SAGEN

Saskatchewan Housing Market Update

September 2026

Saskatchewan continues to remain in a sellers' market despite moving closer to an overall balanced market. For Q3, sales decreased 8.9% and the average price increased 3.9% when compared to Q3 2025. The average price for September remained close to the peak at $360,915. The months of inventory was decreased slightly to 3.1 months.

In Saskatoon, Q3 sales decreased 7.7% yearly while Regina sales decreased 10.2%. Both markets had quarterly increasing prices with Saskatoon increasing 2.1% and Regina +7.5% yearly. Saskatoon has moved into a balanced market while Regina remains in a sellers' market.

Overall, the monthly unemployment rate declined 0.6 points to 5.4% monthly. The largest employment declines for the month occurred in Business, Building, and Other Support Services (-1,300), Finance, Insurance, Real Estate and Leasing (-800), and Forestry, Fishing, Mining, Oil and Gas (-700). The largest improvements were in Accommodation & Food Services (+1,600), Health Care and Social Assistance (+700), and Other Services (+700). Full-time employment increased by 1,200 jobs and part-time employment decreased by 900 jobs. The overall employment increased by 300 jobs.

Number of Residential Sales

1,271

(-11.2% YOY)

Average Home Price

$360,915

(+3.4% YOY)

Sales-to-Listing Ratio

63%

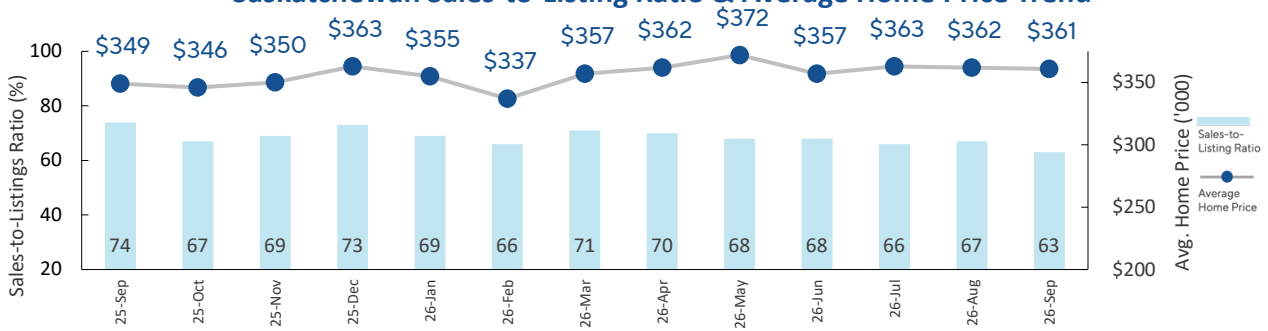
(-11 points YoY)

Unemployment

5.4%[1]

(-0.6 points MoM)

Saskatchewan Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Saskatoon	528	-9.7	426,745	+2.2	897	+8.9	59	Balanced	5.9[2]
Regina	352	-12.7	368,336	+4.3	539	+7.4	65	Sellers	6.4[2]
Battlefords	54	-22.9	275,156	+19.6	106	+23.3	51	Balanced	6.3^^
Moose Jaw	58	-19.4	278,617	+5.2	95	-5.9	61	Sellers	6.0^
Prince Albert	76	-16.5	297,323	+8.2	115	-9.4	66	Sellers	6.7*
Swift Current	64	+25.5	255,489	+20.9	63	-20.3	102	Sellers	6.0^
Yorkton	84	-12.5	197,751	-12.5	124	-1.6	68	Sellers	5.4**

SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information. Notes regarding UE data: 1. Monthly, seasonally adjusted 2.3-months moving average, seasonally adjusted *Prince Albert and Northern **Yorkton-Melville ^Swift Current-Moose Jaw ^^Saskatoon-Biggar: all 3-month moving average, unadjusted for seasonality