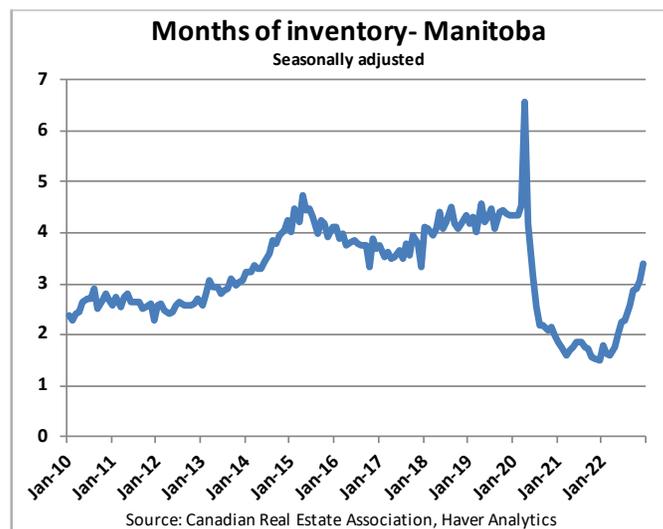
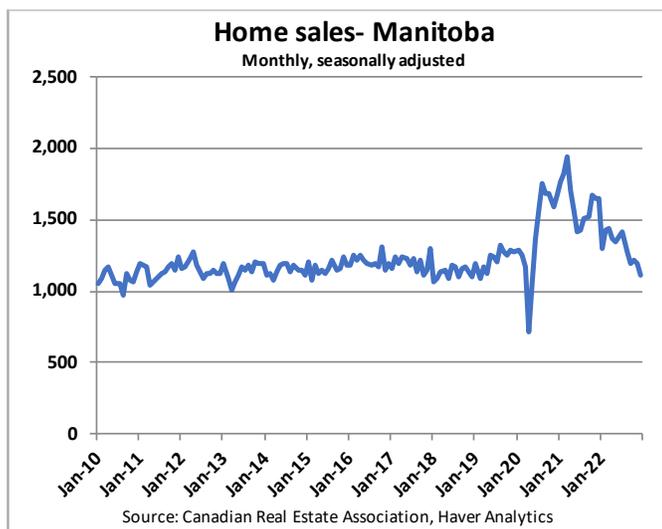




Housing and Mortgage Market Review: *January 2023*

Home sales return to pre-pandemic levels in Q4

Housing demand has now fully retraced the post-COVID boom in Manitoba. Seasonally adjusted home sales across the province fell 9.4% in the fourth quarter compared to Q3, and are now slightly below levels seen before the onset of the pandemic.



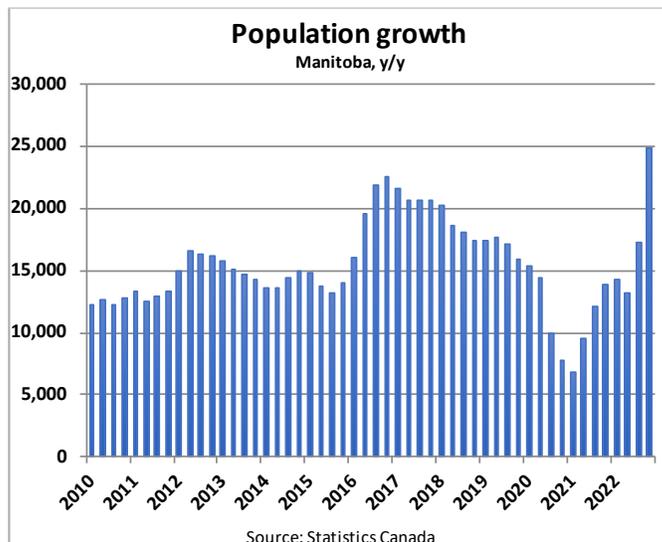
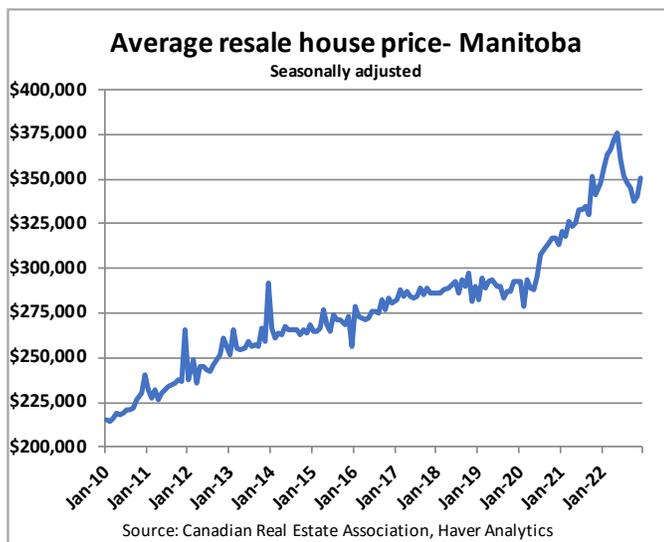
The number of homes for sale across the province ended the year up 55% compared to 2021 levels. With supply on the rise and demand slowing sharply, months of inventory—a crude measure of supply and demand—has risen to 3.4 from the recent lows of 1.5.



