

Press release

Centris Residential Sales Statistics – March 2021

Quebec City Real Estate Market: Single-Family Home Prices and Condominium Sales Hit Historic High in March

Quebec City, April 7, 2021 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the **Quebec City Census Metropolitan Area (CMA)** for the month of March, based on the real estate brokers' Centris provincial database.

"For the second consecutive month, condominiums account for a third of sales in Quebec City. Residential sales have thus hit a record high for 10 months in a row," remarks Charles Brant, director of market analysis. "The rise in prices due to the scarcity of single-family homes on the market is helping convince potential sellers to put their property on the market, which explains the record of new listings of single-family homes and the increase in condominium sales."

March highlights

- Total sales: sales rose by 18 per cent to reach 1,339. This represents the highest number of sales recorded in the month of March since the real estate brokers' Centris system began compiling market statistics.
- The northern periphery of Quebec City continues to post a record level of activity for this period of the year with 182 sales (+39 per cent), followed by the agglomeration of Quebec City with 927 sales (+19 per cent).
- Sales by property category: 461 condominium sales (+77 per cent) and 94 plex sales (+42 per cent), historic levels for March. Single-family homes were once again the exception for a second consecutive month with a 2 per cent decrease (783 sales).
- Record drop in active listings of single-family homes (-56 per cent) and plexes (-24 per cent), further tightening market conditions in favour of sellers. The 36 per cent decrease in condominiums also adds to market conditions in favour of sellers for this category.
- The median price of single-family homes grew at a rate never before experienced in Quebec City to reach \$317,567, a rise of 19 per cent. An acceleration in price increases was also recorded for condominiums (+9 per cent) and plexes (+8 per cent) to reach respective median prices of \$204,000 and \$337,500.

Quebec City Real Estate Market

March 2021

Sales

+18%

Variation in total residential sales compared to March 2020

Listings

-47%

Variation in active listings compared to March 2020

Price

+19%

Variation in the median price of single-family homes compared to March 2020

Residential: Summary of Centris Activity

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Total sales	1,339	1,130	↑ 18%	3,328	2,945	↑ 13%
Active listings	3,629	6,853	↓ -47%	3,677	7,187	↓ -49%
New listings	1,611	1,050	↑ 53%	3,859	3,880	↓ -1%
Sales volume	\$421,887,352	\$315,282,479	↑ 34%	\$1,037,358,501	\$807,119,268	↑ 29%

Detailed Statistics by Property Category

	March			Year-to-date		
	2021	2020	Variation	2021	2020	Variation
Single-family home						
Sales	783	803	↓ -2%	1,987	2,085	↓ -5%
Active listings	1,807	4,105	↓ -56%	1,791	4,352	↓ -59%
Median price	\$317,567	\$267,000	↑ 19%	\$300,000	\$260,000	↑ 15%
Average selling time (days)	66	117	↓ -51	73	117	↓ -44
Condominium						
Sales	461	260	↑ 77%	1,088	677	↑ 61%
Active listings	1,394	2,179	↓ -36%	1,512	2,237	↓ -32%
Median price	\$204,000	\$187,500	↑ 9%	\$200,000	\$191,500	↑ 4%
Average selling time (days)	105	167	↓ -62	114	164	↓ -50
Plex (2-5 units)						
Sales	94	66	↑ 42%	250	178	↑ 40%
Active listings	419	551	↓ -24%	366	579	↓ -37%
Median price	\$337,500	\$313,000	↑ 8%	\$350,000	\$316,827	↑ 10%
Average selling time (days)	68	99	↓ -31	86	108	↓ -22



Variations from the same period the previous year.
Source: QPARB by the Centris System

Additional information:

[Quarterly statistics – Barometer for the province of Quebec](#)
[Detailed and cumulative 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 13,000 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 is headquartered in Quebec City and has its administrative offices in Montreal. It has two subsidiaries: Centris Inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [Twitter](#) and [Instagram](#).

About Centris

Centris is a dynamic and innovative technology company in the real estate sector. It collects data and offers solutions that are highly adapted to the needs of professionals. Among these solutions is Centris.ca, the most visited real estate website in Quebec.

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For more information:

[Image bank](#) (credit QPAREB) available free of charge.

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