



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

June 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	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	269	1.1%	-1.5%	-4.3%	-23.6%	5.9%	1.5%
Dollar Volume	\$106,209,020	6.1%	14.2%	11.7%	13.7%	116.1%	104.9%
New Listings	429	13.5%	24.0%	30.8%	1.4%	-0.7%	4.4%
Active Listings	829	20.5%	25.8%	64.5%	48.8%	-33.9%	-54.7%
Sales to New Listings Ratio ¹	62.7	70.4	78.9	85.7	83.2	58.8	64.5
Months of Inventory ²	3.1	2.6	2.4	1.8	1.6	4.9	6.9
Average Price	\$394,829	4.9%	15.9%	16.7%	48.8%	104.0%	101.8%
Median Price	\$395,222	9.0%	19.4%	24.5%	60.3%	108.1%	105.3%
Sale to List Price Ratio ³	99.7	100.6	101.7	101.5	104.7	95.1	95.2
Median Days on Market	22.0	21.0	19.0	17.0	19.0	39.0	70.0

Year-to-Date	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	1,157	-2.2%	-2.7%	-0.4%	-33.4%	-10.9%	4.0%
Dollar Volume	\$442,546,798	-1.2%	7.6%	16.6%	-2.0%	72.3%	107.3%
New Listings	1,921	8.4%	10.4%	18.2%	-10.5%	-15.6%	-25.5%
Active Listings ⁴	635	14.5%	26.0%	43.2%	31.6%	-40.2%	-62.2%
Sales to New Listings Ratio ⁵	60.2	66.8	68.3	71.5	81.0	57.0	43.1
Months of Inventory ⁶	3.3	2.8	2.5	2.3	1.7	4.9	9.1
Average Price	\$382,495	1.0%	10.6%	17.1%	47.3%	93.5%	99.2%
Median Price	\$380,000	2.7%	12.7%	18.8%	53.4%	100.1%	107.4%
Sale to List Price Ratio ⁷	99.1	100.6	101.1	100.6	102.7	95.4	94.8
Median Days on Market	22.0	21.0	19.0	18.0	18.0	41.0	67.0

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.

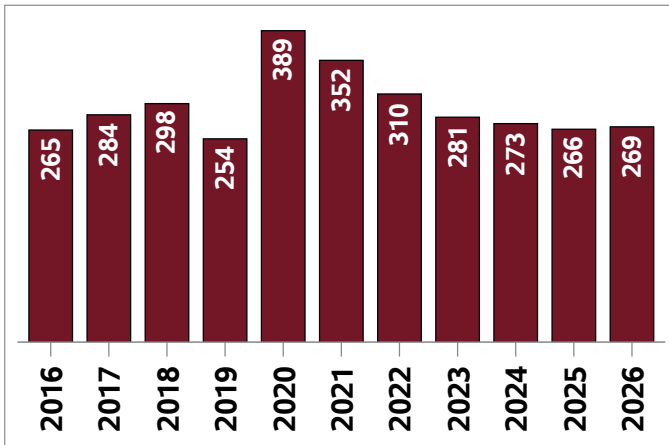
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

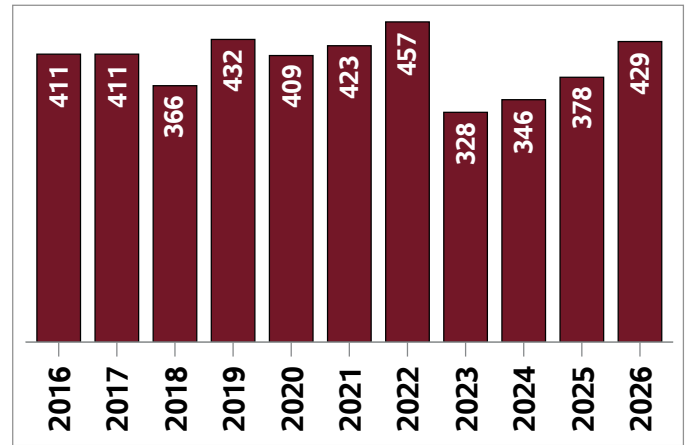
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

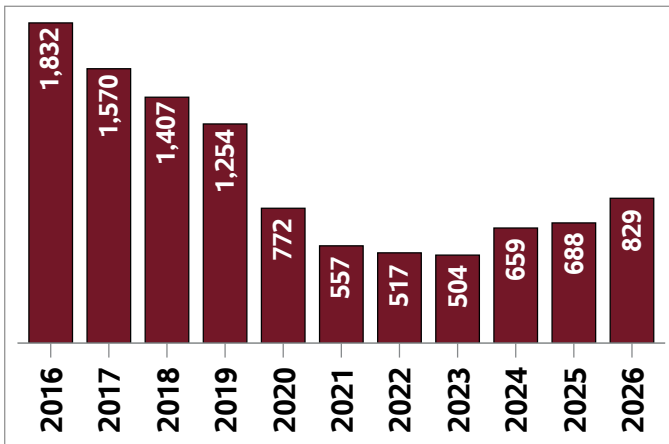
Sales Activity
(June only)



