HOUSING NOW
Saskatoon CMA

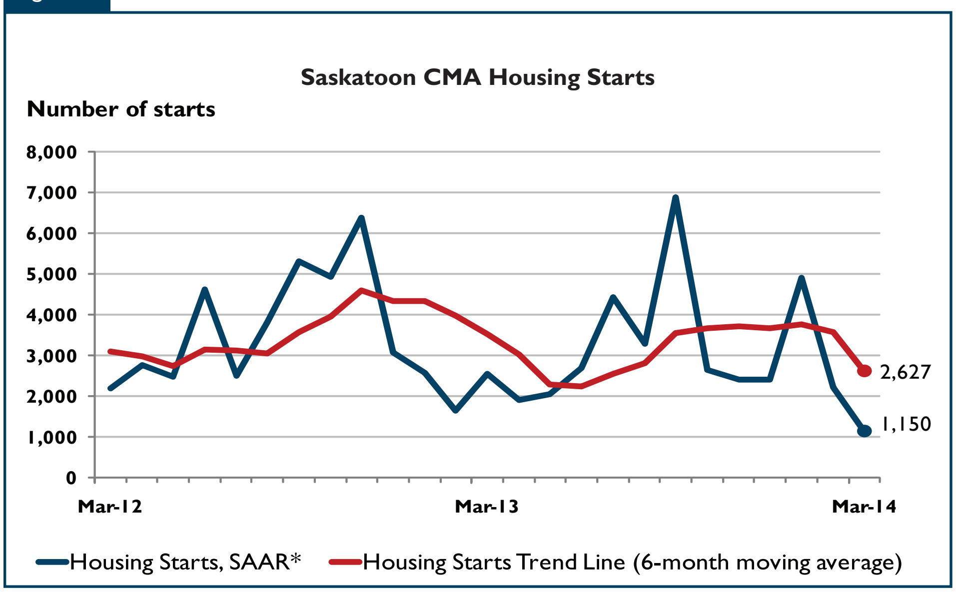
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2014

Highlights

- Total housing starts trended lower in the first quarter
- Resale price gains led by stronger sales and composition
- Net migration moderating, but still elevated by historical standards

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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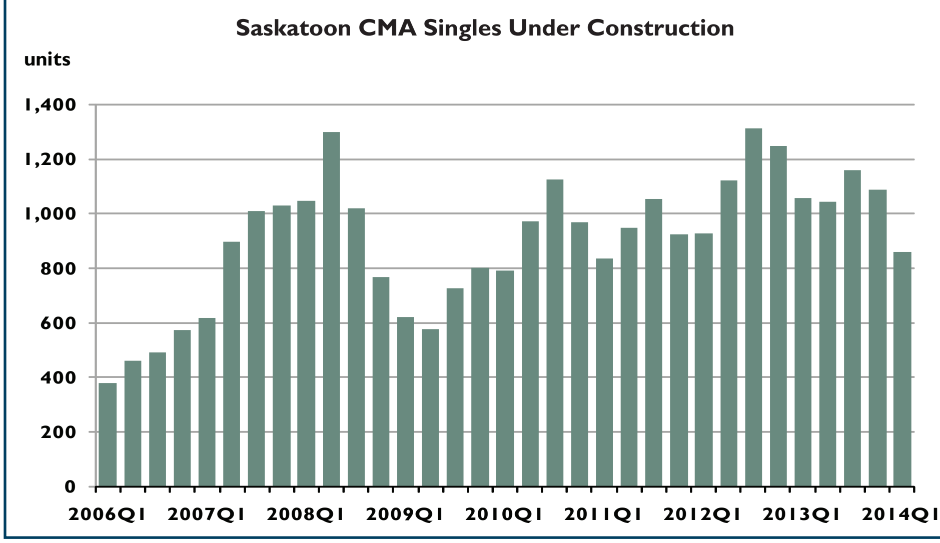
New Home Market

Housing starts in the Saskatoon Census Metropolitan Area (CMA) were trending at 2,627 units in March compared to 3,584 in February and 3,760 in January, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Actual housing starts in the Saskatoon CMA numbered 600 units in the first quarter of 2014, 29 per cent more than in the same period one year earlier. The gain is attributed to multi-family starts, which more than doubled in the quarter compared to the previous year. This increase more than offset the year-over-year decline in single-detached construction during the first three months of 2014. Supported by strong job growth and elevated net migration in 2013, new home demand for lower priced options such as condominium apartments has risen so far this year, which has prompted local builders to increase production of this dwelling type.

A total of 219 single-detached homes began construction in the first quarter of 2014, down 23 per cent from 284 units in the same period of 2013. While each of the three months in the quarter recorded a year-over-year reduction in starts, January posted the largest decline from the same month one year prior. Rising inventory and competition from the resale market have motivated local builders of single-detached homes to scale back production so far this year. Nonetheless, the expansion of new neighbourhoods in the Northeast and South areas of the city accounted for the majority of single-detached starts in the first quarter.

Figure 2



Source: CMHC

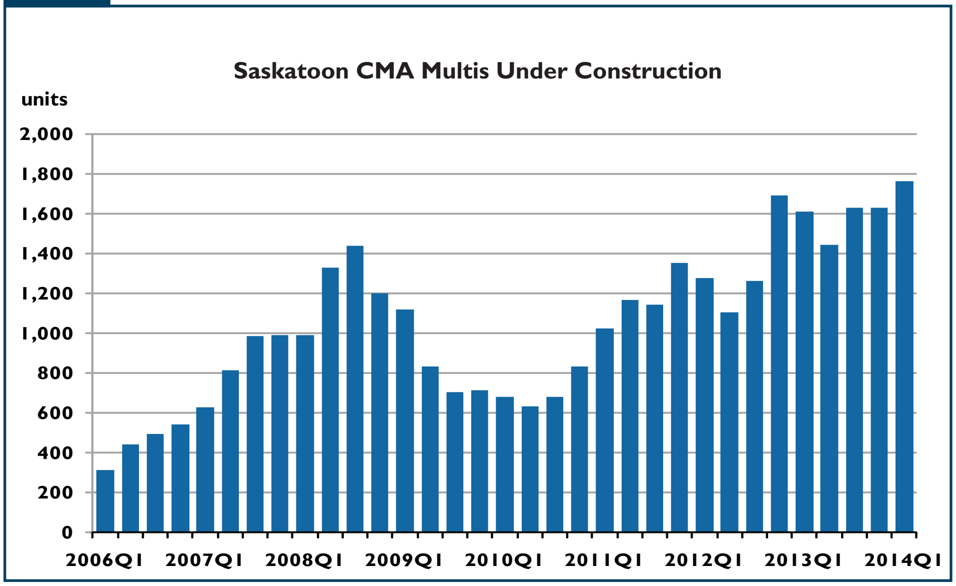
Builders in Saskatoon completed 446 single-detached homes in the first quarter, down 6.3 per cent from 476 in the first quarter of 2013. A total of 402 single-detached units were absorbed under the same comparison. This represents a 15 per cent increase from the 350 homes absorbed in the same period a year earlier. However, with absorptions lagging completions, the inventory of complete and unabsorbed single-detached homes stood at 294 units in March 2014, up 11 per cent from 266 in March 2013. This was also higher than the average of 161 single-detached homes that local builders have kept in inventory over the past five years.

The average absorbed price for a new single-detached home in Saskatoon was $442,968 in the first quarter, compared to $421,543 in the first quarter of 2013. With a five per cent gain, the pace of the increase was a lot stronger than the gains in contractor selling prices measured by Statistics Canada's New House Price Index (NHPI), which rose by an average 3.5 per cent year-over-year through February. Composition contributed to the gains in the average absorbed price as the share of homes selling above $500,000 rose to 23 per cent of total sales in the first quarter, compared to 18 per cent in same period one year prior.

