



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



Actual	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	209	-24.3	-26.1	-3.2	5.0	27.4	49.3
Dollar Volume	\$62,032,982	-17.8	6.7	61.9	78.4	137.3	188.1
New Listings	270	-7.5	-14.3	-11.5	-20.6	-22.0	-20.1
Active Listings	610	-13.6	-39.5	-59.0	-67.1	-72.2	-70.9
Sales to New Listings Ratio ¹	77.4	94.5	89.8	70.8	58.5	47.4	41.4
Months of Inventory ²	2.9	2.6	3.6	6.9	9.3	13.4	15.0
Average Price	\$296,809	8.6	44.5	67.4	69.8	86.2	93.0
Median Price	\$270,000	17.4	48.4	67.4	74.2	84.0	93.0
Sale to List Price Ratio ³	100.1	99.3	95.8	93.9	92.5	92.9	93.8
Median Days on Market	29.0	36.5	41.0	63.0	85.0	97.5	84.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,982	-18.2	4.6	13.2	20.9	48.5	54.1
Dollar Volume	\$586,068,999	-3.8	58.4	84.5	100.9	165.9	169.3
New Listings	2,687	-6.5	6.8	-9.1	-23.2	-26.4	-28.6
Active Listings ⁴	535	-24.6	-47.1	-61.7	-69.0	-73.2	-72.2
Sales to New Listings Ratio ⁵	73.8	84.3	75.3	59.3	46.9	36.6	34.2
Months of Inventory ⁶	2.4	2.6	4.8	7.2	9.5	13.5	13.5
Average Price	\$295,696	17.6	51.4	63.0	66.2	79.1	74.7
Median Price	\$270,000	25.6	58.8	68.8	68.8	78.8	74.2
Sale to List Price Ratio ⁷	105.0	99.2	95.1	93.8	93.1	92.8	93.9
Median Days on Market	23.0	32.0	46.0	59.0	73.0	84.0	80.0

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.

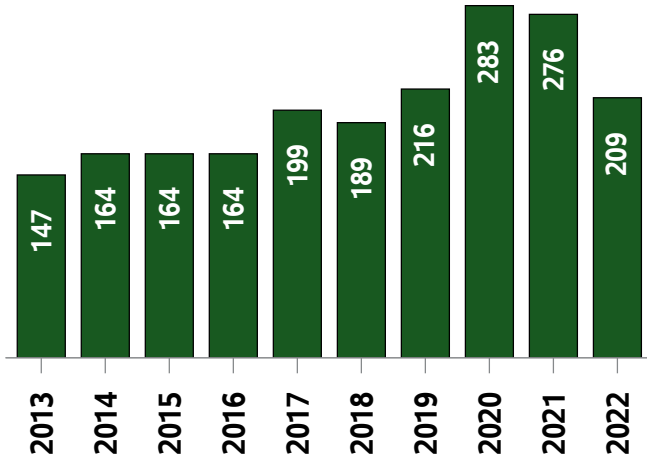
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

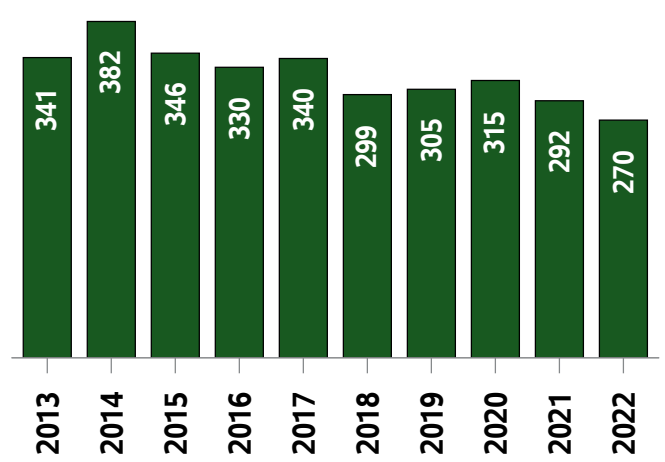
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



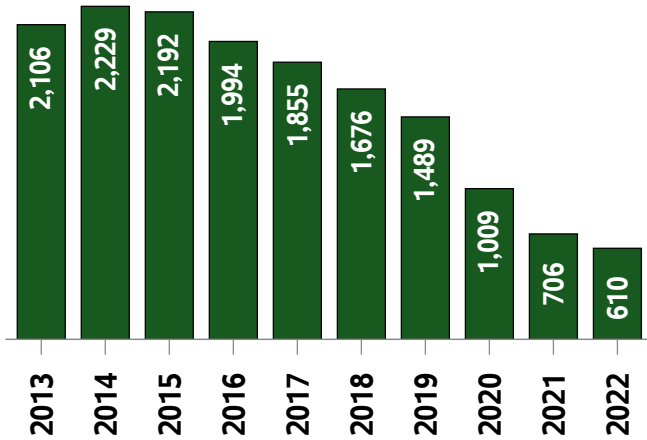
Sales Activity (September only)



