



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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	193	5.5%	5.5%	-18.2%	-16.5%	9.0%	28.7%
Dollar Volume	\$62,699,839	8.4%	20.2%	13.2%	45.8%	116.6%	148.2%
New Listings	272	4.2%	27.7%	18.3%	11.5%	-8.1%	-25.3%
Active Listings	594	17.9%	17.2%	45.2%	-38.6%	-54.9%	-68.7%
Sales to New Listings Ratio ¹	71.0	70.1	85.9	102.6	94.7	59.8	41.2
Months of Inventory ²	3.1	2.8	2.8	1.7	4.2	7.4	12.6
Average Price	\$324,870	2.8%	14.0%	38.4%	74.5%	98.6%	92.9%
Median Price	\$318,000	11.6%	17.8%	48.3%	79.7%	105.3%	89.0%
Sale to List Price Ratio ³	99.1	99.1	98.3	100.6	94.4	93.4	93.1
Median Days on Market	29.0	27.0	29.0	22.0	53.0	71.0	67.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	2,037	3.3%	-10.8%	-28.7%	-10.9%	1.3%	20.8%
Dollar Volume	\$693,231,227	9.6%	-2.3%	-4.4%	58.5%	92.7%	128.6%
New Listings	2,896	7.3%	-5.2%	-14.1%	-18.8%	-22.7%	-37.9%
Active Listings ⁴	564	20.1%	31.8%	13.0%	-48.2%	-61.8%	-70.3%
Sales to New Listings Ratio ⁵	70.3	73.1	74.7	84.8	64.1	53.7	36.1
Months of Inventory ⁶	2.8	2.4	1.9	1.7	4.8	7.3	11.3
Average Price	\$340,320	6.1%	9.6%	34.2%	77.9%	90.2%	89.2%
Median Price	\$333,500	9.3%	11.9%	39.0%	80.3%	92.8%	89.0%
Sale to List Price Ratio ⁷	100.5	100.6	106.4	102.0	95.1	94.4	94.5
Median Days on Market	21.0	20.0	17.0	20.0	44.0	62.0	67.0

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.

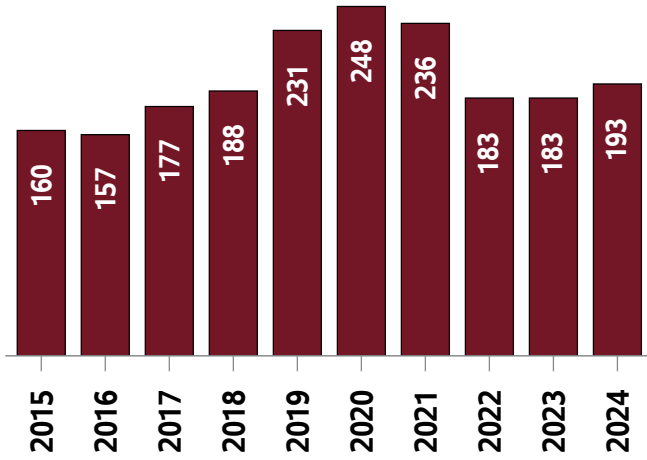
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

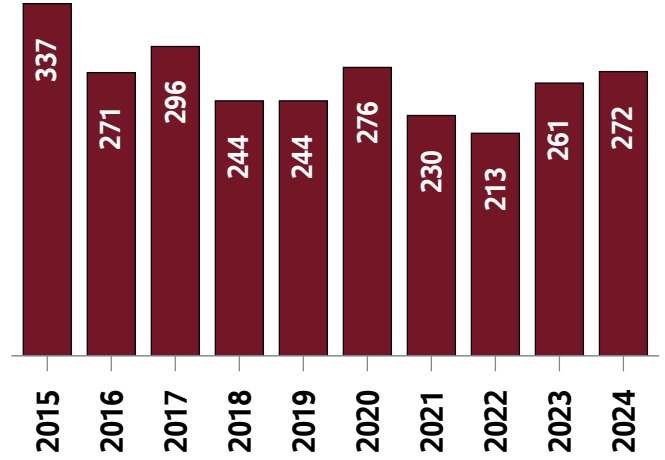
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

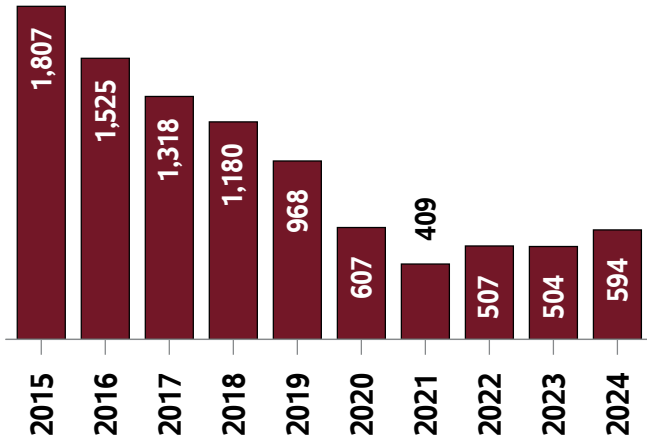
Sales Activity (October only)



