HOUSING MARKET INFORMATION

HOUSING NOW

Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2012

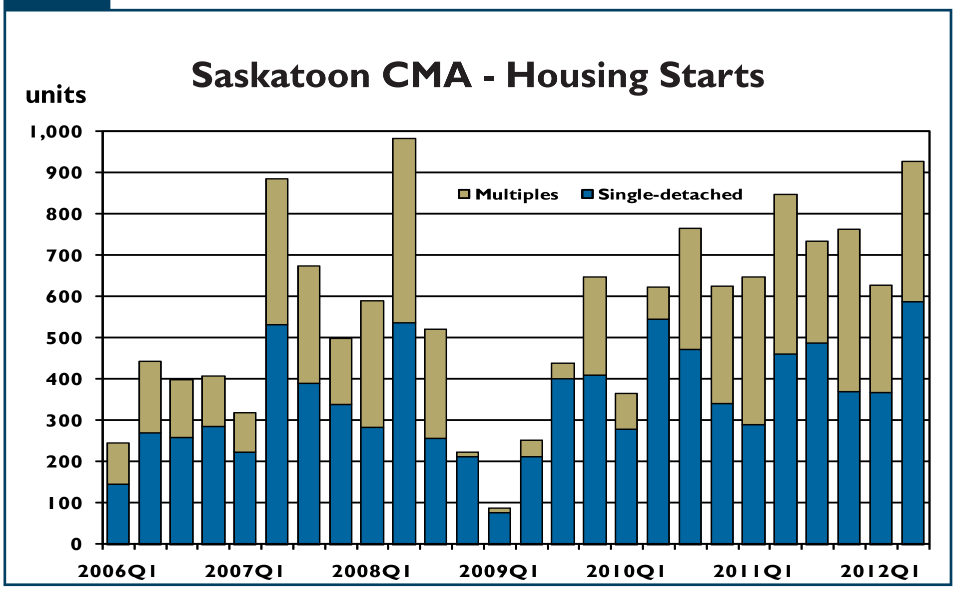
New Home Market

Second quarter housing starts rose

Housing starts in the Saskatoon Census Metropolitan Area (CMA) picked up in the second quarter of 2012 after a pause during the first quarter. Starts totalled 927 units from April to June, rising nine per cent from the same period in 2011. This increase can be attributed to a rise in single family homes, offsetting the decline in multi-family construction.

During the second quarter of 2012, Saskatoon's builders poured foundations for 588 single-detached units. This represented an increase of 27 per cent from the 462 units recorded in the same period in 2011. The largest year-over-year

Figure 1



Source: CMHC

Table of Contents

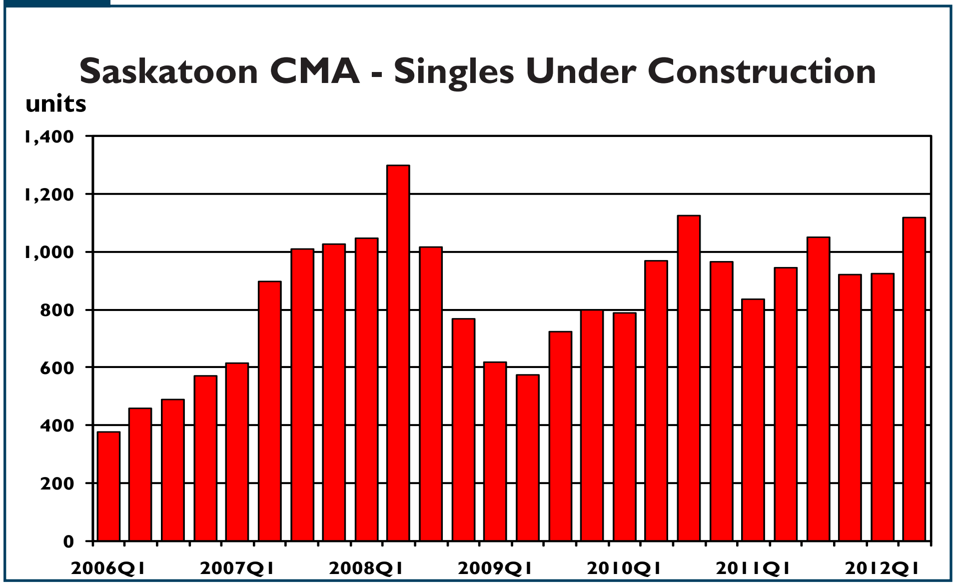
Canada

Housing market intelligence you can count on

CMHC SCHL

HOME TO CANADIANS

Figure 2



Source: CMHC

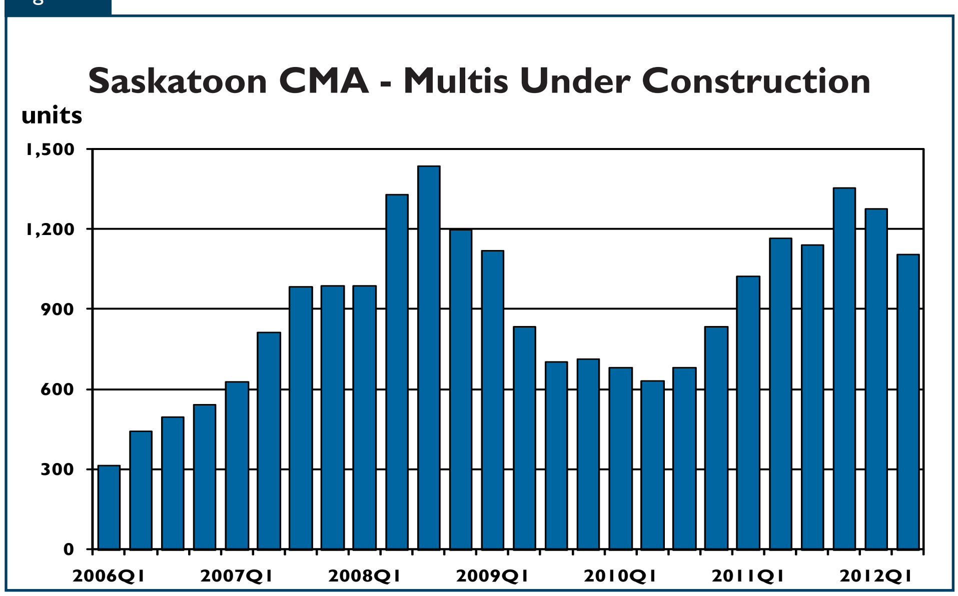
gain occurred in June, with single-detached starts up 64 per cent from the corresponding month in 2011. The higher level of starts in the second quarter has increased the number of single-detached units under construction to 1,121 in June, up 18 per cent year-over year. A lower level of inventory has encouraged more construction.

The inventory of complete and unabsorbed single-detached homes in June was 115 units, down 27 per cent from where it stood in June of 2011 and down from the February year-to-date peak of 179 units. The June level is also lower than the 130 unit five-year average. The decline in inventory largely stemmed from an increase in absorption, which at 421 units during the second quarter of 2012 was 14 per cent higher than the number absorbed during the same quarter of 2011.

The average price for an absorbed single-detached home in the second quarter stood at $408,104, up seven per cent from the same period last year. On the other hand, the median price during the same period increased by four per cent to $375,786, somewhat higher than Statistics Canada's New House Price Index (NHPI) that increased by three per cent. The average price increase this quarter was aided by composition as the market share of homes priced more than $500,000 increased from 10 per cent in the second quarter of 2011 to 17 per cent in the second quarter of 2012. Year-to-date, the average price was $395,054, an increase of four per cent over the previous year.

