

RECORD HIGH SALES IN 2021 FOR SASKATCHEWAN

January 06, 2022

For immediate release:

Saskatchewan set a housing sales record with 17,387 sales in 2021, a new high which surpassed the previous record in 2007 by 17 per cent. While the pandemic has triggered vast disruptions and challenges for some sectors of the economy, housing boomed.

"Improved savings from those not financially impacted by COVID-19, combined with low lending rates has supported the strong sales environment we saw throughout 2021. For Saskatchewan, this shift was welcome news as the economic landscape pre-pandemic caused challenges in the housing market," said SRA CEO Chris Guerette.

While new listings did improve this year, inventory levels still trended down throughout most of the year. 2021 inventory levels in the province were 16 per cent below long-term trends, a significant shift from a few years ago where supply levels hit record highs.

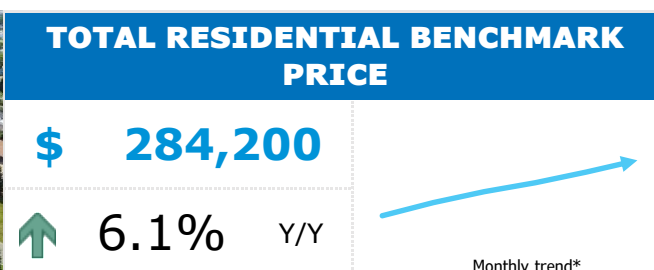
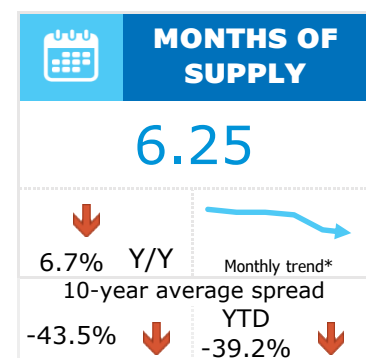
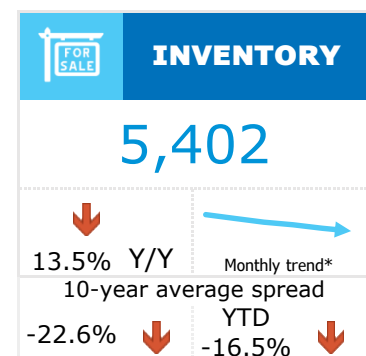
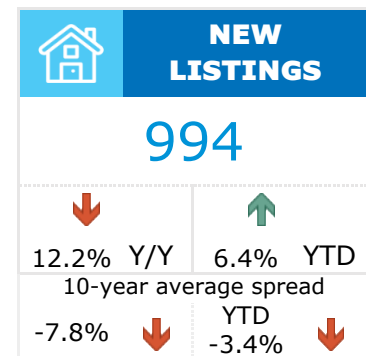
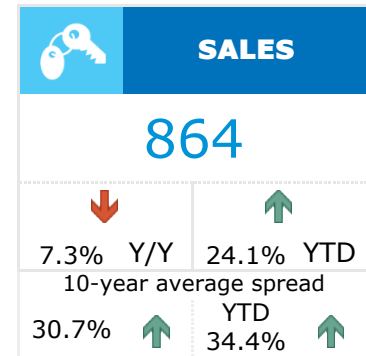
Reductions in inventory and strong demand ensured the market favored the seller throughout most of the year. This resulted in an annual benchmark price gain of over seven per cent. While the price gains were significant, it was not enough to erase the losses recorded throughout 2015- 2019 and prices remain three per cent below the 2014 high.

