

CENTRIS RESIDENTIAL STATISTICS



Août 2019

PROVINCE

▶ Province of Québec

CENSUS METROPOLITAN AREAS

▶ Gatineau

▶ Quebec

▶ Montreal

▶ Montréal detailed

▶ Saguenay

▶ Sherbrooke

▶ Trois-Rivières

CENTRIS RESIDENTIAL STATISTICS

Province of Québec

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019			Cumul 2019		
Total Sales	7,003	↑	11 %	67,184	↑	9 %
New Listings	10,259	↔	0 %	98,770	↓	-1 %
Active Listings	54,237	↓	-12 %	59,044	↓	-11 %
Sales Volume	2,195,681,361 \$	↑	13 %	20,802,383,351 \$	↑	13 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019			Cumul 2019		
Sales	4,637	↑	6 %	45,028	↑	7 %
Active Listings	37,837	↓	-9 %	40,222	↓	-9 %
Median Price	250,000 \$	↔	0 %	260,000 \$	↑	4 %
Average days	93	↓	-12	99	↓	-9

	Condominiums			Cumul 2019		
	August 2019			Cumul 2019		
Sales	1,750	↑	22 %	16,564	↑	15 %
Active Listings	10,249	↓	-24 %	12,192	↓	-20 %
Median Price	251,584 \$	↑	5 %	239,000 \$	↑	2 %
Average days	94	↓	-21	96	↓	-16

	Plex (2-5 units)			Cumul 2019		
	August 2019			Cumul 2019		
Sales	582	↑	18 %	5,276	↑	10 %
Active Listings	5,405	↓	-5 %	5,906	↑	1 %
Median Price	420,000 \$	↔	0 %	410,000 \$	↑	4 %
Average days	99	↔	0	101	↑	2

** Number of transactions too low to produce reliable statistics.

[Back](#)

Variations from the same period the previous year.

Source: QPAREB by the Centris System

[Definitions and explanatory notes](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)

CENTRIS RESIDENTIAL STATISTICS

Gatineau Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019			Cumul 2019		
Total Sales	446	↑	10 %	3,663	↑	13 %
New Listings	596	↓	-5 %	5,408	↓	-8 %
Active Listings	2,137	↓	-23 %	2,357	↓	-18 %
Sales Volume	118,101,920 \$	↑	13 %	979,726,407 \$	↑	15 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019			Cumul 2019		
Sales	335	↔	0 %	2,811	↑	7 %
Active Listings	1,573	↓	-21 %	1,685	↓	-19 %
Median Price	262,250 \$	↑	9 %	261,000 \$	↑	4 %
Average days	55	↓	-21	66	↓	-10

	Condominiums			Cumul 2019		
	August 2019			Cumul 2019		
Sales	73	↑	49 %	619	↑	44 %
Active Listings	323	↓	-33 %	406	↓	-21 %
Median Price	167,900 \$	↑	8 %	166,500 \$	↑	2 %
Average days	72	↓	-25	85	↓	-17

	Plex (2-5 units)			Cumul 2019		
	August 2019			Cumul 2019		
Sales	36		**	227	↑	19 %
Active Listings	223	↓	-16 %	246	↓	-9 %
Median Price	285,000 \$		**	292,500 \$	↑	6 %
Average days	113		**	102	↑	12

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[Back](#)

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CENTRIS RESIDENTIAL STATISTICS

Quebec City Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019					
Total Sales	514	↑	13 %	5,744	↑	14 %
New Listings	1,010	↑	10 %	9,746	↑	3 %
Active Listings	7,378	↓	-1 %	7,812	↔	0 %
Sales Volume	141,292,123 \$	↑	10 %	1,582,734,462 \$	↑	15 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019					
Sales	347	↑	11 %	4,081	↑	13 %
Active Listings	4,440	↓	-2 %	4,696	↓	-2 %
Median Price	260,000 \$	↑	1 %	260,000 \$	↑	2 %
Average days	121	↓	-17	123	↓	-7

