

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





Fredericton and Region MLS® Residential Market Activity

		Compared to *					
Actual	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	297	32.0%	33.2%	43.5%	-8.3%	44.9%	33.2%
Dollar Volume	\$105,313,527	34.6%	48.0%	62.8%	50.5%	192.7%	167.9%
New Listings	330	1.2%	19.6%	-7.3%	-12.0%	-9.6%	-33.6%
Active Listings	636	-10.5%	24.5%	3.8%	-13.0%	-56.0%	-71.5%
Sales to New Listings Ratio 1	90.0	69.0	80.8	58.1	86.4	56.2	44.9
Months of Inventory 2	2.1	3.2	2.3	3.0	2.3	7.1	10.0
Average Price	\$354,591	2.0%	11.1%	13.5%	64.2%	102.0%	101.2%
Median Price	\$349,900	2.3%	12.9%	22.8%	66.7%	105.8%	104.0%
Sale to List Price Ratio ³	100.6	101.0	101.0	106.1	97.0	94.5	94.6
Median Days on Market	24.0	21.0	23.0	18.0	28.0	64.0	66.0

		Compared to 8					
Year-to-Date	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	1,491	4.6%	7.1%	-9.3%	-2.4%	6.5%	19.1%
Dollar Volume	\$554,071,351	12.8%	22.7%	3.9%	74.3%	107.9%	144.8%
New Listings	2,111	1.6%	10.6%	-7.5%	0.5%	-24.2%	-37.8%
Active Listings ⁴	559	4.5%	23.3%	50.6%	-27.9%	-57.8%	-70.9%
Sales to New Listings Ratio 5	70.6	68.7	73.0	72.0	72.7	50.3	36.9
Months of Inventory 6	2.6	2.6	2.3	1.6	3.6	6.6	10.7
Average Price	\$371,611	7.9%	14.5%	14.6%	78.5%	95.2%	105.5%
Median Price	\$363,300	8.4%	14.6%	17.2%	77.3%	98.5%	106.7%
Sale to List Price Ratio 7	100.6	101.1	100.7	109.2	96.3	94.8	94.5
Median Days on Market	22.0	19.5	19.0	15.0	31.0	51.0	65.5

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.

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.

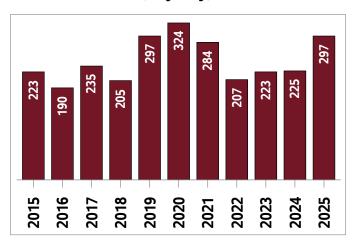
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

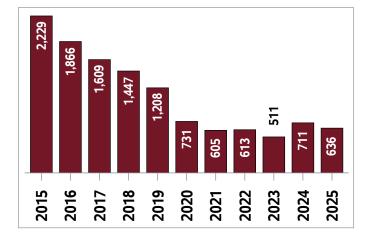


Fredericton and Region MLS® Residential Market Activity

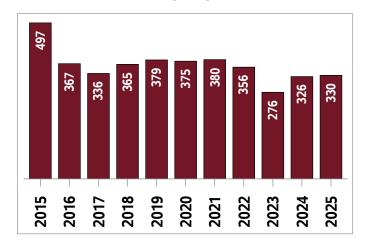
Sales Activity (July only)



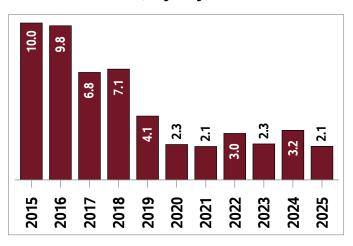
Active Listings (July only)



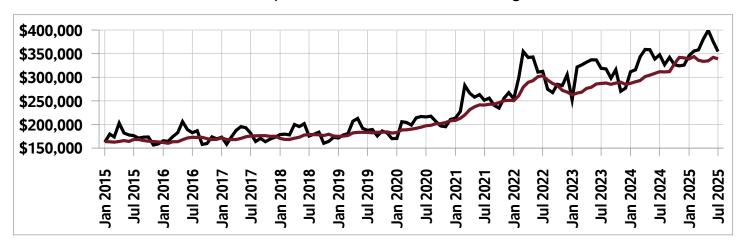
New Listings (July only)



Months of Inventory (July only)



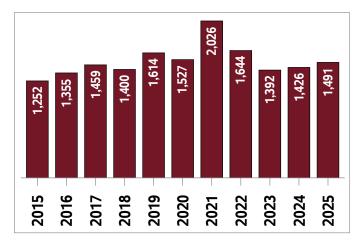
MLS® HPI Composite Benchmark Price and Average Price



