



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





Fredericton and Region MLS® Residential Market Activity



		Compared to ⁸					
Actual	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	132	16.8%	-12.6%	-27.5%	12.8%	-13.7%	20.0%
Dollar Volume	\$41,548,100	15.1%	-7.2%	1.3%	104.4%	71.7%	110.4%
New Listings	194	10.2%	-2.0%	-18.5%	-15.3%	-29.7%	-47.0%
Active Listings	376	6.8%	74.1%	-7.6%	-57.3%	-69.9%	-74.9%
Sales to New Listings Ratio 1	68.0	64.2	76.3	76.5	51.1	55.4	30.1
Months of Inventory 2	2.8	3.1	1.4	2.2	7.5	8.2	13.6
Average Price	\$314,758	-1.4%	6.1%	39.7%	81.2%	99.0%	75.3%
Median Price	\$306,000	-5.6%	11.3%	38.1%	81.1%	108.2%	79.5%
Sale to List Price Ratio ³	99.3	99.6	107.5	99.4	94.2	93.6	94.2
Median Days on Market	21.0	23.0	15.0	20.0	51.0	65.0	78.0

		Compared to *					
Year-to-date	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	218	2.8%	-17.7%	-31.4%	-14.5%	-11.7%	4.3%
Dollar Volume	\$67,763,610	10.2%	-8.3%	-3.2%	54.3%	68.0%	82.8%
New Listings	341	2.1%	2.7%	-14.1%	-28.8%	-42.7%	-55.4%
Active Listings ⁴	361	5.1%	77.1%	-7.3%	-58.3%	-70.8%	-75.0%
Sales to New Listings Ratio 5	63.9	63.5	79.8	80.1	53.2	41.5	27.3
Months of Inventory 6	3.3	3.2	1.5	2.4	6.8	10.0	13.8
Average Price	\$310,842	7.2%	11.4%	41.3%	80.5%	90.4%	75.2%
Median Price	\$299,450	15.2%	22.2%	43.0%	81.5%	85.1%	71.1%
Sale to List Price Ratio 7	98.8	98.9	105.7	98.2	94.2	93.6	93.6
Median Days on Market	27.0	26.0	18.0	26.5	63.0	82.0	85.0

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.

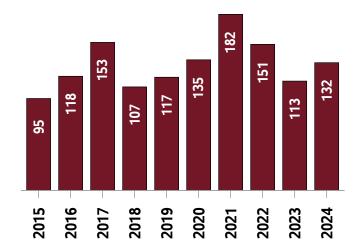
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Fredericton and Region MLS® Residential Market Activity



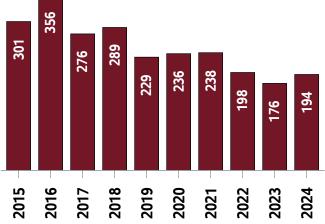
Sales Activity (February only)



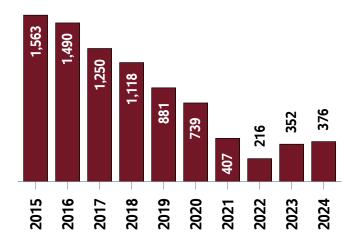
Active Listings (February only)

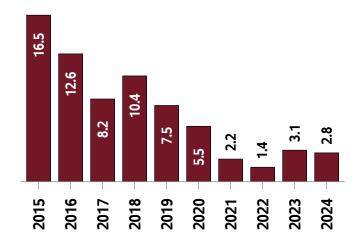


New Listings (February only)

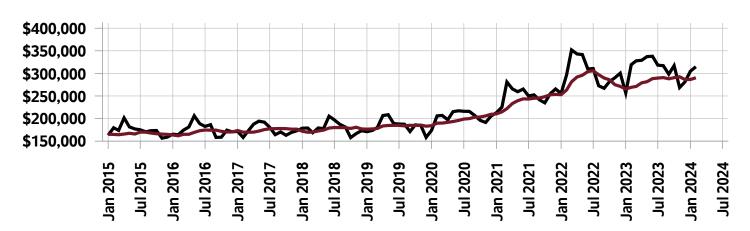


Months of Inventory (February only)





