



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

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

Actual	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	199	-4.8%	-2.0%	-7.4%	-12.3%	4.2%	73.0%
Dollar Volume	\$72,494,666	-4.6%	17.1%	-7.4%	66.2%	121.3%	314.9%
New Listings	359	9.5%	43.0%	40.8%	26.4%	3.8%	17.7%
Active Listings	921	32.5%	28.5%	138.0%	-18.0%	-49.7%	-59.6%
Sales to New Listings Ratio <sup>1</sup>	55.4	63.7	80.9	84.3	79.9	55.2	37.7
Months of Inventory <sup>2</sup>	4.6	3.3	3.5	1.8	4.9	9.6	19.8
Average Price	\$364,295	0.2%	19.5%	0.0%	89.6%	112.4%	139.8%
Median Price	\$350,000	-1.4%	14.8%	0.0%	94.4%	125.1%	151.8%
Sale to List Price Ratio <sup>3</sup>	97.3	97.3	96.7	104.4	95.7	94.2	95.4
Median Days on Market	35.0	29.0	32.0	19.0	71.0	109.0	96.0

Year-to-date	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	388	-5.6%	5.7%	-8.1%	-2.8%	8.7%	53.4%
Dollar Volume	\$145,680,409	0.6%	32.8%	-1.1%	95.3%	143.0%	274.7%
New Listings	696	17.0%	41.8%	49.4%	25.0%	4.8%	-10.4%
Active Listings <sup>4</sup>	892	34.0%	23.4%	137.4%	-20.9%	-50.5%	-60.6%
Sales to New Listings Ratio <sup>5</sup>	55.7	69.1	74.7	90.6	71.6	53.8	32.6
Months of Inventory <sup>6</sup>	4.6	3.2	3.9	1.8	5.6	10.1	17.9
Average Price	\$375,465	6.6%	25.6%	7.6%	100.8%	123.6%	144.4%
Median Price	\$350,200	6.1%	19.9%	5.2%	107.2%	133.5%	137.4%
Sale to List Price Ratio <sup>7</sup>	96.6	97.3	96.0	103.5	95.3	93.9	94.4
Median Days on Market	50.5	38.0	49.0	21.0	75.0	97.0	95.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

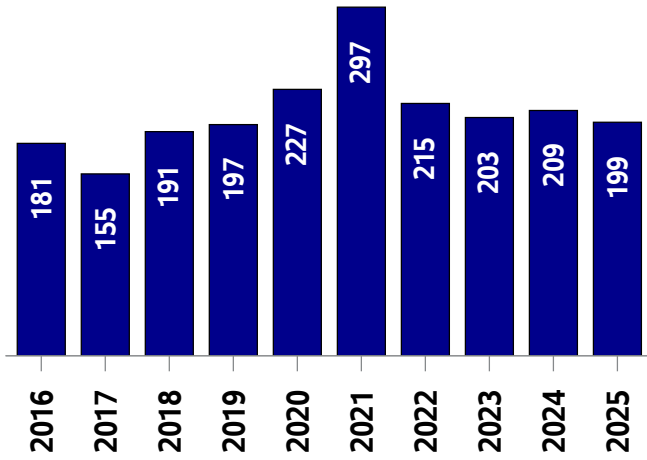
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

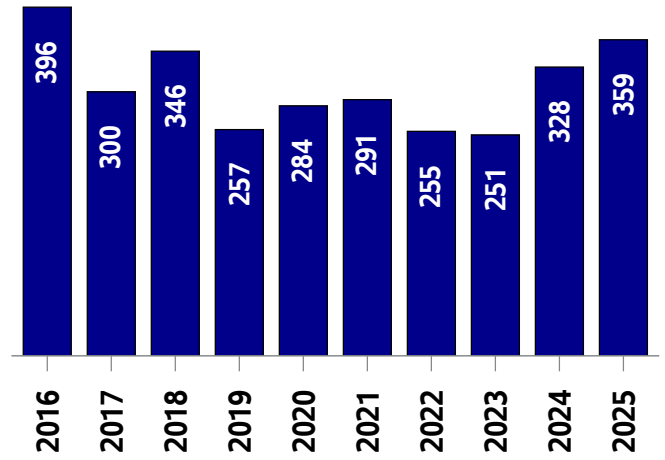
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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

