



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report July 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	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	254	-15.1%	13.9%	14.4%	-10.6%	-13.3%	38.0%
Dollar Volume	\$94,554,807	-11.1%	21.3%	33.2%	32.4%	70.3%	175.0%
New Listings	294	-10.6%	-9.5%	6.9%	-22.4%	-21.4%	-16.5%
Active Listings	788	19.4%	10.7%	54.2%	30.5%	-34.2%	-56.1%
Sales to New Listings Ratio ¹	86.4	90.9	68.6	80.7	74.9	78.3	52.3
Months of Inventory ²	3.1	2.2	3.2	2.3	2.1	4.1	9.7
Average Price	\$372,263	4.6%	6.5%	16.4%	48.0%	96.4%	99.2%
Median Price	\$365,000	4.3%	6.4%	17.6%	52.1%	97.3%	107.4%
Sale to List Price Ratio ³	98.0	100.5	101.0	100.9	102.7	95.0	94.6
Median Days on Market	28.0	24.0	21.0	23.0	20.5	43.0	79.5

Year-to-Date	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	1,410	-4.9%	-0.1%	1.9%	-30.3%	-11.4%	8.8%
Dollar Volume	\$537,710,105	-3.0%	9.9%	19.3%	2.9%	72.2%	116.9%
New Listings	2,215	5.4%	7.3%	16.6%	-12.3%	-16.4%	-24.4%
Active Listings ⁴	660	15.8%	23.6%	45.6%	32.0%	-39.0%	-61.1%
Sales to New Listings Ratio ⁵	63.7	70.5	68.4	72.8	80.0	60.1	44.2
Months of Inventory ⁶	3.3	2.7	2.6	2.3	1.7	4.8	9.2
Average Price	\$381,355	1.9%	10.1%	17.1%	47.5%	94.4%	99.4%
Median Price	\$375,500	2.9%	10.8%	17.9%	52.1%	98.7%	106.3%
Sale to List Price Ratio ⁷	98.9	100.6	101.1	100.7	102.7	95.3	94.8
Median Days on Market	23.0	22.0	19.5	19.0	18.0	42.0	69.0

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.

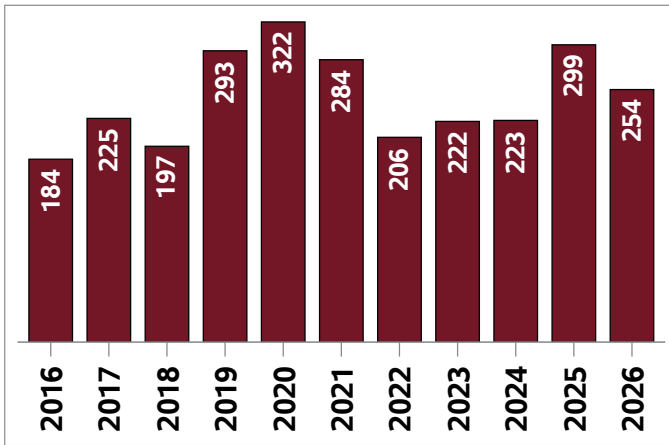
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

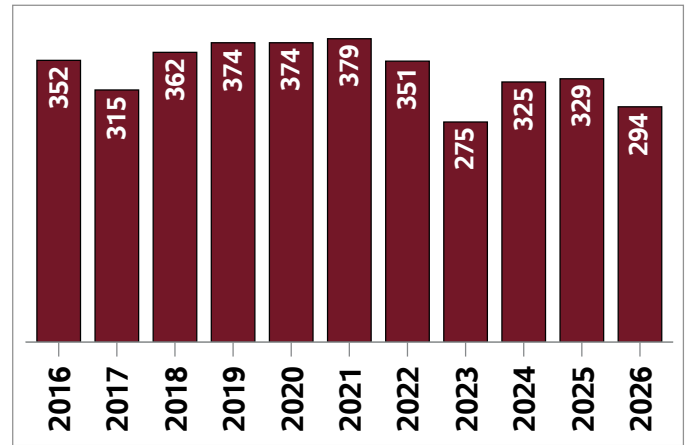
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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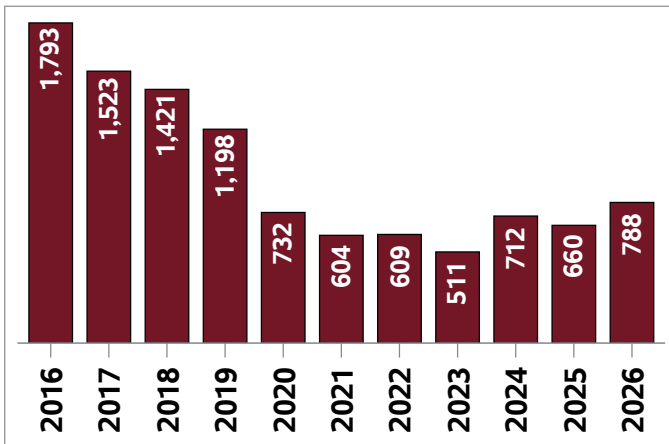
Sales Activity
(July only)



