SASKATCHEWAN – OCTOBER 2026

SASKATCHEWAN'S HOUSING MARKET FINDS MORE CHOICE AS LOCAL CONDITIONS SHIFT

November 04, 2026
For immediate release:

Saskatchewan's housing market continues to show encouraging signs of improved choice for consumers, as provincial inventory and months of supply increased year-over-year in October. However, evolving conditions across the province's communities are highlighting the increasingly important role of local market knowledge.

The province reported 1,262 residential sales in October, down nearly 12 per cent compared to October 2025 but still nearly six per cent above the 10-year average. Despite trailing last-year's near-record pace, year-to-date sales remain eight per cent above historical trends.

Inventory increased three per cent year-over-year, while months of supply improved nearly 17 per cent to 3.67 months. Although these gains represent continued progress towards greater choice, inventory remains nearly 39 per cent below the 10-year average, and months of supply remain 46 per cent below historical norms.

"Sales remain above historical averages, inventory is improving, and some of the pressure that has defined our market is beginning to ease," said Chris Guérette, CEO of the Saskatchewan REALTORS® Association. "That's encouraging, but with inventory still nearly 40 per cent below normal, we have a long way to go."

Saskatchewan's residential benchmark price stood at $373,300 in October, down from September but three per cent higher than October 2025. The modest decline aligns with typical seasonal trends, while year-over-year price growth continues to reflect the underlying strength of the provincial market.

While provincial numbers point towards improving conditions, the experience of buying or selling a home continues to vary significantly across Saskatchewan. Regina has overtaken Saskatoon as the province's tightest major urban market when accounting for conditional sales, while Saskatoon reported a 20 per cent year-over-year decline in sales activity. Elsewhere, communities such as North Battleford and Prince Albert continue to experience significant year-over-year price growth.

These differences reinforce an important reality for consumers: provincial trends do not always reflect the conditions in their own communities. Inventory, pricing, competition and buyer activity can vary between cities, neighbourhoods and price ranges, creating different opportunities and challenges for those entering the market.

"There isn't one single housing market in Saskatchewan, and October's numbers really reinforce that," said Guérette. "What's happening in Regina looks different from Saskatoon, and the conditions facing buyers and sellers in smaller communities can be different again. Provincial statistics tell us where the market is heading, but REALTORS® bring the local knowledge, experience and expertise that help consumers understand what those numbers mean for their next move."

As Saskatchewan heads into the final months of 2026, continued improvement in inventory will remain important to expanding housing choice. While the provincial market is moving in a encouraging direction, understanding the local conditions remain essential.

SALES
1,262
11.7% Y/Y | 6.8% YTD
VS. 10-YEAR AVERAGE
5.7% | 8.2% YTD

NEW LISTINGS
1,855
3.4% Y/Y | 1.8% YTD
VS. 10-YEAR AVERAGE
5.2% | 13.8% YTD

INVENTORY
4,632
3.1% Y/Y | Monthly trend*
VS. 10-YEAR AVERAGE
38.9% | 45.2% YTD

MONTHS OF SUPPLY
3.67
16.7% Y/Y | Monthly trend*
VS. 10-YEAR AVERAGE
45.8% | 52.2% YTD

