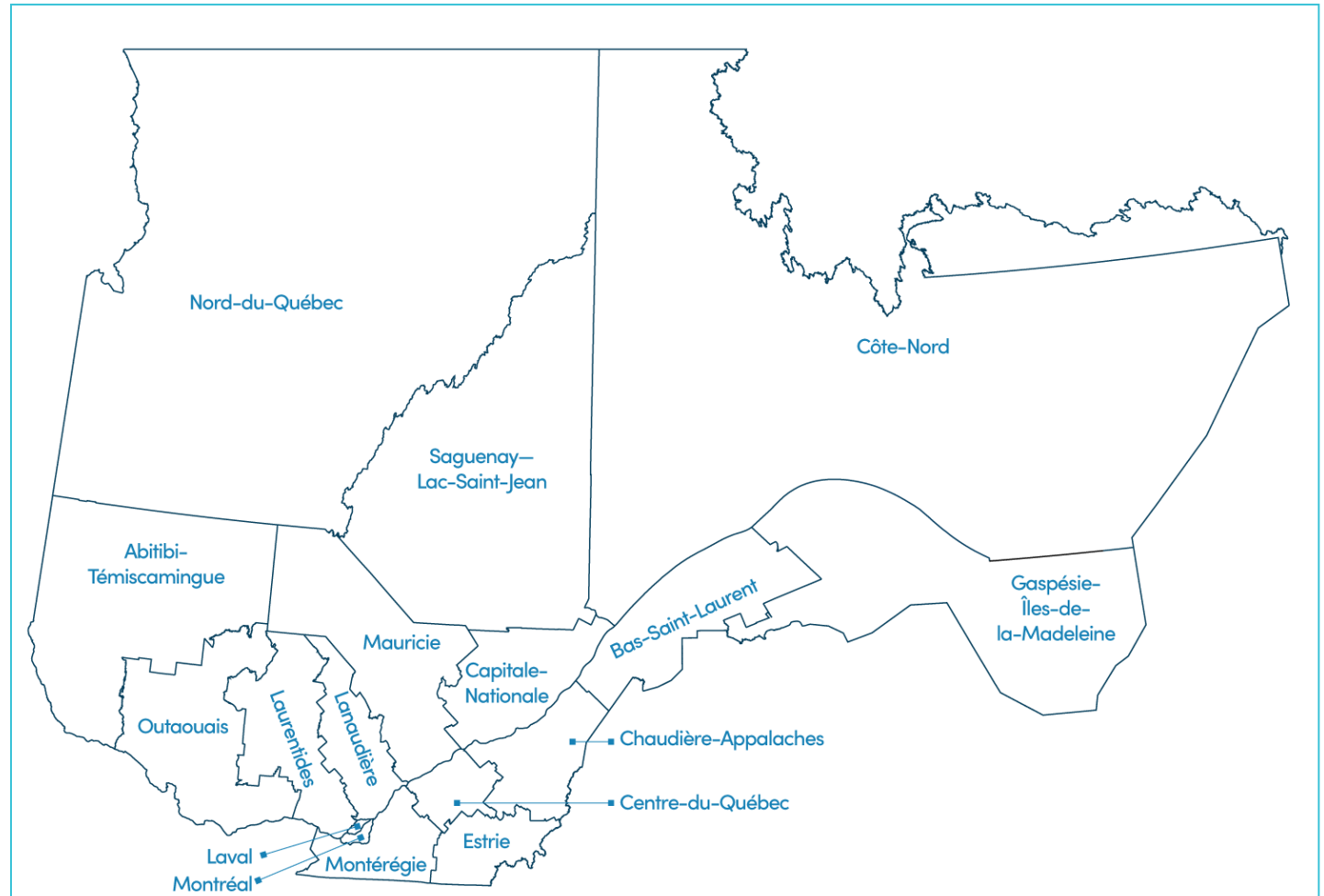


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Québec**

December 2022

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>4,614</b>	<b>7,209</b>	↓ -36%	<b>87,204</b>	<b>109,469</b>	↓ -20%
<b>Active listings</b>	<b>29,892</b>	<b>19,157</b>	↑ 56%	<b>26,340</b>	<b>25,167</b>	↑ 5%
<b>New listings</b>	<b>4,935</b>	<b>5,274</b>	↓ -6%	<b>126,896</b>	<b>126,063</b>	↑ 1%
<b>Sales volume</b>	<b>\$2,042,228,816</b>	<b>\$3,247,745,406</b>	↓ -37%	<b>\$40,507,702,812</b>	<b>\$46,333,017,687</b>	↓ -13%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	2,955	4,354	↓ -32%	55,360	67,842	↓ -18%
Active listings	17,274	10,495	↑ 65%	15,039	13,807	↑ 9%
Median price	\$390,000	\$395,000	↓ -1%	\$415,500	\$365,000	↑ 14%
