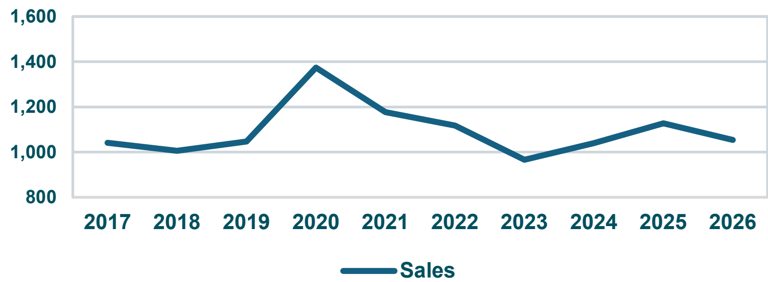
WINNIPEG REGIONAL REAL ESTATE BOARD

JULY 2026 MONTHLY REAL ESTATE MARKET ANALYSIS

Residential detached homes and condominiums set new July average price records

Winnipeg, August 6, 2026 – July 2026 saw the residential detached average price of $454,264 increase 2% from last year and increase 6% from the 5-year average. Condominium average prices of $290,522 increased 2% from July 2025 and increased 5% from the 5-year average. All MLS®[1] sales of 1,475 were down 9% from last July and 1% below the 5-year average. Active All MLS® listings of 4,005 were up 9% from last year and 1% above the 5-year average. Total MLS® dollar volume of over $601 million was down 7% from July 2025 and up 4% from the 5-year average. Residential detached MLS® sales of 1,054 were down 7% from last year and down 1% from the 5-year average. Condominium MLS® sales of 187 were down 21% from last July and down 12% from the 5-year average.

JULY RESIDENTIAL DETACHED MLS® SALES



"Residential detached and condominium average prices increased over last year and the 5-year averages en route to new average price records for the month of July," said Dan O'Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. "While MLS® sales fell below last year, sales have been within 5% of the 5-year average in every month of 2026 so far. Be sure to check out this month's Mid-Summer Lake Country Real Estate Market Update!"

Year-to-date All MLS® sales of 8,762 were down 6% from 2025 and down 1% from the 5-year average, total MLS® listings of 14,307 were down 2% from last year and even with the 5-year average. Total dollar volume of over $3.6 billion was down 3% from 2025 but up 6% from the 5-year average. Year-to-date residential detached MLS® sales of 5,967 were down 7% from last year and down 2% from the 5-year average. The average price of $473,124 was up 3% when compared to 2025 and up 8% from the 5-year average. Year-to-date condominium MLS® sales of 1,248 were down 9% from last year and 5% below the 5-year average. The condominium average price of $289,508 was up 3% from last year and up 6% from the 5-year average.

AROUND OUR MARKET REGION

July 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	+3%	▲	($473,124)	-7%	▼	(5,967)
Winnipeg	+3%	▲	($486,005)	-5%	▼	(3,915)
Total Outside Winnipeg	+3%	▲	($448,548)	-9%	▼	(2,052)
Lake Country	+5%	▲	($326,590)	-11%	▼	(332)
Steinbach – R16	+7%	▲	($433,331)	-6%	▼	(307)
Morden/Winkler – R35	+5%	▲	($374,785)	+1%	▲	(223)
Morris - R17	+18%	▲	($308,265)	+8%	▲	(122)
Niverville/Ritchot – R07	+5%	▲	($539,216)	-13%	▼	(116)
Gimli – R26	+4%	▲	($330,032)	-22%	▼	(114)

"A lake property may be a great place to relax, but buying or selling one can come with unique considerations," said Crystal Hollas, CEO of the Winnipeg Regional Real Estate Board. "A REALTOR® can help you understand seasonal access, local regulations, weather considerations, septic tanks, and other factors that may affect your dream property. An experienced REALTOR® can help you ask the right questions while providing professional guidance so your focus can be on finding the property that best fits your lifestyle."

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.

[1] The All MLS® statistical category is an aggregate of all property types.

