

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





Fredericton and Region MLS® Residential Market Activity

		Compared to ⁸					
Actual	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	290	4.3%	5.1%	-5.5%	32.4%	2.5%	10.7%
Dollar Volume	\$115,756,711	16.2%	24.5%	10.0%	146.8%	109.2%	142.8%
New Listings	388	-10.8%	-0.8%	-1.3%	14.5%	-27.6%	-35.1%
Active Listings	631	-1.3%	18.2%	54.3%	-23.9%	-58.8%	-70.2%
Sales to New Listings Ratio ¹	74.7	63.9	70.6	78.1	64.6	52.8	43.8
Months of Inventory ²	2.2	2.3	1.9	1.3	3.8	5.4	8.1
Average Price	\$399,161	11.4%	18.5%	16.4%	86.4%	104.2%	119.4%
Median Price	\$388,388	10.9%	14.2%	21.4%	83.4%	99.8%	109.9%
Sale to List Price Ratio ³	101.0	101.7	101.5	111.0	96.1	95.4	94.9
Median Days on Market	21.0	17.0	17.0	15.0	53.0	42.0	57.0

		Compared to 8					
Year-to-Date	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	921	-0.4%	4.0%	-18.1%	13.4%	3.6%	18.5%
Dollar Volume	\$345,853,166	8.2%	21.2%	-6.9%	112.0%	104.9%	143.1%
New Listings	1,406	0.0%	7.8%	-4.2%	7.1%	-31.2%	-39.5%
Active Listings ⁴	517	8.7%	19.7%	76.0%	-34.2%	-59.4%	-71.3%
Sales to New Listings Ratio ⁵	65.5	65.8	67.9	76.6	61.8	43.5	33.4
Months of Inventory 6	2.8	2.6	2.4	1.3	4.8	7.2	11.6
Average Price	\$375,519	8.7%	16.6%	13.7%	86.9%	97.8%	105.1%
Median Price	\$370,000	9.1%	15.6%	17.5%	86.3%	103.3%	107.9%
Sale to List Price Ratio 7	100.5	100.9	100.5	109.7	95.7	94.8	94.4
Median Days on Market	21.0	19.0	19.0	14.0	36.0	46.0	69.0

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.

 $^{^{\}rm 5}$ 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.

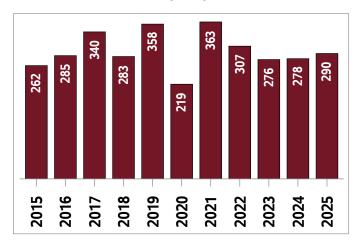
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

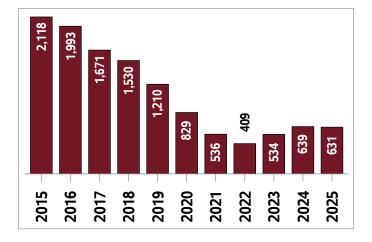


Fredericton and Region MLS® Residential Market Activity

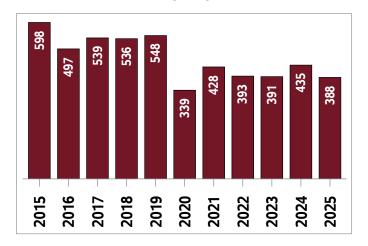
Sales Activity (May only)



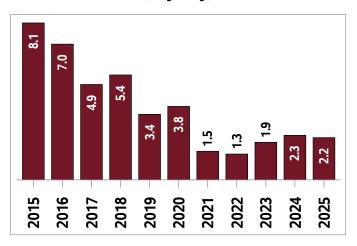
Active Listings (May only)