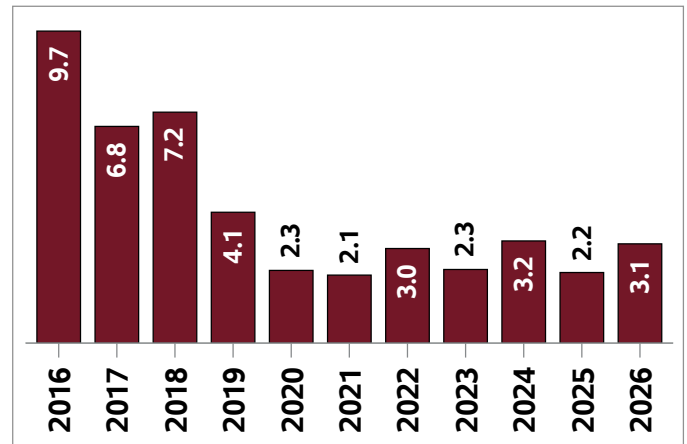
New Listings
(July only)



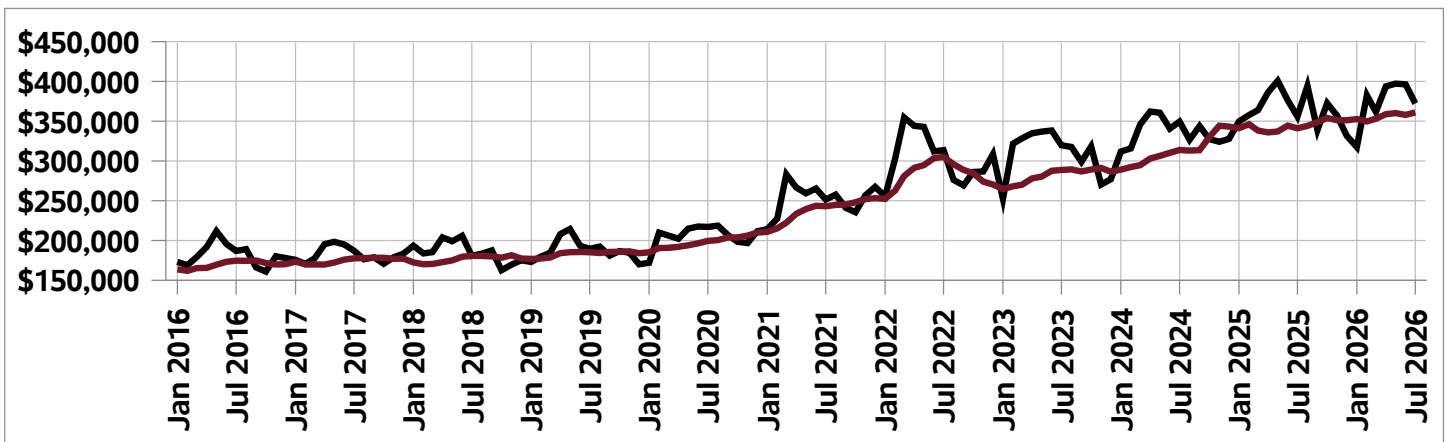
Active Listings
(July only)



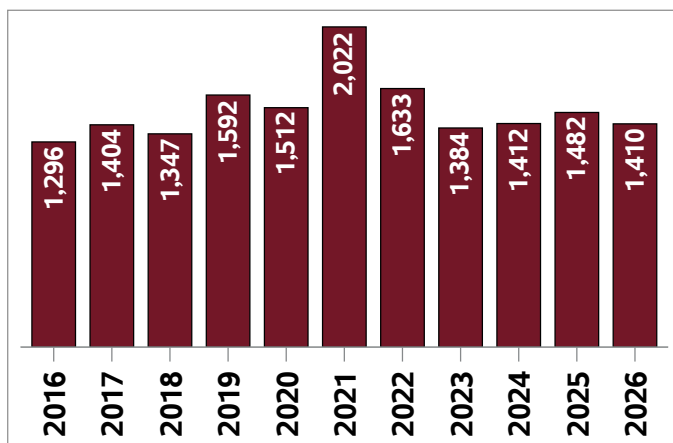
Months of Inventory
(July only)



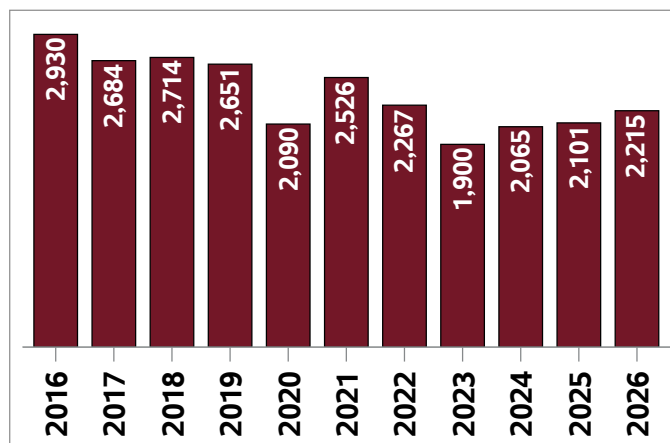
MLS® HPI Composite Benchmark Price and Average Price



