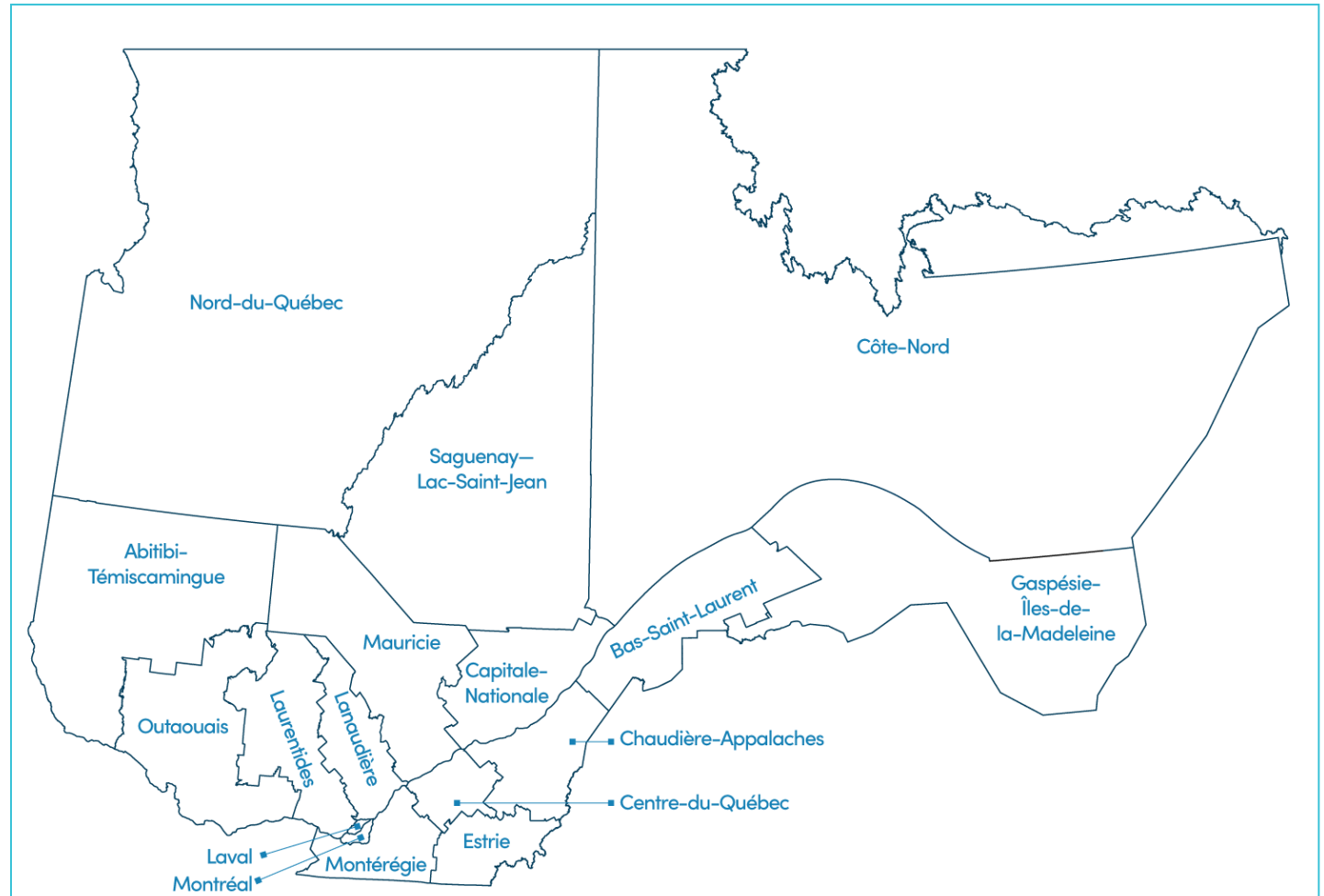


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Québec**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>4,635</b>	<b>4,040</b>	↑ 15%	<b>4,635</b>	<b>4,040</b>	↑ 15%
<b>Active listings</b>	<b>35,272</b>	<b>29,526</b>	↑ 19%	<b>35,272</b>	<b>29,526</b>	↑ 19%
<b>New listings</b>	<b>10,401</b>	<b>8,347</b>	↑ 25%	<b>10,401</b>	<b>8,347</b>	↑ 25%
<b>Sales volume</b>	<b>\$2,111,461,200</b>	<b>\$1,683,101,057</b>	↑ 25%	<b>\$2,111,461,200</b>	<b>\$1,683,101,057</b>	↑ 25%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	3,027	2,641	↑ 15%	3,027	2,641	↑ 15%
Active listings	21,095	17,368	↑ 21%	21,095	17,368	↑ 21%
Median price	\$415,000	\$374,450	↑ 11%	\$415,000	\$374,450	↑ 11%
