Spotlight on Real Estate

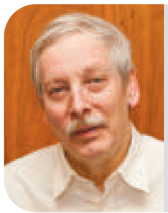
September 15, 2026

Pull-out section

The early 18th century Hurtubise House on Côte St. Antoine at Victoria Ave., seen September 11, is the oldest house in Westmount. It is magnificently preserved inside and out. The owner is The Canadian Heritage of Quebec conservation group. Over the years of its ownership, it has kept the larger left/western portion of the main building uninhabited while renting out the other, smaller residential unit to the right/east.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

August sales: Average house price over $3M, lowest more than $2M



Real Estate

Andy Dodge

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2026. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graphs below offers a picture of these trends over time.

August continued to be slow in Westmount real estate activity, but in fact the average of seven sales surpassed the $3-million mark and, for the first time in Westmount's history, the lowest-priced sale was more than $2 million.

While we are still waiting for late postings from agents, our current list for August shows a price range between $2,125,000 and $4,300,000, and an average adjusted price of the "typical" Westmount house – with a valuation of $2,682,149 – of $2,864,008. In fact, the raw average price of the seven sales was $3,078,000, not the first time the average has been over $3 million, but usually, when it happens, the raw average is boosted by one or two sales over at least $7 or $8 million.

The average price:valuation ratio for August was a strong 14.8-percent mark-up, with two of the seven sales showing positive ratios of 47 and 49 percent, while only two sales were marked down.

That is a strong difference from July, whose updated figures show seven markdowns out of 14 sales, with an average of -3.3 percent compared to the 2026 valuations, the first time this year that the monthly average was under water.

Condos strong

While volume tailed off in August for single-family dwellings, it was far stronger than the condominium market, which added only one apartment to the two July condo sales, to bring the number to three so far for the third quarter, after agents posted 14 condo sales in the second quarter of the year.

The one August sale makes up the lowest price for a condo in the second quarter, at $630,000, while a townhouse condo sold for $1,900,000 in July.

The latest list of sales includes agreements to purchase two of the new townhouse-condos at the corner of Prince Albert Ave. and de Maisonneuve Blvd., for prices between $1,450,000 and $1,580,000, and four sales of apartments at 2 Westmount Square, negotiated in July and August, for prices ranging from $725,000 to $2,646,000.

Also sold was the use of an apartment at 17 Chesterfield Ave. for $725,000, also a co-operative unit rather than a full condominium.

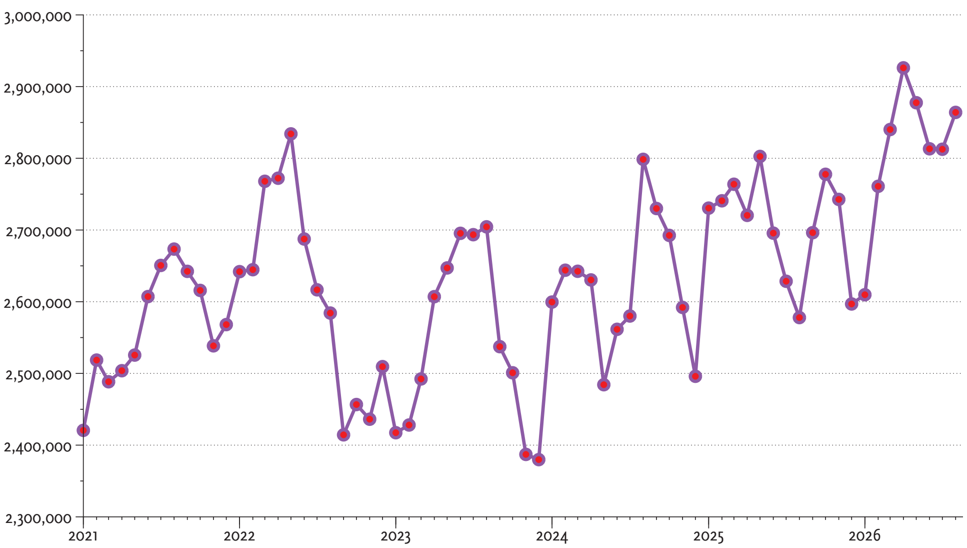
And if the market was weak in Westmount in August, it was even weaker in adjacent-Westmount areas and downtown. Agents posted five house sales, two in July and three in August, for prices ranging from $999,999 to $1,900,000, including a house and a duplex on Grosvenor Ave. in Côte des Neiges and one house in the Trafalgar-Daulac area, one in Shaughnessy village and one in the Square Mile.

Two more Westmount houses were rented in August, but the number listed for rent has grown from 18 to 22 properties.

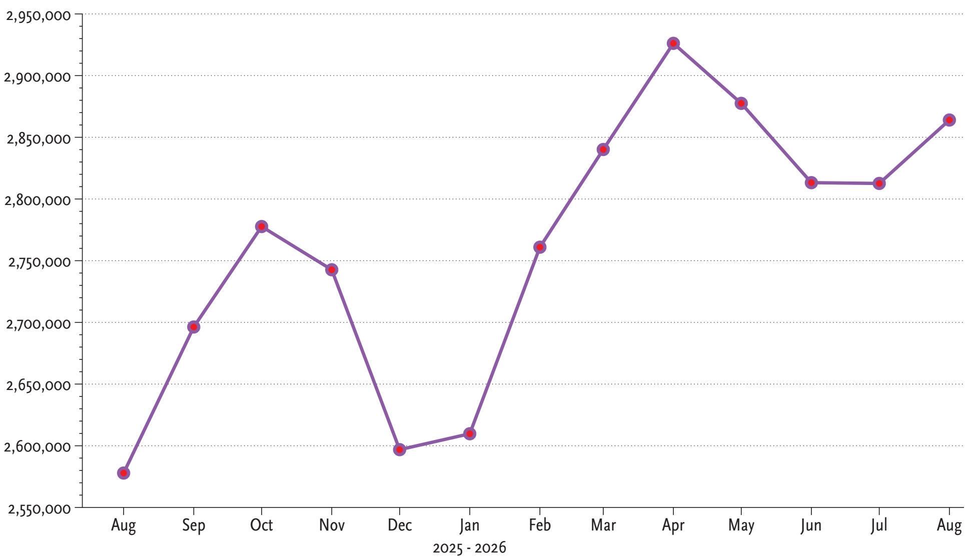
The number of active listings for sale in Westmount has grown by one, to 136, and some buyers might be encouraged to know that listings with prices under $3 million have grown from 58 to 66 in the last month, while the number listed between $3 million and $5 million dropped from 45 to 38, with the same number – 32 – asking over $5 million.

The top price is still $21,800,000, where it has stayed for the past year; one Westmount property came on the market last month asking exactly $1,000,000, but it is not expected to be on the block for long.

Average adjusted price for 'typical' Westmount house, by month, January 2021 to August 2026, based on accepted offer dates



Last 12 Months




SIGNIFICANT SALE IN 7 DAYS
111 Summit Circle, Westmount

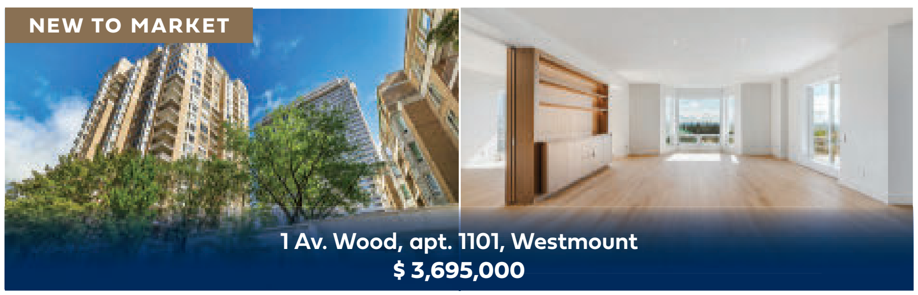

SIGNIFICANT CONDO SALE
215 Av. Redfern, apt. 501, Westmount


Nº1 QUÉBEC
Nº1 CANADA
Nº1 WORLDWIDE
2025 RE/MAX Medium Residential Team


NEW TO MARKET
105 Av. Upper-Bellevue, Westmount
$ 7,500,000


NEW TO MARKET
114 Av. Upper-Bellevue, Westmount
$ 5,555,000


NEW TO MARKET
Westmount Exclusive
$ 4,995,000


NEW TO MARKET
1 Av. Wood, apt. 1101, Westmount
$ 3,695,000

Jardin Stephens to offer 17 rental units, not yet priced

Developer: Former St. Stephen's Anglican Church to be ready by spring

By Jennifer Ball

Construction continues at Atwater and Dorchester, and developer Angelo Pasto, president of Stanford Properties Group, detailed the inventory that Le Jardin Stephens will be soon offering to local renters.

