

Real Estate Boards in New Brunswick MLS® Statistical Report

MLS® home sales in New Brunswick shatter monthly record for January

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 655 units in January 2021. This was an increase of 21.5% from January 2020. This was also a new sales record for the month of January.

At the local level home sales activity posted increases in all areas of the province, rising in Greater Moncton (43.9%), Saint John (25.6%), Northern and Valley Regions (3.8%), and Fredericton (2.3%) on a year-over-year basis.

The average price of homes sold in January 2021 was \$205,074, rising 22.3% from January 2020.

The dollar value of all home sales in January 2021 was \$134.3 million, a large increase of 48.6% from the same month in 2020. This was also a new record for the month of January.

There were 753 new residential listings in January 2021. This was a decrease of 13.9% from the end of January 2020. This was the lowest number of new listings added in the month of January in more than two decades.

Active residential listings numbered 2,286 units at the end of January. This was a large decline of 43.3% from the end of January 2020. This is the first time in two decades the number of active listings have declined to such a low level.

Months of inventory numbered 3.5 at the end of January 2021, down from the 7.5 months recorded at the end of January 2020 and below the long-run average of 13.6 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

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.

Real Estate Boards in New Brunswick MLS® Statistical Report

New Brunswick January 2021	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$33,155,674	\$28,475,474	132	\$215,723
Greater Moncton	\$61,619,338	\$58,210,939	246	\$236,630
Northern Region NBREA	\$17,537,347	\$14,261,347	110	\$129,649
Saint John	\$37,151,709	\$33,375,484	167	\$199,853
New Brunswick	\$149,464,068	\$134,323,244	655	\$205,074

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.

New Brunswick Real Estate Association Housing Market Update for January 2021*



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

