



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



Actual	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	144	-36.8%	-32.1%	-2.0%	2.9%	16.1%	18.0%
Dollar Volume	\$41,404,704	-28.8%	2.1%	52.5%	72.6%	113.5%	99.4%
New Listings	184	-6.6%	-4.2%	1.1%	-17.9%	-30.3%	-44.6%
Active Listings	439	38.9%	-13.1%	-47.2%	-61.2%	-73.1%	-69.9%
Sales to New Listings Ratio ¹	78.3	115.7	110.4	80.8	62.5	47.0	36.7
Months of Inventory ²	3.0	1.4	2.4	5.7	8.1	13.2	12.0
Average Price	\$287,533	12.8%	50.3%	55.6%	67.8%	83.8%	68.9%
Median Price	\$275,250	10.1%	61.9%	59.6%	65.3%	83.8%	66.8%
Sale to List Price Ratio ³	97.7	103.5	96.4	94.4	93.0	92.4	92.7
Median Days on Market	29.0	23.0	28.0	51.0	89.0	81.5	68.0

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	2,402	-21.4%	-4.9%	1.7%	13.7%	30.1%	25.8%
Dollar Volume	\$738,783,173	-4.6%	41.4%	65.2%	95.3%	126.5%	116.3%
New Listings	3,205	-9.3%	0.8%	-13.3%	-16.9%	-31.4%	-31.1%
Active Listings ⁴	420	-12.3%	-39.0%	-58.9%	-69.3%	-77.0%	-72.9%
Sales to New Listings Ratio ⁵	74.9	86.4	79.4	63.9	54.8	39.5	41.0
Months of Inventory ⁶	1.9	1.7	3.0	4.8	7.1	10.9	8.9
Average Price	\$307,570	21.4%	48.7%	62.6%	71.8%	74.1%	72.0%
Median Price	\$294,450	22.7%	48.5%	60.9%	69.2%	70.7%	68.3%
Sale to List Price Ratio ⁷	106.0	102.1	96.5	95.0	94.4	94.0	94.7
Median Days on Market	17.0	20.0	29.0	43.0	63.0	70.0	57.0

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.

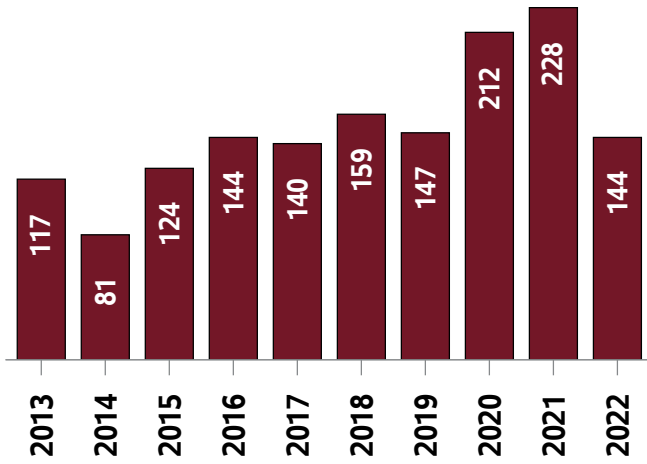
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

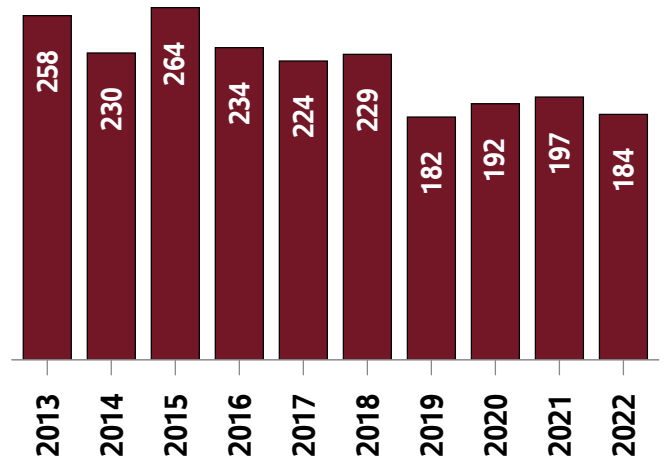
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

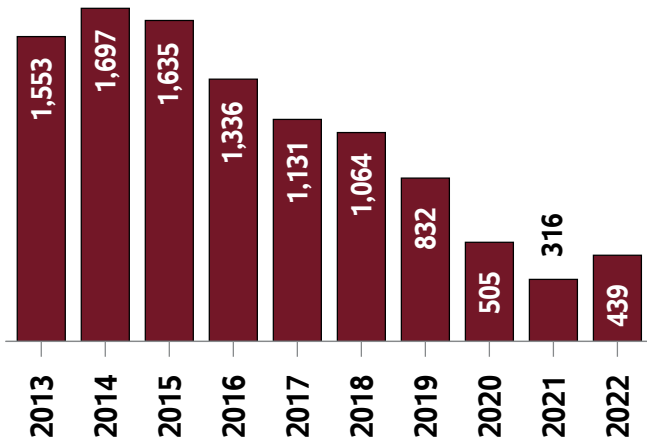
Sales Activity (November only)