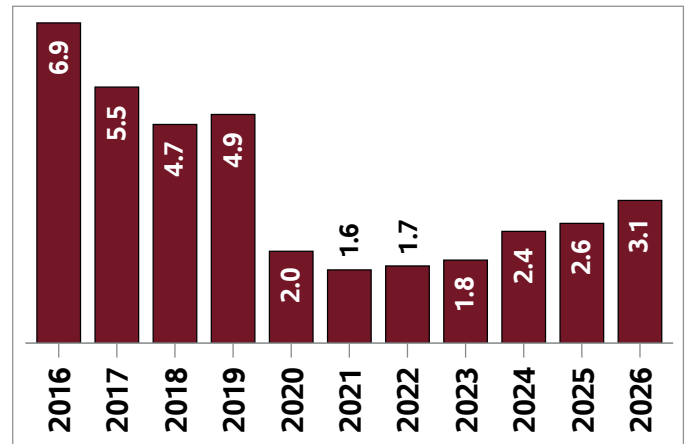
New Listings
(June only)



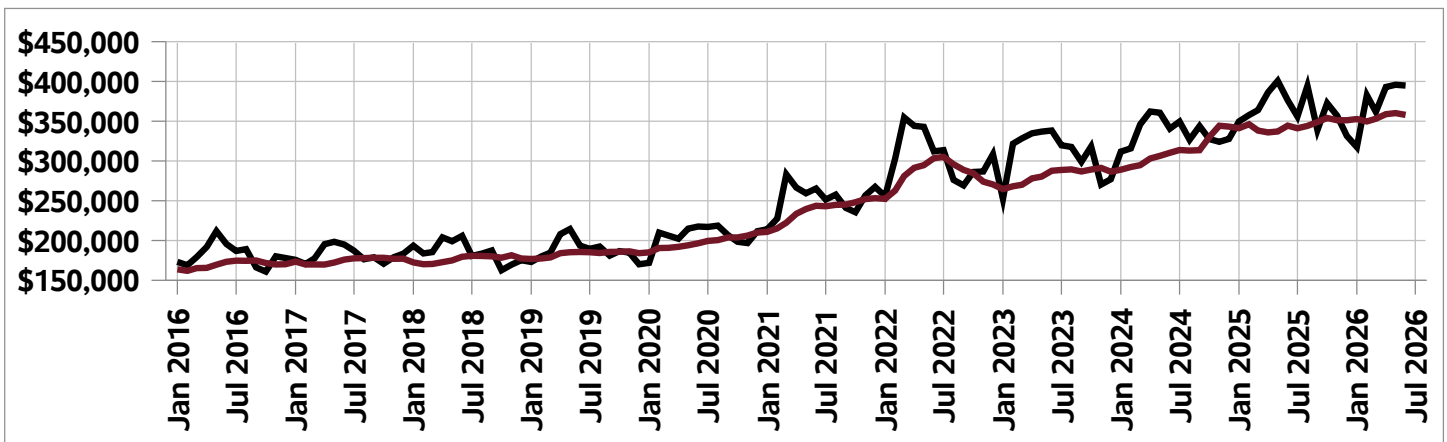
Active Listings
(June only)



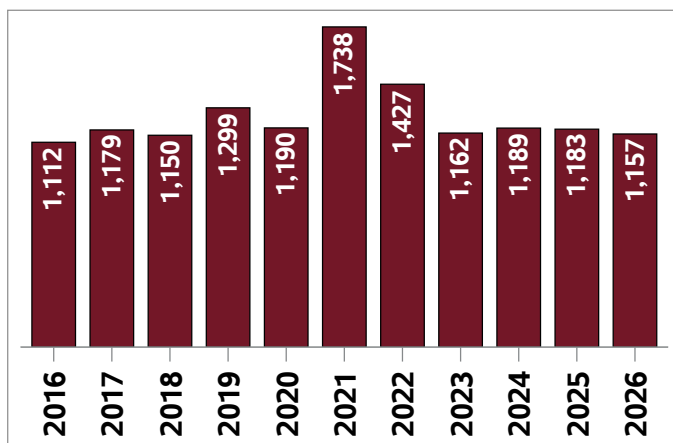
Months of Inventory
(June only)



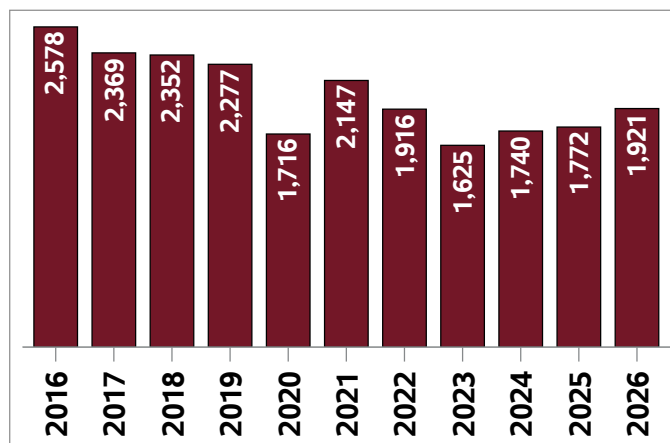
MLS® HPI Composite Benchmark Price and Average Price



