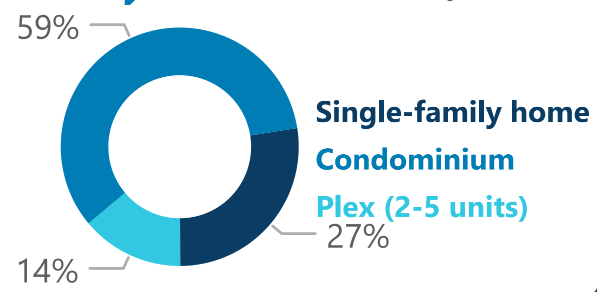
FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

| Monthly statistics | January 2025

Total sales

1,017 49% var. jan 2024



Active listings

7,752 1% var. jan 2024

New listings

2,585 19% var. jan 2024

Sales volume

$733 M 65% var. jan 2024

Quebec Professional Association of Real Estate Brokers

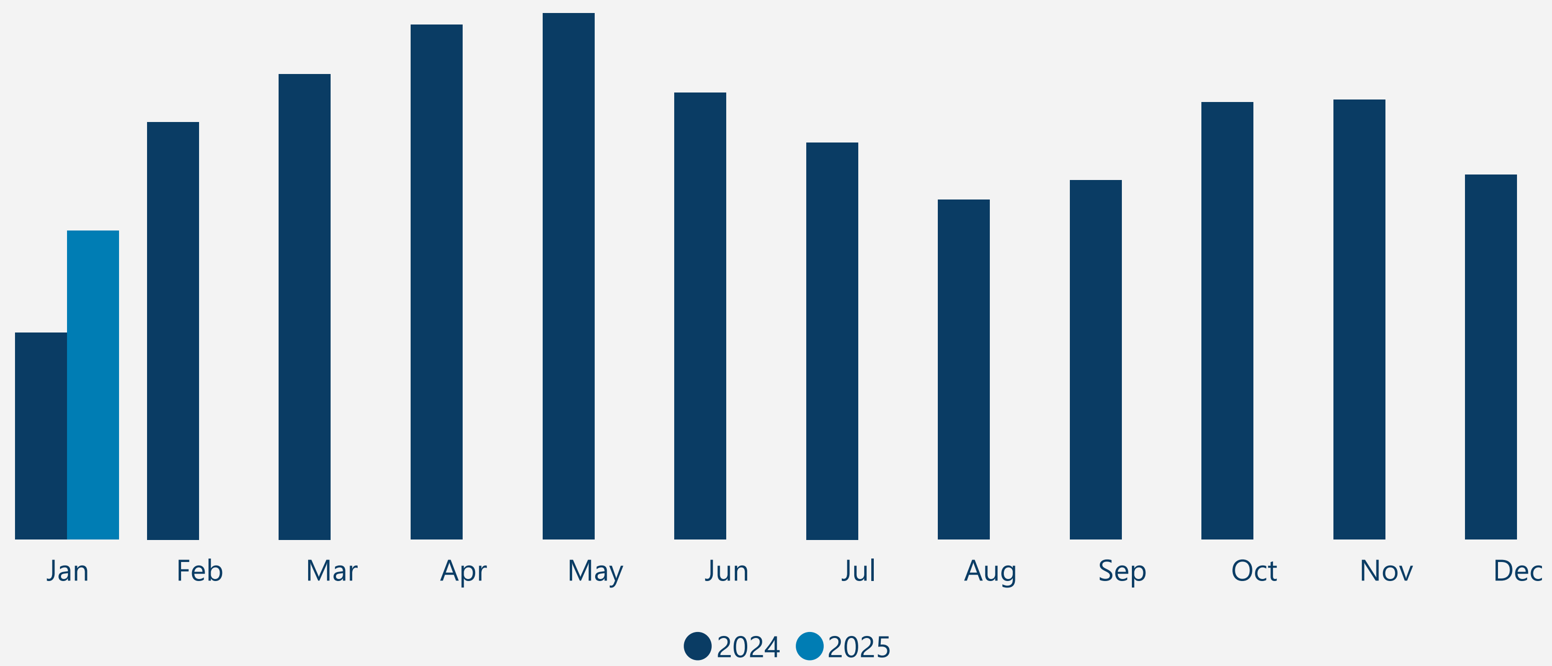
MONTREAL

Residential market summary | January 2025

Sales

1,017
jan 2025

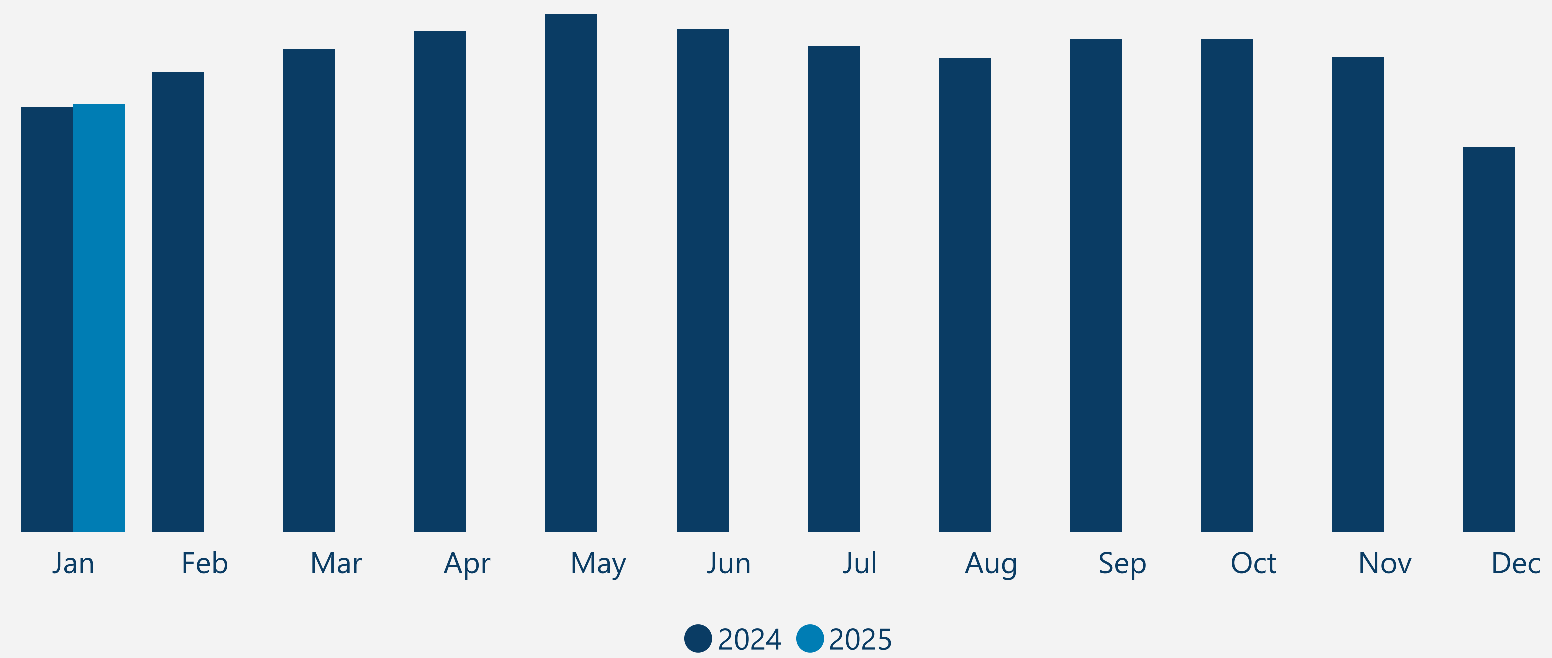
49%
var. jan 2024



Active listings

7,752
jan 2025

1%
var. jan 2024



Median price

Single-family home

$791,500
jan 2025

7%
var. jan 2024

Condominium

$466,000
jan 2025

2%
var. jan 2024

Plex (2-5 units)

