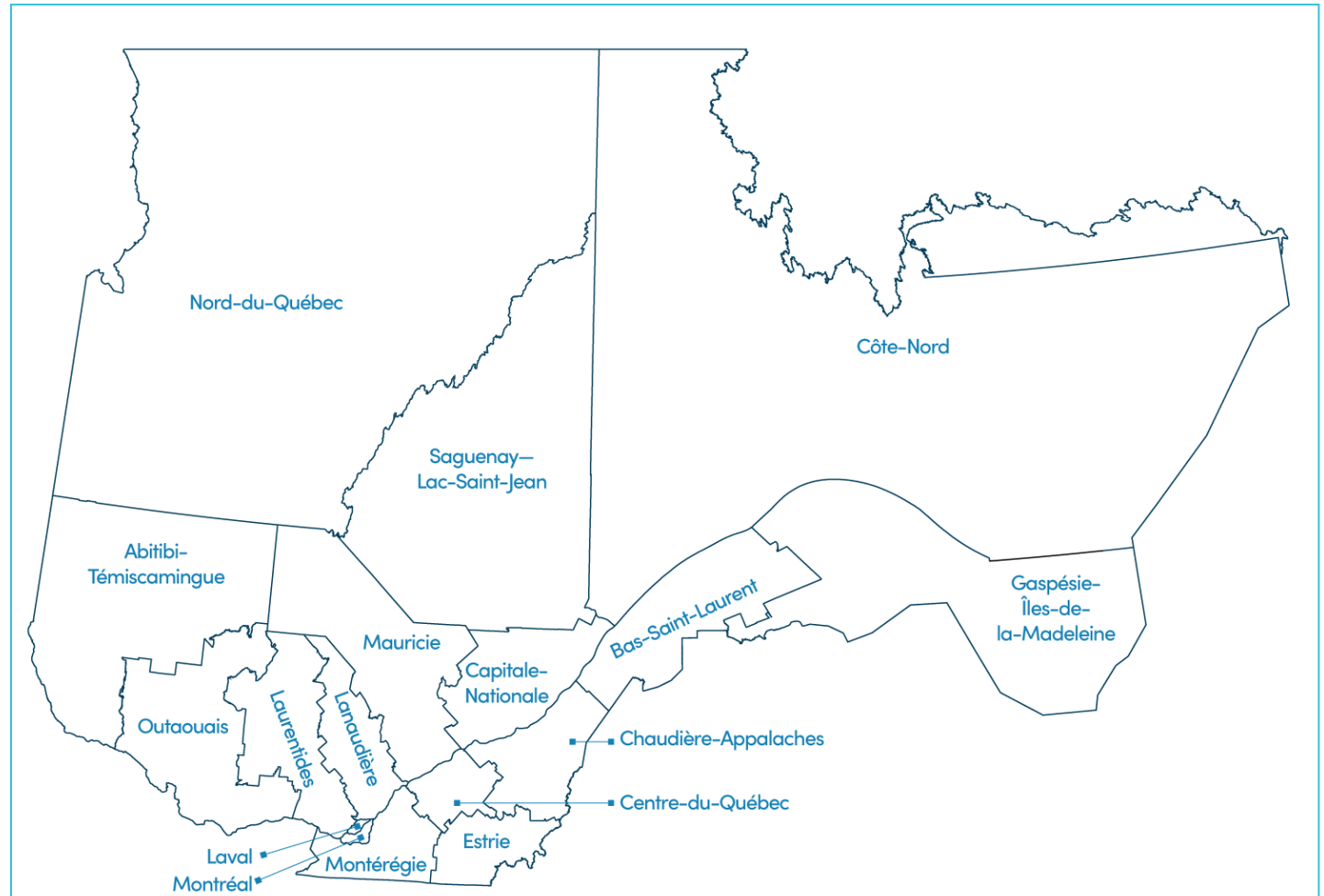


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Québec

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	5,684	5,921	↓ -4%	71,623	82,510	↓ -13%
Active listings	36,650	31,907	↑ 15%	32,197	25,782	↑ 25%
New listings	9,699	8,997	↑ 8%	114,627	120,963	↓ -5%
Sales volume	\$2,655,042,408	\$2,620,348,446	↑ 1%	\$33,269,841,168	\$38,423,886,763	↓ -13%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	3,639	3,928	↓ -7%	46,709	52,352	↓ -11%
Active listings	21,770	18,454	↑ 18%	18,995	14,700	↑ 29%
Median price	\$402,679	\$390,000	↑ 3%	\$417,500	\$419,000	↔ 0%
Average selling time (days)	52	49	↑ 3	54	41	↑ 13
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	1,440	1,453	↓ -1%	18,328	21,607	↓ -15%
Active listings	9,510	8,588	↑ 11%	8,612	6,857	↑ 26%
Median price	\$360,000	\$345,000	↑ 4%	\$360,000	\$369,000	↓ -2%
Average selling time (days)	58	49	↑ 9	57	43	↑ 14
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	586	528	↑ 11%	6,330	8,234	↓ -23%
Active listings	4,916	4,595	↑ 7%	4,247	3,993	↑ 6%
Median price	\$525,000	\$435,000	↑ 21%	\$525,000	\$510,000	↑ 3%
Average selling time (days)	68	65	↑ 3	75	60	↑ 15

