



**Saint John and Area
Residential Market Activity and
MLS® Home Price Index Report
April 2023**





Actual	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	147	-32.9%	-53.0%	16.7%	-14.0%	-25.4%	9.7%
Dollar Volume	\$45,922,631	-31.4%	-44.6%	115.6%	38.4%	37.1%	95.3%
New Listings	216	-36.3%	-47.3%	47.9%	-43.0%	-57.2%	-55.9%
Active Listings	434	-13.0%	-40.5%	-54.9%	-73.5%	-77.8%	-77.7%
Sales to New Listings Ratio ¹	68.1	64.6	76.3	86.3	45.1	39.0	27.3
Months of Inventory ²	3.0	2.3	2.3	7.6	9.6	9.9	14.5
Average Price	\$312,399	2.3%	18.0%	84.8%	60.9%	83.7%	78.1%
Median Price	\$290,000	5.1%	28.9%	95.6%	93.3%	91.4%	78.7%
Sale to List Price Ratio ³	102.9	108.8	99.3	93.1	94.5	93.4	94.0
Median Days on Market	23.0	21.0	30.0	52.5	66.0	80.0	72.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	495	-33.6%	-46.2%	-16.1%	-2.6%	-4.3%	19.3%
Dollar Volume	\$139,847,900	-36.7%	-37.2%	29.4%	51.0%	68.1%	102.0%
New Listings	682	-30.5%	-39.8%	-17.7%	-49.5%	-58.3%	-54.1%
Active Listings ⁴	417	-0.8%	-36.4%	-58.4%	-72.5%	-76.2%	-75.9%
Sales to New Listings Ratio ⁵	72.6	75.9	81.2	71.2	37.6	31.6	27.9
Months of Inventory ⁶	3.4	2.3	2.8	6.8	12.0	13.5	16.7
Average Price	\$282,521	-4.7%	16.7%	54.2%	54.9%	75.6%	69.3%
Median Price	\$270,000	3.8%	33.7%	68.8%	80.0%	89.5%	74.2%
Sale to List Price Ratio ⁷	100.9	106.3	98.1	93.8	92.9	92.5	93.3
Median Days on Market	26.0	22.0	36.0	58.0	69.0	90.0	84.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

⁵ Sum of sales from January to current month / sum of new listings from January to current month.

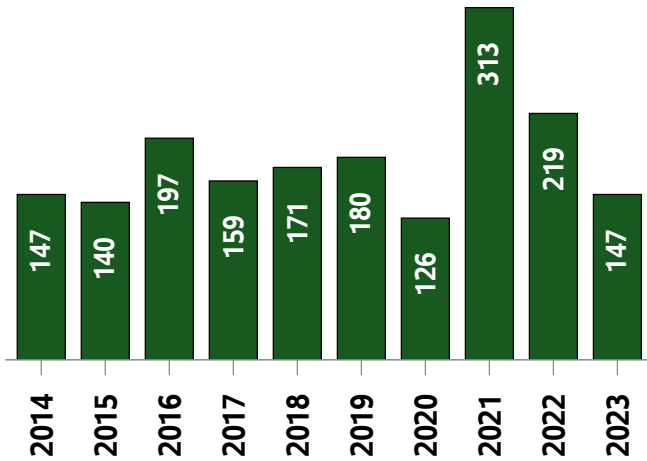
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

⁷ Sale price / list price * 100; average for all homes sold so far this year.

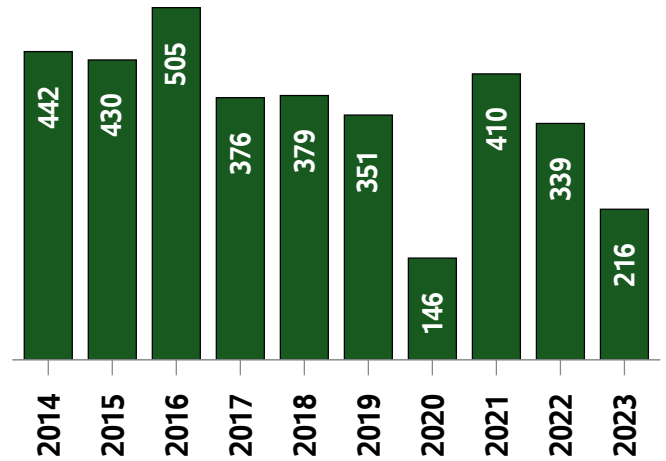
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



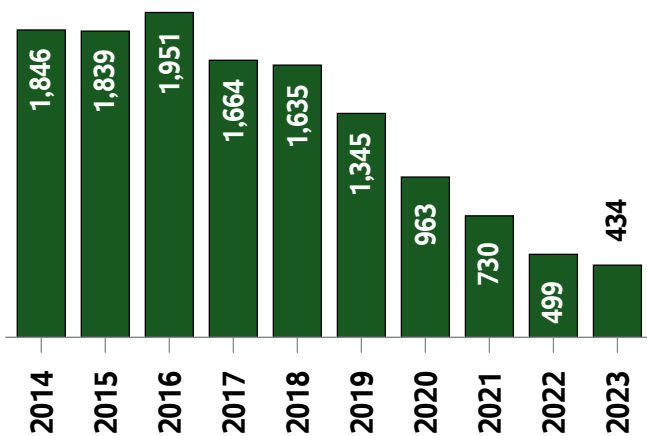
Sales Activity (April only)



