



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



Prepared for the New Brunswick Real Estate Board by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data.

## Fredericton and Region MLS® Residential Market Activity

Actual	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	247	-9.2%	14.9%	-15.4%	65.8%	1.2%	32.1%
Dollar Volume	\$94,194,536	-3.5%	32.0%	-5.7%	218.1%	93.1%	148.2%
New Listings	369	5.7%	31.8%	0.3%	90.2%	-27.5%	-38.0%
Active Listings	577	12.0%	22.2%	65.3%	-26.7%	-58.7%	-70.9%
Sales to New Listings Ratio <sup>1</sup>	66.9	77.9	76.8	79.3	76.8	47.9	31.4
Months of Inventory <sup>2</sup>	2.3	1.9	2.2	1.2	5.3	5.7	10.6
Average Price	\$381,354	6.3%	14.9%	11.5%	91.9%	90.7%	87.9%
Median Price	\$385,000	8.5%	17.4%	13.8%	87.8%	103.7%	94.4%
Sale to List Price Ratio <sup>3</sup>	101.6	101.8	100.9	110.7	95.9	94.9	95.3
Median Days on Market	19.0	18.0	18.0	13.0	34.0	37.0	71.0

Year-to-Date	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	628	-2.9%	3.0%	-23.2%	5.9%	3.6%	21.9%
Dollar Volume	\$228,693,105	4.0%	18.9%	-14.1%	96.7%	101.6%	141.8%
New Listings	1,019	4.9%	11.6%	-5.2%	4.6%	-32.5%	-40.9%
Active Listings <sup>4</sup>	485	11.4%	19.2%	82.8%	-37.5%	-60.0%	-71.8%
Sales to New Listings Ratio <sup>5</sup>	61.6	66.6	66.8	76.1	60.9	40.2	29.9
Months of Inventory <sup>6</sup>	3.1	2.7	2.7	1.3	5.2	8.0	13.4
Average Price	\$364,161	7.1%	15.5%	11.9%	85.7%	94.5%	98.3%
Median Price	\$350,000	4.5%	12.9%	12.4%	79.5%	100.9%	98.9%
Sale to List Price Ratio <sup>7</sup>	100.3	100.5	100.0	109.3	95.5	94.5	94.2
Median Days on Market	21.0	20.0	19.0	14.0	32.0	49.5	76.0

<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.

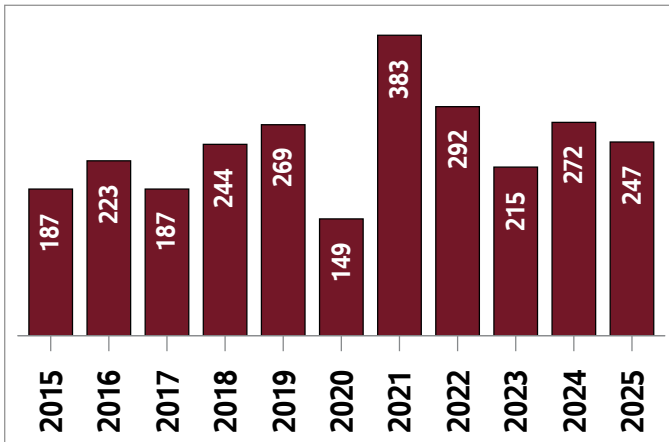
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

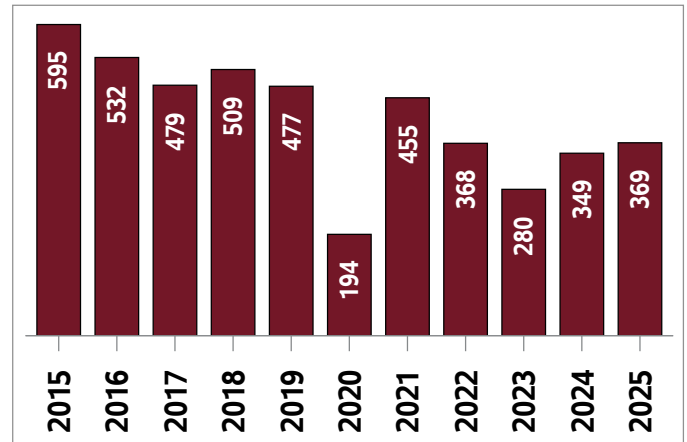
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

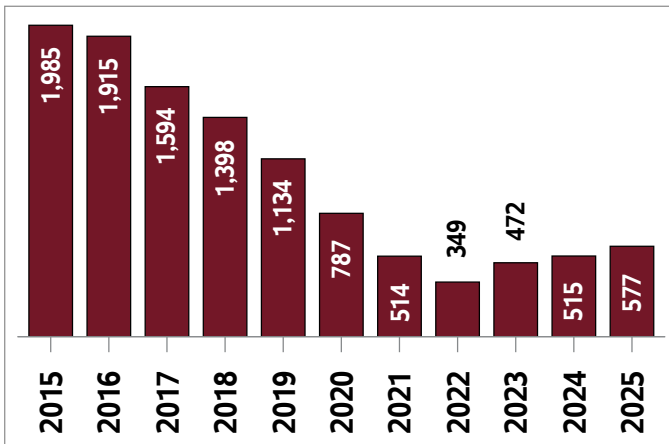
**Sales Activity**  
(April only)



