



City of Fredericton

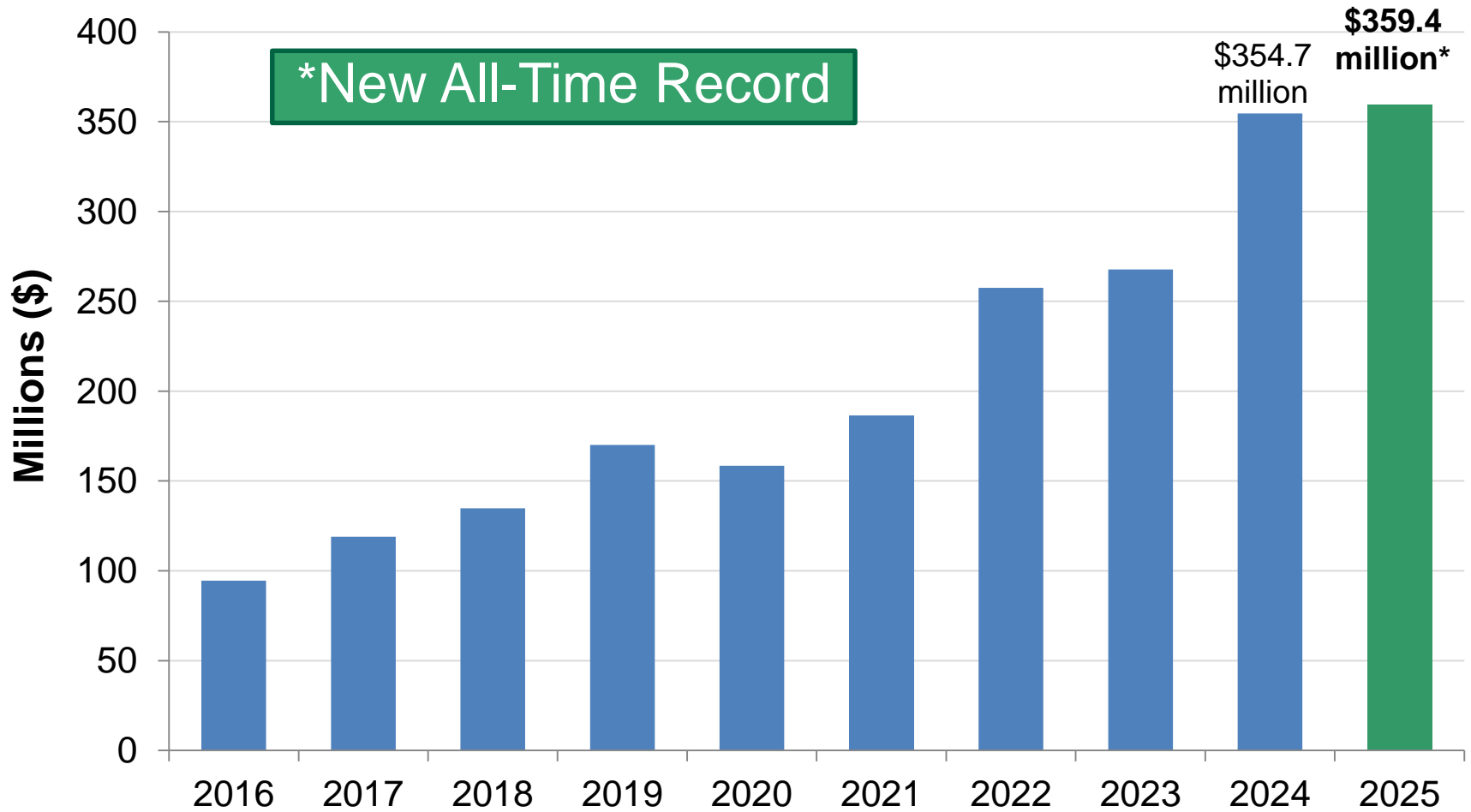
Development Activity 2025 January to December

