



SOUTHEAST

Housing Report

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Executive Summary

Southeast's housing picture in 2021 is one of steady expansion within a stock that remains largely suburban or low-density in character. Occupied private dwellings increased consistently over the past decade, with growth continuing from 2016 to 2021 even at a slower pace than in the previous five years. The region is still defined by single-detached housing, and its occupied stock is weighted toward larger homes, including a strong presence of three-bedroom and four-or-more-bedroom dwellings as well as homes with eight or more rooms. At the same time, growth was not limited to these traditional forms. Smaller and attached housing types, including row houses, semi-detached homes, and lower-rise apartments, also expanded, pointing to a housing base that is still dominated by larger dwellings but becoming somewhat more varied.

The age and condition of the stock reinforce that mixed picture of stability and gradual change. Much of Southeast's housing was built in the mid-20th century, especially between 1961 and 1980, while more recent construction added to supply without overtaking the older base. Most occupied dwellings were classified as needing only regular maintenance or minor repairs, and households in suitable housing far outnumbered those in unsuitable homes. Acceptable housing also remained the clear majority. Yet the data do not suggest that pressures are absent. A small minority of households experienced crowding, and that group grew faster than the less crowded majority. Core housing need affected a smaller share of households overall, but it was much more concentrated among renters than owners.

That tenure divide is one of the clearest features of the region's housing profile. Ownership remained dominant, but renter households grew faster than owner households between 2016 and 2021, and condominium units also expanded more quickly than the much larger non-condominium stock. Housing costs rose for both owners and renters, with stronger increases on the rental side. Most households still remained below the 30% shelter-cost threshold, and the share above that level fell for both owners and renters, but renters continued to face markedly higher affordability pressure and a much higher incidence of core housing need. Southeast therefore appears as a growing housing market with generally solid conditions, but with pressures concentrated more heavily in the rental segment than in the owner market.

Occupied Private Dwellings

Occupied private dwellings in Southeast reached 46,735 in 2021, marking a 10.2% rise since 2016 and an overall increase of about 26% since 2011, when there were 37,020 homes occupied.

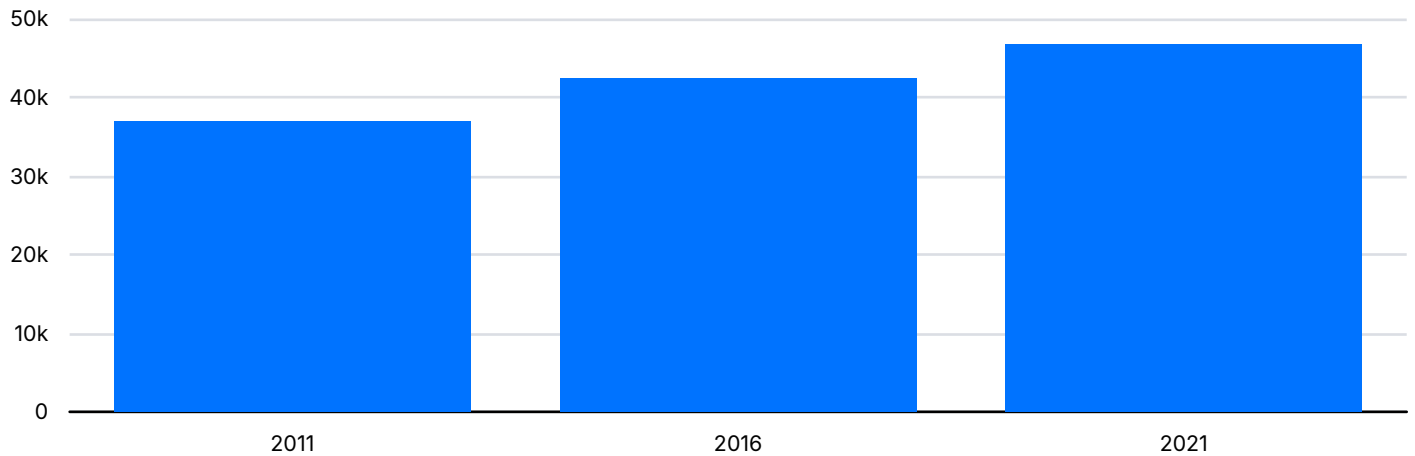
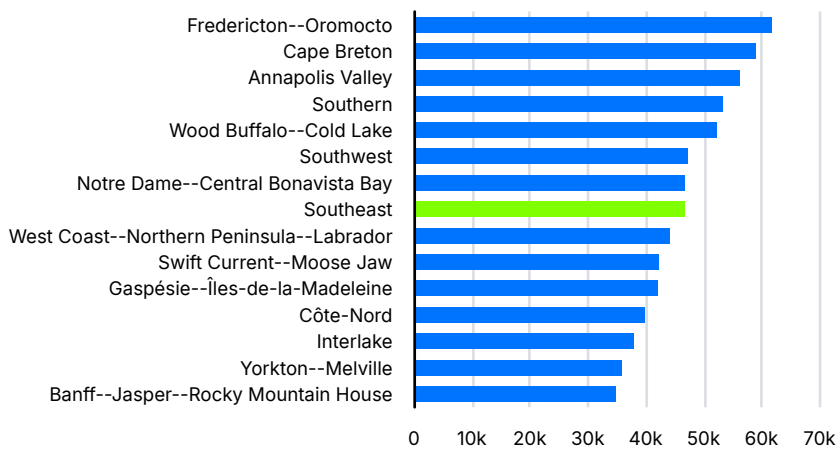


Figure 1.1: Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Southeast, 2011-2021)¹

Southeast's occupied private dwellings have increased steadily across the last three census counts, indicating more of the housing stock was used by usual residents in 2021 than a decade earlier. The region recorded 37,020 occupied dwellings in 2011, rising to 42,421 in 2016 (a 14.6% increase) and to 46,735 in 2021 (a further 10.2% increase over 2016). All values are counts of private dwellings occupied by usual residents. Measured by five-year intervals, growth slowed between 2016 and 2021 compared with 2011–2016 but remained positive. These figures describe a clear upward trend in occupied housing units in the region.



Southeast shows steady expansion in housing occupied by usual residents between 2011 and 2021. The region recorded 37,020 occupied private dwellings in 2011, rising to 42,421 in 2016 and 46,735 in 2021. Growth momentum was strong in both intercensal periods: a 14.6% increase to 2016 and a further 10.2% to 2021. By count Southeast is smaller than Winnipeg and Southwest but its recent five-year growth rate exceeds those peers. The pattern points to sustained regional housing uptake over the decade.

Figure 1.2: Comparison of Occupied Private Dwellings with other locations (Southeast, 2021)¹

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.

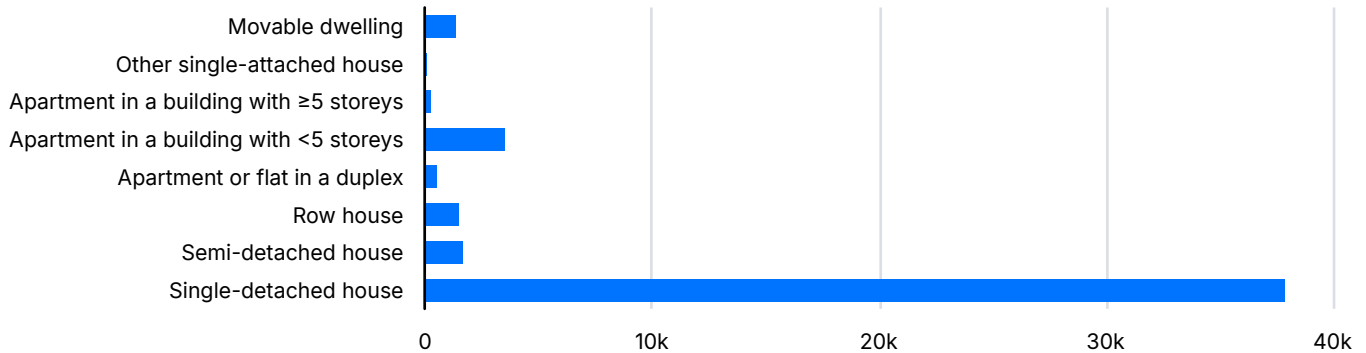


Figure 2.1: Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Southeast, 2021)¹

The housing stock in Southeast is dominated by single-detached homes, with notable variation across other structure types. There were 37,895 single-detached houses in 2021, up 8.3% over five years. Row houses grew strongly, rising 48.5% to 1,470 units, while semi-detached houses increased 26.0% to 1,650 units. Mid-rise apartments (fewer than five storeys) rose 19.5% to 3,530 units; high-rise apartments (five storeys or more) fell 1.9% to 255 units. These changes point to recent expansion in attached and mid-rise housing alongside a small decline in high-rise stock.

Southeast's housing stock in 2021 is dominated by single-detached houses, with 37,895 dwellings recorded. Semi-detached (1,650) and row houses (1,470) are much smaller components. Low-rise apartments total 3,530 units; high-rise apartments are 255. Movable dwellings number 1,360. Five-year changes show notable growth in row houses (+48.5%) and semi-detached homes (+26.0%). The pattern points to a largely low-density housing form with rising smaller-multiunit counts.

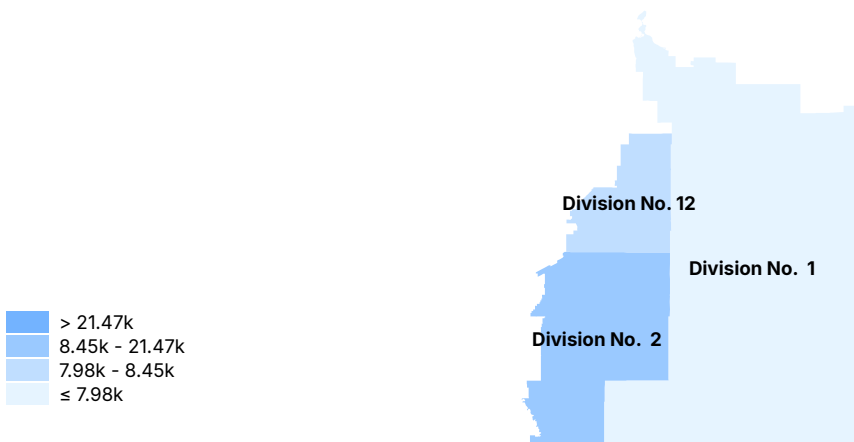


Figure 2.2: Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Southeast)¹

Number of Bedrooms

Three-bedroom dwellings dominate Southeast’s housing stock, with 18,065 units in 2021, up 9 % since 2016. Even “no-bedroom” homes grew sharply, rising 61% to 145 units, showing diverse housing growth.

