



WINNIPEG REGIONAL  
REAL ESTATE BOARD

MARKET RELEASE AUGUST 2023

DETACHED



Active Listings: 2,137  
Sales: 1,013  
Average Price: \$405,477  
Average sq ft: 1,351

CONDOMINIUMS



Active Listings: 480  
Sales: 194  
Average Price: \$279,055  
Average sq ft: 1,070

ATTACHED



Active Listings: 280  
Sales: 77  
Average Price: \$340,939  
Average sq ft: 1,268

August 2023 MLS® sales and average prices see gains over 2022

WINNIPEG, September 7, 2023 – August 2023 MLS® sales and average prices increased over August of 2022 stemming from increases seen across the main three property types of residential detached, condominium and residential attached homes.

“August marks the first month in 2023 that MLS® sales performed better than the same month in 2022,” said Rena Prefontaine, 2023-2024 President of the Winnipeg Regional Real Estate Board. “This trend was seen across all three of the main property types but mostly due to an increase in residential detached MLS® sales. After months of coming close to 2022 MLS® sales levels, it is good to see performance rise above last year’s results.”


All MLS®

	August 2023	vs. 2022	vs. 5-Year Average
Active Listings	4,209	12% ▲ (3,764)	-1% ▼ (4,235)
Total Sales	1,395	2% ▲ (1,367)	-9% ▼ (1,531)

All MLS® sales in August were 2% higher than July, 2% higher than August of 2022 and 9% below the 5-year average. In keeping with the theme from July’s Market Release, the MLS® sales performance for August was 6% above the 5-year average of Augusts between 2015-2019, before the pandemic began. Active MLS® listings on the other hand, were down 2% from July, up 12% from last August and 1% below the 5-year average.

The total dollar volume of MLS® sales in August was almost \$511 million and was 5% higher than 2022 and 1% higher than the 5-year average.

Residential Detached


	August 2023	vs. 2022	vs. 5-Year Average
Active Listings	2,137	5% ▲ (2,044)	-1% ▼ (2,150)
Sales	1,013	2% ▲ (997)	-7% ▼ (1,095)
Average Price	\$405,477	4% ▲ (\$389,830)	10% ▲ (\$367,655)

Of the 1,013 residential detached MLS® sales across our market region, 649 were in Winnipeg while the remaining 364 occurred outside Winnipeg. Of the 2,137 residential detached active MLS® listings, 994 were in Winnipeg while 1,143 were outside Winnipeg.

The average price for a residential detached home rose 4% over last August and is up 10% over the 5-year average.

“Interestingly, with 14 MLS® sales over \$1 million, August became the new best month for MLS® sales in this price range for 2023,” said Prefontaine.

## Condominiums


	August 2023	vs. 2022	vs. 5-Year Average
Active Listings	480	2% ▲ (471)	-26% ▼ (648)
Sales	194	1% ▲ (192)	-4% ▼ (202)
Average Price	\$279,055	5% ▲ (\$266,382)	10% ▲ (\$253,026)

Of the 194 total MLS® condominium sales across the Winnipeg Regional Real Estate Board's market region in August, 168 were in Winnipeg and the remaining 26 occurred outside Winnipeg. Of the 480 active MLS® listings for condominiums, 365 were in Winnipeg and 115 were outside Winnipeg.

The average price for a condominium in August was 5% above August of 2022 and 10% above the 5-year average.

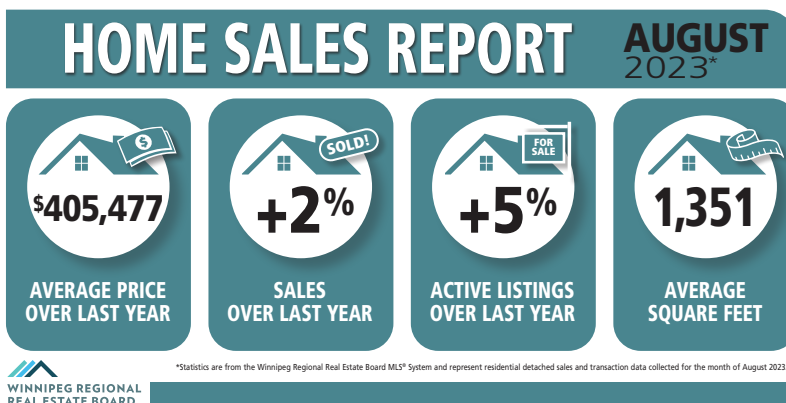
"Another interesting statistic for August saw the 2nd condominium of 2023 sold for over \$1 million," said Prefontaine.

## Residential Attached

	August 2023	vs. 2022	vs. 5-Year Average
Active Listings	280	4% ▲ (270)	21% ▲ (232)
Sales	77	5% ▲ (73)	-17% ▼ (93)
Average Price	\$340,939	5% ▲ (\$325,569)	15% ▲ (\$297,473)

Of the 77 total MLS® residential attached home sales in August, 51 were in Winnipeg and the remaining 26 occurred outside Winnipeg. Of the 280 active MLS® listings for residential attached homes, 176 were in Winnipeg and 104 were outside Winnipeg. The average price for a residential attached home was 5% higher than last August and 15% higher than the 5-year average.

"For families with children, the beginning of September signifies a transition back into the rhythm of school, daily routines, and a bustling schedule filled with various activities," stated Marina R. James, the CEO of the Winnipeg Regional Real Estate Board. "Families can rely on the expertise and tools provided by REALTORS® to discover neighbourhoods that are conveniently located near schools, recreational facilities, and all the essential liveability amenities. REALTORS® possess the necessary resources, data, and experience to help you find the right home in the ideal location!"



The Winnipeg Regional Real Estate Board is a not-for-profit corporation founded in 1903 by a small group of real estate practitioners. Today, as one of Canada's longest-running real estate boards, the Winnipeg Regional Real Estate Board serves over 2,400 licenced real estate Brokers and Salespersons, along with other industry-related professions in and around the Winnipeg Metropolitan Region providing them with essential resources to enhance professionalism, advance the industry's development and enrich the communities they serve. The Winnipeg Regional Real Estate Board is the collective voice for both its residential and commercial REALTOR® Members and operates under the direction of an elected voluntary Board of Directors.

The MLS® is a co-operative real estate selling system operated and promoted by the Winnipeg Regional Real Estate Board that includes an up-to-date inventory of listings from participating REALTORS®.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.

Follow us at:  Facebook: @WRRENews  Twitter: @WpgRegionREB  Instagram: @WpgRegionREB

For further information, contact **Jeremy Davis** at 204-786-8857 • [media@wrreb.ca](mailto:media@wrreb.ca)



WINNIPEG REGIONAL REAL ESTATE BOARD