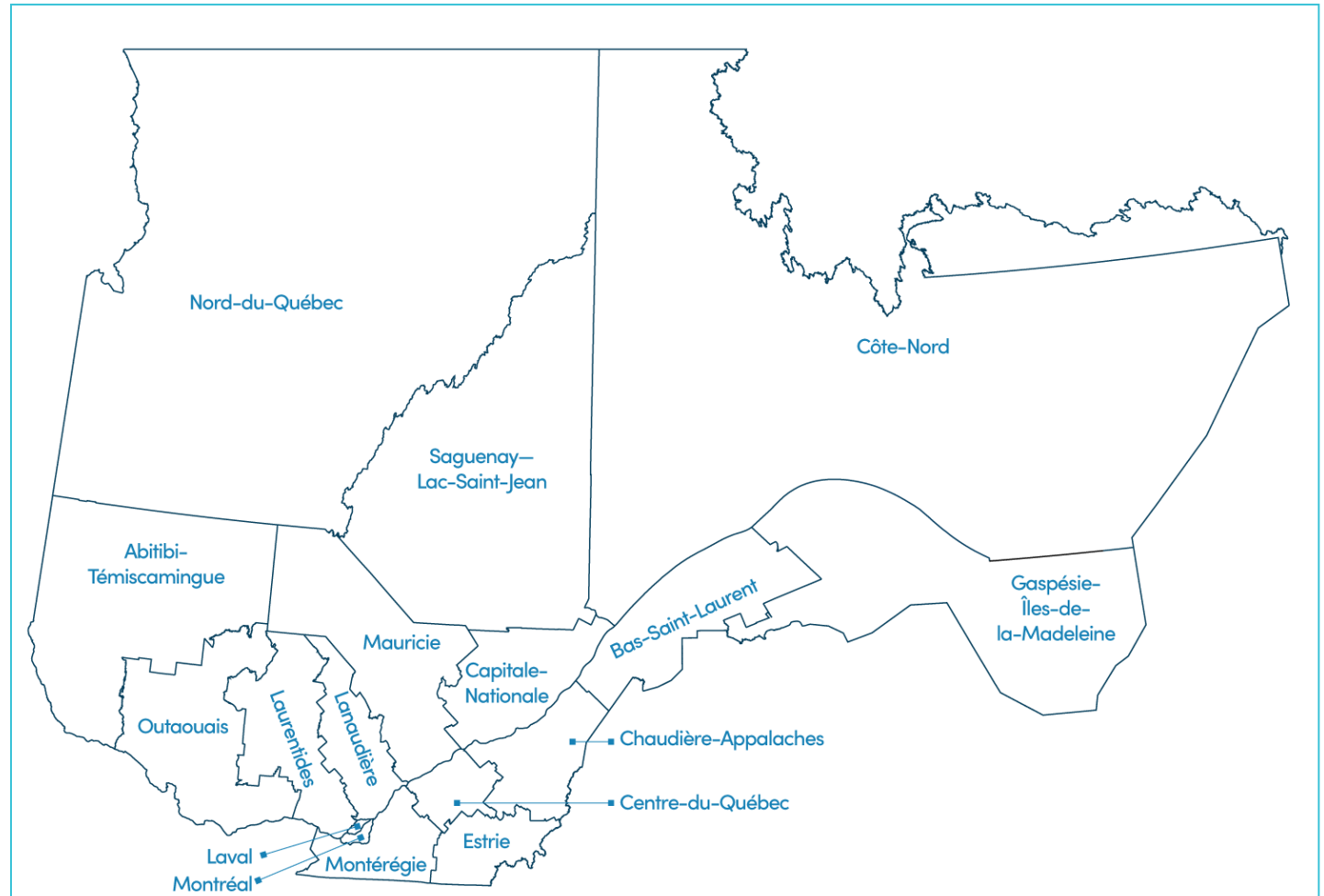


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Québec

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	8 714	9 290	↓ -6%	34 484	44 576	↓ -23%
Active listings	32 499	23 472	↑ 38%	31 463	21 828	↑ 44%
New listings	12 248	13 193	↓ -7%	53 157	57 898	↓ -8%
Sales volume	\$4 197 857 864	\$4 591 802 951	↓ -9%	\$15 687 587 726	\$21 167 967 972	↓ -26%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	5 677	5 740	↓ -1%	22 463	27 350	↓ -18%
Active listings	18 988	13 148	↑ 44%	18 435	12 093	↑ 52%
Median price	\$431 000	\$451 000	↓ -4%	\$415 000	\$430 000	↓ -3%
Average selling time (days)	53	35	↑ 18	57	42	↑ 15
Condominium						
Sales	2 266	2 488	↓ -9%	9 114	12 347	↓ -26%
Active listings	8 736	6 233	↑ 40%	8 465	5 909	↑ 43%
Median price	\$375 000	\$380 000	↓ -1%	\$357 000	\$374 000	↓ -5%
Average selling time (days)	54	33	↑ 21	59	43	↑ 16
Plex (2-5 units)						
Sales	740	1 021	↓ -28%	2 780	4 708	↓ -41%
Active listings	4 396	3 862	↑ 14%	4 220	3 616	↑ 17%
Median price	\$567 000	\$545 000	↑ 4%	\$505 000	\$525 000	↓ -4%
Average selling time (days)	77	55	↑ 22	80	63	↑ 17

