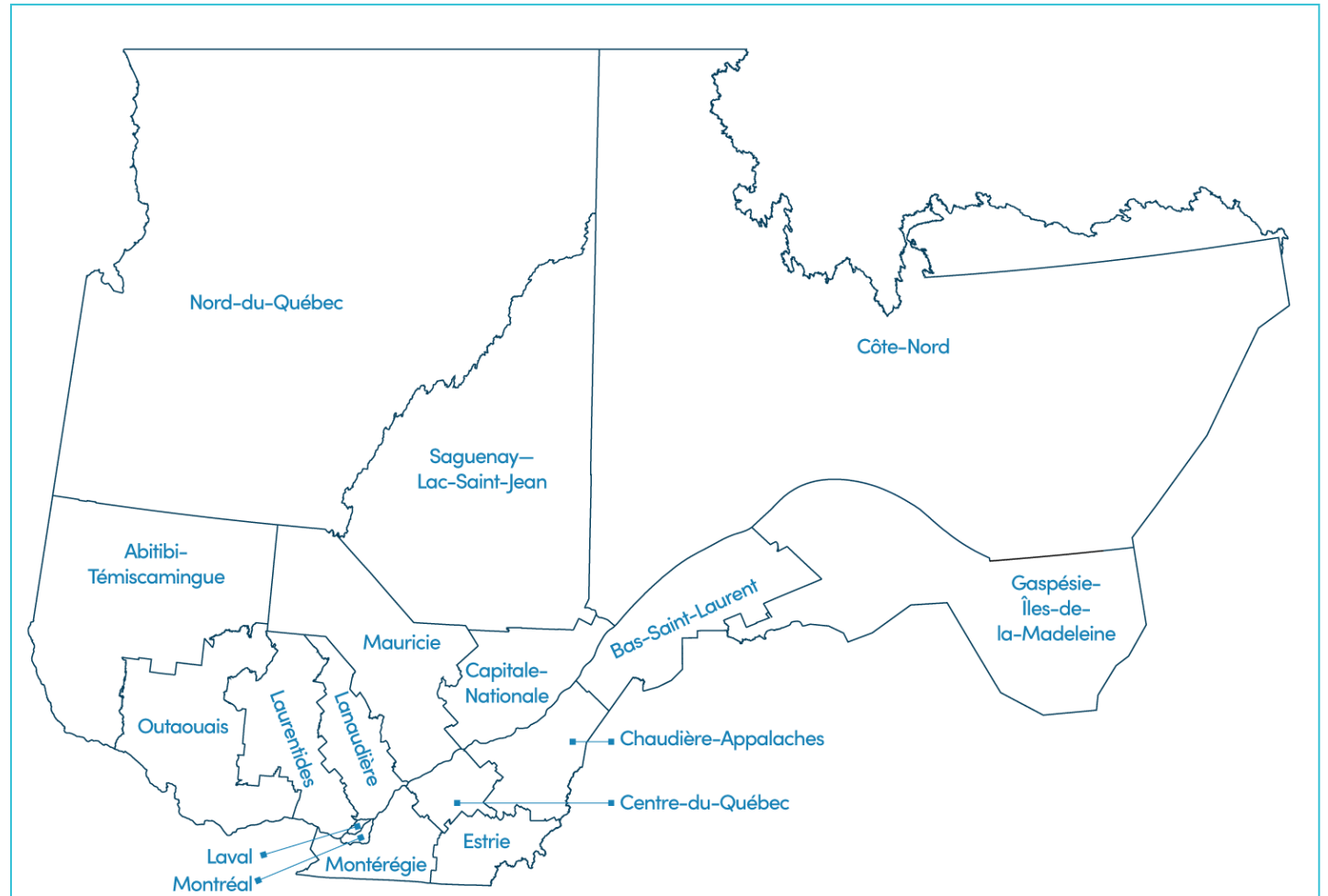


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Quebec**
**August 2024**
**Residential: Summary of Centris Activity**

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	6,517	5,927	↑ 10%	60,882	54,055	↑ 13%
<b>Active listings</b>	36,660	30,981	↑ 18%	36,810	30,890	↑ 19%
<b>New listings</b>	10,043	9,761	↑ 3%	93,884	81,252	↑ 16%
<b>Sales volume</b>	\$3,231,618,650	\$2,822,545,503	↑ 14%	\$30,028,134,179	\$25,004,356,883	↑ 20%