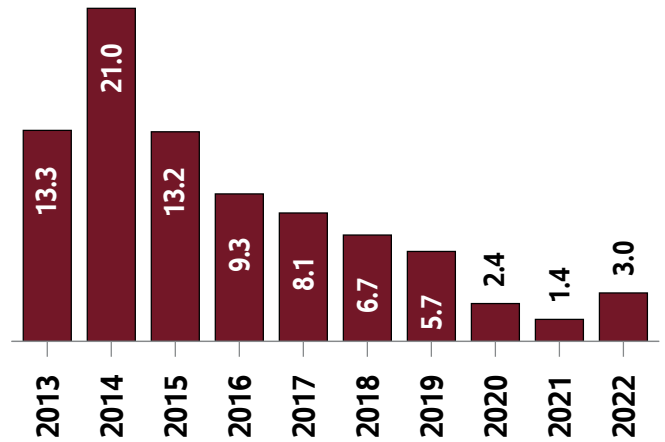
New Listings (November only)



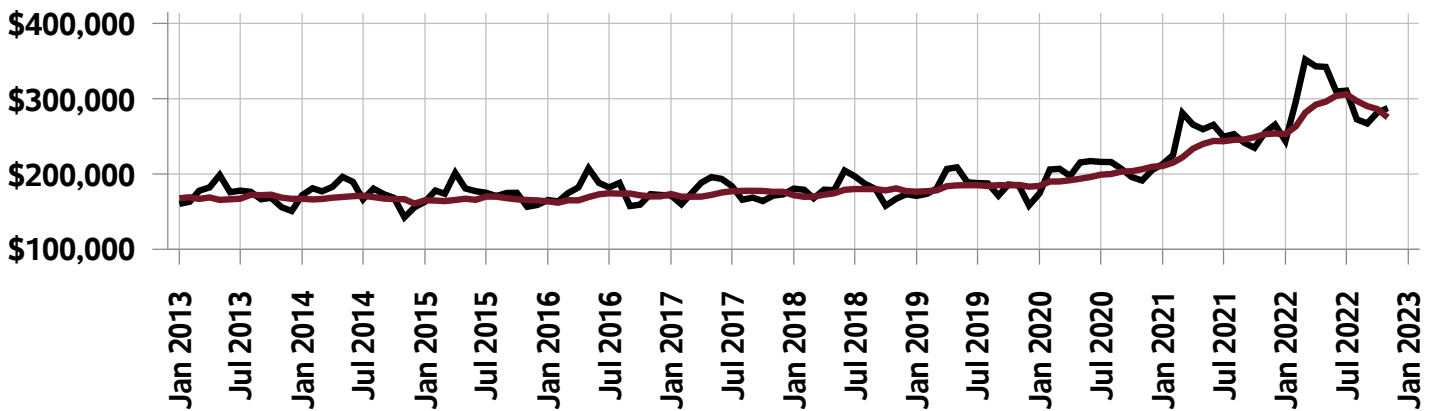
Active Listings (November only)



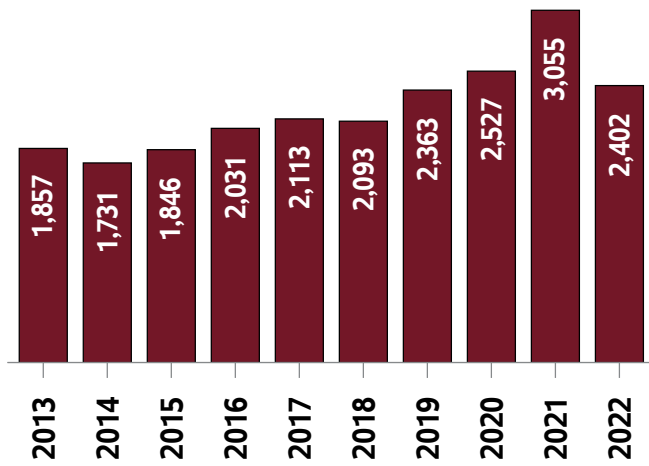
Months of Inventory (November only)



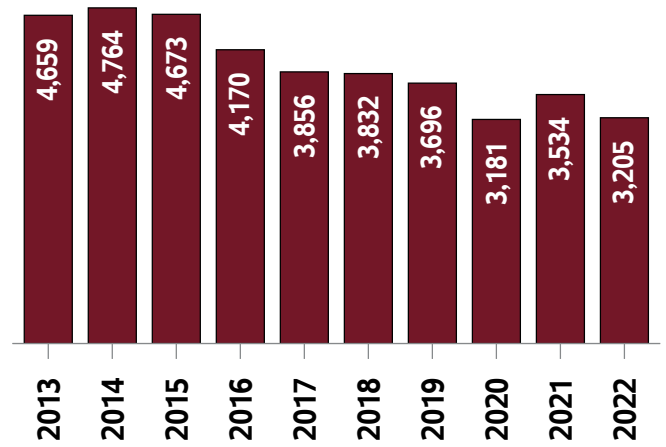
MLS® HPI Composite Benchmark Price and Average Price



