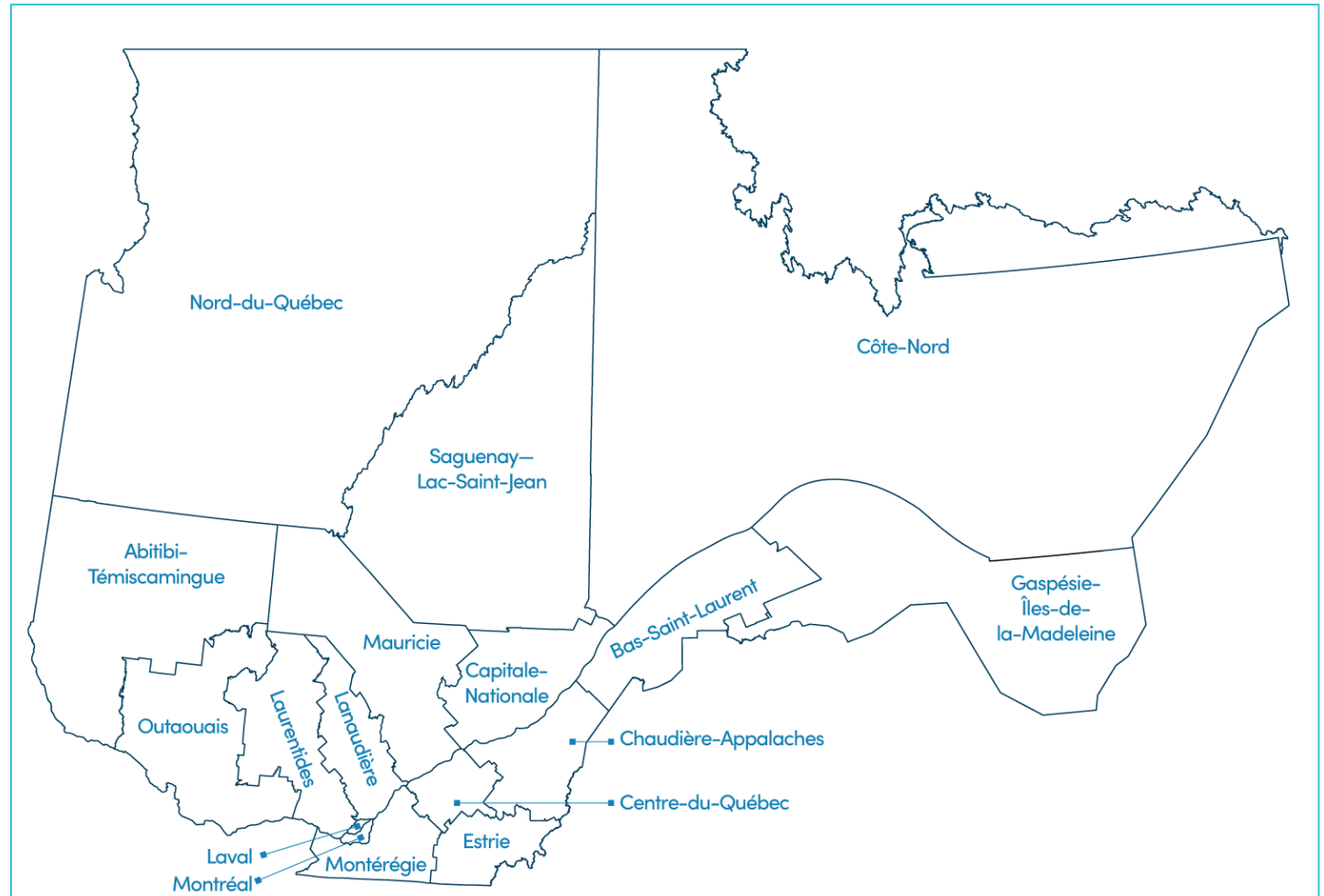


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	8,019	5,971	↑ 34%	75,787	65,850	↑ 15%
Active listings	38,238	34,861	↑ 10%	36,848	31,488	↑ 17%
New listings	12,593	11,285	↑ 12%	118,549	103,839	↑ 14%
Sales volume	\$4,121,573,809	\$2,782,507,358	↑ 48%	\$37,651,847,662	\$30,562,781,332	↑ 23%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	5,146	3,888	↑ 32%	49,267	43,021	↑ 15%
Active listings	22,936	20,789	↑ 10%	21,957	18,555	↑ 18%
Median price	\$452,000	\$410,000	↑ 10%	\$449,000	\$419,900	↑ 7%
Average selling time (days)	57	51	↑ 6	60	54	↑ 6
Condominium						
Sales	2,016	1,459	↑ 38%	19,450	16,874	↑ 15%
Active listings	10,179	9,321	↑ 9%	9,965	8,519	↑ 17%
Median price	\$383,000	\$359,000	↑ 7%	\$375,000	\$360,000	↑ 4%
Average selling time (days)	58	54	↑ 4	60	57	↑ 3
Plex (2-5 units)						
Sales	833	595	↑ 40%	6,846	5,721	↑ 20%
Active listings	4,610	4,430	↑ 4%	4,537	4,130	↑ 10%
Median price	\$580,000	\$563,500	↑ 3%	\$577,250	\$525,000	↑ 10%
Average selling time (days)	75	64	↑ 11	79	76	↑ 3

