



**Fredericton and Region  
Residential Market Activity and  
MLS® Home Price Index Report  
January 2025**

Actual	January 2025	Compared to <sup>8</sup>					
		January 2024	January 2023	January 2022	January 2020	January 2018	January 2015
Sales Activity	105	18.0%	5.0%	-8.7%	-16.7%	15.4%	34.6%
Dollar Volume	\$36,560,756	31.8%	44.9%	25.0%	70.3%	124.8%	188.3%
New Listings	178	21.1%	11.9%	29.9%	-25.5%	-39.0%	-50.0%
Active Listings	392	11.7%	11.7%	101.0%	-46.4%	-62.2%	-74.6%
Sales to New Listings Ratio <sup>1</sup>	59.0	60.5	62.9	83.9	52.7	31.2	21.9
Months of Inventory <sup>2</sup>	3.7	3.9	3.5	1.7	5.8	11.4	19.8
Average Price	\$348,198	11.7%	38.0%	36.9%	104.3%	94.9%	114.2%
Median Price	\$314,900	8.6%	43.1%	57.5%	93.2%	85.2%	103.8%
Sale to List Price Ratio <sup>3</sup>	98.0	98.0	98.1	103.3	93.9	93.5	91.9
Median Days on Market	42.0	42.0	29.5	31.0	50.5	76.0	111.0

<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.

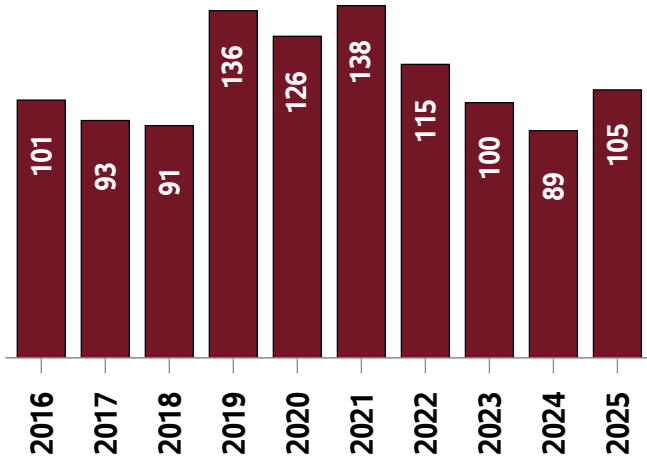
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

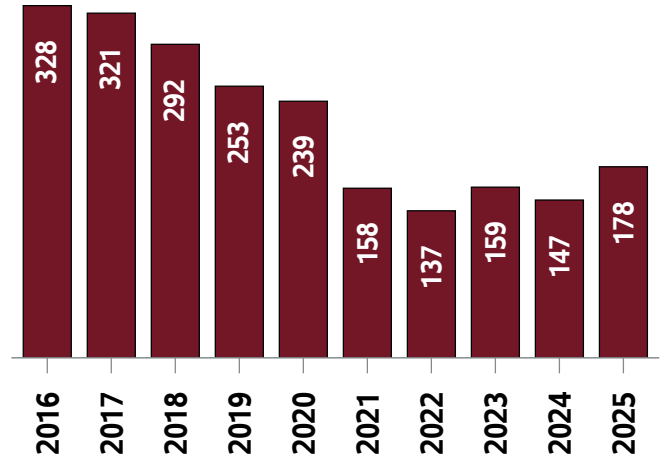
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