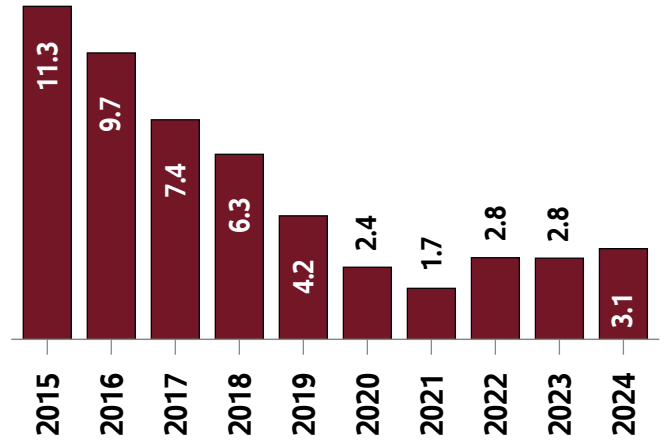
New Listings (October only)



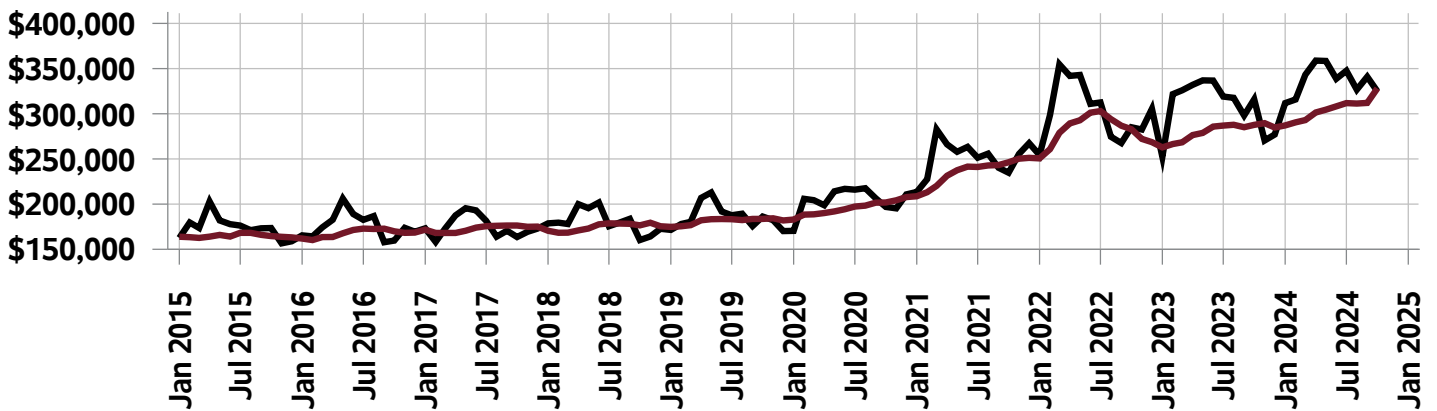
Active Listings (October only)



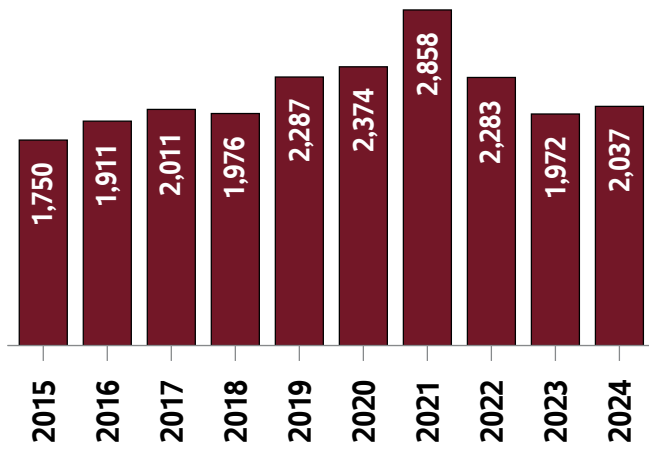
Months of Inventory (October only)



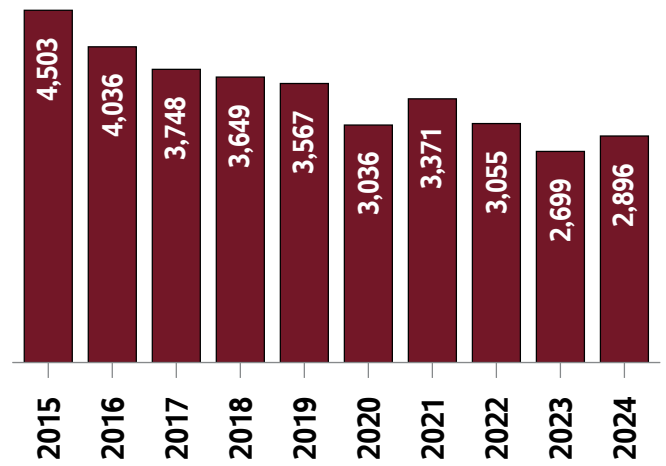
MLS® HPI Composite Benchmark Price and Average Price



