SAGEN

Manitoba Housing Market Update

September 2026

Manitoba's sales decreased 10.0% yearly. For Q3, sales decreased 7.1% and the average price increased by 1.8% yearly to $376,589. The province remains in a sellers' market and months of inventory increased slightly to 2.3 months.

Winnipeg's Q3 sales decreased 7.1% yearly while the Q3 average price increased to $412,198 (+1.8% yearly). Winnipeg remains in a sellers' market with a 64% sales-to-new listings ratio.

The unemployment rate remained flat at 5.0%. The largest monthly industry employment declines occurred in Educational Services (-3,900), Finance, Insurance, Real Estate and Leasing (-2,500), and Construction (-2,100). The largest sector increases for the month were in Professional, Scientific, and Technical Services (+2,700), Agriculture (+1,100), and Other Services (+1,000). Monthly full-time employment increased by 2,700 jobs, and the monthly part-time employment decreased by 7,000 jobs. Overall, employment decreased by 4,400 jobs for the month.

Number of Residential Sales

1,166

(-10.0% YOY)

Average Home Price

$422,542

(+4.4% YOY)

Sales-to-Listing Ratio

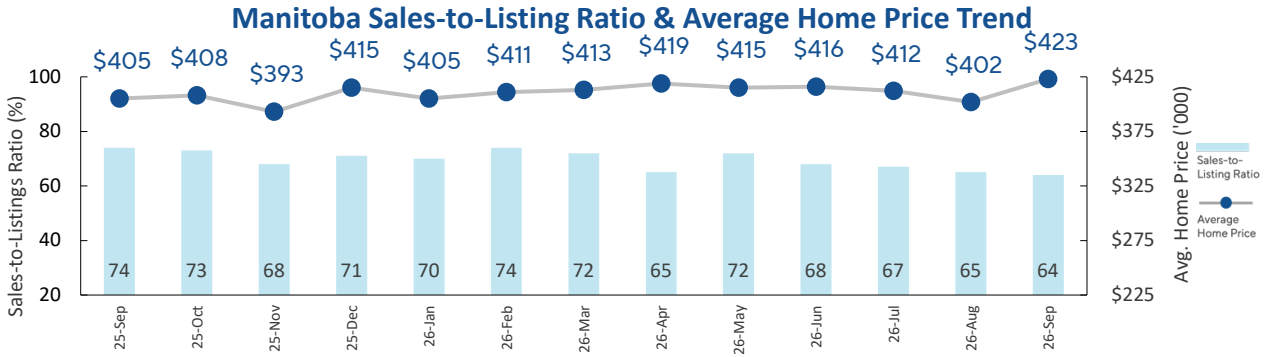
64%

(-9 points YoY)

Unemployment

5.0%[1]

(0.0 points MoM)



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Winnipeg	1,074	-9.4	430,968	+4.0	1,680	+2.9	64	Sellers	5.0[2]
Brandon	62	-17.3	356,823	+12.8	87	+1.2	71	Sellers	6.3*
Portage La Prairie	14	-41.7	255,911	+7.2	26	+4.0	54	Balanced	2.7**

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.