

Growth & Development Forum 2025

Saskatoon & Region Home Builders' Association

MESSAGE FROM THE CEO

It is my pleasure to present the 2025 Saskatoon & Region New Housing Market Report. This publication provides our members, partners, and community leaders with valuable insights into the economic, demographic, and policy trends shaping housing development in our region.

As we look ahead, Saskatoon and the surrounding region continue to stand out as one of the most affordable major housing markets in Canada. This is a defining strength that positions our communities for growth and opportunity. At the same time, we know that affordability cannot be taken for granted. Rising development charges, shifting migration patterns, and global economic headwinds remind us of the importance of thoughtful planning and collaboration between industry and all levels of government.

This report highlights both the challenges and the opportunities before us, from population growth and labour market strength to forecasts of housing starts and affordability measures. These insights are not just numbers on a page. They are signals of how we can ensure families across our region continue to find a place to call home, how builders and developers can plan with confidence, and how we can collectively foster sustainable growth.

As the Saskatoon & Region Home Builders' Association enters its 70th year of service to this industry, we remain committed to advocating for affordability, choice, and the creation of complete communities. I encourage you to use this report as a tool for informed discussion, strategic planning, and collective action as we shape the next chapter of growth in our city and region.

**Sincerely,
Nicole Burgess
Chief Executive Officer
Saskatoon & Region Home Builders' Association**



EXECUTIVE SUMMARY

Despite current global economic challenges, Saskatoon's regional economy is expected to outperform, supported by strong resource and construction sectors. Growth may moderate in 2025 due to global headwinds and trade risks, but the region's labour market remains among the healthiest in Canada.

Over the past few years, the new housing market has lagged the rest of Canada, despite unprecedented population growth. While population growth is expected to slow significantly in 2025 and beyond, Saskatoon is uniquely positioned, relative to most of Canada's largest cities, to see a growing new housing market, supported by its low cost of living, affordable housing, and strong economy.

While construction activity is expected to increase in 2025, builders are expected to remain cautious following past oversupply cycles. Construction activity is likely to shift from rental-focused projects, which have dominated in recent years, to a higher share of ownership housing.

Saskatoon remains one of the most affordable major markets in Canada, but affordability advantages risk being eroded by municipal costs and policy barriers.



ECONOMY

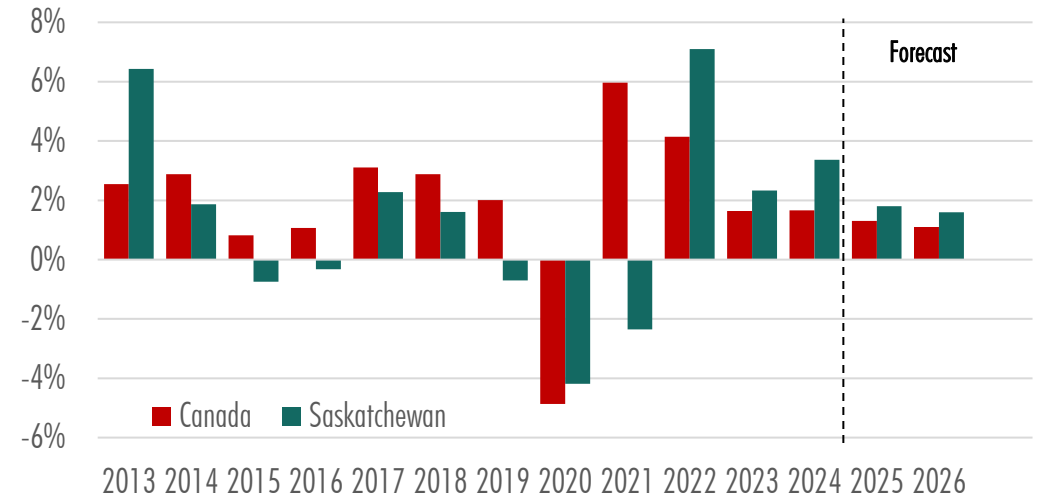
Saskatchewan’s economy has consistently outperformed the national average since the pandemic, growing 3.4% in 2024. While growth is expected to slow in 2025 due to global headwinds, Saskatchewan’s resource sector and construction remain strong.

Saskatchewan’s labour market is among the healthiest in the country, with an unemployment rate of 4.7% as of August 2025, well below the national average of 7.1%. Saskatchewan’s economy has limited direct exposure to industries targeted under U.S. tariffs, while its core export commodities remain in high demand. Recently imposed tariffs by China on agricultural products could weigh on future growth.

Like most of Canada, Saskatchewan has experienced unprecedented population growth in recent years, largely driven by strong international migration. In response to this, the federal government has formally reduced its targets for permanent residents and tightened rules for temporary foreign workers and international students.

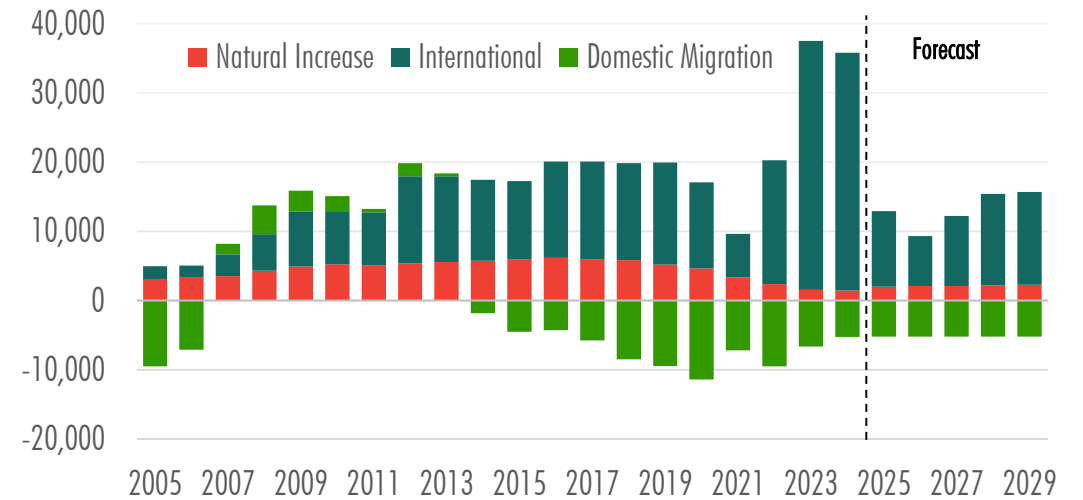
International migration is therefore expected to slow, with much of the growth in new permanent residents coming from individuals already in Canada on temporary status. Despite this, Saskatchewan remains well-positioned to continue attracting new residents, thanks to its robust employment market and lower cost of living.