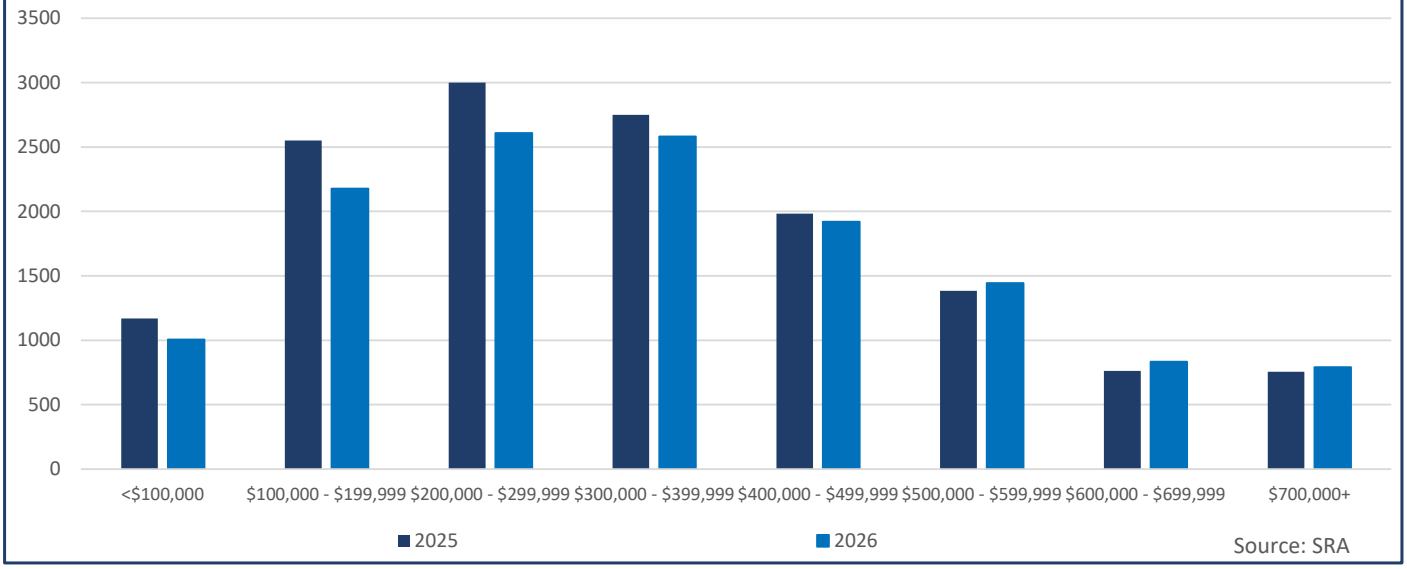
TOTAL RESIDENTIAL BENCHMARK PRICE

$ 373,300 | 3.1% Y/Y | Monthly trend*

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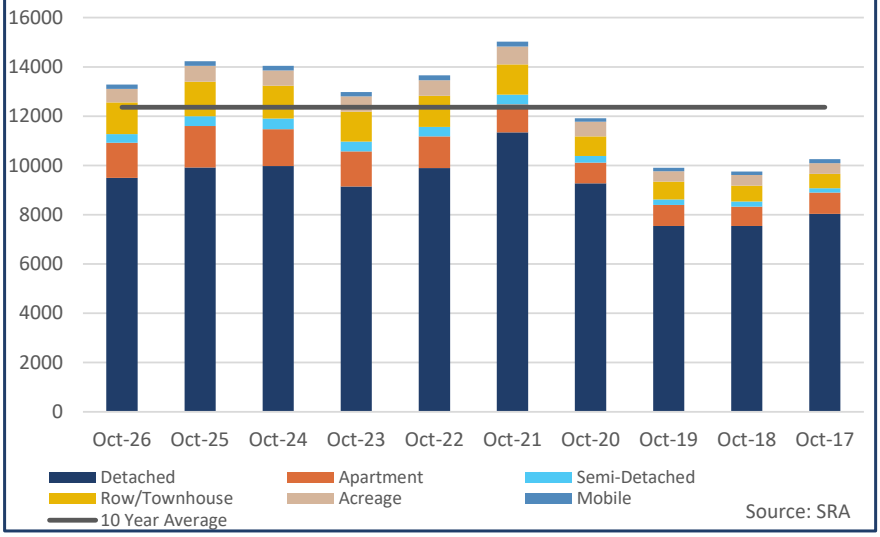
Residential Sales by Price Range

