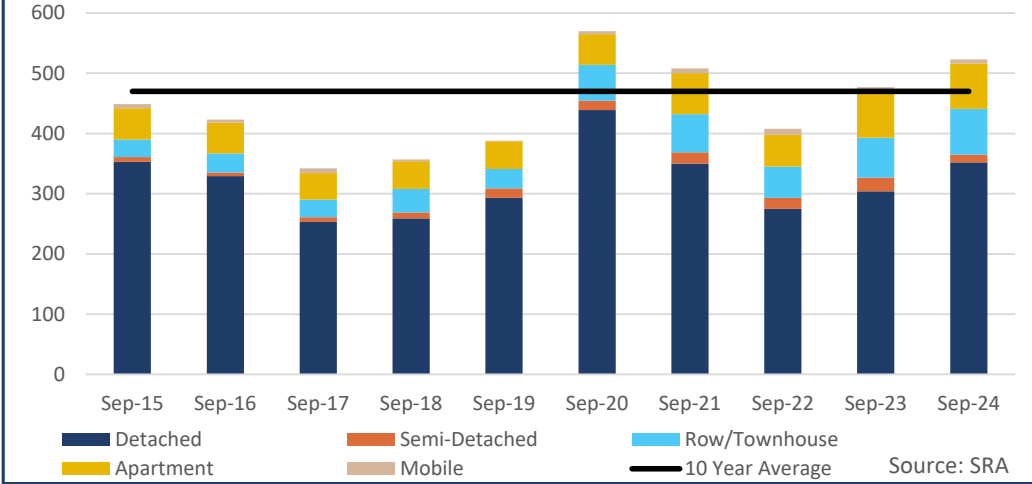




# SASKATOON-BIGGAR REGION - SEPTEMBER 2024

## Monthly Sales Comparison



**SALES**  
**543**

↑ 9.7% Y/Y | ↑ 5.0% YTD  
VS. 10-YEAR AVERAGE  
↑ 15.5% | ↑ 16.0% YTD



**NEW LISTINGS**  
**808**

↑ 3.5% Y/Y | ↓ 2.5% YTD  
VS. 10-YEAR AVERAGE  
↓ 18.9% | ↓ 21.0% YTD

## TOTAL RESIDENTIAL BENCHMARK PRICE

**\$ 404,500** ↑ **6.4%** Y/Y Monthly trend\*

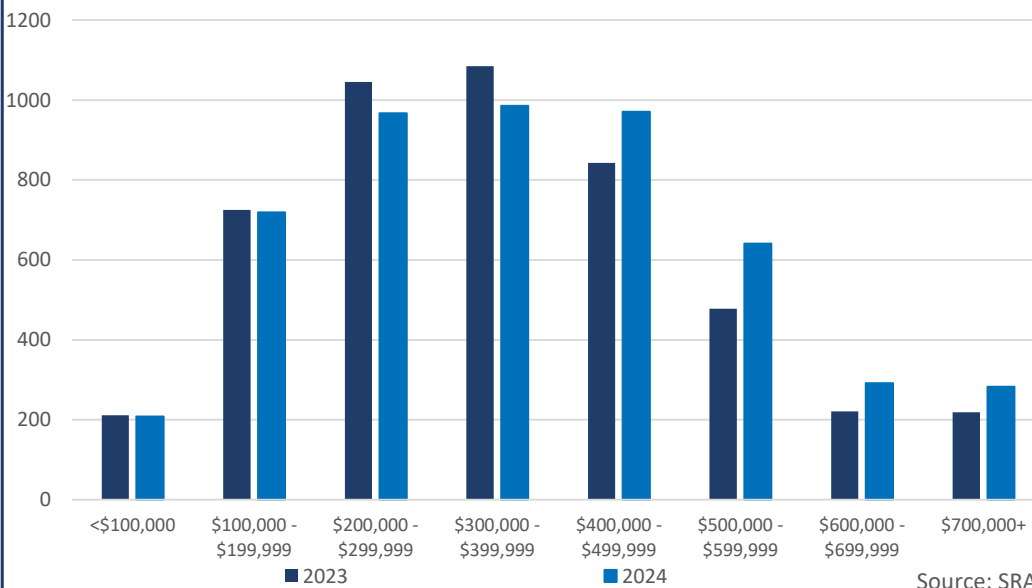


**INVENTORY**  
**1,516**

↓ 16.2% Y/Y | Monthly trend\*  
VS. 10-YEAR AVERAGE  
↓ 44.7% | ↓ 44.2% YTD

## Residential Sales by Price Range

YTD-SEP



**MONTHS OF SUPPLY**  
**2.79**

↓ 23.6% Y/Y | Monthly trend\*  
VS. 10-YEAR AVERAGE  
↓ 54.4% | ↓ 54.0% YTD



# SASKATOON-BIGGAR REGION - SEPTEMBER 2024

## September 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	352	16%	552	4%	991	-18%	64%	2.82	-29%	35	\$461,600	7%
Semi-Detached	13	-43%	25	4%	56	-2%	52%	4.31	74%	57	\$483,700	6%
Row/Townhouse	76	15%	84	1%	106	-23%	90%	1.39	-33%	28	\$327,900	8%
Apartment	75	-4%	104	7%	183	-12%	72%	2.44	-9%	44	\$244,300	15%
Acreage	17	6%	26	-4%	137	-6%	65%	8.06	-11%	91	-	-
Mobile	7	17%	11	0%	29	-9%	64%	4.14	-22%	65	-	-
Mutli-Family	3	50%	6	-40%	14	-22%	50%	4.67	-48%	46	-	-
<b>Total Residential</b>	<b>543</b>	<b>10%</b>	<b>808</b>	<b>3%</b>	<b>1,516</b>	<b>-16%</b>	<b>67%</b>	<b>2.79</b>	<b>-24%</b>	<b>38</b>	<b>\$404,500</b>	<b>6%</b>

## 10-Year Averages

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Benchmark Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Ratio	Avg	%Diff	Avg	Avg	%Diff
