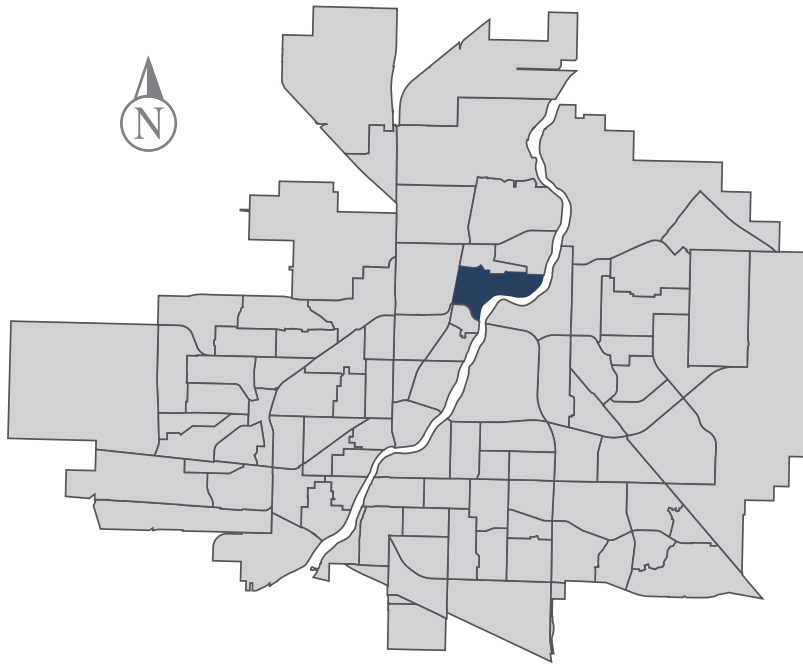


# River Heights

## MUNICIPAL WARD 5



**Population**  
4,525



## COMMUNITY QUICK FACTS



82.0%

homeownership



**\$292,105**

average  
sale price



**\$51,600**

median  
personal  
income



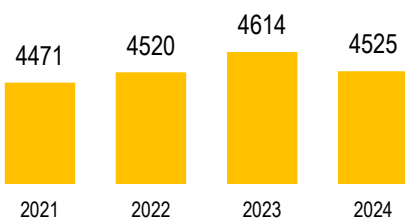
**2.4**

household  
size



# RIVER HEIGHTS

## POPULATION



Source: eHealth Saskatchewan, 2024

## Age Group



Source: eHealth Saskatchewan, 2024

## Ethnic Diversity

* Higher number indicates greater diversity	2021
River Heights	0.20
Saskatoon	0.46

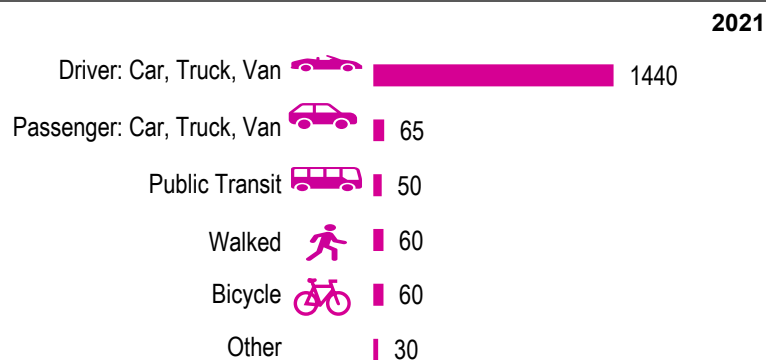
Source: 2021 Census

## Mother Tongue

Top Languages	2021
English	3520
Ukrainian	80
German	45
Russian	10
Tagalog (Pilipino, Filipino)	75
Spanish	25

Source: 2021 Census

## Mode of Travel to Work



Source: 2021 Census Long Form

## Registered Vehicles

	2022	2023
Total (LV & PV)	4104	4256
Per Person	0.9	0.9
Saskatoon Per Person	0.9	0.9

LV - light vehicles (commercial & private) PV - private passenger vehicle

Source: SGI

## Education Level

	2021
No Certificate/diploma/degree	60
High school certificate or equivalent	565
Apprentice/trades certificate/diploma	185
College/CEGEP/non-university cert./dipl.	345
University diploma or degree	85

