

## **STRONG CONSUMER CONFIDENCE CONTINUES TO BE A BOON FOR SASKATCHEWAN REAL ESTATE**

**November 4, 2020**  
**For immediate release**

The Saskatchewan real estate market continues to be strong and outperform last year's market. Across the province, sales were up 38.4% from last October (and up 20.4% year-to-date, going from 987 to 1,366), new listings were up 1.0% (but down 6.6% year-to-date), going from 2,002 to 2,023, and the median sale price was up 7.8% (up 3.6% year-to-date), going from \$255,000 to \$275,000. Inventories were also down in 16 of the 19 markets that the SRA tracks.

Consumer confidence is high in Saskatchewan despite falling economic resilience across the country due to the emergence of a second wave of COVID-19. "The protocols that we put in place back in April to keep REALTORS® and their clients safe," said SRA CEO Jason Yochim, "has helped ease people's anxiety when it comes to buying and selling real estate."

Combined with the government's early efforts to minimize the spread of COVID and to safely re-open the economy as quickly as possible, the SRA's actions have been critical in helping keep consumer confidence high. "We saw that COVID didn't stop people from participating in the real estate market," said Yochim, "but they also need to feel safe."

The confidence that people have shown has been great for the Saskatchewan real estate market. Median sales prices were up in 11 of the 19 markets that the SRA tracks (with Prince Albert and Swift Current seeing the largest drops while Estevan and Weyburn saw the greatest gains), while the number of sales were up in 15 of 19 markets (with Weyburn and Melfort seeing the largest drop while Regina and Saskatoon had significant gains). Increases in sales and prices combined with falling inventories suggests that these markets continue to be resilient.

Overall, the real estate market in October continues the trends that we have seen since the provincial economy reopened. Although the market is slowing compared with the performance that we saw over the summer, this October was stronger than it was last year. Although COVID numbers are beginning to increase across the country and in the province, the measures that the SRA has put in place will help to minimize the spread of the virus and help encourage people to continue to buy and sell real estate safely.

### **Saskatoon**

Sales in Saskatoon were up 40.5%, going from 306 in October 2019 to 430 in October 2020, and up 42.6% in the overall region, going from 411 to 586. In Saskatoon, sales were 32.5% above the 5-year average (and 30.5% above the 10-year average), while in the larger region, sales were 29.8% above the 5-year average (and 26.6% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 14.9% over last year, increasing from 3,168 to 3,641, while YTD sales in the larger region rose 20.1%, going from 4,258 to 5,114.

Sales volume was up 56.4% in the city, going from \$96.7M to \$151.2M in 2020 (38.9% above the 5-year average, and 33.5% above the 10-year average). YTD sales volume in the city was \$1,260.3M, an increase of 20.1% from last year. In the region, sales volume was up 26.2%, going from \$1,338.0M to \$1,688.0M (38.1% above the 5-year average and 34.0% above the 10-year average). YTD sales volume increased 26.2% in the region, rising from \$1,338.0M in 2019 to \$1,688.0M in 2020.



In Saskatoon, the number of new listings in October 2020 rose 4.0%, going from 599 to 623 (5.1% below the 5-year average and 6.9% below the 10-year average), while in the region, new listings fell 2.5% from 857 last year to 836 this year (9.8% below the 5-year average and 11.7% below the 10-year average). YTD new listings in the city fell 3.5%, going from 6,992 to 6,744, while in the larger region, the number of new listings to date fell 6.2%, going from 10,245 to 9,610. Active listings fell 20.6% in Saskatoon (down from 1,729 to 1,372) and fell 25.6% in the region (down from 3,145 to 2,341).

Inventory in Saskatoon stood at 3.2 months (which is 43.5% below the level last year and 43.5% 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 47.8% below the level last year and 43.4% below the 5-year average), while the sales to listing ratio was 70.1%, suggesting that market conditions favour sellers.

Homes in Saskatoon stayed on the market an average of 42 days in October—down 20.8% from 53 days last year (but below the 5-year average of 51 days and below the 10-year average of 46 days). Homes in the region stayed on the market longer than homes in the city at 50 days on average in 2020, but also down from an average of 63 days last year (and 16.4% below the 5-year average).

Median home prices in Saskatoon went from \$302,500 to \$330,000 (an increase of 9.1%) and were approximately 2.5% above the 5-year and 0.9% above the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 0.3% from \$322,700 to \$323,600. Year-to-date, the median home price in Saskatoon was \$331,065 which is 3.7% above the \$319,300 price from the same time last year. Median home prices in the region went from \$287,500 to \$320,000 (an increase of 11.3%) and were approximately 4.8% above the 5-year and 3.4% above the 10-year average median price. Year-to-date, the median home price in the region was \$314,252 which is 4.7% above the \$300,110 price from the same time last year.

## **Regina**

Sales in Regina were up 42.6%, going from 204 in October 2019 to 291 in October 2020, and up 41.5% in the overall region, going from 253 to 358. In Regina, sales were 26.6% above the 5-year average (and 19.2% above the 10-year average), while in the larger region, sales were 29.2% above the 5-year average (and 24.1% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 12.2% over last year, increasing from 2,309 to 2,590, while YTD sales in the larger region rose 17.1%, going from 2,751 to 3,221.

Sales volume was up 43.9% in the city, going from \$61.3M to \$88.2M in 2020 (28.1% above the 5-year average, and 16.8% above the 10-year average). YTD sales volume in the city was \$797.2M, an increase of 13.5% from last year. In the region, sales volume was up 19.1%, going from \$833.4M to \$992.7M (31.7% above the 5-year average and 23.5% above the 10-year average). YTD sales volume increased 19.1% in the region, rising from \$833.4M in 2019 to \$992.7M in 2020.

