



Fredericton and Region Residential Market Activity and MLS® Home Price Index Report August 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	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	213	0.0%	-5.8%	-5.3%	-20.5%	-8.6%	-2.7%
Dollar Volume	\$78,564,050	-6.5%	6.4%	9.9%	13.8%	75.2%	89.7%
New Listings	263	-4.7%	-4.7%	-6.4%	-19.8%	-22.0%	-29.3%
Active Listings	733	13.6%	5.0%	46.3%	21.4%	-36.7%	-57.1%
Sales to New Listings Ratio ¹	81.0	77.2	81.9	80.1	81.7	69.1	58.9
Months of Inventory ²	3.4	3.0	3.1	2.2	2.3	5.0	7.8
Average Price	\$368,845	-6.5%	12.9%	16.1%	43.2%	91.7%	95.0%
Median Price	\$345,000	-6.8%	5.3%	20.6%	43.8%	86.5%	97.1%
Sale to List Price Ratio ³	98.7	98.8	99.1	99.9	100.1	95.2	93.6
Median Days on Market	33.0	25.0	28.5	22.0	24.0	53.0	85.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	1,629	-3.8%	-0.5%	1.2%	-28.9%	-10.7%	7.5%
Dollar Volume	\$618,383,755	-3.1%	9.8%	18.4%	4.5%	73.2%	113.7%
New Listings	2,477	4.3%	5.8%	13.6%	-13.2%	-17.1%	-25.0%
Active Listings ⁴	672	16.1%	21.3%	46.5%	31.1%	-38.4%	-60.4%
Sales to New Listings Ratio ⁵	65.8	71.3	70.0	73.8	80.2	61.0	45.9
Months of Inventory ⁶	3.3	2.7	2.7	2.3	1.8	4.8	9.0
Average Price	\$379,609	0.7%	10.4%	17.0%	46.9%	93.9%	98.8%
Median Price	\$375,000	2.5%	11.8%	19.0%	52.6%	99.8%	108.3%
Sale to List Price Ratio ⁷	98.8	100.3	100.8	100.6	102.4	95.3	94.6
Median Days on Market	24.0	22.0	20.0	20.0	19.0	43.0	70.0

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.

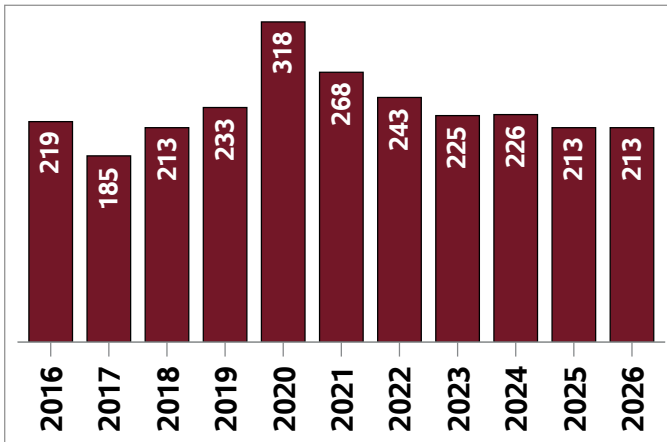
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

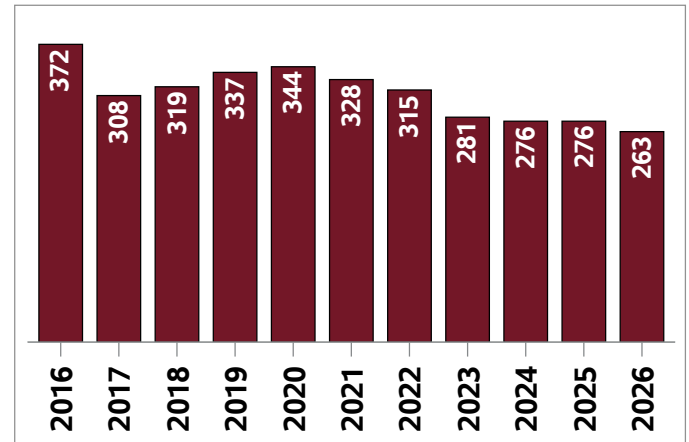
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

