WINNIPEG REGIONAL REAL ESTATE BOARD

OCTOBER 2026

Monthly Real Estate Market Analysis

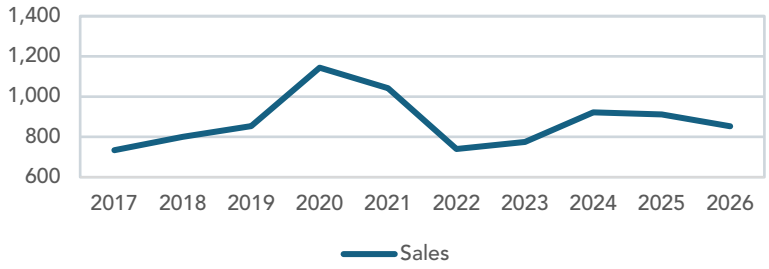
October average prices reach record highs and buyer choice expands again

Winnipeg, November 5, 2026 – Sellers and current homeowners will be happy to see that average prices for residential detached homes and condominiums in October reached historic monthly and year-to-date levels. Residential detached homes were up 3% from 2025 for October and year-to-date. Condominiums were up 2% from 2025 for October and year-to-date.

With a trend building for consecutive months, buyers gained more choice in the market. Since May, overall inventory levels have been creeping up from last year with October reaching a 13% increase from 2025 and up 6% from the 5-year average. Residential detached inventory increased 20%, while condominium listings rose 11% from October 2025.

While overall sales continue to be off the pace from 2025, they are tracking very closely with the 5-year average. Last year's total MLS® sales result was the 3rd best on record so a comparison to the 5-year average brings 2026's performance into perspective. All MLS® sales were down 11% from last October but only 2% below the 5-year average. This trend is also apparent when looking from a year-to-date perspective.

OCTOBER RESIDENTIAL DETACHED MLS® SALES



"The condominium average price for October represented the first time eclipsing the $300,000 mark in our history," said Dan O'Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. "Residential detached and condominium average prices broke historic records for October and on a year-to-date basis. Inventory in October reached a level not seen since before the pandemic. This is good news for buyers looking for more choice in the real estate market."

YEAR-TO-DATE

YTD October 2026 – All MLS®

	October 2026	vs. 2025			vs. 5-Year Average		
New Listings	20,730	0%		(20,676)	+1%	▲	(20,494)
Sales	12,523	-7%	▼	(13,488)	-1%	▼	(12,696)
Dollar Volume	$5,204,597,294	-4%	▼	(5,426,657,966)	+6%	▲	(4,907,514,614)

YTD October 2026 – All Residential Detached

	October 2026	vs. 2025			vs. 5-Year Average		
New Listings	12,855	0%		(12,798)	-1%	▼	(12,984)
Sales	8,594	-7%	▼	(9,208)	-2%	▼	(8,782)
Average Price	$466,534	+3%	▲	($453,254)	+8%	▲	($432,287)

YTD October 2026 – All Condominium

	October 2026	vs. 2025			vs. 5-Year Average		
New Listings	2,764	-3%	▼	(2,850)	-1%	▼	(2,794)
Sales	1,710	-12%	▼	(1,941)	-8%	▼	(1,852)
Average Price	$289,971	+2%	▲	($284,194)	+5%	▲	($275,003)

AROUND OUR MARKET REGION

October 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	+3%	▲	($466,534)	-7%	▼	(8,594)
Winnipeg	+3%	▲	($478,581)	-6%	▼	(5,610)
Total Outside Winnipeg	+2%	▲	($443,887)	-8%	▼	(2,984)
Lake Country	+5%	▲	($321,826)	-8%	▼	(514)
Steinbach – R16	+6%	▲	($430,137)	-2%	▼	(440)
Morden/Winkler – R35	+3%	▲	($384,929)	+3%	▲	(338)
Morris - R17	+16%	▲	($299,717)	-5%	▼	(181)
Gimli – R26	+7%	▲	($326,077)	-14%	▼	(176)
Niverville/Ritchot – R07	+5%	▲	($549,942)	-14%	▼	(160)

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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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October at a Glance

Average prices breaking records

Residential detached average prices were up 3% and 8% respectively from last year and the five-year average. Condominium average prices were up 2% and 9% respectively from last year and five-year average. If you're a seller or a current homeowner, rising prices translate into increased return on investment.