**Detailed Statistics by Property Category**

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	4,251	3,874	↑ 10%	39,621	35,365	↑ 12%
Active listings	21,827	18,327	↑ 19%	21,905	18,142	↑ 21%
Median price	\$443,000	\$415,000	↑ 7%	\$447,000	\$420,000	↑ 6%
Average selling time (days)	63	53	↑ 10	60	55	↑ 5
<b>Condominium</b>						
Sales	1,641	1,474	↑ 11%	15,710	13,963	↑ 13%
Active listings	9,845	8,327	↑ 18%	9,950	8,392	↑ 19%
Median price	\$375,000	\$365,000	↑ 3%	\$375,000	\$360,000	↑ 4%
Average selling time (days)	66	56	↑ 10	60	57	↑ 3
<b>Plex (2-5 units)</b>						
Sales	601	554	↑ 8%	5,369	4,543	↑ 18%
Active listings	4,484	4,024	↑ 11%	4,568	4,079	↑ 12%
Median price	\$580,000	\$530,000	↑ 9%	\$580,000	\$522,500	↑ 11%
Average selling time (days)	77	72	↑ 5	79	77	↑ 2

## MONTÉAL CMA

Island of Montreal

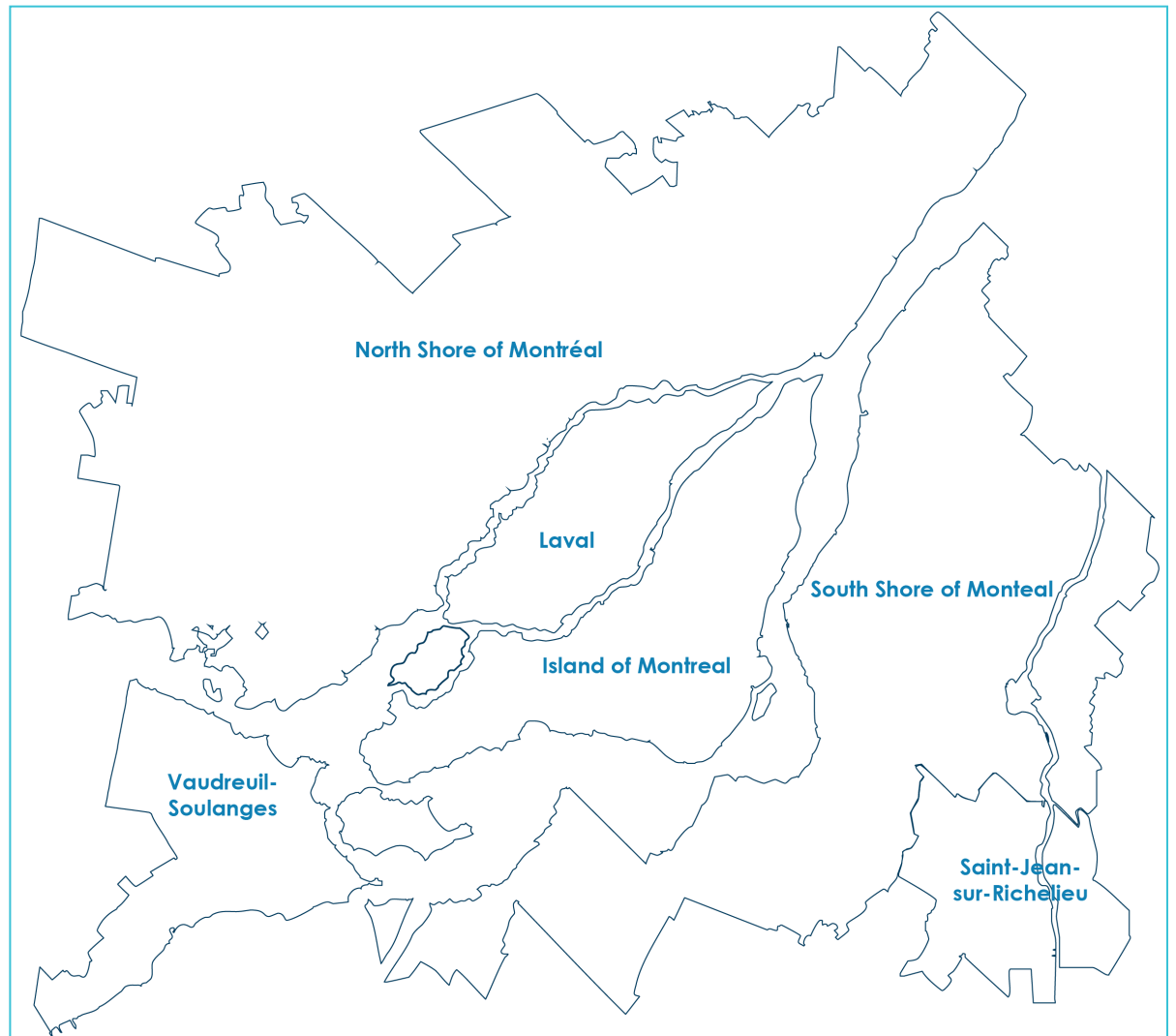
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