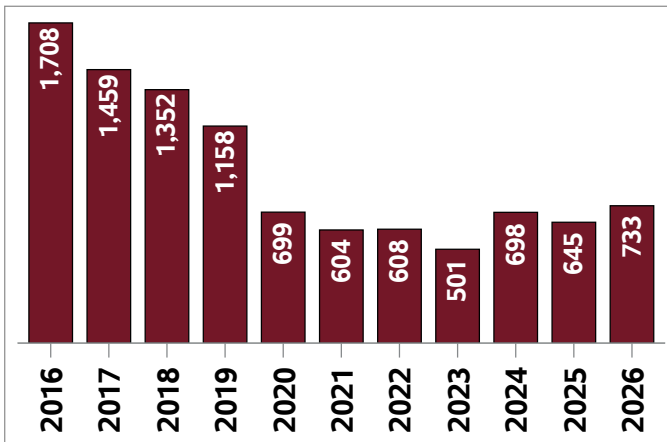
Sales Activity
(August only)



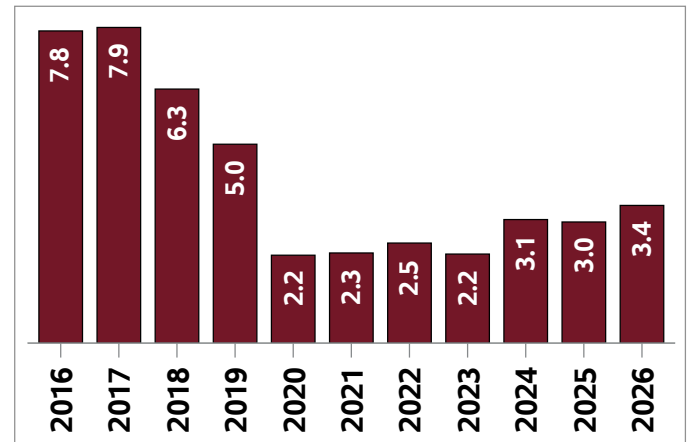
New Listings
(August only)



Active Listings
(August only)



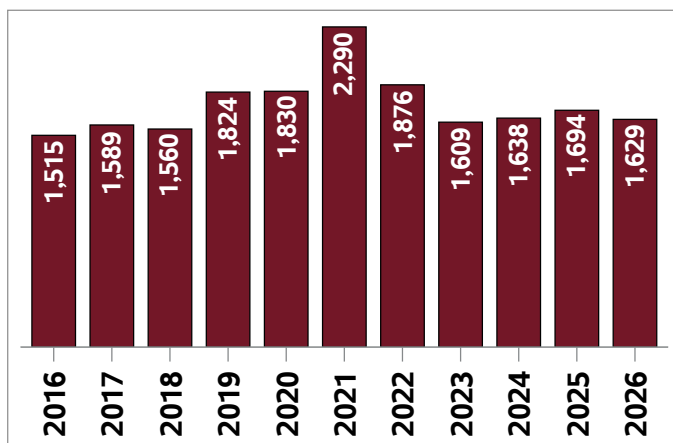
Months of Inventory
(August only)



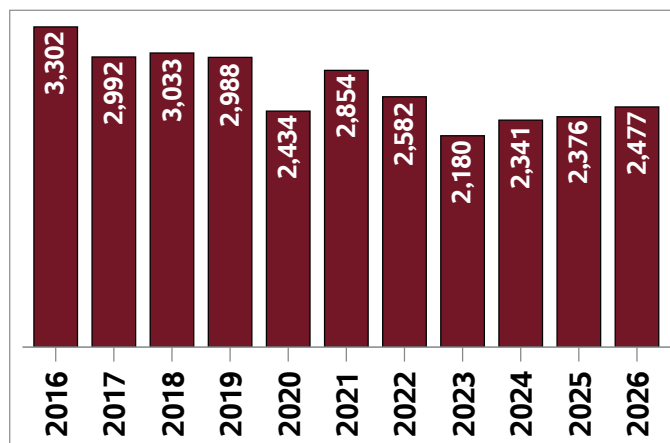
MLS® HPI Composite Benchmark Price and Average Price



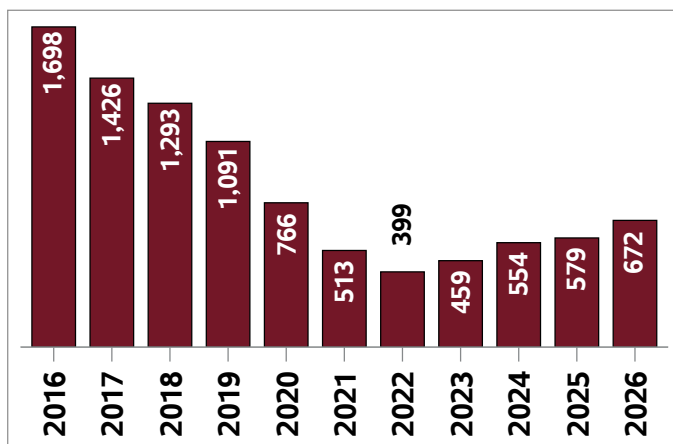
Sales Activity
(August Year-to-Date)



