FENÊTRE SUR LE MARCHÉ IMMOBILIER

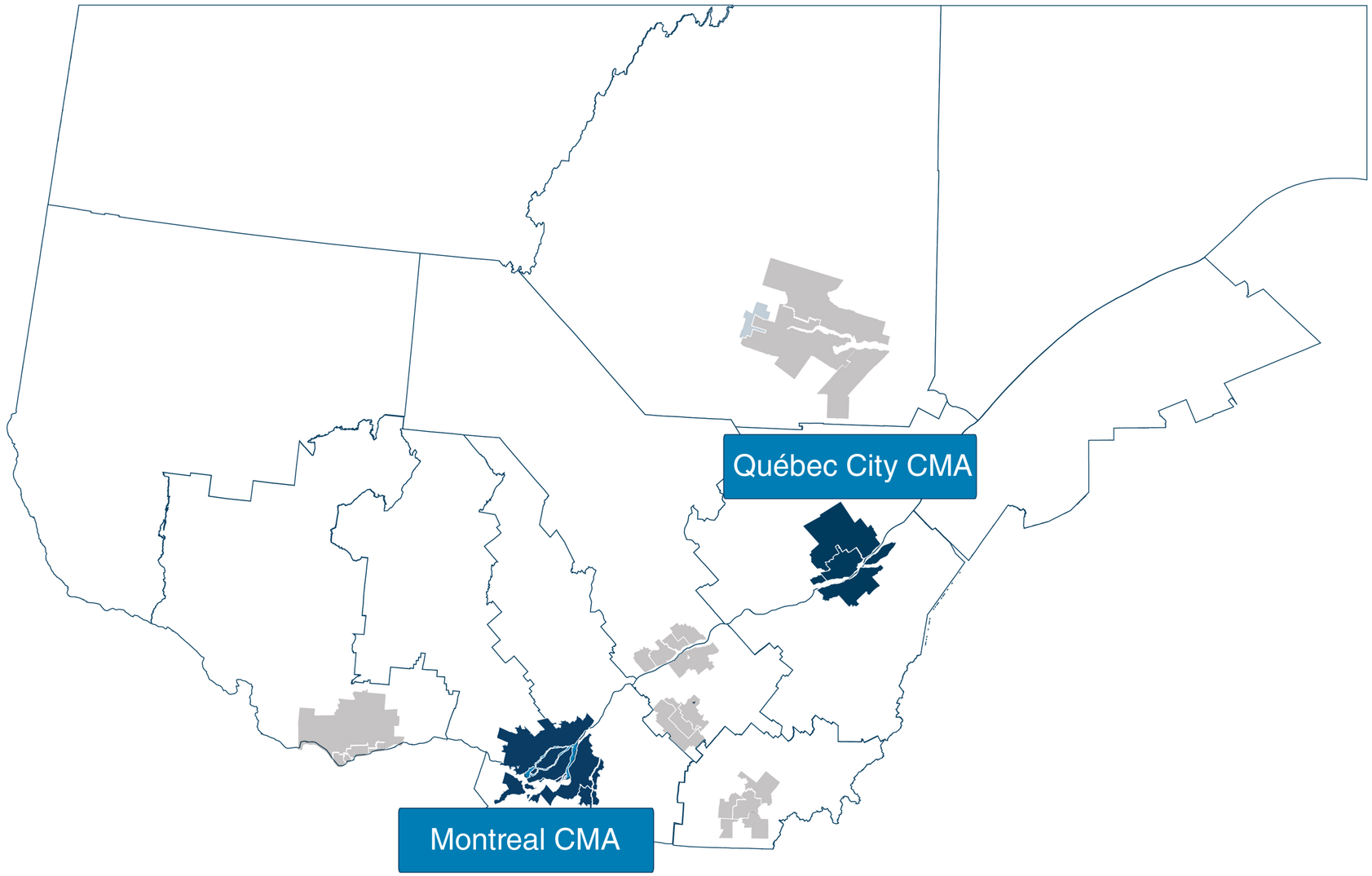
monthly statistics

October 2026

PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.

