

**Average prices continue to climb while MLS® sales keep similar pace as 5-year averages**

**Winnipeg, May 7, 2026** – The residential detached average price of \$499,434 in April 2026 rose 8% above the previous April record set in 2025 and was up 11% from the 5-year average. Residential detached MLS® sales of 908 decreased 13% from last year but were 3% below the 5-year average. Condominium average prices rose 6% to \$291,699 and MLS® sales decreased 7% from April 2025 but were 5% below the 5-year average. All MLS®<sup>1</sup> sales of 1,351 in March 2026 were down 11% but were 1% below the 5-year average. Active All MLS® listings of 3,266 were down 2% from last year but up 1% from the 5-year average. Total MLS® dollar volume of over \$589 million was down 5% from April 2025 and up 8% from the 5-year average.

**APRIL RESIDENTIAL DETACHED MLS® SALES**



“Residential detached and condominium average prices continue to rise while MLS® sales remained lower than last year but in line with the 5-year averages,” said Dan O’Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. “The MLS® sales result of 2025 was the third best on record and while this year isn’t on pace yet, the performance relative to the 5-year averages puts things into perspective. Active listings rose 17% from March to April which is a positive sign moving forward. Notably, April represents the first month on record when the residential detached average price for Winnipeg was above \$500,000 while the average price across the market region was just short of that mark.”

Year-to-date All MLS® sales of 3,889 were down 10% from 2025 and down 3% from the 5-year average, total MLS® listings of 6,850 were down 7% from last year and down 1% from the 5-year average. Total dollar volume of over \$1.6B was down 5% from 2025 but up 5% from the 5-year average. Year-to-date residential detached MLS® sales of 2,485 were down 11% from last year and down 6% from the 5-year average. The average price of \$473,642 was up 4% when compared to last April and up 9% from the 5-year average. Condominium MLS® sales of 592 were down 12% and the average price of \$287,986 was up 6% from last year and up 7% from the 5-year average of \$269,271.

**AROUND OUR MARKET REGION**

**April 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	+4%	▲	(\$473,642)	-11%	▼ (2,485)
Winnipeg	+5%	▲	(\$487,009)	-8%	▼ (1,666)
Total Outside Winnipeg	+2%	▲	(\$446,449)	-17%	▼ (819)
Lake Country	+2%	▲	(\$319,537)	-15%	▼ (106)
Steinbach – R16	+7%	▲	(\$428,501)	-12%	▼ (153)
Morden/Winkler – R35	+10%	▲	(\$364,661)	+14%	▲ (113)
West St. Paul – R15	+5%	▲	(\$674,807)	-15%	▼ (46)
Niverville/Ritchot – R07	-3%	▼	(\$507,635)	-28%	▼ (44)
Morris – R17	+28%	▲	(\$343,493)	-11%	▼ (40)

“Heading into the spring market, REALTORS® are uniquely positioned to support clients by combining local expertise with the power of the MLS® marketing system,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “Managed by the Winnipeg Regional Real Estate Board, this advanced, cooperative platform delivers valuable data insights—complemented by REALTORS® who provide trusted advice, market intelligence, and a steady hand throughout the buying or selling process.”

## 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 2,500 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](http://www.winnipegregionalrealestatenews.com).

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Statistics provided in this market release are the sole property of the Winnipeg Regional Real Estate Board.

<sup>1</sup> The All MLS® statistical category is an aggregate of all property types.

## MEDIA ENQUIRIES

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**\*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR APRIL 2026**

## Average prices continue to climb while MLS® sales keep similar pace as 5-year averages

**Winnipeg, May 7, 2026** – All MLS® sales, active listings and dollar volume were below 2026 while MLS® sales were slightly below the 5-year average. Residential detached MLS® listings, sales, and dollar volume were below last April but average prices were above while active listings and MLS® sales were below the 5-year average. Condominium active listings and average prices were above April 2025, but MLS® sales and dollar volume were below while only MLS® sales fell below the 5-year average.

