



SOUTHEAST

# Community Overview

# Table of Contents

Total Population	4
Age Groups	5
Mother Tongue	6
Immigrant Status	7
Visible Minority	8
Ethnic Origin	9
Highest Education Level	10
Employment Rate	11
Unemployment Rate	12
Household Total Income Groups	13
Household Size	14
Household Type	15
Population in Private Households	16
Family Type	17
Dwelling Structure Type	18
Housing Tenure	19
Average Shelter Costs	20
Median Dwelling Value	21
Population Density	22
Median Age	23
Employment by Sector	24
Employed Residents by Major Occupation Group	25

## Executive Summary

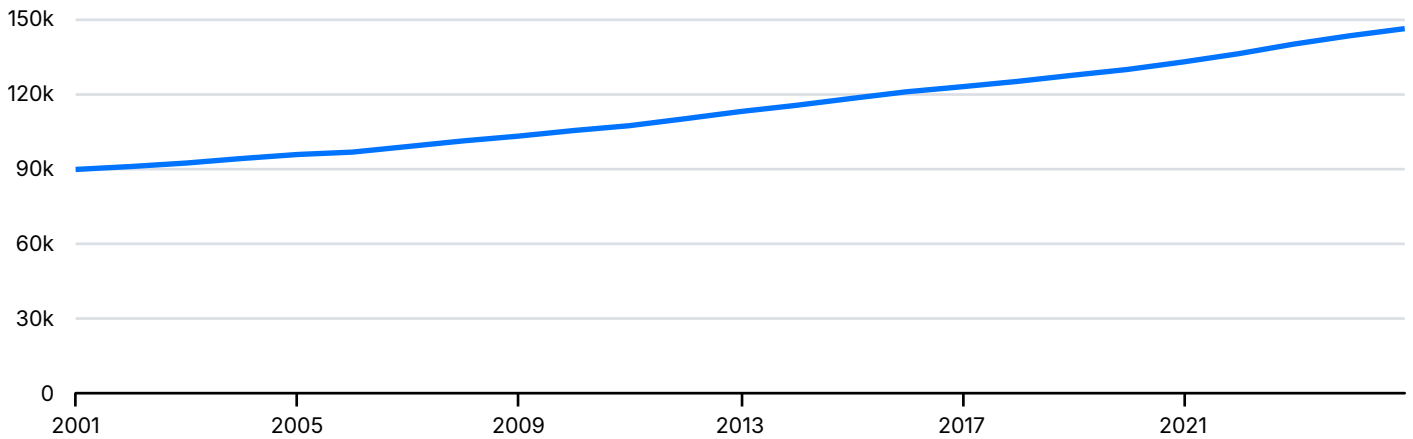
Southeast is a growing economic region whose recent profile combines sustained demographic expansion with gradual changes in age structure, household composition, and housing. Its population has risen steadily for more than two decades, reaching 145,963 in 2025, with faster five-year growth in the most recent period than earlier in the series. Growth is also visible in the population living in private households and in a modest increase in density, while the median age has edged up only slightly. Even so, the age profile shows clearer movement beneath that stability, with the strongest recent gains concentrated among older adults rather than younger cohorts.

That demographic change sits alongside a population that remains mainly non-immigrant and English-speaking but is becoming more varied in several respects. English is still the dominant mother tongue by a wide margin, yet some smaller language groups have expanded quickly while several established heritage languages have declined. Visible minority populations remain relatively modest in size overall, but growth across several groups points to broader racialized diversity, even if that growth is uneven. Household patterns also suggest a region in transition. Two-person households remain the most common, but one-person households have grown faster, and household types show fewer couple families with children alongside increases in single-person and some non-family arrangements. Family data tell a similar story, with married couples still the largest group but one-parent families rising.

Economic and housing patterns reinforce an impression of expansion with some internal shifts rather than a simple uniform trend. Employment has recovered from its 2020 low and has generally remained in the mid-60% range, while unemployment, after earlier improvement, has moved up again into 2025 and 2026. Jobs are concentrated in construction, education, health care, manufacturing, and retail, and employed residents are especially concentrated in trades and service occupations. Educational attainment shows a large base of high school and college credentials, with notable growth in degree-level qualifications. Household income has shifted upward, with stronger growth in upper-income brackets and declines in several lower-income groups. Housing remains overwhelmingly owner-occupied and detached in form, but renter households have grown faster than owners, rents have risen faster than owner shelter costs, and dwelling values have continued to climb.

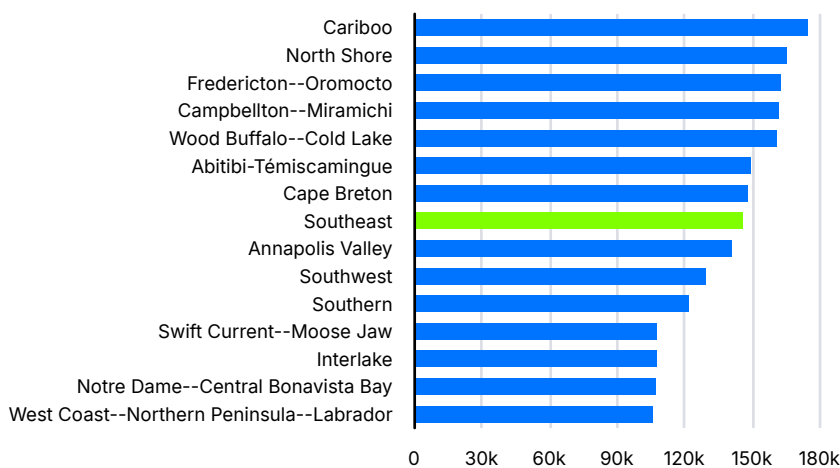
# Total Population

Southeast's population reached 145,963 in 2025, reflecting a 12.6% increase over the past five years, supporting a larger labour pool and expanding overall economic opportunities for local businesses and services.



**Figure 1.1:** Shows the total number of people living in the area. It provides the basic population benchmark used across many other indicators. (Southeast, 2001-2025)<sup>1,2</sup>

Southeast's resident count has risen steadily across the past two decades. The series runs from 89,620 people in 2001 to 145,963 people in 2025, showing sustained population growth within the reported period. Key milestones in the trend include 105,153 in 2010 and 132,568 in 2021, highlighting steady increases each census year. The five-year change figures also reflect consistent expansion: the 5-year change reported for 2025 is 12.6%, and for 2020 it was 9.9%. Compared with earlier intervals, the most recent five-year changes are larger than those recorded in the 2006–2011 window, indicating stronger momentum in later years. The data describe a long-term, incremental increase in total population for Southeast between 2001 and 2025.

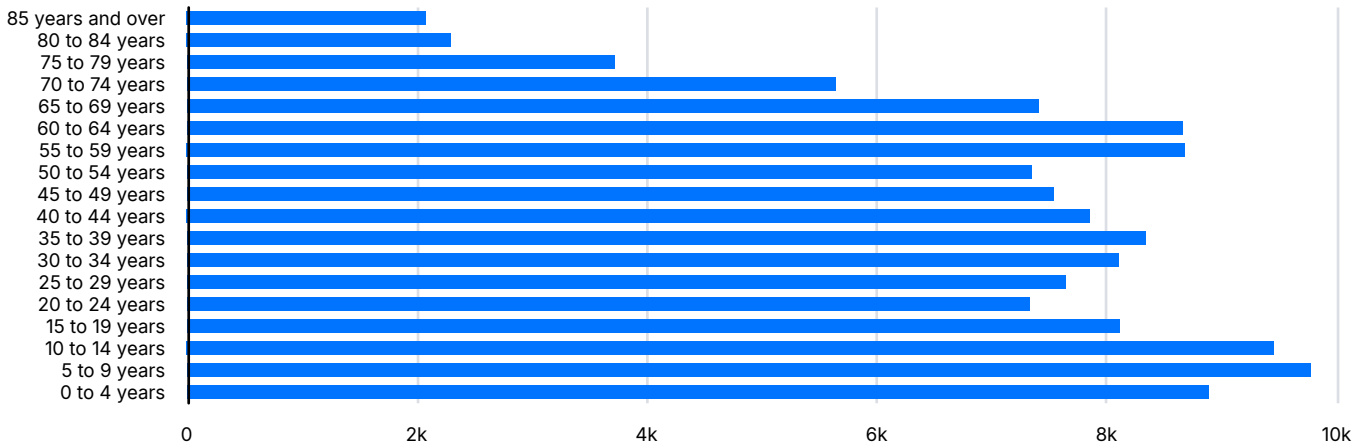


Southeast's total population has grown steadily across the census series and reached 145,963 people in 2025. The series shows an increase from 89,620 in 2001 to 145,963 in 2025. Between 2020 and 2025 the region recorded a 12.6% five-year change. Earlier counts show consistent year-to-year gains through the 2000s and 2010s. Compared with peers, Southeast is smaller than Winnipeg (855,628 in 2025) but larger than South Central (75,878). The data point to sustained population expansion within the region over the period shown.

**Figure 1.2:** Comparison of Total Population with other locations (Southeast, 2025)<sup>1,2</sup>

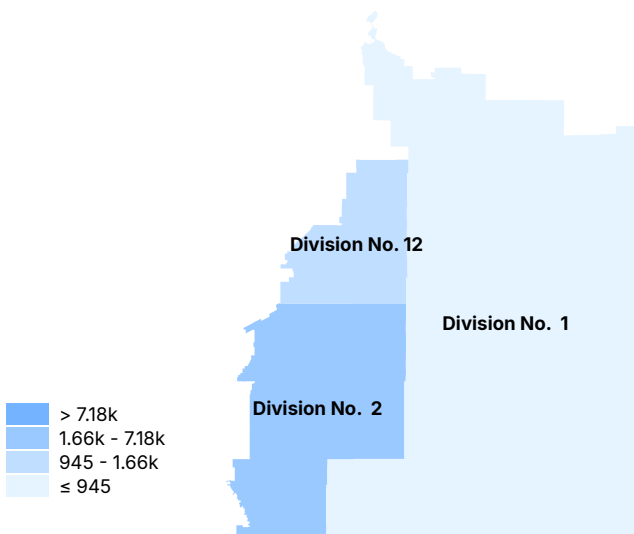
# Age Groups

The biggest age cohort in Southeast, Manitoba is children aged 5-9, numbering 9,770 in 2021, while seniors 70-74 grew fastest, up 29% to 5,640, representing a shift toward an aging population.



**Figure 2.1:** Shows how the population is distributed across age groups. It helps explain the community's age structure and stage of life profile. (Southeast, 2021)<sup>1</sup>

The age profile of Southeast shows clear cohort movement over the five years to 2021: mid- and older-adult groups grew substantially while one mid-career band declined. This points to an aging population structure within the region. Key figures: the 70 to 74 group rose to 5,640 people, a 29.2% increase, and those 65 to 69 reached 7,405 people, up 23.2%. By contrast, the 50 to 54 group fell to 7,345 people, a 12.7% decline. Younger cohorts changed less: ages 0 to 4 numbered 8,885 (+3.7%) and 15 to 19 totaled 8,110 (+0.3%). These shifts indicate recent momentum toward larger older cohorts and a relative dip in the early-50s group.

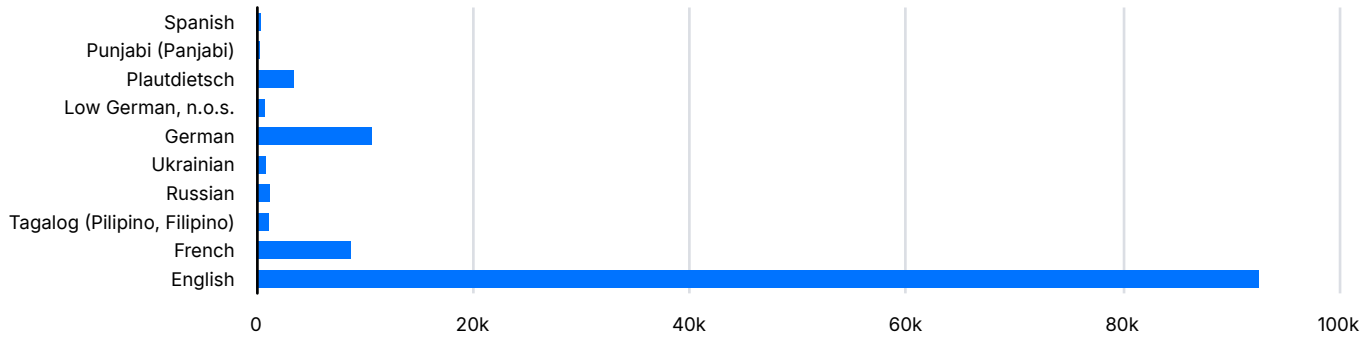


The Southeast population shows clear age-structure shifts between 2016 and 2021. Recent growth is concentrated among older adults while some mid-life brackets fell. Key figures: children 0-4 number 8,885 (+3.7%). Adults 60-64 total 8,660 (+19.2%), 65-69 7,405 (+23.2%), and 70-74 5,640 (+29.2%). The 50-54 group declined to 7,345 (-12.7%). Within the region the largest proportional gains occur at 70-74 and older cohorts, signaling an aging profile. This pattern implies growing demand for age-related services and planning.

