



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





### Fredericton and Region MLS® Residential Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	240	-9.8	-22.3	5.7	19.4	38.7	29.7
Dollar Volume	\$65,200,354	-3.1	-2.2	53.2	95.6	120.8	115.3
New Listings	316	-4.0	-7.9	-7.3	1.0	-19.2	-25.6
Active Listings	595	-1.7	-10.9	-46.4	-58.2	-70.7	-64.8
Sales to New Listings Ratio 1	75.9	80.9	90.1	66.6	64.2	44.2	43.5
Months of Inventory 2	2.5	2.3	2.2	4.9	7.1	11.7	9.1
Average Price	\$271,668	7.4	25.9	44.9	63.8	59.1	66.0
Median Price	\$250,000	4.4	22.0	42.9	54.8	47.1	52.4
Sale to List Price Ratio <sup>3</sup>	100.3	100.1	97.3	95.2	94.7	93.3	94.1
Median Days on Market	21.0	22.5	24.0	52.0	71.0	81.0	65.0

		Compared to <sup>8</sup>					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,870	-17.5	3.5	3.7	14.2	32.5	23.6
Dollar Volume	\$590,467,381	1.3	55.6	70.7	97.8	134.0	113.7
New Listings	2,573	-9.1	6.9	-13.5	-15.8	-30.7	-29.7
Active Listings ⁴	389	-23.3	-46.8	-63.0	-72.5	-79.0	-75.1
Sales to New Listings Ratio 5	72.7	80.1	75.1	60.6	53.5	38.0	41.3
Months of Inventory 6	1.7	1.8	3.2	4.7	6.9	10.5	8.3
Average Price	\$315,758	22.9	50.3	64.6	73.2	76.6	72.9
Median Price	\$300,000	22.4	46.3	62.2	69.5	71.4	68.5
Sale to List Price Ratio 7	108.0	102.4	96.5	95.2	94.6	94.3	95.0
Median Days on Market	15.0	19.0	29.0	42.0	60.0	67.0	55.0

<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® Residential Market Activity

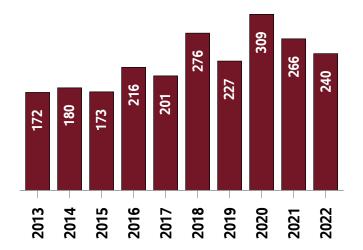
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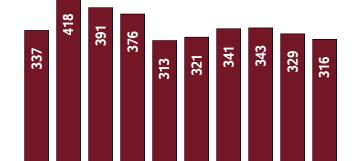
2016



Sales Activity (August only)



**Active Listings (August only)** 



**New Listings (August only)** 

Months of Inventory (August only)

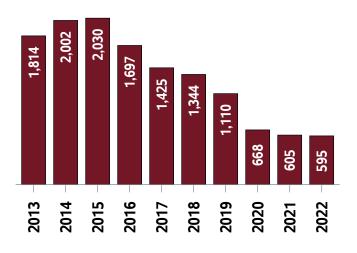
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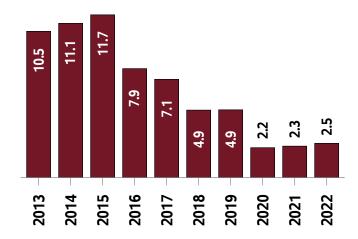
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2019

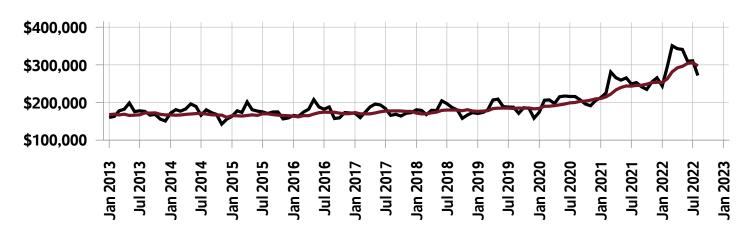
2020

2021





MLS® HPI Composite Benchmark Price and Average Price

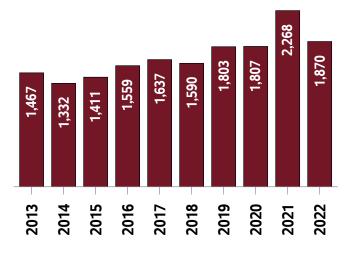




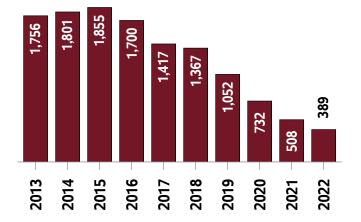
### Fredericton and Region MLS® Residential Market Activity