In the second quarter of 2012, multi-family starts, which include semi-detached, row, and apartment units continued to decline. Builders started 339 multi-family units from April to June, 12 per cent fewer than the 386 units initiated in the second quarter of 2011. With the exception of May, multi-family starts decreased on a year-over-year basis every month during the second quarter. The decline in multi-family construction mostly stemmed from fewer row housing starts, which fell by 60 per cent to 84 units in the second quarter of 2012. On the other hand, more foundations were laid for both apartments and semi-detached homes. On a year-over-year basis, apartment starts rose 17.5 per cent to 201 units and semi-detached home construction increased to 54 units, from 14 units recorded in 2011.

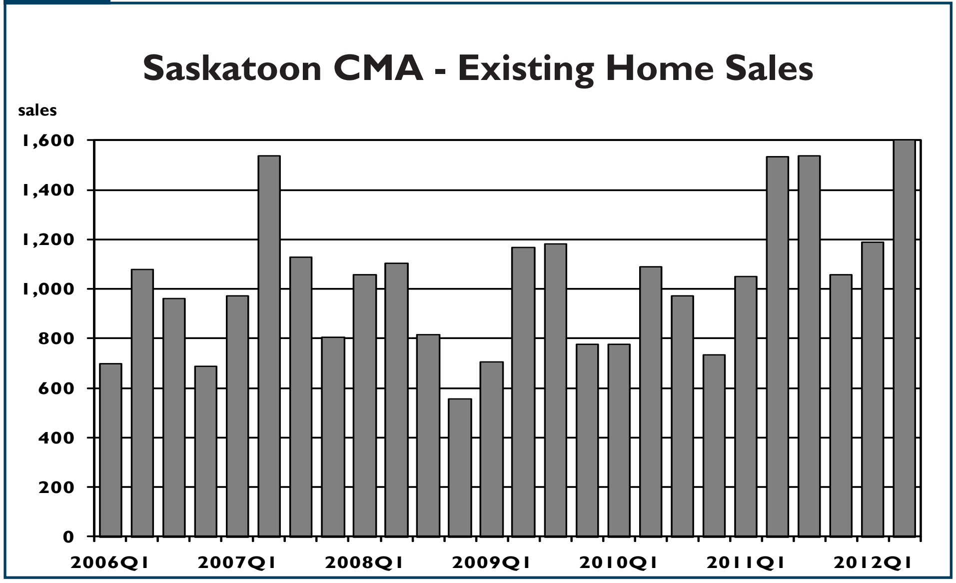
Figure 3



Source: CMHC

The number of completed and unabsorbed multi-family units continued to move down on a year-over-year basis. With an average of 282 units in the second quarter of 2012, the inventory of completed and unabsorbed units was 29 per cent lower than the same period last year. Completions of multi-family units more than doubled in the second quarter of 2012 compared to the same period of 2011 bringing the number of units under construction to 1,107, down by five per cent year-over-year. Absorptions have also increased substantially, numbering 277 units in the second quarter compared to 147 in the second quarter of 2011. This has contributed to lower inventories.

Figure 4



Source: CREA

Resale Market

Existing home sales and prices move higher

A combination of continued low mortgage rates and growth in full-time employment contributed to demand for existing homes in Saskatoon. As a result, residential MLS® sales between April and June increased by 15 per cent compared to the same period in 2011. All months recorded gains, with April reporting the strongest year-over-year increase of 19 per cent. So far this year, MLS® sales increased 14 per cent year-over-year to 2,948 units.

Active listings in the second quarter averaged 2,467 units, which was virtually unchanged from the average of 2,392 units posted in the same period in 2011. New listings were also stable during the second quarter of 2012, averaging 3,157 units compared to the 3,191 units in 2011. With sales outpacing listings, the sales-to-new listing ratio rose from 54 per cent in the first quarter to an average of 58 per cent in the second quarter of 2012.

A stronger pace of sales relative to listings fuelled upward pressure in average sale prices during the second quarter. As a result, the average MLS® residential price in Saskatoon increased 2.6 per cent, reaching $311,026. On a year-to-date basis, the average price rose 4.2 per cent, reaching $309,792.

