



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



Prepared for the New Brunswick Real Estate Board by the Canadian Real Estate Association.
Information contained within this report is based on data collected on the first calendar day of the month.

Actual	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	156	1.3%	-11.9%	-39.8%	-14.8%	-4.3%	0.6%
Dollar Volume	\$55,890,697	5.7%	-3.1%	-39.2%	49.5%	92.7%	107.8%
New Listings	300	9.5%	1.0%	-18.7%	0.0%	-28.2%	-36.4%
Active Listings	509	5.8%	15.4%	72.5%	-37.2%	-60.2%	-70.8%
Sales to New Listings Ratio ¹	52.0	56.2	59.6	70.2	61.0	39.0	32.8
Months of Inventory ²	3.3	3.1	2.5	1.1	4.4	7.8	11.3
Average Price	\$358,274	4.4%	9.9%	1.0%	75.3%	101.3%	106.4%
Median Price	\$367,250	8.0%	14.1%	4.9%	83.6%	129.5%	118.0%
Sale to List Price Ratio ³	99.9	100.7	100.3	111.4	96.3	94.1	93.8
Median Days on Market	18.5	17.5	17.0	12.0	28.0	62.0	70.0

Year-to-date	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	380	1.3%	-3.8%	-27.8%	-14.4%	5.0%	15.9%
Dollar Volume	\$134,435,969	9.9%	11.2%	-19.2%	55.1%	107.9%	137.3%
New Listings	649	4.3%	2.5%	-8.2%	-16.8%	-35.1%	-42.6%
Active Listings ⁴	442	8.3%	14.9%	86.4%	-42.7%	-61.5%	-72.9%
Sales to New Listings Ratio ⁵	58.6	60.3	62.4	74.4	56.9	36.2	29.0
Months of Inventory ⁶	3.5	3.3	2.9	1.4	5.2	9.5	14.9
Average Price	\$353,779	8.5%	15.6%	11.8%	81.3%	98.1%	104.8%
Median Price	\$334,000	4.4%	11.3%	11.5%	71.9%	97.6%	99.7%
Sale to List Price Ratio ⁷	99.4	99.6	99.5	108.5	95.4	94.1	93.5
Median Days on Market	25.0	21.0	21.0	15.0	32.0	71.0	80.0

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.

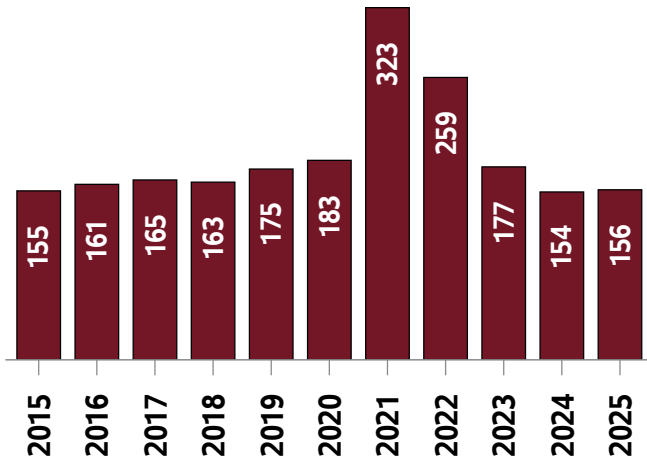
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

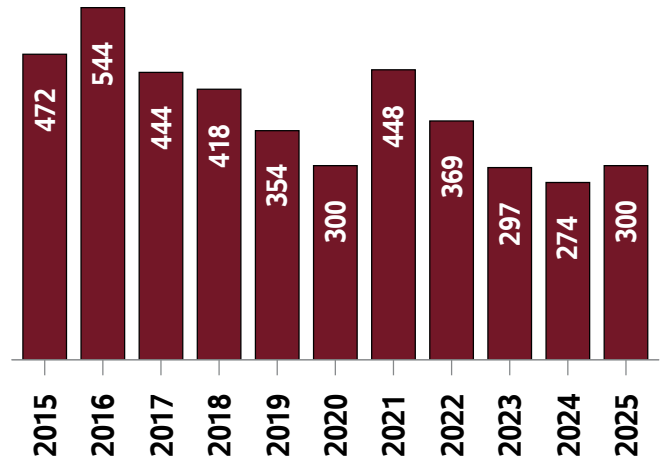
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

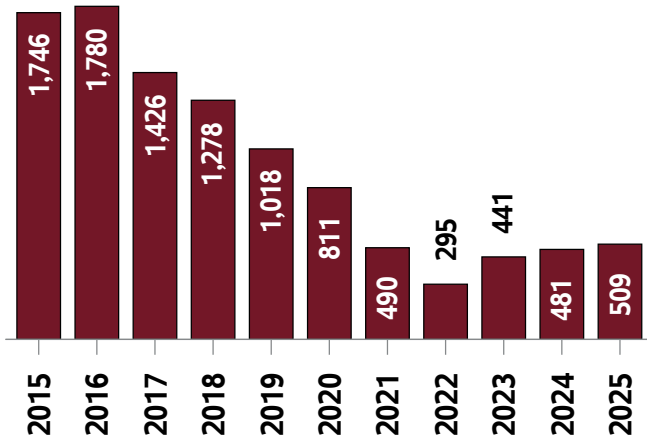
Sales Activity (March only)



