



SASKATCHEWAN – AUGUST 2026

MORE CHOICE EMERGES FOR SASKATCHEWAN HOMEBUYERS, BUT SUPPLY GAP PERSISTS

September 03, 2026
For immediate release:

Saskatchewan's housing market showed modest signs of improved choice for buyers in August, as more new listings came to market and available supply increased heading into the fall. However, one month of improvement does little to erase a supply deficit that has been years in the making.

The province reported 1,510 residential home sales in August, down three per cent year-over-year but still more than eight per cent above the 10-year average. Meanwhile, 2,277 new listings came to market, an increase of more than four per cent compared to August 2025, although new listings activity remained nearly eight per cent below historical levels.

That combination provided some welcome breathing room. Of the 4,920 units available across the province at month-end, nearly 1,000 were conditionally sold and expected to leave the market. Accounting for those conditional sales, Saskatchewan entered September with 3,933 available residential units, up modestly from 3,858 at the beginning of August. Effective months of supply also improved from 2.33 months to 2.60 months.

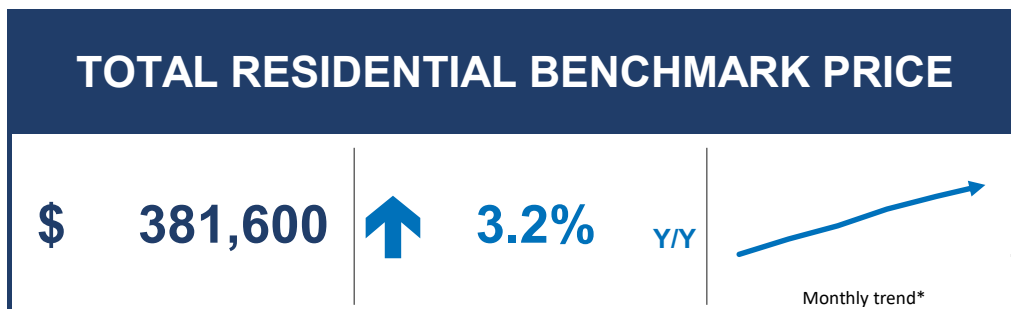
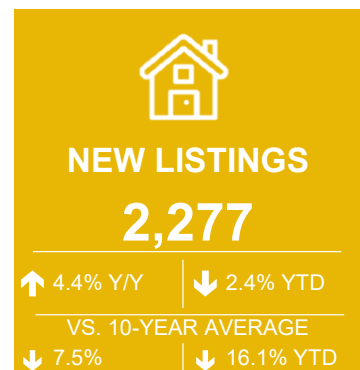
"We finally saw a little movement in the right direction in August," said Chris Guérette, CEO of the Saskatchewan REALTORS® Association. "More listings came to market, sales remained above historical levels, and buyers are heading into September with slightly more choice. That's encouraging, but one month of modest improvement doesn't erase a supply deficit years in the making. Inventory remains more than 40 per cent below what we would normally expect."

