



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report April 2022

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	293	-22.1	104.9	10.6	57.5	58.4	44.3
Dollar Volume	\$100,296,968	0.4	255.6	83.1	186.2	169.1	156.9
New Listings	365	-18.7	91.1	-21.5	-21.3	-37.6	-39.1
Active Listings	334	-34.5	-55.6	-69.2	-77.9	-82.4	-80.8
Sales to New Listings Ratio ¹	80.3	83.7	74.9	57.0	40.1	31.6	33.9
Months of Inventory ²	1.1	1.4	5.3	4.1	8.1	10.3	8.6
Average Price	\$342,310	28.8	73.5	65.6	81.7	69.9	78.0
Median Price	\$336,500	27.8	77.1	60.2	76.9	71.7	69.1
Sale to List Price Ratio ³	110.4	103.5	95.8	95.7	95.1	95.3	96.1
Median Days on Market	13.0	17.0	34.0	32.0	48.5	66.0	48.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	815	-19.5	39.3	17.3	37.4	59.2	49.5
Dollar Volume	\$263,036,546	1.5	128.1	101.9	154.4	180.8	171.6
New Listings	1,062	-17.5	10.7	-18.0	-28.8	-37.7	-41.7
Active Listings ⁴	255	-42.4	-65.6	-73.1	-80.6	-84.5	-81.8
Sales to New Listings Ratio ⁵	76.7	78.6	61.0	53.7	39.8	30.0	29.9
Months of Inventory ⁶	1.3	1.8	5.1	5.5	8.9	12.9	10.3
Average Price	\$322,744	26.0	63.7	72.2	85.1	76.4	81.6
Median Price	\$310,000	25.2	59.0	74.3	78.2	76.4	78.2
Sale to List Price Ratio ⁷	109.3	101.3	95.5	95.0	94.4	94.1	94.6
Median Days on Market	14.0	18.0	32.0	43.0	62.0	76.0	52.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

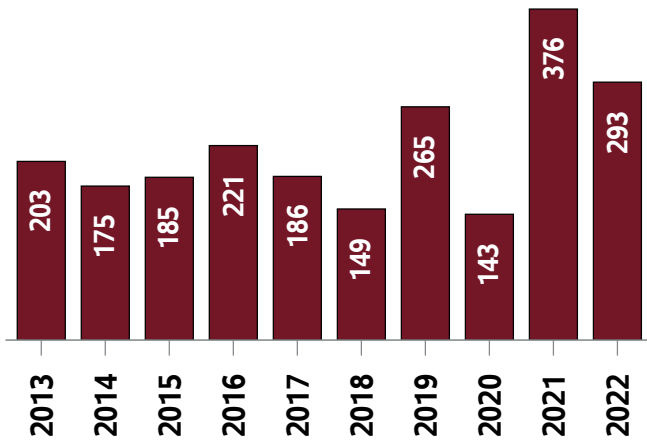
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

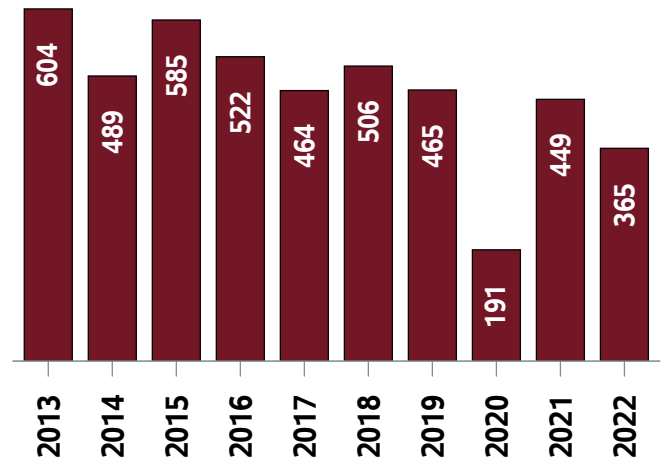
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

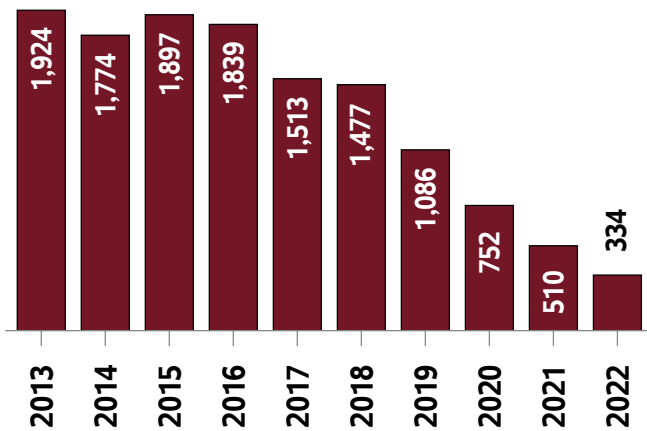
Sales Activity (April only)



