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Strong Sales and Rising Demand Push Inventory To Lowest Point Since February 2006

Saskatchewan reported 999 sales in February, a 17 percent year-over-year gain and 24 percent above long-term, 10-year averages. Although February sales followed common seasonal trends in rising above activity levels from the month prior, the pace of growth was significant and well above levels typically seen for this time of year.

While there was a slight year-over-year increase in new listings, an eighth consecutive month of above-average sales prevented any supply growth – resulting in a 17 per cent year-over-year decline in inventory, with inventory levels sitting nearly 38 per cent below 10-year trends.

“Despite inventory levels being at their lowest point reported in February since 2006, strong detached sales are again leading another month of above-average sales in our province,” said Association CEO, Chris Guérette. “Buyers are acting swiftly when new supply comes onto the market,

preventing any inventory growth – even more so in our larger centres. This strong demand is driving price gains in many markets across the province.”

Saskatchewan reported a provincial benchmark price of \$330,800 in February, up from \$319,600 in January and nearly 5 per cent higher than February 2023. While row/townhouse and apartment-style properties experienced the largest year-over-year price gains, the detached sector reported the highest month-over-month price gains in February.

“Though it is a small sample size right now, a month-over-month jump of over \$10,000 in the provincial benchmark price is significant, with some markets reporting monthly increases in excess of \$15,000,” said Guérette. “We’re quickly approaching a busy spring market, and the inventory situation in many markets across our province is showing no signs of improving. We’ll continue to monitor closely how these supply challenges are impacting prices.”

Regional Highlights

Many regions of the province reported increased year-over-year sales activity in February, with the largest gains occurring in the Swift Current-Moose Jaw and Regina-Moose Mountain regions. Inventory challenges continued in the two largest regions of the province, with the Regina-Moose Mountain and Saskatoon-Biggar regions reporting under four months of supply.

Price Trends

Prices trended up across most regions of the province in February, with the largest monthly gain occurring in the Saskatoon-Biggar region, followed by the Regina-Moose Mountain region. With prices nearly 10 percent higher than in February 2023, the communities of Moose Jaw and Meadow Lake experienced significant year-over-year price growth in February. Meanwhile, Saskatoon, Regina, Estevan, Weyburn, Melville, Humboldt, North Battleford, and Prince Albert are all reporting year-over-year price gains in February.

City of Regina

The City of Regina reported 273 sales in February, a year-over-year gain of over 33 per cent and nearly 50 per cent above long-term trends. While we typically see seasonal inventory gains in February, another month of strong sales resulted in a 25 per cent year-over-year inventory decline, with inventory levels sitting 40 per cent below long-term, 10-year trends. The City of Regina reported a benchmark price of \$310,600 in February, up from \$301,900 in January and over 3 per cent above February 2023.

City of Saskatoon

The City of Saskatoon reported 309 sales in February, a year-over-year gain of 22 per cent and 20 per cent above long-term, 10-year averages. Despite some new listing relief in February, strong sales prevented any inventory gains as the Bridge City reported a year-over-year inventory decline of 26 per cent, nearly 50 per cent below long-term trends. The City of Saskatoon reported a benchmark price of \$388,300 in February, up significantly from \$372,800 in January and nearly 6 per cent above February 2023.





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Low-Cost Ways to Reduce Sound Infiltration into your Home



Are you looking to sell your home but have concerns about outside noise distracting from its appeal? Reducing sound infiltration doesn't necessarily require a major renovation. Here are some low-cost ideas.

Start with the doors. A lot of outside noise can seep in through gaps around your door. By repairing or replacing the weatherstripping

around the frame, you'll provide a cushion that absorbs sound.

Windows are another common entry point for noise. Consider using heavy, thick curtains to dampen sound from outside. You might be surprised by how effectively this low-cost addition can keep those annoying noises at bay.

Don't forget the walls! Fill any cracks or holes. This may seem like a minor fix, but sound can sometimes be like a mouse; able to find its way through the tiniest of openings.

Lastly, consider adding some soft furnishings to your living areas. Rugs, cushions, and fabric wall hangings can absorb sound and create a more serene environment. While these might not be permanent solutions, they can add to the visual appeal of your home as well as create a quieter atmosphere.

Eliminating Clutter When You Can't Dispose of Items

Most advice on decluttering includes disposing of items to free up space, usually by having a yard sale, donating items, or disposing of them at a landfill or recycling centre.

But what if those are not options for you?

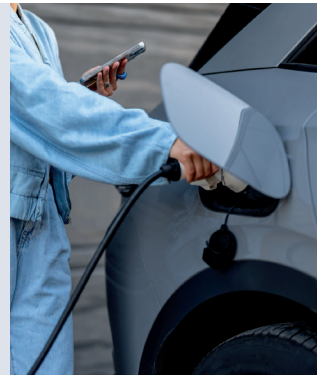
Fortunately, you can still declutter your home and make it seem more spacious. You just need to be a little more creative about it.

The first step is to think creatively about your existing storage.

If your shelves and cabinets are overflowing, it's time to reorganize. Can you neatly stack items or use attractive boxes to conceal clutter? A cohesive arrangement can transform those crowded shelves into an eye-catching display.

Next, consider rearranging your furniture to create a sense of spaciousness. By simply moving a couch or shifting a table, you can open up the room, making it appear larger and more inviting. Keep pathways clear — especially the foyer and main hallways — and make sure there's a logical flow as you move through each room.

Decluttering without removing items may seem like a challenge, but by utilizing these simple tips, you can make your home look more spacious and inviting.

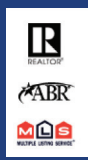




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How Prepared are We for Emergencies?

In a major emergency – such as a fire, storm or flood – the impact on your level of stress can be significantly reduced if you have taken steps to prepare. Start by confirming basic safety precautions like smoke detectors and fire extinguishers are in place and know your quick-exit routes from any part or level of the home. Also consider installing property protectors like backflow valves (required in some municipalities), sump pumps, storm shutters and power generators. Then, prepare a plan in the event of a more extended emergency that could leave you or your family vulnerable for days on end.

Experts encourage every household to be stocked with several days worth of drinking water and canned or dried foods. It's also wise to have a backpack handy, with a change of clothes, waterproof footwear and outerwear, plus energy bars, water, a flashlight and matches. If you have a car, keep an emergency kit in the trunk. Also, be sure that you always have cash on hand and a full tank of gas. Of course, it's best if everyone's cell phones are charged at every opportunity, and that prescriptions and other meds are not left running low.