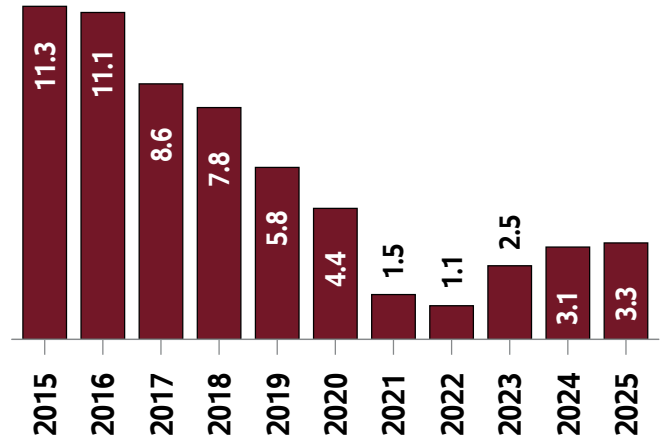
New Listings (March only)



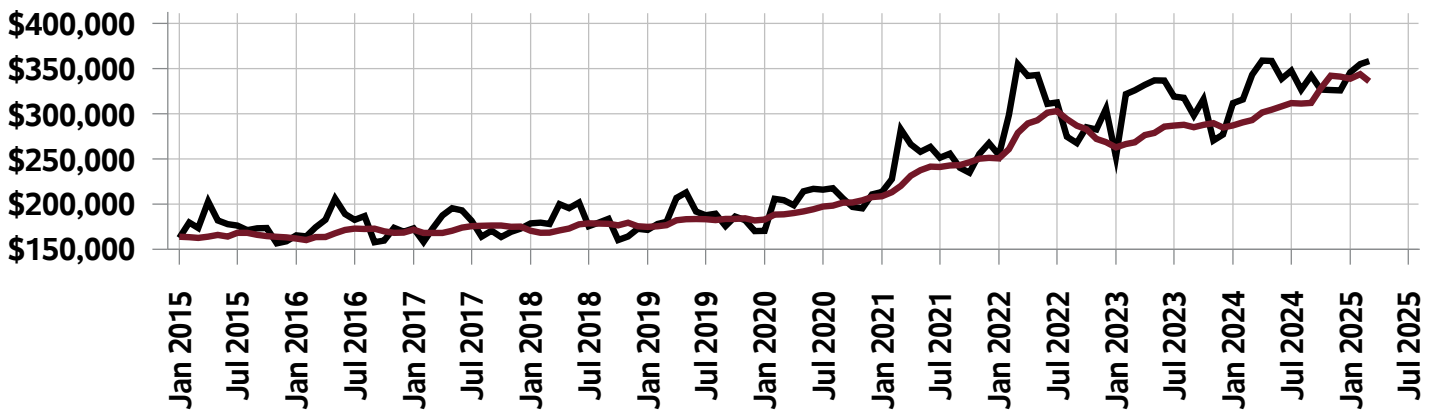
Active Listings (March only)



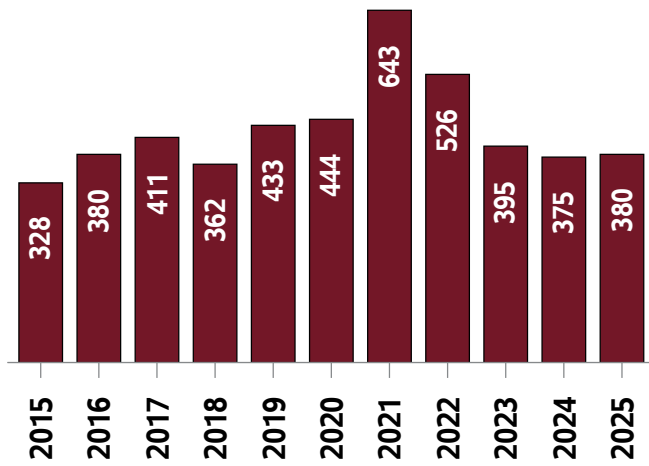
Months of Inventory (March only)



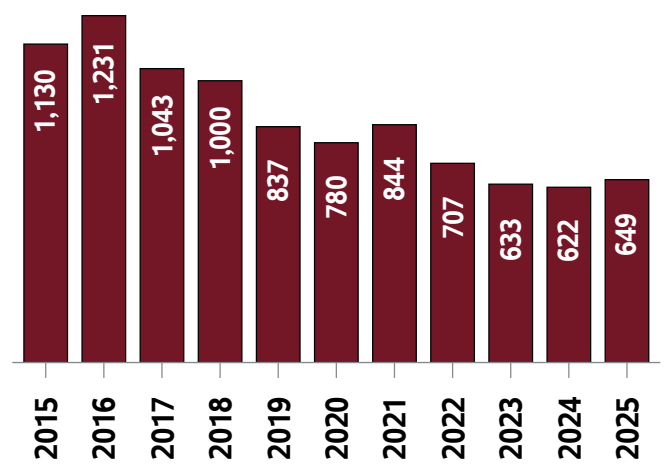
MLS® HPI Composite Benchmark Price and Average Price



