HOUSING MARKET INFORMATION

HOUSING NOW
Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

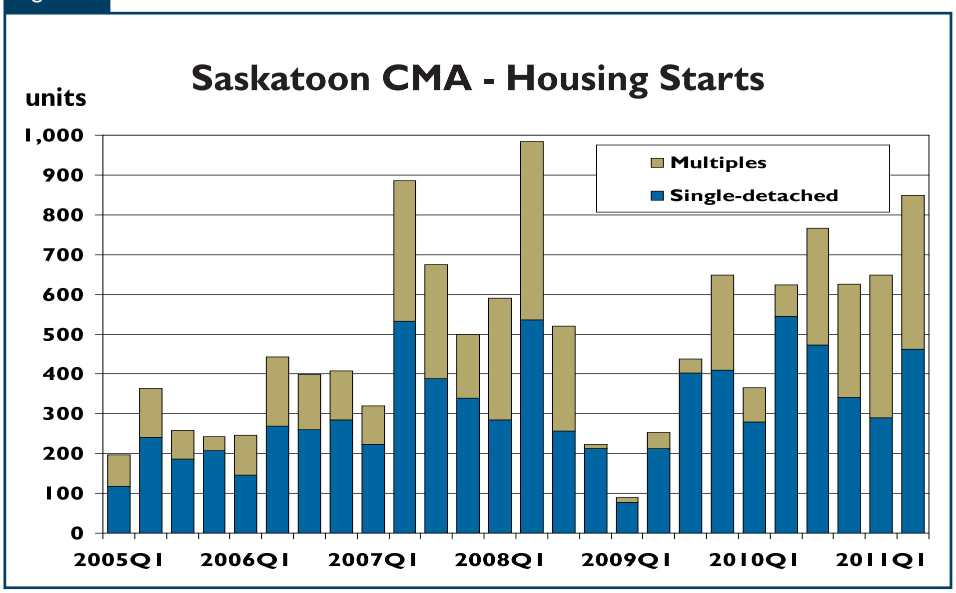
Date Released: Third Quarter 2011

New Home Market

New home production up through June

Homebuilders across the Saskatoon Census Metropolitan Area (CMA) initiated construction of 848 homes from April to June, up 36 per cent from 624 units in the second quarter of 2010. After six months, the industry initiated construction of 1,496 homes, a 51 per cent improvement over the prior year's corresponding tally of 989 starts. The gains can be attributed to increased production of multiple-family dwellings, as metro's persistently low rental apartment vacancy rates, coupled with incentives from multiple levels of government helped spur increased rental construction.

Figure 1



Source: CMHC

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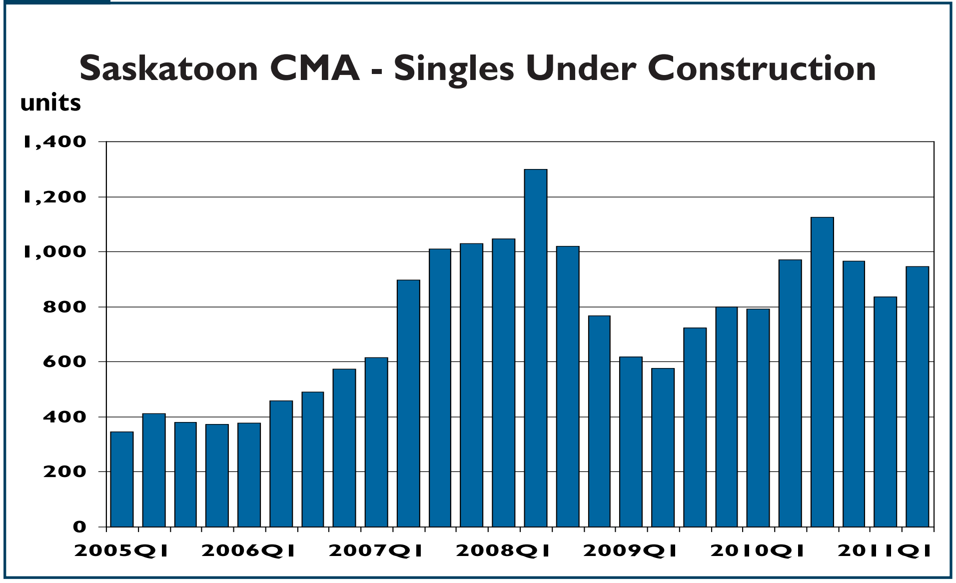
Figure 2

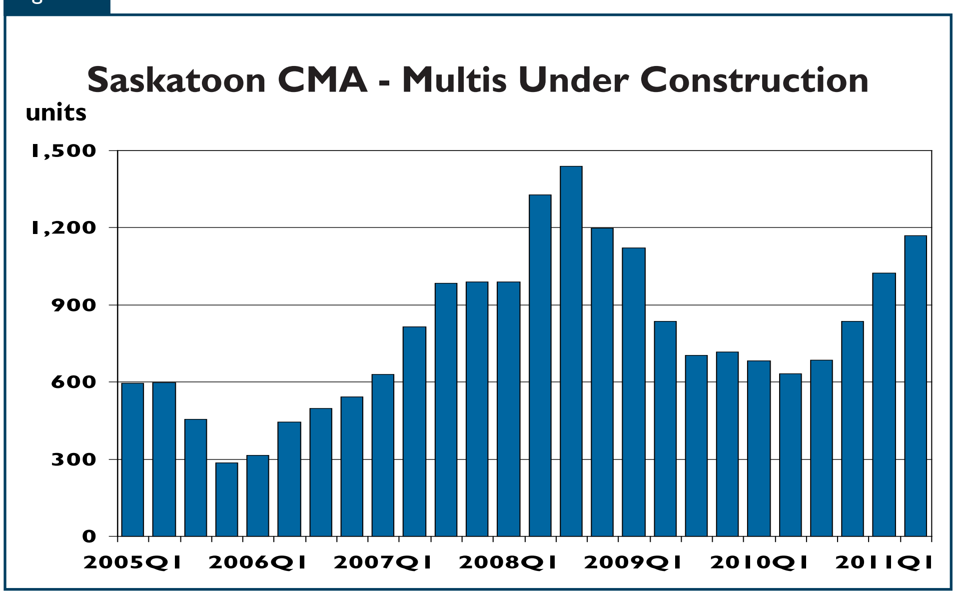


Source: CMHC

Saskatoon's builders started construction of 462 single-detached homes in the second quarter of the year, down 15 per cent from 545 units a year prior. After six months, 752 single-detached homes were started, a nine per cent reduction from the same time last year when construction started on 825 homes. Despite the moderation, the current pace of single-detached starts represents the fourth strongest first half performance by area builders since 1983.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 386 units from April to June, an upturn from the second quarter of 2010 when local builders began construction of 79 units. To the end of June, foundations have been poured for 744 multi-family units, easily outpacing the 164 units that broke ground during the first six months of 2010. At mid-year, multi-family starts accounted for 50 per cent of total new home production, up from a share of 17 per cent in the prior year. This was mainly due to area builders stepping up apartment construction as the 422 apartment starts during the first six months of 2011 accounted for 57 per cent of all multi-family units. Of these, 259 were destined for the rental market, which surpasses all annual totals for rental production since 1988.

Figure 3



Source: CMHC

Elevated starts lead to uptick in supply

The heightened pace of housing starts thus far continued to fuel increases in the supply of new homes, with total supply advancing in each of the first six months of 2011. With an inventory of 398 completed and unabsorbed homes and 2,114 units under construction at the end of June, total new home supply was up 38 per cent year-over-year. The multi-family market was the impetus for the increase in housing supply, with 1,168 units under construction and an additional 241 units completed and unabsorbed. This represents an 89 per cent year-over-year increase in multi-unit supply, overshadowing the three per cent year-over-year expansion in the supply of new single-detached homes in June.

