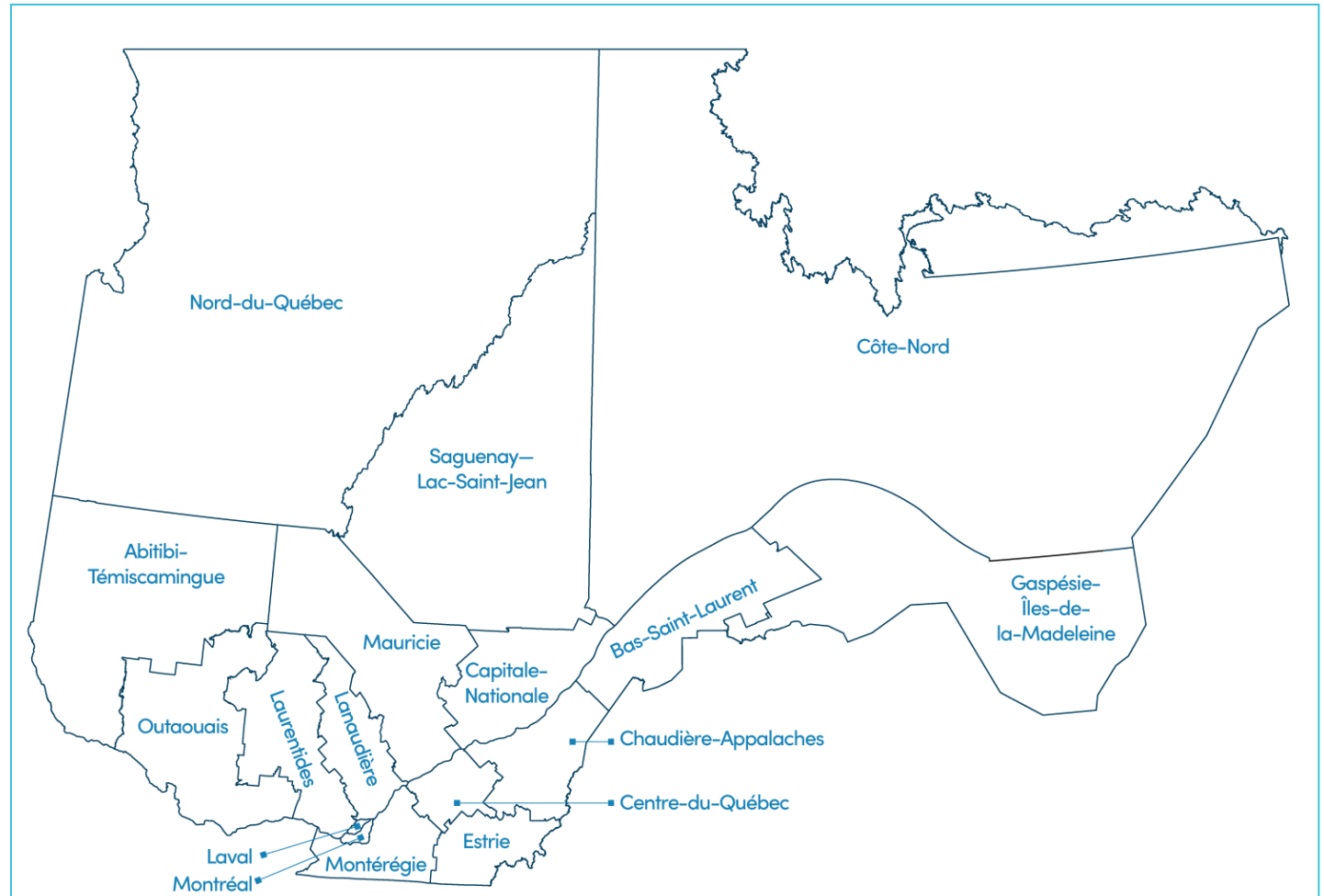


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	9,104	8,664	↑ 5%	39,618	34,359	↑ 15%
Active listings	39,101	31,548	↑ 24%	37,188	31,021	↑ 20%
New listings	13,945	11,970	↑ 16%	63,495	52,206	↑ 22%
Sales volume	\$4,579,255,816	\$4,175,407,022	↑ 10%	\$19,360,361,454	\$15,624,826,684	↑ 24%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	5,910	5,642	↑ 5%	25,736	22,382	↑ 15%
Active listings	23,088	18,458	↑ 25%	22,169	18,183	↑ 22%
Median price	\$455,000	\$432,000	↑ 5%	\$445,000	\$415,000	↑ 7%
Average selling time (days)	59	53	↑ 6	61	57	↑ 4
Condominium						
Sales	2,327	2,259	↑ 3%	10,367	9,098	↑ 14%
Active listings	10,541	8,625	↑ 22%	9,952	8,440	↑ 18%
Median price	\$380,000	\$375,000	↑ 1%	\$370,000	\$357,000	↑ 4%
Average selling time (days)	54	54	↔ 0	60	59	↑ 1
Plex (2-5 units)						
Sales	838	733	↑ 14%	3,390	2,756	↑ 23%
Active listings	5,011	4,190	↑ 20%	4,664	4,125	↑ 13%
Median price	\$597,000	\$567,750	↑ 5%	\$555,000	\$505,000	↑ 10%
Average selling time (days)	80	77	↑ 3	82	80	↑ 2