In Regina, the number of new listings in October 2020 rose 6.0%, going from 383 to 406 (0.1% above the 5-year average and 1.3% above the 10-year average), while in the region, new listings rose 3.0% from 470 last year to 484 this year (0.9% below the 5-year average and 0.2% below the 10-year average). YTD new listings in the city fell 4.1%, going from 4,630 to 4,441, while in the larger region, the number of new listings to date fell 5.4%, going from 5,892 to 5,571. Active listings fell 20.4% in Regina (down from 1,428 to 1,137) and fell 25.7% in the region (down from 2,036 to 1,512).

Inventory in Regina stood at 3.9 months (which is 44.2% below the level last year and 35.7% below the 5-year average), while the sales to listing ratio was 71.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4.2 months (which is 47.5% below the level last year and 40.5% below the 5-year average), while the sales to listing ratio was 74.0%, suggesting that market conditions favour sellers.

Homes in Regina stayed on the market an average of 55 days in October—down 28.6% from 77 days last year (but below the 5-year average of 60 days and above the 10-year average of 49 days). Homes in the region stayed on the



market longer than homes in the city at 62 days on average in 2020, but also down from an average of 77 days last year (and 3.1% below the 5-year average).

Median home prices in Regina went from \$282,500 to \$285,000 (an increase of 0.9%) and were approximately 0.6% below the 5-year and 2.5% below the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is essentially flat, with the benchmark single-family home price going from \$290,700 to \$290,600. Year-to-date, the median home price in Regina was \$290,532 which is 0.6% above the \$288,865 price from the same time last year. Median home prices in the region went from \$280,000 to \$290,250 (an increase of 3.7%) and were approximately 2.0% above the 5-year and 0.5% above the 10-year average median price. Year-to-date, the median home price in the region was \$289,425 which is 1.0% above the \$286,550 price from the same time last year.

### **Melfort**

Sales in Melfort were down 33.3%, going from 6 in October 2019 to 4 in October 2020, and up 43.8% in the overall region, going from 16 to 23. In Melfort, sales were 47.4% below the 5-year average (and 45.9% below the 10-year average), while in the larger region, sales were 10.6% above the 5-year average (and 19.2% above the 10-year average). Year-to-Date (YTD) sales in Melfort fell 29.2% over last year, decreasing from 72 to 51, while YTD sales in the larger region fell 10.4%, going from 211 to 189.

Sales volume was up 0.7% in the city, going from \$0.9M to \$0.9M in 2020 (42.4% below the 5-year average, and 36.3% below the 10-year average). YTD sales volume in the city was \$10.6M, a decrease of 23.7% from last year. In the region, sales volume was down 11.0%, going from \$33.8M to \$30.0M (2.5% above the 5-year average and 21.2% above the 10-year average). YTD sales volume decreased 11.0% in the region, falling from \$33.8M in 2019 to \$30.0M in 2020.

In Melfort, the number of new listings in October 2020 rose 30.0%, going from 10 to 13 (6.6% above the 5-year average and 5.7% above the 10-year average), while in the region, new listings rose 52.2% from 23 last year to 35 this year (10.3% below the 5-year average and 6.7% below the 10-year average). YTD new listings in the city fell 14.8%, going from 128 to 109, while in the larger region, the number of new listings to date fell 13.5%, going from 453 to 392. Active listings stayed flat in Melfort at 54 but fell 16.8% in the region (down from 244 to 203).

Inventory in Melfort stood at 13.5 months (which is 50.0% above the level last year and 76.4% above the 5-year average), while the sales to listing ratio was 30.8%, suggesting that market conditions favour buyers. Inventory in the larger region stood at 8.8 months (which is 42.1% below the level last year and 22.2% below the 5-year average), while the sales to listing ratio was 65.7%, suggesting that market conditions favour sellers.

Homes in Melfort stayed on the market an average of 126 days in October—down 2.3% from 129 days last year (and above the 5-year average of 95 days and above the 10-year average of 85 days). Homes in the region stayed on the market for less time than homes in the city at 107 days on average in 2020, but also up from an average of 98 days last year (and 10.5% above the 5-year average).

Median home prices in Melfort went from \$153,000 to \$232,500 (an increase of 52%) and were approximately 19.7% above the 5-year and 34.7% above the 10-year average median price. Year-to-date, the median home price in Melfort was \$186,225 which is 9.7% below the \$206,235 price from the same time last year. Median home prices in the region went from \$130,000 to \$135,000 (an increase of 3.8%) and were approximately 7.0% below the 5-year and 0.6% above the 10-year average median price. Year-to-date, the median home price in the region was \$140,612 which is 1.8% below the \$143,258 price from the same time last year.

### **Moose Jaw**

Sales in Moose Jaw were down 10.6%, going from 47 in October 2019 to 42 in October 2020, and up 23.4% in the overall region, going from 47 to 58. In Moose Jaw, sales were 3.2% below the 5-year average (and 3.9% below the



10-year average), while in the larger region, sales were 10.3% above the 5-year average (and 8.0% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw rose 4.7% over last year, increasing from 427 to 447, while YTD sales in the larger region rose 17.0%, going from 517 to 605.

Sales volume was down 0.7% in the city, going from \$10.2M to \$10.1M in 2020 (8.3% above the 5-year average, and 3.4% above the 10-year average). YTD sales volume in the city was \$104.1M, an increase of 4.1% from last year. In the region, sales volume was up 15.1%, going from \$112.7M to \$129.7M (13.9% above the 5-year average and 9.9% above the 10-year average). YTD sales volume increased 15.1% in the region, rising from \$112.7M in 2019 to \$129.7M in 2020.

In Moose Jaw, the number of new listings in October 2020 fell 8.5%, going from 71 to 65 (1.8% below the 5-year average and 9.0% below the 10-year average), while in the region, new listings fell 11.1% from 99 last year to 88 this year (5.4% below the 5-year average and 10.8% below the 10-year average). YTD new listings in the city fell 12.3%, going from 889 to 780, while in the larger region, the number of new listings to date fell 8.5%, going from 1,266 to 1,158. Active listings fell 18.2% in Moose Jaw (down from 269 to 220) and fell 15.3% in the region (down from 509 to 431).