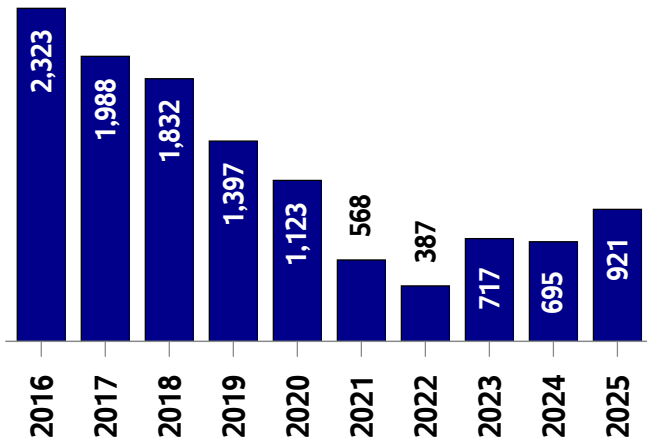
**Sales Activity (February only)**



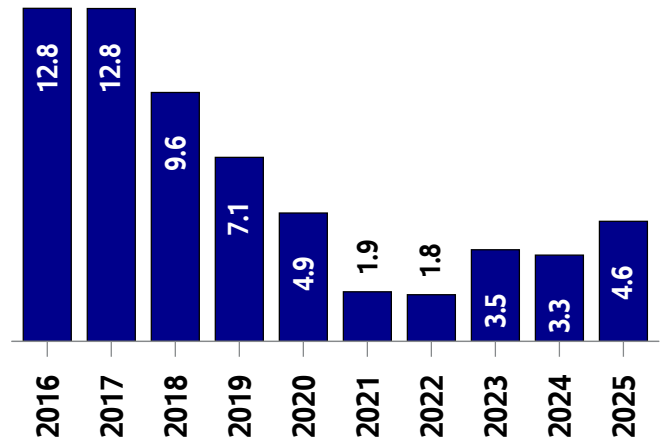
**New Listings (February only)**



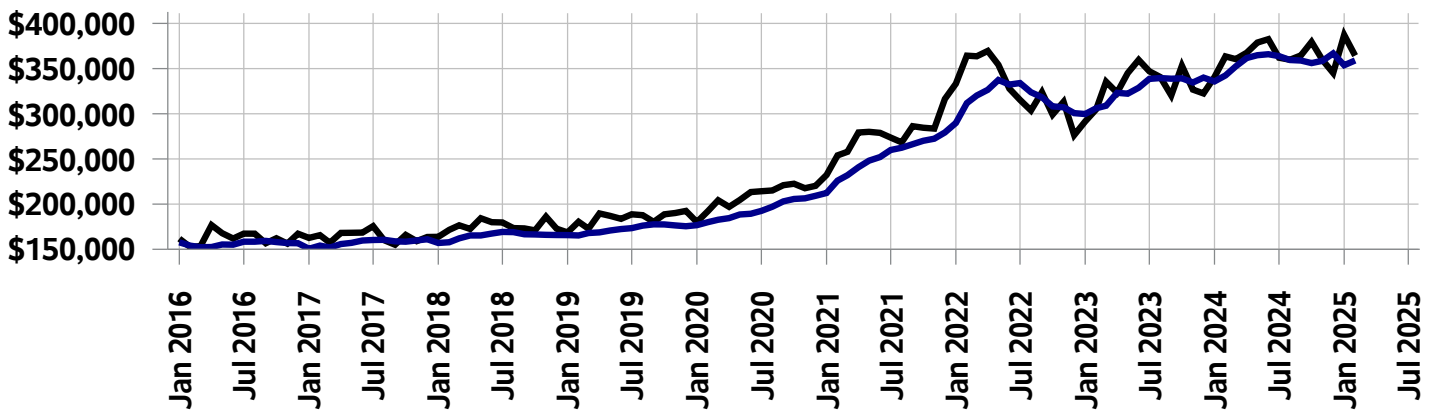
**Active Listings (February only)**



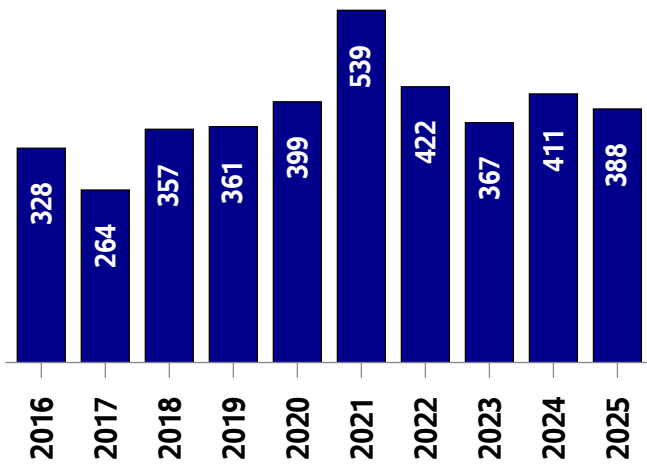
**Months of Inventory (February only)**



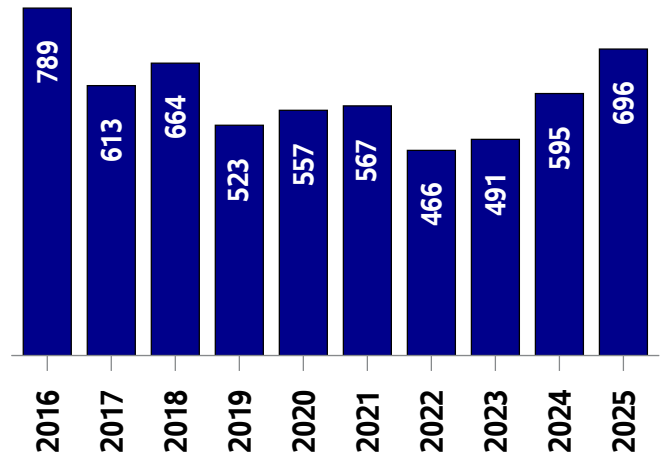
**MLS® HPI Composite Benchmark Price and Average Price**



**Sales Activity (February Year-to-date)**



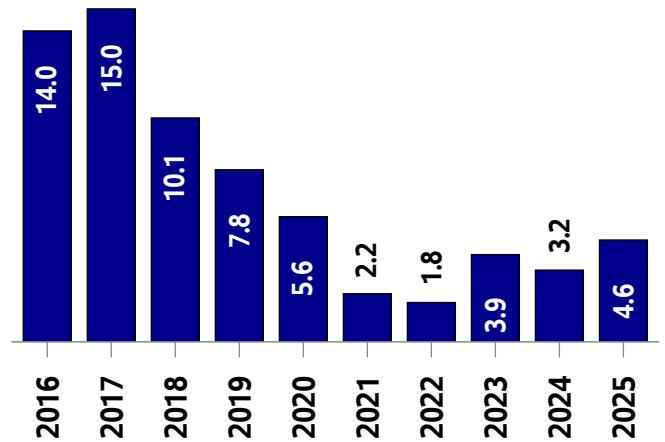
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

## Moncton and Area MLS® Single Detached Market Activity

Actual	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	162	7.3%	8.0%	1.2%	-8.5%	4.5%	78.0%
Dollar Volume	\$59,456,665	8.9%	31.0%	-0.9%	71.7%	116.8%	333.2%
New Listings	290	9.8%	51.0%	51.0%	28.9%	5.8%	30.6%
Active Listings	741	31.4%	29.3%	150.3%	-18.9%	-45.2%	-57.3%
Sales to New Listings Ratio <sup>1</sup>	55.9	57.2	78.1	83.3	78.7	56.6	41.0
Months of Inventory <sup>2</sup>	4.6	3.7	3.8	1.9	5.2	8.7	19.1
Average Price	\$367,016	1.5%	21.3%	-2.1%	87.6%	107.4%	143.4%
Median Price	\$342,750	0.8%	19.2%	-2.8%	88.8%	112.2%	158.7%
Sale to List Price Ratio <sup>3</sup>	97.3	97.2	96.7	103.5	95.3	93.7	94.6
Median Days on Market	36.5	33.0	31.5	19.0	78.0	108.0	96.0

Year-to-date	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	314	0.6%	13.8%	-3.7%	2.6%	11.3%	57.8%
Dollar Volume	\$119,140,455	7.8%	46.3%	2.8%	104.0%	145.5%	289.4%
New Listings	566	22.0%	51.7%	61.3%	25.8%	10.5%	-3.4%
Active Listings <sup>4</sup>	718	35.0%	25.3%	149.1%	-21.8%	-45.9%	-58.5%
Sales to New Listings Ratio <sup>5</sup>	55.5	67.2	74.0	92.9	68.0	55.1	34.0
Months of Inventory <sup>6</sup>	4.6	3.4	4.1	1.8	6.0	9.4	17.4
Average Price	\$379,428	7.1%	28.6%	6.8%	98.8%	120.5%	146.8%
Median Price	\$342,750	5.9%	25.2%	3.3%	105.9%	125.5%	153.9%
Sale to List Price Ratio <sup>7</sup>	96.3	97.0	95.7	102.7	95.0	93.0	93.5
Median Days on Market	50.0	44.0	48.5	23.0	82.5	94.5	94.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

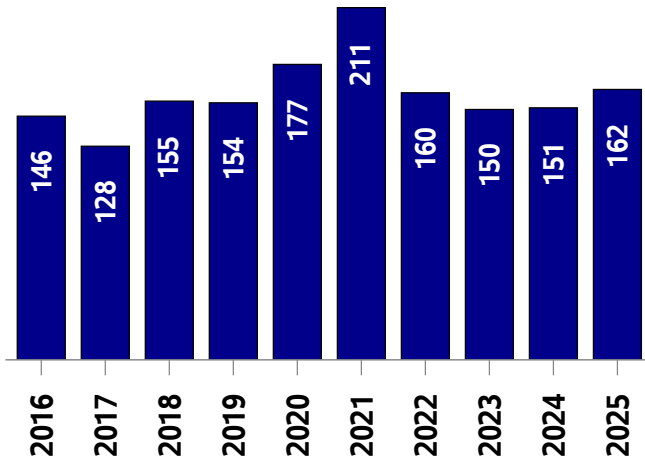
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

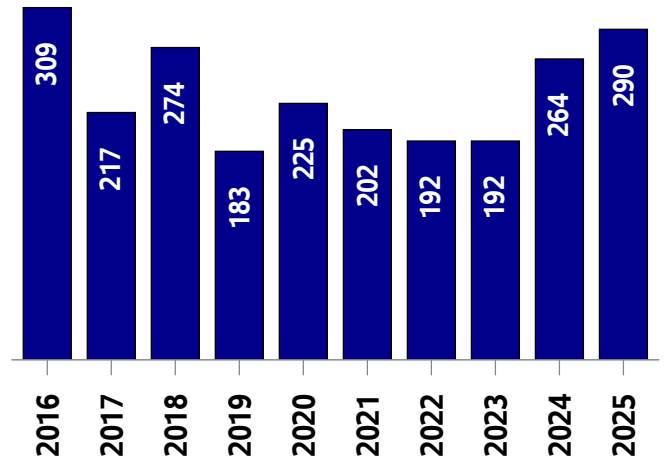
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Moncton and Area MLS® Single Detached Market Activity

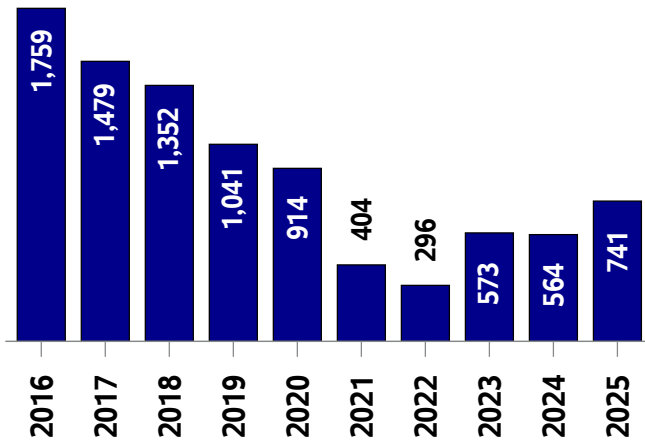
Sales Activity (February only)



