



**Saint John and Area
Residential Market Activity and
MLS® Home Price Index Report
June 2022**



Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	325	-3.0	22.6	28.0	39.5	54.8	95.8
Dollar Volume	\$95,470,223	5.5	79.4	111.9	114.0	181.6	253.1
New Listings	386	-1.3	3.8	-4.0	-28.0	-31.8	-17.3
Active Listings	566	-26.9	-44.3	-62.2	-70.2	-75.0	-73.6
Sales to New Listings Ratio ¹	84.2	85.7	71.2	63.2	43.5	37.1	35.5
Months of Inventory ²	1.7	2.3	3.8	5.9	8.1	10.8	12.9
Average Price	\$293,755	8.8	46.3	65.6	53.5	81.9	80.4
Median Price	\$285,000	24.0	61.8	78.1	71.7	83.3	91.0
Sale to List Price Ratio ³	105.5	100.7	95.4	94.3	93.4	92.6	93.4
Median Days on Market	22.0	28.0	46.0	50.0	63.0	69.5	70.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	1,331	-14.8	27.5	27.6	35.5	66.0	58.1
Dollar Volume	\$399,451,821	2.0	103.4	113.7	127.4	205.6	178.1
New Listings	1,790	-6.3	21.7	-7.1	-25.7	-29.0	-30.8
Active Listings ⁴	465	-33.0	-53.7	-65.1	-71.6	-75.2	-74.2
Sales to New Listings Ratio ⁵	74.4	81.8	71.0	54.1	40.7	31.8	32.6
Months of Inventory ⁶	2.1	2.7	5.8	7.7	10.0	14.0	12.8
Average Price	\$300,114	19.8	59.6	67.5	67.8	84.1	75.9
Median Price	\$275,000	31.0	66.7	74.6	71.0	79.4	76.9
Sale to List Price Ratio ⁷	106.7	99.0	94.3	93.6	92.9	92.9	94.0
Median Days on Market	22.0	31.0	55.0	62.0	76.0	85.0	78.0

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.

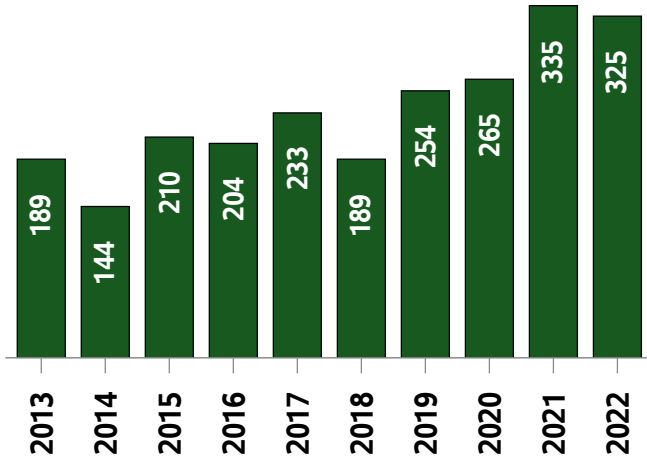
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

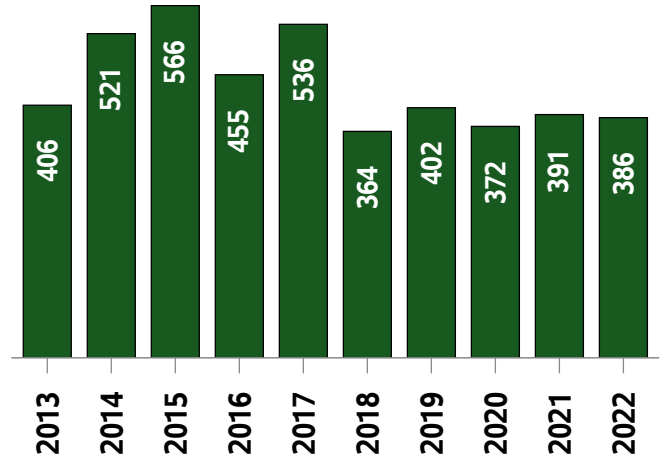
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



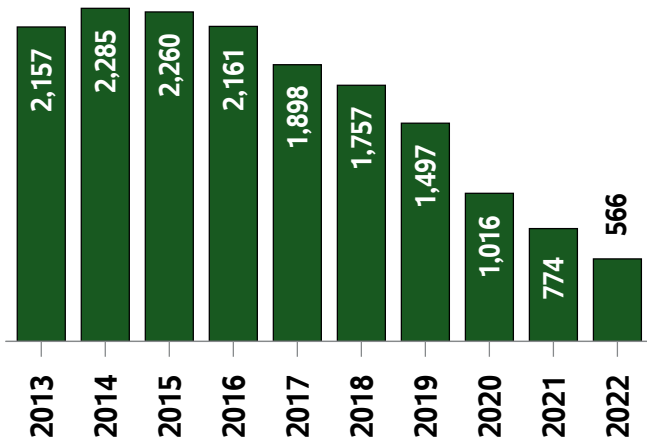
Sales Activity (June only)