Average selling time (days)	55	46	↑ 9	41	51	↓ -10
<b>Condominium</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	1,164	1,929	↓ -40%	22,785	29,252	↓ -22%
Active listings	7,863	5,113	↑ 54%	6,946	7,052	↓ -1%
Median price	\$345,000	\$346,942	↓ -1%	\$366,000	\$328,000	↑ 12%
Average selling time (days)	60	52	↑ 8	44	52	↓ -8
<b>Plex (2-5 units)</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	476	897	↓ -47%	8,722	11,899	↓ -27%
Active listings	4,364	3,355	↑ 30%	4,069	4,096	↓ -1%
Median price	\$440,000	\$493,000	↓ -11%	\$505,000	\$460,575	↑ 10%
Average selling time (days)	77	66	↑ 11	61	67	↓ -6

## MONTÉAL CMA

[Island of Montreal](#)

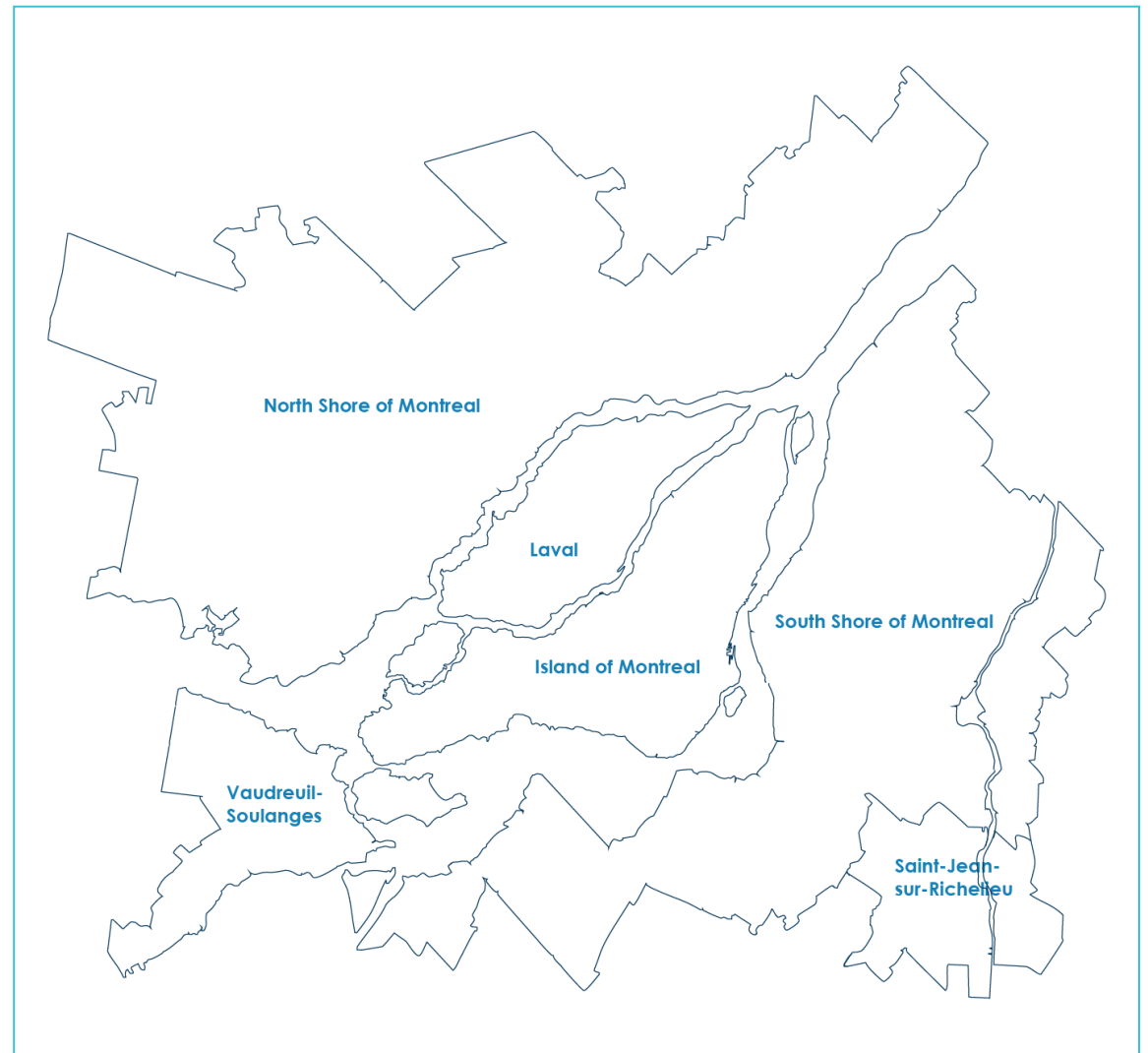
[Laval](#)

