



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







		Compared to <sup>®</sup>					
Actual	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	161	14.2%	-29.4%	-24.1%	1.3%	11.8%	37.6%
Dollar Volume	\$43,744,200	6.8%	-24.7%	7.8%	64.8%	75.3%	139.9%
New Listings	167	-7.2%	-15.2%	-13.0%	-27.1%	-28.6%	-35.3%
Active Listings	407	-8.3%	28.8%	-19.4%	-61.7%	-69.5%	-73.8%
Sales to New Listings Ratio <sup>1</sup>	96.4	78.3	115.7	110.4	69.4	61.5	45.3
Months of Inventory <sup>2</sup>	2.5	3.1	1.4	2.4	6.7	9.3	13.3
Average Price	\$271,703	-6.4%	6.6%	42.0%	62.7%	56.8%	74.3%
Median Price	\$242,000	-13.6%	-3.2%	42.4%	52.2%	44.5%	59.2%
Sale to List Price Ratio <sup>3</sup>	99.6	97.8	103.5	96.4	93.9	93.2	93.6
Median Days on Market	26.0	29.0	23.0	28.0	65.0	90.0	58.0

			Compared to <sup>a</sup>				
Year-to-date	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	2,115	-11.8%	-30.8%	-16.3%	1.1%	4.1%	13.9%
Dollar Volume	\$669,757,657	-9.2%	-13.5%	28.2%	74.7%	83.1%	104.4%
New Listings	2,836	-11.3%	-19.8%	-10.8%	-26.0%	-32.0%	-39.1%
Active Listings <sup>4</sup>	451	7.0%	-5.9%	-34.5%	-65.7%	-72.4%	-73.8%
Sales to New Listings Ratio $\degree$	74.6	75.0	86.5	79.4	54.6	48.7	39.9
Months of Inventory	2.3	1.9	1.7	3.0	6.9	8.8	10.2
Average Price	\$316,670	2.9%	25.0%	53.1%	72.8%	75.8%	79.4%
Median Price	\$300,000	1.7%	25.0%	51.3%	70.5%	72.9%	72.4%
Sale to List Price Ratio <sup>7</sup>	100.5	106.0	102.1	96.5	94.6	94.2	94.8
Median Days on Market	20.0	17.0	20.0	29.0	71.0	73.0	61.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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

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

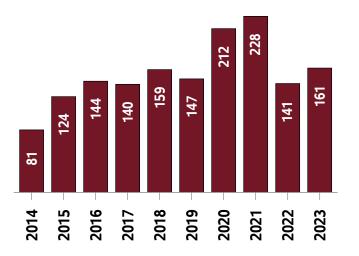
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



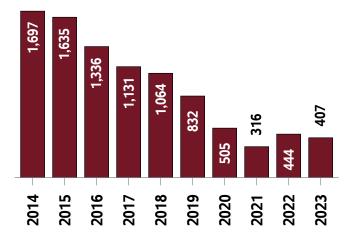
### Fredericton and Region MLS® Residential Market Activity



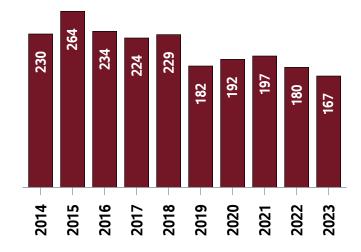
#### Sales Activity (November only)



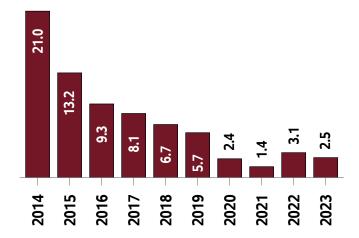
**Active Listings (November only)** 



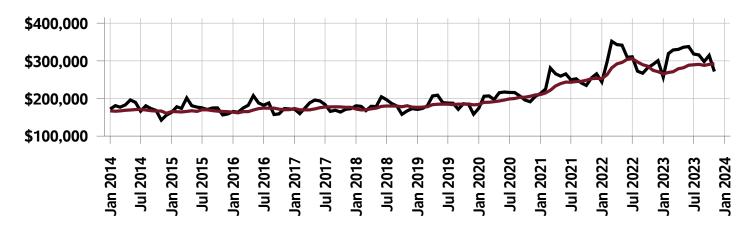
New Listings (November only)



Months of Inventory (November only)



