

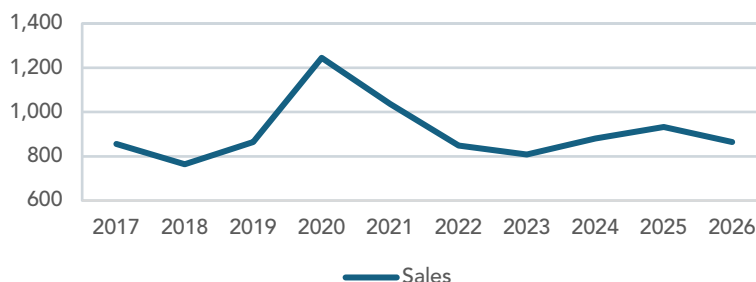
More choice, record average prices and softer sales defined September results

Winnipeg, October 6, 2026 – Year-to-date average prices reached record highs for both residential detached homes and condominiums. Residential detached homes averaged \$467,687 through to the end of Q3, up 3% from 2025 and 8% above the five-year average, while condominiums averaged \$288,751, up 2% and 5%, respectively.

Buyers had more inventory to choose from this month with active MLS® listings reaching 4,234 in September, up 14% from last year and 5% above the five-year average. Residential detached inventory increased even more sharply, up 20% from last September, with 2,098 active listings.

From a sales perspective, MLS® sales eased from last September's pace. Sales totalled 1,250, down 10% from last year but even with the five-year average. The slowdown was most pronounced for condominiums, where there were 155 sales which represented a 23% year-over-year decline.

SEPTEMBER RESIDENTIAL DETACHED MLS® SALES



"Year-to-date average prices for residential detached homes and condominiums reached their highest levels on record while the residential detached average for September also hit a historic record," said Dan O'Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. "Growing housing supply and creating more choice for Manitobans continues to be an important focus of the Winnipeg Regional Real Estate Board's advocacy efforts. It's encouraging to see more inventory available in the market, giving buyers greater choice as they look for a home that meets their needs."

YEAR-TO-DATE

YTD September 2026 - All MLS®

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	18,741	-1% ▼ (18,887)	+1% ▲ (18,642)
Sales	11,333	-7% ▼ (12,151)	-1% ▼ (11,488)
Dollar Volume	\$4,709,382,837	-4% ▼ (4,889,071,344)	+6% ▲ (4,447,888,182)

YTD September 2026 - All Residential Detached

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	11,605	-1% ▼ (11,694)	-2% ▼ (11,832)
Sales	7,743	-7% ▼ (8,296)	-3% ▼ (7,942)
Average Price	\$467,687	+3% ▲ (\$454,493)	+8% ▲ (\$433,418)

YTD September 2026 - All Condominium

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	2,520	-4% ▼ (2,612)	-1% ▼ (2,544)
Sales	1,567	-11% ▼ (1,770)	-7% ▼ (1,683)
Average Price	\$288,751	+2% ▲ (\$282,915)	+5% ▲ (\$274,818)

AROUND OUR MARKET REGION

September 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%	▲	(\$467,687)	-7%	▼	(7,743)
Winnipeg	+3%	▲	(\$479,807)	-5%	▼	(5,047)
Total Outside Winnipeg	+3%	▲	(\$444,999)	-9%	▼	(2,696)
Lake Country	+6%	▲	(\$324,213)	-6%	▼	(475)
Steinbach - R16	+6%	▲	(\$432,582)	-5%	▼	(393)
Morden/Winkler - R35	+3%	▲	(\$382,394)	+2%	▲	(296)
Gimli - R26	+5%	▲	(\$323,956)	-10%	▼	(169)
Morris - R17	+15%	▲	(\$302,426)	-3%	▼	(162)
Niverville/Ritchot - R07	+5%	▲	(\$548,621)	-12%	▼	(148)

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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.winnipegregionallrealestatenews.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.

MEDIA ENQUIRIES



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September at a Glance

Inventory expands

All MLS® active listings increased 14% year over year, led by a 20% increase in residential detached inventory.

Sales moderate

Overall sales declined 10%, with condominium sales down 23% year-over-year.

Prices remain above longer-term levels

Residential detached and condominium average prices 10% and 3% were above their respective five-year averages.

