



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report May 2026



Prepared for the New Brunswick REALTORS® du Nouveau Brunswick 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.

Actual	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	270	-8.8%	-1.8%	-2.2%	-25.6%	-23.7%	-1.8%
Dollar Volume	\$107,332,055	-9.5%	8.2%	15.4%	14.0%	41.4%	84.3%
New Listings	410	6.2%	-4.7%	5.4%	-3.5%	-24.2%	-14.4%
Active Listings	748	15.3%	17.8%	40.6%	39.3%	-37.8%	-60.8%
Sales to New Listings Ratio ¹	65.9	76.7	64.0	71.0	85.4	65.4	57.4
Months of Inventory ²	2.8	2.2	2.3	1.9	1.5	3.4	6.9
Average Price	\$397,526	-0.8%	10.2%	18.0%	53.2%	85.4%	87.7%
Median Price	\$393,500	1.3%	12.1%	15.8%	60.4%	87.8%	92.0%
Sale to List Price Ratio ³	99.4	101.4	101.7	101.5	104.7	95.9	95.3
Median Days on Market	20.0	21.0	17.0	17.0	18.0	38.5	63.0

Year-to-Date	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	880	-4.0%	-3.9%	-0.1%	-36.5%	-15.8%	3.9%
Dollar Volume	\$333,639,278	-4.1%	4.8%	17.2%	-6.8%	60.7%	106.4%
New Listings	1,489	6.8%	6.8%	14.8%	-13.6%	-19.3%	-31.3%
Active Listings ⁴	591	11.8%	24.9%	36.9%	26.3%	-42.3%	-64.2%
Sales to New Listings Ratio ⁵	59.1	65.8	65.7	67.9	80.4	56.6	39.1
Months of Inventory ⁶	3.4	2.9	2.6	2.4	1.7	4.9	9.7
Average Price	\$379,136	-0.1%	9.1%	17.3%	46.8%	90.8%	98.6%
Median Price	\$377,250	0.6%	10.3%	17.5%	52.1%	99.6%	106.7%
Sale to List Price Ratio ⁷	98.9	100.6	100.9	100.4	102.2	95.4	94.7
Median Days on Market	22.0	21.0	19.0	19.0	18.0	42.0	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.

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.

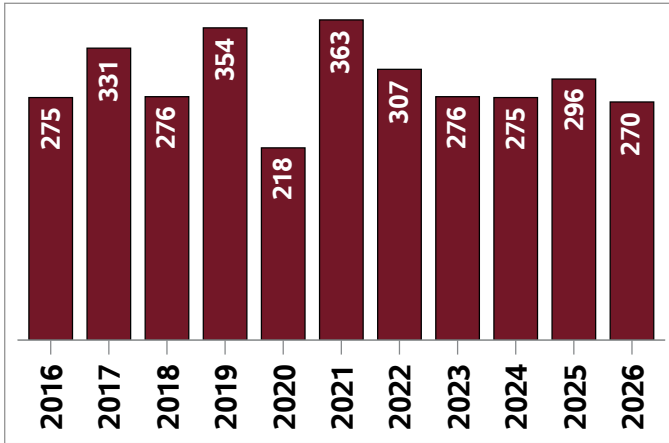
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

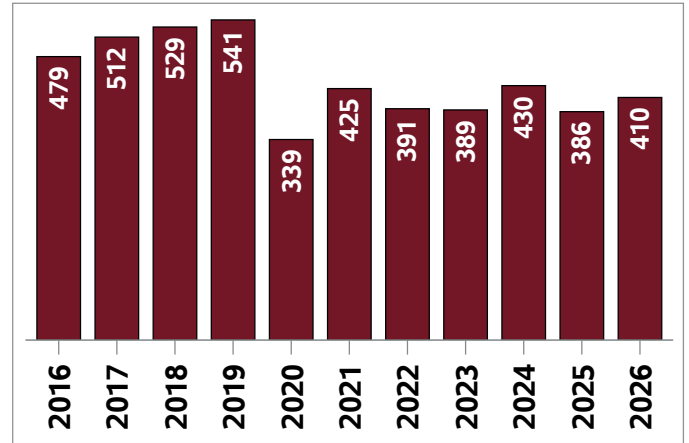
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

