

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





## Fredericton and Region MLS® Residential Market Activity

		Compared to <sup>8</sup>					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	263	-4.7%	-7.1%	-15.7%	-32.7%	-14.1%	4.4%
Dollar Volume	\$98,940,358	5.8%	3.8%	2.0%	16.7%	60.3%	120.8%
New Listings	377	9.3%	14.9%	-17.7%	-8.5%	0.3%	-34.3%
Active Listings	664	0.8%	31.7%	28.2%	-13.9%	-54.0%	-69.9%
Sales to New Listings Ratio <sup>1</sup>	69.8	80.0	86.3	68.1	94.9	81.4	43.9
Months of Inventory <sup>2</sup>	2.5	2.4	1.8	1.7	2.0	4.7	8.8
Average Price	\$376,199	11.1%	11.7%	21.0%	73.4%	86.5%	111.6%
Median Price	\$365,000	10.6%	15.3%	20.9%	73.8%	92.1%	109.2%
Sale to List Price Ratio <sup>3</sup>	100.4	101.6	101.5	109.2	97.1	95.3	94.4
Median Days on Market	21.0	19.5	17.0	14.0	27.0	56.0	59.5

		Compared to 8					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	1,190	-0.9%	1.8%	-17.2%	-1.1%	-0.4%	15.6%
Dollar Volume	\$447,443,424	8.3%	17.6%	-4.5%	80.4%	94.1%	139.2%
New Listings	1,781	1.7%	9.1%	-7.5%	3.2%	-26.4%	-38.5%
Active Listings <sup>4</sup>	543	7.3%	22.3%	64.0%	-30.7%	-58.3%	-70.9%
Sales to New Listings Ratio 5	66.8	68.6	71.6	74.6	69.7	49.4	35.5
Months of Inventory 6	2.7	2.5	2.3	1.4	3.9	6.5	10.9
Average Price	\$376,003	9.3%	15.5%	15.3%	82.4%	94.9%	106.8%
Median Price	\$368,750	10.1%	15.2%	18.2%	83.0%	99.3%	107.3%
Sale to List Price Ratio 7	100.5	101.1	100.7	109.6	96.1	94.9	94.4
Median Days on Market	21.0	19.0	18.0	14.0	32.0	49.0	65.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;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.

 $<sup>^{\</sup>rm 5}$  Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;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.

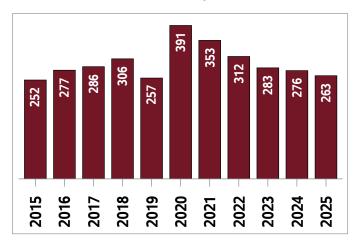
<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

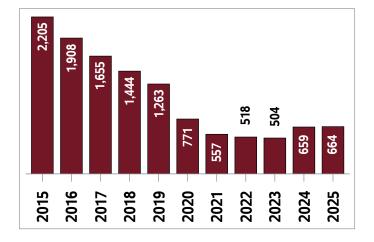


### Fredericton and Region MLS® Residential Market Activity

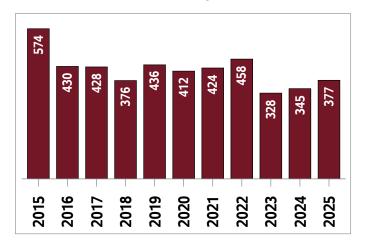
Sales Activity (June only)



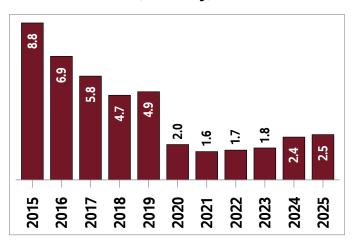
Active Listings (June only)



