



**Moncton and Area
Residential Market Activity and
MLS® Home Price Index Report
April 2025**



Prepared for the New Brunswick Real Estate Board by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data.

Moncton and Area MLS® Residential Market Activity

Actual	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	308	-1.0%	15.8%	-9.4%	115.4%	16.7%	47.4%
Dollar Volume	\$114,169,092	-0.1%	32.8%	-9.1%	305.4%	150.7%	253.0%
New Listings	523	8.7%	42.5%	3.6%	187.4%	13.7%	-6.3%
Active Listings	1,207	35.5%	54.9%	106.0%	13.8%	-38.6%	-50.9%
Sales to New Listings Ratio ¹	58.9	64.7	72.5	67.3	78.6	57.4	37.5
Months of Inventory ²	3.9	2.9	2.9	1.7	7.4	7.5	11.8
Average Price	\$370,679	0.9%	14.7%	0.3%	88.2%	114.9%	139.5%
Median Price	\$348,700	-0.4%	11.8%	1.1%	102.1%	115.2%	130.9%
Sale to List Price Ratio ³	97.3	99.6	99.4	107.2	94.8	95.7	94.2
Median Days on Market	30.5	26.0	27.0	16.0	50.0	66.0	95.0

Year-to-Date	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	958	-0.5%	4.0%	-12.8%	18.1%	15.4%	49.2%
Dollar Volume	\$360,274,927	4.1%	23.3%	-8.8%	128.4%	153.0%	270.9%
New Listings	1,734	17.5%	43.0%	22.5%	70.3%	14.5%	-0.6%
Active Listings ⁴	1,025	35.8%	38.7%	127.7%	-6.7%	-45.0%	-55.8%
Sales to New Listings Ratio ⁵	55.2	65.2	75.9	77.6	79.7	54.8	36.8
Months of Inventory ⁶	4.3	3.1	3.2	1.6	5.4	9.0	14.5
Average Price	\$376,070	4.7%	18.5%	4.5%	93.4%	119.2%	148.6%
Median Price	\$355,000	3.5%	14.6%	3.4%	99.4%	126.2%	149.6%
Sale to List Price Ratio ⁷	97.0	98.5	97.5	105.9	95.5	94.6	94.1
Median Days on Market	36.0	29.0	34.0	18.0	58.0	82.0	97.5

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.

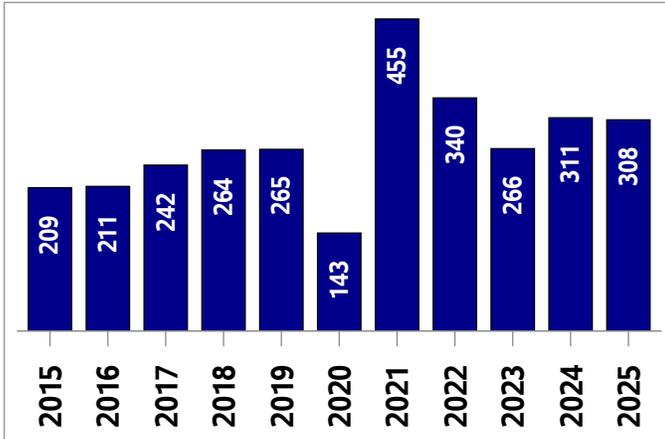
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

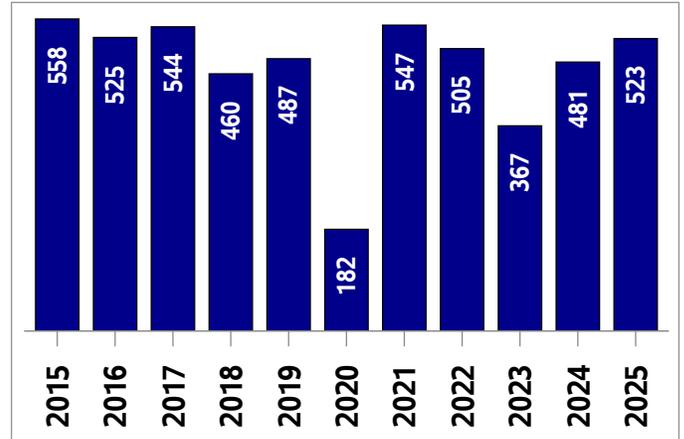
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Moncton and Area MLS® Residential Market Activity