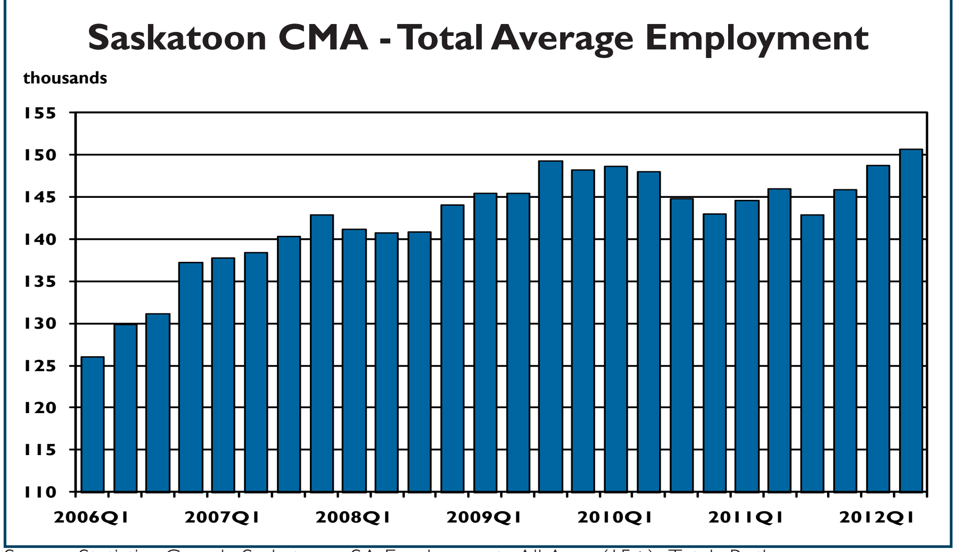
Economy

Job recovery continues in second quarter

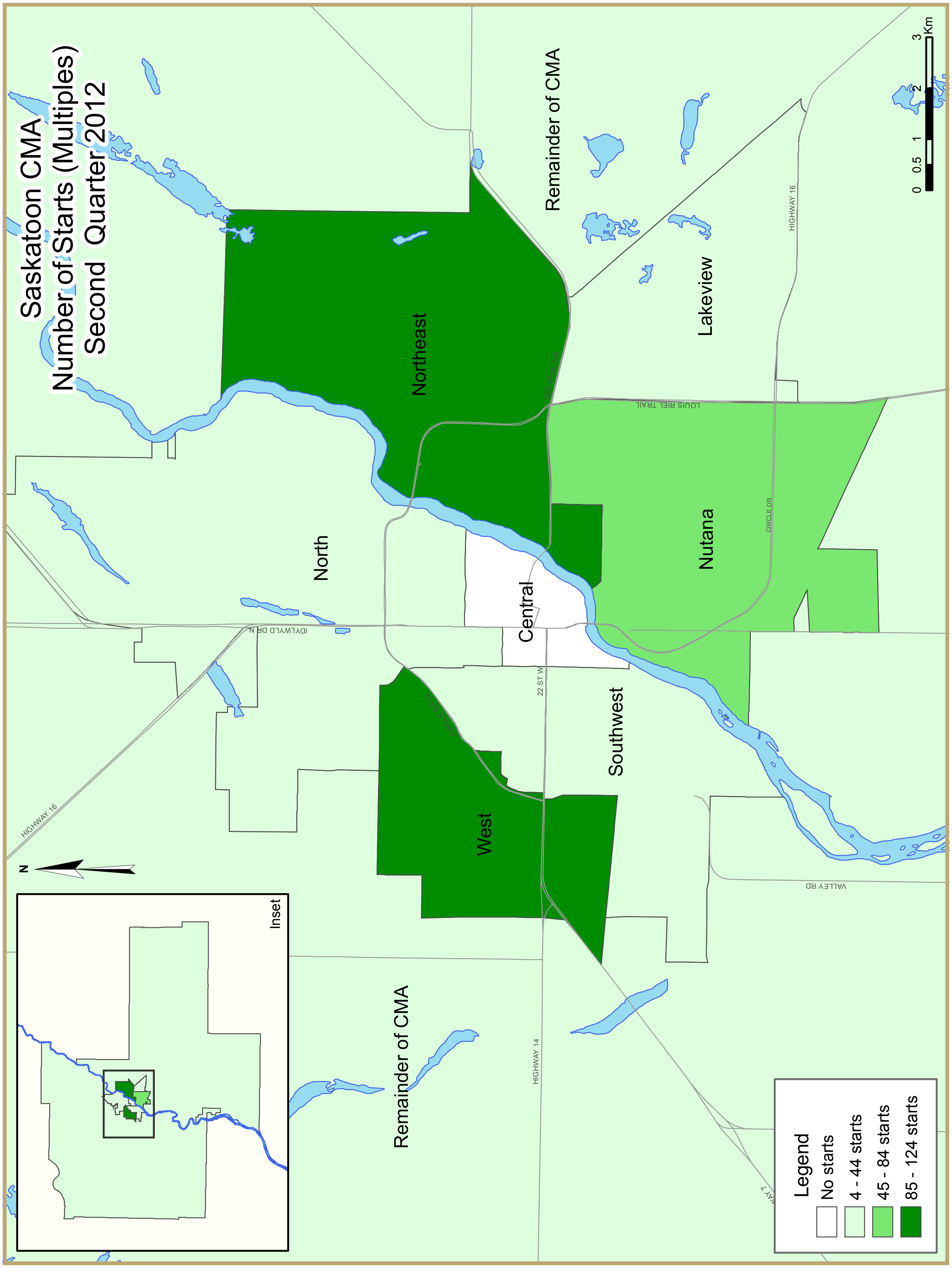
Following two years of job losses, the recovery in Saskatoon's labour market continued in the second quarter. Employment in Saskatoon averaged 150,100 people in the first half of 2012, representing a year-over-year increase of 4,900 new positions or a gain of 3.3 per cent. This compared favourably to the 1.7 per cent reduction for the same period a year earlier. Full-time job growth outperformed gains in part-time positions, supporting housing demand. By the end of June, average full-time employment increased 4.1 per cent, strongly outperforming the 0.3 per cent gain among part-time jobs. The higher proportion of full-time jobs supported wage growth. Year-to-date average weekly earnings were $851, up 2.6 per cent compared to the same period in 2011. With the labour force increasing at a similar rate to job creation, Saskatoon experienced a modest decrease in the unemployment rate since the first quarter. The local unemployment rate averaged 5.7per cent from April to June, down from 5.9 per cent in the first quarter.

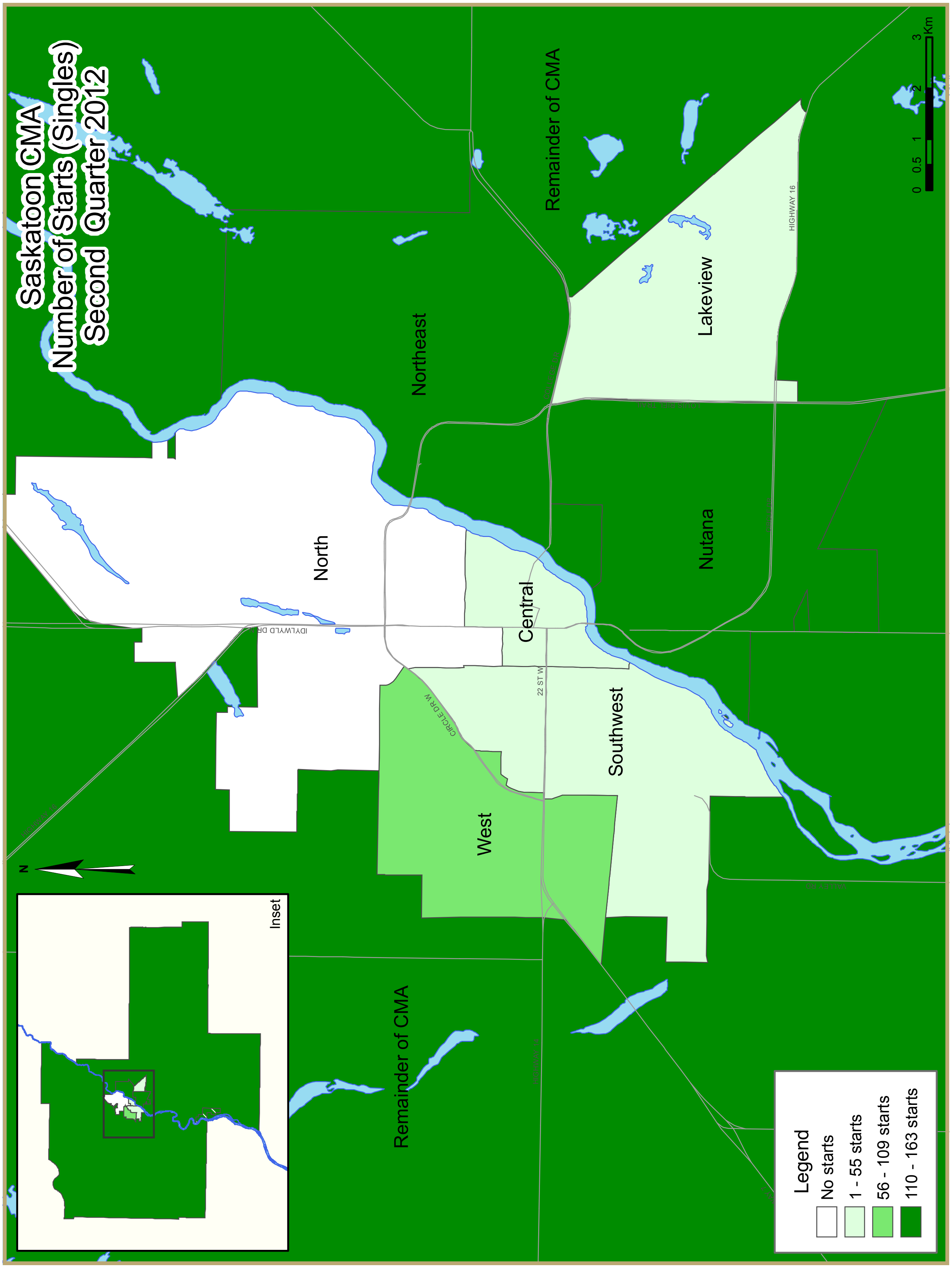
Saskatchewan's population continued to increase in the first three months of 2012, thanks largely to heightened international migration. Statistics Canada's estimates for the first quarter of 2012 indicate that Saskatchewan drew a net total of 3,427 migrants from January to March, up from 903 one year earlier. Of these, 2,737 were international migrants, representing the highest quarterly performance for international migration on record dating back to 1970. The high inflow of non-permanent residents reported in previous quarters was also maintained, with 699 people reported from January through March. Meanwhile, inter-provincial migration stalled for the second consecutive quarter. However, the net loss of nine migrants to other provinces in the first quarter of 2012 was a substantial improvement from the loss of 593 people one year earlier.