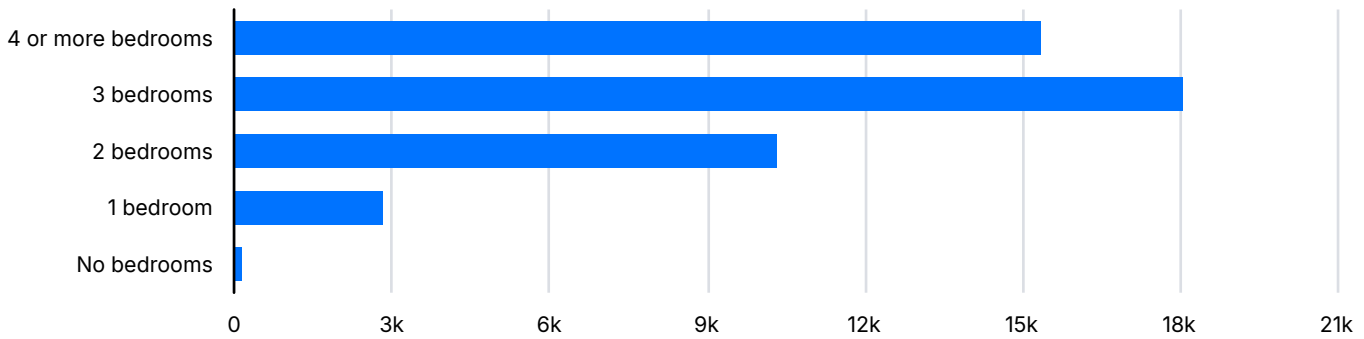


Figure 3.1: Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Southeast, 2021)¹

In 2021 the Southeast economic region recorded the composition of occupied private dwellings by bedroom count. The largest group was three-bedroom units at 18,065 housing units, followed by four-or-more bedrooms at 15,360 and two-bedroom units at 10,335. Across the five-year window to 2021 every bedroom category rose. One-bedroom units increased by 20.7% and two-bedroom units by 10.5%; three-bedroom and four-or-more bedroom stocks grew by 9.2% and 9.0% respectively. No-bedroom dwellings showed a 61.1% rise from a small base of 145 units. These figures show broad growth in housing counts across sizes without indicating causes.

The Southeast region's housing stock in 2021 is oriented toward family-sized dwellings, with three-bedroom units most common. Three-bedroom dwellings total 18,065 units, followed by four-or-more bedrooms at 15,360 and two-bedroom units at 10,335. Smaller units are scarce: 1-bedroom units number 2,830 and there are 145 dwellings with no bedrooms. Among descendant census divisions, Division No. 2 notably contributes large counts of both three- and four-plus bedroom homes (9,930 and 10,515 respectively). These figures point to a region with a strong presence of larger homes and modest growth across most size categories over five years.

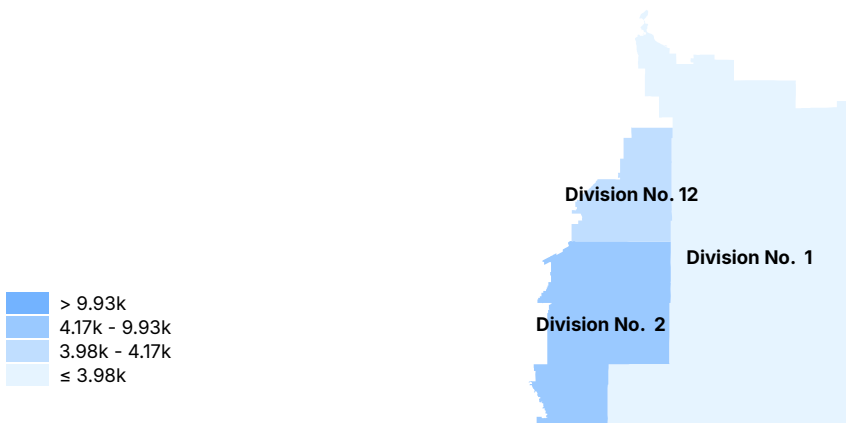


Figure 3.2: Distribution of Largest Group: Dwelling Bedrooms - 3 bedrooms (Southeast)¹

Number of Rooms

Southeast’s biggest housing category is 8-plus-room dwellings, now 15,170 units, up 4.5% since 2016, while the 1-to-4-room segment grew fastest, rising 22.5% to 8,845 units.

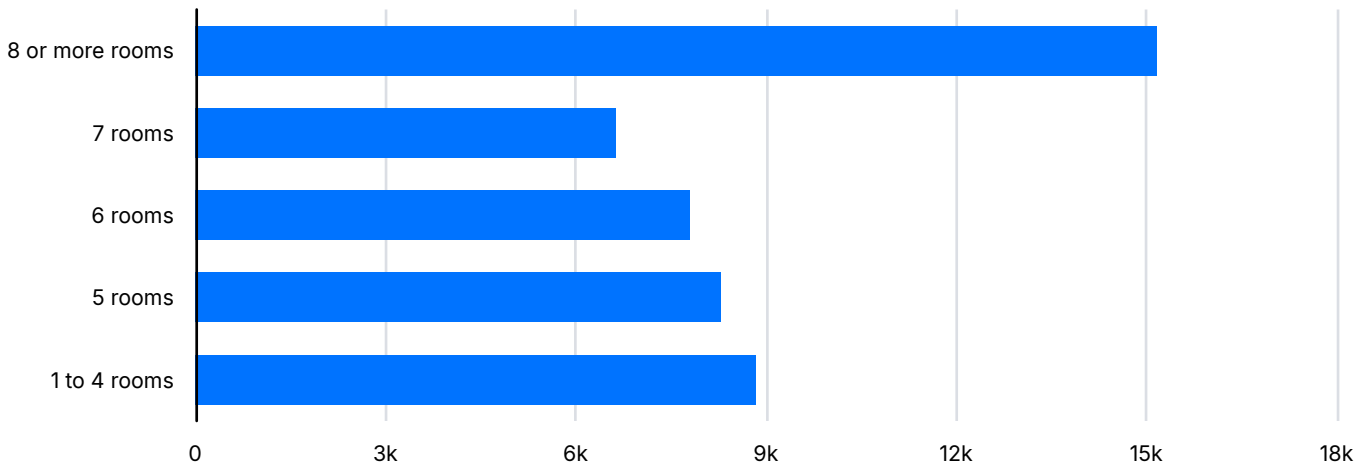
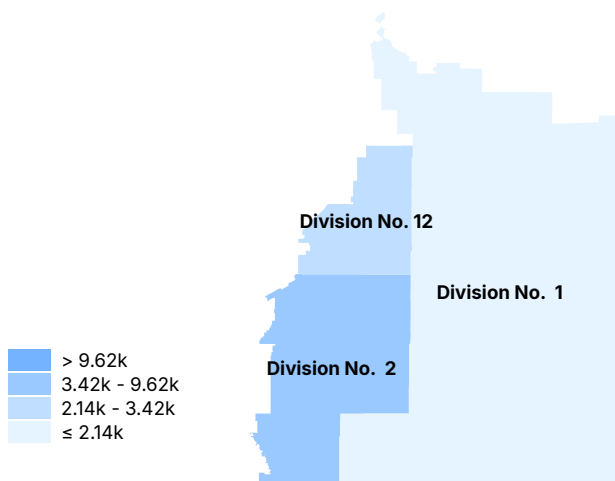


Figure 4.1: Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Southeast, 2021)¹

The distribution of dwelling room counts in Southeast (2021) shows a housing stock weighted toward larger units, with the largest category being dwellings with eight or more rooms at 15,170 units. Smaller dwellings of one to four rooms total 8,845 units. Mid-sized homes are distributed across five rooms (8,290), six rooms (7,800), and seven rooms (6,635). Five-year change figures show growth in every size class, strongest for one-to-four-room dwellings (+22.5%) and five-room dwellings (+13.3%), with more modest increases for six rooms (+6.3%) and eight-plus rooms (+4.5%). These figures describe recent upward trends in all size categories within occupied private dwellings.



The Southeast region's housing stock in 2021 is weighted toward larger dwellings by room count, with 8 or more rooms the single largest category at 15,170 housing units. Smaller dwellings are present: 1 to 4 rooms total 8,845 units and 5-room dwellings 8,290 units. Over five years, 1-4 rooms rose by 22.5% and 5-room units by 13.3%. Division No. 2 contains substantial shares, including 9,620 dwellings with 8+ rooms. These figures show concurrent growth across both small and large dwelling categories.

Figure 4.2: Distribution of Largest Group: Dwelling Rooms - 8 or more rooms (Southeast)¹

Dwelling Construction Period

Southeast’s housing stock is dominated by homes built between 1961-1980, with 11,940 units—a 3.7% increase since 2016—while the fastest-growing segment is 1991-2000 construction, rising 5.3% to 5,590 units.

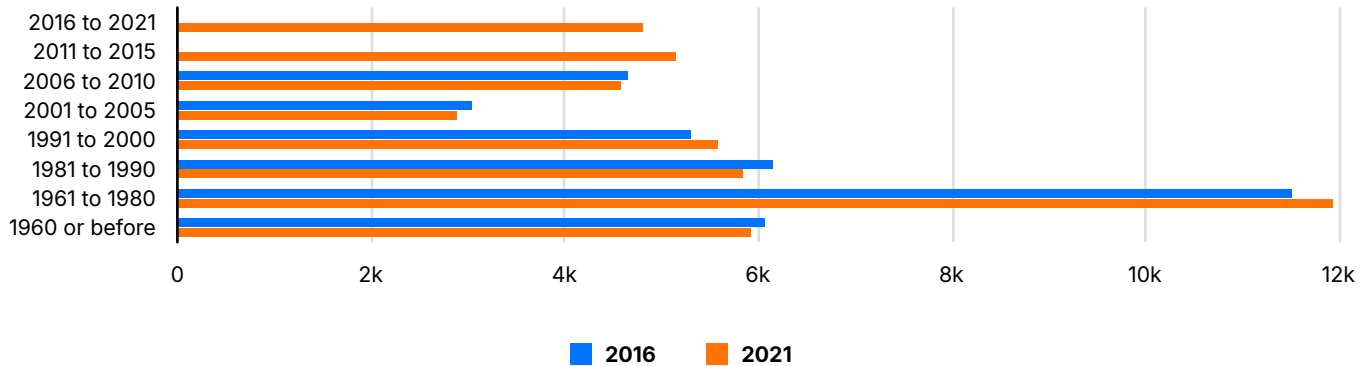


Figure 5.1: Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Southeast, 2016-2021)¹

The housing stock in Southeast is weighted toward mid-20th-century construction, with the largest single cohort built between 1961 and 1980 (11,940 dwellings). This period stands above both older stock from 1960 or before (5,930) and more recent construction. Housing added since 2011 totals moderate amounts: 5,150 units from 2011–2015 and 4,810 units from 2016–2021. Short-term momentum is mixed: dwellings from 1991–2000 rose by 5.3%, while 1981–1990 and 2001–2005 each declined by about 5.0%. The pattern shows a concentration in 1961–1980 construction with modest recent building activity.

The housing stock in Southeast is concentrated in mid-20th century construction, with the largest cohort built 1961–1980 (11,940 units) and a substantial share from 1960 or before (5,930 units). Recent construction through 2016–2021 accounts for 4,810 units. Short-term momentum is mixed: 1961–1980 rose 3.7% over five years while 1981–1990 fell 5.0%. Division No. 2 mirrors the regional pattern with 6,600 units from 1961–1980. The data show an aging base alongside steady additions in recent years.

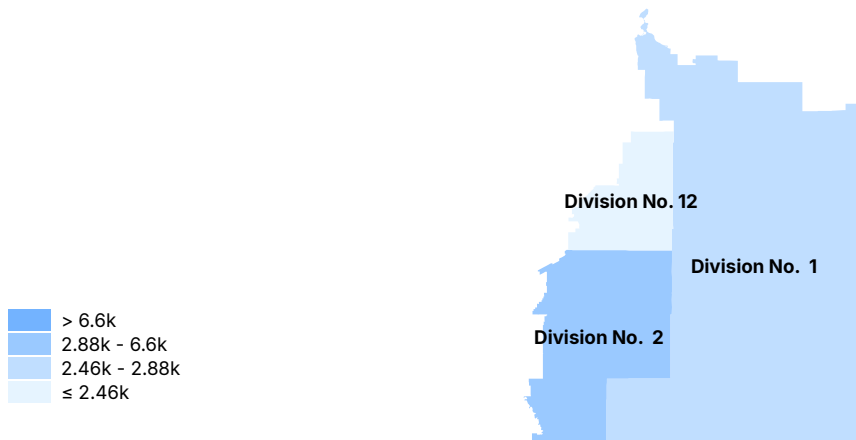


Figure 5.2: Distribution of Largest Group: Dwelling Construction Period - 1961 to 1980 (Southeast)¹

Dwelling Condition

Southeast’s housing stock is largely in good shape, with 44,150 dwellings (about 94% of occupied homes) needing only regular maintenance or minor repairs, up 11.2% since 2016.