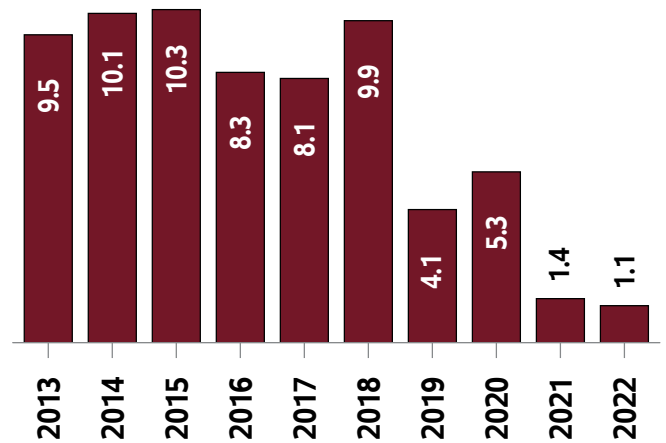
New Listings (April only)



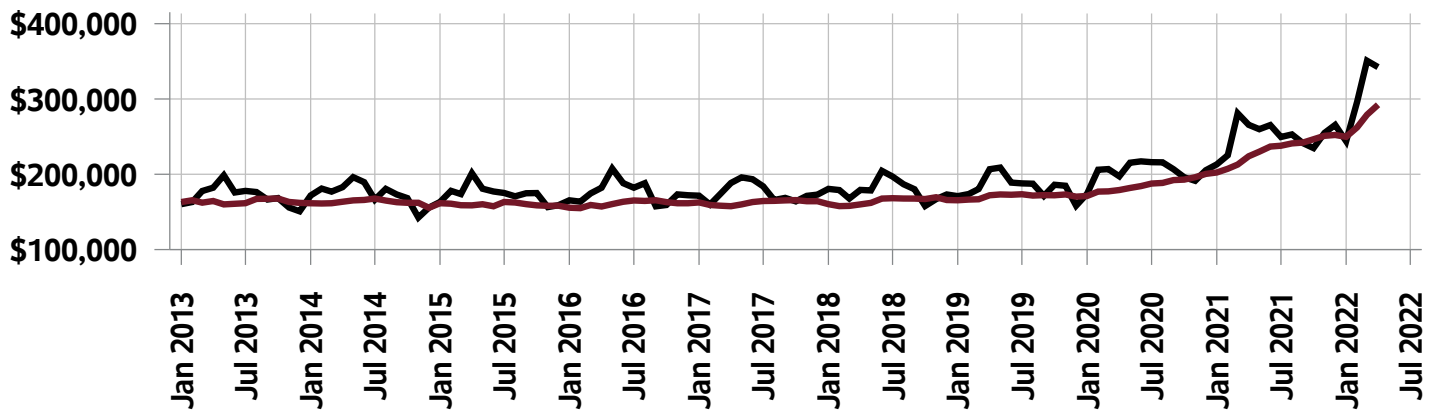
Active Listings (April only)



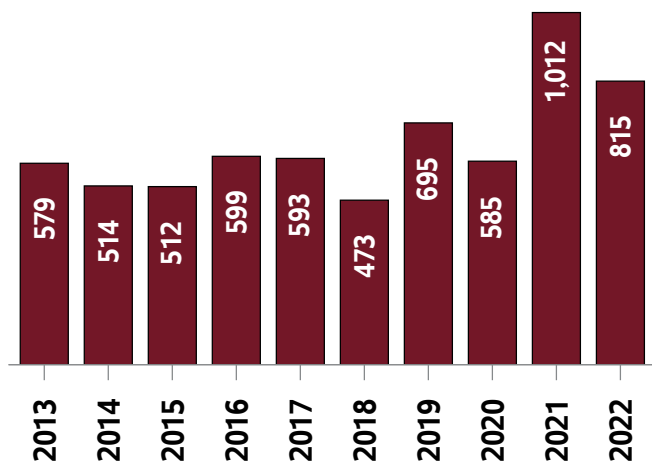
Months of Inventory (April only)



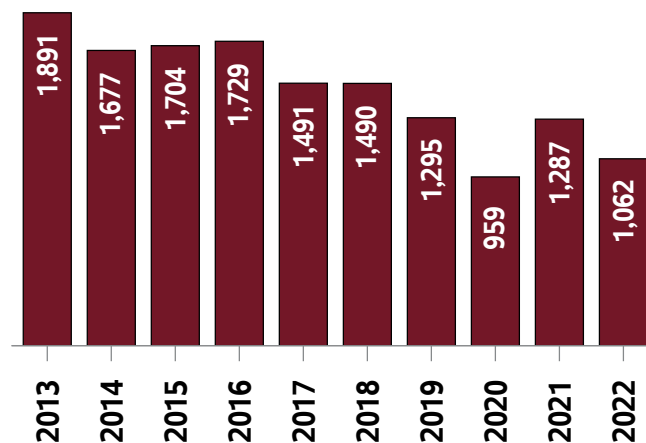
MLS® HPI Composite Benchmark Price and Average Price