YTD-OCT



Source: SRA

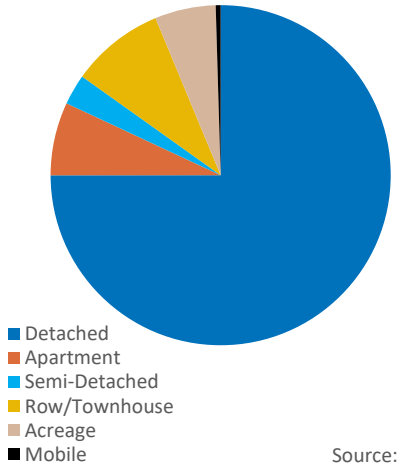
YTD Sales Comparison



Source: SRA

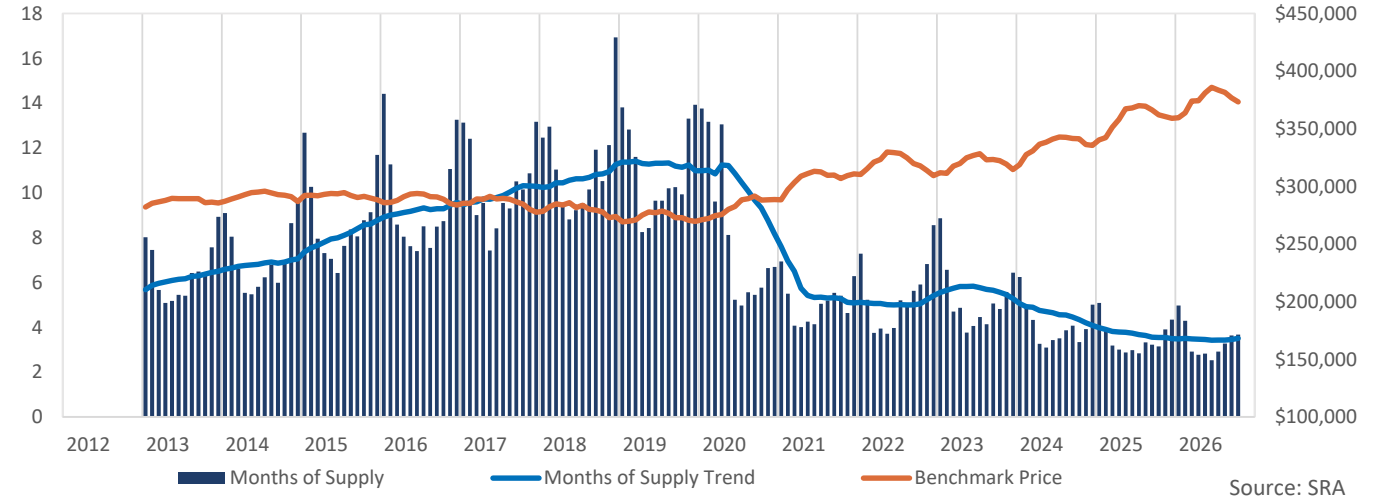
Share of Sales ($ Volume)

YTD-OCT



Source: SRA

Residential Price and Months of Supply



Source: SRA

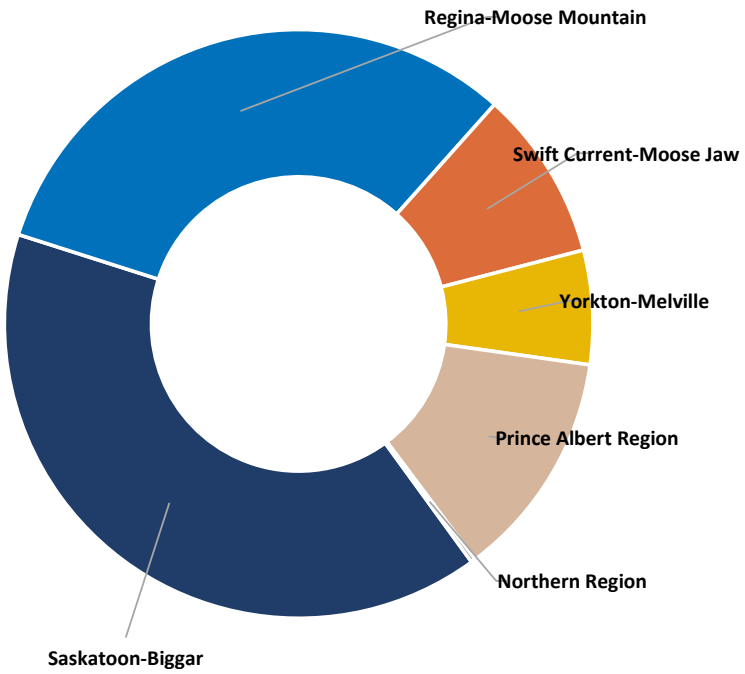
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Regional Highlights

