

# Saskatoon

## Saskatchewan



**BALANCED MARKET**

## 2021 MARKET OUTLOOK:

**ESTIMATED AVERAGE RESIDENTIAL  
SALES PRICE IN 2021:**

**↑ 5%**

2020 (Jan-Oct): **\$346,239**  
2021 (Forecast): **\$363,550.95**

- While the housing market is considered balanced, strong activity is anticipated to push it to a seller's market in early 2021.
- Low interest rates will continue to drive market activity in the new year.
- An uptick in demand for larger properties is expected to continue in 2021.

**DRIVING  
DEMAND**



Move-Up Buyers

**POPULAR  
PROPERTY**



Single-Detached Homes

**HOTTEST  
NEIGHBOURHOODS**



- Brighton
- Stonebridge
- Evergreen

## 2020 MARKET OVERVIEW:

**AVERAGE RESIDENTIAL  
SALES PRICE:**

**↑ 5%**

2019 (full year): **\$331,359**  
2020 (Jan-Oct): **\$346,239**

- The second half of 2020 saw high activity in Saskatoon due to interest rates remaining historically low.
- North End Saskatoon is anticipated to be the in-demand neighbourhood in 2021 due to the area's proximity to industrial and manufacturing jobs.
- There are currently three months of inventory in the Saskatoon market.

**FIRST-TIME BUYER**



**Typical Buyer:** Young Professionals  
**Typical Property:** Single-Detached Homes  
**Average Price:** \$275K-\$330K

**LUXURY MARKET**



**Typical Buyer:** Move-up Buyer  
**Starting Price:** \$750K

**CONDO MARKET**



**Typical Buyer:** Single Homebuyers  
**Typical Price:** \$248,231

RE/MAX 2021 Canadian Housing Market Outlook

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\*Source: Historical values are sourced from CREA or Local Board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.