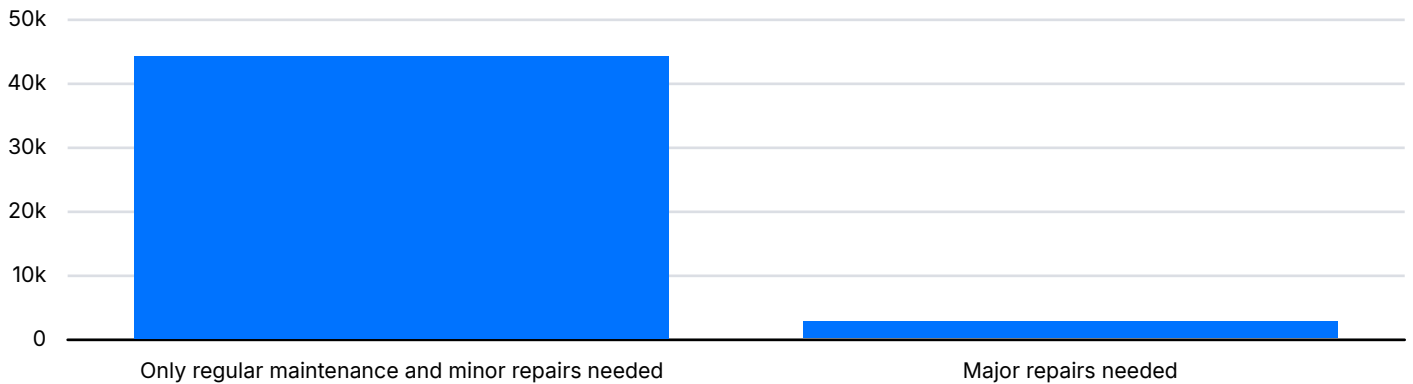


Figure 6.1: Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Southeast, 2021)¹

In 2021, occupied private dwellings in Southeast were largely in sound condition: 44,150 units were classified as needing only regular maintenance or minor repairs. That category rose by 11.2% compared with five years earlier, indicating upward momentum in the stock of dwellings in relatively good repair. By contrast, 2,590 dwellings were recorded as needing major repairs in 2021, a category that fell by 5.1% over the same five-year period. The data show improving dwelling condition between census cycles without implying causes.

The 2021 census counts occupied private dwellings by condition in Southeast. The region has 44,150 dwellings classified as needing only regular maintenance and minor repairs, a 5-year increase of 11.2%. Dwellings needing major repairs number 2,590, down 5.1% over five years. Within the region, Division No. 2 accounts for most minor-repair dwellings (27,180; +13.3%), while Division No. 12 shows the largest decline in major-repair dwellings (435; -20.9%). These patterns describe recent shifts in renovation needs across the region.

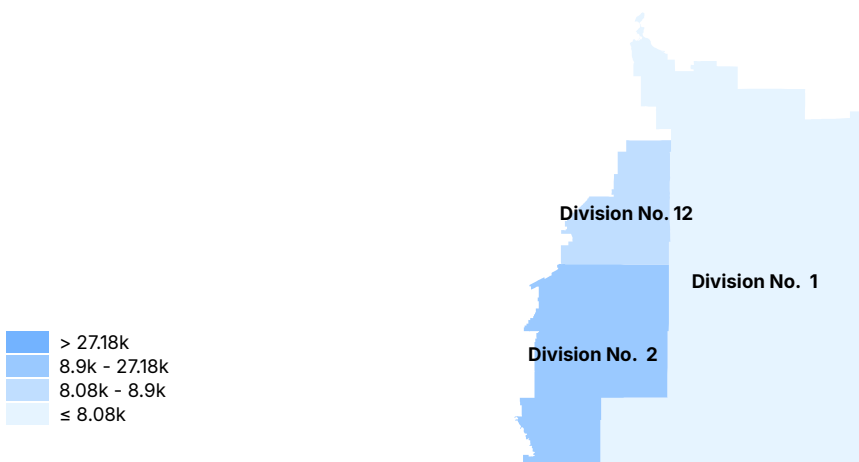


Figure 6.2: Distribution of Largest Group: Dwelling Condition - Only regular maintenance and minor repairs needed (Southeast)¹

Housing Quality Indicators

Southeast’s housing stock is mostly acceptable, with 36,820 dwellings meeting quality standards, while only 5,815 units face high shelter costs and 2,075 need major repairs, indicating overall decent conditions.

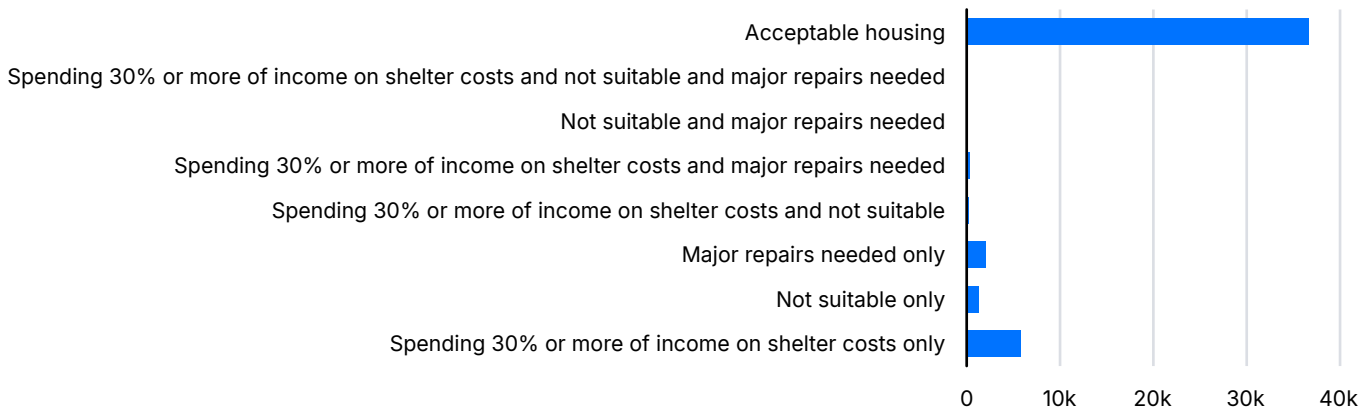


Figure 7.1: Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Southeast, 2021)¹

This profile summarizes housing quality in Southeast for 2021 within occupied private dwellings. The dataset records both single-dimension issues (affordability, suitability, condition) and combinations of those problems. Most dwellings are recorded as acceptable housing: 36,820 units. Affordability alone—households spending 30% or more of income on shelter—affects 5,815 units; 2,075 units require major repairs and 1,355 are recorded as not suitable. Smaller groups face multiple problems: 355 units combine high shelter spending with major repairs, and 10 units exhibit all three problems. Because the data are a 2021 snapshot, trend interpretation is limited. The counts show acceptable dwellings greatly outnumber units with recorded quality issues, while measurable subgroups experience overlapping affordability, suitability, and repair challenges.

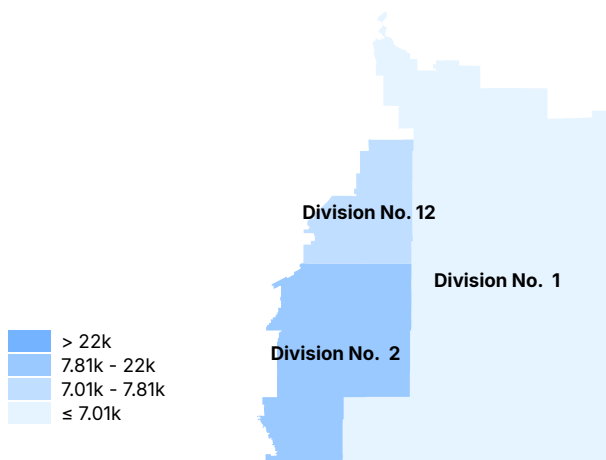


Figure 7.2: Distribution of Largest Group: Housing Quality Indicators - Acceptable housing (Southeast)¹

The 2021 housing quality profile for Southeast shows counts of dwellings by key condition categories within occupied private dwellings. Acceptable housing totals 36,820 units. Households spending 30% or more on shelter number 5,815, and dwellings needing major repairs only total 2,075. Among descendant divisions, Division No. 2 reports the largest counts: 22,000 acceptable and 4,115 households spending 30%+. Most dwellings are classified as acceptable, while thousands face affordability, suitability, or repair issues.

Condominium Status

Southeast’s housing stock is dominated by non-condominiums, with 43,845 units—a 9.1% rise since 2016—while condominiums total 2,890 units, growing faster at 29.3% over the same period.

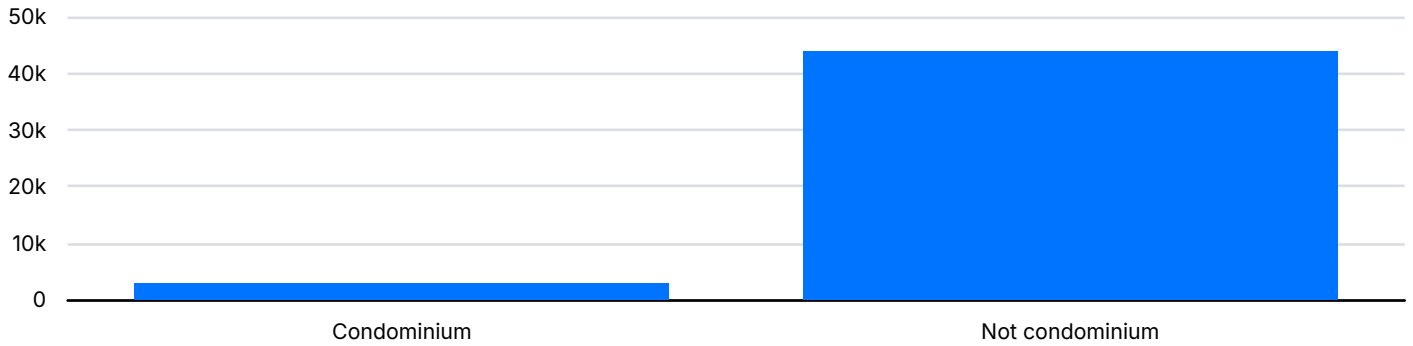


Figure 8.1: Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Southeast, 2021)¹

The condominium status of occupied private dwellings in Southeast (2021) shows a clear difference between condominium and non-condominium stock. Condominiums numbered 2,890 units in 2021 within the occupied dwelling universe. Non-condominium dwellings were much larger at 43,845 units in the same year. Condominium units experienced faster recent growth: a 5-year change of 29.3%. Non-condominium dwellings grew by 9.1% over the same five-year period. These figures indicate that while non-condominium housing remains the dominant count, condominium units expanded more rapidly between censuses.

