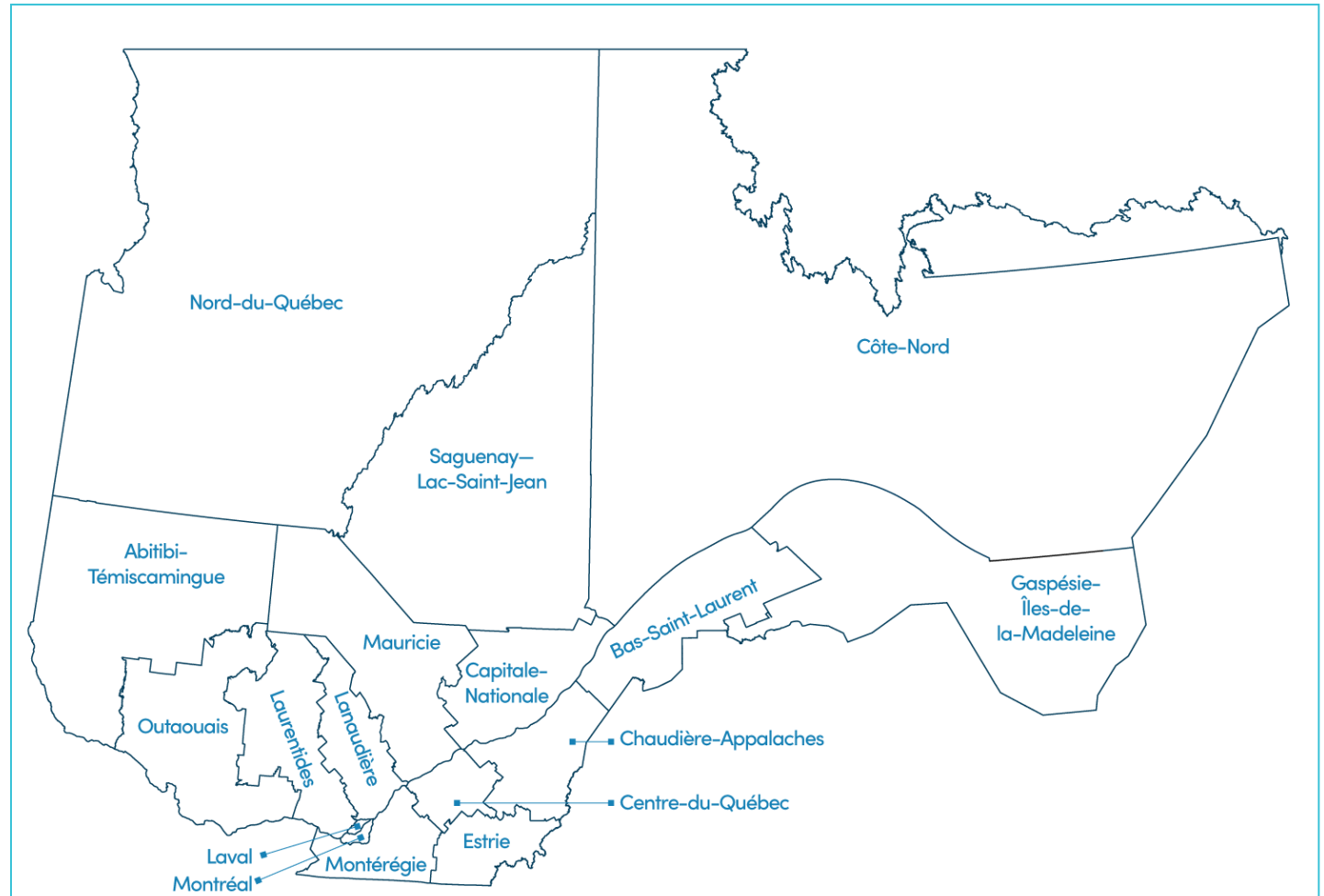


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Quebec**

April 2024

**Residential: Summary of Centris Activity**

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>9,344</b>	<b>7,414</b>	↑ 26%	<b>30,620</b>	<b>25,696</b>	↑ 19%
<b>Active listings</b>	<b>38,593</b>	<b>31,565</b>	↑ 22%	<b>36,957</b>	<b>30,897</b>	↑ 20%
<b>New listings</b>	<b>13,518</b>	<b>10,235</b>	↑ 32%	<b>50,021</b>	<b>40,251</b>	↑ 24%
<b>Sales volume</b>	<b>\$4,654,474,466</b>	<b>\$3,428,293,798</b>	↑ 36%	<b>\$14,842,333,970</b>	<b>\$11,449,679,662</b>	↑ 30%

**Detailed Statistics by Property Category**

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	6,102	4,835	↑ 26%	19,898	16,741	↑ 19%
Active listings	22,941	18,535	↑ 24%	22,082	18,120	↑ 22%
Median price	\$452,750	\$425,000	↑ 7%	\$443,000	\$410,000	↑ 8%
Average selling time (days)	58	54	↑ 4	62	59	↑ 3
<b>Condominium</b>						
Sales	2,403	1,938	↑ 24%	8,058	6,839	↑ 18%
Active listings	10,389	8,588	↑ 21%	9,846	8,393	↑ 17%
Median price	\$375,000	\$360,000	↑ 4%	\$368,000	\$350,000	↑ 5%
Average selling time (days)	58	55	↑ 3	61	60	↑ 1
<b>Plex (2-5 units)</b>						
Sales	810	621	↑ 30%	2,566	2,023	↑ 27%
Active listings	4,828	4,165	↑ 16%	4,621	4,110	↑ 12%
Median price	\$590,500	\$544,000	↑ 9%	\$540,000	\$480,000	↑ 13%
Average selling time (days)	80	77	↑ 3	82	81	↑ 1

