



SASKATOON - MARCH 2024

The City of Saskatoon reported 364 sales in March, a year-over-year decline of 8 per cent and 2 per cent above long-term, 10-year averages.

Inventory levels decreased by 21 per cent year-over-year and continue to sit nearly 50 per cent below long-term, 10-year trends. As a result, market conditions remain extremely tight in the City of Saskatoon, which is placing upward pressure on prices and likely preventing even stronger sales numbers.

The City of Saskatoon reported a benchmark price of \$394,300 in March, up from \$388,300 in February and over 5 per cent above March 2023.



SALES
364

↓ 8.3% Y/Y | ↑ 7.8% YTD


VS. 10-YEAR AVERAGE
↑ 1.8% | ↑ 11.0% YTD



NEW LISTINGS
540

↓ 7.2% Y/Y | ↓ 5.9% YTD

VS. 10-YEAR AVERAGE
↓ 28.7% | ↓ 29.8% YTD



INVENTORY
765

↓ 21.4% Y/Y | Monthly trend* →

VS. 10-YEAR AVERAGE
↓ 49.5% | ↓ 48.3% YTD




MONTHS OF SUPPLY
2.10

↓ 14.2% Y/Y | Monthly trend* →

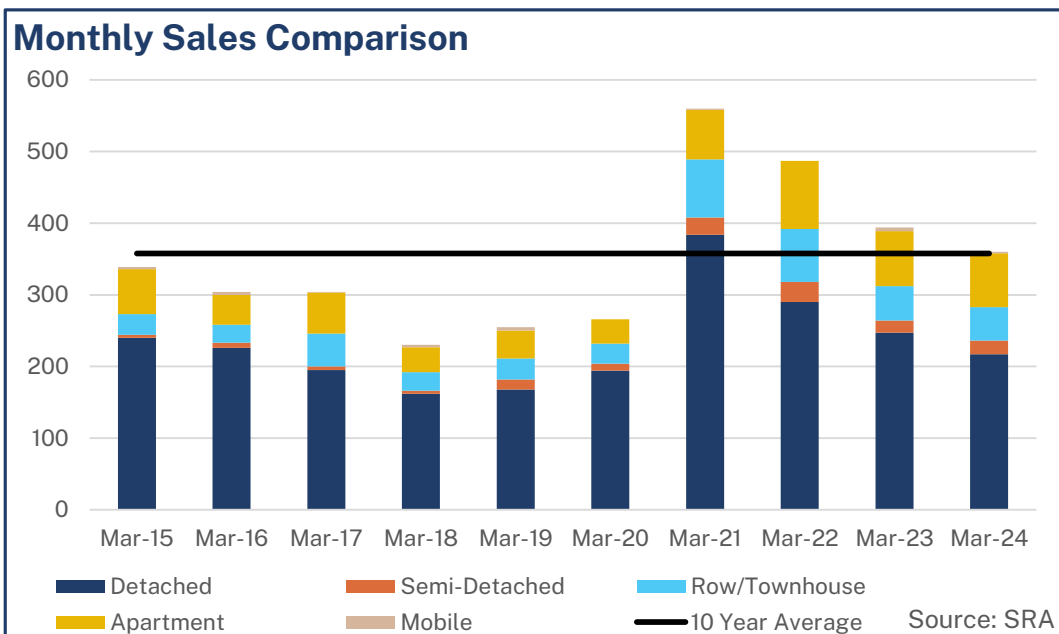
VS. 10-YEAR AVERAGE
↓ 55.3% | ↓ 56.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 394,300 | ↑ **5.2%** Y/Y



Monthly trend*





SASKATOON - MARCH 2024

March 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	217	-12%	321	-14%	481	-18%	2.22	-6%	43	\$443,500	5%	\$475,579	7%
Semi-Detached	19	12%	31	121%	45	13%	2.37	1%	70	\$468,500	5%	\$418,548	3%
Row/Townhouse	47	-2%	69	-4%	78	-37%	1.66	-36%	30	\$325,500	13%	\$325,227	6%
Apartment	75	-3%	113	-1%	153	-28%	2.04	-26%	36	\$239,000	10%	\$245,562	19%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	2	-60%	2	-50%	2	-71%	1.00	-29%	60	-	-	\$25,000	-88%
Mutli-Family	4	33%	4	33%	6	0%	1.50	-25%	81	-	-	\$431,250	17%
Total Residential	364	-8%	540	-7%	765	-21%	2.10	-14%	42	\$394,300	5%	\$402,832	7%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	358	2%	757	-29%	1,514	-49%	4.70	-55%	49	\$335,010	18%	\$348,869	15%

