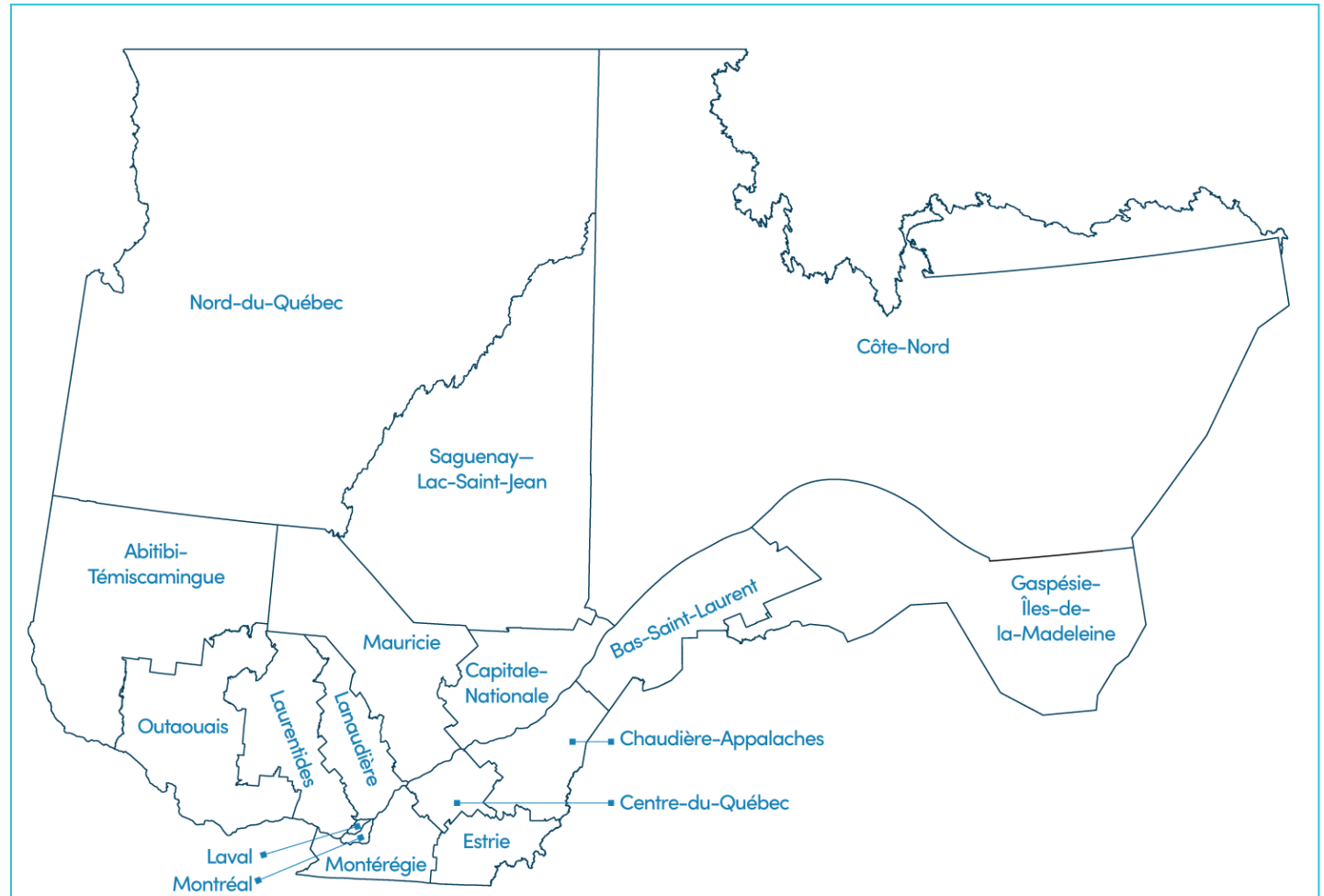


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Quebec

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	8 994	8 070	↑ 11%	21 276	18 282	↑ 16%
Active listings	38 346	31 599	↑ 21%	36 666	30 676	↑ 20%
New listings	13 442	11 888	↑ 13%	36 503	30 016	↑ 22%
Sales volume	\$4 409 129 390	\$3 643 725 553	↑ 21%	\$10 187 859 504	\$8 021 385 864	↑ 27%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	5 824	5 257	↑ 11%	13 796	11 906	↑ 16%
Active listings	22 948	18 542	↑ 24%	21 929	17 984	↑ 22%
Median price	\$451 000	\$420 000	↑ 7%	\$439 000	\$400 000	↑ 10%
Average selling time (days)	59	58	↑ 1	64	60	↑ 4
Condominium						
Sales	2 372	2 172	↑ 9%	5 655	4 901	↑ 15%
Active listings	10 168	8 582	↑ 18%	9 710	8 328	↑ 17%
Median price	\$369 900	\$354 250	↑ 4%	\$365 000	\$349 000	↑ 5%
Average selling time (days)	58	59	↓ -1	62	62	↔ 0
Plex (2-5 units)						
Sales	763	606	↑ 26%	1 756	1 402	↑ 25%
Active listings	4 783	4 193	↑ 14%	4 609	4 091	↑ 13%
Median price	\$530 750	\$500 000	↑ 6%	\$520 000	\$453 000	↑ 15%
Average selling time (days)	81	86	↓ -5	83	82	↑ 1

