

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

October 2026

CREA
THE CANADIAN REAL ESTATE ASSOCIATION

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.

Fredericton and Region
MLS® Residential Market Activity

Actual	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	172	-15.7%	-8.5%	-4.4%	-24.6%	-24.9%	11.7%
Dollar Volume	$61,842,589	-19.7%	-1.1%	7.6%	13.7%	44.2%	149.6%
New Listings	289	-1.7%	9.1%	16.1%	32.0%	19.9%	13.3%
Active Listings	715	17.8%	15.3%	49.6%	82.9%	-24.0%	-50.2%
Sales to New Listings Ratio [1]	59.5	69.4	70.9	72.3	104.1	95.0	60.4
Months of Inventory [2]	4.2	3.0	3.3	2.7	1.7	4.1	9.3
Average Price	$359,550	-4.8%	8.1%	12.6%	50.8%	91.9%	123.5%
Median Price	$340,000	-6.2%	4.6%	19.3%	58.1%	91.5%	109.2%
Sale to List Price Ratio [3]	97.5	99.2	99.2	99.2	100.6	94.4	93.6
Median Days on Market	32.0	23.5	29.0	27.0	22.0	52.0	84.5

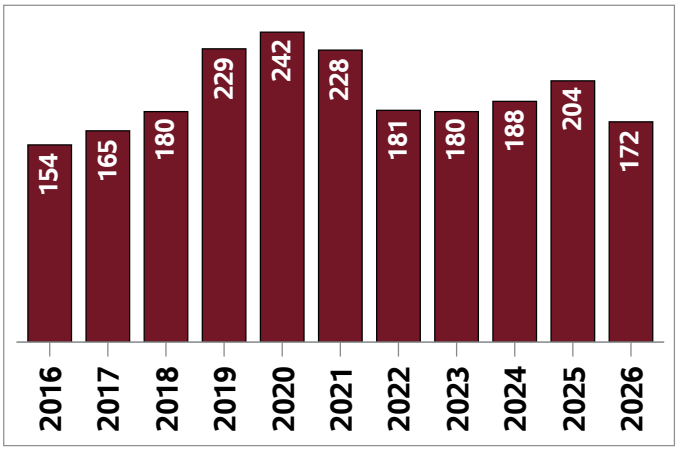
Year-to-Date	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	1,939	-5.0%	-2.4%	0.5%	-31.0%	-12.9%	6.9%
Dollar Volume	$740,326,252	-3.8%	8.0%	18.3%	2.7%	71.1%	118.1%
New Listings	3,003	4.4%	6.9%	14.3%	-9.1%	-13.8%	-21.6%
Active Listings [4]	669	18.5%	21.8%	48.8%	36.9%	-36.9%	-59.3%
Sales to New Listings Ratio [5]	64.6	70.9	70.7	73.5	85.1	63.8	47.4
Months of Inventory [6]	3.5	2.8	2.8	2.3	1.7	4.8	9.1
Average Price	$381,808	1.2%	10.6%	17.8%	48.9%	96.4%	104.1%
Median Price	$375,000	2.7%	11.9%	21.0%	54.0%	100.5%	109.2%
Sale to List Price Ratio [7]	98.8	100.3	100.6	100.7	102.0	95.1	94.5
Median Days on Market	25.0	22.0	21.0	20.0	20.0	43.0	71.5

[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.

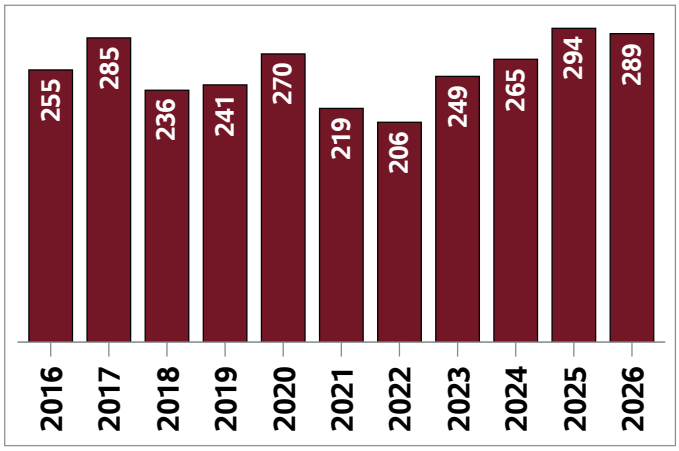
Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® Residential Market Activity

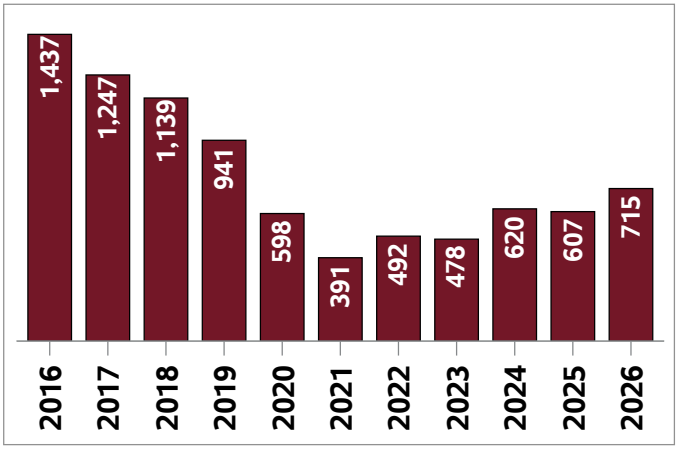
Sales Activity (October only)



