

SASKATCHEWAN REAL ESTATE MARKET REMAINS STEADY

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For immediate release:

The Saskatchewan real estate market remains strong. Across the province, there were 1,853 homes sold (up over 67% from last May and up 88.9% year-to-date, going from 3,978 to 7,513), new listings were up over 14% (and up 26.7% year-to-date, going from 2,019 to 2,556,) and the MLS® Home Price Index composite was up 11.2% (up 8.4% year-to-date, going from \$265,800 to \$288,300). Inventories—a measure of how many months until there are no active listings given current sales levels— were also down in all 24 markets that the SRA tracks.

“May was about as strong April,” said Chris Gbekorbu, SRA’s Economic Analyst. This month-over-month leveling off in activity is expected. “Markets have been gaining momentum since last May when some pandemic restrictions were lifted. And at some point, things need to start to steady,” said Gbekorbu. But market indicators suggest that the current pace should hold.

Strong demand combined with falling inventory levels continues to put upward pressure on prices. The MLS® Home Price Index (HPI) composite was up in 13 of the 15 markets where these data are available (with Estevan and Weyburn showing declines of 5.9% and 1.8% respectively, while Swift Current and Meadow Lake saw the greatest increases), while the number of sales were up in 23 of 24 markets.

It’s still too early to tell what kind of an impact the new mortgage rules will have on markets. According to Gbekorbu, “When new regulations were introduced in 2018, we saw a jump in sales right before the new rules came into effect followed by a drop in sales after.” While sales and prices may fall a little in the coming months as buyers reevaluate their finances, the drop is likely to be temporary. “The rules introduced in 2018 saw prices fall just over 1% across the province, but they’ve continued climbing,” said Gbekorbu.

Saskatoon and Region (including Martensville, Warman, and Humboldt)

Sales were up 76.7% in Saskatoon (going from 326 to 576), up 28.6% in Martensville (going from 21 to 27), and up 88.9% in Warman (going from 18 to 34). In Humboldt, sales were up 27.3% (going from 11 to 14), while in the larger region, sales were up 68.1% (going from 470 to 790). Sales in Saskatoon were 36.4% above the 5-year average (and 33.8% above the 10-year average), 33.7% above the 5-year average (and 18.9% above the 10-year average) in Martensville, and 27.8% above the 5-year average (and 8.3% above the 10-year average) in Warman. In Humboldt, sales were 1.4% above the 5-year average (and 10.2% above the 10-year average), while in the larger region, sales were 35.6% above the 5-year average (and 31.7% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 84.5% over last year (increasing from 1,261 to 2,326), rose 56.7% in Martensville (increasing from 67 to 105), and rose 128.1% in Warman (increasing from 64 to 146). Year-to-Date (YTD) sales in Humboldt rose



132.1% over last year (increasing from 28 to 65), while YTD sales in the larger region rose 84.7% (going from 1,737 to 3,209).

Sales volume was up 90.1% in the Saskatoon, going from \$117.1M to \$222.7M in 2021 (48.2% above the 5-year average, and 45.5% above the 10-year average). In Martensville, sales volume was up 56.4%, going from \$6.1M to \$9.6M (41.7% above the 5-year average, and 29.0% above the 10-year average) and in Warman, sales volume was up 121.7%, going from \$6.3M to \$14.0M (42.2% above the 5-year average, and 21.7% above the 10-year average). Sales volume was up 51.4% in Humboldt, going from \$2.5M to \$3.7M (14.9% above the 5-year average, and 19.7% above the 10-year average), while in the region, sales volume was up 88.6%, going from \$154.3M to \$290.9M (48.2% above the 5-year average, and 45.2% above the 10-year average). YTD sales volume in Saskatoon was \$855.4M (an increase of 99.5% from last year), \$36.0M in Martensville (an increase of 78.8% from last year), and \$57.2M in Warman (an increase of 140.1% from last year). YTD sales volume in Humboldt was \$15.6M (an increase of 170.5% from last year), while in the region, YTD sales volume was \$1,121.3M (an increase of 102.0% from last year).

In Saskatoon, the number of new listings in May 2021 rose 34.4%, going from 755 to 1,015 (8.9% above the 5-year average and 9.6% above the 10-year average). The number of new listings rose 44.8% in Martensville, going from 29 to 42 (5.8% below the 5-year average and 7.9% below the 10-year average) and rose 6.4% in Warman, going from 47 to 50 (9.4% below the 5-year average and 16.4% below the 10-year average). In Humboldt, the number of new listings fell 76.2%, going from 63 to 15 (52.2% below the 5-year average and 43.4% below the 10-year average), while in the region, new listings rose 16.9%, going from 1,151 last year to 1,346 this year (0.6% below the 5-year average and 1.2% below the 10-year average). YTD new listings in Saskatoon rose 38.6% (going from 577 to 800), rose 34.6% in Martensville (going from 25 to 34), and rose 19.0% in Warman (going from 35 to 41). In Humboldt, YTD new listings fell 22.7% (going from 22 to 17), while in the larger region, the number of new listings to date rose 29.8%, going from 836 to 1,085. Active listings rose 4.4% in Saskatoon (up from 1,524 to 1,591), were flat at 73 in Martensville, fell 38.7% in Warman (down from 119 to 73), fell 29.9% in Humboldt (down from 97 to 68), and fell 8.8% in the region (down from 2,753 to 2,511).

Inventory in Saskatoon stood at 2.8 months (which is 40.9% below the level last year and 37.6% below the 5-year average), while the sales to listing ratio was 56.7%, suggesting balanced market conditions. Inventory in Martensville stood at 2.7 months (which is 22.2% below the level last year and 49.7% below the 5-year average), while the sales to listing ratio was 64.3%, suggesting that market conditions favour sellers. Inventory in Warman stood at 2.1 months (which is 67.5% below the level last year and 54.7% below the 5-year average), while the sales to listing ratio was 68.0%, suggesting that market conditions favour sellers. Inventory in Humboldt stood at 4.9 months (which is 44.9% below the level last year and 31.7% below the 5-year average), while the sales to listing ratio was 93.3%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 3.2 months (which is 45.7% below the level last year and 42.8% below the 5-year average), while the sales to listing ratio was 58.7%, suggesting balanced market conditions.

