

**Centris® Residential Sales Statistics – April 2014**

**Residential Sales in the Montréal Area: No Improvement in April**

**Île-des-Sœurs, May 7, 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, 4,184 residential sales transactions were concluded in April 2014, a 9 per cent decrease compared to April of last year. This was the fifth consecutive monthly drop in sales.

All three property categories registered a similar decrease in the number of transactions, at 8 per cent, 9 per cent and 8 per cent, respectively, for single-family homes, condominiums and plexes. In the case of condominiums, the sales decrease in April was the seventh consecutive drop.

Geographically, all five main areas of the CMA were affected by the downturn in sales. The smallest decrease (-5 per cent) was observed in Vaudreuil-Soulanges, putting an end to six consecutive increases in sales in this area. Laval, the South Shore and the Island of Montréal registered decreases of 6, 8 and 9 per cent, respectively, while the largest drop in sales was on the North Shore, where the number of transactions fell by 10 per cent compared to April of last year.

**Prices Hold Steady**

Across the CMA, the median price of single-family homes (\$282,000), condominiums (\$225,000) and plexes (\$429,000) all increased by 1 per cent in April 2014. It should be noted that the median price of single-family homes rose by 4 per cent on the South Shore.

As at April 30, 2014, there were 35,904 active listings in the Centris® system, up 9 per cent compared to the same period last year. The number of properties for sale has increased for the past 44 consecutive months.

“Given the increase in the number of listings and the decrease in the number of sales in recent months, buyers are regaining bargaining power, particularly if they’re shopping for a condominium, as market conditions clearly favour buyers in most areas,” said Diane Ménard, Vice-President of the GMREB Board of Directors.

Finally, average selling times increased by 9 days for single-family homes (91 days) and by 15 days (113 days) for condominiums while, on average, plexes were sold in 78 days, 9 fewer than in April 2013.

Centris® Residential Statistics Montréal Metropolitan Area April 2014 versus April 2013		
		Variation
<b>Active listings</b>	35,904	9%
<b>New listings</b>	7,203	-7%
<b>Total sales</b>	4,184	-9%
Single-family homes	2,530	-8%
Condominiums	1,282	-9%
Plexes (2 to 5 units)	369	-8%
<b>Sales volume</b>	\$1,329,488,708	-8%
<b>Median price</b>		
Single-family homes	\$282,000	1%
Condominiums	\$225,000	1%
Plexes (2 to 5 units)	\$429,000	1%

Source: Greater Montréal Real Estate Board by Centris®

**Property Price Index for April 2014:**

<b>Montréal Metropolitan Area April 2014</b>		
<b>January 2005 = 100</b>	<b>Composite HPI</b>	<b>Annual Change</b>
<b>Montréal Metropolitan Area</b>	<b>156.7</b>	<b>1.7%</b>
Island of Montréal	<b>155.8</b>	<b>0.6%</b>
Laval	<b>162.7</b>	<b>3.1%</b>
North Shore	<b>155.2</b>	<b>2.4%</b>
South Shore	<b>158.4</b>	<b>2.1%</b>
Vaudreuil-Soulanges	<b>148.7</b>	<b>1.6%</b>

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

**About the Greater Montréal Real Estate Board**

The Greater Montréal Real Estate Board is a non-profit organization with close to 10,000 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 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 14,000 real estate brokers.

– 30 –

For April 2014 statistics charts, [click here](#).  
For year-to-date statistics charts, [click here](#).

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