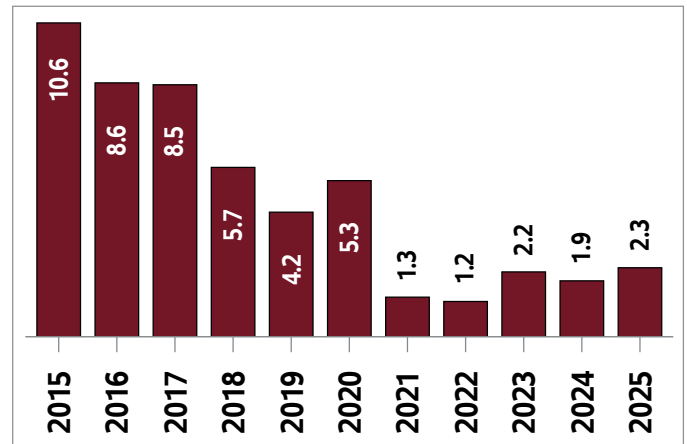
**New Listings**  
(April only)



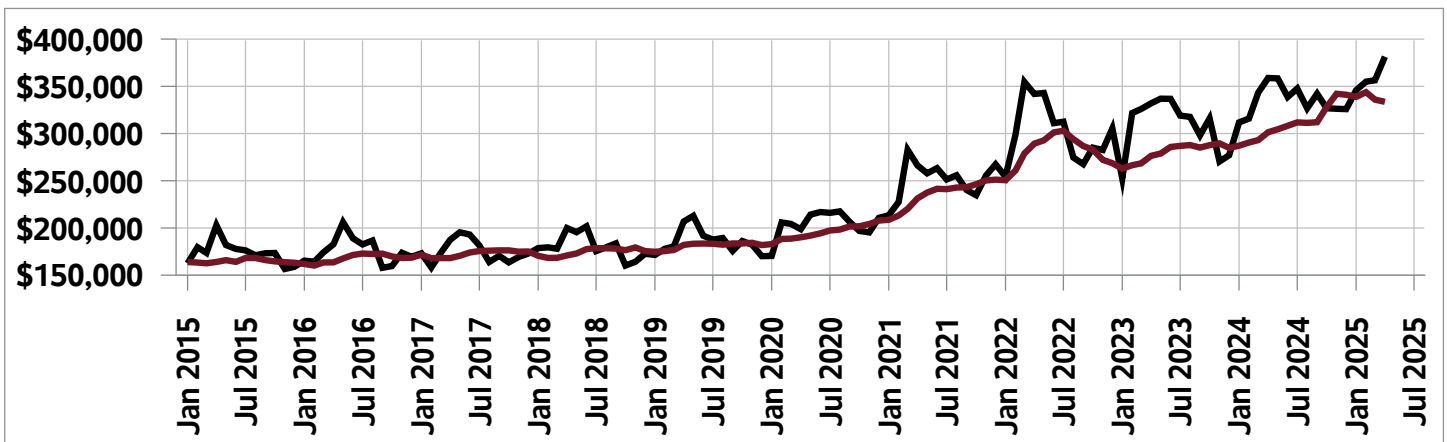
**Active Listings**  
(April only)



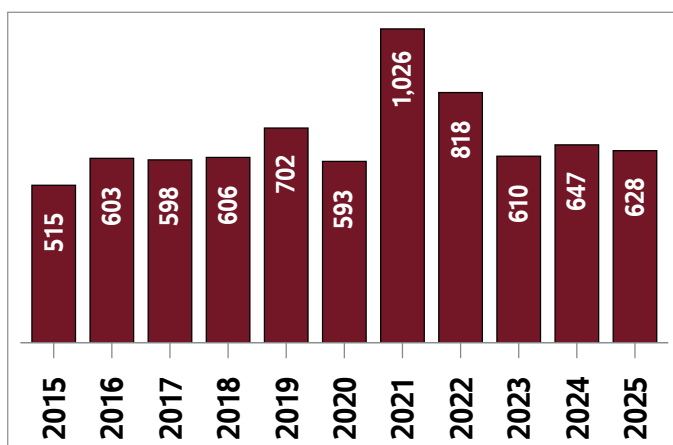
**Months of Inventory**  
(April only)



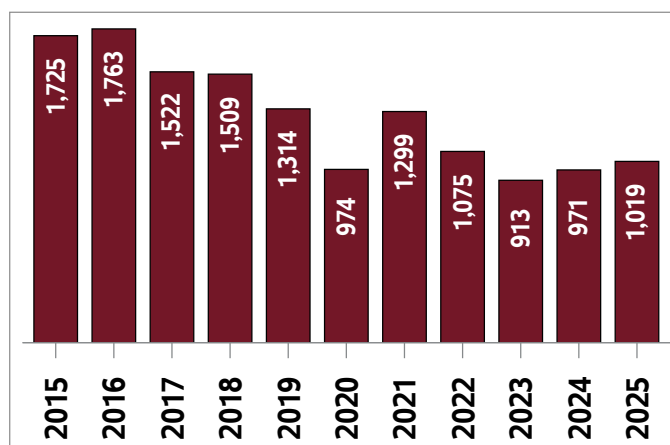
**MLS® HPI Composite Benchmark Price and Average Price**



