

HOUSING MARKET ASSESSMENT

Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Third Quarter 2019

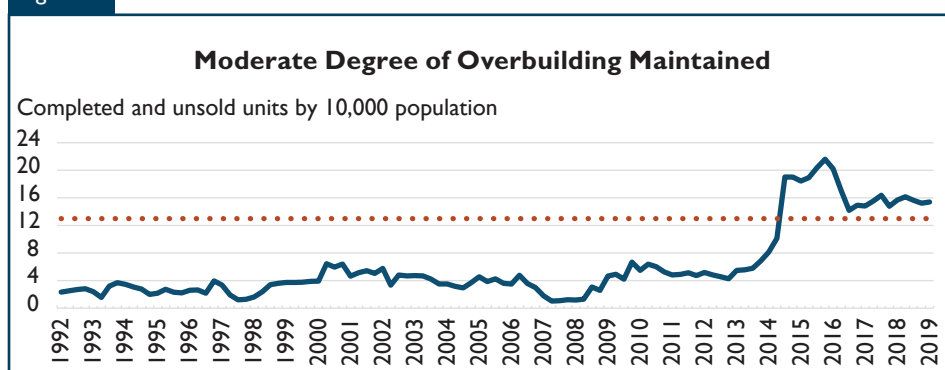
The Regina housing market continues to exhibit a moderate degree of vulnerability¹

- The HMA rating for Overheating remained unchanged in Q1 2019 with a low degree of vulnerability. Demand for resale homes picked up in Q1 2019, with MLS sales increasing 8.4% relative to Q4 2018. Additionally, new listings have also come down relative to the fourth quarter of 2018 and are down approximately 16% overall relative to their previous peak in Q2 2017.
- The HMA framework continued to detect low evidence of Price Acceleration in the Regina CMA. In Q1 2019, the inflation-adjusted MLS average price was down approximately 2.5% relative to same quarter in 2018. Similarly, the MLS HPI composite benchmark price² decreased by 4.6% relative to Q1 2018.
- Low evidence of overvaluation was maintained in Q1 2019. Although market conditions have been slowly improving in Regina and moving back towards balance, several house price measures have continued to show declines quarter-over-quarter and year-over-year.

High Evidence of Overbuilding Persists Despite Slowing in New Construction in Recent Months

Regina's inventory of completed and unsold units, in both the ownership and condominium segments, remained above the HMA framework's threshold for overbuilding. While the inventory of completed and unsold units per 10,000 population moved lower over the past year to 15.4 units in Q1 2019 relative to 15.7 units in Q1 2018, it remained above the HMA framework's threshold for overbuilding of approximately 13 units per 10,000 population. However, given significant slowing in new construction activity in the latter half of 2018 and persisting into 2019, it is likely that inventory levels may begin to moderate at a faster pace in subsequent quarters. Overall, both the inventory of completed and unsold homes and the primary apartment vacancy rate remained above their respective critical thresholds in Q1 2019 and continue to signal overbuilding in the Regina housing market.

Figure 1



Sources: Statistics Canada and CMHC

¹ Results are based on data as of the end of March 2019 (the annual rental apartment vacancy rates are from October 2018) and market intelligence up to the end of June 2019. A detailed description of the framework is available in the appendix of the [National edition](#).

² Source: CREA. The MLS HPI is based on a hybrid model that merges repeat-sales and hedonic price approaches, and reflects the contribution made by various quantitative and qualitative housing features toward the home price.

**Results Overview
Regina CMA**

| | May 2019 | Aug. 2019 |
|---------------------------|----------|-----------|
| Overheating | Low | Low |
| Price Acceleration | Low | Low |
| Overvaluation | Low | Low |
| Overbuilding | High | High |
| Overall Assessment | Moderate | Moderate |

Degree of vulnerability
■ High ■ Moderate ■ Low



Taylor Pardy
Senior Analyst
Economics

"We continue to detect moderate evidence of vulnerability in Regina's housing market. Inventories of completed and unsold homes as well as the primary apartment vacancy rate remain above their respective critical thresholds which combined signal strong evidence of overbuilding. Meanwhile, we continue to detect low evidence of vulnerabilities related to Overheating, Price Acceleration and Overvaluation."

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!

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](#), [Instagram](#) 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.

©2019 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/hmiportal

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

