

SASKATCHEWAN REAL ESTATE SEES ANOTHER GREAT MONTH

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For immediate release

Although the August real estate market appears to be slowing down compared with June and July, we still see signs of strength. Across the province, year-over-year sales were up over 46% from August of last year (and up over 14% year-to-date), new listings were up nearly 5% year-over-year (but down just over 9% year-to-date), and the median sale price was up over 7% (up 0.2% year-to-date). Inventories were also down in 18 of the 19 markets that the SRA tracks. This suggests that people are still quite eager to buy and are continuing to find value in real estate.

“While there have been some COVID outbreaks across the province, the number of cases has been pretty small” said SRA CEO Jason Yochim, “and this doesn’t seem to have turned people off from buying and selling real estate.” The fact that we had two months of slow activity and that “we’ve almost made up all of that lost ground is simply amazing,” said Yochim.

Median sales prices were up in 14 of the 19 markets that the SRA tracks (with Yorkton and the broader region seeing the strongest declines), while the number of sales in all markets jumped anywhere from just under 4% to close to 226% (except for in Melfort, which saw sales fall 10%). Again, this strong performance suggests that the sector has recovered from the devastation of the pandemic and that real estate is quite resilient.

June’s and July’s strong performance suggested that August would also be a strong month. As children start returning to school in September and the weather starts to get colder, however, we expect activity to slow down and fall off into Q4.

“August tends to be when things start to slow down a little,” said Yochim, “but we’re still hearing reports of multiple offers and of houses being sold almost as soon as they’re listed.”

Although things are starting to “slow down” compared with earlier in the year, the market is in line with historical trends—and we still see generally strong performance.

Saskatoon

Sales in Saskatoon were up 41.8%, going from 325 in August 2019 to 461 in August 2020, and up 47.7% in the overall region, going from 449 to 663. In Saskatoon, sales were 26.8% above the 5-year average (and 25.1% above the 10-year average), while in the larger region, sales were 29.8% above the 5-year average (and 27.3% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 8.9% over last year, increasing from 2,557 to 2,785, while YTD sales in the larger region rose 13.4%, going from 3,424 to 3,882.

Sales volume was up 55.5% in the city, going from \$105.0M to \$163.3M in 2020 (31.4% above the 5-year average, and 28.3% above the 10-year average). YTD sales volume in the city was \$957.2M, an increase of 13.3% from last year. In the region, sales volume was up 18.0%, going from \$1,076.9M to \$1,271.2M (35.9% above the 5-year average and 35.5% above the 10-year average). YTD sales volume increased 18.0% in the region, rising from \$1,076.9M in 2019 to \$1,271.2M in 2020.



In Saskatoon, the number of new listings in August 2020 rose 7.7%, going from 724 to 780 (0.3% above the 5-year average and 4.0% above the 10-year average), while in the region, new listings rose 6.9% from 1,029 last year to 1,100 this year (2.6% below the 5-year average and 0.5% above the 10-year average). YTD new listings in the city fell 6.4%, going from 5,676 to 5,310, while in the larger region, the number of new listings to date fell 8.1%, going from 8,388 to 7,709. Active listings fell 19.5% in Saskatoon (down from 1,911 to 1,538) and fell 20.3% in the region (down from 3,473 to 2,768).

Inventory in Saskatoon stood at 3.3 months (which is 43.3% below the level last year and 39.9% below the 5-year average), while the sales to listing ratio was 59.1%, suggesting balanced market conditions. Inventory in the larger region stood at 4.2 months (which is 46.0% below the level last year and 40.5% below the 5-year average), while the sales to listing ratio was 60.3%, suggesting that market conditions favour sellers.

Homes in Saskatoon stayed on the market an average of 42 days in August—down 25.0% from 56 days last year (but below the 5-year average of 51 days and below the 10-year average of 46 days). Homes in the region stayed on the market longer than homes in the city at 50 days on average in 2020, but also down from an average of 68 days last year (and 16.1% below the 5-year average).

Median home prices in Saskatoon went from \$309,000 to \$336,000 (an increase of 8.7%) and were approximately 3.3% above the 5-year and 2.7% above the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 1.4% from \$314,900 to \$319,400. Year-to-date, the median home price in Saskatoon was \$329,456 which is 2.9% above the \$320,075 price from the same time last year. Median home prices in the region went from \$293,000 to \$327,900 (an increase of 11.9%) and were approximately 5.7% above the 5-year and 6.3% above the 10-year average median price. Year-to-date, the median home price in the region was \$311,803 which is 3.8% above the \$300,450 price from the same time last year.

Regina

Sales in Regina were up 40.5%, going from 247 in August 2019 to 347 in August 2020, and up 39.0% in the overall region, going from 308 to 428. In Regina, sales were 18.8% above the 5-year average (and 20.8% above the 10-year average), while in the larger region, sales were 19.6% above the 5-year average (and 23.0% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 5.9% over last year, increasing from 1,851 to 1,960, while YTD sales in the larger region rose 10.7%, going from 2,197 to 2,432.

Sales volume was up 49.4% in the city, going from \$74.2M to \$110.8M in 2020 (18.9% above the 5-year average, and 21.4% above the 10-year average). YTD sales volume in the city was \$602.5M, an increase of 7.5% from last year. In the region, sales volume was up 12.8%, going from \$661.2M to \$745.8M (20.3% above the 5-year average and 25.0% above the 10-year average). YTD sales volume increased 12.8% in the region, rising from \$661.2M in 2019 to \$745.8M in 2020.

In Regina, the number of new listings in August 2020 rose 10.4%, going from 443 to 489 (3.5% below the 5-year average and 0.7% above the 10-year average), while in the region, new listings rose 9.9% from 538 last year to 591 this year (5.5% below the 5-year average and 2.4% below the 10-year average). YTD new listings in the city fell 8.4%, going from 3,871 to 3,544, while in the larger region, the number of new listings to date fell 9.1%, going from 4,939 to 4,491. Active listings fell 18.4% in Regina (down from 1,583 to 1,292) and fell 22.1% in the region (down from 2,276 to 1,772).

