

Monthly Indicators

SASKATOON REGION, AREAS 1–5



October 2014

What was at first remarkable, gravity-defying acrobatics has now become the norm. Canada's housing market continues to make positive strides by most measures, which has converted some analysts to a more bullish outlook. Regional differences still persist, with Vancouver and Toronto skewing national numbers higher. By and large, the market continues to chug along in balanced territory.

New Listings in Saskatoon Areas 1–5 were up 9.1 percent to 767. Firm Sales increased 2.1 percent to 383. Inventory grew 13.1 percent to 1,484 units.

Prices moved higher as the Median Sales Price was up 1.8 percent to \$345,000. Days on Market increased 16.2 percent to 43 days. Months Supply of Inventory was up 11.4 percent to 3.9 months, indicating that supply increased relative to demand.

Housing watchers have said that the extended period of extraordinarily low interest rates have been the driving factor supporting home sales volumes even while prices continue their ascent. But there's also good soil under foot. Even though lower oil prices could ding GDP numbers by a hair, the national unemployment rate recently hit its lowest level since 2008.

Activity Snapshot

+ 2.1% **+ 1.8%** **+ 13.1%**

One-Year Change in
Firm Sales

One-Year Change in
Median Sales Price

One-Year Change in
Inventory


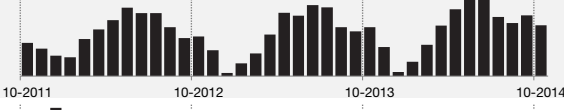



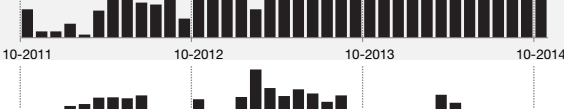



Residential real estate activity in the Saskatoon Region, Areas 1–5.
Percent changes are calculated using rounded figures.

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Activity Overview

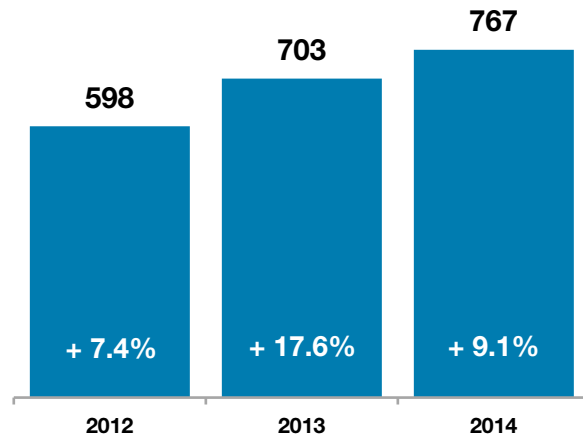
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2013	10-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		703	767	+ 9.1%	7,029	8,080	+ 15.0%
Firm Sales		375	383	+ 2.1%	3,727	4,002	+ 7.4%
Ratio of Firm Sales to New Listings		53.3%	49.9%	- 6.4%	53.0%	49.5%	- 6.6%
Days on Market Until Sale		37	43	+ 16.2%	36	40	+ 11.1%
Median Sales Price		\$339,000	\$345,000	+ 1.8%	\$329,900	\$342,000	+ 3.7%
Avg. Sales Price		\$345,928	\$362,037	+ 4.7%	\$344,452	\$356,758	+ 3.6%
Percent of Current List Price Received		97.7%	97.7%	0.0%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale		1,312	1,484	+ 13.1%	--	--	--
Months Supply of Homes for Sale		3.5	3.9	+ 11.4%	--	--	--

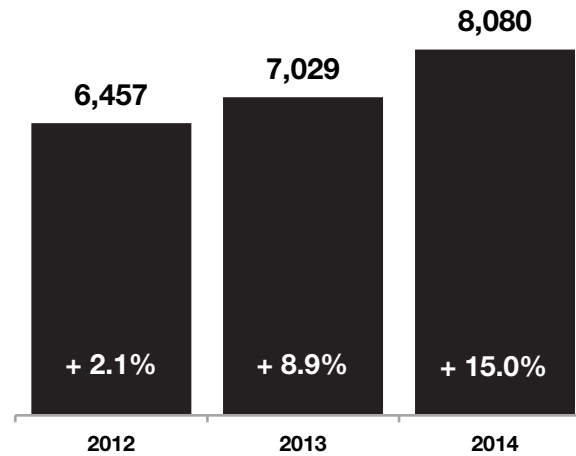
New Listings

A count of the properties that have been newly listed on the market in a given month.