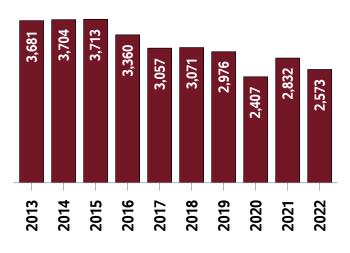
#### Sales Activity (August Year-to-date)



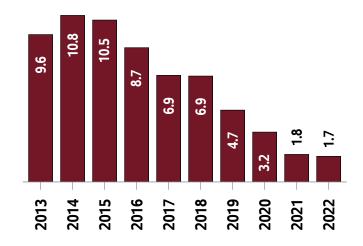
Active Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup>(August 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 <sup>8</sup>					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	188	-11.7	-26.6	-1.1	24.5	33.3	42.4
Dollar Volume	\$56,249,354	-1.6	-4.8	48.5	104.3	123.7	132.3
New Listings	258	-3.7	-4.8	-10.4	4.5	-17.3	-15.7
Active Listings	493	-1.0	-15.6	-48.9	-55.9	-69.1	-62.0
Sales to New Listings Ratio 1	72.9	79.5	94.5	66.0	61.1	45.2	43.1
Months of Inventory 2	2.6	2.3	2.3	5.1	7.4	11.3	9.8
Average Price	\$299,199	11.5	29.6	50.0	64.1	67.8	63.1
Median Price	\$290,000	14.9	33.2	53.0	66.7	56.8	55.7
Sale to List Price Ratio <sup>3</sup>	99.5	100.1	97.6	95.4	95.4	93.6	94.0
Median Days on Market	21.0	24.0	26.5	55.5	70.0	77.0	77.0

		Compared to <sup>8</sup>					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,526	-18.7	1.9	3.4	14.9	36.7	31.0
Dollar Volume	\$521,076,523	2.7	55.3	70.9	100.8	140.3	125.6
New Listings	2,118	-8.9	4.8	-15.2	-12.2	-27.6	-25.5
Active Listings ⁴	321	-24.2	-50.7	-64.4	-71.0	-77.9	-73.6
Sales to New Listings Ratio 5	72.0	80.7	74.1	59.1	55.1	38.1	41.0
Months of Inventory 6	1.7	1.8	3.5	4.9	6.7	10.4	8.4
Average Price	\$341,466	26.2	52.5	65.3	74.7	75.8	72.2
Median Price	\$330,000	26.9	50.0	65.0	74.3	73.7	69.2
Sale to List Price Ratio 7	107.5	102.1	96.6	95.4	94.9	94.6	95.4
Median Days on Market	15.0	20.0	30.0	43.0	57.0	64.5	55.0

<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.

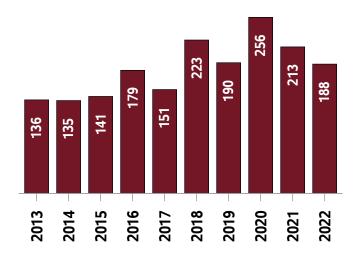
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



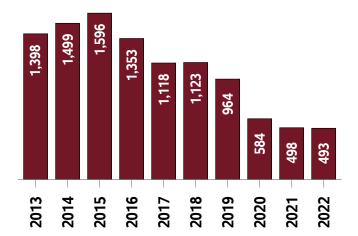
### Fredericton and Region MLS® Single Family Market Activity



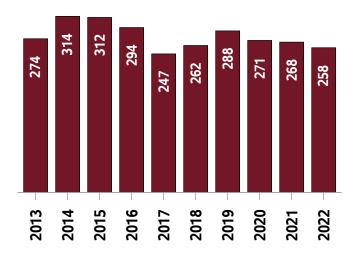
Sales Activity (August only)



