



NEWS RELEASE

**May 5th, 2006
For Immediate Release**

NEW APRIL DOLLAR VOLUME BENCHMARK SET

MLS® Sales Worth Over \$173 million

WINNIPEG - The Winnipeg real estate market showed once again that dollar volume increases continue to set best ever benchmarks for the respective month of MLS® sales activity. Indicative of this trend are higher-priced sales including one home on Wellington Crescent that sold early in April for \$2,025,000. Another large bungalow in Pritchard Farm Properties sold for \$1,250,000. In both instances, they sold for \$50,000 above list price. This was not uncommon for many listings in April as 47% of all residential-detached properties sold above list price.

April MLS® sales were down from the same month last year by 5% (1,096/1,157) while dollar volume was ahead by 11% (\$173.0 million/\$156.1 million). Year-to-date MLS® sales are off last year's activity by less than 3% (3,342/3,433) and dollar volume is up 15% (\$513.8 million/\$444.8 million). MLS® listings have risen 10 % to nearly 5,000.

“It is another exceptional month for dollar volume with a home in Winnipeg for the first time selling for over \$2,000,000,” said Walter Boni, President of the Winnipeg Real Estate Board. “What is quite remarkable to me is how you can have two house sales in an MLS® market where the highest-priced home is 100-fold of the lowest one that sold for \$20,000. While prices have gone up dramatically in the past few years there were still 21% of all house sales under \$100,000 and another 12% sold in the price range from \$100,000 to \$129,999.”

Residential-detached sales in April 2006 were most active in two price ranges between \$130,000 and \$200,000 with close to 40% of total sales activity. 59% of all residential-detached sales sold at or above list price. The average days on market for April 2006 was 21 days, two days quicker than last month and two days off the pace set in April 2005.

The Winnipeg Real Estate Board is a professional industry association representing 1,300 real estate brokers, salespeople, appraisers, and financial members active in the local real estate market. It exists to serve its members and to promote the benefits of organized real estate.

For further information, contact Peter Squire at 786-8854.

Residential Detached Sales April 1st, 2005 to April 30, 2005