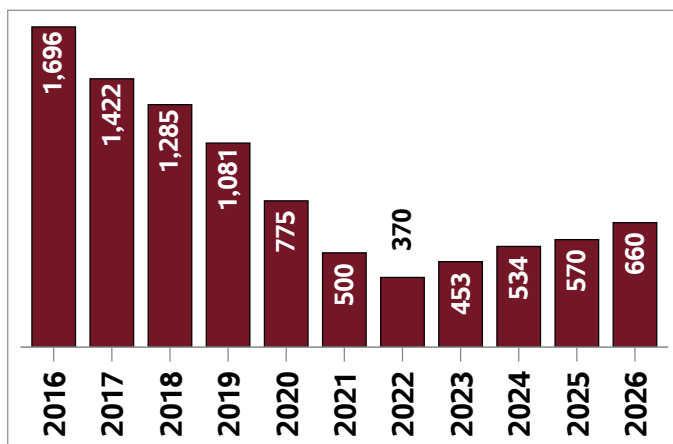
Sales Activity
(July Year-to-Date)



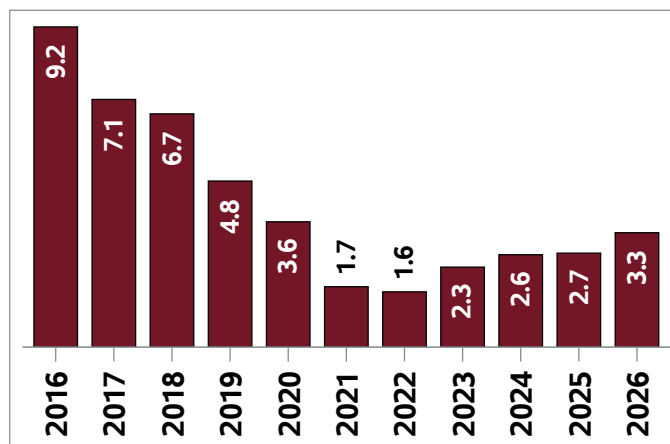
New Listings
(July Year-to-Date)



Active Listings ¹
(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.

Actual	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	216	-17.9%	8.5%	8.0%	-11.1%	-16.6%	31.7%
Dollar Volume	\$81,458,807	-14.0%	15.3%	24.5%	29.5%	63.5%	160.1%
New Listings	254	-12.1%	-8.6%	5.4%	-21.8%	-22.8%	-17.5%
Active Listings	659	16.0%	8.7%	50.8%	32.3%	-36.4%	-58.4%
Sales to New Listings Ratio ¹	85.0	91.0	71.6	83.0	74.8	78.7	53.2
Months of Inventory ²	3.1	2.2	3.0	2.2	2.0	4.0	9.7
Average Price	\$377,124	4.7%	6.3%	15.3%	45.7%	96.1%	97.5%
Median Price	\$370,000	5.7%	5.7%	16.9%	48.0%	97.3%	106.1%
Sale to List Price Ratio ³	98.0	100.8	101.1	101.4	102.9	95.1	94.6
Median Days on Market	29.0	23.0	21.0	23.0	21.0	44.0	77.0

Year-to-Date	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	1,244	-6.9%	-1.2%	1.4%	-30.0%	-11.8%	4.6%
Dollar Volume	\$481,028,154	-5.3%	8.5%	17.2%	3.4%	70.7%	108.7%
New Listings	1,916	3.0%	5.9%	15.1%	-12.1%	-17.8%	-26.5%
Active Listings ⁴	556	11.7%	21.2%	42.4%	32.5%	-40.7%	-62.6%
Sales to New Listings Ratio ⁵	64.9	71.8	69.6	73.7	81.6	60.5	45.6
Months of Inventory ⁶	3.1	2.6	2.6	2.2	1.7	4.6	8.8
Average Price	\$386,679	1.7%	9.8%	15.6%	47.7%	93.7%	99.4%
Median Price	\$384,500	3.9%	9.9%	17.0%	53.8%	99.7%	107.8%
Sale to List Price Ratio ⁷	98.8	100.7	101.1	100.8	102.7	95.3	94.8
Median Days on Market	23.0	21.0	20.0	19.0	18.0	42.0	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.

