

**Centris® Residential Sales Statistics for the Montréal Metropolitan Area**

**Montréal Real Estate Market has Something for Both Buyers and Sellers**

Île-des-Sœurs, April 8, 2013 – According to the [real estate brokers'](#) Centris® provincial database, the market for single-family homes continued to favour sellers, while that of condominiums gave buyers the upper hand, said the Greater Montréal Real Estate Board (GMREB).

“Market conditions for condominiums have been relaxing quickly in recent months,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “In early 2012, the condominium market still advantaged sellers slightly, but after a short period in balanced territory the condominium market is now a buyer’s market, both on the Island of Montréal and in the suburbs,” she added.

The number of sales concluded in the Montréal Census Metropolitan Area (CMA) decreased by 17 per cent in March 2013 compared to March 2012, with a total of 4,435 transactions. The drop in sales in Greater Montréal began with the entry into force, last July, of the most recent tightening of mortgage rules.

Sales fell for all property categories in March 2013 compared to March of last year. Single-family home sales decreased by 15 per cent, condominium sales fell by 18 per cent and that of plexes by 24 per cent.

The drop in sales in March 2013 was felt in all five main areas of the Montréal CMA. Sales decreased by 36 per cent in Vaudreuil-Soulanges, by 23 per cent in Laval and by 20 per cent on the Island of Montréal. The North Shore and South Shore registered smaller drops at 9 and 10 per cent, respectively.

As for the median price of single-family homes, Vaudreuil-Soulanges (\$285,450) led the way with a 7 per cent increase compared to March 2012, followed by the South Shore (\$274,500) with a 5 per cent increase, the Island of Montréal (\$370,000) with a 3 per cent increase and the North Shore (\$235,000) with a 1 per cent increase. The median price of single-family homes in Laval (\$290,000) remained stable compared to March of last year.

In the Montréal CMA as a whole, single-family homes (\$275,000) and plexes (\$417,000) both registered a 1 per cent increase in median price compared to March 2012. The median price of condominiums (\$222,000) fell by 1 per cent.

As at March 31, 2013, there were 32,934 active listings in the Centris® system, up 12 per cent compared to the same period last year. The largest increase was for condominiums, as the number of active listings for this property category grew by 25 per cent. Geographically, the Island of Montréal (+22 per cent) registered the largest increase, while it was barely noticeable on the North Shore (+1 per cent).

Centris® Residential Statistics Montréal Metropolitan Area March 2013 versus March 2012		
		Variation
<b>Active listings</b>	32,934	12%
<b>New listings</b>	8,318	-2%
<b>Total sales</b>	4,435	-17%
Single-family	2,686	-15%
Condominiums	1,345	-18%
Plexes (2 to 5 dwellings)	401	-24%
<b>Volume of sales</b>	\$1,385,887,210	-16%
<b>Median price</b>		
Single-family	\$275,000	1%
Condominiums	\$222,000	-1%
Plexes (2 to 5 dwellings)	\$417,000	1%

Source: Greater Montréal Real Estate Board by Centris®

**Property Price Index for March 2013**

Montréal Metropolitan Area March 2013		
January 2005 = 100	Composite HPI	Annual Change
<b>Montréal Metropolitan Area</b>	<b>153.3</b>	<b>2.0%</b>
Island of Montréal	153.9	1.6%
Laval	157.6	2.4%
North Shore	151.2	2.8%
South Shore	154.3	1.9%
Vaudreuil-Soulanges	144.7	1.1%

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 more than 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®, a division of the Greater Montréal Real Estate Board, offers technology resources to Québec's 12 real estate boards and their 14,000 real estate brokers. [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.

– 30 –

For March 2013 statistics charts, [click here](#).  
For year-to-date statistics charts, [click here](#).

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