October

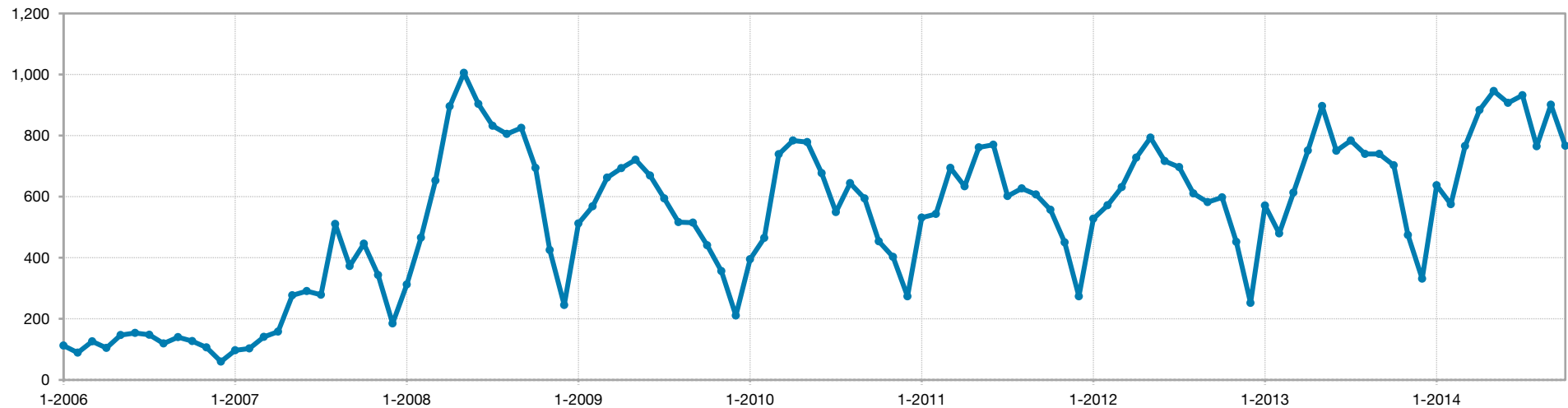


Year to Date



New Listings		Prior Year	Percent Change
November 2013	474	452	+4.9%
December 2013	331	252	+31.3%
January 2014	637	571	+11.6%
February 2014	575	480	+19.8%
March 2014	766	613	+25.0%
April 2014	884	751	+17.7%
May 2014	946	897	+5.5%
June 2014	907	750	+20.9%
July 2014	932	784	+18.9%
August 2014	765	740	+3.4%
September 2014	901	740	+21.8%
October 2014	767	703	+9.1%
12-Month Avg	740	644	+14.9%

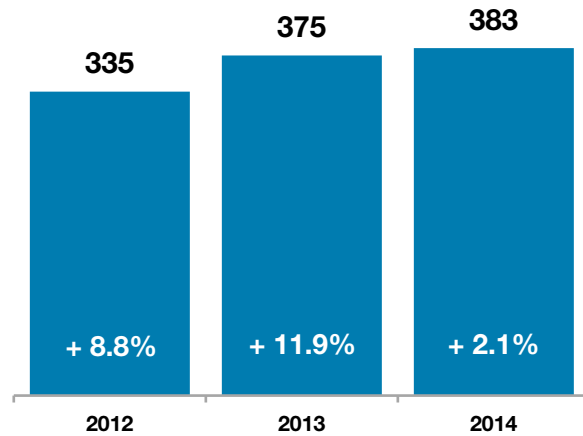
Historical New Listings by Month



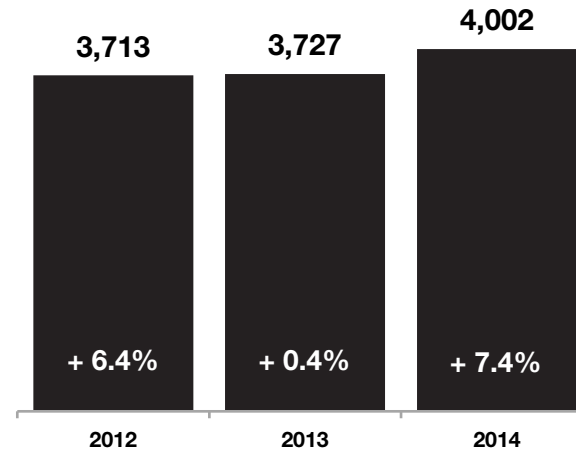
Firm Sales

A count of the properties that have had a firm sale in a given month.

