

## **PACE OF PRICE GROWTH SLOWS WITH A SHIFT TO MORE BALANCED CONDITIONS**

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**For immediate release:**

Following exceptionally strong sales over the last three months, July sales in the province trended down to 1,528 units. Last July sales hit a new record high for the month, so while sales did record a year-over-year decline of 15 per cent, levels are still well above typical levels seen in July. Nonetheless, year-to-date sales are at record high levels thanks to the strong start to the year.

Prior to the start of the pandemic, active listings were high in comparison to sales and prices were trending down. “While covid likely caused many to re-evaluate their housing needs, reductions in lending rates combined with earlier price declines supported much of the growth in sales,” comments Chris Guérette, Saskatchewan Realtors® Association CEO. “At the same time supply levels could not keep pace, which means the market shifted to favour the sellers as the months of supply hit levels not seen in nearly a decade.”

Recent price gains have brought more sellers back to the market as active listings trended up in July relative to last month. Slowing sales combined with monthly supply gains cause the months of supply to rise relative to the low levels experience over the previous four months. This has helped ease some of the upward pressure on prices recorded earlier in the year.

In July, the total residential benchmark prices remained relatively stable compared to last month but was still nearly eight per cent higher than last year’s levels. While price gains have been significant this year, they have not offset earlier declines and remain below peak prices achieved in 2014. Prices have generally trended up across most regions in the province, however activity does vary by location, property type and price range. “At the end of the day, consulting an expert on your next move in real estate helps to better position yourself with understanding the local reality in comparison to provincial trends,” comments Guérette.

The housing market has seen incredible demand growth throughout the pandemic despite job loss and rising unemployment levels. While low interest rates are expected to continue to fuel demand growth, higher prices are cooling some of that growth, helping shift the market back to more balanced conditions. “Even with some recent price gains, Saskatchewan is still one of the most affordable and attractive places in which to invest and call home.”

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

Sales were down 11% in Saskatoon (going from 539 to 480), up 67% in Martensville (going from 15 to 25), and down 42% in Warman (going from 43 to 25). In Humboldt, sales were down 37% (going from 19 to 12), while in the larger region, sales were down 14% (going from 756 to 653). Sales in Saskatoon were 23% above the 5-year average (and 18% above the 10-year average), 76% above the 5-year average (and 32% above the 10-year average) in Martensville, and 3% below the 5-year average (and 6% below the 10-year average) in Warman. In Humboldt, sales were 20% above the 5-year average (and 7% above the 10-year average), while in the larger region, sales were 21% above the 5-year average (and 17% above the 10-year average). Year-to-Date (YTD) sales in Saskatoon rose 47% over last year (increasing from 2,317 to 3,407), rose 56% in Martensville (increasing from 106 to 165), and rose 48% in Warman (increasing from 143 to 211). Year-to-Date (YTD) sales in Humboldt rose 53% over last year (increasing from 19 to 12), while YTD sales in the larger region rose 46% (going from 3,208 to 4,686).

Sales volume was down 10% in the Saskatoon, going from \$191.5M to \$172.5M in 2021 (27% above the 5-year average, and 23% above the 10-year average). In Martensville, sales volume was up 86%, going from \$4.8M to \$8.9M (94% above the 5-year average, and 47% above the 10-year average) and in Warman, sales volume was down 44%, going from \$17.1M to \$8.9M (7% below the 5-year average, and 7% below the 10-year average). Sales volume was down 33% in Humboldt, going from \$3.9M to \$2.6M (14% above the 5-year average, and 6% above the 10-year average), while in the region, sales volume was down 13%, going from \$258.4M to \$225.6M (28% above the 5-year average, and 24% above the 10-year average). YTD sales volume in Saskatoon was \$1,247.6M (an increase of 57% from last year), \$56.2M in Martensville (an increase of 94% from last year), and \$54.0M in Warman (an increase of 52% from last year). YTD sales volume in Humboldt was \$20.9M (an increase of 60% from last year), while in the region, YTD sales volume was \$1,638.5M (an increase of 57% from last year).

In Saskatoon, the number of new listings in July 2021 fell 7.5%, going from 819 to 758 (2.7% below the 5-year average and 4.5% below the 10-year average). The number of new listings fell 20.7% in Martensville, going from 29 to 23 (39.7% below the 5-year average and 40.1% below the 10-year average) and fell 29.7% in Warman, going from 37 to 23 (48.2% below the 5-year average and 49.8% below the 10-year average). In Humboldt, the number of new listings fell 42.4%, going from 33 to 19 (20.8% below the 5-year average and 15.6% below the 10-year average), while in the region, new listings fell 13.9%, going from 1,206 last year to 1,039 this year (9.1% below the 5-year average and 10.1% below the 10-year average). YTD new listings in Saskatoon rose 23.2% (going from 4,541 to 5,596), rose 29.0% in Martensville (going from 179 to 231), and rose 8.6% in Warman (going from 256 to 278). In Humboldt, YTD new listings fell 25.3% (going from 162 to 121), while in the larger region, the number of new listings to date rose 14.9%, going from 6,621 to 7,608. Active listings fell 0.1% in Saskatoon (down from 2,387 to 2,385), fell 11.8% in Martensville (down from 110 to 97), fell 19.6% in Warman (down from 138 to 97), fell 28.6% in Humboldt (down from 112 to 80), and fell 8.9% in the region (down from 3,947 to 3,595).

Months of supply in Saskatoon stood at 5.0 months (which is 12.2% above the level last year and 34.3% below the 5-year average), while the sales to listing ratio was 63.3%, suggesting that market conditions are balanced. Months of supply in Martensville stood at 3.9 months (which is 47.1% below the level last year and 64.7% below the 5-year average), while the sales to listing ratio was 108.7%, suggesting that market conditions favour sellers. Months of supply in Warman stood at 3.9 months (which is 38.4% above the level last year and 51.5% below the 5-year average), while the sales to listing ratio was 108.7%, suggesting that market conditions favour sellers. Months of supply in Humboldt stood at 6.7 months (which is 13.1% above the



level last year and 55.1% below the 5-year average), while the sales to listing ratio was 63.2%, suggesting that market conditions are balanced. Months of supply in the larger region stood at 5.5 months (which is 5.5% above the level last year and 38.3% below the 5-year average), while the sales to listing ratio was 62.9%, suggesting that market conditions are balanced.

Homes in Saskatoon stayed on the market an average of 41 days in July, down 3.2% from 42 days last year (but below the 5-year average of 49 days and below the 10-year average of 43 days). Homes in Martensville stayed on the market an average of 45 days, down 54.1% from 99 days last year (but below the 5-year average of 77 days and below the 10-year average of 65 days) while homes in Warman stayed on the market an average of 45 days, down 33.8% from 68 days last year (but below the 5-year average of 56 days and below the 10-year average of 57 days). Humboldt saw Homes stay on the market an average of 123 days, up 82.8% from 67 days last year (and above the 5-year average of 85 days and above the 10-year average of 84 days), and homes in the region were on the market an average of 47 days, also down from an average of 54 days last year (and 19.9% 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 residential benchmark price rise 8.6% year-over-year, going from \$305,100 to \$331,400. The residential benchmark price in Martensville rose 11.4% (going from \$359,400 to \$400,400) and rose by 11.8% in Warman (going from \$371,100 to \$400,400). The residential benchmark price in Humboldt rose 8.4% (going from \$193,800 in 2020 to \$210,000 this year).

