



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





# Fredericton and Region MLS® Residential Market Activity



		Compared to °					
Actual	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	309	-13.9	45.8	-11.7	-7.5	19.3	4.0
Dollar Volume	\$105,438,122	13.0	131.0	44.2	61.2	125.1	78.7
New Listings	388	-8.1	16.2	-27.7	-25.4	-32.8	-21.6
Active Listings	383	-28.0	-51.8	-66.9	-75.8	-80.9	-78.4
Sales to New Listings Ratio 1	79.6	85.1	63.5	65.2	64.2	44.9	60.0
Months of Inventory <sup>2</sup>	1.2	1.5	3.7	3.3	4.7	7.8	6.0
Average Price	\$341,224	31.3	58.5	63.4	74.2	88.7	71.8
Median Price	\$320,000	30.4	51.9	54.6	69.1	75.3	58.4
Sale to List Price Ratio <sup>3</sup>	111.1	104.7	96.1	95.8	95.5	94.9	95.5
Median Days on Market	15.0	18.0	51.5	39.0	51.5	56.0	44.0

		Compared to <sup>6</sup>					
Year-to-date	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	1,124	-18.0	41.0	7.6	21.3	45.8	33.5
Dollar Volume	\$368,514,668	4.5	128.9	81.2	118.3	162.3	136.5
New Listings	1,447	-15.3	11.9	-21.0	-28.0	-36.6	-37.5
Active Listings 4	279	-39.5	-62.9	-71.8	-79.6	-83.8	-81.1
Sales to New Listings Ratio 5	77.7	80.2	61.6	57.0	46.1	33.8	36.4
Months of Inventory 6	1.2	1.7	4.7	4.7	7.4	11.1	8.8
Average Price	\$327,860	27.5	62.3	68.5	80.0	79.9	77.2
Median Price	\$311,500	25.9	57.1	68.4	73.2	75.0	72.1
Sale to List Price Ratio <sup>7</sup>	109.8	102.2	95.7	95.3	94.8	94.4	94.9
Median Days on Market	14.0	18.0	35.0	42.0	57.0	69.0	50.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> 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.

 $<sup>^{\</sup>scriptscriptstyle 5}$  Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

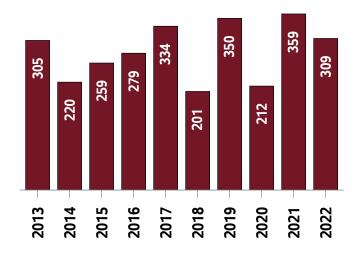
Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



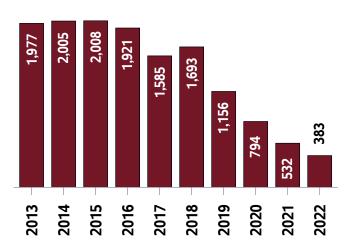
### Fredericton and Region MLS® Residential Market Activity



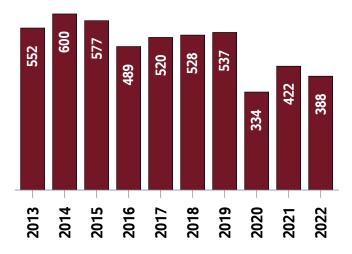
Sales Activity (May only)



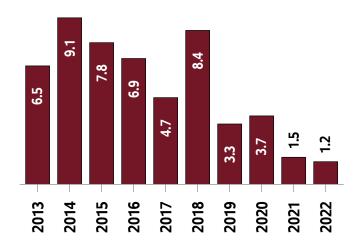
**Active Listings (May only)** 



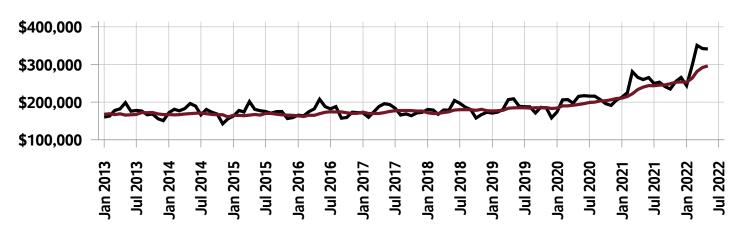
**New Listings (May only)** 



Months of Inventory (May only)



