



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





### Fredericton and Region MLS® Residential Market Activity



		Compared to <sup>8</sup>					
Actual	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	96	-41.8%	-33.3%	-3.0%	-2.0%	-18.6%	9.1%
Dollar Volume	\$28,901,600	-34.0%	-2.3%	84.4%	70.5%	54.1%	89.3%
New Listings	88	-7.4%	-15.4%	-10.2%	-34.8%	-52.9%	-45.3%
Active Listings	335	76.3%	-11.4%	-48.9%	-63.1%	-74.5%	-71.8%
Sales to New Listings Ratio 1	109.1	173.7	138.5	101.0	72.6	63.1	54.7
Months of Inventory 2	3.5	1.2	2.6	6.6	9.3	11.1	13.5
Average Price	\$301,058	13.4%	46.6%	90.2%	74.1%	89.5%	73.5%
Median Price	\$260,000	4.0%	38.9%	71.1%	67.7%	77.5%	58.1%
Sale to List Price Ratio <sup>3</sup>	97.5	101.9	96.4	93.9	94.8	91.5	94.4
Median Days on Market	29.0	23.0	37.0	48.0	60.5	87.0	88.5

		Compared to <sup>8</sup>					
Year-to-date	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	2,497	-22.5%	-6.5%	1.4%	12.9%	27.1%	25.0%
Dollar Volume	\$767,454,773	-6.2%	39.0%	65.8%	94.2%	122.5%	115.1%
New Listings	3,292	-9.3%	0.2%	-13.2%	-17.5%	-32.3%	-31.6%
Active Listings 4	415	-8.7%	-37.4%	-58.2%	-68.8%	-76.7%	-72.7%
Sales to New Listings Ratio 5	75.9	88.7	81.3	64.9	55.4	40.4	41.5
Months of Inventory 6	2.0	1.7	3.0	4.8	7.2	10.9	9.1
Average Price	\$307,351	21.0%	48.7%	63.5%	71.9%	75.0%	72.1%
Median Price	\$292,000	21.7%	47.8%	62.0%	69.3%	69.8%	67.8%
Sale to List Price Ratio <sup>7</sup>	105.6	102.1	96.5	94.9	94.4	93.8	94.7
Median Days on Market	17.0	20.0	29.0	44.0	63.0	71.0	58.0

<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.

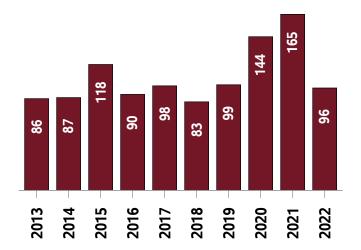
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



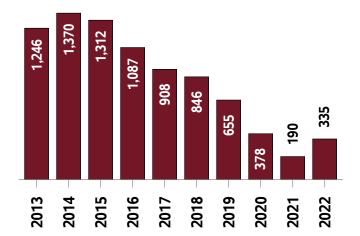
### Fredericton and Region MLS® Residential Market Activity



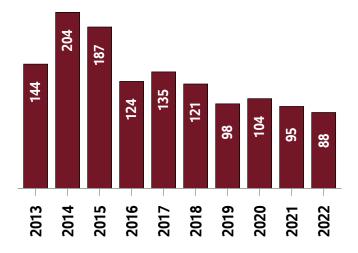
**Sales Activity (December only)** 



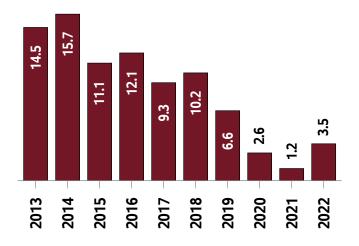
**Active Listings (December only)** 



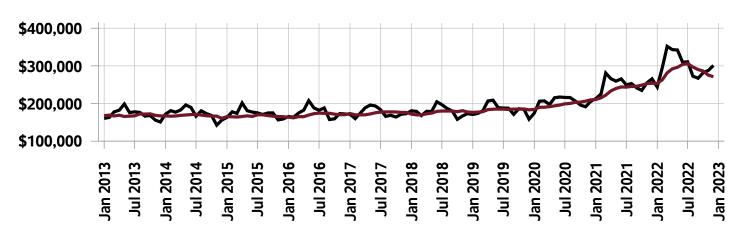
**New Listings (December only)** 



**Months of Inventory (December only)** 



MLS® HPI Composite Benchmark Price and Average Price

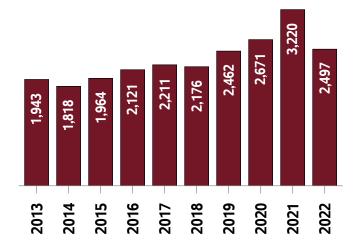




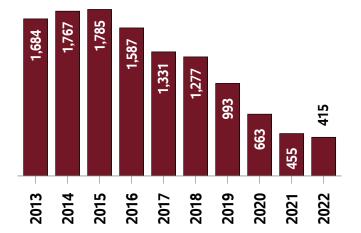
# Fredericton and Region MLS® Residential Market Activity