All provincial economic regions reported year-over-year sales declines in October apart from the Northern region. However, monthly sales levels in the Regina-Moose Mountain, Saskatoon-Biggar, Swift Current-Moose Jaw and Yorkton-Melville regions were all well above the 10-year average for the month.

While some regions welcomed inventory relief last month, supply challenges persist across nearly all regions of the province, ranging from nearly 35 percent below historical trends in Saskatoon-Biggar and Swift Current-Moose Jaw, to over 40 percent below in the Prince Albert, Regina-Moose Mountain, and Yorkton-Melville regions.

YTD Sales by Region



Source: SRA

October 2026

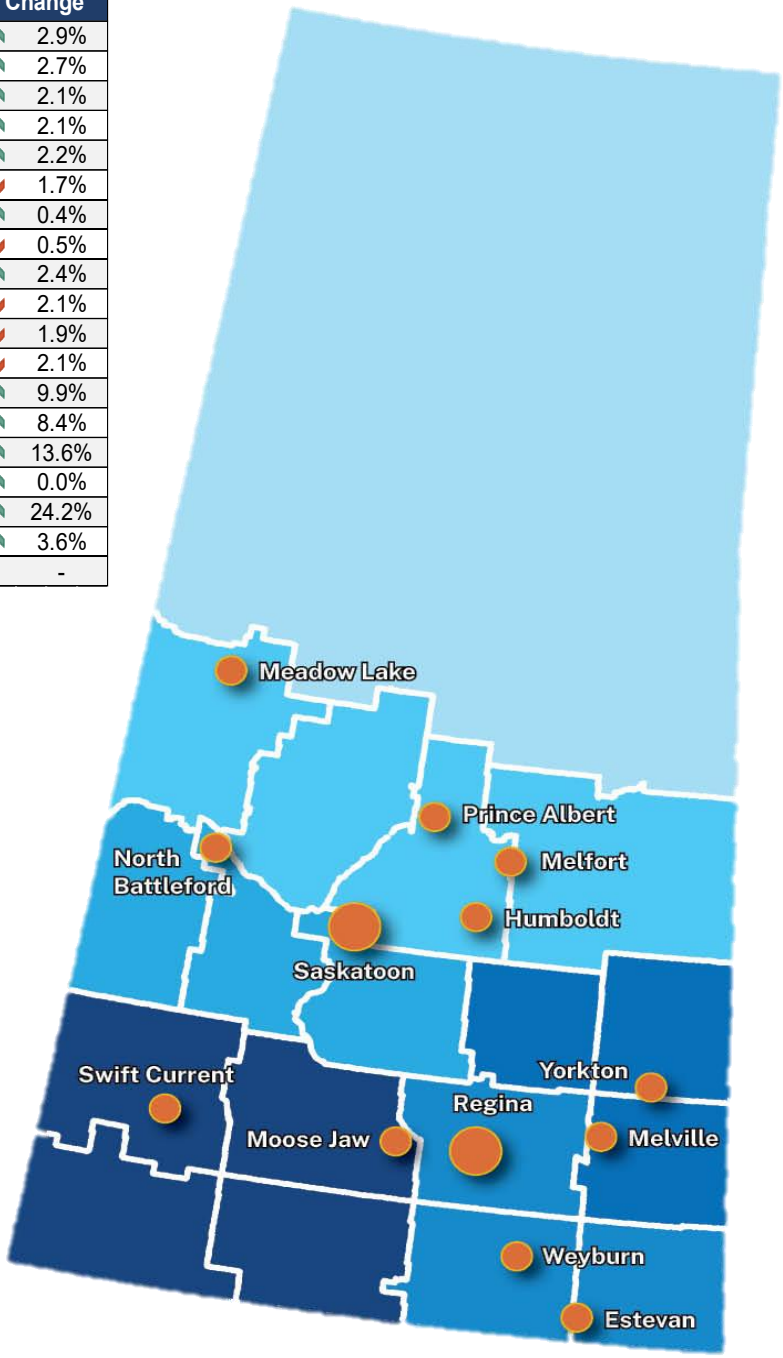
	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Saskatoon-Biggar	489	-15%	776	-10%	1,474	7%	63%	3.01	26%	34	$435,120	8%
Regina-Moose Mountain	407	-12%	555	-2%	1,299	6%	73%	3.19	21%	38	$346,662	5%
Swift Current-Moose Jaw	117	-13%	159	9%	570	-2%	74%	4.87	12%	75	$247,346	-3%
Yorkton-Melville	85	-2%	121	-2%	422	5%	70%	4.96	8%	67	$210,407	4%
Prince Albert Region	158	-7%	237	13%	819	-5%	67%	5.18	2%	56	$270,645	-2%
Northern Region	3	50%	4	-43%	12	-45%	75%	4.00	-64%	84	$641,667	112%
Total	1,262	-12%	1,855	-3%	4,632	3%	68%	3.67	17%	44	$353,790	5%