MONTÉAL CMA

Island of Montreal

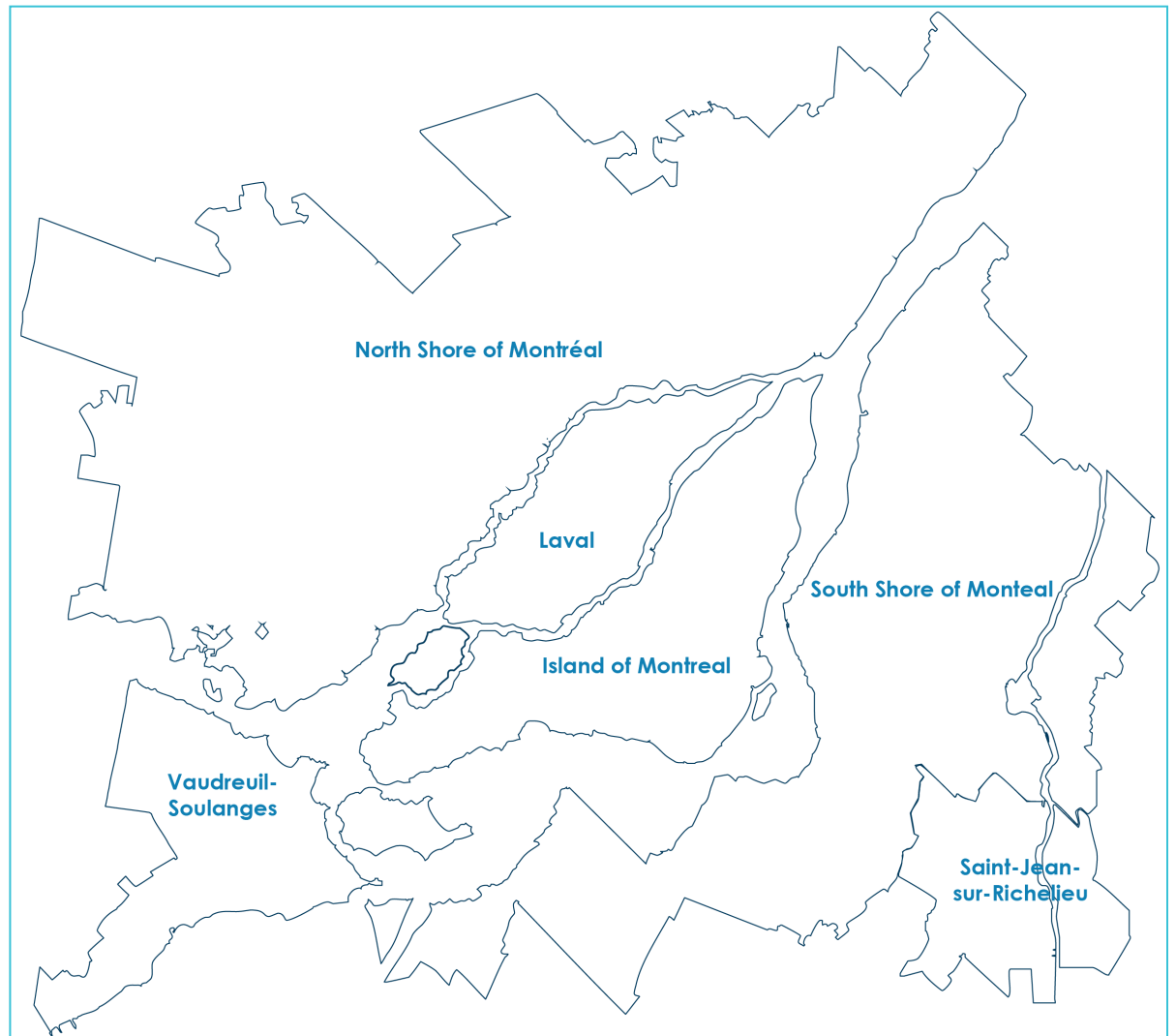
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	4 488	3 930	↑ 14%	10 372	8 679	↑ 20%
Active listings	18 707	15 973	↑ 17%	17 723	15 324	↑ 16%
New listings	6 973	6 318	↑ 10%	18 999	15 956	↑ 19%
Sales volume	\$2 670 950 550	\$2 166 117 611	↑ 23%	\$6 062 285 019	\$4 694 539 135	↑ 29%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	2 379	2 071	↑ 15%	5 445	4 529	↑ 20%
Active listings	8 232	6 926	↑ 19%	7 795	6 660	↑ 17%
Median price	\$565 000	\$535 000	↑ 6%	\$555 000	\$524 750	↑ 6%
Average selling time (days)	52	53	↓ -1	57	56	↑ 1
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	1 735	1 556	↑ 12%	4 089	3 483	↑ 17%
Active listings	7 832	6 668	↑ 17%	7 409	6 384	↑ 16%
Median price	\$400 000	\$381 350	↑ 5%	\$395 000	\$380 000	↑ 4%
Average selling time (days)	59	58	↑ 1	63	62	↑ 1
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	371	300	↑ 24%	832	659	↑ 26%
Active listings	2 576	2 344	↑ 10%	2 456	2 246	↑ 9%
Median price	\$750 000	\$711 000	↑ 5%	\$740 000	\$700 000	↑ 7%
