

HOUSING NOW TABLES

Saskatoon CMA

Date Released: October 2017



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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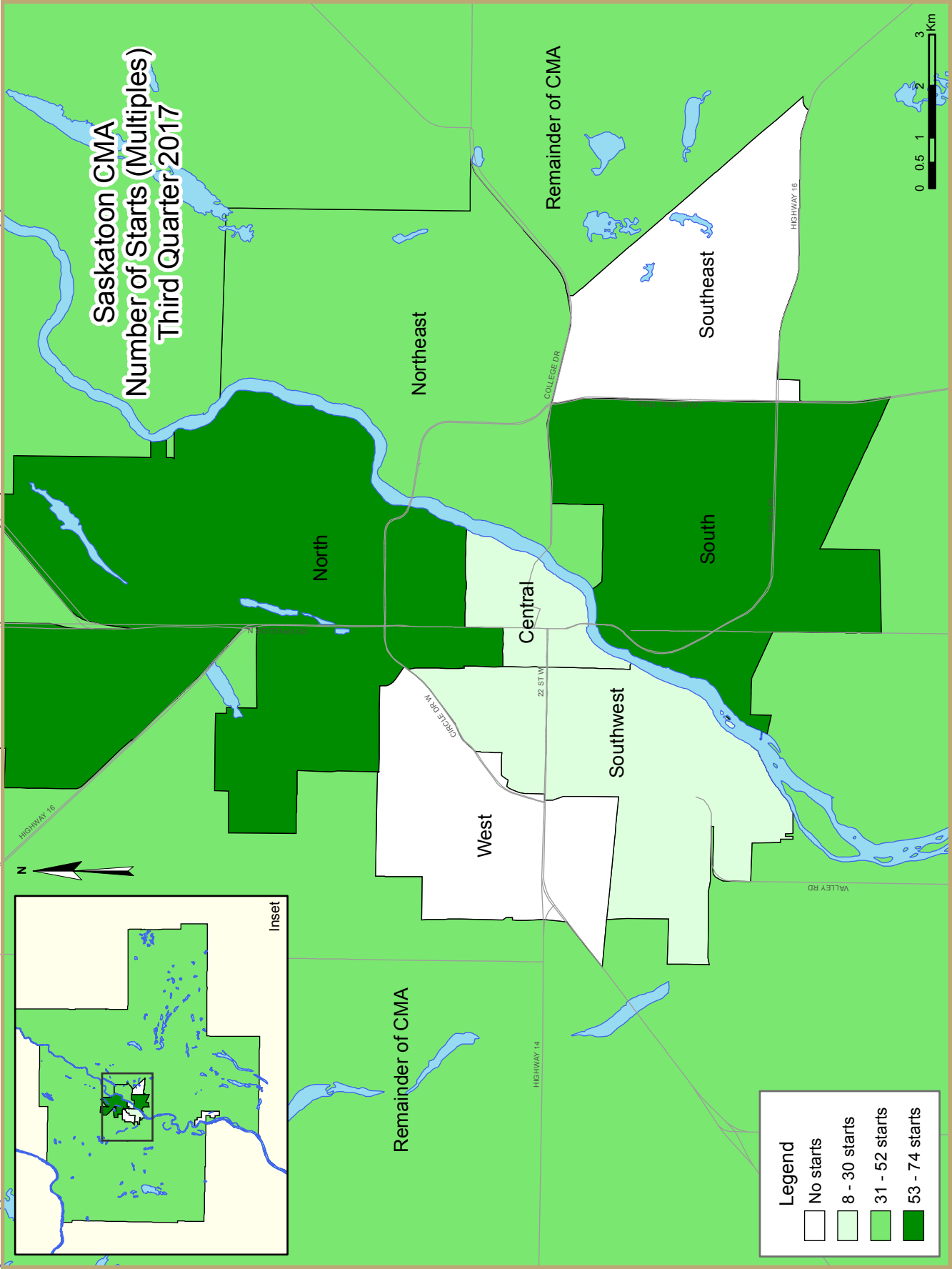