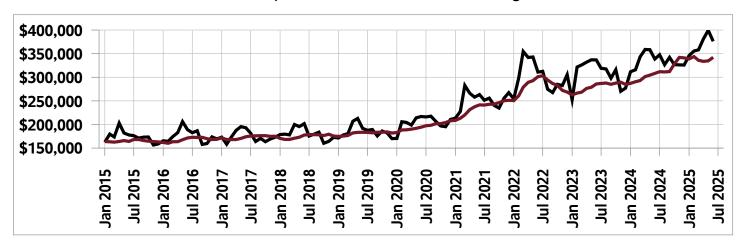
New Listings (June only)



Months of Inventory (June only)



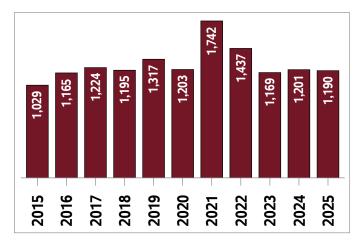
MLS® HPI Composite Benchmark Price and Average Price



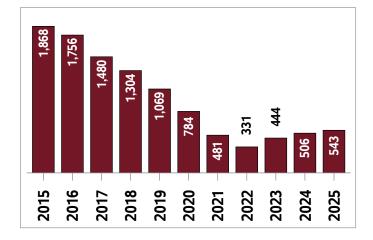


### Fredericton and Region MLS® Residential Market Activity

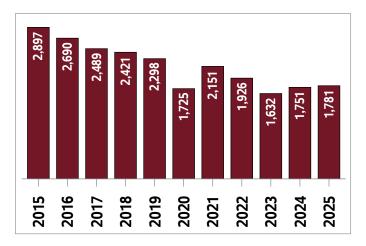
Sales Activity (June Year-to-Date)



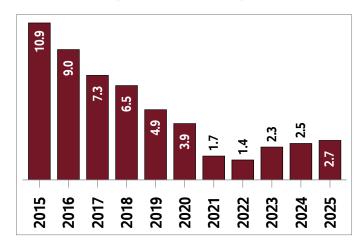
Active Listings <sup>1</sup> (June Year-to-Date)



New Listings (June Year-to-Date)



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



<sup>&</sup>lt;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>&</sup>lt;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

		Compared to <sup>8</sup>					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	239	-6.3%	-9.8%	-15.8%	-31.7%	-17.0%	4.4%
Dollar Volume	\$92,525,058	4.8%	1.8%	1.2%	17.7%	57.7%	124.4%
New Listings	334	5.0%	11.3%	-20.1%	-11.2%	2.5%	-34.3%
Active Listings	593	0.9%	32.7%	29.5%	-16.8%	-54.2%	-70.1%
Sales to New Listings Ratio 1	71.6	80.2	88.3	67.9	93.1	88.3	45.1
Months of Inventory <sup>2</sup>	2.5	2.3	1.7	1.6	2.0	4.5	8.7
Average Price	\$387,134	11.9%	12.8%	20.2%	72.4%	90.0%	115.0%
Median Price	\$375,000	11.9%	15.4%	18.0%	67.1%	91.3%	108.9%
Sale to List Price Ratio <sup>3</sup>	100.7	101.5	101.6	110.2	97.5	95.2	94.8
Median Days on Market	20.0	20.0	17.0	14.0	26.0	56.0	56.0

		Compared to *					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	1,117	0.4%	4.3%	-16.0%	0.9%	-0.9%	16.7%
Dollar Volume	\$426,699,824	9.5%	19.4%	-3.8%	83.3%	94.1%	142.1%
New Listings	1,626	1.4%	9.8%	-7.6%	1.6%	-26.9%	-38.1%
Active Listings <sup>4</sup>	492	9.1%	24.6%	69.9%	-31.8%	-58.8%	-70.5%
Sales to New Listings Ratio 5	68.7	69.4	72.3	75.5	69.2	50.7	36.4
Months of Inventory 6	2.6	2.4	2.2	1.3	3.9	6.4	10.5
Average Price	\$382,005	9.1%	14.5%	14.4%	81.6%	95.8%	107.4%
Median Price	\$378,000	9.6%	14.5%	17.8%	80.0%	100.5%	109.4%
Sale to List Price Ratio 7	100.7	101.1	100.8	110.1	96.3	94.9	94.5
Median Days on Market	21.0	19.0	19.0	14.0	32.0	49.0	64.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;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.

