

Press release

Centris residential sales statistics – July 2021

## Residential Sales and Active Listings Fall in July in the Quebec City CMA

**Quebec City, August 4, 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 July, based on the real estate brokers' Centris provincial database.

"The slowdown in residential sales in the Quebec City CMA, which began in June, continued into July with a decrease of almost 50 per cent in the number of single-family home transactions compared to an extraordinary month of July last year," said Charles Brant, director of the QPAREB's Market Analysis Department. "More than the tightening of borrowing conditions for potential buyers and the rise in prices, it is the lack of supply of properties on the market and a more normal summer period that explain this sharp drop in sales," he added.

### July highlights

- **Sales:** In total, 539 residential sales transactions were concluded in the Quebec City CMA in July, a 40 per cent decrease compared to July of last year. The Northern Periphery of the city registered the largest drop in sales in the region, falling by 50 per cent. The Agglomeration of Quebec City and the South Shore of Quebec City also registered substantial decreases in sales of 37 per cent and 38 per cent, respectively.
- **Sales by property category:** After a record-setting month of June, two-to-five unit income properties (plexes) saw their sales decrease by 35 per cent compared to July of last year. Condominium sales were down 24 per cent year over year.
- **Active listings:** Market conditions remained particularly tight for single-family homes in the CMA, as active listings fell by 49 per cent compared to July of last year. A similar trend was observed for condominiums, as active listing dropped by 36 per cent. Plexes, on the other hand, registered a 4 per cent increase in active listings.
- **Median price:** The median price of single-family homes continued to grow, increasing by 15 per cent compared to July of last year to reach \$315,000. The median price of condominiums also rose significantly, reaching \$212,250, an 11 per cent increase. However, plexes saw their median price drop by 6 per cent, with half of them selling for more than \$329,500.

# Quebec City Real Estate Market

## July 2021



### Residential: Summary of Centris Activity

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	539	892	↓ -40%	6,565	5,956	↑ 10%
Active listings	3,050	5,130	↓ -41%	3,428	6,402	↓ -46%
New listings	599	877	↓ -32%	7,470	6,933	↑ 8%
Sales volume	173,711,739 \$	268,144,714 \$	↓ -35%	2,101,685,578 \$	1,672,608,489 \$	↑ 26%

### Detailed Statistics by Property Category

	July			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
<b>Single-family home</b>						
Sales	332	611	↓ -46%	3,988	4,158	↓ -4%
Active listings	1,457	2,882	↓ -49%	1,678	3,802	↓ -56%
Median price	315,000 \$	275,000 \$	↑ 15%	308,000 \$	265,000 \$	↑ 16%
Average selling time (days)	53	125	↓ -72	62	125	↓ -63
<b>Condominium</b>						
Sales	164	215	↓ -24%	2,036	1,406	↑ 45%
Active listings	1,191	1,858	↓ -36%	1,366	2,086	↓ -35%
Median price	212,250 \$	190,500 \$	↑ 11%	205,000 \$	190,000 \$	↑ 8%
Average selling time (days)	82	162	↓ -80	109	164	↓ -55
<b>Plex (2-5 units)</b>						
Sales	43	66	↓ -35%	535	383	↑ 40%
Active listings	397	380	↑ 4%	377	500	↓ -25%
Median price	329,500 \$	350,500 \$	↓ -6%	360,000 \$	315,000 \$	↑ 14%
Average selling time (days)	88	172	↓ -84	72	133	↓ -61



\*\* Number of transactions too low to produce reliable statistics.

Variations are calculated in relation to the same period of the previous year.

Source: QPAREB by the Centris System

Additional information:

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

– 30 –

For more information:

### Marie-Rose Desautels

Morin Relations Publiques  
[media@qpareb.ca](mailto:media@qpareb.ca)

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