

SASKATCHEWAN REAL ESTATE CONTINUES TO BE STRONG: MORE THAN RECOVERED FROM COVID

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For immediate release

The Saskatchewan real estate market continues to be quite strong, outperforming the market last year. Across the province, year-over-year sales were up almost 52% from last September (and up over 18.5% year-to-date), new listings were up 10% year-over-year (but down just over 7% year-to-date), and the median sale price was up over 2% (up 0.4% year-to-date). Inventories were also down in 18 of the 19 markets that the SRA tracks.

Although the province continued to see a small uptick in COVID cases in September, this hasn't deterred people from buying and selling real estate. "While it's been suggested that the market would suffer due to COVID," said SRA CEO Jason Yochim, "this really hasn't happened in Saskatchewan." Despite a smaller number of new and active listings year-to-date, other numbers are generally better compared with last year. "The fact that sales and prices are up while inventories are down suggests the market has more than recovered and is doing better than last year—despite the pandemic," said Yochim.

Median sales prices were up in 12 of the 19 markets that the SRA tracks (with Melfort and Weyburn seeing the strongest declines while Swift Current and Yorkton saw the greatest increases), while the number of sales were up (or flat) in 17 of 19 markets.

We've seen relatively strong performance throughout the summer this year, and this strength has carried over into September. With provincial and civic elections looming this month and a general sense of activity, October could also see another strong performance despite the market beginning to cool.

"Even though we expect activity to fall off compared with the highs of summer," said Yochim, "people still seem motivated and interested in real estate." The safety precautions that the SRA put in place back in April to help reassure the public that real estate is safe has certainly helped to channel pent-up demand and allowed the province to reduce the economic impact of COVID.

Saskatoon

Sales in Saskatoon were up 41.0%, going from 305 in September 2019 to 430 in September 2020, and up 54.4% in the overall region, going from 423 to 653. In Saskatoon, sales were 28.4% above the 5-year average (and 23.7% above the 10-year average), while in the larger region, sales were 41.7% above the 5-year average (and 34.2% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 12.3% over last year, increasing from 2,862 to 3,215, while YTD sales in the larger region rose 17.9%, going from 3,847 to 4,535.

Sales volume was up 43.0% in the city, going from \$107.7M to \$154.0M in 2020 (39.3% above the 5-year average, and 31.3% above the 10-year average). YTD sales volume in the city was \$1,110.4M, an increase of 16.6% from last year. In the region, sales volume was up 22.8%, going from \$1,213.9M to \$1,490.6M (47.8% above the 5-year average and 42.0% above the 10-year average). YTD sales volume increased 22.8% in the region, rising from \$1,213.9M in 2019 to \$1,490.6M in 2020.



In Saskatoon, the number of new listings in September 2020 rose 13.4%, going from 717 to 813 (3.4% above the 5-year average and 4.0% above the 10-year average), while in the region, new listings rose 6.7% from 1,000 last year to 1,067 this year (3.6% below the 5-year average and 1.3% above the 10-year average). YTD new listings in the city fell 4.2%, going from 6,393 to 6,123, while in the larger region, the number of new listings to date fell 6.5%, going from 9,388 to 8,777. Active listings fell 18.0% in Saskatoon (down from 1,906 to 1,563) and fell 22.1% in the region (down from 3,452 to 2,690).

Inventory in Saskatoon stood at 3.6 months (which is 41.8% below the level last year and 38.8% below the 5-year average), while the sales to listing ratio was 52.9%, suggesting balanced market conditions. Inventory in the larger region stood at 4.1 months (which is 49.5% below the level last year and 46.2% below the 5-year average), while the sales to listing ratio was 61.2%, suggesting that market conditions favour sellers.

Homes in Saskatoon stayed on the market an average of 40 days in September—down 27.3% from 55 days last year (but below the 5-year average of 52 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 51 days on average in 2020, but also down from an average of 66 days last year (and 16.7% below the 5-year average).

Median home prices in Saskatoon went from \$329,900 to \$345,000 (an increase of 4.6%) and were approximately 4.6% above the 5-year and 6.0% above the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 1.0% from \$319,400 to \$322,700. Year-to-date, the median home price in Saskatoon was \$331,183 which is 3.1% above the \$321,167 price from the same time last year. Median home prices in the region went from \$310,000 to \$330,000 (an increase of 6.5%) and were approximately 6.5% above the 5-year and 7.0% above the 10-year average median price. Year-to-date, the median home price in the region was \$313,614 which is 4.0% above the \$301,511 price from the same time last year.

Regina

Sales in Regina were up 33.5%, going from 254 in September 2019 to 339 in September 2020, and up 43.2% in the overall region, going from 301 to 431. In Regina, sales were 31.6% above the 5-year average (and 30.1% above the 10-year average), while in the larger region, sales were 38.3% above the 5-year average (and 37.1% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 9.2% over last year, increasing from 2,105 to 2,299, while YTD sales in the larger region rose 14.6%, going from 2,498 to 2,863.

Sales volume was up 32.4% in the city, going from \$80.5M to \$106.6M in 2020 (32.3% above the 5-year average, and 30.4% above the 10-year average). YTD sales volume in the city was \$709.1M, an increase of 10.7% from last year. In the region, sales volume was up 16.9%, going from \$756.5M to \$884.0M (40.9% above the 5-year average and 41.6% above the 10-year average). YTD sales volume increased 16.9% in the region, rising from \$756.5M in 2019 to \$884.0M in 2020.

In Regina, the number of new listings in September 2020 rose 30.6%, going from 376 to 491 (9.3% above the 5-year average and 6.4% above the 10-year average), while in the region, new listings rose 23.6% from 483 last year to 597 this year (8.6% below the 5-year average and 5.2% above the 10-year average). YTD new listings in the city fell 5.0%, going from 4,247 to 4,035, while in the larger region, the number of new listings to date fell 6.2%, going from 5,422 to 5,087. Active listings fell 15.6% in Regina (down from 1,511 to 1,276) and fell 21.6% in the region (down from 2,194 to 1,720).

