



February 2018 Monthly Building Permit Report for Saskatchewan

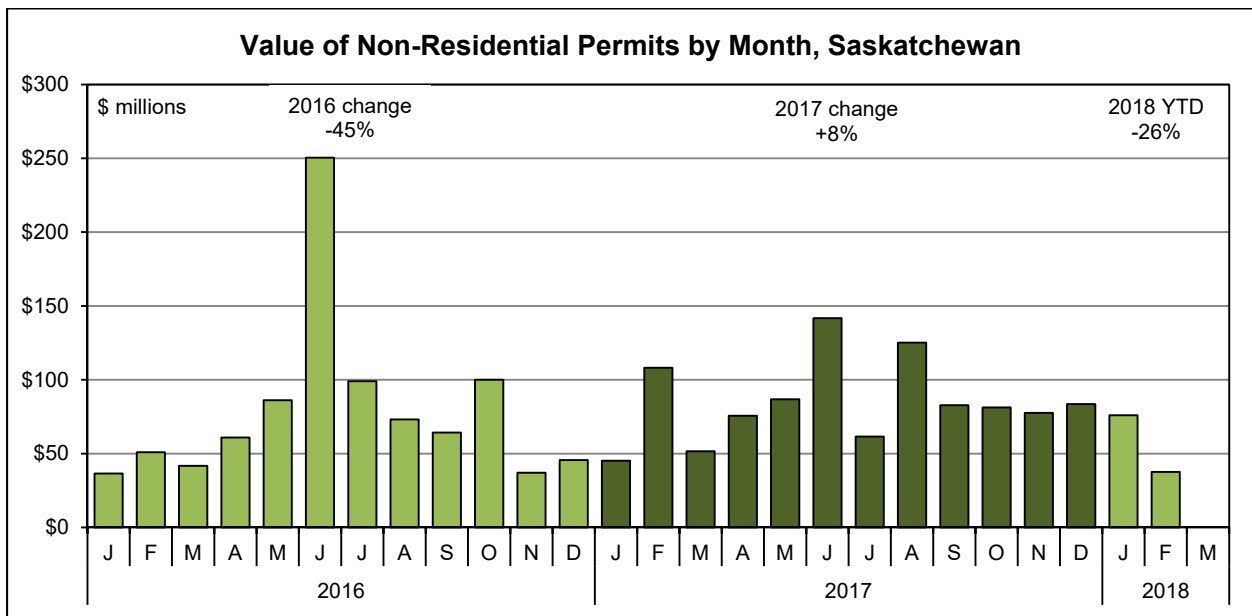
This report was prepared by the Sask Trends Monitor for the Saskatchewan Construction Association on April 10, 2018

Value of Non-Residential Building Permits

The value of building permits issued by local governments is a “leading indicator” for construction activity over the next six to twelve months. The value of residential and non-residential permits issued in February 2018 was \$78 million. Even accounting for the fact that February is typically a slow month this is a particularly low value; permits were up down 53% from February a year ago.

The lower level of activity is evident in both the residential and non-residential sectors. Non-residential permits were down 65% from February 2017 to \$37.6 million whereas the value of residential permits fell by 30.8% to \$40.1 million.

Total non-residential permits last year were up 8% to more than \$1 billion. The year-to-date figures suggest that the sector will struggle to reach last year’s levels unless there is a strong recovery in the summer months.



