

Carol A. LaRonde Courtier Immobilier Inc. & Laura Pittaro Courtier Immobilier Inc. RE/MAX Royal (Jordan) Inc. 450-458-7051

Chambre immobiliere du grand Montreal CIGGM

REVUE DE PRESSE CIGM

Les résultats publiés par la Société Canadienne D'hypothèque et de logement dans son cadre d'analyse et d'évaluation des prix des logements au Canada et dans ses principaux marchés.

Les marchés de l'habitation au Canada demeurent généralement en phase avec les facteurs démographiques et économiques, tels que l'emploi et les taux d'intérêt. Selon l'évaluation les villes de Toronto, de Calgary et de Halifax présentent un risque modéré de surévaluation étant donné le nombre relativement limité de facteurs économiques, financier et démographique dans ces centres qui sont à des niveaux inférieurs à ceux qui correspondent à la croissance des prix observée.

Les villes de Montréal et Québec présentent un risque global modéré ces centres se situent à des niveaux inférieurs à ceux estimés comme correspondant à la croissance de s prix observée.

A ,Montréal et à Québec le risque de surévaluation reflète un ralentissement de la croissance du groupe des personnes âgées de 25 à 35 ans , ainsi que le fait que le rythme d'augmentation du revenu personnel disponible ne suive pas celui des prix des logements depuis le début des années 2000.



Greater Montreal Real estate Board GMREB

GMREB PRESS REVIEW

The Canada Mortgage and Housing Corporation released results of the house price analysis and assessment framework for Canada and Major Markets.

The housing markets in Canada remain consistent with underlying demographic and economic factors such as employment and interest rates. A modest risk of overvaluation is present in Toronto, Calgary and Halifax because of a relatively limited number of fundamental economic, financial and demographic factors that are at levels below those estimated as consistent with observed price growth in these centers.

Montréal and Québec are assessed as having a moderate overall risk these centers are currently at levels below those estimated as consistent with observed price growth.

In both Montréal and Québec the risk of overvaluation reflects the decreasing growth in the 25-to-35 year olds, as well as the fact that personal disposable income growth has not kept pace with the growth of house prices in these two centres since the early 2000s.



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Contrairement à la situation à Toronto, à Calgary et Halifax les facteurs démographiques et économiques influant sur la demande de logements ne sont pas encore sur la bonne voie à Montréal et à Québec, et l'évolution positive (la baisse des taux d'intérêt hypothécaires en 2014) n'a pas fait contrepois. Par conséquent un risque relativement élevé de surévaluation s'observe à Montréal et à Québec.

Unlike the situation in Toronto, Calgary and Halifax these fundamental demographic and economic drivers of housing demand have yet "turned the corner" in Montreal and Quebec, while positive developments (declining mortgage rates in early 2014) have not compensated. Consequently, a relatively high risk of overvaluation is assessed in Montréal and Québec.

Tableau 2 – Facteurs de risque de l'AEPL et indicateurs correspondants

| Facteurs de risque | Indicateurs |
|-------------------------------------|--|
| Surchauffe | <ul style="list-style-type: none"> Rapport ventes-nouvelles inscriptions Multiple Listings Service® (MLS®) |
| Accélération des prix des logements | <ul style="list-style-type: none"> Prix MLS® moyen |
| Surévaluation | <ul style="list-style-type: none"> Prix MLS® moyen Indice des prix des logements neufs (IPLN) de Statistique Canada Indice de Prix de Maison Teranet-Banque Nationale |
| Construction excessive | <ul style="list-style-type: none"> Taux d'inoccupation des logements locatifs Nombre de logements achevés et non écoulés par tranche de 10 000 habitants |

Table 2: HPAA risk factors and related indicators

| Risk Factor | Indicator(s) |
|------------------------------|---|
| Overheating | <ul style="list-style-type: none"> Multiple Listings Service (MLS®) sales-to-new listings ratio |
| Acceleration in house prices | <ul style="list-style-type: none"> MLS® average price |
| Overvaluation | <ul style="list-style-type: none"> MLS® average price Statistics Canada's New Housing Price Index (NHPI) Teranet-National Bank House Price Index |
| Overbuilding | <ul style="list-style-type: none"> Rental vacancy rate Inventory of completed and unabsorbed housing units by 10,000 population |

Niveau de risque Évolution du risque depuis la dernière évaluation

| | | |
|---|---|--------------------|
|  Faible | ↔ | Stable ou inchangé |
|  Modéré | ↑ | Hausse |
|  Élevé | ↓ | Baisse |



Level of risk Direction of risk from the last assessment

| | | |
|---|---|-------------------|
|  Low risk | ↔ | Stable, unchanged |
|  Moderate risk | ↑ | Increased |
|  High risk | ↓ | Decreased |



