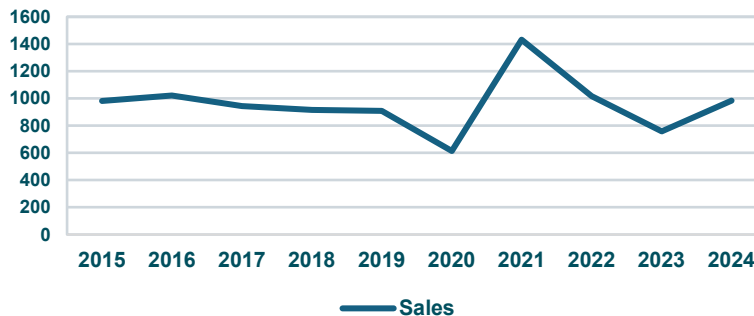


## April Springs Upward with Strong Real Estate Market Performance

**Winnipeg, May 8, 2024** – For April 2024, all MLS® sales reported by the Winnipeg Regional Real Estate Board were 1,419, an increase of 27% from March and 29% over last April. When comparing to April of 2023, all MLS® active listings of 3,827 were up 7% and total MLS® dollar volume of \$561 million up 41%. The trend continued with residential detached MLS® sales of 985, up 30% while the average residential detached MLS® price of \$436,535 was up 7% when compared to April 2023.

### RESIDENTIAL DETACHED MLS® SALES



“For the first time since June of 2022 and after a 21 consecutive month trend, all MLS® sales in the Winnipeg Regional Real Estate Board’s market region rose above the 5-year average,” said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. “From an MLS® sales perspective, this represents the 3rd best April on record and narrowly misses the 2nd best April in 2022, by 35 sales. Aside from a decrease in active condominium listings, all three of the main property types of residential detached, condominium and residential attached homes were at or above last year and the 5-year averages for active listings, new listings, MLS® sales, dollar volume and average prices.”

Year-to-date residential detached MLS® sales were up 17% to 2,668 when compared to the 2,276 seen through April 2023. Year-to-date residential detached MLS® average prices were up 8% to \$418,284 from the \$388,967 seen last year. Year-to-date residential detached sales dollar volume was up 26% to \$1.1 billion compared to the \$885 million seen through April of 2023.

### AROUND OUR MARKET REGION

**April 2024 – Winnipeg Regional Real Estate Board Market Region**  
YTD Residential Detached Average Prices and Sales and Year-Over-Year % Change

Area	Average Price (\$)	Unit Sales
All MLS® Areas	+8% ▲ (\$418,284)	+17% ▲ (2,668)
Winnipeg	+9% ▲ (\$430,099)	+14% ▲ (1,767)
Total Outside Winnipeg	+6% ▲ (\$395,112)	+23% ▲ (901)
Lake Country	+14% ▲ (\$291,819)	+30% ▲ (118)
Steinbach – R16	+11% ▲ (\$379,777)	+5% ▲ (137)
Morden/Winkler – R35	+4% ▲ (\$328,753)	+28% ▲ (127)
Morris – R17	+15% ▲ (\$266,325)	+10% ▲ (53)
Niverville/Ritchot – R07	+6% ▲ (\$487,343)	+18% ▲ (52)
Selkirk – R14	+10% ▲ (\$322,944)	+39% ▲ (43)

“With data this month that shows real estate market activity increasing, those looking to buy or sell can benefit from the sound advice and expertise of an experienced REALTOR®,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “REALTORS® bring strategic advice and market intelligence to help offer peace of mind during one of the largest financial decisions in one’s lifetime.”

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## 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 2,400 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](http://www.winnipegregionalrealestatenews.com).

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**\*ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR APRIL 2024**



## April Springs Upward with Strong Real Estate Market Performance

**Winnipeg, May 8, 2024** – April saw increases to all MLS® active listings, current listings, MLS® sales, and dollar volume when compared to last year and the 5-year averages. With the exception of active condominium listings, all three of the main property types of residential detached, condominium and residential attached homes were at or above last year and the 5-year averages for active listings, new listings, MLS® sales, dollar volume and average prices.