Economic Prosperity & Growth Committee
January 29, 2026



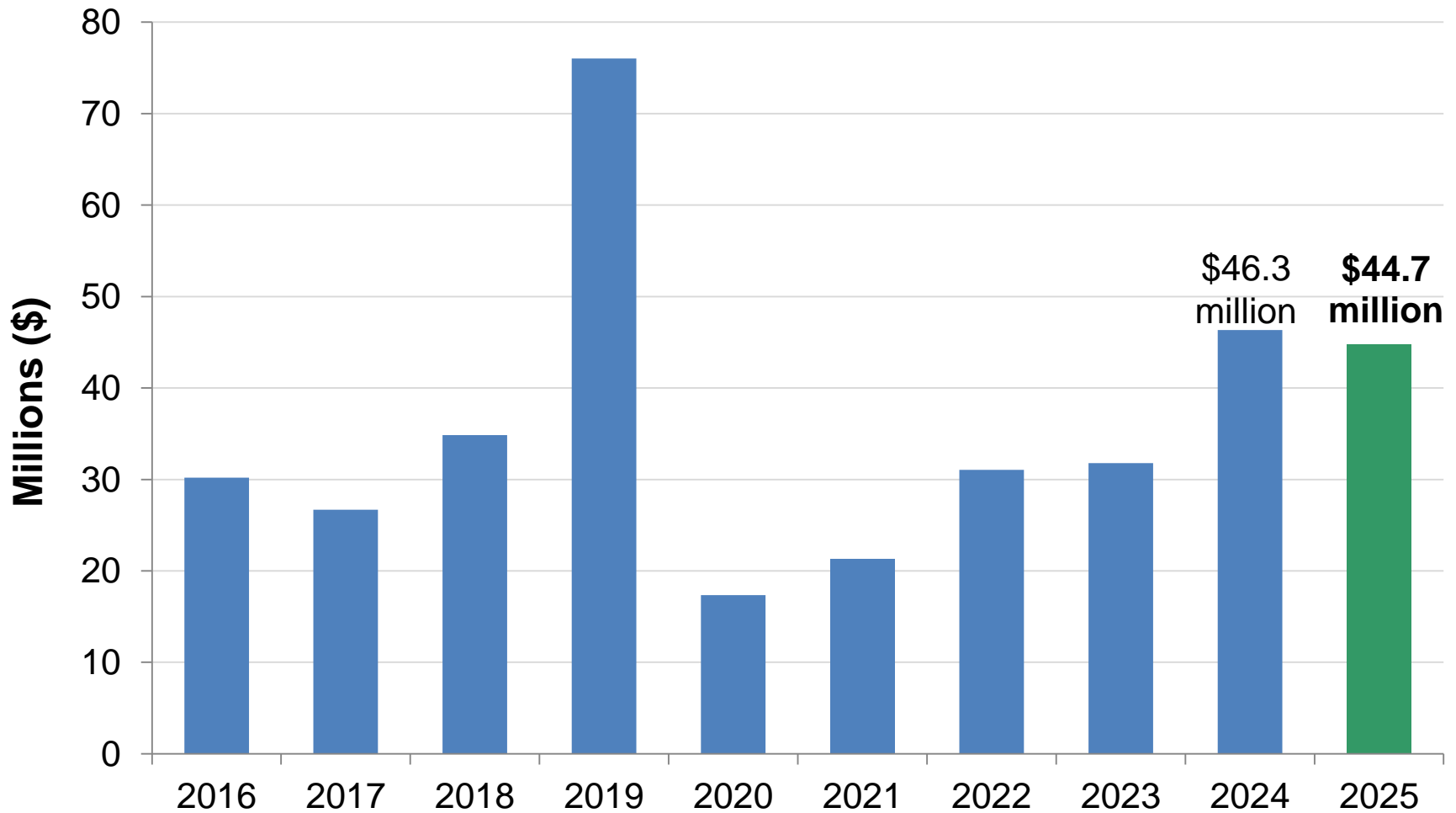
Total Value of Construction

(10-year average: \$210 million/yr)



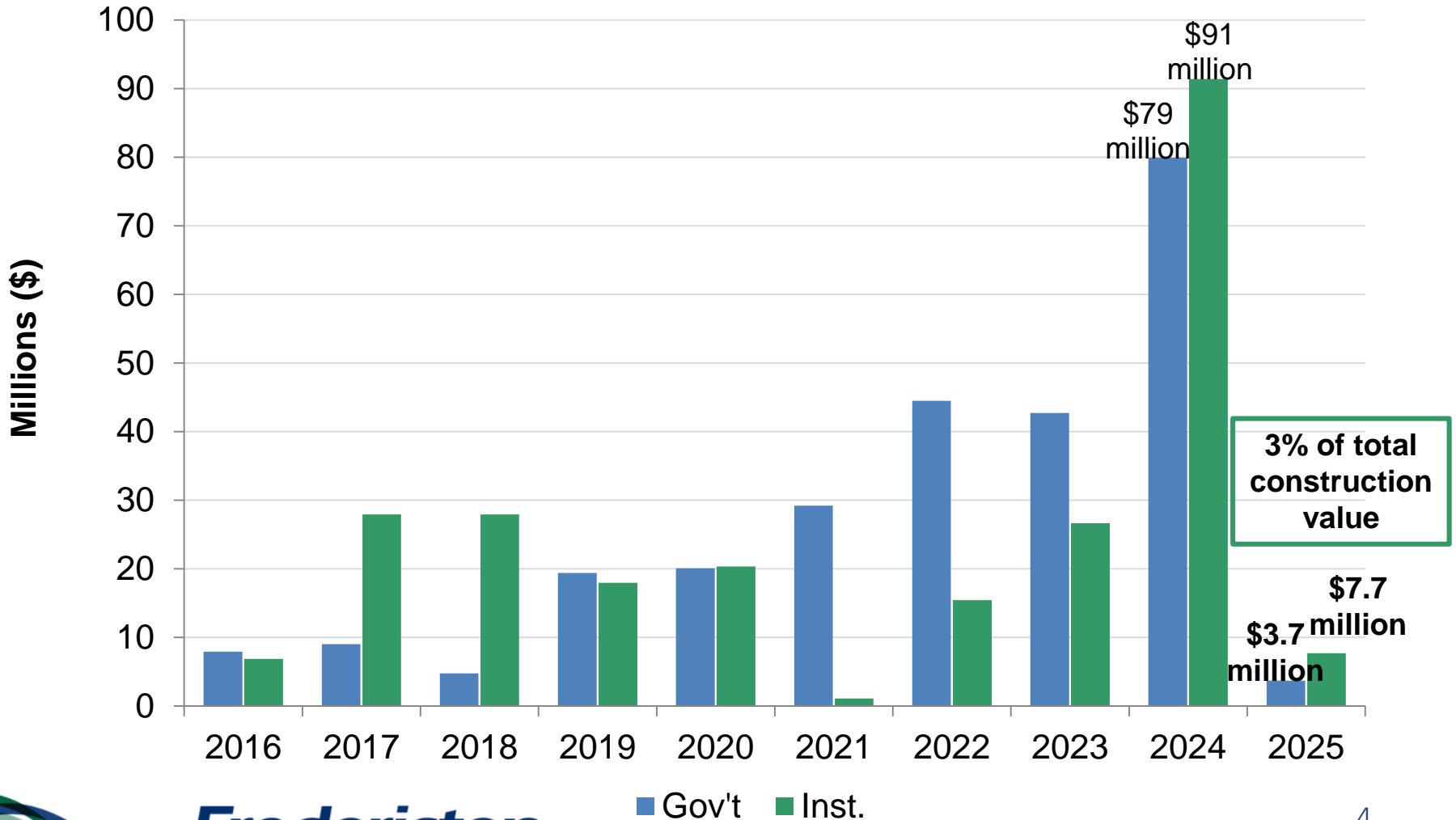
Value of Commercial Construction

(10-year average: \$36 million/yr)



Value of Government and Institutional Construction

(Gov't 10-year average: \$26 mill/yr)
(Inst. 10-year average: \$24 mill/yr)



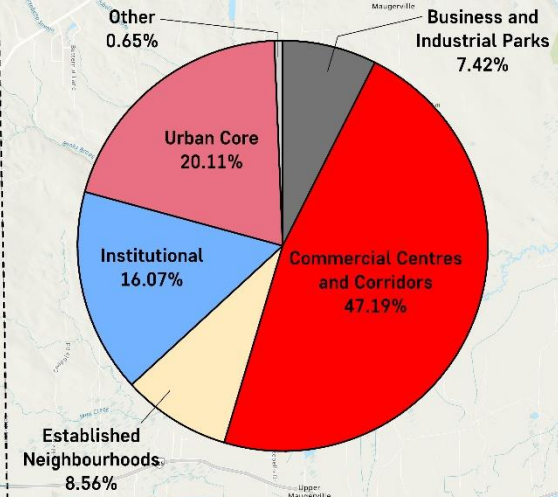
Building Permits - Non-Residential - 2025