[North Shore of Montreal](#)

[South Shore of Montreal](#)

[Vaudreuil-Soulanges](#)

[Saint-Jean-sur-Richelieu](#)



**Montreal CMA**

December 2022

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>2,232</b>	<b>3,646</b>	↓ -39%	<b>42,530</b>	<b>54,445</b>	↓ -22%
<b>Active listings</b>	<b>14,533</b>	<b>7,901</b>	↑ 84%	<b>12,500</b>	<b>10,594</b>	↑ 18%
<b>New listings</b>	<b>2,359</b>	<b>2,527</b>	↓ -7%	<b>65,777</b>	<b>64,673</b>	↑ 2%
<b>Sales volume</b>	<b>\$1,225,494,919</b>	<b>\$2,068,124,172</b>	↓ -41%	<b>\$24,730,607,677</b>	<b>\$29,180,589,480</b>	↓ -15%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	1,135	1,740	↓ -35%	21,371	26,550	↓ -20%
Active listings	6,178	2,829	↑ 118%	5,186	3,876	↑ 34%
Median price	\$510,000	\$525,000	↓ -3%	\$550,000	\$495,000	↑ 11%
Average selling time (days)	51	32	↑ 19	31	32	↓ -1
<b>Condominium</b>						
Sales	872	1,448	↓ -40%	16,951	21,818	↓ -22%
Active listings	5,958	3,555	↑ 68%	5,248	4,901	↑ 7%
Median price	\$375,000	\$379,000	↓ -1%	\$395,000	\$360,000	↑ 10%
Average selling time (days)	60	46	↑ 14	39	43	↓ -4
<b>Plex (2-5 units)</b>						
Sales	221	455	↓ -51%	4,170	6,029	↓ -31%
Active listings	2,350	1,493	↑ 57%	2,030	1,793	↑ 13%
Median price	\$690,000	\$735,000	↓ -6%	\$746,750	\$690,000	↑ 8%
Average selling time (days)	60	51	↑ 9	51	49	↑ 2

**Island of Montreal**

December 2022

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	836	1,397	↓ -40%	15,672	20,795	↓ -25%
<b>Active listings</b>	7,288	4,415	↑ 65%	6,501	5,867	↑ 11%
<b>New listings</b>	972	1,060	↓ -8%	27,777	27,406	↑ 1%
<b>Sales volume</b>	\$544,439,550	\$942,322,213	↓ -42%	\$10,600,876,915	\$13,460,646,147	↓ -21%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	231	330	↓ -30%	3,962	5,205	↓ -24%
Active listings	1,713	813	↑ 111%	1,485	1,083	↑ 37%
Median price	\$653,200	\$700,500	↓ -7%	\$723,750	\$710,000	↑ 2%
Average selling time (days)	61	47	↑ 14	39	41	↓ -2
<b>Condominium</b>						
Sales	466	794	↓ -41%	9,139	11,941	↓ -23%
Active listings	4,072	2,597	↑ 57%	3,676	3,616	↑ 2%
Median price	\$435,000	\$430,000	↑ 1%	\$445,000	\$419,000	↑ 6%
Average selling time (days)	67	61	↑ 6	46	53	↓ -7
<b>Plex (2-5 units)</b>						
Sales	139	273	↓ -49%	2,571	3,649	↓ -30%
Active listings	1,503	1,005	↑ 50%	1,341	1,168	↑ 15%
Median price	\$732,000	\$780,000	↓ -6%	\$800,000	\$760,000	↑ 5%
Average selling time (days)	61	49	↑ 12	51	49	↑ 2

