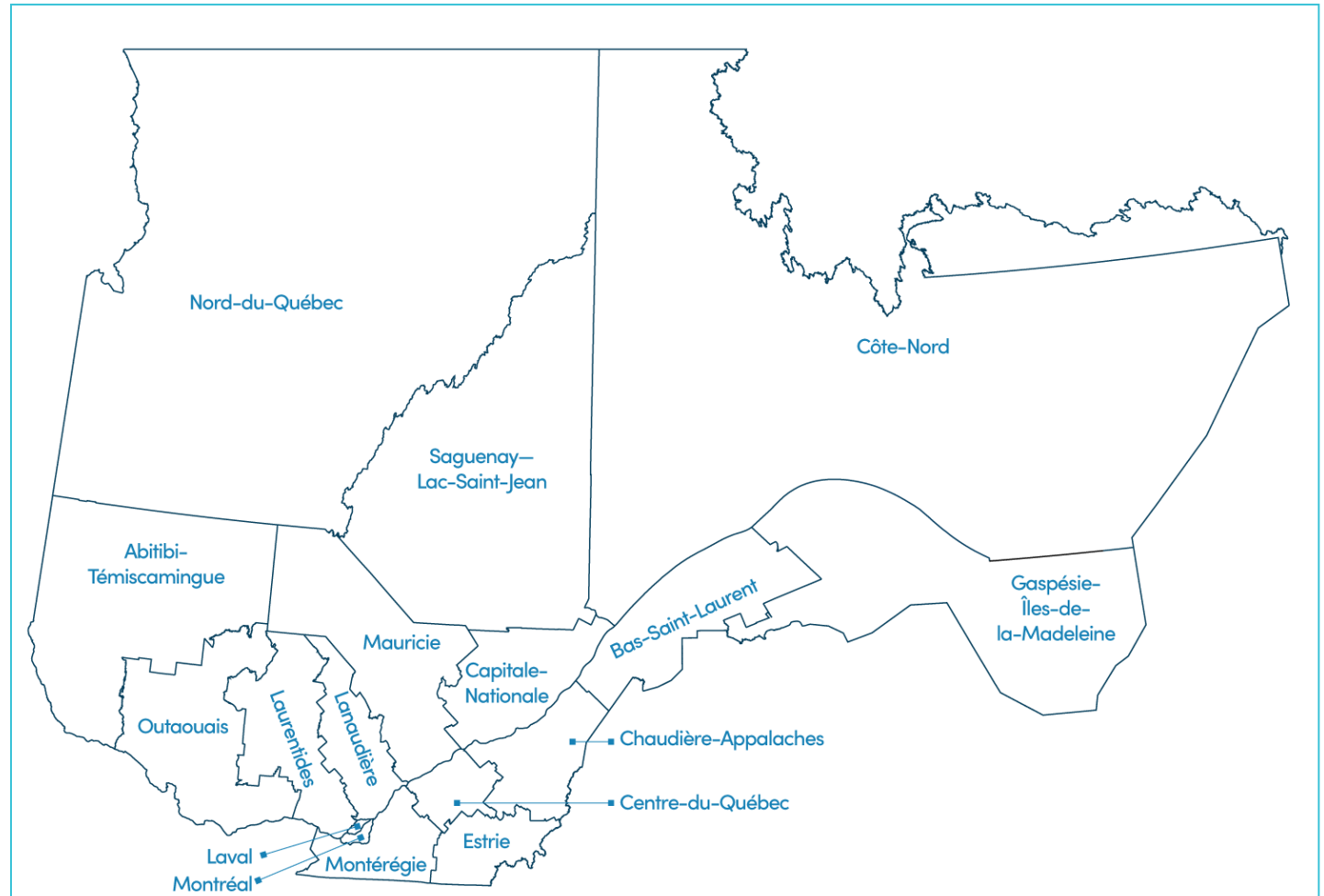


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec
September 2024
Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	6,960	5,824	↑ 20%	67,842	59,879	↑ 13%
Active listings	38,100	32,921	↑ 16%	36,827	31,114	↑ 18%
New listings	12,369	11,315	↑ 9%	106,253	92,567	↑ 15%
Sales volume	\$3,544,014,644	\$2,775,906,991	↑ 28%	\$33,572,148,823	\$27,780,263,874	↑ 21%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	4,544	3,768	↑ 21%	44,165	39,133	↑ 13%
Active listings	22,693	19,626	↑ 16%	21,922	18,306	↑ 20%
Median price	\$450,000	\$420,000	↑ 7%	\$447,500	\$420,000	↑ 7%
Average selling time (days)	62	52	↑ 10	60	55	↑ 5
Condominium						
Sales	1,735	1,452	↑ 19%	17,445	15,415	↑ 13%
Active listings	10,239	8,736	↑ 17%	9,965	8,430	↑ 18%
Median price	\$377,000	\$370,000	↑ 2%	\$375,000	\$360,000	↑ 4%
Average selling time (days)	59	58	↑ 1	60	57	↑ 3
Plex (2-5 units)						
Sales	662	583	↑ 14%	6,031	5,126	↑ 18%
Active listings	4,637	4,242	↑ 9%	4,550	4,097	↑ 11%
Median price	\$555,000	\$496,000	↑ 12%	\$576,000	\$520,000	↑ 11%
Average selling time (days)	83	75	↑ 8	79	77	↑ 2