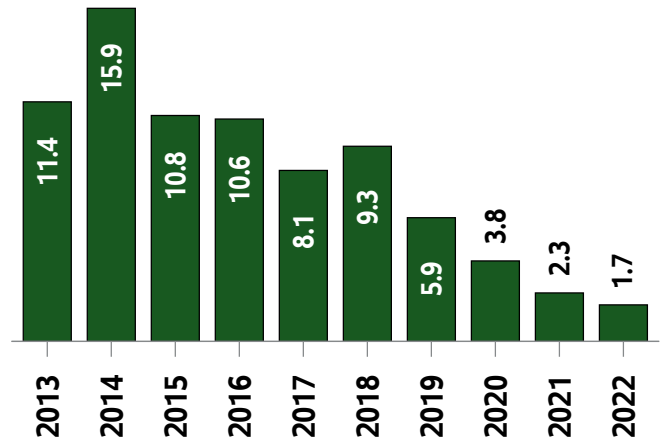
New Listings (June only)



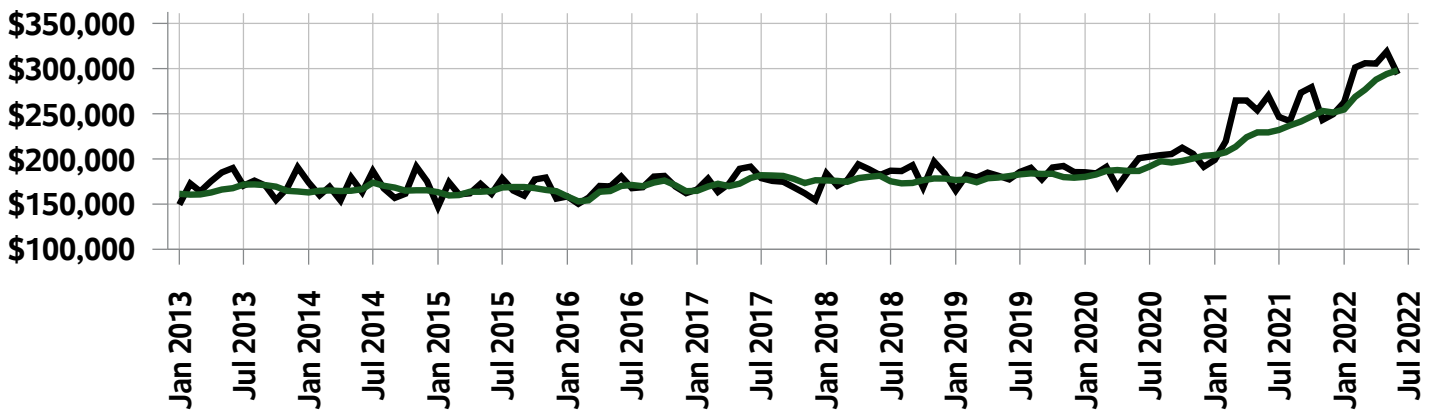
Active Listings (June only)



Months of Inventory (June only)

