Press Release
Centris Residential Sales Statistics – October 2025
Montreal Census Metropolitan Area (CMA)

The Montreal Real Estate Market Maintained its Momentum in October, Despite the Decline in Condominium Sales

- **With 3,968 transactions, the residential market in the Montreal metropolitan area recorded a 5 per cent increase in sales, making this the fourth-best October since 2000.**
- **Five of the six major sectors posted higher sales, with the exception of Laval, which edged down by 1 per cent.**
- **By property type, single-family home sales rose by 8 per cent, while that of plexes surged by 20 per cent. In contrast, condominium sales fell by 4 per cent, confirming a slowdown in that segment.**
- **Active listings rose by 7 per cent compared to October 2024, reaching a total of 19,001 properties for sale. This marks the third consecutive month of increased supply, driven exclusively by condominiums (+18 per cent). Single-family homes (-1 per cent) and plexes (-4 per cent) remain scarce on the market.**
- **Despite the increase in supply, the market remains tilted in favour of sellers, including for condominiums. Single-family homes and plexes have strengthened their position, while the number of months of inventory for condominiums has inched up.**
- **As a result of tight market conditions, median prices continued to rise, with increases of 7 per cent for single-family homes ($632,000) and 8 per cent for plexes ($850,000). The median condominium price climbed 4 per cent to $429,000.**
- **Following stronger gains in fall 2024 and winter 2025, price growth has been more moderate since late spring.**
- **The average time to sell a property continued to move lower: 38 days for a single-family home (-8 days), 47 days for a plex (-18 days), and 50 days for a condominium (-4 days).**

L'Île-des-Sœurs, November 6, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of October 2025. The most recent market statistics for the Montreal Census Metropolitan Area (CMA) are based on the real estate brokers' Centris provincial database.

In October, 3,968 residential sales were recorded across the Montreal CMA, a 5 per cent increase compared to the same month in 2024.

“October saw a continuation of the strong sales observed in the third quarter for the Montreal area. Despite an increase in inventory driven by condominiums, the market remains tight, with sales up 5 per cent. Taking into account the first ten months of 2025, the Montreal area is on track to close the year with its strongest sales performance in 25 years,” noted Charles Brant, QPAREB Market Analysis Director.

"The recent downward movement in the policy interest rate since September is reviving demand that is increasingly better prepared to seize opportunities. This is reflected in renewed household confidence in the market and active investor participation. As a result, prices continue to rise, and selling times are dropping rapidly, particularly for single-family homes and, even more so, for small income properties,” he adds.

“The condominium segment continues to face headwinds, particularly due to the sharp increase in condo fees, which have risen by 50 per cent over the past five years in the Montreal area. These fees, which are factored into the debt service ratio when qualifying for a mortgage, have limited access to homeownership for many buyers, to the benefit of plexes, which are often seen as an alternative option. As a result, the supply of condominiums has been growing steadily since 2022, reaching a surplus of 1,000 units in October compared to the Montreal CMA’s 10-year historical average (8,325). In a market that is less tight, where negotiation has regained importance, it is now possible to find attractive buying opportunities with the strategic support of a specialized real estate broker,” explains Camille Laberge, QPAREB Assistant Director and Senior Economist

Montreal Area Real Estate Market
Monthly statistics
October 2025

Sales
+5%
Variation in total residential sales compared to October 2024

Listigns
+7%
Variation in active listings compared to October 2024

Price
+7 %
Variation in the median price of single-family homes compared to October 2024

Residential : Summary of Centris Activity

	October			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**3,968**	**3,793**	↑ 5%	**40,699**	**36,626**	↑ 11%
Active listings	**19,001**	**17,724**	↑ 7%	**17,634**	**17,575**	↔ 0%
New listings	**6,568**	**6,122**	↑ 7%	**65,982**	**59,301**	↑ 11%
Sales volume	**$2,726,549,681**	**$2,391,995,848**	↑ 14%	**$26,489,888,383**	**$22,187,904,884**	↑ 19%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	2,065	1,913	↑ 8%	20,953	18,836	↑ 11%
Active listings	7,334	7,412	↓ -1%	7,133	7,401	↓ -4%
Median price	$632,000	$589,000	↑ 7%	$620,000	$575,000	↑ 8%
Avg. days on market (days)	38	46	↓ -8	40	49	↓ -9
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,421	1,480	↓ -4%	15,601	14,328	↑ 9%
Active listings	9,311	7,886	↑ 18%	8,326	7,704	↑ 8%
Median price	$429,000	$414,000	↑ 4%	$425,000	$405,000	↑ 5%
Avg. days on market (days)	50	54	↓ -4	49	56	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	479	398	↑ 20%	4,115	3,442	↑ 20%
Active listings	2,288	2,373	↓ -4%	2,113	2,429	↓ -13%
Median price	$850,000	$790,000	↑ 8%	$827,000	$765,000	↑ 8%
Avg. days on market (days)	47	65	↓ -18	56	72	↓ -16

Quebec Professional Association of Real Estate Brokers

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, Quebec H3E 1A8
990 avenue Holland, Quebec City, Quebec G1S 3T1
72 rue Jacques-Cartier O, Suite 20, Chicoutimi, Quebec G7J 1G2

1-888-762-2440
media@qpareb.ca
www.qpareb.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 office in Saguenay. 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.