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MANITOBA HOUSING NEEDS AND RENTAL HOUSING DATA 2025-2026

Right to Housing Coalition



CCPA
CANADIAN CENTRE
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MANITOBA OFFICE



Right
to Housing

Manitoba Housing Needs and Rental Housing Data 2025-2026

Manitoba Housing Needs and Rental Housing Data 2025–2026 provides extensive data to understand housing need and the affordability of rental housing in Manitoba for lower income households. It focuses on the latest regional data on core housing need and market and social and affordable rental housing up to 2025.

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Highlights Summary - Manitoba Housing Needs and Rental Data

This Highlights Summary captures important trends identified in *Manitoba Housing Needs and Rental Housing Data 2025-2026*, which provides extensive data to understand housing need and the affordability of rental housing in Manitoba for lower income households. It focuses on the latest regional data on core housing need and market and social and affordable rental housing up to 2025.

Core Housing Need

‘Core housing need’ is a two-stage indicator that means that a household 1) is living in housing that does not meet its needs because it is unaffordable (more than 30% of before tax income spent on shelter costs), and/or is in need of major repairs, and/or lacks enough bedrooms, and 2) cannot access alternative housing in their locale that meets their needs (Statistics Canada, 2023c). There is no trend towards improvement in core housing need in Manitoba over the last ten years. While the 2016 Census revealed the core housing need rate to be 11.4% (55,752 households), and the pandemic-era Census of 2021 showed a decrease to 10.1% (52,324 households), the most recent 2023 Canadian Income Survey shows the rate to have returned to a pre-pandemic level, at 11.6% (61,000 households) (Statistics Canada, 2022b; CMHC 2025a).

Core housing need is higher among lower income groups in Manitoba. As per the 2021 Census, the rate was 75.9% for very low-income households (\$16,200 or less annual household income) and 37.7% for low-income households (between \$16,200 to \$40,500 annual household income). By contrast, only 10.3% of moderate-income households (between \$40,500 to \$64,800 annual household income) in Manitoba were in core housing need (HART, 2025a). In 2022, the Canadian Housing Survey revealed that Manitoba renter households experienced double the rate (24%) of core housing need versus all households (12%) (Statistics Canada, 2024a).

Manitoba renter households comprise roughly 30% (156,490) of all households and have roughly 53% (\$51,200) the annual median household income of homeowners (\$97,000), as per 2021 Census data (Statistics Canada, 2023g; CMHC, 2025k). As captured in the Canadian Housing Survey, in 2022 the general rate of core housing need among all households was 12% (60,700 households), compared to 24% (39,700 households) among renter households (Statistics Canada, 2024a).

Certain vulnerable renter households in Manitoba experience disproportionately higher rates of core housing need, particularly one-person households. Data from the 2021 Census identifies the following groups as having among the highest rates of core housing need within Manitoba renter households: lone parent households (36.8%) (female at 38.2%, male at 30.2%), seniors living alone (female at 30.9%, male at 29.9%), households with children under 18 years of age (27.8%), Indigenous households (26.6%), one-person households (26.6%) and households with at least one person with a disability (24.5%) (CMHC, 2025b).

Unaffordable Housing

Renters face higher rates of unaffordable housing. Housing is considered unaffordable when it costs 30% or more of before-tax household income. The 2021 Census revealed that 17.3% (89,624) of Manitoba households lived in unaffordable housing while for renter households the rate was 33.5% (51,735 households) (Statistics Canada, 2022b & 2023e).

Rental Market

Vacancy Rates

There is no trend towards improvement in vacancy rates in the private (for-profit) purpose-built rental market in Manitoba over the last ten years. The rate was 2.8% in 2016 and 2.9% in 2025, with an average rate of 2.97% over this time period. The highest vacancy rates in this period were found consistently within the most expensive rent range (\$1,500+) as per the CMHC's annual Rental Market Survey (CMHC, 2025p). In 2025, the vacancy rate was lowest among units in the least expensive rent range (under \$750), at 1.5%. The most expensive rent range had the highest vacancy rate of 4.1% (CMHC, 2025o). By unit type in 2025, one-bedroom units had the lowest vacancy rate at 2.8%, and three or more-bedroom units had the highest rate at 3.2% (CMHC, 2025n).

Rent Costs

In October 2025, the average monthly rent for a two-bedroom unit in the purpose-built rental market was \$1,503 for existing tenancies, while it was \$1,847/month for newly listed (advertised) units in the combined purpose-built and secondary rental market (Urbanation Inc & Rentals.cs Network, 2025; CMHC, 2025r). The secondary market refers to units that were not built to be rentals, like a condominium or house. Over the last ten years in Manitoba (2016-2025) in the purpose-built rental market, the average annual percentage change in the median rent (+3.1%) was roughly double the average annual rent increase guideline (+1.5%) which limits how much rent can be increased every 12 months for rent-controlled units (CMHC, 2025t; Residential Tenancies Branch, 2024).

Affordability of Rent Costs

The median rent cost is unaffordable for very low-income Manitoba households and for a segment of low-income households, such as for families requiring two or more-bedroom units. As per the most recent 2023 income data from the Canadian Income Survey, very-low income households (\$17,720 or less annual household income) and low-income households (between \$17,720 to \$44,300 annual household income) should pay an affordable monthly rent of less than \$443 and between \$443 to \$1,108, respectively (HART, 2025c; CMHC, 2025u). For comparison, median monthly rents in October 2023 in the purpose-built rental market were \$820 for a bachelor unit, \$1,059 for a one-bedroom, and \$1,327 for a two-bedroom (CMHC, 2025u).

Minimum wage workers in Manitoba also face barriers to affordable housing in the purpose-built rental market. As per October 2025 minimum wage rates, a single wage earner at a 40-

hour work week must spend slightly more than 30% of their income to cover the 2025 median rent of a bachelor (studio) apartment (\$905), the least expensive unit type. A two-wage earner household at a 30-hour work week could afford only the 2025 median rent of a one-bedroom unit (\$1,190), and a two-wage-earner household at a 40-hour week could afford only the median rent of a one- or two-bedroom unit (\$1,512) (CMHC, 2025s).

Federal and Provincial Government Support for Rent Costs

Government support for lower-income households to afford their rent is critical but limited. The federal Canada Manitoba Housing Benefit no longer exists for new applicants (Government of Manitoba, n.d.,e). Manitoba's Rent Assist benefit for both Employment and Income Assistance (EIA) recipients and non-EIA renter households is not sufficient to afford median rent costs. For example, a single, non-disabled adult EIA recipient would need to spend virtually 100% of their monthly EIA income (\$911) - which includes the Rent Assist benefit plus a basic needs benefit - to pay for the 2025 median monthly rent of a studio apartment (\$910, Winnipeg). An EIA recipient who is a person with a disability with one child must pay between 64% to 66% of their monthly income (\$2,382 to \$2,453, respectively) to cover the monthly cost of a two-bedroom unit (\$1,566, Winnipeg) (Government of Manitoba, n.d.,d; CMHC, 2025s). For non-EIA renter households receiving Rent Assist, a household of two adults and three children with a maximum annual income of \$40,000 would need to spend 49% of their monthly income (\$3,793), which includes the Rent Assist benefit, to pay the median monthly rent of a three-bedroom unit (\$1,856, Winnipeg) (Government of Manitoba, n.d.,g; CMHC, 2025s).

Social and Affordable Housing

The Right to Housing Coalition defines social housing as non-market housing owned by either the government, a non-profit organization or a co-operative, and where rents are set at less than 30% of before-tax household income, or at social assistance rates. Publicly available data on the number of social and affordable housing units in Manitoba is incomplete. From what has been surveyed by the Canada Mortgage and Housing Corporation, there were 25,623 units in Manitoba in 2024, comprising a rough estimate of 4.9% of the housing stock (CMHC, 2024b; Statistics Canada, 2024b). The amount of rent-geared-to-income (RGI) units, where rent is set at less than 30% of before-tax household income, is not reported.

Manitoba Housing and Renewal Corporation (MHRC) reported that in the 2024-2025 fiscal year, 24,750 units were supported with subsidized rents through their various programs, including government-owned housing and publicly funded private housing (non-profit, co-operative and for-profit companies). This included 12,000 units owned by MHRC, the majority of which were RGI social housing units (Manitoba Housing, 2025).

The full set of empirical data underlying this Highlights Summary is collected in the following *Manitoba Housing Needs and Rental Housing Data 2025-2026* report, which provides extensive data to understand housing need and the affordability of rental housing in Manitoba for lower income households.

Acronyms and Notes

CA	Census agglomeration	See CMA, below
CSD	Census subdivision	As defined by Statistics Canada (2023a), a “[c]ensus subdivision (CSD) is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes (...)” (para. 1).
CMA	Census Metropolitan Area	As defined by Statistics Canada (2023b), “[a] census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 (...), of which 50,000 or more must live in the core (...). A CA must have a core population of at least 10,000 (...). To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work (...)” (para. 1).
CMHC	Canada Mortgage and Housing Corporation	The CMHC is Canada’s national housing agency. In addition to delivering the federal government’s housing programs, the CMCH provides “(...) housing finance solutions [and] evidence-based insights backed by the latest research and data (...)” (CMHC, 2025i, para.1).
Primary Rental Market	The CMHC’s use of the term ‘primary rental market’ refers to privately initiated structures that were built to be rental units.	
Secondary Rental Market	The CMHC’s use of the term ‘secondary rental market’ refers to privately initiated structures that were not built to be rental units but which are rented out, such as condominiums, detached houses, row/town homes, duplexes, accessory apartments, etc. (CMHC, 2022)	

Introduction

Manitoba Housing Needs and Rental Housing Data 2025-2026 provides extensive data to understand housing need and the affordability of rental housing in Manitoba for lower income households. It focuses on the latest regional data on core housing need and market and social and affordable rental housing up to 2025. This report was prepared by the Manitoba Right to Housing Coalition.

1. Understanding Housing Indicators and Definitions

Statistics Canada and the Canada Mortgage and Housing Corporation (CMHC) collect data through the Census of Population and various other surveys on four key housing metrics of housing acceptability: core housing need (an overall metric), and its three indicator components of affordability, adequacy and suitability. Following are definitions of these key indicators of housing acceptability, and Statistics Canada's definition of subsidized housing. In this report, all indicators will refer to household incidence:

- **Core housing need:** As described by Statistics Canada (2023c), “Core housing need is an indicator of a household’s relative ability to afford the median market rent of a dwelling in its region that meets its needs” (para.6). Statistics Canada provides the following definition of this two-stage metric: “Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds)” (2022a, Footnote 5).
- **Unaffordable housing:** Housing is considered unaffordable if “...occupants of the dwelling [pay] 30% or more of household total income towards shelter costs” (Statistics Canada, 2022a, Footnote 1). Note that this amount is before-tax income. Shelter costs are “(...) the average monthly total of all shelter expenses paid by households” and for renters this includes, “(...) where applicable, the rent and the costs of electricity, heat, water and other municipal services” (Statistics Canada, 2022a, Footnote 7).
- **Inadequate housing:** Inadequate housing refers to housing where major repairs are needed (Statistics 2025a).
- **Unsuitable housing:** Statistics Canada defines unsuitable housing as that which does not have “(...) enough bedrooms for the size and composition of resident households according to National Occupancy Standard (...)” (2025a, Measurement section).
- **Subsidized housing:** Statistics Canada defines subsidized housing as follows: “Subsidized housing refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances” (2025c, Footnote 7)

2. Caveat on the Interpretation of Housing Data from 2020-2022

This report draws on the 2021 Census of Population, which reflects household income data for 2020. When examining recent housing data, the impact of COVID-19 pandemic-related emergency income support benefits provided to individuals from 2020 to 2022, as well as related government interventions like rent freezes that held down shelter costs, in influencing core housing need rates must be taken into account (DiBellonia & Kapoor, 2023; CMHC, 2024; Canada Revenue Agency, 2025). As has been widely reported by researchers and government bodies like the CMHC, such interventions and supports, particularly the Canada Emergency Response Benefit (CERB) disbursed in 2020, artificially and temporarily improved household shelter-cost-to-income ratios, thereby presenting a distorted picture of improved housing affordability (affordability is the driving factor behind core housing need) (CMHC, 2024a; DiBellonia & Kapoor; Pomeroy, 2023). The lowest income earners benefitted disproportionately from the CERB; as noted by the Housing Assessment Resource Tools (HART), “(...) CERB skewed the low end of the income distribution towards higher incomes, and, since Core Housing [n]eed measures affordability relative to a household’s income, likely lifted many households out of Core Housing [n]eed temporarily” (2024, p.8). As CMHC and researchers have noted, data from the 2022 Canadian Housing Survey shows that core housing need rates are now back to pre-pandemic levels (CMHC, 2024a; DiBellonia & White, 2024).