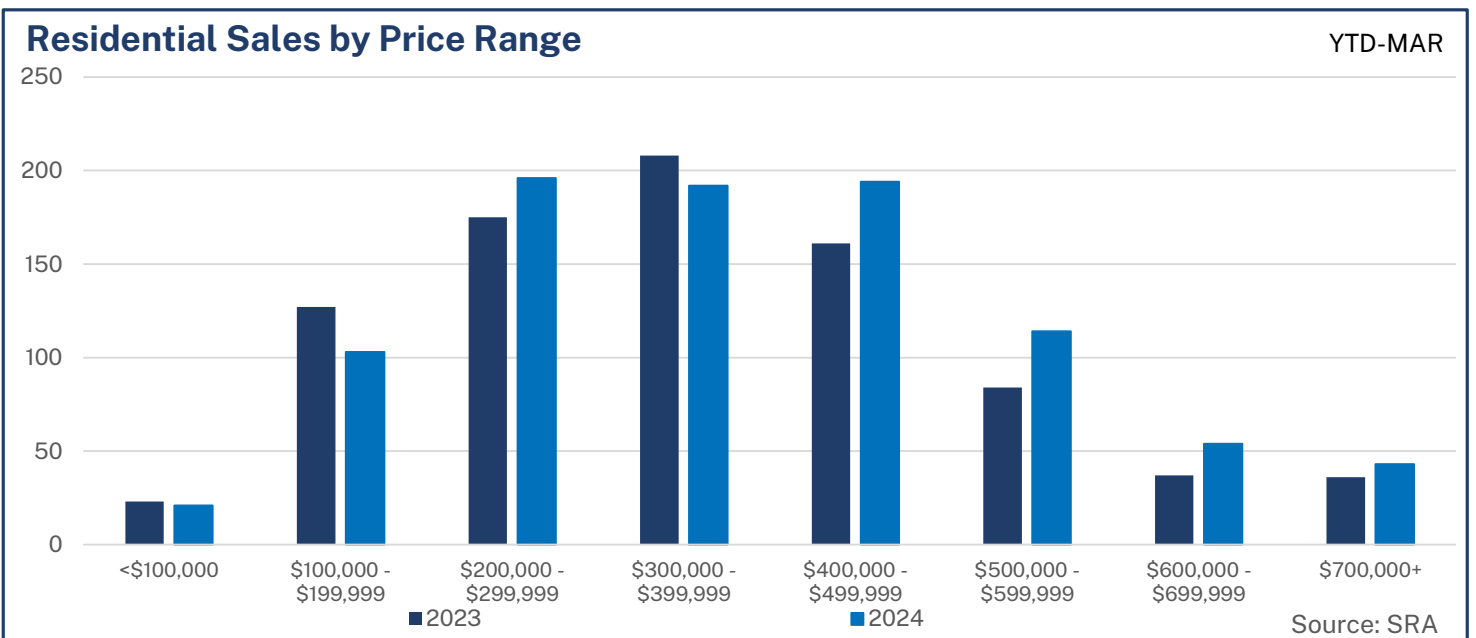
Year-to-Date

March 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	545	6%	811	-7%	461	-18%	2.54	-23%	45	\$432,433	5%	\$448,648	4%
Semi-Detached	53	36%	66	2%	46	5%	2.60	-22%	55	\$452,533	2%	\$429,603	11%
Row/Townhouse	130	21%	169	-10%	72	-42%	1.66	-52%	35	\$321,900	12%	\$316,128	7%
Apartment	178	2%	279	0%	146	-31%	2.46	-32%	38	\$230,600	7%	\$236,305	16%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	4	-20%	3	-70%	2	-70%	1.75	-62%	51	-	-	\$21,500	-90%
Mutli-Family	7	-42%	10	-23%	5	-27%	2.29	25%	61	-	-	\$473,429	15%
Total Residential	917	8%	1,338	-6%	732	-23%	2.39	-29%	43	\$385,133	4%	\$385,868	6%