$831,000
jan 2025

15%
var. jan 2024

Source : QPAREB by Centris system
Definitions and explanatory notes

FSMI
Monthly statistics
MONTRÉAL

Activity summary, single-family home market | January 2025

Sales

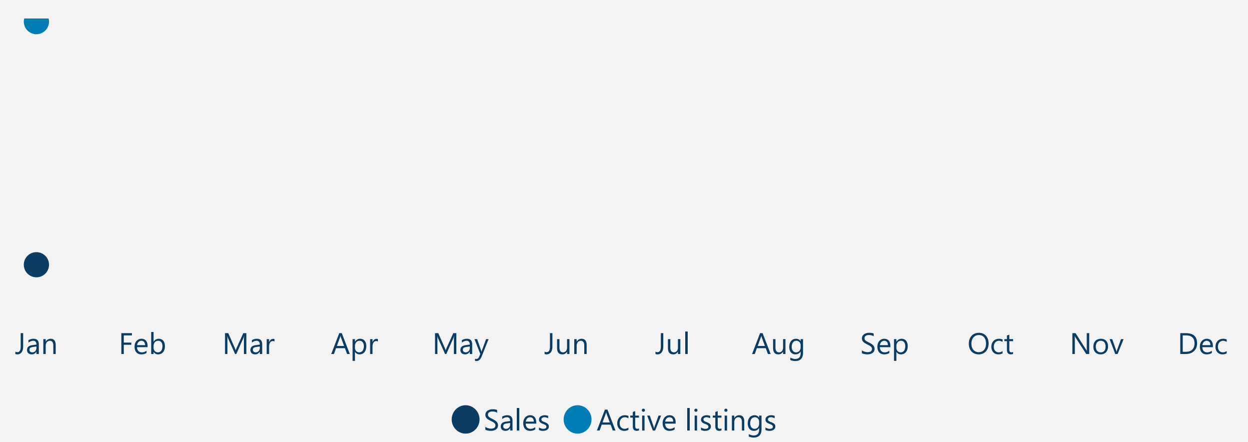
279
jan 2025

55%
var. jan 2024

Active listings

1,682
jan 2025

1%
var. jan 2024

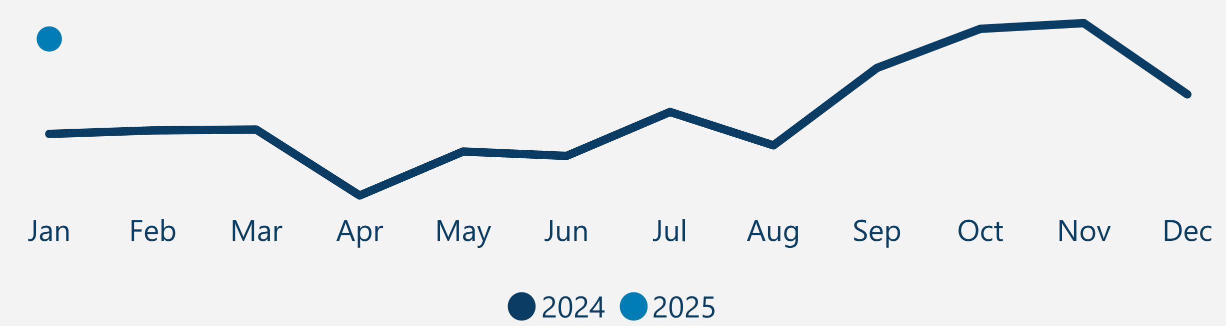


Median price

$791,500
jan 2025

7%
var. jan 2024

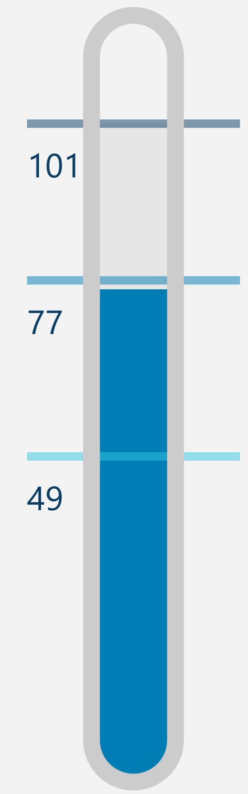
4%
var. dec 2025



Average selling time

76 days
jan 2025

-13 days
var. jan 2024



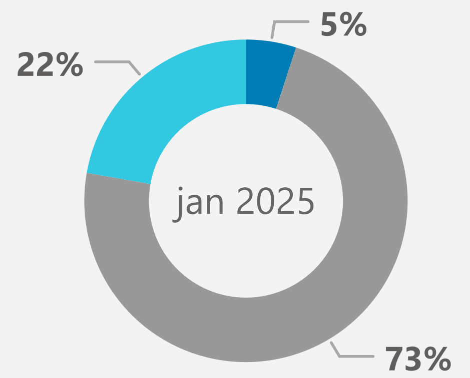
MIN | AVG | MAX

The minimum, average and maximum are calculated for all january months over the last 10 years.

