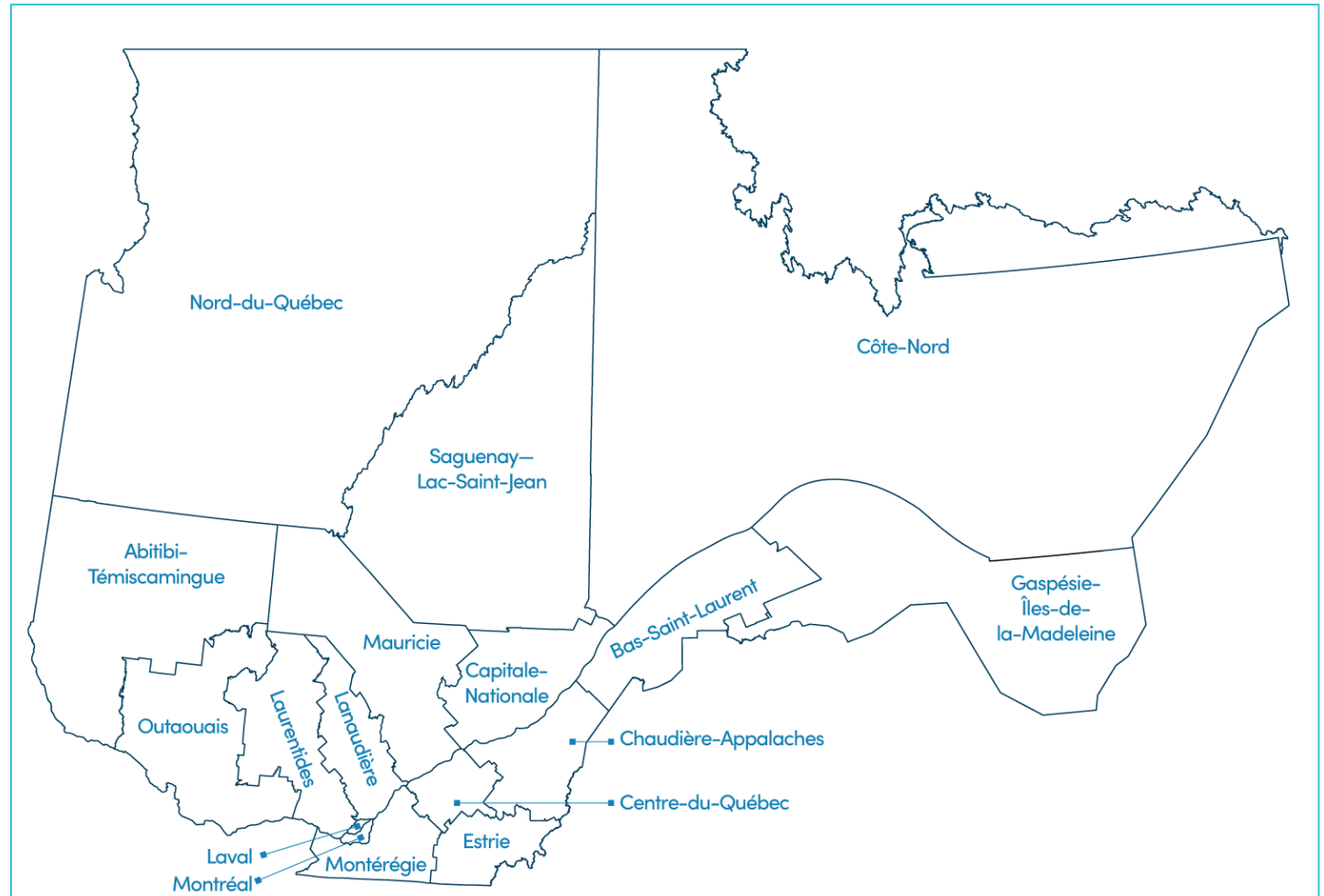


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Quebec**
**February 2025**
**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>8,490</b>	<b>7,647</b>	↑ 11%	<b>14,378</b>	<b>12,252</b>	↑ 17%
<b>Active listings</b>	<b>34,679</b>	<b>36,392</b>	↓ -5%	<b>33,736</b>	<b>35,356</b>	↓ -5%
<b>New listings</b>	<b>12,843</b>	<b>12,573</b>	↑ 2%	<b>24,780</b>	<b>22,712</b>	↑ 9%
<b>Sales volume</b>	<b>\$4,379,984,214</b>	<b>\$3,664,223,351</b>	↑ 20%	<b>\$7,393,924,933</b>	<b>\$5,761,749,646</b>	↑ 28%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	5,488	4,949	↑ 11%	9,249	7,955	↑ 16%
Active listings	20,684	21,752	↓ -5%	20,205	21,140	↓ -4%
