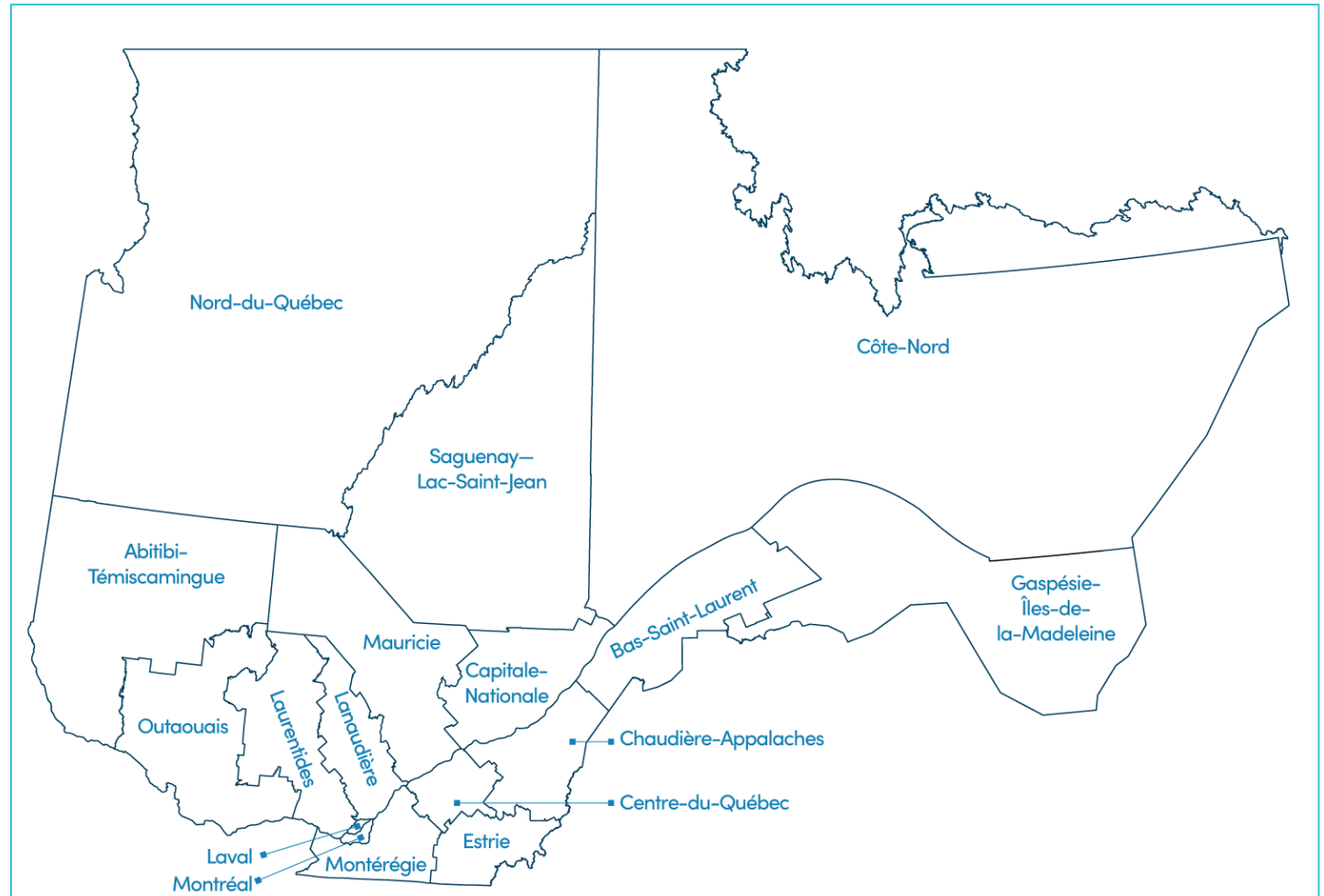


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec
January 2025
Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	5,888	4,605	↑ 28%	5,888	4,605	↑ 28%
Active listings	33,284	34,326	↓ -3%	33,284	34,326	↓ -3%
New listings	11,937	10,143	↑ 18%	11,937	10,143	↑ 18%
Sales volume	\$3,013,940,719	\$2,097,526,295	↑ 44%	\$3,013,940,719	\$2,097,526,295	↑ 44%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	3,761	3,006	↑ 25%	3,761	3,006	↑ 25%
Active listings	19,970	20,533	↓ -3%	19,970	20,533	↓ -3%
Median price	\$465,500	\$415,000	↑ 12%	\$465,500	\$415,000	↑ 12%
Average selling time (days)	74	70	↑ 4	74	70	↑ 4
Condominium						
Sales	1,591	1,203	↑ 32%	1,591	1,203	↑ 32%
Active listings	9,160	9,173	↔ 0%	9,160	9,173	↔ 0%
Median price	\$390,000	\$351,000	↑ 11%	\$390,000	\$351,000	↑ 11%
Average selling time (days)	77	73	↑ 4	77	73	↑ 4
Plex (2-5 units)						
Sales	512	382	↑ 34%	512	382	↑ 34%
Active listings	3,699	4,311	↓ -14%	3,699	4,311	↓ -14%
Median price	\$600,000	\$480,000	↑ 25%	\$600,000	\$480,000	↑ 25%