**Figure 2.2:** Distribution of Largest Group: Age Group - 5 to 9 years (Southeast)<sup>1</sup>

# Mother Tongue

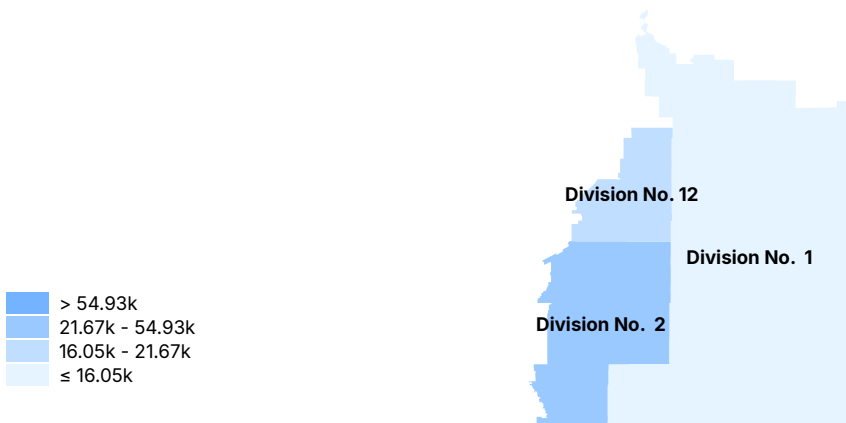
English remains the dominant mother tongue in Southeast, Manitoba, with 92,645 speakers, up 12.2% over five years; Punjabi saw the biggest growth, rising 322% to 380 speakers.



**Figure 3.1:** Shows the first language learned and still understood by residents. It helps indicate the linguistic roots of the population. (Southeast, 2021)<sup>1</sup>

The first languages spoken in Southeast show a clear majority and notable recent shifts. English is the predominant mother tongue at 92,645 people, with a 5-year increase of 12.2%. Several non-official languages grew substantially: Punjabi rose by 322.2% to 380 speakers, Spanish increased by 42.6% to 435, and Tagalog grew by 23.2% to 1,170. By contrast, some heritage languages declined: German fell 34.4% to 10,655, Ukrainian fell 22.4% to 865, and Russian fell 7.8% to 1,250. Two varieties, Low German (820) and Plautdietsch (3,450), have no five-year change reported.

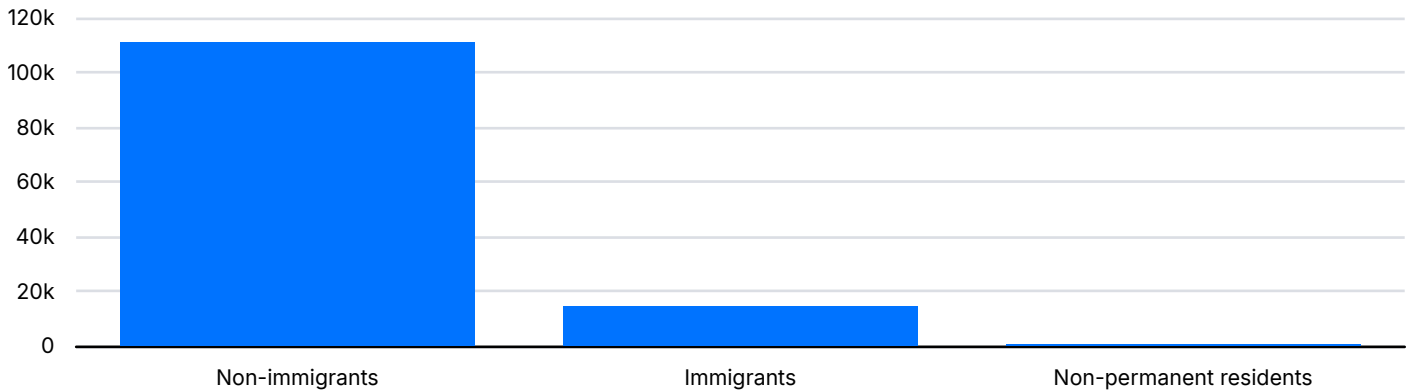
The Southeast region's mother tongue profile is dominated by English, with 92,645 residents reporting it in 2021. Several other languages are present but much smaller by count. French counts (8,745) show a five-year decline of 6.8%. German (10,655) and Plautdietsch (3,450) are locally significant; German fell by 34.4% over five years. Emerging growth is visible in smaller languages: Punjabi rose 322.2% to 380 speakers and Spanish increased 42.6% to 435. Division-level data mirror the English majority; Division No. 2 reports 54,925 English speakers, up 15.2%. These patterns show a strong English majority alongside shifting minority-language shares.



**Figure 3.2:** Distribution of Largest Group: Language - English (Southeast)<sup>1</sup>

# Immigrant Status

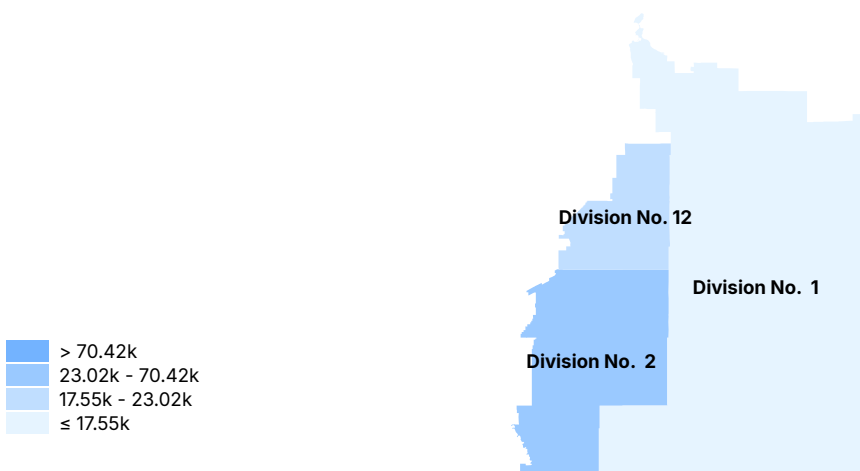
Non-immigrants remain the biggest population in Southeast, rising 10.7% to 110,990 people by 2021. In contrast, non-permanent residents dropped 30% to just 455 residents.



**Figure 4.1:** Shows whether residents are immigrants, non-permanent residents, or non-immigrants. It helps indicate the role of immigration in community growth and composition. (Southeast, 2021)<sup>1</sup>

The Southeast's population by immigrant status is dominated by residents classified as non-immigrants, with smaller immigrant and non-permanent resident groups. In 2021 there were 110,990 non-immigrants, 14,535 immigrants, and 455 non-permanent residents (people). Over the five years to 2021, non-immigrants grew by 10.7%, immigrants rose by 1.8%, and non-permanent residents declined by 30.0%. The counts show that immigrants constitute a much smaller numeric component than non-immigrants. The recent trend is stronger growth among non-immigrants while non-permanent residency fell.

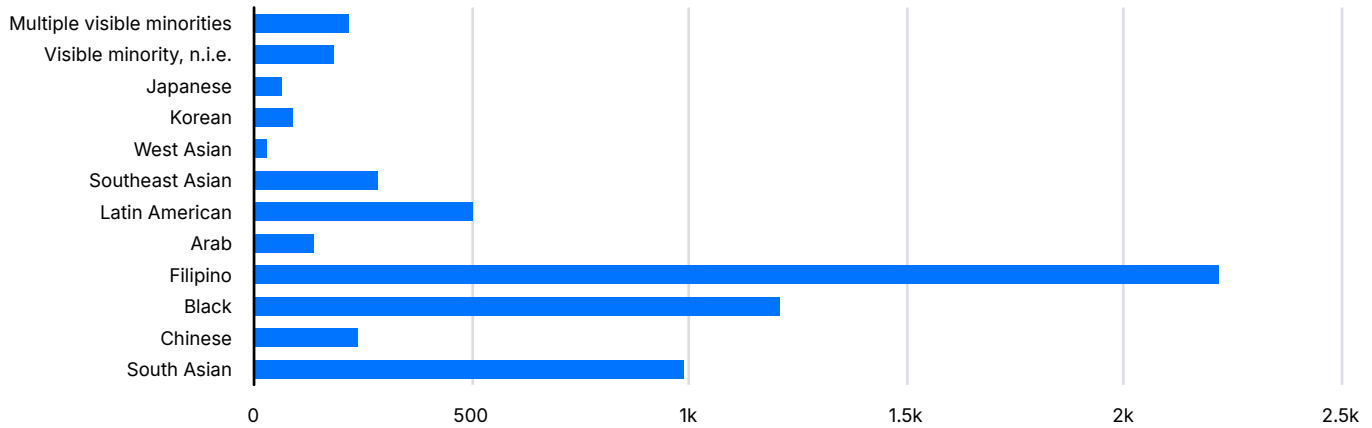
The Southeast economic region's population in private households in 2021 is mainly non-immigrants: 110,990 people, a 10.7% increase over five years. Immigrants number 14,535, up 1.8% since 2016. Non-permanent residents are 455, down 30.0%. Within the region, Division No. 2 accounts for most immigrants at 11,730 (up 5.5%), while Division No. 1 and Division No. 12 report 1,455 (down 14.7%) and 1,350 (down 7.5%) immigrants respectively. The data show recent growth concentrated among non-immigrants, modest immigrant gains overall, and a decline in non-permanent residents.



**Figure 4.2:** Distribution of Largest Group: Immigrant Status - Non-immigrants (Southeast)<sup>1</sup>

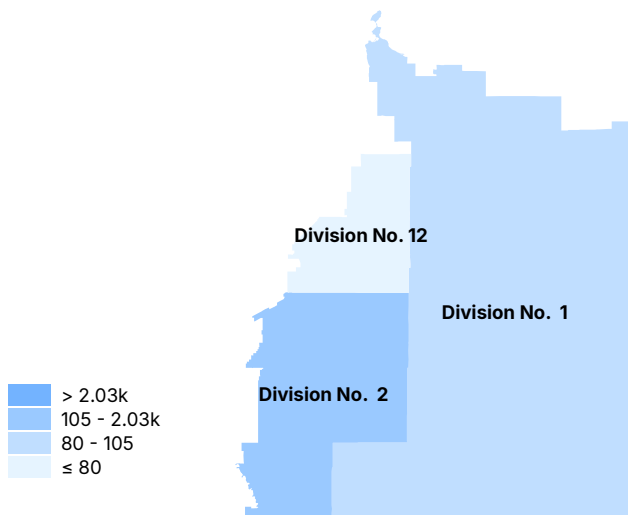
# Visible Minority

Filipino community remains the largest visible minority in Southeast, Manitoba, with 2,220 residents, a 39.6% increase since 2016; Latin American group overall grew fastest, more than doubling to 505 (+106%).



**Figure 5.1:** Shows residents who identify as belonging to visible minority groups. It helps indicate racialized population diversity in the community. (Southeast, 2021)<sup>1</sup>

The visible-minority population in Southeast is diverse and shows notable change between census periods. Counts are small-to-midsized across groups, and several groups have seen substantial five-year growth. The largest reported groups in 2021 are Filipino (2,220 people), Black (1,210) and South Asian (990). Growth over five years was strong for Latin American (+106.1%), "Visible minority, n.i.e." (+105.6%) and Arab (+86.7%), while West Asian fell by -45.5%. Patterns vary by group: some smaller populations more than doubled in percentage terms, whereas a few groups declined. The data point to rising racialized diversity in Southeast, but growth is uneven across groups.