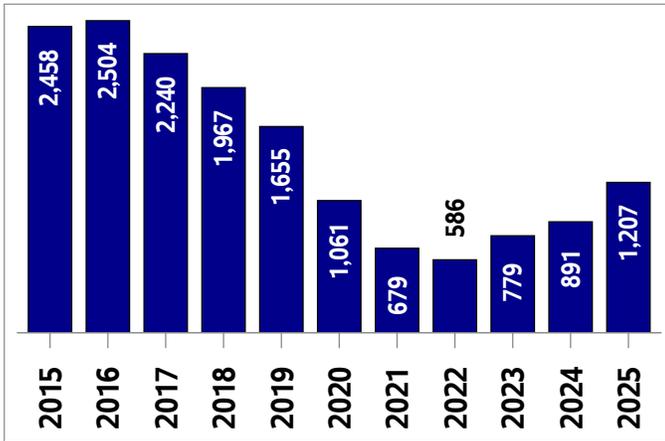
**Sales Activity
(April only)**



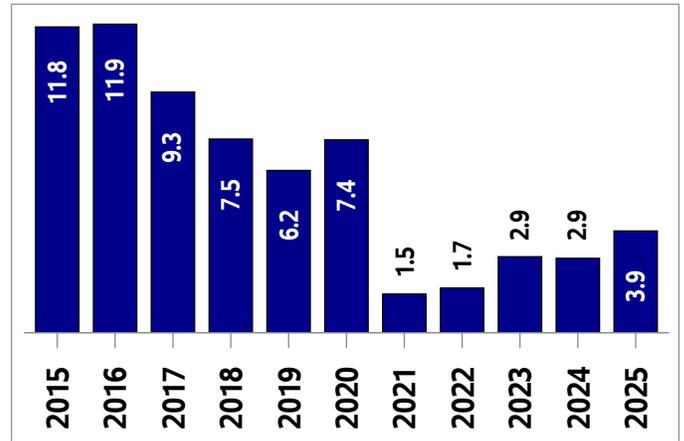
**New Listings
(April only)**



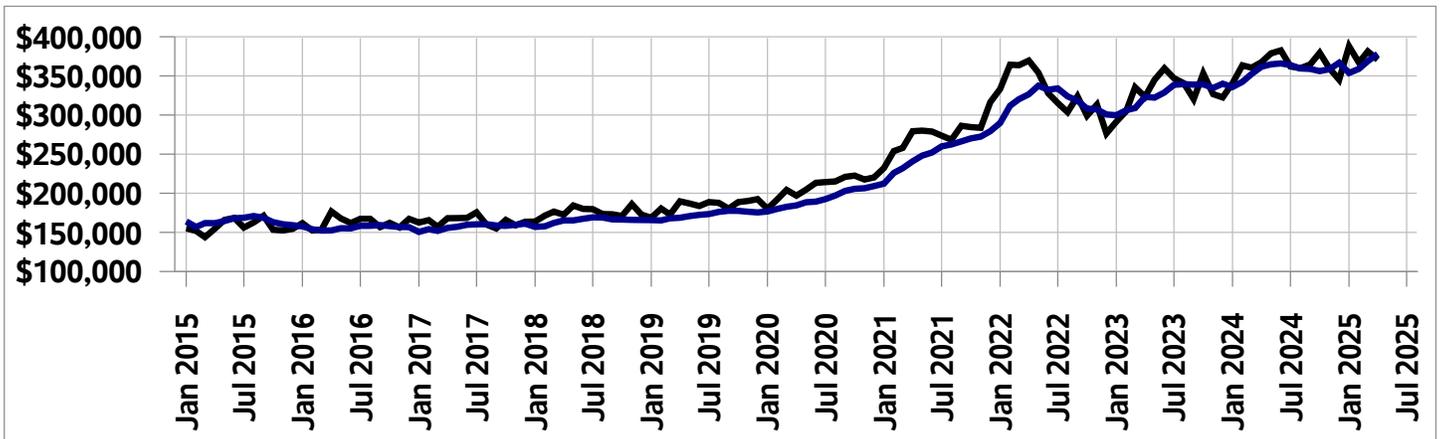
**Active Listings
(April only)**



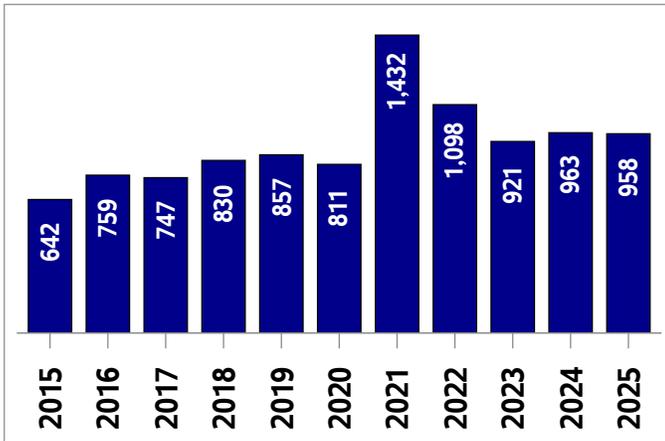
**Months of Inventory
(April only)**



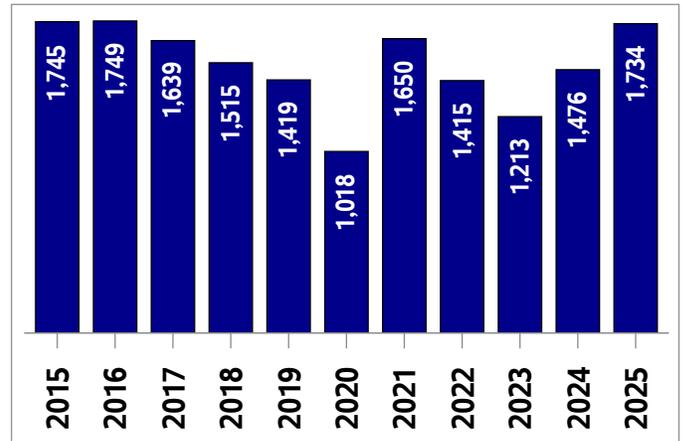
MLS® HPI Composite Benchmark Price and Average Price



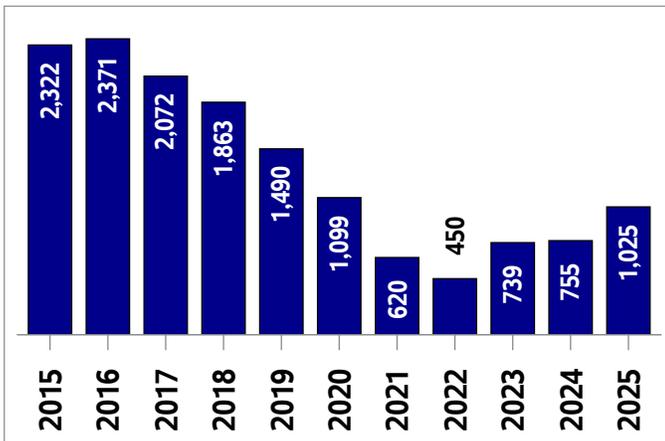
**Sales Activity
(April Year-to-Date)**



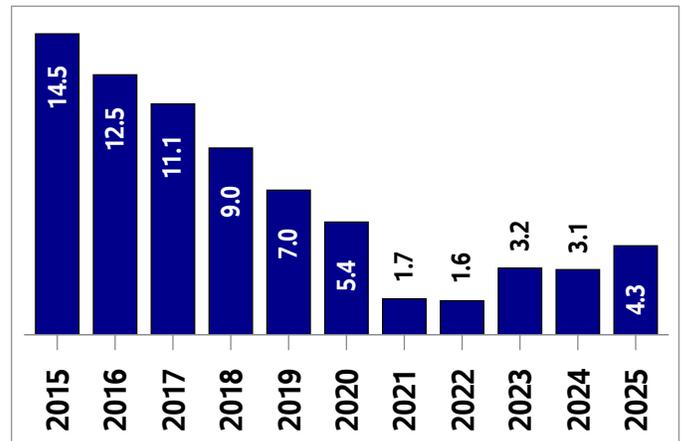
**New Listings
(April Year-to-Date)**



**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.

Moncton and Area MLS® Single Detached Market Activity

Actual	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	249	9.7%	19.7%	-4.6%	124.3%	29.0%	48.2%
Dollar Volume	\$94,234,692	11.6%	38.4%	-3.4%	319.9%	169.2%	264.6%
New Listings	428	18.6%	50.7%	12.6%	231.8%	19.9%	-2.7%
Active Listings	988	39.9%	60.9%	116.7%	19.0%	-33.1%	-48.0%
Sales to New Listings Ratio ¹	58.2	62.9	73.2	68.7	86.0	54.1	38.2
Months of Inventory ²	4.0	3.1	3.0	1.7	7.5	7.6	11.3
Average Price	\$378,453	1.7%	15.6%	1.2%	87.2%	108.6%	146.0%
Median Price	\$350,000	0.0%	12.2%	0.0%	100.6%	109.6%	137.4%
Sale to List Price Ratio ³	97.2	99.4	98.9	106.9	94.1	95.2	93.4
Median Days on Market	30.0	29.0	27.0	16.0	63.0	60.0	94.5

Year-to-Date	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	778	7.8%	11.5%	-8.4%	23.3%	22.5%	52.0%
Dollar Volume	\$296,573,573	13.5%	34.2%	-4.9%	135.9%	162.4%	283.9%
New Listings	1,425	26.9%	54.6%	31.1%	80.4%	21.1%	4.4%
Active Listings ⁴	833	38.6%	42.3%	138.2%	-5.7%	-39.8%	-53.3%
Sales to New Listings Ratio ⁵	54.6	64.3	75.7	78.1	79.9	54.0	37.5
Months of Inventory ⁶	4.3	3.3	3.4	1.6	5.6	8.7	13.9
Average Price	\$381,200	5.3%	20.4%	3.8%	91.3%	114.2%	152.7%
Median Price	\$354,450	4.2%	20.2%	1.3%	97.0%	118.8%	162.0%
Sale to List Price Ratio ⁷	96.9	98.2	97.2	105.1	95.1	93.9	93.2
Median Days on Market	36.0	34.0	35.0	18.0	66.0	78.0	96.5

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.

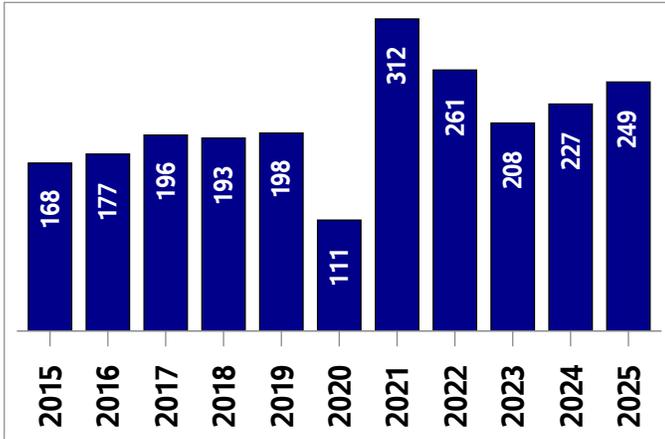
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

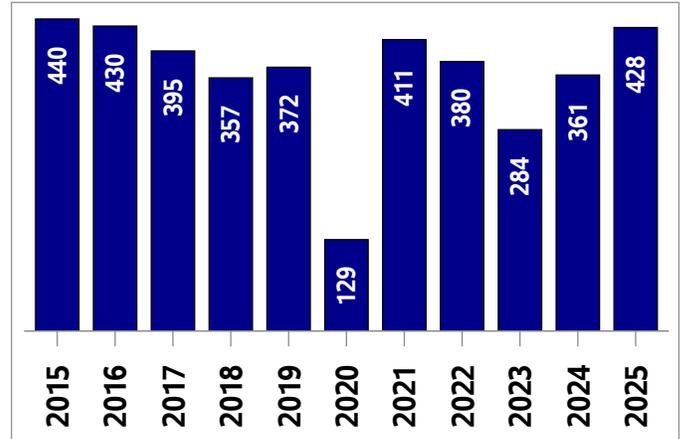
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Moncton and Area MLS® Single Detached Market Activity

