

Sales and average home prices continued to strengthen, with a 15.0% increase in sales and a 6.0% rise in average prices compared to last February. However, sales were at their lowest point in February a year ago, making this year's performance appear stronger. In fact, sales were only slightly below the 10-year long-run average for the month. Additionally, months of inventory have remained steady for the third consecutive month, holding at 3.0 months.

Winnipeg had similar year-over-year improvements with a 14.4% increase in sales and a 6.3% increase in the sales price. Both the province and Winnipeg are currently in marginal sellers' markets.

The unemployment rate increased 0.5% monthly, reaching 4.5%. The largest sectoral monthly declines occurred in Manufacturing (-3,200), Construction (-2,700), and Business, Building and Other Support Services (-1,500). The largest sectoral monthly improvements were in Other Services (+3,000), Information, Culture and Recreation (+1,600), and Finance, Insurance, Real Estate and Leasing (+800). Full-time employment decreased by (-1,200) jobs, while part-time employment declined by (-4,100).

Number of Residential Sales



1,242
(+15.0% YOY)

Average Home Price



\$349,498
(+6.0% YOY)

Sales-to-New Listings Ratio



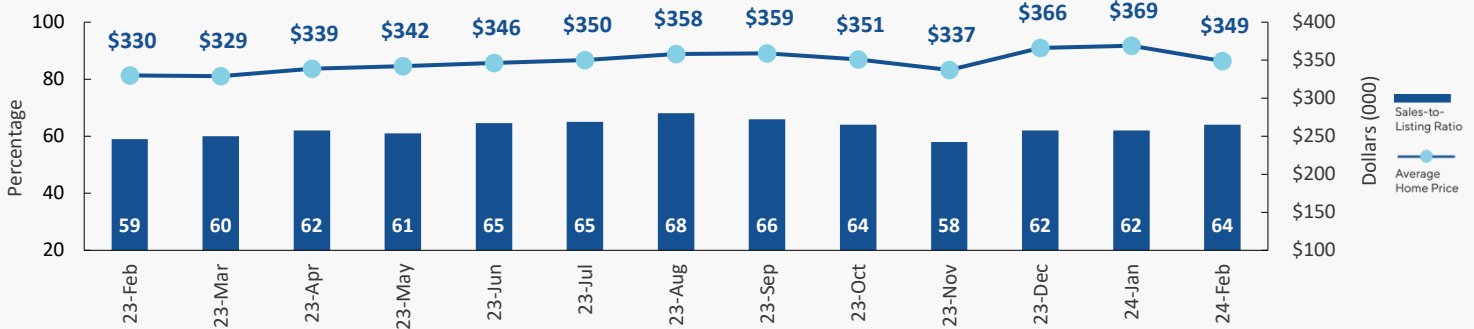
64%
(+5.0 points YoY)

Unemployment



4.5%¹
(+0.5 points MoM)

Manitoba Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Winnipeg	1,043	+14.4	373,144	+6.3	1,684	+9.2	62	Sellers	4.1 ²
Brandon	186	+20.8	237,857	+3.9	250	-7.4	74	Sellers	4.8*
Portage La Prairie	13	-7.1	218,147	+15.4	19	+11.8	68	Sellers	4.8**

SOURCE: Statistics Canada and CREA via Haver Analytics. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

Notes regarding UE data: 1. Monthly, seasonally adjusted 2.3-months moving average, seasonally adjusted *SW MB ** Interlake MB: all 3-month moving average, unadjusted for seasonality