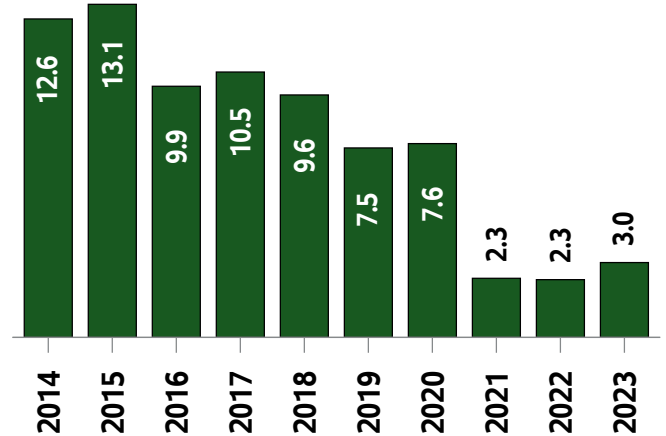
New Listings (April only)



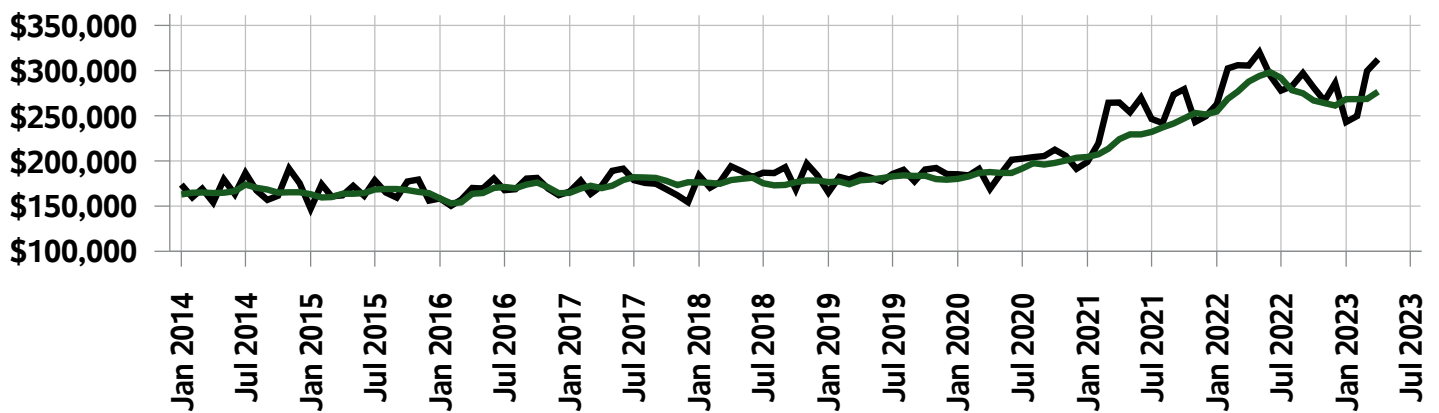
Active Listings (April only)



Months of Inventory (April only)

