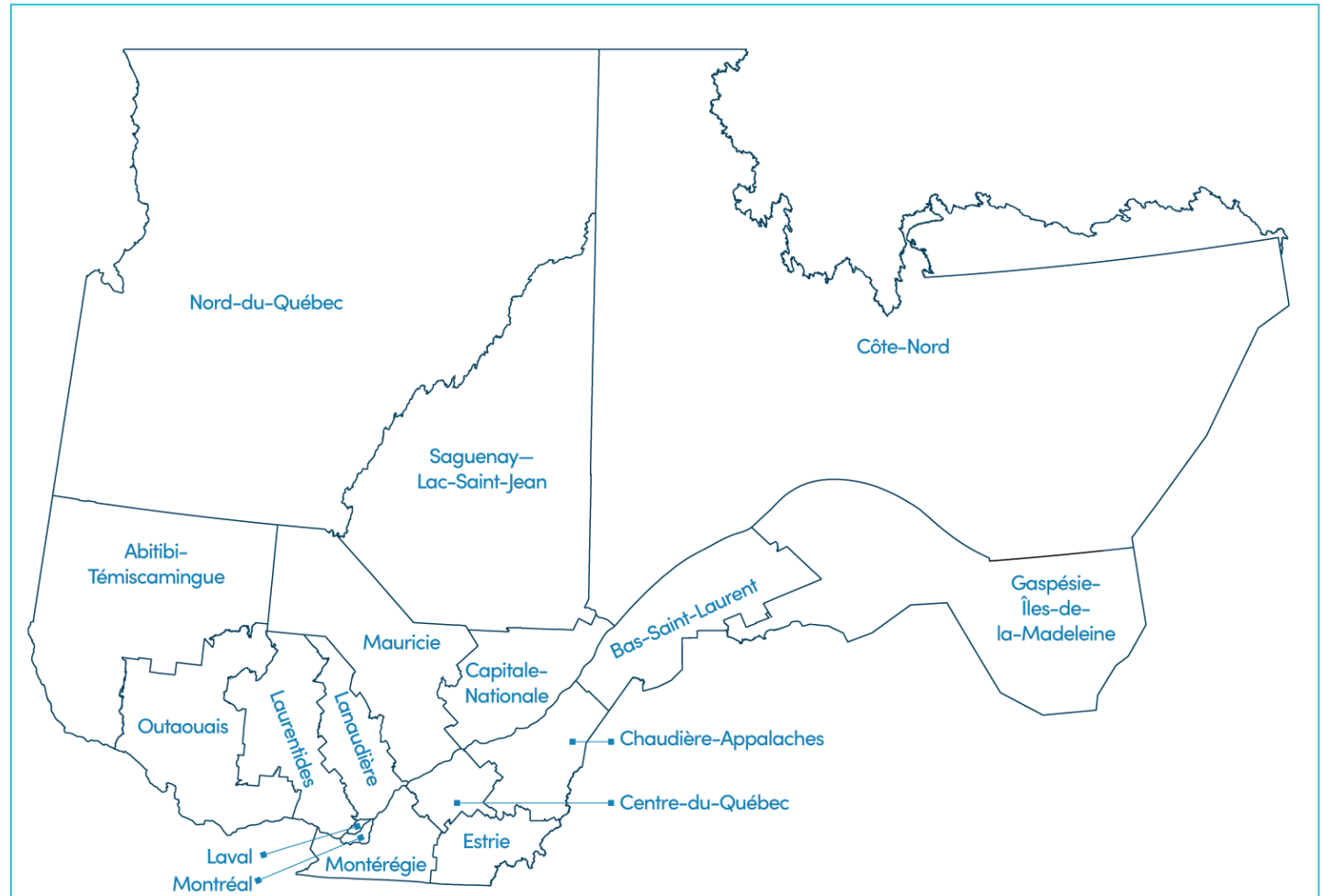


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Quebec**

December 2024

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>6,748</b>	<b>4,431</b>	↑ 52%	<b>90,316</b>	<b>75,908</b>	↑ 19%
<b>Active listings</b>	<b>31,623</b>	<b>31,799</b>	↓ -1%	<b>36,230</b>	<b>31,831</b>	↑ 14%
<b>New listings</b>	<b>5,819</b>	<b>5,330</b>	↑ 9%	<b>133,778</b>	<b>118,562</b>	↑ 13%
<b>Sales volume</b>	<b>\$3,447,444,618</b>	<b>\$2,069,003,200</b>	↑ 67%	<b>\$45,159,440,531</b>	<b>\$35,250,975,925</b>	↑ 28%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	4,252	2,824	↑ 51%	58,484	49,448	↑ 18%
Active listings	18,791	18,953	↓ -1%	21,585	18,791	↑ 15%