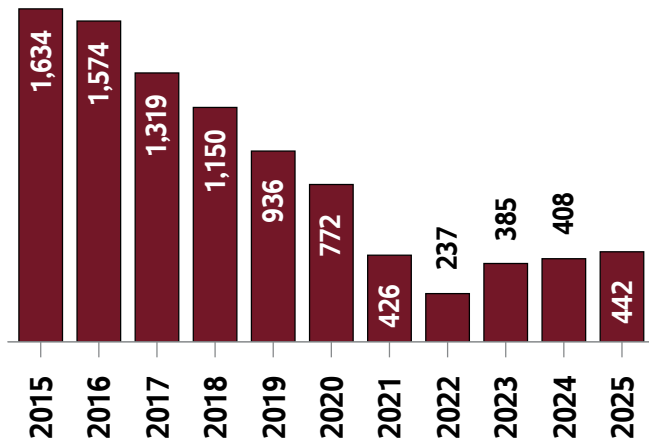
Sales Activity (March Year-to-date)



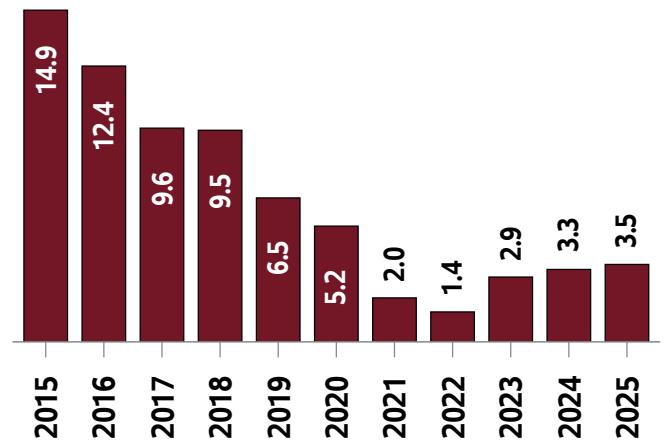
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	146	1.4%	-9.3%	-39.9%	-17.5%	-3.3%	0.0%
Dollar Volume	\$53,002,197	6.6%	-1.8%	-39.9%	46.3%	93.3%	106.4%
New Listings	280	10.2%	0.7%	-18.4%	-1.8%	-28.2%	-36.7%
Active Listings	469	8.1%	17.5%	82.5%	-37.3%	-60.2%	-69.8%
Sales to New Listings Ratio ¹	52.1	56.7	57.9	70.8	62.1	38.7	33.0
Months of Inventory ²	3.2	3.0	2.5	1.1	4.2	7.8	10.6
Average Price	\$363,029	5.1%	8.3%	0.1%	77.3%	100.0%	106.4%
Median Price	\$377,450	9.3%	12.7%	6.9%	86.9%	134.4%	118.8%
Sale to List Price Ratio ³	100.1	100.7	100.4	111.8	96.4	93.9	93.8
Median Days on Market	18.5	18.0	18.0	12.0	28.0	59.0	68.5

Year-to-date	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	362	6.8%	0.8%	-26.3%	-11.7%	8.1%	18.3%
Dollar Volume	\$129,054,469	14.2%	14.8%	-18.1%	59.3%	113.9%	142.3%
New Listings	607	6.3%	5.0%	-6.8%	-17.2%	-34.2%	-40.5%
Active Listings ⁴	406	11.2%	18.0%	96.6%	-42.9%	-61.6%	-71.9%
Sales to New Listings Ratio ⁵	59.6	59.4	62.1	75.4	55.9	36.3	30.0
Months of Inventory ⁶	3.4	3.2	2.9	1.3	5.2	9.5	14.1
Average Price	\$356,504	7.0%	13.8%	11.1%	80.5%	97.9%	104.8%
Median Price	\$335,500	1.1%	6.2%	11.8%	70.5%	97.4%	97.7%
Sale to List Price Ratio ⁷	99.5	99.8	99.5	108.8	95.6	93.9	93.5
Median Days on Market	25.0	21.0	22.0	15.0	32.0	70.0	78.0

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.

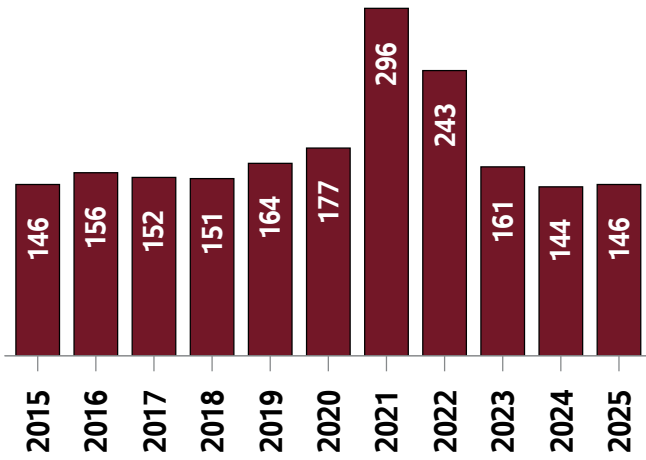
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