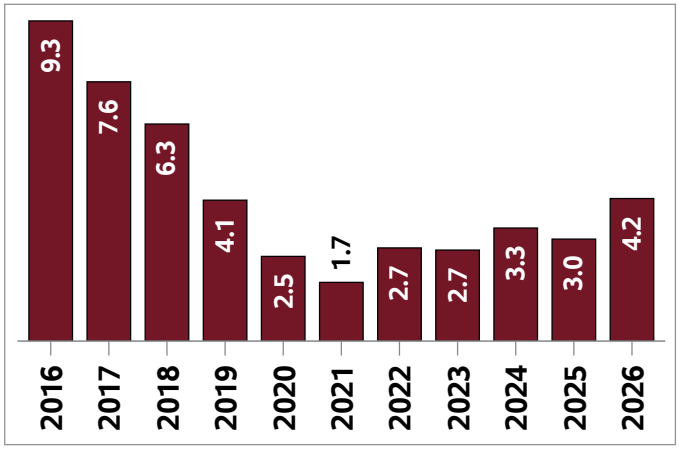
New Listings (October only)



Active Listings (October only)



Months of Inventory (October only)



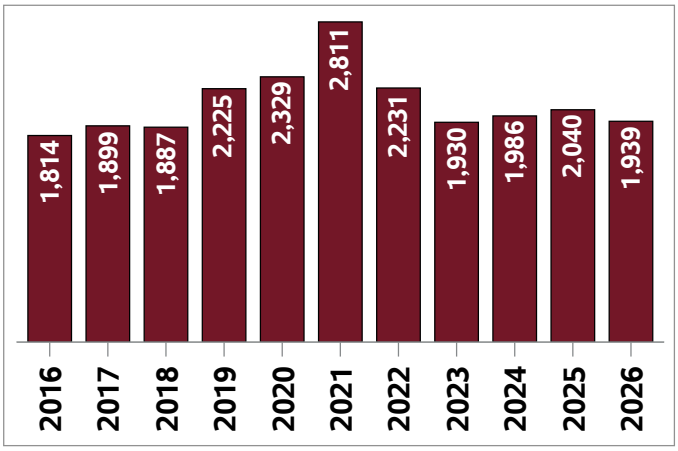
MLS® HPI Composite Benchmark Price and Average Price



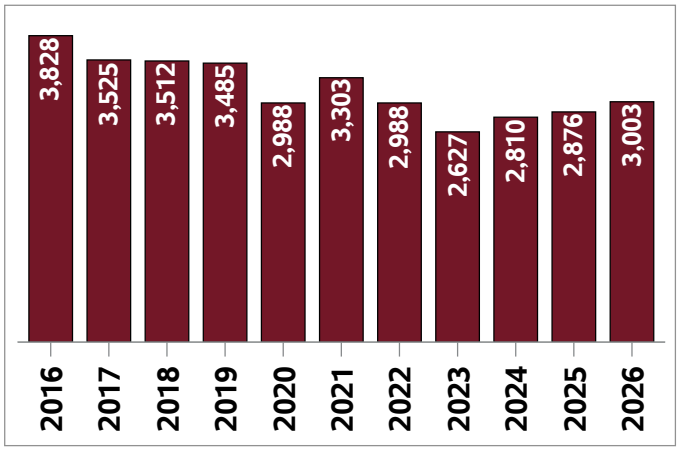
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Fredericton and Region
MLS® Residential Market Activity

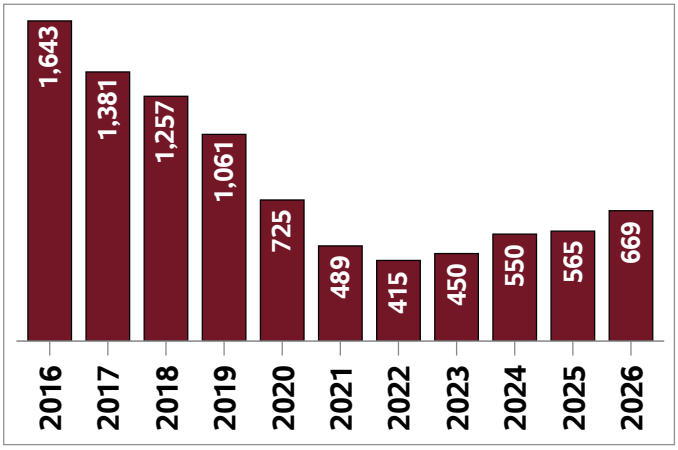
Sales Activity
(October Year-to-Date)



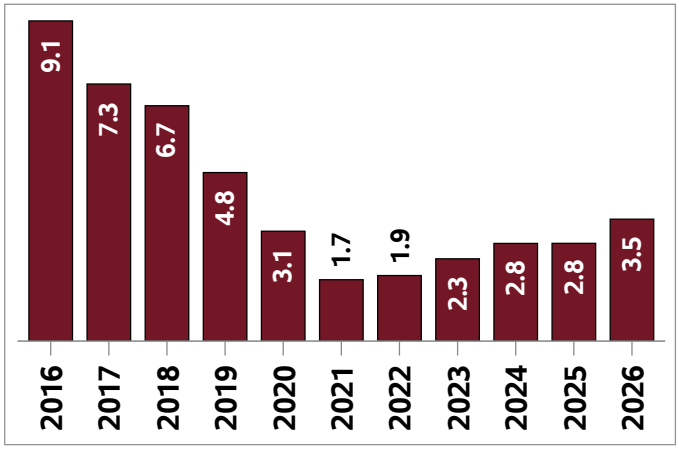
New Listings
(October Year-to-Date)



Active Listings [1]
(October Year-to-Date)



Months of Inventory [2]
(October 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.

Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® Single Family Market Activity

Actual	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	155	-16.7%	-6.6%	-4.3%	-22.9%	-23.6%	16.5%
Dollar Volume	$56,722,189	-20.0%	0.5%	7.1%	15.3%	50.1%	169.2%
New Listings	247	1.2%	5.1%	8.3%	25.4%	11.3%	7.4%
Active Listings	614	20.9%	13.9%	47.2%	92.5%	-25.6%	-52.0%
Sales to New Listings Ratio [1]	62.8	76.2	70.6	71.1	102.0	91.4	57.8
Months of Inventory [2]	4.0	2.7	3.2	2.6	1.6	4.1	9.6
Average Price	$365,950	-4.0%	7.6%	11.9%	49.6%	96.5%	130.9%
Median Price	$350,000	-4.1%	6.1%	15.5%	53.9%	97.7%	118.8%
Sale to List Price Ratio [3]	97.8	99.1	99.1	99.6	101.0	94.2	93.2
Median Days on Market	35.0	22.5	28.5	25.0	22.0	54.0	84.0

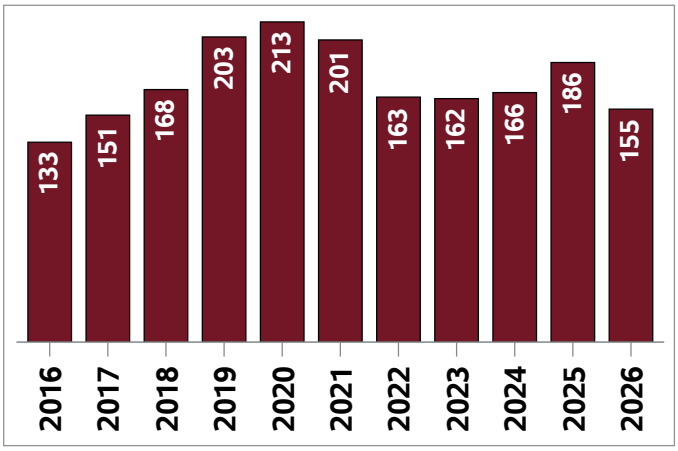
Year-to-Date	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	1,710	-7.4%	-2.5%	-0.2%	-30.8%	-13.8%	4.0%
Dollar Volume	$664,073,301	-6.0%	7.5%	16.7%	3.0%	69.8%	113.1%
New Listings	2,607	3.0%	6.1%	12.5%	-9.0%	-15.6%	-23.3%
Active Listings [4]	570	15.7%	20.0%	46.6%	39.5%	-38.3%	-60.6%
Sales to New Listings Ratio [5]	65.6	72.9	71.3	73.9	86.3	64.2	48.3
Months of Inventory [6]	3.3	2.7	2.7	2.3	1.7	4.7	8.8
Average Price	$388,347	1.4%	10.2%	16.9%	48.9%	96.9%	104.9%
Median Price	$384,500	3.9%	11.4%	19.8%	53.8%	102.4%	113.6%
Sale to List Price Ratio [7]	98.8	100.5	100.6	100.8	102.1	95.2	94.5
Median Days on Market	25.0	22.0	21.0	20.0	20.0	43.0	71.0

[1] Sales / new listings * 100; compared to levels from previous periods.
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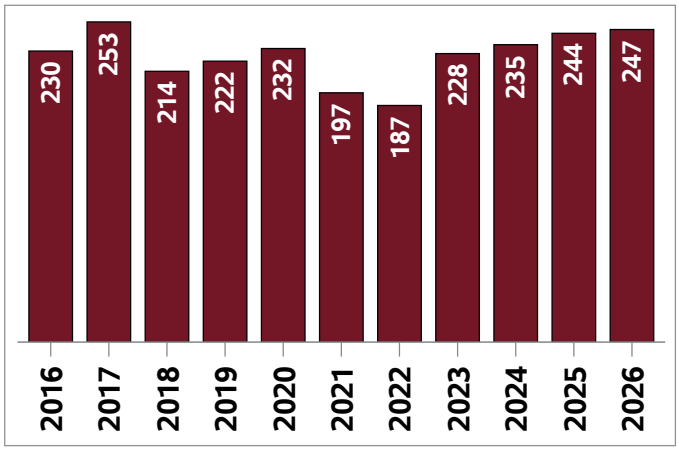
Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® Single Family Market Activity

