



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report January 2024





Fredericton and Region MLS® Residential Market Activity



		Compared to ⁸					
Actual	January 2024	January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	85	-14.1%	-25.4%	-37.5%	-38.4%	-9.6%	-14.1%
Dollar Volume	\$25,960,510	2.2%	-10.9%	-10.4%	10.1%	61.0%	49.8%
New Listings	147	-7.0%	9.7%	-7.5%	-41.2%	-53.9%	-63.2%
Active Listings	340	1.8%	78.0%	-8.4%	-59.9%	-72.1%	-75.5%
Sales to New Listings Ratio 1	57.8	62.7	85.1	85.5	55.2	29.5	24.8
Months of Inventory ²	4.0	3.4	1.7	2.7	6.1	13.0	14.0
Average Price	\$305,418	19.0%	19.5%	43.3%	78.7%	78.0%	74.5%
Median Price	\$290,000	31.8%	39.8%	50.7%	79.0%	71.1%	62.0%
Sale to List Price Ratio ³	98.0	98.0	103.3	96.5	94.1	93.6	92.8
Median Days on Market	39.0	30.0	28.0	43.0	66.0	94.0	88.0

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.

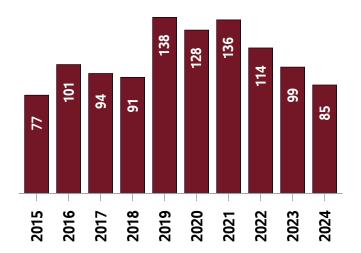
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Fredericton and Region MLS® Residential Market Activity

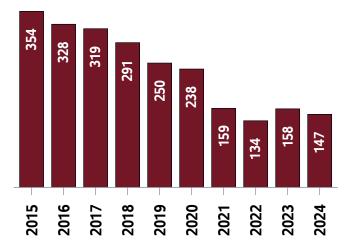


Sales Activity (January only)

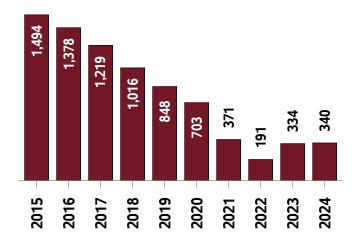


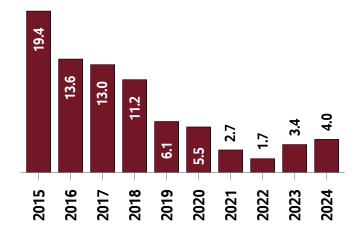
Active Listings (January only)

New Listings (January only)

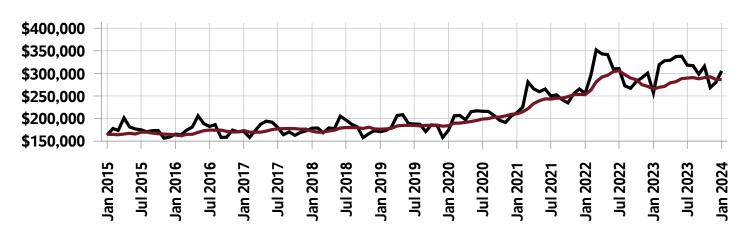


Months of Inventory (January only)





MLS® HPI Composite Benchmark Price and Average Price





Fredericton and Region MLS® Single Family Market Activity



		Compared to ⁸					
Actual	January 2024	January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	59	-22.4%	-35.2%	-47.8%	-50.4%	-19.2%	-23.4%
Dollar Volume	\$19,908,210	-8.5%	-21.0%	-19.7%	-6.4%	46.2%	38.4%
New Listings	107	-17.1%	-1.8%	-15.7%	-48.6%	-55.2%	-60.4%
Active Listings	269	-8.2%	74.7%	-15.4%	-61.9%	-71.5%	-74.5%
Sales to New Listings Ratio 1	55.1	58.9	83.5	89.0	57.2	30.5	28.5
Months of Inventory ²	4.6	3.9	1.7	2.8	5.9	12.9	13.7
Average Price	\$337,427	17.9%	21.9%	53.8%	88.7%	80.9%	80.6%
Median Price	\$335,000	30.1%	39.6%	63.0%	101.8%	86.1%	73.1%
Sale to List Price Ratio ³	98.4	97.0	103.2	96.6	94.7	94.4	93.1
Median Days on Market	48.0	36.0	28.0	44.0	67.0	82.0	94.0

Source: Canadian MLS® Systems, CREA

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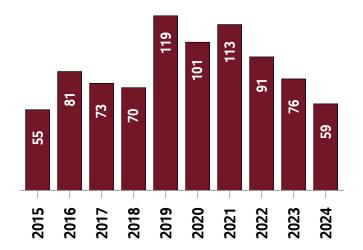
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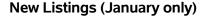
Fredericton and Region MLS® Single Family Market Activity

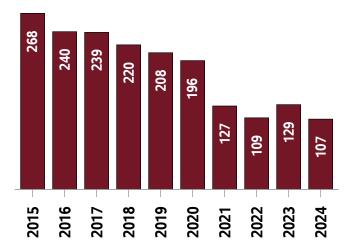


Sales Activity (January only)