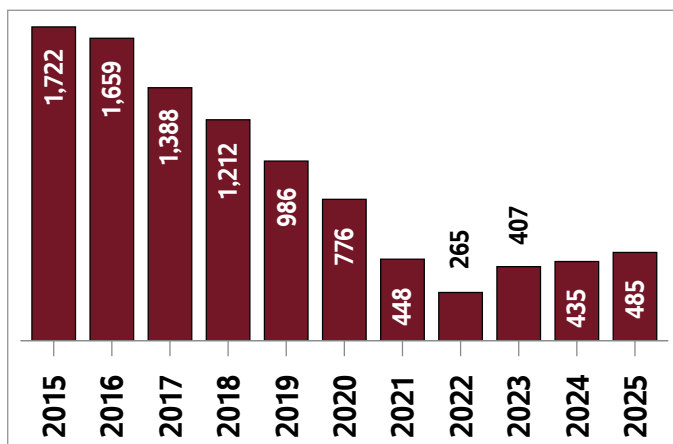
**Sales Activity**  
(April Year-to-Date)



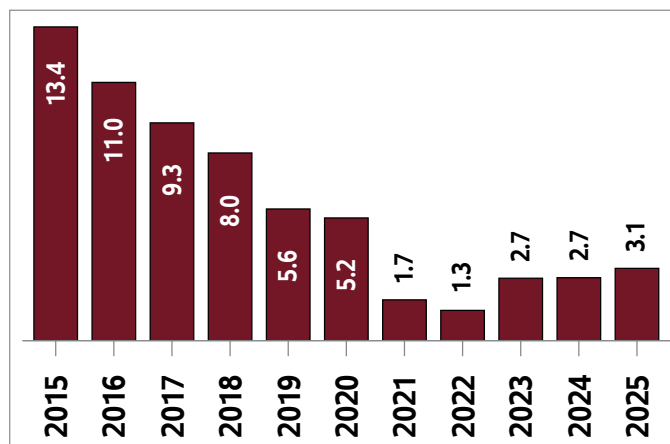
**New Listings**  
(April Year-to-Date)



**Active Listings <sup>1</sup>**  
(April Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(April 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	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	231	-10.5%	15.5%	-15.4%	63.8%	-0.4%	34.3%
Dollar Volume	\$89,923,036	-4.3%	32.2%	-5.6%	220.3%	89.9%	151.0%
New Listings	339	6.3%	35.6%	0.9%	87.3%	-29.2%	-38.8%
Active Listings	528	15.8%	26.3%	73.7%	-27.1%	-59.2%	-70.5%
Sales to New Listings Ratio <sup>1</sup>	68.1	80.9	80.0	81.3	77.9	48.4	31.0
Months of Inventory <sup>2</sup>	2.3	1.8	2.1	1.1	5.1	5.6	10.4
Average Price	\$389,277	6.8%	14.4%	11.5%	95.5%	90.7%	86.9%
Median Price	\$393,000	8.8%	16.7%	12.3%	87.1%	104.7%	88.9%
Sale to List Price Ratio <sup>3</sup>	101.5	101.7	100.9	110.7	95.9	95.2	95.1
Median Days on Market	19.0	18.5	17.0	13.0	35.0	36.5	65.5

Year-to-Date	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	595	-0.3%	6.4%	-22.1%	8.0%	4.9%	24.5%
Dollar Volume	\$219,062,605	5.8%	21.4%	-13.3%	100.9%	103.4%	145.9%
New Listings	947	6.4%	14.4%	-4.1%	3.6%	-32.4%	-39.8%
Active Listings <sup>4</sup>	443	14.2%	22.2%	91.8%	-38.0%	-60.3%	-71.1%
Sales to New Listings Ratio <sup>5</sup>	62.8	67.1	67.5	77.4	60.3	40.5	30.4
Months of Inventory <sup>6</sup>	3.0	2.6	2.6	1.2	5.2	7.9	12.8
Average Price	\$368,172	6.2%	14.0%	11.3%	86.0%	93.8%	97.6%
Median Price	\$355,000	2.9%	9.2%	10.3%	79.1%	98.3%	97.2%
Sale to List Price Ratio <sup>7</sup>	100.3	100.6	100.0	109.5	95.7	94.4	94.1
Median Days on Market	22.0	20.0	20.0	14.0	32.0	49.0	72.0