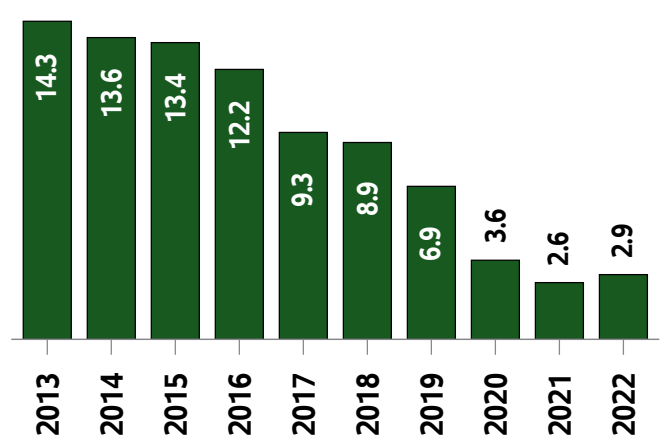
New Listings (September only)



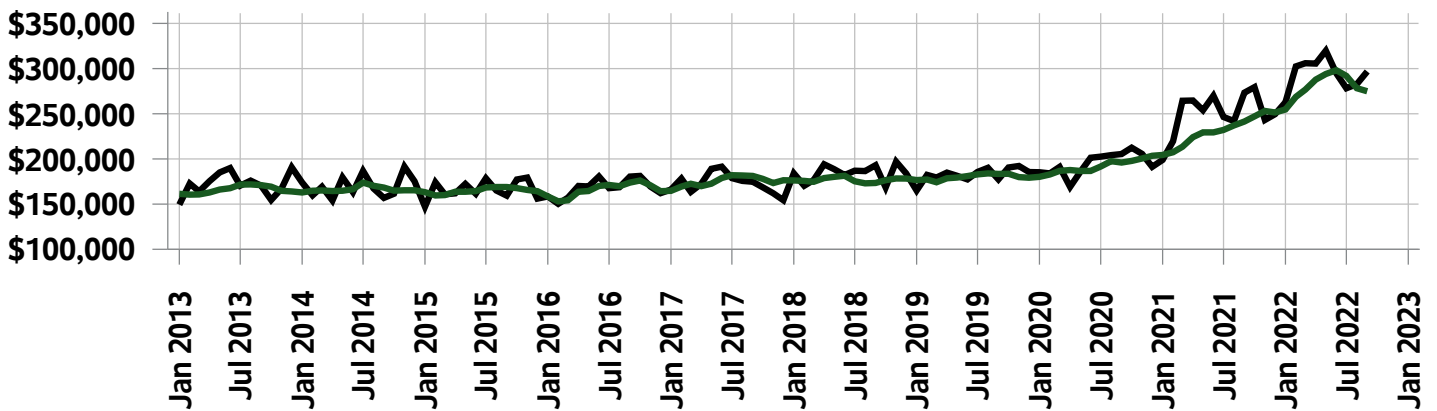
Active Listings (September only)



Months of Inventory (September only)