Homes in Saskatoon stayed on the market an average of 34 days in May, down 29.2% from 48 days last year (but below the 5-year average of 45 days and below the 10-year average of 40 days). Homes in Martensville stayed on the market an average of 26 days, down 61.2% from 67 days last year (but below the 5-year average of 54 days and below the 10-year average of 49 days) while homes in Warman stayed on the market an average of 32 days, down 39.6% from 53 days last year (but below the 5-year average of 50 days and below the 10-year average of 52 days). Humboldt saw Homes stay on the market an average of 70 days, down 38.1% from



113 days last year (but below the 5-year average of 108 days and below the 10-year average of 96 days), and homes in the region were on the market an average of 41 days, also down from an average of 59 days last year (and 22.1% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—varied across different centres in the region. Saskatoon saw the price of the benchmark single family home rise 13.1% year-over-year, going from \$292,000 to \$330,300. The price of the benchmark single family home in Martensville rose 12.9% (going from \$353,000 to \$398,500) and also rose by 15.6% in Warman (going from \$359,000 to \$414,900). The price of the benchmark single family home in Humboldt rose 21.5% (going from \$172,300 in 2020 to \$209,400 this year).

Regina and Region

Sales in Regina were up 65.4% going from 234 in May 2020 to 387 in May 2021, and up 66.6% in the overall region, going from 293 to 488. In Regina, sales were 27.6% above the 5-year average (and 22.7% above the 10-year average), while in the larger region, sales were 31.5% above the 5-year average (and 29.3% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 84.0% over last year, increasing from 855 to 1,573, while YTD sales in the larger region rose 86.3%, going from 1,036 to 1,930.

Sales volume was up 84.2% in the city, going from \$69.4M to \$127.9M in 2021 (31.6% above the 5-year average, and 25.2% above the 10-year average). In the region, sales volume was up 89.7%, going from \$86.3M to \$163.6M (37.9% above the 5-year average, and 34.7% above the 10-year average). YTD sales volume in the city was \$502.8M, an increase of 98.1% from last year, while in the region, YTD sales volume was \$627.0M, an increase of 102.6% from last year.

In Regina, the number of new listings in May 2021 rose 33.2%, going from 485 to 646 (3.0% above the 5-year average and 3.5% above the 10-year average), while in the region, new listings rose 24.3%, going from 642 last year to 798 this year (3.3% below the 5-year average and 1.8% below the 10-year average). YTD new listings in the city rose 41.6%, going from 380 to 538, while in the larger region, the number of new listings to date rose 32.8%, going from 492 to 654. Active listings rose 5.2% in Regina (up from 1,242 to 1,307) and fell 6.6% in the region (down from 1,769 to 1,653).

Inventory in Regina stood at 3.4 months (which is 36.4% below the level last year and 31.0% below the 5-year average), while the sales to listing ratio was 59.9%, suggesting balanced market conditions. Inventory in the larger region stood at 3.4 months (which is 43.9% below the level last year and 39.7% below the 5-year average), while the sales to listing ratio was 61.2%, suggesting that market conditions favour sellers.

Homes in Regina stayed on the market an average of 42 days in May, down 31.1% from 61 days last year (but below the 5-year average of 49 days and above the 10-year average of 40 days). Homes in the region stayed on the market longer than homes in the city at 43 days on average in 2021, also down from an average of 65 days last year (and 16.7% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the price of the benchmark single family home in Regina rise 8.1% year-over-year, going from \$246,000 to \$266,000.



Melfort and Region

Sales in Melfort were up 75.0% going from 8 in May 2020 to 14 in May 2021, and up 110.5% in the overall region, going from 19 to 40. In Melfort, sales were 62.8% above the 5-year average (and 44.3% above the 10-year average), while in the larger region, sales were 46.0% above the 5-year average (and 48.1% above the 10-year average). Year-to-Date (YTD) sales in Melfort rose 222.2% over last year, increasing from 18 to 58, while YTD sales in the larger region rose 193.1%, going from 58 to 170.

Sales volume was up 118.6% in the city, going from \$1.6M to \$3.4M in 2021 (84.4% above the 5-year average, and 63.9% above the 10-year average). In the region, sales volume was up 209.7%, going from \$3.0M to \$9.3M (77.2% above the 5-year average, and 92.8% above the 10-year average). YTD sales volume in the city was \$13.1M, an increase of 266.0% from last year, while in the region, YTD sales volume was \$32.6M, an increase of 268.7% from last year.

In Melfort, the number of new listings in May 2021 rose 216.7%, going from 6 to 19 (30.1% above the 5-year average and 1.1% above the 10-year average), while in the region, new listings rose 42.6%, going from 47 last year to 67 this year (11.7% above the 5-year average and 0.9% above the 10-year average). YTD new listings in the city rose 114.3%, going from 7 to 15, while in the larger region, the number of new listings to date rose 51.9%, going from 31 to 47. Active listings fell 12.8% in Melfort (down from 47 to 41) and fell 18.0% in the region (down from 206 to 169).

Inventory in Melfort stood at 2.9 months (which is 50.2% below the level last year and 50.0% below the 5-year average), while the sales to listing ratio was 73.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4.2 months (which is 61.0% below the level last year and 48.9% below the 5-year average), while the sales to listing ratio was 59.7%, suggesting balanced market conditions.

Homes in Melfort stayed on the market an average of 59 days in May, down 39.8% from 98 days last year (and above the 5-year average of 58 days and below the 10-year average of 65 days). Homes in the region stayed on the market longer than homes in the city at 92 days on average in 2021, also down from an average of 115 days last year (and 1.9% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the price of the benchmark single family home in Melfort rise 16.6% year-over-year, going from \$175,300 to \$204,400.

Moose Jaw and Region

Sales in Moose Jaw were up 125.0% going from 32 in May 2020 to 72 in May 2021, and up 129.3% in the overall region, going from 41 to 94. In Moose Jaw, sales were 32.8% above the 5-year average (and 13.9% above the 10-year average), while in the larger region, sales were 34.7% above the 5-year average (and 16.6% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw rose 112.1% over last year, increasing from 132 to 280, while YTD sales in the larger region rose 89.1%, going from 192 to 363.

Sales volume was up 146.6% in the city, going from \$7.6M to \$18.8M in 2021 (34.4% above the 5-year average, and 13.0% above the 10-year average). In the region, sales volume was up 189.9%, going from \$8.4M to \$24.4M (44.3% above the 5-year average, and 24.1% above the 10-year average). YTD sales volume in the city was \$66.4M, an increase of 127.9% from last year, while in the region, YTD sales volume was \$83.5M, an increase of 129.0% from last year.



