

Saskatoon reported 446 residential sales in August, down one percent year-over-year but seven percent above long-term, historical trends.

New listings grew by over 12 percent year-over-year, a welcome development for the most supply-constrained real estate market in Saskatchewan. There were 965 available residential units at month's end, 239 of which were conditionally sold, resulting in 726 active units or 1.63 months of supply heading into September.

Saskatoon's residential benchmark price was \$444,700 in August, down slightly from \$447,600 in July and three percent higher than August 2025.



SALES

446

↓ 0.9% Y/Y | ↓ 4.3% YTD
VS. 10-YEAR AVERAGE
↑ 6.6% | ↑ 11.7% YTD



NEW LISTINGS

730

↑ 12.3% Y/Y | ↑ 3.2% YTD
VS. 10-YEAR AVERAGE
↓ 0.5% | ↓ 7.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 444,700



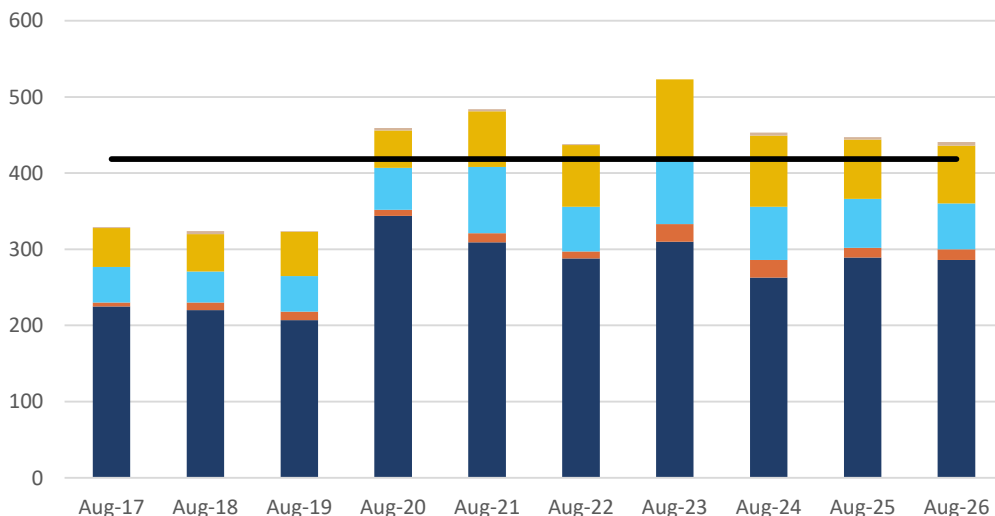
2.8%

Y/Y



Monthly trend*

Monthly Sales Comparison



■ Detached
 ■ Semi-Detached
 ■ Row/Townhouse
 ■ Apartment
 ■ Mobile
 — 10 Year Average

Source: SRA



INVENTORY

965

↑ 5.7% Y/Y | Monthly trend*
VS. 10-YEAR AVERAGE
↓ 37.9% | ↓ 45.5% YTD



MONTHS OF SUPPLY

2.16

↑ 6.6% Y/Y | Monthly trend*
VS. 10-YEAR AVERAGE
↓ 45.8% | ↓ 54.7% YTD



SASKATOON – AUGUST 2026

August 2026

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	286	-1%	476	22%	593	10%	2.07	11%	26	\$515,300	3%	\$547,840	4%
Semi-Detached	14	8%	34	55%	42	20%	3.00	11%	25	\$532,700	2%	\$448,986	-8%
Row/Townhouse	60	-6%	104	7%	146	33%	2.43	42%	32	\$367,200	2%	\$352,678	3%
Apartment	76	-3%	106	-19%	169	-21%	2.22	-19%	33	\$264,400	2%	\$255,670	-2%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	5	67%	4	0%	8	33%	1.60	-20%	49	-	-	\$65,900	-32%
Muti-Family	5	67%	5	0%	4	-33%	0.80	-60%	27	-	-	\$564,600	5%
Total Residential	446	-1%	730	12%	965	6%	2.16	7%	28	\$444,700	3%	\$463,480	2%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	418	7%	734	0%	1,554	-38%	3.99	-46%	42	\$350,160	27%	\$365,074	27%