The housing stock in Southeast (2021) is predominantly non-condominium, with 43,845 occupied private dwellings classified as not condominium and 2,890 as condominium. Over the five years to 2021, condominium units in Southeast rose by 29.3 percent while non-condominium units increased by 9.1 percent. Among subregions, Division No. 2 reported 2,270 condominiums and the largest condominium growth at 35.5 percent. The data show a faster relative expansion of condominium units despite their smaller share of total dwellings.

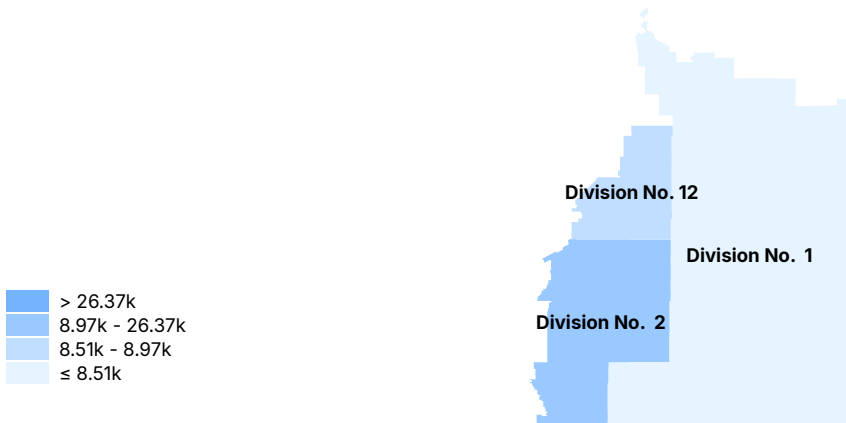


Figure 8.2: Distribution of Largest Group: Condominium Status - Not condominium (Southeast)¹

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.

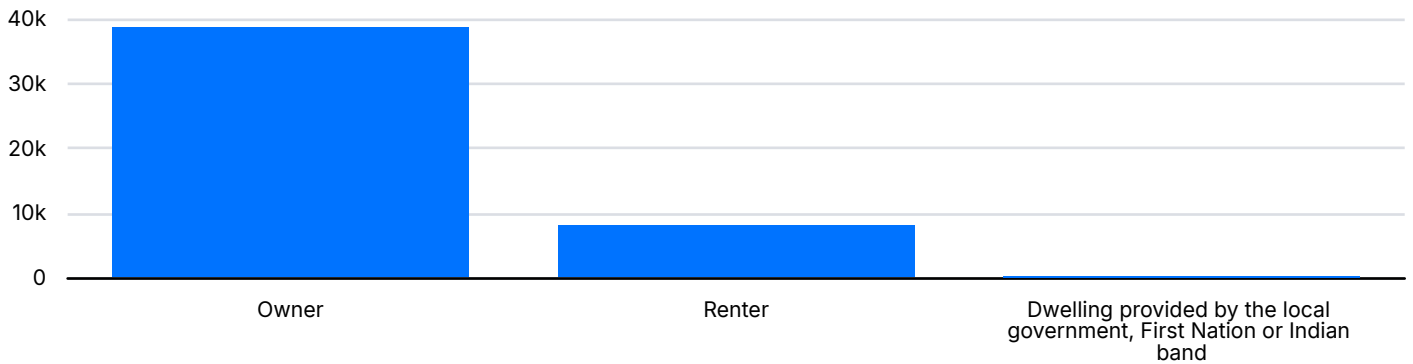


Figure 9.1: Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Southeast, 2021)¹

In Southeast (private households, 2021) housing tenure is dominated by owner households, with a smaller renter population and very few dwellings reported as provided by local government or First Nation bands. There are 38,625 owner households, 7,935 renter households and 175 government-provided dwellings. Between 2016 and 2021, owner households rose by 8.6% while renter households grew faster at 19.6%; government-provided dwellings declined by 16.7%. The pattern shows ownership remains the largest tenure, but recent momentum is stronger for renting even as government-supplied units fell.

In Southeast in 2021 most private households were owners: 38,625 owner households versus 7,935 renter households and 175 dwellings provided by the local government, First Nation or Indian band. Owner households rose 8.6% over five years while renter households increased 19.6%; government-provided dwellings fell 16.7%. Among descendant census divisions, Division No. 2 had the largest counts (22,355 owners; 6,120 renters) and the strongest renter growth (25.9%). The data show ownership is dominant, with faster relative growth in renting across the region.

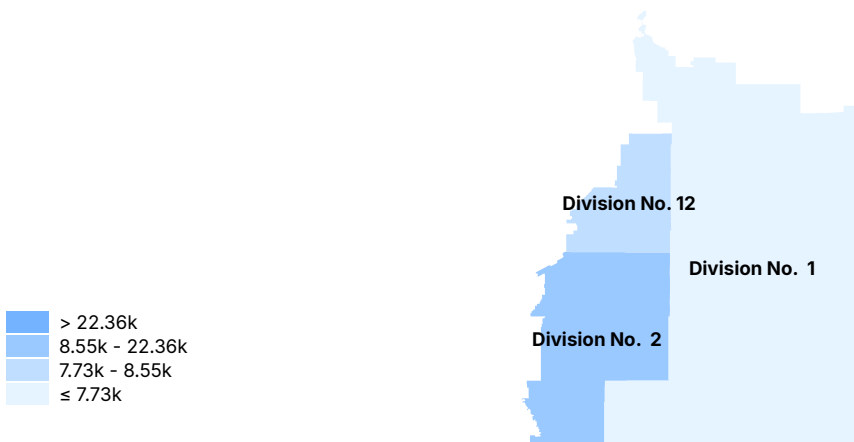


Figure 9.2: Distribution of Largest Group: Housing Tenure - Owner (Southeast)¹

Household Crowding

Overcrowding rose sharply in Southeast, Manitoba, with households having more than one person per room increasing 20.95% to 895 in 2021, while less crowded homes grew 9.96% to 45,835.

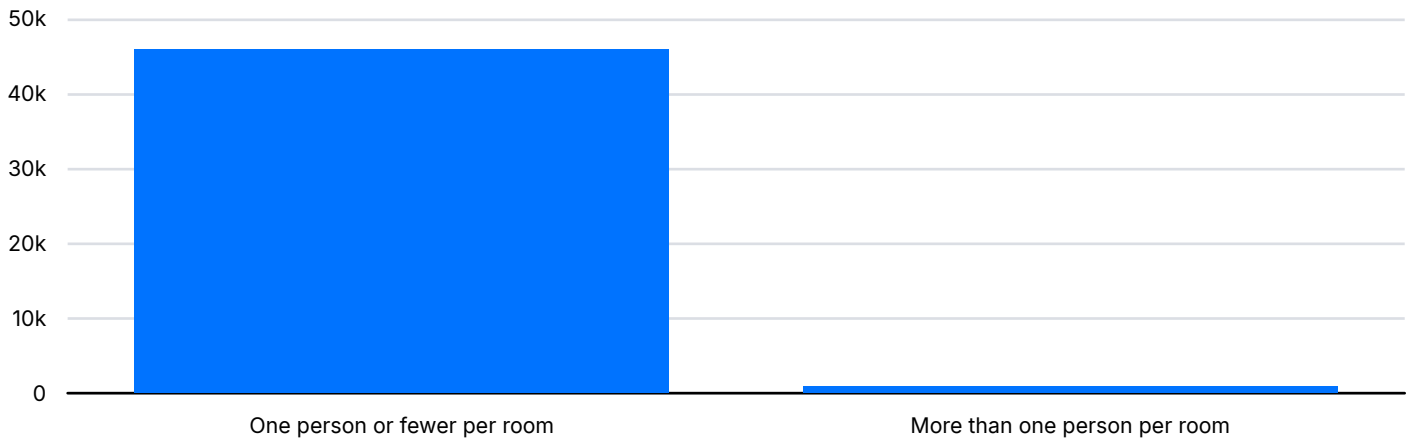


Figure 10.1: Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Southeast, 2021)¹

Household crowding in Southeast (private households, 2021) is dominated by dwellings with one person or fewer per room, with 45,835 households recorded in that category. A much smaller group—895 households—had more than one person per room. Both categories have grown since 2016. Households with one person or fewer per room rose by 10.0% over five years, while households with more than one person per room increased by 21.0% between censuses. With no regional benchmark provided, the notable pattern is faster relative growth among the more crowded households despite their small base. This trend signals increasing pressure on living space within a minority of households.

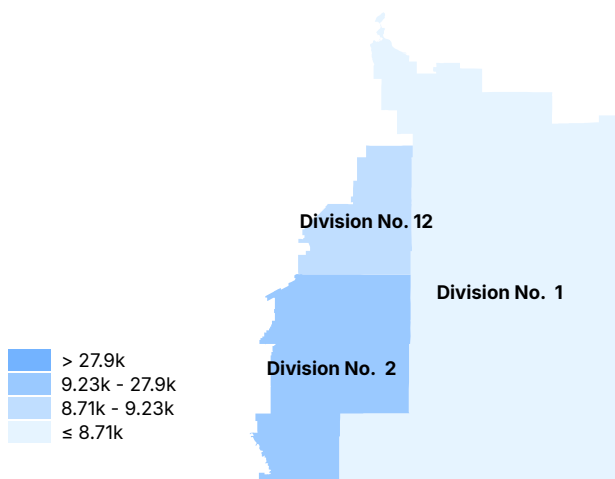


Figure 10.2: Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Southeast)¹

Household crowding in Southeast (private households, 2021) shows most households report one person or fewer per room while a small share report more than one person per room. Region totals: 45,835 households with one person or fewer per room (+10.0% over five years) and 895 households with more than one person per room (+21.0%). By census division, Division No. 2 is largest (27,900 and 745), Division No. 12 shows the largest five-year increase in crowded households (+81.8%). The data point to modest growth in dwelling crowding concentrated in specific divisions.

Housing Suitability

Most households in Southeast have suitable housing, reaching 45,055 in 2021—a 10.2% rise since 2016—while unsuitable homes grew modestly to 1,675, up 9.8% over the same period.

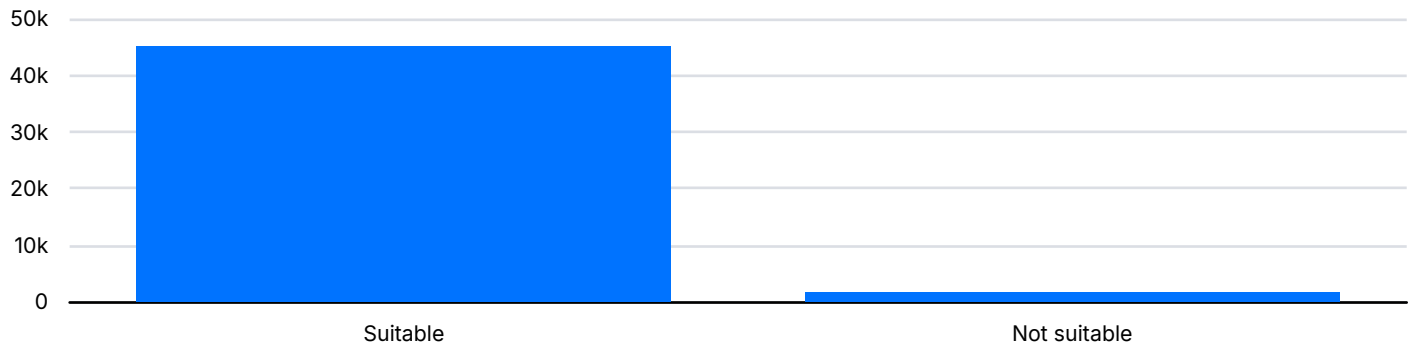


Figure 11.1: Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Southeast, 2021)¹

Housing suitability in Southeast (private households, 2021) describes whether homes have enough bedrooms for their occupants. The pattern is concentrated: 45,055 households were classified as suitable and 1,675 as not suitable in 2021. Both categories increased over the previous five years: suitable households rose 10.2% and not-suitable households rose 9.8% between censuses. The increase in counts occurred alongside a large absolute majority of suitable households. This suggests that while suitability grew in raw numbers across the region, most households remained classified as suitable in 2021.