MONTÉAL CMA

Island of Montreal

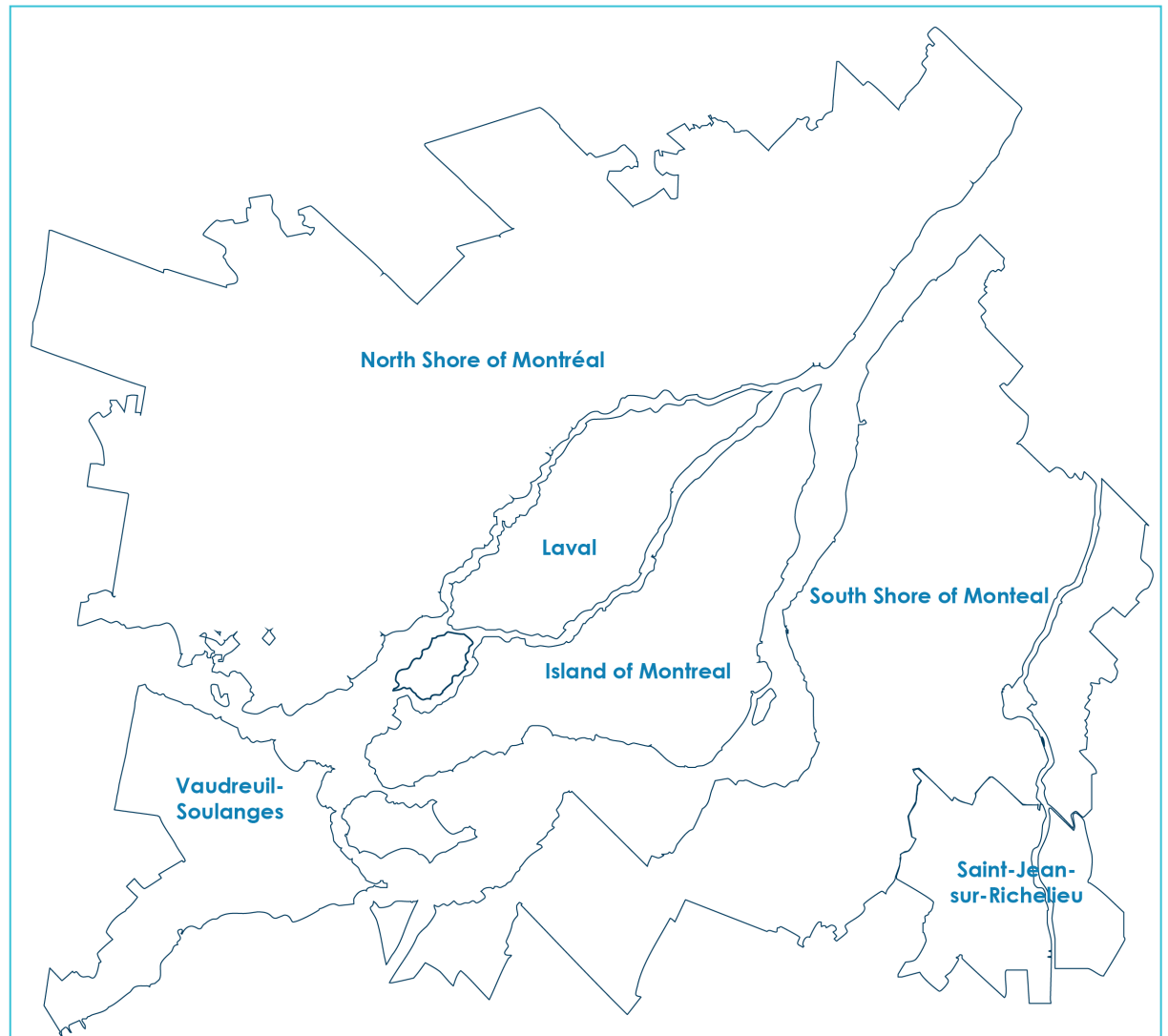
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022		2023	2022	
Total sales	2,664	2,700	-1%	34,301	40,259	-15%
Active listings	17,715	15,888	11%	15,704	12,214	29%
New listings	4,787	4,632	3%	58,025	62,916	-8%
Sales volume	\$1,540,928,452	\$1,511,470,983	2%	\$19,710,672,258	\$23,481,105,158	-16%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022		2023	2022	
Single-family home	2023	2022		2023	2022	
Sales	1,329	1,451	-8%	17,749	20,213	-12%
Active listings	7,708	6,735	14%	6,744	5,026	34%
Median price	\$539,700	\$520,000	4%	\$542,500	\$553,000	-2%
Average selling time (days)	48	44	4	49	30	19
Condominium	2023	2022		2023	2022	
Sales	1,051	1,040	1%	13,342	16,071	-17%
Active listings	7,257	6,608	10%	6,601	5,176	28%
Median price	\$395,275	\$380,000	4%	\$390,000	\$399,000	-2%
Average selling time (days)	58	48	10	57	38	19
Plex (2-5 units)	2023	2022		2023	2022	
Sales	282	208	36%	3,180	3,941	-19%
Active listings	2,683	2,508	7%	2,312	1,982	17%
Median price	\$731,250	\$715,000	2%	\$725,000	\$750,000	0%