	Condominiums			Cumul 2019		
	August 2019					
Sales	137	↑	38 %	1,293	↑	19 %
Active Listings	2,266	↓	-2 %	2,464	↑	2 %
Median Price	189,000 \$	↑	1 %	192,000 \$	↑	2 %
Average days	170	↑	7	170	↑	2

	Plex (2-5 units)			Cumul 2019		
	August 2019					
Sales	30	↓	-25 %	368	↑	1 %
Active Listings	655	↑	12 %	637	↑	8 %
Median Price	270,000 \$	↓	-9 %	302,000 \$	↑	2 %
Average days	149	↑	4	119	↓	-7

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[Back](#)

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CENTRIS RESIDENTIAL STATISTICS

Montreal Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019			Cumul 2019		
Total Sales	3,527	↑	10 %	35,945	↑	8 %
New Listings	4,523	↓	-4 %	46,563	↓	-2 %
Active Listings	16,390	↓	-21 %	19,704	↓	-18 %
Sales Volume	1,409,230,466 \$	↑	12 %	13,810,724,170 \$	↑	12 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019			Cumul 2019		
Sales	1,779	↑	1 %	19,596	↑	5 %
Active Listings	8,702	↓	-16 %	10,192	↓	-14 %
Median Price	345,000 \$	↑	4 %	335,500 \$	↑	5 %
Average days	64	↓	-9	67	↓	-9

	Condominiums			Cumul 2019		
	August 2019			Cumul 2019		
Sales	1,374	↑	23 %	13,121	↑	13 %
Active Listings	5,754	↓	-30 %	7,216	↓	-26 %
Median Price	279,000 \$	↑	7 %	260,000 \$	↑	4 %
Average days	79	↓	-23	80	↓	-18

	Plex (2-5 units)			Cumul 2019		
	August 2019			Cumul 2019		
Sales	371	↑	18 %	3,192	↑	8 %
Active Listings	1,855	↓	-16 %	2,225	↓	-4 %
Median Price	532,500 \$	↑	3 %	537,000 \$	↑	5 %
Average days	81	↑	1	76	↑	2

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[Back](#)

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Montréal Census Metropolitan Area (CMA)

August

	2019	2018	Variation
Listings			
New	4 523	4 723	-4%
Active	16 390	20 865	-21%
Total Sales	3 527	3 201	10%
Single-Family	1 779	1 764	1%
Condominium	1 374	1 118	23%
Plex (2 to 5 units)	371	315	18%
Volume	\$1 409 230 466	\$1 256 109 375	12%
Median Price			
Single-family	\$345 000	\$333 000	4%
Condominium	\$279 000	\$260 000	7%
Plex (2 to 5 units)	\$532 500	\$519 000	3%

Montréal Island

August

	2019	2018	Variation
Listings			
New	1 833	1 898	-3%
Active	6 233	7 488	-17%
Total Sales	1 402	1 341	5%
Single-Family	377	417	-10%
Condominium	774	681	14%
Plex (2 to 5 units)	251	243	3%
Volume	\$717 103 399	\$673 756 244	6%
Median Price			
Single-family	\$538 500	\$512 500	5%
Condominium	\$345 000	\$327 000	6%
Plex (2 to 5 units)	\$575 000	\$540 000	6%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

Laval

August

	2019	2018	Variation
Listings			
New	431	440	-2%
Active	1 683	2 273	-26%
Total Sales	341	305	12%
Single-Family	195	203	-4%
Condominium	125	91	37%
Volume	\$121 979 937	\$104 568 272	17%
Median Price			
Single-family	\$365 000	\$335 500	9%
Condominium	\$253 000	\$243 000	4%

North Shore

August

	2019	2018	Variation
Listings			
New	984	1 067	-8%
Active	4 044	5 361	-25%
Total Sales	736	628	17%
Single-Family	539	478	13%
Condominium	164	125	31%
Volume	\$216 370 402	\$176 793 441	22%
Median Price			
Single-family	\$283 000	\$268 500	5%
Condominium	\$195 000	\$184 000	6%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