Average selling time (days)	86	91	↓ -5	86	91	↓ -5

MONTÉAL CMA

Island of Montreal

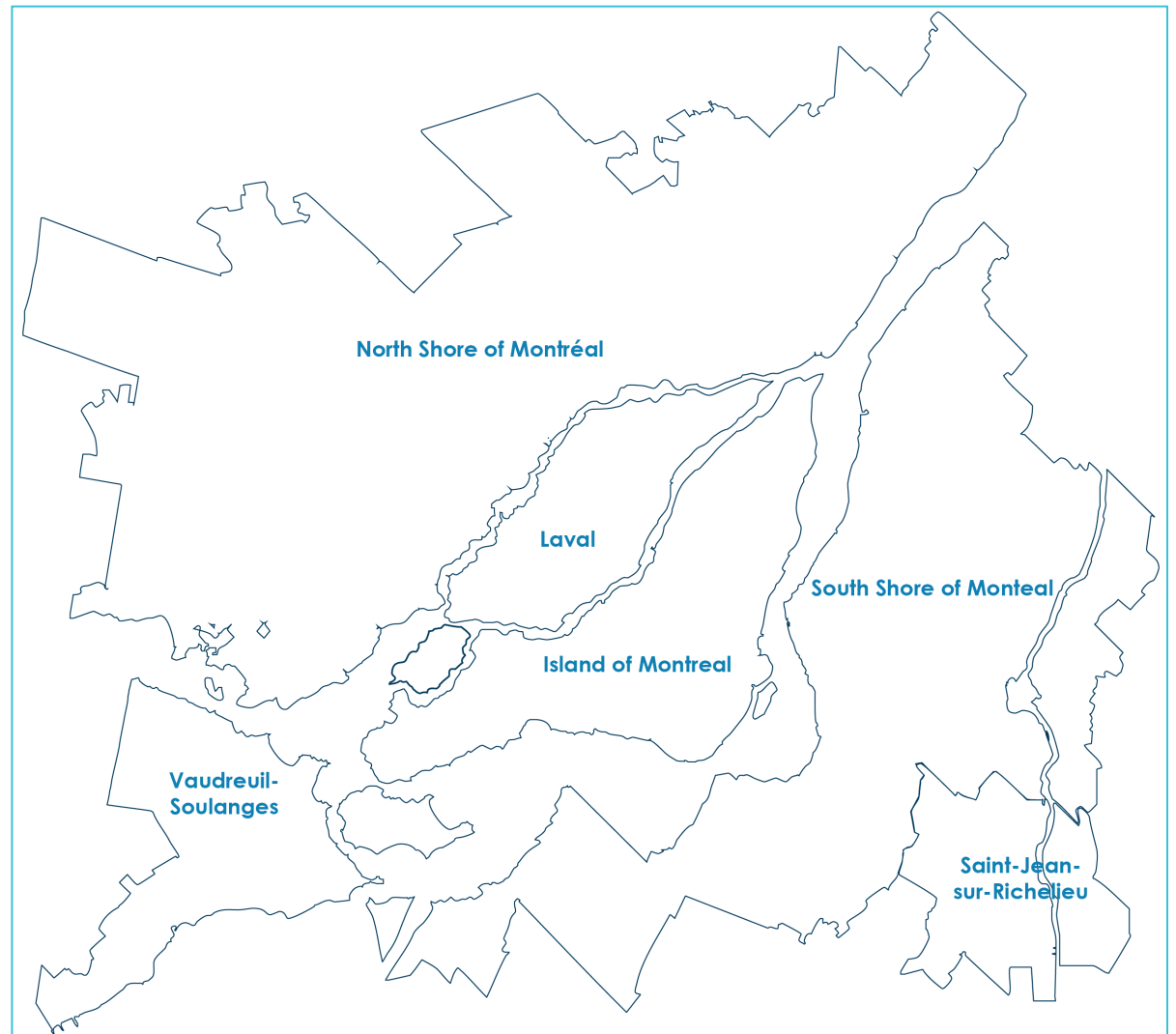
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	2,812	2,063	↑ 36%	2,812	2,063	↑ 36%
Active listings	15,723	16,392	↓ -4%	15,723	16,392	↓ -4%
New listings	6,220	5,262	↑ 18%	6,220	5,262	↑ 18%
Sales volume	\$1,743,086,318	\$1,175,821,220	↑ 48%	\$1,743,086,318	\$1,175,821,220	↑ 48%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	1,408	1,066	↑ 32%	1,408	1,066	↑ 32%
Active listings	6,587	7,133	↓ -8%	6,587	7,133	↓ -8%
Median price	\$590,700	\$534,000	↑ 11%	\$590,700	\$534,000	↑ 11%
Average selling time (days)	66	65	↑ 1	66	65	↑ 1
Condominium						
Sales	1,152	835	↑ 38%	1,152	835	↑ 38%
Active listings	7,132	6,923	↑ 3%	7,132	6,923	↑ 3%
Median price	\$420,000	\$390,000	↑ 8%	\$420,000	\$390,000	↑ 8%
Average selling time (days)	75	77	↓ -2	75	77	↓ -2
Plex (2-5 units)						
Sales	251	161	↑ 56%	251	161	↑ 56%
Active listings	1,932	2,297	↓ -16%	1,932	2,297	↓ -16%
Median price	\$780,000	\$725,000	↑ 8%	\$780,000	\$725,000	↑ 8%
Average selling time (days)	79	88	↓ -9	79	88	↓ -9

