

HOUSING NOW TABLES

Saskatoon CMA

Date Released: Fourth Quarter 2018



SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- 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
- 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
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 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
- 5 MLS® Residential Activity
- 6 Economic Indicators

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 2018								
Saskatoon CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	1,092	1,078	944	576	809	750	733	746
Multiples	817	837	324	1,368	876	550	712	832
Total	1,909	1,915	1,268	1,944	1,685	1,300	1,445	1,578
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	731	824	324	249	-23.1%	831	563	-32.3%
Multiples	808	856	238	214	-10.1%	476	516	8.4%
Total	1,539	1,680	562	463	-17.6%	1,307	1,079	-17.4%

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
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	249	12	12	0	21	138	0	31	463
Q3 2017	324	6	16	0	55	74	17	70	562
% Change	-23.1	100.0	-25.0	n/a	-61.8	86.5	-100.0	-55.7	-17.6
Year-to-date 2018	563	34	30	0	61	176	0	215	1,079
Year-to-date 2017	831	26	32	0	141	185	17	75	1,307
% Change	-32.3	30.8	-6.3	n/a	-56.7	-4.9	-100.0	186.7	-17.4
UNDER CONSTRUCTION									
Q3 2018	559	34	36	0	101	516	0	293	1,539
Q3 2017	783	42	87	0	148	243	17	70	1,390
% Change	-28.6	-19.0	-58.6	n/a	-31.8	112.3	-100.0	**	10.7
COMPLETIONS									
Q3 2018	226	6	4	0	33	6	3	88	366
Q3 2017	297	14	26	0	24	0	0	70	431
% Change	-23.9	-57.1	-84.6	n/a	37.5	n/a	n/a	25.7	-15.1
Year-to-date 2018	707	36	38	0	141	80	21	154	1,177
Year-to-date 2017	783	42	45	0	96	335	60	254	1,615
% Change	-9.7	-14.3	-15.6	n/a	46.9	-76.1	-65.0	-39.4	-27.1
COMPLETED & NOT ABSORBED									
Q3 2018	202	32	34	0	150	66	n/a	n/a	484
Q3 2017	196	23	49	0	116	332	n/a	n/a	716
% Change	3.1	39.1	-30.6	n/a	29.3	-80.1	n/a	n/a	-32.4
ABSORBED									
Q3 2018	263	9	3	0	50	34	n/a	n/a	359
Q3 2017	305	10	17	0	48	20	n/a	n/a	400
% Change	-13.8	-10.0	-82.4	n/a	4.2	70.0	n/a	n/a	-10.3
Year-to-date 2018	711	36	15	0	149	161	n/a	n/a	1,072
Year-to-date 2017	828	53	40	0	144	182	n/a	n/a	1,247
% Change	-14.1	-32.1	-62.5	n/a	3.5	-11.5	n/a	n/a	-14.0

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q3 2018	4	0	0	0	0	0	0	3	7
Q3 2017	4	0	0	0	0	8	0	0	12
South									
Q3 2018	27	2	0	0	0	42	0	3	74
Q3 2017	23	4	0	0	0	0	0	70	97
Southeast									
Q3 2018	47	0	0	0	0	0	0	2	49
Q3 2017	33	0	0	0	0	0	0	0	33
Northeast									
Q3 2018	43	0	0	0	0	74	0	10	127
Q3 2017	59	0	16	0	24	0	0	0	99
North									
Q3 2018	4	4	0	0	3	0	0	1	12
Q3 2017	9	0	0	0	0	66	0	0	75
Southwest									
Q3 2018	7	2	0	0	5	0	0	4	18
Q3 2017	7	0	0	0	0	0	17	0	24
West									
Q3 2018	16	0	0	0	0	0	0	2	18
Q3 2017	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
Q3 2018	101	4	12	0	13	22	0	6	158
Q3 2017	180	2	0	0	31	0	0	0	213
First Nations									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2018	249	12	12	0	21	138	0	31	463
Q3 2017	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 2018