Average selling time (days)	64	64	0	72	50	22

Island of Montreal

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	1,042	978	↑ 7%	12,722	14,823	↓ -14%
Active listings	8,519	7,987	↑ 7%	7,818	6,384	↑ 22%
New listings	1,933	1,968	↓ -2%	24,609	26,603	↓ -7%
Sales volume	\$700,993,107	\$647,971,087	↑ 8%	\$8,493,616,530	\$10,047,651,865	↓ -15%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	270	287	↓ -6%	3,492	3,726	↓ -6%
Active listings	1,988	1,863	↑ 7%	1,852	1,426	↑ 30%
Median price	\$740,000	\$682,000	↑ 9%	\$717,600	\$725,000	↓ -1%
Average selling time (days)	56	57	↓ -1	60	37	↑ 23
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	602	557	↑ 8%	7,166	8,670	↓ -17%
Active listings	4,904	4,456	↑ 10%	4,499	3,633	↑ 24%
Median price	\$449,000	\$430,000	↑ 4%	\$444,000	\$446,000	↔ 0%
Average selling time (days)	66	55	↑ 11	62	45	↑ 17
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	170	134	↑ 27%	2,064	2,427	↓ -15%
Active listings	1,627	1,668	↓ -2%	1,467	1,325	↑ 11%
Median price	\$773,500	\$762,000	↑ 2%	\$770,000	\$800,000	↓ -4%
Average selling time (days)	65	57	↑ 8	71	50	↑ 21