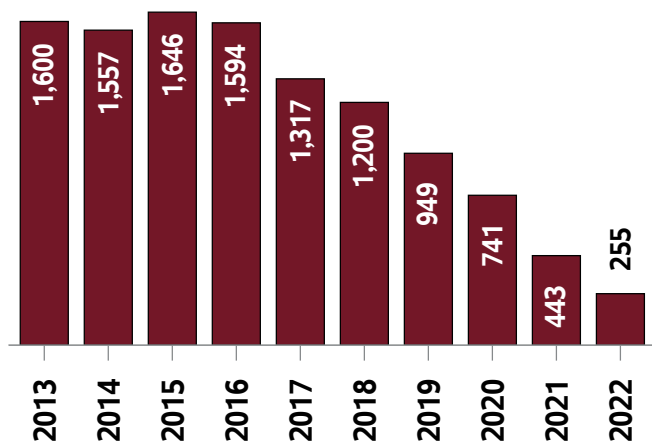
Sales Activity (April Year-to-date)



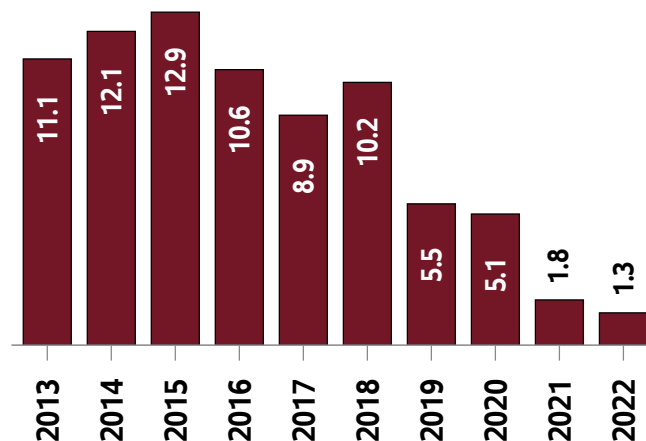
New Listings (April Year-to-date)



Active Listings ¹(April Year-to-date)



Months of Inventory ²(April Year-to-date)



¹ 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.

² Average active listings January to the current month / average sales January to the current month.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	247	-22.1	124.5	17.6	58.3	64.7	47.0
Dollar Volume	\$90,170,918	1.5	293.0	86.3	186.4	172.9	156.7
New Listings	306	-19.3	82.1	-20.7	-19.7	-35.8	-38.3
Active Listings	275	-35.7	-59.3	-70.6	-76.9	-81.7	-80.1
Sales to New Listings Ratio ¹	80.7	83.6	65.5	54.4	40.9	31.4	33.9
Months of Inventory ²	1.1	1.4	6.1	4.4	7.6	10.0	8.2
Average Price	\$365,064	30.3	75.0	58.4	80.9	65.7	74.6
Median Price	\$360,000	33.3	62.2	59.5	76.9	66.7	67.4
Sale to List Price Ratio ³	110.4	103.7	95.7	96.4	95.4	95.7	96.2
Median Days on Market	13.0	17.0	34.5	30.0	49.0	56.5	49.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	674	-21.1	43.1	19.9	42.2	65.6	59.0
Dollar Volume	\$234,029,813	2.1	135.4	104.2	164.5	188.4	184.9
New Listings	886	-17.0	9.1	-18.7	-24.5	-34.8	-39.4
Active Listings ⁴	208	-44.3	-68.4	-74.2	-79.8	-83.7	-80.8
Sales to New Listings Ratio ⁵	76.1	80.0	58.0	51.6	40.4	30.0	29.0
Months of Inventory ⁶	1.2	1.7	5.6	5.7	8.7	12.6	10.2
Average Price	\$347,225	29.4	64.5	70.3	86.0	74.2	79.2
Median Price	\$339,950	30.8	62.0	74.3	83.8	78.9	74.8
Sale to List Price Ratio ⁷	108.9	101.3	95.7	95.5	94.8	94.6	95.1
Median Days on Market	13.5	17.0	34.0	41.0	58.5	70.0	51.5

¹ Sales / new listings * 100; compared to levels from previous periods.