MONTÉAL CMA

Island of Montreal

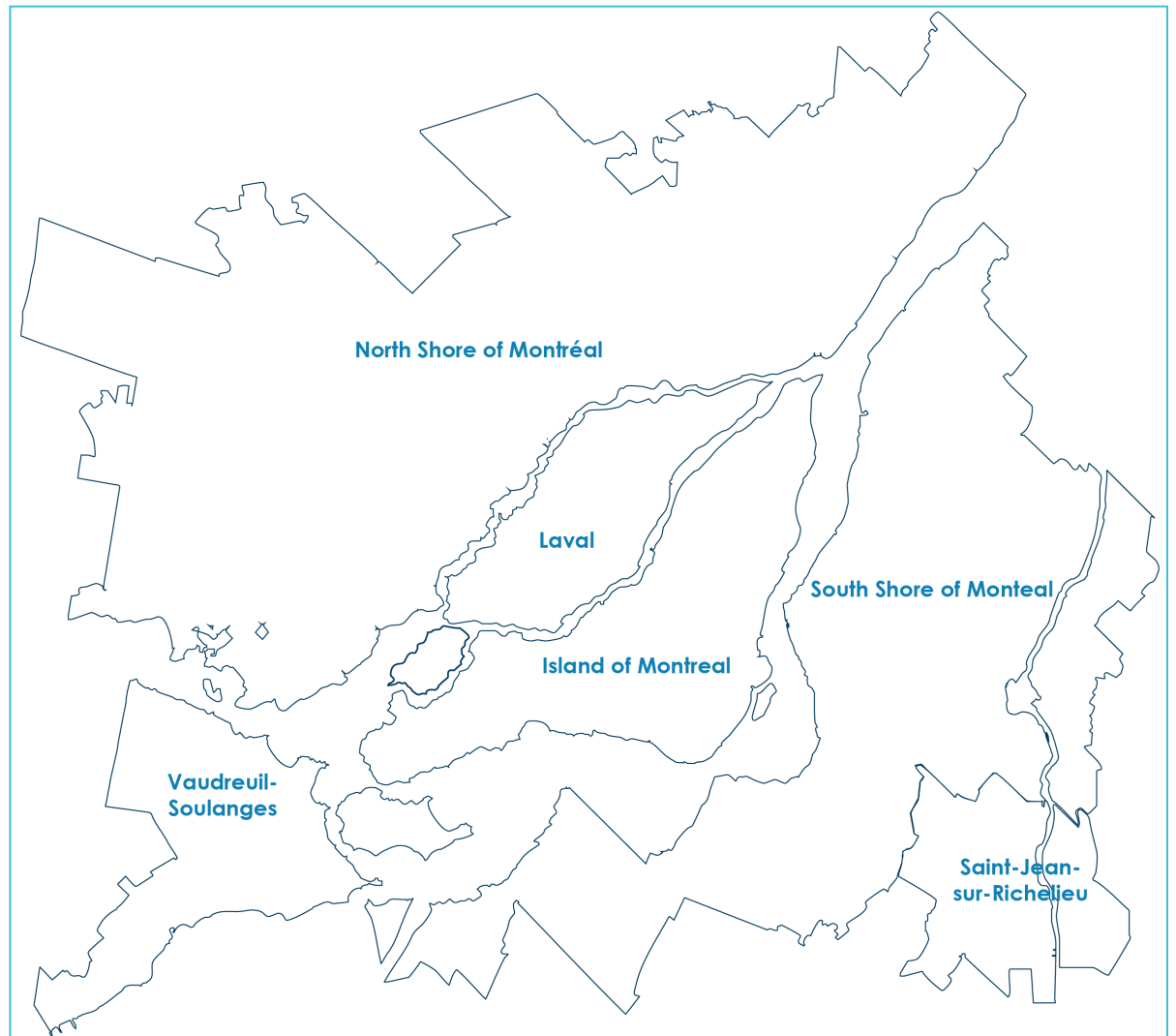
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	4,563	4,405	↑ 4%	19,566	16,818	↑ 16%
Active listings	18,996	15,622	↑ 22%	18,019	15,498	↑ 16%
New listings	7,005	6,044	↑ 16%	32,809	27,324	↑ 20%
Sales volume	\$2,773,771,229	\$2,613,578,338	↑ 6%	\$11,611,362,050	\$9,418,637,173	↑ 23%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	2,334	2,296	↑ 2%	10,181	8,790	↑ 16%
Active listings	8,049	6,607	↑ 22%	7,823	6,687	↑ 17%
Median price	\$575,500	\$550,000	↑ 5%	\$565,000	\$535,000	↑ 6%
Average selling time (days)	51	49	↑ 2	54	53	↑ 1
Condominium						
Sales	1,786	1,707	↑ 5%	7,674	6,634	↑ 16%
Active listings	8,111	6,654	↑ 22%	7,626	6,498	↑ 17%
Median price	\$410,000	\$403,250	↑ 2%	\$399,950	\$385,000	↑ 4%
Average selling time (days)	55	53	↑ 2	60	58	↑ 2
Plex (2-5 units)						
Sales	440	396	↑ 11%	1,699	1,378	↑ 23%
Active listings	2,781	2,324	↑ 20%	2,517	2,278	↑ 11%
Median price	\$780,000	\$730,000	↑ 7%	\$750,000	\$715,000	↑ 6%
Average selling time (days)	75	77	↓ -2	77	76	↑ 1

Island of Montreal

May 2024

Residential: Summary of Centris Activity

