



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

Actual	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	265	24.4%	-8.3%	-29.5%	0.0%	41.7%	48.9%
Dollar Volume	\$94,153,056	34.3%	-5.0%	-5.7%	71.9%	168.5%	188.7%
New Listings	346	25.8%	-4.2%	-23.3%	-25.8%	-27.0%	-30.1%
Active Listings	481	5.5%	41.9%	-6.2%	-55.7%	-69.1%	-73.2%
Sales to New Listings Ratio ¹	76.6	77.5	80.1	83.4	56.9	39.5	36.0
Months of Inventory ²	1.8	2.1	1.2	1.4	4.1	8.3	10.1
Average Price	\$355,295	8.0%	3.6%	33.7%	71.9%	89.5%	93.9%
Median Price	\$350,000	7.2%	3.0%	33.0%	66.7%	84.2%	91.3%
Sale to List Price Ratio ³	101.8	100.7	110.2	103.5	95.7	94.9	95.3
Median Days on Market	18.0	17.0	13.0	17.0	32.0	49.0	66.5

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	636	5.5%	-21.5%	-37.2%	-8.5%	6.4%	22.1%
Dollar Volume	\$214,602,591	13.0%	-18.4%	-17.2%	64.7%	107.0%	129.6%
New Listings	960	6.2%	-9.2%	-25.5%	-25.9%	-36.5%	-43.4%
Active Listings ⁴	418	6.4%	61.7%	-6.0%	-56.0%	-69.1%	-73.5%
Sales to New Listings Ratio ⁵	66.3	66.7	76.6	78.5	53.6	39.6	30.7
Months of Inventory ⁶	2.6	2.6	1.3	1.8	5.5	9.1	12.1
Average Price	\$337,425	7.1%	3.9%	31.7%	80.0%	94.6%	88.1%
Median Price	\$334,950	8.0%	7.7%	35.2%	88.3%	93.6%	88.7%
Sale to List Price Ratio ⁷	100.5	99.9	109.2	101.3	95.0	94.3	94.3
Median Days on Market	19.5	19.0	14.0	18.0	43.0	62.5	69.0

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.

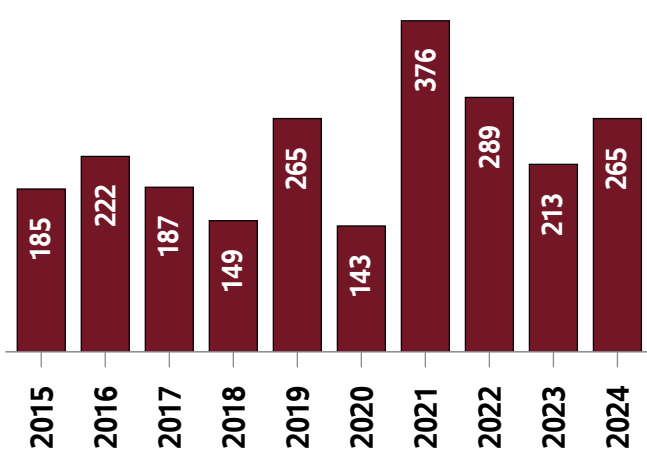
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

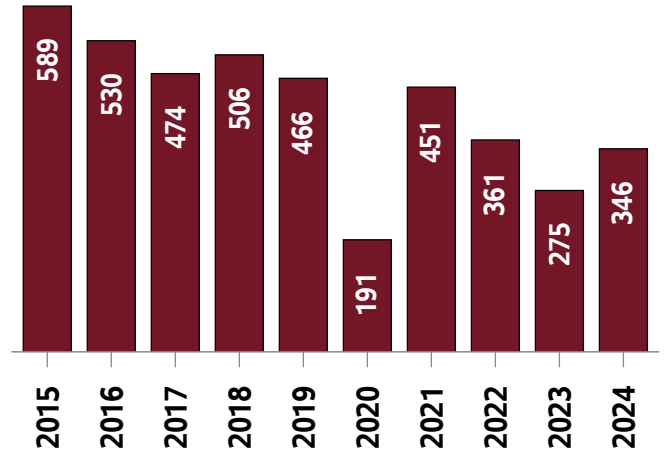
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

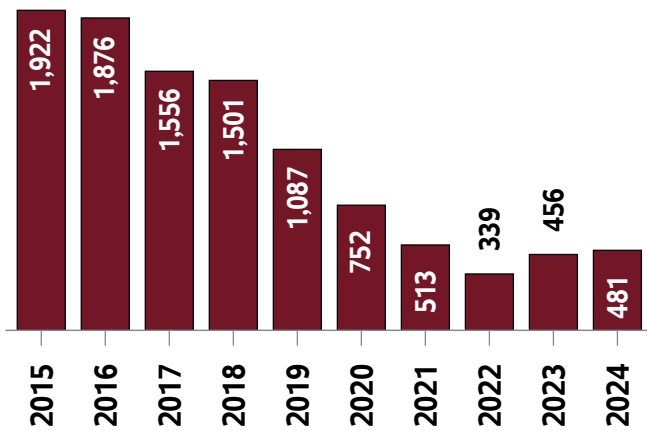
Sales Activity (April only)