3. Core Housing Need

A note about differences in estimates of core housing need across this report’s data tables: the following tables will show discrepancies in the household incidence of core housing need. This is due to differences in the various surveys used to collect housing data. As noted by Statistics Canada, the core housing need indicator “ (...) is measured through more than one Statistics Canada survey (...)” and therefore “(e)stimates [of the incidence of core housing need] can vary between data sources due to differences in reference periods, targeted or sampled populations, data collection and other methodology” (2025a, Data sources section).

3.1 Core Housing Need in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)

3.1 Core Housing Need in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence ¹	%	#	%	#
Manitoba	11.4	55,752	10.1	52,324
Winnipeg (CSD)	12.8	35,974	11.8	35,451
Winnipeg (CMA)	12.1	37,281	11.1	36,666
Brandon (CSD)	8.3	1,683	6.7	1,421

3.1 Core Housing Need in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence ¹	%	#	%	#
Brandon (CA)	8.1	1,729	6.5	1,449
Steinbach (CSD)	11.7	711	8.4	574
Steinbach (CA)	11.6	705	8.4	574
Thompson (CSD)	9.2	452	9.5	445
Portage la Prairie (CSD)	8.9	502	7.9	446
Portage la Prairie (CA)	9.0	502	7.8	440
Winkler (CSD)	7.5	344	6.8	346
Winkler (CA)	6.7	688	6	682

¹ # of households calculated by author. To calculate the 2016 household incidence, the number of “Private dwellings occupied by usual residents” was derived from Statistics Canada’s GeoSuite tool.

Source: Statistics Canada. (2022b, February 9). *Focus on Geography Series*. 2021 Census of Population. Statistics Canada Catalogue number 98-404-X2021001. <https://www150.statcan.gc.ca/n1/en/catalogue/98-404-X2021001>

3.2 Core Housing Need in Manitoba – Household Incidence by Geographic Area, 2016, 2021, 2022 & 2023 (Census & Canadian Income Survey)

3.2 Core Housing Need in Manitoba ¹ – Household Incidence by Geographic Area, 2016, 2021, 2022 & 2023 (Census & Canadian Income Survey)								
Survey Year	2016		2021		2022		2023	
Household Incidence	%	#	%	#	%	#	%	#
Manitoba	11.5	52,000	11.3	51,000	11.9	59,000	11.6	61,000
Winnipeg (CMA)	13	39,000	12.6	42,000	12	40,000	12.3	44,000

¹ City data available for Winnipeg only.

Source: Canada Mortgage and Housing Corporation. (2025a, June 22). *Incidence of Households in Core Housing Need, 2016 to 2023*. Incidence (%) and Number of Households in Core Housing Need 2012 – 2023. Excel – Report. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/incidence-urban-households-core-housing-need>

3.3 Core Housing Need in Manitoba – Household Incidence by Tenure, 2018, 2021 & 2022 (Canadian Housing Survey)

3.3 Core Housing Need in Manitoba – Household Incidence by Tenure, 2018, 2021 & 2022 (Canadian Housing Survey)						
Survey Year	2018		2021		2022	
Household Incidence	%	#	%	#	%	#
Manitoba – All tenure	10.9	51,300	10.3	50,000	12	60,700
Manitoba – All renters	24	33,400	23	32,200	24	39,700
Manitoba – Renters not in social & affordable housing	21	23,000	20	24,000	22	29,200
Manitoba – Renters in social & affordable housing	39	10,400	33	8,200	36	10,500

Source: Statistics Canada. (2024a, September 10). *Core housing need, by tenure including first-time homebuyer and social and affordable housing status*. Table: 46-10-0085-01.

<https://doi.org/10.25318/4610008501-eng>

3.4 Core Housing Need Among Renters in Manitoba – Household Incidence by Select Household Type, 2016 & 2021 (Census)

3.4 Core Housing Need Among Renters in Manitoba – Household Incidence by Select Household Type ¹ , 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence	%	#	%	#
All renter households ²	25.8	33,725	22.0	32,625
Indigenous ³	34.1	10,385	26.6	9,205
Recent immigrant ⁴ (primary household maintainer ⁵)	30.5	2,715	20.9	2,115
Non-permanent resident ⁶	26.2	730	20.2	1,565
Person with a disability ⁷ (at least one member)	29.2	23,155	24.5	22,520
Senior (65+) female living alone	31.1	4,960	30.9	5,335
Senior (65+) male living alone	29.4	1,790	29.9	2,230
One-person	27.9	16,455	26.6	17,305
Female one-person	29.8	9,730	28.2	9,920
Lone parent	42.1	8,350	36.8	8,015
Female lone-parent	44.0	7,405	38.2	6,870
Male lone-parent	31.3	945	30.2	1,145
With children under 18 (at least one child)	34.0	11,335	27.8	9,945

¹ Select household types have been chosen from among those whose incidence of core housing need is higher than the average of all Manitoba renter households in core housing need (i.e., above 25.8% in 2016 and/or above 22.0% in 2021).

² For comparison, core housing need for all households (all tenure) in Manitoba was 11.4% in 2016, and 10.1% in 2021.

3.4 Core Housing Need Among Renters in Manitoba – Household Incidence by Select Household Type ¹, 2016 & 2021 (Census)

Census Year	2016		2021	
Household Incidence	%	#	%	#
³ CMHC uses the term “Aboriginal” instead of “Indigenous” and provides the following definition: “An Aboriginal household is one of the following: i) a non-family household in which at least 50 per cent of household members self-identified as Aboriginal people; or ii) a family household that meets at least one of two criteria: a) at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal person; or b) at least 50 per cent of household members self-identified as Aboriginal people” (CMHCb, Footnote 9). ⁴ An immigrant household is one where the primary household maintainer is or has ever been a landed immigrant or permanent resident. Those landed in Canada in, roughly, the six years up to and including the Census year are considered recent immigrants. See CMHC 2025b and 2025c for precise date ranges. ⁵ The primary household maintainer is the one (first listed as) responsible for major household payments like rent. ⁶ A non-permanent resident household is one where the primary household maintainer is from another country and has a work or study permit, or who is a refugee claimant. ⁷ CMHC uses the term “Activity Limitations” instead of disability.				

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025b). *Core Housing Need (2021) – Manitoba. Core Housing Need. Full Report*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

Canada Mortgage and Housing Corporation (CMHC). (2025c). *Core Housing Need (2016) – Manitoba. Core Housing Need. Full Report*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

3.5 Core Housing Need Among Renters in Winnipeg – Household Incidence by Select Household Type, 2016 & 2021 (Census)

3.5 Core Housing Need Among Renters in Winnipeg – Household Incidence by Select Household Type ¹ , 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence	%	#	%	#
All renter households ²	27.7	25,750	24.1	25,955
Indigenous ³	36.3	7,310	29.5	6,810
Recent immigrant ⁴ (primary household maintainer ⁵)	33.5	2,505	23.3	1,955
Non-permanent resident ⁶	29.2	635	21.6	1,460
Person with a disability ⁷ (at least one member)	31.4	17,545	26.7	17,660
Senior (65+) female living alone	36.0	3,785	37.3	4,325
Senior (65+) male living alone	33.4	1,430	33.5	1,725
One-person	29.7	12,520	29.1	13,625
Female one-person	32.2	7,345	31.5	7,840

3.5 Core Housing Need Among Renters in Winnipeg – Household Incidence by Select Household Type ¹, 2016 & 2021 (Census)

Census Year	2016		2021	
Household Incidence	%	#	%	#
Lone parent	44.4	6,145	40.2	6,245
Female lone-parent	46.3	5,390	41.7	5,350
Male lone-parent	34.4	755	33.0	890
With children under 18 (at least one child)	37.5	8,410	31.6	7,850

¹ Select household types have been chosen from among those whose incidence of core housing need is higher than the average of all Winnipeg renter households in core housing need (i.e., above 27.7% in 2016 and/or above 24.1% in 2021).

² For comparison, core housing need for all households (all tenure) in Winnipeg was 12.1% in 2016, and 11.1% in 2021.

³ CMHC uses the term “Aboriginal” instead of “Indigenous” and provides the following definition: “An Aboriginal household is one of the following: i) a non-family household in which at least 50 per cent of household members self-identified as Aboriginal people; or ii) a family household that meets at least one of two criteria: a) at least one spouse, common-law partner, or lone parent self-identified as an Aboriginal person; or b) at least 50 per cent of household members self-identified as Aboriginal people” (CMHCb, Footnote 9).

⁴ An immigrant household is one where the primary household maintainer is or has ever been a landed immigrant or permanent resident. Those landed in Canada in, roughly, the six years up to and including the Census year are considered recent immigrants. See CMHC 2025d and 2025e for precise dates.

⁵ The primary household maintainer is the one (first listed as) responsible for major household payments like rent.

⁶ A non-permanent resident household is one where the primary household maintainer is from another country and has a work or study permit, or who is a refugee claimant.

⁷ CMHC uses the term “Activity Limitations” instead of disability.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025d). *Core Housing Need (2016) – Winnipeg. Core Housing Need. Full Report*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/2680/3/Winnipeg>

Canada Mortgage and Housing Corporation (CMHC). (2025e). *Core Housing Need (2021) – Winnipeg. Core Housing Need. Full Report*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/2680/3/Winnipeg>

3.6 Core Housing Need in Manitoba – Household Incidence by Income Category – 2016 & 2021 (Census)

3.6 Core Housing Need in Manitoba – Household Incidence by Income Category ¹, 2016 & 2021 (Census)

Census Year	2016	2021
Household Incidence	%	%
Very Low-Income Household ²	81.4	75.9

3.6 Core Housing Need in Manitoba – Household Incidence by Income Category ¹, 2016 & 2021 (Census)

Census Year	2016	2021
Household Incidence	%	%
Low-Income Household ³	42.1	37.7
Moderate Income Household ⁴	11.8	10.3

¹ Area Median Household Income (AMHI) is \$69,000 in 2016 and \$81,000 in 2021.
² Income is 20% or under of AMHI.
³ Incomes is 21% to 50% of AMHI.
⁴ Income is 51% to 80% of AMHI.

Source: Housing Assessment Resource Tool (HART) (2025a). *Percentage of Households in Core Housing Need, by Income Category, 2016 vs 2021*. Housing Needs Assessment Tool. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

3.7 Core Housing Need in Winnipeg (CSD) – Household Incidence by Income Category, 2016 & 2021 (Census)

3.7 Core Housing Need in Winnipeg (CSD) – Household Incidence by Income Category ¹, 2016 & 2021 (Census)

Census Year	2016	2021
Household Incidence	%	%
Very Low-Income Household ²	83.4	77.9
Low-Income Household ³	49.8	46.5
Moderate-Income Household ⁴	13.9	12.8

¹ Area Median Household Income (AMHI) is \$68,500 in 2016 and \$80,000 in 2021.
² Income is 20% or under of Area Median Household Income (AMHI).
³ Incomes is 21% to 50% of AMHI.
⁴ Income is 51% to 80% of AMHI.

Source: Housing Assessment Resource Tool (HART) (2025a). *Percentage of Households in Core Housing Need, by Income Category, 2016 vs 2021*. Housing Needs Assessment Tool. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

3.8 Core Housing Need in Manitoba Among Renters – Household Incidence by Income Category, 2016 & 2021 (Census)

3.8 Core Housing Need in Manitoba Among Renters – Household Incidence by Income Category ¹, 2016 & 2021 (Census)

Census Year	2016	2021
Household Incidence	%	%
Very Low-Income Household ²	82.3	77.5
Low-Income Household ³	50.3	46.3
Moderate-Income Household ⁴	16.0	15.0

¹ Area Median Household Income (AMHI) is \$69,000 in 2016 and \$81,000 in 2021.

3.8 Core Housing Need in Manitoba Among Renters – Household Incidence by Income Category ¹ , 2016 & 2021 (Census)		
Census Year	2016	2021
Household Incidence	%	%
² Income is 20% or under of Area Median Household Income (AMHI). ³ Income is 21% to 50% of AMHI. ⁴ Income is 51% to 80% of AMHI.		