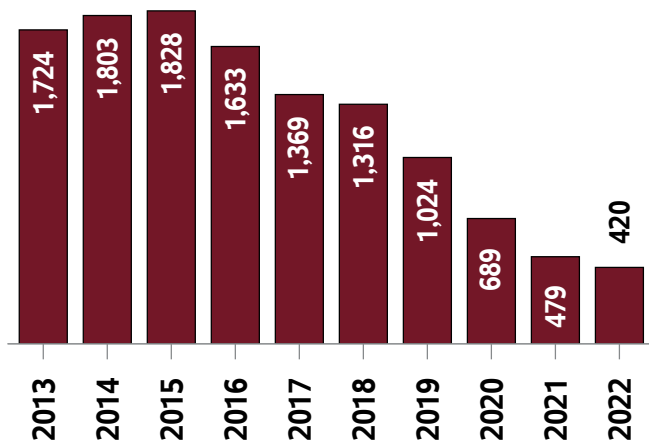
Sales Activity (November Year-to-date)



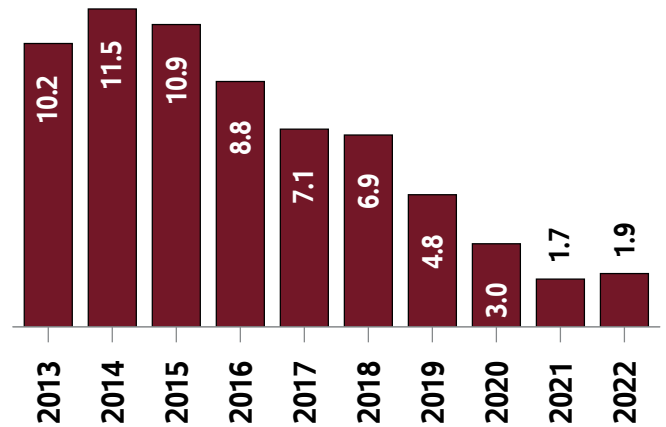
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	115	-35.8%	-29.9%	-10.2%	3.6%	9.5%	8.5%
Dollar Volume	\$35,412,504	-28.6%	9.2%	43.0%	73.3%	102.5%	88.3%
New Listings	148	-8.1%	-5.1%	-0.7%	-9.2%	-32.4%	-31.8%
Active Listings	361	37.3%	-15.1%	-50.8%	-58.5%	-71.6%	-66.2%
Sales to New Listings Ratio ¹	77.7	111.2	105.1	85.9	68.1	47.9	48.8
Months of Inventory ²	3.1	1.5	2.6	5.7	7.8	12.1	10.1
Average Price	\$307,935	11.2%	55.7%	59.1%	67.2%	84.9%	73.5%
Median Price	\$305,000	13.0%	71.6%	68.7%	74.3%	80.5%	77.3%
Sale to List Price Ratio ³	96.8	103.9	96.6	94.6	93.3	92.7	92.3
Median Days on Market	34.0	21.0	29.0	51.0	85.0	82.0	68.0

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	1,945	-22.5%	-6.8%	0.5%	14.5%	32.0%	32.0%
Dollar Volume	\$648,400,315	-3.9%	41.4%	64.7%	99.1%	131.1%	126.1%
New Listings	2,630	-8.9%	-0.3%	-15.1%	-12.7%	-28.4%	-26.8%
Active Listings ⁴	348	-12.3%	-42.5%	-60.6%	-67.4%	-75.7%	-71.0%
Sales to New Listings Ratio ⁵	74.0	86.9	79.1	62.5	56.4	40.1	41.0
Months of Inventory ⁶	2.0	1.7	3.2	5.0	6.9	10.7	8.9
Average Price	\$333,368	24.0%	51.8%	63.9%	73.8%	75.2%	71.2%
Median Price	\$321,000	23.5%	50.0%	63.8%	73.5%	73.5%	67.2%
Sale to List Price Ratio ⁷	105.6	101.8	96.6	95.2	94.6	94.2	95.0
Median Days on Market	17.0	20.0	30.0	44.0	61.0	68.5	58.0

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.

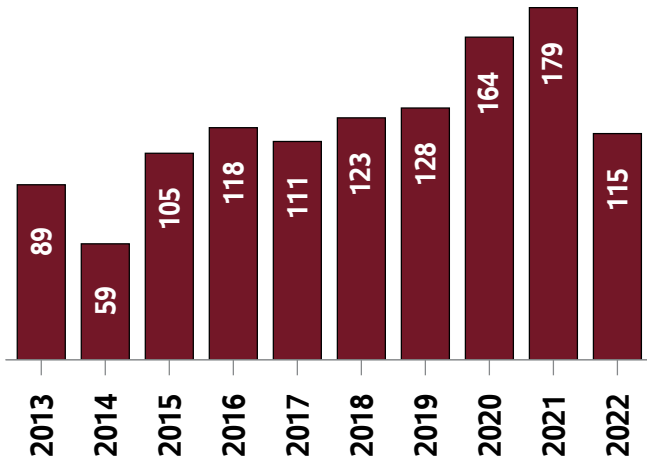
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

