



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report January 2023





Fredericton and Region MLS® Residential Market Activity



		Compared to ⁸					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	98	-13.3%	-27.9%	-23.4%	10.1%	-3.0%	-1.0%
Dollar Volume	\$25,263,000	-8.3%	-12.8%	13.4%	57.2%	51.2%	59.2%
New Listings	161	20.1%	1.3%	-32.4%	-44.5%	-50.0%	-56.6%
Active Listings	340	78.0%	-8.4%	-51.6%	-65.3%	-74.9%	-74.0%
Sales to New Listings Ratio 1	60.9	84.3	85.5	53.8	30.7	31.4	26.7
Months of Inventory ²	3.5	1.7	2.7	5.5	11.0	13.4	13.2
Average Price	\$257,786	5.7%	21.0%	48.1%	42.7%	55.9%	60.8%
Median Price	\$221,500	8.0%	15.1%	34.9%	28.8%	31.1%	38.4%
Sale to List Price Ratio ³	98.0	103.4	96.5	93.9	93.8	94.1	94.5
Median Days on Market	29.0	28.0	43.0	54.0	75.0	84.0	70.0

Source: Canadian MLS® Systems, CREA

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.

 $^{^{\}rm 5}$ 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.

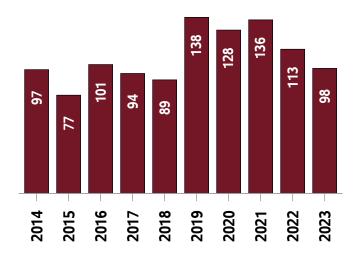
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Fredericton and Region MLS® Residential Market Activity



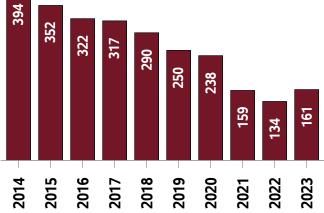
Sales Activity (January only)



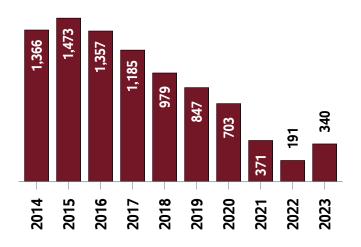
Active Listings (January only)

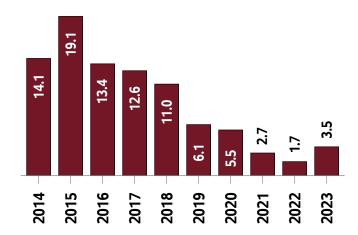


New Listings (January only)

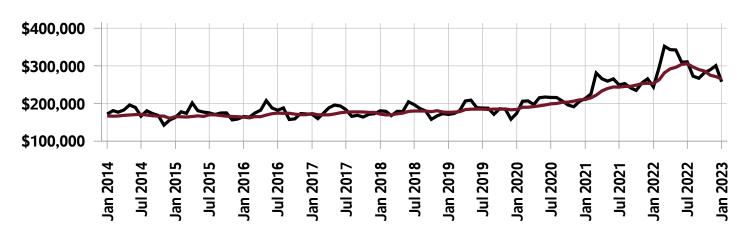


Months of Inventory (January only)





MLS® HPI Composite Benchmark Price and Average Price





Fredericton and Region MLS® Single Family Market Activity



		Compared to ⁸					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	75	-16.7%	-33.6%	-25.7%	10.3%	-7.4%	0.0%
Dollar Volume	\$21,611,000	-8.5%	-12.8%	11.7%	54.2%	58.1%	78.2%
New Listings	130	19.3%	2.4%	-33.7%	-40.6%	-45.6%	-53.9%
Active Listings	295	91.6%	-7.2%	-52.3%	-61.4%	-71.7%	-68.7%
Sales to New Listings Ratio 1	57.7	82.6	89.0	51.5	31.1	33.9	26.6
Months of Inventory ²	3.9	1.7	2.8	6.1	11.2	12.9	12.5
Average Price	\$288,147	9.8%	31.4%	50.5%	39.8%	70.8%	78.2%
Median Price	\$265,000	10.4%	29.0%	44.0%	34.9%	56.8%	65.6%
Sale to List Price Ratio ³	97.0	103.3	96.6	94.6	94.0	94.0	93.8
Median Days on Market	36.0	27.5	44.0	65.0	73.5	82.0	61.0

Source: Canadian MLS® Systems, CREA

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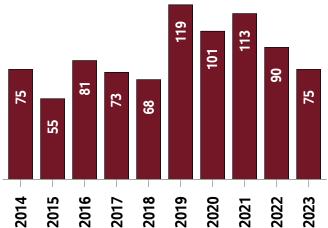
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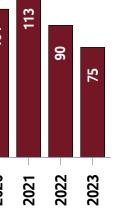
Fredericton and Region **MLS® Single Family Market Activity**



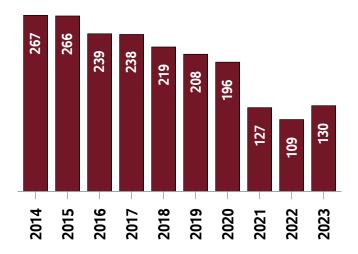
Sales Activity (January only)



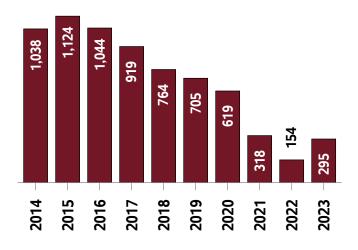
Active Listings (January only)

