

Real Estate Boards in New Brunswick MLS® Statistical Report

Real Estate Boards in New Brunswick MLS® home sales reach new monthly record

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 1,394 units in April 2021. This was more than double the levels from a year earlier, surging 195.3% from April 2020. Although this gain is partially reflective of the deep lows from last year it is more so about the stratospheric level of current demand. This was also a new sales record for the month of April and was the highest level for any month in history.

Home sales were 74% above the five-year average and 94.2% above the 10-year average for the month of April.

On a year-to-date basis, home sales totaled a record 4,031 units over the first four months of the year. This was a substantial gain of 74.1% 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 (254.7%), Greater Moncton (241.3%), Fredericton (159.4%), and Saint John (155.9%) on a year-over-year basis.

The average price of homes sold in April 2021 was a record \$257,649, an advance of 41.3% from April 2020.

The more comprehensive year-to-date average price was \$241,604, up sharply by 32.1% from the first four months of 2020.

The dollar value of all home sales in April 2021 was \$359.2 million, more than double the levels from a year earlier, an astronomical gain of 317.3% from the same month in 2020. This was a new record for the month of April and was also the largest dollar value of homes sold for any month in history.

The number of new listings more than doubled the levels from a year earlier, leaping 172.1% from April 2020. This outsized gain was also partially the result of new listings bottoming out last April. There were 1,709 new residential listings in April 2021. This was the largest number of new listings added in the month of April in five years.

New listings were 23.5% above the five-year average and 8.8% above the 10-year average for the month of April.

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Active residential listings numbered 2,665 units on the market at the end of April, a significant reduction of 33.2% from the end of April 2020. Active listings haven't been this low in the month of April in more than two decades.

Active listings were 46.5% below the five-year average and 56.5% below the 10-year average for the month of April.

Months of inventory numbered 1.9 at the end of April 2021, down from the 8.5 months recorded at the end of April 2020 and below the long-run average of 9.4 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

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 April 2021	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$105,811,525	\$99,611,450	371	\$268,494
Greater Moncton	\$141,103,481	\$133,035,668	471	\$282,454
Northern Region NBREA	\$40,298,473	\$39,206,223	227	\$172,715
Saint John	\$95,192,976	\$87,309,359	325	\$268,644
New Brunswick	\$382,406,455	\$359,162,700	1,394	\$257,649

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 April 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 195%

Home sales numbered 1,394 units in April 2021, up 195% compared to the 472 units sold in April 2020.



Market balance

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



New listings up 172%

There were 1,709 new listings added in April 2021, up 172% compared to the 628 listings added in April 2020.



Average price up 41.3%

The average price of homes sold in April 2021 was \$257,649, up 41.3% from \$182,368 in April 2020.



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

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