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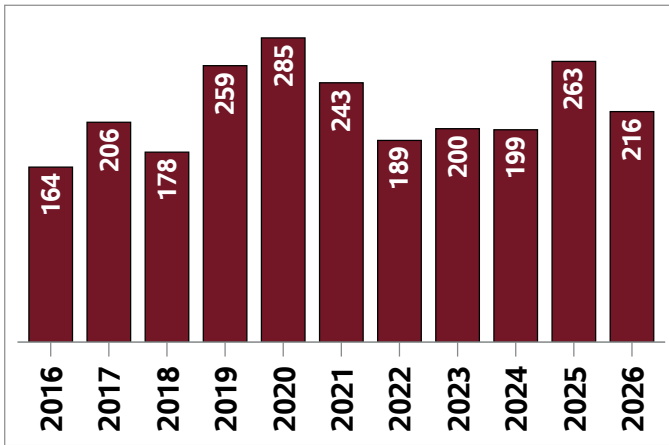
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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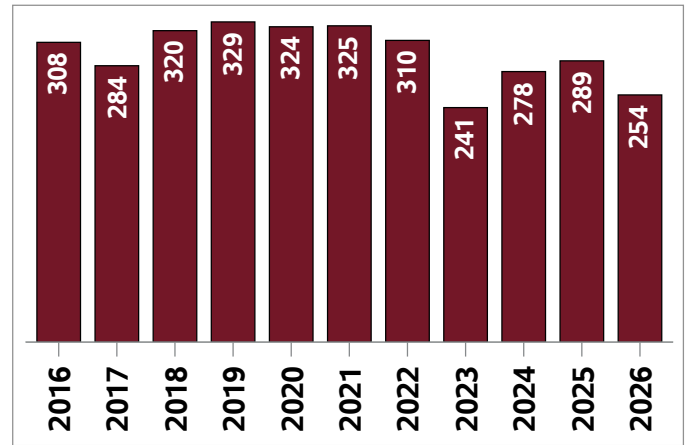
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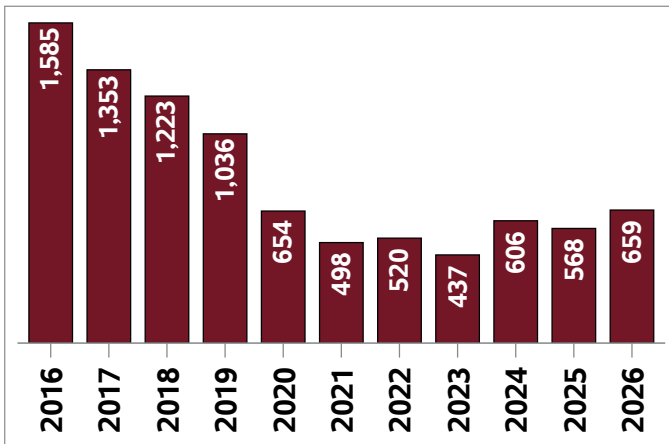
Sales Activity
(July only)



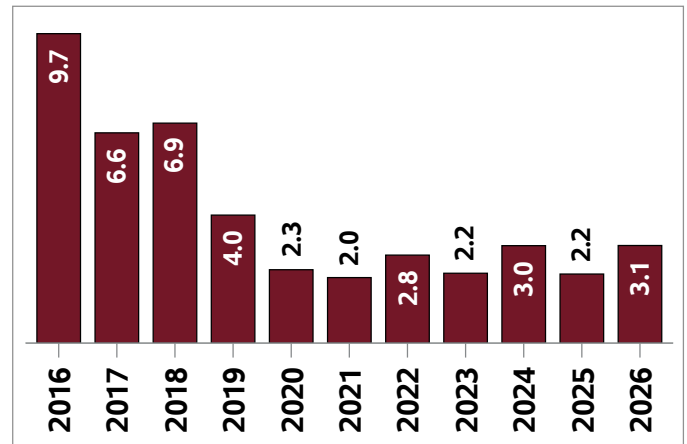
New Listings
(July only)



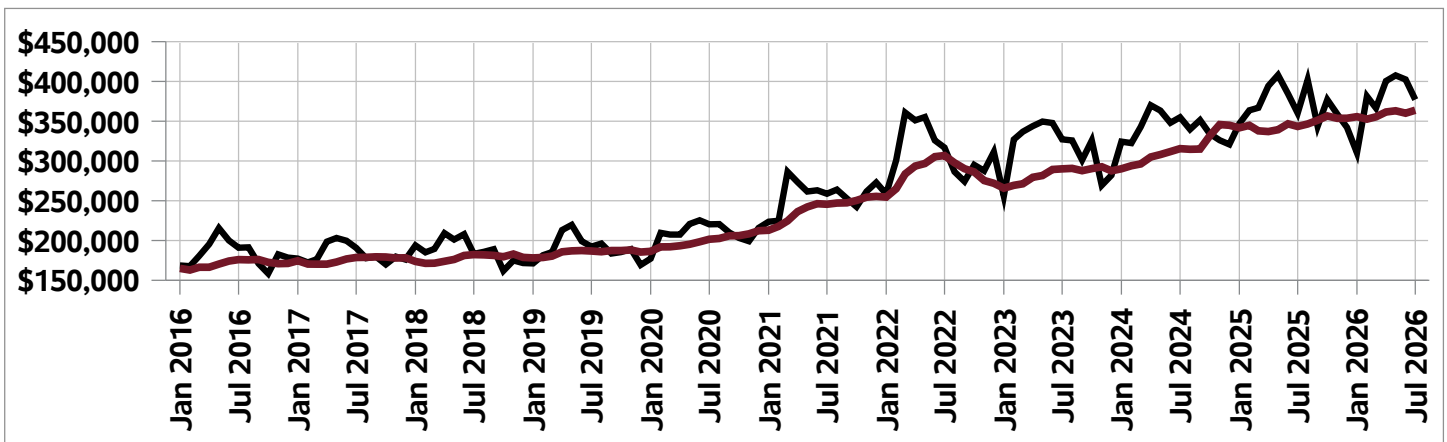
Active Listings
(July only)



