

Residential detached and condominium average prices reach highest March and Q1 levels on record

Winnipeg, April 9, 2026 – The residential detached average price of \$474,567 in March 2026 rose 1% above the previous March record set in 2025 while MLS® sales of 722 decreased 7% when compared to last year. Condominium average prices rose 6% to \$292,696 and MLS® sales decreased 5% from March 2025. All MLS®¹ sales of 1,135 in March 2026 were down 4%, active All MLS® listings of 2,802 were down 10% and total MLS® dollar volume of over \$472 million was down 1% from March 2025.

MARCH RESIDENTIAL DETACHED MLS® SALES



“Residential detached and condominium average prices were the highest on record for March and Q1,” said Dan O’Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. “After slower MLS® sales in January and February, March sales picked up en route to the third highest March total in the last five years. Inventory continues to be low and is contributing to higher prices but with warmer temperatures on the horizon, we anticipate more listings will come to the spring market.”

The first quarter (Q1) of 2026 saw year-to-date All MLS® sales of 2,540 down 9%, total MLS® listings of 4,555 down 9% while total dollar volume of over \$1B was down 5% from 2025. Year-to-date residential detached MLS® sales of 1,578 were down 11% and the average price of \$458,771 was up 2% when compared to last March. Condominium MLS® sales of 400 were down 14% and the average price of \$286,204 was up 6% from last year.

AROUND OUR MARKET REGION

March 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	+2%	▲ (\$458,771)	-11%	▼ (1,578)
Winnipeg	+3%	▲ (\$468,842)	-6%	▼ (1,063)
Total Outside Winnipeg	-2%	▼ (\$437,984)	-19%	▼ (515)
Lake Country	-7%	▼ (\$289,212)	-26%	▼ (50)
Steinbach – R16	+9%	▲ (\$428,311)	-5%	▼ (105)
Morden/Winkler – R35	+10%	▲ (\$356,670)	+25%	▲ (76)
Morris – R17	+16%	▲ (\$328,638)	+23%	▲ (32)
Niverville/Ritchot – R07	-3%	▼ (\$506,427)	-36%	▼ (29)
West St. Paul – R15	+8%	▲ (\$689,600)	-29%	▼ (27)

“I’d like to welcome Dan O’Brien to the role of 2026-2027 President of the Board of Directors for the Winnipeg Regional Real Estate Board,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “Dan has always been committed to contributing his time and expertise at the Board and when combined with his almost two decades of experience as a REALTOR®, he will be well-placed to serve Member interests while representing the Winnipeg Regional Real Estate Board as President for the coming year.”

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.winnipegregionallrealestatenews.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.

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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR MARCH 2026**

Residential detached and condominium average prices reach highest March and Q1 levels on record

Winnipeg, April 9, 2026 – All MLS® sales, active listings and dollar volume in March 2026 were below March 2025 while only dollar volume rose above the 5-year average. Residential detached MLS® sales, active listings and dollar volume were below last year, while average prices rose above. Residential detached dollar volume was statistically even with the 5-year average. Condominium MLS® sales were below March 2025 and statistically even with the 5-year average while condominium active listings, dollar volume and average prices rose above last year and the 5-year average. Q1 of 2026 saw All MLS® sales, listings and dollar volume fall below Q1 of 2025, while dollar volume rose above the 5-year average. Residential detached MLS® sales, listings and dollar volume were below Q1 of 2025 while dollar volume was statistically even with the 5-year average. Condominium MLS® sales, listings and dollar volume were below Q1 of 2025 while dollar volume rose above the 5-year average. Residential detached and condominium average prices were above Q1 of 2025 and the 5-year average.