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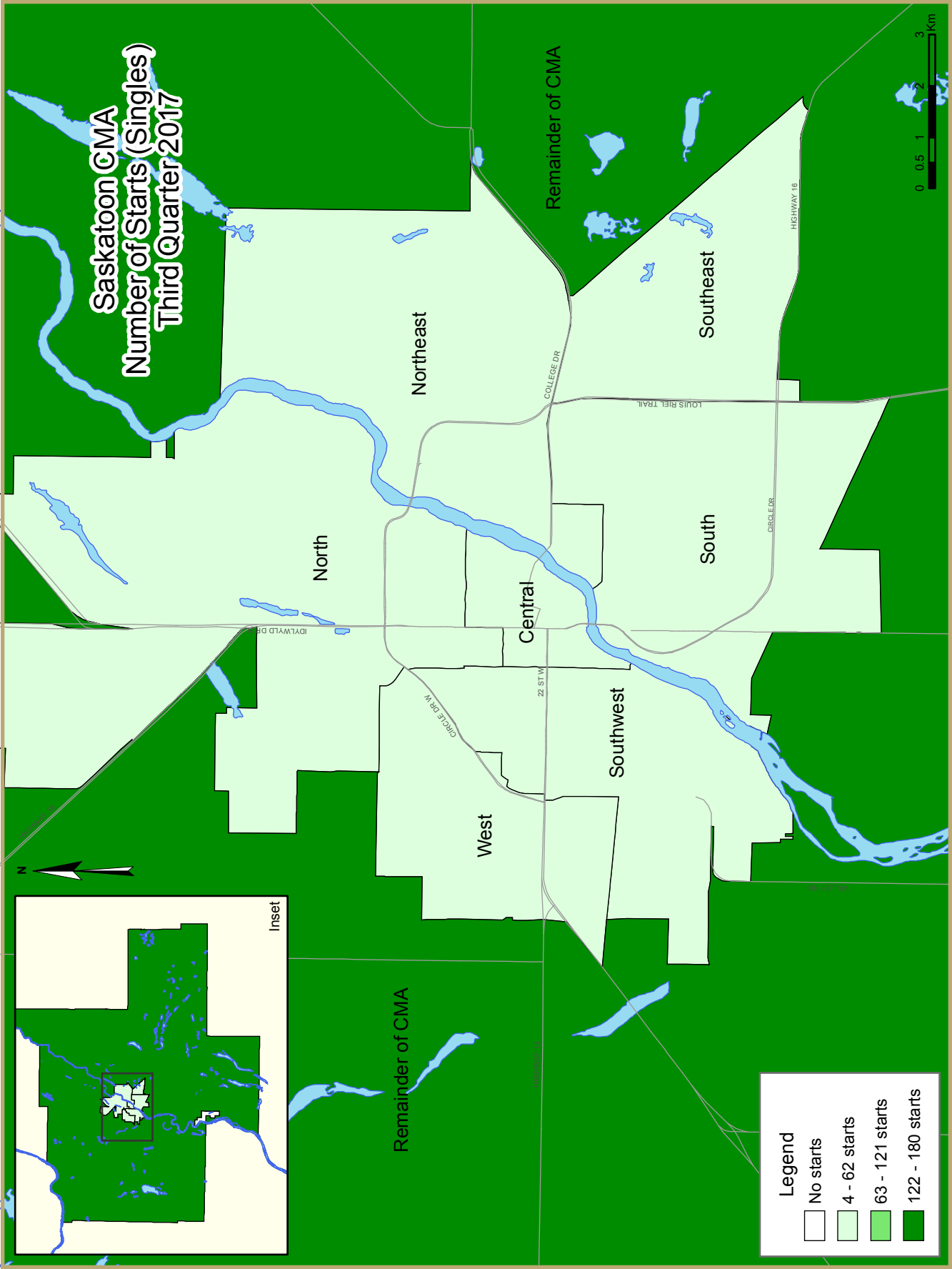
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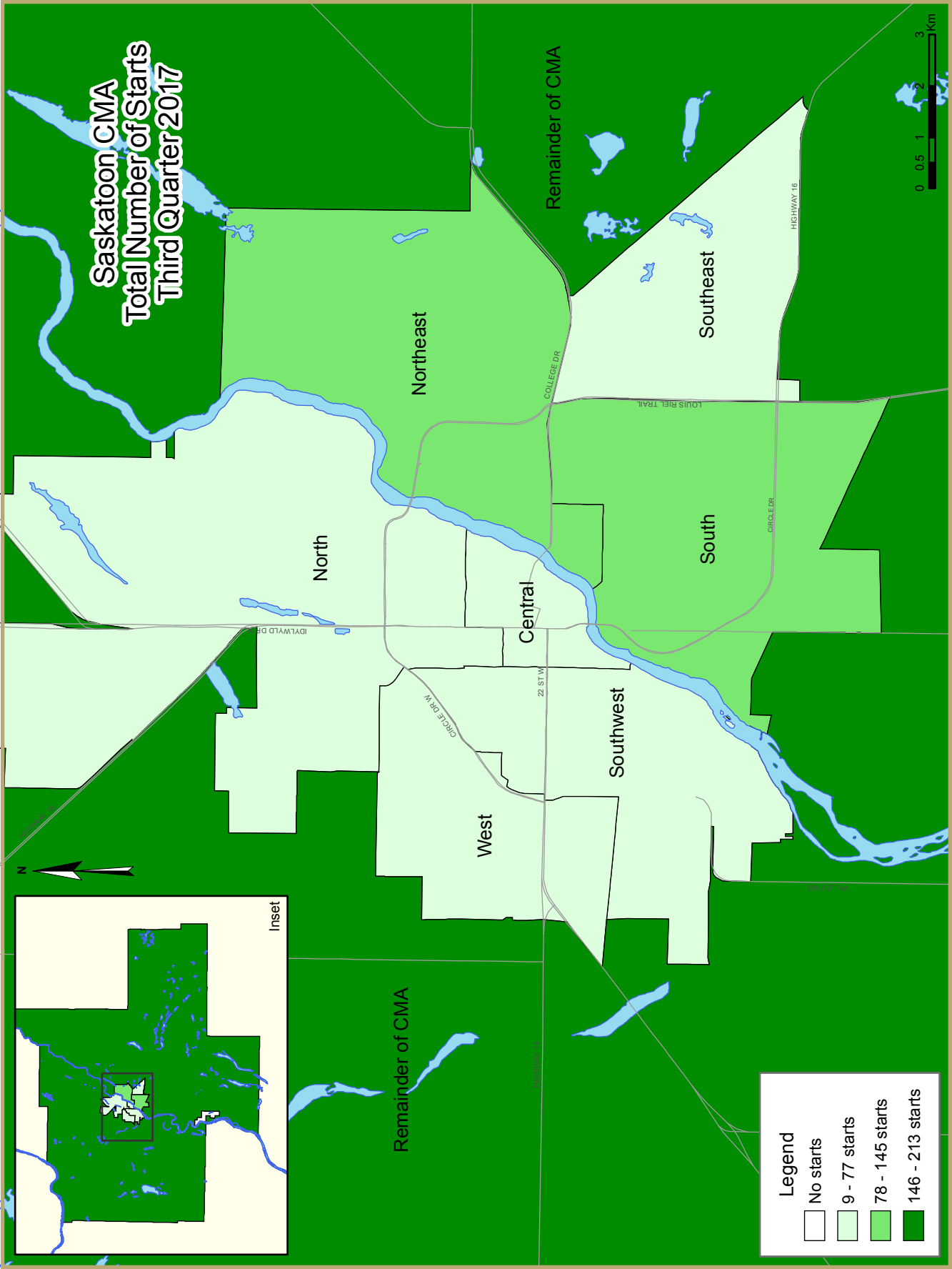
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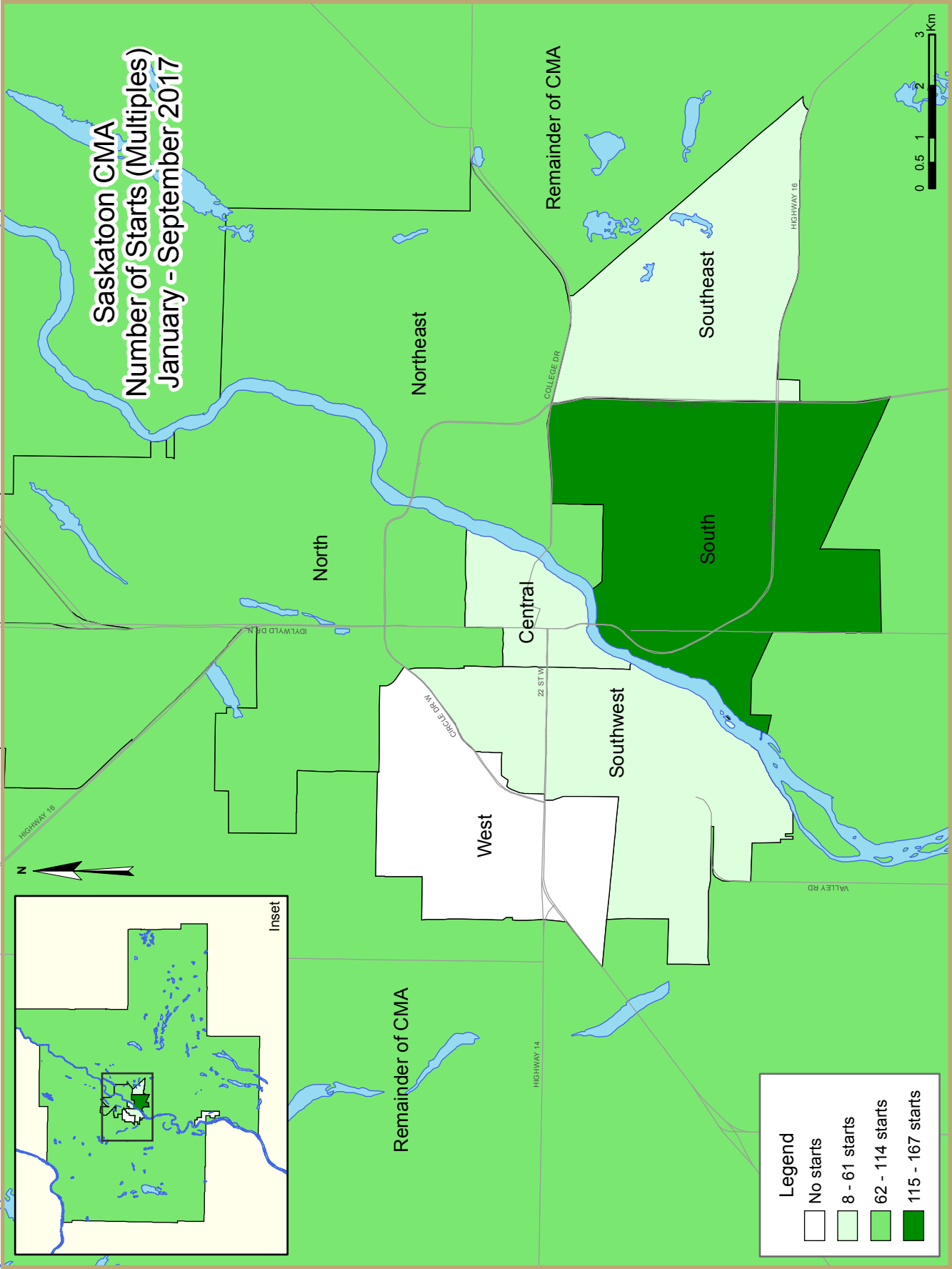