	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									
Q3 2018	12	0	0	0	0	124	0	4	140
Q3 2017	9	0	0	0	0	8	0	0	17
South									
Q3 2018	38	4	0	0	0	189	0	234	465
Q3 2017	69	22	59	0	6	39	0	70	265
Southeast									
Q3 2018	93	0	6	0	4	41	0	7	151
Q3 2017	79	0	12	0	0	130	0	0	221
Northeast									
Q3 2018	97	4	0	0	29	74	0	16	220
Q3 2017	137	2	16	0	61	0	0	0	216
North									
Q3 2018	15	8	0	0	3	66	0	3	95
Q3 2017	21	0	0	0	8	66	0	0	95
Southwest									
Q3 2018	17	4	0	0	31	0	0	5	57
Q3 2017	12	2	0	0	9	0	17	0	40
West									
Q3 2018	26	0	0	0	0	0	0	3	29
Q3 2017	31	0	0	0	0	0	0	0	31
Remainder of the CMA									
Q3 2018	259	14	30	0	34	22	0	21	380
Q3 2017	423	16	0	0	64	0	0	0	503
First Nations									
Q3 2018	2	0	0	0	0	0	0	0	2
Q3 2017	2	0	0	0	0	0	0	0	2
Saskatoon CMA									
Q3 2018	559	34	36	0	101	516	0	293	1,539
Q3 2017	783	42	87	0	148	243	17	70	1,390

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	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 2018	3	0	0	0	5	6	0	0	14
Q3 2017	2	0	0	0	0	0	0	0	2
South									
Q3 2018	13	0	0	0	0	0	0	72	85
Q3 2017	39	4	10	0	0	0	0	70	123
Southeast									
Q3 2018	18	0	0	0	0	0	0	4	22
Q3 2017	30	4	12	0	0	0	0	0	46
Northeast									
Q3 2018	39	0	0	0	14	0	3	4	60
Q3 2017	42	0	0	0	14	0	0	0	56
North									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	6	2	0	0	0	0	0	0	8
Southwest									
Q3 2018	5	2	0	0	8	0	0	0	15
Q3 2017	9	4	0	0	0	0	0	0	13
West									
Q3 2018	11	0	0	0	0	0	0	4	15
Q3 2017	7	0	0	0	2	0	0	0	9
Remainder of the CMA									
Q3 2018	136	4	4	0	6	0	0	4	154
Q3 2017	162	0	4	0	8	0	0	0	174
First Nations									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2018	226	6	4	0	33	6	3	88	366
Q3 2017	297	14	26	0	24	0	0	70	431

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	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									
Q3 2018	2	0	0	0	1	4	n/a	n/a	7
Q3 2017	0	1	0	0	0	55	n/a	n/a	56
South									
Q3 2018	15	11	11	0	3	10	n/a	n/a	50
Q3 2017	17	4	7	0	7	35	n/a	n/a	70
Southeast									
Q3 2018	18	1	10	0	0	14	n/a	n/a	43
Q3 2017	17	4	12	0	2	137	n/a	n/a	172
Northeast									
Q3 2018	27	4	0	0	104	37	n/a	n/a	172
Q3 2017	44	4	27	0	75	81	n/a	n/a	231
North									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	5	1	0	0	0	0	n/a	n/a	6
Southwest									
Q3 2018	3	1	0	0	13	0	n/a	n/a	17
Q3 2017	6	3	0	0	11	0	n/a	n/a	20
West									
Q3 2018	11	0	0	0	14	0	n/a	n/a	25
Q3 2017	6	0	0	0	14	4	n/a	n/a	24
Remainder of the CMA									
Q3 2018	121	15	13	0	15	1	n/a	n/a	165
Q3 2017	98	6	3	0	7	20	n/a	n/a	134
First Nations									
Q3 2018	3	0	0	0	0	0	n/a	n/a	3
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Saskatoon CMA									
Q3 2018	202	32	34	0	150	66	n/a	n/a	484
Q3 2017	196	23	49	0	116	332	n/a	n/a	716