MONTÉAL CMA

Island of Montreal

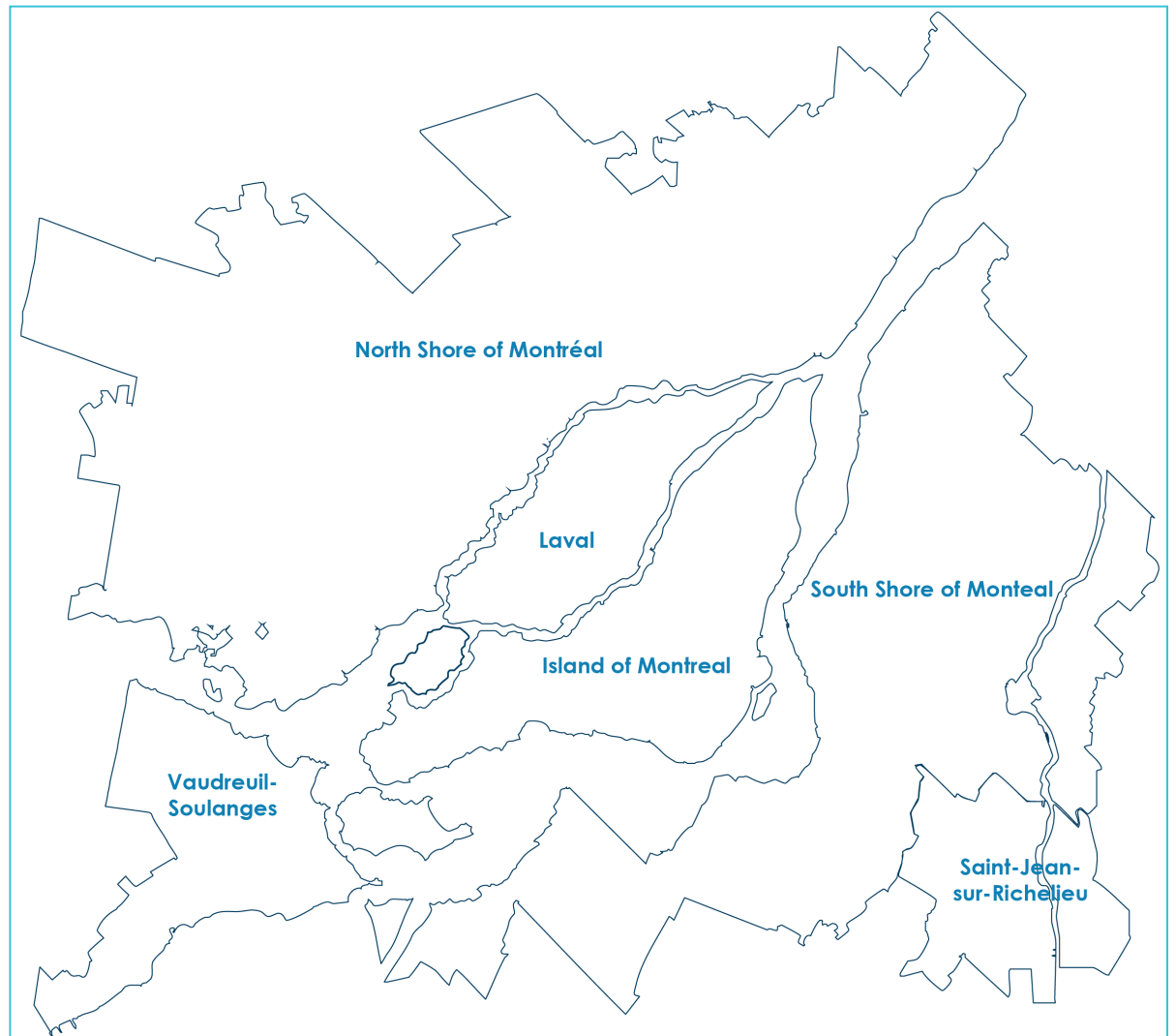
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	3,824	2,659	↑ 44%	36,705	31,598	↑ 16%
Active listings	18,201	16,849	↑ 8%	17,660	15,381	↑ 15%
New listings	6,258	5,654	↑ 11%	59,756	52,723	↑ 13%
Sales volume	\$2,409,361,538	\$1,537,551,100	↑ 57%	\$22,244,032,322	\$18,140,150,801	↑ 23%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	1,925	1,340	↑ 44%	18,878	16,403	↑ 15%
Active listings	7,665	7,245	↑ 6%	7,461	6,557	↑ 14%
Median price	\$589,000	\$545,000	↑ 8%	\$575,000	\$544,000	↑ 6%
Average selling time (days)	51	43	↑ 8	54	50	↑ 4
Condominium						
Sales	1,493	1,014	↑ 47%	14,352	12,281	↑ 17%
Active listings	8,004	7,130	↑ 12%	7,707	6,532	↑ 18%
Median price	\$414,250	\$390,000	↑ 6%	\$405,000	\$390,000	↑ 4%
Average selling time (days)	58	53	↑ 5	60	56	↑ 4
Plex (2-5 units)						
Sales	404	302	↑ 34%	3,455	2,887	↑ 20%
Active listings	2,464	2,432	↑ 1%	2,446	2,256	↑ 8%
Median price	\$789,500	\$737,000	↑ 7%	\$765,000	\$725,000	↑ 6%