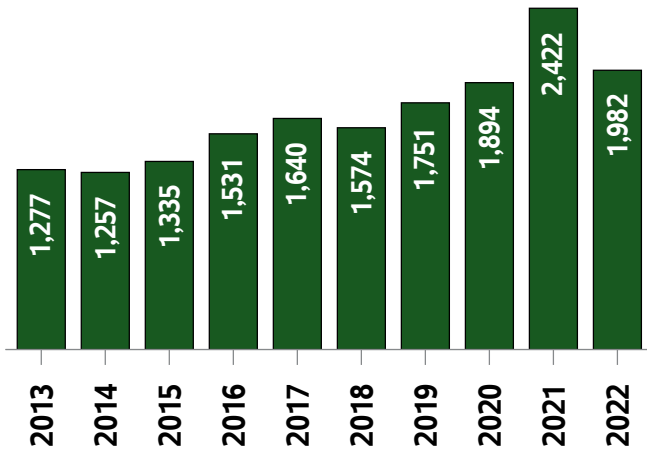


MLS® HPI Composite Benchmark Price and Average Price

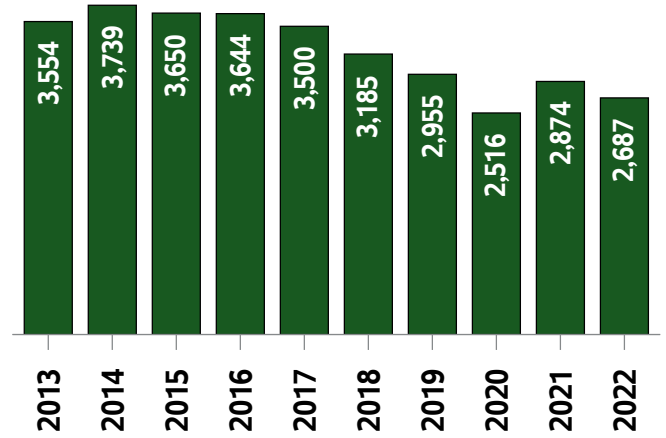




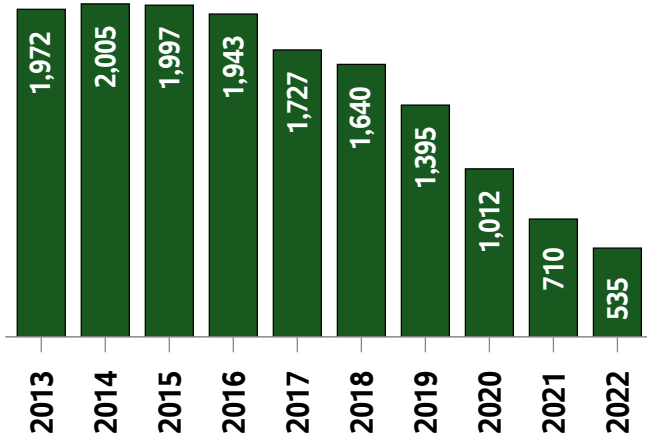
Sales Activity (September Year-to-date)



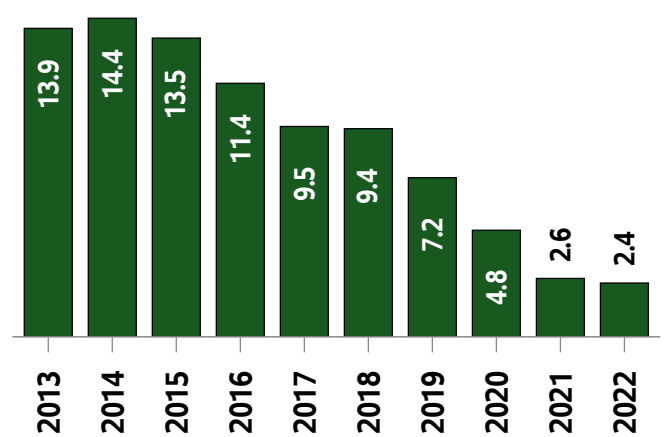
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	162	-22.5	-30.8	-11.5	13.3	33.9	72.3
Dollar Volume	\$51,911,860	-17.2	2.8	52.8	100.8	153.3	234.1
New Listings	224	-0.9	-4.3	-9.7	-3.9	1.8	-4.3
Active Listings	490	-8.6	-35.9	-58.0	-60.0	-66.3	-65.5
Sales to New Listings Ratio ¹	72.3	92.5	100.0	73.8	61.4	55.0	40.2
Months of Inventory ²	3.0	2.6	3.3	6.4	8.6	12.0	15.1
Average Price	\$320,444	6.8	48.4	72.6	77.2	89.2	93.9
Median Price	\$285,000	15.2	49.2	68.1	80.8	83.9	98.6
Sale to List Price Ratio ³	100.3	99.8	96.3	94.3	92.6	93.8	94.2
Median Days on Market	29.0	33.0	45.0	62.0	80.0	92.0	86.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,517	-19.8	-3.0	7.1	26.5	55.9	63.1
Dollar Volume	\$477,810,039	-5.8	47.3	75.4	110.1	182.8	187.6
New Listings	2,064	-6.4	2.5	-12.0	-13.5	-16.3	-20.8
Active Listings ⁴	409	-23.6	-47.9	-62.0	-64.2	-69.5	-68.7
Sales to New Listings Ratio ⁵	73.5	85.8	77.7	60.4	50.2	39.4	35.7
Months of Inventory ⁶	2.4	2.5	4.5	6.8	8.6	12.4	12.7
Average Price	\$314,970	17.5	51.8	63.7	66.1	81.4	76.3
Median Price	\$285,000	26.1	57.0	67.6	65.7	78.7	78.1
Sale to List Price Ratio ⁷	105.0	99.4	95.5	94.1	93.7	93.0	94.1
Median Days on Market	23.0	31.0	45.0	56.5	69.0	84.0	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.

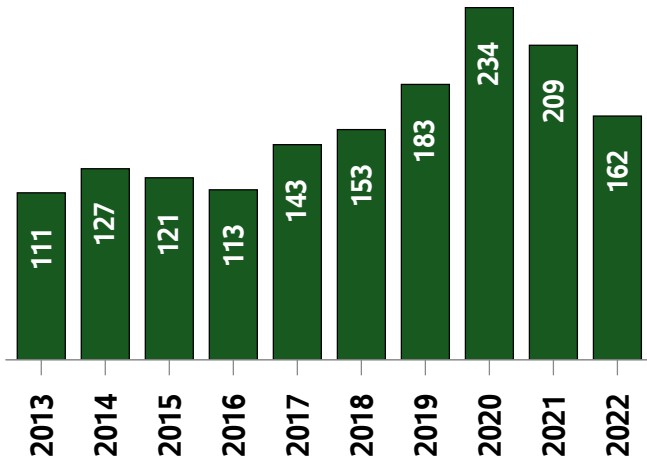
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