MONTÉAL CMA

Island of Montreal

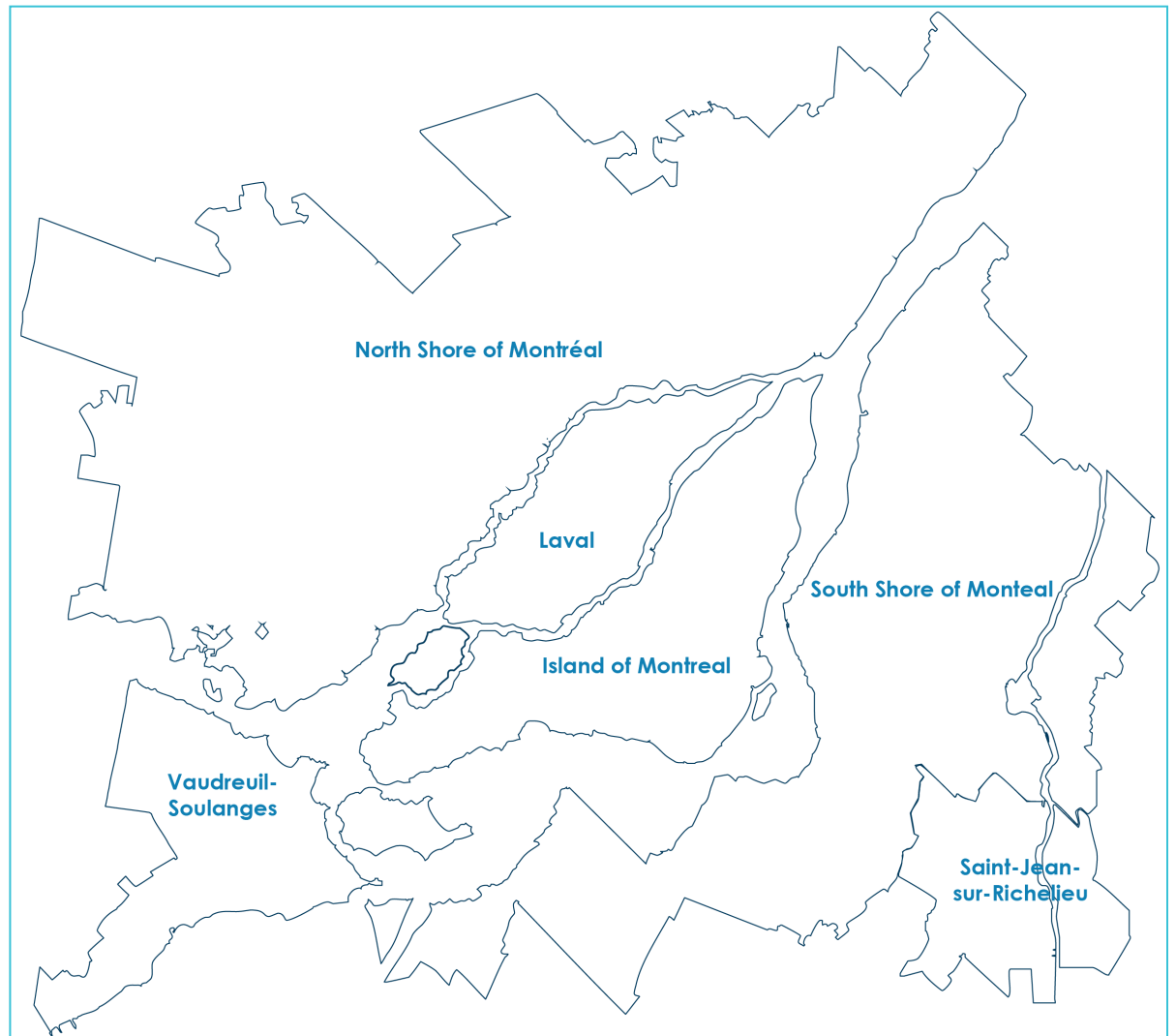
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	3,201	2,712	↑ 18%	32,919	28,939	↑ 14%
Active listings	18,078	15,694	↑ 15%	17,661	15,218	↑ 16%
New listings	6,207	5,704	↑ 9%	53,656	47,073	↑ 14%
Sales volume	\$2,022,774,709	\$1,610,181,280	↑ 26%	\$19,861,357,069	\$16,602,599,701	↑ 20%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	1,631	1,375	↑ 19%	16,970	15,063	↑ 13%
Active listings	7,480	6,674	↑ 12%	7,465	6,479	↑ 15%
Median price	\$590,000	\$549,000	↑ 7%	\$575,000	\$543,500	↑ 6%
Average selling time (days)	58	46	↑ 12	54	50	↑ 4
Condominium						
Sales	1,242	1,064	↑ 17%	12,866	11,267	↑ 14%
Active listings	8,032	6,678	↑ 20%	7,695	6,465	↑ 19%
Median price	\$415,000	\$400,500	↑ 4%	\$402,500	\$390,000	↑ 3%
Average selling time (days)	62	57	↑ 5	60	57	↑ 3
Plex (2-5 units)						
Sales	325	271	↑ 20%	3,064	2,585	↑ 19%
Active listings	2,503	2,297	↑ 9%	2,454	2,236	↑ 10%
Median price	\$791,775	\$730,000	↑ 8%	\$762,750	\$722,000	↑ 6%