In Moose Jaw, the number of new listings in May 2021 rose 92.1%, going from 63 to 121 (12.0% above the 5-year average and 3.7% above the 10-year average), while in the region, new listings rose 50.5%, going from 103 last year to 155 this year (0.6% above the 5-year average and 7.2% below the 10-year average). YTD new listings in the city rose 38.1%, going from 67 to 93, while in the larger region, the number of new listings to date rose 20.9%, going from 104 to 126. Active listings rose 0.4% in Moose Jaw (up from 244 to 245) and fell 11.0% in the region (down from 473 to 421).

Inventory in Moose Jaw stood at 3.4 months (which is 55.4% below the level last year and 42.4% below the 5-year average), while the sales to listing ratio was 59.5%, suggesting balanced market conditions. Inventory in the larger region stood at 4.5 months (which is 61.2% below the level last year and 41.8% below the 5-year average), while the sales to listing ratio was 60.6%, suggesting that market conditions favour sellers.

Homes in Moose Jaw stayed on the market an average of 48 days in May, down 42.2% from 83 days last year (but below the 5-year average of 68 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 57 days on average in 2021, also down from an average of 93 days last year (and 23.8% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the price of the benchmark single family home in Moose Jaw rise 11.1% year-over-year, going from \$204,200 to \$226,900.

North Battleford and Region (including Meadow Lake)

Sales in North Battleford were up 112.5% (going from 16 to 34), up 100.0% in Meadow Lake (going from 5 to 10), and up 75.9% in the overall region, going from 54 to 95. In North Battleford, sales were 30.8% above the 5-year average (and 10.7% above the 10-year average), and were 78.6% above the 5-year average (and 47.1% above the 10-year average) in Meadow Lake, while in the larger region, sales were 36.5% above the 5-year average (and 23.4% above the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 67.9% over last year, increasing from 81 to 136, rose 140.0% in Meadow Lake (going from 15 to 36), and rose 82.1% in the larger region, going from 207 to 377.

Sales volume was up 158.2% in North Battleford, going from \$3.2M to \$8.4M in 2021 (37.1% above the 5-year average, and 16.9% above the 10-year average), and was up 83.5% in Meadow Lake, going from \$1.6M to \$2.9M (85.3% above the 5-year average, and 71.4% above the 10-year average). In the region, sales volume was up 112.3%, going from \$10.9M to \$23.2M (43.2% above the 5-year average, and 36.3% above the 10-year average). YTD sales volume in North Battleford was \$31.0M, an increase of 122.0% from last year, \$10.4M in Meadow Lake, an increase of 187.4%, and was \$88.6M in the larger region (an increase of 131.7% from last year).

In North Battleford, the number of new listings in May 2021 fell 5.0%, going from 40 to 38 (30.4% below the 5-year average and 35.8% below the 10-year average), but rose 50.0% in Meadow Lake, going from 8 last year to 12 (14.3% below the 5-year average and 19.5% below the 10-year average). In the region, new listings fell 3.4%, going from 148 last year to 143 this year (21.8% below the 5-year average and 28.2% below the 10-year average). YTD new listings in North Battleford rose 20.3%, going from 38 to 46, but rose 58.8% in Meadow Lake, going from 7 to 11, while in the larger region, the number of new listings to date rose 22.5%, going from 114 to 139. Active listings fell 32.5% in North Battleford (down from 194 to 131), fell 9.3% in Meadow Lake (down from 43 to 39), and fell 22.0% in the region (down from 760 to 593).



Inventory in North Battleford stood at 3.9 months (which is 68.2% below the level last year and 49.8% below the 5-year average), while the sales to listing ratio was 89.5%, suggesting that market conditions favour sellers. Inventory in Meadow Lake stood at 3.9 months (which is 54.7% below the level last year and 59.1% below the 5-year average), while the sales to listing ratio was 83.3%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 6.2 months (which is 55.6% below the level last year and 44.2% below the 5-year average), while the sales to listing ratio was 66.4%, suggesting that market conditions favour sellers.

Homes in North Battleford stayed on the market an average of 84 days in May, down 35.4% from 130 days last year (but below the 5-year average of 90 days and above the 10-year average of 72 days). Homes in Meadow Lake stayed on the market an average of 41 days in May, down 65.3% from 118 days last year (but below the 5-year average of 81 days and below the 10-year average of 75 days). Homes in the region stayed on the market for 100 days on average in 2021, also down from an average of 118 days last year (and 1.6% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—varied across different centres in the region. North Battleford saw the price of the benchmark single family home rise 20.8% year-over-year, going from \$181,000 to \$218,600 while the price of the benchmark single family home in Meadow Lake rose 20.9% (going from \$229,400 to \$277,300).

Prince Albert and Region

Sales in Prince Albert were up 36.1% going from 36 in May 2020 to 49 in May 2021, and up 52.2% in the overall region, going from 67 to 102. In Prince Albert, sales were 16.1% above the 5-year average (and 4.3% above the 10-year average), while in the larger region, sales were 34.9% above the 5-year average (and 32.8% above the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 100.0% over last year, increasing from 117 to 234, while YTD sales in the larger region rose 115.9%, going from 195 to 421.

Sales volume was up 51.5% in the city, going from \$8.2M to \$12.5M in 2021 (24.6% above the 5-year average, and 8.8% above the 10-year average). In the region, sales volume was up 57.1%, going from \$16.7M to \$26.3M (44.2% above the 5-year average, and 42.0% above the 10-year average). YTD sales volume in the city was \$56.6M, an increase of 136.0% from last year, while in the region, YTD sales volume was \$109.3M, an increase of 160.9% from last year.

In Prince Albert, the number of new listings in May 2021 rose 26.2%, going from 61 to 77 (18.8% below the 5-year average and 21.5% below the 10-year average), while in the region, new listings fell 10.8%, going from 157 last year to 140 this year (26.6% below the 5-year average and 31.8% below the 10-year average). YTD new listings in the city rose 31.9%, going from 55 to 72, while in the larger region, the number of new listings to date rose 15.3%, going from 111 to 128. Active listings fell 9.0% in Prince Albert (down from 267 to 243) and fell 25.0% in the region (down from 611 to 458).

Inventory in Prince Albert stood at 5.0 months (which is 33.1% below the level last year and 30.2% below the 5-year average), while the sales to listing ratio was 63.6%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 4.5 months (which is 50.8% below the level last year and 49.0% below the 5-year average), while the sales to listing ratio was 72.9%, suggesting that market conditions favour sellers.



