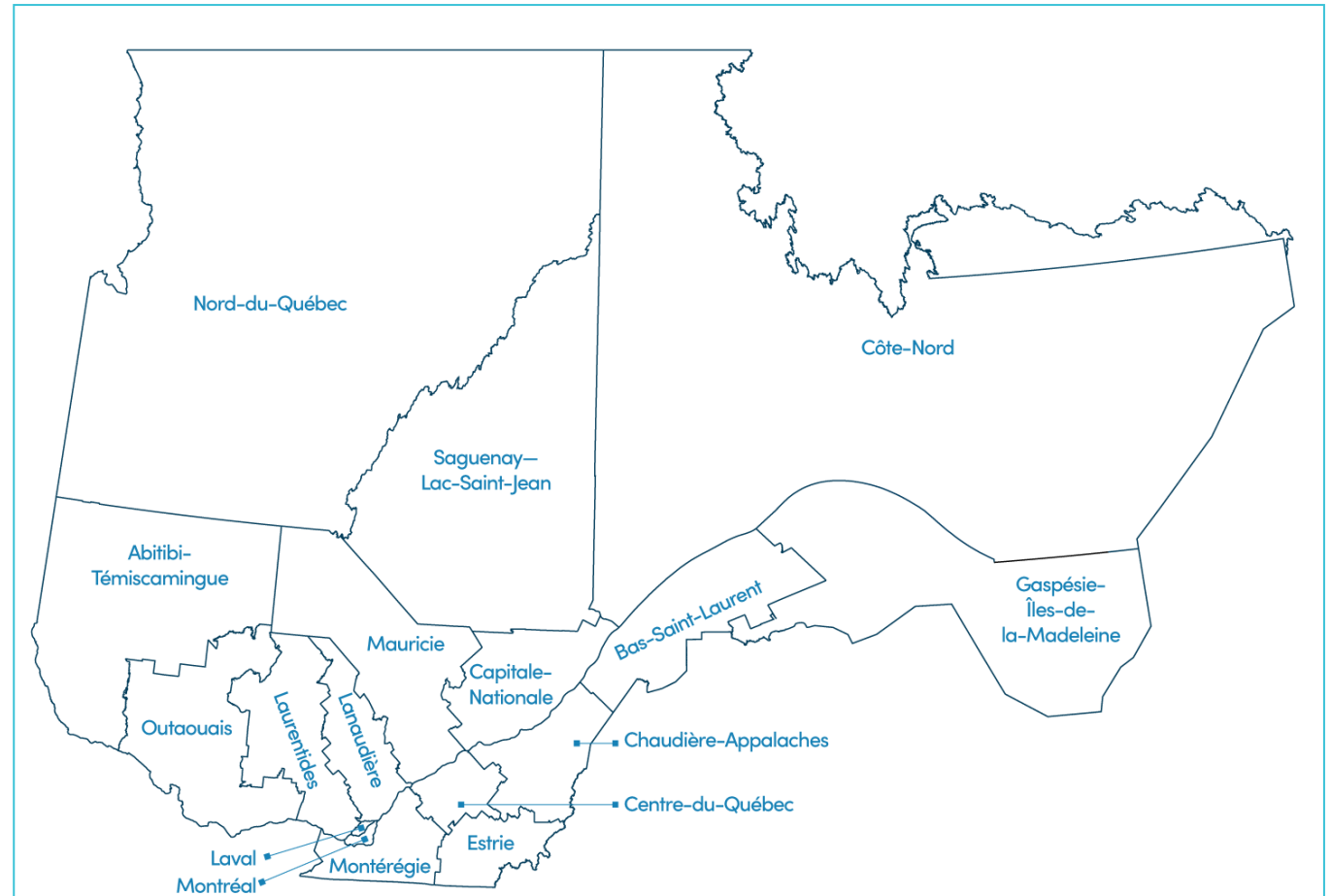


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active listing to find a buyer.

