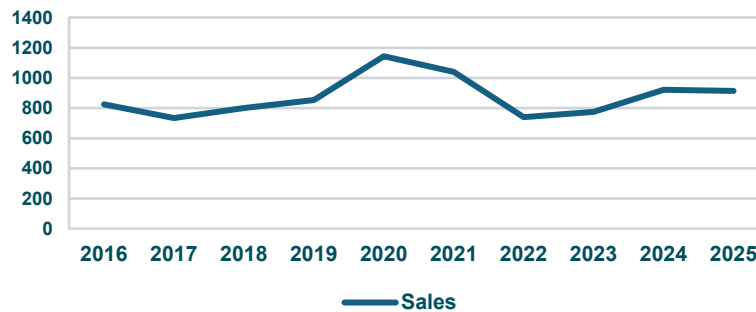


Average prices continue the 2025 trend of monthly and year-to-date records

Winnipeg, November 6, 2025 – October 2025 saw All MLS® sales of 1,344 up 1% from October 2024 and up 6% from the 5-year average. Active MLS® listings of 3,519 were down 3% and total MLS® dollar volume of over \$540 million up 7% from October 2024. Residential detached MLS® sales of 914 were down 1% while the average price of \$442,104 was up 4% when compared to October 2024. Condominium MLS® sales of 171 were down 19% and the average price of \$297,428 was up 12% from October 2024.

OCTOBER RESIDENTIAL DETACHED MLS® SALES



“Residential detached homes have set new monthly and year-to-date average price records in every month while condominiums have followed in most months of 2025,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “October average prices for residential detached homes and condominiums increased month over month for the fifth time in 2025. Year-to-date All MLS® sales are tracking as the third highest on record while dollar volume is the second highest through to the end of October.”

From a year-to-date perspective, All MLS® sales of 13,502 were up 5%, total MLS® listings of 20,679 statistically even while total dollar volume of over \$5.4B up 12% from 2024. Year-to-date residential detached MLS® sales of 9,213 were up 4% and the average price of \$453,260 was up 7% when compared to last October. Condominium MLS® sales of 1,941 were up 1% and the average price of \$284,215 was up 3% above October 2024.

AROUND OUR MARKET REGION

October 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	+7% ▲ (\$453,260)	+4% ▲ (9,213)
Winnipeg	+6% ▲ (\$464,089)	+3% ▲ (5,954)
Total Outside Winnipeg	+9% ▲ (\$433,476)	+7% ▲ (3,259)
Lake Country	+7% ▲ (\$250,790)	0% (764)
Steinbach – R16	+6% ▲ (\$407,670)	+2% ▲ (448)
Morden/Winkler – R35	+13% ▲ (\$371,946)	-12% ▼ (328)
Gimli – R26	+6% ▲ (\$305,167)	-4% ▼ (204)
Morris - R17	-1% ▼ (\$258,200)	+11% ▲ (191)
Niverville/Ritchot – R07	+4% ▲ (\$522,587)	-5% ▼ (186)

"The trend of average price increases in 2025 underscores how valuable it is to have a REALTOR® working for you if you're searching for your next home," said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. "A REALTOR® will help you identify your top priorities while highlighting properties in different price ranges and neighbourhoods that might be a fit within your price range. With access to the latest market trends, data analytics, and MLS® statistics, a REALTOR® will give you an edge in a fast-moving market while keeping your priorities top of mind."

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.winnipegregionalestatenews.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 OCTOBER 2025**

Average prices continue the 2025 trend of monthly and year-to-date records

Winnipeg, November 6, 2025 – All MLS® sales and dollar volume were up while active listings were down when compared to October 2024. Residential detached dollar volume and average prices rose above 2024 while active listings and MLS® sales fell below. Condominium active listings and average prices rose above 2024 while MLS® sales and dollar volume fell below. From a year-to-date perspective, All MLS® sales and dollar volume rose above 2024 while active listings remained statistically even. Residential detached and condominium MLS® sales, dollar volume and average prices rose above 2024 while only residential detached listings fell below.