The development is a conversion of the former St. Stephen's Anglican Church into rental apartments. Pasto indicated delivery will be spring of 2027.

On September 4, it was evident that work on the new-construction low-rise had progressed significantly since the *Independent* last visited the site in March. The building is one component of the conversion of the 1903 church, with the other two being the church building itself and the former manse.

The whole site is being turned into residences that will add a mix of one-bedroom, two-bedroom and three-bedroom units.

Le Jardin Stephens' civic address is 1 Weredale Park but appears on Google maps as "4000 Dorchester Blvd." The sale of the property to Le Jardin Stephens took place in August 2017 for $2.4 million.

Which units are where

On September 2, Pasto provided a statement indicating that the newly constructed four-storey building will have nine units, the former church will have five and the rectory/manse will have three.

"We have mix of one-bedroom, two-bedroom, three-bedroom units that will be added to the market. The pricing will only be established when we are ready to rent out the units, which should be in the spring of 2027."

As the site has heritage protection, Pasto explained that "we are keeping the original front entrances, maintaining the slate roof and recreating the missing cornice on the steeple.

"We did receive permission to modify windows on the church to create a new doorway in order to meet fire-code requirements. We are carefully following a heritage preservation procedure to maintain the church's heritage quality."

'So far, so good'

Pasto said the project conversion has gone well.

"We did get a few surprises, but we built in contingencies to cover cost overruns in our budget. Unfortunately, there are always surprises when renovating buildings, especially old churches.

"You just must be prepared to deal with them as they come up. So far, so good."

This view from Atwater Ave. looking west shows the former St. Stephen's church, right, and new a low-rise building, left, still under construction. The newly constructed four-storey building will have nine units and the existing church will have five. Photo taken August 30.

In May 2022, the project was approved by Westmount city council and in December 2024 a construction permit for the conversion and addition of volume to the existing building was issued by the city.

See December 3, 2024, p. 19, March 18 2025 p. SL-12, October 21, 2025, SL-10, December 9, 2025, p. 19 and March 17, 2026, SL-20 for previous coverage.

The view from Weredale Park road looking south on September 11.

Photo: Independent.

Development freeze gone – Owner silent on plans

What's next for former McDonald's/Miso/Resilience site?

By Jennifer Ball

What are Westmounter Sohrab Alavi's plans for 4000 St. Catherine now that the Resilience Montreal day shelter has exited the premises and there is no development freeze?

As the *Independent* reported in its June 16 issue (p. 1), Resilience Montreal left its premises at 4000 St. Catherine for 780 Atwater Ave. in St. Henri on June 14. It had been there since November 2019.

Prior to the shelter's exit (see February 24, p. 19), the *Independent* reported that Westmounter Alavi – who is the president of Atwater Real Estate Investments LP, which purchased the building in 2022 for $6,500,000 – asked Mayor Michael Stern during the January 13 city council meeting for a status update on when the development freeze would be lifted.

At that meeting, Alavi said, "My partners and I have worked very closely with the city for the past four years to try to develop our site on the corner of St. Catherine and Atwater, and we remain fully committed to investing the time and resources needed to help revitalize that sector in collaboration with the city."

City: No freeze at present

Mugisha Rutishisha, who is the director of communications at the city, provided an update on August 28 explaining the current situation this way: "There is currently no development freeze in the southeast sector of Westmount.

"By-law 1611, which imposed restrictions on certain types of development within the southeast sector, was repealed on March 17, 2026 and there are no specific restrictions preventing permit applications for properties located in this area.

"Permit applications may therefore be submitted in accordance with the applicable regulations."

According to the Quebec business registry, Atwater Real Estate Investments LP's business is the ownership of real estate, and it describes itself as an operator of non-residential buildings.

On August 29, Alavi was asked in a letter what his development plans are for 4000 St. Catherine St.

There was no response by the *Independent's* print deadline.

4000 St. Catherine, most recently the address of Resilience Montreal day shelter for the unhoused, on September 2. Previously, it was used by the Miso restaurant and, before that, a McDonald's.

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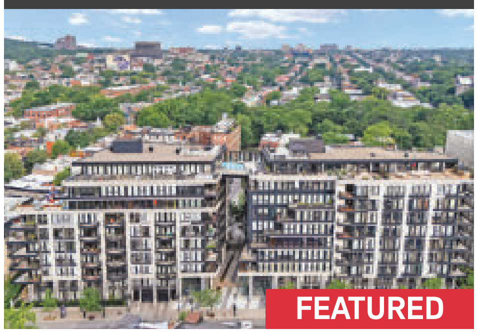
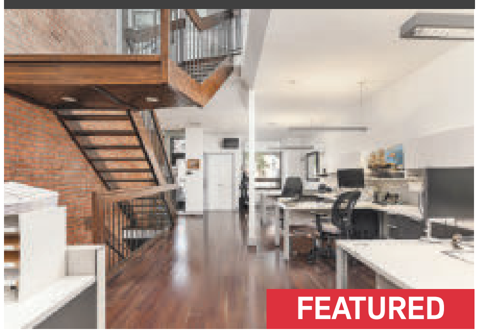
SOPHISTICATED 2-BED SUB-PENTHOUSE



Le Plateau-Mont-Royal | 3419 Av. Henri-Julien, apt. P1-302 | $899,900

GREYSTONE COMMERCIAL PROPERTY



Westmount | 4612 Rue Ste-Catherine O.
$1,650,000 + GST/QST

ELEGANT 5-BED FAMILY HOME

Westmount
208 Ch. de la Côte-St-Antoine | $1,800,000

STUNNING 3-BED HOME

Westmount
77 Av. Columbia | $1,375,000

CLASSIC GROUND-FLOOR CONDO

Westmount | 4855 Boul. De Maisonneuve O., apt. 104 | $625,000

CHARMING GARDEN-LEVEL APT.

Westmount
435 Av. Grosvenor, apt. 21 | $395,000

BRIGHT 1-BED, 1-BATH

Westmount
376 Av. Redfern, apt. 16 | $2,300/mo

MODERN 2-BEDROOM, 2-BATH

Westmount
205 Av. Victoria, apt. 303 | $3,350/mo

Old Forum undergoing $5-million reno

Maxi grocery store coming to Westmount's border in late 2027

By Jennifer Ball

A multi-million-dollar interior build-out is happening in the AMC Forum in Montreal's downtown (Ville Marie) borough to launch a new Maxi grocery store by late 2027.

On July 13, Patrick Blanchette, senior vice president at Maxi, issued a press release that said, "Maxi announced today that it will soon be opening a new store in Montreal's former Forum, with construction and fit-out work now under way."

Maxi is a discount banner owned by Loblaws. On September 9, Geneviève Poirier, senior manager, communications at Loblaw Companies Limited, provided a statement that indicated the Old Forum new Maxi store represents "a $5-million investment for Maxi."

Blanchette said the new store will span more than 13,000 square feet and is scheduled to open by the end of 2027. "We are very proud to be opening a store in such an iconic location as the former Forum. The new Maxi will offer a wide selection of fresh food and quality grocery products at affordable prices."

The *Independent* went inside the AMC Forum on August 30 to photograph the progress on the interior build-out but the work site is sealed off by temporary walls and barriers.