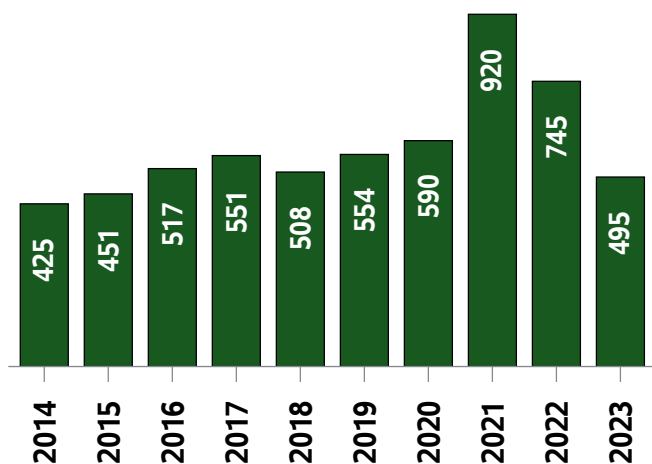


MLS® HPI Composite Benchmark Price and Average Price

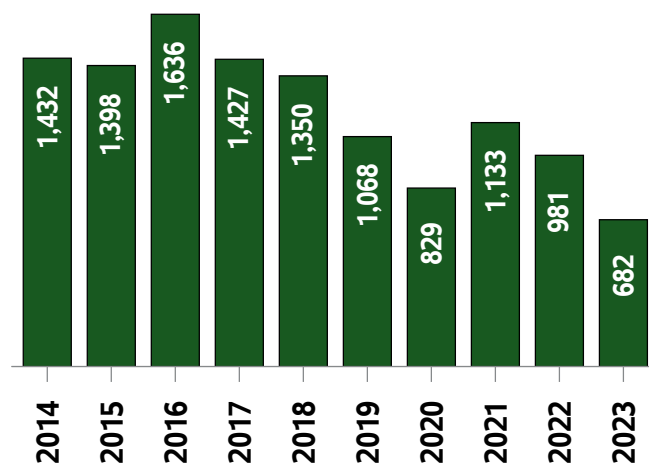




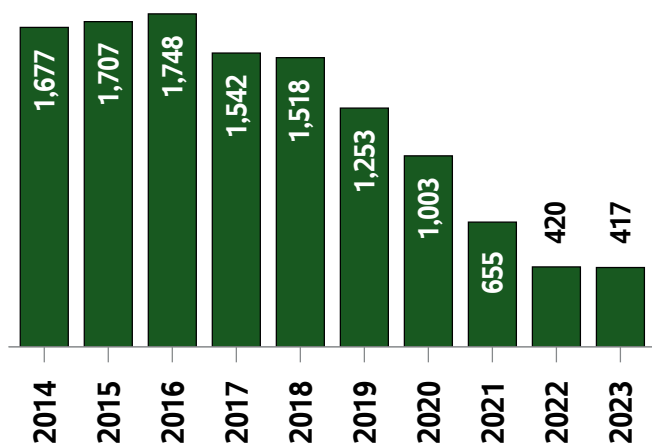
Sales Activity (April Year-to-date)



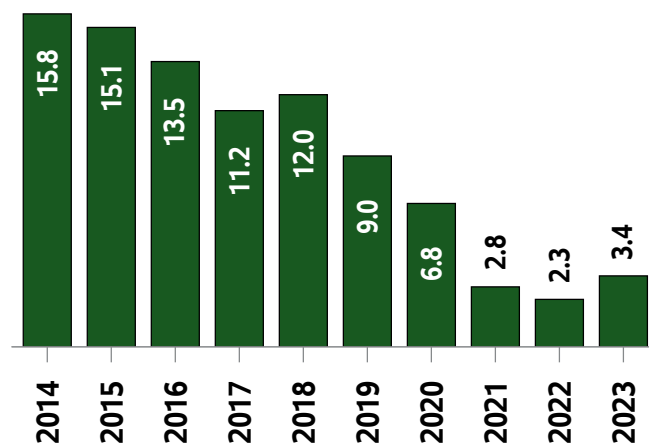
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.



Actual	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	116	-31.0%	-53.6%	12.6%	-12.8%	-15.9%	16.0%
Dollar Volume	\$38,267,895	-30.0%	-46.2%	111.3%	41.2%	48.2%	105.2%
New Listings	165	-36.0%	-48.3%	29.9%	-45.0%	-52.0%	-52.7%
Active Listings	337	-10.6%	-37.0%	-55.0%	-71.0%	-73.5%	-74.9%
Sales to New Listings Ratio ¹	70.3	65.1	78.4	81.1	44.3	40.1	28.7
Months of Inventory ²	2.9	2.2	2.1	7.3	8.7	9.2	13.4
Average Price	\$329,896	1.4%	15.9%	87.6%	61.9%	76.4%	76.9%
Median Price	\$300,000	3.6%	22.4%	94.3%	94.8%	78.8%	74.9%
Sale to List Price Ratio ³	103.9	108.6	99.7	93.6	94.7	94.1	94.2
Median Days on Market	23.0	20.5	29.5	51.0	65.0	84.5	69.5

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	377	-32.3%	-47.9%	-20.0%	3.6%	1.6%	22.4%
Dollar Volume	\$111,360,664	-37.9%	-40.7%	20.2%	58.1%	74.3%	105.0%
New Listings	511	-30.2%	-40.2%	-22.7%	-48.3%	-53.9%	-51.0%
Active Listings ⁴	330	6.1%	-33.0%	-57.0%	-68.2%	-71.2%	-72.2%
Sales to New Listings Ratio ⁵	73.8	76.1	84.8	71.3	36.8	33.5	29.6
Months of Inventory ⁶	3.5	2.2	2.7	6.5	11.4	12.3	15.4
Average Price	\$295,386	-8.2%	13.8%	50.2%	52.6%	71.5%	67.4%
Median Price	\$280,000	-1.8%	28.4%	60.0%	73.9%	80.6%	71.8%
Sale to List Price Ratio ⁷	101.2	105.9	98.0	94.4	93.5	92.9	93.3
Median Days on Market	27.0	22.0	37.0	55.0	61.5	89.0	81.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

⁵ Sum of sales from January to current month / sum of new listings from January to current month.

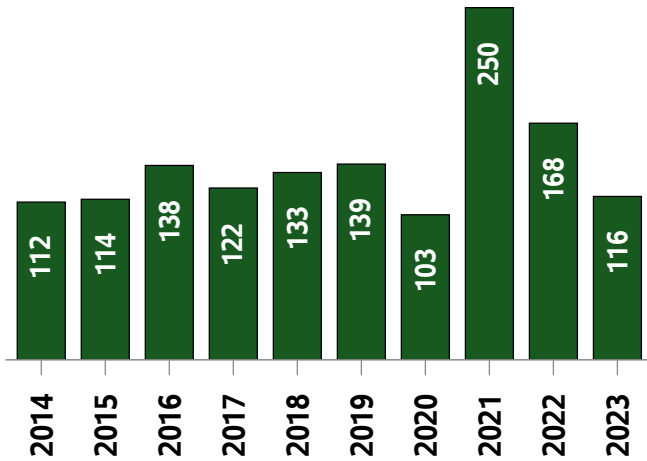
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

⁷ Sale price / list price * 100; average for all homes sold so far this year.

