

# Prince Edward Island Real Estate Association

## Housing Market Update for March 2026\*



\*Based on residential data from the Prince Edward Island Real Estate Association MLS® System.

All percentage changes are year-over-year comparisons.



### Home sales down 19.5%

Home sales numbered 128 units in March 2026, down 19.5% compared to the 159 units sold in March 2025.



### Market balance

At the end of March 2026, the market was well balanced, favouring neither buyers nor sellers.



### New listings down 3.8%

There were 303 new listings added in March 2026, down 3.8% compared to the 315 listings added in March 2025.



### Benchmark price up 2.8%

The benchmark price was \$377,000 in March 2026, up 2.8% from \$366,600 in March 2025.



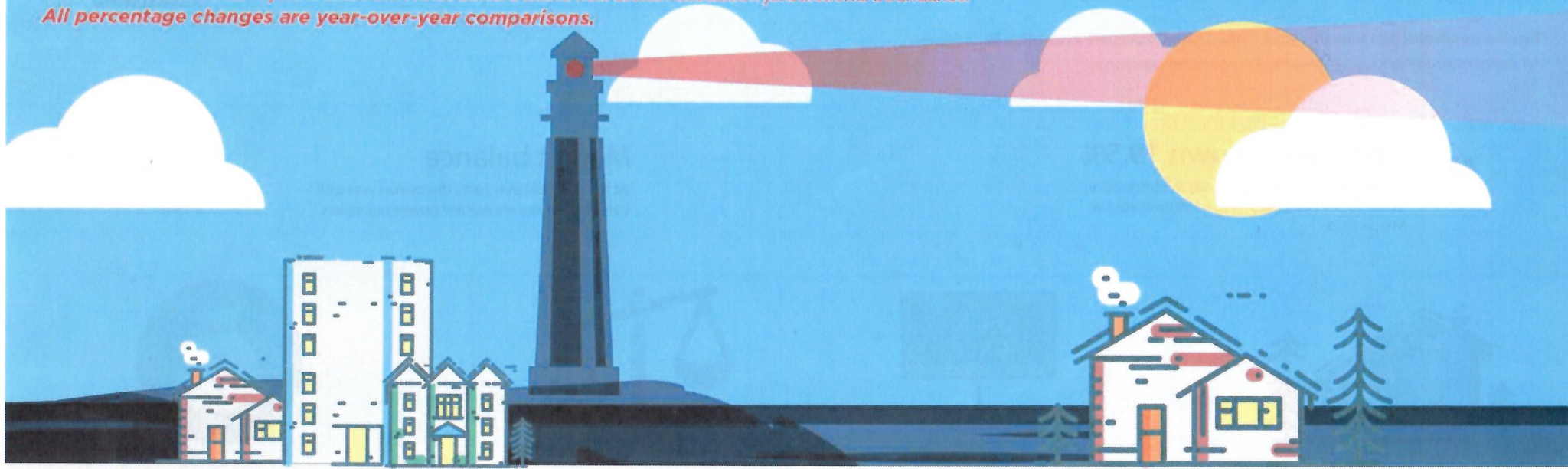
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# Prince Edward Island Real Estate Association

## Housing Market Update by Property Type for March 2026\*

\*Based on residential MLS® System data from Prince Edward Island Real Estate Association jurisdictional boundaries.  
**All percentage changes are year-over-year comparisons.**



### OVERALL

Units Sold	Benchmark Price
128	\$377,000
-19.5%	2.8%

### SINGLE FAMILY

Units Sold	Benchmark Price
108	\$377,000
-19.4%	2.8%

Residential housing activity  
Prince Edward Island  
March 2026



Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		February 2026	January 2026	December 2025	November 2025	October 2025	September 2025
Sales Activity	151	-16.6	-6.2	-17.9	-10.7	-15.6	-9.6
Average Price	\$404,578	1.2	1.8	0.2	3.5	-13.8	-0.9
Dollar Volume*	\$61.1	-15.6	-4.5	-17.8	-7.5	-27.3	-10.4
New Listings	312	1.3	1.6	-0.3	3.3	0.0	4.7
Active Listings	1,146	3.2	1.5	0.6	0.6	0.8	0.8