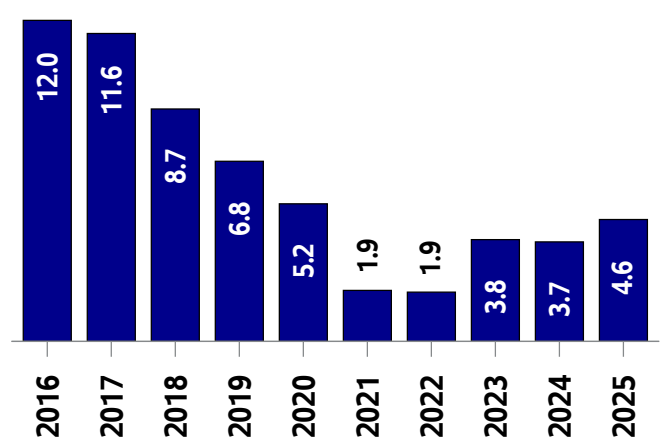
New Listings (February only)



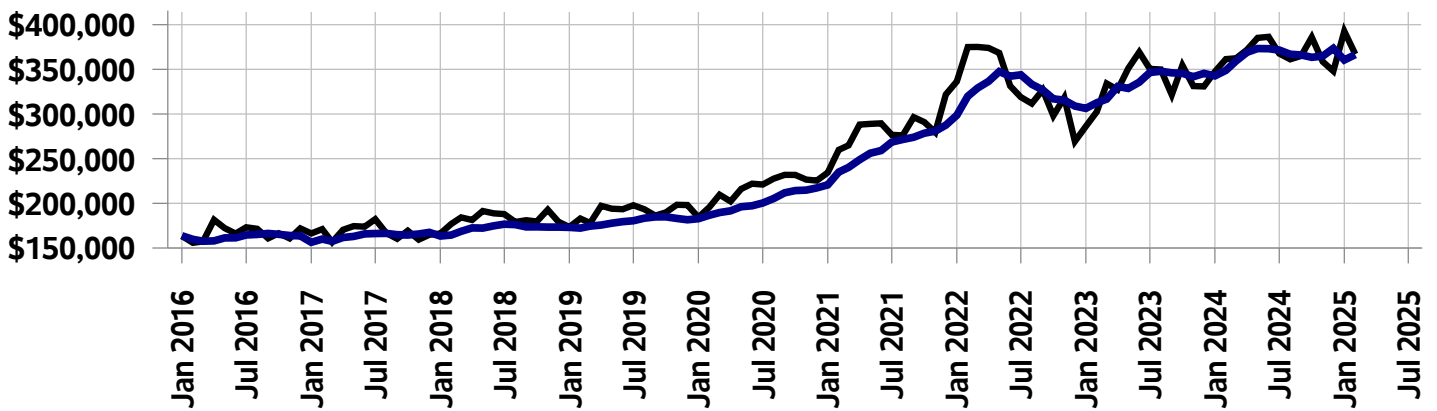
Active Listings (February only)



Months of Inventory (February only)

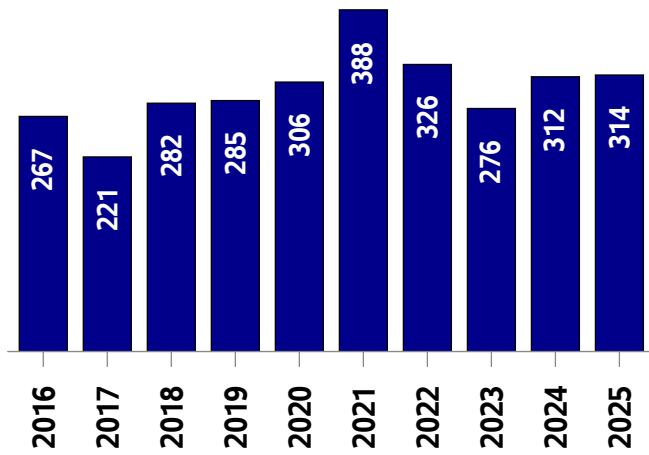


MLS® HPI Single Detached Benchmark Price and Average Price

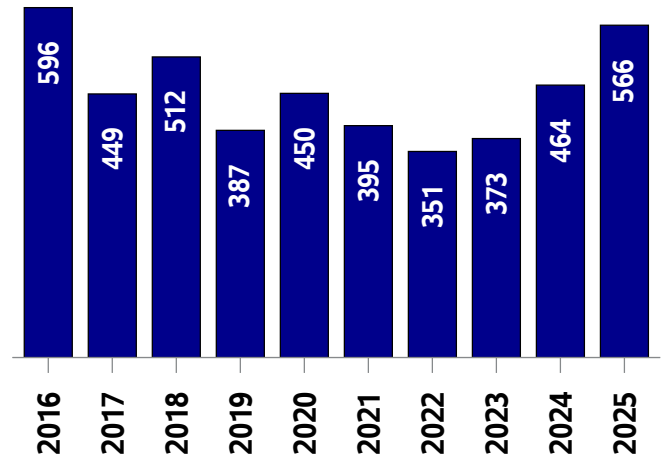




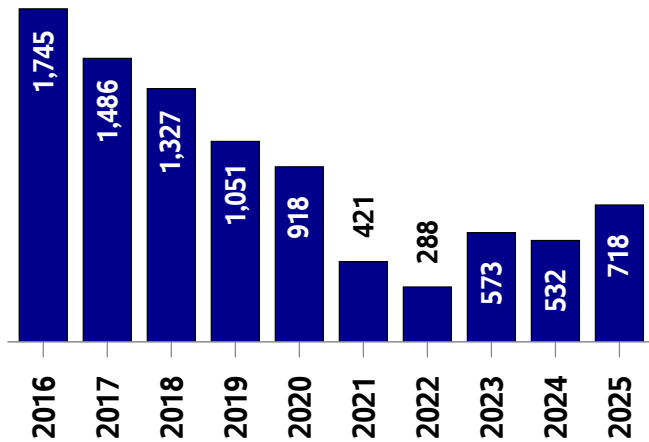
**Sales Activity (February Year-to-date)**



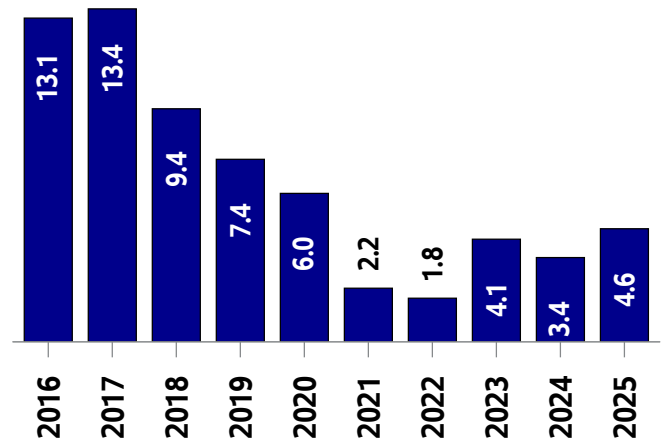
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

Actual	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	18	-45.5%	-37.9%	-33.3%	-33.3%	-10.0%	20.0%
Dollar Volume	\$6,814,701	-44.6%	-31.4%	-27.4%	34.5%	114.7%	164.5%
New Listings	34	9.7%	21.4%	13.3%	3.0%	-15.0%	-5.6%
Active Listings	72	84.6%	33.3%	105.7%	-6.5%	-69.7%	-71.2%
Sales to New Listings Ratio <sup>1</sup>	52.9	106.5	103.6	90.0	81.8	50.0	41.7
Months of Inventory <sup>2</sup>	4.0	1.2	1.9	1.3	2.9	11.9	16.7
Average Price	\$378,595	1.5%	10.5%	8.9%	101.8%	138.5%	120.4%
Median Price	\$364,950	-4.0%	5.8%	2.8%	102.8%	137.0%	124.0%
Sale to List Price Ratio <sup>3</sup>	99.4	99.8	98.6	111.1	99.1	97.5	100.8
Median Days on Market	31.5	20.0	27.0	11.0	56.0	63.5	85.0

