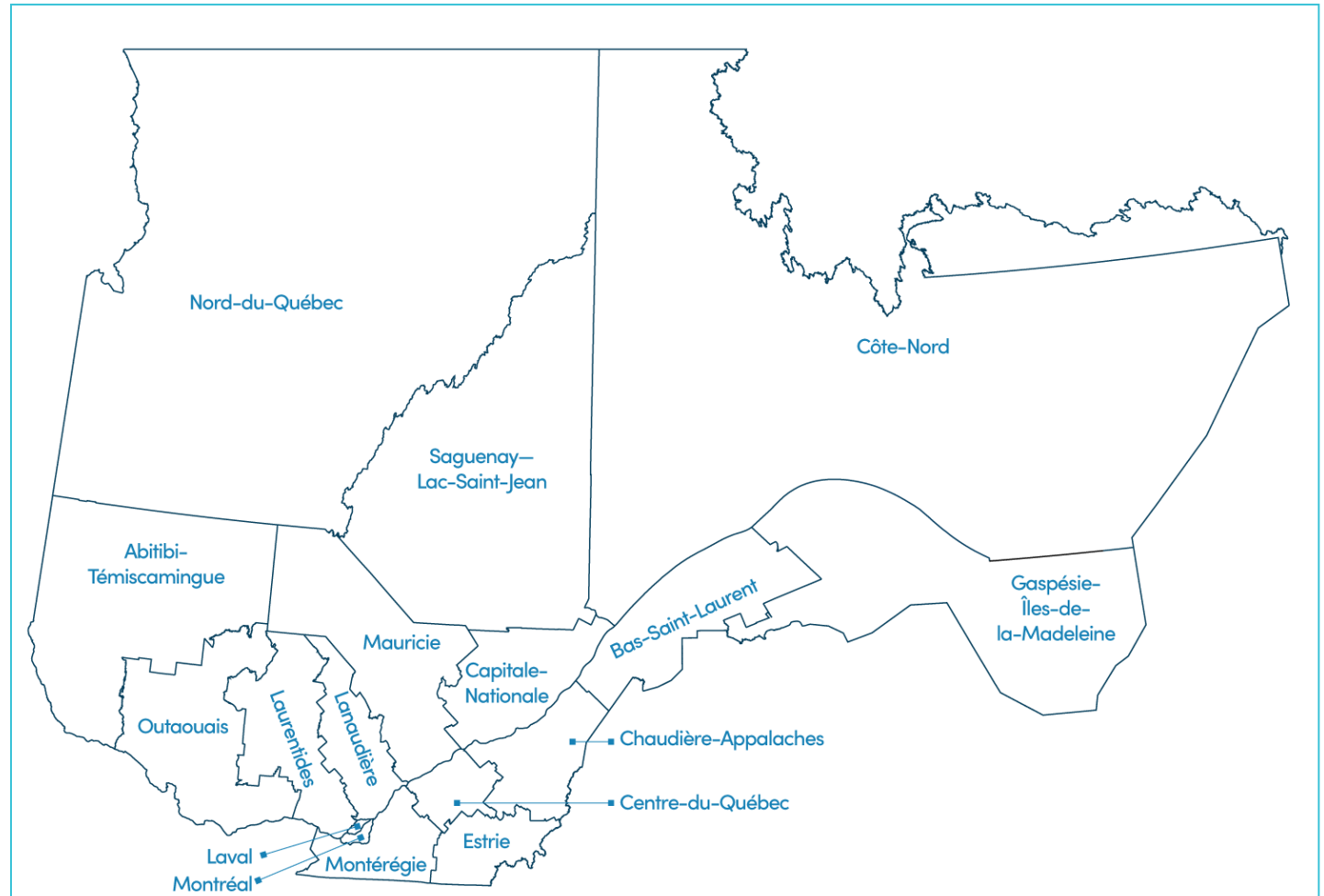


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	7,180	6,422	↑ 12%	54,513	48,130	↑ 13%
Active listings	37,136	30,305	↑ 23%	37,003	30,898	↑ 20%
New listings	10,096	8,887	↑ 14%	84,409	71,539	↑ 18%
Sales volume	\$3,609,353,820	\$3,071,153,703	↑ 18%	\$26,874,853,970	\$22,183,901,380	↑ 21%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	4,713	4,264	↑ 11%	35,476	31,492	↑ 13%
Active listings	21,979	17,797	↑ 23%	22,018	18,130	↑ 21%
Median price	\$450,000	\$420,000	↑ 7%	\$448,000	\$420,000	↑ 7%
Average selling time (days)	56	51	↑ 5	60	55	↑ 5
Condominium						
Sales	1,811	1,547	↑ 17%	14,077	12,490	↑ 13%
Active listings	10,055	8,281	↑ 21%	9,992	8,403	↑ 19%
Median price	\$385,000	\$360,000	↑ 7%	\$375,000	\$360,000	↑ 4%
Average selling time (days)	60	56	↑ 4	59	58	↑ 1
Plex (2-5 units)						
Sales	637	596	↑ 7%	4,793	3,989	↑ 20%
Active listings	4,605	3,931	↑ 17%	4,606	4,091	↑ 13%
Median price	\$600,000	\$550,000	↑ 9%	\$579,000	\$520,000	↑ 11%
Average selling time (days)	76	72	↑ 4	79	78	↑ 1

