

HOUSING NOW TABLES

Saskatoon CMA

Date Released: First Quarter 2018



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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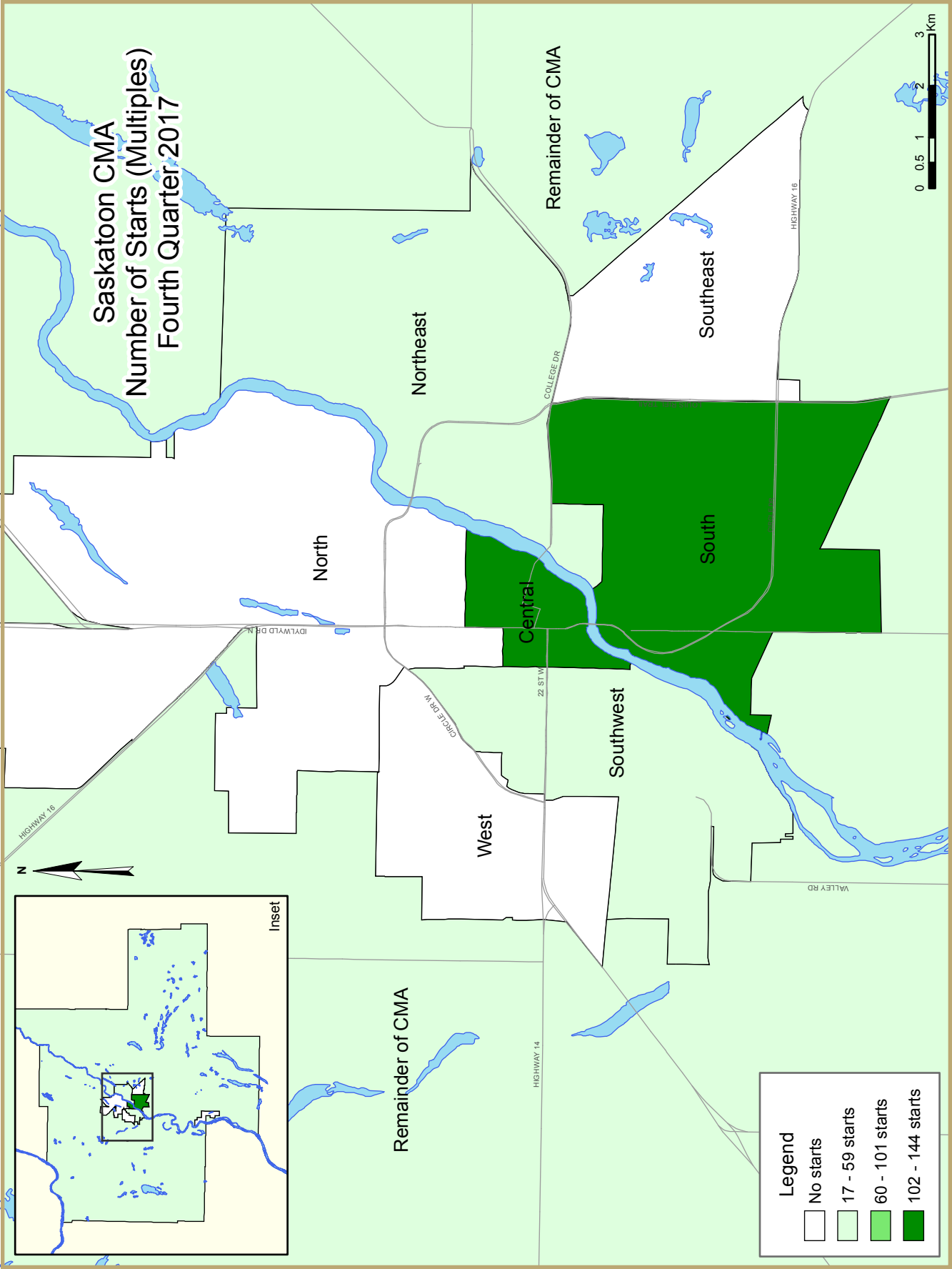