Median price	\$460,000	\$410,000	↑ 12%	\$450,000	\$417,000	↑ 8%
Average selling time (days)	63	56	↑ 7	60	54	↑ 6
<b>Condominium</b>						
Sales	1,700	1,082	↑ 57%	23,117	19,384	↑ 19%
Active listings	8,627	8,376	↑ 3%	9,823	8,579	↑ 14%
Median price	\$390,000	\$360,000	↑ 8%	\$378,000	\$360,000	↑ 5%
Average selling time (days)	67	70	↓ -3	60	58	↑ 2
<b>Plex (2-5 units)</b>						
Sales	766	513	↑ 49%	8,437	6,815	↑ 24%
Active listings	3,742	4,165	↓ -10%	4,428	4,176	↑ 6%
Median price	\$623,750	\$506,700	↑ 23%	\$584,000	\$522,000	↑ 12%
Average selling time (days)	78	83	↓ -5	78	76	↑ 2

## MONTÉAL CMA

Island of Montreal

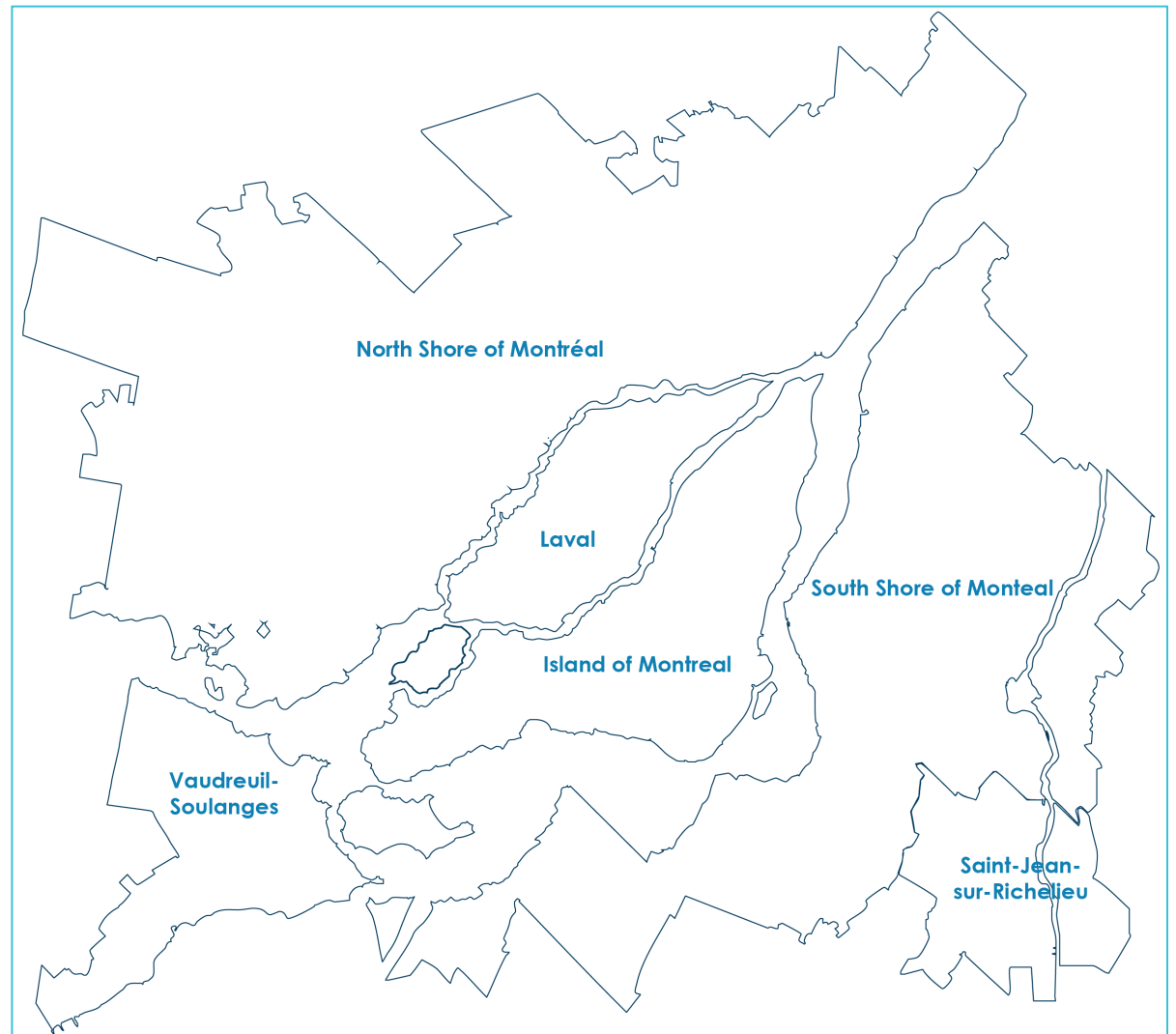
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



