

Manitoba's sales increased 10.8% yearly in April with average prices increasing 5.3%. The sales-to-new-listings ratio was 74% for the month indicating the market continues to favour the sellers. Months of inventory decreased from 2.2 to 2.0 months.

Winnipeg sales increased 11.7% and remain higher prior to COVID. The average price was up 5.4% compared to last April and was the third month in a row where the average price was over \$400,000. Winnipeg's sales-to-new-listings ratio was 73% which is like the province.

The unemployment rate declined 0.7% to 5.3%. The largest industry monthly declines occurred in Health Care & Social Assistance (-1,800), Other Services (-1,800), and Finance Insurance, Real Estate and Leasing (-1,300). The largest industry monthly improvements were in Trade (+2,800), Construction (+2,100), and Professional, Scientific, and Technical Services (+1,400). The monthly full-time employment increased by 5,600 jobs, while the monthly part-time employment decreased by 100 jobs. Overall, employment decreased by 5,700 jobs for the month.



Number of Residential Sales

**1,390**

(+10.8% YOY)



Average Home Price

**\$384,901**

(+5.4% YOY)



Sales-to-Listing Ratio

**74%**

(+10 points YoY)

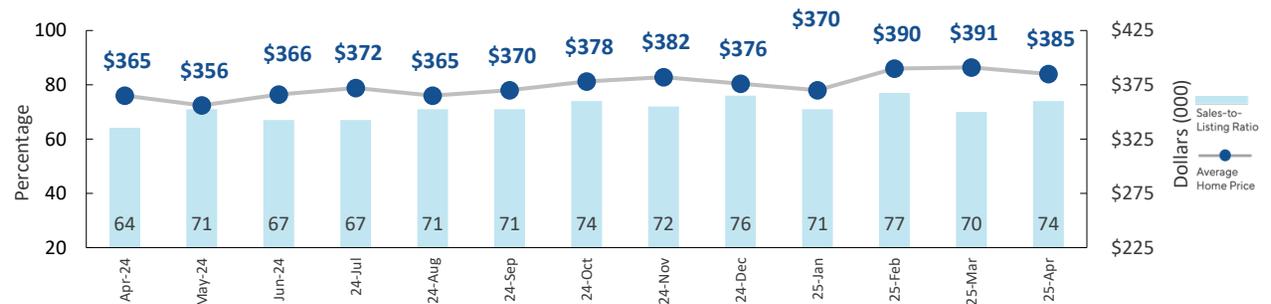


Unemployment

**5.3%<sup>1</sup>**

(-0.7 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	1,201	+11.7	405,697	+5.4	1,636	-2.9	73	Sellers	5.6 <sup>2</sup>
Brandon	180	+8.4	254,075	+5.4	219	-14.1	82	Sellers	5.7*
Portage La Prairie	9	-35.7	240,105	-5.3	13	-53.6	69	Sellers	5.8**

SOURCE: Statistics Canada, Canadian Real Estate Association. 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