

Montreal West single family house sales 2020 (sorted by address)

(44 sales)

						%						Before covid
				2019	above	Days			Amount	% diff.		
				2020/18	/below	on			above	above	d/m/yr	
Type	Year of	Sold	Valuation	valuat.	m'k't	Asking	asking	asking	Built	Date of		
	sale									sale		
40	Ballantyne N.	Semi	2020	874,000	702,300	24.4	22	889,000	-15,000	-1.7	1891	08-10-2020
53	Ballantyne N.	Det	2020	1,610,000	1,332,300	20.8	353	1,699,000	-89,000	-5.2	1906	19-02-2020
66	Ballantyne N.	Det	2019	1,190,000	815,000	46.0	50	1,198,000	-8,000	-0.7	1967	17-12-2019
112	Ballantyne N.	Det	2020	1,470,000	983,900	49.4	39	1,588,000	-118,000	-7.4	1973	12-06-2020
212	Ballantyne N.	Det	2020	911,000	617,800	47.5	6	865,000	46,000	5.3	1948	11-11-2020
336	Ballantyne N.	Det	2020	1,275,000	826,700	54.2	18	1,288,000	-13,000	-1.0	1931	05-09-2020
145	Ballantyne S.	Det	2020	1,090,000	836,300	30.3	5	1,125,000	-35,000	-3.1	1908	07-10-2020
47	Banstead	Det	2020	765,000	661,900	15.6	13	795,000	-30,000	-3.8	1956	14-02-2020
172	Bedbrooke	Det	2020	1,165,000	675,200	72.5	23	1,165,000	0	0.0	1960	07-06-2020
37	Brock N.	Det	2020	1,175,000	771,800	52.2	22	1,180,000	-5,000	-0.4	1900	19-08-2020
115	Brock N.	Det	2020	1,764,000	1,054,700	67.3	98	1,895,000	-131,000	-6.9	1921	02-11-2020
212	Brock N.	Det	2020	1,374,200	1,239,800	10.8	14	1,379,000	-4,800	-0.3	1910	15-06-2020
330	Brock N.	Det	2020	1,410,000	894,500	57.6	29	1,450,000	-40,000	-2.8	1925	31-08-2020
139	Brock S.	Det	2020	987,000	1,028,000	-4.0	103	998,000	-11,000	-1.1	1910	06-06-2020
143	Brock S.	Det	2020	1,650,000	1,339,600	23.2	139	1,725,000	-75,000	-4.3	1890	24-01-2020
151	Brock S.	Det	2020	1,350,000	867,600	55.6	228	1,495,000	-145,000	-9.7	1936	24-01-2020
138	Broughton	Semi	2020	1,175,000	814,600	44.2	51	1,175,000	0	0.0	1930	28-12-2020
29	Campbell	Semi	2020	882,000	705,200	25.1	7	799,000	83,000	10.4	1950	11-02-2020
75	Courtney	Det	2020	1,300,000	766,200	69.7	63	1,349,000	-49,000	-3.6	1959	05-10-2020
37	Crestwood	Det	2020	785,000	622,200	26.2	39	819,000	-34,000	-4.2	1957	24-05-2020