## Montreal CMA

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>3,193</b>	<b>2,072</b>	<b>↑ 54%</b>	<b>43,718</b>	<b>36,320</b>	<b>↑ 20%</b>
<b>Active listings</b>	<b>14,706</b>	<b>14,830</b>	<b>↓ -1%</b>	<b>17,312</b>	<b>15,474</b>	<b>↑ 12%</b>
<b>New listings</b>	<b>2,724</b>	<b>2,456</b>	<b>↑ 11%</b>	<b>67,063</b>	<b>59,812</b>	<b>↑ 12%</b>
<b>Sales volume</b>	<b>\$1,981,716,175</b>	<b>\$1,214,160,297</b>	<b>↑ 63%</b>	<b>\$26,678,565,523</b>	<b>\$20,883,100,000</b>	<b>↑ 28%</b>

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	1,567	1,034	↑ 52%	22,367	18,757	↑ 19%
Active listings	5,943	6,373	↓ -7%	7,276	6,604	↑ 10%
Median price	\$580,000	\$535,000	↑ 8%	\$578,500	\$542,000	↑ 7%
Average selling time (days)	57	50	↑ 7	54	49	↑ 5
<b>Condominium</b>						
Sales	1,237	776	↑ 59%	17,042	14,103	↑ 21%
Active listings	6,724	6,232	↑ 8%	7,607	6,558	↑ 16%
Median price	\$419,550	\$391,250	↑ 7%	\$408,000	\$390,000	↑ 5%
Average selling time (days)	67	66	↑ 1	60	57	↑ 3
<b>Plex (2-5 units)</b>						
Sales	386	259	↑ 49%	4,283	3,428	↑ 25%
Active listings	1,967	2,185	↓ -10%	2,380	2,274	↑ 5%
Median price	\$794,500	\$700,000	↑ 14%	\$770,000	\$722,000	↑ 7%
Average selling time (days)	77	89	↓ -11	76	73	↑ 3

