

## ***Nova Scotia Association of REALTORS® MLS® Statistical Report***

### **Nova Scotia Association of REALTORS® reports MLS® home sales and new listings remain stable month over month**

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 1,190 units in June 2026. This was a modest decline of 1.6% from June 2025.

Home sales were 3.5% below the five-year average and 8.5% below the 10-year average for the month of June.

On a year-to-date basis, home sales totaled 4,957 units over the first six months of the year. This was down by 8.6% 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 \$431,700 in June 2026, a modest decline of 1.3% compared to June 2025.

The benchmark price for single-family homes was \$427,900, nearly unchanged, down only 0.8% on a year-over-year basis in June. By comparison, the benchmark price for townhouse/row units was \$531,400, a decrease of 4.1% compared to a year earlier, while the benchmark apartment price was \$439,300, a moderate decrease of 6.4% from year-ago levels.

The average price of homes sold in June 2026 was \$481,384, a minor decrease of 1.6% from June 2025.

The more comprehensive year-to-date average price was \$484,751, a small gain of 1.4% from the first six months of 2025.

The dollar value of all home sales in June 2026 was \$572.8 million, falling by 3.1% from the same month in 2025.

The number of new listings rose 6.9% from June 2025. There were 2,037 new residential listings in June 2026.

New listings were 7.1% above the five-year average and 4.1% above the 10-year average for the month of June.

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Active residential listings numbered 5,405 units on the market at the end of June, up by 10.3% from the end of June 2025. Active listings haven't been this high in the month of June in more than five years.

Active listings were 28.1% above the five-year average and 2.6% above the 10-year average for the month of June.

Months of inventory numbered 4.5 at the end of June 2026, up from the 4.1 months recorded at the end of June 2025 and above the long-run average of 4.1 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.

| <b>Nova Scotia<br/>June 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|----------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Annapolis Valley                 | 178                          | 2.9                                     | \$405,751                                | -2.3                                    |
| Cape Breton                      | 93                           | 2.2                                     | \$280,181                                | 0.9                                     |
| Halifax-Dartmouth                | 580                          | -4.3                                    | \$599,016                                | -3.1                                    |
| Highland Region                  | 41                           | -25.5                                   | \$332,278                                | 4.1                                     |
| Northern Nova<br>Scotia          | 166                          | 7.1                                     | \$340,044                                | 6.9                                     |
| South Shore                      | 108                          | 1.9                                     | \$462,230                                | 8.4                                     |
| Yarmouth                         | 24                           | 4.3                                     | \$297,750                                | -9.7                                    |
| Nova Scotia                      | 1,190                        | -1.6                                    | \$481,384                                | -1.6                                    |

| <b>Nova Scotia<br/>June 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|--------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Annapolis Valley                     | 716                          | -9.1                                    | \$408,787                                | 4.3                                     |
| Cape Breton                          | 358                          | -7.3                                    | \$261,108                                | -3.4                                    |
| Halifax-Dartmouth                    | 2,454                        | -9.2                                    | \$613,992                                | 0.6                                     |
| Highland Region                      | 179                          | -11.4                                   | \$327,252                                | 8.8                                     |

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| <b>Nova Scotia<br/>June 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|--------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Northern Nova<br>Scotia              | 694                          | -6.5                                    | \$325,833                                | 4.3                                     |
| South Shore                          | 450                          | -10.5                                   | \$433,270                                | 4.8                                     |
| Yarmouth                             | 106                          | 3.9                                     | \$286,127                                | -5.5                                    |
| Nova Scotia                          | 4,957                        | -8.6                                    | \$484,751                                | 1.4                                     |

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.

## ***Nova Scotia Association of REALTORS® MLS® Statistical Report***

### **Nova Scotia MLS® home sales hit highest single month total since October 2025**

The number of homes sold through the MLS® System of the Nova Scotia Association of REALTORS® totaled 1,093 units in May 2026. This was a decline of 5% from May 2025.

Home sales were 10.2% below the five-year average and 12.5% below the 10-year average for the month of May.

On a year-to-date basis, home sales totaled 3,771 units over the first five months of the year. This was down by 10.6% 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 \$441,400 in May 2026, up only 0.9% compared to May 2025.

The benchmark price for single-family homes was \$438,400, up modestly by 1.4% on a year-over-year basis in May. By comparison, the benchmark price for townhouse/row units was \$533,100, a minor decrease of 2.8% compared to a year earlier, while the benchmark apartment price was \$437,600, a moderate decrease of 4.9% from year-ago levels.

