SAGEN

Atlantic Housing Market Update

September 2026

With residential sales down in September, the real estate market in the Atlantic region has now slowed for exactly one year. A total of 2,258 transactions were completed last month through real estate brokers, a decrease of 4.8% compared to September 2025. This is the twelfth consecutive monthly decrease.

At the same time, the upward trend in supply continued, albeit modestly, in September. The number of new listings increased by 1.5%, a fifth increase in the last six months.

As a result of the decline in sales and the increase in the number of properties put up for sale, market conditions generally continue to ease gradually. They are now relatively balanced in New Brunswick, Nova Scotia and Prince Edward Island, making Newfoundland the only Atlantic province where the market remains to the advantage of sellers.

The price growth last month reflects quite well the balance of power between sellers and buyers during negotiations. Average prices for all property categories were $353,911 in New Brunswick, $479,518 in Nova Scotia and $409,925 in Prince Edward Island, for annual increases of 0.5%, 1.0% and 1.4%, respectively. In Newfoundland, where the average price reached $371,410, the increase was significantly higher at 7.1%.

Number of Residential Sales

2,258

(-4.8% YOY)

Average Home Price

$410,420

(+2.0% YOY)

Sales-to-Listing Ratio

60%

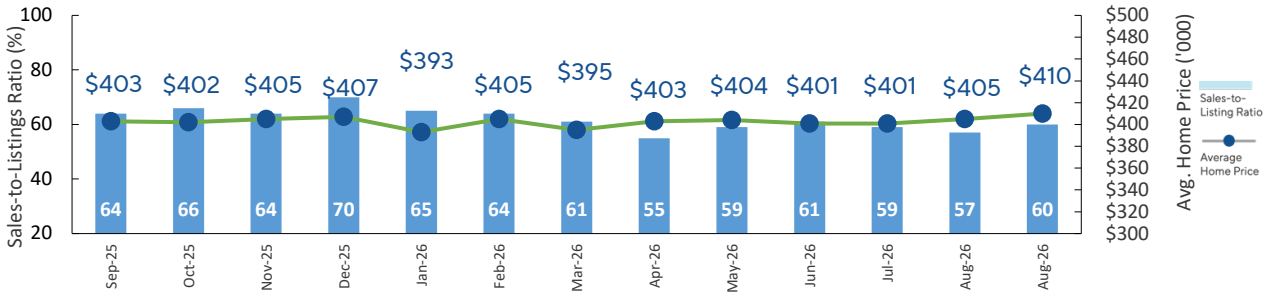
(-4 points YoY)

Unemployment

7.3%

(+0.2 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	691	-12.5	353,911	+0.5	1,169	+0.1	59	Balanced	7.4[1]
Fredericton	168	-8.7	394,838	+12.8	305	+25.0	55	Balanced	6.0[2]
Moncton	217	-26.7	376,255	-3.5	431	+3.9	50	Balanced	7.6[2]
Saint John	173	+4.2	373,302	-2.1	221	-15.0	78	Sellers	5.6[2]
NOVA SCOTIA	865	-6.8	479,518	+1.0	1,463	+2.6	59	Balanced	6.3[1]
Halifax	439	+3.5	603,983	+0.5	624	-0.2	70	Sellers	5.8[2]
PRINCE EDWARD ISLAND	173	+8.1	409,925	+1.4	318	+5.3	54	Balanced	7.3[1]
NEWFOUNDLAND	529	+6.9	371,410	+7.1	837	+1.8	63	Sellers	9.0[1]

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