



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





Fredericton and Region MLS® Residential Market Activity



		Compared to °					
Actual	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	115	-23.8%	-36.8%	-14.8%	7.5%	-1.7%	-11.5%
Dollar Volume	\$35,807,383	-20.1%	-12.7%	28.8%	86.9%	87.1%	68.8%
New Listings	177	-10.6%	-25.6%	-25.0%	-38.1%	-49.7%	-55.9%
Active Listings	348	61.1%	-14.5%	-52.9%	-68.0%	-76.3%	-76.3%
Sales to New Listings Ratio 1	65.0	76.3	76.5	57.2	37.4	33.2	32.4
Months of Inventory 2	3.0	1.4	2.2	5.5	10.2	12.5	11.3
Average Price	\$311,369	5.0%	38.2%	51.2%	73.9%	90.3%	90.8%
Median Price	\$305,000	10.9%	37.7%	51.4%	78.9%	90.6%	75.6%
Sale to List Price Ratio ³	99.1	107.5	99.4	95.5	94.7	92.6	94.1
Median Days on Market	23.0	15.0	20.0	31.0	77.0	104.0	63.5

			Compared to ⁸				
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	214	-18.9%	-32.7%	-18.6%	9.2%	-1.8%	-6.6%
Dollar Volume	\$61,215,383	-15.4%	-12.5%	22.2%	73.8%	70.8%	65.1%
New Listings	336	1.2%	-15.4%	-29.1%	-41.7%	-50.1%	-56.5%
Active Listings 4	342	68.1%	-12.1%	-52.6%	-66.9%	-75.8%	-75.4%
Sales to New Listings Ratio 5	63.7	79.5	80.1	55.5	34.0	32.3	29.7
Months of Inventory 6	3.2	1.5	2.4	5.5	10.5	13.0	12.1
Average Price	\$286,053	4.4%	30.0%	50.2%	59.2%	74.0%	76.6%
Median Price	\$252,500	3.2%	20.6%	36.5%	47.4%	55.7%	48.5%
Sale to List Price Ratio ⁷	98.6	105.8	98.2	94.8	94.3	93.3	94.3
Median Days on Market	26.0	18.0	26.5	43.0	75.5	92.0	66.0

¹ Sales / new listings * 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

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.

 $^{^{\}scriptscriptstyle 5}$ 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.

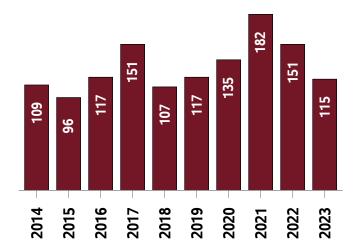
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



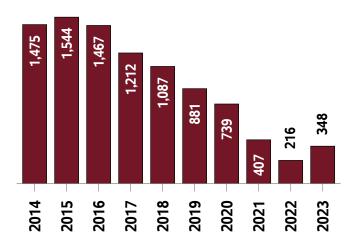
Fredericton and Region MLS® Residential Market Activity



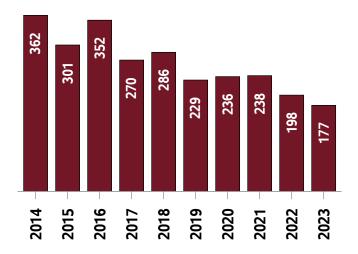
Sales Activity (February only)



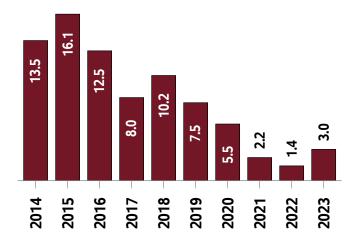
Active Listings (February only)



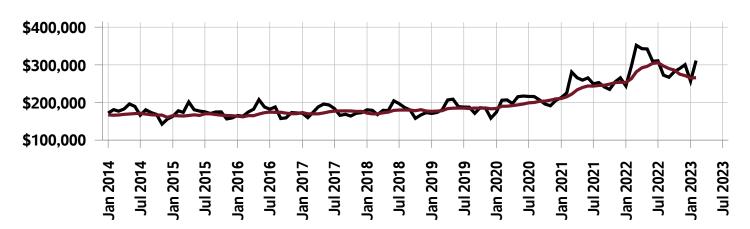
New Listings (February only)



Months of Inventory (February only)