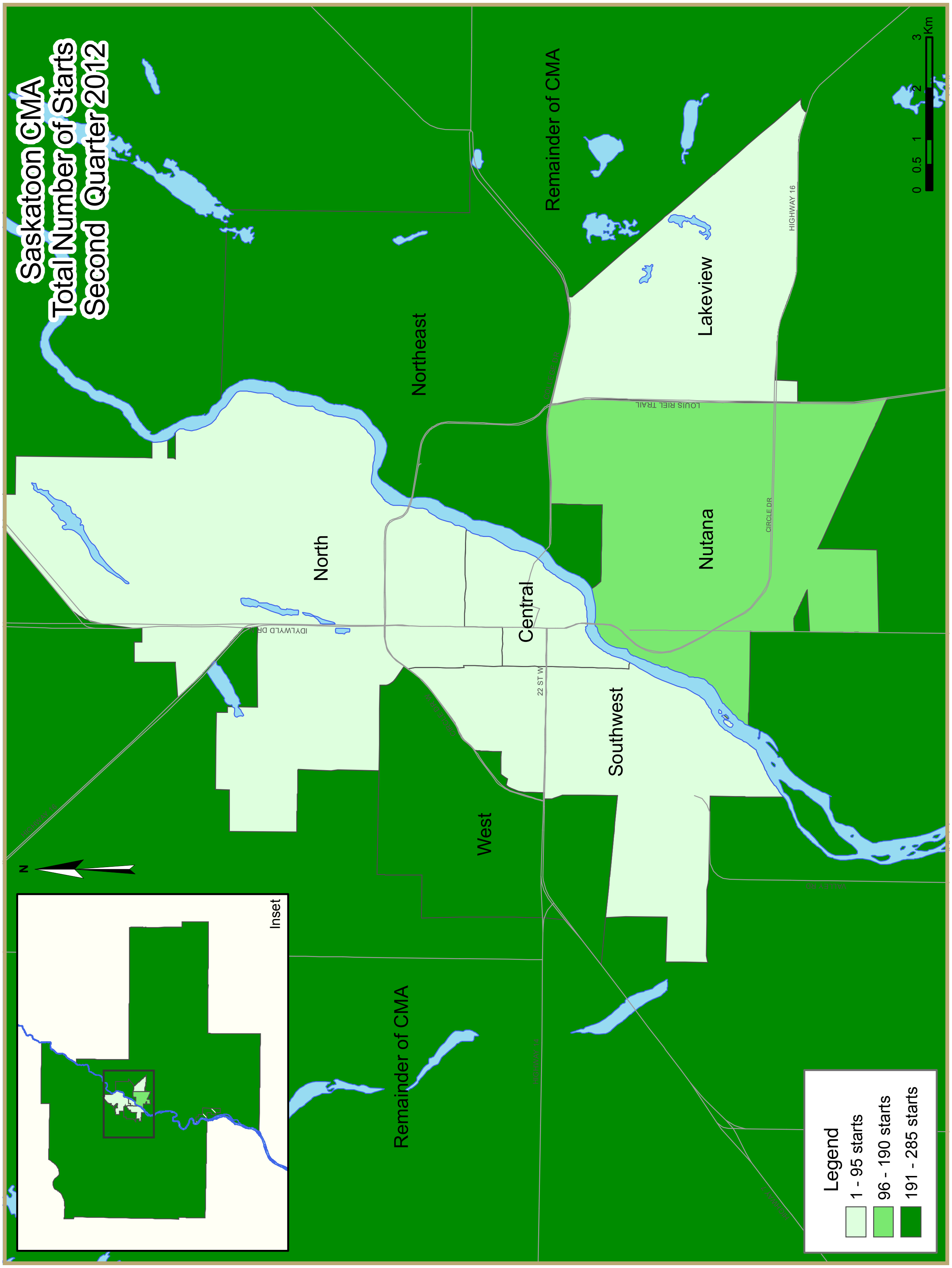
Figure 5

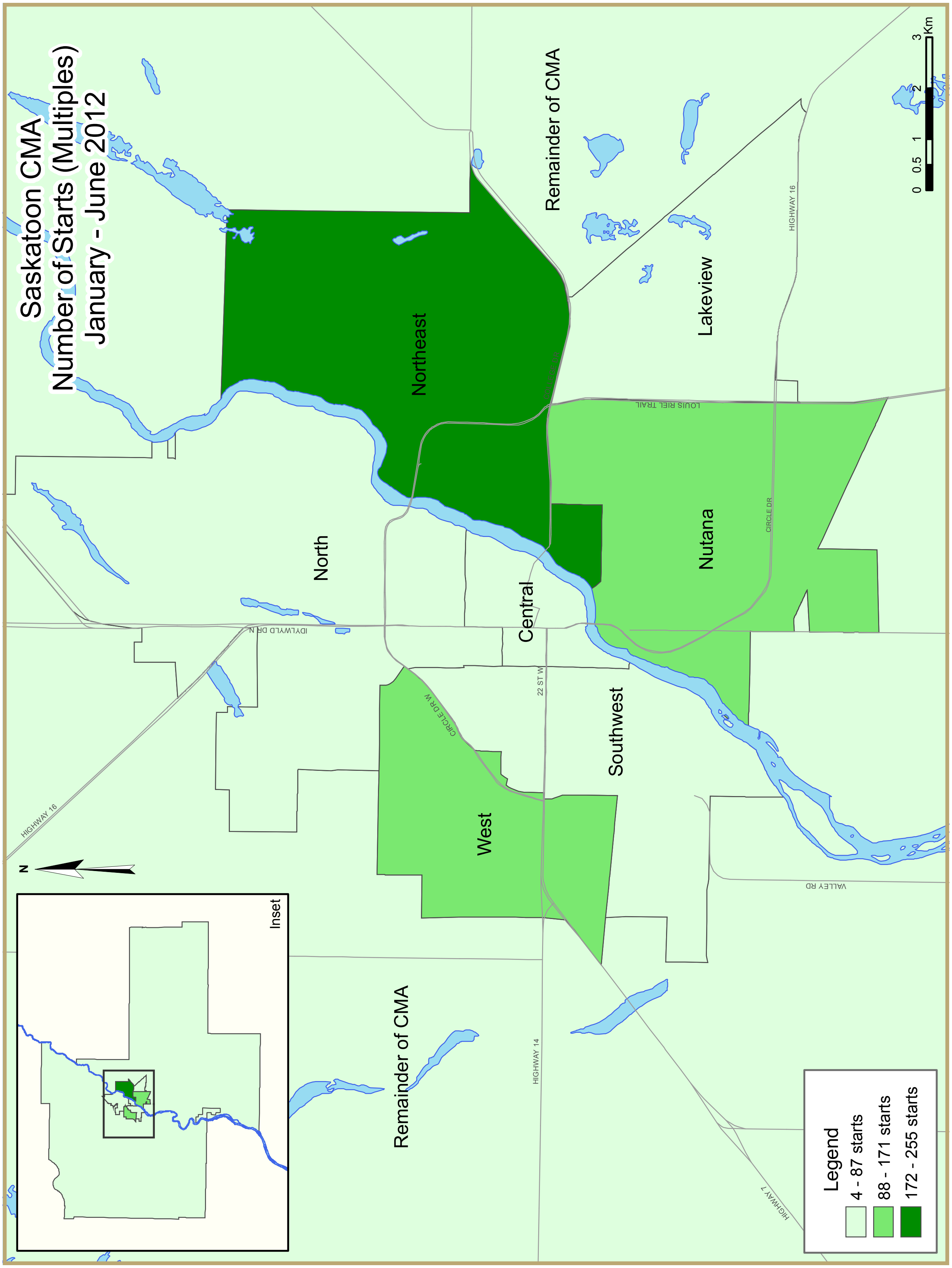


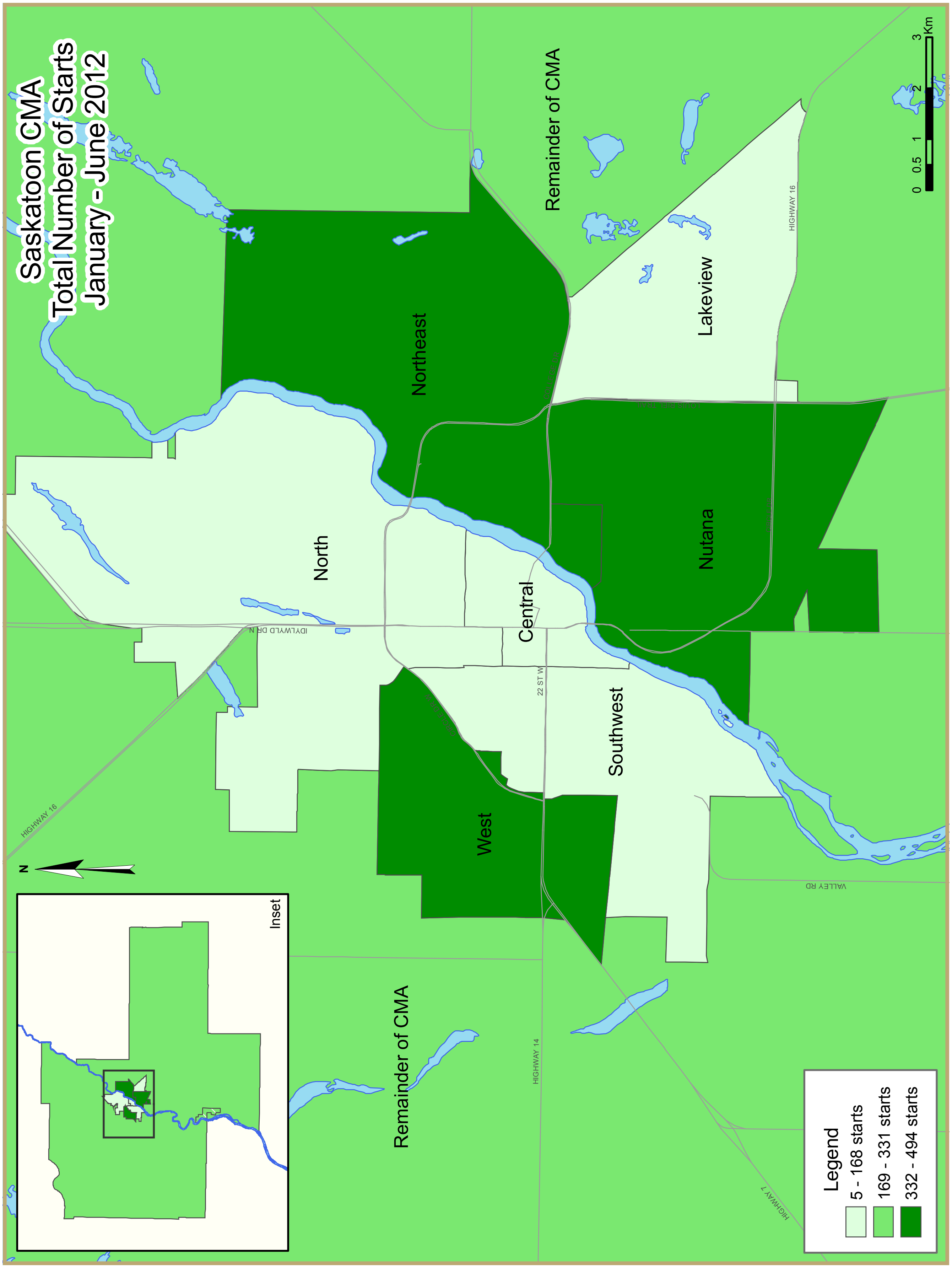
Source: Statistics Canada Saskatoon SA Employment, All Ages (15+), Total, Both sexes

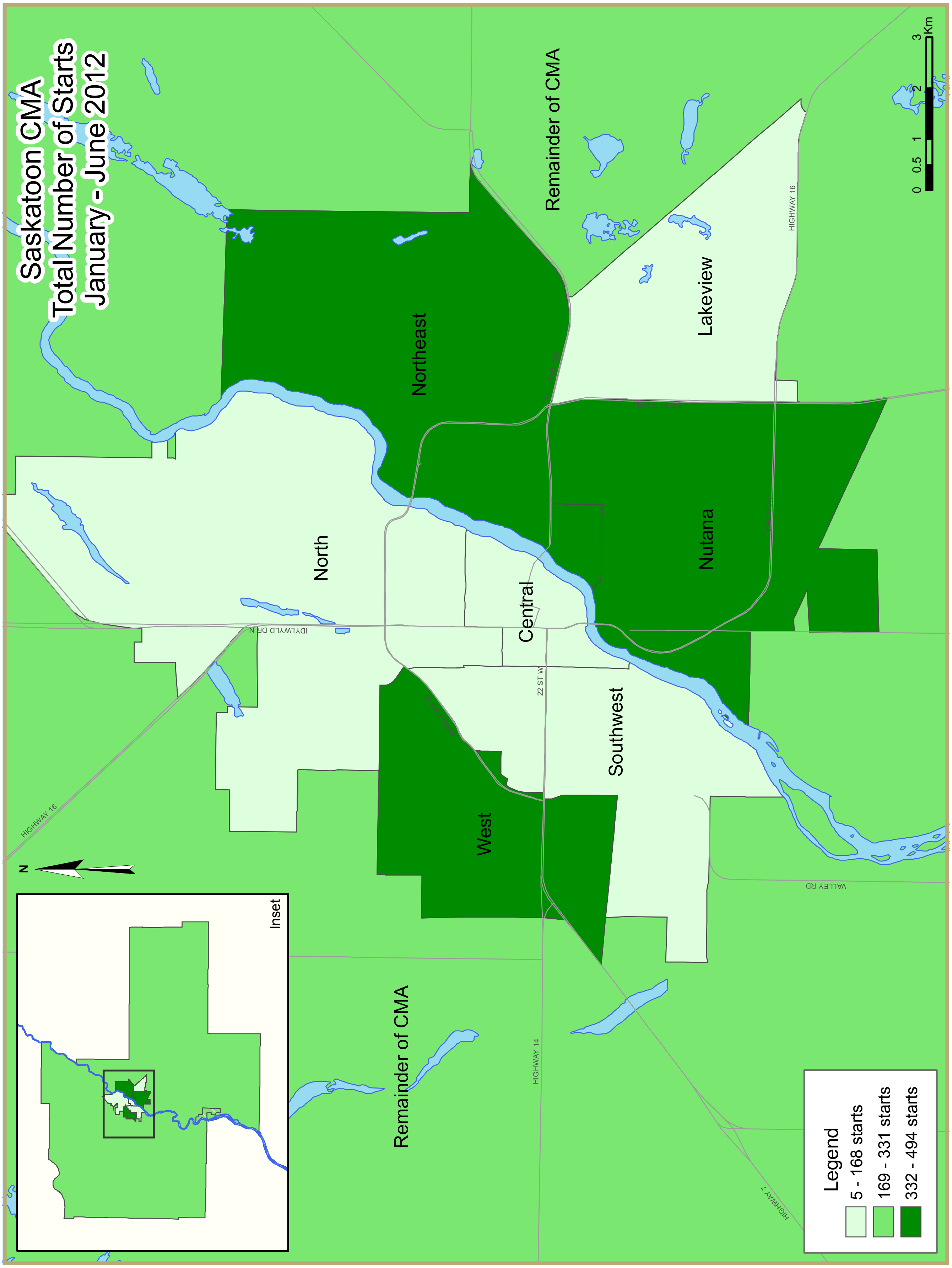

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2012
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
LOUIS RIEL TRAIL
CIRCLE DR
IDYLWYLD DR N
22 ST W
HIGHWAY 16
HIGHWAY 14
VALLEY RD
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
4 - 44 starts
45 - 84 starts
85 - 124 starts


Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2012
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
IDYLWYLD DR
22 ST W
CIRCLE DR W
HIGHWAY 16
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
1 - 55 starts
56 - 109 starts
110 - 163 starts