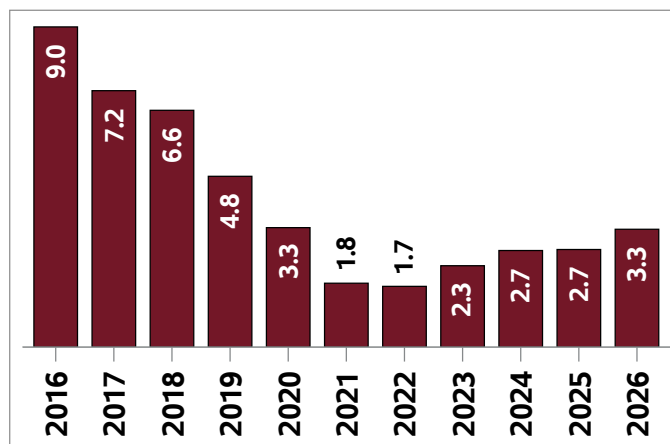
New Listings
(August Year-to-Date)



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.

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	180	-7.7%	-4.8%	-8.6%	-23.1%	-14.3%	-8.6%
Dollar Volume	\$68,087,950	-13.1%	6.0%	6.1%	10.2%	65.3%	80.6%
New Listings	226	-7.0%	-5.8%	-7.0%	-21.0%	-26.4%	-30.0%
Active Listings	624	13.2%	3.5%	45.8%	25.6%	-38.2%	-58.5%
Sales to New Listings Ratio ¹	79.6	80.2	78.8	81.1	81.8	68.4	61.0
Months of Inventory ²	3.5	2.8	3.2	2.2	2.1	4.8	7.6
Average Price	\$378,266	-5.9%	11.3%	16.1%	43.3%	92.8%	97.6%
Median Price	\$374,950	-0.0%	10.9%	29.3%	50.0%	97.4%	111.2%
Sale to List Price Ratio ³	98.6	99.0	99.3	100.1	100.3	95.4	93.6
Median Days on Market	32.5	26.0	29.0	22.0	22.0	50.5	80.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	1,430	-6.5%	-1.2%	0.4%	-28.9%	-11.7%	3.2%
Dollar Volume	\$551,545,604	-5.9%	8.6%	16.2%	4.6%	70.9%	105.6%
New Listings	2,142	1.9%	4.5%	12.3%	-13.1%	-18.8%	-26.9%
Active Listings ⁴	571	13.2%	19.7%	44.4%	33.0%	-39.6%	-61.7%
Sales to New Listings Ratio ⁵	66.8	72.8	70.7	74.6	81.6	61.4	47.3
Months of Inventory ⁶	3.2	2.6	2.6	2.2	1.7	4.7	8.6
Average Price	\$385,696	0.7%	10.0%	15.8%	47.2%	93.6%	99.3%
Median Price	\$383,375	2.4%	10.7%	18.0%	53.4%	99.4%	107.7%
Sale to List Price Ratio ⁷	98.8	100.5	100.8	100.7	102.4	95.3	94.6
Median Days on Market	24.0	22.0	20.0	20.0	19.0	42.0	69.0

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

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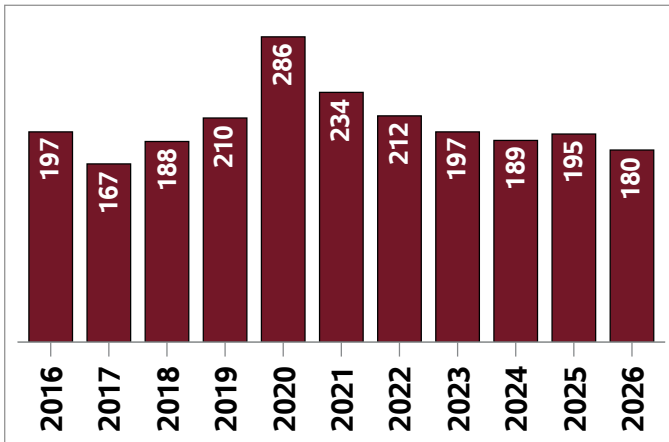
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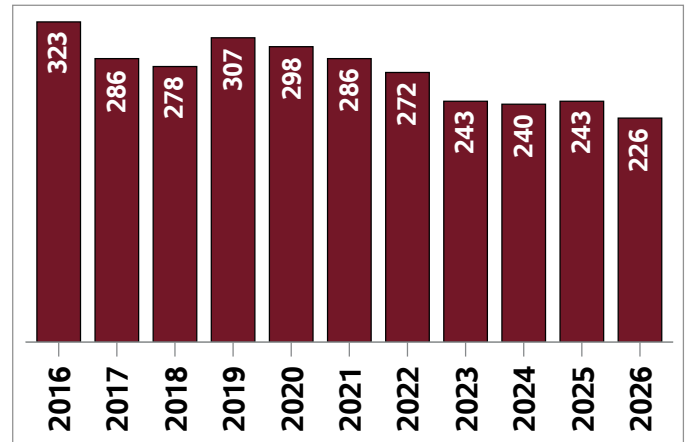
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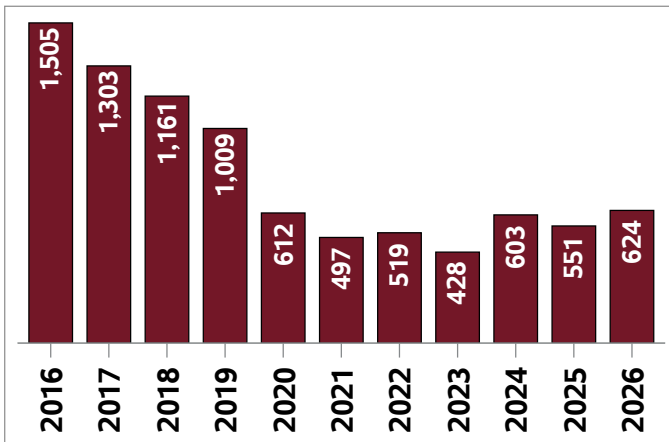
Sales Activity
(August only)