10-Year Averages

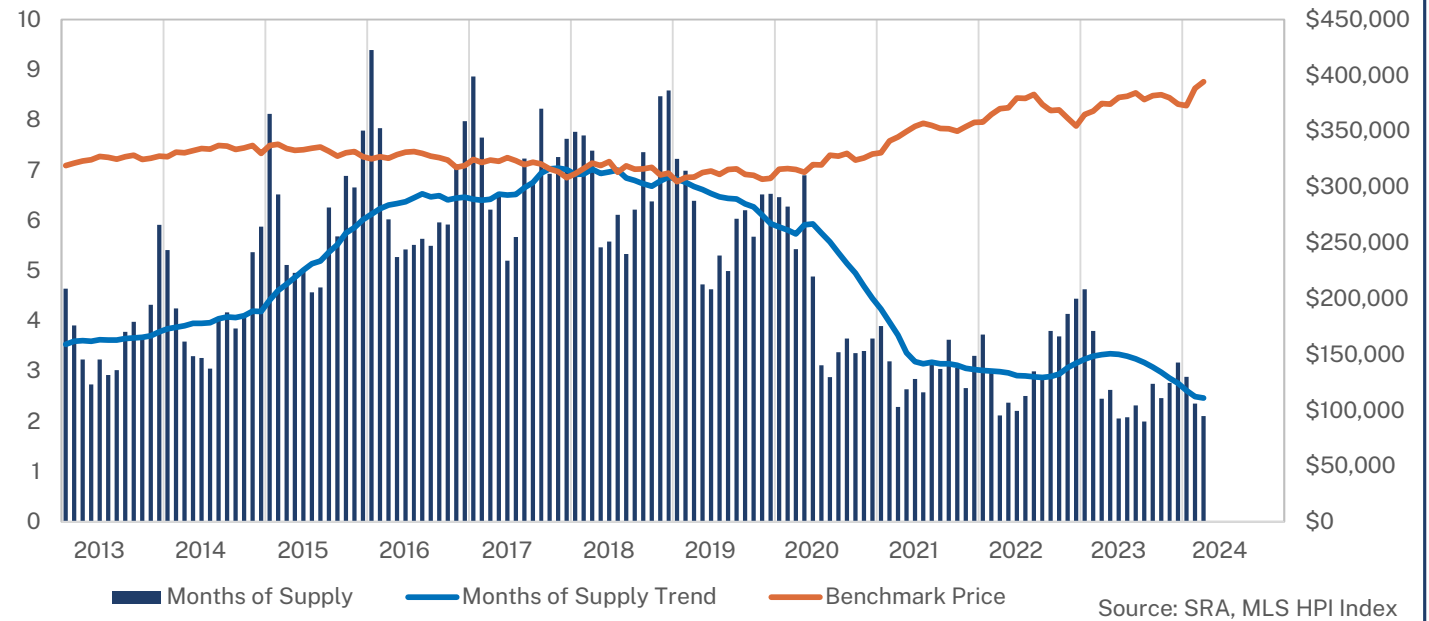
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	826	11%	1,905	-30%	1,416	-48%	5.48	-56%	52	\$332,797	16%	\$346,064	12%