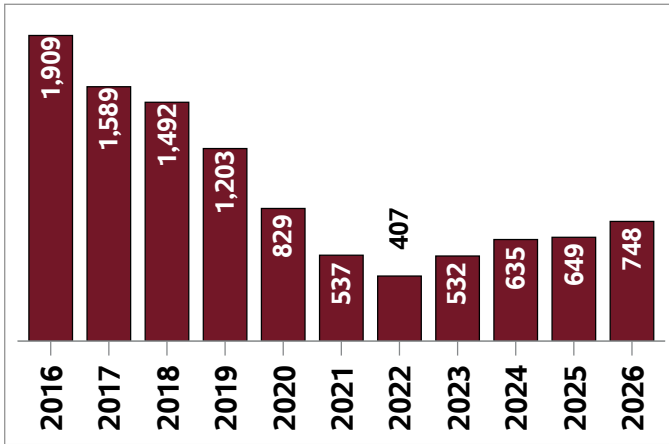
**Sales Activity
(May only)**



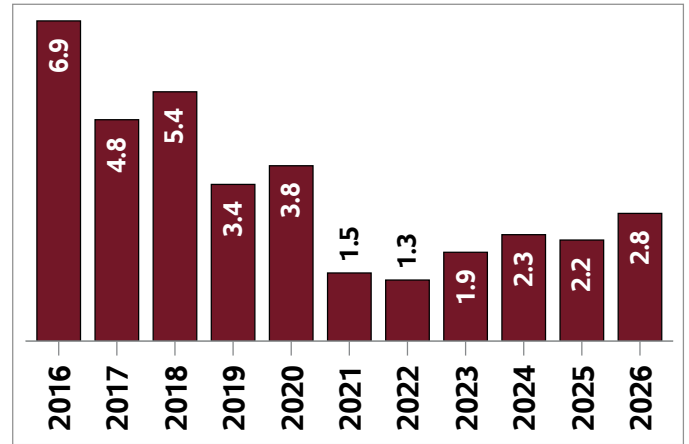
**New Listings
(May only)**



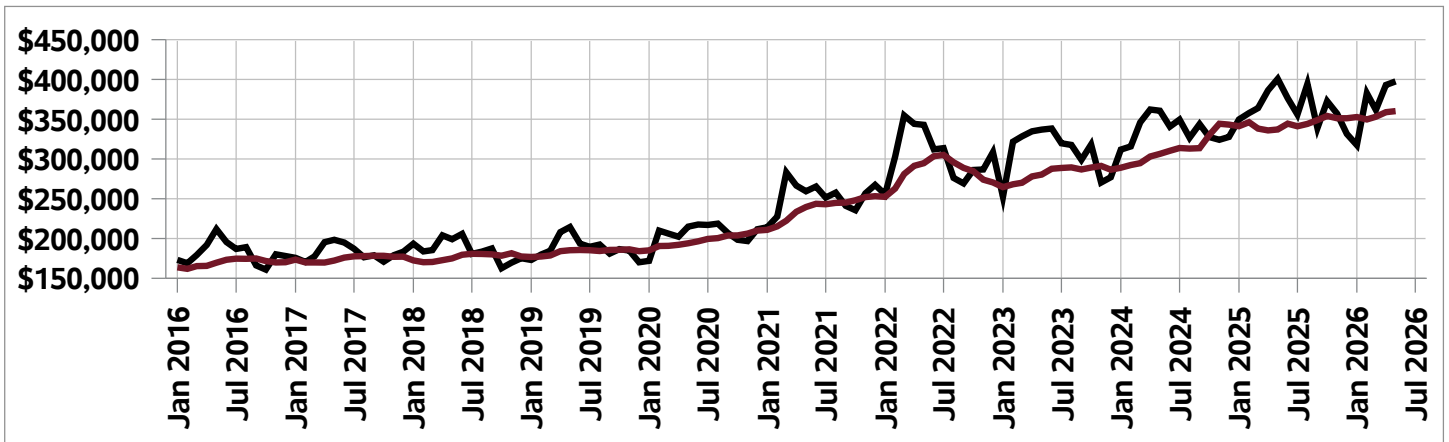
**Active Listings
(May only)**



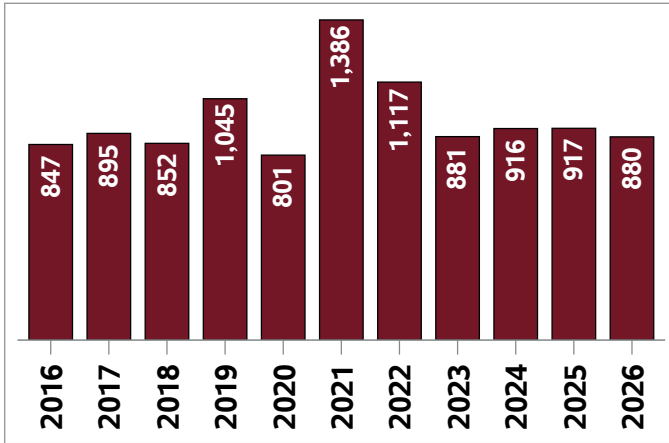
**Months of Inventory
(May only)**



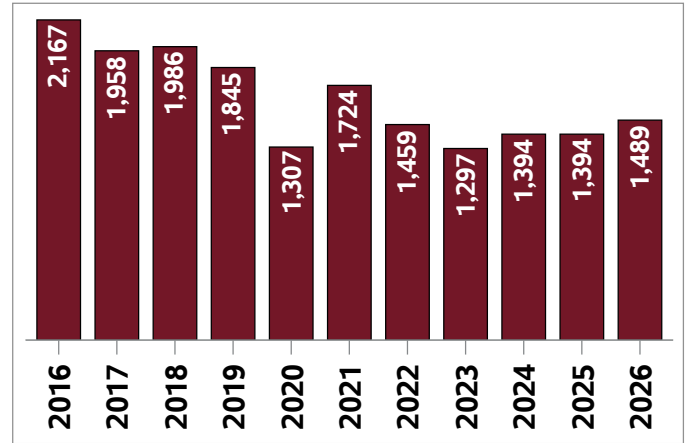
MLS® HPI Composite Benchmark Price and Average Price



