



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report August 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	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	202	-10.6%	-10.2%	-17.6%	-36.9%	-8.2%	14.8%
Dollar Volume	\$81,013,786	9.7%	13.4%	20.4%	16.4%	105.2%	169.0%
New Listings	275	-0.7%	-2.5%	-13.5%	-20.1%	-15.6%	-31.9%
Active Listings	630	-9.6%	25.2%	2.9%	-9.5%	-54.1%	-70.5%
Sales to New Listings Ratio ¹	73.5	81.6	79.8	77.0	93.0	67.5	43.6
Months of Inventory ²	3.1	3.1	2.2	2.5	2.2	6.2	12.1
Average Price	\$401,058	22.8%	26.3%	46.0%	84.3%	123.5%	134.3%
Median Price	\$375,000	14.5%	31.1%	50.0%	82.9%	119.3%	119.4%
Sale to List Price Ratio ³	98.7	99.1	99.9	100.4	97.3	94.3	93.4
Median Days on Market	26.5	28.5	22.0	22.0	25.5	58.0	82.0

Year-to-Date	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	1,699	2.8%	5.1%	-10.1%	-8.0%	4.9%	19.0%
Dollar Volume	\$636,822,137	12.7%	21.7%	6.0%	64.3%	108.1%	148.3%
New Listings	2,393	1.7%	9.3%	-8.0%	-2.1%	-23.1%	-37.0%
Active Listings ⁴	576	3.6%	25.2%	43.3%	-24.9%	-56.7%	-70.4%
Sales to New Listings Ratio ⁵	71.0	70.2	73.8	72.7	75.6	52.1	37.6
Months of Inventory ⁶	2.7	2.7	2.3	1.7	3.3	6.6	10.9
Average Price	\$374,822	9.6%	15.8%	17.9%	78.6%	98.5%	108.7%
Median Price	\$365,000	9.0%	15.9%	21.1%	78.0%	101.4%	108.6%
Sale to List Price Ratio ⁷	100.3	100.8	100.6	108.0	96.5	94.8	94.3
Median Days on Market	22.0	20.0	20.0	15.0	30.0	51.5	67.5

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.

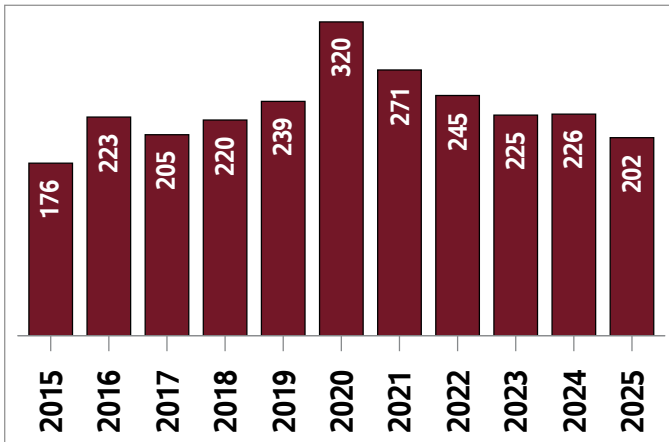
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

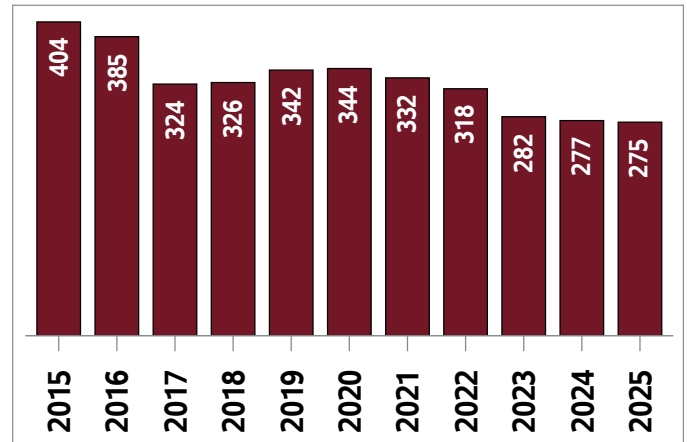
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

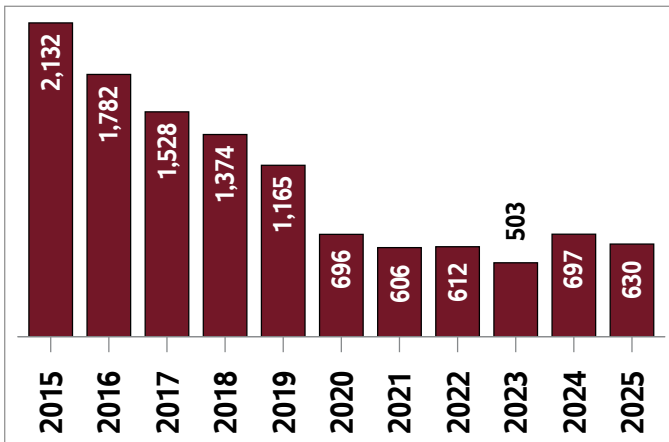
Sales Activity
(August only)