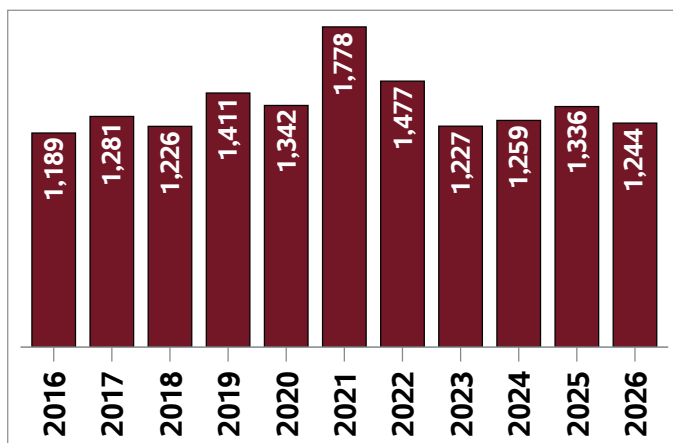
Months of Inventory
(July only)



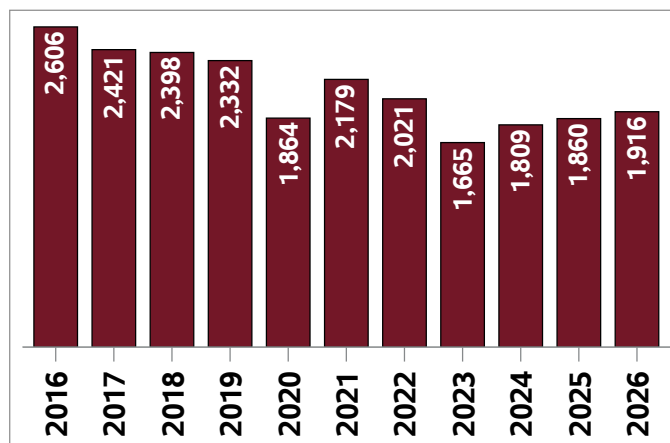
MLS® HPI Single Family Benchmark Price and Average Price



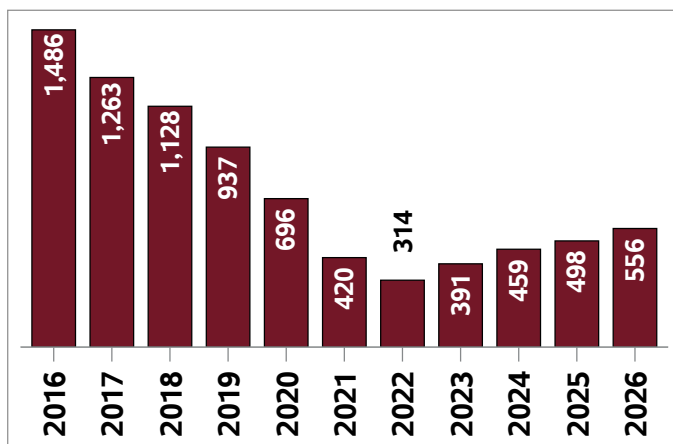
Sales Activity
(July Year-to-Date)



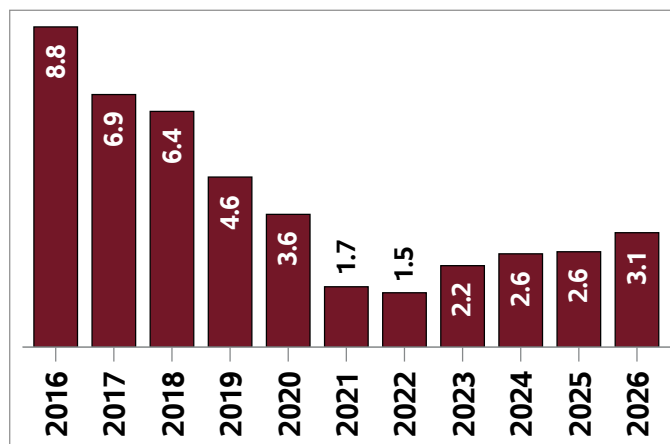
New Listings
(July Year-to-Date)



Active Listings ¹
(July Year-to-Date)



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



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

Actual	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	7	-30.0%	-12.5%	-22.2%	-41.7%	-46.2%	0.0%
Dollar Volume	\$1,988,400	-35.3%	-25.8%	-23.2%	-20.5%	-5.8%	81.4%
New Listings	2	-81.8%	-71.4%	-75.0%	-83.3%	-75.0%	-87.5%
Active Listings	23	91.7%	130.0%	130.0%	187.5%	4.5%	-60.3%
Sales to New Listings Ratio ¹	350.0	90.9	114.3	112.5	100.0	162.5	43.8
Months of Inventory ²	3.3	1.2	1.3	1.1	0.7	1.7	8.3
Average Price	\$284,057	-7.6%	-15.2%	-1.3%	36.3%	74.9%	81.4%
Median Price	\$282,900	-4.1%	-4.9%	-2.8%	41.1%	92.4%	66.4%
Sale to List Price Ratio ³	96.0	98.2	104.2	101.7	106.4	96.7	96.2
Median Days on Market	65.0	34.5	13.0	14.0	11.0	24.0	127.0