Inventory in Regina stood at 3.7 months (which is 41.9% below the level last year and 29.2% below the 5-year average), while the sales to listing ratio was 71.0%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4.1 months (which is 44.0% below the level last year and 33.1% below the 5-year average), while the sales to listing ratio was 72.4%, suggesting that market conditions favour sellers.

Homes in Regina stayed on the market an average of 51 days in August—down 15.0% from 60 days last year (but below the 5-year average of 54 days and above the 10-year average of 45 days). Homes in the region



stayed on the market longer than homes in the city at 57 days on average in 2020, but also down from an average of 65 days last year (and 2.4% below the 5-year average).

Median home prices in Regina went from \$295,000 to \$304,900 (an increase of 3.4%) and were approximately 0.8% above the 5-year and 0.6% above the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 0.8% from \$284,500 to \$286,900. Year-to-date, the median home price in Regina was \$291,541 which is 1.5% above the \$287,119 price from the same time last year. Median home prices in the region went from \$290,250 to \$300,000 (an increase of 3.4%) and were approximately 0.7% above the 5-year and 0.9% above the 10-year average median price. Year-to-date, the median home price in the region was \$289,250 which is 1.6% above the \$284,638 price from the same time last year.

Melfort

Sales in Melfort were down 10.0%, going from 10 in August 2019 to 9 in August 2020, and up 3.8% in the overall region, going from 26 to 27. In Melfort, sales were 12.5% above the 5-year average (and 26.8% above the 10-year average), while in the larger region, sales were 12.5% above the 5-year average (and 8.4% above the 10-year average). Year-to-Date (YTD) sales in Melfort fell 29.1% over last year, decreasing from 55 to 39, while YTD sales in the larger region fell 17.8%, going from 169 to 139.

Sales volume was up 11.1% in the city, going from \$2.2M to \$2.5M in 2020 (52.0% above the 5-year average, and 87.6% above the 10-year average). YTD sales volume in the city was \$7.9M, a decrease of 29.8% from last year. In the region, sales volume was down 19.7%, going from \$27.3M to \$21.9M (23.8% above the 5-year average and 37.3% above the 10-year average). YTD sales volume decreased 19.7% in the region, falling from \$27.3M in 2019 to \$21.9M in 2020.

In Melfort, the number of new listings in August 2020 rose 200.0%, going from 7 to 21 (98.1% above the 5-year average and 61.5% above the 10-year average), while in the region, new listings rose 23.1% from 39 last year to 48 this year (30.4% below the 5-year average and 9.8% above the 10-year average). YTD new listings in the city fell 16.2%, going from 105 to 88, while in the larger region, the number of new listings to date fell 18.9%, going from 387 to 314. Active listings fell 3.3% in Melfort (down from 60 to 58) and fell 18.8% in the region (down from 271 to 220).

Inventory in Melfort stood at 6.4 months (which is 7.4% above the level last year and 4.4% below the 5-year average), while the sales to listing ratio was 42.9%, suggesting balanced market conditions. Inventory in the larger region stood at 8.1 months (which is 21.8% below the level last year and 27.1% below the 5-year average), while the sales to listing ratio was 56.2%, suggesting balanced market conditions.

Homes in Melfort stayed on the market an average of 112 days in August—up 0.9% from 111 days last year (and above the 5-year average of 80 days and above the 10-year average of 81 days). Homes in the region stayed on the market for less time than homes in the city at 105 days on average in 2020, but also up from an average of 82 days last year (and 12.7% above the 5-year average).

Median home prices in Melfort went from \$182,500 to \$226,500 (an increase of 24.1%) and were approximately 23.0% above the 5-year and 38.4% above the 10-year average median price. Year-to-date, the median home price in Melfort was \$184,469 which is 14.7% below the \$216,294 price from the same time last year. Median home prices in the region went from \$173,000 to \$166,800 (a decrease of 3.6%) and were approximately 6.7% above the 5-year and 19.8% above the 10-year average median price. Year-to-date, the median home price in the region was \$140,453 which is 3.4% below the \$145,375 price from the same time last year.

Moose Jaw

Sales in Moose Jaw were up 12.2%, going from 49 in August 2019 to 55 in August 2020, and up 30.2% in the overall region, going from 63 to 82. In Moose Jaw, sales were 18.0% above the 5-year average (and 5.8%



above the 10-year average), while in the larger region, sales were 33.1% above the 5-year average (and 21.1% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw fell 1.2% over last year, decreasing from 343 to 339, while YTD sales in the larger region rose 9.7%, going from 422 to 463.

Sales volume was up 12.6% in the city, going from \$11.1M to \$12.5M in 2020 (15.4% above the 5-year average, and 4.8% above the 10-year average). YTD sales volume in the city was \$79.0M, a decrease of 3.4% from last year. In the region, sales volume was up 6.4%, going from \$93.2M to \$99.2M (41.7% above the 5-year average and 32.2% above the 10-year average). YTD sales volume increased 6.4% in the region, rising from \$93.2M in 2019 to \$99.2M in 2020.

In Moose Jaw, the number of new listings in August 2020 fell 16.8%, going from 95 to 79 (17.4% below the 5-year average and 16.0% below the 10-year average), while in the region, new listings fell 8.9% from 135 last year to 123 this year (8.8% below the 5-year average and 4.9% below the 10-year average). YTD new listings in the city fell 16.5%, going from 738 to 616, while in the larger region, the number of new listings to date fell 9.3%, going from 1,050 to 952. Active listings fell 28.8% in Moose Jaw (down from 333 to 237) and fell 18.4% in the region (down from 604 to 493).

