

CENTRIS RESIDENTIAL STATISTICS



October 2019

▶ Province of Quebec

■ Montreal CMA

- Island of Montreal
- Laval
- North Shore of Montreal
- South Shore of Montreal
- Vaudreuil-Soulanges
- Saint-Jean-sur-Richelieu

■ Gatineau CMA

■ Quebec City CMA

■ Saguenay CMA

■ Sherbrooke CMA

■ Trois-Rivières CMA

CENTRIS RESIDENTIAL STATISTICS

Province of Quebec

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	8,156	7,002	↑ 16%	82,431	74,684	↑ 10%
Active listings	54,205	61,404	↓ -12%	57,776	64,888	↓ -11%
New listings	11,945	12,176	↓ -2%	122,415	123,840	↓ -1%
Sales volume	\$2,677,937,457	\$2,218,524,184	↑ 21%	\$25,790,072,251	\$22,628,836,685	↑ 14%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	5,379	4,637	↑ 16%	55,122	50,708	↑ 9%
Active listings	37,739	41,466	↓ -9%	39,524	43,601	↓ -9%
Median price	\$262,500	\$251,000	↑ 5%	\$259,900	\$250,000	↑ 4%
Average selling time (days)	93	106	↓ -13	98	108	↓ -10
Condominium						
Sales	1,957	1,702	↑ 15%	20,262	17,675	↑ 15%
Active listings	10,166	13,156	↓ -23%	11,768	14,729	↓ -20%
Median price	\$255,000	\$246,250	↑ 4%	\$242,000	\$235,000	↑ 3%
Average selling time (days)	84	103	↓ -19	94	111	↓ -17
Plex (2-5 units)						
Sales	774	615	↑ 26%	6,646	5,933	↑ 12%
Active listings	5,567	6,082	↓ -8%	5,785	5,847	↓ -1%
Median price	\$445,650	\$425,000	↑ 5%	\$418,000	\$400,000	↑ 5%
Average selling time (days)	101	97	↑ 4	101	99	↑ 2

** Number of transactions too low to produce reliable statistics.

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CENTRIS RESIDENTIAL STATISTICS

Gatineau Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	432	389	↑ 11%	4,496	3,960	↑ 14%
Active listings	1,883	2,586	↓ -27%	2,257	2,798	↓ -19%
New listings	480	609	↓ -21%	6,431	7,059	↓ -9%
Sales volume	\$116,884,447	\$103,294,414	↑ 13%	\$1,205,510,579	\$1,036,681,647	↑ 16%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	322	285	↑ 13%	3,444	3,163	↑ 9%
Active listings	1,391	1,848	↓ -25%	1,621	2,016	↓ -20%
Median price	\$255,000	\$247,000	↑ 3%	\$260,000	\$249,000	↑ 4%
Average selling time (days)	59	76	↑ -17	65	75	↑ -10
Condominium						
Sales	72	63	↑ 14%	749	545	↑ 37%
Active listings	267	445	↓ -40%	379	497	↓ -24%
Median price	\$173,444	\$152,000	↑ 14%	\$166,500	\$162,000	↑ 3%
Average selling time (days)	86	102	↑ -16	86	103	↑ -17
Plex (2-5 units)						
Sales	37	39	↓ -5%	295	245	↑ 20%
Active listings	208	272	↓ -24%	237	268	↓ -12%
Median price	\$360,000	\$335,000	↑ 7%	\$300,000	\$279,000	↑ 8%
Average selling time (days)	108	148	↓ -40	101	104	↑ -3

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CENTRIS RESIDENTIAL STATISTICS

Quebec City Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	707	564	↑ 25%	7,001	6,075	↑ 15%
Active listings	7,722	7,786	↓ -1%	7,732	7,749	↔ 0%
New listings	1,422	1,357	↑ 5%	12,413	11,971	↑ 4%
Sales volume	\$206,088,057	\$159,038,270	↑ 30%	\$1,940,069,364	\$1,657,258,275	↑ 17%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	485	426	↑ 14%	4,945	4,337	↑ 14%
Active listings	4,703	4,795	↓ -2%	4,659	4,746	↓ -2%
Median price	\$262,000	\$258,000	↑ 2%	\$260,000	\$253,000	↑ 3%
Average selling time (days)	111	125	↓ -14	122	129	↓ -7
Condominium						
Sales	167	96	↑ 74%	1,588	1,295	↑ 23%
Active listings	2,294	2,355	↓ -3%	2,418	2,399	↑ 1%
Median price	\$205,000	\$197,500	↑ 4%	\$192,000	\$190,000	↑ 1%
Average selling time (days)	158	143	↑ 15	167	167	↔ 0
Plex (2-5 units)						
Sales	55	42	↑ 31%	465	441	↑ 5%
Active listings	703	625	↑ 12%	640	592	↑ 8%
Median price	\$325,000	\$282,500	↑ 15%	\$308,000	\$295,000	↑ 4%
Average selling time (days)	154	164	↓ -10	123	127	↓ -4