**Laval**

December 2022

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	200	337	↓ -41%	4,081	5,258	↓ -22%
<b>Active listings</b>	1,191	644	↑ 85%	998	889	↑ 12%
<b>New listings</b>	219	255	↓ -14%	5,883	6,014	↓ -2%
<b>Sales volume</b>	\$100,293,787	\$171,510,477	↓ -42%	\$2,251,013,940	\$2,614,262,152	↓ -14%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	135	192	↓ -30%	2,494	3,116	↓ -20%
Active listings	663	316	↑ 110%	558	460	↑ 21%
Median price	\$486,000	\$508,000	↓ -4%	\$557,000	\$496,000	↑ 12%
Average selling time (days)	49	33	↑ 16	31	32	↓ -1
<b>Condominium</b>						
Sales	55	116	↓ -53%	1,348	1,777	↓ -24%
Active listings	371	242	↑ 53%	315	321	↓ -2%
Median price	\$356,000	\$357,500	↔ 0%	\$385,000	\$340,000	↑ 13%
Average selling time (days)	45	38	↑ 7	37	42	↓ -5
<b>Plex (2-5 units)</b>						
Sales	10	29	↑ **	239	365	↓ -35%
Active listings	155	86	↑ 80%	123	109	↑ 13%
Median price	**	**	-	\$720,000	\$660,000	↑ 9%
Average selling time (days)	**	**	-	56	51	↑ 5

## North Shore of Montreal

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>527</b>	<b>792</b> ↓	<b>-33%</b>	<b>9,960</b>	<b>12,308</b> ↓	<b>-19%</b>
<b>Active listings</b>	<b>2,421</b>	<b>1,192</b> ↑	<b>103%</b>	<b>1,985</b>	<b>1,618</b> ↑	<b>23%</b>
<b>New listings</b>	<b>527</b>	<b>554</b> ↓	<b>-5%</b>	<b>13,493</b>	<b>13,321</b> ↑	<b>1%</b>
<b>Sales volume</b>	<b>\$236,849,090</b>	<b>\$375,912,316</b> ↓	<b>-37%</b>	<b>\$4,928,105,310</b>	<b>\$5,291,712,941</b> ↓	<b>-7%</b>

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	358	536 ↓	-33%	6,918	8,305 ↓	-17%
Active listings	1,553	769 ↑	102%	1,282	1,047 ↑	22%
Median price	\$440,000	\$470,000 ↓	-6%	\$490,000	\$422,500 ↑	16%
Average selling time (days)	42	28 ↑	14	29	30 ↓	-1
<b>Condominium</b>						
Sales	137	178 ↓	-23%	2,407	2,987 ↓	-19%
Active listings	531	244 ↑	118%	432	309 ↑	40%
Median price	\$322,000	\$300,000 ↑	7%	\$335,000	\$275,000 ↑	22%
Average selling time (days)	48	20 ↑	28	28	27 ↑	1
<b>Plex (2-5 units)</b>						
Sales	30	75 ↓	-60%	612	976 ↓	-37%
Active listings	313	163 ↑	92%	253	246 ↑	3%
Median price	\$442,500	\$548,000 ↓	-19%	\$586,000	\$550,000 ↑	7%
Average selling time (days)	53	50 ↑	3	46	55 ↓	-9

**South Shore of Montreal**

December 2022

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	512	858	↓ -40%	9,810	12,257	↓ -20%
<b>Active listings</b>	2,688	1,194	↑ 125%	2,219	1,650	↑ 35%
<b>New listings</b>	481	494	↓ -3%	14,135	13,567	↑ 4%
<b>Sales volume</b>	\$259,132,416	\$448,830,211	↓ -42%	\$5,352,212,155	\$6,018,453,949	↓ -11%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	298	496	↓ -40%	5,839	7,200	↓ -19%
Active listings	1,628	631	↑ 158%	1,327	910	↑ 46%
Median price	\$517,000	\$550,000	↓ -6%	\$555,000	\$500,000	↑ 11%
Average selling time (days)	52	28	↑ 24	29	28	↑ 1
<b>Condominium</b>						
Sales	181	301	↓ -40%	3,376	4,275	↓ -21%
Active listings	767	375	↑ 105%	651	535	↑ 22%
Median price	\$335,000	\$344,500	↓ -3%	\$365,000	\$316,750	↑ 15%
Average selling time (days)	50	30	↑ 20	30	30	↔ 0
<b>Plex (2-5 units)</b>						
Sales	33	61	↓ -46%	590	779	↓ -24%
Active listings	284	183	↑ 55%	233	201	↑ 16%
Median price	\$645,000	\$615,000	↑ 5%	\$670,000	\$600,000	↑ 12%
Average selling time (days)	58	57	↑ 1	50	44	↑ 6