## **Regina and Region**

Sales in Regina were down 10.1% going from 385 in July 2020 to 346 in July 2021, and down 11.5% in the overall region, going from 479 to 424. In Regina, sales were 30.5% above the 5-year average (and 25.1% above the 10-year average), while in the larger region, sales were 28.8% above the 5-year average (and 25.1% above the 10-year average). Year-to-Date (YTD) sales in Regina rose 42.9% over last year, increasing from 1,642 to 2,347, while YTD sales in the larger region rose 41.5%, going from 2,031 to 2,873.

Sales volume was down 9.9% in the city, going from \$120.9M to \$108.8M in 2021 (30.1% above the 5-year average, and 24.5% above the 10-year average). In the region, sales volume was down 7.0%, going from \$146.1M to \$135.8M (33.9% above the 5-year average, and 29.0% above the 10-year average). YTD sales volume in the city was \$755.4M, an increase of 51.1% from last year, while in the region, YTD sales volume was \$939.0M, an increase of 51.8% from last year.

In Regina, the number of new listings in July 2021 declined 1.1%, going from 555 to 549 (13.0% above the 5-year average and 10.2% above the 10-year average), while in the region, new listings declined 6.6%, going from 693 last year to 647 this year (5.1% above the 5-year average and 2.9% above the 10-year average). YTD new listings in the city rose 26.9%, going from 3,057 to 3,878, while in the larger region, the number of new listings to date rose 20.0%, going from 3,902 to 4,683. Active listings rose 7% in Regina (up from 1,432 to 1,532) and fell 2.3% in the region (down from 1,996 to 1,951).

Months of supply in Regina stood at 4.4 months (which is 19.0% above the level last year and 33.7% below the 5-year average), while the sales to listing ratio was 63.0%, suggesting that market conditions favour sellers. Months of supply in the larger region stood at 4.6 months (which is 10.4% above the level last year and 41.2% below the 5-year average), while the sales to listing ratio was 65.5%, suggesting that market conditions favour sellers.



Homes in Regina stayed on the market an average of 43 days in July, down 11.8% from 49 days last year (but below the 5-year average of 51 days and below the 10-year average of 43 days). Homes in the region stayed on the market longer than homes in the city at 45 days on average in 2021, also down from an average of 54 days last year (and 19.2% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the residential benchmark price in Regina rise nearly 6% year-over-year, going from \$252,900 to \$268,000.

## **Melfort and Region**

Sales in Melfort were up 57.1% going from 7 in July 2020 to 11 in July 2021, and up 3.2% in the overall region, going from 31 to 32. In Melfort, sales were 96.4% above the 5-year average (and 34.2% above the 10-year average), while in the larger region, sales were 40.4% above the 5-year average (and 32.2% above the 10-year average). Year-to-Date (YTD) sales in Melfort rose 180.0% over last year, increasing from 30 to 84, while YTD sales in the larger region rose 96.55%, going from 116 to 228.

Sales volume was up 92.8% in the city, going from \$1.1M to \$2.2M in 2021 (89.0% above the 5-year average, and 46.7% above the 10-year average). In the region, sales volume was up 59.4%, going from \$4.2M to \$6.6M (76.0% above the 5-year average, and 70.6% above the 10-year average). YTD sales volume in the city was \$18.1M, an increase of 231.6% from last year, while in the region, YTD sales volume was \$44.3M, an increase of 155.0% from last year.

In Melfort, the number of new listings in July 2021 fell 35.3%, going from 17 to 11 (21.4% below the 5-year average and 36.8% below the 10-year average), while in the region, new listings fell 38.6%, going from 57 last year to 35 this year (25.2% below the 5-year average and 34.3% below the 10-year average). YTD new listings in the city rose 62.7%, going from 67 to 109, while in the larger region, the number of new listings to date rose 22.5%, going from 267 to 327. Active listings fell 20.6% in Melfort (down from 53 to 42) and fell 17.5% in the region (down from 228 to 188).

Months of supply in Melfort stood at 3.8 months (which is 49.6% below the level last year and 64.3% below the 5-year average), while the sales to listing ratio was 100.0%, suggesting that market conditions favour sellers. Months of supply in the larger region stood at 5.9 months (which is 20.1% below the level last year and 53.6% below the 5-year average), while the sales to listing ratio was 91.4%, suggesting sellers' market conditions.

Homes in Melfort stayed on the market an average of 76 days in July, down 44.0% from 136 days last year (but below the 5-year average of 104 days and below the 10-year average of 93 days). Homes in the region stayed on the market longer than homes in the city at 81 days on average in 2021, but up from an average of 129 days last year (and 22.2% above the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the residential benchmark price in Melfort rise 12.9% year-over-year, going from \$185,000 to \$208,900.



## ***Moose Jaw and Region***

Sales in Moose Jaw were down 27.7% going from 83 in July 2020 to 60 in July 2021, and down 30.6% in the overall region, going from 108 to 75. In Moose Jaw, sales were 9.1% above the 5-year average (and 9.1% above the 10-year average), while in the larger region, sales were 9.0% above the 5-year average (and 7.5% above the 10-year average). Year-to-Date (YTD) sales in Moose Jaw rose 47.4% over last year, increasing from 287 to 423, while YTD sales in the larger region rose 43.57%, going from 381 to 547.

Sales volume was down 29.9% in the city, going from \$21.0M to \$14.7M in 2021 (8.6% above the 5-year average, and 10.1% above the 10-year average). In the region, sales volume was down 32.5%, going from \$25.2M to \$17.0M (10.3% above the 5-year average, and 9.3% above the 10-year average). YTD sales volume in the city was \$99.3M, an increase of 48% from last year, while in the region, YTD sales volume was \$123.1M, an increase of 53.4% from last year.

In Moose Jaw, the number of new listings in July 2021 fell 14.8%, going from 108 to 92 (8.7% below the 5-year average and 6.9% below the 10-year average), while in the region, new listings fell 4.6%, going from 153 last year to 146 this year (5.2% above the 5-year average and 7.4% above the 10-year average). YTD new listings in the city rose 23.1%, going from 537 to 661, while in the larger region, the number of new listings to date rose 12.1%, going from 816 to 915. Active listings rose 5.6% in Moose Jaw (up from 305 to 322) and fell 6.2% in the region (down from 568 to 533).

Months of supply in Moose Jaw stood at 5.4 months (which is 46.0% above the level last year and 33.8% below the 5-year average), while the sales to listing ratio was 65.2%, suggesting that market conditions favour sellers. Months of supply in the larger region stood at 7.1 months (which is 35.1% above the level last year and 30.9% below the 5-year average), while the sales to listing ratio was 51.4%, suggesting that market conditions are balanced.

