

## Steady 2024 real estate market continues with August and year-to-date MLS® sales for residential and condominium property types up over 2023

**Winnipeg, September 6, 2024** – August saw All MLS® sales of 1,483 up 7% over last year, active MLS® listings of 4,015 down 5% and total MLS® dollar volume of \$549 million up 9%. Residential detached MLS® sales of 1,030 were up 2% while the average price of \$415,717 was up 4% when compared to last August. Condominium MLS® sales of 210 were up 8% and the average price of \$270,575 down 3% over last August.

### AUGUST RESIDENTIAL DETACHED MLS® SALES



"For the seventh time in eight months of 2024, MLS® sales across the three main property types of residential detached, condominiums, and residential attached homes increased over last year," said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. "On a year-to-date basis, MLS® sales for the main three property types are also up over last year. Condominium MLS® sales were the lone property type to rise above the 5-year average both in August and on a year-to-date basis, signaling steady demand in the condominium market."

Year-to-date All MLS® sales of 10,250 were up 11%, total MLS® listings of 16,785 were up 3% while dollar volume of \$3.9B was up 18% over 2023. Year-to-date residential detached MLS® sales of 7,046 were up 9% and the average price of \$424,164 was up 6% when compared to last August. Condominium MLS® sales of 1,542 were up 11% and the average price of \$277,155 was up 7% over last August. Year-to-date residential attached MLS® sales of 716 were up 17% and the average price of \$363,940 was up 9% over last year.

### AROUND OUR MARKET REGION

**August 2024 – Winnipeg Regional Real Estate Board Market Region**  
Year-To-Date Residential Detached Average Prices and Sales and Year-Over-Year % Change

Area	Average Price (\$)	Unit Sales
All MLS® Areas	+6% ▲ (\$424,164)	+9% ▲ (7,046)
Winnipeg	+6% ▲ (\$436,726)	+8% ▲ (4,619)
Total Outside Winnipeg	+5% ▲ (\$400,258)	+12% ▲ (2,427)
Lake Country	+6% ▲ (\$289,623)	+12% ▲ (434)
Steinbach – R16	+10% ▲ (\$380,979)	+15% ▲ (344)
Morden/Winkler – R35	+5% ▲ (\$327,515)	+16% ▲ (296)
Gimli – R26	+4% ▲ (\$283,820)	+28% ▲ (173)
Niverville/Ritchot – R07	+1% ▲ (\$504,800)	+27% ▲ (150)
Morris – R17	+8% ▲ (\$261,823)	-1% ▼ (127)

"Using a REALTOR® will ensure you have an expert in real estate transactions on your side, but the expertise of a REALTOR® doesn't stop there," said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. "REALTORS® are also experts on real estate financing trends, government legislation, marketing, negotiations and have a network of experts and industry professionals at their disposal. This helps ensure that all your needs are met when looking at one of the largest financial decisions of your lifetime."

-30-

## 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 2,400 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](http://www.winnipegregionalestatenews.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.

## MEDIA ENQUIRIES

---



### Jeremy Davis

Director External Relations  
& Market Intelligence  
Winnipeg Regional Real Estate Board  
1-204-786-8857  
[jdavis@wrreb.ca](mailto: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 AUGUST 2024**

## Steady 2024 real estate market continues with August and year-to-date MLS® sales for residential and condominium property types up over 2023

**Winnipeg, September 6, 2024** – The real estate market results for August 2024 saw increases to All MLS® sales, and dollar volume when compared to last year. All three of the main property types of residential detached, condominium, and residential attached homes saw increases to MLS® sales and dollar volume but a decrease in active listings over last year. Residential detached and residential attached homes saw an increase in average prices over last year while average prices for condominiums decreased.

### August 2024 – All MLS®

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	4,015	-5% ▼ (4,209)	+5% ▲ (3,834)
Sales	1,483	+7% ▲ (1,390)	-4% ▼ (1,588)
Dollar Volume	\$549,469,571	+9% ▲ (\$504,388,519)	+4% ▲ (\$530,292,492)

### August 2024 – All Residential Detached

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,929	-10% ▼ (2,137)	+2% ▲ (1,895)
Sales	1,030	+2% ▲ (1,008)	-6% ▼ (1,097)
Average Price	\$415,717	+4% ▲ (\$401,374)	+7% ▲ (\$387,449)

### August 2024 – All Residential Detached – Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	808	-19% ▼ (994)	-8% ▼ (877)
Sales	660	+2% ▲ (647)	-6% ▼ (705)
Average Price	\$430,628	+5% ▲ (\$409,397)	+8% ▲ (\$399,805)

### August 2024 – All Residential Detached – Outside Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,121	-2% ▼ (1,143)	+10% ▲ (1,018)
Sales	370	+2% ▲ (361)	-6% ▼ (392)
Average Price	\$389,120	+1% ▲ (\$386,994)	+7% ▲ (\$365,280)

- Weston was the neighbourhood in Winnipeg which saw the most residential detached homes sold with Waverley West recording the next most MLS® sales.
- The Steinbach area had the most residential detached homes sold outside Winnipeg in August followed by the Gimli area.
- The \$400,000-\$424,999 price range was the most active with 89 MLS® sales representing 9% of all residential detached MLS® sales. The second most active price range was \$550,000-\$599,999 which saw 83 MLS® sales, representing 8% of all residential detached MLS® sales.
- There were 12 residential detached homes sold for over \$1 million in August, with the highest price at over \$1.6 million. August 2023 had 14 residential detached homes sold for over \$1 million, with the highest priced at just over \$3.4 million.

### August 2024 – All Condominium

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	460	-4% ▼ (480)	-18% ▼ (558)
Sales	210	+8% ▲ (194)	+3% ▲ (204)
Average Price	\$270,575	-3% ▼ (\$279,055)	+4% ▲ (\$261,142)

### August 2024 – All Condominium – Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	364	0% (365)	-19% ▼ (448)
Sales	178	+6% ▲ (168)	+3% ▲ (172)
Average Price	\$267,322	-4% ▼ (\$278,652)	+3% ▲ (\$259,932)

### August 2024 – All Condominium – Outside Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	96	-17% ▼ (115)	-13% ▼ (110)
Sales	32	+23% ▲ (26)	0% (32)
Average Price	\$288,674	+2% ▲ (\$281,660)	+7% ▲ (\$269,098)

- Osborne Village was the neighbourhood in Winnipeg which saw the most MLS® condominium sales followed by Richmond West.
- The most active price range for condominiums was the \$150,000-\$174,999 range with 27 sales in August which represents 13% of all condominium MLS® sales. The \$175,000-\$199,999 range and the \$225,000-\$249,999 range were the second most active price ranges with 25 sales in August, representing 12% of all condominium MLS® sales.

### August 2024 – All Residential Attached

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	251	-10% ▼ (280)	+11% ▲ (226)
Sales	94	+22% ▲ (77)	+1% ▲ (93)
Average Price	\$362,276	+6% ▲ (\$340,939)	+13% ▲ (\$321,123)

### August 2024 – All Residential Attached – Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	164	-7% ▼ (176)	N/A *
Sales	74	+45% ▲ (51)	+6% ▲ (70)
Average Price	\$373,763	+1% ▲ (\$369,736)	+11% ▲ (\$335,820)

### August 2024 – All Residential Attached – Outside Winnipeg

	August 2024	vs. 2023	vs. 5-Year Average
Active Listings	87	-16% ▼ (104)	N/A*
Sales	20	-23% ▼ (26)	-14% ▼ (23)
Average Price	\$319,773	+12% ▲ (\$284,454)	+14% ▲ (\$279,290)

\*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.