March 2026 – All MLS®

	March 2026	vs. 2025	vs. 5-Year Average
Active Listings	2,802	-10% ▼ (3,096)	-4% ▼ (2,910)
Sales	1,135	-4% ▼ (1,186)	-3% ▼ (1,175)
Dollar Volume	\$ 472,489,418	-1% ▼ (\$477,215,661)	+4% ▲ (\$452,626,620)

March 2026 – All Residential Detached

	March 2026	vs. 2025	vs. 5-Year Average
Active Listings	1,120	-15% ▼ (1,322)	-12% ▼ (1,271)
Sales	722	-7% ▼ (773)	-8% ▼ (781)
Average Price	\$474,567	+1% ▲ (\$469,832)	+8% ▲ (\$437,992)

March 2026 – All Residential Detached – Winnipeg

	March 2026	vs. 2025	vs. 5-Year Average
Active Listings	529	-11% ▼ (594)	-9% ▼ (582)
Sales	486	-3% ▼ (501)	-8% ▼ (527)
Average Price	\$481,009	+1% ▲ (\$476,180)	+8% ▲ (\$446,938)

March 2026 – All Residential Detached – Outside Winnipeg

	March 2026	vs. 2025	vs. 5-Year Average
Active Listings	591	-19% ▼ (728)	-14% ▼ (689)
Sales	236	-13% ▼ (272)	-7% ▼ (254)
Average Price	\$461,299	+1% ▲ (\$458,139)	+10% ▲ (\$419,165)

- For March, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by East Transcona. Through Q1 of 2026, Waverley West saw the most residential detached homes followed by West Kildonan. For March and Q1 of 2026 in the areas outside Winnipeg, the Steinbach area had the most residential detached homes sold followed by the Morden/Winkler area.
- For March, the most active price range was the \$300,000-\$399,999 range which saw 157 MLS® sales, representing 22% of all residential detached MLS® sales. The \$400,000-\$499,999 price range was the second most active with 153 MLS® sales representing 21% of all residential detached MLS® sales in March.
- There were 14 residential detached homes sold at or above \$1 million in March, with the highest priced at almost \$2 million. March 2025 had 13 residential detached homes sold at or above \$1 million with the highest priced \$2 million. Through Q1 of 2026, there were 34 residential detached homes sold at or above \$1 million with the highest priced sale at over \$3.3 million. Through Q1 of 2025, there were 37 residential detached homes sold at or above \$1 million with the highest priced sale at over \$2.8 million.

March 2026 – All Condominium

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	391	+10% ▲	(355)	+2% ▲	(385)
Sales	190	-5% ▼	(199)	0%	(190)
Average Price	\$292,696	+6% ▲	(\$277,068)	+9% ▲	(\$269,656)

March 2026 – All Condominium – Winnipeg

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	342	+21% ▲	(283)	+15% ▲	(298)
Sales	164	-4% ▼	(171)	+1% ▲	(162)
Average Price	\$292,677	+9% ▲	(\$267,675)	+10% ▲	(\$266,400)

March 2026 – All Condominium – Outside Winnipeg

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	49	-32% ▼	(72)	-44% ▼	(88)
Sales	26	-7% ▼	(28)	-9% ▼	(29)
Average Price	\$292,816	-12% ▼	(\$334,437)	+2% ▲	(\$287,152)

- For March, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Downtown, Richmond West and Waverley West. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in March followed by the Niverville/Ritchot and Selkirk areas. For the first quarter of 2026, the Osborne Village area had the most condominium MLS® sales followed by Downtown. Outside Winnipeg, the Morden/Winkler area led the way followed by Niverville/Ritchot.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 58 MLS® sales which represents 31% of all condominium MLS® sales in March. The \$100,000-\$199,999 range was the second most active with 52 MLS® sales in March, representing 27% of all condominium MLS® sales.

March 2026 – All Residential Attached

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	253	+10% ▲	(231)	+17% ▲	(216)
Sales	109	+21% ▲	(90)	+19% ▲	(92)
Average Price	\$393,348	+5%	(\$375,785)	+8% ▲	(\$363,560)

March 2026 – All Residential Attached – Winnipeg

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	196	+26% ▲	(155)	N/A*	
Sales	86	+28% ▲	(67)	+30% ▲	(66)
Average Price	\$400,549	+3% ▲	(\$388,777)	+7% ▲	(\$374,394)

March 2026 – All Residential Attached – Outside Winnipeg

	March 2026	vs. 2025		vs. 5-Year Average	
Active Listings	57	-25% ▼	(76)	N/A*	
Sales	23	0%	(23)	-10% ▼	(26)
Average Price	\$366,420	+8% ▲	(\$337,940)	+8% ▲	(\$338,162)

*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.