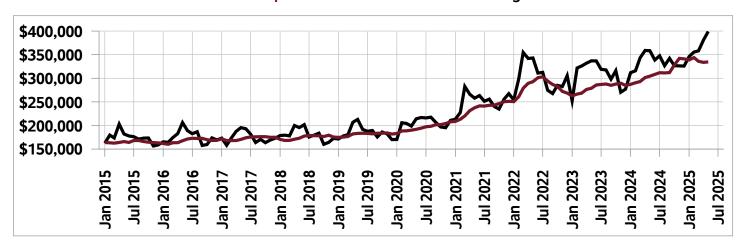
New Listings (May only)



Months of Inventory (May only)



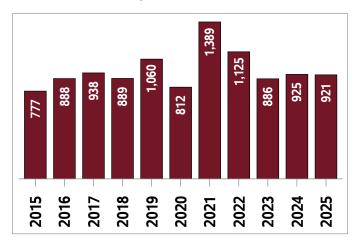
MLS® HPI Composite Benchmark Price and Average Price



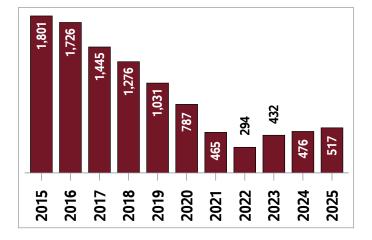


Fredericton and Region MLS® Residential Market Activity

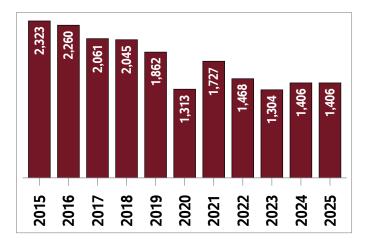
Sales Activity (May Year-to-Date)



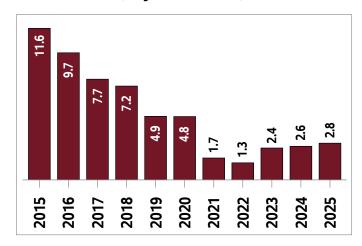
Active Listings ¹ (May Year-to-Date)



New Listings (May Year-to-Date)



Months of Inventory ² (May 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

		Compared to ⁸					
Actual	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	273	4.6%	10.5%	-2.8%	32.5%	0.4%	9.2%
Dollar Volume	\$110,819,911	17.4%	28.8%	11.4%	145.3%	107.2%	141.1%
New Listings	345	-12.9%	-2.3%	-2.8%	11.3%	-30.6%	-36.6%
Active Listings	565	-0.5%	19.5%	58.7%	-25.5%	-59.8%	-70.5%
Sales to New Listings Ratio ¹	79.1	65.9	70.0	79.2	66.5	54.7	46.0
Months of Inventory ²	2.1	2.2	1.9	1.3	3.7	5.2	7.7
Average Price	\$405,934	12.3%	16.5%	14.6%	85.1%	106.4%	120.8%
Median Price	\$400,000	12.7%	14.3%	21.2%	88.0%	104.3%	115.9%
Sale to List Price Ratio ³	101.3	102.0	101.7	111.5	96.3	95.3	94.9
Median Days on Market	21.0	17.0	17.0	14.0	52.0	42.0	57.0

		Compared to 8					
Year-to-Date	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	871	1.5%	8.1%	-16.7%	15.1%	3.8%	19.6%
Dollar Volume	\$331,274,866	9.9%	24.3%	-6.0%	114.8%	105.5%	145.3%
New Listings	1,292	0.5%	9.4%	-3.7%	5.6%	-31.9%	-39.0%
Active Listings ⁴	470	11.0%	22.3%	83.8%	-34.9%	-59.9%	-70.7%
Sales to New Listings Ratio ⁵	67.4	66.7	68.2	77.9	61.8	44.2	34.4
Months of Inventory 6	2.7	2.5	2.4	1.2	4.8	7.0	11.0
Average Price	\$380,339	8.3%	15.0%	12.8%	86.7%	98.0%	105.0%
Median Price	\$378,000	8.0%	14.5%	16.7%	87.6%	104.3%	106.8%
Sale to List Price Ratio 7	100.6	101.0	100.5	110.0	95.8	94.7	94.4
Median Days on Market	21.0	19.0	19.0	14.0	36.0	46.0	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.

