



Winnipeg METRO Region | MARKET RELEASE  
**JANUARY 2019**



**RESIDENTIAL-DETACHED**

- Active Listings: 1,812
- Sales: 439
- Average Price: \$305,546
- Average Sq Ft: 1,316



**RESIDENTIAL-ATTACHED**

- Active Listings: 181
- Sales: 60
- Average Price: \$248,117
- Average Sq Ft: 1,282



**CONDOMINIUMS**

- Active Listings: 371
- Sales: 87
- Average Price: \$198,261
- Average Sq Ft: 937

**A record start to 2019**

WINNIPEG - January MLS® sales of 634 increased 11% over the same month last year and 8% over the 5-year average for January. Dollar volume rose 12% to \$175 million. The 1,783 new listings entered on the MLS® in January also resulted in a double-digit gain of 19% compared to January 2018.

“This is the best start on record for January in our local real estate market,” said Kenneth Clark, president of WinnipegREALTORS®. “However, as they say, one month does not make a year so we remain cautiously optimistic.”

On a positive note, mortgage rates are remaining historically low with the Bank of Canada signaling a wait and see approach on any interest rate increases this year. Buyers have also had over a year to adjust to the B-20 mortgage regulation rules which came into effect January 1, 2018.

“The noticeable bump up in new listings includes some of those move-up buyers last year that decided to remain on the sidelines to figure out what they could afford to buy based on the new mortgage regulations,” said Clark. “Helping make it easier for them to enter our housing market this year is a combination of a healthy supply of available listings to choose from at affordable prices.”

No better example of affordable prices came by way of the condo sales activity in January 2019. In what is more the exception than the rule in our local market, there were 34 sales under \$150,000 compared to 12 in January 2018. A number of these units sold for as low as \$31,500 with total square footage of less than 500 square feet. 56% of total condo sales went for less than \$200,000.

For comparison purposes, 22% of residential-detached or single family homes sold for less than \$200,000. On the other end of the price spectrum, the highest-priced single family home sold for \$910,000 while a condominium sold for \$832,229.

WinnipegREALTORS® just held its annual forecast breakfast and indicated that sales should outpace 2018 while prices will remain stable. The condo property type in particular is experiencing an elevated supply of listings going into 2019, so will be one to watch closely.

“Knowing which questions to ask with a myriad of terms and conditions to consider, is best left to a REALTOR®- an experienced negotiator who is objective about the buying process,” said Marina R. James, CEO of WinnipegREALTORS®. “Our REALTORS® are there to serve your interest in achieving the best outcome for you.”

**Location, Location, Location!**

What **CONDOMINIUMS** Cost Across Canada & the Income You Need to Purchase Them\*

<b>WINNIPEG</b> \$223,614 MEDIAN PRICE \$41,050 YOUR INCOME	<b>VANCOUVER</b> \$638,842 MEDIAN PRICE \$117,277 YOUR INCOME	<b>TORONTO</b> \$536,082 MEDIAN PRICE \$98,413 YOUR INCOME	<b>VICTORIA</b> \$485,937 MEDIAN PRICE \$89,207 YOUR INCOME
<b>HAMILTON</b> \$445,629 MEDIAN PRICE \$81,807 YOUR INCOME	<b>CALGARY</b> \$266,107 MEDIAN PRICE \$48,851 YOUR INCOME	<b>OTTAWA/GATINEAU</b> \$261,454 MEDIAN PRICE \$47,997 YOUR INCOME	<b>EDMONTON</b> \$231,117 MEDIAN PRICE \$42,428 YOUR INCOME
<b>MONTREAL</b> \$276,889 MEDIAN PRICE \$50,831 YOUR INCOME	<b>QUEBEC CITY</b> \$211,768 MEDIAN PRICE \$38,876 YOUR INCOME		

# For Sale!

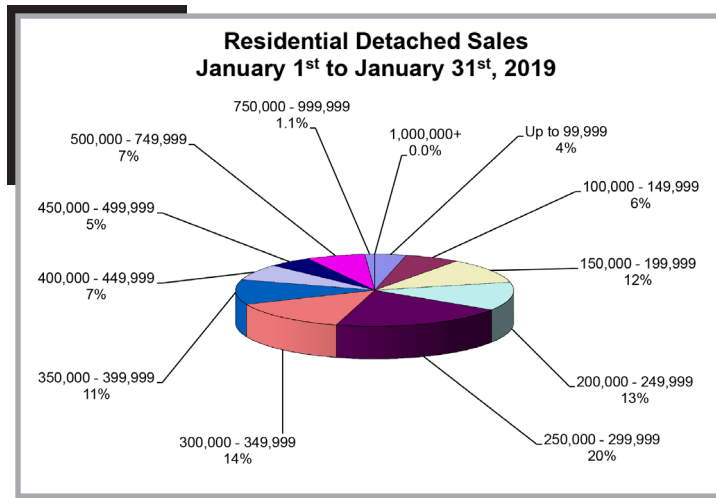
What **HOUSES** Cost Across Canada & the Income You Need to Purchase Them\*

**WINNIPEG \$321,259** MEDIAN PRICE | **\$58,976** YOUR INCOME

<b>VANCOUVER</b> \$ 1,318,768 MEDIAN PRICE 242,096 YOUR INCOME	<b>TORONTO</b> \$ 902,916 MEDIAN PRICE 165,755 YOUR INCOME	<b>VICTORIA</b> \$ 850,469 MEDIAN PRICE 156,127 YOUR INCOME
<b>HAMILTON</b> \$ 598,274 MEDIAN PRICE 109,829 YOUR INCOME	<b>CALGARY</b> \$ 494,689 MEDIAN PRICE 90,814 YOUR INCOME	<b>OTTAWA/GATINEAU</b> \$ 428,595 MEDIAN PRICE 78,680 YOUR INCOME
<b>EDMONTON</b> \$ 422,508 MEDIAN PRICE 77,563 YOUR INCOME	<b>MONTREAL</b> \$ 369,234 MEDIAN PRICE 67,783 YOUR INCOME	<b>QUEBEC CITY</b> \$ 286,491 MEDIAN PRICE 52,593 YOUR INCOME

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\*Monthly mortgage payment on median home price (25-year amortization, 5-year term)  
 \*\*Source: National Bank of Canada Q4



Since 1903, WinnipegREALTORS® has assisted its members in achieving high levels of excellence in organized real estate by providing superior tools and services that enhance and build a vibrant real estate industry. Representing over 1,950 REALTORS® and other industry related professions active in the Winnipeg metropolitan area, WinnipegREALTORS® promotes the value of a REALTOR® and organized real estate. WinnipegREALTORS® provides its members with essential market information, professional development sessions, networking opportunities, marketing products, an effective industry voice and strong leadership to further their professional success.

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