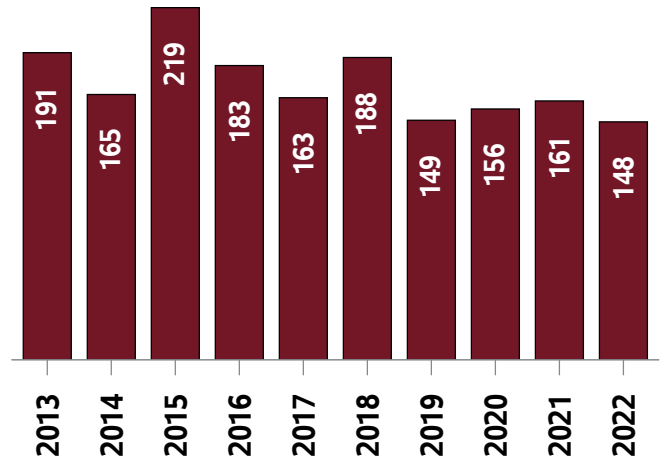
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

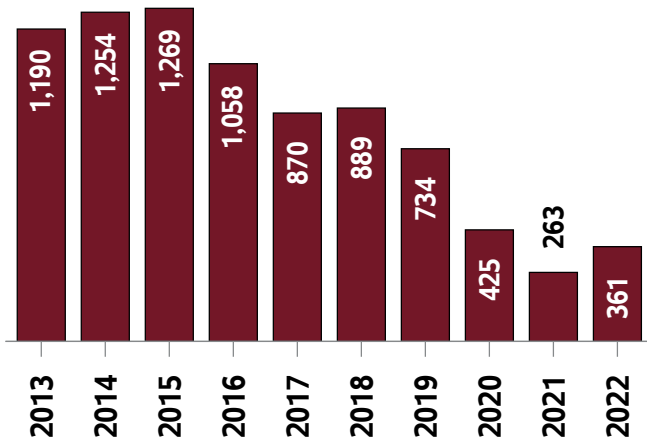
Sales Activity (November only)



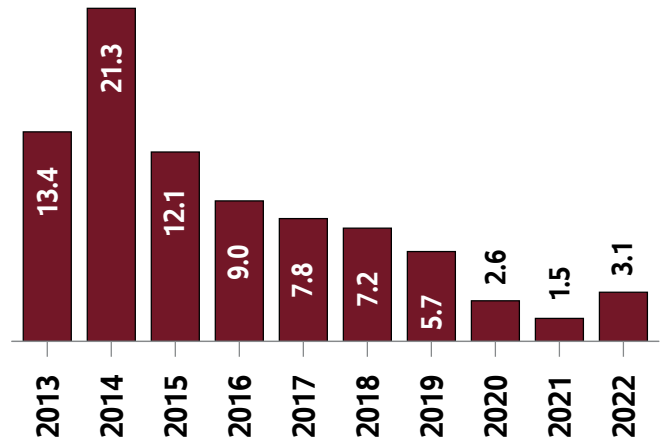
New Listings (November only)



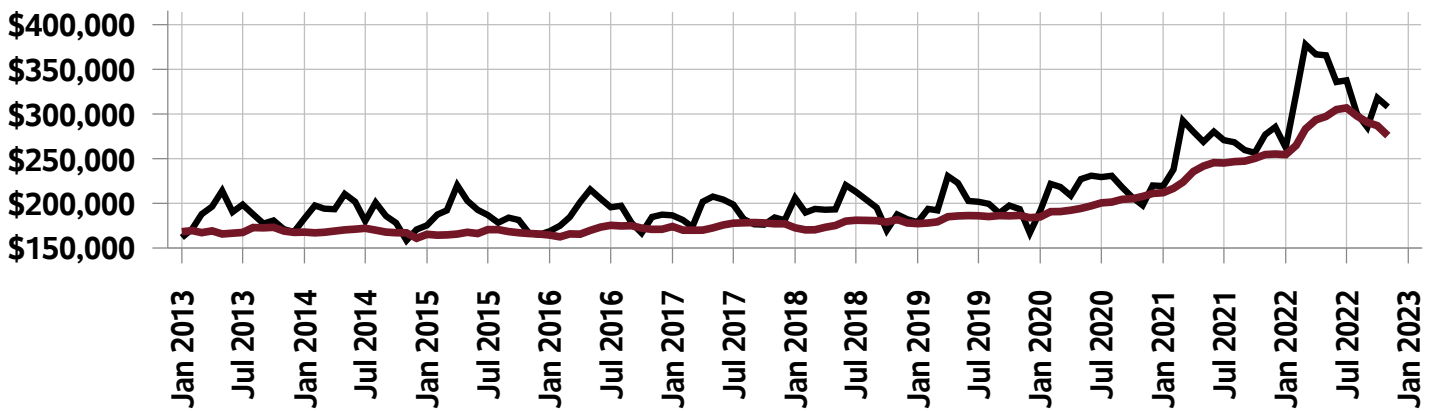
Active Listings (November only)



