

## Regional Breakdowns

### Saskatoon

Sales in Saskatoon were down 22.7%, going from 422 in May 2019 to 326 in May 2020, and down 14.0% in the overall region, going from 515 to 443. In Saskatoon, sales were 15.5% below the 5-year average (and 21.6% below the 10-year average), while in the larger region, sales were 14.3% below the 5-year average (and 22.3% below the 10-year average). Year-to-Date (YTD) sales in Saskatoon fell 14.2% over last year, decreasing from 1,470 to 1,261, while YTD sales in the larger region fell 10.8%, going from 1,843 to 1,644.

Sales volume was down 16.7% in the city, going from \$140.6M to \$117.1M in 2020 (12.4% below the 5-year average, and 18.7% below the 10-year average). YTD sales volume in the city was \$429.3M, a decrease of 11.2% from last year. In the region, sales volume was down 9.1%, going from \$578.0M to \$525.6M (13.8% below the 5-year average and 21.7% below the 10-year average). YTD sales volume decreased 9.1% in the region, falling from \$578.0M in 2019 to \$525.6M in 2020.

In Saskatoon, the number of new listings in May 2020 fell 17.0%, going from 911 to 756 (18.1% below the 5-year average and 16.2% below the 10-year average), while in the region, new listings fell 14.2% from 1,253 last year to 1,075 this year (19.7% below the 5-year average and 19.1% below the 10-year average). YTD new listings in the city fell 15.6%, going from 3,420 to 2,885, while in the larger region, the number of new listings to date fell 17.4%, going from 4,735 to 3,913. Active listings fell 20.1% in Saskatoon (down from 1,944 to 1,553) and fell 21.2% in the region (down from 3,254 to 2,564).

Inventory in Saskatoon stood at 5 (which is 3.4% above the level last year and 7.8% below the 5-year average), while the sales to listing ratio was 43.1%, suggesting balanced market conditions. Inventory in the larger region stood at 6 (which is 8.4% below the level last year and 11.4% below the 5-year average), while the sales to listing ratio was 41.2%, suggesting balanced market conditions.

Homes in Saskatoon stayed on the market an average of 48 days in May—up 2.1% from 47 days last year (and above the 5-year average of 46 days and above the 10-year average of 40 days). Homes in the region stayed on the market longer than homes in the city at 60 days on average in 2020, but also up from an average of 54 days last year (and 11.1% above the 5-year average).

Median home prices in Saskatoon went from \$326,000 to \$338,000 (an increase of 3.7%) and were approximately 1.7% above the 5-year and 1.9% above the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 2.2% from \$303,400 to \$306,500. Year-to-date, the median home price in Saskatoon was \$326,250 which is 1.0% above the \$323,120 price from the same time last year. Median home prices in the region went from \$312,500 to \$307,000 (a decrease of 1.8%) and were approximately 1.8% below the 5-year and 1.9% below the 10-year average median price. Year-to-date, the median home price in the region was \$305,700 which is 2.1% above the \$299,280 price from the same time last year.



## Regina

Sales in Regina were down 18.2%, going from 286 in May 2019 to 234 in May 2020, and down 13.6% in the overall region, going from 339 to 293. In Regina, sales were 19.2% below the 5-year average (and 24.8% below the 10-year average), while in the larger region, sales were 15.6% below the 5-year average (and 20.4% below the 10-year average). Year-to-Date (YTD) sales in Regina fell 22.2% over last year, decreasing from 1,100 to 856, while YTD sales in the larger region fell 19.4%, going from 1,285 to 1,036.

Sales volume was down 22.9% in the city, going from \$90.0M to \$69.4M in 2020 (25.0% below the 5-year average, and 30.5% below the 10-year average). YTD sales volume in the city was \$254.2M, a decrease of 23.7% from last year. In the region, sales volume was down 20.1%, going from \$387.7M to \$309.6M (21.9% below the 5-year average and 26.2% below the 10-year average). YTD sales volume decreased 20.1% in the region, falling from \$387.7M in 2019 to \$309.6M in 2020.

In Regina, the number of new listings in May 2020 fell 23.9%, going from 637 to 485 (21.3% below the 5-year average and 20.9% below the 10-year average), while in the region, new listings fell 22.4% from 830 last year to 644 this year (21.4% below the 5-year average and 19.6% below the 10-year average). YTD new listings in the city fell 22.4%, going from 2,449 to 1,901, while in the larger region, the number of new listings to date fell 21.6%, going from 3,143 to 2,463. Active listings fell 22.4% in Regina (down from 1,609 to 1,248) and fell 22.4% in the region (down from 2,284 to 1,772).

Inventory in Regina stood at 5 (which is 5.2% below the level last year and 3.8% above the 5-year average), while the sales to listing ratio was 48.2%, suggesting balanced market conditions. Inventory in the larger region stood at 6 (which is 10.2% below the level last year and 1.4% below the 5-year average), while the sales to listing ratio was 45.5%, suggesting balanced market conditions.

Homes in Regina stayed on the market an average of 61 days in May—up 15.1% from 53 days last year (and above the 5-year average of 48 days and above the 10-year average of 38 days). Homes in the region stayed on the market longer than homes in the city at 65 days on average in 2020, but also up from an average of 55 days last year (and 27.0% above the 5-year average).