Year-to-date	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	40	-24.5%	-28.6%	-18.4%	-13.0%	-4.8%	5.3%
Dollar Volume	\$15,379,554	-21.7%	-20.3%	-5.1%	84.2%	124.0%	152.8%
New Listings	69	9.5%	23.2%	21.1%	43.8%	-25.0%	-25.0%
Active Listings <sup>4</sup>	66	52.3%	12.0%	95.5%	-12.7%	-71.8%	-73.2%
Sales to New Listings Ratio <sup>5</sup>	58.0	84.1	100.0	86.0	95.8	45.7	41.3
Months of Inventory <sup>6</sup>	3.3	1.6	2.1	1.4	3.3	11.0	12.8
Average Price	\$384,489	3.7%	11.6%	16.3%	111.8%	135.2%	140.2%
Median Price	\$377,500	0.5%	9.5%	9.5%	114.9%	146.7%	142.0%
Sale to List Price Ratio <sup>7</sup>	99.0	99.9	98.9	109.3	98.6	97.7	99.0
Median Days on Market	50.0	22.0	50.5	12.0	32.5	65.0	90.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

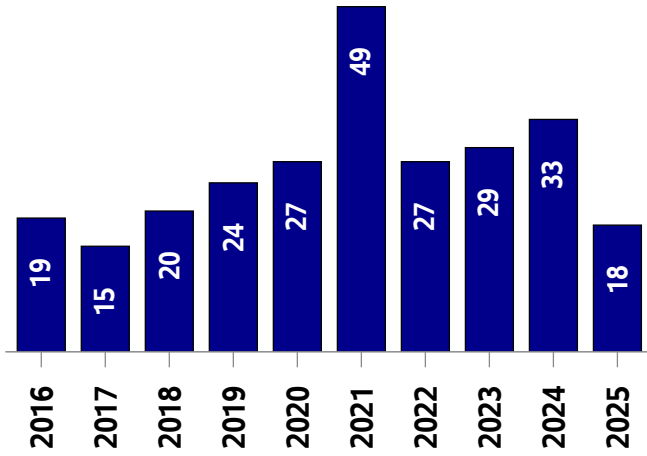
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