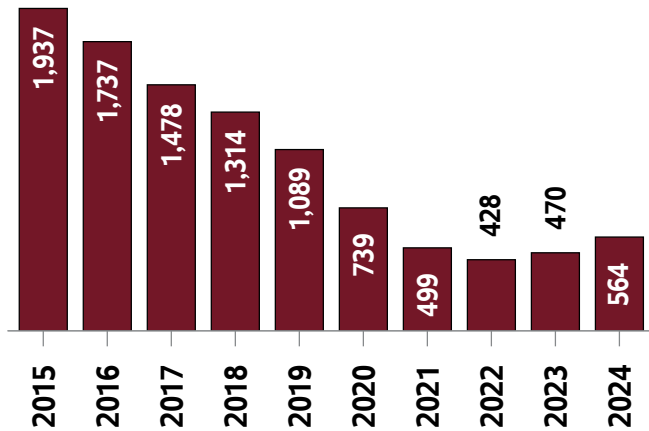
Sales Activity (October Year-to-date)



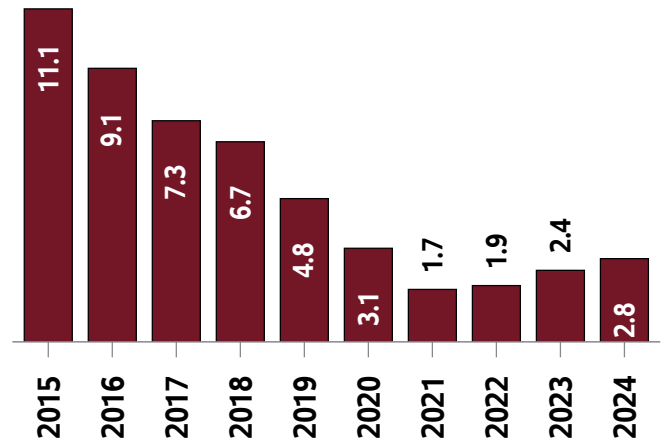
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	179	6.5%	7.8%	-17.1%	-16.7%	9.8%	27.9%
Dollar Volume	\$59,058,939	8.0%	21.0%	14.0%	48.7%	122.1%	142.9%
New Listings	250	2.9%	25.0%	19.0%	9.2%	-7.7%	-25.4%
Active Listings	536	20.2%	20.4%	56.7%	-38.5%	-55.5%	-68.4%
Sales to New Listings Ratio ¹	71.6	69.1	83.0	102.9	93.9	60.1	41.8
Months of Inventory ²	3.0	2.7	2.7	1.6	4.1	7.4	12.1
Average Price	\$329,938	1.3%	12.3%	37.5%	78.6%	102.2%	90.0%
Median Price	\$325,000	8.5%	18.2%	49.6%	85.7%	103.3%	90.1%
Sale to List Price Ratio ³	99.0	99.4	98.9	101.0	94.3	93.4	93.5
Median Days on Market	29.0	26.0	29.0	22.0	54.0	69.0	67.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	1,879	4.0%	-10.9%	-27.7%	-11.0%	0.5%	20.1%
Dollar Volume	\$653,154,827	10.2%	-2.6%	-2.7%	59.9%	92.5%	127.7%
New Listings	2,643	7.7%	-5.1%	-12.5%	-19.1%	-23.6%	-37.0%
Active Listings ⁴	505	21.6%	35.0%	17.5%	-48.3%	-62.4%	-70.1%
Sales to New Listings Ratio ⁵	71.1	73.6	75.7	86.1	64.6	54.0	37.3
Months of Inventory ⁶	2.7	2.3	1.8	1.7	4.6	7.2	10.8
Average Price	\$347,608	6.0%	9.4%	34.6%	79.7%	91.5%	89.6%
Median Price	\$340,000	6.9%	12.5%	36.1%	81.8%	92.9%	85.7%
Sale to List Price Ratio ⁷	100.6	100.7	106.8	102.1	95.2	94.5	94.6
Median Days on Market	21.0	20.0	16.0	20.0	43.0	61.0	67.0

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.

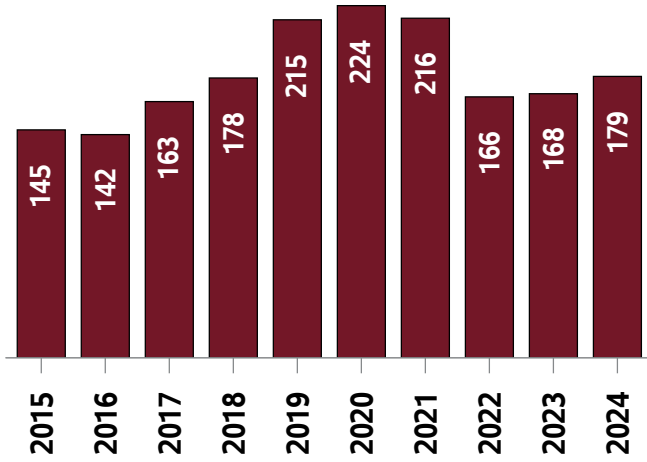
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