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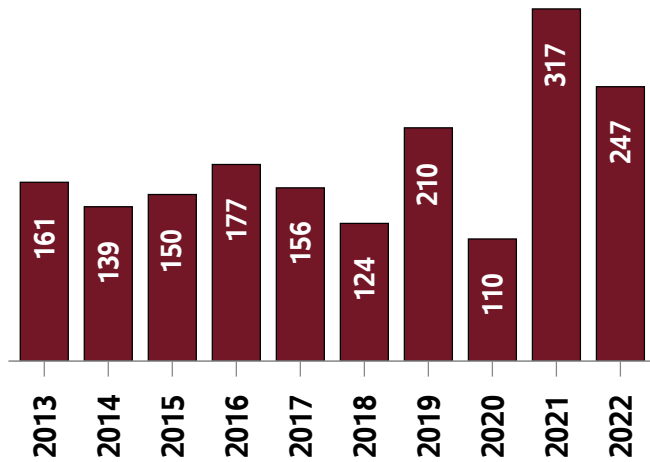
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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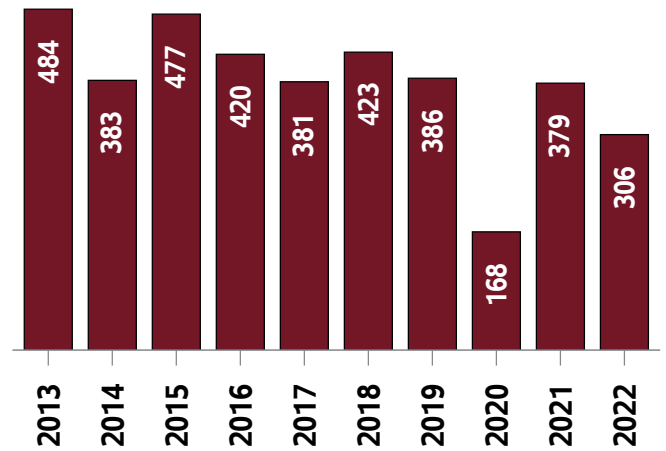
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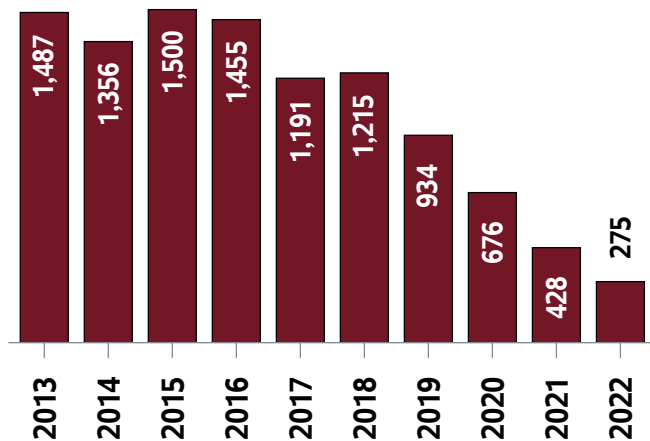
Sales Activity (April only)



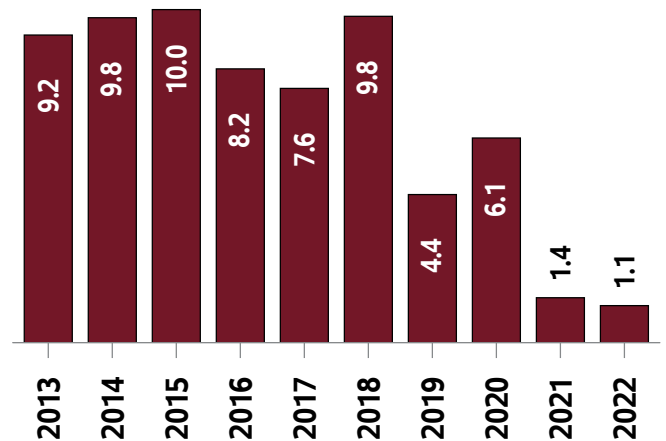
New Listings (April only)



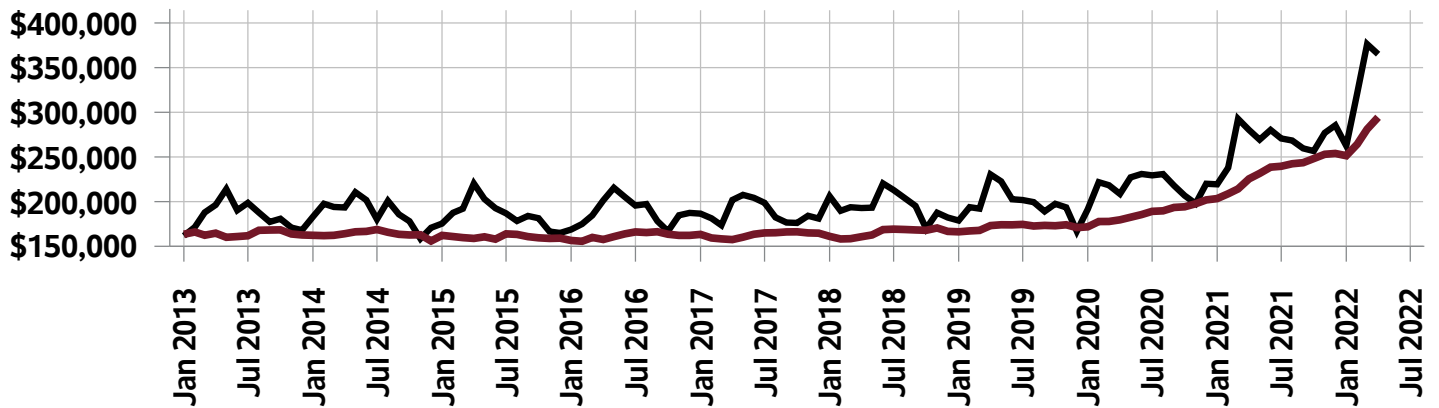
Active Listings (April only)