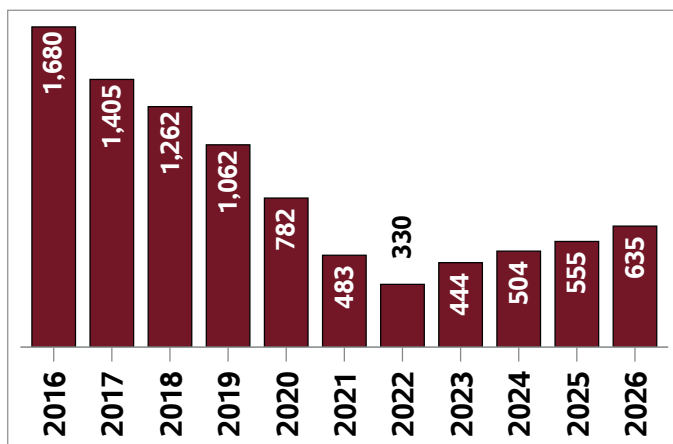
Sales Activity
(June Year-to-Date)



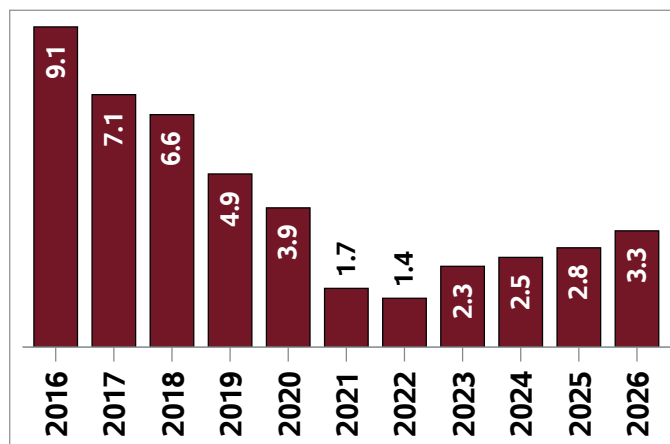
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



Months of Inventory ²
(June 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	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	244	2.5%	0.8%	-3.6%	-20.3%	11.4%	1.2%
Dollar Volume	\$97,693,145	6.7%	16.0%	11.0%	21.3%	124.0%	102.6%
New Listings	361	11.1%	18.0%	24.9%	1.1%	-4.7%	-1.1%
Active Listings	689	16.0%	21.7%	58.0%	51.8%	-36.7%	-57.3%
Sales to New Listings Ratio ¹	67.6	73.2	79.1	87.5	85.7	57.8	66.0
Months of Inventory ²	2.8	2.5	2.3	1.7	1.5	5.0	6.7
Average Price	\$400,382	4.1%	15.0%	15.1%	52.1%	101.0%	100.1%
Median Price	\$399,900	8.1%	18.1%	22.4%	60.0%	105.1%	102.5%
Sale to List Price Ratio ³	99.8	100.9	101.6	101.7	104.1	95.0	95.1
Median Days on Market	23.0	20.0	19.5	17.0	19.0	41.0	70.0

Year-to-Date	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	1,027	-4.3%	-3.1%	0.0%	-33.1%	-10.9%	0.2%
Dollar Volume	\$398,420,847	-3.5%	6.9%	15.5%	-1.0%	71.8%	100.0%
New Listings	1,661	5.7%	8.5%	16.6%	-10.4%	-17.1%	-27.7%
Active Listings ⁴	537	10.5%	23.7%	40.3%	32.1%	-41.6%	-63.5%
Sales to New Listings Ratio ⁵	61.8	68.3	69.2	72.1	82.8	57.5	44.6
Months of Inventory ⁶	3.1	2.7	2.5	2.2	1.6	4.8	8.6
Average Price	\$387,946	0.8%	10.3%	15.5%	48.0%	92.7%	99.6%
Median Price	\$388,000	2.6%	11.3%	17.6%	55.2%	99.5%	108.6%
Sale to List Price Ratio ⁷	99.0	100.7	101.1	100.7	102.6	95.4	94.8
Median Days on Market	22.0	21.0	19.0	19.0	18.0	41.0	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.

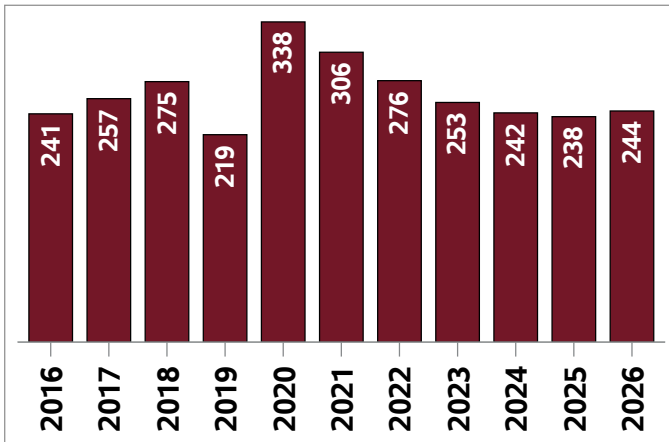
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