Average selling time (days)	83	68	↑ 15	77	74	↑ 3

Island of Montreal

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1,195	1,002	↑ 19%	12,126	10,649	↑ 14%
Active listings	9,211	7,949	↑ 16%	8,780	7,638	↑ 15%
New listings	2,682	2,458	↑ 9%	23,051	20,172	↑ 14%
Sales volume	\$877,650,982	\$679,983,017	↑ 29%	\$8,434,569,994	\$7,101,055,396	↑ 19%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	338	253	↑ 34%	3,384	2,929	↑ 16%
Active listings	2,057	1,884	↑ 9%	1,954	1,791	↑ 9%
Median price	\$775,000	\$735,000	↑ 5%	\$735,000	\$715,000	↑ 3%
Average selling time (days)	72	59	↑ 13	63	62	↑ 1
Condominium						
Sales	664	582	↑ 14%	6,826	6,022	↑ 13%
Active listings	5,587	4,603	↑ 21%	5,274	4,410	↑ 20%
Median price	\$462,150	\$445,000	↑ 4%	\$459,000	\$440,500	↑ 4%
Average selling time (days)	69	65	↑ 4	66	63	↑ 3
Plex (2-5 units)						
Sales	193	167	↑ 16%	1,916	1,698	↑ 13%
Active listings	1,567	1,462	↑ 7%	1,552	1,438	↑ 8%
Median price	\$845,000	\$792,000	↑ 7%	\$815,000	\$769,700	↑ 6%
Average selling time (days)	76	74	↑ 2	76	73	↑ 3

