



Number of Residential Sales

2,381

(+0.2% YOY)



Average Home Price

\$403,018

(+6.0% YOY)



Sales-to-Listing Ratio

64%

(-4.0 points YoY)



Unemployment

7.8%

(-0.1 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.

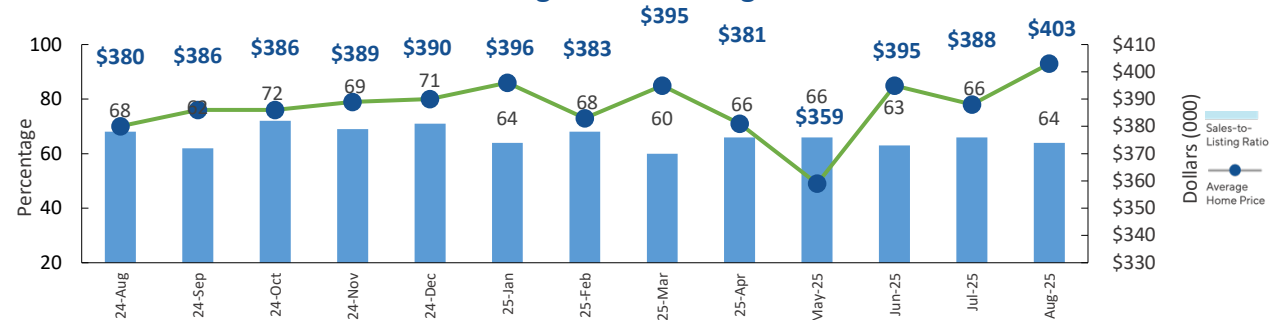
Notes regarding UE data: 1: Monthly, seasonally adjusted; 2: 3-months moving average, seasonally adjusted

Neither economic uncertainty nor challenges on affordability have impacted the Atlantic markets. Atlantic home sales were up slightly (0.2%) above August 2024. Sales remain 9% below the 10-year monthly average with new listings up 5% last month compared to last year (YoY). Active listings increased by 11% from August 2024 and the current inventory level stands at 5 months' supply, well below the 10-year average of 7.6 months.

Performance of the Atlantic cities remains strong with sales-to-new-listing ratios in Halifax (68%), Moncton (61%) and Newfoundland (65%) all continuing in Sellers' market territory. Year-over-year home prices rose in all three; Halifax (5.8%), Moncton (5.8%) and Newfoundland (3.6%).

Employment in the Atlantic region declined in August by 0.2% (-9,900), with losses concentrated in full-time employment (- 8,800), and in part-time jobs (-1,000). The unemployment rate declined to 7.8% (+0.2 percentage points). Employment decreased in both the utilities and the trades 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	760	-3.7	352,077	+7.3	1,169	+12.7	65	Sellers	10.4 ¹
Fredericton	190	-5.0	405,125	+23.1	265	+3.1	72	Sellers	5.9 ²
Moncton	258	-14.0	386,890	+5.8	425	+11.5	61	Sellers	7.1 ²
Saint John	181	+20.7	355,180	+0.5	258	+22.9	70	Sellers	7.6
NOVA SCOTIA	950	+1.7	477,925	+7.0	1464	+7.6	65	Sellers	6.5 ¹
Halifax	453	+2.3	614,864	+5.8	664	+9.2	68	Sellers	5.7
PRINCE EDWARD ISLAND	170	-6.1	400,125	0.0	296	+3.1	57	Balanced	8.1 ¹
NEWFOUNDLAND	501	+6.1	339,076	+3.6	768	-2.8	65	Sellers	10.4