MONTÉAL CMA

Island of Montreal

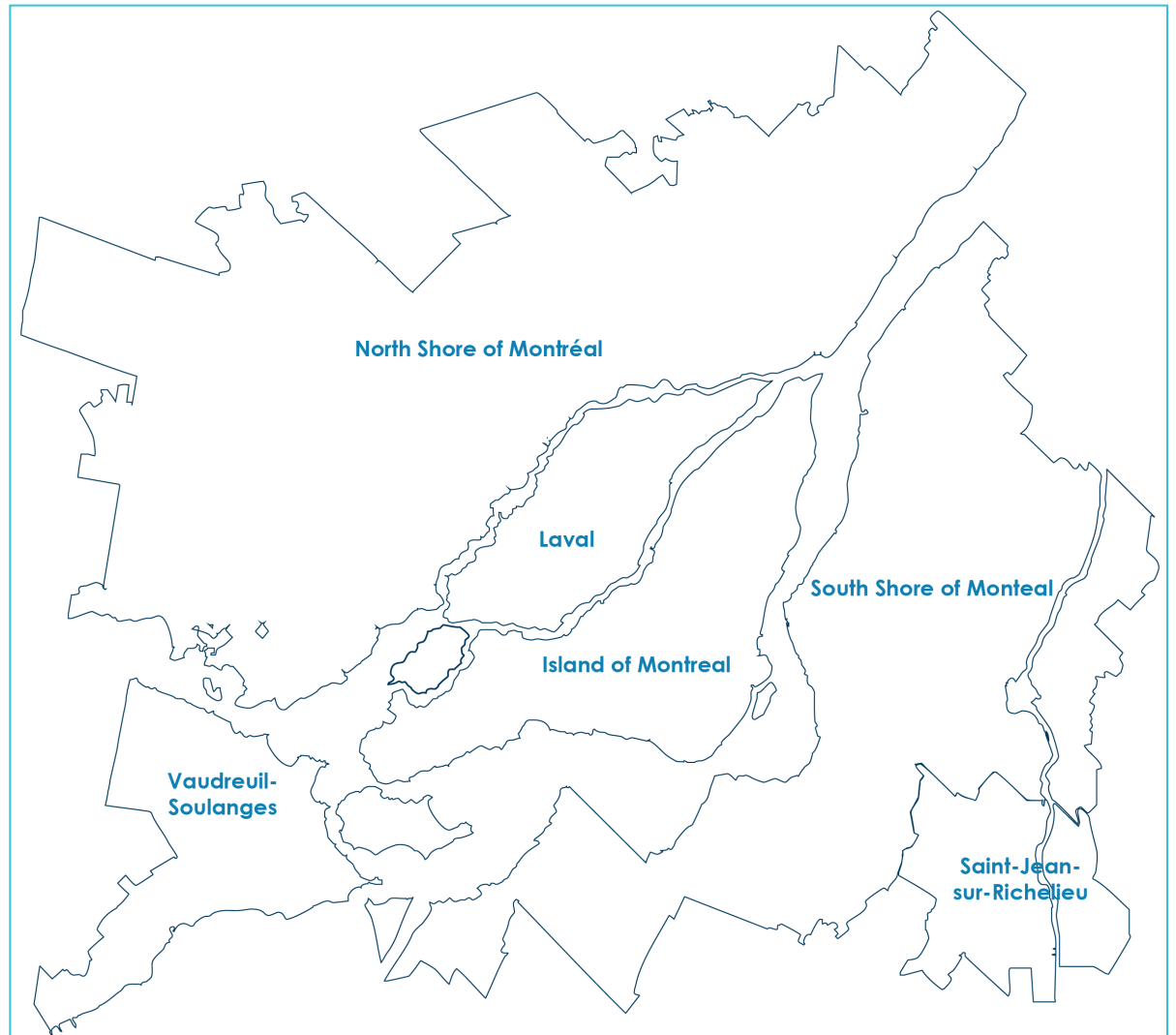
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	3,439	3,076	↑ 12%	26,807	23,492	↑ 14%
Active listings	17,545	14,356	↑ 22%	17,833	15,252	↑ 17%
New listings	4,829	4,249	↑ 14%	42,936	36,633	↑ 17%
Sales volume	\$2,102,242,837	\$1,840,280,354	↑ 14%	\$16,051,956,083	\$13,357,341,504	↑ 20%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	1,765	1,638	↑ 8%	13,891	12,312	↑ 13%
Active listings	7,219	5,901	↑ 22%	7,616	6,519	↑ 17%
Median price	\$585,000	\$553,150	↑ 6%	\$570,000	\$540,000	↑ 6%
Average selling time (days)	52	46	↑ 6	53	51	↑ 2
Condominium						
Sales	1,350	1,124	↑ 20%	10,452	9,139	↑ 14%
Active listings	7,797	6,317	↑ 23%	7,683	6,455	↑ 19%
Median price	\$411,000	\$395,000	↑ 4%	\$400,000	\$388,000	↑ 3%
Average selling time (days)	59	56	↑ 3	60	57	↑ 3
Plex (2-5 units)						
Sales	321	312	↑ 3%	2,449	2,022	↑ 21%
Active listings	2,471	2,097	↑ 18%	2,488	2,243	↑ 11%
Median price	\$755,000	\$735,000	↑ 3%	\$757,000	\$720,000	↑ 5%
