

## Winnipeg Aggregate Home Price Sees Small Decline in the First Quarter of 2017

*Government policy impact partially offset by strong regional economic performance and housing affordability*

**WINNIPEG, April 18, 2017** – The aggregate<sup>1</sup> price of a home in Winnipeg declined slightly in the first quarter of 2017, falling 0.9 per cent year-over-year to \$274,844, according to the Royal LePage House Price Survey<sup>2</sup> released today.

When broken out by housing type, the median price of a two-storey home dropped 4.9 per cent year-over-year to \$278,866, while the median price of a bungalow saw a healthy increase of 3.3 per cent year-over-year to \$277,377. During the same period, the median price of a condominium inched upwards by 1.9 per cent year-over-year to \$241,126.

“Winnipeg is the most affordable major city centre in Canada, offering prospective homeowners – particularly first-time buyers – a great deal of value for their dollar,” said Michael Froese, managing partner, Royal LePage Prime Realty. “The region’s real estate market is coming off its best year on record. Although home values dipped slightly in January and February, March saw a surge of activity, helping to buoy prices in Winnipeg. Sales in the first quarter of 2017 also remain consistent with the same time last year, and are above the 10-year average for the quarter.”

Froese believes that new government legislation and mortgage rules are significant contributors to recent home price declines in the region.

“The impact of the new mortgage stress test is impossible to ignore. It has effectively caused a knee-jerk reaction in the market, impacting activity and contributing to declining house prices,” continued Froese. “However, given that our region is home to a very stable, diverse economy, which has helped insulate the housing market from significant downward price adjustments over the long term, we expect to see market factors bounce back as the year progresses.”

Nationally, Canada’s residential real estate market saw substantial price growth in the first quarter of 2017, increasing 12.6 per cent year-over-year to \$574,103. The price of a two-storey home rose 13.9 per cent year-over-year to \$681,728, and the price of a bungalow increased 11.0 per cent to \$490,018. During the same period, the price of a condominium increased 8.9 per cent to \$372,638.

While the majority of housing markets in Canada posted modest gains, price appreciation across much of Ontario significantly outpaced the rest of the country. Meanwhile, the pace of year-over-year home price appreciation in Greater Vancouver was noticeably lower than the historic highs witnessed in 2016.

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<sup>1</sup> Aggregate prices are calculated via a weighted average of the median values of homes for reported property types in the regions surveyed

<sup>2</sup> Powered by Brookfield RPS

“For the first time in several years, real estate markets in Vancouver and Toronto are headed in opposite directions,” said Phil Soper, President and CEO, Royal LePage. “The Vancouver market stalled, as confused consumers took to the sidelines after a series of uncoordinated moves by all three levels of government. With its housing shortage becoming more acute, Toronto easily stepped forward to assume the title of Canada’s most overheated real estate market.”

Significant home price appreciation, caused by market dynamics similar to those that have driven housing activity in the Greater Toronto Area, is being seen across the entire “Golden Horseshoe” region of south-central Ontario, and as far away as Windsor and London in southwestern Ontario. In fact, the torrid pace of home price appreciation in much of Ontario contributed almost half of the national aggregate home price increase in the first quarter, with the rest of Canada appreciating by a healthy, but much lower, 6.4 per cent year-over-year when excluding all Ontario-based regions.

“The overall Canadian market is healthier in 2017 than it has been in years, yet the downside risks are greater too,” concluded Soper. “Our economy, which has recovered nicely from the 2014 oil crisis, is sadly dependent on moves by an unpredictable U.S. federal government and can be swayed by unforeseen global events, such as fallout from Europe’s restructuring. Still, housing activity is strong and prices are rising at a healthy mid-single-digit rate across the land. The trend in Alberta, Quebec and Atlantic Canada is particularly encouraging. Our concerns with the state of Canadian real estate begin and end in Toronto and Vancouver.”

#### **About the Royal LePage House Price Survey**

The Royal LePage House Price Survey provides information on the three most common types of housing in Canada, in 53 of the nation’s largest real estate markets. Housing values in the House Price Survey are based on the Royal LePage National House Price Composite, produced quarterly through the use of company data in addition to data and analytics from its sister company, Brookfield RPS, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

#### **About Royal LePage**

Serving Canadians since 1913, Royal LePage is the country’s leading provider of services to real estate brokerages, with a network of over 17,000 real estate professionals in more than 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women’s and children’s shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE.

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