

Press Release

Centris Residential Sales Statistics – May 2025

Montreal Census Metropolitan Area (CMA)

Greater Montreal Real Estate Market Shows No Signs of a Slowdown in May

- The residential real estate market in the Montreal region had a strong May, with sales up 10 per cent from the same period in 2024.
- A similar increase in activity was observed across the Montreal CMA, with the exception of Saint-Jean-sur-Richelieu, which saw a sharp increase of 26 per cent, and Vaudreuil-Soulanges, the only area to record a decline in sales (-6 per cent).
- The number of active listings remained relatively stable (+2 per cent) with resale market conditions continuing to strongly favour sellers throughout Greater Montreal—a trend consistent across all geographic areas.
- Property prices continued to post robust growth. Compared to May 2024, the single-family home median price in the Montreal region rose by 9 per cent to \$625,000.
- However, price increases were more modest in the condominium segment (+4 per cent) and for plexes of 2 to 5 units (+5 per cent).

L'Île-des-Sœurs, June 9, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of May 2025. The most recent market statistics for the **Montreal Census Metropolitan Area (CMA)** are based on the real estate brokers' Centris provincial database.

In May, 4,992 residential sales were recorded in the Montreal CMA, an increase of 10 per cent compared to the same month in 2024 and 13 per cent compared to May 2023.

"Despite ongoing economic uncertainty, the Montreal real estate market was very active in May and showed no signs of slowing down. Last month's increase in transactions follows similar gains of 11 per cent in March and 10 per cent in April—this, despite mortgage rates that have yet to come down," notes Charles Brant, QPAREB Market Analysis Director.

"There are no signs of a lull in price growth. The 9 per cent year-over-year increase in the median price of a single-family home across the metropolitan area is fully in line with the gains posted in March (8 per cent) and April (9 per cent). Moreover, about one in seven homes sold above the asking price last month."

Sales

+10

Variation in total
residential sales
compared to
May 2024

Listings

+2%

Variation in active
listings compared to
May 2024

Price

+9%

Variation in the median
price of single-family
homes compared to
May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	4,992	4,532	↑ 10%	21,901	19,501	↑ 12%
Active listings	18,920	18,474	↑ 2%	17,461	17,771	↓ -2%
New listings	7,596	6,829	↑ 11%	35,982	32,328	↑ 11%
Sales volume	\$3,285,268,333	\$2,754,747,776	↑ 19%	\$13,912,480,595	\$11,571,858,568	↑ 20%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	2,602	2,314	↑ 12%	11,271	10,132	↑ 11%
Active listings	7,787	7,723	↑ 1%	7,301	7,651	↓ -5%
Median price	\$625,000	\$575,000	↑ 9%	\$615,000	\$565,000	↑ 9%
Avg. days on market (days)	34	46	↓ -12	42	50	↑ -8
Condominium						
Sales	1,869	1,780	↑ 5%	8,584	7,667	↑ 12%
Active listings	8,792	8,043	↑ 9%	8,009	7,610	↑ 5%
Median price	\$427,500	\$410,000	↑ 4%	\$422,000	\$399,900	↑ 6%
Avg. days on market (days)	40	51	↓ -11	50	57	↓ -7
Plex (2-5 units)						
Sales	516	435	↑ 19%	2,033	1,690	↑ 20%
Active listings	2,271	2,676	↓ -15%	2,087	2,474	↓ -16%
Median price	\$825,000	\$785,000	↑ 5%	\$815,000	\$754,000	↑ 8%
Avg. days on market (days)	47	71	↓ -24	60	73	↓ -13

Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active listing to find a buyer.

** 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 Monthly 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 15,000 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 a major 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 has its head office in Quebec City, administrative offices in Montreal and regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

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