FIGURE 01: REAL GDP GROWTH RATES



Source: Statistics Canada, BMO, Scotiabank, RBC, TD & CIBC.

FIGURE 02: DRIVERS OF POPULATION GROWTH IN SASKATCHEWAN



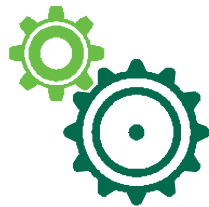
Source: M5 Growth Scenario Statistics Canada



Despite representing 30% of the population, the Saskatoon CMA has represented almost 50% of the jobs in Saskatchewan's since 2022.

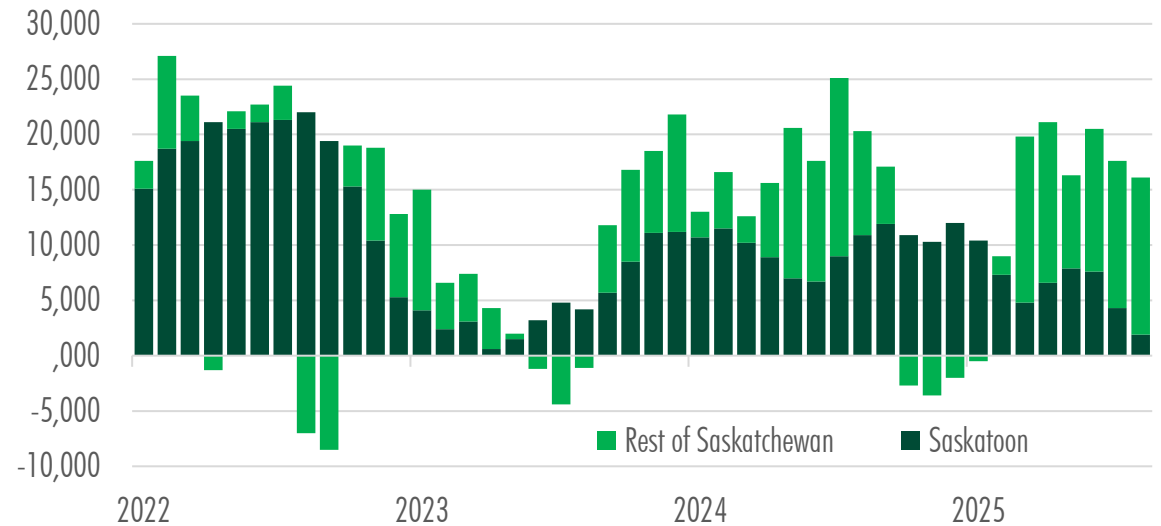


Most of the Saskatoon CMA's job gains in 2022 and 2023 have been in full-time positions, concentrated in the broader public sector (health, education, government, and utilities), which tend to be relatively stable, as well as in mining and oil and gas, which are typically higher-income industries.



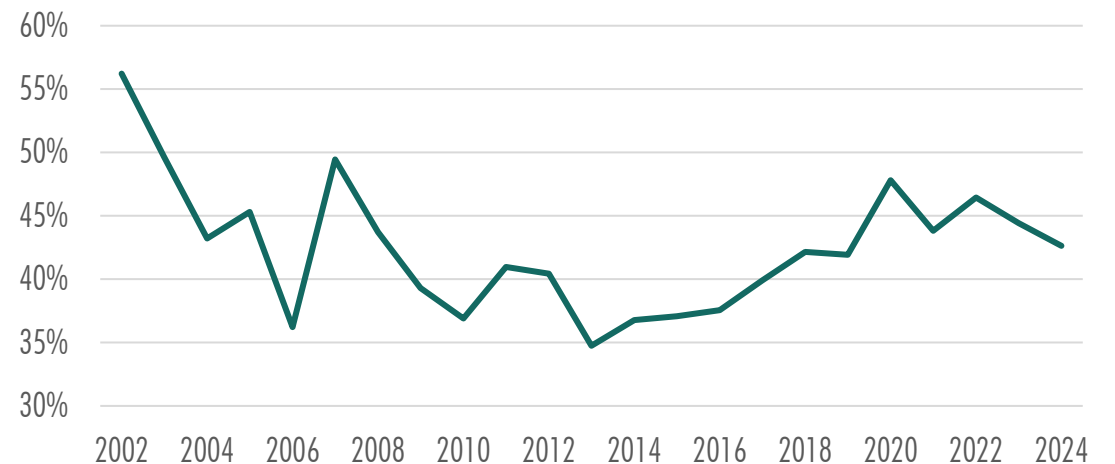
The Saskatoon CMA has been the primary engine of growth in Saskatchewan, drawing 47.1% of all provincial migration (domestic and international) since 2014, thanks to its strong job market, affordability, and amenities.