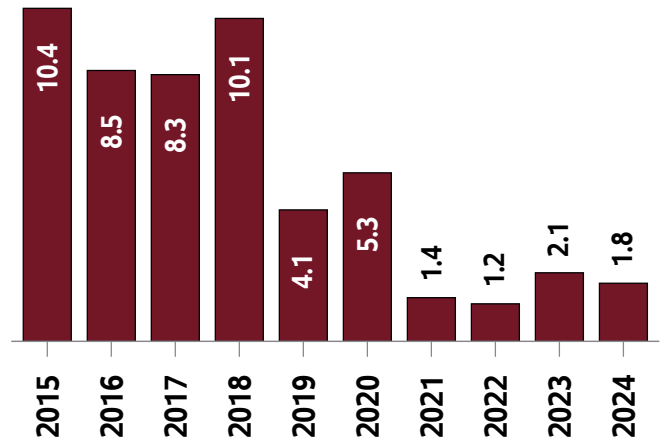
New Listings (April only)



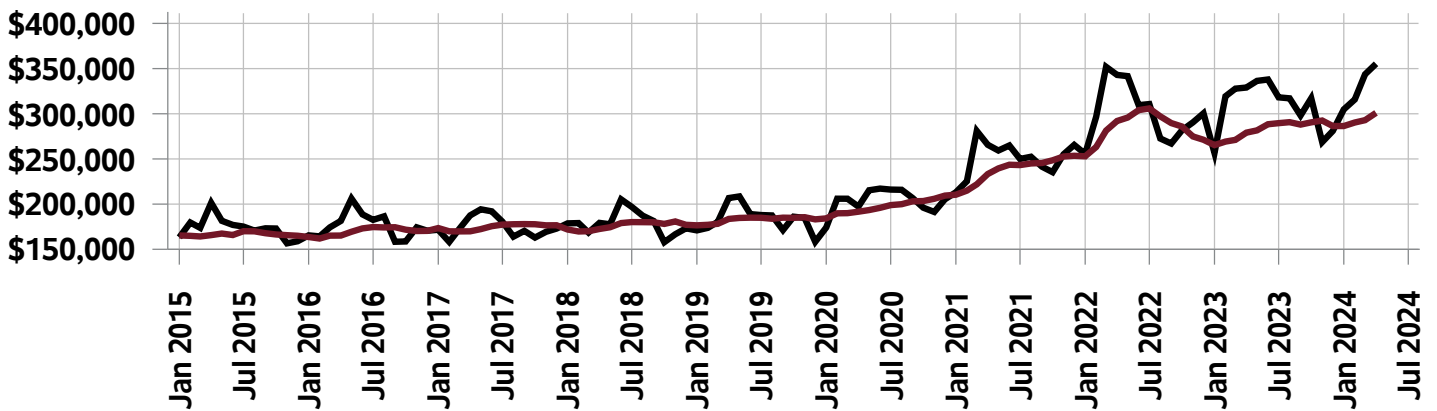
Active Listings (April only)



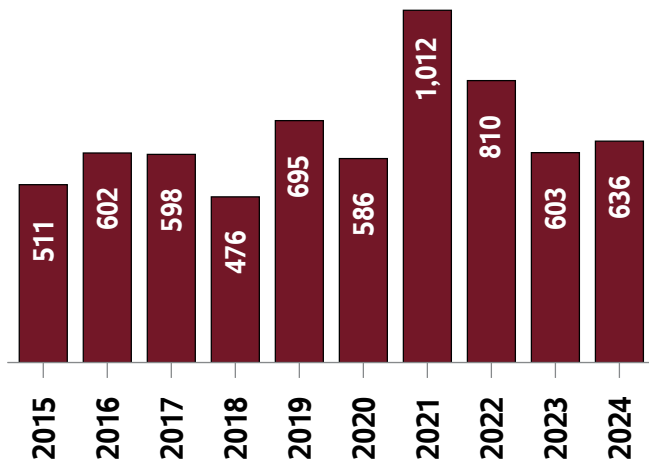
Months of Inventory (April only)



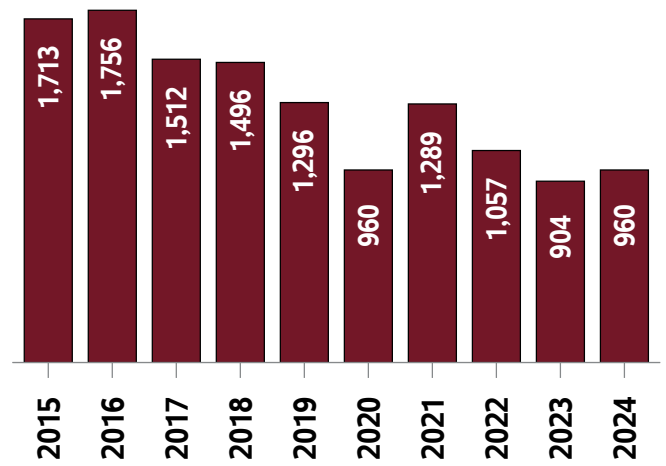
MLS® HPI Composite Benchmark Price and Average Price