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

Province of Quebec
June 2025
Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	8,889	7,696	↑ 16%	52,910	47,180	↑ 12%
Active listings	36,728	37,206	↓ -1%	35,576	36,732	↓ -3%
New listings	11,388	10,824	↑ 5%	79,765	73,435	↑ 9%
Sales volume	\$4,855,637,303	\$3,893,378,048	↑ 25%	\$28,220,248,766	\$23,186,628,769	↑ 22%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	5,844	5,017	↑ 16%	34,312	30,659	↑ 12%
Active listings	21,615	22,014	↓ -2%	21,154	21,863	↓ -3%
Median price	\$499,000	\$451,950	↑ 10%	\$493,000	\$447,000	↑ 10%
Avg. days on market (days)	40	53	↑ -13	49	57	↑ -8
Condominium						
Sales	2,210	1,901	↑ 16%	13,780	12,254	↑ 12%
Active listings	10,587	10,276	↑ 3%	10,150	9,987	↑ 2%
Median price	\$405,000	\$380,000	↑ 7%	\$395,000	\$373,000	↑ 6%
Avg. days on market (days)	43	52	↓ -9	48	56	↓ -8
Plex (2-5 units)						
Sales	802	757	↑ 6%	4,679	4,131	↑ 13%
Active listings	4,018	4,552	↓ -12%	3,829	4,561	↓ -16%
Median price	\$675,000	\$625,000	↑ 8%	\$650,000	\$575,000	↑ 13%
Avg. days on market (days)	50	66	↓ -16	62	76	↓ -14

