

West St. Paul, Manitoba *Real Estate* *Market Report*

September 2026 data (latest available) | Published October 30, 2026
Prices, sales and pace for homeowners and buyers in the RM just north of
Winnipeg.

\$648,817

AVERAGE SOLD PRICE
+4.5% vs. Aug 2026

22

HOMES SOLD
+57.1% vs. Aug 2026

41

AVG. DAYS ON MARKET
Homes sold in Sept.

\$693,237

DETACHED AVG. YTD
+4.8% year over year



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01 Key market figures

02 Trend commentary

03 Community snapshot

04 Sellers, buyers & free
evaluation

Figures: Winnipeg Regional Real Estate Board (WRREB) MLS® statistics for area R15 West St. Paul, September 2026, as republished by HousingPortal.ca (accessed October 30, 2026). Year-to-date (YTD) = January 1 to September 30, 2026, compared with the same period in 2025. October 2026 figures were not yet published at the time of writing. See page 4 for sources and disclaimer.

01 · KEY MARKET FIGURES

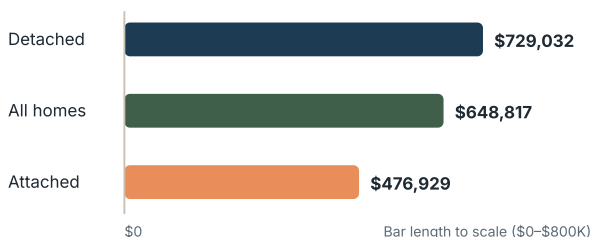
September 2026 at a glance

\$648,817AVERAGE SOLD PRICE*
+4.5% from Aug.
(\$620,814)**22**TOTAL SALES
+57.1% from Aug. (14)**41**AVG. DAYS ON MARKET
Homes sold in Sept.**38**NEW LISTINGS
Detached, attached &
condo

HOME TYPE · SEPT. 2026	AVERAGE PRICE	CHANGE VS. AUG.	SALES	CHANGE VS. AUG.	SHARE OF SALES
Detached	\$729,032	+1.0%	15	+87.5%	68%
Attached	\$476,929	-1.8%	7	+16.7%	32%
All homes*	\$648,817	+4.5%	22	+57.1%	100%

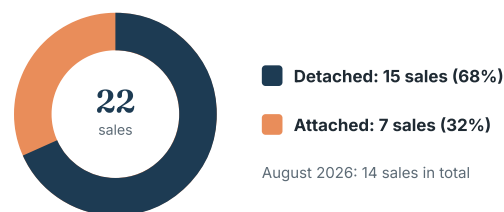
*All-homes average = each home type's WRREB average weighted by its number of sales (HousingPortal.ca method). No condominium sales were reported for the month. Year-over-year changes for the single month were not published (n/a).

Average sold price by home type



Source: WRREB, area R15 West St. Paul, Sept. 2026, via HousingPortal.ca.

What sold: sales mix, Sept. 2026



Source: WRREB, area R15 West St. Paul, Sept. 2026, via HousingPortal.ca.

Year to date (Jan.–Sept. 2026)

DETACHED AVG. PRICE

\$693,237

+4.8% YoY

DETACHED SALES

112

-12.5% YoY

ATTACHED AVG. PRICE

\$479,223

+2.3% YoY

ATTACHED SALES

36

-18.2% YoY

YoY = vs. Jan.–Sept. 2025. Source: WRREB via HousingPortal.ca.

Detached average, YTD: West St. Paul vs. region



West St. Paul detached homes averaged about 48% more than the WRREB region (both Jan.–Sept. 2026; calculated). Bars to scale.

Sources: WRREB via HousingPortal.ca (West St. Paul); WRREB September 2026 market release, Oct. 6, 2026 (region).

02 · TREND COMMENTARY

A busier September, with prices holding firm

- **Activity picked up.** Sales rose from 14 in August to 22 in September, driven by detached homes (8 in August to 15 in September). With 38 new listings, roughly 58% as many homes sold as were newly listed in the month (calculated: $22 \div 38$).
- **Prices are firm, not frothy.** The detached average rose 1.0% month over month to \$729,032, while attached homes eased 1.8% to \$476,929. The all-homes average rose more (+4.5%) partly because detached homes made up a larger share of sales.
- **The year-to-date picture is steadier.** Through September, the detached average is \$693,237, up 4.8% from the same period in 2025, even as detached sales are down 12.5% (112). Attached YTD: \$479,223 (+2.3%) on 36 sales (-18.2%). Fewer sales at higher prices points to selective, well-qualified buyers.
- **Small-market caution.** With about two dozen sales a month, one or two high- or low-priced sales can move the average sharply. Year-to-date figures are the better guide to value trends.

Regional context (WRREB, September 2026 release): MLS® sales across the board's region totalled 1,250, down 10% from last September; active listings reached 4,234, up 14%. Residential detached homes averaged a record \$467,687 year to date, up 3%.