FIGURE 03: YEAR-OVER-YEAR JOB GROWTH



Source: Statistics Canada

FIGURE 04: SHARE OF SASKATCHEWAN INTERNATIONAL MIGRANTS LANDING IN THE SASKATOON CMA



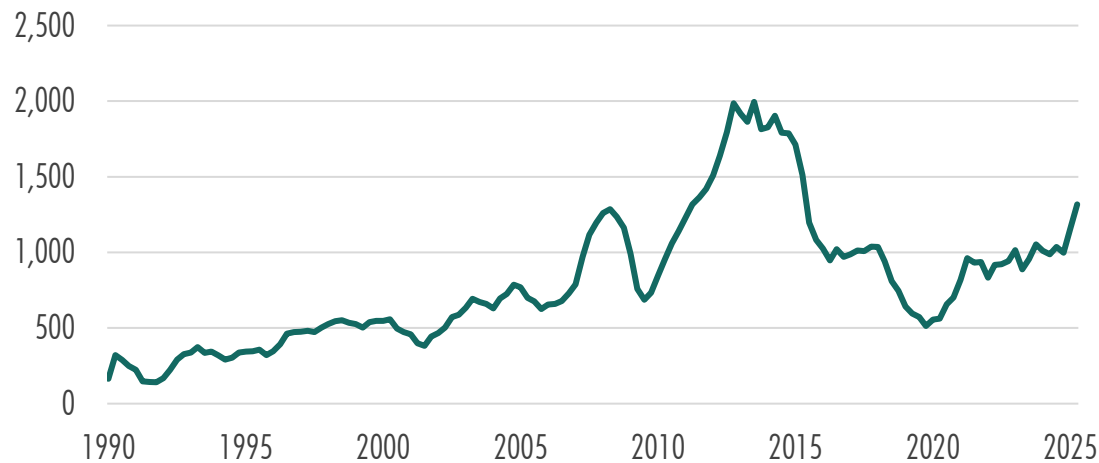
Source: Statistics Canada

NEW HOUSING MARKET



Despite strong population growth over the past five years, Saskatchewan’s new housing market, including Saskatoon, has struggled to gain momentum compared to the rapid growth seen in the rest of the country.

FIGURE 05: SEASONALLY ADJUSTED HOUSING STARTS IN SASKATCHEWAN – 12 Month Moving Average

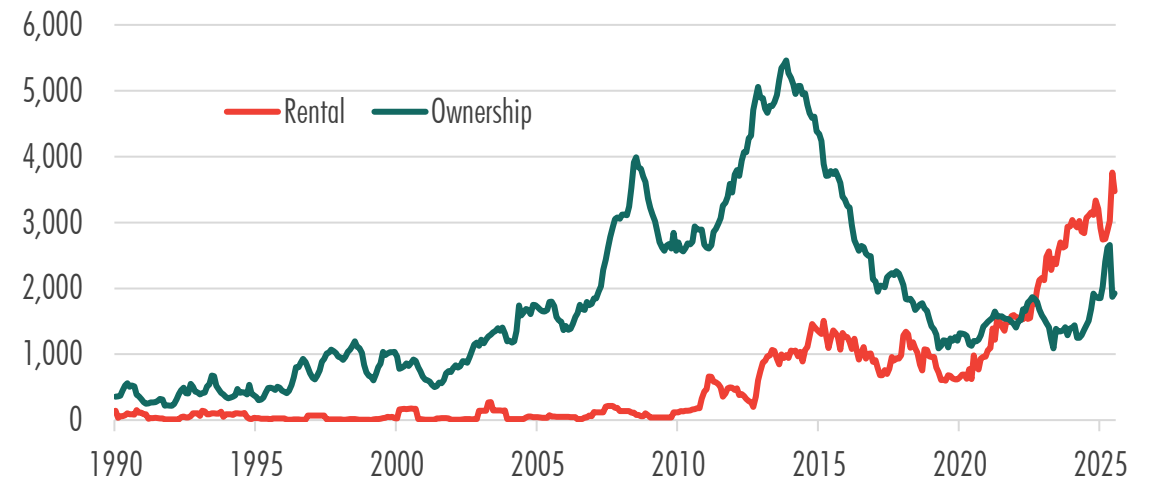


Source: Statistics Canada



Over the past five years, housing activity has focused heavily on rental construction, supported by favourable CMHC financing and strong demand from international migrants who have a high propensity to rent. However, many of these migrants relocate to other provinces, limiting homeownership growth.

FIGURE 06: HOUSING UNDER CONSTRUCTION BY INTENDED MARKET IN SASKATCHEWAN



Source: Statistics Canada

Buyers remain sensitive to price, as high inflation has squeezed purchasing power. Interest rates, though down from recent peaks, remain significantly higher than during the pandemic period.

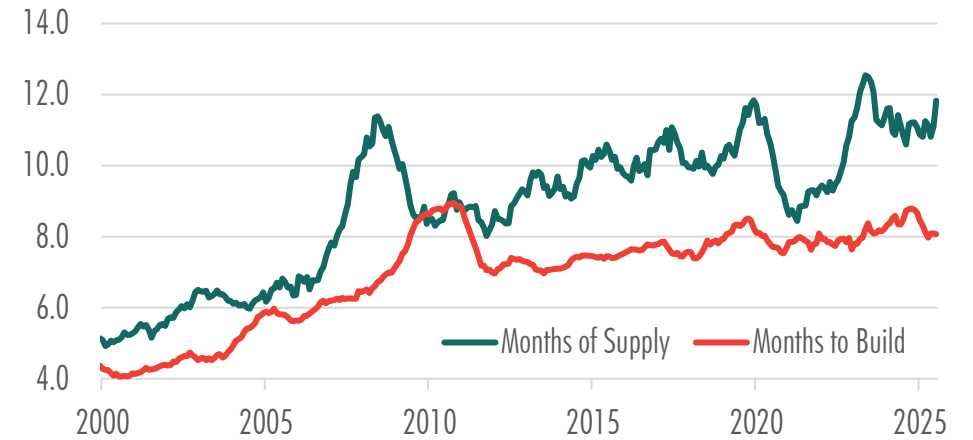
Builders have faced pressure from rising supply costs, leaving limited room to lower prices, which in turn constrains demand. Builders continue to align supply with demand, maintaining a healthy buffer that keeps the market balanced.

Over the past 12 months, the months of inventory for new single-family homes has been 2.85 months higher than the typical time it takes to build a single-family home, which is 60% above the long-term average. This suggests that builders have sufficient time to respond to increases in housing demand. Lessons from the 2014–2017 supply glut continue to make builders cautious about overbuilding.

Additionally, Saskatoon’s resale market remains relatively affordable, which limits new housing supply. Although the gap between new construction and resale homes has narrowed, it still represents a significant barrier for builders seeking to expand supply.

