

MARKET REPORT

POINTE-CLAIRE (South West) Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Balanced Market — Slight Seller Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$905,000 → 2025: \$820,000

YEAR-OVER-YEAR CHANGE **-9.39%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	36
Average Days on Market	52
Active Listings (Monthly Avg.)	12.4
Months of Inventory	4.1
Total Expired Listings	5

MARKET INTERPRETATION

The real estate market in Pointe-Claire (South West) is currently in a balanced market, with a slight advantage for sellers based on current supply levels relative to sales activity. With approximately 4.1 months of inventory and an average selling time of 52 days, well-priced homes continue to attract steady buyer interest and generally sell within typical market timeframes. Over the past year, the median sale price decreased from \$905,000 to \$820,000, representing a 9.39% year-over-year decline. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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