Total Residential	470	16%	996	-19%	2,740	-45%	48%	6.13	-54%	53	\$334,680	21%

## Year-to-Date

### September 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	3,121	5%	4,662	-3%	946	-18%	67%	2.73	-22%	43	\$453,556	7%
Semi-Detached	209	8%	260	-11%	57	-8%	80%	2.45	-15%	51	\$474,144	6%
Row/Townhouse	706	6%	860	-1%	117	-30%	82%	1.49	-34%	29	\$319,900	10%
Apartment	799	4%	1,104	3%	189	-24%	72%	2.13	-27%	35	\$233,856	12%
Acreage	144	-1%	303	-6%	122	-2%	48%	7.61	-1%	80	-	-
Mobile	53	15%	86	4%	28	-14%	62%	4.74	-25%	57	-	-
Mutli-Family	35	-8%	61	0%	13	-15%	57%	3.43	-8%	43	-	-
<b>Total Residential</b>	<b>5,067</b>	<b>5%</b>	<b>7,336</b>	<b>-2%</b>	<b>1,473</b>	<b>-19%</b>	<b>69%</b>	<b>2.62</b>	<b>-22%</b>	<b>41</b>	<b>\$397,967</b>	<b>6%</b>

## 10-Year Averages

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Benchmark Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Ratio	Avg	%Diff	Avg	Avg	%Diff
Total Residential	4,367	16%	9,286	-21%	2,640	-44%	48%	5.69	-54%	52	\$334,369	19%

## September 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Census Division 11	494	11%	743	8%	1,159	-17%	66%	2.35	-25%	34	\$416,711	15%
Census Division 12	25	-14%	32	-32%	150	-6%	78%	6.00	9%	58	\$242,166	6%
Census Division 13	24	9%	33	-23%	207	-21%	73%	8.63	-27%	93	\$164,978	1%
<b>Total</b>	<b>543</b>	<b>10%</b>	<b>808</b>	<b>3%</b>	<b>1,516</b>	<b>-16%</b>	<b>67%</b>	<b>2.79</b>	<b>-24%</b>	<b>38</b>	<b>\$397,548</b>	<b>15%</b>