Year-to-Date

August 2026

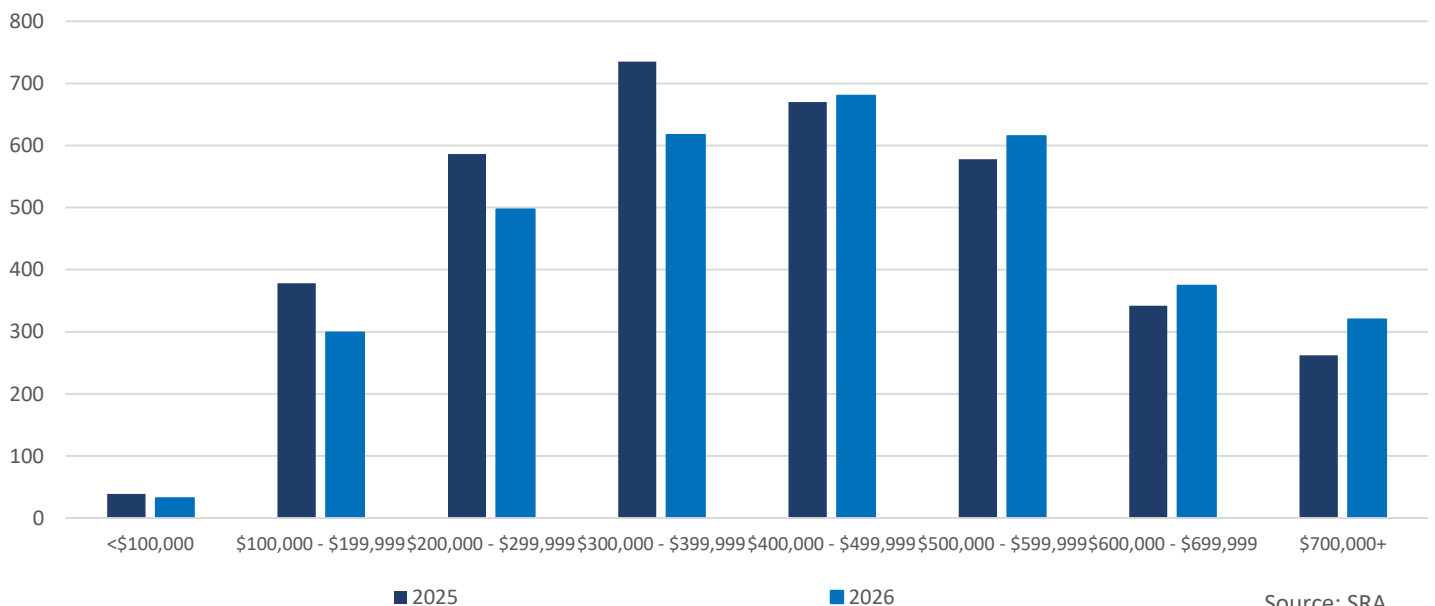
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	2,074	-2%	3,284	6%	468	-1%	1.81	1%	28	\$507,100	5%	\$535,982	5%
Semi-Detached	113	-10%	189	11%	29	22%	2.08	35%	28	\$527,425	3%	\$454,308	-4%
Row/Townhouse	553	-2%	824	17%	116	29%	1.67	32%	27	\$358,650	3%	\$371,581	8%
Apartment	650	-13%	917	-16%	153	-9%	1.88	4%	33	\$260,013	3%	\$264,615	5%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	13	-7%	33	57%	8	52%	4.92	64%	54	-	-	\$74,115	-35%
Muti-Family	28	4%	38	0%	7	33%	2.00	29%	36	-	-	\$544,582	3%
Total Residential	3,434	-4%	5,295	3%	784	2%	1.83	7%	29	\$436,613	4%	\$453,792	6%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	3,073	12%	5,727	-8%	1,439	-46%	4.03	-55%	43	\$346,218	26%	\$364,418	25%

