



Saskatoon Real Estate Market Stabilizing in 2008

The Saskatoon real estate market is stabilizing. Markets are cyclical and Saskatoon's market is in a low of the cycle providing opportunity for buyers. Many home buyers that were previously out priced in the market are now able to purchase a home. Now is an excellent time to buy or invest as the market will rebound again.

Year end sales figures have softened when measured against 2007 sales figures but are slightly stronger than 2005 and 2006. Saskatoon REALTORS® sold 162 residential units in the month of December that number down 22% from December 2007 when 209 units were sold. In December 2005, 152 units sold and in 2006, 157 units sold. Year to date 3522 homes have sold, down 21% from 2007 when 4,443 homes. In 2005, 3,246 homes sold in 2006, 3,430 sold.

REALTORS® sold \$ 43,158,000.00 of in city residential real estate in the month of December that number down 19% from December 2007 when \$53,479,000.00 was sold. Year to date figures saw more than a billion dollars of real estate exchange hands. In 2008 there was \$1,013,551,000.00 of residential real estate sold down 2% from 2007 when \$1,033,723,000.00 was sold.

The December and year to date average selling price remained stable. The average selling price in December was \$266,411.00 up 4% from December 2007 when the average was \$255, 885.00. Year to date the average selling price was \$287, 777.00. The average selling price indicates sustained demand for mid to upper price range homes. Home sale prices have softened from the high experienced in May and June of this year when the average selling price exceeded \$300,000.00.

The average residential price is derived by taking the month's dollar volume of homes sold and dividing that number by the unit sales number. The percentage of change should not be used unilaterally as prices vary from area to area. Consumers wishing an accurate estimate of value for their home should contact a REALTOR® member to do a comprehensive market evaluation.

Listing inventory remains high with buyers having 1127 homes to select from at the end of December, that number up 226% from December 2007 when 346 homes were available for purchase. There were 8,135 homes listed for sale in 2008 that number up 40% from year end figures in 2007 when 5,823 homes were placed on the market.

Saskatoon will not be exempt from the global economic slow down but is well positioned to weather the storm. The city job market remains steady. The provincial government's support for infrastructure development will also assist in stimulating our local economy. This and other stimuli will likely contribute to Saskatoon and the province being less affected by the global slow down than other provinces. This positioning will assist in a quicker economic recovery when the global situation improves.

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