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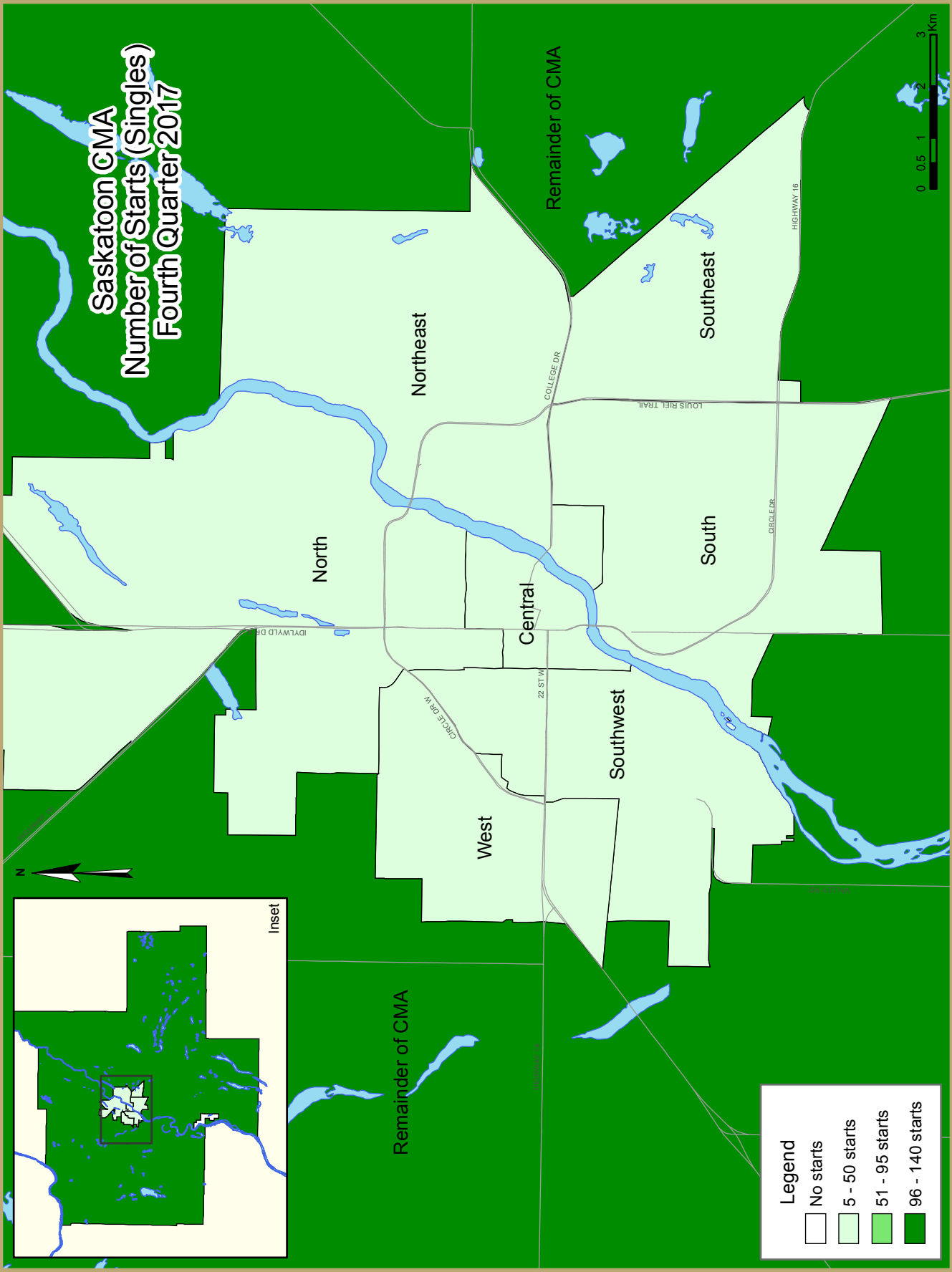
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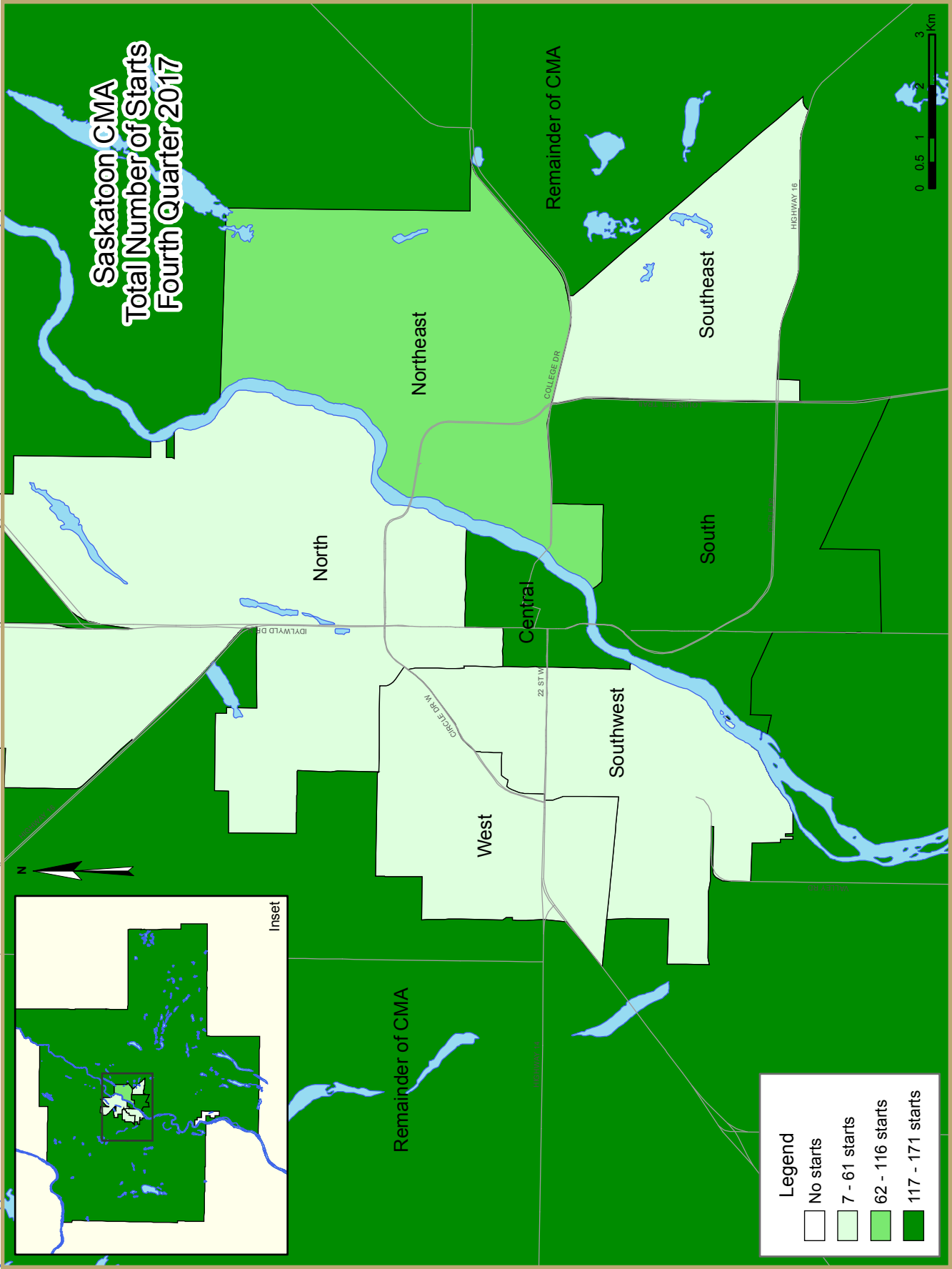