## Island of Montreal

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>1,201</b>	<b>793</b>	↑ 51%	<b>16,186</b>	<b>13,497</b>	↑ 20%
<b>Active listings</b>	<b>7,539</b>	<b>6,970</b>	↑ 8%	<b>8,640</b>	<b>7,685</b>	↑ 12%
<b>New listings</b>	<b>1,119</b>	<b>928</b>	↑ 21%	<b>28,665</b>	<b>25,306</b>	↑ 13%
<b>Sales volume</b>	<b>\$845,467,059</b>	<b>\$547,954,638</b>	↑ 54%	<b>\$11,422,322,403</b>	<b>\$9,025,603,318</b>	↑ 27%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	291	193	↑ 51%	4,451	3,679	↑ 21%
Active listings	1,604	1,508	↑ 6%	1,904	1,781	↑ 7%
Median price	\$760,000	\$689,900	↑ 10%	\$749,450	\$715,000	↑ 5%
Average selling time (days)	60	66	↓ -6	62	61	↑ 1
<b>Condominium</b>						
Sales	675	444	↑ 52%	9,088	7,603	↑ 20%
Active listings	4,688	4,103	↑ 14%	5,230	4,454	↑ 17%
Median price	\$465,000	\$445,000	↑ 4%	\$460,000	\$444,750	↑ 3%
Average selling time (days)	75	74	↑ 1	66	63	↑ 3
<b>Plex (2-5 units)</b>						
Sales	235	156	↑ 51%	2,647	2,215	↑ 20%
Active listings	1,247	1,359	↓ -8%	1,506	1,450	↑ 4%
Median price	\$840,000	\$767,000	↑ 10%	\$820,000	\$770,000	↑ 6%
Average selling time (days)	78	77	↑ 1	75	72	↑ 3

**Laval**

December 2024

**Residential: Summary of Centris Activity**

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	275	207	↑ 33%	4,068	3,392	↑ 20%
<b>Active listings</b>	1,135	1,211	↓ -6%	1,386	1,249	↑ 11%
<b>New listings</b>	209	242	↓ -14%	5,862	5,251	↑ 12%
<b>Sales volume</b>	\$162,461,224	\$112,179,862	↑ 45%	\$2,331,194,353	\$1,834,199,499	↑ 27%

**Detailed Statistics by Property Category**

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	166	134	↑ 24%	2,470	2,108	↑ 17%
Active listings	565	695	↓ -19%	750	677	↑ 11%
Median price	\$580,000	\$531,000	↑ 9%	\$575,000	\$530,000	↑ 8%
Average selling time (days)	60	49	↑ 11	51	47	↑ 4
<b>Condominium</b>						
Sales	92	60	↑ 53%	1,332	1,101	↑ 21%
Active listings	455	379	↑ 20%	487	415	↑ 18%
Median price	\$397,000	\$388,250	↑ 2%	\$390,000	\$380,000	↑ 3%
Average selling time (days)	85	67	↑ 18	65	55	↑ 10
<b>Plex (2-5 units)</b>						
Sales	17	13	**	266	182	↑ 46%
Active listings	114	136	↓ -16%	148	156	↓ -6%
Median price	**	**	**	\$785,000	\$725,000	↑ 8%
Average selling time (days)	**	**	**	80	79	↑ 1

