



Housing and Mortgage Market Review

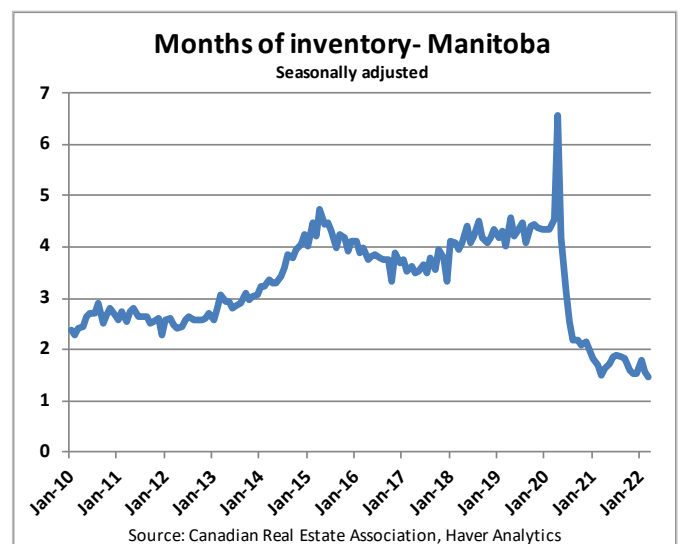
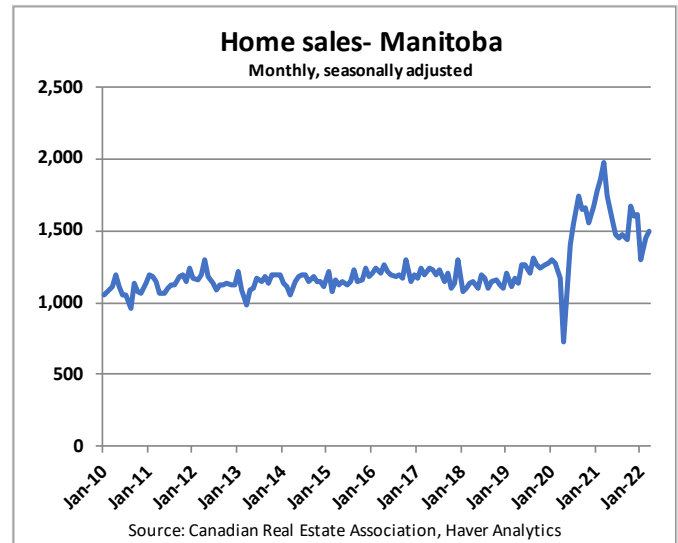
Home prices rose sharply in Q1, but more balanced conditions may be on the way

Low housing inventory has continued to keep upward momentum on Manitoba house prices over the first quarter. But more balanced conditions may be on the horizon with interest rates rising and new supply in the pipeline.

Home sales

Home sales across Manitoba slid 13.1% on a seasonally adjusted basis in the first quarter compared to Q4 2021, but they remain 15% above pre-pandemic levels. Resale inventory remains a stunning 66% below levels seen at the start of 2020.

Consequently, months of inventory, a key metric of supply and demand, is at just 1.5. That's the lowest reading since 2003, and it points to a remarkably tight market.

