

September 2024 outpaces the last two years, with year-to-date totals surpassing 2023

Winnipeg, October 8, 2024 – September saw All MLS® sales of 1,251 up 7% over last year, active MLS® listings of 4,036 down 4% and total MLS® dollar volume of over \$467 million up 15%. Residential detached MLS® sales of 884 were up 9% while the average price of \$410,004 was up 3% when compared to last September. Condominium MLS® sales of 174 were up 3% and the average price of \$277,334 down up 2% over last September.

SEPTEMBER RESIDENTIAL DETACHED MLS® SALES



"The upward trend in MLS® sales, dollar volume, and average prices in 2024 continued across the three primary property types: residential detached, residential attached and condominiums. This month, these gains also exceeded those of September 2022," said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. "Year-to-date totals for 2024 showed increases in listings, MLS® sales, dollar volume, and average prices compared to 2023. Condominiums had a particularly strong performance, being the only property type to exceed the 5-year average for MLS® sales through the first three quarters. Additionally, September marked the fifth condominium MLS® sale of 2024 at or above \$1 million."

Year-to-date All MLS® sales of 11,495 were up 11%, total MLS® listings of 18,870 were up 3% while dollar volume of almost \$4.4B was up 17% over 2023. Year-to-date residential detached MLS® sales of 7,927 were up 9% and the average price of \$422,589 was up 5% when compared to last September. Condominium MLS® sales of 1,714 were up 10% and the average price of \$277,196 was up 7% over last September. Year-to-date residential attached MLS® sales of 795 were up 17% and the average price of \$363,622 was up 8% over last year.

AROUND OUR MARKET REGION

September 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	+5% ▲ (\$422,589)	+9% ▲ (7,927)
Winnipeg	+6% ▲ (\$436,310)	+8% ▲ (5,187)
Total Outside Winnipeg	+5% ▲ (\$396,614)	+12% ▲ (2,740)
Lake Country	+7% ▲ (\$290,469)	+8% ▲ (490)
Steinbach – R16	+11% ▲ (\$382,491)	+18% ▲ (392)
Morden/Winkler – R35	+4% ▲ (\$325,205)	+12% ▲ (337)
Gimli – R26	+4% ▲ (\$287,336)	+19% ▲ (193)
Niverville/Ritchot – R07	+1% ▲ (\$498,381)	+26% ▲ (170)
Morris – R17	+10% ▲ (\$262,774)	+9% ▲ (152)

“One key advantage of working with a REALTOR® is their ability to help buyers explore a wide range of listings while ensuring sellers receive maximum exposure for their property,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “The weekly Winnipeg Regional Real Estate News (WRREN) reaches 350+ high-traffic locations, offering Manitoba's most comprehensive open house guide, exclusive to REALTORS® for advertising. It includes market statistics, real estate industry trends, and new and active MLS® listings. Visit www.winnipegregionalrealestatenews.com for the most up-to-date information and to connect with a REALTOR® for an edge in today's real estate market.”

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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 2,400 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.winnipegregionalrealestatenews.com.

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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR SEPTEMBER 2024**

September 2024 outpaces the last two years, with year-to-date totals surpassing 2023

Winnipeg, October 8, 2024 – The real estate market results for September 2024 saw increases to All MLS® sales, and dollar volume when compared to last year and September 2022. All three of the main property types of residential detached, condominium, and residential attached homes saw increases to MLS® sales, dollar volume and average prices but only condominiums saw an increase in active listings over last year. Three-quarter totals for 2024 saw increases to the number listings, MLS® sales, dollar volume and average prices over the three-quarter totals for 2023.

