

Press release

Centris Residential Sales Statistics – October 2020

Sales in Quebec City remained at exceptional levels in October and the number of properties for sale fell even further

Quebec City, November 3, 2020 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the **Quebec City Census Metropolitan Area (CMA)** for the month of October, based on the real estate brokers' Centris provincial database.

According to Charles Brant, director of market analysis at the QPAREB, "Quebec City continues to be the metropolitan area whose market conditions have tightening the fastest to the advantage of sellers. There was a 45 per cent increase in sales and a further drop in listings, which is unprecedented for a month of October."

October highlights

- Very strong sales growth on the South Shore of Quebec City (+66 per cent) and in the Northern Periphery (+49 per cent). The agglomeration of Quebec City also posted remarkable sales growth (+40 per cent).
- Record-setting sales for plexes (2 to 5 dwellings) (+65 per cent), condominiums (+61 per cent) and single-family homes (+38 per cent). For this last property category, the increase was smaller due to the rapid shrinking of inventory.
- Historic drop in active listings for a seventh consecutive month for single-family homes (-50 per cent) and plexes (-39 per cent). Condominiums registered a 21 per cent drop in active listings.
- Prices continued to experience relatively sustained increases: +6 per cent for single-family homes and +3 per cent for plexes. The median price of condominiums fell slightly (-3 per cent).
- Record number of visits to the [Centris.ca](https://www.centris.ca) website, up 71 per cent compared to October of last year. This technology platform allows virtual open houses and private interactive showings, an advantage for real estate brokerage professionals and their clients.

Quebec City Real Estate Market

October 2020



Residential: Summary of Centris Activity

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,018	700	↑ 45%	8,740	6,985	↑ 25%
Active listings	4,595	7,666	↓ -40%	5,903	7,765	↓ -24%
New listings	1,239	1,410	↓ -12%	10,363	12,388	↓ -16%
Sales volume	\$308,929,754	\$200,401,477	↑ 54 %	\$2,519,547,750	\$1,931,376,824	↑ 30%

Detailed Statistics by Property Category

	October			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	662	480	↑ 38%	5,998	4,935	↑ 22%
Active listings	2,360	4,689	↓ -50%	3,408	4,684	↓ -27%
Median price	\$278,000	\$262,500	↑ 6%	\$269,900	\$260,000	↑ 4%
Average selling time (days)	90	110	↓ -20	119	122	↓ -3
Condominium						
Sales	265	165	↑ 61%	2,125	1,583	↑ 34%
Active listings	1,818	2,292	↓ -21%	2,006	2,429	↓ -17%
Median price	\$197,000	\$203,000	↓ -3%	\$192,000	\$192,250	≈ 0%
Average selling time (days)	143	158	↓ -15	157	167	↓ -10
Plex (2-5 units)						
Sales	91	55	↑ 65%	604	464	↑ 30%
Active listings	405	665	↓ -39%	474	637	↓ -26%
Median price	\$334,500	\$325,000	↑ 3%	\$320,000	\$305,000	↑ 5%
Average selling time (days)	77	154	↓ -77	125	123	↑ 2



Les taux de variation sont calculés par rapport à la même période de l'année précédente.
Source : APCIQ par le système Centris

Additional information:

[Quarterly statistics – Barometer for the province of Quebec](#)

[Detailed and cumulative \(2020\) statistics for the province and regions](#)

If you would like additional information from the Market Analysis Department, such as specific data or regional details on the real estate market, please [write to us](#).

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 13,000 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 and has its administrative offices in Montreal. 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](#).

About Centris

Société Centris provides real estate industry stakeholders with access to real estate data and a wide range of technology tools. Centris tools are used by close to 14,000 real estate brokers, as well as other industry professionals. Centris also operates Centris.ca, the most visited real estate website in Quebec.

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For more information:

[Image bank](#) (credit QPAREB) available free of charge.

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