MLS® HPI Composite Benchmark Price and Average Price

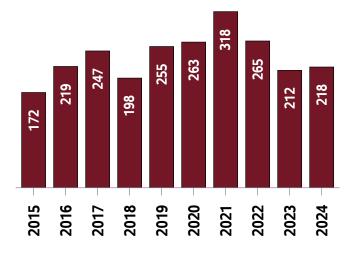




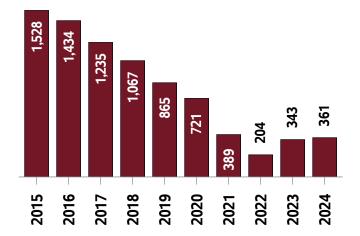
Fredericton and Region MLS® Residential Market Activity



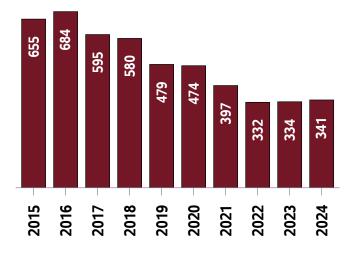
Sales Activity (February Year-to-date)



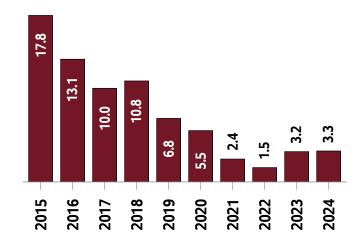
Active Listings ¹(February Year-to-date)



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® Single Family Market Activity



		Compared to °					
Actual	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	120	17.6%	-14.3%	-33.0%	10.1%	-17.8%	14.3%
Dollar Volume	\$38,032,200	15.0%	-8.7%	-5.4%	100.3%	65.4%	99.7%
New Listings	173	12.3%	-3.9%	-21.7%	-22.8%	-31.9%	-49.4%
Active Listings	353	7.6%	76.5%	-6.9%	-57.5%	-69.8%	-74.3%
Sales to New Listings Ratio 1	69.4	66.2	77.8	81.0	48.7	57.5	30.7
Months of Inventory 2	2.9	3.2	1.4	2.1	7.6	8.0	13.1
Average Price	\$316,935	-2.2%	6.5%	41.2%	82.0%	101.2%	74.8%
Median Price	\$312,500	-5.4%	12.6%	41.4%	84.9%	116.6%	82.7%
Sale to List Price Ratio ³	99.4	99.6	107.3	99.4	94.1	93.6	94.2
Median Days on Market	21.0	26.0	16.0	20.0	46.0	64.5	96.0

			Compared to ⁸				
Year-to-date	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	197	0.0%	-20.6%	-35.4%	-18.3%	-15.8%	0.0%
Dollar Volume	\$62,252,710	8.2%	-10.5%	-7.7%	50.5%	63.2%	77.1%
New Listings	314	3.3%	3.0%	-15.4%	-31.1%	-43.3%	-54.0%
Active Listings 4	341	5.6%	79.0%	-7.2%	-58.0%	-70.6%	-74.1%
Sales to New Listings Ratio 5	62.7	64.8	81.3	82.2	52.9	42.2	28.9
Months of Inventory 6	3.5	3.3	1.5	2.4	6.7	9.9	13.4
Average Price	\$316,004	8.2%	12.6%	42.9%	84.1%	93.9%	77.1%
Median Price	\$315,000	18.9%	27.3%	50.0%	90.9%	95.9%	75.0%
Sale to List Price Ratio 7	99.0	98.7	105.7	98.1	94.2	93.5	93.4
Median Days on Market	24.0	28.0	19.0	27.0	64.0	82.0	94.0

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® Single Family Market Activity

2015

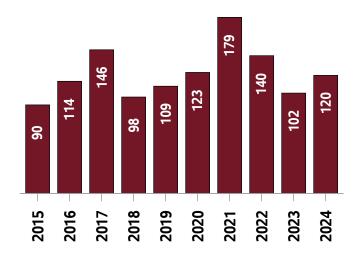


2023

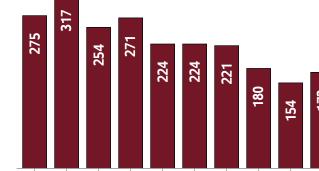
2022

2021

Sales Activity (February only)



Active Listings (February only)