Homes in Moose Jaw stayed on the market an average of 43 days in July, down 31.9% from 62 days last year (but below the 5-year average of 69 days and below the 10-year average of 61 days). Homes in the region stayed on the market longer than homes in the city at 50 days on average in 2021, also down from an average of 73 days last year (and 34.8% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the residential benchmark price in Moose Jaw rise 6.3% year-over-year, going from \$207,600 to \$220,600.

## ***North Battleford and Region (including Meadow Lake)***

Sales in North Battleford were down 13.6% (going from 22 to 19), down 55.6% in Meadow Lake (going from 9 to 4), and down 22.2% in the overall region, going from 90 to 70. In North Battleford, sales were 1.0% below the 5-year average (and 1.6% above the 10-year average) and were 42.9% below the 5-year average (and 40.3% below the 10-year average) in Meadow Lake, while in the larger region, sales were 6.4% above the 5-year average (and 5.3% below the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 33.3% over last year, increasing from 102 to 136, rose 69.2% in Meadow Lake (going from 26 to 44), and rose 47.6% in the larger region, going from 372 to 549.

Sales volume was down 34.2% in North Battleford, going from \$5.0M to \$3.3M in 2021 (22.0% below the 5-year average, and 13.0% below the 10-year average), but was down 27.0% in Meadow Lake, going from \$1.5M to \$1.1M (34.7% below the 5-year average, and 30.8% below



the 10-year average). In the region, sales volume was down 23.2%, going from \$19.2M to \$14.8M (1.2% above the 5-year average, and 2.8% below the 10-year average). YTD sales volume in North Battleford was \$26.4M, an increase of 44.8% from last year, \$12.4M in Meadow Lake, an increase of 110.0%, and was \$129.0M in the larger region (an increase of 75.8% from last year).

In North Battleford, the number of new listings in July 2021 declined 21.1%, going from 38 to 30 (9.6% below the 5-year average and 13.0% below the 10-year average), and fell 69.2% in Meadow Lake, going from 13 last year to 4 (63.6% below the 5-year average and 66.7% below the 10-year average). In the region, new listings declined 3.7%, going from 136 last year to 131 this year (11.1% below the 5-year average and 15.4% below the 10-year average). YTD new listings in North Battleford rose 11.5%, going from 218 to 243, but rose 17.9% in Meadow Lake, going from 56 to 66, while in the larger region, the number of new listings to date rose 15.1%, going from 867 to 998. Active listings fell 22.9% in North Battleford (down from 140 to 108), fell 11.4% in Meadow Lake (down from 44 to 39), and fell 10.8% in the region (down from 750 to 669).

Months of supply in North Battleford stood at 5.7 months (which is 10.7% below the level last year and 38.8% below the 5-year average), while the sales to listing ratio was 63.33%, suggesting sellers' market conditions. Months of supply in Meadow Lake stood at 9.8 months (which is 99.4% above the level last year and 19.7% above the 5-year average), while the sales to listing ratio was 100%, suggesting balanced market conditions. Months of supply in the larger region stood at 9.6 months (which is 14.7% above the level last year and 29.5% below the 5-year average), while the sales to listing ratio was 53.4%, suggesting balanced market conditions.

Homes in North Battleford stayed on the market an average of 53 days in July, down 52.6% from 111 days last year (but below the 5-year average of 70 days and below the 10-year average of 70 days). Homes in Meadow Lake stayed on the market an average of 99 days in July, down 50.7% from 201 days last year (and above the 5-year average of 98 days and above the 10-year average of 92 days). Homes in the region stayed on the market for 82 days on average in 2021, also down from an average of 120 days last year (and 0.5% 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 residential benchmark price rise 9.0% year-over-year, going from \$173,100 to \$188,600 while the residential benchmark price in Meadow Lake rose 9.9% (going from \$233,600 to \$256,600).

## **Prince Albert and Region**

Sales in Prince Albert were down 21.2% going from 52 in July 2020 to 41 in July 2021, and down 3.4% in the overall region, going from 89 to 86. In Prince Albert, sales were 7.9% above the 5-year average (and 1.0% below the 10-year average), while in the larger region, sales were 24.6% above the 5-year average (and 20.3% below the 10-year average). Year-to-Date (YTD) sales in Prince Albert rose 51.4% over last year, increasing from 218 to 330, while YTD sales in the larger region rose 54.6%, going from 390 to 603.

Sales volume was down 17.1% in the city, going from \$12.3M to \$10.2M in 2021 (13.5% above the 5-year average, and 4.7% above the 10-year average). In the region, sales volume was up 6.3%, going from \$23.8M to \$25.3M (52.3% above the 5-year average, and 47.8% above the 10-year average). YTD sales volume in the city was \$80.2M, an increase of 70.1 from last year, while in the region, YTD sales volume was \$160.2M, an increase of 75.1% from last year.



In Prince Albert, the number of new listings in July 2021 rose 4.0%, going from 75 to 78 (6.9% above the 5-year average and 7.6% above the 10-year average), while in the region, new listings fell 10.8%, going from 157 last year to 140 this year (6.8% below the 5-year average and 5.8% below the 10-year average). YTD new listings in the city rose 22.8%, going from 421 to 517, while in the larger region, the number of new listings to date rose 8.5%, going from 867 to 941. Active listings rose 2.0% in Prince Albert (up from 308 to 314) and fell 12.3% in the region (down from 673 to 590).

Months of supply in Prince Albert stood at 7.7 months (which is 29.3% above the level last year and 29.7% below the 5-year average), while the sales to listing ratio was 52.6%, suggesting that market conditions favour sellers. Months of supply in the larger region stood at 6.9 months (which is 9.3% below the level last year and 47.2% below the 5-year average), while the sales to listing ratio was 61.4%, suggesting sellers' market conditions.

Homes in Prince Albert stayed on the market an average of 55 days in July, down 42.0% from 95 days last year (but below the 5-year average of 76 days and below the 10-year average of 76 days). Homes in the region stayed on the market longer than homes in the city at 54 days on average in 2021, also down from an average of 82 days last year (and 29.6% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the residential benchmark price in Prince Albert rise 7.5% year-over-year, going from \$175,100 to \$188,300.

### **Swift Current and Region**

Sales in Swift Current were down 40.0% going from 45 in July 2020 to 27 in July 2021, and down 36.9% in the overall region, going from 76 to 48. In Swift Current, sales were 0.7% below the 5-year average (and 2.3% above the 10-year average), while in the larger region, sales were 2.4% below the 5-year average (and 1.7% above the 10-year average). Year-to-Date (YTD) sales in Swift Current rose 36.1% over last year, increasing from 158 to 215, while YTD sales in the larger region rose 39.8%, going from 269 to 376.

Sales volume was down 33.2% in the city, going from \$11.0M to \$7.4M in 2021 (0.7% below the 5-year average, and 6.3% above the 10-year average). In the region, sales volume was down 21.9%, going from \$14.3M to \$11.2M (6.6% above the 5-year average, and 15.4% above the 10-year average). YTD sales volume in the city was \$59.7M, an increase of 54.7% from last year, while in the region, YTD sales volume was \$83.1M, an increase of 57.1% from last year.