**Northside Permits
Number Issued: 39
Construction Value:
\$14,939,240**

**Southside Permits
Number Issued: 131
Construction Value:
\$45,781,509**

- City Centre
- North Core
- South Core
- Established Neighbourhoods
- New Neighbourhoods
- Commercial Centres and Corridors
- Business and Industrial
- Major Institutions
- Parks and Open Space
- Rural and Agricultural
- Building Permit Location
- City Boundary

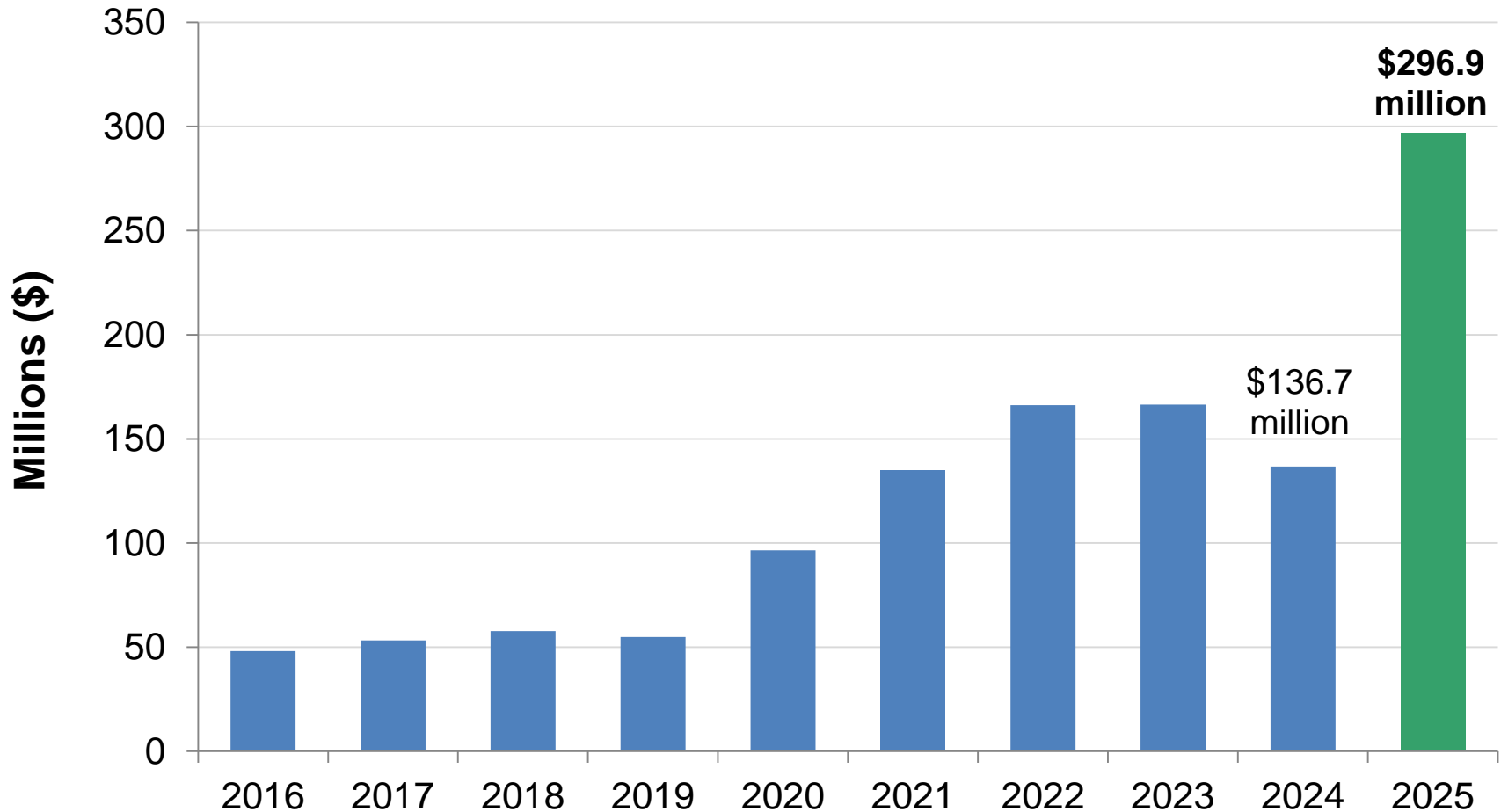
% Value of Construction



0 1 2 Kilometers

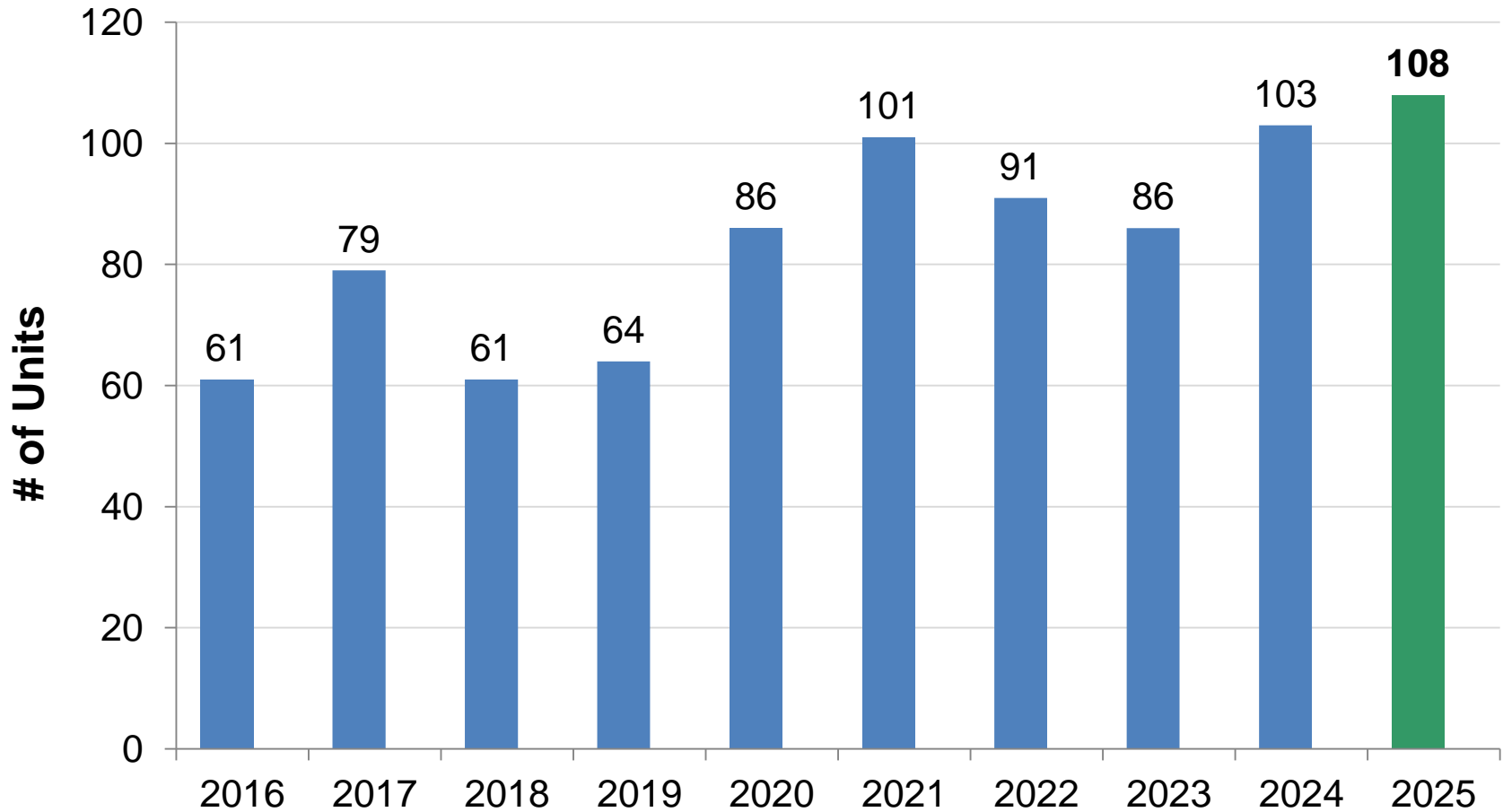
Value of Residential Construction

(10-year average: \$121 million/yr)



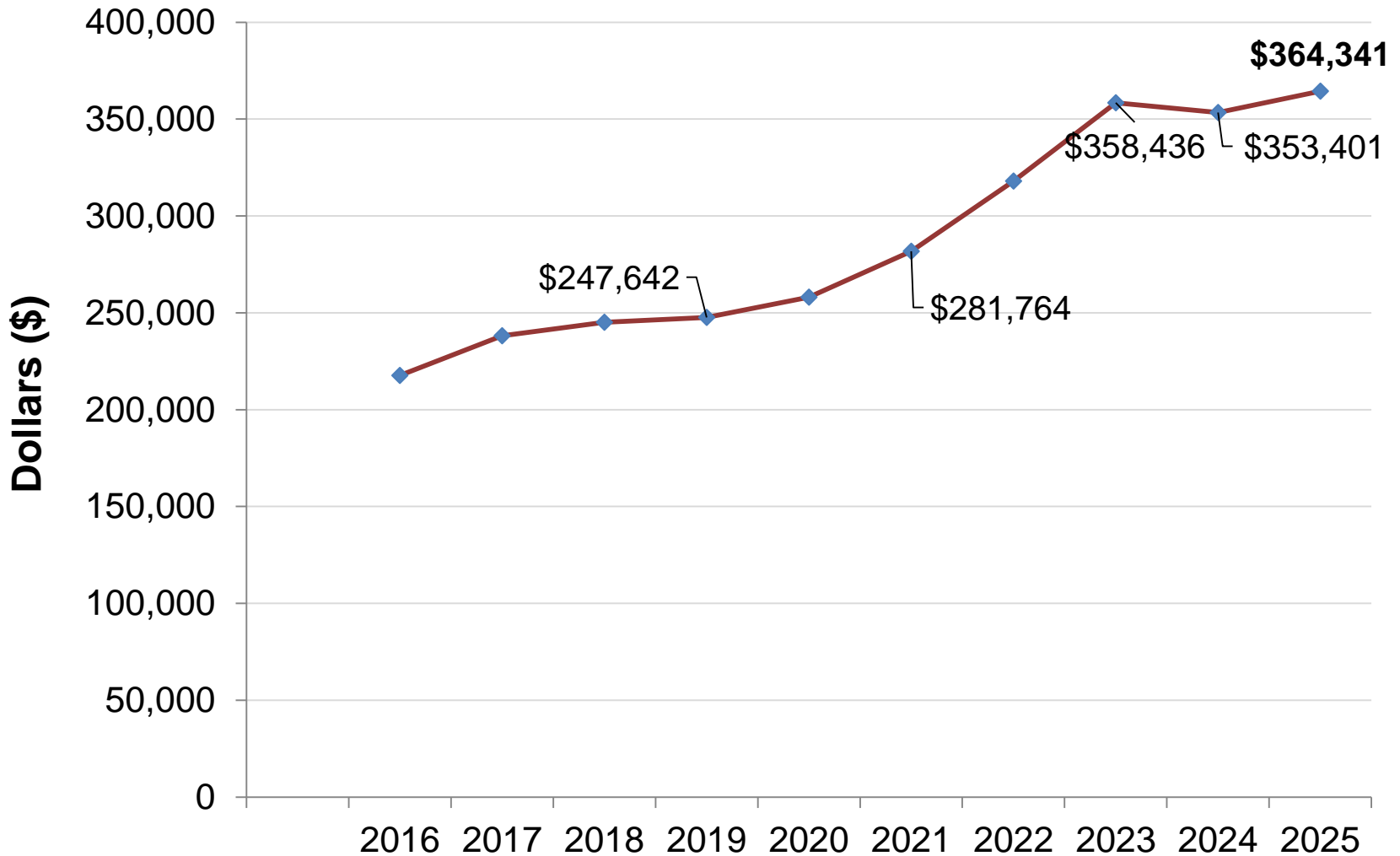
Single Detached Dwelling Starts

(10-year average: 84 units/yr)