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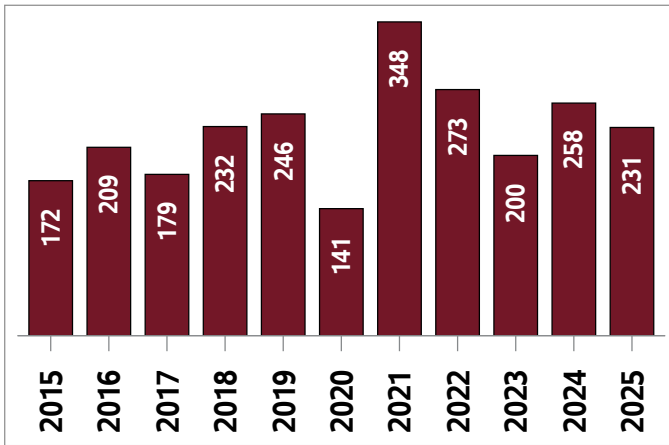
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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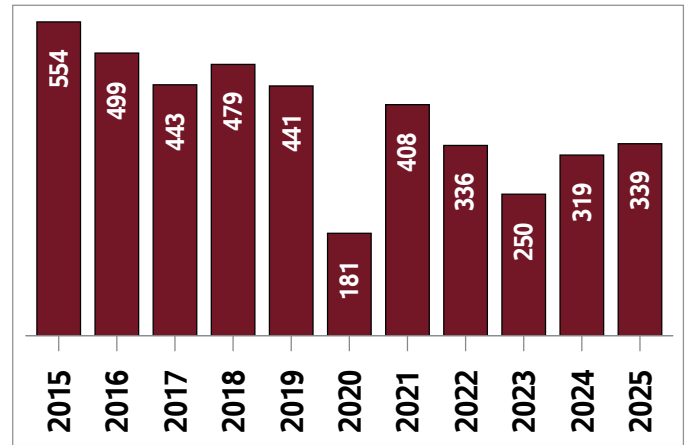
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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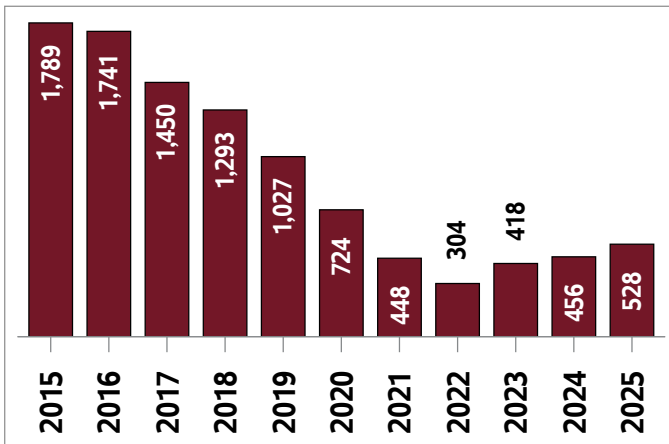
**Sales Activity**  
(April only)



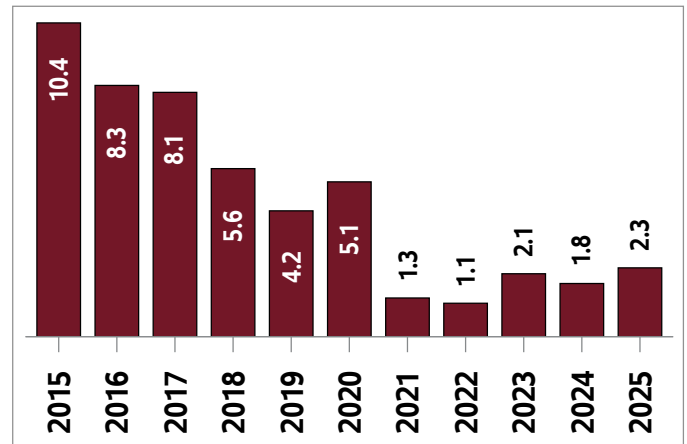
**New Listings**  
(April only)



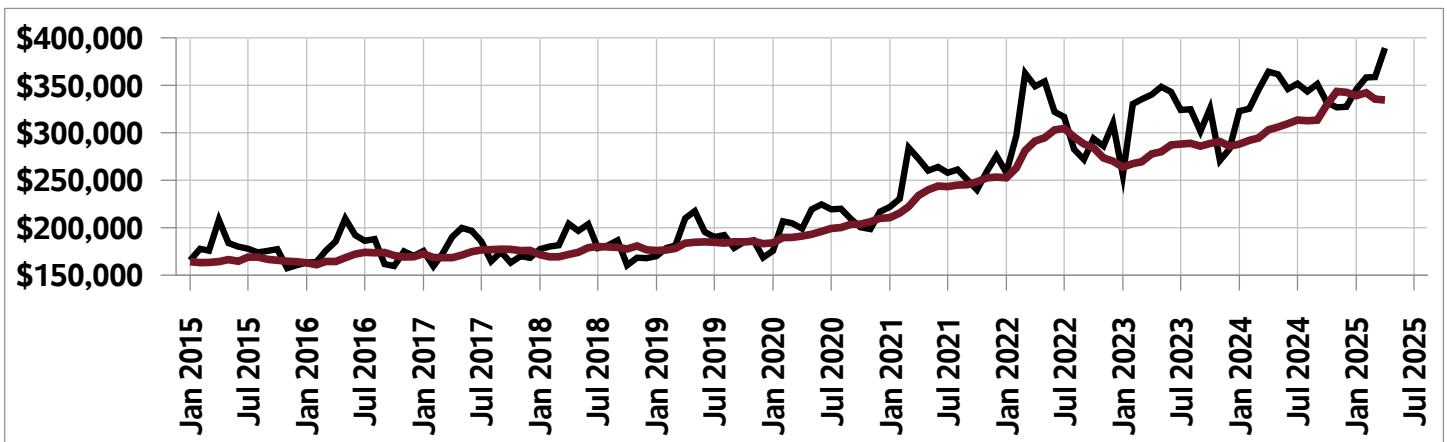
**Active Listings**  
(April only)



