

Winter conditions persisted in March, and sales were down in all centers with the exception of Newfoundland. Atlantic home sales were down (6.9%) below March 2025. Sales remain 20% below the 10-year monthly average with new listings down 4% over March 2025. Active listings increased by 1% year over year and the current inventory level stands at 4.8 months' supply, below the 10-year average of 4.9 months.

Performance of the Atlantic centers remain strong. Sales-to-new-listing ratios in Halifax, Fredericton, Saint John and St Johns all continuing in sellers' market territory with Moncton and PEI now dropping into high balanced-market. Year-over-year home price changes were showing little growth with Moncton down 5%.

Employment in the Atlantic region increased in March by 0.5% (5,900), with gains concentrated in part-time employment (10,300), offsetting losses in full-time jobs (4,100). The unemployment rate decreased to 7.4%. Largest employment gains were seen in Health Care as well as the information and Transportation sectors.



Number of Residential Sales

2,173

(-6.9% YOY)



Average Home Price

\$394,954

(-0.9% YOY)



Sales-to-Listing Ratio

62%

(-4.0 points YoY)

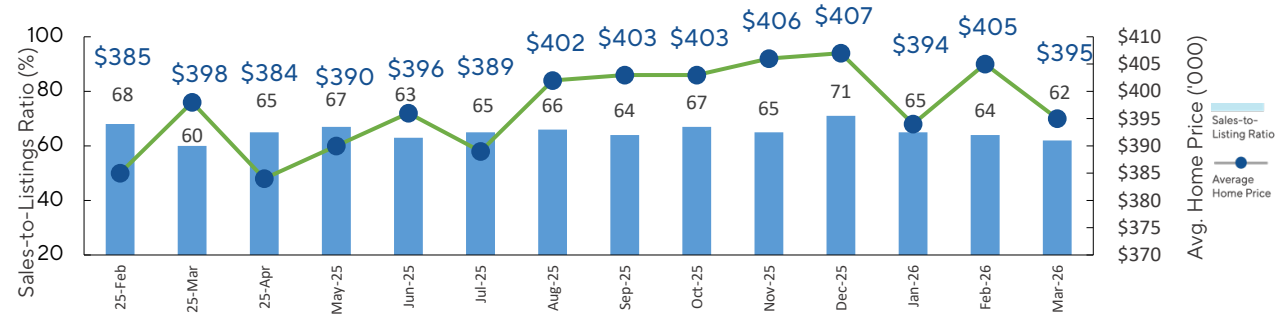


Unemployment

7.4%

(+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	687	-8.0	333,083	-2.6	1,186	-5.1	58	Balanced	7.0 ¹
Fredericton	180	-4.8	351,536	+0.3	277	+6.5	65	Sellers	6.1 ²
Moncton	238	-9.2	367,264	-5.0	419	-12.9	57	Balanced	6.8 ²
Saint John	148	-8.2	366,388	+0.8	241	-6.9	61	Sellers	5.2
NOVA SCOTIA	839	-8.2	466,322	+0.6	1,328	-8.0	63	Sellers	6.6 ¹
Halifax	396	-10.2	596,998	+1.6	600	-2.6	66	Sellers	6.1
PRINCE EDWARD ISLAND	151	-20.9	416,973	-0.5	312	-10.9	48	Balanced	7.3 ¹
NEWFOUNDLAND	496	+2.7	353,227	-0.4	677	-18.0	73	Sellers	9.3

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-