

Warmer conditions didn't produce higher sales in April, with sales down in all centers with the exception of Prince Edward Island. Atlantic home sales were down (15.1%) below April 2025. Sales remain 10% below the 10-year monthly average with new listings up 7% over April 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 saw some softening in April. Sales-to-new-listing ratios in Halifax, Moncton and Prince Edward Island are now in balanced market territory with Fredericton, Saint John and St Johns continuing in sellers-markets. Year-over-year home price were showing growth with the exception of Moncton and Prince Edward Island which saw a drop of 0.2% and 5.2% respectively.

Employment in the Atlantic region decreased in April by 0.6% (7,700), with gains concentrated in full-time employment (1,100), offset by losses in part-time jobs (8,800). The unemployment rate increased to 7.5%. Largest employment gains were seen in Professional Service and Construction with losses in Forestry and Manufacturing sectors.



Number of Residential Sales

**2,053**

(-15.1% YOY)



Average Home Price

**\$401,606**

(+5.0% YOY)



Sales-to-Listing Ratio

**55%**

(-12.0 points YoY)

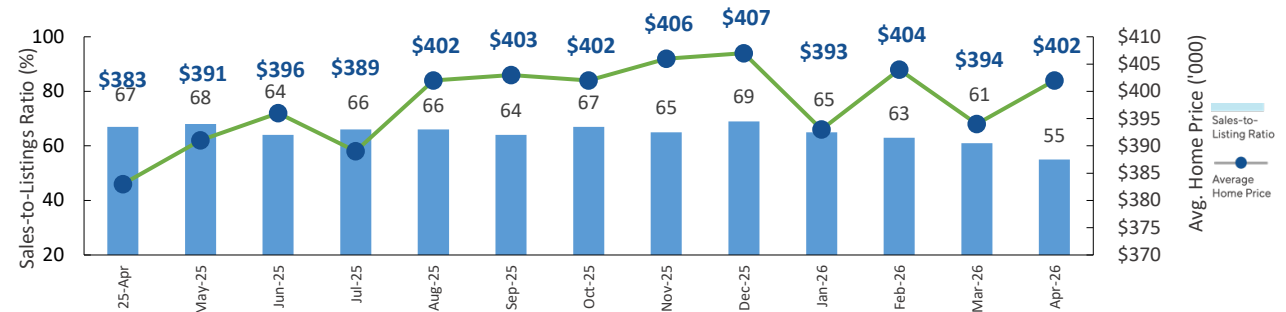


Unemployment

**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 %
<b>NEW BRUNSWICK</b>	700	-13.6	344,850	+4.0	1,237	+4.1	57	Balanced	7.2 <sup>1</sup>
<b>Fredericton</b>	181	-3.7	363,188	+2.6	295	+8.5	61	Sellers	5.7 <sup>2</sup>
<b>Moncton</b>	247	-10.8	374,957	-0.2	466	+11.5	53	Balanced	7.4 <sup>2</sup>
<b>Saint John</b>	163	-9.4	386,482	+3.2	260	+7.0	63	Sellers	5.4
<b>NOVA SCOTIA</b>	727	-22.0	483,233	+7.9	1,536	+17.3	47	Balanced	6.3 <sup>1</sup>
<b>Halifax</b>	351	-20.8	628,241	+8.8	655	+16.5	54	Balanced	6.0
<b>PRINCE EDWARD ISLAND</b>	176	+1.1	398,673	-5.2	317	-3.9	56	Balanced	8.0 <sup>1</sup>
<b>NEWFOUNDLAND</b>	450	-10.2	359,169	+8.7	671	-14.5	67	Sellers	9.6

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