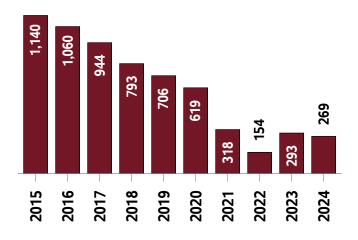


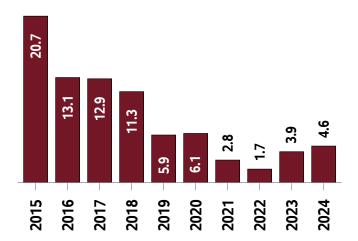
Active Listings (January only)



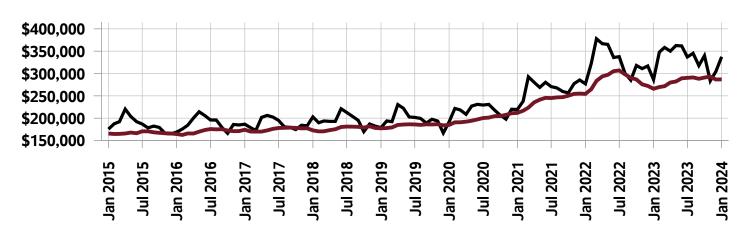


Months of Inventory (January only)





MLS® HPI Single Family Benchmark Price and Average Price





Fredericton and Region MLS® Apartment Market Activity



		Compared to ⁸					
Actual	January 2024	January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	6	200.0%	100.0%	-33.3%	50.0%	50.0%	0.0%
Dollar Volume	\$1,418,000	200.5%	251.4%	-17.3%	123.1%	121.0%	55.6%
New Listings	4	-20.0%	33.3%	-33.3%	-63.6%	-63.6%	-90.9%
Active Listings	5	0.0%	150.0%	66.7%	-80.8%	-87.5%	-93.9%
Sales to New Listings Ratio 1	150.0	40.0	100.0	150.0	36.4	36.4	13.6
Months of Inventory ²	0.8	2.5	0.7	0.3	6.5	10.0	13.7
Average Price	\$236,333	0.2%	75.7%	24.1%	48.8%	47.4%	55.6%
Median Price	\$249,000	5.5%	85.8%	42.3%	50.7%	50.9%	67.7%
Sale to List Price Ratio ³	97.4	102.6	99.3	101.1	94.3	97.1	97.9
Median Days on Market	40.5	17.0	36.0	16.0	38.5	128.5	42.0

Source: Canadian MLS® Systems, CREA

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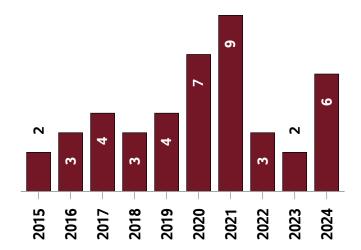
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Fredericton and Region MLS® Apartment Market Activity

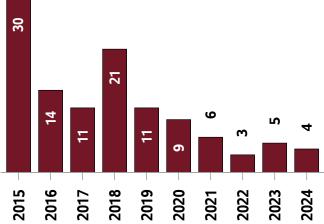


Sales Activity (January only)

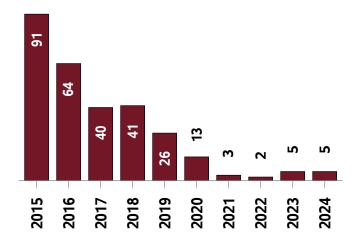


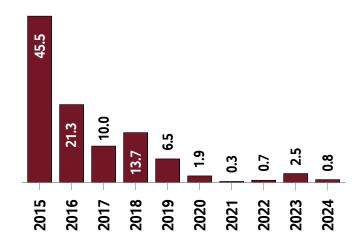
Active Listings (January only)

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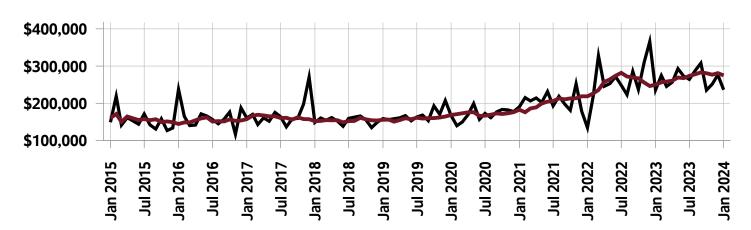


Months of Inventory (January only)





MLS® HPI Apartment Benchmark Price and Average Price





Fredericton and Region MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	January 2024	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$286,400	0.0	-1.4	-1.1	8.0	36.1	62.3	
Single Family	\$286,900	0.1	-1.4	-1.2	7.9	35.5	61.8	
One Storey	\$287,700	1.2	0.0	-0.7	8.2	34.8	62.1	
Two Storey	\$285,500	-1.8	-3.7	-1.9	7.3	36.7	61.4	
Apartment	\$274,900	-2.2	-2.1	0.5	10.0	50.5	76.6	

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.)	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