HOUSING MARKET INFORMATION

HOUSING NOW
Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

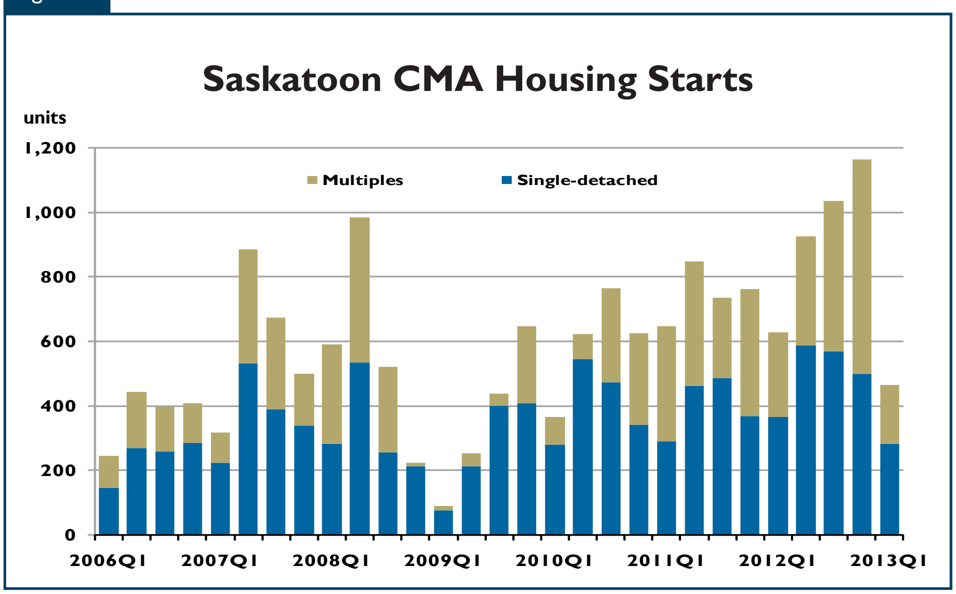
Date Released: Second Quarter 2013

New Home Market

First quarter housing starts decline

Following a 25 per cent increase in 2012, housing starts in the Saskatoon Census Metropolitan Area (CMA) are on pace to moderate this year. During the first three months of 2013, housing starts totalled 465 units, down 26 per cent from the same period last year. While the overall market recorded declines, the multi-family sector faced the strongest reduction, coming down from the heightened construction levels experienced in 2012. Among areas comprising the Saskatoon CMA, the Southwest, North and Lakeview were the only regions that recorded year-over-year increases in housing starts during the opening three months of 2013.

Figure 1



Source: CMHC

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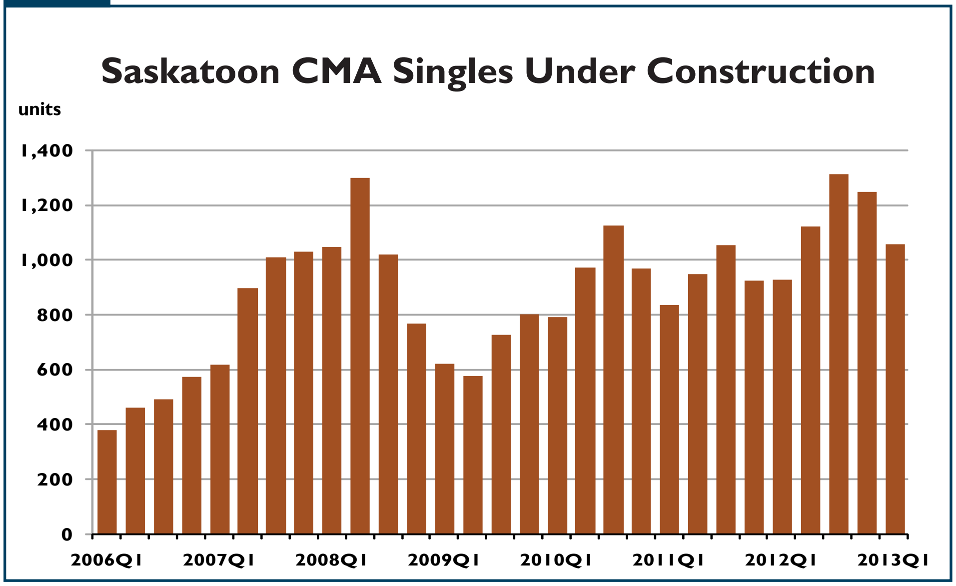
Figure 2



Source: CMHC

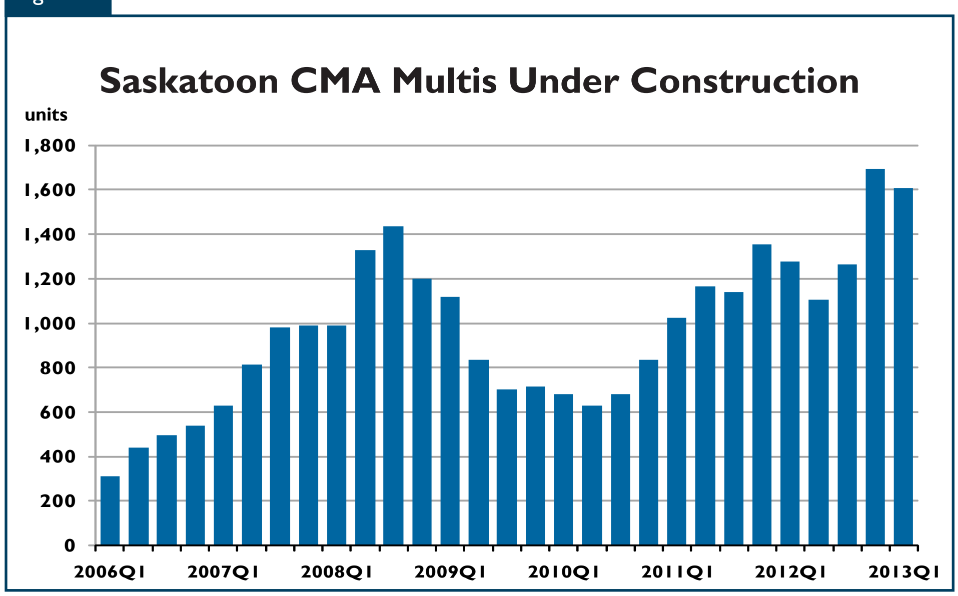
During the first quarter of 2013, Saskatoon's builders poured foundations for 284 single-detached homes, a decrease of 23 per cent from the 367 units reported one year earlier. Of the first three months of 2013, only January recorded an increase over the previous year, with single-detached starts rising nine per cent from the corresponding month in 2012. Meanwhile, February and March recorded 31 per cent and 38 per cent year-over-year reductions, respectively.

The inventory of complete and unabsorbed single-detached units in Saskatoon remained elevated by historical standards during the first quarter. At 266 units in March, the inventory of complete and unabsorbed units was 71 per cent higher than in the corresponding period the year prior. The level was also higher than the average of 131units the region's builders have maintained as inventory over the last five years. Completions in the first quarter of the year surpassed absorptions, which contributed to the relatively higher inventory. To the end of March, there were 476 completions, up 31 per cent from the first quarter of 2012. By comparison, single-detached absorptions amounted to 350 units from January to March, down marginally from 357 units a year earlier.

The average price for an absorbed single-detached home in the first quarter stood at $421,543, up 11 per cent from the previous year. During the same period, the median price increased by 6.9 per cent to $376,667. The gain in the average price was influenced by composition as the market share of homes priced more than $500,000 increased from 10 per cent in the first quarter of 2012 to 18 per cent in 2013.