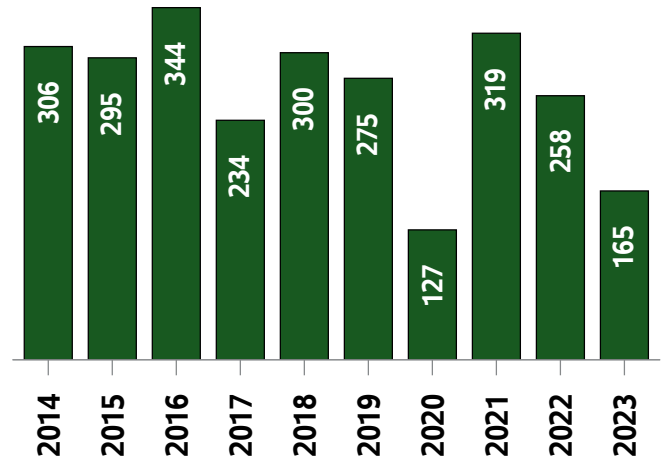
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



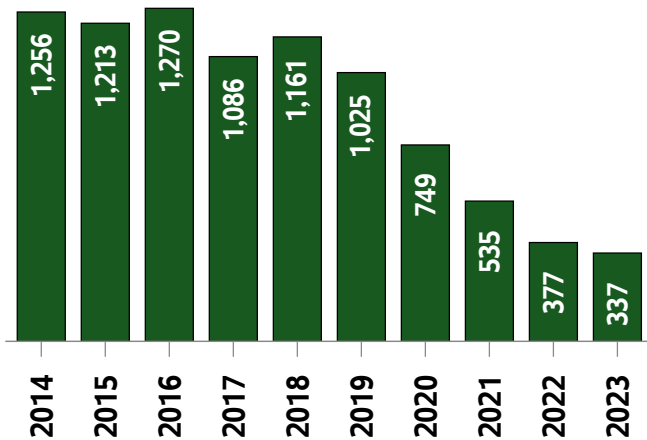
Sales Activity (April only)



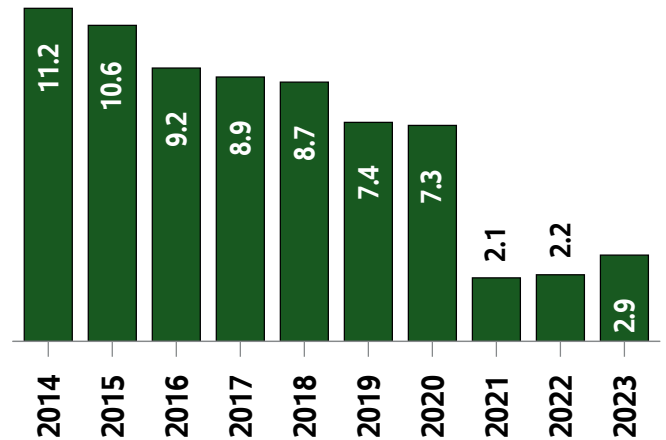
New Listings (April only)



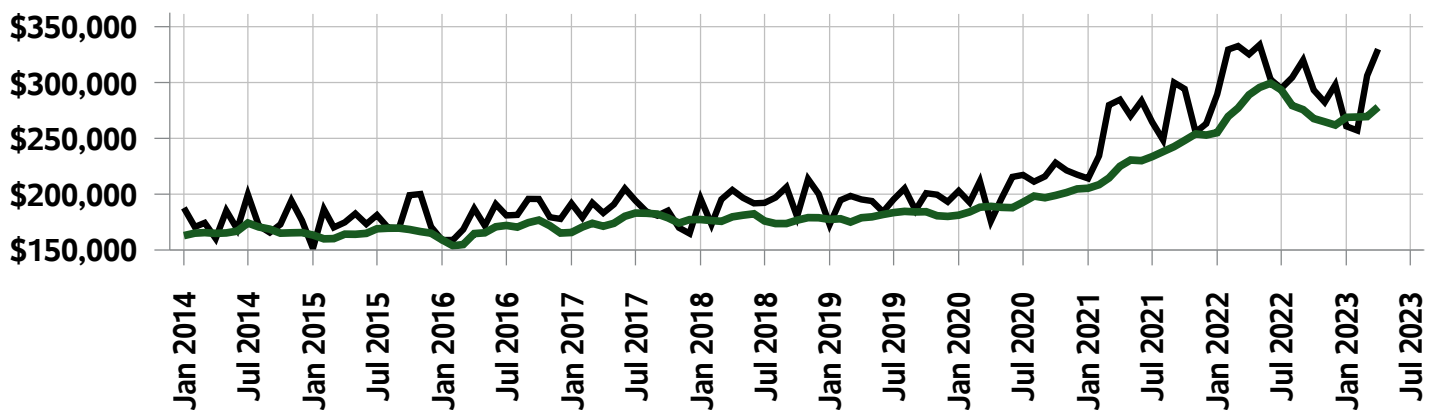
Active Listings (April only)



Months of Inventory (April only)

