



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

Actual	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	193	12.2%	-8.5%	-40.6%	-4.9%	13.5%	9.7%
Dollar Volume	\$66,391,367	29.5%	17.6%	-15.0%	86.1%	129.0%	118.3%
New Listings	269	8.0%	10.7%	-3.2%	-11.5%	-11.2%	-43.6%
Active Listings	627	21.7%	11.4%	28.5%	-44.8%	-56.7%	-68.8%
Sales to New Listings Ratio <sup>1</sup>	71.7	69.1	86.8	116.9	66.8	56.1	36.9
Months of Inventory <sup>2</sup>	3.2	3.0	2.7	1.5	5.6	8.5	11.4
Average Price	\$343,997	15.4%	28.6%	43.2%	95.7%	101.7%	99.1%
Median Price	\$327,000	19.4%	30.8%	45.3%	89.6%	106.9%	96.2%
Sale to List Price Ratio <sup>3</sup>	99.5	101.4	99.3	99.9	94.3	93.8	93.7
Median Days on Market	24.0	21.0	27.0	26.0	44.0	76.5	83.0

Year-to-date	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	1,848	3.3%	-12.0%	-29.5%	-10.1%	0.8%	20.3%
Dollar Volume	\$632,615,275	10.1%	-3.7%	-5.5%	60.4%	91.2%	127.6%
New Listings	2,623	7.6%	-7.7%	-16.5%	-21.1%	-24.0%	-39.0%
Active Listings <sup>4</sup>	552	18.6%	31.7%	8.4%	-49.9%	-63.1%	-71.0%
Sales to New Listings Ratio <sup>5</sup>	70.5	73.4	73.9	83.5	61.9	53.1	35.7
Months of Inventory <sup>6</sup>	2.7	2.3	1.8	1.7	4.8	7.3	11.1
Average Price	\$342,324	6.6%	9.4%	34.1%	78.4%	89.8%	89.2%
Median Price	\$335,000	8.1%	11.7%	38.4%	81.1%	91.4%	88.0%
Sale to List Price Ratio <sup>7</sup>	100.6	100.7	107.2	102.1	95.1	94.5	94.6
Median Days on Market	21.0	20.0	16.0	20.0	43.0	62.0	67.0

<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.

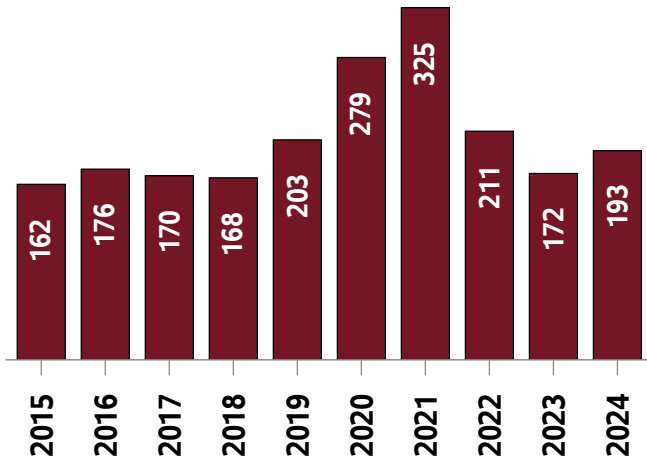
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

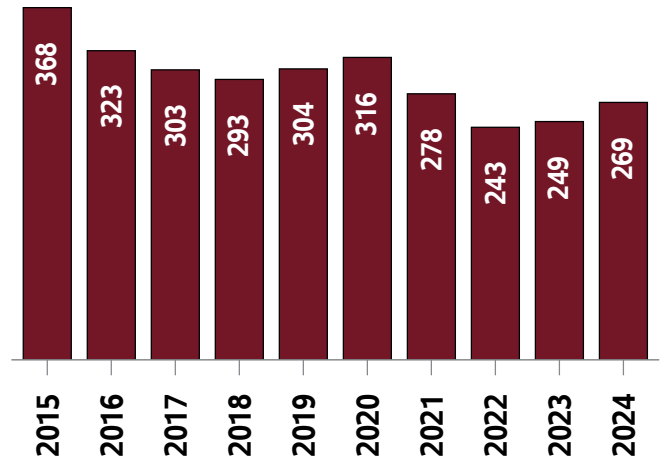
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