Median price	\$485,000	\$437,750	↑ 11%	\$477,000	\$428,000	↑ 11%
Average selling time (days)	62	65	↑ -3	67	67	↑ 0
<b>Condominium</b>						
Sales	2,251	2,077	↑ 8%	3,842	3,280	↑ 17%
Active listings	9,757	9,790	↔ 0%	9,400	9,482	↓ -1%
Median price	\$389,000	\$365,000	↑ 7%	\$389,900	\$360,000	↑ 8%
Average selling time (days)	58	61	↓ -3	66	65	↑ 1
<b>Plex (2-5 units)</b>						
Sales	730	604	↑ 21%	1,242	986	↑ 26%
Active listings	3,782	4,534	↓ -17%	3,691	4,422	↓ -17%
Median price	\$625,000	\$526,500	↑ 19%	\$615,000	\$505,225	↑ 22%
Average selling time (days)	85	78	↑ 7	86	83	↑ 3

## MONTÉAL CMA

Island of Montreal

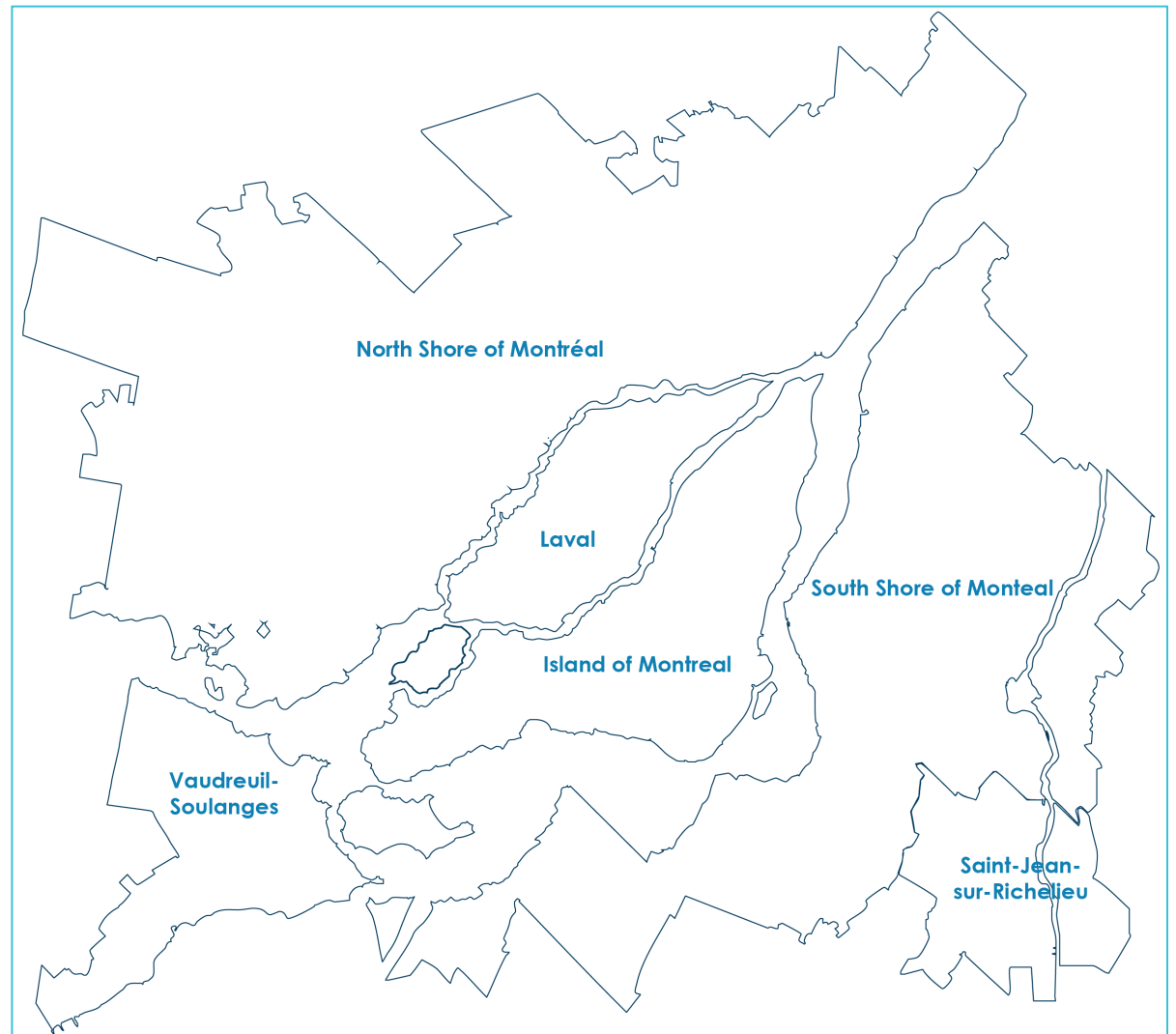
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