Inventory in Moose Jaw stood at 4.3 months (which is 36.6% below the level last year and 41.6% below the 5-year average), while the sales to listing ratio was 69.6%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 6.0 months (which is 37.3% below the level last year and 38.1% below the 5-year average), while the sales to listing ratio was 66.7%, suggesting that market conditions favour sellers.

Homes in Moose Jaw stayed on the market an average of 59 days in August—down 11.9% from 67 days last year (but below the 5-year average of 65 days and below the 10-year average of 60 days). Homes in the region stayed on the market longer than homes in the city at 86 days on average in 2020, but also up from an average of 81 days last year (and 10.3% above the 5-year average).

Median home prices in Moose Jaw went from \$196,500 to \$210,000 (an increase of 6.9%) and were approximately 0.1% above the 5-year and 1.1% below the 10-year average median price. Year-to-date, the median home price in Moose Jaw was \$213,875 which is 0.4% below the \$214,775 price from the same time last year. Median home prices in the region went from \$187,000 to \$217,250 (an increase of 16.2%) and were approximately 7.8% above the 5-year and 9.0% above the 10-year average median price. Year-to-date, the median home price in the region was \$188,375 which is 5.0% below the \$198,306 price from the same time last year.

North Battleford

Sales in North Battleford were up 210.0%, going from 10 in August 2019 to 31 in August 2020, and up 225.9% in the overall region, going from 27 to 88. In North Battleford, sales were 36.0% above the 5-year average (and 25.5% above the 10-year average), while in the larger region, sales were 40.6% above the 5-year average (and 26.1% above the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 56.4% over last year, increasing from 110 to 172, while YTD sales in the larger region rose 50.5%, going from 307 to 462.

Sales volume was up 326.8% in the city, going from \$1.7M to \$7.1M in 2020 (48.6% above the 5-year average, and 32.5% above the 10-year average). YTD sales volume in the city was \$34.1M, an increase of 51.9% from last year. In the region, sales volume was up 55.9%, going from \$60.0M to \$93.5M (49.9% above the 5-year average and 34.7% above the 10-year average). YTD sales volume increased 55.9% in the region, rising from \$60.0M in 2019 to \$93.5M in 2020.

In North Battleford, the number of new listings in August 2020 rose 19.4%, going from 31 to 37 (16.3% below the 5-year average and 22.9% below the 10-year average), while in the region, new listings fell 2.2% from 137 last year to 134 this year (7.5% above the 5-year average and 7.3% below the 10-year average). YTD new listings in the city fell 4.6%, going from 345 to 329, while in the larger region, the number of new listings to



date fell 11.3%, going from 1,127 to 1,000. Active listings fell 19.6% in North Battleford (down from 219 to 176) and fell 21.3% in the region (down from 874 to 688).

Inventory in North Battleford stood at 5.7 months (which is 74.1% below the level last year and 51.8% below the 5-year average), while the sales to listing ratio was 83.8%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 7.8 months (which is 75.8% below the level last year and 50.7% below the 5-year average), while the sales to listing ratio was 65.7%, suggesting that market conditions favour sellers.

Homes in North Battleford stayed on the market an average of 61 days in August—down 33.0% from 91 days last year (but below the 5-year average of 74 days and below the 10-year average of 63 days). Homes in the region stayed on the market longer than homes in the city at 101 days on average in 2020, but also up from an average of 92 days last year (and 9.3% above the 5-year average).

Median home prices in North Battleford went from \$162,500 to \$223,500 (an increase of 37.5%) and were approximately 11.2% above the 5-year and 6.3% above the 10-year average median price. Year-to-date, the median home price in North Battleford was \$174,431 which is 8.4% below the \$190,406 price from the same time last year. Median home prices in the region went from \$119,250 to \$201,375 (an increase of 68.9%) and were approximately 13.2% above the 5-year and 11.2% above the 10-year average median price. Year-to-date, the median home price in the region was \$174,284 which is 2.5% above the \$170,094 price from the same time last year.

Prince Albert

Sales in Prince Albert were up 18.6%, going from 43 in August 2019 to 51 in August 2020, and up 18.5% in the overall region, going from 81 to 96. In Prince Albert, sales were 31.4% above the 5-year average (and 21.4% above the 10-year average), while in the larger region, sales were 23.7% above the 5-year average (and 27.5% above the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 14.2% over last year, increasing from 233 to 266, while YTD sales in the larger region rose 10.2%, going from 432 to 476.

Sales volume was up 20.0% in the city, going from \$9.2M to \$11.0M in 2020 (35.3% above the 5-year average, and 19.1% above the 10-year average). YTD sales volume in the city was \$57.5M, an increase of 13.9% from last year. In the region, sales volume was up 21.4%, going from \$91.9M to \$111.5M (30.3% above the 5-year average and 37.0% above the 10-year average). YTD sales volume increased 21.4% in the region, rising from \$91.9M in 2019 to \$111.5M in 2020.

In Prince Albert, the number of new listings in August 2020 fell 15.0%, going from 60 to 51 (28.2% below the 5-year average and 31.0% below the 10-year average), while in the region, new listings fell 9.6% from 135 last year to 122 this year (16.0% below the 5-year average and 15.5% below the 10-year average). YTD new listings in the city fell 10.3%, going from 526 to 472, while in the larger region, the number of new listings to date fell 12.0%, going from 1,121 to 987. Active listings fell 21.7% in Prince Albert (down from 304 to 238) and fell 25.3% in the region (down from 743 to 555).

Inventory in Prince Albert stood at 4.7 months (which is 34.0% below the level last year and 47.8% below the 5-year average), while the sales to listing ratio was 100.0%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 5.8 months (which is 37.0% below the level last year and 42.5% below the 5-year average), while the sales to listing ratio was 78.7%, suggesting that market conditions favour sellers.

