

## Solid October real estate market results through ten months of 2024

**Winnipeg, November 7, 2024** – October saw All MLS® sales of 1,337 up 7% over September, up 19% over October 2023, and 1% higher than the 5-year average. Active MLS® listings of 3,624 were down 10% and total MLS® dollar volume of over \$508 million up 28% over October 2023. Residential detached MLS® sales of 927 were up 19% while the average price of \$427,237 was up 7% when compared to October 2023. Condominium MLS® sales of 212 were up 24% and the average price of \$265,083 up 2% over last October.

## OCTOBER RESIDENTIAL DETACHED MLS® SALES



"October marks the third month in 2024 when MLS® sales across the three main property types were at or above 2023 and the 5-year average, and the fourth consecutive month with MLS® sales increases over 2023 and 2022," said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. "October MLS® sales across the main three property types all saw double digit increases over October 2023 with residential detached homes up 19%, residential attached homes up 27%, and condominiums up 24%, resulting in the second-best October on record for condominium MLS® sales. On a year-to-date basis, total MLS® sales through to the end of October are the fourth highest on record."

Year-to-date All MLS® sales of 12,822 were up 12%, total MLS® listings of 20,692 were up 2% while dollar volume of over \$4.8B was up 18% over 2023. Year-to-date residential detached MLS® sales of 8,848 were up 10% and the average price of \$423,217 was up 6% when compared to last October. Condominium MLS® sales of 1,923 were up 11% and the average price of \$275,777 was up 6% over last October. Year-to-date residential attached MLS® sales of 885 were up 18% and the average price of \$365,218 was up 10% over last year.

## AROUND OUR MARKET REGION

**October 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% ▲ (\$423,217)	+10% ▲ (8,848)
Winnipeg	+6% ▲ (\$436,263)	+8% ▲ (5,794)
Total Outside Winnipeg	+5% ▲ (\$398,467)	+13% ▲ (3,054)
Lake Country	+8% ▲ (\$292,678)	+9% ▲ (544)
Steinbach – R16	+10% ▲ (\$383,131)	+21% ▲ (439)
Morden/Winkler – R35	+4% ▲ (\$329,991)	+9% ▲ (371)
Gimli – R26	+2% ▲ (\$287,794)	+18% ▲ (212)
Niverville/Ritchot – R07	+3% ▲ (\$503,249)	+34% ▲ (196)
Morris – R17	+5% ▲ (\$261,858)	+8% ▲ (172)

“Recently in October, REALTOR® Members and staff from the Winnipeg Regional Real Estate Board joined REALTORS®, real estate boards, and associations from across Canada for the Canadian Real Estate Associations’ Political Action Committee (PAC) Days Conference in Ottawa to advocate on the current housing crisis,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “This year’s advocacy to the federal government included recommendations on embracing offsite construction technologies, creating a national housing secretariat, and extending HST/GST relief to non-profit affordable housing providers like Habitat for Humanity. As we navigate the challenges and opportunities in today’s housing market, the Winnipeg Regional Real Estate Board along with its partner organizations, will continue to contribute meaningful recommendations to address the housing crisis and support the needs of our communities.”

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## ABOUT THE WINNIPEG REGIONAL REAL ESTATE BOARD

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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](http://www.winnipegregionalrealestatenews.com).

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## MEDIA ENQUIRIES

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**\*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR OCTOBER 2024**

## Solid October real estate market results through ten months of 2024

**Winnipeg, November 7, 2024** – The real estate market results for October 2024 saw increases to All MLS® sales, and dollar volume when compared to last month and October 2023. All MLS® active listings were down from October 2023 but higher than the 5-year average. All three of the main property types of residential detached, condominium, and residential attached homes saw results which were at or above 2023 and the 5-year average for MLS® sales, dollar volume and average prices.

### October 2024 – All MLS®

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	3,624	-10% ▼ (4,047)	+4% ▲ (3,501)
Sales	1,337	+19% ▲ (1,128)	+1% ▲ (1,323)
Dollar Volume	\$508,074,623	+28% ▲ (\$396,657,241)	+11% ▲ (\$458,840,409)

### October 2024 – All Residential Detached

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,665	-18% ▼ (2,035)	-1% ▼ (1,679)
Sales	927	+19% ▲ (776)	0% (925)
Average Price	\$427,237	+7% ▲ (\$399,017)	+10% ▲ (\$386,856)

### October 2024 – All Residential Detached – Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	715	-31% ▼ (1,031)	-13% ▼ (817)
Sales	611	+15% ▲ (531)	-1% ▼ (614)
Average Price	\$434,611	+5% ▲ (\$412,802)	+9% ▲ (\$396,965)

### October 2024 – All Residential Detached – Outside Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	950	-5% ▼ (1,004)	+10% ▲ (862)
Sales	316	+29% ▲ (245)	+2% ▲ (310)
Average Price	\$412,980	+12% ▲ (\$369,140)	+13% ▲ (\$366,549)

- For October, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with Polo Park recording the second most MLS® sales. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- There were 17 residential detached homes sold at or above \$1 million in October, with the highest price at just over \$2.3 million. October 2023 had 8 residential detached homes sold at or above \$1 million.
- The \$600,000-\$699,999 price range was the most active with 90 MLS® sales representing 10% of all residential detached MLS® sales in October. The second most active price range was \$375,000-\$399,999 which saw 71 MLS® sales, representing 8% of all residential detached MLS® sales in October.

### October 2024 – All Condominium

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	404	-16% ▼ (479)	-20% ▼ (504)
Sales	212	+24% ▲ (171)	+11% ▲ (191)
Average Price	\$265,083	+2% ▲ (\$260,552)	+3% ▲ (\$258,363)

### October 2024 – All Condominium – Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	335	-10% ▼ (373)	-18% ▼ (409)
Sales	171	+18% ▲ (145)	+6% ▲ (161)
Average Price	\$260,852	+3% ▲ (\$253,597)	+1% ▲ (\$257,900)

### October 2024 – All Condominium – Outside Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	69	-35% ▼ (106)	-27% ▼ (95)
Sales	41	+58% ▲ (26)	+37% ▲ (30)
Average Price	\$282,731	-6% ▼ (\$299,341)	+9% ▲ (\$258,833)

- For October, Osborne Village was the neighbourhood in Winnipeg which saw the most condominium MLS® sales followed by Waverley West.
- This month, the R35 - Morden/Winkler area recorded the highest number of condominium MLS® sales of any MLS® areas with 19.
- The most active price range for condominiums was the \$150,000 - \$174,999 range with 26 MLS® sales which represents 12% of all condominium MLS® sales in October. The \$225,000-\$249,999 was the second most active with 25 sales each in October, representing 11.8% of all condominium MLS® sales.

### October 2024 – All Residential Attached

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	247	-11% ▼ (277)	+8% ▲ (228)
Sales	90	+27% ▲ (71)	+3% ▲ (88)
Average Price	\$379,310	+21% ▲ (\$314,525)	+18% ▲ (\$322,597)

### October 2024 – All Residential Attached – Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	166	-2% ▼ (170)	N/A*
Sales	65	+30% ▲ (50)	-6% ▼ (69)
Average Price	\$368,861	+16% ▲ (\$316,844)	+14% ▲ (\$322,430)

### October 2024 – All Residential Attached – Outside Winnipeg

	October 2024	vs. 2023	vs. 5-Year Average
Active Listings	81	-24% ▼ (107)	N/A*
Sales	25	+19% ▲ (21)	+37% ▲ (18)
Average Price	\$406,478	+32% ▲ (\$309,005)	+29% ▲ (\$315,000)

\*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.