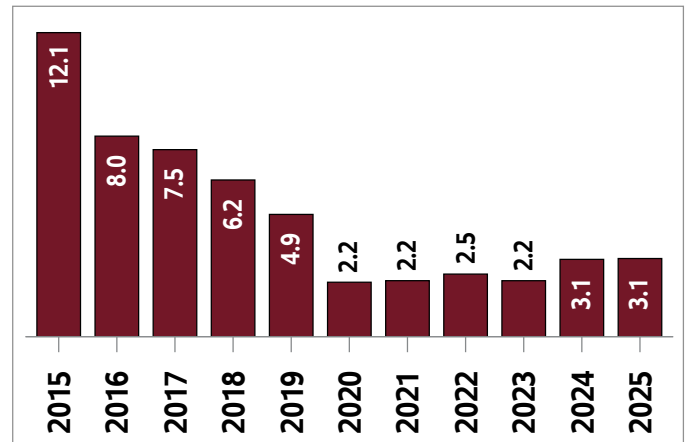
New Listings
(August only)



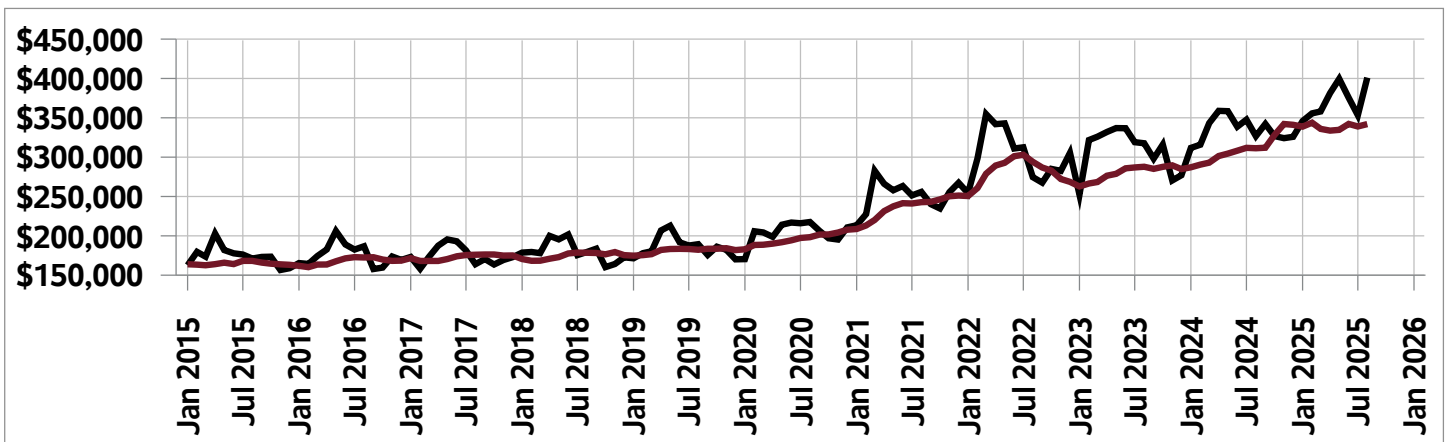
Active Listings
(August only)



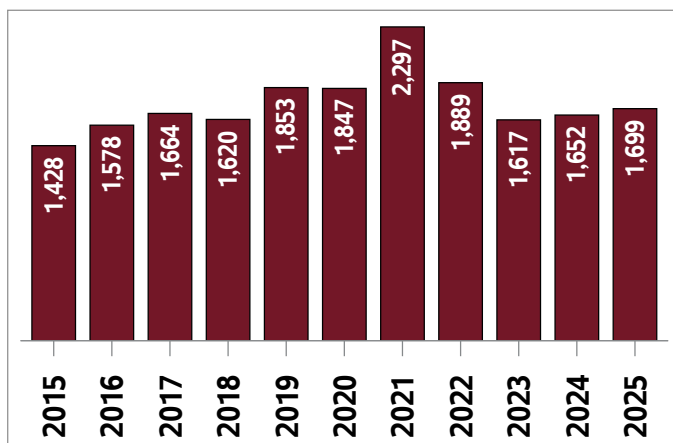
Months of Inventory
(August only)



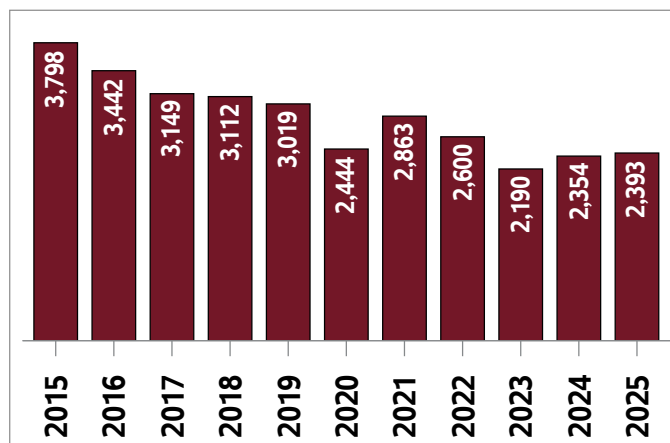
MLS® HPI Composite Benchmark Price and Average Price