Inventory in Regina stood at 3.8 months (which is 36.7% below the level last year and 35.8% below the 5-year average), while the sales to listing ratio was 69.0%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4.0 months (which is 45.3% below the level last year and 43.0% below the 5-year average), while the sales to listing ratio was 72.2%, suggesting that market conditions favour sellers.

Homes in Regina stayed on the market an average of 52 days in September—down 17.5% from 63 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 58 days on average in 2020, but also down from an average of 68 days last year (and 2.7% below the 5-year average).

Median home prices in Regina went from \$309,200 to \$288,000 (a decrease of 6.9%) and were approximately 3.8% below the 5-year and 4.1% below 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 \$286,900 to \$290,700. Year-to-date, the median home price in Regina was \$291,147 which is 0.5% above the \$289,572 price from the same time last year. Median home prices in the region went from \$308,400 to \$290,000 (a decrease of 6%) and were approximately 3.4% below the 5-year and 2.6% below the 10-year average median price. Year-to-date, the median home price in the region was \$289,333 which is 0.7% above the \$287,278 price from the same time last year.

Melfort

Sales in Melfort were down 27.3%, going from 11 in September 2019 to 8 in September 2020, and up 3.8% in the overall region, going from 26 to 27. In Melfort, sales were 8.1% above the 5-year average (and 14.9% below the 10-year average), while in the larger region, sales were 27.4% above the 5-year average (and 23.9% above the 10-year average). Year-to-Date (YTD) sales in Melfort fell 28.8% over last year, decreasing from 66 to 47, while YTD sales in the larger region fell 14.9%, going from 195 to 166.

Sales volume was up 5.1% in the city, going from \$1.7M to \$1.7M in 2020 (18.0% above the 5-year average, and 2.6% below the 10-year average). YTD sales volume in the city was \$9.7M, a decrease of 25.4% from last year. In the region, sales volume was down 16.2%, going from \$31.5M to \$26.4M (29.3% above the 5-year average and 29.2% above the 10-year average). YTD sales volume decreased 16.2% in the region, falling from \$31.5M in 2019 to \$26.4M in 2020.

In Melfort, the number of new listings in September 2020 fell 38.5%, going from 13 to 8 (32.2% below the 5-year average and 38.9% below the 10-year average), while in the region, new listings were unchanged at 43 (6.4% below the 5-year average and 5.7% above the 10-year average). YTD new listings in the city fell 18.6%, going from 118 to 96, while in the larger region, the number of new listings to date fell 17.0%, going from 430 to 357. Active listings fell 10.3% in Melfort (down from 58 to 52) and fell 19.1% in the region (down from 267 to 216).

Inventory in Melfort stood at 6.5 months (which is 23.3% above the level last year and 18.0% 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 7.9 months (which is 22.1% below the level last year and 35.1% below the 5-year average), while the sales to listing ratio was 62.8%, suggesting that market conditions favour sellers.

Homes in Melfort stayed on the market an average of 48 days in September—down 47.3% from 91 days last year (but below the 5-year average of 104 days and below the 10-year average of 88 days). Homes in the region stayed on the market longer than homes in the city at 95 days on average in 2020, but also down from an average of 96 days last year (and 3.1% below the 5-year average).

Median home prices in Melfort went from \$179,000 to \$154,000 (a decrease of 14.0%) and were approximately 16.3% below the 5-year and 15.3% below the 10-year average median price. Year-to-date, the median home price in Melfort was \$181,083 which is 14.6% below the \$212,150 price from the same time last year. Median home prices in the region went from \$139,575 to \$147,500 (an increase of 5.7%) and were approximately 4.0% below the 5-year and 3.1% below the 10-year average median price. Year-to-date, the median home price in the region was \$141,236 which is 2.4% below the \$144,731 price from the same time last year.

Moose Jaw



Sales in Moose Jaw were up 78.4%, going from 37 in September 2019 to 66 in September 2020, and up 81.2% in the overall region, going from 48 to 87. In Moose Jaw, sales were 54.2% above the 5-year average (and 55.3% above the 10-year average), while in the larger region, sales were 55.9% above the 5-year average (and 50.8% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw rose 6.6% over last year, increasing from 380 to 405, while YTD sales in the larger region rose 16.6%, going from 470 to 548.

Sales volume was up 87.4% in the city, going from \$8.0M to \$15.0M in 2020 (60.2% above the 5-year average, and 58.7% above the 10-year average). YTD sales volume in the city was \$94.0M, an increase of 4.7% from last year. In the region, sales volume was up 14.4%, going from \$103.4M to \$118.3M (68.2% above the 5-year average and 64.9% above the 10-year average). YTD sales volume increased 14.4% in the region, rising from \$103.4M in 2019 to \$118.3M in 2020.

In Moose Jaw, the number of new listings in September 2020 rose 23.8%, going from 80 to 99 (17.3% above the 5-year average and 3.9% above the 10-year average), while in the region, new listings rose 11.1% from 117 last year to 130 this year (13.2% above the 5-year average and 2.3% above the 10-year average). YTD new listings in the city fell 12.6%, going from 818 to 715, while in the larger region, the number of new listings to date fell 8.3%, going from 1,167 to 1,070. Active listings fell 26.0% in Moose Jaw (down from 311 to 230) and fell 18.4% in the region (down from 560 to 457).

Inventory in Moose Jaw stood at 3.5 months (which is 58.5% below the level last year and 57.7% below the 5-year average), while the sales to listing ratio was 66.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 5.3 months (which is 55.0% below the level last year and 50.4% below the 5-year average), while the sales to listing ratio was 66.9%, suggesting that market conditions favour sellers.