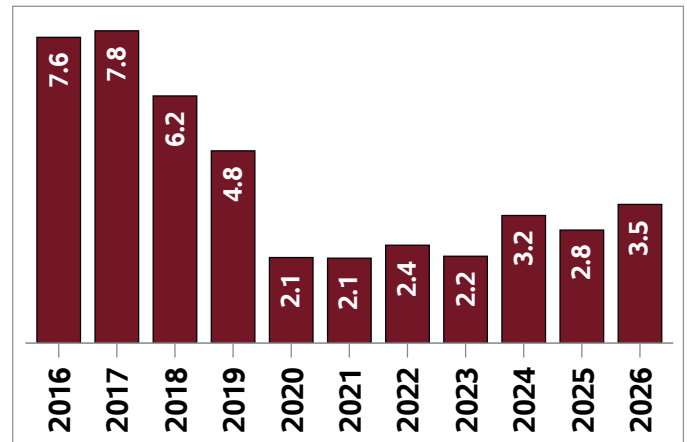
New Listings
(August only)



Active Listings
(August only)



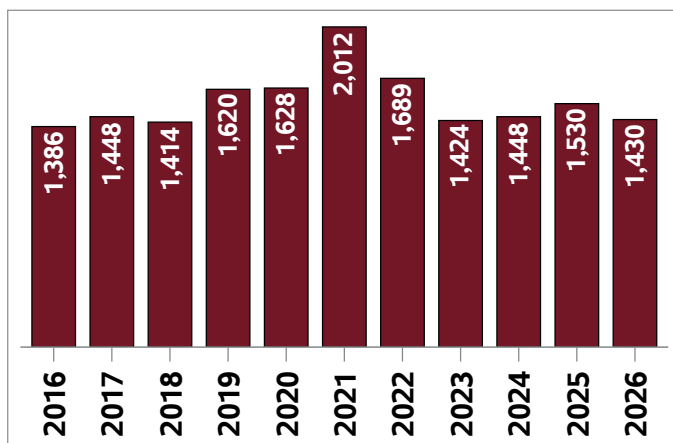
Months of Inventory
(August only)



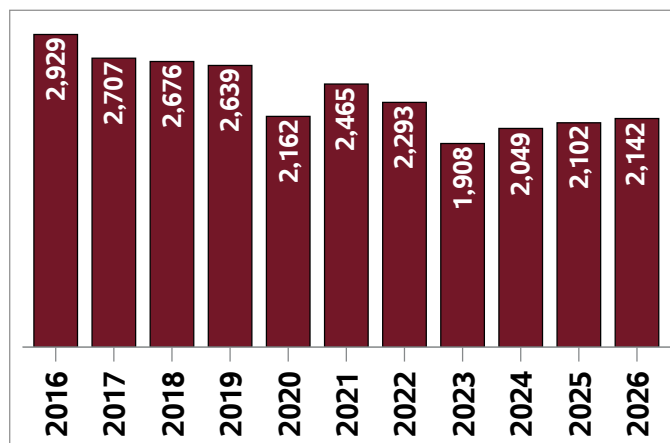
MLS® HPI Single Family Benchmark Price and Average Price