Province of Quebec

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**7,440**	**8,530**	↓ -13%	**78,736**	**83,804**	↓ -6%
Active listings	**45,130**	**36,918**	↑ 22%	**40,130**	**35,503**	↑ 13%
New listings	**13,041**	**13,061**	↔ 0%	**138,763**	**127,880**	↑ 9%
Sales volume	**$4,175,031,041**	**$4,751,713,450**	↓ -12%	**$44,181,838,675**	**$45,195,094,715**	↓ -2%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5,049	5,648	↓ -11%	52,307	54,705	↓ -4%
Active listings	26,322	21,355	↑ 23%	23,337	20,991	↑ 11%
Median price	$501,000	$490,840	↑ 2%	$512,000	$490,000	↑ 4%
Avg. days on market (days)	43	41	↑ 2	42	47	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,589	1,958	↓ -19%	18,856	21,008	↓ -10%
Active listings	13,191	11,249	↑ 17%	12,158	10,348	↑ 17%
Median price	$400,000	$400,000	↔ 0%	$400,000	$397,500	↑ 1%
Avg. days on market (days)	57	48	↑ 9	52	49	↑ 3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	774	892	↓ -13%	7,329	7,838	↓ -6%
Active listings	5,117	3,949	↑ 30%	4,222	3,779	↑ 12%
Median price	$675,000	$681,000	↓ -1%	$685,500	$651,000	↑ 5%
Avg. days on market (days)	44	46	↓ -2	47	58	↓ -11

Source : QPAREB by the Centris system

Definitions and explanatory notes

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FENÊTRE SUR LE MARCHÉ IMMOBILIER