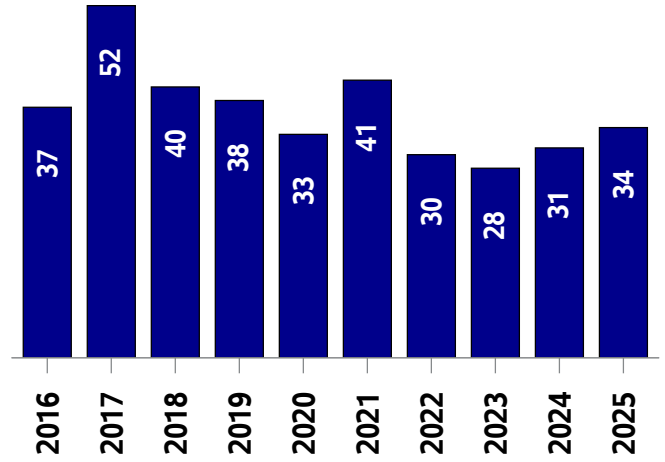


**Moncton and Area  
MLS® Semi-Detached Market  
Activity**

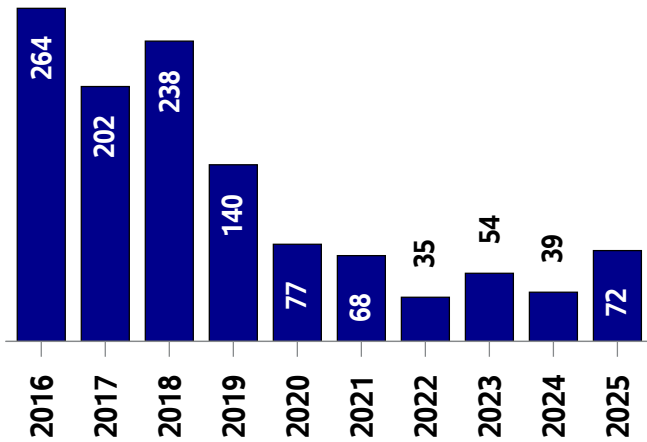
**Sales Activity (February only)**



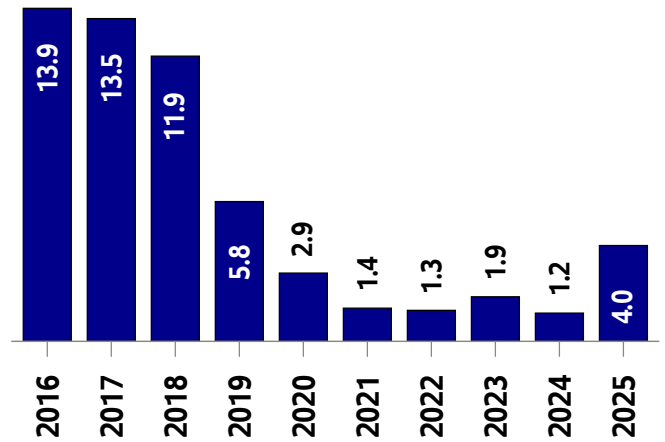
**New Listings (February only)**



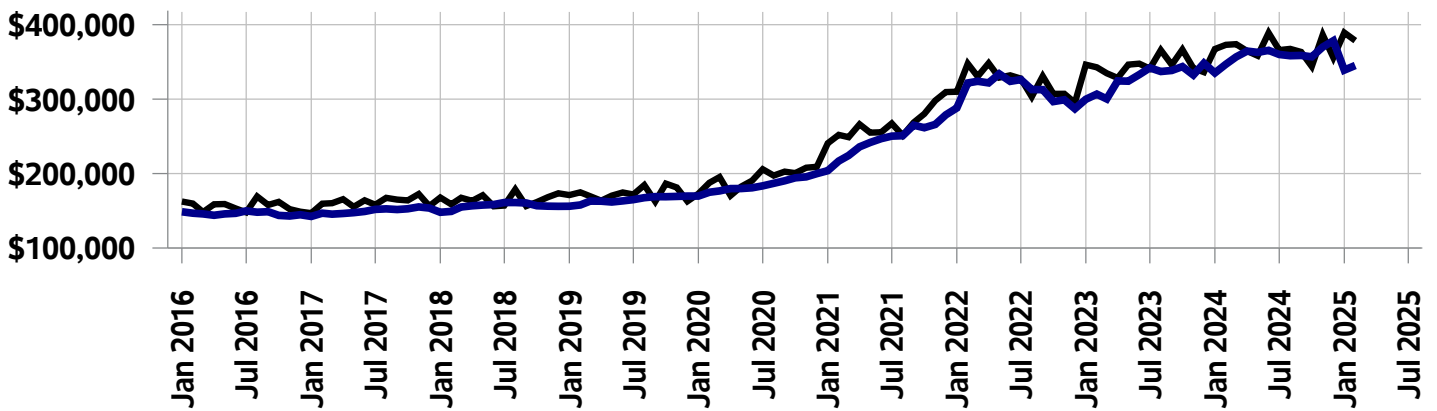
**Active Listings (February only)**



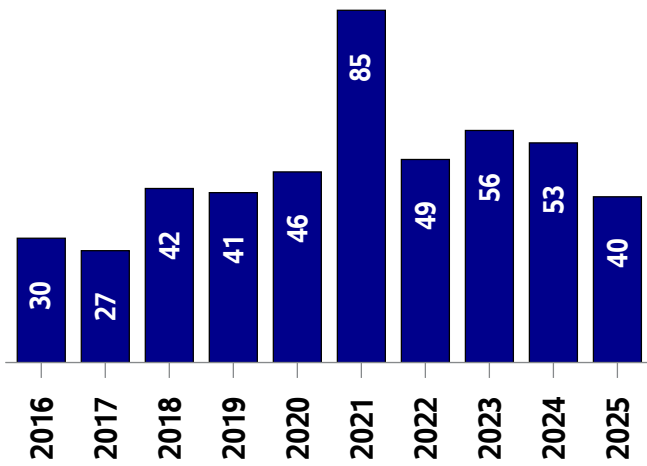
**Months of Inventory (February only)**



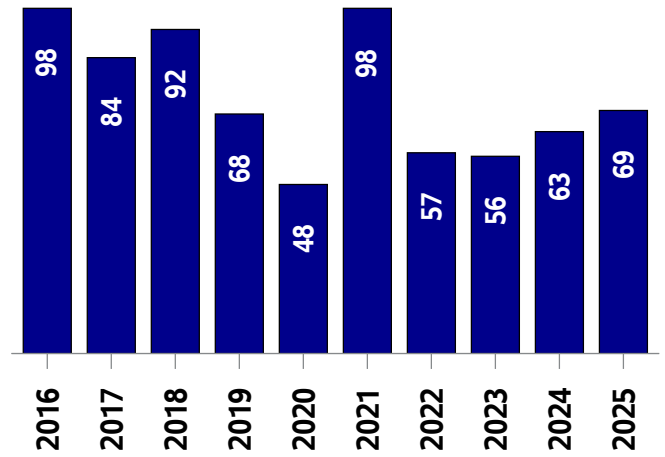
**MLS® HPI Semi-Detached Benchmark Price and Average Price**



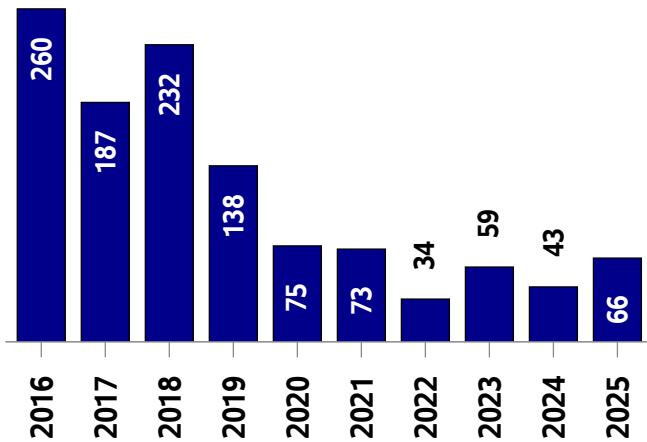
**Sales Activity (February Year-to-date)**



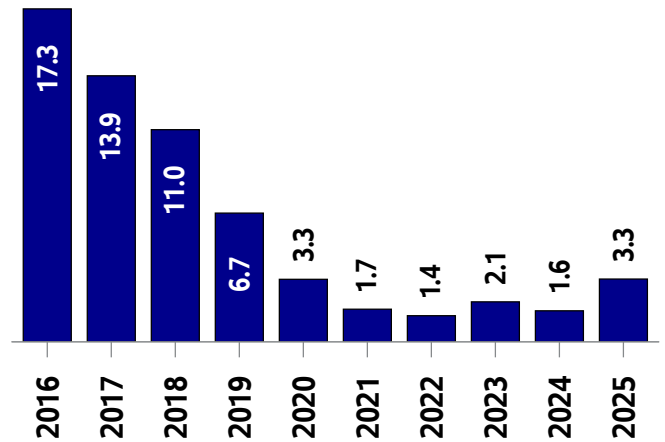
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

## Moncton and Area MLS® Townhouse Market Activity

Actual	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	11	-8.3%	10.0%	10.0%	37.5%	83.3%	1,000.0%
Dollar Volume	\$3,964,400	-4.8%	31.3%	40.9%	252.8%	442.4%	1,756.9%
New Listings	14	-48.1%	7.7%	27.3%	75.0%	180.0%	180.0%
Active Listings	38	-17.4%	5.6%	375.0%	31.0%	-26.9%	-32.1%
Sales to New Listings Ratio <sup>1</sup>	78.6	44.4	76.9	90.9	100.0	120.0	20.0
Months of Inventory <sup>2</sup>	3.5	3.8	3.6	0.8	3.6	8.7	56.0
Average Price	\$360,400	3.8%	19.4%	28.1%	156.6%	195.9%	68.8%
Median Price	\$324,900	-13.9%	6.5%	22.6%	155.9%	170.3%	52.2%
Sale to List Price Ratio <sup>3</sup>	100.6	98.3	100.8	108.6	96.4	94.8	99.3
Median Days on Market	31.0	23.5	45.0	21.0	63.0	132.0	175.0

Year-to-date	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	19	-5.0%	46.2%	35.7%	18.8%	18.8%	1,800.0%
Dollar Volume	\$6,657,700	2.0%	75.0%	66.0%	184.7%	221.7%	3,018.4%
New Listings	33	-15.4%	73.7%	94.1%	106.3%	135.7%	32.0%
Active Listings <sup>4</sup>	39	-4.9%	10.0%	413.3%	28.3%	-28.0%	-30.0%
Sales to New Listings Ratio <sup>5</sup>	57.6	51.3	68.4	82.4	100.0	114.3	4.0
Months of Inventory <sup>6</sup>	4.1	4.1	5.4	1.1	3.8	6.7	110.0
Average Price	\$350,405	7.4%	19.7%	22.3%	139.8%	170.9%	64.1%
Median Price	\$329,900	2.9%	6.5%	3.4%	168.2%	157.8%	54.5%
Sale to List Price Ratio <sup>7</sup>	99.8	99.7	99.5	107.7	95.8	95.1	99.3
Median Days on Market	38.0	25.0	62.0	21.0	89.0	111.5	175.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

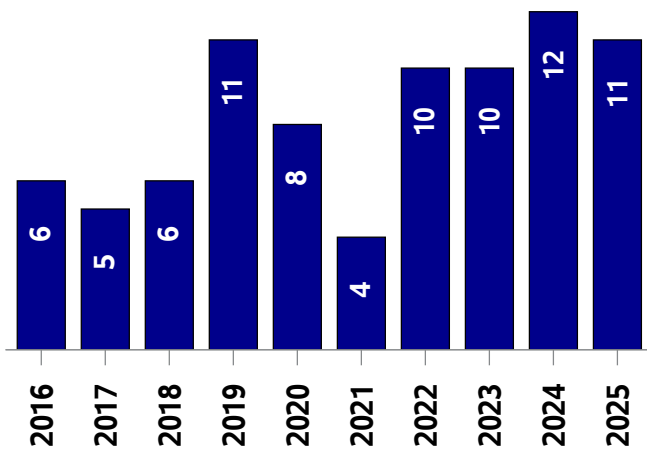
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

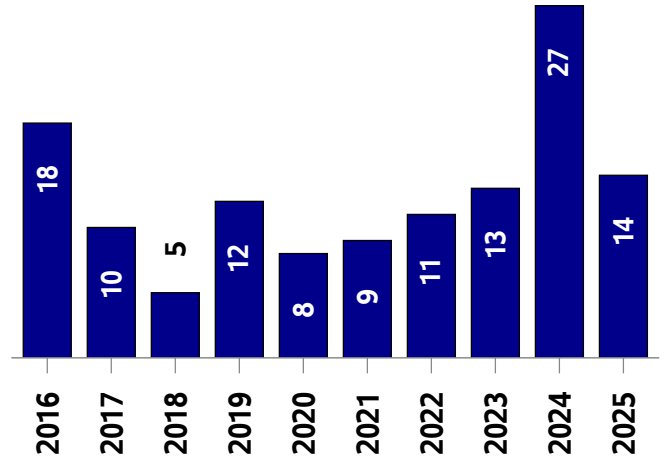
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**Moncton and Area**  
**MLS® Townhouse Market Activity**