Median home prices in Regina went from \$290,500 to \$282,000 (a decrease of 2.9%) and were approximately 6.2% below the 5-year and 7.3% below the 10-year average median price. The MLS® Home Price Index (HPI)—a more accurate measure of house price trends—is up 3.7% from \$267,200 to \$271,300. Year-to-date, the median home price in Regina was \$286,735 which is essentially unchanged from the \$286,690 price from the same time last year. Median home prices in the region went from \$294,000 to \$280,000 (a decrease of 4.8%) and were approximately 6.6% below the 5-year and 7.3% below the 10-year average median price. Year-to-date, the median home price in the region was \$285,800 which is 0.3% above the \$285,020 price from the same time last year.

## Melfort

Sales in Melfort were up 33.3%, going from 6 in May 2019 to 8 in May 2020, but down 40.6% in the overall region, going from 32 to 19. In Melfort, sales were 4.8% below the 5-year average (and 20.8% below the 10-year average), while in the larger region, sales were 19.5% below the 5-year average (and 27.8% below the 10-year average). Year-to-Date (YTD) sales in Melfort fell



35.7% over last year, decreasing from 28 to 18, while YTD sales in the larger region fell 35.1%, going from 94 to 61.

Sales volume was up 28.9% in the city, going from \$1.2M to \$1.6M in 2020 (14.3% below the 5-year average, and 24.0% below the 10-year average). YTD sales volume in the city was \$3.6M, a decrease of 35.7% from last year. In the region, sales volume was down 36.2%, going from \$14.5M to \$9.3M (31.1% below the 5-year average and 31.8% below the 10-year average). YTD sales volume decreased 36.2% in the region, falling from \$14.5M in 2019 to \$9.3M in 2020.

In Melfort, the number of new listings in May 2020 fell 68.4%, going from 19 to 6 (57.7% below the 5-year average and 68.1% below the 10-year average), while in the region, new listings fell 29.9% from 67 last year to 47 this year (22.2% below the 5-year average and 28.4% below the 10-year average). YTD new listings in the city fell 47.0%, going from 66 to 35, while in the larger region, the number of new listings to date fell 36.7%, going from 245 to 155. Active listings fell 23.8% in Melfort (down from 63 to 48) and fell 22.7% in the region (down from 269 to 208).

Inventory in Melfort stood at 6 (which is 42.9% below the level last year and 14.1% below the 5-year average), while the sales to listing ratio was 133.3%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 11 (which is 30.2% above the level last year and 2.2% above the 5-year average), while the sales to listing ratio was 40.4%, suggesting balanced market conditions.

Homes in Melfort stayed on the market an average of 98 days in May—up 188.2% from 34 days last year (and above the 5-year average of 63 days and above the 10-year average of 68 days). Homes in the region stayed on the market longer than homes in the city at 115 days on average in 2020, but also up from an average of 94 days last year (and 21.8% above the 5-year average).

Median home prices in Melfort went from \$218,500 to \$199,250 (a decrease of 8.8%) and were approximately 5.8% below the 5-year and 1.5% below the 10-year average median price. Year-to-date, the median home price in Melfort was \$190,850 which is 11.9% below the \$216,570 price from the same time last year. Median home prices in the region went from \$149,250 to \$160,000 (an increase of 7.2%) and were approximately 12.0% below the 5-year and 4.4% below the 10-year average median price. Year-to-date, the median home price in the region was \$134,880 which is 3.0% below the \$139,000 price from the same time last year.

### **Moose Jaw**

Sales in Moose Jaw were down 34.7%, going from 49 in May 2019 to 32 in May 2020, and down 32.8% in the overall region, going from 61 to 41. In Moose Jaw, sales were 38.0% below the 5-year average (and 48.6% below the 10-year average), while in the larger region, sales were 38.3% below the 5-year average (and 47.8% below the 10-year average). Year-to-Date (YTD) sales in Moose Jaw fell 27.5% over last year, decreasing from 182 to 132, while YTD sales in the larger region fell 11.1%, going from 216 to 192.

Sales volume was down 41.4% in the city, going from \$13.0M to \$7.6M in 2020 (41.9% below the 5-year average, and 52.6% below the 10-year average). YTD sales volume in the city was \$29.1M, a decrease of 34.8% from last year. In the region, sales volume was down 25.6%, going from \$49.0M to \$36.5M (46.4% below the 5-year average and 54.9% below the 10-year average). YTD sales volume decreased 25.6% in the region, falling from \$49.0M in 2019 to \$36.5M in 2020.



In Moose Jaw, the number of new listings in May 2020 fell 43.2%, going from 111 to 63 (40.5% below the 5-year average and 46.4% below the 10-year average), while in the region, new listings fell 34.8% from 158 last year to 103 this year (33.2% below the 5-year average and 39.2% below the 10-year average). YTD new listings in the city fell 24.2%, going from 443 to 336, while in the larger region, the number of new listings to date fell 15.5%, going from 613 to 518. Active listings fell 31.0% in Moose Jaw (down from 358 to 247) and fell 21.5% in the region (down from 605 to 475).

Inventory in Moose Jaw stood at 8 (which is 5.6% above the level last year and 14.0% above the 5-year average), while the sales to listing ratio was 50.8%, suggesting balanced market conditions. Inventory in the larger region stood at 12 (which is 16.8% above the level last year and 30.5% above the 5-year average), while the sales to listing ratio was 39.8%, suggesting that market conditions favour buyers.

Homes in Moose Jaw stayed on the market an average of 83 days in May—up 7.8% from 77 days last year (and above the 5-year average of 66 days and above the 10-year average of 55 days). Homes in the region stayed on the market longer than homes in the city at 93 days on average in 2020, but also up from an average of 81 days last year (and 23.0% above the 5-year average).