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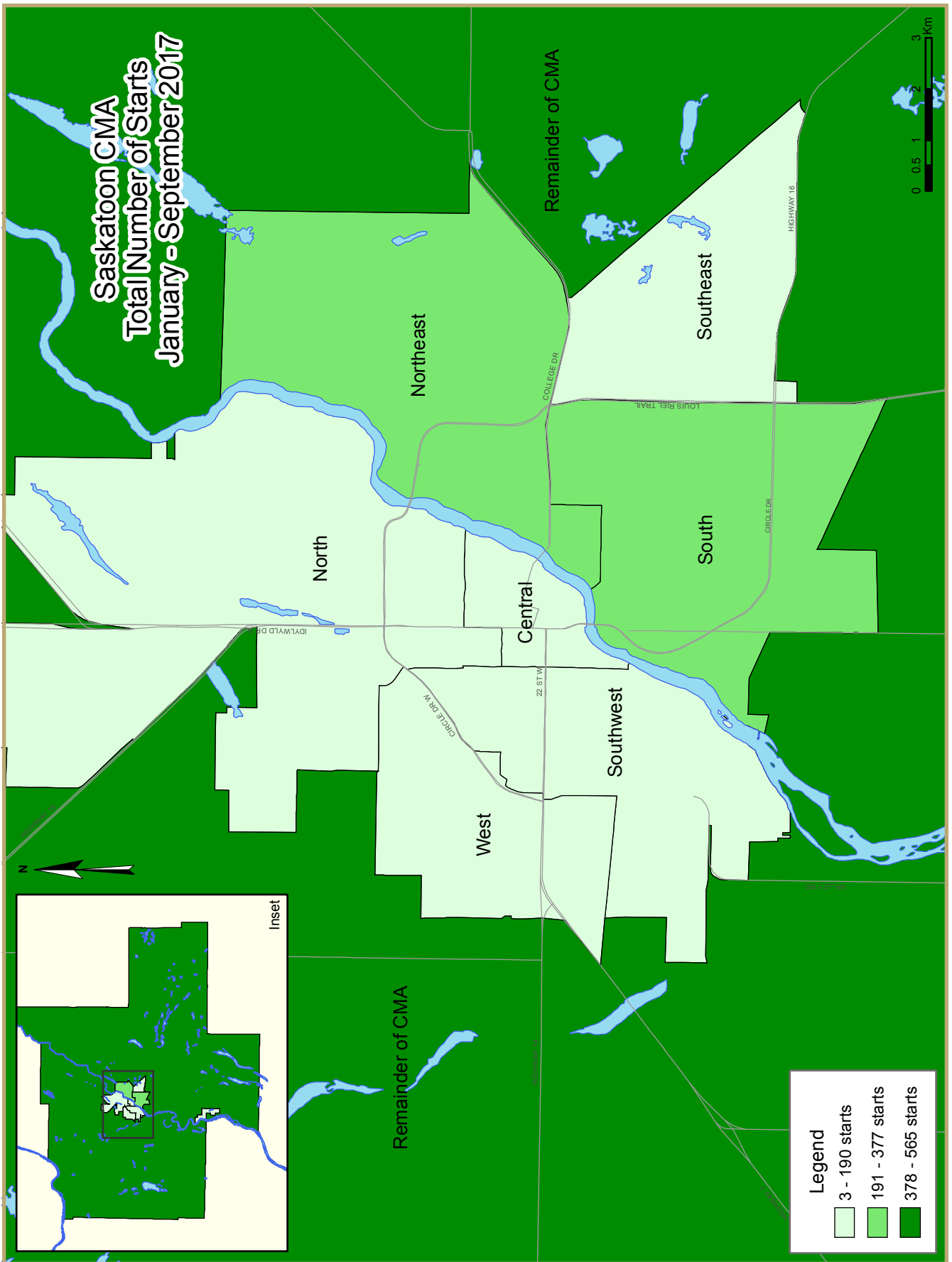
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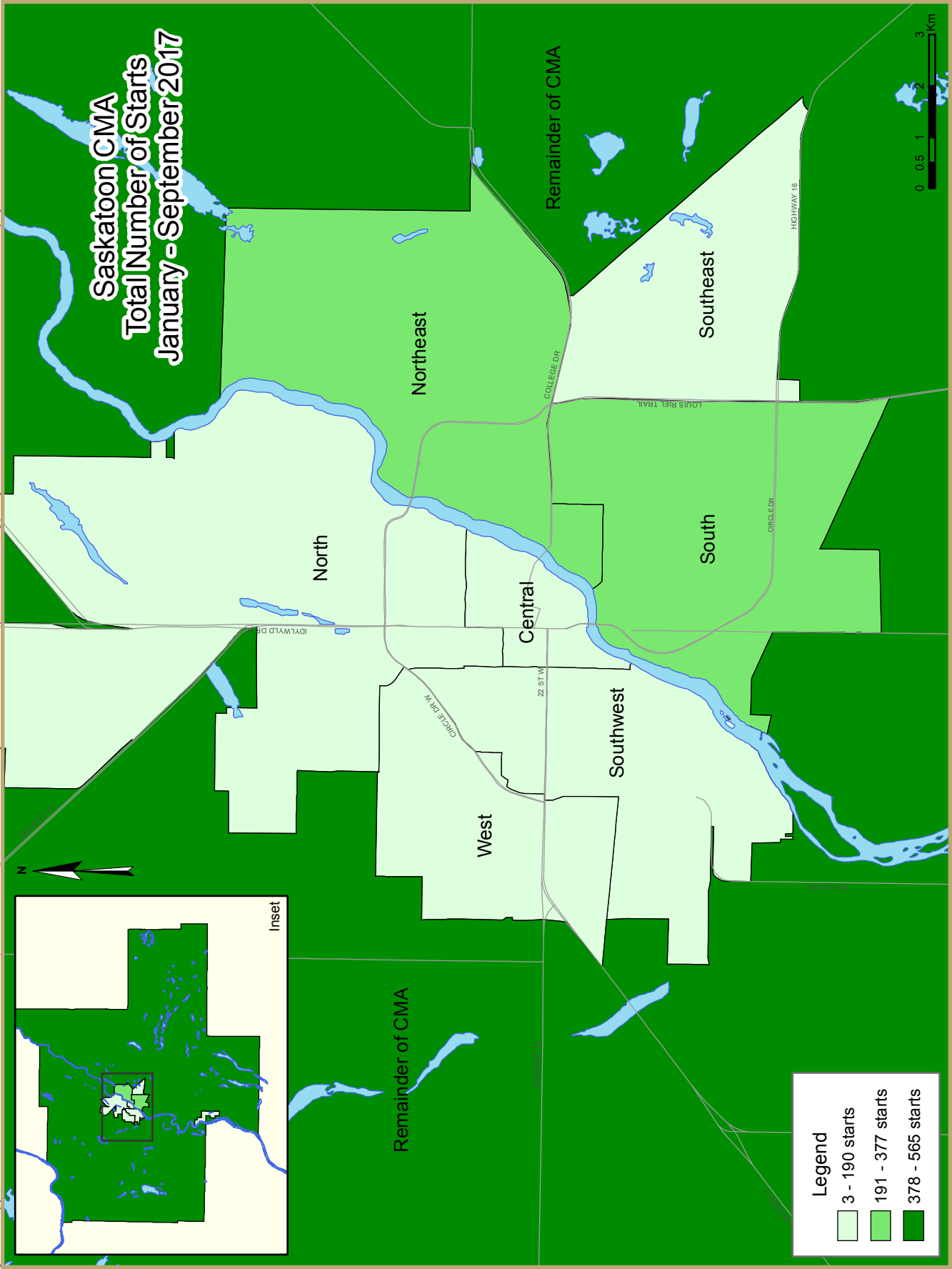