	May				Year-to-date			
	2024	2023	Variation		2024	2023	Variation	
Total sales	1,743	1,747	↔ 0%		7,039	6,102	↑ 15%	
Active listings	9,622	7,924	↑ 21%		8,746	7,647	↑ 14%	
New listings	3,170	2,651	↑ 20%		14,012	11,587	↑ 21%	
Sales volume	\$1,230,468,798	\$1,199,100,550	↑ 3%		\$4,836,663,807	\$3,977,722,281	↑ 22%	

Detailed Statistics by Property Category

	May				Year-to-date			
	2024	2023	Variation		2024	2023	Variation	
Single-family home								
Sales	495	494	↔ 0%		1,991	1,661	↑ 20%	
Active listings	2,212	1,866	↑ 19%		2,008	1,796	↑ 12%	
Median price	\$730,000	\$735,000	↓ -1%		\$727,000	\$700,000	↑ 4%	
Average selling time (days)	55	63	↓ -8		62	65	↓ -3	
Condominium								
Sales	963	976	↓ -1%		3,981	3,516	↑ 13%	
Active listings	5,666	4,557	↑ 24%		5,163	4,380	↑ 18%	
Median price	\$460,000	\$455,000	↑ 1%		\$459,000	\$440,000	↑ 4%	
Average selling time (days)	61	60	↑ 1		66	64	↑ 2	
Plex (2-5 units)								
Sales	285	277	↑ 3%		1,067	925	↑ 15%	
Active listings	1,744	1,501	↑ 16%		1,574	1,471	↑ 7%	
Median price	\$830,000	\$761,255	↑ 9%		\$800,000	\$757,000	↑ 6%	
Average selling time (days)	74	75	↓ -1		76	77	↓ -1	