Source: Housing Assessment Resource Tool (HART) (2025a). *Percentage of Households in Core Housing Need, by Income Category, 2016 vs 2021*. Housing Needs Assessment Tool. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

3.9 Core Housing Need in Winnipeg (CSD) Among Renters – Household Incidence by Income Category, 2016 & 2021 (Census)

3.9 Core Housing Need in Winnipeg (CSD) Among Renters – Household Incidence by Income Category, 2016 & 2021 (Census)		
Census Year	2016	2021
Household Incidence	%	%
Very Low-Income Household ²	82.9	77.7
Low-Income Household ³	55.6	52.9
Moderate-Income Household ⁴	17.4	17.1
¹ Area Median Household Income (AMHI) is \$68,500 in 2016 and \$80,000 in 2021. ² Income is 20% or under of Area Median Household Income (AMHI). ³ Income is 21% to 50% of AMHI. ⁴ Income is 51% to 80% of AMHI.		

Source: Housing Assessment Resource Tool (HART) (2025a). *Percentage of Households in Core Housing Need, by Income Category, 2016 vs 2021*. Housing Needs Assessment Tool. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

3.10 Core Housing Need in Manitoba Among Renters in Subsidized and Non-Subsidized Housing – Household Incidence by Income Category, 2016 & 2021 (Census)

3.10 Core Housing Need in Manitoba Among Renters in Subsidized and Non-Subsidized Housing – Household Incidence by Income Category ¹ , 2016 & 2021 (Census)				
Census Year	2016		2021	
	Subsidized	Non-Subsidized	Subsidized	Non-Subsidized
Household Incidence	%	%	%	%
Very Low-Income Household ²	82.7	81.9	73.4	82.1
Low-Income Household ³	39.9	55.1	36.6	50.0
Moderate-Income Household ⁴	25.4	14.5	26.5	13.0

3.10 Core Housing Need in Manitoba Among Renters in Subsidized and Non-Subsidized Housing – Household Incidence by Income Category ¹ , 2016 & 2021 (Census)				
Census Year	2016		2021	
Subsidy Category	Subsidized	Non-Subsidized	Subsidized	Non-Subsidized
¹ Area Median Household Income (AMHI) is \$69,000 in 2016 and \$81,000 in 2021.				
² Income is 20% or under of Area Median Household Income (AMHI).				
³ Income is 21% to 50% of AMHI.				
⁴ Income is 51% to 80% of AMHI.				

Source: Housing Assessment Resource Tool (HART) (2025b). *Percentage of Households in Core Housing Need for Subsidized vs Unsubsidized Renters, by Income Category, 2021*. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

3.11 Core Housing Need Among Renters in Winnipeg in Subsidized and Non-Subsidized Housing –Household Incidence by Income Category, 2016 & 2021 (Census)

3.11 Core Housing Need Among Renters in Winnipeg in Subsidized and Non-Subsidized Housing –Household Incidence by Income Category ¹ , 2016 & 2021 (Census)				
Census Year	2016		2021	
Subsidy Category	Subsidized	Non-Subsidized	Subsidized	Non-Subsidized
Household Incidence	%	%	%	%
Very Low-Income Household ²	82.9	83.2	74.7	81.4
Low-Income Household ³	43.9	60.9	41.2	57.2
Moderate-Income Household ⁴	31.0	15.5	33.0	15.0
¹ Area Median Household Income (AMHI) is \$68,500 in 2016 and \$80,000 in 2021.				
² Income is 20% or under of Area Median Household Income (AMHI).				
³ Income is 21% to 50% of AMHI.				
⁴ Income is 51% to 80% of AMHI.				

Source: Housing Assessment Resource Tool (HART) (2025b). *Percentage of Households in Core Housing Need for Subsidized vs Unsubsidized Renters, by Income Category, 2021*. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

4. 'Below Housing Standards': Household Incidence

- As previously defined, housing standard threshold indicators are comprised of affordability, adequacy and suitability.

4.1 Unaffordable Housing – Household Incidence

4.1.1 Unaffordable Housing in Manitoba – 30% or Higher Shelter-Cost-to-Income Ratio – Household Incidence by Geographic Area, 2016 & 2021 (Census)

4.1.1 Unaffordable Housing in Manitoba – 30% or Higher Shelter-Cost-to-Income Ratio – Household Incidence by Geographic Area, 2016 & 2021 (Census)				
Census year	2016		2021	
Household Incidence ¹	%	#	%	#
Manitoba	19.1	93,409	17.3	89,624
Winnipeg (CSD)	21.8	61,268	20.2	60,688
Winnipeg (CMA)	21.0	64,702	19.3	63,753
Brandon (CSD)	19.8	4,015	16.3	3,456
Brandon (CA)	19.4	4,142	16.0	3,566
Steinbach (CSD)	22.6	1,373	21.7	1,483
Steinbach (CA)	22.6	1,373	21.7	1,483
Thompson (CSD)	13.4	658	14.1	660
Portage la Prairie (CSD)	17.1	965	17.0	960
Portage la Prairie (CA)	17.1	953	17.0	959
Winkler (CSD)	18.4	843	21.0	1,068
Winkler (CA)	17.5	1,796	17.5	1,989

¹ # of households calculated by author. To calculate the 2016 household incidence, the number of "Private dwellings occupied by usual residents" was derived from Statistics Canada's GeoSuite tool.

Source: Statistics Canada. (2022b, February 9). *Focus on Geography Series, 2021 Census of Population*. Statistics Canada Catalogue number 98-404-X2021001.

<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/index.cfm?lang=e>

4.1.2 Unaffordable Housing in Manitoba Among Renters of Higher than 50% Shelter-Cost-to-Income Ratio – Household Incidence by Geographic Area, 2016 % 2021 (Census)

4.1.2 Unaffordable Housing in Manitoba Among Renters - Higher than 50% Shelter-Cost-to-Income Ratio – Household Incidence by Geographic Area ¹ , 2016 % 2021 (Census)				
Census year	2016		2021	
Household Incidence	%	#	%	#
Manitoba	16	21,435	13	19,390
Winnipeg	17	16,985	14	15,335
Brandon	13	1,035	11	885
Steinbach	14	305	14	365
Thompson	11	245	8	180
Portage la Prairie	14	270	9	180
Winkler	12	150	11	180

¹ Regions are municipalities.

Source: BC Non-Profit Housing Association. (n.d.). *Community Profile – Snapshot – Municipalities*.

4.2 Inadequate Housing – Household Incidence

4.2.1 Inadequate Housing in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)

4.2.1 Inadequate Housing in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence ¹	%	#	%	#
Manitoba	9.0	44,015	7.6	39,372
Winnipeg (CSD)	7.8	21,922	6.5	19,528
Winnipeg (CMA)	7.6	23,416	6.4	21,141
Brandon (CSD)	5.8	1,176	5.6	1,187
Brandon (CA)	5.8	1,238	5.7	1,270
Steinbach (CSD)	3.8	231	3.0	205
Steinbach (CA)	3.8	231	2.9	198
Thompson (CSD)	10.7	525	10.1	473
Portage la Prairie (CSD)	9.6	542	7.3	412
Portage la Prairie (CA)	9.6	535	7.3	412
Winkler (CSD)	3.8	174	2.2	112
Winkler (CA)	4.0	411	3.7	421

¹ # of households calculated by author. To calculate 2016 household incidence, the number of “Private dwellings occupied by usual residents” was derived from Statistics Canada’s GeoSuite tool.

Source: Statistics Canada. (2022b, February 9). *Focus on Geography Series, 2021 Census of Population*. Statistics Canada Catalogue number 98-404-X2021001.

<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/index.cfm?lang=e>

4.3 Unsuitable Housing in Manitoba – Household Incidence

4.3.1 Unsuitable Housing in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)

4.3.1 Unsuitable Housing in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)				
Census Year	2016		2021	
Household Incidence ¹	%	#	%	#
Manitoba	6.7	32,766	7.0	36,264
Winnipeg (CSD)	7.5	21,078	8.0	24,035
Winnipeg (CMA)	7.0	21,567	7.5	24,774
Brandon (CSD)	4.9	994	5.5	1,166

4.3.1 Unsuitable Housing in Manitoba – Household Incidence by Geographic Area, 2016 & 2021 (Census)

Census Year	2016		2021	
Household Incidence ¹	%	#	%	#
Brandon (CA)	4.8	1,025	5.3	1,181
Steinbach (CSD)	4.1	249	4.7	321
Steinbach (CA)	4.2	255	4.7	321
Thompson (CSD)	10.8	530	11.20	524
Portage la Prairie (CSD)	5.2	293	4.7	265
Portage la Prairie (CA)	5.1	284	4.7	265
Winkler (CSD)	4.6	211	2.9	147
Winkler (CA)	4.1	421	4.5	511

¹ # of households calculated by author. To calculate 2016 household incidence, the number of “Private dwellings occupied by usual residents” was derived from Statistics Canada’s GeoSuite tool.

Source: Statistics Canada. (2022b, February 9). *Focus on Geography Series, 2021 Census of Population*. Statistics Canada Catalogue number 98-404-X2021001.

<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/index.cfm?lang=e>

4.4. ‘Below Housing Standards’ in Manitoba – Household Incidence by Tenure and Subsidy

4.4.1 ‘Below Housing Standards’ in Manitoba – Household Incidence by Tenure and Subsidy, 2016 & 2021 (Census)

4.4.1 ‘Below Housing Standards’ in Manitoba – Household Incidence by Tenure and Subsidy, 2016 & 2021 (Census)				
Census year	2016 ¹		2021	
Household Incidence	%	#	% ²	#
Core housing need – all renters	25.8	33,720	21.1	32,620
Core housing need – renters in subsidized housing	–	–	33.5	8,810
Core housing need – renters not in subsidized housing	–	–	18.6	23,810
Unaffordable housing – all renters	36.9	51,035	33.5	51,735
Unaffordable housing – renters in subsidized housing	–	–	34	8,945
Unaffordable housing – renters not in subsidized housing	–	–	33.4	42,785
Inadequate housing – all renters	9.4	13,245	7.4	11,360
Inadequate housing – renters in	–	–	9.4	2,485

4.4.1 'Below Housing Standards' in Manitoba – Household Incidence by Tenure and Subsidy, 2016 & 2021 (Census)				
Census year	2016 ¹		2021	
Household Incidence	%	#	% ²	#
subsidized housing				
Inadequate housing – renters not in subsidized housing	–	–	6.9	8,880
Unsuitable housing – all renters	11.9	16,760	12.3	18,965
Unsuitable housing – renters in subsidized housing	–	–	12.3	3,240
Unsuitable housing – renters not in subsidized housing	–	–	12.3	15,725

¹ Data related to subsidies not available for Census year 2016.
² Calculated by author.

Sources:

Statistics Canada. (2023e, October 4). *Table 98-10-0259-01 Housing indicators by tenure: Canada, provinces and territories, census divisions and census subdivisions.*
<https://doi.org/10.25318/9810025901-eng>

Statistics Canada. (2023f, October 4). *Table 98-10-0241-01 Housing indicators by tenure including presence of mortgage payments and subsidized housing, household type including census family structure and period of construction: Canada, provinces and territories, census metropolitan areas and census agglomerations.* <https://doi.org/10.25318/9810024101-eng>

4.4.2 'Below Housing Standards' in Winnipeg – Household Incidence by Tenure and Subsidy, Winnipeg CSD in 2016 & Winnipeg CMA in 2021 (Census)

4.4.2 'Below Housing Standards' in Winnipeg – Household Incidence by Tenure and Subsidy, Winnipeg CSD in 2016 & Winnipeg CMA in 2021 (Census)				
Census year	2016 (CSD) ¹		2021 (CMA)	
Household Incidence	%	#	% ²	#
Core housing need – all renters	27.7	25,405	23.0	25,955
Core housing need – renters in subsidized housing	–	–	37.8	6,695
Core housing need – renters not in subsidized housing	–	–	20.3	19,255
Unaffordable housing – all renters	39.6	38,860	35.8	40,425
Unaffordable housing – renters in subsidized housing	–	–	37.1	6,570
Unaffordable housing – renters not in subsidized housing	–	–	35.6	33,855

4.4.2 'Below Housing Standards' in Winnipeg – Household Incidence by Tenure and Subsidy, Winnipeg CSD in 2016 & Winnipeg CMA in 2021 (Census)

Census year	2016 (CSD) ¹		2021 (CMA)	
Household Incidence	%	#	% ²	#
Inadequate housing – all renters	9.1	9,015	7.1	8,045
Inadequate housing – renters in subsidized housing	–	–	9.9	1,745
Inadequate housing – renters not in subsidized housing	–	–	6.6	6,300
Unsuitable housing – all renters	13.6	13,395	13.9	15,660
Unsuitable housing – renters in subsidized housing	–	–	14.0	2,470
Unsuitable housing – renters not in subsidized housing	–	–	13.9	13,195

¹ Data related to subsidies not available for Census year 2016.
² Calculated by author.