In Swift Current, the number of new listings in July 2021 fell 30.0%, going from 60 to 42 (1.4% below the 5-year average and 2.1% below the 10-year average), while in the region, new listings fell 27.9%, going from 122 last year to 88 this year (7.0% below the 5-year average and 8.0% below the 10-year average). YTD new listings in the city rose 12.1%, going from 307 to 344, while in the larger region, the number of new listings to date rose 6.4%, going from 643 to 684. Active listings increased 2.8% in Swift Current (up from 212 to 518) and fell 1.4% in the region (down from 518 to 511).

Months of supply in Swift Current stood at 8.1 months (which is 71.4% above the level last year and 8.4% below the 5-year average), while the sales to listing ratio was 64.3%, suggesting that market conditions are balanced. Months of supply in the larger region stood at 10.6 months (which is 56.2% above the level last year and 8.7% below the 5-year average), while the sales to listing ratio was 54.5%, suggesting balanced market conditions.





Homes in Swift Current stayed on the market an average of 53 days in July, down 37.0% from 84 days last year (but below the 5-year average of 74 days and below the 10-year average of 68 days). Homes in the region stayed on the market longer than homes in the city at 85 days on average in 2021, also down from an average of 90 days last year (and 4.7% below the 5-year average).

The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—saw the residential benchmark price in Swift Current rise 10.7% year-over-year, going from \$234,300 to \$259,300.

### **Yorkton and Region (including Melville)**

Sales in Yorkton were down 35.7% (going from 28 to 18), up 80.0% in Melville (going from 5 to 9) and down 29.6% in the overall region, going from 115 to 81. In Yorkton, sales were 20.4% below the 5-year average (and 22.1% below the 10-year average) and were 66.7% above the 5-year average (and 42.9% above the 10-year average) in Melville, while in the larger region, sales were 1.2% below the 5-year average (and 1.6% above the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 30.5% over last year, increasing from 141 to 184, rose 39.0% in Melville (going from 41 to 57), and rose 39.0% in the larger region, going from 515 to 716.

Sales volume was down 38.4% in Yorkton, going from \$6.4M to \$4.0M in 2021 (22.2% below the 5-year average, and 25.7% below the 10-year average), and was up 370.1% in Melville, going from \$0.4M to \$1.9M (164.4% above the 5-year average, and 119.3% above the 10-year average). In the region, sales volume was down 17.4%, going from \$18.3M to \$15.1M (13.6% above the 5-year average, and 16.9% above the 10-year average). YTD sales volume in Yorkton was \$45.1M, an increase of 52.6% from last year, \$9.1M in Melville, an increase of 84.8%, and was \$125.4M in the larger region (an increase of 62.5% from last year).

In Yorkton, the number of new listings in July 2021 fell 2.1%, going from 47 to 46 (4.2% below the 5-year average and 0.2% above the 10-year average), but rose 90.0% in Melville, going from 10 last year to 19 (75.9% above the 5-year average and 49.6% above the 10-year average). In the region, new listings fell 7.6%, going from 198 last year to 183 this year (15.9% below the 5-year average and 12.8% below the 10-year average). YTD new listings in Yorkton rose 12.1%, going from 264 to 296, but rose 27.8% in Melville, going from 72 to 92, while in the larger region, the number of new listings to date rose 1.5%, going from 1,168 to 1,186. Active listings fell 19.9% in Yorkton (down from 181 to 145), fell 2.0% in Melville (down from 51 to 50), and fell 17.2% in the region (down from 952 to 788).

Months of supply in Yorkton stood at 8.1 months (which is 24.6% above the level last year and 12.2% below the 5-year average), while the sales to listing ratio was 39.1%, suggesting balanced market conditions. Months of supply in Melville stood at 5.6 months (which is 45.5% below the level last year and 52.4% below the 5-year average), while the sales to listing ratio was 47.4%, suggesting that market conditions are balanced. Months of supply in the larger region stood at 9.7 months (which is 17.5% above the level last year and 27.4% below the 5-year average), while the sales to listing ratio was 44.3%, suggesting balanced market conditions.

Homes in Yorkton stayed on the market an average of 59 days in July, down 41.6% from 102 days last year (but below the 5-year average of 79 days and below the 10-year average of 73 days). Homes in Melville stayed on the market an average of 31 days in July, down 79.6% from 154 days last year (but below the 5-year average of 81 days and below the 10-year average of 68 days). Homes in the region stayed on the market for 73 days on average in 2021, also down from an average of 113 days last year (and 23.9% 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 residential benchmark price rise 9.1% year-over-year, going from \$195,800 to \$213,600 while the residential benchmark price in Melville rose 4.4% (going from \$107,900 to \$112,600).

### ***South East Saskatchewan and Region (including Estevan and Weyburn)***

Sales in Estevan were up 90.0% (going from 10 to 19), down 36.8% in Weyburn (going from 19 to 12) and up 20.4% in the overall region, going from 49 to 59. In Estevan, sales were 72.7% above the 5-year average (and 26.7% above the 10-year average) and were 3.5% above the 5-year average (and 17.8% below the 10-year average) in Weyburn, while in the larger region, sales were 45.3% above the 5-year average (and 16.8% above the 10-year average). Year-to-Date (YTD) sales in Estevan rose 90.2% over last year, increasing from 61 to 116, rose 27.4% in Weyburn (going from 73 to 93), and rose 53.8% in the larger region, going from 253 to 389.

Sales volume was up 112.5% in Estevan, going from \$1.8M to \$3.7M in 2021 (54.7% above the 5-year average, and 9.1% below the 10-year average), but was down 29.0% in Weyburn, going from \$5.2M to \$3.7M (18.5% above the 5-year average, and 7.2% below the 10-year average). In the region, sales volume was up 28.5%, going from \$10.6M to \$13.6M (55.5% above the 5-year average, and 13.4% above the 10-year average). YTD sales volume in Estevan was \$23.2M, an increase of 84.5% from last year, \$24.2M in Weyburn, an increase of 31.4%, and was \$80.1M in the larger region (an increase of 68.0% from last year).

In Estevan, the number of new listings in July 2021 fell 18.0%, going from 39 to 32 (1.3% above the 5-year average and 18.2% below the 10-year average), and fell 36.4% in Weyburn, going from 33 last year to 21 (25.0% below the 5-year average and 32.7% below the 10-year average). In the region, new listings fell 19.1%, going from 152 last year to 123 this year (8.1% below the 5-year average and 12.0% below the 10-year average). YTD new listings in Estevan rose 6.8%, going from 190 to 203, but fell 1.1% in Weyburn, going from 178 to 176, while in the larger region, the number of new listings to date rose 10.7%, going from 756 to 837. Active listings fell 15.6% in Estevan (down from 160 to 135), fell 16.3% in Weyburn (down from 166 to 139), and fell 3.6% in the region (down from 759 to 732).