Absorptions up seven per cent after six months

So far this year, a combination of historically low mortgage rates and a slower pace of price growth have helped maintain demand in

Saskatoon's new housing market. The 996 housing units absorbed to the end of June 2011 were up six per cent from the prior year, and represent the highest first half tally of absorptions in 22 years. Of these, 735 single-detached homes were absorbed, up 12 per cent from the prior year. Meanwhile, the 261 multi-unit absorptions recorded through June marked a seven per cent reduction from the corresponding period in 2010.

On average, Saskatoon's builders have taken 7.4 months to complete construction on the typical single-detached home absorbed thus far. Hence, the price for most units absorbed thus far in 2011 would have been negotiated prior to builders initiating their construction some time during the second half of 2010. As this was a period when increased competition with both existing homes and new home inventory combined to inhibit price growth, the average absorbed price for newly constructed single-detached homes in Saskatoon was $378,505 through June, down marginally from $379,704 in the first half of 2010.

Resale Market

First half sales surpass 2,000 units

Total MLS® sales in Saskatoon's existing home market continued to improve during the second quarter of the year as homebuyers looking to avoid rising interest rates and carrying costs made their purchase sooner rather than later. Residential transactions from April to June totalled 1,188 units, up nine per cent from the corresponding period in 2010. This, in addition to the strong first quarter showing, lifted total sales through June to 2,011 homes, up from 1,866 transactions a year prior. Of more significance, this marks only the third time since 1988 that first half resale transactions have surpassed the 2,000 unit mark.

A total of 2,166 new listings went on the market from April through June, down 3.3 per cent from the prior year. Given the lower number of listings and strong pace of sales, seasonally adjusted active listings trended downwards through June to 2,316 units, down from 2,503 homes at the end of March. The sales-to-active listings ratio (SALR) averaged 15 per cent during the second quarter of 2011, slightly higher than the previous year. Under these conditions, it took an average of 40 days to sell a home from April through June, four days more than the second quarter of 2010.

Boosted by sales of homes at the higher price ranges, resale house prices in Saskatoon advanced 6.1 per cent from the second quarter of 2010. From April to June, 92 homes were sold at the $500,000 and above price point with three homes surpassing the $1,000,000 mark. This compares to 65 homes sold beyond the $500,000 price point a year prior. Under these conditions, year-over-year price growth after six months has climbed to 5.3 per cent with a typical resale unit selling for $305,923 through June.

Economy

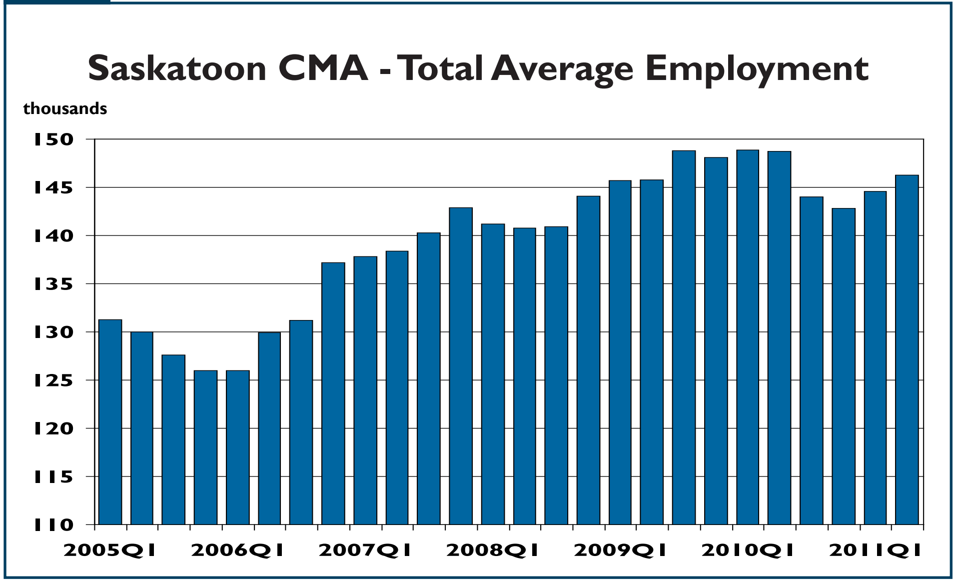
Gradual improvement in Saskatoon's labour market

Following a slow start to the year, Saskatoon's labour market showed a welcome improvement during the second quarter as payroll expansions in the service sector saw total employment average 148,200 positions from April to June. While down 0.9 per cent from the prior year, this represents an improvement from the first three months of 2011 when average employment was down 2.5 per cent year-over-year. Meanwhile, seasonally adjusted employment expanded by 1,700 positions from the first to second quarters, surpassing 146,000 positions for the first time since July 2010.

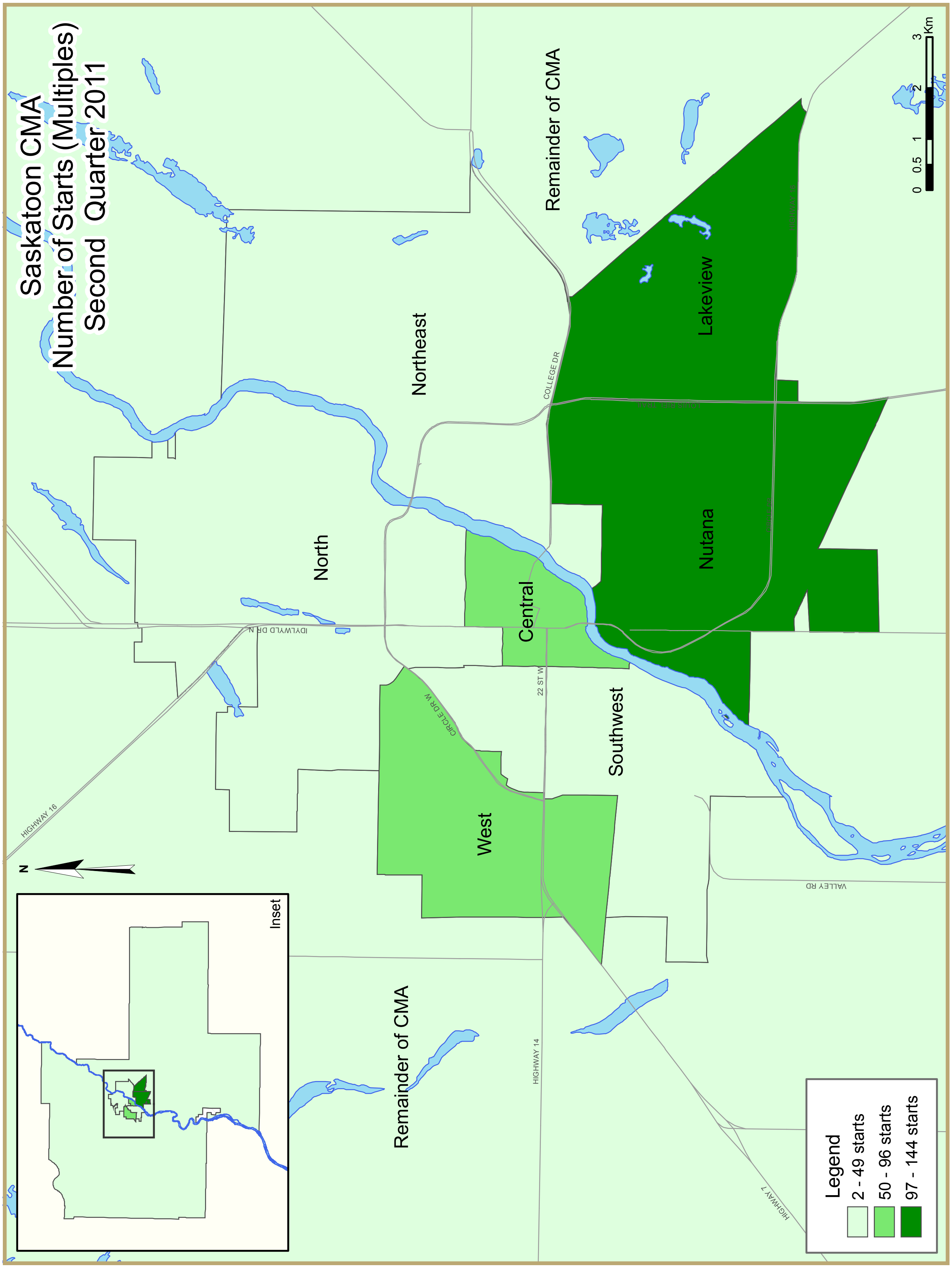
The recent improvements in Saskatoon's labour market encouraged large numbers of prospective workers to join the labour force. As a result, Saskatoon's seasonally adjusted labour force participation rate advanced, rising to 70.5 per cent in the second quarter. Despite being below last year's corresponding rate of 73.7 per cent, this marks the highest labour force involvement since September 2010. Job creation nonetheless, outstripped labour force expansion. As a result, Saskatoon's seasonally adjusted unemployment rate was 5.5 per cent during the second quarter, down marginally from 5.7 per cent in the first quarter of 2011. Crucially, current labour market conditions have also begun to support wage growth, as after seven successive months of year-over-year moderation, average weekly earnings in the second quarter were on par with the prior year.