monthly statistics

October 2026

MONTREAL CMA

Island of Montreal

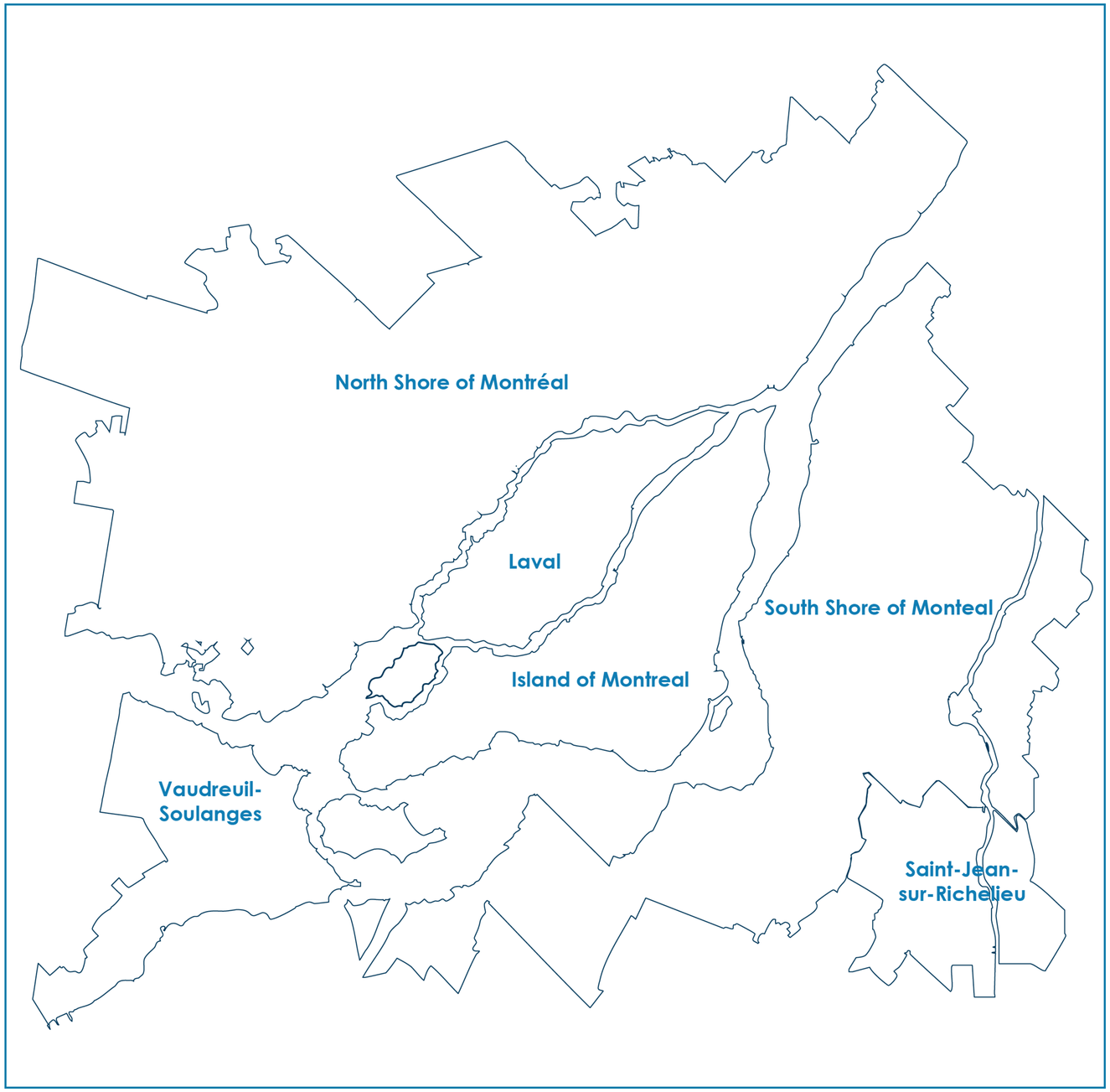
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**3,252**	**3,950**	↓ -18%	**37,108**	**40,627**	↓ -9%
Active listings	**21,817**	**18,454**	↑ 18%	**19,812**	**17,513**	↑ 13%
New listings	**6,247**	**6,418**	↓ -3%	**69,235**	**65,444**	↑ 6%
Sales volume	**$2,217,725,057**	**$2,705,641,974**	↓ -18%	**$25,007,720,996**	**$26,431,050,310**	↓ -5%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,750	2,051	↓ -15%	19,489	20,908	↓ -7%
Active listings	8,551	7,035	↑ 22%	7,713	7,053	↑ 9%
Median price	$640,000	$630,000	↑ 2%	$645,000	$620,000	↑ 4%
Avg. days on market (days)	36	37	↓ -1	36	40	↓ -4
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,112	1,419	↓ -22%	13,809	15,586	↓ -11%
Active listings	10,433	9,144	↑ 14%	9,738	8,303	↑ 17%
Median price	$430,500	$429,000	↔ 0%	$430,000	$425,000	↑ 1%
Avg. days on market (days)	56	50	↑ 6	54	49	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	387	477	↓ -19%	3,776	4,103	↓ -8%
Active listings	2,767	2,217	↑ 25%	2,306	2,099	↑ 10%
Median price	$850,000	$850,000	↔ 0%	$865,000	$828,000	↑ 4%
Avg. days on market (days)	46	48	↓ -2	48	55	↓ -7

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,199**	**1,473**	↓ -19%	**13,383**	**14,894**	↓ -10%
Active listings	**11,176**	**9,961**	↑ 12%	**10,290**	**9,191**	↑ 12%
New listings	**2,643**	**2,846**	↓ -7%	**29,811**	**28,771**	↑ 4%
Sales volume	**$920,816,108**	**$1,179,018,529**	↓ -22%	**$10,229,302,358**	**$11,078,494,342**	↓ -8%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	360	422	↓ -15%	3,777	4,188	↓ -10%
Active listings	2,354	2,021	↑ 16%	2,115	2,012	↑ 5%
Median price	$782,500	$820,000	↓ -5%	$818,000	$790,000	↑ 4%
Avg. days on market (days)	42	54	↓ -12	47	48	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	604	765	↓ -21%	7,279	8,222	↓ -11%
Active listings	6,972	6,415	↑ 9%	6,600	5,794	↑ 14%
Median price	$497,500	$490,000	↑ 2%	$480,000	$480,000	↔ 0%
Avg. days on market (days)	64	57	↑ 7	60	55	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	235	286	↓ -18%	2,327	2,484	↓ -6%
Active listings	1,850	1,525	↑ 21%	1,576	1,385	↑ 14%
Median price	$890,000	$901,250	↓ -1%	$907,500	$873,000	↑ 4%
Avg. days on market (days)	52	52	↔ 0	51	56	↓ -5