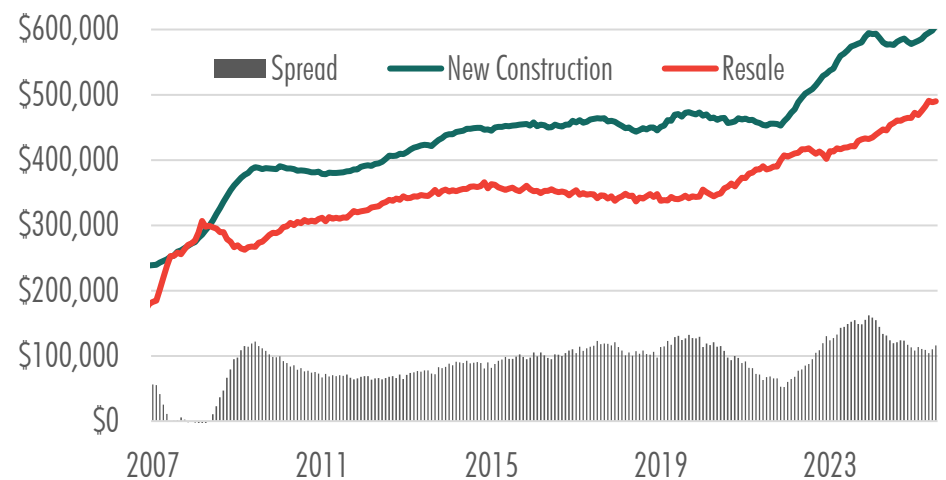


FIGURE 07: MONTHS OF SUPPLY VS TIME TO BUILD A SINGLE-FAMILY HOME IN THE SASKATOON CMA



Source: Author’s own calculations with data from CMHC

FIGURE 08: RESALE VS NEW HOUSING PRICE GAP FOR SINGLE-FAMILY HOMES IN THE SASKATOON CMA



Source: Author’s own calculations with data from CMHC and CREA

NEW HOUSING AFFORDABILITY



Saskatoon's biggest advantage is its relative affordability.

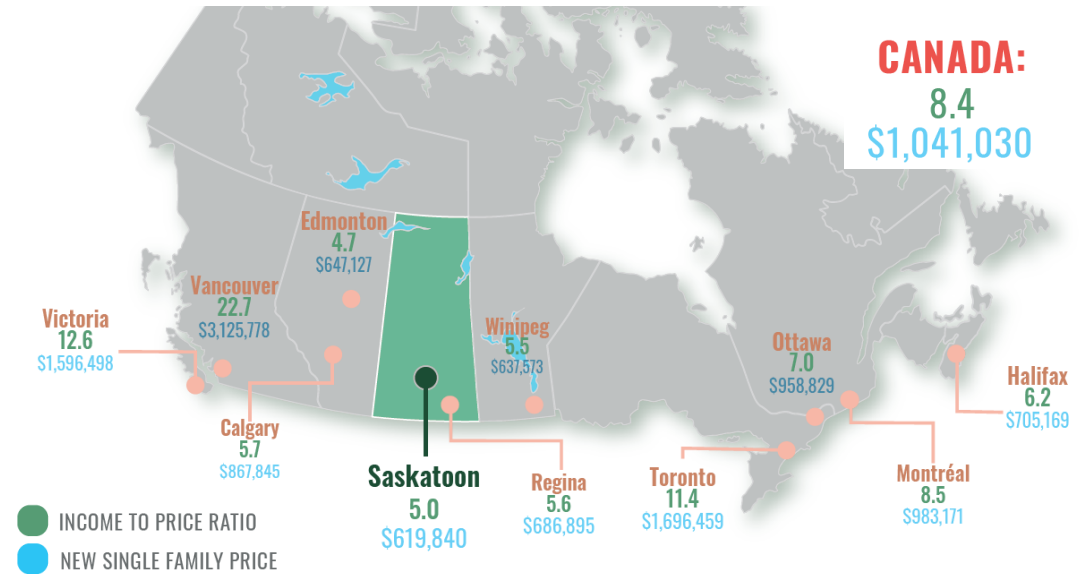


Saskatoon CMA has the lowest price-to-household-income ratio for single-family homes among major metro areas across the country.



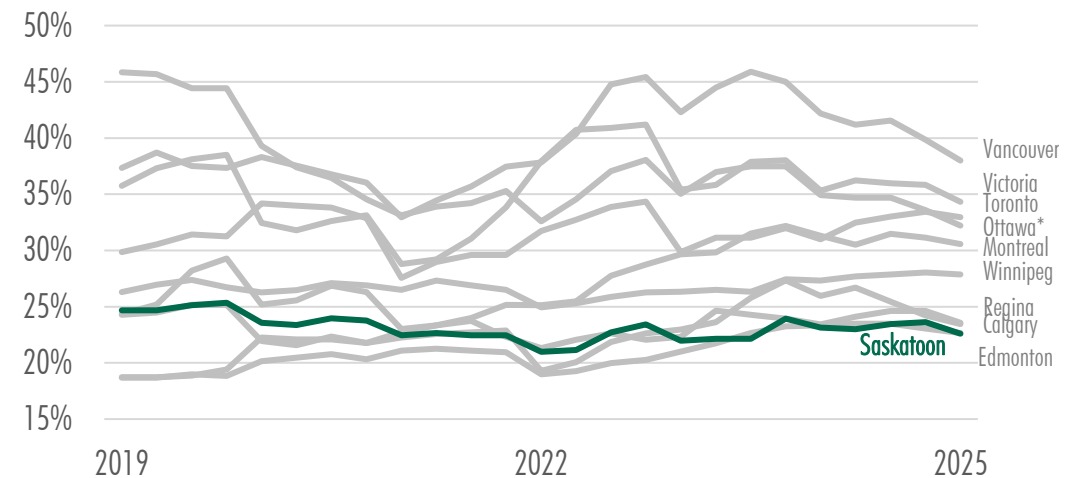
Saskatoon CMA also leads in rental affordability, with the lowest asking-rent-to-renter-household-income ratio in Canada, below 30%, the commonly recognized affordability threshold.