## Montreal CMA

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	4,088	3,807	↑ 7%	6,900	5,870	↑ 18%
<b>Active listings</b>	16,976	17,612	↓ -4%	16,239	17,000	↓ -4%
<b>New listings</b>	6,868	6,571	↑ 5%	13,088	11,832	↑ 11%
<b>Sales volume</b>	\$2,529,647,987	\$2,206,563,943	↑ 15%	\$4,272,734,305	\$3,382,385,163	↑ 26%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	2,093	1,994	↑ 5%	3,501	3,060	↑ 14%
Active listings	7,191	7,702	↓ -7%	6,843	7,416	↓ -8%
Median price	\$600,000	\$551,000	↑ 9%	\$600,000	\$547,000	↑ 10%
Average selling time (days)	51	58	↓ -7	57	61	↓ -4
<b>Condominium</b>						
Sales	1,626	1,516	↑ 7%	2,778	2,351	↑ 18%
Active listings	7,714	7,461	↑ 3%	7,378	7,192	↑ 3%
Median price	\$420,000	\$395,000	↑ 6%	\$420,000	\$394,000	↑ 7%
Average selling time (days)	60	61	↓ -1	66	67	↓ -1
<b>Plex (2-5 units)</b>						
Sales	365	295	↑ 24%	616	456	↑ 35%
Active listings	2,001	2,409	↓ -17%	1,948	2,353	↓ -17%
Median price	\$790,000	\$745,000	↑ 6%	\$784,508	\$736,000	↑ 7%
Average selling time (days)	81	80	↑ 0	80	83	↑ -3

## Island of Montreal

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	1,418	1,375	↑ 3%	2,435	2,056	↑ 18%
<b>Active listings</b>	8,473	8,320	↑ 2%	8,054	8,004	↑ 1%
<b>New listings</b>	2,889	2,679	↑ 8%	5,474	4,845	↑ 13%
<b>Sales volume</b>	\$984,991,355	\$922,515,289	↑ 7%	\$1,718,160,368	\$1,365,632,556	↑ 26%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	353	384	↓ -8%	632	564	↑ 12%
Active listings	1,910	1,872	↑ 2%	1,779	1,771	↔ 0%
Median price	\$735,000	\$739,500	↓ -1%	\$752,500	\$739,500	↑ 2%
Average selling time (days)	59	70	↓ -11	67	76	↓ -9
<b>Condominium</b>						
Sales	845	802	↑ 5%	1,441	1,204	↑ 20%
Active listings	5,295	4,930	↑ 7%	5,040	4,759	↑ 6%
Median price	\$475,000	\$455,000	↑ 4%	\$475,000	\$455,000	↑ 4%
Average selling time (days)	66	67	↓ -1	73	73	↔ 0
<b>Plex (2-5 units)</b>						
Sales	220	189	↑ 16%	362	288	↑ 26%
Active listings	1,268	1,518	↓ -16%	1,236	1,475	↓ -16%
Median price	\$860,000	\$800,000	↑ 8%	\$850,000	\$765,000	↑ 11%
Average selling time (days)	78	76	↑ 2	76	81	↓ -5

