

## ***Real Estate Boards in New Brunswick MLS<sup>®</sup> Statistical Report***

### **February 2021 was a record setting month for residential MLS<sup>®</sup> activity in New Brunswick**

The number of homes sold through the MLS<sup>®</sup> System of real estate Boards in New Brunswick totaled 824 units in February 2021. This was up sharply by 36.4% from February 2020. This was a new sales record for the month of February, obliterating the previous record set just last year by 220 sales.

On a year-to-date basis, home sales totaled a record 1,491 units over the first two months of the year. This was a significant increase of 30.4% 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 (67.5%), Fredericton (35.6%), Saint John (31.5%), and Greater Moncton (30%) on a year-over-year basis.

In February 2021 the average price of homes sold rose by 20.9% to a record \$224,785, year-over-year.

The more comprehensive year-to-date average price was \$215,998, increasing by 21.8% from the first two months of 2020.

The dollar value of all home sales in February 2021 was \$185.2 million, an advance of 65% from the same month in 2020. This was also a new record for the month of February.

The number of new listings was down modestly, by 2.7% from February 2020. In February 2021 there were 870 new residential listings.

Active residential listings numbered 2,221 at the end of February. Declining 45.9% from the end of February 2020. Active listings haven't been this low in the month of February in two decades.

Months of inventory numbered 2.7 at the end of February 2021, down from the 6.8 months recorded at the end of February 2020 and below the long-run average of 11.8 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.

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## **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.

<b>New Brunswick February 2021</b>	<b>Total Dollar Volume</b>	<b>Residential Dollar Volume</b>	<b>Residential Sales</b>	<b>Residential Average Price</b>
Fredericton	\$45,048,409	\$41,417,059	183	\$226,323
Greater Moncton	\$88,096,938	\$77,616,612	299	\$259,587
Northern Region NBREA	\$20,418,850	\$19,398,850	129	\$150,379
Saint John	\$51,217,164	\$46,790,674	213	\$219,675
New Brunswick	\$204,781,361	\$185,223,195	824	\$224,785

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 February 2021\*



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



### Home sales up 36.4%

Home sales numbered 824 units in February 2021, up 36.4% compared to the 604 units sold in February 2020.



### Market balance

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



### New listings down 2.7%

There were 870 new listings added in February 2021, down 2.7% compared to the 894 listings added in February 2020.



### Average price up 20.9%

The average price of homes sold in February 2021 was \$224,785, up 20.9% from \$185,905 in February 2020.



For more information visit [www.creastats.crea.ca/board/NBREA](http://www.creastats.crea.ca/board/NBREA)

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