#### MLS® HPI Composite Benchmark Price and Average Price





2014

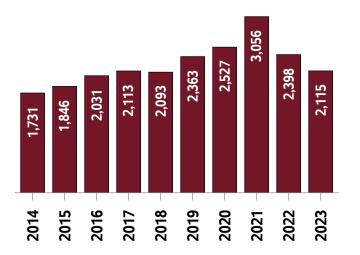
2015

2016

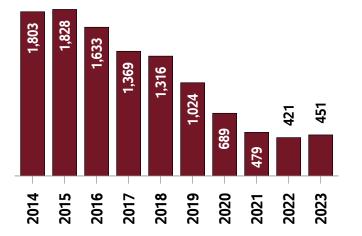
2017



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



Active Listings <sup>1</sup>(November Year-to-date)



4,764 4,673 4,170 4,170 3,856 3,832 3,836 3,832 3,181 3,181 3,181 3,181 3,534 3,534 2,836

Months of Inventory <sup>2</sup>(November Year-to-date)

2019

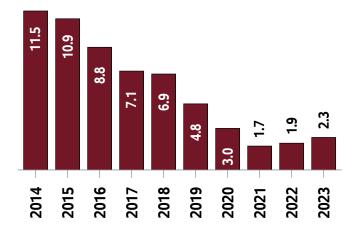
2020

2022

2021

2023

2018



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

Source: Canadian MLS® Systems, CREA





		Compared to <sup>*</sup>					
Actual	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	127	12.4%	-29.1%	-22.6%	3.3%	7.6%	42.7%
Dollar Volume	\$36,216,800	3.1%	-26.9%	11.7%	57.0%	66.1%	138.1%
New Listings	135	-8.2%	-16.1%	-13.5%	-28.2%	-26.2%	-29.3%
Active Listings	341	-7.3%	29.7%	-19.8%	-61.6%	-67.8%	-71.3%
Sales to New Listings Ratio <sup>1</sup>	94.1	76.9	111.2	105.1	65.4	64.5	46.6
Months of Inventory <sup>2</sup>	2.7	3.3	1.5	2.6	7.2	9.0	13.4
Average Price	\$285,172	-8.3%	3.0%	44.2%	52.0%	54.4%	66.8%
Median Price	\$264,000	-16.2%	-2.2%	48.5%	44.5%	46.7%	62.0%
Sale to List Price Ratio <sup>3</sup>	99.3	96.9	103.9	96.6	94.2	93.1	94.1
Median Days on Market	26.0	34.0	21.0	29.0	66.0	96.5	60.0

			Compared to <sup>°</sup>				
Year-to-date	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	1,694	-12.8%	-32.5%	-18.9%	0.8%	2.6%	17.2%
Dollar Volume	\$577,047,483	-10.9%	-14.5%	25.8%	71.8%	81.4%	110.5%
New Listings	2,289	-12.8%	-20.7%	-13.3%	-27.4%	-30.6%	-36.4%
Active Listings <sup>⁴</sup>	375	7.5%	-5.5%	-38.0%	-65.4%	-71.0%	-71.5%
Sales to New Listings Ratio $^{\circ}$	74.0	74.0	87.0	79.1	53.3	50.0	40.2
Months of Inventory	2.4	2.0	1.7	3.2	7.1	8.6	10.0
Average Price	\$340,642	2.1%	26.8%	55.1%	70.5%	76.8%	79.7%
Median Price	\$330,000	2.7%	26.9%	54.2%	72.3%	78.4%	77.4%
Sale to List Price Ratio <sup>7</sup>	100.4	105.6	101.8	96.6	94.9	94.4	95.0
Median Days on Market	21.0	17.0	20.0	30.0	71.0	72.0	61.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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

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

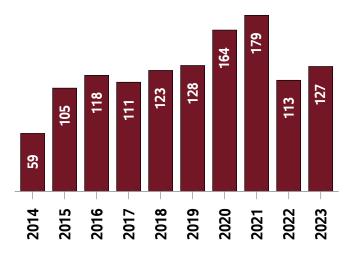
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



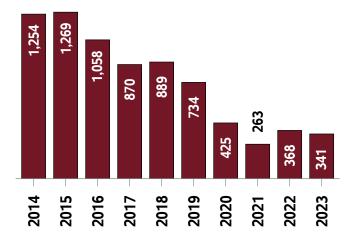
### Fredericton and Region MLS® Single Family Market Activity