Price range

jan 2025	Sales		Average selling time	
-	Number	Variation	Number	Difference
< 400,000$	12	**	**	**
400,000$ - 590,000$	55	62%	60 days	3 days
590,000$ - 990,000$	119	38%	63 days	-17 days
990,000$ - 1,190,000$	23	**	**	**
>= 1,190,000$	70	84%	102 days	-26 days

Type of negociation



Sales by type of price negociation.

Source : QPAREB by Centris system

Definitions and explanatory notes

Sales

596

jan 2025

48%

var. jan 2024

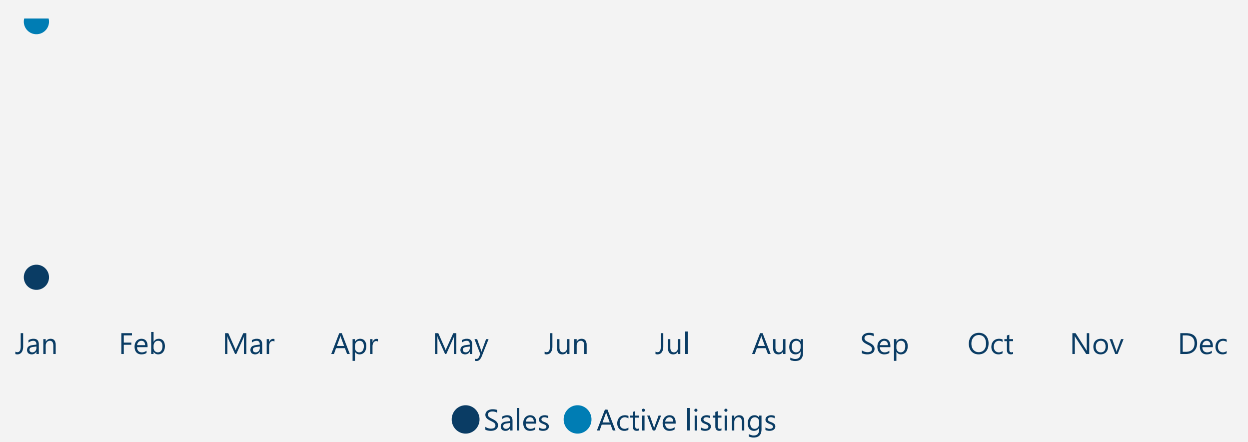
Active listings

4,852

jan 2025

6%

var. jan 2024



Median price

$466,000

jan 2025

2%

var. jan 2024

0%

var. dec 2025

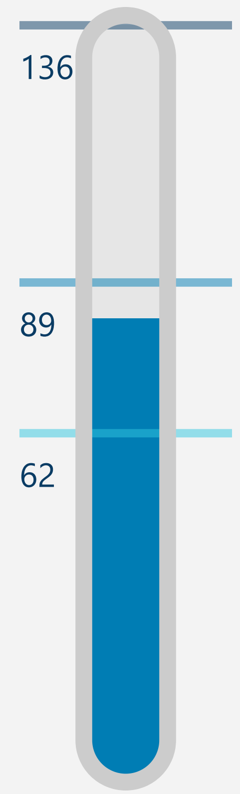
Average selling time

83 days

jan 2025

-3 days

var. jan 2024



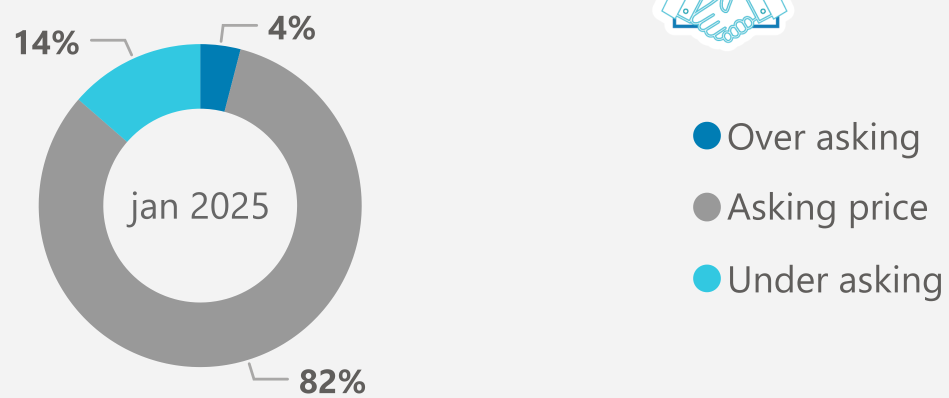
MIN | AVG | MAX

The minimum, average and maximum are calculated for all january months over the last 10 years.