Sources:

Statistics Canada. (2023e, October 4). *Table 98-10-0259-01. Housing indicators by tenure: Canada, provinces and territories, census divisions and census subdivisions.*
<https://doi.org/10.25318/9810025901-eng>

Statistics Canada. (2023f, October 4). *Table 98-10-0241-01. Housing indicators by tenure including presence of mortgage payments and subsidized housing, household type including census family structure and period of construction: Canada, provinces and territories, census metropolitan areas and census agglomerations.* <https://doi.org/10.25318/9810024101-eng>

4.5 'Below One or More Housing Standards' in Manitoba Among Renters – Household Incidence by Geographic Region

4.5.1 'Below One or More Housing Standards' in Manitoba Among Renters – Household Incidence by Geographic Region, 2016 & 2021 (Census)

4.5.1 'Below One or More Housing Standards' in Manitoba Among Renters – Household Incidence by Geographic Region ¹ , 2016 & 2021 (Census)		
Census year	2016	2021
Household Incidence	%	%
Manitoba	54.6	48.2
Winnipeg	55.3	49.7
Brandon	42.3	36.0
Steinbach	59.2	41.0
Thompson	42.8	42.9
Portage la Prairie	43.7	38.2
Winkler	–	37.9

¹ Canada Mortgage and Housing Corporation (CMHC) has not defined census tract for these regions.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025b). *Core Housing Need (2021) – Manitoba. Core Housing Need. Full Report.* Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

Canada Mortgage and Housing Corporation (CMHC). (2025c). *Core Housing Need (2016) – Manitoba. Core Housing Need. Full Report.* Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

5. Household Income and Housing Tenure

5.1 Before-Tax Annual Household Income

5.1.1 Before-Tax Annual Household Income in Manitoba – by Tenure, 2016 & 2021 (Census and National Housing Survey)

5.1.1 Before-Tax Annual Household Income in Manitoba – by Tenure, 2016 & 2021 (Census and National Household Survey)				
Census year	2016		2021	
Income Amount	Median (\$)	Average (\$)	Median (\$)	Average (\$)
Homeowners	84,636	102,161	97,000	114,800
Renters	39,914	48,942	51,200	60,700

Source:

Canada Mortgage and Housing Corporation (CMHC). (2025k). *Population and Households (2021) - Manitoba.* Full Report. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

Canada Mortgage and Housing Corporation (CMHC). (2025l). *Population and Households (2016)- Manitoba.* Full Report. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

5.1.2 Before-Tax Annual Household Income in Winnipeg (CSD) – by Tenure, 2016 & 2021 (Census and National Housing Survey)

5.1.2 Before-Tax Annual Household Income in Winnipeg (CSD) – by Tenure, 2016 & 2021 (Census and National Household Survey)				
Census year	2016		2021	
Income Amount	Median (\$)	Average (\$)	Median (\$)	Average (\$)
Homeowners	89,957	110,264	104,000	123,900

5.1.2 Before-Tax Annual Household Income in Winnipeg (CSD) – by Tenure, 2016 & 2021 (Census and National Household Survey)				
Census year	2016		2021	
Income Amount	Median (\$)	Average (\$)	Median (\$)	Average (\$)
Renters	40,095	48,240	51,600	61,050

¹ Canada Mortgage and Housing Corporation (CMHC) has not defined the census boundary for Winnipeg.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025m). *Population and Households - Winnipeg*. Full Report. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/2680/3/Winnipeg>

Canada Mortgage and Housing Corporation (CMHC). (2025f). *Population and Households - Winnipeg*. Full Report. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/2680/3/Winnipeg>

5.2 Housing Tenure in Manitoba

5.2.1 Number and Percentage of Households in Manitoba – by Tenure, 2016 & 2021 (Census)

5.2.1 Number and Percentage of Households in Manitoba – by Tenure, 2016 & 2021 (Census)				
Census year	2016		2021	
Incidence	#	%	#	%
Homeowners	336,170	68.7	349,325	67.4
Renters	140,260	28.7	156,490	30.2
Dwelling provided by the local government, First Nation or Indian band	12,620	2.6	12,240	2.4

Sources:

Statistics Canada. (2023g, November 15). *Census Profile. 2021 Census of Population*. Catalogue no. 98-316-X2021001. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

Statistics Canada. (2017, November 29). *Census Profile. 2016 Census*. Catalogue no. 98-316-X2016001. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

5.2.2 Number and Percentage of Households in Winnipeg (CSD) – by Tenure, 2016 & 2021 (Census)

5.2.2 Number and Percentage of Households in Winnipeg (CSD) – by Tenure, 2016 & 2021 (Census)

Census year	2016		2021	
	#	%	#	%
Homeowners	182,395	64.9	189,575	63.1
Renters	98,655	35.1	110,855	36.9
Dwelling provided by the local government, First Nation or Indian band	0	0	0	0

Sources:

Statistics Canada. (2023g, November 15). *Census Profile. 2021 Census of Population*. Catalogue no. 98-316-X2021001. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

Statistics Canada. (2017, November 29). *Census Profile. 2016 Census*. Catalogue no. 98-316-X2016001. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

6. Renting in Manitoba

6.1 Vacancy Rate

6.1.1 Vacancy Rate of Apartments in the Primary Rental Market in Manitoba by Bedroom Type and Region, October 2025 (CMHC Rental Market Survey)

6.1.1 Vacancy Rate ¹ of Apartments in the Primary Rental Market ² in Manitoba by Bedroom Type and Region ^{3,4} , October 2025 (CMHC Rental Market Survey)					
Bedroom Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Rate	%	%	%	%	%
Manitoba	3	2.8	3.0	3.2	2.9
Winnipeg	2.8	2.6	3.0	3.0	2.8
Brandon	-	2.9	1.6	1.7	1.9
Steinbach	-	0	-	-	1.9
Thompson	-	8.8	3.7	2.8	6.0
Portage la Prairie	-	6.5	9.4	8.4	8.4
Winkler	-	0	-	-	2.4

¹ A balanced vacancy rate is considered between 3% to 5% (Battaglia, 2024; Advocacy Centre for Tenants Ontario, 2021).

² The primary rental market denotes purpose-built rentals.

³ Canada Mortgage and Housing Corporation (CMHC) has not defined the census tract for each region.

⁴ Some data not available, including due to poor data quality.

Source: Canada Mortgage Housing and Corporation (CMHC). (2025n). *Manitoba — Vacancy Rates by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. CMHC Rental Market Survey. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

6.1.2 Vacancy Rate of Apartments in the Primary Rental Market in Manitoba by Monthly Rent Range and Region, October 2025 (CMHC Rental Market Survey)

6.1.2 Vacancy Rate ¹ of Apartments in the Primary Rental Market ² in Manitoba by Monthly Rent Range and Region ^{3,4} , October 2025 (CMHC Rental Market Survey)						
Monthly Rent Range	Less than \$750	\$750-\$999	\$1,000-\$1,249	\$1,250-\$1,499	\$1500+	Total
Rate	%	%	%	%	%	%
Manitoba	1.5	2.4	2.0	2.3	4.1	2.9
Winnipeg	1.2	2.8	1.8	2.0	3.8	2.8
Brandon	1.4	1.8	1.8	2.1	2.9	1.9
Steinbach	-	0.4	-	-	-	1.9
Thompson	-	2.4	2.1	9.7	44.5	6.0
Portage la Prairie	-	2.2	4.9	-	-	8.4
Winkler	-	-	-	-	-	2.4

¹ A balanced vacancy rate is considered between 3% to 5% (Battaglia, 2025; Advocacy Centre for Tenants Ontario, 2021).
² The primary rental market denotes purpose-built rentals.
³ Canada Mortgage and Housing Corporation (CMHC) has not defined the census boundaries for each region.
⁴ Some data not available, including due to poor data quality.

Source: Canada Mortgage Housing and Corporation (CMHC). (2025o). *Manitoba — Vacancy Rates by Rent Range by Metropolitan Areas, Census Agglomerations and Cities*. CMHC Rental Market Survey. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

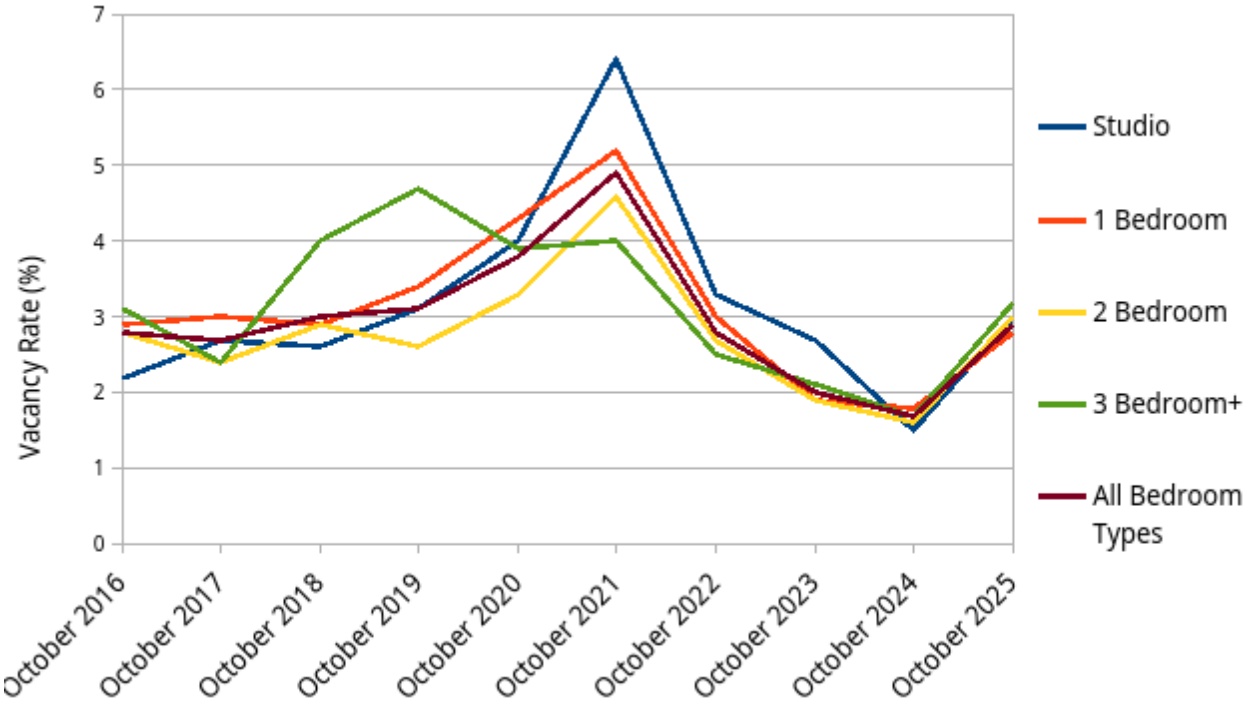
6.1.3 Historical Vacancy Rate of Apartments in the Primary Rental Market in Manitoba by Bedroom Type, 2016-2025 (CMHC Rental Market Survey)

6.1.3 Historical Vacancy Rate ¹ of Apartments in the Primary Rental Market in Manitoba ² by Bedroom Type, 2016-2025 (CMHC Rental Market Survey)					
Bedroom Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom+	Total
Rate	%	%	%	%	%
October 2016	2.2	2.9	2.8	3.1	2.8
October 2017	2.7	3.0	2.4	2.4	2.7
October 2018	2.6	2.9	2.9	4.0	3.0
October 2019	3.1	3.4	2.6	4.7	3.1

6.1.3 Historical Vacancy Rate ¹ of Apartments in the Primary Rental Market in Manitoba ² by Bedroom Type, 2016-2025 (CMHC Rental Market Survey)					
Bedroom Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom+	Total
Rate	%	%	%	%	%
October 2020	4.0	4.3	3.3	3.9	3.8
October 2021	6.4	5.2	4.6	4.0	4.9
October 2022	3.3	3.0	2.7	2.5	2.8
October 2023	2.7	1.9	1.9	2.1	2.0
October 2024	1.5	1.8	1.6	1.7	1.7
October 2025	3.0	2.8	3.0	3.2	2.9

¹ A balanced vacancy rate is considered between 3% to 5% (Battaglia, 2024; Advocacy Centre for Tenants Ontario, 2021).
² The primary rental market denotes purpose-built rentals.