## Vaudreuil-Soulanges

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	110	164	↓ -33%	1,896	2,412	↓ -21%
Active listings	602	274	↑ 120%	519	360	↑ 44%
New listings	95	95	↔ 0%	2,906	2,765	↑ 5%
Sales volume	\$65,514,076	\$82,313,833	↓ -20%	\$1,074,969,346	\$1,206,034,406	↓ -11%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	80	110	↓ -27%	1,360	1,704	↓ -20%
Active listings	402	186	↑ 116%	357	243	↑ 47%
Median price	\$542,250	\$505,000	↑ 7%	\$570,000	\$510,000	↑ 12%
Average selling time (days)	67	28	↑ 39	31	29	↑ 2
<b>Condominium</b>						
Sales	23	49	↑ **	469	611	↓ -23%
Active listings	163	66	↑ 147%	125	90	↑ 40%
Median price	**	\$349,900	-	\$356,000	\$315,000	↑ 13%
Average selling time (days)	**	26	-	38	37	↑ 1
<b>Plex (2-5 units)</b>						
Sales	5	5	↑ **	57	93	↓ -39%
Active listings	27	19	-	29	24	-
Median price	**	**	-	\$600,000	\$515,000	↑ 17%
Average selling time (days)	**	**	-	49	41	↑ 8

**Saint-Jean-sur-Richelieu**

December 2022

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	47	98	↓ -52%	1,111	1,415	↓ -21%
<b>Active listings</b>	343	182	↑ 88%	279	211	↑ 33%
<b>New listings</b>	65	69	↓ -6%	1,583	1,600	↓ -1%
<b>Sales volume</b>	\$19,266,000	\$47,235,122	↓ -59%	\$523,430,011	\$589,479,885	↓ -11%

