



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





Fredericton and Region MLS® Residential Market Activity



		Compared to ⁸					
Actual	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	95	-5.9%	-42.4%	-34.0%	14.5%	2.2%	10.5%
Dollar Volume	\$26,748,150	-11.9%	-38.9%	-9.5%	86.1%	68.6%	106.2%
New Listings	86	-2.3%	-9.5%	-17.3%	-28.9%	-31.7%	-40.3%
Active Listings	320	-4.5%	67.5%	-15.3%	-62.2%	-71.5%	-74.7%
Sales to New Listings Ratio 1	110.5	114.8	173.7	138.5	68.6	73.8	59.7
Months of Inventory ²	3.4	3.3	1.2	2.6	10.2	12.1	14.7
Average Price	\$281,559	-6.3%	6.0%	37.1%	62.6%	65.1%	86.7%
Median Price	\$280,500	7.9%	12.2%	49.8%	70.5%	69.0%	92.8%
Sale to List Price Ratio ³	98.1	97.2	101.9	96.4	93.6	93.2	92.6
Median Days on Market	36.0	29.0	23.0	37.0	79.0	91.0	66.0

		Compared to ⁸					
Year-to-date	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	2,211	-11.6%	-31.3%	-17.2%	1.1%	3.0%	13.3%
Dollar Volume	\$696,438,907	-9.5%	-14.8%	26.1%	74.1%	80.8%	103.4%
New Listings	2,925	-11.0%	-19.4%	-10.9%	-26.1%	-33.1%	-39.6%
Active Listings ⁴	441	6.5%	-3.0%	-33.4%	-65.8%	-72.8%	-74.1%
Sales to New Listings Ratio 5	75.6	76.1	88.7	81.3	55.3	49.1	40.3
Months of Inventory 6	2.4	2.0	1.7	3.0	7.1	9.1	10.5
Average Price	\$314,988	2.3%	24.0%	52.4%	72.2%	75.5%	79.5%
Median Price	\$300,000	2.5%	25.0%	51.9%	71.4%	73.4%	74.4%
Sale to List Price Ratio ⁷	100.4	105.6	102.1	96.5	94.5	94.1	94.7
Median Days on Market	21.0	17.0	20.0	29.0	71.0	74.0	61.0

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.

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



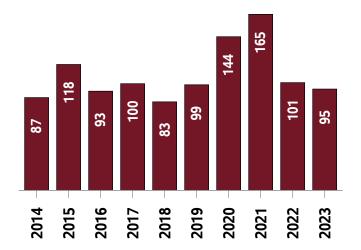
Fredericton and Region MLS® Residential Market Activity



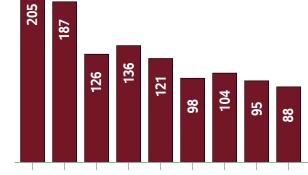
86

2022

Sales Activity (December only)



Active Listings (December only)



2016

2017

New Listings (December only)

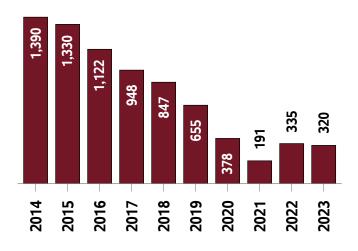
Months of Inventory (December only)

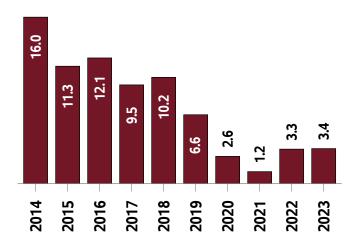
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2019

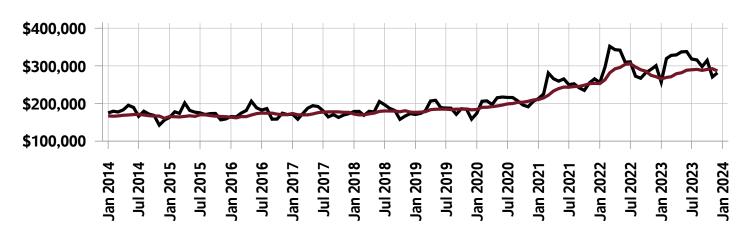
2020

2021





MLS® HPI Composite Benchmark Price and Average Price

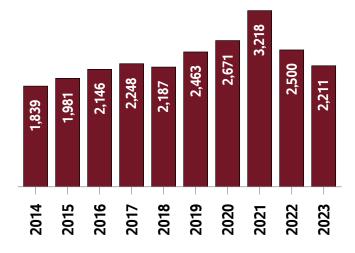




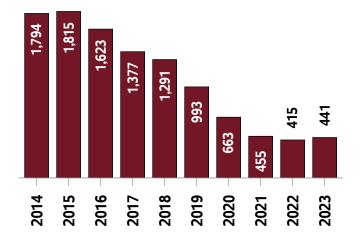
Fredericton and Region MLS® Residential Market Activity