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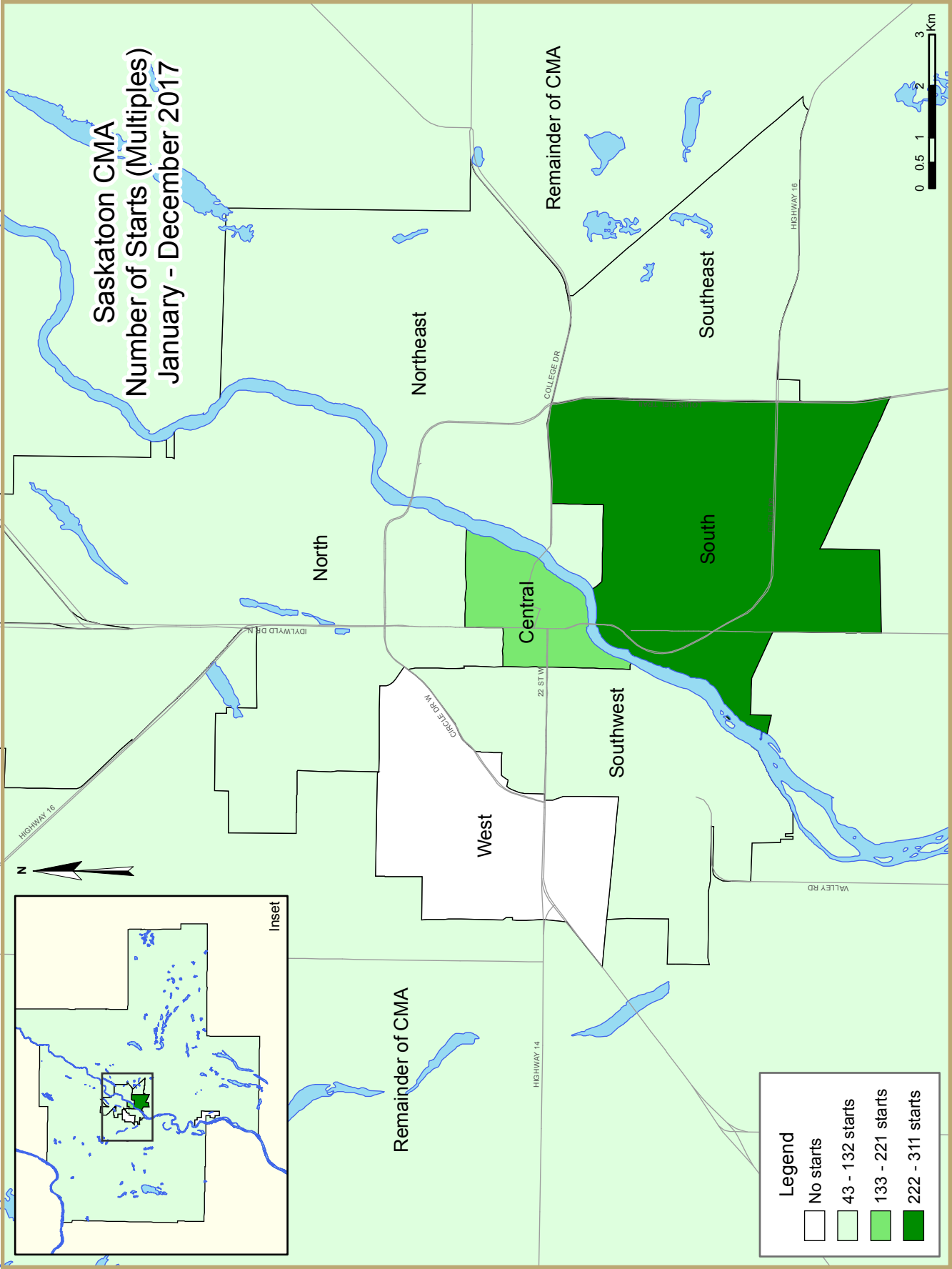
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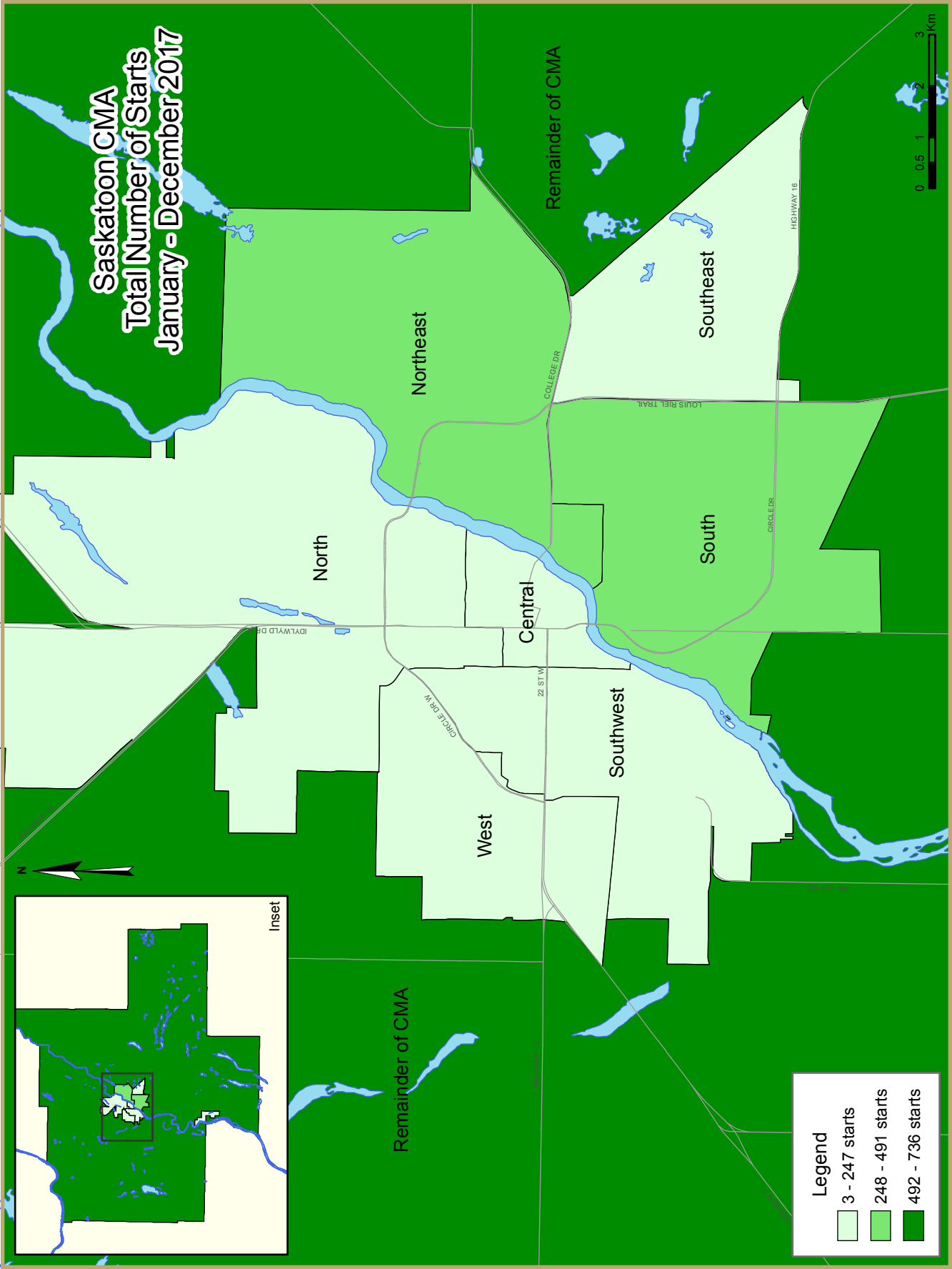