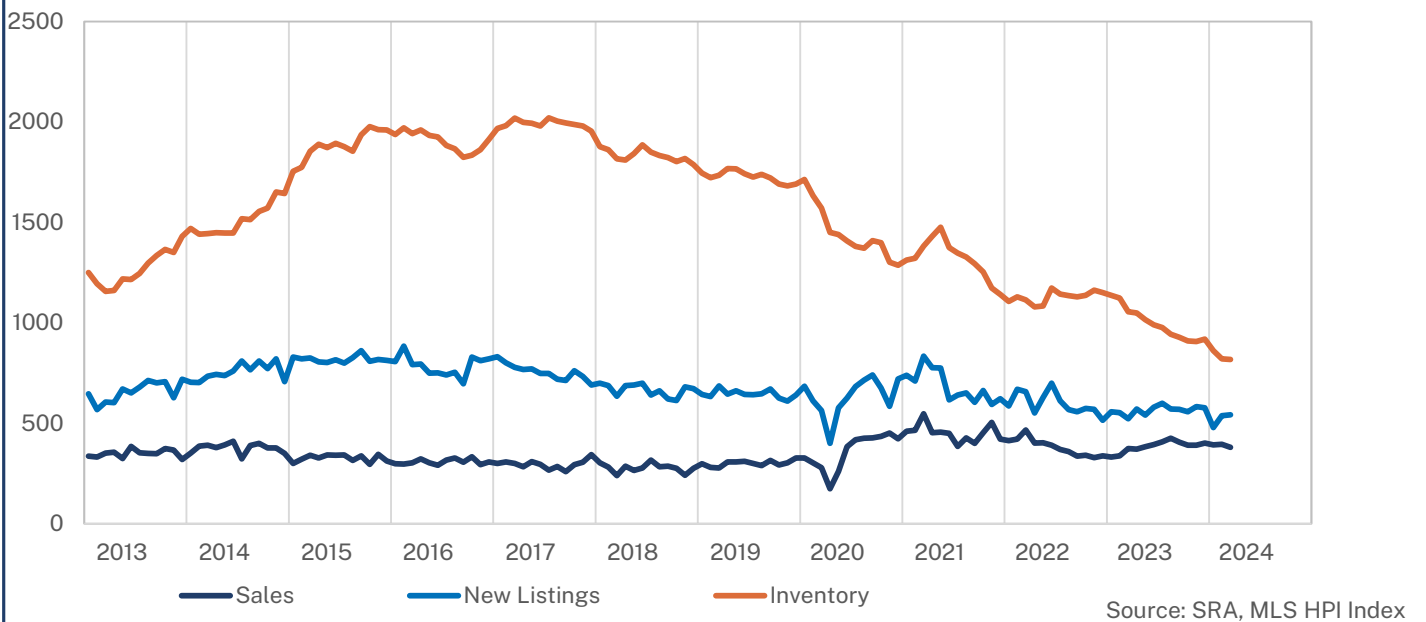


SASKATOON - MARCH 2024

Residential Months of Supply and Price



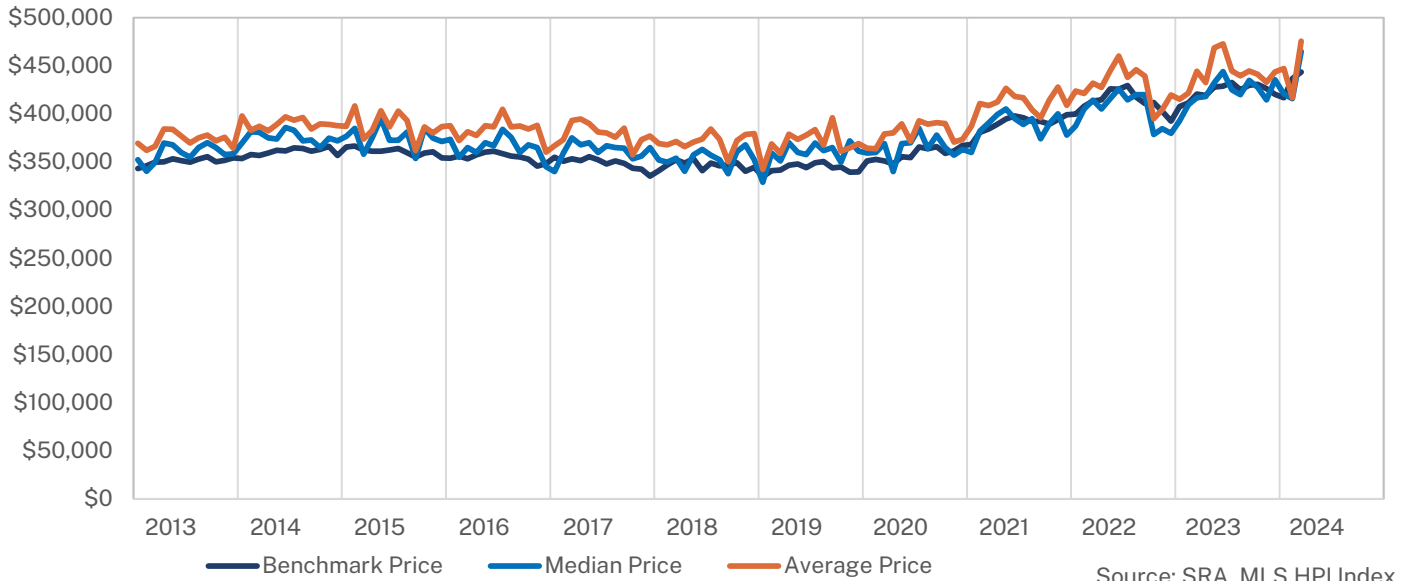
Residential Stats - Seasonally Adjusted



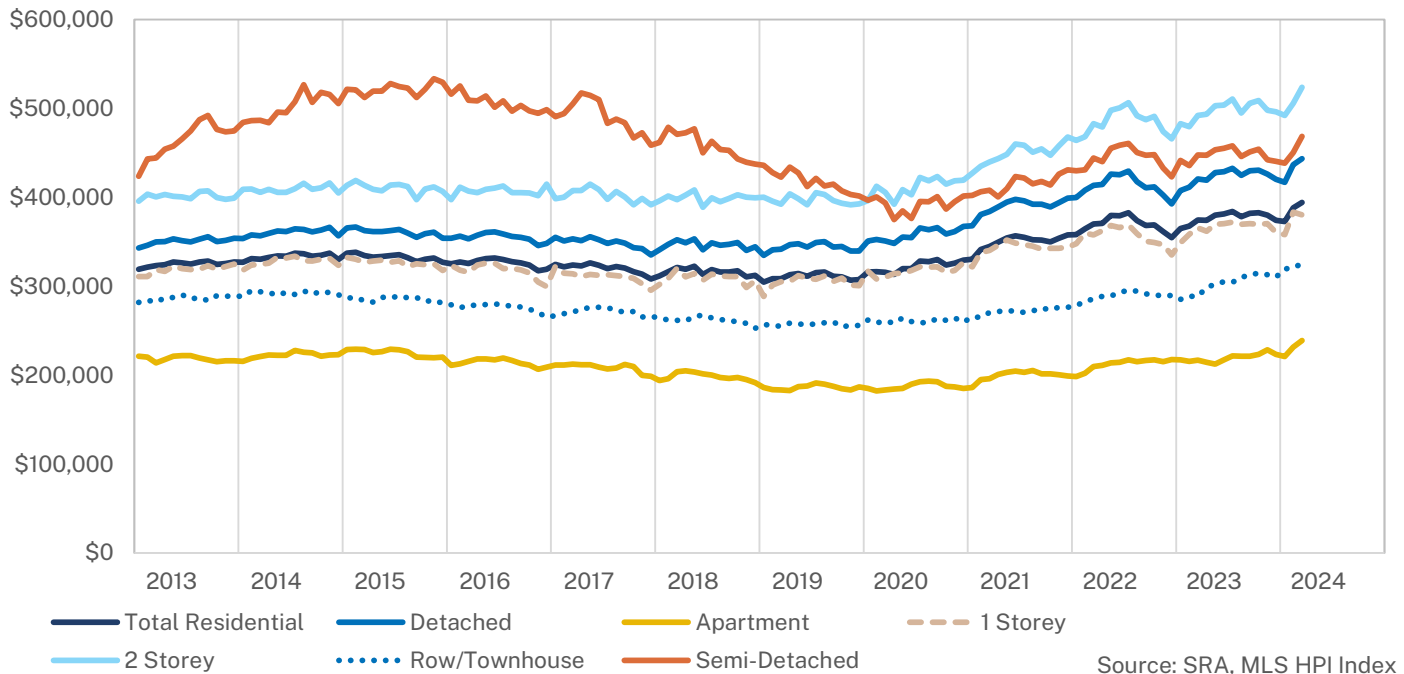


SASKATOON - MARCH 2024

Detached Pricing



Benchmark Price





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HPI Benchmark Attributes

	Composite
Bedrooms, Above Ground	3
Bathrooms, Full	2
Bathrooms, Half	0
Garage	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1182
Lot Size	-
Fireplaces, Number of	0
Year Built	1990
March 2024 Benchmark Price	\$394,300
Detached Share of Sales, Last 3 Years	63%
Semi-Detached Share of Sales, Last 3 Years	2%
Apartment Share of Sales, Last 3 Years	16%
Townhouse Share of Sales, Last 3 Years	15%

	Detached	1 Storey	2 Storey
Bedrooms, Above Ground	3	3	3
Bathrooms, Full	2	2	2
Bathrooms, Half	0	0	1
Garage	Attached, Double width	Attached, Single width	Attached, Double width
Gross Living Area, Above Ground (Sq. Ft.)	1253	1112	1493
Lot Size	5616	5878	5194
Fireplaces, Number of	0	0	0
Year Built	1981	1972	2007
March 2024 Benchmark Price	\$443,500	\$380,200	\$523,800
Share of Total Sales, Last 3 Years	63%	37%	32%

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	3	3	2
Bathrooms, Full	2	1	1
Bathrooms, Half	1	1	0
Garage	Detached, Single width	Attached, Single width	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1154	1108	936
Fireplaces, Number of	0	0	0
Year Built	2013	2010	1997
March 2024 Benchmark Price	\$468,500	\$325,500	\$239,000
Share of Total Sales, Last 3 Years	2%	15%	16%

SASKATOON

Table with columns: Sales, Y/Y%, New Listings, Y/Y%, S/NL Ratio, Inventory, Y/Y%, Months of Supply, DOM, SP/LP, Benchmark Price, Y/Y%, Median Price, Y/Y%, Average Price, Y/Y%, Index. Rows include monthly data from 2019 to 2024, with summary rows for each year.