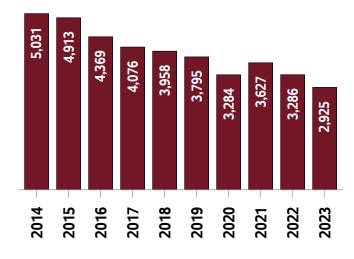
Sales Activity (December Year-to-date)



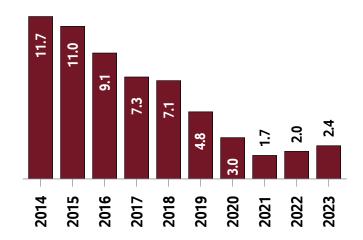
Active Listings (December Year-to-date)



New Listings (December Year-to-date)



Months of Inventory ²(December 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	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	79	0.0%	-40.6%	-30.1%	19.7%	6.8%	16.2%
Dollar Volume	\$24,252,250	-3.1%	-36.1%	-2.4%	101.7%	77.4%	112.3%
New Listings	59	-14.5%	-16.9%	-34.4%	-41.0%	-40.4%	-42.7%
Active Listings	253	-11.2%	64.3%	-21.9%	-64.5%	-71.2%	-74.4%
Sales to New Listings Ratio 1	133.9	114.5	187.3	125.6	66.0	74.7	66.0
Months of Inventory 2	3.2	3.6	1.2	2.9	10.8	11.9	14.6
Average Price	\$306,991	-3.1%	7.5%	39.5%	68.5%	66.1%	82.7%
Median Price	\$305,000	1.7%	16.9%	48.8%	80.8%	74.0%	86.0%
Sale to List Price Ratio ³	98.1	97.9	102.3	96.7	93.4	93.3	92.5
Median Days on Market	40.0	33.0	23.0	39.0	76.5	93.0	64.5

		Compared to ⁸					
Year-to-date	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	1,773	-12.3%	-32.9%	-19.4%	1.1%	1.6%	16.6%
Dollar Volume	\$601,182,833	-10.8%	-15.6%	24.4%	72.2%	79.3%	109.4%
New Listings	2,349	-12.8%	-20.6%	-13.9%	-27.9%	-31.9%	-37.0%
Active Listings ⁴	366	6.3%	-2.9%	-37.1%	-65.6%	-71.5%	-72.0%
Sales to New Listings Ratio 5	75.5	75.0	89.3	80.7	53.8	50.6	40.8
Months of Inventory 6	2.5	2.0	1.7	3.2	7.3	8.8	10.3
Average Price	\$339,077	1.7%	25.8%	54.4%	70.3%	76.5%	79.6%
Median Price	\$328,500	2.7%	26.3%	53.9%	72.9%	77.6%	77.6%
Sale to List Price Ratio ⁷	100.2	105.3	101.8	96.6	94.8	94.3	94.8
Median Days on Market	21.0	17.0	21.0	30.0	72.0	73.0	61.0

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.

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

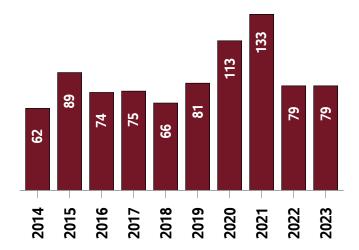
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



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



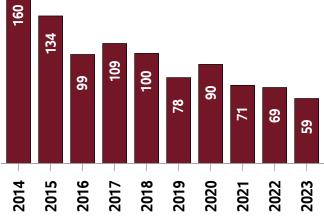
Sales Activity (December only)



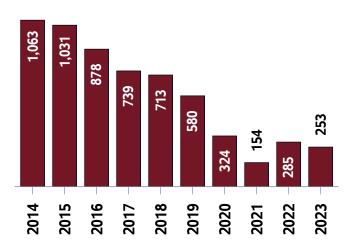
Active Listings (December only)