 $^{^{\}rm 5}$ 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.

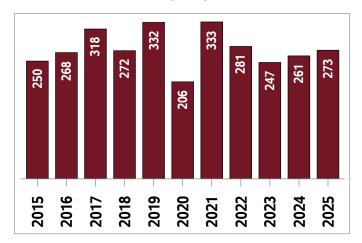
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

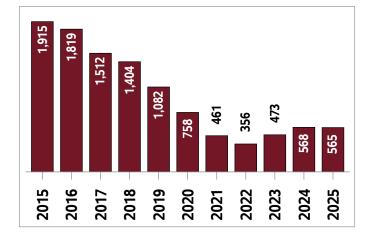


Fredericton and Region MLS® Single Family Market Activity

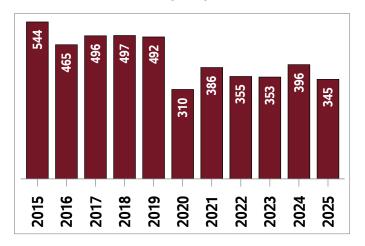
Sales Activity (May only)



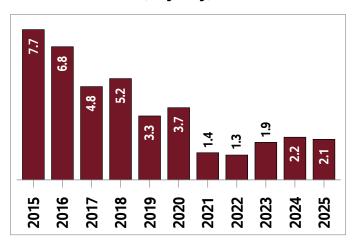
Active Listings (May only)



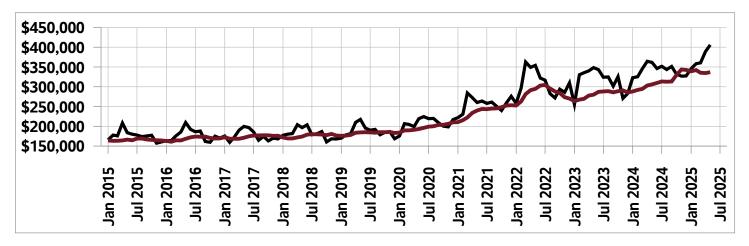
New Listings (May only)



Months of Inventory (May only)



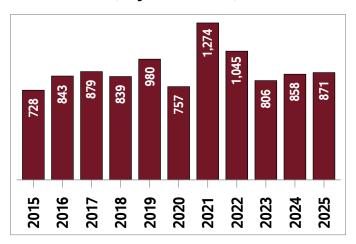
MLS® HPI Single Family Benchmark Price and Average Price



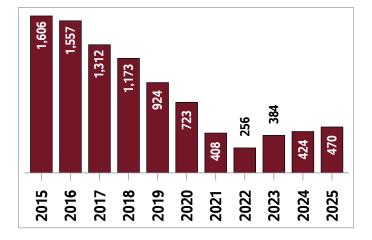


Fredericton and Region MLS® Single Family Market Activity

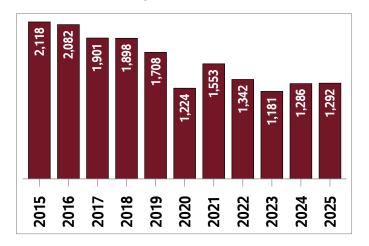
Sales Activity (May Year-to-Date)



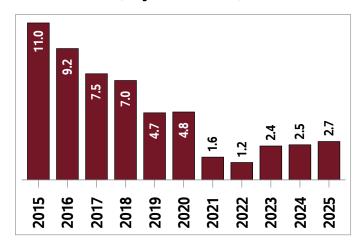
Active Listings ¹ (May Year-to-Date)



New Listings (May Year-to-Date)