## North Shore of Montreal

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>742</b>	<b>480</b>	↑ 55%	<b>10,176</b>	<b>8,382</b>	↑ 21%
<b>Active listings</b>	<b>2,466</b>	<b>2,771</b>	↓ -11%	<b>2,926</b>	<b>2,605</b>	↑ 12%
<b>New listings</b>	<b>603</b>	<b>580</b>	↑ 4%	<b>13,675</b>	<b>12,270</b>	↑ 11%
<b>Sales volume</b>	<b>\$406,562,309</b>	<b>\$237,168,584</b>	↑ 71%	<b>\$5,367,755,916</b>	<b>\$4,139,039,323</b>	↑ 30%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	506	320	↑ 58%	6,995	5,854	↑ 19%
Active listings	1,614	1,794	↓ -10%	1,920	1,704	↑ 13%
Median price	\$535,000	\$485,000	↑ 10%	\$520,000	\$490,000	↑ 6%
Average selling time (days)	53	42	↑ 11	50	44	↑ 6
<b>Condominium</b>						
Sales	173	114	↑ 52%	2,524	2,034	↑ 24%
Active listings	509	620	↓ -18%	623	580	↑ 7%
Median price	\$359,000	\$330,000	↑ 9%	\$345,000	\$330,000	↑ 5%
Average selling time (days)	50	50	↔ 0	51	48	↑ 3
<b>Plex (2-5 units)</b>						
Sales	63	43	↑ 47%	641	478	↑ 34%
Active listings	299	332	↓ -10%	353	297	↑ 19%
Median price	\$649,900	\$522,000	↑ 25%	\$647,500	\$566,250	↑ 14%
Average selling time (days)	84	107	↓ -23	79	77	↑ 2

## South Shore of Montreal

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>756</b>	<b>453</b>	↑ 67%	<b>10,261</b>	<b>8,465</b>	↑ 21%
<b>Active listings</b>	<b>2,488</b>	<b>2,835</b>	↓ -12%	<b>3,128</b>	<b>2,916</b>	↑ 7%
<b>New listings</b>	<b>585</b>	<b>530</b>	↑ 10%	<b>14,181</b>	<b>12,811</b>	↑ 11%
<b>Sales volume</b>	<b>\$447,915,063</b>	<b>\$252,129,056</b>	↑ 78%	<b>\$5,896,248,985</b>	<b>\$4,543,501,808</b>	↑ 30%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	454	294	↑ 54%	6,286	5,233	↑ 20%
Active listings	1,443	1,683	↓ -14%	1,865	1,752	↑ 6%
Median price	\$579,950	\$544,000	↑ 7%	\$575,000	\$540,000	↑ 6%
Average selling time (days)	55	49	↑ 6	52	48	↑ 4
<b>Condominium</b>						
Sales	247	124	↑ 99%	3,401	2,800	↑ 21%
Active listings	811	874	↓ -7%	972	874	↑ 11%
Median price	\$395,000	\$340,000	↑ 16%	\$377,930	\$355,000	↑ 6%
Average selling time (days)	54	53	↑ 1	50	49	↑ 1
<b>Plex (2-5 units)</b>						
Sales	54	35	↑ 54%	571	425	↑ 34%
Active listings	221	272	↓ -19%	281	284	↓ -1%
Median price	\$773,750	\$650,000	↑ 19%	\$690,000	\$635,000	↑ 9%
Average selling time (days)	70	86	↓ -16	71	72	↓ -1

## Vaudreuil-Soulanges

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	125	81	↑ 54%	1,860	1,577	↑ 18%
<b>Active listings</b>	754	693	↑ 9%	863	666	↑ 29%
<b>New listings</b>	129	91	↑ 42%	3,092	2,668	↑ 16%
<b>Sales volume</b>	\$71,248,576	\$39,184,257	↑ 82%	\$1,060,255,792	\$872,218,390	↑ 22%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	89	57	↑ 56%	1,325	1,175	↑ 13%
Active listings	484	448	↑ 8%	583	461	↑ 27%
Median price	\$582,500	\$480,000	↑ 21%	\$575,000	\$550,000	↑ 5%
Average selling time (days)	82	48	↑ 34	61	51	↑ 10
<b>Condominium</b>						
Sales	33	22	**	488	365	↑ 34%
Active listings	229	213	↑ 8%	242	173	↑ 40%
Median price	\$360,000	**	**	\$360,000	\$358,500	↔ 0%
Average selling time (days)	62	**	**	71	61	↑ 10
<b>Plex (2-5 units)</b>						
Sales	1	2	**	42	30	↑ 40%
Active listings	31	26	**	30	27	**
Median price	**	**	**	\$631,250	\$547,500	↑ 15%
Average selling time (days)	**	**	**	82	81	↑ 1