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q3 2018	4	0	0	0	4	2	n/a	n/a	10
Q3 2017	2	0	0	0	2	0	n/a	n/a	4
South									
Q3 2018	18	5	0	0	1	4	n/a	n/a	28
Q3 2017	45	4	10	0	4	0	n/a	n/a	63
Southeast									
Q3 2018	23	0	1	0	1	10	n/a	n/a	35
Q3 2017	29	1	3	0	0	2	n/a	n/a	35
Northeast									
Q3 2018	55	0	0	0	22	16	n/a	n/a	93
Q3 2017	47	0	1	0	28	16	n/a	n/a	92
North									
Q3 2018	5	0	0	0	0	0	n/a	n/a	5
Q3 2017	5	2	0	0	0	0	n/a	n/a	7
Southwest									
Q3 2018	5	2	0	0	11	0	n/a	n/a	18
Q3 2017	5	2	0	0	3	0	n/a	n/a	10
West									
Q3 2018	10	0	0	0	0	2	n/a	n/a	12
Q3 2017	11	0	0	0	0	1	n/a	n/a	12
Remainder of the CMA									
Q3 2018	143	2	2	0	11	0	n/a	n/a	158
Q3 2017	161	1	3	0	11	1	n/a	n/a	177
First Nations									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q3 2018	263	9	3	0	50	34	n/a	n/a	359
Q3 2017	305	10	17	0	48	20	n/a	n/a	400

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Central	4	4	0	0	0	0	3	8	7	12	-41.7
South	27	23	2	4	0	0	45	70	74	97	-23.7
Southeast	47	33	0	0	0	0	2	0	49	33	48.5
Northeast	43	59	0	0	0	40	84	0	127	99	28.3
North	4	9	4	0	3	0	1	66	12	75	-84.0
Southwest	7	7	2	0	5	17	4	0	18	24	-25.0
West	16	9	0	0	0	0	2	0	18	9	100.0
Remainder of the CMA	101	180	6	16	23	17	28	0	158	213	-25.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	249	324	14	20	31	74	169	144	463	562	-17.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	11	7	0	0	0	0	12	8	23	15	53.3
South	42	89	6	18	0	9	203	140	251	256	-2.0
Southeast	82	79	4	0	0	12	13	41	99	132	-25.0
Northeast	86	127	6	0	0	62	94	5	186	194	-4.1
North	10	20	6	0	3	0	3	66	22	86	-74.4
Southwest	17	8	4	2	22	24	6	0	49	34	44.1
West	26	22	0	0	0	0	10	0	36	22	63.6
Remainder of the CMA	289	476	16	42	58	47	50	0	413	565	-26.9
First Nations	0	3	0	0	0	0	0	0	0	3	-100.0
Saskatoon CMA	563	831	42	62	83	154	391	260	1,079	1,307	-17.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Central	0	0	0	0	0	8	3	0
South	0	0	0	0	42	0	3	70
Southeast	0	0	0	0	0	0	2	0
Northeast	0	40	0	0	74	0	10	0
North	3	0	0	0	0	66	1	0
Southwest	5	0	0	17	0	0	4	0
West	0	0	0	0	0	0	2	0
Remainder of the CMA	23	17	0	0	22	0	6	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	31	57	0	17	138	74	31	70

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	0	0	0	0	0	8	12	0
South	0	9	0	0	80	70	123	70
Southeast	0	12	0	0	0	41	13	0
Northeast	0	62	0	0	74	0	20	5
North	3	0	0	0	0	66	3	0
Southwest	22	7	0	17	0	0	6	0
West	0	0	0	0	0	0	10	0
Remainder of the CMA	58	47	0	0	22	0	28	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	83	137	0	17	176	185	215	75

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Central	4	4	0	8	3	0	7	12
South	29	27	42	0	3	70	74	97
Southeast	47	33	0	0	2	0	49	33
Northeast	43	75	74	24	10	0	127	99
North	8	9	3	66	1	0	12	75
Southwest	9	7	5	0	4	17	18	24
West	16	9	0	0	2	0	18	9
Remainder of the CMA	117	182	35	31	6	0	158	213
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	273	346	159	129	31	87	463	562

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	11	7	0	8	12	0	23	15
South	48	97	80	89	123	70	251	256
Southeast	82	91	4	41	13	0	99	132
Northeast	90	143	76	46	20	5	186	194
North	16	20	3	66	3	0	22	86
Southwest	21	10	22	7	6	17	49	34
West	26	22	0	0	10	0	36	22
Remainder of the CMA	333	496	52	69	28	0	413	565
First Nations	0	3	0	0	0	0	0	3
Saskatoon CMA	627	889	237	326	215	92	1,079	1,307