South Shore

August

	2019	2018	Variation
Listings			
New	917	968	-5%
Active	3 054	4 131	-26%
Total Sales	777	672	16%
Single-Family	466	466	0%
Condominium	256	176	45%
Volume	\$269 908 034	\$221 929 064	22%
Median Price			
Single-family	\$335 000	\$320 000	5%
Condominium	\$222 000	\$205 500	8%

Vaudreuil-Soulanges

August

	2019	2018	Variation
Listings			
New	231	228	1%
Active	868	1 006	-14%
Total Sales	169	170	-1%
Single-Family	129	131	-2%
Volume	\$56 146 434	\$57 789 454	-3%
Median Price			
Single-family	\$340 000	\$318 500	7%

Saint-Jean-sur-Richelieu

August

	2019	2018	Variation
Listings			
New	127	122	4%
Active	508	606	-16%
Total Sales	102	85	20%
Single-Family	73	69	6%
Volume	\$27 722 260	\$21 272 900	30%
Median Price			
Single-family	\$247 000	\$245 000	1%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

Montréal Census Metropolitan Area (CMA)

January to August

	2019	2018	Variation
Listings			
New	46 563	47 650	-2%
Active	19 704	23 941	-18%
Total Sales	35 945	33 378	8%
Single-Family	19 596	18 750	5%
Condominium	13 121	11 633	13%
Plex (2 to 5 units)	3 192	2 959	8%
Volume	\$13 810 724 170	\$12 376 625 297	12%
Median Price			
Single-family	\$335 500	\$320 000	5%
Condominium	\$260 000	\$250 000	4%
Plex (2 to 5 units)	\$537 000	\$509 500	5%

Montréal Island

January to August

	2019	2018	Variation
Listings			
New	18 059	18 552	-3%
Active	7 144	8 436	-15%
Total Sales	12 995	12 770	2%
Single-Family	3 705	3 868	-4%
Condominium	7 035	6 796	4%
Plex (2 to 5 units)	2 255	2 106	7%
Volume	\$6 492 379 610	\$6 077 580 530	7%
Median Price			
Single-family	\$505 000	\$475 000	6%
Condominium	\$331 000	\$305 500	8%
Plex (2 to 5 units)	\$589 000	\$550 000	7%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

Laval

January to August

	2019	2018	Variation
Listings			
New	4 748	5 064	-6%
Active	2 123	2 618	-19%
Total Sales	3 720	3 335	12%
Single-Family	2 340	2 223	5%
Condominium	1 196	929	29%
Volume	\$1 286 208 127	\$1 120 908 562	15%
Median Price			
Single-family	\$350 000	\$330 000	6%
Condominium	\$236 250	\$228 000	4%

North Shore

January to August

	2019	2018	Variation
Listings			
New	10 204	10 593	-4%
Active	4 926	6 154	-20%
Total Sales	8 140	7 263	12%
Single-Family	6 095	5 665	8%
Condominium	1 771	1 336	33%
Volume	\$2 333 142 006	\$1 986 105 029	17%
Median Price			
Single-family	\$281 000	\$265 000	6%
Condominium	\$185 000	\$179 000	3%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

South Shore

January to August

	2019	2018	Variation
Listings			
New	10 005	9 936	1%
Active	3 925	4 890	-20%
Total Sales	8 394	7 487	12%
Single-Family	5 398	5 024	7%
Condominium	2 581	2 117	22%
Volume	\$2 858 991 549	\$2 433 763 719	17%
Median Price			
Single-family	\$334 000	\$315 000	6%
Condominium	\$215 000	\$205 000	5%

Vaudreuil-Soulanges

January to August

	2019	2018	Variation
Listings			
New	2 308	2 303	0%
Active	975	1 187	-18%
Total Sales	1 675	1 654	1%
Single-Family	1 295	1 282	1%
Volume	\$562 142 863	\$532 357 750	6%
Median Price			
Single-family	\$332 543	\$318 000	5%

Saint-Jean-sur-Richelieu

January to August

	2019	2018	Variation
Listings			
New	1 239	1 202	3%
Active	610	657	-7%
Total Sales	1 021	869	17%
Single-Family	763	688	11%
Volume	\$277 860 015	\$225 909 707	23%
Median Price			
Single-family	\$275 000	\$258 950	6%