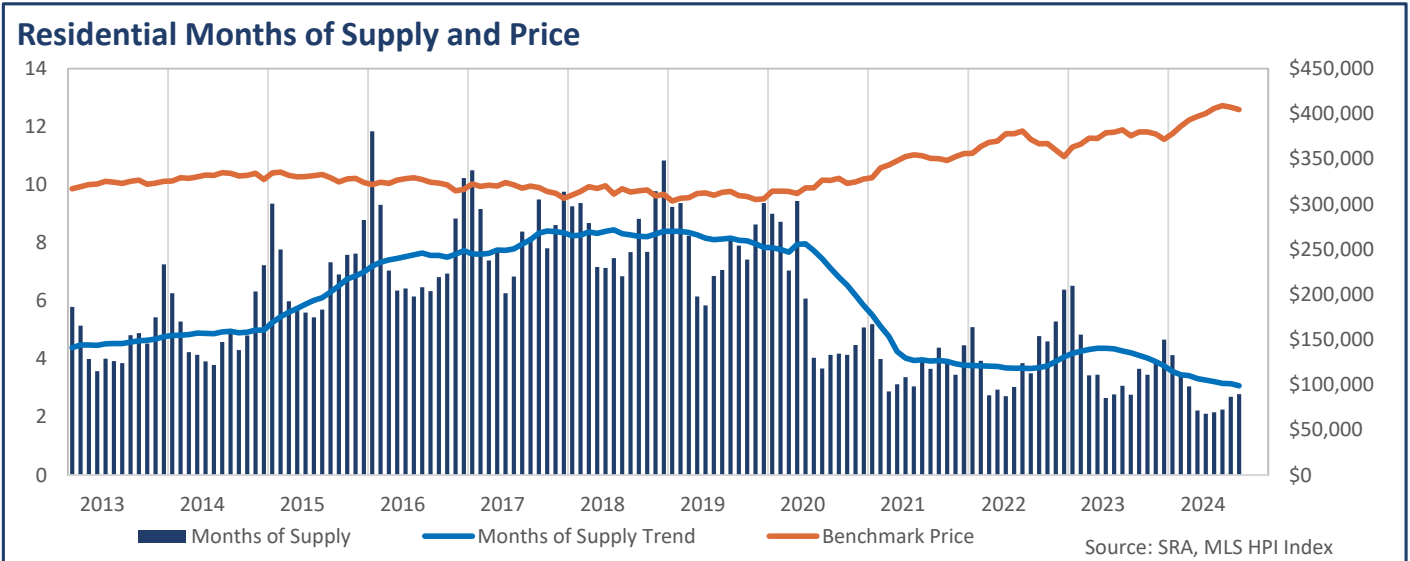
## Year-to-Date

### September 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Census Division 11	4,641	5%	6,595	-2%	1,109	-20%	70%	2.15	-24%	36	\$398,768	6%
Census Division 12	203	-7%	367	-5%	143	-11%	55%	6.33	-4%	76	\$245,542	-2%
Census Division 13	223	20%	374	-6%	221	-13%	60%	8.91	-27%	110	\$170,698	-4%
<b>Total</b>	<b>5,067</b>	<b>5%</b>	<b>7,336</b>	<b>-2%</b>	<b>1,473</b>	<b>-19%</b>	<b>69%</b>	<b>2.62</b>	<b>-22%</b>	<b>41</b>	<b>\$382,592</b>	<b>6%</b>



## SASKATOON-BIGGAR REGION - SEPTEMBER 2024



### HPI Benchmark Attributes

	Composite	Detached
Bedrooms, Above Ground	-	-
Bathrooms, Full	-	-
Bathrooms, Half	-	-
Garage	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-
Lot Size	-	-
Fireplaces, Number of	-	-
Year Built	-	-
September 2024 Benchmark Price	\$404,500	\$461,600
Share of Sales, Last 3 Years	-	62%

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	-	-	-
Bathrooms, Full	-	-	-
Bathrooms, Half	-	-	-
Garage	-	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-	-
Fireplaces, Number of	-	-	-
Year Built	-	-	-
September 2024 Benchmark Price	\$483,700	\$327,900	\$244,300
Share of Total Sales, Last 3 Years	2%	15%	17%