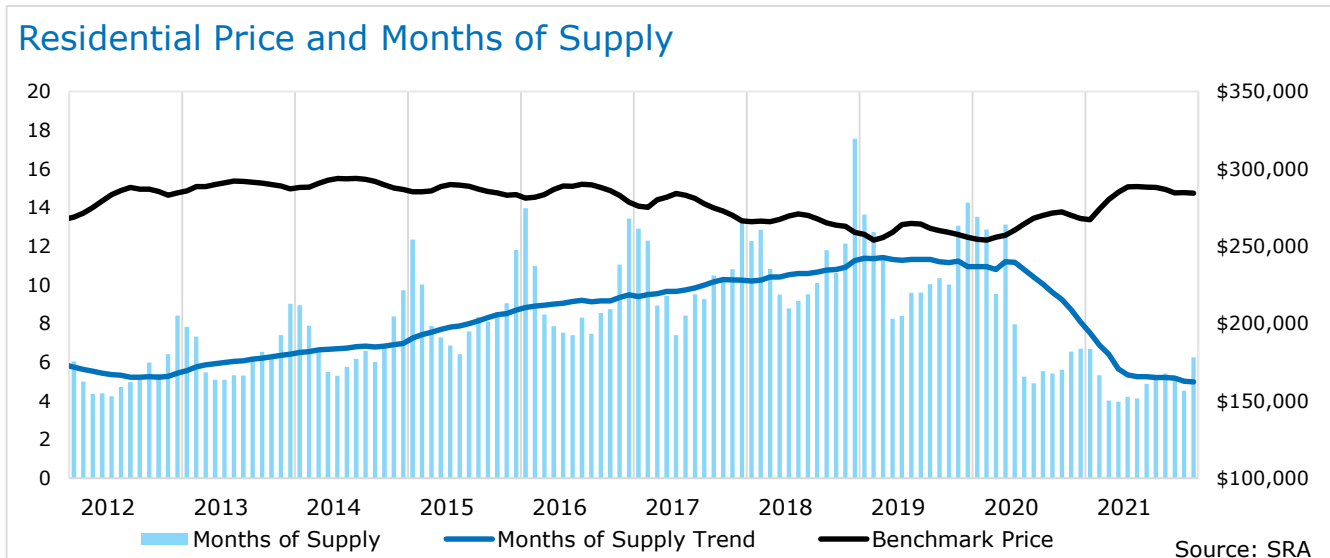
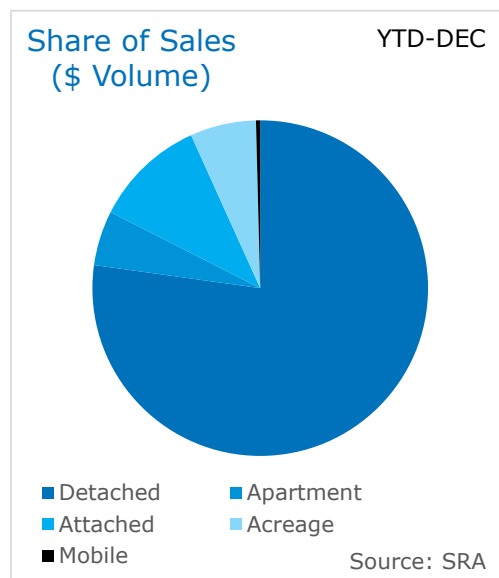
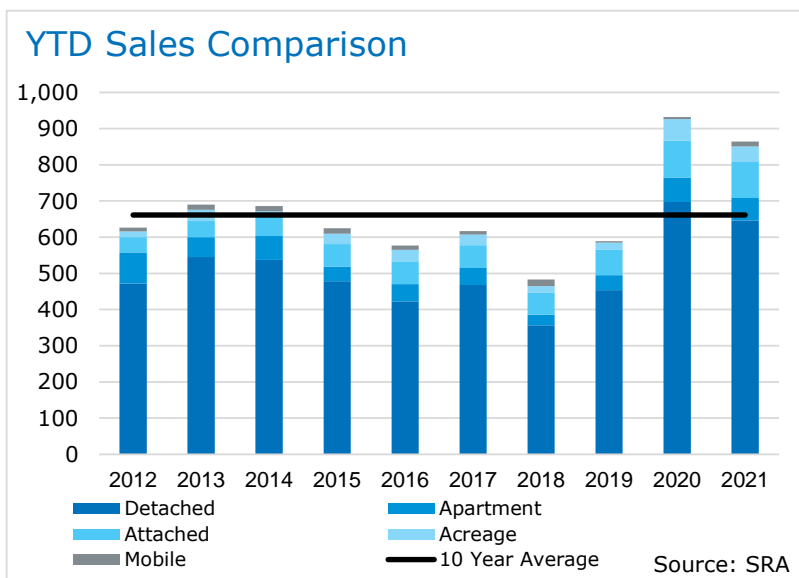
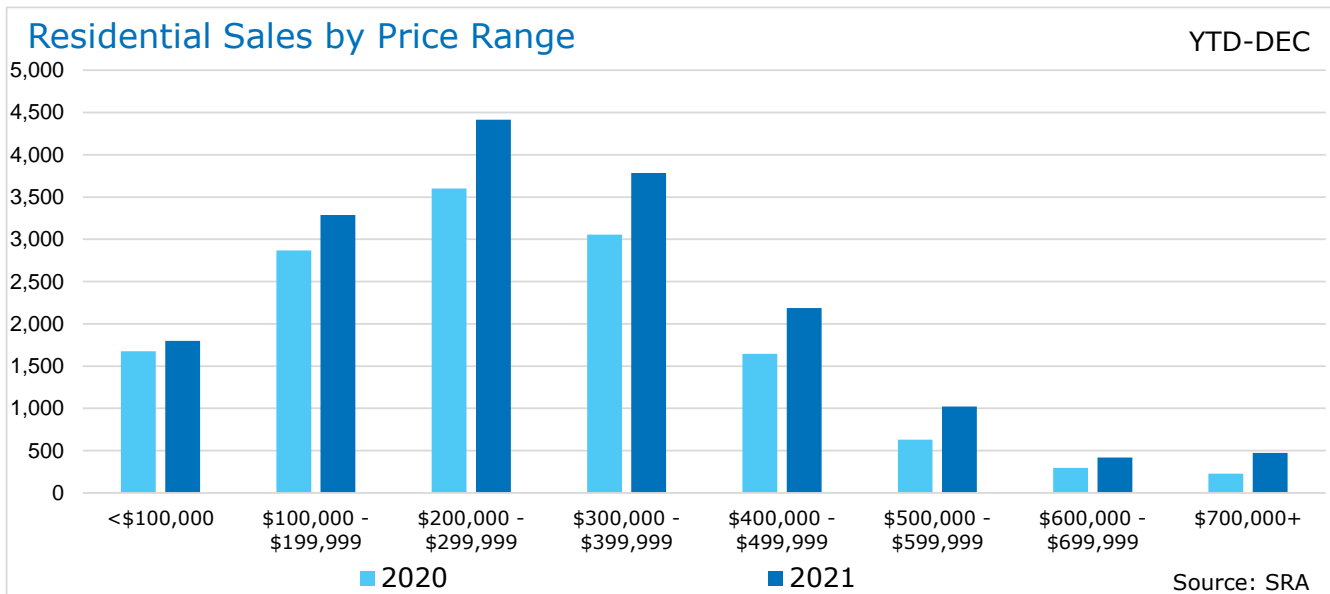
There is also significant variation depending on property type and location. In Saskatchewan, single family home prices are only one per cent below previous highs, whereas condominium properties remain 17 per cent below the 2014 high.