Average selling time (days)	70	64	↑ 6	70	64	↑ 6
<b>Condominium</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	1,205	1,043	↑ 16%	1,205	1,043	↑ 16%
Active listings	9,218	7,979	↑ 16%	9,218	7,979	↑ 16%
Median price	\$350,000	\$340,000	↑ 3%	\$350,000	\$340,000	↑ 3%
Average selling time (days)	72	72	↔ 0	72	72	↔ 0
<b>Plex (2-5 units)</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>	<b>2024</b>	<b>2023</b>	<b>Variation</b>
Sales	386	341	↑ 13%	386	341	↑ 13%
Active listings	4,532	3,917	↑ 16%	4,532	3,917	↑ 16%
Median price	\$480,000	\$410,000	↑ 17%	\$480,000	\$410,000	↑ 17%
Average selling time (days)	91	82	↑ 9	91	82	↑ 9

## MONTÉAL CMA

Island of Montreal

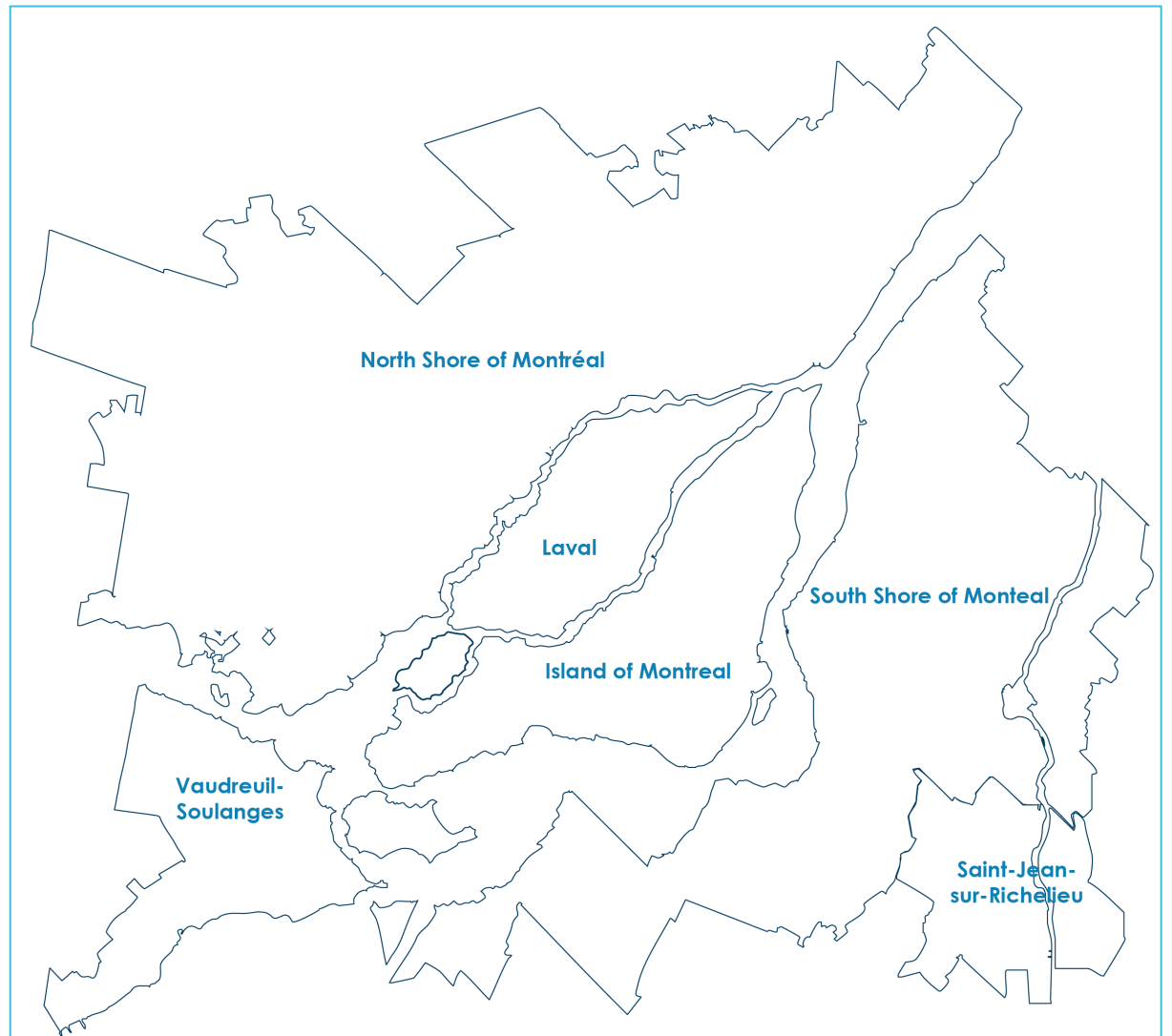
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



