



2025 trends of increased MLS® sales and average prices mark December's real estate market results

Winnipeg, January 8, 2026 – All MLS® sales of 752 in December 2025 were up 2% from December 2024 and up 4% from the 5-year average. Active All MLS® listings of 2,292 were down 4% and total MLS® dollar volume of over \$297 million was up 9% from December 2024. Residential detached MLS® sales of 466 were statistically even while the average price of \$467,378 was up 10% when compared to last year. Condominium MLS® sales of 129 were up 8% and the average price of \$256,713 was down 6% from December 2024.

DECEMBER RESIDENTIAL DETACHED MLS® SALES



“2025 closed out with a new residential detached average price record for December which represents the third highest this year and on record,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “December MLS® sales for All MLS®, residential detached and condominiums were at or above last year and the 5-year averages. Notably, residential detached average prices in 2025 broke monthly records in every month except November while condominium average prices broke monthly records in every month except for January, April, August and December.”

Year-to-date All MLS® sales of 15,180 through to the end of December 2025 were up 4%, total MLS® listings of 22,798 statistically even while total dollar volume of over \$6B was up 10% from 2024. Year-to-date residential detached MLS® sales of 10,306 were up 3% and the average price of \$451,852 was up 7% when compared to last December. Condominium MLS® sales of 2,199 were statistically even and the average price of \$281,927 was 3% above last year.

AROUND OUR MARKET REGION

December 2025 – Winnipeg Regional Real Estate Board’s Market Region Year-To-Date Residential Detached Average Prices and Sales and Year-Over-Year % Change

Area	Average Price (\$)	Unit Sales
All MLS® Areas	+7% ▲ (\$451,852)	+3% ▲ (10,306)
Winnipeg	+6% ▲ (\$462,224)	+3% ▲ (6,691)
Total Outside Winnipeg	+8% ▲ (\$432,654)	+4% ▲ (3,615)
Lake Country	+3% ▲ (\$300,452)	0% (604)
Steinbach – R16	+7% ▲ (\$409,521)	+2% ▲ (500)
Morden/Winkler – R35	+12% ▲ (\$369,907)	-9% ▼ (376)
Gimli – R26	+3% ▲ (\$302,844)	-12% ▼ (214)
Niverville/Ritchot – R07	+4% ▲ (\$523,937)	-4% ▼ (213)
Morris - R17	+2% ▲ (\$266,106)	+8% ▲ (208)

"A new year often symbolizes a fresh start and new beginnings with the hope of making our lives better with a blank canvas for the year ahead," said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. "If selling your home, and/or buying a new one sounds like the fresh start and new beginning you're looking for, now is always a great time to seek out a REALTOR® to get advice and build a strategy to make this your new reality. Also, please mark February 19, 2026, on your calendars for our annual Market Insights event that brings together recaps of 2025 and forecasts for 2026 on Canada's economy, influencing factors, and demographic trends from leading voices in the financial and real estate industries. Happy New Year, and all the best in 2026 from the Winnipeg Regional Real Estate Board."

ABOUT THE WINNIPEG REGIONAL REAL ESTATE BOARD

Serving Members since 1903, the Winnipeg Regional Real Estate Board is one of Canada's longest running real estate board, serving over 2,500 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.winnipegregionalrealestatenews.com.

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

¹ The All MLS® statistical category is an aggregate of all property types.

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*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR DECEMBER 2025



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Winnipeg, January 8, 2026 – All MLS® sales and dollar volume were up when compared to December 2024 and the 5-year average while active MLS® listings were down from last year and the 5-year average. Residential detached MLS® sales were statistically even while dollar volume and average prices were above last year and the 5-year average. Condominium MLS® sales and dollar volume were above last year and the 5-year average while average prices decreased from December 2024 and were statistically even with the 5-year average. From a year-to-date perspective, All MLS® sales and dollar volume rose above 2024 while total listings remained statistically even. Residential detached MLS® sales, dollar volume and average prices rose above 2024 while listings fell below. Condominium MLS® sales were statistically even while the number of listings, dollar volume and average prices rose above 2024.

