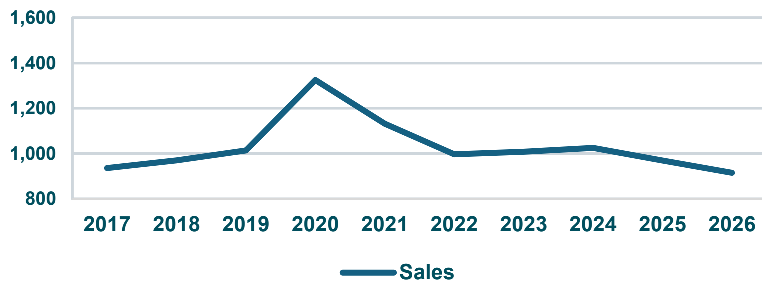
WINNIPEG REGIONAL
REAL ESTATE BOARD

AUGUST 2026
MONTHLY REAL ESTATE MARKET ANALYSIS

August sees the highest year-to-date residential detached and condominium average prices on record

Winnipeg, September 3, 2026 – The August 2026 year-to-date residential detached average price of $468,679 was up 3% when compared to 2025 and up 8% from the 5-year average. The condominium average price of $288,834 was up 3% from last year and up 5% from the 5-year average. All MLS® sales of 10,086 were down 6% from 2025 and down 2% from the 5-year average. Total MLS® listings of 16,502 were down 1% from last year and even with the 5-year average. Total dollar volume of over $4.1 billion was down 3% from 2025 but up 5% from the 5-year average. Residential detached MLS® sales of 6,880 were down 7% from last year and down 3% from the 5-year average. Condominium MLS® sales of 1,412 were down 10% from last year and 6% below the 5-year average.

AUGUST RESIDENTIAL DETACHED MLS® SALES



"Year-to-date residential detached and condominium average prices through August were the highest on record," said Dan O'Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. "Condominium average prices set a new monthly record for August while residential detached average prices decreased from last year. All MLS® active listings for August were up substantially from 2025 and represent the second highest August active listings in the last 5 years."

All MLS®[1] sales of 1,326 were down 5% from last August and the 5-year average. Active All MLS® listings of 4,102 up 13% from last year and up 4% from the 5-year average. All MLS® dollar volume of over $521 million was down 7% from August 2025 and even with the 5-year average. Residential detached MLS® sales of 915 down 6% from last year and down 7% from the 5-year average. The residential detached average price of $439,216 for August 2026 was down 3% from last year but increased 5% from the 5-year average. Condominium MLS® sales of 164 down 19% from last August and down 15% from the 5-year average. The condominium average price of $283,715 increased 2% from August 2025 and was up 3% from the 5-year average.

AROUND OUR MARKET REGION

August 2026 – 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	+3%	▲	($468,679)	-7%	▼	(6,880)
Winnipeg	+3%	▲	($481,958)	-6%	▼	(4,479)
Total Outside Winnipeg	+2%	▲	($443,908)	-8%	▼	(2,401)
Lake Country	+4%	▲	($325,224)	-5%	▼	(419)
Steinbach – R16	+5%	▲	($430,160)	-5%	▼	(352)
Morden/Winkler – R35	+4%	▲	($377,529)	+6%	▲	(267)
Gimli – R26	+4%	▲	($327,778)	-10%	▼	(150)
Morris - R17	+15%	▲	($308,438)	+5%	▲	(144)
Niverville/Ritchot – R07	+4%	▲	($543,110)	-18%	▼	(130)

"From defining your goals to navigating market conditions, a REALTOR® provides the insight and objective advice you need to make informed home-buying decisions," said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. "They help identify potential risks, advocate for your interests during negotiations and coordinate the many details involved in closing. With a REALTOR® by your side, you have a trusted professional helping you move forward with clarity, confidence and peace of mind."

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.

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

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*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR AUGUST 2026

WINNIPEG REGIONAL REAL ESTATE BOARD

AUGUST 2026 MONTHLY REAL ESTATE HIGHLIGHTS

August sees the highest year-to-date residential detached and condominium average prices on record

Winnipeg, September 3, 2026 – For August 2026, All MLS® active listings were higher than both August 2025 and the five-year average. All MLS® sales were lower than both comparison periods, while dollar volume was below last year but in line with the five-year average.