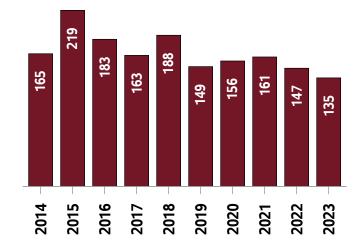
Sales Activity (November only)



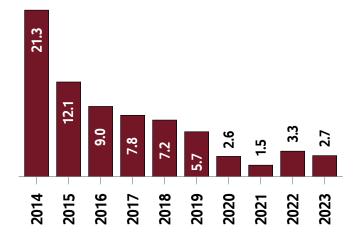
**Active Listings (November only)** 



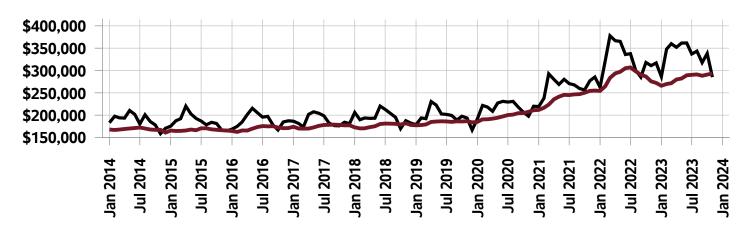
New Listings (November only)



Months of Inventory (November only)



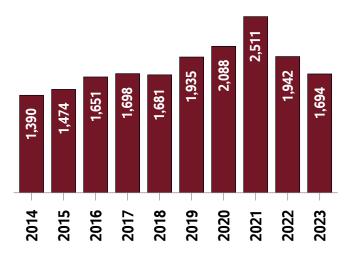
#### MLS® HPI Single Family Benchmark Price and Average Price



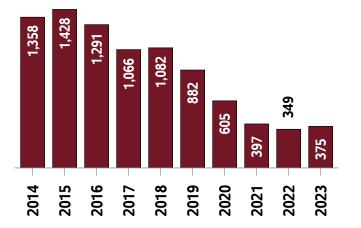




#### Sales Activity (November Year-to-date)

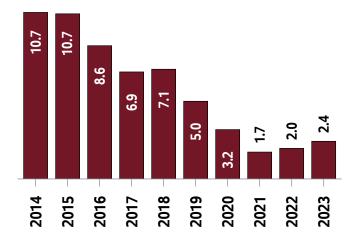


Active Listings <sup>1</sup>(November Year-to-date)



3,674 3,584 3,299 3,155 3,098 3,013 2,887 2,639 2,625 2,289 2014 2015 2016 2018 2019 2017 2020 2022 2023 2021

Months of Inventory <sup>2</sup>(November Year-to-date)



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

New Listings (November Year-to-date)





		Compared to <sup>°</sup>					
Actual	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	8	60.0%	0.0%	-20.0%	-38.5%	100.0%	166.7%
Dollar Volume	\$2,012,800	29.8%	-0.3%	10.5%	15.1%	331.0%	363.8%
New Listings	6	-45.5%	100.0%	-14.3%	0.0%	20.0%	-68.4%
Active Listings	5	-28.6%	25.0%	-58.3%	-83.3%	-88.1%	-94.4%
Sales to New Listings Ratio <sup>1</sup>	133.3	45.5	266.7	142.9	216.7	80.0	15.8
Months of Inventory <sup>2</sup>	0.6	1.4	0.5	1.2	2.3	10.5	29.7
Average Price	\$251,600	-18.9%	-0.3%	38.1%	87.0%	115.5%	73.9%
Median Price	\$232,500	0.4%	-6.2%	38.6%	71.0%	90.2%	54.0%
Sale to List Price Ratio <sup>3</sup>	100.0	101.9	103.5	98.2	95.6	96.0	96.5
Median Days on Market	38.0	9.0	19.0	25.0	107.0	57.5	32.0

			Compared to *				
Year-to-date	November 2023	November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	99	35.6%	-2.9%	3.1%	23.8%	59.7%	30.3%
Dollar Volume	\$26,539,500	44.3%	23.5%	64.8%	116.9%	164.4%	109.1%
New Listings	113	34.5%	8.7%	6.6%	-14.4%	-27.6%	-40.8%
Active Listings <sup>⁴</sup>	10	82.8%	34.2%	-22.1%	-79.8%	-84.7%	-91.6%
Sales to New Listings Ratio $^{\circ}$	87.6	86.9	98.1	90.6	60.6	39.7	39.8
Months of Inventory	1.1	0.8	0.8	1.4	6.6	11.2	16.7
Average Price	\$268,076	6.4%	27.2%	59.8%	75.3%	65.6%	60.5%
Median Price	\$250,000	4.2%	28.2%	55.6%	71.2%	65.6%	56.5%
Sale to List Price Ratio <sup>7</sup>	101.2	109.4	102.9	97.7	96.5	96.2	98.0
Median Days on Market	15.0	14.0	14.0	26.5	99.0	78.0	71.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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