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CENTRIS RESIDENTIAL STATISTICS

Montreal Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	4,211	3,707	↑ 14%	43,749	40,281	↑ 9%
Active listings	16,874	21,207	↓ -20%	18,974	23,221	↓ -18%
New listings	5,669	5,773	↓ -2%	57,823	58,986	↓ -2%
Sales volume	\$1,765,619,628	\$1,471,324,715	↑ 20%	\$17,074,984,277	\$15,110,451,974	↑ 13%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	2,220	1,955	↑ 14%	23,667	22,346	↑ 6%
Active listings	9,132	10,748	↓ -15%	9,879	11,518	↓ -14%
Median price	\$355,000	\$328,000	↑ 8%	\$339,000	\$320,000	↑ 6%
Average selling time (days)	59	74	↓ -15	66	76	↓ -10
Condominium						
Sales	1,509	1,357	↑ 11%	15,996	14,192	↑ 13%
Active listings	5,750	8,001	↓ -28%	6,883	9,322	↓ -26%
Median price	\$280,000	\$265,000	↑ 6%	\$264,000	\$254,000	↑ 4%
Average selling time (days)	69	88	↓ -19	79	98	↓ -19
Plex (2-5 units)						
Sales	476	391	↑ 22%	4,041	3,698	↑ 9%
Active listings	1,916	2,387	↓ -20%	2,141	2,302	↓ -7%
Median price	\$560,000	\$525,000	↑ 7%	\$540,000	\$510,000	↑ 6%
Average selling time (days)	74	69	↑ 5	76	74	↑ 2

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CENTRIS RESIDENTIAL STATISTICS

Island of Montreal

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	1,625	1,512	↑ 7%	16,026	15,598	↑ 3%
Active listings	6,384	7,534	↓ -15%	6,940	8,194	↓ -15%
New listings	2,206	2,273	↓ -3%	22,495	22,999	↓ -2%
Sales volume	\$881,297,164	\$765,406,394	↑ 15%	\$8,137,750,285	\$7,491,062,327	↑ 9%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	489	434	↑ 13%	4,583	4,685	↓ -2%
Active listings	2,048	2,092	↓ -2%	2,059	2,076	↓ -1%
Median price	\$528,000	\$520,000	↑ 2%	\$510,000	\$480,000	↑ 6%
Average selling time (days)	53	55	↓ -2	58	61	↓ -3
Condominium						
Sales	816	810	↑ 1%	8,608	8,309	↑ 4%
Active listings	3,183	3,964	↓ -20%	3,580	4,698	↓ -24%
Median price	\$355,250	\$329,500	↑ 8%	\$336,000	\$310,000	↑ 8%
Average selling time (days)	60	78	↓ -18	67	86	↓ -19
Plex (2-5 units)						
Sales	320	268	↑ 19%	2,835	2,604	↑ 9%
Active listings	1,153	1,478	↓ -22%	1,301	1,419	↓ -8%
Median price	\$611,250	\$564,250	↑ 8%	\$594,000	\$555,000	↑ 7%
Average selling time (days)	73	63	↑ 10	70	67	↑ 3

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CENTRIS RESIDENTIAL STATISTICS

Laval

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	421	379	↑ 11%	4,481	4,037	↑ 11%
Active listings	1,725	2,321	↓ -26%	2,028	2,540	↓ -20%
New listings	541	591	↓ -8%	5,830	6,275	↓ -7%
Sales volume	\$155,625,274	\$131,419,456	↑ 18%	\$1,559,562,837	\$1,368,218,848	↑ 14%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	248	238	↑ 4%	2,788	2,657	↑ 5%
Active listings	1,007	1,272	↓ -21%	1,131	1,361	↓ -17%
Median price	\$360,000	\$346,500	↑ 4%	\$350,000	\$333,000	↑ 5%
Average selling time (days)	59	65	↓ -6	65	72	↓ -7
Condominium						
Sales	136	122	↑ 11%	1,457	1,157	↑ 26%
Active listings	596	865	↓ -31%	752	995	↓ -25%
Median price	\$236,325	\$233,500	↑ 1%	\$237,000	\$230,000	↑ 3%
Average selling time (days)	83	106	↓ -23	92	112	↓ -20
Plex (2-5 units)						
Sales	37	19	↑ -	235	223	↑ 5%
Active listings	122	183	↓ -33%	145	184	↓ -21%
Median price	\$490,000	**	↑ -	\$504,000	\$485,000	↑ 4%
Average selling time (days)	62	**	↑ -	89	79	↑ 10