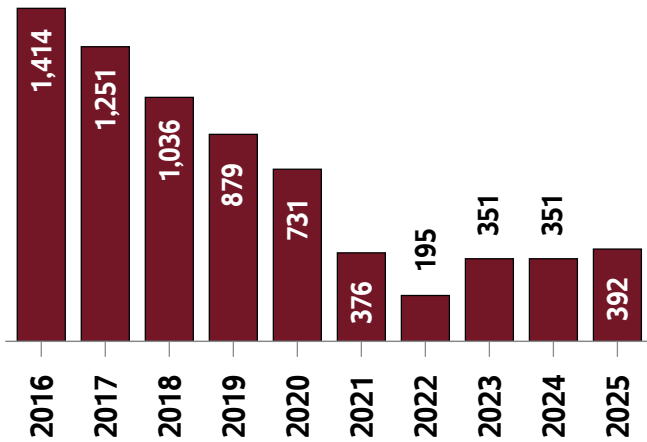
**Sales Activity (January only)**



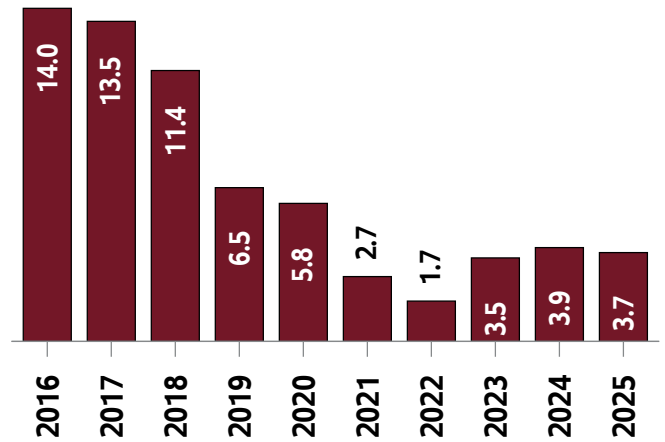
**New Listings (January only)**



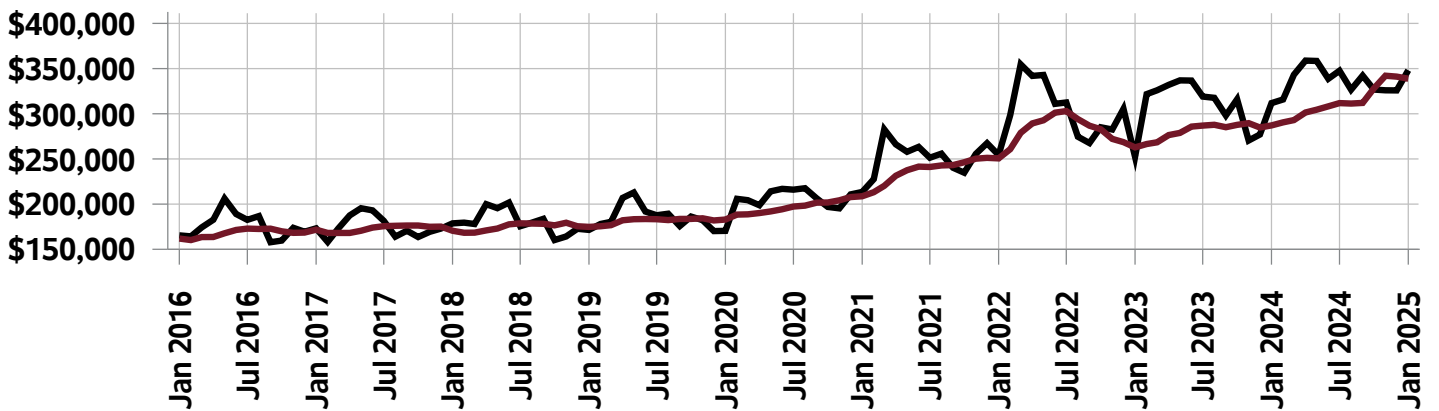
**Active Listings (January only)**



**Months of Inventory (January only)**



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



Actual	January 2025	Compared to <sup>8</sup>					
		January 2024	January 2023	January 2022	January 2020	January 2018	January 2015
Sales Activity	104	31.6%	11.8%	-3.7%	-5.5%	20.9%	46.5%
Dollar Volume	\$36,184,756	41.9%	52.3%	29.9%	87.2%	137.2%	207.7%
New Listings	172	22.0%	16.2%	36.5%	-22.2%	-34.6%	-43.8%
Active Listings	363	16.7%	16.0%	113.5%	-45.6%	-61.6%	-73.2%
Sales to New Listings Ratio <sup>1</sup>	60.5	56.0	62.8	85.7	49.8	32.7	23.2
Months of Inventory <sup>2</sup>	3.5	3.9	3.4	1.6	6.1	11.0	19.1
Average Price	\$347,930	7.8%	36.2%	34.9%	98.0%	96.1%	110.1%
Median Price	\$309,950	-1.6%	42.8%	47.6%	88.7%	76.6%	96.8%
Sale to List Price Ratio <sup>3</sup>	98.0	98.4	98.3	103.6	94.5	93.3	91.9
Median Days on Market	42.5	42.0	29.0	26.0	50.0	73.5	110.0