55	Easton	Det	2020	1,060,000	781,000	35.7	160	1,199,000	-139,000	-11.6	1964	11-02-2020
74	Easton	Det	2020	1,004,000	1,133,800	-11.4	5	1,100,000	-96,000	-8.7	1927	19-01-2020
90	Easton	Det	2020	1,135,000	811,000	40.0	100	1,198,000	-63,000	-5.3	1952	12-06-2020
111	Easton	Det	2020	1,295,000	824,500	57.1	147	1,395,000	-100,000	-7.2	1906	07-03-2020
4	Fenwick	Semi	2020	785,000	535,000	46.7	6	789,000	-4,000	-0.5	1925	04-06-2020
15	Fenwick	Semi	2020	930,000	718,800	29.4	6	849,000	81,000	9.5	1920	07-08-2020
69	Nelson	Semi	2020	1,040,000	678,000	53.4	2	1,075,000	-35,000	-3.3	1945	06-01-2020
79	Percival	Semi	2020	790,000	617,700	27.9	17	749,000	41,000	5.5	1926	13-08-2020
215	Percival	Semi	2020	925,000	712,100	29.9	6	839,000	86,000	10.3	1925	16-12-2020
9	Rennie	Semi	2020	800,000	913,700	-12.4	8	795,000	5,000	0.6	1926	11-09-2020
100	Sheraton	Det	2020	813,000	757,000	7.4	61	849,000	-36,000	-4.2	1957	24-08-2020
283	Sheraton	Det	2020	670,000	527,400	27.0	61	699,000	-29,000	-4.1	1956	17-11-2020
144	Strathearn N.	Semi	2020	831,000	621,400	33.7	3	798,000	33,000	4.1	1896	12-07-2020
317	Strathearn N.	Det	2020	917,000	633,700	44.7	34	949,000	-32,000	-3.4	1953	02-12-2020
7	Westland	Det	2020	745,000	594,400	25.3	71	760,000	-15,000	-2.0	1956	17-06-2020
23	Westland	Det	2020	830,000	689,800	20.3	29	875,000	-45,000	-5.1	1956	09-10-2020
105	Westminster N.	Semi	2020	745,500	581,900	28.1	18	765,000	-19,500	-2.5	1917	09-10-2020
123	Westminster N.	Det	2020	620,000	405,400	52.9	2	609,000	11,000	1.8	1916	19-09-2020
218	Westminster N.	Det	2020	785,000	666,000	17.9	132	849,000	-64,000	-7.5	1912	07-07-2020
457	Westminster N.	Det	2020	840,000	490,800	71.1	84	897,000	-57,000	-6.4	1930	15-09-2020
465	Westminster N.	Det	2020	590,000	495,800	19.0	7	549,000	41,000	7.5	1925	18-08-2020
208	Wolseley N.	Det	2020	735,000	807,000	-8.9	380	799,000	-64,000	-8.0	1890	02-02-2020
216	Wolseley N.	Det	2020	940,000	961,000	-2.2	77	988,000	-48,000	-4.9	1950	20-05-2020
230	Wolseley N.	Det	2020	1,105,000	869,300	27.1	10	995,000	110,000	11.1	1939	24-02-2020