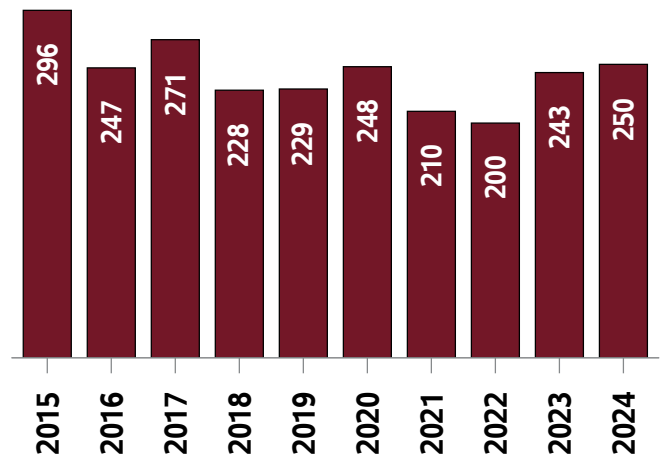
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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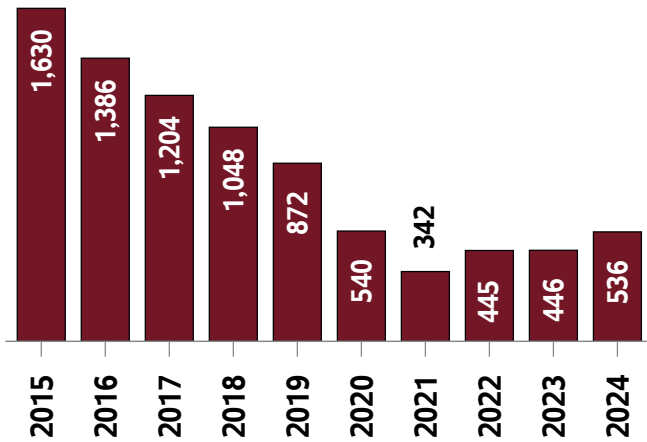
Sales Activity (October only)



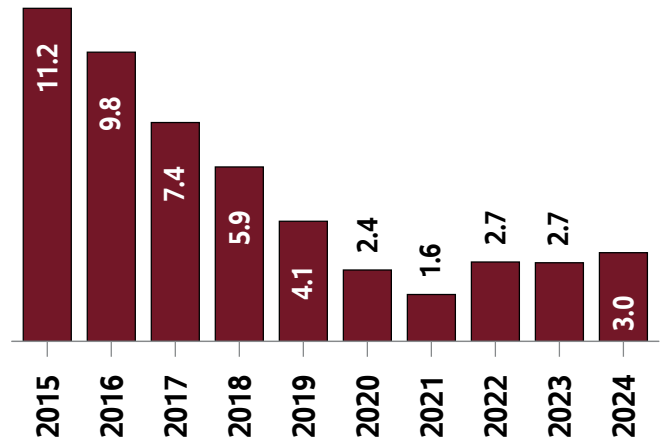
New Listings (October only)



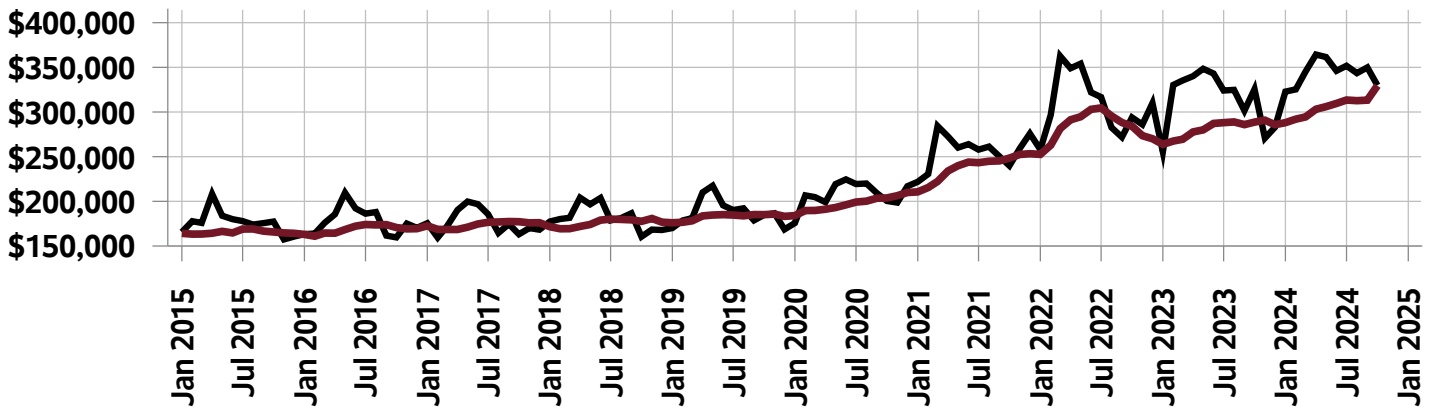
Active Listings (October only)