In the first quarter of 2013, multi-family starts, which include semi-detached, row, and apartment units, declined from the elevated pace witnessed in 2012. Multi-family builders started 181 units from January through March, 31 per cent fewer than the 261 units initiated in the first quarter of 2012. On a year-over-year basis, multi-family starts decreased in the first two months of 2013. However, they increased substantially in March as builders initiated 87 apartment units, compared to none in the corresponding month the year prior. Notwithstanding, the number of apartment starts during the first quarter stood at 111 units, down 37 per cent compared to the same period in 2012. Meanwhile, semi-detached starts were unchanged at 22 units, while 48 row units were started

Figure 3

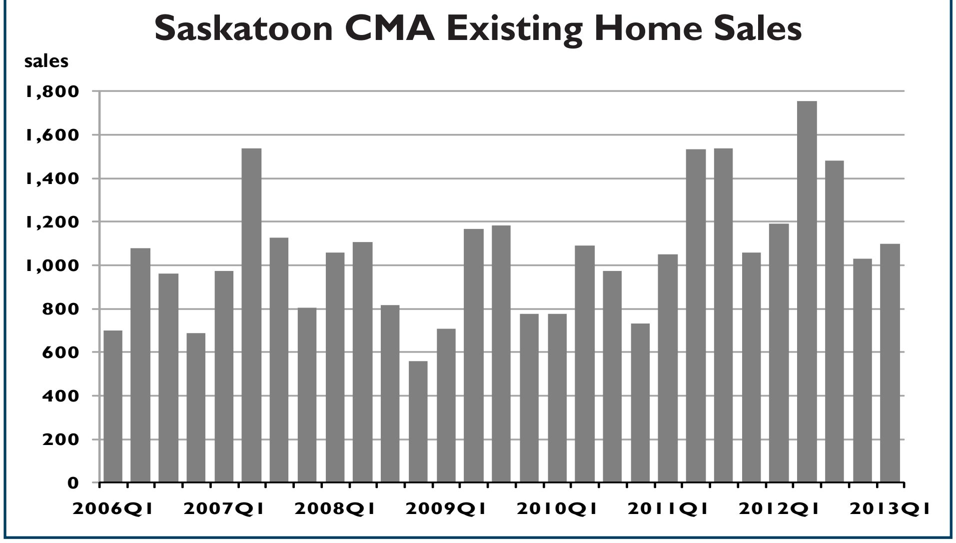


Source: CMHC

from January through March, down 24 per cent from the 63 units initiated in the first quarter of 2012.

The number of complete and unabsorbed multi-family units increased more substantially than in the single-detached sector. At the end of the first quarter, there were 236 multi-family units in inventory, more than double the level recorded at the same time last year. With multi-family units under construction in March posting a 26 per cent year-over-year increase to 1,608 units, expect inventories to rise further in the coming months.

Figure 4



Source: CREA

Resale Market

Sales of existing homes moderate

The combination of recent price gains and heightened competition from the new home market contributed to lower demand for existing homes in Saskatoon during the first quarter of 2013. In addition, anecdotal evidence suggests the unusually long winter this year has had some impact on home purchase decisions thus far. As a result, residential MLS® sales declined by 7.6 per cent during the first quarter of 2013 compared to the same period last year. Notably, February recorded the largest year-over-year reduction of 17 per cent. Notwithstanding the decline, the 1,100 sales tallied through March 2013 represented the second highest first-quarter total since 1986.

Active listings in the first quarter averaged 2,005 units, 1.5 per cent higher than the average number of homes for sale on the MLS® during January to March of 2012. With lower sales relative to listings, the sales-to-new listings ratio averaged 45.6 per cent in the first three months of 2013, down slightly from an average of 47.7 per cent for the same period of the previous year. During the first quarter, the typical seller waited an average of 47 days to sell their home, up from the average 46 days one year prior.

Average resale prices continued to experience upward pressure in the first quarter reaching $322,993, an increase of 4.9 per cent over the same period in 2012. On a year-over-year basis, the average price increased each month in the first quarter. The increase was in part attributed to composition as the proportion of sales of homes priced over $400,000 advanced to 22 per cent during the first quarter of 2013, compared to a 16 per cent share in the corresponding period of 2012.

Economy

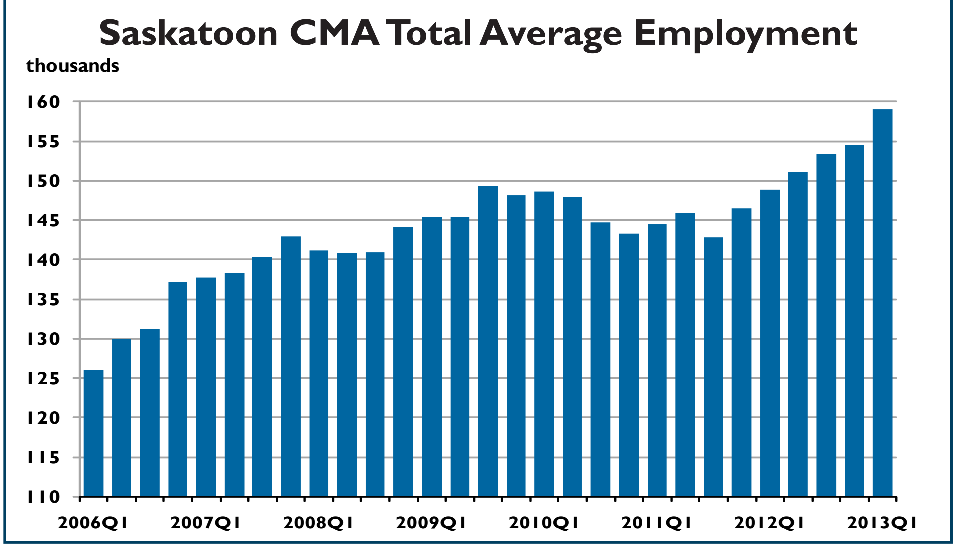
Employment and wage growth continue in 2013

After strong gains in 2012, average employment is on pace to increase further this year. Saskatoon's labour market strengthened in the opening months of 2013, demonstrated by year-over-year job gains and an increase in average weekly earnings. Total employment in the Saskatoon CMA averaged 157,500 positions from January to March, a 7.2 per cent year-over-year gain representing 10,600 new jobs. The addition of 11,900 full-time positions helped offset the loss of 1,300 part-time jobs, fuelling gains in average weekly earnings. Hence, following a 5.7 per cent advance last year, average weekly earnings were up 10.9 per cent year-over-year through March. Stronger labour market conditions this year continued to attract a growing number of workers back into the labour force. With additions to the labour force trailing the pace of employment expansion, Saskatoon's seasonally-adjusted unemployment rate during the first quarter of 2013 averaged four per cent, down from 5.5 per cent in the final quarter of 2012.