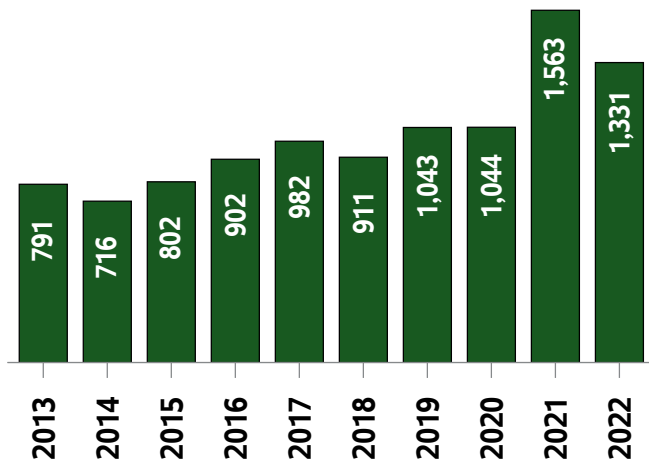


MLS® HPI Composite Benchmark Price and Average Price

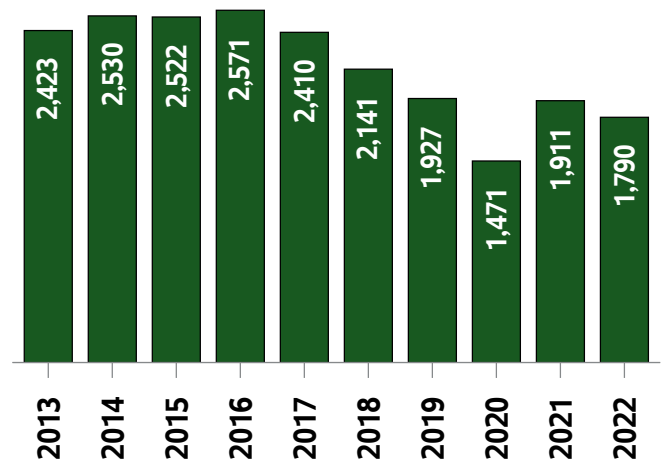




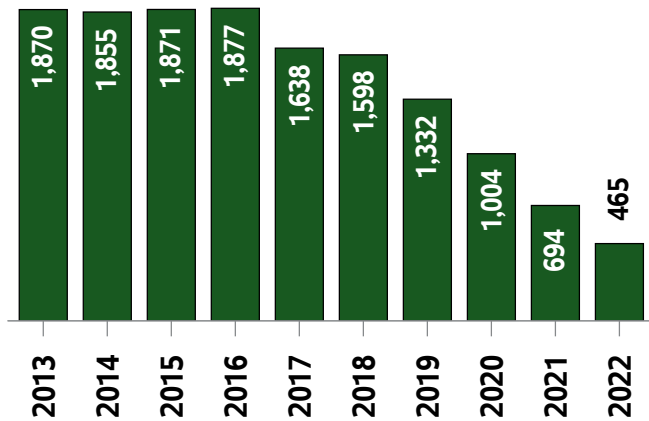
Sales Activity (June Year-to-date)



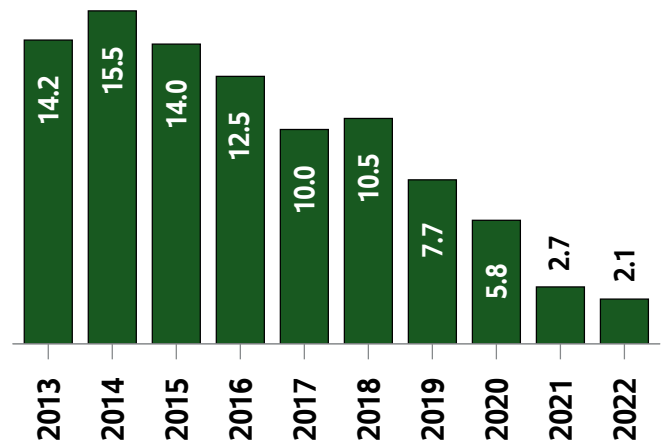
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	249	-5.7	13.2	20.9	44.8	52.8	118.4
Dollar Volume	\$75,155,979	0.4	59.1	98.1	113.1	166.1	283.1
New Listings	298	3.1	-3.9	-8.6	-12.6	-24.4	-10.5
Active Listings	443	-24.1	-44.9	-62.2	-64.3	-71.2	-69.9
Sales to New Listings Ratio ¹	83.6	91.3	71.0	63.2	50.4	41.4	34.2
Months of Inventory ²	1.8	2.2	3.7	5.7	7.2	9.4	12.9
Average Price	\$301,831	6.4	40.5	63.9	47.2	74.2	75.4
Median Price	\$275,000	14.6	46.9	63.0	56.0	71.9	74.1
Sale to List Price Ratio ³	106.0	100.8	95.9	94.4	94.4	93.3	93.7
Median Days on Market	21.0	27.0	46.0	50.5	59.0	72.0	64.5

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	1,009	-17.0	18.7	21.7	40.7	69.3	64.3
Dollar Volume	\$321,488,933	-0.9	87.9	103.8	133.9	210.8	193.5
New Listings	1,367	-6.5	14.9	-9.4	-15.9	-20.9	-23.3
Active Listings ⁴	348	-33.7	-55.1	-65.8	-67.9	-72.2	-71.5
Sales to New Listings Ratio ⁵	73.8	83.2	71.4	55.0	44.1	34.5	34.4
Months of Inventory ⁶	2.1	2.6	5.5	7.4	9.1	12.6	11.9
Average Price	\$318,621	19.4	58.3	67.5	66.2	83.6	78.6
Median Price	\$285,000	27.0	61.9	69.6	64.3	78.1	78.1
Sale to List Price Ratio ⁷	106.6	99.0	94.8	94.0	93.6	93.0	94.2
Median Days on Market	21.0	30.0	52.0	61.0	71.0	85.0	75.0

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.

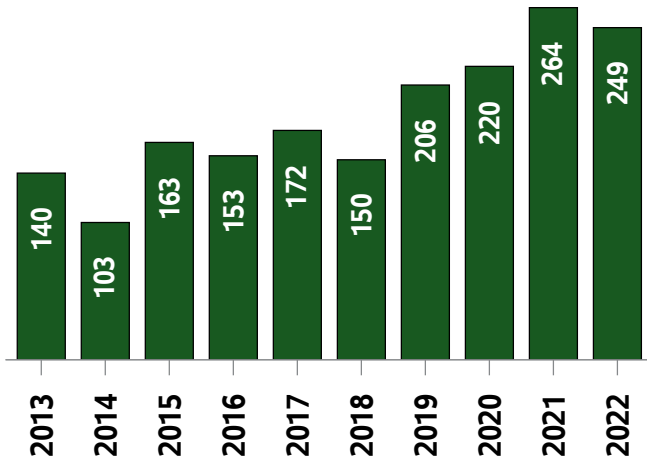
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

