

BAIE-D'URFÉ (West)

Single-Family Homes

September 1, 2025 – August 31, 2026



YOUR MOVE. DONE RIGHT. WITH KNIGHT.

MARKET POSITION

Buyer's Market

Very strong buyer advantage

MEDIAN SALE PRICE

\$1,010,000

September 1, 2025 – August 31, 2026

+17.0%

VS PRIOR 12-MONTH PERIOD

TRAILING 12-MONTH INDICATORS

Period ending August 31, 2026

Total homes sold	20
Average days on market	74.4
Active listings (monthly avg.)	17.5
Months of inventory	10.5
Total expired listings	15

MARKET INTERPRETATION

The real estate market in **Baie-d'Urfé (West)** is currently in a buyer's market with a very strong buyer advantage, based on current supply levels relative to sales activity. With approximately **10.5 months of inventory** and an average selling time of **74.4 days**, buyers benefit from substantial choice and negotiating leverage, while sellers may face extended marketing periods and increased competition from other available properties. During the 12-month period ending August 31, 2026, a total of **20 homes sold**, while the median sale price reached **\$1,010,000**, representing a **17.0% increase** compared to the preceding 12-month period. Although current market conditions strongly favour buyers, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.



CHRISTOPHER KNIGHT

Residential Real Estate Broker

M Immobilier, Real Estate Agency

514.625.4301 • info@christopherknight.ca

christopherknight.ca