

Spring real estate market begins with growth in April

Winnipeg, May 7, 2025 – April’s real estate market performance saw All MLS®¹ sales of 1,523 up 8% over April 2024 and 1% above the 5-year average. Active MLS® listings of 3,339 were down 13% from last April and total MLS® dollar volume of over \$623 million up 12% from April 2024. Residential detached MLS® sales of 1,043 were up 7% while the average price of \$465,402 was up 7% when compared to April 2024. Condominium MLS® sales of 206 were down 4% and the average price of \$274,483 down 4% over last April.

APRIL RESIDENTIAL DETACHED MLS® SALES



“April 2025 represents the second-best April on record in terms of All MLS® sales and total dollar volume, behind only 2021,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “The year-to-date real estate market performance through April 2025 represents the third highest totals for All MLS® sales and total dollar volume. April 2025 has recorded the second highest residential detached average price, falling just short of the record set in March 2025.”

From a year-to-date perspective, All MLS® sales of 4,313 were up 8%, total MLS® listings of 7,347 were down 2% while total dollar volume of over \$1.7B was up 15% over 2024. Year-to-date residential detached MLS® sales of 2,813 were up 6% and the average price of \$457,125 was up 9% when compared to last April. Condominium MLS® sales of 670 were up 6% and the average price of \$271,059 was down 2% over last April.

AROUND OUR MARKET REGION

April 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	+9% ▲ (\$457,125)	+6% ▲ (2,813)
Winnipeg	+9% ▲ (\$467,227)	+4% ▲ (1,826)
Total Outside Winnipeg	+11% ▲ (\$438,436)	+10% ▲ (987)
Lake Country	+7% ▲ (\$312,357)	+5% ▲ (124)
Steinbach – R16	+6% ▲ (\$401,872)	+27% ▲ (174)
Morden/Winkler – R35	+1% ▲ (\$330,739)	-22% ▼ (99)
Niverville/Ritchot – R07	+7% ▲ (\$521,916)	+17% ▲ (61)
West St. Paul – R15	+2% ▲ (\$644,731)	+100% ▲ (54)
Oakbank – R04	+11% ▲ (\$551,264)	+55% ▲ (51)

“Spring brings new beginnings — and in real estate, it’s a season full of possibility,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “Whether you’re searching for your next home or preparing to say goodbye to one filled with memories, a REALTOR® offers both expert guidance and genuine support. They bring trusted market knowledge and a steady hand to help you navigate one of life’s biggest decisions with confidence and care.”

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.

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

Spring real estate market begins with growth in April

Winnipeg, May 7, 2025 – For April 2025, All MLS® sales and dollar volume were up when compared to last April and the 5-year average. All MLS® active listings were down from April 2024 but up from the 5-year average. Residential detached homes saw increases to MLS® sales, dollar volume and average prices over April 2024. Condominiums, on the other hand, saw decreases to MLS® sales, dollar volume and average prices.

April 2025 – All MLS®

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	3,339	-13% ▼ (3,827)	+8% ▲ (3,095)
Sales	1,523	+8% ▲ (1,408)	+1% ▲ (1,505)
Dollar Volume	\$623,449,721	+12% ▲ (\$556,769,547)	+10% ▲ (\$567,673,904)

April 2025 – All Residential Detached

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	1,504	-16% ▼ (1,788)	+6% ▲ (1,421)
Sales	1,043	+7% ▲ (979)	0% (1,046)
Average Price	\$465,402	+7% ▲ (\$436,476)	+9% ▲ (\$428,078)

April 2025 – All Residential Detached – Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	704	-13% ▼ (810)	+6% ▲ (667)
Sales	690	+9% ▲ (633)	0% (691)
Average Price	\$486,524	+7% ▲ (\$452,836)	+10% ▲ (\$443,020)

April 2025 – All Residential Detached – Outside Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	800	-18% ▼ (978)	+6% ▲ (754)
Sales	353	+2% ▲ (346)	0% (355)
Average Price	\$424,115	+4% ▲ (\$406,545)	+6% ▲ (\$399,101)

- For April, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with the second most coming in Charleswood. Outside Winnipeg, the Steinbach area had the most residential detached homes sold while the second most was in the Morden/Winkler area.
- For the third consecutive month, the most active price range was \$600,000-\$699,999 which saw 105 MLS® sales, representing 10% of all residential detached MLS® sales in April. For the second consecutive month, the \$550,000-\$599,999 price range was the second most active with 90 MLS® sales representing 9% of all residential detached MLS® sales in April.
- There were 23 residential detached homes sold over \$1 million in April, with the highest priced at \$4 million. April 2024 had 18 residential detached homes sold over \$1 million with the highest price at just over \$2 million.

April 2025 – All Condominium

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	408	-12% ▼ (464)	-9% ▼ (448)
Sales	206	-4% ▼ (214)	-5% ▼ (217)
Average Price	\$274,483	-4% ▼ (\$287,396)	+4% ▲ (\$263,114)

April 2025 – All Condominium – Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	324	-7% ▼ (349)	-7% ▼ (347)
Sales	176	-1% ▼ (177)	-4% ▼ (184)
Average Price	\$274,621	0% (\$274,640)	+5% ▲ (\$262,322)

April 2025 – All Condominium – Outside Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	84	-27% ▼ (115)	-17% ▼ (101)
Sales	30	-19% ▼ (37)	-8% ▼ (33)
Average Price	\$273,671	-21% ▼ (\$348,418)	+3% ▲ (\$265,290)

- For April, Osborne Village was the neighbourhood in Winnipeg which saw the most condominium MLS® sales followed by Waverley West. Outside Winnipeg, the Steinbach area had the most MLS® sales in April followed by the Morden/Winkler area.
- The most active price range for condominiums was the \$175,000-\$199,999 range with 26 MLS® sales which represents 13% of all condominium MLS® sales in April. The \$225,000-\$249,999 range was the second most active with 22 MLS® sales in April, representing 11% of all condominium MLS® sales.

April 2025 – All Residential Attached

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	240	-10% ▼ (266)	+20% ▲ (200)
Sales	134	+46% ▲ (92)	+24% ▲ (108)
Average Price	\$373,942	+2% ▲ (\$365,815)	+6% ▲ (\$351,361)

April 2025 – All Residential Attached – Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	173	+11% ▲ (156)	N/A*
Sales	89	+29% ▲ (69)	+16% ▲ (77)
Average Price	\$376,661	+1% ▲ (\$371,443)	+5% ▲ (\$358,151)

April 2025 – All Residential Attached – Outside Winnipeg

	April 2025	vs. 2024	vs. 5-Year Average
Active Listings	67	-39% ▼ (110)	N/A*
Sales	45	+96% ▲ (23)	+46% ▲ (31)
Average Price	\$368,565	+6% ▲ (\$348,932)	+11% ▲ (\$332,982)

*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.

