



SASKATCHEWAN – SEPTEMBER 2026

MORE CHOICE EMERGES AS SASKATCHEWAN'S HOUSING MARKET HEADS INTO FALL

October 09, 2026

For immediate release:

Saskatchewan homebuyers are seeing encouraging signs of greater choice heading into the fall market, as new listings increased and inventory posted a modest year-over-year gain in September.

There were 2,182 new listings throughout the month, up five per cent year-over-year. Provincial inventory also edged slightly above September 2025 levels, while months of supply improved nearly 13 per cent year-over-year to 3.63 months. Despite those gains, inventory remains nearly 40 per cent below the 10-year average and months of supply remains 48 per cent below historical norms.

The improvement in choice comes as demand remains healthy. Saskatchewan reported 1,361 residential home sales in September. While that was 11 per cent below last year's levels, sales remained nine per cent above the 10-year average for the month. Through the first nine months of 2026, sales remain six per cent below the near-record pace established in 2026 but nearly 10 per cent above the 10-year average.

"For the second consecutive month, we're seeing encouraging signs of more choice returning to Saskatchewan's housing market," said Chris Guérette, CEO of the Saskatchewan REALTORS® Association. "New listings increased, inventory improved slightly from last year, and months of supply continued to move in the right direction. At the same time, sales remain above historical averages, which tells us demand for Saskatchewan housing remains healthy."

Of the 4,940 units available across the province at month-end, more than 900 were conditionally sold and expected to leave the market. Accounting for those conditional sales, Saskatchewan entered October with 4,035 available residential units, representing 2.96 months of effective supply.

"We're not declaring the supply challenge solved," continued Guérette. "Inventory remains nearly 40 per cent below what we'd typically expect for September. But after spending much of this year watching buyers navigate historically tight conditions, continued movement toward greater choice is good news."

Saskatchewan's residential benchmark price stood at \$376,700 in September, down from \$381,600 in August but nearly three per cent higher than September 2025. The monthly decline aligns with typical seasonal trends, while all but three Saskatchewan communities continued to report year-over-year benchmark price gains.

"More choice creates opportunity for consumers," said Guérette. "For buyers, it can mean a little more time to consider their options. For sellers, it reinforces the importances of understanding pricing and conditions in their local market. Saskatchewan remains competitive, but a market with more choice is ultimately a healthier market for everyone."