Non-Residential Permits by Category

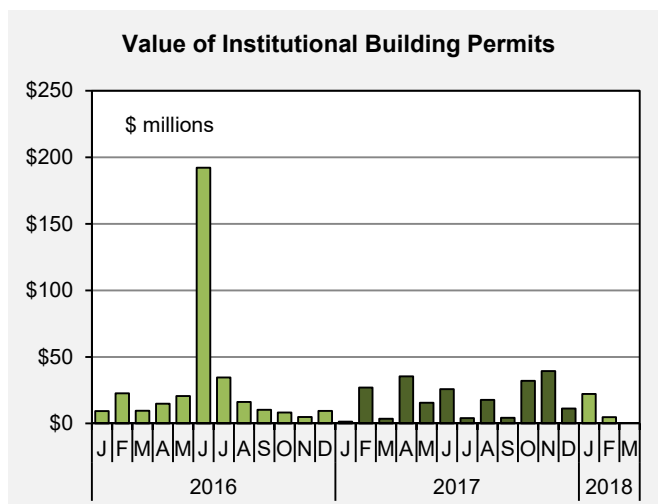
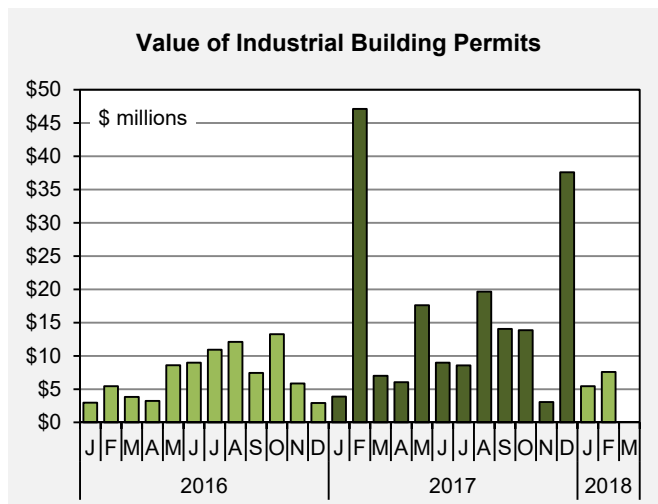
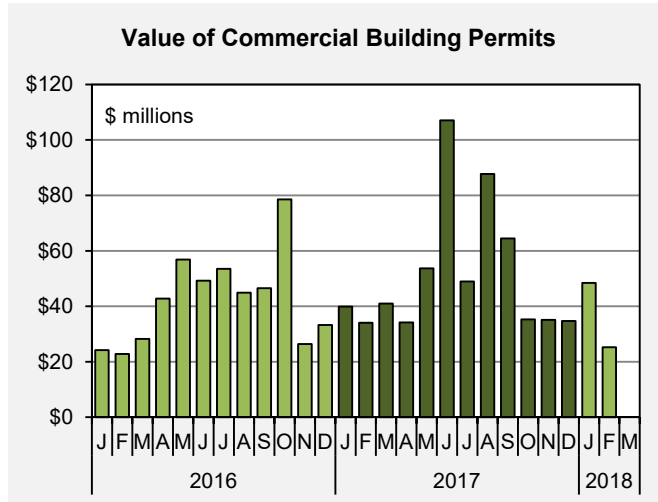
The figures on the right break down the value of non-residential permits into three sub-categories, namely commercial, industrial, and institutional.

Last year, activity was concentrated in the commercial and industrial sectors with the value of annual permits:

- up by 21% in the commercial category, the largest of the three;
- up by 118% in the industrial category, normally the smallest of the three; and
- down by 38% in the institutional category.

The year-to-date figures for January and February 2018 show declines in two of the three categories. Compared with 2017 the value of permits in the first two months of 2018 were:

- unchanged in the commercial category;
- down by 74% in the industrial category (February 2017 was a particularly strong month); and
- down by 5% in the institutional category.



Non-Residential Permits by Location¹

The figures on the right show the value of non-residential permits broken down by the location of the project.

The activity in 2017 was widespread but was most pronounced outside the two major cities. The annual figures for 2017 show the value of permits were:

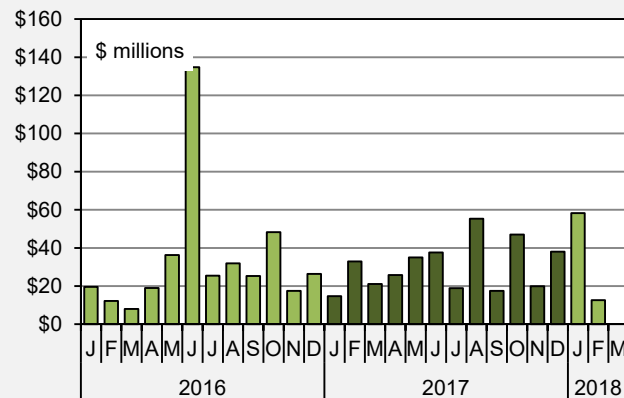
- down 10% in the Saskatoon metropolitan area;
- down 3% in the Regina metropolitan area; and
- up 63% outside the two major urban centres.

In the first two months of 2018, the value of permits were, compared with the same two months in 2017:

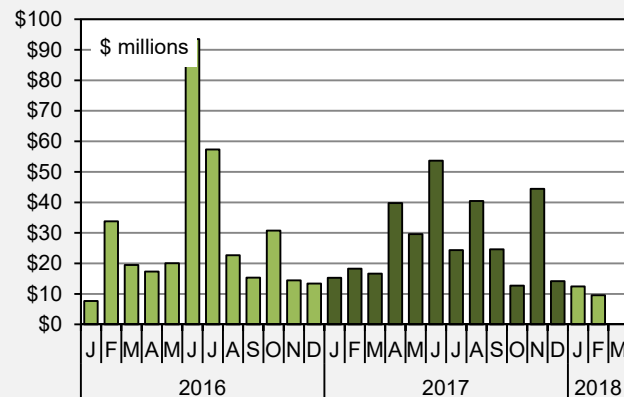
- up 49% in the Saskatoon metropolitan area on the strength of a solid showing in January;
- down 34% in the Regina metropolitan area; and
- down 71% outside the two major urban centres.

¹ The figures for the cities include the surrounding metropolitan areas, Warman and Martensville in Saskatoon, for example, and Lumsden and Emerald Park in Regina.

Value of Non-Residential Building Permits, Saskatoon Metropolitan Area



Value of Non-Residential Building Permits, Regina Metropolitan Area



Value of Non-Residential Building Permits Outside Regina and Saskatoon