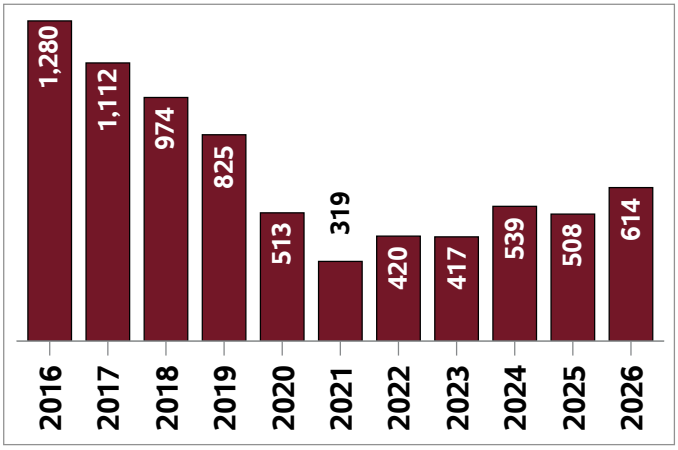
Sales Activity (October only)



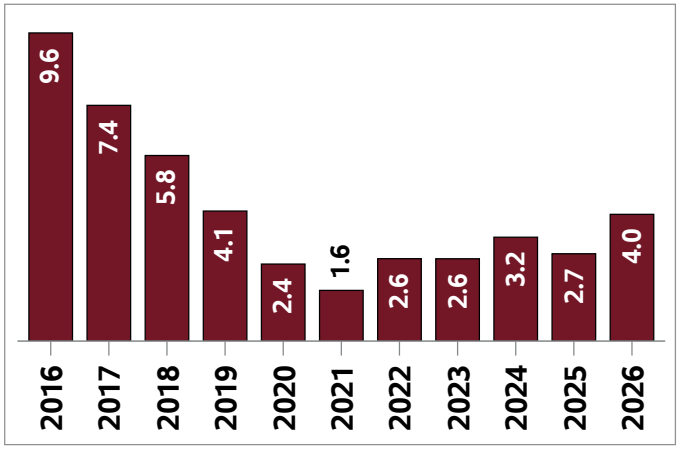
New Listings (October only)



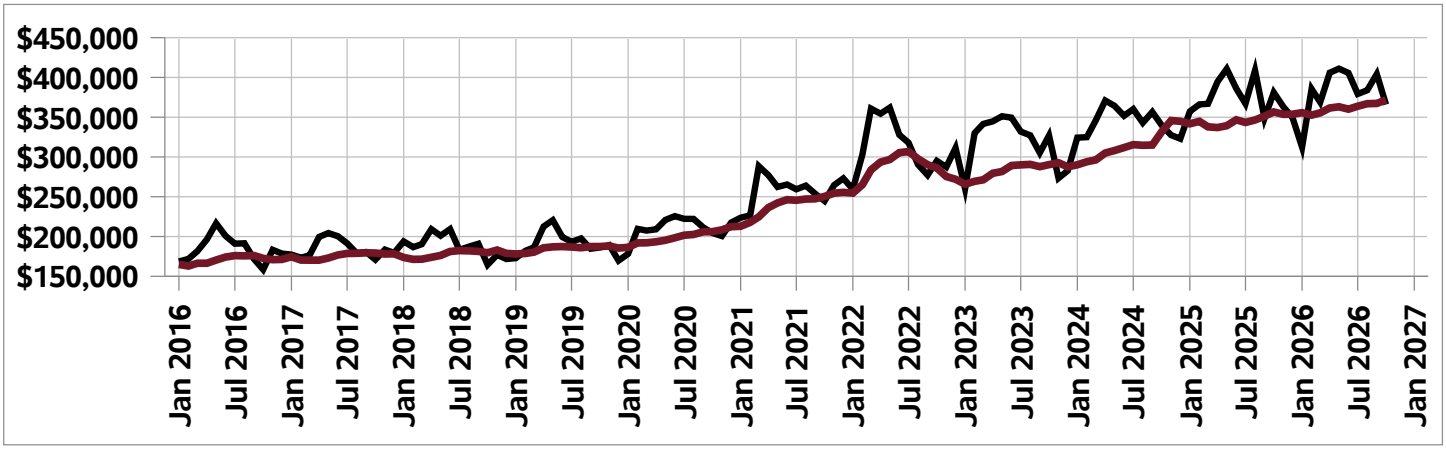
Active Listings (October only)



Months of Inventory (October only)



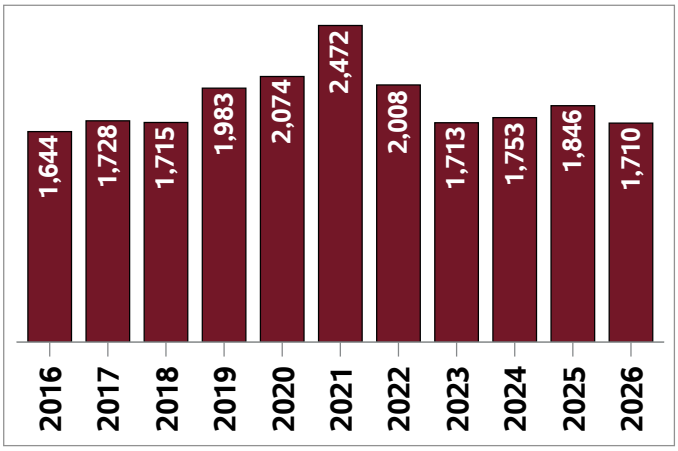
MLS® HPI Single Family Benchmark Price and Average Price