Homes in Prince Albert stayed on the market an average of 68 days in May, down 19.0% from 84 days last year (but below the 5-year average of 78 days and below the 10-year average of 74 days). Homes in the region stayed on the market longer than homes in the city at 88 days on average in 2021, also down from an average of 96 days last year (and 3.3% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the price of the benchmark single family home in Prince Albert rise 15.1% year-over-year, going from \$163,400 to \$188,100.

Swift Current and Region

Sales in Swift Current were up 225.0% going from 12 in May 2020 to 39 in May 2021, and up 146.4% in the overall region, going from 28 to 69. In Swift Current, sales were 48.9% above the 5-year average (and 31.3% above the 10-year average), while in the larger region, sales were 37.5% above the 5-year average (and 31.9% above the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 87.2% over last year, increasing from 78 to 146, while YTD sales in the larger region rose 95.4%, going from 131 to 256.

Sales volume was up 215.1% in the city, going from \$3.6M to \$11.3M in 2021 (47.8% above the 5-year average, and 38.6% above the 10-year average). In the region, sales volume was up 192.1%, going from \$5.1M to \$15.0M (40.9% above the 5-year average, and 36.1% above the 10-year average). YTD sales volume in the city was \$41.4M, an increase of 121.1% from last year, while in the region, YTD sales volume was \$56.1M, an increase of 123.8% from last year.

In Swift Current, the number of new listings in May 2021 rose 24.4%, going from 45 to 56 (1.8% below the 5-year average and consistent with the 10-year average), while in the region, new listings were flat at 102 (14.6% below the 5-year average and 15.1% below the 10-year average). YTD new listings in the city rose 25.9%, going from 39 to 50, while in the larger region, the number of new listings to date rose 16.5%, going from 81 to 95. Active listings fell 6.9% in Swift Current (down from 204 to 190) and fell 10.8% in the region (down from 489 to 436).

Inventory in Swift Current stood at 4.9 months (which is 71.3% below the level last year and 35.9% below the 5-year average), while the sales to listing ratio was 69.6%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 6.3 months (which is 63.8% below the level last year and 35.3% below the 5-year average), while the sales to listing ratio was 67.6%, suggesting that market conditions favour sellers.

Homes in Swift Current stayed on the market an average of 69 days in May, down 23.3% from 90 days last year (but below 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 92 days on average in 2021, but up from an average of 89 days last year (and 1.8% above the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the price of the benchmark single family home in Swift Current rise 24.0% year-over-year, going from \$210,000 to \$260,300.



Yorkton and Region (including Melville)

Sales in Yorkton were up 37.5% (going from 24 to 33), down 10.0% in Melville (going from 10 to 9), and up 32.1% in the overall region, going from 81 to 107. In Yorkton, sales were 34.1% above the 5-year average (and 31.0% above the 10-year average), and were 21.6% above the 5-year average (and 52.5% above the 10-year average) in Melville, while in the larger region, sales were 23.3% above the 5-year average (and 26.5% above the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 94.4% over last year, increasing from 72 to 140, rose 25.9% in Melville (going from 27 to 34), and rose 98.1% in the larger region, going from 260 to 515.

Sales volume was up 60.3% in Yorkton, going from \$5.8M to \$9.3M in 2021 (50.1% above the 5-year average, and 53.2% above the 10-year average), and was up 29.9% in Melville, going from \$1.1M to \$1.4M (52.1% above the 5-year average, and 56.3% above the 10-year average). In the region, sales volume was up 60.4%, going from \$12.6M to \$20.2M (35.2% above the 5-year average, and 40.4% above the 10-year average). YTD sales volume in Yorkton was \$35.0M, an increase of 132.7% from last year, \$5.6M in Melville, an increase of 96.4%, and was \$90.9M in the larger region (an increase of 149.3% from last year).

In Yorkton, the number of new listings in May 2021 fell 2.9%, going from 35 to 34 (28.0% below the 5-year average and 31.3% below the 10-year average), but rose 30.0% in Melville, going from 10 last year to 13 (16.7% below the 5-year average and 3.7% below the 10-year average). In the region, new listings fell 3.3%, going from 181 last year to 175 this year (19.6% below the 5-year average and 20.9% below the 10-year average). YTD new listings in Yorkton rose 17.3%, going from 35 to 41, but rose 12.2% in Melville, going from 10 to 11, while in the larger region, the number of new listings to date rose 7.0%, going from 149 to 159. Active listings fell 38.7% in Yorkton (down from 173 to 106), fell 20.8% in Melville (down from 53 to 42), and fell 19.8% in the region (down from 928 to 744).

Inventory in Yorkton stood at 3.2 months (which is 55.4% below the level last year and 54.9% below the 5-year average), while the sales to listing ratio was 97.1%, suggesting that market conditions favour sellers. Inventory in Melville stood at 4.7 months (which is 11.9% below the level last year and 40.0% 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 7.0 months (which is 39.3% below the level last year and 37.6% below the 5-year average), while the sales to listing ratio was 61.1%, suggesting that market conditions favour sellers.

Homes in Yorkton stayed on the market an average of 56 days in May, down 44.6% from 101 days last year (but below the 5-year average of 70 days and below the 10-year average of 79 days). Homes in Melville stayed on the market an average of 137 days in May, up 18.1% from 116 days last year (and above the 5-year average of 109 days and above the 10-year average of 104 days). Homes in the region stayed on the market for 94 days on average in 2021, also down from an average of 120 days last year (and 13.3% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—varied across different centres in the region. Yorkton saw the price of the benchmark single family home rise 5.0% year-over-year, going from \$195,700 to \$205,500 while the price of the benchmark single family home in Melville rose 9.1% (going from \$103,400 to \$112,800).

South East Saskatchewan and Region (including Estevan and Weyburn)

Sales in Estevan were up 46.2% (going from 13 to 19), up 50.0% in Weyburn (going from 14 to 21), and up 26.9% in the overall region, going from 52 to 66. In Estevan, sales were 23.4% above



the 5-year average (and 0.5% below the 10-year average), and were 34.6% above the 5-year average (and 7.7% above the 10-year average) in Weyburn, while in the larger region, sales were 21.8% above the 5-year average (and 8.7% above the 10-year average). Year-to-Date (YTD) sales in Estevan rose 80.0% over last year, increasing from 40 to 72, rose 63.2% in Weyburn (going from 38 to 62), and rose 71.2% in the larger region, going from 153 to 262.

