



Number of Residential Sales

2,537

(-1.44% YOY)



Average Home Price

\$402,898

(+4.2% YOY)



Sales-to-Listing Ratio

66%

(-5.0 points YoY)



Unemployment

7.9%

(+0.0 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.

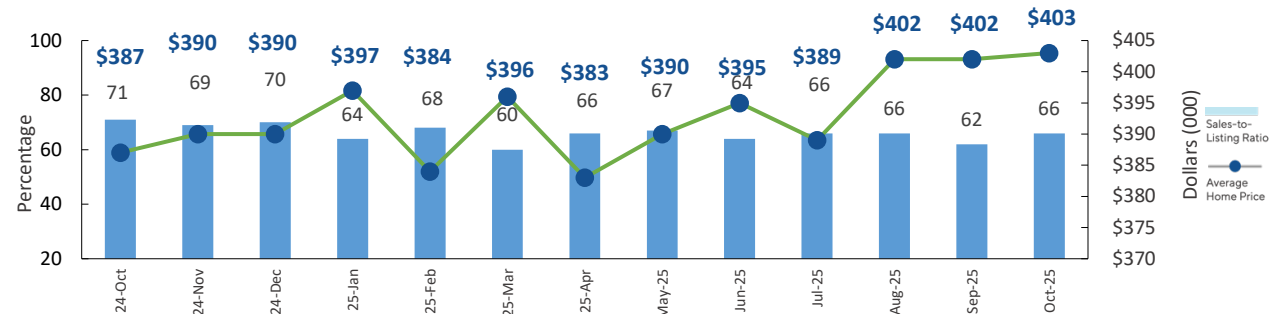
Notes regarding UE data: 1: Monthly, seasonally adjusted; 2: 3-months moving average, seasonally adjusted

Economic uncertainty challenges have not impacted the Atlantic markets. Atlantic home sales were down slightly (1.4%) below October 2024. Sales remain 3% below the 10-year monthly average with new listings up 6% over October 2024. Active listings increased by 9% year over year and the current inventory level stands at 5 months' supply, below the 10-year average of 5.5 months.

Performance of the Atlantic centers remain strong. Sales-to-new-listing ratios in Halifax, Fredericton, Moncton and Saint John all continuing in Sellers' market territory. Newfoundland has now improved into a sellers-market as well. Year-over-year home prices rose in all centers with the exception of Saint John.

Employment in the Atlantic region decreased in October by 1.3% (1,200), with gains concentrated in full-time employment (3,400), and losses in part-time jobs (-4,600). The unemployment rate was level at 7.9% (+0.0 percentage point). Employment decreased in both the professional / scientific 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	821	-2.0	350,627	+4.2	1,268	+7.0	65	Sellers	7.9 ¹
Fredericton	199	+4.2	387,990	+13.0	284	+7.2	70	Sellers	6.7 ²
Moncton	298	+12.5	385,352	-0.5	447	-2.2	67	Sellers	7.2 ²
Saint John	181	-3.2	327,999	-4.1	248	+22.4	64	Sellers	7.8
NOVA SCOTIA	991	-0.7	477,691	+4.4	1,434	+6.6	69	Sellers	6.7 ¹
Halifax	485	+2.5	620,539	+4.1	625	+2.3	78	Sellers	5.8
PRINCE EDWARD ISLAND	181	-2.2	408,083	+3.5	311	+6.5	58	Balanced	8.5 ¹
NEWFOUNDLAND	544	-5.2	343,812	+4.4	816	+2.4	67	Sellers	10.5