



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

Actual	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	109	13.5%	7.9%	-32.7%	-0.9%	9.0%	25.3%
Dollar Volume	\$35,420,676	33.2%	14.8%	-18.2%	89.3%	104.8%	161.3%
New Listings	101	21.7%	11.0%	7.4%	0.0%	-26.3%	-50.7%
Active Listings	365	7.4%	4.6%	86.2%	-46.2%	-62.4%	-74.6%
Sales to New Listings Ratio ¹	107.9	115.7	111.0	172.3	108.9	73.0	42.4
Months of Inventory ²	3.3	3.5	3.5	1.2	6.2	9.7	16.5
Average Price	\$324,960	17.3%	6.4%	21.5%	91.0%	87.9%	108.6%
Median Price	\$310,000	10.7%	14.8%	24.0%	93.2%	100.0%	109.5%
Sale to List Price Ratio ³	98.0	98.1	97.3	102.0	94.3	94.6	93.0
Median Days on Market	34.0	36.0	29.0	22.5	50.5	63.5	82.0

Year-to-date	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	2,330	4.6%	-7.7%	-28.2%	-8.8%	3.4%	25.5%
Dollar Volume	\$789,202,093	12.4%	1.2%	-4.5%	62.8%	96.8%	140.0%
New Listings	3,148	6.6%	-5.6%	-14.0%	-18.3%	-23.5%	-38.4%
Active Listings ⁴	551	20.9%	29.8%	20.0%	-46.8%	-61.0%	-70.2%
Sales to New Listings Ratio ⁵	74.0	75.4	75.7	88.6	66.3	54.8	36.3
Months of Inventory ⁶	2.8	2.5	2.0	1.7	4.9	7.5	12.0
Average Price	\$338,713	7.5%	9.7%	33.1%	78.5%	90.3%	91.2%
Median Price	\$330,000	10.0%	11.9%	37.5%	79.6%	91.9%	88.6%
Sale to List Price Ratio ⁷	100.2	100.4	105.6	102.1	95.0	94.3	94.3
Median Days on Market	22.0	21.0	17.5	20.0	44.0	63.0	68.0

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.

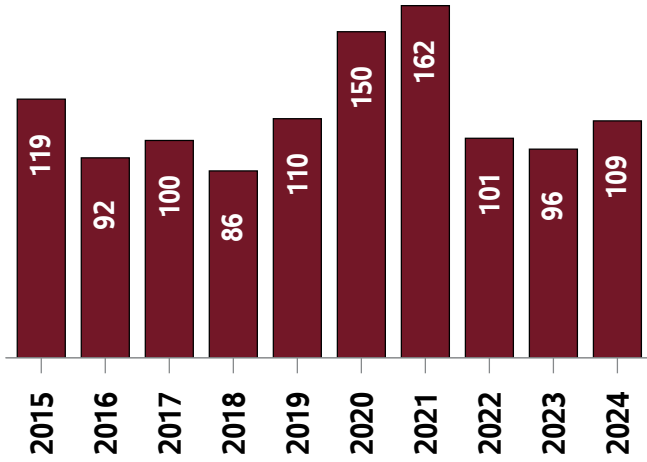
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

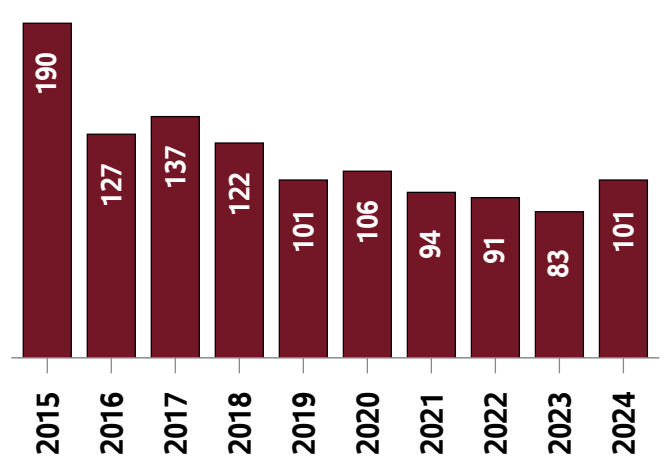
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

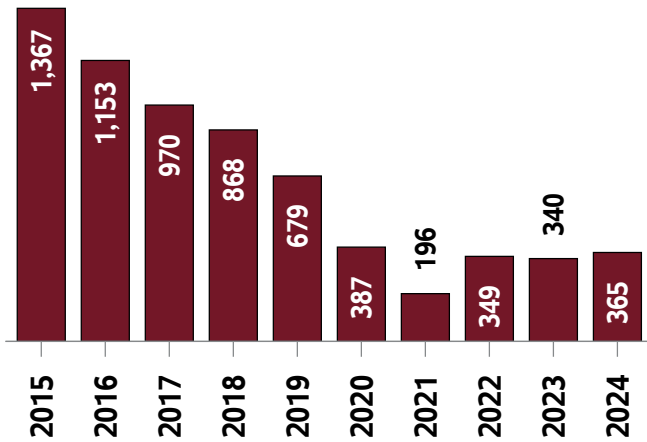
Sales Activity (December only)