## MONTÉAL CMA

Island of Montreal

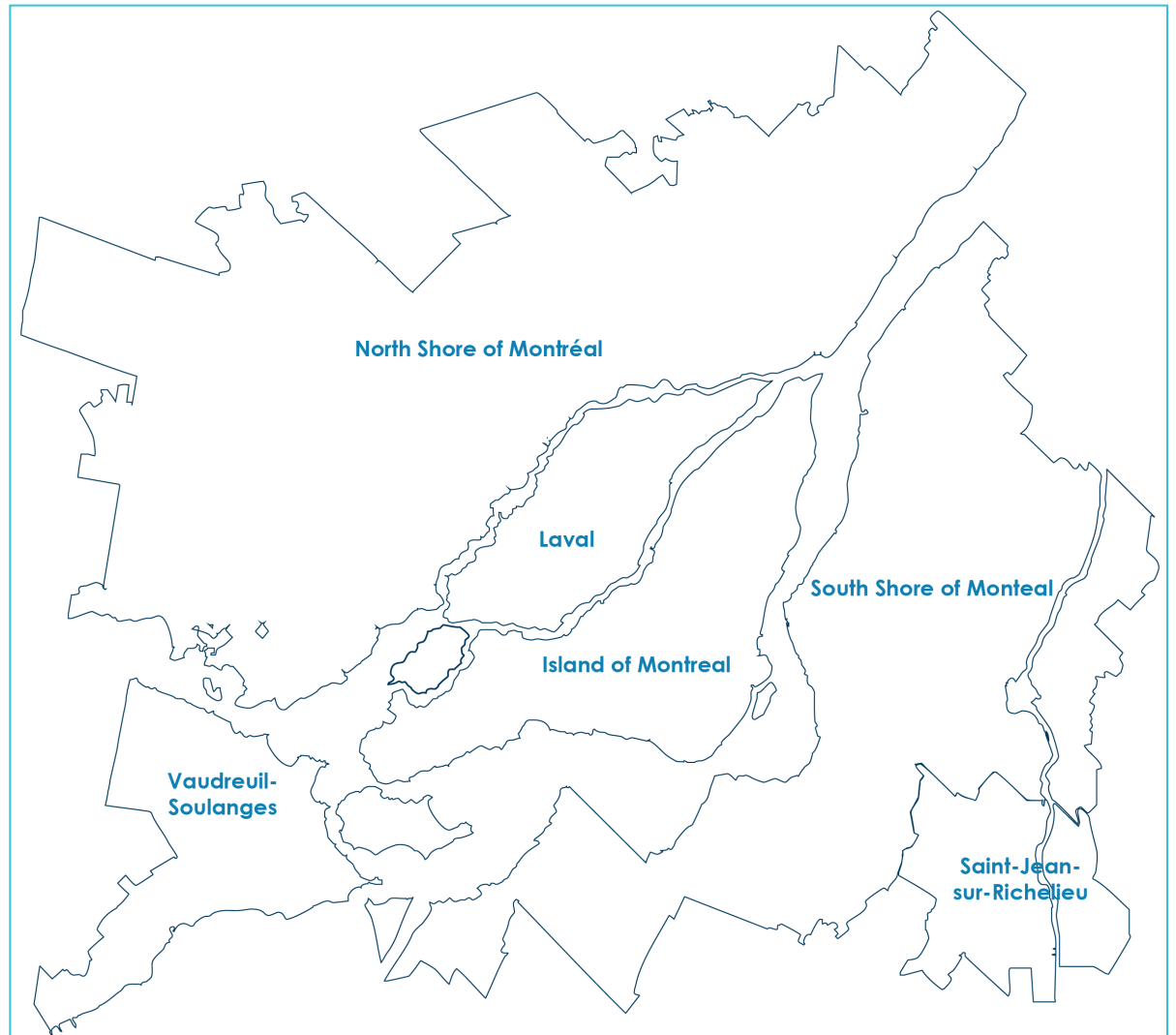
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



## Montreal CMA

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	4,688	3,734	↑ 26%	15,060	12,413	↑ 21%
<b>Active listings</b>	18,932	15,905	↑ 19%	17,909	15,468	↑ 16%
<b>New listings</b>	7,099	5,332	↑ 33%	26,098	21,288	↑ 23%
<b>Sales volume</b>	\$2,813,830,010	\$2,110,519,700	↑ 33%	\$8,876,115,029	\$6,805,058,835	↑ 30%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	2,438	1,965	↑ 24%	7,883	6,494	↑ 21%
Active listings	8,216	6,856	↑ 20%	7,841	6,708	↑ 17%
Median price	\$575,000	\$539,700	↑ 7%	\$560,000	\$528,400	↑ 6%
Average selling time (days)	51	50	↑ 1	55	54	↑ 1
<b>Condominium</b>						
Sales	1,814	1,444	↑ 26%	5,903	4,927	↑ 20%
Active listings	8,028	6,685	↑ 20%	7,534	6,459	↑ 17%
Median price	\$400,598	\$390,000	↑ 3%	\$398,000	\$382,000	↑ 4%
Average selling time (days)	59	53	↑ 6	62	60	↑ 2
<b>Plex (2-5 units)</b>						
Sales	433	323	↑ 34%	1,265	982	↑ 29%
Active listings	2,628	2,328	↑ 13%	2,476	2,266	↑ 9%
Median price	\$754,000	\$725,000	↑ 4%	\$750,000	\$709,000	↑ 7%
Average selling time (days)	75	70	↑ 5	78	75	↑ 3