Months of supply in Estevan stood at 7.1 months (which is 55.6% below the level last year and 64.9% below the 5-year average), while the sales to listing ratio was 59.4%, suggesting that market conditions were balanced. Months of supply in Weyburn stood at 11.6 months (which is 32.6% below the level last year and 41.2% below the 5-year average), while the sales to listing ratio was 57.1%, suggesting that market conditions were balanced. Months of supply in the larger region stood at 12.4 months (which is 19.9% below the level last year and 43.1% below the 5-year average), while the sales to listing ratio was 48.0%, suggesting balanced market conditions.

Homes in Estevan stayed on the market an average of 59 days in July, down 52.9% from 125 days last year (but below the 5-year average of 107 days and below the 10-year average of 80 days). Homes in Weyburn stayed on the market an average of 120 days in July, up 0.9% from 119 days last year (but above the 5-year average of 102 days and above the 10-year average of 86 days). Homes in the region stayed on the market for 95 days on average in 2021, but down from an average of 126 days last year (and 10.4% 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. Estevan saw the residential benchmark price fall 6.6% year-over-year, going from \$204,400 to \$190,900 while the residential benchmark price in Weyburn increased 0.2% (going from \$212,900 to \$213,400).



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

Saskatoon Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	653	\$225.6M	\$345,463	1,039	3,595	47	62.85%	5.5
Jul-20	756	\$258.4M	\$341,808	1,206	3,947	54	62.69%	5.2
y/y % Chg	-13.62%	-12.70%	1.07%	-13.85%	-8.92%	-13.81%	0.26%	5.45%
2021 YTD	4,686	\$1,638.5M	\$349,665	7,608	3,398	47	61.59%	5.1
2020 YTD	3,208	\$1,045.7M	\$325,977	6,621	3,884	62	48.45%	8.5
YTD % Chg	46.07%	56.69%	7.27%	14.91%	-12.52%	-23.71%	27.12%	-40.11%
5-Yr Avg	540	\$176.7M	\$325,733	1,143	4,603	58	47.12%	8.9
5-Yr Avg % Chg	20.97%	27.64%	6.06%	-9.10%	-21.90%	-19.89%	33.38%	-38.29%
10-Yr Avg	559	\$181.6M	\$323,518	1,155	4,067	52	48.77%	7.5
10-Yr Avg % Chg	16.73%	24.22%	6.78%	-10.05%	-11.60%	-9.93%	28.87%	-26.68%

Saskatoon								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	480	\$172.5M	\$331,400	758	2,385	41	63.32%	5.0
Jul-20	539	\$191.5M	\$305,100	819	2,387	42	65.81%	4.4
y/y % Chg	-10.95%	-9.91%	8.62%	-7.45%	-0.08%	-3.19%	-3.78%	12.20%
2021 YTD	3,407	\$1,247.6M	\$324,400	5,596	2,216	38	60.88%	4.6
2020 YTD	2,317	\$794.1M	\$296,171	4,541	2,344	51	51.02%	7.1
YTD % Chg	47.04%	57.11%	9.53%	23.23%	-5.43%	-24.76%	19.32%	-35.68%
5-Yr Avg	391	\$135.9M	\$304,240	779	2,811	49	50.16%	7.6
5-Yr Avg % Chg	22.82%	26.99%	8.93%	-2.72%	-15.16%	-15.68%	26.24%	-34.25%
10-Yr Avg	405	\$140.0M	\$308,880	794	2,451	43	51.60%	6.3
10-Yr Avg % Chg	18.40%	23.20%	7.29%	-4.51%	-2.68%	-4.57%	22.73%	-20.62%

Martensville								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	25	\$8.9M	\$400,400	23	97	45	108.70%	3.9
Jul-20	15	\$4.8M	\$359,400	29	110	99	51.72%	7.3
y/y % Chg	66.67%	85.90%	11.41%	-20.69%	-11.82%	-54.13%	110.14%	-47.09%
2021 YTD	165	\$56.2M	\$387,671	231	103	43	71.43%	4.4
2020 YTD	106	\$32.0M	\$344,057	179	121	72	59.22%	8.0
YTD % Chg	55.66%	75.53%	12.68%	29.05%	-14.57%	-40.04%	20.62%	-45.12%
5-Yr Avg	14	\$4.6M	\$347,360	38	151	77	39.89%	11.0
5-Yr Avg % Chg	76.06%	94.04%	15.27%	-39.79%	-35.93%	-41.30%	172.51%	-64.73%
10-Yr Avg	19	\$6.1M	\$346,750	38	129	65	51.67%	7.9
10-Yr Avg % Chg	32.28%	47.27%	15.47%	-40.10%	-24.75%	-29.78%	110.35%	-50.93%

Warman								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	25	\$8.9M	\$400,400	23	97	45	108.70%	3.9
Jul-20	43	\$17.1M	\$371,100	37	138	68	116.22%	3.2
y/y % Chg	-41.86%	-44.05%	11.80%	-29.73%	-19.57%	-33.77%	-17.26%	38.35%
2021 YTD	211	\$82.1M	\$400,314	278	114	37	75.90%	3.8
2020 YTD	143	\$54.0M	\$351,957	256	159	62	55.86%	7.8
YTD % Chg	47.55%	51.99%	13.74%	8.59%	-28.20%	-39.84%	35.88%	-51.34%
5-Yr Avg	26	\$9.6M	\$359,320	44	177	56	60.46%	8.0
5-Yr Avg % Chg	-3.10%	-6.76%	11.43%	-48.20%	-45.32%	-19.47%	79.77%	-51.52%
10-Yr Avg	27	\$9.6M	\$364,190	46	164	57	62.47%	6.9
10-Yr Avg % Chg	-5.66%	-6.80%	9.94%	-49.78%	-40.78%	-21.14%	73.99%	-43.44%



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

Humboldt								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	12	\$2.6M	\$210,000	19	80	123	63.16%	6.7
Jul-20	19	\$3.9M	\$193,800	33	112	67	57.58%	5.9
y/y % Chg	-36.84%	-32.78%	8.36%	-42.42%	-28.57%	82.84%	9.70%	13.10%
2021 YTD	92	\$20.9M	\$203,229	121	87	110	76.03%	6.6
2020 YTD	60	\$13.0M	\$187,500	162	102	104	37.04%	11.9
YTD % Chg	53.33%	60.17%	8.39%	-25.31%	-14.77%	5.94%	105.29%	-44.41%
5-Yr Avg	10	\$2.3M	\$197,540	24	121	85	40.16%	14.9
5-Yr Avg % Chg	20.00%	14.16%	6.31%	-20.83%	-33.77%	45.03%	57.28%	-55.12%
10-Yr Avg	11	\$2.5M	\$196,210	23	102	84	50.40%	12.3
10-Yr Avg % Chg	7.14%	6.13%	7.03%	-15.56%	-21.18%	47.09%	25.31%	-45.84%