Island of Montreal

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,017	681	↑ 49%	1,017	681	↑ 49%
Active listings	7,752	7,689	↑ 1%	7,752	7,689	↑ 1%
New listings	2,585	2,166	↑ 19%	2,585	2,166	↑ 19%
Sales volume	\$733,169,013	\$443,117,267	↑ 65%	\$733,169,013	\$443,117,267	↑ 65%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	279	180	↑ 55%	279	180	↑ 55%
Active listings	1,682	1,670	↑ 1%	1,682	1,670	↑ 1%
Median price	\$791,500	\$737,500	↑ 7%	\$791,500	\$737,500	↑ 7%
Average selling time (days)	76	88	↓ -12	76	88	↓ -12
Condominium						
Sales	596	402	↑ 48%	596	402	↑ 48%
Active listings	4,852	4,588	↑ 6%	4,852	4,588	↑ 6%
Median price	\$466,000	\$454,750	↑ 2%	\$466,000	\$454,750	↑ 2%
Average selling time (days)	83	86	↓ -3	83	86	↓ -3
Plex (2-5 units)						
Sales	142	99	↑ 43%	142	99	↑ 43%
Active listings	1,218	1,431	↓ -15%	1,218	1,431	↓ -15%
Median price	\$831,000	\$725,000	↑ 15%	\$831,000	\$725,000	↑ 15%
Average selling time (days)	72	91	↓ -19	72	91	↓ -19

Laval
January 2025
Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	265	197	↑ 35%	265	197	↑ 35%
Active listings	1,237	1,328	↓ -7%	1,237	1,328	↓ -7%
New listings	524	445	↑ 18%	524	445	↑ 18%
Sales volume	\$156,458,038	\$107,184,791	↑ 46%	\$156,458,038	\$107,184,791	↑ 46%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	157	110	↑ 43%	157	110	↑ 43%
Active listings	635	771	↓ -18%	635	771	↓ -18%
Median price	\$590,000	\$524,500	↑ 12%	\$590,000	\$524,500	↑ 12%
Average selling time (days)	63	64	↓ -1	63	64	↓ -1
Condominium						
Sales	96	75	↑ 28%	96	75	↑ 28%
Active listings	482	410	↑ 18%	482	410	↑ 18%
Median price	\$425,000	\$387,000	↑ 10%	\$425,000	\$387,000	↑ 10%
Average selling time (days)	89	79	↑ 10	89	79	↑ 10
Plex (2-5 units)						
Sales	12	12	**	12	12	**
Active listings	119	146	↓ -18%	119	146	↓ -18%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

