

Press release

Centris Residential Sales Statistics – January 2021

Montreal Real Estate Market: Strong Start to the Year With New Sales and Price Records, Propelled by Condominiums and Plexes

L'Île-des-Sœurs, February 2, 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 January, based on the real estate brokers' Centris provincial database.

"Despite more severe health restrictions, January continued in the footsteps of 2020. Condominiums and plexes registered record sales, including on the Island of Montreal, with the highest number of transactions ever recorded since the early 2000s," said Charles Brant, director of market analysis at the QPAREB. "This has resulted in a drop in the inventory of properties available for sale in the areas peripheral to the Island. The slowdown in sales growth for the single-family home category is clearly attributable to a lack of active listings," he added.

January highlights

- A new January sales record was set in the Montreal CMA, as transactions jumped by 17 per cent compared to January of last year.
- Strong increases were seen in several peripheral markets, including Vaudreuil-Soulanges (+33 per cent), the North Shore (+29 per cent), as well as on the South Shore and the Island of Montreal (+17 per cent).
- Sales fell by 6 per cent in Saint-Jean-sur-Richelieu and by 7 per cent in Laval, mainly due to a shortage of properties for sale in the latter area.
- Sales of plexes (+34 per cent) and condominiums (+20 per cent) rose significantly in the CMA.
- There was an increase in active condominium listings (+9 per cent), mainly on the Island of Montreal (+55 per cent).
- With market conditions still very much in favour of sellers, median prices continued to experience significant growth for single-family homes (+23 per cent), and remained at high levels for condominiums (+17 per cent) and plexes (+14 per cent).

Montreal Area Real Estate Market

January 2021



Residential: Summary of Centris Activity

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	3,971	3,398	↑ 17%	3,971	3,398	↑ 17%
Active listings	11,176	14,932	↓ -25%	11,176	14,932	↓ -25%
New listings	5,042	5,656	↓ -11%	5,042	5,656	↓ -11%
Sales volume	\$1,924,032,576	\$1,386,139,859	↑ 39%	\$1,924,032,576	\$1,386,139,859	↑ 39%

Detailed Statistics by Property Category

	January			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	1,980	1,779	↑ 11%	1,980	1,779	↑ 11%
Active listings	4,095	8,313	↓ -51%	4,095	8,313	↓ -51%
Median price	\$434,000	\$353,000	↑ 23%	\$434,000	\$353,000	↑ 23%
Average selling time (days)	45	69	↓ -24	45	69	↓ -24
Condominium						
Sales	1,541	1,282	↑ 20%	1,541	1,282	↑ 20%
Active listings	5,489	5,023	↑ 9%	5,489	5,023	↑ 9%
Median price	\$322,000	\$275,000	↑ 17%	\$322,000	\$275,000	↑ 17%
Average selling time (days)	53	75	↓ -22	53	75	↓ -22
Plex (2-5 units)						
Sales	446	333	↑ 34%	446	333	↑ 34%
Active listings	1,549	1,551	↔ 0%	1,549	1,551	↔ 0%
Median price	\$650,000	\$570,000	↑ 14%	\$650,000	\$570,000	↑ 14%
Average selling time (days)	57	73	↓ -16	57	73	↓ -16



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

Additional information:

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

Centris is a dynamic and innovative technology company in the real estate sector. It collects data and offers solutions that are highly adapted to the needs of professionals. Among these solutions is Centris.ca, the most visited real estate website in Quebec.

- 30 -

For more information:

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

Marjolaine Beaulieu

Publicist
Communications and Marketing

1-888-762-2440 or
514-762-2440, ext. 238
media@qpareb.ca