City

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	73	95	↓ -23%	954	1,102	↓ -13%
Active listings	529	360	↑ 47%	379	382	↓ -1%
New listings	151	117	↑ 29%	1,439	1,248	↑ 15%
Sales volume	\$28,934,393	\$37,437,438	↓ -23%	\$378,352,058	\$416,592,632	↓ -9%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	68	81	↓ -16%	825	957	↓ -14%
Active listings	460	294	↑ 56%	323	315	↑ 2%
Median price	\$391,000	\$345,500	↑ 13%	\$380,000	\$345,500	↑ 10%
Average selling time (days)	42	50	↓ -8	44	71	↓ -27
Condominium						
Sales	4	11	↑ **	104	119	↓ -13%
Active listings	47	46	↑ 2%	39	47	↓ -17%
Median price	**	**	-	\$202,750	\$190,000	↑ 7%
Average selling time (days)	**	**	-	65	80	↓ -15
Plex (2-5 units)						
Sales	1	3	↑ **	24	22	-
Active listings	18	18	-	15	18	-
Median price	**	**	-	\$343,500	\$280,000	-
Average selling time (days)	**	**	-	60	120	-

South Shore of Quebec City

October 2022

Residential: Summary of Centris Activity

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	119	125	↓ -5%	1,384	1,513	↓ -9%
Active listings	661	595	↑ 11%	541	658	↓ -18%
New listings	211	190	↑ 11%	1,907	1,837	↑ 4%
Sales volume	\$41,563,460	\$38,569,613	↑ 8%	\$466,377,089	\$461,371,100	↑ 1%

Detailed Statistics by Property Category

	October			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Single-family home						
Sales	92	92	↔ 0%	1,056	1,118	↓ -6%
Active listings	491	414	↑ 19%	393	436	↓ -10%
Median price	\$338,000	\$292,000	↑ 16%	\$322,000	\$285,000	↑ 13%
Average selling time (days)	53	51	↑ 2	52	73	↓ -21
Condominium						
Sales	19	21	↑ **	218	267	↓ -18%
Active listings	67	107	↓ -37%	63	146	↓ -57%
Median price	**	**	-	\$207,950	\$187,000	↑ 11%
Average selling time (days)	**	**	-	64	98	↓ -34
Plex (2-5 units)						
Sales	8	12	↑ **	108	127	↓ -15%
Active listings	96	71	↑ 35%	81	74	↑ 9%
Median price	**	**	-	\$326,500	\$302,000	↑ 8%
Average selling time (days)	**	**	-	72	93	↓ -21

About the Quebec Professional Association of Real Estate Brokers

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 14,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also an important player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB is headquartered in Quebec City, has its administrative offices in Montreal and a regional office in Ville de Saguenay. It has two subsidiaries: Centris Inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [Twitter](#) and [Instagram](#).

Information

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