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Tableau 1 – Évaluation globale des marchés de l'habitation des grandes agglomérations canadiennes

| Facteurs de risque de l'AEPL | Évaluation globale actuelle | Surchauffe | Accélération des prix des logements | Surévaluation | Construction excessive |
|------------------------------|--|------------|-------------------------------------|---------------|------------------------|
| Canada | Risque faible – Une légère surévaluation est observée à l'échelle nationale, ce qui signifie que les prix des logements sont légèrement supérieurs aux niveaux correspondant à la croissance démographique et à la hausse du revenu personnel disponible. La surchauffe, l'accélération des prix des logements et la construction excessive ne sont pas à craindre pour le moment. | ↔ | ↔ | ↓ | ↔ |
| Vancouver | Risque faible – À Vancouver, les prix des logements sont soutenus par la croissance du revenu personnel disponible local et la croissance démographique à long terme. | ↔ | ↔ | ↔ | ↔ |
| Calgary | Risque faible – À Calgary, la surévaluation est attribuable à la croissance soutenue des prix des logements, conjuguée aux gains modestes du revenu personnel disponible. | ↔ | ↔ | ↑ | ↔ |
| Edmonton | Risque faible – À Edmonton, la croissance des prix a légèrement augmenté depuis 2011, mais suit la hausse du revenu personnel disponible et la croissance du groupe des accédants à la propriété. | ↔ | ↔ | ↔ | ↔ |
| Toronto | Risque modéré – À Toronto, la surévaluation s'explique par la croissance soutenue des prix, que la croissance du revenu personnel disponible n'a pas tout à fait rattrapée. Le nombre de logements achevés et non écoulés et le taux d'inoccupation des logements locatifs se situent tous deux en deçà de leur moyenne historique. Cependant, le nombre de logements en construction par rapport au nombre d'habitants s'approche d'un sommet historique, ce qui signifie que les stocks doivent être gérés. | ↔ | ↔ | ↓ | ↑ |



Table 1: Overall housing market assessment for Canada's major centres

| HAA Risks Factors | Current Overall Assessment | Overheating | Acceleration in house prices | Overvaluation | Overbuilding |
|-------------------|--|-------------|------------------------------|---------------|--------------|
| National | Low Risk – At the national level, modest overvaluation is observed meaning house prices are slightly higher than levels consistent with personal disposable income and population growth. Overheating, acceleration in house prices and overbuilding are not a concern at this time. | ↔ | ↔ | ↓ | ↔ |
| Vancouver | Low Risk – The level of home prices in Vancouver is supported by local growth in personal disposable income and long-term population growth. | ↔ | ↔ | ↔ | ↔ |
| Calgary | Low Risk – Overvaluation in Calgary reflects the combination of strong growth in house prices and modest gains in personal disposable income. | ↔ | ↔ | ↑ | ↔ |
| Edmonton | Low Risk – While price growth in Edmonton has increased slightly since 2011, price increases remain in line with growth in the population of first-time homebuyers and growth in personal disposable income. | ↔ | ↔ | ↔ | ↔ |
| Toronto | Moderate Risk – Overvaluation in Toronto is due to steady price growth that has not quite been matched by growth in personal disposable income. The level of completed and unabsorbed units and the rental vacancy rate are both below their respective historical averages. However, the level of units under construction relative to population is near historical peaks — inventories need to be managed. | ↔ | ↔ | ↓ | ↑ |



Tableau 1 – Évaluation globale des marchés de l'habitation des grandes agglomérations canadiennes

| Facteurs de risque de l'AEPL | Évaluation globale actuelle | Surchauffe | Accélération des prix des logements | Surévaluation | Construction excessive |
|------------------------------|--|------------|-------------------------------------|---------------|------------------------|
| | | | | | |
| Ottawa | Risque faible – Les prix des logements à Ottawa suivent la croissance démographique et du revenu personnel disponible. | ↔ | ↔ | ↔ | ↔ |
| Montréal | Risque modéré – À Montréal, la surévaluation reflète un ralentissement de la croissance du groupe des accédants à la propriété observé depuis 2012, qui influencent la demande, conjugué au rythme d'augmentation des prix, généralement plus rapide que celui du revenu personnel disponible depuis 2004. Le nombre de logements achevés et non écoulés est proche de sa moyenne, mais le nombre de logements en construction par rapport au nombre d'habitants s'approche d'un sommet historique, ce qui signifie que les stocks doivent être gérés. | ↓ | ↔ | ↓ | ↑ |
| Québec | Risque modéré – À Québec, la surévaluation correspond au ralentissement de la croissance du groupe des accédants à la propriété observé depuis 2012, qui influencent la demande, conjugué au rythme d'augmentation des prix, généralement plus rapide que celui du revenu personnel disponible depuis le début des années 2000. L'offre est élevée sur le marché du neuf par rapport au nombre d'habitants, mais demeure dans les normales historiques. | ↔ | ↔ | ↓ | ↑ |
| Halifax | Risque faible – À Halifax, bien que la croissance des prix des logements demeure stable, on observe une surévaluation qui s'explique par la baisse de la capacité d'emprunt des ménages entraînée par la hausse des taux hypothécaires corrigés de l'inflation survenue à la fin de 2013. Le nombre de logements achevés et non écoulés par rapport au nombre d'habitants a augmenté récemment, mais demeure en deçà de son sommet historique. Le risque de surévaluation s'est tempéré en 2014 grâce aux baisses des taux d'intérêt hypothécaires et à la croissance plus soutenue du groupe des personnes âgées de 25 à 35 ans. | ↓ | ↔ | ↓ | ↑ |



