

SASKATCHEWAN REAL ESTATE MARKET CONTINUES TO SHOW STRENGTH

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For immediate release

Building off the strong performance seen in June, the real estate sector continues to show signs of resilience. Across the province, year-over-year sales were up over 56% from July of last year (and up over 9% year-to-date), new listings were up over 9% year-over-year (but down 11% year-to-date), and the median sale price was up 2.7% (down 0.9% year-to-date). Inventories were also down in all markets that the SRA tracks, suggesting that people are still eager to buy and take advantage of the opportunities that exist.

While there has been an uptick in the number of COVID cases across the province, the precautions put in place earlier this year seem to have reduced people's anxiety about home buying. "When the pandemic hit, we put measures in place to make sure that our members and their clients would be safe while buying homes," said SRA CEO Jason Yochim. "And we're seeing how effective those measures have been. People feel safe and they're buying," suggesting that while COVID is still a concern, people and the economy are adapting.

Although prices are down in some markets (reflecting the local nature of real estate), the number of sales were up in all markets that the SRA tracks, and the number of new listings were up in all but one. Again, this suggests that the sector is doing quite well despite the impact the pandemic has had on the province, and that the sector has recovered in two to three months.

The strong performance seen in June and July (supported by increasing confidence in the real estate sector) is promising for August as well. "Members are still receiving multiple offers and some properties continue to be sold almost as soon as they're listed," says Yochim, suggesting that there is still pent-up demand. As a result, would-be sellers may be encouraged to list and help ease the declining inventory burden. And with children scheduled to return to school in September, August could see another strong push before life gets back to "normal" and Saskatchewan real estate activity begins its cyclical slow down.

Saskatoon

Sales in Saskatoon were up 41.0%, going from 390 in July 2019 to 550 in July 2020, and up 54.5% in the overall region, going from 495 to 765. In Saskatoon, sales were 36.7% above the 5-year average (and 33.1% above the 10-year average), while in the larger region, sales were 37.9% above the 5-year average (and 33.2% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 4.1% over last year, increasing from 2,232 to 2,324, while YTD sales in the larger region rose 8.2%, going from 2,975 to 3,219.

Sales volume was up 49.0% in the city, going from \$129.4M to \$192.8M in 2020 (38.0% above the 5-year average, and 33.4% above the 10-year average). YTD sales volume in the city was \$793.9M, an increase of 7.3% from last year. In the region, sales volume was up 11.4%, going from \$938.7M to \$1,045.3M (42.9% above the 5-year average and 38.8% above the 10-year average). YTD sales volume increased 11.4% in the region, rising from \$938.7M in 2019 to \$1,045.3M in 2020.

In Saskatoon, the number of new listings in July 2020 rose 9.1%, going from 748 to 816 (6.0% above the 5-year average and 3.7% above the 10-year average), while in the region, new listings rose 9.7% from 1,097 last year to 1,203 this year (5.7% below the 5-year average and 5.1% above the 10-year average). YTD new listings in the city fell 8.5%, going from 4,952 to 4,530, while in the larger region, the number of new listings to date fell 10.2%, going from 7,359 to 6,609. Active listings fell 20.3% in Saskatoon (down from 1,950 to 1,555) and fell 20.9% in the region (down from 3,575 to 2,827).



Inventory in Saskatoon stood at 3 (which is 43.5% below the level last year and 45.5% below the 5-year average), while the sales to listing ratio was 67.4%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4 (which is 48.8% below the level last year and 43.8% below the 5-year average), while the sales to listing ratio was 63.6%, suggesting that market conditions favour sellers.

Homes in Saskatoon stayed on the market an average of 43 days in July—down 17.3% from 52 days last year (but below the 5-year average of 48 days and above the 10-year average of 43 days). Homes in the region stayed on the market longer than homes in the city at 55 days on average in 2020, but also down from an average of 64 days last year (and 3.8% below the 5-year average).

Median home prices in Saskatoon went from \$316,000 to \$338,500 (an increase of 7.1%) and were approximately 3.0% above the 5-year and 3.2% above the 10-year average median price. **The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 1.8% from \$309,400 to \$314,900.** Year-to-date, the median home price in Saskatoon was \$328,521 which is 2.1% above the \$321,657 price from the same time last year. Median home prices in the region went from \$300,000 to \$320,000 (an increase of 6.7%) and were approximately 2.3% above the 5-year and 2.5% above the 10-year average median price. Year-to-date, the median home price in the region was \$309,504 which is 2.6% above the \$301,514 price from the same time last year.

Regina

Sales in Regina were up 51.2%, going from 254 in July 2019 to 384 in July 2020, and up 57.8% in the overall region, going from 308 to 486. In Regina, sales were 40.1% above the 5-year average (and 33.8% above the 10-year average), while in the larger region, sales were 42.8% above the 5-year average (and 38.7% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 0.6% over last year, increasing from 1,604 to 1,613, while YTD sales in the larger region rose 6.1%, going from 1,889 to 2,004.

Sales volume was up 58.4% in the city, going from \$76.3M to \$120.9M in 2020 (40.0% above the 5-year average, and 33.4% above the 10-year average). YTD sales volume in the city was \$491.7M, an increase of 1.1% from last year. In the region, sales volume was up 7.3%, going from \$568.0M to \$609.5M (40.4% above the 5-year average and 36.1% above the 10-year average). YTD sales volume increased 7.3% in the region, rising from \$568.0M in 2019 to \$609.5M in 2020.