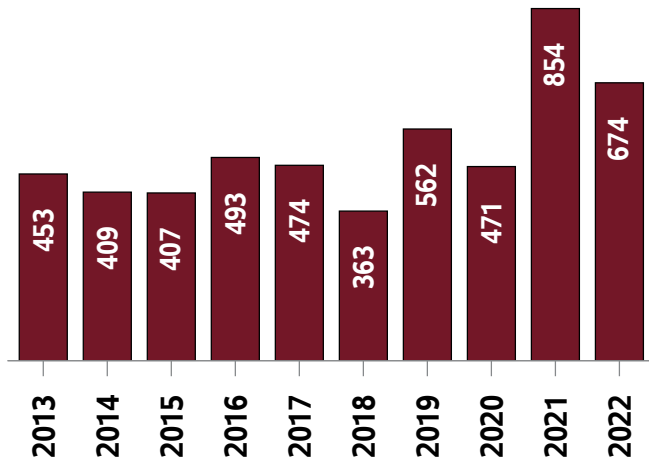
Months of Inventory (April only)



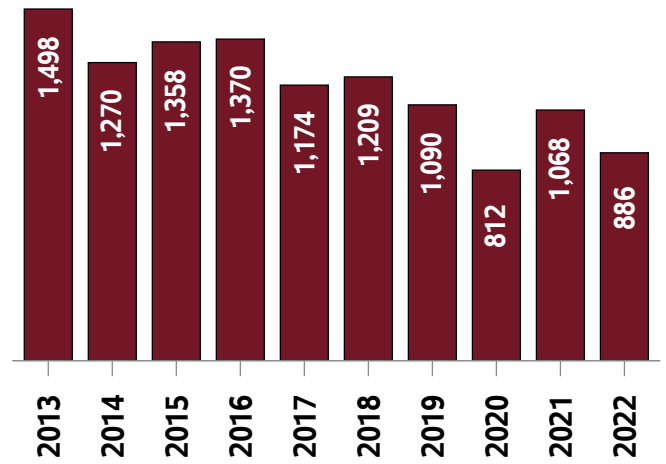
MLS® HPI Single Family Benchmark Price and Average Price



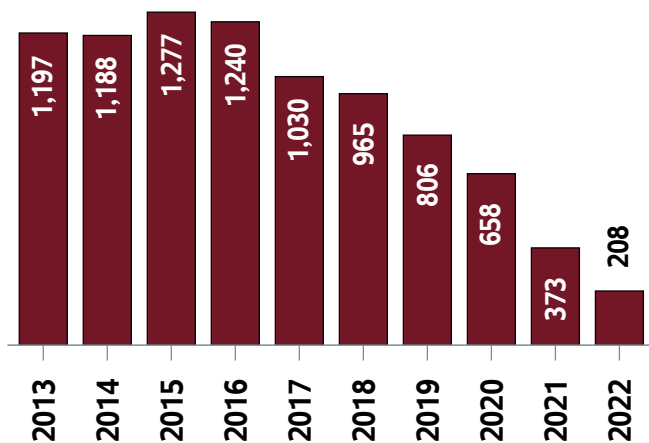
Sales Activity (April Year-to-date)



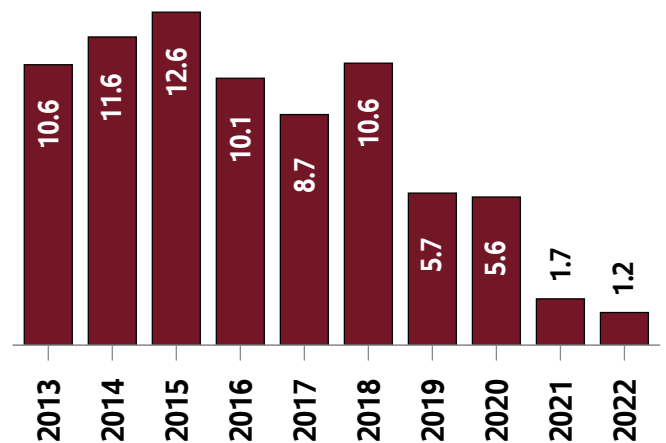
New Listings (April Year-to-date)



Active Listings ¹(April Year-to-date)



Months of Inventory ²(April Year-to-date)



¹ 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.

² Average active listings January to the current month / average sales January to the current month.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	12	-7.7	500.0	9.1	300.0	33.3	71.4
Dollar Volume	\$2,948,000	5.9	769.6	66.6	511.0	102.9	161.2
New Listings	11	-26.7	120.0	-50.0	-21.4	-26.7	-54.2
Active Listings	6	-33.3	-45.5	-80.0	-89.1	-92.7	-92.5
Sales to New Listings Ratio ¹	109.1	86.7	40.0	50.0	21.4	60.0	29.2
Months of Inventory ²	0.5	0.7	5.5	2.7	18.3	9.1	11.4
Average Price	\$245,667	14.7	44.9	52.7	52.7	52.2	52.4
Median Price	\$242,500	27.6	43.1	51.6	65.0	54.5	45.3
Sale to List Price Ratio ³	117.5	102.5	95.6	96.5	97.0	97.5	98.5
Median Days on Market	13.5	12.0	24.0	19.0	126.0	92.0	54.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	27	-18.2	35.0	3.8	42.1	22.7	28.6
Dollar Volume	\$6,635,633	-2.1	115.1	60.3	121.0	79.6	100.5
New Listings	33	-15.4	37.5	-25.0	-41.1	-51.5	-51.5
Active Listings ⁴	5	-27.6	-50.0	-79.8	-88.9	-94.1	-93.1
Sales to New Listings Ratio ⁵	81.8	84.6	83.3	59.1	33.9	32.4	30.9
Months of Inventory ⁶	0.8	0.9	2.1	4.0	9.9	16.2	14.4
Average Price	\$245,764	19.7	59.3	54.4	55.5	46.4	55.9
Median Price	\$240,000	30.4	59.0	54.8	61.9	55.8	51.4
Sale to List Price Ratio ⁷	113.4	101.6	96.5	95.8	96.4	96.2	98.4
Median Days on Market	13.0	13.0	25.5	27.5	124.0	96.5	81.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