Year-to-Date	July 2026	Compared to ⁸					
		July 2025	July 2024	July 2023	July 2021	July 2019	July 2016
Sales Activity	48	4.3%	-14.3%	-34.2%	-33.3%	-28.4%	20.0%
Dollar Volume	\$14,731,200	6.7%	-3.7%	-25.1%	-1.3%	37.4%	118.2%
New Listings	72	20.0%	20.0%	-20.0%	-6.5%	-13.3%	-39.0%
Active Listings ⁴	21	92.2%	146.7%	89.7%	179.2%	-20.4%	-72.3%
Sales to New Listings Ratio ⁵	66.7	76.7	93.3	81.1	93.5	80.7	33.9
Months of Inventory ⁶	3.1	1.7	1.1	1.1	0.7	2.8	13.4
Average Price	\$306,900	2.3%	12.3%	14.0%	48.1%	91.7%	81.9%
Median Price	\$286,750	3.4%	10.3%	12.1%	51.0%	88.0%	79.8%
Sale to List Price Ratio ⁷	98.6	99.7	102.8	101.5	103.2	96.5	96.3
Median Days on Market	29.5	25.0	17.5	14.0	12.0	28.0	114.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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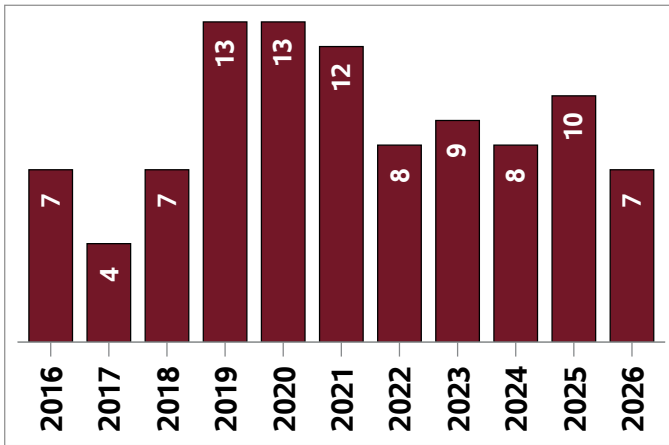
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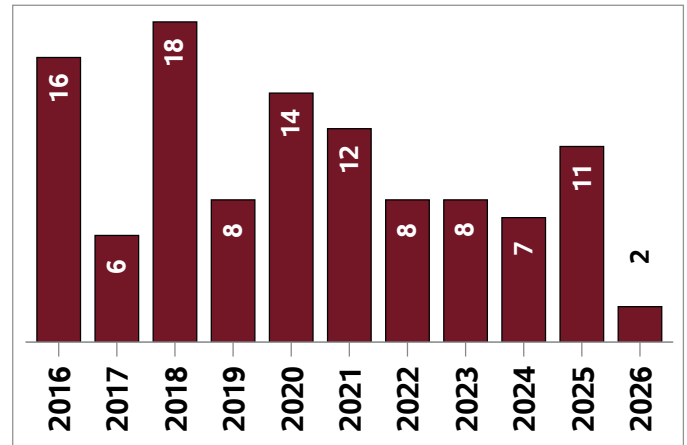
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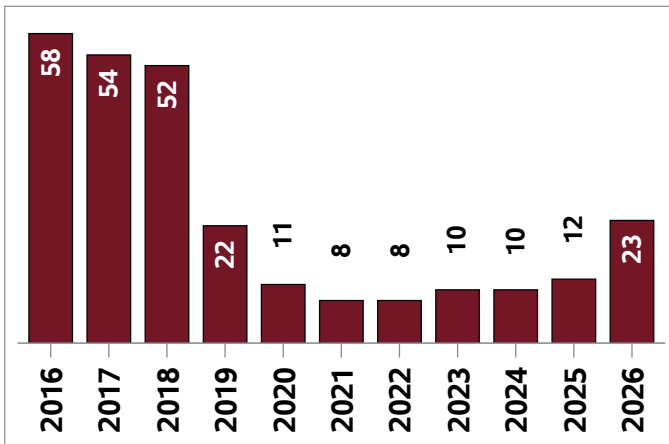
Sales Activity
(July only)



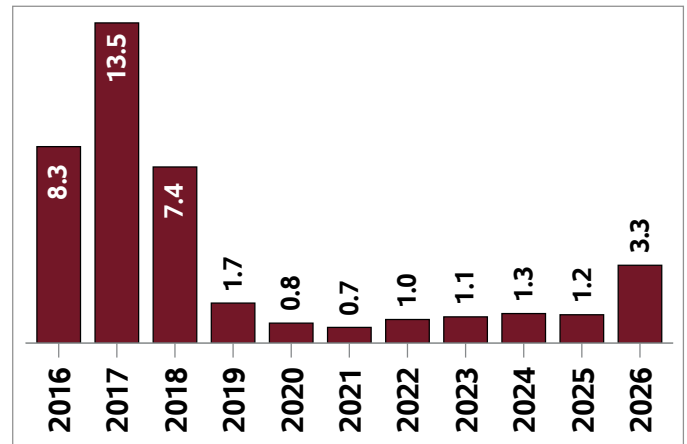
New Listings
(July only)



