



## 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® 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](http://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](http://www.winnipegregionalrealestatenews.com).

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.

Statistics provided in this market release are the sole property of the Winnipeg Regional Real Estate Board.

<sup>1</sup> The All MLS® statistical category is an aggregate of all property types.

## MEDIA ENQUIRIES

---



### Jeremy Davis

Director of External Relations  
& Market Intelligence  
Winnipeg Regional Real Estate Board  
1-204-786-8857  
jdavis@wrreb.ca

### Social Media

Facebook: @WRRENews  
X: @WpgRegionREB  
Instagram: @WpgRegionREB  
LinkedIn: @Winnipeg Regional Real Estate Board  
YouTube: @Winnipeg Regional Real Estate Board

## \*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% <span style="color:red">▼</span> (2,597)         | -3% <span style="color:red">▼</span> (2,500)           |
| Sales           | 620           | -13% <span style="color:red">▼</span> (716)          | -5% <span style="color:red">▼</span> (651)             |
| Dollar Volume   | \$238,066,143 | -7% <span style="color:red">▼</span> (\$255,864,676) | +3% <span style="color:green">▲</span> (\$231,192,892) |

### January 2026 – All Residential Detached

|                 | January 2026 | vs. 2025   | vs. 5-Year Average                                 |
|-----------------|--------------|--|--|
| Active Listings | 927          | -14% <span style="color:red">▼</span> (1,077)      | -12% <span style="color:red">▼</span> (1,047)      |
| Sales           | 367          | -17% <span style="color:red">▼</span> (443)        | -10% <span style="color:red">▼</span> (410)        |
| Average Price   | \$431,079    | +4% <span style="color:green">▲</span> (\$412,722) | +7% <span style="color:green">▲</span> (\$401,750) |

### January 2026 – All Residential Detached – Winnipeg

|                 | January 2026 | vs. 2025   | vs. 5-Year Average                                 |
|-----------------|--------------|--|--|
| Active Listings | 414          | -9% <span style="color:red">▼</span> (456)         | -10% <span style="color:red">▼</span> (461)        |
| Sales           | 238          | -12% <span style="color:red">▼</span> (270)        | -10% <span style="color:red">▼</span> (265)        |
| Average Price   | \$438,485    | +3% <span style="color:green">▲</span> (\$423,890) | +7% <span style="color:green">▲</span> (\$411,065) |

### January 2026 – All Residential Detached – Outside Winnipeg

|                 | January 2026 | vs. 2025   | vs. 5-Year Average                                 |
|-----------------|--------------|--|--|
| Active Listings | 513          | -17% <span style="color:red">▼</span> (621)        | -13% <span style="color:red">▼</span> (587)        |
| Sales           | 129          | -25% <span style="color:red">▼</span> (173)        | -11% <span style="color:red">▼</span> (145)        |
| Average Price   | \$417,416    | +6% <span style="color:green">▲</span> (\$395,293) | +9% <span style="color:green">▲</span> (\$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.

