

Press Release

Centris Residential Sales Statistics – January 2026

Montreal Census Metropolitan Area (CMA)

Montreal CMA: Late 2025 Downturn Persists Into Early 2026

L'Île-des-Sœurs, February 5, 2026 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of January 2026. The most recent market statistics for the **Montreal Census Metropolitan Area (CMA)** are based on the real estate brokers' Centris provincial database.

Highlights

- In January 2026, 2,364 residential transactions were completed in the Montreal CMA, a decline of 15 per cent compared to January 2025.
- By property type, plexes were the exception, posting 263 sales (+7 per cent). Single-family homes (1,152 sales) saw a 17 per cent drop, while condominiums (944 sales) declined by 18 per cent.
- By geographic market, Vaudreuil-Soulanges stood out with sales edging up by +3 per cent. Other major sectors posted decreases ranging from 13 per cent on the South Shore to 28 per cent in Laval.
- On the supply side, the number of single-family homes and plexes listed in the CMA remained relatively stable (+1 per cent). The number of condominiums for sale, however, surged by 18 per cent, pushing supply slightly above its historical 10-year average.
- Market conditions have stabilized in recent months. Despite slower sales, the time required to sell the single-family home inventory remains below the historical average, thus maintaining the clear advantage enjoyed by sellers. The condominium market on the Island of Montreal shows signs of rebalancing, though remaining favourable to sellers in other major sectors.
- Prices continued to rise across all three property categories. The median price of single-family homes reached \$615,000 (+4 per cent), while that of condominiums rose to \$428,000 (+2 per cent). Plexes saw the largest increase at 8 per cent, posting a median price of \$841,800.
- Finally, the average number of days on the market dropped for each of the three categories: down to 50 days for single-family homes, 66 days for plexes and 67 days for condominiums.

Quotations

"January's data confirms the gradual weakening of sales observed in late 2025 in the Montreal area. This slowdown is due to a combination of factors, namely a continuing shortage of properties for sale, particularly single-family homes, and a high level of unaffordability limiting the purchasing power of some households. Despite this moderation in activity, the scarcity of properties continues to support prices, particularly for plexes, and to keep the market generally favourable to sellers. However, the condominium segment is showing clearer signs of rebalancing," explains Charles Brant, QPAREB Market Analysis Director.

"The stabilization of interest rates, recently confirmed by the Bank of Canada, makes the market more predictable for buyers and may gradually revive previously postponed purchasing plans, without, however, eliminating the ongoing issues related to supply and affordability," adds Camille Laberge, QPAREB Assistant Director and Senior Economist.



Montreal Area Real Estate Market

Monthly statistics

January 2026

Sales
-15%

Variation in total residential sales compared to January 2025

Listings
+9%

Variation in active listings compared to January 2025

Price
+4%

Variation in the median price of single-family homes compared to January 2025

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	2,364	2,774	↓ -15%	2,364	2,774	↓ -15%
Active listings	16,798	15,469	↑ 9%	16,798	15,469	↑ 9%
New listings	6,550	6,093	↑ 8%	6,550	6,093	↑ 8%
Sales volume	\$1,539,119,905	\$1,711,068,778	↓ -10%	\$1,539,119,905	\$1,711,068,778	↓ -10%

Detailed Statistics by Property Category

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Single-family home						
Sales	1,152	1,380	↓ -17%	1,152	1,380	↓ -17%
Active listings	6,498	6,448	↑ 1%	6,498	6,448	↑ 1%
Median price	\$615,000	\$590,000	↑ 4%	\$615,000	\$590,000	↑ 4%
Avg. days on market (days)	50	61	↓ -11	50	61	↓ -11
Condominium						
Sales	944	1,147	↓ -18%	944	1,147	↓ -18%
Active listings	8,335	7,080	↑ 18%	8,335	7,080	↑ 18%
Median price	\$428,000	\$420,000	↑ 2%	\$428,000	\$420,000	↑ 2%
Avg. days on market (days)	67	70	↓ -3	67	70	↓ -3
Plex (2-5 units)						
Sales	263	246	↑ 7%	263	246	↑ 7%
Active listings	1,907	1,885	↑ 1%	1,907	1,885	↑ 1%
Median price	\$841,800	\$777,500	↑ 8%	\$841,800	\$777,500	↑ 8%
Avg. days on market (days)	66	74	↓ -8	66	74	↓ -8



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 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](#) and [Instagram](#).

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