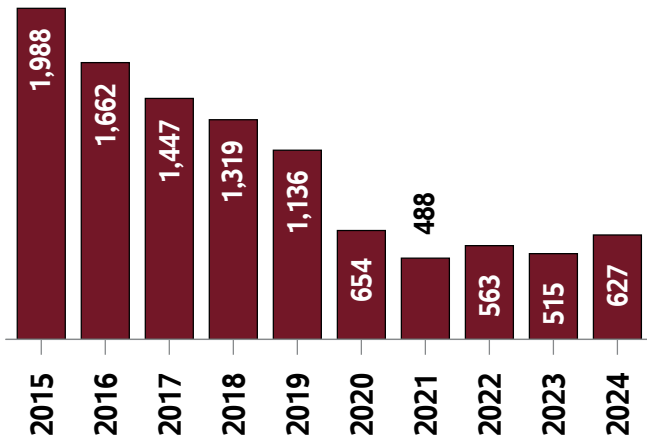
**Sales Activity (September only)**



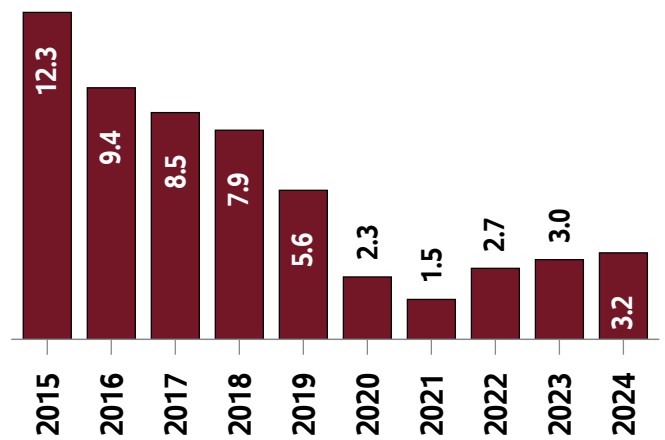
**New Listings (September only)**



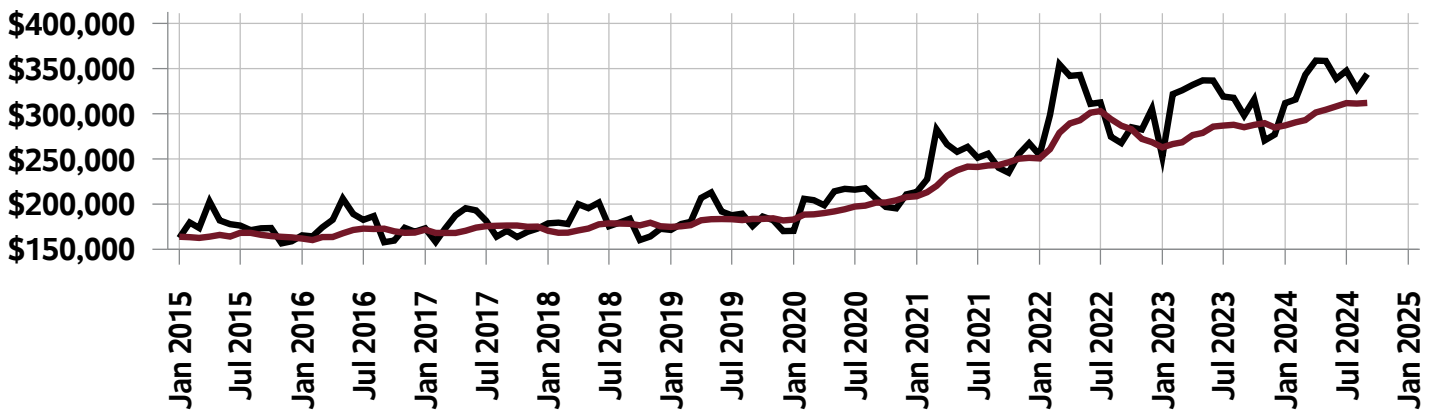
**Active Listings (September only)**



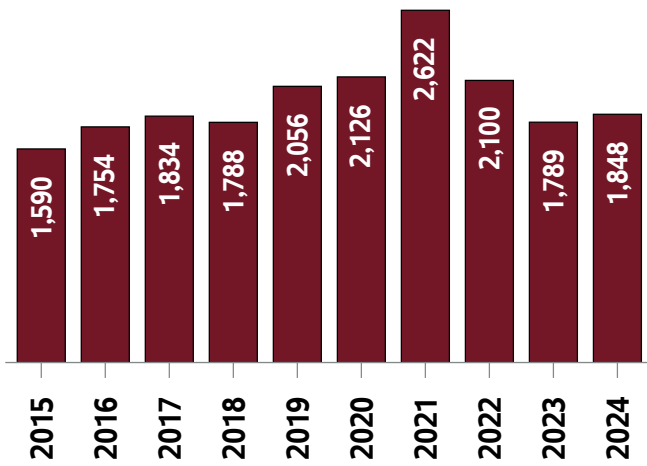
**Months of Inventory (September only)**



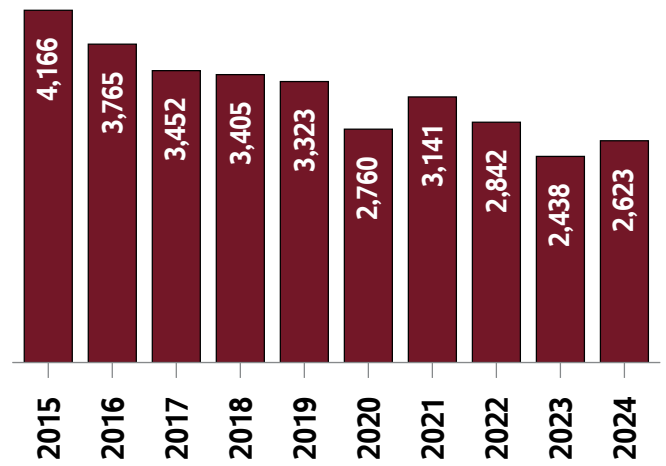
**MLS® HPI Composite Benchmark Price and Average Price**