Inventory in Moose Jaw stood at 5.2 months (which is 8.5% below the level last year and 18.7% below the 5-year average), while the sales to listing ratio was 64.6%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 7.4 months (which is 31.4% below the level last year and 20.9% below the 5-year average), while the sales to listing ratio was 65.9%, suggesting that market conditions favour sellers.

Homes in Moose Jaw stayed on the market an average of 54 days in October—down 8.5% from 59 days last year (but below the 5-year average of 63 days and below the 10-year average of 56 days). Homes in the region stayed on the market longer than homes in the city at 70 days on average in 2020, but also up from an average of 59 days last year (and 0.8% below the 5-year average).

Median home prices in Moose Jaw went from \$215,000 to \$240,000 (an increase of 11.6%) and were approximately 16.3% above the 5-year and 13.2% above the 10-year average median price. Year-to-date, the median home price in Moose Jaw was \$216,720 which is 2.8% above the \$210,820 price from the same time last year. Median home prices in the region went from \$215,000 to \$174,250 (a decrease of 19.0%) and were approximately 4.8% below the 5-year and 7.5% below the 10-year average median price. Year-to-date, the median home price in the region was \$187,775 which is 5.0% below the \$197,645 price from the same time last year.

### **North Battleford**

Sales in North Battleford were down 23.1%, going from 26 in October 2019 to 20 in October 2020, and up 22.0% in the overall region, going from 50 to 61. In North Battleford, sales were 22.0% above the 5-year average (and 8.3% below the 10-year average), while in the larger region, sales were 23.5% above the 5-year average (and 6.6% above the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 35.7% over last year, increasing from 154 to 209, while YTD sales in the larger region rose 42.5%, going from 416 to 593.

Sales volume was down 31.5% in the city, going from \$6.2M to \$4.2M in 2020 (22.3% above the 5-year average, and 5.2% below the 10-year average). YTD sales volume in the city was \$42.7M, an increase of 31.5% from last year. In the region, sales volume was up 49.4%, going from \$83.0M to \$124.0M (48.3% above the 5-year average and 31.9% above the 10-year average). YTD sales volume increased 49.4% in the region, rising from \$83.0M in 2019 to \$124.0M in 2020.

In North Battleford, the number of new listings in October 2020 fell 22.5%, going from 40 to 31 (12.4% below the 5-year average and 19.7% below the 10-year average), while in the region, new listings fell 0.8% from 118 last year to 117 this year (11.9% above the 5-year average and 9.6% above the 10-year average). YTD new listings in the city fell 8.1%, going from 430 to 395, while in the larger region, the number of new listings to date fell 10.3%, going



from 1,368 to 1,227. Active listings fell 18.0% in North Battleford (down from 194 to 159) and fell 22.5% in the region (down from 810 to 628).

Inventory in North Battleford stood at 8.0 months (which is 6.5% above the level last year and 34.1% below the 5-year average), while the sales to listing ratio was 64.5%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 10.3 months (which is 36.5% below the level last year and 32.1% below the 5-year average), while the sales to listing ratio was 52.1%, suggesting balanced market conditions.

Homes in North Battleford stayed on the market an average of 118 days in October—up 26.9% from 93 days last year (and above the 5-year average of 87 days and above the 10-year average of 72 days). Homes in the region stayed on the market for less time than homes in the city at 111 days on average in 2020, but also up from an average of 107 days last year (and 6.3% above the 5-year average).

Median home prices in North Battleford went from \$205,000 to \$198,500 (a decrease of 3.2%) and were approximately 7.6% above the 5-year and 7.1% above the 10-year average median price. Year-to-date, the median home price in North Battleford was \$185,395 which is 4.6% below the \$194,325 price from the same time last year. Median home prices in the region went from \$205,000 to \$210,000 (an increase of 2.4%) and were approximately 12.7% above the 5-year and 16.6% above the 10-year average median price. Year-to-date, the median home price in the region was \$179,228 which is 1.6% above the \$176,475 price from the same time last year.

### **Prince Albert**

Sales in Prince Albert were up 5.1%, going from 39 in October 2019 to 41 in October 2020, and up 14.1% in the overall region, going from 64 to 73. In Prince Albert, sales were 17.8% above the 5-year average (and 3.3% above the 10-year average), while in the larger region, sales were 30.4% above the 5-year average (and 21.1% above the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 11.6% over last year, increasing from 302 to 337, while YTD sales in the larger region rose 14.7%, going from 546 to 626.

Sales volume was down 0.9% in the city, going from \$9.6M to \$9.6M in 2020 (17.1% above the 5-year average, and 4.3% above the 10-year average). YTD sales volume in the city was \$73.6M, an increase of 8.9% from last year. In the region, sales volume was up 23.6%, going from \$119.6M to \$147.9M (38.5% above the 5-year average and 32.4% above the 10-year average). YTD sales volume increased 23.6% in the region, rising from \$119.6M in 2019 to \$147.9M in 2020.

In Prince Albert, the number of new listings in October 2020 rose 34.8%, going from 46 to 62 (11.5% above the 5-year average and 0.3% below the 10-year average), while in the region, new listings rose 12.1% from 91 last year to 102 this year (4.1% below the 5-year average and 5.8% below the 10-year average). YTD new listings in the city fell 4.3%, going from 628 to 601, while in the larger region, the number of new listings to date fell 8.7%, going from 1,325 to 1,210. Active listings fell 3.8% in Prince Albert (down from 262 to 252) and fell 23.1% in the region (down from 668 to 514).

