

A colder and snowier January may have had an impact on the markets in the Atlantic Canada. Atlantic home sales were down slightly (-5.6%) below January 2025. Sales remain 16% below the 10-year monthly average with new listings down 9% over January 2025. Active listings increased by 4% 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 price declines were seen in Fredericton, Moncton and Halifax.

Employment in the Atlantic region increased in January by 0.6% (7,300), with gains concentrated in full-time employment (12,200), and losses in part-time jobs (4,900). The unemployment rate remained at 7.3%. Largest employment gains were seen in healthcare as well as construction and education services sectors.



Number of Residential Sales

2,315

(-5.6% YOY)



Average Home Price

\$393,510

(-1.3% YOY)



Sales-to-Listing Ratio

65%

(0.0 points YoY)



Unemployment

7.3%

(+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-

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	786	+1.8	353,889	-4.0	1,201	+3.5	65	Sellers	6.7 ¹
Fredericton	192	-3.0	349,884	-8.8	256	-9.2	75	Sellers	5.8 ²
Moncton	284	+2.2	397,248	-5.3	455	+0.4	62	Sellers	5.6 ²
Saint John	180	+5.9	338,294	+1.3	256	+21.9	70	Sellers	5.6
NOVA SCOTIA	874	-6.4	449,012	-3.3	1,377	-6.3	63	Sellers	6.9 ¹
Halifax	414	-7.0	563,758	-5.7	622	-1.1	67	Sellers	5.8
PRINCE EDWARD ISLAND	161	-8.0	417,830	+11.2	310	-9.4	52	Balanced	7.6 ¹
NEWFOUNDLAND	494	-13.5	350,427	+3.7	664	-14.1	74	Sellers	10.0