### April 2024 – All MLS®

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	3,827	+7% ▲ (3,584)	+15% ▲ (3,321)
Sales	1,419	+29% ▲ (1,097)	+3% ▲ (1,373)
Dollar Volume	\$561,178,957	+41% ▲ (\$397,470,558)	+13% ▲ (\$494,957,174)

### April 2024 – All Residential Detached

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,788	+2% ▲ (1,761)	+14% ▲ (1,572)
Sales	985	+30% ▲ (759)	+2% ▲ (961)
Average Price	\$436,535	+7% ▲ (\$409,134)	+9% ▲ (\$401,275)

### April 2024 – All Residential Detached – Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	810	-1% ▼ (822)	+11% ▲ (733)
Sales	637	+26% ▲ (506)	0% (639)
Average Price	\$452,963	+8% ▲ (\$420,585)	+9% ▲ (\$413,723)

### April 2024 – All Residential Detached – Outside Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	978	+4% ▲ (939)	+17% ▲ (839)
Sales	348	+38% ▲ (253)	+8% ▲ (322)
Average Price	\$406,464	+5% ▲ (\$386,232)	+8% ▲ (\$376,688)

- Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold in April followed by Crestview.
- The Steinbach and Morden/Winkler areas were tied for the most residential detached homes sold outside Winnipeg in April followed by the Niverville/Ritchot area.
- The most active residential detached price range was the \$600,000-\$699,999 range with 84 MLS® sales in April representing 9% of all residential detached MLS® sales.
- There were 18 residential detached homes sold for over \$1 million in April, with the highest priced at just over \$2 million. April 2023 had 5 residential detached homes sold for over \$1 million.

### April 2024 – All Condominium

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	464	-4% ▼ (484)	-10% ▼ (516)
Sales	217	+27% ▲ (171)	+13% ▲ (191)
Average Price	\$288,426	+12% ▲ (\$258,571)	+11% ▲ (\$259,177)

### April 2024 – All Condominium – Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	349	-2% ▼ (357)	-14% ▼ (404)
Sales	180	+27% ▲ (142)	+12% ▲ (161)
Average Price	\$276,095	+6% ▲ (\$260,412)	+7% ▲ (\$258,748)

### April 2024 – All Condominium – Outside Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	115	-9% ▼ (127)	+3% ▲ (112)
Sales	37	+28% ▲ (29)	+23% ▲ (30)
Average Price	\$348,418	+40% ▲ (\$249,558)	+34% ▲ (\$260,323)

- River Park South was with neighbourhood in Winnipeg which saw the most MLS® condominium sales in April followed by Waverley West and St. Vital.
- The most active price range for condominiums was the \$175,000-199,999 range with 22 sales in April which represents 13% of all MLS® condominium sales.

### April 2024 – All Residential Attached

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	266	+6% ▲ (252)	+40% ▲ (190)
Sales	93	+19% ▲ (78)	0% (93)
Average Price	\$364,355	+11% ▲ (\$327,663)	+11% ▲ (\$329,377)

### April 2024 – All Residential Attached – Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	156	+3% ▲ (152)	N/A*
Sales	70	+32% ▲ (53)	+4% ▲ (68)
Average Price	\$369,422	+11% ▲ (\$331,972)	+10% ▲ (\$337,270)

### April 2024 – All Residential Attached – Outside Winnipeg

	April 2024	vs. 2023	vs. 5-Year Average
Active Listings	110	+10% ▲ (100)	N/A*
Sales	23	-8% ▼ (25)	-10% ▼ (26)
Average Price	\$348,932	+10% ▲ (\$318,526)	+13% ▲ (\$308,571)

\*Active Listings data for Residential Attached homes inside Winnipeg and Outside Winnipeg were not tracked prior to 2023 so a 5-year average is not available.