Homes in Moose Jaw stayed on the market an average of 61 days in September—down 1.6% from 62 days last year (but below the 5-year average of 66 days and above the 10-year average of 59 days). Homes in the region stayed on the market longer than homes in the city at 76 days on average in 2020, but also up from an average of 74 days last year (and 2.1% below the 5-year average).

Median home prices in Moose Jaw went from \$175,000 to \$216,200 (an increase of 23.5%) and were approximately 6.0% above the 5-year and 4.4% above the 10-year average median price. Year-to-date, the median home price in Moose Jaw was \$214,133 which is 1.8% above the \$210,356 price from the same time last year. Median home prices in the region went from \$175,000 to \$195,000 (an increase of 11.4%) and were approximately 6.6% above the 5-year and 7.2% above the 10-year average median price. Year-to-date, the median home price in the region was \$189,111 which is 3.4% below the \$195,717 price from the same time last year.

North Battleford

Sales in North Battleford were down 5.6%, going from 18 in September 2019 to 17 in September 2020, and up 18.6% in the overall region, going from 59 to 70. In North Battleford, sales were 25.4% below the 5-year average (and 37.3% below the 10-year average), while in the larger region, sales were 14.4% above the 5-year average (and 1.8% below the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 47.7% over last year, increasing from 128 to 189, while YTD sales in the larger region rose 45.4%, going from 366 to 532.

Sales volume was up 13.7% in the city, going from \$3.9M to \$4.4M in 2020 (13.3% below the 5-year average, and 24.5% below the 10-year average). YTD sales volume in the city was \$38.5M, an increase of 46.3% from last year. In the region, sales volume was up 49.7%, going from \$72.6M to \$108.7M (16.7% above the 5-year average and 6.8% above the 10-year average). YTD sales volume increased 49.7% in the region, rising from \$72.6M in 2019 to \$108.7M in 2020.

In North Battleford, the number of new listings in September 2020 fell 22.2%, going from 45 to 35 (22.6% below the 5-year average and 24.2% below the 10-year average), while in the region, new listings fell 10.6% from 123 last



year to 110 this year (10.9% above the 5-year average and 13.6% below the 10-year average). YTD new listings in the city fell 6.7%, going from 390 to 364, while in the larger region, the number of new listings to date fell 11.2%, going from 1,250 to 1,110. Active listings fell 18.3% in North Battleford (down from 213 to 174) and fell 23.1% in the region (down from 852 to 655).

Inventory in North Battleford stood at 10.2 months (which is 13.5% below the level last year and 9.4% above the 5-year average), while the sales to listing ratio was 48.6%, suggesting balanced market conditions. Inventory in the larger region stood at 9.4 months (which is 35.2% below the level last year and 28.4% below the 5-year average), while the sales to listing ratio was 63.6%, suggesting that market conditions favour sellers.

Homes in North Battleford stayed on the market an average of 96 days in September—down 25.0% from 128 days last year (and above the 5-year average of 88 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 107 days on average in 2020, but also up from an average of 107 days last year (and 10.3% above the 5-year average).

Median home prices in North Battleford went from \$215,000 to \$260,000 (an increase of 20.9%) and were approximately 29.4% above the 5-year and 35.5% above the 10-year average median price. Year-to-date, the median home price in North Battleford was \$183,939 which is 4.8% below the \$193,139 price from the same time last year. Median home prices in the region went from \$199,000 to \$188,000 (a decrease of 5.5%) and were approximately 0.8% above the 5-year and 5.1% above the 10-year average median price. Year-to-date, the median home price in the region was \$175,808 which is 1.4% above the \$173,306 price from the same time last year.

Prince Albert

Sales in Prince Albert were steady year-over-year at 30, and up 54.0% in the overall region, going from 50 to 77. In Prince Albert, sales were 1.3% below the 5-year average (and 19.1% below the 10-year average), while in the larger region, sales were 31.0% above the 5-year average (and 17.2% above the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 12.5% over last year, increasing from 263 to 296, while YTD sales in the larger region rose 14.7%, going from 482 to 553.

Sales volume was down 12.0% in the city, going from \$7.5M to \$6.6M in 2020 (9.0% below the 5-year average, and 25.7% below the 10-year average). YTD sales volume in the city was \$64.1M, an increase of 10.6% from last year. In the region, sales volume was up 24.7%, going from \$104.0M to \$129.7M (26.3% above the 5-year average and 14.6% above the 10-year average). YTD sales volume increased 24.7% in the region, rising from \$104.0M in 2019 to \$129.7M in 2020.

In Prince Albert, the number of new listings in September 2020 rose 19.6%, going from 56 to 67 (3.1% above the 5-year average and 3.3% below the 10-year average), while in the region, new listings rose 7.1% from 113 last year to 121 this year (2.1% below the 5-year average and 4.5% below the 10-year average). YTD new listings in the city fell 7.4%, going from 582 to 539, while in the larger region, the number of new listings to date fell 10.2%, going from 1,234 to 1,108. Active listings fell 18.9% in Prince Albert (down from 301 to 244) and fell 26.2% in the region (down from 737 to 544).

Inventory in Prince Albert stood at 8.1 months (which is 18.9% below the level last year and 23.6% below the 5-year average), while the sales to listing ratio was 44.8%, suggesting balanced market conditions. Inventory in the larger region stood at 7.1 months (which is 52.1% below the level last year and 45.6% below the 5-year average), while the sales to listing ratio was 63.6%, suggesting that market conditions favour sellers.