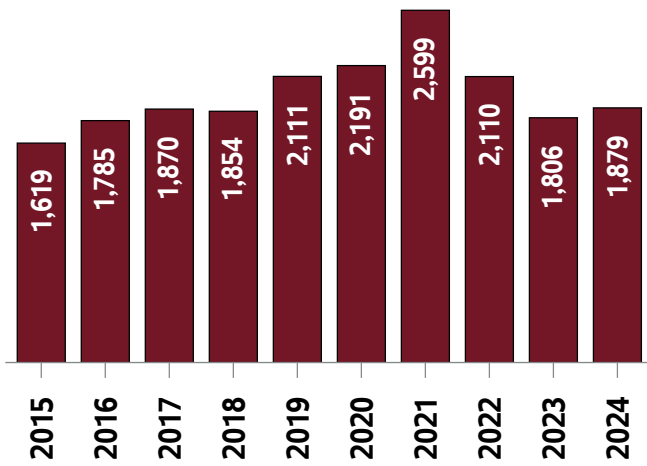
Months of Inventory (October only)



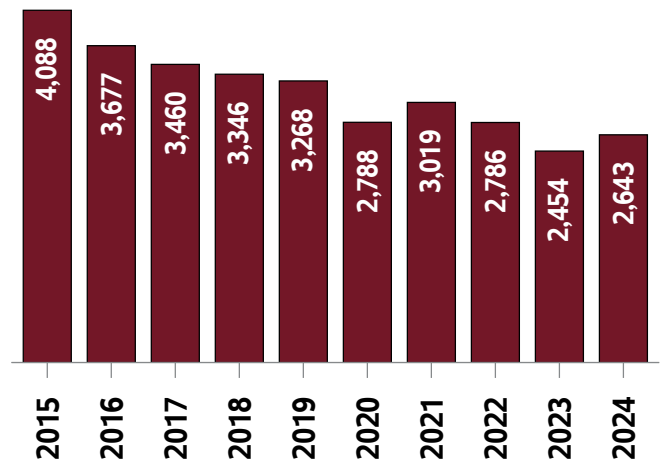
MLS® HPI Single Family Benchmark Price and Average Price



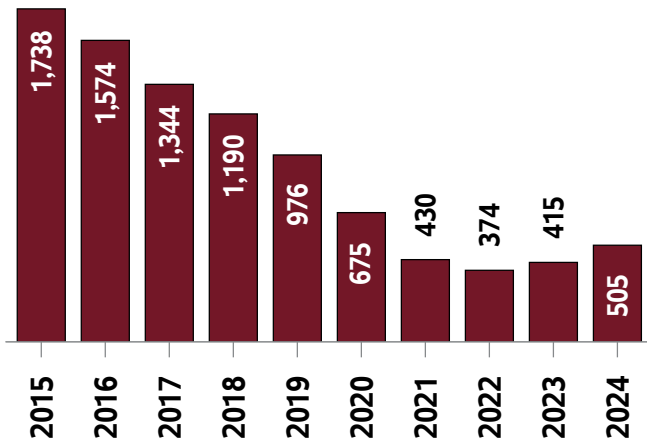
Sales Activity (October Year-to-date)



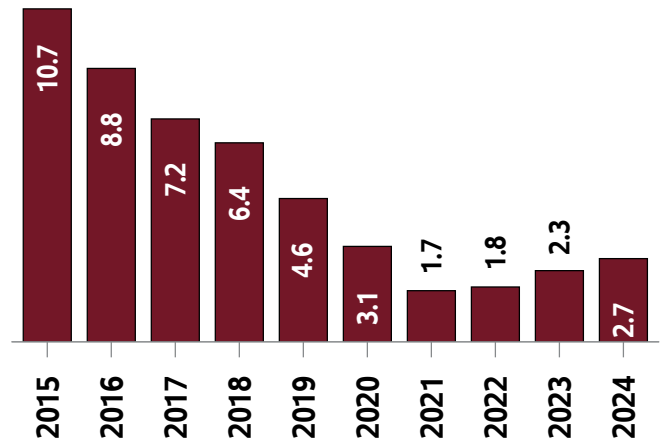
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	7	0.0%	40.0%	16.7%	0.0%	16.7%	133.3%
Dollar Volume	\$1,903,900	15.6%	60.7%	75.1%	40.9%	99.1%	380.8%
New Listings	7	250.0%	75.0%	-30.0%	133.3%	-50.0%	-46.2%
Active Listings	6	-25.0%	50.0%	-33.3%	-62.5%	-83.3%	-92.7%
Sales to New Listings Ratio ¹	100.0	350.0	125.0	60.0	233.3	42.9	23.1
Months of Inventory ²	0.9	1.1	0.8	1.5	2.3	6.0	27.3
Average Price	\$271,986	15.6%	14.8%	50.1%	40.9%	70.6%	106.0%
Median Price	\$270,000	17.4%	14.9%	31.7%	46.8%	82.4%	98.5%
Sale to List Price Ratio ³	98.7	97.3	101.5	104.2	95.6	97.0	93.5
Median Days on Market	32.0	35.0	29.0	16.5	39.0	65.5	28.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	78	-15.2%	18.2%	-16.1%	-10.3%	18.2%	41.8%
Dollar Volume	\$21,460,200	-13.5%	32.1%	13.4%	50.7%	103.2%	138.6%
New Listings	82	-23.4%	15.5%	-17.2%	-19.6%	-29.9%	-63.1%
Active Listings ⁴	8	-29.9%	50.0%	1.4%	-69.4%	-83.9%	-92.6%
Sales to New Listings Ratio ⁵	95.1	86.0	93.0	93.9	85.3	56.4	24.8
Months of Inventory ⁶	1.0	1.2	0.8	0.8	2.8	7.1	18.4
Average Price	\$275,131	2.0%	11.7%	35.2%	68.1%	71.9%	68.3%
Median Price	\$259,500	3.0%	7.7%	35.2%	67.4%	73.0%	73.0%
Sale to List Price Ratio ⁷	102.3	101.3	109.8	103.0	96.5	96.7	97.1
Median Days on Market	19.0	14.5	14.0	14.0	38.0	84.0	89.0