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CENTRIS RESIDENTIAL STATISTICS

North Shore of Montreal

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	881	765	↑ 15%	9,772	8,640	↑ 13%
Active listings	4,257	5,455	↓ -22%	4,742	5,978	↓ -21%
New listings	1,239	1,245	↔ 0%	12,685	13,082	↓ -3%
Sales volume	\$272,549,486	\$216,462,641	↑ 26%	\$2,832,038,351	\$2,379,511,350	↑ 19%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	649	576	↑ 13%	7,289	6,689	↑ 9%
Active listings	2,997	3,768	↓ -20%	3,297	4,137	↓ -20%
Median price	\$295,000	\$270,563	↑ 9%	\$282,000	\$265,000	↑ 6%
Average selling time (days)	64	86	↓ -22	74	89	↓ -15
Condominium						
Sales	183	148	↑ 24%	2,114	1,612	↑ 31%
Active listings	907	1,359	↓ -33%	1,112	1,514	↓ -27%
Median price	\$195,000	\$183,500	↑ 6%	\$187,500	\$180,000	↑ 4%
Average selling time (days)	89	110	↓ -21	102	127	↓ -25
Plex (2-5 units)						
Sales	46	37	↑ 24%	335	307	↑ 9%
Active listings	301	279	↑ 8%	283	274	↑ 3%
Median price	\$450,000	\$390,000	↑ 15%	\$399,000	\$372,000	↑ 7%
Average selling time (days)	66	101	↓ -35	87	99	↓ -12

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CENTRIS RESIDENTIAL STATISTICS

South Shore of Montreal

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	980	773	↑ 27 %	10,183	8,973	↑ 13 %
Active listings	3,128	4,278	↓ -27 %	3,735	4,720	↓ -21 %
New listings	1,244	1,284	↓ -3 %	12,415	12,348	↑ 1 %
Sales volume	355,416,837 \$	268,708,187 \$	↑ 32 %	3,511,241,712 \$	2,945,521,158 \$	↑ 19 %

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	600	483	↑ 24%	6,492	5,954	↑ 9%
Active listings	1,977	2,400	↓ -18%	2,210	2,623	↓ -16%
Median price	\$352,750	\$320,000	↑ 10%	\$335,000	\$315,000	↑ 6%
Average selling time (days)	53	68	↓ -15	59	71	↓ -12
Condominium						
Sales	318	235	↑ 35%	3,172	2,564	↑ 24%
Active listings	894	1,517	↓ -41%	1,200	1,757	↓ -32%
Median price	\$222,000	\$214,500	↑ 3%	\$217,000	\$206,000	↑ 5%
Average selling time (days)	72	99	↓ -27	87	109	↓ -22
Plex (2-5 units)						
Sales	61	55	↑ 11%	512	449	↑ 14%
Active listings	246	350	↓ -30%	314	327	↓ -4%
Median price	\$452,500	\$437,000	↑ 4%	\$425,000	\$398,000	↑ 7%
Average selling time (days)	89	74	↑ 15	88	93	↓ -5

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CENTRIS RESIDENTIAL STATISTICS

Vaudreuil-Soulanges

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	187	186	↑ 1%	2,057	2,001	↑ 3%
Active listings	878	983	↓ -11%	946	1,142	↓ -17%
New listings	282	234	↑ 21%	2,863	2,789	↑ 3%
Sales volume	\$64,824,882	\$63,488,213	↑ 2%	\$693,100,092	\$655,126,210	↑ 6%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	143	150	↓ -5%	1,589	1,549	↑ 3%
Active listings	738	781	↓ -6%	770	868	↓ -11%
Median price	\$339,000	\$325,000	↑ 4%	\$332,500	\$320,000	↑ 4%
Average selling time (days)	62	102	↓ -40	72	80	↓ -8
Condominium						
Sales	38	30	↑ 27%	428	407	↑ 5%
Active listings	100	168	↓ -40%	144	236	↓ -39%
Median price	\$209,492	\$178,250	↑ 18%	\$208,513	\$195,000	↑ 7%
Average selling time (days)	72	84	↓ -12	72	89	↓ -17
Plex (2-5 units)						
Sales	4	6	↑ -	37	40	↓ -8%
Active listings	30	25	↑ -	25	27	↑ -
Median price	**	**	↑ -	\$350,000	\$331,500	↑ 6%
Average selling time (days)	**	**	↑ -	121	86	↑ 35

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CENTRIS RESIDENTIAL STATISTICS