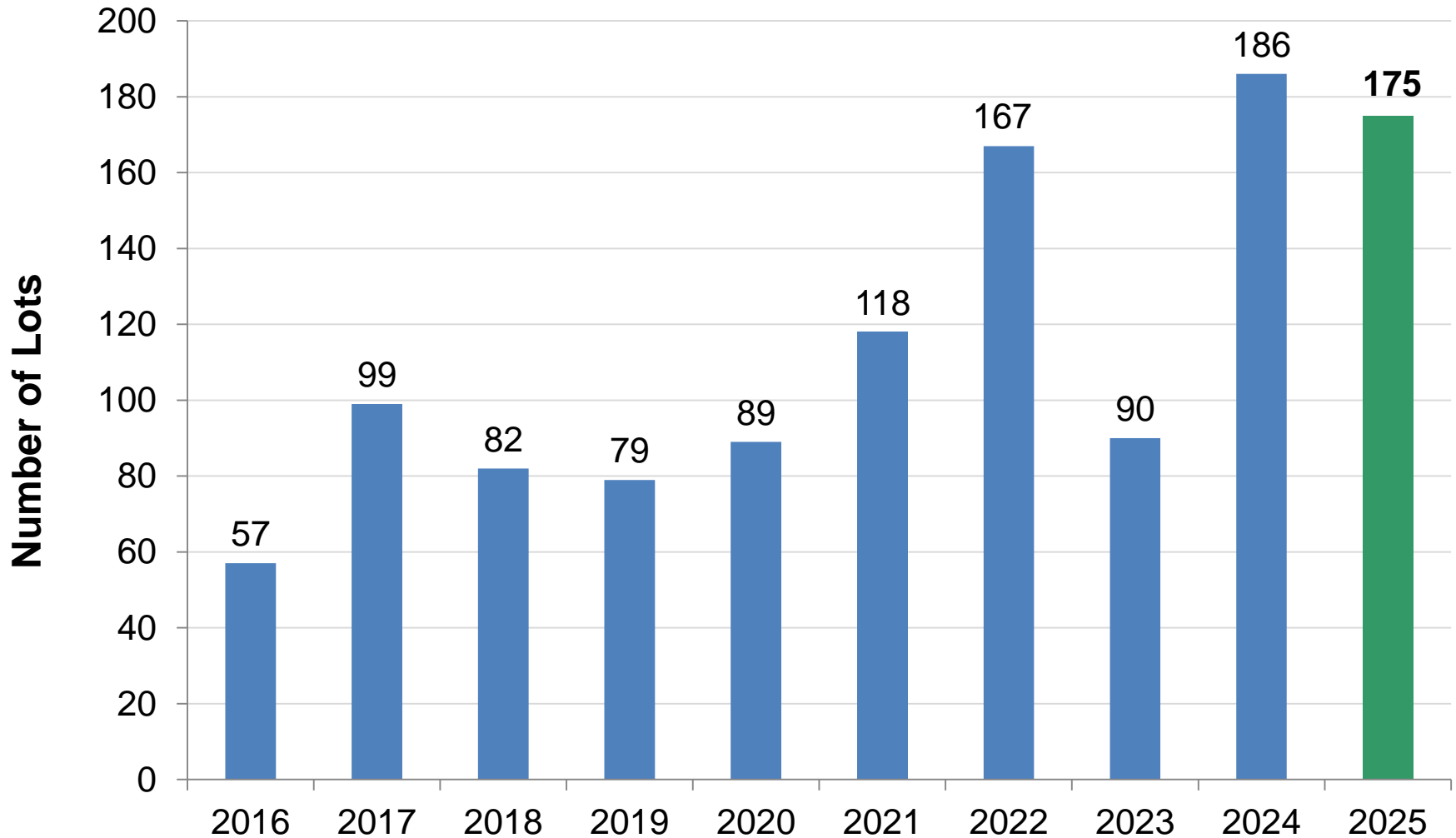
Average Permit Value of New SDD

(+ 3% 2024 to 2025)



Subdivision Activity

(10-year average: 114 lots/yr)