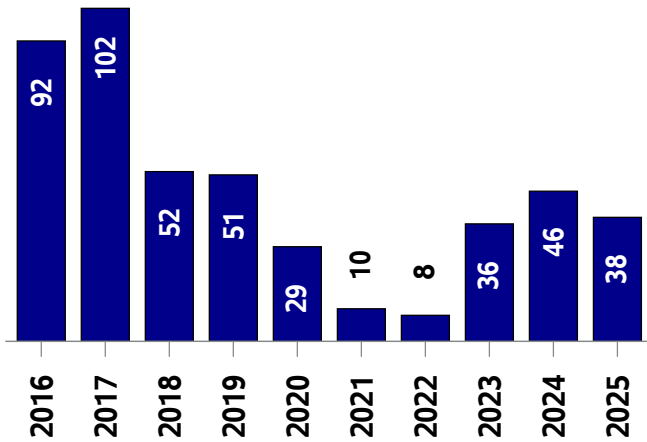
**Sales Activity (February only)**



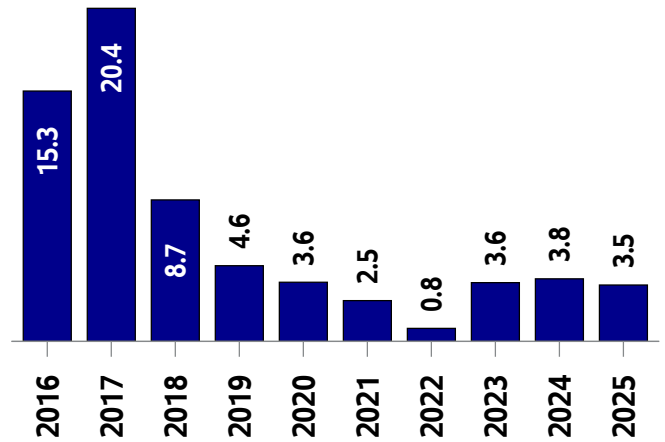
**New Listings (February only)**



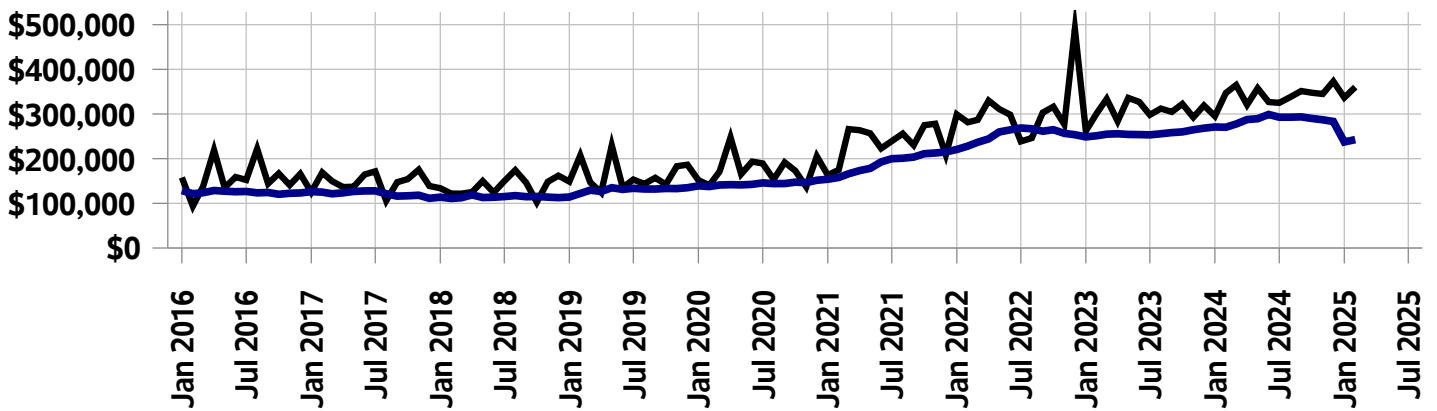
**Active Listings (February only)**



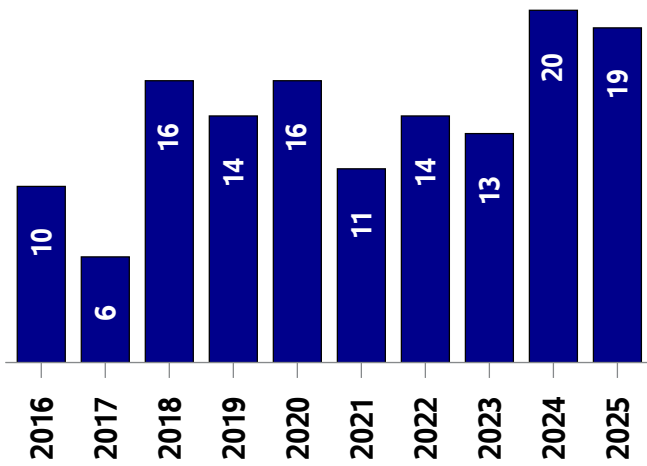
**Months of Inventory (February only)**



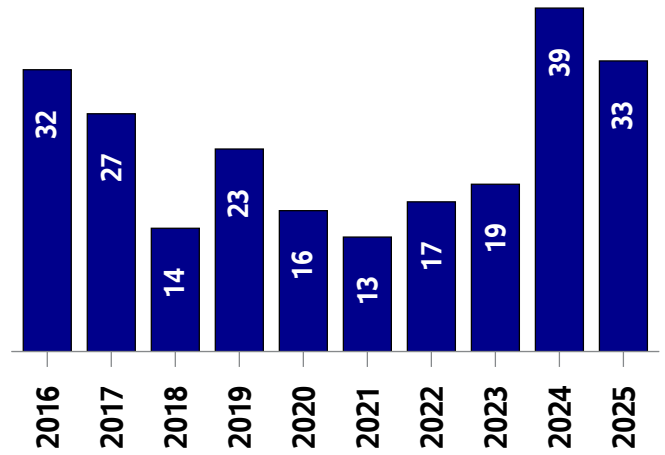
**MLS® HPI Townhouse Benchmark Price and Average Price**



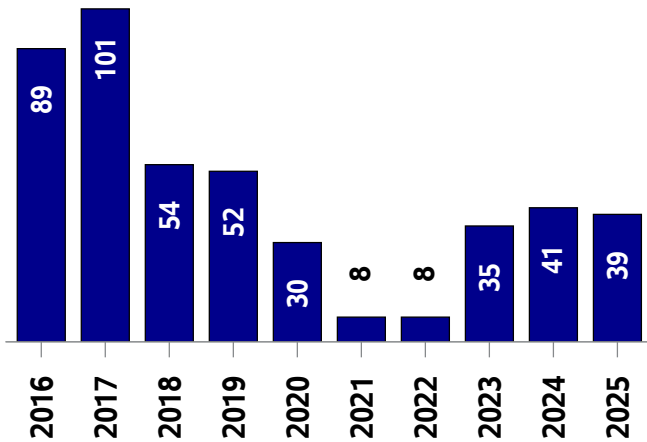
**Sales Activity (February Year-to-date)**



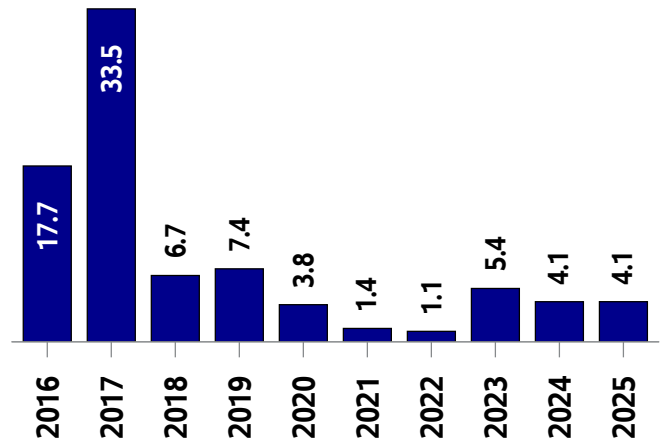
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