"Housing is an important component to the overall economy and the availability of affordable ownership options can help attract people to a city. Creating a robust system of affordability metrics that considers supply, average salaries and housing prices is something policy makers should be incorporating into their analysis," said Guerette.

Despite recent economic uncertainty caused by the Omicron variant, inflationary pressure is expected to persist, and lending rates are expected to rise. This will weigh on housing sales in 2022. However, we are entering the New Year with low levels of inventory indicating it will take some time for the market to shift toward more balanced conditions.

With tight conditions expected to persist throughout the earlier part of the year, we could continue to see some price growth in 2022 albeit at a much slower pace than was experienced in 2021.





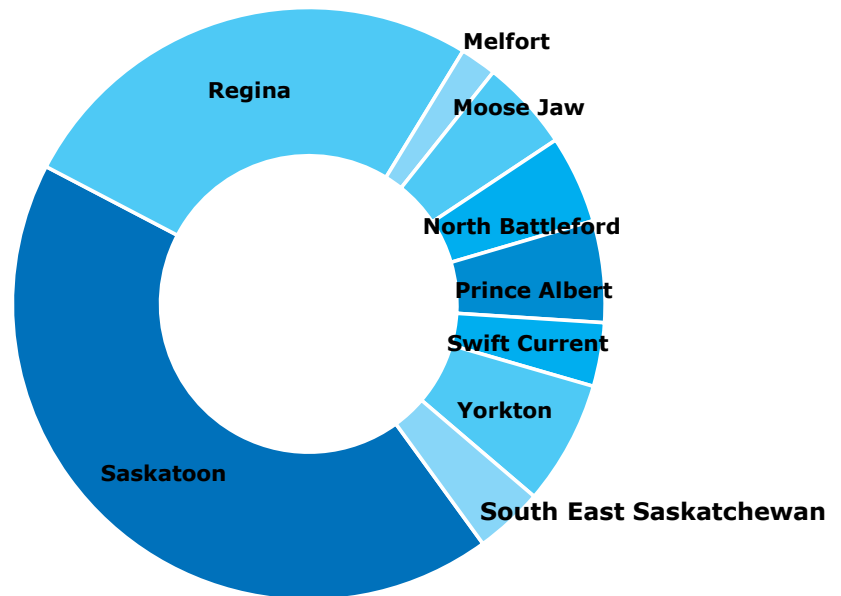
Regional Highlights

Every region except the Southeast Region hit a record level of sales in 2021. However, all areas did record substantial gains in sales this year and were all well above long term averages for their region.