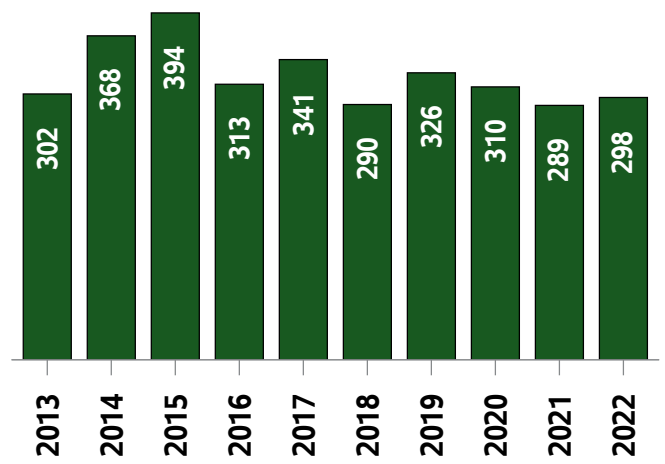
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



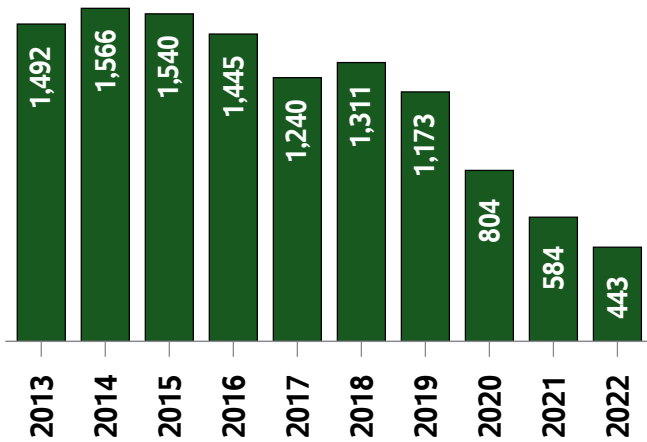
Sales Activity (June only)



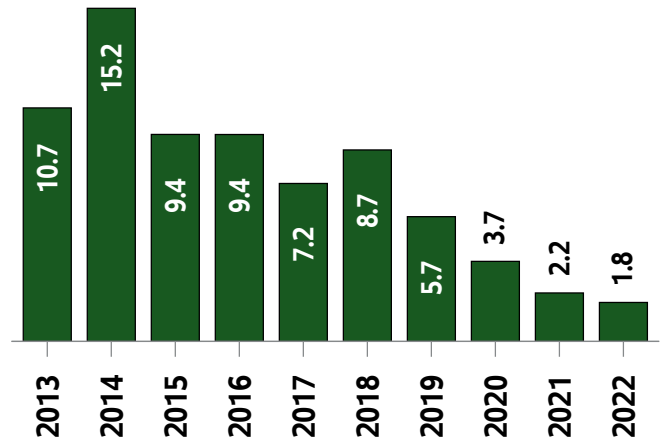
New Listings (June only)



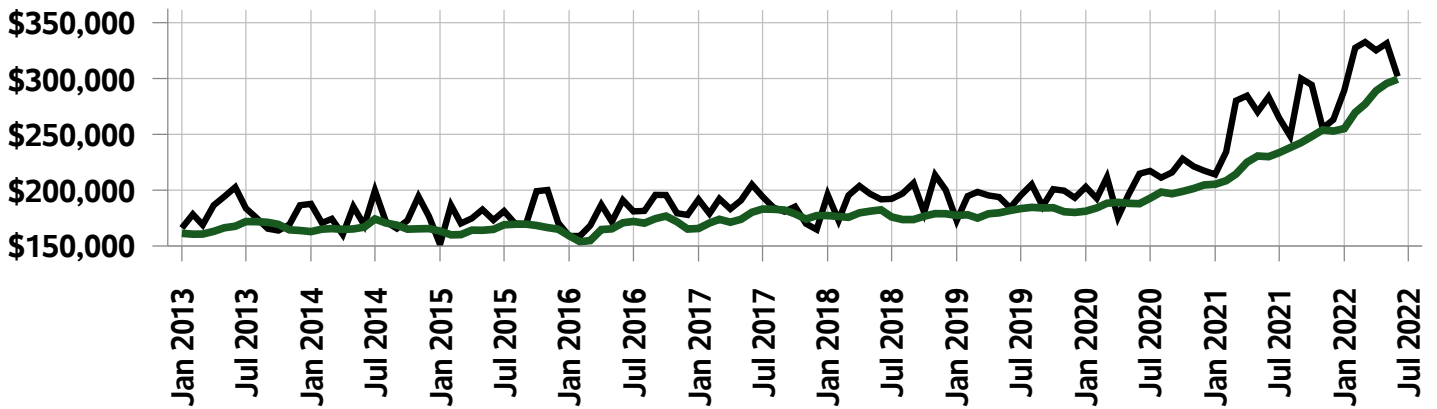
Active Listings (June only)



Months of Inventory (June only)

