



LAND TITLE SOLUTIONS



JLR PUBLICATION

OCTOBER 2017

Real Estate Portrait of Rivière-des-Prairies/Pointe-aux-Trembles

www.jlr.ca

IN THE CONTEXT OF MONTREAL 375TH ANNIVERSARY, JLR HAS DECIDED TO ESTABLISH A REAL ESTATE PORTRAIT OF THE VARIOUS CITIES AND BOROUGHS OF THIS AGGLOMERATION. IN THIS REPORT, DISCOVER THE PORTRAIT OF RIVIÈRE-DES-PAIRIES/POINTE-AUX-TREMBLES BOROUGH.

OVERVIEW:

The borough of Rivière-des-Prairies/Pointe-aux-Trembles is located at the junction of the Rivière-des-Prairies and the St. Lawrence River. It has numerous parks, green areas, community services and a rich history. Despite these assets, the borough has the lowest median property price on the island, surely because of its distance from the city centre (30-40 km). While access to the public transit system in the borough is still limited, it has been improved in some neighborhood with the addition of the new Mascouche train line commissioned in 2014. French is the language most spoken at home, although English, Italian, Spanish and Creole are also used.

The borough counts 106,437 inhabitants, and this number practically hasn't progressed between 2011 and 2016¹. Still, it ranks 6th out of 19 districts for the size of its population, and covers an area of about 42,3 km². Albeit accounting for a large percentage of the population of the city of Montreal, it is moderately dense (2,524.7 inhabitants per km²), as a large portion of the area is occupied by industrial parks.

Rivière-des-Prairies/Pointe-aux-Trembles' population is older than that of the city of Montréal, with an average age of 42.2 years compared to 40.3 years for the agglomeration. Senior folks (65 years+) are present in a larger proportion in the borough². For their part, adults aged between 25 and 44 years old is, a less preponderant age group, with a percentage of 24% compared to 30% for the rest of the Island of Montreal³.

According to data compiled by JLR based on the Quebec Land Register, single-family homes represent about two thirds of the residential housing stock, and condos account for over 20% of the real estate inventory. Plex is the least common type of property, with less than 15% of the residential housing inventory corresponding to this category.

From September 2016 to August 2017, the median price for buying a property in the borough has increased for all market segments compared to the same period last year. The median price for single-family homes was up to \$297,000, a 1% hike, while the price of condos increased by less than 1% to \$187,000⁴. The small plex segment was especially dynamic, with a roughly 8% increase of their median price (\$380,000) and a sharp increase in the volume of sales (about 40%) over the period compared to the same time last year. These median prices are all below corresponding statistics for the agglomeration of Montreal. Over the same period, the volume of sales was up for both single-family homes and plex while it was stable for condos, compared to the same period last year.

From January to August 2017, the ratios between the selling price and the municipal evaluation observed is relatively fair for both condos (99) and single-family homes (101)⁵. Hence, these markets have been relatively stable since the beginning of the year. This situation is unlike what has been observed for more centrally located boroughs over the same period, where the price uptrend was more obvious.

Despite a low median price growth for condos this year, it has progressed faster than for plex over the past five years. Since 2011, the volume of property sales has fallen steadily for condos, while sales of plex have now reached the level observed five years ago. Looking at new condos only, their median price - before taxes-has gone up at a slow and steady pace, and it is currently in the \$200,000-\$210,000 range⁶.

OUTLOOK:

Rivière-des-Prairies/Pointe-aux-Trembles will remain attractive to older citizens, especially given its low cost of living. As the proportion of senior residents grows and ages⁷, one might expect a gradual increase in housing demand for either seniors' housing units, conventional rental apartments, or possibly condos.

A large proportion of Rivière-des-Prairies/Pointe-aux-Trembles' residents are born in Canada or longtime immigrants. As net migration flows in Montreal improves over the coming years⁸, some new comers may consider the borough for its affordability. Having said that, the limited access to public transportation might deter many less wealthy migrants from choosing the borough. In addition, a large proportion of the current residents own their home, limiting the rental housing supply.

