

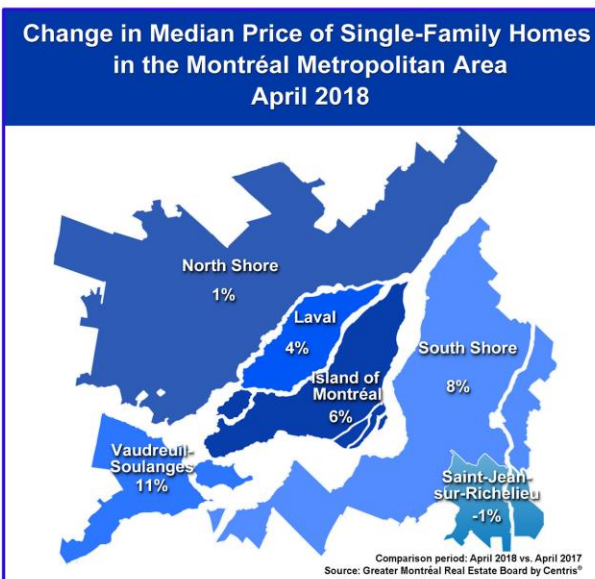
Centris® Residential Sales Statistics – April 2018

Residential Sales Increase by 10 Per Cent in April in the Montréal Area

L'Île-des-Sœurs, May 4, 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, 5,432 residential sales were concluded in April 2018, a 10 per cent increase compared to April of last year. This was the 38th consecutive increase in sales and the best month of April in eight years. [Click here](#) to watch the April 2018 statistics video.

Centris® Residential Statistics Montréal Metropolitan Area April 2018			Variation
Active listings	25,466		-17%
New listings	6,584		-2%
Total sales	5,432		10%
Single-family homes	3,105		6%
Condominiums	1,871		18%
Plexes (2 to 5 units)	448		6%
Sales volume	\$1,918,320,114		9%
Median price			
Single-family homes	\$317,000		4%
Condominiums	\$245,350		2%
Plexes (2 to 5 units)	\$500,000		3%

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



Residential Market Statistics - April 2018

Residential sales in the Montréal CMA 10% ↑		
Single-family	Condominium	Plex
6% ↑	18% ↑	6% ↑
Change in median price		
Single-family	Condominium	Plex
4% ↑	2% ↑	3% ↑
\$317,000	\$245,350	\$500,000
Number of active listings -17% ↓		

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

Home Price Index Montréal Metropolitan Area April 2018

January 2005 = 100	Composite HPI	Annual Change
Montréal Metropolitan Area	176.5	6.3%
Island of Montréal	182.3	9.4%
Laval	178.3	4.5%
North Shore	167.4	3.7%
South Shore	177.3	4.8%
Vaudreuil-Soulanges	166.6	5.9%

Sales by geographic area

- Apart from Vaudreuil-Soulanges, where sales were unchanged compared to April of 2017, all of the other main areas of the Montréal CMA registered a significant increase in sales.
- Suburban areas led the way, as sales rose by 15 per cent on the South Shore, by 13 per cent in Saint-Jean-sur-Richelieu and by 12 per cent in Laval and on the North Shore.
- As for the Island of Montréal, sales increased by 6 per cent.

Sales by property category

- Condominium sales soared once again in April with an 18 per cent increase in transactions. In fact, this was the twelfth consecutive month of double-digit sales growth for this property category.
- Single-family homes and plexes both registered a 6 per cent increase in sales compared to April of last year.

Prices

- Prices were contained across the Montréal CMA in April. The median price of single-family homes stood at \$317,000, a 4 per cent increase compared to one year earlier.
- The median price of condominiums increased by 2 per cent to reach \$245,350, while that of plexes increased by 3 per cent to reach \$500,000.

Number of properties for sale

Across the Montréal CMA, there were 25,466 active residential listings in the Centris® system in April, a 17 per cent drop compared to April of 2017.

"The decrease in the number of properties for sale means that market conditions are becoming increasingly favourable to sellers," 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 April 2018 statistics charts, [click here](#).

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

For more information:

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