

Centris® Residential Sales Statistics – July 2015

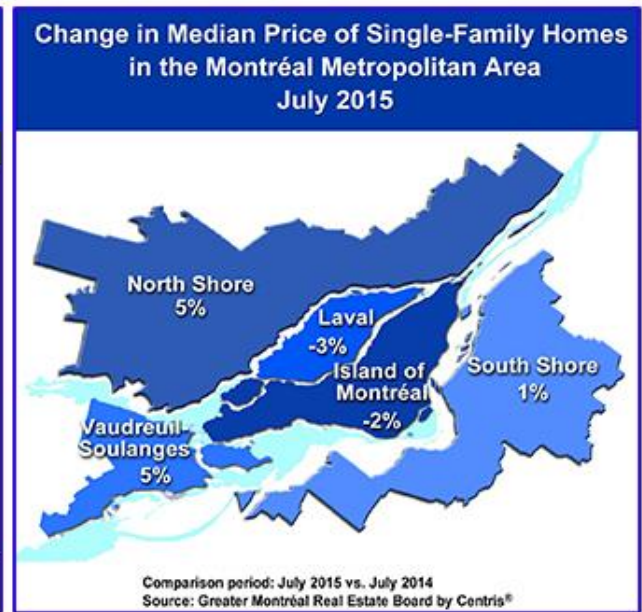
Fifth Consecutive Increase in Residential Sales in the Montréal Area in July

L'Île-des-Sœurs, August 6, 2015 – 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, 2,624 residential sales were concluded in July 2015, a 2 per cent increase compared to July 2014. This was the fifth consecutive monthly increase in sales. [Click here](#) to watch the July 2015 statistics video.

"It's interesting to see that selling times have decreased for a second consecutive month, reversing the upward trend that was observed for more than four years," said François Bissonnette, President of the GMREB Board of Directors. The average selling time for all property categories combined, throughout the Montréal CMA, stood at exactly 100 days in July 2015, which is 4 days less than in July 2014.

Centris® Residential Statistics Montréal Metropolitan Area July 2015		
		Variation
Active listings	32,214	2%
New listings	5,352	-1%
Total sales	2,624	2%
Single-family homes	1,581	7%
Condominiums	787	-7%
Plexes (2 to 5 units)	254	0%
Sales volume	\$910,539,248	3%
Median price		
Single-family homes	\$290,500	1%
Condominiums	\$245,000	4%
Plexes (2 to 5 units)	\$455,000	1%

Comparison period: July 2015 vs. July 2014
Source: Greater Montréal Real Estate Board by Centris®



Residential Market Statistics - July

Residential sales in the Montréal CMA: 2% ↑		
Single-family	Condominium	Plex
7% ↑	-7% ↓	0% ↔
Change in median price		
Single-family	Condominium	Plex
1% ↑	4% ↑	1% ↑
\$290,500	\$245,000	\$455,000
Number of active listings: 2% ↑		

Comparison period: July 2015 vs. July 2014
Source: Greater Montréal Real Estate Board by Centris®

Home Price Index Montréal Metropolitan Area July 2015

January 2005 = 100	Composite HPI	Annual Change
Montréal Metropolitan Area	158,7	1,7%
Island of Montréal	159,6	2,6%
Laval	163,1	0,7%
North Shore	155,6	1,0%
South Shore	160,4	1,9%
Vaudreuil-Soulanges	149,1	0,7%

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

Variation by geographic area

- The Vaudreuil-Soulanges area clearly stood out in July, registering a 42 per cent increase in residential sales compared to July of last year.
- The Island of Montréal (+3 per cent) was the only other area that registered an increase in sales.
- The number of transactions remained stable on the North Shore (0 per cent), while Laval (-1 per cent) and the South Shore (-5 per cent) registered a decrease in sales compared to July 2014.

Statistics by property category

- As was the case in June, single-family home sales across the Montréal CMA registered the largest increase in July, at 7 per cent.
- Sales of plexes (2 to 5 dwellings) remained stable (0 per cent) compared to July 2014.
- Condominium sales fell by 7 per cent.

Prices

- For the Montréal CMA as a whole, the median price of single-family homes (\$290,500) and plexes (\$455,000) both registered a 1 per cent increase compared to July 2014.
- The median price of condominiums rose by 4 per cent to reach \$245,000.

Number of properties for sale

For a third consecutive month, the increase in the number of properties for sale stood at only 2 per cent, which is the smallest increase in the number of active listings in over four years in the Montréal area.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with close to 9,300 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 13,000 real estate brokers.

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For July 2015 statistics charts, [click here](#).

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

For further information:

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