Median home prices in Moose Jaw went from \$270,000 to \$225,000 (a decrease of 16.7%) and were approximately 5.9% below the 5-year and 6.3% below the 10-year average median price. Year-to-date, the median home price in Moose Jaw was \$209,200 which is 6.0% below the \$222,490 price from the same time last year. Median home prices in the region went from \$250,000 to \$203,000 (a decrease of 18.8%) and were approximately 8.0% below the 5-year and 8.3% below the 10-year average median price. Year-to-date, the median home price in the region was \$175,150 which is 14.9% below the \$205,890 price from the same time last year.

### **North Battleford**

Sales in North Battleford were down 40.7%, going from 27 in May 2019 to 16 in May 2020, and down 15.6% in the overall region, going from 64 to 54. In North Battleford, sales were 38.5% below the 5-year average (and 47.5% below the 10-year average), while in the larger region, sales were 17.9% below the 5-year average (and 28.5% below the 10-year average). Year-to-Date (YTD) sales in North Battleford rose 17.4% over last year, increasing from 69 to 81, while YTD sales in the larger region rose 10.7%, going from 187 to 207.

Sales volume was down 48.8% in the city, going from \$6.3M to \$3.2M in 2020 (45.6% below the 5-year average, and 53.6% below the 10-year average). YTD sales volume in the city was \$14.0M, a decrease of 4.7% from last year. In the region, sales volume was up 5.1%, going from \$36.4M to \$38.2M (26.1% below the 5-year average and 31.9% below the 10-year average). YTD sales volume increased 5.1% in the region, rising from \$36.4M in 2019 to \$38.2M in 2020.

In North Battleford, the number of new listings in May 2020 fell 34.4%, going from 61 to 40 (33.3% below the 5-year average and 33.8% below the 10-year average), while in the region, new listings fell 27.1% from 203 last year to 148 this year (23.9% above the 5-year average and 26.3% below the 10-year average). YTD new listings in the city fell 17.6%, going from 233 to 192, while in the larger region, the number of new listings to date fell 18.2%, going from 693 to 567. Active listings fell 14.4% in North Battleford (down from 229 to 196) and fell 7.0% in the region (down from 820 to 763).

Inventory in North Battleford stood at 12 (which is 44.4% above the level last year and 35.9% above the 5-year average), while the sales to listing ratio was 40.0%, suggesting balanced



market conditions. Inventory in the larger region stood at 14 (which is 10.3% above the level last year and 12.0% above the 5-year average), while the sales to listing ratio was 36.5%, suggesting that market conditions favour buyers.

Homes in North Battleford stayed on the market an average of 130 days in May—up 30.0% from 100 days last year (and above the 5-year average of 86 days and above the 10-year average of 67 days). Homes in the region stayed on the market for less time than homes in the city at 118 days on average in 2020, but also up from an average of 88 days last year (and 19.7% above the 5-year average).

Median home prices in North Battleford went from \$228,000 to \$195,000 (a decrease of 14.5%) and were approximately 9.4% below the 5-year and 8.8% below the 10-year average median price. Year-to-date, the median home price in North Battleford was \$160,390 which is 18.6% below the \$196,950 price from the same time last year. Median home prices in the region went from \$229,000 to \$175,000 (a decrease of 23.6%) and were approximately 12.5% below the 5-year and 10.7% below the 10-year average median price. Year-to-date, the median home price in the region was \$162,980 which is 2.9% below the \$167,800 price from the same time last year.

### **Prince Albert**

Sales in Prince Albert were up 2.8%, going from 36 in May 2019 to 37 in May 2020, and up 3.0% in the overall region, going from 66 to 68. In Prince Albert, sales were 17.4% below the 5-year average (and 22.6% below the 10-year average), while in the larger region, sales were 4.8% below the 5-year average (and 9.3% below the 10-year average). Year-to-Date (YTD) sales in Prince Albert fell 5.6% over last year, decreasing from 125 to 118, while YTD sales in the larger region fell 14.4%, going from 229 to 196.

Sales volume was down 1.3% in the city, going from \$8.4M to \$8.3M in 2020 (21.4% below the 5-year average, and 28.0% below the 10-year average). YTD sales volume in the city was \$24.0M, a decrease of 9.9% from last year. In the region, sales volume was down 10.5%, going from \$46.9M to \$41.9M (1.1% below the 5-year average and 5.1% below the 10-year average). YTD sales volume decreased 10.5% in the region, falling from \$46.9M in 2019 to \$41.9M in 2020.

In Prince Albert, the number of new listings in May 2020 fell 40.2%, going from 102 to 61 (40.0% below the 5-year average and 39.8% below the 10-year average), while in the region, new listings fell 22.7% from 203 last year to 157 this year (25.8% below the 5-year average and 25.2% below the 10-year average). YTD new listings in the city fell 17.3%, going from 330 to 273, while in the larger region, the number of new listings to date fell 19.2%, going from 688 to 556. Active listings fell 12.7% in Prince Albert (down from 306 to 267) and fell 16.5% in the region (down from 727 to 607).

Inventory in Prince Albert stood at 7 (which is 15.1% below the level last year and 1.2% below the 5-year average), while the sales to listing ratio was 60.7%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 9 (which is 19.0% below the level last year and 13.3% below the 5-year average), while the sales to listing ratio was 43.3%, suggesting balanced market conditions.

Homes in Prince Albert stayed on the market an average of 82 days in May—up 7.9% from 76 days last year (and above the 5-year average of 80 days and above the 10-year average of 75 days). Homes in the region stayed on the market longer than homes in the city at 95 days on average in 2020, but also down from an average of 98 days last year (and 2.6% above the 5-year average).