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**357**	**361**	↓ -1%	**3,485**	**3,831**	↓ -9%
Active listings	**1,649**	**1,449**	↑ 14%	**1,505**	**1,407**	↑ 7%
New listings	**545**	**544**	↔ 0%	**5,979**	**5,858**	↑ 2%
Sales volume	**$233,288,127**	**$240,394,070**	↓ -3%	**$2,263,354,148**	**$2,357,021,402**	↓ -4%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	237	238	↔ 0%	2,170	2,378	↓ -9%
Active listings	801	705	↑ 14%	763	704	↑ 8%
Median price	$641,000	$629,500	↑ 2%	$635,000	$601,000	↑ 6%
Avg. days on market (days)	34	30	↑ 4	35	36	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	92	96	↓ -4%	1,059	1,195	↓ -11%
Active listings	689	614	↑ 12%	613	576	↑ 7%
Median price	$415,500	$427,500	↓ -3%	$430,000	$416,500	↑ 3%
Avg. days on market (days)	47	59	↓ -12	54	54	↔ 0
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	28	27	**	256	258	↓ -1%
Active listings	156	126	↑ 24%	126	124	↑ 2%
Median price	**	**	**	$882,500	$855,000	↑ 3%
Avg. days on market (days)	**	**	**	49	57	↓ -8

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**726**	**925**	↓ -22%	**8,725**	**9,548**	↓ -9%
Active listings	**3,569**	**2,742**	↑ 30%	**3,114**	**2,676**	↑ 16%
New listings	**1,297**	**1,270**	↑ 2%	**13,837**	**12,822**	↑ 8%
Sales volume	**$441,469,804**	**$537,935,474**	↓ -18%	**$5,202,331,669**	**$5,424,686,702**	↓ -4%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	515	640	↓ -20%	6,178	6,552	↓ -6%
Active listings	2,347	1,803	↑ 30%	2,039	1,763	↑ 16%
Median price	$593,500	$568,500	↑ 4%	$593,000	$565,000	↑ 5%
Avg. days on market (days)	32	31	↑ 1	32	37	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	153	204	↓ -25%	2,014	2,317	↓ -13%
Active listings	862	670	↑ 29%	807	606	↑ 33%
Median price	$362,000	$375,000	↓ -3%	$370,000	$367,000	↑ 1%
Avg. days on market (days)	45	31	↑ 14	42	37	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	57	78	↓ -27%	521	661	↓ -21%
Active listings	323	244	↑ 32%	240	277	↓ -13%
Median price	$763,500	$725,000	↑ 5%	$750,000	$707,500	↑ 6%
Avg. days on market (days)	34	47	↓ -13	41	56	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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South Shore of Montreal

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**749**	**891**	↓ -16%	**8,843**	**9,332**	↓ -5%
Active listings	**4,067**	**3,132**	↑ 30%	**3,647**	**3,016**	↑ 21%
New listings	**1,350**	**1,357**	↓ -1%	**14,997**	**13,474**	↑ 11%
Sales volume	**$486,159,260**	**$565,743,716**	↓ -14%	**$5,682,763,846**	**$5,789,398,180**	↓ -2%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	476	532	↓ -11%	5,410	5,624	↓ -4%
Active listings	2,141	1,748	↑ 22%	1,928	1,733	↑ 11%
Median price	$629,000	$625,000	↑ 1%	$643,000	$625,000	↑ 3%
Avg. days on market (days)	34	31	↑ 3	34	37	↓ -3
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	219	290	↓ -24%	2,876	3,157	↓ -9%
Active listings	1,572	1,130	↑ 39%	1,419	1,041	↑ 36%
Median price	$407,000	$400,000	↑ 2%	$405,000	$399,000	↑ 2%
Avg. days on market (days)	49	42	↑ 7	45	39	↑ 6
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	53	69	↓ -23%	547	547	↔ 0%
Active listings	345	242	↑ 43%	292	232	↑ 26%
Median price	$810,000	$770,000	↑ 5%	$810,000	$760,000	↑ 7%
Avg. days on market (days)	34	30	↑ 4	42	46	↓ -4