October

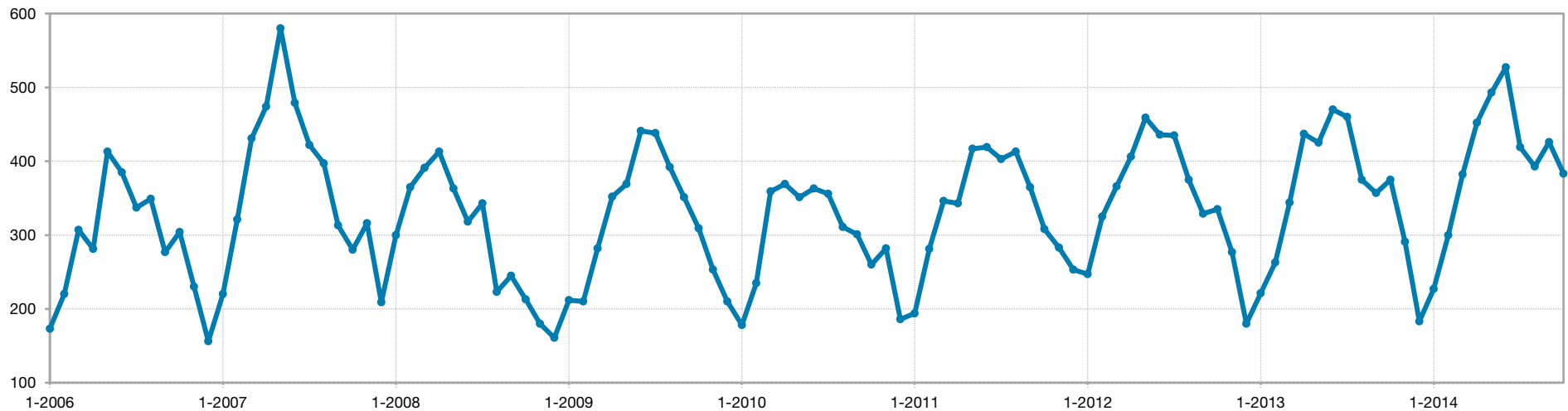


Year to Date



Firm Sales		Prior Year	Percent Change
November 2013	291	277	+5.1%
December 2013	183	180	+1.7%
January 2014	227	221	+2.7%
February 2014	300	263	+14.1%
March 2014	382	344	+11.0%
April 2014	452	437	+3.4%
May 2014	493	425	+16.0%
June 2014	527	470	+12.1%
July 2014	419	460	-8.9%
August 2014	393	375	+4.8%
September 2014	426	357	+19.3%
October 2014	383	375	+2.1%
12-Month Avg	373	349	+6.9%

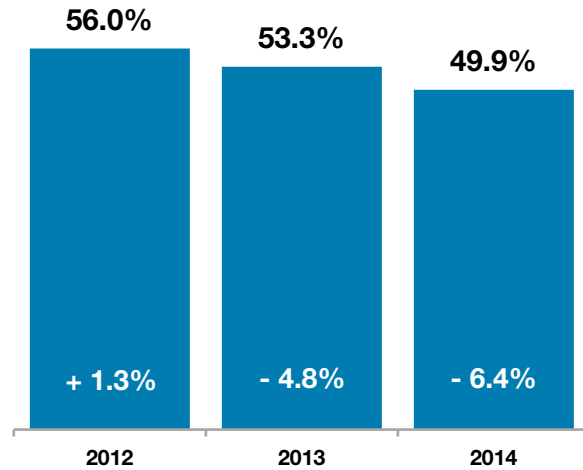
Historical Firm Sales by Month



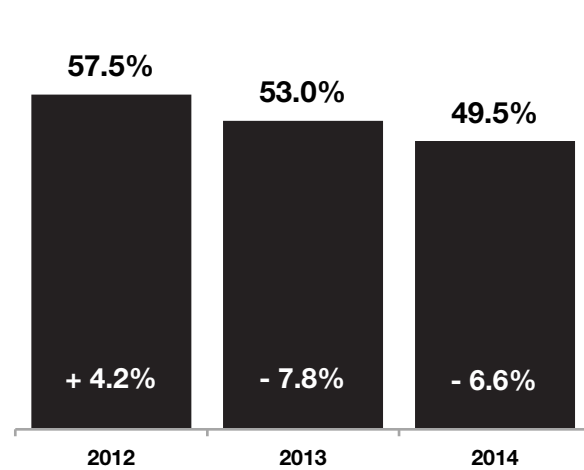
Ratio of Firm Sales to New Listings

The number of firm sales in the month divided by the number of new listings.
The higher the number, the more demand there is relative to supply for that month.

