

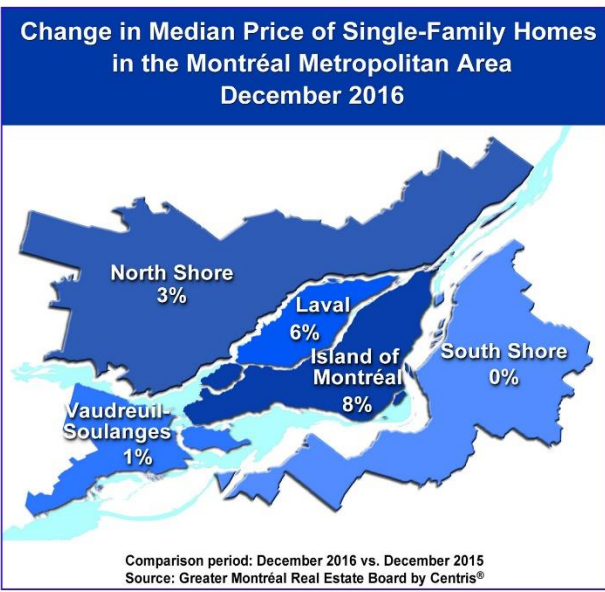
**Centris® Residential Sales Statistics – December 2016**

**Montréal Ends the Year With an Increase in Residential Sales in December**

**L'Île-des-Sœurs, January 6, 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, 2,476 residential sales were concluded in December 2016, a 3 per cent increase compared to December of last year. This was the 21st increase in sales in the past 22 months and the best sales result for a month of December since 2011. [Click here](#) to see the December 2016 statistics video.

Centris® Residential Statistics Montréal Metropolitan Area December 2016			Variation
Active listings	25,672		-13%
New listings	3,572		-6%
<b>Total sales</b>	<b>2,476</b>		<b>3%</b>
Single-family homes	1,421		1%
Condominiums	722		0%
Plexes (2 to 5 units)	330		21%
<b>Sales volume</b>	<b>\$909,798,179</b>		<b>9%</b>
<b>Median price</b>			
Single-family homes	\$300,000		2%
Condominiums	\$245,000		2%
Plexes (2 to 5 units)	\$470,000		4%

Comparison period: December 2016 vs December 2015  
Source: Greater Montréal Real Estate Board by Centris®



**Residential Market Statistics - December 2016**

Residential sales in the Montréal CMA : 3% ↑

Single-family	Condominium	Plex
1% ↑	0% ↔	21% ↑

Change in median price

Single-family	Condominium	Plex
2% ↑	2% ↑	4% ↑
\$300,000	\$245,000	\$470,000

Number of active listings : -13% ↓

Comparison period: December 2016 vs December 2015  
Source: Greater Montréal Real Estate Board by Centris®

**Home Price Index  
Montréal Metropolitan Area  
December 2016**

	January 2005 = 100	Composite HPI	Annual Change
<b>Montréal Metropolitan Area</b>		<b>162.8</b>	<b>3.3%</b>
Island of Montréal		163.2	3.9%
Laval		166.8	1.8%
North Shore		158.9	2.1%
South Shore		166.2	4.5%
Vaudreuil-Soulanges		153.1	1.7%

For more information, please visit [www.homepriceindex.ca](http://www.homepriceindex.ca).

"Like November's results, December's results also registered a sharp increase (32 per cent) in property sales of \$500,000 or more," said Daniel Dagenais, President of the GMREB Board of Directors. "On the other hand, there was a 10 per cent decrease in sales in the price range of \$200,000 to \$300,000, which is perhaps a first sign of the effects of the most recent mortgage tightening measures," added Mr. Dagenais.

### **Sales by geographic area**

- December's results vary greatly from one geographic area to another, with sales ranging from +28 per cent in Vaudreuil-Soulanges to -16 per cent in Laval.
- The North Shore and the Island of Montréal also registered sales increases of 11 per cent and 7 per cent, respectively.
- However, sales fell by 5 per cent on the South Shore in December. This was only the third decrease in sales on the South Shore in the past 25 months.

### **Sales by property category**

- While sales were relatively stable for single-family homes (+1 per cent) and condominiums (0 per cent), sales of plexes (2 to 5 dwellings) jumped by 21 per cent in December.

### **Prices**

- The median price of single-family homes and condominiums rose by 2 per cent compared to December of last year to reach \$300,000 and \$245,000, respectively, across the Montréal CMA.
- The increase in the median price of plexes was more sustained, at 4 per cent, as half of all plexes sold for more than \$470,000.

### **Number of properties for sale**

For a fifteenth consecutive month, the supply of properties for sale shrank in the Montréal CMA. The 25,672 active listings on the real estate brokers' Centris® system represents a 13 per cent decrease compared to December of last year. "The decline in inventory means that we are returning to a balanced market, which is a positive sign," said Mr. Dagenais.

### **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 – more than 90,000 – under the same address. Centris®, a division of the Greater Montréal Real Estate Board, offers technology resources exclusively to Québec's 12 real estate boards and their 13,000 real estate brokers.

-30-

For December 2016 statistics charts, [click here](#).

**Source:**

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