Price range

jan 2025	Sales		Average selling time	
-	Number	Variation	Number	Difference
< 230,000$	5	**	**	**
230,000$ - 350,000$	90	11%	79 days	12 days
350,000$ - 580,000$	332	70%	80 days	-1 day
580,000$ - 700,000$	64	19%	78 days	-28 days
>= 700,000$	105	67%	99 days	-7 days

Type of negociation



Sales by type of price negociation.

Sales

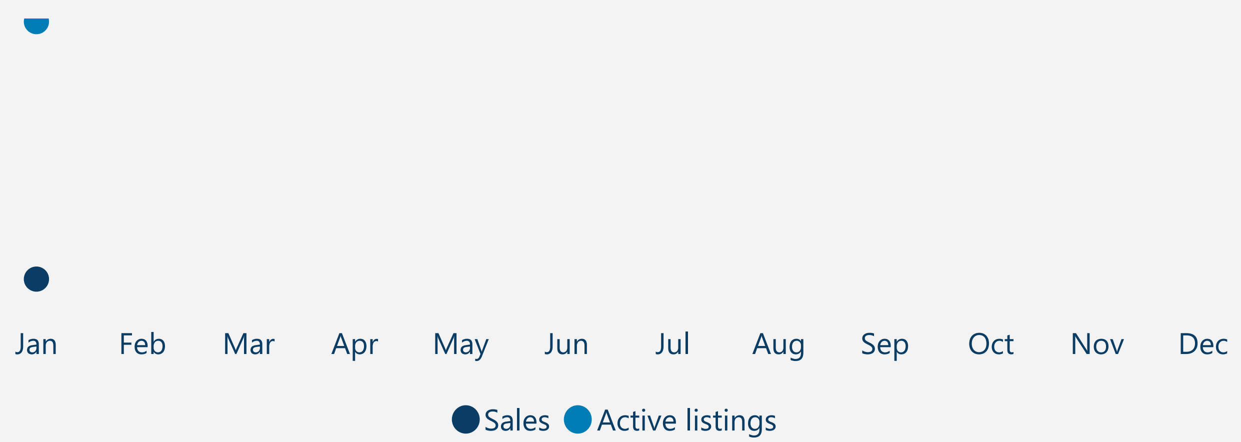
142
jan 2025

43%
var. jan 2024

Active listings

1,218
jan 2025

-15%
var. jan 2024

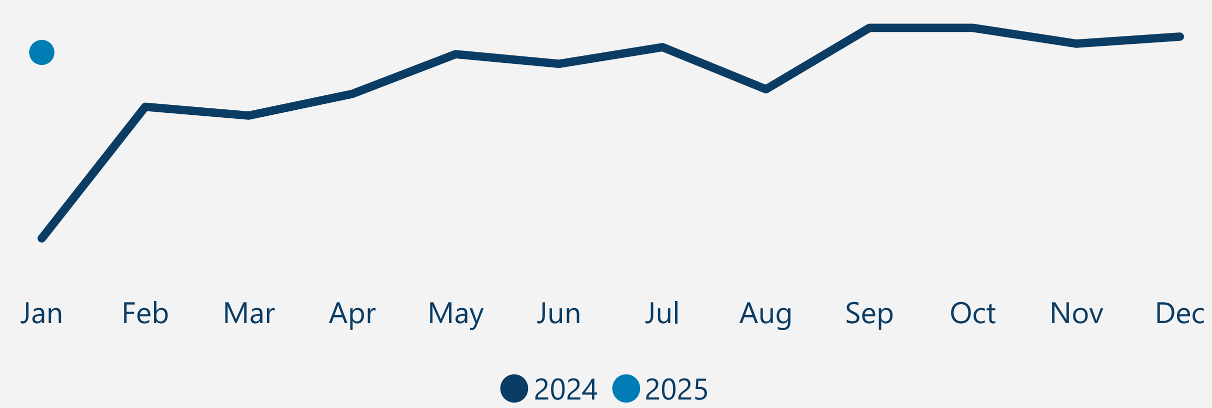


Median price

$831,000
jan 2025

15%
var. jan 2024

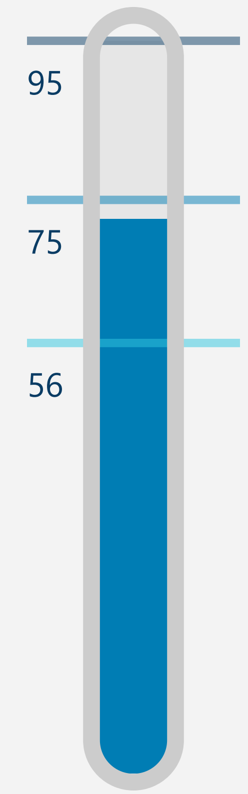