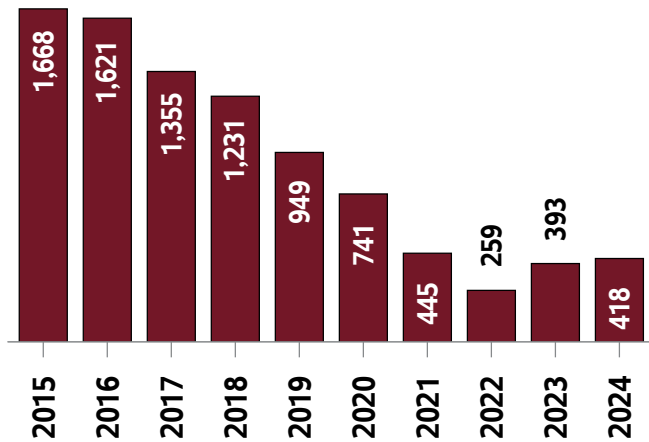
Sales Activity (April Year-to-date)



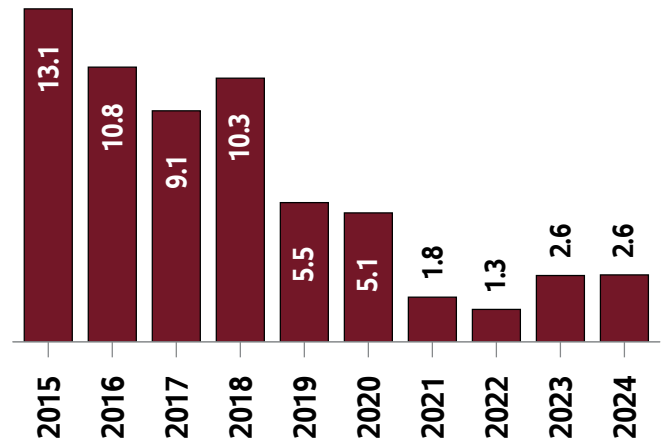
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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

Actual	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	253	25.9%	-7.3%	-29.1%	1.2%	39.0%	53.3%
Dollar Volume	\$90,755,956	35.3%	-4.8%	-4.4%	74.0%	164.5%	200.5%
New Listings	327	26.7%	-2.7%	-23.1%	-25.5%	-27.5%	-26.4%
Active Listings	451	5.1%	44.1%	-5.8%	-55.8%	-69.2%	-72.2%
Sales to New Listings Ratio ¹	77.4	77.9	81.3	84.0	56.9	40.4	37.2
Months of Inventory ²	1.8	2.1	1.1	1.3	4.1	8.0	9.8
Average Price	\$358,719	7.5%	2.7%	34.9%	72.0%	90.2%	96.0%
Median Price	\$355,000	7.3%	1.4%	34.0%	69.0%	86.2%	92.4%
Sale to List Price Ratio ³	101.7	100.6	110.0	103.4	95.7	94.9	95.0
Median Days on Market	18.0	17.0	13.0	17.0	32.0	48.5	65.0

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	594	5.7%	-22.4%	-37.9%	-9.6%	4.4%	21.2%
Dollar Volume	\$202,983,691	13.1%	-19.4%	-17.2%	64.5%	105.9%	130.1%
New Listings	899	7.0%	-9.0%	-25.5%	-26.4%	-36.8%	-40.9%
Active Listings ⁴	395	6.7%	64.3%	-5.3%	-55.6%	-69.0%	-72.5%
Sales to New Listings Ratio ⁵	66.1	66.9	77.4	79.4	53.8	40.0	32.2
Months of Inventory ⁶	2.7	2.6	1.3	1.7	5.4	8.9	11.7
Average Price	\$341,723	7.0%	3.8%	33.4%	82.0%	97.2%	89.8%
Median Price	\$339,500	4.6%	6.8%	35.9%	91.8%	94.0%	87.6%
Sale to List Price Ratio ⁷	100.6	99.7	109.2	101.3	95.0	94.2	94.2
Median Days on Market	19.5	20.0	14.0	17.0	42.0	61.0	69.5

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.

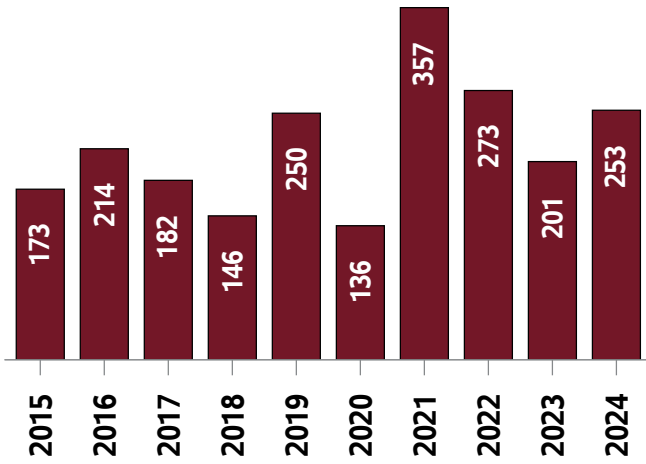
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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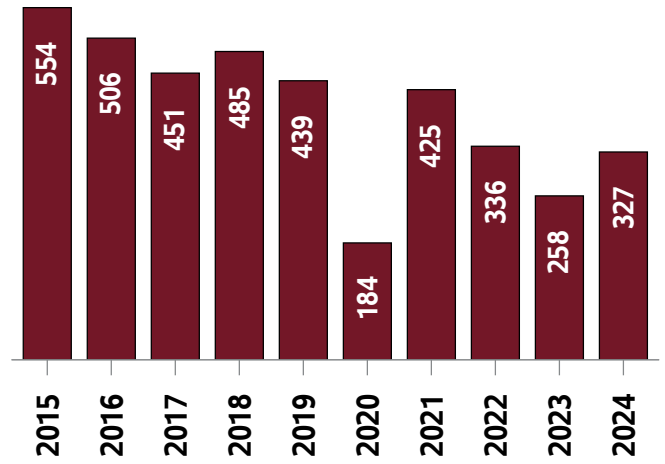
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