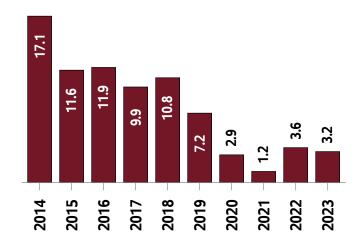


New Listings (December only)

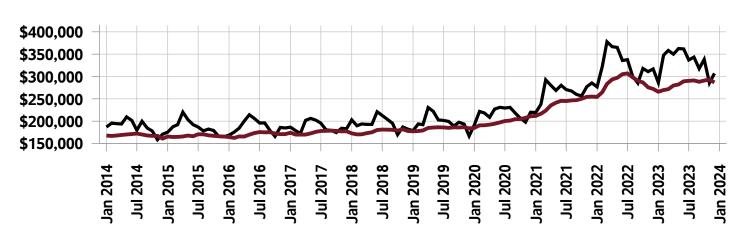


Months of Inventory (December only)





MLS® HPI Single Family Benchmark Price and Average Price

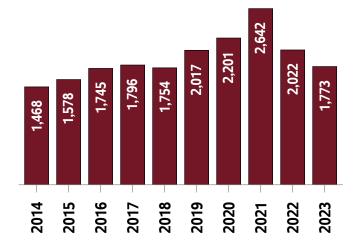




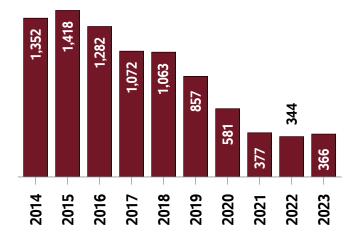
Fredericton and Region MLS® Single Family Market Activity



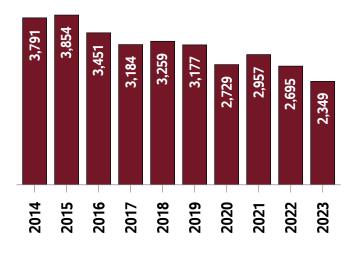
Sales Activity (December Year-to-date)



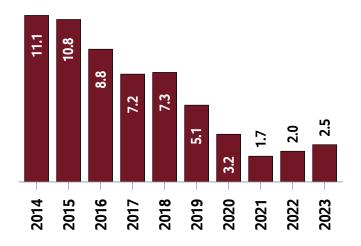
Active Listings (December Year-to-date)



New Listings (December Year-to-date)



Months of Inventory ²(December 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 ^a					
Actual	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	1	-83.3%	-83.3%	-87.5%	-66.7%	-75.0%	-50.0%
Dollar Volume	\$276,500	-87.4%	-74.2%	-80.5%	-38.1%	-63.2%	-15.7%
New Listings	4	0.0%	0.0%	33.3%	33.3%	-20.0%	-60.0%
Active Listings	8	166.7%	300.0%	33.3%	-68.0%	-78.9%	-84.6%
Sales to New Listings Ratio 1	25.0	150.0	150.0	266.7	100.0	80.0	20.0
Months of Inventory 2	8.0	0.5	0.3	0.8	8.3	9.5	26.0
Average Price	\$276,500	-24.4%	54.8%	55.7%	85.7%	47.3%	68.6%
Median Price	\$276,500	4.3%	45.5%	53.4%	95.1%	66.1%	68.6%
Sale to List Price Ratio ³	99.5	99.3	99.5	97.5	95.0	95.0	99.3
Median Days on Market	22.0	16.5	14.5	23.0	87.0	20.5	89.5

		Compared to ⁸					
Year-to-date	December 2023	December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	100	26.6%	-7.4%	-3.8%	20.5%	51.5%	28.2%
Dollar Volume	\$26,816,000	30.3%	18.8%	53.1%	111.5%	148.6%	106.0%
New Listings	117	33.0%	8.3%	7.3%	-13.3%	-27.3%	-41.8%
Active Listings ⁴	10	86.9%	40.7%	-19.7%	-79.2%	-84.4%	-91.4%
Sales to New Listings Ratio 5	85.5	89.8	100.0	95.4	61.5	41.0	38.8
Months of Inventory 6	1.1	0.8	0.8	1.4	6.6	11.1	16.9
Average Price	\$268,160	2.9%	28.3%	59.2%	75.5%	64.1%	60.7%
Median Price	\$250,000	3.3%	28.6%	54.4%	72.4%	62.9%	56.5%
Sale to List Price Ratio 7	101.2	108.6	102.7	97.7	96.4	96.2	98.0
Median Days on Market	15.0	14.0	14.0	25.5	98.0	73.0	71.5

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.

