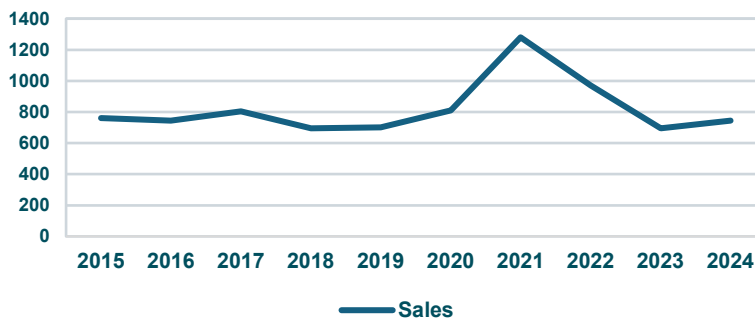


Results for March and the 1st quarter of 2024 outpace last year’s MLS® sales, average prices and dollar volume

Winnipeg, April 9, 2024 – For March, the Winnipeg Regional Real Estate Board reported All MLS® sales of 1,120, an increase of 11% from last year. When compared to March of 2023, All MLS® active listings of 3,385 were up 1%, and total MLS® dollar volume of \$420 million was up 21%. Residential detached MLS® sales of 745 were up 7% while the average residential detached MLS® price of \$418,478 was up 8% when compared to March 2023.

RESIDENTIAL DETACHED MLS® SALES



“The end of March marked the end of the first quarter of 2024 and there were positive real estate market trends seen with MLS® sales, average prices and dollar volume,” said Daphne Shepherd, 2024-2025 President of the Winnipeg Regional Real Estate Board. “The real estate market performance saw increases to MLS® sales and dollar volume each month from January to March with March and the 1st quarter totals also up when compared to the same periods last year. When looking at average prices for residential detached, condominium and residential attached homes in March and in the 1st quarter of 2024, all were up over last year.”

First quarter, year-to-date residential detached MLS® sales were up 11% to 1,682 when compared to the 1,517 seen through March 2023. Year-to-date residential detached MLS® average prices were up 8% to \$407,524 from the \$378,877 seen last year. Year-to-date residential detached sales dollar volume was up 19% to \$685 million compared to the \$575 million seen through March of 2023.

AROUND OUR MARKET REGION

March 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% ▲ (\$407,524)	+11% ▲ (1,682)
Winnipeg	+9% ▲ (\$417,102)	+9% ▲ (1,129)
Total Outside Winnipeg	+6% ▲ (\$387,968)	+16% ▲ (553)
Lake Country	+10% ▲ (\$295,835)	+13% ▲ (68)
Steinbach – R16	+12% ▲ (\$384,569)	-11% ▼ (88)
Morden/Winkler – R35	+3% ▲ (\$322,366)	+20% ▲ (78)
Morris – R17	+14% ▲ (\$267,536)	+39% ▲ (39)
Niverville/Ritchot – R07	+9% ▲ (\$500,267)	+25% ▲ (30)
Selkirk – R14	+9% ▲ (\$308,452)	+21% ▲ (29)

“As the weather begins to warm, the spring market season is around the corner and many in our market region will be looking to enter the real estate market,” said Marina R. James, CEO of the Winnipeg Regional Real Estate Board. “Whether you’re curious about real estate market trends, pricing, home renovations, or popular neighbourhoods, a REALTOR® will have expert advice to share along with a network of professionals who can help. For help finding a REALTOR®, MLS® listings and open houses, and a host of real estate market resources, please visit: www.winnipegregionalestatenews.com”

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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 2,400 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.winnipegregionalestatenews.com.

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Statistics provided in this market release are the sole property of the Winnipeg Regional Real Estate Board.

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***ATTACHMENT: MARKET ANALYSIS HIGHLIGHTS FOR MARCH 2024**



Results for March and the 1st quarter of 2024 outpace last year's MLS[®] sales, average prices and dollar volume

WINNIPEG, April 9, 2023 – March and the first quarter totals saw increases to MLS[®] sales and dollar volume when compared to the same periods last year. Average prices for residential detached, condominium and residential attached homes saw a similar real estate market performance with increases over last year for March and through the 1st quarter.

