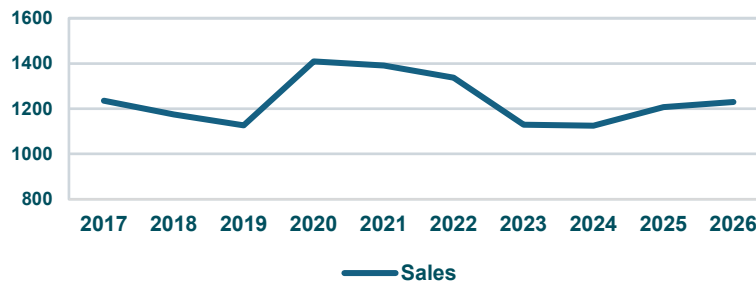


All MLS® sales for June outpace last year for the first month in 2026

Winnipeg, July 8, 2026 – June 2026 saw All MLS®¹ sales of 1,698 up 2% from last June and 2% above the 5-year average. Active All MLS® listings of 3,940 were up 6% from last year and 1% above the 5-year average. Total MLS® dollar volume of over \$731 million was up 4% from June 2025 and up 9% from the 5-year average. Residential detached MLS® sales of 1,229 increased 2% from last year and the 5-year average. The residential detached average price of \$483,910 in June 2026 increased 2% from last year and increased 8% from the 5-year average. Condominium MLS® sales of 222 were down 2% from last June and the 5-year average. Condominium average prices \$286,009 decreased 2% from June 2025 and increased 3% from the 5-year average.

JUNE RESIDENTIAL DETACHED MLS® SALES



“With a strong performance, June represents the first time in 2026 when monthly All MLS® sales outpaced 2025,” said Dan O’Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. “Residential detached average prices for June and the first half of 2026 increased over last year and the 5-year average. The residential detached average price this month was the highest ever for June. The first half of 2026 average prices for residential detached homes and condominiums were also record-setting to the end of June.”

Year-to-date All MLS® sales of 7,291 were down 6% from 2025 and down 1% from the 5-year average, total MLS® listings of 12,078 were down 2% from last year and even with the 5-year average. Total dollar volume of over \$3 billion was down 2% from 2025 but up 7% from the 5-year average. Year-to-date residential detached MLS® sales of 4,913 were down 7% from last year and down 2% from the 5-year average. The average price of \$477,169 was up 4% when compared to 2025 and up 8% from the 5-year average. Year-to-date condominium MLS® sales of 1,061 were down 6% from last year and 4% below the 5-year average. The condominium average price of \$289,141 was up 3% from last year and up 6% from the 5-year average.

AROUND OUR MARKET REGION

June 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%	▲ (\$477,169)	-7%	▼ (4,913)
Winnipeg	+4%	▲ (\$491,301)	-5%	▼ (3,250)
Total Outside Winnipeg	+3%	▲ (\$449,550)	-10%	▼ (1,663)
Lake Country	+6%	▲ (\$324,623)	-8%	▼ (257)
Steinbach – R16	+7%	▲ (\$432,302)	-6%	▼ (263)
Morden/Winkler – R35	+6%	▲ (\$370,129)	+6%	▲ (183)
Niverville/Ritchot – R07	+5%	▲ (\$538,245)	-19%	▼ (96)
Morris - R17	+21%	▲ (\$320,137)	+4%	▲ (95)
Gimli – R26	+8%	▲ (\$336,492)	-20%	▼ (84)

“REALTORS® know that real estate is about more than property—it’s about people, timing, and smart decisions,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “They combine local knowledge, professional marketing, and strong networks to open more doors for buyers and sellers alike. When you work with a REALTOR®, their expertise will save you time, reduce stress and ensure you have an advocate in your corner who is focused on your goals, from start to finish.”

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.

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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 JUNE 2026**

All MLS® sales for June outpace last year for the first month in 2026

Winnipeg, July 8, 2026 – June 2026 All MLS® sales, listings and dollar volume were above last year and the 5-year average. Residential detached sales, listings, average prices, and dollar volume were above last year and listings fell below the 5-year average. Condominium MLS® sales, listings, dollar volume and average prices were below last year while only average prices and dollar volume rose above the 5-year average. Year-to-date results for the first half of 2026 saw All MLS® sales, listings and dollar volume fall below last year with dollar volume above the 5-year average, listings at the 5-year average and MLS® sales below. Year-to-date residential detached homes saw MLS® sales, listings and dollar volume fall below 2025 and average prices rise while only dollar volume and average prices rose against the 5-year average. Year-to-date condominium average prices increased, and MLS® sales, listings and dollar volume decreased from last year while only MLS® sales fell below the 5-year averages.