MONTÉAL CMA

Island of Montreal

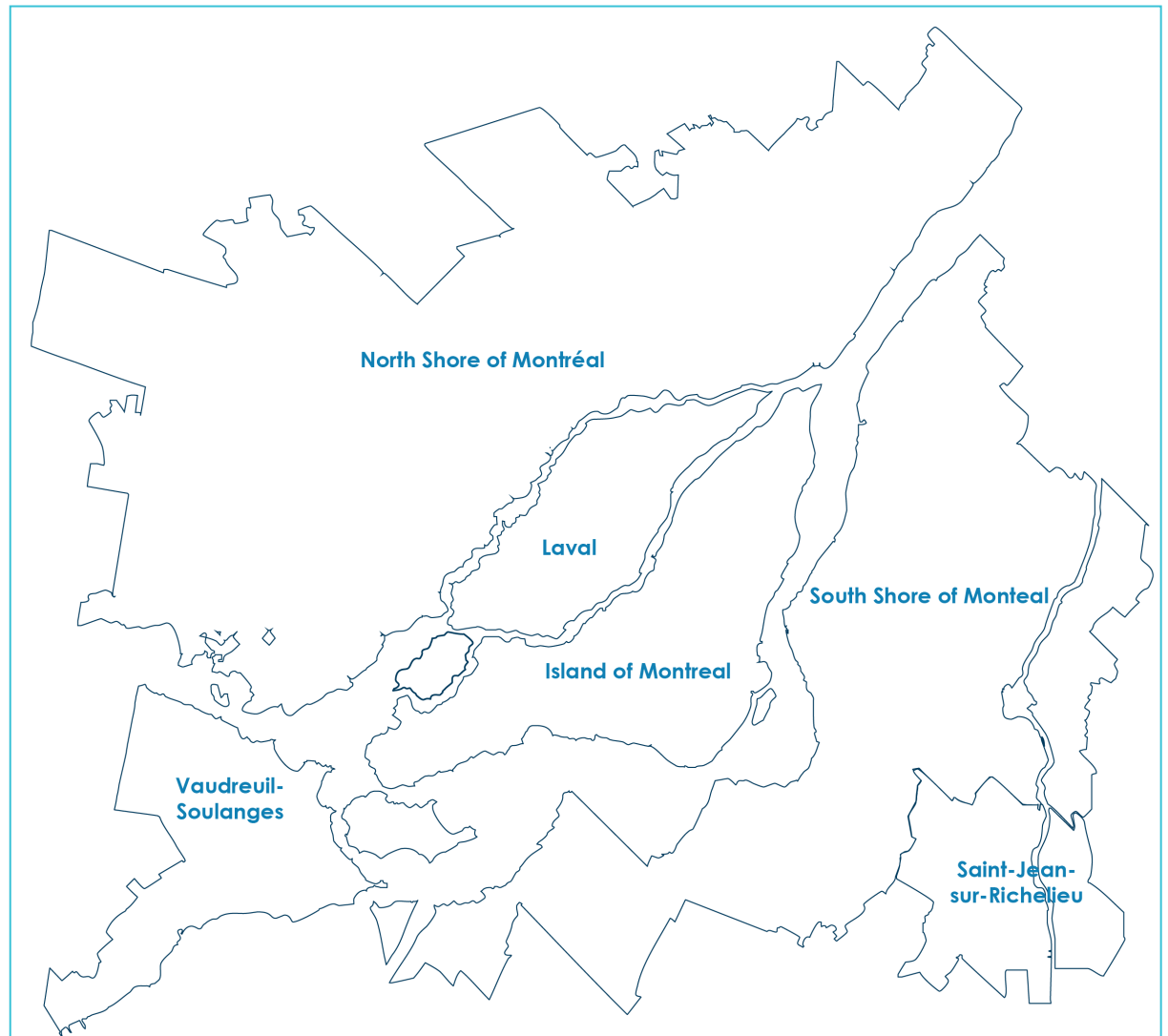
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	4 428	4 821	↓ -8%	16 871	22 555	↓ -25%
Active listings	16 089	11 046	↑ 46%	15 691	10 062	↑ 56%
New listings	6 196	6 964	↓ -11%	27 832	30 744	↓ -9%
Sales volume	\$2 627 385 275	\$2 927 903 641	↓ -10%	\$9 451 967 260	\$13 348 670 602	↓ -29%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	2 309	2 406	↓ -4%	8 815	10 969	↓ -20%
Active listings	6 899	4 451	↑ 55%	6 824	3 987	↑ 71%
Median price	\$550 000	\$575 000	↓ -4%	\$535 000	\$565 000	↓ -5%
Average selling time (days)	49	25	↑ 24	53	28	↑ 25
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	1 714	1 912	↓ -10%	6 649	9 273	↓ -28%
Active listings	6 735	4 709	↑ 43%	6 514	4 361	↑ 49%
Median price	\$403 000	\$410 000	↓ -2%	\$385 000	\$401 000	↓ -4%
Average selling time (days)	53	30	↑ 23	58	37	↑ 21
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	399	495	↓ -19%	1 391	2 290	↓ -39%
Active listings	2 407	1 855	↑ 30%	2 313	1 685	↑ 37%
Median price	\$730 000	\$751 000	↓ -3%	\$715 000	\$760 000	↓ -6%
