

Manitoba monthly home sales increased 11.5%, while average home prices increased 8.1% when compared to October 2023. The Sales-to-New-Listings ratio remained high at 75%, the highest since April 2022. Months of inventory declined from 2.3 to 2.2 months-the lowest since May 2022. Overall, there continues to be positive momentum in the housing market.

Winnipeg had a yearly sales increase of 13.3% and the average home price increased to over \$400,000 for the first time on record. Winnipeg's Sale-to-New-Listings ratio mirrored the provincial number, and all tracked markets remain in sellers' market conditions.

The unemployment rate increased 0.2 points to 5.9%. The largest industry monthly declines occurred in Trade (-2,500); Professional, Scientific and Technical Services (-1,500), Public Administration (-1,300). The largest industry monthly improvements were in Manufacturing (+2,400), Accommodation and Food Services (+1,700), and Information, Culture and Recreation (+1,300). The monthly full-time employment decreased by 3,700 jobs while the monthly part-time employment increased by 2,400 jobs. Overall, employment decreased by 1,300 jobs for the month.

Number of Residential Sales



**1,364**  
(+11.5% YOY)

Average Home Price



**\$378,160**  
(+8.1% YOY)

Sales-to-New Listings Ratio



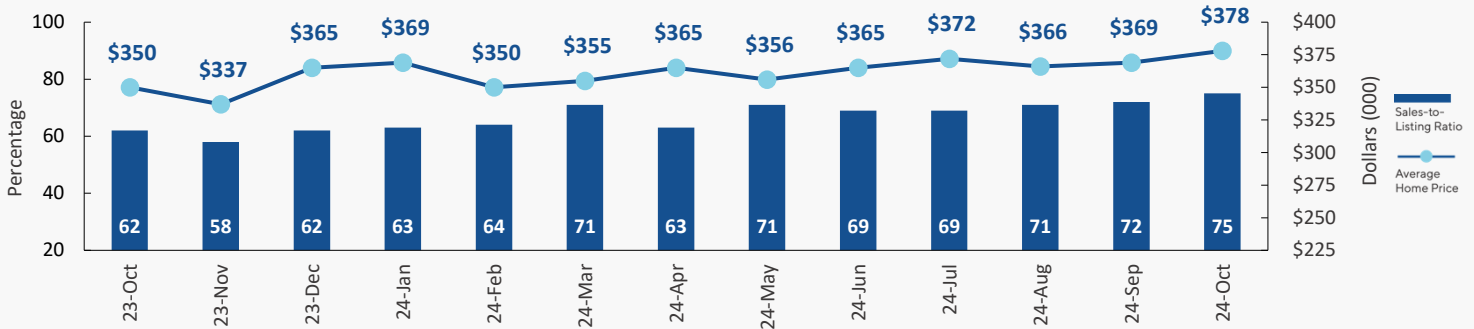
**75%**  
(+13 points YoY)

Unemployment



**5.9%<sup>1</sup>**  
(+0.2 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 %
<b>Winnipeg</b>	1,171	+13.3	400,170	+8.0	1,555	-8.2	75	Sellers	5.8 <sup>2</sup>
<b>Brandon</b>	181	+4.6	246,445	+4.2	256	+1.2	71	Sellers	4.7*
<b>Portage La Prairie</b>	12	-25.0	237,662	-5.1	19	+5.6	63	Sellers	5.0**

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