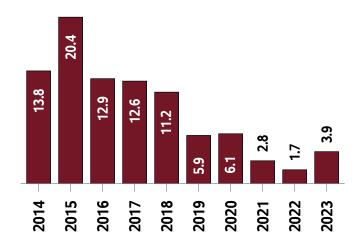


New Listings (January only)

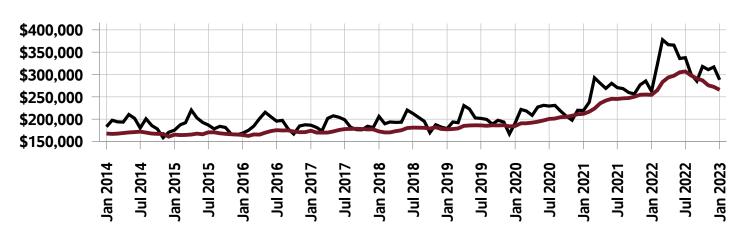


Months of Inventory (January only)





MLS® HPI Single Family Benchmark Price and Average Price





Fredericton and Region MLS® Apartment Market Activity



		Compared to ⁸					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	2	-33.3%	-77.8%	-71.4%	-33.3%	-33.3%	-60.0%
Dollar Volume	\$471,900	17.0%	-72.5%	-59.6%	5.9%	-33.8%	-51.6%
New Listings	5	66.7%	-16.7%	-44.4%	-76.2%	-64.3%	-72.2%
Active Listings	5	150.0%	66.7%	-61.5%	-87.8%	-92.2%	-96.4%
Sales to New Listings Ratio 1	40.0	100.0	150.0	77.8	14.3	21.4	27.8
Months of Inventory ²	2.5	0.7	0.3	1.9	13.7	21.3	27.6
Average Price	\$235,950	75.4%	23.9%	41.2%	58.9%	-0.7%	21.1%
Median Price	\$235,950	76.1%	34.8%	38.8%	52.7%	-5.2%	18.6%
Sale to List Price Ratio ³	102.6	99.3	101.1	96.5	97.5	95.1	99.4
Median Days on Market	17.0	36.0	16.0	50.0	108.0	49.0	71.0

Source: Canadian MLS® Systems, CREA

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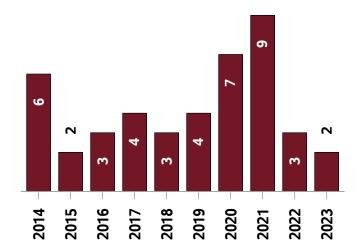
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Fredericton and Region MLS® Apartment Market Activity



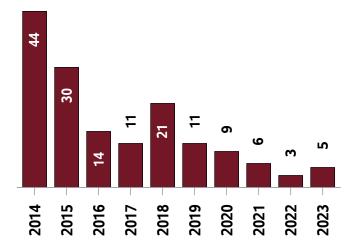
Sales Activity (January only)



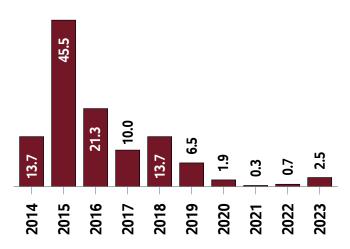
Active Listings (January only)



New Listings (January only)

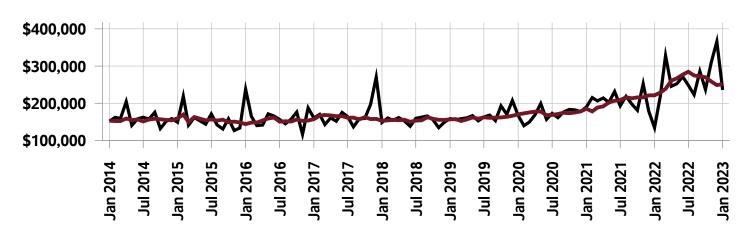


Months of Inventory (January only)



MLS® HPI Apartment Benchmark Price and Average Price

2022



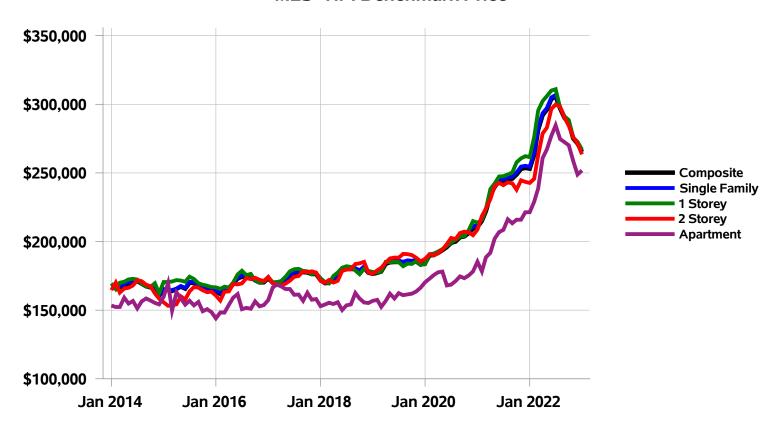


Fredericton and Region MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	January 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$265,200	-2.3	-7.3	-13.3	4.8	44.0	54.4	
Single Family	\$265,700	-2.4	-7.4	-13.4	4.4	43.8	53.9	
One Storey	\$267,000	-2.1	-7.5	-14.1	2.1	45.6	54.1	
Two Storey	\$263,500	-3.0	-7.3	-12.1	8.6	40.6	53.8	
Apartment	\$251,800	1.2	-6.8	-11.6	13.7	47.9	64.7	

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