SASKATOON-BIGGAR REGION

	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
Jan-19	187	-9%	492	-1%	0.38	1,567	3%	8.38	78	95.7%	332,900	-1.6%	307,000	-7.0%	331,190	-2.7%	247.9
Feb-19	206	7%	444	-7%	0.46	1,572	0%	7.63	59	96.7%	338,000	-1.6%	322,125	-5.0%	334,266	-0.6%	251.7
Mar-19	224	1%	648	5%	0.35	1,727	1%	7.71	65	96.7%	339,500	-2.7%	329,000	-1.8%	331,122	-3.5%	252.8
Apr-19	333	7%	743	1%	0.45	1,873	2%	5.62	59	97.0%	345,000	-0.3%	350,000	4.1%	351,811	-0.4%	256.9
May-19	385	16%	824	-2%	0.47	2,012	-1%	5.23	50	97.2%	345,400	-1.3%	348,300	2.4%	347,983	0.1%	257.2
Jun-19	347	9%	766	-1%	0.45	2,091	-2%	6.03	50	96.6%	342,100	1.1%	340,000	-0.9%	357,018	3.2%	254.7
Jul-19	315	-8%	714	3%	0.44	2,103	-1%	6.68	51	96.8%	346,500	0.1%	358,000	2.6%	359,280	0.6%	258.0
Aug-19	265	-14%	687	2%	0.39	2,167	2%	8.18	60	96.6%	347,900	1.6%	337,000	0.6%	347,776	4.0%	259.0
Sep-19	293	13%	666	14%	0.44	2,101	4%	7.17	58	96.4%	341,700	-0.9%	340,000	6.3%	349,722	8.2%	254.4
Oct-19	264	-1%	569	0%	0.46	1,938	3%	7.34	57	96.8%	342,400	-1.2%	336,450	-0.2%	341,503	0.0%	255.0
Nov-19	231	10%	406	-15%	0.57	1,788	0%	7.74	62	96.6%	337,400	-0.3%	339,000	0.7%	338,349	-0.2%	251.2
Dec-19	175	11%	276	4%	0.63	1,549	1%	8.85	67	96.1%	337,700	-1.4%	330,689	-2.3%	347,320	0.7%	251.5
<b>2019</b>	<b>3,225</b>	<b>3%</b>	<b>7,235</b>	<b>0%</b>	<b>0.45</b>	<b>1,874</b>	<b>1%</b>	<b>6.97</b>	<b>58</b>	<b>96.7%</b>	<b>341,375</b>	<b>-0.7%</b>	<b>340,000</b>	<b>1.0%</b>	<b>346,317</b>	<b>1.0%</b>	<b>254.2</b>
Jan-20	202	8%	522	6%	0.39	1,603	2%	7.94	70	96.8%	349,400	5.0%	347,250	13.1%	351,631	6.2%	260.2
Feb-20	198	-4%	458	3%	0.43	1,660	6%	8.38	71	96.3%	350,600	3.7%	339,950	5.5%	326,061	-2.5%	261.1
Mar-20	262	17%	547	-16%	0.48	1,698	-2%	6.48	62	96.9%	349,000	2.8%	340,000	3.3%	344,221	4.0%	259.9
Apr-20	198	-41%	428	-42%	0.46	1,661	-11%	8.39	59	95.8%	346,500	0.4%	327,750	-6.4%	353,986	0.6%	258.0
May-20	336	-13%	697	-15%	0.48	1,740	-14%	5.18	56	96.8%	353,300	2.3%	345,500	-0.8%	353,057	1.5%	263.1
Jun-20	487	40%	760	-1%	0.64	1,708	-18%	3.51	51	97.2%	352,900	3.2%	346,000	1.8%	350,160	-1.9%	262.8
Jul-20	520	65%	752	5%	0.69	1,654	-21%	3.18	52	97.5%	363,500	4.9%	355,550	-0.7%	368,950	2.7%	270.7
Aug-20	452	71%	711	3%	0.64	1,609	-26%	3.56	48	97.4%	362,200	4.1%	353,700	5.0%	369,137	6.1%	269.7
Sep-20	439	50%	713	7%	0.62	1,563	-26%	3.56	48	97.0%	364,800	6.8%	353,000	3.8%	357,522	2.2%	271.6
Oct-20	415	57%	532	-7%	0.78	1,414	-27%	3.41	46	97.0%	358,000	4.6%	345,000	2.5%	368,215	7.8%	266.6
Nov-20	318	38%	383	-6%	0.83	1,219	-32%	3.83	42	97.3%	360,300	6.8%	340,000	0.3%	351,345	3.8%	268.3