Average selling time (days)	71	61	↑ 10	76	72	↑ 4

Island of Montreal

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1,453	1,016	↑ 43%	13,567	11,665	↑ 16%
Active listings	9,167	8,294	↑ 11%	8,788	7,703	↑ 14%
New listings	2,586	2,326	↑ 11%	25,582	22,496	↑ 14%
Sales volume	\$1,086,274,904	\$679,446,427	↑ 60%	\$9,512,385,779	\$7,780,501,823	↑ 22%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	419	288	↑ 45%	3,800	3,217	↑ 18%
Active listings	2,056	1,919	↑ 7%	1,952	1,803	↑ 8%
Median price	\$797,750	\$695,000	↑ 15%	\$740,000	\$715,000	↑ 3%
Average selling time (days)	59	51	↑ 8	63	61	↑ 2
Condominium						
Sales	794	537	↑ 48%	7,615	6,559	↑ 16%
Active listings	5,571	4,853	↑ 15%	5,290	4,454	↑ 19%
Median price	\$478,950	\$451,000	↑ 6%	\$460,000	\$443,000	↑ 4%
Average selling time (days)	62	57	↑ 5	65	62	↑ 3
Plex (2-5 units)						
Sales	240	191	↑ 26%	2,152	1,889	↑ 14%
Active listings	1,540	1,522	↑ 1%	1,546	1,446	↑ 7%
Median price	\$845,000	\$775,000	↑ 9%	\$817,000	\$770,000	↑ 6%
Average selling time (days)	67	57	↑ 10	75	72	↑ 3