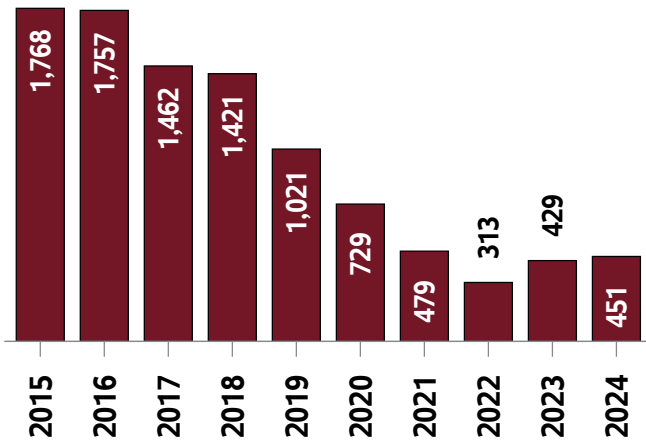
Sales Activity (April only)



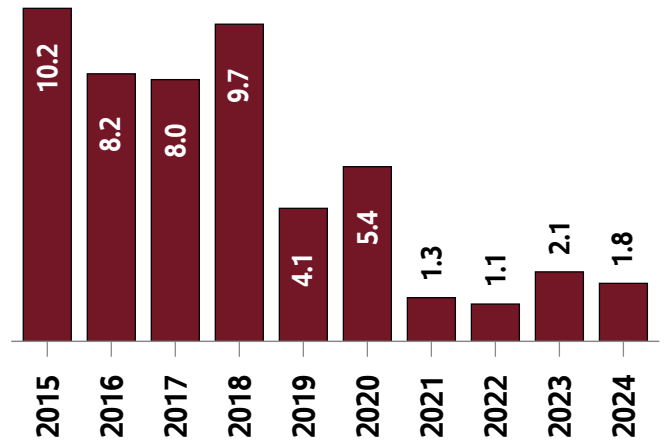
New Listings (April only)



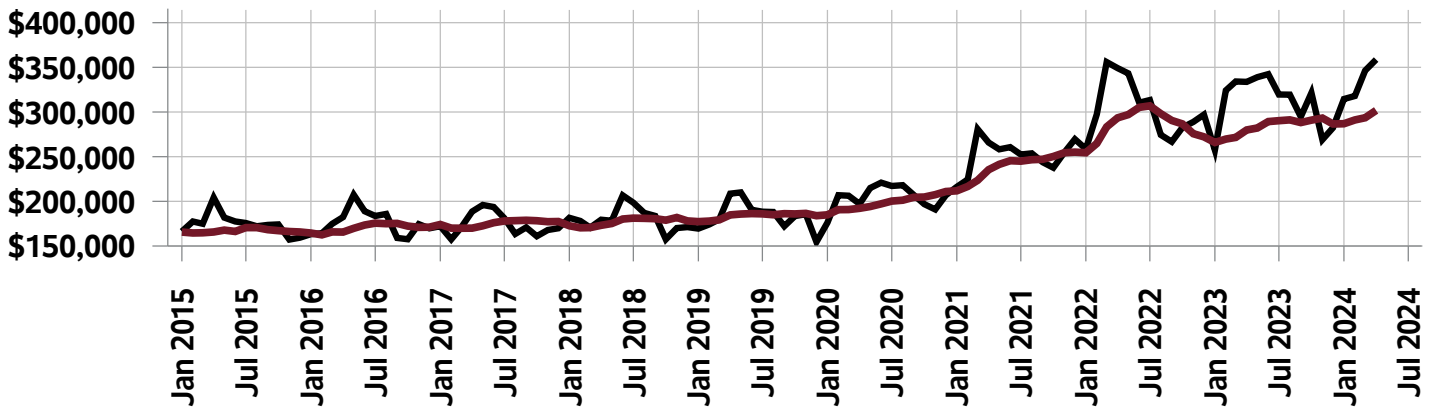
Active Listings (April only)