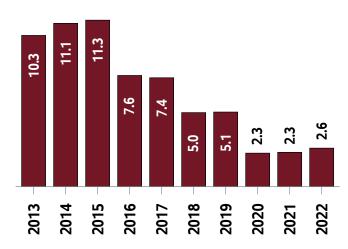
**Active Listings (August only)** 



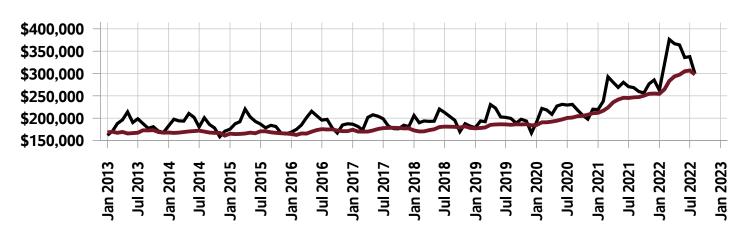
**New Listings (August only)** 



Months of Inventory (August only)



MLS® HPI Single Family Benchmark Price and Average Price

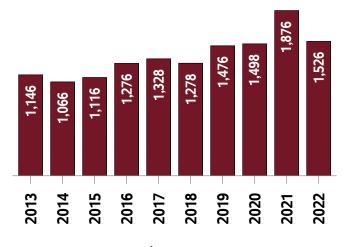




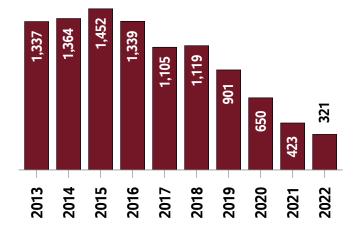
## Fredericton and Region MLS® Single Family Market Activity



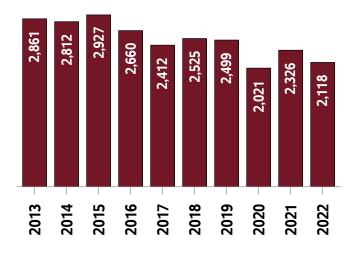
#### Sales Activity (August Year-to-date)



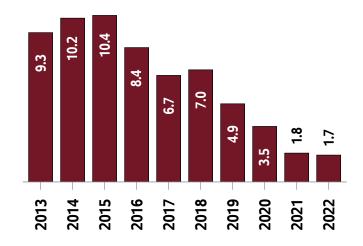
Active Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup>(August 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	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	9	-25.0	-30.8	28.6	28.6	12.5	80.0
Dollar Volume	\$2,007,500	-23.5	-4.3	70.5	109.8	76.7	101.3
New Listings	8	-27.3	-33.3	14.3	0.0	-20.0	-84.3
Active Listings	4	-42.9	-55.6	-80.0	-90.0	-93.4	-96.2
Sales to New Listings Ratio 1	112.5	109.1	108.3	100.0	87.5	80.0	9.8
Months of Inventory 2	0.4	0.6	0.7	2.9	5.7	7.6	21.0
Average Price	\$223,056	2.0	38.2	32.6	63.2	57.1	11.8
Median Price	\$235,000	9.3	50.2	38.3	64.3	65.4	32.0
Sale to List Price Ratio <sup>3</sup>	106.2	102.8	98.3	97.3	96.2	97.2	99.0
Median Days on Market	13.0	14.5	20.0	66.0	114.0	114.5	115.0

		Compared to <sup>8</sup>					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	59	-27.2	-14.5	-18.1	13.5	13.5	-9.2
Dollar Volume	\$14,513,033	-14.7	29.5	24.7	77.2	74.8	33.7
New Listings	64	-24.7	-14.7	-27.3	-29.7	-52.6	-64.4
Active Listings 4	5	-30.0	-54.3	-79.0	-88.9	-93.8	-93.3
Sales to New Listings Ratio 5	92.2	95.3	92.0	81.8	57.1	38.5	36.1
Months of Inventory 6	0.7	0.7	1.3	2.8	7.3	13.0	9.6
Average Price	\$245,984	17.2	51.5	52.2	56.2	54.0	47.4
Median Price	\$240,000	25.0	53.8	54.8	60.3	60.5	47.3
Sale to List Price Ratio <sup>7</sup>	111.6	103.0	97.4	96.5	96.7	96.6	98.2
Median Days on Market	13.0	13.0	23.0	34.0	84.0	94.5	73.0

<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.