Inventory in Prince Albert stood at 6.1 months (which is 8.5% below the level last year and 31.1% below the 5-year average), while the sales to listing ratio was 66.1%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 7.0 months (which is 32.5% below the level last year and 44.8% below the 5-year average), while the sales to listing ratio was 71.6%, suggesting that market conditions favour sellers.

Homes in Prince Albert stayed on the market an average of 87 days in October—up 3.6% from 84 days last year (and above the 5-year average of 85 days and above the 10-year average of 83 days). Homes in the region stayed on the market longer than homes in the city at 100 days on average in 2020, but also up from an average of 95 days last year (and 10.4% above the 5-year average).



Median home prices in Prince Albert went from \$250,000 to \$210,000 (a decrease of 16.0%) and were approximately 6.9% below the 5-year and 5.8% below the 10-year average median price. Year-to-date, the median home price in Prince Albert was \$208,033 which is 1.8% below the \$211,740 price from the same time last year. Median home prices in the region went from \$250,000 to \$234,000 (a decrease of 6.4%) and were approximately 3.4% above the 5-year and 5.6% above the 10-year average median price. Year-to-date, the median home price in the region was \$214,240 which is 3.5% above the \$207,025 price from the same time last year.

### **Swift Current**

Sales in Swift Current were up 20.8%, going from 24 in October 2019 to 29 in October 2020, and up 73.5% in the overall region, going from 34 to 59. In Swift Current, sales were 16.0% above the 5-year average (and 25.5% above the 10-year average), while in the larger region, sales were 43.2% above the 5-year average (and 52.5% above the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 18.7% over last year, increasing from 193 to 229, while YTD sales in the larger region rose 21.4%, going from 336 to 408.

Sales volume was up 11.2% in the city, going from \$6.4M to \$7.1M in 2020 (5.1% above the 5-year average, and 19.7% above the 10-year average). YTD sales volume in the city was \$56.9M, an increase of 15.8% from last year. In the region, sales volume was up 16.5%, going from \$69.2M to \$80.6M (36.6% above the 5-year average and 51.7% above the 10-year average). YTD sales volume increased 16.5% in the region, rising from \$69.2M in 2019 to \$80.6M in 2020.

In Swift Current, the number of new listings in October 2020 rose 131.4%, going from 35 to 81 (72.3% above the 5-year average and 113.7% above the 10-year average), while in the region, new listings rose 56.2% from 80 last year to 125 this year (35.6% below the 5-year average and 52.1% above the 10-year average). YTD new listings in the city rose 1.0%, going from 485 to 490, while in the larger region, the number of new listings to date fell 1.1%, going from 981 to 970. Active listings fell 23.0% in Swift Current (down from 248 to 191) and fell 19.7% in the region (down from 564 to 453).

Inventory in Swift Current stood at 6.6 months (which is 36.3% below the level last year and 15.0% below the 5-year average), while the sales to listing ratio was 35.8%, suggesting that market conditions favour buyers. Inventory in the larger region stood at 7.7 months (which is 53.7% below the level last year and 38.0% below the 5-year average), while the sales to listing ratio was 47.2%, suggesting balanced market conditions.

Homes in Swift Current stayed on the market an average of 75 days in October—down 50.3% from 151 days last year (but below the 5-year average of 94 days and below the 10-year average of 84 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 149 days last year (and 16.0% below the 5-year average).

Median home prices in Swift Current went from \$255,000 to \$220,500 (a decrease of 13.5%) and were approximately 5.2% below the 5-year and 1.7% below the 10-year average median price. Year-to-date, the median home price in Swift Current was \$230,505 which is 0.1% below the \$230,650 price from the same time last year. Median home prices in the region went from \$210,500 to \$185,000 (a decrease of 12.1%) and were approximately 4.8% below the 5-year and 2.7% above the 10-year average median price. Year-to-date, the median home price in the region was \$177,275 which is 6.1% below the \$188,880 price from the same time last year.

### **Yorkton**

Sales in Yorkton were up 36.8%, going from 19 in October 2019 to 26 in October 2020, and up 41.2% in the overall region, going from 68 to 96. In Yorkton, sales were 31.3% above the 5-year average (and 34.7% above the 10-year average), while in the larger region, sales were 31.5% above the 5-year average (and 26.1% above the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 31.0% over last year, increasing from 168 to 220, while YTD sales in the larger region rose 32.2%, going from 614 to 812.



Sales volume was up 25.1% in the city, going from \$4.5M to \$5.7M in 2020 (20.9% above the 5-year average, and 27.1% above the 10-year average). YTD sales volume in the city was \$46.9M, an increase of 19.4% from last year. In the region, sales volume was up 29.2%, going from \$96.2M to \$124.3M (32.9% above the 5-year average and 30.0% above the 10-year average). YTD sales volume increased 29.2% in the region, rising from \$96.2M in 2019 to \$124.3M in 2020.

In Yorkton, the number of new listings in October 2020 stayed flat at 29 (8.8% below the 5-year average and 7.9% below the 10-year average), while in the region, new listings fell 8.5% from 141 last year to 129 this year (7.7% below the 5-year average and 7.7% below the 10-year average). YTD new listings in the city fell 9.5%, going from 402 to 364, while in the larger region, the number of new listings to date fell 6.5%, going from 1,746 to 1,632. Active listings fell 28.2% in Yorkton (down from 181 to 130) and fell 21.1% in the region (down from 1,029 to 812).

Inventory in Yorkton stood at 5.0 months (which is 47.5% below the level last year and 42.6% below the 5-year average), while the sales to listing ratio was 89.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 8.5 months (which is 44.1% below the level last year and 36.0% below the 5-year average), while the sales to listing ratio was 74.4%, suggesting that market conditions favour sellers.

Homes in Yorkton stayed on the market an average of 76 days in October—down 30.9% from 110 days last year (but below the 5-year average of 89 days and below the 10-year average of 80 days). Homes in the region stayed on the market longer than homes in the city at 85 days on average in 2020, but also down from an average of 107 days last year (and 17.0% below the 5-year average).

