

MLS® Residential Statistics for the Montréal Metropolitan Area

February 2012: MLS® Sales Steam Ahead!

Île-des-Sœurs, March 7, 2012 – The usual cold dreary days of February do not seem to have affected the real estate market. In fact, according to MLS® data, the Greater Montréal Real Estate Board (GMREB) registered a 9% increase in sales throughout the Montréal Metropolitan Area as compared to February 2011. This marks the ninth consecutive increase and the strongest one since April 2010.

“Active listings grew by 13% in February with almost 29,000 residential properties for sale by real estate brokers in the Greater Montréal area,” says Patrick Juanéda, President of the GMREB Board of Directors. “Consequently, consumers who are using the services of a broker have access to the largest inventory of properties for sale,” added Mr. Juanéda.

The Vaudreuil-Soulanges region continued to lead the way with an overall 26% increase in residential sales for February 2012. The Laval and the South Shore regions are tied at second place with an 11% increase, followed by a 7% increase for the Island of Montréal and a 5% increase for the North Shore relative to the same period last year.

For the 23rd consecutive month, condominiums are the performance leader out of all property categories with 1,394 transactions, a 15% increase relative to February 2011. Single-family homes increased by 6% despite a slight 2% decrease in January 2012. Plexes registered a 7% increase.

As regards median prices, three property categories continue to do well. In fact, the median prices of single-family homes and plexes were up by 5% in February 2012 to \$266,000 and \$411,500, respectively. The median price of condominiums grew by 2% to reach \$219,295.

MLS® Residential Statistics Montréal Metropolitan Area February 2012 versus February 2011		
		Variation
Active listings	28,804	+13%
New listings	8,839	18%
Total sales	4,415	+9%
Single-family homes	2,647	+6%
Condominiums	1,394	+15%
Plexes (2 to 5 units)	373	+ 7%
Sales volume	\$1,364,315,329	+ 15%
Median price		
Single-family homes	\$266,000	+5%
Condominiums	\$219,925	+2%
Plexes (2 to 5 units)	\$411,500	+5%

Source: Greater Montreal Real Estate Board by Centris®

The MLS® Home Price Index

Here is the MLS® HPI data for February 2012:

Montréal Metropolitan Area February 2012		
January 2005 = 100	Composite HPI	12-Month Variation
Montréal Metropolitan Area	148.1	1.6%
Island of Montréal	149.5	0.5%
Laval	149.7	2.0%
North Shore	144.7	0.1%
South Shore	149.8	1.0%
Vaudreuil-Soulanges	140.9	2.0%

For more information, please consult the Internet site: <http://homepriceindex.ca>.

About the Greater Montreal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization and has more than 10,500 members: real estate brokers. It is the second most important 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 February 2012 statistics charts, [click here](#).
For year-to-date statistics charts, [click here](#).

For further information:

Chantal de Repentigny
Assistant Director
Communications, Industry Relations
Tel.: 514-762-2440, ext. 130
chantal.derepentigny@gmreb.qc.ca