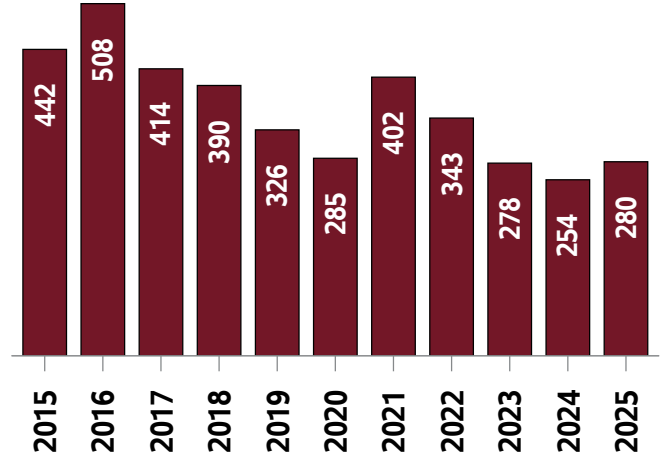
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

**Fredericton and Region
MLS® Single Family Market Activity**

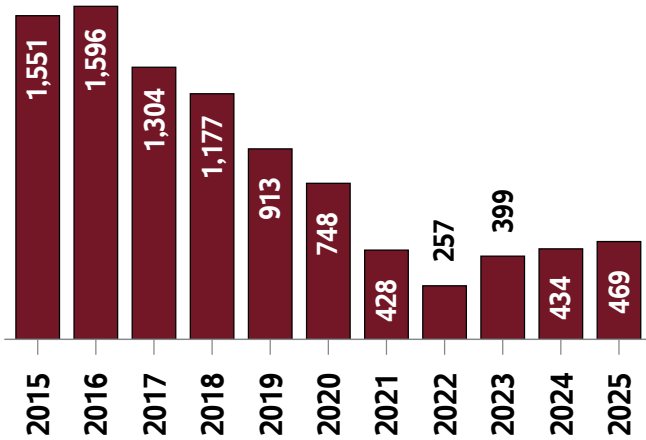
Sales Activity (March only)



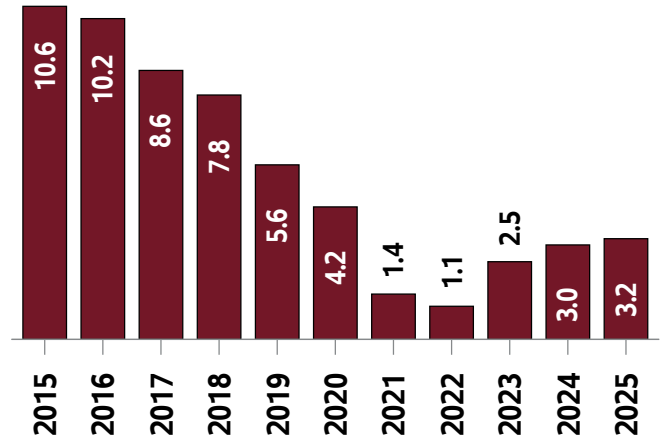
New Listings (March only)



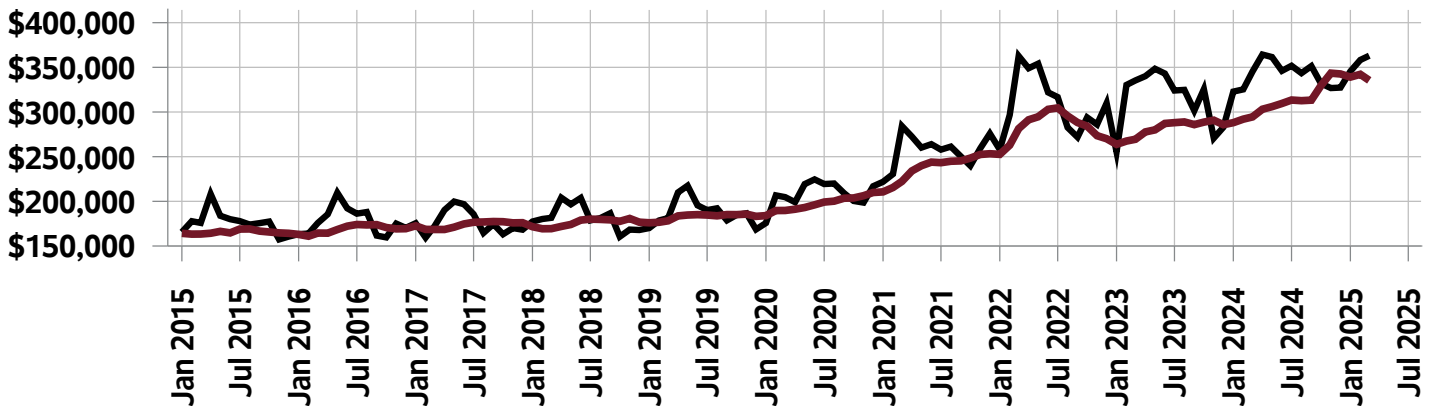
Active Listings (March only)



