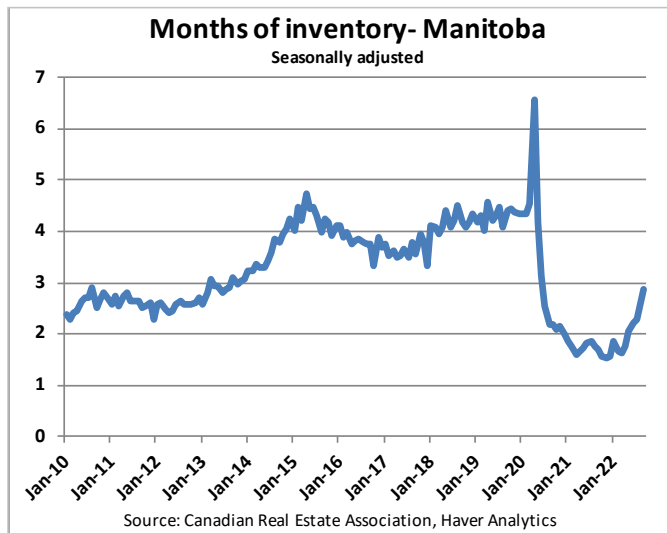
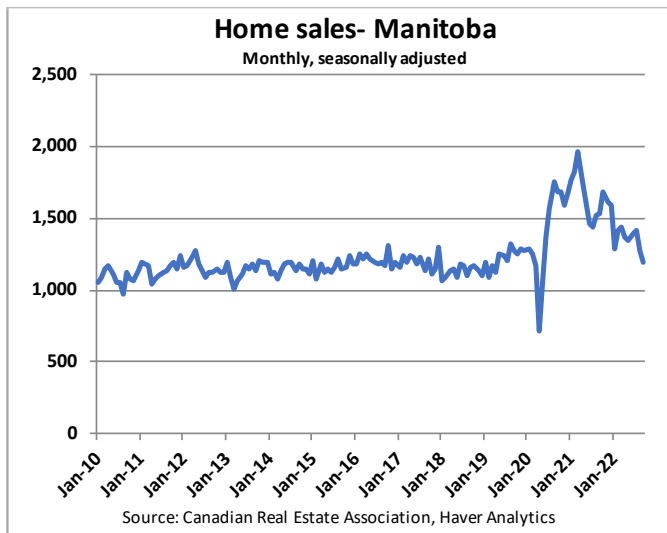




Housing and Mortgage Market Review

Rising rates are weighing on housing demand

Seasonally adjusted home sales across Manitoba slid 5.1% in the third quarter but remain roughly in line with average levels over the past decade.



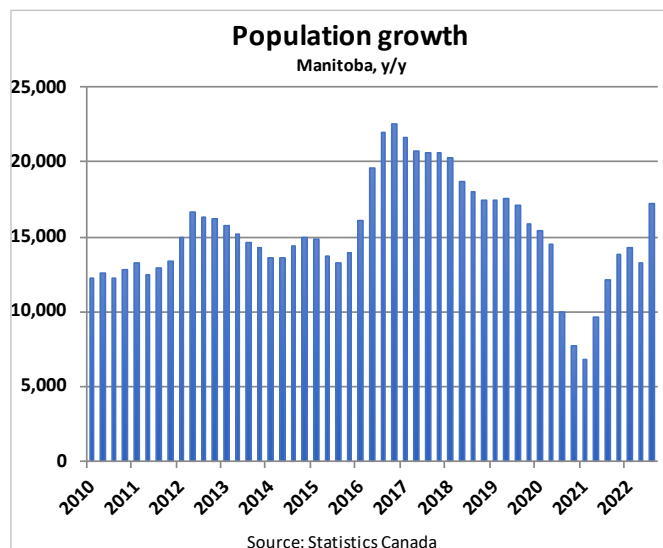
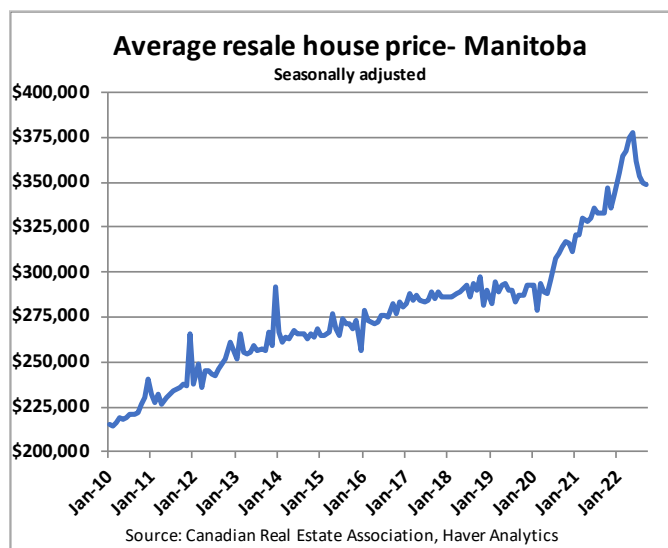
The number of homes for sale across the province is up 31% compared to this time last year. Rising supply and slowing demand have led to a steep increase in the number of months of inventory in recent months. It has bounced off the record lows seen through 2021 and early 2022.



