

Nova Scotia Association of REALTORS®

MLS® Statistical Report

Sales of MLS® listed homes rise for third consecutive month during April; both new and active listings also up

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 822 units in April 2026. This was a notable decrease of 19.2% from April 2025.

Home sales were 19% below the five-year average and 22.3% below the 10-year average for the month of April.

On a year-to-date basis, home sales totaled 2,679 units over the first four months of the year. This was a large decline of 12.6% from the same period in 2025.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$440,800 in April 2026, a minor increase of 2.4% compared to April 2025.

The benchmark price for single-family homes was \$437,200, a small gain of 2.9% on a year-over-year basis in April. By comparison, the benchmark price for townhouse/row units was \$538,400, edging down 0.6% compared to a year earlier, while the benchmark apartment price was \$445,100, a modest decline of 3.2% from year-ago levels.

The average price of homes sold in April 2026 was a record \$515,846, increasing by 7.6% from April 2025.

The more comprehensive year-to-date average price was \$480,007, a modest gain of 2.6% from the first four months of 2025.

The dollar value of all home sales in April 2026 was \$424 million, down by 13% from the same month in 2025.

The number of new listings rose 17.1% from April 2025. There were 1,995 new residential listings in April 2026. This was the largest number of new listings added in the month of April in five years.

New listings were 16.2% above the five-year average and 12.6% above the 10-year average for the month of April.

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Active residential listings numbered 4,444 units on the market at the end of April, a gain of 12.5% from the end of April 2025. Active listings haven't been this high in the month of April in more than five years.

Active listings were 31.4% above the five-year average and 3.4% below the 10-year average for the month of April.

Months of inventory numbered 5.4 at the end of April 2026, up from the 3.9 months recorded at the end of April 2025 and above the long-run average of 4.8 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Nova Scotia April 2026	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	107	-29.1	\$408,838	3.1
Cape Breton	55	-19.1	\$234,704	-3.1
Halifax-Dartmouth	424	-16.7	\$657,061	8.6
Highland Region	21	-16.0	\$370,614	15.8
Northern Nova Scotia	101	-25.7	\$346,191	7.1
South Shore	90	-14.3	\$439,984	2.6
Yarmouth	24	4.3	\$267,938	-3.5
Nova Scotia	822	-19.2	\$515,846	7.6

Nova Scotia April 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	377	-14.3	\$398,674	5.9
Cape Breton	186	-13.5	\$248,138	-2.9
Halifax-Dartmouth	1,329	-12.3	\$613,955	2.2
Highland Region	100	-3.8	\$324,618	10.1

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Nova Scotia April 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Northern Nova Scotia	377	-11.7	\$319,319	4.0
South Shore	253	-14.8	\$413,752	1.2
Yarmouth	57	-14.9	\$280,925	-3.2
Nova Scotia	2,679	-12.6	\$480,007	2.6

NSAR represents more than 2,100 brokers, salespeople and affiliate (e.g., solicitors, appraisers, banks) members throughout the province. NSAR serves its members through a wide variety of educational programs, publications and special services. The association, through an agreement with the Nova Scotia Real Estate Commission, provides all real estate licensing courses in the province. REALTOR® is a trademark, which identifies real estate professionals who are members of The Canadian Real Estate Association and, as such, subscribe to a high standard of professional service and a strict code of ethics.

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MLS® home sales in Nova Scotia pick up from recent lows in March but remain below historical norm

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 747 units in March 2026. This was a moderate decrease of 8.3% from March 2025.

Home sales were 12% below the five-year average and 19.8% below the 10-year average for the month of March.

On a year-to-date basis, home sales totaled 1,862 units over the first three months of the year. This decreased by 9.1% from the same period in 2025.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$437,200 in March 2026, a small gain of 3.6% compared to March 2025.

The benchmark price for single-family homes was \$432,900, increasing by 4.2% on a year-over-year basis in March. By comparison, the benchmark price for townhouse/row units was \$541,900, a modest gain of 1% compared to a year earlier, while the benchmark apartment price was \$446,300, down modestly by 3.3% from year-ago levels.

The average price of homes sold in March 2026 was \$478,667, up only 0.2% from March 2025.

The more comprehensive year-to-date average price was \$464,531, nearly unchanged, up only 0.6% from the first three months of 2025.

The dollar value of all home sales in March 2026 was \$357.6 million, a decrease of 8.2% from the same month in 2025.

The number of new listings saw a small reduction of 3.9% from March 2025. There were 1,361 new residential listings in March 2026.

New listings were 0.1% above the five-year average and 11.4% below the 10-year average for the month of March.

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Active residential listings numbered 3,601 units on the market at the end of March, increasing by 1.3% from the end of March 2025. Active listings haven't been this high in the month of March in more than five years.

Active listings were 22.9% above the five-year average and 14.5% below the 10-year average for the month of March.