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.

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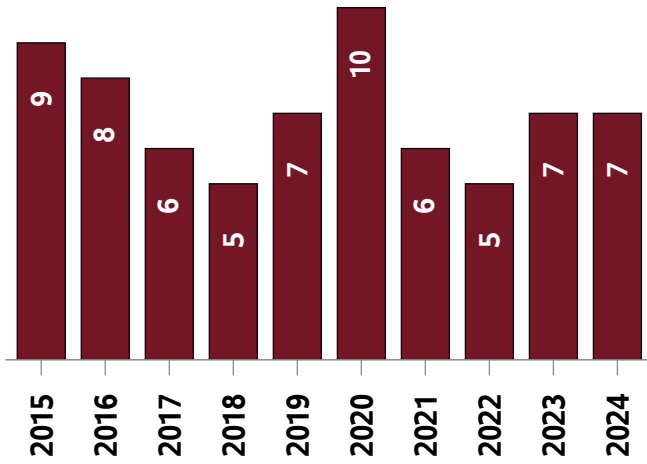
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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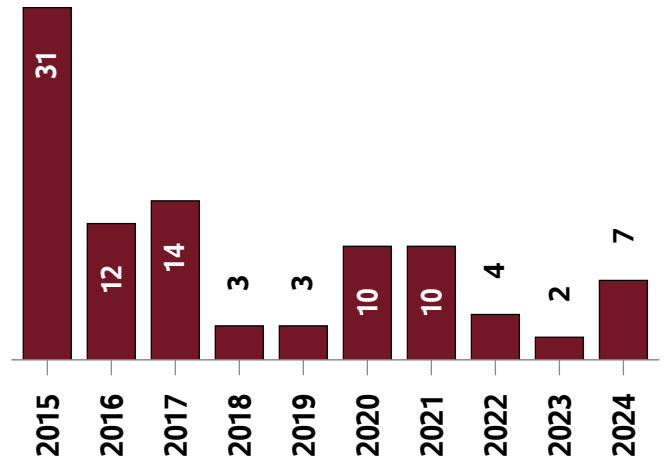
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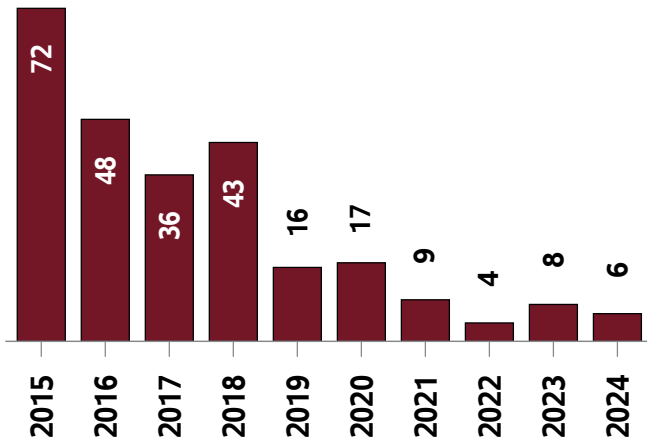
Sales Activity (October only)



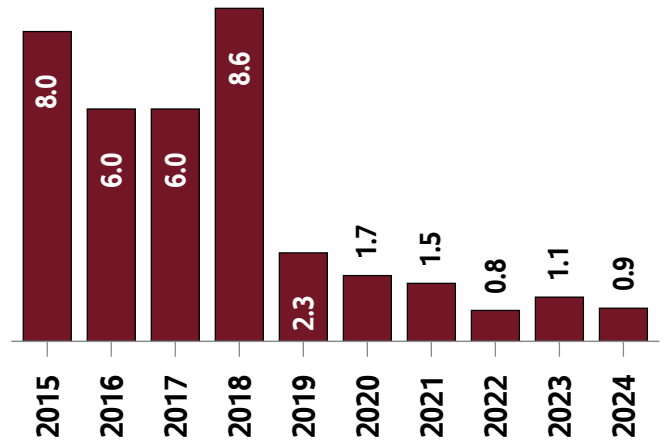
New Listings (October only)