Saint-Jean-sur-Richelieu

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Active listings	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
New listings	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Sales volume	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Active listings	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Median price	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Average selling time (days)	#REF!	#REF!	↑ #####	#REF!	#REF!	↑ #####
Condominium						
Sales	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Active listings	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Median price	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Average selling time (days)	#REF!	#REF!	↑ #####	#REF!	#REF!	↑ #####
Plex (2-5 units)						
Sales	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Active listings	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Median price	#REF!	#REF!	↑ #REF!	#REF!	#REF!	↑ #REF!
Average selling time (days)	#REF!	#REF!	↑ #####	#REF!	#REF!	↑ #####

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CENTRIS RESIDENTIAL STATISTICS

Saguenay Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	115	83	↑ 39%	1,196	1,020	↑ 17%
Active listings	1,296	1,532	↓ -15%	1,466	1,566	↓ -6%
New listings	167	171	↓ -2%	2,051	2,185	↓ -6%
Sales volume	\$19,662,789	\$16,362,650	↑ 20%	\$223,585,153	\$191,320,592	↑ 17%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	93	71	↑ 31 %	1,011	866	↑ 17%
Active listings	939	1,140	↓ -18 %	1,077	1,187	↓ -9%
Median price	\$164,000	\$177,500	↓ -8 %	\$176,000	\$175,000	↑ 1%
Average selling time (days)	147	108	↑ 39	144	142	↑ 2
Condominium						
Sales	8	7	↑ -	62	65	↓ -5%
Active listings	138	171	↓ -19%	153	160	↓ -4%
Median price	**	**	↑ -	\$146,500	\$157,000	↓ -7%
Average selling time (days)	**	**	↑ -	186	179	↑ 7
Plex (2-5 units)						
Sales	14	5	↑ -	122	87	↑ 40%
Active listings	214	218	↓ -2%	232	217	↑ 7%
Median price	**	**	↑ -	\$171,000	\$195,000	↓ -12%
Average selling time (days)	**	**	↑ -	154	164	↓ -10

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CENTRIS RESIDENTIAL STATISTICS

Sherbrooke Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	156	155	↑ 1%	1,686	1,595	↑ 6%
Active listings	1,265	1,455	↓ -13%	1,327	1,554	↓ -15%
New listings	270	262	↑ 3%	2,481	2,619	↓ -5%
Sales volume	\$39,541,054	\$36,448,644	↑ 8%	\$425,326,550	\$390,709,288	↑ 9%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	123	105	↑ 17%	1,278	1,194	↑ 7%
Active listings	805	983	↓ -18%	873	1,041	↓ -16%
Median price	\$200,000	\$207,000	↓ -3%	\$215,000	\$213,250	↑ 1%
Average selling time (days)	92	113	↓ -21	108	125	↓ -17
Condominium						
Sales	16	31	↑ -	234	243	↓ -4%
Active listings	210	246	↓ -15%	214	290	↓ -26%
Median price	**	\$172,000	↑ -	\$159,950	\$163,000	↓ -2%
Average selling time (days)	**	116	↑ -	151	141	↑ 10
Plex (2-5 units)						
Sales	16	18	↑ -	169	150	↑ 13%
Active listings	231	206	↑ 12%	220	205	↑ 8%
Median price	**	**	↑ -	\$227,000	\$230,000	↓ -1%
Average selling time (days)	**	**	↑ -	140	147	↓ -7

** Number of transactions too low to produce reliable statistics.

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Variations are calculated in relation to the same period of the previous year.

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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CENTRIS RESIDENTIAL STATISTICS

Trois-Rivières Metropolitan Area

October 2019

Summary of Residential Activity

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	117	83	↑ 41%	1,166	951	↑ 23%
Active listings	681	789	↓ -14%	769	786	↓ -2%
New listings	156	193	↓ -19%	1,637	1,599	↑ 2%
Sales volume	\$21,112,606	\$13,491,450	↑ 56%	\$203,571,608	\$153,537,381	↑ 33%

Detailed Statistics by Property Category

	October			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	87	58	↑ 50%	858	715	↑ 20%
Active listings	411	504	↓ -18%	464	507	↓ -8%
Median price	\$175,000	\$149,875	↑ 17%	\$166,500	\$151,500	↑ 10%
Average selling time (days)	74	112	↓ -38	85	95	↓ -10
Condominium						
Sales	18	13	↑ -	138	98	↑ 41%
Active listings	91	107	↓ -15%	113	117	↓ -3%
Median price	**	**	↑ -	\$134,000	\$135,250	↓ -1%
Average selling time (days)	**	**	↑ -	121	148	↓ -27
Plex (2-5 units)						
Sales	11	12	↑ -	162	133	↑ 22%
Active listings	169	166	↑ 2%	178	154	↑ 16%
Median price	**	**	↑ -	\$152,000	\$155,000	↓ -2%
Average selling time (days)	**	**	↑ -	119	127	↓ -8

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