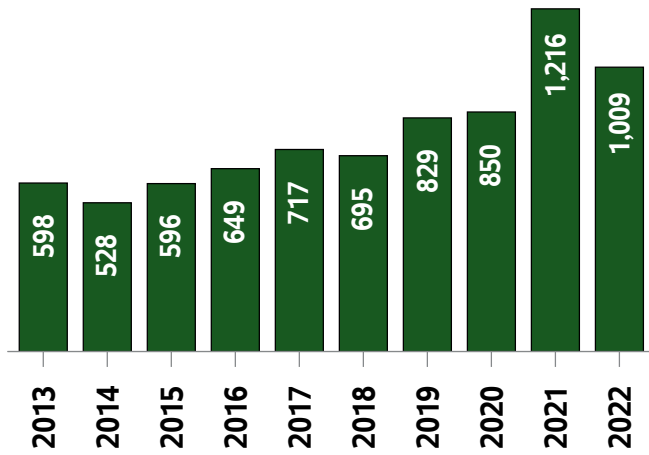


MLS® HPI Single Family Benchmark Price and Average Price

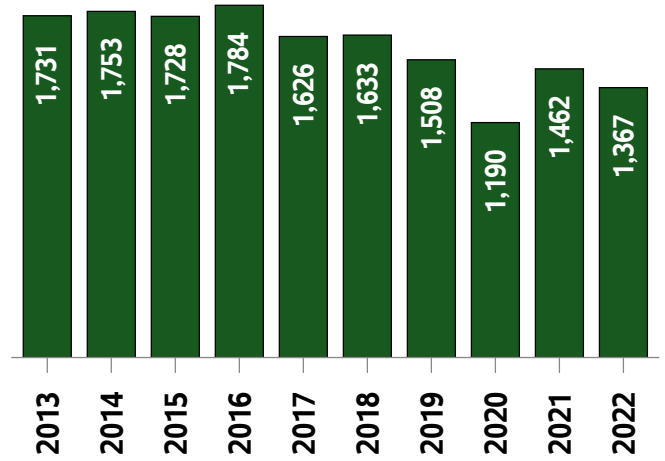




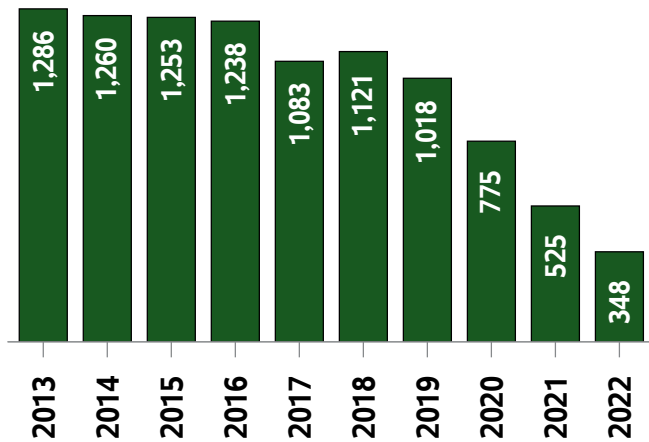
Sales Activity (June Year-to-date)



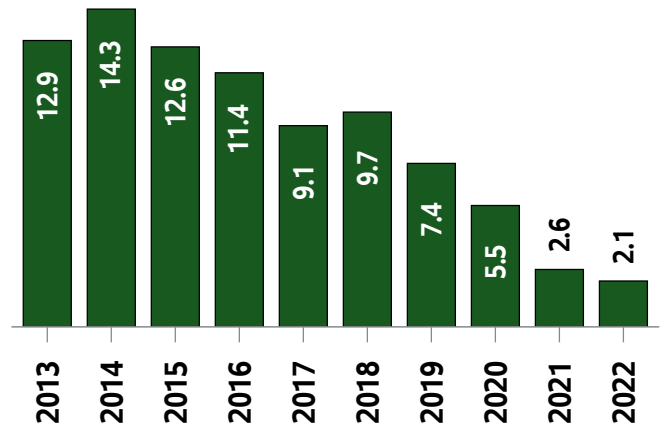
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	9	-43.8	125.0	-35.7	80.0	125.0	200.0
Dollar Volume	\$2,118,500	-33.2	140.7	-27.9	131.5	257.3	488.5
New Listings	6	-53.8	-33.3	-53.8	-86.0	-25.0	50.0
Active Listings	10	-74.4	-66.7	-71.4	-88.1	-79.6	-73.7
Sales to New Listings Ratio ¹	150.0	123.1	44.4	107.7	11.6	50.0	75.0
Months of Inventory ²	1.1	2.4	7.5	2.5	16.8	12.3	12.7
Average Price	\$235,389	18.8	7.0	12.1	28.6	58.8	96.2
Median Price	\$215,000	23.2	26.8	22.9	42.4	56.4	43.3
Sale to List Price Ratio ³	108.6	96.9	95.4	96.0	93.5	91.8	95.8
Median Days on Market	24.0	47.5	71.0	86.0	170.0	111.5	140.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	39	-26.4	105.3	11.4	39.3	200.0	225.0
Dollar Volume	\$9,624,259	-4.9	197.2	28.7	283.9	446.6	458.6
New Listings	39	-40.9	25.8	-31.6	-58.5	-37.1	-31.6
Active Listings ⁴	11	-72.8	-61.1	-71.2	-79.9	-78.7	-68.3
Sales to New Listings Ratio ⁵	100.0	80.3	61.3	61.4	29.8	21.0	21.1
Months of Inventory ⁶	1.7	4.5	8.8	6.5	11.5	23.5	17.1
Average Price	\$246,776	29.2	44.8	15.5	175.6	82.2	71.9
Median Price	\$219,900	29.4	53.8	9.9	209.7	62.9	52.4
Sale to List Price Ratio ⁷	103.4	97.1	94.6	96.9	92.3	94.6	94.7
Median Days on Market	24.0	48.0	76.0	72.0	157.5	78.0	127.0