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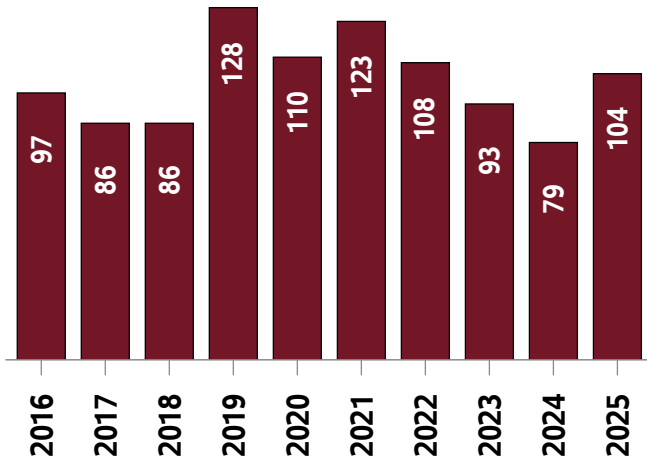
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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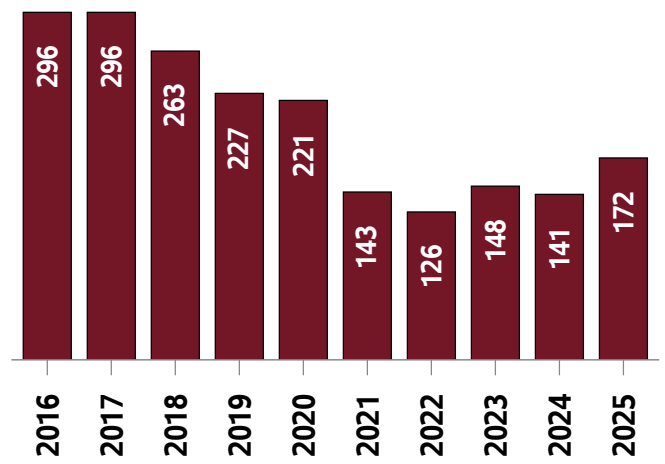
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<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