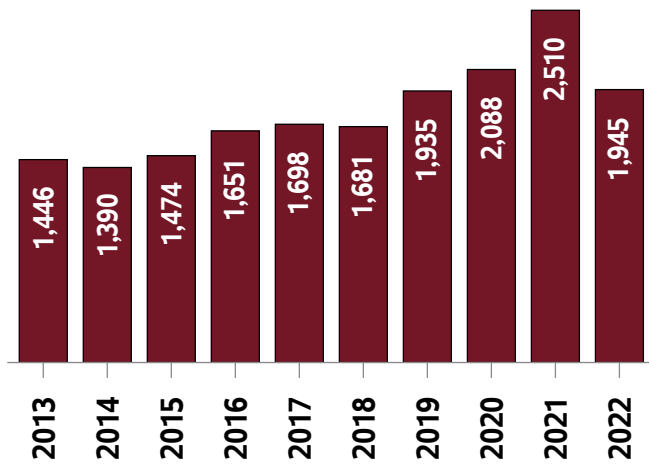
Months of Inventory (November only)



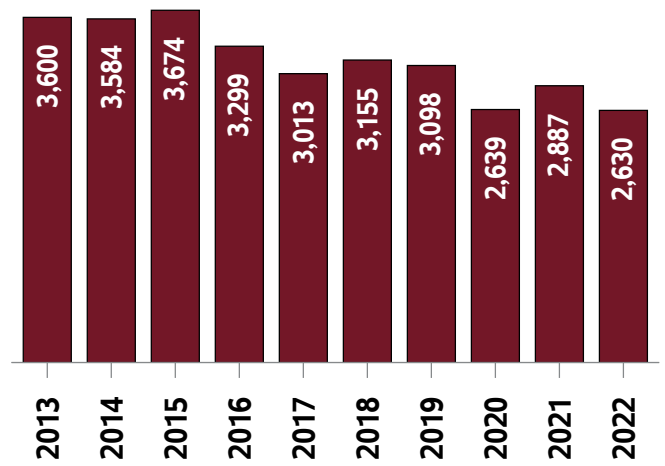
MLS® HPI Single Family Benchmark Price and Average Price



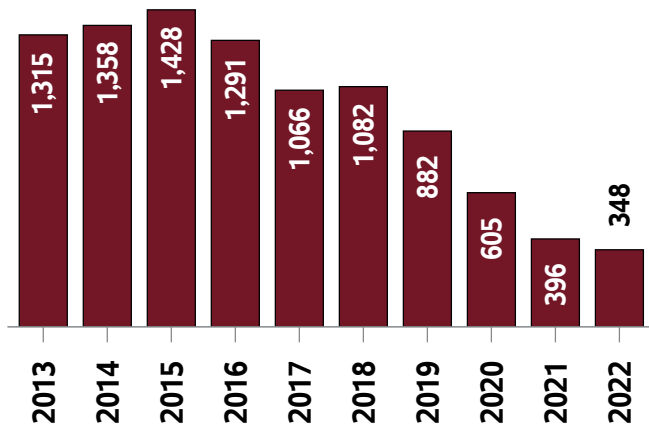
Sales Activity (November Year-to-date)



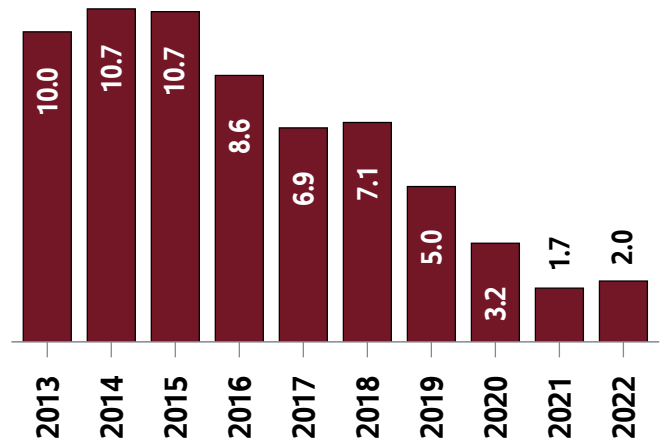
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	5	-37.5%	-50.0%	150.0%	150.0%	0.0%	66.7%
Dollar Volume	\$1,550,700	-23.2%	-14.9%	355.4%	293.1%	144.6%	217.1%
New Listings	11	266.7%	57.1%	57.1%	22.2%	-21.4%	-78.8%
Active Listings	7	75.0%	-41.7%	-56.3%	-82.1%	-90.1%	-95.1%
Sales to New Listings Ratio ¹	45.5	266.7	142.9	28.6	22.2	35.7	5.8
Months of Inventory ²	1.4	0.5	1.2	8.0	19.5	14.2	47.7
Average Price	\$310,140	22.9%	70.2%	82.2%	57.2%	144.6%	90.3%
Median Price	\$231,500	-6.6%	38.0%	36.0%	17.4%	91.3%	48.4%
Sale to List Price Ratio ³	101.9	103.5	98.2	97.4	94.2	93.5	97.4
Median Days on Market	9.0	19.0	25.0	47.5	143.0	76.0	106.0