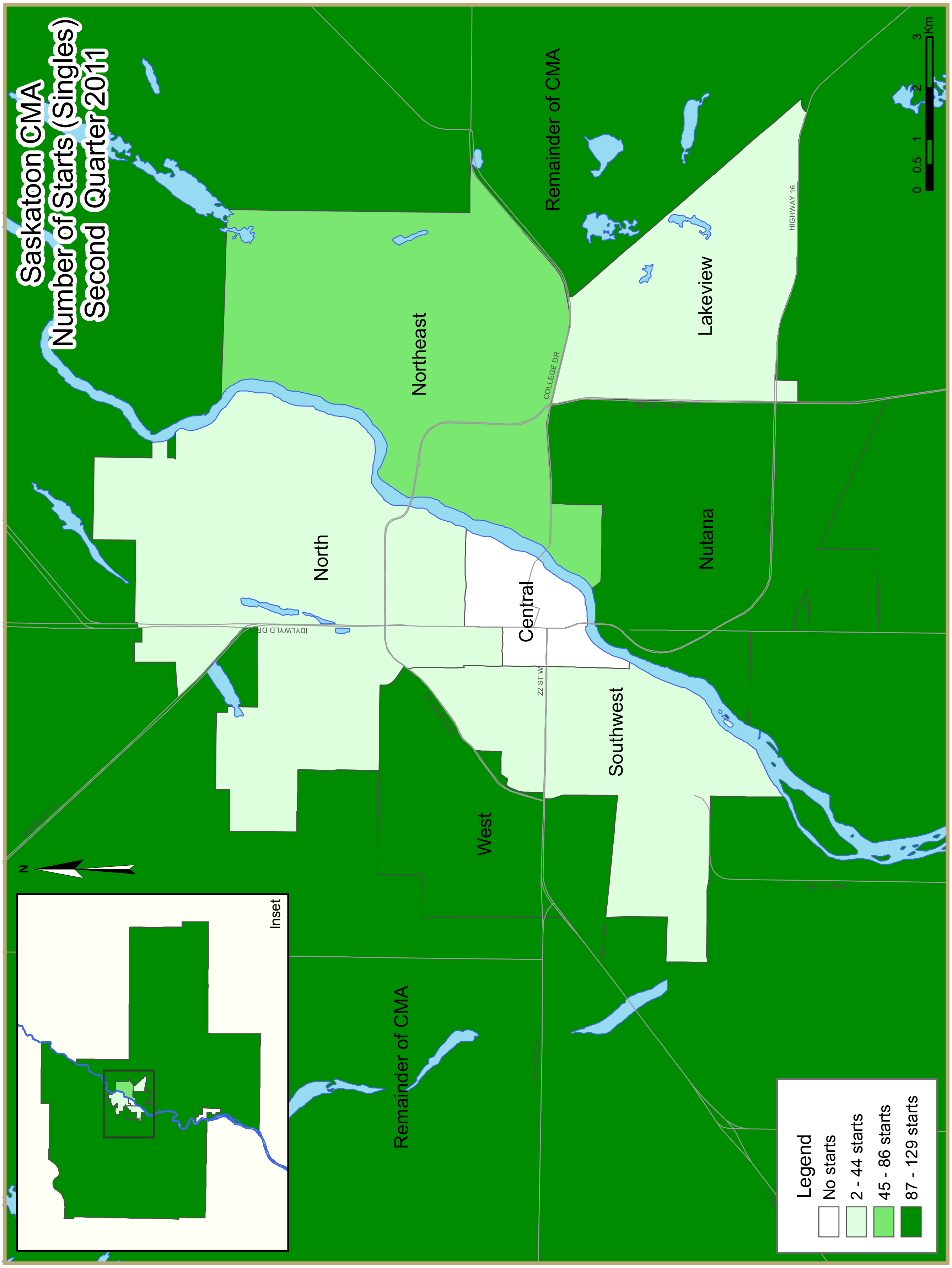
Growth in Saskatoon's population continued to be supported by net migration as Saskatchewan recorded an inflow of over 900 net migrants during the first three months of 2011. However, a closer look at the components indicates that the slow pace of job creation at the start of the year in centres like Saskatoon may have inhibited net migration. From January through March, Saskatchewan recorded a net loss of 593 inter-provincial migrants, a reversal from a net gain of 1,297 people in the first three months of 2010. A net outflow of migrants to Alberta, coupled with a smaller number of inter-provincial migrants from Ontario, Manitoba, and Quebec were a key contributor to the reduction. Meanwhile, international migrants and non-permanent residents also moderated through March (but nonetheless remained elevated), declining to 1,520 from 1,537 people in the first quarter of 2010.