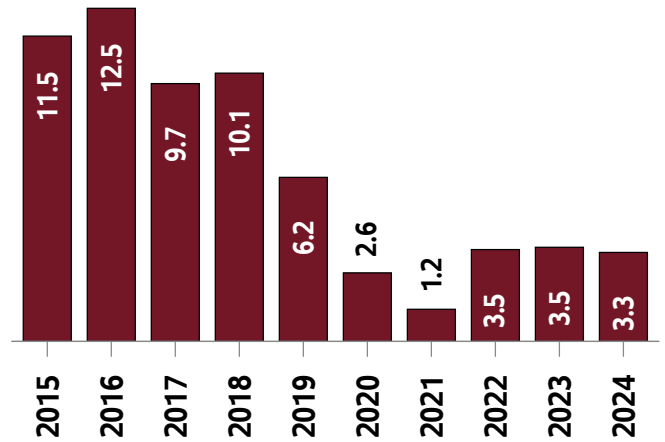
New Listings (December only)



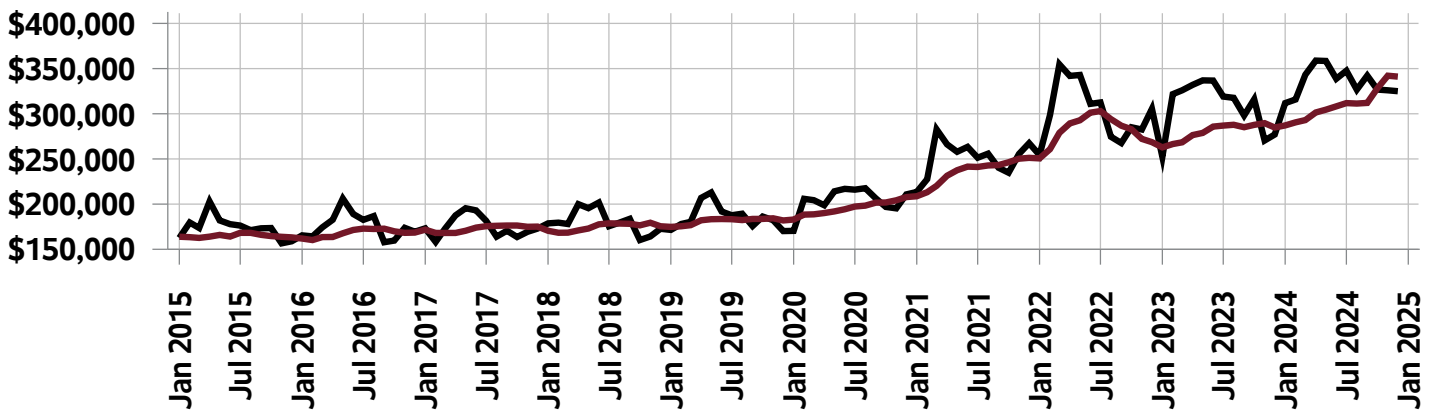
Active Listings (December only)



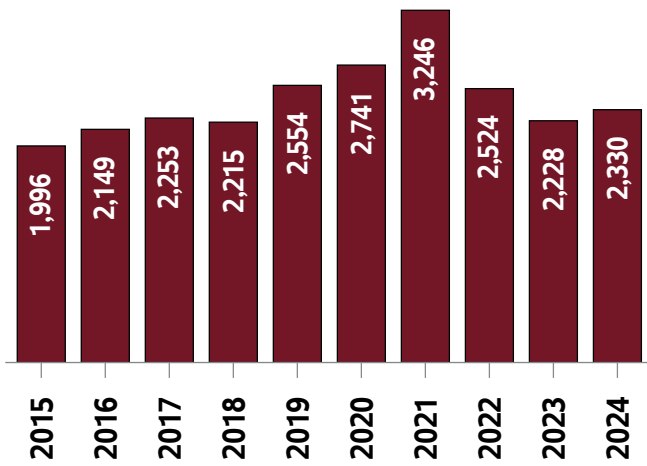
Months of Inventory (December only)



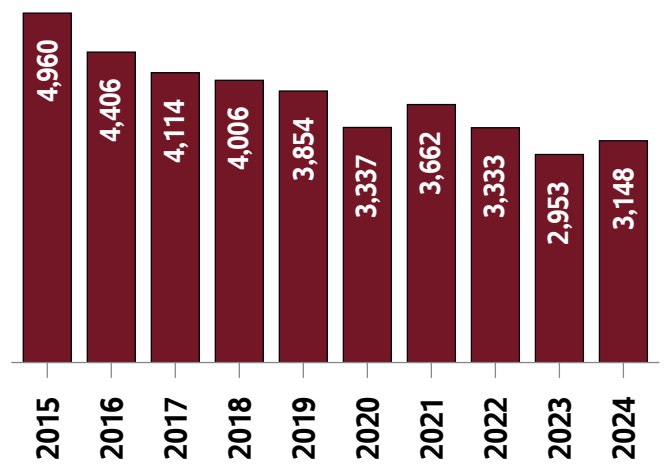
MLS® HPI Composite Benchmark Price and Average Price