6.1.3 (Graph) Historical Vacancy Rate of Apartments in the Primary Rental Market in Manitoba by Bedroom Type, 2016-2025



Source: Canada Mortgage Housing and Corporation (CMHC). (2025p). *Manitoba — Historical Vacancy Rates by Bedroom Type*. CMHC Rental Market Survey. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

6.1.4 Historical Vacancy Rate in the Primary Rental Market in Manitoba by Rent Range, 2016-2025

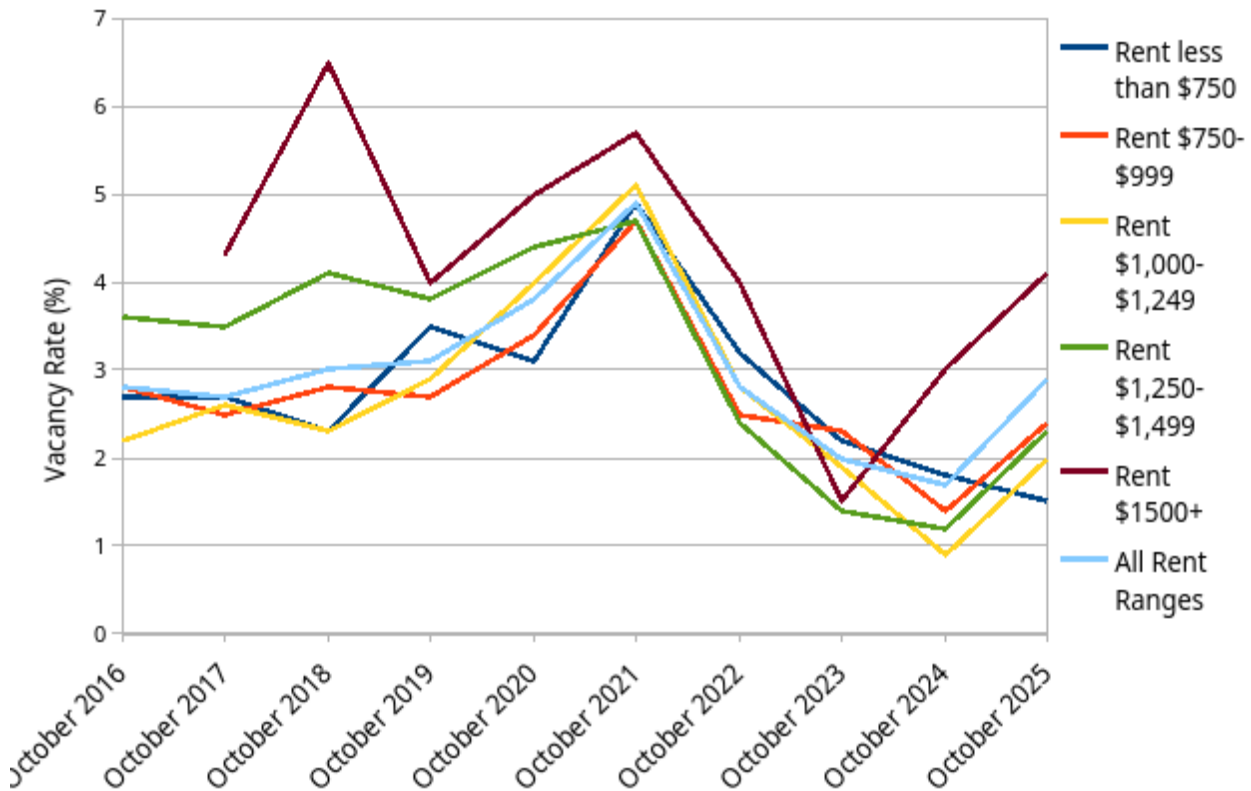
6.1.4 Historical Vacancy Rate ¹ in the Primary Rental Market in Manitoba ² by Rent Range, 2016-2025

Monthly Rent Range	Less than \$750	\$750-\$999	\$1,000-\$1,249	\$1,250-\$1,499	\$1500+	Total
Rate	%	%	%	%	%	%
October 2016	2.7	2.8	2.2	3.6	-	2.8
October 2017	2.7	2.5	2.6	3.5	4.3	2.7
October 2018	2.3	2.8	2.3	4.1	6.5	3.0
October 2019	3.5	2.7	2.9	3.8	4.0	3.1
October 2020	3.1	3.4	4.0	4.4	5.0	3.8
October 2021	4.9	4.7	5.1	4.7	5.7	4.9
October 2022	3.2	2.5	2.8	2.4	4.0	2.8
October 2023	2.2	2.3	1.9	1.4	1.5	2.0
October 2024	1.8	1.4	0.9	1.2	3.0	1.7
October 2025	1.5	2.4	2.0	2.3	4.1	2.9

¹ A balanced vacancy rate is considered between 3% to 5% (Battaglia, 2024; Advocacy Centre for Tenants Ontario, 2021).

² The primary rental market denotes purpose-built rentals.

6.1.4 (Graph) Historical Vacancy Rate in the Primary Rental Market in Manitoba by Rent Range, 2016-2025



Source: Canada Mortgage and Housing Corporation (CMHC). (2025q). *Manitoba – Historical Vacancy Rates by Rent Range*. CMHC Rental Market Survey. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

6.2 Rental Rate

6.2.1 Average and Median Monthly Rent of Apartments in the Primary Rental Market in Manitoba by Bedroom Type and Region, October 2025 (CMHC Rental Market Survey)

6.2.1 Average (Avg.) and Median (Med.) Monthly Rent of Apartments in the Primary Rental Market ¹ in Manitoba by Bedroom Type and Region ² , October 2025 (CMHC Rental Market Survey)								
Bedroom Type	Studio		1 Bedroom		2 Bedroom		3 Bedroom +	
Monthly Rent	Avg. (\$)	Med. (\$)	Avg. (\$)	Med. (\$)	Avg. (\$)	Med. (\$)	Avg. (\$)	Med. (\$)
Manitoba	903	905	1,206	1,190	1,503	1,512	1,703	1,700
Winnipeg	914	910	1,232	1,210	1,570	1,566	1,849	1,856
Brandon	652	700	810	768	1,096	1,045	1,327	1,465
Steinbach	-	-	944	950	991	950	1,402	1,400
Thompson	866	776	1,007	956	1,136	1,052	1,163	1,240
Portage la Prairie	656	685	829	800	1,257	1,200	1,359	1,425
Winkler	-	-	696	650	1,052	1,150	1,206	1,400

¹ The primary rental market denotes purpose-built rentals.
² Canada Mortgage and Housing Corporation (CMHC) has not defined the census tract for each region.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025r). *Manitoba — Average Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

Canada Mortgage and Housing Corporation (CMHC). (2025s). *Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

6.2.2. Average Asking (Listed) Rent in the Primary and Secondary Rental Market in Manitoba by Bedroom Type and Region, 2025 (Rentals.ca)

6.2.2 Average Asking (Listed) Monthly Rent in the Primary and Secondary Rental Market ¹ in Manitoba by Bedroom Type and Region ², 2025 (Rentals.ca)

Bedroom Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom
Manitoba ³	\$1,053	\$1,431	\$1,847	\$1,990
Winnipeg ⁴	-	\$1,438	\$1,874	-

¹ Includes apartments and condominiums.

² Other urban regions in Manitoba not published by Rentals.ca.

Source: Urbanation Inc & Rentals.ca Network. (2025, October). *October 2025 Rentals.ca Rent Report*. <https://rentals.ca/blog/october-2025-rentals-ca-rent-report>

6.2.3 Average Asking (Listed) Monthly Rent in Winnipeg (CMA) ¹ in the Primary and Secondary Rental Market - by Bedroom Type, 2025 ² (Statistics Canada)

Bedroom Type	Room	1 Bedroom	2 Bedroom
Winnipeg	\$600	\$1,280	\$1,640

¹ Manitoba data available for Winnipeg only

² Data is from September, 2025

Source: Statistics Canada. (2026, January 26). *Asking rent prices, by rental unit type and number of bedrooms, experimental estimates*. Table 46-10-0092-01. <https://doi.org/10.25318/4610009201-eng>

6.2.4 Annual Percentage Change of Average Monthly Rent in the Primary Rental Market in Manitoba – Historical Rates by Bedroom Type, 2016-2025

6.2.4 Annual Percentage Change of Average Monthly Rent in the Primary Rental Market in Manitoba – Historical Rates by Bedroom Type, 2016-2025

	Annual Rent Increase Guideline ²	Percentage Change of Average Monthly Rent by Bedroom Type				
		Studio	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Rate	%	%	%	%	%	%
October 2016	1.1	2.7	2.0	2.0	-	2.1
October 2017	1.5	3.8	3.9	3.8	3.3	3.5
October 2018	1.3	3.9	4.2	3.9	4.6	3.9
October 2019	2.2	4.5	3.6	3.0	4.5	3.3
October 2020	2.4	3.3	2.9	2.9	1.7	2.9
October 2021	1.6	3.2	2.6	2.7	2.7	2.6
October	0.0	2.5	1.9	1.7	2.8	1.9

6.2.4 Annual Percentage Change of Average Monthly Rent in the Primary Rental Market in Manitoba – Historical Rates by Bedroom Type, 2016-2025

	Annual Rent Increase Guideline ²	Percentage Change of Average Monthly Rent by Bedroom Type				
		Studio	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Rate	%	%	%	%	%	%
2022 ³						
October 2023 ⁴	0.0	3.1	4.1	4.1	4.0	4.0
October 2024	3.0	4.7	5.0	5.2	6.2	4.9
October 2025	1.7	2.3	1.8	2.0	1.7	2.0
Average (2016 - 2025) ⁵	1.5%	3.4%	3.2%	3.1%	3.5%	3.1%

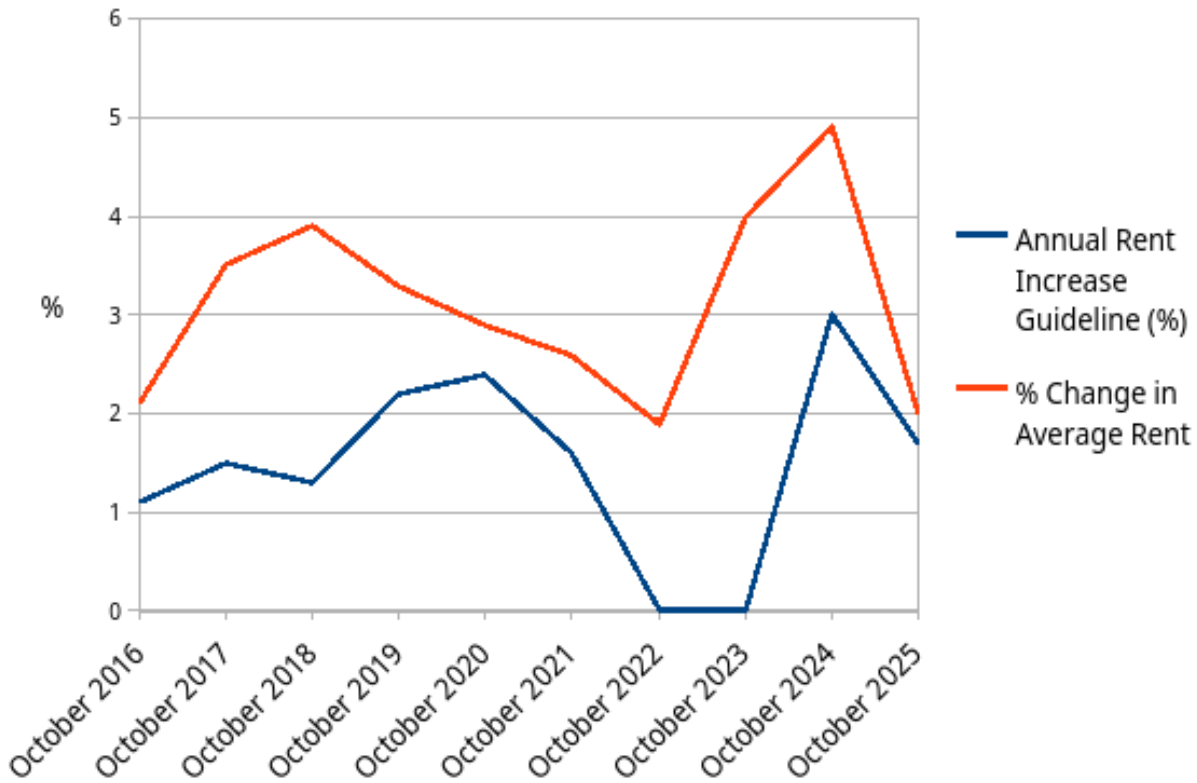
¹ The primary rental market denotes purpose-built rentals.