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- I.3 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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- 5 MLS® Residential Activity
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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)								
Third Quarter 2017								
Saskatoon CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	1,000	1,092	1,096	1,192	973	1,172	1,174	1,075
Multiples	1,293	817	1,068	1,716	72	632	878	704
Total	2,293	1,909	2,164	2,908	1,045	1,804	2,052	1,779
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	1,049	1,121	338	324	-4.1%	817	831	1.7%
Multiples	456	736	251	238	-5.2%	684	476	-30.4%
Total	1,505	1,857	589	562	-4.6%	1,501	1,307	-12.9%

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.I: Housing Activity Summary of Saskatoon CMA
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	324	6	16	0	55	74	17	70	562
Q3 2016	338	16	3	0	22	138	72	0	589
% Change	-4.1	-62.5	**	n/a	150.0	-46.4	-76.4	n/a	-4.6
Year-to-date 2017	831	26	32	0	141	185	17	75	1,307
Year-to-date 2016	817	44	22	0	69	219	72	258	1,501
% Change	1.7	-40.9	45.5	n/a	104.3	-15.5	-76.4	-70.9	-12.9
UNDER CONSTRUCTION									
Q3 2017	783	42	87	0	148	243	17	70	1,390
Q3 2016	752	50	93	0	139	665	72	290	2,061
% Change	4.1	-16.0	-6.5	n/a	6.5	-63.5	-76.4	-75.9	-32.6
COMPLETIONS									
Q3 2017	297	14	26	0	24	0	0	70	431
Q3 2016	181	8	9	0	60	213	12	248	731
% Change	64.1	75.0	188.9	n/a	-60.0	-100.0	-100.0	-71.8	-41.0
Year-to-date 2017	783	42	45	0	96	335	60	254	1,615
Year-to-date 2016	708	46	79	0	231	620	12	520	2,216
% Change	10.6	-8.7	-43.0	n/a	-58.4	-46.0	**	-51.2	-27.1
COMPLETED & NOT ABSORBED									
Q3 2017	196	23	49	0	116	332	n/a	n/a	716
Q3 2016	218	33	64	0	215	252	n/a	n/a	782
% Change	-10.1	-30.3	-23.4	n/a	-46.0	31.7	n/a	n/a	-8.4
ABSORBED									
Q3 2017	305	10	17	0	48	20	n/a	n/a	400
Q3 2016	234	16	16	0	63	175	n/a	n/a	504
% Change	30.3	-37.5	6.3	n/a	-23.8	-88.6	n/a	n/a	-20.6
Year-to-date 2017	828	53	40	0	144	182	n/a	n/a	1,247
Year-to-date 2016	791	44	39	0	165	239	n/a	n/a	1,278
% Change	4.7	20.5	2.6	n/a	-12.7	-23.8	n/a	n/a	-2.4

