

Press release

Centris Residential Sales Statistics – December 2020

Montreal Real Estate Market: New Sales Records Were Set in December in All Areas

L'Île-des-Sœurs, January 5, 2021 – 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 December, based on the real estate brokers' Centris provincial database.

"All areas of the Montreal CMA registered a new sales record for a month of December. However, we continue to see an increase in condominium listings that far exceeds the number of condo sales on the Island of Montreal," said Charles Brant, director of market analysis at the QPAREB.

December highlights

- Significant increase (+8 per cent) in year-to-date sales.
- Strong sales increases in periphery markets, including Saint-Jean-sur-Richelieu (+51 per cent), the North Shore (+49 per cent), Laval (+33 per cent), the South Shore (+31 per cent) and Vaudreuil-Soulanges (+25 per cent).
- By property category, sales of plexes and single-family homes jumped by 35 per cent, while sales of condominiums rose by 26 per cent.
- Sharp increase in active listings for condominiums (+18 per cent) and plexes (+15 per cent), numbers that have not been seen for a month of December since 2012 and 2011, respectively. In contrast, active listings of single-family homes fell sharply (-44 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 (+21 per cent), and remained at high levels for condominiums (+14 per cent) and plexes (+10 per cent).

Montreal Area Real Estate Market

December 2020



Residential: Summary of Centris Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	4,613	3,503	↑ 32%	55,609	51,258	↑ 8%
Active listings	11,551	13,778	↓ -16%	13,590	18,382	↓ -26%
New listings	3,790	3,048	↑ 24%	67,327	65,224	↑ 3%
Sales volume	\$2,233,879,266	\$1,483,486,531	↑ 51%	\$25,203,342,662	\$20,223,940,346	↑ 25%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,418	1,794	↑ 35%	30,246	27,529	↑ 10%
Active listings	4,210	7,521	↓ -44%	6,458	9,624	↓ -33%
Median price	\$430,000	\$355,000	↑ 21%	\$400,000	\$340,000	↑ 18%
Average selling time (days)	40	61	↓ -21	52	65	↓ -13
Condominium						
Sales	1,627	1,287	↑ 26%	20,072	18,775	↑ 7%
Active listings	5,552	4,701	↑ 18%	5,411	6,632	↓ -18%
Median price	\$325,000	\$285,000	↑ 14%	\$305,000	\$267,900	↑ 14%
Average selling time (days)	\$46	75	↓ -29	50	78	↓ -28
Plex (2-5 units)						
Sales	567	419	↑ 35%	5,226	4,899	↑ 7%
Active listings	1,747	1,513	↑ 15%	1,676	2,069	↓ -19%
Median price	\$640,000	\$581,500	↑ 10%	\$615,000	\$550,000	↑ 12%
Average selling time (days)	49	75	↓ -26	58	75	↓ -17



Variations from the same period the previous year.
Source: QPAREB 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](#).

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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