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Central	3	2	0	0	5	0	6	0	14	2	**
South	13	39	0	4	0	10	72	70	85	123	-30.9
Southeast	18	30	0	4	0	12	4	0	22	46	-52.2
Northeast	39	42	0	0	17	14	4	0	60	56	7.1
North	1	6	0	2	0	0	0	0	1	8	-87.5
Southwest	5	9	2	4	8	0	0	0	15	13	15.4
West	11	7	0	2	0	0	4	0	15	9	66.7
Remainder of the CMA	136	162	6	0	8	12	4	0	154	174	-11.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	226	297	8	16	38	48	94	70	366	431	-15.1

**Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	11	4	0	2	13	0	14	133	38	139	-72.7
South	65	116	24	12	33	109	108	70	230	307	-25.1
Southeast	63	86	0	8	3	18	94	227	160	339	-52.8
Northeast	112	116	2	2	70	29	5	96	189	243	-22.2
North	15	20	0	6	0	0	0	0	15	26	-42.3
Southwest	15	21	4	12	28	4	0	0	47	37	27.0
West	38	22	0	2	0	0	4	0	42	24	75.0
Remainder of the CMA	388	397	22	10	37	29	9	63	456	499	-8.6
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	707	783	52	54	184	189	234	589	1,177	1,615	-27.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Central	5	0	0	0	6	0	0	0
South	0	10	0	0	0	0	72	70
Southeast	0	12	0	0	0	0	4	0
Northeast	14	14	3	0	0	0	4	0
North	0	0	0	0	0	0	0	0
Southwest	8	0	0	0	0	0	0	0
West	0	0	0	0	0	0	4	0
Remainder of the CMA	8	12	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	35	48	3	0	6	0	88	70

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	5	0	8	0	6	133	8	0
South	33	49	0	60	33	0	75	70
Southeast	3	18	0	0	41	112	53	115
Northeast	67	29	3	0	0	90	5	6
North	0	0	0	0	0	0	0	0
Southwest	18	4	10	0	0	0	0	0
West	0	0	0	0	0	0	4	0
Remainder of the CMA	37	29	0	0	0	0	9	63
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	163	129	21	60	80	335	154	254

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Central	3	2	11	0	0	0	14	2
South	13	53	0	0	72	70	85	123
Southeast	18	46	0	0	4	0	22	46
Northeast	39	42	14	14	7	0	60	56
North	1	8	0	0	0	0	1	8
Southwest	7	13	8	0	0	0	15	13
West	11	7	0	2	4	0	15	9
Remainder of the CMA	144	166	6	8	4	0	154	174
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	236	337	39	24	91	70	366	431

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	11	6	11	133	16	0	38	139
South	105	151	50	26	75	130	230	307
Southeast	66	108	41	116	53	115	160	339
Northeast	114	118	67	119	8	6	189	243
North	15	26	0	0	0	0	15	26
Southwest	17	29	20	8	10	0	47	37
West	38	22	0	2	4	0	42	24
Remainder of the CMA	415	409	32	27	9	63	456	499
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	781	870	221	431	175	314	1,177	1,615