Median home prices in Prince Albert went from \$226,500 to \$229,000 (an increase of 1.1%) and were approximately 0.8% above the 5-year and 1.6% below the 10-year average median price. Year-to-date, the median home price in Prince Albert was \$196,517 which is 4.1% above the \$188,780 price from the same time last year. Median home prices in the region went from \$189,500 to \$230,950 (an increase of 21.9%) and were approximately 6.5% above the 5-year and 4.3% above the 10-year average median price. Year-to-date, the median home price in the region was \$203,890 which is 11.4% above the \$183,000 price from the same time last year.

### **Swift Current**

Sales in Swift Current were down 47.8%, going from 23 in May 2019 to 12 in May 2020, and down 41.7% in the overall region, going from 48 to 28. In Swift Current, sales were 51.6% below the 5-year average (and 58.5% below the 10-year average), while in the larger region, sales were 41.4% below the 5-year average (and 44.9% below the 10-year average). Year-to-Date (YTD) sales in Swift Current fell 17.0% over last year, decreasing from 94 to 78, while YTD sales in the larger region fell 17.7%, going from 158 to 130.

Sales volume was down 49.1% in the city, going from \$7.1M to \$3.6M in 2020 (49.8% below the 5-year average, and 53.5% below the 10-year average). YTD sales volume in the city was \$18.7M, a decrease of 26.4% from last year. In the region, sales volume was down 27.6%, going from \$34.5M to \$25.0M (48.2% below the 5-year average and 51.2% below the 10-year average). YTD sales volume decreased 27.6% in the region, falling from \$34.5M in 2019 to \$25.0M in 2020.

In Swift Current, the number of new listings in May 2020 fell 35.7%, going from 70 to 45 (20.5% below the 5-year average and 22.5% below the 10-year average), while in the region, new listings fell 27.3% from 139 last year to 101 this year (14.0% below the 5-year average and 19.5% below the 10-year average). YTD new listings in the city fell 31.6%, going from 288 to 197, while in the larger region, the number of new listings to date fell 24.6%, going from 528 to 398. Active listings fell 23.9% in Swift Current (down from 268 to 204) and fell 20.3% in the region (down from 592 to 472).

Inventory in Swift Current stood at 17 (which is 45.9% above the level last year and 88.7% above the 5-year average), while the sales to listing ratio was 26.7%, suggesting that market conditions favour buyers. Inventory in the larger region stood at 17 (which is 36.7% above the level last year and 55.1% above the 5-year average), while the sales to listing ratio was 27.7%, suggesting that market conditions favour buyers.

Homes in Swift Current stayed on the market an average of 90 days in May—up 38.5% from 65 days last year (and above the 5-year average of 73 days and above the 10-year average of 69 days). Homes in the region stayed on the market for less time than homes in the city at 89 days on average in 2020, but also down from an average of 91 days last year (and 4.0% above the 5-year average).

Median home prices in Swift Current went from \$267,000 to \$257,500 (a decrease of 3.6%) and were approximately 2.7% above the 5-year and 6.5% above the 10-year average median price. Year-to-date, the median home price in Swift Current was \$224,310 which is 8.1% below the \$244,000 price from the same time last year. Median home prices in the region went from \$186,650 to \$155,000 (a decrease of 17.0%) and were approximately 13.7% below the 5-year and 18.4% below the 10-year average median price. Year-to-date, the median home price in the region was \$172,861 which is 10.5% below the \$193,180 price from the same time last year.



## **Yorkton**

Sales in Yorkton were up 60.0%, going from 15 in May 2019 to 24 in May 2020, and up 5.3% in the overall region, going from 75 to 79. In Yorkton, sales were 6.2% above the 5-year average (and 0.4% below the 10-year average), while in the larger region, sales were 1.8% above the 5-year average (and 1.6% below the 10-year average). Year-to-Date (YTD) sales in Yorkton rose 22.0% over last year, increasing from 59 to 72, while YTD sales in the larger region fell 1.2%, going from 250 to 247.

Sales volume was up 49.1% in the city, going from \$3.9M to \$5.8M in 2020 (5.8% above the 5-year average, and 3.2% above the 10-year average). YTD sales volume in the city was \$15.0M, a decrease of 2.6% from last year. In the region, sales volume was down 15.3%, going from \$39.9M to \$33.8M (4.8% below the 5-year average and 7.8% below the 10-year average). YTD sales volume decreased 15.3% in the region, falling from \$39.9M in 2019 to \$33.8M in 2020.

In Yorkton, the number of new listings in May 2020 fell 35.2%, going from 54 to 35 (32.4% below the 5-year average and 31.0% below the 10-year average), while in the region, new listings fell 25.1% from 231 last year to 173 this year (22.9% below the 5-year average and 21.3% below the 10-year average). YTD new listings in the city fell 19.2%, going from 214 to 173, while in the larger region, the number of new listings to date fell 14.1%, going from 834 to 716. Active listings fell 19.2% in Yorkton (down from 214 to 173) and fell 16.5% in the region (down from 1,068 to 892).

Inventory in Yorkton stood at 7 (which is 49.5% below the level last year and 18.9% below the 5-year average), while the sales to listing ratio was 68.6%, suggesting that market conditions favour sellers. Inventory in the larger region stood at 11 (which is 20.7% below the level last year and 12.6% below the 5-year average), while the sales to listing ratio was 45.7%, suggesting balanced market conditions.

Homes in Yorkton stayed on the market an average of 101 days in May—up 134.9% from 43 days last year (and above the 5-year average of 74 days and above the 10-year average of 82 days). Homes in the region stayed on the market longer than homes in the city at 123 days on average in 2020, but also up from an average of 115 days last year (and 6.4% above the 5-year average).

