



Press release

Centris Residential Sales Statistics – February 2021

February Marks a New Sales Record in Quebec City: Condominium Sales Soar

Quebec City, March 2, 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 February, based on the real estate brokers' Centris provincial database.

"The decrease in active listings continued in February with a record-setting drop for single-family homes (-61 per cent) but also for condominiums (-32 per cent). This latter property category outperformed single-family homes in terms of sales, as condo transactions jumped by 50 per cent, tipping condominium market conditions in favour of sellers for the first time since October 2011," said Charles Brant, director of market analysis at the QPAREB.

February highlights

- Total sales: up by 6 per cent in February (1,168 transactions), a new sales record compared to February of 2020, which was an exceptional month.
- The areas on the periphery of the Agglomeration of Quebec City continued to post record sales, particularly the Northern Periphery with 148 transactions (+30 per cent), followed by the South Shore with 225 transactions (+7 per cent). The Agglomeration of Quebec City registered a 2 per cent increase in sales with 795 transactions.
- Sales by property category: historical sales levels for a month of February with 95 plex transactions (+48 per cent) and 379 condominium transactions (+50 per cent). Sales of single-family homes were the exception, with 693 sales, a decrease of 11 per cent.
- Active listings once again registered a record-setting drop for single-family homes (-61 per cent) and plexes (-41 per cent). The 32 per cent decrease for condominiums shifted market conditions in favour of sellers for this property category.
- Under pressure, the median price of single-family homes increased by 13 per cent, while that of plexes rose by 16 per cent. The median price of condominiums grew by 4 per cent.

Quebec City Real Estate Market

February 2021



Residential: Summary of Centris Activity

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,168	1,102	↑ 6%	1,997	1,815	↑ 10%
Active listings	3,643	7,304	↓ -50%	3,730	7,355	↓ -49%
New listings	1,247	1,404	↓ -11%	2,250	2,830	↓ -20%
Sales volume	\$362,716,636	\$298,709,729	↑ 21%	\$617,585,449	\$491,836,789	↑ 26%

Detailed Statistics by Property Category

	February			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	693	782	↓ -11%	1,209	1,282	↓ -6%
Active listings	1,732	4,420	↓ -61%	1,792	4,475	↓ -60%
Median price	\$295,000	\$260,000	↑ 13%	\$290,000	\$259,000	↑ 12%
Average selling time (days)	75	116	↓ -41	77	117	↓ -40
Condominium						
Sales	379	253	↑ 50%	628	417	↑ 51%
Active listings	1,550	2,270	↓ -32%	1,583	2,266	↓ -30%
Median price	\$198,000	\$190,000	↑ 4%	\$200,000	\$194,000	↑ 3%
Average selling time (days)	116	145	↓ -29	121	162	↓ -41
Plex (2-5 units)						
Sales	95	64	↑ 48%	158	112	↑ 41%
Active listings	352	595	↓ -41%	347	594	↓ -42%
Median price	\$375,000	\$323,750	↑ 16%	\$359,500	\$323,750	↑ 11%
Average selling time (days)	115	114	↑ 1	96	114	↓ -18



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 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.

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For more information:

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

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