



LAND TITLE SOLUTIONS

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Real Estate Portrait of Blainville

IN THE CONTEXT OF MONTREAL 375TH ANNIVERSARY, JLR HAS ESTABLISHED A REAL ESTATE PORTRAIT OF THE VARIOUS BOROUGHES OF THIS AGGLOMERATION. NOW THAT THE CELEBRATION IS OVER, JLR WILL CONTINUE TO PUBLISH REAL ESTATE PORTRAITS OF THE LARGEST CITIES OF QUEBEC. HERE IS THE ANALYSIS FOR BLAINVILLE.

OVERVIEW:

Located at about 25 kilometres North of Montreal, Blainville counts 56,863 inhabitants, and spreads over a territory covering 55 km²¹. Its population density is relatively high, with 1031 inhabitants per km². The city is bordered by Rosemère, Sainte-Thérèse, Lorraine, Mirabel, and Terrebonne. Blainville is mostly Francophone, with 88% of the over the population who have identified French as their mother tongue².

The stock of properties for sale in Blainville decreased over the period between 2017 and 2018³. This diminution of supply has favoured sellers, particularly for those seeking to sell their single-family home. In addition, sales of single-family homes rose at a slightly faster pace than that of Montreal⁴.

MOST STARTS IN BLAINVILLE ARE SINGLE-FAMILY HOMES AND CONDOS

Between February 2017 and January 2018, the housing inventory in Blainville and its surroundings has expanded by 661 units⁵, a number similar to the one recorded for the same period the preceding year⁶. The majority of these housing starts were single-family homes (+262) and condos (+230).

The housing inventory is characterized by a majority of single-family homes (over 80%) often built in the 1990s and thereafter⁷. The increase in population growth in the suburb (6% in Blainville between 2011 and 2016, twice the pace recorded for the agglomeration of Montreal over the same period) has supported the demand for single family homes.

Condos (10%) and plex (7%) account for lesser proportions of the housing stock. However, their market shares are likely to increase slowly over the next few years as the land availability decreases

PRICES HAVE SURGED FOR SINGLE-FAMILY HOMES IN 2017

According to data compiled by JLR based on the Quebec Land Register between February 2017 to January 2018, the median purchasing price of a single-family home was \$350,000, a 9% growth compared to the same period last year. This represents a significant rebound in prices compared to the period of stagnation (or even decline) observed in 2015-2016.

The median price for condos (\$229,250) has remained stable (+1%) during the period, a pace similar than that of Montreal⁸. This stagnation in condo prices can be partly explained by the strong growth in supply over the last 10 years.

The price of plex (\$350,000) has also progressed (10%) over the period, however, the volume of transactions was small. We must therefore remain cautious in the conclusions.

In general, median prices in the city are relatively high compared to surrounding cities. The presence of a train station on the line of Saint-Jérôme is certainly an attraction for many residents of Blainville. Nevertheless, the return to price increase was slow in Blainville since, despite the recovery of sales in the Montreal market in 2016, prices returned to higher growth only in 2017. The recent significant rebound observed in single-family houses could be explained by population growth (often families with children), combined with the decline in the stock of available-for-sale housing over the past year compared to the same period last year.

OUTLOOK

Unlike Montreal, Blainville has several lots available for residential construction, which will continue to sustain a higher proportion of single-family home starts compared to the agglomeration. This availability will therefore limit price growth relative to the more densely populated areas of the CMA. The 217 newly completed single-family homes in the city and its surroundings over the past 12 months will help meet the demand coming from young families with children⁹.

The relatively high prices in the city will probably limit the number of households who moves toward Blainville seeking for affordability. However, the city is likely to attract households seeking a home farther from the island of Montreal and who wants to get downtown by public transport.

Net migration flows in the Montréal CMA will have a limited impact on Blainville, given its remote geographic location. Indeed, the city is less attractive for newcomers who often prefer living in large urban cities.

In general, the median prices in the Blainville are relatively high compared to surrounding cities but they could continue to grow slowly in 2018 thanks to the population growth and the lower level of housing stock now available for sale compared to the same period last year.

BIBLIOGRAPHY

- [1] Census Data Statistic Canada 2016
- [2] Census Data Statistic Canada 2016
- [3] JQFREB by the Centris® systems.
- [4] Information retrieved from JLR database on 11/03/2018. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.
- [5] Boisbriand, Bois-des-Fillion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse
- [6] <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=93&itm=5&lang=en&sid=k7jXK-6k9gSLOxWV1vLuE993a9RlrAC191vm0A0cB8l-9MuVnYGdhR1JKqnyJwq139&fr=1520188344904>
- [7] Information retrieved from JLR database on 11/03/2018. <https://www.jlr.ca/radarimmobilier#ventes-immobilieres>.
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METHODOLOGY

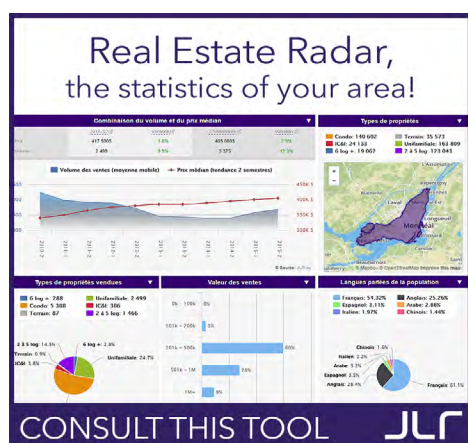
JLR has eliminated for statistical calculations: sales with a transaction value of less than \$5,000, tied sales, foreclosures sales, undivided sales and multiple sales.

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