Saskatoon CMA
Total Number of Starts
Second Quarter 2012
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
LOUIS RIEL TRAIL
CIRCLE DR
HIGHWAY 16
IDYLWYLD DR
22 ST W
Inset
N
0 0.5 1 2 3 Km
Legend
1 - 95 starts
96 - 190 starts
191 - 285 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2012
Northeast
North
Central
Nutana
Lakeview
Remainder of CMA
Southwest
West
Remainder of CMA
Legend
4 - 87 starts
88 - 171 starts
172 - 255 starts
Inset
N
HIGHWAY 16
IDYLWYLD DR N
LOUIS RIEL TRAIL
CIRCLE DR
CIRCLE DR W
22 ST W
HIGHWAY 14
HIGHWAY 7
HIGHWAY 16
VALLEY RD
0 0.5 1 2 3
Km


Saskatoon CMA
Total Number of Starts
January - June 2012
Northeast
North
Central
Lakeview
Nutana
Southwest
West
Remainder of CMA
Remainder of CMA
IDYLWYLD DR N
22 ST W
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
VALLEY RD
N
Inset
0 0.5 1 2 3
Km
Legend
5 - 168 starts
169 - 331 starts
332 - 494 starts


Saskatoon CMA
Total Number of Starts
January - June 2012
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
Remainder of CMA
Inset
N
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
VALLEY RD
IDYLWYLD DR N
22 ST W
0 0.5 1 2 3 Km
Legend
5 - 168 starts
169 - 331 starts
332 - 494 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Saskatoon CMA Second Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2012	575	54	17	13	33	196	34	5	927
Q2 2011	462	14	10	0	191	113	0	58	848
% Change	24.5	**	70.0	n/a	-82.7	73.5	n/a	-91.4	9.3
Year-to-date 2012	922	76	33	33	80	372	34	5	1,555
Year-to-date 2011	752	44	18	0	260	163	0	259	1,496
% Change	22.6	72.7	83.3	n/a	-69.2	128.2	n/a	-98.1	3.9
UNDER CONSTRUCTION									
Q2 2012	1,090	102	85	31	154	674	34	58	2,228
Q2 2011	946	64	14	0	323	366	0	401	2,114
% Change	15.2	59.4	**	n/a	-52.3	84.2	n/a	-85.5	5.4
COMPLETIONS									
Q2 2012	379	22	15	14	84	289	0	102	905
Q2 2011	352	16	8	0	105	41	0	71	593
% Change	7.7	37.5	87.5	n/a	-20.0	**	n/a	43.7	52.6
Year-to-date 2012	741	40	38	14	231	375	0	204	1,643
Year-to-date 2011	770	40	8	0	159	126	3	79	1,185
% Change	-3.8	0.0	**	n/a	45.3	197.6	-100.0	158.2	38.6
COMPLETED & NOT ABSORBED									
Q2 2012	107	11	6	8	21	129	0	0	282
Q2 2011	157	14	6	0	37	113	0	71	398
% Change	-31.8	-21.4	0.0	n/a	-43.2	14.2	n/a	-100.0	-29.1
ABSORBED									
Q2 2012	415	20	20	6	97	138	2	0	698
Q2 2011	369	18	6	0	75	48	0	0	516
% Change	12.5	11.1	**	n/a	29.3	187.5	n/a	n/a	35.3
Year-to-date 2012	772	39	33	6	228	230	2	102	1,412
Year-to-date 2011	732	34	6	0	94	119	3	8	996
% Change	5.5	14.7	**	n/a	142.6	93.3	-33.3	**	41.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2012	1	0	0	0	0	0	0	0	1
Q2 2011	0	0	0	0	0	0	0	58	58
Nutana									
Q2 2012	113	16	0	13	29	0	0	0	171
Q2 2011	125	2	7	0	105	30	0	0	269
Lakeview									
Q2 2012	43	0	4	0	0	0	0	0	47
Q2 2011	25	0	0	0	38	59	0	0	122
Northeast									
Q2 2012	161	6	0	0	0	113	0	5	285
Q2 2011	85	2	0	0	0	0	0	0	87
North									
Q2 2012	0	8	0	0	0	0	0	0	8
Q2 2011	2	4	0	0	0	0	0	0	6
South/West									
Q2 2012	2	4	0	0	0	0	0	0	6
Q2 2011	4	4	0	0	0	0	0	0	8
West									
Q2 2012	92	0	0	0	0	83	34	0	209
Q2 2011	92	0	0	0	48	24	0	0	164
Remainder of the CMA									
Q2 2012	163	20	13	0	4	0	0	0	200
Q2 2011	128	2	3	0	0	0	0	0	133
Saskatoon CMA									
Q2 2012	575	54	17	13	33	196	34	5	927
Q2 2011	462	14	10	0	191	113	0	58	848

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2012	4	2	4	0	0	0	0	58	68
Q2 2011	1	0	0	0	0	0	0	58	59
Nutana									
Q2 2012	234	26	0	28	44	101	0	0	433
Q2 2011	241	26	7	0	175	110	0	126	685
Lakeview									
Q2 2012	89	6	4	0	0	59	0	0	158
Q2 2011	46	0	0	0	64	145	0	0	255
Northeast									
Q2 2012	322	18	42	3	62	318	0	0	765
Q2 2011	204	14	0	0	24	87	0	0	329
North									
Q2 2012	2	10	0	0	0	0	0	0	12
Q2 2011	10	6	0	0	0	0	0	0	16
South/West									
Q2 2012	2	10	0	0	0	21	0	0	33
Q2 2011	7	8	0	0	0	0	0	75	90
West									
Q2 2012	185	2	0	0	44	124	34	0	389
Q2 2011	186	4	0	0	60	24	0	142	416
Remainder of the CMA									
Q2 2012	252	28	35	0	4	51	0	0	370
Q2 2011	246	6	7	0	0	0	0	0	259
Saskatoon CMA									
Q2 2012	1,090	102	85	31	154	674	34	58	2,228
Q2 2011	946	64	14	0	323	366	0	401	2,114

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2012	2	0	0	0	0	0	0	0	2
Q2 2011	1	0	0	0	0	0	0	0	1
Nutana									
Q2 2012	69	8	0	14	84	54	0	0	229
Q2 2011	76	4	0	0	87	41	0	0	208
Lakeview									
Q2 2012	20	0	0	0	0	0	0	0	20
Q2 2011	7	0	0	0	0	0	0	0	7
Northeast									
Q2 2012	65	6	0	0	0	91	0	0	162
Q2 2011	63	4	0	0	0	0	0	0	67
North									
Q2 2012	1	0	0	0	0	0	0	0	1
Q2 2011	0	2	0	0	0	0	0	0	2
South/West									
Q2 2012	1	2	0	0	0	0	0	102	105
Q2 2011	5	2	0	0	0	0	0	0	7
West									
Q2 2012	93	0	0	0	0	144	0	0	237
Q2 2011	77	0	0	0	18	0	0	71	166
Remainder of the CMA									
Q2 2012	128	6	15	0	0	0	0	0	149
Q2 2011	119	4	8	0	0	0	0	0	131
Saskatoon CMA									
Q2 2012	379	22	15	14	84	289	0	102	905
Q2 2011	352	16	8	0	105	41	0	71	593