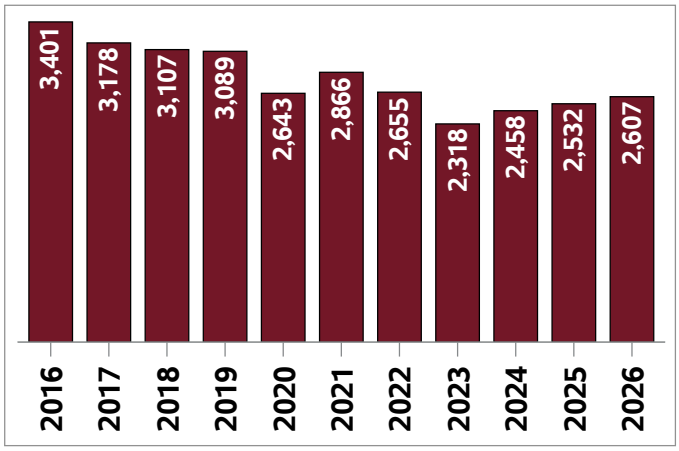
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Fredericton and Region
MLS® Single Family Market Activity

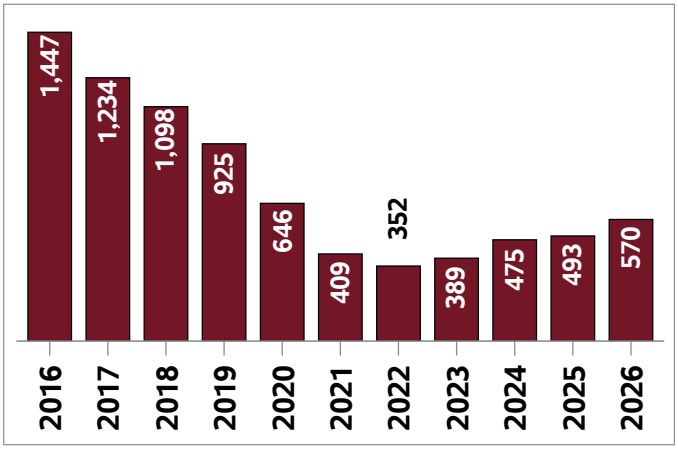
Sales Activity
(October Year-to-Date)



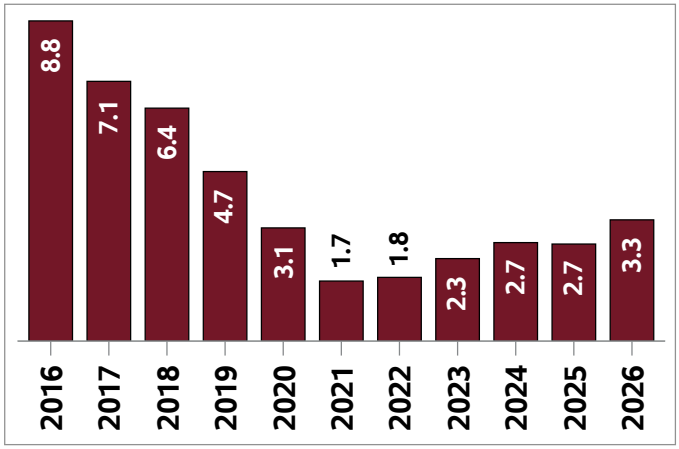
New Listings
(October Year-to-Date)



Active Listings [1]
(October Year-to-Date)



Months of Inventory [2]
(October Year-to-Date)



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Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® Apartment Market Activity

Actual	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	7	75.0%	0.0%	0.0%	-12.5%	0.0%	-12.5%
Dollar Volume	$1,998,500	42.8%	5.0%	21.3%	34.6%	47.9%	41.7%
New Listings	11	37.5%	57.1%	450.0%	10.0%	266.7%	-8.3%
Active Listings	21	75.0%	162.5%	162.5%	133.3%	40.0%	-55.3%
Sales to New Listings Ratio [1]	63.6	50.0	100.0	350.0	80.0	233.3	66.7
Months of Inventory [2]	3.0	3.0	1.1	1.1	1.1	2.1	5.9
Average Price	$285,500	-18.4%	5.0%	21.3%	53.9%	47.9%	61.9%
Median Price	$285,000	-5.8%	5.6%	24.0%	41.8%	55.0%	63.3%
Sale to List Price Ratio [3]	97.5	100.0	98.7	97.3	106.5	95.6	96.5
Median Days on Market	30.0	64.5	32.0	35.0	15.5	39.0	54.5