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Vaudreuil-Soulanges

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**140**	**189**	↓ -26%	**1,692**	**1,915**	↓ -12%
Active listings	**911**	**839**	↑ 9%	**875**	**866**	↑ 1%
New listings	**242**	**244**	↓ -1%	**3,012**	**2,984**	↑ 1%
Sales volume	**$87,294,107**	**$110,671,035**	↓ -21%	**$1,051,639,730**	**$1,169,755,490**	↓ -10%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	108	132	↓ -18%	1,228	1,354	↓ -9%
Active listings	603	526	↑ 15%	595	580	↑ 3%
Median price	$637,900	$617,000	↑ 3%	$625,000	$618,000	↑ 1%
Avg. days on market (days)	41	47	↓ -6	41	50	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	30	52	↓ -42%	408	501	↓ -19%
Active listings	264	268	↓ -1%	243	244	↔ 0%
Median price	$365,000	$353,700	↑ 3%	$382,146	$363,000	↑ 5%
Avg. days on market (days)	47	61	↓ -14	68	59	↑ 9
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	5	**	47	52	↓ -10%
Active listings	32	35	↓ -9%	27	33	**
Median price	**	**	**	$690,000	$636,500	↑ 8%
Avg. days on market (days)	**	**	**	79	58	↑ 21

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**81**	**111**	↓ -27%	**980**	**1,107**	↓ -11%
Active listings	**445**	**331**	↑ 34%	**382**	**358**	↑ 7%
New listings	**170**	**157**	↑ 8%	**1,599**	**1,535**	↑ 4%
Sales volume	**$48,697,651**	**$71,879,150**	↓ -32%	**$578,329,245**	**$611,694,194**	↓ -5%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	54	87	↓ -38%	726	812	↓ -11%
Active listings	305	232	↑ 31%	274	261	↑ 5%
Median price	$585,000	$592,700	↓ -1%	$584,000	$560,000	↑ 4%
Avg. days on market (days)	36	41	↓ -5	35	40	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	14	12	**	173	194	↓ -11%
Active listings	74	47	↑ 57%	56	43	↑ 30%
Median price	**	**	**	$375,000	$359,900	↑ 4%
Avg. days on market (days)	**	**	**	29	32	↓ -3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	12	12	**	78	101	↓ -23%
Active listings	61	45	↑ 36%	46	50	↓ -7%
Median price	**	**	**	$642,500	$617,500	↑ 4%
Avg. days on market (days)	**	**	**	46	74	↓ -28

Source : QPAREB by the Centris system

Definitions and explanatory notes

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FENÊTRE SUR LE MARCHÉ IMMOBILIER