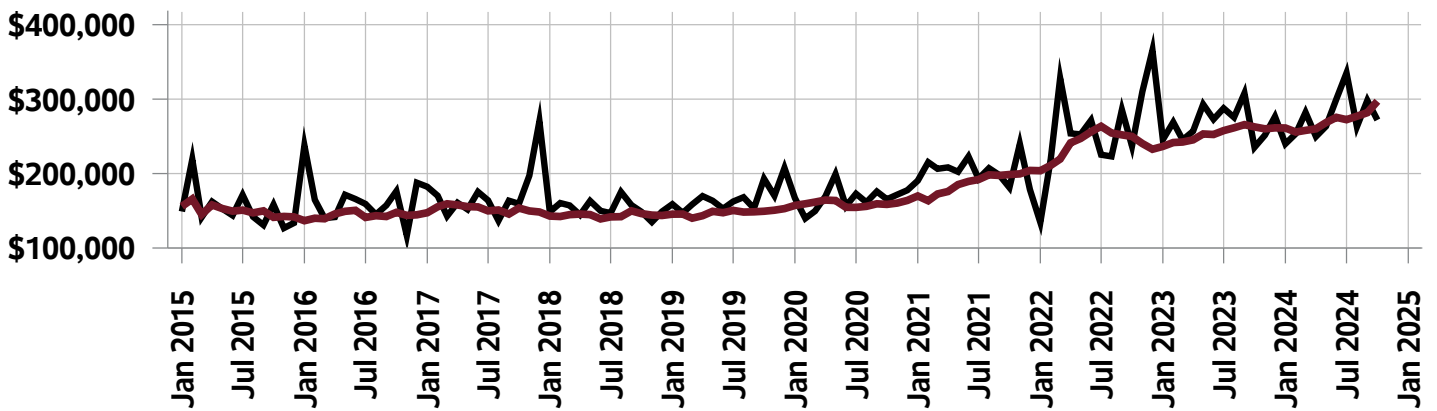
Active Listings (October only)



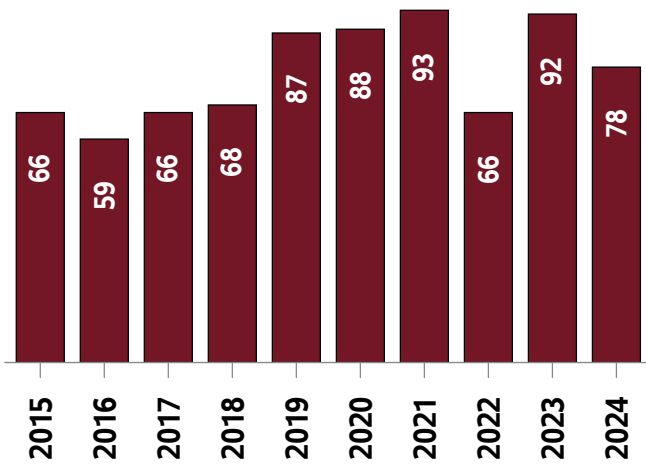
Months of Inventory (October only)



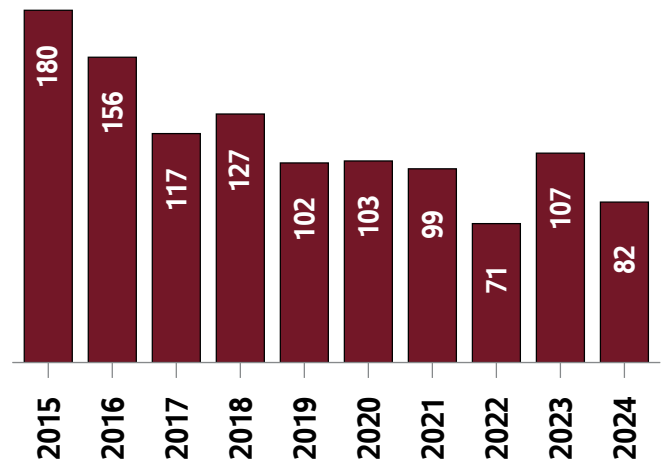
MLS® HPI Apartment Benchmark Price and Average Price



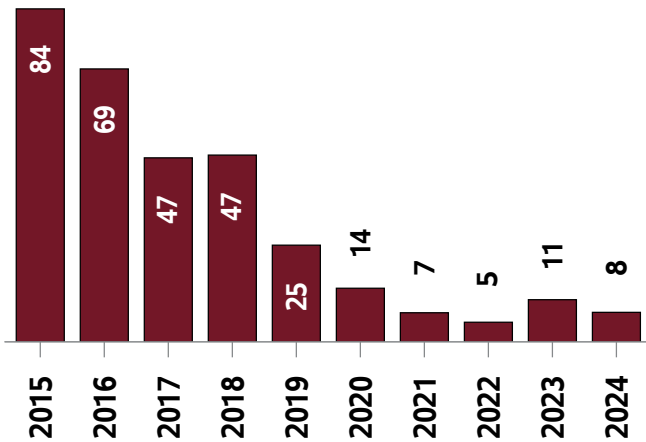
Sales Activity (October Year-to-date)