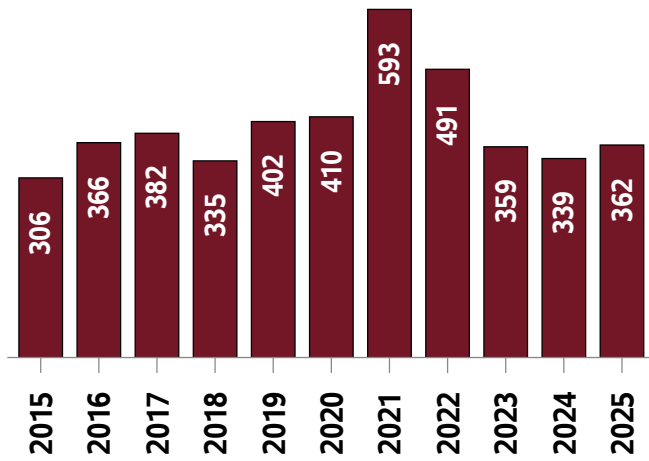
Months of Inventory (March only)



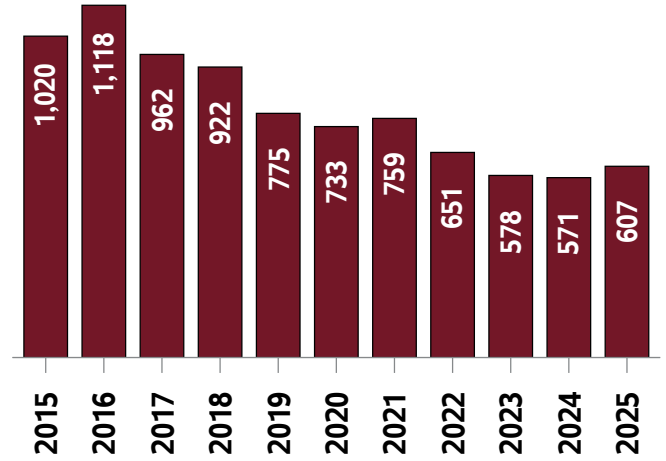
MLS® HPI Single Family Benchmark Price and Average Price



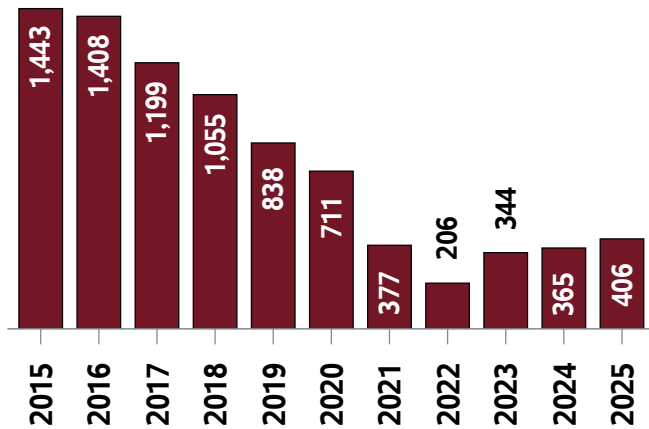
Sales Activity (March Year-to-date)



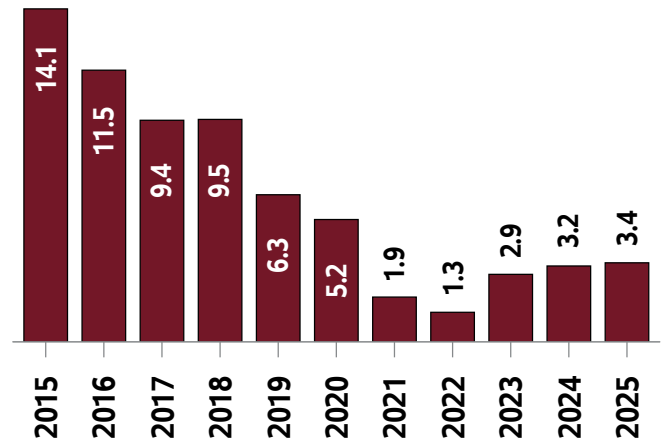
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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® Apartment Market Activity

Actual	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	5	-16.7%	-58.3%	-16.7%	25.0%	-37.5%	-16.7%
Dollar Volume	\$1,387,000	-18.1%	-52.9%	-29.5%	131.8%	10.3%	63.6%
New Listings	10	0.0%	-23.1%	25.0%	66.7%	-28.6%	-28.6%
Active Listings	11	37.5%	10.0%	57.1%	0.0%	-77.1%	-88.5%
Sales to New Listings Ratio ¹	50.0	60.0	92.3	75.0	66.7	57.1	42.9
Months of Inventory ²	2.2	1.3	0.8	1.2	2.8	6.0	16.0
Average Price	\$277,400	-1.7%	13.1%	-15.4%	85.4%	76.5%	96.3%
Median Price	\$270,000	-5.8%	6.9%	-12.7%	74.2%	73.6%	91.8%
Sale to List Price Ratio ³	100.4	103.2	103.1	108.9	97.4	97.7	96.3
Median Days on Market	17.0	11.5	13.0	12.5	22.5	84.0	120.0