### April 2026 – All MLS®

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	3,266	-2%	▼ (3,339)	+1%	▲ (3,226)
Sales	1,351	-11%	▼ (1,515)	-1%	▼ (1,365)
Dollar Volume	\$589,243,372	-5%	▼ (\$617,341,666)	+8%	▲ (\$547,464,090)

### April 2026 – All Residential Detached

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,422	-5%	▼ (1,504)	-4%	▼ (1,486)
Sales	908	-13%	▼ (1,038)	-3%	▼ (940)
Average Price	\$499,434	+8%	▲ (\$462,746)	+11%	▲ (\$451,017)

### April 2026 – All Residential Detached – Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	695	-1%	▼ (704)	-1%	▼ (702)
Sales	604	-12%	▼ (686)	-3%	▼ (625)
Average Price	\$519,082	+8%	▲ (\$482,358)	+11%	▲ (\$466,267)

### April 2026 – All Residential Detached – Outside Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	727	-9%	▼ (800)	-7%	▼ (785)
Sales	304	-14%	▼ (352)	-3%	▼ (315)
Average Price	\$460,396	+8%	▲ (\$424,524)	+9%	▲ (\$420,988)

- For April, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by River Heights.
- The most active price range in April was the \$400,000-\$499,999 range which saw 203 MLS® sales, representing 22% of all residential detached MLS® sales. The \$300,000-\$399,999 price range was the second most active with 181 MLS® sales representing 20% of all residential detached MLS® sales in April.
- There were 28 residential detached homes sold at or above \$1 million in April, with the highest priced at almost \$4 million. April 2025 had 22 residential detached homes sold at or above \$1 million with the highest priced at just over \$2.2 million.

### April 2026 – All Condominium

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	464	+14% ▲	(408)	+7% ▲	(432)
Sales	192	-7% ▼	(206)	-5% ▼	(201)
Average Price	\$291,699	+6% ▲	(\$274,483)	+6% ▲	(\$274,790)

### April 2026 – All Condominium – Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	399	+23% ▲	(324)	+19% ▲	(334)
Sales	169	-4% ▼	(176)	-2% ▼	(172)
Average Price	\$288,323	+5% ▲	(\$274,621)	+6% ▲	(\$272,122)

### April 2026 – All Condominium – Outside Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	65	-23% ▼	(84)	-34% ▼	(98)
Sales	23	-23% ▼	(30)	-21% ▼	(29)
Average Price	\$316,500	+16% ▲	(\$273,671)	+10% ▲	(\$288,804)

- For April, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by St. Vital and Crestview. Outside Winnipeg, the Niverville/Ritchot area had the most MLS® sales in April followed by the Lorette and Morden/Winkler areas.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 69 MLS® sales which represents 36% of all condominium MLS® sales in April. The \$300,000-\$399,999 range was the second most active with 59 MLS® sales in April, representing 31% of all condominium MLS® sales.

### April 2026 – All Residential Attached

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	290	+21% ▲	(240)	+24% ▲	(234)
Sales	123	-8% ▼	(133)	+15% ▲	(107)
Average Price	\$389,632	+4% ▲	(\$373,175)	+7% ▲	(\$365,378)

### April 2026 – All Residential Attached – Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	221	+28% ▲	(173)	N/A*	
Sales	102	+16% ▲	(88)	+32% ▲	(77)
Average Price	\$400,116	+7% ▲	(\$375,532)	+7% ▲	(\$372,404)

### April 2026 – All Residential Attached – Outside Winnipeg

	April 2026	vs. 2025		vs. 5-Year Average	
Active Listings	69	+3% ▲	(67)	N/A*	
Sales	21	-53% ▼	(45)	-30% ▼	(30)
Average Price	\$338,714	-8% ▼	(\$368,565)	-1% ▼	(\$343,845)

- \*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.

