

Winnipeg

Manitoba

AVERAGE RESIDENTIAL SALE PRICE

(Q1, Year-Over-Year)



5%



FIRST-TIME BUYERS

Typical first-time buyer:

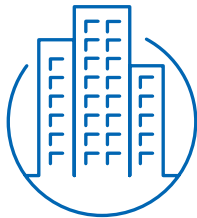


Young Families

Typical price range first-time buyers enter the market:

\$250K-300K

Typical property type purchased by first-time buyers:



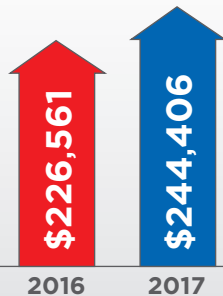
CONDO MARKET

Driving demand for condos:



New Immigrants

Year-over-year average condo price change:



Percentage change: **8%** ↑



LUXURY HOMES

Driving demand for luxury homes:



Move-up Buyers

Typical price range for luxury homes:

\$600,000
TO
\$1,300,000



Top luxury neighbourhoods:
Tuxedo
Bridgewater Forest
River Heights

BALANCED MARKET



Winnipeg's housing market is stable to start 2017 with healthy demand and good selection of inventory available to buyers across the market. Detached, single-family homes remain the most popular property type in the city with buyers typically looking for privacy, a backyard and an attached garage. The city's impact fees, which will add \$5 per square foot to the cost of all new residential developments in new and emerging communities, comes into effect May 1 and is expected to drive demand for existing properties while buyers adjust to the increased costs of new builds. Demand for luxury homes is strong, with 10 sales of properties over \$1 million during the first quarter alone, compared to 29 in all of 2016.

UNITS SOLD

2,439 ▸ **2,435** 0%
2016 2017

Properties sold between January and March compared with the same period in 2016

* Source: Historical values are sourced from CREA or Local Board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.