² The rent increase guideline is the limit to which a landlord can legally increase the rent each year for most cases. In specific circumstances rental units are exempt from this limit. For example, the limit does not apply to newer rental units (newer than 20 years), units renting more than a certain amount (as of December 2025, this amount is \$1,670/month), and when a unit has been approved for an above guideline rent increase (Residential Tenancies Branch, 2019).

^{3,4} In 2023 and 2024 the rent increase guideline was set at 0.0% due to the COVID-19 pandemic.

⁵ Calculated by author.

6.2.5 (Graph) Annual Rent Increase Guideline Versus Percentage Change in Average Rent in the Primary Rental Market in Manitoba, 2016-2025



Sources:

Canada Mortgage and Housing Corporation (CMHC) (2025t). *Manitoba — Historical % Change of Average Rents by Bedroom Type*. Housing Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/46/2/Manitoba>

Residential Tenancies Branch. (2024, August). *Rent Increase Guidelines*. Government of Manitoba. https://www.gov.mb.ca/cca/rtb/resource_list/guidelinefactsheet.pdf

6.3 Affordability of Shelter Costs

6.3.1 Affordable Monthly Shelter Costs in Manitoba by Income Category – 2020 (Census)

6.3.1 Affordable Monthly Shelter Costs in Manitoba by Income Category – 2020 (Census)					
Area Median Household Income (AMHI) ¹					\$81,000
Affordable Maximum Monthly Shelter Cost					\$2,025
Income Category	% of Total Households (2021)	% of Homeowner Households (2021)	% of Renter Households (2021)	Annual Household Income – All Tenure (2020 CAD \$)	Affordable Monthly Shelter Cost (2020 CAD \$)
Very Low-Income (20% or under of AMHI)	2.0	0.9	4.7	\$16,200 or under	Less than \$405
Low-Income (21% to 50% of AMHI)	16.1	10.0	29.8	\$16,200 - \$40,500	\$405 - \$1,013
Moderate-Income (51% to 80% of AMHI)	19.3	16.0	26.7	\$40,500 - \$64,800	\$1,013 - \$1,620
Median-Income (81% to 120% of AMHI)	22.9	23.3	22.1	\$64,800 - \$97,200	\$1,620 - \$2,430
High-Income (121% and above AMHI)	39.7	49.9	16.7	\$97,200 and above	\$2,431 and above
¹ Annual and before tax.					

Table adapted from:

Housing Assessment Resource Tools (HART). (2025c) *Income Categories and Affordable Shelter Costs, 2021*. University of British Columbia. <https://hart.ubc.ca/housing-needs-assessment-tool/>

6.3.2 Affordable Monthly Shelter Costs in Manitoba by Income Category, 2023 (Canadian Income Survey)

6.3.2 Affordable Monthly Shelter Costs in Manitoba by Income Category, 2023 (Canadian Income Survey)		
Area Median Household Income (AMHI) ¹		\$88,600
Affordable Maximum Monthly Shelter Cost		\$2,215
Income Category	Annual Household Income ² (2023 CAD \$)	Affordable Monthly Shelter Cost ³ (2023 CAD \$)
Very Low-Income (20% or under of AMHI)	\$17,720 or less	Less than \$443
Low-Income ² (21% to 50% of AMHI)	\$17,720 to \$44,300	\$443 to \$1,108

6.3.2 Affordable Monthly Shelter Costs in Manitoba by Income Category, 2023 (Canadian Income Survey)		
Area Median Household Income (AMHI) ¹		\$88,600
Affordable Maximum Monthly Shelter Cost		\$2,215
Income Category	Annual Household Income ² (2023 CAD \$)	Affordable Monthly Shelter Cost ³ (2023 CAD \$)
Moderate-Income (51% to 80% of AMHI)	\$44,300 to \$70,880	\$1,108 to \$1,772
Median-Income ² (81% to 120% of AMHI)	\$70,880 to \$106,320	\$1,772 to \$2,658
High-Income ² (121% and above AMHI)	\$106,320 and above	\$2,658 and above
¹ Annual and before-tax.		
² Calculated by author.		
³ Calculated by author.		

Source:

Canada Mortgage and Housing Corporation (CMHC). (2025u, June 22). *Real Median Household Before-tax Income (in 2023 constant dollars) for All Households, 2006 to 2023*. Real Median Total Household Income (Before Taxes), by Tenure, 2006-2023. Excel – Report. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/real-median-total-household-income-before-taxes>

6.3.3 Affordable Monthly Shelter Costs for Renters in Manitoba and Winnipeg, 2023 (Canadian Income Survey)

6.3.3 Affordable Monthly Shelter Costs for Renters in Manitoba and Winnipeg ¹ , 2023 (Canadian Income Survey)		
Income Category	Annual Median Household Income ² (2023 CAD \$)	Affordable Monthly Shelter Cost ³ (2023 CAD \$)
Manitoba Renter	\$54,000	Less than \$1,350
Winnipeg Renter	\$53,000	Less than \$1,325
¹ Other urban locations in Manitoba not published by Canada Mortgage and Housing Corporation (CMHC).		
² Before-tax.		
³ Calculated by author.		

Source: Canada Mortgage and Housing Corporation (CMHC). (June 22, 2025v). *Real Median Household Before-tax Income (in 2023 constant dollars) for Renter Households, 2006 to 2023*. Real Median Total Household Income (Before Taxes), by Tenure, 2006 – 2023. Excel – Report. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/real-median-total-household-income-before-taxes>

6.3.4 Affordability of Average Monthly Asking (Listed) Rent in the Primary and

Secondary Rental Market in Manitoba by Income Category, 2023 (Canadian Income Survey; Rentals.ca)

6.3.4 Affordability of Average Monthly Asking (Listed) Rent in the Primary and Secondary ¹ Rental Market in Manitoba by Income Category, 2023 (Canadian Income Survey; Rentals.ca)						
Income Category	Annual Household Income (2023 CAD \$)	Affordable Monthly Shelter Cost ² (2023 CAD \$)	Average Monthly Asking Rent ³ (October, 2023; 2023 CDN \$)			
			Bachelor \$824	1 Bedroom \$1,218	2 Bedroom \$1,618	3 Bedroom \$1,963
Very-Low Income (20% or under of AMHI ⁴) ⁵	\$17,720 or less	Less than \$443	Not affordable	Not affordable	Not affordable	Not affordable
Low-Income (21% to 50% of AMHI ⁴) ⁵	\$17,720 to \$44,300	\$443 to \$1,108	Affordable at \$32,960 annual income	Not affordable	Not affordable	Not affordable
Moderate-Income (51% to 80% of AMHI)	\$44,300 to \$70,880	\$1,108 to \$1,772	Affordable	Affordable at \$48,720 annual income	Affordable at \$64,720 annual income	Not affordable
Median-Income (81% to 120% of AMHI)	\$70,880 to \$106,320	\$1,772 to \$2,658	Affordable	Affordable	Affordable	Affordable at \$78,520 annual income
High-Income (121% and above AMHI)	\$106,320 and above	\$2,658 and above	Affordable	Affordable	Affordable	Affordable

¹ Includes apartments and condominiums.
² Calculated by author.
³ Affordability calculated by author.
⁴ Area Median Household Income (AMHI) (annual and before-tax).
⁵ Median Household Income was \$88,600 in Manitoba in 2023.

Sources:

Urbanation. (2023, November 10). *October 2023 Rentals.ca Report*. Rentals.ca.
<https://rentals.ca/blog/october-2023-rentals-ca-report>

Canada Mortgage and Housing Corporation (CMHC). (2025u, June 22). *Real Median Household*

Before-tax Income (in 2023 constant dollars) for All Households, 2006 to 2023. Real Median Total Household Income (Before Taxes), by Tenure, 2006-2023. Excel – Report. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/real-median-total-household-income-before-taxes>

6.3.5 Affordability of Median Rent in the Primary Rental Market in Manitoba by Income Category, 2023 (Canadian Income Survey; CMHC)

6.3.5 Affordability of Median Rent in the Primary Rental Market ¹ in Manitoba by Income Category, 2023 (Canadian Income Survey; CMHC)						
Income Category	Annual Household Income (2023 CAD \$)	Affordable Monthly Shelter Cost ² (2023 CAD \$)	Median Rent ³ (October, 2023; 2023 CDN \$)			
			Bachelor \$820	1 Bedroom \$1,059	2 Bedroom \$1,327	3+ Bedroom \$1,550
Very Low-Income (20% or under of AMHI ⁴) ⁵	\$17,720 or less	Less than \$443	Not affordable	Not affordable	Not affordable	Not affordable
Low-Income (21% to 50% of AMHI)	\$17,720 to \$44,300	\$443 to \$1,108	Affordable at \$32,800 annual income	Affordable at \$42,360 annual income	Not affordable	Not affordable
Moderate-Income (51% to 80% of AMHI)	\$44,300 to \$70,880	\$1,108 to \$1,772	Affordable	Affordable	Affordable at \$53,080 annual income	Affordable at \$62,000 annual income
Median-Income (81% to 120% of AMHI)	\$70,880 to \$106,320	\$1,772 to \$2,658	Affordable	Affordable	Affordable	Affordable
High-Income (121% and above AMHI)	\$106,320 and above	\$2,658 and above	Affordable	Affordable	Affordable	Affordable

¹ Denotes purpose-built rentals.
² Calculated by author.
³ Affordability calculated by author.
⁴ Area Median Household Income (AMHI) (annual and before-tax).
⁵ Median Household Income was \$88,600 in Manitoba in 2023.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025u, June 22). *Real Median Household Before-tax Income (in 2023 constant dollars) for All Households, 2006 to 2023*. Real Median Total Household Income (Before Taxes), by Tenure, 2006-2023. Excel – Report. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/real-median-total-household-income-before-taxes>

Canada Mortgage and Housing Corporation (CMHC). (2025s). *Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

6.3.6 Affordability of Median Rent in the Primary Rental Market in Winnipeg, 2023 – by Income Category (Canadian Income Survey; CMHC)

6.3.6 Affordability of Median Rent in the Primary Rental Market ¹ in Winnipeg, 2023 – by Income Category (Canadian Income Survey; CMHC)						
Income Category	Annual Household Income (2023 CAD \$)	Affordable Monthly Shelter Cost ² (2023 CAD \$)	Median Rent ³ (October, 2023; 2023 CDN \$)			
			Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
			\$828	\$1,080	\$1,387	\$1,723
Very Low Income (20% or under of AMHI ⁴) ⁵	\$18,380 or less	Less than \$460	Not affordable	Not affordable	Not affordable	Not affordable
Low Income (21% to 50% of AMHI)	\$18,380 to \$45,950	\$460 to \$1,149	Affordable at \$33,120 annual income	Affordable at \$43,200 annual income	Not affordable	Not affordable
Moderate Income (51% to 80% of AMHI)	\$45,950 to \$73,520	\$1,149 to \$1,838	Affordable	Affordable	Affordable at \$55,480 annual income	Affordable at \$68,920 annual income
Median Income (81% to 120% of AMHI)	\$73,520 to \$110,280	\$1,838 to \$2,757	Affordable	Affordable	Affordable	Affordable
High Income (121% and above)	\$110,280 and above	\$2,757 and above	Affordable	Affordable	Affordable	Affordable

6.3.6 Affordability of Median Rent in the Primary Rental Market ¹ in Winnipeg, 2023 – by Income Category (Canadian Income Survey; CMHC)						
Income Category	Annual Household Income (2023 CAD \$)	Affordable Monthly Shelter Cost ² (2023 CAD \$)	Median Rent ³ (October, 2023; 2023 CDN \$)			
			Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
			\$828	\$1,080	\$1,387	\$1,723
AMHI)						

¹ Denotes purpose-built rentals.
² Calculated by author.
³ Affordability calculated by author.
⁴ Area Median Household Income (AMHI) (annual and before-tax)
⁵ Median Household Income was \$91,900 in Winnipeg in 2023.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025u, June 22). *Real Median Household Before-tax Income (in 2023 constant dollars) for All Households, 2006 to 2023. Real Median Total Household Income (Before Taxes), by Tenure, 2006-2023. Excel – Report.* <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/household-characteristics/real-median-total-household-income-before-taxes>

Canada Mortgage and Housing Corporation (CMHC). (2025s). *Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities.* <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

7. Affordable Shelter Costs for Minimum Wage Worker Households in Manitoba

7.1 Affordability of Median Rent in the Primary Rental Market for Full-Time Minimum Wage Worker Households in Manitoba, 2025.