Homes in Prince Albert stayed on the market an average of 93 days in September—up 8.1% from 86 days last year (and above the 5-year average of 85 days and above the 10-year average of 77 days). Homes in the region stayed on the market for less time than homes in the city at 93 days on average in 2020, but also down from an average of 106 days last year (and 6.1% below the 5-year average).



Median home prices in Prince Albert went from \$247,000 to \$225,500 (a decrease of 8.7%) and were approximately 2.7% below the 5-year and equal to the 10-year average median price. Year-to-date, the median home price in Prince Albert was \$207,815 which is 0.2% above the \$207,489 price from the same time last year. Median home prices in the region went from \$227,000 to \$220,000 (a decrease of 3.1%) and were approximately 1.7% below the 5-year and 0.4% below the 10-year average median price. Year-to-date, the median home price in the region was \$212,044 which is 4.8% above the \$202,250 price from the same time last year.

Swift Current

Sales in Swift Current were up 46.7%, going from 15 in September 2019 to 22 in September 2020, and up 48.4% in the overall region, going from 31 to 46. In Swift Current, sales were 6.8% above the 5-year average (and 10.6% below the 10-year average), while in the larger region, sales were 19.8% above the 5-year average (and 5.0% above the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 18.3% over last year, increasing from 169 to 200, while YTD sales in the larger region rose 15.6%, going from 302 to 349.

Sales volume was up 68.0% in the city, going from \$3.3M to \$5.6M in 2020 (5.5% above the 5-year average, and 7.7% below the 10-year average). YTD sales volume in the city was \$49.8M, an increase of 16.5% from last year. In the region, sales volume was up 11.3%, going from \$61.9M to \$69.0M (15.9% above the 5-year average and 2.1% above the 10-year average). YTD sales volume increased 11.3% in the region, rising from \$61.9M in 2019 to \$69.0M in 2020.

In Swift Current, the number of new listings in September 2020 rose 44.1%, going from 34 to 49 (16.1% above the 5-year average and 20.7% above the 10-year average), while in the region, new listings rose 18.8% from 80 last year to 95 this year (9.4% below the 5-year average and 13.2% above the 10-year average). YTD new listings in the city fell 9.1%, going from 450 to 409, while in the larger region, the number of new listings to date fell 6.2%, going from 901 to 845. Active listings fell 22.4% in Swift Current (down from 268 to 208) and fell 16.0% in the region (down from 605 to 508).

Inventory in Swift Current stood at 9.5 months (which is 47.1% below the level last year and 6.5% below the 5-year average), while the sales to listing ratio was 44.9%, suggesting balanced market conditions. Inventory in the larger region stood at 11.0 months (which is 43.4% below the level last year and 14.7% below the 5-year average), while the sales to listing ratio was 48.4%, suggesting balanced market conditions.

Homes in Swift Current stayed on the market an average of 72 days in September—down 26.5% from 98 days last year (but below the 5-year average of 82 days and below the 10-year average of 78 days). Homes in the region stayed on the market longer than homes in the city at 88 days on average in 2020, but also down from an average of 113 days last year (and 4.1% below the 5-year average).

Median home prices in Swift Current went from \$180,000 to \$216,000 (an increase of 20%) and were approximately 7.6% below the 5-year and 6.0% below the 10-year average median price. Year-to-date, the median home price in Swift Current was \$231,617 which is 1.6% above the \$227,944 price from the same time last year. Median home prices in the region went from \$113,000 to \$154,500 (an increase of 36.7%) and were approximately 11.7% below the 5-year and 15.0% below the 10-year average median price. Year-to-date, the median home price in the region was \$176,417 which is 5.4% below the \$186,478 price from the same time last year.

Yorkton

Sales in Yorkton were up 38.1%, going from 21 in September 2019 to 29 in September 2020, and up 72.1% in the overall region, going from 68 to 117. In Yorkton, sales were 35.5% above the 5-year average (and 35.5% above the 10-year average), while in the larger region, sales were 44.8% above the 5-year average (and 48.1% above the 10-



year average). Year-to-Date (YTD) sales in Yorkton rose 30.2% over last year, increasing from 149 to 194, while YTD sales in the larger region rose 31.1%, going from 546 to 716.

Sales volume was up 77.6% in the city, going from \$3.9M to \$6.9M in 2020 (53.1% above the 5-year average, and 55.2% above the 10-year average). YTD sales volume in the city was \$41.3M, an increase of 18.7% from last year. In the region, sales volume was up 27.9%, going from \$85.1M to \$108.9M (62.0% above the 5-year average and 67.4% above the 10-year average). YTD sales volume increased 27.9% in the region, rising from \$85.1M in 2019 to \$108.9M in 2020.

In Yorkton, the number of new listings in September 2020 fell 9.1%, going from 33 to 30 (16.7% below the 5-year average and 22.1% below the 10-year average), while in the region, new listings rose 11.1% from 144 last year to 160 this year (0.4% below the 5-year average and 0.1% below the 10-year average). YTD new listings in the city fell 10.2%, going from 373 to 335, while in the larger region, the number of new listings to date fell 6.4%, going from 1,605 to 1,503. Active listings fell 23.2% in Yorkton (down from 194 to 149) and fell 19.3% in the region (down from 1,082 to 873).

Inventory in Yorkton stood at 5.1 months (which is 44.4% below the level last year and 39.3% below the 5-year average), while the sales to listing ratio was 96.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 7.5 months (which is 53.1% below the level last year and 39.3% below the 5-year average), while the sales to listing ratio was 73.1%, suggesting that market conditions favour sellers.

Homes in Yorkton stayed on the market an average of 96 days in September—up 20.0% from 80 days last year (and above the 5-year average of 77 days and above the 10-year average of 71 days). Homes in the region also stayed on the market for 96 days on average in 2020, but also down from an average of 97 days last year (and 3.2% below the 5-year average).