Signage outside AMC Forum on Atwater Ave. in downtown Montreal announcing the arrival of a new Maxi grocery store. Photo taken on August 30.

Demolitions coming?

From left, the former Packard car dealership on St. Catherine near Atwater (Tuesday, October 27 at 6 pm), a multi-unit building on Melville between Melbourne and de Maisonneuve (Tuesday, October 13 at 6 pm), and a house at 45 Summit Crescent (also October 13) are all the subject of demolition requests and hearings at city hall. As seen September 11.

Photos: Independent

EXCEPTIONAL WATERFRONT PROPERTIES

2 WINGS : PARENTS & CHILDREN

$7,499,000

21 PROM. ST-LOUIS
NOTRE-DAME-DE-L'ÎLE-PERROT

BUILT IN 2018

$1,895,000

146e AVENUE
NOTRE-DAME-DE-L'ÎLE-PERROT

6 GARAGES

$3,188,000

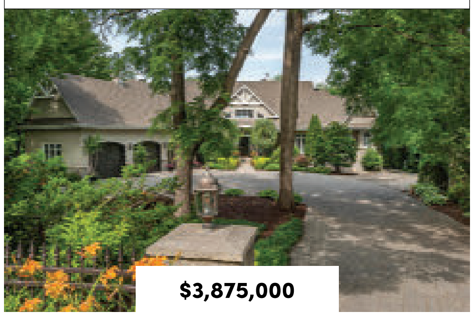
18 RUE BÉLAIR
L'ÎLE-BIZARD

LAND 3 170 000 SQ.FT, 6 GARAGES

$13,500,000

814 RUE MAIN
HUDSON

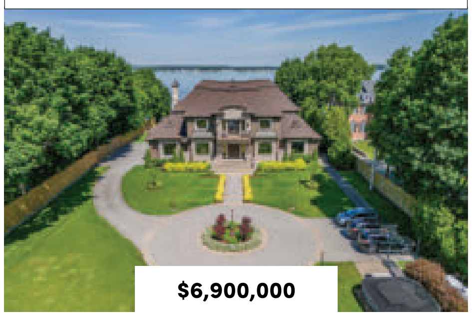
PRIVATE BEACHES



$3,875,000

244 RUE MAIN
HUDSON

LAND 109 475 SQ.FT



$6,900,000

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462 MOUNTAIN, WESTMOUNT
BEDS: 3+1 | BATHS: 2 **$1,895,000**

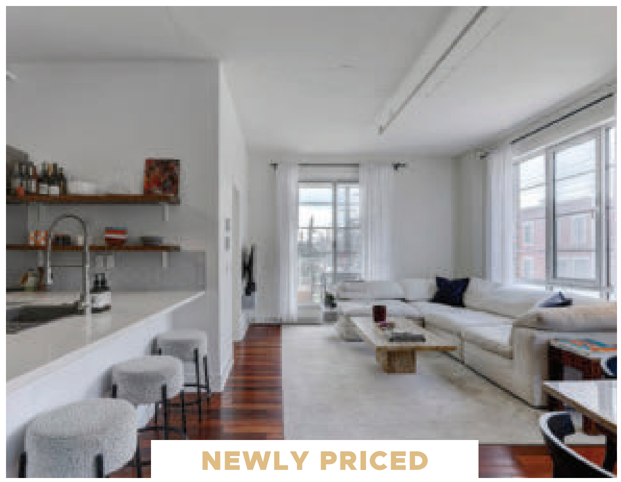
4200 ST-AMBROISE 512, LE SUD-OUEST
BEDS: 1 | BATHS: 1+1 **$715,000**

1250 DES PINS O. 1040, VILLE-MARIE
BEDS: 2 | BATHS: 2 **$689,000**

Condos in the City

4700 STE-CATHERINE O. 408, WESTMOUNT
BEDS: 1 | BATHS: 2 **$968,000**

2193 PRUD'HOMME, CDN/NDG
BEDS: 3 | BATHS: 1 **$749,000**



4300 ST-AMBROISE 123, LE SUD-OUEST
BEDS: 2 | BATHS: 1 **$699,000**

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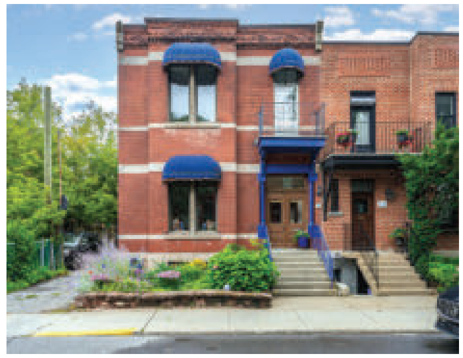
672 ROSLYN, WESTMOUNT
BEDS: 6 | BATHS: 4+2 **$3,950,000**

709 GROSVENOR, WESTMOUNT
BEDS: 3+1 | BATHS: 3+1 **$2,390,000**

3640 NORTHCLIFFE, CDN/NDG
BEDS: 3+1 | BATHS: 2+2 **$2,195,000**



29 WINCHESTER, WESTMOUNT
BEDS: 4+1 | BATHS: 2+1 **$1,750,000**

11 AV. INGLESIDE, WESTMOUNT
BEDS: 3 | BATHS: 2+1 **$1,635,000**

3982 CÔTE-DES-NEIGES A44, VILLE-MARIE
BEDS: 2 | BATHS: 2 **$1,075,000**

12 PLACE PARKSIDE, VILLE-MARIE
BEDS: 3 | BATHS: 2 **$998,000**

2151 HARVARD 309, NDG/CDN
BEDS: 1 | BATHS: 1 **$410,000 | $1,850 /MO**

709 GROSVENOR, WESTMOUNT
BEDS: 3+1 | BATHS: 3+1 **$7,000 /MO**

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Will owner re-apply to re-zone/develop Mountainside?

City, developer largely silent on status of large, unused church and lot on The Boulevard

By Jennifer Ball

The city chose to make no statement regarding the former Mountainside United Church, which was bought by Daniel Revah of Corev Immobilier and Corev Condo in 2018, while Thomas Reiner, a consultant architect and urban planner, said submitting a new re-zoning application to the city is in the hands of Revah himself.

As the *Independent* reported on March 18, 2025 (p. SL-2), a formal application for a zoning change to the former Mountainside United Church property on The Boulevard between Roslyn and Lansdowne was rejected in February 2025 by the city.

A March 2025 statement that Reiner provided to the *Independent* – he was in charge of the Mountainside design and of presentations to the city at the time – stated, "The ownership group along with its team of professionals has spent nearly six years working to convince the city of Westmount to reinstate residential zoning for this prominent site…

"This residential zoning was originally removed in 2019, albeit after the owner acquired the property and, with his architects, had started to negotiate the intended project with the city…"

Reiner today: In Revah's hands now

On August 25 of this year, Reiner provided an emailed statement that read, "I can only comment on the mid-2025 response from the city to the demand for rezoning preceding the ruling. The city concession granted was absurdly minimal in the context of what had been demanded and deserved."

Reiner continued, "The city had been given further powers by Quebec at year end [2025] to facilitate the potential review/re-visit towards perhaps granting of the rezoning (as per certain new criteria for them) and the invitation was received for a March 2026 meeting to re-apply (as the previous application was declared to be closed).

"Re-starting a new application targeting the new powers (as though those were actually missing to enable the city to grant the re-zoning) is now in the direct hands of Daniel Revah."

He reiterated: "I can only provide the details of the offer that the city had made to the earlier request in 2025 – an offer that was rejected for valid cause by the owner, Daniel Revah, which I would detail for you only upon request/instructions from Revah, in the event that he judges that it would facilitate his current efforts."

City: No comment

The *Independent* asked the city to clarify where the file currently stands and on September 2, Mugisha Rutishisha, director of communications at the city, said, "At this time, the city has no particular comments to make or information to share regarding this property."

Revah was copied on the August 25 email from Reiner to the *Independent* and was informed on August 25 that the *Independent* was waiting for his decision on whether to allow Reiner to provide details of the offer that the city had made to them in 2025. Revah had declined this offer from the city, according to Reiner.