In Regina, the number of new listings in July 2020 rose 10.6%, going from 502 to 555 (14.3% above the 5-year average and 11.9% above the 10-year average), while in the region, new listings rose 7.6% from 645 last year to 694 this year (12.7% below the 5-year average and 10.7% above the 10-year average). YTD new listings in the city fell 10.9%, going from 3,428 to 3,055, while in the larger region, the number of new listings to date fell 11.4%, going from 4,401 to 3,900. Active listings fell 20.6% in Regina (down from 1,655 to 1,314) and fell 24.3% in the region (down from 2,390 to 1,809).

Inventory in Regina stood at 3 (which is 47.5% below the level last year and 40.4% below the 5-year average), while the sales to listing ratio was 69.2%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4 (which is 52.0% below the level last year and 44.5% below the 5-year average), while the sales to listing ratio was 70.0%, suggesting that market conditions favour sellers.

Homes in Regina stayed on the market an average of 48 days in July—down 11.1% from 54 days last year (but below the 5-year average of 49 days and above the 10-year average of 41 days). Homes in the region stayed on the market longer than homes in the city at 55 days on average in 2020, but also down from an average of 59 days last year (and 2.2% above the 5-year average).

Median home prices in Regina went from \$277,500 to \$300,000 (an increase of 8.1%) and were approximately 0.5% above the 5-year and 0.2% below the 10-year average median price. **The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 3.1% from \$276,000 to \$284,500.** Year-to-date, the median home price in Regina was \$289,632 which is 1.3% above the \$285,993 price from the same time last year. Median



home prices in the region went from \$276,750 to \$290,000 (an increase of 4.8%) and were approximately 1.2% below the 5-year and 2.0% below the 10-year average median price. Year-to-date, the median home price in the region was \$287,714 which is 1.4% above the \$283,836 price from the same time last year.

Melfort

Sales in Melfort were up 40.0%, going from 5 in July 2019 to 7 in July 2020, and up 57.9% in the overall region, going from 19 to 30. In Melfort, sales were 25.0% above the 5-year average (and 12.5% below the 10-year average), while in the larger region, sales were 33.9% above the 5-year average (and 27.1% above the 10-year average). Year-to-Date (YTD) sales in Melfort fell 33.3% over last year, decreasing from 45 to 30, while YTD sales in the larger region fell 21.7%, going from 143 to 112.

Sales volume was down 8.4% in the city, going from \$1.2M to \$1.1M in 2020 (3.6% below the 5-year average, and 22.5% below the 10-year average). YTD sales volume in the city was \$5.5M, a decrease of 39.9% from last year. In the region, sales volume was down 24.9%, going from \$22.4M to \$16.8M (6.7% above the 5-year average and 5.6% above the 10-year average). YTD sales volume decreased 24.9% in the region, falling from \$22.4M in 2019 to \$16.8M in 2020.

In Melfort, the number of new listings stayed flat at 17 in July 2020 (21.4% above the 5-year average and 2.3% below the 10-year average), while in the region, new listings rose 18.8% from 48 last year to 57 this year (21.8% below the 5-year average and 6.9% above the 10-year average). YTD new listings in the city fell 31.6%, going from 98 to 67, while in the larger region, the number of new listings to date fell 23.6%, going from 348 to 266. Active listings fell 26.1% in Melfort (down from 69 to 51) and fell 21.6% in the region (down from 278 to 218).

Inventory in Melfort stood at 7 (which is 47.2% below the level last year and 32.1% below the 5-year average), while the sales to listing ratio was 41.2%, suggesting balanced market conditions. Inventory in the larger region stood at 7 (which is 50.3% below the level last year and 40.6% below the 5-year average), while the sales to listing ratio was 52.6%, suggesting balanced market conditions.

Homes in Melfort stayed on the market an average of 136 days in July—up 61.9% from 84 days last year (and above the 5-year average of 102 days and above the 10-year average of 93 days). Homes in the region stayed on the market for less time than homes in the city at 125 days on average in 2020, but also up from an average of 124 days last year (and 18.8% above the 5-year average).

Median home prices in Melfort went from \$288,000 to \$155,000 (a decrease of 46.2%) and were approximately 25.9% below the 5-year and 15.6% below the 10-year average median price. Year-to-date, the median home price in Melfort was \$178,464 which is 19.3% below the \$221,121 price from the same time last year. Median home prices in the region went from \$141,000 to \$131,125 (a decrease of 7%) and were approximately 15.4% below the 5-year and 12.5% below the 10-year average median price. Year-to-date, the median home price in the region was \$136,689 which is 3.4% below the \$141,429 price from the same time last year.

Moose Jaw

Sales in Moose Jaw were up 38.3%, going from 60 in July 2019 to 83 in July 2020, and up 62.7% in the overall region, going from 67 to 109. In Moose Jaw, sales were 37.4% above the 5-year average (and 47.7% above the 10-year average), while in the larger region, sales were 44.2% above the 5-year average (and 52.2% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw fell 3.4% over last year, decreasing from 294 to 284, while YTD sales in the larger region rose 8.0%, going from 351 to 379.

Sales volume was up 46.1% in the city, going from \$14.5M to \$21.2M in 2020 (41.5% above the 5-year average, and 53.6% above the 10-year average). YTD sales volume in the city was \$66.5M, a decrease of 5.9% from last year. In the region, sales volume was up 0.6%, going from \$79.0M to \$79.5M (48.3% above the 5-year average and



58.2% above the 10-year average). YTD sales volume increased 0.6% in the region, rising from \$79.0M in 2019 to \$79.5M in 2020.