Dec-20	245	40%	269	-3%	0.91	1,008	-35%	4.11	48	97.5%	365,500	8.2%	338,000	2.2%	344,344	-0.9%	272.2
<b>2020</b>	<b>4,072</b>	<b>26%</b>	<b>6,772</b>	<b>-6%</b>	<b>0.60</b>	<b>1,545</b>	<b>-18%</b>	<b>4.55</b>	<b>52</b>	<b>97.1%</b>	<b>356,333</b>	<b>4.4%</b>	<b>345,750</b>	<b>1.7%</b>	<b>355,987</b>	<b>2.8%</b>	<b>265.4</b>
Jan-21	252	25%	438	-16%	0.58	1,041	-35%	4.13	56	97.2%	366,900	5.0%	335,000	-3.5%	360,240	2.4%	273.2
Feb-21	317	60%	435	-5%	0.73	1,032	-38%	3.26	48	97.9%	379,800	8.3%	368,700	8.5%	376,515	15.5%	282.8
Mar-21	503	92%	773	41%	0.65	1,150	-32%	2.29	34	98.6%	383,100	9.8%	374,000	10.0%	382,281	11.1%	285.3
Apr-21	531	168%	885	107%	0.60	1,317	-21%	2.48	39	99.0%	387,900	11.9%	377,000	15.0%	378,380	6.9%	288.8
May-21	525	56%	837	20%	0.63	1,423	-18%	2.71	36	98.7%	393,000	11.2%	384,900	11.4%	399,339	13.1%	292.6
Jun-21	526	8%	735	-3%	0.72	1,405	-18%	2.67	36	98.6%	395,800	12.2%	374,200	8.2%	386,387	10.3%	294.7
Jul-21	407	-22%	635	-16%	0.64	1,423	-14%	3.50	38	98.3%	394,700	8.6%	375,000	5.5%	387,738	5.1%	293.9
Aug-21	409	-10%	660	-7%	0.62	1,401	-13%	3.43	44	97.9%	390,700	7.9%	362,500	2.5%	369,314	0.0%	290.9
Sep-21	350	-20%	544	-24%	0.64	1,355	-13%	3.87	46	97.6%	390,500	7.0%	361,000	2.3%	363,798	1.8%	290.8
Oct-21	379	-9%	482	-9%	0.79	1,219	-14%	3.22	45	97.9%	388,200	8.4%	372,000	7.8%	382,411	3.9%	289.1
Nov-21	372	17%	362	-5%	1.03	1,030	-16%	2.77	49	97.8%	393,100	9.1%	384,950	13.2%	399,994	13.8%	292.7
Dec-21	245	0%	247	-8%	0.99	856	-15%	3.49	49	97.9%	397,500	8.8%	357,400	5.7%	373,136	8.4%	296.0
<b>2021</b>	<b>4,816</b>	<b>18%</b>	<b>7,033</b>	<b>4%</b>	<b>0.68</b>	<b>1,221</b>	<b>-21%</b>	<b>3.04</b>	<b>42</b>	<b>98.2%</b>	<b>388,433</b>	<b>9.0%</b>	<b>370,000</b>	<b>7.0%</b>	<b>381,556</b>	<b>7.2%</b>	<b>289.2</b>
Jan-22	195	-23%	321	-27%	0.61	867	-17%	4.45	57	97.6%	398,200	8.5%	359,000	7.2%	380,310	5.6%	296.5
Feb-22	258	-19%	445	2%	0.58	944	-9%	3.66	47	98.7%	407,700	7.3%	393,250	6.7%	392,256	4.2%	303.6
Mar-22	389	-23%	597	-23%	0.65	1,007	-12%	2.59	42	98.9%	412,500	7.7%	389,000	4.0%	398,357	4.2%	307.1
Apr-22	383	-28%	593	-33%	0.65	1,090	-17%	2.85	39	99.3%	414,400	6.8%	382,000	1.3%	395,583	4.5%	308.6
May-22	439	-16%	725	-13%	0.61	1,194	-16%	2.72	38	99.7%	425,300	8.2%	389,900	1.3%	402,241	0.7%	316.7
Jun-22	467	-11%	797	8%	0.59	1,283	-9%	2.75	34	99.8%	425,000	7.4%	410,000	9.6%	422,815	9.4%	316.5
Jul-22	344	-15%	639	1%	0.54	1,359	-4%	3.95	35	99.2%	428,500	8.6%	400,000	6.7%	406,962	5.0%	319.1
Aug-22	401	-2%	591	-10%	0.68	1,280	-9%	3.19	42	97.9%	416,600	6.6%	390,000	7.6%	405,544	9.8%	310.2
Sep-22	275	-21%	546	0%	0.50	1,303	-4%	4.74	42	97.4%	410,400	5.1%	390,000	8.0%	399,724	9.9%	305.6