September 2024 – All MLS®

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	4,036	-4% ▼ (4,199)	+7% ▲ (3,783)
Sales	1,251	+7% ▲ (1,168)	-9% ▼ (1,376)
Dollar Volume	\$467,894,321	+15% ▲ (\$408,614,316)	+1% ▲ (\$461,945,421)

September 2024 – All Residential Detached

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,987	-9% ▼ (2,179)	+5% ▲ (1,886)
Sales	884	+9% ▲ (808)	-8% ▼ (963)
Average Price	\$410,004	+3% ▲ (\$396,798)	+8% ▲ (\$380,723)

September 2024 – All Residential Detached – Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	843	-22% ▼ (1,083)	-7% ▼ (904)
Sales	568	+10% ▲ (517)	-8% ▼ (614)
Average Price	\$432,925	+5% ▲ (\$414,037)	+9% ▲ (\$397,365)

September 2024 – All Residential Detached – Outside Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,144	+4% ▲ (1,096)	+17% ▲ (982)
Sales	316	+9% ▲ (291)	-9% ▼ (349)
Average Price	\$368,805	+1% ▲ (\$366,171)	+5% ▲ (\$351,078)

- For September and through three quarters of 2024, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with West Kildonan recording the second most MLS® sales. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- While three quarter totals for residential detached MLS® sales in Winnipeg are 8% higher than in 2023, notably, many MLS® areas outside Winnipeg have seen double digit increases including the areas of Steinbach, Morden/Winkler, Gimli, and Niverville/Ritchot.
- There were 9 residential detached homes sold at or above \$1 million in September, with the highest price at just over \$3 million. September 2023 had 10 residential detached homes sold for over \$1 million. Three quarter totals for 2024 show 114 residential detached homes sold at or above \$1 million which contrasts with the 76 sold through three quarters of 2023.
- The \$325,000 - \$349,999 price range was the most active with 65 MLS® sales representing 7.4% of all residential detached MLS® sales in September. The second most active price range was \$550,000-\$599,999 which saw 64 MLS® sales, representing 7.2% of all residential detached MLS® sales in September.

September 2024 – All Condominium

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	469	+4% ▲ (449)	-13% ▼ (539)
Sales	174	+3% ▲ (169)	-6% ▼ (184)
Average Price	\$277,334	+2% ▲ (\$272,513)	+8% ▲ (\$257,335)

September 2024 – All Condominium – Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	386	+11% ▲ (349)	+22% ▲ (316)
Sales	146	+7% ▲ (137)	-7% ▼ (156)
Average Price	\$276,399	+1% ▲ (\$273,307)	+8% ▲ (\$255,981)

September 2024 – All Condominium – Outside Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	83	-17% ▼ (100)	+5% ▲ (79)
Sales	28	-13% ▼ (32)	0% (28)
Average Price	\$282,211	+5% ▲ (\$269,116)	+6% ▲ (\$266,371)

- Osborne Village was the neighbourhood in September which saw the most MLS[®] condominium sales followed by Waverley West.
- Through three quarters of 2024, Osborne Village also saw the most MLS[®] sales followed by Linden Woods.
- September saw 2024's 5th condominium sold at or above \$1 million, higher than the 2 sold through September 2023 and also higher than the 3 sold in all of 2023.
- The most active price range for condominiums was the \$250,000 - \$274,999 range with 25 MLS[®] sales in September which represents 14% of all condominium MLS[®] sales. The \$200,000 - \$224,999 was the second most active price range with 22 sales in September, representing 13% of all condominium MLS[®] sales.

September 2024 – All Residential Attached

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	262	-9% ▼ (289)	+10% ▲ (238)
Sales	79	+20% ▲ (66)	-9% ▼ (87)
Average Price	\$360,739	+6% ▲ (\$340,641)	+14% ▲ (\$316,154)

September 2024 – All Residential Attached – Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	176	-2% ▼ (179)	N/A*
Sales	58	+12% ▲ (52)	-10% ▼ (65)
Average Price	\$376,675	+9% ▲ (\$344,474)	+17% ▲ (\$322,819)

September 2024 – All Residential Attached – Outside Winnipeg

	September 2024	vs. 2023	vs. 5-Year Average
Active Listings	86	-22% ▼ (110)	N/A*
Sales	21	+50% ▲ (14)	-5% ▼ (22)
Average Price	\$316,724	-3% ▼ (\$326,407)	+7% ▲ (\$276,822)

*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.