## Montreal CMA

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	2,991	2,737	↑ 9%	29,718	26,227	↑ 13%
<b>Active listings</b>	17,200	14,580	↑ 18%	17,672	15,159	↑ 17%
<b>New listings</b>	4,840	4,760	↑ 2%	47,449	41,369	↑ 15%
<b>Sales volume</b>	\$1,836,533,027	\$1,637,161,917	↑ 12%	\$17,838,582,360	\$14,992,418,421	↑ 19%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	1,507	1,377	↑ 9%	15,339	13,688	↑ 12%
Active listings	7,075	6,056	↑ 17%	7,499	6,455	↑ 16%
Median price	\$590,000	\$561,000	↑ 5%	\$572,000	\$542,000	↑ 6%
Average selling time (days)	58	49	↑ 9	54	51	↑ 3
<b>Condominium</b>						
Sales	1,178	1,065	↑ 11%	11,624	10,203	↑ 14%
Active listings	7,673	6,338	↑ 21%	7,666	6,439	↑ 19%
Median price	\$407,100	\$390,000	↑ 4%	\$400,000	\$389,000	↑ 3%
Average selling time (days)	61	55	↑ 6	60	57	↑ 3
<b>Plex (2-5 units)</b>						
Sales	305	292	↑ 4%	2,739	2,314	↑ 18%
Active listings	2,393	2,144	↑ 12%	2,462	2,229	↑ 10%
Median price	\$763,000	\$720,000	↑ 6%	\$760,000	\$720,000	↑ 6%
Average selling time (days)	83	69	↑ 15	76	74	↑ 2

## Island of Montreal

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	1,128	1,043	↑ 8%	10,931	9,647	↑ 13%
<b>Active listings</b>	8,800	7,491	↑ 17%	8,757	7,600	↑ 15%
<b>New listings</b>	2,031	2,079	↓ -2%	20,369	17,714	↑ 15%
<b>Sales volume</b>	\$794,149,287	\$721,944,693	↑ 10%	\$7,556,919,012	\$6,421,072,379	↑ 18%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	309	307	↑ 1%	3,046	2,676	↑ 14%
Active listings	1,962	1,708	↑ 15%	1,954	1,779	↑ 10%
Median price	\$730,000	\$736,000	↓ -1%	\$732,000	\$715,000	↑ 2%
Average selling time (days)	64	59	↑ 5	63	62	↑ 1
<b>Condominium</b>						
Sales	632	550	↑ 15%	6,162	5,440	↑ 13%
Active listings	5,332	4,425	↑ 20%	5,247	4,386	↑ 20%
Median price	\$460,000	\$449,450	↑ 2%	\$458,500	\$440,000	↑ 4%
Average selling time (days)	64	59	↑ 5	65	62	↑ 3
<b>Plex (2-5 units)</b>						
Sales	187	186	↑ 1%	1,723	1,531	↑ 13%
Active listings	1,506	1,358	↑ 11%	1,555	1,435	↑ 8%
Median price	\$810,000	\$780,000	↑ 4%	\$810,000	\$765,000	↑ 6%
Average selling time (days)	92	68	↑ 24	76	73	↑ 3

**Laval**
**August 2024**
**Residential: Summary of Centris Activity**

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	299	255	↑ 17%	2,764	2,472	↑ 12%
<b>Active listings</b>	1,335	1,122	↑ 19%	1,421	1,220	↑ 16%
<b>New listings</b>	445	414	↑ 7%	4,165	3,608	↑ 15%
<b>Sales volume</b>	\$179,121,520	\$141,250,472	↑ 27%	\$1,573,174,540	\$1,321,457,103	↑ 19%