Housing size versus household needs in Southeast is shown for private households in 2021. The region reports 45,055 households classified as having suitable housing and 1,675 as not suitable. Over the five years to 2021, suitable households in Southeast rose by 10.2% while not-suitable households increased by 9.8%. At the census-division level, Division No. 2 contributed the largest counts: 27,490 suitable households (up 13.0%) and 1,150 not suitable (up 1.3%). The data indicate growth in both suitable and not-suitable households, so increasing household numbers are a driver of change rather than an improving balance between household size and dwelling size.

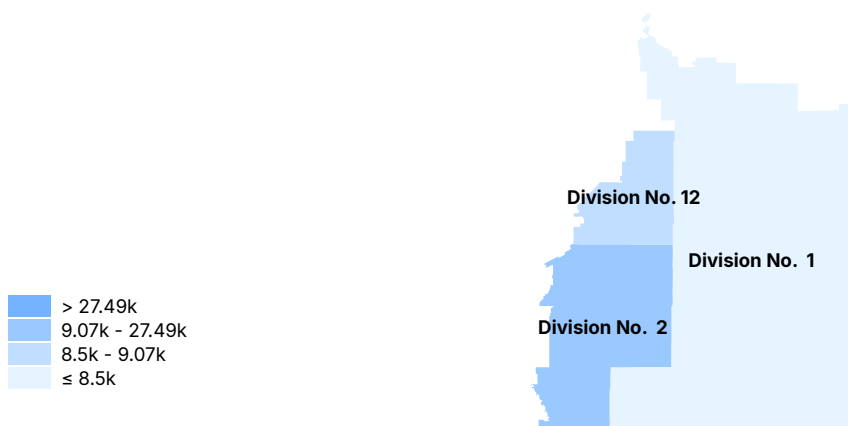


Figure 11.2: Distribution of Largest Group: Housing Suitability - Suitable (Southeast)¹

Shelter Cost Ratio

In Southeast, most households (38,870) keep shelter costs below 30% of income, up 13.5% since 2016, while those spending 30% or more total 6,340, a modest 0.7% rise.

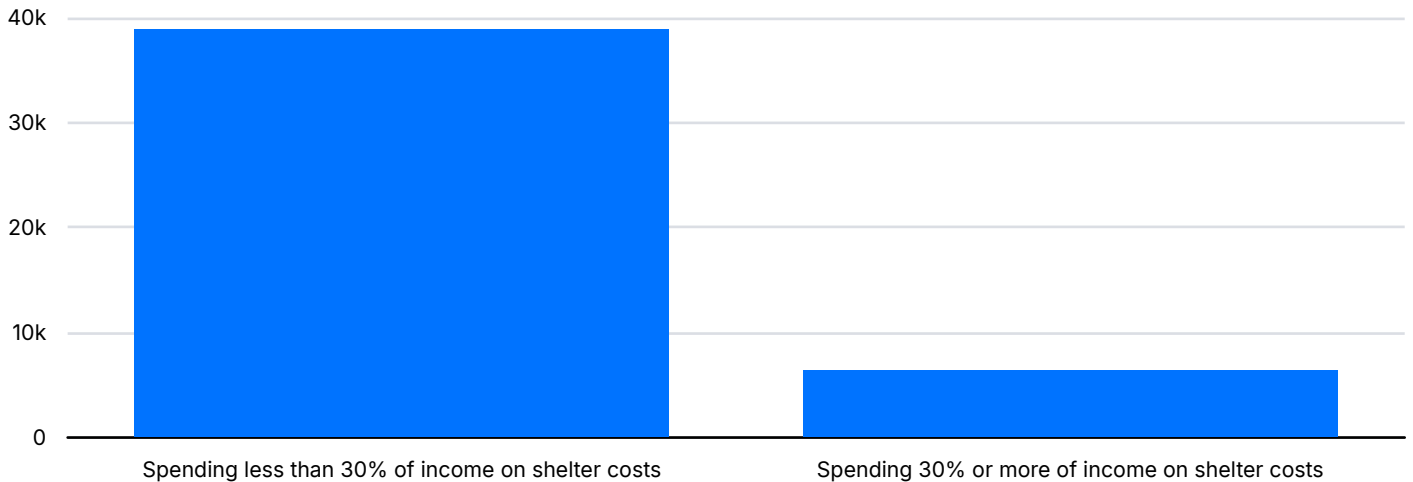
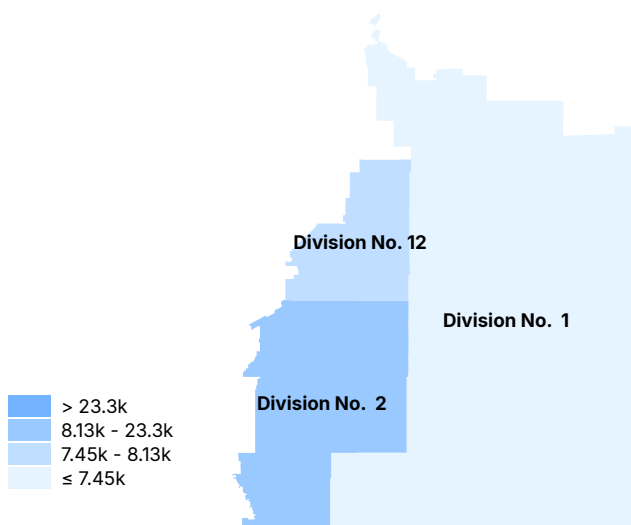


Figure 12.1: Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Southeast, 2021)¹

Southeast households' shelter-cost burden is shown for 2021 within owner and tenant households with positive income in private dwellings. The dataset separates households spending less than 30% of income on shelter from those spending 30% or more. In 2021, 38,870 households were spending less than 30% of income on shelter, while 6,340 households were spending 30% or more. Over the preceding five years, the under-30% group rose by 13.5% and the 30%+ group rose by 0.7%. The counts indicate most households fell below the 30% threshold in 2021. This pattern reflects the distribution of shelter burden in that census year.



Southeast shows many more households reporting shelter costs under 30% of income than those spending 30% or more. In 2021, 38,870 households were in the lower-cost category versus 6,340 in the higher-cost category. Across child divisions, the under-30% count rose: Division No. 2 added 15.4% and Division No. 1 added 12.4% over five years. Households spending 30% or more changed unevenly, with Division No. 12 down 11.6%. These patterns indicate recent growth in households with relatively lower shelter burdens within the region.

Figure 12.2: Distribution of Largest Group: Shelter Cost Ratio - Spending less than 30% of income on shelter costs (Southeast)¹

Core Housing Need

Most households in Southeast, Manitoba are not in core housing need, with 41,205 households versus only 3,440 in core need, indicating relatively stable housing conditions in 2021 according to the 2021 survey.

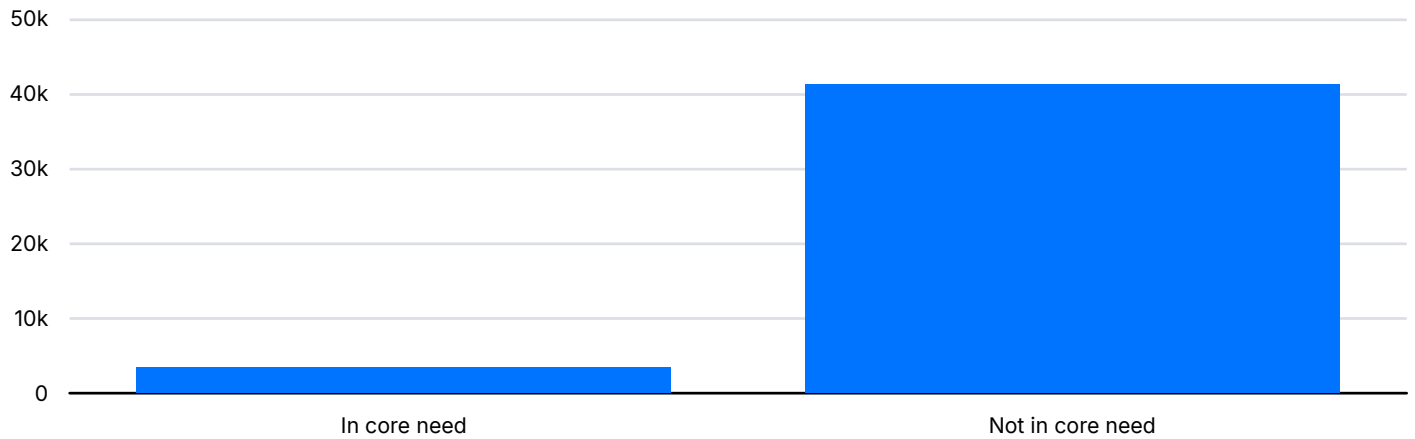
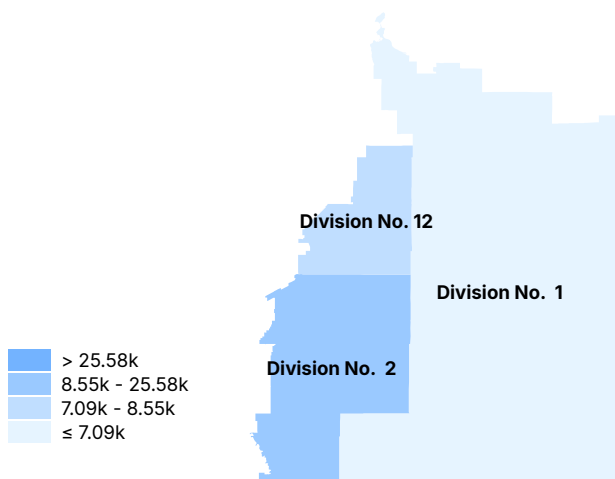


Figure 13.1: Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Southeast, 2021)¹

The 2021 census snapshot shows the Southeast economic region had 3,440 households identified as being in core housing need and 41,205 households not in core housing need. The counts come from households meeting the census universe definition (owner and tenant households with positive income and shelter-cost-to-income ratio below 100% in private dwellings). Because the dataset contains only the 2021 cross-section, it does not provide earlier or later years and therefore does not permit analysis of trends over time. The single-year totals quantify the scale of housing need at that date but do not show whether that scale is rising or falling. Further time-series data would be required to describe momentum or change.



Core housing need in Southeast (2021) affected 3,440 households; 41,205 households were not in core need. At the census-division level, Division No. 2 accounted for 1,785 households in core need (25,575 not in core need). Division No. 1 had 1,200 (7,090 not in core need) and Division No. 12 had 445 (8,545 not in core need). The largest share of the region's core-need counts is in Division No. 2. Data are for owner and tenant households as defined by the source (Statistics Canada, Census Profile).

Figure 13.2: Distribution of Largest Group: Core Housing Need - Not in core need (Southeast)¹

Average Rooms per Dwelling

Southeast's homes are slightly smaller, averaging 6.6 rooms in 2021, down from 6.7 in 2016, a 1.5% decline over five years. This reflects modest reduction in dwelling size.