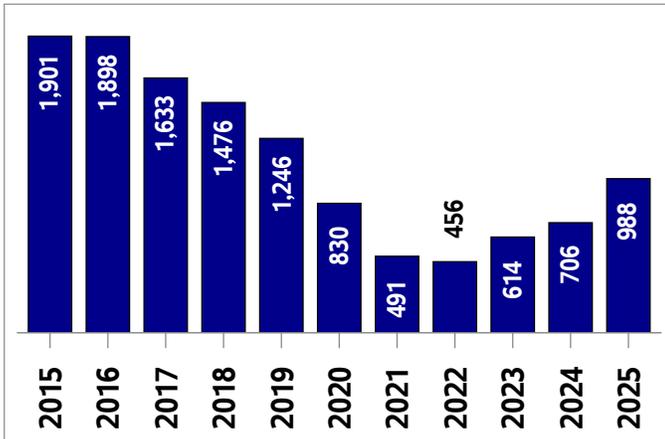
**Sales Activity
(April only)**



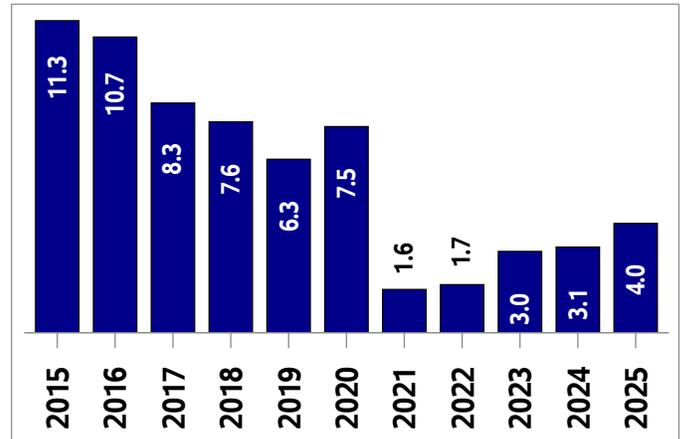
**New Listings
(April only)**



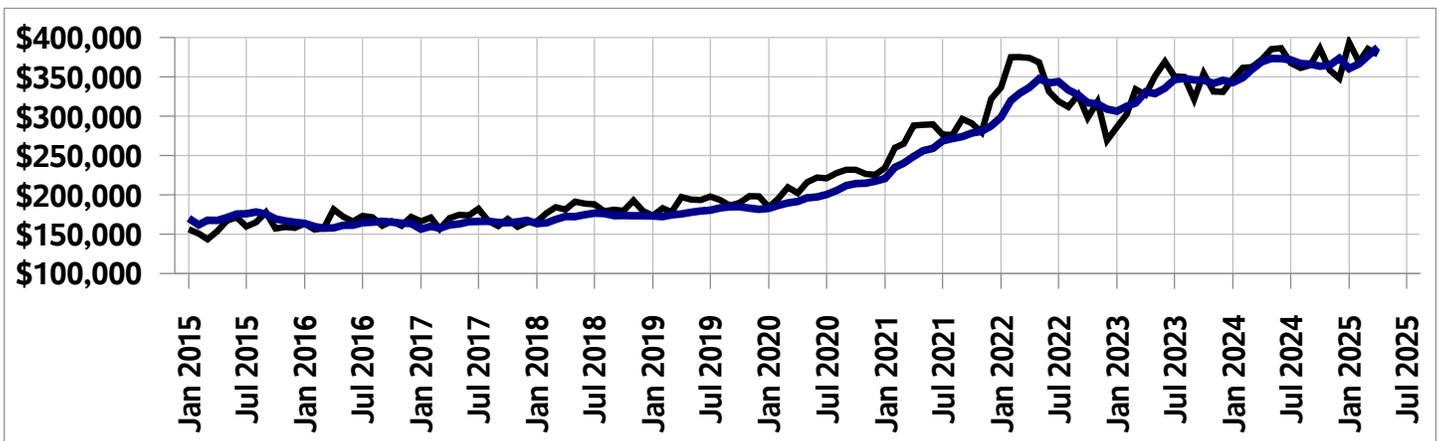
**Active Listings
(April only)**



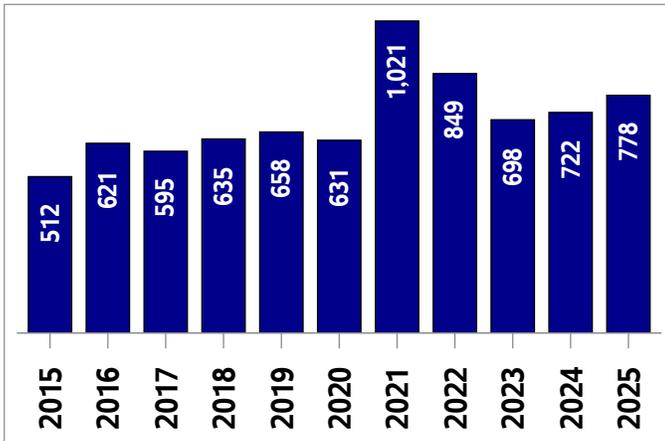
**Months of Inventory
(April only)**



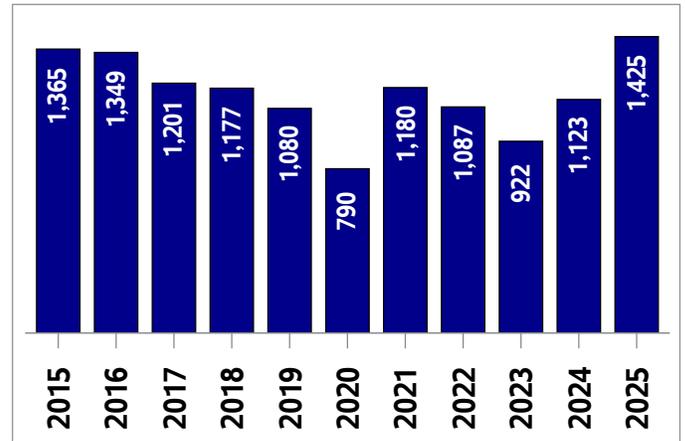
MLS® HPI Single Detached Benchmark Price and Average Price



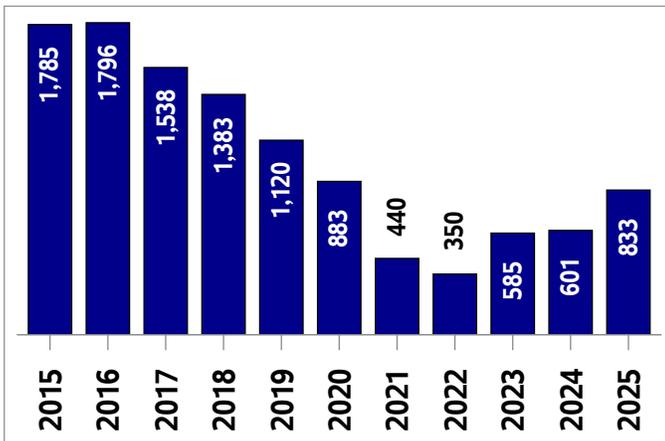
Sales Activity
(April Year-to-Date)



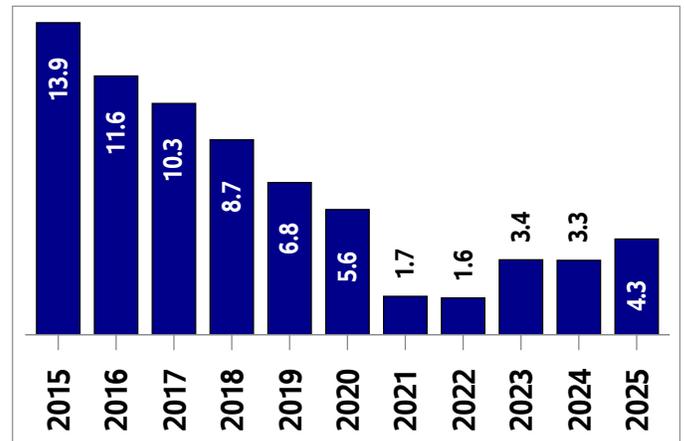
New Listings
(April Year-to-Date)



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.