**Detailed Statistics by Property Category**

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	188	146	↑ 29%	1,694	1,532	↑ 11%
Active listings	699	609	↑ 15%	788	647	↑ 22%
Median price	\$583,500	\$532,500	↑ 10%	\$572,000	\$533,000	↑ 7%
Average selling time (days)	58	44	↑ 14	51	49	↑ 2
<b>Condominium</b>						
Sales	86	96	↓ -10%	900	823	↑ 9%
Active listings	478	364	↑ 31%	478	411	↑ 16%
Median price	\$395,000	\$388,750	↑ 2%	\$389,000	\$380,000	↑ 2%
Average selling time (days)	66	59	↑ 7	64	55	↑ 9
<b>Plex (2-5 units)</b>						
Sales	25	13	**	170	116	↑ 47%
Active listings	158	147	↑ 7%	155	161	↓ -4%
Median price	**	**	**	\$791,000	\$717,000	↑ 10%
Average selling time (days)	**	**	**	84	80	↑ 4

## North Shore of Montreal

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>673</b>	<b>603</b>	↑ 12%	<b>6,904</b>	<b>6,039</b>	↑ 14%
<b>Active listings</b>	<b>2,804</b>	<b>2,332</b>	↑ 20%	<b>3,001</b>	<b>2,483</b>	↑ 21%
<b>New listings</b>	<b>1,017</b>	<b>963</b>	↑ 6%	<b>9,543</b>	<b>8,271</b>	↑ 15%
<b>Sales volume</b>	<b>\$350,212,837</b>	<b>\$311,399,594</b>	↑ 12%	<b>\$3,582,806,246</b>	<b>\$2,973,722,320</b>	↑ 20%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	447	422	↑ 6%	4,766	4,229	↑ 13%
Active listings	1,812	1,520	↑ 19%	1,961	1,626	↑ 21%
Median price	\$531,000	\$500,000	↑ 6%	\$515,000	\$490,000	↑ 5%
Average selling time (days)	52	47	↑ 5	50	45	↑ 5
<b>Condominium</b>						
Sales	179	143	↑ 25%	1,737	1,494	↑ 16%
Active listings	594	506	↑ 17%	649	559	↑ 16%
Median price	\$345,000	\$335,000	↑ 3%	\$340,000	\$325,000	↑ 5%
Average selling time (days)	48	49	↓ -1	52	48	↑ 4
<b>Plex (2-5 units)</b>						
Sales	47	37	↑ 27%	388	307	↑ 26%
Active listings	362	277	↑ 31%	364	275	↑ 32%
Median price	\$615,000	\$650,000	↓ -5%	\$645,000	\$565,000	↑ 14%
Average selling time (days)	69	68	↑ 1	77	79	↓ -2

## South Shore of Montreal

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>665</b>	<b>633</b>	↑ 5%	<b>6,995</b>	<b>6,136</b>	↑ 14%
<b>Active listings</b>	<b>3,040</b>	<b>2,672</b>	↑ 14%	<b>3,217</b>	<b>2,876</b>	↑ 12%
<b>New listings</b>	<b>1,035</b>	<b>969</b>	↑ 7%	<b>10,038</b>	<b>8,881</b>	↑ 13%
<b>Sales volume</b>	<b>\$383,201,227</b>	<b>\$347,720,204</b>	↑ 10%	<b>\$3,971,498,698</b>	<b>\$3,268,265,654</b>	↑ 22%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	402	366	↑ 10%	4,299	3,812	↑ 13%
Active listings	1,779	1,564	↑ 14%	1,930	1,733	↑ 11%
Median price	\$609,000	\$555,000	↑ 10%	\$574,900	\$535,500	↑ 7%
Average selling time (days)	58	45	↑ 13	51	50	↑ 1
<b>Condominium</b>						
Sales	228	227	↔ 0%	2,339	2,045	↑ 14%
Active listings	969	821	↑ 18%	986	863	↑ 14%
Median price	\$375,000	\$370,000	↑ 1%	\$371,000	\$355,000	↑ 5%
Average selling time (days)	58	48	↑ 10	50	49	↑ 1
<b>Plex (2-5 units)</b>						
Sales	35	38	↓ -8%	357	273	↑ 31%
Active listings	281	283	↓ -1%	293	274	↑ 7%
Median price	\$650,000	\$625,000	↑ 4%	\$665,000	\$625,000	↑ 6%
Average selling time (days)	60	78	↓ -18	69	75	↓ -6



