



WINNIPEG REGIONAL
REAL ESTATE BOARD

MARKET RELEASE APRIL 2023

DETACHED



Active Listings: 1,761
Sales: 763
Average Price: \$409,286
Average sq ft: 1,366

ATTACHED



Active Listings: 252
Sales: 79
Average Price: \$326,995
Average sq ft: 1,272

CONDOMINIUMS



Active Listings: 484
Sales: 171
Average Price: \$258,571
Average sq ft: 1,035

Spring 2023 MLS® Sales and Listings Rise with Opportunity for Expansion

WINNIPEG, May 10, 2023 – In a trend that has continued since the start of 2023, the number of MLS® sales has continued to rise but not to the same levels seen last April or over the 5-year average. MLS® sales were down when compared to last year and the 5-year average while the number of active MLS® listings continued to rise, with increases over last month, last year and the 5-year average.

All MLS®

	April 2023	vs. 2022	vs. 5-Year Average
Active Listings	3,584	70% ▲ (2,112)	1% ▲ (3,548)
Total Sales	1,103	-24% ▼ (1,454)	-17% ▼ (1,334)

Of the 1,103 MLS® sales across our market region, 729 were in Winnipeg with 374 in the rural areas outside Winnipeg and of the 3,584 MLS® active listings in April, 1,600 were in Winnipeg while 1,984 were in the rural areas outside Winnipeg.

“Between inflation and interest rate uncertainty, there is a lot going on within the real estate industry right now. Notwithstanding short-term market fluctuations, however, the belief is that the outlook in our local market region is favourable,” said Rena Prefontaine, 2023-2024 President of the Winnipeg Regional Real Estate Board. “Residential resale for this April was below the peak MLS® sales seen in 2021 and 2022 and 9% below April 2019. While April’s MLS® sales were neutral, it is positive to see trends of continued monthly growth in MLS® sales and active listings since the start of 2023.”

MLS® sales in April were 90% higher than January, 68% higher than February and 9% higher than March. Active MLS® listings in April were 28% higher than January, 18% higher than February and 6% higher than March.


Residential Detached

	April 2023	vs. 2022	vs. 5-Year Average
Active Listings	1,761	84% ▲ (956)	1% ▲ (1,748)
Sales	763	-25% ▼ (1,016)	-19% ▼ (947)
Average Price	\$409,286	-9% ▼ (\$447,295)	8% ▲ (\$380,501)

Of the 763 residential detached MLS® sales across our market region, 508 were in Winnipeg while the remaining 255 occurred in the rural areas outside Winnipeg. Of the 1,761 residential detached MLS® active listings, 822 were in Winnipeg while 939 were in the rural areas outside Winnipeg.


Residential detached homes made up 69% of all MLS® home sales in April. Southwest Winnipeg had the most sales within the city, representing 30% of all Winnipeg residential detached home sales. The rural area outside Winnipeg represented 30% of all MLS® residential detached home sales.

Condominium

	April 2023	vs. 2022	vs. 5-Year Average
Active Listings	484	42% ▲ (341)	-19% ▼ (598)
Sales	171	-24% ▼ (224)	-5% ▼ (180)
Average Price	\$258,571	-1% ▼ (\$261,802)	3% ▲ (\$251,241)

Of the 171 total MLS® condominium sales across our market region in April, 142 were in Winnipeg and the remaining 29 occurred in the rural area outside Winnipeg. Of the 484 active listings for condominiums, 357 were in Winnipeg and 127 were in the rural area outside Winnipeg.

Residential Attached

	April 2023	vs. 2022	vs. 5-Year Average
Active Listings	252	107% ▲ (122)	39% ▲ (182)
Sales	79	-28% ▼ (109)	-11% ▼ (89)
Average Price	\$326,995	-12% ▼ (\$370,604)	6% ▲ (\$308,526)

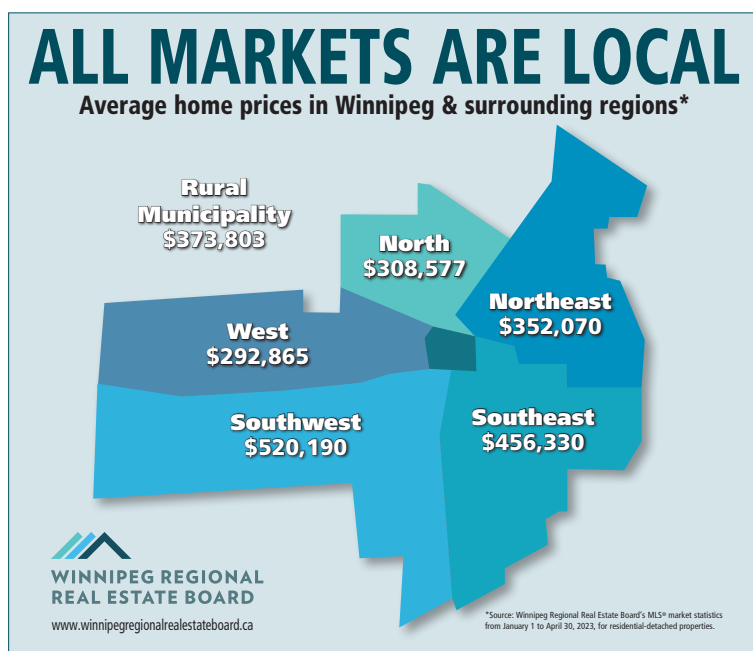
Of the 79 total MLS® residential attached home sales across our market region in April, 53 were in Winnipeg and the remaining 26 occurred in the rural area outside Winnipeg. Of the 252 active listings for residential attached homes, 152 were in Winnipeg and 100 were in the rural area outside Winnipeg.

"Utilizing the power of the MLS® marketing system gives REALTORS® a unique advantage in helping clients with their home buying or selling journey," said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. "The MLS® is a co-operative real estate selling system that employs high-impact data analytics and is operated by the Winnipeg Regional Real Estate Board. While there are many more benefits of using a professional licenced REALTOR®, the MLS® is one of the advantages REALTORS® offer."

The Winnipeg Regional Real Estate Board is a not-for profit corporation founded in 1903 by a small group of real estate practitioners. Today, as one of Canada's longest running real estate boards, the Winnipeg Regional Real Estate Board serves over 2,400 licenced real estate Brokers and Salespersons, along with other industry related professions in and around the Winnipeg Metropolitan Region providing them with essential resources to enhance professionalism, advance the industry's development and enrich the communities they serve. The Winnipeg Regional Real Estate Board is the collective voice for both its residential and commercial REALTOR® Members and operates under the direction of an elected voluntary Board of Directors.

The MLS® is a co-operative real estate selling system operated and promoted by the Winnipeg Regional Real Estate Board that includes an up to date inventory of listings from participating REALTORS®.

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