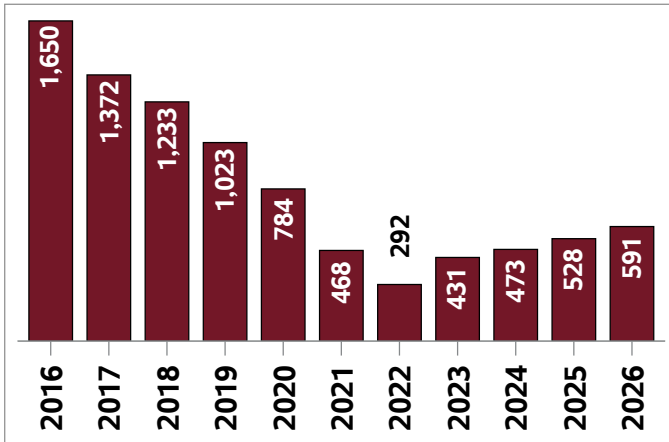
**Sales Activity
(May Year-to-Date)**



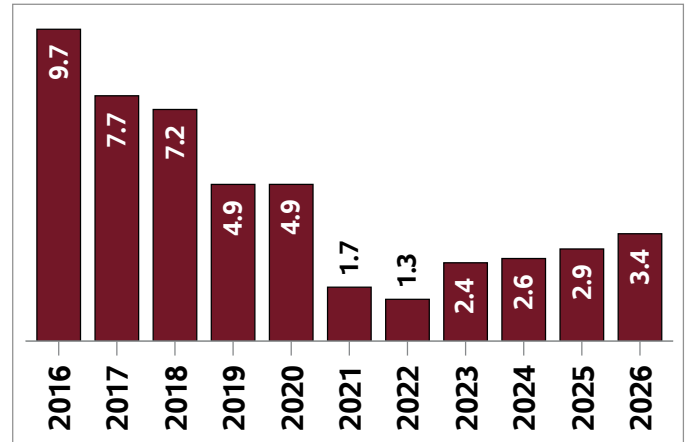
**New Listings
(May Year-to-Date)**



**Active Listings ¹
(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.

Actual	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	237	-11.9%	-6.0%	-0.4%	-25.7%	-26.2%	-6.7%
Dollar Volume	\$96,656,255	-11.9%	5.6%	16.2%	15.8%	37.1%	76.5%
New Listings	366	9.6%	-1.9%	7.3%	-0.5%	-21.1%	-15.7%
Active Listings	643	13.4%	18.4%	40.7%	44.2%	-37.8%	-61.8%
Sales to New Listings Ratio ¹	64.8	80.5	67.6	69.8	86.7	69.2	58.5
Months of Inventory ²	2.7	2.1	2.2	1.9	1.4	3.2	6.6
Average Price	\$407,832	-0.1%	12.2%	16.7%	55.9%	85.7%	89.2%
Median Price	\$405,000	1.5%	13.3%	15.7%	62.3%	88.4%	97.1%
Sale to List Price Ratio ³	99.5	101.7	101.9	101.5	105.1	96.0	95.4
Median Days on Market	19.0	21.0	17.0	17.0	18.0	37.0	63.5

Year-to-Date	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	776	-7.1%	-5.1%	0.3%	-36.9%	-16.8%	-1.0%
Dollar Volume	\$297,968,202	-7.3%	3.2%	16.0%	-7.4%	58.2%	97.4%
New Listings	1,299	4.3%	6.0%	14.4%	-13.2%	-20.0%	-32.8%
Active Listings ⁴	502	8.0%	23.0%	34.8%	26.4%	-43.4%	-65.2%
Sales to New Listings Ratio ⁵	59.7	67.0	66.8	68.2	82.1	57.5	40.6
Months of Inventory ⁶	3.2	2.8	2.5	2.4	1.6	4.8	9.2
Average Price	\$383,980	-0.3%	8.8%	15.7%	46.6%	90.2%	99.4%
Median Price	\$385,000	1.3%	10.0%	16.7%	53.1%	99.5%	108.5%
Sale to List Price Ratio ⁷	98.8	100.7	100.9	100.4	102.3	95.5	94.7
Median Days on Market	21.0	21.0	19.0	19.0	18.0	41.0	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.

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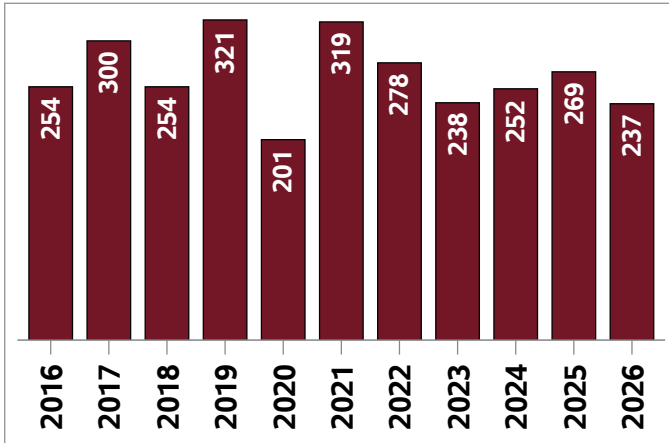
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

