

First-half real estate market performance for 2024 up over last year

Winnipeg, July 9, 2024 – The first-half real estate market results for 2024 across the Winnipeg Regional Real Estate Board’s market region saw All MLS® sales of 7,288 up 13% over 2023. MLS® listings of 12,399 were up 4% while dollar volume of \$2.8B was up 20% over 2023. First-half 2024 residential detached MLS® sales of 4,979 were up 11% and the average price of \$424,193 was up 6% when compared to last June. First-half 2024 condominium MLS® sales of 1,119 were up 13% and the average price of \$277,252 was up 9% over last June while residential attached MLS® sales of 522 were up 15% and the average price of \$365,719 up 9% over last year.

JUNE RESIDENTIAL DETACHED MLS® SALES



“The first-half MLS® sales and dollar volume results for 2024 represent the 3rd best market performance on record with the 2nd best in 2022 and the best in 2021,” said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. “Average prices continued to increase for residential detached, condominiums, and residential attached homes in June and for the first half when compared to last year and the 5-year averages.”

All MLS® sales for June 2024 were down 1% from last year to 1,585, active MLS® listings of 4,119 were up 1% and total MLS® dollar volume of \$624 million was up 5%. Residential detached MLS® sales of 1,128 were statistically even while the average price of \$437,367 was up 5% when compared to last June. Condominium MLS® sales of 209 were down 16% and the average price of \$273,303 was up 6% over last June.

AROUND OUR MARKET REGION

June 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% ▲ (\$424,193)	+11% ▲ (4,979)
Winnipeg	+6% ▲ (\$436,382)	+9% ▲ (3,279)
Total Outside Winnipeg	+6% ▲ (\$400,682)	+17% ▲ (1,700)
Lake Country	+3% ▲ (\$278,722)	+16% ▲ (271)
Steinbach – R16	+11% ▲ (\$378,619)	+13% ▲ (249)
Morden/Winkler – R35	+7% ▲ (\$327,905)	+21% ▲ (222)
Gimli – R26	+2% ▲ (\$282,477)	+43% ▲ (110)
Niverville/Ritchot – R07	+8% ▲ (\$501,263)	+25% ▲ (101)
Morris – R17	+14% ▲ (\$271,197)	+12% ▲ (92)

“When the time comes to sell your home, REALTORS® know how to market your home so that potential buyers have the opportunity to view your property,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “In addition to their access to the Multiple Listing Service® (MLS®), REALTORS® have a broad network of contacts to engage as many people as possible so that you benefit from the best outcome possible.”

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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 2,400 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.winnipegregionalrealestatenews.com.

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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR JUNE 2024**



First-half real estate market performance for 2024 up over last year

Winnipeg, July 9, 2024 – The first-half real estate market results for 2024 saw increases to All MLS® sales, listings and dollar volume when compared to last year. All three of the main property types of residential detached, condominium, and residential attached homes saw increases to MLS® sales, listings, dollar volume and average prices over last year. Decreases seen against the 5-year averages came for All MLS®, residential detached and residential attached home sales, and the number of listings for residential detached and condominiums.

June 2024 – All MLS®

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	4,119	-1% ▼ (4,164)	+7% ▲ (3,833)
Sales	1,585	-1% ▼ (1,604)	-10% ▼ (1,762)
Dollar Volume	\$624,059,731	+5% ▲ (\$596,198,368)	-2% ▼ (\$633,829,304)

June 2024 – All Residential Detached

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,994	-8% ▼ (2,174)	+4% ▲ (1,911)
Sales	1,128	0% (1,129)	-12% ▼ (1,277)
Average Price	\$437,367	+5% ▲ (\$418,185)	+8% ▲ (\$403,594)

June 2024 – All Residential Detached – Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	843	-14% ▼ (984)	-4% ▼ (877)
Sales	737	-5% ▼ (773)	-15% ▼ (867)
Average Price	\$447,884	+5% ▲ (\$425,397)	+9% ▲ (\$412,614)

June 2024 – All Residential Detached – Outside Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,151	-3% ▼ (1,190)	+11% ▲ (1,034)
Sales	391	+10% ▲ (356)	-5% ▼ (410)
Average Price	\$417,544	+4% ▲ (\$402,526)	+9% ▲ (\$384,553)

- For the fourth consecutive month, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold, and for June, Sargent Park and St. James recorded the next most MLS® sales.
- The Steinbach area had the most residential detached homes sold outside Winnipeg in June followed by the Morden/Winkler area.
- The \$600,000-\$699,999 price range was the most active with 93 MLS® sales representing 8% of all residential detached MLS® sales. The second most active price range being \$375,000-\$399,999 which saw 83 MLS® sales, representing 7% of all residential detached MLS® sales.
- There were 22 residential detached homes sold for over \$1 million in June, with the highest price at \$1.8 million. June 2023 had 12 residential detached homes sold for over \$1 million, with the highest priced at just over \$1.5 million.

June 2024 – All Condominium

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	469	0 (468)	-16% ▼ (561)
Sales	209	-16% ▼ (249)	-6% ▼ (223)
Average Price	\$273,303	+6% ▲ (\$257,413)	+4% ▲ (\$263,808)

June 2024 – All Condominium – Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	373	+7% ▲ (348)	-17% ▼ (450)
Sales	177	-15% ▼ (209)	-6% ▼ (189)
Average Price	\$268,356	+5% ▲ (\$255,966)	+3% ▲ (\$261,663)

June 2024 – All Condominium – Outside Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	96	-20% ▼ (120)	-13% ▼ (110)
Sales	32	-20% ▼ (40)	-6% ▼ (34)
Average Price	\$300,666	+13% ▲ (\$264,973)	+9% ▲ (\$276,675)

- For the second consecutive month, Osborne Village was with neighbourhood in Winnipeg which saw the most MLS® condominium sales followed by Linden Woods.
- The most active price range for condominiums was the \$175,000-\$199,999 range with 40 sales in June which represents 16% of all condominium MLS® sales. The \$125,000-\$149,999 range was the second most active price range with 26 sales in June, representing 10% of all condominium MLS® sales.

June 2024 – All Residential Attached

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	259	-7% ▼ (279)	+16% ▲ (223)
Sales	100	-7% ▼ (108)	-13% ▼ (115)
Average Price	\$354,252	+2% ▲ (\$347,683)	+11% ▲ (\$319,027)

June 2024 – All Residential Attached – Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	165	0 (165)	N/A*
Sales	73	-9% ▼ (80)	-17% ▼ (88)
Average Price	\$359,566	+2% ▲ (\$353,158)	+12% ▲ (\$322,202)

June 2024 – All Residential Attached – Outside Winnipeg

	June 2024	vs. 2023	vs. 5-Year Average
Active Listings	94	-18% ▼ (114)	N/A*
Sales	27	-4% ▼ (28)	0 (27)
Average Price	\$339,885	+2% ▲ (\$332,039)	+10% ▲ (\$308,691)

*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.