SALES

1,361

↓ 10.8% Y/Y | ↓ 6.3% YTD

VS. 10-YEAR AVERAGE

↑ 9.1% | ↑ 8.4% YTD



NEW LISTINGS

2,182

↑ 5.0% Y/Y | ↓ 1.6% YTD

VS. 10-YEAR AVERAGE

↓ 1.3% | ↓ 14.6% YTD



INVENTORY

4,940

↑ 0.7% Y/Y | Monthly trend* →

VS. 10-YEAR AVERAGE

↓ 39.6% | ↓ 45.8% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$

376,700



2.8%

Y/Y



Monthly trend*



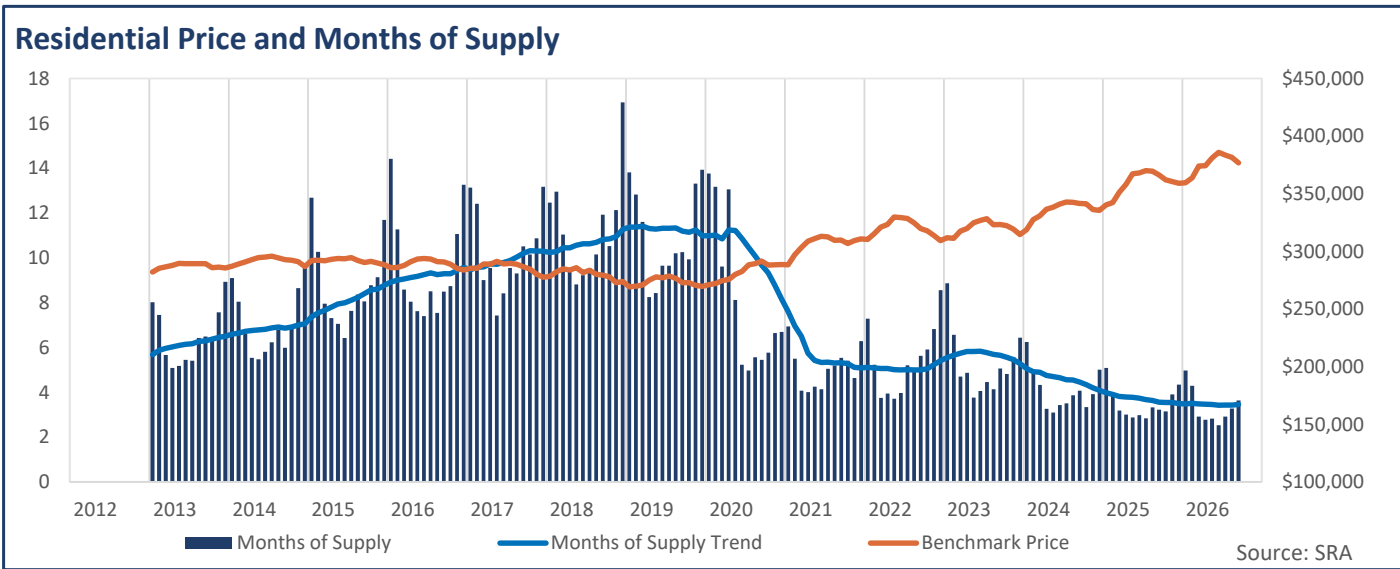
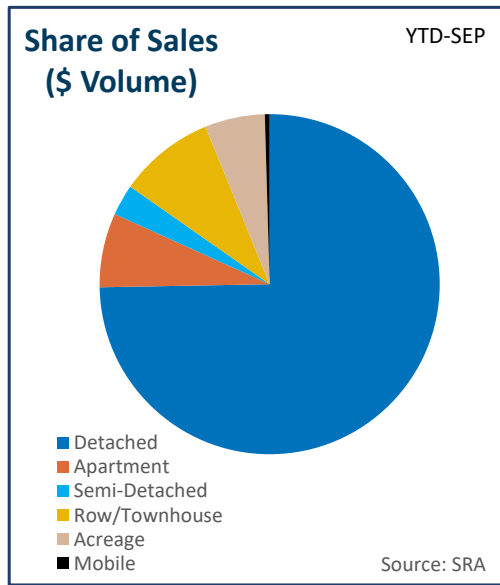
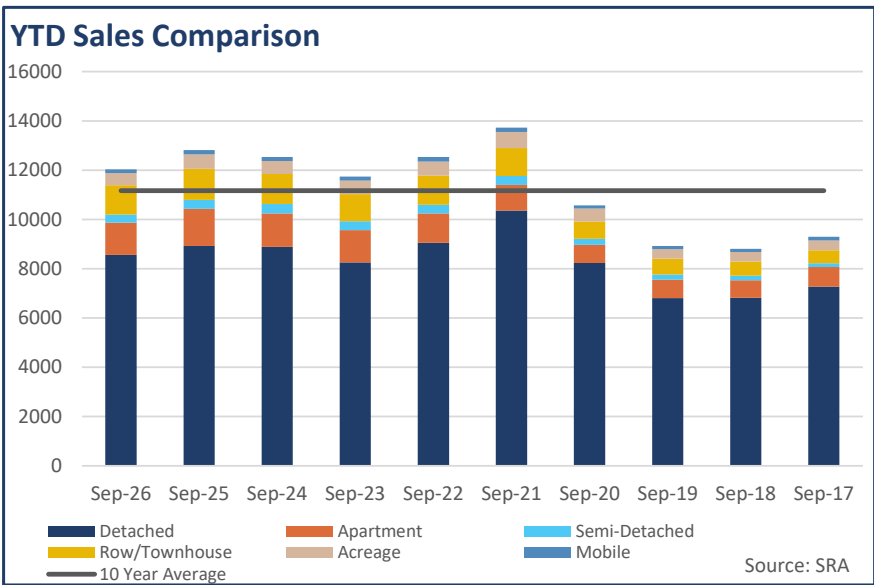
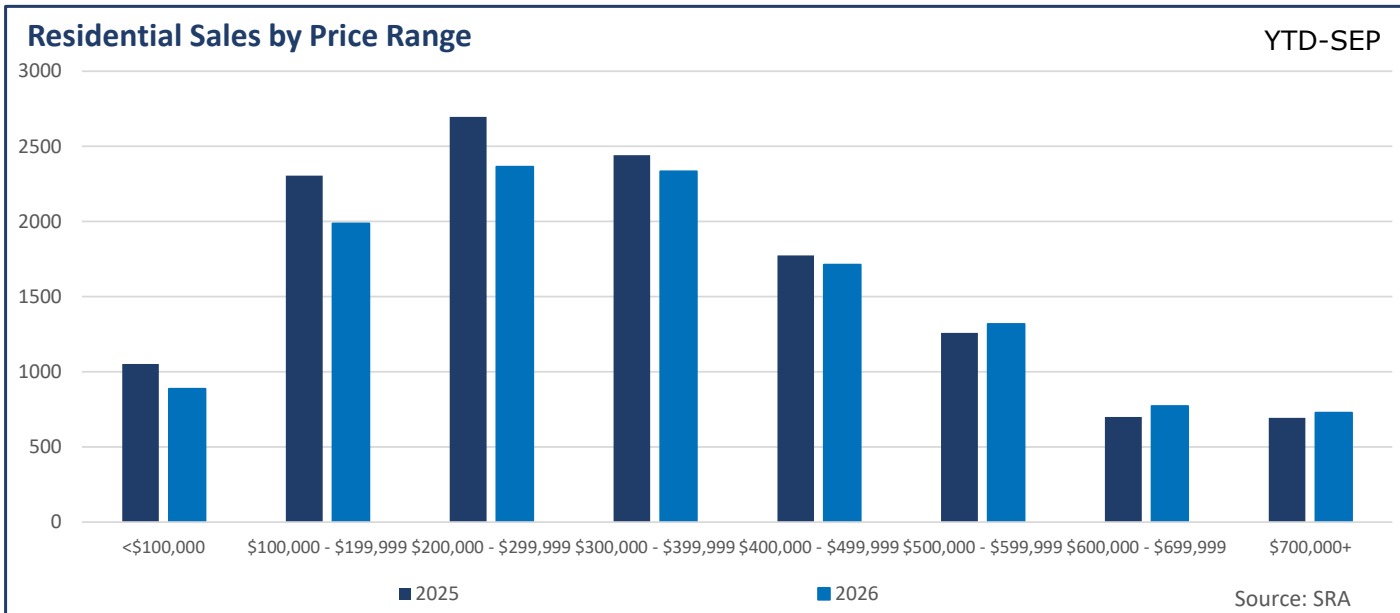
MONTHS OF SUPPLY