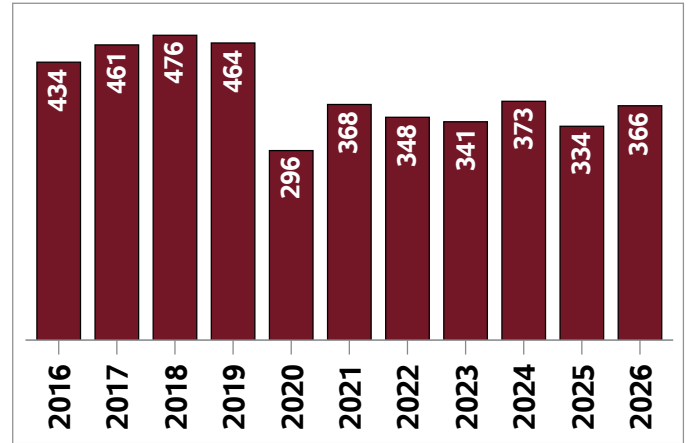
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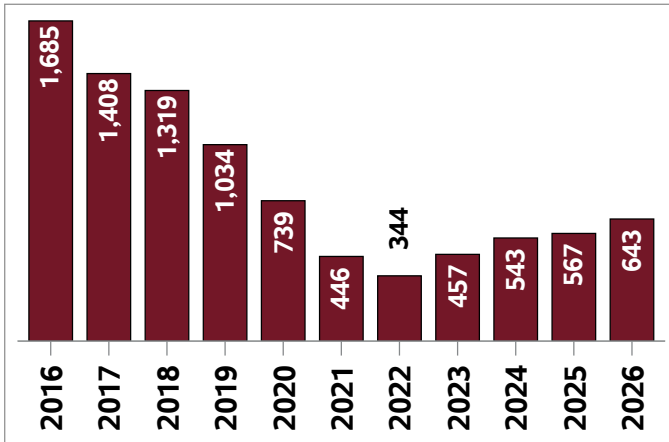
Sales Activity
(May only)



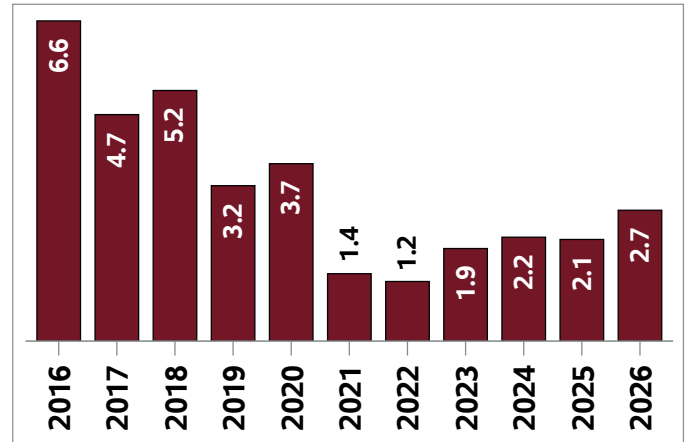
New Listings
(May only)



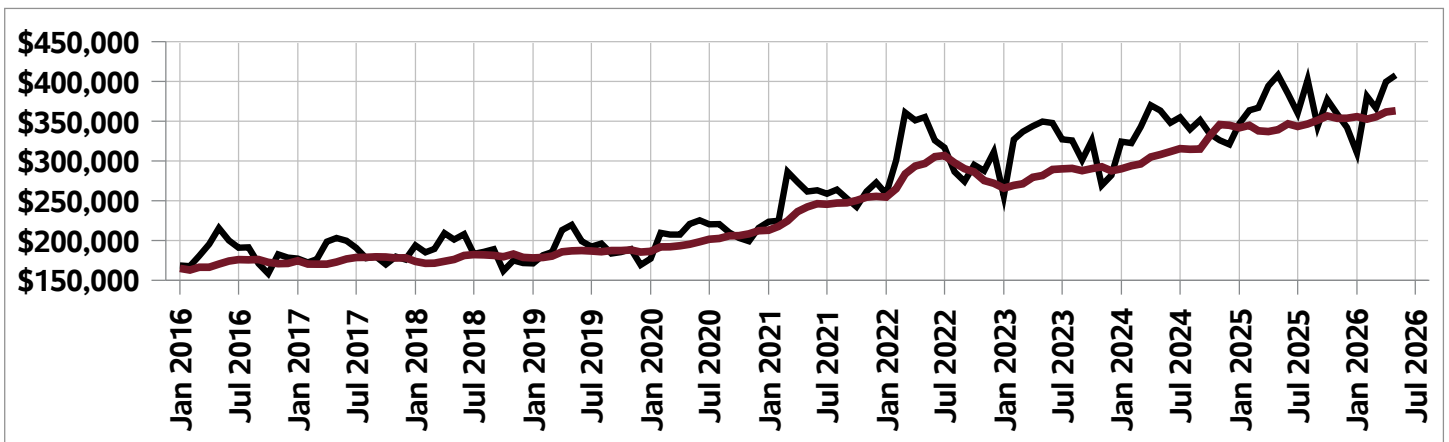
Active Listings
(May only)