Regina Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	424	\$135.8M	\$320,232	647	1,951	45	65.53%	4.6
Jul-20	479	\$146.1M	\$304,941	693	1,996	54	69.12%	4.2
y/y % Chg	-11.48%	-7.04%	5.01%	-6.64%	-2.25%	-17.80%	-5.19%	10.42%
2021 YTD	2,873	\$939.0M	\$326,842	4,683	1,678	46	61.35%	4.1
2020 YTD	2,031	\$618.5M	\$304,530	3,902	1,941	65	52.05%	6.7
YTD % Chg	41.46%	51.82%	7.33%	20.02%	-13.53%	-29.16%	17.87%	-38.87%
5-Yr Avg	329	\$101.4M	\$309,157	616	2,364	55	53.09%	7.8
5-Yr Avg % Chg	28.80%	33.87%	3.58%	5.07%	-17.47%	-19.16%	23.43%	-41.17%
10-Yr Avg	339	\$105.3M	\$311,292	629	2,051	47	54.04%	6.4
10-Yr Avg % Chg	25.11%	28.95%	2.87%	2.88%	-4.88%	-5.60%	21.27%	-28.38%

Regina								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	346	\$108.8M	\$268,000	549	1,532	43	63.02%	4.4
Jul-20	385	\$120.9M	\$252,900	555	1,432	49	69.37%	3.7
y/y % Chg	-10.13%	-9.94%	5.97%	-1.08%	6.98%	-11.83%	-9.15%	19.04%
2021 YTD	2,347	\$755.4M	\$259,686	3,878	1,296	43	60.52%	3.9
2020 YTD	1,642	\$499.9M	\$242,014	3,057	1,395	61	53.71%	5.9
YTD % Chg	42.94%	51.12%	7.30%	26.86%	-7.12%	-29.19%	12.68%	-35.02%
5-Yr Avg	265	\$83.3M	\$264,820	486	1,637	51	54.10%	6.7
5-Yr Avg % Chg	30.47%	30.61%	1.20%	12.96%	-6.40%	-15.30%	16.49%	-33.68%
10-Yr Avg	277	\$87.4M	\$276,770	498	1,417	43	55.69%	5.4
10-Yr Avg % Chg	25.05%	24.54%	-3.17%	10.15%	8.09%	0.06%	13.16%	-18.72%

Melfort Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	32	\$6.6M	\$207,019	35	188	81	91.43%	5.9
Jul-20	31	\$4.2M	\$134,066	57	228	129	54.39%	7.4
y/y % Chg	3.23%	59.40%	54.42%	-38.60%	-17.54%	-37.70%	68.11%	-20.12%
2021 YTD	228	\$44.3M	\$194,112	327	179	94	69.72%	5.5
2020 YTD	116	\$17.4M	\$149,619	267	231	127	43.45%	13.9
YTD % Chg	96.55%	155.00%	29.74%	22.47%	-22.68%	-25.95%	60.49%	-60.66%
5-Yr Avg	23	\$3.8M	\$168,024	47	270	104	49.68%	12.7
5-Yr Avg % Chg	40.35%	76.00%	23.21%	-25.21%	-30.32%	-22.15%	84.02%	-53.61%
10-Yr Avg	24	\$3.9M	\$160,744	53	271	91	46.98%	12.4
10-Yr Avg % Chg	32.23%	70.58%	28.79%	-34.33%	-30.70%	-11.68%	94.61%	-52.45%



Melfort								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	11	\$2.2M	\$208,900	11	42	76	100.00%	3.8
Jul-20	7	\$1.1M	\$185,000	17	53	136	41.18%	7.6
y/y % Chg	57.14%	92.81%	12.92%	-35.29%	-20.75%	-43.98%	142.86%	-49.57%
2021 YTD	84	\$18.1M	\$200,771	109	43	73	77.06%	3.6
2020 YTD	30	\$5.5M	\$177,614	67	54	128	44.78%	12.7
YTD % Chg	180.00%	231.55%	13.04%	62.69%	-20.73%	-42.83%	72.11%	-71.69%
5-Yr Avg	6	\$1.2M	\$176,180	14	55	104	40.44%	10.7
5-Yr Avg % Chg	96.43%	88.99%	18.57%	-21.43%	-23.64%	-26.94%	147.26%	-64.33%
10-Yr Avg	8	\$1.5M	\$167,690	17	66	93	49.83%	9.9
10-Yr Avg % Chg	34.15%	46.74%	24.58%	-36.78%	-36.07%	-18.30%	100.68%	-61.52%

Moose Jaw Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	75	\$17.0M	\$226,460	146	533	50	51.37%	7.1
Jul-20	108	\$25.2M	\$233,064	153	568	73	70.59%	5.3
y/y % Chg	-30.56%	-32.52%	-2.83%	-4.58%	-6.16%	-30.58%	-27.23%	35.13%
2021 YTD	547	\$123.1M	\$225,104	915	488	67	59.78%	6.2
2020 YTD	381	\$80.3M	\$210,685	816	570	85	46.69%	10.5
YTD % Chg	43.57%	53.39%	6.84%	12.13%	-14.30%	-21.67%	28.04%	-40.31%
5-Yr Avg	69	\$15.4M	\$222,510	139	650	77	49.34%	10.3
5-Yr Avg % Chg	9.01%	10.33%	1.78%	5.19%	-18.05%	-34.83%	4.11%	-30.85%
10-Yr Avg	70	\$15.5M	\$222,068	136	585	68	51.98%	8.8
10-Yr Avg % Chg	7.45%	9.31%	1.98%	7.35%	-8.89%	-25.40%	-1.17%	-19.37%

Moose Jaw								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	60	\$14.7M	\$220,600	92	322	43	65.22%	5.4
Jul-20	83	\$21.0M	\$207,600	108	305	62	76.85%	3.7
y/y % Chg	-27.71%	-29.85%	6.26%	-14.81%	5.57%	-30.93%	-15.14%	46.04%
2021 YTD	423	\$99.3M	\$218,029	661	287	52	63.99%	4.8
2020 YTD	287	\$67.1M	\$206,157	537	316	74	53.45%	7.7
YTD % Chg	47.39%	47.99%	5.76%	23.09%	-9.21%	-29.03%	19.74%	-38.40%
5-Yr Avg	55	\$13.5M	\$222,460	101	405	69	54.22%	8.1
5-Yr Avg % Chg	9.09%	8.62%	-0.84%	-8.73%	-20.42%	-37.77%	20.29%	-33.84%
10-Yr Avg	55	\$13.3M	\$227,050	99	362	61	56.65%	7.0
10-Yr Avg % Chg	9.09%	10.60%	-2.84%	-6.88%	-11.05%	-29.49%	15.11%	-23.63%