Median home prices in Yorkton went from \$240,000 to \$220,350 (a decrease of 8.2%) and were approximately 1.5% below the 5-year and 6.4% above the 10-year average median price. Year-to-date, the median home price in Yorkton was \$212,250 which is 5.0% below the \$223,455 price from the same time last year. Median home prices in the region went from \$147,000 to \$130,000 (a decrease of 11.6%) and were approximately 9.9% below the 5-year and 11.9% below the 10-year average median price. Year-to-date, the median home price in the region was \$109,400 which is 11.7% below the \$123,900 price from the same time last year.

## **South East Saskatchewan**

Sales in south east Saskatchewan were up 30.0%, going from 40 in May 2019 to 52 in May 2020, up 7.0% from the 5-year average (and 14.3% below the 10-year average). The total number of sales in Estevan rose 62.0% (going from 8 to 13) and fell 6.7% in Weyburn (going from 15 to 14). Sales in Estevan were 9.7% below the 5-year average (and 33.7% below the 10-year average), while they were 1.4% above the 5-year average (and 28.6% below the 10-year average) in Weyburn. Year-to-Date (YTD) sales in the overall region were up 2.7% over last year, going from 40 to 52, and with YTD sales in Estevan rising from 33 to 40, and falling 25.5% in Weyburn, going from 51 to 38.



Sales volume in the region rose 26.2%, going from \$7.5M to \$9.5M in 2020 (11.5% below the 5-year average, and 35.3% below the 10-year average). Sales volume in Estevan rose 4.8%—\$7.4M to \$7.8M in 2020 (36.3% below the 5-year average and 53.6% below the 10-year average), while it increased 7.3% in Weyburn—\$3.5M to \$3.8M (8.0% above the 5-year average and 28.6% below the 10-year average). YTD sales volume in the region fell from \$28.3M to \$27.3M in 2020 (a decrease of 3.3%), with Estevan seeing a 4.8% rise and Weyburn seeing a 25.5% drop in the YTD sales volume.

The number of new listings in south east Saskatchewan fell 12.3%, going from 155 to 136 (13.9% below the 5-year average and 10.6% below the 10-year average). The number of new listings in Estevan were down from 40 last year to 28 this year (a fall of 30.0%), while in Weyburn, new listings increased from 24 last year to 28 this year (a rise of 16.7%). Active listings were down 17.0% across the region (870 in 2019 to 722 in 2020), down 34.3% in Estevan (216 to 142), and down 10.3% in Weyburn (175 to 157).

Inventory in south east Saskatchewan stood at 14 (which is 36.2% below the level last year and 20.2% below the 5-year average), while the sales to listing ratio was 38.2%, suggesting that market conditions favour buyers. Inventory in Estevan stood at 11 (which is 59.5% below the level last year and 28.1% below the 5-year average), while the sales to listing ratio was 46.4%, suggesting balanced market conditions. Inventory in Weyburn stood at 11 (which is 3.9% below the level last year and 17.8% below the 5-year average), while the sales to listing ratio was 50.0%, suggesting balanced market conditions.

In 2020, homes stayed on the market an average of 124 days in south east Saskatchewan, down 7.5% from 134 days last year (and 9.9% above the 5-year average of 113 days and 37.3% above the 10-year average of 90 days). Homes in Estevan stayed on the market for less time than homes in the larger region at 105 days on average in 2020, but also down from an average of 160 days last year (and 1.5% below the 5-year average). Homes in Weyburn stayed on the market for less time than homes in the larger region at 110 days on average in 2020, but also down from an average of 138 days last year (and 10.0% above the 5-year average).

Median home prices in the region fell 11.0%, going from \$182,000 to \$162,000 (21.1% below the 5-year average median price of \$205,300 and 28.9% below the 10-year average median price of \$227,835). Year-to-date, the median home price in south east Saskatchewan was \$161,900 which is 14.3% below the \$188,900 price from the same time last year. Median home prices in Estevan went from \$246,250 to \$154,000 (a decrease of 37.5%) and were approximately 40.7% below the 5-year and 43.2% below the 10-year average median price. Year-to-date, the median home price in the region was \$174,100 which is 23.6% below the \$227,900 price from the same time last year. Median home prices in Weyburn went from \$221,000 to \$264,500 (an increase of 19.7%) and were approximately 13.3% above the 5-year and 6.3% above the 10-year average median price. Year-to-date, the median home price in the region was \$203,750 which is 11.0% below the \$229,000 price from the same time last year.

-30-

For interviews and more information:

Samantha Krahn  
Director of External & Government Relations  
Saskatchewan REALTORS® Association  
[samantha@sra.ca](mailto:samantha@sra.ca)  
306.229.4048