Average selling time (days)	74	71	↑ 3	75	75	↑ 0

Island of Montreal

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1,324	1,190	↑ 11%	9,835	8,605	↑ 14%
Active listings	9,037	7,413	↑ 22%	8,803	7,620	↑ 16%
New listings	2,113	1,864	↑ 13%	18,462	15,646	↑ 18%
Sales volume	\$930,332,371	\$836,188,822	↑ 11%	\$6,787,280,925	\$5,699,352,686	↑ 19%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	380	339	↑ 12%	2,762	2,369	↑ 17%
Active listings	2,018	1,708	↑ 18%	1,985	1,792	↑ 11%
Median price	\$750,000	\$755,000	↓ -1%	\$730,500	\$710,000	↑ 3%
Average selling time (days)	59	60	↓ -1	62	62	↔ 0
Condominium						
Sales	747	638	↑ 17%	5,531	4,891	↑ 13%
Active listings	5,467	4,374	↑ 25%	5,250	4,381	↑ 20%
Median price	\$459,950	\$452,950	↑ 2%	\$457,000	\$440,000	↑ 4%
Average selling time (days)	68	62	↑ 6	66	63	↑ 3
Plex (2-5 units)						
Sales	197	213	↓ -8%	1,542	1,345	↑ 15%
Active listings	1,552	1,331	↑ 17%	1,568	1,446	↑ 8%
Median price	\$833,000	\$765,000	↑ 9%	\$810,000	\$762,000	↑ 6%
Average selling time (days)	75	70	↑ 5	75	74	↑ 1