Year-to-date	March 2025	Compared to ⁸					
		March 2024	March 2023	March 2022	March 2020	March 2018	March 2015
Sales Activity	6	-72.7%	-77.8%	-60.0%	-66.7%	-68.4%	-53.8%
Dollar Volume	\$1,547,000	-72.6%	-77.6%	-58.0%	-43.7%	-48.2%	-31.0%
New Listings	16	-30.4%	-57.9%	-23.8%	-20.0%	-67.3%	-71.4%
Active Listings ⁴	6	18.8%	-29.6%	35.7%	-44.1%	-85.8%	-93.4%
Sales to New Listings Ratio ⁵	37.5	95.7	71.1	71.4	90.0	38.8	23.2
Months of Inventory ⁶	3.2	0.7	1.0	0.9	1.9	7.1	22.0
Average Price	\$257,833	0.6%	0.8%	4.9%	69.0%	64.0%	49.6%
Median Price	\$267,500	4.7%	7.0%	16.3%	77.2%	71.5%	77.2%
Sale to List Price Ratio ⁷	100.4	99.9	101.8	110.1	96.6	97.7	95.4
Median Days on Market	14.5	15.0	14.0	13.0	25.5	102.0	111.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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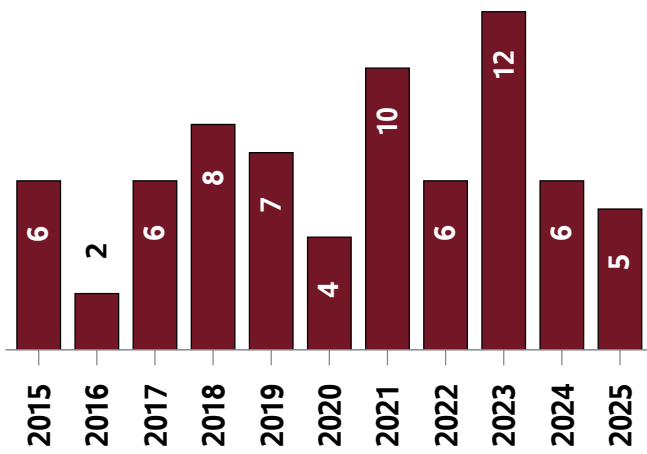
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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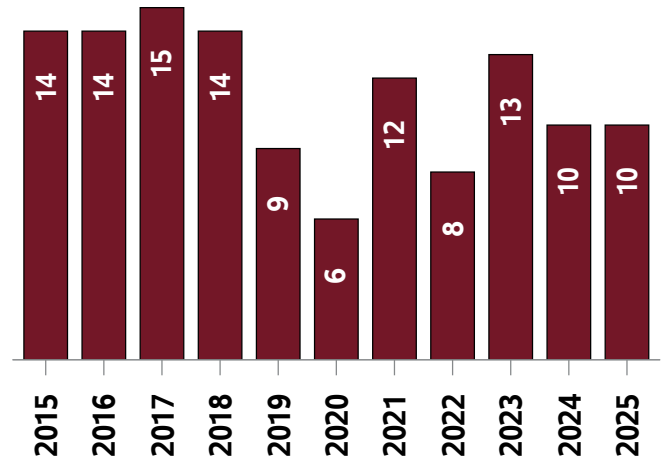
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⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

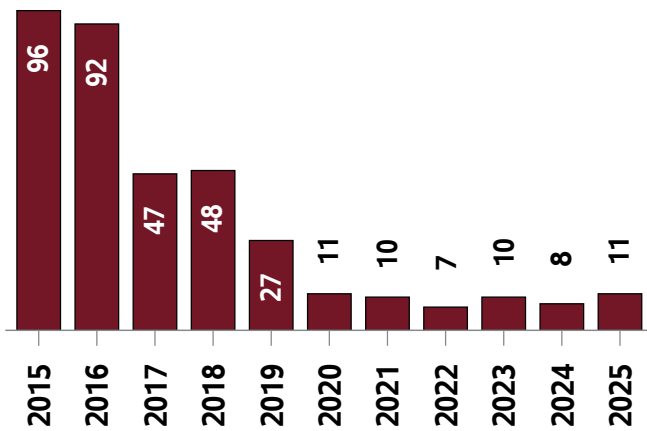
Sales Activity (March only)



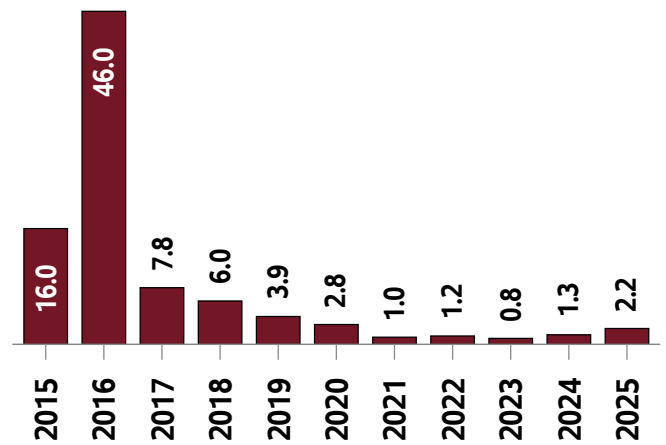
New Listings (March only)