MONTÉAL CMA

Island of Montreal

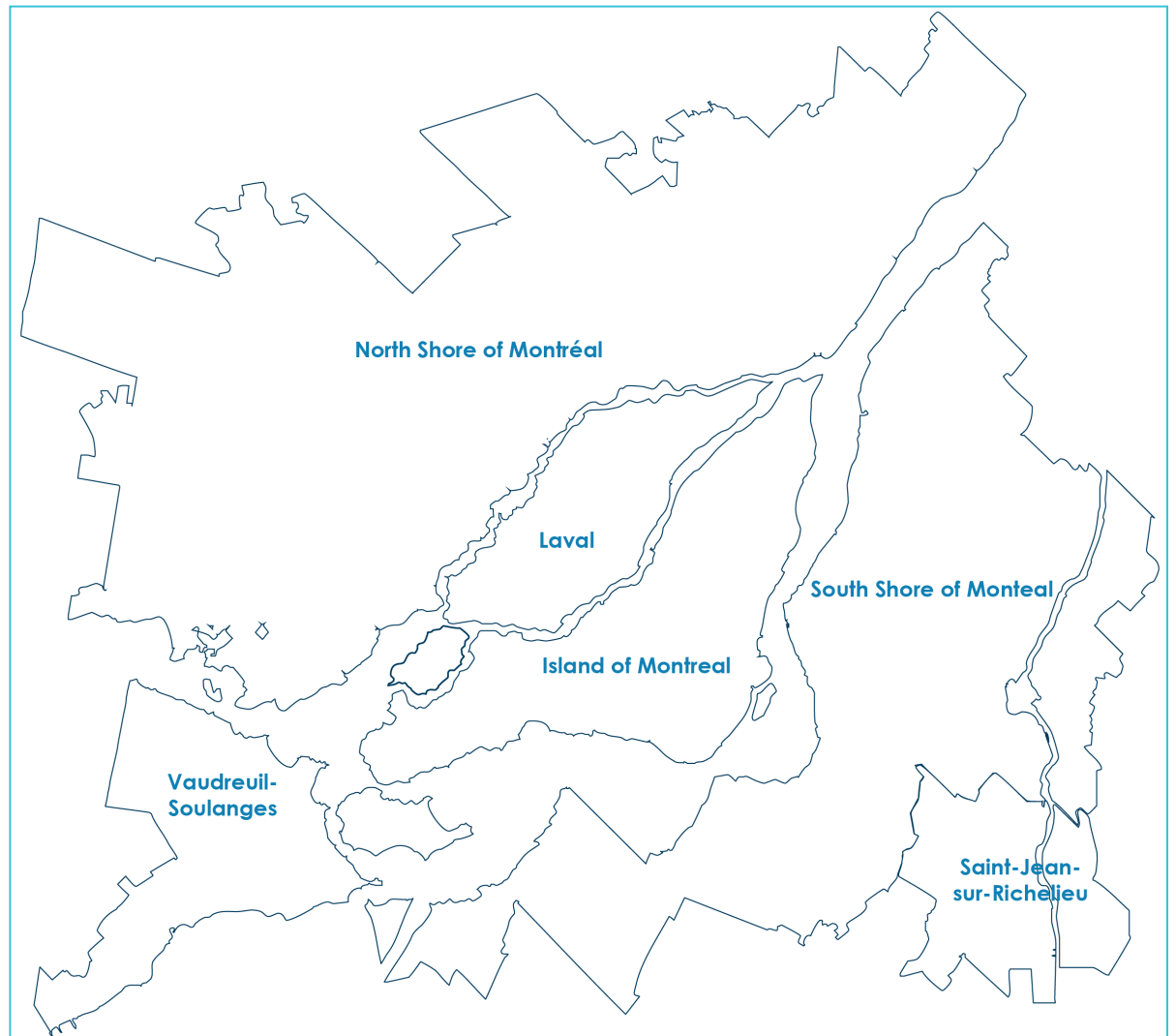
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	4,385	3,798	↑ 15%	26,264	23,298	↑ 13%
Active listings	18,122	17,804	↑ 2%	17,522	17,775	↓ -1%
New listings	5,654	5,313	↑ 6%	41,504	37,641	↑ 10%
Sales volume	\$2,880,205,602	\$2,333,773,760	↑ 23%	\$16,777,496,230	\$13,905,084,328	↑ 21%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	2,252	1,946	↑ 16%	13,514	12,078	↑ 12%
Active listings	7,254	7,337	↓ -1%	7,266	7,597	↓ -4%
Median price	\$627,000	\$583,750	↑ 7%	\$615,000	\$568,000	↑ 8%
Avg. days on market (days)	35	47	↓ -12	41	49	↓ -8
Condominium						
Sales	1,703	1,429	↑ 19%	10,277	9,095	↑ 13%
Active listings	8,547	7,969	↑ 7%	8,083	7,670	↑ 5%
Median price	\$426,494	\$400,000	↑ 7%	\$424,860	\$400,000	↑ 6%
Avg. days on market (days)	42	55	↓ -13	49	57	↓ -8
Plex (2-5 units)						
Sales	427	423	↑ 1%	2,457	2,113	↑ 16%
Active listings	2,246	2,458	↓ -9%	2,108	2,471	↓ -15%
Median price	\$830,000	\$775,000	↑ 7%	\$818,000	\$760,000	↑ 8%
Avg. days on market (days)	49	65	↓ -16	59	72	↑ -13

Island of Montreal
June 2025
Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,671	1,469	↑ 14%	9,557	8,486	↑ 13%
Active listings	9,731	9,105	↑ 7%	9,017	8,717	↑ 3%
New listings	2,547	2,347	↑ 9%	18,028	16,168	↑ 12%
Sales volume	\$1,251,162,661	\$1,017,856,747	↑ 23%	\$6,961,955,277	\$5,839,264,786	↑ 19%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	484	389	↑ 24%	2,628	2,365	↑ 11%
Active listings	2,201	1,986	↑ 11%	2,036	1,936	↑ 5%
Median price	\$804,000	\$725,000	↑ 11%	\$785,000	\$728,000	↑ 8%
Avg. days on market (days)	42	61	↓ -19	47	58	↓ -11
Condominium						
Sales	934	805	↑ 16%	5,433	4,782	↑ 14%
Active listings	6,063	5,554	↑ 9%	5,617	5,215	↑ 8%
Median price	\$482,500	\$451,000	↑ 7%	\$480,000	\$456,000	↑ 5%
Avg. days on market (days)	47	57	↓ -10	55	62	↓ -7
Plex (2-5 units)						
Sales	253	275	↓ -8%	1,496	1,339	↑ 12%
Active listings	1,467	1,565	↓ -6%	1,364	1,566	↓ -13%
Median price	\$885,000	\$824,000	↑ 7%	\$868,250	\$805,000	↑ 8%
Avg. days on market (days)	48	63	↓ -15	58	71	↓ -13