Laval

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	324	284	↑ 14%	2,469	2,217	↑ 11%
Active listings	1,380	1,113	↑ 24%	1,439	1,235	↑ 17%
New listings	409	353	↑ 16%	3,736	3,196	↑ 17%
Sales volume	\$185,328,609	\$158,519,437	↑ 17%	\$1,396,148,520	\$1,180,206,631	↑ 18%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	202	185	↑ 9%	1,509	1,386	↑ 9%
Active listings	736	573	↑ 28%	802	653	↑ 23%
Median price	\$577,500	\$540,000	↑ 7%	\$570,000	\$533,000	↑ 7%
Average selling time (days)	48	39	↑ 9	50	49	↑ 1
Condominium						
Sales	106	83	↑ 28%	815	727	↑ 12%
Active listings	473	389	↑ 22%	478	418	↑ 14%
Median price	\$399,887	\$391,000	↑ 2%	\$387,000	\$380,000	↑ 2%
Average selling time (days)	62	47	↑ 15	64	54	↑ 10
Plex (2-5 units)						
Sales	16	16	**	145	103	↑ 41%
Active listings	170	149	↑ 14%	157	163	↓ -3%
Median price	**	**	**	\$787,000	\$724,000	↑ 9%
Average selling time (days)	**	**	**	87	77	↑ 10

North Shore of Montreal

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	756	670	↑ 13%	6,251	5,436	↑ 15%
Active listings	2,809	2,237	↑ 26%	3,046	2,506	↑ 22%
New listings	973	804	↑ 21%	8,620	7,312	↑ 18%
Sales volume	\$397,344,708	\$336,483,771	↑ 18%	\$3,242,736,159	\$2,662,322,726	↑ 22%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	523	481	↑ 9%	4,332	3,807	↑ 14%
Active listings	1,811	1,457	↑ 24%	1,993	1,642	↑ 21%
Median price	\$530,000	\$495,000	↑ 7%	\$510,000	\$490,000	↑ 4%
Average selling time (days)	48	36	↑ 12	50	44	↑ 6
Condominium						
Sales	182	145	↑ 26%	1,560	1,351	↑ 15%
Active listings	595	492	↑ 21%	657	567	↑ 16%
Median price	\$343,000	\$320,000	↑ 7%	\$340,000	\$325,000	↑ 5%
Average selling time (days)	45	45	↔ 0	52	48	↑ 4
Plex (2-5 units)						
Sales	49	43	↑ 14%	346	270	↑ 28%
Active listings	369	261	↑ 41%	369	276	↑ 34%
Median price	\$635,000	\$639,000	↓ -1%	\$645,250	\$554,750	↑ 16%
Average selling time (days)	83	52	↑ 31	79	81	↓ -2

South Shore of Montreal

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	776	721	↑ 8%	6,347	5,504	↑ 15%
Active listings	3,056	2,648	↑ 15%	3,259	2,908	↑ 12%
New listings	947	919	↑ 3%	9,080	7,917	↑ 15%
Sales volume	\$448,122,032	\$398,500,258	↑ 12%	\$3,597,654,771	\$2,922,405,450	↑ 23%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	478	469	↑ 2%	3,909	3,447	↑ 13%
Active listings	1,801	1,525	↑ 18%	1,963	1,760	↑ 12%
Median price	\$582,250	\$540,000	↑ 8%	\$570,000	\$535,000	↑ 7%
Average selling time (days)	53	46	↑ 7	51	50	↑ 1
Condominium						
Sales	257	218	↑ 18%	2,113	1,818	↑ 16%
Active listings	951	848	↑ 12%	991	869	↑ 14%
Median price	\$376,000	\$351,500	↑ 7%	\$370,000	\$351,000	↑ 5%
Average selling time (days)	43	45	↓ -2	50	49	↑ 1
Plex (2-5 units)						
Sales	41	33	↑ 24%	325	235	↑ 38%
Active listings	292	270	↑ 8%	297	273	↑ 9%
Median price	\$665,000	\$590,000	↑ 13%	\$670,000	\$625,000	↑ 7%
Average selling time (days)	60	84	↓ -24	69	75	↓ -6