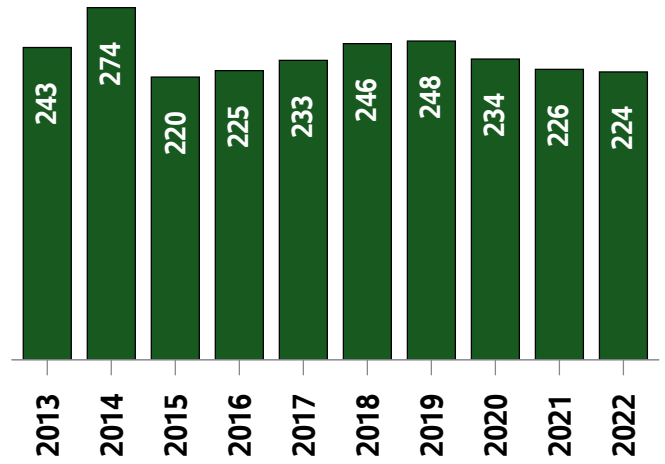
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



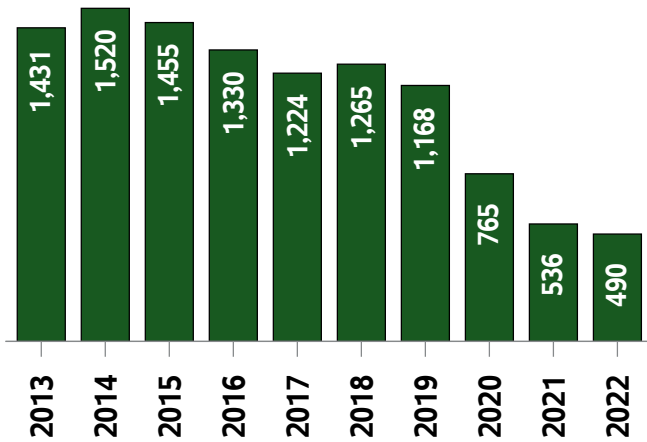
Sales Activity (September only)



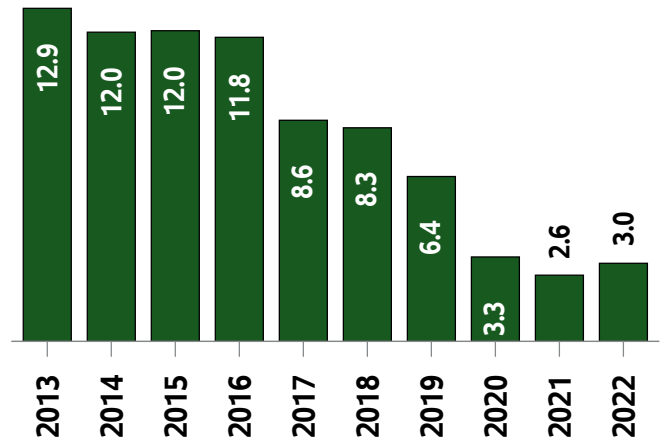
New Listings (September only)



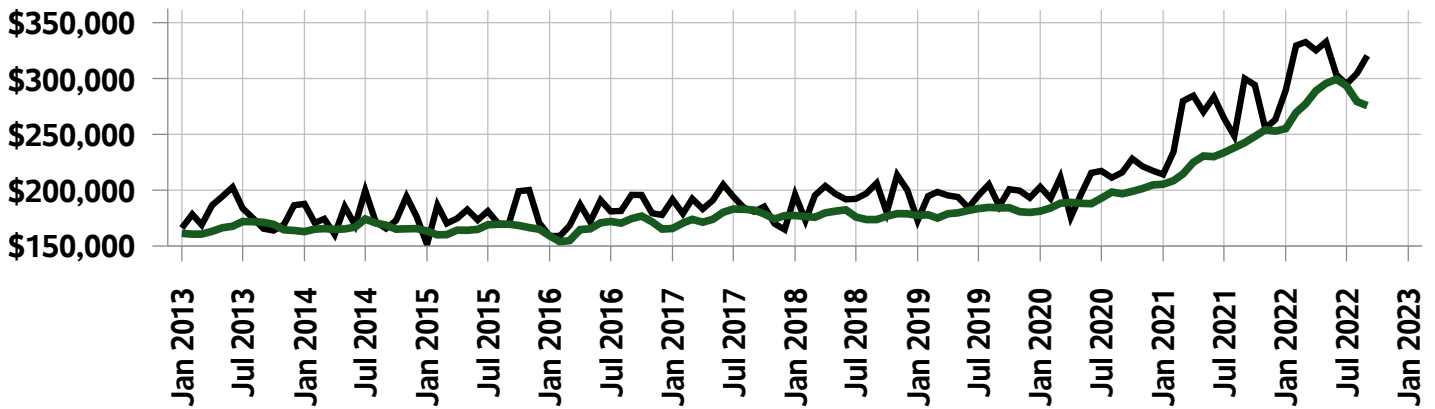
Active Listings (September only)



Months of Inventory (September only)