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

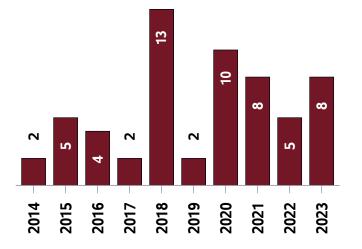
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



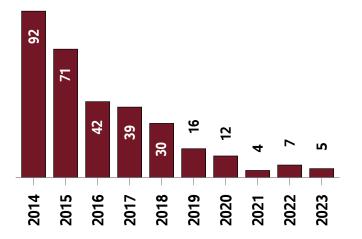
#### **Fredericton and Region** MLS® Apartment Market Activity



#### Sales Activity (November only)

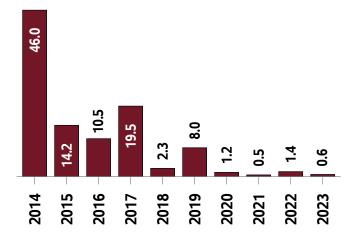


**Active Listings (November only)** 

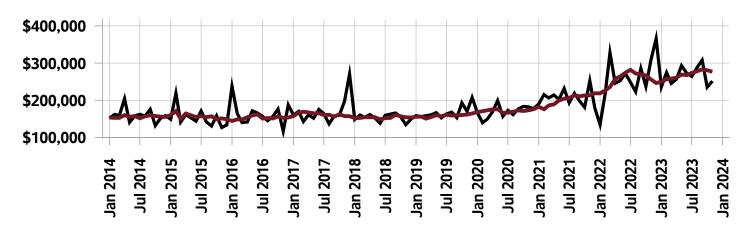


2014 - 24 2015 - 14 2016 - 5 2019 - 7 2019 - 7 2020 - 7 2021 - 3 2021 - 11 2023 - 11 2023 - 11

#### Months of Inventory (November only)



#### MLS® HPI Apartment Benchmark Price and Average Price

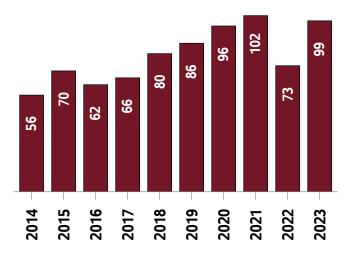


New Listings (November only)

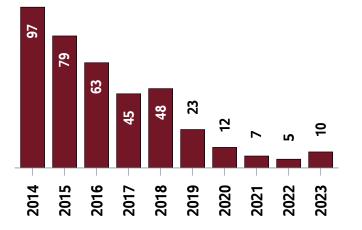




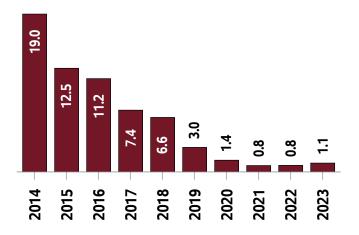
#### Sales Activity (November Year-to-date)



Active Listings <sup>1</sup>(November Year-to-date)



Months of Inventory <sup>2</sup>(November Year-to-date)



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

New Listings (November Year-to-date)





MLS <sup>®</sup> Home Price Index Benchmark Price								
			percentage change vs.					
Benchmark Type:	November 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$292,500	0.7	0.6	3.9	6.4	42.1	61.8	
Single Family	\$293,200	0.8	0.7	3.9	6.3	41.3	61.2	
One Storey	\$291,600	1.4	0.1	2.7	6.0	40.3	62.0	
Two Storey	\$295,700	-0.2	1.6	6.0	6.9	43.1	59.6	
Apartment	\$276,800	-1.4	-0.4	2.9	8.2	59.8	79.4	



MLS<sup>®</sup> 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.)	1469
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	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1482
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15004
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	1985



## 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.)	1390
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	16526
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.)	1712
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	13772
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	1978





# 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.)	1324
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