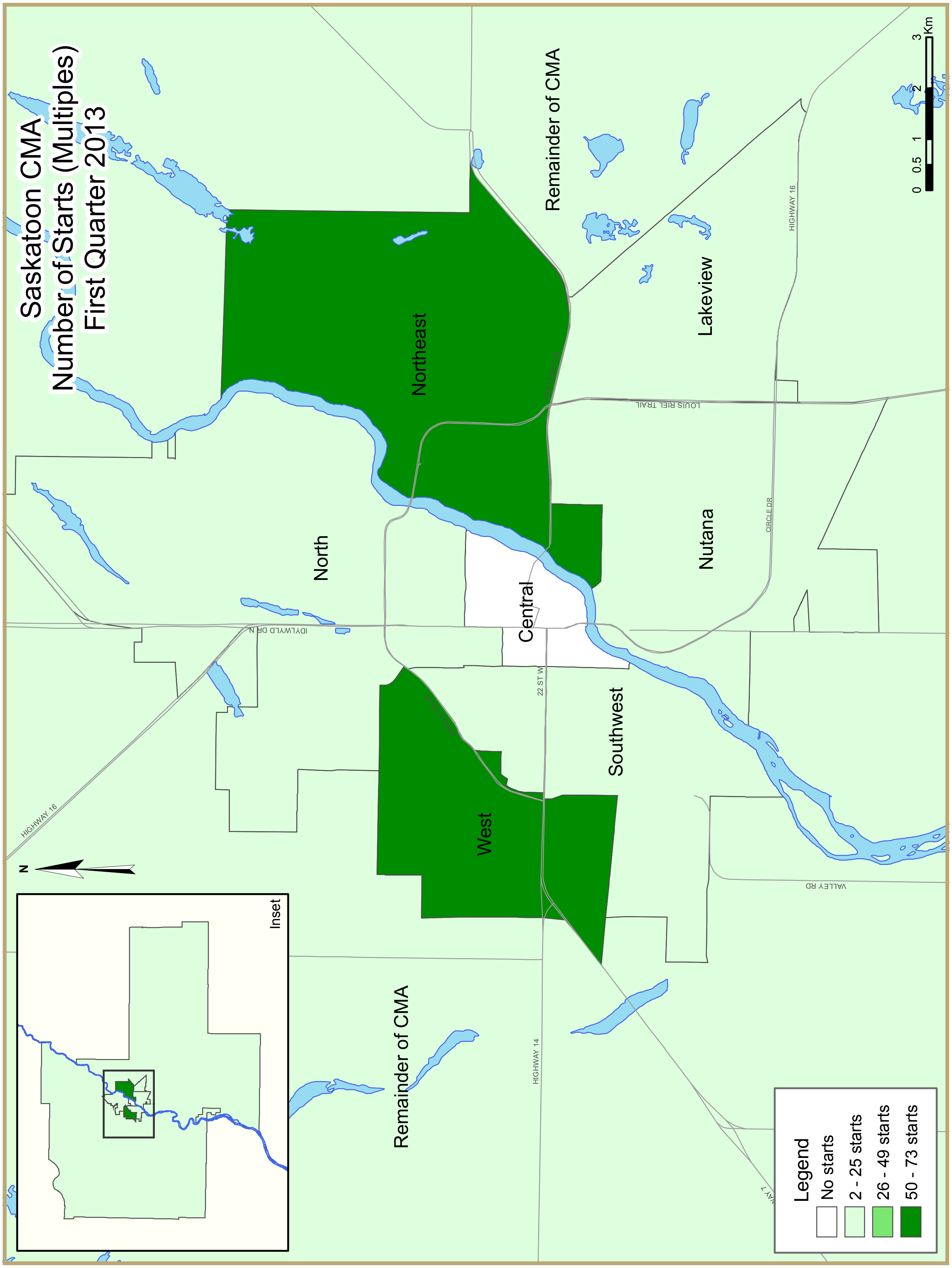
With economic prospects improving in other competing provinces in Canada, net migration to Saskatchewan moderated in the final months of 2012. Statistics Canada estimates for the fourth quarter of

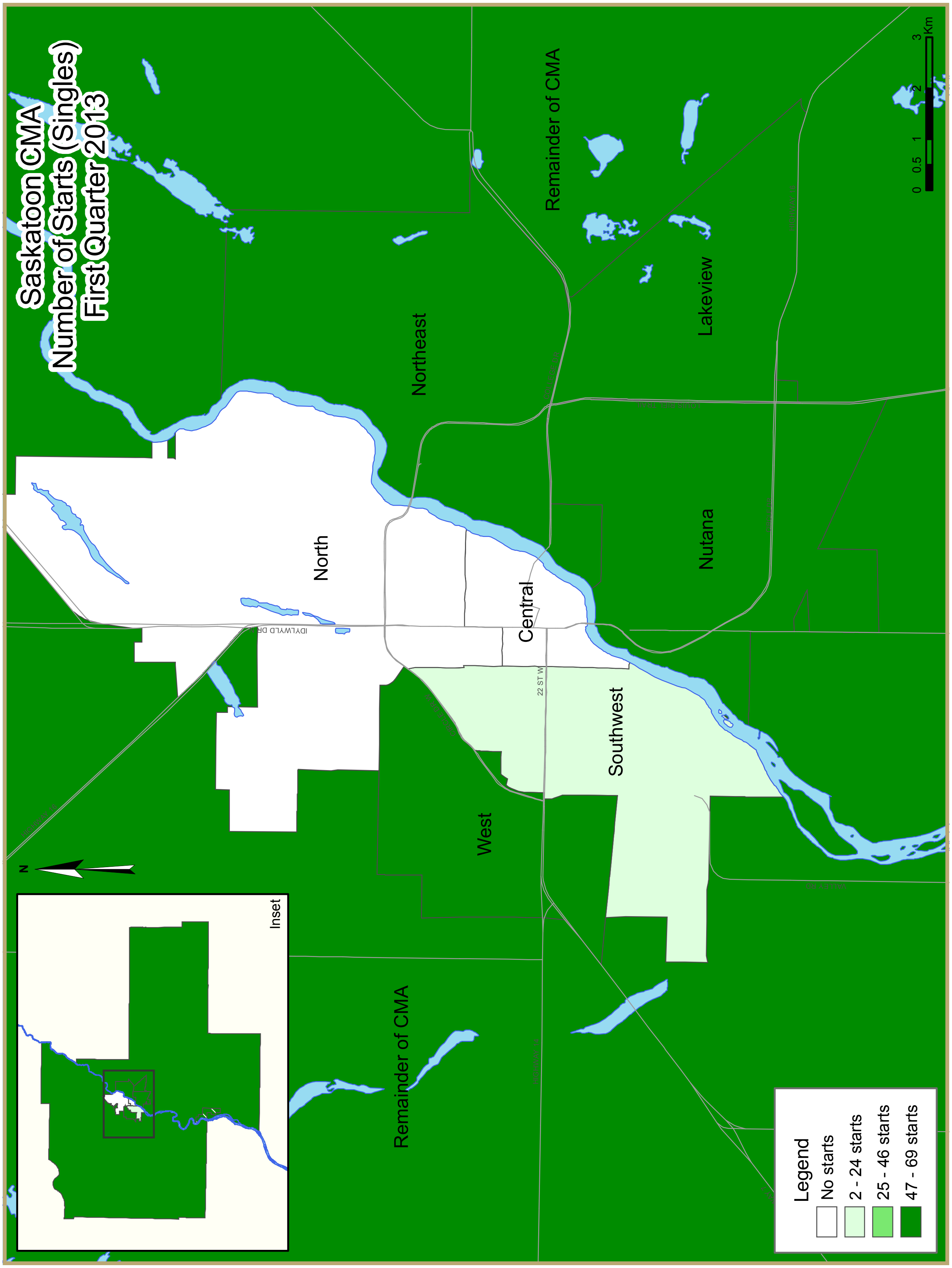
2012 indicate that Saskatchewan drew 1,902 net migrants from October to December, 42 per cent less than the 3,289 migrants one year earlier. As was the case through the first nine months, the gain was attributed to increased migration from other countries. Notwithstanding, at 2,179 people, Saskatchewan witnessed a 9.2 per cent year-over-year decline in international migration during the fourth quarter of 2012. In addition, only 62 non-permanent residents were added in the final three months of 2012 on a net basis, while Saskatchewan lost 339 persons to other provinces during the same period. On balance, total net migration into Saskatchewan for all of 2012 increased to 16,018 people, 36 per cent higher than the previous year and the highest number on record.