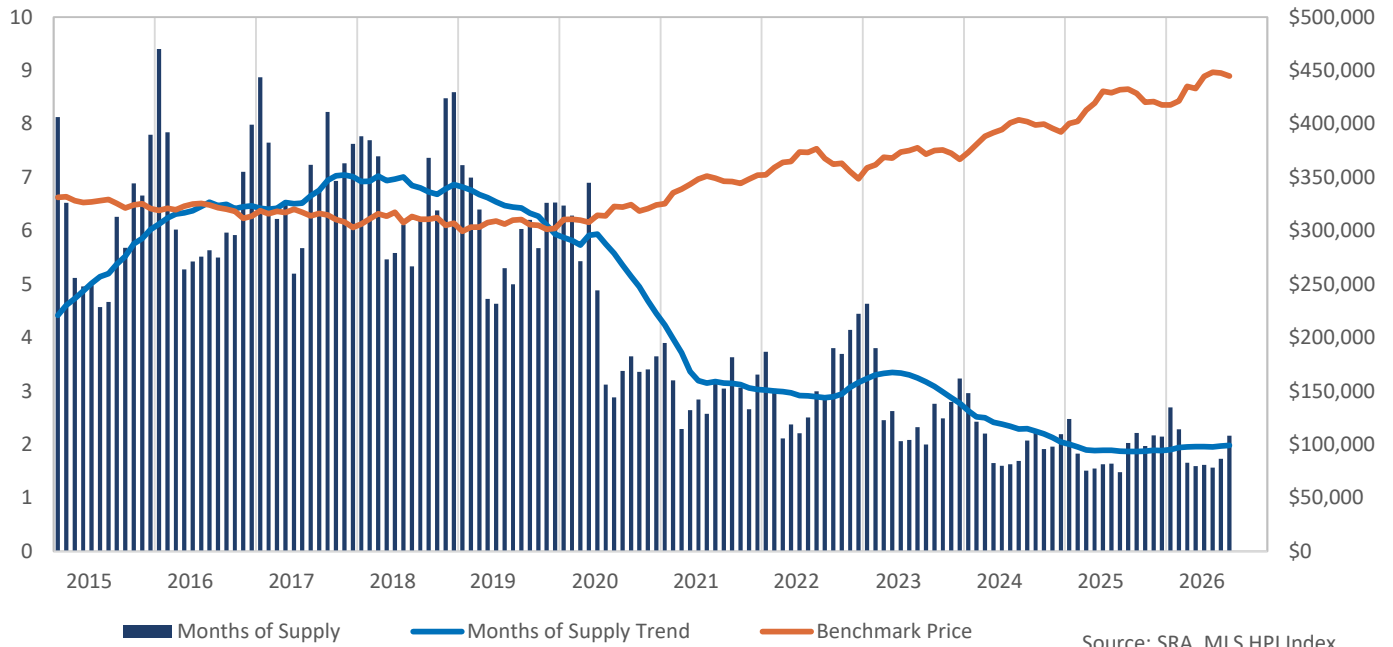
Residential Sales by Price Range

YTD-AUG

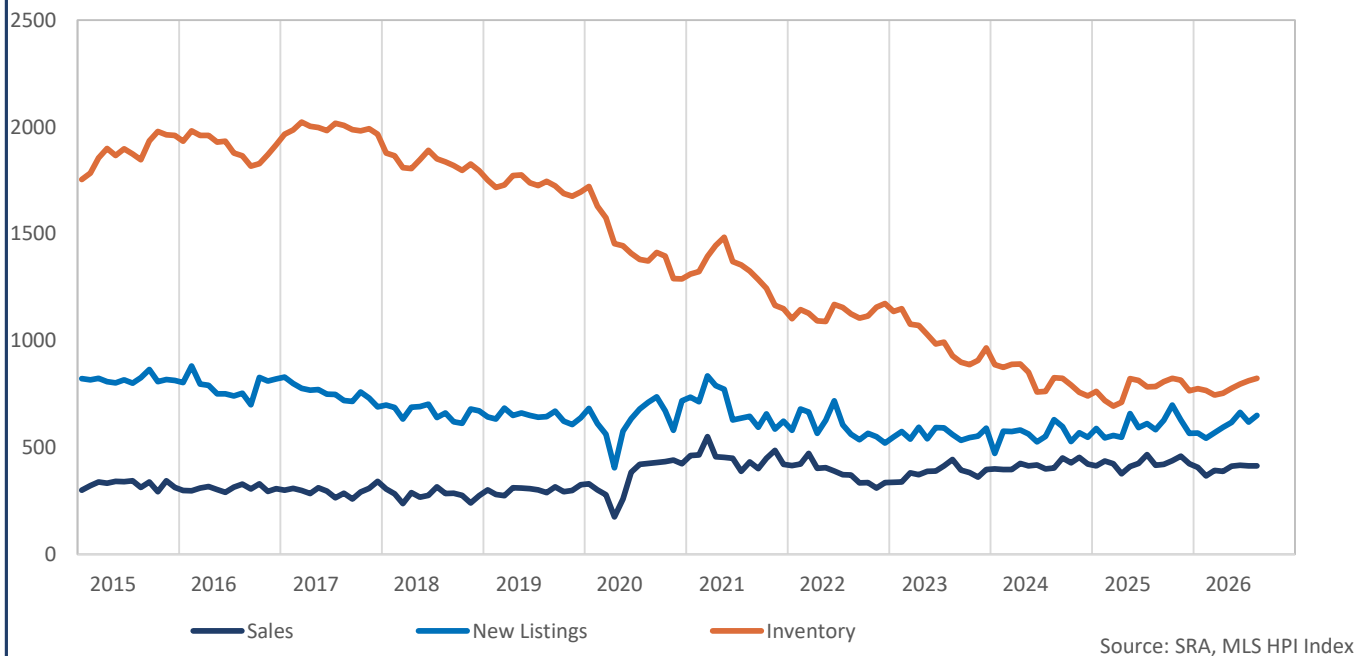




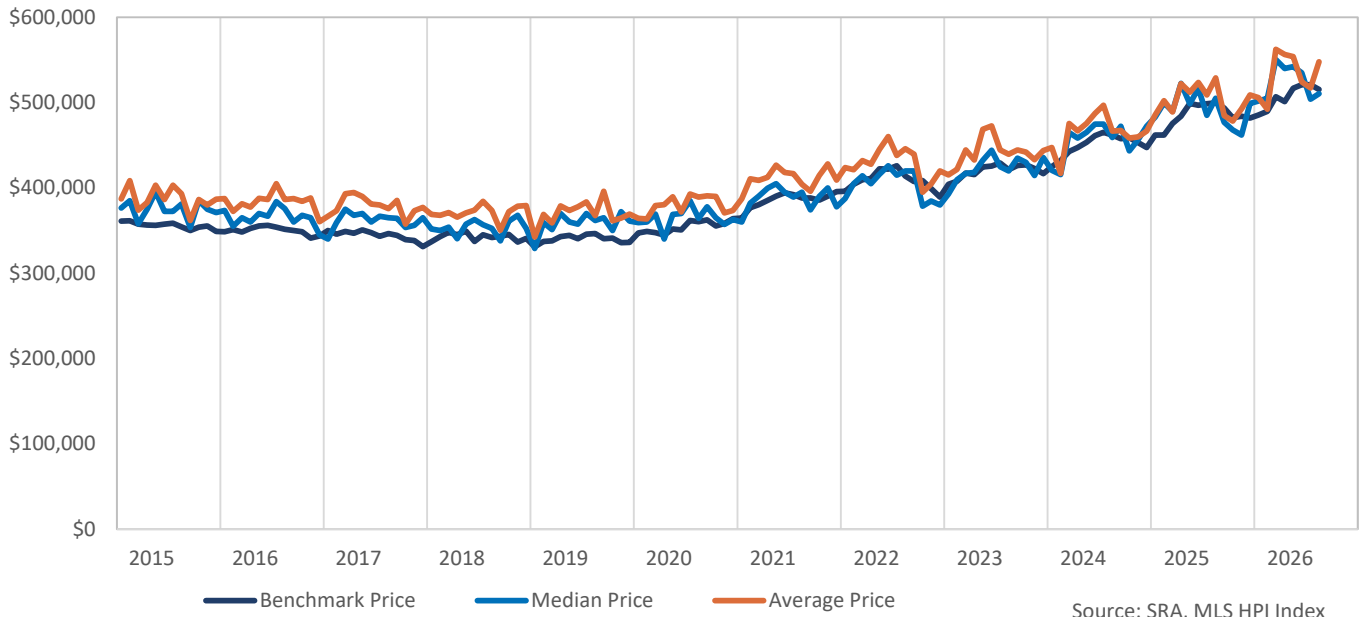
Residential Months of Supply and Price



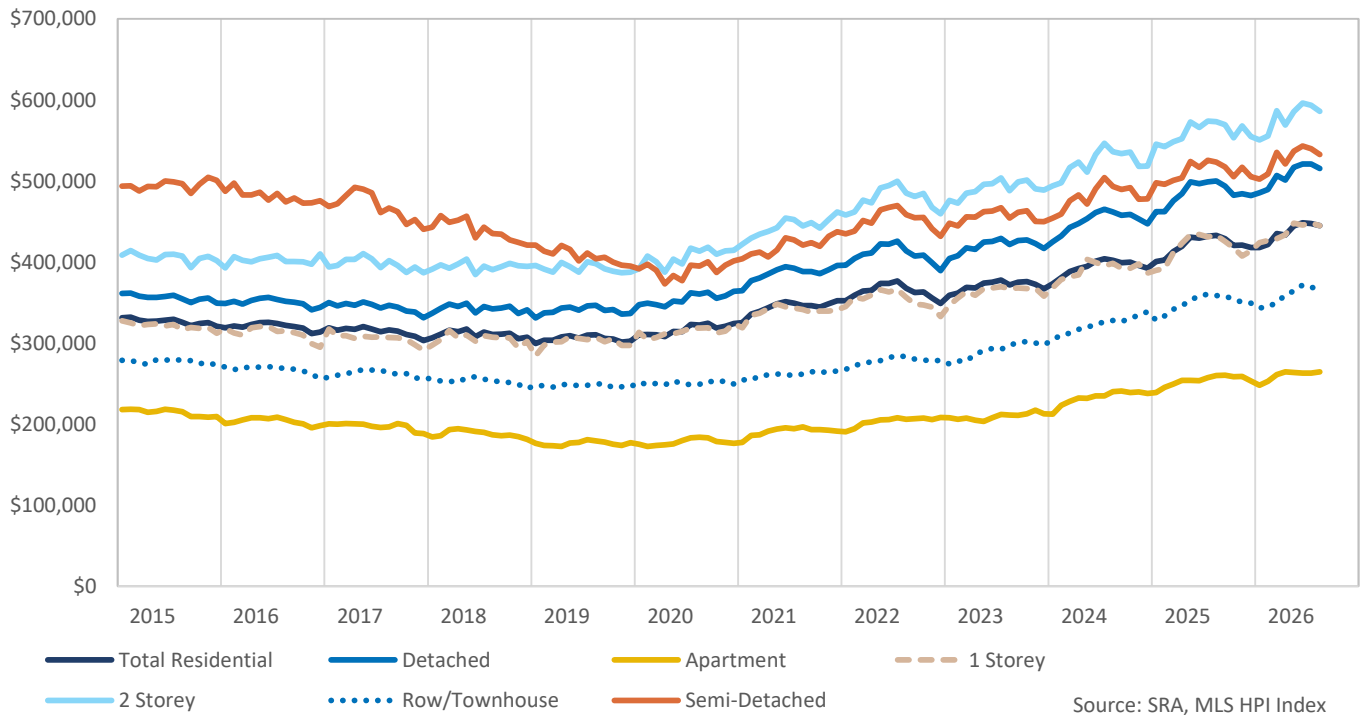
Residential Stats - Seasonally Adjusted



Detached Pricing



Benchmark Price





SASKATOON – AUGUST 2026

HPI Benchmark Attributes

	Composite
Bedrooms, Above Ground	3
Bathrooms, Full	2
Bathrooms, Half	0
Garage	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1161