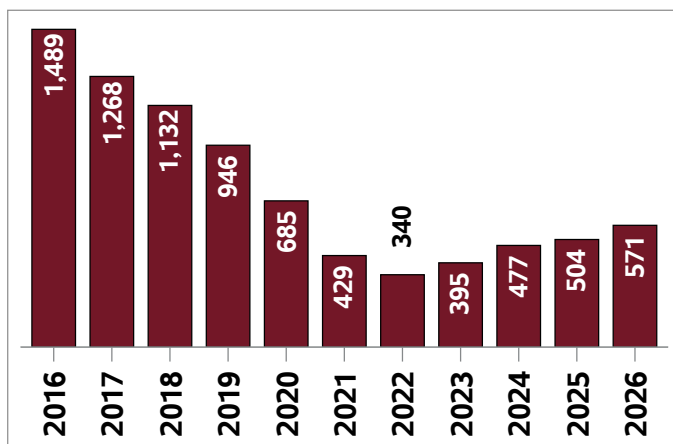
Sales Activity
(August Year-to-Date)



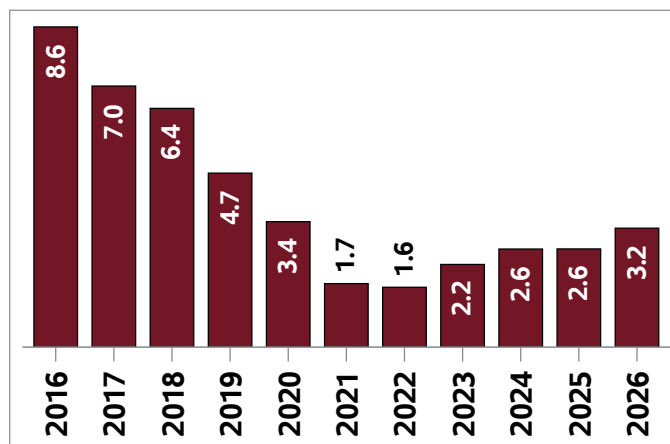
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



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



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

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	8	100.0%	14.3%	-11.1%	-27.3%	14.3%	100.0%
Dollar Volume	\$2,102,700	83.9%	11.9%	-15.2%	-7.8%	78.6%	243.0%
New Listings	4	-20.0%	-55.6%	-69.2%	-60.0%	-33.3%	-75.0%
Active Listings	18	38.5%	63.6%	28.6%	157.1%	-10.0%	-68.4%
Sales to New Listings Ratio ¹	200.0	80.0	77.8	69.2	110.0	116.7	25.0
Months of Inventory ²	2.3	3.3	1.6	1.6	0.6	2.9	14.3
Average Price	\$262,838	-8.1%	-2.1%	-4.6%	26.8%	56.3%	71.5%
Median Price	\$276,900	0.2%	10.3%	10.8%	31.9%	63.0%	81.6%
Sale to List Price Ratio ³	97.8	101.0	101.9	103.8	103.7	97.3	96.9
Median Days on Market	69.0	22.5	13.0	13.0	14.0	66.0	175.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	56	12.0%	-11.1%	-31.7%	-32.5%	-24.3%	27.3%
Dollar Volume	\$16,833,900	12.6%	-2.0%	-24.0%	-2.1%	41.4%	128.6%
New Listings	76	16.9%	10.1%	-26.2%	-12.6%	-14.6%	-43.3%
Active Listings ⁴	21	84.4%	133.8%	80.4%	176.7%	-19.4%	-71.9%
Sales to New Listings Ratio ⁵	73.7	76.9	91.3	79.6	95.4	83.1	32.8
Months of Inventory ⁶	3.0	1.8	1.1	1.1	0.7	2.8	13.4
Average Price	\$300,605	0.6%	10.2%	11.3%	45.1%	86.9%	79.6%
Median Price	\$283,200	2.1%	10.6%	10.9%	48.3%	83.4%	82.7%
Sale to List Price Ratio ⁷	98.5	99.8	102.7	101.7	103.2	96.6	96.4
Median Days on Market	39.0	23.5	17.0	14.0	13.0	35.5	114.0

