

Winnipeg Real Estate Market Stands Alone in the Second Quarter of 2017

The region bucks national headlines as its diverse economy contributes to one of the steadiest real estate markets in the country

Pricing across Winnipeg forecast to remain relatively stable for the remainder of the year

WINNIPEG, July 13, 2017 – According to the Royal LePage House Price Survey¹ and Market Survey Forecast released today, the aggregate² price of a home in Winnipeg remained relatively stable in the second quarter of 2017, rising 0.2 per cent year-over-year to \$281,568.

When broken out by housing type, the median price of a two-storey home and condominium dropped by 1.5 per cent and 3.3 per cent year-over-year to \$294,383 and \$227,560, respectively. On the other hand, the median price of a bungalow saw a healthy increase of 2.8 per cent year-over-year to \$278,978.

“Winnipeg is home to one of the steadiest real estate markets in all of Canada, shielded from the risks facing the ‘hot’ metropolitan markets like Toronto and Vancouver,” said Michael Froese, managing partner, Royal LePage Prime Realty. “A healthy level of supply and demand have continued to contribute to a balanced market where prospective purchasers are able to take their time and find an ideal home for a lot less than what they would expect to pay in other major city centres across the country.”

Looking ahead to the end of the year, Royal LePage forecasts that the aggregate price of a home in Winnipeg will appreciate by 1.0 per cent year-over-year to \$286,659, as the region’s diverse economy continues to even out the market, creating a healthy amount of supply and demand.

“Market characteristics will likely continue to counteract one another throughout the remainder 2017,” continued Froese. “Whereas other areas across Canada, such as Alberta and Saskatchewan, have experienced volatility due to their local economic conditions, Winnipeg has continually acted as a safe haven, offering stability and affordability to prospective purchasers looking to enter the market, which will not change anytime soon.”

Nationally, Canada’s residential real estate market posted strong home price gains in the second quarter of 2017, with the majority of metropolitan markets across Canada displaying expansionary trends. During the quarter, the Royal LePage National House Price Composite showed that the price of a home in Canada increased 13.8 per cent year-over-year to \$609,144. When broken out by housing type, the price of a two-storey home rose 14.6 per cent year-over-year to \$725,391, while the price of a bungalow increased by 10.7 per cent to \$511,965. Over the same period, the price of a condominium climbed 13.4 per cent to \$397,826.

“Following a period of unprecedented regional disparity in activity and price appreciation, we

¹ Powered by Brookfield RPS

² Aggregate prices are calculated via a weighted average of the median values of homes for reported property types in the regions surveyed

are now seeing a return to healthy growth in the majority of Canadian housing markets,” said Phil Soper, president and CEO, Royal LePage. “The white-hot markets are moderating to very warm; the depressed markets are beginning to grow again. Canadian housing is in great shape – a statement that I certainly did not make last quarter.”

“The rate of national house price appreciation that we experienced in the second quarter continues to be above what we would consider a normal range, driven primarily by very strong year-over-year price growth across much of Ontario,” continued Soper.

Looking ahead to the remainder of the year, Royal LePage forecasts that the national aggregate price of a home will increase by 9.5 per cent in 2017 to \$617,773 when compared to year-end, 2016.

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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