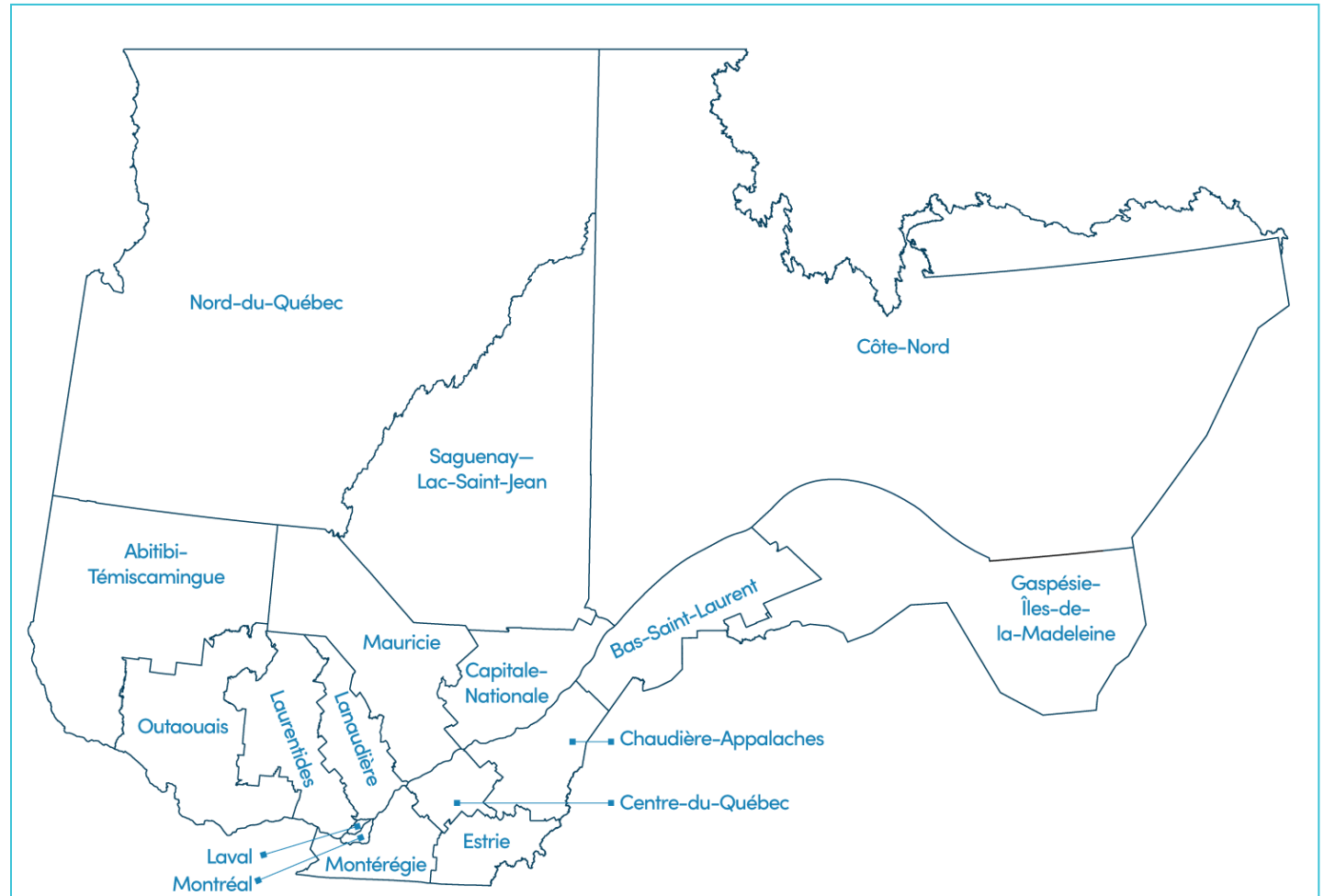


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Québec

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	7 406	8 061	↓ -8%	41 847	52 637	↓ -20%
Active listings	32 485	25 490	↑ 27%	31 509	22 436	↑ 40%
New listings	10 683	12 631	↓ -15%	63 595	70 512	↓ -10%
Sales volume	\$3 518 592 181	\$3 892 436 721	↓ -10%	\$19 184 050 529	\$25 060 404 693	↓ -23%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	4 882	5 146	↓ -5%	27 323	32 496	↓ -16%
Active listings	19 022	14 585	↑ 30%	18 466	12 507	↑ 48%
Median price	\$435 000	\$435 000	↔ 0%	\$420 000	\$430 000	↓ -2%
Average selling time (days)	50	33	↑ 17	56	40	↑ 16
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	1 855	2 064	↓ -10%	10 961	14 411	↓ -24%
Active listings	8 686	6 717	↑ 29%	8 486	6 043	↑ 40%
Median price	\$367 000	\$380 000	↓ -3%	\$359 900	\$375 000	↓ -4%
Average selling time (days)	53	34	↑ 19	58	42	↑ 16
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	646	821	↓ -21%	3 414	5 529	↓ -38%
Active listings	4 383	3 957	↑ 11%	4 218	3 672	↑ 15%
Median price	\$550 000	\$564 000	↓ -2%	\$515 000	\$530 000	↓ -3%
Average selling time (days)	77	47	↑ 30	79	61	↑ 18