Multi-family starts in Saskatoon, which include semi-detached units, rows, and apartments, numbered 381 units in the first quarter of 2014, more than double the 181 initiated in the same period a year earlier. Of the three months in the quarter, January and February posted large year-over-year gains in starts due to a couple of large condominium and apartment projects that began construction. There were significantly fewer multi-family starts in March compared to the same month in the previous year. Of the 381 multi-family homes initiated in the first quarter, 70 per cent were intended for the ownership market, while the remaining 30 per cent were for rental tenure.

Local builders applied finishing touches to 246 multi-family homes for the ownership market in the first quarter, seven per cent more than

Figure 3



Source: CMHC

in the previous year. By comparison, there were 150 multi-family units absorbed in the ownership market in the first quarter, only two per cent more than in the same period of 2013. As a result, the inventory of complete and unabsorbed multi-family units for ownership tenure stood at 259 at the end of March, up 10 per cent from 236 in the corresponding period a year earlier. Of this inventory, 160 were condominium apartments, while the remaining 99 units were shared between semi-detached units and rows. The number of multi-family homes under construction for both ownership and rental tenure rose to 1,763 units in March, 9.6 per cent higher than March 2013.

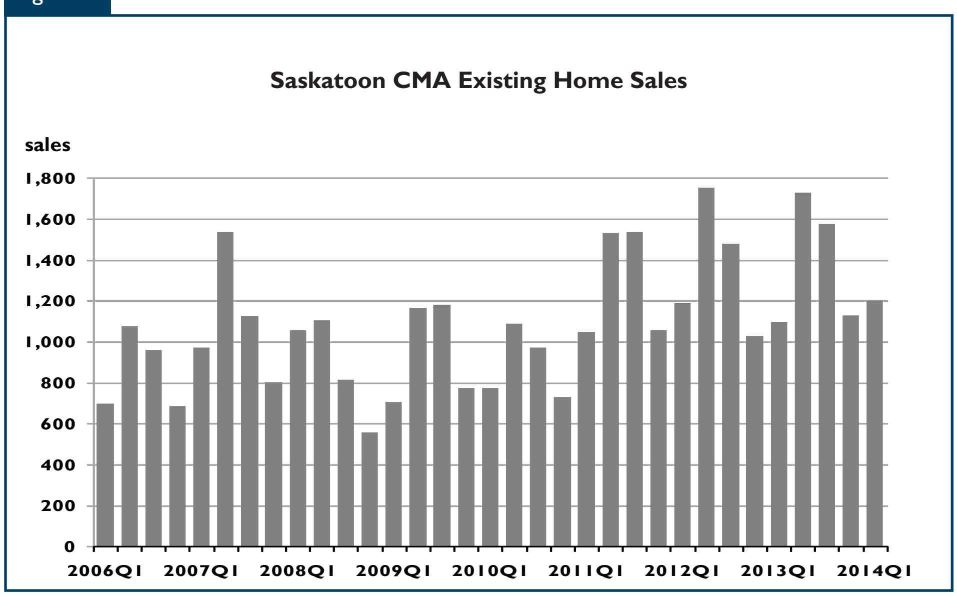
Existing Home Market

Residential MLS® sales in the Saskatoon CMA increased to 1,205 units in the first quarter of 2014, up 9.5 per cent from 1,100 in the corresponding period of 2013. Continued employment growth and elevated net migration supported resale demand during the first three months of this year. Each month in the quarter posted strong gains compared to the previous year. On a seasonally-adjusted basis, sales of existing homes in Saskatoon declined marginally in the first quarter of 2014 from the fourth quarter of 2013.

The supply of resale homes in Saskatoon has increased, widening the choice for prospective buyers. Active listings in the first quarter averaged 2,338 units, up 17 per cent from 2,005 in the same period of 2013. With supply rising faster than demand, the sales-to-active listings ratio averaged 17 per cent in the first quarter, down from 18 per cent in the same period a year earlier. Meanwhile, average days on market rose to 53 from 47 in the same period of 2013.

With resale demand rising, Saskatoon's MLS® residential price reached an average of $338,406 in the first quarter, up 4.8 per cent from $322,993 in the same period one year earlier. The presence of higher priced properties in the sales mix also contributed to the gain in the average resale price. On a seasonally-adjusted basis, the average resale price in Saskatoon also increased in the first quarter of 2014 from the fourth quarter of 2013.