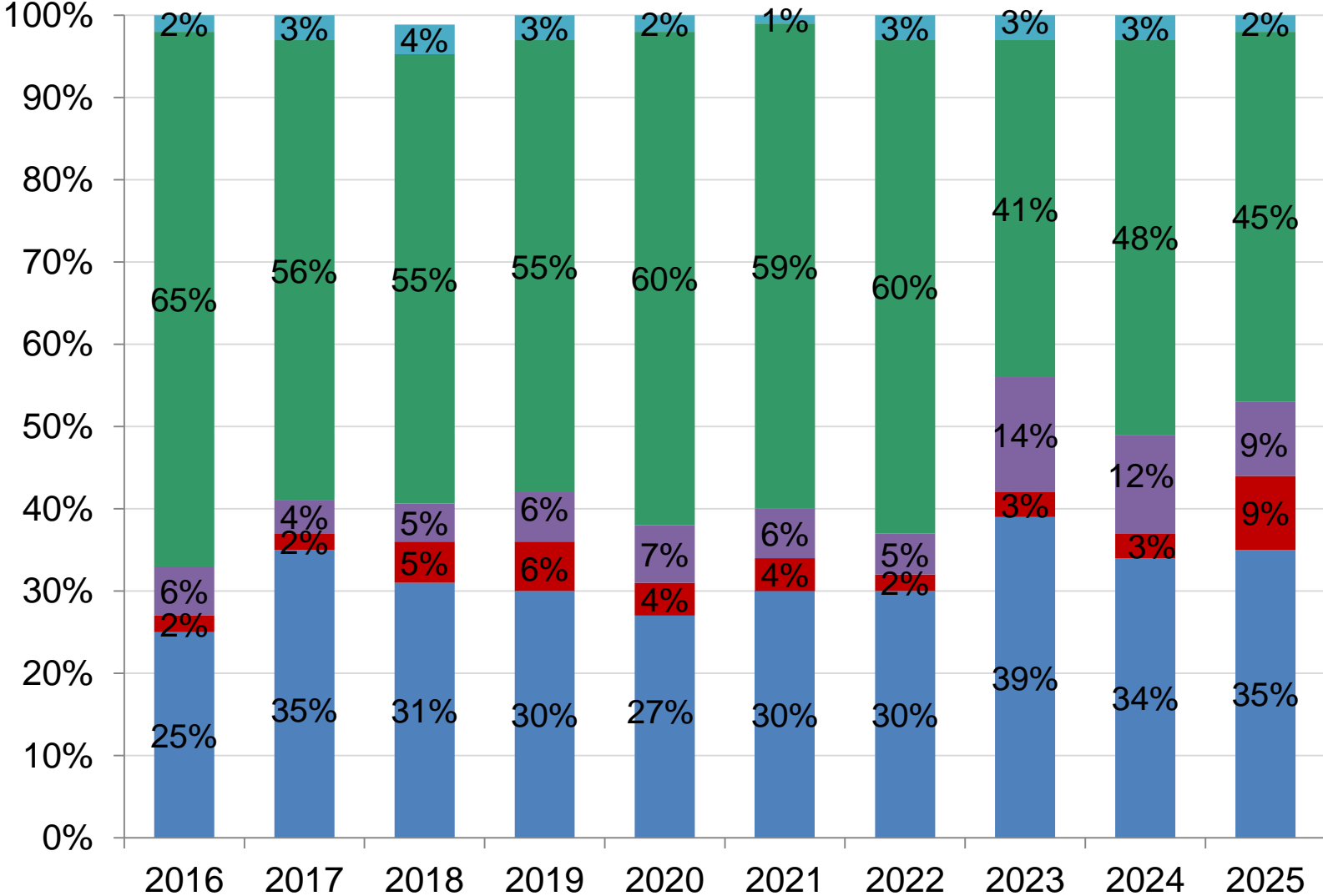


MLS 2025 - City of Fredericton

	Active # of Listings (as of December 2025)	Total # of Sales	Average Resale Price
2025	62	996	\$411,548
2024	53	997	\$374,950

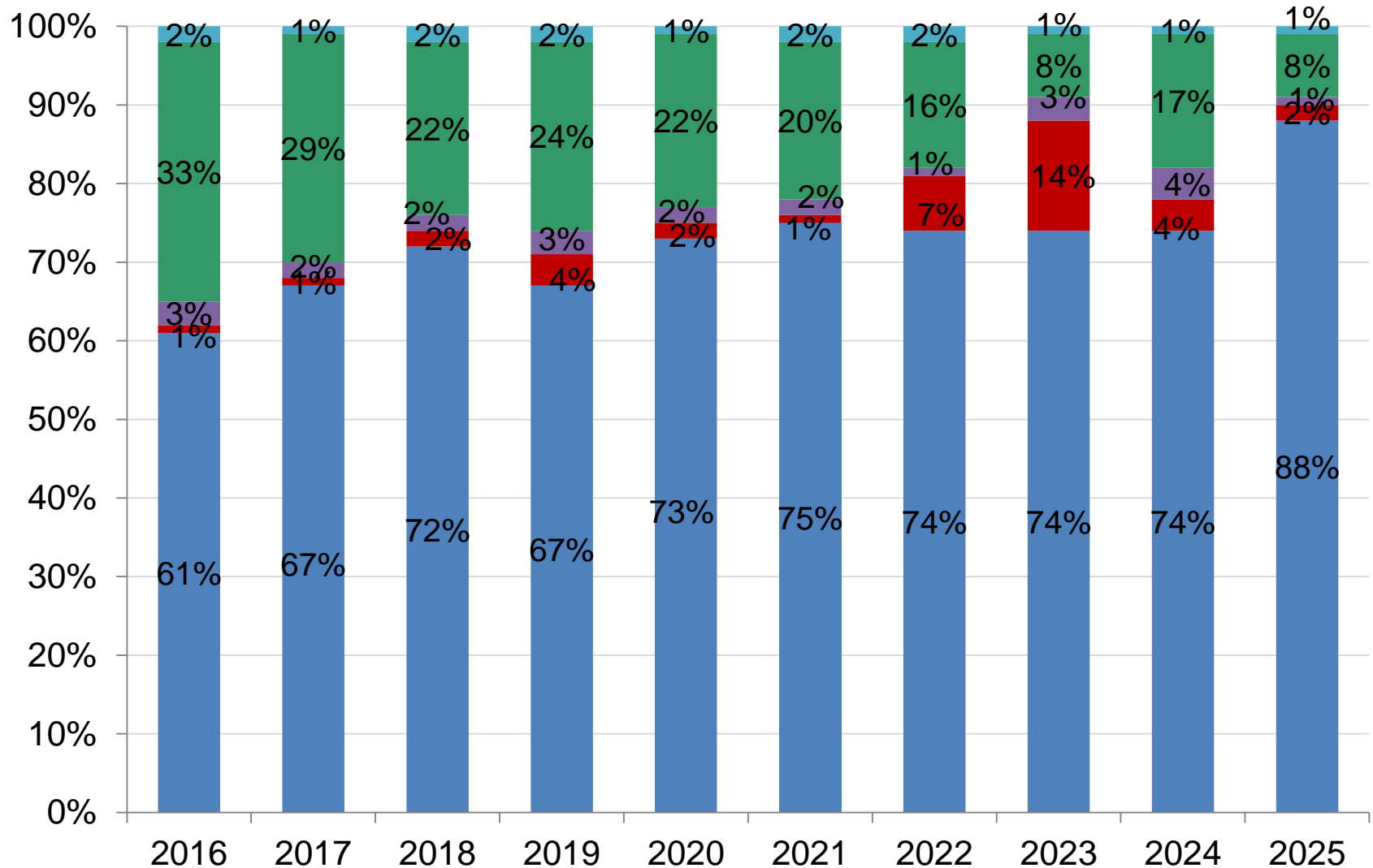
Source: Real Estate Board of the Fredericton Area

