

Real Estate Boards in New Brunswick MLS® Statistical Report

Overall MLS® market activity in New Brunswick continues to defy expectations in March.

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 1,162 units in March 2021. This was a substantial gain of 65.8% from March 2020 and was a new sales record for the month of March.

On a year-to-date basis, home sales totaled a record 2,643 units over the first three months of the year. Advancing 43.3% from the same period in 2020.

At the local level home sales activity posted increases in all areas of the province, rising in Northern and Valley Regions (104.8%), Fredericton (75.4%), Greater Moncton (68.2%), and Saint John (34.3%) on a year-over-year basis.

The average price of homes sold in March 2021 was a record \$253,870, up sharply by 32% from March 2020.

The more comprehensive year-to-date average price was \$232,718, an increase of 27.2% from the first three months of 2020.

The dollar value of all home sales in March 2021 was \$295 million, more than double the levels from a year earlier, leaping 118.8% from the same month in 2020. This was a new record for the month of March and was also the largest dollar value of homes sold for any month in history.

The number of new listings saw a remarkable gain of 70.3% from March 2020. There were 1,591 new residential listings in March 2021. This was the largest number of new listings added in the month of March in more than five years.

Active residential listings numbered 2,499 units on the market at the end of March, a sharp decrease of 38.8% from the end of March 2020. Although, still hovering near the lowest level in more than two decades, the uptick in the number of new listings helped prop up overall inventory for the first month over month increase since April 2020.

Months of inventory numbered 2.2 at the end of March 2021, down from the 5.8 months recorded at the end of March 2020 and below the long-run average of 10.3 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

Real Estate Boards in New Brunswick MLS® Statistical Report

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 March 2021	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$93,833,404	\$88,569,229	314	\$282,068
Greater Moncton	\$125,248,867	\$116,899,712	439	\$266,286
Northern Region NBREA	\$28,616,438	\$26,170,800	170	\$153,946
Saint John	\$74,474,972	\$63,357,648	239	\$265,095
New Brunswick	\$322,173,681	\$294,997,389	1,162	\$253,870

The New Brunswick Real Estate Association represents over 1,000 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.

Real Estate Boards in New Brunswick MLS® Statistical Report

New Brunswick Real Estate Association Housing Market Update for March 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.



Home sales up 65.8%

Home sales numbered 1,162 units in March 2021, up 65.8% compared to the 701 units sold in March 2020.



Market balance

At the end of March 2021, the market balance was in sellers market territory.



New listings up 70.3%

There were 1,591 new listings added in March 2021, up 70.3% compared to the 934 listings added in March 2020.



Average price up 32.0%

The average price of homes sold in March 2021 was \$253,870, up 32.0% from \$192,348 in March 2020.



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

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.