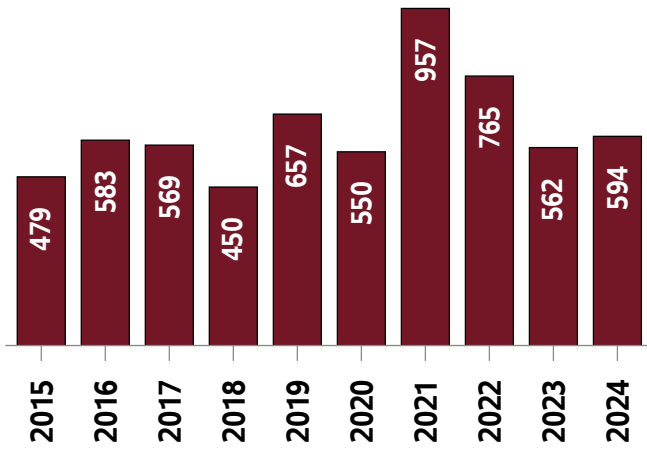
Months of Inventory (April only)



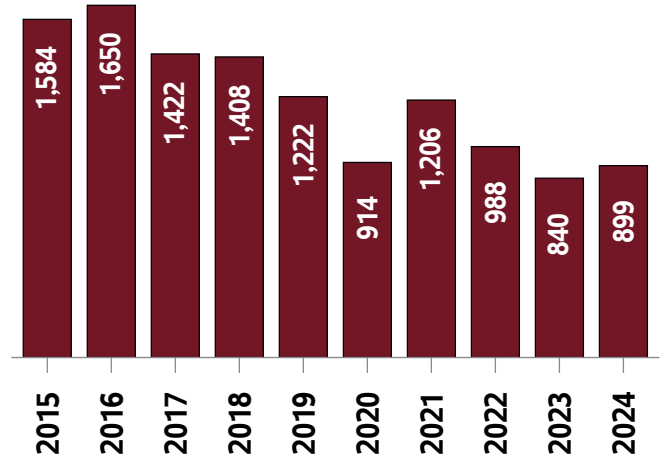
MLS® HPI Single Family Benchmark Price and Average Price



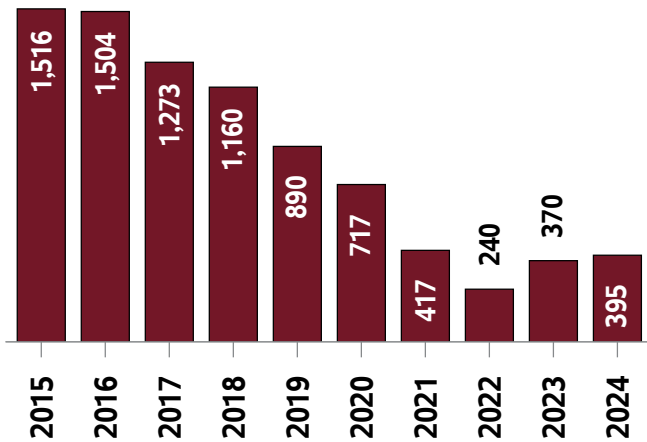
Sales Activity (April Year-to-date)



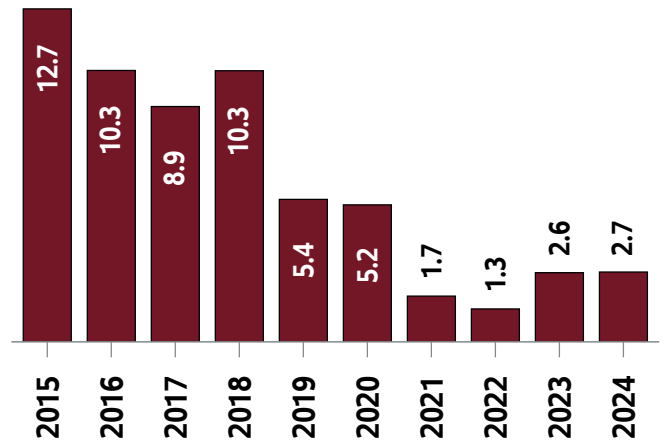
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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.

Actual	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	10	-9.1%	-16.7%	-23.1%	-9.1%	233.3%	25.0%
Dollar Volume	\$2,497,100	-11.6%	-15.3%	-10.3%	41.1%	417.5%	52.8%
New Listings	10	-16.7%	-9.1%	-33.3%	-54.5%	-28.6%	-72.2%
Active Listings	8	-20.0%	33.3%	-11.1%	-73.3%	-85.5%	-93.3%
Sales to New Listings Ratio ¹	100.0	91.7	109.1	86.7	50.0	21.4	22.2
Months of Inventory ²	0.8	0.9	0.5	0.7	2.7	18.3	14.9
Average Price	\$249,710	-2.8%	1.6%	16.6%	55.2%	55.3%	22.2%
Median Price	\$228,700	-6.6%	-5.7%	20.4%	42.9%	55.6%	37.8%
Sale to List Price Ratio ³	105.5	102.9	117.5	102.5	96.5	97.0	98.3
Median Days on Market	17.5	18.0	13.5	12.0	19.0	126.0	89.5