MONTÉAL CMA

Island of Montreal

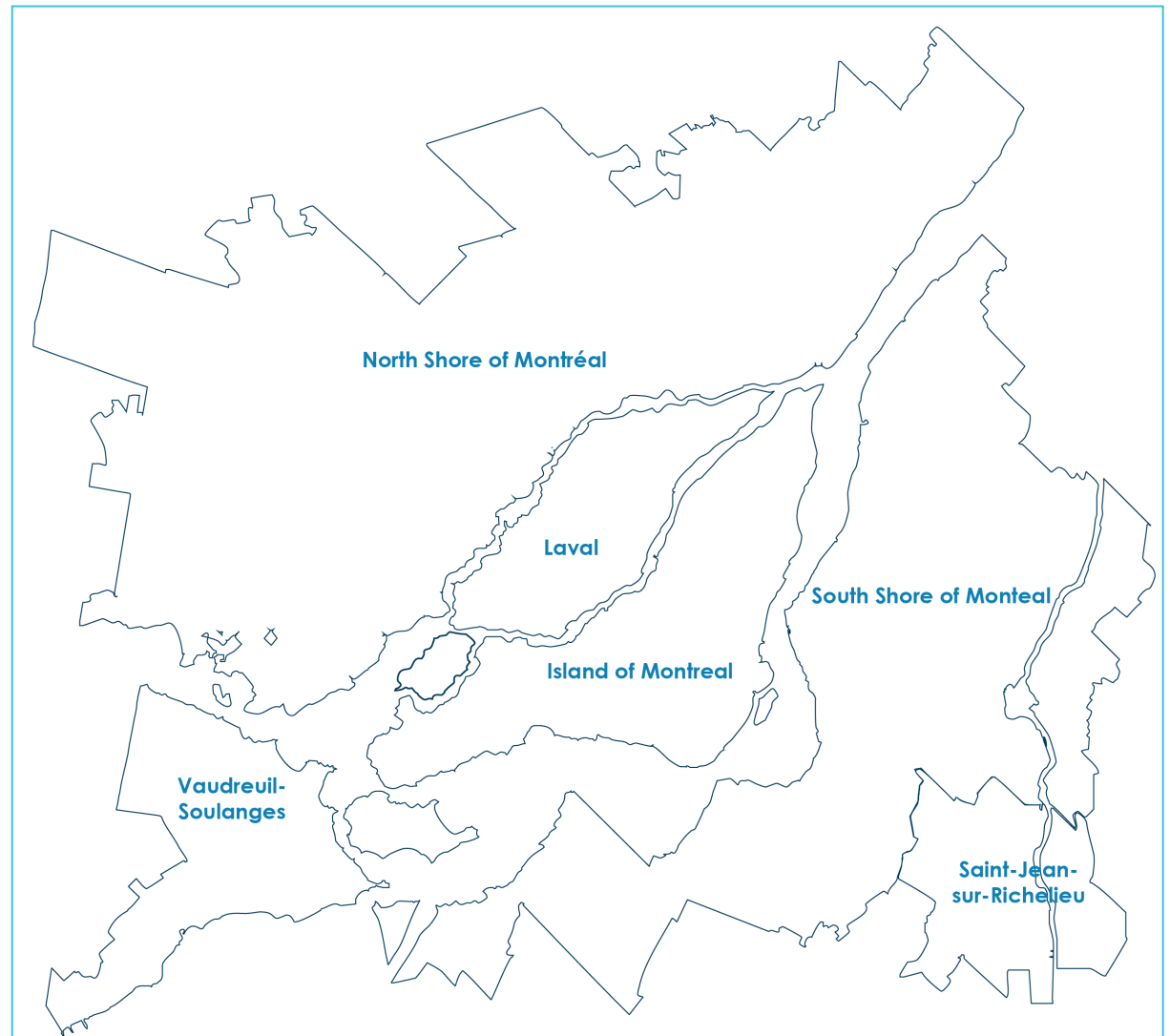
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	3 627	4 045	↓ -10%	20 477	26 600	↓ -23%
Active listings	15 806	11 942	↑ 32%	15 646	10 376	↑ 51%
New listings	5 183	6 401	↓ -19%	32 872	37 139	↓ -11%
Sales volume	\$2 116 702 417	\$2 427 646 913	↓ -13%	\$11 555 781 794	\$15 776 317 515	↓ -27%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	1 899	2 070	↓ -8%	10 707	13 039	↓ -18%
Active listings	6 731	4 866	↑ 38%	6 772	4 134	↑ 64%
Median price	\$550 000	\$570 000	↓ -4%	\$538 000	\$566 000	↓ -5%
Average selling time (days)	45	25	↑ 20	51	28	↑ 23
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	1 389	1 569	↓ -11%	8 031	10 842	↓ -26%
Active listings	6 642	5 106	↑ 30%	6 520	4 486	↑ 45%
Median price	\$390 000	\$410 000	↓ -5%	\$387 250	\$402 000	↓ -4%
Average selling time (days)	53	30	↑ 23	57	36	↑ 21
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	338	402	↓ -16%	1 722	2 692	↓ -36%
Active listings	2 380	1 938	↑ 23%	2 312	1 727	↑ 34%
Median price	\$726 500	\$770 500	↓ -6%	\$720 000	\$760 000	↓ -5%