Median home prices in Yorkton went from \$200,000 to \$230,000 (an increase of 15%) and were approximately 13.6% above the 5-year and 14.4% above the 10-year average median price. Year-to-date, the median home price in Yorkton was \$207,583 which is 4.8% below the \$218,014 price from the same time last year. Median home prices in the region went from \$128,750 to \$162,000 (an increase of 25.8%) and were approximately 18.3% above the 5-year and 17.3% above the 10-year average median price. Year-to-date, the median home price in the region was \$125,939 which is 5.4% below the \$133,139 price from the same time last year.

South East Saskatchewan

Sales in south east Saskatchewan were up 124.0%, going from 25 in September 2019 to 56 in September 2020, up 47.4% from the 5-year average (and 3.1% above the 10-year average). The total number of sales in Estevan rose 280.0% (going from 5 to 19) and rose 71.4% in Weyburn (going from 7 to 12). Sales in Estevan were 75.9% above the 5-year average (and 10.5% above the 10-year average), while they were 36.4% above the 5-year average (and 14.9% below the 10-year average) in Weyburn. Year-to-Date (YTD) sales in the overall region were up 34.7% over last year, going from 25 to 56, and with YTD sales in Estevan rising from 61 to 100, and rising 13.5% in Weyburn, going from 89 to 101.

Sales volume in the region rose 132.5%, going from \$4.7M to \$10.9M in 2020 (41.2% above the 5-year average, and 16.1% below the 10-year average). Sales volume in Estevan rose 48.7%—\$14.1M to \$21.0M in 2020 (68.6% above the 5-year average and 16.2% below the 10-year average), while it increased 47.0% in Weyburn—\$1.7M to \$2.5M (11.8% above the 5-year average and 38.3% below the 10-year average). YTD sales volume in the region rose from \$54.6M to \$70.0M in 2020 (an increase of 28.3%), with Estevan seeing a 48.7% rise and Weyburn seeing a 13.5% rise in the YTD sales volume.

The number of new listings in south east Saskatchewan rose 2.5%, going from 120 to 123 (0.5% below the 5-year average and 0.3% above the 10-year average). The number of new listings in Estevan were up from 27 last year to



32 this year (a rise of 18.5%), while in Weyburn, new listings decreased from 32 last year to 24 this year (a fall of 25.0%). Active listings were down 18.5% across the region (868 in 2019 to 707 in 2020), down 27.9% in Estevan (201 to 145), and down 25.1% in Weyburn (187 to 140).

Inventory in south east Saskatchewan stood at 12.6 months (which is 63.6% below the level last year and 44.6% below the 5-year average), while the sales to listing ratio was 45.5%, suggesting balanced market conditions. Inventory in Estevan stood at 7.6 months (which is 81.0% below the level last year and 73.8% below the 5-year average), while the sales to listing ratio was 59.4%, suggesting balanced market conditions. Inventory in Weyburn stood at 11.7 months (which is 56.3% below the level last year and 52.0% below the 5-year average), while the sales to listing ratio was 50.0%, suggesting balanced market conditions.

In 2020, homes stayed on the market an average of 93 days in south east Saskatchewan, down 6.1% from 99 days last year (and 1.9% below the 5-year average of 95 days and 12.7% above the 10-year average of 82 days). Homes in Estevan stayed on the market for less time than homes in the larger region at 76 days on average in 2020, but also down from an average of 97 days last year (and 16.7% below the 5-year average). Homes in Weyburn stayed on the market for less time than homes in the larger region at 90 days on average in 2020, but also down from an average of 107 days last year (and 2.7% above the 5-year average).

Median home prices in the region rose 6.3%, going from \$175,000 to \$186,000 (0.6% above the 5-year average median price of \$184,900 and 12.1% below the 10-year average median price of \$211,690). Year-to-date, the median home price in south east Saskatchewan was \$167,833 which is 12.4% below the \$191,500 price from the same time last year. Median home prices in Estevan went from \$238,000 to \$215,000 (a decrease of 9.7%) and were approximately 12.0% below the 5-year and 22.2% below the 10-year average median price. Year-to-date, the median home price in the region was \$195,889 which is 16.1% below the \$233,522 price from the same time last year. Median home prices in Weyburn went from \$225,000 to \$199,000 (a decrease of 11.6%) and were approximately 16.7% below the 5-year and 24.1% below the 10-year average median price. Year-to-date, the median home price in the region was \$212,356 which is 8.9% below the \$233,111 price from the same time last year.

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Year-Over-Year Residential Housing Statistics for September

	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
September 2020	430	\$154.0M	\$345,000	813	1,563	40	52.9	3.6	653	\$220.8M	\$330,000	1,067	2,690	51	61.2	4.1
September 2019	305	\$107.7M	\$329,900	717	1,906	55	42.5	6.2	423	\$136.8M	\$310,000	1,000	3,452	66	42.3	8.2
y/y % Chg	41.0	43.0	4.6	13.4	(18.0)	(27.3)	24.3	(41.8)	54.4	61.4	6.5	6.7	(22.1)	(22.7)	44.7	(49.5)
2020 YTD	3,215	\$1,110.4M	\$331,183	6,123	1,492	51	51.2	4.7	4,535	\$1,490.6M	\$313,614	8,777	2,727	62	50.2	6.2
2019 YTD	2,862	\$952.5M	\$321,167	6,393	1,779	54	44.4	5.8	3,847	\$1,213.9M	\$301,511	9,388	3,237	65	40.7	7.8
YTD % Chg	12.3	16.6	3.1	(4.2)	(16.1)	(5.3)	15.5	(19.6)	17.9	22.8	4.0	(6.5)	(15.8)	(5.4)	23.5	(20.7)
5-Yr Avg	335	\$110.6M	\$329,780	786	1,909	52	42.5	5.9	461	\$149.3M	\$309,770	1,030	3,334	61	44.7	7.7
5-Yr Avg % Chg	28.4	39.3	4.6	3.4	(18.1)	(22.8)	24.4	(38.8)	41.7	47.8	6.5	3.6	(19.3)	(16.7)	37.0	(46.2)
10-Yr Avg	348	\$117.3M	\$325,415	782	1,749	46	45.0	5.2	487	\$155.5M	\$308,515	1,054	3,091	55	46.7	6.6
10-Yr Avg % Chg	23.7	31.3	6.0	4.0	(10.6)	(12.3)	17.5	(29.8)	34.2	42.0	7.0	1.3	(13.0)	(6.8)	31.1	(37.8)