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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 1.3 History of Housing Activity (once a year)
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SYMBOLS

- 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)								
Fourth Quarter 2017								
Saskatoon CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	131	172	1,098	893	1,005	1,067	1,052	1,040
Multiples	20	96	1,884	720	1,728	972	1,068	1,198
Total	151	268	2,982	1,613	2,733	2,039	2,120	2,238
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	1,125	1,158	338	324	-4.1%	817	831	1.7%
Multiples	736	1,444	251	238	-5.2%	684	476	-30.4%
Total	1,861	2,602	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 1.1: Housing Activity Summary of Saskatoon CMA
Fourth 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									
Q4 2017	247	16	65	0	32	238	0	10	608
Q4 2016	275	12	14	0	60	0	0	47	408
% Change	-10.2	33.3	**	n/a	-46.7	n/a	n/a	-78.7	49.0
Year-to-date 2017	1,078	42	97	0	173	423	17	85	1,915
Year-to-date 2016	1,092	56	36	0	129	219	72	305	1,909
% Change	-1.3	-25.0	169.4	n/a	34.1	93.2	-76.4	-72.1	0.3
UNDER CONSTRUCTION									
Q4 2017	702	40	105	0	132	431	17	126	1,553
Q4 2016	731	44	107	0	112	458	72	178	1,702
% Change	-4.0	-9.1	-1.9	n/a	17.9	-5.9	-76.4	-29.2	-8.8
COMPLETIONS									
Q4 2017	327	16	47	0	44	0	4	0	438
Q4 2016	294	18	0	0	87	138	0	201	738
% Change	11.2	-11.1	n/a	n/a	-49.4	-100.0	n/a	-100.0	-40.7
Year-to-date 2017	1,110	58	92	0	140	335	64	254	2,053
Year-to-date 2016	1,002	64	79	0	318	758	12	721	2,954
% Change	10.8	-9.4	16.5	n/a	-56.0	-55.8	**	-64.8	-30.5
COMPLETED & NOT ABSORBED									
Q4 2017	206	32	43	0	129	147	n/a	n/a	557
Q4 2016	241	34	44	0	200	269	n/a	n/a	788
% Change	-14.5	-5.9	-2.3	n/a	-35.5	-45.4	n/a	n/a	-29.3
ABSORBED									
Q4 2017	317	7	50	0	23	81	n/a	n/a	478
Q4 2016	271	17	14	0	97	79	n/a	n/a	478
% Change	17.0	-58.8	**	n/a	-76.3	2.5	n/a	n/a	0.0
Year-to-date 2017	1,145	60	90	0	167	263	n/a	n/a	1,725
Year-to-date 2016	1,062	61	53	0	262	318	n/a	n/a	1,756
% Change	7.8	-1.6	69.8	n/a	-36.3	-17.3	n/a	n/a	-1.8

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2017	5	0	5	0	0	124	0	10	144
Q4 2016	3	0	0	0	0	0	0	0	3
South									
Q4 2017	21	10	20	0	0	114	0	0	165
Q4 2016	30	4	5	0	8	0	0	0	47
Southeast									
Q4 2017	14	0	0	0	0	0	0	0	14
Q4 2016	30	4	9	0	2	0	0	0	45
Northeast									
Q4 2017	36	0	21	0	9	0	0	0	66
Q4 2016	48	2	0	0	23	0	0	0	73
North									
Q4 2017	7	0	0	0	0	0	0	0	7
Q4 2016	7	0	0	0	8	0	0	0	15
Southwest									
Q4 2017	5	0	0	0	17	0	0	0	22
Q4 2016	8	2	0	0	2	0	0	0	12
West									
Q4 2017	19	0	0	0	0	0	0	0	19
Q4 2016	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
Q4 2017	140	6	19	0	6	0	0	0	171
Q4 2016	144	0	0	0	17	0	0	47	208
First Nations									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q4 2017	247	16	65	0	32	238	0	10	608
Q4 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
Fourth Quarter 2017