## Year-Over-Year Residential Housing Statistics for May

	Saskatoon							Saskatoon Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	326	\$117.1 M	\$338,000	756	48	43.1	5	443	\$145.5 M	\$307,000	1,075	60	41.2	6
May 2019	422	\$140.6 M	\$326,000	911	47	46.3	5	515	\$162.9 M	\$312,500	1,253	54	41.1	6
y/y % Chg	(22.7)	(16.7)	3.7	(17.0)	2.1	(6.9)	3.4	(14.0)	(10.7)	(1.8)	(14.2)	11.1	0.3	(8.4)
2020 YTD	1,261	\$429.3 M	\$326,250	2,885	59	43.9	6	1,644	\$525.6 M	\$305,700	3,913	69	42.3	8
2019 YTD	1,470	\$483.6 M	\$323,120	3,420	55	42.4	6	1,843	\$578.0 M	\$299,280	4,735	66	38.7	8
YTD % Chg	(14.2)	(11.2)	1.0	(15.6)	6.9	3.5	(2.0)	(10.8)	(9.1)	2.1	(17.4)	4.5	9.3	(2.3)
5-Yr Avg	385.8	\$133.7 M	\$332,300	923.2	46.2	41.9	5	516.8	\$168.8 M	\$312,525	1,339.0	54.0	38.8	7
5-Yr Avg % Chg	(15.5)	(12.4)	1.7	(18.1)	3.9	2.9	(7.8)	(14.3)	(13.8)	(1.8)	(19.7)	11.1	6.3	(11.4)
10-Yr Avg	415.6	\$144.1 M	\$331,790	902.5	40.1	46.4	4	570.0	\$185.8 M	\$312,833	1,328.5	48.7	43.2	6
10-Yr Avg % Chg	(21.6)	(18.7)	1.9	(16.2)	19.7	(7.1)	9.2	(22.3)	(21.7)	(1.9)	(19.1)	23.2	(4.6)	4.7

	Regina							Regina Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	234	\$69.4 M	\$282,000	485	61	48.2	5	293	\$86.3 M	\$280,000	644	65	45.5	6
May 2019	286	\$90.0 M	\$290,500	637	53	44.9	6	339	\$107.7 M	\$294,000	830	55	40.8	7
y/y % Chg	(18.2)	(22.9)	(2.9)	(23.9)	15.1	7.5	(5.2)	(13.6)	(19.9)	(4.8)	(22.4)	18.2	11.4	(10.2)
2020 YTD	856	\$254.2 M	\$286,735	1,901	71	44.7	8	1,036	\$309.6 M	\$285,800	2,463	75	41.6	9
2019 YTD	1,100	\$333.1 M	\$286,690	2,449	67	45.4	7	1,285	\$387.7 M	\$285,020	3,143	73	41.4	8
YTD % Chg	(22.2)	(23.7)	0.0	(22.4)	5.1	(1.4)	16.4	(19.4)	(20.1)	0.3	(21.6)	2.2	0.4	12.9
5-Yr Avg	289.6	\$92.6 M	\$300,551	616.4	48.2	47.2	5	347.2	\$110.5 M	\$299,800	819.2	51.2	42.8	6
5-Yr Avg % Chg	(19.2)	(25.0)	(6.2)	(21.3)	26.6	2.1	3.8	(15.6)	(21.9)	(6.6)	(21.4)	27.0	6.4	(1.4)
10-Yr Avg	311.1	\$99.9 M	\$304,066	612.8	38.3	51.3	4	368.2	\$116.9 M	\$301,990	801.4	41.7	46.5	5
10-Yr Avg % Chg	(24.8)	(30.5)	(7.3)	(20.9)	59.3	(6.0)	24.7	(20.4)	(26.2)	(7.3)	(19.6)	55.9	(2.3)	17.5



### Year-Over-Year Residential Housing Statistics for May (continued)

	Melfort							Melfort Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	8	\$1.6 M	\$199,250	6	98	133.3	6	19	\$3.0 M	\$160,000	47	115	40.4	11
May 2019	6	\$1.2 M	\$218,500	19	34	31.6	11	32	\$5.6 M	\$149,250	67	94	47.8	8
y/y % Chg	33.3	28.9	(8.8)	(68.4)	188.2	322.2	(42.9)	(40.6)	(46.2)	7.2	(29.9)	22.3	(15.4)	30.2
2020 YTD	18	\$3.6 M	\$190,850	35	117	55.5	23	61	\$9.3 M	\$134,880	155	145	40.0	22
2019 YTD	28	\$5.5 M	\$216,570	66	82	52.0	10	94	\$14.5 M	\$139,000	245	114	39.0	14
YTD % Chg	(35.7)	(35.7)	(11.9)	(47.0)	41.5	6.8	124.6	(35.1)	(36.2)	(3.0)	(36.7)	27.4	2.5	56.7
5-Yr Avg	8.4	\$1.8 M	\$211,500	14.2	63.2	76.5	7	23.6	\$4.4 M	\$181,850	60.4	94.4	40.2	11
5-Yr Avg % Chg	(4.8)	(14.3)	(5.8)	(57.7)	55.1	74.3	(14.1)	(19.5)	(31.1)	(12.0)	(22.2)	21.8	0.6	2.2
10-Yr Avg	10.1	\$2.1 M	\$202,240	18.8	67.6	64.5	7	26.3	\$4.4 M	\$167,315	65.6	87.6	40.6	10
10-Yr Avg % Chg	(20.8)	(24.0)	(1.5)	(68.1)	45.0	106.6	(17.6)	(27.8)	(31.8)	(4.4)	(28.4)	31.3	(0.5)	6.8

	Moose Jaw							Moose Jaw Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	32	\$7.6 M	\$225,000	63	83	50.8	8	41	\$8.4 M	\$203,000	103	93	39.8	12
May 2019	49	\$13.0 M	\$270,000	111	77	44.1	7	61	\$14.8 M	\$250,000	158	81	38.6	10
y/y % Chg	(34.7)	(41.4)	(16.7)	(43.2)	7.8	15.1	5.6	(32.8)	(43.4)	(18.8)	(34.8)	14.8	3.1	16.8
2020 YTD	132	\$29.1 M	\$209,200	336	81	40.0	9	192	\$36.5 M	\$175,150	518	93	37.7	12
2019 YTD	182	\$44.7 M	\$222,490	443	88	41.0	9	216	\$49.0 M	\$205,890	613	99	35.5	13
YTD % Chg	(27.5)	(34.8)	(6.0)	(24.2)	(8.4)	(2.3)	11.2	(11.1)	(25.6)	(14.9)	(15.5)	(5.5)	6.3	(4.6)
5-Yr Avg	51.6	\$13.1 M	\$239,000	105.8	65.8	49.2	7	66.4	\$15.7 M	\$220,750	154.2	75.6	43.1	9
5-Yr Avg % Chg	(38.0)	(41.9)	(5.9)	(40.5)	26.1	3.3	14.0	(38.3)	(46.4)	(8.0)	(33.2)	23.0	(7.7)	30.5
10-Yr Avg	62.2	\$16.1 M	\$240,010	117.6	54.8	52.9	5	78.5	\$18.6 M	\$221,400	169.3	66.1	46.3	7
10-Yr Avg % Chg	(48.6)	(52.6)	(6.3)	(46.4)	51.5	(4.0)	44.9	(47.8)	(54.9)	(8.3)	(39.2)	40.7	(14.1)	65.5