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	128	-19.5	-9.2	-1.5	-39.6	30.6	-9.2
Average Price	\$416,973	-0.5	11.8	4.4	26.3	85.1	118.5
Dollar Volume*	\$53.4	-19.9	1.5	2.8	-23.7	141.8	98.3
New Listings	303	-3.8	5.2	35.9	24.2	34.1	9.8
Active Listings	959	-1.5	9.2	25.0	125.1	22.0	-41.5

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2025 YTD	March 2024 YTD	March 2023 YTD	March 2021 YTD	March 2019 YTD	March 2016 YTD
Sales Activity	345	-12.7	-4.2	7.5	-31.3	18.2	2.1
Average Price	\$419,684	6.9	9.7	9.9	31.5	94.0	141.3
Dollar Volume*	\$144.8	-6.6	5.1	18.1	-9.6	129.2	146.3
New Listings	745	-8.1	4.6	24.6	35.7	38.0	-3.1
Active Listings**	918	-2.6	8.6	22.7	108.6	23.7	-43.6

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		February 2026	December 2025	September 2025	March 2025	March 2024	March 2021
Sales to New Listings Ratio	48.4	58.8	58.8	56.0	54.6	51.8	89.3
Months of Inventory	7.6	6.1	6.2	6.8	6.1	6.1	2.1

<sup>1</sup> Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

<sup>2</sup> Actual (not seasonally adjusted) data as processed through the MLS® System of the Prince Edward Island Real Estate Association.

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> Seasonally adjusted; sales to new listings ratio=sales/new listings\*100; months of inventory=active listings at the end of the month/sales for the month.

\* In millions of dollars.

\*\* The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

## **Prince Edward Island Real Estate Association MLS® Statistical Report**

### **Prince Edward Island MLS® home sales soften in March; overall inventory remains above historical norm to start spring market**

The number of homes sold through the MLS® System of the Prince Edward Island Real Estate Association totaled 128 units in March 2026. This was a decline of 19.5% from March 2025.

Home sales were 13.7% below the five-year average and 11.5% below the 10-year average for the month of March.

On a year-to-date basis, home sales totaled 345 units over the first three months of the year. This was a decrease of 12.7% 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/single-family benchmark price was \$377,000 in March 2026, increasing by 2.8% compared to March 2025.

The average price of homes sold in March 2026 was \$416,973, nearly unchanged, down only 0.5% from March 2025.

The more comprehensive year-to-date average price was \$419,684, an increase of 6.9% from the first three months of 2025.

The dollar value of all home sales in March 2026 was \$53.4 million, a big reduction of 19.9% from the same month in 2025.

The number of new listings decreased by 3.8% (12 listings) from March 2025. There were 303 new residential listings in March 2026.

New listings were 12.5% above the five-year average and 22.8% above the 10-year average for the month of March.

Active residential listings numbered 959 units on the market at the end of March, a modest decline of 1.5% (15 listings) from the end of March 2025.

Active listings were 19.9% above the five-year average and 20.2% above the 10-year average for the month of March.

## **Prince Edward Island Real Estate Association MLS® Statistical Report**

Months of inventory numbered 7.5 at the end of March 2026, up from the 6.1 months recorded at the end of March 2025 and above the long-run average of 5.9 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.

The Prince Edward Island Real Estate Association (PEIREA) was incorporated in 1964 under the name of the PEI Real Estate Brokers Association. In 1975, the name of the organization was changed to the PEI Real Estate Association. The Association is governed by a Board of Directors which consists of twelve REALTORS® and the Association's Executive Officer. All Members of the Association are also members in good standing of the Canadian Real Estate Association and are specifically trained to help buyers and sellers with all their real estate needs. They adhere to the REALTOR® Code of Ethics and conduct their business in accordance with the Standards of Business Practice as adopted by the Canadian Real Estate Association.