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

<sup>&</sup>lt;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.

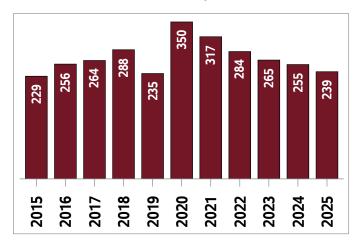
<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

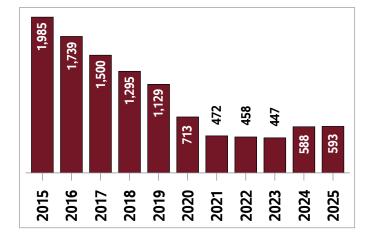


### Fredericton and Region MLS® Single Family Market Activity

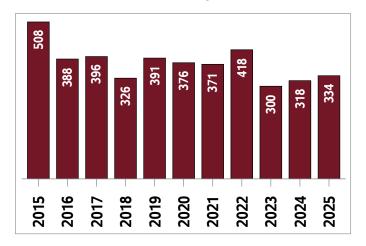
Sales Activity (June only)



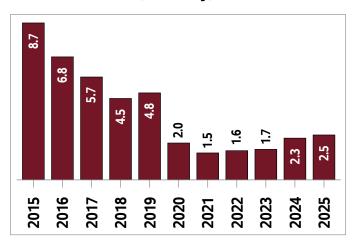
Active Listings (June only)



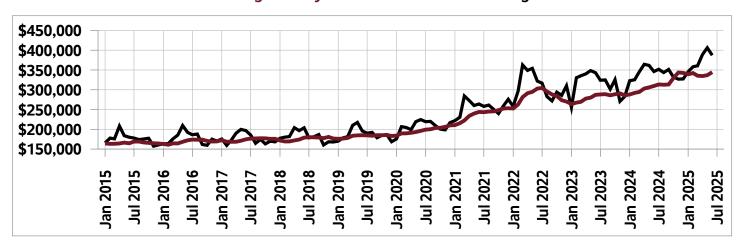
New Listings (June only)



Months of Inventory (June only)



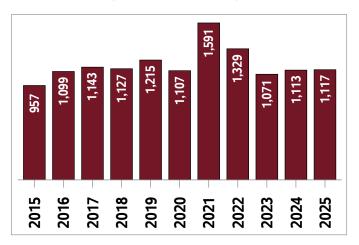
MLS® HPI Single Family Benchmark Price and Average Price



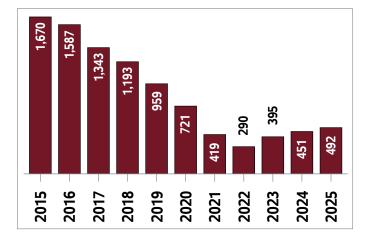


### Fredericton and Region MLS® Single Family Market Activity

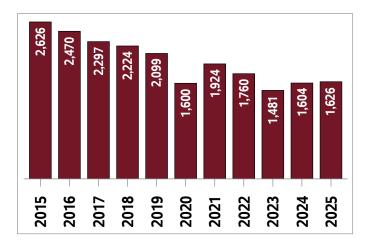
Sales Activity (June Year-to-Date)



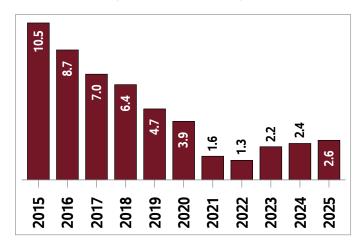
Active Listings <sup>1</sup> (June Year-to-Date)