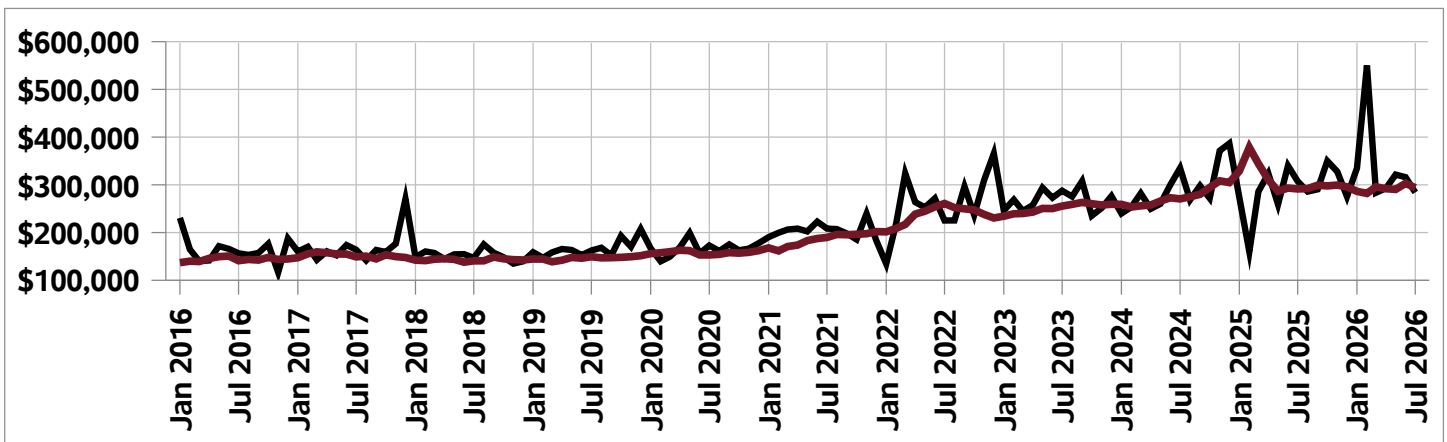
Active Listings
(July only)



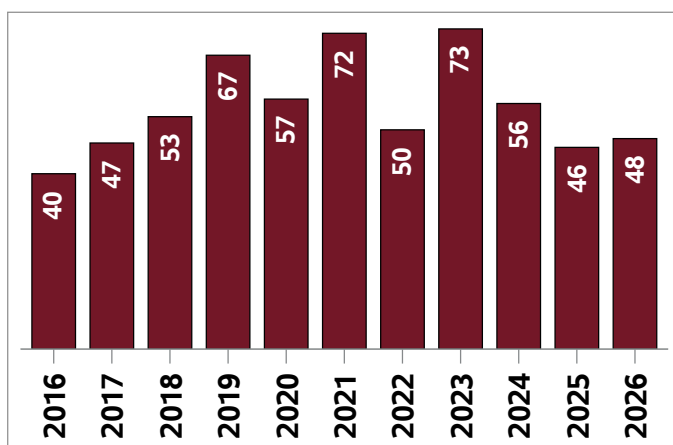
Months of Inventory
(July only)



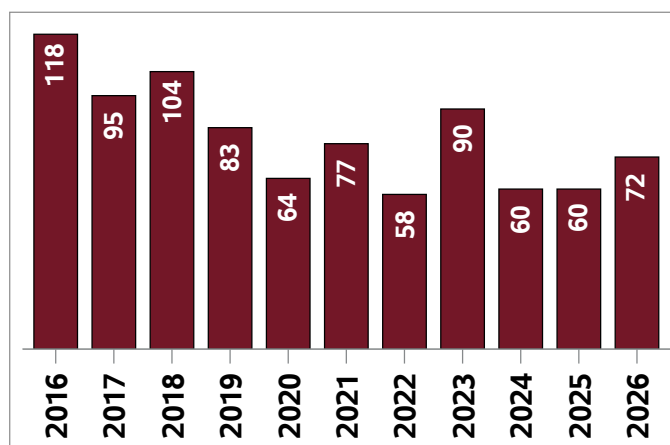
MLS® HPI Apartment Benchmark Price and Average Price



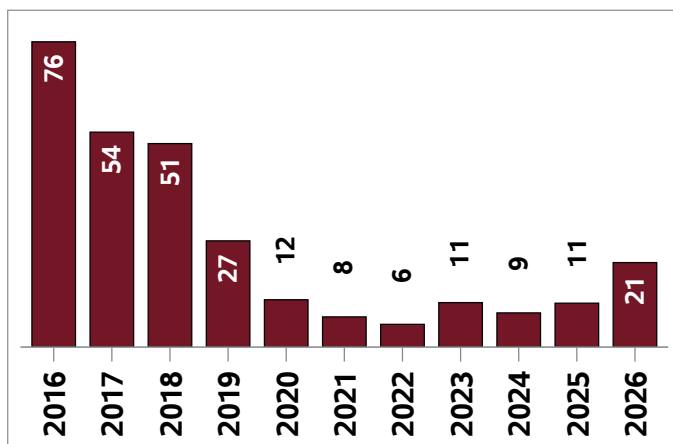
Sales Activity
(July Year-to-Date)