**Montreal CMA**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	2,077	1,766	↑ 18%	2,077	1,766	↑ 18%
<b>Active listings</b>	16,838	14,484	↑ 16%	16,838	14,484	↑ 16%
<b>New listings</b>	5,410	4,441	↑ 22%	5,410	4,441	↑ 22%
<b>Sales volume</b>	\$1,184,345,960	\$933,113,441	↑ 27%	\$1,184,345,960	\$933,113,441	↑ 27%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	1,076	882	↑ 22%	1,076	882	↑ 22%
Active listings	7,413	6,349	↑ 17%	7,413	6,349	↑ 17%
Median price	\$535,000	\$500,000	↑ 7%	\$535,000	\$500,000	↑ 7%
Average selling time (days)	65	59	↑ 6	65	59	↑ 6
<b>Condominium</b>						
Sales	835	728	↑ 15%	835	728	↑ 15%
Active listings	6,958	6,029	↑ 15%	6,958	6,029	↑ 15%
Median price	\$390,000	\$370,187	↑ 5%	\$390,000	\$370,187	↑ 5%
Average selling time (days)	77	75	↑ 2	77	75	↑ 2
<b>Plex (2-5 units)</b>						
Sales	164	154	↑ 6%	164	154	↑ 6%
Active listings	2,402	2,073	↑ 16%	2,402	2,073	↑ 16%
Median price	\$722,500	\$672,500	↑ 7%	\$722,500	\$672,500	↑ 9%
Average selling time (days)	87	76	↑ 11	87	76	↑ 11

## Island of Montreal

January 2024

## Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	679	630	↑ 8%	679	630	↑ 8%
<b>Active listings</b>	7,842	6,929	↑ 13%	7,842	6,929	↑ 13%
<b>New listings</b>	2,215	1,786	↑ 24%	2,215	1,786	↑ 24%
<b>Sales volume</b>	\$441,532,267	\$396,424,184	↑ 11%	\$441,532,267	\$396,424,184	↑ 11%

## Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	180	167	↑ 8%	180	167	↑ 8%
Active listings	1,792	1,627	↑ 10%	1,792	1,627	↑ 10%
Median price	\$737,500	\$630,000	↑ 17%	\$737,500	\$630,000	↑ 17%
Average selling time (days)	88	71	↑ 17	88	71	↑ 17
<b>Condominium</b>						
Sales	402	363	↑ 11%	402	363	↑ 11%
Active listings	4,608	3,972	↑ 16%	4,608	3,972	↑ 16%
Median price	\$450,000	\$416,000	↑ 8%	\$450,000	\$416,000	↑ 8%
Average selling time (days)	85	84	↑ 1	85	84	↑ 1
<b>Plex (2-5 units)</b>						
Sales	97	100	↓ -3%	97	100	↓ -3%
Active listings	1,442	1,330	↑ 8%	1,442	1,330	↑ 8%
Median price	\$725,000	\$739,000	↓ -2%	\$725,000	\$739,000	↓ -2%
Average selling time (days)	92	76	↑ 16	92	76	↑ 16

**Laval**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	200	170	↑ 18%	200	170	↑ 18%
<b>Active listings</b>	1,343	1,208	↑ 11%	1,343	1,208	↑ 11%
<b>New listings</b>	449	388	↑ 16%	449	388	↑ 16%
<b>Sales volume</b>	\$109,899,791	\$86,023,885	↑ 28%	\$109,899,791	\$86,023,885	↑ 28%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	113	96	↑ 18%	113	96	↑ 18%
Active listings	779	666	↑ 17%	779	666	↑ 17%
Median price	\$525,000	\$523,500	↔ 0%	\$525,000	\$523,500	↔ 0%
Average selling time (days)	64	58	↑ 6	64	58	↑ 6
<b>Condominium</b>						
Sales	75	67	↑ 12%	75	67	↑ 12%
Active listings	409	399	↑ 3%	409	399	↑ 3%
Median price	\$387,000	\$380,000	↑ 2%	\$387,000	\$380,000	↑ 2%
Average selling time (days)	79	64	↑ 15	79	64	↑ 15
<b>Plex (2-5 units)</b>						
Sales	12	7	**	12	7	**
Active listings	154	142	↑ 8%	154	142	↑ 8%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## North Shore of Montreal

January 2024

### Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	519	437	↑ 19%	519	437	↑ 19%
<b>Active listings</b>	3,229	2,559	↑ 26%	3,229	2,559	↑ 26%
<b>New listings</b>	1,178	959	↑ 23%	1,178	959	↑ 23%
<b>Sales volume</b>	\$259,605,313	\$196,269,018	↑ 32%	\$259,605,313	\$196,269,018	↑ 32%

### Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	353	301	↑ 17%	353	301	↑ 17%
Active listings	2,098	1,669	↑ 26%	2,098	1,669	↑ 26%
Median price	\$495,000	\$450,000	↑ 10%	\$495,000	\$450,000	↑ 10%
Average selling time (days)	59	53	↑ 6	59	53	↑ 6
<b>Condominium</b>						
Sales	143	116	↑ 23%	143	116	↑ 23%
Active listings	670	614	↑ 9%	670	614	↑ 9%
Median price	\$339,000	\$311,250	↑ 9%	\$339,000	\$311,250	↑ 9%
Average selling time (days)	70	52	↑ 18	70	52	↑ 18
<b>Plex (2-5 units)</b>						
Sales	21	18	**	21	18	**
Active listings	420	260	↑ 62%	420	260	↑ 62%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Montreal

January 2024

### Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	541	399	↑ 36%	541	399	↑ 36%
<b>Active listings</b>	3,213	2,824	↑ 14%	3,213	2,824	↑ 14%
<b>New listings</b>	1,177	983	↑ 20%	1,177	983	↑ 20%
<b>Sales volume</b>	\$298,669,651	\$193,824,248	↑ 54%	\$298,669,651	\$193,824,248	↑ 54%

### Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	328	223	↑ 47%	328	223	↑ 47%
Active listings	1,937	1,729	↑ 12%	1,937	1,729	↑ 12%
Median price	\$535,000	\$504,000	↑ 6%	\$535,000	\$504,000	↑ 6%
Average selling time (days)	60	57	↑ 3	60	57	↑ 3
<b>Condominium</b>						
Sales	186	155	↑ 20%	186	155	↑ 20%
Active listings	978	826	↑ 18%	978	826	↑ 18%
Median price	\$375,000	\$343,000	↑ 9%	\$375,000	\$343,000	↑ 9%
Average selling time (days)	66	63	↑ 3	66	63	↑ 3
<b>Plex (2-5 units)</b>						
Sales	27	21	**	27	21	**
Active listings	289	262	↑ 10%	289	262	↑ 10%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**



## Vaudreuil-Soulanges

January 2024

### Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	80	79	↑ 1%	80	79	↑ 1%
<b>Active listings</b>	811	612	↑ 33%	811	612	↑ 33%
<b>New listings</b>	264	207	↑ 28%	264	207	↑ 28%
<b>Sales volume</b>	\$47,795,713	\$39,189,306	↑ 22%	\$47,795,713	\$39,189,306	↑ 22%

### Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	57	58	↓ -2%	57	58	↓ -2%
Active listings	529	420	↑ 26%	529	420	↑ 26%
Median price	\$600,000	\$530,000	↑ 13%	\$600,000	\$530,000	↑ 13%
Average selling time (days)	70	64	↑ 6	70	64	↑ 6
<b>Condominium</b>						
Sales	21	20	**	21	20	**
Active listings	241	164	↑ 47%	241	164	↑ 47%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	2	1	**	2	1	**
Active listings	32	21	**	32	21	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

**Saint-Jean-sur-Richelieu**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	58	51	↑ 14%	58	51	↑ 14%
<b>Active listings</b>	400	352	↑ 14%	400	352	↑ 14%
<b>New listings</b>	127	118	↑ 8%	127	118	↑ 8%
<b>Sales volume</b>	\$26,843,225	\$21,382,800	↑ 26%	\$26,843,225	\$21,382,800	↑ 26%