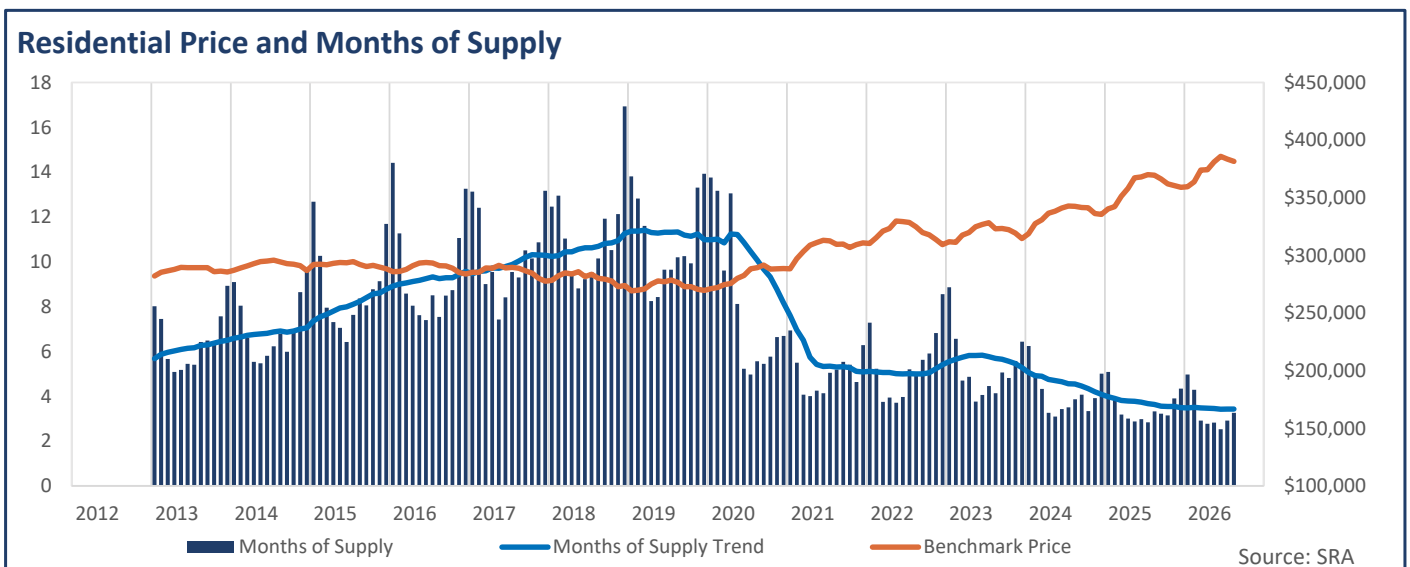
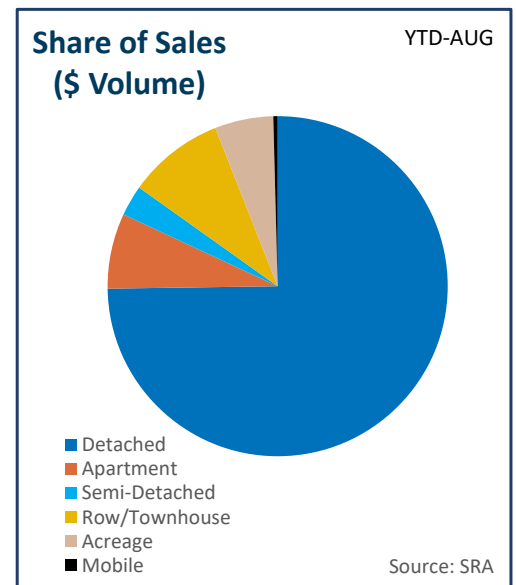
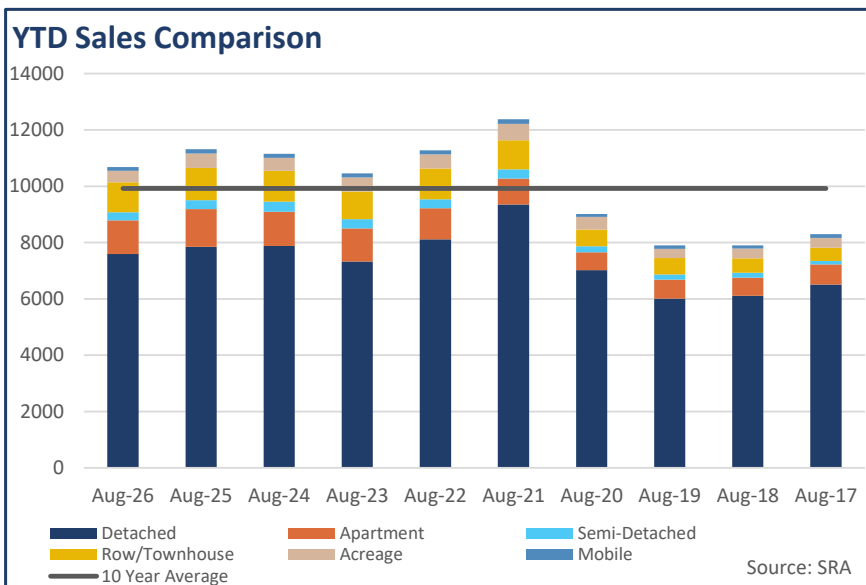
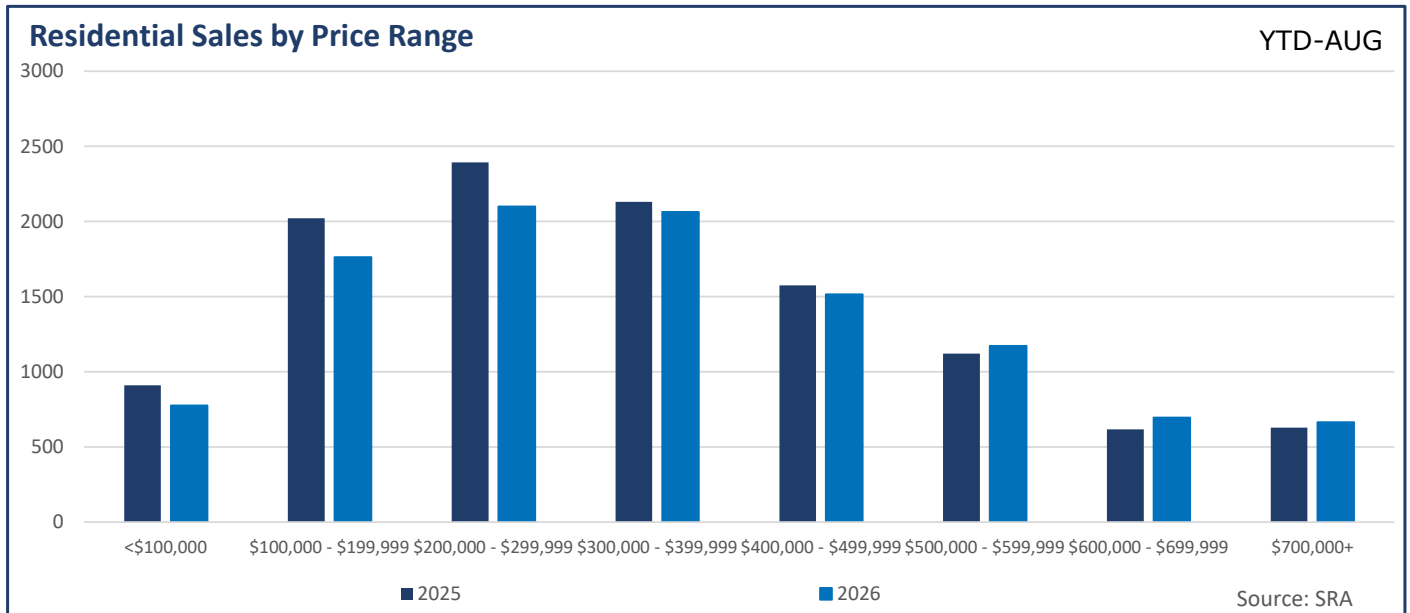
Despite modest improvement, Saskatchewan remains one of the tightest housing markets the province has experienced historically. Overall inventory was five per cent lower than August 2025 and more than 42 per cent below the 10-year average.