Housing and Mortgage Market Review

Manitoba

Seasonally adjusted average resale prices rose 1.6% in the fourth quarter relative to Q3 and were up 0.8% compared to this time last year.



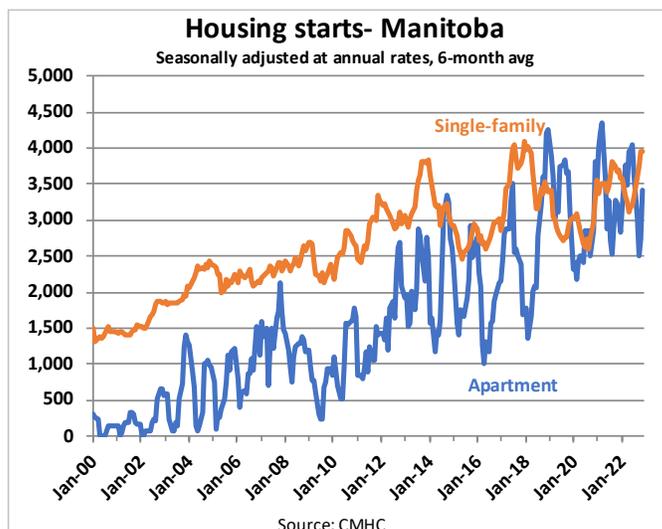
Record population growth in 2022

Manitoba's population has grown by a record 25,000 in the past year, including 11,000 in the latest quarter alone.

Housing starts remain at solid levels, with both the single-family and apartment segments seeing near-record construction activity across the province.

Solid job market to end the year

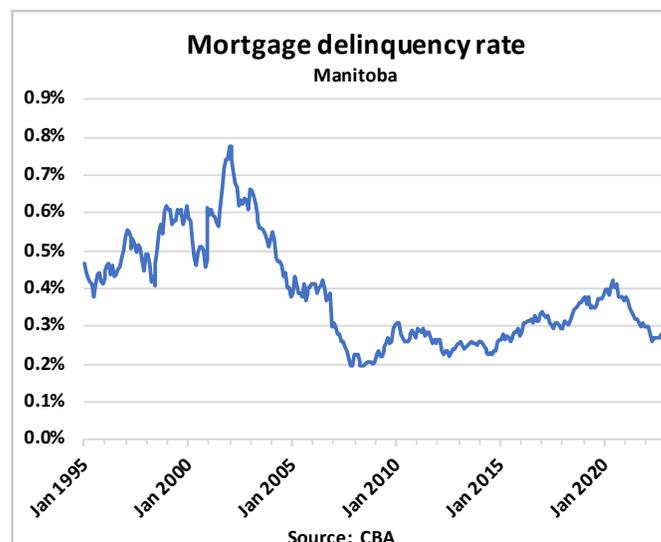
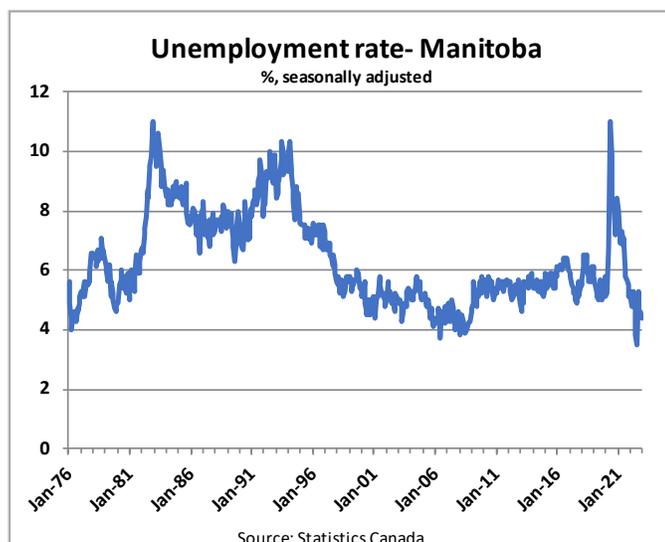
Manitoba's economy churned out 6,000 new jobs in the fourth quarter. The unemployment rate dropped by 0.1% relative to Q3 and remains well below pre-pandemic norms.





Housing and Mortgage Market Review

Manitoba



The mortgage delinquency rate across the province ended the year at 0.27%, one of the lowest readings over the past eight years.

What it all means: Affordability constraints and weak consumer confidence continued to weigh on housing demand in the fourth quarter. A slowing economy and potential Canadian recession could further constrain demand in 2023. However, strong population growth and solid underlying fundamentals will ultimately help underpin the market beyond 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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