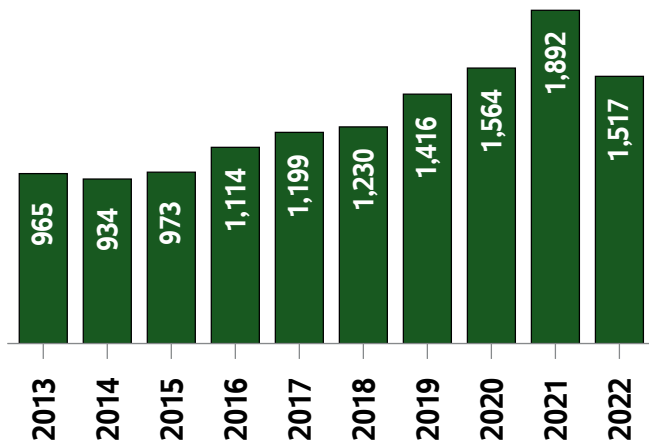


MLS® HPI Single Family Benchmark Price and Average Price

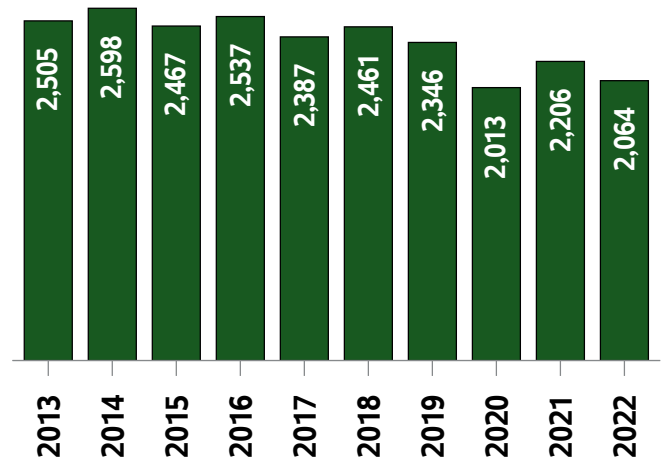




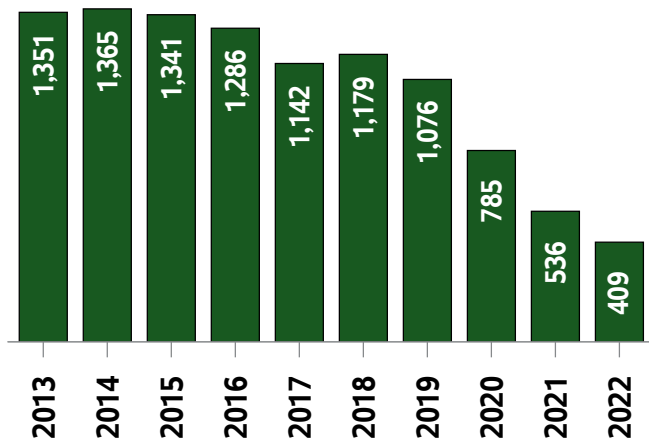
Sales Activity (September Year-to-date)



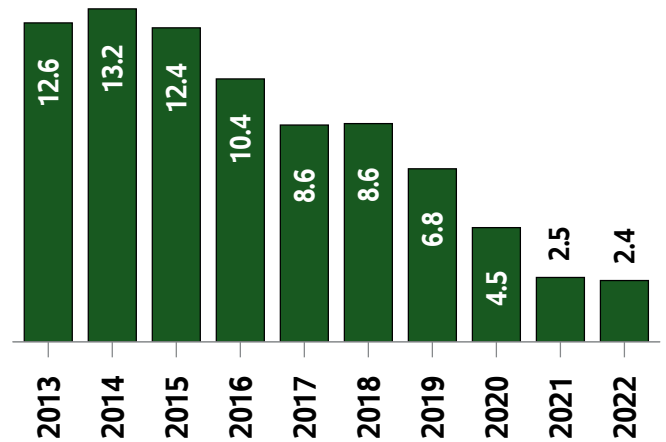
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	3	-72.7	-66.7	200.0	-50.0	0.0	0.0
Dollar Volume	\$786,700	-65.9	-51.4	1,866.8	-32.6	169.0	74.2
New Listings	6	0.0	0.0	-14.3	20.0	-60.0	-14.3
Active Listings	8	-61.9	-76.5	-81.0	-88.4	-84.3	-83.3
Sales to New Listings Ratio ¹	50.0	183.3	150.0	14.3	120.0	20.0	42.9
Months of Inventory ²	2.7	1.9	3.8	42.0	11.5	17.0	16.0
Average Price	\$262,233	25.2	45.7	555.6	34.7	169.0	74.2
Median Price	\$295,000	90.3	120.1	637.5	72.2	268.8	67.1
Sale to List Price Ratio ³	99.7	96.4	93.9	89.1	94.2	86.8	93.7
Median Days on Market	22.0	105.0	21.0	35.0	124.0	190.0	147.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	58	-35.6	48.7	23.4	23.4	152.2	241.2
Dollar Volume	\$14,033,859	-23.3	102.5	51.2	157.2	260.1	509.6
New Listings	57	-38.7	-1.7	-28.8	-48.2	-38.7	-35.2
Active Listings ⁴	10	-73.1	-67.6	-74.4	-83.8	-80.3	-74.8
Sales to New Listings Ratio ⁵	101.8	96.8	67.2	58.8	42.7	24.7	19.3
Months of Inventory ⁶	1.5	3.6	7.0	7.3	11.6	19.4	20.5
Average Price	\$241,963	19.1	36.2	22.6	108.5	42.8	78.7
Median Price	\$223,000	26.7	55.9	20.5	125.3	62.2	61.0
Sale to List Price Ratio ⁷	102.9	97.3	94.6	95.5	93.4	93.6	94.2
Median Days on Market	23.0	51.5	38.0	69.0	132.0	78.0	134.0

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.