	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
September 2020	339	\$106.6M	\$288,000	491	1,276	52	69.0	3.8	431	\$138.2M	\$290,000	597	1,720	58	72.2	4.0
September 2019	254	\$80.5M	\$309,200	376	1,511	63	67.6	5.9	301	\$95.3M	\$308,400	483	2,194	68	62.3	7.3
y/y % Chg	33.5	32.4	(6.9)	30.6	(15.6)	(17.5)	2.2	(36.7)	43.2	45.1	(6.0)	23.6	(21.6)	(14.7)	15.8	(45.3)
2020 YTD	2,299	\$709.1M	\$291,147	4,035	1,263	62	55.0	5.9	2,863	\$884.0M	\$289,333	5,087	1,740	67	54.2	6.7
2019 YTD	2,105	\$640.8M	\$289,572	4,247	1,475	63	50.4	6.5	2,498	\$756.5M	\$287,278	5,422	2,082	68	47.0	7.7
YTD % Chg	9.2	10.7	0.5	(5.0)	(14.3)	(0.9)	9.2	(9.1)	14.6	16.9	0.7	(6.2)	(16.4)	(1.6)	15.3	(13.7)
5-Yr Avg	258	\$80.6M	\$299,270	449	1,441	54	57.5	5.9	312	\$98.1M	\$300,280	550	2,060	60	56.5	7.0
5-Yr Avg % Chg	31.6	32.3	(3.8)	9.3	(11.4)	(3.3)	20.2	(35.8)	38.3	40.9	(3.4)	8.6	(16.5)	(2.7)	27.7	(43.0)
10-Yr Avg	261	\$81.8M	\$300,335	461	1,269	45	57.0	5.0	314	\$97.7M	\$297,890	568	1,826	50	55.6	6.0
10-Yr Avg % Chg	30.1	30.4	(4.1)	6.4	0.6	15.3	21.2	(25.2)	37.1	41.6	(2.6)	5.2	(5.8)	15.3	29.8	(33.8)



Year-Over-Year Residential Housing Statistics for September (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
September 2020	8	\$1.7M	\$154,000	8	52	48	100.0	6.5	27	\$4.5M	\$147,500	43	216	95	62.8	8.0
September 2019	11	\$1.7M	\$179,000	13	58	91	84.6	5.3	26	\$4.2M	\$139,575	43	267	96	60.5	10.3
y/y % Chg	(27.3)	5.1	(14.0)	(38.5)	(10.3)	(47.3)	18.2	23.3	3.8	6.8	5.7	0.0	(19.1)	(1.0)	3.8	(22.1)
2020 YTD	47	\$9.7M	\$181,083	96	54	114	55.0	16.3	166	\$26.4M	\$141,236	357	220	126	45.0	16.6
2019 YTD	66	\$13.0M	\$212,150	118	59	89	66.3	9.1	195	\$31.5M	\$144,731	430	254	107	46.2	12.7
YTD % Chg	(28.8)	(25.4)	(14.6)	(18.6)	(8.5)	28.4	(17.1)	78.8	(14.9)	(16.2)	(2.4)	(17.0)	(13.5)	17.9	(2.8)	31.4
5-Yr Avg	7	\$1.5M	\$183,925	12	50	104	65.5	7.9	21	\$3.5M	\$153,615	40	243	98	52.1	12.3
5-Yr Avg % Chg	8.1	18.0	(16.3)	(32.2)	3.6	(53.8)	52.6	(18.0)	27.4	29.3	(4.0)	6.4	(11.2)	(3.1)	20.6	(35.1)
10-Yr Avg	9	\$1.8M	\$181,918	13	64	88	72.9	7.8	22	\$3.5M	\$152,177	41	252	95	53.4	12.1
10-Yr Avg % Chg	(14.9)	(2.6)	(15.3)	(38.9)	(19.1)	(45.1)	37.2	(16.3)	23.9	29.2	(3.1)	5.7	(14.2)	(0.3)	17.6	(33.8)

	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
September 2020	66	\$15.0M	\$216,200	99	230	61	66.7	3.5	87	\$19.1M	\$195,000	130	457	76	66.9	5.3
September 2019	37	\$8.0M	\$175,000	80	311	62	46.3	8.4	48	\$10.2M	\$175,000	117	560	74	41.0	11.7
y/y % Chg	78.4	87.4	23.5	23.8	(26.0)	(1.6)	44.1	(58.5)	81.3	87.0	11.4	11.1	(18.4)	2.7	63.1	(55.0)
2020 YTD	405	\$94.0M	\$214,133	715	240	73	54.2	6.8	548	\$118.3M	\$189,111	1,070	474	87	49.7	9.3
2019 YTD	380	\$89.8M	\$210,356	818	309	81	46.1	7.8	470	\$103.4M	\$195,717	1,167	547	92	40.1	11.3
YTD % Chg	6.6	4.7	1.8	(12.6)	(22.5)	(9.8)	17.5	(12.1)	16.6	14.4	(3.4)	(8.3)	(13.4)	(5.4)	24.2	(17.3)
5-Yr Avg	43	\$9.4M	\$203,980	84	318	66	50.1	8.2	56	\$11.4M	\$183,000	115	541	78	48.2	10.6
5-Yr Avg % Chg	54.2	60.2	6.0	17.3	(27.7)	(8.1)	33.1	(57.7)	55.9	68.2	6.6	13.2	(15.6)	(2.1)	38.8	(50.4)
10-Yr Avg	43	\$9.4M	\$207,140	95	295	59	44.8	7.5	58	\$11.6M	\$181,850	127	492	71	45.4	9.1
10-Yr Avg % Chg	55.3	58.7	4.4	3.9	(22.0)	2.9	48.7	(53.3)	50.8	64.9	7.2	2.3	(7.1)	7.0	47.3	(42.2)