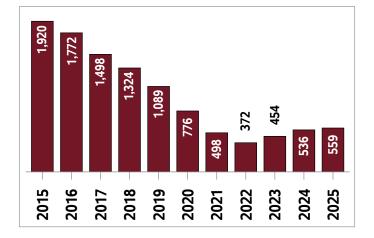


Fredericton and Region MLS® Residential Market Activity

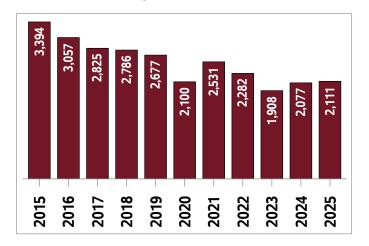
Sales Activity (July Year-to-Date)



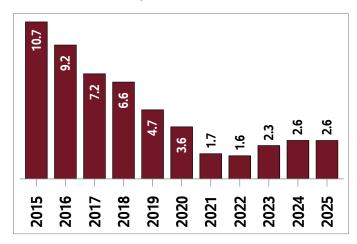
Active Listings ¹ (July Year-to-Date)



New Listings (July Year-to-Date)



Months of Inventory ² (July 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	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	272	28.9%	31.4%	41.7%	-8.4%	42.4%	31.4%
Dollar Volume	\$98,132,851	32.2%	46.3%	61.4%	50.6%	187.6%	166.5%
New Listings	299	0.3%	19.6%	-7.1%	-12.1%	-9.9%	-33.7%
Active Listings	564	-11.2%	25.3%	4.6%	-16.1%	-56.4%	-71.7%
Sales to New Listings Ratio 1	91.0	70.8	82.8	59.6	87.4	57.5	45.9
Months of Inventory ²	2.1	3.0	2.2	2.8	2.3	6.8	9.6
Average Price	\$360,783	2.6%	11.3%	13.9%	64.5%	102.0%	102.8%
Median Price	\$352,000	0.6%	11.7%	21.2%	63.7%	101.1%	103.5%
Sale to List Price Ratio ³	100.9	101.1	101.3	106.1	97.0	94.6	94.5
Median Days on Market	23.0	21.0	23.0	18.0	29.0	62.0	66.0

		Compared to 8					
Year-to-Date	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	1,393	5.2%	9.0%	-8.4%	-0.8%	5.7%	19.7%
Dollar Volume	\$526,147,075	13.4%	23.9%	4.3%	76.6%	107.2%	146.9%
New Listings	1,925	1.2%	11.2%	-7.5%	-0.8%	-24.7%	-37.4%
Active Listings ⁴	504	5.6%	25.1%	55.0%	-29.4%	-58.3%	-70.6%
Sales to New Listings Ratio 5	72.4	69.6	73.8	73.1	72.4	51.6	37.8
Months of Inventory ⁶	2.5	2.5	2.2	1.5	3.6	6.4	10.3
Average Price	\$377,708	7.8%	13.7%	13.9%	78.0%	96.0%	106.3%
Median Price	\$370,000	6.6%	12.8%	15.6%	76.2%	98.4%	105.6%
Sale to List Price Ratio 7	100.8	101.1	100.9	109.6	96.5	94.8	94.5
Median Days on Market	21.0	19.0	19.0	14.0	31.0	51.0	65.0

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.

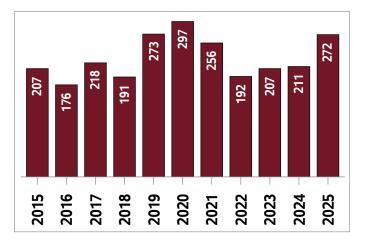
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

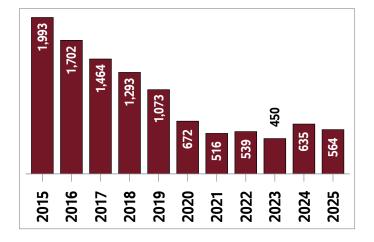


Fredericton and Region MLS® Single Family Market Activity

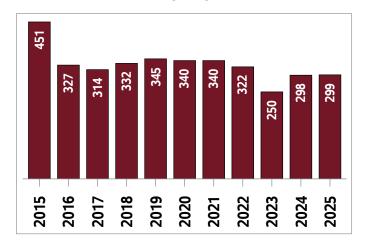
Sales Activity (July only)



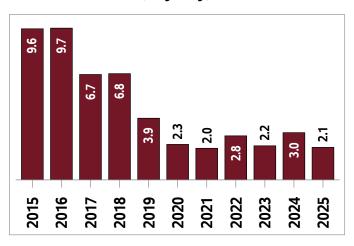
Active Listings (July only)