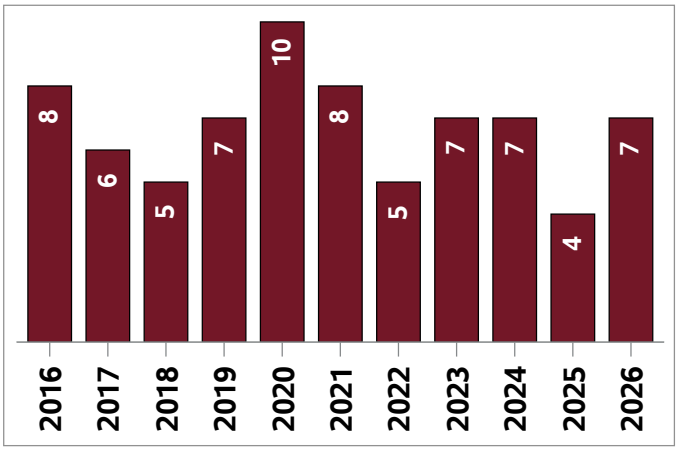
Year-to-Date	October 2026	Compared to [8]					
		October 2025	October 2024	October 2023	October 2021	October 2019	October 2016
Sales Activity	69	19.0%	-11.5%	-27.4%	-29.6%	-20.7%	13.1%
Dollar Volume	$20,479,400	17.0%	-4.6%	-20.1%	2.0%	44.6%	101.0%
New Listings	99	26.9%	16.5%	-10.8%	-4.8%	-2.9%	-36.9%
Active Listings [4]	21	81.6%	135.2%	81.6%	172.4%	-14.5%	-69.8%
Sales to New Listings Ratio [5]	69.7	74.4	91.8	85.6	94.2	85.3	38.9
Months of Inventory [6]	3.0	2.0	1.1	1.2	0.8	2.8	11.2
Average Price	$296,803	-1.7%	7.8%	10.0%	44.9%	82.3%	77.7%
Median Price	$282,900	2.0%	9.0%	11.4%	46.2%	82.6%	78.5%
Sale to List Price Ratio [7]	98.5	99.7	102.0	101.3	103.3	96.5	96.3
Median Days on Market	39.0	23.5	19.0	14.0	13.0	38.0	83.0

[1] Sales / new listings * 100; compared to levels from previous periods.
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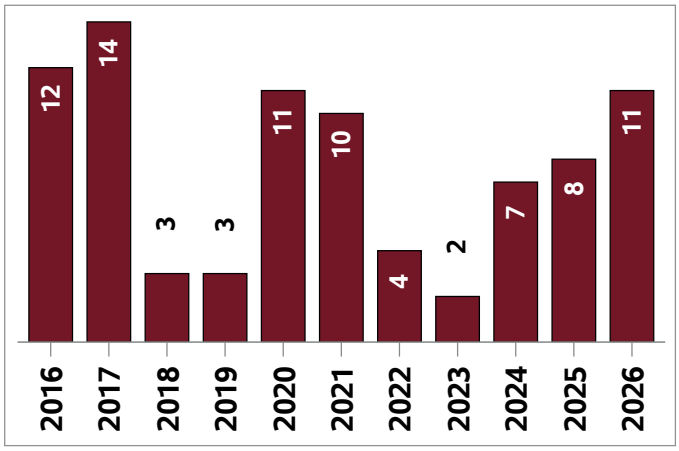
Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® Apartment Market Activity

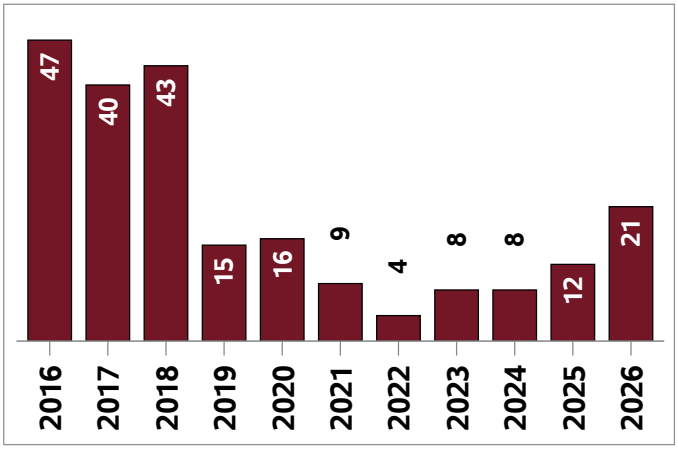
Sales Activity (October only)



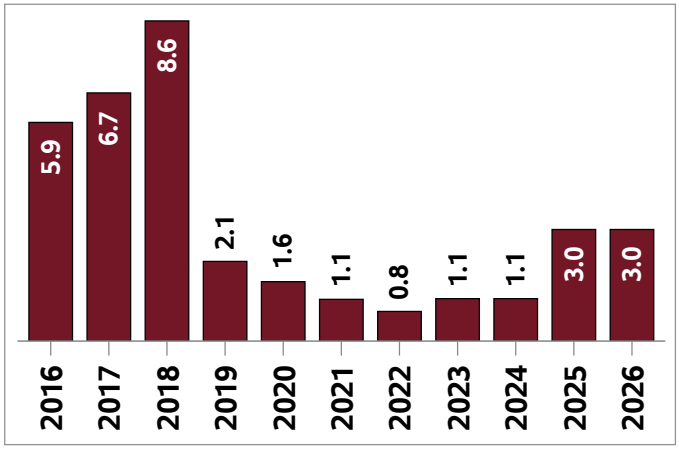
New Listings (October only)