Laval

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	370	234	↑ 58%	3,438	2,947	↑ 17%
Active listings	1,444	1,372	↑ 5%	1,420	1,240	↑ 15%
New listings	558	481	↑ 16%	5,250	4,617	↑ 14%
Sales volume	\$208,901,994	\$131,965,100	↑ 58%	\$1,966,832,086	\$1,596,061,794	↑ 23%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	216	144	↑ 50%	2,093	1,835	↑ 14%
Active listings	757	757	↔ 0%	778	664	↑ 17%
Median price	\$570,000	\$538,750	↑ 6%	\$573,000	\$535,000	↑ 7%
Average selling time (days)	47	37	↑ 10	51	47	↑ 4
Condominium						
Sales	122	71	↑ 72%	1,124	962	↑ 17%
Active listings	537	461	↑ 16%	487	416	↑ 17%
Median price	\$385,000	\$358,000	↑ 8%	\$389,000	\$380,000	↑ 2%
Average selling time (days)	65	53	↑ 12	64	54	↑ 10
Plex (2-5 units)						
Sales	32	19	**	221	149	↑ 48%
Active listings	149	152	↓ -2%	154	159	↓ -3%
Median price	\$779,000	**	↑ 3%	\$790,000	\$725,000	↑ 9%
Average selling time (days)	70	**	**	82	76	↑ 6

North Shore of Montreal

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	906	602	↑ 50%	8,542	7,278	↑ 17%
Active listings	3,067	2,956	↑ 4%	2,984	2,545	↑ 17%
New listings	1,385	1,225	↑ 13%	12,115	10,695	↑ 13%
Sales volume	\$479,124,108	\$299,352,517	↑ 60%	\$4,457,760,287	\$3,598,891,352	↑ 24%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	613	421	↑ 46%	5,880	5,089	↑ 16%
Active listings	2,022	1,956	↑ 3%	1,954	1,669	↑ 17%
Median price	\$530,000	\$487,000	↑ 9%	\$516,000	\$490,000	↑ 5%
Average selling time (days)	46	41	↑ 5	50	44	↑ 6
Condominium						
Sales	234	143	↑ 64%	2,146	1,794	↑ 20%
Active listings	603	634	↓ -5%	640	567	↑ 13%
Median price	\$347,750	\$339,000	↑ 3%	\$344,000	\$330,000	↑ 4%
Average selling time (days)	50	45	↑ 5	51	47	↑ 4
Plex (2-5 units)						
Sales	59	36	↑ 64%	502	383	↑ 31%
Active listings	400	339	↑ 18%	363	286	↑ 27%
Median price	\$690,000	\$603,000	↑ 14%	\$649,000	\$567,500	↑ 14%
Average selling time (days)	79	55	↑ 24	81	75	↑ 6

South Shore of Montreal

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	858	651	↑ 32%	8,598	7,431	↑ 16%
Active listings	3,303	3,107	↑ 6%	3,213	2,895	↑ 11%
New listings	1,332	1,245	↑ 7%	12,700	11,266	↑ 13%
Sales volume	\$504,368,799	\$345,112,611	↑ 46%	\$4,910,405,972	\$3,972,617,302	↑ 24%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	514	383	↑ 34%	5,264	4,586	↑ 15%
Active listings	1,984	1,859	↑ 7%	1,925	1,740	↑ 11%
Median price	\$588,000	\$540,000	↑ 9%	\$575,000	\$538,000	↑ 7%
Average selling time (days)	50	41	↑ 9	51	48	↑ 3
Condominium						
Sales	285	225	↑ 27%	2,875	2,481	↑ 16%
Active listings	1,022	918	↑ 11%	989	869	↑ 14%
Median price	\$390,000	\$350,000	↑ 11%	\$375,000	\$356,000	↑ 5%
Average selling time (days)	50	47	↑ 3	50	49	↑ 1
Plex (2-5 units)						
Sales	58	43	↑ 35%	458	358	↑ 28%
Active listings	284	324	↓ -12%	290	280	↑ 3%
Median price	\$716,750	\$640,000	↑ 12%	\$675,000	\$628,500	↑ 7%
Average selling time (days)	79	77	↑ 2	70	73	↓ -3