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2018

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 2018	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Q3 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	1	11.1	5	55.6	1	11.1	0	0.0	2	22.2	9	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
South													
Q3 2018	1	5.9	3	17.6	7	41.2	4	23.5	2	11.8	17	-	-
Q3 2017	2	4.4	19	42.2	13	28.9	6	13.3	5	11.1	45	-	424,642
Year-to-date 2018	7	11.9	9	15.3	21	35.6	15	25.4	7	11.9	59	-	446,882
Year-to-date 2017	8	6.6	41	33.6	32	26.2	21	17.2	20	16.4	122	-	512,601
Southeast													
Q3 2018	2	8.7	5	21.7	5	21.7	4	17.4	7	30.4	23	415,000	499,012
Q3 2017	1	3.4	2	6.9	6	20.7	0	0.0	20	69.0	29	575,000	562,150
Year-to-date 2018	6	9.7	6	9.7	16	25.8	15	24.2	19	30.6	62	465,000	477,041
Year-to-date 2017	8	8.2	10	10.2	19	19.4	11	11.2	50	51.0	98	492,500	517,629
Northeast													
Q3 2018	1	1.8	11	20.0	12	21.8	9	16.4	22	40.0	55	-	538,488
Q3 2017	7	14.9	14	29.8	8	17.0	5	10.6	13	27.7	47	-	467,448
Year-to-date 2018	6	4.8	20	16.1	36	29.0	17	13.7	45	36.3	124	-	533,652
Year-to-date 2017	18	13.2	24	17.6	25	18.4	22	16.2	47	34.6	136	-	530,076
North													
Q3 2018	0	0.0	3	60.0	0	0.0	2	40.0	0	0.0	5	-	-
Q3 2017	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	5	26.3	3	15.8	5	26.3	4	21.1	2	10.5	19	-	-
Year-to-date 2017	0	0.0	8	53.3	4	26.7	1	6.7	2	13.3	15	-	-
Southwest													
Q3 2018	0	0.0	4	80.0	0	0.0	0	0.0	1	20.0	5	-	-
Q3 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Year-to-date 2018	5	33.3	8	53.3	1	6.7	0	0.0	1	6.7	15	-	-
Year-to-date 2017	7	36.8	10	52.6	0	0.0	2	10.5	0	0.0	19	-	-
West													
Q3 2018	7	70.0	2	20.0	1	10.0	0	0.0	0	0.0	10	-	331,840
Q3 2017	5	45.5	2	18.2	4	36.4	0	0.0	0	0.0	11	-	-
Year-to-date 2018	24	75.0	5	15.6	2	6.3	1	3.1	0	0.0	32	265,000	285,008
Year-to-date 2017	12	41.4	8	27.6	7	24.1	1	3.4	1	3.4	29	-	-
Remainder of the CMA													
Q3 2018	24	17.0	51	36.2	16	11.3	14	9.9	36	25.5	141	380,000	538,326
Q3 2017	47	29.9	47	29.9	16	10.2	7	4.5	40	25.5	157	370,000	490,300
Year-to-date 2018	99	25.8	135	35.2	46	12.0	30	7.8	74	19.3	384	390,000	462,518
Year-to-date 2017	108	27.2	137	34.5	52	13.1	29	7.3	71	17.9	397	385,000	435,301
First Nations													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Saskatoon CMA													
Q3 2018	36	13.8	82	31.5	41	15.8	33	12.7	68	26.2	260	420,000	484,304
Q3 2017	63	20.9	88	29.2	52	17.3	19	6.3	79	26.2	301	400,000	471,172
Year-to-date 2018	153	21.7	191	27.1	128	18.2	82	11.6	150	21.3	704	402,500	446,877
Year-to-date 2017	162	19.7	239	29.1	141	17.2	87	10.6	192	23.4	821	400,000	460,077

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Third Quarter 2018**

Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Central	-	-	n/a	-	-	n/a
South	-	424,642	n/a	446,882	512,601	-12.8
Southeast	499,012	562,150	-11.2	477,041	517,629	-7.8
Northeast	538,488	467,448	15.2	533,652	530,076	0.7
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	331,840	-	n/a	285,008	-	n/a
Remainder of the CMA	538,326	490,300	9.8	462,518	435,301	6.3
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	484,304	471,172	2.8	446,877	460,077	-2.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