## Island of Montreal

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	1,713	1,350	↑ 27%	5,315	4,355	↑ 22%
<b>Active listings</b>	9,373	7,968	↑ 18%	8,585	7,579	↑ 13%
<b>New listings</b>	3,106	2,332	↑ 33%	10,931	8,940	↑ 22%
<b>Sales volume</b>	\$1,179,800,976	\$873,998,975	↑ 35%	\$3,621,531,347	\$2,778,621,731	↑ 30%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	482	366	↑ 32%	1,505	1,167	↑ 29%
Active listings	2,211	1,879	↑ 18%	1,985	1,779	↑ 12%
Median price	\$705,000	\$680,000	↑ 4%	\$728,000	\$688,750	↑ 6%
Average selling time (days)	56	63	↓ -7	65	66	↓ -1
<b>Condominium</b>						
Sales	968	763	↑ 27%	3,025	2,540	↑ 19%
Active listings	5,512	4,598	↑ 20%	5,061	4,336	↑ 17%
Median price	\$460,000	\$440,000	↑ 5%	\$456,500	\$435,000	↑ 5%
Average selling time (days)	64	58	↑ 6	68	66	↑ 2
<b>Plex (2-5 units)</b>						
Sales	263	221	↑ 19%	785	648	↑ 21%
Active listings	1,650	1,491	↑ 11%	1,539	1,464	↑ 5%
Median price	\$807,000	\$760,000	↑ 6%	\$791,000	\$755,000	↑ 5%
Average selling time (days)	74	72	↑ 2	77	77	↔ 0

**Laval**

April 2024

**Residential: Summary of Centris Activity**

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	438	324	↑ 35%	1,384	1,176	↑ 18%
<b>Active listings</b>	1,537	1,290	↑ 19%	1,457	1,267	↑ 15%
<b>New listings</b>	629	462	↑ 36%	2,283	1,841	↑ 24%
<b>Sales volume</b>	\$253,344,236	\$174,569,967	↑ 45%	\$773,026,820	\$611,161,438	↑ 26%

**Detailed Statistics by Property Category**

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	268	190	↑ 41%	836	718	↑ 16%
Active listings	865	686	↑ 26%	829	680	↑ 22%
Median price	\$585,000	\$545,900	↑ 7%	\$562,500	\$529,000	↑ 6%
Average selling time (days)	52	55	↓ -3	53	56	↓ -3
<b>Condominium</b>						
Sales	142	119	↑ 19%	463	409	↑ 13%
Active listings	517	433	↑ 19%	480	421	↑ 14%
Median price	\$390,500	\$375,000	↑ 4%	\$385,000	\$380,000	↑ 1%
Average selling time (days)	65	54	↑ 11	69	57	↑ 12
<b>Plex (2-5 units)</b>						
Sales	28	15	**	85	48	↑ 77%
Active listings	153	171	↓ -11%	147	165	↓ -11%
Median price	**	**	**	\$795,000	\$643,250	↑ 24%
Average selling time (days)	**	**	**	94	61	↑ 33

## North Shore of Montreal

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>1,095</b>	<b>872</b>	↑ 26%	<b>3,588</b>	<b>2,995</b>	↑ 20%
<b>Active listings</b>	<b>3,238</b>	<b>2,618</b>	↑ 24%	<b>3,219</b>	<b>2,632</b>	↑ 22%
<b>New listings</b>	<b>1,415</b>	<b>1,073</b>	↑ 32%	<b>5,358</b>	<b>4,342</b>	↑ 23%
<b>Sales volume</b>	<b>\$570,402,101</b>	<b>\$439,741,292</b>	↑ 30%	<b>\$1,831,268,287</b>	<b>\$1,433,626,725</b>	↑ 28%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	745	636	↑ 17%	2,493	2,111	↑ 18%
Active listings	2,110	1,713	↑ 23%	2,103	1,724	↑ 22%
Median price	\$520,000	\$495,000	↑ 5%	\$505,000	\$482,500	↑ 5%
Average selling time (days)	50	45	↑ 5	53	49	↑ 4
<b>Condominium</b>						
Sales	278	196	↑ 42%	919	752	↑ 22%
Active listings	687	592	↑ 16%	692	612	↑ 13%
Median price	\$345,250	\$325,000	↑ 6%	\$337,000	\$321,000	↑ 5%
Average selling time (days)	50	49	↑ 1	56	49	↑ 7
<b>Plex (2-5 units)</b>						
Sales	70	39	↑ 79%	168	128	↑ 31%
Active listings	406	294	↑ 38%	389	279	↑ 40%
Median price	\$643,750	\$552,500	↑ 17%	\$647,000	\$511,750	↑ 26%
Average selling time (days)	70	64	↑ 6	79	77	↑ 2

