

Despite a 3.1% decline from the previous month, Atlantic sales continued to rise year-over-year. The average home price remained steady compared to February, but still saw a substantial 9.2% increase year-over-year. New listings however, continued their downward trend month-over-month, remaining below the 10-year average.

Low inventory levels persist in New Brunswick and Nova Scotia, while Prince Edward Island and Newfoundland maintain a more balanced market. Moncton and Saint John continue to show year-over-year gains in average prices and new listings. In Halifax, sales surged by an impressive 39.8% year-over-year and 4.3% from February, pushing the city further into sellers' territory. On the flip side, the recent decline in sales in Newfoundland has shifted the province into balanced territory.

In terms of employment, the Atlantic region experienced a decline of 3,300 jobs in March, marking the first negative growth since August 2023. All four provinces saw either flat or negative employment trends. The goods and services sectors both recorded job losses, primarily due to declines in transportation, warehousing, and trade industries. Despite a 0.4-point increase in March, the unemployment rate remains below historical averages.

Number of Residential Sales



2,212
(+6.6% YoY)

Average Home Price



\$361,563
(+9.2% YoY)

Sales-to-Listing Ratio



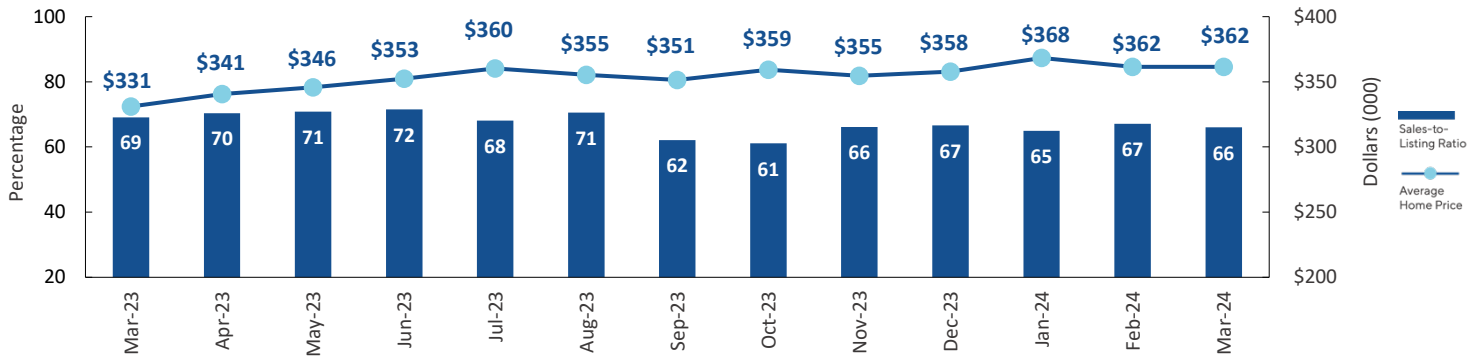
66%
(-3 points YoY)

Unemployment



7.6%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	705	-5.6	311,995	+6.4	1,061	+13.0	66	Sellers	7.8 ¹
Fredericton	167	-0.6	318,901	+3.3	238	+6.3	70	Sellers	6.1 ³
Moncton	259	-8.2	342,255	+6.8	421	+31.6	62	Sellers	5.1 ²
Saint John	167	+3.7	326,937	+9.0	218	+9.0	77	Sellers	5.7 ²
NOVA SCOTIA	913	+23.2	422,435	+9.8	1,201	+5.8	76	Sellers	6.2 ¹
Halifax	457	+38.9	544,159	+3.8	486	-0.8	94	Sellers	5.2 ²
PRINCE EDWARD ISLAND	166	+18.6	376,429	-5.7	360	+42.3	46	Balanced	7.4 ¹
NEWFOUNDLAND	428	-4.3	307,593	+8.2	729	+7.8	59	Balanced	10.1 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