MLS® HPI Composite Benchmark Price and Average Price

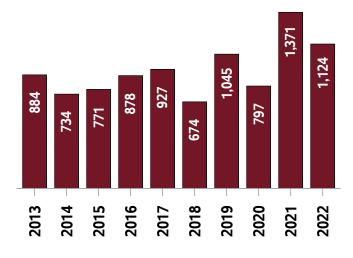




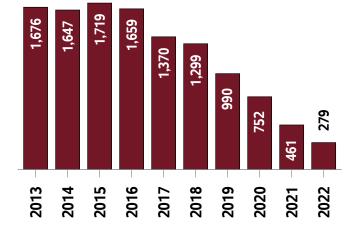
## Fredericton and Region MLS® Residential Market Activity



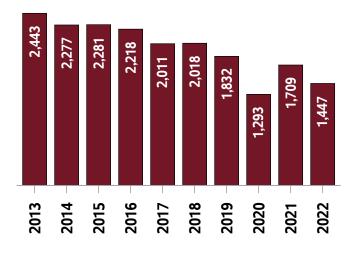
#### Sales Activity (May Year-to-date)



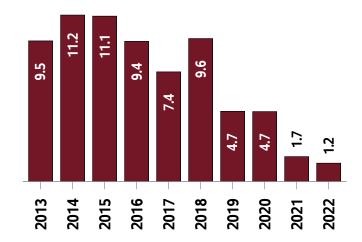
**Active Listings** (May Year-to-date)



#### **New Listings (May Year-to-date)**



Months of Inventory <sup>2</sup>(May Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



# Fredericton and Region MLS® Single Family Market Activity



		Compared to °					
Actual	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	256	-15.2	38.4	-12.0	-9.2	26.1	8.9
Dollar Volume	\$93,185,972	14.6	121.8	43.8	59.2	126.2	83.8
New Listings	322	-8.8	12.2	-27.8	-22.4	-28.9	-17.4
Active Listings	320	-28.1	-54.7	-67.7	-74.1	-80.0	-77.3
Sales to New Listings Ratio 1	79.5	85.6	64.5	65.2	68.0	44.8	60.3
Months of Inventory <sup>2</sup>	1.3	1.5	3.8	3.4	4.4	7.9	6.0
Average Price	\$364,008	35.1	60.3	63.5	75.4	79.4	68.7
Median Price	\$349,950	36.7	59.1	60.5	75.0	67.0	59.9
Sale to List Price Ratio <sup>3</sup>	109.3	104.5	96.1	96.0	95.5	95.3	95.8
Median Days on Market	15.0	20.0	52.0	41.0	47.5	53.0	48.0

		Compared to <sup>8</sup>					
Year-to-date	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	929	-19.6	41.6	8.9	22.9	52.3	41.0
Dollar Volume	\$327,180,785	5.4	131.3	82.4	122.5	167.5	146.3
New Listings	1,206	-15.1	9.7	-21.5	-24.1	-33.4	-34.8
Active Listings ⁴	230	-40.7	-65.6	-72.7	-78.5	-82.9	-80.0
Sales to New Listings Ratio 5	77.0	81.4	59.7	55.5	47.6	33.7	35.6
Months of Inventory 6	1.2	1.7	5.1	4.9	7.1	11.0	8.7
Average Price	\$352,186	31.1	63.3	67.5	81.1	75.6	74.7
Median Price	\$343,000	31.9	61.0	66.9	80.6	75.9	67.3
Sale to List Price Ratio <sup>7</sup>	109.1	102.1	95.8	95.7	95.1	94.9	95.4
Median Days on Market	14.0	18.0	36.0	41.0	53.5	64.0	49.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> 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.

