Press Release
Centris Residential Sales Statistics – July 2026
Montreal Census Metropolitan Area (CMA)

Montreal CMA: Adjustment Period Continues, Condominium Market in Balance

L'Île-des-Sœurs, August 6, 2026 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of July 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 July, 3,338 residential sales were completed through the Centris system, marking the fifth consecutive monthly decline and the steepest drop since February 2026.
- Last month's slowdown extended across the entire market. All property categories and all large geographic sectors of the CMA recorded a decrease in sales compared with July 2025.
- The supply of properties for sale continued the rebound that began in summer 2025. With 19,790 active listings, inventory rose by 17 per cent from the previous year and is now 9 per cent above its historical average for July.
- Condominiums posted the strongest increase in supply (+20 per cent), ahead of plexes (+14 per cent) and single-family homes (+13 per cent).
- Rising supply and slowing demand are reinforcing the market easing observed over the past several months. Even so, sellers of single-family homes and plexes continue to hold a clear advantage in negotiations.
- The condominium market on the Island of Montreal stands apart, with balanced conditions that have persisted for several months. Most areas of the island still face limited inventory, although Ville-Marie and Centre remain in surplus.
- Despite this rebalancing, prices continued to rise. The median price of single-family homes increased by 4 per cent from the previous year, plexes by 6 per cent and condominiums by 2 per cent.
- In this less buoyant market, selling times lengthened for most properties. Single-family homes sold in an average of 38 days (+3 days) and condominiums in 55 days (+9 days). Plexes were the exception, with the average selling time down by 8 days to 46 days.

July's results continued the trend observed in previous months. The Montreal CMA residential market remains in an adjustment phase, with conditions easing more quickly in the condominium segment. Sales in this category are declining more sharply than for single-family homes, while the number of properties available for sale continues to rise.

“Condominium inventory initially rose rapidly in the central neighbourhoods of the Island of Montreal, where it has now reached levels well above those seen in recent years. This growth, however, is beginning to moderate in these areas. Supply is now increasing more quickly in the island’s less central neighbourhoods, as well as on the South Shore, in Laval and on the North Shore,” states Camille Laberge, Assistant Director of the QPAREB Market Analysis Department.

“Although the existing condominium market is adjusting more quickly, single-family homes and plexes are also seeing lower sales and higher supply. This broad-based slowdown in Greater Montreal’s residential real estate market is unfolding in a fragile economic environment and alongside a demographic shift. Stricter immigration rules are now contributing to a decline in the population of the Montreal CMA, which inevitably tempers demand across housing types,” explains Hélène Bégin, QPAREB Senior Economist.

Growth in Condominium Supply by CMA Area – July 2026			
Area	**Sector**	**Active Listings**	**Annual Variation**
South West	South Shore	75	168%
Sainte-Julie/Varennes	South Shore	88	138%
Beloeil/Mont-Saint-Hilaire	South Shore	104	100%
Repentigny	North Shore of Montreal	126	94%
Montreal-Nord	Island of Montreal	54	93%
Saint-Jérôme	North Shore of Montreal	107	88%
North Shore (West)	North Shore of Montreal	87	78%
Candiac/La Prairie	South Shore of Montreal	146	72%
Blainville	North Shore of Montreal	81	65%
Saint-Hubert	South Shore of Montreal	134	60%
Eastern Tip of the Island	Island of Montreal	139	53%
Mascouche	North Shore of Montreal	86	48%
Ahuntsic	Island of Montreal	211	48%
Mercier/Hochelaga-Maisonneuve	Island of Montreal	298	48%
Rosemont	Island of Montreal	235	45%
Sainte-Rose/Auteuil/Vimont	Laval	58	45%
West Island South	Island of Montreal	183	39%
Vieux-Longueuil	South Shore of Montreal	245	38%
Lachine/LaSalle	Island of Montreal	319	32%
NDG/Montreal-Ouest	Island of Montreal	157	31%
Le Plateau-Mont-Royal	Island of Montreal	348	30%
Anjou/Saint-Léonard	Island of Montreal	137	29%
CDN/CSL	Island of Montreal	339	28%
Terrebonne	North Shore of Montreal	113	26%
Saint-Laurent	Island of Montreal	354	22%
Chambly	South Shore of Montreal	58	18%
West Island North	Island of Montreal	187	18%
South West	Island of Montreal	842	17%
Brossard/Saint-Lambert	South Shore of Montreal	511	12%
Mirabel	North Shore of Montreal	80	10%
Boisbriand/Sainte-Thérèse	North Shore of Montreal	72	9%
Villeray	Island of Montreal	116	8%
Centre	Island of Montreal	286	6%
Downtown Laval	Laval	403	5%
Nuns' Island	Island of Montreal	292	4%
Ville-Marie	Island of Montreal	2,303	2%
Vaudreuil-Dorion	Vaudreuil-Soulanges	106	1%
L'Île-Perrot	Vaudreuil-Soulanges	62	0%

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Montreal Area Real Estate Market
Monthly statistics

July 2026

Sales	Listings	Price
-10 %	**17 %**	**4 %**
Variation in total residential sales compared to **July 2025**	Variation in active listings compared to **July 2025**	Variation in the median price of single-family homes compared to **July 2025**

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	3,338	3,709	↓ -10%	27,975	29,909	↓ -6%
Active listings	19,790	16,977	↑ 17%	19,363	17,344	↑ 12%
New listings	5,260	5,053	↑ 4%	49,891	46,571	↑ 7%
Sales volume	$2,315,524,509	$2,440,336,285	↓ -5%	$18,751,334,305	$19,177,692,924	↓ -2%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	2026	2025	Variation	2026	2025	Variation
Sales	1,852	1,924	↓ -4%	14,627	15,404	↓ -5 %
Active listings	7,491	6,620	↑ 13%	7,529	7,110	↑ 6%
Median price	$650,000	$625,000	↑ 4%	$645,000	$617,500	↑ 4%
Average days on market	38	35	↑ 3	35	40	↓ -5
Condominium	2026	2025	Variation	2026	2025	Variation
Sales	1,142	1,379	↓ -17%	10,581	11,637	↓ -9 %
Active listings	9,916	8,250	↑ 20%	9,578	8,099	↑ 18%
Median price	$431,500	$425,000	↑ 2%	$429,000	$424,900	↑ 1%
Average days on market	55	46	↑ 9	51	49	↑ 2
Plex (2-5 units)	2026	2025	Variation	2026	2025	Variation
Sales	340	405	↓ -16%	2,740	2,852	↓ -4 %
Active listings	2,322	2,042	↑ 14%	2,203	2,075	↑ 6%
Median price	$865,000	$815,000	↑ 6%	$870,000	$819,500	↑ 6%
Average days on market	46	54	↓ -8	47	58	↓ -11

Quebec Professional Association of Real Estate Brokers

Definitions and explanatory notes

** 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

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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 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 has its head office in Quebec City, administrative offices in Montreal and a 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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