	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									
Q4 2017	12	0	5	0	0	130	0	8	155
Q4 2016	6	2	0	0	0	128	0	0	136
South									
Q4 2017	58	26	35	0	6	153	0	70	348
Q4 2016	97	14	82	0	14	39	72	0	318
Southeast									
Q4 2017	75	0	9	0	0	82	0	48	214
Q4 2016	87	4	25	0	4	201	0	115	436
Northeast									
Q4 2017	123	2	37	0	60	0	0	0	222
Q4 2016	127	4	0	0	44	90	0	0	265
North									
Q4 2017	20	2	0	0	0	66	0	0	88
Q4 2016	21	6	0	0	8	0	0	0	35
Southwest									
Q4 2017	15	2	0	0	26	0	17	0	60
Q4 2016	26	6	0	0	21	0	0	0	53
West									
Q4 2017	42	0	0	0	0	0	0	0	42
Q4 2016	31	0	0	0	2	0	0	0	33
Remainder of the CMA									
Q4 2017	355	8	19	0	40	0	0	0	422
Q4 2016	336	8	0	0	19	0	0	63	426
First Nations									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q4 2017	702	40	105	0	132	431	17	126	1,553
Q4 2016	731	44	107	0	112	458	72	178	1,702

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	1	0	0	0	0	0	0	0	1
South									
Q4 2017	34	2	44	0	0	0	0	0	80
Q4 2016	45	6	0	0	16	0	0	159	226
Southeast									
Q4 2017	18	0	3	0	0	0	0	0	21
Q4 2016	23	2	0	0	4	52	0	0	81
Northeast									
Q4 2017	49	0	0	0	10	0	0	0	59
Q4 2016	56	2	0	0	50	50	0	0	158
North									
Q4 2017	7	0	0	0	8	0	0	0	15
Q4 2016	1	4	0	0	0	0	0	0	5
Southwest									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	2	2	0	0	4	0	0	0	8
West									
Q4 2017	8	0	0	0	0	0	0	0	8
Q4 2016	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
Q4 2017	207	14	0	0	26	0	4	0	251
Q4 2016	157	2	0	0	13	36	0	42	250
First Nations									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q4 2017	327	16	47	0	44	0	4	0	438
Q4 2016	294	18	0	0	87	138	0	201	738

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	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									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	1	0	0	6	0	n/a	n/a	7
South									
Q4 2017	11	6	2	0	5	26	n/a	n/a	50
Q4 2016	24	13	3	0	3	42	n/a	n/a	85
Southeast									
Q4 2017	17	3	11	0	2	24	n/a	n/a	57
Q4 2016	29	2	9	0	2	43	n/a	n/a	85
Northeast									
Q4 2017	39	4	27	0	79	75	n/a	n/a	224
Q4 2016	66	7	30	0	125	149	n/a	n/a	377
North									
Q4 2017	6	1	0	0	5	0	n/a	n/a	12
Q4 2016	0	7	0	0	0	0	n/a	n/a	7
Southwest									
Q4 2017	3	3	0	0	9	0	n/a	n/a	15
Q4 2016	4	2	0	0	11	0	n/a	n/a	17
West									
Q4 2017	5	0	0	0	14	2	n/a	n/a	21
Q4 2016	13	0	0	0	19	14	n/a	n/a	46
Remainder of the CMA									
Q4 2017	122	15	3	0	15	20	n/a	n/a	175
Q4 2016	105	2	2	0	34	21	n/a	n/a	164
First Nations									
Q4 2017	3	0	0	0	0	0	n/a	n/a	3
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q4 2017	206	32	43	0	129	147	n/a	n/a	557
Q4 2016	241	34	44	0	200	269	n/a	n/a	788

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2017	2	1	0	0	0	55	n/a	n/a	58
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
South									
Q4 2017	40	0	49	0	2	9	n/a	n/a	100
Q4 2016	41	8	7	0	13	4	n/a	n/a	73
Southeast									
Q4 2017	18	1	1	0	0	9	n/a	n/a	29
Q4 2016	31	1	1	0	12	26	n/a	n/a	71
Northeast									
Q4 2017	54	0	0	0	6	6	n/a	n/a	66
Q4 2016	54	1	0	0	48	28	n/a	n/a	131
North									
Q4 2017	6	0	0	0	3	0	n/a	n/a	9
Q4 2016	2	2	0	0	0	0	n/a	n/a	4
Southwest									
Q4 2017	5	0	0	0	2	0	n/a	n/a	7
Q4 2016	1	0	0	0	3	0	n/a	n/a	4
West									
Q4 2017	9	0	0	0	0	2	n/a	n/a	11
Q4 2016	9	0	0	0	2	5	n/a	n/a	16
Remainder of the CMA									
Q4 2017	183	5	0	0	10	0	n/a	n/a	198
Q4 2016	132	5	6	0	19	16	n/a	n/a	178
First Nations									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q4 2017	317	7	50	0	23	81	n/a	n/a	478
Q4 2016	271	17	14	0	97	79	n/a	n/a	478