monthly statistics

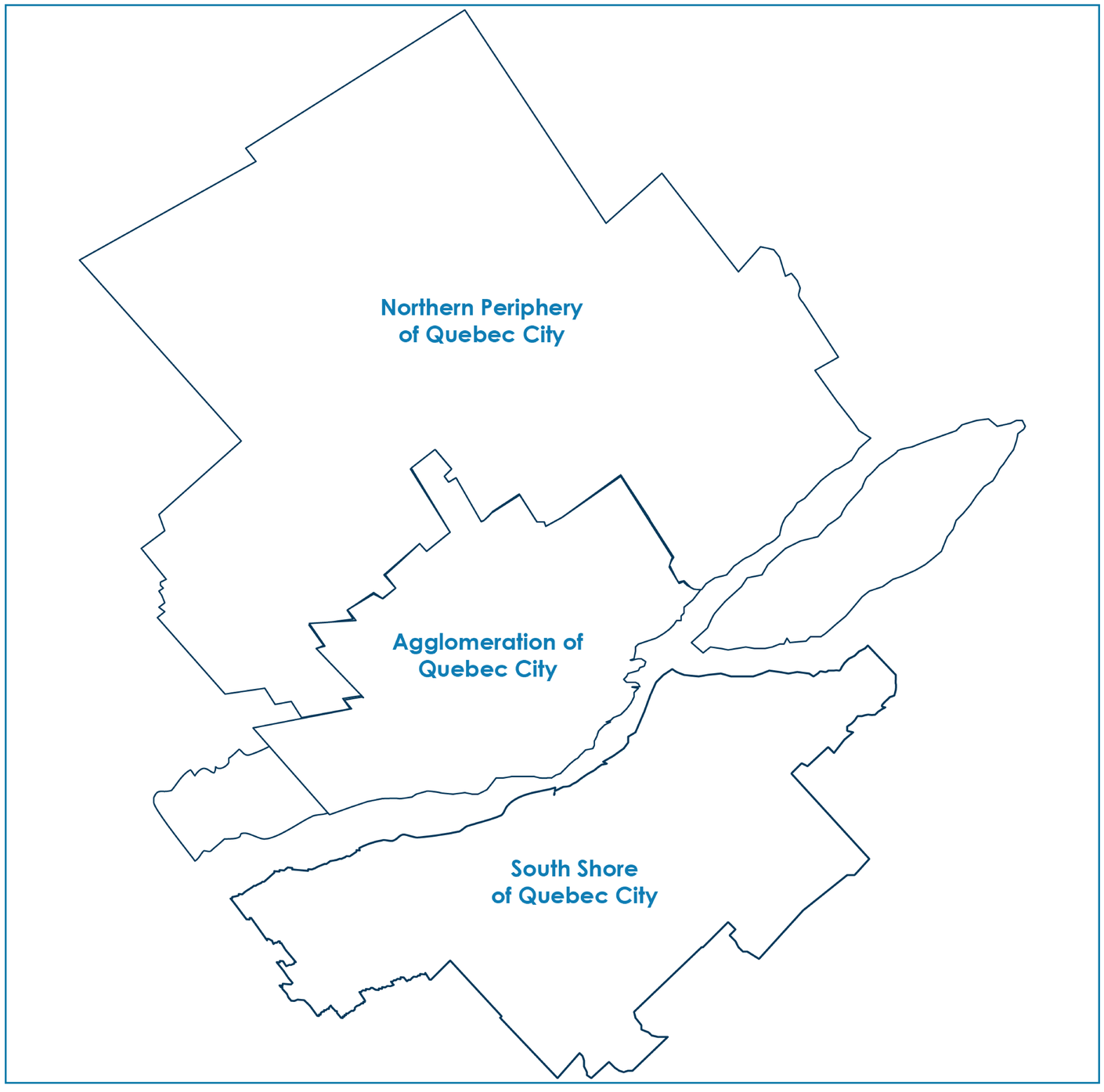
October 2026

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**866**	**1,029**	↓ -16%	**8,541**	**8,727**	↓ -2%
Active listings	**2,597**	**1,882**	↑ 38%	**2,125**	**1,847**	↑ 15%
New listings	**1,200**	**1,269**	↓ -5%	**11,799**	**10,500**	↑ 12%
Sales volume	**$430,798,637**	**$491,757,898**	↓ -12%	**$4,222,715,243**	**$4,033,628,053**	↑ 5%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	554	660	↓ -16%	5,299	5,409	↓ -2%
Active listings	1,492	1,131	↑ 32%	1,266	1,158	↑ 9%
Median price	$468,500	$449,900	↑ 4%	$474,900	$450,000	↑ 6%
Avg. days on market (days)	23	22	↑ 1	23	27	↓ -4
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	225	265	↓ -15%	2,486	2,559	↓ -3%
Active listings	790	516	↑ 53%	615	468	↑ 31%
Median price	$340,000	$315,000	↑ 8%	$334,000	$310,000	↑ 8%
Avg. days on market (days)	33	31	↑ 2	28	36	↓ -8
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	87	103	↓ -16%	752	755	↔ 0%
Active listings	306	226	↑ 35%	234	213	↑ 10%
Median price	$565,000	$550,000	↑ 3%	$571,000	$520,000	↑ 10%
Avg. days on market (days)	39	20	↑ 19	31	39	↓ -8