March 2024 – All MLS[®]

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	3,385	+1% ▲ (3,368)	+7% ▲ (3,156)
Sales	1,120	+11% ▲ (1,010)	-15% ▼ (1,323)
Dollar Volume	\$420,436,970	+21% ▲ (\$346,211,905)	-9% ▼ (\$461,775,082)

March 2024 – All Residential Detached

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	1,524	-5% ▼ (1,612)	+3% ▲ (1,483)
Sales	745	+7% ▲ (695)	-17% ▼ (900)
Average Price	\$418,748	+8% ▲ (\$386,757)	+7% ▲ (\$391,422)

March 2024 – All Residential Detached – Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	673	-12% ▼ (766)	-1% ▼ (682)
Sales	505	+8% ▲ (469)	-17% ▼ (609)
Average Price	\$434,225	+11% ▲ (\$391,387)	+8% ▲ (\$401,320)

March 2024 – All Residential Detached – Outside Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	851	+1% ▲ (846)	+6% ▲ (800)
Sales	240	+6% ▲ (226)	-17% ▼ (291)
Average Price	\$386,183	+2% ▲ (\$377,149)	-4% ▼ (\$370,452)

- Waverley West was the neighbourhood in Winnipeg which saw the most residential detached homes sold in March followed by Island Lakes/Royalwood.
- The Steinbach area saw the most residential detached homes sold outside Winnipeg in March followed by the Morden/Winkler area.
- The most active residential detached price range was the \$550,000-\$599,999 range with 64 MLS[®] sales in March representing 9% of all residential detached MLS[®] sales.
- There were four residential detached homes sold for over \$1 million in March, with the highest priced at \$1.25 million.

March 2024 – All Condominium

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	409	-8% ▼ (443)	-18% ▼ (497)
Sales	187	+26% ▲ (148)	-5% ▼ (196)
Average Price	\$273,676	+12% ▲ (\$244,119)	+8% ▲ (\$253,216)

March 2024 – All Condominium – Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	301	-4% ▼ (315)	-23% ▼ (391)
Sales	160	+32% ▲ (121)	-2% ▼ (164)
Average Price	\$278,543	+17% ▲ (\$238,599)	+11% ▲ (\$251,574)

March 2024 – All Condominium – Outside Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	108	-16% ▼ (128)	-4% ▼ (112)
Sales	27	0% (27)	-16% ▼ (32)
Average Price	\$244,834	-9% ▼ (\$268,855)	-6% ▼ (\$259,911)

- Osborne Village was with neighbourhood in Winnipeg which saw the most MLS® condominium sales in March followed by Waverley West and St. Vital.
- The most active price range for condominiums was the \$150,000-\$174,999 range with 28 sales in March which represents 15% of all MLS® condominium sales.
- A condominium in St. Charles was the first in 2024 which sold for over \$1 million.

March 2024 – All Residential Attached

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	245	0% (244)	+33% ▲ (185)
Sales	84	+15% ▲ (73)	-16% ▼ (100)
Average Price	\$373,316	+14% ▲ (\$326,929)	+15% ▲ (\$325,350)

March 2024 – All Residential Attached – Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	146	+1% ▲ (145)	+151% ▲ (58)
Sales	66	+50% ▲ (44)	-8% ▼ (72)
Average Price	\$374,621	+9% ▲ (\$342,550)	+12% ▲ (\$335,449)

March 2024 – All Residential Attached – Outside Winnipeg

	March 2024	vs. 2023	vs. 5-Year Average
Active Listings	99	0% (99)	+150% ▲ (40)
Sales	18	-38% ▼ (29)	-37% ▼ (28)
Average Price	\$368,534	+22% ▲ (\$303,228)	+22% ▲ (\$303,254)

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