

Since the summer, MLS resale activity has grown across the Atlantic provinces. Home price growth exceeded expectations amid tight markets and lower borrowing costs. Residential construction is at record levels in the Maritimes, supported by high home prices and rents. The major metro markets remain in sellers' market territory with the ratio of Sales-to-New-Listings in the Halifax metro area reaching 80%.

In Nova Scotia, Prince Edward Island and Newfoundland sales demand surged to new highs in October as buyers benefitted from recent declines in fixed interest rates. In New Brunswick, average sales price continued to appreciate while months of inventory decreased to under 120 days. Sales demand in Saint John reached a historic high in October, while buyers in the Moncton market benefited from a strong increase in new listings.

Nova Scotia's unemployment rate has been declining each month since August 2024 and it now stands at 6.2%. Here the education sector saw strong job growth over the past 12 months. In Prince Edward Island, the unemployment rate edged up, as population growth outpaced job growth over previous months.

Number of Residential Sales



**2,628**

(+21.9% YoY)

Average Home Price



**\$386,133**

(+7.6% YoY)

Sales-to-Listing Ratio



**72%**

(+ 11 points YoY)

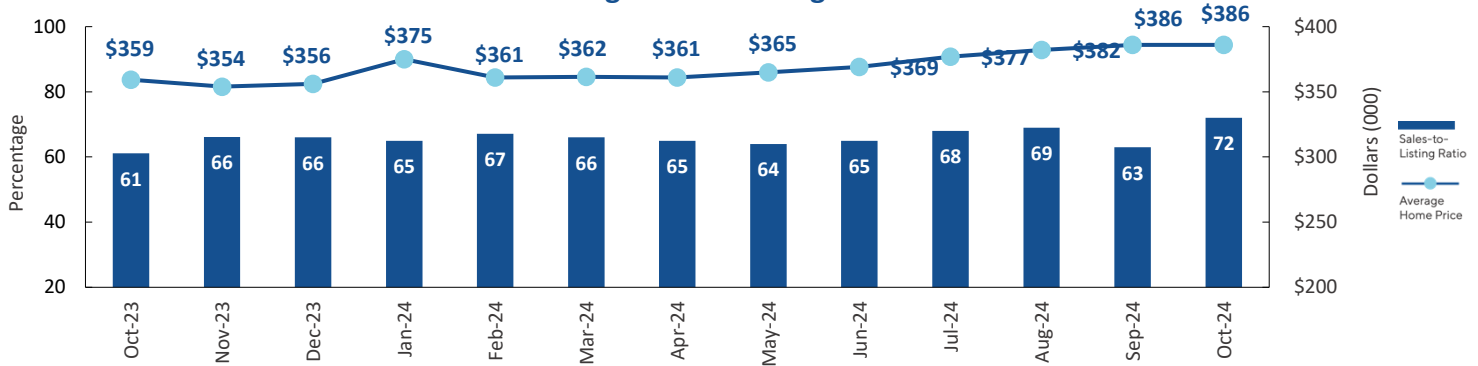
Unemployment



**7.5%<sup>1</sup>**

(+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 %
<b>NEW BRUNSWICK</b>	798	+8.6	331,999	+6.9	1,230	+14.4	65	Sellers	6.8 <sup>1</sup>
Fredericton	191	+1.6	344,396	+1.8	279	+0.4	68	Sellers	5.7 <sup>3</sup>
Moncton	258	-4.8	381,065	+6.8	470	+32.4	55	Balanced	5.3 <sup>2</sup>
Saint John	189	+39	339,604	+12.5	240	+ 5.3	79	Sellers	8.3 <sup>2</sup>
<b>NOVA SCOTIA</b>	1,051	+23.5	458,636	+5.8	1,358	- 1.1	77	Sellers	6.2 <sup>1</sup>
Halifax	491	+11.3	597,884	+9.0	612	-0.7	80	Sellers	5.8 <sup>2</sup>
<b>PRINCE EDWARD ISLAND</b>	186	+47.6	393,904	+3.1	285	+1.1	65	Sellers	10.0 <sup>1</sup>
<b>NEWFOUNDLAND</b>	593	+33.6	328,042	+13.2	793	-2.6	75	Sellers	10.1 <sup>1</sup>

SOURCE: Statistics Canada and CREA via Haver Analytics. 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 3: 3-month moving average, unadjusted for seasonality