

Centris Residential Sales Statistics – November 2018

Montréal's Residential Real Estate Market Remained Strong in November

L'Île-des-Sœurs, December 6, 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, 3,630 residential sales were concluded in November 2018, a 6 per cent increase compared to the same month last year. It also represents a new sales record for a month of November and the 45th consecutive increase in transactions. [Click here](#) to watch the November 2018 statistics video.

Centris Residential Statistics Montréal Metropolitan Area November 2018			Change in Median Price of Single-Family Homes in the Montréal Metropolitan Area November 2018	
		Variation		
Active listings	21,089	-18%		
New listings	4,859	-6%		
Total sales	3,630	6%		
Single-family homes	1,930	3%		
Condominiums	1,256	10%		
Plexes (2 to 5 units)	436	6%		
Sales volume	\$1,429,440,851	8%		
Median price				
Single-family homes	\$334,000	5%		
Condominiums	\$264,900	5%		
Plexes (2 to 5 units)	\$520,000	2%		

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

Residential Market Statistics - November 2018				Home Price Index Montréal Metropolitan Area November 2018		
Residential sales in the Montréal CMA : 6% ↑				January 2005 = 100	Composite HPI	Annual Change
Single-family	Condominium	Plex		Montréal Metropolitan Area	181.2	6.2%
3% ↑	10% ↑	6% ↑		Island of Montréal	188.1	7.5%
Change in median price				Laval	181.1	3.3%
Single-family	Condominium	Plex		North Shore	171.0	4.0%
5% ↑	5% ↑	2% ↑		South Shore	182.4	6.4%
\$334,000	\$264,900	\$520,000		Vaudreuil-Soulanges	170.6	7.4%
Number of active listings : -18% ↓						

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

Sales by geographic area

- Five of the six main areas of the Montréal CMA registered an increase in sales in November.
- Saint-Jean-sur-Richelieu and the North Shore led the way, with respective increases of 23 per cent and 14 per cent.
- The South Shore (+8 per cent), the Island of Montréal (+3 per cent) and Laval (+1 per cent) also registered an increase in the number of transactions.
- Vaudreuil-Soulanges was the only area to register a drop in sales, as transactions fell by 8 per cent compared to November of last year.

Sales by property category

- The increase in sales in November was spread across all three property categories.
- Across the Montréal CMA, the number of condominium transactions (1,256 sales) jumped by 10 per cent, while sales of plexes (436 sales) and single-family homes (1,930 sales) rose by 6 per cent and 3 per cent, respectively.

Prices

- The median price of single-family homes and condominium across the CMA increased by 5 per cent year over year, to reach \$334,000 and \$264,900, respectively.
- The median price of plexes grew by 2 per cent compared to November of 2017 to reach \$520,000.

"Homes are selling faster and faster in the Montréal area, as the average selling time, for all property categories combined, was 80 days in November, which is seven days less than one year ago," said Nathalie Bégin, President of the GMREB board of directors. "Single-family homes and plexes sold the fastest – in an average of 72 days – while it took an average of 94 days for a condominium to sell," she added.

Number of properties for sale

In November, there were 21,089 active residential listings in the real estate brokers' Centris system, an 18 per cent drop compared to one year earlier.

About the Greater Montréal Real Estate Board

The Greater Montréal Real Estate Board is a non-profit organization with more than 9,500 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 November 2018 statistics charts, [click here](#).

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

For more information:

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