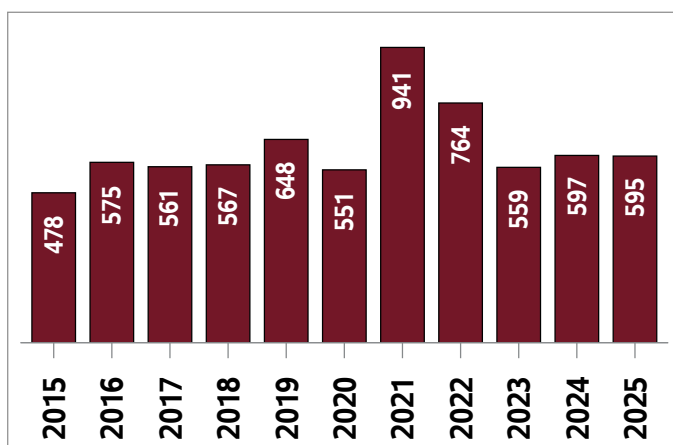
**Months of Inventory**  
(April only)



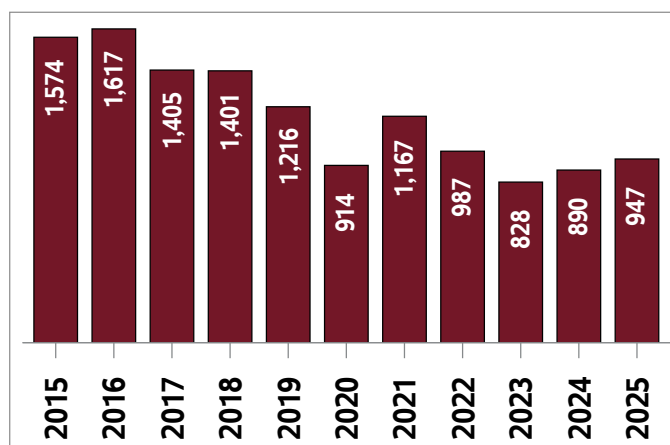
**MLS® HPI Single Family Benchmark Price and Average Price**



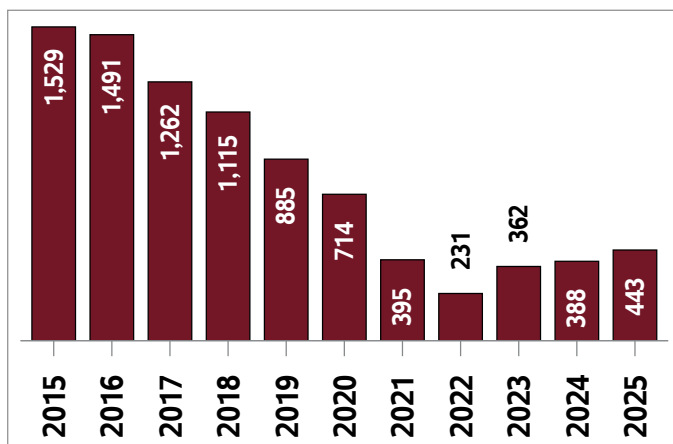
**Sales Activity**  
(April Year-to-Date)



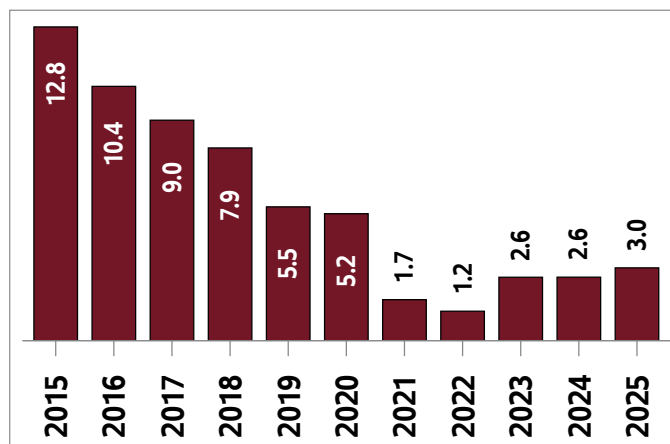
**New Listings**  
(April Year-to-Date)



**Active Listings <sup>1</sup>**  
(April Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(April 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® Apartment Market Activity

Actual	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	8	-20.0%	-27.3%	-27.3%	300.0%	100.0%	-20.0%
Dollar Volume	\$2,628,200	5.3%	-7.0%	-5.9%	675.3%	354.7%	62.0%
New Listings	13	44.4%	8.3%	18.2%	160.0%	8.3%	-18.8%
Active Listings	16	128.6%	45.5%	166.7%	33.3%	-68.0%	-81.6%
Sales to New Listings Ratio <sup>1</sup>	61.5	111.1	91.7	100.0	40.0	33.3	62.5
Months of Inventory <sup>2</sup>	2.0	0.7	1.0	0.5	6.0	12.5	8.7
Average Price	\$328,525	31.6%	27.9%	29.4%	93.8%	127.4%	102.5%
Median Price	\$310,000	35.5%	26.6%	26.5%	82.9%	143.1%	91.4%
Sale to List Price Ratio <sup>3</sup>	99.8	105.5	102.9	116.4	95.6	96.2	97.4
Median Days on Market	23.5	17.5	18.0	13.0	24.0	88.0	91.0