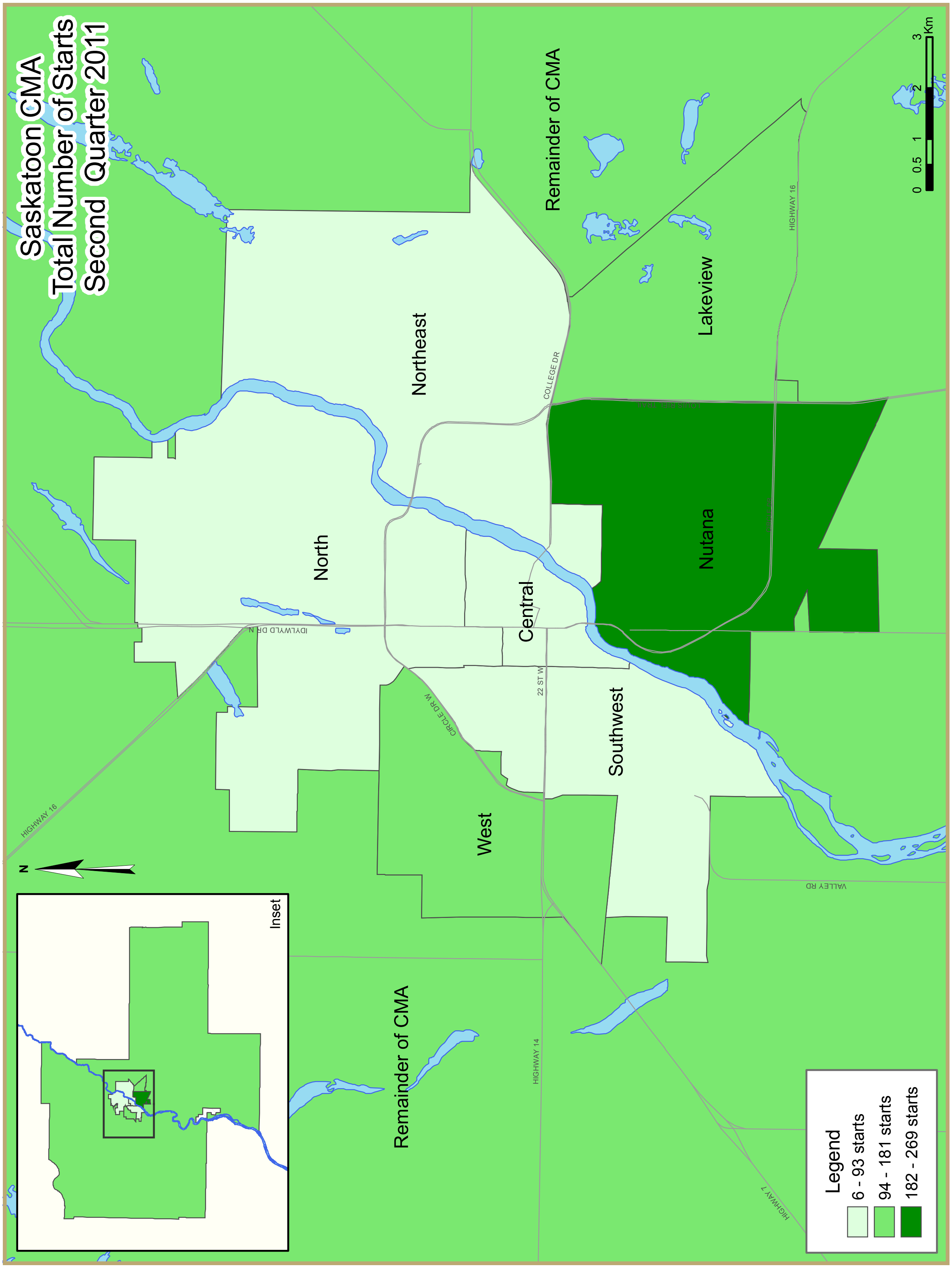
Figure 4

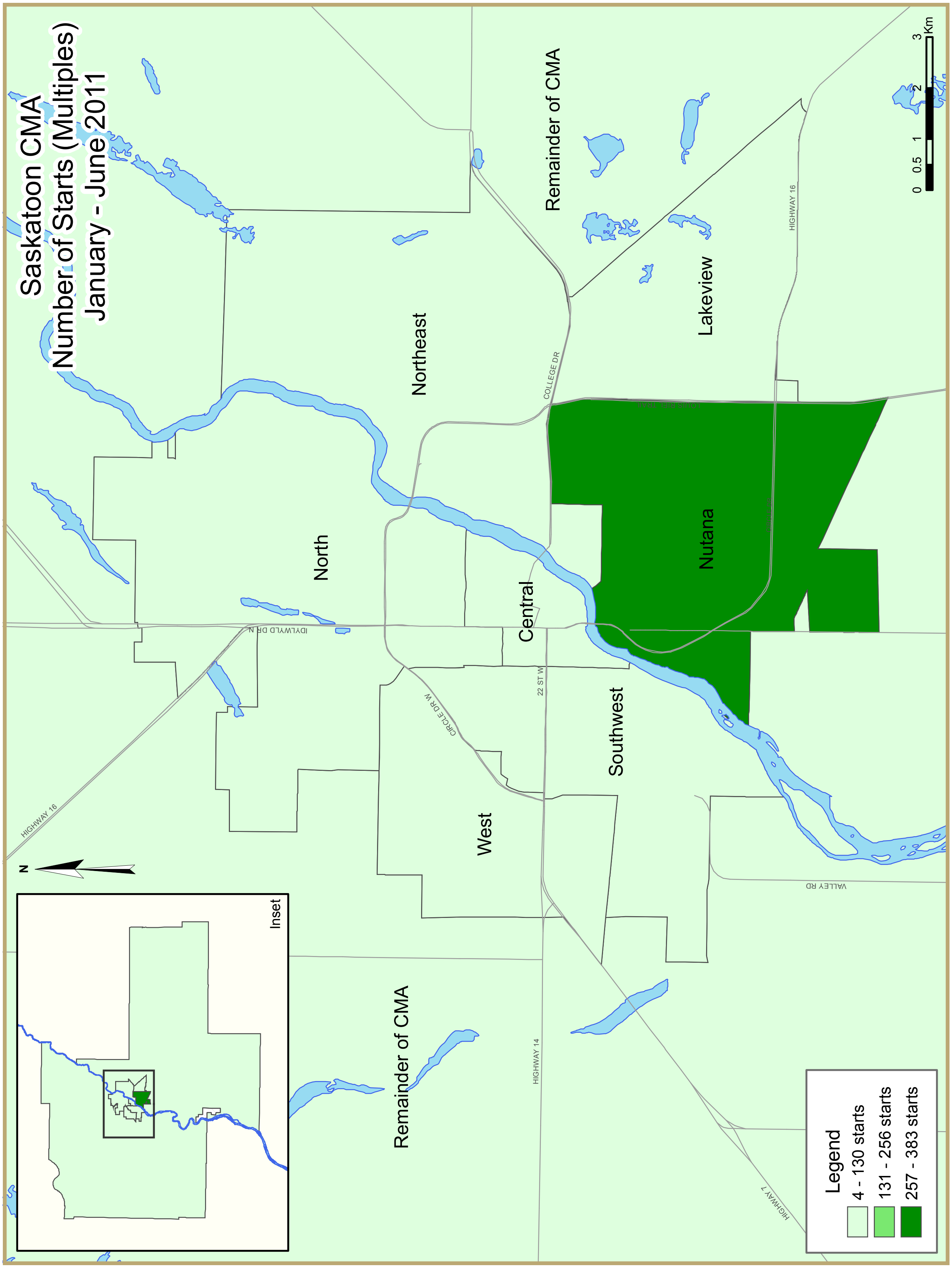


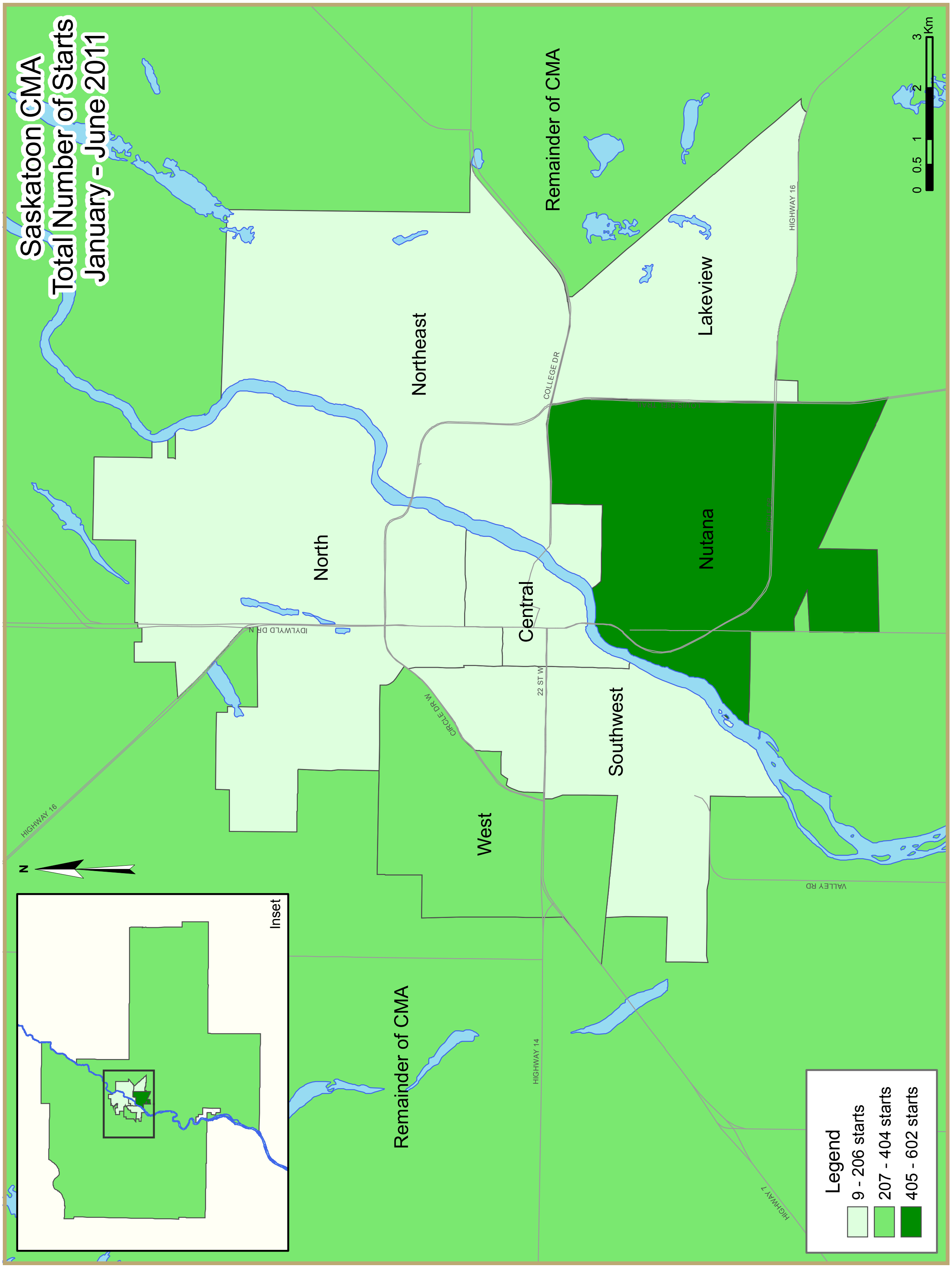
Source: Statistics Canada Regina, SA Employment, All Ages (15+), Total, Both sexes

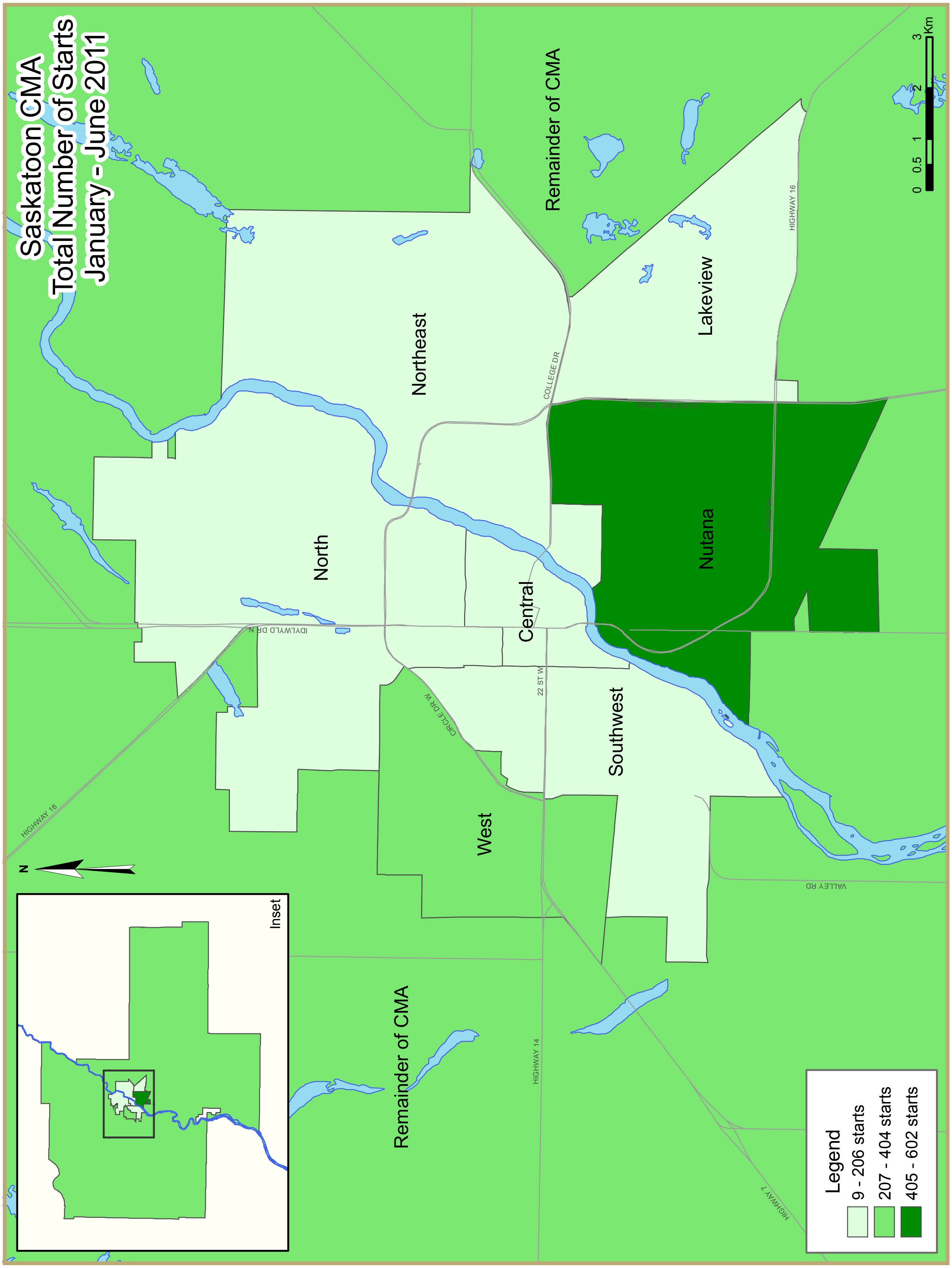

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2011
Remainder of CMA
Northeast
North
Central
Lakeview
Nutana
Southwest
West
Remainder of CMA
COLLEGE DR
IDYLWYLD DR N
22 ST W
CIRCLE DR W
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
VALLEY RD
N
Inset
0 0.5 1 2 3 Km
Legend
2 - 49 starts
50 - 96 starts
97 - 144 starts


Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2011
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
COLLEGE DR
IDYLWYLD DR
22 ST W
HIGHWAY 16
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 44 starts
45 - 86 starts
87 - 129 starts


Saskatoon CMA
Total Number of Starts
Second Quarter 2011
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
COLLEGE DR
IDYLWYLD DR N
CIRCLE DR W
22 ST W
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
VALLEY RD
Inset
N
0 0.5 1 2 3 Km
Legend
6 - 93 starts
94 - 181 starts
182 - 269 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2011
Legend
4 - 130 starts
131 - 256 starts
257 - 383 starts
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
COLLEGE DR
IDYLWYLD DR N
CIRCLE DR W
22 ST W
VALLEY RD


Saskatoon CMA
Total Number of Starts
January - June 2011
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
Inset
N
Km
0 0.5 1 2 3
Legend
9 - 206 starts
207 - 404 starts
405 - 602 starts
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
COLLEGE DR
IDYLWYLD DR N
22 ST W
CIRCLE DR W
VALLEY RD


Saskatoon CMA
Total Number of Starts
January - June 2011
Remainder of CMA
Northeast
Lakeview
North
Nutana
Central
Southwest
West
Remainder of CMA
Inset
Legend
9 - 206 starts
207 - 404 starts
405 - 602 starts
0 0.5 1 2 3 Km
N
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
COLLEGE DR
IDYLWYLD DR N
CIRCLE DR W
22 ST W
VALLEY RD

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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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 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2011	462	14	10	0	191	113	0	58	848
Q2 2010	545	14	38	0	27	0	0	0	624
% Change	-15.2	0.0	-73.7	n/a	**	n/a	n/a	n/a	35.9
Year-to-date 2011	752	44	18	0	260	163	0	259	1,496
Year-to-date 2010	825	18	38	0	27	73	0	8	989
% Change	-8.8	144.4	-52.6	n/a	**	123.3	n/a	**	51.3
UNDER CONSTRUCTION									
Q2 2011	946	64	14	0	323	366	0	401	2,114
Q2 2010	971	36	62	0	138	380	0	16	1,603
% Change	-2.6	77.8	-77.4	n/a	134.1	-3.7	n/a	**	31.9
COMPLETIONS									
Q2 2011	352	16	8	0	105	41	0	71	593
Q2 2010	365	12	0	0	17	46	0	0	440
% Change	-3.6	33.3	n/a	n/a	**	-10.9	n/a	n/a	34.8
Year-to-date 2011	770	40	8	0	159	126	3	79	1,185
Year-to-date 2010	653	22	0	0	17	152	2	0	846
% Change	17.9	81.8	n/a	n/a	**	-17.1	50.0	n/a	40.1
COMPLETED & NOT ABSORBED									
Q2 2011	157	14	6	0	37	113	0	71	398
Q2 2010	103	11	0	0	13	90	0	0	217
% Change	52.4	27.3	n/a	n/a	184.6	25.6	n/a	n/a	83.4
ABSORBED									
Q2 2011	369	18	6	0	75	48	0	0	516
Q2 2010	357	14	0	0	17	70	0	0	458
% Change	3.4	28.6	n/a	n/a	**	-31.4	n/a	n/a	12.7
Year-to-date 2011	732	34	6	0	94	119	3	8	996
Year-to-date 2010	658	27	0	0	28	227	2	0	942
% Change	11.2	25.9	n/a	n/a	**	-47.6	50.0	n/a	5.7

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2011

	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 2011	0	0	0	0	0	0	0	58	58
Q2 2010	0	0	0	0	0	0	0	0	0
Nutana									
Q2 2011	125	2	7	0	105	30	0	0	269
Q2 2010	85	0	27	0	9	0	0	0	121
Lakeview									
Q2 2011	25	0	0	0	38	59	0	0	122
Q2 2010	11	0	0	0	0	0	0	0	11
Northeast									
Q2 2011	85	2	0	0	0	0	0	0	87
Q2 2010	122	0	0	0	12	0	0	0	134
North									
Q2 2011	2	4	0	0	0	0	0	0	6
Q2 2010	3	4	0	0	0	0	0	0	7
South/West									
Q2 2011	4	4	0	0	0	0	0	0	8
Q2 2010	3	2	6	0	0	0	0	0	11
West									
Q2 2011	92	0	0	0	48	24	0	0	164
Q2 2010	130	4	0	0	0	0	0	0	134
Remainder of the CMA									
Q2 2011	129	2	3	0	0	0	0	0	134
Q2 2010	191	4	5	0	6	0	0	0	206
Saskatoon CMA									
Q2 2011	462	14	10	0	191	113	0	58	848
Q2 2010	545	14	38	0	27	0	0	0	624

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	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 2011	1	0	0	0	0	0	0	58	59
Q2 2010	0	2	0	0	0	0	0	0	2
Nutana									
Q2 2011	241	26	7	0	175	110	0	126	685
Q2 2010	175	4	27	0	81	191	0	8	486
Lakeview									
Q2 2011	46	0	0	0	64	145	0	0	255
Q2 2010	34	0	0	0	0	0	0	0	34
Northeast									
Q2 2011	204	14	0	0	24	87	0	0	329
Q2 2010	251	4	24	0	12	87	0	0	378
North									
Q2 2011	10	6	0	0	0	0	0	0	16
Q2 2010	9	4	0	0	0	40	0	0	53
South/West									
Q2 2011	7	8	0	0	0	0	0	75	90
Q2 2010	5	6	6	0	0	24	0	8	49
West									
Q2 2011	186	4	0	0	60	24	0	142	416
Q2 2010	185	4	0	0	20	38	0	0	247
Remainder of the CMA									
Q2 2011	251	6	7	0	0	0	0	0	264
Q2 2010	312	12	5	0	25	0	0	0	354
Saskatoon CMA									
Q2 2011	946	64	14	0	323	366	0	401	2,114
Q2 2010	971	36	62	0	138	380	0	16	1,603

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	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 2011	1	0	0	0	0	0	0	0	1
Q2 2010	2	0	0	0	0	0	0	0	2
Nutana									
Q2 2011	76	4	0	0	87	41	0	0	208
Q2 2010	92	2	0	0	0	0	0	0	94
Lakeview									
Q2 2011	7	0	0	0	0	0	0	0	7
Q2 2010	7	0	0	0	0	0	0	0	7
Northeast									
Q2 2011	63	4	0	0	0	0	0	0	67
Q2 2010	105	0	0	0	0	0	0	0	105
North									
Q2 2011	0	2	0	0	0	0	0	0	2
Q2 2010	0	2	0	0	0	0	0	0	2
South/West									
Q2 2011	5	2	0	0	0	0	0	0	7
Q2 2010	1	0	0	0	0	0	0	0	1
West									
Q2 2011	77	0	0	0	18	0	0	71	166
Q2 2010	45	0	0	0	17	46	0	0	108
Remainder of the CMA									
Q2 2011	123	4	8	0	0	0	0	0	135
Q2 2010	113	8	0	0	0	0	0	0	121
Saskatoon CMA									
Q2 2011	352	16	8	0	105	41	0	71	593
Q2 2010	365	12	0	0	17	46	0	0	440

