

Press release

Centris Residential Sales Statistics – November 2020

## Record-Setting Sales Continue in November on Montreal's Real Estate Market

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

A new November sales record was set in the Montreal CMA despite the second wave of the COVID-19 pandemic. Residential sales jumped by 32 per cent compared to November of last year.

"We also saw a historic 57 per cent increase in the number of new condominium listings on the Island of Montreal, the highest level since the year 2000 when the real estate brokers' Centris system began compiling market data," said Charles Brant, director of market analysis at the QPAREB.

### November highlights

- Year-to-date sales have increased by 7 per cent compared to the same period in 2019.
- Sales continued to increase in several periphery markets, including the North Shore (+48 per cent), the South Shore (+37 per cent), Laval (+34 per cent) and Vaudreuil-Soulanges (+32 per cent), as well as on the Island of Montreal (+21 per cent). In contrast, sales in Saint-Jean-sur-Richelieu slowed, registering a 3 per cent increase, due primarily to a record drop in new listings in this market over the past several quarters.
- By property category, plexes (2 to 5 dwellings) registered the largest sales increase (+34 per cent) followed closely by condominiums (+31 per cent) and single-family homes (+31 per cent).
- There was a significant increase in active listings for condominiums (+14 per cent) and plexes (+7 per cent), numbers that have not been seen for a month of November since 2012 and 2014, respectively. This was in contrast to single-family homes, which registered a sharp decline (-38 per cent).
- With market conditions that are still very much to the advantage of sellers, median prices continued to increase significantly for single-family homes (+23 per cent) but tended to slow down for condominiums and plexes (+9 per cent).

# Montreal Area Real Estate Market

## November 2020



### Residential: Summary of Centris Activity

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	5,343	4,063	↑ 32%	51,031	47,756	↑ 7%
Active listings	13,698	16,070	↓ -15%	13,786	18,801	↓ -27%
New listings	5,981	4,576	↑ 31%	63,638	62,177	↑ 2%
Sales volume	\$2,666,939,210	\$1,690,821,823	↑ 58%	\$22,988,733,709	\$18,740,889,478	↑ 23%

### Detailed Statistics by Property Category

	November			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	2,761	2,102	↑ 31%	27,846	25,735	↑ 8%
Active listings	5,387	8,655	↓ -38%	6,666	9,815	↓ -32%
Median price	\$435,000	\$352,500	↑ 23%	\$399,000	\$340,000	↑ 17%
Average selling time (days)	37	58	↓ -21	53	65	↓ -12
<b>Condominium</b>						
Sales	1,974	1,504	↑ 31%	18,456	17,489	↑ 6%
Active listings	6,290	5,504	↑ 14%	5,403	6,807	↓ -21%
Median price	\$316,000	\$290,000	↑ 9%	\$302,000	\$265,500	↑ 14%
Average selling time (days)	44	69	↓ -25	50	78	↓ -28
<b>Plex (2-5 units)</b>						
Sales	603	449	↑ 34%	4,665	4,480	↑ 4%
Active listings	1,983	1,857	↑ 7%	1,671	2,120	↓ -21%
Median price	\$630,000	\$579,000	↑ 9%	\$610,000	\$547,750	↑ 11%
Average selling time (days)	46	69	↓ -23	59	75	↓ -16



Variations from the same period the previous year.  
Source: QPARÉB by the Centris System

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](#).

### **Book your interview for December 16!**

On December 16, the QPAREB will unveil its assessment of the 2020 real estate market, along with its forecasts for 2021 and an analysis of the impact of COVID-19. A press release will be issued on November 16. Please reserve your time slot for an interview now at [media@qpareb.ca](mailto:media@qpareb.ca).

### **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](http://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](http://Centris.ca), the most visited real estate website in Quebec.

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For more information:

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