Average selling time (days)	77	45	↑ 32	76	49	↑ 27

Island of Montreal

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	1 327	1 467	↓ -10%	7 442	10 075	↓ -26%
Active listings	8 153	6 399	↑ 27%	7 768	5 531	↑ 40%
New listings	2 245	2 771	↓ -19%	13 981	15 824	↓ -12%
Sales volume	\$896 218 183	\$1 026 981 127	↓ -13%	\$4 882 786 301	\$6 904 555 744	↓ -29%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	374	369	↑ 1%	2 039	2 428	↓ -16%
Active listings	2 028	1 464	↑ 39%	1 870	1 163	↑ 61%
Median price	\$717 500	\$785 000	↓ -9%	\$702 250	\$750 000	↓ -6%
Average selling time (days)	51	30	↑ 21	63	34	↑ 29
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	743	835	↓ -11%	4 266	5 966	↓ -28%
Active listings	4 603	3 626	↑ 27%	4 417	3 211	↑ 38%
Median price	\$439 000	\$465 000	↓ -6%	\$440 000	\$451 000	↓ -2%
Average selling time (days)	56	37	↑ 19	63	44	↑ 19
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	210	263	↓ -20%	1 137	1 681	↓ -32%
Active listings	1 522	1 309	↑ 16%	1 480	1 157	↑ 28%
Median price	\$776 389	\$826 000	↓ -6%	\$760 000	\$815 000	↓ -7%
Average selling time (days)	68	42	↑ 26	75	50	↑ 25

