

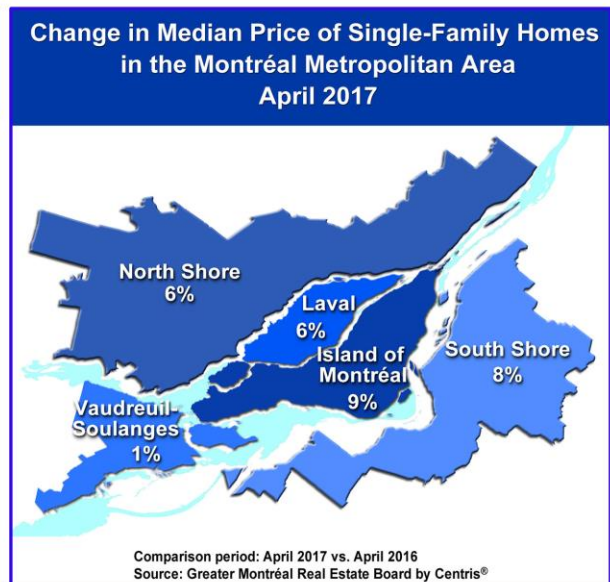
Centris® Residential Sales Statistics – April 2017

Montréal’s Residential Real Estate Market: Most Active Month of April Since 2012

L’Île-des-Sœurs, May 4, 2017 – The Greater Montréal Real Estate Board (GMREB) has just released its most recent residential real estate market statistics for the Montréal Census Metropolitan Area (CMA), based on the real estate brokers’ Centris® provincial database. In total, 4,798 residential sales were concluded in April 2017, a 1 per cent increase compared to April of last year. This was the most active month of April since 2012. [Click here](#) to watch the April 2017 statistics video.

Centris® Residential Statistics Montréal Metropolitan Area April 2017			Variation
Active listings	29,519		-14%
New listings	6,486		-7%
Total sales	4,798		1%
Single-family homes	2,789		-3%
Condominiums	1,582		9%
Plexes (2 to 5 units)	422		-1%
Sales volume	\$1,714,979,484		8%
Median price			
Single-family homes	\$309,000		7%
Condominiums	\$240,000		2%
Plexes (2 to 5 units)	\$488,000		4%

Comparison period: April 2017 vs April 2016
Source: Greater Montréal Real Estate Board by Centris®



Residential Market Statistics - April 2017

Residential sales in the Montréal CMA: 1% ↑

Single-family	Condominium	Plex
-3% ↓	9% ↑	-1% ↓

Change in median price

Single-family	Condominium	Plex
7% ↑	2% ↑	4% ↑
\$309,000	\$240,000	\$488,000

Number of active listings: -14% ↓

Comparison period: April 2017 vs April 2016
Source: Greater Montréal Real Estate Board by Centris®

Home Price Index Montréal Metropolitan Area April 2017

January 2005 = 100	Composite HPI	Annual Change
Montréal Metropolitan Area	166.4	3.7 %
Island of Montréal	165.9	4.1 %
Laval	170.7	1.5 %
North Shore	162.8	2.8 %
South Shore	170.5	5.0 %
Vaudreuil-Soulanges	157.3	2.7 %

For more information, please visit www.homepriceindex.ca.

Sales by geographic area

- Two of the five main areas of the Montréal CMA registered an increase in sales in April: Vaudreuil-Soulanges (+29 per cent) and the South Shore (+3 per cent).
- Sales were unchanged on the Island of Montréal, and decreased slightly in Laval (-3 per cent) and on the North Shore (-2 per cent).

Sales by property category

- Condominiums were the only property category to register an increase in sales in April, as the number of condo transactions rose by 9 per cent.
- Sales of single-family homes (-3 per cent) and plexes (-1 per cent) posted slight decreases.

Prices

- Condominiums and plexes registered moderate price increases. The median price of plexes reached \$488,000, a 4 per cent increase compared to April of last year, while that of condominiums stood at \$240,000, a 2 per cent increase.
- The median price of single-family homes rose by 7 per cent compared to April 2016, to reach \$309,000. This was the largest increase since July 2011.

“Price increases were more sustained for single-family homes, as market conditions for this property category once again give sellers the upper hand,” said Mathieu Cousineau, President of the GMREB Board of Directors. “The number of active listings has dropped significantly over the past year for single-family homes, which helped create a certain rarity,” added Mr. Cousineau.

Number of properties for sale

The downward trend in the supply of properties for sale continued in April, as the number of residential properties listed on the real estate brokers’ Centris® system (29,519) fell by 14 per cent compared to April of last year.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with more than 9,000 members: real estate 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.

About Centris®

[Centris.ca](http://centris.ca) is Québec's real estate industry website for consumers, grouping all properties for sale by a real estate broker – close to 100,000 – under the same address. Centris®, a division of the Greater Montréal Real Estate Board, offers technology resources to Québec's 12 real estate boards and their 13,000 real estate brokers.

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For April 2017 statistics charts, [click here](#).

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

For more information:

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