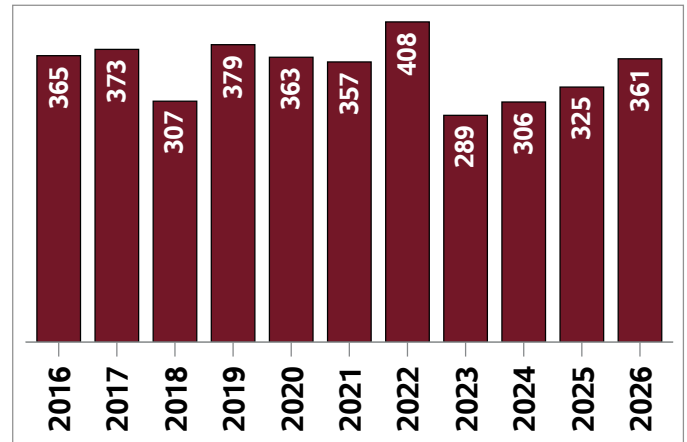
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

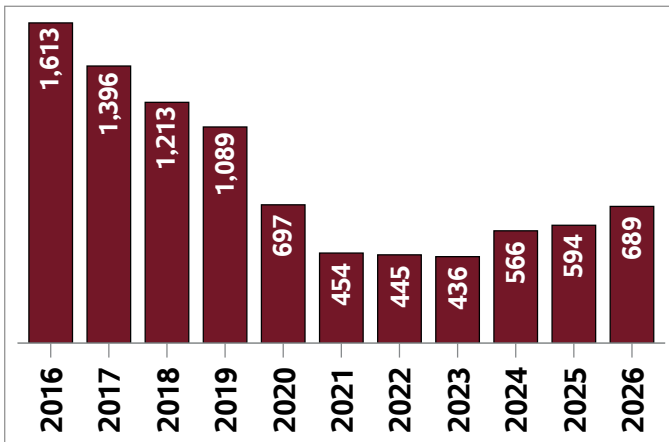
Sales Activity
(June only)



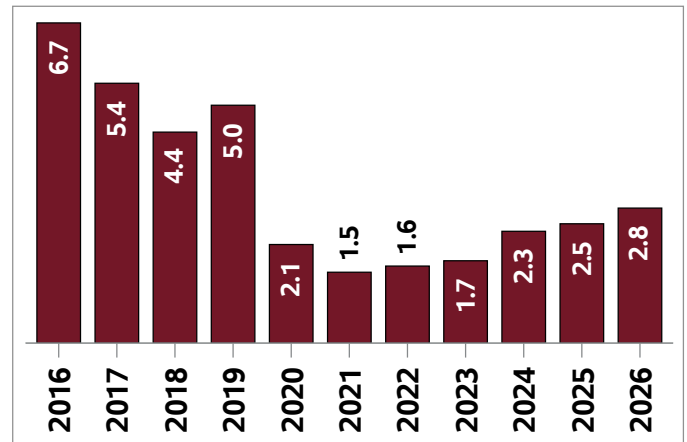
New Listings
(June only)



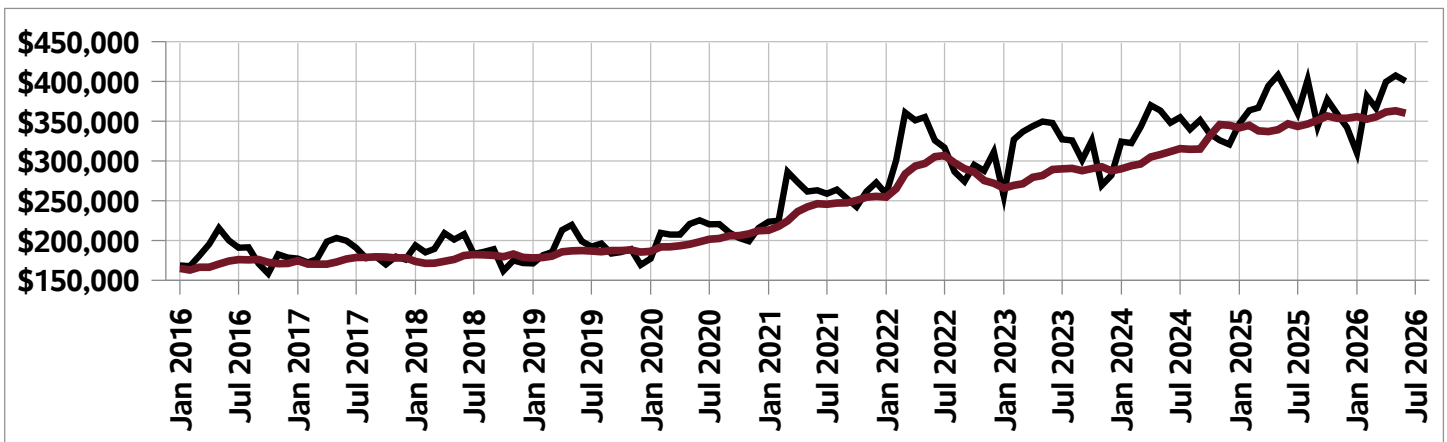
Active Listings
(June only)