Average selling time (days)	77	41	↑ 36	76	50	↑ 26

Island of Montreal

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	1 758	1 860	↓ -5%	6 126	8 608	↓ -29%
Active listings	8 147	5 959	↑ 37%	7 732	5 357	↑ 44%
New listings	2 710	3 094	↓ -12%	11 789	13 055	↓ -10%
Sales volume	\$1 206 531 387	\$1 310 203 990	↓ -8%	\$3 993 789 768	\$5 877 574 617	↓ -32%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	498	466	↑ 7%	1 669	2 059	↓ -19%
Active listings	1 999	1 319	↑ 52%	1 860	1 103	↑ 69%
Median price	\$735 000	\$750 000	↓ -2%	\$700 000	\$748 000	↓ -6%
Average selling time (days)	63	31	↑ 32	65	34	↑ 31
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	982	1 093	↓ -10%	3 527	5 131	↓ -31%
Active listings	4 624	3 383	↑ 37%	4 397	3 128	↑ 41%
Median price	\$453 500	\$457 500	↓ -1%	\$440 000	\$450 000	↓ -2%
Average selling time (days)	60	36	↑ 24	64	45	↑ 19
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	278	301	↓ -8%	930	1 418	↓ -34%
Active listings	1 524	1 257	↑ 21%	1 475	1 127	↑ 31%
Median price	\$760 628	\$812 500	↓ -6%	\$757 500	\$815 000	↓ -7%
Average selling time (days)	75	44	↑ 31	77	51	↑ 26