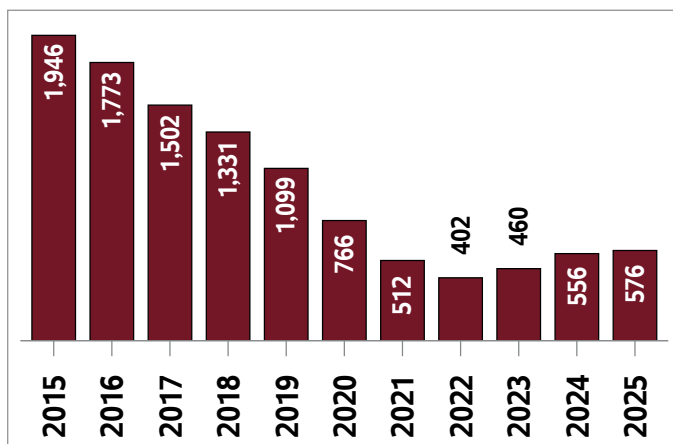
Sales Activity
(August Year-to-Date)



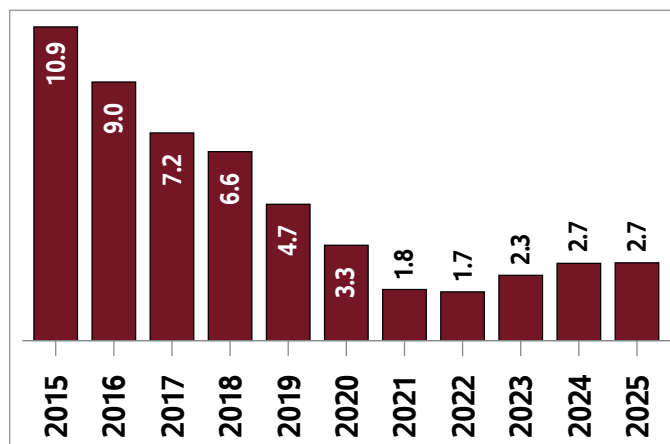
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August 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	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	192	-3.5%	-5.9%	-13.5%	-36.2%	-5.4%	20.8%
Dollar Volume	\$77,995,786	14.1%	17.7%	24.3%	17.8%	112.0%	181.9%
New Listings	252	0.4%	1.2%	-11.6%	-19.5%	-15.2%	-33.0%
Active Listings	556	-11.7%	27.2%	3.3%	-11.6%	-54.6%	-71.3%
Sales to New Listings Ratio ¹	76.2	79.3	81.9	77.9	96.2	68.4	42.3
Months of Inventory ²	2.9	3.2	2.1	2.4	2.1	6.0	12.2
Average Price	\$406,228	18.3%	25.1%	43.7%	84.7%	124.2%	133.5%
Median Price	\$375,000	8.7%	28.9%	36.6%	78.7%	115.5%	110.7%
Sale to List Price Ratio ³	98.9	99.3	100.0	100.3	97.3	94.3	93.4
Median Days on Market	25.5	28.0	22.0	22.0	26.0	57.0	84.0

Year-to-Date	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	1,589	4.3%	7.2%	-8.8%	-6.8%	4.5%	20.1%
Dollar Volume	\$605,109,861	13.7%	23.3%	6.7%	66.1%	108.1%	151.3%
New Listings	2,182	1.3%	10.2%	-7.8%	-3.2%	-23.5%	-36.8%
Active Listings ⁴	516	4.0%	26.8%	46.7%	-26.7%	-57.3%	-70.4%
Sales to New Listings Ratio ⁵	72.8	70.7	74.8	73.6	75.7	53.3	38.3
Months of Inventory ⁶	2.6	2.6	2.2	1.6	3.3	6.4	10.5
Average Price	\$380,812	9.0%	15.0%	17.0%	78.3%	99.2%	109.3%
Median Price	\$374,900	8.7%	15.4%	19.8%	78.5%	102.6%	108.3%
Sale to List Price Ratio ⁷	100.5	100.9	100.8	108.4	96.6	94.8	94.4
Median Days on Market	22.0	20.0	20.0	15.0	30.0	51.0	66.0

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.