Average selling time (days)	74	76	↓ -2	79	78	↑ 1

Island of Montreal

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1 543	1 361	↑ 13%	3 602	3 005	↑ 20%
Active listings	9 032	7 827	↑ 15%	8 395	7 450	↑ 13%
New listings	2 912	2 608	↑ 12%	7 825	6 608	↑ 18%
Sales volume	\$1 075 081 215	\$869 910 846	↑ 24%	\$2 441 730 371	\$1 904 622 756	↑ 28%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	458	368	↑ 24%	1 023	801	↑ 28%
Active listings	2 129	1 858	↑ 15%	1 935	1 747	↑ 11%
Median price	\$736 500	\$702 500	↑ 5%	\$737 000	\$690 000	↑ 7%
Average selling time (days)	61	61	↔ 0	69	68	↑ 1
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	852	800	↑ 7%	2 057	1 777	↑ 16%
Active listings	5 309	4 467	↑ 19%	4 944	4 248	↑ 16%
Median price	\$454 000	\$430 000	↑ 6%	\$455 000	\$430 000	↑ 6%
Average selling time (days)	65	63	↑ 2	70	69	↑ 1
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	233	193	↑ 21%	522	427	↑ 22%
Active listings	1 594	1 502	↑ 6%	1 516	1 455	↑ 4%
Median price	\$795 000	\$760 000	↑ 5%	\$778 500	\$755 000	↑ 3%
Average selling time (days)	76	78	↓ -2	79	80	↓ -1

