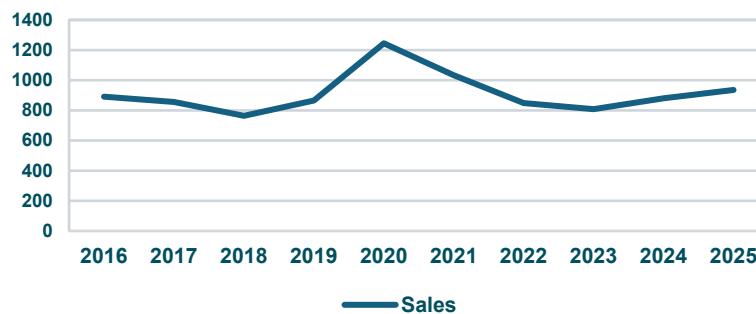


September and year-to-date real estate market performance warms up with increases to MLS® sales, dollar volume and average prices

Winnipeg, October 7, 2025 – September 2025 saw All MLS® sales of 1,391 up 12% from September 2024 and up 7% from the 5-year average. Active MLS® listings of 3,704 were down 8% and total MLS® dollar volume of over \$547 million up 17% from September 2024. Residential detached MLS® sales of 935 were up 6% while the average price of \$436,507 was up 6% when compared to September 2024. Condominium MLS® sales of 201 were up 16% and the average price of \$297,213 was up 7% from September 2024.

SEPTEMBER RESIDENTIAL DETACHED MLS® SALES



“Like the weather, September’s real estate market performance warmed up with increases to MLS® sales, dollar volume and average prices,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “Residential detached and condominium average prices reached new records for the month of September and totals through three quarters of 2025. Meanwhile, MLS® sales and dollar volume for All MLS®, residential detached and condominiums were above last year while only residential detached MLS® sales fell slightly below the 5-year average. Year-to-date All MLS® sales continue to track as the third highest on record and only 103 sales short of the second highest in 2020.”

From a year-to-date perspective, All MLS® sales of 12,161 were up 6%, total MLS® listings of 18,892 statistically even while total dollar volume of over \$4.8B up 12% from 2024. Year-to-date residential detached MLS® sales of 8,300 were up 5% and the average price of \$454,488 was up 8% when compared to last September. Condominium MLS® sales of 1,771 were up 4% and the average price of \$282,922 was up 2% above September 2024.

AROUND OUR MARKET REGION

September 2025 – 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	+8% ▲ (\$454,488)	+5% ▲ (8,300)
Winnipeg	+7% ▲ (\$466,955)	+3% ▲ (5,338)
Total Outside Winnipeg	+9% ▲ (\$432,022)	+8% ▲ (2,962)
Lake Country	+5% ▲ (\$306,077)	+3% ▲ (507)
Steinbach – R16	+7% ▲ (\$407,579)	+5% ▲ (413)
Morden/Winkler – R35	+14% ▲ (\$372,173)	-14% ▼ (291)
Gimli – R26	+8% ▲ (\$309,981)	-3% ▼ (188)
Niverville/Ritchot – R07	+5% ▲ (\$523,394)	-1% ▼ (168)
Morris - R17	0% (\$261,904)	+10% ▲ (167)

“The increases seen in the real estate market performance through three quarters of 2025 underscores how valuable it is to have a REALTOR® working for you during your next home purchase or sale,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “With their deep knowledge of current trends, comparative market analyses, and decades of real estate market data at their fingertips, REALTORS® will build a strategy with your best interests in mind. Whether you’re buying or selling, a REALTOR® will ensure your interests are always at the forefront and provide you with invaluable support in a competitive market environment.”

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 boards, 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 SEPTEMBER 2025**

September and year-to-date real estate market performance warms up with increases to MLS® sales, dollar volume and average prices

Winnipeg, October 7, 2025 – All MLS® sales and dollar volume for September 2025 were up over last year and the 5-year-average. MLS® sales, dollar volume and average prices for residential detached homes and condominiums increased over September 2024 and the 5-year average. Active listings for All MLS®, residential detached, condominiums were down from last year and the 5-year average. Meanwhile, All MLS® sales and dollar volume through three quarters of 2025 were up from last year with sales falling slightly below the 5-year average. Similarly, residential detached and condominium sales, dollar volume and average prices were up when compared to last year while residential detached sales fell below the 5-year average through three quarters of 2025. Total listings through three quarters of 2025 were up for All MLS® and condominiums while residential detached listings were down compared with 2024. When compared to the 5-year average, All MLS® total listings were up while residential detached and condominiums were down.