October

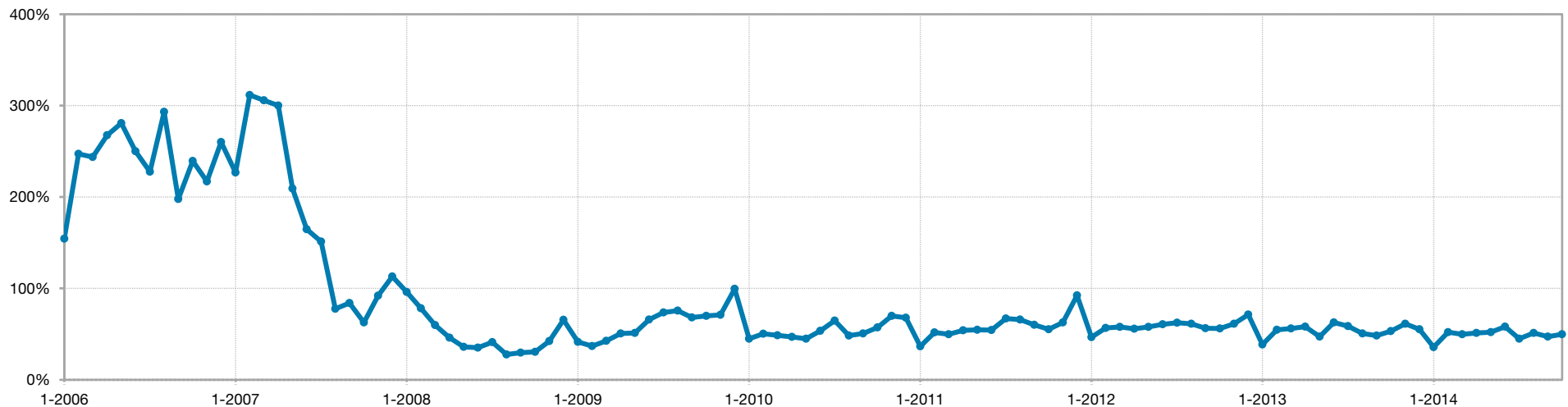


Year to Date



	Ratio of Firm Sales to New Listings	Prior Year	Percent Change
November 2013	61.4%	61.3%	+0.2%
December 2013	55.3%	71.4%	-22.5%
January 2014	35.6%	38.7%	-8.0%
February 2014	52.2%	54.8%	-4.7%
March 2014	49.9%	56.1%	-11.1%
April 2014	51.1%	58.2%	-12.2%
May 2014	52.1%	47.4%	+9.9%
June 2014	58.1%	62.7%	-7.3%
July 2014	45.0%	58.7%	-23.3%
August 2014	51.4%	50.7%	+1.4%
September 2014	47.3%	48.2%	-1.9%
October 2014	49.9%	53.3%	-6.4%
12-Month Avg	50.4%	54.1%	-6.8%

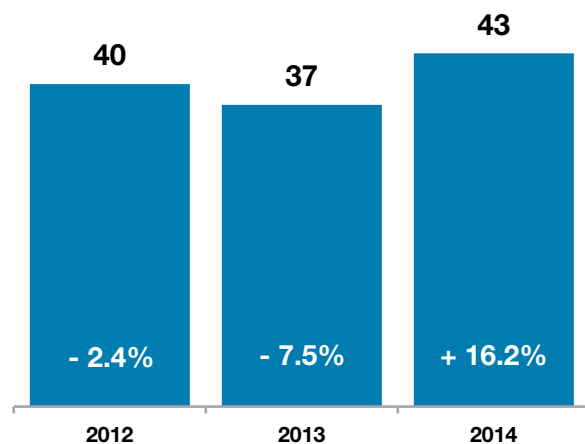
Historical Ratio of Firm Sales to New Listings by Month



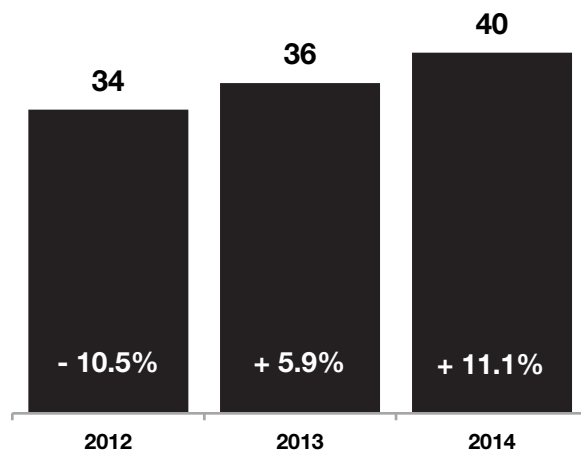
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

October



Year to Date



Days on Market		Prior Year	Percent Change
November 2013	51	45	+13.3%
December 2013	47	45	+4.4%
January 2014	51	45	+13.3%
February 2014	43	41	+4.9%
March 2014	44	37	+18.9%
April 2014	40	34	+17.6%
May 2014	36	30	+20.0%
June 2014	33	35	-5.7%
July 2014	37	35	+5.7%
August 2014	42	39	+7.7%
September 2014	40	39	+2.6%
October 2014	43	37	+16.2%
12-Month Avg*	41	37	+10.8%

* Average Days on Market of all properties from November 2013 through October 2014. This is not the average of the individual figures above.

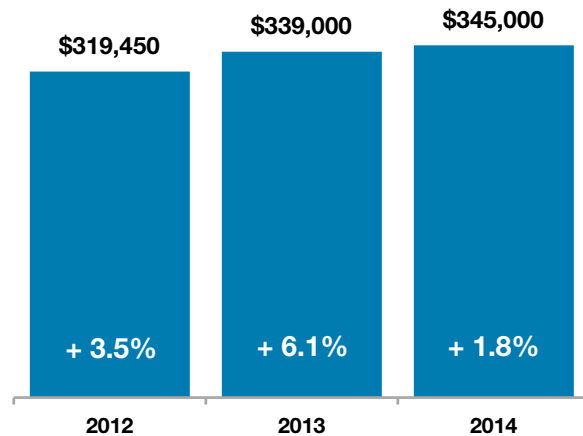
Historical Days on Market Until Sale by Month