Table 1: Overall housing market assessment for Canada's major centres

| HPAA Risks Factors | Current Overall Assessment | Overheating | Acceleration in house prices | Overvaluation | Overbuilding |
|--------------------|--|-------------|------------------------------|---------------|--------------|
| | | | | | |
| Ottawa | Low Risk — House prices in Ottawa are in line with population growth and growth in personal disposable income. | ↔ | ↔ | ↔ | ↔ |
| Montréal | Moderate Risk — In Montreal, overvaluation reflects slower growth in the pool of first time home buyers since 2012, impacting demand, combined with house price growth that has generally exceeded growth in personal disposable income since 2004. The level of completed and unabsorbed units is close to its average but the level of units under construction relative to population is near a historical peak — inventories need to be managed. | ↓ | ↔ | ↓ | ↑ |
| Québec | Moderate Risk — In Québec, overvaluation reflects slower growth in the pool of first time home buyers since 2012, impacting demand, combined with house price growth that has generally exceeded growth in personal disposable income since the early 2000s. The supply in the new home market relative to population is elevated but remains within historical norms. | ↔ | ↔ | ↓ | ↑ |
| Halifax | Low Risk — In Halifax, despite essentially flat home price growth overvaluation is detected due to a decrease in the borrowing capacity of households due to higher inflation-adjusted mortgage rates in late 2013. The level of completed and unabsorbed units relative to population increased recently but remains below historical peaks. The risk of overvaluation has moderated in 2014 as a result of decreases in mortgage rates combined with stronger growth in the 25 to 35 year-old population. | ↓ | ↔ | ↓ | ↑ |



Hausse du prix median des unifamiliales sur l'Île de Montréal

D'après la base de données provincial Centris des courtiers immobiliers 2 590 ventes résidentielles ont été réalisées au cours du mois de novembre 2014, ce qui représente une diminution de 1% par rapport au mois de novembre 2013. Cette baisse est la deuxième consécutive, les ventes ayant également diminuées de 1% en octobre.

Par catégorie de propriétés, l'unifamiliale a connu une baisse des ventes de 4% en novembre, tandis qu'une stabilité de l'activité a été observée du côté de la copropriété. Tout comme en octobre, seul le plex a enregistré une croissance des ventes en novembre.

Sur le plan géographique, deux secteurs ont connu des augmentations de ventes en novembre, soit la Rive-Nord, avec une hausse de 3%, et l'Île de Montréal, avec un croissance de 1%. L'activité s'est repliée de 19% dans le secteur de Vaudreuil-Soulanges

Par ailleurs, le nombre d'inscriptions en vigueur sur le système Centris des courtiers immobiliers a poursuivi sa tendance à la hausse. En novembre 2014, on comptait, à l'échelle métropolitaine, 8% plus de propriété à vendre qu'un an plus tôt.

Median Price of Single –Family home Increases on the Island of Montreal

According to the real estate brokers provincial database Centris, 2 590 residential sales were concluded in November 2014, a 1 per cent decrease compared to November of last year. This was the second consecutive decrease, as sales also fell by 1 per cent in October.

By property category, sales of single-family homes fell by 4 per cent in November, while sales of condominiums stable. Like in October, plexes were the only property category to register an increase in sales in November.

Geographically, two areas registered an increase in sales in November. The North Shore at 3 per cent and the Island of Montreal at 1 per cent. Sales fell by 19 per cent in the area of Vaudreuil-Soulanges.

The number of active listings on the real estate brokers Centris system continued an upward trend. In November 2014 there were 8 per cent more properties for sale across the Montreal area compared to November last year.

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Statistiques du marché résidentiel - Novembre 2014

Ventes résidentielles dans la région de Montréal : -1% ↓

| | | |
|--------------|-------------|-------|
| Unifamiliale | Copropriété | Plex |
| -4% ↓ | 0% | 17% ↑ |

Variation du prix médian

| | | |
|--------------|-------------|------------|
| Unifamiliale | Copropriété | Plex |
| 2% ↑ | -1% ↓ | -1% ↓ |
| 283 500 \$ | 230 750 \$ | 439 500 \$ |

Nombre de propriétés en vigueur : 8% ↑

Périodes comparées : novembre 2014 et novembre 2013
Source : Chambre immobilière du Grand Montréal par le système Centris®

Residential Market Statistics - November 2014

Residential sales in the Montréal CMA : -1% ↓

| | | |
|---------------|-------------|-------|
| Single-family | Condominium | Plex |
| -4% ↓ | 0% | 17% ↑ |

Change in median price

| | | |
|---------------|-------------|-----------|
| Single-family | Condominium | Plex |
| 2% ↑ | -1% ↓ | -1% ↓ |
| \$283 500 | \$230 750 | \$439 500 |

Number of active listings : 8% ↑

Comparison period: November 2014 vs November 2013
Source: Greater Montréal Real Estate Board by Centris®

Indice des prix des propriétés Région métropolitaine de Montréal Novembre 2014

| Janvier 2005 = 100 | IPP composé | Variation sur un an |
|-----------------------------------|-------------|---------------------|
| Région métropolitaine de Montréal | 155,0 | -0,1 % |
| Île de Montréal | 154,9 | 0,7 % |
| Laval | 161,2 | 0,0 % |
| Rive-Nord | 152,6 | -0,7 % |
| Rive-Sud | 156,8 | -0,4 % |
| Vaudreuil-Soulanges | 144,5 | -0,5 % |

Property Price Index for November 2014 Montréal Metropolitan Area November 2014

| January 2005 = 100 | Composite HPI | Annual Change |
|----------------------------|---------------|---------------|
| Montréal Metropolitan Area | 155,0 | -0,1% |
| Island of Montréal | 154,9 | 0,7% |
| Laval | 161,2 | 0,0% |
| North Shore | 152,6 | -0,7% |
| South Shore | 156,8 | -0,4% |
| Vaudreuil-Soulanges | 144,5 | -0,5% |

| Statistiques résidentielles Centris® Région métropolitaine de Montréal Novembre 2014 | | |
|--|----------------|-----------|
| | | Variation |
| Inscriptions en vigueur | 33 578 | 8 % |
| Nouvelles inscriptions | 5 522 | 1 % |
| Ventes totales | 2 590 | -1 % |
| Maisons unifamiliales | 1 474 | -4 % |
| Copropriétés | 786 | 0 % |
| Plex (2 à 5 logements) | 327 | 17 % |
| Volume des ventes | 902 644 213 \$ | 8 % |
| Prix médian | | |
| Maisons unifamiliales | 283 500 \$ | 2 % |
| Copropriétés | 230 750 \$ | -1 % |
| Plex (2 à 5 logements) | 439 500 \$ | -1 % |

Périodes comparées : novembre 2014 et novembre 2013
 Source : Chambre immobilière du Grand Montréal par le système Centris®

| Centris® Residential Statistics Montreal Metropolitan Area November 2014 | | |
|--|---------------|-----|
| Active listings | 33578 | 8% |
| New listings | 5522 | 1% |
| Total sales | 2590 | -1% |
| Single-family homes | 1474 | -4% |
| Condominiums | 786 | 0% |
| Plexes (2 to 5 units) | 327 | 17% |
| Sales volume | \$902 644 213 | 8% |
| Median price | | |
| Single-family homes | \$283 500 | 2% |
| Condominiums | \$230 750 | -1% |
| Plexes (2 to 5 units) | \$439 500 | -1% |

Comparison period: November 2014 vs. November 2013
 Source: Greater Montréal Real Estate Board by Centris®



Vaudreuil-Soulanges

November

| | 2014 | 2013 | Variation |
|---------------------|--------------|--------------|-----------|
| Listings | | | |
| New | 260 | 305 | -15% |
| Active | 1,694 | 1,723 | -2% |
| Total Sales | 116 | 143 | -19% |
| Single-Family | 102 | 127 | -20% |
| Volume | \$34,230,346 | \$38,294,398 | -11% |
| Median Price | | | |
| Single-family | \$274,000 | \$270,000 | 1% |

Source: Greater Montréal Real Estate Board by the Centris® System

Vaudreuil-Soulanges

January to November

| | 2014 | 2013 | Variation |
|---------------------|---------------|---------------|-----------|
| Listings | | | |
| New | 3,690 | 3,774 | -2% |
| Active | 1,814 | 1,777 | 2% |
| Total Sales | 1,704 | 1,703 | 0% |
| Single-Family | 1,444 | 1,433 | 1% |
| Volume | \$479,495,978 | \$480,811,840 | 0% |
| Median Price | | | |
| Single-family | \$267,000 | \$270,000 | -1% |

Source: Greater Montréal Real Estate Board by the Centris® System

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**HUDSON SAINT-LAZARE VAUDREUIL-DORION RIGAUD
NOUVELLES INSCRIPTIONS/ NEW LISTINGS
NOVEMBRE 2014 NOVEMBER**

| Novembre / November 2014 | | |
|--------------------------|--|------------------|
| | Inscriptions/Listings Nouvelle New | |
| | 119 | \$328,820 |
| 250- | 25 | \$229,000 |
| 251-350 | 43 | \$299,900 |
| 351-450 | 20 | \$389,000 |
| 451-550 | 16 | \$494,450 |
| 551-650 | 5 | \$579,000 |
| 651-750 | 3 | \$685,000 |
| 751-900 | 2 | \$812,450 |
| 901+ | 5 | \$1,950,000 |

| HUDSON | | | SAINT-LAZARE | | | VAUDREUIL/DORION | | | RIGAUD | | |
|------------------------|--------|-------------|------------------------|------------|-------------|------------------------|------------|-----------|------------------------|------------|-------------|
| Novembre/November 2014 | | | Novembre/November 2014 | | | Novembre/November 2014 | | | Novembre/November 2014 | | |
| Inscriptions/Listings | | | Inscriptions/Listings | | | Inscriptions/Listings | | | Inscriptions/Listings | | |
| Nouvelle | Median | | Nouvelle | En vigueur | | Nouvelle | En vigueur | | Nouvelle | En vigueur | |
| New | Active | | New | Active | | New | Active | | New | Active | |
| | 14 | \$437,000 | | 37 | \$389,000 | | 53 | \$295,000 | | 15 | \$328,640 |
| 250- | 4 | \$197,000 | 250- | 3 | \$137,900 | 250- | 13 | \$234,900 | 250- | 5 | \$229,900 |
| 251-350 | 1 | \$279,000 | 251-350 | 12 | \$319,950 | 251-350 | 26 | \$294,750 | 251-350 | 4 | \$314,270 |
| 351-450 | 2 | \$381,500 | 351-450 | 8 | \$391,500 | 351-450 | 8 | \$382,450 | 351-450 | 2 | \$379,000 |
| 451-550 | 3 | \$499,900 | 451-550 | 7 | \$479,900 | 451-550 | 5 | \$489,000 | 451-550 | 1 | \$525,000 |
| 551-650 | 1 | \$575,000 | 551-650 | 2 | \$604,450 | 551-650 | 1 | \$579,000 | 551-650 | 1 | \$649,000 |
| 651-750 | 2 | \$679,000 | 651-750 | 1 | \$685,000 | 651-750 | 0 | \$0 | 651-750 | 0 | \$0 |
| 751-900 | 0 | \$0 | 751-900 | 1 | \$825,000 | 751-900 | 0 | \$0 | 751-900 | 1 | \$799,900 |
| 901+ | 1 | \$1,099,000 | 901+ | 3 | \$1,950,000 | 901+ | 0 | \$0 | 901+ | 1 | \$1,999,000 |

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**HUDSON SAINT-LAZARE VAUDREUIL-DORION RIGAUD
VENDU / SOLD
NOVEMBRE 2013/2014 NOVEMBER**

| Novembre/November 2013 | | | | Novembre/November 2014 | | |
|------------------------|-------------|-----------|---------|------------------------|-----------|---------|
| | Vendu/ Sold | | Nb Jrs | Vendu/ Sold | | |
| | Total | Median | Nb Days | Total | Median | Nb Days |
| | 54 | \$291,000 | 104 | 59 | \$283,750 | 104 |
| 250- | 14 | \$210,000 | 79 | 20 | \$228,674 | 62 |
| 251-350 | 25 | \$290,000 | 119 | 24 | \$301,750 | 107 |
| 351-450 | 10 | \$370,625 | 92 | 7 | \$393,000 | 157 |
| 451-550 | 3 | \$495,000 | 70 | 4 | \$496,904 | 217 |
| 551-650 | 1 | \$585,000 | 252 | 2 | \$628,000 | 128 |
| 651-750 | 1 | \$655,000 | 167 | 2 | \$691,500 | 100 |
| 751-900 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 901+ | 0 | \$0 | 0 | 0 | \$0 | 0 |

HUDSON

| Novembre/November 2013 | | | | Novembre/November 2014 | | |
|------------------------|-------|-----------|---------|------------------------|-----------|---------|
| SOLD | Total | Median | Nb Jrs | Total | Median | Nb Jrs |
| | | | Nb Days | | | Nb Days |
| | 4 | \$220,450 | 70 | 5 | \$390,000 | 95 |
| 250- | 2 | \$159,000 | 62 | 2 | \$239,500 | 48 |
| 251-350 | 1 | \$255,900 | 45 | 0 | \$0 | 0 |
| 351-450 | 1 | \$407,000 | 112 | 1 | \$390,000 | 44 |
| 451-550 | 0 | \$0 | 0 | 1 | \$515,000 | 175 |
| 551-650 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 651-750 | 0 | \$0 | 0 | 1 | \$705,000 | 164 |
| 751-900 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 901+ | 0 | \$0 | 0 | 0 | \$0 | 0 |

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SAINT-LAZARE

| Novembre/November 2013 | | | | Novembre/November 2014 | | |
|------------------------|-------|-----------|-------------------|------------------------|-----------|-------------------|
| SOLD | | | | SOLD | | |
| | Total | Median | Nb Jrs Nb Days | Total | Median | Nb Jrs Nb Days |
| | 15 | \$370,000 | 107 | 13 | \$335,000 | 127 |
| 250- | 0 | \$0 | 0 | 1 | \$140,000 | 25 |
| 251-350 | 5 | \$314,000 | 85 | 7 | \$315,000 | 72 |
| 351-450 | 5 | \$370,000 | 112 | 2 | \$409,250 | 324 |
| 451-550 | 3 | \$495,000 | 70 | 1 | \$460,000 | 325 |
| 551-650 | 1 | \$585,000 | 252 | 1 | \$635,000 | 119 |
| 651-750 | 1 | \$655,000 | 167 | 1 | \$678,000 | |
| 751-900 | 0 | 0 | 0 | 0 | \$0 | 0 |
| 901+ | 0 | 0 | 0 | 0 | 0 | 0 |

VAUDREUIL-DORION

| Novembre/November 2013 | | | | Novembre/November 2014 | | |
|------------------------|-------|-----------|-------------------|------------------------|-----------|-------------------|
| SOLD | | | | SOLD | | |
| | Total | Median | Nb Jrs Nb Days | Total | Median | Nb Jrs Nb Days |
| | 31 | \$277,000 | 103 | 35 | \$264,500 | 100 |
| 250- | 8 | \$212,500 | 54 | 14 | \$232,374 | 71 |
| 251-350 | 19 | \$280,000 | 132 | 15 | \$300,000 | 118 |
| 351-450 | 4 | \$367,124 | 64 | 4 | \$414,000 | 101 |
| 451-550 | 0 | \$0 | 0 | 2 | \$496,904 | 185 |
| 551-650 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 651-750 | 0 | 0 | 0 | 0 | \$0 | 0 |
| 751-900 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 901+ | 0 | \$0 | 0 | 0 | \$0 | 0 |

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RIGAUD

| Novembre/November 2013 | | | | Novembre /November 2014 | | |
|------------------------|-------|-----------|-------------------|-------------------------|-----------|-------------------|
| Sold | | | | SOLD | | |
| | Total | Median | Nb Jrs Nb Days | Total | Median | Nb Jrs Nb Days |
| | 4 | \$205,250 | 136 | 6 | \$205,750 | 91 |
| 250- | 4 | \$205,250 | 136 | 3 | \$70,000 | 39 |
| 251-350 | 0 | \$0 | 0 | 2 | \$253,250 | 146 |
| 351-450 | 0 | \$0 | 0 | 0 | \$0 | 0 |
| 451-550 | 0 | 0 | 0 | 0 | \$0 | 0 |
| 551-650 | 0 | 0 | 0 | 1 | \$621,000 | |
| 651-750 | 0 | 0 | 0 | 0 | 0 | |
| 751-900 | 0 | 0 | 0 | 0 | 0 | 0 |
| 901+ | 0 | 0 | 0 | 0 | 0 | 0 |

CAROL & LAURA

WWW.CAROLLARONDE.COM / EMAIL: CAROLANDLAURA@GMAIL

**Carol A. LaRonde Courtier Immobilier Inc. & Laura Pittaro Courtier Immobilier Inc.
RE/MAX Royal (Jordan) Inc. 450-458-7051**

MLS® Statistics by Municipality/Borough and Type of Property

**Montérégie
Vaudreuil-Soulanges**

| | November 2014 | | | | | | | | | | November 2013 | | | | | | | |
|------------------------|---------------|--------|--------|-------------|----------|-------------|---------|--------------|---------------|----------|---------------|--------|-------------|----------|-------------|---------|--------------|---------------|
| | Listings | | Sales | | Delay | Sale Price* | | | | Listings | | Sales | | Delay | Sale Price* | | | |
| | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) |
| Hudson | 20 | 147 | 5 | 2,089,000 | 96 | | | | | 13 | 136 | 5 | 1,105,900 | 57 | | | | |
| Single Family | 15 | 115 | 5 | 2,089,000 | 96 | 417,800 | 390,000 | 95 | 102 | 12 | 108 | 4 | 980,900 | 70 | 245,225 | 220,450 | 93 | 103 |
| Bungalow | 5 | 33 | 2 | 755,000 | 133 | 377,500 | 377,500 | 95 | 129 | 4 | 35 | 4 | 980,900 | 70 | 245,225 | 220,450 | 93 | 103 |
| Two or more storey | 9 | 79 | 2 | 1,095,000 | 104 | 547,500 | 547,500 | 93 | 72 | 8 | 71 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Split-level | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| One-and-a-half-storey | 1 | 1 | 1 | 239,000 | 6 | 239,000 | 239,000 | 100 | 108 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Condo/Apt. | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Apartment | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| House | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Prop. | 0 | 1 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |
| Other | 0 | 1 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |
| Farm/Hobby Farm | 0 | 1 | 0 | 0 | 0 | | | | | 0 | 1 | 0 | 0 | 0 | | | | |
| Farm | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land/Lot | 2 | 21 | 0 | 0 | 0 | | | | | 0 | 23 | 1 | 125,000 | 5 | | | | |
| Lot | 2 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 1 | 125,000 | 5 | 125,000 | 125,000 | 97 | 166 |
| Com./Ind./Block | 0 | 5 | 0 | 0 | 0 | | | | | 1 | 4 | 0 | 0 | 0 | | | | |
| Commercial | 0 | 5 | 0 | 0 | 0 | | | | | 0 | 3 | 0 | 0 | 0 | | | | |
| Bulk (block sale) | 0 | 0 | 0 | 0 | 0 | | | | | 1 | 1 | 0 | 0 | 0 | | | | |
| Alstonvale area | 0 | 10 | 0 | 0 | 0 | | | | | 0 | 9 | 0 | 0 | 0 | | | | |
| Single Family | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bungalow | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Two or more storey | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Condo/Apt. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Prop. | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |
| Farm/Hobby Farm | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |
| Land/Lot | 0 | 3 | 0 | 0 | 0 | | | | | 0 | 3 | 0 | 0 | 0 | | | | |
| Lot | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com./Ind./Block | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |

*To obtain better statistical data, transactions with a sale price lower than 50% or higher than 150% of the listed price are excluded from the sale price calculation.
Source: Centris™ – For the sole use of members

**Carol A. LaRonde Courtier Immobilier Inc. & Laura Pittaro Courtier Immobilier Inc.
RE/MAX Royal (Jordan) Inc. 450-458-7051**

MLS® Statistics by Municipality/Borough and Type of Property

Montérégie

Vaudreuil-Soulanges

November 2014

November 2013

| | Listings | | Sales | | Delay | Sale Price* | | | | Listings | | Sales | | Delay | Sale Price* | | | |
|-----------------------|-----------|------------|-----------|------------------|------------|-------------|---------|--------------|---------------|-----------|------------|-----------|------------------|------------|-------------|---------|--------------|---------------|
| | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) |
| Saint-Lazare | 49 | 328 | 14 | 4,955,650 | 121 | | | | | 49 | 293 | 15 | 6,190,000 | 108 | | | | |
| Single Family | 37 | 249 | 13 | 4,893,150 | 128 | 376,396 | 335,000 | 94 | 101 | 43 | 243 | 15 | 6,190,000 | 108 | 412,667 | 370,000 | 97 | 104 |
| Bungalow | 17 | 76 | 5 | 1,682,500 | 190 | 336,500 | 335,000 | 95 | 108 | 11 | 68 | 4 | 1,487,000 | 118 | 371,750 | 360,000 | 97 | 102 |
| Two or more storey | 20 | 167 | 7 | 2,949,000 | 77 | 421,286 | 350,000 | 93 | 96 | 31 | 167 | 10 | 4,384,000 | 103 | 438,400 | 404,000 | 97 | 104 |
| Split-level | 0 | 4 | 1 | 261,650 | 170 | 261,650 | 261,650 | 93 | 102 | 0 | 5 | 1 | 319,000 | 124 | 319,000 | 319,000 | 95 | 120 |
| One-and-a-half-storey | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Condo/Apt. | 1 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Apartment | 1 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Prop. | 1 | 2 | 0 | 0 | 0 | | | | | 2 | 2 | 0 | 0 | 0 | | | | |
| Duplex | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Triplex | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Quadruplex | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Farm/Hobby Farm | 4 | 18 | 0 | 0 | 0 | | | | | 1 | 15 | 0 | 0 | 0 | | | | |
| Farm | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hobby farm | 4 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land/Lot | 5 | 43 | 1 | 62,500 | 31 | | | | | 1 | 25 | 0 | 0 | 0 | | | | |
| Land | 0 | 4 | 1 | 62,500 | 31 | 62,500 | 62,500 | 89 | 57 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lot | 5 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com./Ind./Block | 1 | 5 | 0 | 0 | 0 | | | | | 1 | 4 | 0 | 0 | 0 | | | | |
| Commercial | 0 | 4 | 0 | 0 | 0 | | | | | 1 | 4 | 0 | 0 | 0 | | | | |
| Bulk (block sale) | 1 | 1 | 0 | 0 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | | | | |

*To obtain better statistical data, transactions with a sale price lower than 50% or higher than 150% of the listed price are excluded from the sale price calculation.
Source: Centris™ – For the sole use of members

Carol A. LaRonde Courtier Immobilier Inc. & Laura Pittaro Courtier Immobilier Inc.
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MLS® Statistics by Municipality/Borough and Type of Property

