



Real Estate Boards in New Brunswick MLS® home sales crack 600 for only second January in history as supply remains in free fall

The number of homes sold through the MLS® System of real estate Boards in New Brunswick totaled 621 units in January 2022. This was a moderate decrease of 6.5% from January 2021.

Home sales were 14.8% above the five-year average and 38.3% above the 10-year average for the month of January.

At the local level home sales activity posted an increase in Northern and Valley Regions (39.4%) and recorded declines in Saint John (-12.8%), Greater Moncton (-14.6%), and Fredericton (-20.6%) 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 \$275,000 in January 2022, a jump of 32% compared to January 2021.

The benchmark price for single-family homes was \$277,200, a substantial gain of 32% on a year-over-year basis in January. By comparison, the benchmark price for townhouse/row units was \$182,100, an advance of 37.3% compared to a year earlier, while the benchmark apartment price was \$219,300, up by 22.2% from year-ago levels.

The average price of homes sold in January 2022 was \$261,587, a gain of 28.5% from January 2021.

The dollar value of all home sales in January 2022 was \$162.4 million, an increase of 20.2% from the same month in 2021. This was also a new record for the month of January.

The number of new listings saw a big reduction of 20.8% from January 2021. There were 609 new residential listings in January 2022. This was the lowest number of new listings added in the month of January in more than three decades.

New listings were 28.3% below the five-year average and 42.5% below the 10-year average for the month of January.



Active residential listings numbered 1,443 units on the market at the end of January, a substantial reduction of 42% from the end of January 2021. Active listings haven't been this low in the month of January in more than two decades.

Active listings were 59.6% below the five-year average and 70.1% below the 10-year average for the month of January.

Months of inventory numbered 2.3 at the end of January 2022, down from the 3.7 months recorded at the end of January 2021 and below the long-run average of 12.2 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 January 2022	Total Dollar Volume	Residential Dollar Volume	Residential Sales	Residential Average Price
Fredericton	\$33,137,969	\$25,845,369	108	\$239,309
Greater Moncton	\$90,239,948	\$71,185,498	211	\$337,372
Northern Region NBREA	\$30,206,088	\$26,037,701	152	\$171,301
Saint John	\$50,647,868	\$39,376,918	150	\$262,513
New Brunswick	\$204,231,873	\$162,445,486	621	\$261,587

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.