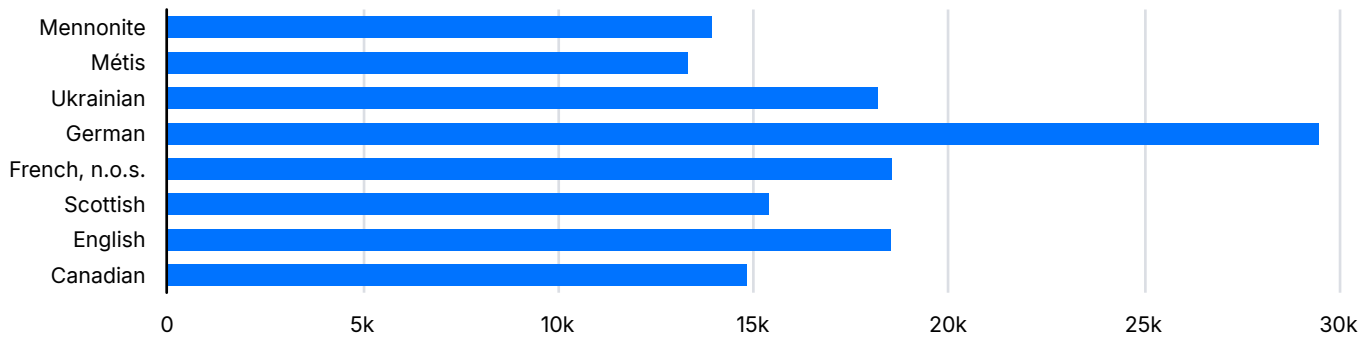


Visible minority populations in Southeast are concentrated in a few groups: Filipino (2,220), Black (1,210) and South Asian (990) residents in 2021. Several groups grew markedly over five years: Latin American +106.1%, South Asian +86.8% and Arab +86.7%; Filipino rose +39.6% and Black +39.9%. Division No. 2 accounts for much of this momentum, with large increases in South Asian (+157.3%), Filipino (+52.6%) and Black (+59.5%). These patterns show which groups and subregion are driving recent diversity changes.

**Figure 5.2:** Distribution of Largest Group: Visible Minority - Filipino (Southeast)<sup>1</sup>

# Ethnic Origin

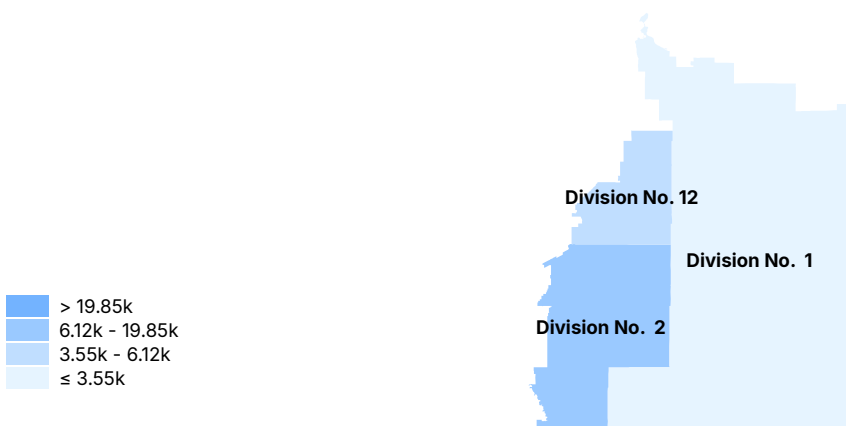
German ancestry remains the largest group in Southeast, Manitoba with 29,500 people, but it dropped 18.8% over five years; the Canadian-identified population fell even faster, down 54.7% to 14,830 according to 2021 data.



**Figure 6.1:** Shows the ethnic or cultural origins reported by residents. It helps indicate ancestry patterns and the community's cultural makeup. (Southeast, 2021)<sup>1</sup>

The Southeast's reported ethnic origins show a mix of European roots and Indigenous identification. German ancestry is the largest single origin at 29,500 people, followed by French (n.o.s.) 18,545 and English 18,535. Five-year change figures point to mixed momentum. Métis identification rose by 11.4%, while self-reported Canadian origin fell sharply (-54.7%) and German origin declined (-18.8%). Scottish (-2.1%) and Ukrainian (-3.5%) recorded smaller decreases. These shifts reflect changes in how residents report ancestry between census cycles.

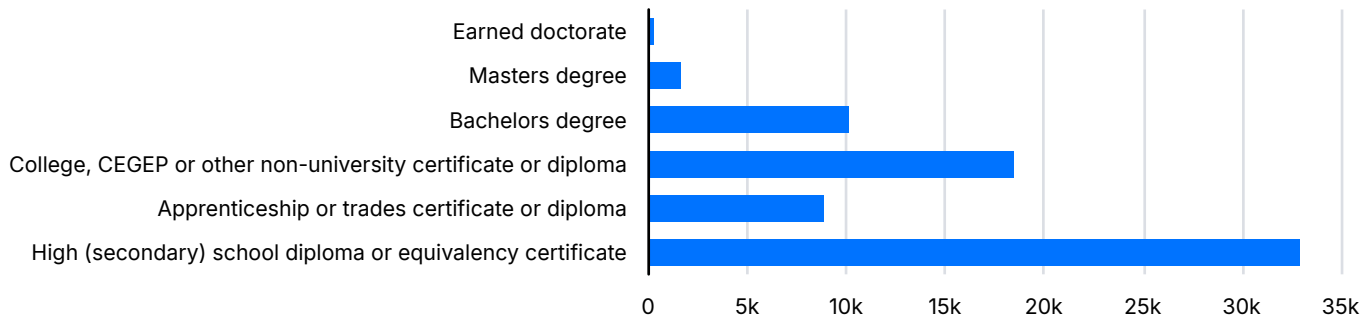
Southeast's reported ethnic origins in 2021 show a mix of large heritage groups alongside notable recent shifts. The most reported origins by count are German (29,500 people, -18.8% over five years), English (18,535, -7.1%) and French, n.o.s. (18,545, no change). Ukrainian and Canadian responses are also sizeable (18,190, -3.5% and 14,830, -54.7% respectively). Métis stands out for growth: 13,340 people, up 11.4% since 2016. Subregional data echo large declines in the "Canadian" response across divisions. These patterns point to changing self-identification within the region's population rather than shifts in absolute scale of smaller groups.



**Figure 6.2:** Distribution of Largest Group: Ethnic Origin - German (Southeast)<sup>1</sup>

# Highest Education Level

High school diplomas dominate the population in Southeast, Manitoba, with 32,935 residents in 2021, an 85% rise since 2016. This makes it the largest and fastest-growing education group, while bachelor's holders grew 48%.



**Figure 7.1:** Shows the highest level of education completed by residents. It helps indicate the overall educational profile of the population. (Southeast, 2021)<sup>1</sup>

The highest-education profile for Southeast (population aged 15+ in private households, 2021) is dominated by residents whose top credential is a high school diploma: 32,935 people hold that level. Other credential counts include 18,495 with college or non-university diplomas and 10,155 with a bachelor's degree. Five-year changes show notable upward momentum for university credentials: bachelor's +48.5% and earned doctorates +48.6%, while apprenticeship or trades certificates declined by -6.1%. College-level credentials rose by 12.3% and master's degrees by 15.9% over five years. The pattern indicates a large base of secondary graduates alongside rapid relative growth in university-level qualifications.

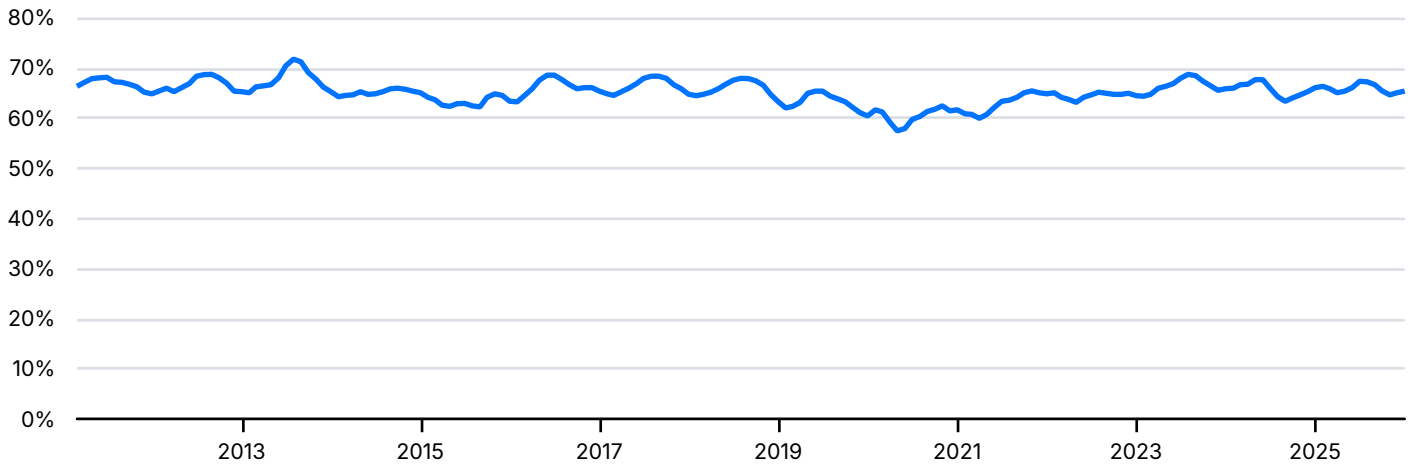
The Southeast region's most common highest credential in 2021 was a high (secondary) school diploma, with 32,935 people and a 5-year change of +85.3%. Postsecondary highlights include 18,495 people with a college or CEGEP diploma (+12.3%) and 10,155 with a bachelors degree (+48.5%), while 8,855 held apprenticeship or trades credentials (-6.1%). Within the region, Division No. 2 accounts for a large share of the high-school group (20,945 people). The data show a sizable base of secondary graduates alongside notable recent growth in degree-level attainment.



**Figure 7.2:** Distribution of Largest Group: Education Credential Ca - High (secondary) school diploma or equivalency certificate (Southeast)<sup>1</sup>

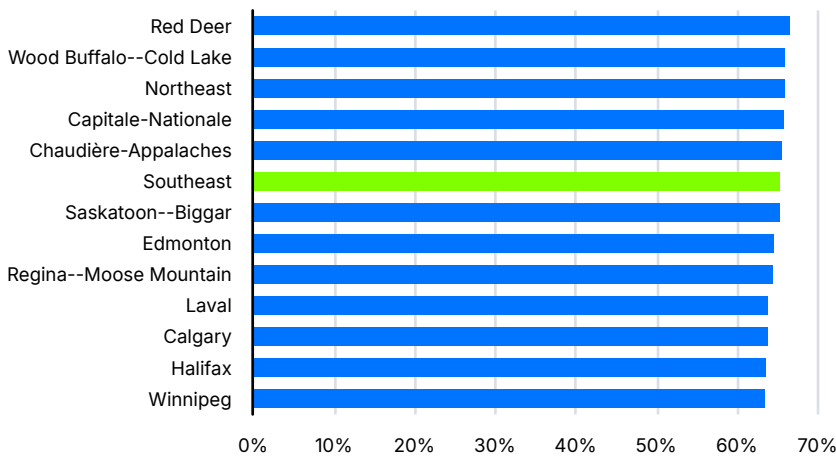
# Employment Rate

Southeast’s employment rate stands at 65 % in December 2025, a modest 0.3-point drop from the previous year after falling to 57 % in 2020.



**Figure 8.1:** Shows the share of the working-age population that is employed. It helps indicate overall labour market health and how fully local talent is being used. (Southeast, 2011-2026)<sup>1,3,4,5</sup>

The employment rate in Southeast measures the share of residents 15+ who are employed and shows notable variability over 2011–2026. Peaks occurred in mid-2013, with August 2013 at 71.7%, while the series reached its low in May 2020 at 57.4%. The period around 2014–2015 saw a multi-point decline into the low 60s. A strong rebound appears in 2021–2023; December 2021 was 65.0% (+5.9% year over year) and August 2023 reached 68.7%. After a dip through 2024, rates recovered in 2025 to about 67.3% in July and 66.6% in June. The most recent value in January 2026 is 65.3%. These patterns indicate alternating contractions and recoveries in employment participation over the record.