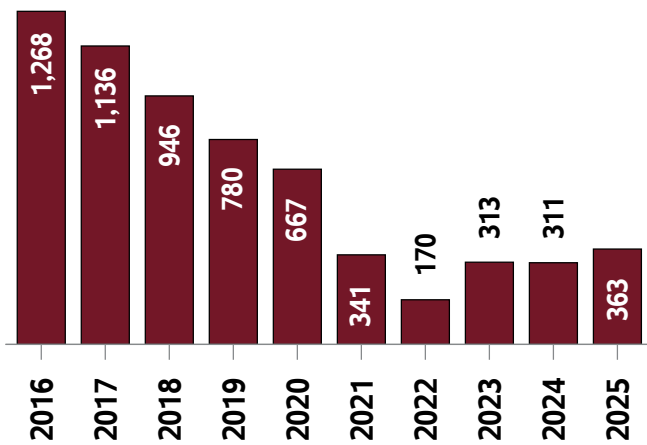
**Sales Activity (January only)**



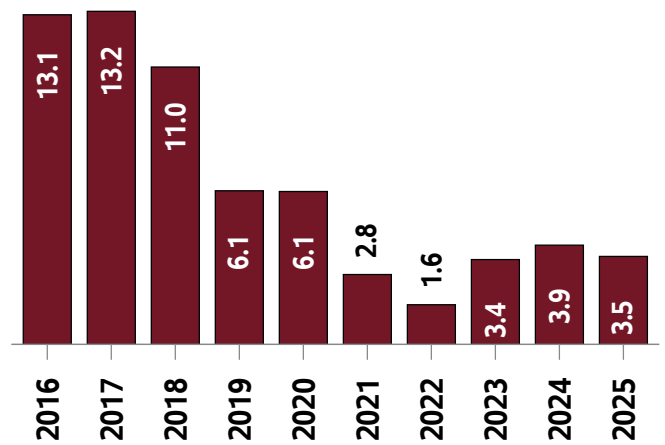
**New Listings (January only)**



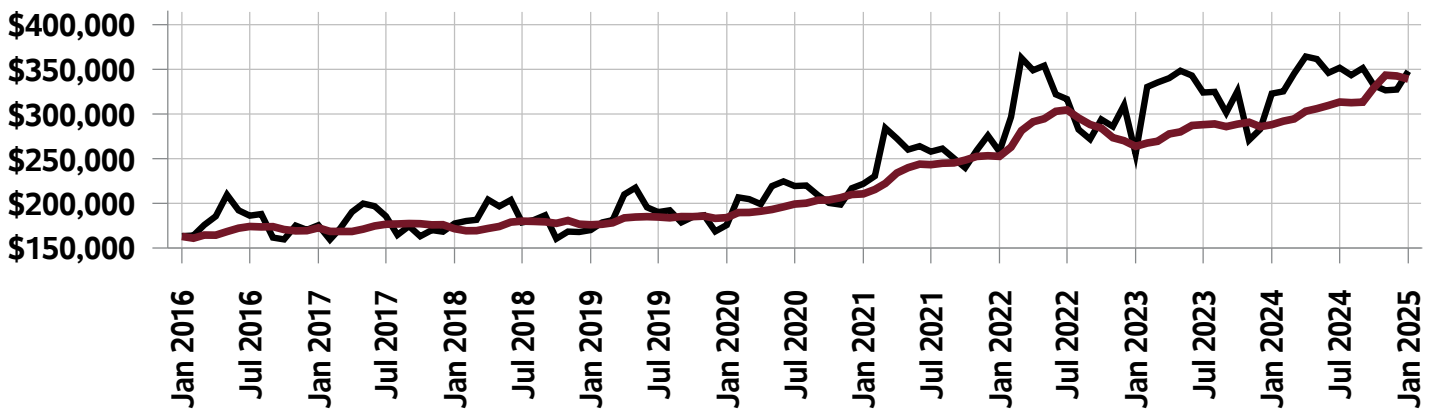
**Active Listings (January only)**



**Months of Inventory (January only)**



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



Actual	January 2025	Compared to <sup>8</sup>					
		January 2024	January 2023	January 2022	January 2020	January 2018	January 2015
Sales Activity	0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Dollar Volume	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
New Listings	1	-66.7%	-83.3%	-66.7%	-88.9%	-95.2%	-96.9%
Active Listings	2	-33.3%	-66.7%	0.0%	-85.7%	-95.1%	-97.9%