Laval
June 2025
Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	413	324	↑ 27%	2,468	2,142	↑ 15%
Active listings	1,452	1,426	↑ 2%	1,403	1,445	↓ -3%
New listings	524	501	↑ 5%	3,731	3,307	↑ 13%
Sales volume	\$250,817,845	\$194,373,099	↑ 29%	\$1,495,254,268	\$1,208,469,911	↑ 24%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	254	211	↑ 20%	1,542	1,305	↑ 18%
Active listings	720	773	↓ -7%	719	811	↓ -11%
Median price	\$599,000	\$580,000	↑ 3%	\$600,000	\$570,000	↑ 5%
Avg. days on market (days)	27	40	↓ -13	35	47	↓ -12
Condominium						
Sales	134	87	↑ 54%	777	708	↑ 10%
Active listings	602	491	↑ 23%	555	481	↑ 16%
Median price	\$415,000	\$386,000	↑ 8%	\$412,000	\$385,000	↑ 7%
Avg. days on market (days)	48	69	↓ -21	53	61	↓ -8
Plex (2-5 units)						
Sales	25	26	**	149	129	↑ 16%
Active listings	126	162	↓ -22%	125	152	↓ -18%
Median price	**	**	**	\$849,900	\$785,000	↑ 8%
Avg. days on market (days)	**	**	**	63	86	↓ -23

North Shore of Montreal

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,001	866	↑ 16%	6,249	5,477	↑ 14%
Active listings	2,631	2,829	↓ -7%	2,788	3,061	↓ -9%
New listings	1,072	1,011	↑ 6%	8,241	7,523	↑ 10%
Sales volume	\$567,097,054	\$474,067,365	↑ 20%	\$3,492,538,636	\$2,836,416,201	↑ 23%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	681	615	↑ 11%	4,305	3,798	↑ 13%
Active listings	1,718	1,839	↓ -7%	1,848	2,009	↓ -8%
Median price	\$575,000	\$525,000	↑ 10%	\$560,000	\$510,000	↑ 10%
Avg. days on market (days)	33	42	↓ -9	39	46	↓ -7
Condominium						
Sales	250	192	↑ 30%	1,554	1,376	↑ 13%
Active listings	548	612	↓ -10%	606	668	↓ -9%
Median price	\$360,000	\$349,000	↑ 3%	\$362,500	\$340,000	↑ 7%
Avg. days on market (days)	32	44	↓ -12	38	50	↓ -12
Plex (2-5 units)						
Sales	68	59	↑ 15%	381	292	↑ 30%
Active listings	326	355	↓ -8%	298	362	↓ -18%
Median price	\$721,250	\$670,246	↑ 8%	\$700,000	\$650,000	↑ 8%
Avg. days on market (days)	56	75	↓ -19	62	74	↓ -12

South Shore of Montreal

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	975	878	↑ 11%	6,089	5,553	↑ 10%
Active listings	3,040	3,184	↓ -5%	3,054	3,276	↓ -7%
New listings	1,116	1,077	↑ 4%	8,575	8,026	↑ 7%
Sales volume	\$616,274,056	\$503,928,545	↑ 22%	\$3,728,870,082	\$3,137,220,339	↑ 19%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	603	540	↑ 12%	3,688	3,418	↑ 8%
Active listings	1,731	1,894	↓ -9%	1,789	1,976	↓ -9%
Median price	\$635,000	\$582,750	↑ 9%	\$620,000	\$569,950	↑ 9%
Avg. days on market (days)	32	44	↓ -12	38	46	↓ -8
Condominium						
Sales	308	286	↑ 8%	2,063	1,854	↑ 11%
Active listings	1,052	999	↑ 5%	1,016	1,000	↑ 2%
Median price	\$403,000	\$375,000	↑ 7%	\$395,000	\$370,000	↑ 7%
Avg. days on market (days)	34	47	↓ -13	39	47	↓ -8
Plex (2-5 units)						
Sales	64	52	↑ 23%	336	281	↑ 20%
Active listings	242	283	↓ -14%	239	294	↓ -19%
Median price	\$791,500	\$660,000	↑ 20%	\$750,604	\$670,000	↑ 12%
Avg. days on market (days)	34	54	↓ -20	49	67	↓ -18