Year-Over-Year Residential Housing Statistics for September (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
September 2020	17	\$4.4M	\$260,000	35	174	96	48.6	10.2	70	\$15.2M	\$188,000	110	655	107	63.6	9.4
September 2019	18	\$3.9M	\$215,000	45	213	128	40.0	11.8	59	\$12.7M	\$199,000	123	852	107	48.0	14.4
y/y % Chg	(5.6)	13.7	20.9	(22.2)	(18.3)	(25.0)	21.4	(13.5)	18.6	20.2	(5.5)	(10.6)	(23.1)	0.0	32.7	(35.2)
2020 YTD	189	\$38.5M	\$183,939	364	190	95	51.1	11.1	532	\$108.7M	\$175,808	1,110	729	109	47.0	15.9
2019 YTD	128	\$26.3M	\$193,139	390	205	92	33.3	16.2	366	\$72.6M	\$173,306	1,250	771	101	29.7	20.7
YTD % Chg	47.7	46.3	(4.8)	(6.7)	(7.4)	4.0	53.5	(31.7)	45.4	49.7	1.4	(11.2)	(5.4)	8.1	58.3	(23.2)
5-Yr Avg	23	\$5.1M	\$200,980	45	192	88	49.6	9.4	61	\$13.1M	\$186,575	123	776	97	49.9	13.1
5-Yr Avg % Chg	(25.4)	(13.3)	29.4	(22.6)	(9.2)	9.6	(2.2)	9.4	14.4	16.7	0.8	(10.9)	(15.5)	10.3	27.6	(28.4)
10-Yr Avg	27	\$5.8M	\$191,940	46	167	73	60.5	7.1	71	\$14.3M	\$178,808	127	695	88	56.3	10.6
10-Yr Avg % Chg	(37.3)	(24.5)	35.5	(24.2)	3.9	32.0	(19.7)	44.2	(1.8)	6.8	5.1	(13.6)	(5.8)	22.3	13.1	(11.4)

	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
September 2020	30	\$6.6M	\$225,500	67	244	93	44.8	8.1	77	\$18.2M	\$220,000	121	544	93	63.6	7.1
September 2019	30	\$7.5M	\$247,000	56	301	86	53.6	10.0	50	\$12.1M	\$227,000	113	737	106	44.2	14.7
y/y % Chg	0.0	(12.0)	(8.7)	19.6	(18.9)	8.1	(16.4)	(18.9)	54.0	49.5	(3.1)	7.1	(26.2)	(12.3)	43.8	(52.1)
2020 YTD	296	\$64.1M	\$207,815	539	254	89	54.2	9.2	553	\$129.7M	\$212,044	1,108	577	98	48.1	12.0
2019 YTD	263	\$58.0M	\$207,489	582	285	83	47.7	11.1	482	\$104.0M	\$202,250	1,234	690	101	40.2	14.6
YTD % Chg	12.5	10.6	0.2	(7.4)	(10.6)	7.2	13.8	(17.5)	14.7	24.7	4.8	(10.2)	(16.4)	(2.4)	19.7	(17.4)
5-Yr Avg	30	\$7.3M	\$231,800	65	321	85	47.5	10.6	59	\$14.4M	\$223,825	124	732	99	47.7	13.0
5-Yr Avg % Chg	(1.3)	(9.0)	(2.7)	3.1	(24.0)	9.9	(5.6)	(23.6)	31.0	26.3	(1.7)	(2.1)	(25.6)	(6.1)	33.4	(45.6)
10-Yr Avg	37	\$8.9M	\$225,450	69	307	77	53.7	8.7	66	\$15.8M	\$220,963	127	706	92	51.8	11.2
10-Yr Avg % Chg	(19.1)	(25.7)	0.0	(3.3)	(20.5)	20.5	(16.6)	(6.3)	17.2	14.6	(0.4)	(4.5)	(23.0)	1.3	22.8	(36.8)



Year-Over-Year Residential Housing Statistics for September (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
September 2020	22	\$5.6M	\$216,000	49	208	72	44.9	9.5	46	\$8.5M	\$154,500	95	508	88	48.4	11.0
September 2019	15	\$3.3M	\$180,000	34	268	98	44.1	17.9	31	\$4.6M	\$113,000	80	605	113	38.8	19.5
y/y % Chg	46.7	68.0	20.0	44.1	(22.4)	(26.5)	1.8	(47.1)	48.4	84.5	36.7	18.8	(16.0)	(22.1)	25.0	(43.4)
2020 YTD	200	\$49.8M	\$231,617	409	200	102	48.0	10.4	349	\$69.0M	\$176,417	845	490	110	41.3	12.6
2019 YTD	169	\$42.7M	\$227,944	450	237	91	40.4	13.6	302	\$61.9M	\$186,478	901	561	101	34.2	17.4
YTD % Chg	18.3	16.5	1.6	(9.1)	(15.8)	11.3	18.9	(23.6)	15.6	11.3	(5.4)	(6.2)	(12.6)	8.4	20.8	(27.4)
5-Yr Avg	21	\$5.3M	\$233,680	42	196	82	48.8	10.1	38	\$7.4M	\$174,900	87	497	92	44.2	12.9
5-Yr Avg % Chg	6.8	5.5	(7.6)	16.1	6.3	(12.6)	(8.1)	(6.5)	19.8	15.9	(11.7)	9.4	2.2	(4.1)	9.5	(14.7)
10-Yr Avg	25	\$6.0M	\$229,885	41	158	78	61.5	7.2	44	\$8.4M	\$181,675	84	442	88	52.2	10.1
10-Yr Avg % Chg	(10.6)	(7.7)	(6.0)	20.7	31.6	(7.2)	(26.9)	30.8	5.0	2.1	(15.0)	13.2	15.0	0.6	(7.2)	9.5