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	73	-28.4%	-24.0%	-15.1%	10.6%	4.3%	-8.8%
Dollar Volume	\$18,391,133	-14.4%	14.2%	30.5%	75.3%	68.9%	39.1%
New Listings	84	-19.2%	-20.8%	-22.2%	-31.7%	-55.3%	-67.6%
Active Listings ⁴	5	-26.6%	-57.4%	-77.2%	-88.2%	-93.3%	-94.1%
Sales to New Listings Ratio ⁵	86.9	98.1	90.6	79.6	53.7	37.2	30.9
Months of Inventory ⁶	0.8	0.8	1.4	3.0	7.4	12.5	12.2
Average Price	\$251,933	19.5%	50.2%	53.7%	58.5%	62.0%	52.4%
Median Price	\$240,000	23.1%	49.4%	54.1%	60.3%	64.1%	48.7%
Sale to List Price Ratio ⁷	109.4	102.9	97.7	96.5	96.6	96.1	98.0
Median Days on Market	14.0	14.0	26.5	37.5	84.0	96.5	61.5

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.

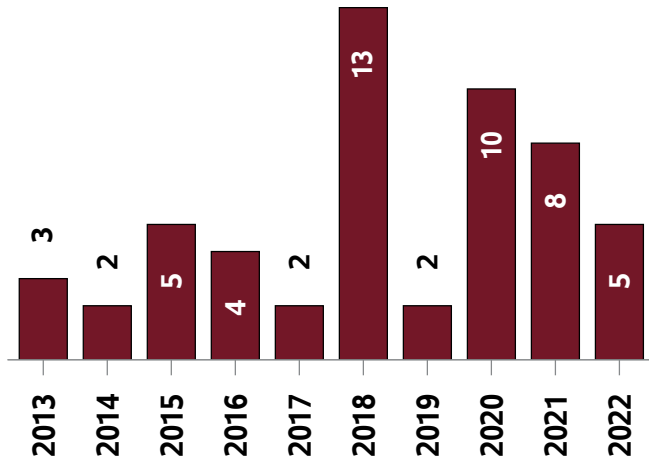
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

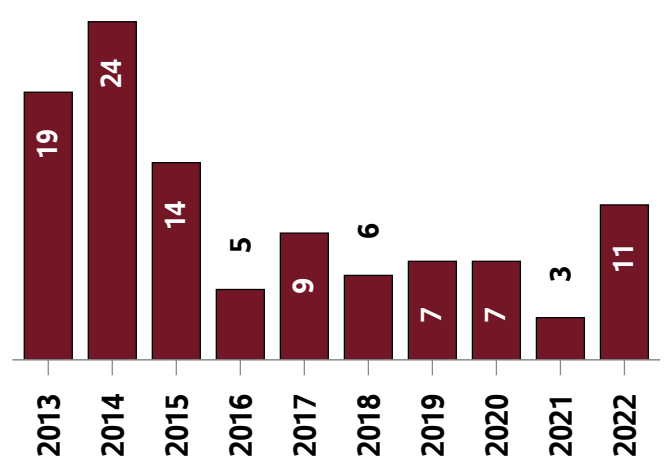
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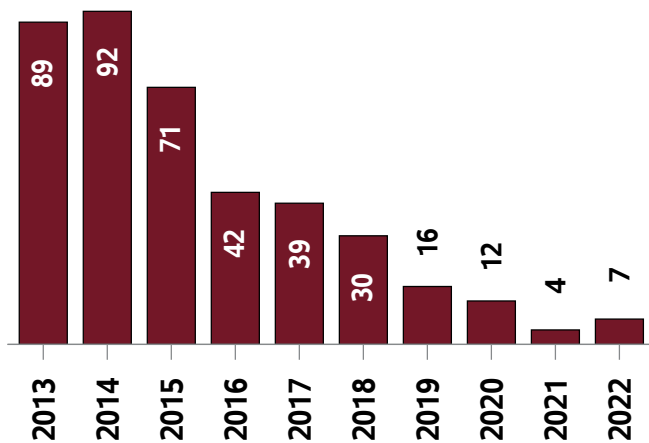
Sales Activity (November only)



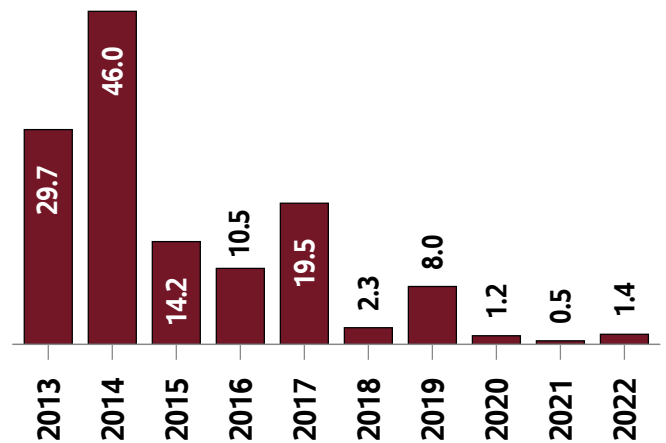
New Listings (November only)