Moncton and Area MLS® Semi-Detached Market Activity

Actual	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	38	-22.4%	18.8%	-13.6%	123.5%	-9.5%	46.2%
Dollar Volume	\$14,076,000	-21.2%	33.9%	-8.1%	386.0%	105.2%	228.9%
New Listings	44	-31.3%	15.8%	-15.4%	46.7%	-2.2%	-25.4%
Active Listings	76	1.3%	28.8%	72.7%	-18.3%	-65.5%	-69.4%
Sales to New Listings Ratio ¹	86.4	76.6	84.2	84.6	56.7	93.3	44.1
Months of Inventory ²	2.0	1.5	1.8	1.0	5.5	5.2	9.5
Average Price	\$370,421	1.6%	12.8%	6.4%	117.4%	126.7%	125.0%
Median Price	\$351,000	-1.1%	9.4%	2.3%	112.7%	130.3%	112.1%
Sale to List Price Ratio ³	99.2	101.6	102.6	110.8	97.3	99.5	100.3
Median Days on Market	26.5	17.0	22.0	14.0	23.0	66.0	95.5

Year-to-Date	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	107	-21.9%	-18.3%	-16.4%	16.3%	-8.5%	23.0%
Dollar Volume	\$40,623,654	-19.7%	-8.1%	-5.7%	140.2%	111.0%	190.1%
New Listings	156	-16.6%	9.9%	0.0%	39.3%	-12.8%	-14.8%
Active Listings ⁴	70	25.6%	20.2%	79.5%	-13.3%	-69.3%	-71.1%
Sales to New Listings Ratio ⁵	68.6	73.3	92.3	82.1	82.1	65.4	47.5
Months of Inventory ⁶	2.6	1.6	1.8	1.2	3.5	7.8	11.1
Average Price	\$379,660	2.8%	12.5%	12.8%	106.5%	130.7%	135.8%
Median Price	\$371,000	3.1%	11.4%	9.1%	106.7%	144.1%	137.8%
Sale to List Price Ratio ⁷	99.5	100.8	100.1	111.2	98.6	98.7	99.4
Median Days on Market	28.0	20.0	28.0	14.0	27.0	70.0	94.0

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.

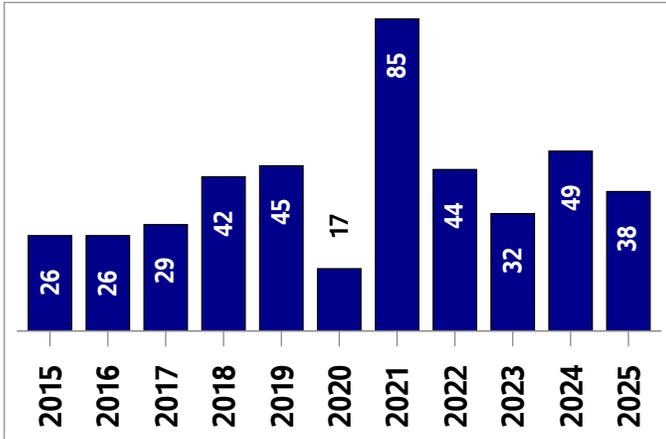
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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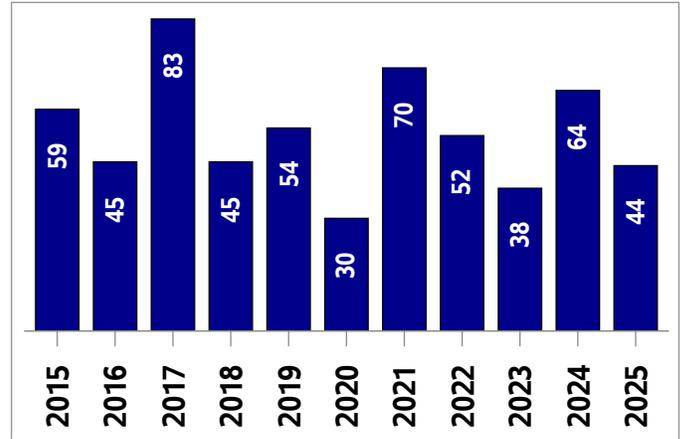
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