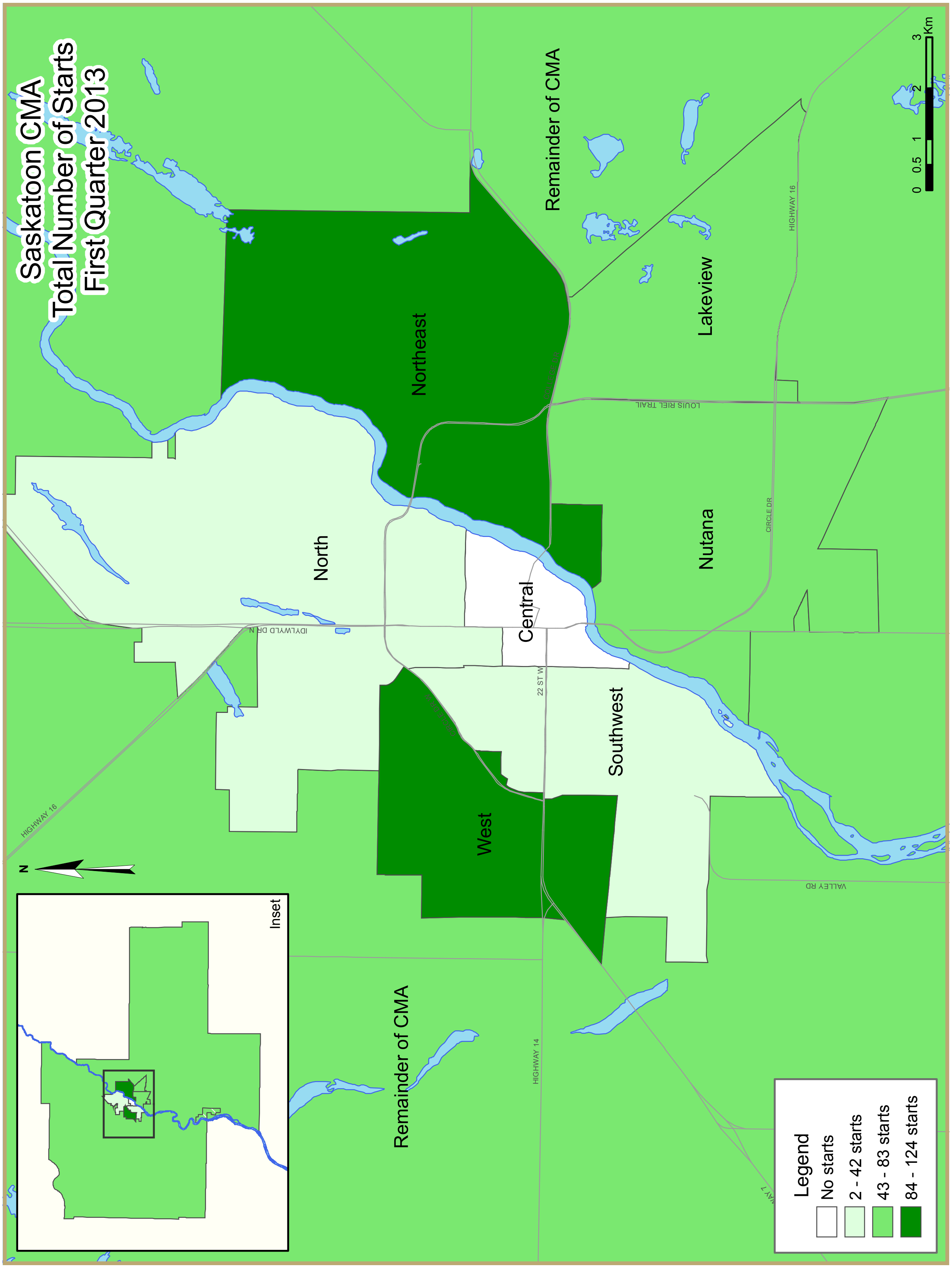
Figure 5

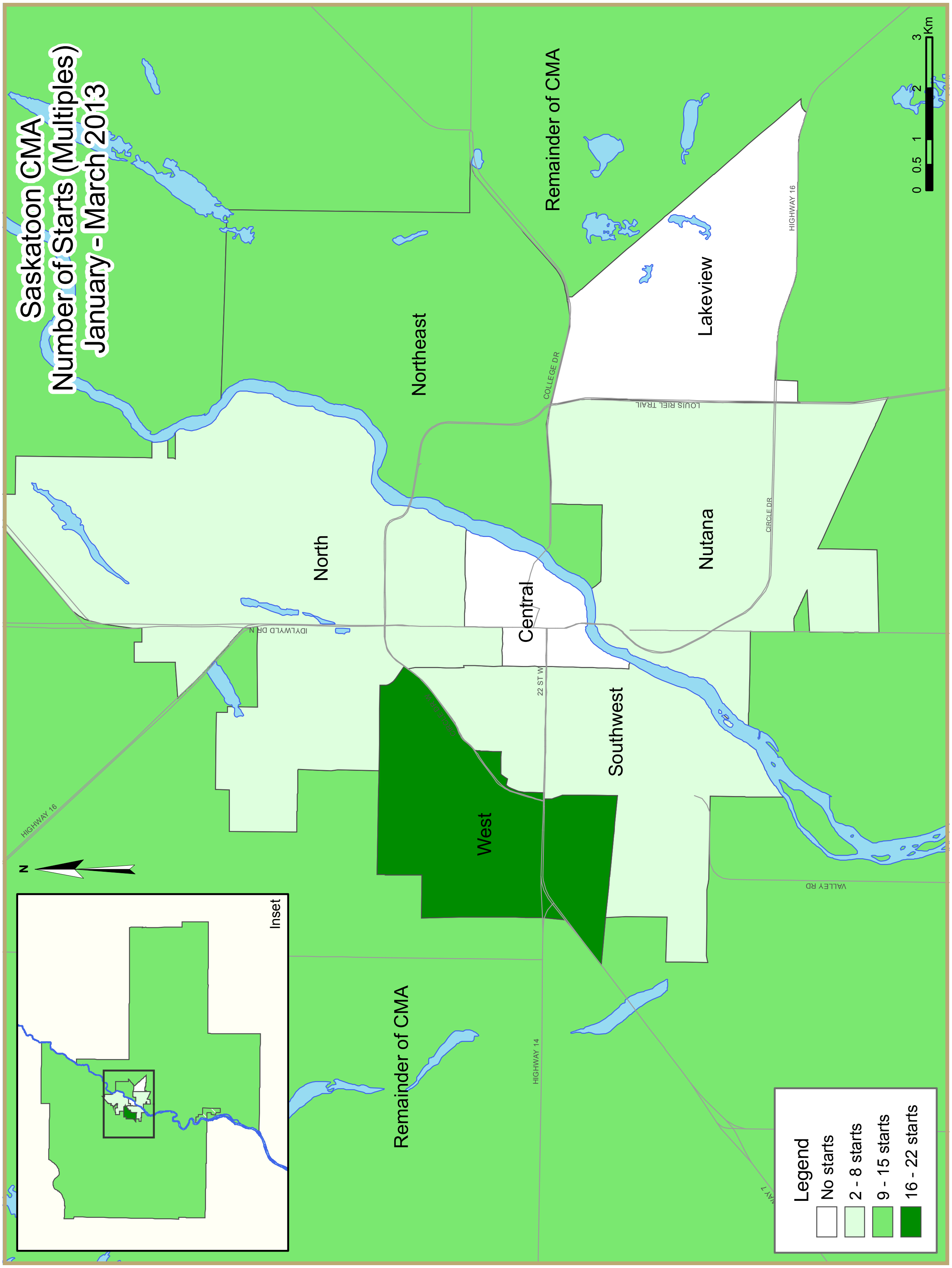


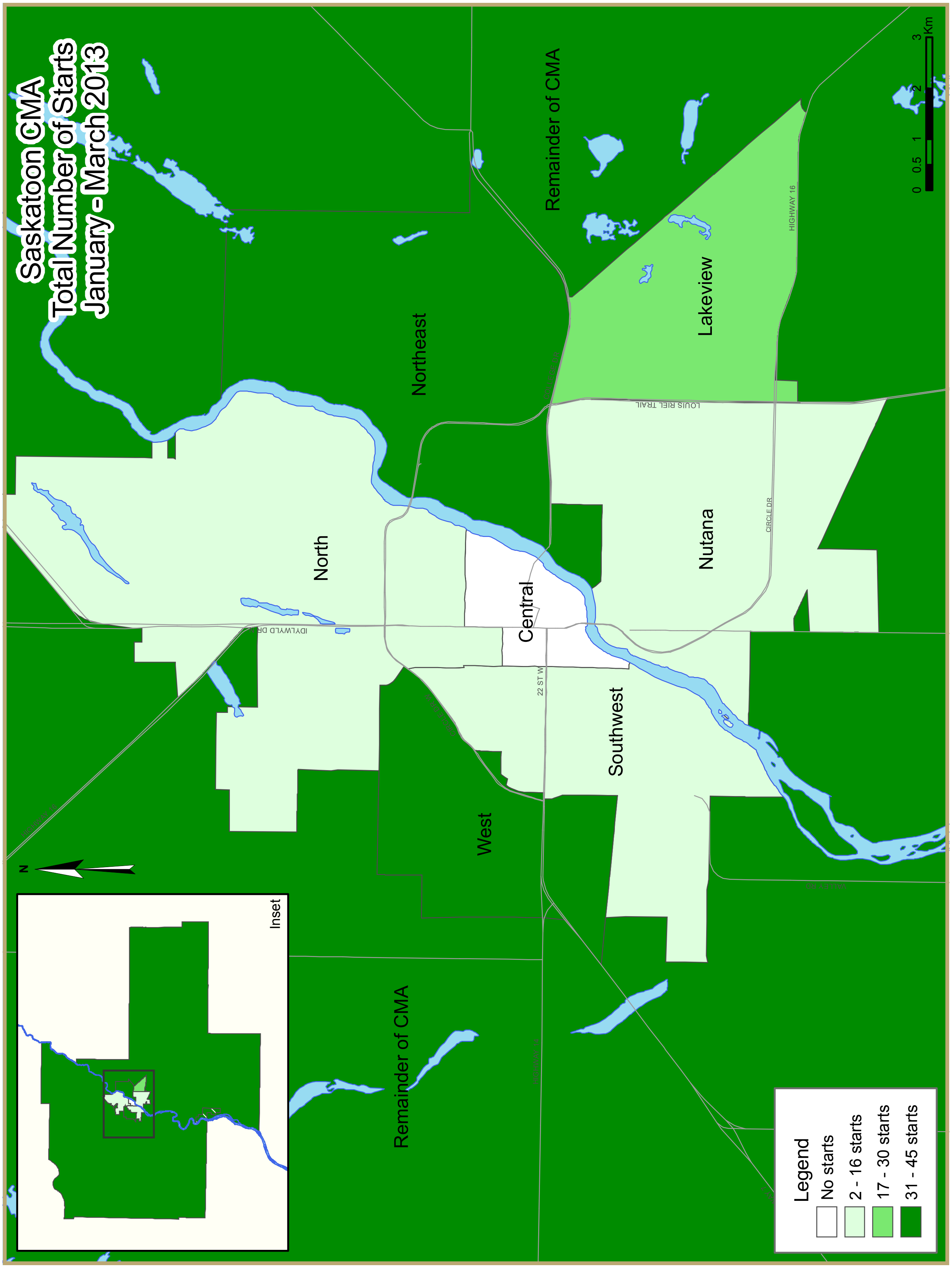
Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes


Saskatoon CMA
Number of Starts (Multiples)
First Quarter 2013
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
LOUIS RIEL TRAIL
IDYLWYLD DR N
CIRCLE DR
HIGHWAY 16
HIGHWAY 16
22 ST W