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Agglomeration of Quebec City

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**552**	**685**	↓ -19%	**5,719**	**5,834**	↓ -2%
Active listings	**1,649**	**1,056**	↑ 56%	**1,312**	**1,026**	↑ 28%
New listings	**795**	**785**	↑ 1%	**7,773**	**6,820**	↑ 14%
Sales volume	**$276,938,938**	**$332,354,720**	↓ -17%	**$2,817,677,987**	**$2,685,115,894**	↑ 5%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	306	383	↓ -20%	3,054	3,086	↓ -1%
Active listings	737	468	↑ 57%	614	482	↑ 28%
Median price	$490,000	$453,700	↑ 8%	$483,500	$451,000	↑ 7%
Avg. days on market (days)	19	19	↔ 0	19	20	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	181	226	↓ -20%	2,082	2,186	↓ -5%
Active listings	672	418	↑ 61%	515	391	↑ 32%
Median price	$341,000	$325,000	↑ 5%	$339,700	$316,750	↑ 7%
Avg. days on market (days)	34	32	↑ 2	27	37	↓ -10
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	65	76	↓ -14%	583	562	↑ 4%
Active listings	238	170	↑ 40%	181	153	↑ 18%
Median price	$585,000	$590,000	↓ -1%	$588,500	$550,000	↑ 7%
Avg. days on market (days)	40	22	↑ 18	32	36	↓ -4

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Northern Periphery of Quebec City

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**98**	**134**	↓ -27%	**993**	**1,099**	↓ -10%
Active listings	**411**	**361**	↑ 14%	**349**	**410**	↓ -15%
New listings	**148**	**187**	↓ -21%	**1,487**	**1,440**	↑ 3%
Sales volume	**$54,106,130**	**$70,209,187**	↓ -23%	**$558,949,262**	**$588,817,627**	↓ -5%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	85	120	↓ -29%	842	968	↓ -13%
Active listings	363	317	↑ 15%	307	371	↓ -17%
Median price	$489,500	$478,750	↑ 2%	$530,500	$477,500	↑ 11%
Avg. days on market (days)	37	30	↑ 7	33	42	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	10	10	**	124	104	↑ 19%
Active listings	25	27	**	28	24	**
Median price	**	**	**	$315,000	$275,000	↑ 15%
Avg. days on market (days)	**	**	**	25	50	↓ -25
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	3	4	**	25	25	**
Active listings	20	11	**	11	10	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source : QPAREB by the Centris system

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.

South Shore of Quebec City

October 2026

Residential : Summary of Centris Activity

	October			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**216**	**210**	↑ 3%	**1,829**	**1,794**	↑ 2%
Active listings	**537**	**465**	↑ 15%	**464**	**411**	↑ 13%
New listings	**257**	**297**	↓ -13%	**2,539**	**2,240**	↑ 13%
Sales volume	**$99,753,569**	**$89,193,991**	↑ 12%	**$846,087,994**	**$759,694,532**	↑ 11%

Detailed Statistics by Property Category

	October			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	163	157	↑ 4%	1,403	1,355	↑ 4%
Active listings	392	346	↑ 13%	345	306	↑ 13%
Median price	$439,000	$415,000	↑ 6%	$436,000	$410,000	↑ 6%
Avg. days on market (days)	24	25	↓ -1	27	32	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	34	29	**	280	269	↑ 4%
Active listings	93	71	↑ 31%	73	53	↑ 38%
Median price	$313,750	**	**	$299,000	$270,100	↑ 11%
Avg. days on market (days)	24	**	**	30	24	↑ 6
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	19	23	**	144	168	↓ -14%
Active listings	48	45	↑ 7%	43	50	↓ -14%
Median price	**	**	**	$480,000	$447,500	↑ 7%
Avg. days on market (days)	**	**	**	27	42	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

monthly statistics

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 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 et Instagram.

Information

This publication is produced by the Market Analysis Department of the QPAREB
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