MLS® HPI Composite Benchmark Price and Average Price

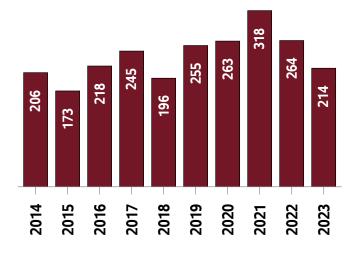




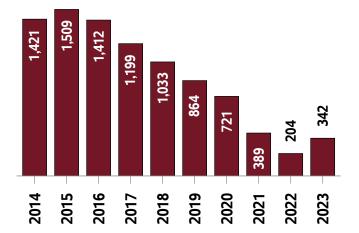
Fredericton and Region MLS® Residential Market Activity



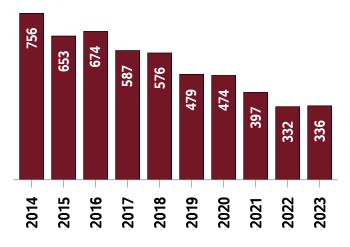
Sales Activity (February Year-to-date)



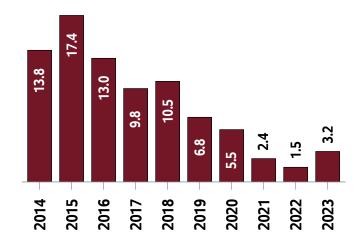
Active Listings (February Year-to-date)



New Listings (February Year-to-date)



Months of Inventory ²(February 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.



Fredericton and Region MLS® Single Family Market Activity



		Compared to ⁸					
Actual	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	87	-26.9%	-44.6%	-17.1%	6.1%	-8.4%	-17.1%
Dollar Volume	\$29,563,850	-22.9%	-20.9%	27.0%	90.0%	77.9%	64.2%
New Listings	126	-21.7%	-37.0%	-36.7%	-45.7%	-53.3%	-60.7%
Active Listings	291	65.3%	-15.7%	-55.7%	-66.0%	-74.2%	-73.0%
Sales to New Listings Ratio 1	69.0	73.9	78.5	52.8	35.3	35.2	32.7
Months of Inventory 2	3.3	1.5	2.2	6.3	10.5	11.9	10.3
Average Price	\$339,814	5.5%	42.8%	53.2%	79.1%	94.3%	98.2%
Median Price	\$347,000	15.7%	48.9%	60.6%	96.6%	104.1%	95.5%
Sale to List Price Ratio ³	98.3	107.0	99.3	95.4	94.5	92.4	94.0
Median Days on Market	28.0	15.0	20.0	33.0	74.0	86.0	60.0

			Compared to °				
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	163	-22.0%	-39.6%	-20.9%	8.7%	-7.4%	-9.4%
Dollar Volume	\$51,319,850	-17.2%	-17.4%	20.4%	73.5%	69.4%	70.3%
New Listings	256	-5.2%	-21.7%	-35.2%	-43.2%	-49.7%	-57.5%
Active Listings ⁴	293	77.3%	-11.8%	-54.2%	-63.9%	-73.1%	-71.0%
Sales to New Listings Ratio 5	63.7	77.4	82.6	52.2	33.3	34.6	29.9
Months of Inventory 6	3.6	1.6	2.5	6.2	10.8	12.3	11.2
Average Price	\$314,846	6.2%	36.8%	52.1%	59.7%	83.0%	88.1%
Median Price	\$324,000	15.7%	46.9%	62.0%	73.0%	90.6%	87.8%
Sale to List Price Ratio 7	97.7	105.4	98.1	95.0	94.3	93.1	93.9
Median Days on Market	35.0	17.0	28.0	44.0	73.5	83.0	60.5

¹ Sales / new listings * 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

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.

 $^{^{\}scriptscriptstyle 5}$ 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.

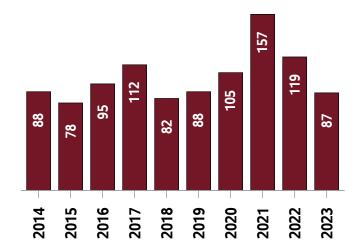
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



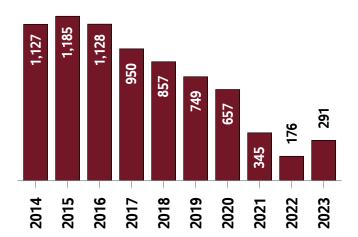
Fredericton and Region MLS® Single Family Market Activity



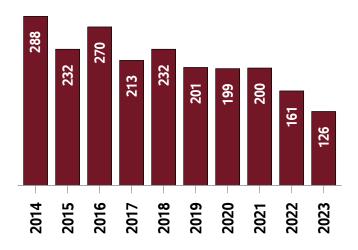
Sales Activity (February only)