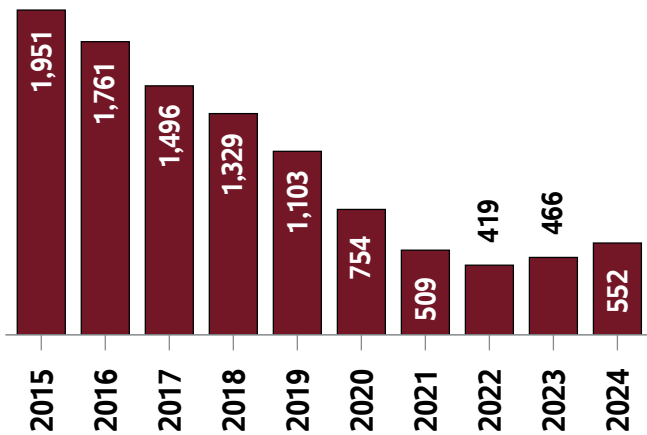
**Sales Activity (September Year-to-date)**



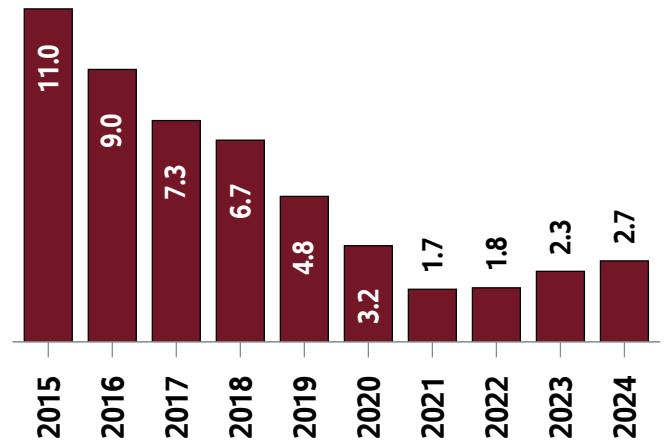
**New Listings (September Year-to-date)**



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



**Months of Inventory <sup>2</sup> (September 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.

## Fredericton and Region MLS® Single Family Market Activity

Actual	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	177	13.5%	-11.9%	-39.4%	-6.8%	14.2%	9.9%
Dollar Volume	\$62,520,067	32.9%	14.4%	-14.5%	84.1%	131.1%	120.1%
New Listings	241	3.9%	9.5%	-2.8%	-12.7%	-11.1%	-44.9%
Active Listings	563	24.3%	16.1%	36.7%	-44.6%	-57.3%	-68.6%
Sales to New Listings Ratio <sup>1</sup>	73.4	67.2	91.4	117.7	68.8	57.2	36.8
Months of Inventory <sup>2</sup>	3.2	2.9	2.4	1.4	5.4	8.5	11.1
Average Price	\$353,221	17.1%	29.9%	41.1%	97.7%	102.3%	100.2%
Median Price	\$335,000	21.8%	34.0%	40.8%	86.1%	109.4%	100.0%
Sale to List Price Ratio <sup>3</sup>	99.7	101.5	99.4	100.3	94.6	93.8	94.0
Median Days on Market	25.0	21.0	27.0	25.5	44.0	76.0	83.0

Year-to-date	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	1,703	4.0%	-12.4%	-28.5%	-10.2%	-0.2%	19.6%
Dollar Volume	\$595,839,775	10.8%	-4.2%	-3.8%	61.6%	90.5%	127.0%
New Listings	2,392	8.2%	-7.5%	-14.8%	-21.3%	-25.0%	-38.1%
Active Listings <sup>4</sup>	493	19.7%	34.7%	12.2%	-50.1%	-63.7%	-70.8%
Sales to New Listings Ratio <sup>5</sup>	71.2	74.1	75.2	84.8	62.4	53.5	36.9
Months of Inventory <sup>6</sup>	2.6	2.3	1.7	1.7	4.7	7.2	10.7
Average Price	\$349,877	6.6%	9.4%	34.6%	79.9%	91.0%	89.8%
Median Price	\$345,000	7.8%	13.1%	38.0%	82.8%	92.7%	86.7%
Sale to List Price Ratio <sup>7</sup>	100.8	100.8	107.5	102.2	95.3	94.6	94.7
Median Days on Market	21.0	20.0	16.0	20.0	42.5	61.0	67.0

<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.