**Moncton and Area
MLS® Semi-Detached Market Activity**

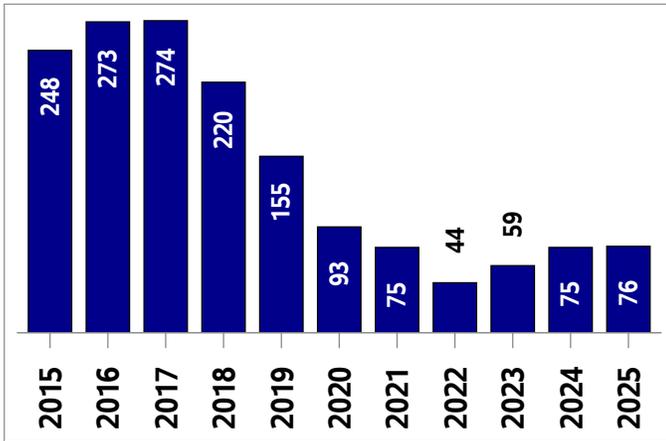
**Sales Activity
(April only)**



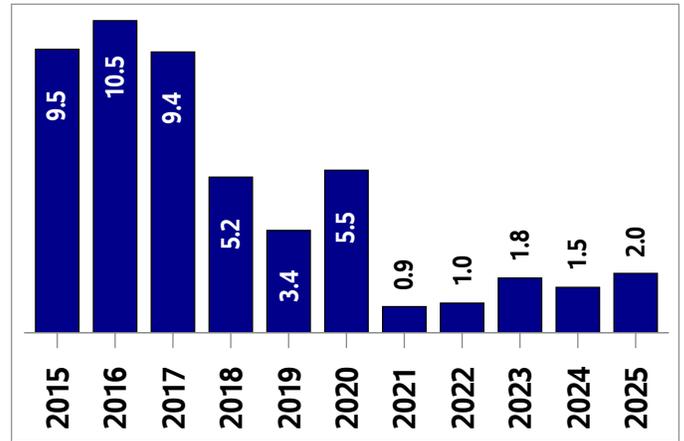
**New Listings
(April only)**



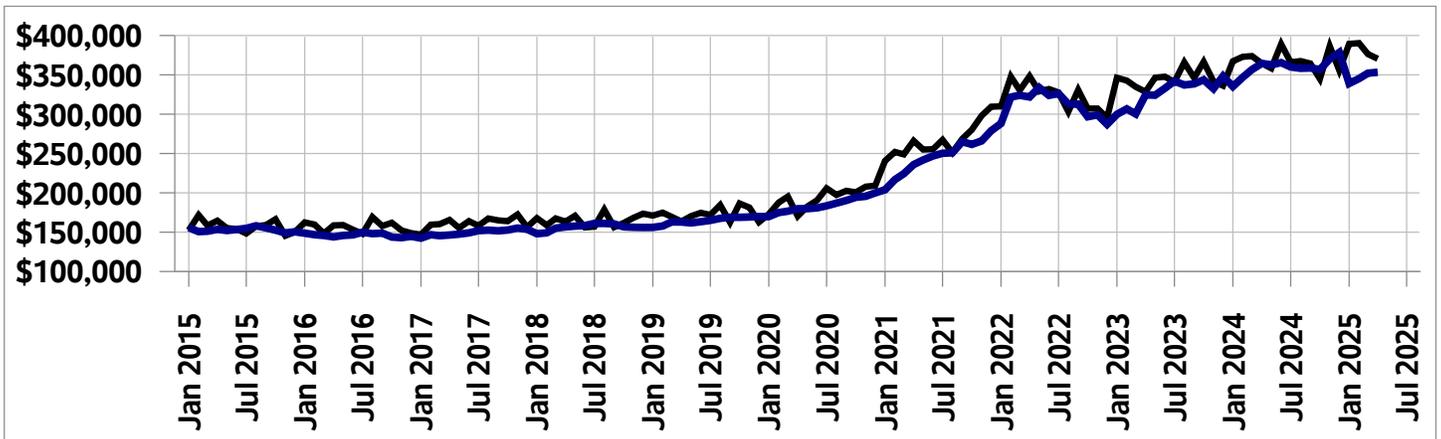
**Active Listings
(April only)**



**Months of Inventory
(April only)**

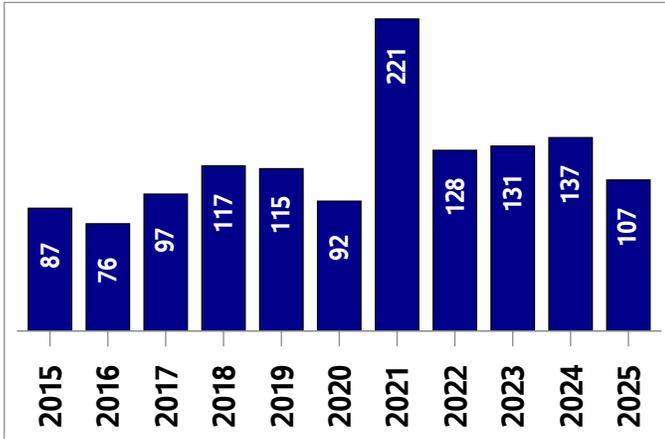


MLS® HPI Semi-Detached Benchmark Price and Average Price

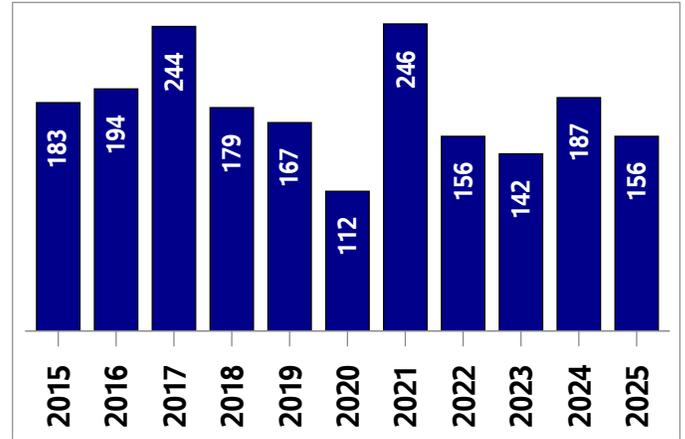


Moncton and Area
MLS® Semi-Detached Market Activity

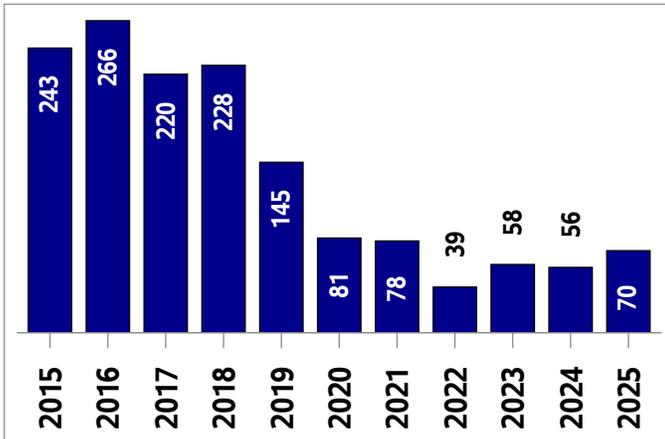
Sales Activity
(April Year-to-Date)



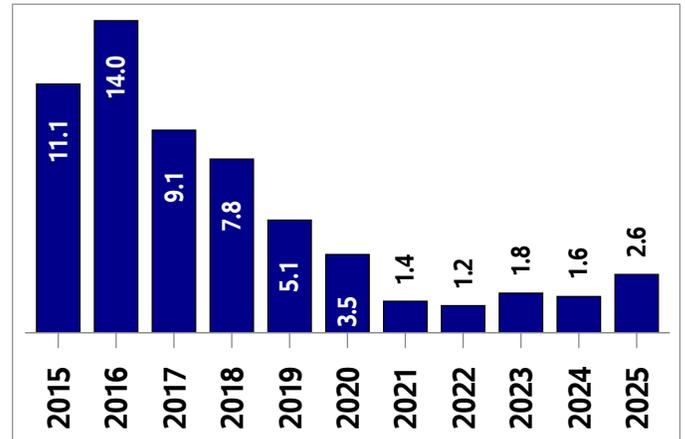
New Listings
(April Year-to-Date)



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.

Moncton and Area MLS® Townhouse Market Activity

Actual	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	17	6.3%	70.0%	466.7%	750.0%	54.5%	183.3%
Dollar Volume	\$5,866,200	14.4%	106.7%	492.6%	1,084.1%	325.9%	606.3%
New Listings	27	35.0%	22.7%	68.8%	575.0%	35.0%	68.8%
Active Listings	57	21.3%	21.3%	235.3%	128.0%	-3.4%	-12.3%
Sales to New Listings Ratio ¹	63.0	80.0	45.5	18.8	50.0	55.0	37.5
Months of Inventory ²	3.4	2.9	4.7	5.7	12.5	5.4	10.8
Average Price	\$345,071	7.6%	21.6%	4.6%	39.3%	175.6%	149.3%
Median Price	\$329,900	3.9%	20.2%	-4.4%	33.2%	119.9%	175.7%
Sale to List Price Ratio ³	99.5	101.6	103.4	102.8	94.5	94.2	95.6
Median Days on Market	35.0	28.0	13.5	9.0	29.0	142.0	140.5

Year-to-Date	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	46	-13.2%	43.8%	58.6%	64.3%	39.4%	475.0%
Dollar Volume	\$15,808,300	-11.5%	63.9%	87.2%	247.8%	278.5%	1,160.5%
New Listings	84	-3.4%	55.6%	104.9%	211.1%	82.6%	75.0%
Active Listings ⁴	48	7.3%	23.9%	433.3%	74.5%	-12.3%	-18.3%
Sales to New Listings Ratio ⁵	54.8	60.9	59.3	70.7	103.7	71.7	16.7
Months of Inventory ⁶	4.2	3.4	4.8	1.2	3.9	6.6	29.4
Average Price	\$343,659	2.0%	14.0%	18.0%	111.7%	171.5%	119.2%
Median Price	\$327,450	0.6%	4.7%	14.9%	144.8%	150.0%	95.9%
Sale to List Price Ratio ⁷	99.6	100.1	100.8	109.2	97.1	94.7	96.6
Median Days on Market	33.5	23.0	26.0	16.0	43.5	133.0	140.5

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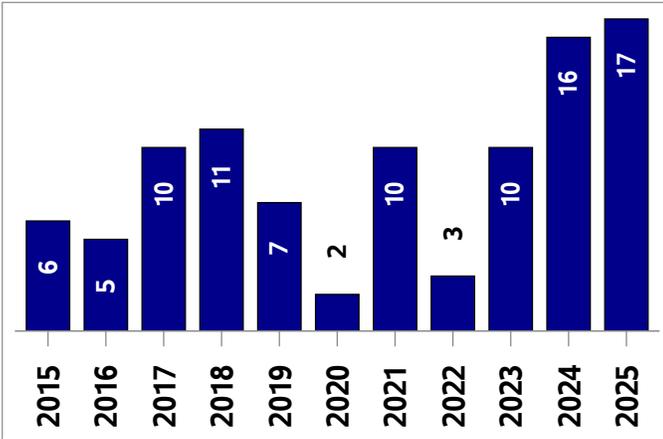
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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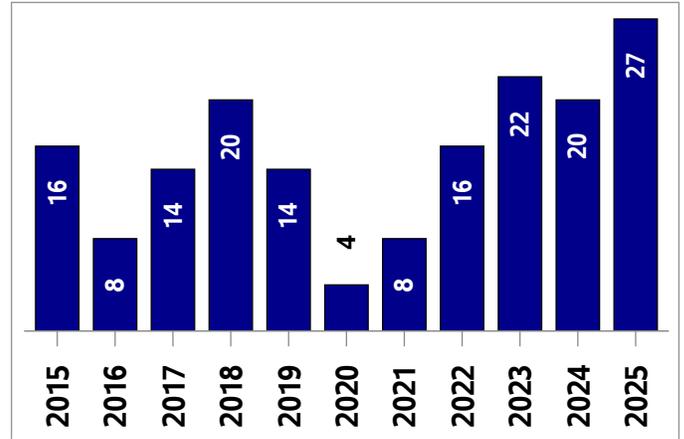
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Moncton and Area MLS® Townhouse Market Activity