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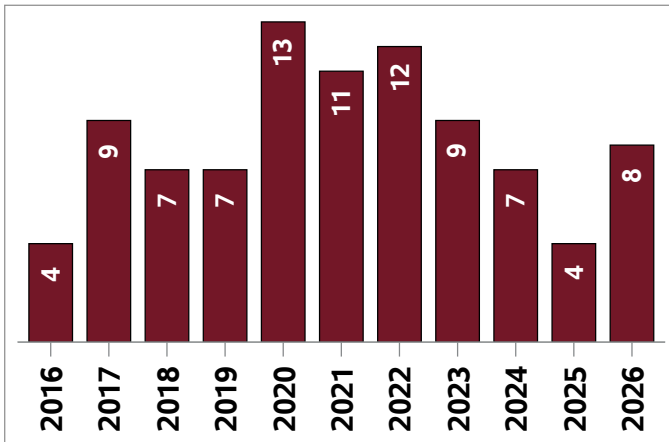
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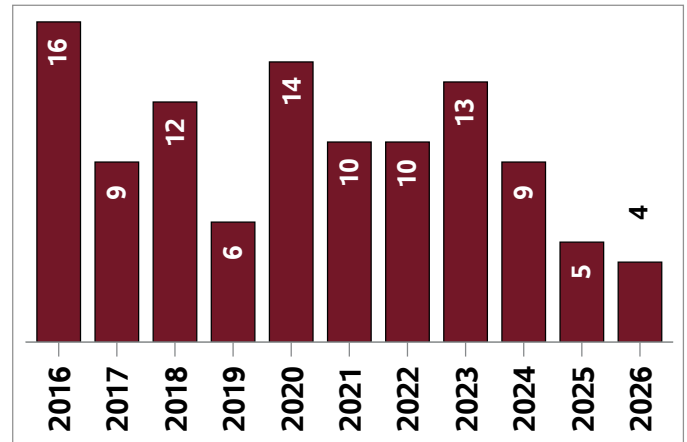
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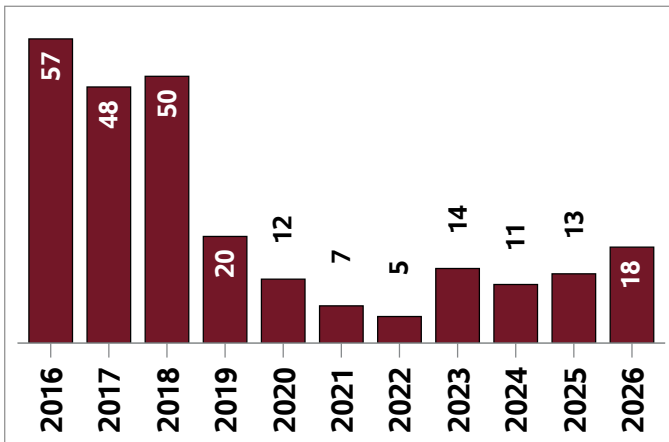
Sales Activity
(August only)



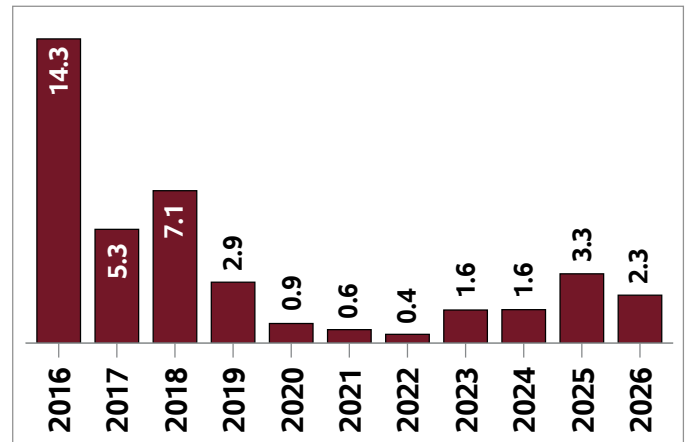
New Listings
(August only)



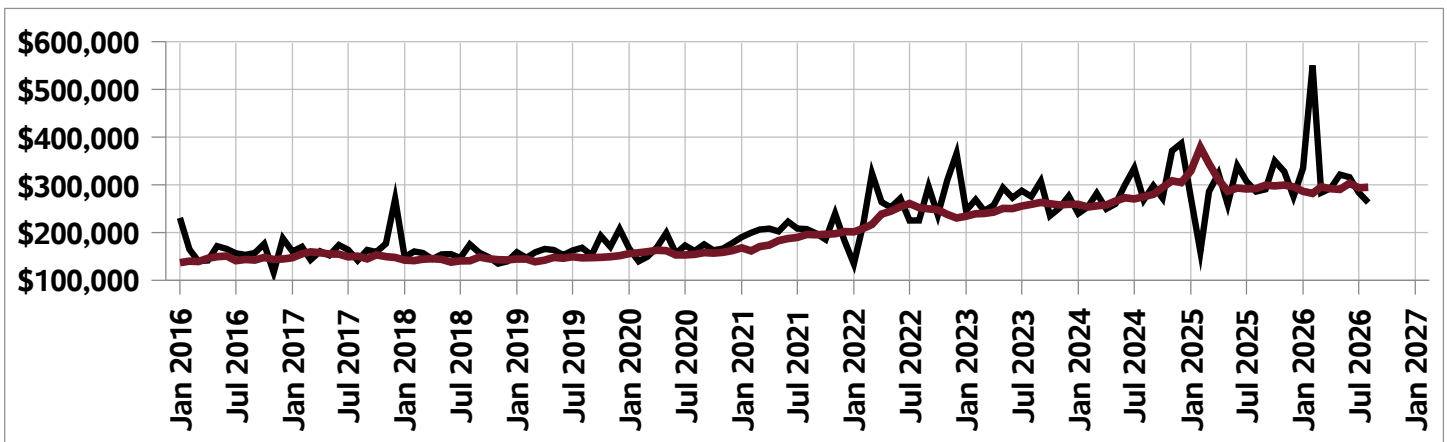
Active Listings
(August only)