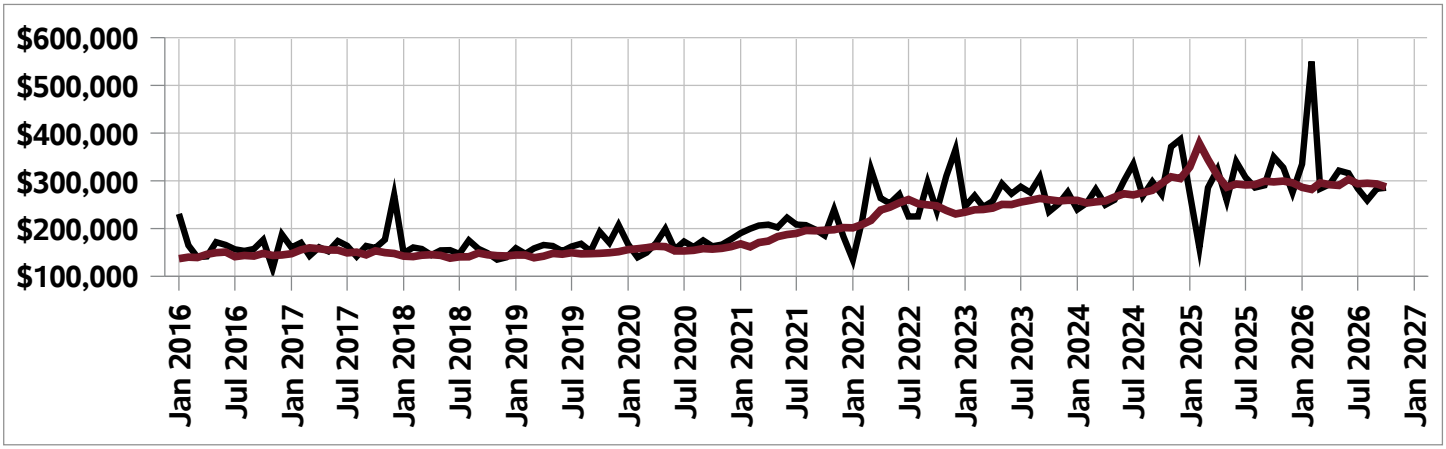
Active Listings (October only)



Months of Inventory (October only)



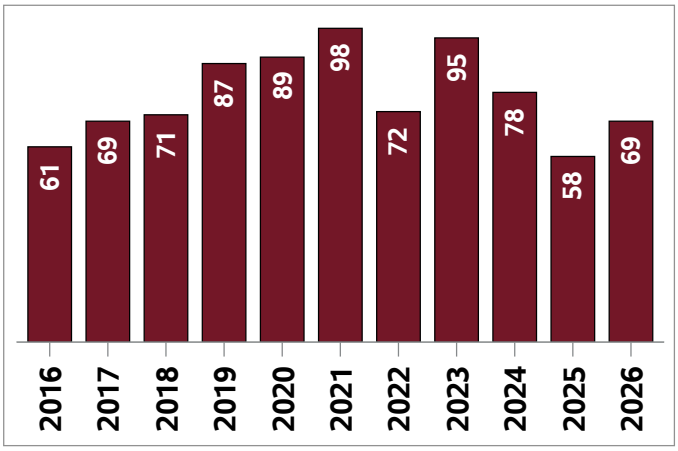
MLS® HPI Apartment Benchmark Price and Average Price



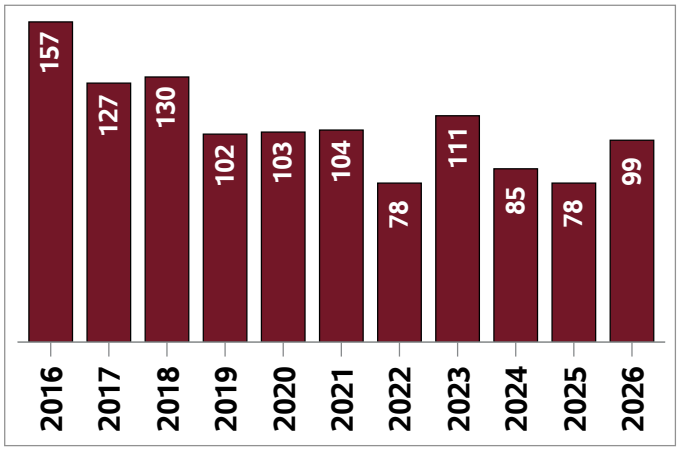
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Fredericton and Region
MLS® Apartment Market Activity

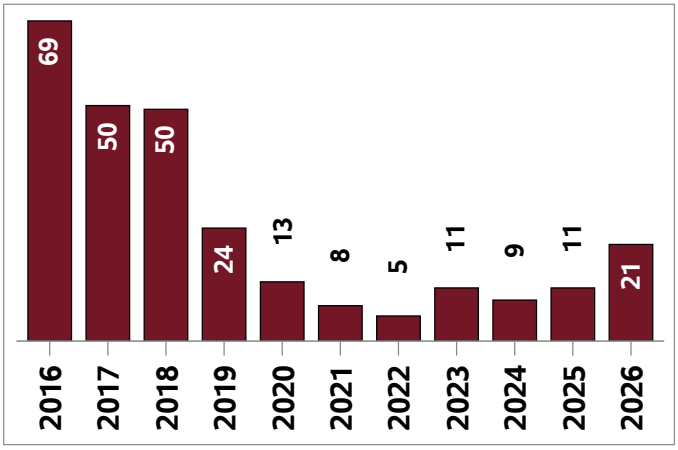
Sales Activity
(October Year-to-Date)