## Vaudreuil-Soulanges

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>140</b>	<b>129</b>	<b>↑ 9%</b>	<b>1,311</b>	<b>1,174</b>	<b>↑ 12%</b>
<b>Active listings</b>	<b>877</b>	<b>662</b>	<b>↑ 32%</b>	<b>887</b>	<b>629</b>	<b>↑ 41%</b>
<b>New listings</b>	<b>204</b>	<b>242</b>	<b>↓ -16%</b>	<b>2,236</b>	<b>1,865</b>	<b>↑ 20%</b>
<b>Sales volume</b>	<b>\$85,247,448</b>	<b>\$80,645,941</b>	<b>↑ 6%</b>	<b>\$738,677,123</b>	<b>\$655,749,100</b>	<b>↑ 13%</b>

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	104	93	↑ 12%	936	892	↑ 5%
Active listings	594	457	↑ 30%	597	443	↑ 35%
Median price	\$582,000	\$555,000	↑ 5%	\$570,000	\$550,000	↑ 4%
Average selling time (days)	60	54	↑ 6	58	50	↑ 8
<b>Condominium</b>						
Sales	32	32	↔ 0%	343	260	↑ 32%
Active listings	248	168	↑ 48%	251	155	↑ 62%
Median price	\$362,500	\$370,000	↓ -2%	\$350,000	\$360,000	↓ -3%
Average selling time (days)	94	49	↑ 45	69	64	↑ 5
<b>Plex (2-5 units)</b>						
Sales	3	4	**	30	17	**
Active listings	26	32	**	32	26	**
Median price	**	**	**	\$645,000	**	**
Average selling time (days)	**	**	**	79	**	**

## Saint-Jean-sur-Richelieu

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	86	74	↑ 16%	813	759	↑ 7%
<b>Active listings</b>	344	301	↑ 14%	390	352	↑ 11%
<b>New listings</b>	108	93	↑ 16%	1,098	1,030	↑ 7%
<b>Sales volume</b>	\$44,600,708	\$34,201,013	↑ 30%	\$415,506,741	\$352,151,865	↑ 18%