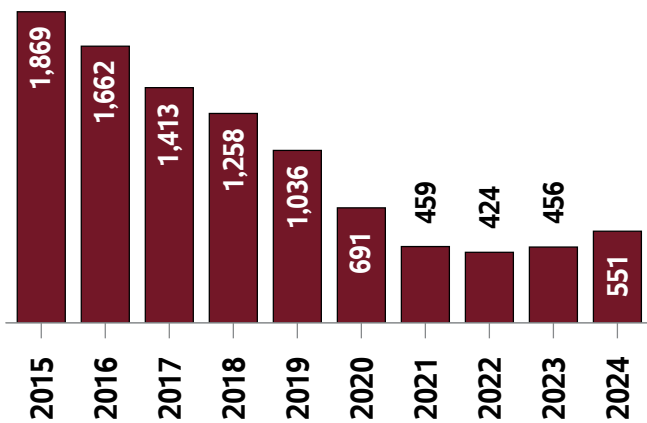
Sales Activity (December Year-to-date)



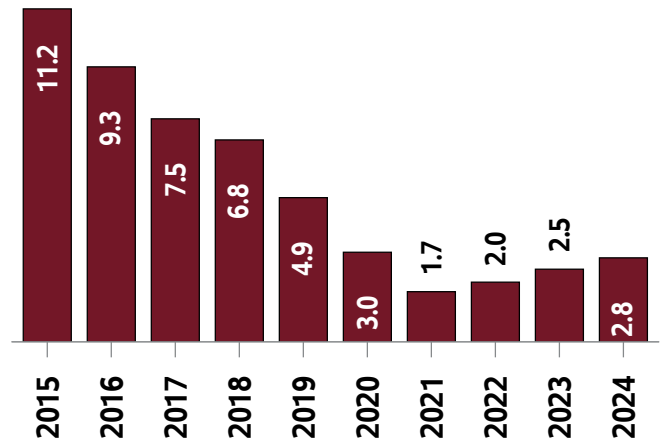
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	103	12.0%	14.4%	-30.4%	-1.9%	9.6%	28.8%
Dollar Volume	\$33,624,676	29.2%	20.5%	-17.6%	90.0%	112.6%	166.7%
New Listings	95	31.9%	15.9%	11.8%	5.6%	-25.2%	-49.2%
Active Listings	336	16.3%	9.8%	94.2%	-45.2%	-62.2%	-73.5%
Sales to New Listings Ratio ¹	108.4	127.8	109.8	174.1	116.7	74.0	42.8
Months of Inventory ²	3.3	3.1	3.4	1.2	5.8	9.5	15.9
Average Price	\$326,453	15.4%	5.3%	18.3%	93.6%	94.0%	107.2%
Median Price	\$320,100	12.7%	11.3%	27.8%	106.5%	108.5%	113.4%
Sale to List Price Ratio ³	98.3	98.1	97.6	102.7	94.4	94.8	93.3
Median Days on Market	32.0	36.0	28.0	22.0	49.0	63.5	79.0

Year-to-date	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	2,154	5.4%	-7.6%	-27.0%	-8.7%	2.6%	25.1%
Dollar Volume	\$743,513,193	13.0%	1.0%	-2.8%	64.2%	96.5%	139.2%
New Listings	2,883	7.5%	-4.9%	-12.4%	-18.2%	-24.1%	-37.0%
Active Listings ⁴	495	23.2%	33.5%	25.2%	-46.7%	-61.5%	-69.8%
Sales to New Listings Ratio ⁵	74.7	76.2	76.8	89.6	66.9	55.3	37.6
Months of Inventory ⁶	2.8	2.4	1.9	1.6	4.7	7.3	11.4
Average Price	\$345,178	7.2%	9.3%	33.1%	79.8%	91.6%	91.2%
Median Price	\$338,000	8.3%	12.7%	35.2%	82.7%	93.1%	87.8%
Sale to List Price Ratio ⁷	100.3	100.5	105.9	102.3	95.1	94.4	94.4
Median Days on Market	22.0	21.0	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.

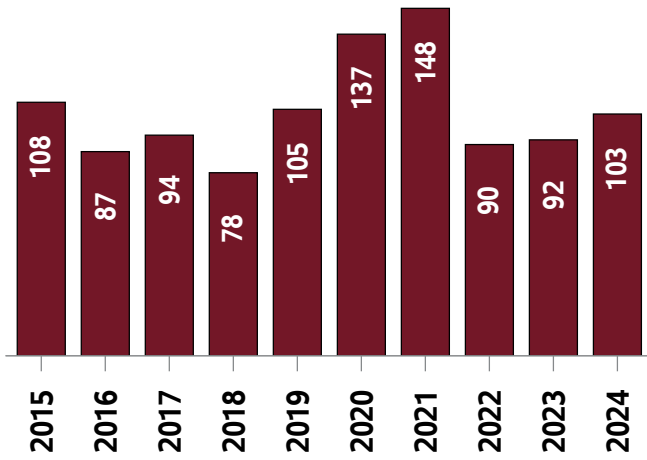
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