Sales volume was up 60.3% in Estevan, going from \$2.6M to \$4.1M in 2021 (5.2% above the 5-year average, and 21.6% below the 10-year average), and was up 42.3% in Weyburn, going from \$3.8M to \$5.3M (34.7% above the 5-year average, and 3.1% above the 10-year average). In the region, sales volume was up 50.7%, going from \$9.5M to \$14.3M (22.5% above the 5-year average, and 1.0% below the 10-year average). YTD sales volume in Estevan was \$15.0M, an increase of 93.2% from last year, \$16.4M in Weyburn, an increase of 84.4%, and was \$54.6M in the larger region (an increase of 99.7% from last year).

In Estevan, the number of new listings in May 2021 rose 29.6%, going from 27 to 35 (8.4% below the 5-year average and 15.5% below the 10-year average), but rose 3.6% in Weyburn, going from 28 last year to 29 (13.7% below the 5-year average and 17.4% below the 10-year average). In the region, new listings fell 0.7%, going from 136 last year to 135 this year (13.4% below the 5-year average and 11.9% below the 10-year average). YTD new listings in Estevan rose 22.2%, going from 23 to 29, but rose 13.2% in Weyburn, going from 23 to 26, while in the larger region, the number of new listings to date rose 21.6%, going from 97 to 118. Active listings fell 7.1% in Estevan (down from 140 to 130), fell 15.8% in Weyburn (down from 158 to 133), and fell 6.6% in the region (down from 726 to 678).

Inventory in Estevan stood at 6.8 months (which is 36.5% below the level last year and 39.9% below the 5-year average), while the sales to listing ratio was 54.3%, suggesting balanced market conditions. Inventory in Weyburn stood at 6.3 months (which is 43.9% below the level last year and 40.6% below the 5-year average), while the sales to listing ratio was 72.4%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 10.3 months (which is 26.4% below the level last year and 29.3% below the 5-year average), while the sales to listing ratio was 48.9%, suggesting balanced market conditions.

Homes in Estevan stayed on the market an average of 111 days in May, up 5.7% from 105 days last year (and above the 5-year average of 107 days and above the 10-year average of 92 days). Homes in Weyburn stayed on the market an average of 84 days in May, down 23.6% from 110 days last year (but below the 5-year average of 99 days and below the 10-year average of 90 days). Homes in the region stayed on the market for 118 days on average in 2021, also down from an average of 124 days last year (and 3.5% above the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—varied across different centres in the region. Estevan saw the price of the benchmark single family home fall 5.9% year-over-year, going from \$202,900 to \$191,000 while the price of the benchmark single family home in Weyburn fell 1.8% (going from \$221,200 to \$217,300).

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Year-Over-Year Residential Housing Statistics for May

	Saskatoon								Martensville							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	576	\$222.7M	\$330,300	1,015	1,591	34	56.7	2.8	27	\$9.6M	\$398,500	42	73	26	64.3	2.7
May 2020	326	\$117.1M	\$292,000	755	1,524	48	43.2	4.7	21	\$6.1M	\$353,000	29	73	67	72.4	3.5
y/y % Chg	76.7	90.1	13.1	34.4	4.4	(29.2)	31.4	(40.9)	28.6	56.4	12.9	44.8	0.0	(61.2)	(11.2)	(22.2)
2021 YTD	2,326	\$855.4M	\$316,020	800	1,284	40	290.9	0.6	105	\$36.0M	\$395,520	34.2	60.4	45	307.0	0.6
2020 YTD	1,261	\$428.8M	\$288,040	577	1,442	59	218.5	1.1	67	\$20.1M	\$351,360	25	83	74	263.8	1.2
YTD % Chg	84.5	99.5	9.7	38.6	(10.9)	(31.9)	33.1	(51.7)	56.7	78.8	12.6	34.6	(27.2)	(39.7)	16.4	(53.6)
5-Yr Avg	422	\$150.3M	\$303,700	932	1,868	45	45.3	4.4	20	\$6.7M	\$365,700	45	109	54	45.3	5.4
5-Yr Avg % Chg	36.4	48.2	8.8	8.9	(14.8)	(23.8)	25.2	(37.6)	33.7	41.7	9.0	(5.8)	(32.8)	(51.7)	41.9	(49.7)
10-Yr Avg	430	\$153.1M	\$303,500	926	1,791	40	46.5	4.2	23	\$7.4M	\$356,900	46	101	49	49.8	4.4
10-Yr Avg % Chg	33.8	45.5	8.8	9.6	(11.2)	(15.4)	22.1	(33.6)	18.9	29.0	11.7	(7.9)	(27.7)	(46.6)	29.1	(39.2)

	Warman								Humboldt							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	34	\$14.0M	\$414,900	50	73	32	68.0	2.1	14	\$3.7M	\$209,400	15	68	70	93.3	4.9
May 2020	18	\$6.3M	\$359,000	47	119	53	38.3	6.6	11	\$2.5M	\$172,300	63	97	113	17.5	8.8
y/y % Chg	88.9	121.7	15.6	6.4	(38.7)	(39.6)	77.6	(67.5)	27.3	51.4	21.5	(76.2)	(29.9)	(38.1)	434.5	(44.9)
2021 YTD	146	\$57.2M	\$406,200	41	63	37	352.7	0.4	65	\$15.6M	\$192,200	17	78	118	382.4	1.2
2020 YTD	64	\$23.8M	\$357,060	35	111	49.8	183.9	1.7	28	\$5.8M	\$175,420	22	91	182.8	127.3	3.2
YTD % Chg	128.1	140.1	13.8	19.0	(43.8)	(26.1)	91.8	(75.4)	132.1	170.5	9.6	(22.7)	(14.1)	(35.6)	200.4	(63.0)
5-Yr Avg	27	\$9.8M	\$377,800	55	126	50	48.2	4.7	14	\$3.2M	\$192,900	31	98	108	43.9	7.1
5-Yr Avg % Chg	27.8	42.2	9.8	(9.4)	(42.1)	(36.5)	41.1	(54.7)	1.4	14.9	8.6	(52.2)	(30.8)	(35.1)	112.4	(31.7)
10-Yr Avg	31	\$11.5M	\$370,900	60	137	52	52.5	4.4	13	\$3.1M	\$170,600	27	89	96	47.9	7.0
10-Yr Avg % Chg	8.3	21.7	11.9	(16.4)	(46.7)	(38.6)	29.5	(50.8)	10.2	19.7	22.7	(43.4)	(23.7)	(27.0)	94.8	(30.8)