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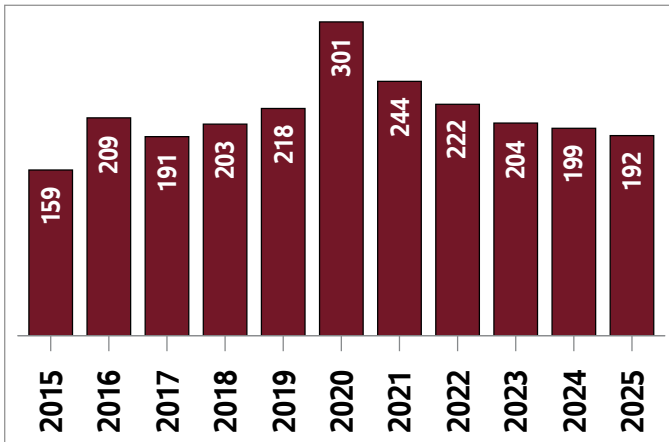
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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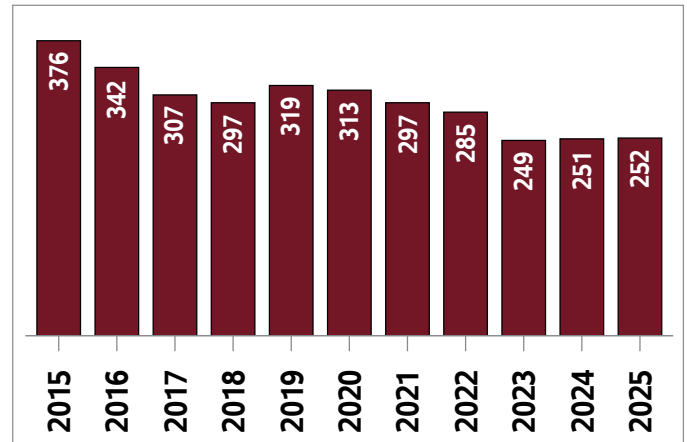
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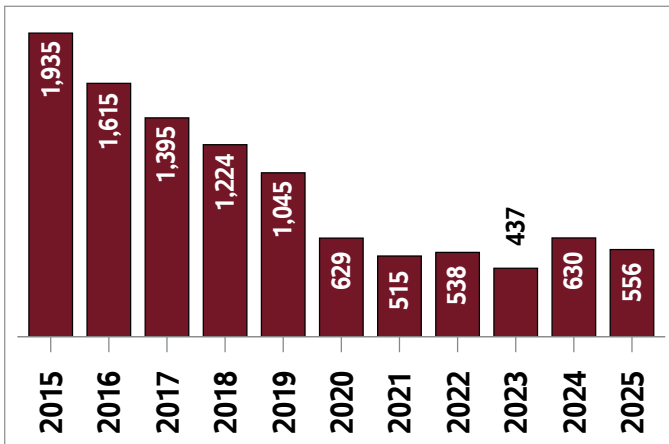
Sales Activity
(August only)



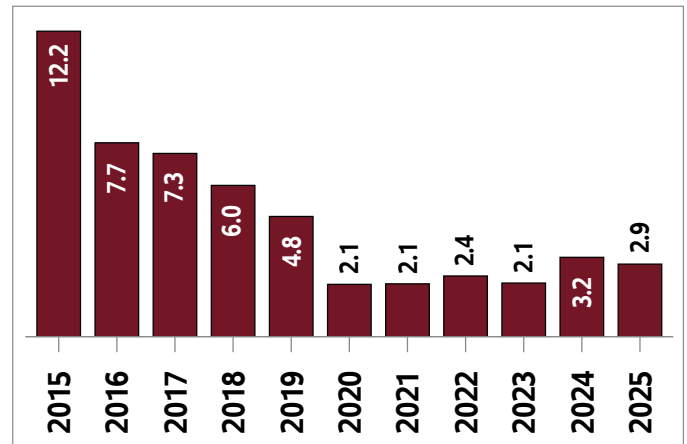
New Listings
(August only)



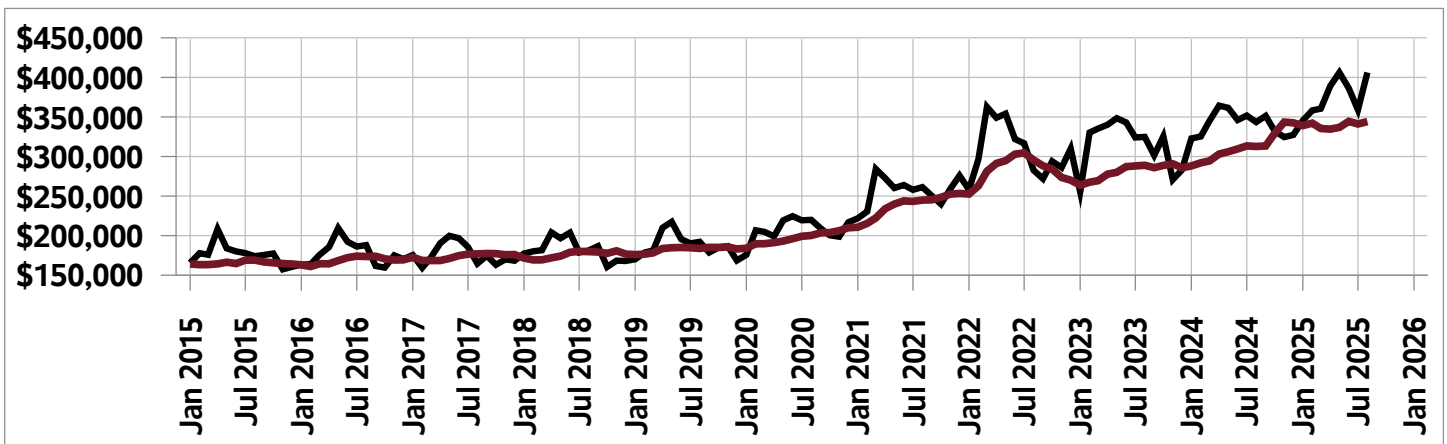
Active Listings
(August only)



