

A CENTURY 21 BACHMAN & ASSOCIATES GUIDE

How to Get Your Manitoba Real Estate License

The full path, the real numbers, and the honest timeline — from your first MREA module to your first client in Winnipeg, Brandon, Steinbach, or anywhere across Manitoba.

Time to license	6 to 12 months, part-time (3 to 6 months full-time)
Total cost	\$6,500 to \$9,000 (MREA tuition + MSC fees + first-year business setup)
Regulator	Real Estate Division, The Manitoba Securities Commission (MSC)
Education	Salesperson Licensing Program via the Manitoba Real Estate Association (MREA)
Structure	4 modules + 3 module exams (Module 4 has no exam)

Prepared by CENTURY 21 Bachman & Associates · Winnipeg · The Gold Standard in Winnipeg Real Estate

The five-step path

What you actually have to do to get licensed in Manitoba

Every real estate salesperson registered in Manitoba follows the same five steps. The order matters — you can't skip ahead, and you can't pay to fast-track the modules or the exams.

1. Meet the eligibility requirements

Be at least 18, be legally entitled to work in Canada, and provide a criminal record check. You must also be sponsored by a registered Manitoba real estate brokerage before your license is active.¹

2. Complete the Salesperson Licensing Program with MREA

Four modules delivered by the Manitoba Real Estate Association (MREA). Modules 1, 2, and 3 are self-study, completed at your own pace. Module 4 is a 2.5-day in-person classroom session in Winnipeg followed by a final online course. All four modules must be completed consecutively within a 16-month window.²

3. Pass the module exams

Modules 1, 2, and 3 each end with a proctored final exam. The passing mark is 70%. Module 3 has two parts (a multiple-choice section and an offer-to-purchase section); you must score 70% on each. Module 4 has no final exam. Exams are held weekly at the MREA office in Winnipeg, with select locations offered elsewhere in Manitoba.^{2, 3}

4. Get sponsored by a registered brokerage and apply to MSC

You cannot register as a salesperson in Manitoba without brokerage sponsorship. After you complete Module 4, an authorized official from your sponsoring brokerage signs your application. You then apply to the Real Estate Division of the Manitoba Securities Commission (MSC) within 12 months of completing Module 4.^{1, 2}

5. Register with MSC and begin practising

Submit your MSC application, background check, brokerage sponsorship form, and fees. Once MSC issues your registration, you are legally entitled to list, show, and represent buyers and sellers under your sponsoring broker. Registration is renewed annually.¹

The exam rules

What MREA and MSC actually require — no rumours

There's a lot of second-hand information online about how Manitoba's real estate exams work. Here's what MREA and MSC publish today.

Passing grade	70% (Modules 1, 2, and 3)
Module 3	70% on multiple choice AND 70% on offer-to-purchase section
Number of exams	3 (Module 4 has no final exam)
Exam rewrite fee	\$270 per attempt (MREA)
Delivery	In-person, proctored at MREA in Winnipeg (with outside-Winnipeg locations)
Program window	Modules 1 through 4 must be completed consecutively within 16 months
Registration window	12 months to apply to MSC after completing Module 4
Renewal	MSC registration renews annually

Neither MREA nor MSC publishes official historical pass-rate statistics for the salesperson exams. Anecdotally, students who complete the study workbooks and practice offers before sitting the exam tend to pass on the first attempt; the rewrite fee of \$270 is the practical cost of an unprepared attempt.³

Real numbers

What it actually costs to get licensed in Manitoba

MREA sets the education fees. MSC sets the registration fees. Your sponsoring brokerage may cover some board dues and E&O insurance in the first year — ask up front. These are 2026 numbers straight from MREA's published fee guide.

Line item	Low	High	Note
Module 1 (self-study)	\$1,555	\$1,555	MREA 2026 fee
Module 2 (self-study)	\$1,195	\$1,195	MREA 2026 fee
Module 3 (self-study)	\$1,195	\$1,195	MREA 2026 fee
Module 4 (classroom + online)	\$985	\$985	2.5-day in-person, Winnipeg
Workbooks (Modules 1-3, printed)	\$0	\$70	Digital included; physical optional
Shipping (physical books, if ordered)	\$0	\$27	MREA flat rate
Exam rewrites (budget for one)	\$0	\$270	\$270 per rewrite
MSC salesperson registration fee	\$400	\$500	Annual, paid to MSC
Criminal record check	\$50	\$80	Winnipeg Police Service or RCMP
Errors & Omissions insurance	\$275	\$400	Annual, often paid via brokerage
Local board dues (WinnipegREALTORS)	\$500	\$1,200	First-year new-member dues
Business startup costs	\$300	\$1,500	Photo, cards, signage, MLS access
TOTAL to start practising	\$6,455	\$8,977	Excludes optional retakes

Recurring costs after licensing: MSC annual registration renewal, E&O insurance, WinnipegREALTORS dues, CREA membership, MLS access, brokerage desk fees, marketing, and technology. Plan for \$3,000 to \$5,000 per year to keep your registration active after year one.⁴

Honest timeline

How long it really takes

When	Milestone	What happens
Weeks 1-2	Enrol in MREA Module 1	Register through MREA online. Order workbooks. Module 1 course fee is \$1,555.
Months 1-3	Module 1: Introduction to real estate	Self-study. Covers real estate math, property registry, planning, zoning, taxation, and construction basics. Sit the final exam when ready. 70% to pass.
Months 3-5	Module 2: Condos, contracts, agency, mortgages	Self-study. Covers Manitoba condominium law, contract law, agency fundamentals, mortgage financing, and provincial statutes. Final exam. 70% to pass.
Months 5-7	Module 3: FINTRAC, tenancy, buyer/seller representation	Self-study. Covers FINTRAC, privacy, professional conduct, tenancy law, representing buyers and sellers, offers to purchase, and real estate technology. Two-part final. 70% on each.
Month 7-8	Module 4: Classroom + final online course	2.5-day in-person session at MREA in Winnipeg. Covers professionalism, statutory forms, and next steps. No exam. Book several weeks ahead.
Month 8	Interview brokerages + get sponsored	Meet with CENTURY 21 Bachman & Associates and other Winnipeg brokerages. Sign a sponsoring broker agreement. This must happen before you apply to MSC.
Month 8-9	Apply to MSC	Submit MSC application, criminal record check, brokerage sponsorship form, and fees. Apply within 12 months of finishing Module 4. Processing typically a few weeks.
Month 9-10	First day as a registered salesperson	MSC issues your registration. You can list, show, and represent buyers and sellers in Manitoba under your sponsoring broker.

The honest answer: most Manitoba candidates who study part-time around a full-time job finish the program in 8 to 14 months. Full-time students can compress it to 3 to 6 months. MREA does not fast-track anyone, and the Module 4 classroom session is the main scheduling bottleneck — it fills up early.²

Where to study

Manitoba's education provider

In Manitoba, all pre-registration real estate education is delivered by the Manitoba Real Estate Association (MREA). Unlike Ontario or Alberta, there is only one approved provider — MREA sets the modules, workbooks, exams, and fee schedule. There is no shopping around for a cheaper course.

Manitoba Real Estate Association (MREA). The sole provider of pre-registration education for Manitoba real estate salespersons. Delivers Modules 1, 2, and 3 as self-study courses and Module 4 as an in-person 2.5-day classroom session at REALTOR® Place, 1873 Inkster Boulevard, Winnipeg. Also administers the module exams weekly at the MREA office and at select outside-Winnipeg locations.

Course format. Modules 1-3 are self-paced with a printed or digital workbook and open enrolment. Module 4 is scheduled several times per year and requires 100% attendance. Exams are proctored and rewrites cost \$270.

Contact. MREA — 204.772.0405 or 1.800.267.6019 — realestatemanitoba.com. Address: REALTOR® Place, 1873 Inkster Boulevard, Winnipeg, MB R2R 2A6.

For the current, complete list of MREA course dates and fees, see the MREA Course Fee Guide. CENTURY 21 Bachman & Associates does not receive referral fees from MREA.

After you pass

Choosing a brokerage — why CENTURY 21 Bachman & Associates

You cannot practise real estate in Manitoba without brokerage sponsorship. Every MSC-registered salesperson works under a brokerage's authorized official. The brokerage you pick will shape your first year more than anything else.

Winnipeg's CENTURY 21 team since 1981

Bachman & Associates has been the CENTURY 21 brokerage for the Winnipeg market since 1981. Deep local expertise in a market that rewards it — residential, condominiums, luxury, investment, and everything in between.

Support built for new Manitoba REALTORS

New-agent onboarding, mentorship from experienced Winnipeg REALTORS, and ongoing coaching. We understand the practical differences between selling in downtown Winnipeg, the suburbs, and the surrounding communities.

A global brand, locally owned

The CENTURY 21 name gets you referral traffic and buyer trust that independent brokerages can't offer. But Bachman & Associates is independently owned and operated right here in Winnipeg — every decision is made locally.

The Gold Standard in Winnipeg Real Estate

It's our tagline for a reason. We work with driven professionals who share our ambition to set the standard. That means real support during hard deals, not just training slides.

Come see it in person. We host regular **Career Cafe** info nights — coffee, an honest conversation, and answers to every question you have. Free and no pressure.

Next steps

Talk to CENTURY 21 Bachman & Associates

Ready to start? Not sure yet? Either way, we'll answer your specific questions about the process and the brokerage. No pitch.

Call our office (204) 453-7653 360 McMillan Avenue, Winnipeg, MB	Join a Career Cafe Free info night in Winnipeg c21.careers/c21-bachman-career-cafe
Visit our website bachmanassociates.c21.ca Full brokerage profile online	Explore the guide Get your questions answered c21.careers/manitoba-real-estate-licence

Sources

¹ The Manitoba Securities Commission — Real Estate Division — registration for salespersons, brokers, and mortgage brokers.

mbrealestate.ca/registration

² Manitoba Real Estate Association (MREA) — Real Estate Salesperson career path and program structure.

realestatemanitoba.com/careers-in-real-estate/career-paths/real-estate-salesperson

³ MREA — 2026 Course Fee Guide (module fees, workbook fees, rewrite fees). realestatemanitoba.com/uploads/Course-Fee-Guide-2026.pdf

⁴ MREA — Education policies (exam passing mark, exam scheduling). realestatemanitoba.com/careers-in-real-estate/policies/education-policies

⁵ MREA Career Guide — Real Estate as a Professional Career, Manitoba path.

winnipegregionallrealestateboard.ca/uploads/public/files/MREA-CareerGuide.pdf