

# MARKET REPORT

DORVAL (North)  
Single-Family Homes

June 1, 2025 – May 31, 2026

## MARKET CONDITIONS

### CURRENT MARKET TYPE

**Seller's Market — Moderate Seller Advantage**

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

**\$592,000**

**Price Change vs Prior 12-Month Period** **+3.2%** 

### TRAILING 12-MONTH MARKET INDICATORS

**Period Ending May 31, 2026**

|                                |     |
|--------------------------------|-----|
| Total Homes Sold               | 31  |
| Average Days on Market         | 55  |
| Active Listings (Monthly Avg.) | 9.4 |
| Months of Inventory            | 3.6 |
| Total Expired Listings         | 14  |

## MARKET INTERPRETATION

The real estate market in Dorval (North) is currently in a seller's market with a moderate seller advantage, based on current supply levels relative to sales activity. With approximately 3.6 months of inventory and an average selling time of 55 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 31 homes sold, while the median sale price reached \$592,000, representing a 3.2% increase compared to the preceding 12-month period. Although current market conditions favour sellers, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.

Sincerely,



**Christopher Knight**

Residential Real Estate Broker

M Immobilier, Real Estate Agency

514.625.4301 | [info@christopherknight.ca](mailto:info@christopherknight.ca)

[christopherknight.ca](http://christopherknight.ca)

Source: Centris®/Matrix data. Information believed accurate but not guaranteed and subject to change. Certain statistics may include leased properties. Provided for informational purposes only and does not constitute an appraisal. Christopher Knight, Residential Real Estate Broker, assumes no liability for its use.

  
COURTIER IMMOBILIER RÉSIDENTIEL