Homes in Prince Albert stayed on the market an average of 104 days in August—up 67.7% from 62 days last year (and above the 5-year average of 76 days and above the 10-year average of 74 days). Homes in the region stayed on the market for less time than homes in the city at 89 days on average in 2020, but also up from an average of 84 days last year (and 7.7% above the 5-year average).



Median home prices in Prince Albert went from \$215,000 to \$205,000 (a decrease of 4.7%) and were approximately 0.2% below the 5-year and 3.5% below the 10-year average median price. Year-to-date, the median home price in Prince Albert was \$205,604 which is 1.5% above the \$202,550 price from the same time last year. Median home prices in the region went from \$225,000 to \$216,000 (a decrease of 4%) and were approximately 2.0% above the 5-year and 0.9% above the 10-year average median price. Year-to-date, the median home price in the region was \$211,050 which is 6.0% above the \$199,156 price from the same time last year.

Swift Current

Sales in Swift Current were up 53.3%, going from 15 in August 2019 to 23 in August 2020, and up 17.6% in the overall region, going from 34 to 40. In Swift Current, sales were 25.0% above the 5-year average (and 0.9% above the 10-year average), while in the larger region, sales were 4.2% above the 5-year average (and 5.7% below the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 15.6% over last year, increasing from 154 to 178, while YTD sales in the larger region rose 11.8%, going from 271 to 303.

Sales volume was up 89.8% in the city, going from \$3.5M to \$6.7M in 2020 (41.0% above the 5-year average, and 13.9% above the 10-year average). YTD sales volume in the city was \$44.2M, an increase of 12.2% from last year. In the region, sales volume was up 5.4%, going from \$57.3M to \$60.4M (15.4% above the 5-year average and 2.9% above the 10-year average). YTD sales volume increased 5.4% in the region, rising from \$57.3M in 2019 to \$60.4M in 2020.

In Swift Current, the number of new listings in August 2020 rose 37.5%, going from 40 to 55 (21.1% above the 5-year average and 27.6% above the 10-year average), while in the region, new listings rose 26.7% from 86 last year to 109 this year (15.2% below the 5-year average and 11.7% above the 10-year average). YTD new listings in the city fell 13.5%, going from 416 to 360, while in the larger region, the number of new listings to date fell 8.6%, going from 821 to 750. Active listings fell 25.4% in Swift Current (down from 272 to 203) and fell 18.5% in the region (down from 617 to 503).

Inventory in Swift Current stood at 8.8 months (which is 51.3% below the level last year and 20.8% below the 5-year average), while the sales to listing ratio was 41.8%, suggesting balanced market conditions. Inventory in the larger region stood at 12.6 months (which is 30.7% below the level last year and 4.8% below the 5-year average), while the sales to listing ratio was 36.7%, suggesting that market conditions favour buyers.

Homes in Swift Current stayed on the market an average of 85 days in August—down 39.3% from 140 days last year (but below the 5-year average of 100 days and above the 10-year average of 83 days). Homes in the region stayed on the market longer than homes in the city at 89 days on average in 2020, but also down from an average of 108 days last year (and 5.3% below the 5-year average).

Median home prices in Swift Current went from \$212,500 to \$272,500 (an increase of 28.2%) and were approximately 14.9% above the 5-year and 12.9% above the 10-year average median price. Year-to-date, the median home price in Swift Current was \$233,569 which is 0.2% below the \$233,938 price from the same time last year. Median home prices in the region went from \$182,500 to \$189,950 (an increase of 4.1%) and were approximately 2.9% above the 5-year and 0.9% above the 10-year average median price. Year-to-date, the median home price in the region was \$179,157 which is 8.4% below the \$195,662 price from the same time last year.

Yorkton

Sales in Yorkton were up 38.1%, going from 21 in August 2019 to 29 in August 2020, and up 45.5% in the overall region, going from 66 to 96. In Yorkton, sales were 15.1% above the 5-year average (and 20.3% above the 10-year average), while in the larger region, sales were 17.1% above the 5-year average (and 15.5% above the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 28.9% over last year, increasing from 128 to 165, while YTD sales in the larger region rose 25.3%, going from 478 to 599.



Sales volume was up 16.7% in the city, going from \$4.9M to \$5.7M in 2020 (1.7% above the 5-year average, and 9.2% above the 10-year average). YTD sales volume in the city was \$34.4M, an increase of 11.2% from last year. In the region, sales volume was up 16.7%, going from \$75.9M to \$88.5M (1.8% above the 5-year average and 4.7% above the 10-year average). YTD sales volume increased 16.7% in the region, rising from \$75.9M in 2019 to \$88.5M in 2020.

In Yorkton, the number of new listings in August 2020 fell 18.0%, going from 50 to 41 (1.4% below the 5-year average and 3.3% below the 10-year average), while in the region, new listings fell 12.7% from 205 last year to 179 this year (7.7% below the 5-year average and 2.4% below the 10-year average). YTD new listings in the city fell 10.3%, going from 340 to 305, while in the larger region, the number of new listings to date fell 8.1%, going from 1,461 to 1,343. Active listings fell 16.7% in Yorkton (down from 203 to 169) and fell 18.3% in the region (down from 1,118 to 913).

Inventory in Yorkton stood at 5.8 months (which is 39.7% below the level last year and 24.7% below the 5-year average), while the sales to listing ratio was 70.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 9.5 months (which is 43.9% below the level last year and 26.2% below the 5-year average), while the sales to listing ratio was 53.6%, suggesting balanced market conditions.

Homes in Yorkton stayed on the market an average of 102 days in August—up 3.0% from 99 days last year (and above the 5-year average of 83 days and above the 10-year average of 73 days). Homes in the region stayed on the market longer than homes in the city at 111 days on average in 2020, but also up from an average of 108 days last year (and 13.7% above the 5-year average).