## Saint-Jean-sur-Richelieu

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>94</b>	<b>58</b>	<b>↑ 62%</b>	<b>1,167</b>	<b>1,007</b>	<b>↑ 16%</b>
<b>Active listings</b>	<b>324</b>	<b>350</b>	<b>↓ -7%</b>	<b>371</b>	<b>352</b>	<b>↑ 5%</b>
<b>New listings</b>	<b>79</b>	<b>85</b>	<b>↓ -7%</b>	<b>1,588</b>	<b>1,506</b>	<b>↑ 5%</b>
<b>Sales volume</b>	<b>\$48,061,944</b>	<b>\$25,543,900</b>	<b>↑ 88%</b>	<b>\$600,788,074</b>	<b>\$468,537,662</b>	<b>↑ 28%</b>

### Detailed Statistics by Property Category

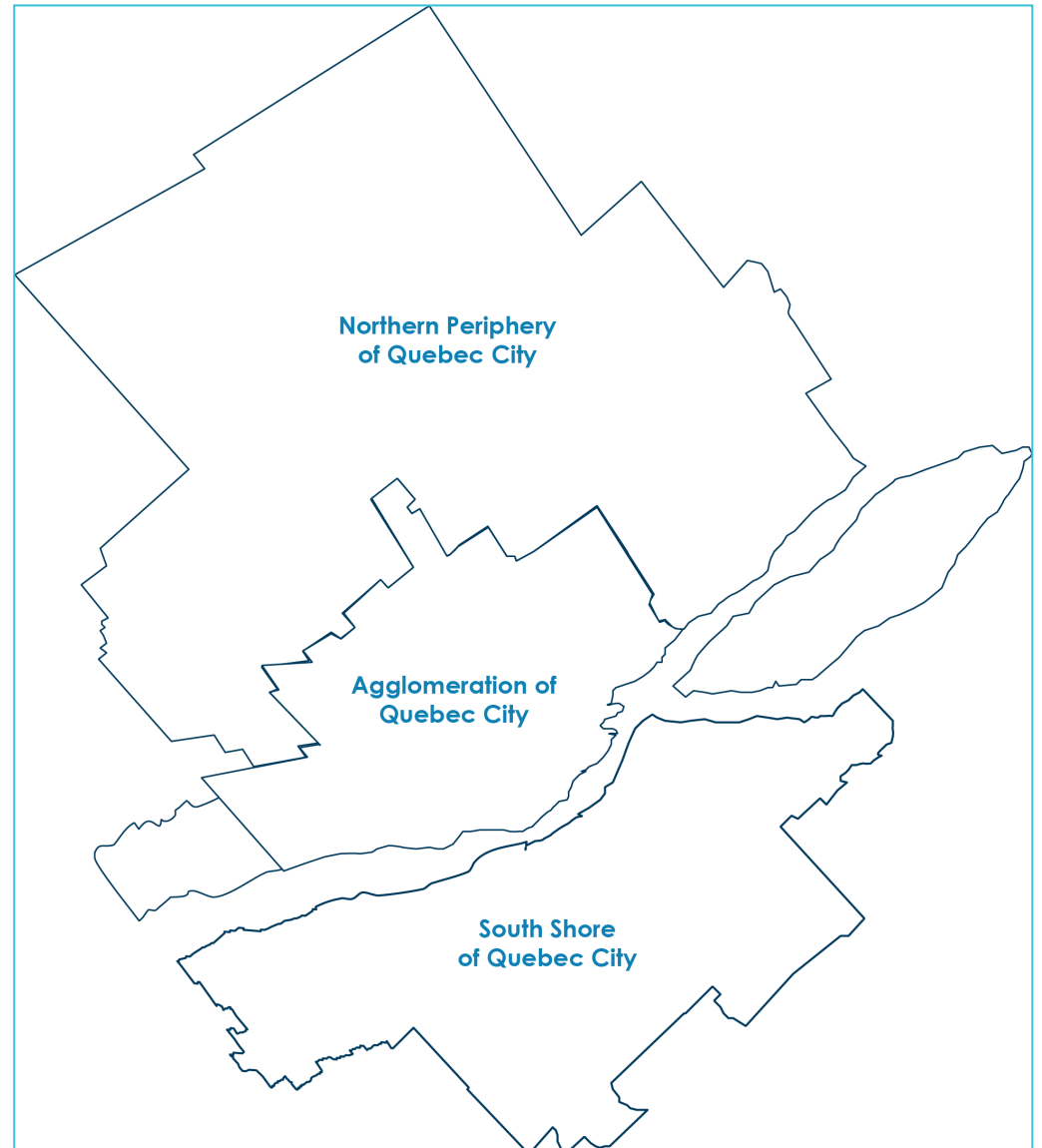
	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	61	36	↑ 69%	840	708	↑ 19%
Active listings	233	245	↓ -5%	253	230	↑ 10%
Median price	\$529,950	\$445,000	↑ 19%	\$513,000	\$480,000	↑ 7%
Average selling time (days)	49	38	↑ 11	53	50	↑ 3
<b>Condominium</b>						
Sales	17	12	**	209	200	↑ 5%
Active listings	32	43	↓ -26%	53	61	↓ -14%
Median price	**	**	**	\$335,000	\$329,700	↑ 2%
Average selling time (days)	**	**	**	45	45	↔ 0
<b>Plex (2-5 units)</b>						
Sales	16	10	**	116	98	↑ 18%
Active listings	55	60	↓ -8%	62	59	↑ 4%
Median price	**	**	**	\$515,000	\$444,000	↑ 16%
Average selling time (days)	**	**	**	82	68	↑ 14

## QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



## Quebec City CMA

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	796	528	↑ 51%	9,827	8,295	↑ 18%
<b>Active listings</b>	1,734	2,808	↓ -38%	2,436	2,881	↓ -15%
<b>New listings</b>	496	527	↓ -6%	11,130	10,711	↑ 4%
<b>Sales volume</b>	\$347,346,723	\$195,035,591	↑ 78%	\$3,976,964,945	\$3,024,981,687	↑ 31%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	478	328	↑ 46%	6,062	5,165	↑ 17%
Active listings	1,061	1,690	↓ -37%	1,483	1,755	↓ -15%
Median price	\$411,500	\$353,500	↑ 16%	\$385,000	\$350,000	↑ 10%
Average selling time (days)	41	46	↓ -5	50	48	↑ 2
<b>Condominium</b>						
Sales	227	143	↑ 59%	2,906	2,469	↑ 18%
Active listings	439	784	↓ -44%	664	803	↓ -17%
Median price	\$279,900	\$237,000	↑ 18%	\$270,000	\$240,000	↑ 13%
Average selling time (days)	62	78	↓ -16	54	60	↓ -6
<b>Plex (2-5 units)</b>						
Sales	90	57	↑ 58%	856	655	↑ 31%
Active listings	224	330	↓ -32%	282	320	↓ -12%
Median price	\$525,000	\$415,000	↑ 27%	\$440,000	\$389,000	↑ 13%
Average selling time (days)	49	56	↓ -7	63	67	↓ -4