Figure 4



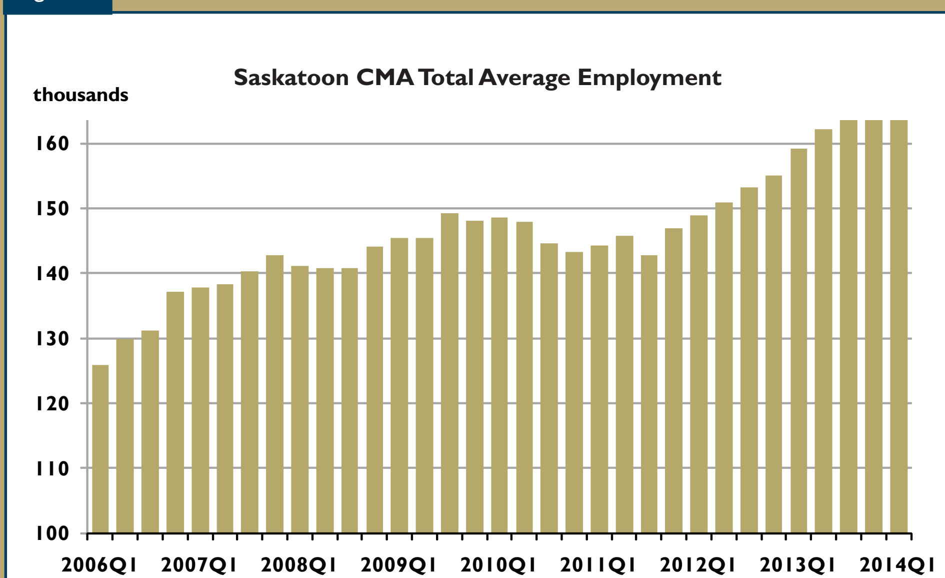
Source: CREA

Economy at a Glance

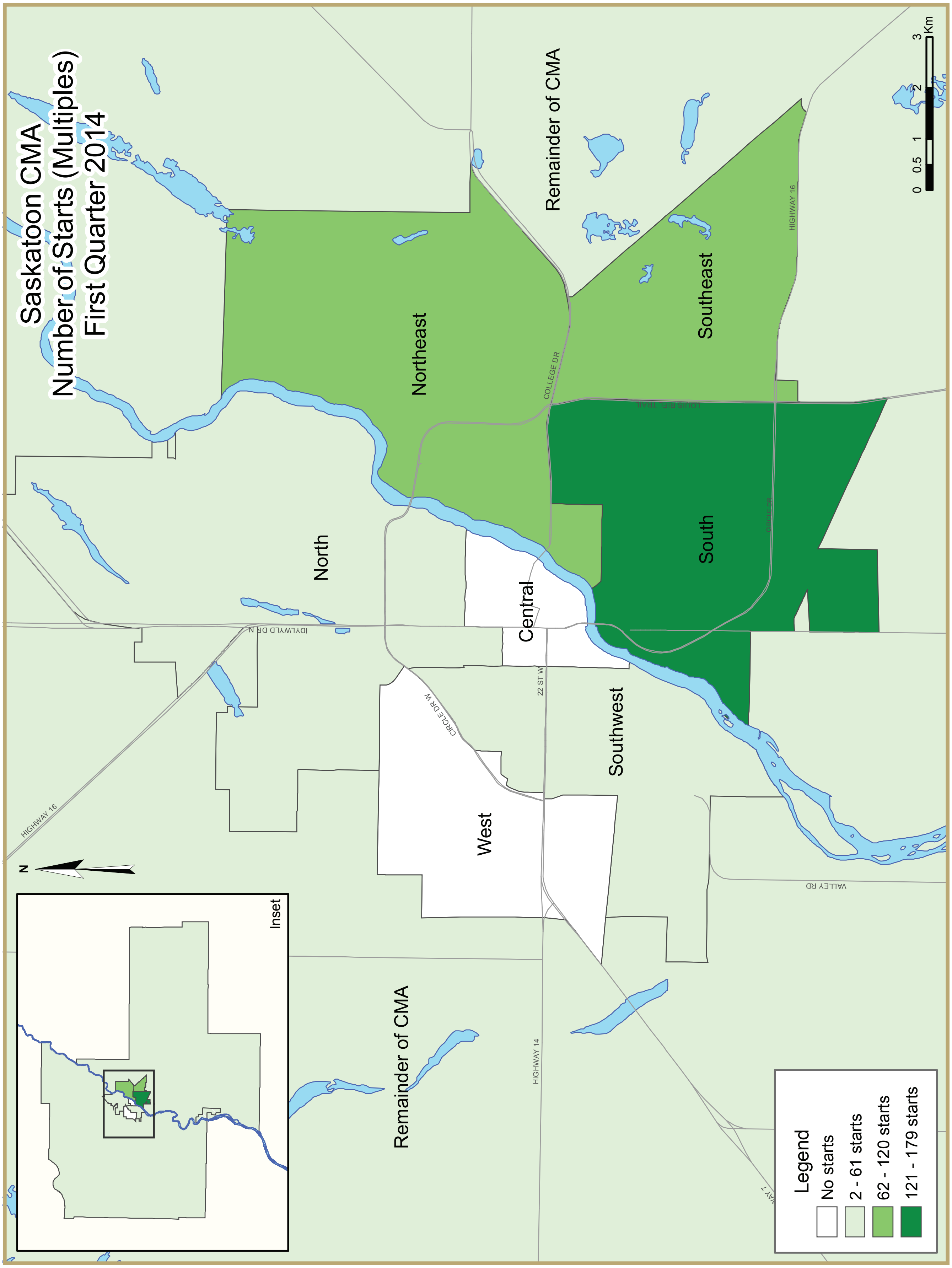
Following a record 7.5 per cent gain in 2013, average employment in Saskatoon increased in the first quarter of 2014 to 162,900 positions, up from the 157,500 people working in the first quarter of 2013. This represents an addition of 5,400 new jobs to the end of March, of which only about a third were full-time positions. With additions to the labour force surpassing the pace of employment expansion, Saskatoon's seasonally-adjusted unemployment rate rose to 4.6 per cent in the first quarter of 2014 from 4.2 per cent in the previous quarter. Meanwhile, average weekly earnings were little changed at $951 in the quarter, compared to $949 in the same period one year prior.

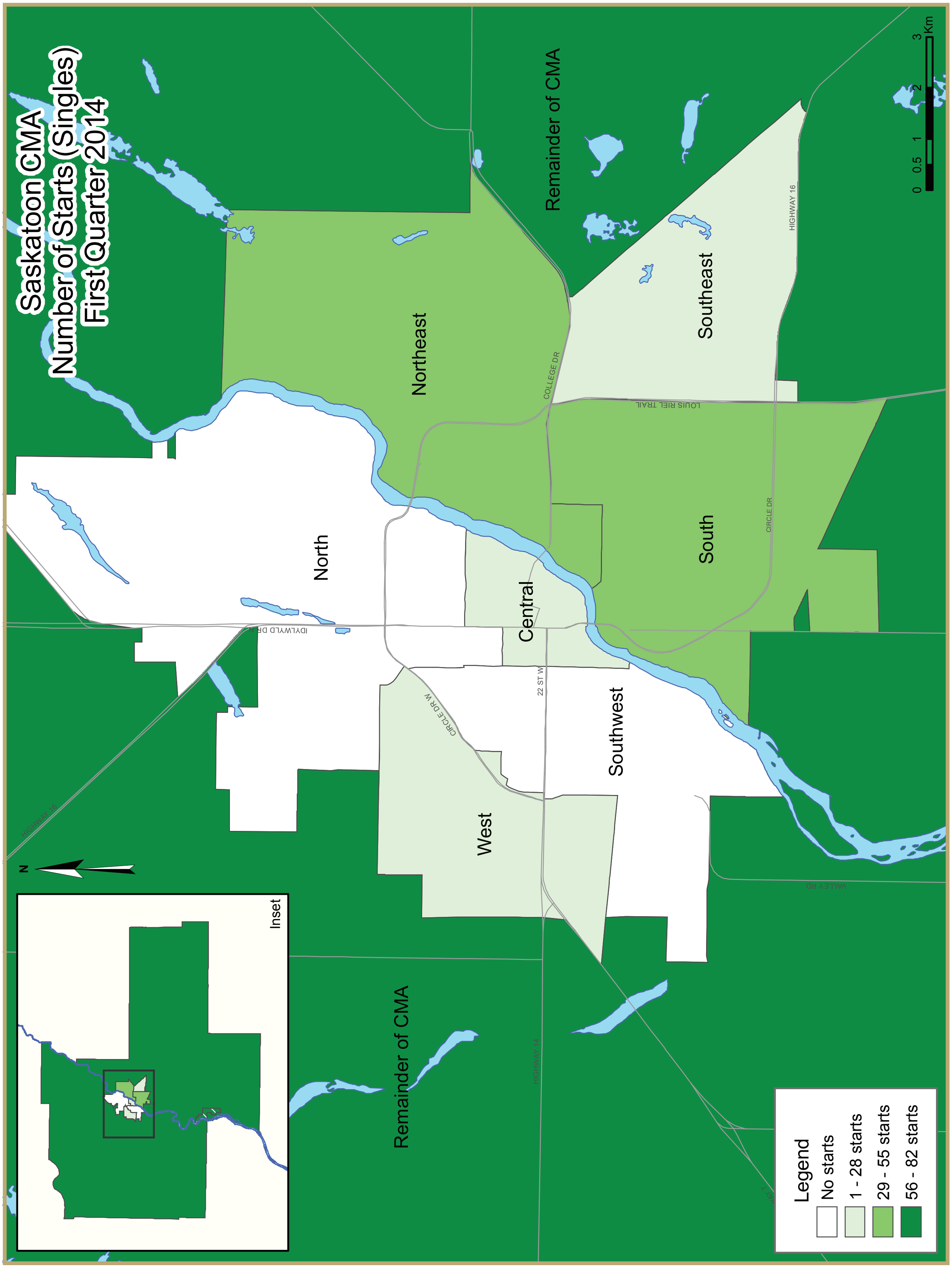
Despite the record pace of job growth last year, total net migration to Saskatchewan moderated in 2013 as improving economic prospects outside of the province, particularly in Alberta, impacted the number of new arrivals. Through December, Saskatchewan attracted a total of 14,476 net migrants, down 9.4 per cent from 15,974 in 2012. Net interprovincial migration recorded the largest reduction of 37 per cent to 1,368 people during the four quarters of 2013, compared to 2,183 in the previous year. A net total of 10,466 international migrants arrived in the Saskatchewan in 2013, down 4.6 per cent from one year prior. Similarly, the number of non-permanent residents entering the province in 2013 declined 6.3 per cent to 2,642, from 2,820 people in 2012. Despite the reduction, net migration to Saskatchewan in 2013 was the second highest level on record and remains an important driver of population growth and new household formation in the province.

