

# SASKATOON

SASKATCHEWAN

↓ 1%

2016 AVERAGE RESIDENTIAL SALE PRICE  
**\$351,032**

SASKATOON'S HOUSING MARKET IS CURRENTLY BALANCED, WITH NEW INVENTORY THAT CAME ON TO THE MARKET IN RECENT YEARS GRADUALLY BEING ABSORBED.

The average residential sale price was stable in 2016, declining slightly from \$355,653 to \$351,032 year-over-year. Activity between January and October declined by approximately six per cent in 2016 compared to the same period in 2015.

Move-up buyers continue to drive demand in the city, usually looking for single-family detached homes in the \$400,000 to \$500,000 range, while first-time buyers are also active in both the freehold and condo markets.

The continued downturn of the commodities sector and low oil prices have impacted Saskatoon's housing market in recent years but a fairly diverse economy and a strong year in agriculture helped keep the housing market stable in 2016. With 2.5 months of inventory on the market and brisk activity in the fall, Saskatoon's market is expected to remain stable in 2017.

## FIRST-TIME BUYERS

First-time buyers are fairly active in Saskatoon, typically looking to enter the market by purchasing a single-family detached home in the \$349,000 and \$379,000 range or a condo. Changes to mortgage lending rules in the fall by the federal government are expected to lead to a softening of demand from first-time buyers in 2017.

## CONDO MARKET

There is good supply of condo units in Saskatoon due to a number of development projects that have come on to the market in recent years. First-time millennial buyers often look to enter the market by purchasing new condos in the \$199,000 and \$260,000 range. New inventory has resulted in lower demand for resale product, causing some owners to take their units off the market and turn them into rentals.

## LUXURY HOMES

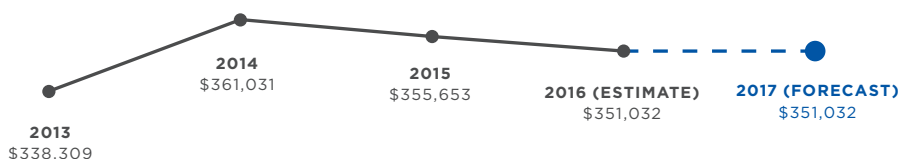
Sales for luxury homes between \$500,000 and \$1 million were up in 2016, with move-up buyers and retirees driving demand in the upper-end of the market. Due to the increase in value of farmland around Saskatoon in recent years, many farmers close to retirement age have sold their properties and moved into large, luxury homes. The stable local and provincial economies are expected to lead to a slight increase in activity in the upper-end market in 2017.



## FUTURE TRENDS

- Oil prices are expected to continue to play an important role in Saskatoon's local economy and housing market in 2017
- Condo inventory is expected to increase next year with the completion of several new development projects
- The RE/MAX 2017 average residential sale price expectation for Saskatoon is that prices will remain stable

AVERAGE RESIDENTIAL SALE PRICE (SASKATOON)



Source: Historical values are sourced from CREA or local board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.