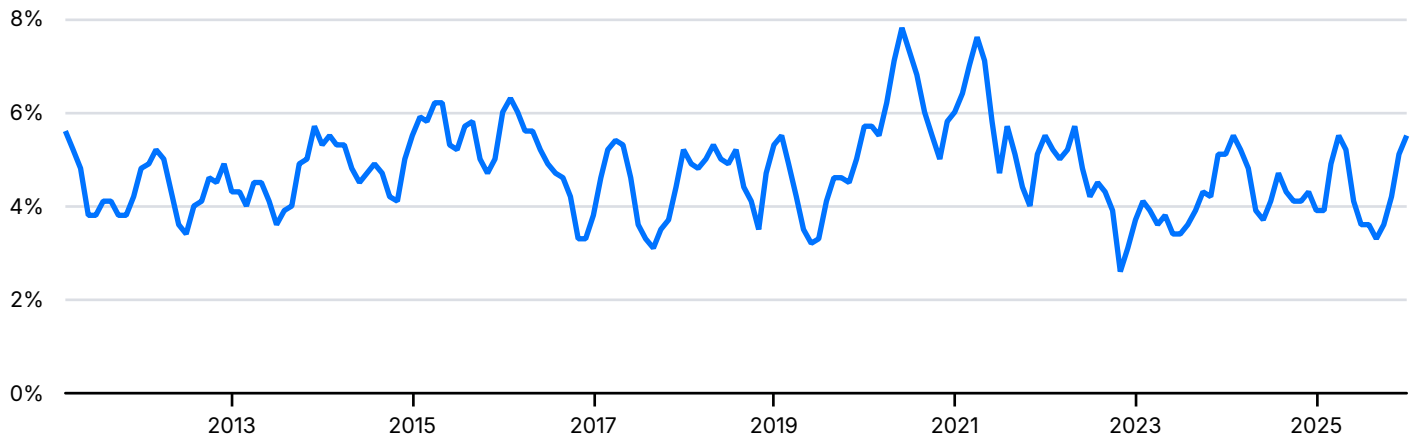


The employment rate in Southeast measures the share of residents aged 15+ who are employed. The region has spent much of the past decade in the mid-60s percentage point range. After a pandemic-era trough near 57.4% in May 2020, Southeast recovered to about 66.0% in January 2025 and was 65.3% in January 2026. Compared with nearby areas, Winnipeg was 63.4% in January 2026, Southwest 61.2%, and Interlake 56.0% in the same month. This pattern shows Southeast tracking modestly above the provincial urban centre and notably above Interlake.

**Figure 8.2:** Comparison of Employment Rate with other locations (Southeast, 2026)<sup>1,3,4,5</sup>

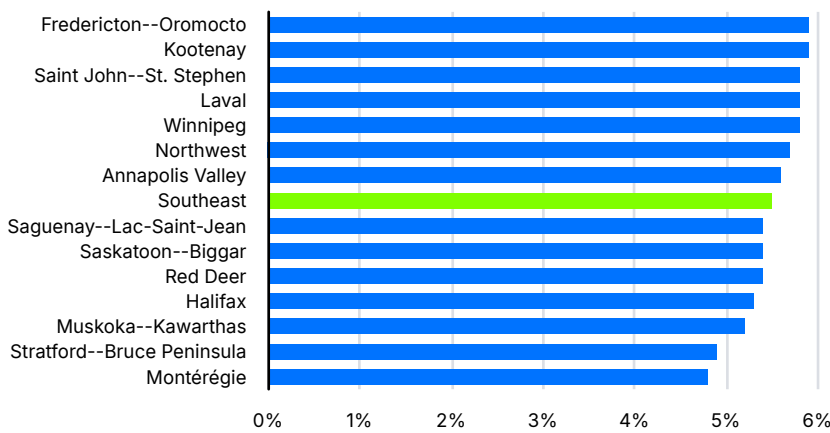
# Unemployment Rate

Southeast’s unemployment rate stands at 5.1% in December 2025, marking an 18.6% rise over the previous year, indicating a notable increase in joblessness and highlighting challenges for local businesses and residents.



**Figure 9.1:** Shows the share of the labour force that is unemployed and actively seeking work. It helps indicate labour market weakness and job search pressure. (Southeast, 2011-2026)<sup>1,3,4,5</sup>

The unemployment rate in Southeast measures the share of the labour force without work and actively seeking it. Across 2011–2026 the series shows pronounced month-to-month swings with clear episodes of higher unemployment and periods of relative low joblessness. Key points: the series reached a recent high of 7.8% in June 2020 and troughs near 3.2% (June 2019). By January 2026 the rate was 5.5%. After the 2020 peak the rate fell through 2022–2023 to lows around 3.3% and then rose again into 2024–2026, showing renewed upward movement. These fluctuations indicate alternating periods of elevated and subdued joblessness over the last decade rather than a steady trend.

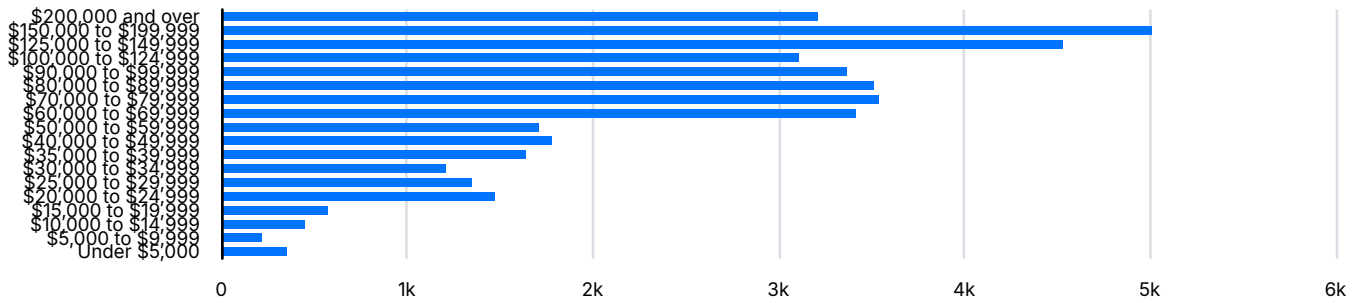


The Southeast region's unemployment rate rose to 5.5% in January 2026, up from 3.9% in January 2025. That increase is visible in the one-year change series for the region. Compared with nearby areas, Winnipeg reported 5.8% in January 2026 and Interlake 6.1% the same month, placing Southeast slightly below those regional peers.

**Figure 9.2:** Comparison of Unemployment Rate with other locations (Southeast, 2026)<sup>1,3,4,5</sup>

# Household Total Income Groups

The highest-earning households in Southeast are in the \$150-199k bracket, numbering 5,010 in 2021, while the \$200k-plus group surged 82.4% to 3,210 households, showing rapid growth among top earners overall.



**Figure 10.1:** Shows households across total income groups. It helps indicate how household incomes are distributed from lower- to higher-income ranges. (Southeast, 2021)<sup>1</sup>

The Southeast (Economic Region) household income distribution in 2021 shows concentration in middle-to-upper income bands and notable change over the preceding five years. Universe: private households. Counts are largest in \$150,000 to \$199,999 (5,010 households), \$125,000 to \$149,999 (4,530), and \$60,000 to \$69,999 (3,415). Lower bands are smaller: Under \$5,000 (355) and \$5,000 to \$9,999 (220). Five-year changes are strongest at the top: \$200,000 and over +82.4%, \$150,000–\$199,999 +51.1%, \$125,000–\$149,999 +33.8%. Several low-income bands declined, for example \$15,000–\$19,999 –52.5% and \$5,000–\$9,999 –40.5%. The pattern signals growth in higher-income households and decline in several lower-income groups between the censuses.

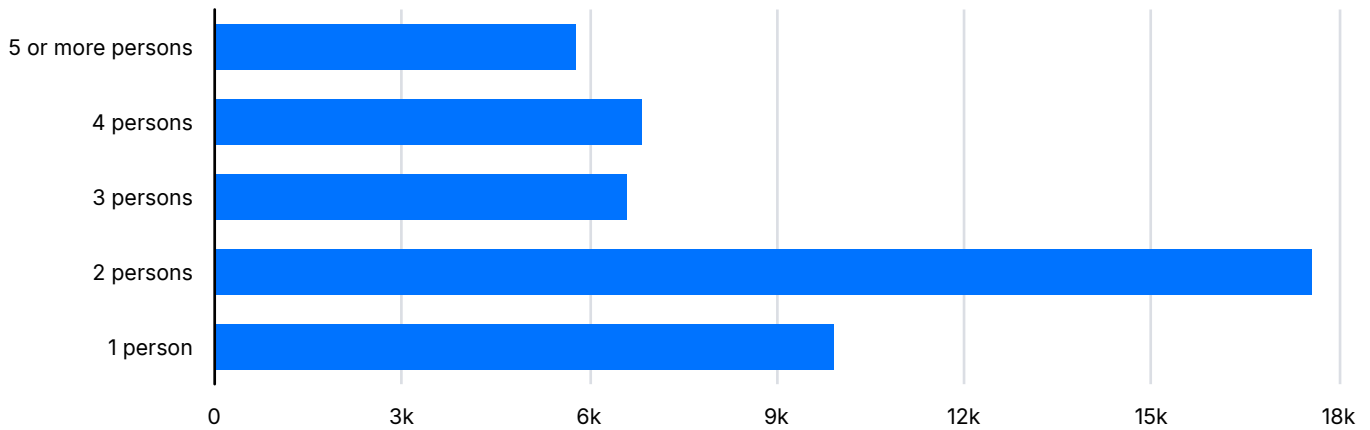
Household income in Southeast (2021) shows a clear shift toward higher brackets alongside declines at the low end. Lower-income counts fell: 355 households under \$5,000 (–22.8%) and 575 in \$15,000–\$19,999 (–52.5%). By contrast, upper-income groups grew substantially: 5,010 households in \$150,000–\$199,999 (+51.1%) and 3,210 households in \$200,000 and over (+82.4%). This pattern repeats across census divisions, where top brackets register double-digit gains while several lower brackets decline. The distribution signals a net increase in higher-income households and a simultaneous reduction in lower-income counts.



**Figure 10.2:** Distribution of Largest Group: Income Group Household - \$150,000 to \$199,999 (Southeast)<sup>1</sup>

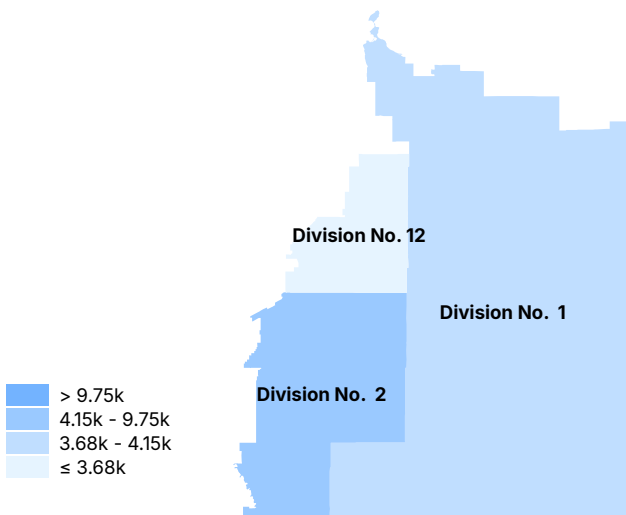
# Household Size

In Southeast Manitoba, two-person households are the most common with 17,570 in 2021, up 10.2% since 2016; single-person households grew fastest, increasing 14.6% to 9,920, overall reflecting shifting household composition.



**Figure 11.1:** Shows the number of people living in households. It helps indicate common household arrangements and likely housing needs. (Southeast, 2021)<sup>1</sup>

The Southeast economic region had 2021 counts of private households by size that show growth across all categories. Two-person households were most common at 17,570, followed by one-person households at 9,920. Households of three and four persons numbered 6,610 and 6,840 respectively, while five-or-more person households totaled 5,795. Each category rose between 2016 and 2021. One-person households grew 14.6%, five-or-more grew 10.7%, and two-person households grew 10.2%; three- and four-person households increased by 8.0% and 5.7%. These figures indicate rising household counts in every size bracket over the five-year period.