Median home prices in Yorkton went from \$202,500 to \$194,500 (a decrease of 4.0%) and were approximately 9.3% below the 5-year and 9.0% below the 10-year average median price. Year-to-date, the median home price in Yorkton was \$206,275 which is 4.7% below the \$216,463 price from the same time last year. Median home prices in the region went from \$133,000 to \$147,500 (an increase of 10.9%) and were approximately 11.9% above the 5-year and 10.3% above the 10-year average median price. Year-to-date, the median home price in the region was \$128,095 which is 3.8% below the \$133,125 price from the same time last year.

### **South East Saskatchewan**

Sales in south east Saskatchewan were up 14.0%, going from 43 in October 2019 to 49 in October 2020, up 33.2% from the 5-year average (and 4.3% above the 10-year average). The total number of sales in Estevan rose 33.0% (going from 9 to 12) and fell 44.4% in Weyburn (going from 18 to 10). Sales in Estevan were 22.4% above the 5-year average (and 2.4% below the 10-year average), while they were 4.2% above the 5-year average (and 28.1% below the 10-year average) in Weyburn. Year-to-Date (YTD) sales in the overall region were up 31.9% over last year, going from 43 to 49, and with YTD sales in Estevan rising from 70 to 112, and rising 3.7% in Weyburn, going from 107 to 111.

Sales volume in the region rose 10.3%, going from \$8.3M to \$9.2M in 2020 (25.3% above the 5-year average, and 14.4% below the 10-year average). Sales volume in Estevan rose 50.6%—\$15.6M to \$23.5M in 2020 (13.8% above the 5-year average and 27.6% below the 10-year average), while it decreased 41.5% in Weyburn—\$4.3M to \$2.5M (2.9% above the 5-year average and 31.6% below the 10-year average). YTD sales volume in the region rose from \$62.9M to \$79.2M in 2020 (an increase of 26.0%), with Estevan seeing a 50.6% rise and Weyburn seeing a 3.7% rise in the YTD sales volume.

The number of new listings in south east Saskatchewan fell 12.5%, going from 120 to 105 (6.6% below the 5-year average and 7.7% below the 10-year average). The number of new listings in Estevan were up from 24 last year to 35 this year (a rise of 45.8%), while in Weyburn, new listings decreased from 30 last year to 28 this year (a fall of 6.7%). Active listings were down 20.7% across the region (836 in 2019 to 663 in 2020), down 21.1% in Estevan (180 to 142), and down 24.9% in Weyburn (181 to 136).



Inventory in south east Saskatchewan stood at 13.5 months (which is 30.4% below the level last year and 37.9% below the 5-year average), while the sales to listing ratio was 46.7%, suggesting balanced market conditions. Inventory in Estevan stood at 11.8 months (which is 40.8% below the level last year and 43.1% below the 5-year average), while the sales to listing ratio was 34.3%, suggesting that market conditions favour buyers. Inventory in Weyburn stood at 13.6 months (which is 35.2% above the level last year and 36.6% below the 5-year average), while the sales to listing ratio was 35.7%, suggesting that market conditions favour buyers.

In 2020, homes stayed on the market an average of 86 days in south east Saskatchewan, down 15.7% from 102 days last year (and 18.7% below the 5-year average of 106 days and 4.9% below the 10-year average of 90 days). Homes in Estevan stayed on the market for less time than homes in the larger region at 47 days on average in 2020, but also down from an average of 81 days last year (and 51.7% below the 5-year average). Homes in Weyburn stayed on the market longer than homes in the larger region at 113 days on average in 2020, but also up from an average of 83 days last year (and 9.1% above the 5-year average).

Median home prices in the region fell 5.0%, going from \$200,000 to \$190,000 (3.2% below the 5-year average median price of \$196,379 and 11.7% below the 10-year average median price of \$215,157). Year-to-date, the median home price in south east Saskatchewan was \$170,050 which is 11.6% below the \$192,350 price from the same time last year. Median home prices in Estevan went from \$130,000 to \$214,750 (an increase of 65.2%) and were approximately 7.0% below the 5-year and 17.6% below the 10-year average median price. Year-to-date, the median home price in the region was \$197,775 which is 11.4% below the \$223,170 price from the same time last year. Median home prices in Weyburn went from \$231,000 to \$272,500 (an increase of 18.0%) and were approximately 7.5% above the 5-year and 4.6% above the 10-year average median price. Year-to-date, the median home price in the region was \$218,370 which is 6.2% below the \$232,900 price from the same time last year.

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## Year-Over-Year Residential Housing Statistics for October

### 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
October 2020	430	\$151.2M	\$330,000	623	1,372	42	69.0	3.2	586	\$199.4M	\$320,000	836	2,341	50	70.1	4.0
October 2019	306	\$96.7M	\$302,500	599	1,729	53	51.1	5.7	411	\$124.3M	\$287,500	857	3,145	63	48.0	7.7
y/y % Chg	40.5	56.4	9.1	4.0	(20.6)	(20.8)	35.1	(43.5)	42.6	60.4	11.3	(2.5)	(25.6)	(20.6)	46.2	(47.8)
2020 YTD	3,641	\$1,260.3M	\$331,065	6,744	1,479	50	53.0	4.5	5,114	\$1,688.0M	\$314,253	9,610	2,683	61	52.2	6.0
2019 YTD	3,168	\$1,049.2M	\$319,300	6,992	1,774	54	45.0	5.8	4,258	\$1,338.0M	\$300,110	10,245	3,224	65	41.4	7.8
YTD % Chg	14.9	20.1	3.7	(3.5)	(16.6)	(6.8)	17.6	(21.9)	20.1	26.2	4.7	(6.2)	(16.8)	(6.9)	26.0	(23.4)
5-Yr Avg	325	\$108.8M	\$322,100	656	1,764	51	50.1	5.6	451	\$144.3M	\$305,325	927	3,076	60	49.4	7.1
5-Yr Avg % Chg	32.5	38.9	2.5	(5.1)	(22.2)	(17.3)	37.9	(43.5)	29.8	38.1	4.8	(9.8)	(23.9)	(16.4)	41.9	(43.4)
10-Yr Avg	329	\$113.3M	\$327,025	669	1,632	47	49.8	5.1	463	\$148.8M	\$309,398	947	2,868	56	49.4	6.4
10-Yr Avg % Chg	30.5	33.5	0.9	(6.9)	(15.9)	(9.7)	38.6	(37.5)	26.6	34.0	3.4	(11.7)	(18.4)	(10.2)	41.8	(37.2)