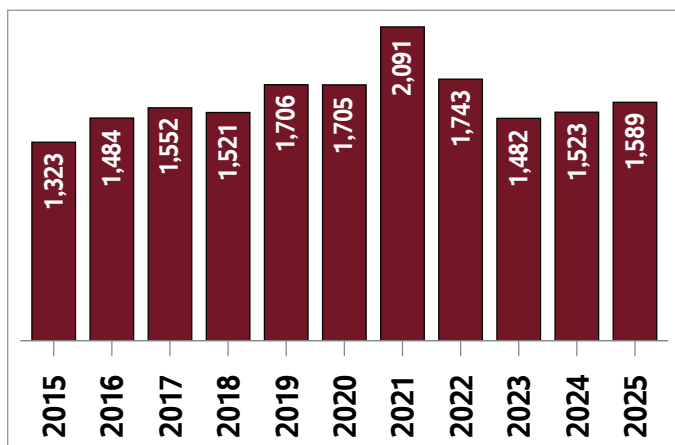
Months of Inventory
(August only)



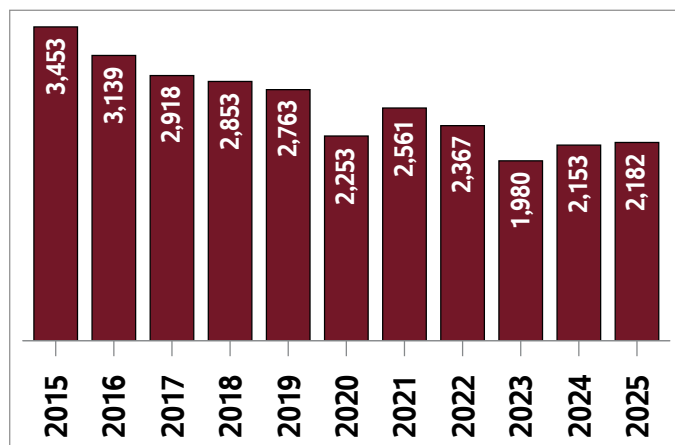
MLS® HPI Single Family Benchmark Price and Average Price



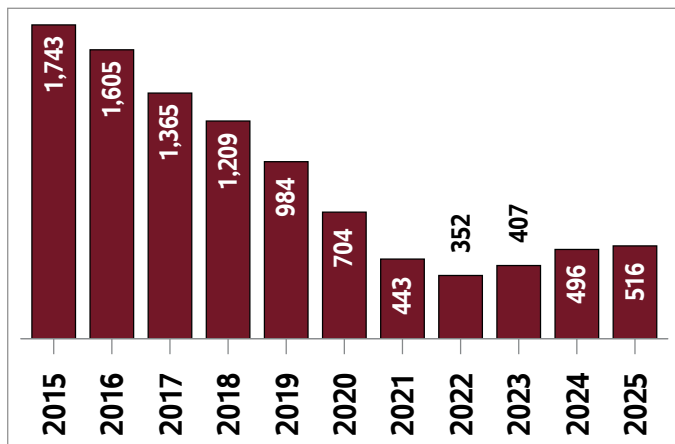
Sales Activity
(August Year-to-Date)



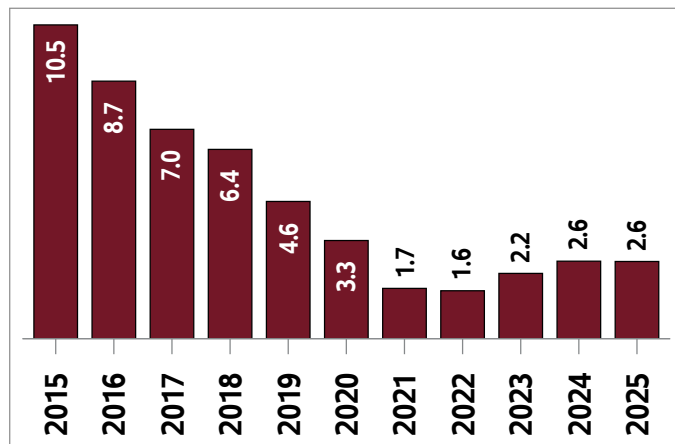
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August 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	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	3	-62.5%	-66.7%	-66.7%	-76.9%	-57.1%	-62.5%
Dollar Volume	\$912,000	-56.7%	-63.2%	-54.6%	-56.5%	-25.7%	-19.7%
New Listings	12	33.3%	-7.7%	50.0%	-7.7%	-7.7%	20.0%
Active Listings	21	110.0%	61.5%	425.0%	90.9%	-57.1%	-67.7%
Sales to New Listings Ratio ¹	25.0	88.9	69.2	112.5	100.0	53.8	80.0
Months of Inventory ²	7.0	1.3	1.4	0.4	0.8	7.0	8.1
Average Price	\$304,000	15.6%	10.3%	36.3%	88.4%	73.4%	114.1%
Median Price	\$301,000	20.2%	20.4%	28.1%	92.3%	78.6%	111.8%
Sale to List Price Ratio ³	103.4	104.8	103.8	106.2	98.3	95.7	97.2
Median Days on Market	9.0	16.0	13.0	13.0	20.0	50.0	114.5