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

**Table 1.3: History of Housing Starts of Saskatoon CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,078	42	97	0	173	423	17	85	1,915
% Change	-1.3	-25.0	169.4	n/a	34.1	93.2	-76.4	-72.1	0.3
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Central	5	3	0	0	5	0	134	0	144	3	**
South	21	30	10	4	20	13	114	0	165	47	**
Southeast	14	30	0	6	0	9	0	0	14	45	-68.9
Northeast	36	48	0	2	30	23	0	0	66	73	-9.6
North	7	7	0	0	0	8	0	0	7	15	-53.3
Southwest	5	8	8	4	9	0	0	0	22	12	83.3
West	19	5	0	0	0	0	0	0	19	5	**
Remainder of the CMA	140	144	8	0	23	17	0	47	171	208	-17.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	247	275	26	16	87	70	248	47	608	408	49.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	12	6	0	0	5	0	142	0	159	6	**
South	110	158	28	14	29	97	254	159	421	428	-1.6
Southeast	93	115	0	14	12	31	41	89	146	249	-41.4
Northeast	163	184	0	4	92	39	5	153	260	380	-31.6
North	27	17	0	12	0	8	66	0	93	37	151.4
Southwest	13	27	10	14	33	16	0	0	56	57	-1.8
West	41	48	0	0	0	0	0	60	41	108	-62.0
Remainder of the CMA	616	537	50	16	70	28	0	63	736	644	14.3
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	1,078	1,092	88	74	241	219	508	524	1,915	1,909	0.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Central	5	0	0	0	124	0	10	0
South	20	13	0	0	114	0	0	0
Southeast	0	9	0	0	0	0	0	0
Northeast	30	23	0	0	0	0	0	0
North	0	8	0	0	0	0	0	0
Southwest	9	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	23	17	0	0	0	0	0	47
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	87	70	0	0	238	0	10	47

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	5	0	0	0	132	0	10	0
South	29	25	0	72	184	0	70	159
Southeast	12	31	0	0	41	89	0	0
Northeast	92	39	0	0	0	90	5	63
North	0	8	0	0	66	0	0	0
Southwest	16	16	17	0	0	0	0	0
West	0	0	0	0	0	40	0	20
Remainder of the CMA	70	28	0	0	0	0	0	63
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	224	147	17	72	423	219	85	305

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Central	10	3	124	0	10	0	144	3
South	51	39	114	8	0	0	165	47
Southeast	14	43	0	2	0	0	14	45
Northeast	57	50	9	23	0	0	66	73
North	7	7	0	8	0	0	7	15
Southwest	5	10	17	2	0	0	22	12
West	19	5	0	0	0	0	19	5
Remainder of the CMA	165	144	6	17	0	47	171	208
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	328	301	270	60	10	47	608	408

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	17	6	132	0	10	0	159	6
South	148	177	203	20	70	231	421	428
Southeast	105	152	41	97	0	0	146	249
Northeast	200	188	55	129	5	63	260	380
North	27	29	66	8	0	0	93	37
Southwest	15	35	24	22	17	0	56	57
West	41	48	0	40	0	20	41	108
Remainder of the CMA	661	549	75	32	0	63	736	644
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	1,217	1,184	596	348	102	377	1,915	1,909

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Central	2	1	0	0	0	0	0	0	2	1	100.0
South	34	45	2	6	44	16	0	159	80	226	-64.6
Southeast	18	23	0	6	3	0	0	52	21	81	-74.1
Northeast	49	56	0	2	10	50	0	50	59	158	-62.7
North	7	1	0	4	8	0	0	0	15	5	200.0
Southwest	2	2	0	2	0	4	0	0	2	8	-75.0
West	8	9	0	0	0	0	0	0	8	9	-11.1
Remainder of the CMA	207	157	22	4	22	11	0	78	251	250	0.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	327	294	24	24	87	81	0	339	438	738	-40.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	6	4	2	2	0	6	133	94	141	106	33.0
South	150	137	14	20	153	45	70	427	387	629	-38.5
Southeast	104	124	8	14	21	47	227	162	360	347	3.7
Northeast	165	206	2	8	39	182	96	511	302	907	-66.7
North	27	12	6	12	8	0	0	0	41	24	70.8
Southwest	23	16	12	8	4	28	0	60	39	112	-65.2
West	30	52	2	0	0	10	0	60	32	122	-73.8
Remainder of the CMA	604	451	32	28	51	63	63	165	750	707	6.1
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	1,110	1,002	78	92	276	381	589	1,479	2,053	2,954	-30.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Central	0	0	0	0	0	0	0	0
South	44	16	0	0	0	0	0	159
Southeast	3	0	0	0	0	52	0	0
Northeast	10	50	0	0	0	50	0	0
North	8	0	0	0	0	0	0	0
Southwest	0	4	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	18	11	4	0	0	36	0	42
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	83	81	4	0	0	138	0	201

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	93	45	60	0	0	56	70	371
Southeast	21	47	0	0	112	162	115	0
Northeast	39	170	0	12	90	307	6	204
North	8	0	0	0	0	0	0	0
Southwest	4	28	0	0	0	0	0	60
West	0	10	0	0	0	40	0	20
Remainder of the CMA	47	63	4	0	0	99	63	66
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	212	369	64	12	335	758	254	721

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Central	2	1	0	0	0	0	2	1
South	80	51	0	16	0	159	80	226
Southeast	21	25	0	56	0	0	21	81
Northeast	49	58	10	100	0	0	59	158
North	7	5	8	0	0	0	15	5
Southwest	2	4	0	4	0	0	2	8
West	8	9	0	0	0	0	8	9
Remainder of the CMA	221	159	26	49	4	42	251	250
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	390	312	44	225	4	201	438	738

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	8	6	133	100	0	0	141	106
South	231	178	26	80	130	371	387	629
Southeast	129	147	116	200	115	0	360	347
Northeast	167	249	129	442	6	216	302	907
North	33	24	8	0	0	0	41	24
Southwest	31	18	8	34	0	60	39	112
West	30	52	2	50	0	20	32	122
Remainder of the CMA	630	471	53	170	67	66	750	707
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	1,260	1,145	475	1,076	318	733	2,053	2,954