Source: 2021 Census Long Form

## Postsecondary Enrolment

	2021	2022	2023
Saskatchewan Polytechnic	35	46	40
University of Saskatchewan	193	179	189

Source: Saskatchewan Polytechnic Administrative Office and University of Saskatchewan Registrar's Office

## Enrolment by School

	2021	2022	2023
P- Saskatoon Public School			
River Heights School (p)	406	405	405
St. Anne School (s)	171	164	164
S - Greater Saskatoon Catholic Schools			

Source: Saskatoon Public School Division & Greater Saskatoon Catholic Schools

## Household Structure

	2021
One-family households	1115
Multiple-family households	5
Non-family households	500
Total one-parent families	170
Total households	1680
Household size	2.4

Source: 2021 Census

## Age of Dwelling

	2021
Before 1960	2%
1961-1980	83%
1981-1990	12%
1991-2000	1%
2001-2005	1%
2006-2010	0%
2011-2016	0%
2016-2021	1%

Source: 2021 Census

## Housing Affordability

	2023
Median Multiple	
Saskatoon	4.21
River Heights	4.47

Note: Median Multiple of 3.0 & under is rated as "affordable"

Source: City of Saskatoon, Assessment & Taxation and RBC Economics Research

## Housing Costs

	2021
Average Owner's Major Payments	\$1,376
Average Gross Rent	\$1,180

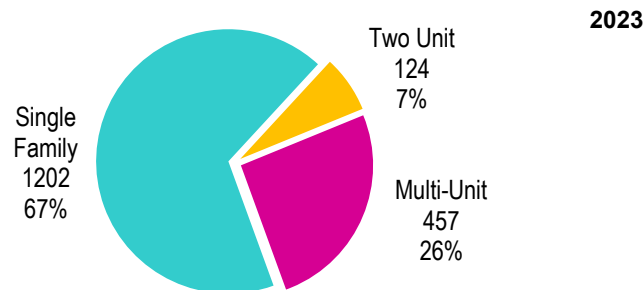
Source: 2021 Census

## Housing by Tenure

	2021
Rented	18%
Owned	82%

Source: 2021 Census

## Dwelling Unit Count (Livable Units)



Total Dwellings	1783	
Neighbourhood Area	194.5 hectares	480.7 acres
Dwelling Units per Area	9.2 per hectare	3.7 per acre

Source: City of Saskatoon, Planning & Development

## Real Estate Sales

2023	No. of Sales	Average Price
Condo Townhouse	10	\$ 248,920
High Rise Apt Condo	0	\$ -
Low Rise Apt Condo	10	\$ 116,660
Semi-detached	3	\$ -
Semi-detached - two titles	1	\$ 304,900
Single Family Dwelling	48	\$ 497,940

Source: City of Saskatoon, Assessment & Taxation

## Park Space

2024	Hectares	Acres
Total Park Area	32.5	80.4
Population per Park Area	141.8	57.4

Park Type: N - Neighbourhood D - District MD - Multi-district  
SU- Special Use I - Industrial

Meewasin	SU	25.0	61.7
PCR Banting	SU	2.3	5.6
Robert Hunter East	N	2.6	6.5
Robert Hunter West	N	2.6	6.5

Source: City of Saskatoon, Planning & Development

# RIVER HEIGHTS

## Voter Turn-out (%)

Provincial	2007	65%
Federal	2008	53%
Civic	2009	33%
Federal	2011	53%
Provincial	2011	52%
Civic	2012	34%
Federal	2015	74%
Provincial	2016	40%
Civic	2016	38%
Federal	2019	77%
Provincial	2020	56%
Civic	2020	39%

Source: City of Saskatoon, City Clerk's office; Elections Saskatchewan; and Elections Canada