September 2025 – All MLS®

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	3,704	-8% ▼ (4,036)	-1% ▼ (3,735)
Sales	1,391	+12% ▲ (1,247)	+7% ▲ (1,299)
Dollar Volume	\$ 547,561,692	+17% ▲ (\$467,156,321)	+18% ▲ (\$462,755,767)

September 2025 – All Residential Detached

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	1,752	-12% ▼ (1,987)	-6% ▼ (1,871)
Sales	935	+6% ▲ (880)	+4% ▲ (901)
Average Price	\$436,507	+6% ▲ (\$411,029)	+10% ▲ (\$397,963)

September 2025 – All Residential Detached – Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	852	+1% ▲ (843)	-5% ▼ (895)
Sales	587	+4% ▲ (566)	+2% ▲ (574)
Average Price	\$449,568	+4% ▲ (\$433,925)	+8% ▲ (\$415,545)

September 2025 – All Residential Detached – Outside Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	900	-21% ▼ (1,144)	-8% ▼ (976)
Sales	348	+11% ▲ (314)	+6% ▲ (327)
Average Price	\$414,477	+12% ▲ (\$369,759)	+13% ▲ (\$366,784)

- For September, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with the second most coming in River Park South. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- Through three quarters of 2025, Waverley West was the neighbourhood in Winnipeg which has seen the most residential detached homes sold with the second most coming in East Transcona. Outside Winnipeg, the Steinbach area has seen the most residential detached homes sold followed by the Morden/Winkler area.
- For September, the most active price range was \$300,000-\$399,999 which saw 209 MLS® sales, representing 22% of all residential detached MLS® sales. The \$400,000-\$499,999 price range was the second most active with 204 MLS® sales representing 21.8% of all residential detached MLS® sales in September.
- There were 16 residential detached homes sold at or above \$1 million in September, with the highest priced at over \$2.2 million. September 2024 had 9 residential detached homes sold at or above \$1 million with the highest at over \$3

million. Through three quarters of 2025, there were 162 homes sold at or above \$1 million with the highest priced at over \$3 million while 2024 saw 119 homes sold at or above \$1 million with the highest priced at over \$4.2 million.

September 2025 – All Condominium

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	438	-7% ▼ (469)	-9% ▼ (483)
Sales	201	+16% ▲ (174)	+9% ▲ (184)
Average Price	\$297,213	+7% ▲ (\$277,334)	+11% ▲ (\$268,870)

September 2025 – All Condominium – Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	356	-8% ▼ (386)	-8% ▼ (387)
Sales	165	+13% ▲ (146)	+6% ▲ (155)
Average Price	\$296,786	+7% ▲ (\$276,399)	+11% ▲ (\$267,450)

September 2025 – All Condominium – Outside Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	82	-1% ▼ (83)	-14% ▼ (96)
Sales	36	+29% ▲ (28)	+25% ▲ (29)
Average Price	\$299,169	+6% ▲ (\$282,211)	+8% ▲ (\$278,195)

- For September, Osborne Village was the neighbourhood in Winnipeg with the most condominium MLS® sales and Fort Richmond had the second most. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in September followed by the Gimli area.
- Through three quarters of 2025, Osborne Village has led the way for condominium MLS® sales in Winnipeg with tie for second most between Waverley West and Downtown. Outside Winnipeg, the Morden/Winkler areas has led the way followed by the Niverville/Ritchot area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 68 MLS® sales which represents 34% of all condominium MLS® sales in September. The \$100,000-\$199,999 range was the second most active with 56 MLS® sales in September, representing 28% of all condominium MLS® sales.

September 2025 – All Residential Attached

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	261	0% ▼ (262)	+3% ▲ (252)
Sales	116	+47% ▲ (79)	+33% ▲ (87)
Average Price	\$393,062	+9% ▲ (\$360,739)	+14% ▲ (\$343,961)

September 2025 – All Residential Attached – Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	201	+14% ▲ (176)	N/A*
Sales	89	+53% ▲ (58)	+35% ▲ (66)
Average Price	\$388,739	+3% ▲ (\$376,675)	+11% ▲ (\$348,694)

September 2025 – All Residential Attached – Outside Winnipeg

	September 2025	vs. 2024	vs. 5-Year Average
Active Listings	60	-30% ▼ (86)	N/A*
Sales	27	+29% ▲ (21)	+26% ▲ (21)
Average Price	\$407,309	+29% ▲ (\$316,724)	+23% ▲ (\$330,371)

*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.