## South Shore of Montreal

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>1,109</b>	<b>902</b>	<b>↑ 23%</b>	<b>3,727</b>	<b>2,937</b>	<b>↑ 27%</b>
<b>Active listings</b>	<b>3,407</b>	<b>3,034</b>	<b>↑ 12%</b>	<b>3,336</b>	<b>2,985</b>	<b>↑ 12%</b>
<b>New listings</b>	<b>1,474</b>	<b>1,118</b>	<b>↑ 32%</b>	<b>5,669</b>	<b>4,669</b>	<b>↑ 21%</b>
<b>Sales volume</b>	<b>\$628,748,688</b>	<b>\$474,551,470</b>	<b>↑ 32%</b>	<b>\$2,088,943,267</b>	<b>\$1,504,889,733</b>	<b>↑ 39%</b>

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	700	560	↑ 25%	2,291	1,794	↑ 28%
Active listings	2,080	1,903	↑ 9%	2,032	1,840	↑ 10%
Median price	\$576,500	\$531,000	↑ 9%	\$565,000	\$525,000	↑ 8%
Average selling time (days)	48	46	↑ 2	51	52	↓ -1
<b>Condominium</b>						
Sales	354	306	↑ 16%	1,253	1,023	↑ 22%
Active listings	999	846	↑ 18%	996	863	↑ 15%
Median price	\$368,186	\$352,950	↑ 4%	\$370,000	\$349,900	↑ 6%
Average selling time (days)	52	47	↑ 5	52	53	↓ -1
<b>Plex (2-5 units)</b>						
Sales	55	36	↑ 53%	183	118	↑ 55%
Active listings	318	278	↑ 14%	299	275	↑ 9%
Median price	\$600,000	\$659,000	↓ -9%	\$645,000	\$640,000	↑ 1%
Average selling time (days)	65	78	↓ -13	74	69	↑ 5



## Vaudreuil-Soulanges

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>200</b>	<b>177</b>	<b>↑ 13%</b>	<b>638</b>	<b>580</b>	<b>↑ 10%</b>
<b>Active listings</b>	<b>956</b>	<b>604</b>	<b>↑ 58%</b>	<b>896</b>	<b>629</b>	<b>↑ 42%</b>
<b>New listings</b>	<b>317</b>	<b>205</b>	<b>↑ 55%</b>	<b>1,233</b>	<b>918</b>	<b>↑ 34%</b>
<b>Sales volume</b>	<b>\$112,697,559</b>	<b>\$95,374,665</b>	<b>↑ 18%</b>	<b>\$357,856,665</b>	<b>\$306,650,134</b>	<b>↑ 17%</b>

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	138	134	↑ 3%	449	431	↑ 4%
Active listings	657	428	↑ 54%	600	441	↑ 36%
Median price	\$580,000	\$545,000	↑ 6%	\$574,850	\$535,000	↑ 7%
Average selling time (days)	56	49	↑ 7	60	54	↑ 6
<b>Condominium</b>						
Sales	56	39	↑ 44%	178	138	↑ 29%
Active listings	256	143	↑ 79%	253	159	↑ 59%
Median price	\$323,500	\$380,000	↓ -15%	\$336,500	\$355,500	↓ -5%
Average selling time (days)	74	45	↑ 29	63	73	↓ -10
<b>Plex (2-5 units)</b>						
Sales	6	3	**	11	9	**
Active listings	34	24	**	35	22	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## Saint-Jean-sur-Richelieu