The shift was also reflected in home prices. Saskatchewan's residential benchmark price stood at \$381,600 in August, down modestly from \$383,500 in July but still more than three per cent higher than August 2025. All but two Saskatchewan communities reported year-over-year price gains, while two communities established new benchmark price records during the month.

"For consumers, a little more inventory can create more opportunity, but it doesn't suddenly make this an easy market to navigate," said Guérette. "Conditions can look very different depending on the community, neighbourhood and price range. Whether you are buying or selling, understanding those differences and being prepared to act on them is where the local knowledge and expertise of a REALTOR® can make a difference."

August's numbers provide an encouraging first step heading into the fall market, but the longer-term challenges remain unchanged. With inventory and months of supply dramatically below historical levels, continued improvements in available housing will be necessary before Saskatchewan consumers experience the level of choice traditionally associated with a more balanced market.







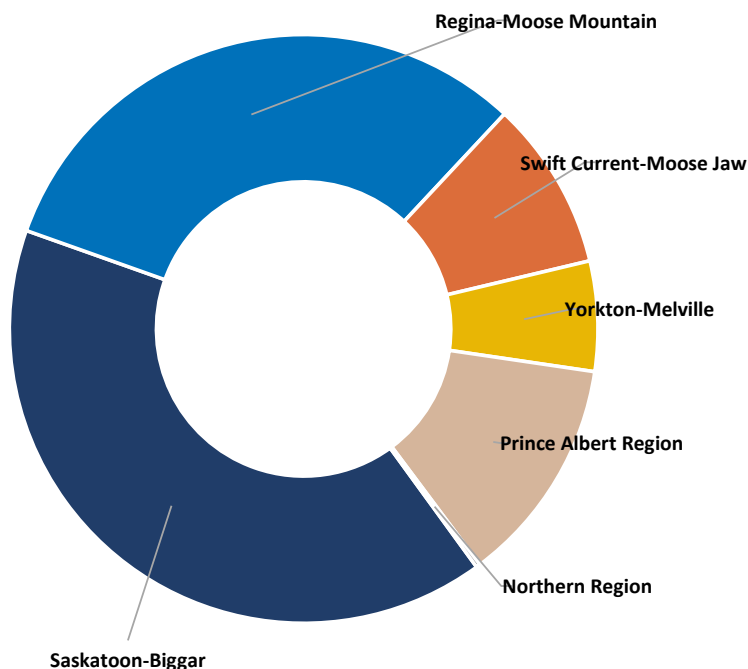
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Regional Highlights