HIGHWAY 14
VALLEY RD
N
Inset
0 0.5 1 2 3 Km
Legend
No starts
2 - 25 starts
26 - 49 starts
50 - 73 starts

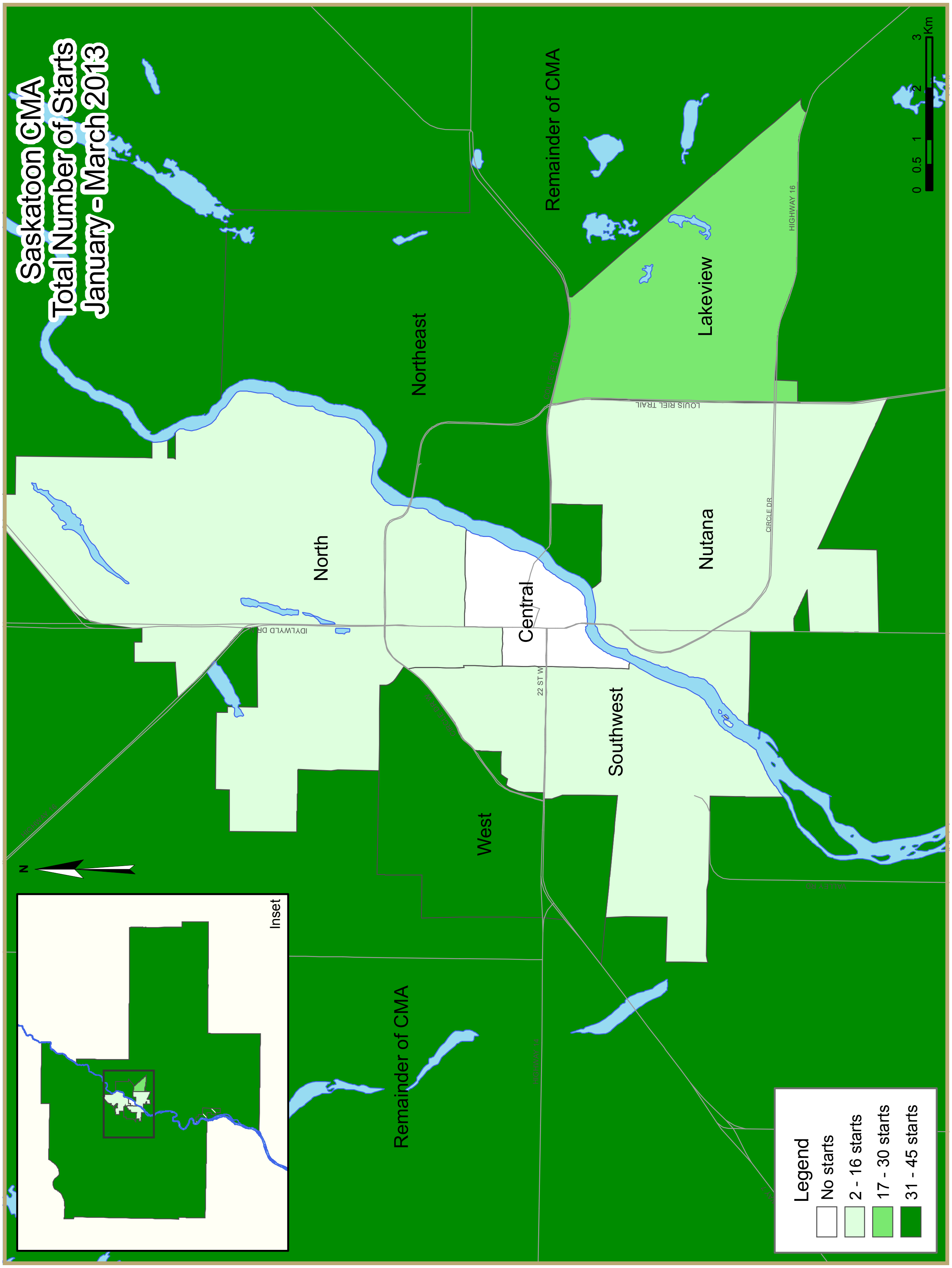

Saskatoon CMA
Number of Starts (Singles)
First Quarter 2013
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
IDYLWYLD DR
22 ST W
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 24 starts
25 - 46 starts
47 - 69 starts