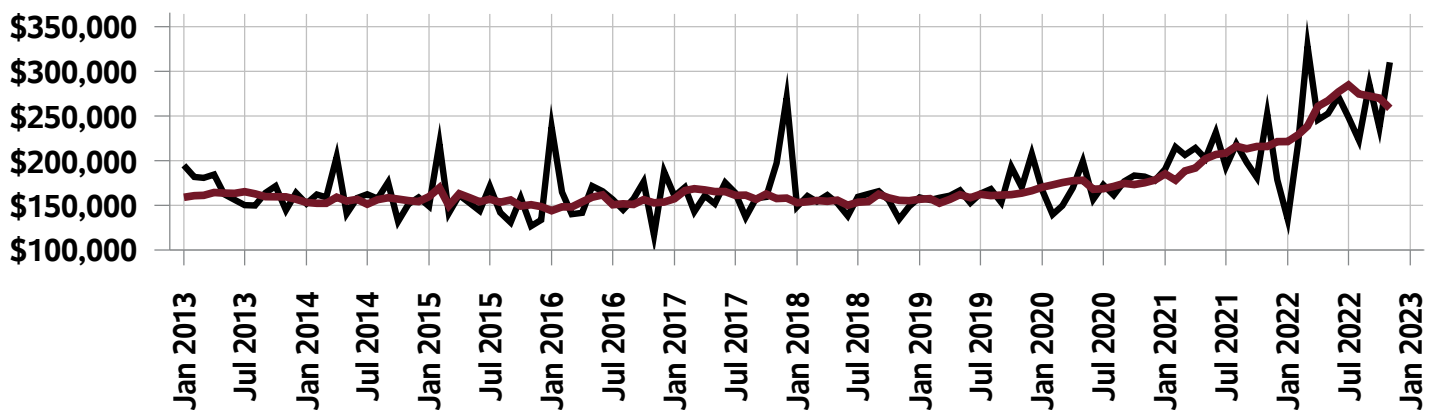
Active Listings (November only)



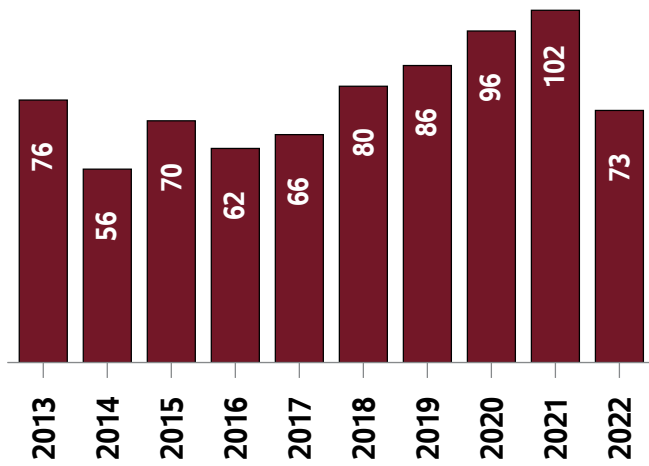
Months of Inventory (November only)



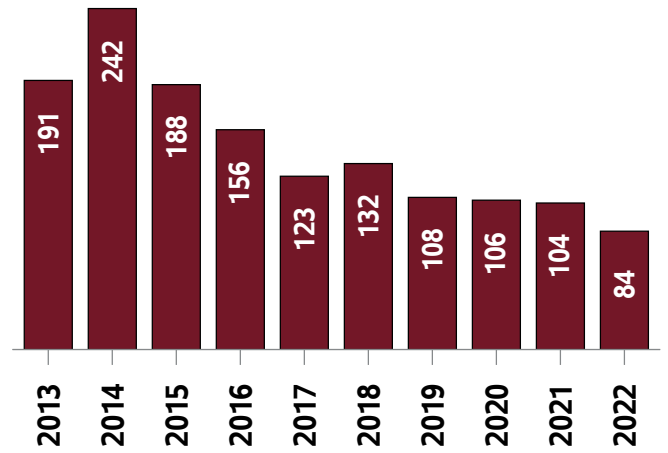
MLS® HPI Apartment Benchmark Price and Average Price



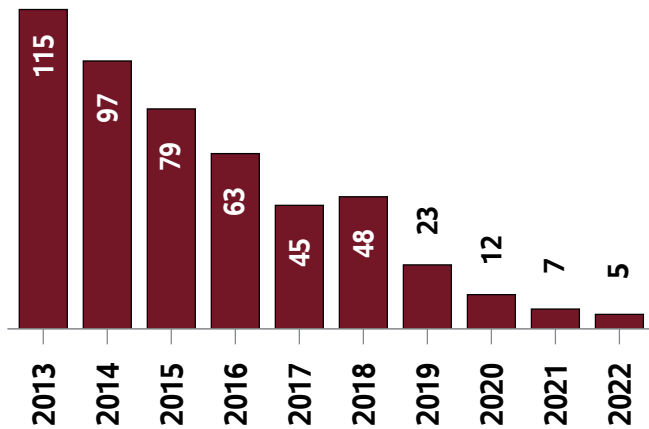
Sales Activity (November Year-to-date)