The *Independent* then requested a statement from Revah on September 9, but no reply on either question was provided prior to the *Independent's* print deadline.

In 2024, Revah was proposing to develop six single-family homes on the 55,000 sq. ft. lot, including plans to create one enormous single-family home built from the bones of the church that he and his family would occupy.

In March 2025 the city was open to a total of one home, according to the developer. See July 9, 2024, p. 12 and October 22, 2024, p. SL-10 for previous coverage.

The former Mountainside United Church is on The Boulevard between Roslyn and Lansdowne avenues, as seen August 30. Before being renamed Mountainside, it was called Dominion Douglas.

In 2025, Revah commissioned a revised proposal. Instead of seven residential properties in total, that plan called for four, including building two new homes on the vacant land on Lansdowne. Additionally, both the church and Leslie Hall on Roslyn Ave. would have been preserved, with the intention of housing two families.

At that time, the city was open to a total of one home, according to the development group.

Mare Dimitropoulos

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THE ADDRESS IS BELMONT – THE BACKDROP IS MURRAY HILL PARK

A year in Westmount real estate – 2025's transactions

Address	Price	Reg. Date	2023 Val	±%
136 Clandeboye	$1,889,000	10 Nov 2025	$1,890,100	-0.1%
61 Columbia	$1,275,000	06 Jun 2025	$1,240,000	2.8%
4100 Dorchester	$2,700,000	30 Jun 2025	$2,548,900	5.9%
4260 Dorchester	$2,565,000	04 Dec 2025	$1,882,600	36.2%
23 Prospect	$1,002,000	29 Aug 2025	$1,124,400	-10.9%
35 Prospect	$1,800,000	25 Jun 2025	$1,378,500	30.6%
49 Prospect	$1,060,800	26 Sep 2025	$1,299,700	-18.4%
63 Prospect	$1,840,000	24 Jan 2025	$1,717,900	7.1%
43 Stayner	$1,355,000	01 May 2025	$1,361,700	-0.5%
Average, Sector 00	**$1,720,756**		**$1,604,867**	**7.2%**
	9 Sales			
100 Abbott	$876,500	15 Aug 2025	$903,500	-3.0%
108 Abbott	$1,049,000	24 Mar 2025	$1,247,400	-15.9%
127 Abbott	$1,325,000	22 Aug 2025	$1,451,400	-8.7%
142 Abbott	$1,273,000	17 Apr 2025	$1,291,300	-1.4%
111 Irvine	$995,000	29 Jul 2025	$1,084,200	-8.2%
120 Irvine	$1,460,000	10 Jan 2025	$1,211,700	20.5%
116 Lewis	$1,450,000	28 Nov 2025	$1,300,000	11.5%
119 Lewis	$1,250,000	11 Jul 2025	$1,025,000	22.0%
126 Lewis	$1,695,000	18 Dec 2025	$1,576,500	7.5%
4473 St. Catherine	$1,662,000	08 Jan 2025	$1,211,100	37.2%
4628 St. Catherine	$1,700,000	19 Mar 2025	$1,243,600	36.7%
Average, Sector 01	**$1,339,591**		**$1,231,427**	**8.8%**
	11 sales			
4151 de Maisonneuve	$3,850,000	27 Nov 2025	$3,982,500	-3.3%
372 Elm	$2,037,000	31 Oct 2025	$2,010,000	1.3%
258 Olivier	$2,155,000	01 Oct 2025	$1,659,300	29.9%
334 Olivier	$3,475,000	06 Oct 2025	$1,962,200	77.1%
358 Olivier	$4,500,000	23 Oct 2025	$1,899,000	137.0%
381 Olivier	$1,700,018	29 Apr 2025	$1,600,000	6.3%
383 Olivier	$1,700,000	24 Jan 2025	$1,878,400	-9.5%
384 Olivier*	$6,500,000	14 Oct 2025	$2,613,800	148.7%
364 Wood	$1,695,000	17 Dec 2025	$1,529,600	10.8%
Average, Sector 10	**$3,068,002**		**$2,126,089**	**44.3%**
	9 sales			

*384 Olivier was classified as a duplex with a 2023 valuation of $2,613,800 at the time of purchase in October, 2025, for $6,500,000. The city has since reclassified it as a single-family dwelling with a 2023 valuation of $5,880,000 and a 2026 valuation of $6,000,000.

Address	Price	Reg. Date	2023 Val	±%
4382 de Maisonneuve	$1,280,000	03 Feb 2025	$1,541,700	-17.0%
4474 de Maisonneuve	$1,995,000	04 Jun 2025	$1,637,900	21.8%
255 Metcalfe	$1,800,000	12 Jun 2025	$1,954,200	-7.9%
347 Metcalfe	$1,925,000	09 Dec 2025	$1,635,000	17.7%
364 Metcalfe	$3,175,000	25 Jul 2025	$2,483,800	27.8%
365 Metcalfe	$3,450,000	22 Jul 2025	$3,065,400	12.5%
374 Metcalfe	$4,000,000	03 Oct 2025	$3,484,800	14.8%
244 Redfern	$1,555,000	23 Jun 2025	$1,471,800	5.7%
351 Redfern	$5,075,000	02 Jun 2025	$4,605,000	10.2%
Average, Sector 11	**$2,695,000**		**$2,431,067**	**14.3%**
	9 sales			
4822 de Maisonneuve	$2,273,000	10 Jan 2025	$2,432,900	-6.6%
343 Grosvenor	$2,200,000	25 Jul 2025	$1,635,100	34.5%
360 Grosvenor	$1,175,000	24 Oct 2025	$1,541,500	-23.8%
371 Grosvenor	$1,665,000	04 Jun 2025	$1,491,800	11.6%
380 Roslyn	$2,875,000	01 Apr 2025	$2,437,000	18.0%
Average, Sector 20	**$2,037,600**		**$1,907,660**	**6.8%**
	5 sales			
2 Burton	$750,000	14 Jun 2025	$709,500	5.7%
25 Burton	$1,015,000	26 Mar 2025	$1,254,300	-19.1%
385 Claremont	$1,315,000	04 Jun 2025	$1,343,000	-2.1%
4893 de Maisonneuve	$2,290,000	01 May 2025	$1,507,000	52.0%
252 Prince Albert	$1,600,000	24 Oct 2025	$1,370,000	16.8%
355 Prince Albert	$970,000	28 Mar 2025	$965,700	0.4%
4872 St. Catherine	$1,160,000	29 Oct 2025	$1,131,500	2.5%
44 Somerville	$2,250,000	04 Jul 2025	$1,660,600	35.5%
73 Somerville	$724,000	25 Jul 2025	$1,065,500	-32.1%
49 York	$805,000	01 Oct 2025	$1,224,000	-34.2%
Average, Sector 21	**$1,287,900**		**$1,223,110**	**5.3%**
	10 sales			
48 Arlington	$2,605,000	24 Nov 2025	$1,815,100	43.5%
69 Arlington	$2,065,000	02 Jun 2025	$1,570,700	31.5%
99 Arlington	$2,332,000	02 Jun 2025	$2,003,600	16.4%
104 Arlington	$3,565,000	31 Jul 2025	$2,969,500	20.1%
175 Côte St. Antoine	$2,230,000	17 Jul 2025	$2,374,200	-6.1%
208 Côte St. Antoine	$1,500,000	30 Oct 2025	$1,928,200	-22.2%
418 Metcalfe	$1,800,000	12 Dec 2025	$1,671,700	7.7%
429 Mount Stephen	$1,705,000	30 Jul 2025	$1,699,500	0.3%
434 Strathcona	$3,320,000	15 May 2025	$2,540,300	30.7%
462 Strathcona	$3,550,000	11 Jul 2025	$3,023,800	17.4%
475 Strathcona	$2,930,000	20 Aug 2025	$2,665,300	9.9%
482 Strathcona	$2,650,000	13 Jun 2025	$2,278,000	16.3%
Average, Sector 30	**$2,521,000**		**$2,211,658**	**14.0%**
	12 sales			
45 Chesterfield	$1,550,000	05 Sep 2025	$1,594,600	-2.8%
54 Chesterfield	$2,900,000	26 May 2025	$2,143,500	35.3%
73 Chesterfield	$1,810,000	11 Jul 2025	$1,980,900	-8.6%
82 Chesterfield	$2,280,000	31 Oct 2025	$2,035,000	12.0%
400 Côte St. Antoine	$1,800,000	08 Aug 2025	$1,679,900	7.1%
534 Côte St. Antoine	$2,735,000	12 Feb 2025	$2,967,000	-7.8%
576 Côte St. Antoine	$2,297,000	14 May 2025	$2,314,900	-0.8%
427 Grosvenor	$1,560,000	04 Apr 2025	$1,500,000	4.0%
478 Grosvenor	$1,975,000	07 May 2025	$1,660,500	18.9%
507 Grosvenor	$1,995,000	31 Jul 2025	$1,789,900	11.5%
461 Lansdowne	$1,750,000	19 Aug 2025	$1,845,200	-5.2%
469 Lansdowne	$1,750,000	30 May 2025	$1,576,600	11.0%
502 Lansdowne	$2,450,000	14 Nov 2025	$1,826,600	34.1%
521 Lansdowne	$3,145,000	03 Nov 2025	$2,280,200	37.9%
527 Lansdowne	$1,740,000	30 Sep 2025	$1,786,200	-2.6%
531 Lansdowne	$1,650,000	22 Sep 2025	$1,786,700	-7.7%
542 Lansdowne	$3,800,000	14 Feb 2025	$3,969,400	-4.3%
441 Prince Albert	$1,490,000	31 Oct 2025	$1,737,700	-14.3%
478 Roslyn	$3,175,000	06 Aug 2025	$3,462,400	-8.3%
515 Roslyn	$3,999,000	31 Oct 2025	$4,374,400	-8.6%
499 Victoria	$1,450,000	26 Jun 2025	$1,876,900	-22.7%
16 Windsor	$1,875,000	14 Nov 2025	$1,309,100	43.2%
56 Windsor	$1,490,000	21 Jul 2025	$1,450,100	2.8%
Average, Sector 31	**$2,202,870**		**$2,128,161**	**3.5%**
	23 sales			
586 Claremont	$2,350,000	20 Jan 2025	$1,950,800	20.5%
465 Côte St. Antoine	$1,740,000	12 Mar 2025	$2,004,600	-13.2%
565 Grosvenor	$1,736,000	28 May 2025	$2,070,000	-16.1%
568 Grosvenor	$2,730,000	20 Nov 2025	$2,998,200	-8.9%
573 Grosvenor	$2,240,000	31 Oct 2025	$2,564,700	-12.7%
632 Grosvenor	$2,125,000	09 Jul 2025	$1,821,600	16.7%
658 Grosvenor	$1,910,000	16 Dec 2025	$1,744,700	9.5%
561 Lansdowne	$3,200,000	14 Nov 2025	$2,417,100	32.4%
606 Lansdowne	$2,175,000	04 Aug 2025	$2,551,100	-14.7%
656 Lansdowne	$1,735,000	01 Dec 2025	$2,287,000	-24.1%
562 Victoria	$1,893,150	01 Oct 2025	$1,775,200	6.6%
564 Victoria	$1,825,000	01 May 2025	$1,843,300	-1.0%
574 Victoria	$2,060,000	15 May 2025	$1,809,900	13.8%
621 Victoria	$2,250,000	01 Oct 2025	$2,104,800	6.9%

