

# ***Real Estate Boards in New Brunswick MLS® Statistical Report***

## **New Brunswick's hot resale real estate market continues setting new records in November**

The number of homes sold through the MLS® Systems of real estate Boards in New Brunswick totaled 952 units in November 2020. This was a large increase of 47.4% from November 2019. This was also a new sales record for the month of November.

On a year-to-date basis, home sales totaled a record 9,963 units over the first 11 months of the year, improving by 11.2% from the same period last year. With one month still to be counted in 2020 MLS® home sales in New Brunswick have already surpassed 2019's full year totals by more than 500 units.

At the local level MLS® home sales activity posted year-over-year increases in Greater Moncton (60.7%), Saint John (30.1%), Northern and Valley Regions (65.5%), and Fredericton (35.4%).

The average price of homes sold in November 2020 was \$203,907, rising 11.8% from November 2019.

The more comprehensive year-to-date average price was \$197,604, increasing 10.5% from the first 11 months of 2019.

The dollar value of all home sales in November 2020 was \$194.1 million, a notable gain of 64.8% from the same month in 2019. This was also a new record for the month of November.

There were 813 new residential listings in November 2020. This was up 8.3% from the end of November 2019. Home sales outpaced new listings by a wide margin in November, further deteriorating inventory.

Active residential listings numbered 2,895 units at the end of November. This was a large decline of 37.8% from the end of November 2019. Overall inventories have declined to levels not seen since 2001.

Months of inventory numbered 3 at the end of November 2020, down from the 7.2 months recorded at the end of November 2019 and below the long-run average of 11.4 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.

<b>New Brunswick November 2020</b>	<b>Total Dollar Volume</b>	<b>Residential Dollar Volume</b>	<b>Residential Sales</b>	<b>Residential Average Price</b>
Fredericton	\$41,840,327	\$38,809,416	199	\$195,022
Greater Moncton	\$89,324,937	\$86,152,687	384	\$224,356
Northern Region NBREA	\$22,857,185	\$21,974,700	144	\$152,602
Saint John	\$50,981,911	\$47,183,061	225	\$209,702
New Brunswick	\$205,004,360	\$194,119,864	952	\$203,907

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 November 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 47.4%

Home sales numbered 952 units in November 2020, up 47.4% compared to the 646 units sold in November 2019.



### Market balance

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



### New listings up 8.3%

There were 813 new listings added in November 2020, up 8.3% compared to the 751 listings added in November 2019.



### Average price up 11.8%

The average price of homes sold in November 2020 was \$203,907, up 11.8% from \$182,366 in November 2019.



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