Source: Quebec Professional Association of Real Estate Brokers by the Centris System

CENTRIS RESIDENTIAL STATISTICS

Saguenay Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019					
Total Sales	106	↑	7 %	997	↑	15 %
New Listings	148	↓	-15 %	1,710	↓	-5 %
Active Listings	1,370	↓	-11 %	1,510	↓	-4 %
Sales Volume	20,398,175 \$	↑	12 %	187,181,685 \$	↑	15 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019					
Sales	93	↑	6 %	847	↑	15 %
Active Listings	1,000	↓	-14 %	1,113	↓	-7 %
Median Price	180,000 \$	↑	4 %	179,000 \$	↑	2 %
Average days	160	↑	31	144	↓	-1

	Condominiums			Cumul 2019		
	August 2019					
Sales	4		**	49	↓	-11 %
Active Listings	141	↓	-12 %	156	↓	-1 %
Median Price	**		**	147,000 \$	↓	-3 %
Average days	**		**	206	↑	35

	Plex (2-5 units)			Cumul 2019		
	August 2019					
Sales	9		**	100	↑	33 %
Active Listings	223	↑	6 %	236	↑	8 %
Median Price	**		**	170,000 \$	↓	-13 %
Average days	**		**	151	↓	-8

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[Back](#)

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CENTRIS RESIDENTIAL STATISTICS

Sherbrooke Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019			Cumul 2019		
Total Sales	128	↓	-9 %	1,380	↑	4 %
New Listings	230	↑	2 %	1,953	↓	-8 %
Active Listings	1,235	↓	-15 %	1,356	↓	-15 %
Sales Volume	33,595,066 \$	↓	-12 %	343,360,867 \$	↑	8 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019			Cumul 2019		
Sales	93	↓	-7 %	1,044	↑	5 %
Active Listings	816	↓	-17 %	897	↓	-16 %
Median Price	220,000 \$	↓	-1 %	215,000 \$	↑	1 %
Average days	76	↓	-55	110	↓	-17

	Condominiums			Cumul 2019		
	August 2019			Cumul 2019		
Sales	21		**	193	↓	-2 %
Active Listings	192	↓	-27 %	218	↓	-28 %
Median Price	**		**	162,000 \$	↓	-2 %
Average days	**		**	154	↑	10

	Plex (2-5 units)			Cumul 2019		
	August 2019			Cumul 2019		
Sales	14		**	139	↑	14 %
Active Listings	207	↑	9 %	220	↑	7 %
Median Price	**		**	230,000 \$	↑	5 %
Average days	**		**	150	↑	9

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[Back](#)

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CENTRIS RESIDENTIAL STATISTICS

Trois-Rivières Metropolitan Area

August 2019

Summary of Residential Activity

	Total Residential			Cumul 2019		
	August 2019			Cumul 2019		
Total Sales	90	↑	29 %	951	↑	23 %
New Listings	136	↑	5 %	1,327	↑	7 %
Active Listings	720	↔	0 %	796	↔	0 %
Sales Volume	15,347,300 \$	↑	32 %	166,482,048 \$	↑	33 %

Detailed Statistics per Property Category

	Single-Family Homes			Cumul 2019		
	August 2019			Cumul 2019		
Sales	61	↑	24 %	699	↑	18 %
Active Listings	443	↓	-6 %	482	↓	-6 %
Median Price	161,000 \$	↓	-4 %	168,000 \$	↑	11 %
Average days	82	↓	-7	88	↓	-5

	Condominiums			Cumul 2019		
	August 2019			Cumul 2019		
Sales	9	**	**	110	↑	45 %
Active Listings	99	↑	3 %	119	↓	-1 %
Median Price	**	**	**	133,500 \$	↔	0 %
Average days	**	**	**	114	↓	-38

	Plex (2-5 units)			Cumul 2019		
	August 2019			Cumul 2019		
Sales	18	**	**	136	↑	30 %
Active Listings	166	↑	14 %	181	↑	18 %
Median Price	**	**	**	152,000 \$	↓	-7 %
Average days	**	**	**	109	↓	-15

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[Back](#)

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