## Year-Over-Year Residential Housing Statistics for May (continued)

	North Battleford							North Battleford Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	16	\$3.2 M	\$195,000	40	130	40.0	12	54	\$10.9 M	\$175,000	148	118	36.5	14
May 2019	27	\$6.3 M	\$228,000	61	100	44.3	8	64	\$15.2 M	\$229,000	203	88	31.5	13
y/y % Chg	(40.7)	(48.8)	(14.5)	(34.4)	30.0	(9.6)	44.4	(15.6)	(28.2)	(23.6)	(27.1)	34.1	15.7	10.3
2020 YTD	81	\$14.0 M	\$160,390	192	99	41.3	14	207	\$38.2 M	\$162,980	567	112	36.1	22
2019 YTD	69	\$14.7 M	\$196,950	233	94	30.2	17	187	\$36.4 M	\$167,800	693	107	27.2	21
YTD % Chg	17.4	(4.7)	(18.6)	(17.6)	5.3	37.1	(14.7)	10.7	5.1	(2.9)	(18.2)	4.5	32.6	5.3
5-Yr Avg	26.0	\$6.0 M	\$215,350	60.0	86.0	43.1	9	65.8	\$14.8 M	\$199,900	194.6	98.6	33.8	13
5-Yr Avg % Chg	(38.5)	(45.6)	(9.4)	(33.3)	51.2	(7.3)	35.9	(17.9)	(26.1)	(12.5)	(23.9)	19.7	7.8	12.0
10-Yr Avg	30.5	\$7.0 M	\$213,815	60.4	67.2	50.6	7	75.5	\$16.0 M	\$196,065	200.9	83.2	37.8	10
10-Yr Avg % Chg	(47.5)	(53.6)	(8.8)	(33.8)	93.5	(21.0)	85.0	(28.5)	(31.9)	(10.7)	(26.3)	41.8	(3.6)	41.8

	Prince Albert							Prince Albert Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	37	\$8.3 M	\$229,000	61	82	60.7	7	68	\$16.8 M	\$230,950	95	43.3	9	95
May 2019	36	\$8.4 M	\$226,500	102	76	35.3	9	66	\$14.4 M	\$189,500	98	32.5	11	98
y/y % Chg	2.8	(1.3)	1.1	(40.2)	7.9	71.9	(15.1)	3.0	16.4	21.9	(3.1)	33.2	(19.0)	(3.1)
2020 YTD	118	\$24.0 M	\$196,517	273	90	42.5	12	196	\$41.9 M	\$203,890	107	34.2	16	107
2019 YTD	125	\$26.6 M	\$188,780	330	90	41.6	13	229	\$46.9 M	\$183,000	110	35.0	16	110
YTD % Chg	(5.6)	(9.9)	4.1	(17.3)	0.0	2.1	(7.3)	(14.4)	(10.5)	11.4	(3.1)	(2.2)	0.4	(3.1)
5-Yr Avg	44.8	\$10.5 M	\$227,190	101.6	80.0	45.6	7	71.4	\$17.0 M	\$216,890	92.6	34.3	10	92.6
5-Yr Avg % Chg	(17.4)	(21.4)	0.8	(40.0)	2.5	33.1	(1.2)	(4.8)	(1.1)	6.5	2.6	26.1	(13.3)	2.6
10-Yr Avg	47.8	\$11.5 M	\$232,640	101.4	75.2	48.0	7	75.0	\$17.7 M	\$221,358	84.4	36.2	10	84.4
10-Yr Avg % Chg	(22.6)	(28.0)	(1.6)	(39.8)	9.0	26.4	6.9	(9.3)	(5.1)	4.3	12.6	19.7	(6.2)	12.6



## Year-Over-Year Residential Housing Statistics for May (continued)

	Swift Current							Swift Current Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	12	\$3.6 M	\$257,500	45	90	26.7	17	28	\$5.1 M	\$155,000	101	89	27.7	17
May 2019	23	\$7.1 M	\$267,000	70	65	32.9	12	48	\$11.2 M	\$186,650	139	91	34.5	12
y/y % Chg	(47.8)	(49.1)	(3.6)	(35.7)	38.5	(18.8)	45.9	(41.7)	(54.1)	(17.0)	(27.3)	(2.2)	(19.7)	36.7
2020 YTD	78	\$18.7 M	\$224,310	197	114	40.7	13	130	\$25.0 M	\$172,861	398	121	33.4	18
2019 YTD	94	\$25.5 M	\$244,000	288	78	34.8	12	158	\$34.5 M	\$193,180	528	98	30.3	17
YTD % Chg	(17.0)	(26.4)	(8.1)	(31.6)	45.6	17.1	2.8	(17.7)	(27.6)	(10.5)	(24.6)	23.7	10.3	5.4
5-Yr Avg	24.8	\$7.2 M	\$250,840	56.6	73.4	43.9	9	47.8	\$9.9 M	\$179,690	117.4	85.6	41.5	11
5-Yr Avg % Chg	(51.6)	(49.8)	2.7	(20.5)	22.6	(39.2)	88.7	(41.4)	(48.2)	(13.7)	(14.0)	4.0	(33.2)	55.1
10-Yr Avg	28.9	\$7.7 M	\$241,770	58.1	69.0	52.1	6	50.8	\$10.5 M	\$189,983	125.4	77.9	41.7	9
10-Yr Avg % Chg	(58.5)	(53.5)	6.5	(22.5)	30.4	(48.8)	161.9	(44.9)	(51.2)	(18.4)	(19.5)	14.2	(33.5)	84.3