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	30	-16.7%	11.1%	-9.1%	15.4%	57.9%	50.0%
Dollar Volume	\$7,662,000	-17.3%	15.5%	13.0%	85.1%	155.2%	118.1%
New Listings	33	-31.3%	0.0%	-15.4%	-25.0%	-41.1%	-71.8%
Active Listings ⁴	7	-23.5%	23.8%	-10.3%	-75.0%	-86.2%	-93.1%
Sales to New Listings Ratio ⁵	90.9	75.0	81.8	84.6	59.1	33.9	17.1
Months of Inventory ⁶	0.9	0.9	0.8	0.9	4.0	9.9	18.8
Average Price	\$255,400	-0.7%	3.9%	24.4%	60.5%	61.6%	45.4%
Median Price	\$255,500	2.2%	6.5%	38.9%	64.8%	72.3%	69.3%
Sale to List Price Ratio ⁷	101.8	102.2	113.4	101.6	95.8	96.4	98.1
Median Days on Market	16.5	14.0	13.0	13.0	27.5	124.0	65.5

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.

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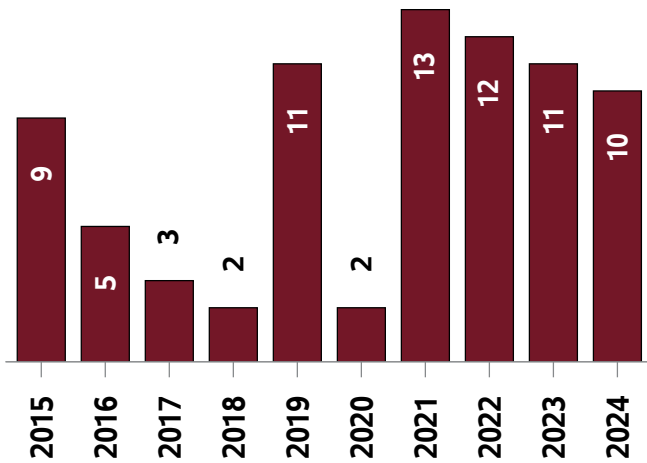
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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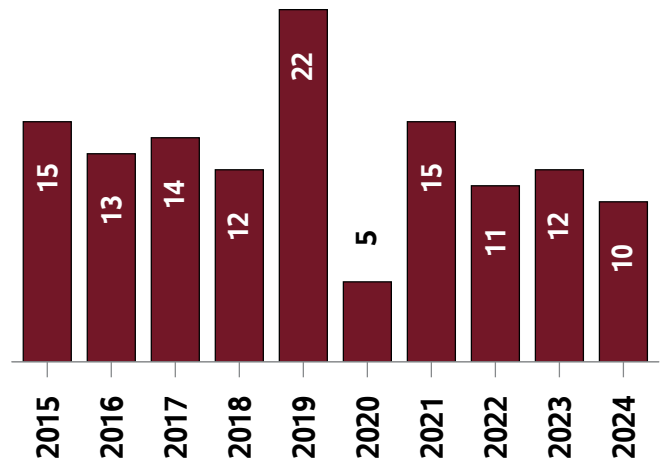
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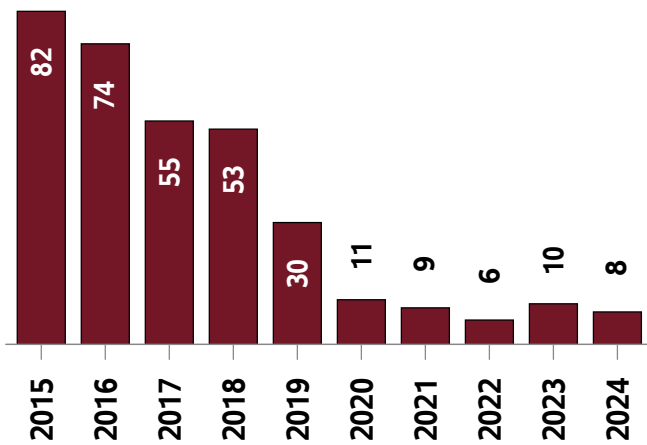
Sales Activity (April only)



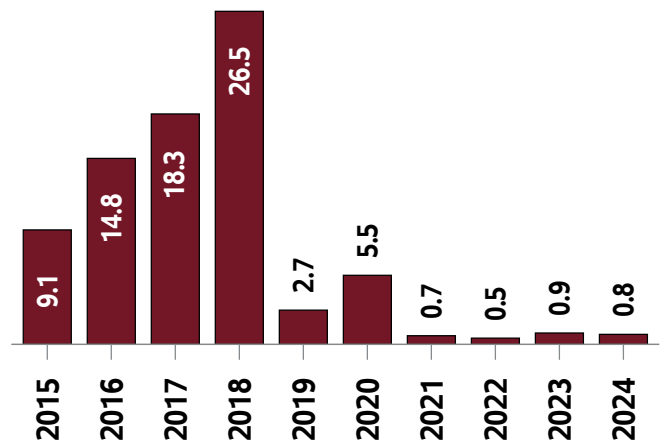
New Listings (April only)