**Laval**
**February 2025**
**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>379</b>	<b>335</b>	<b>↑ 13%</b>	<b>644</b>	<b>532</b>	<b>↑ 21%</b>
<b>Active listings</b>	<b>1,340</b>	<b>1,456</b>	<b>↓ -8%</b>	<b>1,284</b>	<b>1,392</b>	<b>↓ -8%</b>
<b>New listings</b>	<b>617</b>	<b>601</b>	<b>↑ 3%</b>	<b>1,141</b>	<b>1,046</b>	<b>↑ 9%</b>
<b>Sales volume</b>	<b>\$233,903,858</b>	<b>\$182,551,554</b>	<b>↑ 28%</b>	<b>\$390,361,896</b>	<b>\$289,736,345</b>	<b>↑ 35%</b>

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	246	208	↑ 18%	403	318	↑ 27%
Active listings	708	829	↓ -15%	670	800	↓ -16%
Median price	\$610,000	\$547,450	↑ 11%	\$600,000	\$535,000	↑ 12%
Average selling time (days)	38	56	↓ -18	48	58	↓ -10
<b>Condominium</b>						
Sales	108	109	↓ -1%	204	184	↑ 11%
Active listings	514	479	↑ 7%	495	445	↑ 11%
Median price	\$408,500	\$377,000	↑ 8%	\$415,000	\$383,500	↑ 8%
Average selling time (days)	64	64	↔ 0	76	70	↑ 6
<b>Plex (2-5 units)</b>						
Sales	25	18	**	37	30	↑ 23%
Active listings	116	147	↓ -21%	118	147	↓ -20%
Median price	**	**	**	\$825,000	\$791,000	↑ 4%
Average selling time (days)	**	**	**	92	88	↑ 4

## North Shore of Montreal

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	987	913	↑ 8%	1,674	1,424	↑ 18%
<b>Active listings</b>	2,894	3,196	↓ -9%	2,798	3,133	↓ -11%
<b>New listings</b>	1,416	1,332	↑ 6%	2,736	2,457	↑ 11%
<b>Sales volume</b>	\$555,743,671	\$456,993,754	↑ 22%	\$927,207,006	\$712,197,527	↑ 30%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	684	650	↑ 5%	1,148	1,000	↑ 15%
Active listings	1,907	2,095	↓ -9%	1,849	2,059	↓ -10%
Median price	\$565,000	\$499,995	↑ 13%	\$550,000	\$498,950	↑ 10%
Average selling time (days)	51	55	↓ -4	56	57	↓ -1
<b>Condominium</b>						
Sales	249	232	↑ 7%	418	375	↑ 11%
Active listings	635	719	↓ -12%	612	695	↓ -12%
Median price	\$375,900	\$335,000	↑ 12%	\$365,000	\$335,000	↑ 9%
Average selling time (days)	50	57	↓ -7	49	62	↓ -13
<b>Plex (2-5 units)</b>						
Sales	52	29	**	105	46	↑ 128%
Active listings	310	358	↓ -13%	296	355	↓ -17%
Median price	\$670,000	**	**	\$694,900	\$667,500	↑ 4%
Average selling time (days)	76	**	**	87	85	↑ 2

## South Shore of Montreal

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>996</b>	<b>943</b>	↑ 6%	<b>1,645</b>	<b>1,479</b>	↑ 11%
<b>Active listings</b>	<b>3,034</b>	<b>3,351</b>	↓ -9%	<b>2,904</b>	<b>3,240</b>	↓ -10%
<b>New listings</b>	<b>1,468</b>	<b>1,481</b>	↓ -1%	<b>2,810</b>	<b>2,628</b>	↑ 7%
<b>Sales volume</b>	<b>\$579,510,207</b>	<b>\$517,521,160</b>	↑ 12%	<b>\$958,220,526</b>	<b>\$813,197,611</b>	↑ 18%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	584	577	↑ 1%	955	901	↑ 6%
Active listings	1,810	2,033	↓ -11%	1,723	1,959	↓ -12%
Median price	\$598,000	\$550,000	↑ 9%	\$598,500	\$545,000	↑ 10%
Average selling time (days)	47	53	↓ -6	53	55	↓ -2
<b>Condominium</b>						
Sales	363	316	↑ 15%	604	502	↑ 20%
Active listings	981	1,025	↓ -4%	950	995	↓ -5%
Median price	\$390,000	\$368,000	↑ 6%	\$390,000	\$369,950	↑ 5%
Average selling time (days)	48	51	↓ -3	56	57	↓ -1
<b>Plex (2-5 units)</b>						
Sales	48	50	↓ -4%	85	76	↑ 12%
Active listings	229	288	↓ -20%	218	282	↓ -23%
Median price	\$677,500	\$615,000	↑ 10%	\$689,000	\$650,000	↑ 6%
Average selling time (days)	83	85	↓ -2	81	86	↓ -5