FIGURE 09: AVERAGE PRICE OF SINGLE-FAMILY HOME TO INCOME RATIO



Source: Author's own calculations with data from CMHC and Statistics Canada

FIGURE 10: ASKING RENT TO RENTER HOUSEHOLD INCOME BY CMA

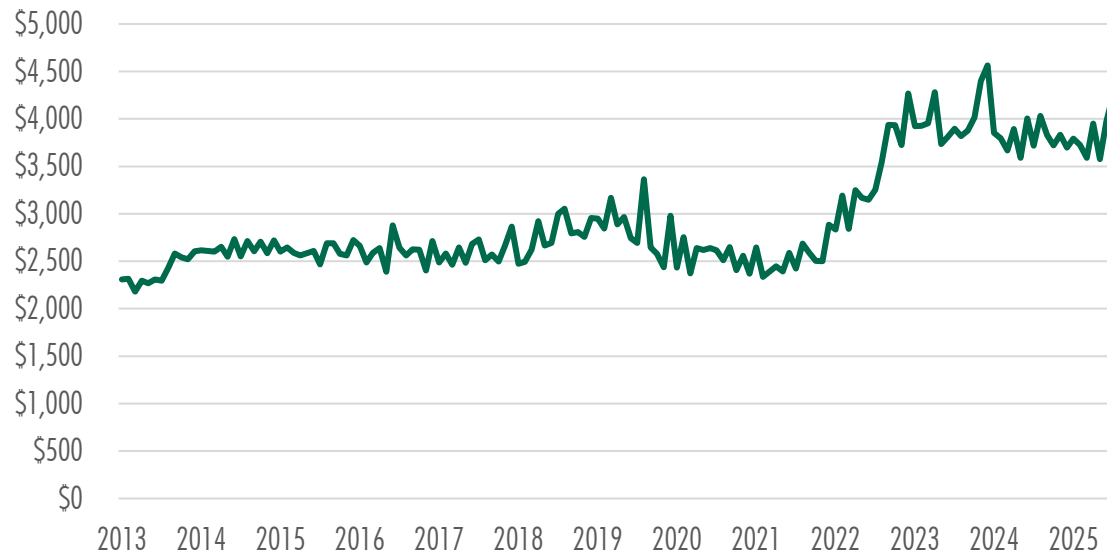


Source: Author's own calculations with data from CMHC and Statistics Canada

The cost of ownership for a newly purchased, new-construction single-family home is near record highs in 2025, driven by elevated interest rates.

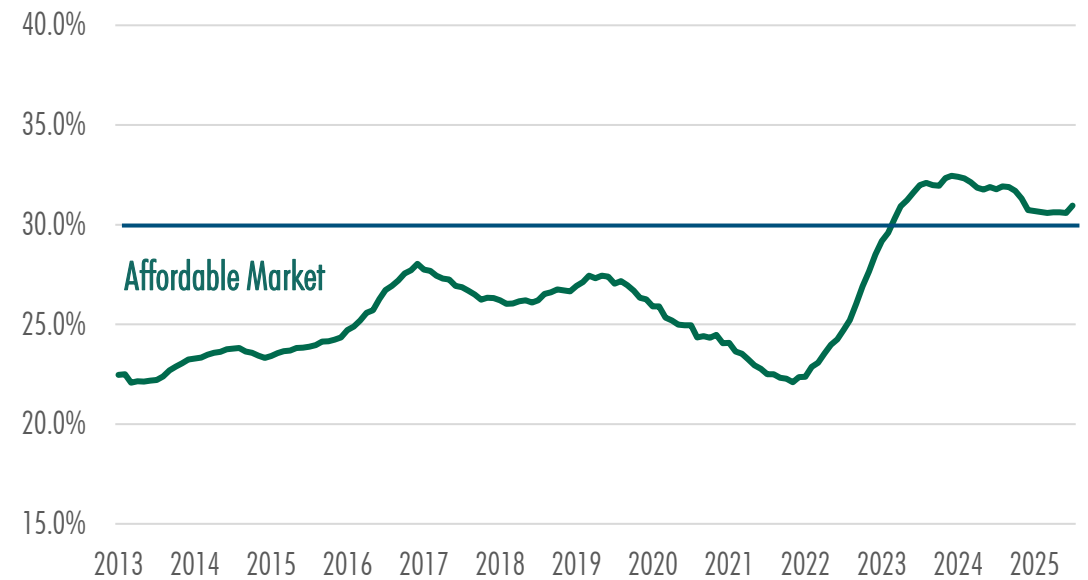
Yet, the Saskatoon metro area remains one of the most affordable markets in the country, with the cost of ownership relative to average household income holding near 30%.

FIGURE 11: MONTHLY COST OF OWNERSHIP FOR AN AVERAGE PRICE NEW CONSTRUCTION SINGLE-FAMILY HOME IN THE SASKATOON CMA



*Inclusive of only monthly mortgage, property taxes and utilities
Source: Authors own calculation with data from Statistics Canada and CMHC

FIGURE 12: COST OF OWNERSHIP FOR AN AVERAGE PRICE NEW CONSTRUCTION SINGLE-FAMILY HOME VS AVERAGE HOUSEHOLD INCOME



*2024-2025 Estimated income
Source: Authors own calculation with data from Statistics Canada and CMHC

MAXIMUM MORTGAGE AFFORDABILITY BY INCOME GROUP* IN THE SASKATOON METRO AREA

Income range	% of total Households	2025
Under \$60,000	25.8%	\$ 56,000
\$ 60,000 - \$79,999	11.4%	\$ 160,100
\$ 80,000 - \$99,999	10.1%	\$ 264,200
\$ 100,000 - \$ 124,999	11.5%	\$ 394,200
\$ 125,000 - \$ 149,999	9.4%	\$ 524,300
\$ 150,000 - \$199,999	13.2%	\$ 784,500
\$200,000+	18.7%	

Average price of a new single family home \$619,840**

Median price of a new single family home \$580,000

Lowest 20% price of a new single family home \$484,000**

*Based on the NAHB “Priced-Out” Methodology, assuming a 10% down payment.

** Based on Q2 2025 prices



FAMILY

Despite Saskatoon’s relative affordability, access to a mortgage or sufficient equity remains a barrier to homeownership. Local buyers are often collateral damage of the federal mortgage stress test, a policy designed primarily to safeguard overheated markets like Vancouver and Toronto.