Laval

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	446	427	↑ 4%	1,825	1,603	↑ 14%
Active listings	1,480	1,273	↑ 16%	1,459	1,268	↑ 15%
New listings	564	565	↔ 0%	2,827	2,406	↑ 17%
Sales volume	\$249,744,392	\$234,827,739	↑ 6%	\$1,019,282,212	\$845,989,177	↑ 20%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	266	278	↓ -4%	1,099	996	↑ 10%
Active listings	829	647	↑ 28%	827	674	↑ 23%
Median price	\$585,700	\$535,500	↑ 9%	\$568,000	\$530,000	↑ 7%
Average selling time (days)	48	44	↑ 4	52	53	↓ -1
Condominium						
Sales	160	127	↑ 26%	622	536	↑ 16%
Active listings	472	455	↑ 4%	477	428	↑ 11%
Median price	\$395,000	\$380,000	↑ 4%	\$385,000	\$380,000	↑ 1%
Average selling time (days)	46	46	↔ 0	63	54	↑ 9
Plex (2-5 units)						
Sales	20	22	**	104	70	↑ 49%
Active listings	178	170	↑ 5%	154	166	↓ -7%
Median price	**	**	**	\$788,500	\$686,500	↑ 15%
Average selling time (days)	**	**	**	92	65	↑ 27

North Shore of Montreal

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1,056	937	↑ 13%	4,628	3,932	↑ 18%
Active listings	3,134	2,447	↑ 28%	3,173	2,595	↑ 22%
New listings	1,384	1,126	↑ 23%	6,645	5,467	↑ 22%
Sales volume	\$551,288,949	\$470,797,470	↑ 17%	\$2,371,547,436	\$1,904,424,195	↑ 25%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	716	656	↑ 9%	3,196	2,767	↑ 16%
Active listings	2,045	1,598	↑ 28%	2,076	1,698	↑ 22%
Median price	\$516,000	\$490,000	↑ 5%	\$508,598	\$485,000	↑ 5%
Average selling time (days)	47	42	↑ 5	51	47	↑ 4
Condominium						
Sales	268	234	↑ 15%	1,185	986	↑ 20%
Active listings	632	542	↑ 17%	679	598	↑ 14%
Median price	\$344,950	\$336,500	↑ 3%	\$340,000	\$325,000	↑ 5%
Average selling time (days)	48	46	↑ 2	54	49	↑ 5
Plex (2-5 units)						
Sales	69	45	↑ 53%	236	173	↑ 36%
Active listings	424	285	↑ 49%	386	280	↑ 38%
Median price	\$637,500	\$615,000	↑ 4%	\$645,000	\$525,000	↑ 23%
Average selling time (days)	80	79	↑ 1	79	77	↑ 2

South Shore of Montreal

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	979	969	↑ 1%	4,689	3,906	↑ 20%
Active listings	3,457	3,016	↑ 15%	3,341	2,991	↑ 12%
New listings	1,455	1,294	↑ 12%	7,055	5,960	↑ 18%
Sales volume	\$560,384,811	\$532,968,963	↑ 5%	\$2,640,651,008	\$2,037,858,696	↑ 30%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	609	623	↓ -2%	2,889	2,417	↑ 20%
Active listings	2,086	1,830	↑ 14%	2,028	1,838	↑ 10%
Median price	\$570,000	\$550,000	↑ 4%	\$566,000	\$530,000	↑ 7%
Average selling time (days)	49	49	↔ 0	51	51	↔ 0
Condominium						
Sales	322	306	↑ 5%	1,570	1,329	↑ 18%
Active listings	1,026	902	↑ 14%	1,001	870	↑ 15%
Median price	\$369,500	\$362,500	↑ 2%	\$370,000	\$350,000	↑ 6%
Average selling time (days)	45	43	↑ 2	51	51	↔ 0
Plex (2-5 units)						
Sales	48	39	↑ 23%	230	157	↑ 46%
Active listings	336	277	↑ 21%	304	275	↑ 11%
Median price	\$702,012	\$650,576	↑ 8%	\$665,000	\$645,000	↑ 3%
Average selling time (days)	75	94	↓ -19	74	75	↓ -1