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2012	1	0	0	0	0	0	0	0	1
Q2 2011	0	0	0	0	0	0	0	0	0
Nutana									
Q2 2012	11	3	2	8	21	26	0	0	71
Q2 2011	37	1	0	0	35	57	0	0	130
Lakeview									
Q2 2012	10	0	0	0	0	14	0	0	24
Q2 2011	11	0	0	0	0	23	0	0	34
Northeast									
Q2 2012	31	3	0	0	0	71	0	0	105
Q2 2011	24	3	0	0	0	0	0	0	27
North									
Q2 2012	1	2	0	0	0	12	0	0	15
Q2 2011	1	1	0	0	0	31	0	0	33
South/West									
Q2 2012	0	1	0	0	0	0	0	0	1
Q2 2011	0	6	0	0	0	0	0	0	6
West									
Q2 2012	20	0	0	0	0	6	0	0	26
Q2 2011	35	1	0	0	0	2	0	71	109
Remainder of the CMA									
Q2 2012	33	2	4	0	0	0	0	0	39
Q2 2011	49	2	6	0	2	0	0	0	59
Saskatoon CMA									
Q2 2012	107	11	6	8	21	129	0	0	282
Q2 2011	157	14	6	0	37	113	0	71	398

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2012	1	0	0	0	0	0	0	0	1
Q2 2011	1	0	0	0	0	0	0	0	1
Nutana									
Q2 2012	89	8	0	6	78	34	0	0	215
Q2 2011	62	8	0	0	57	43	0	0	170
Lakeview									
Q2 2012	17	0	0	0	19	12	0	0	48
Q2 2011	5	0	0	0	0	3	0	0	8
Northeast									
Q2 2012	73	3	0	0	0	31	0	0	107
Q2 2011	93	2	0	0	13	0	0	0	108
North									
Q2 2012	1	0	0	0	0	7	2	0	10
Q2 2011	0	3	0	0	0	1	0	0	4
South/West									
Q2 2012	2	5	0	0	0	0	0	0	7
Q2 2011	5	1	0	0	0	0	0	0	6
West									
Q2 2012	81	0	0	0	0	54	0	0	135
Q2 2011	75	1	0	0	1	1	0	0	78
Remainder of the CMA									
Q2 2012	151	4	20	0	0	0	0	0	175
Q2 2011	124	3	6	0	4	0	0	0	137
Saskatoon CMA									
Q2 2012	415	20	20	6	97	138	2	0	698
Q2 2011	369	18	6	0	75	48	0	0	516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Saskatoon CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380
% Change	53.4	138.1	n/a	119.0	132.7	-5.4	**	**	59.1
2006	938	42	0	21	159	312	4	20	1,496
% Change	29.7	-27.6	n/a	-25.0	**	58.4	-50.0	**	40.9
2005	723	58	0	28	44	197	8	4	1,062
% Change	-1.1	-32.6	n/a	27.3	-87.0	-49.1	-42.9	n/a	-32.7
2004	731	86	0	22	338	387	14	0	1,578
% Change	8.3	152.9	-100.0	**	-18.2	115.0	-33.3	-100.0	8.5
2003	675	34	1	1	413	180	21	130	1,455
% Change	-2.2	30.8	n/a	0.0	-4.4	-5.3	-12.5	3.2	-2.3
2002	690	26	0	1	432	190	24	126	1,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Central	1	0	0	0	0	0	0	58	1	58	-98.3
Nutana	126	125	16	2	29	112	0	30	171	269	-36.4
Lakeview	43	25	0	0	4	38	0	59	47	122	-61.5
Northeast	161	85	6	2	0	0	118	0	285	87	**
North	0	2	8	4	0	0	0	0	8	6	33.3
South/West	2	4	4	4	0	0	0	0	6	8	-25.0
West	92	92	0	0	34	48	83	24	209	164	27.4
Remainder of the CMA	163	129	20	2	17	3	0	0	200	134	49.3
Saskatoon CMA	588	462	54	14	84	201	201	171	927	848	9.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Central	1	0	0	0	4	0	0	58	5	58	-91.4
Nutana	245	219	22	22	29	155	45	206	341	602	-43.4
Lakeview	68	32	6	0	4	64	0	59	78	155	-49.7
Northeast	239	134	8	6	29	0	218	0	494	140	**
North	0	5	8	4	0	0	0	0	8	9	-11.1
South/West	2	7	6	8	0	0	0	75	8	90	-91.1
West	183	159	2	0	52	48	110	24	347	231	50.2
Remainder of the CMA	217	196	24	4	29	11	4	0	274	211	29.9
Saskatoon CMA	955	752	76	44	147	278	377	422	1,555	1,496	3.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Central	0	0	0	0	0	0	0	58
Nutana	29	112	0	0	0	30	0	0
Lakeview	4	38	0	0	0	59	0	0
Northeast	0	0	0	0	113	0	5	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	0	48	34	0	83	24	0	0
Remainder of the CMA	17	3	0	0	0	0	0	0
Saskatoon CMA	50	201	34	0	196	113	5	58

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	4	0	0	0	0	0	0	58
Nutana	29	155	0	0	45	80	0	126
Lakeview	4	64	0	0	0	59	0	0
Northeast	29	0	0	0	213	0	5	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	75
West	18	48	34	0	110	24	0	0
Remainder of the CMA	29	11	0	0	4	0	0	0
Saskatoon CMA	113	278	34	0	372	163	5	259

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Central	1	0	0	0	0	58	1	58
Nutana	129	134	42	135	0	0	171	269
Lakeview	47	25	0	97	0	0	47	122
Northeast	167	87	113	0	5	0	285	87
North	8	6	0	0	0	0	8	6
South/West	6	8	0	0	0	0	6	8
West	92	92	83	72	34	0	209	164
Remainder of the CMA	196	134	4	0	0	0	200	134
Saskatoon CMA	646	486	242	304	39	58	927	848

Table 2.5: Starts by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	5	0	0	0	0	58	5	58
Nutana	234	248	107	228	0	126	341	602
Lakeview	78	32	0	123	0	0	78	155
Northeast	247	140	242	0	5	0	494	140
North	8	9	0	0	0	0	8	9
South/West	8	15	0	0	0	75	8	90
West	185	159	128	72	34	0	347	231
Remainder of the CMA	266	211	8	0	0	0	274	211
Saskatoon CMA	1,031	814	485	423	39	259	1,555	1,496

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Central	2	1	0	0	0	0	0	0	2	1	100.0
Nutana	83	76	8	6	84	85	54	41	229	208	10.1
Lakeview	20	7	0	0	0	0	0	0	20	7	185.7
Northeast	65	63	6	4	0	0	91	0	162	67	141.8
North	1	0	0	2	0	0	0	0	1	2	-50.0
South/West	1	5	2	2	0	0	102	0	105	7	**
West	93	77	0	0	0	18	144	71	237	166	42.8
Remainder of the CMA	128	123	6	4	15	8	0	0	149	135	10.4
Saskatoon CMA	393	352	22	18	99	111	391	112	905	593	52.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Central	2	1	0	0	0	0	0	0	2	1	100.0
Nutana	155	142	14	14	162	89	54	134	385	379	1.6
Lakeview	38	15	0	0	64	0	86	0	188	15	**
Northeast	109	168	8	6	12	6	91	0	220	180	22.2
North	3	2	2	4	0	0	0	0	5	6	-16.7
South/West	4	8	10	8	0	0	102	0	116	16	**
West	205	188	0	2	0	48	246	71	451	309	46.0
Remainder of the CMA	239	249	6	8	31	22	0	0	276	279	-1.1
Saskatoon CMA	755	773	40	42	269	165	579	205	1,643	1,185	38.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Central	0	0	0	0	0	0	0	0
Nutana	84	85	0	0	54	41	0	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	91	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	102	0
West	0	18	0	0	144	0	0	71
Remainder of the CMA	15	8	0	0	0	0	0	0
Saskatoon CMA	99	111	0	0	289	41	102	71

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	0	0	0	0	0	0	0	0
Nutana	162	89	0	0	54	126	0	8
Lakeview	64	0	0	0	86	0	0	0
Northeast	12	6	0	0	91	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	102	0
West	0	48	0	0	144	0	102	71
Remainder of the CMA	31	22	0	0	0	0	0	0
Saskatoon CMA	269	165	0	0	375	126	204	79