Montreal West single family house sales 2020 (sorted by descending price)

The solid, black line under 216 Wolseley North indicates the **median** selling price of \$935,000.

Average selling price of all sales was \$1,025,743.

Average without the highest & lowest sales was \$1,019,540

Average without the two highest & two lowest was \$1,012,718.

Interestingly, the majority of higher-priced sales occurred in January & February before the effects of Covid on the market, and when the market is usually quiet. (I arbitrarily took May 1st, 2020 to be the boundary between before and after Covid. There were two sales in May.)

		Year of		2019		%		Days		Amount		% diff.		Before covid	
		Type	sale	Sold	2020/18	Valuation	above/	below	on	Asking	above	asking	asking	Built	d/m/yr
						Valuation		market		asking		above		Date of	
						Valuation		market		asking		above		Date of	
115	Brock N.	Det	2020	1,764,000	1,054,700	67.3	98	1,895,000	-131,000	-6.9	1921	02-11-2020			
143	Brock S.	Det	2020	1,650,000	1,339,600	23.2	139	1,725,000	-75,000	-4.3	1890	24-01-2020			
53	Ballantyne N.	Det	2020	1,610,000	1,332,300	20.8	353	1,699,000	-89,000	-5.2	1906	19-02-2020			
112	Ballantyne N.	Det	2020	1,470,000	983,900	49.4	39	1,588,000	-118,000	-7.4	1973	12-06-2020			
330	Brock N.	Det	2020	1,410,000	894,500	57.6	29	1,450,000	-40,000	-2.8	1925	31-08-2020			
212	Brock N.	Det	2020	1,374,200	1,239,800	10.8	14	1,379,000	-4,800	-0.3	1910	15-06-2020			
151	Brock S.	Det	2020	1,350,000	867,600	55.6	228	1,495,000	-145,000	-9.7	1936	24-01-2020			
75	Courtney	Det	2020	1,300,000	766,200	69.7	63	1,349,000	-49,000	-3.6	1959	05-10-2020			
111	Easton	Det	2020	1,295,000	824,500	57.1	147	1,395,000	-100,000	-7.2	1906	07-03-2020			
336	Ballantyne N.	Det	2020	1,275,000	826,700	54.2	18	1,288,000	-13,000	-1.0	1931	05-09-2020			
66	Ballantyne N.	Det	2019	1,190,000	815,000	46.0	50	1,198,000	-8,000	-0.7	1967	17-12-2019			
37	Brock N.	Det	2020	1,175,000	771,800	52.2	22	1,180,000	-5,000	-0.4	1900	19-08-2020			
138	Broughton	Semi	2020	1,175,000	814,600	44.2	51	1,175,000	0	0.0	1930	28-12-2020			
172	Bedbrooke	Det	2020	1,165,000	675,200	72.5	23	1,165,000	0	0.0	1960	07-06-2020			
90	Easton	Det	2020	1,135,000	811,000	40.0	100	1,198,000	-63,000	-5.3	1952	12-06-2020			
230	Wolseley N.	Det	2020	1,105,000	869,300	27.1	10	995,000	110,000	11.1	1939	24-02-2020			
145	Ballantyne S.	Det	2020	1,090,000	836,300	30.3	5	1,125,000	-35,000	-3.1	1908	07-10-2020			
55	Easton	Det	2020	1,060,000	781,000	35.7	160	1,199,000	-139,000	-11.6	1964	11-02-2020			
69	Nelson	Semi	2020	1,040,000	678,000	53.4	2	1,075,000	-35,000	-3.3	1945	06-01-2020			
74	Easton	Det	2020	1,004,000	1,133,800	-11.4	5	1,100,000	-96,000	-8.7	1927	19-01-2020			
139	Brock S.	Det	2020	987,000	1,028,000	-4.0	103	998,000	-11,000	-1.1	1910	06-06-2020			
216	Wolseley N.	Det	2020	940,000	961,000	-2.2	77	988,000	-48,000	-4.9	1950	20-05-2020			
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215	Percival	Semi	2020	925,000	712,100	29.9	6	839,000	86,000	10.3	1925	16-12-2020			
317	Strathearn N.	Det	2020	917,000	633,700	44.7	34	949,000	-32,000	-3.4	1953	02-12-2020			
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40	Ballantyne N.	Semi	2020	874,000	702,300	24.4	22	889,000	-15,000	-1.7	1891	08-10-2020			
457	Westminster N.	Det	2020	840,000	490,800	71.1	84	897,000	-57,000	-6.4	1930	15-09-2020			
144	Strathearn N.	Semi	2020	831,000	621,400	33.7	3	798,000	33,000	4.1	1896	12-07-2020			
23	Westland	Det	2020	830,000	689,800	20.3	29	875,000	-45,000	-5.1	1956	09-10-2020			
100	Sheraton	Det	2020	813,000	757,000	7.4	61	849,000	-36,000	-4.2	1957	24-08-2020			
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79	Percival	Semi	2020	790,000	617,700	27.9	17	749,000	41,000	5.5	1926	13-08-2020			
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283	Sheraton	Det	2020	670,000	527,400	27.0	61	699,000	-29,000	-4.1	1956	17-11-2020			
123	Westminster N.	Det	2020	620,000	405,400	52.9	2	609,000	11,000	1.8	1916	19-09-2020			
465	Westminster N.	Det	2020	590,000	495,800	19.0	7	549,000	41,000	7.5	1925	18-08-2020			