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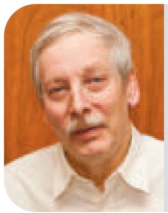

Real Estate

ANDY DODGE

2025: The year that was

Westmount homebuyers spent over half a billion dollars last year purchasing 186 single-family dwellings – not to mention five full duplexes, six full triplexes and two multi-apartment complexes, 40 condominiums in apartment buildings, 11 more derived from former duplexes or triplexes, two "townhouse"-type condominiums, nine co-op units of duplexes or triplexes, then two land sales and a commercial property.

Lower Westmount boomed

The single-family market was a boon for lower-Westmount sellers: southeast Westmount, from Dorchester Blvd. to St. Antoine St., east of Westmount High School, produced nine sales last year compared to only two in 2024; the south-central homes below St. Catherine St. between the school and Glen Rd. had 11 sales in 2025 compared to three in 2024; and another nine sales took place last year for houses between Sherbrooke and St. Catherine streets east of Clarke Ave., where five were transacted the previous year.

(Note that these geographical zones are not the same as the "*zones de voisinage*" created by the Montreal valuation department. We have created the zones over the years based on our own understanding of social and geographic communities within Westmount.)

Lower raw average price – Slightly higher pricing level

Prices remained about the same between 2024 and 2025, with the lowest price for a house in Westmount in 2024 at $700,000 for 33 Burton Ave., compared to $724,000 for 73 Somerville Ave., just a block away, in 2025.

There were four sales of single-family dwellings under $1 million in 2024 compared with six last year; on the high side were two sales over $10 million in 2024, and three in 2025.

The top price in 2024 was $17,000,000 for 9 Braeside Place; in 2025 a nearby house at 53 Belvedere Rd. sold for $18,000,000.

The priciest single-family dwelling in Westmount's history was 9 Gordon Crescent, corner Sunnyside Ave., which sold in October 2022 for $23,000,000.

Statistically speaking, the average price of 191 one- and two-family dwellings in 2025 was $2,722,419, actually lower than the average for 2024 at $2,813,580, but the average mark-up over the 2023 municipal valuation was 12.5 percent in 2025, compared to only 7.1 percent in 2024. Since both year's rolls used the same valuation period to compare, this would indicate that buyers were willing to pay slightly more for slightly less house, but the most expensive Westmount houses made up less of the total sales.

Clearly, the property with the highest price:valuation ratio was 43 Surrey Gardens, whose $15,000,000 price in July was just over four times its 2023 city valuation of $3,685,000.

The 2026 valuation was $3,758,700, but the Montreal valuation department has since revised that figure upward – to $4,960,000.

The only other 2025 sale with anything like the same price:valuation ratio took place in October at 358 Olivier Ave., which brought its owner $4,500,000, more than double the 2023 valuation of $1,899,000. The city assessment climbed to $1,918,000 on the 2026 roll, but has not been modified (yet).

Lots of action at 1 Wood, Château Westmount Square

Among condominiums, the most popular apartment building address – in terms of number of sales – was 1 Wood Ave. with 12 sales, including three apartments on the second floor and two on the third, and prices ranging from $650,000 for a fifth-floor apartment to $4,300,000 for 285 square meters on the 19th floor.

Nine out of the 12 sold for less than their 2023 municipal valuation, with apt. 204 selling for $1,200,000 while evaluated at $2,943,000, or a 59.2-percent mark-down. A four-percent increase in 1 Wood's valuations in the 2026 roll meant that the corresponding ratio was -60.8 percent.

Also sold was one commercial space in the basement of 1 Wood, with the entrance from 4055 St. Catherine St. The commercial "mall" of the huge condo building has slowly been sold up in recent years but appears to be more private offices, showrooms or consulting services than retail shopping outlets, except of course for a pastry shop, a veterinarian and a high-end grocery store surrounding the 4055 St. Catherine St. entrance.