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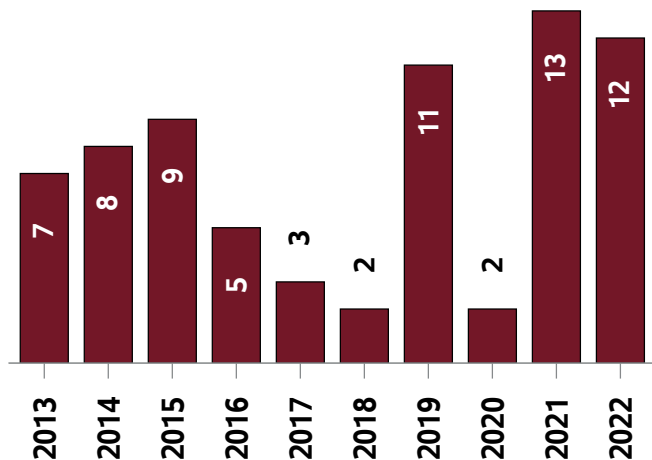
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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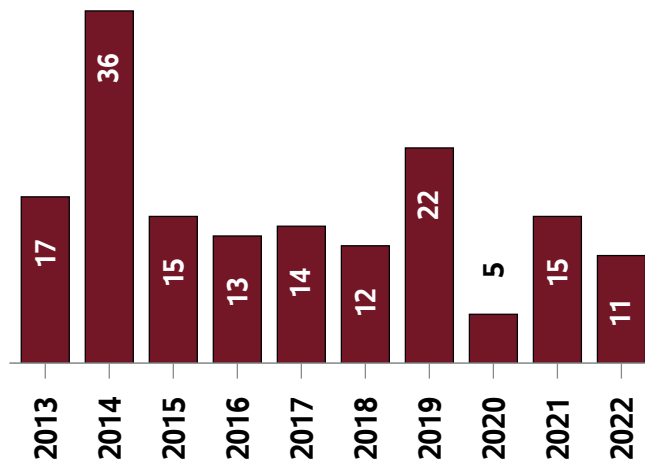
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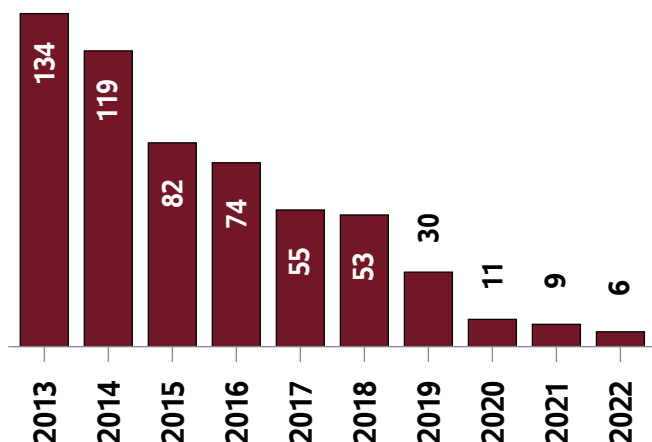
Sales Activity (April only)



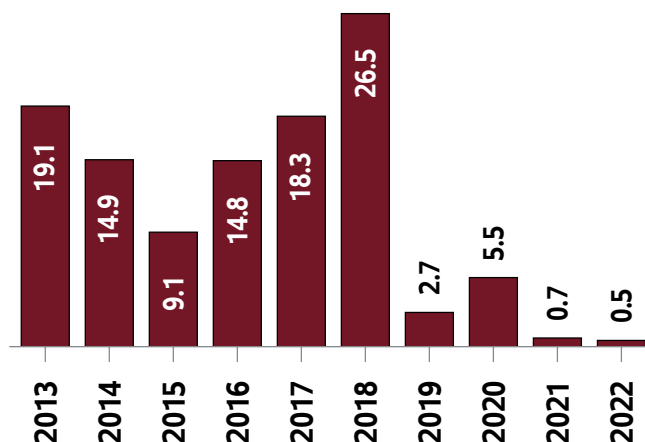
New Listings (April only)



