



Press release

Centris Residential Sales Statistics – December 2020

Strong End to the Year on the Quebec City Real Estate Market With Another Record Increase in Sales and Prices

Quebec City, January 5, 2021 – 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 December, based on the real estate brokers' Centris provincial database.

"A record number of 900 sales were concluded in December, largely surpassing the record that was set in 2019 for the same period. At this frenetic pace, market conditions continue to tighten rapidly in favour of sellers, resulting in price increases that have not been seen in 10 years, with the exception of condominiums," said Charles Brant, director of market analysis at the QPAREB.

December highlights

- Residential sales up by 44 per cent in December, a new record in terms of the number of transactions.
- Record-setting sales increases in all areas of the Quebec City CMA, especially the Northern Periphery with an impressive increase of 66 per cent. This was followed by the Agglomeration of Quebec City (+45 per cent) and the South Shore (+25 per cent).
- All property categories posted record sales increases for a month of December: plexes (+ 61 per cent), condominiums (+53 per cent) and single-family homes (+38 per cent).
- Active listings registered a historic decline for a ninth consecutive month for single-family homes (-54 per cent) and plexes (-41 per cent). Active condominium listings fell by 25 per cent.
- Median prices reached new highs: \$367,500 for plexes (+25 per cent) and \$283,000 for single-family homes (+11 per cent). Condominiums, whose market conditions are more balanced, continued their slow catch-up, registering a median price of \$190,000 (-3 per cent).

Quebec City Real Estate Market

December 2020



Residential: Summary of Centris Activity

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	900	627	↑ 44%	10,651	8,291	↑ 28%
Active listings	4,055	7,236	↓ -44%	5,618	7,716	↓ -27%
New listings	850	764	↑ 11%	12,276	14,277	↓ -14%
Sales volume	\$279,833,242	\$167,996,478	↑ 67%	\$3,109,334,588	\$2,286,089,388	↑ 36%

Detailed Statistics by Property Category

	December			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	577	417	↑ 38%	7,224	5,832	↑ 24%
Active listings	2,002	4,367	↓ -54%	3,192	4,657	↓ -31%
Median price	\$283,000	\$254,000	↑ 11%	\$270,000	\$260,000	↑ 4%
Average selling time (days)	86	125	↓ -39	113	122	↓ -9
Condominium						
Sales	231	151	↑ 53%	2,617	1,879	↑ 39%
Active listings	1,686	2,244	↓ -25%	1,958	2,407	↓ -19%
Median price	\$190,000	\$195,000	↓ -3%	\$193,000	\$192,000	↑ 1%
Average selling time (days)	143	171	↓ -28	153	167	↓ -14
Plex (2-5 units)						
Sales	90	56	↑ 61%	793	573	↑ 38%
Active listings	359	606	↓ -41%	454	637	↓ -29%
Median price	\$367,500	\$294,000	↑ 25%	\$325,000	\$302,000	↑ 8%
Average selling time (days)	128	111	↑ 17	125	120	↑ 5



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.

- 30 -

For more information:

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

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