Laval

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	336	419	↓ -20%	1 941	2 551	↓ -24%
Active listings	1 263	895	↑ 41%	1 274	827	↑ 54%
New listings	443	550	↓ -19%	2 873	3 302	↓ -13%
Sales volume	\$178 639 417	\$240 862 459	↓ -26%	\$1 025 851 886	\$1 442 957 287	↓ -29%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	210	262	↓ -20%	1 208	1 538	↓ -21%
Active listings	673	476	↑ 41%	680	461	↑ 48%
Median price	\$525 000	\$570 000	↓ -8%	\$530 000	\$570 000	↓ -7%
Average selling time (days)	42	27	↑ 15	51	29	↑ 22
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	108	136	↓ -21%	644	857	↓ -25%
Active listings	413	301	↑ 37%	425	263	↑ 62%
Median price	\$386 500	\$395 500	↓ -2%	\$380 000	\$395 000	↓ -4%
Average selling time (days)	61	25	↑ 36	55	35	↑ 20
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	18	21	-	88	156	↓ -44%
Active listings	175	117	↑ 50%	169	103	↑ 64%
Median price	**	**	-	\$686 500	\$751 500	↓ -9%
Average selling time (days)	**	**	-	73	53	↑ 20

North Shore of Montreal

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	840	914	↓ -8%	4 782	5 992	↓ -20%
Active listings	2 459	1 821	↑ 35%	2 594	1 624	↑ 60%
New listings	1 075	1 286	↓ -16%	6 635	7 515	↓ -12%
Sales volume	\$424 085 310	\$462 391 602	↓ -8%	\$2 333 351 005	\$3 029 991 487	↓ -23%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	564	644	↓ -12%	3 338	4 135	↓ -19%
Active listings	1 605	1 138	↑ 41%	1 694	1 048	↑ 62%
Median price	\$510 000	\$515 000	↓ -1%	\$490 000	\$505 000	↓ -3%
Average selling time (days)	39	23	↑ 16	46	26	↑ 20
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	221	210	↑ 5%	1 208	1 461	↓ -17%
Active listings	512	426	↑ 20%	583	355	↑ 64%
Median price	\$345 000	\$350 000	↓ -1%	\$325 000	\$340 000	↓ -4%
Average selling time (days)	50	23	↑ 27	49	23	↑ 26
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	54	56	↓ -4%	229	379	↓ -40%
Active listings	309	241	↑ 28%	294	206	↑ 42%
Median price	\$553 000	\$626 500	↓ -12%	\$539 900	\$610 000	↓ -11%
Average selling time (days)	115	34	↑ 81	86	44	↑ 42

South Shore of Montreal

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	880	937	↓ -6%	4 793	6 092	↓ -21%
Active listings	2 932	2 065	↑ 42%	3 006	1 753	↑ 71%
New listings	1 067	1 342	↓ -20%	7 107	7 968	↓ -11%
Sales volume	\$487 936 386	\$532 690 009	↓ -8%	\$2 531 219 182	\$3 386 440 855	↓ -25%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	561	573	↓ -2%	2 983	3 591	↓ -17%
Active listings	1 742	1 254	↑ 39%	1 842	1 036	↑ 78%
Median price	\$549 900	\$574 000	↓ -4%	\$535 000	\$570 000	↓ -6%
Average selling time (days)	49	22	↑ 27	51	25	↑ 26
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	272	316	↓ -14%	1 601	2 119	↓ -24%
Active listings	895	607	↑ 47%	875	519	↑ 69%
Median price	\$357 000	\$370 500	↓ -4%	\$350 500	\$371 500	↓ -6%
Average selling time (days)	42	22	↑ 20	49	26	↑ 23
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	47	48	↓ -2%	206	377	↓ -45%
Active listings	287	198	↑ 45%	281	190	↑ 48%
Median price	\$585 000	\$662 000	↓ -12%	\$635 000	\$680 000	↓ -7%
Average selling time (days)	69	64	↑ 5	74	50	↑ 24