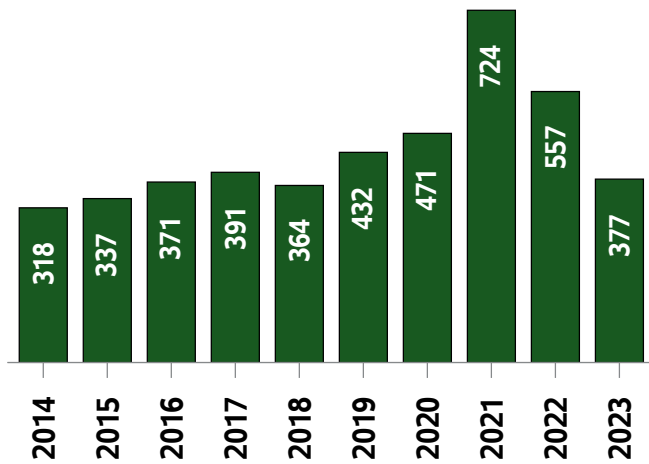


MLS® HPI Single Family Benchmark Price and Average Price

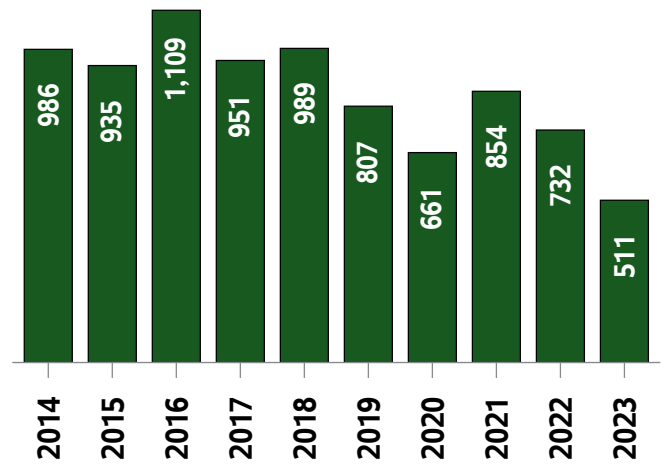




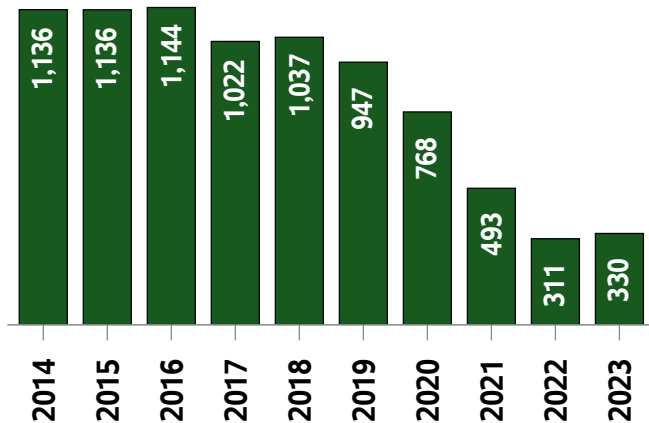
Sales Activity (April Year-to-date)



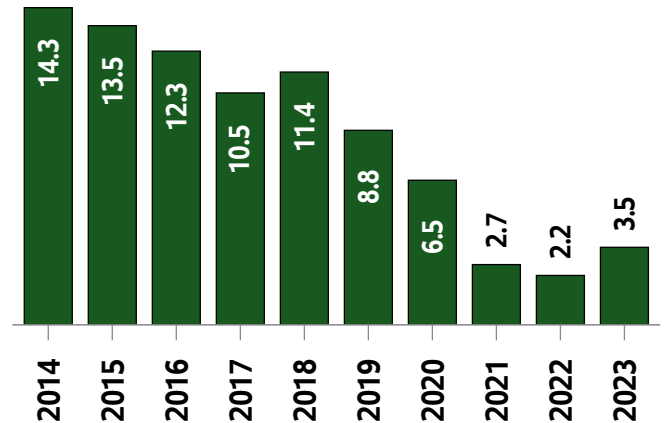
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.



Actual	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	1	-75.0%	-85.7%	-50.0%	-66.7%	-88.9%	-50.0%
Dollar Volume	\$424,900	-68.3%	-66.4%	-2.1%	-31.3%	-53.5%	98.1%
New Listings	1	-85.7%	-92.9%	0.0%	-80.0%	-80.0%	-85.7%
Active Listings	2	-77.8%	-96.0%	-90.0%	-97.1%	-96.4%	-95.1%
Sales to New Listings Ratio ¹	100.0	57.1	50.0	200.0	60.0	180.0	28.6
Months of Inventory ²	2.0	2.3	7.1	10.0	22.7	6.1	20.5
Average Price	\$424,900	26.8%	135.1%	95.9%	106.0%	318.6%	296.2%
Median Price	\$424,900	12.6%	149.9%	95.9%	205.9%	279.4%	296.2%
Sale to List Price Ratio ³	100.0	103.3	94.4	95.3	95.8	92.1	93.3
Median Days on Market	11.0	16.5	32.0	69.0	70.0	94.0	140.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	11	-56.0%	-54.2%	-21.4%	-15.4%	-26.7%	83.3%
Dollar Volume	\$3,346,300	-43.3%	-25.0%	64.1%	53.8%	126.2%	232.8%
New Listings	10	-56.5%	-77.3%	-23.1%	-73.0%	-75.0%	-73.0%
Active Listings ⁴	4	-66.7%	-91.0%	-87.3%	-94.7%	-93.8%	-90.8%
Sales to New Listings Ratio ⁵	110.0	108.7	54.5	107.7	35.1	37.5	16.2
Months of Inventory ⁶	1.3	1.7	6.5	7.9	20.5	15.1	25.5
Average Price	\$304,209	29.0%	63.7%	108.9%	81.7%	208.5%	81.5%
Median Price	\$176,000	-15.4%	15.4%	28.2%	26.7%	57.1%	46.7%
Sale to List Price Ratio ⁷	98.7	100.8	96.7	94.0	95.6	92.1	94.2
Median Days on Market	26.0	26.0	33.5	73.0	70.0	94.0	110.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