December 2025 – All MLS®

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	2,292	-4% ▼ (2,393)	-4% ▼ (2,395)
Sales	752	+2% ▲ (740)	+4% ▲ (725)
Dollar Volume	\$297,191,405	+9% ▲ (\$271,902,204)	+14% ▲ (\$261,677,864)

December 2025 – All Residential Detached

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	910	-9% ▼ (1,005)	-11% ▼ (1,025)
Sales	466	0% ▲ (467)	+1% ▲ (463)
Average Price	\$467,378	+10% ▲ (\$423,785)	+14% ▲ (\$411,776)

December 2025 – All Residential Detached – Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	405	+6% ▲ (381)	-10% ▼ (448)
Sales	299	-1% ▼ (301)	-2% ▼ (305)
Average Price	\$473,594	+12% ▲ (\$424,176)	+14% ▲ (\$416,385)

December 2025 – All Residential Detached – Outside Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	505	-19% ▼ (624)	-12% ▼ (577)
Sales	167	+1% ▲ (166)	+6% ▲ (158)
Average Price	\$456,249	+8% ▲ (\$423,077)	+13% ▲ (\$402,415)

- For December, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by the Polo Park area. Outside Winnipeg, the Morden/Winkler area had the most residential detached homes sold followed by the Steinbach area.
- For December, the most active price range was the \$300,000-\$399,999 which saw 99 MLS® sales, representing 21% of all residential detached MLS® sales. The \$200,000-\$299,999 price range was the second most active with 79 MLS® sales representing 17% of all residential detached MLS® sales in December.
- There were 13 residential detached homes sold at or above \$1 million in December, with the highest priced at over \$3.6 million. December 2024 had 7 residential detached homes sold at or above \$1 million with the highest at over \$1.8 million.

December 2025 – All Condominium

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	284	+9% ▲ (260)	-11% ▼ (320)
Sales	129	+8% ▲ (119)	+13% ▲ (115)
Average Price	\$256,713	-6% ▼ (\$271,802)	0% (\$257,742)

December 2025 – All Condominium – Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	242	+25% ▲ (194)	0% (242)
Sales	109	+4% ▲ (105)	+12% ▲ (98)
Average Price	\$256,809	-4% ▼ (\$267,957)	0% (\$257,564)

December 2025 – All Condominium – Outside Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	42	-36% ▼ (66)	-46% ▼ (78)
Sales	20	+43% ▲ (14)	+18% ▲ (17)
Average Price	\$256,193	-15% ▼ (\$300,642)	-2% ▼ (\$261,461)

- For December, Downtown was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Waverley West. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in December followed by the Steinbach area.
- The most active price range for condominiums was the \$100,000-\$199,999 range with 48 MLS® sales which represents 37% of all condominium MLS® sales in December. The \$200,000-\$299,999 range was the second most active with 45 MLS® sales in December, representing 35% of all condominium MLS® sales.

December 2025 – All Residential Attached

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	218	+24% ▲ (176)	+20% ▲ (182)
Sales	65	-7% ▼ (70)	+3% ▲ (63)
Average Price	\$372,632	-3% ▼ (\$384,886)	+6% ▲ (\$350,059)

December 2025 – All Residential Attached – Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	173	+54% ▲ (112)	N/A*
Sales	54	+17% ▲ (46)	+12% ▲ (48)
Average Price	\$376,875	-3% ▼ (\$389,337)	+6% ▲ (\$357,057)

December 2025 – All Residential Attached – Outside Winnipeg

	December 2025	vs. 2024	vs. 5-Year Average
Active Listings	45	-30% ▼ (64)	N/A*
Sales	11	-54% ▼ (24)	-26% ▼ (15)
Average Price	\$351,800	-7% ▼ (\$376,354)	+7% ▲ (\$327,782)

*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.