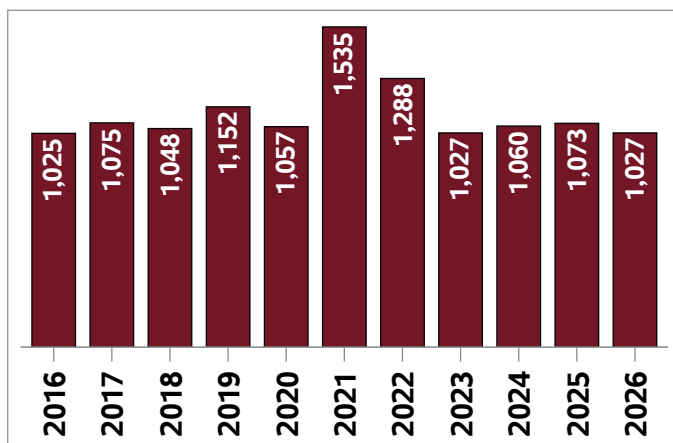
Months of Inventory
(June only)



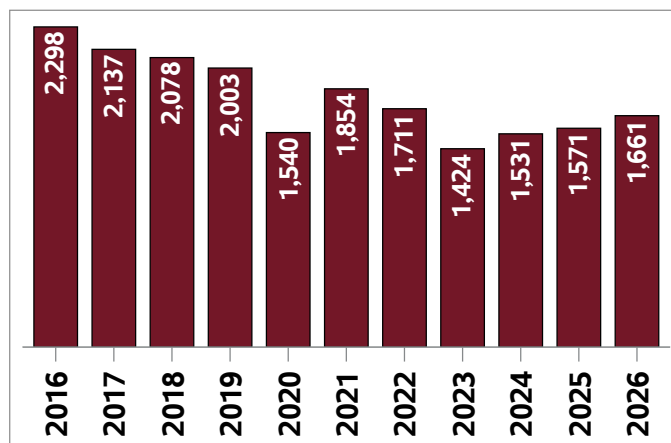
MLS® HPI Single Family Benchmark Price and Average Price



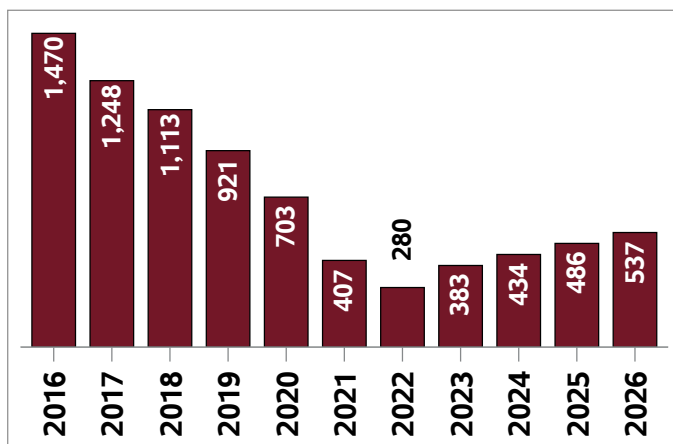
Sales Activity
(June Year-to-Date)



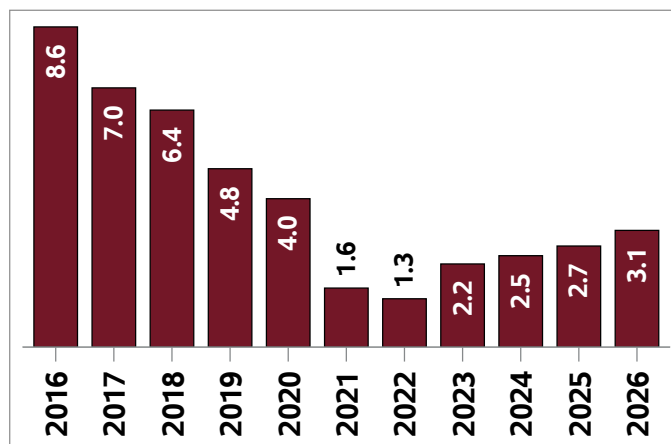
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



Months of Inventory ²
(June 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	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	6	-40.0%	-25.0%	-45.5%	-53.8%	-40.0%	-45.5%
Dollar Volume	\$1,895,800	-44.3%	-21.1%	-36.8%	-34.6%	24.1%	4.0%
New Listings	14	55.6%	75.0%	16.7%	0.0%	0.0%	16.7%
Active Listings	32	166.7%	190.9%	128.6%	300.0%	14.3%	-53.6%
Sales to New Listings Ratio ¹	42.9	111.1	100.0	91.7	92.9	71.4	91.7
Months of Inventory ²	5.3	1.2	1.4	1.3	0.6	2.8	6.3
Average Price	\$315,967	-7.1%	5.2%	15.8%	41.8%	106.8%	90.6%
Median Price	\$307,500	-5.4%	7.9%	12.8%	60.2%	115.9%	131.2%
Sale to List Price Ratio ³	99.3	99.1	106.0	102.3	104.8	97.6	96.5
Median Days on Market	36.5	38.0	19.5	21.0	10.0	28.0	62.0