Laval
September 2024
Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	309	241	↑ 28%	3,073	2,713	↑ 13%
Active listings	1,412	1,267	↑ 11%	1,419	1,225	↑ 16%
New listings	533	528	↑ 1%	4,698	4,136	↑ 14%
Sales volume	\$187,754,752	\$142,639,591	↑ 32%	\$1,760,929,292	\$1,464,096,694	↑ 20%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	186	159	↑ 17%	1,880	1,691	↑ 11%
Active listings	742	708	↑ 5%	782	654	↑ 20%
Median price	\$592,500	\$545,000	↑ 9%	\$574,250	\$535,000	↑ 7%
Average selling time (days)	56	42	↑ 14	52	48	↑ 4
Condominium						
Sales	102	68	↑ 50%	1,002	891	↑ 12%
Active listings	504	408	↑ 24%	481	411	↑ 17%
Median price	\$399,500	\$387,000	↑ 3%	\$389,000	\$380,000	↑ 2%
Average selling time (days)	62	48	↑ 14	64	54	↑ 10
Plex (2-5 units)						
Sales	21	14	**	191	130	↑ 47%
Active listings	165	149	↑ 11%	155	160	↓ -3%
Median price	**	**	**	\$795,000	\$725,000	↑ 10%
Average selling time (days)	**	**	**	84	76	↑ 8

North Shore of Montreal

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	742	637	↑ 16%	7,646	6,676	↑ 15%
Active listings	2,948	2,620	↑ 13%	2,984	2,498	↑ 19%
New listings	1,237	1,199	↑ 3%	10,780	9,470	↑ 14%
Sales volume	\$403,942,933	\$325,816,515	↑ 24%	\$3,986,749,179	\$3,299,538,835	↑ 21%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	506	439	↑ 15%	5,272	4,668	↑ 13%
Active listings	1,918	1,714	↑ 12%	1,951	1,636	↑ 19%
Median price	\$539,450	\$505,000	↑ 7%	\$515,000	\$490,855	↑ 5%
Average selling time (days)	51	41	↑ 10	50	44	↑ 6
Condominium						
Sales	175	157	↑ 11%	1,912	1,651	↑ 16%
Active listings	612	558	↑ 10%	644	559	↑ 15%
Median price	\$350,000	\$339,000	↑ 3%	\$342,000	\$329,000	↑ 4%
Average selling time (days)	48	41	↑ 7	51	48	↑ 3
Plex (2-5 units)						
Sales	59	40	↑ 48%	447	347	↑ 29%
Active listings	379	319	↑ 19%	361	280	↑ 29%
Median price	\$700,000	\$547,500	↑ 28%	\$645,000	\$564,900	↑ 14%
Average selling time (days)	105	63	↑ 42	81	77	↑ 4

South Shore of Montreal

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	753	644	↑ 17%	7,748	6,780	↑ 14%
Active listings	3,254	2,831	↑ 15%	3,213	2,871	↑ 12%
New listings	1,363	1,141	↑ 19%	11,401	10,022	↑ 14%
Sales volume	\$439,137,991	\$359,239,037	↑ 22%	\$4,410,636,689	\$3,627,504,691	↑ 22%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	456	391	↑ 17%	4,755	4,203	↑ 13%
Active listings	1,932	1,669	↑ 16%	1,924	1,726	↑ 11%
Median price	\$574,125	\$540,000	↑ 6%	\$574,900	\$536,000	↑ 7%
Average selling time (days)	55	43	↑ 12	52	49	↑ 3
Condominium						
Sales	253	211	↑ 20%	2,592	2,256	↑ 15%
Active listings	1,013	870	↑ 16%	989	864	↑ 15%
Median price	\$384,500	\$374,900	↑ 3%	\$375,000	\$356,500	↑ 5%
Average selling time (days)	49	51	↓ -2	50	49	↑ 1
Plex (2-5 units)						
Sales	44	42	↑ 5%	401	315	↑ 27%
Active listings	298	287	↑ 4%	292	275	↑ 6%
Median price	\$677,500	\$621,500	↑ 9%	\$670,000	\$625,000	↑ 7%
Average selling time (days)	73	57	↑ 16	69	73	↓ -4