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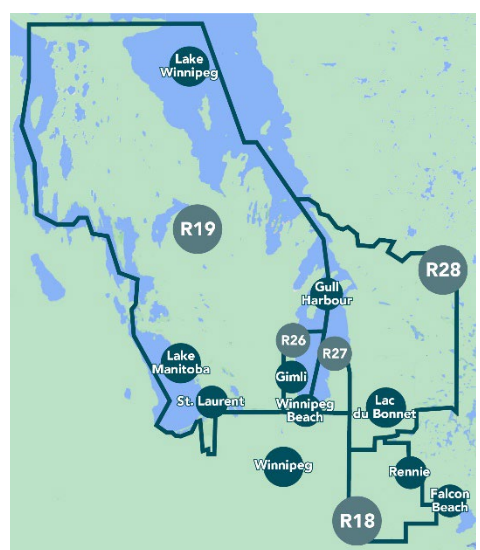
MID-SUMMER LAKE COUNTRY REAL ESTATE MARKET UPDATE

There are 5 Lake Country areas within the Winnipeg Regional Real Estate Board's market region that will be focused on in this update. They include Lac du Bonnet, Lake Manitoba - East Side, Lake Winnipeg - East Side, Lake Winnipeg - West Side and Winnipeg River. A description of the areas are as follows:



Lac du Bonnet – Properties in the MLS® areas of R18 and R28 that are in the towns of Bird River, Great Falls, Lac du Bonnet, Lee River, Pinawa, the RM of Lac du Bonnet, Seven Sisters Falls and Whiteshell Provincial Park, as well as the neighbourhoods of Brookfield South (R18) and Poplar Bay (R28).

Lake Manitoba – East Side – All properties in the MLS® area R19 with the exception of the towns of Arborg, Balaton Beach, Hecla Island and Teulon.

Lake Winnipeg – West Side – All properties in the MLS® area of R26 in addition to the towns of Balaton Beach and Hecla Island in R19.

Lake Winnipeg – East Side – All residential properties in the MLS® area R27.

Winnipeg River – Properties in R28 that are in the towns of Manigotagan, Pine Falls, Powerview, St. Georges, Wanipigow and White Mud Falls.

First-half 2026 MLS® sales were above last year and the 5-year averages in Lac du Bonnet and Winnipeg River while Lake Winnipeg – East Side, Lake Winnipeg – West Side and Lake Manitoba – East Side were below last year and the 5-year averages.

First-half 2026 MLS® listings were up from last year in Lac du Bonnet, Lake Winnipeg – East Side and Winnipeg River but down at Lake Manitoba - East Side and Lake Winnipeg – West Side. MLS® listings were up over the 5-year average in Lac du Bonnet, Lake Winnipeg – East Side and Lake Winnipeg – West Side but down in Winnipeg River and Lake Manitoba – East Side.

Average prices for the first half of 2026 increased over last year in Lake Manitoba – East Side, Lake Winnipeg – West Side and Winnipeg River but were down in Lac du Bonnet and Lake Winnipeg – East Side. All areas rose against the 5-year average.

“For those looking to transact property in Lake Country, the latest statistics demonstrate the diversity of each real estate market,” said Dan O’Brien, 2026-2027 President of the Winnipeg Regional Real Estate Board. “Average prices rose in nearly all areas, but the performance of listings and MLS® sales depended heavily on the specific location. Working with a licensed, professional REALTOR® can help Lake Country consumers understand what these differing environments mean for their real estate journey.”

Lake Country Market – First Half 2026

Lac du Bonnet

	2026	vs. 2025			vs. 5-Year Average		
Sales	78	+15%	▲	(68)	+16%	▲	(67)
Listings	164	+8%	▲	(152)	+15%	▲	(143)
Average Price	$311,316	-2%	▼	($318,732)	+29%	▲	($287,252)

Lake Manitoba – East Side

	2026	vs. 2025			vs. 5-Year Average		
Sales	58	-21%	▼	(73)	-11%	▼	(65)
Listings	174	-10%	▼	(193)	-1%	▼	(176)
Average Price	$202,755	+16%	▲	($173,721)	+16%	▲	($175,733)

Lake Winnipeg – East Side

	2026	vs. 2025			vs. 5-Year Average		
Sales	75	-10%	▼	(83)	-11%	▼	(84)
Listings	226	+12%	▲	(202)	+19%	▲	(190)
Average Price	$262,774	-13%	▼	($271,371)	+15%	▲	($227,859)

Lake Winnipeg – West Side

	2026	vs. 2025			vs. 5-Year Average		
Sales	125	-17%	▼	(150)	-5%	▼	(132)
Listings	273	-9%	▼	(299)	+4%	▲	(262)
Average Price	$264,938	+4%	▲	($253,920)	+7%	▲	($247,365)

Winnipeg River

	2026	vs. 2025			vs. 5-Year Average		
Sales	18	+38%	▲	(13)	+13%	▲	(16)
Listings	29	+21%	▲	(24)	-15%	▼	(34)
Average Price	$204,156	+42%	▲	($143,454)	+23%	▲	($166,048)

*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR JULY 2026

WINNIPEG REGIONAL REAL ESTATE BOARD

JULY 2026 MONTHLY REAL ESTATE HIGHLIGHTS

Residential detached homes and condominiums set new July average price records

Winnipeg, August 6, 2026 – July 2026 All MLS® sales and dollar volume fell below last year, and listings were above while only MLS® sales were below the 5-year average. Residential detached listings and average prices were above last year, and MLS® sales were below while only average prices rose above the 5-year average. Condominium listings and average prices were above last year, and MLS® sales were below while listings were even with the 5-year average and average prices rose above.

