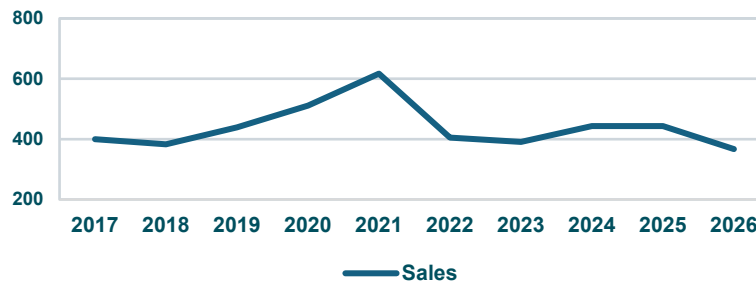


Increased average prices, lower MLS® sales mark the start to 2026

Winnipeg, February 5, 2026 – Residential detached average prices in January 2026 rose 4% to \$431,079 while MLS® sales of 367 decreased 17% when compared to last year. Condominium average prices rose 10% to \$275,515 and MLS® sales decreased 16% from January 2025. All MLS®¹ sales of 620 in January 2026 were down 13%, active All MLS® listings of 2,416 were down 7% and total MLS® dollar volume of over \$238 million was down 7% from January 2025.

JANUARY RESIDENTIAL DETACHED MLS® SALES



“2026 began by continuing the trend seen in 2025 with residential detached and condominium average price increases compared to last year and the 5-year average,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “MLS® sales for All MLS®, residential detached and condominiums, on the other hand, were lower than last year and the 5-year average. Active listings for residential detached homes were below last year and the 5-year average while condominiums were above last year and the 5-year average.”

AROUND OUR MARKET REGION

January 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%	▲	(\$431,079)	-17%	▼	(367)
Winnipeg	+3%	▲	(\$438,485)	-12%	▼	(238)
Total Outside Winnipeg	+6%	▲	(\$417,416)	-25%	▼	(129)
Lake Country	-3%	▼	(\$255,333)	-67%	▼	(6)
Steinbach – R16	+16%	▲	(\$423,825)	0%		(29)
Morden/Winkler – R35	+5%	▲	(\$334,526)	+62%	▲	(21)
Morris – R17	+19%	▲	(\$276,192)	+18%	▲	(13)
West St. Paul – R15	+12%	▲	(\$667,311)	-10%	▼	(9)
Niverville/Ritchot – R07	0%		(\$468,275)	-53%	▼	(7)

“On February 19, 2026, the Winnipeg Regional Real Estate Board will host its annual Market Insights event virtually which will provide analysis on Canada’s economy, national demographic and housing trends, as well as a look at the performance of residential and commercial real estate in our market region,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “At this year’s event, we are excited to welcome keynote speaker Konrad Zmitrowicz, Senior Policy Advisory with the Bank of Canada, Shaun Cathcart, Senior Economist with the Canadian Real Estate Association, Ryan Munt, Executive Vice

President of Cushman and Wakefield Stevenson, and Jeremy Davis from the Winnipeg Regional Real Estate Board. For more information on the 2026 Market Insights event sponsored by One Link Mortgage & Financial, please visit: www.winnipegregionalrealestateboard.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 2,500 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.

MEDIA ENQUIRIES



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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR JANUARY 2026**

Increased average prices, lower MLS® sales mark the start to 2026

Winnipeg, February 5, 2026 – All MLS® sales, active listings and dollar volume in January 2026 were below January 2025 while only dollar volume rose above the 5-year average. Residential detached MLS® sales, active listings and dollar volume were below last year and the 5-year average while average prices were above last year and the 5-year average. Condominium MLS® sales and dollar volume were below January 2025 and the 5-year average. Condominium active listings and average prices rose above last year and the 5-year average.

January 2026 – All MLS®

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	2,416	-7%	▼ (2,597)	-3%	▼ (2,500)
Sales	620	-13%	▼ (716)	-5%	▼ (651)
Dollar Volume	\$ 238,066,143	-7%	▼ (\$255,864,676)	+3%	▲ (\$231,192,892)

January 2026 – All Residential Detached

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	927	-14%	▼ (1,077)	-12%	▼ (1,047)
Sales	367	-17%	▼ (443)	-10%	▼ (410)
Average Price	\$431,079	+4%	▲ (\$412,722)	+7%	▲ (\$401,750)

January 2026 – All Residential Detached – Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	414	-9%	▼ (456)	-10%	▼ (461)
Sales	238	-12%	▼ (270)	-10%	▼ (265)
Average Price	\$438,485	+3%	▲ (\$423,890)	+7%	▲ (\$411,065)

January 2026 – All Residential Detached – Outside Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	513	-17%	▼ (621)	-13%	▼ (587)
Sales	129	-25%	▼ (173)	-11%	▼ (145)
Average Price	\$417,416	+6%	▲ (\$395,293)	+9%	▲ (\$383,997)

- For January, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by the West Kildonan area. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- For January, the most active price range was the \$300,000-\$399,999 which saw 80 MLS® sales, representing 22% of all residential detached MLS® sales. The \$400,000-\$499,999 price range was the second most active with 76 MLS® sales representing 21% of all residential detached MLS® sales in January.
- There were 6 residential detached homes sold at or above \$1 million in January, with the highest priced at over \$1.7 million. January 2025 had 8 residential detached homes sold at or above \$1 million with the highest priced at over \$1.7 million.

January 2026 – All Condominium

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	353	+17%	▲ (303)	+3%	▲ (342)
Sales	92	-16%	▼ (110)	-11%	▼ (103)
Average Price	\$ 275,515	+10%	▲ (\$250,200)	+7%	▲ (\$257,600)

January 2026 – All Condominium – Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	297	+29%	▲ (231)	+14%	▲ (261)
Sales	73	-23%	▼ (95)	-16%	▼ (87)
Average Price	\$256,658	+7%	▲ (\$239,467)	+1%	▲ (\$253,913)

January 2026 – All Condominium – Outside Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	56	-22%	▼ (72)	-31%	▼ (81)
Sales	19	+27%	▲ (15)	+22%	▲ (16)
Average Price	\$347,967	+9%	▲ (\$318,174)	+28%	▲ (\$271,984)

- For January, Fort Richmond, Crestview, and Downtown were the neighbourhoods in Winnipeg with the most condominium MLS® sales followed by Fort Garry and Sage Creek. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in January followed by the Steinbach and Niverville/Ritchot areas.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 33 MLS® sales which represents 36% of all condominium MLS® sales in January. The \$100,000-\$199,999 range was the second most active with 27 MLS® sales in January, representing 29% of all condominium MLS® sales.

January 2026 – All Residential Attached

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	230	+19%	▲ (194)	+18%	▲ (194)
Sales	75	+27%	▲ (59)	+37%	▲ (55)
Average Price	\$380,888	+7%	▲ (\$356,839)	+7%	▲ (\$355,527)

January 2026 – All Residential Attached – Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	186	+39%	▲ (134)	N/A*	
Sales	53	+47%	▲ (36)	+35%	▲ (39)
Average Price	\$392,575	+7%	▲ (\$366,117)	+8%	▲ (\$363,350)

January 2026 – All Residential Attached – Outside Winnipeg

	January 2026	vs. 2025		vs. 5-Year Average	
Active Listings	44	-27%	▼ (60)	N/A*	
Sales	22	-4%	▼ (23)	+43%	▲ (15)
Average Price	\$352,735	+3%	▲ (\$342,316)	+6%	▲ (\$333,870)

*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.