North Shore of Montreal

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	687	511	↑ 34%	687	511	↑ 34%
Active listings	2,755	3,070	↓ -10%	2,755	3,070	↓ -10%
New listings	1,320	1,125	↑ 17%	1,320	1,125	↑ 17%
Sales volume	\$371,463,335	\$255,203,773	↑ 46%	\$371,463,335	\$255,203,773	↑ 46%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	464	350	↑ 33%	464	350	↑ 33%
Active listings	1,818	2,023	↓ -10%	1,818	2,023	↓ -10%
Median price	\$539,450	\$494,250	↑ 9%	\$539,450	\$494,250	↑ 9%
Average selling time (days)	63	60	↑ 3	63	60	↑ 3
Condominium						
Sales	169	143	↑ 18%	169	143	↑ 18%
Active listings	595	671	↓ -11%	595	671	↓ -11%
Median price	\$353,000	\$339,000	↑ 4%	\$353,000	\$339,000	↑ 4%
Average selling time (days)	48	70	↓ -22	48	70	↓ -22
Plex (2-5 units)						
Sales	53	17	**	53	17	↑ 212%
Active listings	297	352	↓ -16%	297	352	↓ -16%
Median price	\$700,000	**	**	\$700,000	**	**
Average selling time (days)	98	**	**	98	**	**

South Shore of Montreal

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	649	536	↑ 21%	649	536	↑ 21%
Active listings	2,807	3,130	↓ -10%	2,807	3,130	↓ -10%
New listings	1,342	1,148	↑ 17%	1,342	1,148	↑ 17%
Sales volume	\$378,710,319	\$295,676,451	↑ 28%	\$378,710,319	\$295,676,451	↑ 28%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	371	324	↑ 15%	371	324	↑ 15%
Active listings	1,654	1,884	↓ -12%	1,654	1,884	↓ -12%
Median price	\$599,000	\$535,000	↑ 12%	\$599,000	\$535,000	↑ 12%
Average selling time (days)	62	60	↑ 2	62	60	↑ 2
Condominium						
Sales	241	186	↑ 30%	241	186	↑ 30%
Active listings	925	964	↓ -4%	925	964	↓ -4%
Median price	\$390,000	\$375,000	↑ 4%	\$390,000	\$375,000	↑ 4%
Average selling time (days)	68	66	↑ 2	68	66	↑ 2
Plex (2-5 units)						
Sales	37	26	**	37	26	**
Active listings	214	276	↓ -22%	214	276	↓ -22%
Median price	\$699,900	**	**	\$699,900	**	**
Average selling time (days)	78	**	**	78	**	**

Vaudreuil-Soulanges

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	116	80	↑ 45%	116	80	↑ 45%
Active listings	818	791	↑ 3%	818	791	↑ 3%
New listings	304	255	↑ 19%	304	255	↑ 19%
Sales volume	\$64,046,484	\$47,795,713	↑ 34%	\$64,046,484	\$47,795,713	↑ 34%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	78	57	↑ 37%	78	57	↑ 37%
Active listings	535	515	↑ 4%	535	515	↑ 4%
Median price	\$577,500	\$600,000	↓ -4%	\$577,500	\$600,000	↓ -4%
Average selling time (days)	82	70	↑ 12	82	70	↑ 12
Condominium						
Sales	34	21	**	34	21	**
Active listings	245	239	↑ 3%	245	239	↑ 3%
Median price	\$357,500	**	**	\$357,500	**	**
Average selling time (days)	75	**	**	75	**	**
Plex (2-5 units)						
Sales	4	2	**	4	2	**
Active listings	29	31	**	29	31	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

Saint-Jean-sur-Richelieu

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	78	58	↑ 34%	78	58	↑ 34%
Active listings	354	384	↓ -8%	354	384	↓ -8%
New listings	145	123	↑ 18%	145	123	↑ 18%
Sales volume	\$39,239,129	\$26,843,225	↑ 46%	\$39,239,129	\$26,843,225	↑ 46%