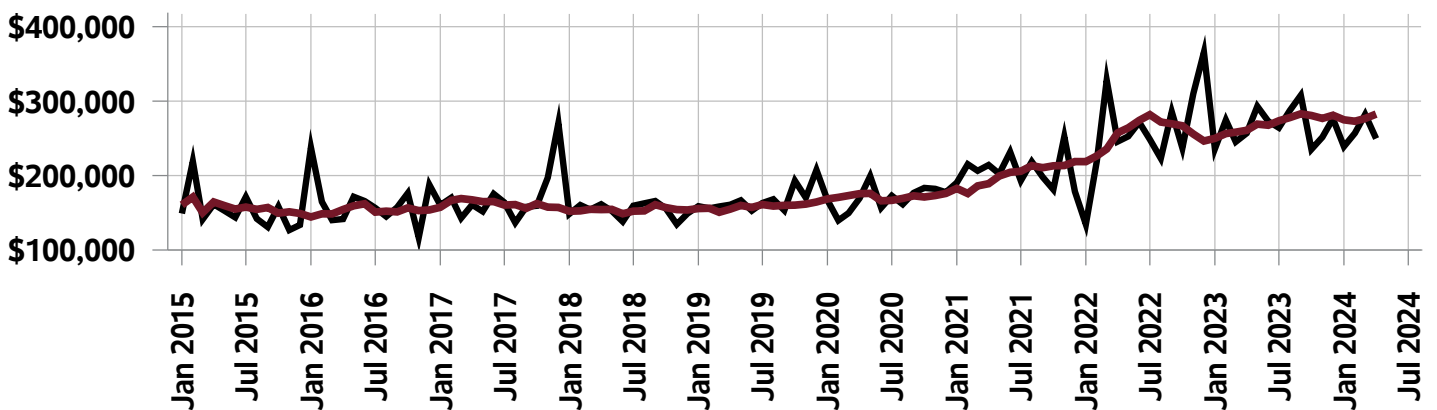
Active Listings (April only)



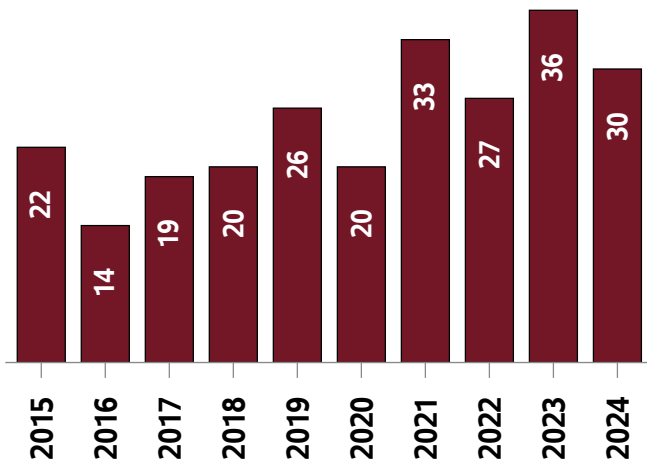
Months of Inventory (April only)



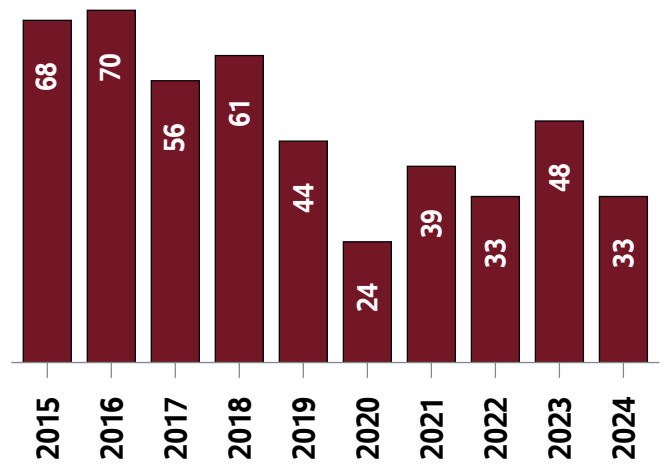
MLS® HPI Apartment Benchmark Price and Average Price



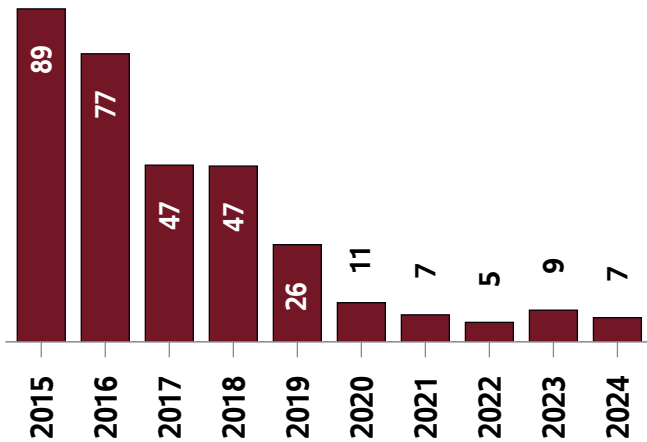
Sales Activity (April Year-to-date)