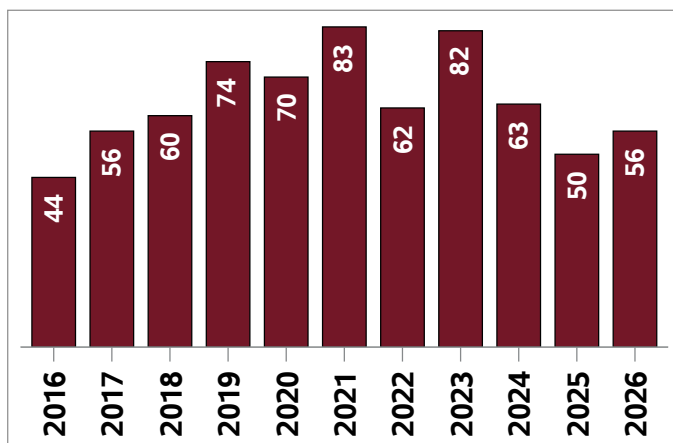
Months of Inventory
(August only)



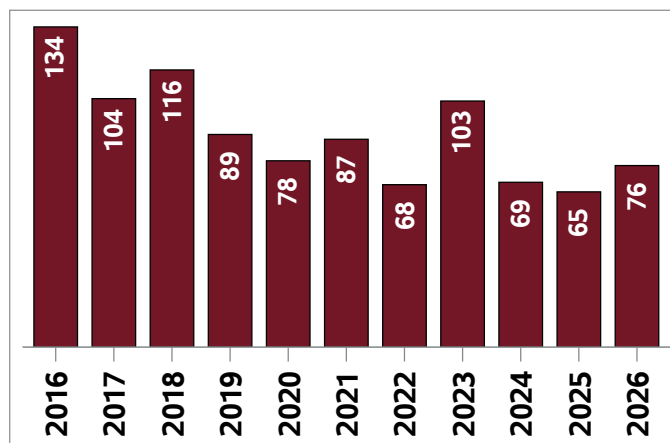
MLS® HPI Apartment Benchmark Price and Average Price



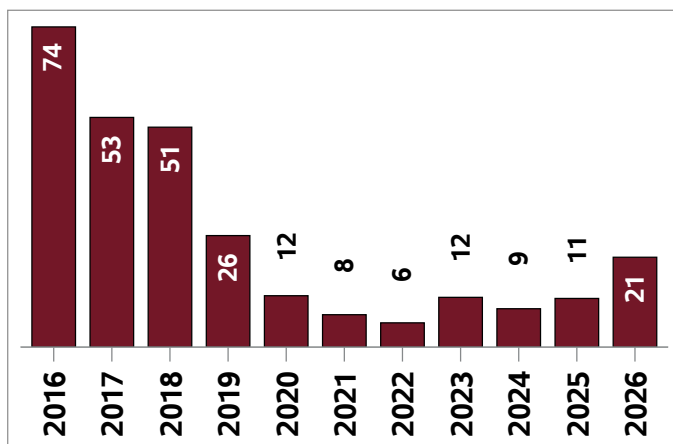
Sales Activity
(August Year-to-Date)



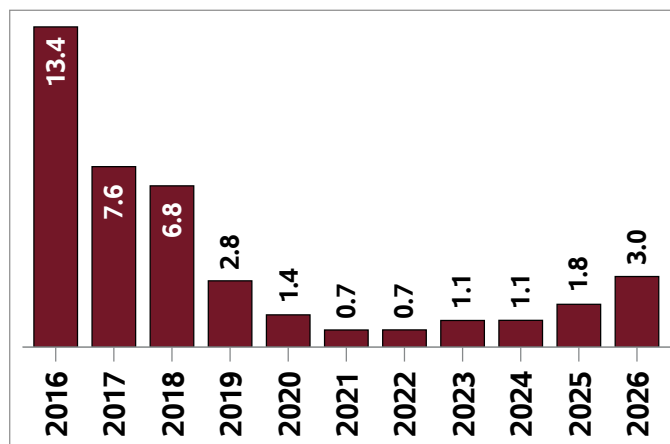
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



