

Record year continues for Saskatoon housing market

The latest housing market numbers from Statistics Canada and the Canadian Mortgage and Housing Corporation (CMHC) have been released and favour the Saskatoon market.

According to Statistics Canada, the pace of growth in new housing prices in Canada slowed for the 11th consecutive month in July. Despite this national slowdown, the pace in Saskatchewan remained red-hot.

Prices in Saskatoon set a record high year-over-year increase for the fifth consecutive month (+51.4%). Regina also registered a record 12-month increase of 23.0%. On a monthly basis, the fastest gain occurred in Edmonton (+7.0%), which registered its largest one-month increase in over 20 years. It was followed by Winnipeg (+4.3%), Saskatoon (+3.0%) and Regina (+1.6%).

According to the CMHC, total housing starts in Saskatoon were up 93 per cent as homebuilders started construction on 139 homes in August 2007 compared to 72 units in August 2006.

Saskatoon single-detached starts in August were up 86 per cent over the 2006 figure.

Although this is an increase over last year's activity, August was the third consecutive month where starts declined from the previous month. This suggests that the hectic pace of single-detached starts seen in the first half of 2007 may be slowing.

Multiple starts, including row, semi-detached and apartment style units reached 16 units, up from only 6 units in August 2006. Year-to-date, Saskatoon has seen total housing starts of 1,636 units compared to 937 by August 2006. This represents the highest August year-to-date starts recorded since 1983.

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