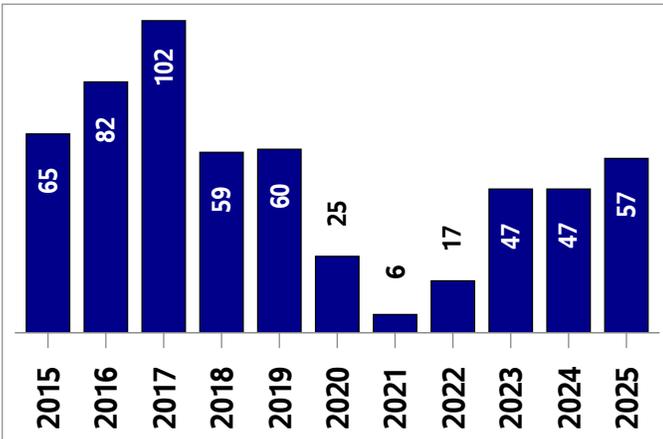
**Sales Activity
(April only)**



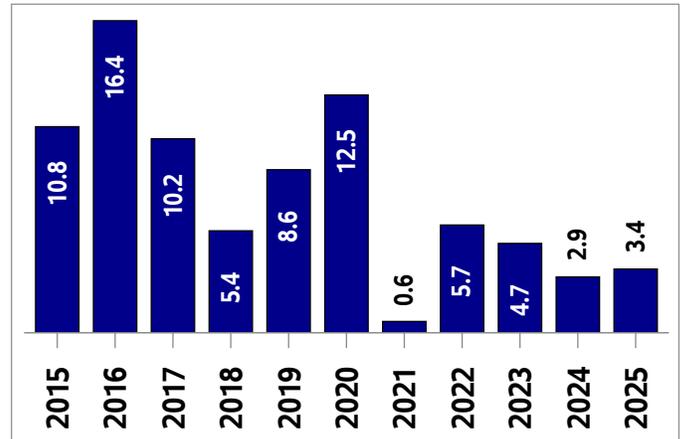
**New Listings
(April only)**



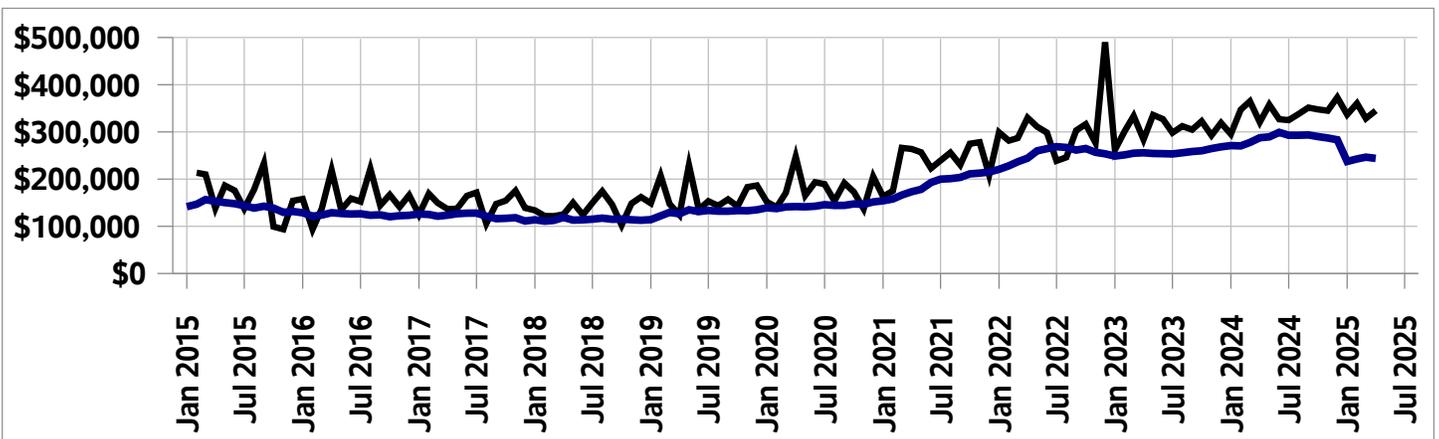
**Active Listings
(April only)**



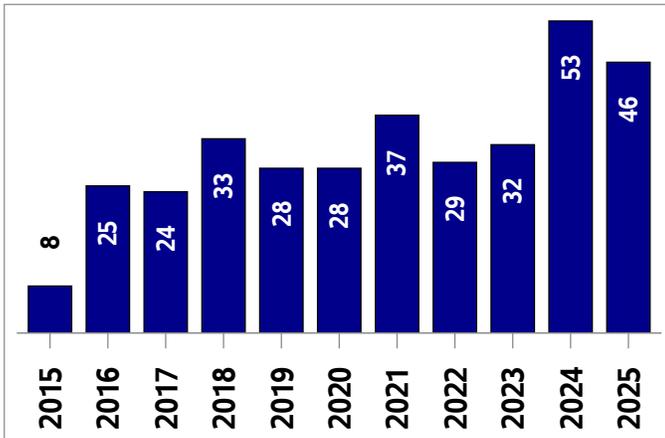
**Months of Inventory
(April only)**



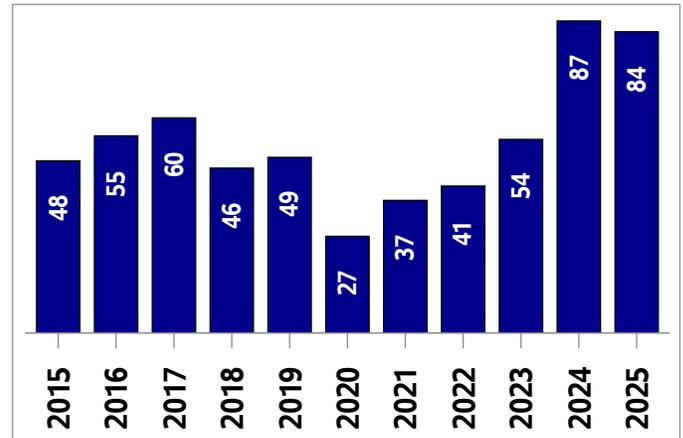
MLS® HPI Townhouse Benchmark Price and Average Price



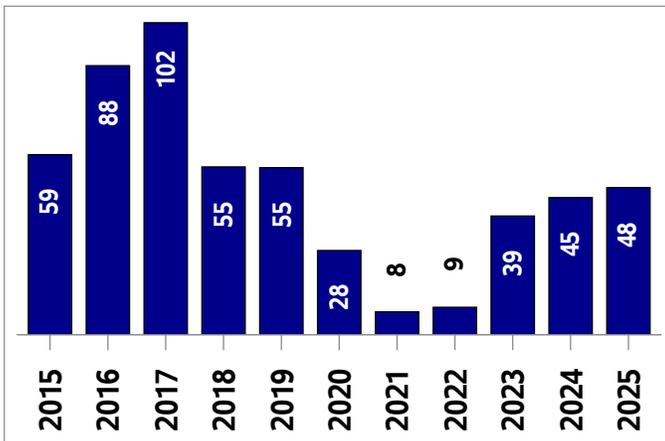
Sales Activity
(April Year-to-Date)



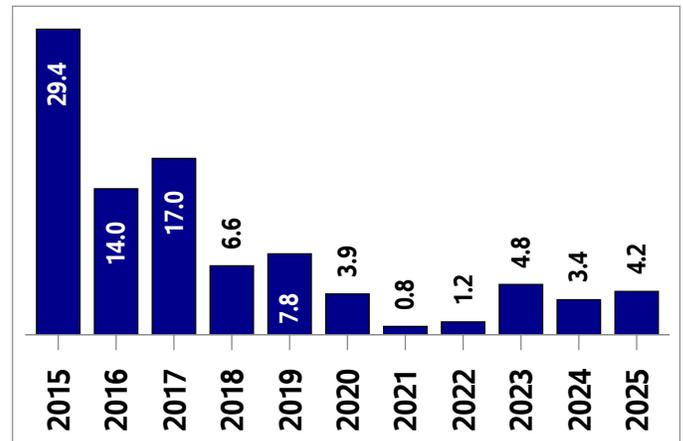
New Listings
(April Year-to-Date)



Active Listings ¹
(April Year-to-Date)



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



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Moncton and Area MLS® Apartment Market Activity

Actual	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	3	-40.0%	0.0%	-50.0%	50.0%	-50.0%	200.0%
Dollar Volume	\$994,900	-40.7%	84.2%	-36.5%	204.7%	21.9%	388.9%
New Listings	7	-36.4%	133.3%	0.0%	133.3%	0.0%	40.0%
Active Listings	15	-11.8%	36.4%	200.0%	-48.3%	-55.9%	-74.6%
Sales to New Listings Ratio ¹	42.9	45.5	100.0	85.7	66.7	85.7	20.0
Months of Inventory ²	5.0	3.4	3.7	0.8	14.5	5.7	59.0
Average Price	\$331,633	-1.2%	84.2%	27.0%	103.1%	143.8%	63.0%
Median Price	\$335,000	3.1%	76.3%	38.0%	105.2%	128.3%	64.6%
Sale to List Price Ratio ³	96.9	97.1	100.3	113.5	97.8	95.4	99.3
Median Days on Market	147.0	83.0	26.0	19.0	114.0	122.5	1155.0