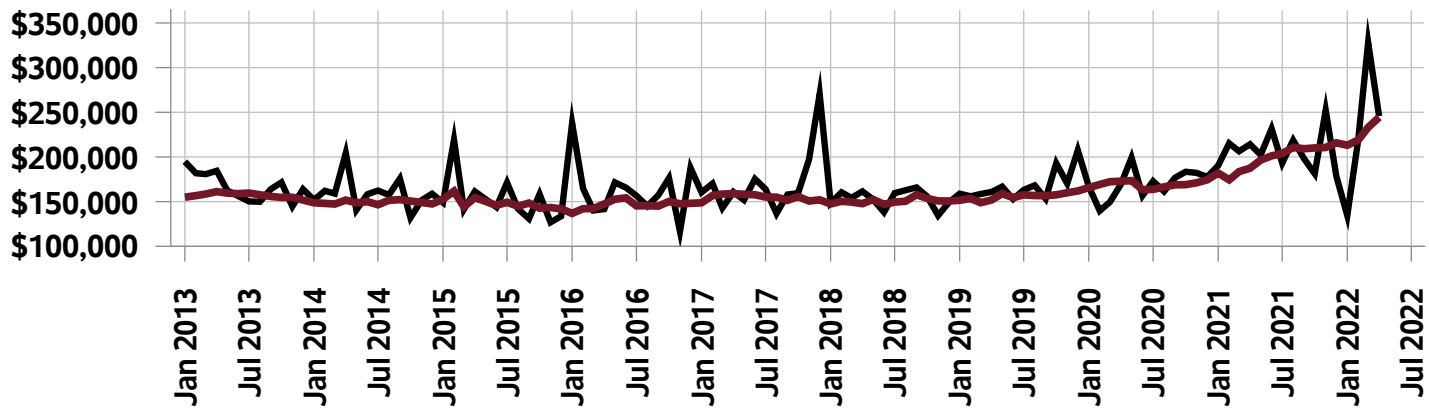
Active Listings (April only)



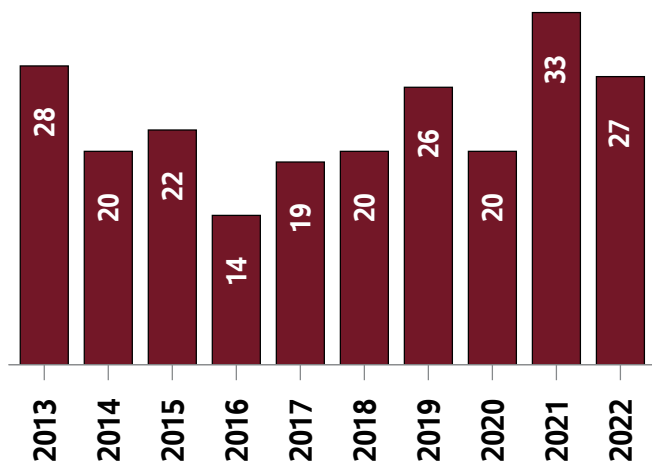
Months of Inventory (April only)



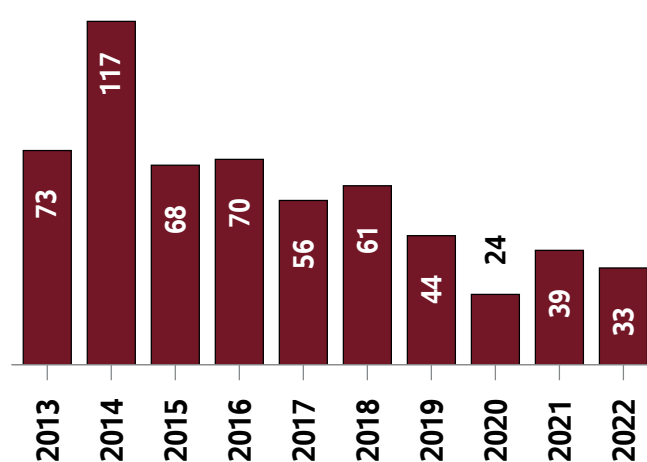
MLS® HPI Apartment Benchmark Price and Average Price



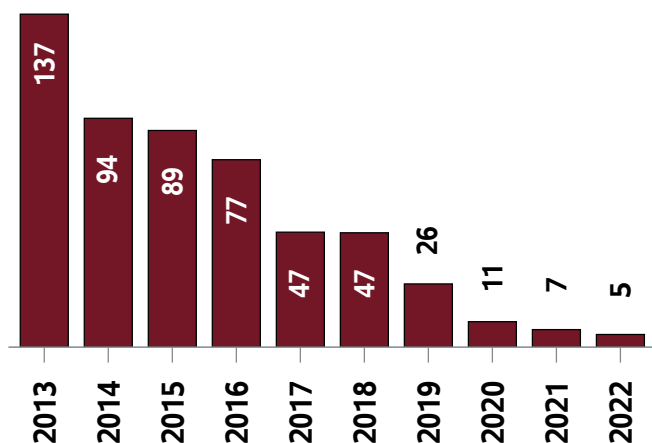
Sales Activity (April Year-to-date)