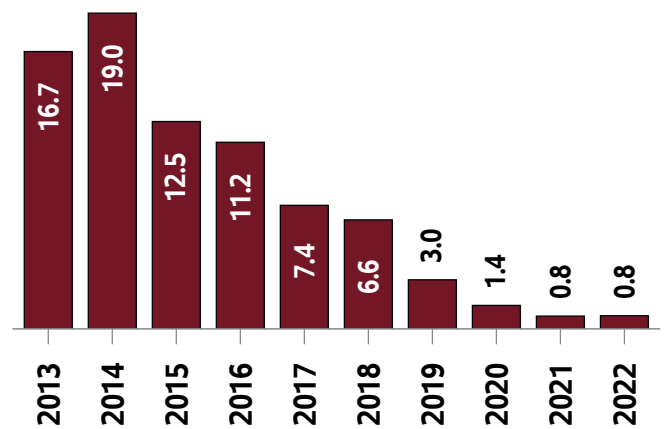
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



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



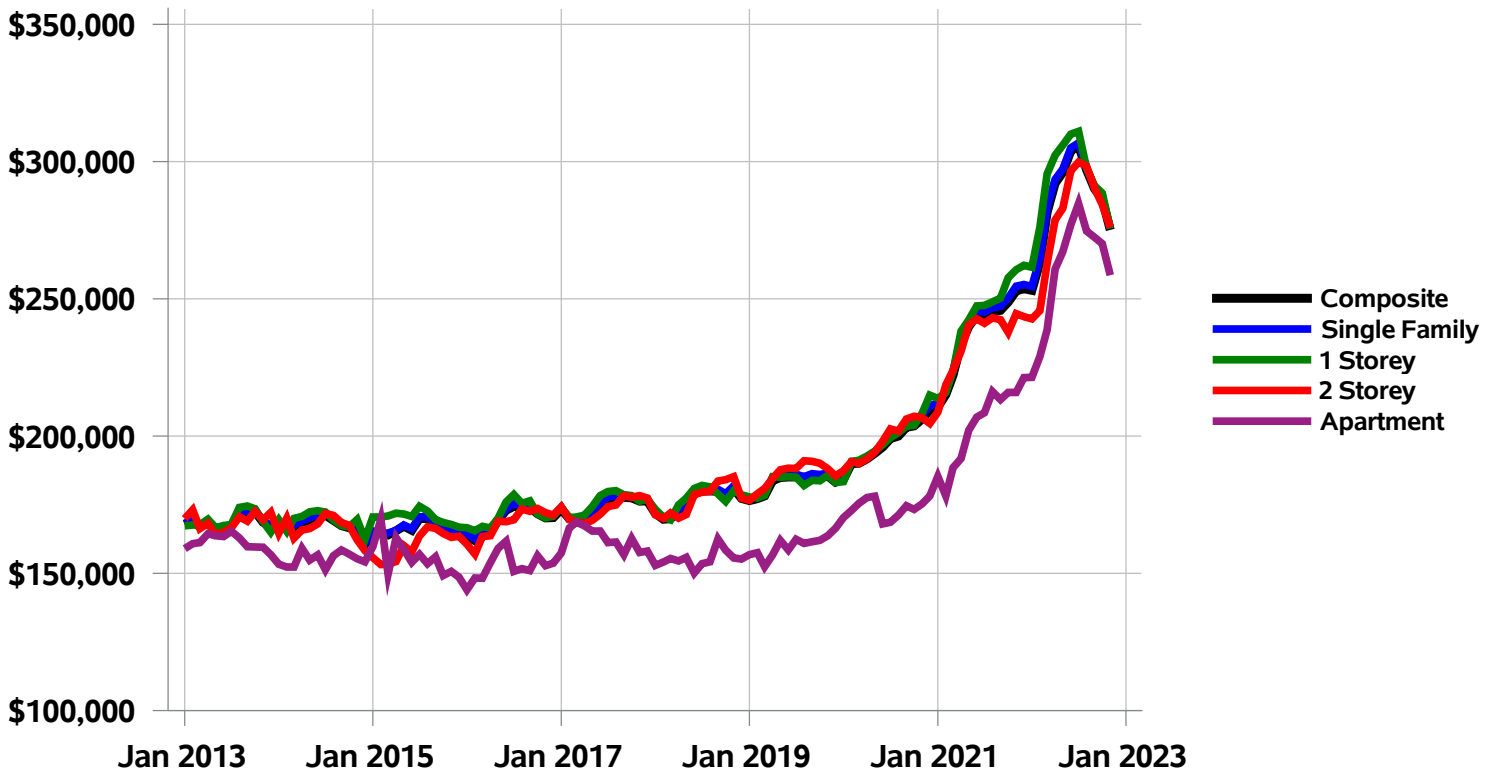
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	November 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$275,100	-3.9	-7.4	-7.1	8.8	48.3	56.0
Single Family	\$275,800	-3.9	-7.4	-7.2	8.3	47.9	55.7
One Storey	\$275,600	-4.5	-7.4	-9.9	5.8	48.4	56.3
Two Storey	\$276,000	-2.9	-7.5	-2.5	12.8	46.7	54.8
Apartment	\$258,600	-4.3	-5.9	-3.2	19.8	58.0	64.1

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.)	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

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

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.)	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