 $<sup>^{\</sup>scriptscriptstyle 5}$  Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

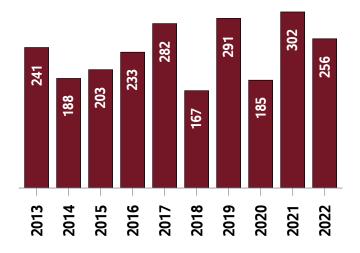
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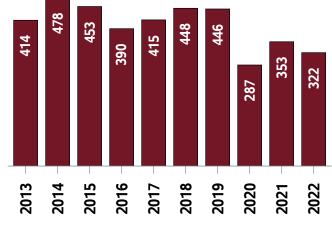
### Fredericton and Region MLS® Single Family Market Activity



Sales Activity (May only)

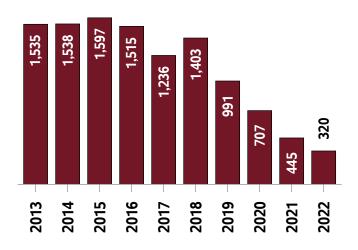


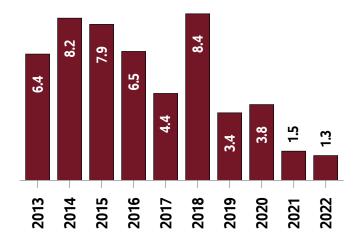
**Active Listings (May only)** 



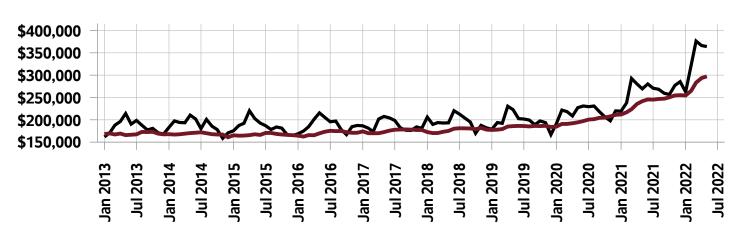
**New Listings (May only)** 

Months of Inventory (May only)





MLS® HPI Single Family Benchmark Price and Average Price

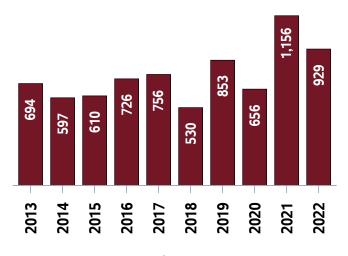




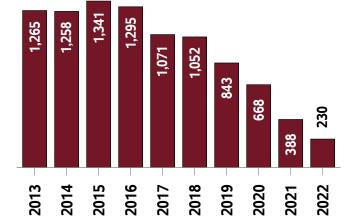
## Fredericton and Region MLS® Single Family Market Activity



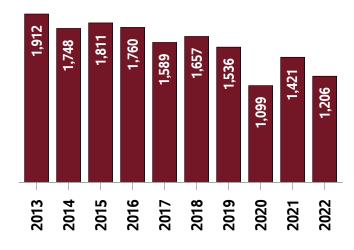
#### Sales Activity (May Year-to-date)



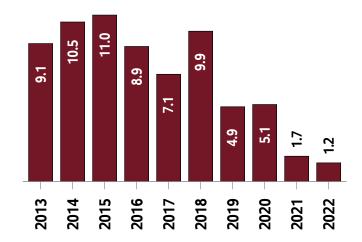
**Active Listings** (May Year-to-date)



#### **New Listings (May Year-to-date)**



Months of Inventory <sup>2</sup>(May Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



