

## **WinnipegREALTORS® 2009 Year End MLS® Highlights**

In 2009 there were 14 MLS® residential sales over \$1million, 13 were residential-detached listings and one was a condominium. The highest sale price of all of them was a Wellington Crescent condo at \$1.5 million.

In contrast to these higher end sales, the lowest priced listing was a residential-detached property which sold for \$3,500.

The 9,205 residential-detached sales in 2009 represent 3 out of every 4 MLS® sales.

### **Residential-Detached**

Residential-detached sales dollar volume cracked the \$2 billion mark for the first time.

Rural properties outside the city of Winnipeg represented 22% of total sales.

The most sales in one MLS® area was in R16 (Steinbach and surrounding areas including Marchand and La Broquerie) with 404 sales. This area also had the most listing at over 659.

As a general observation, the 28 rural MLS® areas did not enjoy the same degree of success in converting their listings to sales.

The highest sales-price-to-list price ratios were in Riverview, Osborne Village and Crescentwood. On average, every home that sold in these MLS® areas went for 4% above list price.

Windsor Park has the distinction of being the only MLS® area in 2009 to have converted more sales than listings (113 sales to 111 listings).

The highest average sales price for an MLS® area was Tuxedo at \$532,244. The lowest average sale price for an MLS® area was 4A (the southern most part of the North End including Point Douglas – northern boundary is Mountain Ave.) at \$67,298.

The average days on market for sales was 29 days in 2009, 5 days slower than 2008.

The average residential-detached sale price went from \$206,278 in 2008 to \$217,370 in 2009, an increase of 5%.

For 2009, 33% of all sales sold for greater than list price, 10% sold at list price and 57% sold for less than list price.

### **Condominiums**

Condos enjoyed their largest market share ever in terms of percentage of total MLS® sales at close to 12%.

The 1,416 condo unit sales were just shy of the record amount set in 2007.

Although MLS® sales were down in 2009, condo sales increased by 15%.

The most active MLS® area in condos was Osborne Village with 174 sales. It also had the most listings at 292.

The average days on market for sales was 33 days in 2009, 9 days slower than 2008.

The average condominium sale price went from \$172,742 in 2008 to \$185,347 in 2009, an increase of 7%.

For 2009, 21% of all sales sold for greater than list price, 19% sold at list price and 60% sold for less than list price.

### **Other Property Types**

As for other MLS® property types, they together only represent 13% of total MLS® sales. It is to be noted that property types such as single-attached, duplex, and vacant land were well off the sales generated in 2008. (e.g., single-attached were down 23%).

*\*\* Unless noted otherwise, all comparisons are in reference to 2009 vs. 2008.*