

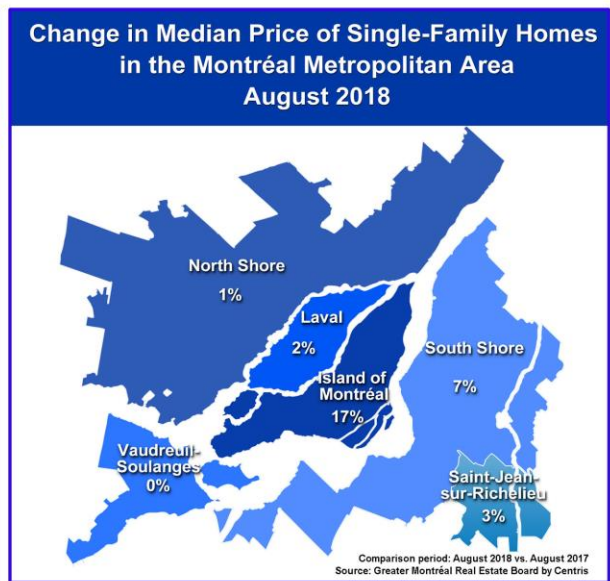
**Centris Residential Sales Statistics – August 2018**

**Record-Setting Sales in August on Montréal's Residential Real Estate Market**

**L'Île-des-Sœurs, September 7, 2018** – The Greater Montréal Real Estate Board (GMREB) has just released its most recent residential real estate market statistics for the Montréal Census Metropolitan Area (CMA), based on the real estate brokers' Centris provincial database. In total, 3,224 residential sales were concluded in August 2018, which represents an 8 per cent increase compared to August of last year and a new sales record for a month of August. Furthermore, this was the 41st consecutive month in which residential sales increased in the Montréal area. [Click here](#) to watch the August 2018 statistics video.

Centris Residential Statistics Montréal Metropolitan Area August 2018		
		Variation
Active listings	20,940	-16%
New listings	4,785	-2%
Total sales	3,224	8%
Single-family homes	1,777	5%
Condominiums	1,125	12%
Plexes (2 to 5 units)	318	14%
Sales volume	\$1,265,384,955	16%
Median price		
Single-family homes	\$333,000	5%
Condominiums	\$260,000	4%
Plexes (2 to 5 units)	\$515,000	10%

Comparison period: August 2018 vs August 2017  
Source: Greater Montréal Real Estate Board by Centris



Residential Market Statistics - August 2018			
Residential sales in the Montréal CMA : 8% ↑			
Single-family	Condominium	Plex	
5% ↑	12% ↑	14% ↑	
Change in median price			
Single-family	Condominium	Plex	
5% ↑	4% ↑	10% ↑	
\$333,000	\$260,000	\$515,000	
Number of active listings : -16% ↓			

Comparison period: August 2018 vs August 2017  
Source: Greater Montréal Real Estate Board by Centris

Home Price Index Montréal Metropolitan Area August 2018		
January 2005 = 100	Composite HPI	Annual Change
<b>Montréal Metropolitan Area</b>	<b>178.7</b>	<b>5.9%</b>
Island of Montréal	184.8	7.5%
Laval	178.9	3.0%
North Shore	168.3	3.5%
South Shore	180.5	6.4%
Vaudreuil-Soulanges	171.0	6.8%

### Sales by geographic area

- Geographically, five of the six main areas of the Montréal CMA registered an increase in sales in August; the only exception was the North Shore, where sales were unchanged compared to August of last year.
- The areas of Saint-Jean-sur-Richelieu, the South Shore and Vaudreuil-Soulanges registered the largest increases in sales, at 15 per cent, 14 per cent and 13 per cent, respectively.
- Laval also registered an impressive 12 per cent jump in sales compared to August of last year.
- Sales on the Island of Montréal rebounded after three consecutive monthly decreases, as the number of transactions rose by 9 per cent in August.

### Sales by property category

- Across the Montréal CMA, the property category that registered the largest increase in sales in August was that of plexes, as transactions rose by 14 per cent.
- Sales of condominiums also turned in a solid performance, rising by 12 per cent compared to August of last year.
- Sales of single-family homes also stood their ground, increasing by 5 per cent in August. This put an end to a series of three consecutive drops in single-family home sales in the Montréal CMA.

### Prices

- The median price of single-family homes across the Montréal CMA stood at \$333,000 in August, a 5 per cent increase compared to one year earlier.
- The median price of condominiums rose by 4 per cent to reach \$260,000, while that of plexes jumped by 10 per cent to reach \$515,000.

### Number of properties for sale

In August, there were 20,940 active residential listings in the Centris system, a 16 per cent drop compared to one year earlier.

"With a high demand and low supply of properties for sale in the Montréal area for several months now, market conditions for resales are becoming tighter and are giving sellers the upper hand, and this applies to all property categories," said Mathieu Cousineau, President of the GMREB Board of Directors.

### **About the Greater Montréal Real Estate Board**

The Greater Montréal Real Estate Board is a non-profit organization with more than 9,000 members: real estate brokers. Its mission is to actively promote and protect its members' professional interests in order for them to successfully meet their business objectives.

### **About Centris**

[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. Société Centris provides real estate industry stakeholders with access to real estate data and a wide range of technology tools. Centris also manages the collaboration system used by more than 13,000 real estate brokers in Québec.

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For August 2018 statistics charts, [click here](#).

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

### **For more information:**

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