Months of Inventory ² (May 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

		Compared to ⁸					
Actual	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	12	71.4%	0.0%	33.3%	200.0%	50.0%	200.0%
Dollar Volume	\$3,108,800	68.5%	-11.6%	36.7%	290.1%	137.9%	408.4%
New Listings	11	0.0%	-31.3%	57.1%	0.0%	0.0%	-47.6%
Active Listings	14	27.3%	7.7%	250.0%	-26.3%	-73.1%	-84.1%
Sales to New Listings Ratio ¹	109.1	63.6	75.0	128.6	36.4	72.7	19.0
Months of Inventory ²	1.2	1.6	1.1	0.4	4.8	6.5	22.0
Average Price	\$259,067	-1.7%	-11.6%	2.5%	30.0%	58.6%	69.5%
Median Price	\$260,000	-1.9%	2.6%	-0.4%	56.2%	66.4%	70.8%
Sale to List Price Ratio ³	101.0	102.3	98.6	118.7	96.8	97.0	96.5
Median Days on Market	20.5	21.0	25.5	16.0	38.0	73.0	122.0

		Compared to 8					
Year-to-Date	May 2025	May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	27	-30.8%	-46.0%	-22.9%	12.5%	-12.9%	0.0%
Dollar Volume	\$7,569,000	-24.2%	-42.9%	-13.5%	95.0%	55.4%	69.1%
New Listings	40	-7.0%	-39.4%	2.6%	11.1%	-44.4%	-57.0%
Active Listings ⁴	10	41.2%	-5.9%	100.0%	-26.2%	-79.7%	-89.6%
Sales to New Listings Ratio ⁵	67.5	90.7	75.8	89.7	66.7	43.1	29.0
Months of Inventory 6	1.8	0.9	1.0	0.7	2.7	7.6	17.1
Average Price	\$280,333	9.5%	5.8%	12.1%	73.3%	78.4%	69.1%
Median Price	\$270,000	5.5%	8.0%	10.2%	78.9%	73.1%	72.0%
Sale to List Price Ratio 7	100.4	101.8	101.3	114.3	96.5	97.3	96.3
Median Days on Market	20.0	18.0	14.0	13.0	25.5	87.0	95.0

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.

 $^{^{\}scriptscriptstyle 5}$ Sum of sales from January to current month / sum of new listings from January to current month.

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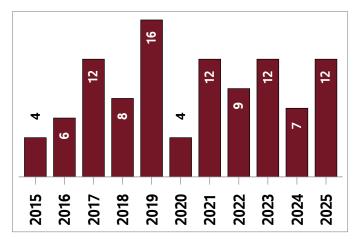
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

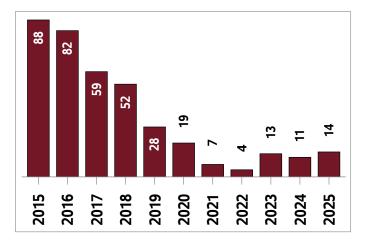


Fredericton and Region MLS® Apartment Market Activity

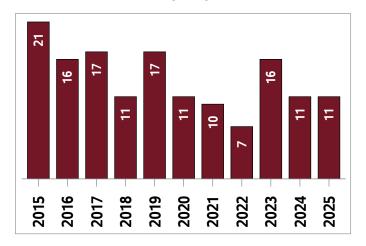
Sales Activity (May only)



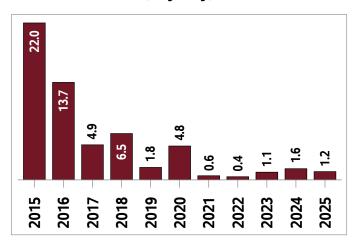
Active Listings (May only)



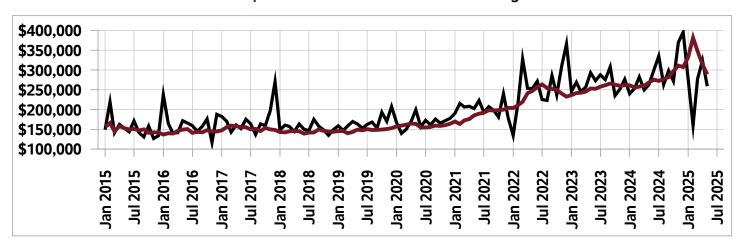
New Listings (May only)