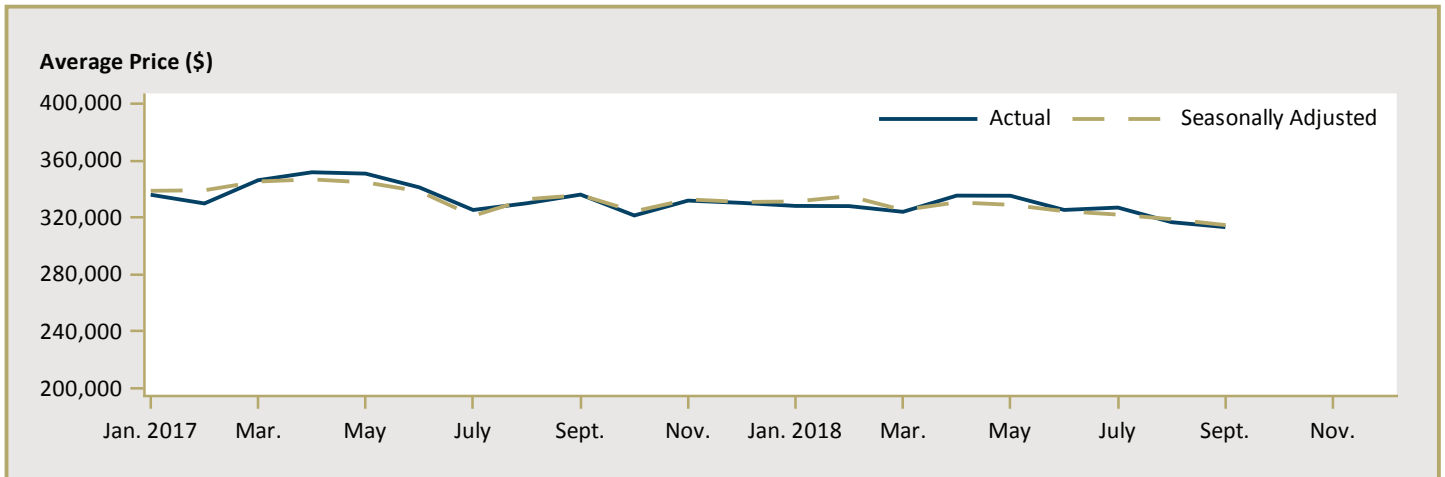


Figure 5.2: MLS® Residential Sales for Saskatoon

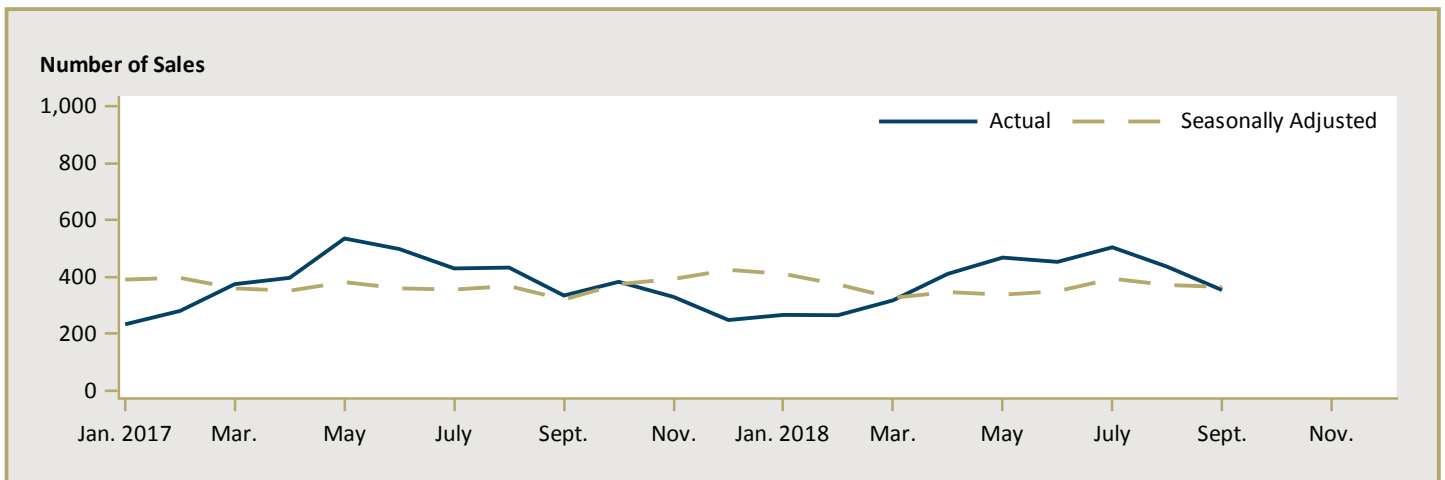
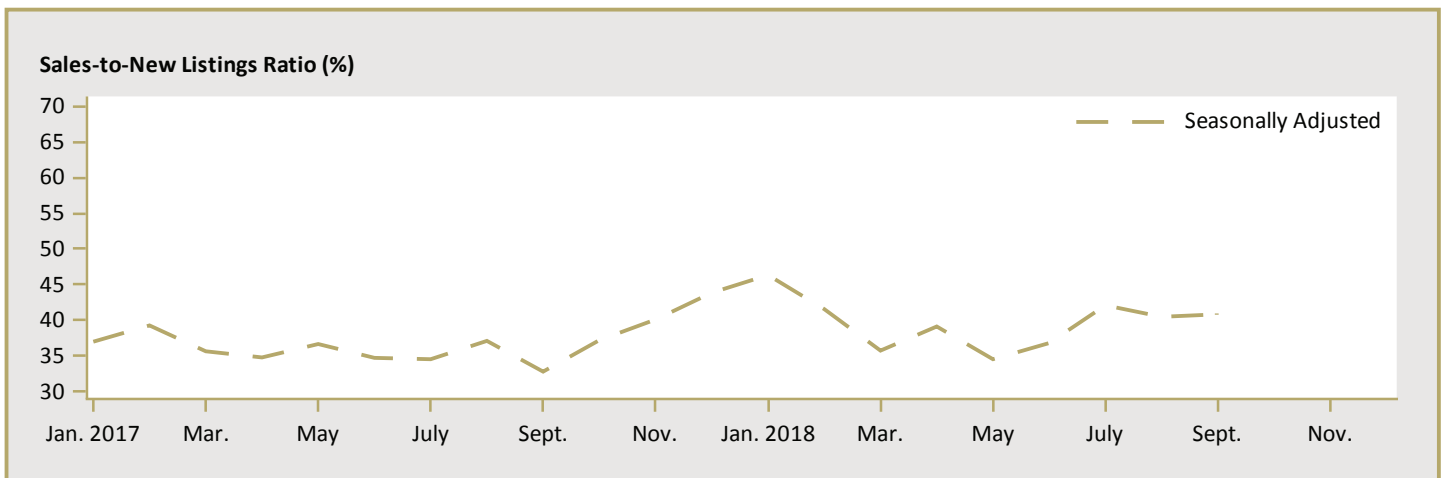