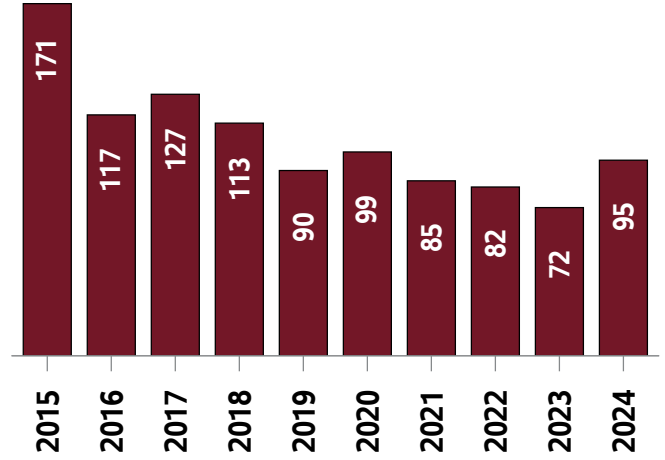
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

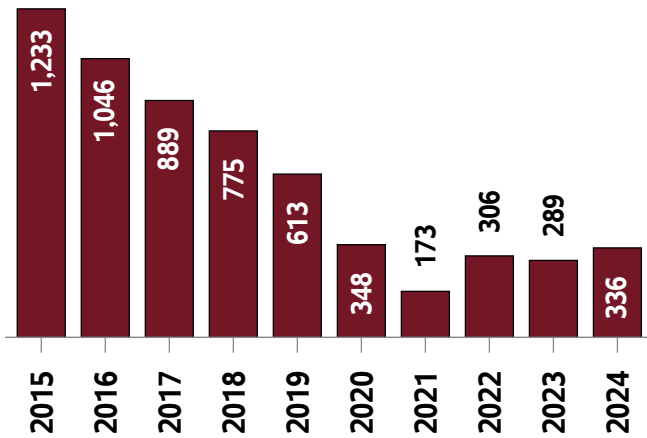
Sales Activity (December only)



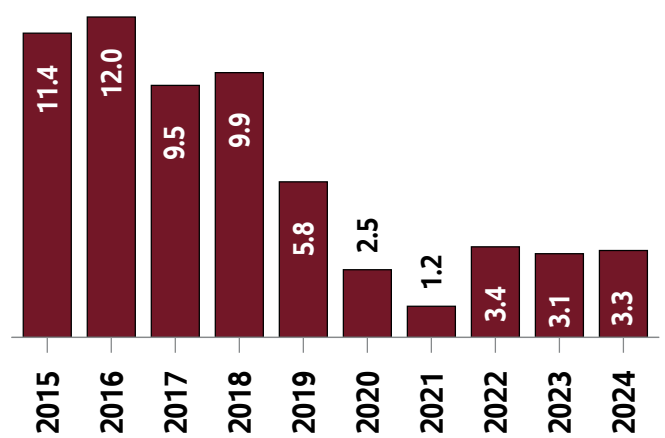
New Listings (December only)



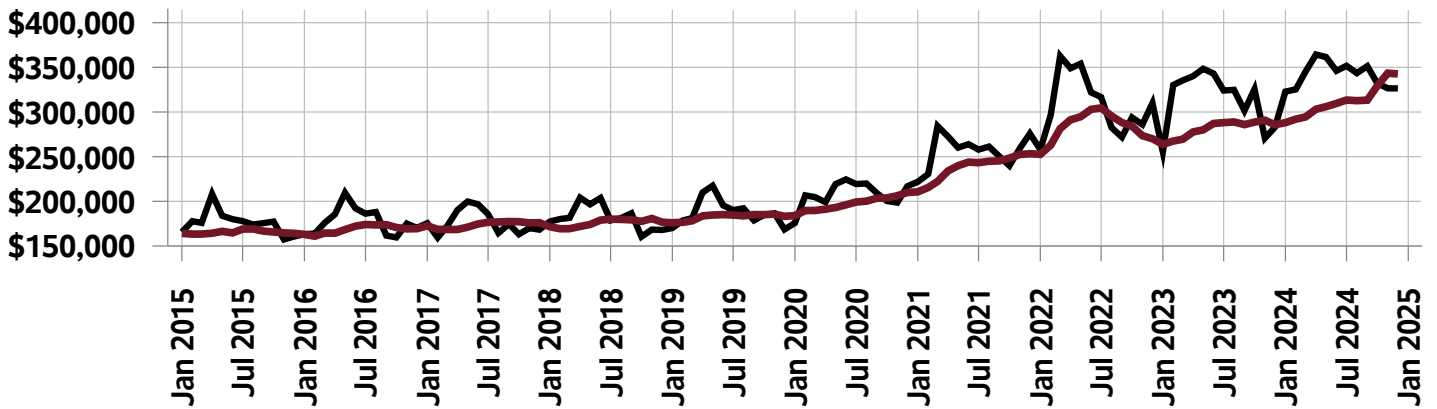
Active Listings (December only)