Château Westmount continued on p. SL-19

Address	Price	Reg. Date	2023 Val	±%
642 Victoria	$3,128,000	01 May 2025	$2,402,000	30.2%
4850 Westmount Ave.	$2,200,000	12 Feb 2025	$2,115,700	4.0%
4876 Westmount Ave.	$1,650,000	11 Nov 2025	$1,807,800	-8.7%
Average, Sector 40	**$2,173,362**		**$2,133,441**	**1.9%**
	17 sales			
596 Belmont	$1,950,000	21 Feb 2025	$1,931,600	1.0%
653 Belmont	$4,200,000	02 Sep 2025	$2,679,300	56.8%
669 Belmont	$3,160,000	10 Nov 2025	$2,685,800	17.7%
459 Côte St. Antoine	$1,610,000	14 Aug 2025	$1,971,600	-18.3%
6 Grenville	$2,149,411	16 Dec 2025	$1,999,900	7.5%
618 Murray Hill	$4,597,500	03 Oct 2025	$3,392,700	35.5%
629 Murray Hill	$2,600,000	15 Aug 2025	$2,236,600	16.2%
652 Murray Hill	$2,350,000	16 May 2025	$2,139,800	9.8%
Average, Sector 41	$2,827,114		$2,379,663	18.8%
8 sales				
635 Carleton	$3,750,000	30 May 2025	$3,374,000	11.1%
8 Forden	$12,500,000	27 Jun 2025	$7,125,000	75.4%
59 Forden	$4,100,000	16 Jan 2025	$3,593,200	14.1%
Average, Sector 42	**$6,783,333**		**$4,697,400**	**44.4%**
	3 sales			
16 Anwoth	$1,355,000	16 Sep 2025	$1,713,400	-20.9%
38 Anwoth	$2,250,000	10 Jun 2025	$2,218,700	1.4%
415 Argyle	$2,201,000	24 Nov 2025	$1,642,600	34.0%
475 Argyle	$1,550,000	03 Sep 2025	$1,620,200	-4.3%
418 Clarke	$2,025,000	15 Aug 2025	$2,043,400	-0.9%
4336 Montrose	$1,975,000	12 Dec 2025	$2,368,700	-16.6%
4340 Montrose	$1,700,000	13 Jan 2025	$2,412,600	-29.5%
16 Thornhill	$1,965,000	16 Dec 2025	$1,712,600	14.7%
19 Thornhill	$2,060,000	31 Mar 2025	$2,339,200	-11.9%
21 Thornhill	$2,600,000	01 Jul 2025	$2,650,400	-1.9%
Average, Sector 43	**$1,968,100**		**$2,072,180**	**-5.0**
	10 sales			
3 Anwoth	$1,834,800	21 Nov 2025	$2,105,900	-12.9%
57 Delavigne	$3,550,000	04 Jun 2025	$2,532,800	40.2%
1 Grove Park	$2,620,000	30 Oct 2025	$2,560,500	2.3%
3 Grove Park	$1,700,000	03 Feb 2025	$2,061,400	-17.5%
4307 Montrose	$2,650,000	30 May 2025	$2,539,500	4.4%
4315 Montrose	$2,272,000	20 May 2025	$2,270,900	0.0%
493 Mount Pleasant	$2,400,000	02 May 2025	$2,356,500	1.8%
476 Mountain	$2,600,000	19 Mar 2025	$2,577,000	0.9%
62 Rosemount	$5,000,000	01 Aug 2025	$4,416,500	13.2%
4287 Sherbrooke	$2,150,000	20 May 2025	$2,547,600	-15.6%
414 Wood	$1,650,000	22 Aug 2025	$1,412,700	16.8%
Average, Sector 50	**$2,584,255**		**$2,489,209**	**3.8%**
	11 sales			
41 Barat	$1,825,000	25 Jun 2025	$1,599,100	14.1%
19 de Casson	$1,400,000	20 Jun 2025	$1,640,800	-14.7%
25 de Casson	$2,070,000	07 Feb 2025	$2,111,100	-1.9%
485 Elm	$2,600,000	30 Sep 2025	$2,387,100	8.9%
495 Elm	$1,720,000	20 Oct 2025	$1,889,600	-9.0%
38 Holton	$2,573,000	04 Jan 2025	$3,140,000	-18.1%
7 Holton	$3,692,500	25 Aug 2025	$2,620,000	40.9%
465 Mount Pleasant	$3,300,000	15 Jul 2025	$2,038,300	61.9%
416 Wood	$2,485,000	27 Jun 2025	$2,247,100	10.6%
428 Wood	$1,850,000	26 Jun 2025	$1,718,400	7.7%
488 Wood	$4,430,000	16 Oct 2025	$2,775,000	59.6%
Average, Sector 51	**$2,540,500**		**$2,196,955**	**15.6%**
	11 sales			
3180 The Boulevard	$4,005,000	12 Sep 2025	$3,217,100	24.5%
3711 The Boulevard	$2,400,000	30 Apr 2025	$2,847,500	-15.7%
3720 The Boulevard	$2,740,000	18 Nov 2025	$2,685,500	2.0%
3742 The Boulevard	$1,675,000	09 May 2025	$1,528,200	9.6%
4746 The Boulevard	$2,035,000	22 Aug 2025	$1,869,800	8.8%
3239 Cedar	$3,340,000	26 Sep 2025	$2,340,000	42.7%

Address	Price	Reg. Date	2023 Val	±%
3269 Cedar	$3,050,000	17 Oct 2025	$3,540,500	-13.9%
3270 Cedar	$6,800,000	30 Oct 2025	$6,727,700	1.1%
Average, Sector 58	**$3,255,625**		**$3,094,538**	**5.2%**
	8 sales			
1 Bellevue	$2,700,800	14 Aug 2025	$2,468,700	9.4%
25 Bellevue	$6,200,000	14 Aug 2025	$3,497,400	77.3%
53 Belvedere	$18,000,000	08 Dec 2025	$12,874,200	39.8%
32 Edgehill	$4,650,000	30 May 2025	$3,650,000	27.4%
68 Summit Circle	$6,170,000	14 Oct 2025	$5,664,100	8.9%
30 Sunnyside	$5,100,000	10 Oct 2025	$6,168,700	-17.3%
66 Sunnyside	$2,750,000	11 Aug 2025	$2,599,200	5.8%
Average, Sector 60	**$6,510,114**		**$5,274,614**	**23.4%**
	7 sales			
7 Belfrage	$2,190,000	23 Jan 2025	$1,710,100	28.1%
764 Upper Lansdowne	$1,725,000	04 Jul 2025	$1,797,200	-4.0%
774 Upper Lansdowne	$2,350,000	21 May 2025	$2,720,900	-13.6%
710 Roslyn	$2,500,000	08 Jul 2025	$2,168,000	15.3%
728 Roslyn	$3,700,000	12 Dec 2025	$2,732,200	35.4%
Average, Sector 61	**$2,493,000**		**$2,225,680**	**12.0%**
	5 sales			
690 Grosvenor	$1,800,000	16 Dec 2025	$2,256,600	-20.2%
711 Grosvenor	$2,450,000	16 Oct 2025	$2,230,000	9.9%
119 Sunnyside	$3,655,000	29 Jul 2025	$3,682,900	-0.8%
707 Victoria	$1,850,000	21 Aug 2025	$1,807,400	2.4%
709 Victoria	$1,690,000	27 Mar 2025	$1,655,600	2.1%
Average, Sector 62	**$2,289,000**		**$2,326,500**	**-1.6%**
	5 sales			
740 Lexington	$4,870,000	11 Sep 2025	$5,362,500	-9.2%
800 Lexington	$3,475,000	01 May 2025	$3,368,700	3.2%
45 Oakland	$2,960,000	31 Oct 2025	$2,448,600	20.9%
10 Roxborough	$4,100,000	04 Jun 2025	$2,950,000	39.0%
66 Summit Crescent	$2,850,000	05 Sep 2025	$3,327,300	-14.3%
69 Summit Crescent	$2,490,000	16 May 2025	$3,089,500	-19.4%
76 Summit Crescent	$5,100,000	25 Mar 2025	$5,326,500	-4.3%
96 Summit Crescent	$6,170,000	06 Jun 2025	$5,966,100	3.4%
8 Surrey Gardens	$6,969,500	20 Oct 2025	$4,834,000	44.2%
43 Surrey Gardens	$15,000,000	24 Jul 2025	$4,865,000	208.3%
Average, Sector 63	**$5,398,450**		**$4,153,820**	**30.0%**
	10 sales			
16 Braeside	$5,375,000	28 May 2025	$3,867,500	39.0%
610 Clarke	$7,000,000	31 Dec 2025	$6,883,100	1.7%
630 Clarke	$5,450,000	14 Jul 2025	$5,237,100	4.1%
Average, Sector 64	**$5,941,667**		**$5,329,233**	**11.5%**
	3 sales			
DUPLEXES				
5-7 Burton	$1,595,000	02 Sep 2025	$1,397,800	14.1%
50-52 Columbia	$1,225,000	01 Dec 2025	$1,366,400	-10.3%
294-96 Grosvenor	$2,000,000	02 Sep 2025	$1,511,500	32.3%
674-74A Roslyn	$2,915,000	07 Nov 2025	$2,998,500	-2.8%
4633-33A Sherbrooke	$1,240,000	22 Sep 2025	$1,410,300	-12.1%
11-15 Windsor	$3,225,000	26 Sep 2025	$3,142,600	2.6%
Average, Duplexes	**$2,452,927**		**$2,220,696**	**10.5%**
	6 sales			
TRIPLEXES				
253-57 Melville	$1,625,000	03 Mar 2025	$1,728,200	-6.0%
3243-47 St. Antoine	$1,045,000	11 Jun 2025	$1,100,400	-5.0%
3249-53 St. Antoine	$1,050,000	30 Jul 2025	$1,027,900	2.2%
58 Thornhill	$1,750,000	29 Jul 2025	$1,833,900	-4.6%
444-46 Victoria	$3,415,000	01 May 2025	$3,033,000	12.6%
77-79 Windsor	$1,106,250	22 Jul 2025	$1,849,900	-40.2%
Average, Triplexes	**$1,665,208**		**$1,762,217**	**-5.5%**
	6 sales			
OTHER -PLEXES				
325-27 Melville	$3,200,000	17 Oct 2025	$2,391,000	33.8%