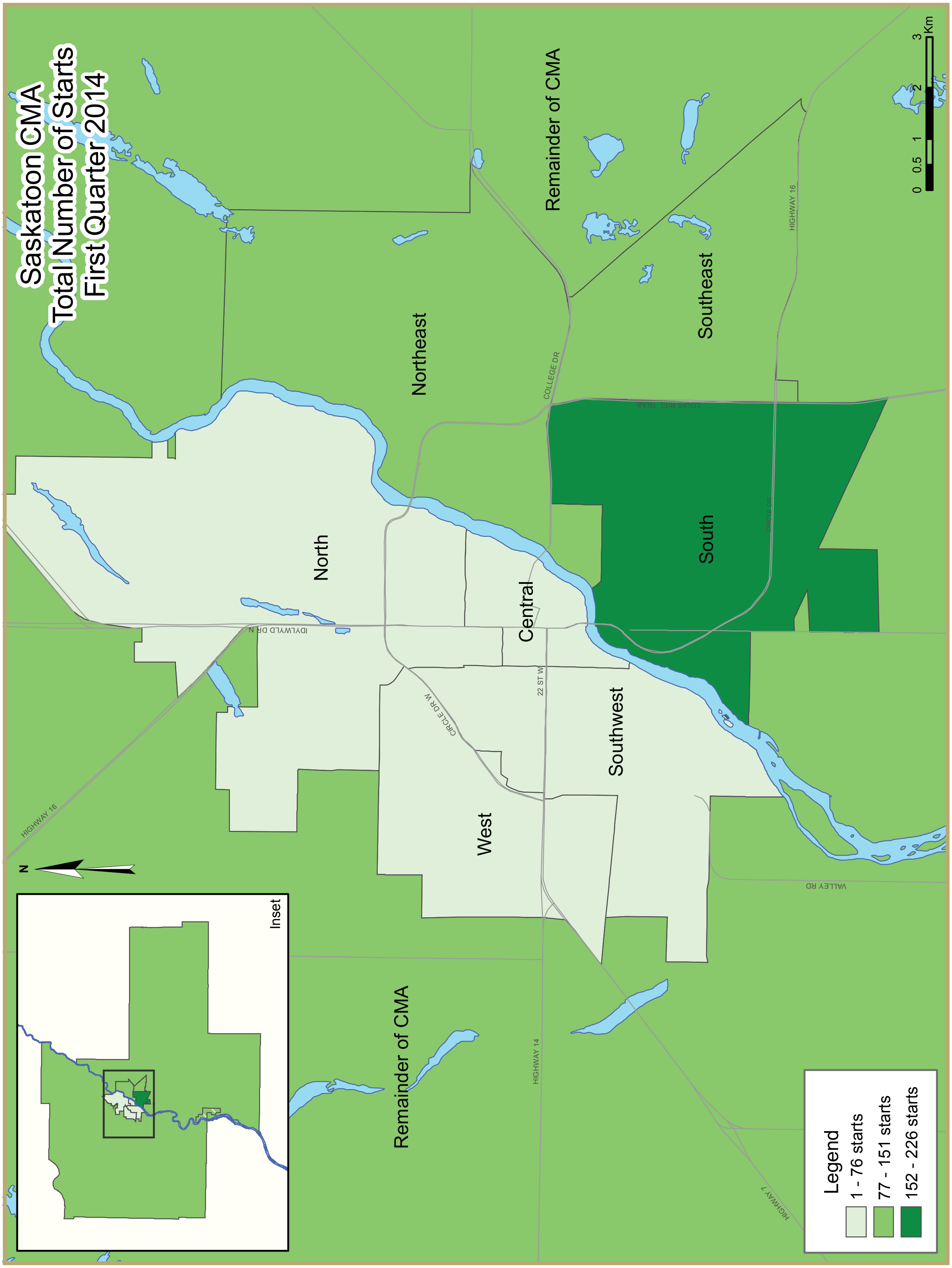
Figure 5

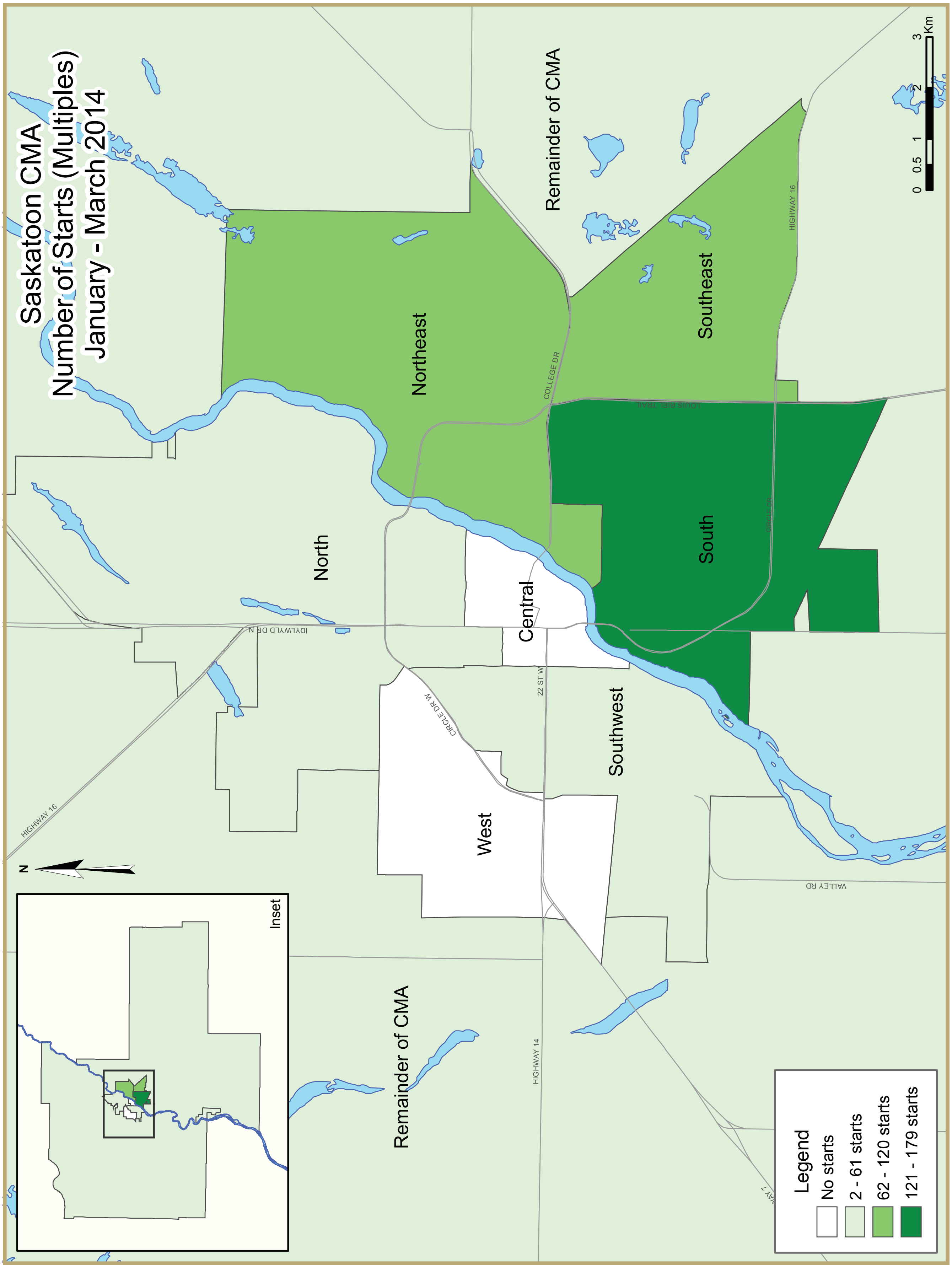


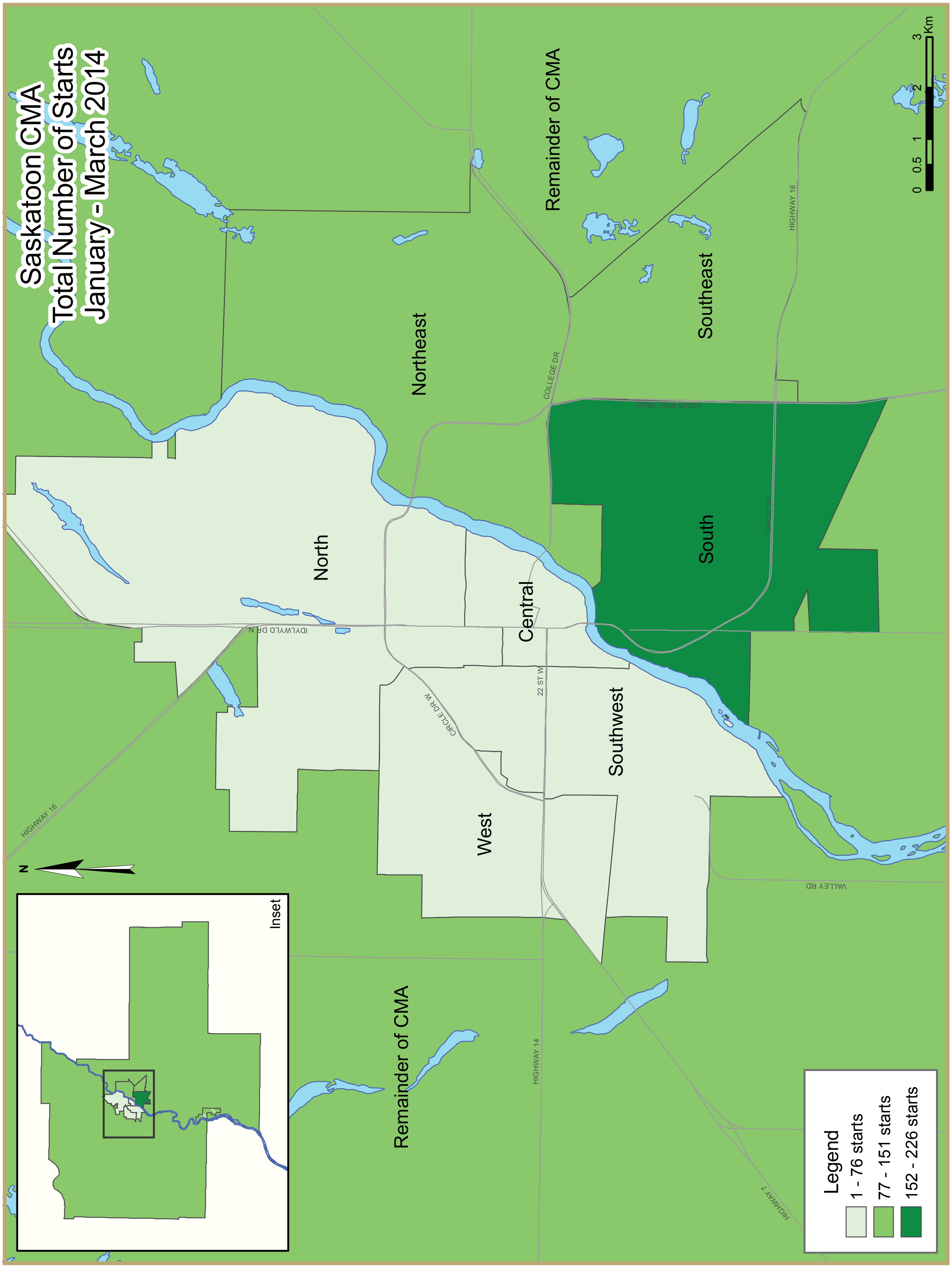
Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes

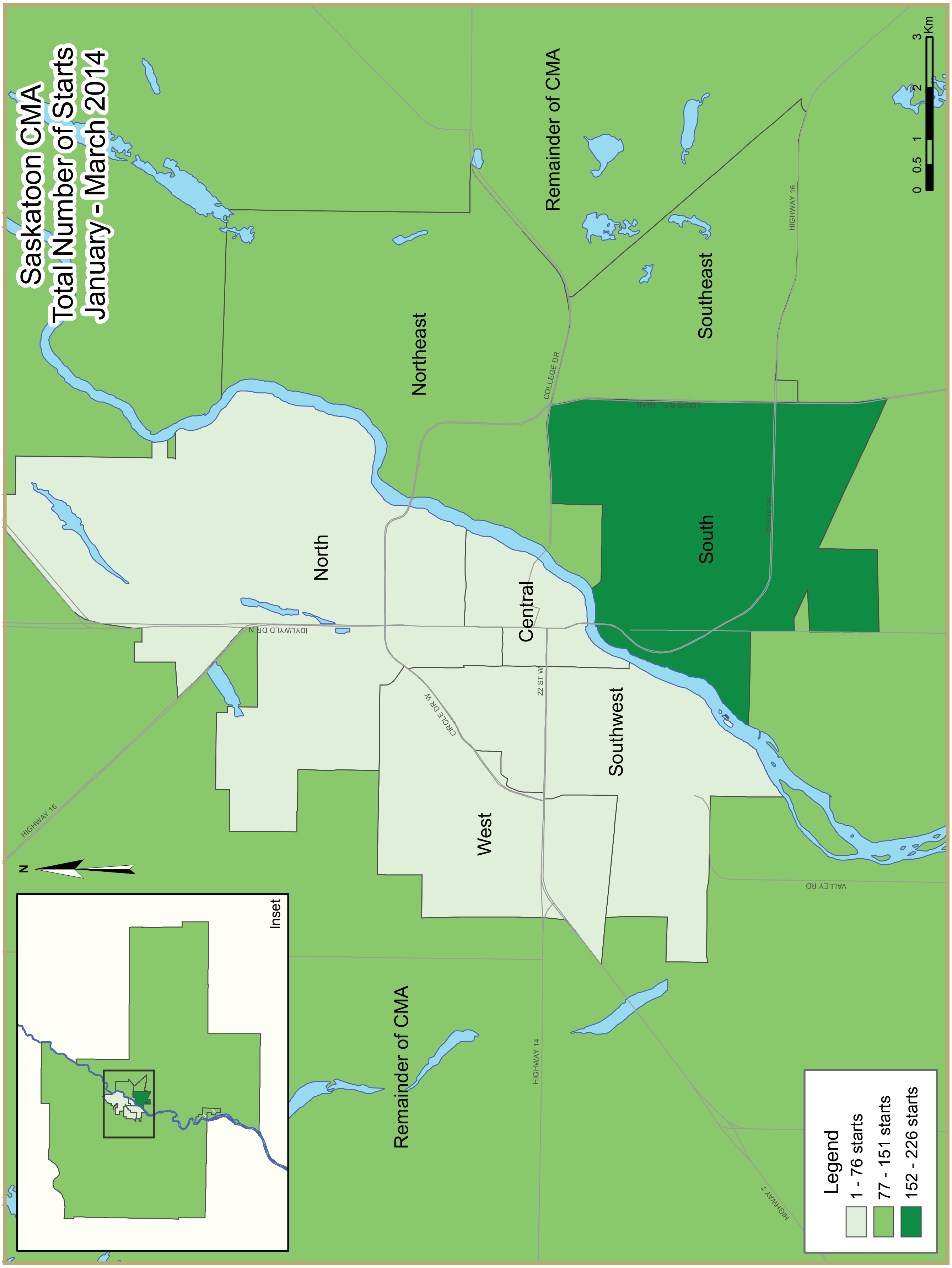

Saskatoon CMA
Number of Starts (Multiples)
First Quarter 2014
Northeast
North
Central
West
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Legend
No starts
2 - 61 starts
62 - 120 starts
121 - 179 starts
Inset
N
0 0.5 1 2 3 Km
COLLEGE DR
HIGHWAY 16
IDYLWYLD DR N
22 ST W
CIRCLE DR W
HIGHWAY 14
VALLEY RD
HIGHWAY 16


Saskatoon CMA
Number of Starts (Singles)
First Quarter 2014
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
COLLEGE DR
LOUIS RIEL TRAIL
CIRCLE DR
HIGHWAY 16
IDYLWYLD DR
22 ST W
CIRCLE DR W
VALLEY RD
HIGHWAY 14
N
0 0.5 1 2 3 Km
Inset
Legend
No starts
1 - 28 starts
29 - 55 starts
56 - 82 starts


Saskatoon CMA
Total Number of Starts
First Quarter 2014
Legend
1 - 76 starts
77 - 151 starts
152 - 226 starts
Inset
N
0 0.5 1 2 3 Km
North
Northeast
Central
South
Southeast
Southwest
West
Remainder of CMA
Remainder of CMA
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
COLLEGE DR
IDYLWYLD DR N
22 ST W
CIRCLE DR W
VALLEY RD