Source: WRREB market release, October 6, 2026 (republished on stats.crea.ca/board/winn).

Read-across for West St. Paul: more choice region-wide gives buyers options, but West St. Paul's detached average sits well above the regional figure and is still rising year over year, which likely reflects demand for larger homes and lots close to the city.

03 · COMMUNITY SNAPSHOT

One of Manitoba's fastest-growing municipalities

6,682

Population, 2021 Census: **up 24.5%** from 5,368 in 2016

2,270

Total private dwellings (2021)

89.7%

of occupied dwellings are single-detached houses

87.49 km²

Land area: about 76 residents per km²

41.2

Median age of residents (2021)

Just north of Winnipeg

A rural municipality bordering the city's northern edge

Source: Statistics Canada, 2021 Census of Population, Census Profile: West St. Paul, RM (census subdivision), Manitoba. Density: 76.4 residents per km².

GROWTH TO WATCH

Meadowlands & École Meadowlands School

Meadowlands is a 380-acre master-planned community in West St. Paul offering single-family, duplex and multi-family homes, three naturalized lakes and connected walkways. On March 10, 2026, the Manitoba government broke ground on a new kindergarten to Grade 8 school in the development.

- Initial capacity of **675 students**, with a core design for up to 800
- **134 child-care spaces** (104 infant/preschool, 30 school-age)
- Over 82,000 sq. ft.; dual-track French immersion/English (Seven Oaks School Division)
- Opening targeted for September 2027

Sources: news.gov.mb.ca (Mar. 10, 2026); Meadowlands (meadowlandswsp.com) for 380 acres; Seven Oaks School Division and CBC News for opening date and dual-track program.

04 · WHAT IT MEANS FOR YOU

Sellers and buyers in West St. Paul

If you're selling

- **Values are holding up.** Detached prices are up 4.8% year to date, so equity built over the past year is largely intact.
- **Price it right from day one.** Homes averaged 41 days on market, and region-wide listings are up 14%. Buyers compare, so a well-priced, well-presented home stands out.
- **Know your segment.** Detached and attached homes are separate markets here (\$729,032 vs. \$476,929 in September). Your value depends on your home type, lot and location, not the overall average.
- **Plan your timing.** Fewer sales this year mean each buyer counts. A pricing strategy based on recent comparable sales matters more than ever.

If you're buying

- **More choice region-wide.** With 4,234 active MLS® listings across the WRREB region (up 14%), you have more homes to compare.
- **Time to do your homework.** At 41 average days on market, there's usually room for inspections and financing, but desirable homes can still move quickly.
- **Look ahead.** New-school construction and continued Meadowlands build-out point to a growing, family-oriented community.
- **Attached homes are an entry point.** Attached homes averaged \$479,223 year to date, well below the detached average.

FREE, NO-OBLIGATION

What is your West St. Paul home worth today?

Averages only tell part of the story. Get a free home evaluation based on recent comparable sales for your street, lot and home type, from a local broker who knows the RM.

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SOURCES & NOTES

1. Winnipeg Regional Real Estate Board (WRREB) MLS® statistics, area R15 West St. Paul, September 2026 (and August 2026 for month-over-month comparisons), as republished by HousingPortal.ca, "West St. Paul Housing Market (Sep 2026)": <https://housingportal.ca/manitoba/winnipeg/west-st-paul> (accessed October 30, 2026). Includes average prices, sales, new listings, days on market and year-to-date figures.
2. WRREB, "More choice, record average prices and softer sales defined September results," market release, October 6, 2026: winnipegregionalrealestateboard.ca/market-statistics; republished at stats.crea.ca/board/winn (accessed October 30, 2026).
3. Statistics Canada, 2021 Census of Population, Census Profile: West St. Paul, Rural municipality (RM), Manitoba, www12.statcan.gc.ca.
4. Province of Manitoba, "Manitoba Government Breaks Ground on New Kindergarten to Grade 8 School in West St. Paul," March 10, 2026: news.gov.mb.ca/news/index.html?item=73057.
5. Meadowlands (Exemplar Developments), meadowlandswsp.com (380-acre master-planned community); Seven Oaks School Division, 7oaks.org/new-school-meadowlands, and CBC News, March 10, 2026 (expected September 2027 opening, dual-track program).
6. Calculated by Key-Move Realty Ltd. from the sources above: sales-to-new-listings ratio ($22 \div 38 \approx 58\%$) and West St. Paul vs. regional detached YTD average ($\approx 48\%$ higher).

Disclaimer. Market figures are from the Winnipeg Regional Real Estate Board as republished by HousingPortal.ca and the WRREB/CREA websites. Statistics are the property of WRREB and are believed to be reliable but are not guaranteed. Figures may be revised by WRREB as late sales are reported. Averages for small areas are based on few sales and can change sharply from month to month; they do not indicate the value of any specific property. This report is for general information only and is not an appraisal or financial, legal or tax advice.

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