

Real Estate Boards in New Brunswick MLS® Statistical Report

Real Estate Boards in New Brunswick sets new annual MLS® home sales record in 2020

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 682 units in December 2020. This was a large increase of 46.7% from December 2019. This was also a new sales record for the month of December.

On an annual basis, home sales totaled a record 10,647 units over the course of 2020. This was an increase of 13% from the same period in 2019 and marked the highest year in history. This was also the first time sales in any year had ever reached above the 10,000 mark.

At the local level home sales activity posted increases in all areas of the province, rising in Saint John (56.7%), Northern and Valley Regions (56.5%), Fredericton (42.4%), and Greater Moncton (39.1%) on a year-over-year basis.

The average price of homes sold in December 2020 was \$198,172, rising 11.6% from December 2019.

The more comprehensive annual average price was \$197,646, rising 10.5% from all of 2019.

The dollar value of all home sales in December 2020 was \$135.2 million, a large increase of 63.7% from the same month in 2019. This was also a new record for the month of December.

There were 525 new residential listings in December 2020. This was an increase of 19.6% from the end of December 2019.

Active residential listings numbered 2,360 units at the end of December. This was a large decline of 41% from the end of December 2019. Active listings haven't been this low in the month of December in more than 15 years.

Months of inventory numbered 3.5 at the end of December 2020, down from the 8.6 months recorded at the end of December 2019 and below the long-run average of 13.5 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Important information

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The average price information quoted can be useful in establishing trends over time but does not indicate actual prices in centers comprising widely divergent neighbourhoods, or account for price differentials between geographical areas.

New Brunswick December 2020	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$33,638,438	\$28,644,410	141	\$203,152
Greater Moncton	\$60,487,338	\$58,025,338	256	\$226,661
Northern Region NBREA	\$15,588,762	\$12,270,937	97	\$126,505
Saint John	\$40,915,327	\$36,212,472	188	\$192,620
New Brunswick	\$150,629,865	\$135,153,157	682	\$198,172

The New Brunswick Real Estate Association represents over 950 agents, salespeople and affiliate members throughout the province. NBREA serves its members through a wide variety of educational programs, publications and special services. The association also provides all real estate licensing courses in the province and co-regulates the industry with the Financial and Consumer Services Commission. REALTOR® is a trademark that identifies real estate professionals who are members of the Canadian Real Estate Association and, as such, subscribe to a high standard of professional service and to a strict code of ethics.

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New Brunswick Real Estate Association Housing Market Update for December 2020*



*Based on residential data from the MLS® Systems of the Real Estate Boards in New Brunswick.
All percentage changes are year-over-year comparisons.



Home sales up 46.7%

Home sales numbered 682 units in December 2020, up 46.7% compared to the 465 units sold in December 2019.



Market balance

At the end of December 2020, the market balance was in sellers market territory.



New listings up 19.6%

There were 525 new listings added in December 2020, up 19.6% compared to the 439 listings added in December 2019.



Average price up 11.6%

The average price of homes sold in December 2020 was \$198,172, up 11.6% from \$177,531 in December 2019.



For more information visit www.creastats.crea.ca/board/NBREA

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