# Fredericton and Region MLS® Apartment Market Activity



		Compared to <sup>8</sup>					
Actual	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	9	-25.0	125.0	-47.1	-25.0	125.0	0.0
Dollar Volume	\$2,274,500	-6.3	185.4	-19.8	24.9	272.0	63.2
New Listings	7	-36.4	-36.4	-58.8	-56.3	-66.7	-50.0
Active Listings	4	-50.0	-77.8	-85.7	-92.9	-95.2	-94.9
Sales to New Listings Ratio 1	128.6	109.1	36.4	100.0	75.0	19.0	64.3
Months of Inventory <sup>2</sup>	0.4	0.7	4.5	1.6	4.7	21.0	8.7
Average Price	\$252,722	24.9	26.9	51.5	66.5	65.3	63.2
Median Price	\$261,000	37.4	56.8	60.1	66.8	71.4	70.6
Sale to List Price Ratio <sup>3</sup>	118.7	103.0	96.8	96.7	96.8	96.5	98.3
Median Days on Market	16.0	11.0	38.0	34.0	77.5	122.0	30.0

		Compared to <sup>8</sup>					
Year-to-date	May 2022	May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	36	-20.0	50.0	-16.3	16.1	38.5	20.0
Dollar Volume	\$8,910,133	-3.2	129.5	27.8	84.7	107.0	89.4
New Listings	40	-20.0	14.3	-34.4	-44.4	-55.1	-51.2
Active Listings <sup>4</sup>	5	-32.4	-58.3	-81.1	-89.8	-94.3	-93.4
Sales to New Listings Ratio 5	90.0	90.0	68.6	70.5	43.1	29.2	36.6
Months of Inventory 6	0.7	0.8	2.5	3.1	7.9	16.9	12.7
Average Price	\$247,504	21.0	53.0	52.6	59.0	49.5	57.9
Median Price	\$245,000	30.7	62.3	58.1	63.3	59.1	57.1
Sale to List Price Ratio <sup>7</sup>	114.7	101.9	96.5	96.2	96.5	96.3	98.3
Median Days on Market	13.0	12.0	25.5	28.0	85.0	96.5	77.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;sup>4</sup> 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.

 $<sup>^{\</sup>scriptscriptstyle 5}$  Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

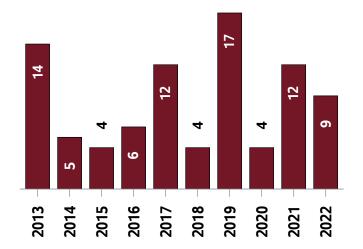
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



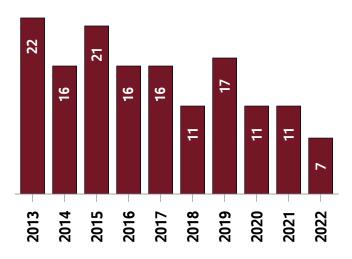
### Fredericton and Region MLS® Apartment Market Activity



Sales Activity (May only)

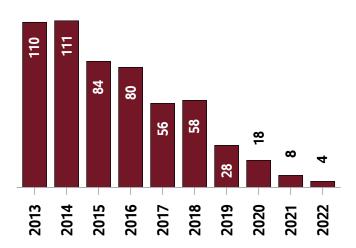


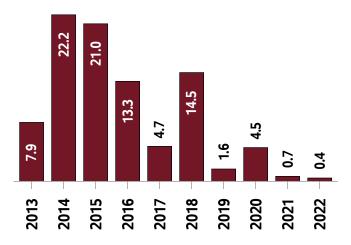
**Active Listings (May only)** 



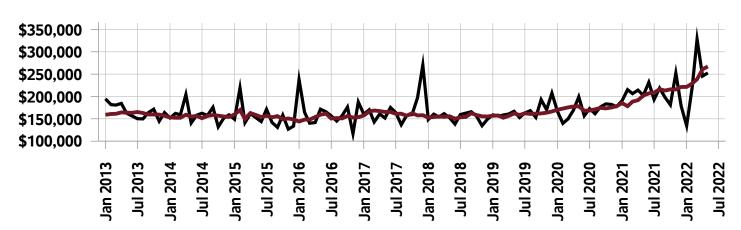
**New Listings (May only)** 

Months of Inventory (May only)