 $^{^{\}rm 5}$ Sum of sales from January to current month / sum of new listings from January to current month.

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

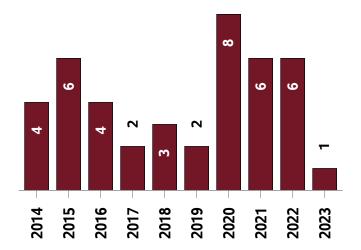
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Fredericton and Region MLS® Apartment Market Activity

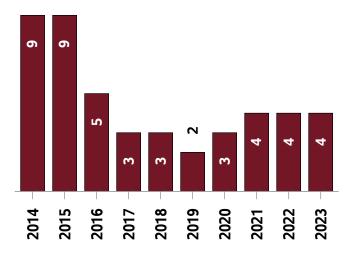


Sales Activity (December only)

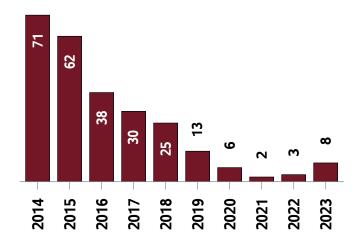


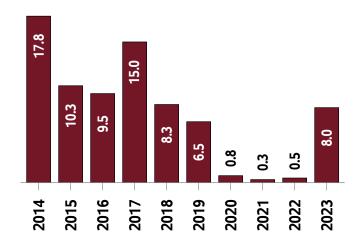
Active Listings (December only)

New Listings (December only)

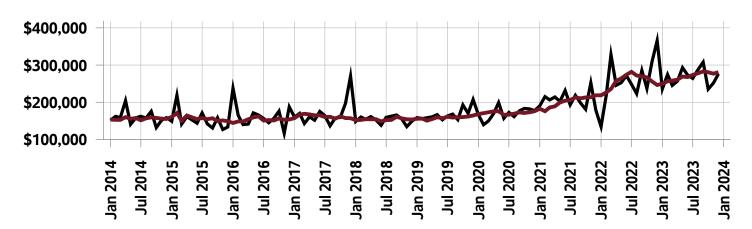


Months of Inventory (December only)





MLS® HPI Apartment Benchmark Price and Average Price

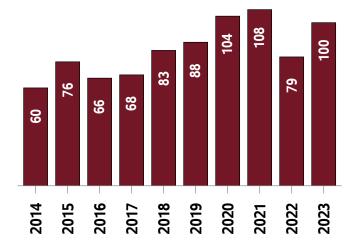




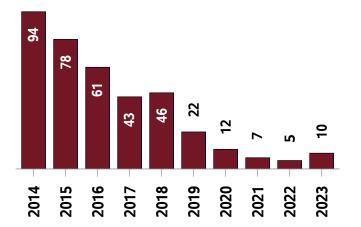
Fredericton and Region MLS® Apartment Market Activity



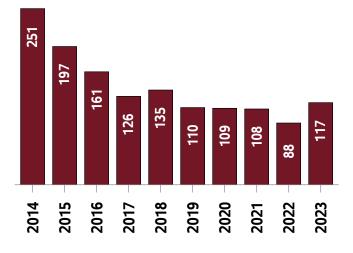
Sales Activity (December Year-to-date)



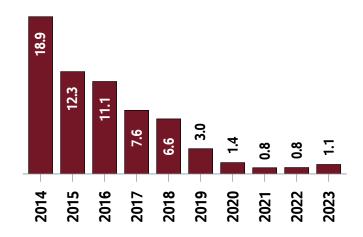
Active Listings (December Year-to-date)



New Listings (December Year-to-date)



Months of Inventory ²(December 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:	December 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$286,400	-2.1	-0.6	-0.7	5.6	36.8	61.7		
Single Family	\$286,600	-2.3	-0.6	-0.9	5.3	35.8	60.9		
One Storey	\$284,200	-2.5	-0.5	-1.7	4.4	32.4	59.3		
Two Storey	\$290,600	-1.7	-0.5	0.4	6.8	41.9	63.7		
Apartment	\$281,000	1.5	-0.7	5.0	14.0	59.7	82.7		

MLS® HPI Benchmark Price





Fredericton and Region MLS® HPI Benchmark Descriptions





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 ♠ **m**

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



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.)	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