Vaudreuil-Soulanges

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	146	203	↓ -28%	914	1 177	↓ -22%
Active listings	654	504	↑ 30%	633	409	↑ 55%
New listings	248	304	↓ -18%	1 438	1 620	↓ -11%
Sales volume	\$83 034 014	\$115 169 590	↓ -28%	\$499 154 268	\$663 411 133	↓ -25%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	117	143	↓ -18%	694	832	↓ -17%
Active listings	467	364	↑ 28%	447	281	↑ 59%
Median price	\$575 000	\$571 000	↑ 1%	\$545 000	\$575 000	↓ -5%
Average selling time (days)	47	24	↑ 23	51	26	↑ 25
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	29	54	-	203	312	↓ -35%
Active listings	153	102	↑ 50%	153	96	↑ 60%
Median price	**	\$358 000	-	\$365 000	\$362 000	↑ 1%
Average selling time (days)	**	23	-	64	31	↑ 33
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	0	6	-	12	28	-
Active listings	27	30	-	24	27	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

Saint-Jean-sur-Richelieu

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	98	105	↓ -7%	605	713	↓ -15%
Active listings	345	258	↑ 34%	372	232	↑ 60%
New listings	105	148	↓ -29%	838	910	↓ -8%
Sales volume	\$46 789 107	\$49 552 126	↓ -6%	\$283 419 152	\$348 961 009	↓ -19%