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.

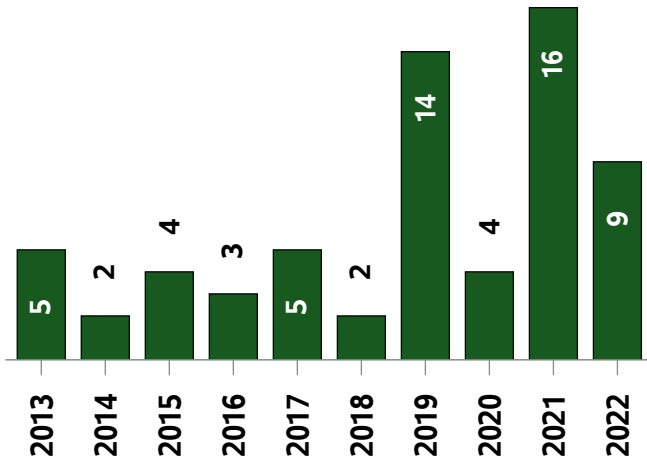
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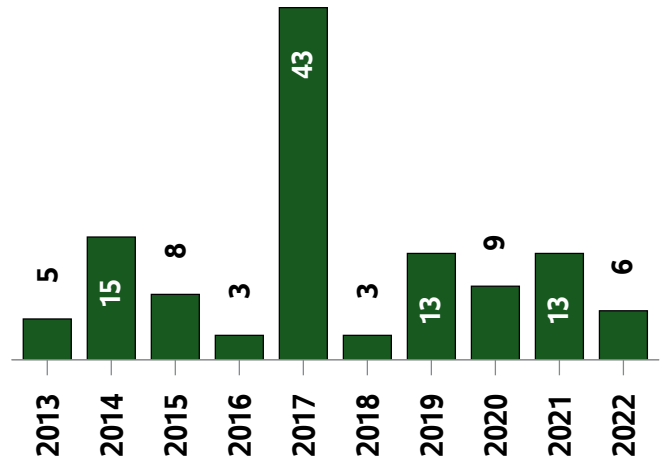
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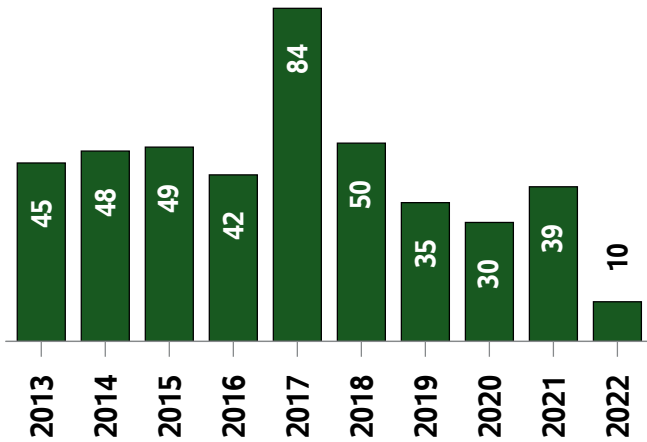
Sales Activity (June only)



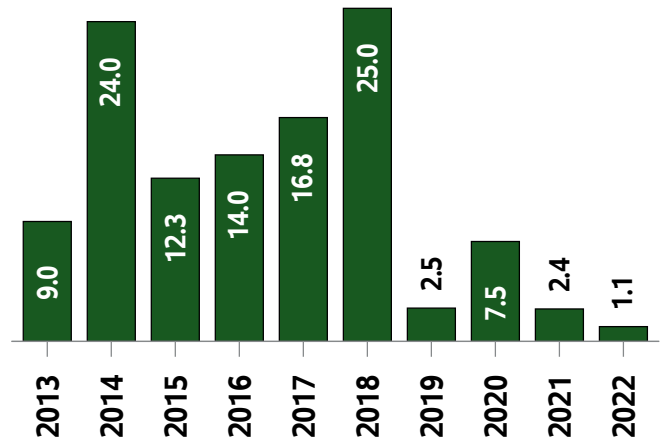
New Listings (June only)



