

New Brunswick home sales and listings continue to surge in rebound, home sales break all-time record

The number of homes sold through the MLS® Systems of real estate Boards in New Brunswick totaled 1,230 units in June 2020. This was an increase of 25.4% from June 2019. This was also a new sales record for the month of June and was the highest level for any month in history.

On a year-to-date basis, home sales totalled 4,335 units over the first six months of the year. This was down 4.7% from 2019.

At the local level home sales activity posted a year-over-year increase in all regions of the province, with gains in Fredericton (+53.3%), the Northern Region (+24.7%), Greater Moncton (+21.2%), and Saint John (+4.7%).

The average price of homes sold in New Brunswick was a record \$199,327 in June 2020, rising 14% from June 2019.

The more comprehensive year-to-date average price was \$189,081, up 5.9% from the first six months of 2019.

There were 1,534 new residential listings added to the MLS® Systems of real estate Boards in New Brunswick in June 2020. This edged down 3.6% on a year-over-year basis but stood well above levels from the previous three months.

Overall supply has trended lower over the last five years and is now dropping sharply. Active residential listings numbered 3,889 units at the end of June. This was a large decline of 34.7% from the end of June 2019.

Months of inventory numbered 3.2 at the end of June 2020, down from the 6.1 months recorded at the end of June 2019 and below the long-run average of 8.6 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.

New Brunswick June 2020	Residential Dollar Volume	Total Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$81,428,201	\$85,329,301	374	\$217,722
Greater Moncton	\$87,495,399	\$93,153,149	406	\$215,506
Northern Region and Valley, NBREA	\$22,391,238	\$23,811,363	182	\$123,029
Saint John	\$53,857,592	\$59,271,542	268	\$200,961
Provincial	\$245,172,429	\$261,565,354	1,230	\$199,327

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.

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 Real Estate Association Housing Market Update for June 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.*