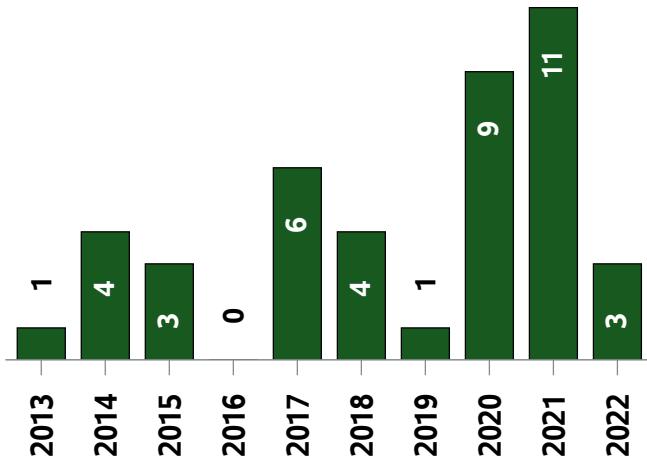
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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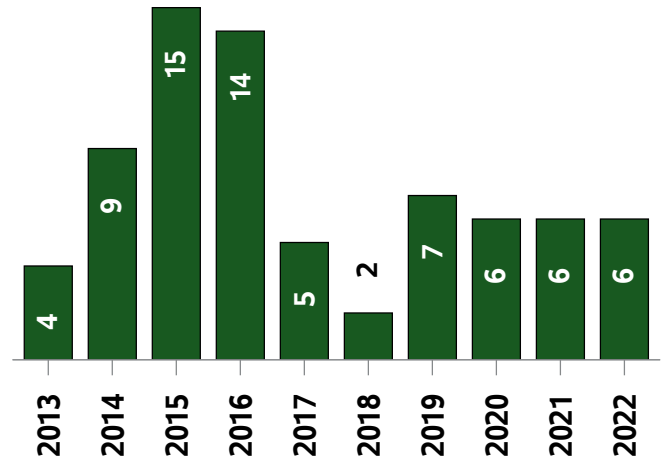
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



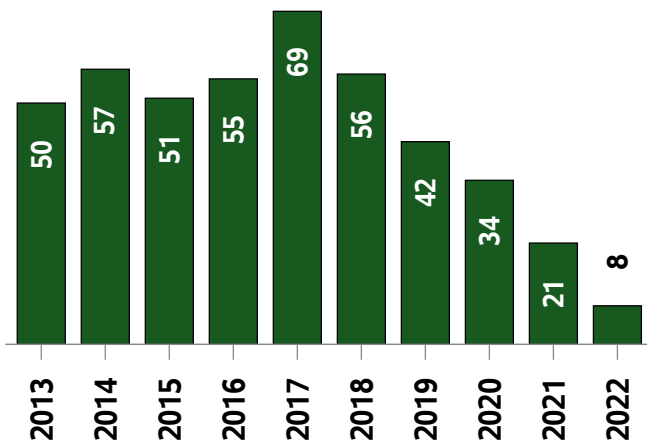
Sales Activity (September only)



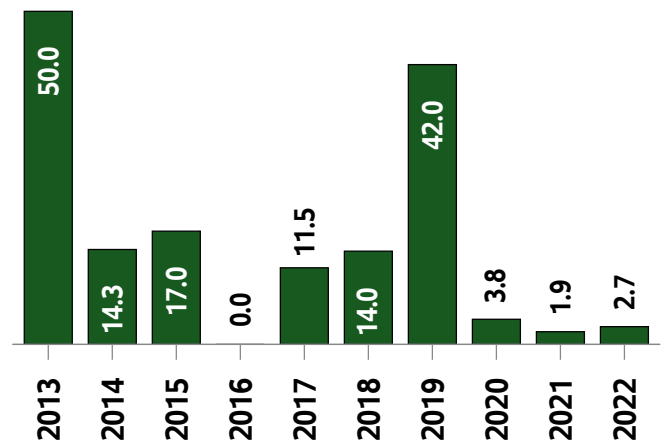
New Listings (September only)