	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
September 2020	29	\$6.9M	\$230,000	30	149	96	96.7	5.1	117	\$20.4M	\$162,000	160	873	96	73.1	7.5
September 2019	21	\$3.9M	\$200,000	33	194	80	63.6	9.2	68	\$9.3M	\$128,750	144	1,082	97	47.2	15.9
y/y % Chg	38.1	77.6	15.0	(9.1)	(23.2)	20.0	51.9	(44.4)	72.1	119.6	25.8	11.1	(19.3)	(1.0)	54.9	(53.1)
2020 YTD	194	\$41.3M	\$207,583	335	164	106	57.8	9.8	716	\$108.9M	\$125,939	1,503	924	121	47.6	11.6
2019 YTD	149	\$34.8M	\$218,014	373	188	89	40.8	14.0	546	\$85.1M	\$133,139	1,605	1,024	112	34.0	18.2
YTD % Chg	30.2	18.7	(4.8)	(10.2)	(12.6)	19.3	41.6	(30.5)	31.1	27.9	(5.4)	(6.4)	(9.8)	7.8	40.0	(36.1)
5-Yr Avg	21	\$4.5M	\$202,400	36	173	77	61.5	8.5	81	\$12.6M	\$136,925	159	994	99	50.7	12.3
5-Yr Avg % Chg	35.5	53.1	13.6	(16.7)	(14.0)	24.0	57.2	(39.3)	44.8	62.0	18.3	0.4	(12.2)	(3.2)	44.3	(39.3)
10-Yr Avg	21	\$4.4M	\$201,085	39	155	71	58.0	7.6	79	\$12.2M	\$138,063	160	890	89	49.3	11.3
10-Yr Avg % Chg	35.5	55.2	14.4	(22.1)	(4.1)	34.5	66.6	(32.0)	48.1	67.4	17.3	(0.1)	(1.9)	7.7	48.3	(33.7)



Year-Over-Year Residential Housing Statistics for September (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
September 2020	19	\$4.2M	\$215,000	32	145	76	59.4	7.6	12	\$2.5M	\$199,000	24	140	90	50.0	11.7
September 2019	5	\$1.1M	\$238,000	27	201	97	18.5	40.2	7	\$1.7M	\$225,000	32	187	107	21.9	26.7
y/y % Chg	280.0	294.9	(9.7)	18.5	(27.9)	(21.6)	220.6	(81.0)	71.4	47.0	(11.6)	(25.0)	(25.1)	(15.9)	128.6	(56.3)
2020 YTD	100	\$21.0M	\$195,889	252	148	110	41.4	17.4	101	\$24.3M	\$212,356	224	158	88	43.7	21.2
2019 YTD	61	\$14.1M	\$233,522	287	206	97	21.4	50.2	89	\$21.3M	\$233,111	255	180	126	35.4	21.5
YTD % Chg	63.9	48.7	(16.1)	(12.2)	(28.2)	13.2	93.2	(65.4)	13.5	14.2	(8.9)	(12.2)	(12.1)	(30.0)	23.4	(1.5)
5-Yr Avg	11	\$2.5M	\$244,200	35	189	91	34.4	29.1	9	\$2.2M	\$238,800	32	172	88	29.5	24.3
5-Yr Avg % Chg	75.9	68.6	(12.0)	(7.5)	(23.4)	(16.7)	72.8	(73.8)	36.4	11.8	(16.7)	(24.1)	(18.7)	2.7	69.3	(52.0)
10-Yr Avg	17	\$5.0M	\$276,250	36	168	87	51.5	18.1	14	\$4.0M	\$262,162	34	153	71	46.9	18.5
10-Yr Avg % Chg	10.5	(16.2)	(22.2)	(10.1)	(13.7)	(13.0)	15.3	(57.9)	(14.9)	(38.3)	(24.1)	(29.8)	(8.4)	27.1	6.6	(37.1)

South East Saskatchewan								
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
September 2020	56	\$10.9M	\$186,000	123	707	93	45.5	12.6
September 2019	25	\$4.7M	\$175,000	120	868	99	20.8	34.7
y/y % Chg	124.0	132.5	6.3	2.5	(18.5)	(6.1)	118.5	(63.6)
2020 YTD	373	\$70.0M	\$167,833	1,009	742	113	35.9	21.8
2019 YTD	277	\$54.6M	\$191,500	1,131	841	121	24.3	30.3
YTD % Chg	34.7	28.3	(12.4)	(10.8)	(11.8)	(6.1)	47.7	(28.0)
5-Yr Avg	38	\$7.7M	\$184,900	124	798	95	31.5	22.8
5-Yr Avg % Chg	47.4	41.2	0.6	(0.5)	(11.4)	(1.9)	44.5	(44.6)
10-Yr Avg	54	\$13.0M	\$211,690	123	659	83	45.3	15.4
10-Yr Avg % Chg	3.1	(16.1)	(12.1)	0.3	7.3	12.7	0.6	(17.8)