Vaudreuil-Soulanges

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	221	188	↑ 18%	859	768	↑ 12%
Active listings	896	602	↑ 49%	891	624	↑ 43%
New listings	281	261	↑ 8%	1,502	1,179	↑ 27%
Sales volume	\$122,881,330	\$109,453,645	↑ 12%	\$480,725,995	\$416,103,779	↑ 16%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	162	146	↑ 11%	611	577	↑ 6%
Active listings	601	437	↑ 38%	596	440	↑ 36%
Median price	\$570,000	\$551,000	↑ 3%	\$571,500	\$537,000	↑ 6%
Average selling time (days)	58	42	↑ 16	60	51	↑ 9
Condominium						
Sales	54	36	↑ 50%	232	174	↑ 33%
Active listings	250	133	↑ 88%	252	154	↑ 64%
Median price	\$367,500	\$371,250	↓ -1%	\$346,500	\$360,000	↓ -4%
Average selling time (days)	59	42	↑ 17	62	66	↓ -4
Plex (2-5 units)						
Sales	5	3	**	16	12	**
Active listings	36	26	**	35	23	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

Saint-Jean-sur-Richelieu

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	118	137	↓ -14%	526	507	↑ 4%
Active listings	407	360	↑ 13%	409	374	↑ 9%
New listings	151	147	↑ 3%	768	725	↑ 6%
Sales volume	\$59,002,949	\$66,429,971	↓ -11%	\$262,491,592	\$236,539,045	↑ 11%