Vaudreuil-Soulanges

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	159	131	↑ 21%	1,177	1,045	↑ 13%
Active listings	905	626	↑ 45%	890	624	↑ 43%
New listings	272	201	↑ 35%	2,040	1,624	↑ 26%
Sales volume	\$89,148,217	\$75,965,366	↑ 17%	\$656,604,675	\$575,103,159	↑ 14%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	112	105	↑ 7%	838	799	↑ 5%
Active listings	615	436	↑ 41%	598	440	↑ 36%
Median price	\$552,500	\$595,500	↓ -7%	\$570,000	\$550,000	↑ 4%
Average selling time (days)	55	44	↑ 11	58	50	↑ 8
Condominium						
Sales	39	25	**	311	228	↑ 36%
Active listings	255	154	↑ 66%	252	153	↑ 65%
Median price	\$365,000	**	**	\$350,000	\$360,000	↓ -3%
Average selling time (days)	57	**	**	67	66	↑ 1
Plex (2-5 units)						
Sales	7	1	**	27	13	**
Active listings	26	31	**	32	25	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

Saint-Jean-sur-Richelieu

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	100	80	↑ 25%	728	685	↑ 6%
Active listings	358	319	↑ 12%	397	360	↑ 10%
New listings	115	108	↑ 6%	998	938	↑ 6%
Sales volume	\$51,966,900	\$34,622,700	↑ 50%	\$371,531,033	\$317,950,852	↑ 17%