## Agglomeration of Quebec City

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>534</b>	<b>372</b>	↑ 44%	<b>6,551</b>	<b>5,734</b>	↑ 14%
<b>Active listings</b>	<b>853</b>	<b>1,555</b>	↓ -45%	<b>1,306</b>	<b>1,633</b>	↓ -20%
<b>New listings</b>	<b>289</b>	<b>327</b>	↓ -12%	<b>7,027</b>	<b>7,044</b>	↔ 0%
<b>Sales volume</b>	<b>\$233,017,592</b>	<b>\$139,786,824</b>	↑ 67%	<b>\$2,621,447,924</b>	<b>\$2,079,118,299</b>	↑ 26%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	269	206	↑ 31%	3,433	3,105	↑ 11%
Active listings	343	649	↓ -47%	553	700	↓ -21%
Median price	\$418,992	\$370,500	↑ 13%	\$388,000	\$350,000	↑ 11%
Average selling time (days)	31	38	↓ -7	41	42	↓ -1
<b>Condominium</b>						
Sales	196	119	↑ 65%	2,451	2,118	↑ 16%
Active listings	357	658	↓ -46%	552	691	↓ -20%
Median price	\$289,000	\$250,000	↑ 16%	\$275,000	\$245,000	↑ 12%
Average selling time (days)	60	81	↓ -21	53	59	↓ -6
<b>Plex (2-5 units)</b>						
Sales	69	47	↑ 47%	666	511	↑ 30%
Active listings	153	247	↓ -38%	201	241	↓ -17%
Median price	\$529,000	\$416,000	↑ 27%	\$455,000	\$408,000	↑ 12%
Average selling time (days)	54	53	↑ 1	62	61	↑ 1

## Northern Periphery of Quebec City

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	96	53	↑ 81%	1,180	910	↑ 30%
<b>Active listings</b>	449	589	↓ -24%	548	600	↓ -9%
<b>New listings</b>	86	74	↑ 16%	1,627	1,405	↑ 16%
<b>Sales volume</b>	\$45,309,791	\$20,443,442	↑ 122%	\$551,048,978	\$387,681,416	↑ 42%

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	88	44	↑ 100%	1,032	806	↑ 28%
Active listings	400	533	↓ -25%	491	551	↓ -11%
Median price	\$425,000	\$381,000	↑ 12%	\$425,000	\$385,000	↑ 10%
Average selling time (days)	61	67	↓ -6	62	57	↑ 5
<b>Condominium</b>						
Sales	5	8	**	122	89	↑ 37%
Active listings	30	37	↓ -19%	37	33	↑ 11%
Median price	**	**	**	\$276,000	\$204,000	↑ 35%
Average selling time (days)	**	**	**	54	83	↓ -29
<b>Plex (2-5 units)</b>						
Sales	2	1	**	25	15	**
Active listings	13	18	**	16	15	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Quebec City

December 2024

### Residential: Summary of Centris Activity

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>166</b>	<b>103</b>	<b>↑ 61%</b>	<b>2,096</b>	<b>1,651</b>	<b>↑ 27%</b>
<b>Active listings</b>	<b>432</b>	<b>664</b>	<b>↓ -35%</b>	<b>582</b>	<b>647</b>	<b>↓ -10%</b>
<b>New listings</b>	<b>121</b>	<b>126</b>	<b>↓ -4%</b>	<b>2,476</b>	<b>2,262</b>	<b>↑ 9%</b>
<b>Sales volume</b>	<b>\$69,019,340</b>	<b>\$34,805,325</b>	<b>↑ 98%</b>	<b>\$804,468,043</b>	<b>\$558,181,972</b>	<b>↑ 44%</b>

### Detailed Statistics by Property Category

	December			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	121	78	↑ 55%	1,597	1,254	↑ 27%
Active listings	318	508	↓ -37%	439	503	↓ -13%
Median price	\$395,000	\$324,500	↑ 22%	\$364,450	\$329,000	↑ 11%
Average selling time (days)	47	54	↓ -7	61	56	↑ 5
<b>Condominium</b>						
Sales	26	16	**	333	262	↑ 27%
Active listings	52	89	↓ -42%	76	78	↓ -3%
Median price	**	**	**	\$240,000	\$219,000	↑ 10%
Average selling time (days)	**	**	**	56	64	↓ -8
<b>Plex (2-5 units)</b>						
Sales	19	9	**	165	129	↑ 28%
Active listings	58	65	↓ -11%	65	64	↑ 1%
Median price	**	**	**	\$395,000	\$330,000	↑ 20%
Average selling time (days)	**	**	**	59	89	↓ -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 15,000 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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