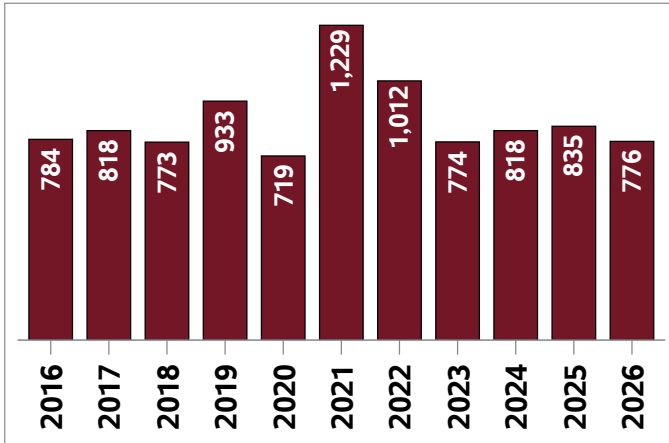
Months of Inventory
(May only)



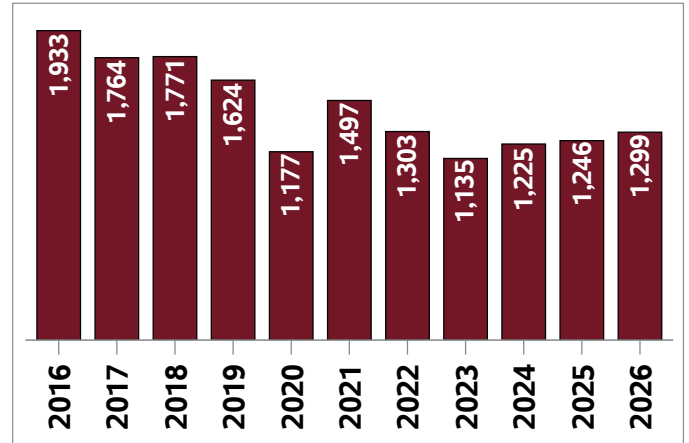
MLS® HPI Single Family Benchmark Price and Average Price



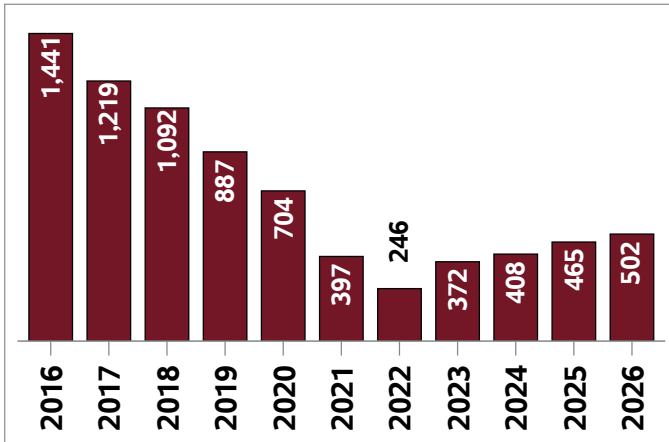
Sales Activity
(May Year-to-Date)



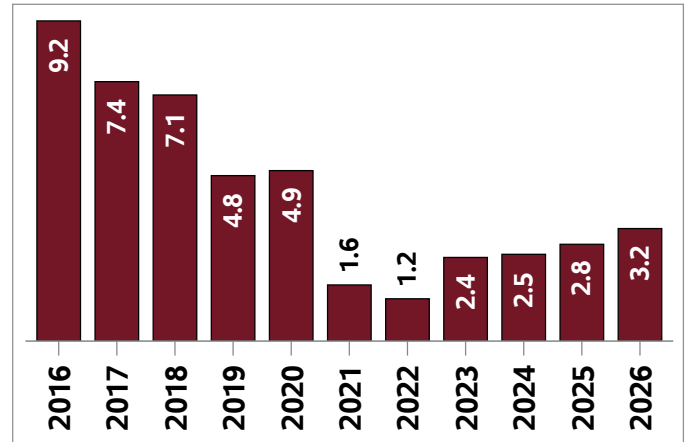
New Listings
(May Year-to-Date)



Active Listings ¹
(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.

Actual	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	13	8.3%	62.5%	0.0%	8.3%	-18.8%	116.7%
Dollar Volume	\$4,178,800	34.4%	100.7%	9.4%	72.1%	59.7%	306.0%
New Listings	14	40.0%	27.3%	-12.5%	40.0%	-17.6%	-22.2%
Active Listings	24	60.0%	100.0%	71.4%	242.9%	-14.3%	-71.1%
Sales to New Listings Ratio ¹	92.9	120.0	72.7	81.3	120.0	94.1	33.3
Months of Inventory ²	1.8	1.3	1.5	1.1	0.6	1.8	13.8
Average Price	\$321,446	24.1%	23.5%	9.4%	58.8%	96.6%	87.4%
Median Price	\$309,000	18.8%	17.5%	15.7%	62.7%	95.9%	79.1%
Sale to List Price Ratio ³	97.8	101.0	102.5	98.9	103.0	96.7	96.8
Median Days on Market	39.0	20.5	20.5	24.0	11.0	30.5	125.5