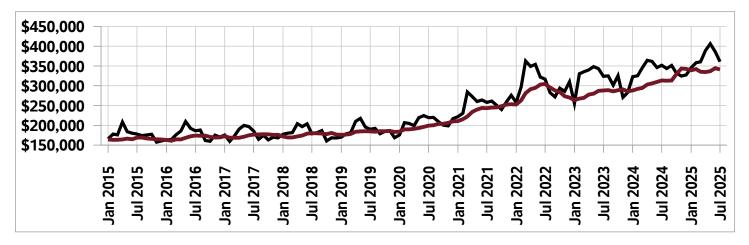
New Listings (July only)



Months of Inventory (July only)



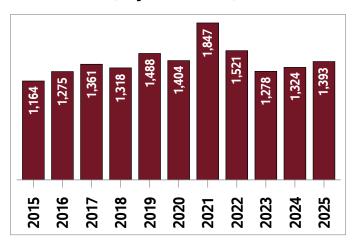
MLS® HPI Single Family Benchmark Price and Average Price



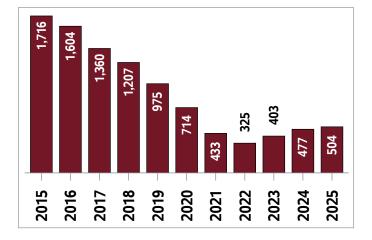


Fredericton and Region MLS® Single Family Market Activity

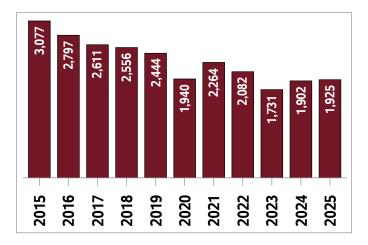
Sales Activity (July Year-to-Date)



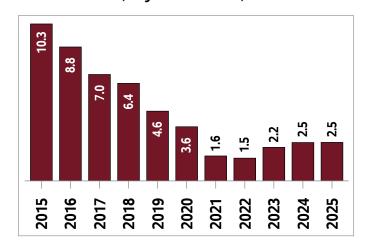
Active Listings ¹ (July Year-to-Date)



New Listings (July Year-to-Date)



Months of Inventory ² (July 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	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	11	37.5%	22.2%	37.5%	-15.4%	57.1%	10.0%
Dollar Volume	\$3,242,076	20.9%	25.2%	79.9%	44.2%	215.4%	89.2%
New Listings	10	25.0%	25.0%	42.9%	-28.6%	-41.2%	-33.3%
Active Listings	13	44.4%	44.4%	116.7%	8.3%	-74.0%	-85.9%
Sales to New Listings Ratio ¹	110.0	100.0	112.5	114.3	92.9	41.2	66.7
Months of Inventory ²	1.2	1.1	1.0	0.8	0.9	7.1	9.2
Average Price	\$294,734	-12.1%	2.4%	30.8%	70.5%	100.7%	72.0%
Median Price	\$289,900	-2.5%	-0.3%	33.3%	75.7%	87.0%	68.1%
Sale to List Price Ratio ³	100.2	104.2	101.7	109.3	98.7	95.7	96.7
Median Days on Market	29.0	13.0	14.0	18.5	22.0	98.0	53.5

		Compared to 8					
Year-to-Date	July 2025	July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	49	-10.9%	-30.0%	2.1%	-14.0%	-2.0%	8.9%
Dollar Volume	\$14,466,876	-4.0%	-23.2%	21.4%	56.3%	87.9%	97.1%
New Listings	63	8.6%	-26.7%	16.7%	-3.1%	-37.0%	-51.5%
Active Listings ⁴	11	46.2%	4.1%	105.4%	-15.6%	-77.2%	-88.2%
Sales to New Listings Ratio ⁵	77.8	94.8	81.4	88.9	87.7	50.0	34.6
Months of Inventory ⁶	1.6	0.9	1.0	0.8	1.6	6.7	14.3
Average Price	\$295,242	7.8%	9.7%	18.9%	81.8%	91.8%	81.0%
Median Price	\$275,000	5.8%	7.7%	12.2%	76.8%	77.4%	77.4%
Sale to List Price Ratio 7	100.1	102.8	101.5	112.5	97.2	96.8	96.5
Median Days on Market	23.0	18.0	14.0	13.0	27.0	75.0	94.0

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.