### 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
October 2020	291	\$88.2M	\$285,000	406	1,137	55	71.7	3.9	358	\$108.9M	\$290,250	484	1,512	62	74.0	4.2
October 2019	204	\$61.3M	\$282,500	383	1,428	77	53.3	7.0	253	\$76.9M	\$280,000	470	2,036	77	53.8	8.0
y/y % Chg	42.6	43.9	0.9	6.0	(20.4)	(28.6)	34.6	(44.2)	41.5	41.6	3.7	3.0	(25.7)	(19.5)	37.4	(47.5)
2020 YTD	2,590	\$797.2M	\$290,533	4,441	1,360	62	56.7	6.0	3,221	\$992.7M	\$289,425	5,571	1,716	67	56.1	6.4
2019 YTD	2,309	\$702.1M	\$288,865	4,630	1,470	64	50.6	6.5	2,751	\$833.4M	\$286,550	5,892	2,077	69	47.7	7.8
YTD % Chg	12.2	13.5	0.6	(4.1)	(7.5)	(4.2)	11.9	(7.9)	17.1	19.1	1.0	(5.4)	(17.4)	(3.6)	17.8	(17.2)
5-Yr Avg	230	\$68.9M	\$286,740	406	1,357	60	57.5	6.1	277	\$82.7M	\$284,590	489	1,901	64	57.3	7.1
5-Yr Avg % Chg	26.6	28.1	(0.6)	0.1	(16.2)	(8.9)	24.7	(35.7)	29.2	31.7	2.0	(0.9)	(20.5)	(3.1)	29.0	(40.5)
10-Yr Avg	244	\$75.5M	\$292,235	401	1,183	49	62.3	5.0	289	\$88.2M	\$288,685	485	1,670	53	60.5	6.0
10-Yr Avg % Chg	19.2	16.8	(2.5)	1.3	(3.9)	12.5	15.0	(22.1)	24.1	23.5	0.5	(0.2)	(9.5)	17.0	22.2	(29.4)



## Year-Over-Year Residential Housing Statistics for October (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
October 2020	4	\$0.9M	\$232,500	13	54	126	30.8	13.5	23	\$3.7M	\$135,000	35	203	107	65.7	8.8
October 2019	6	\$0.9M	\$153,000	10	54	129	60.0	9.0	16	\$2.3M	\$130,000	23	244	98	69.6	15.3
y/y % Chg	(33.3)	0.7	52.0	30.0	0.0	(2.3)	(48.7)	50.0	43.8	60.0	3.8	52.2	(16.8)	9.2	(5.5)	(42.1)
2020 YTD	51	\$10.6M	\$186,225	109	54	115	52.6	16.1	189	\$30.0M	\$140,613	392	218	124	47.0	15.9
2019 YTD	72	\$13.8M	\$206,235	128	58	93	65.7	9.1	211	\$33.8M	\$143,258	453	253	106	48.6	12.9
YTD % Chg	(29.2)	(23.7)	(9.7)	(14.8)	(7.4)	24.1	(20.0)	76.2	(10.4)	(11.0)	(1.8)	(13.5)	(13.8)	17.1	(3.2)	22.7
5-Yr Avg	8	\$1.5M	\$194,300	12	48	95	62.4	7.7	21	\$3.6M	\$145,150	39	230	97	55.9	11.3
5-Yr Avg % Chg	(47.4)	(42.4)	19.7	6.6	13.0	32.9	(50.7)	76.4	10.6	2.5	(7.0)	(10.3)	(11.9)	10.5	17.5	(22.2)
10-Yr Avg	7	\$1.4M	\$172,638	12	60	85	59.1	10.2	19	\$3.0M	\$134,145	38	238	94	52.9	12.9
10-Yr Avg % Chg	(45.9)	(36.3)	34.7	5.7	(10.1)	48.6	(47.9)	32.0	19.2	21.2	0.6	(6.7)	(14.7)	13.7	24.1	(31.7)

	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
October 2020	42	\$10.1M	\$240,000	65	220	54	64.6	5.2	58	\$12.1M	\$174,250	88	431	70	65.9	7.4
October 2019	47	\$10.2M	\$215,000	71	269	59	66.2	5.7	47	\$10.2M	\$215,000	99	509	59	47.5	10.8
y/y % Chg	(10.6)	(0.7)	11.6	(8.5)	(18.2)	(8.5)	(2.4)	(8.5)	23.4	18.4	(19.0)	(11.1)	(15.3)	18.6	38.8	(31.4)
2020 YTD	447	\$104.1M	\$216,720	780	238	71	55.2	6.7	605	\$129.7M	\$187,775	1,158	428	86	51.3	8.7
2019 YTD	427	\$100.0M	\$210,820	889	305	79	48.1	7.6	517	\$112.7M	\$197,645	1,266	543	89	40.8	11.2
YTD % Chg	4.7	4.1	2.8	(12.3)	(22.1)	(9.7)	14.8	(11.8)	17.0	15.1	(5.0)	(8.5)	(21.1)	(3.8)	25.7	(22.8)
5-Yr Avg	43	\$9.4M	\$206,450	66	279	63	65.8	6.4	53	\$10.6M	\$183,050	93	491	71	57.0	9.4
5-Yr Avg % Chg	(3.2)	8.3	16.3	(1.8)	(21.2)	(14.8)	(1.8)	(18.7)	10.3	13.9	(4.8)	(5.4)	(12.2)	(0.8)	15.6	(20.9)
10-Yr Avg	44	\$9.8M	\$211,975	71	266	57	62.6	6.2	54	\$11.0M	\$188,400	99	452	66	55.4	8.5
10-Yr Avg % Chg	(3.9)	3.4	13.2	(9.0)	(17.4)	(4.4)	3.2	(14.8)	8.0	9.9	(7.5)	(10.8)	(4.6)	6.4	19.0	(13.0)