Laval

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	241	244	↓ -1%	3,190	3,875	↓ -18%
Active listings	1,424	1,289	↑ 10%	1,262	974	↑ 30%
New listings	406	408	↓ 0%	5,051	5,629	↓ -10%
Sales volume	\$128,944,843	\$127,485,385	↑ 1%	\$1,726,181,468	\$2,145,723,153	↓ -20%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	141	156	↓ -10%	1,977	2,355	↓ -16%
Active listings	821	725	↑ 13%	683	544	↑ 26%
Median price	\$497,500	\$500,000	↓ -1%	\$530,000	\$560,000	↓ -5%
Average selling time (days)	39	39	↔ 0	46	30	↑ 16
Condominium						
Sales	80	76	↑ 5%	1,042	1,291	↓ -19%
Active listings	440	412	↑ 7%	417	311	↑ 34%
Median price	\$368,250	\$372,500	↓ -1%	\$380,000	\$385,000	↓ -1%
Average selling time (days)	59	39	↑ 20	55	36	↑ 19
Plex (2-5 units)						
Sales	20	12	**	170	229	↓ -26%
Active listings	162	151	↑ 7%	160	118	↑ 35%
Median price	**	**	**	\$725,000	\$730,000	↓ -1%
Average selling time (days)	**	**	**	78	55	↑ 23

North Shore of Montreal

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	629	662	↓ -5%	7,916	9,418	↓ -16%
Active listings	3,228	2,614	↑ 23%	2,638	1,923	↑ 37%
New listings	1,043	964	↑ 8%	11,916	12,839	↓ -7%
Sales volume	\$305,739,187	\$312,681,053	↓ -2%	\$3,909,221,999	\$4,682,832,720	↓ -17%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	449	491	↓ -9%	5,544	6,550	↓ -15%
Active listings	2,064	1,705	↑ 21%	1,724	1,249	↑ 38%
Median price	\$472,000	\$460,000	↑ 3%	\$490,000	\$495,000	↓ -1%
Average selling time (days)	43	38	↑ 5	44	28	↑ 16
Condominium						
Sales	127	145	↓ -12%	1,922	2,268	↓ -15%
Active listings	685	597	↑ 15%	578	422	↑ 37%
Median price	\$330,000	\$301,000	↑ 10%	\$330,000	\$335,000	↓ -1%
Average selling time (days)	47	38	↑ 9	47	26	↑ 21
Plex (2-5 units)						
Sales	52	26	**	437	579	↓ -25%
Active listings	434	294	↑ 48%	308	236	↑ 30%
Median price	\$591,500	**	**	\$570,000	\$600,000	↓ -5%
Average selling time (days)	65	**	**	74	46	↑ 28

South Shore of Montreal

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	582	611	↓ -5%	8,023	9,294	↓ -14%
Active listings	3,318	2,979	↑ 11%	2,959	2,157	↑ 37%
New listings	1,045	976	↑ 7%	12,409	13,550	↓ -8%
Sales volume	\$319,195,950	\$320,670,157	↔ 0%	\$4,299,633,366	\$5,091,460,739	↓ -16%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	354	371	↓ -5%	4,944	5,538	↓ -11%
Active listings	2,019	1,758	↑ 15%	1,785	1,284	↑ 39%
Median price	\$550,000	\$527,000	↑ 4%	\$539,550	\$560,000	↓ -4%
Average selling time (days)	47	44	↑ 3	48	28	↑ 20
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	195	213	↓ -8%	2,680	3,194	↓ -16%
Active listings	937	909	↑ 3%	876	640	↑ 37%
Median price	\$363,000	\$365,000	↓ -1%	\$357,000	\$368,000	↓ -3%
Average selling time (days)	47	41	↑ 6	49	29	↑ 20
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	32	27	**	392	557	↓ -30%
Active listings	353	304	↑ 16%	291	225	↑ 29%
Median price	\$693,000	**	**	\$635,000	\$675,000	↓ -6%
Average selling time (days)	48	**	**	71	50	↑ 21