Year-to-Date	August 2025	Compared to ⁸					
		August 2024	August 2023	August 2022	August 2020	August 2018	August 2015
Sales Activity	53	-15.9%	-32.9%	-7.0%	-24.3%	-7.0%	0.0%
Dollar Volume	\$15,633,876	-8.9%	-26.7%	12.3%	37.7%	75.2%	84.5%
New Listings	75	11.9%	-24.2%	21.0%	-3.8%	-33.6%	-46.4%
Active Listings ⁴	12	54.8%	11.6%	134.1%	-5.0%	-74.9%	-86.5%
Sales to New Listings Ratio ⁵	70.7	94.0	79.8	91.9	89.7	50.4	37.9
Months of Inventory ⁶	1.8	1.0	1.1	0.7	1.4	6.7	13.4
Average Price	\$294,979	8.2%	9.3%	20.8%	81.9%	88.4%	84.5%
Median Price	\$275,000	7.4%	7.8%	14.6%	76.6%	77.4%	82.1%
Sale to List Price Ratio ⁷	100.2	103.0	101.7	111.5	97.4	96.7	96.6
Median Days on Market	23.0	18.0	14.0	13.0	24.0	73.0	94.0

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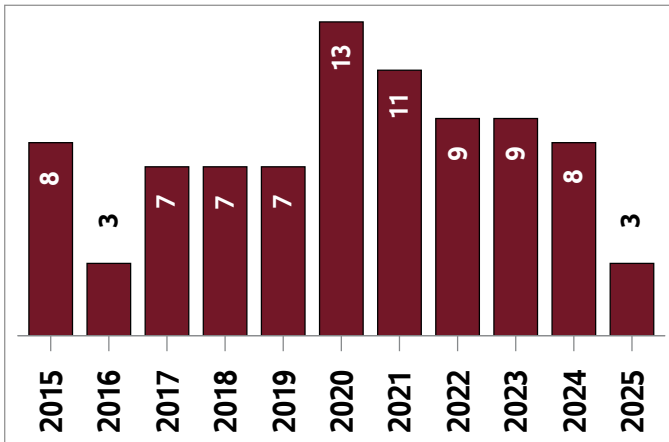
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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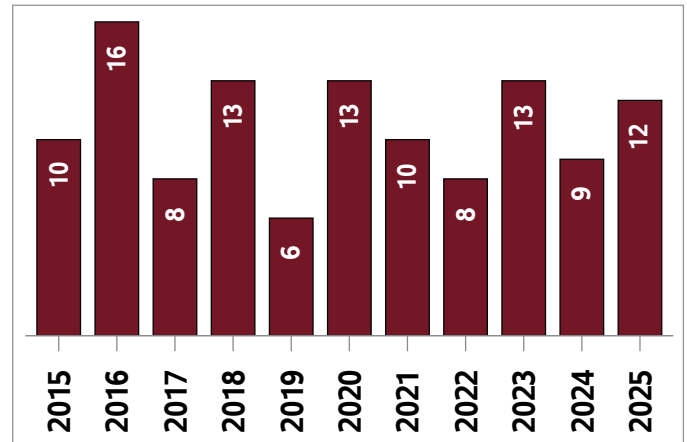
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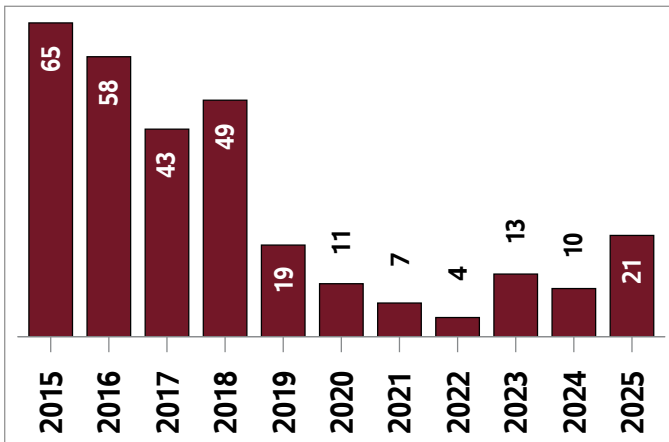
Sales Activity
(August only)



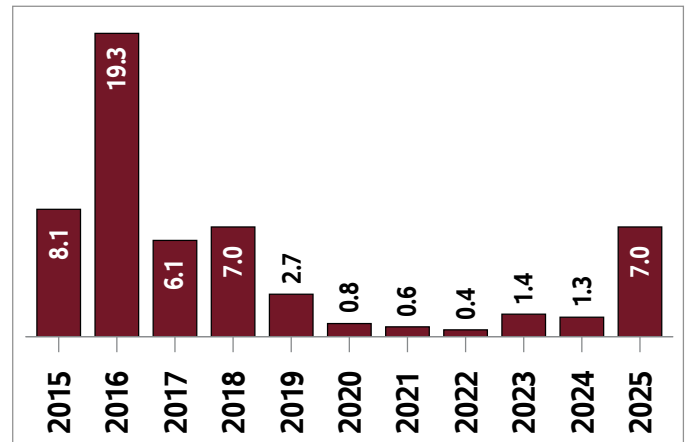
New Listings
(August only)