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Central									
Q3 2017	4	0	0	0	0	8	0	0	12
Q3 2016	1	0	0	0	0	0	0	0	1
South									
Q3 2017	23	4	0	0	0	0	0	70	97
Q3 2016	55	4	0	0	0	0	72	0	131
Southeast									
Q3 2017	33	0	0	0	0	0	0	0	33
Q3 2016	37	0	3	0	0	48	0	0	88
Northeast									
Q3 2017	59	0	16	0	24	0	0	0	99
Q3 2016	50	0	0	0	12	90	0	0	152
North									
Q3 2017	9	0	0	0	0	66	0	0	75
Q3 2016	6	2	0	0	0	0	0	0	8
Southwest									
Q3 2017	7	0	0	0	0	0	17	0	24
Q3 2016	11	4	0	0	10	0	0	0	25
West									
Q3 2017	9	0	0	0	0	0	0	0	9
Q3 2016	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
Q3 2017	180	2	0	0	31	0	0	0	213
Q3 2016	167	6	0	0	0	0	0	0	173
First Nations									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2017	324	6	16	0	55	74	17	70	562
Q3 2016	0	0	0	0	0	0	0	0	0

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Central									
Q3 2017	9	0	0	0	0	8	0	0	17
Q3 2016	4	2	0	0	0	128	0	0	134
South									
Q3 2017	69	22	59	0	6	39	0	70	265
Q3 2016	112	16	77	0	22	6	72	159	464
Southeast									
Q3 2017	79	0	12	0	0	130	0	0	221
Q3 2016	80	2	16	0	6	253	0	115	472
Northeast									
Q3 2017	137	2	16	0	61	0	0	0	216
Q3 2016	135	4	0	0	71	200	0	0	410
North									
Q3 2017	21	0	0	0	8	66	0	0	95
Q3 2016	15	10	0	0	0	0	0	0	25
Southwest									
Q3 2017	12	2	0	0	9	0	17	0	40
Q3 2016	20	6	0	0	23	0	0	0	49
West									
Q3 2017	31	0	0	0	0	0	0	0	31
Q3 2016	35	0	0	0	2	0	0	0	37
Remainder of the CMA									
Q3 2017	423	16	0	0	64	0	0	0	503
Q3 2016	351	10	0	0	15	78	0	16	470
First Nations									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2017	783	42	87	0	148	243	17	70	1,390
Q3 2016	752	50	93	0	139	665	72	290	2,061

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	3	0	0	0	6	0	0	0	9
South									
Q3 2017	39	4	10	0	0	0	0	70	123
Q3 2016	23	0	9	0	0	24	0	0	56
Southeast									
Q3 2017	30	4	12	0	0	0	0	0	46
Q3 2016	20	0	0	0	4	69	0	0	93
Northeast									
Q3 2017	42	0	0	0	14	0	0	0	56
Q3 2016	40	2	0	0	19	120	12	204	397
North									
Q3 2017	6	2	0	0	0	0	0	0	8
Q3 2016	1	2	0	0	0	0	0	0	3
Southwest									
Q3 2017	9	4	0	0	0	0	0	0	13
Q3 2016	5	0	0	0	12	0	0	0	17
West									
Q3 2017	7	0	0	0	2	0	0	0	9
Q3 2016	8	0	0	0	0	0	0	20	28
Remainder of the CMA									
Q3 2017	162	0	4	0	8	0	0	0	174
Q3 2016	81	4	0	0	19	0	0	24	128
First Nations									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2017	297	14	26	0	24	0	0	70	431
Q3 2016	181	8	9	0	60	213	12	248	731

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Central									
Q3 2017	0	1	0	0	0	55	n/a	n/a	56
Q3 2016	0	1	0	0	6	0	n/a	n/a	7
South									
Q3 2017	17	4	7	0	7	35	n/a	n/a	70
Q3 2016	20	15	10	0	0	46	n/a	n/a	91
Southeast									
Q3 2017	17	4	12	0	2	137	n/a	n/a	172
Q3 2016	37	1	10	0	10	17	n/a	n/a	75
Northeast									
Q3 2017	44	4	27	0	75	81	n/a	n/a	231
Q3 2016	64	6	30	0	123	169	n/a	n/a	392
North									
Q3 2017	5	1	0	0	0	0	n/a	n/a	6
Q3 2016	1	5	0	0	0	0	n/a	n/a	6
Southwest									
Q3 2017	6	3	0	0	11	0	n/a	n/a	20
Q3 2016	3	0	0	0	10	0	n/a	n/a	13
West									
Q3 2017	6	0	0	0	14	4	n/a	n/a	24
Q3 2016	13	0	0	0	21	19	n/a	n/a	53
Remainder of the CMA									
Q3 2017	98	6	3	0	7	20	n/a	n/a	134
Q3 2016	80	5	14	0	45	1	n/a	n/a	145
First Nations									
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q3 2017	196	23	49	0	116	332	n/a	n/a	716
Q3 2016	218	33	64	0	215	252	n/a	n/a	782

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Central									
Q3 2017	2	0	0	0	2	0	n/a	n/a	4
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
South									
Q3 2017	45	4	10	0	4	0	n/a	n/a	63
Q3 2016	27	5	13	0	4	20	n/a	n/a	69
Southeast									
Q3 2017	29	1	3	0	0	2	n/a	n/a	35
Q3 2016	28	1	0	0	5	75	n/a	n/a	109
Northeast									
Q3 2017	47	0	1	0	28	16	n/a	n/a	92
Q3 2016	57	3	2	0	26	80	n/a	n/a	168
North									
Q3 2017	5	2	0	0	0	0	n/a	n/a	7
Q3 2016	5	2	0	0	0	0	n/a	n/a	7
Southwest									
Q3 2017	5	2	0	0	3	0	n/a	n/a	10
Q3 2016	5	0	0	0	16	0	n/a	n/a	21
West									
Q3 2017	11	0	0	0	0	1	n/a	n/a	12
Q3 2016	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
Q3 2017	161	1	3	0	11	1	n/a	n/a	177
Q3 2016	98	5	1	0	12	0	n/a	n/a	116
First Nations									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q3 2017	305	10	17	0	48	20	n/a	n/a	400
Q3 2016	234	16	16	0	63	175	n/a	n/a	504