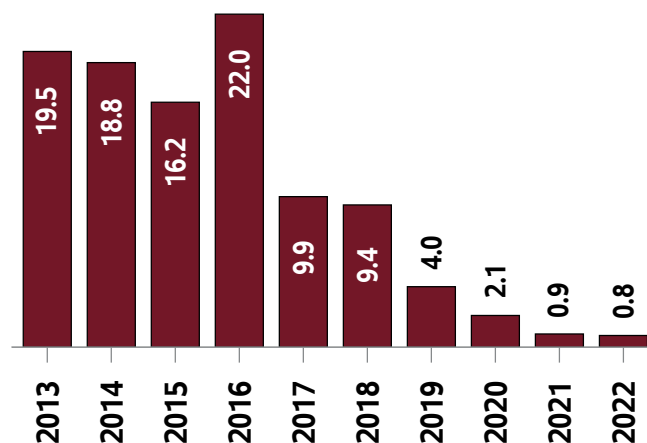
New Listings (April Year-to-date)



Active Listings ¹(April Year-to-date)



Months of Inventory ²(April Year-to-date)



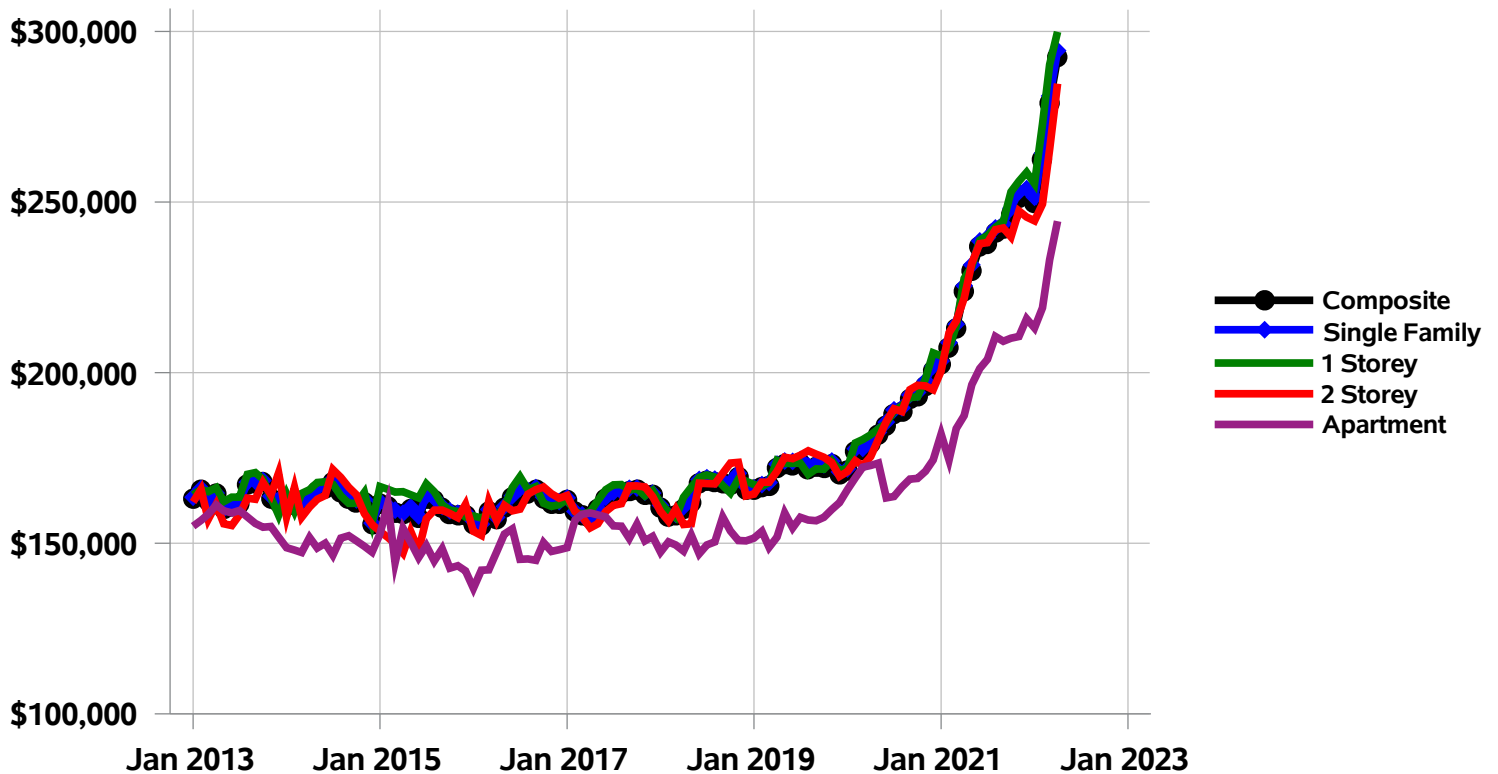
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$292,300	4.7	17.1	18.6	30.5	69.8	85.5
Single Family	\$294,400	4.7	17.1	18.6	30.6	70.0	86.9
One Storey	\$299,900	3.3	17.4	18.5	31.8	72.1	88.4
Two Storey	\$284,700	7.2	16.4	18.7	28.4	66.4	84.3
Apartment	\$244,400	4.8	14.7	16.3	30.4	61.0	53.8

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1390
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	1986

Single Family 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1392
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	13648
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1984

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1308
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	14316
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1988

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1670
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	13336
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1977

Apartment

Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1366
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	5
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	2007