The population aged between 25 and 44 (often considered as "typical real estate buyers") is expected to progress at a slower pace for the Montreal CMA from now until the end of the year⁹. The modest increase of this population could hamper the growth of the demand. Furthermore, the borough may attract a smaller number of them, due to its distance from the city centre, and the already low proportion of citizens in this age group¹⁰.

In conclusion, the borough of Rivière-des-Prairies/Pointe-aux-Trembles is certainly attractive for tenants and property buyers who want affordability, and are not put off by long commutes to work.

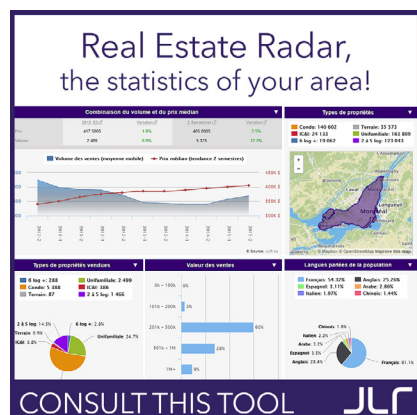
METHODOLOGY

JLR has eliminated for statistical calculations: sales with a transaction value of less than \$5,000, tied sales, foreclosures sales, undivided sales and multiple sales.

FOR MORE DETAILS

Check the [Real Estate Radar](#) for more information on sales, bad debts and the socio-demographic profile of your sector.

Consult JLR publications at this address: <https://solutions.jlr.ca/publications/prime-studies>



BIBLIOGRAPHY

- [1] An increase of 0.3% of the population between 2011 and 2016. Excerpted on 09/11/2017 from: http://ville.montreal.qc.ca/pls/portal/docs/PAGE/MTL_STATS_FR/MEDIA/DOCUMENTS/PROFIL_SOCIOD%C9MO_RDP-PAT%202016.PDF.
- [2] 17.9% in the borough v. 16.7% for the agglomeration. Census Data Statistic Canada 2016.
- [3] Census Data Statistic Canada 2016
- [4] Information retrieved from JLR database on 11/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.
- [5] Information retrieved from JLR database on 11/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.
- [6] Information retrieved from JLR database on 11/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.
- [7] *Institut de la statistique du Québec* estimate
- [8] According to the *Institut de la statistique du Québec*, net migration flow should be rising from 20,000 people in 2015 to a predicted 30,000 people per year for the next 2 years.
- [9] According to the *Institut de la statistique du Québec*, demographic estimates predict that the population will grow by about 1% from now until 2018 for the Montreal CMA.
- [10] Quote CMHC: "As for people aged from 25 to 44, a group that, as mentioned earlier, represents a significant share of buyers on the market, their growth will be relatively weak between 2016 and 2018, which will moderate demand on the housing market." Housing Market Outlook–Montreal. Fall 2016. Retrieved on 11/09/2017 from: <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=92&itm=4&lang=fr&fr=1504186323342>



ABOUT JLR

JLR's mission is to provide financial institutions, government agencies, private companies and real estate professionals with information about a property or a sector. JLR thus allows to analyze the market, to evaluate a property, to manage a real estate portfolio, to prevent the risk and to reach a target clientele.

LEGAL NOTICE

Although every effort is made to ensure that the information provided is accurate, current and complete, JLR offers no guarantee and no commitment to that effect. JLR cannot be held responsible for any loss or claim based on the reliability of this information. The content of this document is presented for informational purposes only.

TERMS OF USE

JLR authorizes any reasonable use of the content of this document. JLR, however, retains the right to demand, for any reason, the interruption of such use. No use of JLR's name, logo or other official trademarks is authorized unless JLR has given prior written consent. Whenever the content of a JLR document is used, reproduced or transmitted, including statistical data, the source should be indicated as follows: "Source: JLR.ca" or, as appropriate, "Adaptation of data from JLR.ca".

© 2017, JLR. All rights reserved.



www.jlr.ca