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	133	109	↑ 22%	408	370	↑ 10%
<b>Active listings</b>	421	391	↑ 8%	416	377	↑ 10%
<b>New listings</b>	158	142	↑ 11%	624	578	↑ 8%
<b>Sales volume</b>	\$68,836,450	\$52,283,331	↑ 32%	\$203,488,643	\$170,109,074	↑ 20%

### Detailed Statistics by Property Category

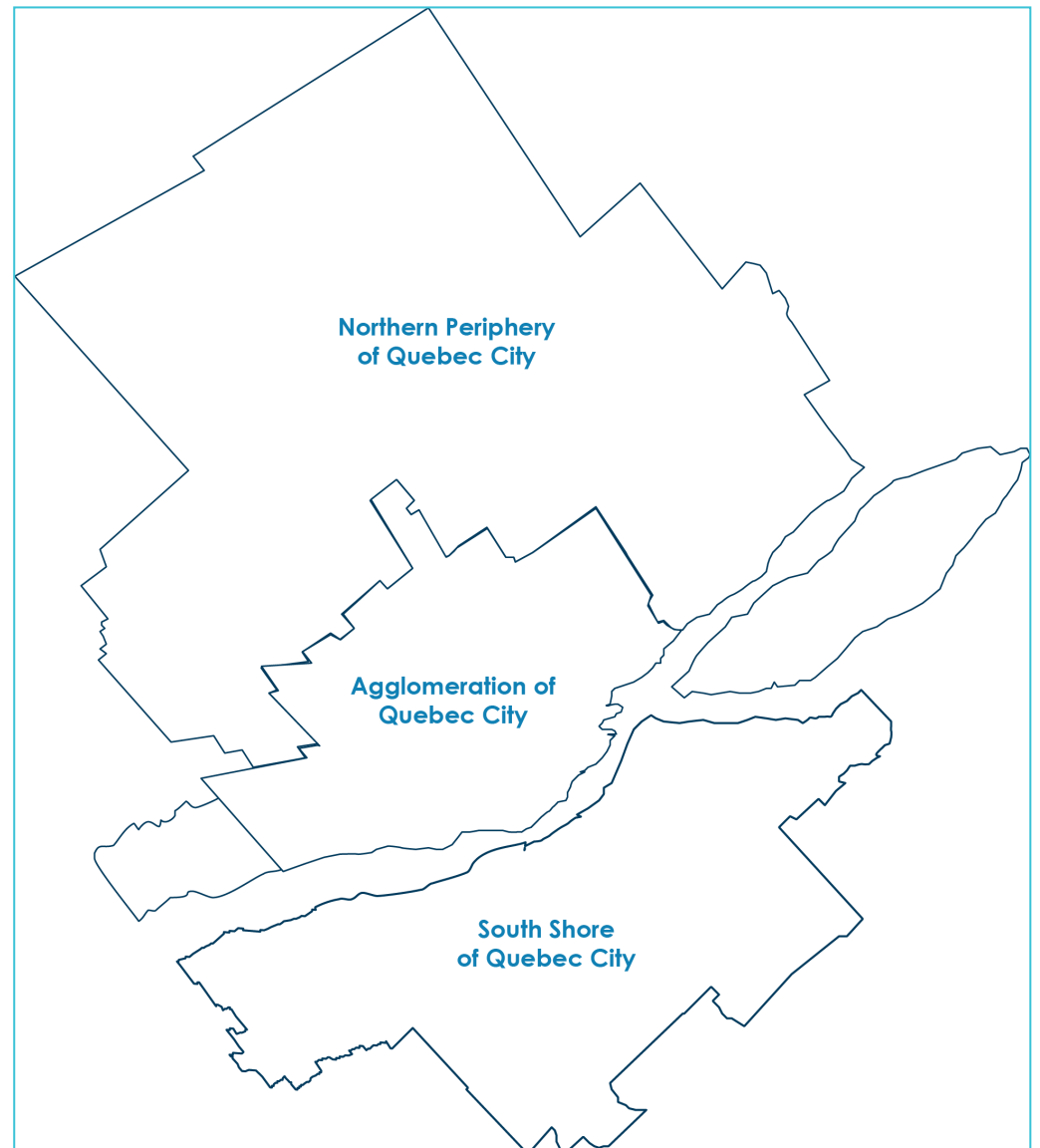
	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	105	79	↑ 33%	309	273	↑ 13%
Active listings	293	247	↑ 19%	292	245	↑ 19%
Median price	\$504,000	\$489,000	↑ 3%	\$490,000	\$472,000	↑ 4%
Average selling time (days)	48	53	↓ -5	54	53	↑ 1
<b>Condominium</b>						
Sales	16	21	**	65	65	↔ 0%
Active listings	57	73	↓ -22%	52	70	↓ -25%
Median price	**	**	**	\$315,000	\$329,500	↓ -4%
Average selling time (days)	**	**	**	42	39	↑ 3
<b>Plex (2-5 units)</b>						
Sales	11	9	**	33	31	↑ 6%
Active listings	67	70	↓ -4%	67	62	↑ 8%
Median price	**	**	**	\$505,225	\$420,000	↑ 20%
Average selling time (days)	**	**	**	67	58	↑ 9

## QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



## Quebec City CMA

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>976</b>	<b>829</b>	<b>↑ 18%</b>	<b>3,569</b>	<b>2,984</b>	<b>↑ 20%</b>
<b>Active listings</b>	<b>2,673</b>	<b>2,942</b>	<b>↓ -9%</b>	<b>2,847</b>	<b>3,008</b>	<b>↓ -5%</b>
<b>New listings</b>	<b>1,034</b>	<b>879</b>	<b>↑ 18%</b>	<b>4,236</b>	<b>3,848</b>	<b>↑ 10%</b>
<b>Sales volume</b>	<b>\$387,226,799</b>	<b>\$301,937,083</b>	<b>↑ 28%</b>	<b>\$1,366,111,492</b>	<b>\$1,052,416,792</b>	<b>↑ 30%</b>

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	629	531	↑ 18%	2,223	1,850	↑ 20%
Active listings	1,636	1,822	↓ -10%	1,753	1,833	↓ -4%
Median price	\$381,340	\$350,000	↑ 9%	\$370,000	\$340,000	↑ 9%
Average selling time (days)	54	45	↑ 9	56	50	↑ 6
<b>Condominium</b>						
Sales	272	241	↑ 13%	1,073	925	↑ 16%
Active listings	738	812	↓ -9%	771	853	↓ -10%
Median price	\$276,500	\$232,500	↑ 19%	\$260,000	\$235,000	↑ 11%
Average selling time (days)	52	57	↓ -5	53	59	↓ -6
<b>Plex (2-5 units)</b>						
Sales	75	56	↑ 34%	272	205	↑ 33%
Active listings	291	305	↓ -5%	316	319	↓ -1%
Median price	\$425,000	\$410,000	↑ 4%	\$400,000	\$391,500	↑ 2%
Average selling time (days)	63	73	↓ -10	79	75	↑ 4