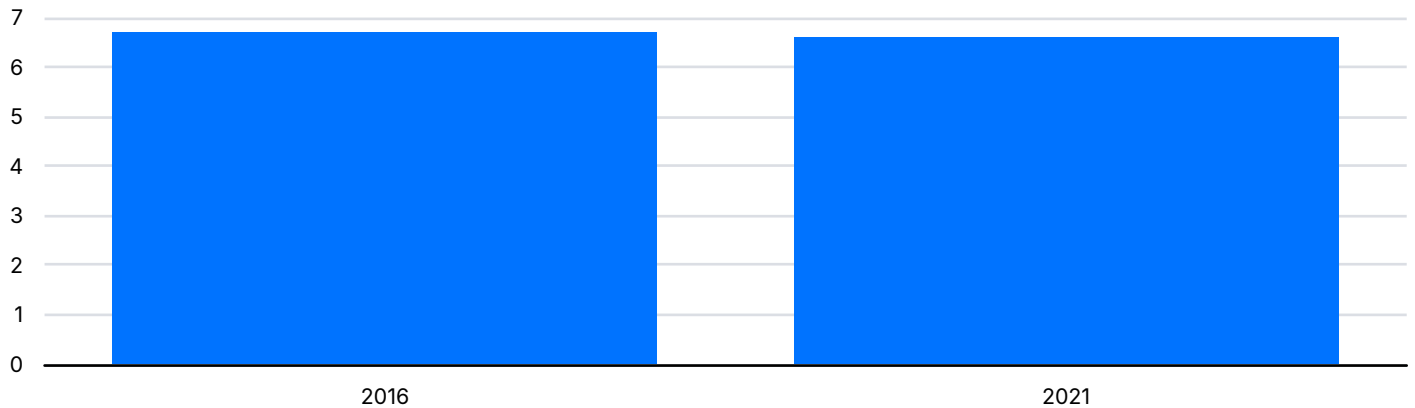


Figure 14.1: Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Southeast, 2016-2021)¹

The average rooms per occupied private dwelling in Southeast is presented for recent census years, showing a small decline between 2016 and 2021. In 2016 the average was 6.7 people; by 2021 it was 6.6 people, a 5-year change of -1.5%. No regional benchmark is provided in the table, so the notable pattern is modest downward momentum rather than a large structural shift. This suggests the measured dwelling size remained broadly stable over the five-year period with a slight reduction in average rooms.

Average rooms per occupied dwelling in Southeast remained relatively large in 2021 at 6.6 rooms, down from 6.7 in 2016 (-1.5%). That figure is below South Central (6.9) and roughly equal to Interlake and North Central (6.7 and 6.8 respectively). It is above Southwest (6.4), Parklands (6.3) and notably higher than Winnipeg and North (both 5.7). The five-year change shows a small decline in Southeast while nearby regions display mixed short-term trends. Southeast sits near the upper middle of regional values for dwelling size.

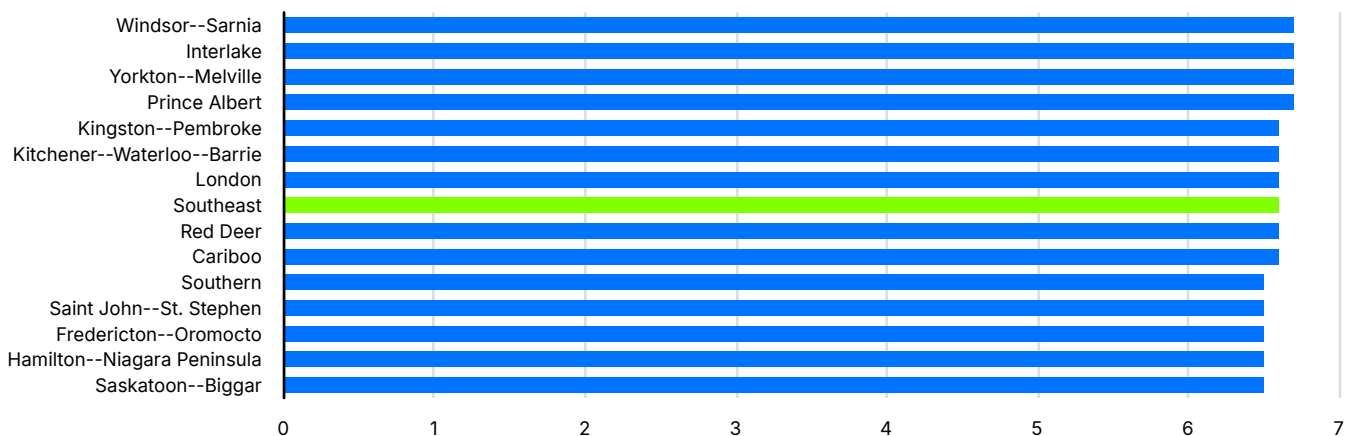


Figure 14.2: Comparison of Average Rooms per Dwelling with other locations (Southeast, 2021)¹

Owner Households with a Mortgage

Owner households with a mortgage in Southeast, Manitoba, fell slightly, from 64.3 % in 2016 to 64.2 % in 2021, a 0.16 % decline over five years.

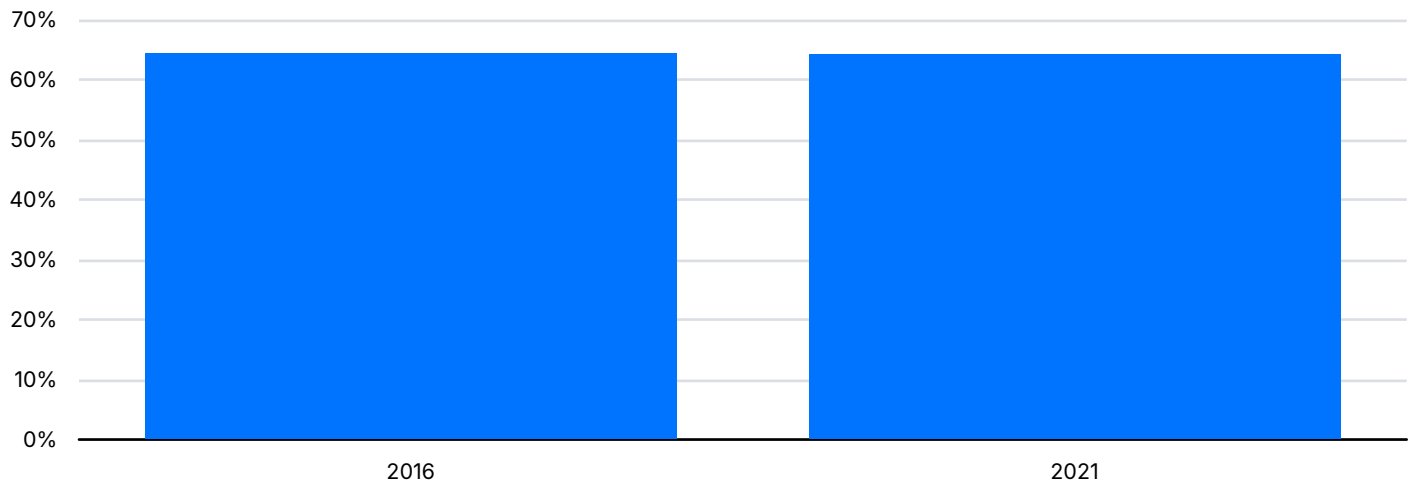
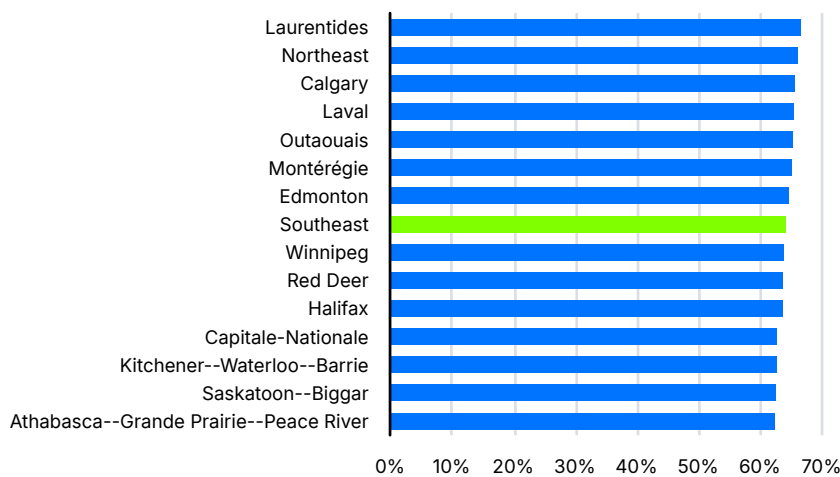


Figure 15.1: Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Southeast, 2016-2021)¹

Owner households in Southeast that carry a mortgage remained essentially unchanged between the 2016 and 2021 censuses. The metric covers owner households in non-farm, non-reserve private dwellings. In 2016 the share was 64.3%. In 2021 it was 64.2%, a five-year change of -0.2 percentage points as reported by Statistics Canada. No additional comparator series appears in the data, so the notable feature is the stability of the rate rather than large movement up or down over the five-year span. This pattern points to a broadly steady incidence of mortgage-bearing owner households in the region during 2016–2021.



Owner households in Southeast most commonly carry a mortgage compared with several neighbouring regions. In 2021, 64.2% of owner households in Southeast had a mortgage, a small decline from 64.3% in 2016 (-0.2 percentage points). South Central recorded 58.8% in 2021, while North Central rose to 60.1% (+5.4 points over five years). Southeast therefore sits above nearby regions such as South Central and Parklands (44.3% in 2021). This pattern shows a relatively higher prevalence of housing debt among homeowners in Southeast.

Figure 15.2: Comparison of Owner Households with a Mortgage with other locations (Southeast, 2021)¹

Households Spending 30%+ on Shelter

Renter households face the greatest affordability pressure, with 32.7% spending over 30% of income on shelter in 2021, down 6.3% from 2016, while owners fell to 10.1%, a 14.4% drop.

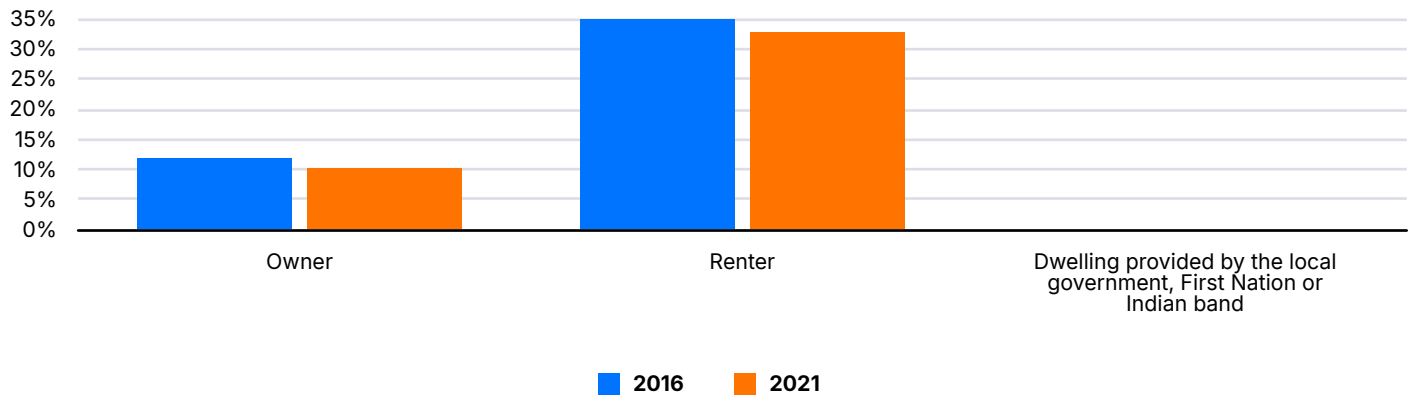


Figure 16.1: Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Southeast, 2016-2021)¹

In 2021, households in the Southeast region that spent 30% or more of income on shelter differed sharply by tenure. The data cover owner and tenant households in non-farm, non-reserve private dwellings. Among owners, 10.1% spent 30%+ on shelter; that share fell by 14.4 percentage points over five years. Among renters, 32.7% were in that bracket, down 6.3 percentage points since 2016. These figures show recent declines in high shelter-cost shares for both tenure groups.