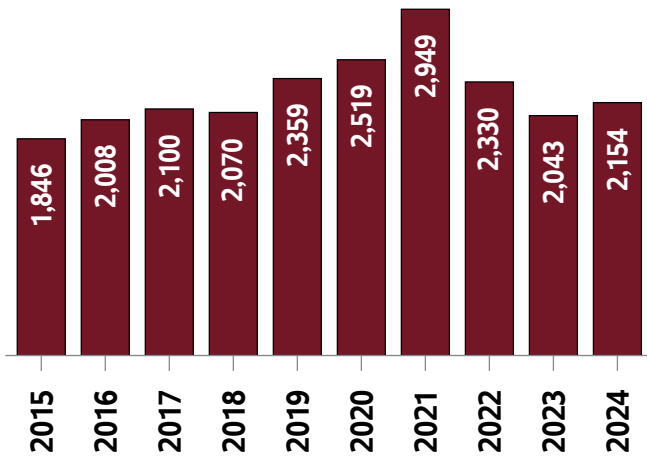
Months of Inventory (December only)



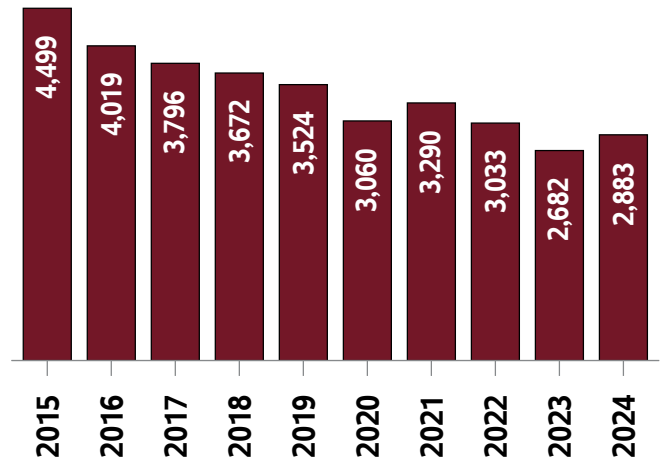
MLS® HPI Single Family Benchmark Price and Average Price



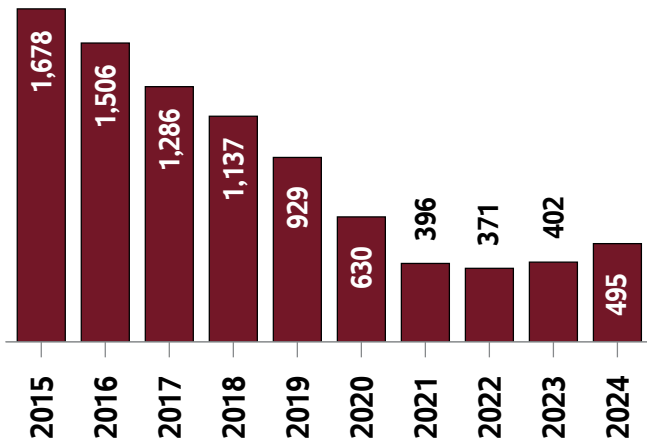
Sales Activity (December Year-to-date)



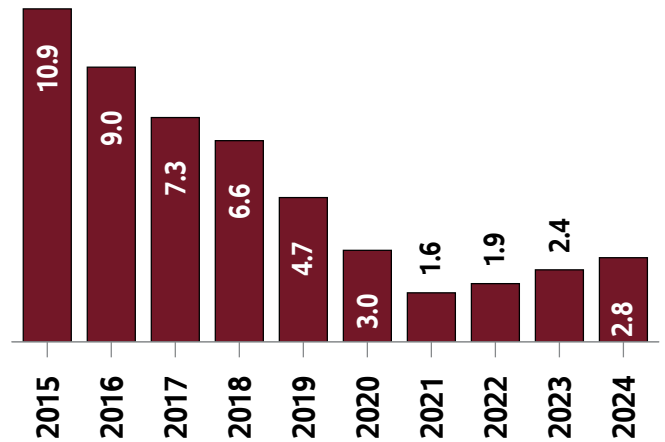
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	3	200.0%	-50.0%	-50.0%	50.0%	50.0%	-25.0%
Dollar Volume	\$1,187,000	329.3%	-45.9%	10.8%	186.0%	119.6%	86.8%
New Listings	1	-75.0%	-75.0%	-75.0%	-50.0%	-66.7%	-88.9%
Active Listings	2	-75.0%	-50.0%	0.0%	-85.7%	-93.3%	-97.3%
Sales to New Listings Ratio ¹	300.0	25.0	150.0	150.0	100.0	66.7	44.4
Months of Inventory ²	0.7	8.0	0.7	0.3	7.0	15.0	18.3
Average Price	\$395,667	43.1%	8.2%	121.6%	90.7%	46.4%	149.1%
Median Price	\$400,000	44.7%	50.9%	110.5%	92.8%	48.0%	153.6%
Sale to List Price Ratio ³	97.6	99.5	99.3	99.5	98.6	94.4	97.1
Median Days on Market	33.0	22.0	16.5	14.5	86.5	15.0	12.0