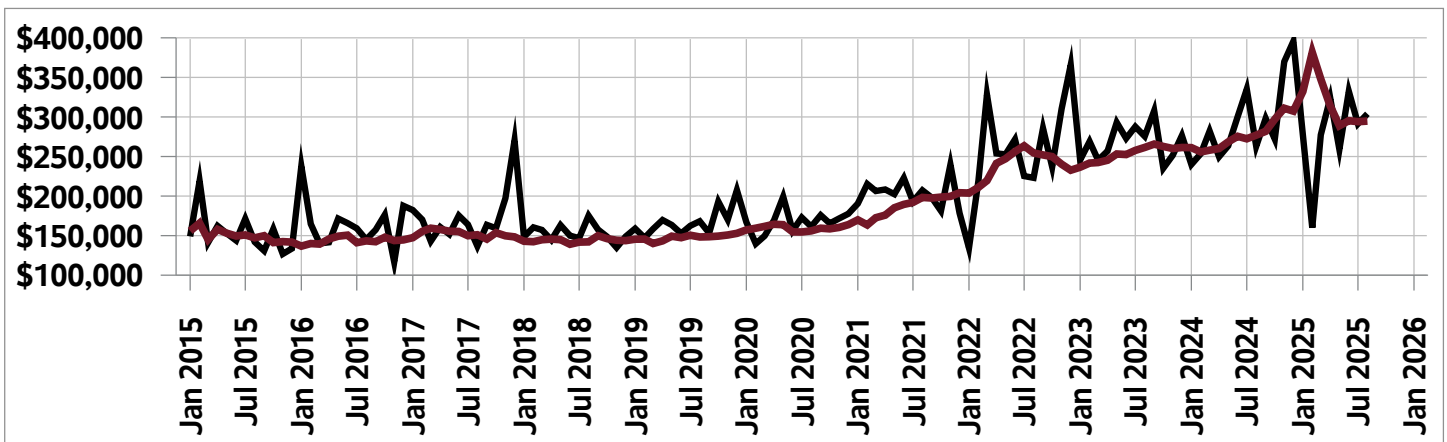
Active Listings
(August only)



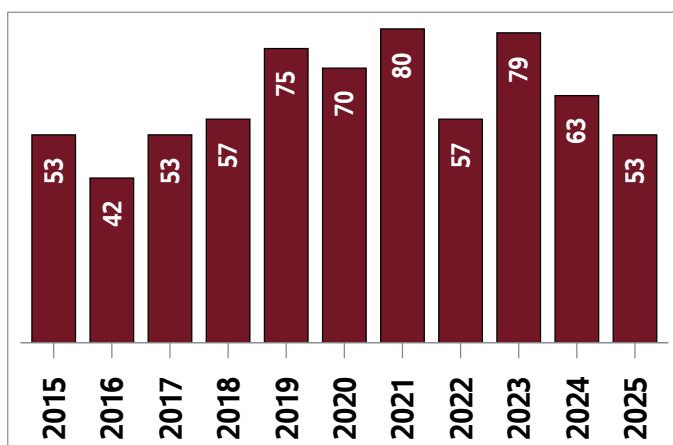
Months of Inventory
(August only)



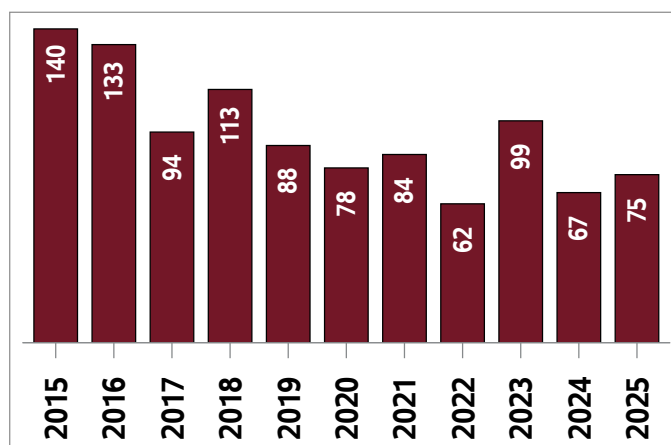
MLS® HPI Apartment Benchmark Price and Average Price



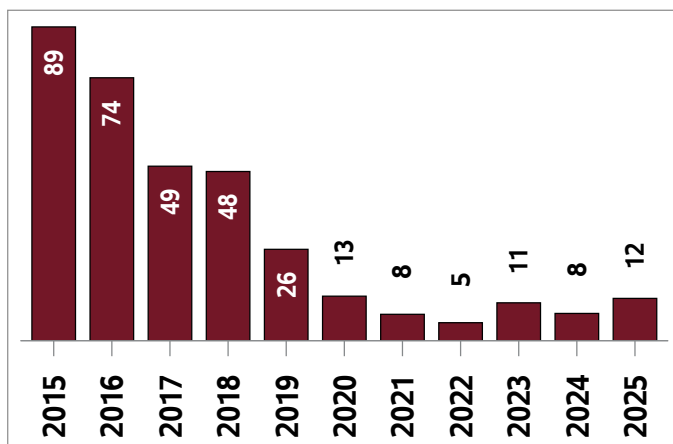
Sales Activity
(August Year-to-Date)