Vaudreuil-Soulanges

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	121	125	↓ -3%	1,432	1,299	↑ 10%
Active listings	911	722	↑ 26%	886	639	↑ 39%
New listings	263	259	↑ 2%	2,499	2,124	↑ 18%
Sales volume	\$70,641,663	\$72,420,980	↓ -2%	\$809,318,786	\$728,170,080	↑ 11%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	87	90	↓ -3%	1,023	982	↑ 4%
Active listings	616	497	↑ 24%	596	448	↑ 33%
Median price	\$588,000	\$565,000	↑ 4%	\$570,005	\$550,000	↑ 4%
Average selling time (days)	66	44	↑ 22	58	50	↑ 8
Condominium						
Sales	32	30	↑ 7%	375	290	↑ 29%
Active listings	256	186	↑ 38%	251	158	↑ 58%
Median price	\$382,500	\$377,500	↑ 1%	\$359,900	\$365,000	↓ -1%
Average selling time (days)	101	55	↑ 46	72	63	↑ 9
Plex (2-5 units)						
Sales	2	4	**	32	21	**
Active listings	28	32	**	31	26	**
Median price	**	**	**	\$645,000	**	**
Average selling time (days)	**	**	**	88	**	**

Saint-Jean-sur-Richelieu

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	81	63	↑ 29%	894	822	↑ 9%
Active listings	342	305	↑ 12%	380	347	↑ 10%
New listings	129	119	↑ 8%	1,227	1,149	↑ 7%
Sales volume	\$43,646,388	\$30,082,140	↑ 45%	\$459,153,129	\$382,234,005	↑ 20%