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

**Table 1.3: History of Housing Starts of Saskatoon CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Central	4	1	0	0	0	0	8	0	12	1	**
South	23	55	4	4	0	72	70	0	97	131	-26.0
Southeast	33	37	0	0	0	3	0	48	33	88	-62.5
Northeast	59	50	0	0	40	12	0	90	99	152	-34.9
North	9	6	0	2	0	0	66	0	75	8	**
Southwest	7	11	0	6	17	8	0	0	24	25	-4.0
West	9	11	0	0	0	0	0	0	9	11	-18.2
Remainder of the CMA	180	167	16	6	17	0	0	0	213	173	23.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	324	338	20	18	74	95	144	138	562	589	-4.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	7	3	0	0	0	0	8	0	15	3	**
South	89	128	18	10	9	84	140	159	256	381	-32.8
Southeast	79	85	0	8	12	22	41	89	132	204	-35.3
Northeast	127	136	0	2	62	16	5	153	194	307	-36.8
North	20	10	0	12	0	0	66	0	86	22	**
Southwest	8	19	2	10	24	16	0	0	34	45	-24.4
West	22	43	0	0	0	0	0	60	22	103	-78.6
Remainder of the CMA	476	393	42	16	47	11	0	16	565	436	29.6
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	831	817	62	58	154	149	260	477	1,307	1,501	-12.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Central	0	0	0	0	8	0	0	0
South	0	0	0	72	0	0	70	0
Southeast	0	3	0	0	0	48	0	0
Northeast	40	12	0	0	0	90	0	0
North	0	0	0	0	66	0	0	0
Southwest	0	8	17	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	17	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	57	23	17	72	74	138	70	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	8	0	0	0
South	9	12	0	72	70	0	70	159
Southeast	12	22	0	0	41	89	0	0
Northeast	62	16	0	0	0	90	5	63
North	0	0	0	0	66	0	0	0
Southwest	7	16	17	0	0	0	0	0
West	0	0	0	0	0	40	0	20
Remainder of the CMA	47	11	0	0	0	0	0	16
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	137	77	17	72	185	219	75	258

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Central	4	1	8	0	0	0	12	1
South	27	59	0	0	70	72	97	131
Southeast	33	40	0	48	0	0	33	88
Northeast	75	50	24	102	0	0	99	152
North	9	8	66	0	0	0	75	8
Southwest	7	15	0	10	17	0	24	25
West	9	11	0	0	0	0	9	11
Remainder of the CMA	182	173	31	0	0	0	213	173
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	346	357	129	160	87	72	562	589

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	7	3	8	0	0	0	15	3
South	97	138	89	12	70	231	256	381
Southeast	91	109	41	95	0	0	132	204
Northeast	143	138	46	106	5	63	194	307
North	20	22	66	0	0	0	86	22
Southwest	10	25	7	20	17	0	34	45
West	22	43	0	40	0	20	22	103
Remainder of the CMA	496	405	69	15	0	16	565	436
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	889	883	326	288	92	330	1,307	1,501

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Central	2	3	0	0	0	6	0	0	2	9	-77.8
South	39	23	4	0	10	9	70	24	123	56	119.6
Southeast	30	20	4	4	12	0	0	69	46	93	-50.5
Northeast	42	40	0	2	14	31	0	324	56	397	-85.9
North	6	1	2	2	0	0	0	0	8	3	166.7
Southwest	9	5	4	0	0	12	0	0	13	17	-23.5
West	7	8	2	0	0	0	0	20	9	28	-67.9
Remainder of the CMA	162	81	0	4	12	19	0	24	174	128	35.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	297	181	16	12	48	77	70	461	431	731	-41.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	4	3	2	2	0	6	133	94	139	105	32.4
South	116	92	12	14	109	29	70	268	307	403	-23.8
Southeast	86	101	8	8	18	47	227	110	339	266	27.4
Northeast	116	150	2	6	29	132	96	461	243	749	-67.6
North	20	11	6	8	0	0	0	0	26	19	36.8
Southwest	21	14	12	6	4	24	0	60	37	104	-64.4
West	22	43	2	0	0	10	0	60	24	113	-78.8
Remainder of the CMA	397	294	10	24	29	52	63	87	499	457	9.2
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	783	708	54	68	189	300	589	1,140	1,615	2,216	-27.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Central	0	6	0	0	0	0	0	0
South	10	9	0	0	0	24	70	0
Southeast	12	0	0	0	0	69	0	0
Northeast	14	19	0	12	0	120	0	204
North	0	0	0	0	0	0	0	0
Southwest	0	12	0	0	0	0	0	0
West	0	0	0	0	0	0	0	20
Remainder of the CMA	12	19	0	0	0	0	0	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	48	65	0	12	0	213	70	248

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	6	0	0	133	94	0	0
South	49	29	60	0	0	56	70	212
Southeast	18	47	0	0	112	110	115	0
Northeast	29	120	0	12	90	257	6	204
North	0	0	0	0	0	0	0	0
Southwest	4	24	0	0	0	0	0	60
West	0	10	0	0	0	40	0	20
Remainder of the CMA	29	52	0	0	0	63	63	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	129	288	60	12	335	620	254	520

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Central	2	3	0	6	0	0	2	9
South	53	32	0	24	70	0	123	56
Southeast	46	20	0	73	0	0	46	93
Northeast	42	42	14	139	0	216	56	397
North	8	3	0	0	0	0	8	3
Southwest	13	5	0	12	0	0	13	17
West	7	8	2	0	0	20	9	28
Remainder of the CMA	166	85	8	19	0	24	174	128
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	337	198	24	273	70	260	431	731

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	6	5	133	100	0	0	139	105
South	151	127	26	64	130	212	307	403
Southeast	108	122	116	144	115	0	339	266
Northeast	118	191	119	342	6	216	243	749
North	26	19	0	0	0	0	26	19
Southwest	29	14	8	30	0	60	37	104
West	22	43	2	50	0	20	24	113
Remainder of the CMA	409	312	27	121	63	24	499	457
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	870	833	431	851	314	532	1,615	2,216