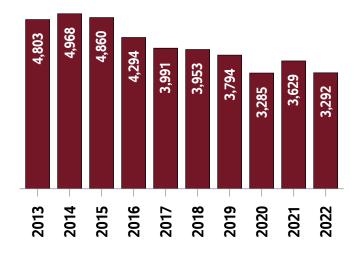
#### Sales Activity (December Year-to-date)



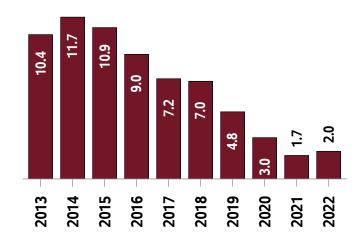
Active Listings (December Year-to-date)



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



Months of Inventory <sup>2</sup>(December 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	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	74	-44.4%	-34.5%	-8.6%	0.0%	-16.9%	-1.3%
Dollar Volume	\$23,589,900	-37.9%	-5.1%	74.6%	76.1%	60.7%	69.9%
New Listings	69	-2.8%	-23.3%	-11.5%	-36.1%	-48.5%	-46.9%
Active Listings	281	83.7%	-13.3%	-51.6%	-60.3%	-72.3%	-67.2%
Sales to New Listings Ratio 1	107.2	187.3	125.6	103.8	68.5	66.4	57.7
Months of Inventory 2	3.8	1.2	2.9	7.2	9.6	11.4	11.4
Average Price	\$318,782	11.7%	44.9%	91.1%	76.1%	93.3%	72.2%
Median Price	\$297,000	13.8%	44.9%	84.6%	88.6%	85.6%	65.0%
Sale to List Price Ratio <sup>3</sup>	98.4	102.3	96.7	93.8	95.2	90.6	94.8
Median Days on Market	33.5	23.0	39.0	49.0	66.5	84.0	87.0

		Compared to <sup>8</sup>					
Year-to-date	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	2,018	-23.6%	-8.3%	0.1%	13.9%	29.1%	30.4%
Dollar Volume	\$671,760,215	-5.7%	39.0%	65.0%	98.1%	127.5%	123.4%
New Listings	2,699	-8.8%	-1.1%	-15.0%	-13.5%	-29.1%	-27.5%
Active Listings 4	344	-8.6%	-40.9%	-59.9%	-66.8%	-75.3%	-70.6%
Sales to New Listings Ratio 5	74.8	89.4	80.7	63.5	56.8	41.0	41.6
Months of Inventory 6	2.0	1.7	3.2	5.1	7.0	10.7	9.1
Average Price	\$332,884	23.5%	51.6%	64.8%	74.0%	76.2%	71.4%
Median Price	\$320,000	23.1%	49.9%	64.1%	73.0%	73.0%	67.8%
Sale to List Price Ratio <sup>7</sup>	105.3	101.8	96.6	95.2	94.7	94.0	95.0
Median Days on Market	17.0	21.0	30.0	45.0	61.0	69.0	58.0

<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.

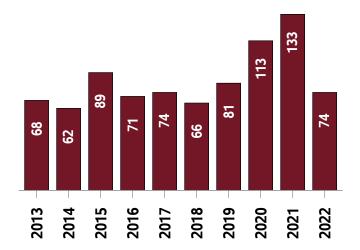
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



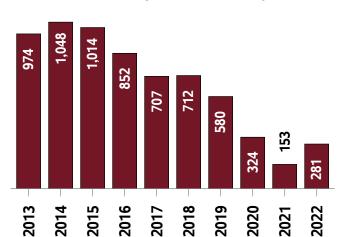
### Fredericton and Region MLS® Single Family Market Activity



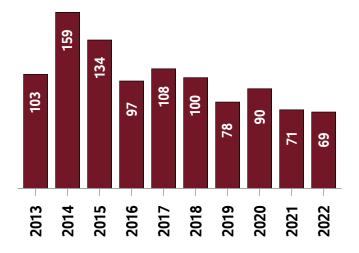
**Sales Activity (December only)** 



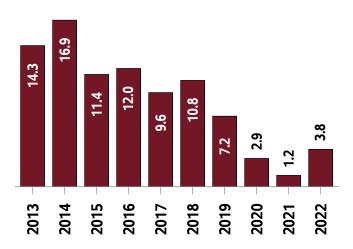
**Active Listings (December only)** 



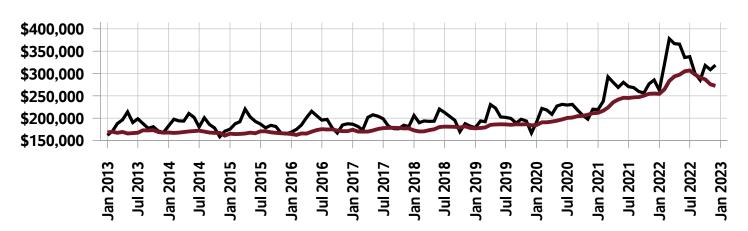
**New Listings (December only)** 



Months of Inventory (December only)