## Licensed Home-Based Businesses

	2022	2023
Saskatoon	5293	5531
River Heights	90	103

Source: City of Saskatoon, Business License Program

## Labour Force

### Labour Force Participation Rate

### Economic Dependency Ratio

### Median Total Income (personal)

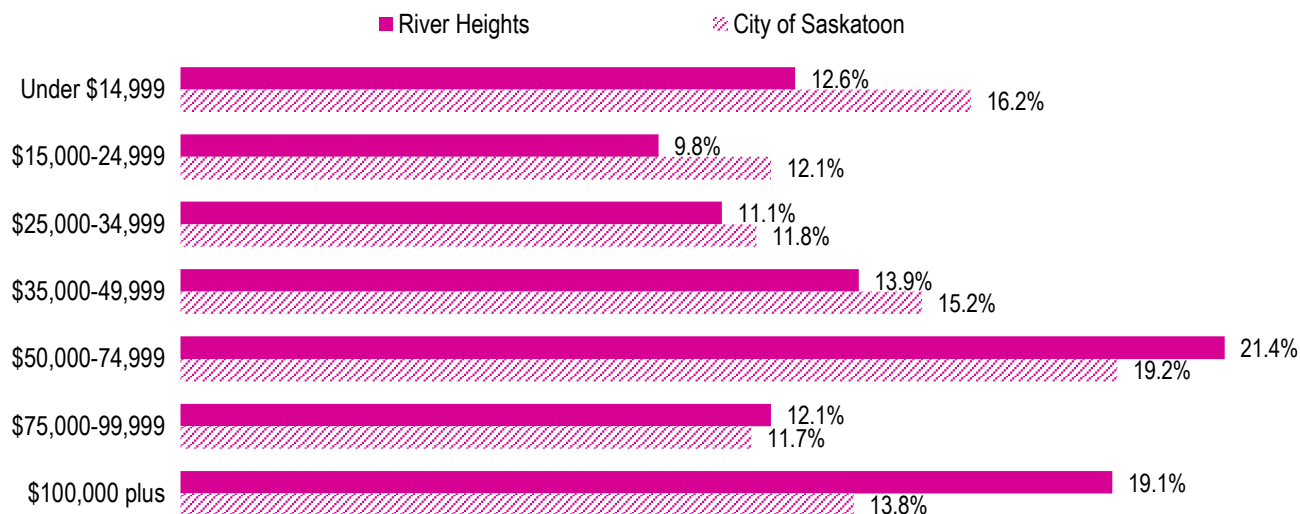
### Provincial Index of Median Income (base=100)

### Canadian Index of Median Income (base=100)

	2022	2023
River Heights	68.8%	69.3%
Saskatoon	16.5%	18.5%
	\$52,580	\$44,650
	121.60	103.30
	122.00	103.60

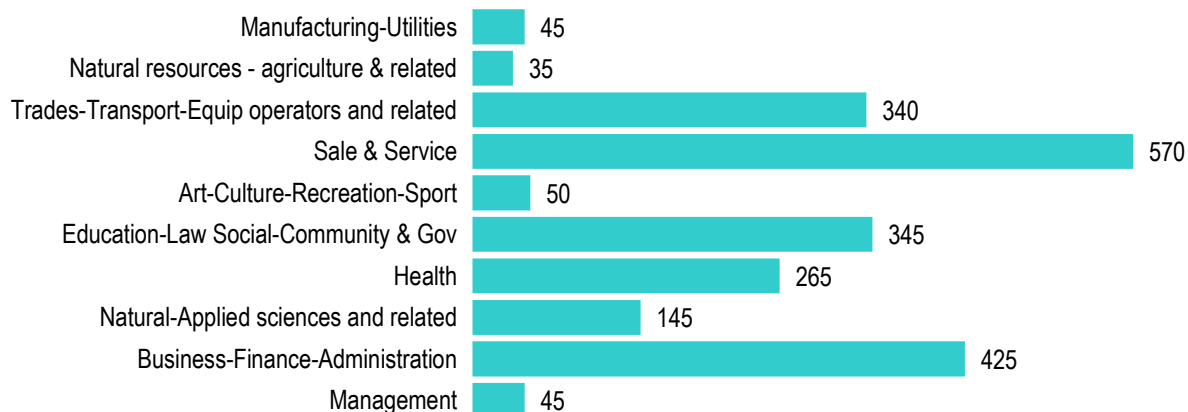
Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2022

## Personal Income



Source: Statistics Canada, Income Statistics Division, T1 Family File (T1FF) based on the final tax file, 2022

## Major Occupation



Source: 2021 Census