Roughly 68.2% of households in the Saskatoon metro area cannot qualify for a mortgage to buy an average-priced single-family home without additional down payment or previous equity.

Affordability is expected to improve as a result of positive policy changes around PST and GST rebates on new homes.

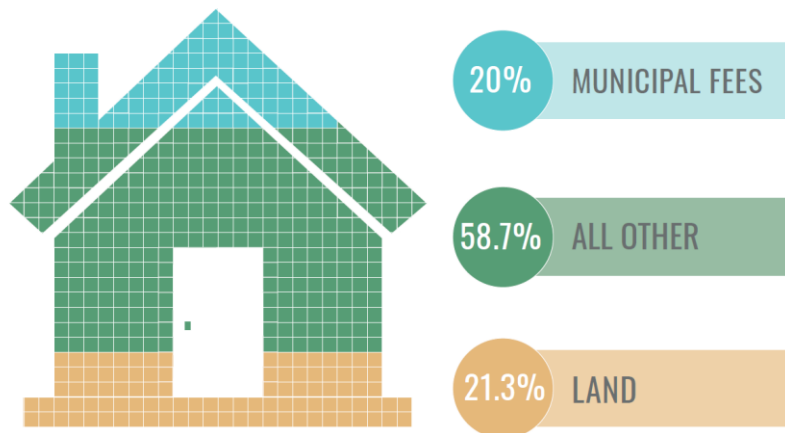
The Office of the Superintendent of Financial Institutions (OSFI) recently floated the idea of moving away from its current “stress test”. The current rule limits borrowers to a minimum qualifying rate of 5.25% or 2% above the borrower’s contract rate, whichever is higher. OSFI might move towards a rule that caps the share of new uninsured mortgages exceeding 4.5 times income. If implemented, this change could generate significant positive momentum for Saskatoon’s new housing market by enabling a larger share of prospective buyers to qualify for a mortgage to purchase a new construction home.

IMPACT OF PUBLIC POLICY

The City of Saskatoon remains one of the most affordable housing markets in the country. However, the region has experienced significant increases in development charges in recent years.

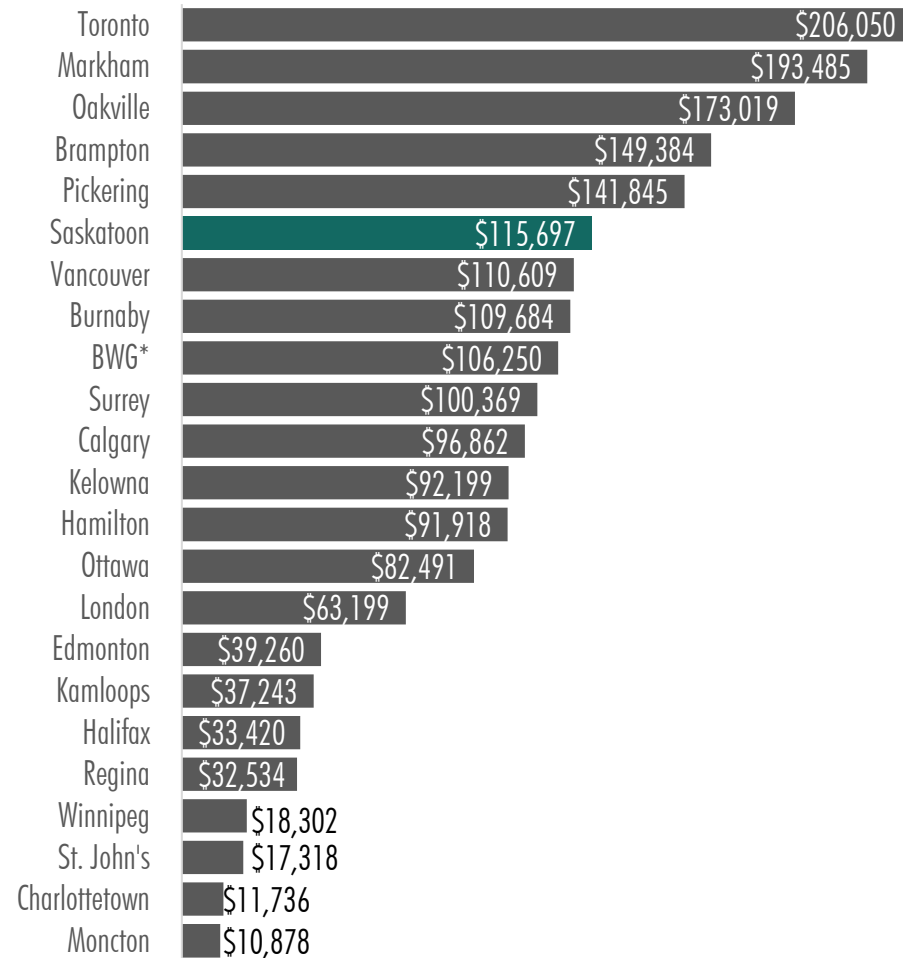
The City of Saskatoon has the highest municipal fees for ground-oriented housing development outside of Ontario. These costs create a barrier to affordability and risk undermining the very advantage that sets Saskatoon apart in the national housing landscape.

FIGURE 13: PRICE BREAKDOWN FOR A NEWLY BUILT SINGLE-FAMILY HOME IN A NEW SUBDIVISION*.



