



**Saskatoon  
& Region**  
Home Builders'  
Association, Inc.

**SASKATCHEWAN**

#11, 3012 Louise Street  
Saskatoon, SK Canada S7J 3L8  
Phone: 306.955.5188  
Fax: 306.373.3735  
Toll Free: 1.888.955.5188  
info@saskatoonhomebuilders.com  
www.saskatoonhomebuilders.com

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# NEWS RELEASE

FOR IMMEDIATE RELEASE

## **Saskatoon & Region Build for the Future** *....more supply critical, rent control is just bad policy*

**Saskatoon**—Saskatoon and region has had a strong year for housing starts into the third quarter, with a total of 2,231 starts year to date, a 27 percent increase over 2010. Saskatoon maintains a good mix of single family and multi-unit construction, as high demand for homeownership in condos and townhouses as well as continued need for rental accommodation pushed up incentives for builders to invest in multi-unit construction. Saskatoon's economy and optimistic outlook for future development are drawing in new and innovative investors and businesses and employment opportunities continue to rise.

The increased housing supply in Saskatoon has already had an impact on housing prices and rental rates which continue to dominate policy concerns in the city and across the province. Vacancy rates have risen into the comfortable 3 percent range and housing prices have remained steady, allowing for returns on investment but also leaving room for first time home buyers to enter the market. The Association has asked for a plan that demonstrates capacity to service 10,000 new housing units over the next three years.

Saskatoon competes with other communities and other provinces for skilled trades people and must continue to grow in order to remain competitive and retain the current skilled workforce. As industry demand for workers pulls in people from around the world, more homes are needed to ensure that our City offers an attractive and vibrant home for all who live here. Good public policy will not decrease the supply of homes for our residents. The residential construction industry continues to build homes for the individuals, students, seniors and families in the Saskatoon region that will make our community a national leader in economic and population growth. High quality, suitable and healthy homes in our city will offer choice and affordability for today and for the future.

*Building Confidence and Communities*



“Policies raised in the upcoming Ward 3 by-election in Saskatoon and in the provincial election that began on Monday will have an impact on investment and optimism in the City,” says Alan Thomarar, CEO of the Saskatoon & Region Home Builders’ Association. “Housing affordability, choice and quality all remain top concerns for residents and policy makers need to make the right choices in order to truly address these issues. Construction capacity and land servicing must continue to increase in order to keep up with demand.”

As the voice of the residential construction industry, the Saskatoon & Region Home Builders’ Association is committed to a housing strategy that provides quality, affordability and choice in housing in all communities throughout the Saskatoon region and the Province overall.

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***For more information, please contact:***  
**Alan H.J. Thomarar, Chief Executive Officer**  
**Saskatoon & Region Home Builders’ Association**  
**Phone: (306) 955-5188**  
**Toll Free: 1-888-955-5188**

**Preliminary Housing Starts in Saskatchewan  
Sept 2011**

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Regina CMA	80	57	40.4	99	79	25.3	179	136	31.6
Regina City	62	42	47.6	99	79	25.3	161	121	33.1
Surrounding Area	18	15	20.0	0	0	--	18	15	20.0
Saskatoon CMA	132	144	-8.3	125	47	--	257	191	34.6
Saskatoon City	104	86	20.9	117	47	--	221	133	66.2
Surrounding Area	28	58	-51.7	8	0	--	36	58	-37.9
<b>Total*</b>	<b>212</b>	<b>201</b>	<b>5.5</b>	<b>224</b>	<b>126</b>	<b>77.8</b>	<b>436</b>	<b>327</b>	<b>33.3</b>

\*Total consists of Regina CMA and Saskatoon CMA

**July to Sept (Q3) 2011**

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Estevan CA	14	20	-30.0	75	0	--	89	20	--
Lloydminster CA	73	56	30.4	100	14	--	173	70	--
Lloydminster, SK	16	25	-36.0	92	12	--	108	37	--
Lloydminster, AB	57	31	83.9	8	2	--	65	33	97.0
Moose Jaw CA	23	24	-4.2	0	12	--	23	36	-36.1
Battlefords CA	13	17	-23.5	28	0	--	41	17	--
Prince Albert CA	31	37	-16.2	15	15	0.0	46	52	-11.5
Swift Current CA	13	9	44.4	8	4	--	21	13	61.5
Yorkton CA	16	16	0.0	32	2	--	48	18	--
<b>Total*</b>	<b>126</b>	<b>148</b>	<b>-14.9</b>	<b>250</b>	<b>45</b>	<b>--</b>	<b>376</b>	<b>193</b>	<b>94.8</b>

**January to Sept 2011**

	Single-Detached			Multiple-Family			Total		
	2011	2010	%	2011	2010	%	2011	2010	%
Regina CMA	690	531	29.9	450	390	15.4	1,140	921	23.8
Regina City	555	410	35.4	450	390	15.4	1,005	800	25.6
Surrounding Area	135	121	11.6	0	0	--	135	121	11.6
Saskatoon CMA	1,239	1,297	-4.5	992	458	--	2,231	1,755	27.1
Saskatoon City	908	885	2.6	942	420	--	1,850	1,305	41.8
Surrounding Area	331	412	-19.7	50	38	31.6	381	450	-15.3
Estevan CA	38	34	11.8	133	46	--	171	80	--
Lloydminster CA	178	142	25.4	116	38	--	294	180	63.3
Lloydminster, SK	44	47	-6.4	108	12	--	152	59	--
Lloydminster, AB	134	95	41.1	8	26	-69.2	142	121	17.4
Moose Jaw CA	57	52	9.6	0	16	--	57	68	-16.2
Battlefords CA	34	40	-15.0	40	16	--	74	56	32.1
Prince Albert CA	88	91	-3.3	19	53	-64.2	107	144	-25.7
Swift Current CA	28	38	-26.3	68	24	--	96	62	54.8
Yorkton CA	33	36	-8.3	32	30	6.7	65	66	-1.5
<b>Total*</b>	<b>2,251</b>	<b>2,166</b>	<b>3.9</b>	<b>1,842</b>	<b>1,045</b>	<b>76.3</b>	<b>4,093</b>	<b>3,211</b>	<b>27.5</b>

Source: Market Analysis Centre, C.M.H.C.

-- % change equals or exceeds +/- 100%

\*Total consists of selected centres with a population of 10,000 or more