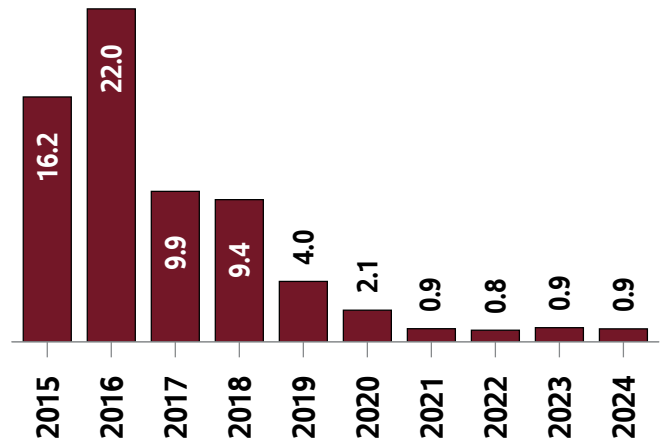
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



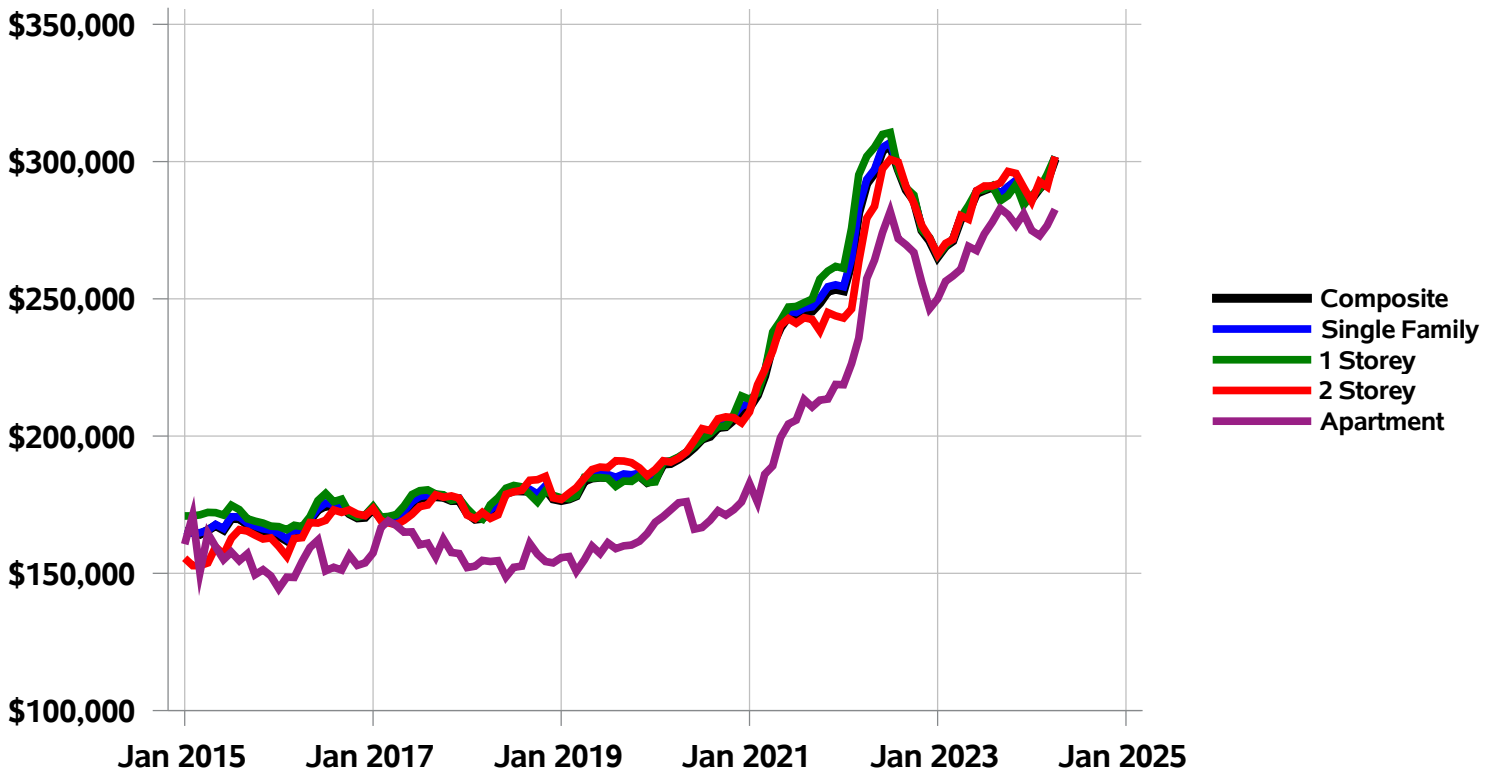
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$301,000	2.8	5.1	3.6	7.8	29.0	63.9
Single Family	\$301,800	2.8	5.2	3.7	7.8	28.2	63.3
One Storey	\$301,800	2.2	4.9	4.9	7.9	26.9	63.2
Two Storey	\$301,800	3.8	5.7	1.8	7.7	30.6	63.4
Apartment	\$282,600	2.1	2.8	0.7	8.4	49.4	82.4

MLS® HPI Benchmark Price



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

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