



Number of Residential Sales

**2,373**

(+3.9% YOY)



Average Home Price

**\$380,472**

(+4.9% YOY)



Sales-to-Listing Ratio

**65%**

(+0.5points YoY)



Unemployment

**7.5%**

(+0.2 points MoM)

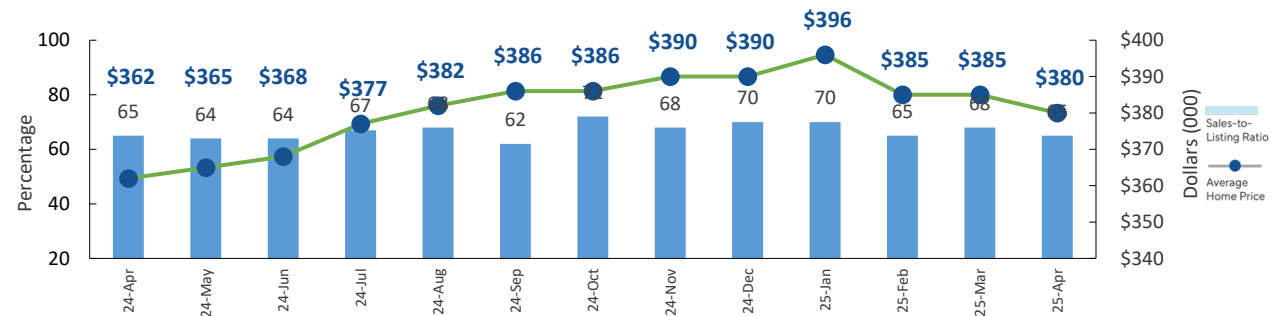
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Despite trade-related economic uncertainty affecting household decisions, relative affordability and ongoing housing demand continue to drive residential investment in the region. Migration, declining mortgage rates and rising incomes are bolstering housing starts in key cities across the Maritimes. Over the past year, MLS home price appreciation was strongest in the metro areas of Fredericton, Saint John NB and St. John's NL.

In New Brunswick and Nova Scotia, sellers' market conditions prevailed. Over the first quarter, the ratio of sales to new listings remained above 60% with under five months of inventory. Market conditions were more balanced in Prince Edward Island, with a 52% ratio and six months of inventory. In Newfoundland and Labrador, resales demand was up a further 7% in April while new listings dropped by 5%

The overall unemployment rate in Atlantic Canada was at 7.3%. In Nova Scotia an increase in employment and a smaller labor force this month has led to a lower unemployment rate, 6.1% compared to 6.6% last month. The unemployment rate in the cities of Halifax and Moncton remained at 5% or lower. In Newfoundland and Labrador, jobs in the construction sector decreased by a steep 1,500 jobs in April (-7.9%); job increases were registered in educational services (+900 jobs, +4.5) and in healthcare and social assistance (+900 jobs).

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



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
<b>NEW BRUNSWICK</b>	785	-2.1	325,070	+3.2	1,214	+13.8	65	Sellers	6.9 <sup>1</sup>
Fredericton	183	+9.9	349,992	+6.9	281	+10.6	65	Sellers	5.9 <sup>2</sup>
Moncton	275	-1.8	365,704	+1.7	443	+14.5	62	Sellers	5.3 <sup>2</sup>
Saint John	167	-0.6	371,463	+9.6	241	+13.1	69	Sellers	8.0
<b>NOVA SCOTIA</b>	919	+ 8.1	447,682	+2.7	1,366	+3.9	67	Sellers	7.2 <sup>1</sup>
Halifax	436	+4.6	574,607	+1.4	587	+4.3	74	Sellers	5.6
<b>PRINCE EDWARD ISLAND</b>	174	+ 3.0	417,794	+10.9	336	+3.1	52	Balanced	6.6 <sup>1</sup>
<b>NEWFOUNDLAND</b>	495	+7.1	330,431	+7.9	764	-5.0	65	Sellers	9.6 <sup>1</sup>