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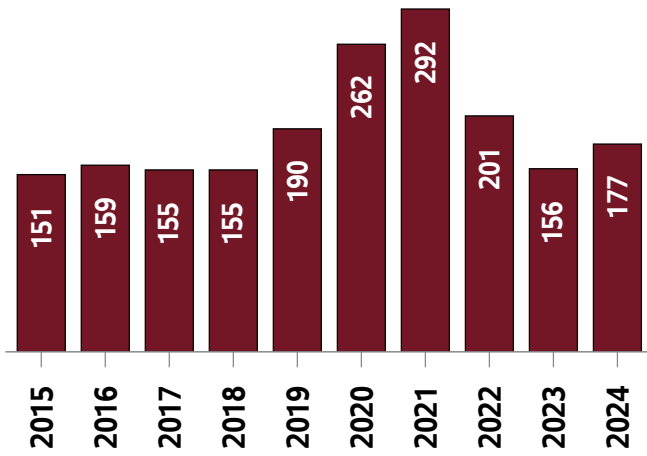
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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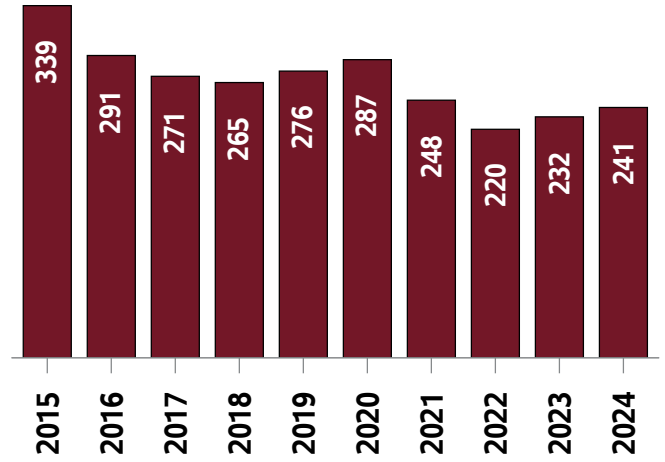
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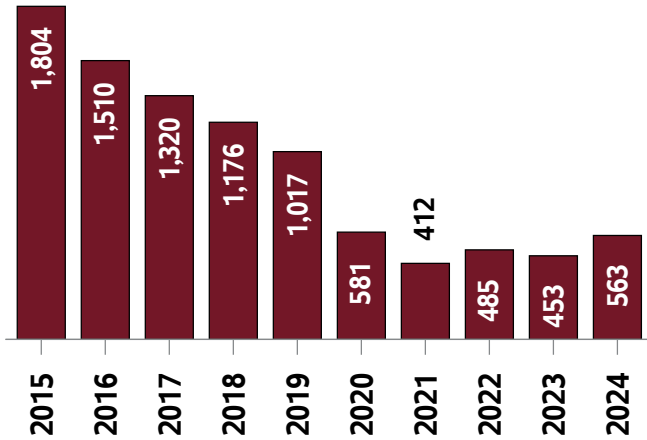
**Sales Activity (September only)**