Median home prices in Yorkton went from \$204,600 to \$170,000 (a decrease of 16.9%) and were approximately 16.0% below the 5-year and 14.7% below the 10-year average median price. Year-to-date, the median home price in Yorkton was \$204,781 which is 7.0% below the \$220,266 price from the same time last year. Median home prices in the region went from \$141,500 to \$127,500 (a decrease of 9.9%) and were approximately 12.7% below the 5-year and 10.0% below the 10-year average median price. Year-to-date, the median home price in the region was \$121,431 which is 9.2% below the \$133,688 price from the same time last year.

South East Saskatchewan

Sales in south east Saskatchewan were up 116.1%, going from 31 in August 2019 to 67 in August 2020, up 47.6% from the 5-year average (and 23.4% above the 10-year average). The total number of sales in Estevan rose 200.0% (going from 7 to 21) and rose 80.0% in Weyburn (going from 10 to 18). Sales in Estevan were 66.7% above the 5-year average (and 32.1% above the 10-year average), while they were 28.6% above the 5-year average (and 7.1% above the 10-year average) in Weyburn. Year-to-Date (YTD) sales in the overall region were up 25.8% over last year, going from 31 to 67, and with YTD sales in Estevan rising from 56 to 81, and rising 8.5% in Weyburn, going from 82 to 89.

Sales volume in the region rose 135.2%, going from \$5.2M to \$12.3M in 2020 (32.3% above the 5-year average, and 0.2% below the 10-year average). Sales volume in Estevan rose 28.7%—\$13.1M to \$16.8M in 2020 (48.2% above the 5-year average and 2.2% above the 10-year average), while it increased 134.2% in Weyburn—\$1.7M to \$4.1M (22.5% above the 5-year average and 2.8% below the 10-year average). YTD sales volume in the region rose from \$49.9M to \$59.2M in 2020 (an increase of 18.6%), with Estevan seeing a 28.7% rise and Weyburn seeing an 8.5% rise in the YTD sales volume.

The number of new listings in south east Saskatchewan rose 11.7%, going from 111 to 124 (9.4% below the 5-year average and 9.4% below the 10-year average). The number of new listings in Estevan were up from 22 last year to 29 this year (a rise of 31.8%), while in Weyburn, new listings decreased from 29 last year to 23 this year (a fall of 20.7%). Active listings were down 15.9% across the region (860 in 2019 to 723 in 2020), down 26.3% in Estevan (205 to 151), and down 16.2% in Weyburn (173 to 145).



Inventory in south east Saskatchewan stood at 10.8 months (which is 61.1% below the level last year and 44.2% below the 5-year average), while the sales to listing ratio was 54.0%, suggesting balanced market conditions. Inventory in Estevan stood at 7.2 months (which is 75.4% below the level last year and 60.2% below the 5-year average), while the sales to listing ratio was 72.4%, suggesting that market conditions favour sellers. Inventory in Weyburn stood at 8.1 months (which is 53.4% below the level last year and 38.1% below the 5-year average), while the sales to listing ratio was 78.3%, suggesting that market conditions favour sellers.

In 2020, homes stayed on the market an average of 123 days in south east Saskatchewan, up 10.8% from 111 days last year (and 17.1% above the 5-year average of 105 days and 41.4% above the 10-year average of 87 days). Homes in Estevan stayed on the market longer than homes in the larger region at 129 days on average in 2020, but also up from an average of 81 days last year (and 23.8% above the 5-year average). Homes in Weyburn stayed on the market for less time than homes in the larger region at 80 days on average in 2020, but also down from an average of 120 days last year (and 14.7% below the 5-year average).

Median home prices in the region rose 17.9%, going from \$140,000 to \$165,000 (13.1% below the 5-year average median price of \$189,930 and 22.5% below the 10-year average median price of \$212,965). Year-to-date, the median home price in south east Saskatchewan was \$165,562 which is 14.5% below the \$193,562 price from the same time last year. Median home prices in Estevan went from \$190,000 to \$210,000 (an increase of 10.5%) and were approximately 13.6% below the 5-year and 20.3% below the 10-year average median price. Year-to-date, the median home price in the region was \$193,500 which is 16.9% below the \$232,962 price from the same time last year. Median home prices in Weyburn went from \$156,500 to \$201,000 (an increase of 28.4%) and were approximately 2.1% below the 5-year and 12.1% below the 10-year average median price. Year-to-date, the median home price in the region was \$214,025 which is 8.6% below the \$234,125 price from the same time last year.

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Year-Over-Year Residential Housing Statistics for August

	Saskatoon								Saskatoon Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	461	\$163.3M	\$336,000	780	1,538	42	59.1	3.3	663	\$226.0M	\$327,900	1,100	2,768	50	60.3	4.2
August 2019	325	\$105.0M	\$309,000	724	1,911	56	44.9	5.9	449	\$138.2M	\$293,000	1,029	3,473	68	43.6	7.7
y/y % Chg	41.8	55.5	8.7	7.7	(19.5)	(25.0)	31.7	(43.3)	47.7	63.6	11.9	6.9	(20.3)	(26.5)	38.1	(46.0)
2020 YTD	2,785	\$957.2M	\$329,456	5,310	1,484	53	51.0	4.8	3,882	\$1,271.2M	\$311,803	7,709	2,726	63	48.9	6.5
2019 YTD	2,557	\$844.8M	\$320,075	5,676	1,763	54	44.6	5.8	3,424	\$1,076.9M	\$300,450	8,388	3,206	65	40.5	7.8
YTD % Chg	8.9	13.3	2.9	(6.4)	(15.8)	(2.5)	14.4	(16.5)	13.4	18.0	3.8	(8.1)	(15.0)	(3.3)	20.7	(17.1)
5-Yr Avg	364	\$124.3M	\$325,280	778	1,961	51	46.7	5.6	511	\$166.3M	\$310,330	1,129	3,459	60	45.4	7.0
5-Yr Avg % Chg	26.8	31.4	3.3	0.3	(21.6)	(17.0)	26.5	(39.9)	29.8	35.9	5.7	(2.6)	(20.0)	(16.1)	32.8	(40.5)
10-Yr Avg	369	\$127.3M	\$327,213	750	1,770	46	49.7	4.9	521	\$166.9M	\$308,415	1,095	3,159	54	48.1	6.2
10-Yr Avg % Chg	25.1	28.3	2.7	4.0	(13.1)	(7.9)	18.9	(32.2)	27.3	35.5	6.3	0.5	(12.4)	(8.1)	25.2	(33.0)