Year-to-date	December 2024	Compared to ⁸					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	88	-12.9%	14.3%	-17.0%	-3.3%	25.7%	44.3%
Dollar Volume	\$25,236,200	-6.9%	26.2%	16.5%	68.3%	119.5%	154.1%
New Listings	88	-24.8%	1.1%	-17.0%	-21.4%	-31.8%	-65.6%
Active Listings ⁴	7	-32.5%	30.6%	1.2%	-70.7%	-84.9%	-93.1%
Sales to New Listings Ratio ⁵	100.0	86.3	88.5	100.0	81.3	54.3	23.8
Months of Inventory ⁶	0.9	1.2	0.8	0.8	3.0	7.6	19.3
Average Price	\$286,775	6.9%	10.4%	40.3%	74.0%	74.6%	76.2%
Median Price	\$263,000	5.2%	8.7%	36.3%	68.1%	74.8%	75.3%
Sale to List Price Ratio ⁷	102.2	101.2	108.5	102.9	96.6	96.5	97.1
Median Days on Market	19.5	15.0	14.0	14.0	39.0	83.5	88.0

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.

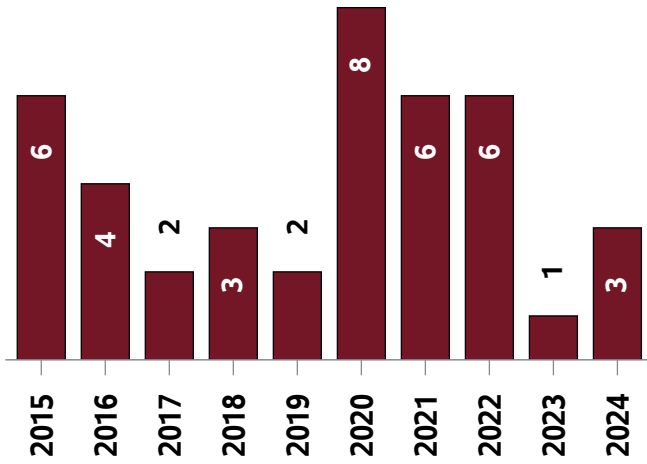
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

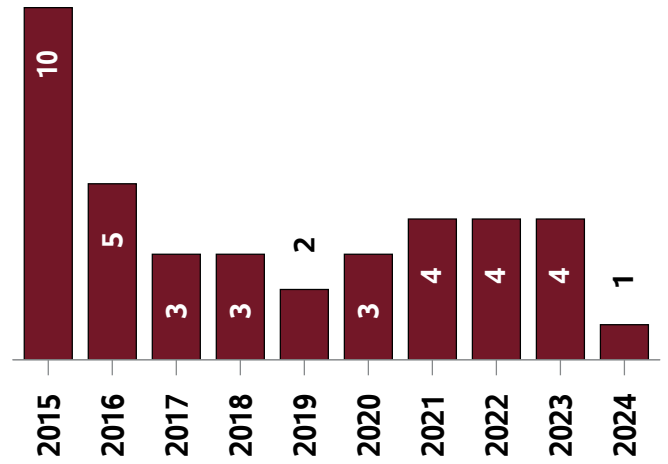
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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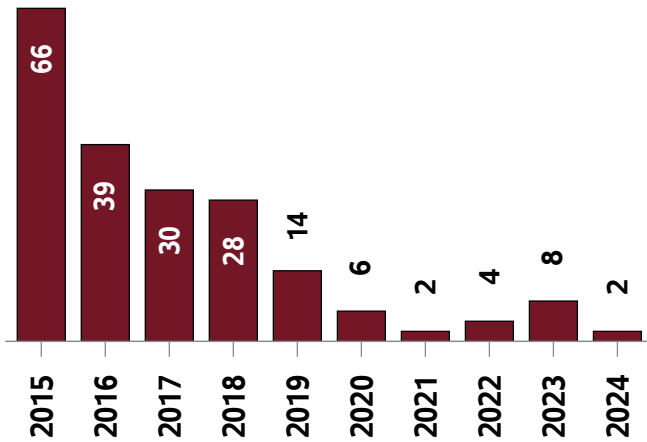
Sales Activity (December only)



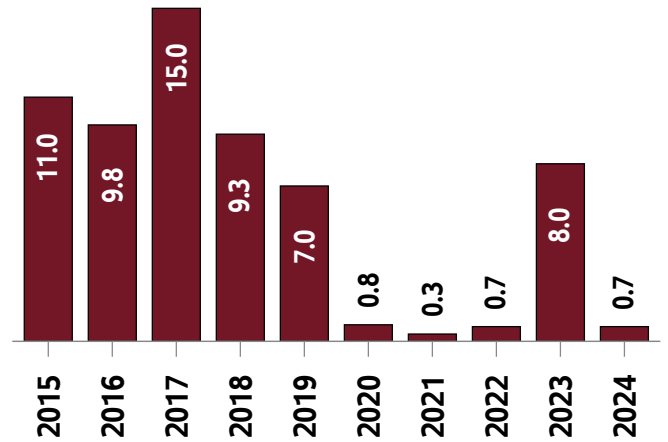
New Listings (December only)