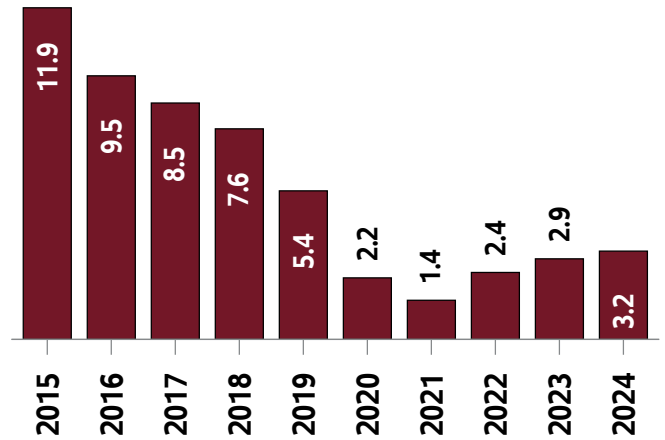
**New Listings (September only)**



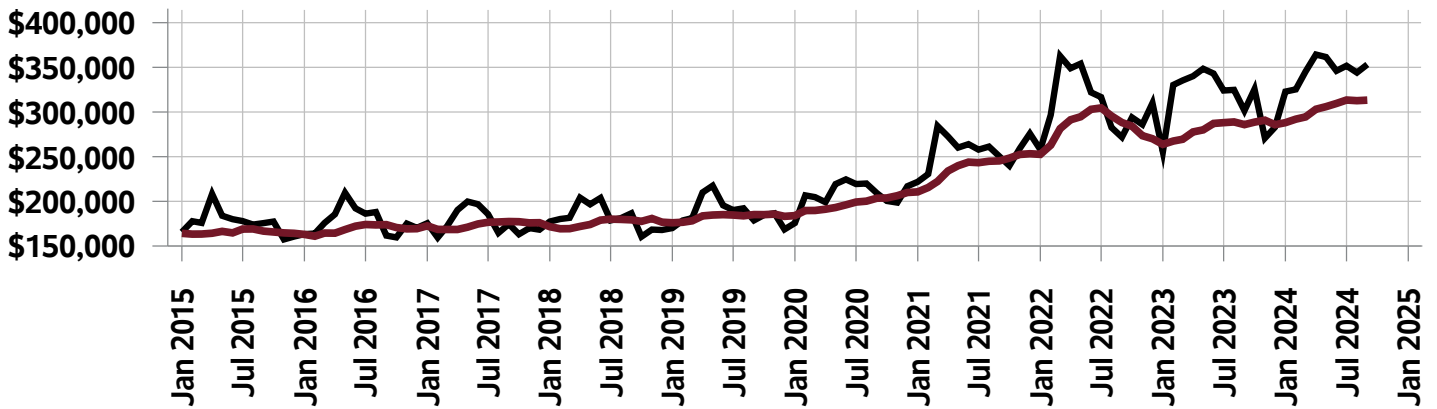
**Active Listings (September only)**



**Months of Inventory (September only)**

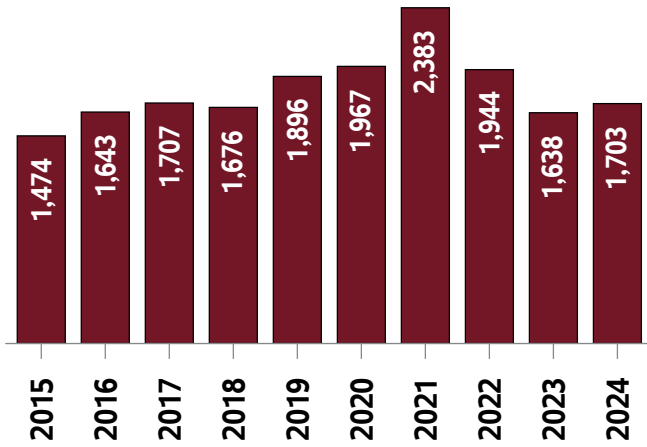


**MLS® HPI Single Family Benchmark Price and Average Price**

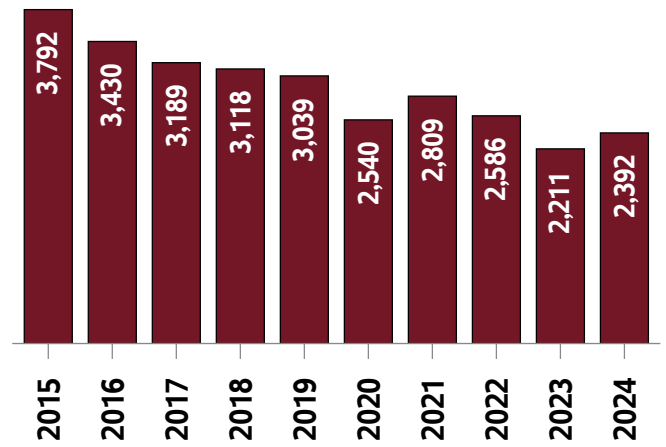




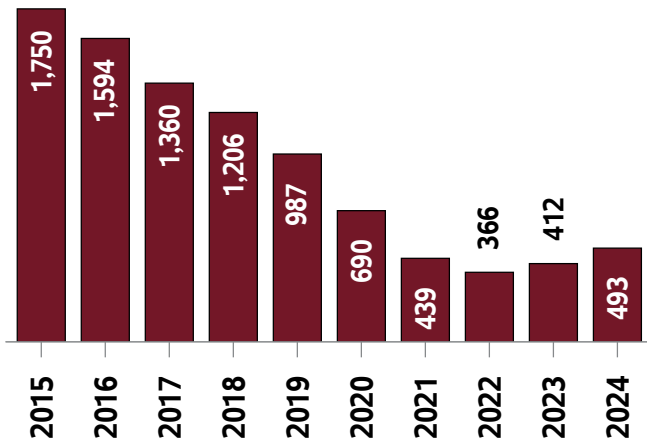
**Sales Activity (September Year-to-date)**



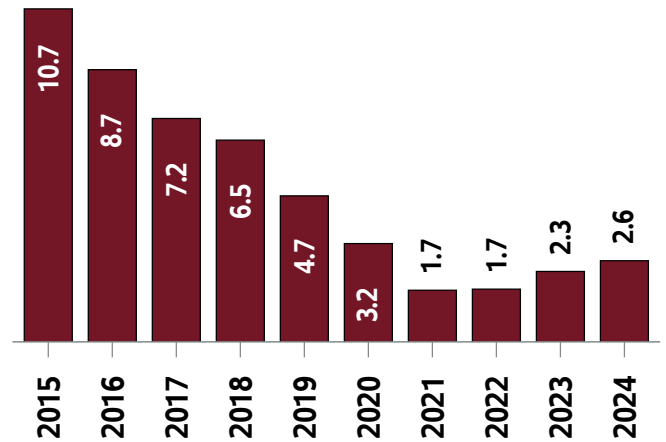
**New Listings (September Year-to-date)**



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



**Months of Inventory <sup>2</sup>(September 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.

Actual	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	8	33.3%	100.0%	14.3%	60.0%	14.3%	60.0%
Dollar Volume	\$2,385,900	29.2%	108.8%	72.2%	211.4%	108.3%	169.4%
New Listings	8	33.3%	60.0%	60.0%	-27.3%	-11.1%	-52.9%
Active Listings	7	-46.2%	40.0%	40.0%	-68.2%	-80.0%	-91.6%
Sales to New Listings Ratio <sup>1</sup>	100.0	100.0	80.0	140.0	45.5	77.8	29.4
Months of Inventory <sup>2</sup>	0.9	2.2	1.3	0.7	4.4	5.0	16.6
Average Price	\$298,238	-3.1%	4.4%	50.6%	94.6%	82.3%	68.4%
Median Price	\$272,500	-0.9%	-4.8%	36.3%	77.9%	71.2%	59.4%
Sale to List Price Ratio <sup>3</sup>	99.7	100.5	96.6	100.8	96.6	95.9	93.9
Median Days on Market	18.5	13.0	21.0	15.0	25.0	100.0	69.0

Year-to-date	September 2024	Compared to <sup>8</sup>					
		September 2023	September 2022	September 2021	September 2019	September 2017	September 2014
Sales Activity	71	-16.5%	16.4%	-18.4%	-11.3%	18.3%	36.5%
Dollar Volume	\$19,556,300	-15.6%	29.8%	9.7%	51.7%	103.6%	127.5%
New Listings	75	-28.6%	11.9%	-15.7%	-24.2%	-27.2%	-64.1%
Active Listings <sup>4</sup>	8	-30.3%	50.0%	6.2%	-69.9%	-84.0%	-92.6%
Sales to New Listings Ratio <sup>5</sup>	94.7	81.0	91.0	97.8	80.8	58.3	24.9
Months of Inventory <sup>6</sup>	1.0	1.2	0.8	0.7	2.9	7.2	17.8
Average Price	\$275,441	1.1%	11.5%	34.4%	71.0%	72.0%	66.6%
Median Price	\$259,000	1.6%	7.0%	34.9%	68.3%	72.7%	71.6%
Sale to List Price Ratio <sup>7</sup>	102.6	101.7	110.5	102.9	96.6	96.6	97.3
Median Days on Market	18.0	14.0	14.0	13.0	35.5	84.5	90.0

<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.