## Agglomeration of Quebec City

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>618</b>	<b>576</b>	↑ 7%	<b>2,370</b>	<b>2,085</b>	↑ 14%
<b>Active listings</b>	<b>1,436</b>	<b>1,708</b>	↓ -16%	<b>1,561</b>	<b>1,764</b>	↓ -12%
<b>New listings</b>	<b>646</b>	<b>613</b>	↑ 5%	<b>2,694</b>	<b>2,577</b>	↑ 5%
<b>Sales volume</b>	<b>\$238,007,495</b>	<b>\$210,321,252</b>	↑ 13%	<b>\$887,285,977</b>	<b>\$731,750,669</b>	↑ 21%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	336	327	↑ 3%	1,244	1,117	↑ 11%
Active listings	625	774	↓ -19%	691	785	↓ -12%
Median price	\$382,000	\$355,000	↑ 8%	\$374,000	\$345,000	↑ 8%
Average selling time (days)	44	42	↑ 2	46	46	↔ 0
<b>Condominium</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	225	207	↑ 9%	906	812	↑ 12%
Active listings	609	701	↓ -13%	644	743	↓ -13%
Median price	\$280,000	\$240,000	↑ 17%	\$267,050	\$240,000	↑ 11%
Average selling time (days)	50	55	↓ -5	53	58	↓ -5
<b>Plex (2-5 units)</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	57	42	↑ 36%	219	156	↑ 40%
Active listings	202	232	↓ -13%	226	235	↓ -4%
Median price	\$470,000	\$428,750	↑ 10%	\$405,000	\$410,000	↓ -1%
Average selling time (days)	66	79	↓ -13	81	71	↑ 10

## Northern Periphery of Quebec City

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	140	99	↑ 41%	444	319	↑ 39%
<b>Active listings</b>	597	594	↑ 1%	612	579	↑ 6%
<b>New listings</b>	158	101	↑ 56%	614	501	↑ 23%
<b>Sales volume</b>	\$66,185,679	\$40,507,480	↑ 63%	\$203,720,003	\$128,309,216	↑ 59%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	121	86	↑ 41%	387	280	↑ 38%
Active listings	538	554	↓ -3%	557	533	↑ 5%
Median price	\$452,500	\$375,000	↑ 21%	\$425,000	\$354,750	↑ 20%
Average selling time (days)	61	49	↑ 12	69	56	↑ 13
<b>Condominium</b>						
Sales	16	12	**	47	33	↑ 42%
Active listings	40	30	↑ 33%	36	35	↑ 3%
Median price	**	**	**	\$245,000	\$197,000	↑ 24%
Average selling time (days)	**	**	**	43	94	↓ -51
<b>Plex (2-5 units)</b>						
Sales	3	1	**	10	6	**
Active listings	15	10	**	17	12	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Quebec City

April 2024

### Residential: Summary of Centris Activity

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	218	154	↑ 42%	755	580	↑ 30%
<b>Active listings</b>	640	640	↔ 0%	674	665	↑ 1%
<b>New listings</b>	230	165	↑ 39%	928	770	↑ 21%
<b>Sales volume</b>	\$83,033,625	\$51,108,351	↑ 62%	\$275,105,512	\$192,356,907	↑ 43%

### Detailed Statistics by Property Category

	April			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	172	118	↑ 46%	592	453	↑ 31%
Active listings	473	494	↓ -4%	505	515	↓ -2%
Median price	\$348,000	\$329,500	↑ 6%	\$345,000	\$324,900	↑ 6%
Average selling time (days)	68	50	↑ 18	70	58	↑ 12
<b>Condominium</b>						
Sales	31	22	**	120	80	↑ 50%
Active listings	89	81	↑ 10%	92	76	↑ 22%
Median price	\$260,000	**	↑ 23%	\$235,000	\$215,000	↑ 9%
Average selling time (days)	76	**	**	58	53	↑ 5
<b>Plex (2-5 units)</b>						
Sales	15	13	**	43	43	↔ 0%
Active listings	74	63	↑ 17%	73	71	↑ 2%
Median price	**	**	**	\$350,000	\$335,000	↑ 4%
Average selling time (days)	**	**	**	59	92	↓ -33

## 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](http://qpareb.ca) or via its social media pages: [Facebook](#), [LinkedIn](#), [Twitter](#) and [Instagram](#).

## Information

This publication is produced by the Market Analysis Department of the QPAREB.

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