

In the Atlantic Region, sales rebounded by 1.8% year-over-year. The average home price declined slightly by 1.6% but it remained 8.3% above last year. New listings contracted by 2.6%, staying below the 10-year average. New Brunswick and Nova Scotia continue to experience low inventory, ranging between 3 to 4 months, while Prince Edward Island and Newfoundland maintain more balanced levels, spanning 5 to 7 months.

Regionally, Moncton and Saint John posted notable year-over-year price appreciation driven by demand growth outpacing supply. As the spring market approaches, new listings continue to trend upward across all regions, and sales have picked up in Fredericton and Saint John on a month-over-month basis. Overall, markets continue to favor sellers, except in Prince Edward Island, which remains in balanced territory.

February's labour force survey indicated that Atlantic employment rose by 5,000, primarily due to gains in full-time jobs. Nova Scotia saw the largest increase in jobs (+6,300), while Newfoundland experienced a decline (-1,800). Both the goods and services sectors recorded growth, driven by gains in health care, social assistance, and trade, although this was offset by job losses in finance, insurance, real estate, and public administration sectors.

Number of Residential Sales



2,291
(+1.8% YoY)

Average Home Price



\$360,789
(+8.3% YoY)

Sales-to-Listing Ratio



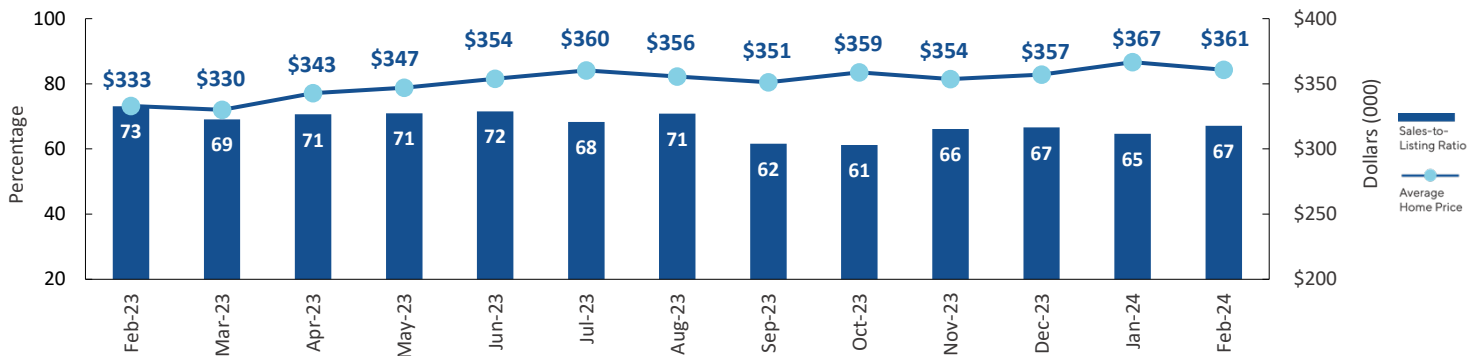
67%
(-6 points YoY)

Unemployment



7.2%¹
(-0.4 points MoM)

Atlantic Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price \$	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
NEW BRUNSWICK	779	+2.6	310,924	+12.7	1,141	+17.0	68	Sellers	6.9 ¹
Fredericton	194	+8.4	311,806	-1.3	249	+6.0	78	Sellers	4.9 ³
Moncton	280	-4.1	356,121	+19.3	448	+25.1	62	Sellers	5.1 ²
Saint John	172	+13.9	303,271	+21.4	219	+8.4	79	Sellers	4.9 ²
NOVA SCOTIA	891	+7.7	423,404	+4.6	1,294	+10.5	69	Sellers	6.0 ¹
Halifax	434	+10.2	551,460	+3.7	550	+3.6	79	Sellers	5.0 ²
PRINCE EDWARD ISLAND	150	+4.2	396,065	+4.0	282	+10.2	53	Balanced	7.0 ¹
NEWFOUNDLAND	471	-9.4	313,578	+8.4	697	+3.1	68	Sellers	10.2 ¹

SOURCE: Statistics Canada and CREA via Haver Analytics. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

Notes regarding UE data: 1: Monthly, seasonally adjusted; 2:3-months moving average, seasonally adjusted 3: 3-month moving average, unadjusted for seasonality