**Detailed Statistics by Property Category**

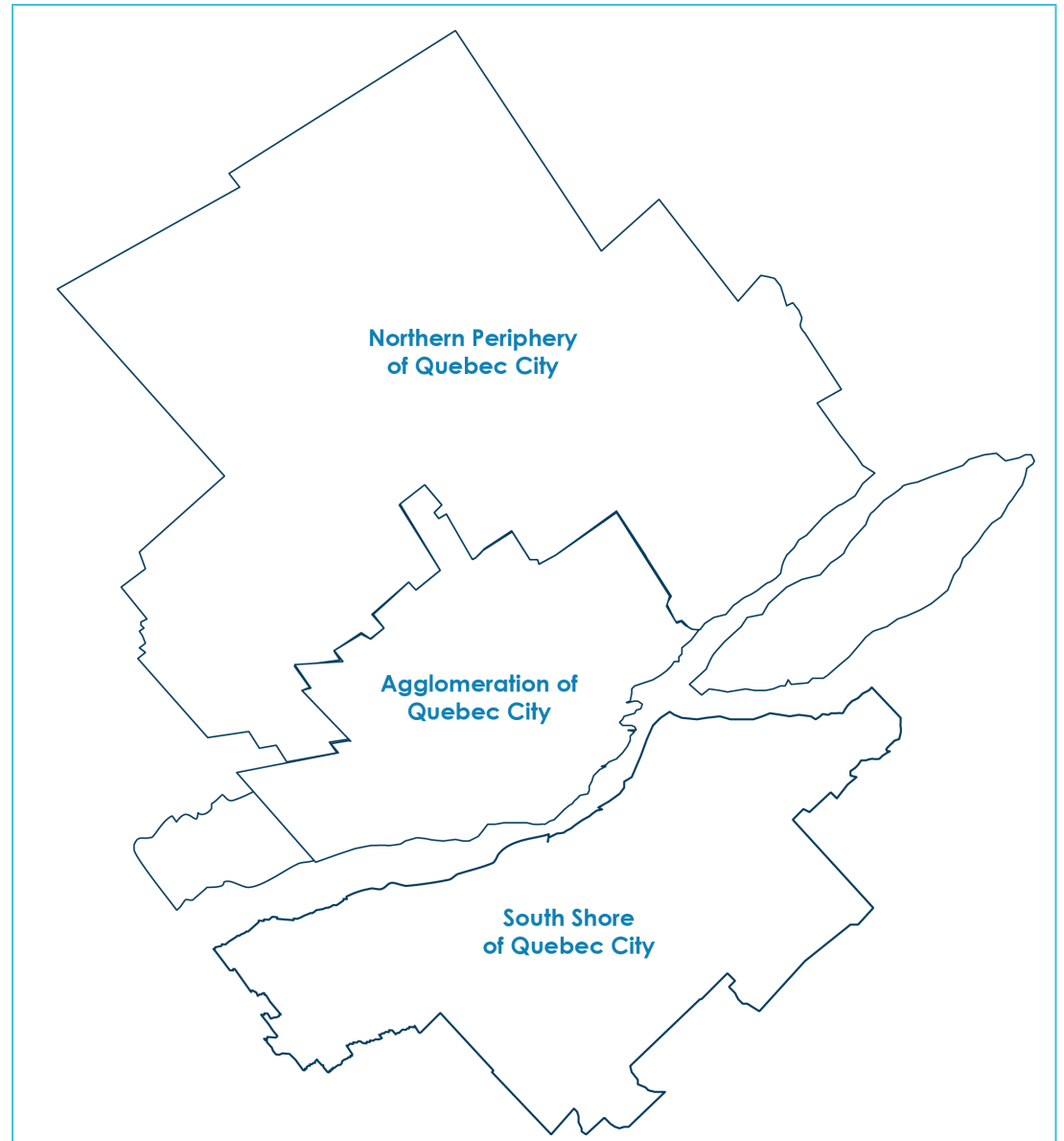
	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	45	37	↑ 22%	45	37	↑ 22%
Active listings	278	238	↑ 17%	278	238	↑ 17%
Median price	\$450,000	\$400,000	↑ 13%	\$450,000	\$400,000	↑ 13%
Average selling time (days)	55	49	↑ 6	55	49	↑ 6
<b>Condominium</b>						
Sales	8	7	**	8	7	**
Active listings	52	54	↓ -4%	52	54	↓ -4%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	5	7	**	5	7	**
Active listings	65	58	↑ 12%	65	58	↑ 12%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



**Quebec City CMA**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	604	521	↑ 16%	604	521	↑ 16%
<b>Active listings</b>	3,026	2,957	↑ 2%	3,026	2,957	↑ 2%
<b>New listings</b>	982	811	↑ 21%	982	811	↑ 21%
<b>Sales volume</b>	\$213,123,761	\$177,434,394	↑ 20%	\$213,123,761	\$177,434,394	↑ 20%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	345	327	↑ 6%	345	327	↑ 6%
Active listings	1,877	1,759	↑ 7%	1,877	1,759	↑ 7%
Median price	\$360,000	\$325,000	↑ 11%	\$360,000	\$325,000	↑ 11%
Average selling time (days)	68	63	↑ 5	68	63	↑ 5
<b>Condominium</b>						
Sales	207	158	↑ 31%	207	158	↑ 31%
Active listings	797	867	↓ -8%	797	867	↓ -8%
Median price	\$243,000	\$235,000	↑ 3%	\$243,000	\$235,000	↑ 3%
Average selling time (days)	60	64	↓ -4	60	64	↓ -4
<b>Plex (2-5 units)</b>						
Sales	52	34	↑ 53%	52	34	↑ 53%
Active listings	343	327	↑ 5%	343	327	↑ 5%
Median price	\$383,500	\$330,000	↑ 16%	\$383,500	\$330,000	↑ 16%
Average selling time (days)	111	75	↑ 36	111	75	↑ 36