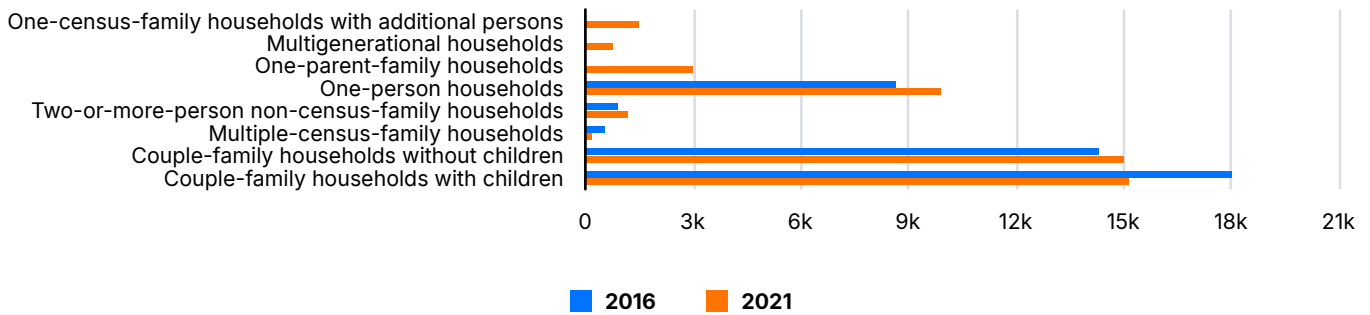


**Figure 11.2:** Distribution of Largest Group: Household Size - 2 persons (Southeast)<sup>1</sup>

Household size in Southeast (2021) shows a mix of single and multi-person households. The largest group is two-person households at 17,570 households, followed by one-person households at 9,920. Five-year change is positive across all size categories in Southeast: one-person +14.6%, two-person +10.2%, three-person +8.0%, four-person +5.7%, five-or-more +10.7%. Among descendant divisions, Division No. 2 records strong increases (one-person 5,525 households, +19.9%; two-person 9,745, +12.0%). The data indicate growth in household counts across sizes rather than declines over the five-year period.

# Household Type

Couple-family households with children remain Southeast’s largest household type at 15,155 in 2021, though they fell 15.9% since 2016, while multiple-census-family households dropped sharply to 195, a 63.9% significant decline.



**Figure 12.1:** Shows the mix of household types, including one-person, family, and non-family households. It helps indicate how residents are organized across living arrangements. (Southeast, 2016-2021)<sup>1</sup>

Southeast's private households in 2021 show a balanced mix between couple-family households with children (15,155) and those without children (15,020), alongside a sizable share of one-person households (9,920). Five-year change data highlight recent shifts: couple-family households with children fell by 15.9%, while one-person households rose by 14.6% and multiple-census-family households declined by 63.9%. Smaller categories include one-parent families (2,990), multigenerational households (770) and two-or-more-person non-census-family households (1,200), the latter up 33.3%. These figures point to changing household composition over the last five years.

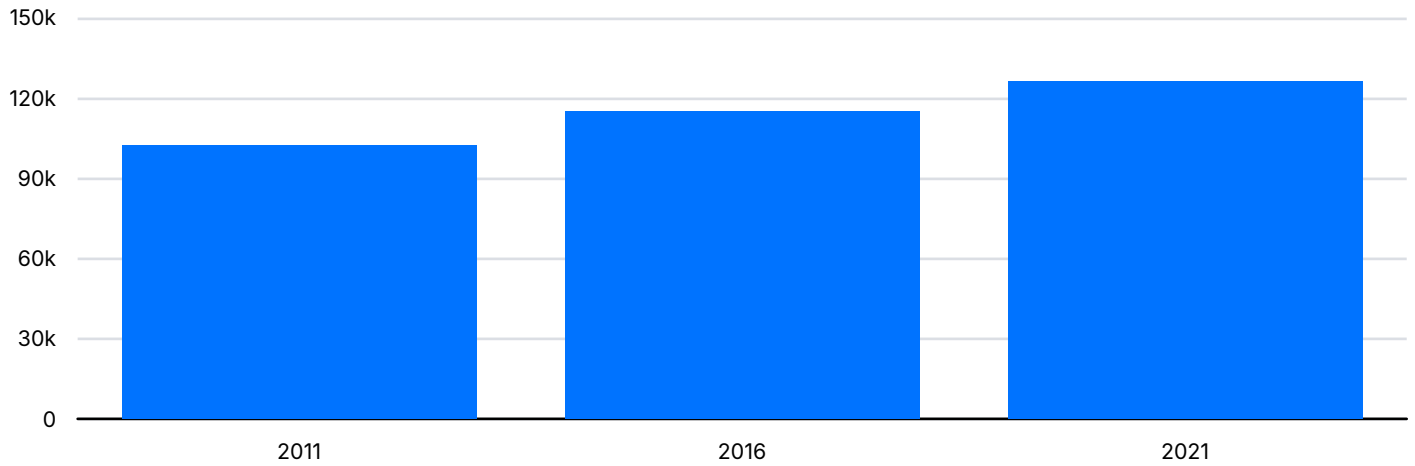
Household composition in Southeast (private households, 2021) shows a mix dominated by couple families and a large share of one-person households. The most common single categories are couple-family households with children (15,155) and without children (15,020), alongside 9,920 one-person households. Recent change over five years is uneven: one-person households rose 14.6% while couple families with children fell 15.9%. Two-or-more-person non-census-family households grew 33.3%. Multiple-census-family households are small (195) and declined sharply (-63.9%). Other household types—one-parent (2,990) and multigenerational (770)—are present in modest numbers. The pattern points to rising single-person and non-census-family arrangements amid fewer larger multi-family households.



**Figure 12.2:** Distribution of Largest Group: Household Type - Couple-family households with children (Southeast)<sup>1</sup>

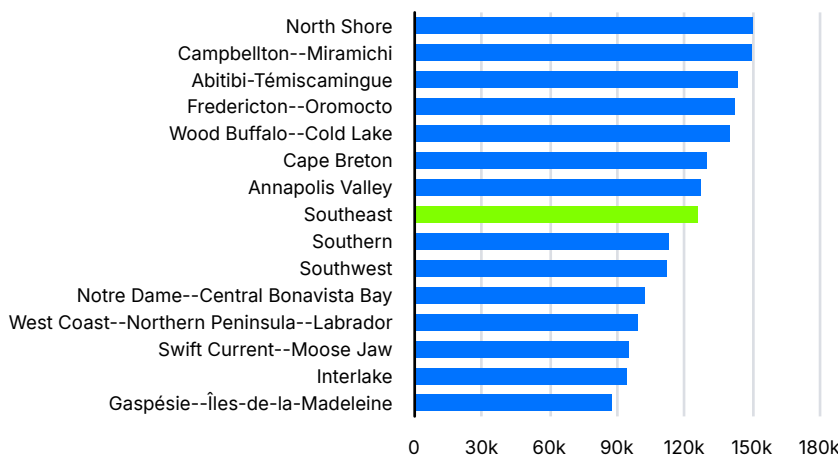
# Population in Private Households

Southeast's private-household population rose to 125,980 in 2021, marking a 9.37% increase since 2016 after earlier growth of 12.81% from 2011-2016.



**Figure 13.1:** Shows the number of people living in private households. It helps indicate how much of the population lives in standard household settings rather than collective dwellings. (Southeast, 2011-2021)<sup>1</sup>

Southeast's population living in private households has risen steadily across the three most recent census years shown. The counts track the portion of residents living in standard household settings rather than collective dwellings. In 2011 there were 102,110 people in private households. By 2016 that number increased to 115,190, a change of 12.8%. The 2021 count reached 125,980, a further increase of 9.4% from 2016. The data show continued growth but with a slower rate in the latter five-year period compared with the earlier one. This pattern reflects sustained expansion of the household population between 2011 and 2021. Overall, private-household population in Southeast grew in each census period.

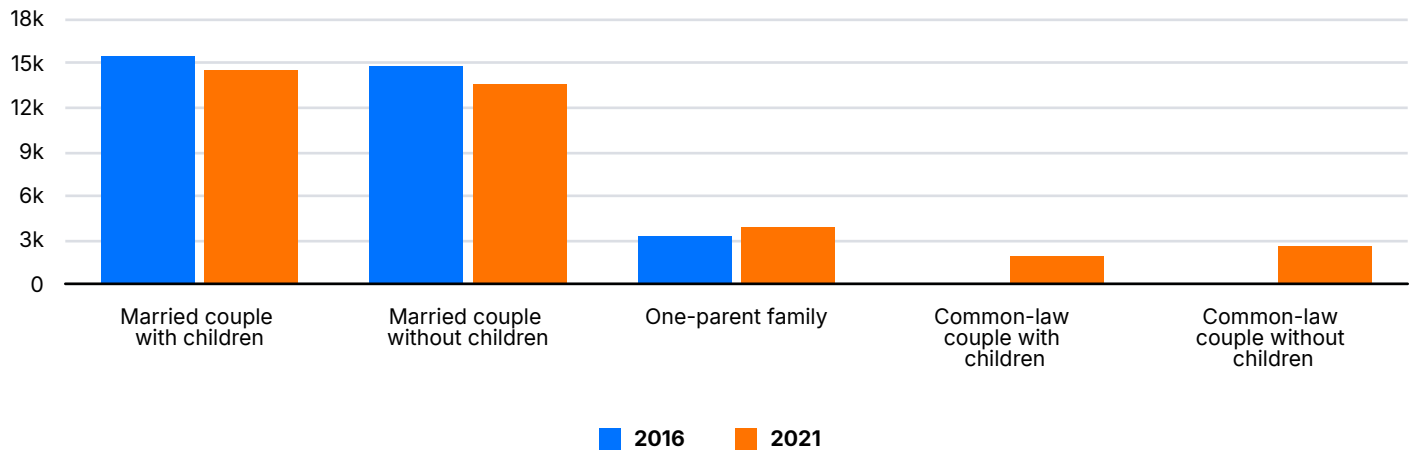


The Southeast region's population in private households has risen across the last two censuses, from 102,110 in 2011 to 125,980 in 2021. Between 2011 and 2016 it grew 12.8%, and between 2016 and 2021 it grew 9.4%. In 2021 Southeast (125,980 people) was larger than Southwest (112,250) and Interlake (94,360) but smaller than Winnipeg (740,335). The pattern shows consistent growth in household population relative to most peer regions.

**Figure 13.2:** Comparison of Population in Private Households with other locations (Southeast, 2021)<sup>1</sup>

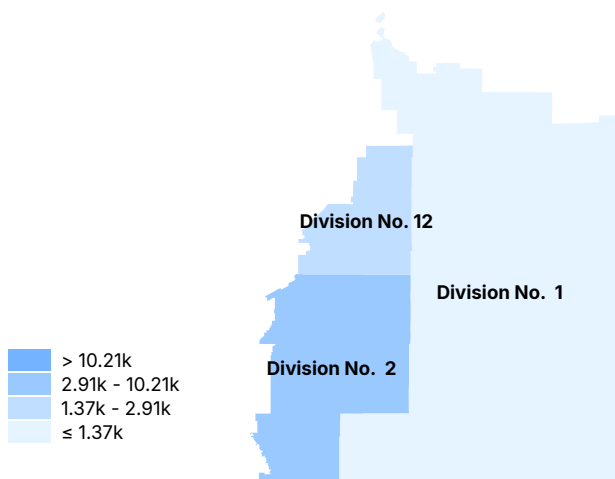
# Family Type

Married couples with children remain the largest family type in Southeast, Manitoba with 14,490 households, though down 6% since 2016, while one-parent families grew 18% to 3,820 overall in the region.



**Figure 14.1:** Shows the mix of family types, such as couple families and lone-parent families. It helps indicate the structure of family life in the community. (Southeast, 2016-2021)<sup>1</sup>

The family composition of Southeast (2021) is dominated by couple families, with married couples forming the largest groups. The dataset counts census families in private households and records notable recent changes over five years. Married couples with children number 14,490 (down 6.0% over five years), while married couples without children number 13,525 (down 8.3%). One-parent families total 3,820, up 17.7% over the same period. Common-law couples are smaller: 1,890 with children and 2,520 without children; change figures for those categories are not reported in the table. Taken together, married couple families remain the largest category, but one-parent families show the strongest short-term growth.