Detailed Statistics by Property Category

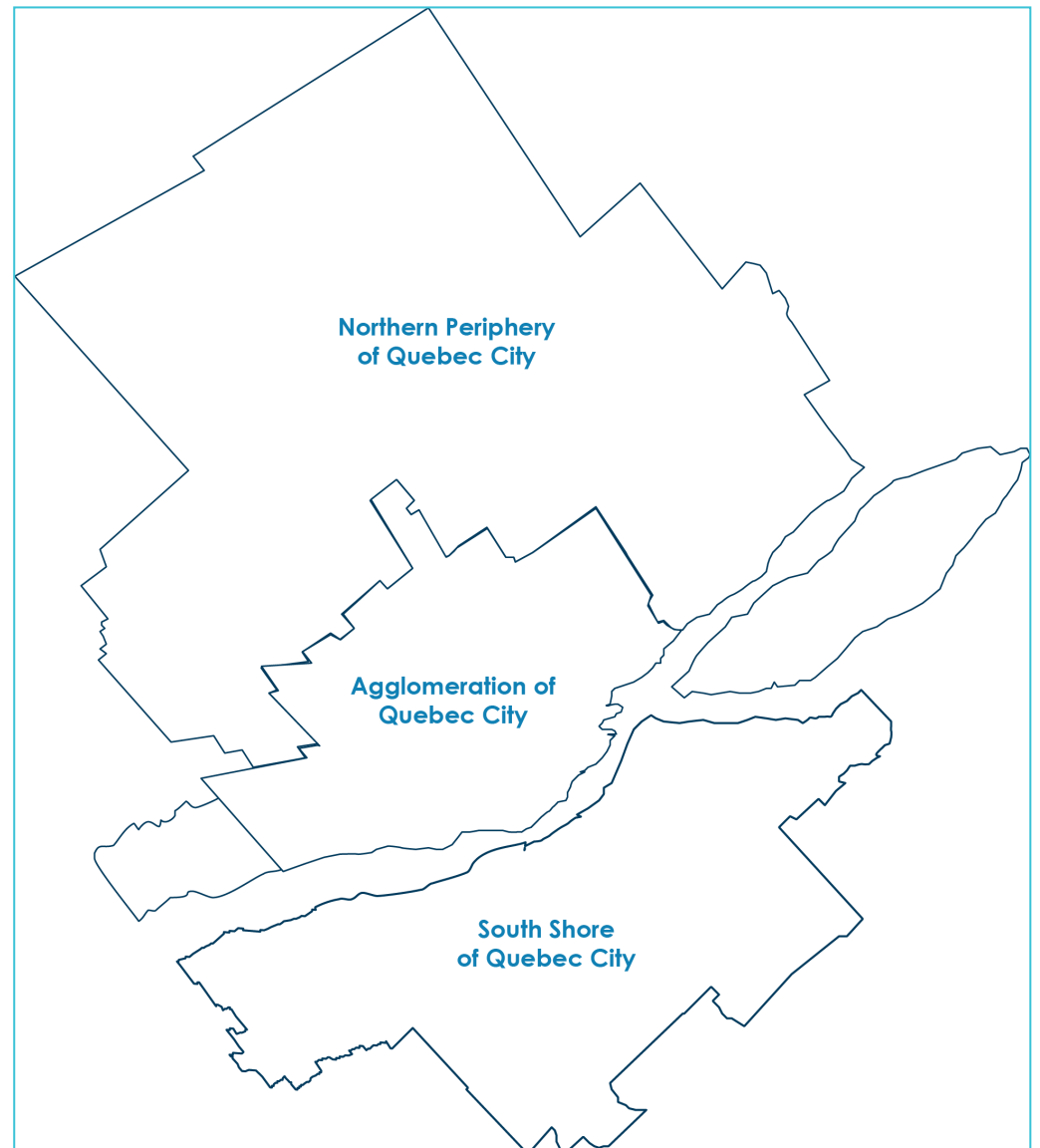
	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	58	43	↑ 35%	656	590	↑ 11%
Active listings	215	202	↑ 6%	259	224	↑ 16%
Median price	\$526,000	\$498,500	↑ 6%	\$510,000	\$485,000	↑ 5%
Average selling time (days)	60	59	↑ 1	55	52	↑ 3
Condominium						
Sales	16	16	**	159	157	↑ 1%
Active listings	60	53	↑ 13%	55	64	↓ -13%
Median price	**	**	**	\$330,000	\$329,000	↔ 0%
Average selling time (days)	**	**	**	49	45	↑ 4
Plex (2-5 units)						
Sales	6	4	**	77	74	↑ 4%
Active listings	66	48	↑ 38%	63	57	↑ 11%
Median price	**	**	**	\$507,500	\$441,000	↑ 15%
Average selling time (days)	**	**	**	86	62	↑ 24

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	771	616	↑ 25%	7,240	6,412	↑ 13%
Active listings	2,308	2,853	↓ -19%	2,559	2,853	↓ -10%
New listings	979	1,012	↓ -3%	8,551	8,205	↑ 4%
Sales volume	\$321,591,335	\$227,096,020	↑ 42%	\$2,868,001,687	\$2,318,218,057	↑ 24%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	455	372	↑ 22%	4,461	3,994	↑ 12%
Active listings	1,397	1,747	↓ -20%	1,550	1,738	↓ -11%
Median price	\$400,000	\$353,500	↑ 13%	\$377,000	\$348,000	↑ 8%
Average selling time (days)	47	39	↑ 8	53	49	↑ 4
Condominium						
Sales	235	183	↑ 28%	2,169	1,930	↑ 12%
Active listings	613	763	↓ -20%	708	803	↓ -12%
Median price	\$272,500	\$249,000	↑ 9%	\$269,500	\$237,750	↑ 13%
Average selling time (days)	45	64	↓ -19	53	60	↓ -7
Plex (2-5 units)						
Sales	81	61	↑ 33%	608	483	↑ 26%
Active listings	287	339	↓ -15%	295	309	↓ -5%
Median price	\$435,000	\$372,000	↑ 17%	\$427,750	\$385,000	↑ 11%
Average selling time (days)	60	83	↓ -23	68	71	↓ -3