	Regina								Regina Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	347	\$110.8M	\$304,900	489	1,292	51	71.0	3.7	428	\$136.2M	\$300,000	591	1,772	57	72.4	4.1
August 2019	247	\$74.2M	\$295,000	443	1,583	60	55.8	6.4	308	\$93.2M	\$290,250	538	2,276	65	57.2	7.4
y/y % Chg	40.5	49.4	3.4	10.4	(18.4)	(15.0)	27.3	(41.9)	39.0	46.1	3.4	9.9	(22.1)	(12.3)	26.5	(44.0)
2020 YTD	1,960	\$602.5M	\$291,541	3,544	1,262	64	53.3	6.2	2,432	\$745.8M	\$289,250	4,491	1,743	69	51.9	7.0
2019 YTD	1,851	\$560.3M	\$287,119	3,871	1,470	63	48.2	6.6	2,197	\$661.2M	\$284,638	4,939	2,068	69	45.0	7.8
YTD % Chg	5.9	7.5	1.5	(8.4)	(14.2)	1.2	10.5	(6.0)	10.7	12.8	1.6	(9.1)	(15.7)	0.0	15.2	(10.0)
5-Yr Avg	292	\$93.2M	\$302,480	507	1,489	54	57.9	5.3	358	\$113.2M	\$298,050	625	2,144	58	57.6	6.2
5-Yr Avg % Chg	18.8	18.9	0.8	(3.5)	(13.3)	(4.9)	22.5	(29.2)	19.6	20.3	0.7	(5.5)	(17.4)	(2.4)	25.7	(33.1)
10-Yr Avg	287	\$91.3M	\$303,015	486	1,295	45	59.5	4.6	348	\$109.0M	\$297,470	605	1,878	50	57.9	5.5
10-Yr Avg % Chg	20.8	21.4	0.6	0.7	(0.2)	13.3	19.2	(19.3)	23.0	25.0	0.9	(2.4)	(5.7)	14.7	25.1	(24.8)



Year-Over-Year Residential Housing Statistics for August (continued)

	Melfort								Melfort Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	9	\$2.5M	\$226,500	21	58	112	42.9	6.4	27	\$5.1M	\$166,800	48	220	105	56.3	8.1
August 2019	10	\$2.2M	\$182,500	7	60	111	142.9	6.0	26	\$4.9M	\$173,000	39	271	82	66.7	10.4
y/y % Chg	(10.0)	11.1	24.1	200.0	(3.3)	0.9	(70.0)	7.4	3.8	3.7	(3.6)	23.1	(18.8)	28.0	(15.6)	(21.8)
2020 YTD	39	\$7.9M	\$184,469	88	54	122	49.4	17.6	139	\$21.9M	\$140,453	314	220	130	42.7	17.7
2019 YTD	55	\$11.3M	\$216,294	105	59	89	64.0	9.6	169	\$27.3M	\$145,375	387	253	108	44.5	13.0
YTD % Chg	(29.1)	(29.8)	(14.7)	(16.2)	(8.3)	38.1	(22.9)	82.6	(17.8)	(19.7)	(3.4)	(18.9)	(12.8)	20.0	(3.9)	36.6
5-Yr Avg	8	\$1.6M	\$184,100	11	52	80	90.9	6.7	24	\$4.1M	\$156,260	37	250	93	65.2	11.2
5-Yr Avg % Chg	12.5	52.0	23.0	98.1	12.4	40.7	(52.9)	(4.4)	12.5	23.8	6.7	30.4	(11.9)	12.7	(13.7)	(27.1)
10-Yr Avg	7	\$1.3M	\$163,700	13	69	81	67.4	11.9	25	\$3.7M	\$139,280	44	258	93	58.5	11.1
10-Yr Avg % Chg	26.8	87.6	38.4	61.5	(15.6)	38.3	(36.4)	(45.9)	8.4	37.3	19.8	9.8	(14.8)	13.5	(3.8)	(26.8)

	Moose Jaw								Moose Jaw Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	55	\$12.5M	\$210,000	79	237	59	69.6	4.3	82	\$19.2M	\$217,250	123	493	86	66.7	6.0
August 2019	49	\$11.1M	\$196,500	95	333	67	51.6	6.8	63	\$13.3M	\$187,000	135	604	81	46.7	9.6
y/y % Chg	12.2	12.6	6.9	(16.8)	(28.8)	(11.9)	35.0	(36.6)	30.2	44.8	16.2	(8.9)	(18.4)	6.2	42.9	(37.3)
2020 YTD	339	\$79.0M	\$213,875	616	241	75	52.6	7.2	463	\$99.2M	\$188,375	952	492	89	47.1	10.2
2019 YTD	343	\$81.8M	\$214,775	738	309	84	46.1	7.7	422	\$93.2M	\$198,306	1,050	562	95	39.9	11.6
YTD % Chg	(1.2)	(3.4)	(0.4)	(16.5)	(22.1)	(10.6)	14.2	(5.7)	9.7	6.4	(5.0)	(9.3)	(12.3)	(6.2)	18.0	(12.2)
5-Yr Avg	47	\$10.9M	\$209,880	96	334	65	49.8	7.4	62	\$13.6M	\$201,550	135	573	78	46.2	9.7
5-Yr Avg % Chg	18.0	15.4	0.1	(17.4)	(29.0)	(9.5)	39.7	(41.6)	33.1	41.7	7.8	(8.8)	(14.0)	10.3	44.4	(38.1)
10-Yr Avg	52	\$12.0M	\$212,330	94	298	61	56.1	6.1	68	\$14.6M	\$199,325	129	510	70	52.8	7.9
10-Yr Avg % Chg	5.8	4.8	(1.1)	(16.0)	(20.4)	(2.5)	24.1	(29.2)	21.1	32.2	9.0	(4.9)	(3.4)	22.9	26.2	(24.4)