July 2026 – All MLS®

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	4,005	+9%	▲	(3,678)	+1%	▲	(3,971)
Sales	1,475	-9%	▼	(1,617)	-1%	▼	(1,493)
Dollar Volume	$601,829,693	-7%	▼	($644,346,194)	+4%	▲	($576,812,651)

July 2026 – All Residential Detached

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	1,898	+12%	▲	(1,697)	-4%	▼	(1,981)
Sales	1,054	-7%	▼	(1,128)	-1%	▼	(1,061)
Average Price	$454,264	+2%	▲	($443,414)	+6%	▲	($427,222)

July 2026 – All Residential Detached – Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	855	+11%	▲	(769)	-7%	▼	(922)
Sales	665	-8%	▼	(720)	-2%	▼	(681)
Average Price	$460,114	0%		($461,259)	+4%	▲	($440,386)

July 2026 – All Residential Detached – Outside Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	1,043	+12%	▲	(928)	-2%	▼	(1,060)
Sales	389	-5%	▼	(408)	+2%	▲	(380)
Average Price	$444,265	+8%	▲	($411,922)	+10%	▲	($403,509)

- For July, Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold followed by West Kildonan. Outside Winnipeg, the Steinbach area saw the most residential detached homes sold followed by the Morden/Winkler area.
- The most active price range in July was the $400,000-$499,999 range which saw 257 MLS® sales, representing 24% of all residential detached MLS® sales. The $300,000-$399,999 price range was the second most active with 228 MLS® sales representing 22% of all residential detached MLS® sales in July.
- There were 21 residential detached homes sold at or above $1 million in July, with the highest priced at over $2 million. July 2025 had 20 residential detached homes sold at or above $1 million with the highest priced at just over $2.5 million.

July 2026 – All Condominium

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	474	+1%	▲	(468)	0%		(474)
Sales	187	-21%	▼	(238)	-12%	▼	(212)
Average Price	$290,522	+2%	▲	($284,845)	+5%	▲	($277,211)

July 2026 – All Condominium – Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	422	+9%	▲	(388)	+12%	▲	(378)
Sales	164	-16%	▼	(195)	-8%	▼	(178)
Average Price	$286,054	0%		($286,929)	+3%	▲	($277,057)

July 2026 – All Condominium – Outside Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	52	-35%	▼	(80)	-45%	▼	(95)
Sales	23	-47%	▼	(43)	-32%	▼	(34)
Average Price	$322,383	+17%	▲	($275,396)	+15%	▲	($281,339)

- For July, the Osborne Village area was the neighbourhood in Winnipeg with the most condominium MLS® sales followed by Fort Richmond and Richmond West. Outside Winnipeg, the Morden/Winkler area had the most MLS® sales in July followed by the Niverville/Ritchot and Steinbach areas.
- The most active price range for condominiums was the $200,000-$299,999 range with 59 MLS® sales which represents 32% of all condominium MLS® sales in July. The $100,000-$199,999 range was the second most active with 52 MLS® sales in July, representing 28% of all condominium MLS® sales.

July 2026 – All Residential Attached

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	303	+20%	▲	(253)	+12%	▲	(270)
Sales	104	-9%	▼	(114)	+7%	▲	(97)
Average Price	$399,506	+7%	▲	($374,496)	+12%	▲	($355,520)

July 2026 – All Residential Attached – Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	243	+31%	▲	(185)	N/A*		
Sales	79	0%		(79)	+13%	▲	(70)
Average Price	$410,114	+6%	▲	($388,267)	+14%	▲	($361,335)

July 2026 – All Residential Attached – Outside Winnipeg

	July 2026	vs. 2025			vs. 5-Year Average		
Active Listings	60	-12%	▼	(68)	N/A*		
Sales	25	-29%	▼	(35)	-7%	▼	(27)
Average Price	$365,988	+7%	▲	($343,413)	+8%	▲	($337,399)

- *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.