3.63

↑ 12.8% Y/Y | Monthly trend* ↗

VS. 10-YEAR AVERAGE

↓ 48.2% | ↓ 52.9% YTD



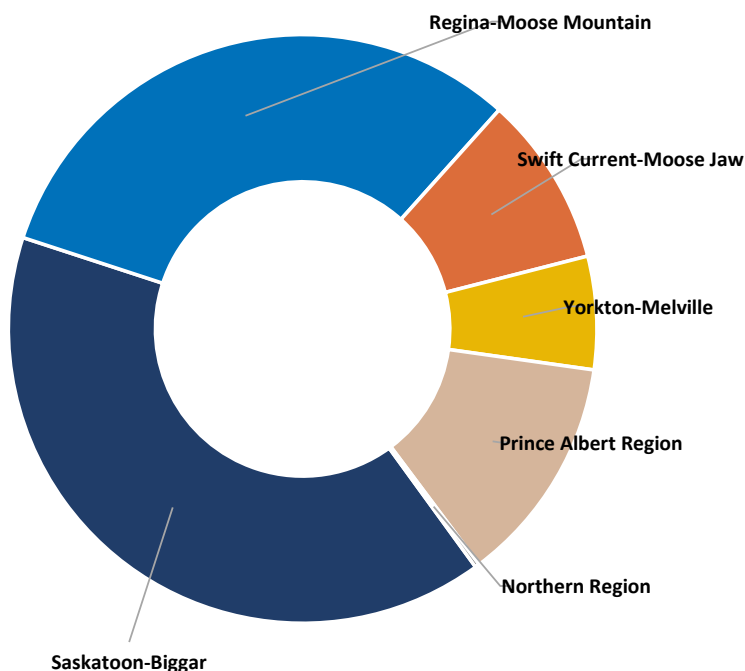


Regional Highlights

The Swift Current-Moose Jaw region was the only region to report year-over-year sales gains in September, with sales up one percent year-over-year and 25 percent above the 10-year average. Despite modest sales declines in other provincial regions, four of the six regions reported sales well above the 10-year historical average for September.