Laval

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	428	487	↓ -12%	1 607	2 132	↓ -25%
Active listings	1 305	868	↑ 50%	1 279	813	↑ 57%
New listings	575	625	↓ -8%	2 444	2 753	↓ -11%
Sales volume	\$235 552 739	\$269 453 041	↓ -13%	\$847 982 469	\$1 202 094 828	↓ -29%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	279	301	↓ -7%	999	1 276	↓ -22%
Active listings	670	480	↑ 40%	680	457	↑ 49%
Median price	\$536 000	\$568 000	↓ -6%	\$530 000	\$570 000	↓ -7%
Average selling time (days)	44	25	↑ 19	52	30	↑ 22
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	127	156	↓ -19%	537	721	↓ -26%
Active listings	455	277	↑ 64%	427	255	↑ 67%
Median price	\$380 000	\$390 000	↓ -3%	\$380 000	\$395 000	↓ -4%
Average selling time (days)	46	28	↑ 18	54	37	↑ 17
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	22	30	-	70	135	↓ -48%
Active listings	179	110	↑ 63%	171	100	↑ 70%
Median price	**	\$689 000	-	\$686 500	\$750 000	↓ -8%
Average selling time (days)	**	35	-	65	55	↑ 10

North Shore of Montreal

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	944	1 065	↓ -11%	3 947	5 078	↓ -22%
Active listings	2 536	1 639	↑ 55%	2 635	1 584	↑ 66%
New listings	1 164	1 287	↓ -10%	5 597	6 232	↓ -10%
Sales volume	\$473 886 470	\$562 277 221	↓ -16%	\$1 911 875 595	\$2 567 599 885	↓ -26%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	661	746	↓ -11%	2 775	3 491	↓ -21%
Active listings	1 645	1 046	↑ 57%	1 720	1 029	↑ 67%
Median price	\$490 000	\$525 000	↓ -7%	\$485 000	\$502 750	↓ -4%
Average selling time (days)	42	24	↑ 18	47	27	↑ 20
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	235	240	↓ -2%	987	1 251	↓ -21%
Active listings	544	351	↑ 55%	597	341	↑ 75%
Median price	\$335 000	\$345 000	↓ -3%	\$325 000	\$340 000	↓ -4%
Average selling time (days)	46	20	↑ 26	49	23	↑ 26
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	46	75	↓ -39%	179	323	↓ -45%
Active listings	319	226	↑ 41%	297	199	↑ 49%
Median price	\$607 500	\$670 000	↓ -9%	\$525 000	\$609 000	↓ -14%
Average selling time (days)	78	40	↑ 38	80	46	↑ 34

South Shore of Montreal

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	973	1 080	↓ -10%	3 916	5 155	↓ -24%
Active listings	3 111	1 879	↑ 66%	3 034	1 690	↑ 80%
New listings	1 328	1 460	↓ -9%	6 073	6 626	↓ -8%
Sales volume	\$535 520 063	\$610 742 143	↓ -12%	\$2 045 569 129	\$2 853 750 846	↓ -28%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	626	665	↓ -6%	2 423	3 018	↓ -20%
Active listings	1 897	1 143	↑ 66%	1 873	992	↑ 89%
Median price	\$550 000	\$579 500	↓ -5%	\$530 000	\$570 000	↓ -7%
Average selling time (days)	49	23	↑ 26	51	26	↑ 25
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	306	346	↓ -12%	1 331	1 803	↓ -26%
Active listings	912	539	↑ 69%	871	501	↑ 74%
Median price	\$362 500	\$378 000	↓ -4%	\$350 000	\$371 550	↓ -6%
Average selling time (days)	43	23	↑ 20	51	27	↑ 24
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	40	67	↓ -40%	159	329	↓ -52%
Active listings	293	190	↑ 54%	283	188	↑ 50%
Median price	\$660 288	\$620 000	↑ 6%	\$645 000	\$683 000	↓ -6%
Average selling time (days)	94	33	↑ 61	76	48	↑ 28

