



Number of Residential Sales

2,394

(+3.3% YOY)



Average Home Price

\$387,871

(+2.2% YOY)



Sales-to-Listing Ratio

65%

(-1.0 points YoY)



Unemployment

8.0%

(+0.3 points MoM)

SOURCE: Statistics Canada, Canadian Real Estate Association. 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.

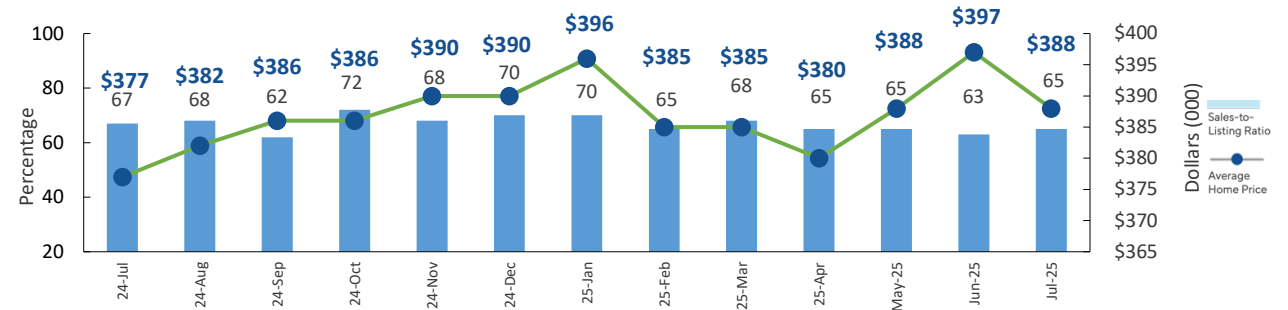
Notes regarding UE data: 1: Monthly, seasonally adjusted; 2: 3-months moving average, seasonally adjusted

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 Newfoundland as well as Fredericton and Moncton in New Brunswick.

Sales to new listings ratios in New Brunswick (72%) and Nova Scotia (66%) show strong sellers' market conditions while Newfoundland (58%) and PEI (59%) have dropped into a balanced market. All four provinces are experiencing less than 6 months of inventory, well below their ten-year averages.

Unemployment in the Atlantic region grew in July to 8.0%, as 4,700 job gains were seen with a drop in full-time (-4,700) offset by gains in part-time (+9,400) positions. Losses primarily occurred in the trade and forestry sectors.

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	855	+12.1	337,956	+2.3	1,195	+12.5	72	Sellers	7.5 ¹
Fredericton	240	+30.4	349,034	+2.3	263	+1.5	91	Sellers	5.9 ²
Moncton	274	-3.2	378,139	+4.3	437	+8.2	63	Sellers	6.7 ²
Saint John	196	+18.8	349,840	-4.1	266	+38.5	74	Sellers	7.3
NOVA SCOTIA	909	+0.8	458,016	+0.6	1,382	+2.8	66	Sellers	7.0 ¹
Halifax	425	-3.8	589,016	+1.5	594	+2.6	72	Sellers	5.4
PRINCE EDWARD ISLAND	183	+5.2	378,252	-1.5	310	+9.2	59	Balanced	8.8 ¹
NEWFOUNDLAND	447	-7.1	344,639	+10.0	776	+0.0	58	Balanced	10.0