



Number of
Residential Sales

2,245

(-7.5% YOY)



Average
Home Price

\$405,468

(+0.9% YOY)



Sales-to-
Listing Ratio

57%

(-9 points YoY)



Unemployment

7.1%

(0 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.

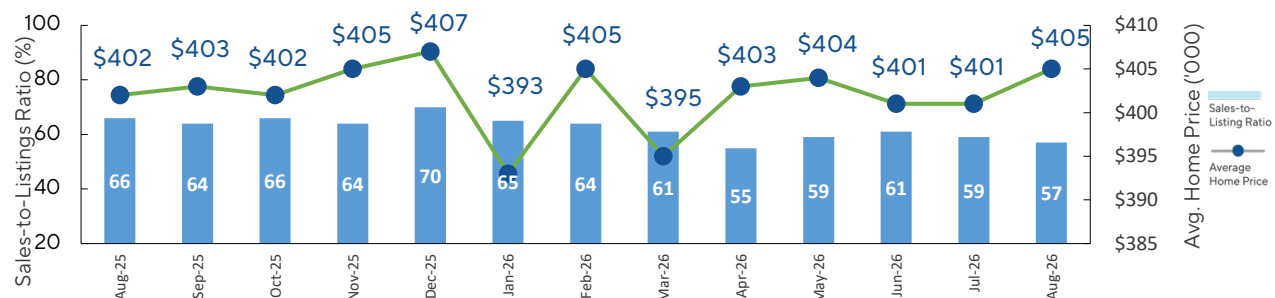
Notes regarding UE data: 1: Monthly, seasonally adjusted; 2:3-

There was further decline in activity in August for the Atlantic resale market. This now makes it eleven consecutive months in which sales declined. With 2,245 residential sales completed last month through real estate brokers, the decrease is 7.5% compared to August 2025. The slowdown is affecting all provinces and major urban centers without exception.

At the same time, the upward trend in supply seems to be consolidating. The number of newly listed properties increased by 7% in August, a fourth increase in the last five months. Only the Fredericton region was the exception with a slight decrease of 2%. Otherwise, market conditions continue to ease gradually. If the trend continues, New Brunswick will soon join the other three provinces in "balanced" territory in terms of negotiation power between buyers and sellers.

Finally, there are many disparities in price trends from one region to another. Compared to August 2025, prices fell slightly in New Brunswick (-1.1%), remained stable in Nova Scotia (-0.2%), but still showed sustained increases in Prince Edward Island (+5.0%) and Newfoundland (+5.2%).

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	739	-9.1	348,323	-1.1	1,223	+4.4	60	Sellers	7.3 ¹
Fredericton	195	-0.5	372,708	-6.7	264	-2.2	74	Sellers	6.0 ²
Moncton	235	-16.1	376,745	-3.6	457	+8.3	51	Balanced	7.5 ²
Saint John	173	-11.7	383,449	+7.3	267	+4.3	65	Sellers	5.5 ²
NOVA SCOTIA	869	-7.4	477,230	-0.2	1,462	+1.9	59	Balanced	6.1 ¹
Halifax	419	-6.3	601,090	-2.0	659	+2.3	64	Sellers	5.5 ²
PRINCE EDWARD ISLAND	159	-6.5	420,819	+5.0	319	+8.1	50	Balanced	7.9 ¹
NEWFOUNDLAND	478	-5.7	358,246	+5.2	904	+20.5	53	Balanced	8.7 ¹