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

Actual	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	2	0.0%	-33.3%	-33.3%	-33.3%	0.0%	100.0%
Dollar Volume	\$425,000	-23.4%	-47.6%	-62.3%	-19.1%	51.0%	106.3%
New Listings	2	-33.3%	-50.0%	-33.3%	-33.3%	-71.4%	-81.8%
Active Listings	14	40.0%	55.6%	180.0%	-54.8%	-56.3%	-74.1%
Sales to New Listings Ratio <sup>1</sup>	100.0	66.7	75.0	100.0	100.0	28.6	9.1
Months of Inventory <sup>2</sup>	7.0	5.0	3.0	1.7	10.3	16.0	54.0
Average Price	\$212,500	-23.4%	-21.4%	-43.5%	21.3%	51.0%	3.2%
Median Price	\$212,500	-23.4%	-19.8%	-17.6%	2.4%	51.0%	3.2%
Sale to List Price Ratio <sup>3</sup>	96.9	97.1	97.1	97.4	96.6	97.8	98.1
Median Days on Market	20.0	17.0	69.0	120.0	188.0	57.5	1104.0

Year-to-date	February 2025	Compared to <sup>8</sup>					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	4	33.3%	0.0%	33.3%	-50.0%	0.0%	300.0%
Dollar Volume	\$935,000	20.8%	-15.1%	-17.1%	-33.2%	38.9%	353.9%
New Listings	7	-12.5%	-22.2%	75.0%	0.0%	-41.7%	-61.1%
Active Listings <sup>4</sup>	16	68.4%	88.2%	220.0%	-48.4%	-46.7%	-68.6%
Sales to New Listings Ratio <sup>5</sup>	57.1	37.5	44.4	75.0	114.3	33.3	5.6
Months of Inventory <sup>6</sup>	8.0	6.3	4.3	3.3	7.8	15.0	102.0
Average Price	\$233,750	-9.4%	-15.1%	-37.8%	33.6%	38.9%	13.5%
Median Price	\$250,000	14.2%	-9.9%	-3.1%	38.9%	66.4%	21.4%
Sale to List Price Ratio <sup>7</sup>	95.9	97.1	97.0	97.4	96.6	97.7	98.1
Median Days on Market	48.5	20.0	67.0	120.0	124.0	59.0	1104.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

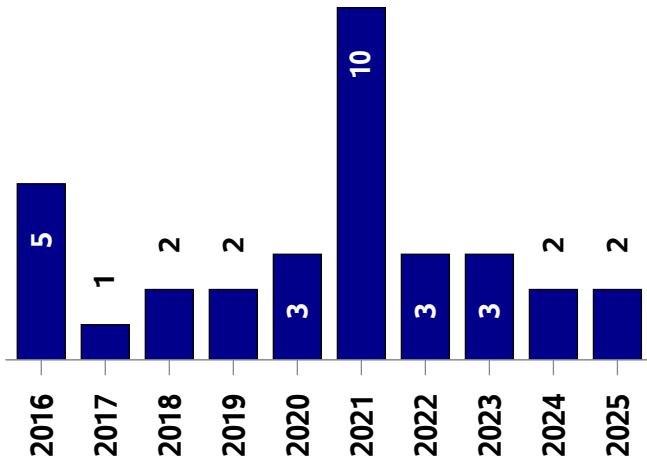
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

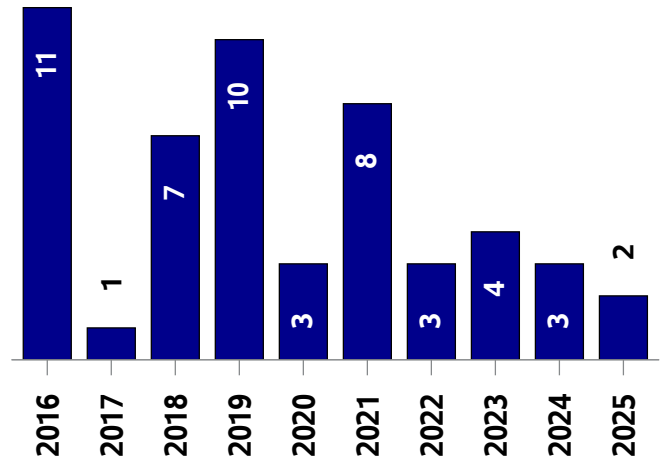
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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

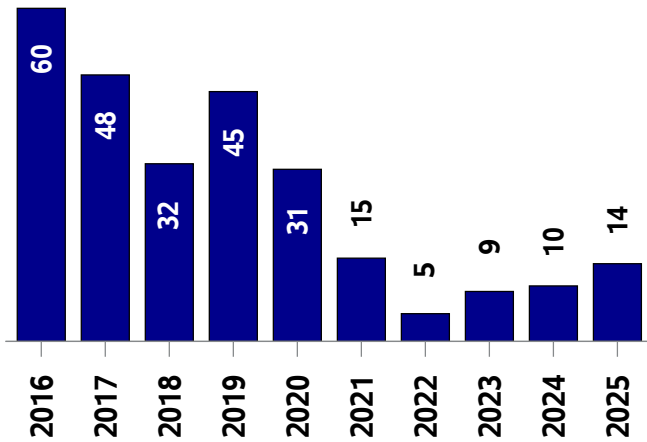
**Sales Activity (February only)**



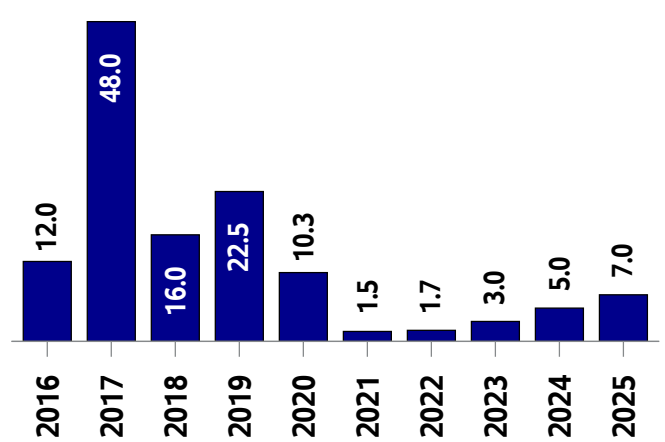
**New Listings (February only)**



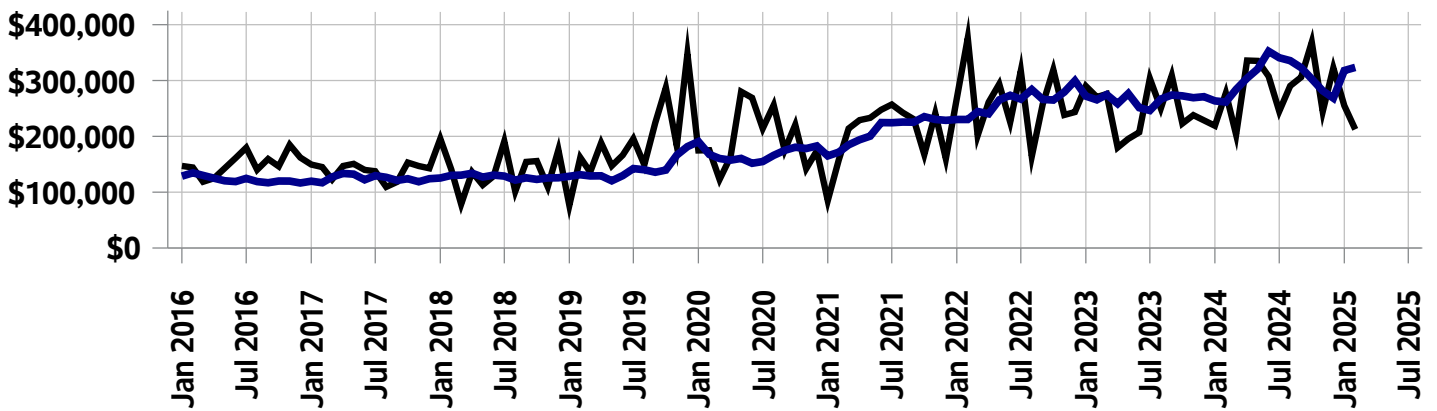
**Active Listings (February only)**



**Months of Inventory (February only)**



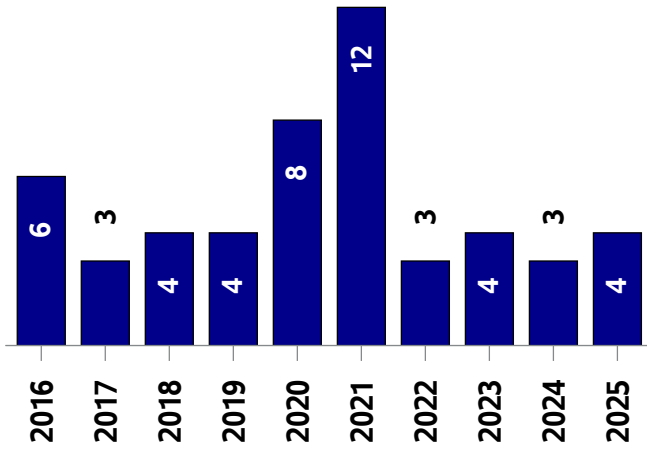
**MLS® HPI Apartment Benchmark Price and Average Price**