In Moose Jaw, the number of new listings in July 2020 rose 8.0%, going from 100 to 108 (7.1% above the 5-year average and 9.8% above the 10-year average), while in the region, new listings rose 6.2% from 144 last year to 153 this year (10.2% above the 5-year average and 12.8% above the 10-year average). YTD new listings in the city fell 16.5%, going from 643 to 537, while in the larger region, the number of new listings to date fell 8.7%, going from 894 to 816. Active listings fell 28.2% in Moose Jaw (down from 333 to 239) and fell 17.7% in the region (down from 588 to 484).

Inventory in Moose Jaw stood at 3 (which is 48.1% below the level last year and 51.1% below the 5-year average), while the sales to listing ratio was 76.9%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4 (which is 49.4% below the level last year and 44.6% below the 5-year average), while the sales to listing ratio was 71.2%, suggesting that market conditions favour sellers.

Homes in Moose Jaw stayed on the market an average of 62 days in July—down 31.9% from 91 days last year (but below the 5-year average of 67 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 74 days on average in 2020, but also down from an average of 96 days last year (and 1.6% above the 5-year average).

Median home prices in Moose Jaw went from \$211,750 to \$235,000 (an increase of 11.0%) and were approximately 3.5% above the 5-year and 3.8% above the 10-year average median price. Year-to-date, the median home price in Moose Jaw was \$214,429 which is 1.4% below the \$217,386 price from the same time last year. Median home prices in the region went from \$209,000 to \$200,000 (a decrease of 4.3%) and were approximately 4.4% below the 5-year and 3.3% below the 10-year average median price. Year-to-date, the median home price in the region was \$184,000 which is 10.0% below the \$204,457 price from the same time last year.

North Battleford

Sales in North Battleford were up 68.8%, going from 16 in July 2019 to 27 in July 2020, and up 79.6% in the overall region, going from 49 to 88. In North Battleford, sales were 12.5% above the 5-year average (and 3.1% above the 10-year average), while in the larger region, sales were 37.1% above the 5-year average (and 21.7% above the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 41.0% over last year, increasing from 100 to 141, while YTD sales in the larger region rose 33.6%, going from 280 to 374.

Sales volume was up 65.7% in the city, going from \$3.6M to \$5.9M in 2020 (5.5% above the 5-year average, and 3.7% above the 10-year average). YTD sales volume in the city was \$26.9M, an increase of 29.8% from last year. In the region, sales volume was up 32.0%, going from \$56.2M to \$74.2M (34.6% above the 5-year average and 28.1% above the 10-year average). YTD sales volume increased 32.0% in the region, rising from \$56.2M in 2019 to \$74.2M in 2020.

In North Battleford, the number of new listings in July 2020 rose 30.0%, going from 40 to 52 (14.0% above the 5-year average and 5.1% above the 10-year average), while in the region, new listings stayed at 135 (8.2% above the 5-year average and 12.6% below the 10-year average). YTD new listings in the city fell 7.0%, going from 314 to 292, while in the larger region, the number of new listings to date fell 12.6%, going from 990 to 865. Active listings fell 13.5% in North Battleford (down from 229 to 198) and fell 14.5% in the region (down from 856 to 732).

Inventory in North Battleford stood at 7 (which is 48.8% below the level last year and 22.0% below the 5-year average), while the sales to listing ratio was 51.9%, suggesting balanced market conditions. Inventory in the larger region stood at 8 (which is 52.4% below the level last year and 38.3% below the 5-year average), while the sales to listing ratio was 65.2%, suggesting that market conditions favour sellers.



Homes in North Battleford stayed on the market an average of 114 days in July—up 75.4% from 65 days last year (and above the 5-year average of 72 days and above the 10-year average of 70 days). Homes in the region stayed on the market longer than homes in the city at 121 days on average in 2020, but also up from an average of 73 days last year (and 43.0% above the 5-year average).

Median home prices in North Battleford went from \$201,000 to \$180,000 (a decrease of 10.4%) and were approximately 18.7% below the 5-year and 12.6% below the 10-year average median price. Year-to-date, the median home price in North Battleford was \$167,421 which is 13.9% below the \$194,393 price from the same time last year. Median home prices in the region went from \$220,000 to \$196,500 (a decrease of 10.7%) and were approximately 7.9% below the 5-year and 0.1% below the 10-year average median price. Year-to-date, the median home price in the region was \$170,414 which is 3.9% below the \$177,357 price from the same time last year.

Prince Albert

Sales in Prince Albert were up 65.6%, going from 32 in July 2019 to 53 in July 2020, and up 23.5% in the overall region, going from 68 to 84. In Prince Albert, sales were 36.6% above the 5-year average (and 25.6% above the 10-year average), while in the larger region, sales were 20.0% above the 5-year average (and 15.2% above the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 13.7% over last year, increasing from 190 to 216, while YTD sales in the larger region rose 8.5%, going from 351 to 381.

Sales volume was up 79.6% in the city, going from \$6.9M to \$12.5M in 2020 (37.9% above the 5-year average, and 26.4% above the 10-year average). YTD sales volume in the city was \$46.7M, an increase of 13.0% from last year. In the region, sales volume was up 18.2%, going from \$74.4M to \$87.9M (31.8% above the 5-year average and 25.2% above the 10-year average). YTD sales volume increased 18.2% in the region, rising from \$74.4M in 2019 to \$87.9M in 2020.