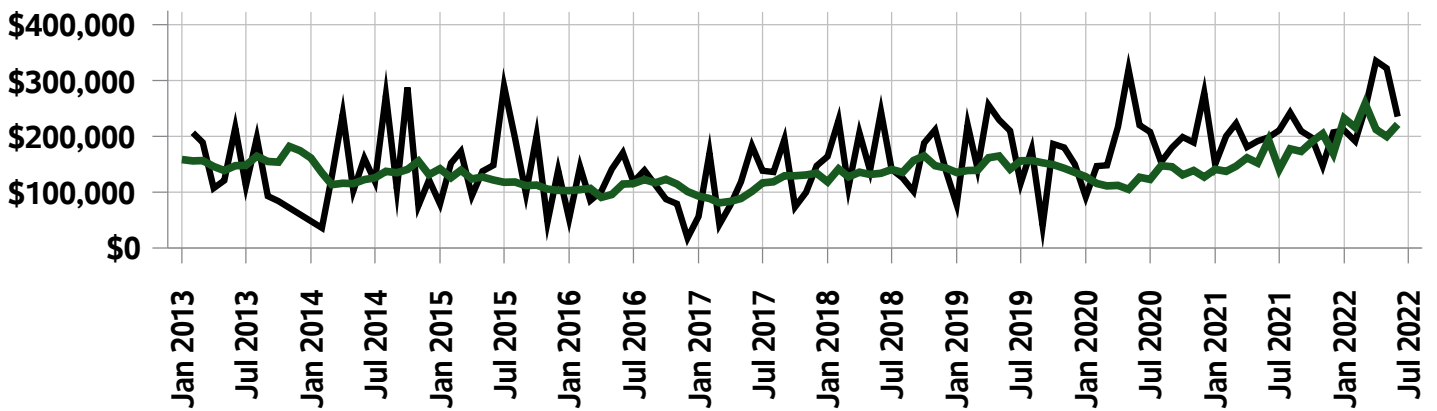
Active Listings (June only)



Months of Inventory (June only)

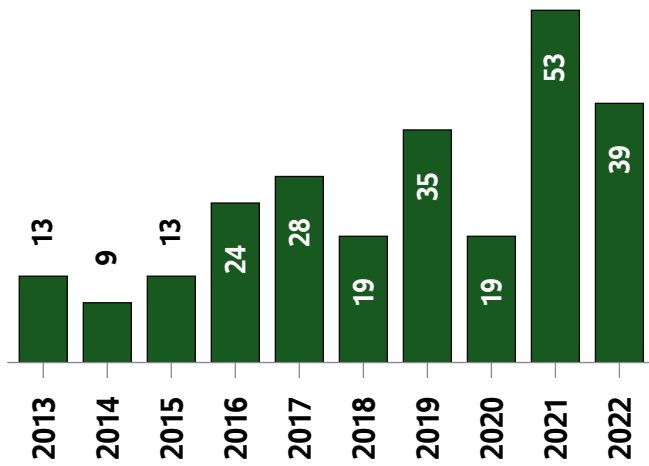


MLS® HPI Apartment Benchmark Price and Average Price

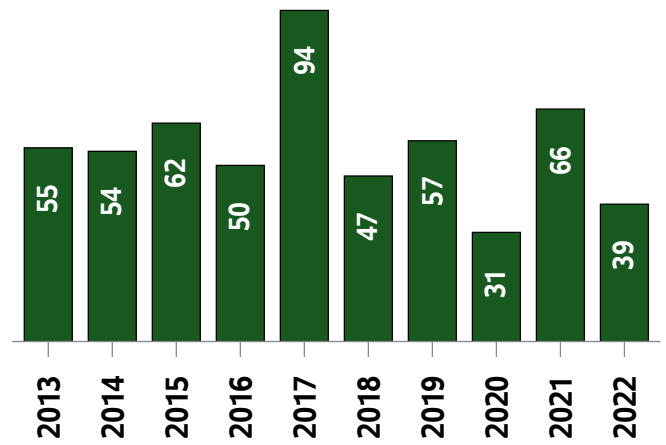




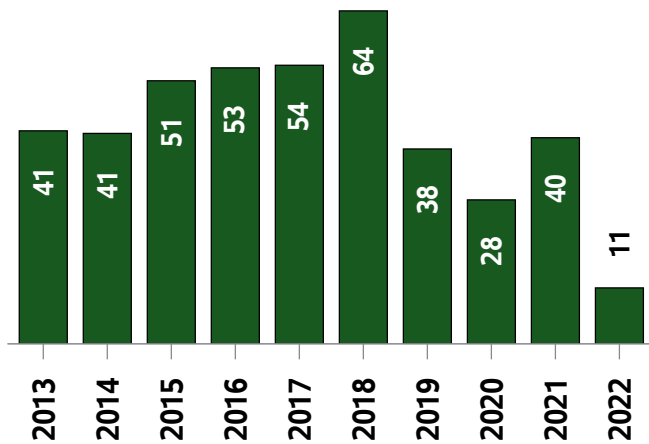
Sales Activity (June Year-to-date)