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth 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													
Q4 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	-	-
Year-to-date 2016	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	-	-
South													
Q4 2017	8	20.0	8	20.0	9	22.5	9	22.5	6	15.0	40	-	-
Q4 2016	3	7.3	15	36.6	7	17.1	3	7.3	13	31.7	41	-	416,504
Year-to-date 2017	16	9.9	49	30.2	41	25.3	30	18.5	26	16.0	162	-	512,601
Year-to-date 2016	10	6.5	33	21.6	42	27.5	33	21.6	35	22.9	153	-	458,216
Southeast													
Q4 2017	0	0.0	2	11.1	2	11.1	1	5.6	13	72.2	18	-	510,856
Q4 2016	2	6.5	6	19.4	4	12.9	13	41.9	6	19.4	31	-	466,775
Year-to-date 2017	8	6.9	12	10.3	21	18.1	12	10.3	63	54.3	116	492,500	516,912
Year-to-date 2016	11	7.7	32	22.5	18	12.7	26	18.3	55	38.7	142	435,000	479,764
Northeast													
Q4 2017	7	13.0	9	16.7	7	13.0	11	20.4	20	37.0	54	-	-
Q4 2016	9	16.7	8	14.8	15	27.8	5	9.3	17	31.5	54	-	482,085
Year-to-date 2017	25	13.2	33	17.4	32	16.8	33	17.4	67	35.3	190	-	530,076
Year-to-date 2016	17	7.6	31	13.8	53	23.7	32	14.3	91	40.6	224	-	497,900
North													
Q4 2017	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	-	-
Q4 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	11	52.4	6	28.6	1	4.8	3	14.3	21	-	-
Year-to-date 2016	3	25.0	5	41.7	2	16.7	0	0.0	2	16.7	12	-	-
Southwest													
Q4 2017	2	40.0	1	20.0	0	0.0	1	20.0	1	20.0	5	-	-
Q4 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	9	37.5	11	45.8	0	0.0	3	12.5	1	4.2	24	-	-
Year-to-date 2016	9	75.0	2	16.7	0	0.0	0	0.0	1	8.3	12	-	-
West													
Q4 2017	5	55.6	2	22.2	1	11.1	0	0.0	1	11.1	9	-	-
Q4 2016	2	22.2	3	33.3	3	33.3	1	11.1	0	0.0	9	-	-
Year-to-date 2017	17	44.7	10	26.3	8	21.1	1	2.6	2	5.3	38	-	-
Year-to-date 2016	12	19.7	19	31.1	20	32.8	10	16.4	0	0.0	61	-	403,332
Remainder of the CMA													
Q4 2017	50	27.5	65	35.7	24	13.2	13	7.1	30	16.5	182	380,000	428,076
Q4 2016	36	27.5	30	22.9	22	16.8	13	9.9	30	22.9	131	500,000	514,862
Year-to-date 2017	158	27.3	202	34.9	76	13.1	42	7.3	101	17.4	579	380,000	432,996
Year-to-date 2016	148	32.8	102	22.6	95	21.1	35	7.8	71	15.7	451	425,000	435,348
First Nations													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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													
Q4 2017	74	23.4	90	28.5	45	14.2	35	11.1	72	22.8	316	395,000	456,890
Q4 2016	52	19.3	65	24.1	51	18.9	35	13.0	67	24.8	270	420,000	476,792
Year-to-date 2017	236	20.8	329	28.9	186	16.4	122	10.7	264	23.2	1,137	400,000	459,191
Year-to-date 2016	213	20.1	227	21.4	230	21.7	136	12.8	255	24.0	1,061	420,000	460,614

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Central	-	-	n/a	-	-	n/a
South	-	416,504	n/a	512,601	458,216	11.9
Southeast	510,856	466,775	9.4	516,912	479,764	7.7
Northeast	-	482,085	n/a	530,076	497,900	6.5
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	-	403,332	n/a
Remainder of the CMA	428,076	514,862	-16.9	432,996	435,348	-0.5
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	456,890	476,792	-4.2	459,191	460,614	-0.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