The average price of homes sold in May 2026 was \$498,955, essentially unchanged, up just 0.9% from May 2025.

The more comprehensive year-to-date average price was \$485,566, a small gain of 2.2% from the first five months of 2025.

The dollar value of all home sales in May 2026 was \$545.4 million, falling by 4.2% from the same month in 2025.

The number of new listings saw a decline of 5.6% from May 2025. There were 2,021 new residential listings in May 2026.

New listings were 0.5% above the five-year average and in line with the 10-year average for the month of May.

Active residential listings numbered 4,999 units on the market at the end of May, up by 9.6% from the end of May 2025. Active listings haven't been this high in the month of May in more than five years.

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Active listings were 29.1% above the five-year average and in line with the 10-year average for the month of May.

Months of inventory numbered 4.6 at the end of May 2026, up from the 4 months recorded at the end of May 2025 and above the long-run average of 4.1 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.

| <b>Nova Scotia<br/>May 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|---------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Annapolis Valley                | 161                          | -8.0                                    | \$435,823                                | 6.6                                     |
| Cape Breton                     | 80                           | 0.0                                     | \$267,892                                | -11.4                                   |
| Halifax-Dartmouth               | 547                          | -5.9                                    | \$629,270                                | 0.4                                     |
| Highland Region                 | 38                           | -11.6                                   | \$328,761                                | 12.9                                    |
| Northern Nova<br>Scotia         | 152                          | -5.0                                    | \$325,480                                | 1.2                                     |
| South Shore                     | 90                           | -10.0                                   | \$449,016                                | 8.5                                     |
| Yarmouth                        | 25                           | 108.3                                   | \$286,831                                | -10.9                                   |
| Nova Scotia                     | 1,093                        | -5.0                                    | \$498,955                                | 0.9                                     |

| <b>Nova Scotia<br/>May 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|-------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Annapolis Valley                    | 538                          | -12.5                                   | \$409,791                                | 6.3                                     |
| Cape Breton                         | 266                          | -9.8                                    | \$254,079                                | -5.3                                    |
| Halifax-Dartmouth                   | 1,875                        | -10.5                                   | \$618,576                                | 1.7                                     |
| Highland Region                     | 138                          | -6.1                                    | \$325,759                                | 10.9                                    |
| Northern Nova<br>Scotia             | 529                          | -9.9                                    | \$321,089                                | 3.2                                     |
| South Shore                         | 343                          | -13.6                                   | \$423,297                                | 3.3                                     |

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| <b>Nova Scotia<br/>May 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|-------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Yarmouth                            | 82                           | 3.8                                     | \$282,725                                | -4.2                                    |
| Nova Scotia                         | 3,771                        | -10.6                                   | \$485,566                                | 2.2                                     |

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## ***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.

## **Nova Scotia Association of REALTORS®**

### **MLS® Statistical Report**

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.

| <b>Nova Scotia<br/>April 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|-----------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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<br>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                                     |

| <b>Nova Scotia<br/>April 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|---------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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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| <b>Nova Scotia<br/>April 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|---------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Northern Nova<br>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                                     |

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## ***Nova Scotia Association of REALTORS®***

### ***MLS® Statistical Report***

#### **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.

## **Nova Scotia Association of REALTORS®**

### **MLS® Statistical Report**

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.

| <b>Nova Scotia<br/>March 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|-----------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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<br>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                                     |

| <b>Nova Scotia<br/>March 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|---------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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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| <b>Nova Scotia<br/>March 2026 YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|---------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Northern Nova<br>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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## ***Nova Scotia Association of REALTORS®***

### ***MLS® Statistical Report***

#### **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.

## **Nova Scotia Association of REALTORS®**

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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.

| <b>Nova Scotia<br/>February 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|--------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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<br>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                                     |

| <b>Nova Scotia<br/>February 2026<br/>YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|----------------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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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| <b>Nova Scotia<br/>February 2026<br/>YTD</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|----------------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| Northern Nova<br>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                                     |

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.

# ***Nova Scotia Association of REALTORS®***

## ***MLS® Statistical Report***

### **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.

## ***Nova Scotia Association of REALTORS® MLS® Statistical Report***

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.

| <b>Nova Scotia<br/>January 2026</b> | <b>Residential<br/>Sales</b> | <b>Year-over-<br/>year<br/>% change</b> | <b>Residential<br/>Average<br/>Price</b> | <b>Year-over-<br/>year<br/>% change</b> |
|-------------------------------------|------------------------------|-----------------------------------------|------------------------------------------|-----------------------------------------|
| 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<br>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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