Oct-22	271	-28%	449	-7%	0.60	1,241	2%	4.58	44	97.2%	410,800	5.8%	357,000	-4.0%	362,332	-5.3%	305.9
Nov-22	227	-39%	366	1%	0.62	1,157	12%	5.10	48	97.0%	402,200	2.3%	365,000	-5.2%	371,837	-7.0%	299.5
Dec-22	171	-30%	203	-18%	0.84	984	15%	5.75	50	96.7%	391,900	-1.4%	369,900	3.5%	391,474	4.9%	291.8
<b>2022</b>	<b>3,820</b>	<b>-21%</b>	<b>6,272</b>	<b>-11%</b>	<b>0.61</b>	<b>1,142</b>	<b>-6%</b>	<b>3.59</b>	<b>42</b>	<b>98.6%</b>	<b>411,958</b>	<b>6.1%</b>	<b>385,000</b>	<b>4.1%</b>	<b>397,370</b>	<b>4.1%</b>	<b>306.8</b>
Jan-23	150	-23%	330	3%	0.45	1,006	16%	6.71	56	97.1%	407,000	2.2%	362,250	0.9%	385,330	1.3%	303.1
Feb-23	205	-21%	348	-22%	0.59	1,030	9%	5.02	56	97.4%	411,700	1.0%	380,000	-3.4%	385,535	-1.7%	306.6
Mar-23	313	-20%	504	-16%	0.62	1,065	6%	3.40	50	98.2%	420,300	1.9%	390,000	0.3%	409,478	2.8%	313.0
Apr-23	329	-14%	556	-6%	0.59	1,132	4%	3.44	48	98.1%	419,100	1.1%	380,000	-0.5%	392,052	-0.9%	312.1
May-23	433	-1%	664	-8%	0.65	1,189	0%	2.75	40	98.9%	428,400	0.7%	400,000	2.6%	432,294	7.5%	319.0
Jun-23	432	-7%	709	-11%	0.61	1,258	-2%	2.91	39	98.6%	428,800	0.9%	420,000	2.4%	426,794	0.9%	319.3
Jul-23	388	13%	602	-6%	0.64	1,294	-5%	3.34	42	98.8%	432,400	0.9%	400,000	0.0%	409,568	0.6%	322.0
Aug-23	423	5%	579	-2%	0.73	1,222	-5%	2.89	45	98.4%	424,100	1.8%	385,000	-1.3%	389,792	-3.9%	315.8
Sep-23	304	11%	529	-3%	0.57	1,213	-7%	3.99	47	98.3%	430,300	4.8%	391,500	0.4%	390,896	-2.2%	320.4
Oct-23	323	19%	453	1%	0.71	1,109	-11%	3.43	44	97.9%	430,100	4.7%	396,900	11.2%	410,389	13.3%	320.3
Nov-23	257	13%	372	2%	0.69	1,042	-10%	4.05	42	97.9%	426,400	6.0%	397,000	8.8%	402,026	8.1%	317.5
Dec-23	174	2%	196	-3%	0.89	895	-9%	5.14	60	98.0%	420,200	7.2%	385,000	4.1%	395,021	0.9%	312.9
<b>2023</b>	<b>3,731</b>	<b>-2%</b>	<b>5,842</b>	<b>-7%</b>	<b>0.64</b>	<b>1,121</b>	<b>-2%</b>	<b>3.61</b>	<b>46</b>	<b>98.3%</b>	<b>423,233</b>	<b>2.7%</b>	<b>395,000</b>	<b>2.6%</b>	<b>405,463</b>	<b>2.0%</b>	<b>315.2</b>
Jan-24	211	41%	331	0%	0.64	876	-13%	4.15	57	97.9%	428,300	5.2%	385,000	6.3%	392,087	1.8%	318.9
Feb-24	239	17%	338	-3%	0.71	883	-14%	3.69	51	98.3%	436,600	6.0%	401,000	5.5%	387,247	0.4%	325.1
Mar-24	286	-9%	429	-15%	0.67	917	-14%	3.21	58	98.9%	446,300	6.2%	433,250	11.1%	427,357	4.4%	332.3
Apr-24	399	21%	606	9%	0.66	965	-15%	2.42	47	99.7%	451,500	7.7%	427,000	12.4%	421,065	7.4%	336.2
May-24	458	6%	684	3%	0.67	1,007	-15%	2.20	39	99.8%	458,100	6.9%	428,700	7.2%	427,593	-1.1%	341.1
Jun-24	427	-1%	522	-26%	0.82	937	-26%	2.19	39	99.8%	465,000	8.4%	439,900	4.7%	440,167	3.1%	346.2
Jul-24	402	4%	594	-1%	0.68	938	-28%	2.33	36	9							