	Yorkton							Yorkton Region						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	24	\$5.8 M	\$220,350	35	101	68.6	7	79	\$12.2 M	\$130,000	173	123	45.7	11
May 2019	15	\$3.9 M	\$240,000	54	43	27.8	14	75	\$12.6 M	\$147,000	231	115	32.5	14
y/y % Chg	60.0	49.1	(8.2)	(35.2)	134.9	146.9	(49.5)	5.3	(3.7)	(11.6)	(25.1)	7.0	40.6	(20.7)
2020 YTD	72	\$15.0 M	\$212,250	173	111	42.2	13	247	\$33.8 M	\$109,400	716	131	33.8	21
2019 YTD	59	\$15.4 M	\$223,455	214	90	26.8	18	250	\$39.9 M	\$123,900	834	118	29.6	20
YTD % Chg	22.0	(2.6)	(5.0)	(19.2)	22.6	57.7	(27.1)	(1.2)	(15.3)	(11.7)	(14.1)	10.5	14.2	5.0
5-Yr Avg	22.6	\$5.5 M	\$223,670	51.8	73.8	45.6	9	77.6	\$12.8 M	\$144,300	224.4	115.6	35.4	13
5-Yr Avg % Chg	6.2	5.8	(1.5)	(32.4)	36.9	50.5	(18.9)	1.8	(4.8)	(9.9)	(22.9)	6.4	28.9	(12.6)
10-Yr Avg	24.1	\$5.6 M	\$207,010	50.7	81.5	48.7	7	80.3	\$13.2 M	\$147,500	219.7	103.6	37.3	11
10-Yr Avg % Chg	(0.4)	3.2	6.4	(31.0)	23.9	40.9	3.1	(1.6)	(7.8)	(11.9)	(21.3)	18.7	22.5	4.9



## Year-Over-Year Residential Housing Statistics for May (continued)

	Estevan							Weyburn						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	13	\$2.6 M	\$154,000	28	105	46.4	11	14	\$3.8 M	\$264,500	28	110	50.0	11
May 2019	8	\$2.2 M	\$246,250	40	160	20.0	27	15	\$3.5 M	\$221,000	24	138	62.5	12
y/y % Chg	62.5	18.5	(37.5)	(30.0)	(34.4)	132.1	(59.5)	(6.7)	7.3	19.7	16.7	(20.3)	(20.0)	(3.9)
2020 YTD	40	\$7.8 M	\$174,100	118	106	37.0	22	38	\$8.9 M	\$203,750	114	81	32.1	30
2019 YTD	33	\$7.4 M	\$227,900	166	97	18.9	65	51	\$12.0 M	\$229,000	136	133	38.1	22
YTD % Chg	21.2	4.8	(23.6)	(28.9)	8.6	95.6	(65.7)	(25.5)	(26.3)	(11.0)	(16.2)	(39.3)	(15.9)	35.5
5-Yr Avg	14.4	\$4.0 M	\$259,550	39.0	106.6	37.0	15	13.8	\$3.5 M	\$233,400	34.6	100.0	42.3	14
5-Yr Avg % Chg	(9.7)	(36.3)	(40.7)	(28.2)	(1.5)	25.5	(28.1)	1.4	8.0	13.3	(19.1)	10.0	18.2	(17.8)
10-Yr Avg	19.6	\$5.5 M	\$271,210	41.6	84.3	46.6	11	19.6	\$5.3 M	\$248,855	36.0	84.4	55.3	9
10-Yr Avg % Chg	(33.7)	(53.6)	(43.2)	(32.7)	24.6	(0.3)	(3.2)	(28.6)	(28.6)	6.3	(22.2)	30.3	(9.7)	23.4

	South East Saskatchewan						
	# Sales	Sales Volume	Sale Price	# New Listings	Days to Sell	Sales to List	Inventory
May 2020	52	\$9.5 M	\$162,000	136	124	38.2	14
May 2019	40	\$7.5 M	\$182,000	155	134	25.8	22
y/y % Chg	30.0	26.2	(11.0)	(12.3)	(7.5)	48.2	(36.2)
2020 YTD	153	\$27.3 M	\$161,900	487	114	30.4	29
2019 YTD	149	\$28.3 M	\$188,900	621	129	23.6	32
YTD % Chg	2.7	(3.3)	(14.3)	(21.6)	(12.1)	29.1	(11.3)
5-Yr Avg	48.6	\$10.7 M	\$205,300	158.0	112.8	30.9	17
5-Yr Avg % Chg	7.0	(11.5)	(21.1)	(13.9)	9.9	23.9	(20.2)
10-Yr Avg	60.7	\$14.7 M	\$227,835	152.2	90.3	40.5	12
10-Yr Avg % Chg	(14.3)	(35.3)	(28.9)	(10.6)	37.3	(5.6)	13.9

