MARKET REPORT

POINTE-CLAIRE (South West)
Single-Family Homes

June 1, 2025 – May 31, 2026

MARKET CONDITIONS

CURRENT MARKET TYPE
Balanced Market — Slight Seller Advantage

Median Sale Price (June 1, 2025 – May 31, 2026)
$830,000

Price Change vs Prior 12-Month Period -4.2%

TRAILING 12-MONTH MARKET INDICATORS

Period Ending May 31, 2026

Total Homes Sold	32
Average Days on Market	67
Active Listings (Monthly Avg.)	12.2
Months of Inventory	4.6
Total Expired Listings	7

MARKET INTERPRETATION

The real estate market in Pointe-Claire (South West) is currently in a balanced market with a slight seller advantage, based on current supply levels relative to sales activity. With approximately 4.6 months of inventory and an average selling time of 67 days, well-priced properties continue to attract buyer interest, while sellers generally benefit from favourable market conditions. During the 12-month period ending May 31, 2026, a total of 32 homes sold, while the median sale price reached $830,000, representing a 4.2% decrease compared to the preceding 12-month period. Although market conditions currently favour sellers slightly, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.

Sincerely,

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