Vaudreuil-Soulanges

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	95	118	↓ -19%	1,500	1,786	↓ -16%
Active listings	825	671	↑ 23%	670	507	↑ 32%
New listings	238	196	↑ 21%	2,596	2,786	↓ -7%
Sales volume	\$51,613,053	\$65,270,533	↓ -21%	\$838,465,133	\$1,009,455,270	↓ -17%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	65	87	↓ -25%	1,120	1,280	↓ -13%
Active listings	555	454	↑ 22%	466	351	↑ 33%
Median price	\$575,000	\$535,000	↑ 7%	\$550,000	\$572,500	↓ -4%
Average selling time (days)	74	45	↑ 29	51	29	↑ 22
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	28	26	**	344	446	↓ -23%
Active listings	228	178	↑ 28%	169	122	↑ 39%
Median price	**	**	**	\$360,000	\$359,000	↔ 0%
Average selling time (days)	**	**	**	60	35	↑ 25
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	2	4	**	28	52	**
Active listings	34	31	↑ 10%	27	28	**
Median price	**	**	**	**	\$590,000	**
Average selling time (days)	**	**	**	**	46	**

Saint-Jean-sur-Richelieu

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	75	87	↓ -14%	950	1,063	↓ -11%
Active listings	401	348	↑ 15%	357	271	↑ 32%
New listings	122	120	↑ 2%	1,444	1,509	↓ -4%
Sales volume	\$34,442,312	\$37,392,768	↓ -8%	\$443,553,762	\$503,981,411	↓ -12%

