SAGEN

Manitoba Housing Market Update

July 2026

Number of Residential Sales
1,267
(-6.3% YOY)

Average Home Price
$399,857
(+2.2% YOY)

Sales-to-Listing Ratio
69%
(-4 points YoY)

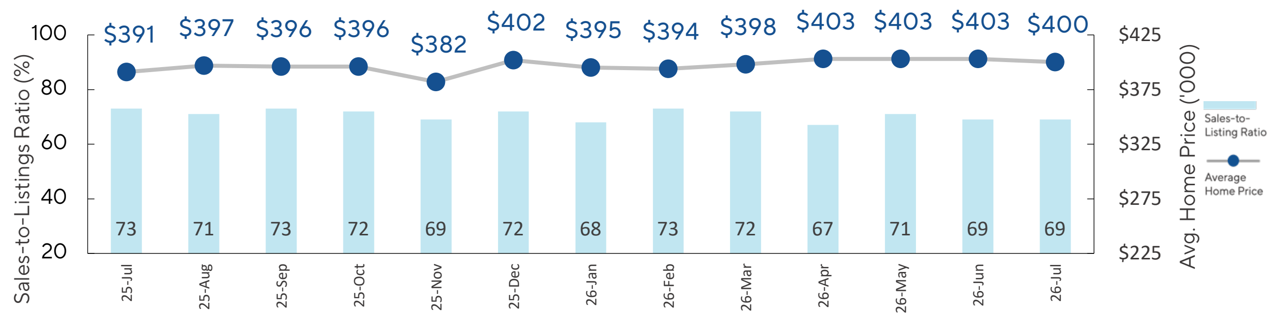
Unemployment
5.0%[1]
(-0.4 points MoM)

Manitoba's sales decreased 6.3% yearly, but the province remains in a sellers' market and the average price continued upward to $399,857 (+2.2% yearly). Months of inventory increased slightly to 2.4 months.

Winnipeg sales decreased yearly by 7.6% while the average price increased to $422,822 (+2.9% yearly). Winnipeg remains in a sellers' market with a 68% sales-to-new listings ratio.

The unemployment rate decreased 0.4 pts to 5.0%. The largest monthly industry employment declines occurred in Business, Building, & Other Support Services (-1,200), Professional, Scientific, and Technical Services (-1,000), and Health Care and Social Assistance (-800). The largest sector increases for the month were in Finance, Insurance, Real Estate and Leasing (+1,900), Information, Culture, and Recreation (+1,700), and Other Services (+1,700). Monthly full-time employment increased by 1,100 jobs, and the monthly part-time employment increased by 4,800 jobs. Overall, employment increased by 5,900 jobs for the month.

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	1,081	-7.6	422,822	+2.9	1,590	-1.3	68	Sellers	5.7[2]

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-