2018

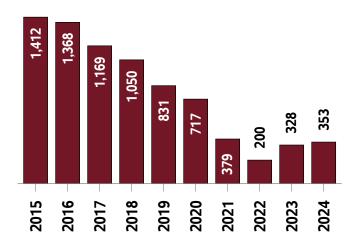
2017

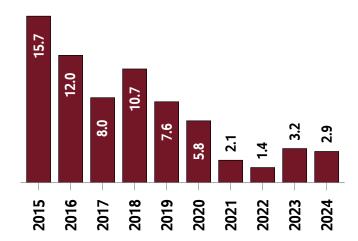
New Listings (February only)

Months of Inventory (February only)

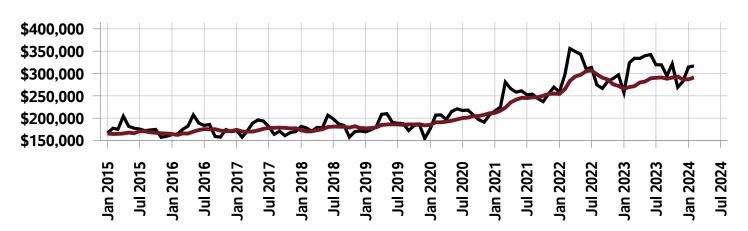
2019

2020





MLS® HPI Single Family Benchmark Price and Average Price

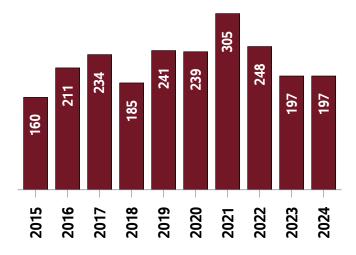




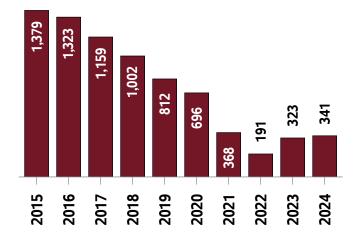
Fredericton and Region MLS® Single Family Market Activity



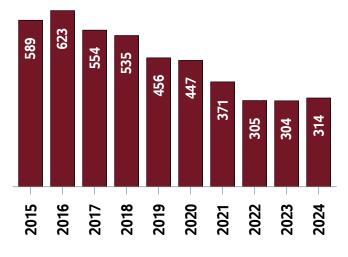
Sales Activity (February Year-to-date)



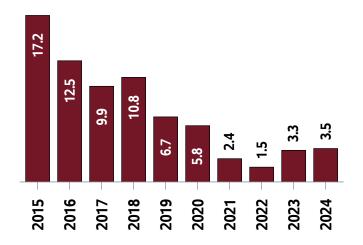
Active Listings ¹(February Year-to-date)



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 ⁸					
Actual	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	7	-36.4%	16.7%	600.0%	75.0%	16.7%	75.0%
Dollar Volume	\$1,798,900	-40.4%	36.7%	735.7%	188.3%	76.1%	177.4%
New Listings	9	-50.0%	-10.0%	28.6%	350.0%	-43.8%	-40.0%
Active Listings	6	-40.0%	20.0%	-25.0%	-73.9%	-87.2%	-92.6%
Sales to New Listings Ratio 1	77.8	61.1	60.0	14.3	200.0	37.5	26.7
Months of Inventory 2	0.9	0.9	0.8	8.0	5.8	7.8	20.3
Average Price	\$256,986	-6.4%	17.2%	19.4%	64.7%	51.0%	58.5%
Median Price	\$242,100	-13.3%	3.0%	12.5%	78.0%	54.6%	67.3%
Sale to List Price Ratio ³	99.7	100.3	116.8	107.7	96.2	95.6	97.2
Median Days on Market	8.0	14.0	12.0	18.0	58.5	85.0	61.0

			Compared to ⁸				
Year-to-date	February 2024	February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	14	7.7%	55.6%	40.0%	75.0%	40.0%	40.0%
Dollar Volume	\$3,471,900	-0.6%	101.9%	79.9%	175.7%	108.8%	122.6%
New Listings	13	-43.5%	0.0%	0.0%	0.0%	-51.9%	-78.0%
Active Listings ⁴	5	-33.3%	42.9%	-9.1%	-79.6%	-88.5%	-93.9%
Sales to New Listings Ratio 5	107.7	56.5	69.2	76.9	61.5	37.0	16.9
Months of Inventory 6	0.7	1.2	0.8	1.1	6.1	8.7	16.3
Average Price	\$247,993	-7.7%	29.8%	28.5%	57.5%	49.1%	59.0%
Median Price	\$248,550	-0.5%	59.3%	39.0%	78.8%	58.7%	67.4%
Sale to List Price Ratio ⁷	98.6	100.7	111.0	101.7	95.2	96.2	97.6
Median Days on Market	29.5	14.0	13.0	17.0	38.5	114.5	51.0

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.