Regional Single Detached Housing Market



■ Fredericton
 ■ Oromocto
 ■ Hanwell
 ■ Neighbouring Entities
 ■ New Maryland

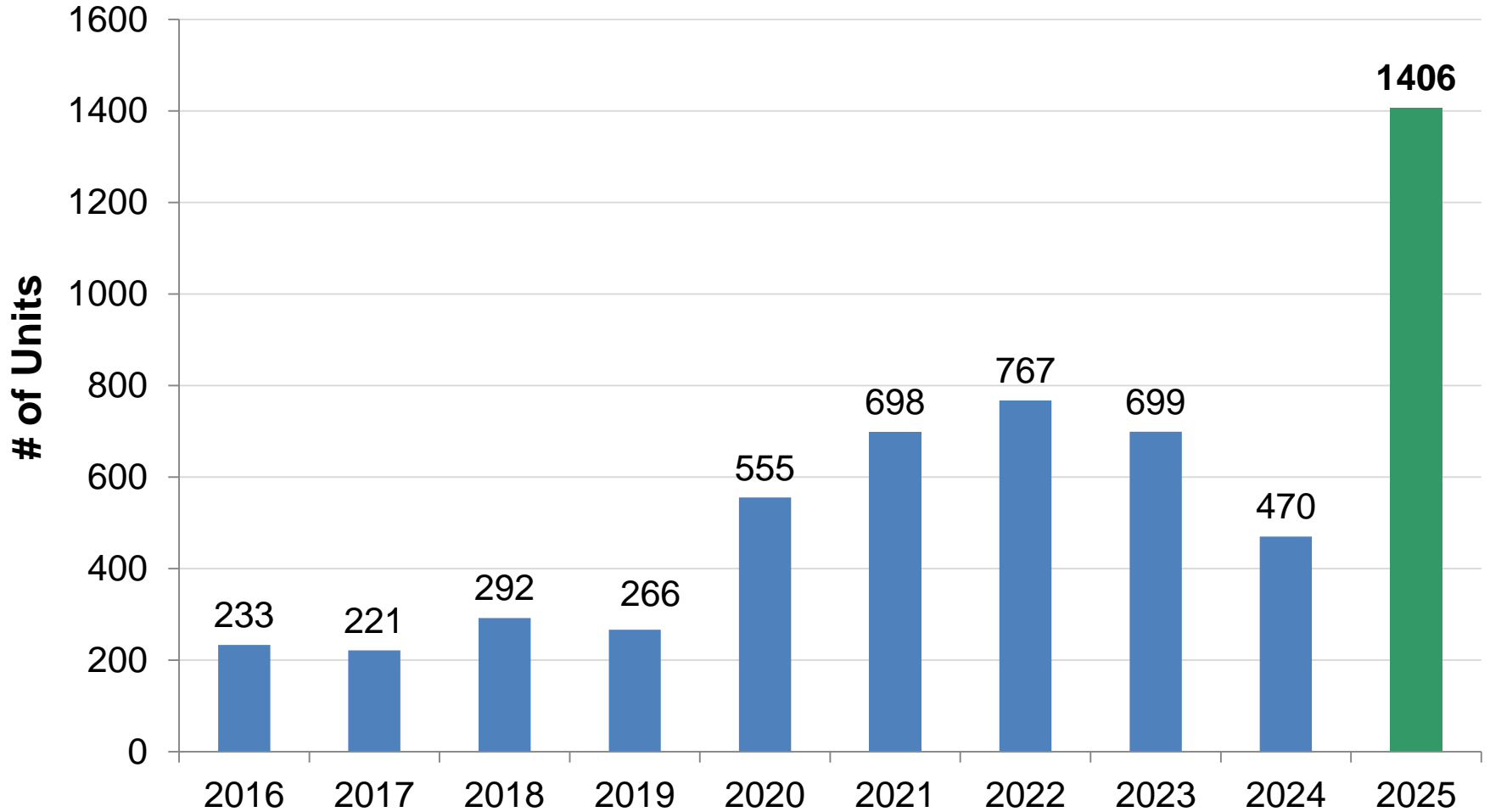
Regional Total Housing Market



■ Fredericton
 ■ Oromocto
 ■ Hanwell
 ■ Neighbouring Entities
 ■ New Maryland

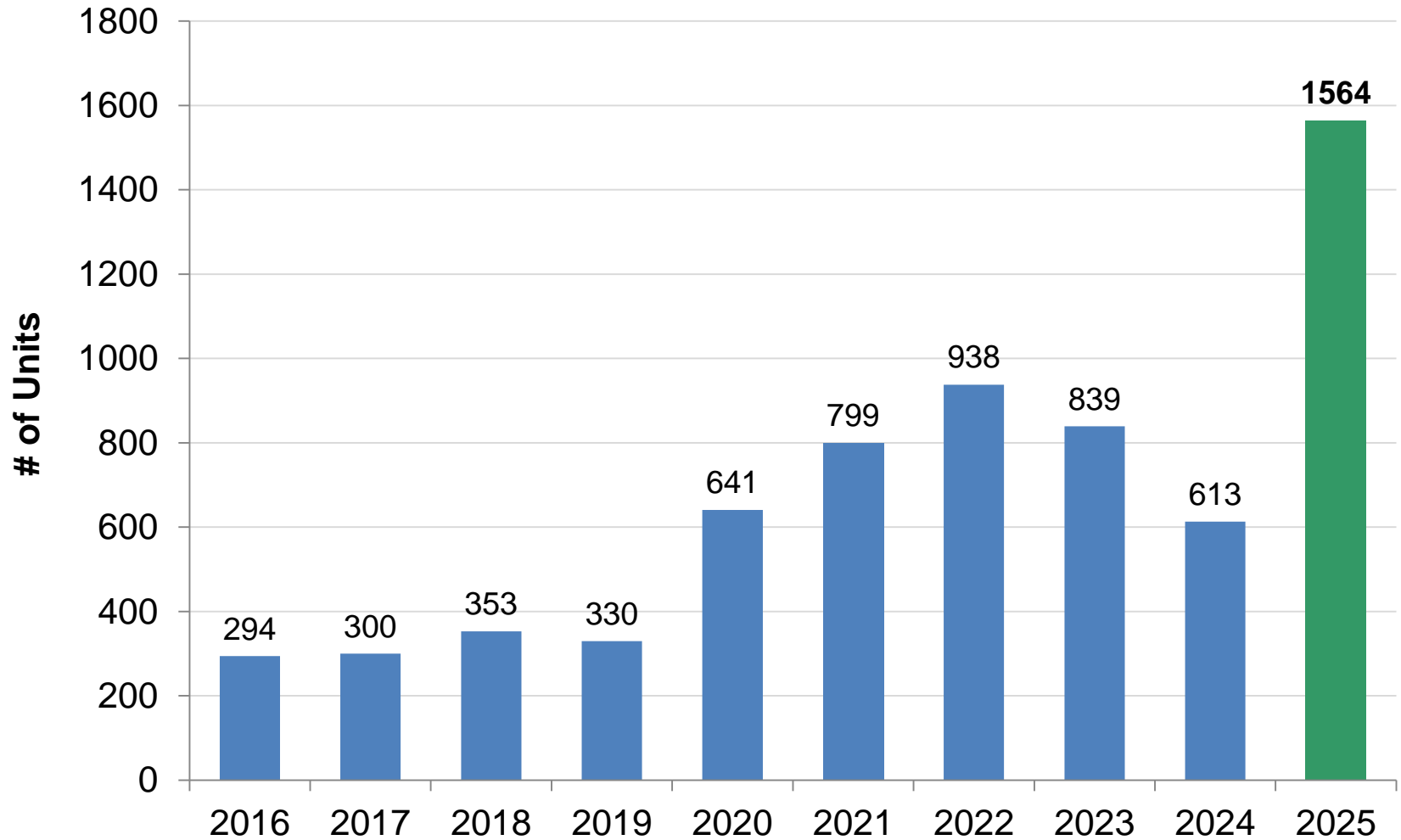
Multiple Unit Starts

(10-year average: 560 units/yr)



Total Unit Starts

(10-year average: 667 units/yr)



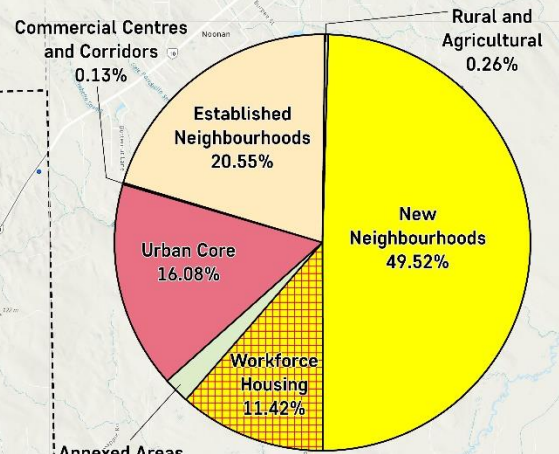
Housing Starts - Jan. 1 - Dec. 31 2025

- Business and Industrial
- City Centre
- Commercial Centres and Corridors
- Established Neighbourhoods
- First Nations
- First Nations
- New Neighbourhoods
- North Core
- Parks and Open Space
- Rural and Agricultural
- South Core
- Single Unit
- Multi Unit
- City Boundary
- General Area For Growth - New Neighbourhoods Growth Strategy

Northside Units

- Single - 87
- Multi - 729
- Total = 816**

Development Activity By Designation



77.03% in Designated Growth Areas

Brookside

Northeast

Bishop - Hanwell - Highpoint

Uptown

Southside Units

- Single - 46
- Multi - 702
- Total = 748**

Growth at a glance



Development Activity in 2025

\$359.4 million

Total Value of Construction

97%

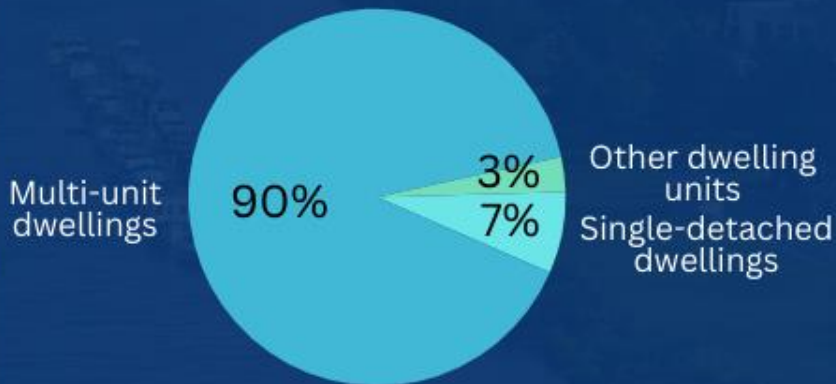
Private Sector Development