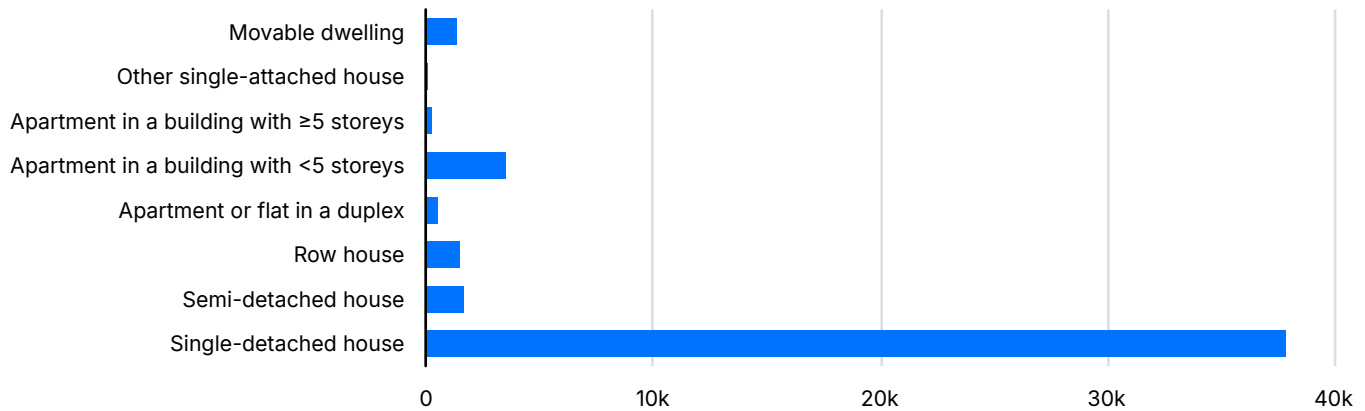


**Figure 14.2:** Distribution of Largest Group: Family Type - Married couple with children (Southeast)<sup>1</sup>

Southeast's family mix in 2021 is dominated by married couples but showing recent decline. Married couples with children numbered 14,490 (-6.0% over five years); married couples without children were 13,525 (-8.3%). One-parent families rose to 3,820 (+17.7%), a clear upward trend. Descendant divisions mirror this pattern: Division No. 2 had 10,210 married-with-children (-3.6%) and a 22.3% rise in one-parent families. The data suggest shifting family structure within the region toward more lone-parent households and fewer married-couple families.

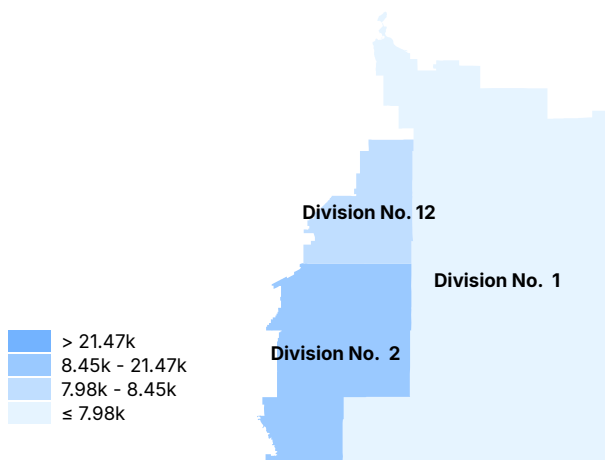
# Dwelling Structure Type

Single-detached houses remain the dominant dwelling type in Southeast, Manitoba, with 37,895 units in 2021. Row houses, though much fewer, surged 48.5% to 1,470 units, the fastest growth among types.



**Figure 15.1:** Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Southeast, 2021)<sup>1</sup>

In 2021 the Southeast region's occupied private dwelling stock remained dominated by detached housing, with a clear mix that also includes low-rise apartments, row houses and a small number of higher-rise and movable dwellings. The largest category was single-detached houses at 37,895 units (five-year change +8.3%). Apartments in buildings with fewer than five storeys numbered 3,530 units (+19.5%), while row houses reached 1,470 units (+48.5%) over the same five-year period. Structurally, single-detached homes outnumber other types by a wide margin, with semi-detached units at 1,650 (+26.0%) and movable dwellings at 1,360 (0.0%). Recent trends show strong relative growth in row houses, semi-detached and low-rise apartments, and modest declines for large apartment buildings (-1.9%) and other single-attached houses (-8.3%).

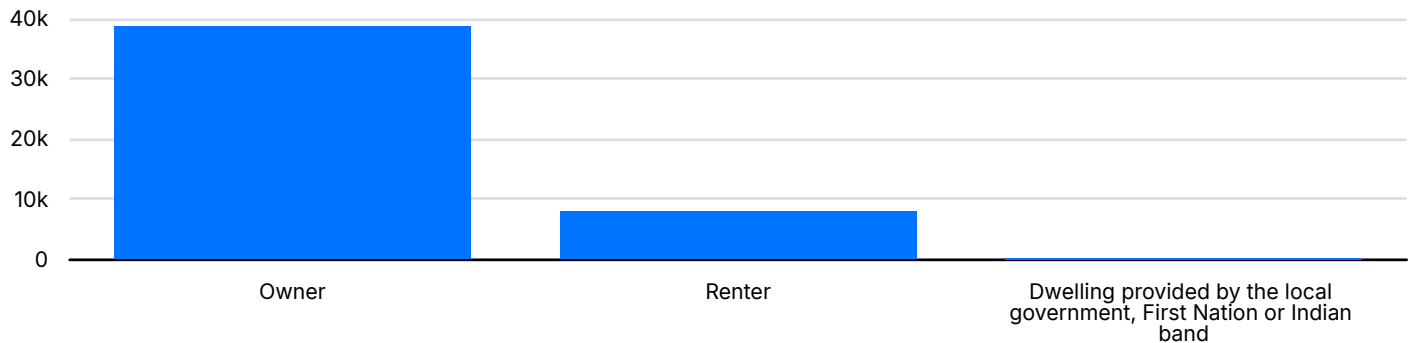


**Figure 15.2:** Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Southeast)<sup>1</sup>

Southeast's housing stock is dominated by single-detached houses, with 37,895 units in 2021. Smaller forms are present but far fewer: semi-detached 1,650 units (+25.9% over five years) and row houses 1,470 units (+48.5%). Apartments under five storeys total 3,530 units (+19.5%), while buildings with five or more storeys are minimal at 255 units (-1.9%). These patterns show a mainly low-rise residential form with rising medium-density infill in recent years.

# Housing Tenure

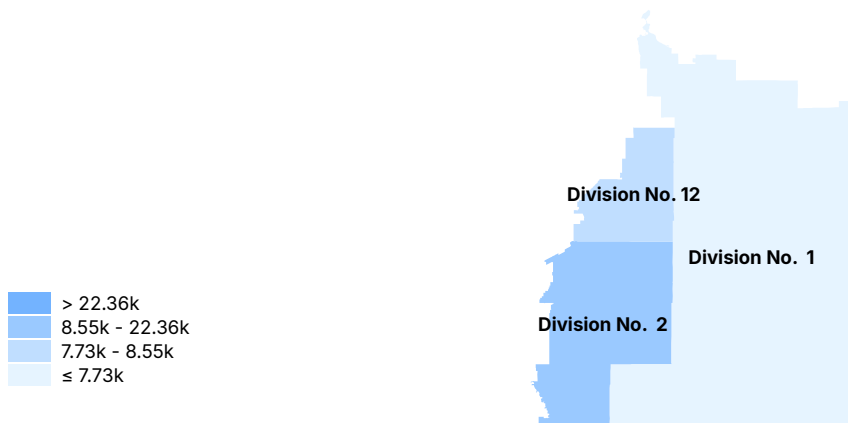
Owner households dominate Southeast, Manitoba with 38,625 homes in 2021, while renter households surged, reaching 7,935—a 19.6% rise over five years, outpacing the 8.6% growth of owners, showing strong demand for rental housing.



**Figure 16.1:** Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Southeast, 2021)<sup>1</sup>

Housing tenure in Southeast (private households) is dominated by owner-occupied dwellings, with a smaller but growing renter segment and a very small number of dwellings provided by local governments or First Nations. In 2021 there were 38,625 owner households, 7,935 renter households and 175 government- or First Nation–provided dwellings. Between censuses the owner count rose by 8.6% while renter households increased by 19.6%; government-provided dwellings declined by 16.7%. The contrasting five-year trends show faster growth among renters than owners and a sharp drop in government-provided housing within the region.

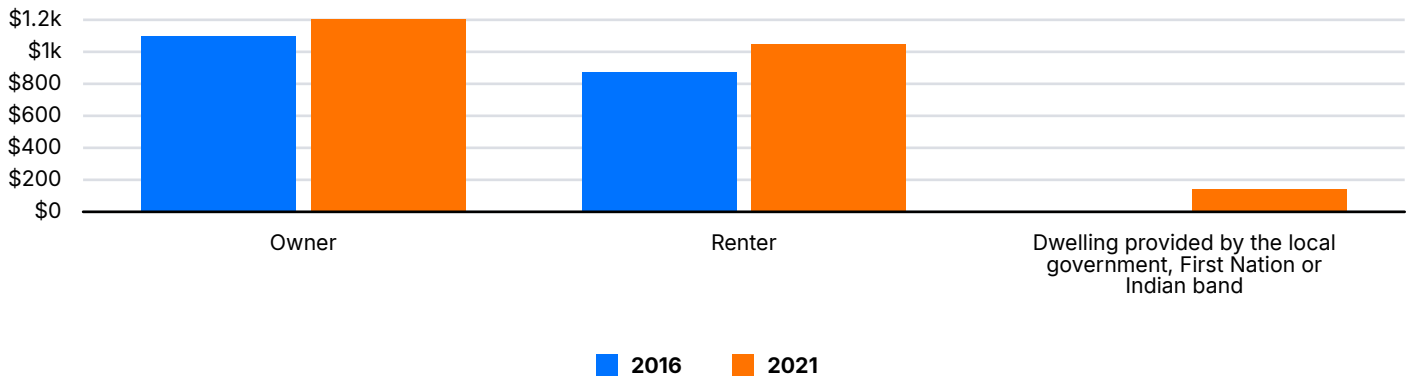
Southeast’s housing tenure mix in 2021 is dominated by owner households, with 38,625 owners recorded among private households. Renters total 7,935 and dwellings provided by local government or First Nation bands number 175. Over the five years to 2021, owner households rose by 8.6% while renter households increased by 19.6%; government-provided dwellings declined by 16.7%. Subdivision data show variation: Division No. 2 saw renter growth of 25.9% while Division No. 1 experienced a 6.8% decline in renters. The pattern points to rising rental counts alongside steady owner growth across the region.



**Figure 16.2:** Distribution of Largest Group: Housing Tenure - Owner (Southeast)<sup>1</sup>

# Average Shelter Costs

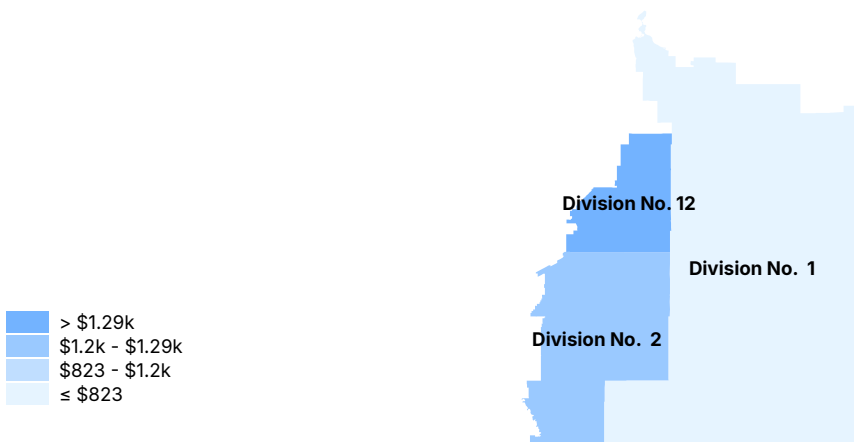
Renters in Southeast Manitoba now pay about \$1,037 monthly for shelter, a 19.9% rise since 2016, while owners pay \$1,200, up 10.2%. These figures show housing costs remain high for both groups.