See tables below for a detailed breakdown by property type and geography:

September 2026 - All MLS®

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	4,234	+14% ▲ (3,704)	+5% ▲ (4,014)
Sales	1,250	-10% ▼ (1,386)	0% (1,249)
Dollar Volume	\$514,276,780	-6% ▼ (\$545,081,692)	+10% ▲ (\$468,380,079)

September 2026 - All Residential Detached

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	2,098	+20% ▲ (1,752)	+4% ▲ (2,024)
Sales	865	-7% ▼ (933)	0% (867)
Average Price	\$459,020	+5% ▲ (\$436,355)	+10% ▲ (\$416,777)

September 2026 - All Residential Detached - Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	1,071	+26% ▲ (852)	+8% ▲ (990)
Sales	568	-3% ▼ (586)	+3% ▲ (552)
Average Price	\$462,689	+3% ▲ (\$449,567)	+7% ▲ (\$430,583)

September 2026 - All Residential Detached - Outside Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	1,027	+14% ▲ (900)	-1% ▼ (1,035)
Sales	297	-14% ▼ (347)	-6% ▼ (314)
Average Price	\$452,003	+9% ▲ (\$414,043)	+15% ▲ (\$392,625)

- For September, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by Island Lakes. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Morden/Winkler area for September and year-to-date.
- On a year-to-date basis through to the end of Q3, Waverley West saw the most residential detached homes sold followed by West Kildonan.
- The most active price range in September was the \$300,000-\$399,999 range which saw 199 MLS® sales, representing 23% of all residential detached MLS® sales. The \$400,000-\$499,999 price range was the second most active with 171 MLS® sales representing 20% of all residential detached MLS® sales in September.
- There were 25 residential detached homes sold at or above \$1 million in September, with the highest priced at over \$2.4 million. September 2025 had 15 residential detached homes sold at or above \$1 million with the highest priced at just over \$2.2 million.

September 2026 - All Condominium

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	502	+15% ▲ (438)	+6% ▲ (475)
Sales	155	-23% ▼ (200)	-11% ▼ (173)
Average Price	\$287,877	-3% ▼ (\$297,424)	+3% ▲ (\$280,328)

September 2026 - All Condominium - Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	455	+28% ▲ (356)	+17% ▲ (390)
Sales	128	-22% ▼ (164)	-11% ▼ (144)
Average Price	\$289,388	-3% ▼ (\$297,041)	+3% ▲ (\$279,692)

September 2026 - All Condominium - Outside Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	47	-43% ▼ (82)	-44% ▼ (84)
Sales	27	-25% ▼ (36)	-8% ▼ (29)
Average Price	\$280,711	-6% ▼ (\$299,169)	-1% ▼ (\$284,575)

- For September, the River Heights area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Osborne Village, Waverley West and Downtown. Outside Winnipeg, the areas of Morden/Winkler, Steinbach, Niverville/Ritchot, and Gimli were tied for the most condominium MLS® sales in September.
- On a year-to-date basis through to the end of Q3, Osborne Village had the most condominium MLS® sales followed by Downtown. Outside Winnipeg, the Morden Winkler area has led the way followed by Niverville/Ritchot.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 49 MLS® sales which represents 32% of all condominium MLS® sales in September. The \$100,000-\$199,999 range was the second most active with 47 MLS® sales in September, representing 30% of all condominium MLS® sales.

September 2026 - All Residential Attached

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	344	+32% ▲ (261)	+19% ▲ (288)
Sales	101	-11% ▼ (114)	+19% ▲ (85)
Average Price	\$396,327	+2% ▲ (\$389,343)	+10% ▲ (\$360,245)

September 2026 - All Residential Attached - Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	269	+34% ▲ (201)	N/A*
Sales	83	-5% ▼ (87)	+27% ▲ (65)
Average Price	\$397,408	+4% ▲ (\$383,768)	+9% ▲ (\$363,938)

September 2026 - All Residential Attached - Outside Winnipeg

	September 2026	vs. 2025	vs. 5-Year Average
Active Listings	75	+25% ▲ (60)	N/A*
Sales	18	-33% ▼ (27)	-9% ▼ (20)
Average Price	\$391,340	-4% ▼ (\$407,309)	+12% ▲ (\$349,613)

- *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.