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⁵ Sum of sales from January to current month / sum of new listings from January to current month.

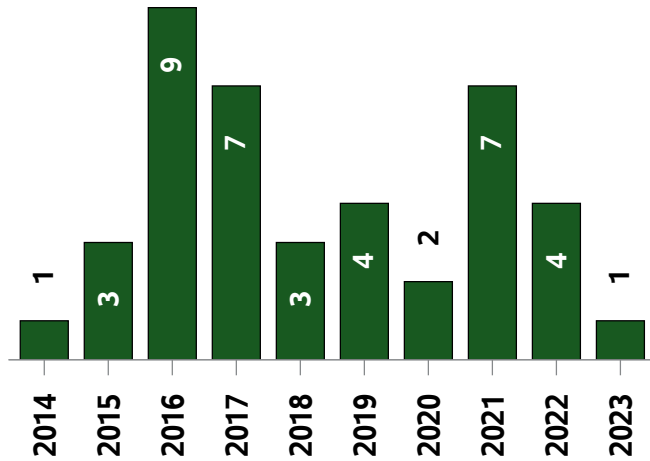
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⁷ Sale price / list price * 100; average for all homes sold so far this year.

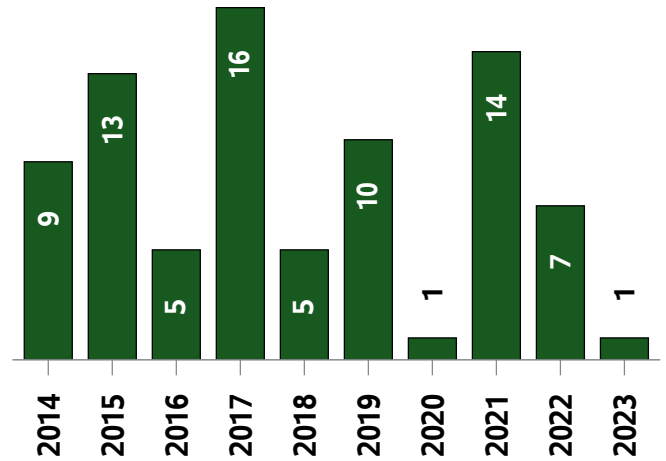
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



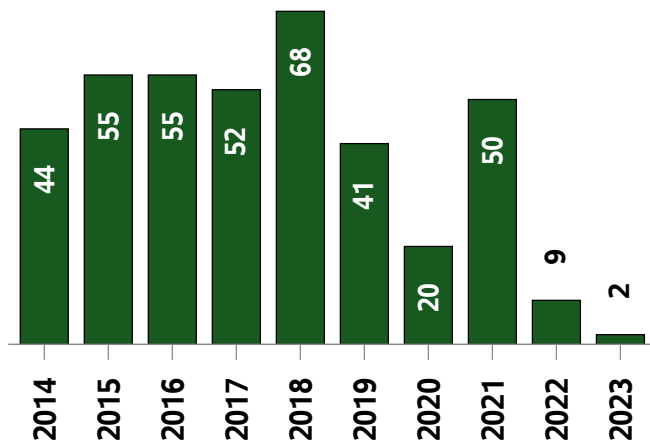
Sales Activity (April only)



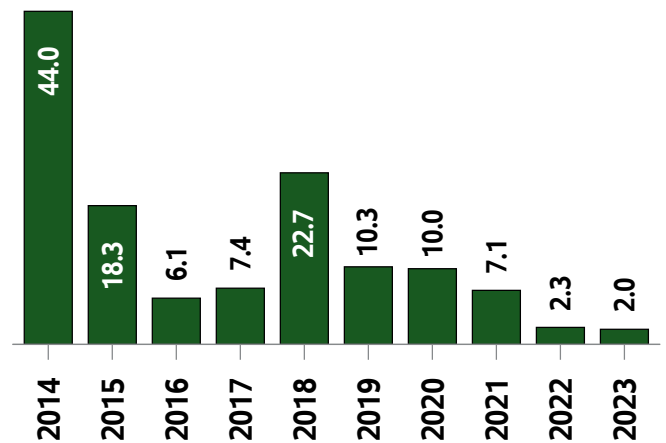
New Listings (April only)