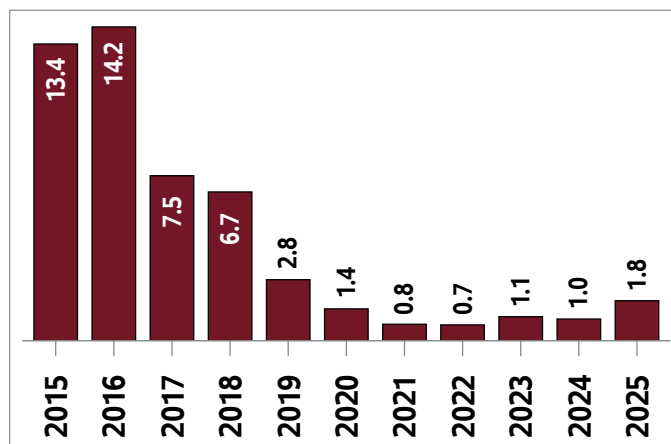
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August Year-to-Date)



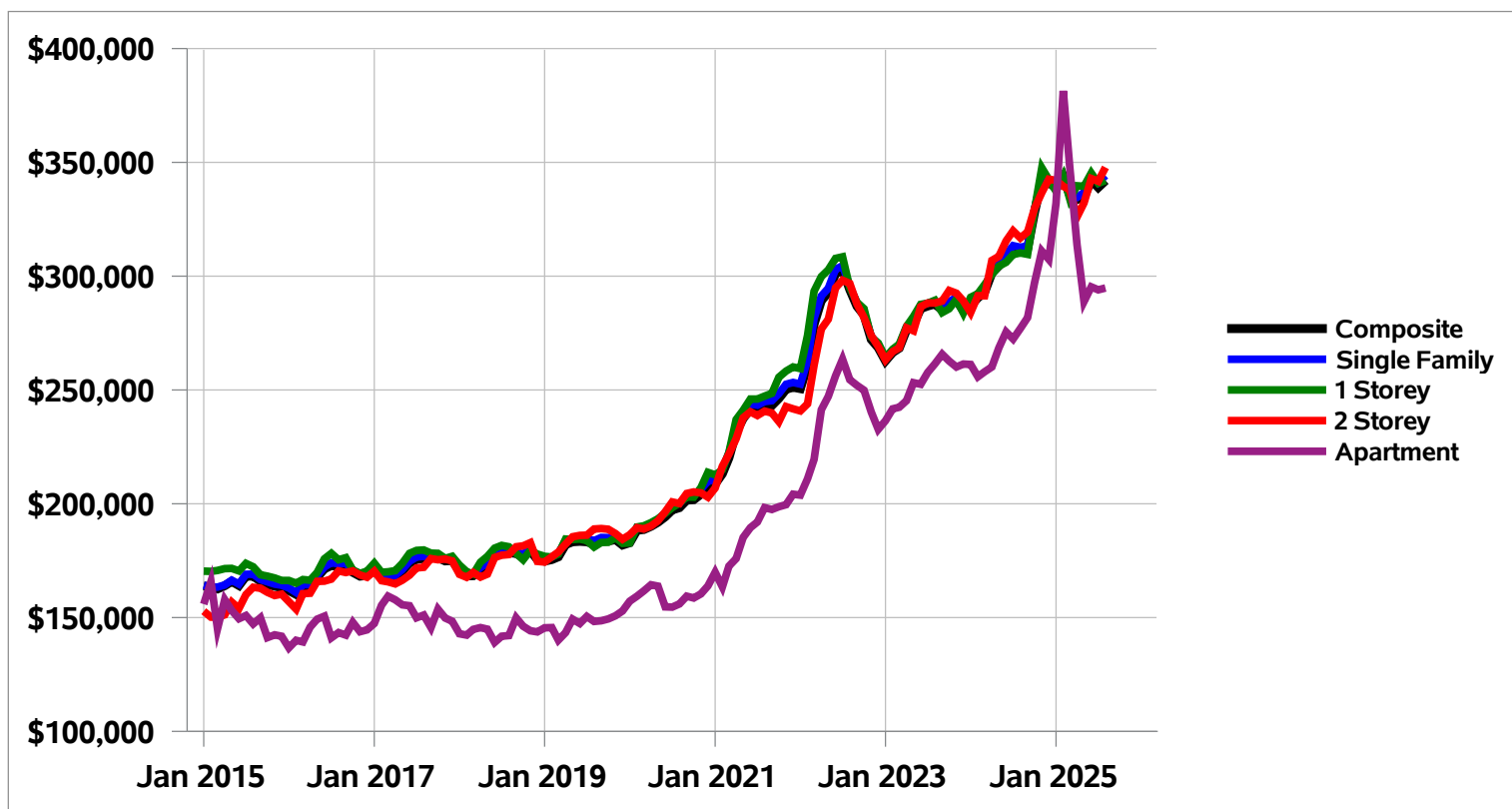
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$342,000	0.9	2.2	-0.5	9.9	16.3	72.5
Single Family	\$344,200	0.9	2.2	0.6	10.1	16.4	71.9
One Storey	\$342,000	0.4	0.7	-0.6	10.3	16.0	70.7
Two Storey	\$347,800	1.8	4.7	2.4	9.8	17.2	73.8
Apartment	\$294,800	0.3	2.0	-22.7	6.4	15.8	89.0

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