Detailed Statistics by Property Category

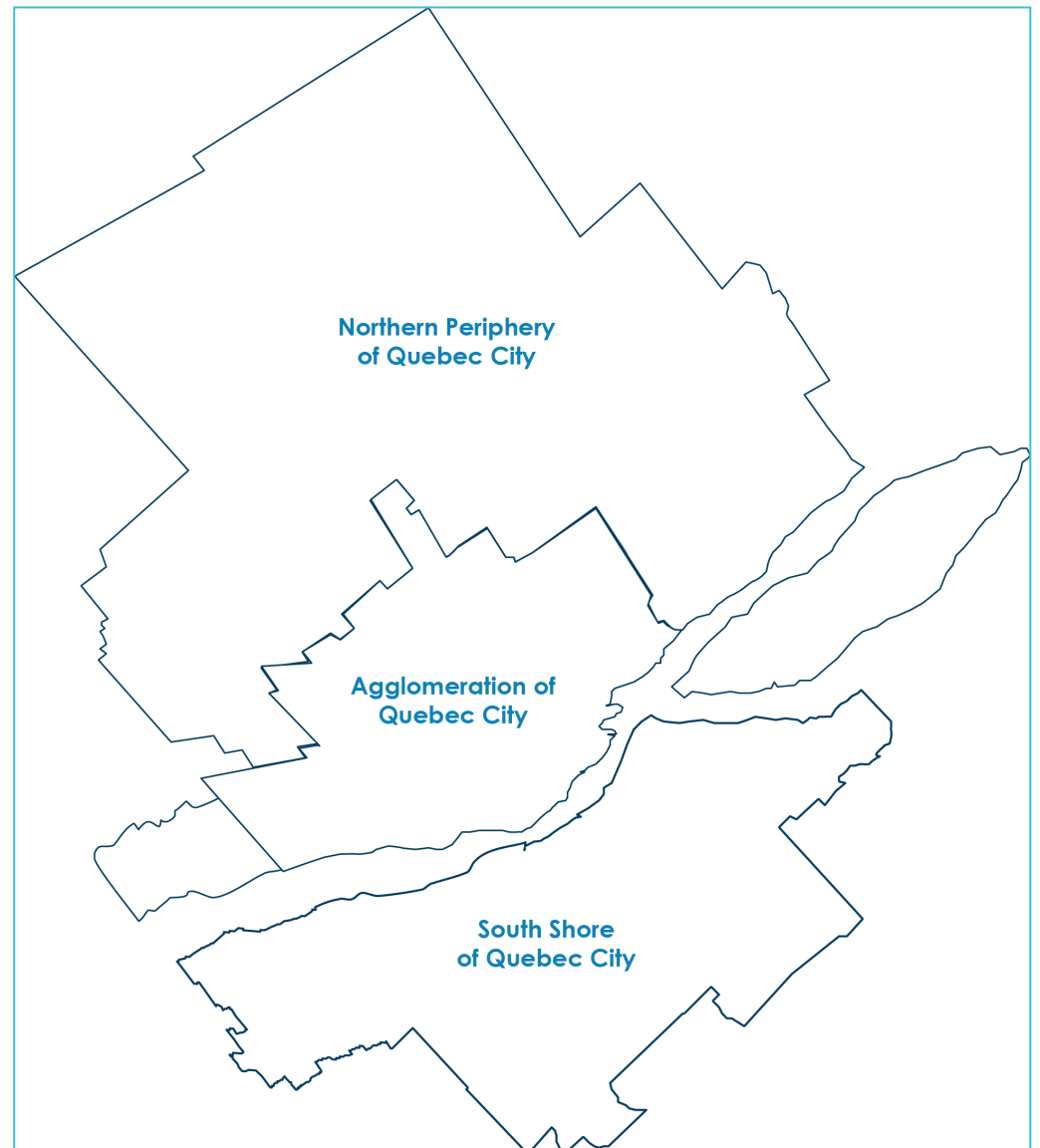
	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	86	99	↓ -13%	395	372	↑ 6%
Active listings	276	229	↑ 21%	288	241	↑ 19%
Median price	\$514,000	\$506,750	↑ 1%	\$499,950	\$482,500	↑ 4%
Average selling time (days)	60	52	↑ 8	56	53	↑ 3
Condominium						
Sales	19	28	**	84	93	↓ -10%
Active listings	65	65	↔ 0%	54	69	↓ -21%
Median price	**	**	**	\$318,950	\$329,500	↓ -3%
Average selling time (days)	**	**	**	44	40	↑ 4
Plex (2-5 units)						
Sales	13	10	**	46	41	↑ 12%
Active listings	63	65	↓ -3%	64	63	↑ 2%
Median price	**	**	**	\$502,450	\$443,000	↑ 13%
Average selling time (days)	**	**	**	67	60	↑ 7

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	877	862	↑ 2%	4,433	3,846	↑ 15%
Active listings	2,625	2,857	↓ -8%	2,789	2,977	↓ -6%
New listings	1,113	993	↑ 12%	5,298	4,839	↑ 9%
Sales volume	\$355,634,238	\$316,054,277	↑ 13%	\$1,716,662,660	\$1,368,471,069	↑ 25%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	549	550	↔ 0%	2,761	2,400	↑ 15%
Active listings	1,561	1,743	↓ -10%	1,706	1,814	↓ -6%
Median price	\$377,820	\$356,500	↑ 6%	\$372,000	\$344,000	↑ 8%
Average selling time (days)	53	46	↑ 7	55	49	↑ 6
Condominium						
Sales	251	247	↑ 2%	1,324	1,172	↑ 13%
Active listings	749	810	↓ -8%	765	844	↓ -9%
Median price	\$265,000	\$235,000	↑ 13%	\$263,500	\$235,000	↑ 12%
Average selling time (days)	45	59	↓ -14	52	59	↓ -7
Plex (2-5 units)						
Sales	77	64	↑ 20%	347	269	↑ 29%
Active listings	308	301	↑ 2%	311	315	↓ -1%
Median price	\$455,000	\$375,000	↑ 21%	\$410,000	\$390,000	↑ 5%
Average selling time (days)	66	60	↑ 6	76	71	↑ 5