MLS® HPI Single Family Benchmark Price and Average Price

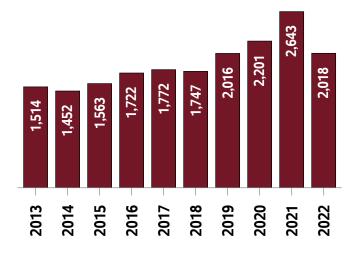




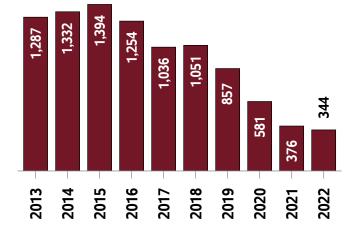
## Fredericton and Region MLS® Single Family Market Activity



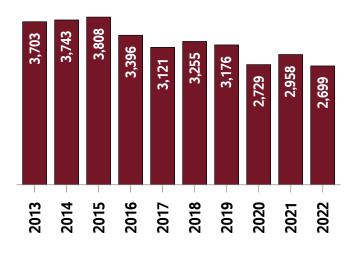
#### Sales Activity (December Year-to-date)



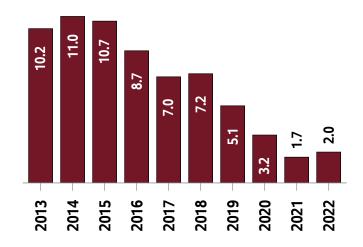
Active Listings (December Year-to-date)



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



Months of Inventory <sup>2</sup>(December 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	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	6	0.0%	-25.0%	200.0%	200.0%	0.0%	500.0%
Dollar Volume	\$2,193,900	104.8%	54.4%	428.7%	305.9%	173.6%	1,407.8%
New Listings	4	0.0%	33.3%	100.0%	33.3%	-55.6%	33.3%
Active Listings	3	50.0%	-50.0%	-76.9%	-90.0%	-95.2%	-97.7%
Sales to New Listings Ratio 1	150.0	150.0	266.7	100.0	66.7	66.7	33.3
Months of Inventory 2	0.5	0.3	0.8	6.5	15.0	10.3	131.0
Average Price	\$365,650	104.8%	105.8%	76.2%	35.3%	173.6%	151.3%
Median Price	\$265,000	39.5%	47.1%	27.7%	-1.9%	86.6%	82.1%
Sale to List Price Ratio <sup>3</sup>	99.3	99.5	97.5	98.6	94.4	95.6	98.4
Median Days on Market	16.5	14.5	23.0	86.5	15.0	58.0	113.0

		Compared to <sup>8</sup>					
Year-to-date	December 2022	December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	79	-26.9%	-24.0%	-10.2%	16.2%	3.9%	-2.5%
Dollar Volume	\$20,585,033	-8.8%	17.5%	41.9%	86.6%	76.1%	54.0%
New Listings	88	-18.5%	-19.3%	-20.0%	-30.2%	-55.3%	-66.4%
Active Listings ⁴	5	-24.7%	-57.0%	-77.2%	-88.3%	-93.5%	-94.5%
Sales to New Listings Ratio 5	89.8	100.0	95.4	80.0	54.0	38.6	30.9
Months of Inventory 6	0.8	0.8	1.4	3.0	7.6	12.3	13.7
Average Price	\$260,570	24.7%	54.7%	58.0%	60.6%	69.4%	57.9%
Median Price	\$242,000	24.5%	49.4%	53.9%	61.3%	66.0%	51.3%
Sale to List Price Ratio <sup>7</sup>	108.6	102.7	97.7	96.5	96.5	96.1	98.0
Median Days on Market	14.0	14.0	25.5	37.5	83.5	94.5	63.0

<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.

 $<sup>^{\</sup>rm 5}$  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.