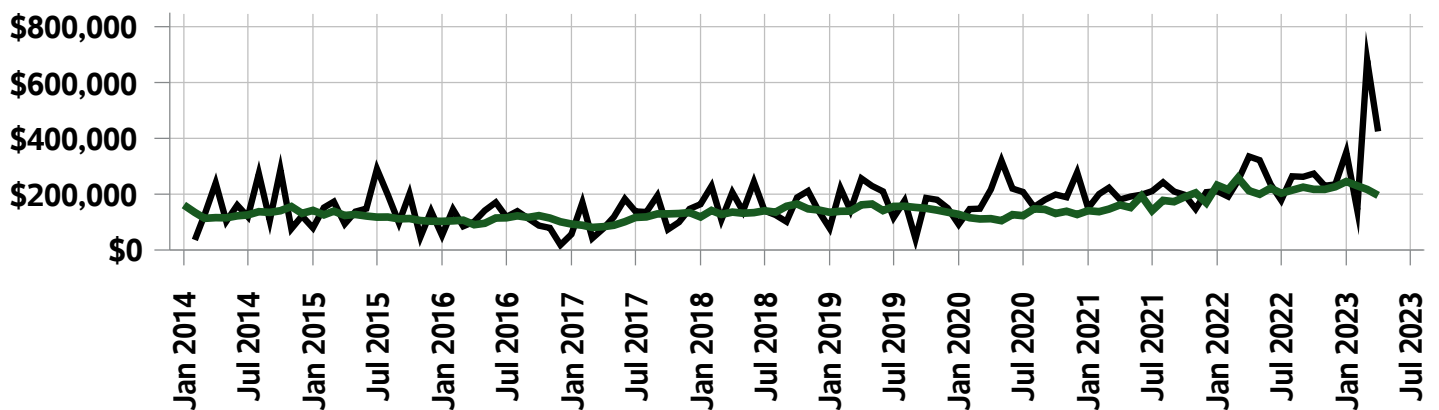
Active Listings (April only)



Months of Inventory (April only)

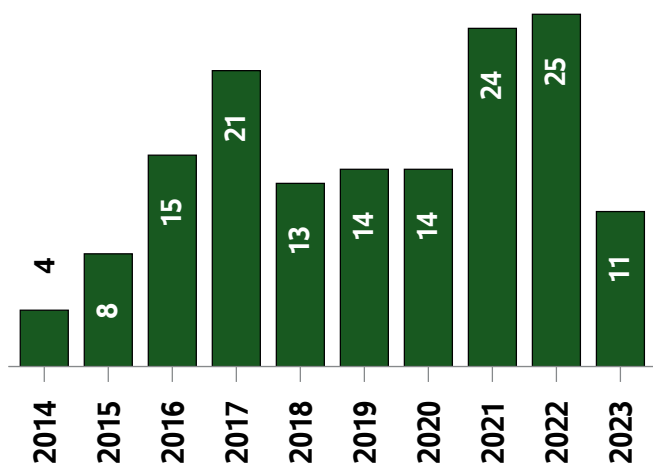


MLS® HPI Apartment Benchmark Price and Average Price

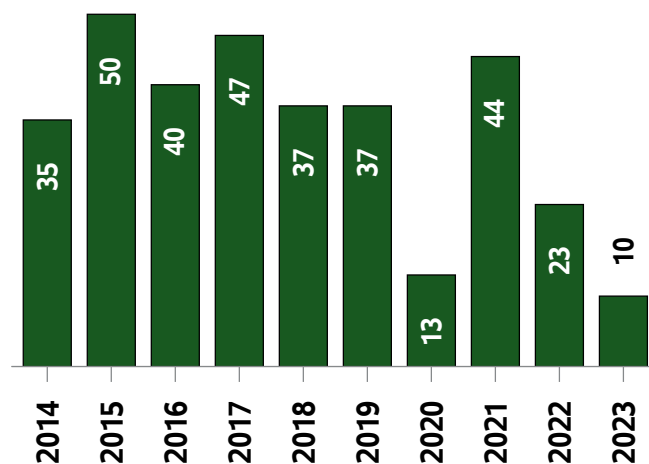




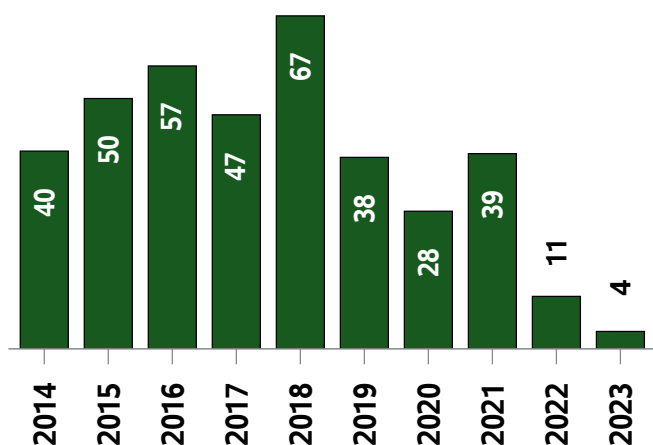
Sales Activity (April Year-to-date)