continued on p. SL-20

***Dodge 2025**, cont'd from p. 17*

Square, at 4175 St. Catherine St., had five sales in 2025, with prices ranging from $850,000 to $3,000,000, only one of which sold below the 2023 valuation, as Apt. 504 sold for $980,000 while the valuation was $1,309,400.

That building's valuations increased by a whopping 22 percent on the new valuation roll, which means that all five of the 2025 sales have new valuations above their 2025 sale prices. The 2026 valuation is supposed to represent the market value of mid-2024.

Both 399 Clarke Ave. and 215 Redfern Ave. sold three condominium units each, the first with two units on the first floor going for $350,000 and $375,000, then a 7th-floor apartment bringing $698,000. At 215 Redfern, the former Reader's Digest Building which was remodelled for condo apartments in 2011, Apt. 110 brought its owner $1,580,000, Apt. 207 went for $1,050,000, and Apt. 408 sold for $2,200,000.

Other condos

Seventeen other apartment-condo units in 11 condo apartment buildings sold in 2025, the lowest price of $375,000 for a third-floor unit at 4410 Côte des Neiges Rd., and the highest at 4160 Sherbrooke St., Apt. 402, which went for $1,320,000 in March, while Apt. 102 in the same building sold two days later for $1,315,000.

Shares of duplexes/triplexes also made up an important part of Westmount's condominium market last year, with a low of $425,000 for 27 York St. to $1,550,000 for 134 Arlington Ave., the ground-floor unit and basement of a duplex whose upstairs unit, at 132, sold at the same time for $950,000. Next-highest price was $1,245,000 for 4660 St. Catherine St., part of a trio of three-storey triplexes built as condominiums in 2001.

Overall there were 11 that had been converted to condominium ownership, but another nine shares of buildings, which included ownership of one living unit but with co-operative responsibility for the entire building, took place in 2025.

Among these were three co-op apartments at 388 Olivier Ave. and one more at 376 Redfern Ave., corner Sherbrooke St. The others included one co-op share of a duplex, and three shares of triplexes.

The final one – 44.27 percent of the building at 349 Victoria, home of the Westmount Animal Hospital – sold in September for $996,000.

Two more "townhouse" condominiums sold last year, two- or three-storey living units sharing facilities with other buildings. These include 388 Lansdowne, in a complex at the corner of Sherbrooke St., which went for $860,000, and 4860 St. Catherine St., in the group of townhouses built at the foot of Victoria Ave. in front of the former Westmount railroad station, which sold for $1,060,000.

Others

The only full commercial property sold last year was 4909-11 Sherbrooke, home of Solomon Gallery Antiques and two other commercial outlets, which went for $2,025,000. A piece of land on Lexington Ave. north of Devon Rd. finally sold for $1,100,000 in July 2025 after being on and off the market since 2022, and a small parking spot between Côte St. Antoine Rd. and Parkman Place, sold between owners in the area.

4909-11 Sherbrooke on September 11. PHOTO: INDEPENDENT.

Address	Price	Reg. Date	2023 Val	±%
3129-35 St. Antoine	$1,700,000	14 May 2025	$1,442,600	17.8%
Average, other -plexes	**$2,450,000**		**$1,916,800**	**27.8%**
	2 sales			
SHARE SALES				
(Valuations are a percentage of the total for the property)				
4721 de Maisonneuve, 56.4%	$975,000	23 May 2025	$1,407,067	-30.7%
3255-59 St. Antoine, 32%	$500,000	28 Nov 2025	$366,464	36.4%
3255-59 St. Antoine, 68%	$850,000	28 Nov 2025	$778,736	9.2%
84-88 Somerville, 33.3%	$551,000	17 Nov 2025	$545,567	1.0%
388 Olivier # 3, 5.766%	$600,000	29 Aug 2025	$589,285	1.8%
388 Olivier # 4, 7.205%	$722,500	02 Apr 2025	$736,351	-1.9%
388 Olivier #12, 7.188%	$725,000	14 Feb 2025	$734,614	-1.3%
376 Redfern # 3, 1.2156%	$290,000	05 Nov 2025	$184,771	57.0%
349 Victoria, 44.27%	$996,000	05 Sep 2025	$437,299	127.8%
Average, Share Sales	**$689,944**		**$642,239**	**7.4%**
	9 Sales			
1 WOOD CONDOMINIUMS				
1 Wood # 201	$1,495,000	18 Dec 2025	$1,692,200	-11.7%
1 Wood # 202	$715,000	20 Mar 2025	$966,300	-26.0%
1 Wood # 204	$1,200,000	01 Dec 2025	$2,943,000	-59.2%
1 Wood # 303	$820,000	30 May 2025	$967,500	-15.2%
1 Wood # 311	$1,050,000	01 May 2025	$1,091,600	-3.8%
1 Wood # 507	$650,000	09 Apr 2025	$978,700	-33.6%
1 Wood # 804	$1,435,000	02 Jun 2025	$1,356,300	5.8%
1 Wood #1101	$2,300,000	17 Oct 2025	$2,354,600	-2.3%
1 Wood #1501	$2,450,000	17 Jun 2025	$2,547,900	-3.8%
1 Wood #1802	$1,925,000	08 Apr 2025	$2,101,700	-8.4%
1 Wood #1901	$4,300,000	25 Aug 2025	$3,550,000	21.1%
1 Wood #2001	$3,300,000	26 Aug 2025	$3,116,500	5.9%
Average, 1 Wood	**$1,803,333**		**$1,972,192**	**-8.6%**
	12 sales			
CHATEAU WESTMOUNT SQUARE CONDOMINIUMS				
4175 St. Catherine # 304	$1,298,000	28 Jan 2025	$1,207,900	7.5%
4175 St. Catherine # 504	$980,000	17 Dec 2025	$1,309,400	-25.2%
4175 St. Catherine #1206	$850,000	01 Dec 2025	$837,800	1.5%
4175 St. Catherine #1601	$2,605,000	26 Nov 2025	$2,229,600	16.8%
4175 St. Catherine #2003	$3,000,000	27 Mar 2025	$2,592,100	15.7%
Average, 4175 St. Cath.	**$1,746,600**		**$1,635,360**	**6.8%**
	5 sales			
OTHER APARTMENT CONDOMINIUMS				
399 Clarke #103	$375,000	18 Dec 2025	$348,500	7.6%
399 Clarke #1A	$350,000	29 May 2025	$275,100	27.2%
399 Clarke #7B	$698,000	08 Sep 2025	$643,800	8.4%
4410 Côte des Neiges #202	$480,000	16 Jul 2025	$531,000	-9.6%
4410 Çôte des Neiges #301	$375,000	24 Jan 2025	$470,400	-20.3%
4212 De Maisonneuve #1	$1,000,000	10 Jan 2025	$998,100	0.2%
11 Hillside	$588,000	28 Aug 2025	$474,200	24.0%
11 Hillside	$599,900	09 Dec 2025	$632,600	-5.2%
200 Lansdowne	$600,000	30 Sep 2025	$613,800	-2.2%
175 Metcalfe	$776,800	29 May 2025	$803,400	-3.3%
215 Redfern #110	$1,580,000	15 May 2025	$1,193,800	32.4%
215 Redfern #207	$1,050,000	15 Sep 2025	$806,800	30.1%
215 Redfern #408	$2,200,000	15 Apr 2025	$2,020,000	8.9%
4410 St. Catherine #3A	$580,000	09 May 2025	$482,800	20.1%
4410 St. Catherine #5E	$800,000	13 Jun 2025	$674,600	18.6%
4476 St. Catherine #202	$860,000	12 Nov 2025	$561,400	53.2%
4476 St. Catherine #403	$630,000	14 Jul 2025	$628,100	0.3%
4700 St. Catherine #613	$1,050,000	29 Jan 2025	$1,370,000	-23.4%
4160 Sherbrooke #102	$1,315,000	28 Mar 2025	$1,423,500	-7.6%
4160 Sherbrooke #402	$1,320,000	26 Mar 2025	$1,249,300	5.7%
205 Victoria #103	$745,000	02 Jun 2025	$689,900	8.0%
10 York #101	$600,000	31 Oct 2025	$443,100	35.4%
10 York #104	$589,000	29 Aug 2025	$662,900	-11.1%
Average, Apartment Condos	**$833,117**		**$782,483**	**6.5%**
	23 sales			