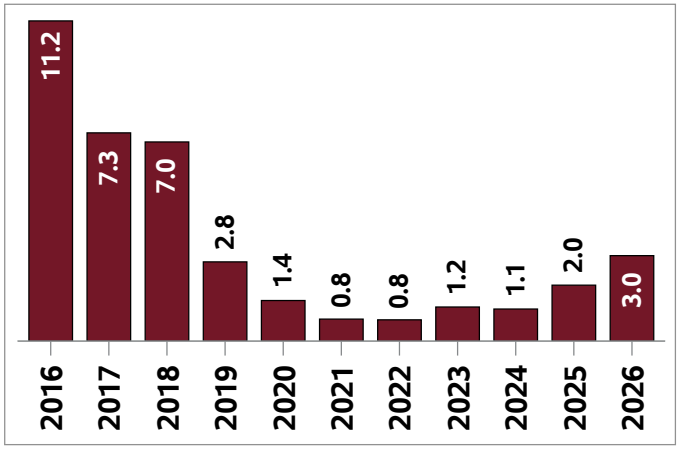
New Listings
(October Year-to-Date)



Active Listings [1]
(October Year-to-Date)



Months of Inventory [2]
(October Year-to-Date)



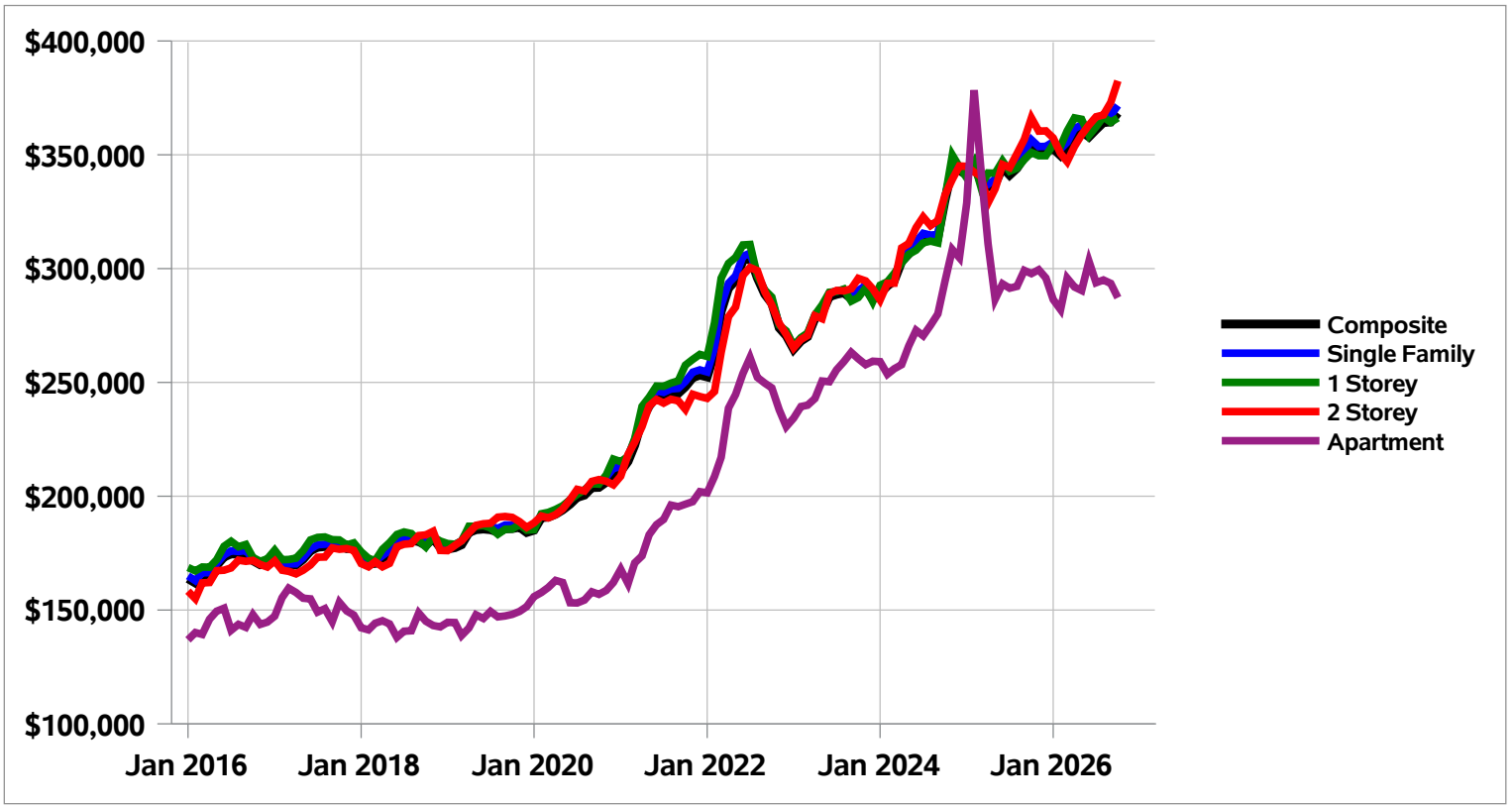
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Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price							
Benchmark Type:	October 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	**$368,400**	1.1	2.0	2.7	4.0	27.4	48.5
Single Family	**$371,700**	1.2	2.2	2.8	4.2	28.0	48.4
One Storey	**$366,200**	0.5	1.1	0.0	4.3	27.5	42.2
Two Storey	**$382,500**	2.5	4.3	8.1	4.5	29.4	60.6
Apartment	**$287,200**	-2.1	-2.2	-1.6	-3.6	10.3	46.2

MLS® HPI Benchmark Price



Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® HPI Benchmark Descriptions

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

Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® HPI Benchmark Descriptions

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

Source: Canadian MLS® Systems, CREA

Fredericton and Region
MLS® HPI Benchmark Descriptions

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