Agglomeration of Quebec City

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	532	417	↑ 28%	4,841	4,421	↑ 10%
Active listings	1,222	1,590	↓ -23%	1,383	1,626	↓ -15%
New listings	615	654	↓ -6%	5,430	5,404	↔ 0%
Sales volume	\$219,450,589	\$154,909,518	↑ 42%	\$1,893,192,939	\$1,588,272,911	↑ 19%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	265	220	↑ 20%	2,535	2,384	↑ 6%
Active listings	514	670	↓ -23%	584	702	↓ -17%
Median price	\$415,000	\$353,500	↑ 17%	\$380,000	\$350,000	↑ 9%
Average selling time (days)	46	36	↑ 10	44	44	↔ 0
Condominium						
Sales	205	153	↑ 34%	1,832	1,666	↑ 10%
Active listings	504	659	↓ -24%	589	693	↓ -15%
Median price	\$275,000	\$251,000	↑ 10%	\$274,000	\$243,000	↑ 13%
Average selling time (days)	44	65	↓ -21	54	58	↓ -4
Plex (2-5 units)						
Sales	62	44	↑ 41%	473	371	↑ 27%
Active listings	204	260	↓ -22%	210	231	↓ -9%
Median price	\$450,000	\$383,000	↑ 17%	\$440,000	\$405,000	↑ 9%
Average selling time (days)	58	65	↓ -7	66	64	↑ 2

Northern Periphery of Quebec City

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	86	65	↑ 32%	876	705	↑ 24%
Active listings	513	632	↓ -19%	565	588	↓ -4%
New listings	141	148	↓ -5%	1,230	1,100	↑ 12%
Sales volume	\$40,593,751	\$25,950,019	↑ 56%	\$402,195,333	\$298,648,994	↑ 35%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	73	56	↑ 30%	758	632	↑ 20%
Active listings	452	586	↓ -23%	505	542	↓ -7%
Median price	\$438,167	\$368,250	↑ 19%	\$420,000	\$378,950	↑ 11%
Average selling time (days)	57	47	↑ 10	65	57	↑ 8
Condominium						
Sales	10	7	**	99	62	↑ 60%
Active listings	33	28	**	38	33	↑ 17%
Median price	**	**	**	\$270,000	\$195,450	↑ 38%
Average selling time (days)	**	**	**	50	91	↓ -41
Plex (2-5 units)						
Sales	3	2	**	19	11	**
Active listings	19	17	**	17	13	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

September 2024

Residential: Summary of Centris Activity

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	153	134	↑ 14%	1,523	1,286	↑ 18%
Active listings	573	631	↓ -9%	610	638	↓ -4%
New listings	223	210	↑ 6%	1,891	1,701	↑ 11%
Sales volume	\$61,546,995	\$46,236,483	↑ 33%	\$572,613,415	\$431,296,152	↑ 33%

Detailed Statistics by Property Category

	September			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	117	96	↑ 22%	1,168	978	↑ 19%
Active listings	431	491	↓ -12%	461	495	↓ -7%
Median price	\$382,000	\$346,500	↑ 10%	\$354,000	\$325,000	↑ 9%
Average selling time (days)	43	42	↑ 1	65	57	↑ 8
Condominium						
Sales	20	23	**	238	202	↑ 18%
Active listings	76	76	↔ 0%	80	78	↑ 4%
Median price	**	**	**	\$239,000	\$217,500	↑ 10%
Average selling time (days)	**	**	**	48	65	↓ -17
Plex (2-5 units)						
Sales	16	15	**	116	101	↑ 15%
Active listings	64	62	↑ 3%	67	64	↑ 4%
Median price	**	**	**	\$390,500	\$333,000	↑ 17%
Average selling time (days)	**	**	**	66	94	↓ -28

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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