## Year-Over-Year Residential Housing Statistics for October (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
October 2020	20	\$4.2M	\$198,500	31	159	118	64.5	8.0	61	\$15.3M	\$210,000	117	628	111	52.1	10.3
October 2019	26	\$6.2M	\$205,000	40	194	93	65.0	7.5	50	\$10.4M	\$205,000	118	810	107	42.4	16.2
y/y % Chg	(23.1)	(31.5)	(3.2)	(22.5)	(18.0)	26.9	(0.7)	6.5	22.0	47.3	2.4	(0.8)	(22.5)	3.7	23.0	(36.5)
2020 YTD	209	\$42.7M	\$185,395	395	187	98	52.4	10.8	593	\$124.0M	\$179,228	1,227	719	110	47.5	15.4
2019 YTD	154	\$32.5M	\$194,325	430	204	92	36.5	15.4	416	\$83.0M	\$176,475	1,368	775	102	31.0	20.3
YTD % Chg	35.7	31.5	(4.6)	(8.1)	(8.4)	6.3	43.8	(29.8)	42.5	49.4	1.6	(10.3)	(7.2)	7.7	53.5	(24.2)
5-Yr Avg	16	\$3.5M	\$184,400	35	178	87	46.3	12.1	49	\$10.3M	\$186,400	105	730	104	47.2	15.2
5-Yr Avg % Chg	22.0	22.3	7.6	(12.4)	(10.6)	35.0	39.3	(34.1)	23.5	48.3	12.7	11.9	(14.0)	6.3	10.4	(32.1)
10-Yr Avg	22	\$4.5M	\$185,285	39	155	72	60.6	8.5	57	\$11.6M	\$180,145	107	648	90	53.9	12.0
10-Yr Avg % Chg	(8.3)	(5.2)	7.1	(19.7)	2.7	64.3	6.4	(6.3)	6.6	31.9	16.6	9.6	(3.1)	23.7	(3.3)	(14.1)

	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
October 2020	41	\$9.6M	\$210,000	62	252	87	66.1	6.1	73	\$18.2M	\$234,000	102	514	100	71.6	7.0
October 2019	39	\$9.6M	\$250,000	46	262	84	84.8	6.7	64	\$15.7M	\$250,000	91	668	95	70.3	10.4
y/y % Chg	5.1	(0.9)	(16.0)	34.8	(3.8)	3.6	(22.0)	(8.5)	14.1	16.5	(6.4)	12.1	(23.1)	5.3	1.8	(32.5)
2020 YTD	337	\$73.6M	\$208,033	601	254	89	55.4	8.9	626	\$147.9M	\$214,240	1,210	571	98	50.4	11.5
2019 YTD	302	\$67.6M	\$211,740	628	282	83	51.4	10.7	546	\$119.6M	\$207,025	1,325	688	100	43.2	14.2
YTD % Chg	11.6	8.9	(1.8)	(4.3)	(9.9)	6.8	7.9	(16.9)	14.7	23.6	3.5	(8.7)	(17.0)	(1.7)	16.8	(18.5)
5-Yr Avg	35	\$8.2M	\$225,600	56	301	85	65.0	8.9	56	\$13.2M	\$226,300	98	674	91	57.8	12.7
5-Yr Avg % Chg	17.8	17.1	(6.9)	11.5	(16.3)	2.1	1.7	(31.1)	30.4	38.5	3.4	4.1	(23.8)	10.4	23.8	(44.8)
10-Yr Avg	40	\$9.2M	\$223,000	62	288	83	66.8	7.6	60	\$13.8M	\$221,500	108	649	90	56.8	11.3
10-Yr Avg % Chg	3.3	4.3	(5.8)	(0.3)	(12.6)	4.7	(1.0)	(19.5)	21.1	32.4	5.6	(5.8)	(20.8)	11.6	26.0	(37.5)



## Year-Over-Year Residential Housing Statistics for October (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
October 2020	29	\$7.1M	\$220,500	81	191	75	35.8	6.6	59	\$11.6M	\$185,000	125	453	89	47.2	7.7
October 2019	24	\$6.4M	\$255,000	35	248	151	68.6	10.3	34	\$7.2M	\$210,500	80	564	149	42.5	16.6
y/y % Chg	20.8	11.2	(13.5)	131.4	(23.0)	(50.3)	(47.8)	(36.3)	73.5	60.9	(12.1)	56.3	(19.7)	(40.3)	11.1	(53.7)
2020 YTD	229	\$56.9M	\$230,505	490	199	99	46.8	10.0	408	\$80.6M	\$177,275	970	487	108	40.9	14.0
2019 YTD	193	\$49.1M	\$230,650	485	238	97	43.2	13.3	336	\$69.2M	\$188,880	981	561	106	35.0	17.3
YTD % Chg	18.7	15.8	(0.1)	1.0	(16.5)	1.7	8.3	(24.6)	21.4	16.5	(6.1)	(1.1)	(13.3)	1.5	16.9	(19.4)
5-Yr Avg	25	\$6.7M	\$232,600	47	182	94	56.7	7.7	41	\$8.5M	\$194,400	92	470	106	45.7	12.4
5-Yr Avg % Chg	16.0	5.1	(5.2)	72.3	5.1	(20.4)	(36.8)	(15.0)	43.2	36.6	(4.8)	35.6	(3.6)	(16.0)	3.4	(38.0)
10-Yr Avg	23	\$5.9M	\$224,225	38	145	84	66.4	7.0	39	\$7.7M	\$180,195	82	416	95	48.0	11.2
10-Yr Avg % Chg	25.5	19.7	(1.7)	113.7	31.9	(10.3)	(46.1)	(5.9)	52.5	51.7	2.7	52.1	8.8	(6.5)	(1.7)	(31.7)