All regions also recorded easing supply levels and tightening months of supply, causing many regions to shift from conditions that favoured the buyer to on that favoured the seller.

Tightening supply demand balances helped support price gains across most region in the province with the largest price gains occurring in the Melfort and Yorkton region this year.

YTD Sales by Region



Source: SRA

December 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Saskatoon Region	359	-1%	409	-15%	1,536	-17%	88%	4.28	-16%	51	\$355,104	9%
Regina Region	240	0%	231	-17%	1,089	-8%	104%	4.54	-8%	64	\$326,287	16%
Melfort Region	18	-14%	15	-25%	106	-41%	120%	5.89	-32%	124	\$165,978	15%
Moose Jaw Region	34	-31%	43	-28%	293	-17%	79%	8.62	20%	61	\$162,003	-39%
North Battleford Region	38	-25%	55	-7%	504	-7%	69%	13.26	25%	94	\$207,213	-4%
Prince Albert Region	40	-29%	41	-24%	315	-23%	98%	7.88	8%	100	\$285,736	29%
Swift Current Region	36	-12%	61	27%	380	-5%	59%	10.56	9%	80	\$204,953	-26%
Yorkton Region	66	-11%	70	-4%	586	-17%	94%	8.88	-7%	101	\$135,733	-7%
South East Saskatchewan	32	-11%	68	21%	563	-6%	47%	17.59	6%	108	\$191,413	13%
Total	864	-7%	994	-12%	5,402	-13%	87%	6.25	-7%	68	\$296,525	9%

Year-to-Date December 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Saskatoon Region	7,405	25%	11,309	6%	2,149	-17%	65%	3.48	-33%	67	\$349,933	6%
Regina Region	4,521	21%	6,951	12%	1,476	-11%	65%	3.92	-26%	73	\$326,924	7%
Melfort Region	344	47%	437	-2%	157	-27%	79%	5.47	-50%	120	\$191,075	21%
Moose Jaw Region	863	24%	1,343	5%	385	-16%	64%	5.35	-32%	100	\$216,595	-1%
North Battleford Region	832	20%	1,458	7%	572	-18%	57%	8.24	-32%	126	\$226,512	9%
Prince Albert Region	962	30%	1,377	3%	432	-22%	70%	5.39	-40%	107	\$260,887	11%
Swift Current Region	603	24%	1,103	2%	425	-10%	55%	8.45	-28%	124	\$219,968	6%
Yorkton Region	1,174	23%	1,791	-1%	690	-23%	66%	7.05	-37%	125	\$177,122	15%
South East Saskatchewan	651	32%	1,266	3%	635	-11%	51%	11.70	-32%	149	\$203,729	9%
Total	17,387	24%	27,101	6%	6,952	-16%	64%	4.80	-32%	88	\$301,515	7%

Saskatchewan Cities Benchmark Price Comparison

City	Benchmark Price	Y/Y% Change
Estevan	\$202,000	↑ 5.6%
Humboldt	\$207,700	↑ 7.4%
Meadow Lake	\$261,800	↑ 5.3%
Melfort	\$205,300	↑ 9.0%
Melville	\$112,800	↑ 6.7%
Moose Jaw	\$211,600	↑ 0.7%
North Battleford	\$194,200	↑ 5.1%
Prince Albert	\$184,400	↑ 6.0%
Regina	\$260,500	↑ 5.9%
Saskatoon	\$329,000	↑ 6.4%
Swift Current	\$254,200	↑ 6.2%
Weyburn	\$227,600	↑ 12.9%
Yorkton	\$209,100	↑ 9.1%

Price Trends

Estevan remains the only larger areas in Saskatchewan to continue to see price declines this year. However, tightening conditions in that market did start to help support some upward price momentum causing the pace of price decline to ease on an annual basis.

Annual prices did improve in every other region ranging from an annual gain of 13 per cent in Warman to the lowest price gain of three per cent in Weyburn.

While prices improved across most areas, full recovery has not occurred across all areas. New record prices occurred in Saskatoon, Martensville, Warman, Humboldt, Melfort, North Battleford and Meadow Lake.