Vaudreuil-Soulanges

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	188	185	↑ 2%	768	974	↓ -21%
Active listings	620	460	↑ 35%	632	390	↑ 62%
New listings	269	318	↓ -15%	1 193	1 316	↓ -9%
Sales volume	\$109 453 645	\$105 354 151	↑ 4%	\$416 120 254	\$548 241 543	↓ -24%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	146	129	↑ 13%	577	689	↓ -16%
Active listings	451	318	↑ 42%	447	264	↑ 69%
Median price	\$551 000	\$590 500	↓ -7%	\$537 000	\$575 000	↓ -7%
Average selling time (days)	42	22	↑ 20	51	26	↑ 25
Condominium						
Sales	36	47	↓ -23%	174	258	↓ -33%
Active listings	136	107	↑ 27%	154	95	↑ 63%
Median price	\$371 250	\$365 000	↑ 2%	\$360 000	\$363 766	↓ -1%
Average selling time (days)	42	31	↑ 11	66	33	↑ 33
Plex (2-5 units)						
Sales	3	7	-	12	22	-
Active listings	25	29	-	23	26	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

Saint-Jean-sur-Richelieu

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	137	144	↓ -5%	507	608	↓ -17%
Active listings	370	241	↑ 54%	378	227	↑ 67%
New listings	150	180	↓ -17%	736	762	↓ -3%
Sales volume	\$66 440 971	\$69 873 095	↓ -5%	\$236 630 045	\$299 408 883	↓ -21%

Detailed Statistics by Property Category

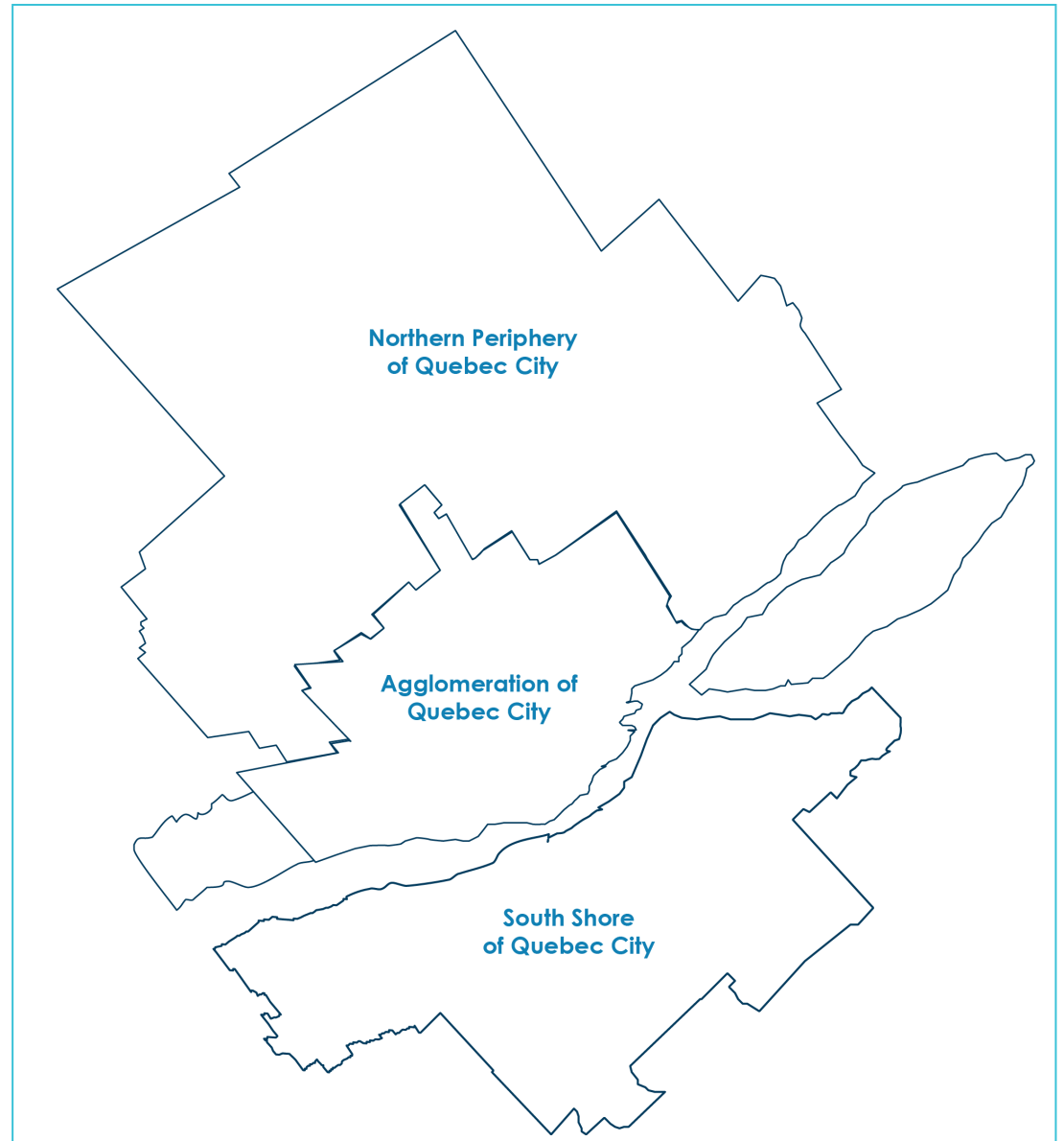
	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	99	99	↔ 0%	372	436	↓ -15%
Active listings	237	145	↑ 63%	244	141	↑ 74%
Median price	\$509 000	\$506 000	↑ 1%	\$482 500	\$500 000	↓ -4%
Average selling time (days)	53	26	↑ 27	53	30	↑ 23
Condominium						
Sales	28	30	-	93	109	↓ -15%
Active listings	64	52	↑ 23%	68	42	↑ 63%
Median price	**	\$305 500	-	\$329 500	\$330 500	↔ 0%
Average selling time (days)	**	17	-	37	18	↑ 19
Plex (2-5 units)						
Sales	10	15	-	41	63	↓ -35%
Active listings	67	43	↑ 56%	65	44	↑ 47%
Median price	**	**	-	\$443 000	\$449 000	↓ -1%
Average selling time (days)	**	**	-	62	49	↑ 13

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	865	879	↓ -2%	3 857	4 736	↓ -19%
Active listings	2 938	2 360	↑ 24%	3 020	2 421	↑ 25%
New listings	1 013	1 085	↓ -7%	4 918	5 410	↓ -9%
Sales volume	\$316 670 184	\$306 201 706	↑ 3%	\$1 371 955 131	\$1 634 454 838	↓ -16%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	553	539	↑ 3%	2 409	2 843	↓ -15%
Active listings	1 788	1 283	↑ 39%	1 838	1 283	↑ 43%
Median price	\$355 695	\$350 000	↑ 2%	\$344 000	\$340 000	↑ 1%
Average selling time (days)	47	41	↑ 6	50	48	↑ 2
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	247	274	↓ -10%	1 173	1 515	↓ -23%
Active listings	816	706	↑ 16%	846	797	↑ 6%
Median price	\$235 000	\$234 250	↔ 0%	\$235 000	\$228 000	↑ 3%
Average selling time (days)	59	55	↑ 4	59	77	↓ -18
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	64	66	↓ -3%	270	376	↓ -28%
Active listings	323	364	↓ -11%	326	335	↓ -3%
Median price	\$375 000	\$377 000	↓ -1%	\$389 500	\$385 750	↑ 1%
Average selling time (days)	60	63	↓ -3	71	69	↑ 2