In Prince Albert, the number of new listings in July 2020 rose 13.6%, going from 66 to 75 (3.6% above the 5-year average and 4.2% above the 10-year average), while in the region, new listings rose 9.8% from 143 last year to 157 this year (5.2% below the 5-year average and 6.7% above the 10-year average). YTD new listings in the city fell 9.7%, going from 466 to 421, while in the larger region, the number of new listings to date fell 12.3%, going from 986 to 865. Active listings fell 19.4% in Prince Albert (down from 319 to 257) and fell 22.7% in the region (down from 771 to 596).

Inventory in Prince Albert stood at 5 (which is 51.4% below the level last year and 47.6% 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 7 (which is 37.4% below the level last year and 38.2% below the 5-year average), while the sales to listing ratio was 53.5%, suggesting balanced market conditions.

Homes in Prince Albert stayed on the market an average of 83 days in July—down 9.8% from 92 days last year (and above the 5-year average of 76 days and above the 10-year average of 75 days). Homes in the region stayed on the market for less time than homes in the city at 76 days on average in 2020, but also down from an average of 90 days last year (and 4.3% below the 5-year average).

Median home prices in Prince Albert went from \$214,000 to \$221,000 (an increase of 3.3%) and were approximately 2.0% below the 5-year and 1.3% below the 10-year average median price. Year-to-date, the median home price in Prince Albert was \$204,691 which is 2.0% above the \$200,771 price from the same time last year. Median home prices in the region went from \$204,500 to \$221,500 (an increase of 8.3%) and were approximately 0.2% above the 5-year and 0.1% below the 10-year average median price. Year-to-date, the median home price in the region was \$210,271 which is 7.6% above the \$195,464 price from the same time last year.

Swift Current



Sales in Swift Current were up 80.0%, going from 25 in July 2019 to 45 in July 2020, and up 90.2% in the overall region, going from 41 to 78. In Swift Current, sales were 64.2% above the 5-year average (and 71.1% above the 10-year average), while in the larger region, sales were 58.5% above the 5-year average (and 66.3% above the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 11.5% over last year, increasing from 139 to 155, while YTD sales in the larger region rose 11.0%, going from 237 to 263.

Sales volume was up 75.3% in the city, going from \$6.1M to \$10.7M in 2020 (45.2% above the 5-year average, and 55.0% above the 10-year average). YTD sales volume in the city was \$37.5M, an increase of 4.6% from last year. In the region, sales volume was up 2.9%, going from \$50.2M to \$51.7M (36.9% above the 5-year average and 48.8% above the 10-year average). YTD sales volume increased 2.9% in the region, rising from \$50.2M in 2019 to \$51.7M in 2020.

In Swift Current, the number of new listings in July 2020 rose 66.7%, going from 36 to 60 (40.8% above the 5-year average and 40.5% above the 10-year average), while in the region, new listings rose 34.1% from 91 last year to 122 this year (29.0% below the 5-year average and 28.2% above the 10-year average). YTD new listings in the city fell 18.9%, going from 376 to 305, while in the larger region, the number of new listings to date fell 12.8%, going from 735 to 641. Active listings fell 27.9% in Swift Current (down from 265 to 191) and fell 23.3% in the region (down from 618 to 474).

Inventory in Swift Current stood at 4 (which is 60.0% below the level last year and 43.4% below the 5-year average), while the sales to listing ratio was 75.0%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 6 (which is 59.7% below the level last year and 43.5% below the 5-year average), while the sales to listing ratio was 63.9%, suggesting that market conditions favour sellers.

Homes in Swift Current stayed on the market an average of 85 days in July—down 9.6% from 94 days last year (and above the 5-year average of 76 days and above the 10-year average of 68 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 100 days last year (and 3.1% below the 5-year average).

Median home prices in Swift Current went from \$219,000 to \$227,500 (an increase of 3.9%) and were approximately 10.5% below the 5-year and 9.2% below the 10-year average median price. Year-to-date, the median home price in Swift Current was \$228,007 which is 3.8% below the \$237,000 price from the same time last year. Median home prices in the region went from \$214,500 to \$182,500 (a decrease of 14.9%) and were approximately 8.9% below the 5-year and 5.7% below the 10-year average median price. Year-to-date, the median home price in the region was \$177,615 which is 10.1% below the \$197,543 price from the same time last year.

Yorkton

Sales in Yorkton were up 13.6%, going from 22 in July 2019 to 25 in July 2020, and up 59.7% in the overall region, going from 72 to 115. In Yorkton, sales were 17.9% above the 5-year average (and 11.6% above the 10-year average), while in the larger region, sales were 41.3% above the 5-year average (and 45.9% above the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 27.1% over last year, increasing from 107 to 136, while YTD sales in the larger region rose 22.1%, going from 412 to 503.

Sales volume was up 13.4% in the city, going from \$5.2M to \$5.9M in 2020 (21.7% above the 5-year average, and 13.0% above the 10-year average). YTD sales volume in the city was \$28.6M, an increase of 10.2% from last year. In the region, sales volume was up 15.2%, going from \$65.1M to \$75.0M (36.3% above the 5-year average and 40.4% above the 10-year average). YTD sales volume increased 15.2% in the region, rising from \$65.1M in 2019 to \$75.0M in 2020.