Saskatoon CMA
Total Number of Starts
First Quarter 2013
Northeast
North
Central
Southwest
West
Nutana
Lakeview
Remainder of CMA
Remainder of CMA
LOUIS RIEL TRAIL
IDYLWYLD DR N
22 ST W
CIRCLE DR
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
VALLEY RD
N
0 0.5 1 2 3 Km
Inset
Legend
No starts
2 - 42 starts
43 - 83 starts
84 - 124 starts


Saskatoon CMA
Number of Starts (Multiples)
January - March 2013
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
COLLEGE DR
LOUIS RIEL TRAIL
HIGHWAY 16
CIRCLE DR
IDYLWYLD DR N
22 ST W
HIGHWAY 16
VALLEY RD
HIGHWAY 14
N
Inset
Legend
No starts
2 - 8 starts
9 - 15 starts
16 - 22 starts
0 0.5 1 2 3 Km



Saskatoon CMA
Total Number of Starts
January - March 2013
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
LOUIS RIEL TRAIL
IDYLWYLD DR
CIRCLE DR
HIGHWAY 16
22 ST W
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 16 starts
17 - 30 starts
31 - 45 starts


Saskatoon CMA
Total Number of Starts
January - March 2013
North
Northeast
Lakeview
Nutana
Central
Southwest
West
Remainder of CMA
Remainder of CMA
LOUIS RIEL TRAIL
CIRCLE DR
HIGHWAY 16
IDYLWYLD DR
22 ST W
N
0 0.5 1 2 3 Km
Inset
Legend
No starts
2 - 16 starts
17 - 30 starts
31 - 45 starts

HOUSING NOW REPORT TABLES

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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
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Available in SELECTED Reports:

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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
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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 First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2013	284	22	9	0	39	91	0	20	465
Q1 2012	347	22	16	20	47	176	0	0	628
% Change	-18.2	0.0	-43.8	-100.0	-17.0	-48.3	n/a	n/a	-26.0
Year-to-date 2013	284	22	9	0	39	91	0	20	465
Year-to-date 2012	347	22	16	20	47	176	0	0	628
% Change	-18.2	0.0	-43.8	-100.0	-17.0	-48.3	n/a	n/a	-26.0
UNDER CONSTRUCTION									
Q1 2013	1,049	120	53	7	187	1,016	0	232	2,664
Q1 2012	898	70	83	29	203	762	0	160	2,205
% Change	16.8	71.4	-36.1	-75.9	-7.9	33.3	n/a	45.0	20.8
COMPLETIONS									
Q1 2013	453	36	5	23	43	146	34	0	740
Q1 2012	362	18	23	0	147	86	0	102	738
% Change	25.1	100.0	-78.3	n/a	-70.7	69.8	n/a	-100.0	0.3
Year-to-date 2013	453	36	5	23	43	146	34	0	740
Year-to-date 2012	362	18	23	0	147	86	0	102	738
% Change	25.1	100.0	-78.3	n/a	-70.7	69.8	n/a	-100.0	0.3
COMPLETED & NOT ABSORBED									
Q1 2013	244	39	7	22	33	157	n/a	n/a	502
Q1 2012	156	9	11	0	34	62	n/a	n/a	272
% Change	56.4	**	-36.4	n/a	-2.9	153.2	n/a	n/a	84.6
ABSORBED									
Q1 2013	342	34	6	8	46	61	n/a	n/a	497
Q1 2012	357	19	13	0	131	92	n/a	n/a	612
% Change	-4.2	78.9	-53.8	n/a	-64.9	-33.7	n/a	n/a	-18.8
Year-to-date 2013	342	34	6	8	46	61	n/a	n/a	497
Year-to-date 2012	357	19	13	0	131	92	n/a	n/a	612
% Change	-4.2	78.9	-53.8	n/a	-64.9	-33.7	n/a	n/a	-18.8

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q1 2013	0	0	0	0	0	0	0	0	0
Q1 2012	0	0	4	0	0	0	0	0	4
Nutana									
Q1 2013	51	8	0	0	0	0	0	0	59
Q1 2012	99	6	0	20	0	45	0	0	170
Lakeview									
Q1 2013	59	2	0	0	6	0	0	0	67
Q1 2012	25	6	0	0	0	0	0	0	31
Northeast									
Q1 2013	52	6	0	0	13	48	0	0	119
Q1 2012	78	2	0	0	29	100	0	0	209
North									
Q1 2013	0	2	0	0	0	0	0	0	2
Q1 2012	0	0	0	0	0	0	0	0	0
South/West									
Q1 2013	2	2	9	0	0	0	0	0	13
Q1 2012	0	2	0	0	0	0	0	0	2
West									
Q1 2013	51	2	0	0	12	39	0	20	124
Q1 2012	91	2	0	0	18	27	0	0	138
Remainder of the CMA									
Q1 2013	69	0	0	0	8	4	0	0	81
Q1 2012	54	4	12	0	0	4	0	0	74
Saskatoon CMA									
Q1 2013	284	22	9	0	39	91	0	20	465
Q1 2012	347	22	16	20	47	176	0	0	628

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	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									
Q1 2013	2	2	4	0	0	0	0	0	8
Q1 2012	5	2	4	0	0	0	0	58	69
Nutana									
Q1 2013	178	36	0	0	64	240	0	0	518
Q1 2012	190	18	0	29	97	155	0	0	489
Lakeview									
Q1 2013	158	4	0	0	12	69	0	0	243
Q1 2012	66	6	0	0	0	59	0	0	131
Northeast									
Q1 2013	270	24	0	7	76	391	0	0	768
Q1 2012	230	18	42	0	62	291	0	0	643
North									
Q1 2013	2	6	0	0	0	0	0	0	8
Q1 2012	3	2	0	0	0	0	0	0	5
South/West									
Q1 2013	2	14	9	0	0	0	0	192	217
Q1 2012	1	8	0	0	0	21	0	102	132
West									
Q1 2013	182	8	0	0	27	253	0	40	510
Q1 2012	186	2	0	0	44	185	0	0	417
Remainder of the CMA									
Q1 2013	255	26	40	0	8	63	0	0	392
Q1 2012	217	14	37	0	0	51	0	0	319
Saskatoon CMA									
Q1 2013	1,049	120	53	7	187	1,016	0	232	2,664
Q1 2012	898	70	83	29	203	762	0	160	2,205

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2013	1	0	0	0	0	0	0	0	1
Q1 2012	0	0	0	0	0	0	0	0	0
Nutana									
Q1 2013	79	8	0	20	4	0	0	0	111
Q1 2012	72	6	7	0	71	0	0	0	156
Lakeview									
Q1 2013	53	0	0	0	0	0	0	0	53
Q1 2012	18	0	0	0	64	86	0	0	168
Northeast									
Q1 2013	85	2	0	3	21	68	0	0	179
Q1 2012	44	2	0	0	12	0	0	0	58
North									
Q1 2013	0	2	0	0	0	0	0	0	2
Q1 2012	2	2	0	0	0	0	0	0	4
South/West									
Q1 2013	1	8	0	0	0	0	0	0	9
Q1 2012	3	8	0	0	0	0	0	0	11
West									
Q1 2013	82	0	0	0	18	72	34	0	206
Q1 2012	112	0	0	0	0	0	0	102	214
Remainder of the CMA									
Q1 2013	152	16	5	0	0	6	0	0	179
Q1 2012	111	0	16	0	0	0	0	0	127
Saskatoon CMA									
Q1 2013	453	36	5	23	43	146	34	0	740
Q1 2012	362	18	23	0	147	86	0	102	738

