

**Note importante**

La Chambre immobilière du Grand Montréal publie ses statistiques de ventes MLS® selon le territoire de la région métropolitaine de Montréal, tel que défini par Statistique Canada lors du dernier recensement. On peut consulter la liste des municipalités qu'elle regroupe sur le site [www.statcan.ca](http://www.statcan.ca).

Aussi, la Chambre immobilière du Grand Montréal utilise le prix médian pour mesurer l'évolution du prix des propriétés. Le prix médian est celui qui est au milieu, c'est-à-dire que la moitié des transactions ont eu lieu à un prix inférieur et l'autre moitié à un prix supérieur.

**MLS® Residential Statistics for the Montréal Metropolitan Area****Market Becoming More Balanced in Montréal Area**

**Île-des-Soeurs, March 9, 2011** – Although still favouring home sellers, market conditions eased as evidenced by the number of MLS® sales transactions in the Montréal Metropolitan Area in February 2011, according to the Greater Montréal Real Estate Board (GMREB). The market eased the most for single-family homes in Vaudreuil-Soulanges and on the North Shore, while condominiums moved more towards a balanced market on the North Shore and in Laval.

“As expected, market conditions continued to become more balanced in February. Even though sellers still have the upper hand, buyers have a bit more bargaining power, a trend we started seeing since April 2010,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “Market conditions favoured sellers the most on the Island of Montréal, in the case of both single-family homes and condominiums.”

More moderate price increases in February 2011 is another sign that market conditions are easing. The median price for a single-family home increased by 4 per cent to \$254,000 in the Montréal area compared to February 2010. The median price for plexes increased by 3 per cent, reaching \$390,000. Only condominium prices registered sustained growth, posting an increase of 9 per cent to reach \$214,500.

In terms of sales, 4,104 residential transactions were registered in the Montréal area in February 2011, a 7 per cent decrease compared to February 2010. Plexes posted the most significant decrease, 11 per cent, while sales of single-family homes and condominiums declined by 7 per cent in February 2011.

Geographically, the Island of Montréal was the most active area in February 2011, with a slight decrease in sales of 3 per cent compared to the same month last year. Vaudreuil-Soulanges and the North Shore

MLS® Residential Statistics Montréal Metropolitan Area February 2011 versus February 2010		
		Variation
<b>Active listings</b>	<b>25,361</b>	<b>+13%</b>
<b>New listings</b>	<b>7,477</b>	<b>-2%</b>
<b>Total sales</b>	<b>4,104</b>	<b>-7%</b>
Single-family	2,518	-7%
Condominiums	1,225	-7%
Plexes (2 to 5 dwellings)	359	-11%
<b>Volume of sales</b>	<b>\$1,203,089,346</b>	<b>-3%</b>
<b>Median price</b>		
Single-family	\$254,000	+4%
Condominiums	\$214,500	+9%
Plexes (2 to 5 dwellings)	\$390,000	+3%

Source: Greater Montréal Real Estate Board by Centris®

followed closely with respective sales decreases of 4 per cent and 6 per cent. Sales were down by 10 per cent in Laval and by 14 per cent on the South Shore.

As at February 28, 2011, the number of active listings on the MLS<sup>®</sup> system increased by 13 per cent in comparison with the same date last year.

“The increase in the number of homes for sale – which provides more choice for buyers – and the easing up of sales we’ve seen over the past 10 months lead us to believe that the market will continue moving towards becoming balanced in the next few months,” said Diane Ménard.

### **About the Greater Montréal Real Estate Board**

The Greater Montréal Real Estate Board is a non-profit organization that brings together most of the real estate brokers who work in the Greater Montréal area. With close to 11,000 members, it is the second largest board in Canada. Its mission is to actively promote and protect its members' professional and business interests in order for them to successfully meet their business objectives and maintain their predominance in the real estate industry.

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For February 2011 statistics charts, [click here](#).

For year-to-date statistics charts, [click here](#).

### **For further information:**

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