7.1 Affordability of Median Rent in the Primary Rental Market for Full-Time, Minimum Wage ¹ Worker Households in Manitoba, 2025								
Household		Income ²		Affordable Max. Monthly Shelter Cost	Affordability of Median Rent ³			
		Annual	Monthly		Studio \$905	1 Bed. \$1,190	2 Bed. \$1,512	3 Bed. \$1,700
30-hour work week	One income earner	\$24,960	\$2,080	\$624 ⁴	Not Affordable (44% of income)	Not Affordable (57% of income)	Not Affordable (73% of income)	Not Affordable (82% of income)
	Two income earners	\$49,920	\$4,160	\$1,248 ⁵	N/A	Affordable (29% of income)	Not Affordable (36% of income)	Not Affordable (41% of income)

7.1 Affordability of Median Rent in the Primary Rental Market for Full-Time, Minimum Wage ¹ Worker Households in Manitoba, 2025								
Household		Income ²		Affordable Max. Monthly Shelter Cost	Affordability of Median Rent ³			
		Annual	Monthly		Studio \$905	1 Bed. \$1,190	2 Bed. \$1,512	3 Bed. \$1,700
40-hour work week	One income earner	\$33,280	\$2,773	\$832 ⁶	Not Affordable (33% of income)	Not Affordable (43% of income)	Not Affordable (55% of income)	Not Affordable (61% of income)
	Two income earners	\$66,560	\$5,547	\$1,664	N/A	Affordable (21% of income)	Affordable (27% of income)	Not Affordable (31% of income)

¹ Minimum wage in Manitoba in 2025 (as of October 1) is \$16/hour. A full-time work week is between 30 to 40 hours.
² Calculated by author. Standard full time is between 30 to 40 hr/week, 52 weeks/year.
³ 2025 Rates
^{4,5,6} Household may be eligible for the Rent Assist benefit, which would increase the monthly income. See Section 8.4.2., “Percent of Income Needed to Cover Median Monthly Rent for Recipients of Rent Assist Who Do Not Receive Employment and Income Assistance (EIA) (2024 CDN \$).”

Sources:

Government of Manitoba. (n.d., a). Historical Summary of Minimum Wage Rates in Manitoba. <https://www.gov.mb.ca/labour/standards/history-min.html>

Canada Mortgage and Housing Corporation (CMHC). (2025s). *Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. CMHC Rental Market Survey. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

7.2 Affordability of Asking Rent in the Primary and Secondary Rental Markets for Full-Time, Minimum Wage Worker Households in Winnipeg (CMA), 2025

7.2 Affordability of Asking Rent in the Primary and Secondary Rental Markets for Full-Time, Minimum Wage ¹ Worker Households in Winnipeg (CMA), 2025						
Household		Income ²		Affordable Max. Monthly Shelter Cost	Asking Rent ³	
		Annual	Monthly		1 Bed. (\$1,280)	2 Bed. (\$1,640)
30-hour work week	One income earner	\$24,960	\$2,080	\$624 ⁴	Not Affordable (62% of income)	Not Affordable (79% of income)
	Two income earners	\$49,920	\$4,160	\$1,248 ⁵	Not Affordable (31% of income)	Not Affordable (39% of income)

40-hour work week	One income earner	\$33,280	\$2,773	\$832 ⁶	Not Affordable (46% of income)	Not Affordable (59% of income)
	Two income earners	\$66,560	\$5,547	\$1,664	Affordable (23% of income)	Affordable (30% of income)

¹ Minimum wage in Manitoba in 2025 (as of October 1) is \$16/hour.
² Calculated by author. Standard full time is between 30 to 40 hr/week, 52 weeks/year.
³ 2025 rates from September, 2025. Studio and 3 Bedroom rates not provided by Statistics Canada.
^{4,5,6} Household may be eligible for the Rent Assist benefit, which would increase the monthly income. See Section 8.4.2., “Percent of Income Needed to Cover Median Monthly Rent for Recipients of Rent Assist Who Do Not Receive Employment and Income Assistance (EIA) (2024 CDN \$).”

Sources:

Statistics Canada. (2026, January 26). *Asking rent prices, by rental unit type and number of bedrooms, experimental estimates*. Table 46-10-0092-01. <https://doi.org/10.25318/4610009201-eng>

Government of Manitoba. (n.d., a). *Historical Summary of Minimum Wage Rates in Manitoba*. <https://www.gov.mb.ca/labour/standards/history-min.html>

8. Rental Subsidies and Income Support Programs

8.1 Government of Manitoba “Affordable Housing Rental Program” Rents – Non-Profit and Private Market – 2025

The Government of Manitoba offers the Affordable Housing Rental Program targeted to lower-moderate income households whose total household income falls below an annually set program income limit. Under this program, an eligible household pays “an affordable rent based on median rents in the private market,” as captured in the below table (Housing, Addictions and Homelessness, 2025, Affordable Housing Section).

8.1 Government of Manitoba “Affordable Housing Rental Program” Rents – Non-Profit and Private Market ¹ – 2026						
2026 Affordable Housing Rental Program Income Limits	Household without children					\$70,000
	Family Household (families with children or dependants)					\$93,500
Community	Rent Rates					
		Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Winnipeg and Surrounding Areas		\$813	\$1,153	\$1,439	\$1,513	\$1,723
Southern Other Urban/ Rural	Brandon	\$663	\$860	\$1,115	\$1,282	\$1,404
	Dauphin	\$612	\$744	\$928	\$1,174	\$1,301
	Portage la	\$584	\$804	\$1,060	\$1,281	\$1,360

8.1 Government of Manitoba “Affordable Housing Rental Program” Rents – Non-Profit and Private Market ¹ – 2026						
2026 Affordable Housing Rental Program Income Limits	Household without children					\$70,000
	Family Household (families with children or dependants)					\$93,500
Community		Rent Rates				
		Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
	Prairie					
	Selkirk	\$647	\$864	\$1,019	\$1,340	\$1,360
	Steinbach	\$669	\$913	\$1,046	\$1,340	\$1,360
	Winkler	\$563	\$735	\$976	\$1,197	\$1,360
Northern Other Urban/Rural	Thompson	\$740	\$993	\$1,194	\$1,337	\$1,366
	The Pas/Flin Flon	\$561	\$767	\$1,064	\$1,174	\$1,301
	Churchill	\$596	\$778	\$977	\$1,198	\$1,347
Southern Non-Market		\$534	\$717	\$916	\$1,096	\$1,214
Northern Non-Market		\$512	\$722	\$894	\$1,043	\$1,214
¹ Includes Essential Utilities (heat, water, sewer).						

Table adapted from the Government of Manitoba, licensed under the OpenMB Information and Data Use Licence ([Manitoba.ca/OpenMB](https://www.manitoba.ca/OpenMB)).

Housing, Addictions and Homelessness. (2025). *Social Housing Rental Program Income Limits. Affordable Housing Rental Program. Rental Housing Eligibility and Program Income Limits for Private Non-profit Tenants - as of January 1, 2026*. Government of Manitoba. <https://www.gov.mb.ca/housing/progs/pil.html>

8.2 Employment and Income Assistance (EIA) and Rent Assist

Employment and Income Assistance (EIA) is a provincial welfare program that provides a financial benefit to those who “have no other way to support themselves or their families” (Government of Manitoba, n.d., d, para. 1).

The Government of Manitoba offers the Rent Assist program that provides a financial benefit to those requiring support to meet their housing costs. It is provided to eligible recipients who either receive EIA or who are low-income renters of private, non-subsidized units (Government of Manitoba, n.d.,b). For EIA recipients, Rent Assist provides a maximum benefit of 77% median market rent. For non-EIA recipients, Rent Assist provides a maximum benefit of 80% median market rent. (Government of Manitoba, n.d., e & f)

8.2.1 Total Income Support for Recipients of Employment and Income Assistance (EIA), by Recipient Category, July 2025 (Government of Manitoba)

8.2.1 Total Income Support for Recipients of Employment and Income Assistance (EIA), ¹ by Recipient Category, July 2025 (Government of Manitoba)			
Recipient Group		Total Monthly Tax-Free Income (2025 CDN\$)	Total Annual Tax-Free Income (2025 CDN\$) ²
General	One Adult – no children	\$911	\$10,932
	Two Adults – no children	\$1,388	\$16,656
	Two Adults with children	\$2,305 to \$4,222	\$27,660 to \$50,664
Single Parent (non-disabled)		\$1,150 to \$3,869	\$13,800 to \$46,428
Persons with a Disability ³	1 adult – no children	\$1,270	\$15,240
	2 adults – no children	\$1,627	\$19,524
	1 adult – with children	\$2,241 to \$4,026	\$26,892 to \$48,312
	2 adults – with children	\$2,602 to \$4,518	\$31,224 to \$54,216

¹ Provincial benefits include Employment and Income Assistance and Rent Assist. Federal Benefits may include the Goods and Services Tax credit and the Canada Child Benefit.

² Calculated by author.

³ For those living in community settings.

Source:

Government of Manitoba. (n.d.,d). Employment and Income Assistance. Department of Families. <https://www.gov.mb.ca/fs/eia/>

8.3 The Canada-Manitoba Housing Benefit (CMHB)

The Canada-Manitoba Housing Benefit (CMHB) is a financial benefit paid to certain vulnerable renters requiring help to cover their housing costs. The CMHB could be stacked onto the Rent Assist benefit giving recipients greater ability to cover their housing costs. As of 2025, it is no longer available to new applicants due to the depletion of funding from the federal government (Government of Manitoba, n.d., c).

8.4 Percentage of Income Needed to Cover Median Monthly Rent for Recipients of Employment and Income Assistance (EIA), 2025

8.4 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Employment and Income Assistance (EIA), 2025							
Benefit Group				% of Income needed to cover median monthly rent (Winnipeg) ¹			
Category		Maximum Total Monthly Tax-Free Income ² (2025 CDN \$)	Monthly Maximum Affordable Shelter Cost ³ (2025 CDN \$)	Studio \$910	1 Bedroom \$1,210	2 Bedroom \$1,566	3+ Bedroom\$ 1,856
General	1 adult – 0	\$911	\$273	100%	133%	-	-

8.4 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Employment and Income Assistance (EIA), 2025

Benefit Group				% of Income needed to cover median monthly rent (Winnipeg) ¹				
Category		Maximum Total Monthly Tax-Free Income ² (2025 CDN \$)		Monthly Maximum Affordable Shelter Cost ³ (2025 CDN \$)	Studio \$910	1 Bedroom \$1,210	2 Bedroom \$1,566	3+ Bedroom \$1,856
	children							
	2 adults – 0 children	\$1,388		\$416	-	87%	113%	-
	2 adults	1 child	\$2,305 to \$2,377	\$692 to \$713	-	-	68% to 66%	-
		2 children	\$3,014 to \$3,158	\$904 to \$947	-	-	52% to 50%	62% to 59%
		3 children	\$4,006 to \$4,222	\$1,202 to \$1,267	-	-	39% to 37%	46% to 44%
Single Parent (non-disabled)	0 children	\$1,150		\$345	79%	105%	-	-
	1 child	\$2,205 to \$2,296		\$662 to \$689	-	55% to 53%	71% to 68%	-
	2 children	\$2,918 to \$3,088		\$875 to \$926	-	-	54% to 51%	64% to 60%
	3 children	\$3,620 to \$3,869		\$1,086 to \$1,161	-	-	43% to 40%	51% to 48%
Person with a Disability ⁴	1 adult – 0 children	\$1,270		\$381	72%	95%	-	-
	2 adults – 0 children	\$1,627		\$488	-	74%	96%	-
	1 adult	1 child	\$2,382 to \$2,453	\$715 to \$736	-	51% to 49%	66% to 64%	-
		2 children	\$3,102 to \$3,246	\$931 to \$974	-	-	50% to 48%	60% to 57%
		3 children	\$3,688 to \$3,895	\$1,106 to \$1,169	-	-	42% to 40%	50% to 48%
	2 adults	1 child	\$2,602	\$781 to \$802	-	-	60% to	71% to

8.4 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Employment and Income Assistance (EIA), 2025

Benefit Group				% of Income needed to cover median monthly rent (Winnipeg) ¹			
Category		Maximum Total Monthly Tax-Free Income ² (2025 CDN \$)	Monthly Maximum Affordable Shelter Cost ³ (2025 CDN \$)	Studio \$910	1 Bedroom \$1,210	2 Bedroom \$1,566	3+ Bedroom \$1,856
		to \$2,674				59%	69%
	2 children	\$3,312 to \$3,455	\$994 to \$1,037	-	-	47% to 45%	56% to 54%
	3 children	\$4,303 to \$4,518	\$1,291 to \$1,1355	-	-	-	43% to 41%

¹ Calculated by author using 2025 median rent rates for Winnipeg. This is an estimate only as the amount of the benefit and the appropriate bedroom type depends on many factors, including those related to Canada's National Occupancy Standards regarding, among other factors, the number, age and gender of children.