In 2021, households in the Southeast region show different shelter-cost pressures by tenure. Owner households with shelter costs of 30% or more stood at 10.1%, while renter households were much higher at 32.7%. Both tenure types declined over five years: owner share fell about 14.4 percentage points and renter share fell about 6.3 points. Among local census divisions, Division No. 2 recorded the highest renter share at 34.8%. The pattern points to concentrated affordability pressure on renters relative to owners within the region.

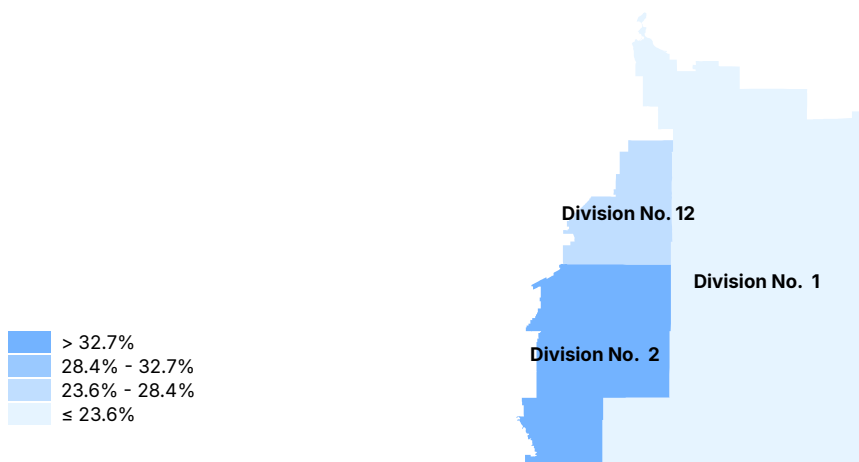


Figure 16.2: Distribution of Largest Group: Housing Tenure - Renter (Southeast)¹

Core Housing Need by Tenure

Renter households in Southeast, Manitoba face the greatest housing stress, with 19.2% in core housing need, compared to just 5.3% of owner households in 2021.

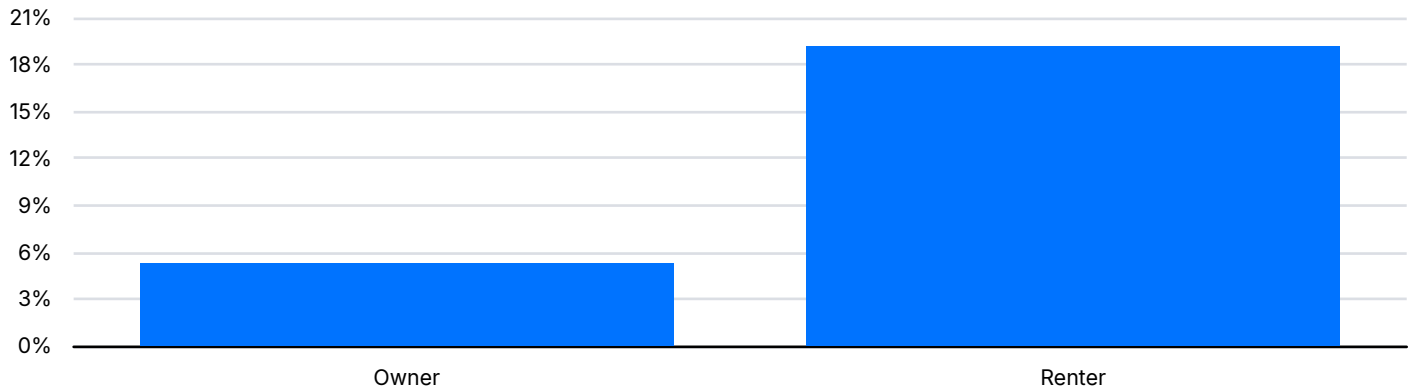


Figure 17.1: Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Southeast, 2021)¹

Core housing need in Southeast (owner and tenant households in non-farm, non-reserve private dwellings) is concentrated among renters based on the 2021 census snapshot. In 2021, 5.3% of owner households were in core housing need while 19.2% of renter households were in core housing need. The gap shows renter households experienced substantially higher housing stress than owners in that year — roughly four times the owner rate. These figures come from the 2021 census and describe a single-year snapshot of tenure-specific need.

Core housing need in Southeast (2021) is concentrated among renters rather than owners. Renters face noticeably higher rates of need than owner households. Within Southeast the owner rate is 5.3% while the renter rate is 19.2% (percent of households). Among descendant census divisions the pattern varies: Division No. 1 records 11.9% for owners and 32.7% for renters; Division No. 2 shows 3.5% and 17.4%; Division No. 12 records 4.1% and 14.4%. These figures indicate greater housing stress for renters across the region, with meaningful variation between divisions.

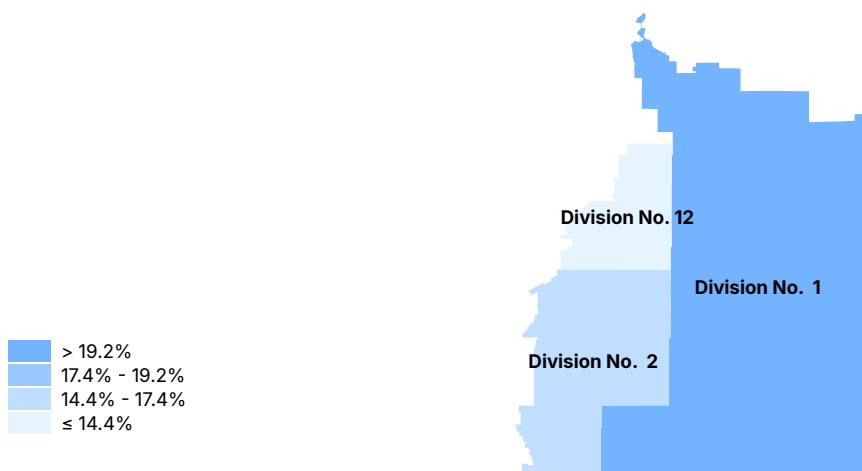


Figure 17.2: Distribution of Largest Group: Housing Tenure - Renter (Southeast)¹

Tenant Households in Subsidized Housing

Tenant households in subsidized housing fell to 15.1% in 2021, a 12.7% drop since 2016 when it was 17.3%, showing reduced reliance on assisted housing in Southeast, Manitoba.

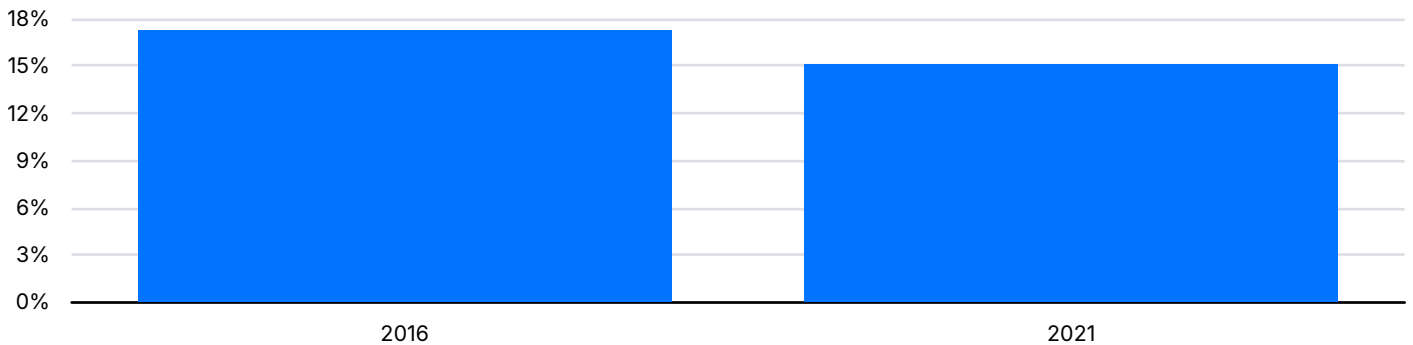


Figure 18.1: Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Southeast, 2016-2021)¹

Tenant households in the Southeast region show a modest decline in the share living in subsidized housing between the 2016 and 2021 censuses. In 2016, 17.3% of tenant households were in subsidized housing; by 2021 that share was 15.1%, a 5-year change of -12.7%. The dataset covers tenant households in non-farm, non-reserve private dwellings. The decline between censuses indicates a reduction in the proportion of tenants in assisted housing over that five-year period.

Tenant households in subsidized housing accounted for 15.1% of tenant households in Southeast in 2021, down from 17.3% in 2016 (a 5-year change of -12.7%). The dataset covers tenant households in non-farm, non-reserve private dwellings. Several regions record substantially higher shares in 2021: North 28.2%, Parklands 26.8% and Interlake 22.7%. Southeast's share is below these regional highs. Compared with Winnipeg (15.8%) and South Central (18.0%), Southeast is similar to Winnipeg and lower than South Central. The pattern shows Southeast has a smaller proportion of tenant households in subsidized housing than several other Manitoba regions.

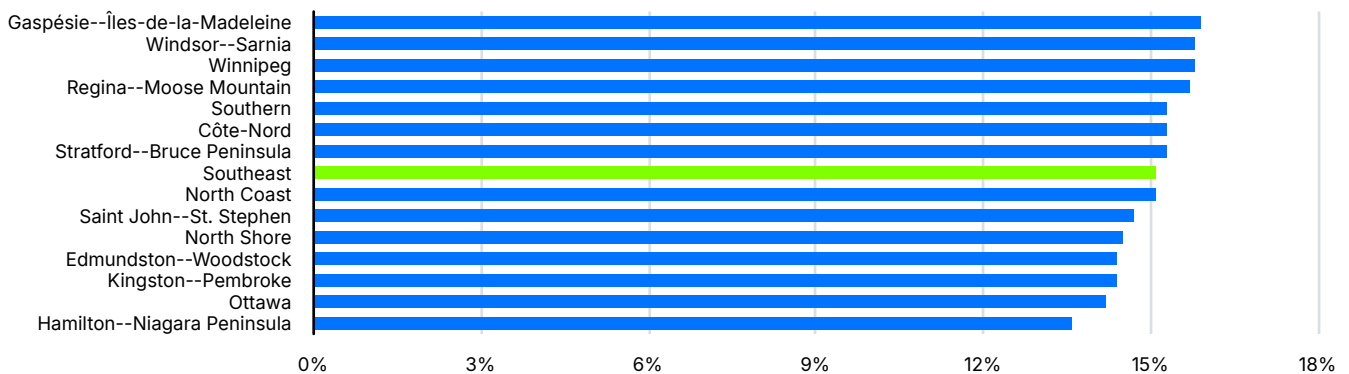


Figure 18.2: Comparison of Tenant Households in Subsidized Housing with other locations (Southeast, 2021)¹

Median Shelter Costs

Shelter costs in Southeast rose sharply, with owners now paying \$1,130 a month—a 10% increase since 2016—while renters face \$1,020, up 22% over the same period. This signals growing housing expenses for households.