**Figure 17.1:** Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Southeast, 2016-2021)<sup>1</sup>

Average monthly shelter costs in Southeast (2021) show distinct levels by tenure. Owner households reported mean shelter costs of \$1,200, while renter households reported \$1,037. Five-year change figures indicate moderate increases: owner costs rose about 10.2% and renter costs about 19.9% between censuses. A small category, dwellings provided by local government or First Nation, had an average of \$134 (no five-year change reported). These figures cover owner and tenant households in non-farm, non-reserve private dwellings.

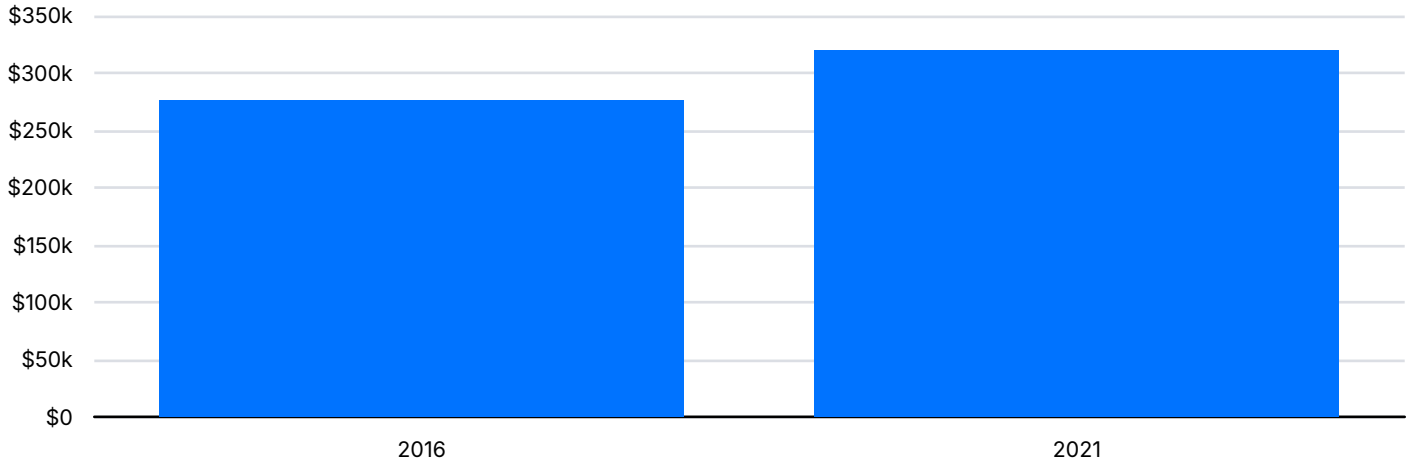
Average monthly shelter costs in Southeast (2021) show a gap between owners and renters. Owners paid \$1,200 and renters \$1,037; dwellings provided by local government or First Nation averaged \$134. Five-year change differs by tenure: owner costs rose about 10.2% while renter costs increased roughly 19.9%, indicating faster rent growth over the decade. Within the region, owner averages range from \$823 in Division No. 1 to \$1,304 in Division No. 12; renter averages follow a similar pattern. These patterns highlight internal variation and stronger recent upward pressure on rents.



**Figure 17.2:** Distribution of Largest Group: Housing Tenure - Owner (Southeast)<sup>1</sup>

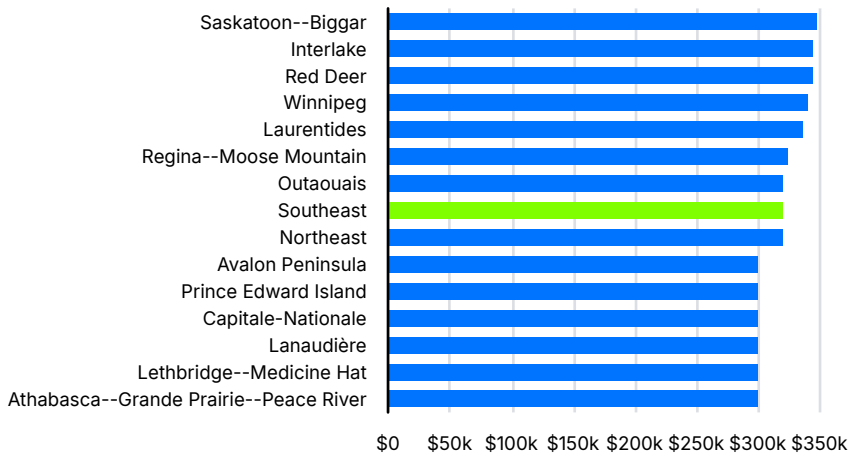
# Median Dwelling Value

The median dwelling value in Southeast Manitoba reached \$320,000 in 2021, marking a 15.8% rise from \$276,320 in 2016.



**Figure 18.1:** Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Southeast, 2016-2021)<sup>1</sup>

The median dwelling value for owner households in non-farm, non-reserve private dwellings in Southeast rose between the 2016 and 2021 censuses. This metric describes the typical price point for owned homes in the region. The median value was \$276,320 in 2016 and \$320,000 in 2021, an increase of 15.8% over the five-year period. The dataset reports these figures directly for the two census years. No additional benchmarks or subregional breakdowns are provided here, so the primary pattern available is this upward movement in the region's median dwelling value. The change signals a clear rise in the typical dwelling price in Southeast between 2016 and 2021.

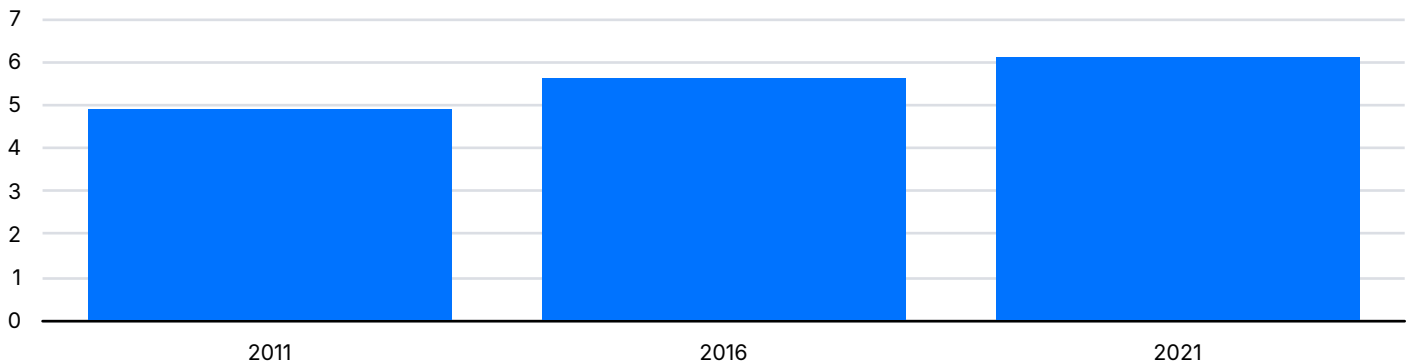


The median dwelling value in Southeast was \$320,000 in 2021, up from \$276,320 in 2016, a 15.8% five-year increase. That rise sits below the larger gains seen in South Central (2021 median \$276,000; +25.8%) but above smaller increases such as Parklands (\$160,000; +6.6%) and North (\$180,000; +0.3%). In level terms Southeast's 2021 median is below Winnipeg (\$340,000) and Interlake (\$344,000). The data show modest regional growth without extreme divergence.

**Figure 18.2:** Comparison of Median Dwelling Value with other locations (Southeast, 2021)<sup>1</sup>

# Population Density

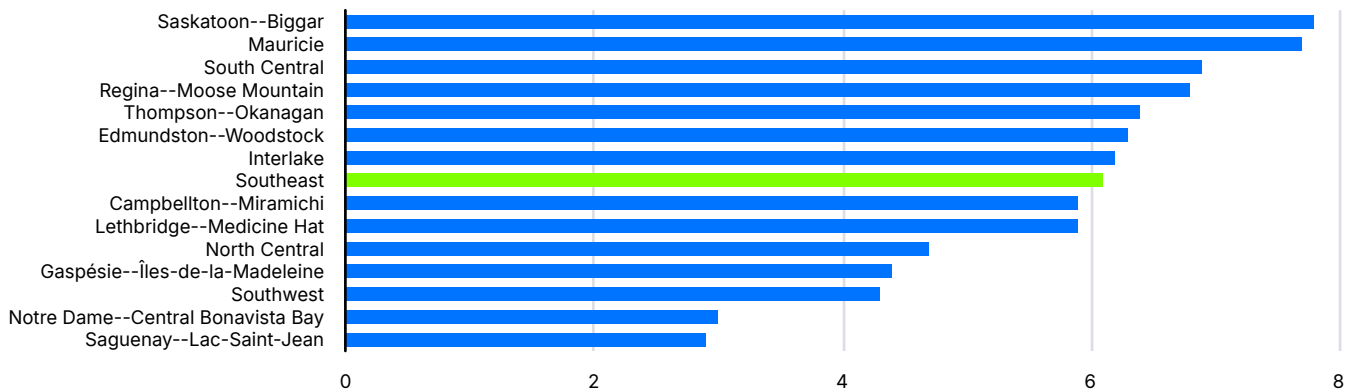
Southeast's population density rose to 6.1 people per km<sup>2</sup> in 2021, marking an 8.9% increase since 2016 and continuing significant growth from 5.6 in 2016 after a 14.3% rise since 2011.



**Figure 19.1:** Shows how many people live per unit of land area. It helps indicate how compact or spread out the population is. (Southeast, 2011-2021)<sup>1</sup>

Population density measures how many people live per square kilometre. For the Southeast economic region of Manitoba, the data show a steady increase in density across recent censuses. In 2011 density was 4.9 people/km<sup>2</sup>, rising to 5.6 people/km<sup>2</sup> in 2016 and 6.1 people/km<sup>2</sup> in 2021. The five-year growth between 2011 and 2016 was 14.3%, and between 2016 and 2021 it was 8.9%. Growth continued in each period but at a slower rate in the most recent five years. This indicates gradual densification of the region's population.

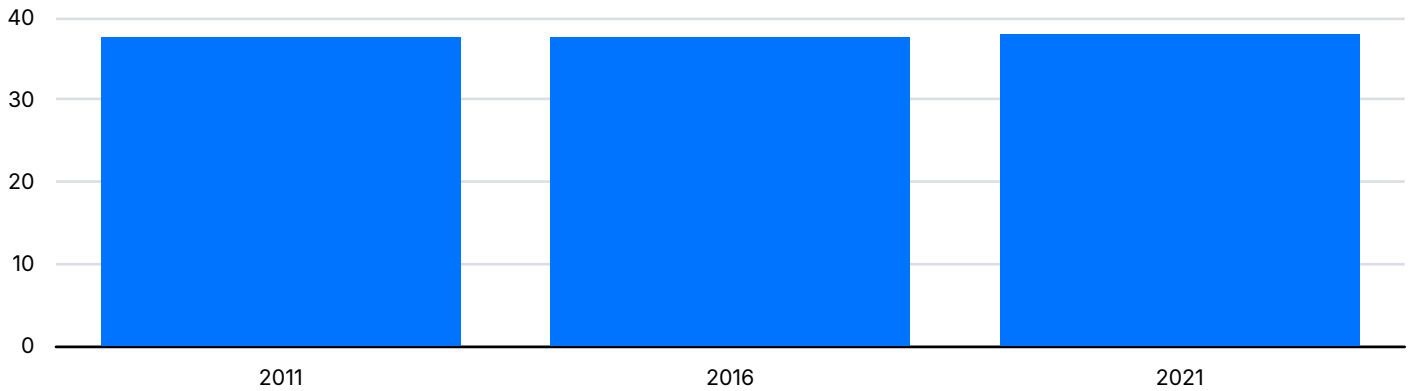
Southeast has a low population density, reflecting a sparsely populated economic region. The measure is people per km<sup>2</sup>. The region's density rose from 4.9 in 2011 to 6.1 people per km<sup>2</sup> in 2021, an increase of 8.9% between 2016 and 2021. Growth has been steady since 2011. Compared with nearby regions, Southeast in 2021 is below South Central (6.9) and Interlake (6.2), above Southwest (4.3), and far below Winnipeg (1,324.3). Parklands (1.5) and North (0.2) remain much less dense. The pattern shows modest but consistent densification relative to several peers while remaining rural in scale.