Saskatoon CMA
Number of Starts (Multiples)
January - March 2014
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Remainder of CMA
Inset
Legend
No starts
2 - 61 starts
62 - 120 starts
121 - 179 starts
0 0.5 1 2 3 Km
N
COLLEGE DR
LOUIS RIEL TRAIL
IDYLWYLD DR N
22 ST W
CIRCLE DR W
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
VALLEY RD


Saskatoon CMA
Total Number of Starts
January - March 2014
North
Northeast
Central
South
Southeast
Southwest
West
Remainder of CMA
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
1 - 76 starts
77 - 151 starts
152 - 226 starts
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
COLLEGE DR
IDYLWYLD DR N
CIRCLE DR W
22 ST W
VALLEY RD
LOUIS RIEL TRAIL


Saskatoon CMA
Total Number of Starts
January - March 2014
Northeast
Remainder of CMA
Southeast
North
Central
South
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
Legend
1 - 76 starts
77 - 151 starts
152 - 226 starts
0 0.5 1 2 3 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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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
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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 Starts (SAAR and Trend) March 2014								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2012	2013	Jan. 2014	Feb. 2014	Mar. 2014	Jan. 2014	Feb. 2014	Mar. 2014
Single-Detached	2,025	1,658	1,207	1,396	1,102	1,542	1,528	1,385
Multiples	1,728	1,322	3,696	828	48	2,218	2,056	1,242
Total	3,753	2,980	4,903	2,224	1,150	3,760	3,584	2,627
	Quarterly SAAR		Actual			YTD		
	2013 Q4	2014 Q1	2013 Q1	2014 Q1	% change	2013 Q1	2014 Q1	% change
Single-Detached	1,693	1,192	284	219	-22.9%	284	219	-22.9%
Multiples	960	1,524	181	381	110.5%	181	381	110.5%
Total	2,653	2,716	465	600	29.0%	465	600	29.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA First Quarter 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2014	218	20	0	0	48	199	1	114	600
Q1 2013	284	22	9	0	39	91	0	20	465
% Change	-23.2	-9.1	-100.0	n/a	23.1	118.7	n/a	**	29.0
Year-to-date 2014	218	20	0	0	48	199	1	114	600
Year-to-date 2013	284	22	9	0	39	91	0	20	465
% Change	-23.2	-9.1	-100.0	n/a	23.1	118.7	n/a	**	29.0
UNDER CONSTRUCTION									
Q1 2014	856	168	24	0	379	873	1	319	2,620
Q1 2013	1,049	120	53	7	187	1,016	0	232	2,664
% Change	-18.4	40.0	-54.7	-100.0	102.7	-14.1	n/a	37.5	-1.7
COMPLETIONS									
Q1 2014	444	46	8	0	26	166	4	0	694
Q1 2013	453	36	5	23	43	146	34	0	740
% Change	-2.0	27.8	60.0	-100.0	-39.5	13.7	-88.2	n/a	-6.2
Year-to-date 2014	444	46	8	0	26	166	4	0	694
Year-to-date 2013	453	36	5	23	43	146	34	0	740
% Change	-2.0	27.8	60.0	-100.0	-39.5	13.7	-88.2	n/a	-6.2
COMPLETED & NOT ABSORBED									
Q1 2014	294	41	11	0	47	160	n/a	n/a	553
Q1 2013	244	39	7	22	33	157	n/a	n/a	502
% Change	20.5	5.1	57.1	-100.0	42.4	1.9	n/a	n/a	10.2
ABSORBED									
Q1 2014	399	41	4	3	30	75	n/a	n/a	552
Q1 2013	342	34	6	8	46	61	n/a	n/a	497
% Change	16.7	20.6	-33.3	-62.5	-34.8	23.0	n/a	n/a	11.1
Year-to-date 2014	399	41	4	3	30	75	n/a	n/a	552
Year-to-date 2013	342	34	6	8	46	61	n/a	n/a	497
% Change	16.7	20.6	-33.3	-62.5	-34.8	23.0	n/a	n/a	11.1

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

Table 1.2: Housing Activity Summary by Submarket First Quarter 2014									
	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 2014	1	0	0	0	0	0	0	0	1
Q1 2013	0	0	0	0	0	0	0	0	0
South									
Q1 2014	47	4	0	0	0	61	0	114	226
Q1 2013	51	8	0	0	0	0	0	0	59
Southeast									
Q1 2014	16	0	0	0	0	69	0	0	85
Q1 2013	59	2	0	0	6	0	0	0	67
Northeast									
Q1 2014	50	4	0	0	12	69	1	0	136
Q1 2013	52	6	0	0	13	48	0	0	119
North									
Q1 2014	0	2	0	0	0	0	0	0	2
Q1 2013	0	2	0	0	0	0	0	0	2
South/West									
Q1 2014	0	6	0	0	0	0	0	0	6
Q1 2013	2	2	9	0	0	0	0	0	13
West									
Q1 2014	22	0	0	0	0	0	0	0	22
Q1 2013	51	2	0	0	12	39	0	20	124
Remainder of the CMA									
Q1 2014	82	4	0	0	36	0	0	0	122
Q1 2013	69	0	0	0	8	4	0	0	81
Saskatoon CMA									
Q1 2014	218	20	0	0	48	199	1	114	600
Q1 2013	284	22	9	0	39	91	0	20	465

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q1 2014	5	4	0	0	16	4	0	0	29
Q1 2013	2	2	4	0	0	0	0	0	8
South									
Q1 2014	175	68	20	0	2	198	0	299	762
Q1 2013	178	36	0	0	64	240	0	0	518
Southeast									
Q1 2014	152	10	0	0	0	69	0	0	231
Q1 2013	158	4	0	0	12	69	0	0	243
Northeast									
Q1 2014	220	20	0	0	226	398	1	0	865
Q1 2013	270	24	0	7	76	391	0	0	768
North									
Q1 2014	5	18	0	0	0	0	0	0	23
Q1 2013	2	6	0	0	0	0	0	0	8
South/West									
Q1 2014	8	20	0	0	0	0	0	0	28
Q1 2013	2	14	9	0	0	0	0	192	217
West									
Q1 2014	86	8	0	0	49	186	0	20	349
Q1 2013	182	8	0	0	27	253	0	40	510
Remainder of the CMA									
Q1 2014	205	20	4	0	86	18	0	0	333
Q1 2013	255	26	40	0	8	63	0	0	392
Saskatoon CMA									
Q1 2014	856	168	24	0	379	873	1	319	2,620
Q1 2013	1,049	120	53	7	187	1,016	0	232	2,664

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2014	2	0	0	0	0	0	2	0	4
Q1 2013	1	0	0	0	0	0	0	0	1
South									
Q1 2014	55	8	0	0	0	0	1	0	64
Q1 2013	79	8	0	20	4	0	0	0	111
Southeast									
Q1 2014	58	4	0	0	0	0	0	0	62
Q1 2013	53	0	0	0	0	0	0	0	53
Northeast									
Q1 2014	98	4	0	0	6	66	0	0	174
Q1 2013	85	2	0	3	21	68	0	0	179
North									
Q1 2014	1	6	0	0	0	0	0	0	7
Q1 2013	0	2	0	0	0	0	0	0	2
South/West									
Q1 2014	1	12	4	0	0	0	0	0	17
Q1 2013	1	8	0	0	0	0	0	0	9
West									
Q1 2014	63	2	0	0	0	100	0	0	165
Q1 2013	82	0	0	0	18	72	34	0	206
Remainder of the CMA									
Q1 2014	166	10	4	0	20	0	1	0	201
Q1 2013	152	16	5	0	0	6	0	0	179
Saskatoon CMA									
Q1 2014	444	46	8	0	26	166	4	0	694
Q1 2013	453	36	5	23	43	146	34	0	740