New Listings (June Year-to-Date)



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



<sup>&</sup>lt;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>&</sup>lt;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

		Compared to 8					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	11	37.5%	0.0%	120.0%	-45.0%	-8.3%	37.5%
Dollar Volume	\$3,655,800	52.2%	21.8%	169.2%	17.0%	103.2%	217.8%
New Listings	13	85.7%	8.3%	62.5%	-13.3%	18.2%	-40.9%
Active Listings	15	66.7%	15.4%	114.3%	15.4%	-68.8%	-83.7%
Sales to New Listings Ratio <sup>1</sup>	84.6	114.3	91.7	62.5	133.3	109.1	36.4
Months of Inventory <sup>2</sup>	1.4	1.1	1.2	1.4	0.7	4.0	11.5
Average Price	\$332,345	10.7%	21.8%	22.4%	112.7%	121.6%	131.1%
Median Price	\$290,000	1.8%	6.4%	11.5%	87.1%	99.3%	97.3%
Sale to List Price Ratio <sup>3</sup>	99.2	106.0	102.3	104.6	97.1	96.3	96.8
Median Days on Market	26.0	19.5	21.0	12.0	33.0	56.0	107.0

		Compared to <sup>8</sup>					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	38	-19.1%	-37.7%	-5.0%	-13.6%	-11.6%	8.6%
Dollar Volume	\$11,224,800	-9.4%	-30.9%	11.0%	60.2%	68.3%	99.5%
New Listings	53	6.0%	-32.1%	12.8%	3.9%	-36.1%	-53.9%
Active Listings <sup>4</sup>	11	46.5%	-1.6%	103.2%	-19.2%	-77.8%	-88.6%
Sales to New Listings Ratio 5	71.7	94.0	78.2	85.1	86.3	51.8	30.4
Months of Inventory 6	1.7	0.9	1.0	0.8	1.8	6.6	15.8
Average Price	\$295,389	12.1%	10.9%	16.8%	85.5%	90.4%	83.8%
Median Price	\$272,500	5.6%	9.0%	10.1%	77.5%	75.8%	80.5%
Sale to List Price Ratio 7	100.0	102.5	101.5	113.1	96.8	97.0	96.4
Median Days on Market	22.0	19.0	15.0	13.0	27.5	73.0	95.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>&</sup>lt;sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>&</sup>lt;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.

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

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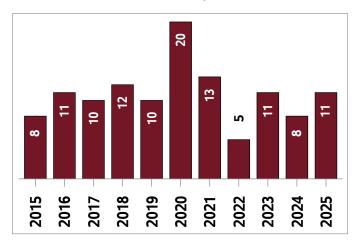
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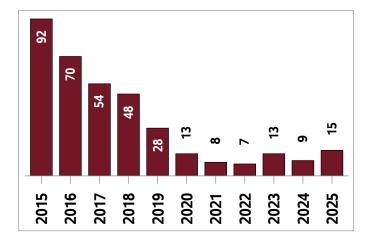


### Fredericton and Region MLS® Apartment Market Activity

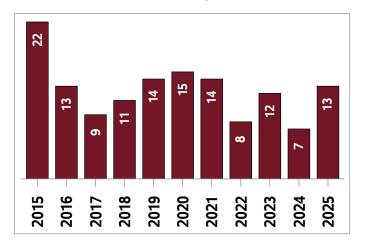
Sales Activity (June only)



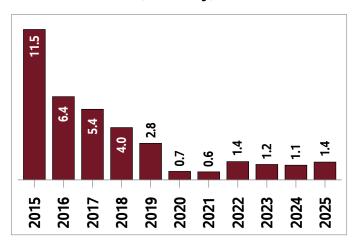
Active Listings (June only)



