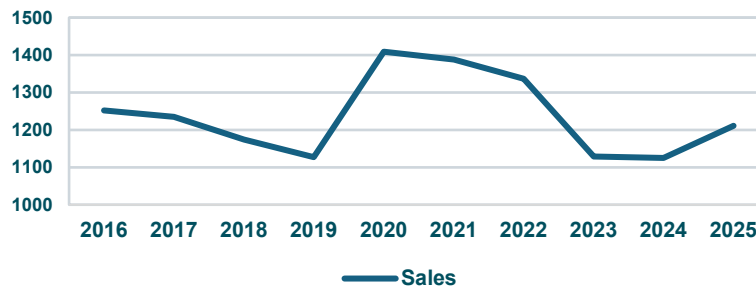


## Rising average prices in June bookend a theme for the first half of 2025

**Winnipeg, July 8, 2025** – The real estate market performance in June saw All MLS® sales of 1,671 up 6% over June 2024 and 3% below the 5-year average. Active MLS® listings of 3,716 were down 10% and total MLS® dollar volume of over \$707 million up 14% from June 2024. Residential detached MLS® sales of 1,211 were up 8% while the average price of \$473,131 was up 8% when compared to June 2024. Condominium MLS® sales of 227 were up 10% and the average price of \$291,647 up 7% over last June.

## JUNE RESIDENTIAL DETACHED MLS® SALES



“No other June in our history has recorded higher residential detached and condominium average prices than June 2025,” said Michael Froese, 2025-2026 President of the Winnipeg Regional Real Estate Board. “Average prices for residential detached homes and condominiums in the first half of 2025 were above last year and the 5-year average. There were 48% more residential detached homes sold at or above \$1 million in June 2025 than in June 2024. For the fourth consecutive month in 2025, most residential detached homes were sold above list price.”

From a year-to-date perspective, All MLS® sales of 7,760 were up 7%, total MLS® listings of 12,301 were down 1% while total dollar volume of over \$3.1B was up 14% over 2024. Year-to-date residential detached MLS® sales of 5,274 were up 6% and the average price of \$460,790 was up 9% when compared to last June. Condominium MLS® sales of 1,129 and the average price of \$280,707 were both 1% above June 2024.

## AROUND OUR MARKET REGION

### June 2025 – 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	+9% ▲ (\$460,790)	+6% ▲ (5,274)
Winnipeg	+8% ▲ (\$472,880)	+5% ▲ (3,426)
Total Outside Winnipeg	+9% ▲ (\$438,377)	+9% ▲ (1,848)
Lake Country	+10% ▲ (\$306,408)	+4% ▲ (280)
Steinbach – R16	+7% ▲ (\$404,709)	+13% ▲ (281)
Morden/Winkler – R35	+6% ▲ (\$347,572)	-22% ▼ (173)
Niverville/Ritchot – R07	+2% ▲ (\$511,972)	+17% ▲ (118)
Gimli – R26	+10% ▲ (\$311,502)	-5% ▼ (105)
West St. Paul – R15	-2% ▼ (\$652,149)	+49% ▲ (91)
Morris – R17	-2% ▼ (\$264,439)	-1% ▼ (91)

“While spring is typically the Winnipeg Regional Real Estate Board’s busiest market season, summer remains an active and important time for buyers and sellers,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “Whether you’re exploring options in cottage country, relocating, or making your first home purchase, REALTORS® bring a wide range of expertise—from negotiation, market evaluations, appraisal, and renovations to all aspects of the housing resale including specialized knowledge on new homes, condominiums, luxury homes and commercial investment. Finding the right REALTOR® with the experience that matches your goals can make all the difference as you navigate your next move.”

## ABOUT THE WINNIPEG REGIONAL REAL ESTATE BOARD

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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).

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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

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YouTube: [@Winnipeg Regional Real Estate Board](#)

**\*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR JUNE 2025**

## Rising average prices in June bookend a theme for the first half of 2025

**Winnipeg, July 8, 2025** – All MLS® sales and dollar volume in June 2025 increased compared to June 2024 and only dollar volume rose above the 5-year-average. Residential detached homes and condominiums saw increases to MLS® sales, dollar volume and average prices over June 2024 while only dollar volume and average prices rose above the 5-year average. Total All MLS®, residential detached and condominium sales and dollar volumes in the first half of 2025 were above last year while only the dollar volumes rose above the 5-year average. First half average prices for residential detached homes and condominiums were above last year and the 5-year average.

