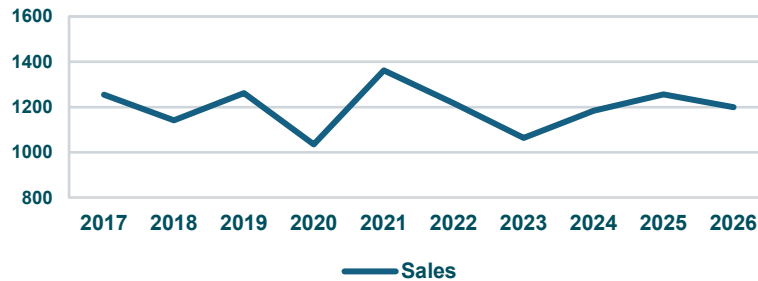


May MLS® sales rise above the 5-year average for the first time in 2026

Winnipeg, June 4, 2026 – All MLS® sales of 1,707 in May 2026 were down 4% from last May and 1% above the 5-year average. Active All MLS® listings of 3,739 were up 2% from last year and the 5-year average. Total MLS® dollar volume of over \$729 million was down 1% from May 2025 and up 8% from the 5-year average. Residential detached MLS® sales of 1,200 decreased 4% from last year and were 1% above the 5-year average. The residential detached average price of \$477,313 in May 2026 decreased 4% from April but increased 4% from May 2025 and up 7% from the 5-year average. Condominium MLS® sales were up 6% from last May and even with the 5-year average. Condominium average prices decreased 1% from May 2025 and increased 5% from the 5-year average.

MAY RESIDENTIAL DETACHED MLS® SALES



“This was the highest May residential detached average price on record while the condominium average price fell just short of the record set in 2025,” said Dan O’Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. “May represents the first month in 2026 when All MLS® sales rose above the 5-year average and also the first month when active listings were higher than last year and the 5-year average. Condominium MLS® sales in May were above last year for the first time in 2026.”

Year-to-date All MLS® sales of 5,594 were down 8% from 2025 and down 2% from the 5-year average, total MLS® listings of 9,511 were down 4% from last year and down 1% from the 5-year average. Total dollar volume of over \$2.3B was down 4% from 2025 but up 6% from the 5-year average. Year-to-date residential detached MLS® sales of 3,685 were down 9% from last year and down 4% from the 5-year average. The average price of \$474,837 was up 4% when compared to 2025 and up 9% from the 5-year average. Year-to-date condominium MLS® sales of 839 were down 7% and the average price of \$289,964 was up 4% from last year and up 7% from the 5-year average of \$272,172.

AROUND OUR MARKET REGION

May 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	+4%	▲	(\$474,837)	-9%	▼	(3,685)
Winnipeg	+5%	▲	(\$489,833)	-6%	▼	(2,446)
Total Outside Winnipeg	+2%	▲	(\$445,233)	-14%	▼	(1,239)
Lake Country	+3%	▲	(\$318,465)	-15%	▼	(174)
Steinbach – R16	+6%	▲	(\$428,530)	-11%	▼	(209)
Morden/Winkler – R35	+7%	▲	(\$369,350)	-1%	▼	(144)
Niverville/Ritchot – R07	+5%	▲	(\$534,945)	-23%	▼	(77)
Morris - R17	+17%	▲	(\$315,329)	3%	▲	(68)
West St. Paul - R15	+4%	▲	(\$674,159)	-13%	▼	(62)

“The Winnipeg Regional Real Estate Board is the voice of organized real estate in our market region and advocates on public policy issues that impact housing affordability and supply while supporting the growth of residential and commercial real estate development,” said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. “Our Winnipeg Regional Real Estate News Market Matters column reports on the performance of real estate and elevates priorities important to the development of housing, owning a home, the buying and selling process, and why using a REALTOR® can prove invaluable.”

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

May MLS® sales rise above the 5-year average for the first time in 2026

Winnipeg, June 4, 2026 – All MLS® sales and dollar volume were below May 2025 while active listings, MLS® sales and dollar volume were above the 5-year average. Residential detached sales, and dollar volume were below last year while only active listings were below the 5-year average. Condominium average prices were below May 2025 while MLS® sales, active listings, dollar volume and average prices were above the 5-year average.