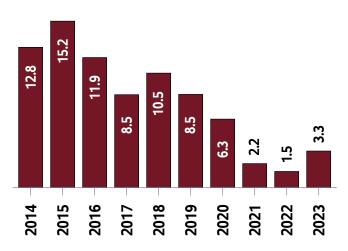
Active Listings (February only)



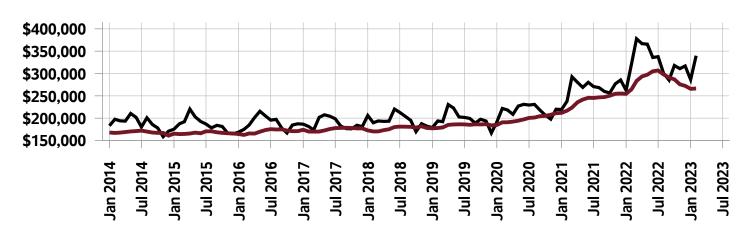
New Listings (February only)



Months of Inventory (February only)



MLS® HPI Single Family Benchmark Price and Average Price

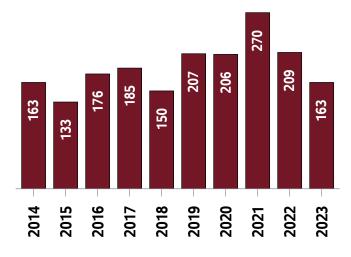




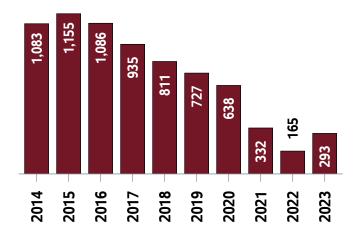
Fredericton and Region MLS® Single Family Market Activity



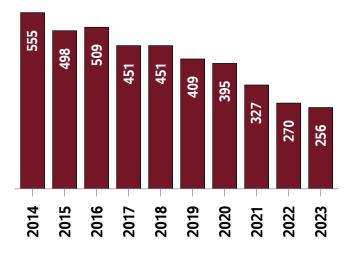
Sales Activity (February Year-to-date)



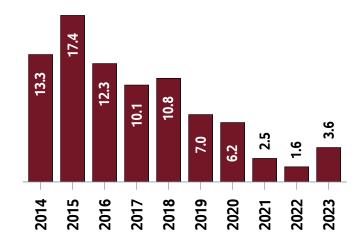
Active Listings ¹(February Year-to-date)



New Listings (February Year-to-date)



Months of Inventory ²(February 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.



Fredericton and Region MLS® Apartment Market Activity



		Compared to °					
Actual	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	11	83.3%	1,000.0%	57.1%	37.5%	175.0%	37.5%
Dollar Volume	\$3,020,600	129.5%	1,303.3%	208.8%	135.3%	358.4%	107.7%
New Listings	18	80.0%	157.1%	350.0%	28.6%	-37.9%	63.6%
Active Listings	10	100.0%	25.0%	25.0%	-77.8%	-88.0%	-92.5%
Sales to New Listings Ratio 1	61.1	60.0	14.3	175.0	57.1	13.8	72.7
Months of Inventory 2	0.9	0.8	8.0	1.1	5.6	20.8	16.8
Average Price	\$274,600	25.2%	27.6%	96.5%	71.2%	66.7%	51.1%
Median Price	\$279,300	18.9%	29.8%	101.7%	75.4%	83.7%	62.9%
Sale to List Price Ratio ³	100.3	116.8	107.7	96.2	97.7	95.4	98.1
Median Days on Market	14.0	12.0	18.0	22.0	52.5	129.5	87.0

			Compared to ⁸				
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	13	44.4%	30.0%	-7.1%	18.2%	85.7%	0.0%
Dollar Volume	\$3,492,500	103.1%	81.0%	62.6%	102.0%	154.6%	43.8%
New Listings	23	76.9%	76.9%	76.9%	-34.3%	-46.5%	-20.7%
Active Listings 4	8	114.3%	36.4%	-28.6%	-82.6%	-89.8%	-94.5%
Sales to New Listings Ratio 5	56.5	69.2	76.9	107.7	31.4	16.3	44.8
Months of Inventory 6	1.2	0.8	1.1	1.5	7.8	21.0	20.9
Average Price	\$268,654	40.6%	39.2%	75.1%	70.9%	37.1%	43.8%
Median Price	\$249,900	60.2%	39.8%	69.5%	60.2%	35.8%	42.8%
Sale to List Price Ratio ⁷	100.7	111.0	101.7	96.3	97.7	95.3	98.6
Median Days on Market	14.0	13.0	17.0	32.0	102.0	72.0	77.0

¹ Sales / new listings * 100; compared to levels from previous periods.