Sales to New Listings Ratio <sup>1</sup>	0.0	266.7	50.0	100.0	77.8	14.3	6.3
Months of Inventory <sup>2</sup>	0.0	0.4	2.0	0.7	2.0	13.7	47.0
Average Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Median Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Sale to List Price Ratio <sup>3</sup>	0.0	97.6	101.1	99.3	96.5	97.5	95.1
Median Days on Market	0.0	43.5	20.0	36.0	50.0	108.0	156.0

<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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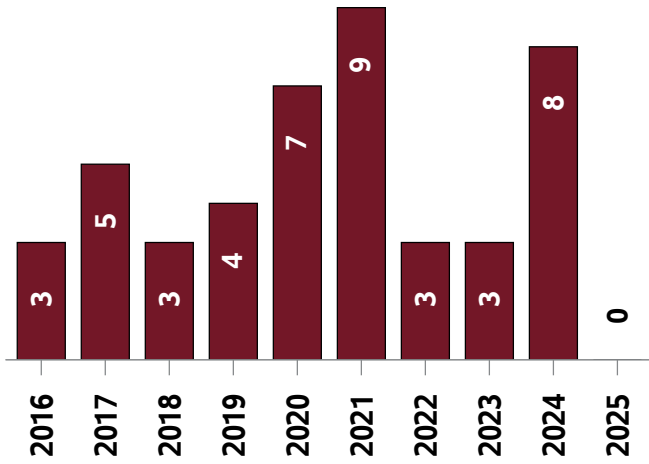
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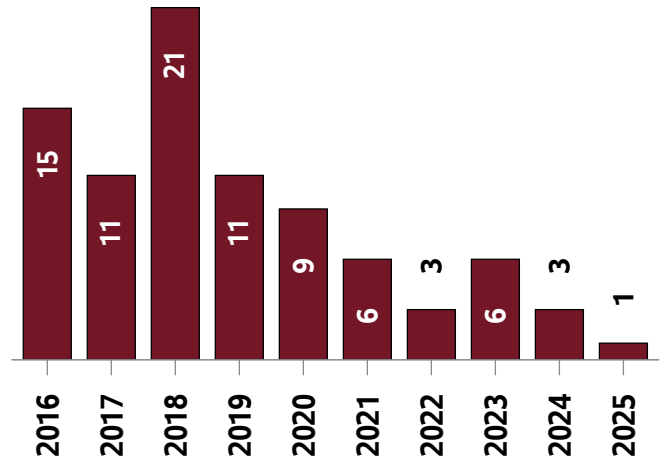
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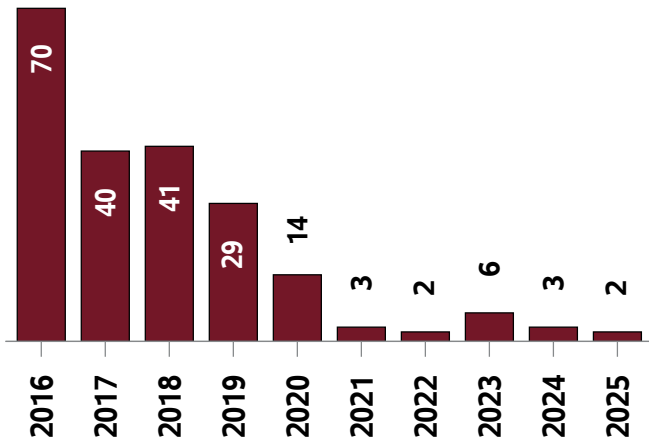
**Sales Activity (January only)**