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q1 2014	1	0	4	0	0	0	n/a	n/a	5
Q1 2013	2	0	0	0	0	0	n/a	n/a	2
South									
Q1 2014	49	17	0	0	0	5	n/a	n/a	71
Q1 2013	54	16	0	21	2	15	n/a	n/a	108
Southeast									
Q1 2014	57	1	0	0	0	16	n/a	n/a	74
Q1 2013	49	5	0	0	0	34	n/a	n/a	88
Northeast									
Q1 2014	82	10	0	0	27	114	n/a	n/a	233
Q1 2013	75	2	0	1	12	84	n/a	n/a	174
North									
Q1 2014	1	4	0	0	0	0	n/a	n/a	5
Q1 2013	0	2	0	0	0	0	n/a	n/a	2
South/West									
Q1 2014	0	3	0	0	0	2	n/a	n/a	5
Q1 2013	0	2	0	0	0	2	n/a	n/a	4
West									
Q1 2014	55	2	0	0	18	9	n/a	n/a	84
Q1 2013	19	0	0	0	19	22	n/a	n/a	60
Remainder of the CMA									
Q1 2014	49	4	7	0	2	14	n/a	n/a	76
Q1 2013	45	12	7	0	0	0	n/a	n/a	64
Saskatoon CMA									
Q1 2014	294	41	11	0	47	160	n/a	n/a	553
Q1 2013	244	39	7	22	33	157	n/a	n/a	502

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2014

	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 2014	2	0	0	0	0	0	n/a	n/a	2
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
South									
Q1 2014	52	6	0	3	0	6	n/a	n/a	67
Q1 2013	52	9	0	5	12	7	n/a	n/a	85
Southeast									
Q1 2014	54	5	0	0	1	12	n/a	n/a	72
Q1 2013	37	0	0	0	0	6	n/a	n/a	43
Northeast									
Q1 2014	85	3	0	0	6	50	n/a	n/a	144
Q1 2013	74	3	0	3	20	38	n/a	n/a	138
North									
Q1 2014	1	5	0	0	0	0	n/a	n/a	6
Q1 2013	2	3	0	0	0	0	n/a	n/a	5
South/West									
Q1 2014	2	11	0	0	0	0	n/a	n/a	13
Q1 2013	1	6	0	0	0	0	n/a	n/a	7
West									
Q1 2014	49	0	0	0	1	3	n/a	n/a	53
Q1 2013	45	0	0	0	13	4	n/a	n/a	62
Remainder of the CMA									
Q1 2014	154	11	4	0	22	4	n/a	n/a	195
Q1 2013	131	13	6	0	1	6	n/a	n/a	157
Saskatoon CMA									
Q1 2014	399	41	4	3	30	75	n/a	n/a	552
Q1 2013	342	34	6	8	46	61	n/a	n/a	497

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

Table 1.3: History of Housing Starts of Saskatoon CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	% Change
Central	1	0	0	0	0	0	0	0	1	0	n/a
South	47	51	4	8	0	0	175	0	226	59	**
Southeast	16	59	0	2	0	6	69	0	85	67	26.9
Northeast	51	52	4	6	12	13	69	48	136	119	14.3
North	0	0	2	2	0	0	0	0	2	2	0.0
South/West	0	2	6	2	0	9	0	0	6	13	-53.8
West	22	51	0	2	0	12	0	59	22	124	-82.3
Remainder of the CMA	82	69	24	0	16	8	0	4	122	81	50.6
Saskatoon CMA	219	284	40	22	28	48	313	111	600	465	29.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Central	1	0	0	0	0	0	0	0	1	0	n/a
South	47	51	4	8	0	0	175	0	226	59	**
Southeast	16	59	0	2	0	6	69	0	85	67	26.9
Northeast	51	52	4	6	12	13	69	48	136	119	14.3
North	0	0	2	2	0	0	0	0	2	2	0.0
South/West	0	2	6	2	0	9	0	0	6	13	-53.8
West	22	51	0	2	0	12	0	59	22	124	-82.3
Remainder of the CMA	82	69	24	0	16	8	0	4	122	81	50.6
Saskatoon CMA	219	284	40	22	28	48	313	111	600	465	29.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Central	0	0	0	0	0	0	0	0
South	0	0	0	0	61	0	114	0
Southeast	0	6	0	0	69	0	0	0
Northeast	12	13	0	0	69	48	0	0
North	0	0	0	0	0	0	0	0
South/West	0	9	0	0	0	0	0	0
West	0	12	0	0	0	39	0	20
Remainder of the CMA	16	8	0	0	0	4	0	0
Saskatoon CMA	28	48	0	0	199	91	114	20

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Central	0	0	0	0	0	0	0	0
South	0	0	0	0	61	0	114	0
Southeast	0	6	0	0	69	0	0	0
Northeast	12	13	0	0	69	48	0	0
North	0	0	0	0	0	0	0	0
South/West	0	9	0	0	0	0	0	0
West	0	12	0	0	0	39	0	20
Remainder of the CMA	16	8	0	0	0	4	0	0
Saskatoon CMA	28	48	0	0	199	91	114	20

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Central	1	0	0	0	0	0	1	0
South	51	59	61	0	114	0	226	59
Southeast	16	61	69	6	0	0	85	67
Northeast	54	58	81	61	1	0	136	119
North	2	2	0	0	0	0	2	2
South/West	6	13	0	0	0	0	6	13
West	22	53	0	51	0	20	22	124
Remainder of the CMA	86	69	36	12	0	0	122	81
Saskatoon CMA	238	315	247	130	115	20	600	465

Table 2.5: Starts by Submarket and by Intended Market
January - March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Central	1	0	0	0	0	0	1	0
South	51	59	61	0	114	0	226	59
Southeast	16	61	69	6	0	0	85	67
Northeast	54	58	81	61	1	0	136	119
North	2	2	0	0	0	0	2	2
South/West	6	13	0	0	0	0	6	13
West	22	53	0	51	0	20	22	124
Remainder of the CMA	86	69	36	12	0	0	122	81
Saskatoon CMA	238	315	247	130	115	20	600	465

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	% Change
Central	2	1	2	0	0	0	0	0	4	1	**
South	56	99	8	8	0	4	0	0	64	111	-42.3
Southeast	58	53	4	0	0	0	0	0	62	53	17.0
Northeast	98	88	4	2	6	21	66	68	174	179	-2.8
North	1	0	6	2	0	0	0	0	7	2	**
South/West	1	1	12	8	4	0	0	0	17	9	88.9
West	63	82	2	0	0	52	100	72	165	206	-19.9
Remainder of the CMA	167	152	22	16	12	5	0	6	201	179	12.3
Saskatoon CMA	446	476	60	36	22	82	166	146	694	740	-6.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Central	2	1	2	0	0	0	0	0	4	1	**
South	56	99	8	8	0	4	0	0	64	111	-42.3
Southeast	58	53	4	0	0	0	0	0	62	53	17.0
Northeast	98	88	4	2	6	21	66	68	174	179	-2.8
North	1	0	6	2	0	0	0	0	7	2	**
South/West	1	1	12	8	4	0	0	0	17	9	88.9
West	63	82	2	0	0	52	100	72	165	206	-19.9
Remainder of the CMA	167	152	22	16	12	5	0	6	201	179	12.3
Saskatoon CMA	446	476	60	36	22	82	166	146	694	740	-6.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Central	0	0	0	0	0	0	0	0
South	0	4	0	0	0	0	0	0
Southeast	0	0	0	0	0	0	0	0
Northeast	6	21	0	0	66	68	0	0
North	0	0	0	0	0	0	0	0
South/West	4	0	0	0	0	0	0	0
West	0	18	0	34	100	72	0	0
Remainder of the CMA	12	5	0	0	0	6	0	0
Saskatoon CMA	22	48	0	34	166	146	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Central	0	0	0	0	0	0	0	0
South	0	4	0	0	0	0	0	0
Southeast	0	0	0	0	0	0	0	0
Northeast	6	21	0	0	66	68	0	0
North	0	0	0	0	0	0	0	0
South/West	4	0	0	0	0	0	0	0
West	0	18	0	34	100	72	0	0
Remainder of the CMA	12	5	0	0	0	6	0	0
Saskatoon CMA	22	48	0	34	166	146	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Central	2	1	0	0	2	0	4	1
South	63	87	0	24	1	0	64	111
Southeast	62	53	0	0	0	0	62	53
Northeast	102	87	72	92	0	0	174	179
North	7	2	0	0	0	0	7	2
South/West	17	9	0	0	0	0	17	9
West	65	82	100	90	0	34	165	206
Remainder of the CMA	180	173	20	6	1	0	201	179
Saskatoon CMA	498	494	192	212	4	34	694	740