North Battleford Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	70	\$14.8M	\$211,287	131	669	82	53.44%	9.6
Jul-20	90	\$19.2M	\$213,859	136	750	120	66.18%	8.3
y/y % Chg	-22.22%	-23.16%	-1.20%	-3.68%	-10.80%	-31.41%	-19.25%	14.69%
2021 YTD	549	\$129.0M	\$234,948	998	600	94	55.01%	7.7
2020 YTD	372	\$73.4M	\$197,267	867	778	115	42.91%	14.6
YTD % Chg	47.58%	75.77%	19.10%	15.11%	-22.87%	-18.33%	28.21%	-47.73%
5-Yr Avg	66	\$14.6M	\$222,567	147	847	83	45.01%	13.6
5-Yr Avg % Chg	6.38%	1.24%	-5.07%	-11.13%	-21.03%	-0.52%	18.72%	-29.47%
10-Yr Avg	74	\$15.2M	\$206,588	155	754	81	47.69%	10.9
10-Yr Avg % Chg	-5.28%	-2.76%	2.27%	-15.43%	-11.23%	2.25%	12.05%	-12.23%



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

North Battleford								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	19	\$3.3M	\$188,600	30	108	53	63.33%	5.7
Jul-20	22	\$5.0M	\$173,100	38	140	111	57.89%	6.4
y/y % Chg	-13.64%	-34.21%	8.95%	-21.05%	-22.86%	-52.63%	9.39%	-10.68%
2021 YTD	136	\$26.4M	\$192,771	243	90	63	55.97%	4.6
2020 YTD	102	\$18.2M	\$171,243	218	141	105	46.79%	9.7
YTD % Chg	33.33%	44.80%	12.57%	11.47%	-36.20%	-40.06%	19.62%	-52.15%
5-Yr Avg	19	\$4.2M	\$185,640	33	155	70	57.41%	9.3
5-Yr Avg % Chg	-1.04%	-21.95%	1.59%	-9.64%	-30.14%	-24.64%	10.32%	-38.84%
10-Yr Avg	19	\$3.8M	\$180,760	35	128	70	54.53%	7.5
10-Yr Avg % Chg	1.60%	-12.96%	4.34%	-13.04%	-15.82%	-24.45%	16.15%	-24.53%

Meadow Lake								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	4	\$1.1M	\$256,600	4	39	99	100.00%	9.8
Jul-20	9	\$1.5M	\$233,600	13	44	201	69.23%	4.9
y/y % Chg	-55.56%	-26.97%	9.85%	-69.23%	-11.36%	-50.68%	44.44%	99.43%
2021 YTD	44	\$12.4M	\$263,243	66	36	102	66.67%	5.8
2020 YTD	26	\$5.9M	\$228,457	56	43	121	46.43%	11.6
YTD % Chg	69.23%	110.01%	15.23%	17.86%	-16.23%	-15.22%	43.59%	-50.50%
5-Yr Avg	7	\$1.7M	\$241,940	11	53	98	64.77%	8.1
5-Yr Avg % Chg	-42.86%	-34.44%	6.06%	-63.64%	-26.69%	1.63%	54.39%	19.66%
10-Yr Avg	7	\$1.6M	\$231,880	12	51	92	57.16%	13.6
10-Yr Avg % Chg	-40.30%	-30.84%	10.66%	-66.67%	-22.92%	8.32%	74.94%	-28.22%

Prince Albert Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	86	\$25.3M	\$294,761	140	590	54	61.43%	6.9
Jul-20	89	\$23.8M	\$267,916	157	673	82	56.69%	7.6
y/y % Chg	-3.37%	6.31%	10.02%	-10.83%	-12.33%	-34.25%	8.36%	-9.27%
2021 YTD	603	\$160.2M	\$265,690	941	532	81	64.08%	6.2
2020 YTD	390	\$91.5M	\$234,564	867	666	95	44.98%	12.0
YTD % Chg	54.62%	75.13%	13.27%	8.54%	-20.17%	-15.09%	42.46%	-48.37%
5-Yr Avg	69	\$16.6M	\$238,467	150	845	77	45.75%	13.0
5-Yr Avg % Chg	24.64%	52.30%	23.61%	-6.79%	-30.21%	-29.57%	34.26%	-47.20%
10-Yr Avg	72	\$17.2M	\$238,303	149	791	79	48.21%	11.5
10-Yr Avg % Chg	20.28%	47.75%	23.69%	-5.79%	-25.39%	-31.69%	27.43%	-40.36%

Prince Albert								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	41	\$10.2M	\$188,300	78	314	55	52.56%	7.7
Jul-20	52	\$12.3M	\$175,100	75	308	95	69.33%	5.9
y/y % Chg	-21.15%	-17.05%	7.54%	4.00%	1.95%	-42.01%	-24.19%	29.30%
2021 YTD	330	\$80.2M	\$184,186	517	278	69	63.83%	5.9
2020 YTD	218	\$47.2M	\$166,943	421	305	86	51.78%	9.8
YTD % Chg	51.38%	70.13%	10.33%	22.80%	-8.90%	-19.54%	23.27%	-39.82%
5-Yr Avg	38	\$9.0M	\$179,880	73	376	76	51.85%	10.9
5-Yr Avg % Chg	7.89%	13.50%	4.68%	6.85%	-16.58%	-27.41%	1.39%	-29.66%
10-Yr Avg	41	\$9.7M	\$183,390	73	347	76	57.91%	9.0
10-Yr Avg % Chg	-0.97%	4.70%	2.68%	7.59%	-9.56%	-26.82%	-9.23%	-15.36%



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

Swift Current Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	48	\$11.2M	\$232,556	88	511	85	54.55%	10.6
Jul-20	76	\$14.3M	\$188,031	122	518	90	62.30%	6.8
y/y % Chg	-36.84%	-21.89%	23.68%	-27.87%	-1.35%	-5.15%	-12.44%	56.19%
2021 YTD	376	\$83.1M	\$221,001	684	489	100	54.97%	9.1
2020 YTD	269	\$52.9M	\$196,630	643	536	109	41.84%	13.9
YTD % Chg	39.78%	57.10%	12.39%	6.38%	-8.80%	-8.37%	31.40%	-34.75%
5-Yr Avg	49	\$10.5M	\$215,928	95	539	89	51.53%	11.7
5-Yr Avg % Chg	-2.44%	6.59%	7.70%	-6.98%	-5.23%	-4.74%	5.85%	-8.74%
10-Yr Avg	47	\$9.7M	\$205,341	96	483	82	49.21%	11.0
10-Yr Avg % Chg	1.69%	15.44%	13.25%	-7.95%	5.88%	3.03%	10.85%	-2.78%

Swift Current								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	27	\$7.4M	\$259,300	42	218	53	64.29%	8.1
Jul-20	45	\$11.0M	\$234,300	60	212	84	75.00%	4.7
y/y % Chg	-40.00%	-33.18%	10.67%	-30.00%	2.83%	-36.97%	-14.29%	71.38%
2021 YTD	215	\$59.7M	\$251,529	344	207	85	62.50%	6.7
2020 YTD	158	\$38.6M	\$221,614	307	222	103	51.47%	9.8
YTD % Chg	36.08%	54.69%	13.50%	12.05%	-6.63%	-18.03%	21.44%	-31.38%
5-Yr Avg	27	\$7.4M	\$258,380	43	212	74	62.11%	8.8
5-Yr Avg % Chg	-0.74%	-0.71%	0.36%	-1.41%	2.73%	-28.33%	3.51%	-8.36%
10-Yr Avg	26	\$6.9M	\$241,840	43	179	68	60.87%	7.5
10-Yr Avg % Chg	2.27%	6.30%	7.22%	-2.10%	21.65%	-21.72%	5.61%	7.90%