Detailed Statistics by Property Category

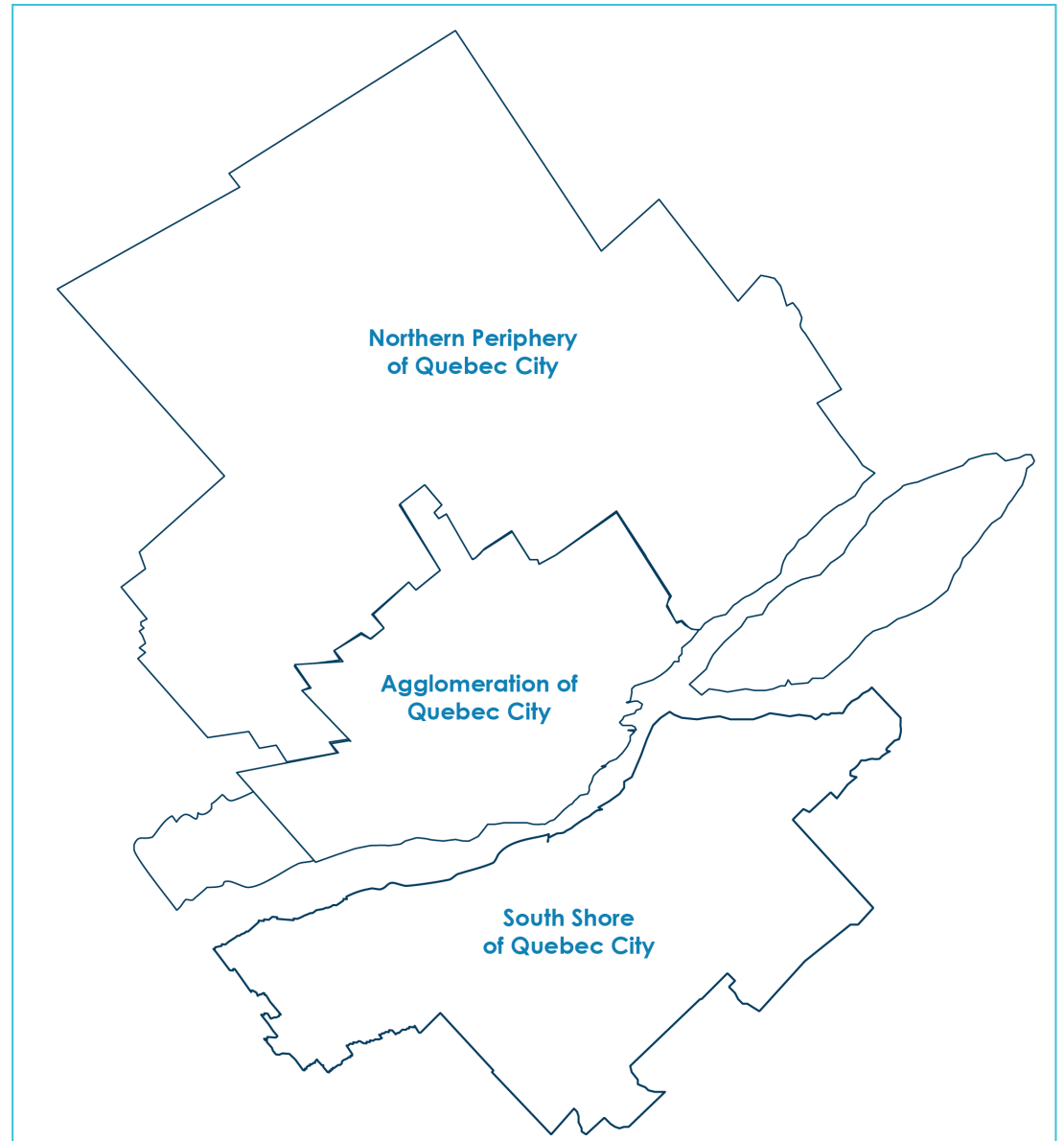
	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	50	59	↓ -15%	672	764	↓ -12%
Active listings	261	230	↑ 13%	232	173	↑ 34%
Median price	\$459,500	\$450,000	↑ 2%	\$481,000	\$484,500	↓ -1%
Average selling time (days)	40	42	↓ -2	51	31	↑ 20
Condominium						
Sales	19	23	**	188	202	↓ -7%
Active listings	63	56	↑ 13%	63	48	↑ 31%
Median price	**	**	**	\$330,000	\$325,000	↑ 2%
Average selling time (days)	**	**	**	43	23	↑ 20
Plex (2-5 units)						
Sales	6	5	**	89	97	↓ -8%
Active listings	73	60	↑ 22%	59	49	↑ 22%
Median price	**	**	**	\$450,000	\$451,000	↔ 0%
Average selling time (days)	**	**	**	62	51	↑ 11

QUEBEC CITY CMA

[Agglomeration of Quebec City](#)

[Northern Periphery of Québec City](#)

[South Shore of Québec City](#)



Quebec City CMA

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022		2023	2022	
Total sales	636	670	-5%	7,781	8,475	-8%
Active listings	3,174	3,030	5%	2,904	2,584	12%
New listings	973	897	8%	10,278	10,974	-6%
Sales volume	\$239,481,512	\$240,736,669	-1%	\$2,834,983,577	\$2,975,326,120	-5%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022		2023	2022	
Single-family home	2023	2022		2023	2022	
Sales	406	435	-7%	4,846	5,234	-7%
Active listings	1,937	1,791	8%	1,769	1,447	22%
Median price	\$360,500	\$345,000	4%	\$349,900	\$341,000	3%
Average selling time (days)	42	41	1	48	43	5
Condominium	2023	2022		2023	2022	
Sales	173	171	1%	2,328	2,534	-8%
Active listings	830	852	-3%	804	781	3%
Median price	\$259,000	\$223,000	16%	\$240,000	\$231,000	4%
Average selling time (days)	51	56	-5	59	70	-11
Plex (2-5 units)	2023	2022		2023	2022	
Sales	57	64	-11%	601	703	-15%
Active listings	399	381	5%	326	351	-7%
Median price	\$389,000	\$392,500	-1%	\$387,000	\$388,000	0%
Average selling time (days)	50	69	-19	68	62	6