Source: Canadian MLS® Systems, CREA

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.

 $^{^{\}scriptscriptstyle 5}$ 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.

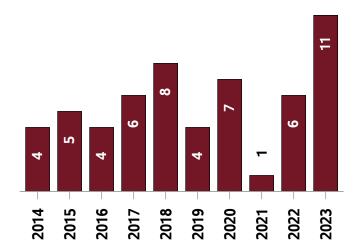
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



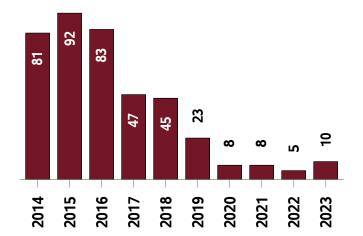
Fredericton and Region MLS® Apartment Market Activity



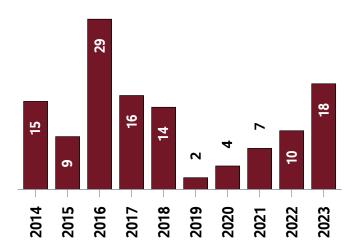
Sales Activity (February only)



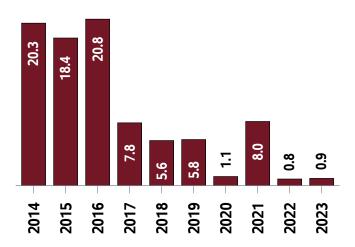
Active Listings (February only)



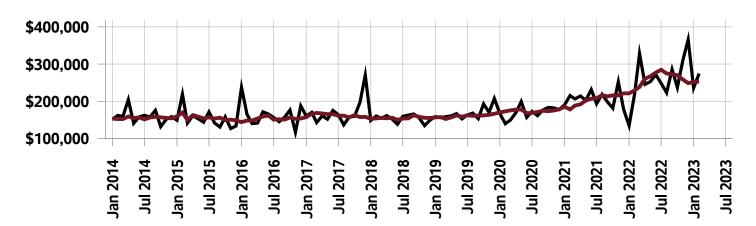
New Listings (February only)



Months of Inventory (February only)



MLS® HPI Apartment Benchmark Price and Average Price

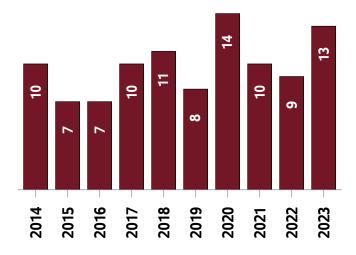




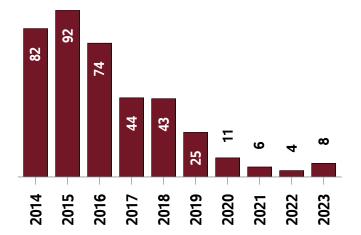
Fredericton and Region MLS® Apartment Market Activity



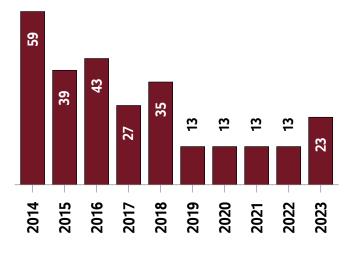
Sales Activity (February Year-to-date)



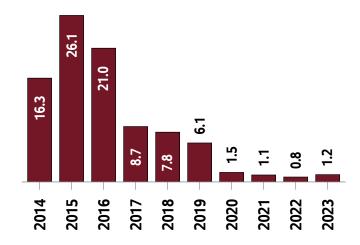
Active Listings ¹(February Year-to-date)



New Listings (February Year-to-date)



Months of Inventory ²(February 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.



Fredericton and Region MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	February 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$265,800	0.2	-3.4	-10.5	0.9	39.9	56.6	
Single Family	\$266,400	0.3	-3.4	-10.5	0.6	39.7	56.4	
One Storey	\$267,600	0.2	-2.9	-10.1	-3.1	40.3	57.0	
Two Storey	\$264,300	0.3	-4.2	-11.4	7.6	38.6	55.5	
Apartment	\$253,000	0.5	-2.2	-7.9	10.5	46.3	64.2	

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