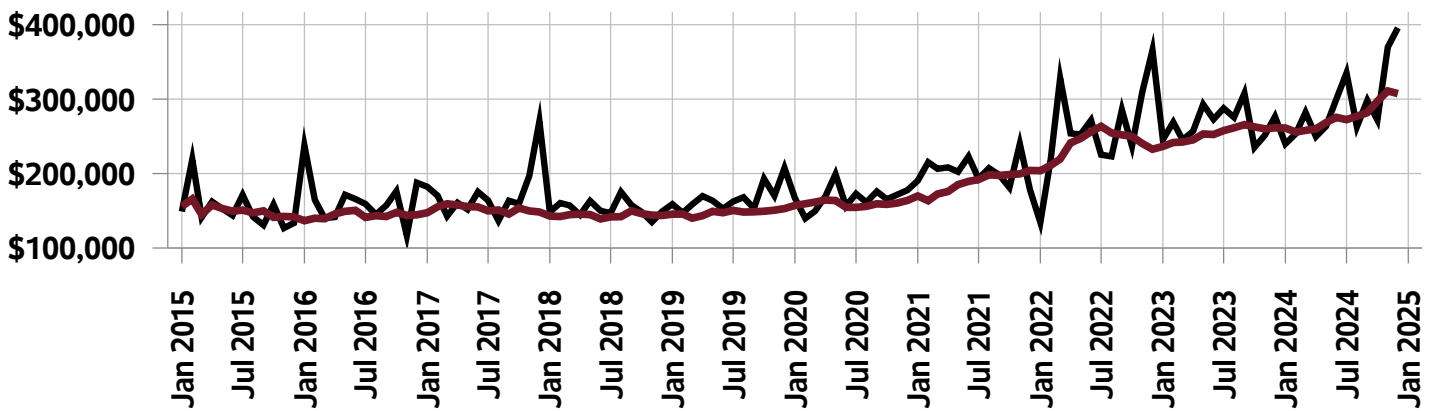
Active Listings (December only)



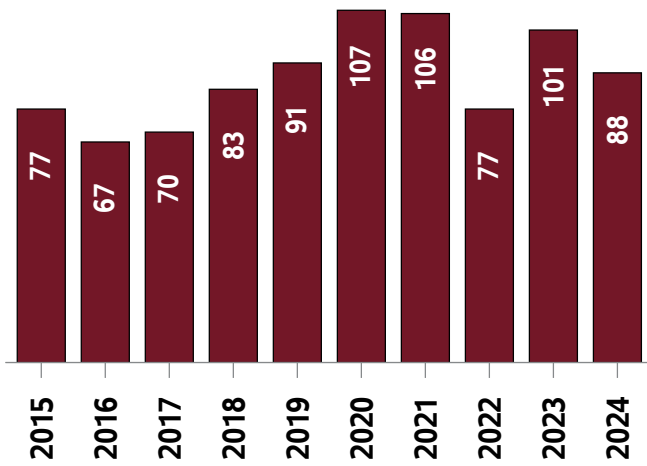
Months of Inventory (December only)



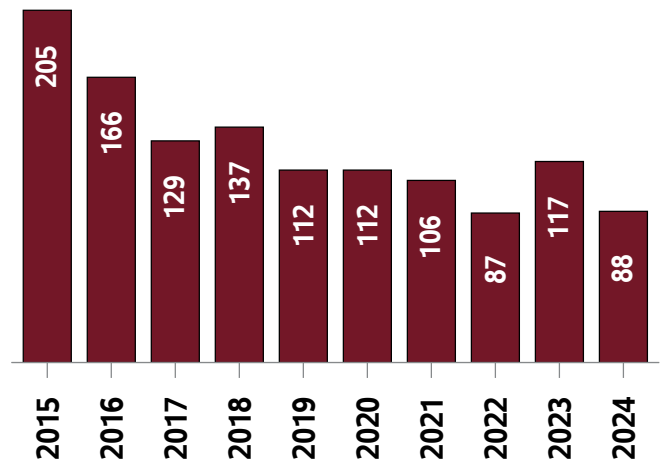
MLS® HPI Apartment Benchmark Price and Average Price



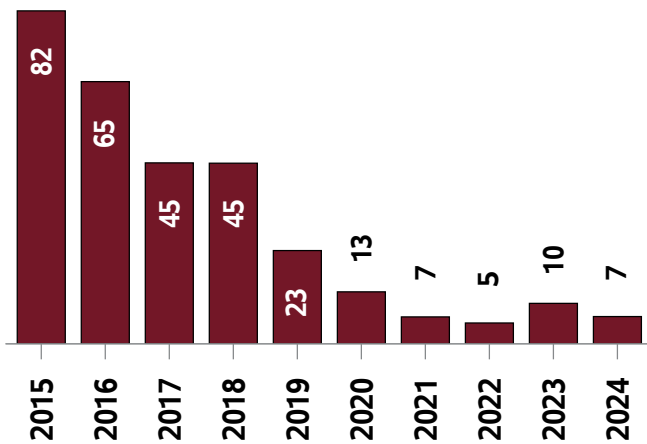
Sales Activity (December Year-to-date)



