



**Quebec
Professional
Association
of Real Estate
Brokers**

Press release

Centris Residential Sales Statistics – April 2019

Residential Sales in the Montreal CMA Increase for a 50th Consecutive Month in April

L'Île-des-Sœurs, May 2, 2019 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its most recent residential real estate market statistics for the Montreal Census Metropolitan Area (CMA), based on the real estate brokers' Centris provincial database.

In total, 5,973 residential sales were concluded in April 2019, a significant increase of 11 per cent compared to April of last year. This was also the 50th consecutive monthly increase in sales.

Sales by geographic area

- All six areas that make up the Montreal CMA registered an increase in sales in April.
- The South Shore led the way with an 18 per cent jump in sales, followed by the North Shore (+16 per cent), Saint-Jean-sur-Richelieu (+13 per cent), Vaudreuil-Soulanges (+10 per cent), the Island of Montreal (+6 per cent) and Laval (+1 per cent).

Sales by property category

- Sales also increased for all property categories across the Montreal CMA. Condominium sales rose by 17 per cent, while plex sales increased by 12 per cent and single-family homes by 6 per cent.

Prices

- Plexes (2 to 5 dwellings) registered the largest increase in median price, jumping by 8 per cent to reach \$540,000.
- The median price of condominiums grew by 6 per cent to reach \$260,000.
- The median price of single-family homes stood at \$330,000, a 4 per cent increase.

Residential Statistics – Montreal CMA			
April 2019			
Sales	2019	2018	Variation
Total residential	5,973	5,400	11%
Single-family	3,286	3,089	6%
Condominium	2,190	1,864	17%
Plex (2-5 dwellings)	492	440	12%
Median price	2019	2018	Variation
Single-family	\$330,000	\$317,000	4%
Condominium	\$260,000	\$245,000	6%
Plex	\$540,000	\$500,000	8%
Sales volume	2019	2018	Variation
Total residential	\$2,252,668,543	\$1,907,421,861	18%
Listings	2019	2018	Variation
Active	21,111	25,376	-17%
New	6 402	6,515	-2%

Number of properties for sale

In April, there were 21,111 active residential listings in the Montreal CMA, a 17 per cent decrease compared to one year earlier.

"The drop in the number of active listings has created a situation of scarcity, which therefore puts upward pressure on prices," said Nathalie Bégin, President of the QPAREB. "We see that market conditions have tightened again for single-family homes and condominiums, and have remained unchanged for plexes," she added.

About the Quebec Professional Association of Real Estate Brokers

The Quebec Professional Association of Real Estate Brokers is a non-profit association that brings together more than 12,500 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The Association is also an important advocate for the implementation of measures that promote homeownership. It provides training, tools and services relating to real estate and facilitates the collection, dissemination and exchange of real estate information. The Association is headquartered in Quebec City and has its administrative offices in Montreal. It has two subsidiaries: Centris Inc. and the Collège de l'immobilier du Québec.

About Centris

Centris.ca is Quebec'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 Quebec.

- 30 -

For April 2019 statistics charts, [click here](#).

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

For more information:

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