

Centris® Residential Sales Statistics – November 2014

Median Price of Single-Family Homes Increases on the Island of Montréal

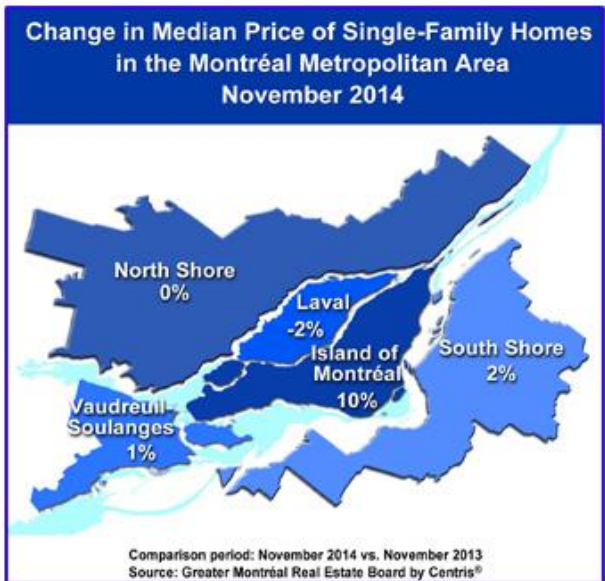
Île-des-Sœurs, December 5, 2014 – The Greater Montréal Real Estate Board (GMREB) today released its residential sales statistics for the Montréal Census Metropolitan Area (CMA). According to the real estate brokers' Centris® provincial database, 2,590 residential sales were concluded in November 2014, a 1 per cent decrease compared to November of last year. This was the second consecutive decrease, as sales also fell by 1 per cent in October. [Click here](#) to watch the November 2014 statistics video.

By property category, sales of single-family homes fell by 4 per cent in November, while sales of condominiums remained stable (0 per cent). Like in October, plexes were the only property category to register an increase in sales in November, jumping by 17 per cent compared to November of last year.

**Centris® Residential Statistics
Montréal Metropolitan Area
November 2014**

Active listings	33578	8%
New listings	5522	1%
Total sales	2590	-1%
Single-family homes	1474	-4%
Condominiiums	786	0%
Plexes (2 to 5 units)	327	17%
Sales volume	\$902 644 213	8%
Median price		
Single-family homes	\$283 500	2%
Condominiiums	\$230 750	-1%
Plexes (2 to 5 units)	\$439 500	-1%

Comparison period: November 2014 vs. November 2013
Source: Greater Montréal Real Estate Board by Centris®



Residential Market Statistics - November 2014

Residential sales in the Montréal CMA: -1% ↓

Single-family	Condominium	Plex
-4% ↓	0%	17% ↑

Change in median price

Single-family	Condominium	Plex
2% ↑	-1% ↓	-1% ↓
\$283 500	\$230 750	\$439 500

Number of active listings: 8% ↑

Comparison period: November 2014 vs. November 2013
Source: Greater Montréal Real Estate Board by Centris®

**Property Price Index for November 2014
Montréal Metropolitan Area
November 2014**

	January 2005 = 100	Composite HPI	Annual Change
Montréal Metropolitan Area		155,0	-0,1%
Island of Montréal		154,9	0,7%
Laval		161,2	0,0%
North Shore		152,6	-0,7%
South Shore		156,8	-0,4%
Vaudreuil-Soulanges		144,5	-0,5%

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

Geographically, two areas registered an increase in sales in November: the North Shore at 3 per cent and the Island of Montréal at 1 per cent. The South Shore and Laval registered opposite results, with decreases of 1 per cent and 3 per cent, respectively. Finally, sales fell by 19 per cent in the area of Vaudreuil-Soulanges.

The median price of single-family homes across the Montréal CMA stood at \$283,500 in November 2014, a 2 per cent increase compared to November 2013. "In particular, we've noticed that prices of single-family homes have been firming up on the Island of Montréal, with an average increase of 5 per cent over the last five months," said Diane Ménard, Vice-President of the GMREB Board of Directors. "In November, the increase was 10 per cent," she added.

The median price of condominiums across the Montréal Metropolitan Area fell slightly (-1 per cent) in November to reach \$230,750. However, in October, condominiums registered their largest monthly increase in median price (+6 per cent) in almost two years. Finally, the median price of plexes decreased by 1 per cent in November to reach \$439,500.

The number of active listings on the real estate brokers' Centris® system continued its upward trend. In November 2014, there were 8 per cent more properties for sale across the Montréal CMA compared to November of last year.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with more than 9,300 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 is Québec's real estate industry website for consumers, grouping all properties for sale by a real estate broker 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.

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For November 2014 statistics charts, [click here](#).

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

For further information:

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