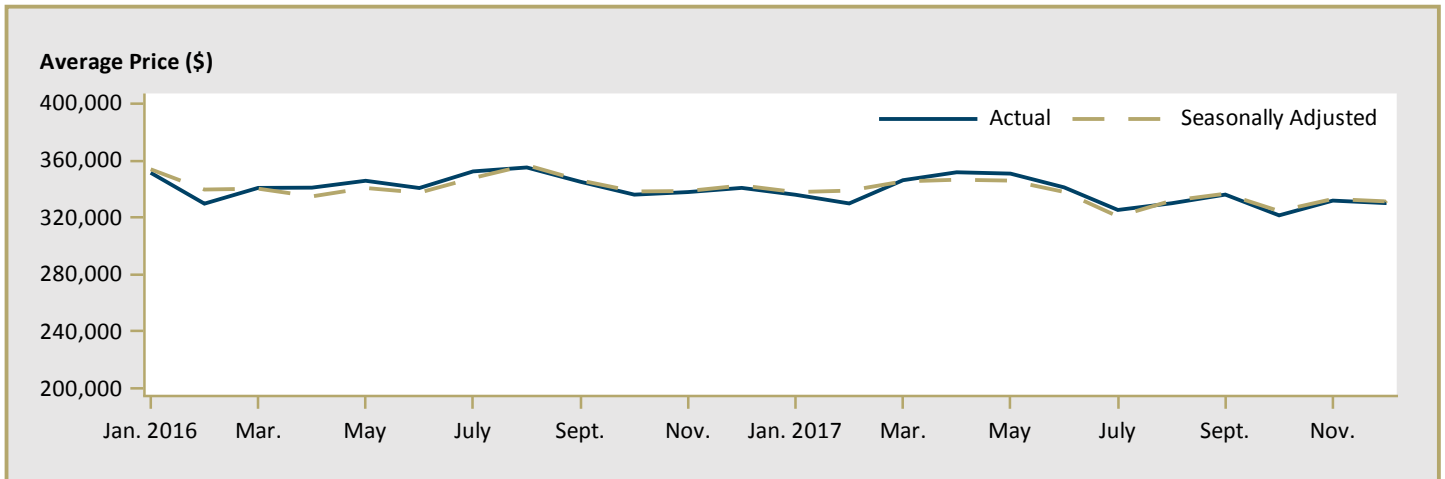


Figure 5.2: MLS® Residential Sales for Saskatoon

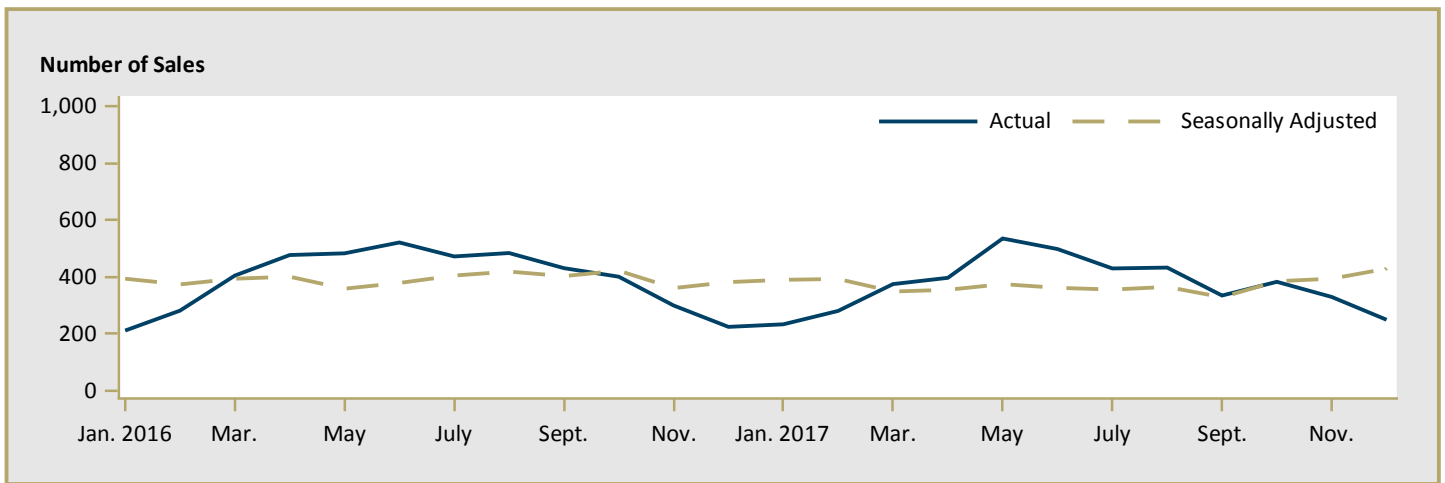
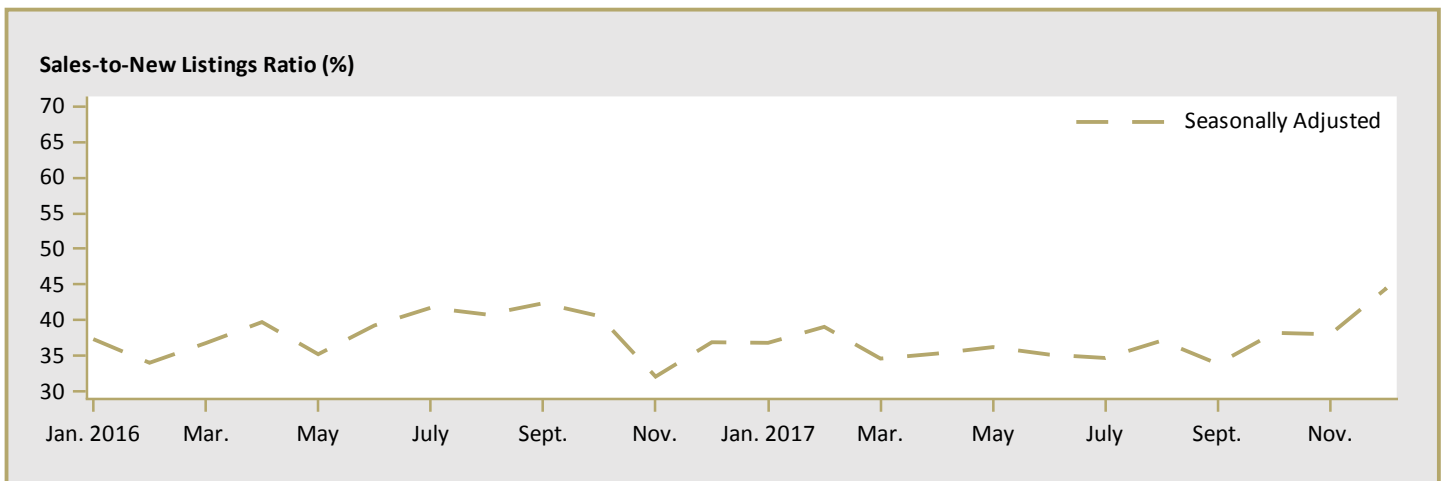


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth 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	98.9	135.4	172.1	7.9	70.7	1,003
	October	581	3.24	4.99	98.9	136.1	172.7	7.6	70.6	1,013
	November	581	3.24	4.99	98.4	137.3	171.5	7.6	70.0	1,021
	December	581	3.24	4.99		136.5	170.3	7.6	69.4	1,005

"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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