Year-to-Date	June 2026	Compared to ⁸					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	41	13.9%	-14.6%	-35.9%	-31.7%	-24.1%	24.2%
Dollar Volume	\$12,742,800	18.8%	0.9%	-25.3%	2.6%	47.9%	125.4%
New Listings	70	42.9%	32.1%	-14.6%	7.7%	-6.7%	-31.4%
Active Listings ⁴	21	92.3%	150.0%	83.8%	177.8%	-23.8%	-73.7%
Sales to New Listings Ratio ⁵	58.6	73.5	90.6	78.0	92.3	72.0	32.4
Months of Inventory ⁶	3.0	1.8	1.0	1.1	0.8	3.0	14.4
Average Price	\$310,800	4.3%	18.2%	16.5%	50.1%	94.9%	81.4%
Median Price	\$290,000	5.7%	12.8%	16.0%	55.7%	87.1%	93.3%
Sale to List Price Ratio ⁷	99.0	100.0	102.5	101.5	102.5	96.5	96.4
Median Days on Market	27.0	22.0	18.5	14.0	12.0	31.0	91.0

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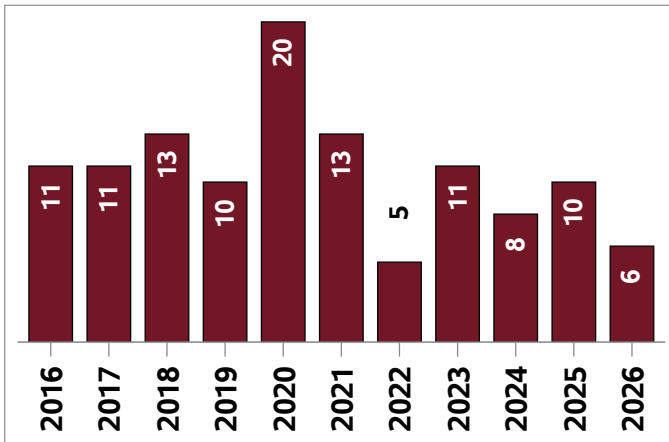
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

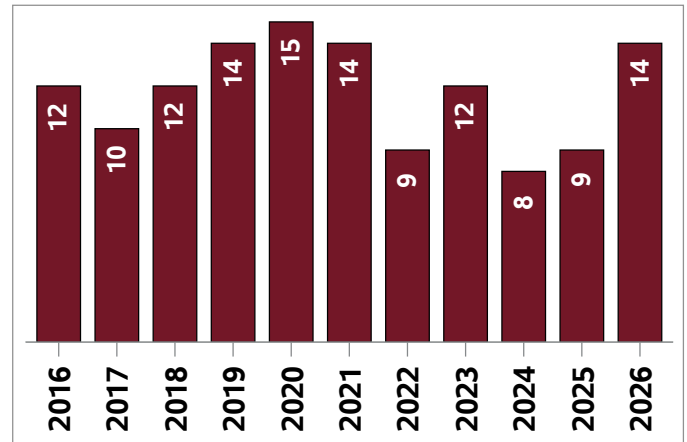
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

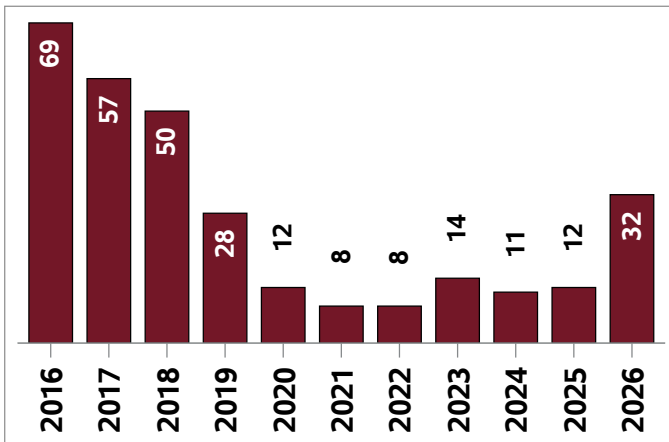
Sales Activity
(June only)



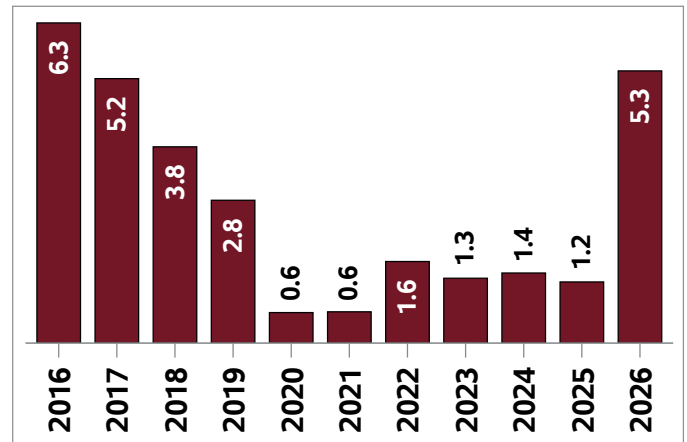
New Listings
(June only)