Vaudreuil-Soulanges

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	198	158	↑ 25%	1,179	1,013	↑ 16%
Active listings	911	887	↑ 3%	883	878	↑ 1%
New listings	266	265	↔ 0%	1,914	1,752	↑ 9%
Sales volume	\$126,998,558	\$86,235,463	↑ 47%	\$710,368,845	\$564,773,958	↑ 26%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	145	114	↑ 27%	831	721	↑ 15%
Active listings	614	602	↑ 2%	598	588	↑ 2%
Median price	\$630,000	\$577,500	↑ 9%	\$609,500	\$573,350	↑ 6%
Avg. days on market (days)	50	46	↑ 4	51	54	↓ -3
Condominium						
Sales	46	40	↑ 15%	313	272	↑ 15%
Active listings	246	250	↓ -2%	244	251	↓ -3%
Median price	\$379,000	\$352,500	↑ 8%	\$369,000	\$349,000	↑ 6%
Avg. days on market (days)	49	98	↓ -49	61	64	↓ -3
Plex (2-5 units)						
Sales	6	4	**	30	20	**
Active listings	39	29	**	30	34	↓ -10%
Median price	**	**	**	\$575,000	**	**
Avg. days on market (days)	**	**	**	58	**	**

Saint-Jean-sur-Richelieu

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	127	103	↑ 23%	722	627	↑ 15%
Active listings	357	373	↓ -4%	378	399	↓ -5%
New listings	129	112	↑ 15%	1,015	865	↑ 17%
Sales volume	\$67,855,428	\$57,312,541	↑ 18%	\$388,509,122	\$318,939,133	↑ 22%