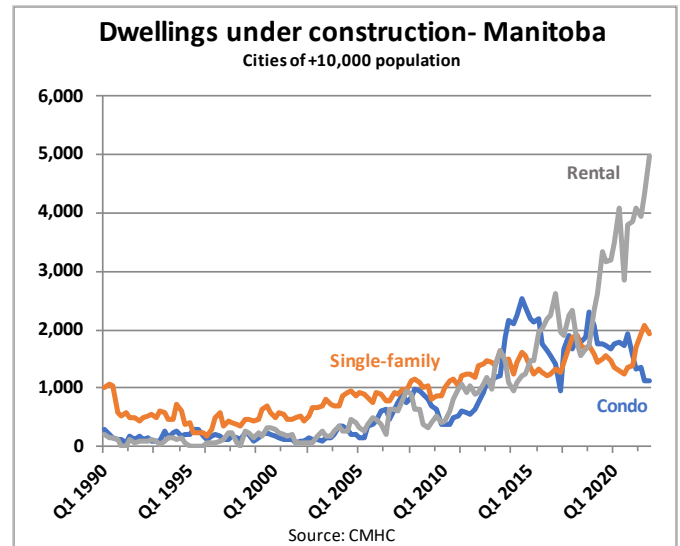
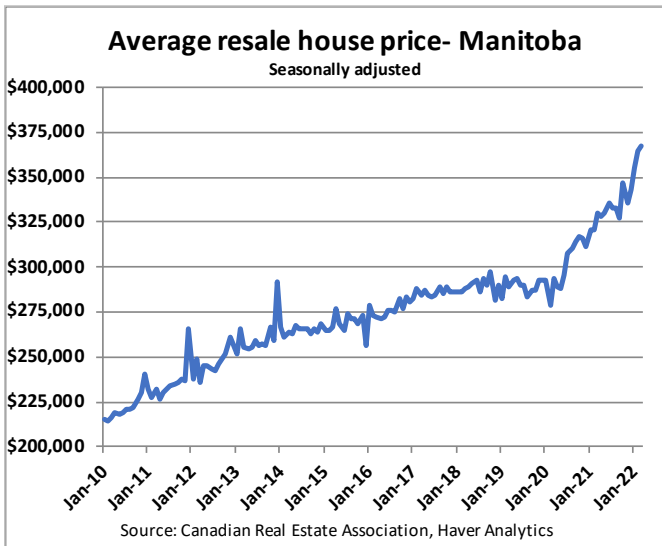




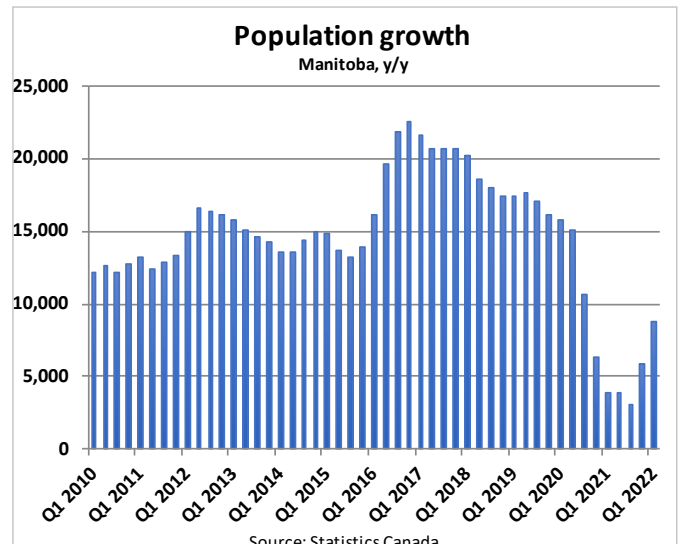
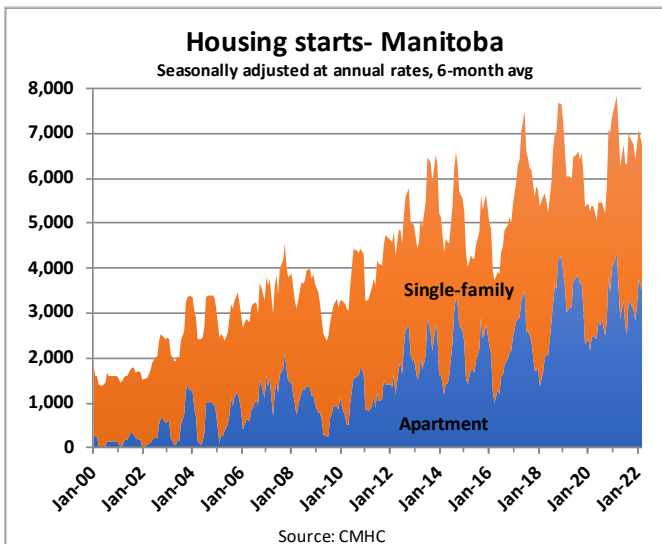
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Manitoba

Average house prices continue to rise sharply, and are now up 11.4% compared to last year.