Year-to-Date	April 2025	Compared to <sup>8</sup>					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	14	-56.3%	-63.2%	-46.2%	-30.0%	-39.1%	-39.1%
Dollar Volume	\$4,175,200	-48.7%	-57.1%	-35.6%	35.3%	17.1%	8.1%
New Listings	29	-9.4%	-42.0%	-9.4%	16.0%	-52.5%	-59.7%
Active Listings <sup>4</sup>	9	52.2%	-7.9%	75.0%	-23.9%	-81.0%	-90.6%
Sales to New Listings Ratio <sup>5</sup>	48.3	100.0	76.0	81.3	80.0	37.7	31.9
Months of Inventory <sup>6</sup>	2.5	0.7	1.0	0.8	2.3	8.0	16.2
Average Price	\$298,229	17.3%	16.4%	19.6%	93.3%	92.4%	77.5%
Median Price	\$274,950	9.7%	10.0%	13.4%	82.1%	77.4%	75.1%
Sale to List Price Ratio <sup>7</sup>	100.1	101.7	102.1	112.8	96.5	97.4	96.3
Median Days on Market	20.0	16.5	14.0	13.0	25.5	102.0	95.0

<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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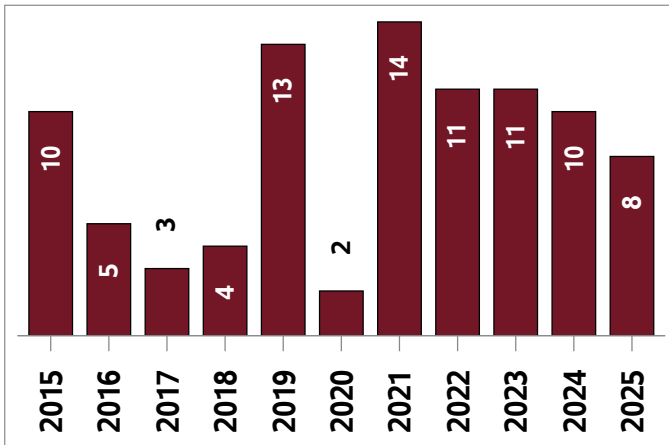
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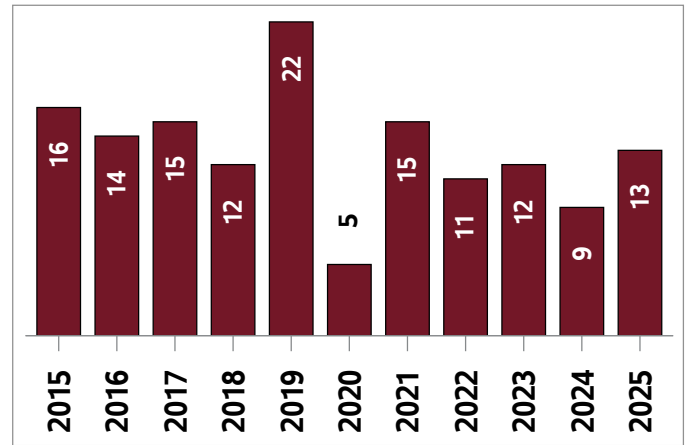
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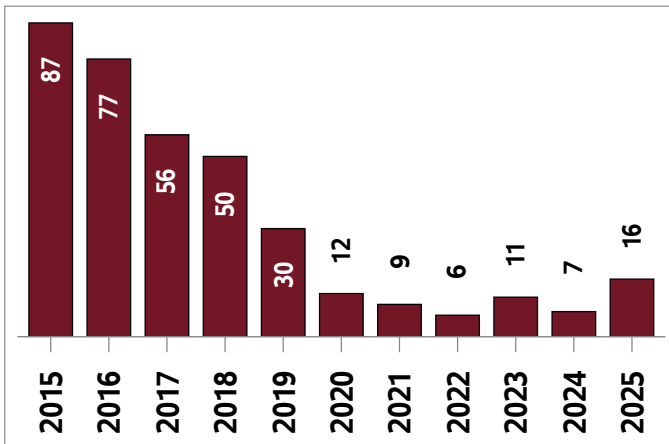
**Sales Activity**  
(April only)



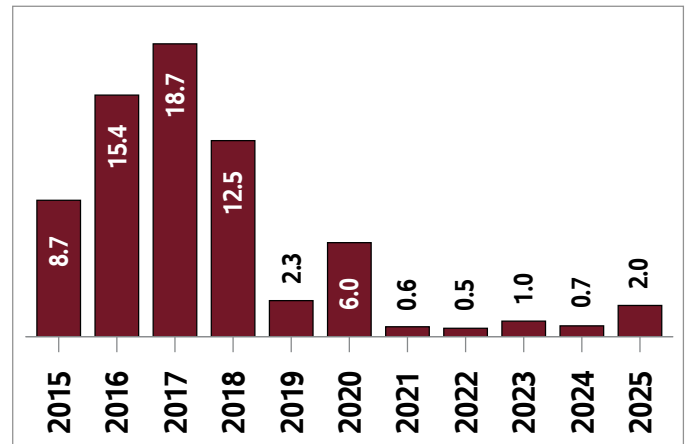
**New Listings**  
(April only)