Detailed Statistics by Property Category

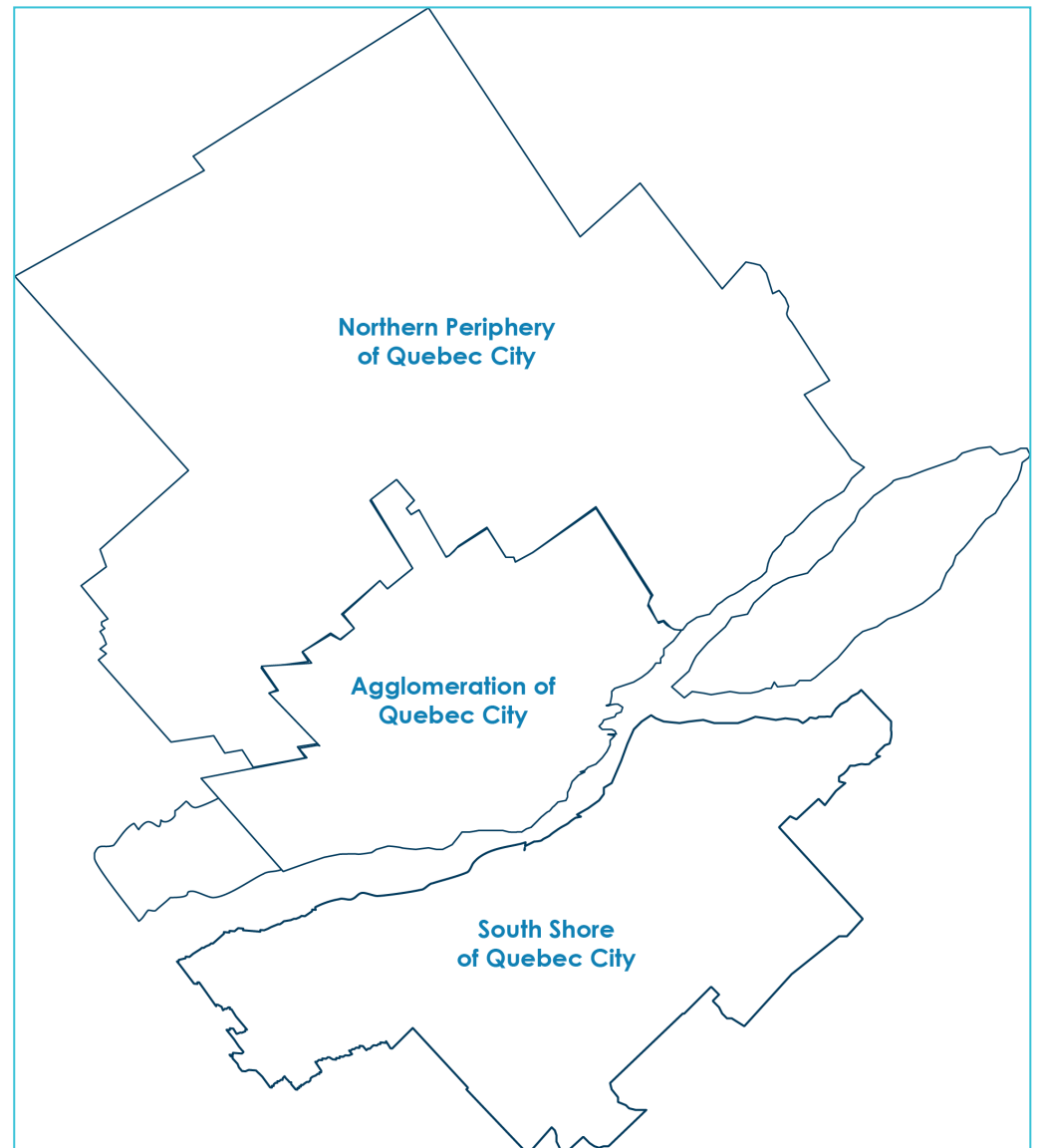
	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	85	77	↑ 10%	520	471	↑ 10%
Active listings	270	243	↑ 11%	277	278	↔ 0%
Median price	\$564,273	\$535,000	↑ 5%	\$560,000	\$500,000	↑ 12%
Avg. days on market (days)	37	49	↓ -12	41	51	↓ -10
Condominium						
Sales	31	19	**	137	103	↑ 33%
Active listings	36	63	↓ -43%	45	55	↓ -18%
Median price	\$400,000	**	**	\$369,000	\$320,000	↑ 15%
Avg. days on market (days)	29	**	**	31	43	↓ -12
Plex (2-5 units)						
Sales	11	7	**	65	52	↑ 25%
Active listings	46	64	↓ -28%	52	64	↓ -18%
Median price	**	**	**	\$570,000	\$502,450	↑ 13%
Avg. days on market (days)	**	**	**	87	67	↑ 20

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	803	754	↑ 6%	5,518	5,177	↑ 7%
Active listings	1,753	2,371	↓ -26%	1,902	2,693	↓ -29%
New listings	808	759	↑ 6%	6,478	5,998	↑ 8%
Sales volume	\$376,165,494	\$310,342,415	↑ 21%	\$2,498,542,826	\$2,023,115,575	↑ 23%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	502	473	↑ 6%	3,389	3,227	↑ 5%
Active listings	1,082	1,414	↓ -23%	1,197	1,640	↓ -27%
Median price	\$450,000	\$388,000	↑ 16%	\$444,000	\$374,800	↑ 18%
Avg. days on market (days)	23	47	↓ -24	30	50	↓ -20
Condominium						
Sales	233	209	↑ 11%	1,686	1,531	↑ 10%
Active listings	439	675	↓ -35%	477	751	↓ -36%
Median price	\$316,000	\$285,000	↑ 11%	\$310,000	\$265,000	↑ 17%
Avg. days on market (days)	32	44	↓ -12	35	47	↓ -12
Plex (2-5 units)						
Sales	68	71	↓ -4%	442	417	↑ 6%
Active listings	220	277	↓ -21%	221	300	↓ -26%
Median price	\$528,000	\$457,000	↑ 16%	\$509,000	\$418,000	↑ 22%
Avg. days on market (days)	18	49	↓ -31	43	69	↓ -26