Housing starts across the province continued to rise in Q1. Dwellings under construction are up to record highs, which points to some relief for the under-supplied resale market later this year.



Population growth has rebounded off the pandemic lows, but is still roughly half of pre-COVID levels.

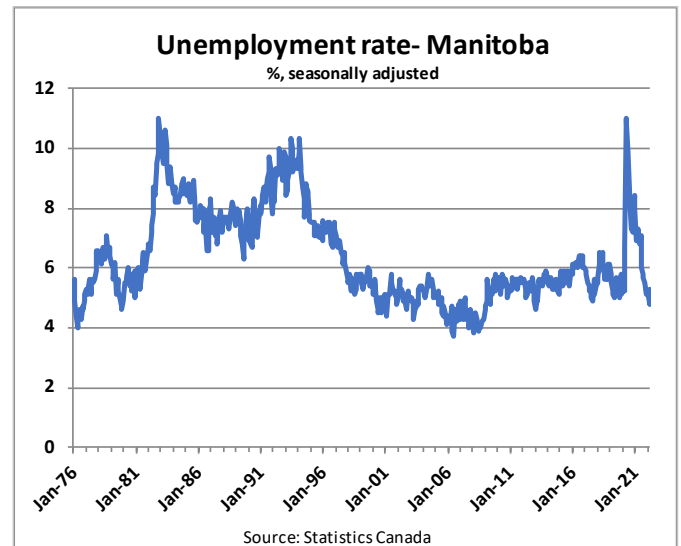
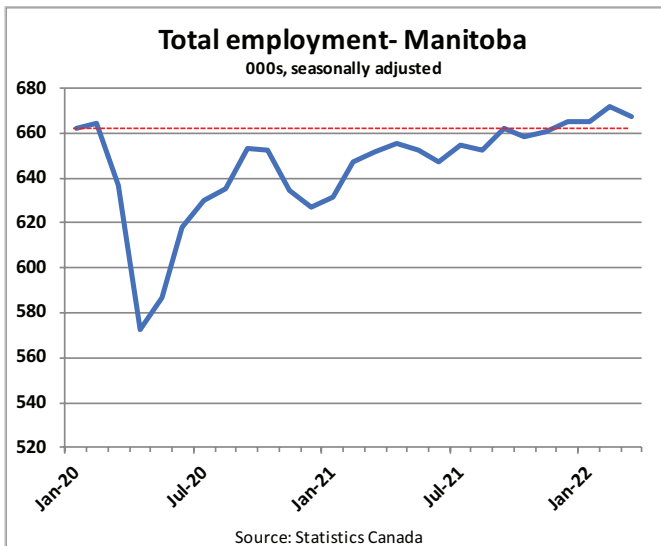


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Manitoba

All jobs have now recovered

Manitoba added 3,000 new jobs in the first quarter. The unemployment rate is currently 5.3%, one of the lowest readings of the past decade.



What it all means: Strong sales and low resale supply means it continues to be a seller's market across Manitoba. But, with rising interest rates and significant new supply in the construction pipeline, we should see a more balanced market later this year.

**Any forecasts contained in this report are accurate as of the date indicated.*

Ben Rabidoux is the founder of Edge Realty Analytics (www.edgeanalytics.ca), which equips top real estate and mortgage professionals with timely research and insightful marketing infographics to help them stand apart from the competition and stay engaged with their clients and prospects.

He is also the founder and president of North Cove Advisors, a market research firm serving institutional and high net worth clients since 2013 that is consistently ranked top 5 for Canadian economic coverage by Brendan Wood International.

He is a frequent guest and contributor in major media outlets, including Bloomberg, The Wall Street Journal, Reuters, The Globe and Mail, The Toronto Star, Macleans, and many others.



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