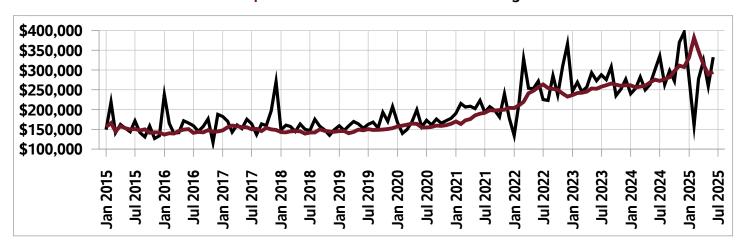
New Listings (June only)



Months of Inventory (June only)



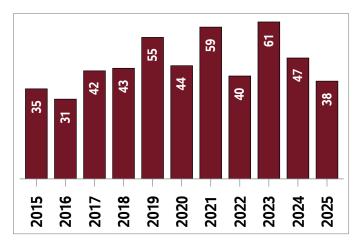
MLS® HPI Apartment Benchmark Price and Average Price



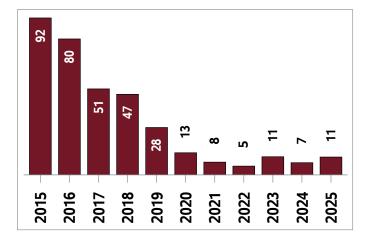


### Fredericton and Region MLS® Apartment Market Activity

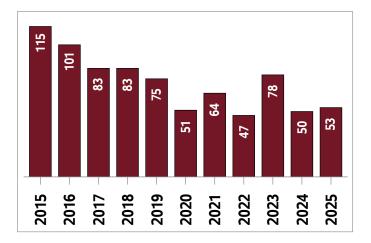
Sales Activity (June Year-to-Date)



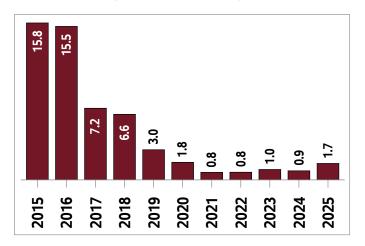
Active Listings <sup>1</sup> (June Year-to-Date)



New Listings (June Year-to-Date)



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



<sup>&</sup>lt;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.

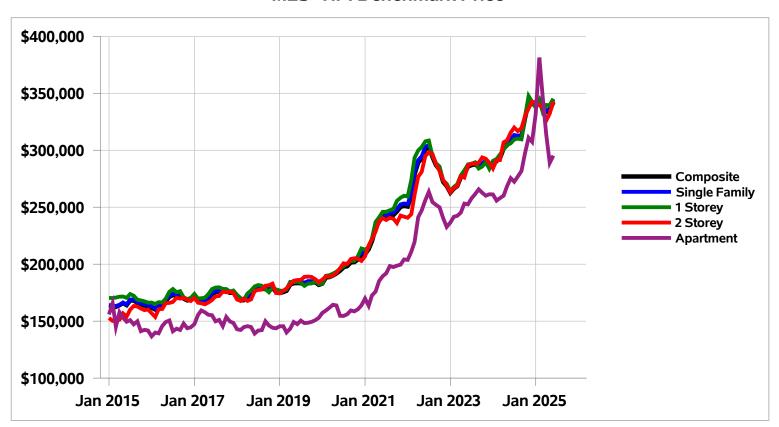
<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



## Fredericton and Region MLS® HPI Benchmark Price

	MLS® Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	June 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$342,200	2.2	1.9	0.3	11.0	13.6	76.1		
Single Family	\$344,400	2.3	2.7	0.5	11.2	13.7	75.6		
One Storey	\$345,300	1.7	3.4	0.8	12.8	12.2	76.4		
Two Storey	\$342,900	3.2	1.4	0.1	8.7	16.3	74.5		
Apartment	\$295,300	2.2	-15.1	-3.9	7.2	15.3	90.9		

#### **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