Vaudreuil-Soulanges

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	155	104	↑ 49%	1,586	1,403	↑ 13%
Active listings	861	750	↑ 15%	878	650	↑ 35%
New listings	242	221	↑ 10%	2,735	2,344	↑ 17%
Sales volume	\$88,876,962	\$55,357,000	↑ 61%	\$897,014,748	\$783,527,080	↑ 14%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	105	72	↑ 46%	1,128	1,054	↑ 7%
Active listings	611	507	↑ 21%	596	454	↑ 31%
Median price	\$595,000	\$555,000	↑ 7%	\$574,850	\$550,000	↑ 5%
Average selling time (days)	66	52	↑ 14	59	50	↑ 9
Condominium						
Sales	43	26	**	418	316	↑ 32%
Active listings	213	209	↑ 2%	244	163	↑ 50%
Median price	\$370,000	**	**	\$360,000	\$360,000	↔ 0%
Average selling time (days)	74	**	**	72	62	↑ 10
Plex (2-5 units)						
Sales	6	5	**	37	26	**
Active listings	26	29	**	30	27	**
Median price	**	**	**	\$632,500	**	**
Average selling time (days)	**	**	**	80	**	**

Saint-Jean-sur-Richelieu

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	82	52	↑ 58%	974	874	↑ 11%
Active listings	359	370	↓ -3%	377	349	↑ 8%
New listings	155	156	↓ -1%	1,374	1,305	↑ 5%
Sales volume	\$41,814,771	\$26,317,445	↑ 59%	\$499,633,450	\$408,551,450	↑ 22%

