

Manitoba home sales increased 8.5% yearly as average home prices continued to modestly trend up 1.6%. Months of inventory declined from 2.6 to 2.4 months—the lowest level since July 2022, indicating demand is outpacing supply.

Winnipeg had a yearly sales increase of 7.8% and a modest 2.0% yearly price increase. The market is still indicating above-average demand with a 71% sales-to-new-listings ratio (both the province and Winnipeg); higher than the previous month with an upward trend from the beginning of the year.

The unemployment rate increased 0.1 points to 5.8%. The largest sectoral monthly declines occurred in Accommodation and Food Services (-1,700); Other Services (-700); and Utilities (-600). The largest sectoral monthly improvements were in Agriculture (+1,600), Health Care and Social Assistance (+1,500), and Trade (+1,400). The overall monthly full-time employment decreased by 2,400 jobs while the monthly part-time employment increased by 6,900 jobs. The employment landscape experienced an increase of 4,400 jobs for the month, driven mostly by the Services Producing Sector.

Number of Residential Sales



1,356
(+8.5% YOY)

Average Home Price



\$365,272
(+1.6% YOY)

Sales-to-New Listings Ratio



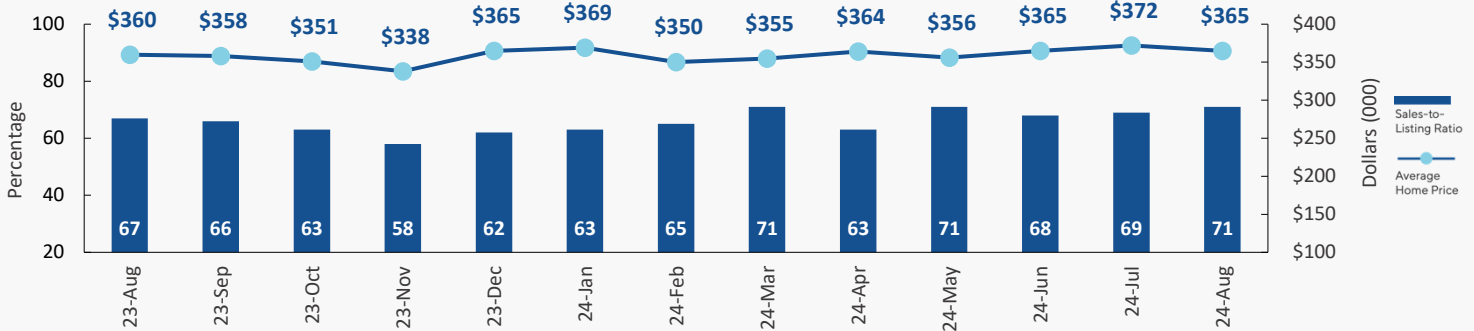
71%
(+4 points YoY)

Unemployment



5.8%¹
(+0.1 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	1,157	+7.8	385,837	+2.0	1,621	+2.3	71	Sellers	5.5 ²
Brandon	187	+13.3	240,906	-1.6	276	+7.0	68	Sellers	5.2*
Portage La Prairie	12	0.0	227,345	+6.2	11	-45.0	109	Sellers	4.4**

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