**Detailed Statistics by Property Category**

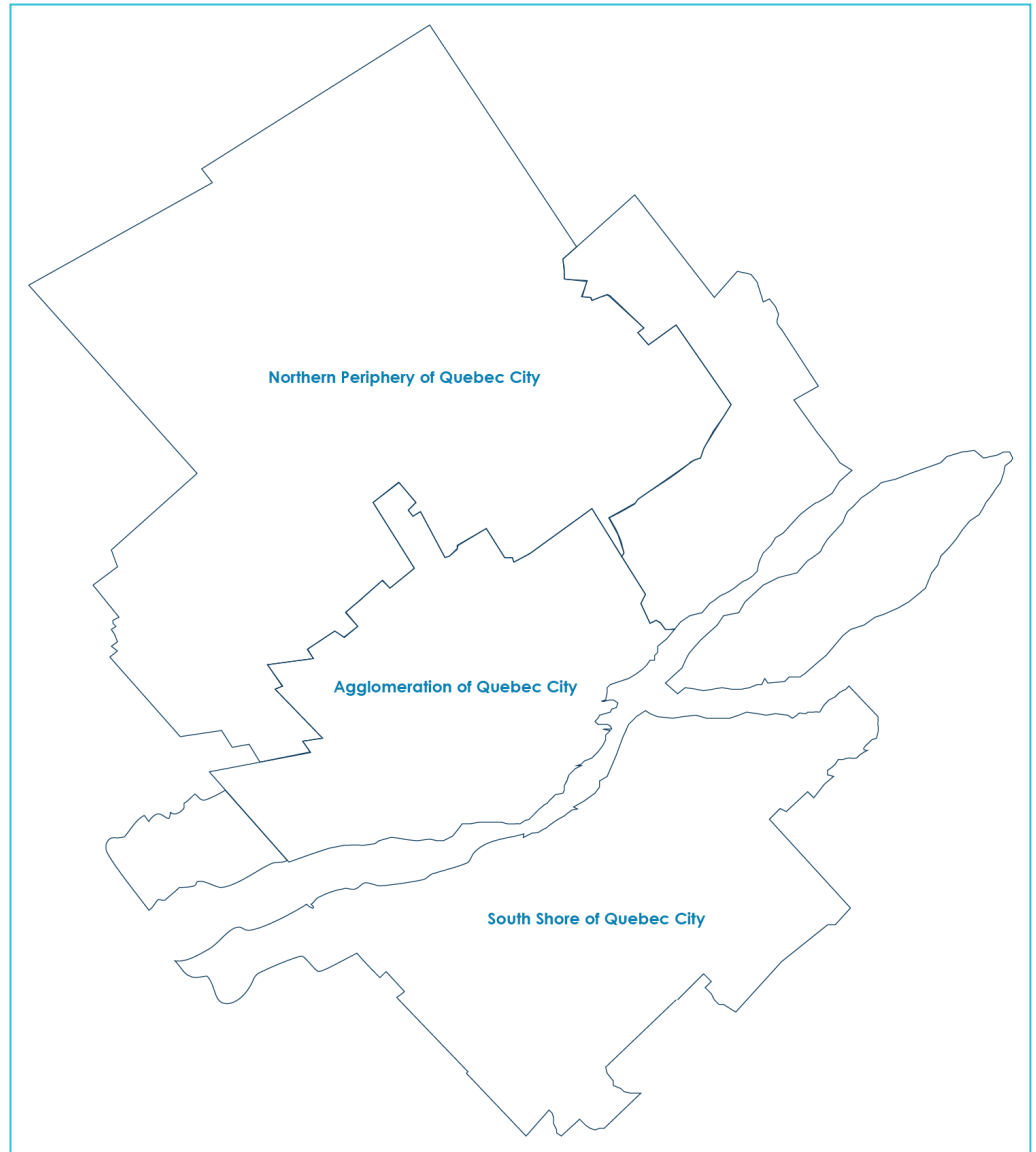
	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	33	76	↓ -57%	798	1,020	↓ -22%
Active listings	219	114	↑ 92%	178	133	↑ 34%
Median price	\$420,000	\$489,000	↓ -14%	\$481,500	\$420,000	↑ 15%
Average selling time (days)	38	30	↑ 8	31	27	↑ 4
<b>Condominium</b>						
Sales	10	10	↑ **	212	227	↓ -7%
Active listings	54	31	↑ 74%	49	32	↑ 54%
Median price	**	**	-	\$325,000	\$277,900	↑ 17%
Average selling time (days)	**	**	-	23	28	↓ -5
<b>Plex (2-5 units)</b>						
Sales	4	12	↑ **	101	167	↓ -40%
Active listings	68	37	↑ 84%	52	46	↑ 14%
Median price	**	**	-	\$449,000	\$395,000	↑ 14%
Average selling time (days)	**	**	-	50	53	↓ -3

## QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



## Quebec City CMA

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	461	743	↓ -38%	8,940	10,311	↓ -13%
Active listings	2,948	2,464	↑ 20%	2,638	3,220	↓ -18%
New listings	504	547	↓ -8%	11,559	11,651	↓ -1%
Sales volume	\$160,348,557	\$248,551,648	↓ -35%	\$3,136,983,577	\$3,335,295,965	↓ -6%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	289	460	↓ -37%	5,526	6,256	↓ -12%
Active listings	1,735	1,266	↑ 37%	1,485	1,610	↓ -8%
Median price	\$328,000	\$317,250	↑ 3%	\$340,400	\$310,000	↑ 10%
Average selling time (days)	49	49	↔ 0	43	59	↓ -16
<b>Condominium</b>						
Sales	123	214	↓ -43%	2,658	3,175	↓ -16%
Active listings	827	871	↓ -5%	785	1,241	↓ -37%
Median price	\$222,500	\$225,000	↓ -1%	\$230,000	\$210,000	↑ 10%
Average selling time (days)	63	92	↓ -29	70	105	↓ -35
<b>Plex (2-5 units)</b>						
Sales	47	67	↓ -30%	750	869	↓ -14%
Active listings	373	323	↑ 15%	361	363	↔ 0%
Median price	\$364,000	\$350,000	↑ 4%	\$385,000	\$350,000	↑ 10%
Average selling time (days)	73	79	↓ -6	63	76	↓ -13