In Yorkton, the number of new listings in July 2020 rose 14.6%, going from 41 to 47 (2.1% below the 5-year average and 2.6% above the 10-year average), while in the region, new listings fell 3.4% from 204 last year to 197 this year (8.9% below the 5-year average and 5.7% below the 10-year average). YTD new listings in the city fell 9.0%, going



from 290 to 264, while in the larger region, the number of new listings to date fell 7.3%, going from 1,256 to 1,164. Active listings fell 15.9% in Yorkton (down from 201 to 169) and fell 16.3% in the region (down from 1,095 to 917).

Inventory in Yorkton stood at 7 (which is 26.0% below the level last year and 26.9% below the 5-year average), while the sales to listing ratio was 53.2%, suggesting balanced market conditions. Inventory in the larger region stood at 8 (which is 47.6% below the level last year and 39.1% below the 5-year average), while the sales to listing ratio was 58.4%, suggesting balanced market conditions.

Homes in Yorkton stayed on the market an average of 106 days in July—up 55.9% from 68 days last year (and above the 5-year average of 79 days and above the 10-year average of 75 days). Homes in the region stayed on the market longer than homes in the city at 116 days on average in 2020, but also up from an average of 95 days last year (and 18.6% above the 5-year average).

Median home prices in Yorkton went from \$221,000 to \$215,000 (a decrease of 2.7%) and were approximately 8.4% above the 5-year and 2.4% above the 10-year average median price. Year-to-date, the median home price in Yorkton was \$209,750 which is 5.7% below the \$222,504 price from the same time last year. Median home prices in the region went from \$156,000 to \$125,000 (a decrease of 19.9%) and were approximately 14.9% 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 \$120,564 which is 9.1% below the \$132,571 price from the same time last year.

South East Saskatchewan

Sales in south east Saskatchewan were up 37.1%, going from 35 in July 2019 to 48 in July 2020, up 20.0% from the 5-year average (and 5.5% below the 10-year average). The total number of sales in Estevan rose 11.0% (going from 9 to 10) and rose 142.9% in Weyburn (going from 7 to 17). Sales in Estevan were 3.8% below the 5-year average (and 32.4% below the 10-year average), while they were 44.1% above the 5-year average (and 11.8% above the 10-year average) in Weyburn. Year-to-Date (YTD) sales in the overall region were up 13.1% over last year, going from 35 to 48, and with YTD sales in Estevan rising from 49 to 60, and falling 1.4% in Weyburn, going from 72 to 71.

Sales volume in the region rose 22.0%, going from \$8.3M to \$10.2M in 2020 (18.3% above the 5-year average, and 15.4% below the 10-year average). Sales volume in Estevan rose 5.9%—\$11.7M to \$12.4M in 2020 (13.0% below the 5-year average and 50.4% below the 10-year average), while it increased 116.9% in Weyburn—\$2.1M to \$4.5M (41.5% above the 5-year average and 10.1% above the 10-year average). YTD sales volume in the region rose from \$44.7M to \$46.9M in 2020 (an increase of 5.0%), with Estevan seeing a 5.9% rise and Weyburn seeing a 1.4% drop in the YTD sales volume.

The number of new listings in south east Saskatchewan rose 24.4%, going from 123 to 153 (13.5% above the 5-year average and 9.2% above the 10-year average). The number of new listings in Estevan were up from 28 last year to 39 this year (a rise of 39.3%), while in Weyburn, new listings increased from 20 last year to 33 this year (a rise of 65.0%). Active listings were down 18.2% across the region (884 in 2019 to 723 in 2020), down 29.4% in Estevan (218 to 154), and down 12.6% in Weyburn (174 to 152).

Inventory in south east Saskatchewan stood at 15 (which is 40.4% below the level last year and 30.5% below the 5-year average), while the sales to listing ratio was 31.4%, suggesting that market conditions favour buyers. Inventory in Estevan stood at 15 (which is 36.4% below the level last year and 26.1% below the 5-year average), while the sales to listing ratio was 25.6%, suggesting that market conditions favour buyers. Inventory in Weyburn stood at 9 (which is 64.0% below the level last year and 45.9% below the 5-year average), while the sales to listing ratio was 51.5%, suggesting balanced market conditions.

In 2020, homes stayed on the market an average of 129 days in south east Saskatchewan, up 29.0% from 100 days last year (and 17.9% above the 5-year average of 109 days and 50.9% above the 10-year average of 86 days). Homes in Estevan stayed on the market for less time than homes in the larger region at 122 days on average in 2020, but also up from an average of 68 days last year (and 11.9% above the 5-year average). Homes in Weyburn



stayed on the market for less time than homes in the larger region at 129 days on average in 2020, but also up from an average of 107 days last year (and 29.3% above the 5-year average).

Median home prices in the region fell 24.0%, going from \$250,000 to \$190,000 (9.0% below the 5-year average median price of \$208,750 and 13.2% below the 10-year average median price of \$218,886). Year-to-date, the median home price in south east Saskatchewan was \$165,643 which is 17.7% below the \$201,214 price from the same time last year. Median home prices in Estevan went from \$287,200 to \$177,500 (a decrease of 38.2%) and were approximately 19.1% below the 5-year and 28.4% below the 10-year average median price. Year-to-date, the median home price in the region was \$191,143 which is 20.1% below the \$239,100 price from the same time last year. Median home prices in Weyburn went from \$305,000 to \$245,000 (a decrease of 19.7%) and were approximately 3.5% below the 5-year and 5.8% below the 10-year average median price. Year-to-date, the median home price in the region was \$215,886 which is 12.0% below the \$245,214 price from the same time last year.

