

Monthly trend of increased MLS® sales over the previous year continues in 2025

Winnipeg, February 7, 2025 – January saw All MLS® sales of 722 up 10% over January 2024, and 1% above the 5-year average. Active MLS® listings of 2,597 were down 14% from last January and total MLS® dollar volume of over \$258 million up 9% from January 2024. Residential detached MLS® sales of 447 were up 1% while the average price of \$413,247 was up 4% when compared to January 2024. Condominium MLS® sales of 111 were up 12% and the average price of \$249,793 down 10% over last January.

JANUARY RESIDENTIAL DETACHED MLS® SALES



"January is the seventh consecutive month with All MLS® sales increases over the previous year," said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. "Going back to August of 2024, January also represents the sixth consecutive month in which the All MLS® sales total was that month's third best result on record. The All MLS® total dollar volume was the second-best January in our history, behind the best result which occurred in 2021."

AROUND OUR MARKET REGION

January 2025 – Winnipeg Regional Real Estate Board Market Region
Residential Detached Average Prices and Sales and Year-Over-Year % Change

Area	Average Price (\$)	Unit Sales
All MLS® Areas	+4% ▲ (\$413,247)	+1% ▲ (447)
Winnipeg	+6% ▲ (\$424,580)	-5% ▼ (274)
Total Outside Winnipeg	+1% ▲ (\$395,299)	+11% ▲ (173)
Lake Country	-4% ▼ (\$195,197)	-3% ▼ (33)
Steinbach – R16	-12% ▼ (\$365,761)	+21% ▲ (29)
Niverville/Ritchot – R07	+1% ▲ (\$466,273)	+25% ▲ (15)
Morden/Winkler – R35	+11% ▲ (\$318,154)	-19% ▼ (13)
Morris – R17	-11% ▼ (\$232,809)	+57% ▲ (11)
West St. Paul – R15	+3% ▲ (\$595,930)	+100% ▲ (10)

"On February 20, 2025, the Winnipeg Regional Real Estate Board will host its annual Market Insights event virtually which will provide analysis on the economy and housing at the national level, as well as a look at the performance of residential and commercial real estate in our market region," said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. "The annual Market Insights event is the Winnipeg Regional Real Estate Board's largest and most impactful event that brings together over 450 real estate professionals, financial and industry business partners. In addition to Jeremy Davis from the Winnipeg Regional Real Estate Board, we are excited to welcome keynote speaker Derek Holt, Vice President and Head of Capital Markets Economics with Scotiabank, Shaun Cathcart, Senior Economist with the Canadian Real Estate Association, and Sean Kliewer, Senior Vice President with Colliers International, for insights into economic trends, real estate results, and forecasts for 2025. For more information on the 2025 Market Insights event, please visit:

<https://www.winnipegregionallrealestateboard.ca/community/market-insights>"

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 2,400 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.

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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.

MEDIA ENQUIRIES



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

Monthly trend of increased MLS® sales over the previous year continues in 2025

Winnipeg, February 7, 2025 – January 2025's real estate market performance saw increases to All MLS® sales, and dollar volume when compared to last January and the 5-year average. All MLS® active listings were down from January 2024 but up from the 5-year average. Residential detached, condominium, and residential attached homes saw increases to MLS® sales over 2024 while only residential detached homes fell below the 5-year average. Dollar volumes were up over last year for residential detached and attached homes while condominiums were statistically even but all three rose above the 5-year average. Average prices for residential detached homes were above last year and the 5-year average while condominiums and residential attached homes were below last year but above the 5-year average.

January 2025 – All MLS®

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	2,597	-14% ▼ (3,012)	+4% ▲ (2,499)
Sales	722	+10% ▲ (656)	+1% ▲ (714)
Dollar Volume	\$258,265,276	+9% ▲ (\$236,392,177)	+7% ▲ (\$240,940,066)

January 2025 – All Residential Detached

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	1,077	-18% ▼ (1,315)	+3% ▲ (1,047)
Sales	447	+1% ▲ (443)	-3% ▼ (460)
Average Price	\$413,247	+4% ▲ (\$396,844)	+7% ▲ (\$386,128)

January 2025 – All Residential Detached – Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	456	-22% ▼ (585)	0 (454)
Sales	274	-5% ▼ (287)	-7% ▼ (295)
Average Price	\$424,580	+6% ▲ (\$399,705)	+7% ▲ (\$396,268)

January 2025 – All Residential Detached – Outside Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	621	-15% ▼ (730)	+5% ▲ (593)
Sales	173	+11% ▲ (156)	+5% ▲ (165)
Average Price	\$395,299	+1% ▲ (\$391,580)	+8% ▲ (\$367,234)

- For January, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with a tie for the second most MLS® sales in Windsor Park and West Kildonan. Outside Winnipeg, the Steinbach area had the most residential detached homes sold while the second most was the Niverville/Ritchot area.
- The \$375,000-\$399,999 price range was the most active with 34 MLS® sales representing 8% of all residential detached MLS® sales in January. The second most active price range was \$600,000-\$699,999 which saw 33 MLS® sales, representing 7% of all residential detached MLS® sales in January.
- There were 8 residential detached homes sold over \$1 million in January, with the highest priced at over \$1.7 million. January 2024 had 7 residential detached homes over \$1 million.

January 2025 – All Condominium

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	303	-19% ▼ (374)	-18% ▼ (370)
Sales	111	+12% ▲ (99)	+2% ▲ (109)
Average Price	\$249,793	-10% ▼ (\$278,888)	+1% ▲ (\$247,283)

January 2025 – All Condominium – Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	231	-19% ▼ (285)	-18% ▼ (281)
Sales	96	+13% ▲ (85)	+3% ▲ (93)
Average Price	\$239,108	-14% ▼ (\$278,292)	-4% ▼ (\$248,635)

January 2025 – All Condominium – Outside Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	72	-19% ▼ (89)	-19% ▼ (89)
Sales	15	+7% ▲ (14)	-7% ▼ (16)
Average Price	\$318,174	+13% ▲ (\$282,508)	+32% ▲ (\$241,483)

- For January, River Heights was the neighbourhood in Winnipeg which saw the most condominium MLS® sales followed by Osborne Village.
- The most active price range for condominiums was the \$150,000-\$174,999 range with 19 MLS® sales which represents 17% of all condominium MLS® sales in January. The \$225,000-\$249,999 was the second most active with 12 MLS® sales in January, representing 11% of all condominium MLS® sales.

January 2025 – All Residential Attached

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	194	-11% ▼ (218)	+13% ▲ (172)
Sales	60	+22% ▲ (49)	+9% ▲ (55)
Average Price	\$356,058	-9% ▼ (\$391,314)	+6% ▲ (\$334,615)

January 2025 – All Residential Attached – Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	134	+4% ▲ (129)	N/A*
Sales	37	-3% ▼ (38)	-10% ▼ (41)
Average Price	\$364,600	-12% ▼ (\$413,984)	+7% ▲ (\$340,005)

January 2025 – All Residential Attached – Outside Winnipeg

	January 2025	vs. 2024	vs. 5-Year Average
Active Listings	60	-33% ▼ (89)	N/A*
Sales	23	+109% ▲ (11)	+62% ▲ (14)
Average Price	\$342,316	+9% ▲ (\$313,000)	+7% ▲ (\$318,553)

*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.