Laval

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	411	386	↑ 6%	946	852	↑ 11%
Active listings	1 514	1 292	↑ 17%	1 440	1 259	↑ 14%
New listings	599	549	↑ 9%	1 654	1 379	↑ 20%
Sales volume	\$228 111 239	\$201 294 196	↑ 13%	\$519 682 584	\$436 591 471	↑ 19%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	248	247	↔ 0%	568	528	↑ 8%
Active listings	854	673	↑ 27%	822	678	↑ 21%
Median price	\$550 000	\$514 500	↑ 7%	\$545 000	\$518 750	↑ 5%
Average selling time (days)	48	54	↓ -6	54	56	↓ -2
Condominium						
Sales	136	118	↑ 15%	321	290	↑ 11%
Active listings	517	442	↑ 17%	469	417	↑ 12%
Median price	\$380 000	\$396 750	↓ -4%	\$382 000	\$380 000	↑ 1%
Average selling time (days)	72	62	↑ 10	71	58	↑ 13
Plex (2-5 units)						
Sales	27	20	**	57	33	↑ 73%
Active listings	141	177	↓ -20%	147	163	↓ -10%
Median price	**	**	**	\$795 000	\$633 500	↑ 25%
Average selling time (days)	**	**	**	82	64	↑ 18

North Shore of Montreal

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1 064	967	↑ 10%	2 493	2 123	↑ 17%
Active listings	3 322	2 676	↑ 24%	3 250	2 636	↑ 23%
New listings	1 428	1 267	↑ 13%	3 943	3 269	↑ 21%
Sales volume	\$544 226 659	\$467 318 662	↑ 16%	\$1 260 866 186	\$993 885 433	↑ 27%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	747	681	↑ 10%	1 748	1 475	↑ 19%
Active listings	2 166	1 756	↑ 23%	2 122	1 727	↑ 23%
Median price	\$505 000	\$487 000	↑ 4%	\$500 000	\$477 500	↑ 5%
Average selling time (days)	50	49	↑ 1	54	50	↑ 4
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	265	243	↑ 9%	641	556	↑ 15%
Active listings	696	614	↑ 13%	695	618	↑ 12%
Median price	\$330 000	\$329 900	↔ 0%	\$335 000	\$320 000	↑ 5%
Average selling time (days)	52	52	↔ 0	58	49	↑ 9
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	49	42	↑ 17%	98	89	↑ 10%
Active listings	420	287	↑ 46%	396	273	↑ 45%
Median price	\$630 000	\$520 000	↑ 21%	\$649 500	\$505 000	↑ 29%
Average selling time (days)	76	82	↓ -6	86	83	↑ 3

South Shore of Montreal

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1 136	891	↑ 27%	2 618	2 035	↑ 29%
Active listings	3 453	3 144	↑ 10%	3 339	2 968	↑ 13%
New listings	1 526	1 438	↑ 6%	4 195	3 551	↑ 18%
Sales volume	\$645 341 262	\$458 532 430	↑ 41%	\$1 460 194 579	\$1 030 338 263	↑ 42%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	688	534	↑ 29%	1 591	1 234	↑ 29%
Active listings	2 129	1 939	↑ 10%	2 037	1 819	↑ 12%
Median price	\$580 000	\$535 000	↑ 8%	\$560 000	\$520 000	↑ 8%
Average selling time (days)	48	50	↓ -2	52	55	↓ -3
Condominium						
Sales	397	324	↑ 23%	899	717	↑ 25%
Active listings	1 004	908	↑ 11%	999	868	↑ 15%
Median price	\$379 000	\$357 250	↑ 6%	\$375 000	\$349 000	↑ 7%
Average selling time (days)	46	49	↓ -3	52	56	↓ -4
Plex (2-5 units)						
Sales	51	33	↑ 55%	128	82	↑ 56%
Active listings	311	290	↑ 7%	295	274	↑ 8%
Median price	\$710 000	\$635 000	↑ 12%	\$680 000	\$621 750	↑ 9%
Average selling time (days)	63	55	↑ 8	78	66	↑ 12