Detailed Statistics by Property Category

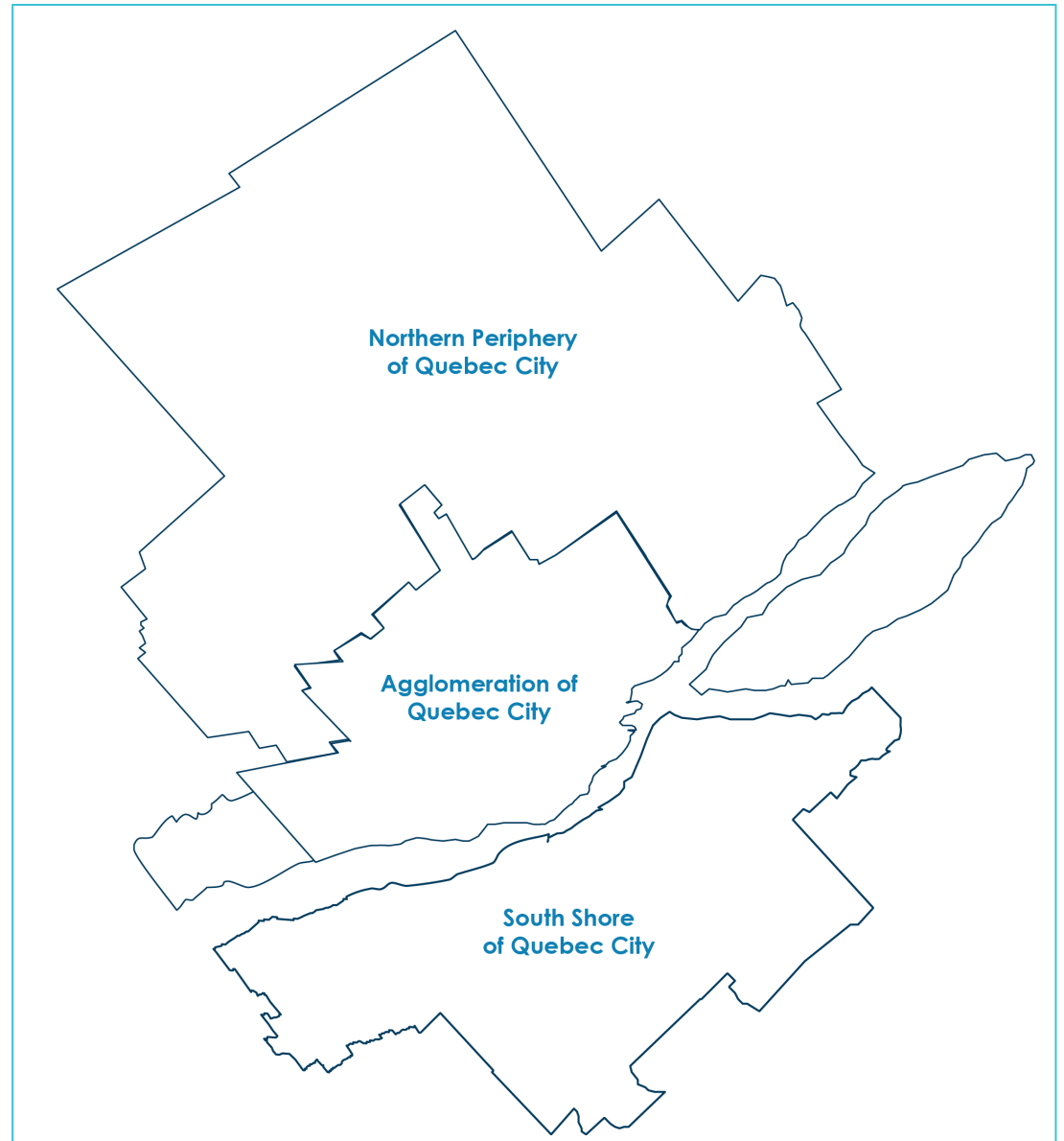
	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	73	79	↓ -8%	445	515	↓ -14%
Active listings	216	170	↑ 27%	239	146	↑ 64%
Median price	\$481 000	\$480 000	↔ 0%	\$481 000	\$500 000	↓ -4%
Average selling time (days)	43	31	↑ 12	51	31	↑ 20
Condominium						
Sales	16	18	-	109	127	↓ -14%
Active listings	66	44	↑ 50%	68	42	↑ 60%
Median price	**	**	-	\$330 000	\$331 500	↔ 0%
Average selling time (days)	**	**	-	43	19	↑ 24
Plex (2-5 units)						
Sales	9	8	-	50	71	↓ -30%
Active listings	60	43	↑ 40%	64	44	↑ 46%
Median price	**	**	-	\$449 000	\$449 000	↔ 0%
Average selling time (days)	**	**	-	62	48	↑ 14

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	744	761	↓ -2%	4 598	5 497	↓ -16%
Active listings	2 832	2 382	↑ 19%	2 978	2 414	↑ 23%
New listings	865	1 009	↓ -14%	5 763	6 418	↓ -10%
Sales volume	\$281 697 078	\$276 088 935	↑ 2%	\$1 652 540 209	\$1 910 543 773	↓ -14%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	471	457	↑ 3%	2 879	3 300	↓ -13%
Active listings	1 712	1 309	↑ 31%	1 809	1 286	↑ 41%
Median price	\$350 000	\$348 250	↑ 1%	\$345 000	\$340 958	↑ 1%
Average selling time (days)	59	30	↑ 29	51	46	↑ 5
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	213	211	↑ 1%	1 385	1 726	↓ -20%
Active listings	799	732	↑ 9%	838	786	↑ 7%
Median price	\$245 000	\$239 900	↑ 2%	\$235 000	\$230 000	↑ 2%
Average selling time (days)	63	62	↑ 1	60	75	↓ -15
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	60	91	↓ -34%	329	467	↓ -30%
Active listings	310	336	↓ -8%	322	336	↓ -4%
Median price	\$405 000	\$380 000	↑ 7%	\$390 000	\$385 000	↑ 1%
Average selling time (days)	71	46	↑ 25	71	64	↑ 7