Yorkton Region								
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	81	\$15.1M	\$186,605	183	788	73	44.26%	9.7
Jul-20	115	\$18.3M	\$159,074	198	952	113	58.08%	8.3
y/y % Chg	-29.57%	-17.37%	17.31%	-7.58%	-17.23%	-35.26%	-23.79%	17.52%
2021 YTD	716	\$125.4M	\$175,096	1,186	742	99	60.37%	7.3
2020 YTD	515	\$77.2M	\$149,811	1,168	977	120	44.09%	13.3
YTD % Chg	39.03%	62.49%	16.88%	1.54%	-24.06%	-17.78%	36.92%	-45.38%
5-Yr Avg	82	\$13.3M	\$162,380	218	1,048	96	38.65%	13.4
5-Yr Avg % Chg	-1.22%	13.64%	14.92%	-15.90%	-24.82%	-23.86%	14.51%	-27.37%
10-Yr Avg	80	\$12.9M	\$162,436	210	921	87	39.19%	11.9
10-Yr Avg % Chg	1.63%	16.88%	14.88%	-12.82%	-14.42%	-16.28%	12.94%	-18.21%

Yorkton								
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	18	\$4.0M	\$213,600	46	145	59	39.13%	8.1
Jul-20	28	\$6.4M	\$195,800	47	181	102	59.57%	6.5
y/y % Chg	-35.71%	-38.36%	9.09%	-2.13%	-19.89%	-41.60%	-34.32%	24.62%
2021 YTD	184	\$45.1M	\$201,729	296	129	68	62.16%	4.9
2020 YTD	141	\$29.5M	\$186,914	264	182	106	53.41%	9.0
YTD % Chg	30.50%	52.64%	7.93%	12.12%	-29.14%	-35.96%	16.39%	-45.70%
5-Yr Avg	23	\$5.1M	\$202,820	48	200	79	47.95%	9.2
5-Yr Avg % Chg	-20.35%	-22.20%	5.32%	-4.17%	-27.64%	-24.82%	-18.40%	-12.23%
10-Yr Avg	23	\$5.3M	\$199,630	46	174	73	51.52%	7.9
10-Yr Avg % Chg	-22.08%	-25.73%	7.00%	0.22%	-16.86%	-18.48%	-24.05%	2.46%





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

	Melville							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	9	\$1.9M	\$112,600	19	50	31	47.37%	5.6
Jul-20	5	402500	\$107,900	10	51	154	50.00%	10.2
y/y % Chg	80.00%	370.09%	4.36%	90.00%	-1.96%	-79.63%	-5.26%	-45.53%
2021 YTD	57	\$9.1M	\$109,914	92	41	82	61.96%	5.0
2020 YTD	41	\$4.9M	\$104,671	72	55	131	56.94%	9.4
YTD % Chg	39.02%	84.81%	5.01%	27.78%	-26.42%	-36.98%	8.80%	-47.08%
5-Yr Avg	5	715680	\$113,740	11	57	81	52.34%	11.7
5-Yr Avg % Chg	66.67%	164.38%	-1.00%	75.93%	-11.97%	-61.23%	-9.50%	-52.37%
10-Yr Avg	6	862860	\$107,660	13	49	68	50.88%	9.4
10-Yr Avg % Chg	42.86%	119.29%	4.59%	49.61%	2.25%	-53.87%	-6.89%	-40.63%

	South East Saskatchewan							
	# Sales	Sales Volume	Average Price	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	59	\$13.6M	\$230,105	123	732	95	47.97%	12.4
Jul-20	49	\$10.6M	\$215,596	152	759	126	32.24%	15.5
y/y % Chg	20.41%	28.51%	6.73%	-19.08%	-3.56%	-24.77%	48.80%	-19.90%
2021 YTD	389	\$80.1M	\$206,031	837	694	115	46.48%	12.5
2020 YTD	253	\$47.7M	\$188,511	756	783	116	33.47%	21.7
YTD % Chg	53.75%	68.04%	9.29%	10.71%	-11.36%	-1.16%	38.88%	-42.35%
5-Yr Avg	41	\$8.7M	\$219,126	134	845	106	30.20%	21.8
5-Yr Avg % Chg	45.32%	55.50%	5.01%	-8.07%	-13.37%	-10.44%	58.84%	-43.10%
10-Yr Avg	51	\$12.0M	\$233,876	140	678	83	36.68%	15.8
10-Yr Avg % Chg	16.83%	13.44%	-1.61%	-12.02%	7.90%	13.57%	30.76%	-21.44%

	Estevan							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	19	\$3.7M	\$190,900	32	135	59	59.38%	7.1
Jul-20	10	\$1.8M	\$204,400	39	160	125	25.64%	16.0
y/y % Chg	90.00%	112.49%	-6.60%	-17.95%	-15.63%	-52.88%	131.56%	-55.59%
2021 YTD	116	\$23.2M	\$193,414	203	131	98	57.14%	7.9
2020 YTD	61	\$12.6M	\$207,243	190	156	111	32.11%	17.9
YTD % Chg	90.16%	84.46%	-6.67%	6.84%	-15.95%	-11.83%	77.99%	-55.80%
5-Yr Avg	11	\$2.4M	\$237,600	32	198	107	35.25%	20.2
5-Yr Avg % Chg	72.73%	54.68%	-19.65%	1.27%	-31.75%	-45.01%	68.43%	-64.90%
10-Yr Avg	15	\$4.1M	\$257,500	39	168	80	42.11%	15.4
10-Yr Avg % Chg	26.67%	-9.07%	-25.86%	-18.16%	-19.45%	-26.73%	41.00%	-53.78%

	Weyburn							
	# Sales	Sales Volume	HPI® Benchmark	# New Listings	Active Listings	Days to Sell	Sales to List	Months of supply
Jul-21	12	\$3.7M	\$213,400	21	139	120	57.14%	11.6
Jul-20	19	\$5.2M	\$212,900	33	166	119	57.58%	8.7
y/y % Chg	-36.84%	-28.97%	0.23%	-36.36%	-16.27%	0.88%	-0.75%	32.58%
2021 YTD	93	\$24.2M	\$214,571	176	144	107	52.84%	10.8
2020 YTD	73	\$18.4M	\$212,071	178	176	97	41.01%	16.9
YTD % Chg	27.40%	31.41%	1.18%	-1.12%	-18.36%	10.61%	28.84%	-35.92%
5-Yr Avg	12	\$3.1M	\$224,680	28	186	102	40.31%	19.7
5-Yr Avg % Chg	3.45%	18.52%	-5.02%	-25.00%	-25.11%	17.58%	41.77%	-41.22%
10-Yr Avg	15	\$4.0M	\$226,730	31	158	86	46.08%	13.9
10-Yr Avg % Chg	-17.81%	-7.24%	-5.88%	-32.69%	-11.91%	39.49%	24.00%	-16.88%