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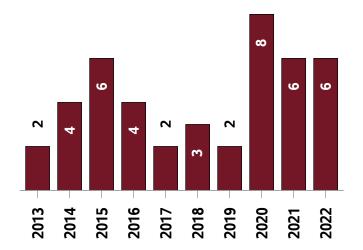
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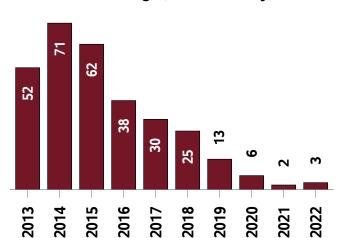
### Fredericton and Region MLS® Apartment Market Activity



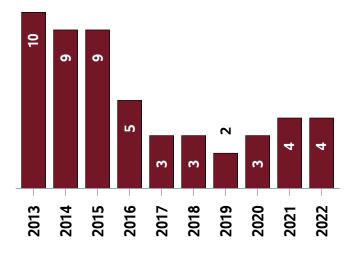
**Sales Activity (December only)** 



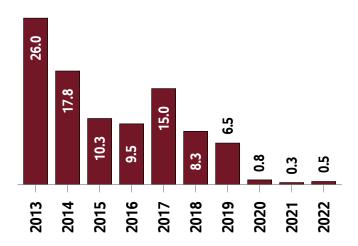
**Active Listings (December only)** 



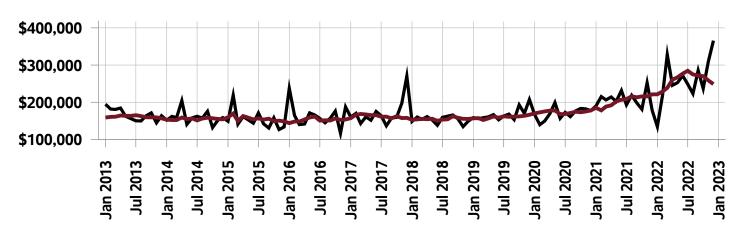
**New Listings (December only)** 



**Months of Inventory (December only)** 



MLS® HPI Apartment Benchmark Price and Average Price

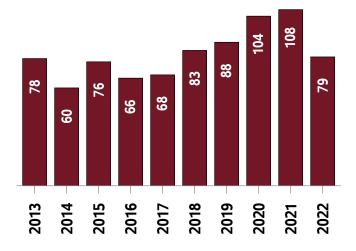




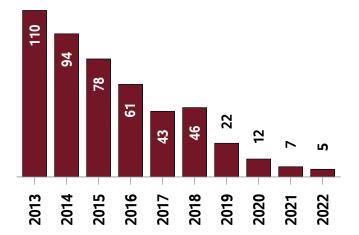
### Fredericton and Region MLS® Apartment Market Activity



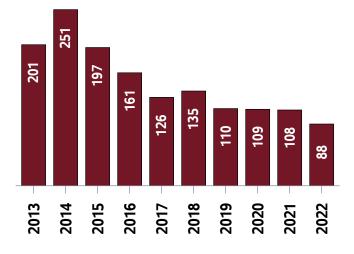
#### Sales Activity (December Year-to-date)



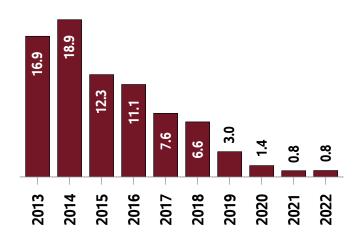
Active Listings (December Year-to-date)



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



Months of Inventory <sup>2</sup>(December 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.

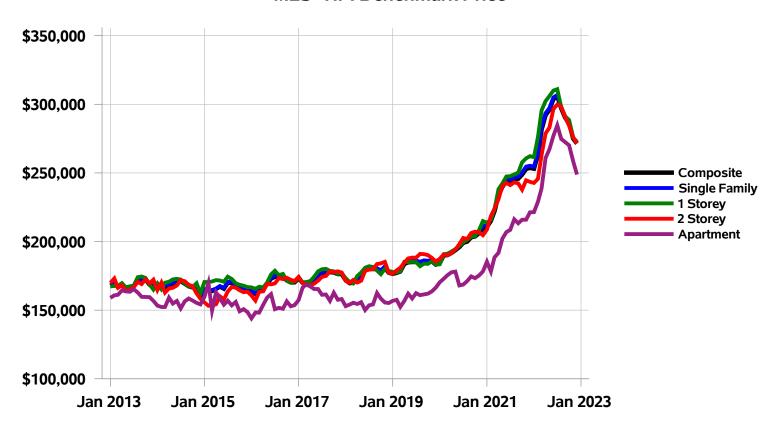


# Fredericton and Region MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	December 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$271,400	-1.3	-6.4	-10.7	7.0	48.1	53.9		
Single Family	\$272,300	-1.3	-6.4	-10.7	6.7	48.1	53.7		
One Storey	\$272,700	-1.1	-6.4	-12.0	4.0	48.9	54.1		
Two Storey	\$271,600	-1.6	-6.4	-8.4	11.5	46.4	53.1		
Apartment	\$248,800	-3.8	-8.7	-10.2	12.4	49.5	57.4		

#### 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