

Important Note

The Greater Montréal Real Estate Board publishes its MLS® sales statistics by Montréal Metropolitan Area territory, as defined by Statistics Canada during the last census. The list of municipalities that make up this territory is available at www.statcan.ca.

In addition, the Greater Montréal Real Estate Board uses the median price to measure the evolution of property prices. The median price is the middle price, in other words, half of the transactions had a lower price and the other half had a higher price.

MLS® Residential Statistics for the Montréal Metropolitan Area

Second Consecutive Sales Increase in June

Île-des-Sœurs, July 8, 2009 – MLS® sales in the Montréal Metropolitan Area increased by 14 per cent in June 2009 compared to June 2008, the second consecutive monthly increase, reported the Greater Montréal Real Estate Board. Property prices also continued to climb, with the median price of a single-family home increasing by 4 per cent.

"Despite the current economic situation, the Montréal real estate market is thriving," said Michel Beauséjour, FCA, Chief Executive Officer of the GMREB. "Sales are up for the second consecutive month and prices continue to climb. The stability we're seeing in the Montréal resale market is good news for consumers and for the Québec economy," he added.

All property categories registered an increase in sales in June 2009 compared to the same month last year. With 2,524 transactions, single-family homes registered the largest increase at 16 per cent. Single-family home sales were especially strong on the Island of Montréal (+24 per cent). Condominium sales grew by 10 per cent and plex sales by 12 per cent.

In terms of prices, the median price of single-family homes grew by 4 per cent in June 2009 compared to June 2008, to reach \$240,000. The increase was higher on the Island of Montréal (+9 per cent), where the median price is now \$320,000. The median price of condominiums remained stable, while that of plexes grew by 5 per cent.

MLS® Residential Statistics Montréal Metropolitan Area June 2009 versus June 2008		
		Variation
Active listings	22,047	+2%
New listings	4,862	-3%
Total sales	4,200	+14%
Single-family	2,524	+16%
Condominiums	1,172	+10%
Plexes (2 to 5 dwellings)	498	+12%
Volume of sales	\$1,157,427,624	+17%
Median price		
Single-family	\$240,000	+4%
Condominiums	\$198,000	0%
Plexes (2 to 5 dwellings)	\$355,500	+5%

Source: Greater Montréal Real Estate Board by Centris®

"This steady increase in prices confirms to buyers and sellers that Montréal real estate remains a solid investment," said Mr. Beauséjour.

All geographic areas registered an increase in sales in June 2009 compared to the same month last year. Vaudreuil-Soulanges and the South Shore led the way with increases of 19 per cent and 17 per cent, respectively. Sales on the Island of Montréal grew by 14 per cent while the North Shore and Laval posted an 11 per cent increase.

As at June 30, 2009, the number of active listings on the MLS® system increased by 2 per cent in comparison with the same date last year.

Sales and Prices Increase in the Second Quarter of 2009

Sales in the Montréal Metropolitan Area were up 4 per cent in the second quarter of 2009 compared to the second quarter of 2008. Property prices also rose, with the median price of a single-family home increasing by 2 per cent.

Single-family homes registered the largest increase in sales in the second quarter of 2009, growing by 7 per cent compared to the same period last year. Condominium sales increased by 1 per cent and plex sales remained stable.

MLS® Residential Statistics Montréal Metropolitan Area April to June 2009 versus April to June 2008		
		Variation
Active listings (overall average)	25,247	+8%
New listings	17,033	-9%
Total sales	13,782	+4%
Single-family	8,341	+7%
Condominiums	3,916	+1%
Plexex (2 to 5 dwellings)	1,516	0%
Volume of sales	\$3,708,395,000	+7%
Median price		
Single-family	\$235,000	+2%
Condominiums	\$194,000	+3%
Plexes (2 to 5 dwellings)	\$350,000	+3%

Source: Greater Montréal Real Estate Board by Centris®

In terms of prices, the median price of a single-family home reached \$235,000 in the second quarter of the year, a 2 per cent increase compared to the same period in 2008, while the median price of condominiums and plexes increased by 3 per cent.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization that brings together most of the real estate brokers and agents who work in the Greater Montréal area. With close to 10,000 members, it is the second largest board in Canada. Its mission is to actively promote and protect its members' professional and business interests in order for them to successfully meet their business objectives and maintain their predominance in the real estate industry.

For June 2009 statistics charts, [click here](#).

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

For a more detailed analysis, watch for the MLS® Barometer on August 11.

For further information:

Chantal de Repentigny

Assistant Director

Communications, Industry Relations and Legal Affairs

Phone: 514-762-2440, extension 130

chantal.derepentigny@gmreb.qc.ca

600, chemin du Golf
Île-des-Sœurs (Québec)
H3E 1A8

Téléphone : 514-762-2440
Sans frais : 1-888-762-2440
Télécopieur : 514-762-1332

www.cigm.qc.ca

Chambre immobilière du Grand Montréal
Greater Montréal Real Estate Board



lagentfaitebonheur.com