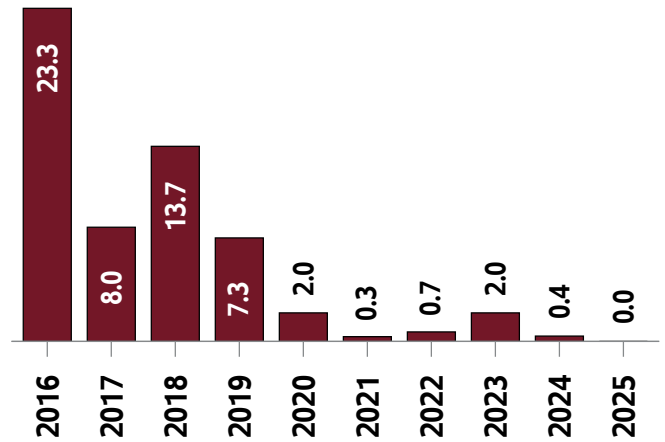
**New Listings (January only)**



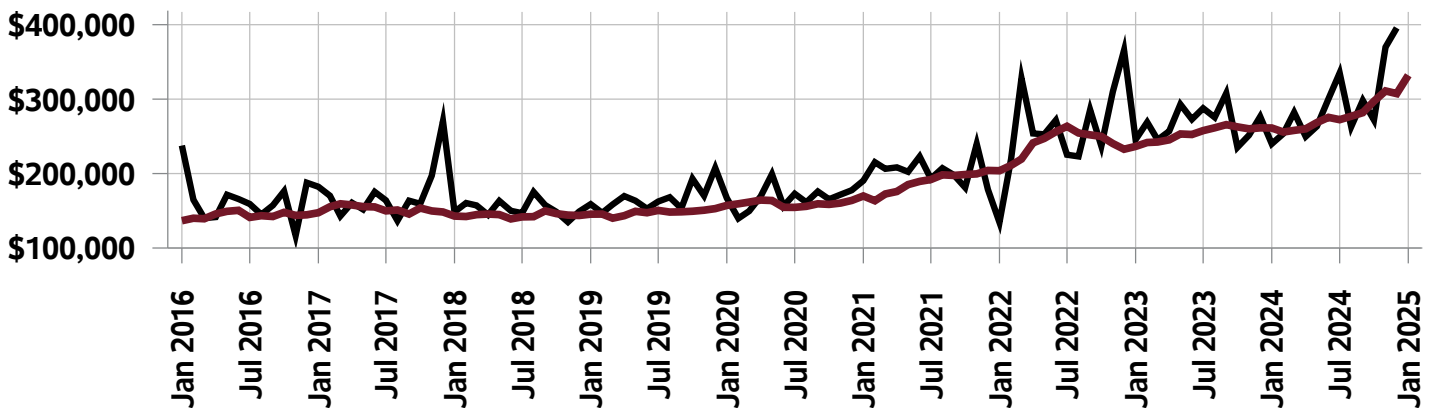
**Active Listings (January only)**



**Months of Inventory (January only)**



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

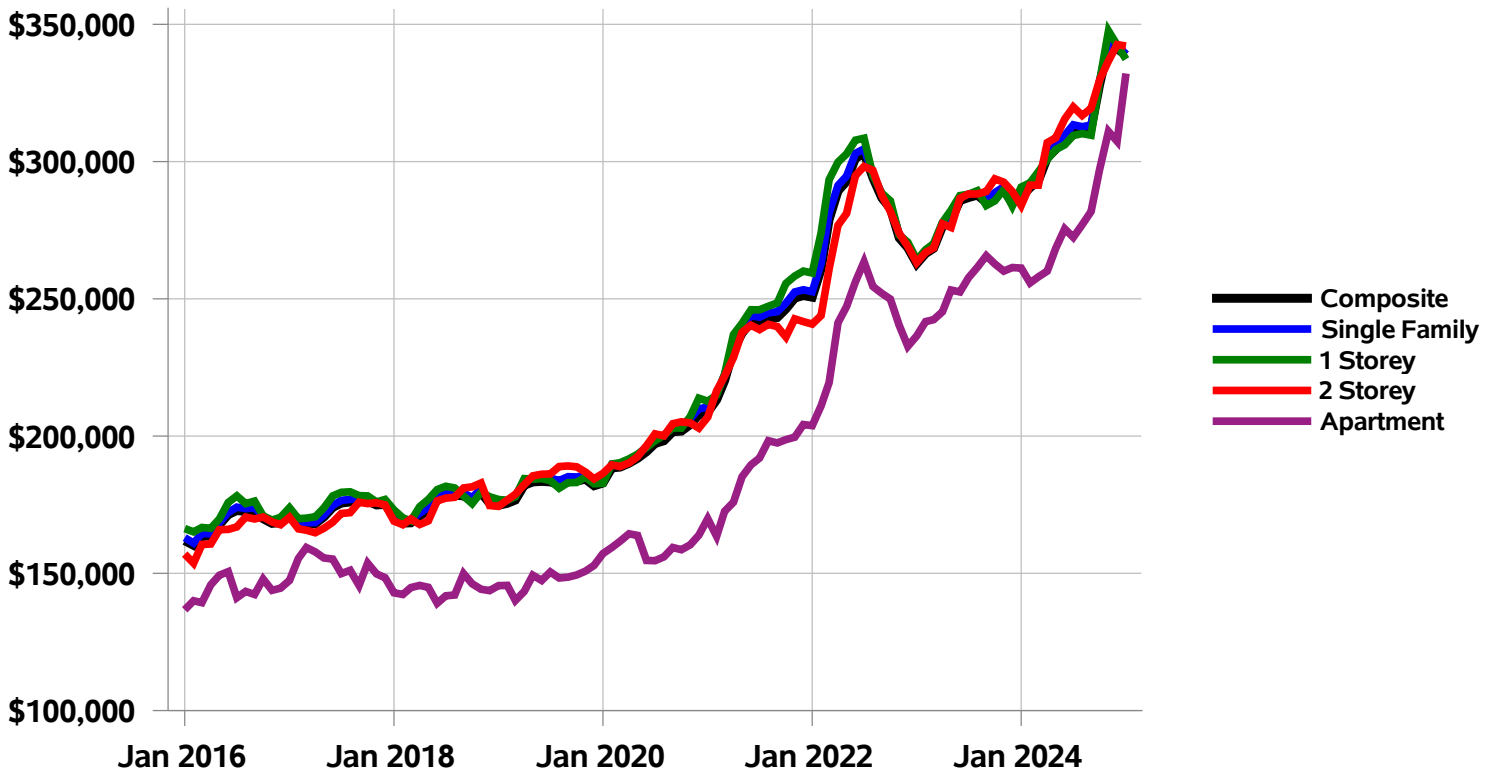




**MLS® Home Price Index Benchmark Price**

Benchmark Type:	January 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$338,800	-0.7	3.3	8.7	18.0	35.2	85.2
Single Family	\$339,100	-1.0	2.9	8.2	17.7	34.2	84.3
One Storey	\$337,300	-1.5	2.4	9.0	16.0	30.0	84.5
Two Storey	\$342,100	-0.1	3.7	6.9	20.5	42.1	83.5
Apartment	\$332,100	8.0	11.7	21.9	27.1	63.0	111.3

**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