Detailed Statistics by Property Category

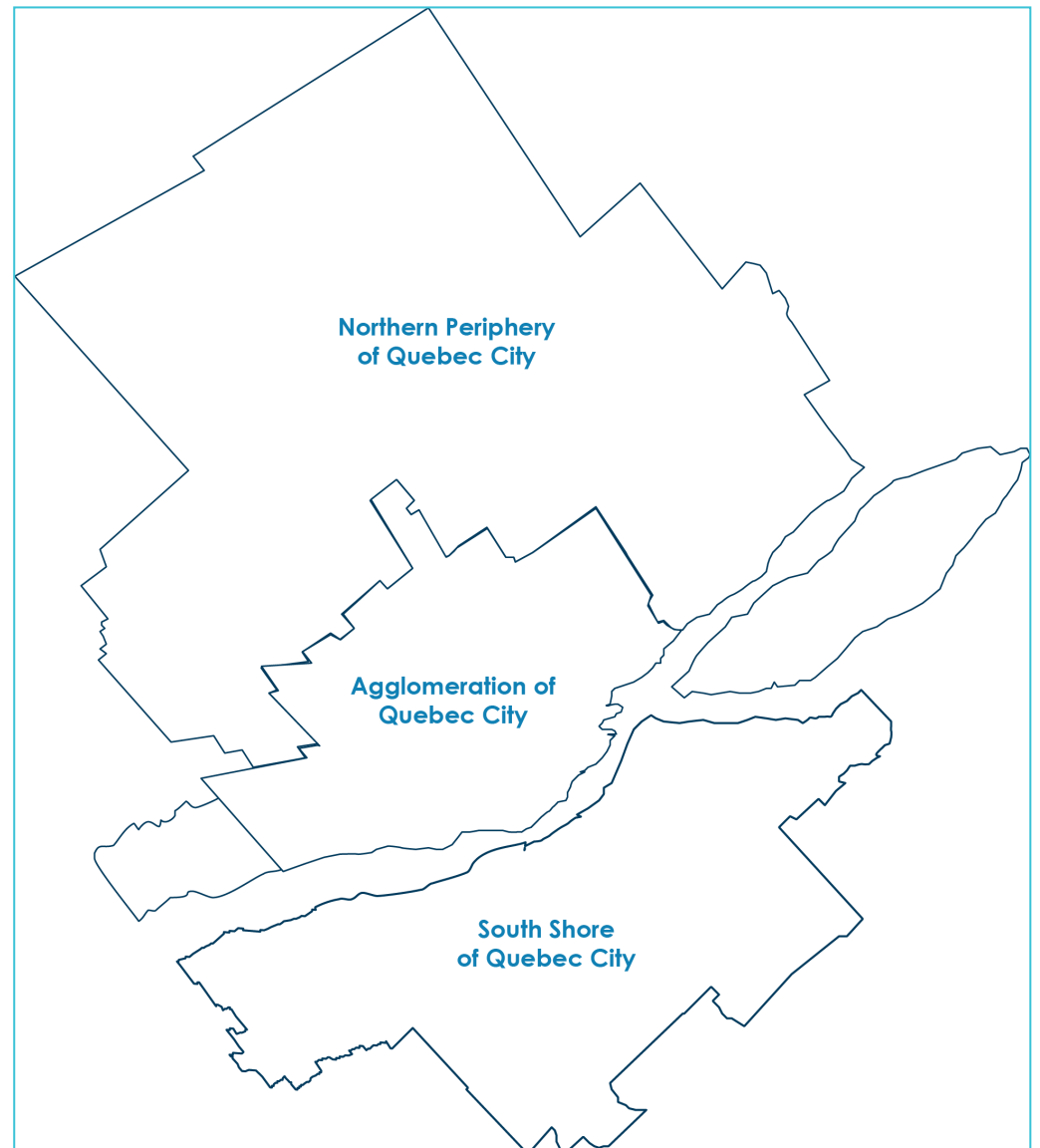
	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	70	59	↑ 19%	541	504	↑ 7%
Active listings	238	202	↑ 18%	275	232	↑ 19%
Median price	\$523,500	\$457,500	↑ 14%	\$504,500	\$480,000	↑ 5%
Average selling time (days)	49	62	↓ -13	54	52	↑ 2
Condominium						
Sales	19	15	**	122	124	↓ -2%
Active listings	56	60	↓ -7%	55	67	↓ -17%
Median price	**	**	**	\$320,000	\$329,750	↓ -3%
Average selling time (days)	**	**	**	47	45	↑ 2
Plex (2-5 units)						
Sales	11	6	**	64	56	↑ 14%
Active listings	62	55	↑ 13%	64	60	↑ 6%
Median price	**	**	**	\$506,363	\$446,500	↑ 13%
Average selling time (days)	**	**	**	72	64	↑ 8

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	667	646	↑ 3%	5,857	5,228	↑ 12%
Active listings	2,305	2,585	↓ -11%	2,647	2,884	↓ -8%
New listings	744	705	↑ 6%	6,793	6,393	↑ 6%
Sales volume	\$274,215,863	\$235,617,529	↑ 16%	\$2,303,099,438	\$1,882,748,951	↑ 22%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	399	419	↓ -5%	3,636	3,285	↑ 11%
Active listings	1,366	1,563	↓ -13%	1,610	1,754	↓ -8%
Median price	\$375,000	\$350,000	↑ 7%	\$375,000	\$345,000	↑ 9%
Average selling time (days)	44	50	↓ -6	53	51	↑ 2
Condominium						
Sales	210	183	↑ 15%	1,742	1,567	↑ 11%
Active listings	648	734	↓ -12%	734	819	↓ -10%
Median price	\$282,000	\$246,000	↑ 15%	\$268,500	\$237,500	↑ 13%
Average selling time (days)	54	55	↓ -1	51	59	↓ -8
Plex (2-5 units)						
Sales	58	44	↑ 32%	477	371	↑ 29%
Active listings	281	286	↓ -2%	298	307	↓ -3%
Median price	\$437,750	\$380,000	↑ 15%	\$420,000	\$389,000	↑ 8%
Average selling time (days)	45	65	↓ -20	69	70	↓ -1