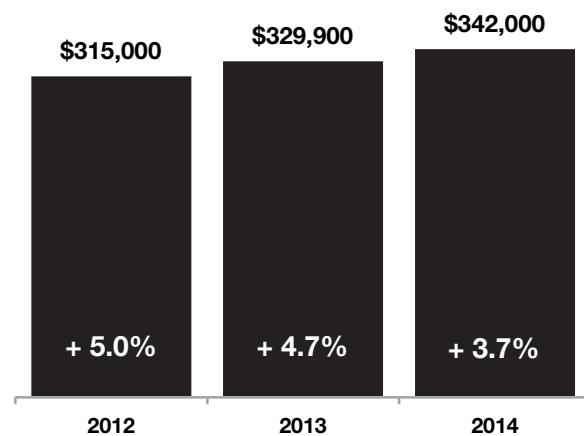
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

October



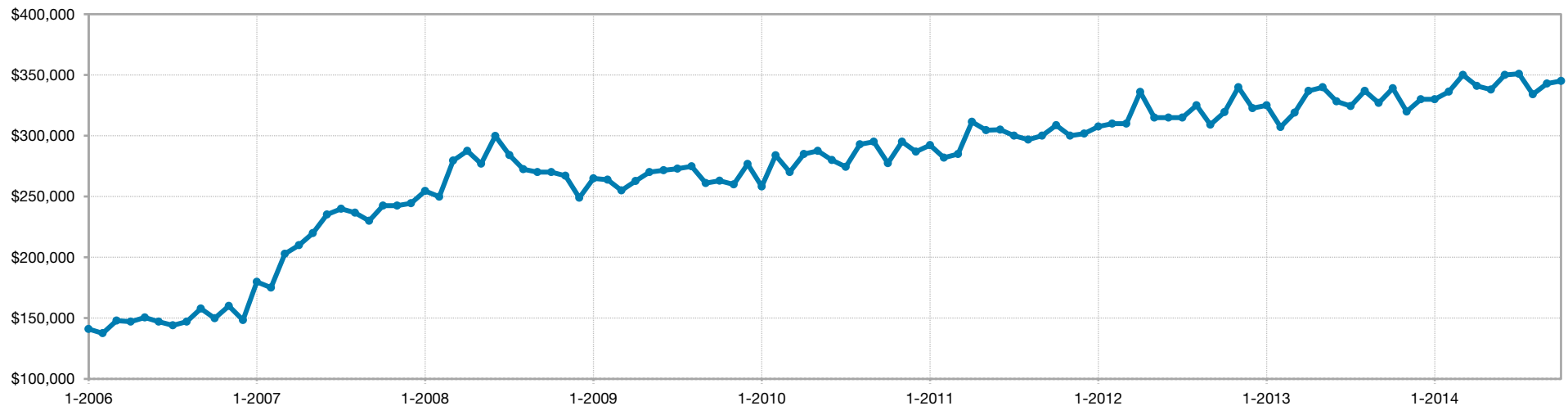
Year to Date



Median Sales Price		Prior Year	Percent Change
November 2013	\$319,920	\$340,000	-5.9%
December 2013	\$330,000	\$322,750	+2.2%
January 2014	\$330,000	\$325,000	+1.5%
February 2014	\$336,200	\$307,250	+9.4%
March 2014	\$349,950	\$319,000	+9.7%
April 2014	\$341,000	\$337,000	+1.2%
May 2014	\$337,900	\$339,900	-0.6%
June 2014	\$350,000	\$328,200	+6.6%
July 2014	\$351,000	\$324,450	+8.2%
August 2014	\$334,000	\$337,000	-0.9%
September 2014	\$343,000	\$327,000	+4.9%
October 2014	\$345,000	\$339,000	+1.8%
12-Month Med*	\$340,000	\$329,900	+3.1%

* Median Sales Price of all properties from November 2013 through October 2014. This is not the average of the individual figures above.

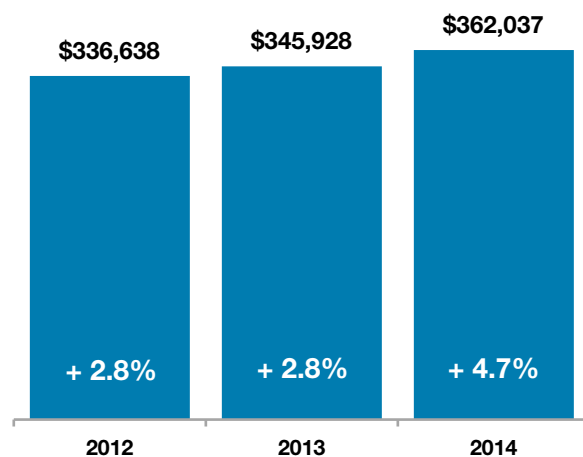
Historical Median Sales Price by Month



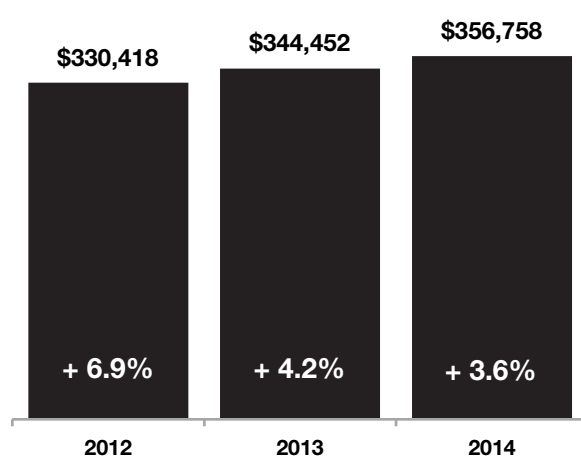
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