Agglomeration of Quebec City

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	586	597	↓ -2%	2,949	2,682	↑ 10%
Active listings	1,441	1,628	↓ -11%	1,529	1,736	↓ -12%
New listings	718	645	↑ 11%	3,374	3,220	↑ 5%
Sales volume	\$233,336,725	\$216,308,445	↑ 8%	\$1,118,138,132	\$948,059,114	↑ 18%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	311	335	↓ -7%	1,550	1,452	↑ 7%
Active listings	609	702	↓ -13%	669	768	↓ -13%
Median price	\$380,000	\$351,000	↑ 8%	\$375,000	\$347,000	↑ 8%
Average selling time (days)	45	43	↑ 2	45	45	↔ 0
Condominium						
Sales	214	212	↑ 1%	1,120	1,024	↑ 9%
Active listings	616	694	↓ -11%	637	733	↓ -13%
Median price	\$270,000	\$239,450	↑ 13%	\$268,000	\$240,000	↑ 12%
Average selling time (days)	47	57	↓ -10	52	58	↓ -6
Plex (2-5 units)						
Sales	61	50	↑ 22%	278	206	↑ 35%
Active listings	216	231	↓ -6%	222	234	↓ -5%
Median price	\$455,000	\$399,000	↑ 14%	\$415,000	\$409,000	↑ 1%
Average selling time (days)	64	49	↑ 15	77	65	↑ 12

Northern Periphery of Quebec City

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	114	104	↑ 10%	554	423	↑ 31%
Active listings	566	592	↓ -4%	600	582	↑ 3%
New listings	169	127	↑ 33%	774	628	↑ 23%
Sales volume	\$56,350,824	\$44,386,845	↑ 27%	\$258,307,827	\$172,696,061	↑ 50%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	103	95	↑ 8%	486	375	↑ 30%
Active listings	494	548	↓ -10%	542	536	↑ 1%
Median price	\$408,369	\$399,000	↑ 2%	\$421,500	\$370,000	↑ 14%
Average selling time (days)	66	42	↑ 24	67	53	↑ 14
Condominium						
Sales	10	9	**	57	42	↑ 36%
Active listings	49	33	↑ 48%	38	34	↑ 11%
Median price	**	**	**	\$258,000	\$196,450	↑ 31%
Average selling time (days)	**	**	**	41	98	↓ -57
Plex (2-5 units)						
Sales	1	0	**	11	6	**
Active listings	19	10	**	17	12	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	177	161	↑ 10%	930	741	↑ 26%
Active listings	618	637	↓ -3%	660	659	↔ 0%
New listings	226	221	↑ 2%	1,150	991	↑ 16%
Sales volume	\$65,946,689	\$55,358,987	↑ 19%	\$340,216,701	\$247,715,894	↑ 37%

Detailed Statistics by Property Category

	May			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	135	120	↑ 13%	725	573	↑ 27%
Active listings	458	493	↓ -7%	496	510	↓ -3%
Median price	\$370,000	\$334,500	↑ 11%	\$348,000	\$325,000	↑ 7%
Average selling time (days)	60	61	↓ -1	68	58	↑ 10
Condominium						
Sales	27	26	**	147	106	↑ 39%
Active listings	84	83	↑ 1%	90	77	↑ 17%
Median price	**	**	**	\$235,000	\$215,000	↑ 9%
Average selling time (days)	**	**	**	54	54	↔ 0
Plex (2-5 units)						
Sales	15	14	**	58	57	↑ 2%
Active listings	73	60	↑ 22%	72	69	↑ 4%
Median price	**	**	**	\$360,000	\$333,000	↑ 8%
Average selling time (days)	**	**	**	64	94	↓ -30

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

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