



Your NDG Home Sellers Guide

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Selling Your Home in NDG, Montreal — A Complete Home Seller's Guide

Understanding the NDG Market

Notre-Dame-de-Grâce is one of Montreal's most desirable neighbourhoods, known for its walkability, parks, schools, and strong community feel. NDG attracts three main buyer groups: young families, professionals working near the MUHC or downtown, and investors seeking duplexes and triplexes. Because of this mix, NDG homes tend to hold value exceptionally well — but buyers are informed and selective.

What NDG Buyers Value Most

- Updated kitchens and bathrooms
- Finished basements, especially with separate entrances
- Parking (driveways and garages are premium features)
- Outdoor space, even small but well-designed yards
- Proximity to Monkland Village, cafés, shops, and transit

Pricing Strategy for NDG

NDG is a micro-market. Pricing must be based on:

- Recent sales within a 3–5 block radius
- Property type (single-family vs. duplex vs. condo)
- Renovation level
- Lot size and parking
- Market timing (spring and early fall are strongest)

A strategic price often leads to multiple offers.

Preparing Your Home for Sale

- Fresh paint in warm neutrals
- Decluttering and staging
- Minor repairs and touch-ups
- Professional photography and video
- Enhancing curb appeal

Staged homes in NDG sell 30–50% faster.

Marketing That Works in NDG

- High-quality photos and video
- Floor plans
- Neighbourhood lifestyle highlights
- Exposure on MLS and social platforms
- Targeted outreach to NDG buyer profiles

Selling Timeline

1. Pre-sale prep (1–2 weeks)
2. Listing launch
3. Showings (5–14 days)
4. Offer period
5. Inspection and conditions
6. Notary signing

NDG HOME SELLER'S CHECKLIST

Before You List

- Declutter every room
- Fresh paint in warm neutrals
- Repair minor issues (caulking, handles, lights)
- Deep clean kitchen + bathrooms
- Stage key rooms (living, primary bedroom, entry)
- Improve curb appeal
- Gather documents (tax bill, renovations, certificates)

Pricing & Strategy

- Review comparable sales within 3–5 blocks
- Evaluate renovation level vs. market expectations
- Confirm parking, lot size, and basement features
- Choose strategic pricing for NDG micro-market
- Decide on listing date (spring/fall strongest)

Marketing Prep

- Professional photography
- Video walkthrough
- Floor plan
- Neighbourhood highlights
- MLS + social media launch plan

During the Listing

- Keep home tidy daily
- Allow flexible showing times
- Track buyer feedback
- Review offers with clarity

After Offer Acceptance

- Schedule inspection
- Provide documents promptly
- Prepare for notary signing
- Plan your move

Your Next Step

To go deeper, download the full guide and reach out if you're planning to sell in NDG. I'm here to help you navigate every step with clarity and confidence.

Prefer a conversation?

If you'd like personalized guidance, you can reach out anytime.

Your next move should feel simple, supported, and strategic.

[Book a Call](#)

Bonnie Meisels
bmeisels@kw.com
514-868-1111