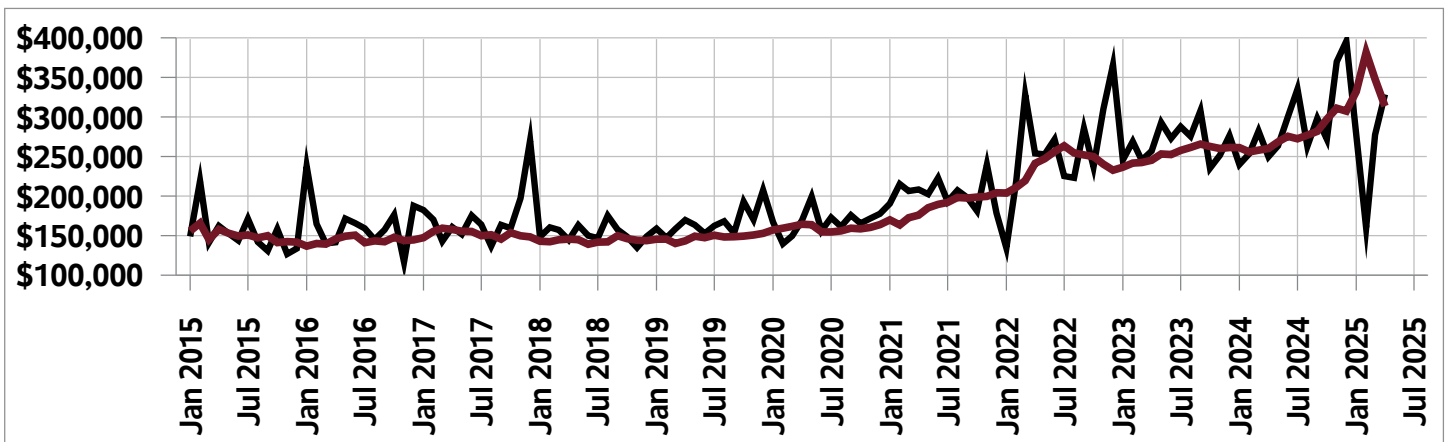
**Active Listings**  
(April only)



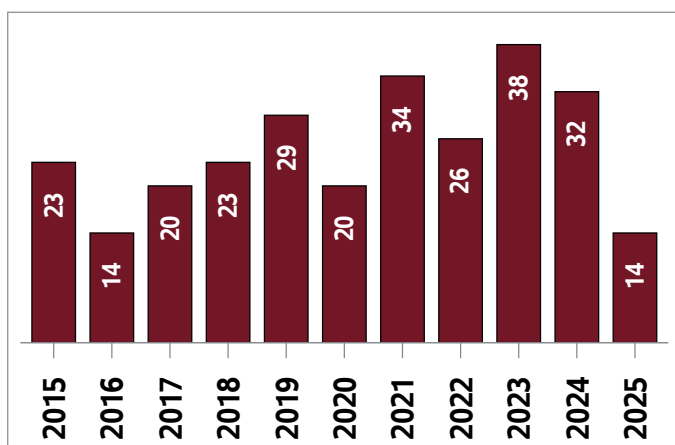
**Months of Inventory**  
(April only)



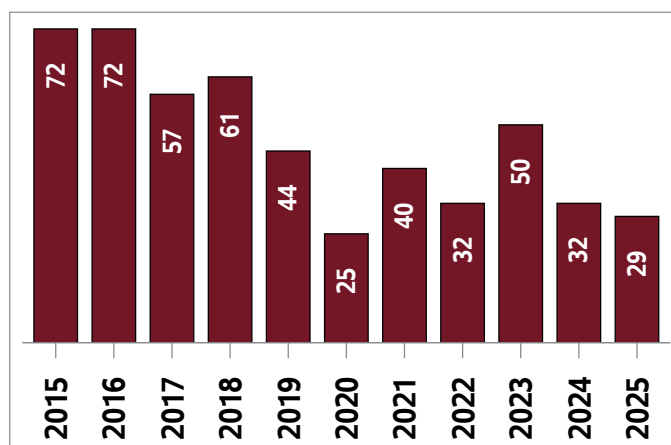
**MLS® HPI Apartment Benchmark Price and Average Price**



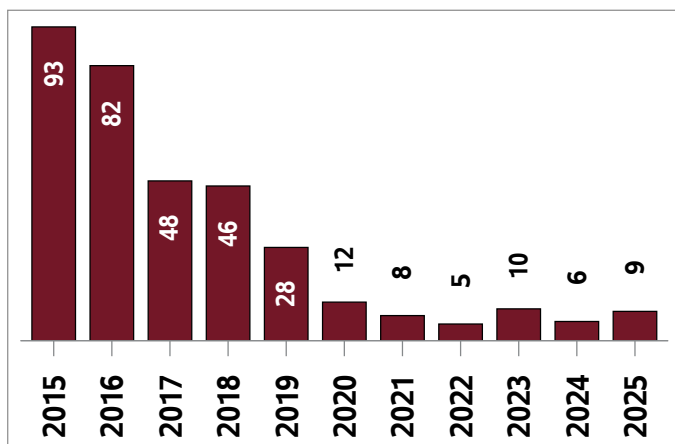
**Sales Activity**  
(April Year-to-Date)