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	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									
Q1 2013	2	0	0	0	0	0	n/a	n/a	2
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Nutana									
Q1 2013	54	16	0	21	2	15	n/a	n/a	108
Q1 2012	31	3	2	0	15	6	n/a	n/a	57
Lakeview									
Q1 2013	49	5	0	0	0	34	n/a	n/a	88
Q1 2012	7	0	0	0	19	26	n/a	n/a	52
Northeast									
Q1 2013	75	2	0	1	12	84	n/a	n/a	174
Q1 2012	39	0	0	0	0	11	n/a	n/a	50
North									
Q1 2013	0	2	0	0	0	0	n/a	n/a	2
Q1 2012	1	2	0	0	0	19	n/a	n/a	22
South/West									
Q1 2013	0	2	0	0	0	2	n/a	n/a	4
Q1 2012	1	4	0	0	0	0	n/a	n/a	5
West									
Q1 2013	19	0	0	0	19	22	n/a	n/a	60
Q1 2012	21	0	0	0	0	0	n/a	n/a	21
Remainder of the CMA									
Q1 2013	45	12	7	0	0	0	n/a	n/a	64
Q1 2012	56	0	9	0	0	0	n/a	n/a	65
Saskatoon CMA									
Q1 2013	244	39	7	22	33	157	n/a	n/a	502
Q1 2012	156	9	11	0	34	62	n/a	n/a	272

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Nutana									
Q1 2013	52	9	0	5	12	7	n/a	n/a	85
Q1 2012	78	6	5	0	71	15	n/a	n/a	175
Lakeview									
Q1 2013	37	0	0	0	0	6	n/a	n/a	43
Q1 2012	19	0	0	0	45	69	n/a	n/a	133
Northeast									
Q1 2013	74	3	0	3	20	38	n/a	n/a	138
Q1 2012	40	2	0	0	14	0	n/a	n/a	56
North									
Q1 2013	2	3	0	0	0	0	n/a	n/a	5
Q1 2012	2	2	0	0	0	8	n/a	n/a	12
South/West									
Q1 2013	1	6	0	0	0	0	n/a	n/a	7
Q1 2012	4	6	0	0	0	0	n/a	n/a	10
West									
Q1 2013	45	0	0	0	13	4	n/a	n/a	62
Q1 2012	108	0	0	0	1	0	n/a	n/a	109
Remainder of the CMA									
Q1 2013	131	13	6	0	1	6	n/a	n/a	157
Q1 2012	106	3	8	0	0	0	n/a	n/a	117
Saskatoon CMA									
Q1 2013	342	34	6	8	46	61	n/a	n/a	497
Q1 2012	357	19	13	0	131	92	n/a	n/a	612

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

Table 1.2: History of Housing Starts of Saskatoon CMA 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Central	0	0	0	0	0	4	0	0	0	4	-100.0
Nutana	51	119	8	6	0	0	0	45	59	170	-65.3
Lakeview	59	25	2	6	6	0	0	0	67	31	116.1
Northeast	52	78	6	2	13	29	48	100	119	209	-43.1
North	0	0	2	0	0	0	0	0	2	0	n/a
South/West	2	0	2	2	9	0	0	0	13	2	**
West	51	91	2	2	12	18	59	27	124	138	-10.1
Remainder of the CMA	69	54	0	4	8	12	4	4	81	74	9.5
Saskatoon CMA	284	367	22	22	48	63	111	176	465	628	-26.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	0	0	0	0	0	4	0	0	0	4	-100.0
Nutana	51	119	8	6	0	0	0	45	59	170	-65.3
Lakeview	59	25	2	6	6	0	0	0	67	31	116.1
Northeast	52	78	6	2	13	29	48	100	119	209	-43.1
North	0	0	2	0	0	0	0	0	2	0	n/a
South/West	2	0	2	2	9	0	0	0	13	2	**
West	51	91	2	2	12	18	59	27	124	138	-10.1
Remainder of the CMA	69	54	0	4	8	12	4	4	81	74	9.5
Saskatoon CMA	284	367	22	22	48	63	111	176	465	628	-26.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Central	0	4	0	0	0	0	0	0
Nutana	0	0	0	0	0	45	0	0
Lakeview	6	0	0	0	0	0	0	0
Northeast	13	29	0	0	48	100	0	0
North	0	0	0	0	0	0	0	0
South/West	9	0	0	0	0	0	0	0
West	12	18	0	0	39	27	20	0
Remainder of the CMA	8	12	0	0	4	4	0	0
Saskatoon CMA	48	63	0	0	91	176	20	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	0	4	0	0	0	0	0	0
Nutana	0	0	0	0	0	45	0	0
Lakeview	6	0	0	0	0	0	0	0
Northeast	13	29	0	0	48	100	0	0
North	0	0	0	0	0	0	0	0
South/West	9	0	0	0	0	0	0	0
West	12	18	0	0	39	27	20	0
Remainder of the CMA	8	12	0	0	4	4	0	0
Saskatoon CMA	48	63	0	0	91	176	20	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Central	0	4	0	0	0	0	0	4
Nutana	59	105	0	65	0	0	59	170
Lakeview	61	31	6	0	0	0	67	31
Northeast	58	80	61	129	0	0	119	209
North	2	0	0	0	0	0	2	0
South/West	13	2	0	0	0	0	13	2
West	53	93	51	45	20	0	124	138
Remainder of the CMA	69	70	12	4	0	0	81	74
Saskatoon CMA	315	385	130	243	20	0	465	628

Table 2.5: Starts by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	0	4	0	0	0	0	0	4
Nutana	59	105	0	65	0	0	59	170
Lakeview	61	31	6	0	0	0	67	31
Northeast	58	80	61	129	0	0	119	209
North	2	0	0	0	0	0	2	0
South/West	13	2	0	0	0	0	13	2
West	53	93	51	45	20	0	124	138
Remainder of the CMA	69	70	12	4	0	0	81	74
Saskatoon CMA	315	385	130	243	20	0	465	628

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 3: Completions by Submarket and by Dwelling Type First Quarter 2013											
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Central	1	0	0	0	0	0	0	0	1	0	n/a
Nutana	99	72	8	6	4	78	0	0	111	156	-28.8
Lakeview	53	18	0	0	0	64	0	86	53	168	-68.5
Northeast	88	44	2	2	21	12	68	0	179	58	**
North	0	2	2	2	0	0	0	0	2	4	-50.0
South/West	1	3	8	8	0	0	0	0	9	11	-18.2
West	82	112	0	0	52	0	72	102	206	214	-3.7
Remainder of the CMA	152	111	16	0	5	16	6	0	179	127	40.9
Saskatoon CMA	476	362	36	18	82	170	146	188	740	738	0.3

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 3.1: Completions by Submarket and by Dwelling Type January - March 2013											
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	1	0	0	0	0	0	0	0	1	0	n/a
Nutana	99	72	8	6	4	78	0	0	111	156	-28.8
Lakeview	53	18	0	0	0	64	0	86	53	168	-68.5
Northeast	88	44	2	2	21	12	68	0	179	58	**
North	0	2	2	2	0	0	0	0	2	4	-50.0
South/West	1	3	8	8	0	0	0	0	9	11	-18.2
West	82	112	0	0	52	0	72	102	206	214	-3.7
Remainder of the CMA	152	111	16	0	5	16	6	0	179	127	40.9
Saskatoon CMA	476	362	36	18	82	170	146	188	740	738	0.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Central	0	0	0	0	0	0	0	0
Nutana	4	78	0	0	0	0	0	0
Lakeview	0	64	0	0	0	86	0	0
Northeast	21	12	0	0	68	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	18	0	34	0	72	0	0	102
Remainder of the CMA	5	16	0	0	6	0	0	0
Saskatoon CMA	48	170	34	0	146	86	0	102

