

**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](http://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**

**Montréal Area Real Estate Market Remains Active in September**

**Île-des-Sœurs, October 12, 2011** – MLS® sales in the Montréal Metropolitan Area increased by 1 per cent in September 2011 compared to September 2010, according to the Greater Montréal Real Estate Board (GMREB). This fourth consecutive increase in sales was particularly strong on the Island of Montréal.

“Sales were most dynamic on the Island of Montréal and in Laval compared to September 2010,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “In fact, the number of transactions increased by 8 per cent on the Island of Montréal and by 5 per cent in Laval. For the Island of Montréal, this was the second busiest month of September in over 10 years,” she added.

Sales decreased on the North Shore (-2 per cent), on the South Shore (-8 per cent) and in Vaudreuil-Soulanges (-6 per cent) compared to September 2010.

MLS® Residential Statistics Montréal Metropolitan Area September 2011 versus September 2010		
		Variation
<b>Active listings</b>	<b>24,340</b>	<b>+15%</b>
<b>New listings</b>	<b>6,848</b>	<b>+6%</b>
<b>Total sales</b>	<b>2,728</b>	<b>+1%</b>
Single-family	1,565	-1%
Condominiums	873	+8%
Plexes (2 to 5 dwellings)	287	-6%
<b>Volume of sales</b>	<b>\$854,419,842</b>	<b>+6%</b>
<b>Median price</b>		
Single-family	\$266,750	+6%
Condominiums	\$220,000	+2%
Plexes (2 to 5 dwellings)	\$400,000	+6%

Source: Greater Montréal Real Estate Board by Centris®

Once again, the increase in sales in the Montréal Metropolitan Area can be attributed to the performance of condominiums. Sales of condominiums were particularly vibrant in Laval (+40 per cent) and on the Island of Montréal (+10 per cent). The North Shore also contributed to this increase but on a more modest scale, at 1 per cent. Conversely, the South Shore posted an 11 per cent decrease in condominium sales in September 2011. As for single-family homes, sales in the Montréal Metropolitan Area decreased by 1 per cent compared to September 2010, while plex sales fell by 6 per cent.

In terms of prices, the median price of single-family homes in the Montréal area reached \$266,750 in September 2011, a 6 per cent increase compared to September of last year. The median price of plexes also posted a 6 per cent increase to reach \$400,000, while that of condominiums increased by 2 per cent, reaching \$220,000, the most modest increase since July 2009.

The number of active listings for the entire Montréal Metropolitan Area increased by 15 per cent in September 2011 compared to the same month last year. Although this was the thirteenth consecutive increase, it was smaller than those observed in the past five months, which ranged between 17 and 19 per cent. The largest increases were registered on the South Shore (+24 per cent) and in Vaudreuil-Soulanges (+16 per cent). By property category, there were 13,621 single-family homes for sale on the market (+13 per cent), 8,140 condominiums (+18 per cent) and 2,521 plexes (+20 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 who work in the Greater Montréal area. With close to 11,000 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.

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For September 2011 statistics charts, [click here](#).  
For year-to-date statistics charts, [click here](#).

#### **For further information:**

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