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2011

	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 2011	0	0	0	0	0	0	0	0	0
Q2 2010	1	0	0	0	0	1	0	0	2
Nutana									
Q2 2011	37	1	0	0	35	57	0	0	130
Q2 2010	14	1	0	0	0	21	0	0	36
Lakeview									
Q2 2011	11	0	0	0	0	23	0	0	34
Q2 2010	11	0	0	0	0	46	0	0	57
Northeast									
Q2 2011	24	3	0	0	0	0	0	0	27
Q2 2010	32	1	0	0	0	0	0	0	33
North									
Q2 2011	1	1	0	0	0	31	0	0	33
Q2 2010	0	0	0	0	0	0	0	0	0
South/West									
Q2 2011	0	6	0	0	0	0	0	0	6
Q2 2010	2	7	0	0	0	0	0	0	9
West									
Q2 2011	35	1	0	0	0	2	0	71	109
Q2 2010	14	0	0	0	13	22	0	0	49
Remainder of the CMA									
Q2 2011	49	2	6	0	2	0	0	0	59
Q2 2010	29	2	0	0	0	0	0	0	31
Saskatoon CMA									
Q2 2011	157	14	6	0	37	113	0	71	398
Q2 2010	103	11	0	0	13	90	0	0	217

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2011

	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 2011	1	0	0	0	0	0	0	0	1
Q2 2010	2	0	0	0	0	0	0	0	2
Nutana									
Q2 2011	62	8	0	0	57	43	0	0	170
Q2 2010	87	4	0	0	0	11	0	0	102
Lakeview									
Q2 2011	5	0	0	0	0	3	0	0	8
Q2 2010	6	0	0	0	0	35	0	0	41
Northeast									
Q2 2011	93	2	0	0	13	0	0	0	108
Q2 2010	103	1	0	0	2	0	0	0	106
North									
Q2 2011	0	3	0	0	0	1	0	0	4
Q2 2010	1	3	0	0	1	0	0	0	5
South/West									
Q2 2011	5	1	0	0	0	0	0	0	6
Q2 2010	2	0	0	0	0	0	0	0	2
West									
Q2 2011	75	1	0	0	1	1	0	0	78
Q2 2010	40	0	0	0	14	24	0	0	78
Remainder of the CMA									
Q2 2011	128	3	6	0	4	0	0	0	141
Q2 2010	116	6	0	0	0	0	0	0	122
Saskatoon CMA									
Q2 2011	369	18	6	0	75	48	0	0	516
Q2 2010	357	14	0	0	17	70	0	0	458

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

Table 1.2: History of Housing Starts of Saskatoon CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	32.2	18.2	-100.0	-95.0	154.1	45.0	**	**	65.4
2001	522	22	1	20	170	131	6	28	900

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Central	0	0	0	0	0	0	58	0	58	0	n/a
Nutana	125	85	2	0	112	36	30	0	269	121	122.3
Lakeview	25	11	0	0	38	0	59	0	122	11	**
Northeast	85	122	2	0	0	12	0	0	87	134	-35.1
North	2	3	4	4	0	0	0	0	6	7	-14.3
South/West	4	3	4	2	0	6	0	0	8	11	-27.3
West	92	130	0	4	48	0	24	0	164	134	22.4
Remainder of the CMA	129	191	2	6	3	9	0	0	134	206	-35.0
Saskatoon CMA	462	545	14	16	201	63	171	0	848	624	35.9

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	0	0	0	0	0	0	58	0	58	0	n/a
Nutana	219	164	22	0	155	36	206	49	602	249	141.8
Lakeview	32	21	0	0	64	0	59	0	155	21	**
Northeast	134	194	6	0	0	12	0	32	140	238	-41.2
North	5	5	4	4	0	0	0	0	9	9	0.0
South/West	7	3	8	2	0	6	75	0	90	11	**
West	159	175	0	4	48	0	24	0	231	179	29.1
Remainder of the CMA	196	263	4	10	11	9	0	0	211	282	-25.2
Saskatoon CMA	752	825	44	20	278	63	422	81	1,496	989	51.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Central	0	0	0	0	0	0	58	0
Nutana	112	36	0	0	30	0	0	0
Lakeview	38	0	0	0	59	0	0	0
Northeast	0	12	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	6	0	0	0	0	0	0
West	48	0	0	0	24	0	0	0
Remainder of the CMA	3	9	0	0	0	0	0	0
Saskatoon CMA	201	63	0	0	113	0	58	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	0	0	0	0	0	0	58	0
Nutana	155	36	0	0	80	41	126	8
Lakeview	64	0	0	0	59	0	0	0
Northeast	0	12	0	0	0	32	0	0
North	0	0	0	0	0	0	0	0
South/West	0	6	0	0	0	0	75	0
West	48	0	0	0	24	0	0	0
Remainder of the CMA	11	9	0	0	0	0	0	0
Saskatoon CMA	278	63	0	0	163	73	259	8

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Central	0	0	0	0	58	0	58	0
Nutana	134	112	135	9	0	0	269	121
Lakeview	25	11	97	0	0	0	122	11
Northeast	87	122	0	12	0	0	87	134
North	6	7	0	0	0	0	6	7
South/West	8	11	0	0	0	0	8	11
West	92	134	72	0	0	0	164	134
Remainder of the CMA	134	200	0	6	0	0	134	206
Saskatoon CMA	486	597	304	27	58	0	848	624

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	0	0	0	0	58	0	58	0
Nutana	248	191	228	50	126	8	602	249
Lakeview	32	21	123	0	0	0	155	21
Northeast	140	194	0	44	0	0	140	238
North	9	9	0	0	0	0	9	9
South/West	15	11	0	0	75	0	90	11
West	159	179	72	0	0	0	231	179
Remainder of the CMA	211	276	0	6	0	0	211	282
Saskatoon CMA	814	881	423	100	259	8	1,496	989

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Central	1	2	0	0	0	0	0	0	1	2	-50.0
Nutana	76	92	6	2	85	0	41	0	208	94	121.3
Lakeview	7	7	0	0	0	0	0	0	7	7	0.0
Northeast	63	105	4	0	0	0	0	0	67	105	-36.2
North	0	0	2	2	0	0	0	0	2	2	0.0
South/West	5	1	2	0	0	0	0	0	7	1	**
West	77	45	0	0	18	17	71	46	166	108	53.7
Remainder of the CMA	123	113	4	8	8	0	0	0	135	121	11.6
Saskatoon CMA	352	365	18	12	111	17	112	46	593	440	34.8

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	1	3	0	0	0	0	0	0	1	3	-66.7
Nutana	142	163	14	4	89	0	134	59	379	226	67.7
Lakeview	15	15	0	0	0	0	0	0	15	15	0.0
Northeast	168	182	6	4	6	0	0	0	180	186	-3.2
North	2	3	4	6	0	0	0	0	6	9	-33.3
South/West	8	5	8	2	0	0	0	0	16	7	128.6
West	188	82	2	0	48	17	71	46	309	145	113.1
Remainder of the CMA	249	200	8	8	22	0	0	47	279	255	9.4
Saskatoon CMA	773	653	42	24	165	17	205	152	1,185	846	40.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Central	0	0	0	0	0	0	0	0
Nutana	85	0	0	0	41	0	0	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	18	17	0	0	0	46	71	0
Remainder of the CMA	8	0	0	0	0	0	0	0
Saskatoon CMA	111	17	0	0	41	46	71	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	0	0	0	0	0	0	0	0
Nutana	89	0	0	0	126	59	8	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	6	0	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	48	17	0	0	0	46	71	0
Remainder of the CMA	22	0	0	0	0	47	0	0
Saskatoon CMA	165	17	0	0	126	152	79	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Central	1	2	0	0	0	0	1	2
Nutana	80	94	128	0	0	0	208	94
Lakeview	7	7	0	0	0	0	7	7
Northeast	67	105	0	0	0	0	67	105
North	2	2	0	0	0	0	2	2
South/West	7	1	0	0	0	0	7	1
West	77	45	18	63	71	0	166	108
Remainder of the CMA	135	121	0	0	0	0	135	121
Saskatoon CMA	376	377	146	63	71	0	593	440

