



Number of
Residential Sales

2,255

(-5.8% YOY)



Average
Home Price

\$400,501

(+2.3% YOY)



Sales-to-
Listing Ratio

59%

(-6 points YoY)



Unemployment

7.1%

(-0.1 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.

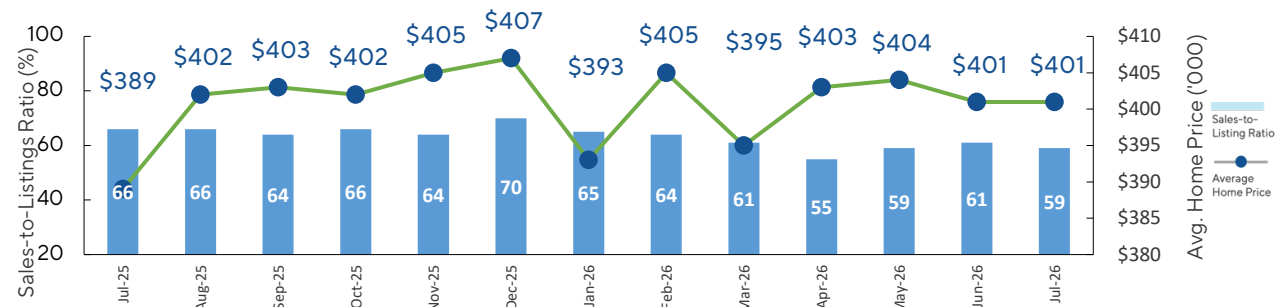
Notes regarding UE data: 1: Monthly, seasonally adjusted; 2:3-

The decline in resale activity in the Atlantic provinces continued in July. Last month's 2,255 residential sales through real estate brokers represented a 6% decrease compared to July 2025, marking the tenth consecutive monthly decline. The decrease is generalized to all provinces and major urban centres without exception.

The number of newly listed properties increased by 4% in July after declining by 1% in June, and the picture is different from province to province. Last month, new listings grew by 5% in Nova Scotia and 16% in Newfoundland, while they decreased by 3% and 1% respectively in New Brunswick and Prince Edward Island. Ultimately, only the New Brunswick market currently has conditions that benefit sellers, while the resale market is balanced in the other three provinces.

Finally, prices continued to rise moderately year-over-year in Nova Scotia (+1.5%), New Brunswick (+2.2%) and Newfoundland (+3.5%). However, the increase in the average price was more pronounced in Prince Edward Island, where the average cost was 5.6% higher than a year earlier.

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	768	-10.5	349,073	+2.2	1,171	-3.3	66	Sellers	7.0 ¹
Fredericton	192	-16.9	369,140	+5.0	254	-6.6	76	Sellers	5.8 ²
Moncton	258	-7.2	381,718	-0.7	446	+3.2	58	Balanced	7.8 ²
Saint John	172	-14.9	385,104	+8.2	241	-12.4	71	Sellers	5.2 ²
NOVA SCOTIA	859	-5.7	470,117	+1.5	1,433	+4.6	60	Balanced	6.2 ¹
Halifax	419	-1.6	589,021	-0.7	640	+8.7	65	Sellers	5.7 ²
PRINCE EDWARD ISLAND	140	-23.1	402,099	+5.6	305	-1.0	46	Balanced	6.8 ¹
NEWFOUNDLAND	488	+10.2	358,437	+3.5	892	+15.5	55	Balanced	9.1 ¹