Agglomeration of Quebec City

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	458	424	↑ 8%	3,910	3,608	↑ 8%
Active listings	1,196	1,410	↓ -15%	1,439	1,657	↓ -13%
New listings	460	450	↑ 2%	4,300	4,206	↑ 2%
Sales volume	\$192,414,784	\$151,944,132	↑ 27%	\$1,516,165,200	\$1,286,078,654	↑ 18%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	237	239	↓ -1%	2,071	1,960	↑ 6%
Active listings	469	571	↓ -18%	613	720	↓ -15%
Median price	\$379,000	\$355,000	↑ 7%	\$375,000	\$348,000	↑ 8%
Average selling time (days)	38	42	↓ -4	44	46	↓ -2
Condominium						
Sales	177	151	↑ 17%	1,462	1,360	↑ 8%
Active listings	535	625	↓ -14%	612	707	↓ -13%
Median price	\$287,500	\$257,000	↑ 12%	\$272,500	\$244,000	↑ 12%
Average selling time (days)	55	52	↑ 3	52	57	↓ -5
Plex (2-5 units)						
Sales	44	34	↑ 29%	376	288	↑ 31%
Active listings	192	213	↓ -10%	213	229	↓ -7%
Median price	\$490,750	\$402,000	↑ 22%	\$430,000	\$407,500	↑ 6%
Average selling time (days)	41	66	↓ -25	69	64	↑ 5

Northern Periphery of Quebec City

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	74	72	↑ 3%	714	584	↑ 22%
Active listings	553	576	↓ -4%	581	582	↔ 0%
New listings	104	96	↑ 8%	1,001	852	↑ 17%
Sales volume	\$29,906,800	\$33,142,080	↓ -10%	\$327,847,310	\$249,122,784	↑ 32%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	62	67	↓ -7%	621	528	↑ 18%
Active listings	486	528	↓ -8%	523	535	↓ -2%
Median price	\$410,000	\$395,000	↑ 4%	\$419,500	\$385,000	↑ 9%
Average selling time (days)	54	63	↓ -9	64	57	↑ 7
Condominium						
Sales	11	5	**	79	50	↑ 58%
Active listings	42	31	↑ 35%	39	34	↑ 15%
Median price	**	**	**	\$266,000	\$196,450	↑ 35%
Average selling time (days)	**	**	**	44	100	↓ -56
Plex (2-5 units)						
Sales	1	0	**	14	6	**
Active listings	17	16	**	16	13	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

July 2024

Residential: Summary of Centris Activity

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	135	150	↓ -10%	1,233	1,036	↑ 19%
Active listings	556	599	↓ -7%	626	645	↓ -3%
New listings	180	159	↑ 13%	1,492	1,335	↑ 12%
Sales volume	\$51,894,279	\$50,531,317	↑ 3%	\$459,086,928	\$347,547,513	↑ 32%

Detailed Statistics by Property Category

	July			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	100	113	↓ -12%	944	797	↑ 18%
Active listings	411	464	↓ -11%	474	499	↓ -5%
Median price	\$358,000	\$320,000	↑ 12%	\$351,000	\$325,000	↑ 8%
Average selling time (days)	53	61	↓ -8	67	59	↑ 8
Condominium						
Sales	22	27	**	201	157	↑ 28%
Active listings	71	78	↓ -9%	83	78	↑ 6%
Median price	**	**	**	\$235,000	\$217,000	↑ 8%
Average selling time (days)	**	**	**	50	63	↓ -13
Plex (2-5 units)						
Sales	13	10	**	87	77	↑ 13%
Active listings	72	57	↑ 26%	68	65	↑ 4%
Median price	**	**	**	\$375,000	\$330,000	↑ 14%
Average selling time (days)	**	**	**	60	90	↓ -30

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

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

Contact us at: stats@qpareb.ca

Copyright, terms and conditions

© 2024 Quebec Professional Association of Real Estate Brokers. All rights reserved.

The content of this publication is protected by copyright laws and is owned by the Quebec Professional Association of Real Estate Brokers. Any reproduction of the information contained in this publication, in whole or in part, directly or indirectly, is specifically forbidden except with the prior written permission of the owner of the copyright.