Year-to-Date October 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	5,321	-7%	8,465	0%	1,279	-2%	63%	2.40	6%	34	$439,391	5%
Regina-Moose Mountain	4,223	-8%	6,070	-3%	1,154	-10%	70%	2.73	-3%	38	$357,942	5%
Swift Current-Moose Jaw	1,248	-1%	1,896	-2%	602	-5%	66%	4.82	-4%	64	$260,177	4%
Yorkton-Melville	835	-6%	1,252	1%	400	-6%	67%	4.79	0%	68	$213,311	1%
Prince Albert Region	1,673	-9%	2,649	-6%	808	-13%	63%	4.83	-5%	61	$288,276	4%
Northern Region	30	-32%	47	-27%	18	-50%	64%	6.10	-27%	60	$337,400	38%
Total	13,370	-7%	20,452	-2%	4,295	-7%	65%	3.21	0%	44	$363,184	5%

BENCHMARK PRICE COMPARISON

Area	Benchmark Price	Y/Y% Change
Saskatoon-Biggar	$435,800	2.9%
Saskatoon	$431,700	2.7%
Regina-Moose Mountain	$334,500	2.1%
Regina	$341,200	2.1%
Estevan	$233,900	2.2%
Weyburn	$239,700	1.7%
Swift Current-Moose Jaw	$286,900	0.4%
Moose Jaw	$282,400	0.5%
Swift Current	$296,900	2.4%
Yorkton-Melville	$232,400	2.1%
Melville	$152,200	1.9%
Yorkton	$261,900	2.1%
Prince Albert Region	$293,000	9.9%
Humboldt	$345,800	8.4%
Meadow Lake	$341,300	13.6%
Melfort	$267,500	0.0%
North Battleford	$268,500	24.2%
Prince Albert	$285,500	3.6%
Northern Region	-	-



Price Trends

While seasonal price trends continue to bring month-over-month price declines across the province, several Saskatchewan communities saw year-over-year benchmark price gains in September.

North Battleford reported the strongest benchmark price growth for the second-consecutive month, with prices over 24 percent higher than October 2025. Other notable gains were seen in Meadow Lake (14 percent) and Humboldt (8 percent), with modest year-over-year declines seen in the communities of Moose Jaw, Melville, Weyburn and Yorkton.