



Resale Market More Vigorous Than Ever

3% Increase in Transactions During the First Six Months of 2006

Île-des-Sœurs, July 5, 2006 — The resale market has proven to be more vigorous than ever in the first half of 2006 with 29,262 transactions recorded on the Greater Montréal Real Estate Board (GMREB) MLS[®] system. That's an increase of 3% compared to the 28,436 transactions registered during the same period in 2005.

According to the information gathered by the MLS[®] system during the first half of 2006, the GMREB reports that the average value of a single-family home increased by 7%, from \$200,000 in the first half of 2005 to \$214,000 in 2006.

Zone	Average Price (single-family)	Variation 2005-2006
Montréal	\$330,000	+6%
Laval	\$217,000	+10%
Montréal	\$198,000	+7%
Laurentians	\$191,000	+7%
Lanaudière	\$156,000	+6%

This is not necessarily a true indication of the actual price of single-family homes, but rather an indication of the trend in the average cost of properties located in the areas covered by the GMREB.

The total sales dollar volume of units sold reached \$6.2 billion, a 9% increase from \$5.7 billion for the same period last year.

June 2006

This past June was the best month of June ever with 4,104 transactions recorded on the GMREB MLS[®] system, which represents a 3.6% increase from 3,960 transactions in June 2005.

As of June 30, the GMREB noted a 15% increase in the amount of residential listings on its MLS[®] system: 32,880 compared to 28,591 at the same date in 2005.

"After a very vigorous month of May, the trend continued into June making it another record breaking month", said Michel Beauséjour, FCA, GMREB Chief Executive Officer. "We have also seen an increase in active listings which will lead to a more balanced market. That's good news for both sellers and buyers alike."

For the month of June, the total sales dollar volume of units sold reached \$914.7 million, an increase of 12% compared to the \$834.5 million recorded during the same month in 2005.

According to the information gathered by the MLS[®] system in June of 2006, the GMREB reports that the average value of a single-family home increased by 6% to \$224,000 from \$211,000 in June of 2005.

Zone	Average Price (single-family)	Variation 2005-2006
Montréal	\$347,000	+5%
Laval	\$217,000	+8%
Montréal	\$208,000	+9%
Laurentians	\$197,000	+10%
Lanaudière	\$158,000	+4%

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with over 9,000 members - real estate agents and brokers. Its mission is to actively promote and protect its members' professional and business interests in order for them to successfully meet their business objectives.

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