	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
October 2020	26	\$5.7M	\$194,500	29	130	76	89.7	5.0	96	\$15.4M	\$147,500	129	812	85	74.4	8.5
October 2019	19	\$4.5M	\$202,500	29	181	110	65.5	9.5	68	\$11.1M	\$133,000	141	1,029	107	48.2	15.1
y/y % Chg	36.8	25.1	(4.0)	0.0	(28.2)	(30.9)	36.8	(47.5)	41.2	38.8	10.9	(8.5)	(21.1)	(20.6)	54.3	(44.1)
2020 YTD	220	\$46.9M	\$206,275	364	161	103	61.0	9.3	812	\$124.3M	\$128,095	1,632	912	117	48.8	14.5
2019 YTD	168	\$39.3M	\$216,463	402	187	91	43.3	13.6	614	\$96.2M	\$133,125	1,746	1,025	112	35.4	17.9
YTD % Chg	31.0	19.4	(4.7)	(9.5)	(14.1)	13.3	40.9	(31.7)	32.2	29.2	(3.8)	(6.5)	(11.0)	5.1	37.7	(19.0)
5-Yr Avg	20	\$4.7M	\$214,400	32	164	89	63.5	8.7	73	\$11.6M	\$131,800	140	937	102	52.9	13.2
5-Yr Avg % Chg	31.3	20.9	(9.3)	(8.8)	(20.7)	(15.0)	41.1	(42.6)	31.5	32.9	11.9	(7.7)	(13.3)	(17.0)	40.7	(36.0)
10-Yr Avg	19	\$4.4M	\$213,650	32	144	80	61.8	7.9	76	\$11.8M	\$133,675	140	834	91	55.2	11.3
10-Yr Avg % Chg	34.7	27.1	(9.0)	(7.9)	(9.9)	(4.4)	45.0	(37.0)	26.1	30.0	10.3	(7.7)	(2.6)	(6.3)	34.8	(25.3)



## Year-Over-Year Residential Housing Statistics for October (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
October 2020	12	\$2.5M	\$214,750	35	142	47	34.3	11.8	10	\$2.5M	\$272,500	28	136	113	35.7	13.6
October 2019	9	\$1.5M	\$130,000	24	180	81	37.5	20.0	18	\$4.3M	\$231,000	30	181	83	60.0	10.1
y/y % Chg	33.3	68.9	65.2	45.8	(21.1)	(42.0)	(8.6)	(40.8)	(44.4)	(41.5)	18.0	(6.7)	(24.9)	36.1	(40.5)	35.2
2020 YTD	112	\$23.5M	\$197,775	287	148	103	40.7	16.8	111	\$26.8M	\$218,370	252	156	91	42.9	20.5
2019 YTD	70	\$15.6M	\$223,170	311	203	95	23.0	47.2	107	\$25.6M	\$232,900	285	180	122	37.9	20.4
YTD % Chg	60.0	50.6	(11.4)	(7.7)	(27.4)	8.5	76.6	(64.3)	3.7	4.9	(6.2)	(11.6)	(13.3)	(25.5)	13.3	0.4
5-Yr Avg	10	\$2.2M	\$230,950	28	178	97	34.7	20.8	10	\$2.4M	\$253,450	29	170	104	33.9	21.4
5-Yr Avg % Chg	22.4	13.8	(7.0)	25.0	(20.2)	(51.7)	(1.3)	(43.1)	4.2	2.9	7.5	(2.8)	(19.8)	9.1	5.3	(36.6)
10-Yr Avg	12	\$3.5M	\$260,725	30	162	89	43.4	15.9	14	\$3.7M	\$260,500	28	146	83	49.1	15.0
10-Yr Avg % Chg	(2.4)	(27.6)	(17.6)	16.7	(12.3)	(47.4)	(21.0)	(25.4)	(28.1)	(31.6)	4.6	(1.1)	(7.1)	36.6	(27.3)	(9.2)

South East Saskatchewan								
	# Sales	Sales Volume	Sale Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
October 2020	49	\$9.2M	\$190,000	105	663	86	46.7	13.5
October 2019	43	\$8.3M	\$200,000	120	836	102	35.8	19.4
y/y % Chg	14.0	10.3	(5.0)	(12.5)	(20.7)	(15.7)	30.2	(30.4)
2020 YTD	422	\$79.2M	\$170,050	1,114	734	111	37.0	21.0
2019 YTD	320	\$62.9M	\$192,350	1,251	840	119	25.5	29.2
YTD % Chg	31.9	26.0	(11.6)	(11.0)	(12.6)	(6.9)	45.3	(28.2)
5-Yr Avg	37	\$7.3M	\$196,379	112	765	106	32.9	21.8
5-Yr Avg % Chg	33.2	25.3	(3.2)	(6.6)	(13.4)	(18.7)	41.6	(37.9)
10-Yr Avg	47	\$10.7M	\$215,157	114	629	90	42.6	15.5
10-Yr Avg % Chg	4.3	(14.4)	(11.7)	(7.7)	5.4	(4.9)	9.6	(12.5)