### June 2025 – All MLS®

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	3,716	-10% ▼ (4,119)	+2% ▲ (3,653)
Sales	1,671	+6% ▲ (1,579)	-3% ▼ (1,717)
Dollar Volume	\$707,589,676	+14% ▲ (\$620,696,431)	+7% ▲ (\$658,708,366)

### June 2025 – All Residential Detached

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	1,710	-14% ▼ (1,994)	-4% ▼ (1,788)
Sales	1,211	+8% ▲ (1,125)	-2% ▼ (1,238)
Average Price	\$473,131	+8% ▲ (\$436,479)	+10% ▲ (\$429,981)

### June 2025 – All Residential Detached – Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	745	-12% ▼ (843)	-9% ▼ (817)
Sales	809	+10% ▲ (734)	-4% ▼ (844)
Average Price	\$485,521	+9% ▲ (\$446,563)	+11% ▲ (\$439,206)

### June 2025 – All Residential Detached – Outside Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	965	-16% ▼ (1,151)	-1% ▼ (972)
Sales	402	+3% ▲ (391)	+2% ▲ (394)
Average Price	\$448,198	+7% ▲ (\$417,548)	+9% ▲ (\$410,332)

- For June, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold with the second most coming in River Park South. Outside Winnipeg, the Steinbach area had the most residential detached homes sold while the second most was in the Gimli area.
- For the first half of 2025, Waverley West saw the most residential detached homes sold in Winnipeg, followed by East Transcona. Outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- For June, the most active price range was \$400,000-\$499,999 which saw 295 MLS® sales, representing 24% of all residential detached MLS® sales. The \$300,000-\$399,999 price range was the second most active with 251 MLS® sales representing 21% of all residential detached MLS® sales in June.
- Of the areas in Winnipeg with at least 10 MLS® sales in June, Silver Heights experienced the highest year-over-year residential detached average price increase, moving up 33% to \$475,166 from \$355,968 in June 2024. Outside Winnipeg, the La Salle area experienced the highest residential detached average price increase of 45%, moving up to \$755,200 from \$521,250 in June 2024.
- There were 31 residential detached homes sold at or above \$1 million in June, with the highest priced at over \$2.3 million. June 2024 had 21 residential detached homes sold at or above \$1 million with the highest at over \$1.7 million.

### June 2025 – All Condominium

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	505	+8% ▲ (469)	+1% ▲ (500)
Sales	227	+10% ▲ (207)	-1% ▼ (229)
Average Price	\$291,647	+7% ▲ (\$272,480)	+8% ▲ (\$270,390)

### June 2025 – All Condominium – Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	404	+8% ▲ (373)	+1% ▲ (399)
Sales	189	+7% ▲ (176)	-2% ▼ (194)
Average Price	\$288,578	+8% ▲ (\$267,966)	+8% ▲ (\$268,452)

### June 2025 – All Condominium – Outside Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	101	+5% ▲ (96)	-1% ▼ (102)
Sales	38	+23% ▲ (31)	+7% ▲ (35)
Average Price	\$306,912	+3% ▲ (\$298,107)	+9% ▲ (\$282,056)

- For June, Osborne Village was the neighbourhood in Winnipeg which saw the most condominium MLS® sales with a tie for second most between Waverley West and Crestview. Outside Winnipeg, the Niverville/Ritchot area had the most MLS® sales in June followed by the La Salle and Morris areas.
- For the first half of 2025, Osborne Village saw the most condominiums sold in Winnipeg followed by Downtown. Outside Winnipeg, the Morden/Winkler area led the way followed by the Niverville/Ritchot area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 76 MLS® sales which represents 33% of all condominium MLS® sales in June. The \$100,000-\$199,999 range was the second most active with 59 MLS® sales in June, representing 26% of all condominium MLS® sales.

### June 2025 – All Residential Attached

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	243	-6% ▼ (259)	+5% ▲ (232)
Sales	113	+14% ▲ (99)	-3% ▼ (117)
Average Price	\$372,937	+5% ▲ (\$354,447)	+9% ▲ (\$342,832)

### June 2025 – All Residential Attached – Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	183	+11% ▲ (165)	N/A*
Sales	81	+13% ▲ (72)	-9% ▼ (89)
Average Price	\$380,309	+6% ▲ (\$359,907)	+9% ▲ (\$347,645)

### June 2025 – All Residential Attached – Outside Winnipeg

	June 2025	vs. 2024	vs. 5-Year Average
Active Listings	60	-36% ▼ (94)	N/A*
Sales	32	+19% ▲ (27)	+15% ▲ (28)
Average Price	\$354,277	+4% ▲ (\$339,885)	+8% ▲ (\$328,361)

\*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.