Vaudreuil-Soulanges

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	213	202	↑ 5%	438	403	↑ 9%
Active listings	939	648	↑ 45%	880	638	↑ 38%
New listings	334	289	↑ 16%	916	713	↑ 28%
Sales volume	\$118 471 925	\$112 244 174	↑ 6%	\$245 159 106	\$211 275 469	↑ 16%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	149	149	↔ 0%	311	297	↑ 5%
Active listings	639	455	↑ 40%	584	445	↑ 31%
Median price	\$564 000	\$547 250	↑ 3%	\$567 000	\$534 000	↑ 6%
Average selling time (days)	53	57	↓ -4	63	57	↑ 6
Condominium						
Sales	63	48	↑ 31%	122	99	↑ 23%
Active listings	252	163	↑ 55%	251	164	↑ 53%
Median price	\$360 000	\$353 250	↑ 2%	\$343 500	\$345 000	↔ 0%
Average selling time (days)	54	57	↓ -3	58	84	↓ -26
Plex (2-5 units)						
Sales	1	4	**	5	6	**
Active listings	37	22	**	35	22	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

Saint-Jean-sur-Richelieu

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	121	123	↓ -2%	275	261	↑ 5%
Active listings	447	386	↑ 16%	418	373	↑ 12%
New listings	174	167	↑ 4%	466	436	↑ 7%
Sales volume	\$59 718 250	\$56 817 303	↑ 5%	\$134 652 193	\$117 825 743	↑ 14%