Detailed Statistics by Property Category

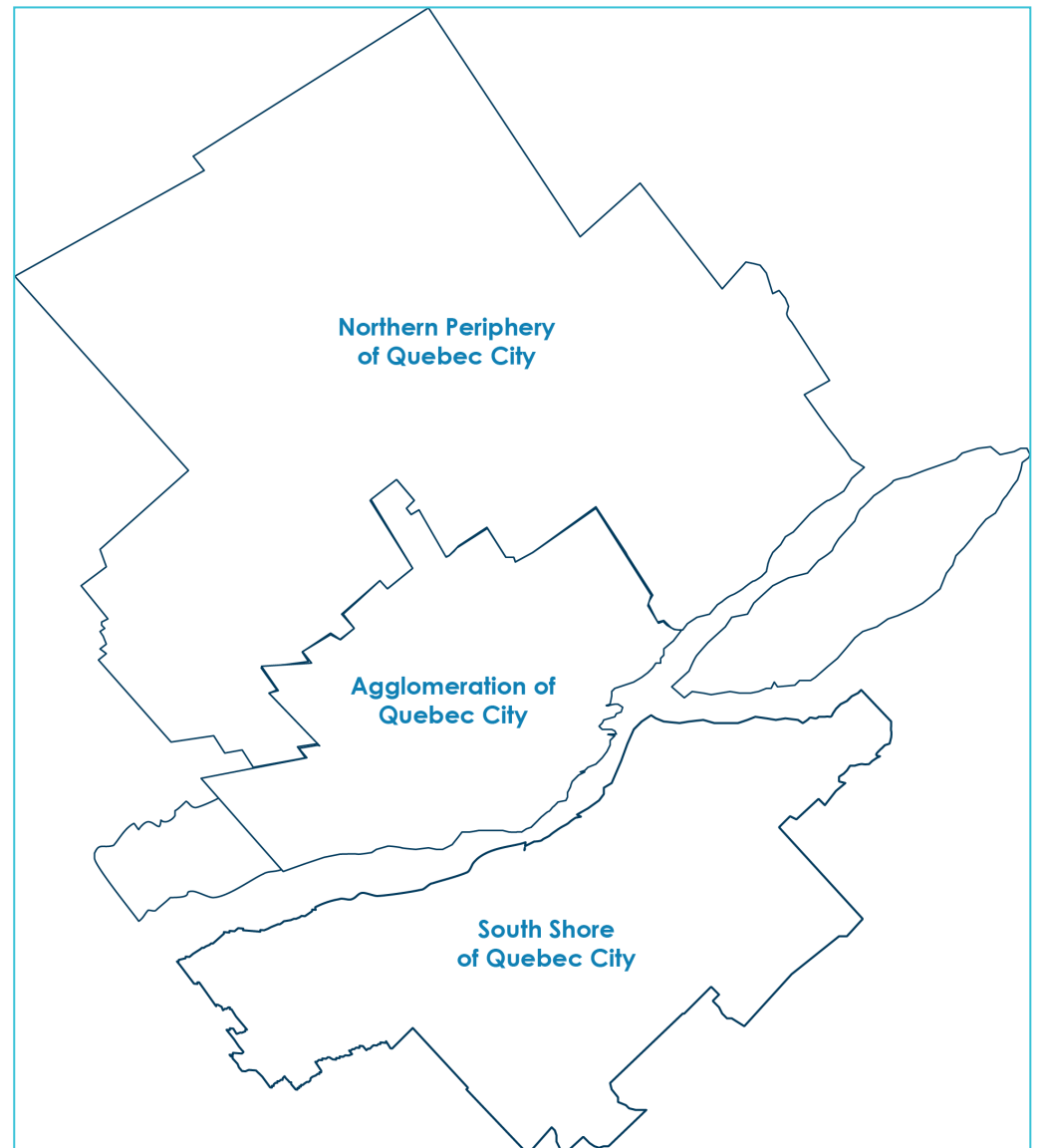
	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	58	32	↑ 81%	713	622	↑ 15%
Active listings	235	247	↓ -5%	256	227	↑ 13%
Median price	\$535,000	\$489,000	↑ 9%	\$511,950	\$485,000	↑ 6%
Average selling time (days)	43	38	↑ 5	54	52	↑ 2
Condominium						
Sales	15	12	**	174	169	↑ 3%
Active listings	58	55	↑ 5%	56	63	↓ -11%
Median price	**	**	**	\$330,000	\$329,000	↔ 0%
Average selling time (days)	**	**	**	48	46	↑ 2
Plex (2-5 units)						
Sales	9	8	**	85	82	↑ 4%
Active listings	65	66	↓ -2%	63	58	↑ 9%
Median price	**	**	**	\$505,225	\$450,000	↑ 12%
Average selling time (days)	**	**	**	87	61	↑ 26

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	894	724	↑ 23%	8,127	7,136	↑ 14%
Active listings	2,358	2,961	↓ -20%	2,533	2,864	↓ -12%
New listings	1,163	1,026	↑ 13%	9,691	9,231	↑ 5%
Sales volume	\$386,222,060	\$273,625,953	↑ 41%	\$3,250,152,747	\$2,591,844,010	↑ 25%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	558	440	↑ 27%	5,015	4,434	↑ 13%
Active listings	1,490	1,817	↓ -18%	1,542	1,746	↓ -12%
Median price	\$405,000	\$350,346	↑ 16%	\$380,000	\$349,000	↑ 9%
Average selling time (days)	37	44	↓ -7	51	49	↑ 2
Condominium						
Sales	252	224	↑ 13%	2,419	2,154	↑ 12%
Active listings	580	780	↓ -26%	694	801	↓ -13%
Median price	\$269,500	\$249,000	↑ 8%	\$269,500	\$239,000	↑ 13%
Average selling time (days)	46	57	↓ -11	52	60	↓ -8
Plex (2-5 units)						
Sales	84	59	↑ 42%	691	542	↑ 27%
Active listings	278	360	↓ -23%	291	314	↓ -7%
Median price	\$445,000	\$385,000	↑ 16%	\$430,000	\$385,000	↑ 12%
Average selling time (days)	56	62	↓ -6	67	70	↓ -3