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

Saskatoon Region								
	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	790	\$290.9M	\$368,211	1,346	2,511	41	58.7	3.2
May 2020	470	\$154.3M	\$328,232	1,151	2,753	59	40.8	5.9
y/y % Chg	68.1	88.6	12.2	16.9	(8.8)	(30.5)	43.7	(45.7)
2021 YTD	3,209	\$1,121.3M	\$349,431	1,085	2,140	50	295.9	0.7
2020 YTD	1,737	\$555.1M	\$319,569	836	2,676	69	207.9	1.5
YTD % Chg	84.7	102.0	9.3	29.8	(20.0)	(27.5)	42.3	(56.7)
5-Yr Avg	582	\$196.2M	\$336,956	1,354	3,238	53	43.0	5.6
5-Yr Avg % Chg	35.6	48.2	9.3	(0.6)	(22.5)	(22.1)	36.4	(42.8)
10-Yr Avg	600	\$200.4M	\$334,061	1,363	3,123	49	44.0	5.2
10-Yr Avg % Chg	31.7	45.2	10.2	(1.2)	(19.6)	(16.5)	33.3	(38.9)

Regina									Regina Region							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	387	\$127.9M	\$266,000	646	1,307	42	59.9	3.4	488	\$163.6M	\$335,280	798	1,653	43	61.2	3.4
May 2020	234	\$69.4M	\$246,000	485	1,242	61	48.2	5.3	293	\$86.3M	\$294,404	642	1,769	65	45.6	6.0
y/y % Chg	65.4	84.2	8.1	33.2	5.2	(31.1)	24.2	(36.4)	66.6	89.7	13.9	24.3	(6.6)	(33.8)	34.0	(43.9)
2021 YTD	1,573	\$502.8M	\$256,340	538	1,059	47	292.2	0.7	1,930	\$627.0M	\$324,894	654	1,362	51	295.3	0.7
2020 YTD	855	\$253.8M	\$238,220	380	1,232	71	224.9	1.4	1,036	\$309.5M	\$298,713	492	1,703	75	210.5	1.6
YTD % Chg	84.0	98.1	7.6	41.6	(14.1)	(34.0)	29.9	(53.3)	86.3	102.6	8.8	32.8	(20.0)	(32.4)	40.3	(57.1)
5-Yr Avg	303	\$97.2M	\$280,100	627	1,484	49	48.4	4.9	371	\$118.7M	\$319,844	825	2,083	52	45.0	5.6
5-Yr Avg % Chg	27.6	31.6	(5.0)	3.0	(11.9)	(14.6)	23.9	(31.0)	31.5	37.9	4.8	(3.3)	(20.6)	(16.7)	36.0	(39.7)
10-Yr Avg	315	\$102.1M	\$294,900	624	1,333	40	50.5	4.2	377	\$121.4M	\$321,837	812	1,891	43	46.4	5.0
10-Yr Avg % Chg	22.7	25.2	(9.8)	3.5	(1.9)	5.5	18.5	(20.1)	29.3	34.7	4.2	(1.8)	(12.6)	(0.2)	31.7	(32.4)



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

	Melfort								Melfort Region							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	14	\$3.4M	\$204,400	19	41	59	73.7	2.9	40	\$9.3M	\$232,865	67	169	92	59.7	4.2
May 2020	8	\$1.6M	\$175,300	6	47	98	133.3	5.9	19	\$3.0M	\$158,289	47	206	115	40.4	10.8
y/y % Chg	75.0	118.6	16.6	216.7	(12.8)	(39.8)	(44.7)	(50.2)	110.5	209.7	47.1	42.6	(18.0)	(20.0)	47.7	(61.0)
2021 YTD	58	\$13.1M	\$196,640	15	42	79	386.7	0.7	170	\$32.6M	\$192,044	47	162	100	363.2	1.0
2020 YTD	18	\$3.6M	\$174,700	7	53	117	257.1	3.0	58	\$8.9M	\$152,678	31	221	145	188.3	3.8
YTD % Chg	222.2	266.0	12.6	114.3	(22.1)	(32.4)	50.4	(75.8)	193.1	268.7	25.8	51.9	(26.7)	(30.9)	92.9	(75.0)
5-Yr Avg	9	\$1.9M	\$172,500	15	50	58	58.9	5.9	27	\$5.3M	\$191,861	60	227	94	45.7	8.3
5-Yr Avg % Chg	62.8	84.4	18.5	30.1	(18.7)	2.4	25.1	(50.0)	46.0	77.2	21.4	11.7	(25.4)	(1.9)	30.7	(48.9)
10-Yr Avg	10	\$2.1M	\$146,200	19	61	65	51.6	6.3	27	\$4.8M	\$178,905	66	247	89	40.7	9.1
10-Yr Avg % Chg	44.3	63.9	39.8	1.1	(32.9)	(9.8)	42.8	(53.5)	48.1	92.8	30.2	0.9	(31.5)	3.6	46.8	(53.7)

	Moose Jaw								Moose Jaw Region							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	72	\$18.8M	\$226,900	121	245	48	59.5	3.4	94	\$24.4M	\$259,388	155	421	57	60.6	4.5
May 2020	32	\$7.6M	\$204,200	63	244	83	50.8	7.6	41	\$8.4M	\$205,154	103	473	93	39.8	11.5
y/y % Chg	125.0	146.6	11.1	92.1	0.4	(42.2)	17.1	(55.4)	129.3	189.9	26.4	50.5	(11.0)	(38.7)	52.4	(61.2)
2021 YTD	280	\$66.4M	\$218,700	93	197	59	301.7	0.7	363	\$83.5M	\$230,103	126	381	76	287.6	1.0
2020 YTD	132	\$29.1M	\$208,480	67	242	81	196.4	1.8	192	\$36.5M	\$189,951	104	470	93	183.9	2.4
YTD % Chg	112.1	127.9	4.9	38.1	(18.8)	(26.8)	53.6	(61.7)	89.1	129.0	21.1	20.9	(19.0)	(18.9)	56.4	(57.1)
5-Yr Avg	54	\$14.0M	\$228,600	108	320	68	50.2	5.9	70	\$16.9M	\$241,996	154	538	75	45.3	7.7
5-Yr Avg % Chg	32.8	34.4	(0.7)	12.0	(23.5)	(29.0)	18.6	(42.4)	34.7	44.3	7.2	0.6	(21.7)	(23.8)	33.8	(41.8)
10-Yr Avg	63	\$16.7M	\$227,300	117	307	57	54.2	4.9	81	\$19.6M	\$243,746	167	505	68	48.2	6.3
10-Yr Avg % Chg	13.9	13.0	(0.2)	3.7	(20.2)	(15.0)	9.9	(30.0)	16.6	24.1	6.4	(7.2)	(16.7)	(15.6)	25.7	(28.5)