-30-

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Year-Over-Year Residential Housing Statistics for July

	Saskatoon							Saskatoon Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	550	\$192.8M	\$338,500	816	43	67.4	3	765	\$258.7M	\$320,000	1,203	55	63.6	4
July 2019	390	\$129.4M	\$316,000	748	52	52.1	5	495	\$156.6M	\$300,000	1,097	64	45.1	7
y/y % Chg	41.0	49.0	7.1	9.1	(17.3)	29.3	(43.5)	54.5	65.1	6.7	9.7	(14.1)	40.9	(48.8)
2020 YTD	2,324	\$793.9M	\$328,521	4,530	54	49.8	5	3,219	\$1,045.3M	\$309,504	6,609	65	47.2	7
2019 YTD	2,232	\$739.8M	\$321,657	4,952	54	44.5	6	2,975	\$938.7M	\$301,514	7,359	65	40.0	8
YTD % Chg	4.1	7.3	2.1	(8.5)	0.8	11.9	(12.6)	8.2	11.4	2.6	(10.2)	0.2	18.0	(12.9)
5-Yr Avg	402.4	\$139.6M	\$328,790	770.0	47.6	52.2	5	554.8	\$181.0M	\$312,700	1,137.8	57.2	48.6	7
5-Yr Avg % Chg	36.7	38.0	3.0	6.0	(9.7)	29.1	(45.5)	37.9	42.9	2.3	5.7	(3.8)	30.7	(43.8)
10-Yr Avg	413.3	\$144.5M	\$327,965	786.9	42.6	53.0	4	574.5	\$186.3M	\$312,075	1,145.0	51.0	50.6	6
10-Yr Avg % Chg	33.1	33.4	3.2	3.7	0.9	27.2	(37.0)	33.2	38.8	2.5	5.1	7.8	25.6	(35.5)

	Regina							Regina Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	384	\$120.9M	\$300,000	555	48	69.2	3	486	\$147.9M	\$290,000	694	55	70.0	4
July 2019	254	\$76.3M	\$277,500	502	54	50.6	7	308	\$92.0M	\$276,750	645	59	47.8	8
y/y % Chg	51.2	58.4	8.1	10.6	(11.1)	36.7	(47.5)	57.8	60.7	4.8	7.6	(6.8)	46.7	(52.0)
2020 YTD	1,613	\$491.7M	\$289,632	3,055	66	50.7	7	2,004	\$609.5M	\$287,714	3,900	70	49.0	7
2019 YTD	1,604	\$486.1M	\$285,993	3,428	63	47.1	7	1,889	\$568.0M	\$283,836	4,401	69	43.3	8
YTD % Chg	0.6	1.1	1.3	(10.9)	3.4	7.6	(1.0)	6.1	7.3	1.4	(11.4)	1.7	13.1	(5.4)
5-Yr Avg	274.0	\$86.4M	\$298,600	485.4	49.2	56.3	6	340.4	\$105.3M	\$293,500	616.0	53.8	54.9	7
5-Yr Avg % Chg	40.1	40.0	0.5	14.3	(2.4)	23.0	(40.4)	42.8	40.4	(1.2)	12.7	2.2	27.5	(44.5)
10-Yr Avg	287.0	\$90.6M	\$300,615	496.1	41.2	58.1	5	350.3	\$108.7M	\$295,970	626.7	45.2	55.9	6
10-Yr Avg % Chg	33.8	33.4	(0.2)	11.9	16.5	19.2	(28.2)	38.7	36.1	(2.0)	10.7	21.7	25.2	(34.1)



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

	Melfort							Melfort Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	7	\$1.1M	\$155,000	17	136	41.2	7	30	\$4.0M	\$131,125	57	125	52.6	7
July 2019	5	\$1.2M	\$288,000	17	84	29.4	14	19	\$3.1M	\$141,000	48	124	39.6	15
y/y % Chg	40.0	(8.4)	(46.2)	0.0	61.9	40.0	(47.2)	57.9	28.5	(7.0)	18.8	0.8	33.0	(50.3)
2020 YTD	30	\$5.5M	\$178,464	67	124	50.3	19	112	\$16.8M	\$136,689	266	133	40.8	19
2019 YTD	45	\$9.1M	\$221,121	98	85	52.7	10	143	\$22.4M	\$141,429	348	112	41.3	13
YTD % Chg	(33.3)	(39.9)	(19.3)	(31.6)	45.0	(4.7)	88.8	(21.7)	(24.9)	(3.4)	(23.6)	19.2	(1.2)	43.2
5-Yr Avg	5.6	\$1.2M	\$209,200	14.0	102.4	39.9	11	22.4	\$3.8M	\$155,025	46.8	105.2	48.7	12
5-Yr Avg % Chg	25.0	(3.6)	(25.9)	21.4	32.8	3.3	(32.1)	33.9	6.7	(15.4)	21.8	18.8	8.2	(40.6)
10-Yr Avg	8.0	\$1.5M	\$183,675	17.4	92.7	48.5	11	23.6	\$3.8M	\$149,838	53.3	93.6	45.7	12
10-Yr Avg % Chg	(12.5)	(22.5)	(15.6)	(2.3)	46.7	(15.0)	(31.2)	27.1	5.6	(12.5)	6.9	33.5	15.1	(39.8)