Year-to-Date	May 2026	Compared to ⁸					
		May 2025	May 2024	May 2023	May 2021	May 2019	May 2016
Sales Activity	35	34.6%	-12.5%	-34.0%	-25.5%	-20.5%	59.1%
Dollar Volume	\$10,847,000	48.1%	6.1%	-22.9%	13.9%	53.1%	183.2%
New Listings	56	40.0%	24.4%	-20.0%	9.8%	-8.2%	-37.8%
Active Listings ⁴	18	67.9%	128.2%	64.8%	140.5%	-34.6%	-78.1%
Sales to New Listings Ratio ⁵	62.5	65.0	88.9	75.7	92.2	72.1	24.4
Months of Inventory ⁶	2.5	2.0	1.0	1.0	0.8	3.1	18.5
Average Price	\$309,914	10.0%	21.3%	16.8%	53.0%	92.5%	78.0%
Median Price	\$283,500	5.0%	11.0%	13.4%	54.1%	82.9%	64.3%
Sale to List Price Ratio ⁷	99.0	100.4	101.8	101.3	101.9	96.2	96.3
Median Days on Market	27.0	19.0	17.5	14.0	12.0	31.0	99.0

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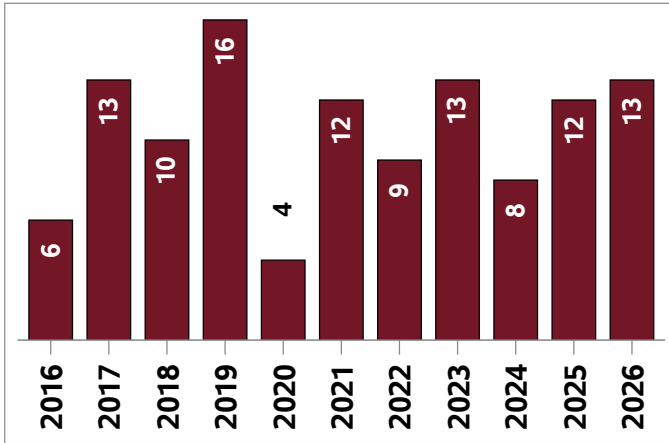
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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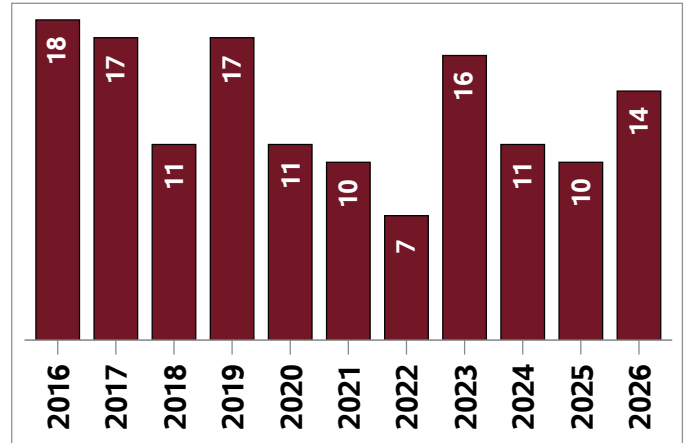
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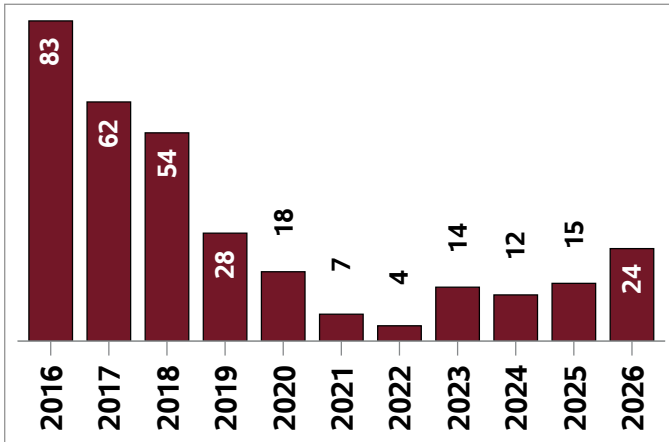
**Sales Activity
(May only)**



