

Important Note

The Greater Montréal Real Estate Board publishes its MLS[®] sales statistics by Montréal Metropolitan Area territory, as defined by Statistics Canada during the last census. The list of municipalities that make up this territory is available at www.statcan.ca.

In addition, the Greater Montréal Real Estate Board uses the median price to measure the evolution of property prices. The median price is the middle price, in other words, half of the transactions had a lower price and the other half had a higher price.

MLS[®] Residential Statistics for the Montréal Metropolitan Area

November 2011: MLS[®] Sales Increase Again

Île-des-Sœurs, December 7, 2011 – MLS[®] sales in the Montréal Metropolitan Area increased by 3 per cent in November 2011 compared to November 2010, according to the Greater Montréal Real Estate Board (GMREB). This was the sixth consecutive increase in existing-home sales.

“November was an excellent month for the Montréal area real estate market,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “The market has been particularly active since the early summer, which benefits both buyers and sellers,” she added.

Sales increased in all five of the main geographic areas in November 2011, except for the South Shore. Vaudreuil-Soulanges led the way with a 26 per cent increase in the number of transactions. Sales on the North Shore increased by 3 per cent, while sales in Laval and on the Island of Montréal grew by 2 per cent. Sales on the South Shore remained stable compared to November 2010.

Condominiums stood out once again in November 2011, as sales of this property category increased by 6 per cent compared to the same month last year. Condominium sales on the Island of Montréal (+7 per cent) and on the North Shore (+5 per cent) were primarily responsible for this increase. Meanwhile, sales of single-family homes increased by 1 per cent and plex sales grew by 3 per cent.

In terms of prices, all three property categories posted a 4 per cent increase in median price in November 2011

MLS [®] Residential Statistics Montréal Metropolitan Area November 2011 versus November 2010		
		Variation
Active listings	25,855	+14%
New listings	5,790	+5%
Total sales	3,275	+3%
Single-family	1,828	+1%
Condominiums	1,036	+6%
Plexes (2 to 5 dwellings)	406	+3%
Volume of sales	\$1,047,556,735	+8%
Median price		
Single-family	\$270,000	+4%
Condominiums	\$226,750	+4%
Plexes (2 to 5 dwellings)	\$400,000	+4%

Source: Greater Montréal Real Estate Board by Centris[®]

compared to November 2010. The median price of single-family homes reached \$270,000, that of condominiums reached \$226,750 while that of plexes hit \$400,000.

In the entire Montréal Metropolitan Area, the number of active listings increased by 15 per cent in November 2011 compared to November 2010. In total, close to 26,000 residential properties were available to buyers. The South Shore posted the largest increase in the number of active listings (+21 per cent), but all other areas also posted an increase. In terms of property categories, condominiums posted the largest increase in the number of active listings in November 2011 at 20 per cent, followed by plexes at 17 per cent and single-family homes at 10 per cent.

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

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

For further information:

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