Year-Over-Year Residential Housing Statistics for August (continued)

	North Battleford								North Battleford Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	31	\$7.1M	\$223,500	37	176	61	83.8	5.7	88	\$19.3M	\$201,375	134	688	101	65.7	7.8
August 2019	10	\$1.7M	\$162,500	31	219	91	32.3	21.9	27	\$3.8M	\$119,250	137	874	92	19.7	32.4
y/y % Chg	210.0	326.8	37.5	19.4	(19.6)	(33.0)	159.7	(74.1)	225.9	410.1	68.9	(2.2)	(21.3)	9.8	233.2	(75.8)
2020 YTD	172	\$34.1M	\$174,431	329	192	95	51.4	11.2	462	\$93.5M	\$174,284	1,000	738	110	44.9	16.7
2019 YTD	110	\$22.4M	\$190,406	345	204	87	32.4	16.8	307	\$60.0M	\$170,094	1,127	761	101	27.4	21.5
YTD % Chg	56.4	51.9	(8.4)	(4.6)	(6.1)	9.3	58.4	(33.4)	50.5	55.9	2.5	(11.3)	(3.0)	9.2	63.9	(22.2)
5-Yr Avg	23	\$4.8M	\$200,950	44	202	74	50.9	11.8	63	\$12.9M	\$177,925	145	810	92	43.5	15.9
5-Yr Avg % Chg	36.0	48.6	11.2	(16.3)	(12.8)	(18.0)	64.5	(51.8)	40.6	49.9	13.2	(7.5)	(15.1)	9.3	51.0	(50.7)
10-Yr Avg	25	\$5.4M	\$210,340	48	176	63	52.2	8.7	70	\$14.3M	\$181,103	145	727	128	48.5	12.1
10-Yr Avg % Chg	25.5	32.5	6.3	(22.9)	0.1	(3.3)	60.4	(35.1)	26.1	34.7	11.2	(7.3)	(5.4)	(21.2)	35.3	(35.5)

	Prince Albert								Prince Albert Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	51	\$11.0M	\$205,000	51	238	104	100.0	4.7	96	\$23.8M	\$216,000	122	555	89	78.7	5.8
August 2019	43	\$9.2M	\$215,000	60	304	62	71.7	7.1	81	\$17.5M	\$225,000	135	743	84	60.0	9.2
y/y % Chg	18.6	20.0	(4.7)	(15.0)	(21.7)	67.7	39.5	(34.0)	18.5	36.2	(4.0)	(9.6)	(25.3)	6.0	31.1	(37.0)
2020 YTD	266	\$57.5M	\$205,604	472	255	89	55.4	9.3	476	\$111.5M	\$211,050	987	580	99	46.2	12.7
2019 YTD	233	\$50.4M	\$202,550	526	283	83	46.9	11.3	432	\$91.9M	\$199,156	1,121	684	100	39.7	14.6
YTD % Chg	14.2	13.9	1.5	(10.3)	(9.7)	7.1	18.1	(17.5)	10.2	21.4	6.0	(12.0)	(15.2)	(1.1)	16.3	(13.1)
5-Yr Avg	39	\$8.1M	\$205,350	71	327	76	59.0	8.9	78	\$18.2M	\$211,850	145	752	83	54.9	10.1
5-Yr Avg % Chg	31.4	35.3	(0.2)	(28.2)	(27.3)	37.2	69.4	(47.8)	23.7	30.3	2.0	(16.0)	(26.2)	7.7	43.3	(42.5)
10-Yr Avg	42	\$9.2M	\$212,525	74	312	74	59.3	7.8	75	\$17.4M	\$214,096	144	730	82	52.9	10.0
10-Yr Avg % Chg	21.4	19.1	(3.5)	(31.0)	(23.6)	40.4	68.6	(40.4)	27.5	37.0	0.9	(15.5)	(24.0)	8.3	48.7	(42.0)



Year-Over-Year Residential Housing Statistics for August (continued)

	Swift Current								Swift Current Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	23	\$6.7M	\$272,500	55	203	85	41.8	8.8	40	\$8.8M	\$189,950	109	503	89	36.7	12.6
August 2019	15	\$3.5M	\$212,500	40	272	140	37.5	18.1	34	\$7.1M	\$182,500	86	617	108	39.5	18.1
y/y % Chg	53.3	89.8	28.2	37.5	(25.4)	(39.3)	11.5	(51.3)	17.6	23.5	4.1	26.7	(18.5)	(17.6)	(7.2)	(30.7)
2020 YTD	178	\$44.2M	\$233,569	360	198	105	48.4	10.5	303	\$60.4M	\$179,157	750	488	112	39.2	15.1
2019 YTD	154	\$39.4M	\$233,938	416	233	90	39.9	13.1	271	\$57.3M	\$195,663	821	556	100	33.6	17.1
YTD % Chg	15.6	12.2	(0.2)	(13.5)	(15.3)	16.5	21.3	(20.0)	11.8	5.4	(8.4)	(8.6)	(12.2)	12.7	16.6	(11.9)
5-Yr Avg	18	\$4.8M	\$237,200	45	195	100	40.4	11.1	38	\$7.6M	\$184,590	95	501	94	41.2	13.2
5-Yr Avg % Chg	25.0	41.0	14.9	21.1	4.0	(15.2)	3.6	(20.8)	4.2	15.4	2.9	15.2	0.4	(5.3)	(10.9)	(4.8)
10-Yr Avg	23	\$5.9M	\$241,300	43	160	83	54.6	7.9	42	\$8.5M	\$188,295	98	450	83	44.3	10.9
10-Yr Avg % Chg	0.9	13.9	12.9	27.6	26.9	2.8	(23.4)	11.4	(5.7)	2.9	0.9	11.7	11.9	7.4	(17.1)	15.2