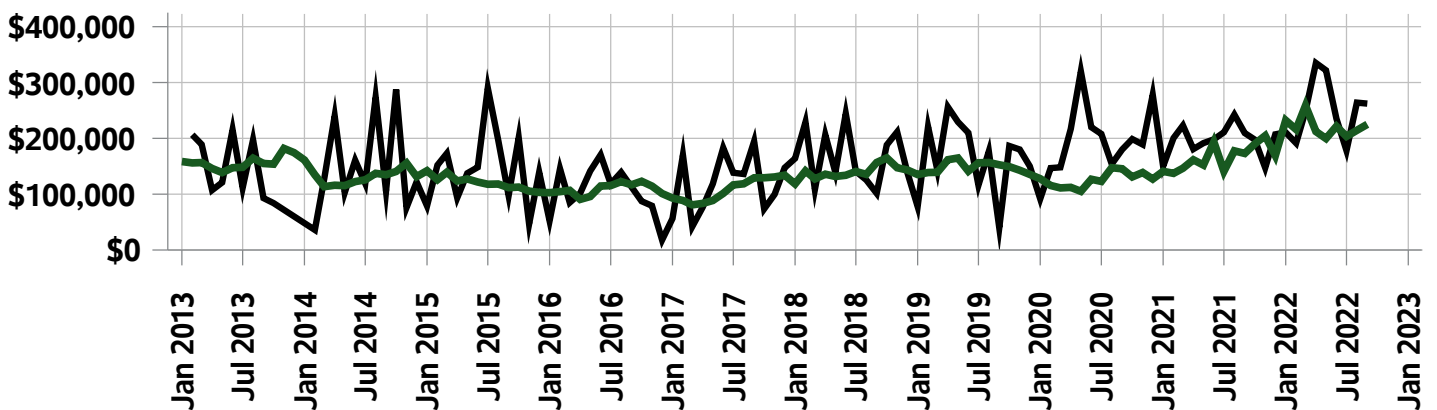
Active Listings (September only)



Months of Inventory (September only)

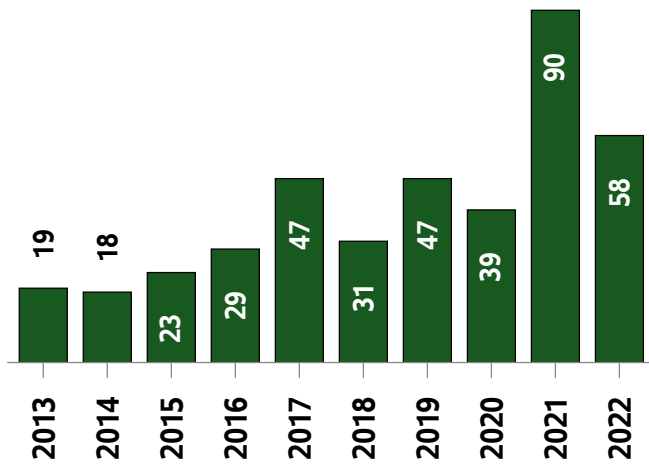


MLS® HPI Apartment Benchmark Price and Average Price

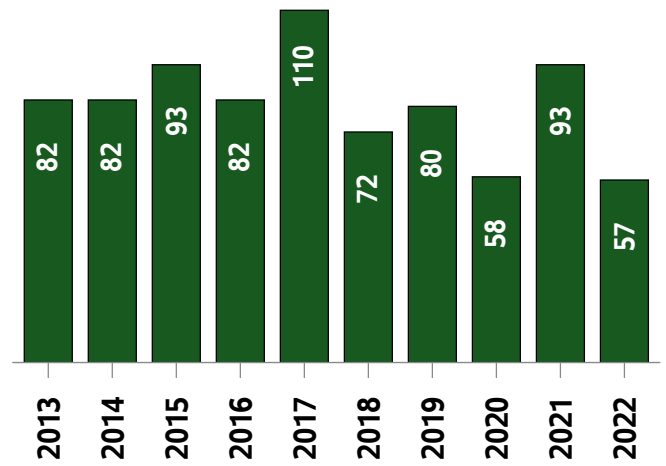




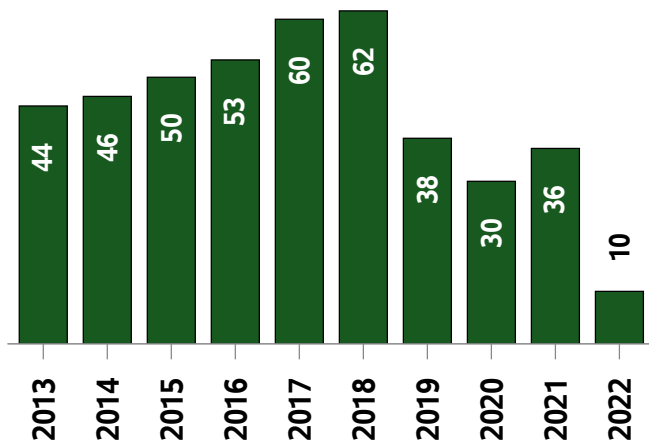
Sales Activity (September Year-to-date)



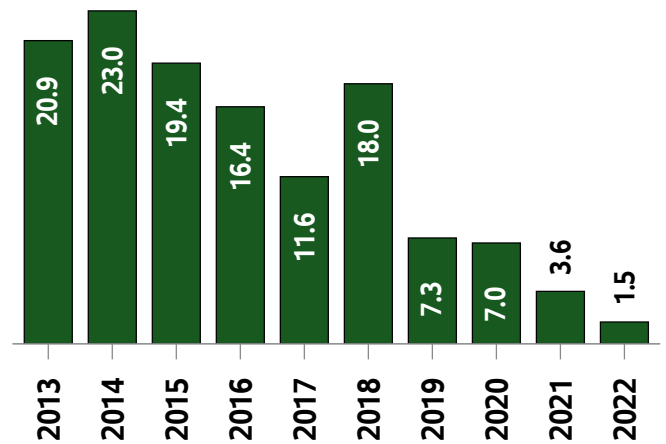
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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.