Agglomeration of Quebec City

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	595	504	↑ 18%	5,430	4,925	↑ 10%
Active listings	1,229	1,656	↓ -26%	1,365	1,629	↓ -16%
New listings	706	683	↑ 3%	6,120	6,087	↑ 1%
Sales volume	\$249,572,574	\$186,947,308	↑ 33%	\$2,138,862,513	\$1,775,220,219	↑ 20%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	314	269	↑ 17%	2,846	2,653	↑ 7%
Active listings	557	700	↓ -20%	580	702	↓ -17%
Median price	\$400,000	\$350,000	↑ 14%	\$380,500	\$350,000	↑ 9%
Average selling time (days)	33	36	↓ -3	43	43	↔ 0
Condominium						
Sales	217	190	↑ 14%	2,047	1,856	↑ 10%
Active listings	471	677	↓ -30%	576	691	↓ -17%
Median price	\$270,000	\$255,000	↑ 6%	\$274,000	\$245,000	↑ 12%
Average selling time (days)	45	54	↓ -9	53	58	↓ -5
Plex (2-5 units)						
Sales	64	45	↑ 42%	536	416	↑ 29%
Active listings	201	277	↓ -27%	208	236	↓ -12%
Median price	\$460,000	\$416,000	↑ 11%	\$441,500	\$406,000	↑ 9%
Average selling time (days)	54	63	↓ -9	65	64	↑ 1

Northern Periphery of Quebec City

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	113	90	↑ 26%	989	795	↑ 24%
Active listings	544	653	↓ -17%	562	595	↓ -6%
New listings	196	134	↑ 46%	1,424	1,234	↑ 15%
Sales volume	\$56,150,211	\$41,502,365	↑ 35%	\$458,345,544	\$340,151,359	↑ 35%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	101	78	↑ 29%	859	710	↑ 21%
Active listings	484	598	↓ -19%	502	548	↓ -8%
Median price	\$443,000	\$399,000	↑ 11%	\$424,950	\$380,000	↑ 12%
Average selling time (days)	40	62	↓ -22	62	57	↑ 5
Condominium						
Sales	8	10	**	107	72	↑ 49%
Active listings	37	33	↑ 12%	38	33	↑ 17%
Median price	**	**	**	\$275,000	\$199,500	↑ 38%
Average selling time (days)	**	**	**	52	87	↓ -35
Plex (2-5 units)						
Sales	4	2	**	23	13	**
Active listings	15	21	**	17	14	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

October 2024

Residential: Summary of Centris Activity

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	186	130	↑ 43%	1,708	1,416	↑ 21%
Active listings	585	652	↓ -10%	607	640	↓ -5%
New listings	261	209	↑ 25%	2,147	1,910	↑ 12%
Sales volume	\$80,499,275	\$45,176,280	↑ 78%	\$652,944,690	\$476,472,432	↑ 37%

Detailed Statistics by Property Category

	October			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	143	93	↑ 54%	1,310	1,071	↑ 22%
Active listings	449	519	↓ -13%	459	497	↓ -8%
Median price	\$401,000	\$340,000	↑ 18%	\$360,000	\$329,000	↑ 9%
Average selling time (days)	43	50	↓ -7	62	57	↑ 5
Condominium						
Sales	27	24	**	265	226	↑ 17%
Active listings	72	70	↑ 3%	80	77	↑ 4%
Median price	**	**	**	\$243,000	\$218,250	↑ 11%
Average selling time (days)	**	**	**	48	66	↓ -18
Plex (2-5 units)						
Sales	16	12	**	132	113	↑ 17%
Active listings	62	62	↔ 0%	66	64	↑ 4%
Median price	**	**	**	\$393,000	\$327,000	↑ 20%
Average selling time (days)	**	**	**	65	91	↓ -26

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

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