MLS® HPI Apartment Benchmark Price and Average Price

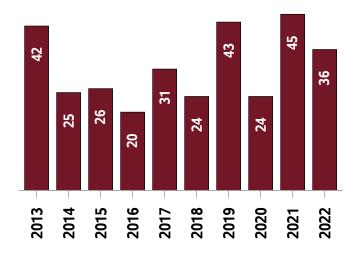




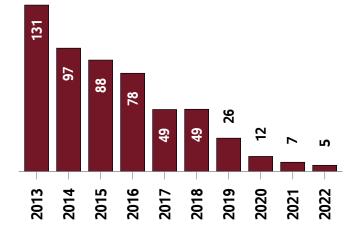
### Fredericton and Region MLS® Apartment Market Activity



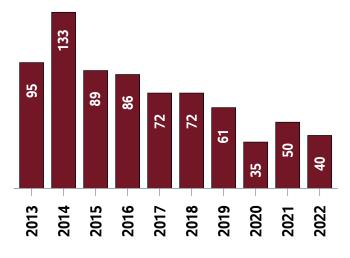
#### Sales Activity (May Year-to-date)



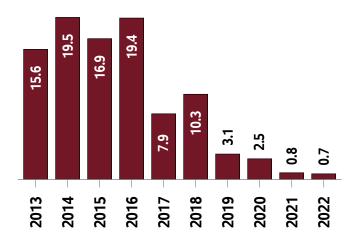
**Active Listings** (May Year-to-date)



#### New Listings (May Year-to-date)



Months of Inventory <sup>2</sup>(May Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.

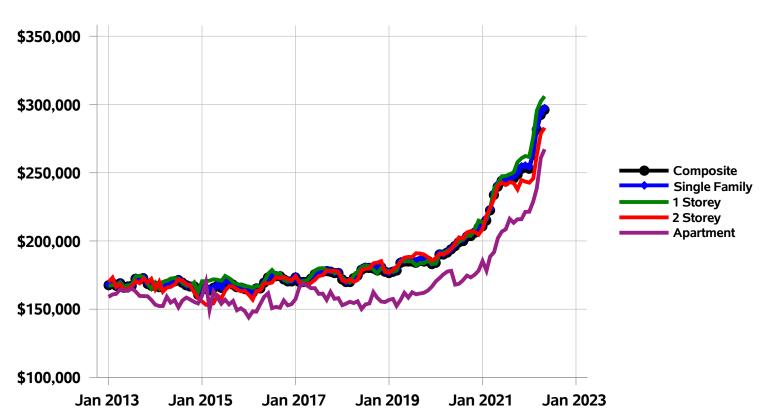


# Fredericton and Region MLS® HPI Benchmark Price



	MLS <sup>®</sup> Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	May 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$296,100	1.4	12.5	17.1	23.4	60.1	72.0		
Single Family	\$297,300	1.3	12.3	16.8	23.0	59.9	72.3		
One Storey	\$306,000	1.2	10.8	17.4	26.3	65.4	75.6		
Two Storey	\$283,000	1.5	15.2	15.7	17.7	50.8	67.2		
Apartment	\$267,200	2.5	16.7	23.8	32.2	64.9	61.5		

### MLS® HPI Benchmark Price





# Fredericton and Region MLS® HPI Benchmark Descriptions



## 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.)	1435
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.)	1444
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	14374
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



# Fredericton and Region MLS® HPI Benchmark Descriptions



### 1 Storey <del>↑</del>

Features	Value
Above Ground Bedrooms	3
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1355
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15263
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.)	1695
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	13136
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



# Fredericton and Region MLS® HPI Benchmark Descriptions



## Apartment

Fortuna	Value
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.)	1323
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	2008