

Real Estate Boards in New Brunswick MLS® Statistical Report

New Brunswick MLS® home sales post second highest single month total ever

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 1,349 units in May 2021, climbing 72.5% from May 2020. This was a new sales record for the month of May.

Home sales were 32% above the five-year average and 49.7% above the 10-year average for the month of May.

On a year-to-date basis, home sales totaled a record 5,372 units over the first five months of the year. This was a significant increase of 73.4% 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 (103.4%), Greater Moncton (67.9%), Saint John (67%), and Fredericton (66%) on a year-over-year basis.

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$242,100 in May 2021, a gain of 30.2% compared to May 2020.

The benchmark price for single-family homes was \$244,000, an advance of 30.4% on a year-over-year basis in May. By comparison, the benchmark price for townhouse/row units was \$151,300, up by 25.8% compared to a year earlier, while the benchmark apartment price rose to \$201,100, an increase of 20.4% from year-ago levels.

The average price of homes sold in May 2021 was \$255,587, up sharply by 33.5% from May 2020.

The more comprehensive year-to-date average price was \$244,810, climbing 32.3% from the first five months of 2020.

The dollar value of all home sales in May 2021 was \$344.8 million, more than double the levels from a year earlier, leaping 130.2% from the same month in 2020. This was also a new record for the month of May.

The number of new listings saw a marked increase of 46.1% from May 2020. There were 1,712 new residential listings in May 2021.

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New listings were 1% above the five-year average and 6.2% below the 10-year average for the month of May.

Active residential listings numbered 2,893 units on the market at the end of May, declining 29.8% from the end of May 2020. Active listings haven't been this low in the month of May in more than two decades.

Active listings were 45.6% below the five-year average and 56.1% below the 10-year average for the month of May.

Months of inventory numbered 2.1 at the end of May 2021, down from the 5.3 months recorded at the end of May 2020 and below the long-run average of 7.8 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.

New Brunswick May 2021	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$95,767,923	\$91,920,253	352	\$261,137
Greater Moncton	\$130,886,571	\$126,427,155	440	\$287,334
Northern Region NBREA	\$46,239,036	\$44,134,426	238	\$185,439
Saint John	\$91,636,978	\$82,304,678	319	\$258,008
New Brunswick	\$364,530,508	\$344,786,512	1,349	\$255,587

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.

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New Brunswick Real Estate Association

Housing Market Update for May 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 72.5%

Home sales numbered 1,349 units in May 2021, up 72.5% compared to the 782 units sold in May 2020.



Market balance

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



New listings up 46.1%

There were 1,712 new listings added in May 2021, up 46.1% compared to the 1,172 listings added in May 2020.



Benchmark price up 30.2%

The benchmark price was \$242,100 in May 2021, up 30.2% from \$185,900 in May 2020.



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

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