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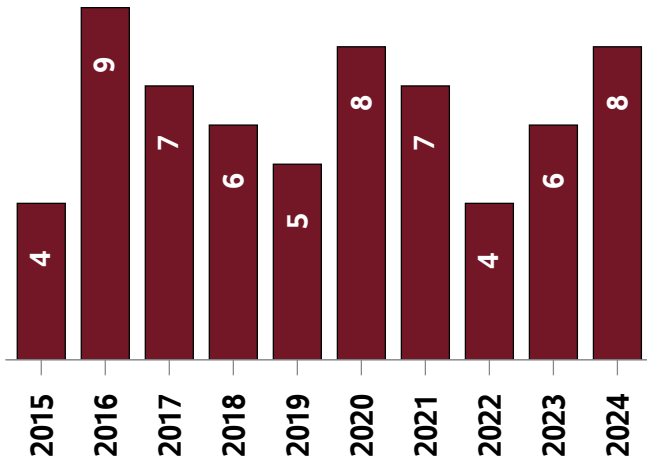
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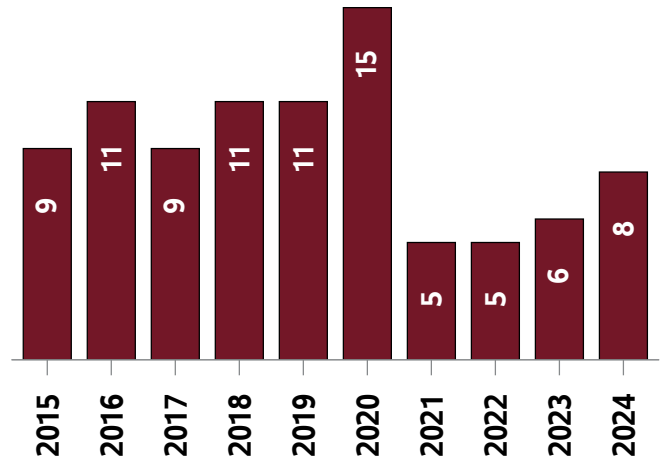
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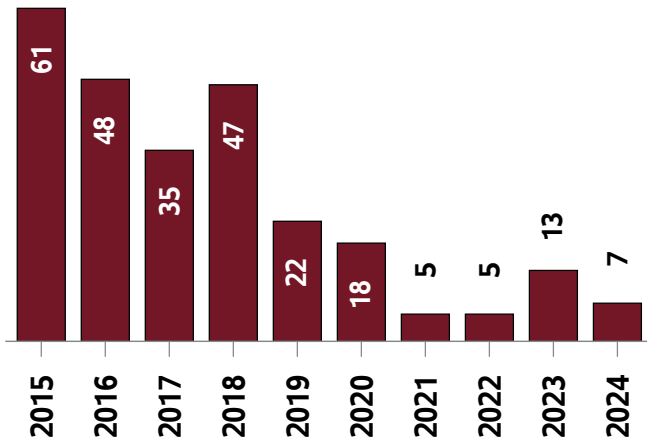
**Sales Activity (September only)**