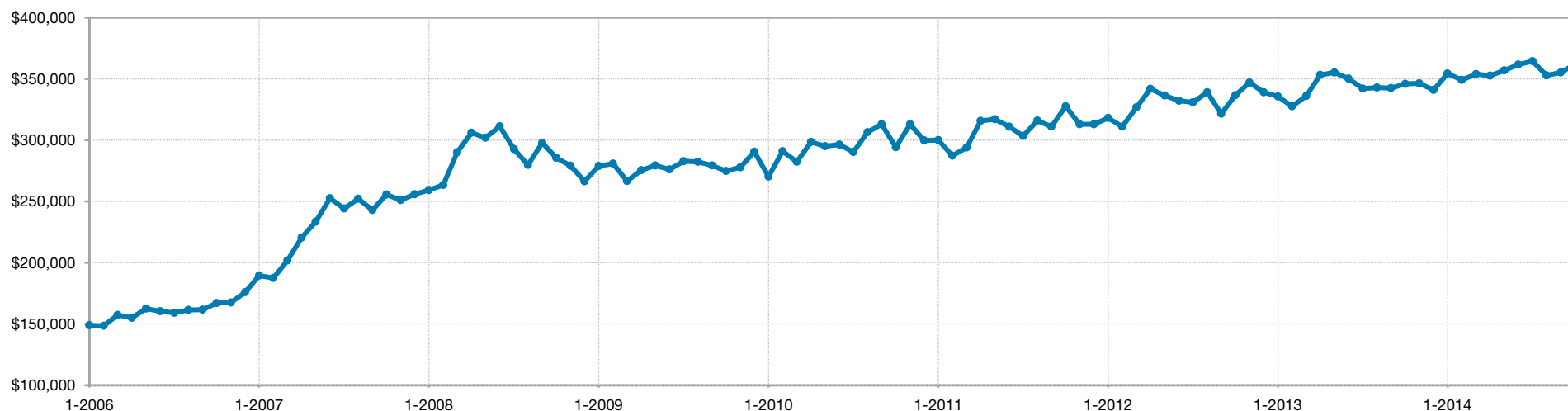
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2013	\$346,475	\$346,931	-0.1%
December 2013	\$341,065	\$338,997	+0.6%
January 2014	\$354,451	\$335,612	+5.6%
February 2014	\$349,092	\$327,636	+6.5%
March 2014	\$353,973	\$336,068	+5.3%
April 2014	\$352,656	\$353,174	-0.1%
May 2014	\$356,843	\$355,106	+0.5%
June 2014	\$361,719	\$350,175	+3.3%
July 2014	\$364,484	\$342,022	+6.6%
August 2014	\$352,883	\$342,964	+2.9%
September 2014	\$355,233	\$342,596	+3.7%
October 2014	\$362,037	\$345,928	+4.7%
12-Month Avg*	\$355,450	\$344,382	+3.2%

* Avg. Sales Price of all properties from November 2013 through October 2014. This is not the average of the individual figures above.

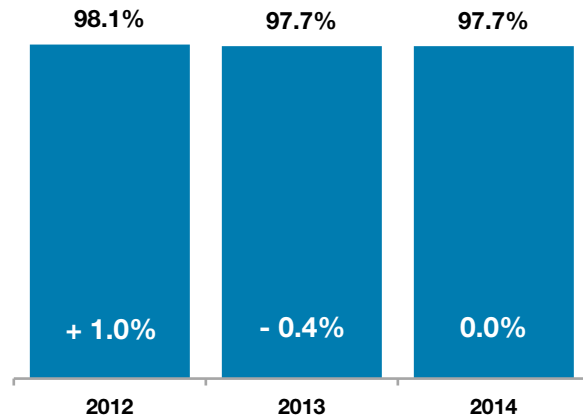
Historical Average Sales Price by Month



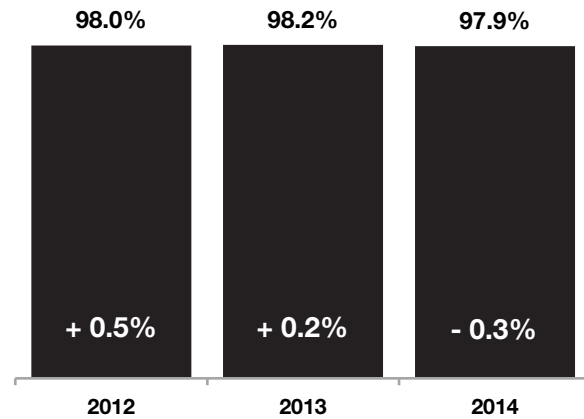
Percent of Current List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