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

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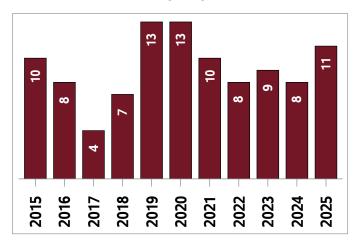
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

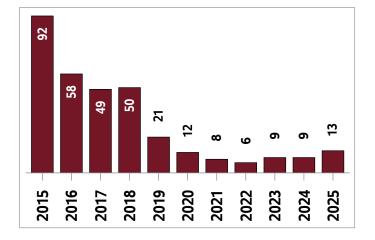


Fredericton and Region MLS® Apartment Market Activity

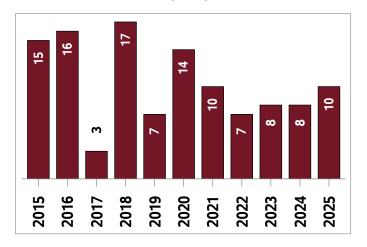
Sales Activity (July only)



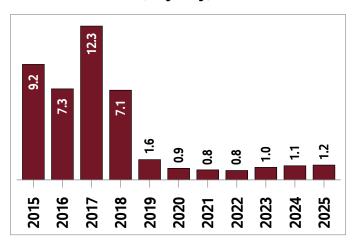
Active Listings (July only)



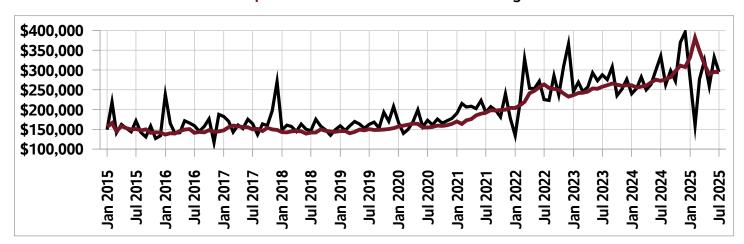
New Listings (July only)



Months of Inventory (July only)



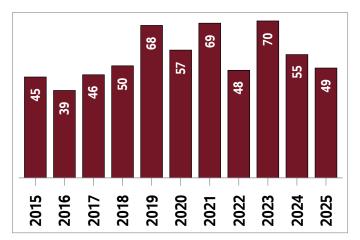
MLS® HPI Apartment Benchmark Price and Average Price



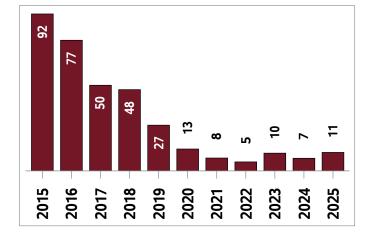


Fredericton and Region MLS® Apartment Market Activity

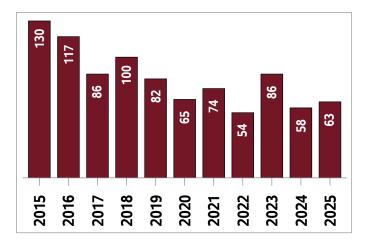
Sales Activity (July Year-to-Date)



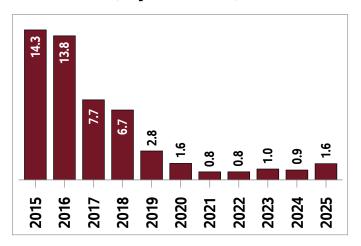
Active Listings ¹ (July Year-to-Date)



New Listings (July Year-to-Date)



Months of Inventory ² (July 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.

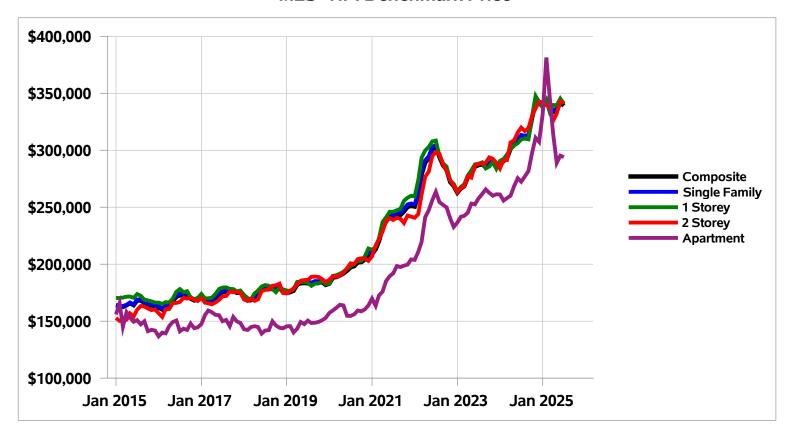
² Average active listings January to the current month / average sales January to the current month.



Fredericton and Region MLS® HPI Benchmark Price

	MLS® Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	July 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$339,000	-0.9	1.6	0.1	8.7	11.9	71.8		
Single Family	\$341,100	-1.0	1.9	0.6	8.8	12.0	71.2		
One Storey	\$340,800	-1.3	0.3	1.0	10.1	10.5	71.9		
Two Storey	\$341,700	-0.3	4.8	-0.1	6.8	14.6	70.2		
Apartment	\$294,000	-0.4	-6.3	-11.5	7.9	11.6	90.2		

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