

Warmer conditions didn't produce higher sales in May, with sales down in all centers with the exception of Saint John. Atlantic home sales were down (8.8%) compared to May 2025 and remain 10% below the 10-year monthly average with new listings down 6% over May 2025. Active listings increased by 9.6% year over year and the current inventory level stands at 4.6 months' supply, below the 10-year average of 4.1 months.

Performance of the Atlantic centers saw some softening in May. Sales-to-new-listing ratios in Moncton, Prince Edward Island and Newfoundland are now in balanced market territory with the remainder continuing in sellers-markets. Year-over-year home prices were showing growth with the exception of slight drops in Moncton, Fredericton and Prince Edward Island.

Employment in the Atlantic region decreased in May by 0.1% (-700), with losses in full-time employment (-3,200), partially offset by gains in part-time jobs (2,500). Largest employment gains were seen in the Business, Building Services and Trade sectors with losses in Education and Public Administration sectors.



Number of Residential Sales

**2,216**

(-8.8% YOY)



Average Home Price

**\$404,944**

(+3.6% YOY)



Sales-to-Listing Ratio

**58%**

(-10.0 points YoY)



Unemployment

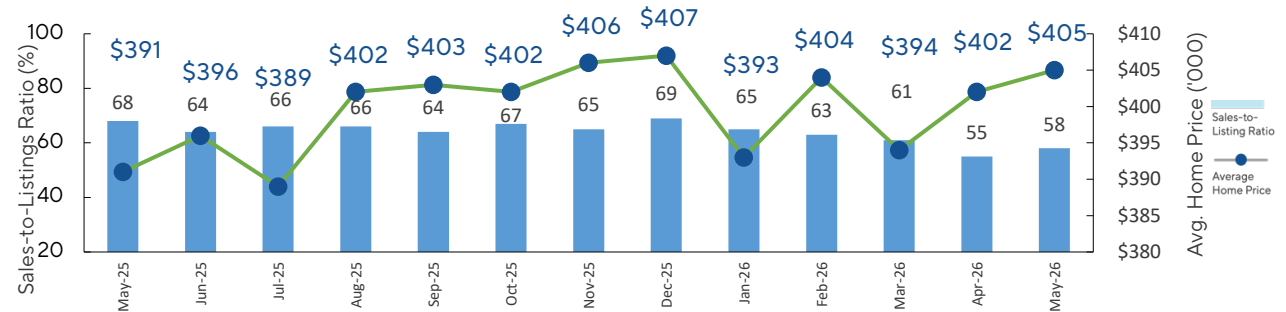
**7.6%**

(+0.2 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 %
<b>NEW BRUNSWICK</b>	743	-10.3	346,861	+2.1	1,202	+10.2	62	Sellers	7.2 <sup>1</sup>
<b>Fredericton</b>	193	-4.5	362,094	-0.7	280	+12.0	69	Sellers	5.4 <sup>2</sup>
<b>Moncton</b>	239	-18.4	375,159	-0.7	441	+12.8	54	Balanced	8.0 <sup>2</sup>
<b>Saint John</b>	186	+2.2	393,056	+8.6	245	+4.3	76	Sellers	5.4
<b>NOVA SCOTIA</b>	885	-0.9	469,779	+1.2	1,443	-1.6	61	Sellers	7.1 <sup>1</sup>
<b>Halifax</b>	418	-0.9	604,187	+0.2	639	+1.9	65	Sellers	5.7
<b>PRINCE EDWARD ISLAND</b>	155	-17.6	404,284	-1.5	323	+2.2	48	Balanced	6.7 <sup>1</sup>
<b>NEWFOUNDLAND</b>	433	-16.7	372,330	+9.8	876	+18.4	49	Balanced	9.7