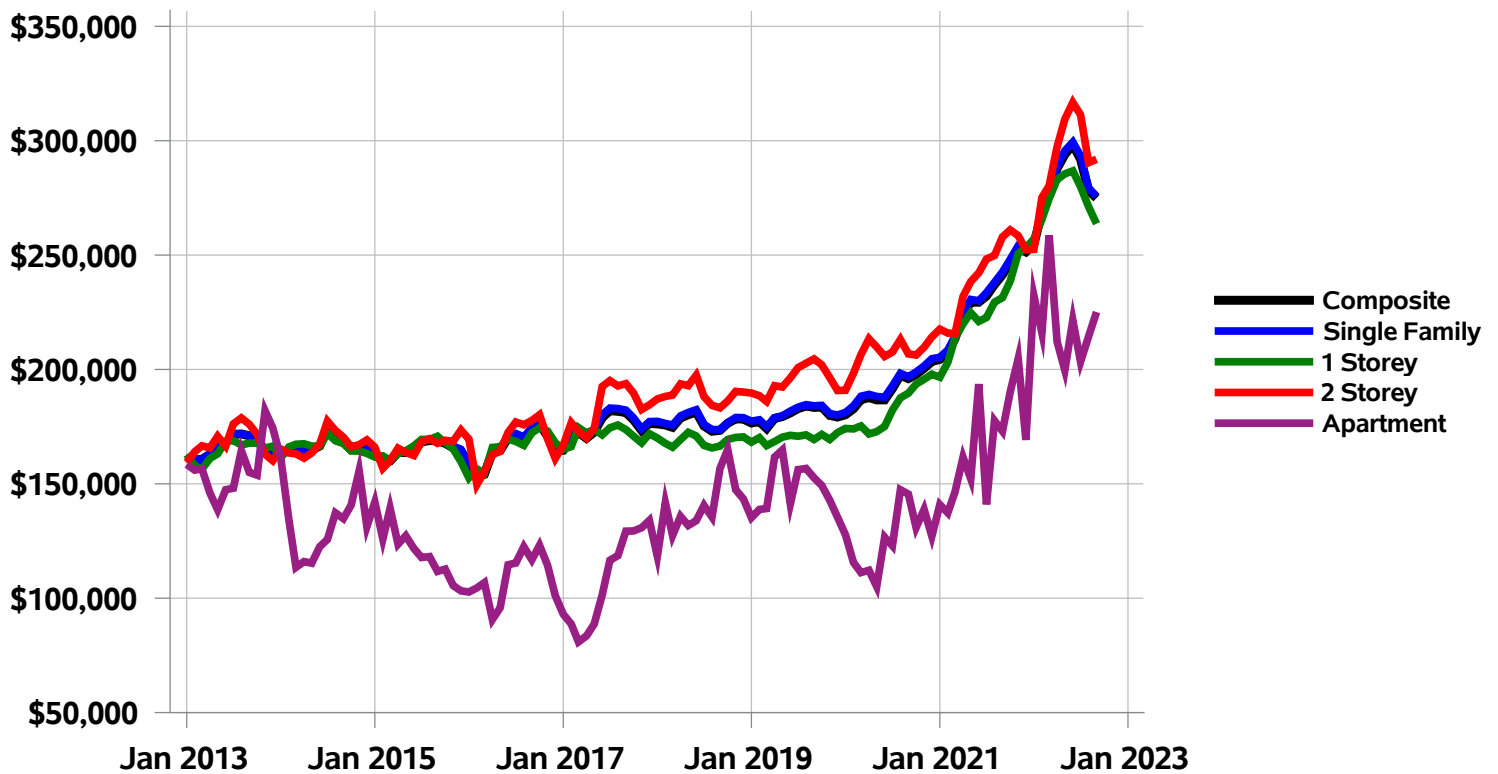
² Average active listings January to the current month / average sales January to the current month.



MLS® Home Price Index Benchmark Price

Benchmark Type:	September 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$274,900	-1.2	-7.8	-0.7	13.9	49.9	51.7
Single Family	\$275,700	-1.3	-7.9	-0.5	13.6	49.8	51.3
One Storey	\$263,700	-2.8	-8.1	-4.0	14.0	55.7	51.8
Two Storey	\$291,900	0.5	-7.8	4.1	13.2	42.7	50.6
Apartment	\$225,100	5.0	1.6	-13.0	30.1	47.5	74.1

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