 **\$296.9 million**
Residential construction value

1,564



New residential units
10-year average: 667 units/year



77% of development in
Designated Growth Areas

252 units in the Urban Core

232 units in the Northwest

267 units in the Northeast

295 units in the Southwest

0 units in the Southeast

Growth at a glance



Population and Employment in 2025

~79,000

Fredericton population,
including annexed areas
(2025)



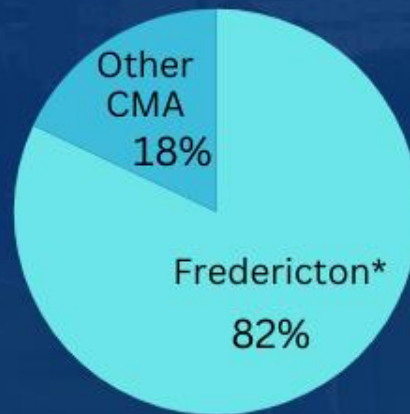
+1,629
(+2.2%)

Fredericton* population growth
(2024-2025)

125,303

Fredericton CMA Population
(2025)

City of Fredericton
% of CMA Growth



6.3%

Fredericton CMA
unemployment rate
(6.6% in NB)

+1.6%

CMA population growth
(2024-2025)

+1,900

Fredericton CMA
employment
(Dec. 2024 vs Dec. 2025)



Growth at a glance



Housing in Fredericton

Rental Market

2024

2025

Change

Rental vacancy rate

0.9%

2.5%

+1.6%

Median rent

\$1,300

\$1,375

+5.8%

Housing

2024

2025

HNA (2044)

Affordable units*

122

112

6,010

Deeply affordable

58

91

4,305

Below market

64

21

1,705

Missing middle units

489

889

**Housing Needs
Assessment (HNA)**

~1,000 units/yr

to meet est. housing
demand in 2044

950 units/yr

current 5-year
city average

*Units tracked by the City

Source: CMHC; City of Fredericton