Detailed Statistics by Property Category

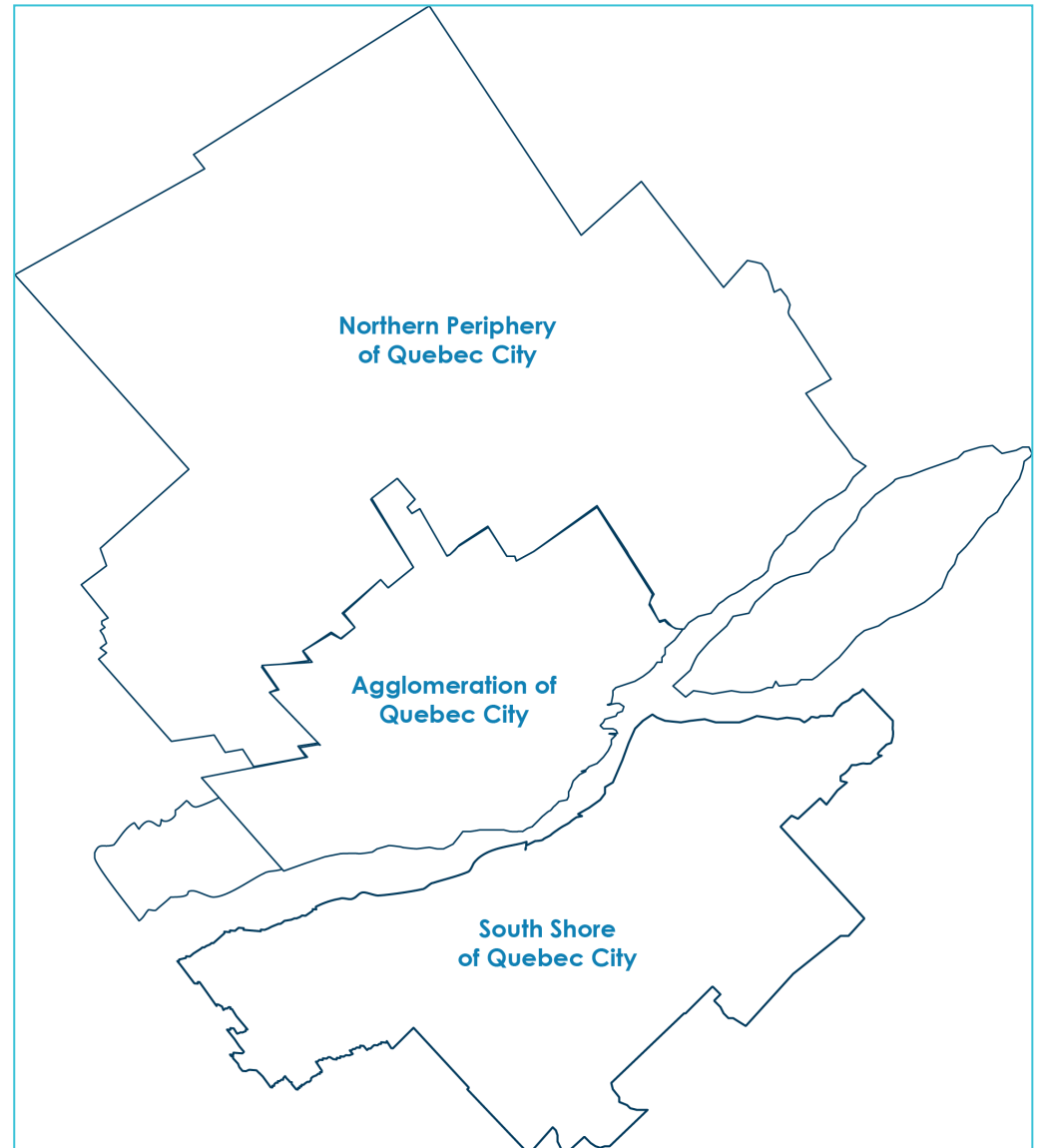
	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	89	92	↓ -3%	204	194	↑ 5%
Active listings	315	245	↑ 29%	295	244	↑ 21%
Median price	\$497 500	\$485 000	↑ 3%	\$489 000	\$468 000	↑ 4%
Average selling time (days)	64	55	↑ 9	58	52	↑ 6
Condominium						
Sales	22	23	**	49	44	↑ 11%
Active listings	54	74	↓ -27%	51	68	↓ -26%
Median price	**	**	**	\$313 000	\$329 250	↓ -5%
Average selling time (days)	**	**	**	43	46	↓ -3
Plex (2-5 units)						
Sales	10	8	**	22	22	**
Active listings	73	66	↑ 11%	67	59	↑ 13%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	1 030	909	↑ 13%	2 593	2 155	↑ 20%
Active listings	2 821	3 093	↓ -9%	2 922	3 031	↓ -4%
New listings	1 102	1 167	↓ -6%	3 202	2 969	↑ 8%
Sales volume	\$400 589 646	\$325 690 980	↑ 23%	\$978 884 693	\$750 479 709	↑ 30%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	638	564	↑ 13%	1 594	1 319	↑ 21%
Active listings	1 740	1 919	↓ -9%	1 802	1 837	↓ -2%
Median price	\$370 000	\$350 000	↑ 6%	\$365 000	\$339 000	↑ 8%
Average selling time (days)	54	47	↑ 7	57	53	↑ 4
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	307	279	↑ 10%	801	684	↑ 17%
Active listings	757	855	↓ -11%	783	866	↓ -10%
Median price	\$268 000	\$240 000	↑ 12%	\$259 900	\$235 000	↑ 11%
Average selling time (days)	47	58	↓ -11	53	60	↓ -7
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	85	65	↑ 31%	197	149	↑ 32%
Active listings	316	315	↔ 0%	329	323	↑ 2%
Median price	\$402 000	\$405 000	↓ -1%	\$395 000	\$388 000	↑ 2%
Average selling time (days)	76	74	↑ 2	85	76	↑ 9