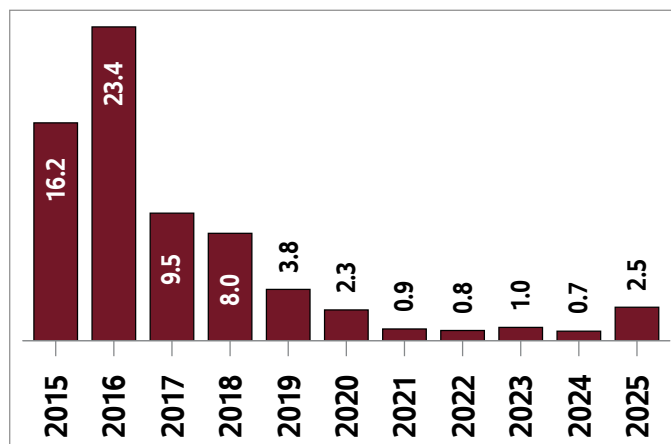
**New Listings**  
(April Year-to-Date)



**Active Listings <sup>1</sup>**  
(April Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(April Year-to-Date)



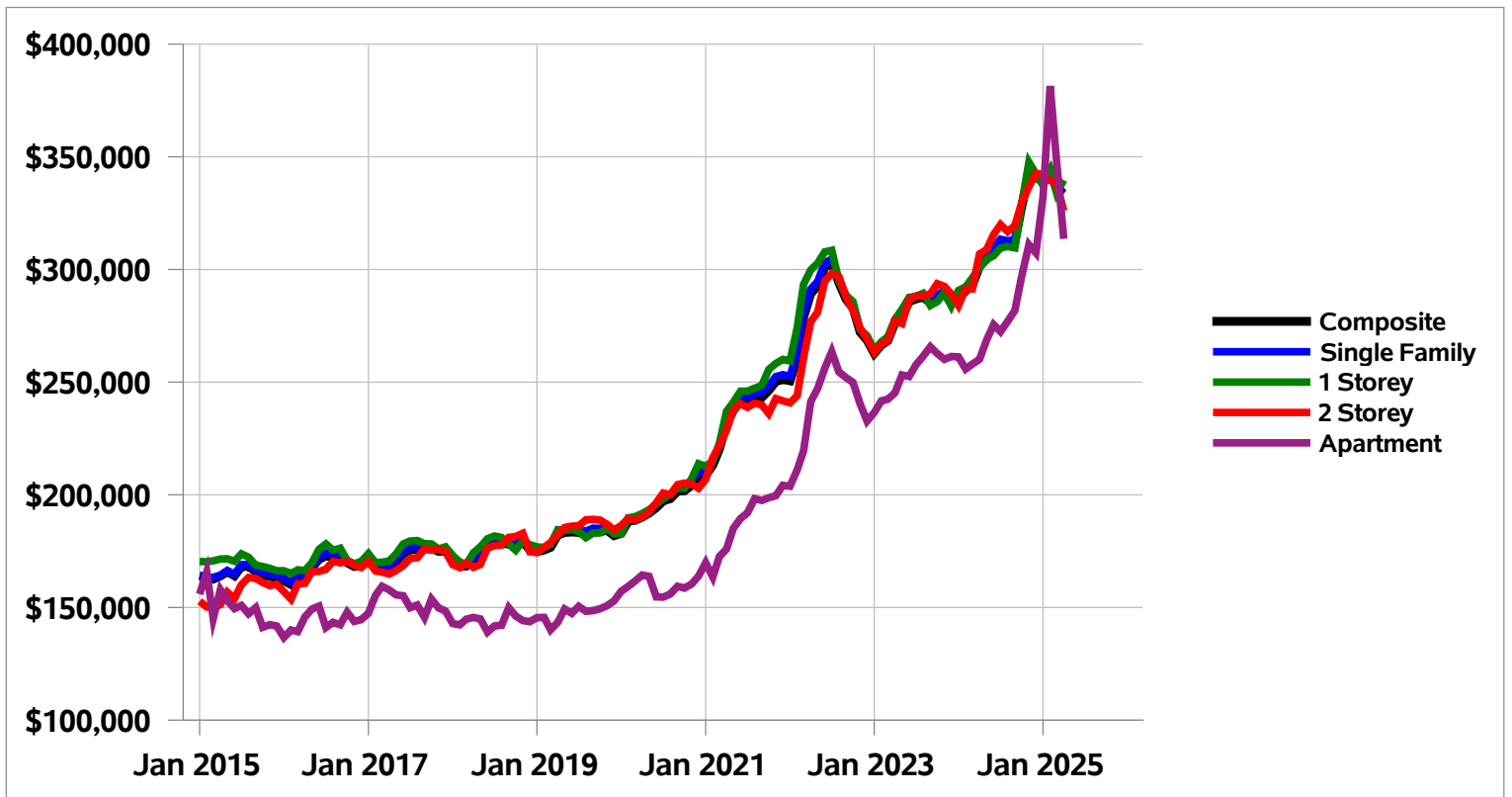
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**MLS® Home Price Index Benchmark Price**

Benchmark Type:	April 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$333,600	-0.7	-1.5	1.7	10.7	15.3	75.5
Single Family	\$334,500	-0.3	-1.4	1.5	10.4	14.8	74.9
One Storey	\$339,700	1.7	0.7	3.2	12.9	13.3	77.2
Two Storey	\$326,000	-3.6	-4.7	-1.2	6.2	17.8	71.4
Apartment	\$313,600	-9.8	-5.6	5.5	20.6	30.0	90.8

**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