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2018

		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						
2017	January	561	3.14	4.64	99.9	133.6	170.2	7.4	70.8	1,017
	February	561	3.14	4.64	99.9	133.5	169.9	7.2	70.3	1,022
	March	561	3.14	4.64	99.9	133.5	169.5	7.6	70.3	1,009
	April	561	3.14	4.64	99.9	134.8	169.1	7.7	70.1	1,009
	May	561	3.14	4.64	99.6	134.4	169.4	8.3	70.5	1,000
	June	561	3.14	4.64	99.1	134.5	169.9	8.4	70.6	991
	July	573	3.14	4.84	99.1	134.4	170.9	8.4	70.9	985
	August	573	3.14	4.84	99.1	135.4	171.5	8.2	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	172.2	7.7	70.4	1,013
	November	581	3.24	4.99	98.4	137.3	171.0	7.7	69.8	1,021
	December	581	3.24	4.99	98.4	136.5	170.1	7.7	69.4	1,005
2018	January	590	3.34	5.14	98.4	137.1	170	7.4	68.8	1,002
	February	590	3.34	5.14	97.9	137.4	170.8	6.9	68.8	1,001
	March	590	3.34	5.14	97.9	137.5	171.9	6.5	68.8	1,004
	April	590	3.34	5.14	98.4	138.1	172.5	6.7	69.0	1,005
	May	601	3.49	5.34	98.2	138.5	173.0	6.8	69.2	1,007
	June	601	3.49	5.34	98.1	138.0	174.2	7.0	69.6	1,014
	July	601	3.49	5.34	98.3	138.5	175.6	7.1	70.1	1,015
	August	601	3.49	5.34	98.3	138.1	175.6	7.2	70.0	1,012
	September	601	3.49	5.34		137.8	175.1	7.4	69.9	1,014
	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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

cmhc.ca/hmportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at **cmhc.ca/housingmarketinformation**

Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer

