

## Year-end surge in December MLS® sales leads to second consecutive record month

**Winnipeg, January 9, 2025** – To close out 2024, December saw All MLS®<sup>1</sup> sales of 742 up 19% over December 2023, and 3% lower than the 5-year average. Active MLS® listings of 2,393 were down 19% from last December and total MLS® dollar volume of over \$272 million up 22% from December 2023. Residential detached MLS® sales of 468 were up 15% while the average price of \$423,908 was up 4% when compared to December 2023. Condominium MLS® sales of 120 were up 18% and the average price of \$272,728 up 1% over last December.

## DECEMBER RESIDENTIAL DETACHED MLS® SALES



"Similar to November, total December MLS® sales for all property types represented the third best December result on record," said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. "December represents the eighth month in 2024, and third consecutive month, when there were double digit increases for total All MLS® sales for all property types. December MLS® sales, average prices and dollar volume for the main three property types were higher than last year while all but residential detached MLS® sales were higher than the 5-year average."

Year-to-date All MLS® sales of 14,597 were up 13%, total MLS® listings of 22,858 were up 2% while dollar volume of over \$5.5B was up 20% over 2023. Year-to-date residential detached MLS® sales of 9,987 were up 11% and the average price of \$423,878 was up 6% when compared to last December. Condominium MLS® sales of 2,194 were up 13% and the average price of \$274,201 was up 6% over last December. Year-to-date residential attached MLS® sales of 1,039 were up 21% and the average price of \$365,965 was up 10% over last year.

## AROUND OUR MARKET REGION

**December 2024 – Winnipeg Regional Real Estate Board Market Region**  
Year-To-Date Residential Detached Average Prices and Sales and Year-Over-Year % Change

Area	Average Price (\$)	Unit Sales
All MLS® Areas	+6% ▲ (\$423,878)	+11% ▲ (9,987)
Winnipeg	+6% ▲ (\$435,747)	+9% ▲ (6,527)
Total Outside Winnipeg	+6% ▲ (\$401,488)	+15% ▲ (3,460)
Lake Country	+7% ▲ (\$291,763)	+13% ▲ (605)
Steinbach – R16	+9% ▲ (\$382,746)	+20% ▲ (488)
Morden/Winkler – R35	+4% ▲ (\$330,984)	+9% ▲ (415)
Gimli – R26	+4% ▲ (\$293,318)	+23% ▲ (242)
Niverville/Ritchot – R07	+5% ▲ (\$502,266)	+31% ▲ (222)
Morris – R17	+8% ▲ (\$261,042)	+7% ▲ (193)

“The start of a new year is an exciting time when many people are looking for new beginnings and a fresh start,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “Fortunately, REALTORS® specialize in creating fresh starts and have the tools and expertise at their disposal to not only assist buyers and sellers in getting the best price but also to help provide professional advice at every step in the process. For anyone looking for a fresh start in a new home in 2025, I encourage you to pick up this week’s issue of the Winnipeg Regional Real Estate News to view listings, open houses and to find a REALTOR®.”

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## ABOUT THE WINNIPEG REGIONAL REAL ESTATE BOARD

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Serving Members since 1903, the Winnipeg Regional Real Estate Board is one of Canada’s longest running real estate board, serving over 2,400 licensed residential and commercial real estate Brokers and Salespersons, along with other industry-related professions. REALTOR® Members of the Winnipeg Regional Real Estate Board utilize the Multiple Listing Service (MLS®) to put the housing market in perspective for those looking to buy or sell a home. REALTORS® can explain market insights, price trends, provide comparable property analysis and housing trends. To find a REALTOR® or to view a map of MLS® listings, visit [www.winnipegregionallrealestatenews.com](http://www.winnipegregionallrealestatenews.com).

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Statistics provided in this market release are the sole property of the Winnipeg Regional Real Estate Board.

<sup>1</sup> The All MLS® statistical category is an aggregate of all property types.

## MEDIA ENQUIRIES

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**\*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR DECEMBER 2024**

## Year-end surge in December MLS® sales leads to second consecutive record month

**Winnipeg, January 9, 2025** – December 2024’s real estate market performance saw increases to All MLS® sales, and dollar volume when compared to last December and the 5-year average. All MLS® active listings were down from December 2023 but even with the 5-year average. Apart from the 5-year average for residential detached MLS® sales, all three of the main property types of residential detached, condominium, and residential attached homes saw results which were at or above 2023 and the 5-year average for MLS® sales, dollar volume, and average prices.

### December 2024 – All MLS®

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	2,393	-19% ▼ (2,959)	0 (2,400)
Sales	742	+19% ▲ (626)	-3% ▼ (767)
Dollar Volume	\$272,766,604	+22% ▲ (\$223,208,890)	+5% ▲ (\$259,771,547)

### December 2024 – All Residential Detached

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,005	-23% ▼ (1,303)	-2% ▼ (1,028)
Sales	468	+15% ▲ (406)	-5% ▼ (491)
Average Price	\$423,908	+4% ▲ (\$405,895)	+10% ▲ (\$386,727)

### December 2024 – All Residential Detached – Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	381	-37% ▼ (601)	-14% ▼ (442)
Sales	302	+9% ▲ (276)	-7% ▼ (325)
Average Price	\$424,365	+5% ▲ (\$402,896)	+9% ▲ (\$391,062)

### December 2024 – All Residential Detached – Outside Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	624	-11% ▼ (702)	+6% ▲ (586)
Sales	166	+28% ▲ (130)	0% (166)
Average Price	\$423,077	+3% ▲ (\$412,261)	+12% ▲ (\$377,725)

- For December, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with West Kildonan recording the second most MLS® sales. Outside Winnipeg, the Morden/Winkler area had the most residential detached homes sold while the second most was tied between the areas of Steinbach and West St. Paul.
- There were 6 residential detached homes sold at or above \$1 million in December, with the highest price at almost \$2 million. December 2023 also had 6 residential detached homes sold at or above \$1 million.
- The \$600,000-\$699,999 price range was the most active with 48 MLS® sales representing 10% of all residential detached MLS® sales in December. The second most active price range was \$400,000-\$424,999 which saw 34 MLS® sales, representing 7% of all residential detached MLS® sales in December.

### December 2024 – All Condominium

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	260	-32% ▼ (385)	-26% ▼ (349)
Sales	120	+18% ▲ (102)	+1% ▲ (119)
Average Price	\$272,728	+1% ▲ (\$269,878)	+8% ▲ (\$253,524)

### December 2024 – All Condominium – Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	194	-33% ▼ (289)	-26% ▼ (262)
Sales	106	+23% ▲ (86)	+4% ▲ (102)
Average Price	\$269,041	-1% ▼ (\$272,373)	+6% ▲ (\$254,923)

### December 2024 – All Condominium – Outside Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	66	-31% ▼ (96)	-24% ▼ (87)
Sales	14	-13% ▼ (16)	-17% ▼ (17)
Average Price	\$300,642	+17% ▲ (\$256,469)	+22% ▲ (\$246,549)

- For December, Osborne Village was the neighbourhood in Winnipeg which saw the most condominium MLS® sales followed by Downtown.
- The most active price range for condominiums was the \$200,000-\$224,999 range with 17 MLS® sales which represents 14% of all condominium MLS® sales in December. The \$225,000-\$249,999 was the second most active with 13 MLS® sales in December, representing 11% of all condominium MLS® sales.

### December 2024 – All Residential Attached

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	176	-21% ▼ (224)	+11% ▲ (158)
Sales	70	+46% ▲ (48)	+4% ▲ (68)
Average Price	\$384,886	+12% ▲ (\$344,667)	+16% ▲ (\$332,428)

### December 2024 – All Residential Attached – Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	112	-15% ▼ (131)	N/A*
Sales	46	+31% ▲ (35)	-9% ▼ (51)
Average Price	\$389,337	+10% ▲ (\$352,704)	+14% ▲ (\$341,415)

### December 2024 – All Residential Attached – Outside Winnipeg

	December 2024	vs. 2023	vs. 5-Year Average
Active Listings	64	-31% ▼ (93)	N/A*
Sales	24	+85% ▲ (13)	+43% ▲ (17)
Average Price	\$376,354	+17% ▲ (\$323,028)	+23% ▲ (\$305,261)

\*Active Listings data for Residential Attached homes inside Winnipeg and Outside Winnipeg were not tracked prior to 2023 therefore a 5-year average is not available.