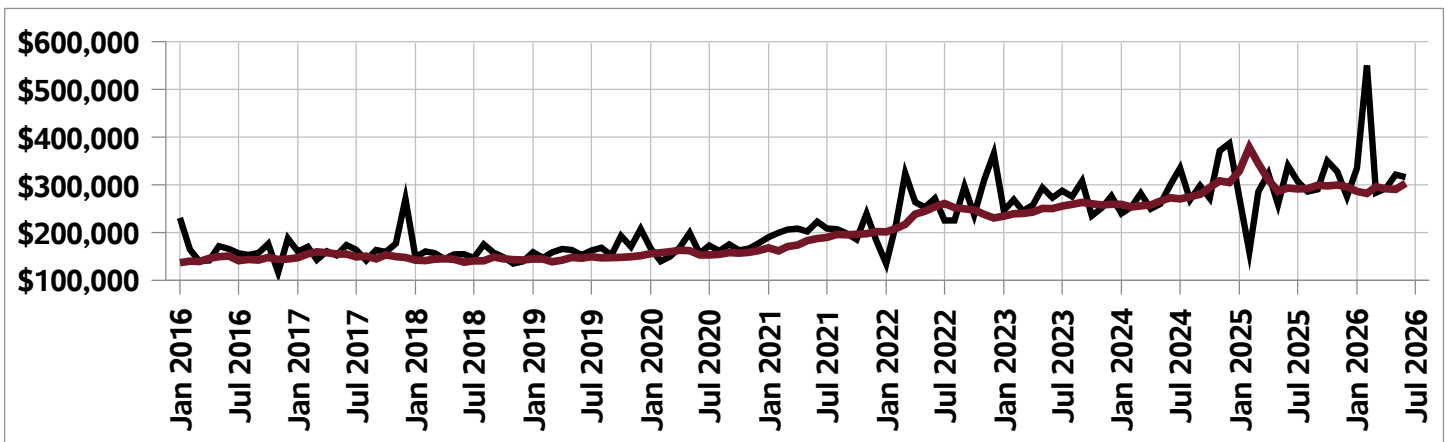
Active Listings
(June only)



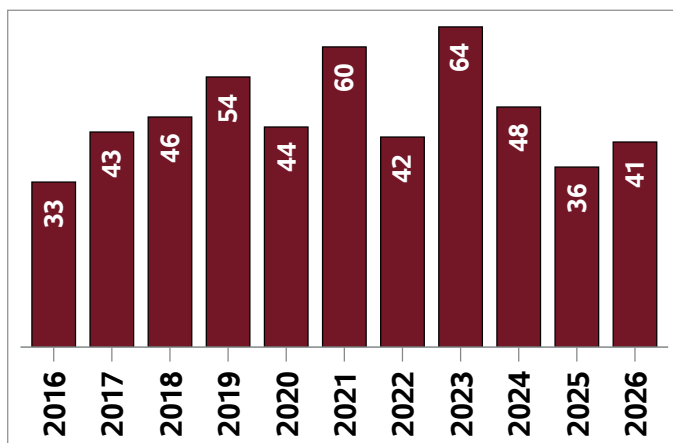
Months of Inventory
(June only)



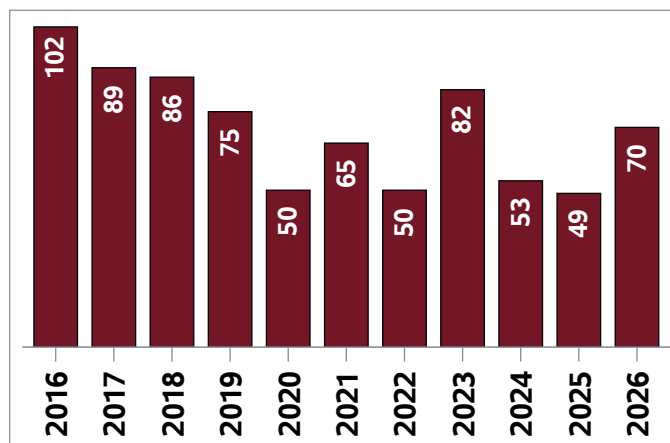
MLS® HPI Apartment Benchmark Price and Average Price



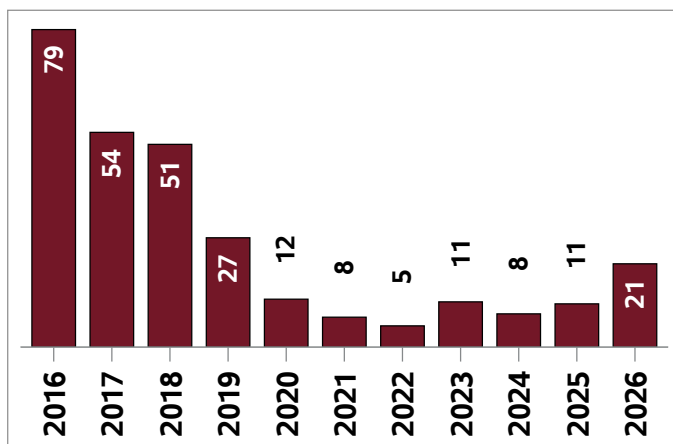
Sales Activity
(June Year-to-Date)