Months of inventory numbered 4.8 at the end of March 2026, up from the 4.4 months recorded at the end of March 2025 and below the long-run average of 4.9 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Nova Scotia March 2026	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	111	6.7	\$408,264	3.1
Cape Breton	49	-3.9	\$240,873	-21.8
Halifax-Dartmouth	375	-10.7	\$610,101	1.3
Highland Region	27	22.7	\$301,910	-2.4
Northern Nova Scotia	113	0.0	\$305,272	-0.6
South Shore	60	-24.1	\$410,870	10.2
Yarmouth	12	-53.8	\$363,075	8.6
Nova Scotia	747	-8.3	\$478,667	0.2

Nova Scotia March 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	270	-6.6	\$394,646	7.9
Cape Breton	131	-10.9	\$253,778	-3.0
Halifax-Dartmouth	908	-9.7	\$594,969	-0.6
Highland Region	79	0.0	\$312,391	8.9

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Nova Scotia March 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Northern Nova Scotia	277	-4.8	\$308,622	3.0
South Shore	164	-14.6	\$397,413	-0.0
Yarmouth	33	-25.0	\$290,370	-2.2
Nova Scotia	1,862	-9.1	\$464,531	0.6

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Demand for MLS® listed homes weaker than expected in February; overall inventory declines for fifth consecutive month

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 624 units in February 2026. This decreased by 8.2% from February 2025.

Home sales were 7.4% below the five-year average and 11.8% below the 10-year average for the month of February.

On a year-to-date basis, home sales totaled 1,118 units over the first two months of the year, a decline of 9.3% from the same period in 2025.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$423,700 in February 2026, increasing by 1.4% compared to February 2025.

The benchmark price for single-family homes was \$419,600, a modest gain of 1.9% on a year-over-year basis in February. By comparison, the benchmark price for townhouse/row units was \$522,800, down modestly by 2.1% compared to a year earlier, while the benchmark apartment price was \$434,400, a decrease of 4% from year-ago levels.

The average price of homes sold in February 2026 was \$467,926, up modestly by 3.6% from February 2025.

The more comprehensive year-to-date average price was \$454,200, essentially unchanged, up just 0.7% from the first two months of 2025.

The dollar value of all home sales in February 2026 was \$292 million, a moderate decrease of 5% from the same month in 2025.

The number of new listings fell 5.9% from February 2025. There were 926 new residential listings in February 2026.

New listings were 0.5% below the five-year average and 11.3% below the 10-year average for the month of February.

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Active residential listings numbered 3,297 units on the market at the end of February, a modest gain of 1.8% from the end of February 2025. Active listings haven't been this high in the month of February in more than five years.

Active listings were 24% above the five-year average and 16.2% below the 10-year average for the month of February.

Months of inventory numbered 5.3 at the end of February 2026, up from the 4.8 months recorded at the end of February 2025 and below the long-run average of 6 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Nova Scotia February 2026	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	76	-27.6	\$408,268	14.8
Cape Breton	46	-11.5	\$248,870	27.2
Halifax-Dartmouth	307	-8.6	\$594,940	0.7
Highland Region	32	23.1	\$338,013	24.7
Northern Nova Scotia	94	0.0	\$308,113	2.5
South Shore	57	-3.4	\$425,003	6.6
Yarmouth	12	50.0	\$238,208	-21.7
Nova Scotia	624	-8.2	\$467,926	3.6

Nova Scotia February 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	159	-14.1	\$385,140	10.3
Cape Breton	83	-13.5	\$259,544	9.4
Halifax-Dartmouth	533	-9.0	\$584,281	-2.0
Highland Region	52	-8.8	\$317,833	14.3

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Nova Scotia February 2026 YTD	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Northern Nova Scotia	165	-7.3	\$310,705	5.4
South Shore	105	-7.1	\$386,439	-6.9
Yarmouth	21	16.7	\$248,824	2.5
Nova Scotia	1,118	-9.3	\$454,200	0.7

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MLS® home sales in Nova Scotia trend lower in January

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 496 units in January 2026. This was a decline of 10.3% from January 2025.

Home sales were 9.9% below the five-year average and 16.1% below the 10-year average for the month of January.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$417,700 in January 2026, a slight gain of 0.6% compared to January 2025.

The benchmark price for single-family homes was \$414,800, increasing by 1.1% on a year-over-year basis in January. By comparison, the benchmark price for townhouse/row units was \$516,500, up only 0.7% compared to a year earlier, while the benchmark apartment price was \$409,100, down by 7.7% from year-ago levels.

The average price of homes sold in January 2026 was \$435,387, down modestly by 3.3% from January 2025.

The dollar value of all home sales in January 2026 was \$216 million, a reduction of 13.3% from the same month in 2025.

The number of new listings decreased by 9.4% from January 2025. There were 988 new residential listings in January 2026.

New listings were 7.8% above the five-year average and 3.2% below the 10-year average for the month of January.

Active residential listings numbered 3,315 units on the market at the end of January, a modest gain of 3.7% from the end of January 2025. Active listings haven't been this high in the month of January in more than five years.

Active listings were 25.8% above the five-year average and 14.6% below the 10-year average for the month of January.

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Months of inventory numbered 6.7 at the end of January 2026, up from the 5.8 months recorded at the end of January 2025 and below the long-run average of 6.8 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Nova Scotia January 2026	Residential Sales	Year-over- year % change	Residential Average Price	Year-over- year % change
Annapolis Valley	84	5.0	\$361,056	6.1
Cape Breton	38	-13.6	\$266,345	-7.0
Halifax-Dartmouth	226	-9.6	\$569,778	-5.6
Highland Region	20	-35.5	\$285,545	0.6
Northern Nova Scotia	71	-15.5	\$314,135	8.9
South Shore	48	-11.1	\$340,644	-21.3
Yarmouth	9	-10.0	\$262,978	35.9
Nova Scotia	496	-10.3	\$435,387	-3.3

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