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

	North Battleford								Meadow Lake							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	34	\$8.4M	\$218,600	38	131	84	89.5	3.9	10	\$2.9M	\$277,300	12	39	41	83.3	3.9
May 2020	16	\$3.2M	\$181,000	40	194	130	40.0	12.1	5	\$1.6M	\$229,400	8	43	118	62.5	8.6
y/y % Chg	112.5	158.2	20.8	(5.0)	(32.5)	(35.4)	123.7	(68.2)	100.0	83.5	20.9	50.0	(9.3)	(65.3)	33.3	(54.7)
2021 YTD	136	\$31.0M	\$209,600	46	116	84	294.4	0.9	36	\$10.4M	\$267,420	11	34	109	333.3	1.0
2020 YTD	81	\$14.0M	\$182,440	38	193	99	210.9	2.4	15	\$3.6M	\$227,440	7	42	79.2	220.6	2.8
YTD % Chg	67.9	122.0	14.9	20.3	(39.6)	(15.6)	39.6	(64.0)	140.0	187.4	17.6	58.8	(19.3)	37.9	51.1	(66.4)
5-Yr Avg	26	\$6.1M	\$218,600	55	200	90	47.6	7.7	6	\$1.6M	\$264,500	14	53	81	40.0	9.5
5-Yr Avg % Chg	30.8	37.1	0.0	(30.4)	(34.4)	(7.1)	87.9	(49.8)	78.6	85.3	4.8	(14.3)	(27.0)	(49.4)	108.3	(59.1)
10-Yr Avg	31	\$7.2M	\$218,700	59	179	72	51.9	5.8	7	\$1.7M	\$222,800	15	50	75	45.6	7.4
10-Yr Avg % Chg	10.7	16.9	(0.0)	(35.8)	(26.7)	16.0	72.5	(33.8)	47.1	71.4	24.5	(19.5)	(22.0)	(45.6)	82.6	(47.0)

	North Battleford Region							
	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	95	\$23.2M	\$244,178	143	593	100	66.4	6.2
May 2020	54	\$10.9M	\$202,304	148	760	118	36.5	14.1
y/y % Chg	75.9	112.3	20.7	(3.4)	(22.0)	(15.3)	82.1	(55.6)
2021 YTD	377	\$88.6M	\$234,993	139	542	103	270.8	1.4
2020 YTD	207	\$38.2M	\$184,703	114	745	112	182.2	3.6
YTD % Chg	82.1	131.7	27.2	22.5	(27.3)	(8.2)	48.6	(60.1)
5-Yr Avg	70	\$16.2M	\$232,802	183	779	102	38.1	11.2
5-Yr Avg % Chg	36.5	43.2	4.9	(21.8)	(23.9)	(1.6)	74.5	(44.2)
10-Yr Avg	77	\$17.0M	\$221,101	199	714	87	38.7	9.3
10-Yr Avg % Chg	23.4	36.3	10.4	(28.2)	(17.0)	15.6	71.9	(32.7)



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

	Prince Albert								Prince Albert Region							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	49	\$12.5M	\$188,100	77	243	68	63.6	5.0	102	\$26.3M	\$257,932	140	458	88	72.9	4.5
May 2020	36	\$8.2M	\$163,400	61	267	84	59.0	7.4	67	\$16.7M	\$249,956	157	611	96	42.7	9.1
y/y % Chg	36.1	51.5	15.1	26.2	(9.0)	(19.0)	7.8	(33.1)	52.2	57.1	3.2	(10.8)	(25.0)	(8.3)	70.7	(50.8)
2021 YTD	234	\$56.6M	\$181,900	72	220	75	325.0	0.9	421	\$109.3M	\$259,659	128	427	89	328.4	1.0
2020 YTD	117	\$24.0M	\$163,240	55	258	90	214.3	2.2	195	\$41.9M	\$214,907	111	581	107	175.4	3.0
YTD % Chg	100.0	136.0	11.4	31.9	(14.8)	(16.9)	51.7	(57.4)	115.9	160.9	20.8	15.3	(26.6)	(16.6)	87.3	(66.0)
5-Yr Avg	42	\$10.0M	\$185,900	95	300	78	44.5	7.1	76	\$18.2M	\$241,277	191	665	91	39.6	8.8
5-Yr Avg % Chg	16.1	24.6	1.2	(18.8)	(18.9)	(13.3)	43.0	(30.2)	34.9	44.2	6.9	(26.6)	(31.1)	(3.3)	83.9	(49.0)
10-Yr Avg	47	\$11.5M	\$178,700	98	307	74	47.9	6.5	77	\$18.5M	\$241,263	205	699	84	37.4	9.1
10-Yr Avg % Chg	4.3	8.8	5.3	(21.5)	(20.9)	(7.7)	32.8	(24.1)	32.8	42.0	6.9	(31.8)	(34.4)	5.4	94.8	(50.6)

	Swift Current								Swift Current Region							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	39	\$11.3M	\$260,300	56	190	69	69.6	4.9	69	\$15.0M	\$217,223	102	436	92	67.6	6.3
May 2020	12	\$3.6M	\$210,000	45	204	90	26.7	17.0	28	\$5.1M	\$183,246	102	489	89	27.5	17.5
y/y % Chg	225.0	215.1	24.0	24.4	(6.9)	(23.3)	161.2	(71.3)	146.4	192.1	18.5	0.0	(10.8)	3.4	146.4	(63.8)
2021 YTD	146	\$41.4M	\$247,160	50	174	93	294.4	1.2	256	\$56.1M	\$218,987	95	424	107	270.0	1.7
2020 YTD	78	\$18.7M	\$216,620	39	197	114	198.0	2.5	131	\$25.0M	\$191,179	81	485	121	160.9	3.7
YTD % Chg	87.2	121.1	14.1	25.9	(11.4)	(18.5)	48.7	(52.7)	95.4	123.8	14.5	16.5	(12.5)	(11.6)	67.8	(55.2)
5-Yr Avg	26	\$7.7M	\$292,000	57	199	76	46.0	7.6	50	\$10.6M	\$211,944	119	490	90	42.0	9.8
5-Yr Avg % Chg	48.9	47.8	(10.9)	(1.8)	(4.6)	(9.2)	51.5	(35.9)	37.5	40.9	2.5	(14.6)	(11.1)	1.8	60.9	(35.3)
10-Yr Avg	30	\$8.2M	\$209,800	56	159	68	53.0	5.4	52	\$11.0M	\$210,641	120	438	79	43.5	8.4
10-Yr Avg % Chg	31.3	38.6	24.1	0.0	19.3	1.5	31.3	(9.1)	31.9	36.1	3.1	(15.1)	(0.5)	16.6	55.5	(24.6)