Detailed Statistics by Property Category

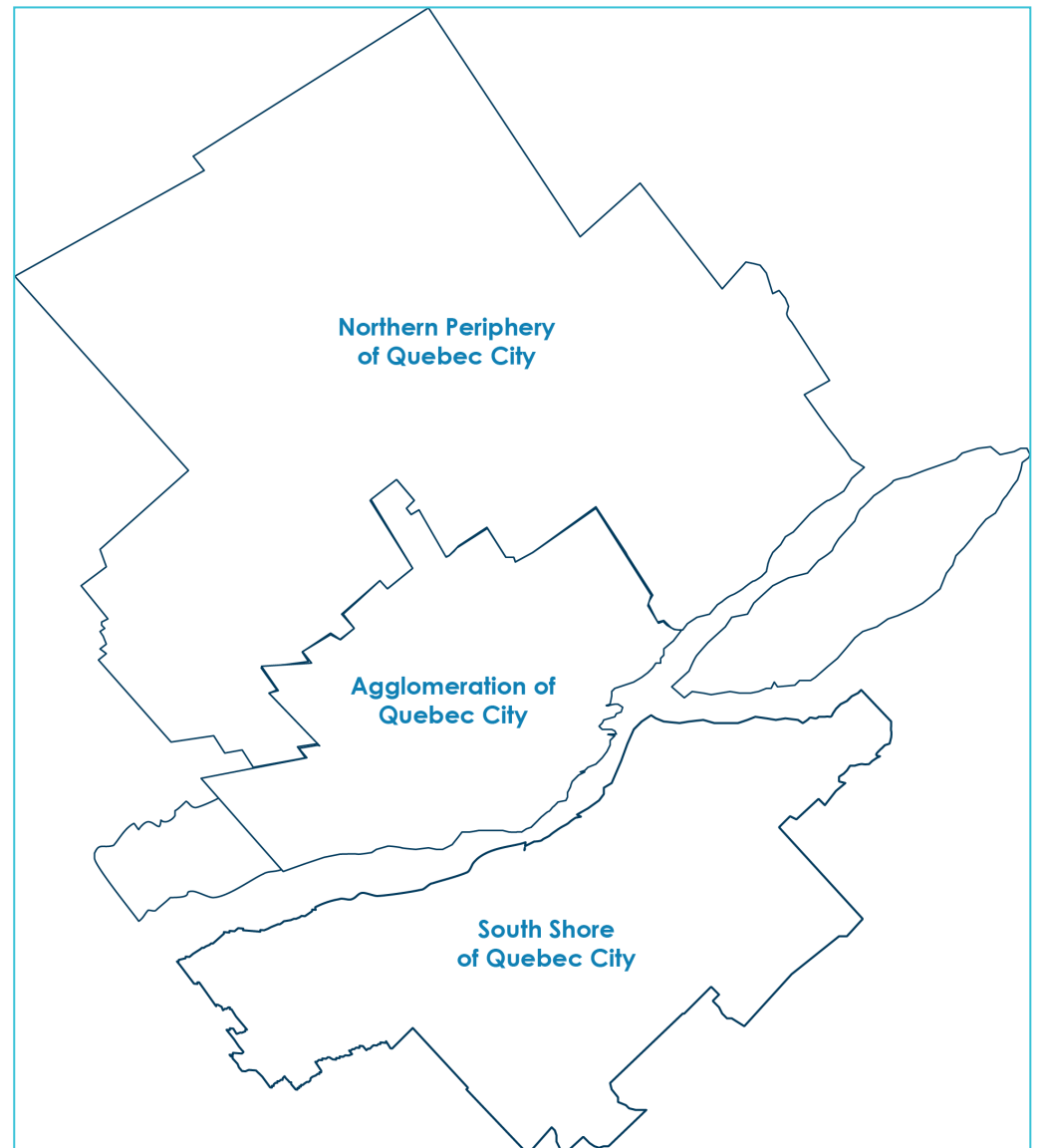
	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	59	45	↑ 31%	59	45	↑ 31%
Active listings	263	270	↓ -3%	263	270	↓ -3%
Median price	\$512,000	\$450,000	↑ 14%	\$512,000	\$450,000	↑ 14%
Average selling time (days)	60	55	↑ 5	60	55	↑ 5
Condominium						
Sales	16	8	**	16	8	**
Active listings	33	51	↓ -35%	33	51	↓ -35%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
Plex (2-5 units)						
Sales	3	5	**	3	5	**
Active listings	55	61	↓ -10%	55	61	↓ -10%
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 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	639	600	↑ 7%	639	600	↑ 7%
Active listings	2,068	2,975	↓ -30%	2,068	2,975	↓ -30%
New listings	1,135	956	↑ 19%	1,135	956	↑ 19%
Sales volume	\$281,476,476	\$211,625,661	↑ 33%	\$281,476,476	\$211,625,661	↑ 33%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	359	342	↑ 5%	359	342	↑ 5%
Active listings	1,341	1,842	↓ -27%	1,341	1,842	↓ -27%
Median price	\$405,000	\$360,000	↑ 13%	\$405,000	\$360,000	↑ 13%
Average selling time (days)	53	69	↓ -16	53	69	↓ -16
Condominium						
Sales	222	206	↑ 8%	222	206	↑ 8%
Active listings	490	801	↓ -39%	490	801	↓ -39%
Median price	\$293,950	\$241,500	↑ 22%	\$293,950	\$241,500	↑ 22%
Average selling time (days)	83	60	↑ 23	83	60	↑ 23
Plex (2-5 units)						
Sales	58	52	↑ 12%	58	52	↑ 12%
Active listings	228	327	↓ -30%	228	327	↓ -30%
Median price	\$497,750	\$383,500	↑ 30%	\$497,750	\$383,500	↑ 30%
Average selling time (days)	52	111	↓ -59	52	111	↓ -59