*Based on Q2 2025 Average Price for a single-family home
Source: Authors own calculation with data from Statistics Canada and CHBA

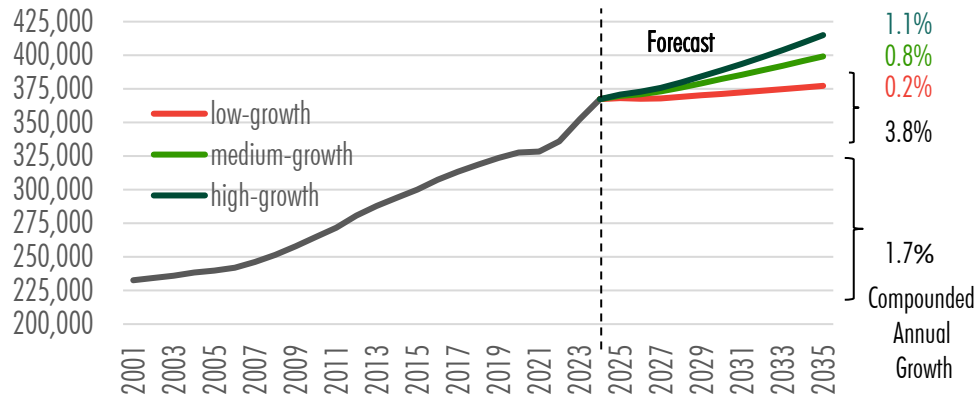
FIGURE 14: MUNICIPAL FEES PER DWELLING FOR NEW GREEN FIELD GROUND-ORIENTED DEVELOPMENT



*Inclusive indirect costs
Source: CHBA Municipal Benchmarking 2024 Study

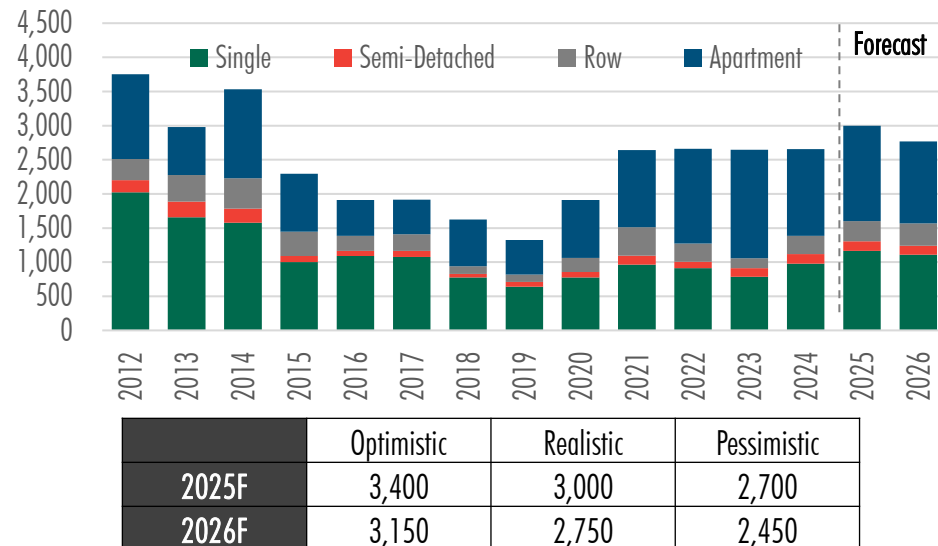
GO FORWARD

FIGURE 15: SASKATOON CMA POPULATION GROWTH SCENARIOS



Source: Statistics Canada & Author's own calculations

FIGURE 16: SASKATOON CMA HOUSING STARTS FORECAST



Source: CMHC Housing information Portal and Author's own calculations

- Saskatoon remains one of the last markets in Canada where homeownership, particularly for new construction ground-oriented homes, remains attainable for many households.
- Under most scenarios, population growth is expected to slow significantly over the coming years. The City and the Province will need to work together to create the conditions necessary to retain young talent, an ongoing challenge in Saskatchewan for several decades.
- Strong rental construction is also likely to taper as a large wave of new supply comes online. Currently, approximately 13.9% of Saskatoon's rental inventory is under construction, amid a sharp decline in international migration.
- Looking ahead, housing construction intended for ownership is likely to drive activity, as buyers from across the country seek relative affordability and a stable economy. However, barriers at the municipal level, such as high development charges and delays, pose risks to Saskatoon's affordability advantage.
- Builders are expected to remain cautious in bringing new supply forward unless there is a clear pickup in demand. While supply chain pressures have eased, potential disruptions in global trade, such as new tariffs, could quickly add costs and constrain activity.
- The Bank of Canada is likely to continue reducing interest rates in the months ahead, though borrowing costs are unlikely to return to pre-pandemic lows. Even so, the combined effects of lower mortgage rates, PST and GST rebates on new homes, and stable municipal policy could meaningfully improve affordability and support renewed confidence in the housing market.

APPENDIX 1 – CITY OF SASKATOON VACANT LAND INVENTORIES

Despite a recent increase in inventories for both single-family and multifamily units, overall supply has declined from the peaks seen in the early 2010s.

The inventory of multifamily land has grown recently, driven largely by increased developer holdings. However, given the high costs of developing new subdivisions and limited demand, new single-family supply has remained relatively low.

Builders have been increasing their land banking as there is strong long-term conviction in ground-oriented multifamily projects, which are more affordable and better aligned with buyer demand.