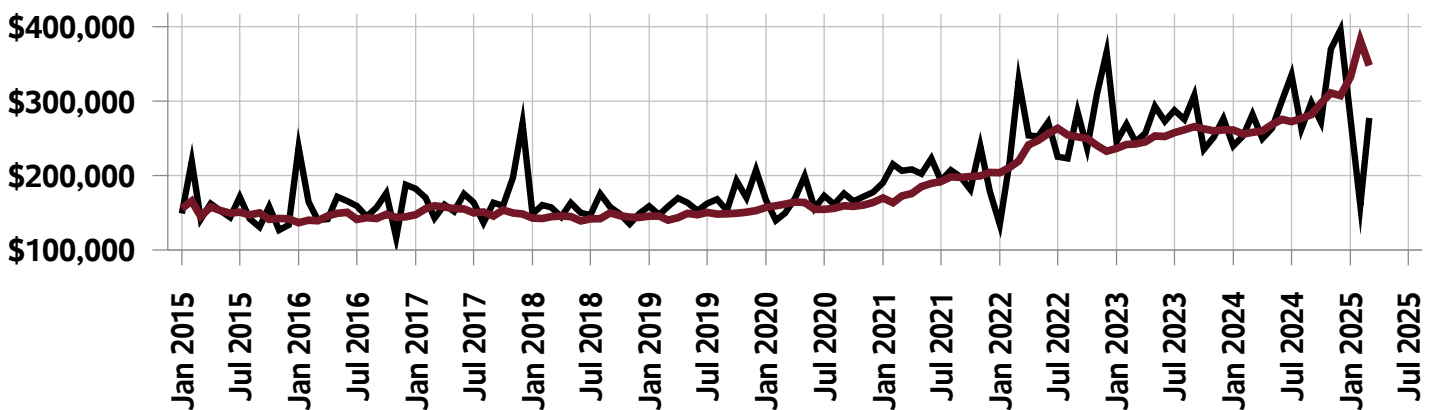
Active Listings (March only)



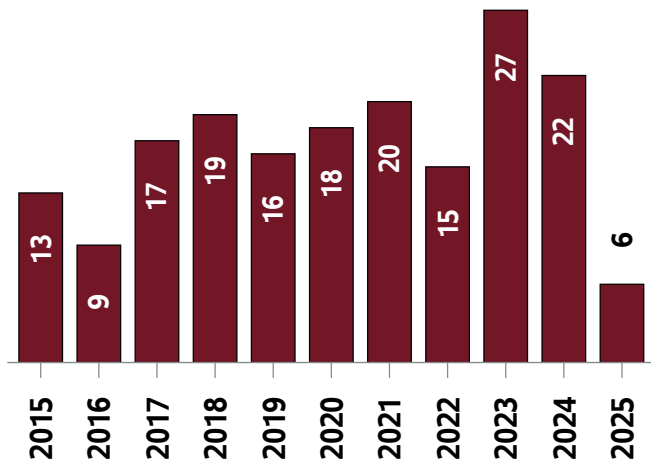
Months of Inventory (March only)



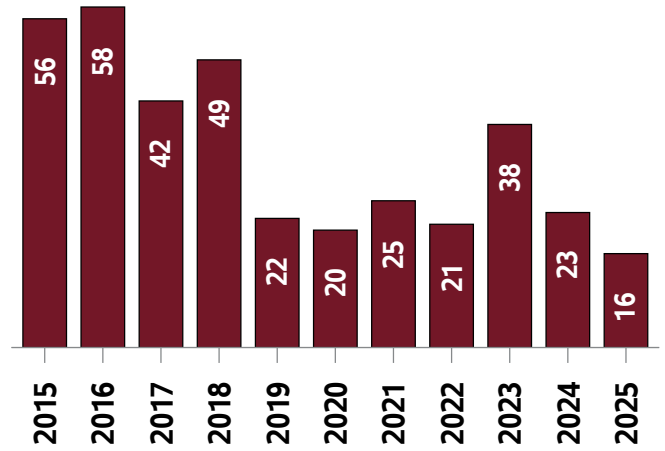
MLS® HPI Apartment Benchmark Price and Average Price



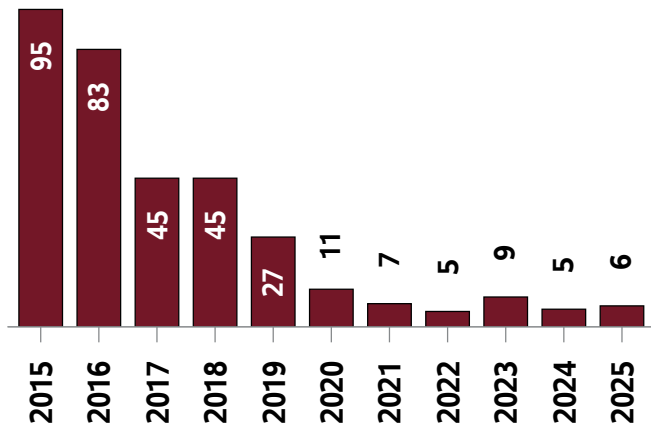
Sales Activity (March Year-to-date)