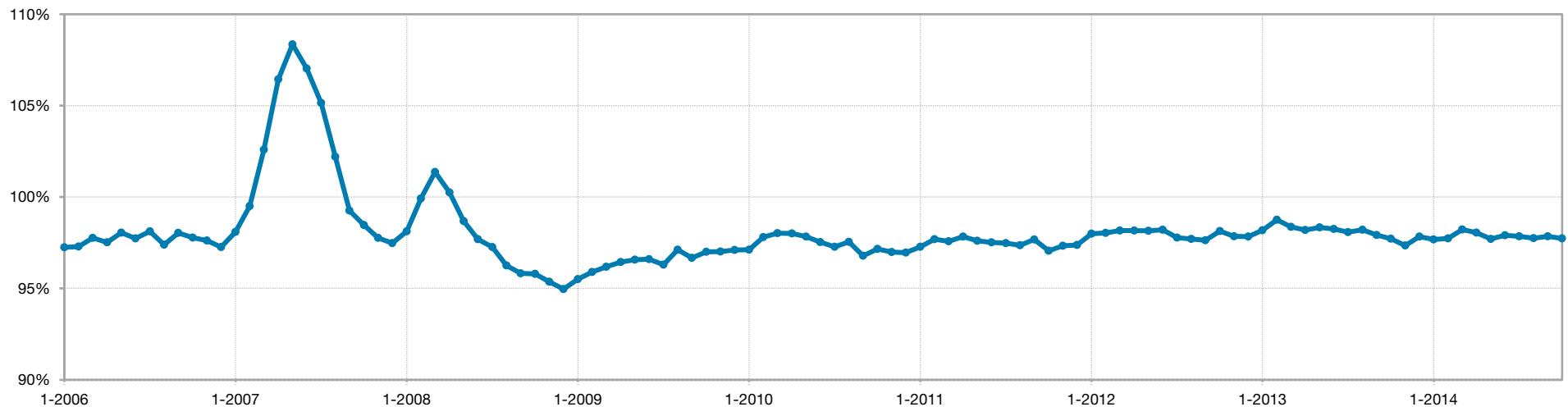
Year to Date



	Pct. of Current List Price Received	Prior Year	Percent Change
November 2013	97.3%	97.9%	-0.6%
December 2013	97.8%	97.8%	0.0%
January 2014	97.7%	98.2%	-0.5%
February 2014	97.7%	98.7%	-1.0%
March 2014	98.2%	98.4%	-0.2%
April 2014	98.1%	98.2%	-0.1%
May 2014	97.7%	98.3%	-0.6%
June 2014	97.9%	98.3%	-0.4%
July 2014	97.9%	98.1%	-0.2%
August 2014	97.8%	98.2%	-0.4%
September 2014	97.9%	97.9%	0.0%
October 2014	97.7%	97.7%	0.0%
12-Month Avg*	97.8%	98.1%	-0.3%

* Average Pct. of Current List Price Received for all properties from November 2013 through October 2014. This is not the average of the individual figures above.

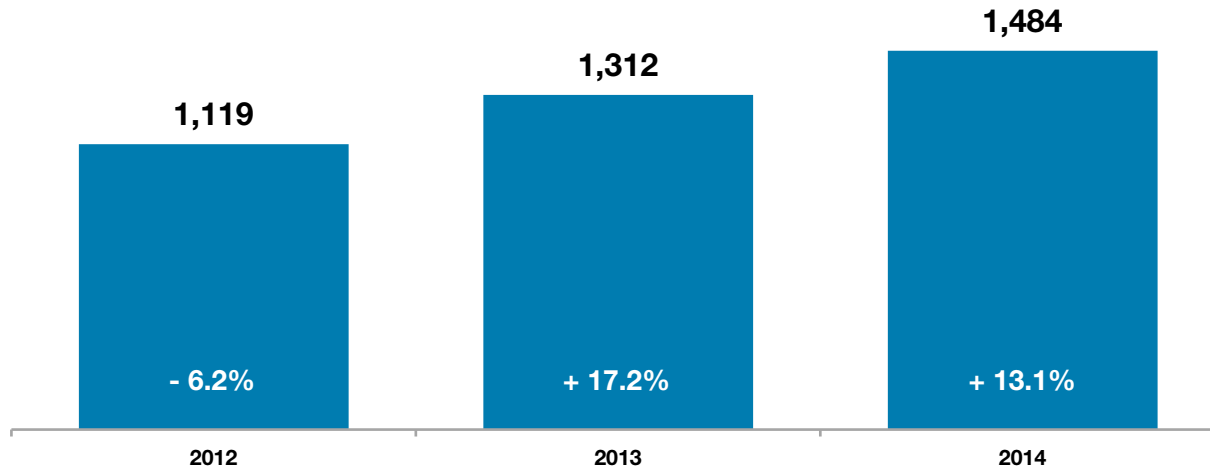
Historical Percent of Current List Price Received by Month



Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

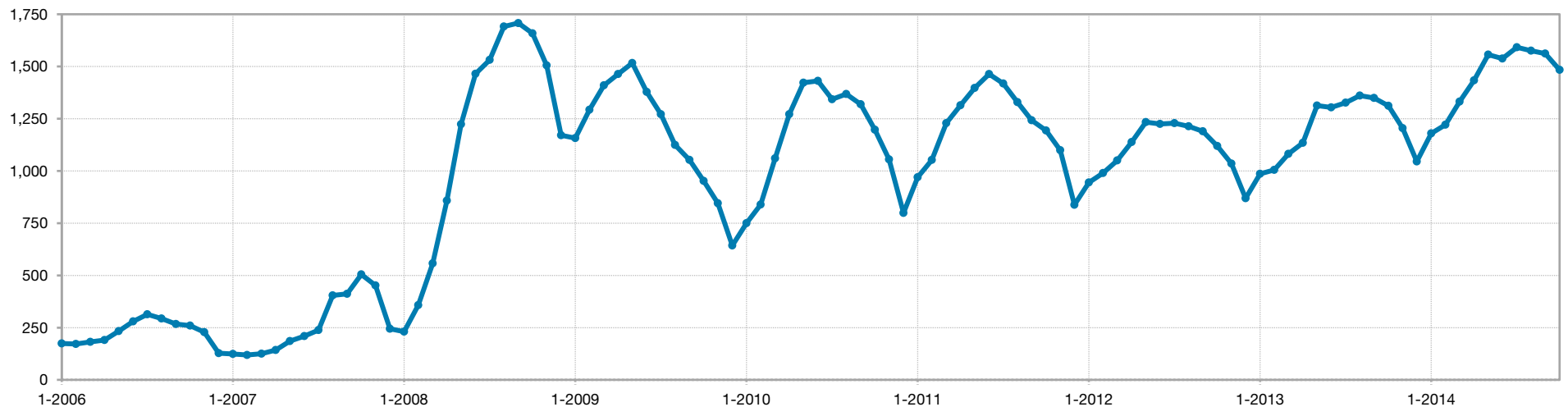
October



Homes for Sale		Prior Year	Percent Change
November 2013	1,205	1,035	+16.4%
December 2013	1,045	869	+20.3%
January 2014	1,180	986	+19.7%
February 2014	1,221	1,005	+21.5%
March 2014	1,331	1,081	+23.1%
April 2014	1,433	1,134	+26.4%
May 2014	1,556	1,313	+18.5%
June 2014	1,538	1,304	+17.9%
July 2014	1,592	1,327	+20.0%
August 2014	1,575	1,361	+15.7%
September 2014	1,562	1,349	+15.8%
October 2014	1,484	1,312	+13.1%
12-Month Avg	1,394	1,173	+18.8%

* Homes for Sale for all properties from November 2013 through October 2014. This is not the average of the individual figures above.

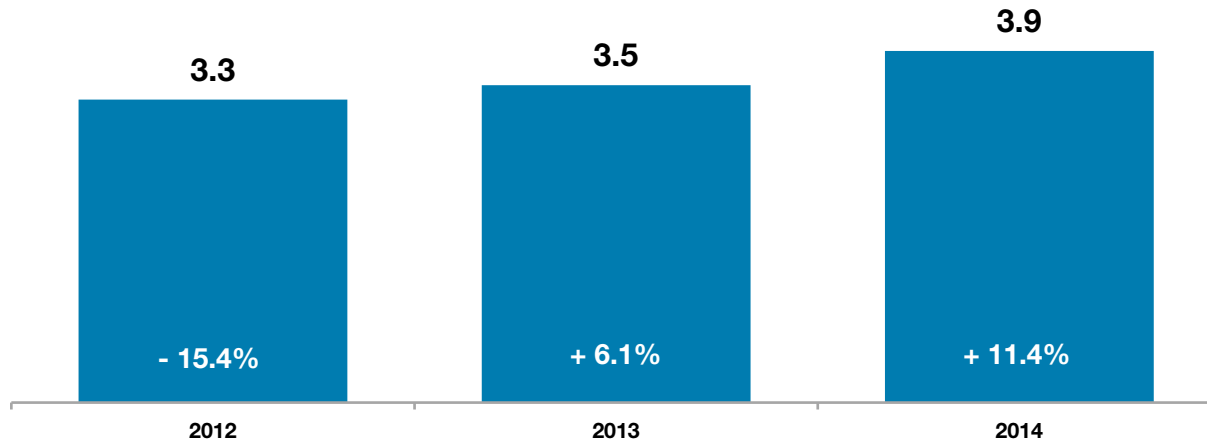
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last month.

October



Months Supply		Prior Year	Percent Change
November 2013	4.1	3.7	+10.8%
December 2013	5.7	4.8	+18.8%
January 2014	5.2	4.5	+15.6%
February 2014	4.1	3.8	+7.9%
March 2014	3.5	3.1	+12.9%
April 2014	3.2	2.6	+23.1%
May 2014	3.2	3.1	+3.2%
June 2014	2.9	2.8	+3.6%
July 2014	3.8	2.9	+31.0%
August 2014	4.0	3.6	+11.1%
September 2014	3.7	3.8	-2.6%
October 2014	3.9	3.5	+11.4%
12-Month Avg	3.9	3.5	+11.4%

Historical Months Supply of Inventory by Month