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	0	0	0	0	0	0	0	0
Nutana	4	78	0	0	0	0	0	0
Lakeview	0	64	0	0	0	86	0	0
Northeast	21	12	0	0	68	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	18	0	34	0	72	0	0	102
Remainder of the CMA	5	16	0	0	6	0	0	0
Saskatoon CMA	48	170	34	0	146	86	0	102

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Central	1	0	0	0	0	0	1	0
Nutana	87	85	24	71	0	0	111	156
Lakeview	53	18	0	150	0	0	53	168
Northeast	87	46	92	12	0	0	179	58
North	2	4	0	0	0	0	2	4
South/West	9	11	0	0	0	0	9	11
West	82	112	90	0	34	102	206	214
Remainder of the CMA	173	127	6	0	0	0	179	127
Saskatoon CMA	494	403	212	233	34	102	740	738

Table 3.5: Completions by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	1	0	0	0	0	0	1	0
Nutana	87	85	24	71	0	0	111	156
Lakeview	53	18	0	150	0	0	53	168
Northeast	87	46	92	12	0	0	179	58
North	2	4	0	0	0	0	2	4
South/West	9	11	0	0	0	0	9	11
West	82	112	90	0	34	102	206	214
Remainder of the CMA	173	127	6	0	0	0	179	127
Saskatoon CMA	494	403	212	233	34	102	740	738

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2013

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													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nutana													
Q1 2013	4	7.0	15	26.3	12	21.1	20	35.1	6	10.5	57	395,238	428,262
Q1 2012	0	0.0	21	27.3	31	40.3	17	22.1	8	10.4	77	375,786	415,892
Year-to-date 2013	4	7.0	15	26.3	12	21.1	20	35.1	6	10.5	57	395,238	428,262
Year-to-date 2012	0	0.0	21	27.3	31	40.3	17	22.1	8	10.4	77	375,786	415,892
Lakeview													
Q1 2013	0	0.0	2	5.4	9	24.3	16	43.2	10	27.0	37	449,000	463,681
Q1 2012	0	0.0	1	5.3	4	21.1	5	26.3	9	47.4	19	499,931	511,688
Year-to-date 2013	0	0.0	2	5.4	9	24.3	16	43.2	10	27.0	37	449,000	463,681
Year-to-date 2012	0	0.0	1	5.3	4	21.1	5	26.3	9	47.4	19	499,931	511,688
Northeast													
Q1 2013	1	1.3	11	14.3	10	13.0	32	41.6	23	29.9	77	452,700	475,529
Q1 2012	2	5.3	1	2.6	2	5.3	17	44.7	16	42.1	38	481,892	512,588
Year-to-date 2013	1	1.3	11	14.3	10	13.0	32	41.6	23	29.9	77	452,700	475,529
Year-to-date 2012	2	5.3	1	2.6	2	5.3	17	44.7	16	42.1	38	481,892	512,588
North													
Q1 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Q1 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
South/West													
Q1 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Q1 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
West													
Q1 2013	6	13.6	23	52.3	8	18.2	5	11.4	2	4.5	44	342,900	358,946
Q1 2012	17	16.0	58	54.7	25	23.6	6	5.7	0	0.0	106	328,434	333,861
Year-to-date 2013	6	13.6	23	52.3	8	18.2	5	11.4	2	4.5	44	342,900	358,946
Year-to-date 2012	17	16.0	58	54.7	25	23.6	6	5.7	0	0.0	106	328,434	333,861
Remainder of the CMA													
Q1 2013	24	18.9	47	37.0	20	15.7	16	12.6	20	15.7	127	341,000	396,806
Q1 2012	33	32.0	29	28.2	24	23.3	15	14.6	2	1.9	103	332,000	333,144
Year-to-date 2013	24	18.9	47	37.0	20	15.7	16	12.6	20	15.7	127	341,000	396,806
Year-to-date 2012	33	32.0	29	28.2	24	23.3	15	14.6	2	1.9	103	332,000	333,144
Saskatoon CMA													
Q1 2013	35	10.1	99	28.7	61	17.7	89	25.8	61	17.7	345	376,667	421,543
Q1 2012	57	16.4	110	31.6	86	24.7	60	17.2	35	10.1	348	352,300	379,603
Year-to-date 2013	35	10.1	99	28.7	61	17.7	89	25.8	61	17.7	345	376,667	421,543
Year-to-date 2012	57	16.4	110	31.6	86	24.7	60	17.2	35	10.1	348	352,300	379,603

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2013						
Submarket	Q1 2013	Q1 2012	% Change	YTD 2013	YTD 2012	% Change
Central	--	--	n/a	--	--	n/a
Nutana	428,262	415,892	3.0	428,262	415,892	3.0
Lakeview	463,681	511,688	-9.4	463,681	511,688	-9.4
Northeast	475,529	512,588	-7.2	475,529	512,588	-7.2
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	358,946	333,861	7.5	358,946	333,861	7.5
Remainder of the CMA	396,806	333,144	19.1	396,806	333,144	19.1
Saskatoon CMA	421,543	379,603	11.0	421,543	379,603	11.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon
First Quarter 2013

		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
2012	January	294	16.2	432	741	861	50.2	309,828	5.8	309,940
	February	420	20.3	479	826	843	56.8	297,628	4.3	302,358
	March	477	6.5	449	929	789	56.9	315,935	9.5	321,129
	April	523	18.6	469	1,042	805	58.3	330,011	8.3	313,251
	May	617	14.5	448	1,123	777	57.7	318,603	4.2	319,301
	June	617	11.4	499	992	818	61.0	287,355	-4.1	293,008
	July	560	8.9	465	967	849	54.8	323,165	8.0	318,835
	August	488	-10.8	440	898	805	54.7	320,903	4.7	311,270
	September	435	-9.0	479	880	936	51.2	313,843	3.6	317,215
	October	444	10.4	449	829	895	50.2	327,182	4.7	321,126
	November	347	-3.3	429	625	907	47.3	330,125	7.5	330,515
	December	240	-19.7	426	365	932	45.7	324,597	6.6	335,362
2013	January	286	-2.7	399	797	890	44.8	320,812	3.5	329,265
	February	349	-16.9	411	722	789	52.1	313,781	5.4	324,534
	March	465	-2.5	471	889	854	55.2	331,249	4.8	336,196
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	1,191	13.4		2,496			307,971	6.7	
	Q1 2013	1,100	-7.6		2,408			322,993	4.9	
	YTD 2012	1,191	13.4		2,496			307,971	6.7	
	YTD 2013	1,100	-7.6		2,408			322,993	4.9	

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[1]Source: CREA

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

Table 6: Economic Indicators
First Quarter 2013

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	118.1	123.4	147.5	5.9	70.3	850
	February	595	3.20	5.24	118.1	123.2	148.2	6.0	70.6	848
	March	595	3.20	5.24	118.0	124.0	148.9	5.9	70.7	856
	April	607	3.20	5.44	119.0	124.6	149.1	5.7	70.4	851
	May	601	3.20	5.34	119.0	125.0	150.0	5.5	70.5	844
	June	595	3.20	5.24	119.0	124.6	151.1	5.4	70.8	856
	July	595	3.10	5.24	119.0	124.4	151.9	5.6	71.1	872
	August	595	3.10	5.24	119.0	124.6	153.1	5.3	71.2	902
	September	595	3.10	5.24	119.0	124.9	153.4	5.4	71.2	924
	October	595	3.10	5.24	119.0	125.2	154.0	5.1	71.1	939
	November	595	3.10	5.24	119.0	125.0	153.7	5.5	71.0	941
	December	595	3.00	5.24	119.2	123.7	154.6	5.5	71.3	935
2013	January	595	3.00	5.24	119.2	123.8	157	5.3	71.7	937
	February	595	3.00	5.24	119.2	125.0	157.3	4.7	71.4	941
	March	590	3.00	5.14		125.3	159.1	4.0	71.6	950
	April									
	May									
	June									
	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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