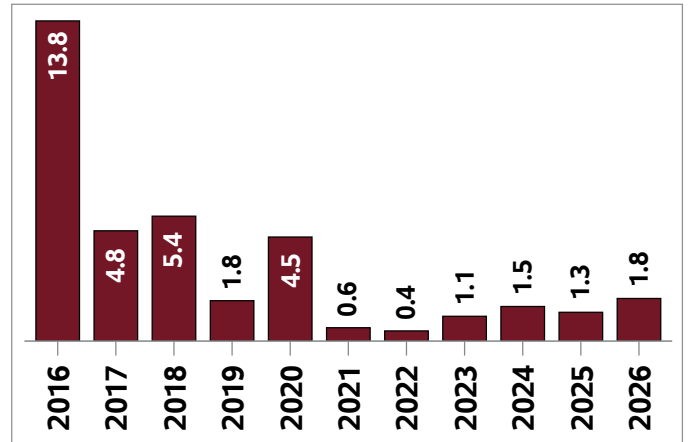
**New Listings
(May only)**



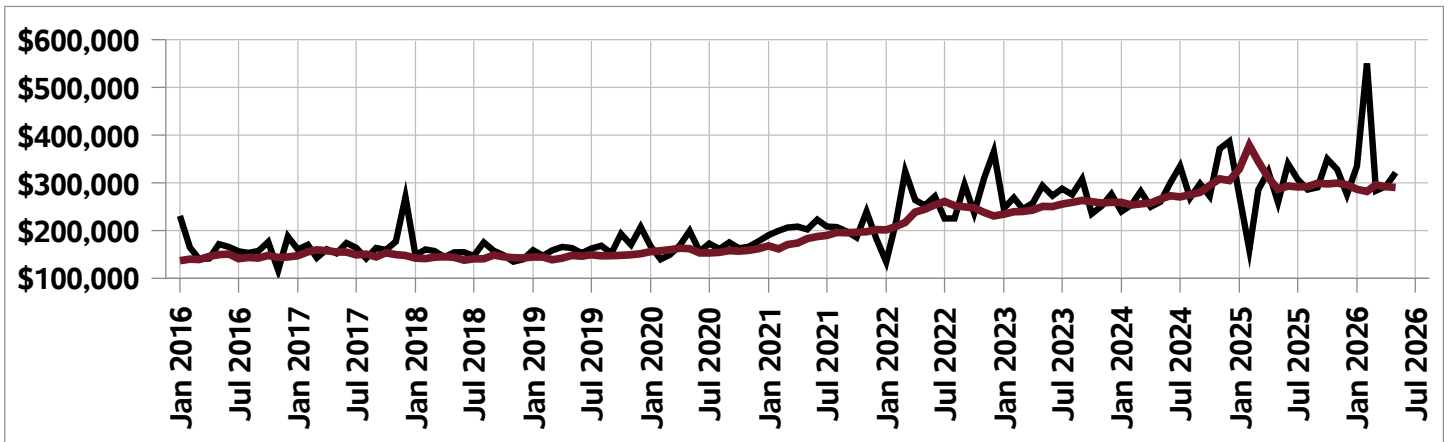
**Active Listings
(May only)**



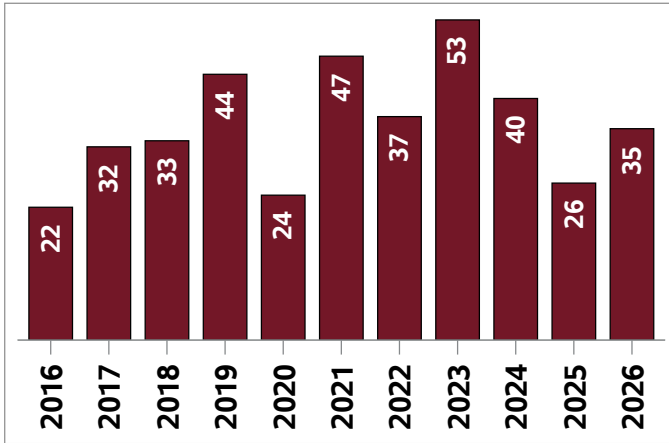
**Months of Inventory
(May only)**



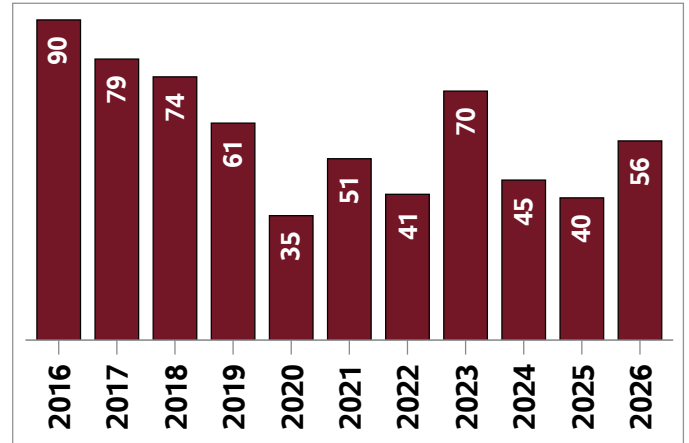
MLS® HPI Apartment Benchmark Price and Average Price