Agglomeration of Quebec City

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	396	395	↔ 0%	396	395	↔ 0%
Active listings	1,090	1,672	↓ -35%	1,090	1,672	↓ -35%
New listings	710	621	↑ 14%	710	621	↑ 14%
Sales volume	\$174,503,217	\$135,206,408	↑ 29%	\$174,503,217	\$135,206,408	↑ 29%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	169	194	↓ -13%	169	194	↓ -13%
Active listings	545	740	↓ -26%	545	740	↓ -26%
Median price	\$418,000	\$350,000	↑ 19%	\$418,000	\$350,000	↑ 19%
Average selling time (days)	52	55	↓ -3	52	55	↓ -3
Condominium						
Sales	180	162	↑ 11%	180	162	↑ 11%
Active listings	403	686	↓ -41%	403	686	↓ -41%
Median price	\$305,000	\$246,000	↑ 24%	\$305,000	\$246,000	↑ 24%
Average selling time (days)	95	59	↑ 36	95	59	↑ 36
Plex (2-5 units)						
Sales	47	39	↑ 21%	47	39	↑ 21%
Active listings	142	244	↓ -42%	142	244	↓ -42%
Median price	\$520,000	\$397,500	↑ 31%	\$520,000	\$397,500	↑ 31%
Average selling time (days)	53	121	↓ -68	53	121	↓ -68

Northern Periphery of Quebec City

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	82	70	↑ 17%	82	70	↑ 17%
Active listings	478	619	↓ -23%	478	619	↓ -23%
New listings	153	132	↑ 16%	153	132	↑ 16%
Sales volume	\$43,766,100	\$28,706,432	↑ 52%	\$43,766,100	\$28,706,432	↑ 52%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	67	52	↑ 29%	67	52	↑ 29%
Active listings	424	574	↓ -26%	424	574	↓ -26%
Median price	\$470,000	\$395,000	↑ 19%	\$470,000	\$395,000	↑ 19%
Average selling time (days)	58	94	↓ -36	58	94	↓ -36
Condominium						
Sales	14	16	**	14	16	**
Active listings	27	27	**	27	27	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
Plex (2-5 units)						
Sales	1	2	**	1	2	**
Active listings	21	17	**	21	17	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

January 2025

Residential: Summary of Centris Activity

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	161	135	↑ 19%	161	135	↑ 19%
Active listings	500	684	↓ -27%	500	684	↓ -27%
New listings	272	203	↑ 34%	272	203	↑ 34%
Sales volume	\$63,207,159	\$47,712,821	↑ 32%	\$63,207,159	\$47,712,821	↑ 32%

Detailed Statistics by Property Category

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	123	96	↑ 28%	123	96	↑ 28%
Active listings	372	528	↓ -30%	372	528	↓ -30%
Median price	\$379,000	\$368,000	↑ 3%	\$379,000	\$368,000	↑ 3%
Average selling time (days)	53	83	↓ -30	53	83	↓ -30
Condominium						
Sales	28	28	**	28	28	**
Active listings	60	88	↓ -32%	60	88	↓ -32%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
Plex (2-5 units)						
Sales	10	11	**	10	11	**
Active listings	65	66	↓ -2%	65	66	↓ -2%
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 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 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

© 2025 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.