Lot Size	-
Fireplaces, Number of	0
Year Built	1990
August 2026 Benchmark Price	\$444,700
Detached Share of Sales, Last 3 Years	59%
Semi-Detached Share of Sales, Last 3 Years	2%
Apartment Share of Sales, Last 3 Years	20%
Townhouse Share of Sales, Last 3 Years	14%

	Detached	1 Storey	2 Storey
Bedrooms, Above Ground	3	3	3
Bathrooms, Full	2	2	2
Bathrooms, Half	0	0	1
Garage	Attached, Double width	Attached, Single width	Attached, Double width
Gross Living Area, Above Ground (Sq. Ft.)	1245	1093	1488
Lot Size	5616	5850	5130
Fireplaces, Number of	0	0	0
Year Built	1980	1971	2008
August 2026 Benchmark Price	\$515,300	\$444,700	\$585,900
Share of Total Sales, Last 3 Years	59%	33%	33%

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	3	3	2
Bathrooms, Full	2	1	1
Bathrooms, Half	1	1	0
Garage	Attached, Double width	Attached, Single width	-
Gross Living Area, Above Ground (Sq. Ft.)	1163	1105	911
Fireplaces, Number of	0	0	0
Year Built	2013	2011	1992
August 2026 Benchmark Price	\$532,700	\$367,200	\$264,400
Share of Total Sales, Last 3 Years	2%	14%	20%