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q3 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q3 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
South													
Q3 2017	2	4.4	19	42.2	13	28.9	6	13.3	5	11.1	45	-	424,642
Q3 2016	0	0.0	6	22.2	10	37.0	5	18.5	6	22.2	27	-	523,765
Year-to-date 2017	8	6.6	41	33.6	32	26.2	21	17.2	20	16.4	122	-	512,601
Year-to-date 2016	7	6.3	18	16.1	35	31.3	30	26.8	22	19.6	112	-	523,765
Southeast													
Q3 2017	1	3.4	2	6.9	6	20.7	0	0.0	20	69.0	29	575,000	562,150
Q3 2016	3	10.7	4	14.3	4	14.3	5	17.9	12	42.9	28	-	489,713
Year-to-date 2017	8	8.2	10	10.2	19	19.4	11	11.2	50	51.0	98	492,500	517,629
Year-to-date 2016	9	8.1	26	23.4	14	12.6	13	11.7	49	44.1	111	435,000	482,056
Northeast													
Q3 2017	7	14.9	14	29.8	8	17.0	5	10.6	13	27.7	47	-	467,448
Q3 2016	1	1.8	7	12.3	15	26.3	4	7.0	30	52.6	57	-	549,140
Year-to-date 2017	18	13.2	24	17.6	25	18.4	22	16.2	47	34.6	136	-	530,076
Year-to-date 2016	8	4.7	23	13.5	38	22.4	27	15.9	74	43.5	170	-	502,595
North													
Q3 2017	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	-
Q3 2016	2	40.0	0	0.0	1	20.0	0	0.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	8	53.3	4	26.7	1	6.7	2	13.3	15	-	-
Year-to-date 2016	3	30.0	3	30.0	2	20.0	0	0.0	2	20.0	10	-	-
Southwest													
Q3 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Q3 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	7	36.8	10	52.6	0	0.0	2	10.5	0	0.0	19	-	-
Year-to-date 2016	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	-	-
West													
Q3 2017	5	45.5	2	18.2	4	36.4	0	0.0	0	0.0	11	-	-
Q3 2016	3	27.3	2	18.2	5	45.5	1	9.1	0	0.0	11	-	-
Year-to-date 2017	12	41.4	8	27.6	7	24.1	1	3.4	1	3.4	29	-	-
Year-to-date 2016	10	19.2	16	30.8	17	32.7	9	17.3	0	0.0	52	-	403,332
Remainder of the CMA													
Q3 2017	47	29.9	47	29.9	16	10.2	7	4.5	40	25.5	157	370,000	490,300
Q3 2016	36	36.7	21	21.4	23	23.5	6	6.1	12	12.2	98	430,000	394,717
Year-to-date 2017	108	27.2	137	34.5	52	13.1	29	7.3	71	17.9	397	385,000	435,301
Year-to-date 2016	112	35.0	72	22.5	73	22.8	22	6.9	41	12.8	320	405,000	406,698
First Nations													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q3 2017	63	20.9	88	29.2	52	17.3	19	6.3	79	26.2	301	400,000	471,172
Q3 2016	50	21.4	43	18.4	58	24.8	21	9.0	62	26.5	234	425,000	467,095
Year-to-date 2017	162	19.7	239	29.1	141	17.2	87	10.6	192	23.4	821	400,000	460,077
Year-to-date 2016	161	20.4	162	20.5	179	22.6	101	12.8	188	23.8	791	425,000	455,091

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Third Quarter 2017**

Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
Central	-	-	n/a	-	-	n/a
South	424,642	523,765	-18.9	512,601	523,765	-2.1
Southeast	562,150	489,713	14.8	517,629	482,056	7.4
Northeast	467,448	549,140	-14.9	530,076	502,595	5.5
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	-	403,332	n/a
Remainder of the CMA	490,300	394,717	24.2	435,301	406,698	7.0
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	471,172	467,095	0.9	460,077	455,091	1.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