## Agglomeration of Quebec City

January 2024

### Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	397	365	↑ 9%	397	365	↑ 9%
<b>Active listings</b>	1,706	1,762	↓ -3%	1,706	1,762	↓ -3%
<b>New listings</b>	637	543	↑ 17%	637	543	↑ 17%
<b>Sales volume</b>	\$135,957,408	\$122,787,351	↑ 11%	\$135,957,408	\$122,787,351	↑ 11%

### Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	195	203	↓ -4%	195	203	↓ -4%
Active listings	772	761	↑ 1%	772	761	↑ 1%
Median price	\$350,000	\$325,000	↑ 8%	\$350,000	\$325,000	↑ 8%
Average selling time (days)	55	64	↓ -9	55	64	↓ -9
<b>Condominium</b>						
Sales	163	138	↑ 18%	163	138	↑ 18%
Active listings	682	765	↓ -11%	682	765	↓ -11%
Median price	\$247,000	\$240,000	↑ 3%	\$247,000	\$240,000	↑ 3%
Average selling time (days)	60	66	↓ -6	60	66	↓ -6
<b>Plex (2-5 units)</b>						
Sales	39	24	**	39	24	**
Active listings	250	236	↑ 6%	250	236	↑ 6%
Median price	\$397,500	**	**	\$397,500	**	**
Average selling time (days)	121	**	**	121	**	**

## Northern Periphery of Québec City

January 2024

### Residential: Summary of Centris Activity

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	70	59	↑ 19%	70	59	↑ 19%
<b>Active listings</b>	628	534	↑ 18%	628	534	↑ 18%
<b>New listings</b>	135	100	↑ 35%	135	100	↑ 35%
<b>Sales volume</b>	\$28,706,532	\$22,728,455	↑ 26%	\$28,706,532	\$22,728,455	↑ 26%

### Detailed Statistics by Property Category

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	52	50	↑ 4%	52	50	↑ 4%
Active listings	578	489	↑ 18%	578	489	↑ 18%
Median price	\$395,000	\$352,500	↑ 12%	\$395,000	\$352,500	↑ 12%
Average selling time (days)	95	64	↑ 31	95	64	↑ 31
<b>Condominium</b>						
Sales	16	7	**	16	7	**
Active listings	27	33	**	27	33	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	2	2	**	2	2	**
Active listings	20	12	**	20	12	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

**South Shore of Quebec City**

January 2024

**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	137	97	↑ 41%	137	97	↑ 41%
<b>Active listings</b>	692	661	↑ 5%	692	661	↑ 5%
<b>New listings</b>	210	168	↑ 25%	210	168	↑ 25%
<b>Sales volume</b>	\$48,459,821	\$31,918,588	↑ 52%	\$48,459,821	\$31,918,588	↑ 52%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	98	74	↑ 32%	98	74	↑ 32%
Active listings	527	509	↑ 4%	527	509	↑ 4%
Median price	\$368,000	\$309,000	↑ 19%	\$368,000	\$309,000	↑ 19%
Average selling time (days)	81	59	↑ 22	81	59	↑ 22
<b>Condominium</b>						
Sales	28	13	**	28	13	**
Active listings	88	69	↑ 28%	88	69	↑ 28%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	11	8	**	11	8	**
Active listings	73	79	↓ -8%	73	79	↓ -8%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## 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](#), [X](#) and [Instagram](#).

## Information

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

Contact us at: [stats@qpareb.ca](mailto:stats@qpareb.ca)

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