**Figure 19.2:** Comparison of Population Density with other locations (Southeast, 2021)<sup>1</sup>

# Median Age

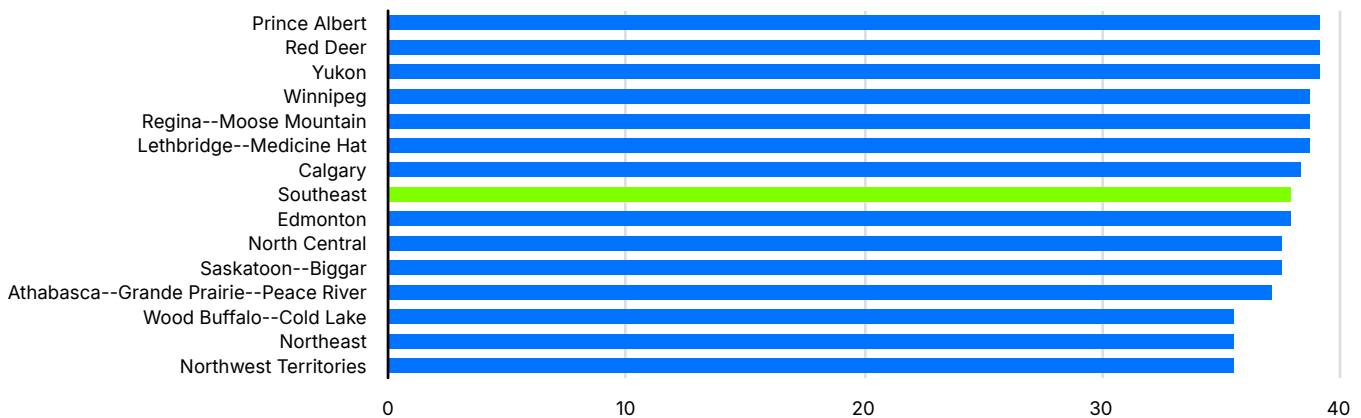
According to 2021 data, Southeast's population is aging modestly, with the median age now 38 years, up from 37.6 in 2016, reflecting a 1.06% increase over the recent five years.



**Figure 20.1:** Shows the median age of residents. It helps indicate whether the population skews younger or older at the midpoint of the age distribution. (Southeast, 2011-2021)<sup>1</sup>

The median age of residents in Southeast is a measure of the population's midpoint and is reported for census years 2011, 2016, and 2021. Recorded values show a median age of 37.6 years in both 2011 and 2016, indicating no change over that five-year interval. By 2021 the median rose to 38.0 years, a 5-year change of 1.1 percent from 2016, measured across the total population. This pattern shows recent modest aging relative to the prior interval.

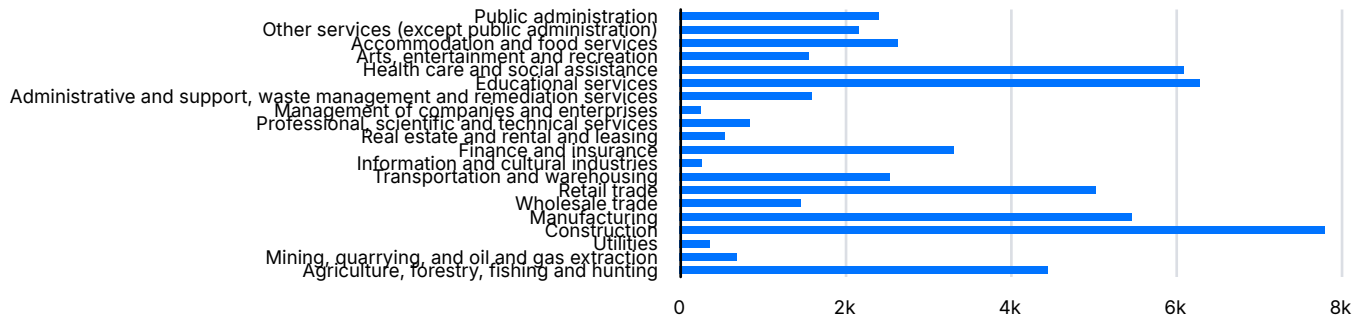
Southeast's median age measures the midpoint of its population age distribution and shows little change over the last decade. The region's median age was 37.6 years in 2011 and 2016, rising modestly to 38.0 years in 2021 (a 5-year change of 1.1%). Compared with nearby economic regions, Southeast is slightly younger than Winnipeg (38.8 years) and Southwest (39.2 years), older than South Central (35.2 years) and North (28.6 years), and notably younger than Interlake (45.2 years) and Parklands (43.6 years). The pattern indicates a stable median age with slight aging between 2016 and 2021.



**Figure 20.2:** Comparison of Median Age with other locations (Southeast, 2021)<sup>1</sup>

# Employment by Sector

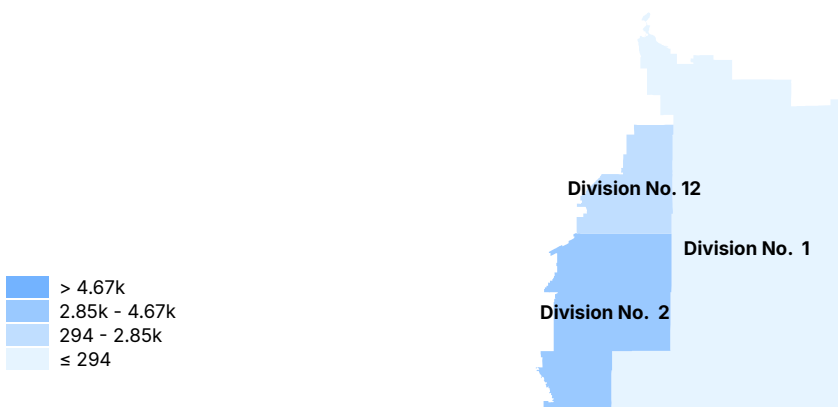
Construction dominates Southeast's job market with 7,810 positions, a modest 0.75% decline this year but an 86.5% rise over five years; wholesale trade fell 16% YoY, yet grew 43% in the same period.



**Figure 21.1:** Shows how employment is distributed across industry sectors. It helps indicate which sectors account for the largest share of local jobs. (Southeast, 2025)<sup>6,7</sup>

Employment in Southeast is concentrated in a few large sectors: Construction (7,810 people), Educational services (6,299) and Health care and social assistance (6,102) are the region's largest employers, followed by Manufacturing (5,480) and Retail trade (5,045). Recent year-to-year changes show sectoral momentum: Health care grew 11.2% and Professional, scientific and technical services rose 13.7% over one year; Manufacturing increased 4.5%. Five-year changes reveal larger structural shifts in smaller sectors, for example Utilities (+354.3%) and Finance and insurance (+200.0%). These patterns point to short-term gains in service and health-related employment alongside long-term expansion in select non-service sectors.

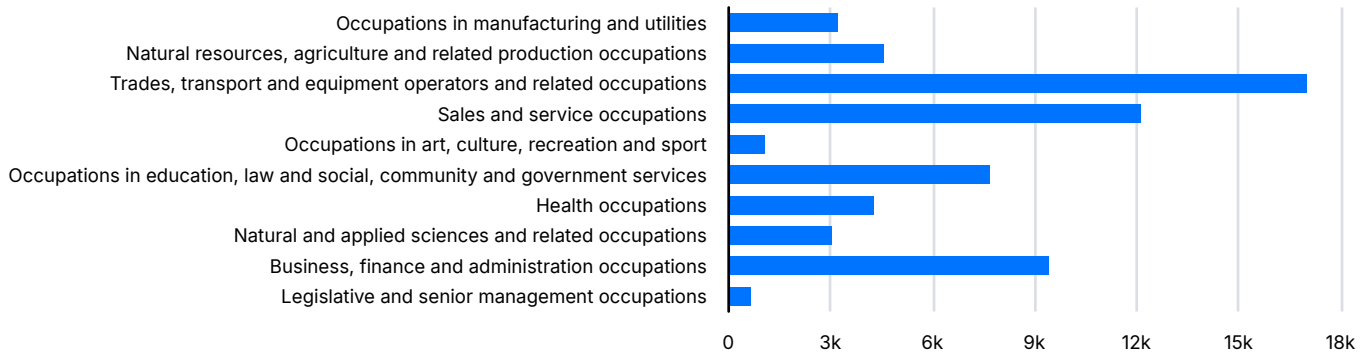
Southeast's employment is concentrated in a few large sectors. Construction (7,810 jobs), educational services (6,299) and health care and social assistance (6,102) are the region's largest employers in 2025. Manufacturing (5,480) and retail trade (5,045) also account for substantial employment. Agriculture employs 4,463 people. Recent momentum favors health (+11.2% year) and education (+7.3% year); manufacturing grew +4.5% year. Several smaller sectors show large five-year gains from small bases (utilities +354.3% five-year, mining +82.3% five-year). The pattern signals a workforce driven by construction, public services and manufacturing, with short-term growth strongest in health and education.



**Figure 21.2:** Distribution of Largest Group: Naics - Construction (Southeast)<sup>6,7</sup>

# Employed Residents by Major Occupation Group

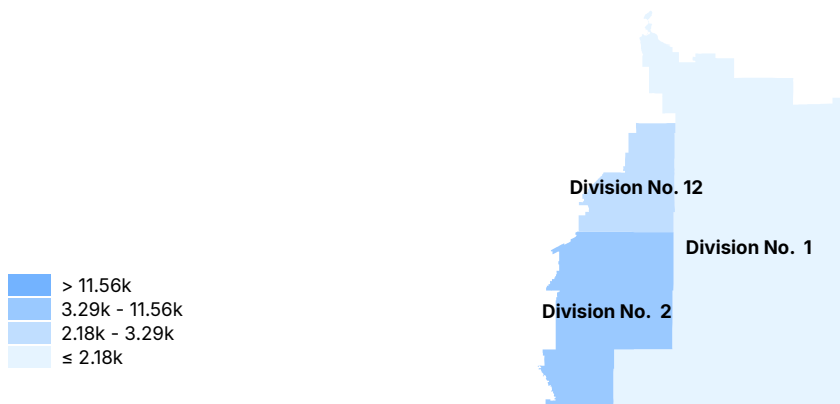
The biggest employment group in Southeast is Trades, transport and equipment operators with 17,015 workers, a 21.8% increase since 2016; meanwhile Legislative and senior-management jobs fell to 675, down 91.3%.



**Figure 22.1:** Shows the occupations held by employed residents. It helps indicate the community's skill mix and the kinds of work people do. (Southeast, 2021)<sup>1</sup>

The employed resident profile for Southeast (labour force aged 15+) in 2021 shows concentration in a few large occupation groups and notable five-year shifts. The largest groups are trades, transport and equipment operators with 17,015 people, sales and service with 12,120, and business, finance and administration with 9,420. Five-year change highlights include a 56.9% rise in natural resources, agriculture and related production (4,575 people) and a 91.3% decline in legislative and senior management (675 people). These patterns point to substantial occupational turnover over the five years.

The Southeast region's employed residents are concentrated in trades and service roles, with notable variation across occupations. The largest groups in 2021 were Trades, transport and equipment operators and related occupations (17,015 people) and Sales and service occupations (12,120). Business, finance and administration accounted for 9,420 workers. Natural resources, agriculture and related production had 4,575 workers and the strongest five-year gain, 57.0%. Legislative and senior management was small (675) and down 91.3%.



**Figure 22.2:** Distribution of Largest Group: Occupation - Trades, transport and equipment operators and related occupations (Southeast)<sup>1</sup>

## Data Sources

1. Statistics Canada, Census Profile. Published in Dec 15, 2022.
2. Statistics Canada, Population Estimates, Tables 17-10-0005, 17-10-0150, 17-10-0148, 17-10-0152, and 17-10-0155. Published in Jan 14, 2026.
3. Statistics Canada, Labour Force Characteristics, Table 14-10-0462-01. Published in Feb 6, 2026.
4. Statistics Canada, Labour Force Characteristics, Table 14-1004-45-01. Published in Feb 6, 2026.
5. Statistics Canada, Labour Force Characteristics, Table 14-1004-59-01. Published in Feb 6, 2026.
6. Statistics Canada, Employment by Industry, Annual, Table 14-10-0202-01. Published in Mar 27, 2025.
7. Statistics Canada, Business Register; Localintel, Employment by Industry Estimates of Census Areas. Published in Mar 13, 2026.

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