

Across the Atlantic provinces, MLS resales were particularly strong in the last quarter and a total of 28,260 transactions were recorded for 2024 (+6.3% YoY). In the larger metro markets, average MLS home prices reached all-time highs in the fourth quarter. Residential construction was 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 above 70% in Halifax, Moncton, and Saint John NB.

In the Maritimes and Newfoundland, sales demand surged to new highs in the last quarter. In New Brunswick, average sales price continued to appreciate while months of inventory decreased to 96 days. In Moncton and Fredericton, new listings were up in the last quarter, improving the market offerings for homebuyers.

Unemployment rates rose to 7.8% in New Brunswick and to 6.3% in Nova Scotia. Record growth of the labor force in these provinces amounted to between 3 and 4 % annually and outpaced the rate of hiring. Over the past year, Nova Scotia recorded strong growth in healthcare with 7,600 jobs (+10%). In New Brunswick, agriculture jobs grew by 2,300 (+45%) on an annual basis while in Newfoundland and Labrador, employment in education grew by 2,900 (+15.8%).

Number of Residential Sales



2,542
(+13.4% YoY)

Average Home Price



\$390,136
(+9.2% YoY)

Sales-to-Listing Ratio



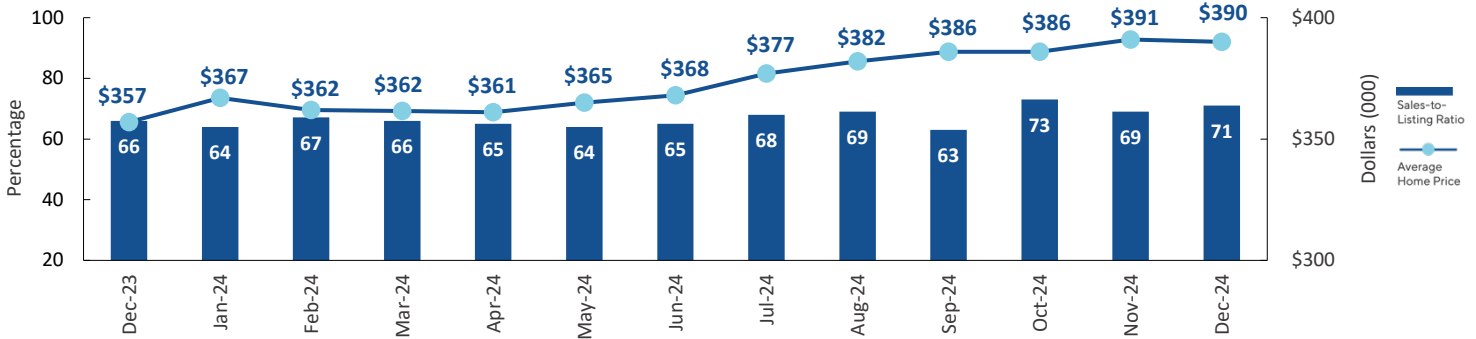
71%
(+ 5 points YoY)

Unemployment



7.8%¹
(+0.3 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	872	+19.6	336,915	+13.6	1,174	+12.9	74	Sellers	7.8 ¹
Fredericton	196	+3.7	350,932	+17.7	289	+16.1	68	Sellers	6.4 ³
Moncton	313	+14.2	372,587	+6.7	428	+4.1	73	Sellers	5.8 ²
Saint John	193	+28.7	360,270	+29.1	236	+48.4	82	Sellers	5.9 ²
NOVA SCOTIA	1 005	+12.0	465,288	+6.8	1,357	+5.9	74	Sellers	6.3 ¹
Halifax	476	+4.2	597,390	+10.4	617	+21.0	77	Sellers	5.8 ²
PRINCE EDWARD ISLAND	171	+4.3	404,741	+13.5	266	+0.8	64	Sellers	8.5 ¹
NEWFOUNDLAND	494	+9.3	326,136	+9.0	788	-3.8	63	Sellers	10.4 ¹

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