### Detailed Statistics by Property Category

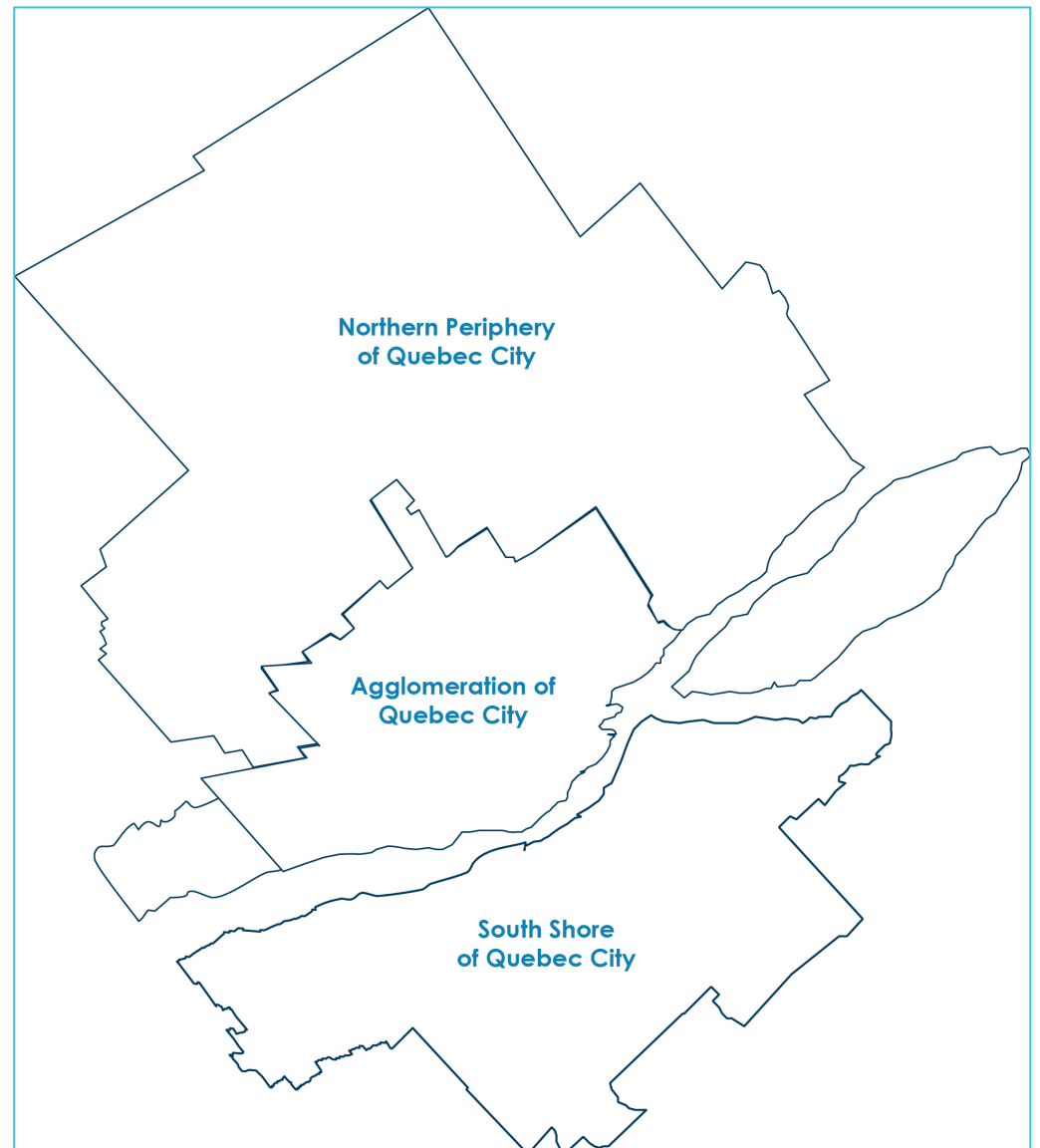
	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	57	43	↑ 33%	598	547	↑ 9%
Active listings	229	198	↑ 16%	269	227	↑ 18%
Median price	\$520,000	\$497,500	↑ 5%	\$510,000	\$480,000	↑ 6%
Average selling time (days)	59	46	↑ 13	55	52	↑ 3
<b>Condominium</b>						
Sales	21	17	**	143	141	↑ 1%
Active listings	52	54	↓ -4%	55	65	↓ -16%
Median price	**	**	**	\$325,000	\$329,000	↓ -1%
Average selling time (days)	**	**	**	46	44	↑ 2
<b>Plex (2-5 units)</b>						
Sales	8	14	**	71	70	↑ 1%
Active listings	60	47	↑ 28%	63	59	↑ 8%
Median price	**	**	**	\$505,225	\$441,000	↑ 15%
Average selling time (days)	**	**	**	83	61	↑ 22

## QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



## Quebec City CMA

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	626	568	↑ 10%	6,469	5,796	↑ 12%
<b>Active listings</b>	2,303	2,651	↓ -13%	2,595	2,853	↓ -9%
<b>New listings</b>	818	804	↑ 2%	7,572	7,193	↑ 5%
<b>Sales volume</b>	\$249,379,314	\$208,378,086	↑ 20%	\$2,546,410,352	\$2,091,122,037	↑ 22%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	381	337	↑ 13%	4,006	3,622	↑ 11%
Active listings	1,378	1,622	↓ -15%	1,575	1,737	↓ -9%
Median price	\$390,000	\$357,750	↑ 9%	\$375,000	\$346,000	↑ 8%
Average selling time (days)	57	44	↑ 13	54	50	↑ 4
<b>Condominium</b>						
Sales	192	180	↑ 7%	1,934	1,747	↑ 11%
Active listings	631	732	↓ -14%	720	808	↓ -11%
Median price	\$279,500	\$230,000	↑ 22%	\$269,001	\$236,000	↑ 14%
Average selling time (days)	83	64	↑ 19	54	60	↓ -6
<b>Plex (2-5 units)</b>						
Sales	53	51	↑ 4%	527	422	↑ 25%
Active listings	283	294	↓ -4%	296	305	↓ -3%
Median price	\$456,000	\$385,000	↑ 18%	\$425,000	\$388,500	↑ 9%
Average selling time (days)	69	61	↑ 8	69	69	↔ 0

