

## Backgrounder on Association's Most Successful MLS® Month Ever

	<b>Sales</b>	<b>Dollar Volume</b>
May 2007	1,652	\$296,631,472
June 2006	1,487	\$232,857,513
May 2006	1,471	\$229,732,846

- The 1,295 MLS® residential-detached sale transactions that occurred in May equates to \$53,665,000 in economic activity. It is based on a study commissioned by the Canadian Real Estate Association that shows for every home transaction it generates \$32,000 in additional spending.
- Nearly 55% of all MLS® residential-detached sales sold for greater than list price while another 10% sold at list price.
- The under \$100,000 price range has seen its total market share almost cut in half in only two years. It represents only 13% of total sales – there were just 12 sales under \$39,999.
- On the other hand, the over \$200,000 market has close to doubled its market share in two years to represent 38% of total activity. There were 146 house sales over \$300,000 with one selling in Tuxedo for \$1,300,000
- The highest condominium sale price was an apartment style dwelling on Wellington Crescent. It sold for \$420,000. Average days on the market for condominiums was 16 days.
- Even a mobile house sold for \$105,000 in St Vital.
- Many Winnipeg MLS® areas and two rural ones sold a higher percentage of listings than were entered in the month of May. This has depleted our overall inventory. For example Kildonan Meadows sold five times the number of homes listed in the month of May. This area's average price of \$184,197 was up 16% over the same month last year.
- As a result of hectic MLS® residential-detached sales activity, year-to-date average MLS® area prices are up significantly.

<b>Area</b>	<b>Average Price</b>	<b>% Increase</b>
East Kildonan (West of Henderson Hwy)	\$232,266	46.4%
North End	\$62,805	51%
West St Paul	\$281,880	41%
RM of Morris	\$102,310	33%
Weston	\$75,424	29%

- As of the end of May 2007 the entire residential-detached inventory on average has only been on the MLS® market for a period of six weeks.
- The highest year-to-date average MLS® area sale price is Tuxedo's at \$526,362 (based on 21 sales). The lowest year-to-date average MLS® area sale price is the North End at \$62,805 (based on 111 sales).