Table 3.5: Completions by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	1	3	0	0	0	0	1	3
Nutana	154	167	217	59	8	0	379	226
Lakeview	15	15	0	0	0	0	15	15
Northeast	174	184	6	0	0	2	180	186
North	6	9	0	0	0	0	6	9
South/West	13	7	0	0	3	0	16	7
West	190	82	48	63	71	0	309	145
Remainder of the CMA	265	208	14	47	0	0	279	255
Saskatoon CMA	818	675	285	169	82	2	1,185	846

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2011													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Q2 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Nutana													
Q2 2011	8	13.1	16	26.2	28	45.9	4	6.6	5	8.2	61	359,900	385,683
Q2 2010	5	5.7	31	35.6	32	36.8	6	6.9	13	14.9	87	360,345	389,103
Year-to-date 2011	16	13.8	24	20.7	49	42.2	14	12.1	13	11.2	116	360,950	390,593
Year-to-date 2010	14	8.4	58	34.9	64	38.6	11	6.6	19	11.4	166	356,364	376,371
Lakeview													
Q2 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Q2 2010	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
Year-to-date 2011	0	0.0	3	20.0	0	0.0	1	6.7	11	73.3	15	553,619	522,331
Year-to-date 2010	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	--	--
Northeast													
Q2 2011	1	1.1	7	7.6	22	23.9	16	17.4	46	50.0	92	449,950	457,052
Q2 2010	2	2.0	7	7.1	31	31.3	18	18.2	41	41.4	99	429,906	443,594
Year-to-date 2011	3	1.6	22	12.0	43	23.5	40	21.9	75	41.0	183	439,600	441,835
Year-to-date 2010	2	1.2	17	9.9	45	26.3	29	17.0	78	45.6	171	436,144	442,074
North													
Q2 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
South/West													
Q2 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Q2 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
West													
Q2 2011	16	21.3	38	50.7	16	21.3	4	5.3	1	1.3	75	324,900	331,905
Q2 2010	11	27.5	20	50.0	7	17.5	1	2.5	1	2.5	40	317,260	325,955
Year-to-date 2011	40	25.6	73	46.8	31	19.9	8	5.1	4	2.6	156	319,500	332,077
Year-to-date 2010	22	27.8	41	51.9	11	13.9	1	1.3	4	5.1	79	317,260	329,254
Remainder of the CMA													
Q2 2011	36	28.3	35	27.6	26	20.5	14	11.0	16	12.6	127	340,000	350,695
Q2 2010	55	48.7	22	19.5	16	14.2	3	2.7	17	15.0	113	300,000	333,952
Year-to-date 2011	69	28.8	58	24.2	61	25.4	28	11.7	24	10.0	240	344,950	347,217
Year-to-date 2010	82	41.2	45	22.6	33	16.6	10	5.0	29	14.6	199	314,900	345,444
Saskatoon CMA													
Q2 2011	64	17.5	96	26.3	94	25.8	38	10.4	73	20.0	365	359,900	381,498
Q2 2010	74	21.3	80	23.0	88	25.3	30	8.6	76	21.8	348	363,045	380,516
Year-to-date 2011	131	18.3	180	25.1	186	26.0	92	12.8	127	17.7	716	360,000	378,505
Year-to-date 2010	125	19.8	162	25.6	155	24.5	54	8.5	136	21.5	632	358,000	379,704

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2011						
Submarket	Q2 2011	Q2 2010	% Change	YTD 2011	YTD 2010	% Change
Central	--	--	n/a	--	--	n/a
Nutana	385,683	389,103	-0.9	390,593	376,371	3.8
Lakeview	--	--	n/a	522,331	--	n/a
Northeast	457,052	443,594	3.0	441,835	442,074	-0.1
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	331,905	325,955	1.8	332,077	329,254	0.9
Remainder of the CMA	350,695	333,952	5.0	347,217	345,444	0.5
Saskatoon CMA	381,498	380,516	0.3	378,505	379,704	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon Second Quarter 2011										
		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
2010	January	179	-16.0	291	394	520	56.0	270,191	-3.0	283,032
	February	236	11.8	281	464	548	51.3	291,056	3.3	293,512
	March	361	27.6	297	738	588	50.5	282,615	6.0	279,994
	April	372	5.4	301	784	581	51.8	299,214	8.6	286,872
	May	354	-4.8	289	779	562	51.4	294,516	5.4	288,989
	June	364	-17.6	283	676	530	53.4	295,963	6.9	285,440
	July	357	-18.9	291	550	511	56.9	289,715	2.1	289,977
	August	313	-20.4	297	645	560	53.0	305,866	8.5	297,772
	September	304	-13.4	304	594	567	53.6	312,582	11.9	310,818
	October	262	-15.8	312	455	546	57.1	293,929	7.0	303,303
	November	283	11.4	323	403	581	55.6	312,893	12.2	312,441
	December	189	-10.4	304	274	660	46.1	300,693	3.1	320,560
2011	January	195	8.9	318	531	719	44.2	300,353	11.2	314,892
	February	282	19.5	332	545	625	53.1	287,202	-1.3	294,938
	March	346	-4.2	297	694	559	53.1	294,025	4.0	302,007
	April	343	-7.8	296	634	515	57.5	315,866	5.6	305,375
	May	423	19.5	326	762	526	62.0	317,932	8.0	308,755
	June	422	15.9	328	770	599	54.8	310,643	5.0	310,484
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	1,090	-6.6		2,239			296,602	7.0	
	Q2 2011	1,188	9.0		2,166			314,746	6.1	
	YTD 2010	1,866	-0.4		3,835			290,661	5.2	
	YTD 2011	2,011	7.8		3,936			305,923	5.3	

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

Table 6: Economic Indicators Second Quarter 2011											
		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						
2010	January	610	3.60	5.49	112.2	118.5	148.2	4.7	73.3	848
	February	604	3.60	5.39	113.1	118.7	148.4	4.4	73.1	865
	March	631	3.60	5.85	113.6	118.9	148.9	4.5	73.3	870
	April	655	3.80	6.25	114.6	119.5	148.9	5.3	73.6	867
	May	639	3.70	5.99	114.8	119.6	148.8	5.6	73.7	860
	June	633	3.60	5.89	114.8	119.5	148.7	5.9	73.7	858
	July	627	3.50	5.79	114.8	119.6	147.6	5.5	72.7	853
	August	604	3.30	5.39	114.8	119.8	145.5	5.6	71.6	844
	September	604	3.30	5.39	114.8	119.8	144.0	5.5	70.6	828
	October	598	3.20	5.29	115.7	120.6	143.4	5.5	70.1	823
	November	607	3.35	5.44	115.7	120.8	143.4	5.6	70.0	814
	December	592	3.35	5.19	115.7	120.2	142.8	5.6	69.6	806
2011	January	592	3.35	5.19	115.9	120.9	144	5.3	70.0	800
	February	607	3.50	5.44	115.9	121.1	144.5	5.5	70.1	807
	March	601	3.50	5.34	115.9	122.1	144.6	5.7	70.2	822
	April	621	3.70	5.69	115.9	122.2	144.1	6.1	70.2	839
	May	616	3.70	5.59	115.9	123.3	144.8	6.0	70.3	852
	June	604	3.50	5.39		122.3	146.3	5.5	70.5	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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