Year-to-Date	April 2025	Compared to ⁸					
		April 2024	April 2023	April 2022	April 2020	April 2018	April 2015
Sales Activity	10	0.0%	-16.7%	-9.1%	-23.1%	-9.1%	233.3%
Dollar Volume	\$3,087,900	8.0%	2.2%	-0.3%	47.4%	97.0%	518.8%
New Listings	17	-26.1%	-22.7%	30.8%	54.5%	-32.0%	-48.5%
Active Listings ⁴	15	22.9%	43.9%	210.5%	-50.8%	-54.3%	-73.1%
Sales to New Listings Ratio ⁵	58.8	43.5	54.5	84.6	118.2	44.0	9.1
Months of Inventory ⁶	5.9	4.8	3.4	1.7	9.2	11.7	73.0
Average Price	\$308,790	8.0%	22.7%	9.7%	91.7%	116.7%	85.6%
Median Price	\$306,500	19.3%	30.4%	25.6%	70.4%	111.4%	50.6%
Sale to List Price Ratio ⁷	96.8	98.0	98.2	109.2	95.4	96.5	97.6
Median Days on Market	66.0	21.0	27.5	20.0	125.0	89.0	1104.0

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.

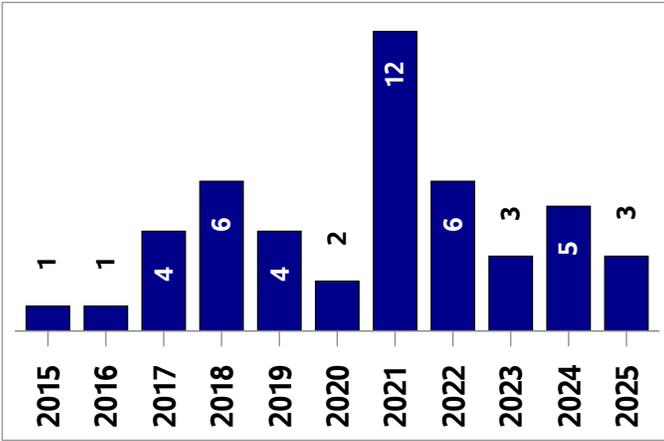
⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

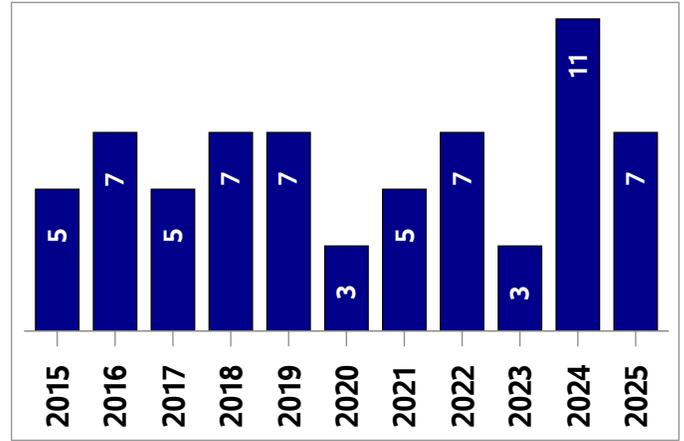
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