Agglomeration of Quebec City

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	598	625	↓ -4%	2 688	3 246	↓ -17%
Active listings	1 675	1 486	↑ 13%	1 760	1 553	↑ 13%
New listings	658	717	↓ -8%	3 271	3 618	↓ -10%
Sales volume	\$216 485 345	\$221 288 628	↓ -2%	\$949 915 364	\$1 107 387 971	↓ -14%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	336	339	↓ -1%	1 456	1 651	↓ -12%
Active listings	728	602	↑ 21%	782	614	↑ 27%
Median price	\$351 000	\$350 000	↔ 0%	\$346 250	\$340 000	↑ 2%
Average selling time (days)	43	38	↑ 5	45	43	↑ 2
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	212	230	↓ -8%	1 025	1 303	↓ -21%
Active listings	700	614	↑ 14%	734	691	↑ 6%
Median price	\$239 450	\$239 000	↔ 0%	\$240 000	\$235 000	↑ 2%
Average selling time (days)	57	55	↑ 2	58	77	↓ -19
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	50	56	↓ -11%	207	292	↓ -29%
Active listings	246	269	↓ -9%	243	248	↓ -2%
Median price	\$399 000	\$397 500	↔ 0%	\$408 000	\$406 000	↑ 0%
Average selling time (days)	49	65	↓ -16	66	68	↓ -2

Northern Periphery of Québec City

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	104	106	↓ -2%	424	579	↓ -27%
Active listings	603	329	↑ 83%	589	321	↑ 84%
New listings	129	137	↓ -6%	642	726	↓ -12%
Sales volume	\$44 388 845	\$39 064 905	↑ 14%	\$173 067 866	\$230 647 007	↓ -25%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	95	87	↑ 9%	376	491	↓ -23%
Active listings	553	282	↑ 96%	538	266	↑ 102%
Median price	\$399 000	\$390 000	↑ 2%	\$370 000	\$390 000	↓ -5%
Average selling time (days)	42	40	↑ 2	53	48	↑ 5
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	9	18	-	42	71	↓ -41%
Active listings	33	30	↑ 10%	35	39	↓ -10%
Median price	**	**	-	\$196 450	\$195 000	↑ 1%
Average selling time (days)	**	**	-	98	75	↑ 23
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	0	1	-	6	17	-
Active listings	11	14	-	12	14	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

South Shore of Quebec City

May 2023

Residential: Summary of Centris Activity

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	163	148	↑ 10%	745	911	↓ -18%
Active listings	660	545	↑ 21%	671	547	↑ 23%
New listings	226	231	↓ -2%	1 005	1 066	↓ -6%
Sales volume	\$55 795 994	\$45 848 173	↑ 22%	\$248 971 901	\$296 419 860	↓ -16%

Detailed Statistics by Property Category

	May			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	122	113	↑ 8%	577	701	↓ -18%
Active listings	507	399	↑ 27%	518	402	↑ 29%
Median price	\$327 500	\$315 000	↑ 4%	\$324 950	\$313 050	↑ 4%
Average selling time (days)	60	51	↑ 9	58	61	↓ -3
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	26	26	-	106	141	↓ -25%
Active listings	83	62	↑ 34%	77	67	↑ 14%
Median price	**	**	-	\$215 000	\$201 950	↑ 6%
Average selling time (days)	**	**	-	55	75	↓ -20
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	14	9	-	57	67	↓ -15%
Active listings	66	81	↓ -19%	71	74	↓ -4%
Median price	**	**	-	\$333 000	\$314 000	↑ 6%
Average selling time (days)	**	**	-	94	74	↑ 20

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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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