Table 3.5: Completions by Submarket and by Intended Market
January - March 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Central	2	1	0	0	2	0	4	1
South	63	87	0	24	1	0	64	111
Southeast	62	53	0	0	0	0	62	53
Northeast	102	87	72	92	0	0	174	179
North	7	2	0	0	0	0	7	2
South/West	17	9	0	0	0	0	17	9
West	65	82	100	90	0	34	165	206
Remainder of the CMA	180	173	20	6	1	0	201	179
Saskatoon CMA	498	494	192	212	4	34	694	740

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2014													
	Price Ranges												
Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q1 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
South													
Q1 2014	1	1.8	3	5.5	8	14.5	30	54.5	13	23.6	55	439,900	489,988
Q1 2013	4	7.0	15	26.3	12	21.1	20	35.1	6	10.5	57	395,238	428,262
Year-to-date 2014	1	1.8	3	5.5	8	14.5	30	54.5	13	23.6	55	439,900	489,988
Year-to-date 2013	4	7.0	15	26.3	12	21.1	20	35.1	6	10.5	57	395,238	428,262
Southeast													
Q1 2014	1	1.9	2	3.7	6	11.1	22	40.7	23	42.6	54	476,519	490,498
Q1 2013	0	0.0	2	5.4	9	24.3	16	43.2	10	27.0	37	449,000	463,681
Year-to-date 2014	1	1.9	2	3.7	6	11.1	22	40.7	23	42.6	54	476,519	490,498
Year-to-date 2013	0	0.0	2	5.4	9	24.3	16	43.2	10	27.0	37	449,000	463,681
Northeast													
Q1 2014	1	1.2	7	8.4	11	13.3	34	41.0	30	36.1	83	457,836	504,679
Q1 2013	1	1.3	11	14.3	10	13.0	32	41.6	23	29.9	77	452,700	475,529
Year-to-date 2014	1	1.2	7	8.4	11	13.3	34	41.0	30	36.1	83	457,836	504,679
Year-to-date 2013	1	1.3	11	14.3	10	13.0	32	41.6	23	29.9	77	452,700	475,529
North													
Q1 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Q1 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	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	--	--
South/West													
Q1 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Q1 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
West													
Q1 2014	0	0.0	8	16.7	19	39.6	19	39.6	2	4.2	48	399,450	402,482
Q1 2013	6	13.6	23	52.3	8	18.2	5	11.4	2	4.5	44	342,900	358,946
Year-to-date 2014	0	0.0	8	16.7	19	39.6	19	39.6	2	4.2	48	399,450	402,482
Year-to-date 2013	6	13.6	23	52.3	8	18.2	5	11.4	2	4.5	44	342,900	358,946
Remainder of the CMA													
Q1 2014	22	14.5	53	34.9	22	14.5	33	21.7	22	14.5	152	354,550	389,973
Q1 2013	24	18.9	47	37.0	20	15.7	16	12.6	20	15.7	127	341,000	396,806
Year-to-date 2014	22	14.5	53	34.9	22	14.5	33	21.7	22	14.5	152	354,550	389,973
Year-to-date 2013	24	18.9	47	37.0	20	15.7	16	12.6	20	15.7	127	341,000	396,806
Saskatoon CMA													
Q1 2014	27	6.8	74	18.7	66	16.7	138	34.8	91	23.0	396	426,132	442,968
Q1 2013	35	10.1	99	28.7	61	17.7	89	25.8	61	17.7	345	376,667	421,543
Year-to-date 2014	27	6.8	74	18.7	66	16.7	138	34.8	91	23.0	396	426,132	442,968
Year-to-date 2013	35	10.1	99	28.7	61	17.7	89	25.8	61	17.7	345	376,667	421,543

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2014						
Submarket	Q1 2014	Q1 2013	% Change	YTD 2014	YTD 2013	% Change
Central	--	--	n/a	--	--	n/a
South	489,988	428,262	14.4	489,988	428,262	14.4
Southeast	490,498	463,681	5.8	490,498	463,681	5.8
Northeast	504,679	475,529	6.1	504,679	475,529	6.1
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	402,482	358,946	12.1	402,482	358,946	12.1
Remainder of the CMA	389,973	396,806	-1.7	389,973	396,806	-1.7
Saskatoon CMA	442,968	421,543	5.1	442,968	421,543	5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon
First Quarter 2014

		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
2013	January	286	-2.7	411	797	882	46.6	320,812	3.5	326,127
	February	349	-16.9	413	722	857	48.2	313,781	5.4	326,359
	March	465	-2.3	476	889	905	52.6	331,249	5.0	334,453
	April	564	7.8	454	1,153	860	52.8	345,776	4.8	335,809
	May	558	-9.6	438	1,299	915	47.9	341,737	7.3	335,590
	June	608	9.7	539	1,115	969	55.6	335,046	4.7	331,869
	July	617	10.2	469	1,142	951	49.3	323,441	0.1	324,349
	August	504	3.3	461	1,058	1,006	45.8	327,281	2.0	325,351
	September	459	5.5	467	1,095	1,012	46.1	338,309	7.8	334,674
	October	497	11.9	488	977	989	49.3	331,750	1.4	331,745
	November	389	12.1	497	689	1,024	48.5	334,440	1.3	333,335
	December	247	2.9	429	449	1,014	42.3	328,407	1.2	332,369
2014	January	321	12.2	480	906	990	48.5	332,133	3.5	338,635
	February	383	9.7	458	847	985	46.5	335,562	6.9	347,054
	March	501	7.7	490	1,090	1,048	46.8	344,600	4.0	347,407
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	1,100	-7.6		2,408			322,993	5.0	
	Q1 2014	1,205	9.5		2,843			338,406	4.8	
	YTD 2013	1,100	-7.6		2,408			322,993	5.0	
	YTD 2014	1,205	9.5		2,843			338,407	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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

Table 6: Economic Indicators
First Quarter 2014

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2013	January	595	3.00	5.24	119.2	123.8	156.8	5.0	71.6	937
	February	595	3.00	5.24	119.2	125.0	157.7	4.4	71.4	941
	March	590	3.00	5.14	119.8	125.3	159.3	4.0	71.6	950
	April	590	3.00	5.14	120.1	125.4	160.6	3.7	71.8	949
	May	590	3.00	5.14	120.1	126.0	161.8	3.9	72.1	952
	June	590	3.14	5.14	120.7	126.1	162.2	3.9	72.1	941
	July	590	3.14	5.14	120.5	125.9	162.3	4.0	71.9	939
	August	601	3.14	5.34	120.9	125.7	163.7	4.3	72.5	932
	September	601	3.14	5.34	120.9	126.4	164.4	4.4	72.6	937
	October	601	3.14	5.34	121.6	126.6	164.4	4.6	72.5	941
	November	601	3.14	5.34	121.7	126.2	164.5	4.2	72.0	936
	December	601	3.14	5.34	121.7	126.0	164.9	4.2	71.9	930
2014	January	595	3.14	5.24	123.4	126.4	165	4.3	71.8	930
	February	595	3.14	5.24	123.4	127.7	165.1	4.4	71.7	939
	March	581	3.14	4.99		128.6	164.8	4.6	71.5	951
	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 2011 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 modeled 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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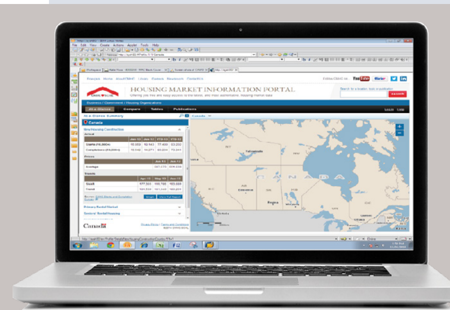

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