## Agglomeration of Quebec City

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	334	505	↓ -34%	6,167	7,107	↓ -13%
Active listings	1,753	1,602	↑ 9%	1,637	2,158	↓ -24%
New listings	328	357	↓ -8%	7,637	7,939	↓ -4%
Sales volume	\$114,009,371	\$170,049,256	↓ -33%	\$2,143,032,964	\$2,271,826,271	↓ -6%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	198	266	↓ -26%	3,299	3,695	↓ -11%
Active listings	759	621	↑ 22%	692	833	↓ -17%
Median price	\$322,000	\$317,500	↑ 1%	\$341,000	\$312,000	↑ 9%
Average selling time (days)	45	51	↓ -6	38	51	↓ -13
<b>Condominium</b>						
Sales	99	185	↓ -46%	2,274	2,714	↓ -16%
Active listings	725	739	↓ -2%	681	1,054	↓ -35%
Median price	\$239,900	\$230,750	↑ 4%	\$237,000	\$215,000	↑ 10%
Average selling time (days)	67	93	↓ -26	\$71	106	↓ -35
<b>Plex (2-5 units)</b>						
Sales	37	54	↓ -31%	594	696	↓ -15%
Active listings	269	242	↑ 11%	264	270	↓ -2%
Median price	\$390,000	\$370,000	↑ 5%	\$402,000	\$360,000	↑ 12%
Average selling time (days)	75	86	↓ -11	60	72	↓ -12

## Northern Periphery of Québec City

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
Total sales	35	99	↓ -65%	1,063	1,290	↓ -18%
Active listings	535	298	↑ 80%	405	372	↑ 9%
New listings	59	70	↓ -16%	1,608	1,422	↑ 13%
Sales volume	\$15,757,788	\$37,951,212	↓ -58%	\$426,725,781	\$488,065,144	↓ -13%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>						
Sales	26	86	↑ **	912	1,122	↓ -19%
Active listings	478	236	↑ 103%	348	306	↑ 14%
Median price	**	\$377,500	-	\$381,000	\$350,000	↑ 9%
Average selling time (days)	**	36	-	45	67	↓ -22
<b>Condominium</b>						
Sales	7	10	↑ **	122	137	↓ -11%
Active listings	32	44	↓ -27%	39	47	↓ -18%
Median price	**	**	-	\$206,000	\$189,900	↑ 8%
Average selling time (days)	**	**	-	64	76	↓ -12
<b>Plex (2-5 units)</b>						
Sales	1	2	↑ **	27	26	-
Active listings	20	17	-	15	18	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

## South Shore of Quebec City

December 2022

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Total sales</b>	<b>92</b>	<b>139</b> ↓	<b>-34%</b>	<b>1,710</b>	<b>1,914</b> ↓	<b>-11%</b>
<b>Active listings</b>	<b>660</b>	<b>564</b> ↑	<b>17%</b>	<b>596</b>	<b>690</b> ↓	<b>-14%</b>
<b>New listings</b>	<b>117</b>	<b>120</b> ↓	<b>-3%</b>	<b>2,314</b>	<b>2,290</b> ↑	<b>1%</b>
<b>Sales volume</b>	<b>\$30,581,398</b>	<b>\$40,551,180</b> ↓	<b>-25%</b>	<b>\$567,224,832</b>	<b>\$575,404,550</b> ↓	<b>-1%</b>

### Detailed Statistics by Property Category

	December			Year-to-date		
	2022	2021	Variation	2022	2021	Variation
<b>Single-family home</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	65	108 ↓	-40%	1,315	1,439 ↓	-9%
Active listings	498	409 ↑	22%	445	472 ↓	-6%
Median price	\$315,000	\$276,500 ↑	14%	\$318,000	\$279,000 ↑	14%
Average selling time (days)	62	52 ↑	10	53	71 ↓	-18
<b>Condominium</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	17	19 ↑	**	262	324 ↓	-19%
Active listings	70	88 ↓	-20%	66	140 ↓	-53%
Median price	**	**	-	\$207,950	\$188,500 ↑	10%
Average selling time (days)	**	**	-	63	106 ↓	-43
<b>Plex (2-5 units)</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>	<b>2022</b>	<b>2021</b>	<b>Variation</b>
Sales	9	11 ↑	**	129	147 ↓	-12%
Active listings	84	64 ↑	31%	82	74 ↑	10%
Median price	**	**	-	\$320,500	\$299,000 ↑	7%
Average selling time (days)	**	**	-	76	89 ↓	-13

## 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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