

MLS® sales decrease while residential detached and condominium average prices rise to highest August level

Winnipeg, September 9, 2025 – August 2025 saw All MLS®¹ sales of 1,402 down 5% from August 2024 and down 3% from the 5-year average. Active MLS® listings of 3,624 were down 10% and total MLS® dollar volume of over \$561 million up 3% from August 2024. Residential detached MLS® sales of 970 were down 5% while the average price of \$450,596 was up 8% when compared to August 2024. Condominium MLS® sales of 204 were down 3% and the average price of \$280,143 was up 4% from August 2024.

AUGUST RESIDENTIAL DETACHED MLS® SALES



“Every month in 2025 including August, has set a new residential detached average price record for that month,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “Condominium average prices have followed a similar trend with six of eight months setting a new average price record. For the first month in 2025, August All MLS® and residential detached home sales decreased when compared to 2024.”

From a year-to-date perspective, All MLS® sales of 10,773 were up 5%, total MLS® listings of 16,635 down 1% while total dollar volume of over \$4.3B up 12% over 2024. Year-to-date residential detached MLS® sales of 7,367 were up 5% and the average price of \$456,726 was up 8% when compared to last August. Condominium MLS® sales of 1,571 were up 2% and the average price of \$281,261 was up 2% above August 2024.

AROUND OUR MARKET REGION

August 2025 – 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	+8% ▲ (\$456,726)	+5% ▲ (7,367)
Winnipeg	+7% ▲ (\$469,029)	+3% ▲ (4,753)
Total Outside Winnipeg	+9% ▲ (\$434,357)	+8% ▲ (2,614)
Lake Country	+8% ▲ (\$311,705)	+2% ▲ (440)
Steinbach – R16	+7% ▲ (\$408,799)	+8% ▲ (371)
Morden/Winkler – R35	+11% ▲ (\$363,703)	-15% ▼ (252)
Gimli – R26	+11% ▲ (\$316,370)	-4% ▼ (166)
Niverville/Ritchot – R07	+4% ▲ (\$522,986)	+5% ▲ (158)
Morris – R17	+3% ▲ (\$268,894)	+8% ▲ (137)

“In a residential real estate market seeing unprecedented demand with limited inventory, using a REALTOR® has never been more important to support you every step of the way,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “Whether you are looking to buy or sell, REALTORS® provide invaluable advice, strategy and data-backed expertise on current market conditions to ensure your interests are always at the forefront. With access to a network of professionals, leading edge marketing and MLS® technology and experience in negotiations, using a REALTOR® can create peace of mind as you consider a purchase or sale in a fast-moving market.”

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.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.

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



Jeremy Davis

Director External Relations
& Market Intelligence
Winnipeg Regional Real Estate Board
1-204-786-8857
jdavis@wrreb.ca

Social Media

Facebook: @WRRENews
X: @WpgRegionREB
Instagram: @WpgRegionREB
LinkedIn: @Winnipeg Regional Real Estate Board
YouTube: @Winnipeg Regional Real Estate Board

***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR AUGUST 2025**

MLS® sales decrease while residential detached and condominium average prices rise to highest August level

Winnipeg, September 9, 2025 – All MLS® sales decreased compared to August 2024 and the 5-year-average while total dollar volume rose above August 2024 and the 5-year average. MLS® sales for residential detached homes and condominiums fell below August 2024 while only condominiums rose above the 5-year average. Average prices and dollar volume for residential detached homes and condominiums increased over August 2024 and the 5-year average. All MLS®, residential detached and condominium listings were down from August 2024 and the 5-year average.

August 2025 – All MLS®

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	3,624	-10% ▼ (4,015)	-2% ▼ (3,712)
Sales	1,402	-5% ▼ (1,476)	-3% ▼ (1,451)
Dollar Volume	\$561,638,878	+3% ▲ (\$547,308,871)	+7% ▲ (\$526,903,845)

August 2025 – All Residential Detached

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	1,688	-12% ▼ (1,929)	-8% ▼ (1,835)
Sales	970	-5% ▼ (1,025)	-5% ▼ (1,026)
Average Price	\$450,596	+8% ▲ (\$416,045)	+10% ▲ (\$407,802)

August 2025 – All Residential Detached – Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	776	-4% ▼ (808)	-9% ▼ (850)
Sales	612	-7% ▼ (656)	-7% ▼ (657)
Average Price	\$457,989	+6% ▲ (\$431,298)	+9% ▲ (\$419,211)

August 2025 – All Residential Detached – Outside Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	912	-19% ▼ (1,121)	-7% ▼ (985)
Sales	358	-3% ▼ (369)	-3% ▼ (369)
Average Price	\$437,959	+13% ▲ (\$388,928)	+13% ▲ (\$387,467)

- For August, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with the second most coming in Garden City/Amber Trails. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- For August, the most active price range was \$300,000-\$399,999 which saw 243 MLS® sales, representing 25% of all residential detached MLS® sales. The \$400,000-\$499,999 price range was the second most active with 214 MLS® sales representing 22% of all residential detached MLS® sales in August.
- There were 13 residential detached homes sold at or above \$1 million in August, with the highest priced at over \$1.75 million. August 2024 had 12 residential detached homes sold at or above \$1 million with the highest at \$1.7 million.

August 2025 – All Condominium

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	443	-4% ▼ (460)	-9% ▼ (488)
Sales	204	-3% ▼ (210)	+1% ▲ (202)
Average Price	\$280,143	+4% ▲ (\$270,575)	+5% ▲ (\$267,244)

August 2025 – All Condominium – Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	367	+1% ▲ (364)	-5% ▼ (388)
Sales	180	+1% ▲ (178)	+4% ▲ (174)
Average Price	\$274,238	+3% ▲ (\$267,322)	+4% ▲ (\$263,755)

August 2025 – All Condominium – Outside Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	76	-21% ▼ (96)	-24% ▼ (100)
Sales	24	-25% ▼ (32)	-15% ▼ (28)
Average Price	\$324,432	+12% ▲ (\$288,674)	+12% ▲ (\$288,555)

- For August, Osborne Village was the neighbourhood in Winnipeg with the most condominium MLS® sales and Waverley West had the second most. Outside Winnipeg, the Niverville/Ritchot area had the most MLS® sales in August followed by the Steinbach area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 66 MLS® sales which represents 32% of all condominium MLS® sales in August. The \$100,000-\$199,999 range was the second most active with 59 MLS® sales in August, representing 29% of all condominium MLS® sales.

August 2025 – All Residential Attached

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	241	-4% ▼ (251)	+1% ▲ (240)
Sales	97	+3% ▲ (94)	+8% ▲ (90)
Average Price	\$381,216	+5% ▲ (\$362,276)	+12% ▲ (\$341,294)

August 2025 – All Residential Attached – Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	180	+10% ▲ (164)	N/A*
Sales	68	-8% ▼ (74)	+1% ▲ (67)
Average Price	\$394,673	+6% ▲ (\$373,763)	+11% ▲ (\$357,181)

August 2025 – All Residential Attached – Outside Winnipeg

	August 2025	vs. 2024	vs. 5-Year Average
Active Listings	61	-30% ▼ (87)	N/A*
Sales	29	+45% ▲ (20)	+29% ▲ (22)
Average Price	\$349,660	+9% ▲ (\$319,773)	+18% ▲ (\$296,835)

*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.