Agglomeration of Quebec City

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	690	615	↑ 12%	1 752	1 509	↑ 16%
Active listings	1 527	1 802	↓ -15%	1 612	1 783	↓ -10%
New listings	704	756	↓ -7%	2 048	1 964	↑ 4%
Sales volume	\$261 151 804	\$218 265 070	↑ 20%	\$649 278 482	\$521 429 417	↑ 25%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	353	327	↑ 8%	908	790	↑ 15%
Active listings	685	827	↓ -17%	719	789	↓ -9%
Median price	\$377 750	\$350 500	↑ 8%	\$370 000	\$340 500	↑ 9%
Average selling time (days)	43	37	↑ 6	46	48	↓ -2
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	267	237	↑ 13%	681	605	↑ 13%
Active listings	624	742	↓ -16%	656	757	↓ -13%
Median price	\$272 000	\$248 500	↑ 9%	\$265 000	\$240 000	↑ 10%
Average selling time (days)	49	55	↓ -6	54	60	↓ -6
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	70	51	↑ 37%	162	114	↑ 42%
Active listings	218	232	↓ -6%	236	236	↔ 0%
Median price	\$403 000	\$414 000	↓ -3%	\$400 000	\$402 500	↓ -1%
Average selling time (days)	74	61	↑ 13	86	68	↑ 18

Northern Periphery of Quebec City

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	126	99	↑ 27%	304	220	↑ 38%
Active listings	619	615	↑ 1%	621	575	↑ 8%
New listings	165	170	↓ -3%	456	400	↑ 14%
Sales volume	\$65 088 243	\$42 380 781	↑ 54%	\$137 534 324	\$87 801 736	↑ 57%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home						
Sales	117	88	↑ 33%	266	194	↑ 37%
Active listings	551	566	↓ -3%	565	526	↑ 7%
Median price	\$424 500	\$354 500	↑ 20%	\$399 950	\$351 000	↑ 14%
Average selling time (days)	83	60	↑ 23	73	59	↑ 14
Condominium						
Sales	6	9	**	31	21	**
Active listings	42	36	↑ 17%	34	36	↓ -6%
Median price	**	**	**	\$245 000	**	**
Average selling time (days)	**	**	**	45	**	**
Plex (2-5 units)						
Sales	3	2	**	7	5	**
Active listings	22	13	**	19	13	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

South Shore of Quebec City

March 2024

Residential: Summary of Centris Activity

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	214	195	↑ 10%	537	426	↑ 26%
Active listings	675	676	↔ 0%	689	673	↑ 2%
New listings	233	241	↓ -3%	698	605	↑ 15%
Sales volume	\$74 349 599	\$65 045 129	↑ 14%	\$192 071 887	\$141 248 556	↑ 36%

Detailed Statistics by Property Category

	March			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family home	2024	2023	Variation	2024	2023	Variation
Sales	168	149	↑ 13%	420	335	↑ 25%
Active listings	504	526	↓ -4%	518	522	↓ -1%
Median price	\$339 500	\$339 950	↔ 0%	\$342 500	\$320 000	↑ 7%
Average selling time (days)	59	62	↓ -3	70	60	↑ 10
Condominium	2024	2023	Variation	2024	2023	Variation
Sales	34	33	↑ 3%	89	58	↑ 53%
Active listings	91	77	↑ 18%	93	74	↑ 26%
Median price	\$235 000	\$220 000	↑ 7%	\$231 000	\$216 000	↑ 7%
Average selling time (days)	33	47	↓ -14	51	52	↓ -1
Plex (2-5 units)	2024	2023	Variation	2024	2023	Variation
Sales	12	12	**	28	30	**
Active listings	76	70	↑ 9%	74	74	↔ 0%
Median price	**	**	**	**	\$335 000	**
Average selling time (days)	**	**	**	**	106	**

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 14,000 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, has its administrative offices in Montreal and a regional office in Ville de Saguenay. 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](#).

Information

This publication is produced by the Market Analysis Department of the QPAREB.

Contact us at: stats@qpareb.ca

Copyright, terms and conditions

© 2024 Quebec Professional Association of Real Estate Brokers. All rights reserved.

The content of this publication is protected by copyright laws and is owned by the Quebec Professional Association of Real Estate Brokers. Any reproduction of the information contained in this publication, in whole or in part, directly or indirectly, is specifically forbidden except with the prior written permission of the owner of the copyright.