## Vaudreuil-Soulanges

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	181	145	↑ 25%	297	225	↑ 32%
<b>Active listings</b>	874	883	↓ -1%	842	837	↑ 1%
<b>New listings</b>	303	316	↓ -4%	607	571	↑ 6%
<b>Sales volume</b>	\$107,441,205	\$78,891,468	↑ 36%	\$171,487,689	\$126,687,181	↑ 35%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	126	105	↑ 20%	204	162	↑ 26%
Active listings	595	578	↑ 3%	561	546	↑ 3%
Median price	\$597,000	\$570,000	↑ 5%	\$590,000	\$577,500	↑ 2%
Average selling time (days)	63	72	↓ -9	70	72	↓ -2
<b>Condominium</b>						
Sales	46	38	↑ 21%	80	59	↑ 36%
Active listings	244	262	↓ -7%	244	251	↓ -3%
Median price	\$360,500	\$320,000	↑ 13%	\$360,000	\$320,000	↑ 13%
Average selling time (days)	72	59	↑ 13	73	63	↑ 10
<b>Plex (2-5 units)</b>						
Sales	8	2	**	12	4	**
Active listings	26	36	**	28	34	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## Saint-Jean-sur-Richelieu

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	127	96	↑ 32%	205	154	↑ 33%
<b>Active listings</b>	361	406	↓ -11%	358	395	↓ -9%
<b>New listings</b>	175	162	↑ 8%	320	285	↑ 12%
<b>Sales volume</b>	\$68,057,691	\$48,090,718	↑ 42%	\$107,296,820	\$74,933,943	↑ 43%