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Central	2	1	0	0	0	0	2	1
Nutana	77	80	152	128	0	0	229	208
Lakeview	20	7	0	0	0	0	20	7
Northeast	71	67	91	0	0	0	162	67
North	1	2	0	0	0	0	1	2
South/West	3	7	0	0	102	0	105	7
West	93	77	144	18	0	71	237	166
Remainder of the CMA	149	135	0	0	0	0	149	135
Saskatoon CMA	416	376	387	146	102	71	905	593

Table 3.5: Completions by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	2	1	0	0	0	0	2	1
Nutana	162	154	223	217	0	8	385	379
Lakeview	38	15	150	0	0	0	188	15
Northeast	117	174	103	6	0	0	220	180
North	5	6	0	0	0	0	5	6
South/West	14	13	0	0	102	3	116	16
West	205	190	144	48	102	71	451	309
Remainder of the CMA	276	265	0	14	0	0	276	279
Saskatoon CMA	819	818	620	285	204	82	1,643	1,185

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Q2 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Nutana													
Q2 2012	8	8.4	20	21.1	37	38.9	22	23.2	8	8.4	95	380,000	398,519
Q2 2011	8	13.1	16	26.2	28	45.9	4	6.6	5	8.2	61	359,900	385,683
Year-to-date 2012	8	4.7	41	23.8	68	39.5	39	22.7	16	9.3	172	379,900	406,297
Year-to-date 2011	16	13.8	24	20.7	49	42.2	17	14.7	10	8.6	116	360,950	390,593
Lakeview													
Q2 2012	0	0.0	3	17.6	1	5.9	3	17.6	10	58.8	17	569,900	560,523
Q2 2011	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	0.0	4	11.1	5	13.9	8	22.2	19	52.8	36	526,964	534,749
Year-to-date 2011	0	0.0	3	20.0	0	0.0	3	20.0	9	60.0	15	553,619	522,331
Northeast													
Q2 2012	2	2.7	1	1.4	6	8.2	38	52.1	26	35.6	73	479,000	507,149
Q2 2011	1	1.1	7	7.6	22	23.9	42	45.7	20	21.7	92	449,950	457,052
Year-to-date 2012	4	3.6	2	1.8	8	7.2	55	49.5	42	37.8	111	479,000	509,011
Year-to-date 2011	3	1.6	22	12.0	43	23.5	86	47.0	29	15.8	183	439,600	441,835
North													
Q2 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
South/West													
Q2 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Q2 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
West													
Q2 2012	15	18.8	44	55.0	12	15.0	6	7.5	3	3.8	80	321,500	342,393
Q2 2011	16	21.3	38	50.7	16	21.3	5	6.7	0	0.0	75	324,900	331,905
Year-to-date 2012	32	17.2	102	54.8	37	19.9	12	6.5	3	1.6	186	324,950	337,531
Year-to-date 2011	40	25.6	73	46.8	31	19.9	10	6.4	2	1.3	156	319,500	332,077
Remainder of the CMA													
Q2 2012	40	27.8	33	22.9	19	13.2	31	21.5	21	14.6	144	349,000	384,981
Q2 2011	36	28.3	35	27.6	26	20.5	21	16.5	9	7.1	127	340,000	350,695
Year-to-date 2012	73	29.6	62	25.1	43	17.4	46	18.6	23	9.3	247	339,000	363,365
Year-to-date 2011	69	28.8	58	24.2	61	25.4	38	15.8	14	5.8	240	344,950	347,217
Saskatoon CMA													
Q2 2012	67	16.3	101	24.5	76	18.4	100	24.3	68	16.5	412	375,786	408,104
Q2 2011	64	17.5	96	26.3	94	25.8	73	20.0	38	10.4	365	359,900	381,498
Year-to-date 2012	124	16.3	211	27.8	162	21.3	160	21.1	103	13.6	760	364,900	395,054
Year-to-date 2011	131	18.3	180	25.1	186	26.0	155	21.6	64	8.9	716	360,000	378,505

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2012						
Submarket	Q2 2012	Q2 2011	% Change	YTD 2012	YTD 2011	% Change
Central	--	--	n/a	--	--	n/a
Nutana	398,519	385,683	3.3	406,297	390,593	4.0
Lakeview	560,523	--	n/a	534,749	522,331	2.4
Northeast	507,149	457,052	11.0	509,011	441,835	15.2
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	342,393	331,905	3.2	337,531	332,077	1.6
Remainder of the CMA	384,981	350,695	9.8	363,365	347,217	4.7
Saskatoon CMA	408,104	381,498	7.0	395,054	378,505	4.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon Second Quarter 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	253	41.3	305	780	649	47.0	292,880	8.4	308,878
	February	349	47.9	330	746	589	56.0	285,475	-1.9	293,581
	March	448	24.1	299	1,012	543	55.1	288,645	2.1	301,545
	April	441	18.5	296	978	507	58.4	304,783	1.9	304,821
	May	539	52.3	326	1,141	508	64.2	305,616	3.8	308,461
	June	554	52.2	332	1,072	589	56.4	299,572	1.2	307,908
	July	514	44.0	349	924	574	60.8	299,097	3.2	306,068
	August	547	74.8	349	921	533	65.5	306,629	0.2	307,230
	September	478	57.2	354	925	568	62.3	302,960	-3.1	307,531
	October	402	53.4	359	801	658	54.6	312,384	6.3	328,401
	November	359	26.9	332	609	756	43.9	307,023	-1.9	312,978
	December	299	58.2	412	375	690	59.7	304,576	1.3	324,373
2012	January	294	16.2	442	741	835	52.9	309,828	5.8	314,583
	February	420	20.3	448	826	830	54.0	297,628	4.3	318,081
	March	477	6.5	439	929	780	56.3	315,935	9.5	325,346
	April	523	18.6	459	1,042	814	56.4	330,011	8.3	316,629
	May	617	14.5	458	1,123	784	58.4	318,603	4.2	308,088
	June	617	11.4	493	992	826	59.7	287,355	-4.1	291,875
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	1,534	40.7		3,191			303,194	2.2	
	Q2 2012	1,757	14.5		3,157			311,026	2.6	
	YTD 2011	2,584	38.5		5,729			297,268	2.3	
	YTD 2012	2,948	14.1		5,653			309,792	4.2	

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2012

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	115.9	120.9	144.3	5.5	70.2	800
	February	607	3.50	5.44	115.9	121.1	144.6	5.7	70.4	807
	March	601	3.50	5.34	115.9	122.1	144.6	5.9	70.4	822
	April	621	3.70	5.69	115.9	122.2	144.0	6.1	70.1	839
	May	616	3.70	5.59	115.9	123.3	144.7	5.9	70.2	852
	June	604	3.50	5.39	115.9	122.3	146.0	5.4	70.4	856
	July	604	3.50	5.39	115.9	122.5	144.8	5.4	69.5	858
	August	604	3.50	5.39	115.9	122.7	144.0	5.2	68.9	850
	September	592	3.50	5.19	116.2	123.5	142.9	5.9	68.7	851
	October	598	3.50	5.29	115.9	123.6	144.2	5.5	68.9	852
	November	598	3.50	5.29	117.3	123.9	145.1	5.6	69.2	861
	December	598	3.50	5.29	117.3	122.9	145.9	5.4	69.4	850
2012	January	598	3.50	5.29	118.1	123.4	147	5.9	70.2	850
	February	595	3.20	5.24	118.1	123.2	148.0	6.0	70.5	848
	March	595	3.20	5.24	118.0	124.0	148.8	5.9	70.6	856
	April	607	3.20	5.44	119.0	124.6	148.7	5.8	70.3	851
	May	601	3.20	5.34	119.0	125.0	149.6	5.6	70.4	844
	June	595	3.20	5.24		124.6	150.7	5.5	70.6	856
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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