-1%
var. dec 2025



Average selling time

72 days
jan 2025

-19 days
var. jan 2024



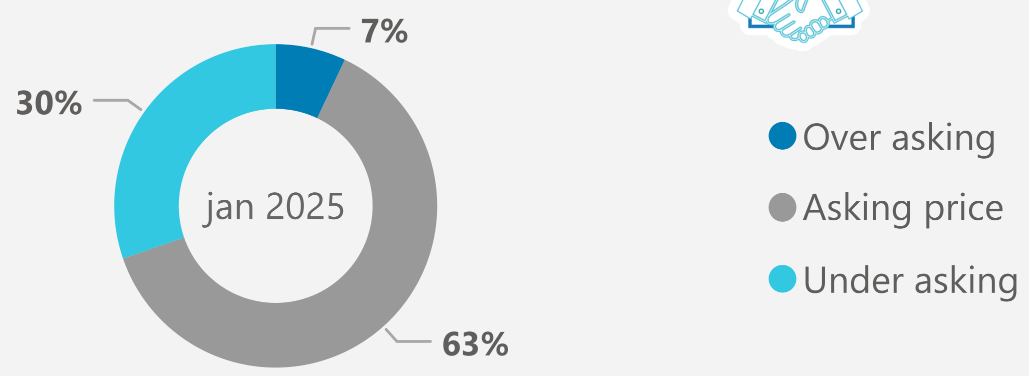
MIN | AVG | MAX

The minimum, average and maximum are calculated for all january months over the last 10 years.

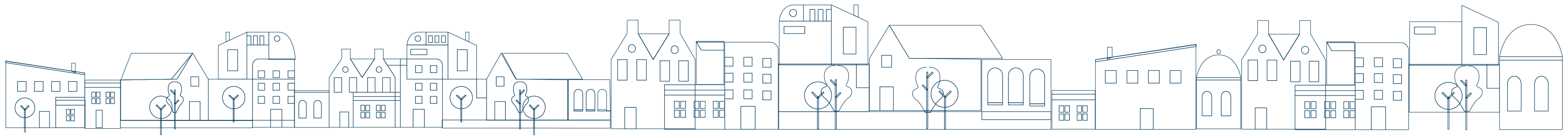
Price range

jan 2025	Sales		Average selling time	
-	Number	Variation	Number	Difference
< 420,000$	3	**	**	**
420,000$ - 620,000$	7	**	**	**
620,000$ - 1,040,000$	102	48%	67 days	-22 days
1,040,000$ - 1,250,000$	16	**	**	**
>= 1,250,000$	14	**	**	**

Type of negociation



Sales by type of price negociation.