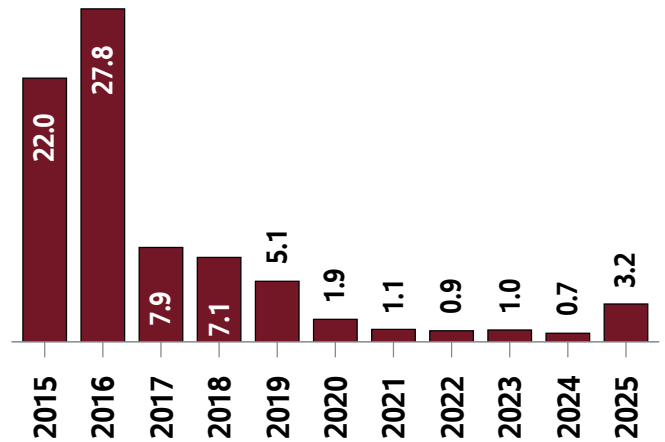
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



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



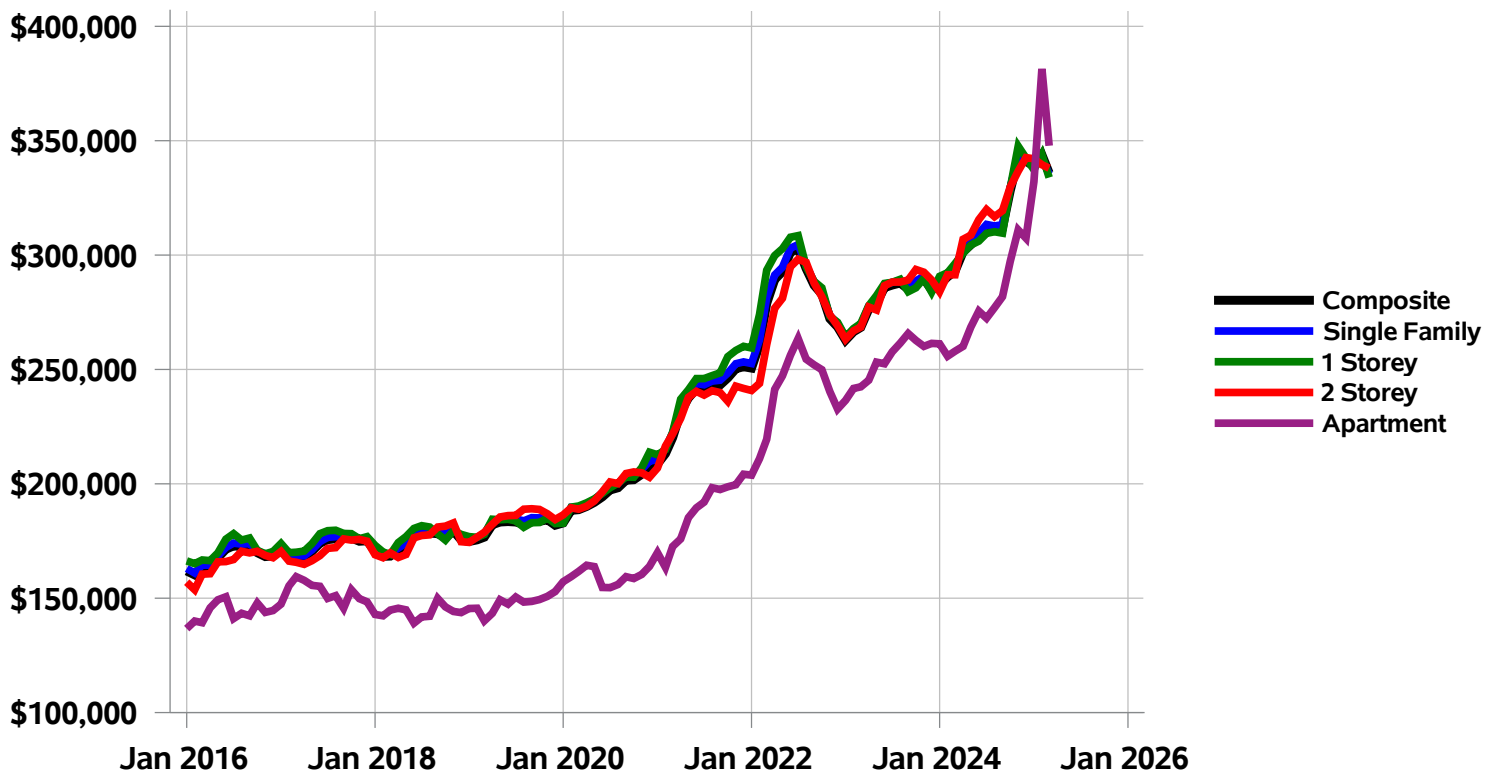
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$335,900	-2.3	-1.5	7.7	14.6	20.4	78.0
Single Family	\$335,400	-2.0	-2.1	7.1	13.9	19.2	76.7
One Storey	\$333,900	-2.9	-2.5	7.8	12.7	13.8	75.5
Two Storey	\$338,000	-0.4	-1.3	5.8	16.0	29.6	78.9
Apartment	\$347,800	-8.8	13.1	23.4	34.8	58.5	115.1

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