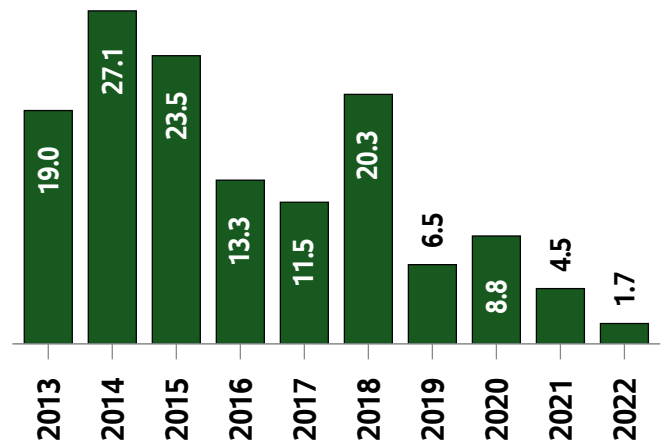
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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.

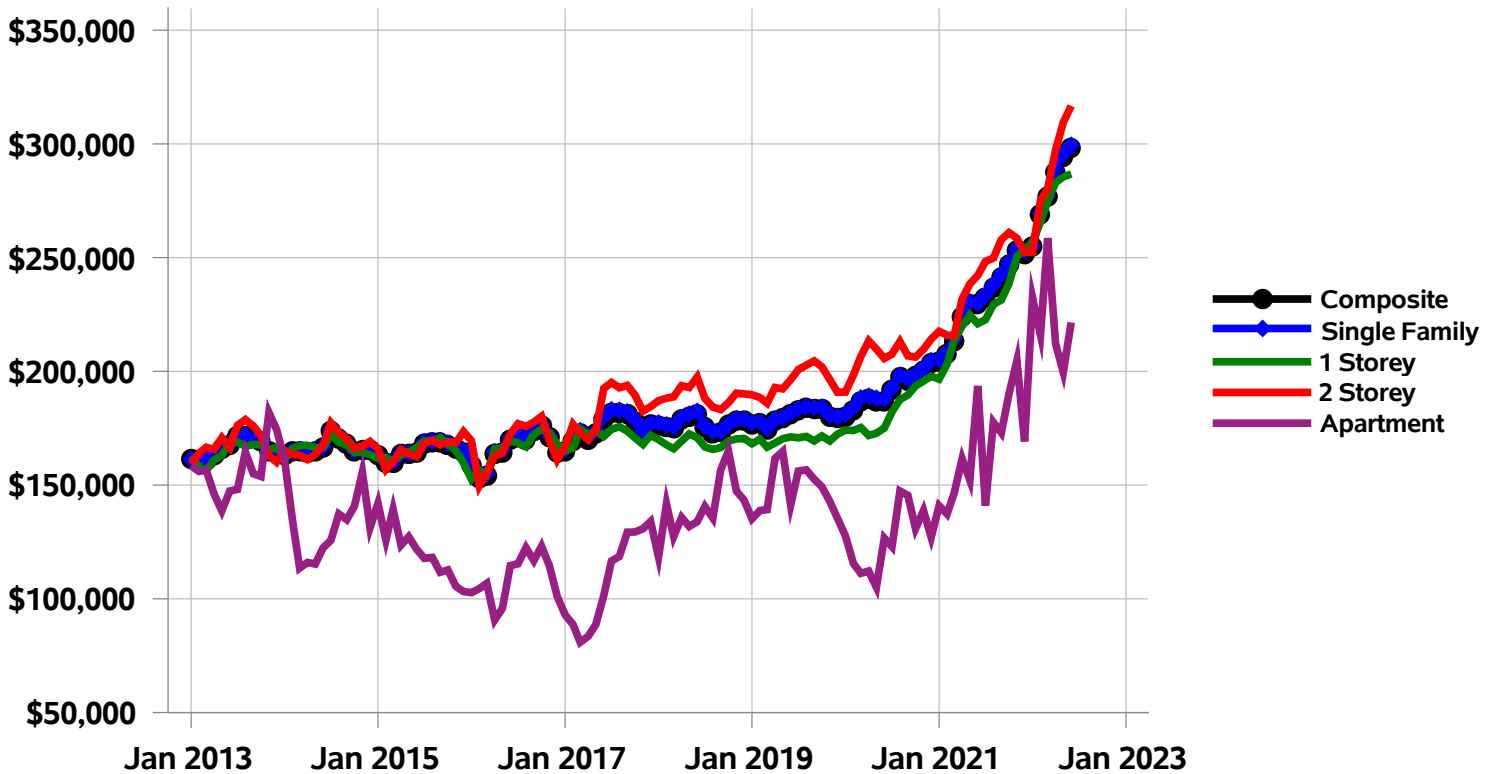
² Average active listings January to the current month / average sales January to the current month.



MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$298,200	1.4	7.8	18.6	30.0	64.8	66.7
Single Family	\$299,400	1.3	8.0	18.4	30.2	64.7	66.1
One Storey	\$286,800	0.5	4.4	13.2	29.8	67.5	67.3
Two Storey	\$316,700	2.4	13.0	25.5	30.8	61.3	64.5
Apartment	\$221,500	10.9	-14.3	30.9	14.4	56.8	118.4

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