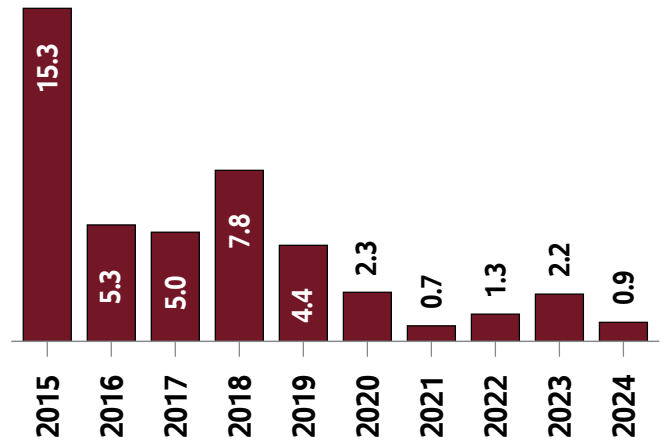
**New Listings (September only)**



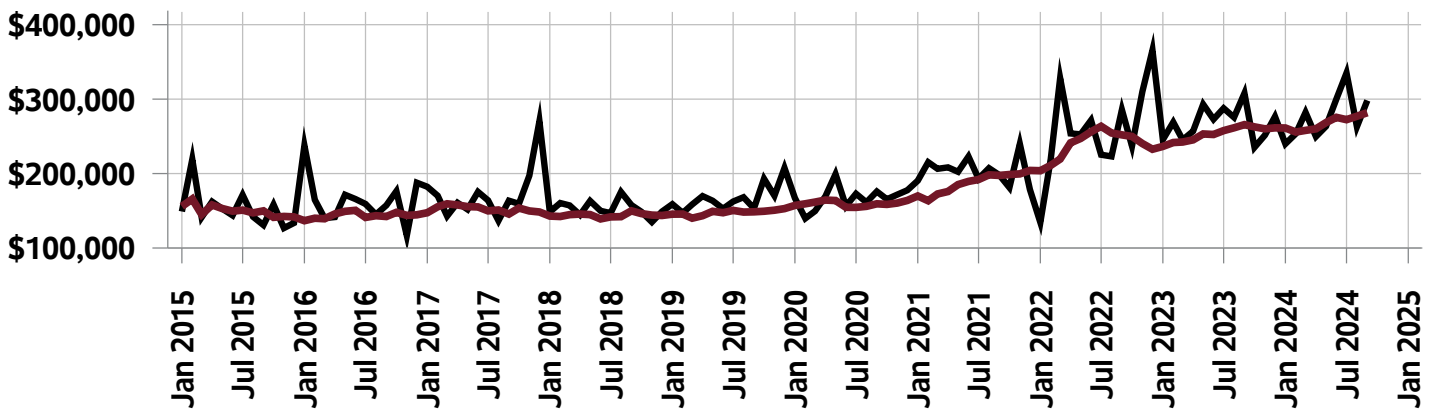
**Active Listings (September only)**



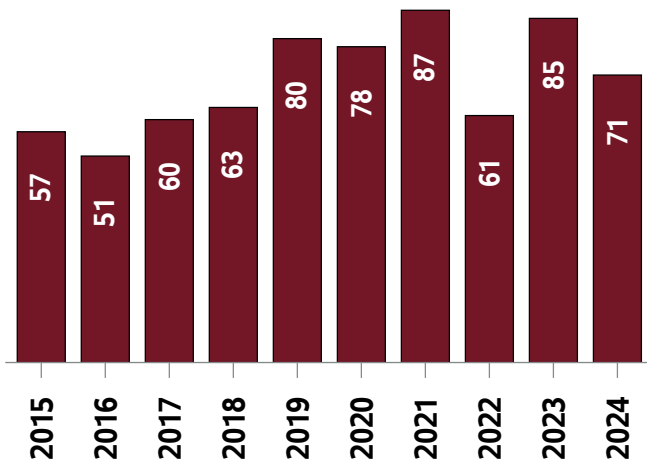
**Months of Inventory (September only)**



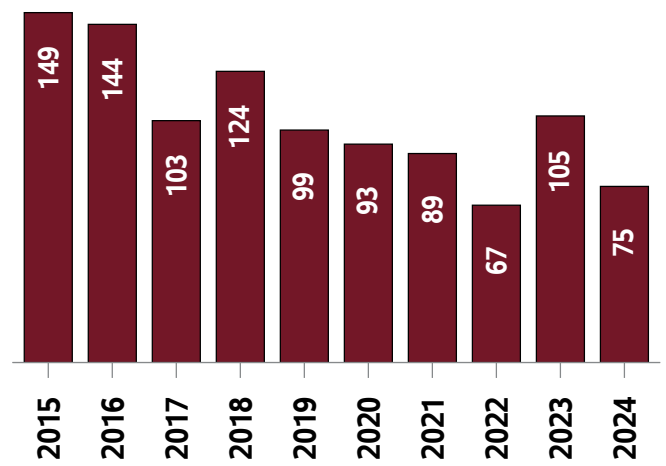
**MLS® HPI Apartment Benchmark Price and Average Price**



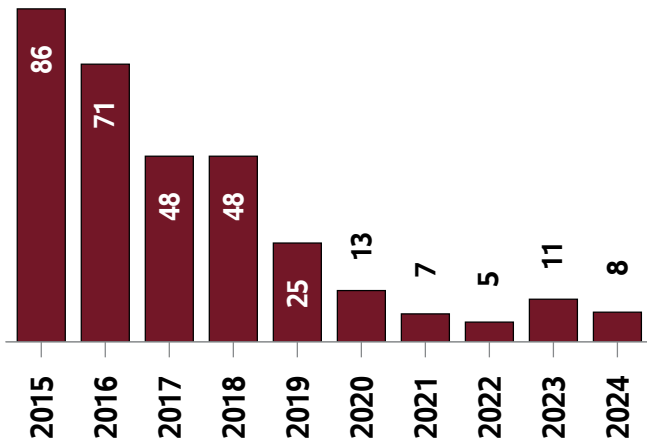
**Sales Activity (September Year-to-date)**



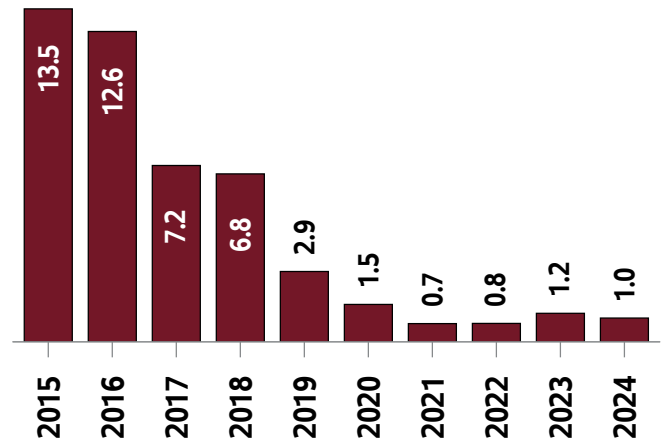
**New Listings (September Year-to-date)**