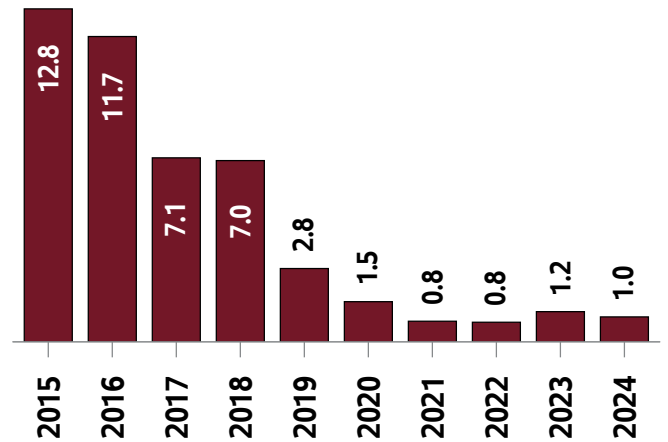
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



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



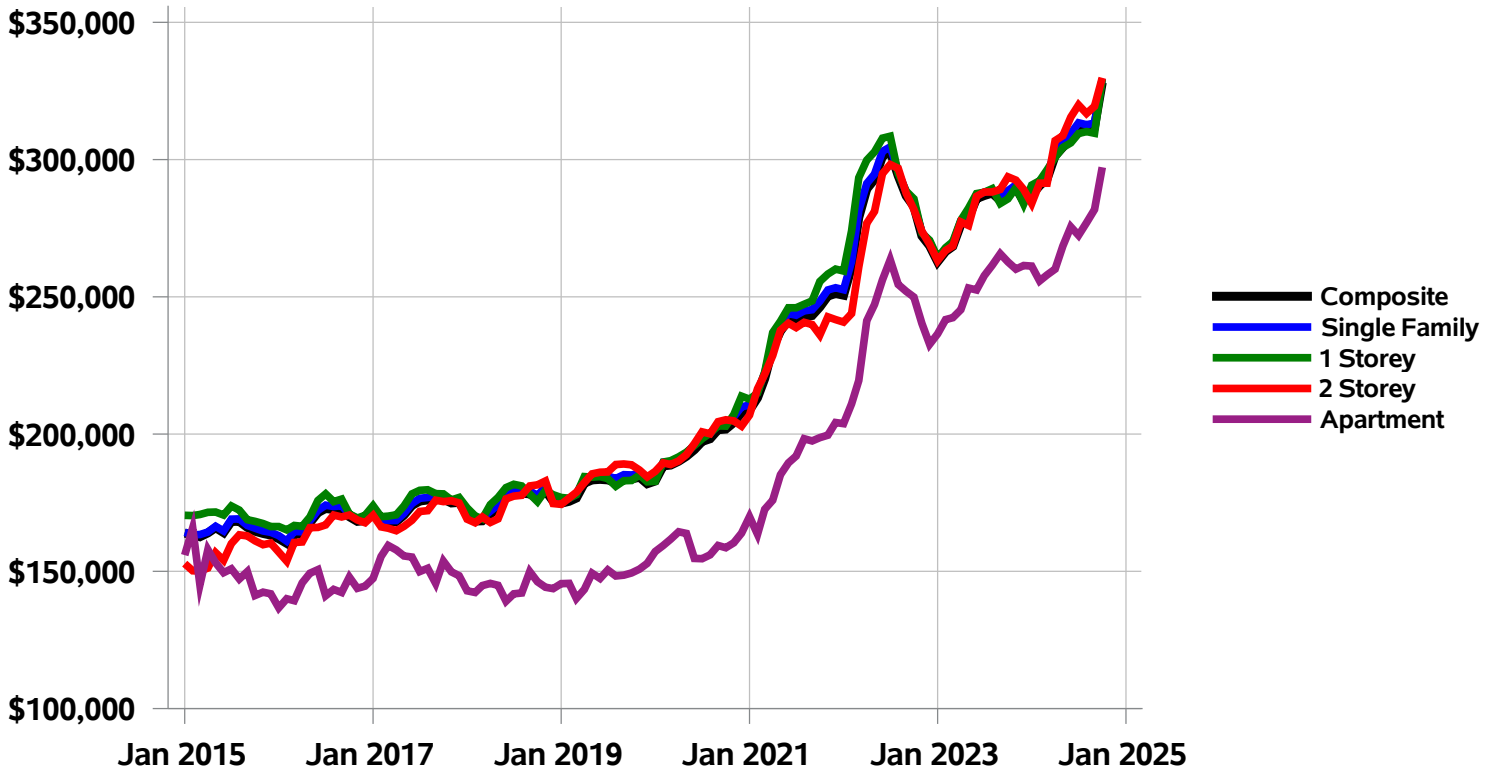
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$328,100	5.2	5.2	8.9	14.0	33.2	78.7
Single Family	\$329,500	5.2	5.1	8.7	14.1	32.6	78.0
One Storey	\$329,300	6.4	6.4	9.5	15.3	28.8	79.8
Two Storey	\$329,800	3.3	3.1	7.5	12.3	39.7	74.7
Apartment	\$297,200	5.5	9.1	14.3	13.1	49.6	98.9

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 

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.)	1327
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