The Yorkton-Melville region was the only region to report year-over-year sales gains in August, with sales up six percent year-over-year and well above the 10-year average. Despite modest sales declines in other provincial regions, five of the six regions continue to report sales well above the 10-year historical average.

As seen throughout 2026, inventory challenges persist across the regions, with supply levels ranging from 45 to 51 percent below the 10-year supply average for the month. The Saskatoon-Biggar (2.51 months of supply) and Regina Moose-Mountain (2.85) are again reporting the tightest conditions among the regions, as they have throughout the year.

YTD Sales by Region



Source: SRA

August 2026

	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-Biggar	587	-4%	938	9%	1,471	2%	63%	2.51	6%	32	\$450,453	3%
Regina-Moose Mountain	470	-3%	668	5%	1,340	-8%	70%	2.85	-5%	37	\$352,489	1%
Swift Current-Moose Jaw	144	-1%	219	-1%	682	-1%	66%	4.74	0%	58	\$239,187	-3%
Yorkton-Melville	93	6%	149	24%	445	-1%	62%	4.78	-7%	63	\$229,191	13%
Prince Albert Region	207	-5%	291	-12%	918	-15%	71%	4.43	-11%	53	\$305,933	1%
Northern Region	1	-80%	2	-60%	19	-44%	50%	19.00	179%	23	\$423,000	99%
Total	1,510	-3%	2,277	4%	4,920	-5%	66%	3.26	-2%	41	\$365,276	2%

Year-to-Date

August 2026

	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-Biggar	4,334	-6%	6,714	1%	1,219	-4%	65%	2.25	2%	34	\$442,182	5%
Regina-Moose Mountain	3,380	-6%	4,876	-5%	1,111	-14%	69%	2.63	-8%	38	\$359,790	5%
Swift Current-Moose Jaw	999	0%	1,583	-2%	601	-6%	63%	4.81	-6%	62	\$261,219	5%
Yorkton-Melville	648	-6%	998	2%	392	-8%	65%	4.84	-3%	70	\$215,500	3%
Prince Albert Region	1,336	-7%	2,141	-9%	796	-15%	62%	4.77	-8%	62	\$288,227	3%
Northern Region	23	-36%	40	-26%	20	-51%	58%	6.78	-23%	52	\$309,478	32%
Total	10,752	-6%	16,416	-2%	4,171	-10%	65%	3.10	-4%	44	\$365,873	5%

BENCHMARK PRICE COMPARISON

Area	Benchmark Price	Y/Y% Change
Saskatoon-Biggar	\$448,900	↑ 2.9%
Saskatoon	\$444,700	↑ 2.8%
Regina-Moose Mountain	\$342,500	↑ 3.3%
Regina	\$348,900	↑ 3.3%
Estevan	\$248,300	↑ 6.7%
Weyburn	\$254,100	↑ 1.7%
Swift Current-Moose Jaw	\$298,100	↑ 2.4%
Moose Jaw	\$299,700	↑ 4.0%
Swift Current	\$294,600	↓ 1.0%
Yorkton-Melville	\$240,000	↑ 2.8%
Melville	\$156,700	↑ 4.3%
Yorkton	\$271,600	↑ 2.8%
Prince Albert Region	\$277,200	↑ 3.4%
Humboldt	\$338,200	↑ 7.1%
Meadow Lake	\$318,800	↑ 4.3%
Melfort	\$259,500	↓ 5.0%
North Battleford	\$231,300	↑ 5.5%
Prince Albert	\$280,700	↑ 1.5%
Northern Region	-	-

Price Trends

All but two Saskatchewan communities reported year-over-year price gains in August. While price gains were less significant than in recent months, two communities set new benchmark price records in August – marking the fifth consecutive month of record prices being reported across the province.

The City of Humboldt reported the strongest monthly benchmark price growth in August, with prices up over seven percent year-over-year. Other notable gains were seen in Estevan (7 percent) and North Battleford (5 percent).

