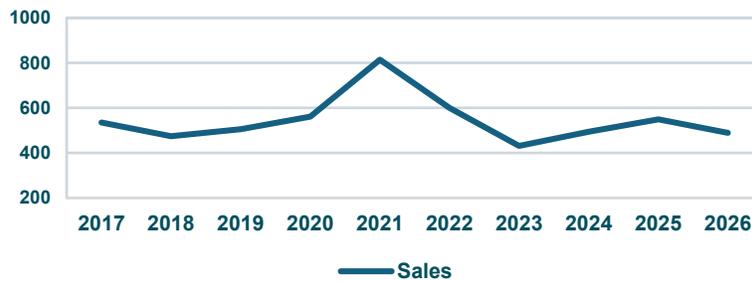


Condominiums reach highest February average price as other results lag behind 2025

Winnipeg, March 5, 2026 – Residential detached average prices in February 2026 were statistically even with February 2025 while MLS® sales of 489 decreased 11% when compared to last year. Condominium average prices rose 4% to \$284,086 and MLS® sales decreased 24% from February 2025. All MLS®¹ sales of 786 in February 2026 were down 11%, active All MLS® listings of 2,563 were down 8% and total MLS® dollar volume of over \$314 million was down 10% from February 2025.

FEBRUARY RESIDENTIAL DETACHED MLS® SALES



“Condominiums reached their highest February average price on record while residential detached average prices were statistically even with 2025,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “MLS® sales in 2026 have lagged behind 2025 so far but are tracking more in line with 2024, a trend I expect to see continue this year. In an environment with less choice among other property types, residential attached homes have seen increases across MLS® sales, listings, volume and average prices to start the year. With the spring market season approaching, I expect we’ll start to see market activity and inventory levels increasing soon.”

Year-to-date All MLS® sales of 1,405 through to the end of February 2026 were down 12%, total MLS® listings of 2,647 down 11% while total dollar volume of over \$552M was down 9% from 2025. Year-to-date residential detached MLS® sales of 856 were down 14% and the average price of \$445,448 was up 2% when compared to last February. Condominium MLS® sales of 210 were down 21% and the average price of \$280,331 was up 6% above last year.

AROUND OUR MARKET REGION

February 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	+2%	▲ (\$445,448)	-14%	▼ (856)
Winnipeg	+5%	▲ (\$458,594)	-9%	▼ (577)
Total Outside Winnipeg	-4%	▼ (\$418,262)	-23%	▼ (279)
Lake Country	-20%	▼ (\$242,563)	-49%	▼ (19)
Steinbach – R16	+13%	▲ (\$437,079)	+1%	▲ (68)
Morden/Winkler – R35	0%	(\$330,688)	+29%	▲ (45)
West St. Paul – R15	+7%	▲ (\$668,588)	-35%	▼ (17)
Morris – R17	+6%	▲ (\$283,744)	+14%	▲ (16)
Niverville/Ritchot – R07	-3%	▼ (\$485,893)	-48%	▼ (15)

“What was clear from the presentations at the Winnipeg Regional Real Estate Board’s 2026 Market Insights event last month is that a lack of housing supply is having a noticeable impact on residential real estate markets across Canada,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “While this is currently true in our market region, the spring market season is around the corner, and it typically brings more choice to the marketplace. If you’re considering a move into the real estate market this spring, now is a great time to build a plan with a REALTOR® to get your current house ready for sale or to ensure you’re positioned when your dream home becomes available.”

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.winnipegregionalestatenews.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.

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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR FEBRUARY 2026**

Condominiums reach highest February average price as other results lag behind 2025

Winnipeg, March 5, 2026 – All MLS® sales, active listings and dollar volume in February 2026 were below February 2025 while only dollar volume rose above the 5-year average. Residential detached MLS® sales, active listings and dollar volume were below last year, and average prices were statistically even while residential detached dollar volume and average prices rose when compared to the 5-year average. Condominium MLS® sales and dollar volume were below February 2025 and the 5-year average while condominium active listings and average prices rose above last year and the 5-year average.

February 2026 – All MLS®

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	2,563	-8%	▼ (2,787)	-5%	▼ (2,702)
Sales	786	-11%	▼ (882)	-3%	▼ (814)
Dollar Volume	\$ 314,946,438	-10%	▼ (\$348,053,904)	+4%	▲ (\$304,306,196)

February 2026 – All Residential Detached

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	981	-16%	▼ (1,172)	-14%	▼ (1,147)
Sales	489	-11%	▼ (549)	-5%	▼ (513)
Average Price	\$456,232	0%	((\$458,376)	+8%	▲ (\$423,916)

February 2026 – All Residential Detached – Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	442	-11%	▼ (497)	-13%	▼ (511)
Sales	339	-6%	▼ (362)	-2%	▼ (347)
Average Price	\$472,711	+5%	▲ (\$448,960)	+11%	▲ (\$425,882)

February 2026 – All Residential Detached – Outside Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	539	-20%	▼ (675)	-15%	▼ (636)
Sales	150	-20%	▼ (187)	-10%	▼ (166)
Average Price	\$418,990	-12%	▼ (\$476,603)	0%	(\$418,883)

- For February, Highland Pointe was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by the Waverley West area. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- For February, the most active price range was the \$400,000-\$499,999 range which saw 117 MLS® sales, representing 24% of all residential detached MLS® sales. The \$300,000-\$399,999 price range was the second most active with 97 MLS® sales representing 20% of all residential detached MLS® sales in February.
- There were 14 residential detached homes sold at or above \$1 million in February, with the highest priced at over \$3.3 million. February 2025 had 16 residential detached homes sold at or above \$1 million with the highest priced at over \$2.8 million.

February 2026 – All Condominium

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	386	+12% ▲	(346)	+5% ▲	(369)
Sales	118	-24% ▼	(155)	-15% ▼	(138)
Average Price	\$284,086	+4% ▲	(\$273,598)	+6% ▲	(\$268,870)

February 2026 – All Condominium – Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	334	+19% ▲	(281)	+19% ▲	(281)
Sales	97	-20% ▼	(121)	-18% ▼	(118)
Average Price	\$285,876	+6% ▲	(\$269,416)	+6% ▲	(\$269,195)

February 2026 – All Condominium – Outside Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	52	-20% ▼	(65)	-41% ▼	(87)
Sales	21	-38% ▼	(34)	+3% ▲	(20)
Average Price	\$ 275,817	-4% ▼	(\$288,480)	+4% ▲	(\$265,516)

- For February, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by River Park South. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in February followed by the Gimli area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 37 MLS® sales which represents 31% of all condominium MLS® sales in February. The \$100,000-\$199,999 range was the second most active with 35 MLS® sales in February, representing 30% of all condominium MLS® sales.

February 2026 – All Residential Attached

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	236	+29% ▲	(183)	+18% ▲	(200)
Sales	90	+5% ▲	(86)	+19% ▲	(76)
Average Price	\$379,309	0%	(\$379,152)	+5% ▲	(\$359,836)

February 2026 – All Residential Attached – Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	181	+48% ▲	(122)	N/A*	
Sales	70	+6% ▲	(66)	+26% ▲	(56)
Average Price	\$389,250	0%	(\$388,514)	+5% ▲	(\$371,785)

February 2026 – All Residential Attached – Outside Winnipeg

	February 2026	vs. 2025		vs. 5-Year Average	
Active Listings	55	-10% ▼	(61)	N/A*	
Sales	20	0%	(20)	0%	(20)
Average Price	\$344,515	-1% ▼	(\$348,255)	+7% ▲	(\$322,263)

*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.