Residential

	Total sales – Current period	Total sales – Year-to-date	Active listings – Current period	Active listings – Year-to-date	New listings – Current period	New listings – Year-to-date	Sales volume – Current period	Sales volume – Year-to-date
January 2025	1,017	1,017	7,752	7,752	2,585	2,585	$733 M	$733 M
January 2024	681	681	7,689	7,689	2,166	2,166	$443 M	$443 M
Var. jan 2024	49%	49%	1%	1%	19%	19%	65%	65%

		Sales		Active listings		Median price		Average selling time (days)	
Single-family home	January 2025	279	279	1,682	1,682	$791,500	$791,500	76	76
	January 2024	180	180	1,670	1,670	$737,500	$737,500	88	88
	Var. jan 2024	55%	55%	1%	1%	7%	7%	-13	-13
Condominium	January 2025	596	596	4,852	4,852	$466,000	$466,000	83	83
	January 2024	402	402	4,588	4,588	$454,750	$454,750	86	86
	Var. jan 2024	48%	48%	6%	6%	2%	2%	-3	-3
Plex (2-5 units)	January 2025	142	142	1,218	1,218	$831,000	$831,000	72	72
	January 2024	99	99	1,431	1,431	$725,000	$725,000	91	91
	Var. jan 2024	43%	43%	-15%	-15%	15%	15%	-19	-19

Legend : January 2025 | January 2024 | Var. jan 2024

Source : QPAREB by Centris system

Definitions and explanatory notes

Definitions and explanatory notes

* Due to rounding, the total may not equal the sum of the parts.

** Number of transactions too low to produce reliable statistics

Active Listings
Number of listings that have an “active” status on the last day of the month.

Asking Price (Price Negotiation)
A transaction where the selling price is between -5 per cent and +5 per cent of the asking price.

Average Selling Time
Average selling time of transactions in a specific time period.

Centris System
The most comprehensive and up-to-date database of real estate transactions. It is governed by very specific rules to which all real estate brokers in the province adhere. Only real estate brokers who are members of QPAREB or a real estate board have access.

Condominium/Residential Apartment (Property Category)
Residential building or group of residential buildings comprising several housing units, the right of ownership of which is shared between several persons.

Hobby Farm (Property Category)
A residential property comprising a few buildings on a few acres of land, but generating little or no income.

Median Price
Median sale price value of transactions within a specific time period. The median price divides all transactions into two equal parts: 50% of transactions made at a lower price and 50% made at a higher price.

Caution: The median price of properties is based on transactions concluded through the Centris system within a specific time period. It does not necessarily reflect the median value of all properties within an area. These statistics should therefore be interpreted with caution, especially when the number of transactions is low.

New Listings
Number of new properties for sale for which the signing date of the brokerage contract falls within a specific time period.

Over Asking (Price Negotiation)
A transaction where the sale price is more than 5 per cent over the asking price.

Overheating
Overheating occurs when the demand for properties significantly and persistently exceeds supply. Depending on the intensity, prices tend to experience upward pressure. The overheating threshold may vary from market to market due to their different characteristics.

Overheating Ratio
The overheating ratio is measured by the number of sales divided by the number of new listings. It determines the level of market imbalance for a given period.
Typically, when the overheating ratio is above 55 per cent, the market is considered to favour sellers. When this ratio exceeds 70 per cent, the market is considered to be overheated and the upward pressure on prices is potentially increased.

Plex/Income Property (2 to 5 units) (Property Category)
A property comprising two to five rental units which provide the owner with income.

Price Negotiation
Ratio between the selling price and the asking price.

Residential (Property Category)
Includes the following property categories: single-family home, condominium, plex (income property with 2 to 5 units) and hobby farm.

Sales
Number of sales within a specific time period. The sale date is the date on which the promise to purchase is accepted, which takes effect when all conditions have been met.

Definitions and explanatory notes

Sales Volume

Total dollar value of sales within a specific time period.

Selling Time

Number of days between the date the brokerage contract is signed and the date of sale.

Single-Family Home (Property Category)

A property with a single dwelling unit generally occupied by the owner.

Under Asking (Price Negotiation)

A transaction where the sale price is more than 5 per cent under the asking price.

Variation

The variation is used to measure the evolution of an indicator over time. Due to the seasonal nature of real estate market indicators, it is calculated by comparing the current month's value with the same month of the previous year. However, in some specific cases, it is possible that the variation is calculated in relation to the previous month's value. A minimum of thirty sales or listings within a specific time period and geographical area is required for the calculation.

About the QPAREB

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 14,000 real estate brokers and agencies. Its responsibilities include the analysis and dissemination of statistics on the residential real estate market in Quebec.

For more information:

This publication is produced by the QPAREB Market Analysis Department.
Contact us at stats@qpareb.ca