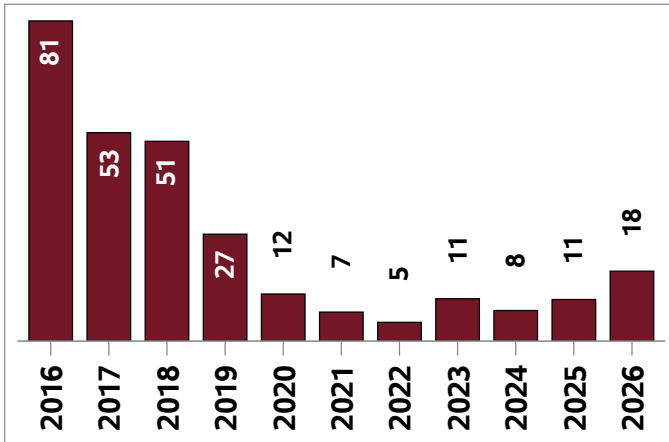
**Sales Activity
(May Year-to-Date)**



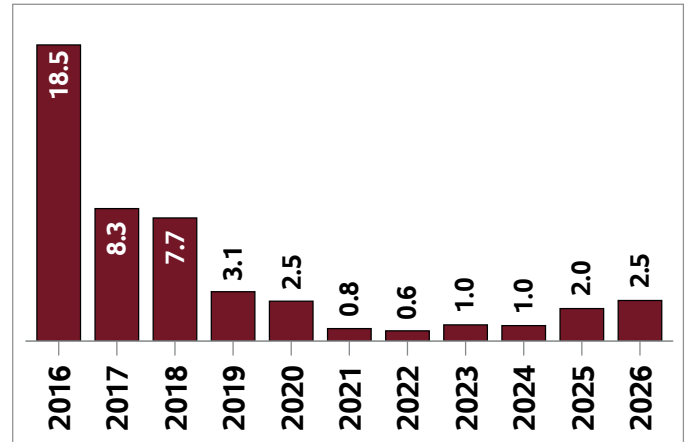
**New Listings
(May Year-to-Date)**



**Active Listings ¹
(May Year-to-Date)**



**Months of Inventory ²
(May Year-to-Date)**



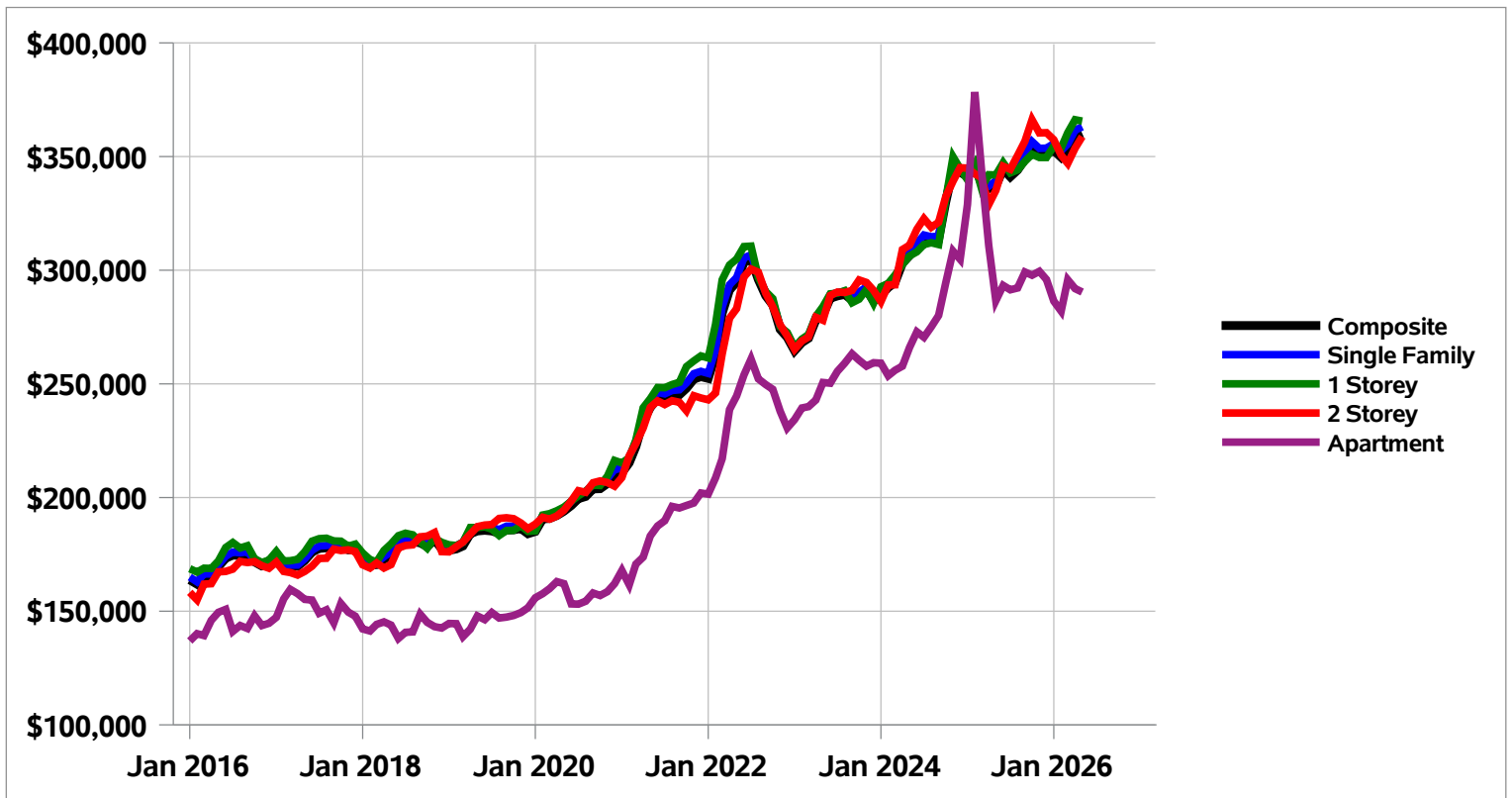
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MLS® Home Price Index Benchmark Price

Benchmark Type:	May 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$360,200	0.4	3.0	2.6	6.9	28.5	50.3
Single Family	\$363,100	0.4	3.0	2.7	7.0	28.9	49.9
One Storey	\$365,600	-0.2	3.3	4.6	6.9	28.7	50.1
Two Storey	\$358,800	1.4	2.3	-0.4	7.1	29.1	49.7
Apartment	\$290,400	-0.5	3.0	-3.0	1.3	15.9	58.6

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.)	1553
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.)	1579
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	18567
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.)	1495
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	21417
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.)	1767
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15850
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	1979

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.)	1326
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