	Yorkton								Yorkton Region							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	29	\$5.7M	\$170,000	41	169	102	70.7	5.8	96	\$13.5M	\$127,500	179	913	111	53.6	9.5
August 2019	21	\$4.9M	\$204,600	50	203	99	42.0	9.7	66	\$10.8M	\$141,500	205	1,118	108	32.2	16.9
y/y % Chg	38.1	16.7	(16.9)	(18.0)	(16.7)	3.0	68.4	(39.7)	45.5	25.6	(9.9)	(12.7)	(18.3)	2.8	66.6	(43.9)
2020 YTD	165	\$34.4M	\$204,781	305	166	108	52.9	10.3	599	\$88.5M	\$121,431	1,343	931	124	42.6	16.1
2019 YTD	128	\$30.9M	\$220,266	340	187	90	38.0	14.6	478	\$75.9M	\$133,688	1,461	1,017	114	32.4	18.4
YTD % Chg	28.9	11.2	(7.0)	(10.3)	(11.1)	19.2	39.4	(29.3)	25.3	16.7	(9.2)	(8.1)	(8.5)	8.8	31.5	(12.7)
5-Yr Avg	25	\$5.6M	\$202,400	42	185	83	63.1	7.7	82	\$13.3M	\$146,100	194	1,025	98	42.6	12.9
5-Yr Avg % Chg	15.1	1.7	(16.0)	(1.4)	(8.5)	23.5	12.0	(24.7)	17.1	1.8	(12.7)	(7.7)	(11.0)	13.7	25.9	(26.2)
10-Yr Avg	24	\$5.3M	\$199,200	42	161	73	58.6	6.9	83	\$12.9M	\$141,700	183	907	89	45.7	11.1
10-Yr Avg % Chg	20.3	9.2	(14.7)	(3.3)	4.8	40.3	20.6	(15.3)	15.5	4.7	(10.0)	(2.4)	0.7	24.7	17.4	(14.5)



Year-Over-Year Residential Housing Statistics for August (continued)

	Estevan								Weyburn							
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	21	\$4.4M	\$210,000	29	151	129	72.4	7.2	18	\$4.1M	\$201,000	23	145	80	78.3	8.1
August 2019	7	\$1.3M	\$190,000	22	205	81	31.8	29.3	10	\$1.7M	\$156,500	29	173	120	34.5	17.3
y/y % Chg	200.0	230.6	10.5	31.8	(26.3)	59.3	127.6	(75.4)	80.0	134.2	28.4	(20.7)	(16.2)	(33.3)	127.0	(53.4)
2020 YTD	81	\$16.8M	\$193,500	220	148	114	39.2	18.6	89	\$21.8M	\$214,025	200	160	88	42.9	22.4
2019 YTD	56	\$13.1M	\$232,963	260	207	97	21.8	51.5	82	\$19.6M	\$234,125	223	179	128	37.1	20.9
YTD % Chg	44.6	28.7	(16.9)	(15.4)	(28.2)	17.5	79.6	(63.8)	8.5	11.4	(8.6)	(10.3)	(10.5)	(31.5)	15.7	7.3
5-Yr Avg	13	\$3.0M	\$243,000	30	191	104	42.4	18.1	14	\$3.3M	\$205,350	33	174	94	44.6	13.0
5-Yr Avg % Chg	66.7	48.2	(13.6)	(2.0)	(20.9)	23.8	70.7	(60.2)	28.6	22.5	(2.1)	(31.1)	(16.7)	(14.7)	75.5	(38.1)
10-Yr Avg	16	\$4.3M	\$263,613	41	172	85	41.3	14.1	17	\$4.2M	\$228,575	32	150	80	53.6	9.7
10-Yr Avg % Chg	32.1	2.2	(20.3)	(29.6)	(12.4)	52.5	75.5	(49.0)	7.1	(2.8)	(12.1)	(29.0)	(3.1)	(0.1)	45.9	(16.9)

South East Saskatchewan								
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
August 2020	67	\$12.3M	\$165,000	124	723	123	54.0	10.8
August 2019	31	\$5.2M	\$140,000	111	860	111	27.9	27.7
y/y % Chg	116.1	135.2	17.9	11.7	(15.9)	10.8	93.5	(61.1)
2020 YTD	317	\$59.2M	\$165,563	886	746	116	34.7	23.0
2019 YTD	252	\$49.9M	\$193,563	1,011	838	123	24.7	29.8
YTD % Chg	25.8	18.6	(14.5)	(12.4)	(11.0)	(6.1)	40.3	(22.8)
5-Yr Avg	45	\$9.3M	\$189,930	137	817	105	33.6	19.3
5-Yr Avg % Chg	47.6	32.3	(13.1)	(9.4)	(11.5)	17.1	60.6	(44.2)
10-Yr Avg	54	\$12.3M	\$212,965	137	673	87	40.7	14.1
10-Yr Avg % Chg	23.4	(0.2)	(22.5)	(9.4)	7.5	41.4	32.7	(23.5)