Agglomeration of Quebec City

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	508	524	↓ -3%	3 193	3 770	↓ -15%
Active listings	1 575	1 483	↑ 6%	1 725	1 541	↑ 12%
New listings	545	668	↓ -18%	3 800	4 285	↓ -11%
Sales volume	\$188 687 133	\$188 121 474	↔ 0%	\$1 137 494 497	\$1 295 509 445	↓ -12%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	272	270	↑ 1%	1 727	1 921	↓ -10%
Active listings	663	607	↑ 9%	759	613	↑ 24%
Median price	\$340 000	\$355 500	↓ -4%	\$345 000	\$341 000	↑ 1%
Average selling time (days)	53	27	↑ 26	46	41	↑ 5
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	186	181	↑ 3%	1 210	1 484	↓ -18%
Active listings	682	628	↑ 9%	726	680	↑ 7%
Median price	\$245 000	\$243 000	↑ 1%	\$240 000	\$235 000	↑ 2%
Average selling time (days)	57	65	↓ -8	58	76	↓ -18
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	50	73	↓ -32%	256	365	↓ -30%
Active listings	229	247	↓ -7%	240	248	↓ -3%
Median price	\$410 000	\$395 000	↑ 4%	\$410 000	\$402 000	↑ 2%
Average selling time (days)	66	43	↑ 23	66	63	↑ 3

Northern Periphery of Québec City

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	90	91	↓ -1%	514	670	↓ -23%
Active listings	609	343	↑ 78%	593	325	↑ 82%
New listings	129	130	↓ -1%	768	856	↓ -10%
Sales volume	\$43 399 643	\$36 998 018	↑ 17%	\$216 463 509	\$267 645 025	↓ -19%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	87	81	↑ 7%	463	572	↓ -19%
Active listings	552	296	↑ 86%	541	271	↑ 99%
Median price	\$464 500	\$365 000	↑ 27%	\$379 950	\$385 000	↓ -1%
Average selling time (days)	71	32	↑ 39	56	46	↑ 10
Condominium						
Sales	3	6	-	45	77	↓ -42%
Active listings	34	35	↓ -3%	35	38	↓ -9%
Median price	**	**	-	\$197 000	\$200 000	↓ -2%
Average selling time (days)	**	**	-	102	74	↑ 28
Plex (2-5 units)						
Sales	0	3	-	6	20	-
Active listings	16	11	-	13	13	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

South Shore of Quebec City

June 2023

Residential: Summary of Centris Activity

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	146	146	↔ 0%	891	1 057	↓ -16%
Active listings	648	556	↑ 17%	661	548	↑ 21%
New listings	191	211	↓ -9%	1 195	1 277	↓ -6%
Sales volume	\$49 610 302	\$50 969 443	↓ -3%	\$298 582 203	\$347 389 303	↓ -14%

Detailed Statistics by Property Category

	June			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	112	106	↑ 6%	689	807	↓ -15%
Active listings	497	406	↑ 22%	510	402	↑ 27%
Median price	\$339 500	\$325 000	↑ 4%	\$325 000	\$315 000	↑ 3%
Average selling time (days)	62	38	↑ 24	59	58	↑ 1
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	24	24	-	130	165	↓ -21%
Active listings	83	69	↑ 20%	78	68	↑ 15%
Median price	**	**	-	\$216 950	\$203 000	↑ 7%
Average selling time (days)	**	**	-	62	69	↓ -7
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	10	15	-	67	82	↓ -18%
Active listings	65	78	↓ -17%	69	75	↓ -7%
Median price	**	**	-	\$332 000	\$319 000	↑ 4%
Average selling time (days)	**	**	-	95	71	↑ 24

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

This publication is produced by the Market Analysis Department of the QPAREB.

Contact us at: stats@qpareb.ca

Copyright, terms and conditions

© 2022 Quebec Professional Association of Real Estate Brokers. All rights reserved.

The content of this publication is protected by copyright laws and is owned by the Quebec Professional Association of Real Estate Brokers. Any reproduction of the information contained in this publication, in whole or in part, directly or indirectly, is specifically forbidden except with the prior written permission of the owner of the copyright.