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

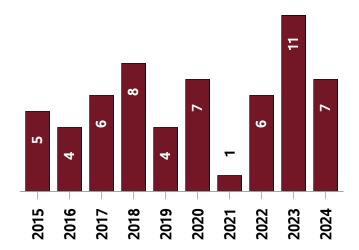
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Fredericton and Region MLS® Apartment Market Activity

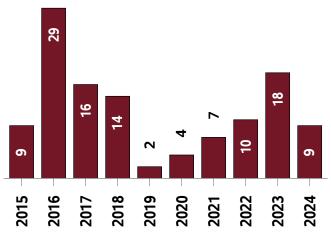


Sales Activity (February only)

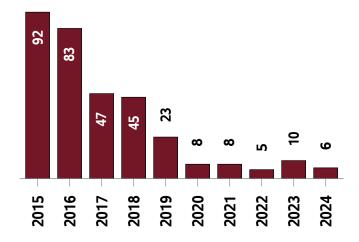


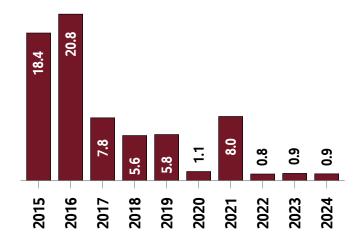
Active Listings (February only)



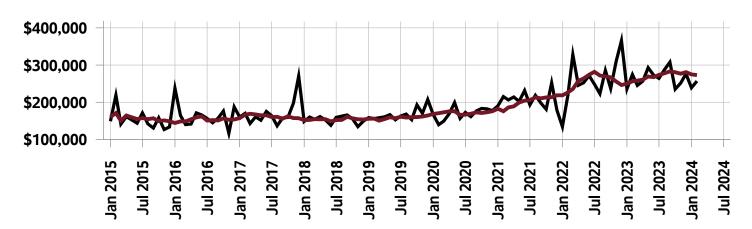


Months of Inventory (February only)





MLS® HPI Apartment Benchmark Price and Average Price

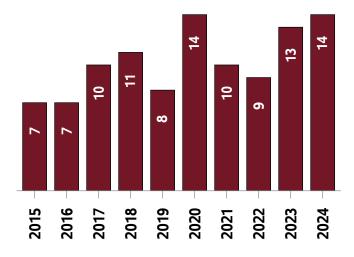




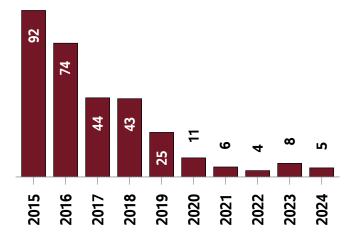
Fredericton and Region MLS® Apartment Market Activity



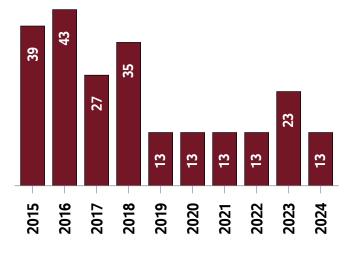
Sales Activity (February Year-to-date)



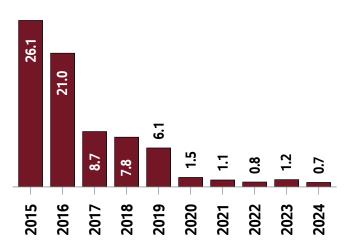
Active Listings ¹(February Year-to-date)



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 2024	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$290,300	1.4	-0.8	-0.1	7.8	35.1	63.9	
Single Family	\$291,100	1.5	-0.7	-0.0	7.9	34.3	63.6	
One Storey	\$290,100	0.8	-0.5	-0.4	7.7	34.6	63.7	
Two Storey	\$292,700	2.5	-1.0	0.5	8.3	33.8	63.3	
Apartment	\$273,000	-0.7	-1.4	-1.8	6.5	55.2	74.9	

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