Months of Inventory (May only)



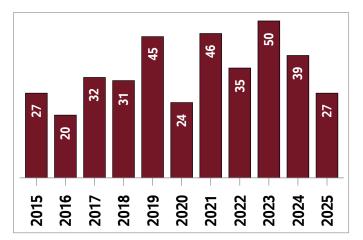
MLS® HPI Apartment Benchmark Price and Average Price



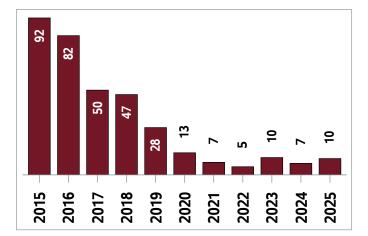


Fredericton and Region MLS® Apartment Market Activity

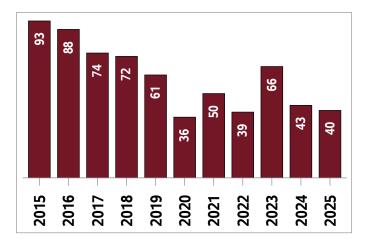
Sales Activity (May Year-to-Date)



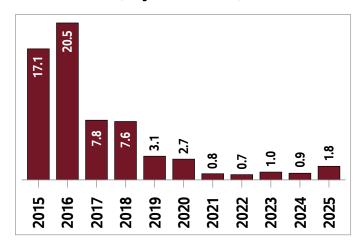
Active Listings ¹ (May Year-to-Date)



New Listings (May Year-to-Date)



Months of Inventory ² (May 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.

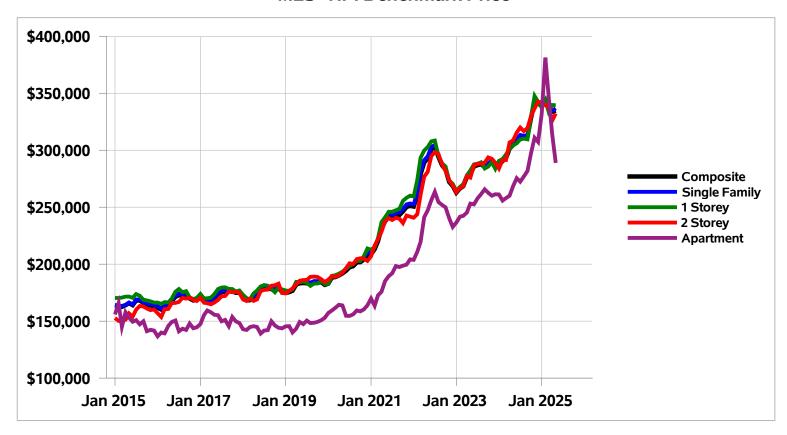
² Average active listings January to the current month / average sales January to the current month.



Fredericton and Region MLS® HPI Benchmark Price

	MLS® Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	May 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$334,700	0.3	-2.6	-2.2	9.9	14.3	74.4		
Single Family	\$336,800	0.7	-1.6	-2.0	10.1	14.3	74.4		
One Storey	\$339,500	-0.1	-1.3	-2.3	11.5	12.1	75.5		
Two Storey	\$332,200	1.9	-2.2	-1.3	7.6	18.2	72.6		
Apartment	\$288,900	-7.9	-24.3	-7.1	7.6	16.9	76.4		

MLS® HPI Benchmark Price





Fredericton and Region MLS® HPI Benchmark Descriptions

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 ♠ **m**

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



Fredericton and Region MLS® HPI Benchmark Descriptions

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



Fredericton and Region MLS® HPI Benchmark Descriptions

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