

MARKET REPORT

BAIE D'URFÉ (East)
Single-Family Homes

June 1, 2025 – May 31, 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Buyer's Market — Very Strong Buyer Advantage

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

\$1,183,000

Price Change vs Prior 12-Month Period **-3.6%** 

TRAILING 12-MONTH MARKET INDICATORS

Period Ending May 31, 2026

Total Homes Sold	28
Average Days on Market	76
Active Listings (Monthly Avg.)	24.9
Months of Inventory	10.7
Total Expired Listings	19

MARKET INTERPRETATION

The real estate market in Baie-d'Urfé (East) is currently in a buyer's market with a very strong buyer advantage, based on current supply levels relative to sales activity. With approximately 10.7 months of inventory and an average selling time of 76 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 May 31, 2026, a total of 28 homes sold, while the median sale price reached \$1,183,000, representing a 3.6% decrease 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.

Sincerely,



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