Address	Price	Reg. Date	2023 Val	±%
CONDOS DERIVED FROM DUPLEXES/TRIPLEXES				
132 Arlington	$950,000	09 Dec 2025	$1,321,100	-28.1%
134 Arlington	$1,550,000	10 Dec 2025	$1,503,000	3.1%
21 Burton	$812,000	01 Oct 2025	$541,600	49.9%
227 Clarke #1	$948,000	06 Jun 2025	$837,700	13.2%
231 Clarke	$870,000	22 Apr 2025	$771,800	12.7%
469 Grosvenor	$1,055,000	28 Apr 2025	$854,000	23.5%
5 Parkman Place	$1,090,000	26 Nov 2025	$1,004,100	8.6%
4660 St. Catherine	$1,245,000	30 Sep 2025	$1,181,100	5.4%
482 Victoria	$1,130,000	01 Apr 2025	$872,300	29.5%
15 York	$816,000	01 Apr 2025	$931,300	-12.4%
27 York	$425,000	04 Dec 2025	$544,600	-22.0%
Average, Duplex-type Condos	**$990,091**		**$942,055**	**5.1%**
	11 sales			
CONDOMINIUM “TOWNHOUSE” SALES				
388 Lansdowne	$860,000	31 Jan 2025	$881,800	-2.5%
4860 St. Catherine	$1,060,000	31 Jan 2025	$996,600	6.4%
Average, Townhouse Condos	**$960,000**		**$939,200**	**2.2%**
	2 sales			
APARTMENT BUILDINGS				
239 Kensington	$24,350,000	06 May 2025	$18,200,000	33.8%
223-25 Meville	$10,300,000	28 Feb 2025	$9,111,100	13.0%
6 Park Place	$6,850,000	17 Apr 2025	$6,643,000	3.1%
4643 Sherbrooke	$11,225,000	07 Feb 2025	$13,300,000	-15.6%
Average, 4 Sales	**$13,181,250**		**$11,813,525**	**11.6%**
	4 sales			
OTHER SALES				
4919-11 Sherbrooke	$2,025,000	16 May 2025	$1,946,200	4.0%
Land Lexington	$1,100,000	21 Jul 2025	$1,688,700	-34.9%
Land Claremont	$65,000	03 Oct 2025	$59,200	9.8%
Average, Other Sales	**$1,063,333**		**$1,231,367**	**-13.6%**
	3 sales			

This land on Lexington north of Devon sold last year for $1.1 million, as seen September 11. The undeveloped area is actually two lots, with the one in question located to the left/north and nearer the existing house visible at left. Photo: Independent.

End of an era at Shanghai Grill

The longtime site of the Shanghai Grill restaurant on the south side of St. Catherine near Wood is for rent. Google Reviews lists it as permanently closed and its phone number was disconnected when the *Independent* called on September 11, the date of this photo. PHOTO: INDEPENDENT.

Beginning of an era where Toucheh was?

As seen at Prince Albert and Somerville on September 11. PHOTO: INDEPENDENT.

Occupancy expected in spring 2027

NDG rental project Station C re-branded as 'Hallō' – No other changes known

By Jennifer Ball

The NDG rental project formerly known as Station C was re-branded this year as the Hallō project but the original project scope of 288 rental units over 20 storeys remains unchanged, with occupancy expected by the spring of 2027.

Hallō's civic address is 5315 Crowley, across from the MUHC's Glen super hospital.

When the *Independent* reported on the former Station C development in September 2025, it was expected to be a 20-storey building that would launch summer of 2027 after tapping into $100-million in low-interest loans from the federal government.

It was to contain 288 rental units, for which pricing would be established autumn 2026, but on April 29 Anouk Piché, in press relations at the developer Rachel Julien, told the *Independent*, "At this stage, many aspects of the project are changing and cannot be disclosed at this time. Looking forward to staying in touch with you so that an article can be published once the re-branding is complete."

When asked on August 26 for an update, Piché and also Melanie Robitaille, who is vice president & general manager at Rachel Julien, did not respond by the *Independent*'s deadline, but the Canadian Mortgage and Housing Corporation (CMHC) did.

Hallō's project poster. Hallō's civic address is 5315 Crowley, across from the MUHC's Glen super hospital. Photo taken September 1.

The CMHC provided over $100 million in low-interest loans through the Apartment Construction Loan Program (ACLP).

On September 1, David Harris, senior officer, media relations agent at the CHMC, explained: "The project is still advancing in accordance with the details announced [in a March 21, 2025 statement by the CMHC.]

[Part of that statement reads, 'Station C is a 288-unit rental housing project [and the] design focuses heavily on sustainable development and features exemplary housing accessibility standards. The building boasts attractive common spaces such as a green courtyard, a double-height glass entrance hall with lounging space, a fitness room, an urban cottage and a rooftop terrace. Located near the Vendôme subway station and transportation hub, Station C will provide fast, convenient access to the public transit network.'"

History

The project was launched by developer Rachel Julien, designed by Blouin Beauchamp Architects and is being built by Station Crowley Inc. (See May 12, SL-20, March 17, p. SL-8, September 16, 2025, p. SL-18, September 30, 2025, p. 8 for previous coverage).

The Hallō's project's official website indicates occupancy is starting the spring of 2027 but because the media relations department did not answer questions, the exact project milestones of the interior and exterior construction is unknown.

See May 12, SL-20, March 17, p. SL-8, September 16, 2025, p. SL-18, September 30, 2025, p. 8 for previous photos.

Nothing doing

The sites of two much-talked about but currently inactive developments in lower Westmount were quiet the morning of September 11. At left is the former Hillside Lane armory condo project, which encountered market headwinds and then sought to tweak its permits with the city (see March 10, p. 1 for the latest details). At right is the empty lot west of Greene at 4216 Dorchester, which has had many city approvals to build. See September 16, 2025, p. SL-17 for latest coverage. This real estate agent is a new one since then.

Photo: Independent.