Inventory increases

All MLS® active listings increased 13% year-over-year, and 6% from the five-year average. Residential detached homes saw a 20% increase from October 2025. More inventory means more choice for buyers looking for their next home.

Sales modest

Overall sales declined 11%, with residential detached sales down 7% and condominium sales down 16% year-over-year. All MLS® sales continue to track closely to the 5-year average with a 1% decrease and a 2% increase for residential detached homes in October. Decreasing sales combined with increasing inventory points to softening overall demand.

October 2026 – All MLS®

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	3,985	+13% ▲	(3,519)	+6% ▲	(3,772)
Sales	1,192	-11% ▼	(1,339)	-1% ▼	(1,209)
Dollar Volume	$495,971,457	-8% ▼	($538,186,422)	+8% ▲	($459,897,792)

October 2026 – All Residential Detached

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,926	+20% ▲	(1,603)	+5% ▲	(1,832)
Sales	853	-7% ▼	(912)	+2% ▲	(840)
Average Price	$455,860	+3% ▲	($441,981)	+8% ▲	($420,224)

October 2026 – All Residential Detached – Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,031	+25% ▲	(824)	+12% ▲	(920)
Sales	564	-8% ▼	(615)	0%	(561)
Average Price	$467,865	+7% ▲	($439,080)	+9% ▲	($427,973)

October 2026 – All Residential Detached – Outside Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	895	+15% ▲	(779)	-2% ▼	(912)
Sales	289	-3% ▼	(297)	+4% ▲	(279)
Average Price	$432,431	-3% ▼	($447,987)	+7% ▲	($404,563)

- For October, Waverley West and Highland Pointe were the neighbourhoods in Winnipeg which saw the most residential detached homes sold followed by Charleswood and North Kildonan. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Morden/Winkler area.
- The most active price range in October was the $300,000-$399,999 range which saw 221 MLS® sales, representing 26% of all residential detached MLS® sales. The $400,000-$499,999 price range was the second most active with 187 MLS® sales representing 22% of all residential detached MLS® sales in October.
- There were 21 residential detached homes sold at or above $1 million in October, with the highest priced at over $1.9 million. October 2025 had 23 residential detached homes sold at or above $1 million with the highest priced at just over $3.4 million.

October 2026 – All Condominium

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	478	+11% ▲	(430)	+5% ▲	(454)
Sales	143	-16% ▼	(171)	-15% ▼	(168)
Average Price	$303,348	+2% ▲	($297,428)	+9% ▲	($277,498)

October 2026 – All Condominium – Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	409	+17% ▲	(349)	+11% ▲	(367)
Sales	123	-13% ▼	(141)	-13% ▼	(141)
Average Price	$303,495	+3% ▲	($295,854)	+10% ▲	($275,377)

October 2026 – All Condominium – Outside Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	69	-15% ▼	(81)	-21% ▼	(87)
Sales	20	-33% ▼	(30)	-26% ▼	(27)
Average Price	$302,444	-1% ▼	($304,824)	+5% ▲	($287,362)

- For October, the Waverley West area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Linden Woods. Outside Winnipeg, the Niverville/Ritchot area led the way followed by Steinbach.
- The most active price range for condominiums was the $200,000-$299,999 range with 42 MLS® sales which represents 29% of all condominium MLS® sales in October. The $100,000-$199,999 range was the second most active with 39 MLS® sales in October, representing 27% of all condominium MLS® sales.

October 2026 – All Residential Attached

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	356	+38% ▲	(258)	+26% ▲	(282)
Sales	100	-13% ▼	(115)	+10% ▲	(91)
Average Price	$408,591	+8% ▲	($379,825)	+14% ▲	($359,458)

October 2026 – All Residential Attached – Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	287	+39% ▲	(206)	N/A*	
Sales	83	-6% ▼	(88)	+17% ▲	(71)
Average Price	$417,901	+7% ▲	($391,912)	+15% ▲	($363,040)

October 2026 – All Residential Attached – Outside Winnipeg

	October 2026	vs. 2025		vs. 5-Year Average	
Active Listings	69	+33% ▲	(52)	N/A*	
Sales	17	-37% ▼	(27)	-13% ▼	(20)
Average Price	$363,133	+7% ▲	($340,430)	+6% ▲	($341,130)

- *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.

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