Residential detached active listings were higher than both August 2025 and the five-year average. Residential detached MLS® sales were lower than both comparison periods. The average price was below last year but above the five-year average.

Condominium active listings and average prices were higher than both August 2025 and the five-year average, while sales were lower than both comparison periods. The average price was above last year and the five-year average.

August 2026 – All MLS®

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	4,102	+13%	▲	(3,624)	+4%	▲	(3,943)
Sales	1,326	-5%	▼	(1,399)	-5%	▼	(1,392)
Dollar Volume	$ 521,731,731	-7%	▼	($560,153,878)	0%		($523,546,389)

August 2026 – All Residential Detached

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	2,010	+19%	▲	(1,688)	+2%	▲	(1,962)
Sales	915	-6%	▼	(969)	-7%	▼	(983)
Average Price	$439,216	-3%	▼	($450,999)	+5%	▲	($419,493)

August 2026 – All Residential Detached – Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	990	+28%	▲	(776)	+7%	▲	(924)
Sales	565	-8%	▼	(611)	-10%	▼	(625)
Average Price	$453,247	-1%	▼	($458,640)	+5%	▲	($429,873)

August 2026 – All Residential Detached – Outside Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	1,020	+12%	▲	(912)	-2%	▼	(1,037)
Sales	350	-2%	▼	(358)	-2%	▼	(358)
Average Price	$416,565	-5%	▼	($437,959)	+4%	▲	($401,518)

- For August, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by St. Vital. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Morden/Winkler area.
- The most active price range in August was the $300,000-$399,999 range which saw 228 MLS® sales, representing 25% of all residential detached MLS® sales. The $400,000-$499,999 price range was the second most active with 198 MLS® sales representing 22% of all residential detached MLS® sales in August.
- There were 16 residential detached homes sold at or above $1 million in August, with the highest priced at over $2.3 million. August 2025 had 13 residential detached homes sold at or above $1 million with the highest priced at just over $1.7 million.

August 2026 – All Condominium

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	487	+10%	▲	(443)	+4%	▲	(468)
Sales	164	-19%	▼	(203)	-15%	▼	(193)
Average Price	$283,715	+2%	▲	($278,642)	+3%	▲	($275,674)

August 2026 – All Condominium – Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	425	+16%	▲	(367)	+13%	▲	(376)
Sales	149	-17%	▼	(179)	-11%	▼	(167)
Average Price	$279,672	+3%	▲	($272,502)	+3%	▲	($271,449)

August 2026 – All Condominium – Outside Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	62	-18%	▼	(76)	-33%	▼	(92)
Sales	15	-38%	▼	(24)	-41%	▼	(26)
Average Price	$323,880	0%		($324,432)	+6%	▲	($304,575)

- For August, the Downtown area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Osborne Village. Outside Winnipeg, the Morden/Winkler and Steinbach areas had the most condominium MLS® sales in August followed by the Niverville/Ritchot, Gimli and Selkirk areas.
- The most active price range for condominiums was the $200,000-$299,999 range with 58 MLS® sales which represents 35% of all condominium MLS® sales in August. The $100,000-$199,999 range was the second most active with 43 MLS® sales in August, representing 26% of all condominium MLS® sales.

August 2026 – All Residential Attached

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	305	+27%	▲	(241)	+13%	▲	(269)
Sales	107	+10%	▲	(97)	+19%	▲	(90)
Average Price	$389,744	+2%	▲	($381,216)	+8%	▲	($359,949)

August 2026 – All Residential Attached – Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	243	+35%	▲	(180)	N/A*		
Sales	80	+18%	▲	(68)	+22%	▲	(66)
Average Price	$401,318	+2%	▲	($394,673)	+7%	▲	($376,526)

August 2026 – All Residential Attached – Outside Winnipeg

	August 2026	vs. 2025			vs. 5-Year Average		
Active Listings	62	+2%	▲	(61)	N/A*		
Sales	27	-7%	▼	(29)	+13%	▲	(24)
Average Price	$355,450	+2%	▲	($349,660)	+12%	▲	($316,244)

- *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.