Agglomeration of Quebec City

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	558	498	↑ 12%	3,682	3,441	↑ 7%
Active listings	961	1,274	↓ -25%	1,056	1,474	↓ -28%
New listings	512	466	↑ 10%	4,257	3,807	↑ 12%
Sales volume	\$260,306,860	\$203,183,784	↑ 28%	\$1,655,578,283	\$1,318,853,416	↑ 26%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	310	280	↑ 11%	1,924	1,826	↑ 5%
Active listings	435	507	↓ -14%	505	630	↓ -20%
Median price	\$456,000	\$377,250	↑ 21%	\$450,000	\$375,000	↑ 20%
Avg. days on market (days)	23	38	↓ -15	22	41	↓ -19
Condominium						
Sales	199	165	↑ 21%	1,433	1,284	↑ 12%
Active listings	365	567	↓ -36%	399	628	↓ -37%
Median price	\$320,000	\$292,000	↑ 10%	\$315,000	\$270,000	↑ 17%
Avg. days on market (days)	33	47	↓ -14	35	48	↓ -13
Plex (2-5 units)						
Sales	49	53	↓ -8%	325	330	↓ -2%
Active listings	161	200	↓ -20%	152	216	↓ -29%
Median price	\$535,000	\$472,000	↑ 13%	\$536,500	\$425,000	↑ 26%
Avg. days on market (days)	14	46	↓ -32	38	70	↓ -32

Northern Periphery of Quebec City

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	91	85	↑ 7%	695	638	↑ 9%
Active listings	409	544	↓ -25%	433	585	↓ -26%
New listings	116	125	↓ -7%	873	889	↓ -2%
Sales volume	\$51,286,625	\$39,154,683	↑ 31%	\$363,635,742	\$297,069,510	↑ 22%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	79	72	↑ 10%	605	557	↑ 9%
Active listings	363	479	↓ -24%	390	528	↓ -26%
Median price	\$475,000	\$416,500	↑ 14%	\$475,000	\$420,000	↑ 13%
Avg. days on market (days)	25	43	↓ -18	45	61	↓ -16
Condominium						
Sales	11	11	**	72	68	↑ 6%
Active listings	26	44	**	26	38	**
Median price	**	**	**	\$272,500	\$262,000	↑ 4%
Avg. days on market (days)	**	**	**	57	38	↑ 19
Plex (2-5 units)						
Sales	1	2	**	17	13	**
Active listings	12	16	**	12	17	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

South Shore of Quebec City

June 2025

Residential: Summary of Centris Activity

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	154	171	↓ -10%	1,141	1,098	↑ 4%
Active listings	383	553	↓ -31%	414	634	↓ -35%
New listings	180	168	↑ 7%	1,348	1,302	↑ 4%
Sales volume	\$64,572,009	\$68,003,948	↓ -5%	\$479,328,801	\$407,192,649	↑ 18%

Detailed Statistics by Property Category

	June			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	113	121	↓ -7%	860	844	↑ 2%
Active listings	284	428	↓ -34%	303	482	↓ -37%
Median price	\$419,900	\$393,000	↑ 7%	\$402,500	\$350,000	↑ 15%
Avg. days on market (days)	24	69	↓ -45	36	65	↓ -29
Condominium						
Sales	23	33	**	181	179	↑ 1%
Active listings	48	64	↓ -25%	52	84	↓ -38%
Median price	**	\$245,000	**	\$268,500	\$235,000	↑ 14%
Avg. days on market (days)	**	30	**	24	47	↓ -23
Plex (2-5 units)						
Sales	18	16	**	100	74	↑ 35%
Active listings	47	61	↓ -23%	57	67	↓ -15%
Median price	**	**	**	\$447,500	\$375,750	↑ 19%
Avg. days on market (days)	**	**	**	52	56	↓ -4

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 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

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.