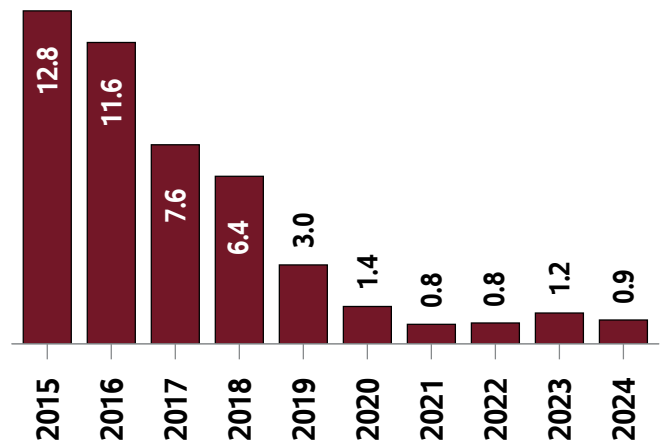
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



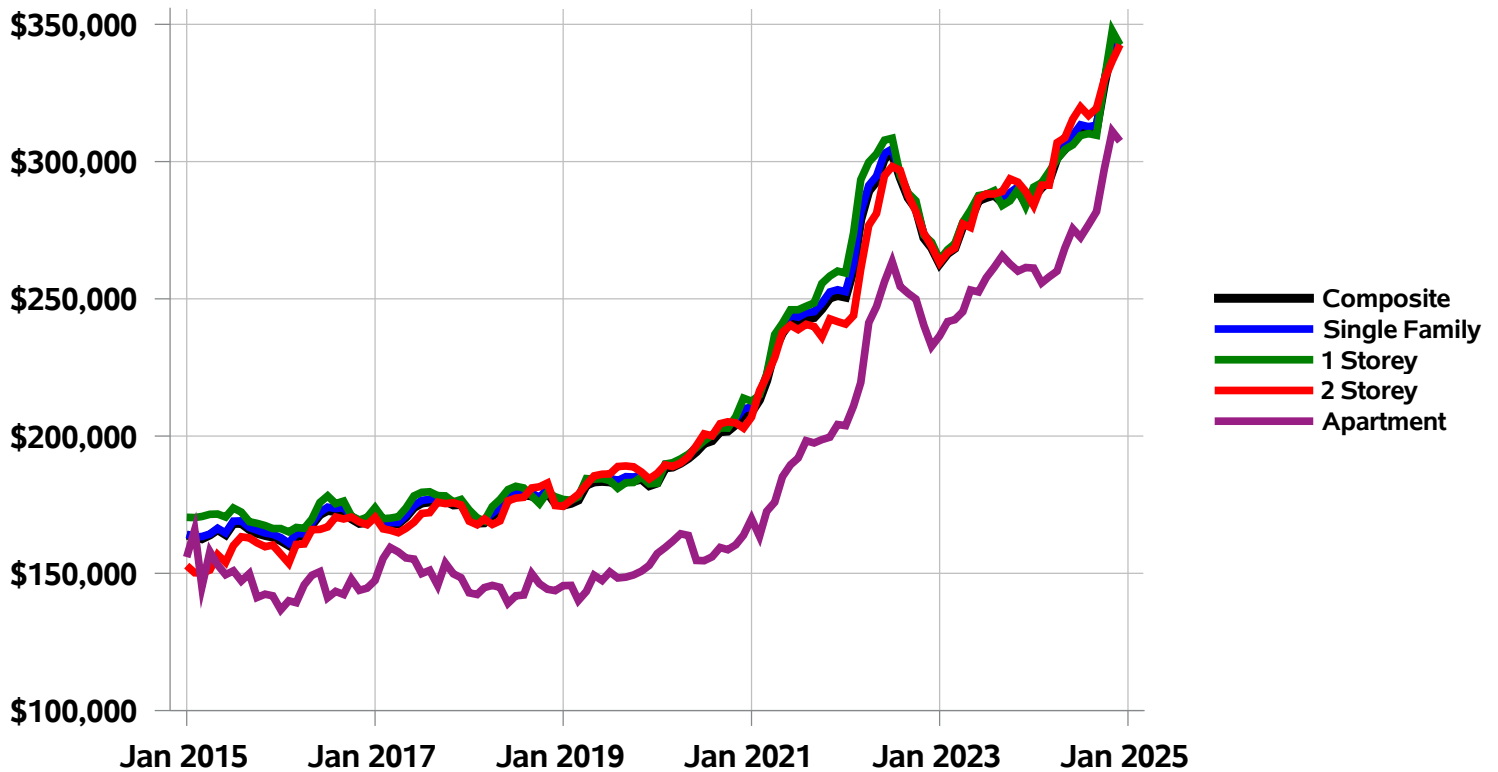
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$341,100	-0.3	9.3	10.7	19.8	35.8	87.5
Single Family	\$342,600	-0.3	9.4	10.7	19.9	35.3	87.0
One Storey	\$342,500	-1.5	10.6	11.9	20.7	31.7	87.6
Two Storey	\$342,600	1.8	7.3	8.6	18.5	41.7	85.8
Apartment	\$307,400	-1.2	9.1	11.6	17.6	50.5	101.0

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