**Montérégie
 Vaudreuil-Soulanges**

| | November 2014 | | | | | | | | | | November 2013 | | | | | | | |
|-------------------------|---------------|------------|-----------|-------------------|-----------|-------------|---------|--------------|---------------|-----------|---------------|-----------|-------------------|------------|-------------|---------|--------------|---------------|
| | Listings | | Sales | | Delay | Sale Price* | | | | Listings | | Sales | | Delay | Sale Price* | | | |
| | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) | New | Active | Number | Volume (\$) | No. Days | Average | Median | vs List. (%) | vs Asses. (%) |
| Vaudreuil-Dorion | 77 | 411 | 42 | 11,847,791 | 95 | | | | | 83 | 468 | 41 | 10,502,767 | 103 | | | | |
| Single Family | 55 | 234 | 36 | 10,586,391 | 100 | 294,066 | 264,500 | 96 | 109 | 61 | 278 | 32 | 8,931,622 | 101 | 279,113 | 274,750 | 95 | 107 |
| Bungalow | 10 | 65 | 5 | 1,264,400 | 156 | 252,880 | 250,000 | 96 | 109 | 9 | 43 | 6 | 1,383,000 | 54 | 230,500 | 227,750 | 96 | 106 |
| Two or more storey | 42 | 150 | 27 | 8,398,991 | 95 | 311,074 | 300,000 | 97 | 109 | 46 | 203 | 22 | 6,366,122 | 126 | 289,369 | 285,000 | 95 | 107 |
| Split-level | 3 | 17 | 3 | 808,000 | 85 | 269,333 | 260,000 | 97 | 108 | 4 | 26 | 4 | 1,182,500 | 38 | 295,625 | 282,250 | 97 | 110 |
| One-and-a-half-storey | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile home | 0 | 1 | 1 | 115,000 | 18 | 115,000 | 115,000 | 85 | 109 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Condo/Apt. | 17 | 115 | 6 | 1,261,400 | 61 | 210,233 | 180,000 | 95 | 104 | 17 | 134 | 7 | 997,645 | 114 | 142,521 | 147,798 | 97 | 96 |
| Apartment | 16 | 109 | 5 | 881,900 | 72 | 176,380 | 175,000 | 95 | 102 | 16 | 127 | 7 | 997,645 | 114 | 142,521 | 147,798 | 97 | 96 |
| House | 1 | 2 | 1 | 379,500 | 2 | 379,500 | 379,500 | 95 | 116 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loft/Studio | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Prop. | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 10 | 1 | 255,000 | 40 | 0 | 0 | 0 | 0 |
| Duplex | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 1 | 255,000 | 40 | 255,000 | 255,000 | 85 | 103 |
| Triplex | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Farm/Hobby Farm | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Farm | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hobby farm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land/Lot | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lot | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Com./Ind./Block | 2 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 22 | 1 | 318,500 | 151 | 0 | 0 | 0 | 0 |
| Commercial | 2 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 9 | 1 | 318,500 | 151 | 0 | 0 | 0 | 0 |
| Industrial | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bulk (block sale) | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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| | November 2014 | | | | | | | | | | November 2013 | | | | | | | |
|-----------------------|---------------|--------|--------|-------------|----------------------|-------------|---------|--------------------|---------------------|----------|---------------|--------|-------------|----------------------|-------------|---------|--------------------|---------------------|
| | Listings | | Sales | | Delay No. Days | Sale Price* | | | | Listings | | Sales | | Delay No. Days | Sale Price* | | | |
| | New | Active | Number | Volume (\$) | | Average | Median | vs List. (%) | vs Asses. (%) | New | Active | Number | Volume (\$) | | Average | Median | vs List. (%) | vs Asses. (%) |
| Rigaud | 20 | 200 | 9 | 3,022,500 | 92 | | | | | 35 | 185 | 8 | 1,820,500 | 171 | | | | |
| Single Family | 17 | 125 | 6 | 1,387,500 | 91 | 231,250 | 205,750 | 87 | 104 | 22 | 116 | 4 | 830,500 | 137 | 207,625 | 205,250 | 91 | 85 |
| Bungalow | 9 | 53 | 3 | 811,000 | 82 | 270,333 | 160,000 | 84 | 116 | 10 | 45 | 1 | 212,500 | 266 | 212,500 | 212,500 | 93 | 100 |
| Two or more storey | 8 | 64 | 3 | 576,500 | 101 | 192,167 | 251,500 | 89 | 91 | 10 | 58 | 2 | 378,000 | 114 | 189,000 | 189,000 | 87 | 70 |
| Split-level | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 1 | 240,000 | 53 | 240,000 | 240,000 | 96 | 99 |
| One-and-a-half-storey | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Condo/Apt. | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 3 | 715,000 | 189 | 238,333 | 245,000 | 93 | 105 |
| Apartment | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 2 | 470,000 | 245 | 235,000 | 235,000 | 91 | 105 |
| House | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 245,000 | 78 | 245,000 | 245,000 | 96 | 106 |
| Revenue Prop. | 0 | 16 | 1 | 585,000 | 88 | | | | | 0 | 11 | 0 | 0 | 0 | | | | |
| Duplex | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Triplex | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Quadruplex | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 1 | 1 | 585,000 | 88 | | | | | 0 | 1 | 0 | 0 | 0 | | | | |
| Farm/Hobby Farm | 3 | 9 | 0 | 0 | 0 | | | | | 3 | 5 | 0 | 0 | 0 | | | | |
| Farm | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hobby farm | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land/Lot | 0 | 37 | 0 | 0 | 0 | | | | | 7 | 40 | 1 | 275,000 | 256 | | | | |
| Land | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lot | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 29 | 1 | 275,000 | 256 | 275,000 | 275,000 | 92 | 222 |
| Com./Ind./Block | 0 | 6 | 2 | 1,050,000 | 94 | | | | | 1 | 7 | 0 | 0 | 0 | | | | |
| Commercial | 0 | 5 | 2 | 1,050,000 | 94 | | | | | 1 | 4 | 0 | 0 | 0 | | | | |
| Industrial | 0 | 1 | 0 | 0 | 0 | | | | | 0 | 1 | 0 | 0 | 0 | | | | |
| Bulk (block sale) | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 2 | 0 | 0 | 0 | | | | |

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