Housing and Mortgage Market Review

Manitoba

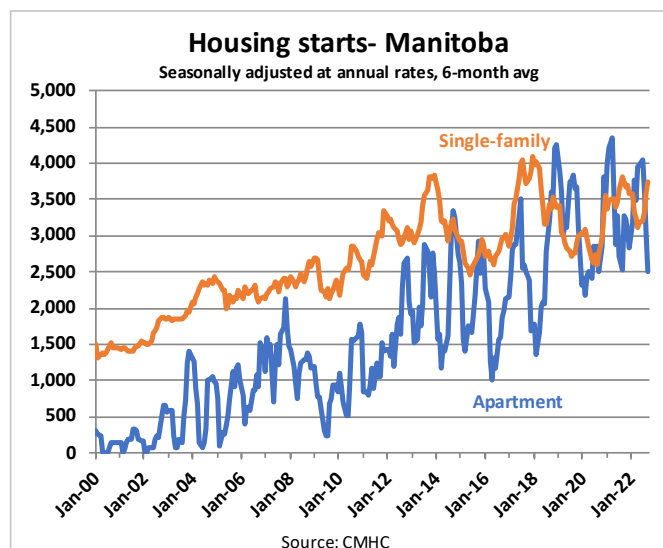
Average house prices slipped 3.6% in Q3, but are still 4.8% above year-ago levels.



Population growth jumps

Manitoba's population growth surged in the third quarter and has now grown by over 17,000 people in the past year. This is the highest level of growth since late 2019.

Total housing starts fell 15.3% in the third quarter, dragged lower by a steep decline in the multi-family segment. In contrast, single-family housing starts jumped 12.5%.



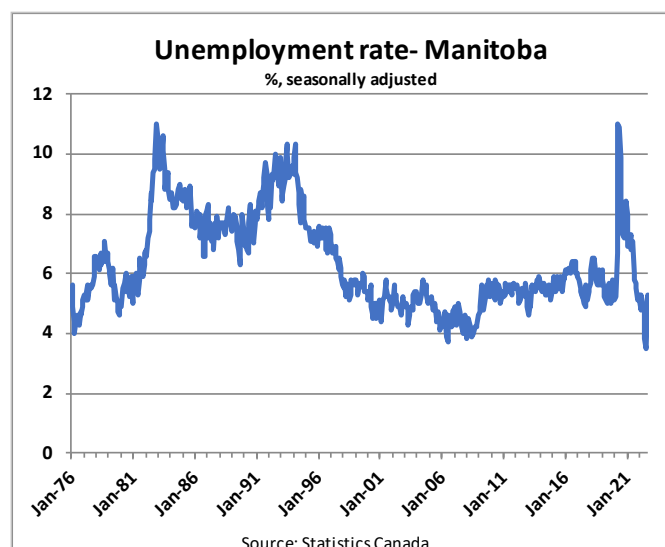
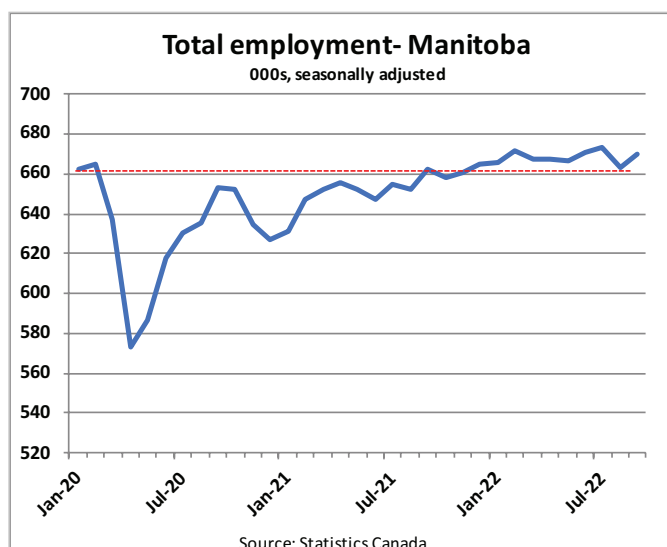


Housing and Mortgage Market Review

Manitoba

Economic momentum begins to wane

Job creation in Manitoba ground to a halt in Q3, while the unemployment rate ticked up to 4.5% from 3.8% at the end of Q2.



What it all means: Rising rates and deteriorating affordability are weighing on housing demand in Manitoba, but the market remains well-balanced for now. The modest deterioration in the labour market that we saw last quarter will likely continue into the first half of 2023 as the impact of rising rates filters through the economy and acts as a drag on growth. Longer term, strong population growth should ultimately underpin housing demand in Manitoba.

**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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