While some regions welcomed inventory relief last month, supply challenges persist across nearly all regions of the province, ranging from 32 percent below historical trends in Swift Current-Moose Jaw, to 43 percent below in the Prince Albert, Regina, Moose Mountain, and Yorkton-Melville regions.

YTD Sales by Region



Source: SRA

September 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	501	-10%	976	8%	1,560	8%	51%	3.11	20%	34	\$418,939	1%
Regina-Moose Mountain	436	-12%	639	8%	1,355	1%	68%	3.11	15%	40	\$354,191	5%
Swift Current-Moose Jaw	134	1%	154	-14%	635	-2%	87%	4.74	-3%	70	\$261,184	7%
Yorkton-Melville	102	-6%	133	-1%	437	4%	77%	4.28	11%	58	\$200,771	-11%
Prince Albert Region	179	-19%	271	4%	898	-9%	66%	5.02	12%	51	\$304,204	14%
Northern Region	4	-33%	3	0%	15	-44%	133%	3.75	-17%	83	\$269,750	-7%
Total	1,361	-11%	2,182	5%	4,940	1%	62%	3.63	13%	44	\$350,191	4%

Year-to-Date

September 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	4,832	-7%	7,689	2%	1,257	-3%	63%	2.34	4%	34	\$439,823	4%
Regina-Moose Mountain	3,816	-7%	5,515	-4%	1,138	-12%	69%	2.68	-5%	39	\$359,145	5%
Swift Current-Moose Jaw	1,132	0%	1,737	-3%	605	-6%	65%	4.81	-6%	63	\$261,424	5%
Yorkton-Melville	750	-6%	1,131	1%	397	-7%	66%	4.77	-1%	68	\$213,641	1%
Prince Albert Region	1,515	-9%	2,412	-8%	807	-14%	63%	4.80	-6%	61	\$290,115	4%
Northern Region	27	-36%	43	-25%	19	-50%	63%	6.33	-23%	57	\$303,593	25%
Total	12,109	-6%	18,597	-2%	4,258	-8%	65%	3.16	-2%	44	\$364,147	5%

BENCHMARK PRICE COMPARISON

Area	Benchmark Price	Y/Y% Change
Saskatoon-Biggar	\$443,500	↑ 2.6%
Saskatoon	\$439,600	↑ 2.5%
Regina-Moose Mountain	\$336,100	↑ 2.4%
Regina	\$343,900	↑ 2.9%
Estevan	\$220,700	↓ 5.7%
Weyburn	\$227,700	↓ 8.7%
Swift Current-Moose Jaw	\$292,400	↑ 2.2%
Moose Jaw	\$290,400	↑ 2.0%
Swift Current	\$297,000	↑ 2.7%
Yorkton-Melville	\$239,400	↑ 2.9%
Melville	\$155,500	↑ 2.1%
Yorkton	\$270,600	↑ 3.2%
Prince Albert Region	\$280,000	↑ 4.8%
Humboldt	\$340,800	↑ 6.0%
Meadow Lake	\$329,800	↑ 10.3%
Melfort	\$261,500	↓ 2.1%
North Battleford	\$239,100	↑ 11.5%
Prince Albert	\$280,000	↑ 1.2%
Northern Region	-	-

Price Trends

While seasonal price trends bring month-over-month price declines across the province, all but three Saskatchewan communities saw year-over-year benchmark price gains in September.

North Battleford reported the strongest benchmark price growth for the month, with prices nearly 12 percent higher than September 2025. Other notable gains were seen in Meadow Lake (10 percent) and Humboldt (6 percent), with notable declines seen in Weyburn (9 percent) and Estevan (6 percent)

