

Press Release

Centris Residential Sales Statistics – August 2025

Montreal Census Metropolitan Area (CMA)

No Summer Break for the Montreal Real Estate Market as Sales and Prices Continue Their Strong Upward Trend in August

- Residential sales rose by 12 per cent in the Montreal CMA, with 3,330 properties sold in August 2025. This marks the 20th consecutive monthly increase and the most active August since 2021.
- Sales were up in all of the CMA's major sectors compared to last year.
- The plex market was particularly active, with 365 sales, up 23 per cent from the previous year.
- The supply of properties increased by only 4 per cent compared to August 2024, with 17,515 properties listed for sale in the Montreal CMA. Market conditions remain very favourable to sellers.
- As in recent months, the increase in supply is attributable to condominiums, which rose by 12 per cent.
- Across the CMA, the median price for a single-family home rose by 7 per cent, with half of all houses selling for more than \$633,250. The Island of Montreal and Vaudreuil-Soulanges sectors each posted increases of 10 per cent. The median price of single-family homes on the North Shore rose by 8 per cent, and in Saint-Jean-sur-Richelieu by 7 per cent.
- Median prices grew significantly over the first eight months of the year. Increases of 9 per cent were observed for single-family homes, 8 per cent for plexes and 6 per cent for condominiums.

L'Île-des-Sœurs, September 5, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of August 2025. The most recent market statistics for the **Montreal Census Metropolitan Area (CMA)** are based on the real estate brokers' Centris provincial database.

In August, 3,330 residential sales were recorded in the Montreal CMA, a 12 per cent increase compared to the same month in 2024.

"Montreal's exceptionally dynamic residential real estate market continues to be driven by a number of factors that have consistently stimulated demand since the end of last year. These include lower interest rates and the possibility of extending the amortization period to 30 years under certain conditions. However, let's be clear: first-time homebuyers are not necessarily benefiting from this, as price increases have ranged between 6 per cent and 9 per cent since the beginning of the year, with single-family homes leading the way," notes Charles Brant, QPAREB Market Analysis Director.

"Repeat buyers who can leverage their real estate assets are at the forefront. Consequently, Montreal's central neighbourhoods, which are the most expensive, continue to post the strongest growth in sales, as do other affluent neighbourhoods in more peripheral areas," adds Mr. Brant. "This dynamic is, for now, defying the uncertainties weighing on the economic outlook for the country and province. The decline in economic activity in the second quarter of 2025 has already been confirmed nationally by Statistics Canada. Quebec's real GDP has also been on a downward trend since April, according to data from the Institut de la statistique du Québec. A study on the subject will soon be published by our analysis department."



Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	3,330	2,961	↑ 12%	33,256	29,657	↑ 12%
Active listings	17,515	16,797	↑ 4%	17,433	17,563	↓ -1%
New listings	5,581	4,740	↑ 18%	52,385	47,090	↑ 11%
Sales volume	\$2,226,284,333	\$1,814,872,476	↑ 23%	\$21,417,929,735	\$17,789,317,175	↑ 20%

Detailed Statistics by Property Category

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	1,680	1,493	↑ 13%	17,094	15,310	↑ 12%
Active listings	6,869	6,872	↔ 0%	7,136	7,424	↓ -4%
Median price	\$633,250	\$590,000	↑ 7%	\$620,000	\$571,000	↑ 9%
Avg. days on market (days)	42	52	↓ -10	40	49	↓ -9
Condominium						
Sales	1,279	1,170	↑ 9%	12,920	11,609	↑ 11%
Active listings	8,483	7,571	↑ 12%	8,147	7,662	↑ 6%
Median price	\$422,000	\$407,100	↑ 4%	\$424,900	\$400,000	↑ 6%
Avg. days on market (days)	50	56	↓ -6	49	56	↓ -7
Plex (2-5 units)						
Sales	365	297	↑ 23%	3,220	2,723	↑ 18%
Active listings	2,097	2,308	↓ -9%	2,086	2,439	↓ -14%
Median price	\$840,250	\$765,000	↑ 10%	\$820,000	\$760,000	↑ 8%
Avg. days on market (days)	56	77	↓ -21	58	72	↓ -14



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

600, chemin du Golf, L'Île-des-Sœurs (Québec) H3E 1A8
 990, avenue Holland, Québec (Québec) G1S 3T1
 72, rue Jacques-Cartier O, bureau 20, Chicoutimi (Québec) G7J 1G2
 56, avenue Principale, bureau 200, Rouyn-Noranda, (Québec) J9X 4P2

1 888 762-2440
 media@apciq.ca
 www.apciq.ca

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](#).

For more information:

Ariane Boulé

Morin Relations Publiques
media@qpareb.ca

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