



LAND TITLE SOLUTIONS

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Real Estate Portrait of Anjou

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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 THE BOROUGH ANJOU.

OVERVIEW:

The city of Anjou was founded in 1956 at a period when the suburbs of Montreal were developing.

At the time, Anjou was an independent city, and was only properly integrated into Montreal in the 2000s with the municipal reorganization. Long-term residents, those who have lived in the borough for over 15 or 20 years, account for a large proportion of its population. They enjoy its affordability and its proximity to major highways such as the metropolitan (the 40) and the 25. French is the most spoken language at home, although English, Italian and Creole are also used.

The borough counts 42,796 inhabitants, which represents a progression of 2.1% between 2011 and 2016¹. It is home to about 2% of the population of the city of Montreal, and covers an area of about 42,3 square kilometres.

The borough's inhabitants are older than those in the city of Montreal, with an average age of 43,9 years compared to 40.3 years for the agglomeration. In fact, Anjou's population is the oldest of the 19 boroughs of Montreal, with senior folks (65 years+) representing 23.9% of the population, compared to 16.7% in Montreal². The age group of adults aged between 25 and 44 years old, on the other hand, is less preponderant compared to the rest of the Island of Montreal³.

According to data compiled by JLR based on the Quebec Land Register, single-family homes represent about a third of the residential housing stock. Condos account for almost 40% of the real estate inventory while small plex is a less common type of property, representing about a quarter of the residential housing inventory.

From September 2016 to August 2017, the median price for buying either a single-family home or a plex in the borough has increased by 2%, compared to the same period last year. The median price for single-family homes was up to \$372,000, while the price of plex increased to \$475,000⁴. Condos are the exception, with a roughly 3% decrease in the median price (\$224,000) over the period compared to the same time last year. These median prices are 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, and it was down for condos, compared to the same period last year.

Since the beginning of the year, the ratios between the selling price and the municipal evaluation observed was fair for both condos (100) and single-family homes (102)⁵. Hence, prices in these markets have been relatively stable since July 1, 2015, the reference date used for the assessment roll of 2017 to 2019. This situation is unlike what has been observed for more centrally located boroughs over the same period, where the price uptrend was more obvious.

Albeit a slight dip in price in 2016, the median price for plex has progressed slightly faster than that of condos over the last few years. In 2015 and 2016, the volume of property sales had increased slightly for both condos and plex, after a relatively long period of decline, especially for condos⁶.

OUTLOOK:

Anjou will remain a preferred location for older citizens. As the proportion of long-term residents grows and ages⁷, one might expect a gradual increase in the housing demand for either seniors' housing units, conventional rental apartments, or possibly condos.

As net migration flow in Montreal improves over the coming years⁸, it may help boost the rental housing demand. Renting is already popular in the borough since 56% of the residential housing stock are occupied by tenants. Anjou seems attractive for new comers as 28% of its population are immigrants often coming from Algeria, Italy and Haiti⁹. New comers may choose Anjou for its affordability, as the average rent in the borough is below that of the rest of the Island.

In conclusion, the borough of Anjou is attractive for families and senior citizens looking for affordability and an easy access to major highways.

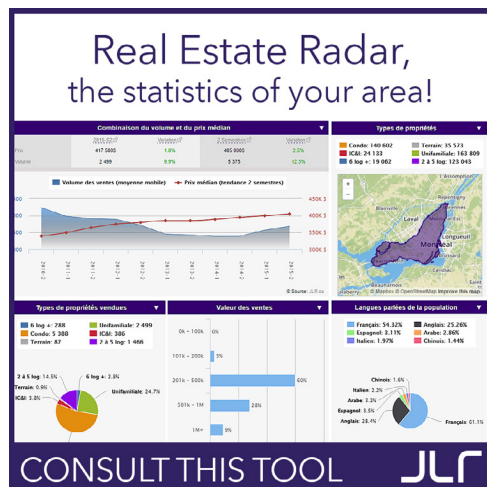
METHODOLOGY

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>



[1] http://ville.montreal.qc.ca/pls/portal/docs/PAGE_MTL_STATS_FR/MEDIA/DOCUMENTS/PROFIL_SOCIOD%20MO_ANJOU%202016.PDF

[2] Census Data Statistic Canada 2016. http://ville.montreal.qc.ca/pls/portal/docs/PAGE_MTL_STATS_FR/MEDIA/DOCUMENTS/PROFIL_SOCIOD%20MO_ANJOU%202016.PDF

[3] 23% in the borough compared to 30% for the rest of the Island of Montreal Census Data Statistic Canada 2016.

[4] Information retrieved from JLR database on 15/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.

[5] Information retrieved from JLR database on 15/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.

[6] Information retrieved from JLR database on 15/09/2017. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.

[7] *Institut de la statistique du Québec* estimates

[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] http://ville.montreal.qc.ca/pls/portal/docs/PAGE_MTL_STATS_FR/MEDIA/DOCUMENTS/PROFIL_SOCIODEMO_ANJOU.PDF

BIBLIOGRAPHY



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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.

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