October 2025 – All MLS®

	October 2025	vs. 2024		vs. 5-Year Average	
Active Listings	3,519	-3%	▼ (3,624)	+1%	▲ (3,496)
Sales	1,344	+1%	▲ (1,331)	+6%	▲ (1,272)
Dollar Volume	\$ 540,292,822	+7%	▲ (\$505,091,124)	+16%	▲ (\$465,461,146)

October 2025 – All Residential Detached

	October 2025	vs. 2024		vs. 5-Year Average	
Active Listings	1,603	-4%	▼ (1,665)	-5%	▼ (1,684)
Sales	914	-1%	▼ (922)	+4%	▲ (878)
Average Price	\$442,104	+4%	▲ (\$426,847)	+9%	▲ (\$405,425)

October 2025 – All Residential Detached – Winnipeg

	October 2025	vs. 2024		vs. 5-Year Average	
Active Listings	824	+15%	▲ (715)	0%	(825)
Sales	617	+2%	▲ (606)	+5%	▲ (586)
Average Price	\$439,272	+1%	▲ (\$433,193)	+6%	▲ (\$412,557)

October 2025 – All Residential Detached – Outside Winnipeg

	October 2025	vs. 2024		vs. 5-Year Average	
Active Listings	779	-18%	▼ (950)	-9%	▼ (859)
Sales	297	-6%	▼ (316)	+2%	▲ (292)
Average Price	\$447,987	+8%	▲ (\$414,678)	+15%	▲ (\$391,010)

- For October, there was a three-way tie for the neighbourhood in Winnipeg which saw the most residential detached homes sold between St. Vital, West Kildonan, and Polo Park. There was a four-way tie for second most, between Waverley West, River Park South, Devonshire Park, and East Transcona. Outside Winnipeg, the Morden/Winkler area had the most residential detached homes sold followed by the Steinbach area.
- For October, the most active price range was the \$300,000-\$399,999 which saw 253 MLS® sales, representing 28% of all residential detached MLS® sales. The \$200,000-\$299,999 price range was the second most active with 122 MLS® sales representing 13% of all residential detached MLS® sales in October.
- There were 23 residential detached homes sold at or above \$1 million in October, with the highest priced at over \$3.4 million. October 2024 had 16 residential detached homes sold at or above \$1 million with the highest at over \$2.3 million.

October 2025 – All Condominium

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	430	+6% ▲ (404)	-6% ▼ (457)
Sales	171	-19% ▼ (212)	-8% ▼ (185)
Average Price	\$297,428	+12% ▲ (\$265,083)	+11% ▲ (\$267,803)

October 2025 – All Condominium – Winnipeg

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	349	+4% ▲ (335)	-5% ▼ (366)
Sales	141	-18% ▼ (171)	-9% ▼ (155)
Average Price	\$295,854	+13% ▲ (\$260,852)	+11% ▲ (\$265,621)

October 2025 – All Condominium – Outside Winnipeg

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	81	+17% ▲ (69)	-11% ▼ (91)
Sales	30	-27% ▼ (41)	-1% ▼ (30)
Average Price	\$304,824	+8% ▲ (\$282,731)	+10% ▲ (\$278,025)

- For October, Osborne Village was the neighbourhood in Winnipeg with the most condominium MLS® sales and Waverley West had the second most. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in September followed by the Steinbach area
- The most active price range for condominiums was the \$200,000-\$299,999 range with 56 MLS® sales which represents 33% of all condominium MLS® sales in October. The \$100,000-\$199,999 range was the second most active with 44 MLS® sales in September, representing 26% of all condominium MLS® sales.

October 2025 – All Residential Attached

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	258	+4% ▲ (247)	+5% ▲ (245)
Sales	115	+29% ▲ (89)	+25% ▲ (92)
Average Price	\$379,825	0% (\$378,095)	+12% ▲ (\$340,228)

October 2025 – All Residential Attached – Winnipeg

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	206	+24% ▲ (166)	N/A*
Sales	88	+35% ▲ (65)	+24% ▲ (71)
Average Price	\$391,912	+6% ▲ (\$368,861)	+15% ▲ (\$341,137)

October 2025 – All Residential Attached – Outside Winnipeg

	October 2025	vs. 2024	vs. 5-Year Average
Active Listings	52	-36% ▼ (81)	N/A*
Sales	27	+13% ▲ (24)	+30% ▲ (21)
Average Price	\$340,430	-16% ▼ (\$403,103)	+2% ▲ (\$333,952)

*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.