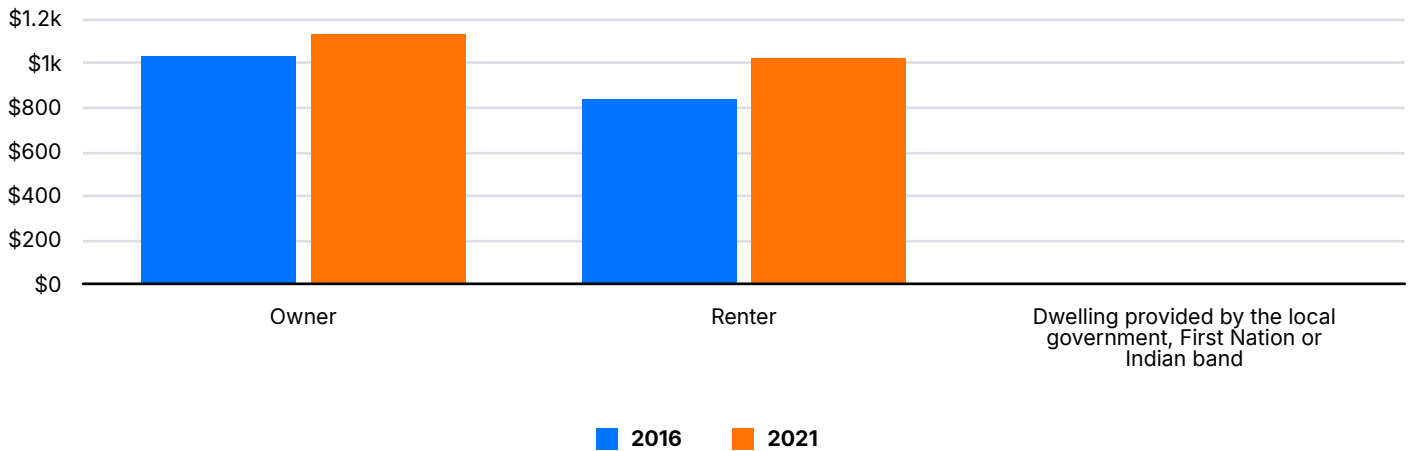
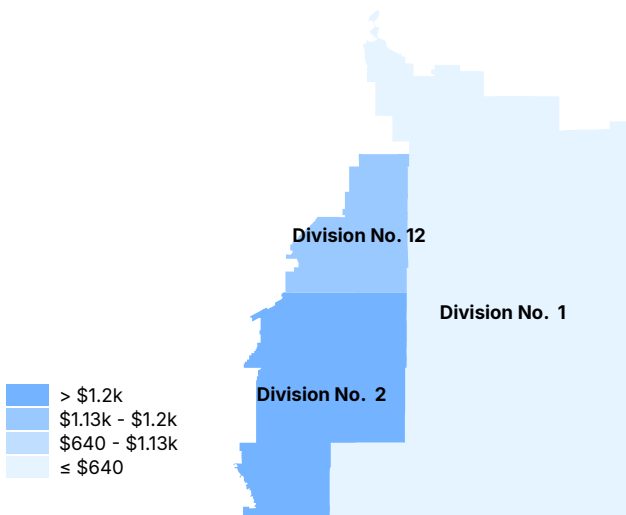


Figure 19.1: Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Southeast, 2016-2021)¹

For the Southeast economic region in 2021, median monthly shelter costs differ modestly by tenure. Owner households reported a median monthly shelter cost of \$1,130, while renter households reported \$1,020. A small count of households occupied dwellings provided by the local government or First Nation was recorded as zero in this dataset. Both tenure groups show positive five-year change through 2021: owner median shelter costs rose about 10.0 percent and renter median costs rose about 22.4 percent, indicating stronger upward pressure on rents over the period measured. The figures cover owner and tenant households in non-farm, non-reserve private dwellings.



Median monthly shelter costs in the Southeast (2021) show owner households with a median of \$1,130 and renter households \$1,020. Over the five years to 2021, median owner costs rose about 10.0% and renter costs about 22.4%. Subdivision detail varies: Division No. 2 reports the highest owner median at \$1,290 while Division No. 1 reports the lowest at \$640; renter medians range from \$795 to \$1,110. These figures indicate rising shelter costs across the region between census points.

Figure 19.2: Distribution of Largest Group: Housing Tenure - Owner (Southeast)¹

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.

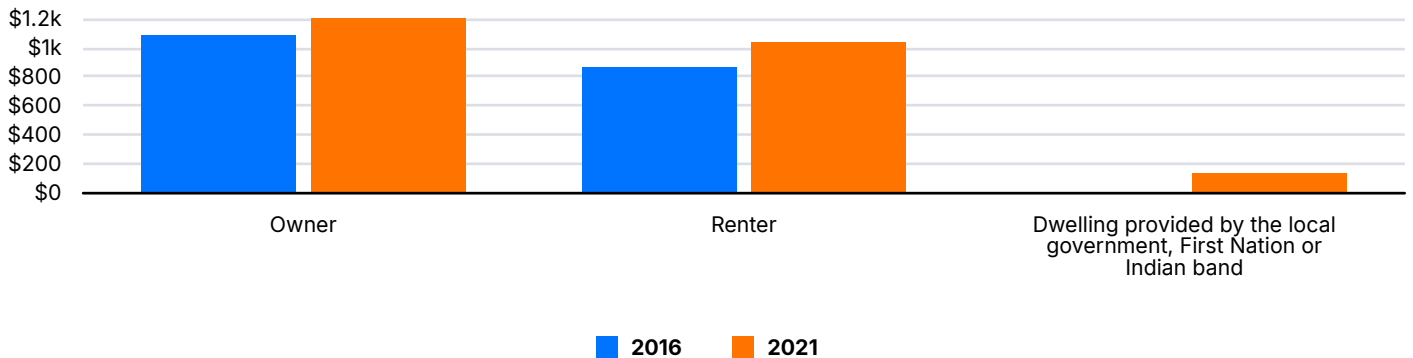


Figure 20.1: Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Southeast, 2016-2021)¹

In 2021, average monthly shelter costs in the Southeast for owner and tenant households in non-farm, non-reserve private dwellings show a clear split by tenure. Owners reported an average shelter cost of \$1,200 per month. Renters reported \$1,037 per month. Over the five years to 2021, owners' shelter costs rose by 10.2% while renters' costs increased by 19.9%. Households in dwellings provided by local government or First Nation bands had an average reported cost of \$134 in 2021.

Average monthly shelter costs in Southeast (2021) show a clear split by tenure: owners paid a mean of \$1,200 and renters \$1,037, while dwellings provided by local government or First Nations averaged \$134. Five-year change highlights recent upward pressure: owner costs in Southeast rose 10.2% and renter costs 19.9% since 2016. Division-level data show variation: Division No. 1 is below regional averages (owners \$823, renters \$792), while Divisions No. 2 and No. 12 report higher owner costs (\$1,288 and \$1,304 respectively). The pattern indicates renters experienced larger short-term increases than owners across the region.

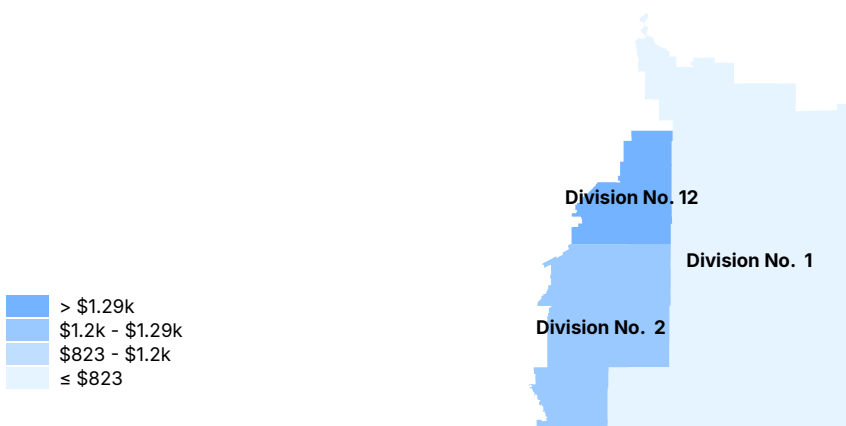


Figure 20.2: Distribution of Largest Group: Housing Tenure - Owner (Southeast)¹

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.

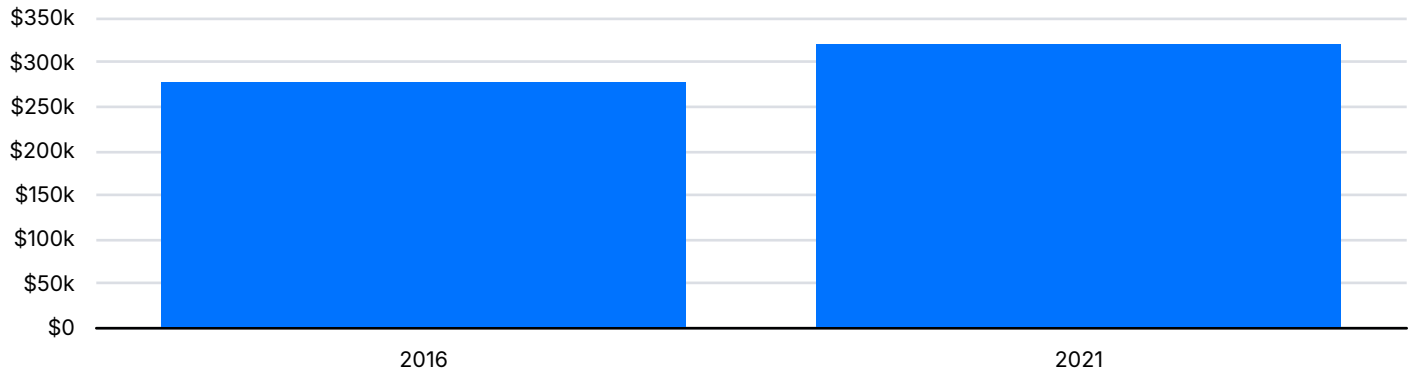


Figure 21.1: Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Southeast, 2016-2021)¹

The median dwelling value in Southeast (economic region) was \$276,320 in 2016 and rose to \$320,000 by the 2021 census, reflecting a 15.8% increase over the five-year period. These figures refer to owner households in non-farm, non-reserve private dwellings and indicate the typical ownership price point captured by the census. The change documents recent upward momentum in median values between census years. Continued monitoring of subsequent vintages would show whether this trend persists.

The median dwelling value in Southeast was \$276,320 in 2016 and rose to \$320,000 by 2021, a 15.8% increase over five years. This measures owner households in non-farm, non-reserve private dwellings (Census 2021). Compared with neighbouring regions, Southeast’s 2021 median sits below Interlake (\$344,000) and Winnipeg (\$340,000) but above Parklands (\$160,000) and North (\$180,000). South Central recorded a larger five-year rise, moving from \$219,474 to \$276,000 (25.8%). The data show Southeast experienced moderate appreciation relative to some peers while remaining mid-range in absolute value within the province.



Figure 21.2: Comparison of Median Dwelling Value with other locations (Southeast, 2021)¹

Data Sources

1. Statistics Canada, Census Profile. Published in Dec 15, 2022.

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