### Detailed Statistics by Property Category

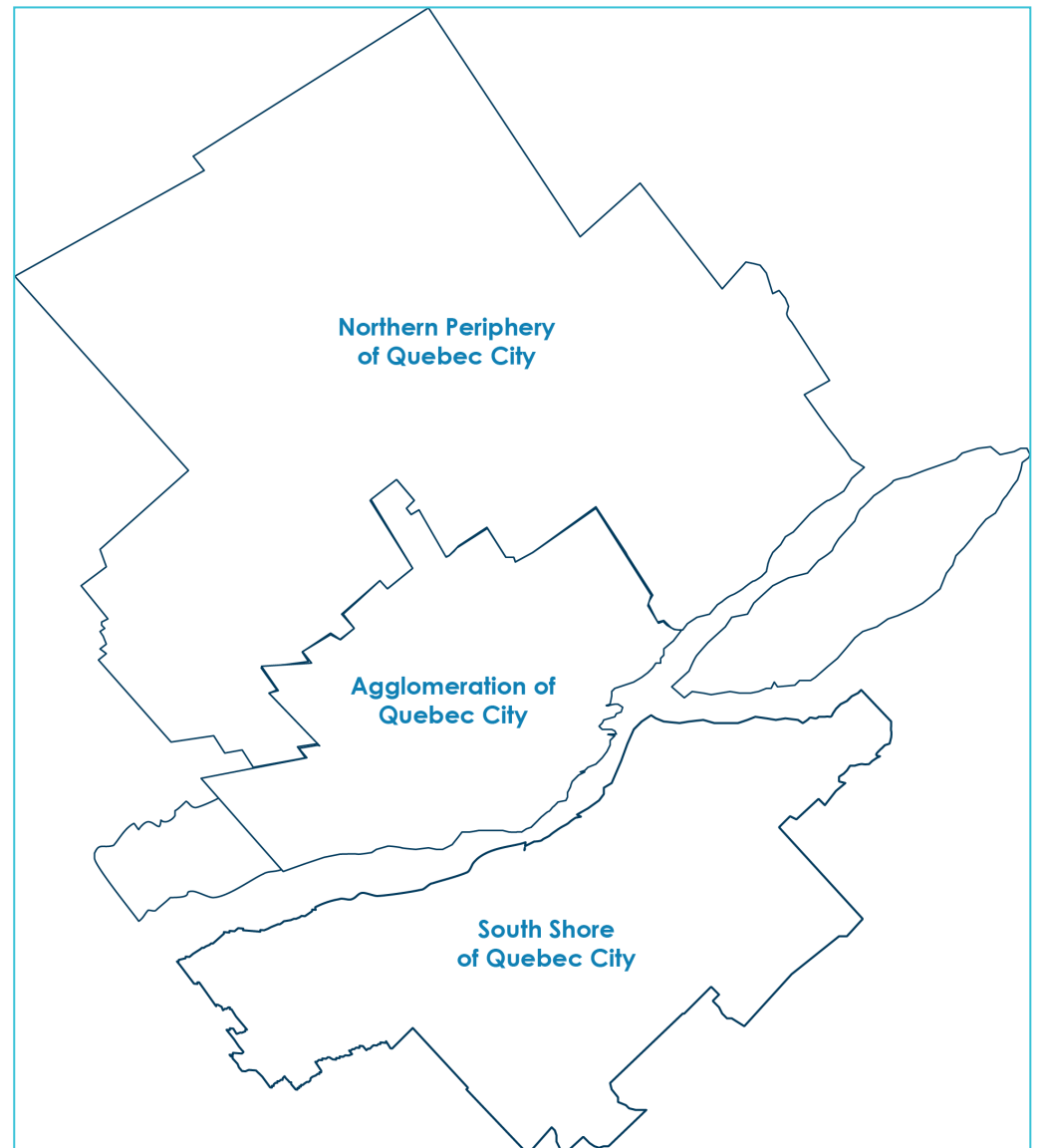
	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	100	70	↑ 43%	159	115	↑ 38%
Active listings	261	295	↓ -12%	263	283	↓ -7%
Median price	\$532,835	\$515,000	↑ 3%	\$531,000	\$485,000	↑ 9%
Average selling time (days)	53	52	↑ 1	55	53	↑ 2
<b>Condominium</b>						
Sales	15	19	**	31	27	**
Active listings	45	46	↓ -2%	39	49	↓ -20%
Median price	**	**	**	\$339,000	**	**
Average selling time (days)	**	**	**	54	**	**
<b>Plex (2-5 units)</b>						
Sales	12	7	**	15	12	**
Active listings	52	62	↓ -16%	54	62	↓ -13%
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

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	1,047	959	↑ 9%	1,686	1,559	↑ 8%
<b>Active listings</b>	1,985	2,926	↓ -32%	2,005	2,951	↓ -32%
<b>New listings</b>	1,118	1,123	↔ 0%	2,253	2,079	↑ 8%
<b>Sales volume</b>	\$467,462,955	\$365,373,486	↑ 28%	\$748,939,431	\$576,999,147	↑ 30%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	655	611	↑ 7%	1,014	953	↑ 6%
Active listings	1,283	1,802	↓ -29%	1,302	1,822	↓ -29%
Median price	\$440,000	\$363,560	↑ 21%	\$425,000	\$361,751	↑ 17%
Average selling time (days)	41	53	↓ -12	45	59	↓ -14
<b>Condominium</b>						
Sales	306	288	↑ 6%	528	494	↑ 7%
Active listings	470	795	↓ -41%	475	798	↓ -40%
Median price	\$300,000	\$268,000	↑ 12%	\$300,000	\$255,000	↑ 18%
Average selling time (days)	35	56	↓ -21	55	57	↓ -2
<b>Plex (2-5 units)</b>						
Sales	85	59	↑ 44%	143	111	↑ 29%
Active listings	226	328	↓ -31%	221	328	↓ -33%
Median price	\$525,000	\$385,000	↑ 36%	\$504,900	\$385,000	↑ 31%
Average selling time (days)	73	75	↓ -2	64	92	↓ -28