² Provincial benefits include Employment and Income Assistance and Rent Assist. Federal Benefits may include the Goods and Services Tax credit and the Canada Child Benefit.

³ Calculated by author.

⁴ For those living in community settings.

Sources:

Canada Mortgage and Housing Corporation (CMHC). (2025s). Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

Government of Manitoba. (n.d., d). Employment and Income Assistance. Department of Families. <https://www.gov.mb.ca/fs/eia/>

8.5 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Rent Assist Who Do Not Receive Employment and Income Assistance (EIA) (2025 CDN \$)

8.5 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Rent Assist Who Do Not Receive Employment and Income Assistance (EIA) (2025 CDN \$)

Benefit Group					% of Income needed to cover median monthly rent (Winnipeg) ¹			
Annual Household Income ²	Monthly Rent Assist Amount	Monthly income with Rent Assist	Affordable Monthly Shelter Cost	Studio \$910	1 Bedroom \$1,210	2 Bedroom \$1,566	3+ Bedroom \$1,856	
1 adult, no children	\$10,000	\$452	\$1,285	\$386	71%	94%	-	-
	\$15,000	\$327	\$1,577	\$473	58%	77%	-	-
	\$20,000	\$202	\$1,869	\$561	49%	65%	-	-
	\$25,000	\$77	\$2,160	\$648	42%	56%	-	-
	\$30,000	Ineligible	-	-	-	-	-	-
	\$35,000	Ineligible	-	-	-	-	-	-
	\$40,000	Ineligible	-	-	-	-	-	-
2 adults, no children	\$10,000	\$669	\$1,502	\$451	-	81%	104%	-
	\$15,000	\$544	\$1,794	\$538	-	67%	87%	-
	\$20,000	\$419	\$2,086	\$626	-	58%	75%	-
	\$25,000	\$294	\$2,377	\$713	-	51%	66%	-
	\$30,000	\$169	\$2,669	\$801	-	45%	59%	-
	\$35,000	\$44.01	\$2,961	\$888	-	41%	53%	-
	\$40,000	Ineligible	-	-	-	-	-	-
1 adult, 1 child	\$10,000	\$935	\$1,768	\$531	-	-	89%	105%
	\$15,000	\$810	\$2,060	\$618	-	-	76%	90%
	\$20,000	\$685	\$2,352	\$706	-	-	67%	79%
	\$25,000	\$560	\$2,643	\$793	-	-	59%	70%
	\$30,000	\$435	\$2,935	\$881	-	-	53%	63%
	\$35,000	\$310	\$3,227	\$968	-	-	49%	58%
	\$40,000	\$185	\$3,518	\$1,056	-	-	45%	53%
1 adult, 2 children	\$10,000	\$935	\$1,768	\$531	-	-	89%	105%
	\$15,000	\$810	\$2,060	\$618	-	-	76%	90%
	\$20,000	\$685	\$2,352	\$706	-	-	67%	79%
	\$25,000	\$560	\$2,643	\$793	-	-	59%	70%
	\$30,000	\$435	\$2,935	\$881	-	-	53%	63%
	\$35,000	\$310	\$3,227	\$968	-	-	49%	58%
	\$40,000	\$185	\$3,518	\$1,056	-	-	45%	53%
2 adults, 1 child	\$10,000	\$935	\$1,768	\$531	-	-	89%	105%
	\$15,000	\$810	\$2,060	\$618	-	-	76%	90%
	\$20,000	\$685	\$2,352	\$706	-	-	67%	79%
	\$25,000	\$560	\$2,643	\$793	-	-	59%	70%
	\$30,000	\$435	\$2,935	\$881	-	-	53%	63%
	\$35,000	\$310	\$3,227	\$968	-	-	49%	58%

8.5 Percent of Income Needed to Cover Median Monthly Rent for Recipients of Rent Assist Who Do Not Receive Employment and Income Assistance (EIA) (2025 CDN \$)								
Benefit Group					% of Income needed to cover median monthly rent (Winnipeg) ¹			
Annual Household Income ²	Monthly Rent Assist Amount	Monthly income with Rent Assist	Affordable Monthly Shelter Cost	Studio \$910	1 Bedroom \$1,210	2 Bedroom \$1,566	3+ Bedroom \$1,856	
	\$40,000	\$185	\$3,518	\$1,056	-	-	45%	53%
2 adults, 2 children	\$10,000	\$935	\$1,768	\$531	-	-	89%	105%
	\$15,000	\$810	\$2,060	\$618	-	-	76%	90%
	\$20,000	\$685	\$2,352	\$706	-	-	67%	79%
	\$25,000	\$560	\$2,643	\$793	-	-	59%	70%
	\$30,000	\$435	\$2,935	\$881	-	-	53%	63%
	\$35,000	\$310	\$3,227	\$968	-	-	49%	58%
	\$40,000	\$185	\$3,518	\$1,056	-	-	45%	53%
2 adults, 3 children	\$10,000	\$1,210	\$2,043	\$613	-	-	-	91%
	\$15,000	\$1,085	\$2,335	\$701	-	-	-	79%
	\$20,000	\$960	\$2,627	\$788	-	-	-	71%
	\$25,000	\$835	\$2,918	\$876	-	-	-	64%
	\$30,000	\$710	\$3,210	\$963	-	-	-	58%
	\$35,000	\$585	\$3,502	\$1,051	-	-	-	53%
	\$40,000	\$460	\$3,793	\$1,138	-	-	-	49%

¹ Calculated by author using 2025 median rent rates for Winnipeg.

² Estimates have been made assuming that:

- no adult in the household is receiving Employment and Income Assistance.
- no one in the household is older than 55 years of age.
- no one in the household claimed the Disability Tax credit or received Canada Pension Plan Disability (CPPD) benefits in the previous tax year.

Sources:

Government of Manitoba. (n.d., g). *Rent Assist Estimator for Manitobans not on Employment and Income Assistance*. <https://www.gov.mb.ca/fs/eia/estimator.html>

Canada Mortgage and Housing Corporation (CMHC). (2025s). *Manitoba — Median Rent by Bedroom Type by Metropolitan Areas, Census Agglomerations and Cities*. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/46/2/Manitoba>

9. Social and Affordable Rental Housing

The Manitoba Right to Housing Coalition defines social housing as non-market housing owned by either the government, a non-profit organization or a co-operative, and where rents are set at less than 30% of before-tax household income, or at social assistance rates.

The Canada Mortgage and Housing Corporation (CMHC) uses the term “social and affordable housing” to refer to all housing units with a rent that is set at any amount that is lower than market rate according to a rent determination mechanism. The mechanism could be household income, the provider’s operational cost, or a given percentage of market rent, for example. Rent is not necessarily less than 30% of before tax household income, and the ownership of the building is not relevant. This subset therefore includes subsidized housing units owned by for-profit companies in addition to those owned by government, non-profit, co-operative and faith-based housing providers. CMHC only surveys buildings where at least one unit is publicly subsidized. It does not capture non-profit, co-operative or faith-based housing providers without a public subsidy that nonetheless offer less than market rate or rent-geared-to-income rents (less than 30% of household income) (CMHC, 2023).

9.1 Number of Social and Affordable Housing Units in Manitoba - by Region (CSD), 2024 (CMHC Social and Affordable Housing Survey)

9.1 Number of Social and Affordable Housing Units in Manitoba – by Bedroom Count and Region (CSD) ¹ , 2024 (CMHC Social and Affordable Housing Survey)					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Manitoba	5,744	7,613	5,158	7,108	25,623
Winnipeg	3,987	4,272	3,980	4,171	16,410
Brandon	-	-	305	304	1,350
Steinbach	-	159	-	40	245
Thompson	-	-	-	176	252
Portage la Prairie ²	-	-	-	152	407
Winkler ³	-	-	-	92	314

¹ Some data unavailable or omitted due to poor quality.
^{2,3} Data marked as poor and “use with caution.”

Source: Canada Mortgage and Housing Corporation (CMHC). (2024b). *Number of units by census subdivision*. Table 3. Social and Affordable Housing Survey – Rental Structures Data Table. Excel – Publication. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/rental-market/social-affordable-housing-survey-rental-structures-data>

9.2 Social and Affordable Housing Units as a Percentage of the Housing Stock in Manitoba – by Region, 2024 (CMHC Social and Affordable Housing Survey)

9.2 Social and Affordable Housing Units as a Percentage of the Total Housing Stock in Manitoba ¹ – by Region (CSD), 2024 (CMHC Social and Affordable Housing Survey)	
Manitoba	4.9%
Winnipeg	5.5%
Brandon	6.4%

Steinbach	3.6%
Thompson	5.4%
Portage la Prairie ²	7.2%
Winkler ³	6.2%
¹ A rough estimate of the percentage of social and affordable housing to total housing stock is provided using the total number of private dwellings occupied as per the 2021 Census. ^{2,3} Data on number of social and affordable housing units is considered poor and “use with caution.”	

Sources: Statistics Canada. (2024b, August 2). *Census Profile, 2021 Census of Population*. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?LANG=E&GENDERlist=1,2,3&STATISTIClist=1&DGUIDlist=2021A000246&HEADERlist=0&SearchText=Manitoba>

Canada Mortgage and Housing Corporation (CMHC). (2024b). *Number of units by census subdivision*. Table 3. Social and Affordable Housing Survey – Rental Structures Data Table. Excel – Publication. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/rental-market/social-affordable-housing-survey-rental-structures-data>

9.3 Number of Social and Affordable Housing Units Supported by Manitoba Housing and Renewal Corporation (MHRC) in Manitoba, 2023 -2025

Manitoba Housing and Renewal Corporation (MHRC) supports households to have affordable rents through various programs that include MHRC-owned housing units and subsidies and supports to private housing providers (non-profit organizations, co-operatives and for-profit companies). The majority of the MHRC-owned units are rent-geared-to-income, meaning rent is set at less than 30% of before-tax household income. The below table only captures housing units supported by MHRC.

9.3 Number of Social and Affordable Housing Units Supported by Manitoba Housing and Renewal Corporation (MHRC) in Manitoba, 2023-2025				
Fiscal Year		2023-2024	2024-2025	
Total MHRC-supported units		29,450 ¹	24,750 ²	
MHRC-owned units ⁵	Total MHRC-owned units (of which majority are rent-geared-to-income ³)	16,400 ⁴	-	
	Fiscal year	2023-2024	2024-2025	
	<i>MHRC-owned and direct-managed units</i>	11,700	12,000	
	<i>MHRC-owned and third party-managed</i>	4,700	-	
Private-owned ⁶ and MHRC-supported units		13,050	-	
^{1,2} Approximation only, according to MHRC.				

³ Rent-geared-to-income means a household pays no more than 30% of before tax income on shelter costs.

⁴ Approximation only, according to MHRC.

⁵ Some data unavailable.

⁶ Private-owned includes non-profit organizations, co-operatives and for-profit companies.

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Manitoba Housing, Addictions and Homelessness. (2024, March 31). *Annual Report 2023-2024*. Government of Manitoba. <https://www.gov.mb.ca/hah/reportsexpenses/annual-report.html>

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