

Continued snowfall and a colder February may have had an impact on the markets in Atlantic Canada. Atlantic home sales were down (10.1%) below February 2025. Sales remain 12% below the 10-year monthly average with new listings down 6% over February 2025. Active listings increased by 2% 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 St Johns all continuing in sellers' market territory with Saint John and PEI now in a high balanced-market. Year-over-year home price increases were seen in all markets except Saint John.

Employment in the Atlantic region increased in February by 0.1% (1,500), with gains concentrated in part-time employment (3,800), offsetting losses in full-time jobs (2,300). The unemployment rate increased to 7.5%. Largest employment gains were seen in Trade as well as the Public Administration and Transportation sectors.



Number of Residential Sales
2,259
(-10.1% YOY)



Average Home Price
\$404,720
(+4.8% YOY)

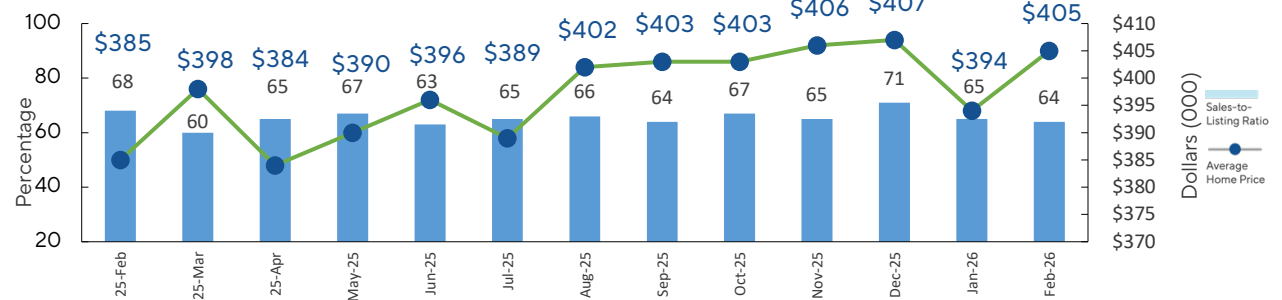


Sales-to-Listing Ratio
64%
(-4.0 points YoY)



Unemployment
7.5%
(+0.1 points MoM)

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	749	-7.9	352,289	+1.3	1,187	+3.8	63	Sellers	7.0 ¹
Fredericton	192	+2.7	376,192	+6.5	287	+22.6	67	Sellers	6.1 ²
Moncton	260	-9.4	401,501	+8.7	420	-8.1	62	Sellers	6.1 ²
Saint John	134	-27.2	352,795	-12.7	242	+3.9	55	Balanced	5.3
NOVA SCOTIA	876	-8.4	475,809	+3.7	1,344	-6.2	65	Sellers	7.1 ¹
Halifax	414	-8.0	590,142	+0.8	615	-1.8	67	Sellers	6.1
PRINCE EDWARD ISLAND	183	+1.7	422,667	+13.1	305	-8.7	60	Balanced	7.2 ¹
NEWFOUNDLAND	451	+20.2	346,432	+7.6	693	-12.9	65	Sellers	9.7

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-