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



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



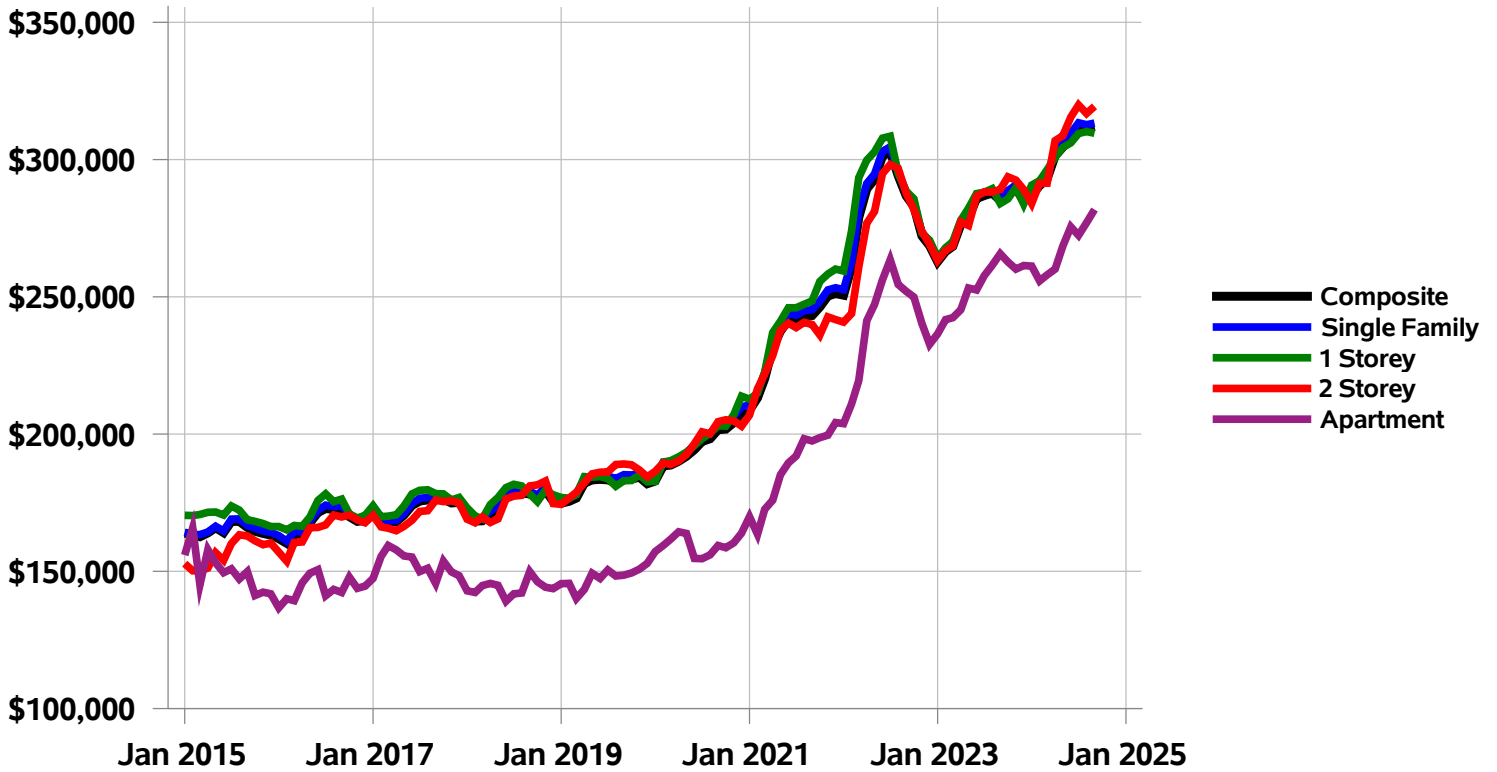
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<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	September 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$312,000	0.2	1.2	6.5	9.4	28.3	69.9
Single Family	\$313,300	0.2	1.2	6.4	9.6	27.7	69.2
One Storey	\$309,600	-0.2	1.1	4.5	9.0	24.6	69.2
Two Storey	\$319,400	0.8	1.2	9.6	10.5	33.1	68.9
Apartment	\$281,800	1.7	2.3	9.2	6.1	42.7	89.6

**MLS® HPI Benchmark Price**



**Composite** 

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.)	1505
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	1987

**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.)	1522
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	17460
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.)	1428
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	20037
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	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1738
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	14829
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** 

<b>Features</b>	<b>Value</b>
<b>Above Ground Bedrooms</b>	<b>2</b>
<b>Bedrooms</b>	<b>2</b>
<b>Below Ground Bedrooms</b>	<b>0</b>
<b>Exterior Walls</b>	<b>Masonry &amp; Siding</b>
<b>Freshwater Supply</b>	<b>Municipal waterworks</b>
<b>Full Bathrooms</b>	<b>1</b>
<b>Gross Living Area (Above Ground; in sq. ft.)</b>	<b>1327</b>
<b>Half Bathrooms</b>	<b>0</b>
<b>Heating</b>	<b>Baseboards</b>
<b>Heating Fuel</b>	<b>Electricity</b>
<b>Number of Fireplaces</b>	<b>0</b>
<b>Total Number Of Rooms</b>	<b>5</b>
<b>Type Of Foundation</b>	<b>Poured concrete</b>
<b>Wastewater Disposal</b>	<b>Municipal sewers</b>
<b>Year Built</b>	<b>2008</b>