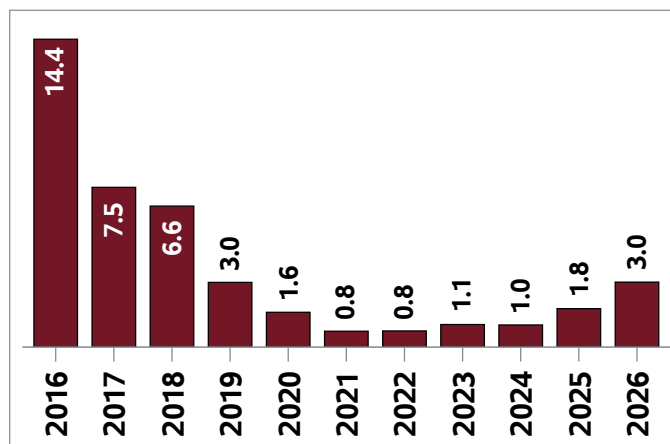
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



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



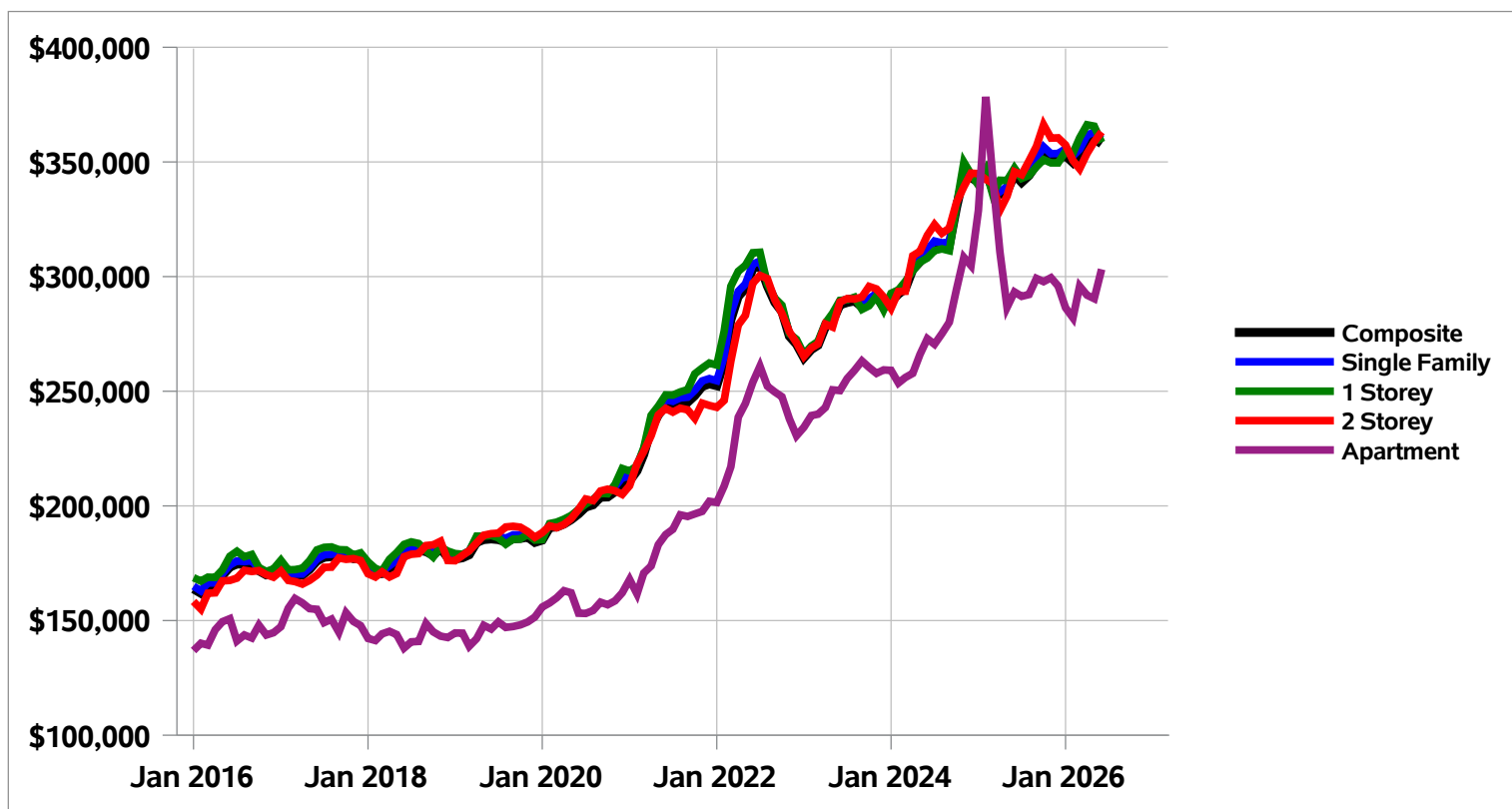
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$357,900	-0.6	1.4	1.9	3.9	24.4	46.9
Single Family	\$360,100	-0.8	1.3	1.8	3.9	24.5	46.2
One Storey	\$358,500	-1.9	-0.6	2.5	3.2	23.8	44.3
Two Storey	\$363,100	1.2	4.6	0.7	5.0	25.7	49.7
Apartment	\$303,200	4.4	2.5	2.5	3.4	21.1	61.7

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