## Agglomeration of Quebec City

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>410</b>	<b>396</b>	<b>↑ 4%</b>	<b>4,309</b>	<b>4,004</b>	<b>↑ 8%</b>
<b>Active listings</b>	<b>1,225</b>	<b>1,455</b>	<b>↓ -16%</b>	<b>1,407</b>	<b>1,631</b>	<b>↓ -14%</b>
<b>New listings</b>	<b>541</b>	<b>546</b>	<b>↓ -1%</b>	<b>4,815</b>	<b>4,750</b>	<b>↑ 1%</b>
<b>Sales volume</b>	<b>\$162,409,050</b>	<b>\$147,284,739</b>	<b>↑ 10%</b>	<b>\$1,673,742,350</b>	<b>\$1,433,363,393</b>	<b>↑ 17%</b>

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	208	204	↑ 2%	2,270	2,164	↑ 5%
Active listings	507	610	↓ -17%	596	706	↓ -16%
Median price	\$399,900	\$361,500	↑ 11%	\$377,000	\$349,350	↑ 8%
Average selling time (days)	43	33	↑ 10	44	45	↓ -1
<b>Condominium</b>						
Sales	165	153	↑ 8%	1,627	1,513	↑ 8%
Active listings	516	628	↓ -18%	599	697	↓ -14%
Median price	\$277,000	\$233,450	↑ 19%	\$274,000	\$242,000	↑ 13%
Average selling time (days)	87	62	↑ 25	55	58	↓ -3
<b>Plex (2-5 units)</b>						
Sales	37	39	↓ -5%	411	327	↑ 26%
Active listings	202	216	↓ -6%	211	227	↓ -7%
Median price	\$485,000	\$410,000	↑ 18%	\$437,500	\$408,000	↑ 7%
Average selling time (days)	42	59	↓ -17	67	64	↑ 3

## Northern Periphery of Quebec City

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	78	56	↑ 39%	790	640	↑ 23%
<b>Active listings</b>	525	592	↓ -11%	572	583	↓ -2%
<b>New listings</b>	93	101	↓ -8%	1,089	952	↑ 14%
<b>Sales volume</b>	\$34,625,272	\$23,581,191	↑ 47%	\$361,601,582	\$272,698,975	↑ 33%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	66	48	↑ 38%	685	576	↑ 19%
Active listings	459	548	↓ -16%	513	536	↓ -4%
Median price	\$418,500	\$375,000	↑ 12%	\$419,500	\$381,750	↑ 10%
Average selling time (days)	86	66	↑ 20	65	58	↑ 7
<b>Condominium</b>						
Sales	10	5	**	89	55	↑ 62%
Active listings	40	29	**	39	33	↑ 18%
Median price	**	**	**	\$275,000	\$195,000	↑ 41%
Average selling time (days)	**	**	**	48	93	↓ -45
<b>Plex (2-5 units)</b>						
Sales	2	3	**	16	9	**
Active listings	18	14	**	17	13	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Quebec City

August 2024

### Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	138	116	↑ 19%	1,370	1,152	↑ 19%
<b>Active listings</b>	553	604	↓ -8%	616	639	↓ -4%
<b>New listings</b>	184	157	↑ 17%	1,668	1,491	↑ 12%
<b>Sales volume</b>	\$52,344,992	\$37,512,156	↑ 40%	\$511,066,420	\$385,059,669	↑ 33%

### Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	107	85	↑ 26%	1,051	882	↑ 19%
Active listings	412	464	↓ -11%	466	495	↓ -6%
Median price	\$352,000	\$325,000	↑ 8%	\$351,000	\$325,000	↑ 8%
Average selling time (days)	68	57	↑ 11	67	59	↑ 8
<b>Condominium</b>						
Sales	17	22	**	218	179	↑ 22%
Active listings	75	75	↔ 0%	81	78	↑ 5%
Median price	**	**	**	\$237,500	\$218,000	↑ 9%
Average selling time (days)	**	**	**	49	66	↓ -17
<b>Plex (2-5 units)</b>						
Sales	14	9	**	100	86	↑ 16%
Active listings	63	64	↓ -2%	68	65	↑ 5%
Median price	**	**	**	\$383,500	\$331,000	↑ 16%
Average selling time (days)	**	**	**	69	86	↓ -17

## 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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