## Agglomeration of Quebec City

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>686</b>	<b>665</b>	<b>↑ 3%</b>	<b>1,082</b>	<b>1,060</b>	<b>↑ 2%</b>
<b>Active listings</b>	<b>1,085</b>	<b>1,613</b>	<b>↓ -33%</b>	<b>1,075</b>	<b>1,643</b>	<b>↓ -35%</b>
<b>New listings</b>	<b>757</b>	<b>708</b>	<b>↑ 7%</b>	<b>1,467</b>	<b>1,329</b>	<b>↑ 10%</b>
<b>Sales volume</b>	<b>\$305,847,277</b>	<b>\$252,476,370</b>	<b>↑ 21%</b>	<b>\$480,350,494</b>	<b>\$387,682,778</b>	<b>↑ 24%</b>

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	372	360	↑ 3%	541	554	↓ -2%
Active listings	537	707	↓ -24%	537	724	↓ -26%
Median price	\$443,250	\$373,750	↑ 19%	\$436,000	\$365,000	↑ 19%
Average selling time (days)	29	45	↓ -16	36	48	↓ -12
<b>Condominium</b>						
Sales	261	252	↑ 4%	441	414	↑ 7%
Active listings	398	665	↓ -40%	396	676	↓ -41%
Median price	\$310,000	\$269,001	↑ 15%	\$310,000	\$259,900	↑ 19%
Average selling time (days)	36	56	↓ -20	60	57	↑ 3
<b>Plex (2-5 units)</b>						
Sales	53	52	↑ 2%	100	91	↑ 10%
Active listings	150	241	↓ -38%	142	243	↓ -41%
Median price	\$540,000	\$393,000	↑ 37%	\$525,000	\$397,500	↑ 32%
Average selling time (days)	53	77	↓ -24	53	96	↓ -43

## Northern Periphery of Quebec City

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	135	108	↑ 25%	217	178	↑ 22%
<b>Active listings</b>	464	615	↓ -25%	465	617	↓ -25%
<b>New listings</b>	152	156	↓ -3%	305	288	↑ 6%
<b>Sales volume</b>	\$65,861,912	\$43,722,649	↑ 51%	\$109,628,012	\$72,429,081	↑ 51%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	115	97	↑ 19%	182	149	↑ 22%
Active listings	422	567	↓ -26%	419	571	↓ -27%
Median price	\$465,000	\$377,000	↑ 23%	\$465,750	\$379,000	↑ 23%
Average selling time (days)	74	48	↑ 26	68	64	↑ 4
<b>Condominium</b>						
Sales	10	9	**	24	25	**
Active listings	27	32	**	27	30	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	9	2	**	10	4	**
Active listings	11	16	**	15	17	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Quebec City

February 2025

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>226</b>	<b>186</b>	<b>↑ 22%</b>	<b>387</b>	<b>321</b>	<b>↑ 21%</b>
<b>Active listings</b>	<b>436</b>	<b>698</b>	<b>↓ -38%</b>	<b>465</b>	<b>691</b>	<b>↓ -33%</b>
<b>New listings</b>	<b>209</b>	<b>259</b>	<b>↓ -19%</b>	<b>481</b>	<b>462</b>	<b>↑ 4%</b>
<b>Sales volume</b>	<b>\$95,753,766</b>	<b>\$69,174,467</b>	<b>↑ 38%</b>	<b>\$158,960,925</b>	<b>\$116,887,288</b>	<b>↑ 36%</b>

### Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	168	154	↑ 9%	291	250	↑ 16%
Active listings	324	528	↓ -39%	346	528	↓ -34%
Median price	\$416,750	\$341,195	↑ 22%	\$396,500	\$347,000	↑ 14%
Average selling time (days)	45	76	↓ -31	48	78	↓ -30
<b>Condominium</b>						
Sales	35	27	**	63	55	↑ 15%
Active listings	45	98	↓ -54%	53	93	↓ -44%
Median price	\$255,000	**	↑ 9%	\$257,000	\$230,000	↑ 12%
Average selling time (days)	29	**	**	28	63	↓ -35
<b>Plex (2-5 units)</b>						
Sales	23	5	**	33	16	**
Active listings	65	71	↓ -8%	65	69	↓ -6%
Median price	**	**	**	\$415,000	**	**
Average selling time (days)	**	**	**	67	**	**

## 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 a major 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 has its head office in Quebec City, administrative offices in Montreal and regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries: Société 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.

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