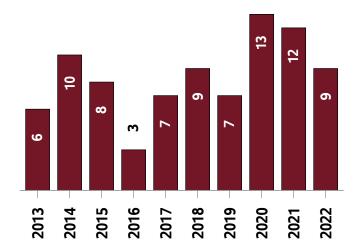
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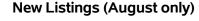
### Fredericton and Region MLS® Apartment Market Activity

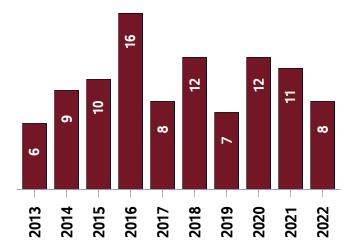


Sales Activity (August only)

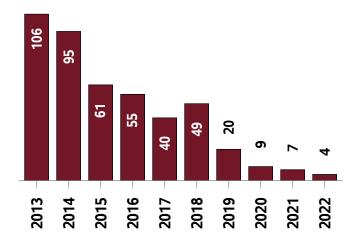


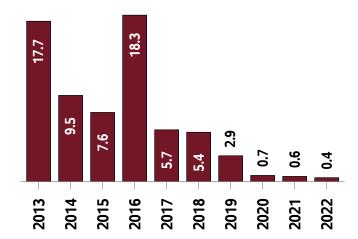
**Active Listings (August only)** 



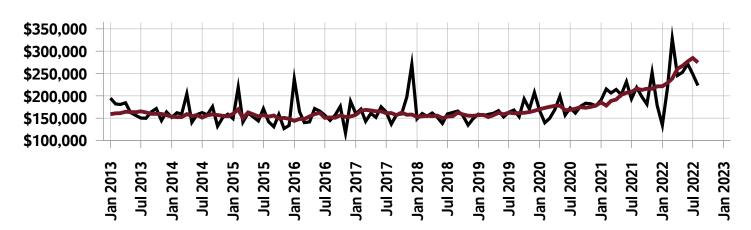


Months of Inventory (August only)





MLS® HPI Apartment Benchmark Price and Average Price

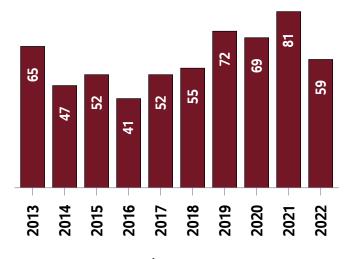




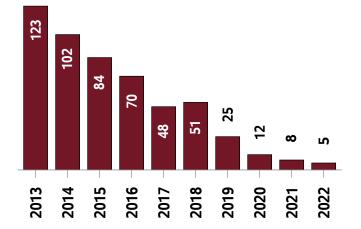
### Fredericton and Region MLS® Apartment Market Activity



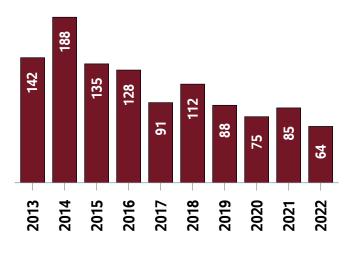
#### Sales Activity (August Year-to-date)



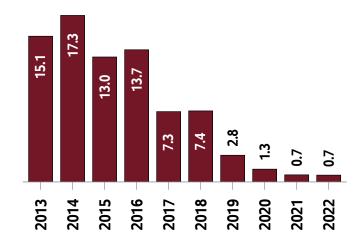
Active Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup>(August 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® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	August 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$297,000	-2.9	0.3	12.8	21.1	61.3	67.2	
Single Family	\$297,800	-2.9	0.2	12.5	20.7	60.8	67.1	
One Storey	\$297,600	-4.3	-2.7	7.8	19.6	63.5	65.2	
Two Storey	\$298,300	-0.5	5.4	21.4	22.7	56.2	70.6	
Apartment	\$274,700	-3.5	2.8	20.0	27.1	70.7	70.2	

#### 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 ♠ **m**

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 🏤

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





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