	Moose Jaw							Moose Jaw Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	83	\$21.2M	\$235,000	108	62	76.9	3	109	\$25.6M	\$200,000	153	74	71.2	4
July 2019	60	\$14.5M	\$211,750	100	91	60.0	6	67	\$15.2M	\$209,000	144	96	46.5	9
y/y % Chg	38.3	46.1	11.0	8.0	(31.9)	28.1	(48.1)	62.7	68.0	(4.3)	6.3	(22.9)	53.1	(49.4)
2020 YTD	284	\$66.5M	\$214,429	537	77	50.2	8	379	\$79.5M	\$184,000	816	89	44.8	10
2019 YTD	294	\$70.7M	\$217,386	643	86	45.3	8	351	\$79.0M	\$204,457	894	96	39.1	12
YTD % Chg	(3.4)	(5.9)	(1.4)	(16.5)	(10.5)	10.8	(1.8)	8.0	0.6	(10.0)	(8.7)	(8.1)	14.6	(11.6)
5-Yr Avg	60.4	\$15.0M	\$227,150	100.8	67.2	59.9	6	75.6	\$17.2M	\$209,300	138.8	72.8	54.7	8
5-Yr Avg % Chg	37.4	41.5	3.5	7.1	(7.7)	28.4	(51.1)	44.2	48.3	(4.4)	10.2	1.6	30.1	(44.6)
10-Yr Avg	56.2	\$13.8M	\$226,375	98.4	59.2	58.1	6	71.6	\$16.2M	\$206,865	135.6	64.5	53.6	8
10-Yr Avg % Chg	47.7	53.6	3.8	9.8	4.7	32.3	(49.5)	52.2	58.2	(3.3)	12.8	14.7	32.8	(41.1)



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

	North Battleford							North Battleford Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	27	\$5.9M	\$180,000	52	114	51.9	7	88	\$19.5M	\$196,500	135	121	65.2	8
July 2019	16	\$3.6M	\$201,000	40	65	40.0	14	49	\$10.6M	\$220,000	135	73	36.3	17
y/y % Chg	68.8	65.7	(10.4)	30.0	75.4	29.8	(48.8)	79.6	84.1	(10.7)	0.0	65.8	79.6	(52.4)
2020 YTD	141	\$26.9M	\$167,421	292	100	46.8	12	374	\$74.2M	\$170,414	865	111	42.0	18
2019 YTD	100	\$20.8M	\$194,393	314	87	32.5	16	280	\$56.2M	\$177,357	990	102	28.5	20
YTD % Chg	41.0	29.8	(13.9)	(7.0)	15.7	44.0	(25.4)	33.6	32.0	(3.9)	(12.6)	9.1	47.5	(9.6)
5-Yr Avg	24.0	\$5.6M	\$221,500	45.6	72.0	52.6	9	64.2	\$14.5M	\$213,300	147.0	84.6	44.1	13
5-Yr Avg % Chg	12.5	5.5	(18.7)	14.0	58.3	(1.2)	(22.0)	37.1	34.6	(7.9)	(8.2)	43.0	47.9	(38.3)
10-Yr Avg	26.2	\$5.7M	\$205,995	49.5	70.2	53.5	7	72.3	\$15.2M	\$196,725	154.5	80.4	46.8	11
10-Yr Avg % Chg	3.1	3.7	(12.6)	5.1	62.4	(2.9)	(1.2)	21.7	28.1	(0.1)	(12.6)	50.5	39.4	(24.0)

	Prince Albert							Prince Albert Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	53	\$12.5M	\$221,000	75	83	70.7	5	84	\$21.5M	\$221,500	157	76	53.5	7
July 2019	32	\$6.9M	\$214,000	66	92	48.5	10	68	\$14.4M	\$204,500	143	90	47.6	11
y/y % Chg	65.6	79.6	3.3	13.6	(9.8)	45.8	(51.4)	23.5	50.0	8.3	9.8	(15.6)	12.5	(37.4)
2020 YTD	216	\$46.7M	\$204,691	421	86	49.2	10	381	\$87.9M	\$210,271	865	100	41.6	14
2019 YTD	190	\$41.3M	\$200,771	466	86	43.4	12	351	\$74.4M	\$195,464	986	102	36.8	15
YTD % Chg	13.7	13.0	2.0	(9.7)	0.5	13.4	(16.2)	8.5	18.2	7.6	(12.3)	(2.1)	13.1	(11.1)
5-Yr Avg	38.8	\$9.0M	\$225,500	72.4	75.8	53.4	9	70.0	\$16.3M	\$220,950	149.2	79.4	46.8	11
5-Yr Avg % Chg	36.6	37.9	(2.0)	3.6	9.5	32.2	(47.6)	20.0	31.8	0.2	5.2	(4.3)	14.3	(38.2)
10-Yr Avg	42.2	\$9.9M	\$223,800	72.0	74.6	59.4	8	72.9	\$17.2M	\$221,820	147.2	79.9	49.6	10
10-Yr Avg % Chg	25.6	26.4	(1.3)	4.2	11.3	19.0	(39.2)	15.2	25.2	(0.1)	6.7	(4.9)	7.8	(32.0)