June 2026 – All MLS®

	June 2026	vs. 2025		vs. 5-Year Average	
Active Listings	3,940	+6%	▲ (3,716)	+1%	▲ (3,883)
Sales	1,698	+2%	▲ (1,666)	+2%	▲ (1,668)
Dollar Volume	\$731,266,374	+4%	▲ (\$706,186,776)	+9%	▲ (\$669,503,137)

June 2026 – All Residential Detached

	June 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,856	+9%	▲ (1,710)	-3%	▼ (1,916)
Sales	1,229	+2%	▲ (1,207)	+2%	▲ (1,205)
Average Price	\$483,910	+2%	▲ (\$473,752)	+8%	▲ (\$447,719)

June 2026 – All Residential Detached – Winnipeg

	June 2026	vs. 2025		vs. 5-Year Average	
Active Listings	848	+14%	▲ (745)	-3%	▼ (873)
Sales	805	0%	(806)	-1%	▼ (812)
Average Price	\$495,963	+2%	▲ (\$486,037)	+8%	▲ (\$458,786)

June 2026 – All Residential Detached – Outside Winnipeg

	June 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,008	+4%	▲ (965)	-3%	▼ (1,043)
Sales	424	+6%	▲ (401)	+8%	▲ (394)
Average Price	\$461,027	+3%	▲ (\$449,061)	+9%	▲ (\$424,774)

- For June, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by River Park South. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Gimli area. Through the first half of 2026, Waverley West saw the most residential detached homes sold in Winnipeg followed by West Kildonan. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Morden/Winkler area.
- The most active price range in June was the \$400,000-\$499,999 range which saw 308 MLS® sales, representing 25% of all residential detached MLS® sales. The \$300,000-\$399,999 price range was the second most active with 261 MLS® sales representing 21% of all residential detached MLS® sales in June.
- There were 36 residential detached homes sold at or above \$1 million in June, with the highest priced at over \$3.2 million. June 2025 had 31 residential detached homes sold at or above \$1 million with the highest priced at just over \$2.3 million.

June 2026 – All Condominium

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	464	-8% ▼ (505)	-3% ▼ (477)
Sales	222	-2% ▼ (227)	-2% ▼ (227)
Average Price	\$286,009	-2% ▼ (\$291,647)	+3% ▲ (\$277,141)

June 2026 – All Condominium – Winnipeg

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	407	+1% ▲ (404)	+7% ▲ (382)
Sales	197	+4% ▲ (189)	+3% ▲ (192)
Average Price	\$281,472	-2% ▼ (\$288,578)	+2% ▲ (\$274,806)

June 2026 – All Condominium – Outside Winnipeg

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	57	-44% ▼ (101)	-40% ▼ (95)
Sales	25	-34% ▼ (38)	-28% ▼ (35)
Average Price	\$321,759	+5% ▲ (\$306,912)	+10% ▲ (\$292,174)

- For June, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Crestview. Outside Winnipeg, the Niverville/Ritchot area had the most MLS® sales in June followed by the La Salle and Morris areas. Through the first half of 2026, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by River Park South and Downtown. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales through the first half of 2026, followed by the Niverville/Ritchot area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 79 MLS® sales which represents 36% of all condominium MLS® sales in June. The \$100,000-\$199,999 range was the second most active with 57 MLS® sales in June, representing 26% of all condominium MLS® sales.

June 2026 – All Residential Attached

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	315	+30% ▲ (243)	+19% ▲ (265)
Sales	112	0% (112)	-1% ▼ (113)
Average Price	\$411,906	+10% ▲ (\$373,945)	+13% ▲ (\$365,442)

June 2026 – All Residential Attached – Winnipeg

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	245	+34% ▲ (183)	N/A*
Sales	82	+3% ▲ (80)	-3% ▼ (84)
Average Price	\$423,914	+11% ▲ (\$381,813)	+14% ▲ (\$372,210)

June 2026 – All Residential Attached – Outside Winnipeg

	June 2026	vs. 2025	vs. 5-Year Average
Active Listings	70	+17% ▲ (60)	N/A*
Sales	30	-6% ▼ (32)	+3% ▲ (29)
Average Price	\$379,082	+7% ▲ (\$354,277)	+9% ▲ (\$346,567)

- *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.