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

	Yorkton								Melville							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	33	\$9.3M	\$205,500	34	106	56	97.1	3.2	9	\$1.4M	\$112,800	13	42	137	69.2	4.7
May 2020	24	\$5.8M	\$195,700	35	173	101	68.6	7.2	10	\$1.1M	\$103,400	10	53	116	100.0	5.3
y/y % Chg	37.5	60.3	5.0	(2.9)	(38.7)	(44.6)	41.5	(55.4)	(10.0)	29.9	9.1	30.0	(20.8)	18.1	(30.8)	(11.9)
2021 YTD	140	\$35.0M	\$202,820	41	109	78	344.8	0.8	34	\$5.6M	\$110,220	11	39	97	309.1	1.1
2020 YTD	72	\$15.0M	\$189,500	35	165	111	208.1	2.3	27	\$2.8M	\$105,020	9.8	58	141.2	275.5	2.1
YTD % Chg	94.4	132.7	7.0	17.3	(34.1)	(29.7)	65.7	(66.1)	25.9	96.4	5.0	12.2	(32.6)	(31.6)	12.2	(46.5)
5-Yr Avg	25	\$6.2M	\$206,000	47	175	70	52.1	7.1	7	912079.8	\$121,500	16	58	109	47.4	7.8
5-Yr Avg % Chg	34.1	50.1	(0.2)	(28.0)	(39.6)	(20.0)	86.2	(54.9)	21.6	52.1	(7.2)	(16.7)	(27.1)	25.2	45.9	(40.0)
10-Yr Avg	25	\$6.1M	\$189,300	50	157	79	50.9	6.2	6	887439.9	\$89,200	14	49	104	43.7	8.2
10-Yr Avg % Chg	31.0	53.2	8.6	(31.3)	(32.6)	(29.4)	90.7	(48.5)	52.5	56.3	26.5	(3.7)	(13.4)	32.4	58.4	(43.2)

	Yorkton Region							
	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	107	\$20.2M	\$188,686	175	744	94	61.1	7.0
May 2020	81	\$12.6M	\$155,436	181	928	120	44.8	11.5
y/y % Chg	32.1	60.4	21.4	(3.3)	(19.8)	(21.7)	36.6	(39.3)
2021 YTD	515	\$90.9M	\$176,480	159	718	109	323.9	1.4
2020 YTD	260	\$36.5M	\$140,227	149	936	131	175.0	3.6
YTD % Chg	98.1	149.3	25.9	7.0	(23.3)	(17.2)	85.1	(61.3)
5-Yr Avg	87	\$14.9M	\$172,040	218	967	108	39.9	11.1
5-Yr Avg % Chg	23.3	35.2	9.7	(19.6)	(23.0)	(13.3)	53.3	(37.6)
10-Yr Avg	85	\$14.4M	\$170,007	221	878	104	38.2	10.4
10-Yr Avg % Chg	26.5	40.4	11.0	(20.9)	(15.3)	(9.8)	59.9	(33.0)



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

	Estevan								Weyburn							
	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	19	\$4.1M	\$191,000	35	130	111	54.3	6.8	21	\$5.3M	\$217,300	29	133	84	72.4	6.3
May 2020	13	\$2.6M	\$202,900	27	140	105	48.1	10.8	14	\$3.8M	\$221,200	28	158	110	50.0	11.3
y/y % Chg	46.2	60.3	(5.9)	29.6	(7.1)	5.7	12.7	(36.5)	50.0	42.3	(1.8)	3.6	(15.8)	(23.6)	44.8	(43.9)
2021 YTD	72	\$15.0M	\$195,100	29	120	101	251.7	1.7	62	\$16.4M	\$222,520	26	130	119	240.3	2.1
2020 YTD	40	\$7.8M	\$207,820	23	147	106	170.9	3.7	38	\$8.9M	\$222,560	23	166	81	166.7	4.4
YTD % Chg	80.0	93.2	(6.1)	22.2	(18.2)	(4.4)	47.3	(54.6)	63.2	84.4	(0.0)	13.2	(21.4)	47.4	44.2	(51.8)
5-Yr Avg	15	\$3.9M	\$271,600	38	175	107	40.3	11.4	16	\$4.0M	\$263,800	34	166	99	46.4	10.7
5-Yr Avg % Chg	23.4	5.2	(29.7)	(8.4)	(25.8)	3.4	34.7	(39.9)	34.6	34.7	(17.6)	(13.7)	(20.0)	(15.5)	56.0	(40.6)
10-Yr Avg	19	\$5.2M	\$269,000	41	175	92	46.1	9.1	20	\$5.2M	\$249,200	35	150	90	55.6	7.7
10-Yr Avg % Chg	(0.5)	(21.6)	(29.0)	(15.5)	(25.5)	20.9	17.7	(25.1)	7.7	3.1	(12.8)	(17.4)	(11.5)	(6.6)	30.3	(17.8)

	South East Saskatchewan							
	# Sales	Sales Volume	Median Price	# New Listings	Active Listings	Days to Sell	Sales to List	Inventory
May 2021	66	\$14.3M	\$216,995	135	678	118	48.9	10.3
May 2020	52	\$9.5M	\$182,800	136	726	124	38.2	14.0
y/y % Chg	26.9	50.7	18.7	(0.7)	(6.6)	(4.8)	27.9	(26.4)
2021 YTD	262	\$54.6M	\$208,353	118	634	123	221.3	2.4
2020 YTD	153	\$27.3M	\$178,650	97	760	114	157.1	5.0
YTD % Chg	71.2	99.7	16.6	21.6	(16.5)	7.7	40.9	(51.2)
5-Yr Avg	54	\$11.7M	\$215,688	156	788	114	34.8	14.5
5-Yr Avg % Chg	21.8	22.5	0.6	(13.4)	(13.9)	3.5	40.5	(29.3)
10-Yr Avg	61	\$14.5M	\$238,349	153	673	99	39.6	11.1
10-Yr Avg % Chg	8.7	(1.0)	(9.0)	(11.9)	0.8	19.7	23.4	(7.3)