**Moncton and Area
MLS® Apartment Market Activity**

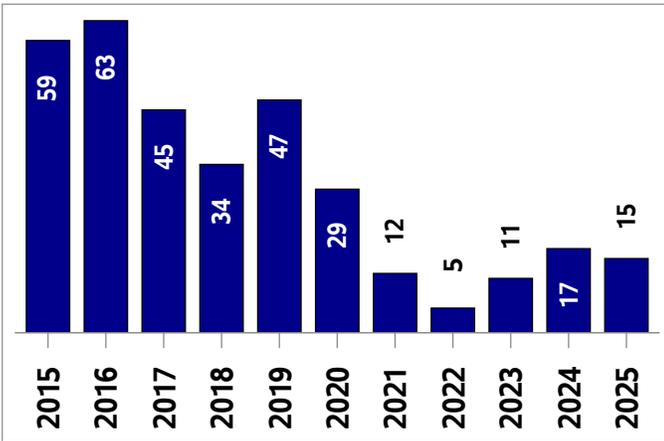
**Sales Activity
(April only)**



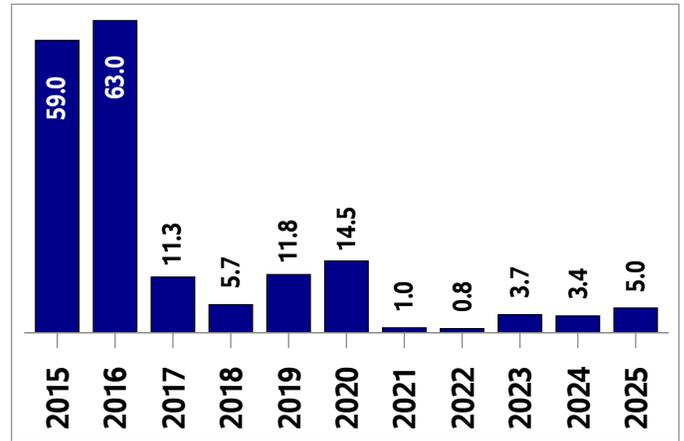
**New Listings
(April only)**



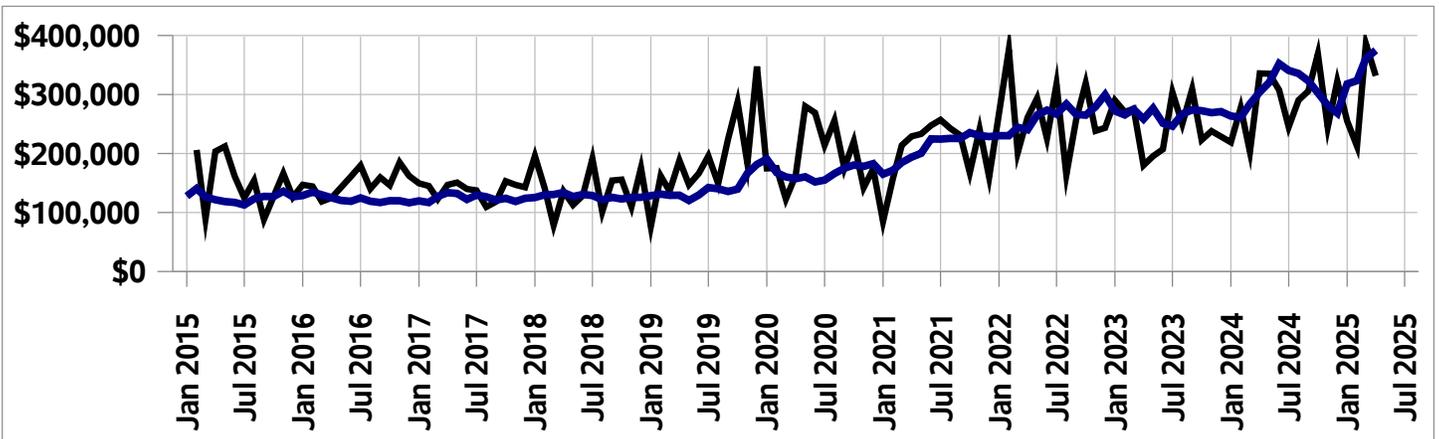
**Active Listings
(April only)**



**Months of Inventory
(April only)**

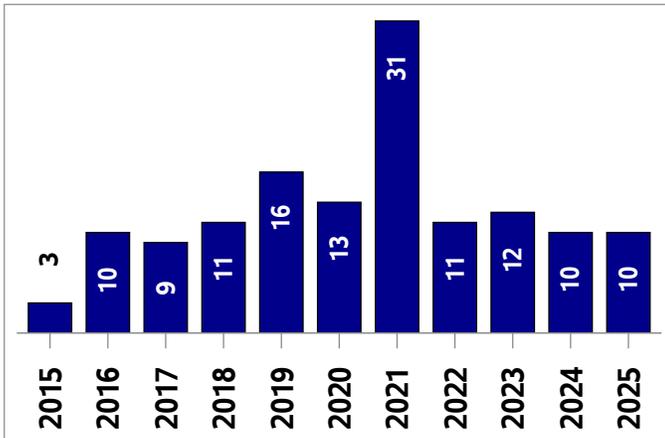


MLS® HPI Apartment Benchmark Price and Average Price

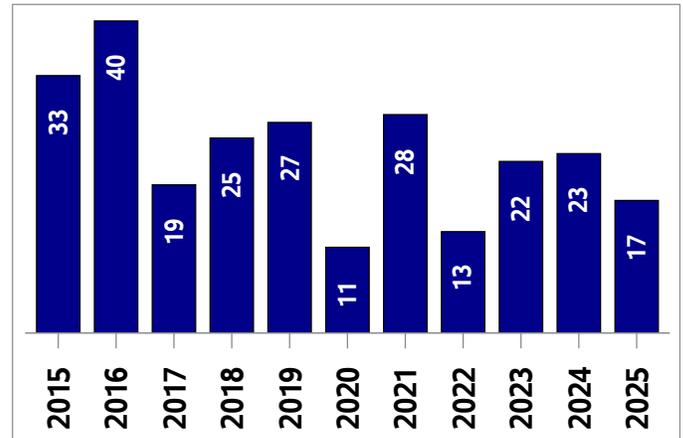


Moncton and Area MLS® Apartment Market Activity

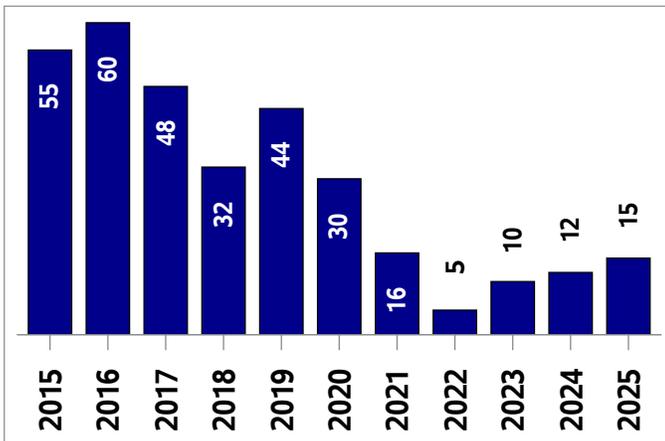
Sales Activity
(April Year-to-Date)



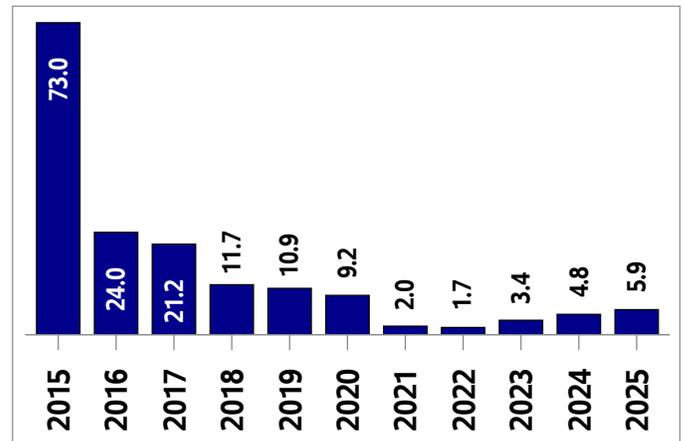
New Listings
(April Year-to-Date)



Active Listings ¹
(April Year-to-Date)



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



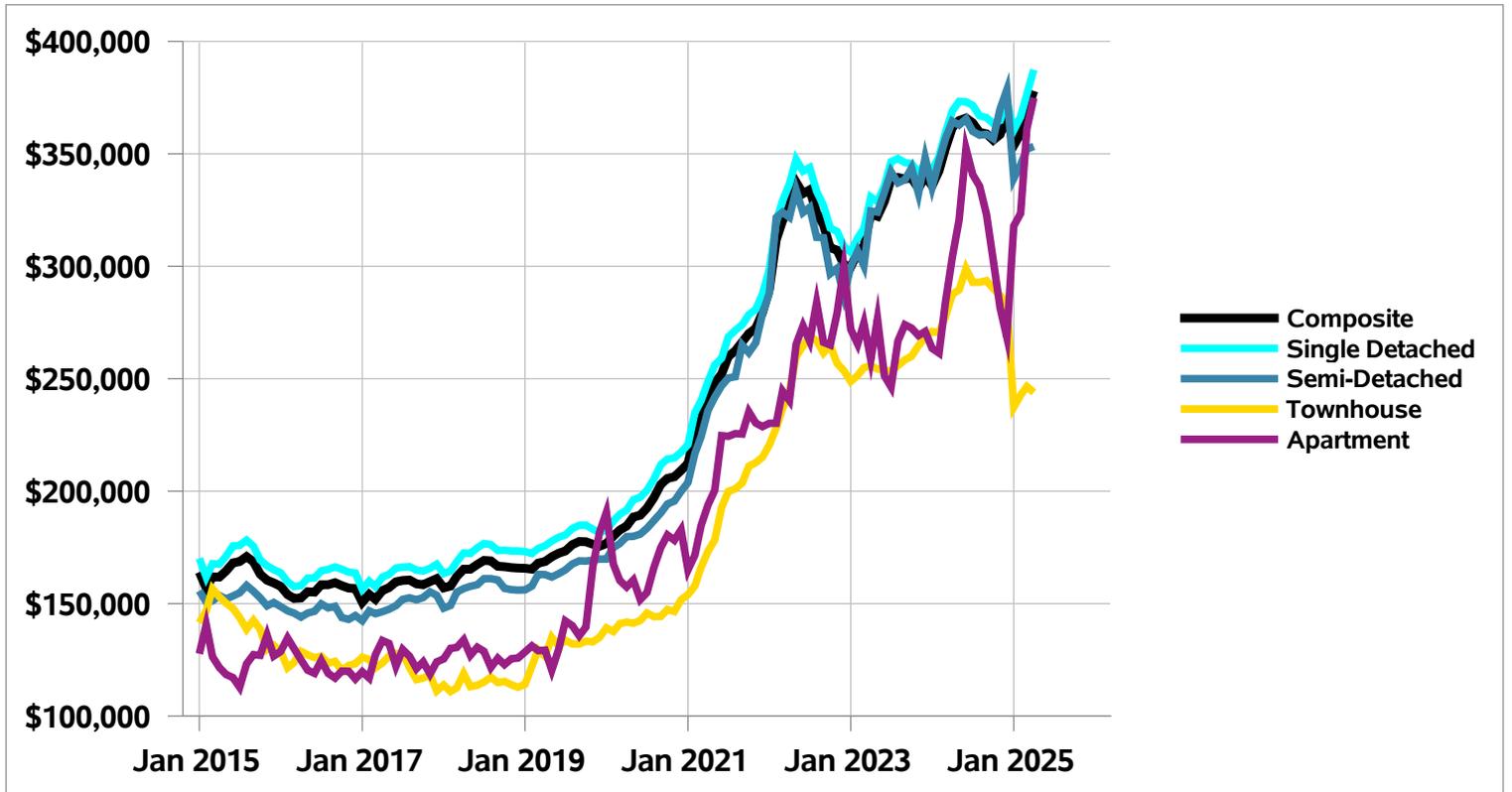
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$378,000	2.5	6.9	6.1	4.5	15.8	104.9
Semi-Detached	\$353,300	0.3	4.2	-1.0	-3.1	9.8	96.5
Single Detached	\$387,400	2.9	7.5	6.6	5.0	15.1	102.2
Townhouse	\$243,900	-1.1	2.7	-15.9	-15.2	-0.2	72.0
Apartment	\$374,900	3.8	17.9	23.8	23.2	56.0	138.2

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1581
Half Bathrooms	2
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	2001

Single Detached 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1624
Half Bathrooms	2
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	9999
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	1991

Semi-Detached 

Features	Value
Above Ground Bedrooms	3
Attached Specification	Semi Detached
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1515
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	4262
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	2011

Townhouse 

Features	Value
Above Ground Bedrooms	2
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1354
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	2010

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.)	1082
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers
Year Built	2009