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



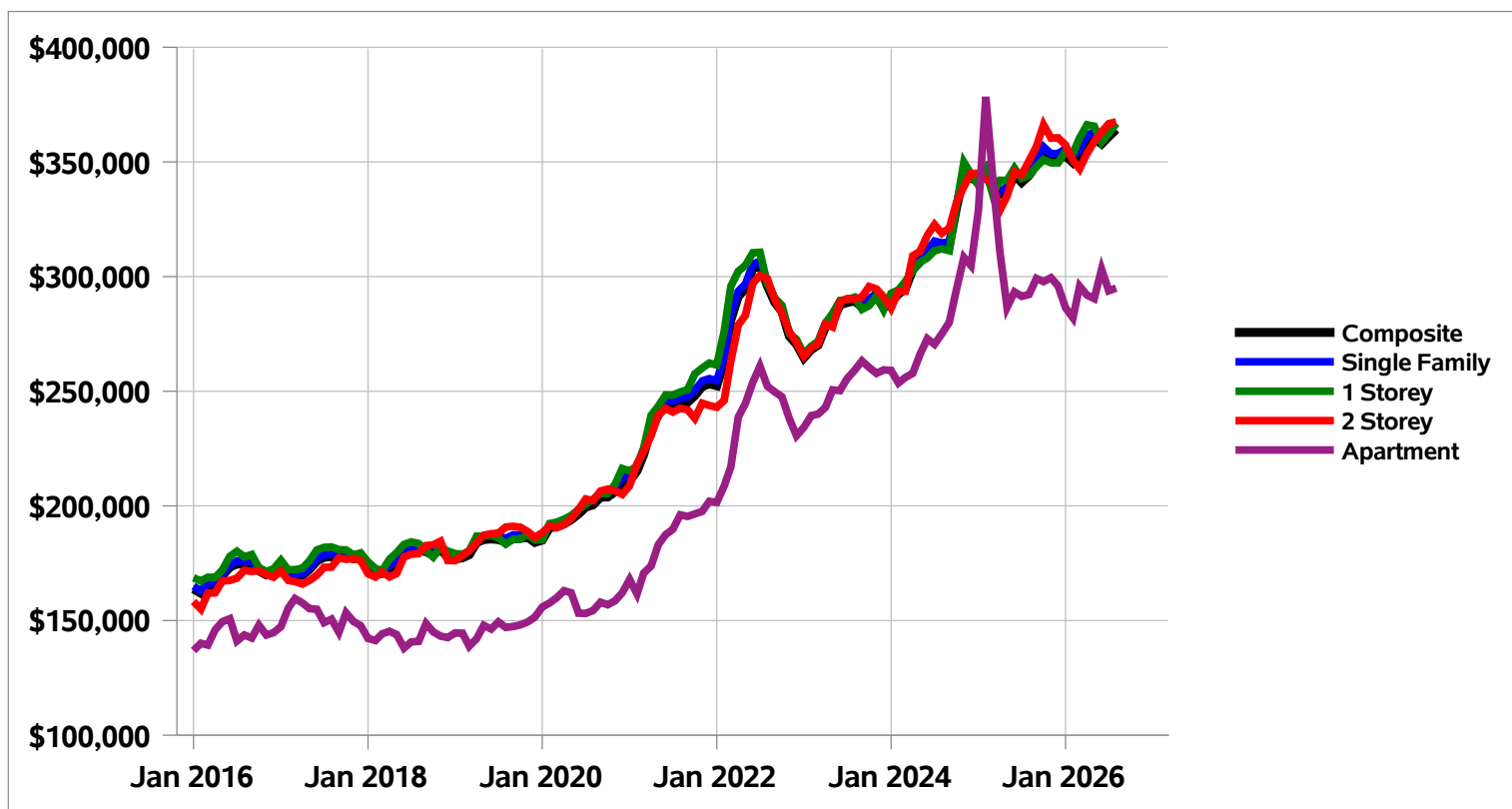
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MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$364,200	0.9	1.1	4.1	5.8	25.8	48.8
Single Family	\$367,000	0.9	1.1	4.1	5.9	26.2	48.5
One Storey	\$366,700	1.2	0.3	3.6	6.6	26.0	46.9
Two Storey	\$367,500	0.2	2.4	4.8	4.9	26.6	51.5
Apartment	\$295,000	0.4	1.6	4.6	1.0	13.9	50.4

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