FIGURE 17: SINGLE-FAMILY LAND INVENTORY LEVELS WITHOUT PERMITS IN THE CITY OF SASKATOON

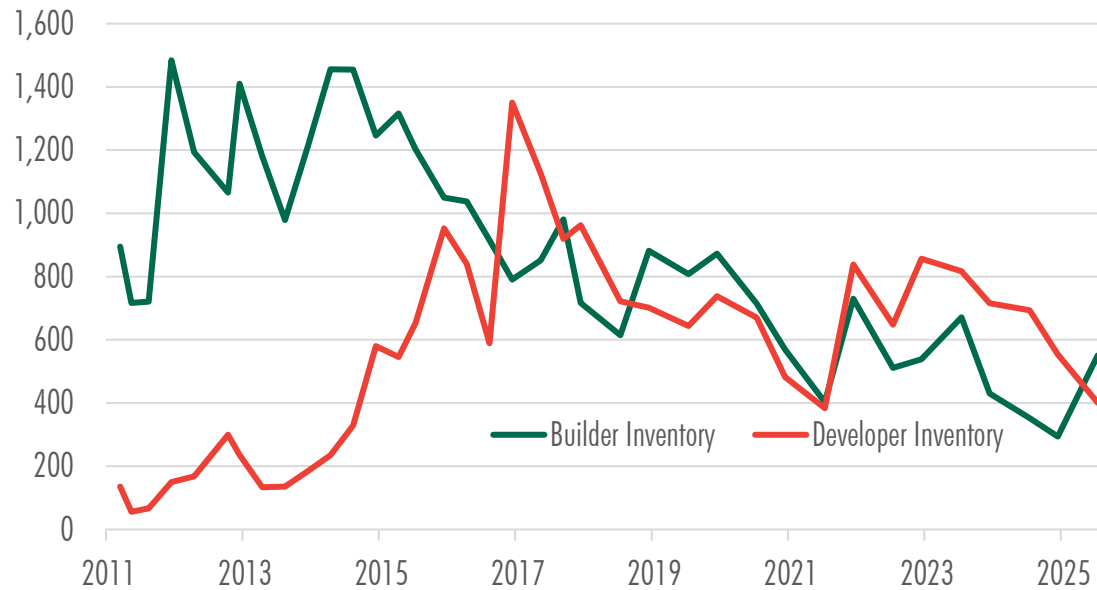
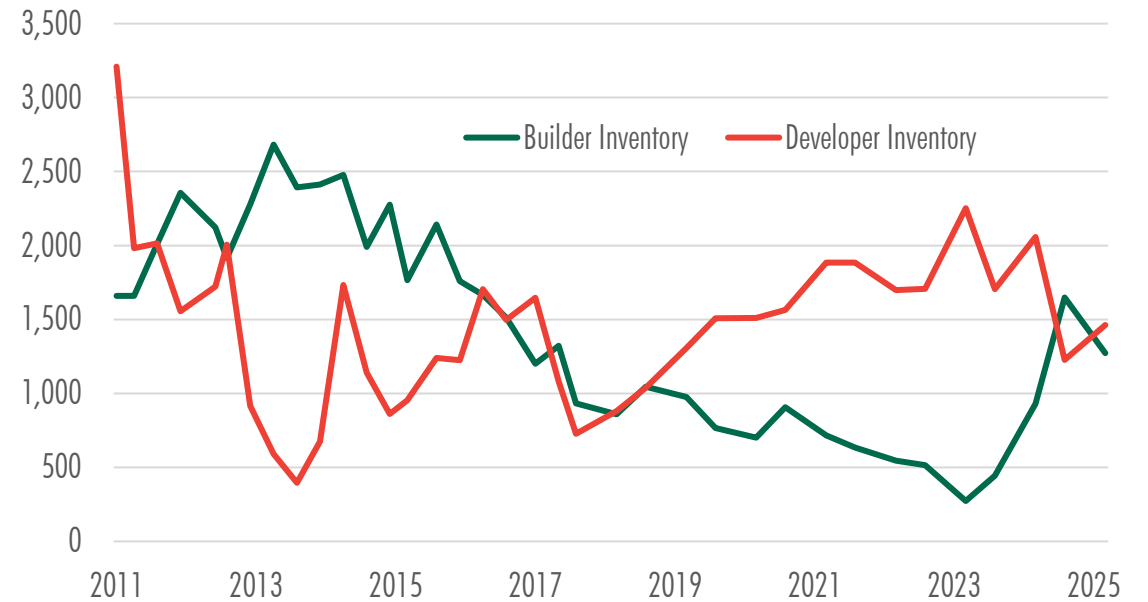


FIGURE 18: MULTI-FAMILY LAND INVENTORY LEVELS WITHOUT PERMITS IN THE CITY OF SASKATOON



Source: City of Saskatoon

APPENDIX 2: JANUARY TO AUGUST 2025 SASKATOON NEW HOUSING MARKET STATISTICS BY REGION

	Housing Starts	Sales	Under Construction	Average Price**
City of Saskatoon	2,119 57.0%	668 9.3%	3,647 19.2%	\$595,213 1.1%
Corman Park	68 112.5%	38 -5.0%	103 63.5%	\$912,055 67.0%
Warman	78 62.5%	56 -6.7%	81 39.7%	\$534,958 17.1%
Martensville	35 218.2%	17 -39.3%	40 263.6%	**
All Other Municipalities in the CMA	45 104.5%	28 75.0%	75 36.4%	**
Saskatoon CMA	2,345 60.3%	807 6.9%	3,946 21.6%	\$619,840 7.7%

*Percentage represents change from the same period in 2024

*Q2 data

** Not Available

Source: Canada Mortgage and Housing Corporation

APPENDIX 3: SASKATOON CMA DEMOGRAPHIC PROFILE

POPULATION

POPULATION 2024



367,336

POPULATION GROWTH 2024-2029



11.7 %

POPULATION UNDER 35 YEARS



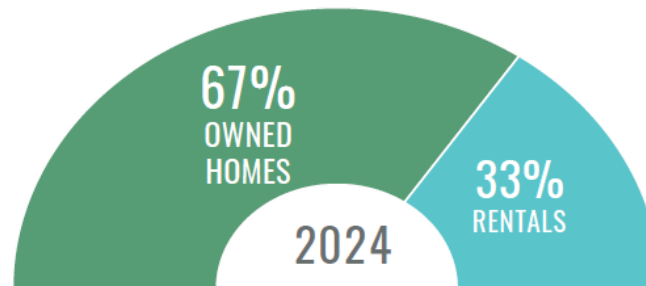
46.3 %

HOUSING

TOTAL HOUSEHOLDS
2024

135,672

2.5 PERSONS PER HOUSEHOLD



AVERAGE NEW SINGLE-FAMILY
HOME PRICE-Q2 2025

\$ 619,840

17.7 % YEAR OVERYEAR

INCOME

ESTIMATED HOUSEHOLD INCOME

2025

\$ 126,542



HOUSEHOLD INCOME GROWTH

2014-2024

19.5 %

Source: Statistics Canada, Sitewise, Canada Mortgage and Housing Corporation & Authors' own calculations.

The Saskatoon & Region Home Builders' Association is invested in bringing insight to public policy decision makers on matters that effect the residential construction industry, while connecting our members with opportunities.

CONTACT

Nicole Burgess
Chief Executive Officer
Ph: (306)955-5188
ceo@saskatoonhomebuilders.com
<https://saskatoonhomebuilders.com/>

Saskatoon & Region
Home Builders'
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