Agglomeration of Quebec City

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	441	466	↓ -5%	5,372	5,831	↓ -8%
Active listings	1,780	1,823	↓ -2%	1,652	1,614	↑ 2%
New listings	645	607	↑ 6%	6,784	7,263	↓ -7%
Sales volume	\$165,204,751	\$167,230,364	↓ -1%	\$1,943,283,470	\$2,028,247,093	↓ -4%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	249	271	↓ -8%	2,905	3,099	↓ -6%
Active listings	762	806	↓ -5%	712	679	↑ 5%
Median price	\$365,500	\$345,000	↑ 6%	\$350,000	\$342,500	↑ 2%
Average selling time (days)	36	36	↔ 0	43	38	↑ 5
Condominium						
Sales	144	143	↑ 1%	2,001	2,175	↓ -8%
Active listings	714	738	↓ -3%	694	676	↑ 3%
Median price	\$265,000	\$224,000	↑ 18%	\$245,000	\$236,962	↑ 3%
Average selling time (days)	50	55	↓ -5	57	71	↓ -14
Plex (2-5 units)						
Sales	48	52	↓ -8%	466	557	↓ -16%
Active listings	302	279	↑ 8%	244	258	↓ -5%
Median price	\$401,500	\$415,500	↓ -3%	\$406,000	\$402,000	↑ 1%
Average selling time (days)	47	65	↓ -18	62	59	↑ 3

Northern Periphery of Québec City

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	62	73	↓ -15%	857	1,027	↓ -17%
Active listings	673	531	↑ 27%	605	386	↑ 57%
New listings	97	117	↓ -17%	1,341	1,532	↓ -12%
Sales volume	\$27,138,046	\$32,425,435	↓ -16%	\$367,294,405	\$410,773,593	↓ -11%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	52	61	↓ -15%	762	886	↓ -14%
Active listings	609	475	↑ 28%	554	334	↑ 66%
Median price	\$402,500	\$400,000	↑ 1%	\$385,000	\$380,000	↑ 1%
Average selling time (days)	50	51	↓ -1	57	45	↑ 12
Condominium						
Sales	9	10	**	81	114	↓ -29%
Active listings	37	42	↓ -12%	33	38	↓ -14%
Median price	**	**	**	\$205,000	\$206,000	↔ 0%
Average selling time (days)	**	**	**	86	65	↑ 21
Plex (2-5 units)						
Sales	1	2	**	14	26	**
Active listings	24	13	**	16	12	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

November 2023

Residential: Summary of Centris Activity

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	133	131	↑ 2%	1,552	1,617	↓ -4%
Active listings	721	676	↑ 7%	648	585	↑ 11%
New listings	231	173	↑ 34%	2,153	2,179	↓ -1%
Sales volume	\$47,138,715	\$41,080,870	↑ 15%	\$524,405,702	\$536,305,434	↓ -2%

Detailed Statistics by Property Category

	November			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	105	103	↑ 2%	1,179	1,249	↓ -6%
Active listings	566	510	↑ 11%	502	434	↑ 16%
Median price	\$330,000	\$324,750	↑ 2%	\$329,000	\$318,000	↑ 3%
Average selling time (days)	52	49	↑ 3	56	53	↑ 3
Condominium						
Sales	20	18	**	246	245	↔ 0%
Active listings	79	72	↑ 10%	77	66	↑ 16%
Median price	**	**	**	\$219,000	\$210,000	↑ 4%
Average selling time (days)	**	**	**	64	65	↓ -1
Plex (2-5 units)						
Sales	8	10	**	121	120	↑ 1%
Active listings	73	89	↓ -18%	67	81	↓ -17%
Median price	**	**	**	\$326,900	\$320,250	↑ 2%
Average selling time (days)	**	**	**	90	77	↑ 13

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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