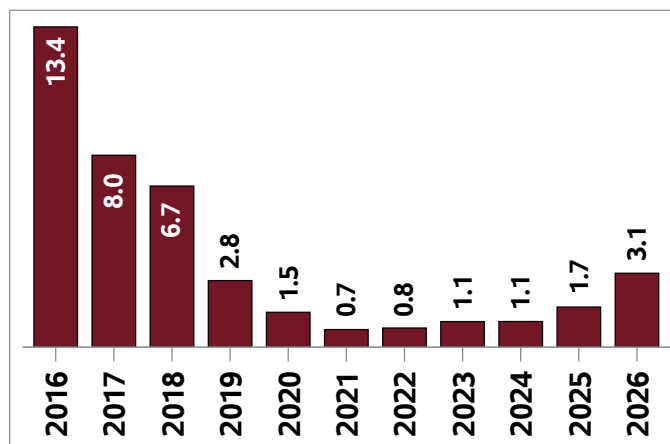
New Listings
(July Year-to-Date)



Active Listings ¹
(July Year-to-Date)



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



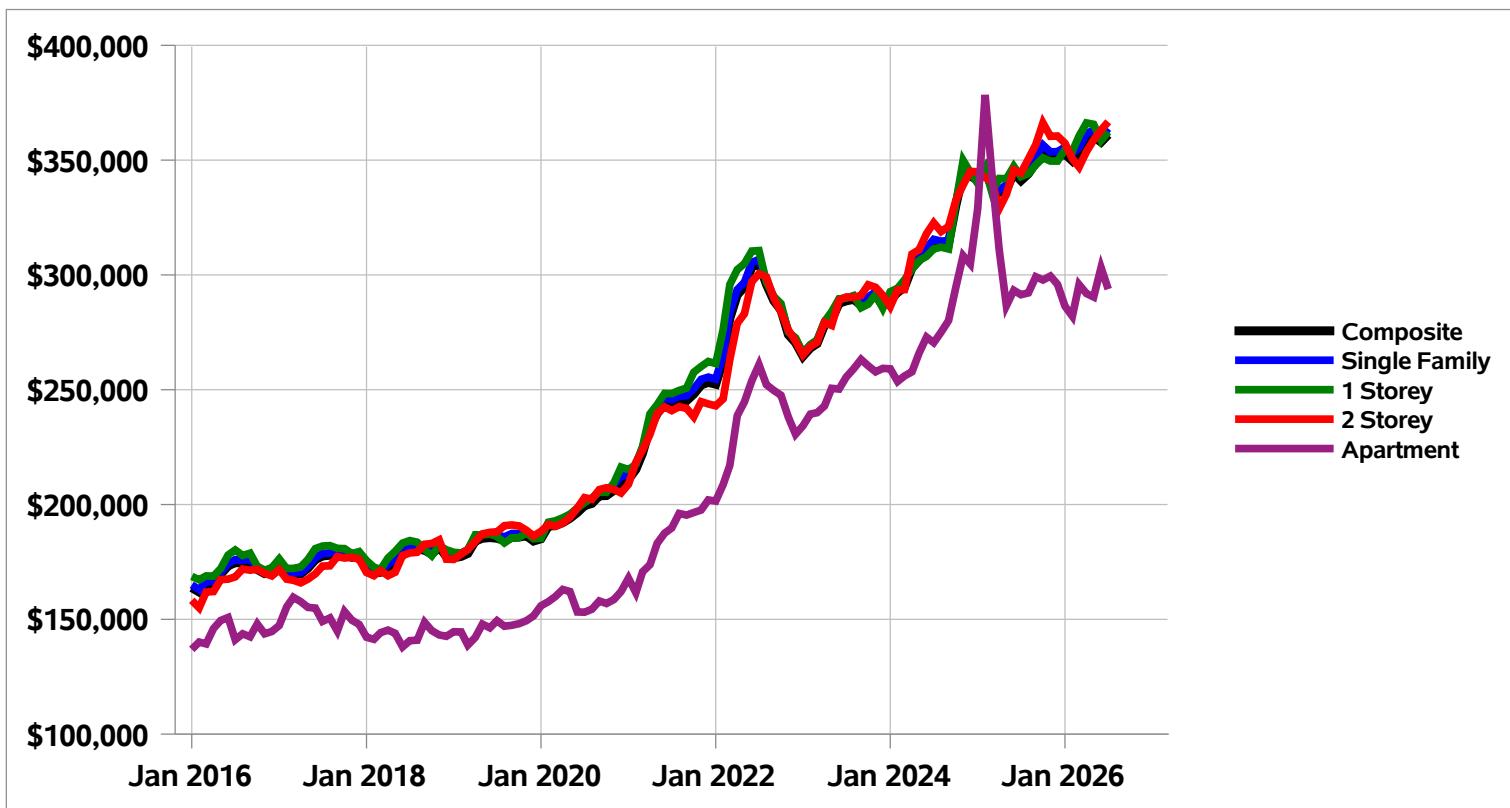
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MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$361,100	0.9	0.6	2.4	5.9	25.1	48.5
Single Family	\$363,800	1.0	0.6	2.3	5.9	25.4	48.1
One Storey	\$362,300	1.1	-1.1	2.2	5.7	25.0	45.9
Two Storey	\$366,700	1.0	3.7	2.6	6.5	26.3	52.2
Apartment	\$293,800	-3.1	0.7	2.6	0.8	15.0	54.8

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