

Centris® Residential Sales Statistics – July 2014

Residential Sales Increase due to a Rebound in Condominium Transactions

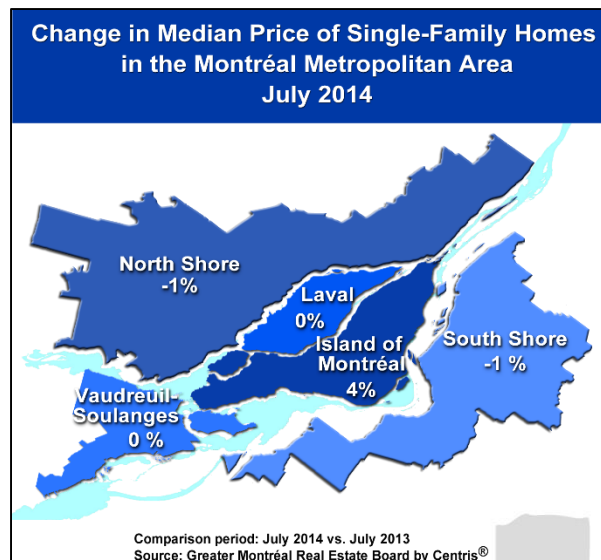
Île-des-Sœurs, August 7, 2014 – The Greater Montréal Real Estate Board (GMREB) today released its residential sales statistics for the Montréal Census Metropolitan Area (CMA). According to the real estate brokers' Centris® provincial database, 2,593 residential sales transactions were concluded in July 2014, a 2 per cent increase compared to July of last year. This was the second consecutive monthly increase in sales, as the increase registered in June put an end to eight consecutive decreases.

“There has been a significant rebound in condominium sales in the past two months in the Montréal area,” said Diane Ménard, Vice-President of the GMREB Board of Directors. “What’s more, condominium prices also strengthened significantly in July,” she added.



Residential Market Statistics - July 2014		
Residential sales in the Montréal CMA: 2% ↑		
Single-family -4% ↓	Condominium 13% ↑	Plex 3% ↑
Change in median price		
Single-family 1% ↑ (\$287,500)	Condominium 3% ↑ (\$235,000)	Plex 7% ↑ (\$449,000)
Number of active listings: 10% ↑		
Comparison period: July 2014 vs. July 2013 Source: Greater Montréal Real Estate Board by Centris®		

Centris® Residential Statistics Montréal Metropolitan Area July 2014		
		Variation
Active listings	31,539	10%
New listings	5,400	3%
Total sales	2,593	2%
Single-family homes	1,486	-4%
Condominuims	846	13%
Plexes (2 to 5 units)	257	3%
Sales volume	\$882,643,651	5%
Median price		
Single-family homes	\$287,500	1%
Condominuims	\$235,000	3%
Plexes (2 to 5 units)	\$449,000	7%
Comparison period: July 2014 vs. July 2013 Source: Greater Montréal Real Estate Board by Centris®		



After registering a 7 per cent increase in June, condominium sales across the CMA jumped by 13 per cent in July. Plex sales increased by 3 per cent, while single-family home sales fell by 4 per cent.

Geographically, the number of transactions increased on the South Shore (+9 per cent), on the Island of Montréal (+8 per cent) and in Laval (+5 per cent). In contrast, the North Shore and Vaudreuil-Soulanges did not contribute to July's sales growth, posting respective decreases of 11 and 22 per cent.

Throughout the Montréal CMA, the median price of condominiums reached \$235,000, a 3 per cent increase compared to July of last year. The median price of single-family homes rose by 1 per cent to reach \$287,500, while that of plexes increased by 7 per cent to reach \$449,000.

The number of properties listed on the real estate brokers' Centris® system in July 2014 was 10 per cent higher than one year earlier. This was the 47th consecutive monthly increase in the number of active listings. Condominiums registered the smallest increase in active listings, at 7 per cent.

Property Price Index for July 2014:

Montréal Metropolitan Area July 2014		
January 2005 = 100	Composite HPI	Annual Change
Montréal Metropolitan Area	156	0.5%
Island of Montréal	155.5	0.8%
Laval	161.9	0.1%
North Shore	154.1	1%
South Shore	157.4	-0.7%
Vaudreuil-Soulanges	148	2.7%

For more information, please visit www.homepriceindex.ca.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with close to 10,000 members: real estate brokers. Its mission is to actively promote and protect its members' professional and business interests in order for them to successfully meet their business objectives.

About Centris®

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. Centris®, a division of the Greater Montréal Real Estate Board, offers technology resources exclusively to Québec's 12 real estate boards and their 14,000 real estate brokers.

For July 2014 statistics charts, [click here](#).
For year-to-date statistics charts, [click here](#).

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