May 2026 – All MLS®

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	3,739	+2%	▲ (3,650)	+2%	▲ (3,663)
Sales	1,707	-4%	▼ (1,784)	+1%	▲ (1,685)
Dollar Volume	\$729,269,046	-1%	▼ (\$734,826,897)	+8%	▲ (\$674,803,360)

May 2026 – All Residential Detached

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	1,729	0%	(1,724)	-2%	▼ (1,772)
Sales	1,200	-4%	▼ (1,256)	+1%	▲ (1,184)
Average Price	\$477,313	+4%	▲ (\$458,880)	+7%	▲ (\$444,838)

May 2026 – All Residential Detached – Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	840	+8%	▲ (779)	-1%	▼ (846)
Sales	780	-2%	▼ (794)	0%	(779)
Average Price	\$495,864	+4%	▲ (\$476,030)	+7%	▲ (\$461,540)

May 2026 – All Residential Detached – Outside Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	889	-6%	▼ (945)	-4%	▼ (926)
Sales	420	-9%	▼ (462)	+4%	▲ (405)
Average Price	\$442,860	+3%	▲ (\$429,405)	+7%	▲ (\$412,981)

- For May, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by St. Vital, River Park South and West Kildonan. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Niverville Ritchot area.
- The most active price range in May was the \$400,000-\$499,999 range which saw 266 MLS® sales, representing 22% of all residential detached MLS® sales. The \$300,000-\$399,999 price range was the second most active with 240 MLS® sales representing 20% of all residential detached MLS® sales in May.
- There were 24 residential detached homes sold at or above \$1 million in May, with the highest priced at over \$2.3 million. May 2025 had 23 residential detached homes sold at or above \$1 million with the highest priced at just over \$3.1 million.

May 2026 – All Condominium

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	481	+7%	▲ (451)	+3%	▲ (465)
Sales	247	+6%	▲ (232)	0%	(247)
Average Price	\$294,703	-1%	▼ (\$297,864)	+5%	▲ (\$279,766)

May 2026 – All Condominium – Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	427	+19%	▲ (359)	+15%	▲ (371)
Sales	202	+5%	▲ (192)	-1%	▼ (204)
Average Price	\$294,476	0%	(\$295,299)	+6%	▲ (\$279,075)

May 2026 – All Condominium – Outside Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	54	-41%	▼ (92)	-43%	▼ (94)
Sales	45	+13%	▲ (40)	+5%	▲ (43)
Average Price	\$295,720	-5%	▼ (\$310,175)	+4%	▲ (\$283,187)

- For May, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Waverley West. Outside Winnipeg, the La Salle and Morden/Winkler areas had the most MLS® sales in May followed by the Steinbach area.
- The most active price range for condominiums was the \$200,000-\$299,999 range with 68 MLS® sales which represents 28% of all condominium MLS® sales in May. The \$100,000-\$199,999 range was the second most active with 67 MLS® sales in May, representing 27% of all condominium MLS® sales.

May 2026 – All Residential Attached

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	284	+16%	▲ (244)	+14%	▲ (250)
Sales	136	-10%	▼ (151)	+7%	▲ (127)
Average Price	\$391,657	+3%	▲ (\$382,078)	+7%	▲ (\$366,870)

May 2026 – All Residential Attached – Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	219	+33%	▲ (165)	N/A*	
Sales	100	-5%	▼ (105)	+11%	▲ (90)
Average Price	\$401,479	0%	(\$400,483)	+5%	▲ (\$380,668)

May 2026 – All Residential Attached – Outside Winnipeg

	May 2026	vs. 2025		vs. 5-Year Average	
Active Listings	65	-18%	▼ (79)	N/A*	
Sales	36	-22%	▼ (46)	-2%	▼ (37)
Average Price	\$364,372	+7%	▲ (\$340,069)	+10%	▲ (\$332,276)

- *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.