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

	Swift Current							Swift Current Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	45	\$10.7M	\$227,500	60	85	75.0	4	78	\$14.3M	\$182,500	122	89	63.9	6
July 2019	25	\$6.1M	\$219,000	36	94	69.4	11	41	\$9.3M	\$214,500	91	100	45.1	15
y/y % Chg	80.0	75.3	3.9	66.7	(9.6)	8.0	(60.0)	90.2	53.8	(14.9)	34.1	(11.0)	41.9	(59.7)
2020 YTD	155	\$37.5M	\$228,007	305	108	49.3	11	263	\$51.7M	\$177,615	641	116	39.6	15
2019 YTD	139	\$35.9M	\$237,000	376	83	40.2	12	237	\$50.2M	\$197,543	735	98	32.8	17
YTD % Chg	11.5	4.6	(3.8)	(18.9)	29.8	22.6	(13.5)	11.0	2.9	(10.1)	(12.8)	17.4	20.8	(9.1)
5-Yr Avg	27.4	\$7.3M	\$254,100	42.6	76.4	62.8	7	49.2	\$10.4M	\$200,400	94.6	91.8	51.3	11
5-Yr Avg % Chg	64.2	45.2	(10.5)	40.8	11.3	19.5	(43.4)	58.5	36.9	(8.9)	29.0	(3.1)	24.7	(43.5)
10-Yr Avg	26.3	\$6.9M	\$250,495	42.7	67.7	61.1	6	46.9	\$9.6M	\$193,525	95.2	82.8	49.0	10
10-Yr Avg % Chg	71.1	55.0	(9.2)	40.5	25.6	22.8	(34.6)	66.3	48.8	(5.7)	28.2	7.5	30.4	(41.0)

	Yorkton							Yorkton Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	25	\$5.9M	\$215,000	47	106	53.2	7	115	\$18.0M	\$125,000	197	116	58.4	8
July 2019	22	\$5.2M	\$221,000	41	68	53.7	9	72	\$11.2M	\$156,000	204	95	35.3	15
y/y % Chg	13.6	13.4	(2.7)	14.6	55.9	(0.9)	(26.0)	59.7	60.4	(19.9)	(3.4)	22.1	65.4	(47.6)
2020 YTD	136	\$28.6M	\$209,750	264	109	50.4	11	503	\$75.0M	\$120,564	1,164	126	41.0	17
2019 YTD	107	\$26.0M	\$222,504	290	89	37.4	15	412	\$65.1M	\$132,571	1,256	115	32.4	19
YTD % Chg	27.1	10.2	(5.7)	(9.0)	21.8	34.8	(28.3)	22.1	15.2	(9.1)	(7.3)	9.6	26.5	(8.7)
5-Yr Avg	21.2	\$4.9M	\$198,400	48.0	79.0	45.1	9	81.4	\$13.2M	\$146,900	216.2	97.8	38.6	13
5-Yr Avg % Chg	17.9	21.7	8.4	(2.1)	34.2	18.0	(26.9)	41.3	36.3	(14.9)	(8.9)	18.6	51.1	(39.1)
10-Yr Avg	22.4	\$5.2M	\$209,861	45.8	74.8	49.8	8	78.8	\$12.8M	\$147,100	208.9	89.0	38.9	12
10-Yr Avg % Chg	11.6	13.0	2.4	2.6	41.7	6.7	(12.8)	45.9	40.4	(15.0)	(5.7)	30.3	50.0	(32.7)



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

	Estevan							Weyburn						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	10	\$2.0M	\$177,500	39	122	25.6	15	17	\$4.5M	\$245,000	33	129	51.5	9
July 2019	9	\$2.5M	\$287,200	28	68	32.1	24	7	\$2.1M	\$305,000	20	107	35.0	25
y/y % Chg	11.1	(19.7)	(38.2)	39.3	79.4	(20.2)	(36.4)	142.9	116.9	(19.7)	65.0	20.6	47.2	(64.0)
2020 YTD	60	\$12.4M	\$191,143	191	112	34.4	20	71	\$17.8M	\$215,886	177	89	37.9	24
2019 YTD	49	\$11.7M	\$239,100	238	99	20.4	55	72	\$17.9M	\$245,214	194	130	37.5	21
YTD % Chg	22.4	5.9	(20.1)	(19.7)	12.7	68.9	(62.9)	(1.4)	(0.6)	(12.0)	(8.8)	(31.2)	1.1	14.3
5-Yr Avg	10.4	\$2.3M	\$219,440	31.6	109.0	33.4	21	11.8	\$3.2M	\$253,800	27.8	99.8	42.0	17
5-Yr Avg % Chg	(3.8)	(13.0)	(19.1)	23.4	11.9	(23.2)	(26.1)	44.1	41.5	(3.5)	18.7	29.3	22.6	(45.9)
10-Yr Avg	14.8	\$4.1M	\$247,765	39.1	81.4	41.3	16	15.2	\$4.1M	\$260,175	31.0	83.5	48.4	12
10-Yr Avg % Chg	(32.4)	(50.4)	(28.4)	(0.3)	49.9	(37.9)	(1.3)	11.8	10.1	(5.8)	6.5	54.5	6.4	(25.7)

	South East Saskatchewan						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
July 2020	48	\$10.2M	\$190,000	153	129	31.4	15
July 2019	35	\$8.3M	\$250,000	123	100	28.5	25
y/y % Chg	37.1	22.0	(24.0)	24.4	29.0	10.3	(40.4)
2020 YTD	250	\$46.9M	\$165,643	762	115	31.9	25
2019 YTD	221	\$44.7M	\$201,214	900	125	24.3	30
YTD % Chg	13.1	5.0	(17.7)	(15.3)	(8.2)	31.6	(17.8)
5-Yr Avg	40.0	\$8.6M	\$208,750	134.8	109.4	29.6	22
5-Yr Avg % Chg	20.0	18.3	(9.0)	13.5	17.9	6.0	(30.5)
10-Yr Avg	50.8	\$12.0M	\$218,886	140.1	85.5	37.1	15
10-Yr Avg % Chg	(5.5)	(15.4)	(13.2)	9.2	50.9	(15.4)	(2.8)