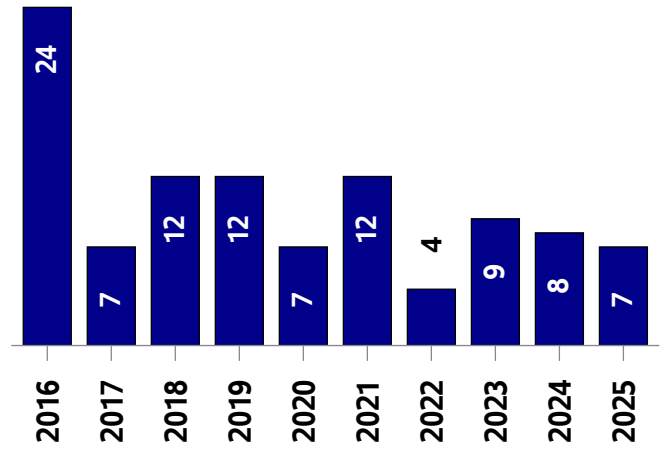


**Moncton and Area  
MLS® Apartment Market Activity**

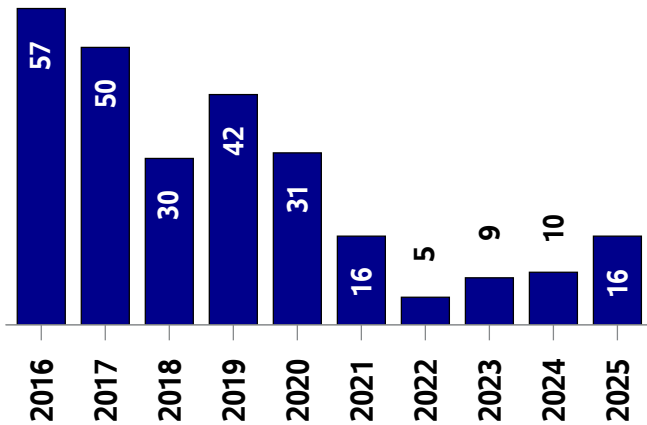
**Sales Activity (February Year-to-date)**



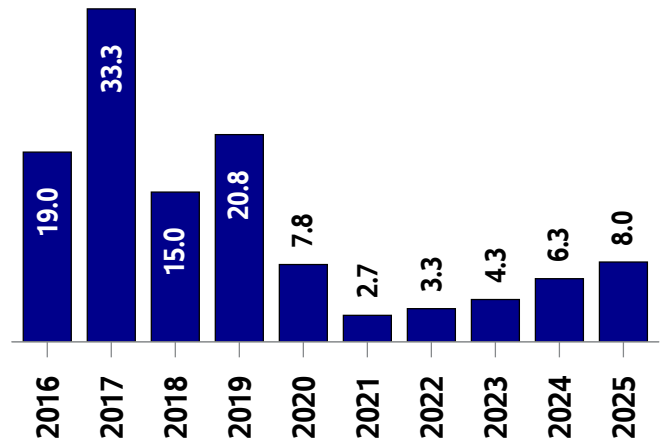
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup>(February Year-to-date)**



**Months of Inventory <sup>2</sup>(February Year-to-date)**



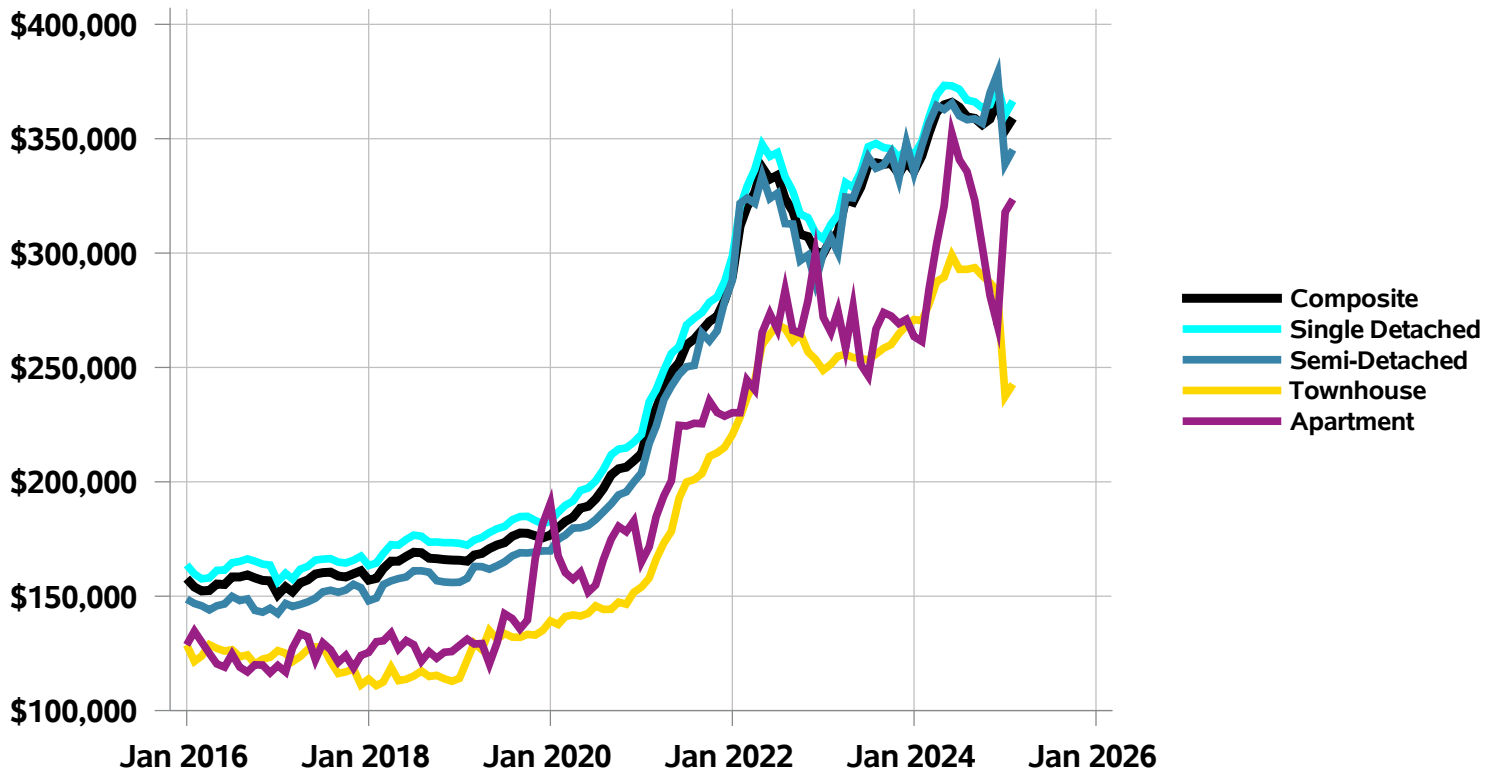
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	February 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$359,000	1.5	0.1	-0.1	4.8	15.1	99.4
Semi-Detached	\$345,200	1.8	-6.7	-3.7	-0.5	7.3	97.4
Single Detached	\$366,500	1.7	0.5	-0.1	5.1	14.6	96.3
Townhouse	\$242,700	2.2	-15.5	-17.1	-10.2	6.4	76.4
Apartment	\$323,500	1.8	14.9	-3.6	23.8	40.5	93.0

**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