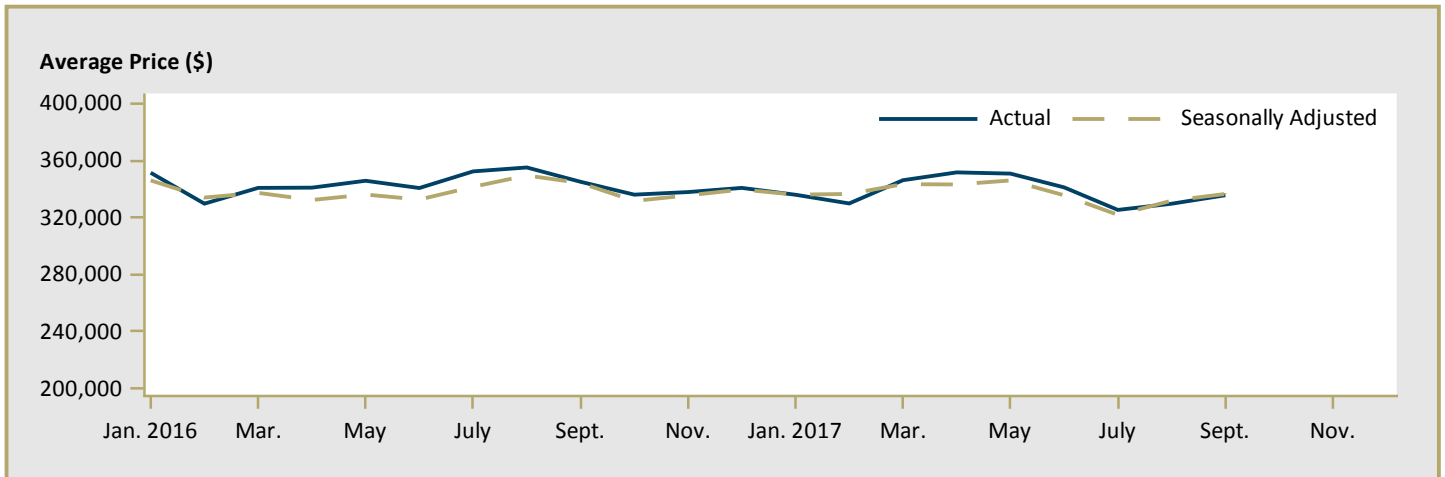


Figure 5.2: MLS® Residential Sales for Saskatoon

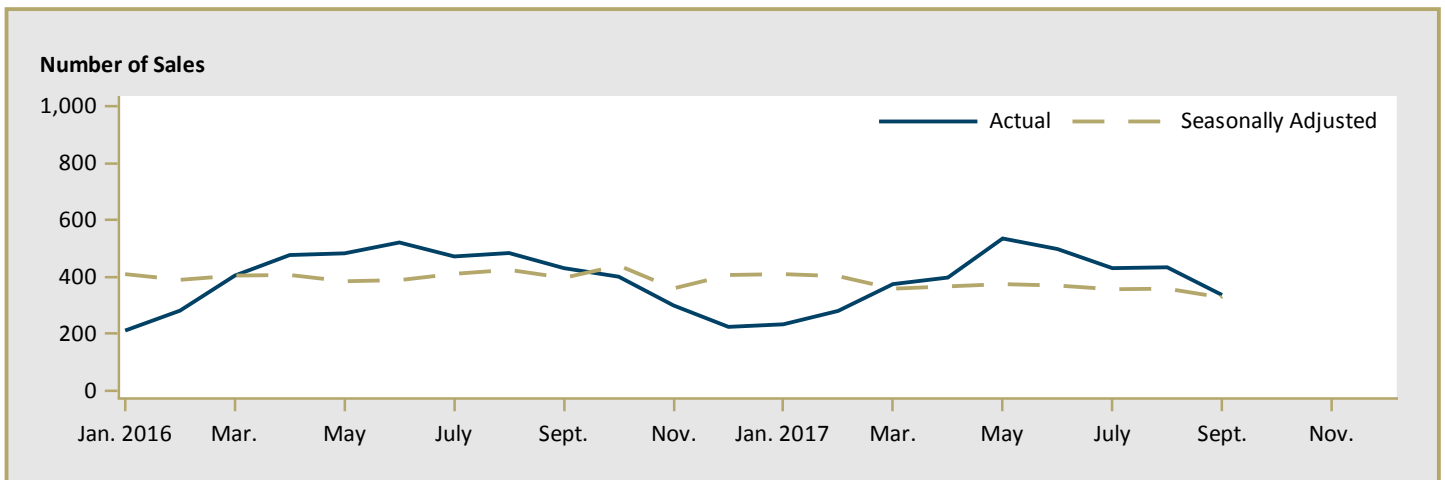
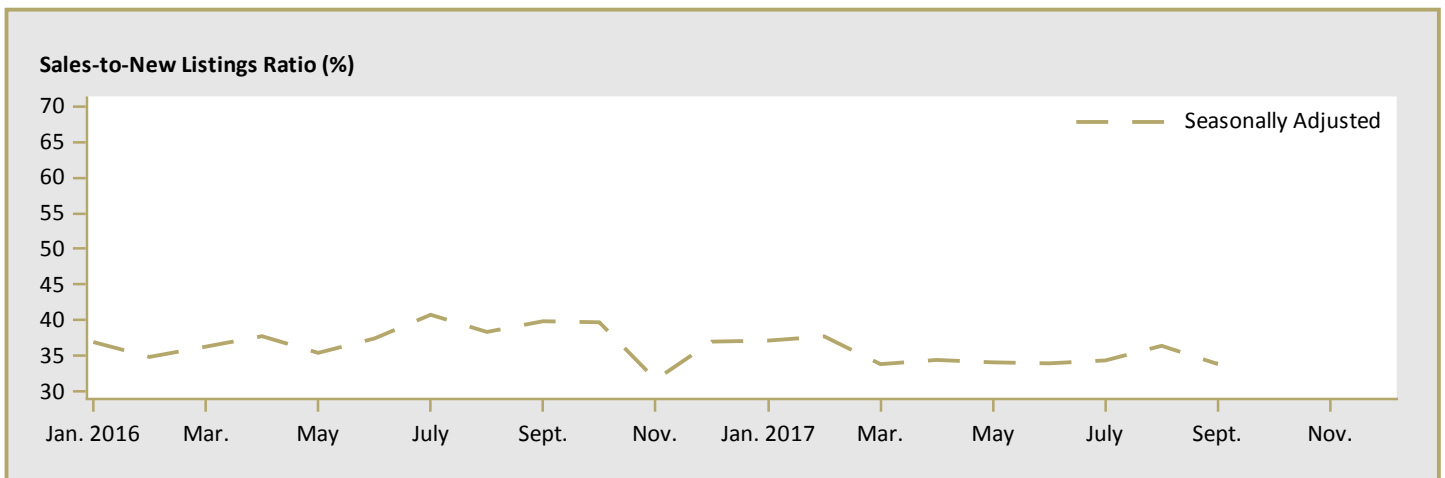


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2017

		Interest Rates			NHPI, Total, Saskatoon CMA 2016.12 =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						
2016	January	561	3.14	4.64	101.1	131.5	169.1	6.2	70.7	964
	February	561	3.14	4.64	100.8	131.6	167.5	6.4	70.0	973
	March	561	3.14	4.64	100.4	132.7	167.9	6.5	70.2	985
	April	561	3.14	4.64	100.1	132.7	167.0	7.2	70.1	989
	May	561	3.14	4.64	100.1	133.1	166.8	6.9	69.8	1,000
	June	561	3.14	4.64	99.9	133.6	166.7	6.6	69.4	997
	July	567	3.14	4.74	99.7	133.1	167.4	6.2	69.3	990
	August	567	3.14	4.74	99.6	132.9	168.0	6.6	69.7	987
	September	561	3.14	4.64	99.6	132.8	169.2	7.0	70.3	990
	October	561	3.14	4.64	99.7	133.1	169.9	7.3	70.7	1,000
	November	561	3.14	4.64	99.7	132.2	170.5	7.6	71.2	1,001
	December	561	3.14	4.64	100.0	131.8	170.1	7.5	70.9	1,019
2017	January	561	3.14	4.64	99.9	133.6	170	7.5	70.7	1,017
	February	561	3.14	4.64	99.9	133.5	169.8	7.0	70.1	1,022
	March	561	3.14	4.64	99.9	133.5	169.5	7.5	70.3	1,009
	April	561	3.14	4.64	99.9	134.8	169.0	7.8	70.1	1,009
	May	561	3.14	4.64	99.6	134.4	169.2	8.3	70.4	1,000
	June	561	3.14	4.64	99.1	134.5	169.6	8.4	70.5	991
	July	573	3.14	4.84	99.1	134.4	170.6	8.4	70.7	985
	August	573	3.14	4.84	99.1	135.4	171.2	8.3	70.8	988
	September	575	3.09	4.89		135.4	172.1	7.9	70.7	1,003
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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