

**MLS® Residential Statistics for the Montréal Metropolitan Area**

**First Drop in Sales in 15 Months**

**Île-des-Sœurs, September 10, 2012** – According to the Québec real estate brokers’ provincial database, sales in the Montréal Census Metropolitan Area (CMA) decreased by 7 per cent in August 2012 compared to August 2011, with 2,323 transactions, said the Greater Montréal Real Estate Board (GMREB).

“It could be that the effects of the federal government’s tightened mortgage rules, the most recent of which came into force this past July, are starting to be felt,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “However, it’s too early to make this conclusion and we’ll have to see if this trend continues in coming months. Elsewhere in Canada, MLS® sales fell by 12.4% in Toronto and by 30.7% in Vancouver, where homeownership is more difficult than in Québec,” she added.

Sales decreased for all property categories in August 2012 compared to August 2011. Single-family homes registered the smallest decrease at 5 per cent, while sales of both condominiums and plexes fell by 8 per cent.

Of the five main areas of the Montréal CMA, the North Shore was the only one to register an increase in sales in August 2012, at 1 per cent. Sales on the South Shore fell by 4 per cent, followed by the Island of Montréal at 5 per cent. Laval and Vaudreuil-Soulanges registered respective decreases of 20 and 21 per cent.

As for prices, the median price of single-family homes in the Montréal CMA increased by 4 per cent in August 2012 compared to August 2011, reaching \$280,000. The Island of Montréal (\$382,000) posted the largest increase in median price at 6 per cent, followed by the North Shore (\$237,500) at 4 per cent, and by Laval (\$283,000) and the South Shore (\$270,000), both at 3 per cent. The median price of single-family homes in Vaudreuil-Soulanges (\$263,000) fell slightly by 3 per cent compared to August 2011.

As at August 31, 2012, the number of active listings on the MLS® system increased by 7 per cent in comparison with the same date last year.

MLS® Residential Statistics Montréal Metropolitan Area August 2012 versus August 2011		
		Variation
<b>Active listings</b>	25,028	7%
<b>New listings</b>	5,295	-2%
<b>Total sales</b>	2,323	-7%
Single-family	1,360	-5%
Condominiums	727	-8%
Plexes (2 to 5 dwellings)	233	-8%
<b>Volume of sales</b>	\$749,934,575	-2%
<b>Median price</b>		
Single-family	\$280,000	4%
Condominiums	\$224,500	-1%
Plexes (2 to 5 dwellings)	\$417,000	3%

Source : Greater Montréal Real Estate Board by Centris®

**The MLS® Home Price Index**

Here is the MLS® HPI data for August 2012:

Montréal Metropolitan Area August 2012		
January 2005 = 100	Composite HPI	Annual Change
<b>Montréal Metropolitan Area</b>	151.4	2.2%
Island of Montréal	154.7	3.8%
Laval	153.1	2.6%
North Shore	147.6	1.4%
South Shore	150.1	0.1%
Vaudreuil-Soulanges	145.0	2.3%

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. It is the second largest board in Canada and its mission is to actively promote and protect its members' professional and business interests in order for them to successfully meet their business objectives.

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For August 2012 statistics charts, [click here](#).

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

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