

Fredericton Home Prices Rise in the Second Quarter of 2017

Sales activity continues to increase as retirees continue to enter the Fredericton market

FREDERICTON, July 13, 2017 – According to the Royal LePage House Price Survey¹ and Market Survey Forecast released today, in the second quarter of 2017, the aggregate² price of a home in Fredericton increased by 2.7 per cent year-over-year to \$245,150.

When broken out by housing type, the median price of a two-storey home surged, rising 10.2 per cent year-over-year to \$303,244. Over the same period of time, the median price of a bungalow decreased, dropping 5.4 per cent this year over last to \$199,659, as many migrants from the Greater Toronto Area and Greater Vancouver continued to cash in on their high pre-existing home values, seeking out much larger residences within the local area.

“While price appreciation across much of Fredericton has remained relatively healthy as a whole, sales activity has continued to climb, taking a bite out of inventory levels within the region,” said Lincoln Thompson, broker and owner, Royal LePage Gardiner Realty. “Many retirees from across Canada have continued to enter the market, looking to take advantage of the region’s extremely affordable home values. This has led to more than a number of multiple offers being witnessed across the region for the first time in years.”

Looking forward to the remainder of 2017, Thompson expects the aggregate home price within the region to remain relatively stable, as Fredericton’s balanced market continues to produce enough supply to counteract demand within the region.

Nationally, Canada’s residential real estate market posted strong home price gains in the second quarter of 2017, with the majority of metropolitan markets across Canada displaying expansionary trends. During the quarter, the Royal LePage National House Price Composite showed that the price of a home in Canada increased 13.8 per cent year-over-year to \$609,144. When broken out by housing type, the price of a two-storey home rose 14.6 per cent year-over-year to \$725,391, while the price of a bungalow increased by 10.7 per cent to \$511,965. Over the same period, the price of a condominium climbed 13.4 per cent to \$397,826.

“Following a period of unprecedented regional disparity in activity and price appreciation, we are now seeing a return to healthy growth in the majority of Canadian housing markets,” said Phil Soper, president and CEO, Royal LePage. “The white-hot markets are moderating to very warm; the depressed markets are beginning to grow again. Canadian housing is in great shape – a statement that I certainly did not make last quarter.”

“The rate of national house price appreciation that we experienced in the second quarter continues to be above what we would consider a normal range, driven primarily by very strong year-over-year price growth across much of Ontario,” continued Soper.

¹ Powered by Brookfield RPS

² Aggregate prices are calculated via a weighted average of the median values of homes for reported property types in the regions surveyed

Looking ahead to the remainder of the year, Royal LePage forecasts that the national aggregate price of a home will increase by 9.5 per cent in 2017 to \$617,773 when compared to year-end, 2016.

About the Royal LePage House Price Survey

The Royal LePage House Price Survey provides information on the three most common types of housing in Canada, in 53 of the nation's largest real estate markets. Housing values in the House Price Survey are based on the Royal LePage National House Price Composite, produced quarterly through the use of company data in addition to data and analytics from its sister company, Brookfield RPS, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

About Royal LePage

Serving Canadians since 1913, Royal LePage is the country's leading provider of services to real estate brokerages, with a network of over 17,000 real estate professionals in more than 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women's and children's shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE.

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For further information, please contact:

Catherine Snider
Kaiser Lachance Communications
905.751.9619
catherine.snider@kaiserlachance.com