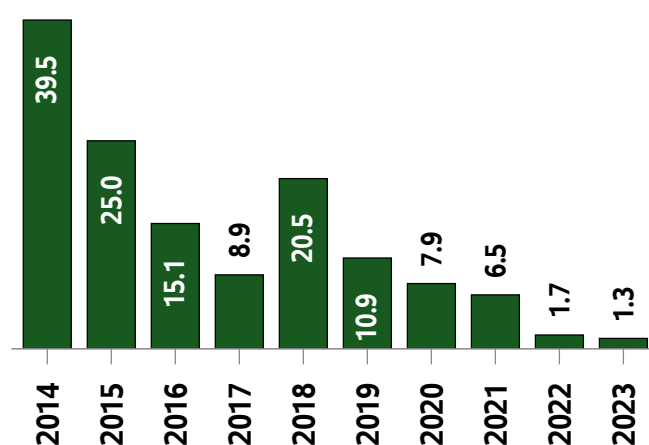
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

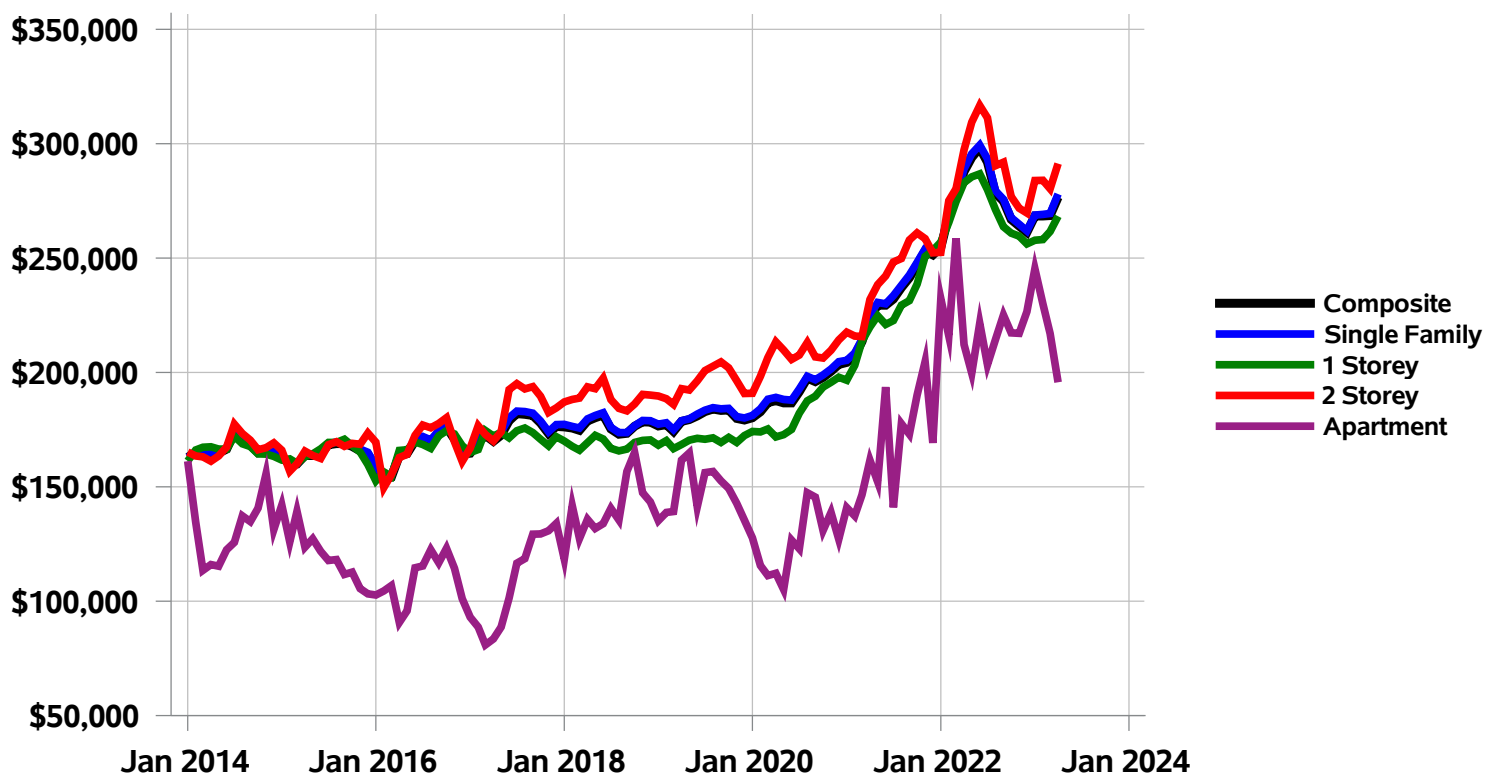
² Average active listings January to the current month / average sales January to the current month.



MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$276,600	3.0	3.1	3.6	-3.9	47.4	54.7
Single Family	\$278,000	3.2	3.4	3.8	-3.8	47.0	54.7
One Storey	\$268,300	2.6	4.1	2.8	-5.2	56.2	58.5
Two Storey	\$291,300	3.9	2.6	5.2	-2.0	36.5	50.4
Apartment	\$195,700	-9.8	-20.2	-9.9	-7.8	74.4	44.1

MLS® HPI Benchmark Price





Composite 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1461
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	1984

Single Family 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1475
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15681
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1984



1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1349
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	16250
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1985

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1691
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15187
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1982



Apartment

Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1000
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	2004