



## Population Dynamics

All of the neighbourhoods in this report witnessed population growth between 2016 and 2021 with the exception of West Riverview where the population declined by one percent. The fastest growing neighbourhood was Northeast Moncton followed by Downtown Dieppe, Moncton North and Downtown Moncton. Areas outside Moncton, Riverview and Dieppe but inside the CMA also witnessed strong population growth with the exception of the Memramcook/Dorchester area.

The youngest neighbourhood as measured by median age is Moncton North (38) followed by Dieppe East (39) and Northeast Moncton (40). The oldest are Moncton West, Central and West Riverview and areas outside the urban core.

Neighbourhood:	Pop. 2021	Pop. 2016	% change	% aged <15	% aged 65+	Median age
Canada	36,991,981	35,151,728	5%	16%	19%	42
New Brunswick	775,610	747,101	4%	14%	23%	47
Moncton (CMA)	157,717	144,810	9%	16%	19%	42
Dieppe	28,114	25,384	11%	17%	17%	41
Moncton	79,470	71,889	11%	15%	19%	41
Riverview	20,584	19,667	5%	15%	22%	45
East Riverview	9,479	8,999	5%	17%	19%	43
Central Riverview	5,223	4,720	11%	13%	26%	47
West Riverview	5,882	5,948	-1%	14%	23%	47

## Income dynamics

There is a wide variation in personal and household income levels by neighbourhood. The income levels in the chart are compared to the country overall with the national average set at 1.00. For example, across the Moncton CMA, the average personal income is 12% below the national level for an index score of 0.88. The neighbourhood with the lowest average personal income is downtown at 31% below the average across the country. Other neighbourhoods with relatively low

personal income are Central and Northeast Moncton as well as Central Riverview. The neighbourhoods with the highest average personal income are Dieppe South and Dieppe East.

Average household income is another important income measure but note that there can be a wide variation in the types of households in a neighbourhood. For example, Downtown Moncton and Downtown Dieppe have more single person households which contributes to the relatively lower income level. Again, Dieppe South and East have the highest average household incomes, with Dieppe South at 19% above the national level. It is the only neighbourhood where over 50% of households have at least \$100,000 in annual income.

Neighbourhood:	Average personal income	Canada = 1.00	Average household income	Canada = 1.00	% of household s with \$100,000+ income
Canada	\$54,450	1	\$106,300	1	40%
New Brunswick	\$45,920	0.84	\$85,400	0.8	30%
Moncton (CMA)	\$48,000	0.88	\$89,700	0.84	33%
Dieppe	\$54,050	0.99	\$103,800	0.98	42%
Moncton	\$46,160	0.85	\$82,900	0.78	28%
Riverview	\$48,080	0.88	\$92,700	0.87	35%
East Riverview	\$50,560	0.93	\$99,000	0.93	40%
Central Riverview	\$41,840	0.77	\$75,300	0.71	25%
West Riverview	\$50,000	0.92	\$100,800	0.95	39%

\* Note that many of the higher end apartments going up in the downtown would not have been completed at the time of the Census.

The following table shows the two main low income statistics for each neighbourhood. The Low Income Measure After Tax (LIM-AT) refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take the size of households into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.

The Low Income Cut-Off, After-tax (LICO-AT) is the other measure of low income. The LICO-AT refers to the level at which families or persons not in an economic family spend 20 percentage points or more than the average family on food, shelter and clothing. For example, if the average family in a neighbourhood spends 40% on food, shelter and clothing, to be classified

in low income using this measure, a family would need to spend 60% of income on these three items.

Using the both measures, Downtown Moncton has the highest share of the population in low income (by a wide margin). There are 2.7 times as many in low income (LIM-AT) compared to the country overall and 2.8 times using the LICO-AT. For youth, the poverty rate is higher at (41.5% using the LIM-AT and 14.4% using the LICO-AT).

Other neighbourhoods with considerably above average poverty include Central Moncton (80% more compared to the country overall using LIM-AT) and Dieppe Downtown (50% more). Central Moncton has a particular challenge with child poverty as nearly 32% of those under 18 are in low income using the LIM-AT and nearly 14% using the LICO-AT.

Neighbourhood:	Prevalence of low income (LIM- AT)	Prevalence of low income (LICO-AT)	Prevalence of low income (LIM-AT) - <b>0-17</b>	Prevalence of low income (LICO-AT) <b>0- 17</b>
Canada	11.10%	5.20%	11.90%	4.50%
New Brunswick	14.20%	3.80%	15.90%	3.80%
Moncton (CMA)	13.00%	5.00%	16.00%	6.00%
Dieppe	8.50%	3.40%	9.60%	3.80%
Moncton	15.40%	6.80%	20.80%	8.00%
Riverview	8.70%	2.70%	10.50%	3.20%
East Riverview	8.00%	2.70%	10.60%	3.80%
Central Riverview	10.70%	2.90%	11.80%	3.10%
West Riverview	7.90%	2.50%	9.20%	2.80%

## Mother Tongue and Indigenous Identity

The breakdown of population by mother tongue (single responses only ) is shown in the table. Within the City of Moncton, only just over half (51%) of the residents in Northeast Moncton indicated on the Census that English was their mother tongue. Downtown Moncton has the highest share with a non-official language as their mother tongue.

The self-identified indigenous population the region is spread out. The highest concentrations (4% of the total population) are in Downtown Moncton and the Memramcook/Dorchester area. Note the Fort Folly population is not included in this analysis.

Neighbourhood:	English	French	Non-official languages	% Indigenous identity
Canada	57%	20%	22%	5%
New Brunswick	65%	30%	4%	4%
Moncton (CMA)	60%	33%	7%	3%
Dieppe	26%	67%	7%	3%
Moncton	61%	29%	10%	3%
Riverview	87%	9%	4%	2%
East Riverview	86%	9%	5%	2%
Central Riverview	88%	9%	3%	2%
West Riverview	89%	8%	3%	2%

## Housing profile

One of the most profound shifts in Greater Moncton's housing market has been the increase in rental units. In first 16 years of the 21st century, rental units accounted for 31% of the total built in an average year, starting in 2017 (in line with the increase in immigrants attracted to the community), the share of rental units started to increase and between 2019 and 2022, rental units accounted for 62% of all new housing starts.

Now there are areas within the CMA with 30-80%+ rental housing. In Downtown Moncton, 84% of households rent their dwelling and in Central and Northeast Moncton around half of households rent. Relatively low shelter costs has been a traditional benefit to living in the Moncton CMA but that has been changing. In the City of Moncton, 20% of households spend at least 30% of income on shelter. There are five neighbourhoods at this level including Downtown Moncton (32%) and Dieppe Downtown (28%). Average monthly shelter costs vary widely from a low of \$881/household in Memramcook/Dorchester to a high of \$5,897 in Northeast Moncton. Dieppe South has the highest cost housing.

Neighbourhood:	% households that rent	% in non-suitable housing	% major repairs needed	% spending 30%+ income on shelter	Average monthly shelter costs for owned dwellings (\$)	Average value of dwellings (\$)
Canada	33%	5%	6%	21%	\$1,498	\$618,500
New Brunswick	26%	3%	8%	13%	\$935	\$207,800
Moncton (CMA)	33%	3%	6%	17%	\$1,134	\$240,600
Dieppe	31%	3%	4%	17%	\$1,348	\$273,600
Moncton	44%	4%	6%	20%	\$1,162	\$237,600
Riverview	24%	2%	4%	15%	\$1,104	\$222,600
East Riverview	17%	2%	5%	13%	\$1,159	\$237,800
Central Riverview	36%	3%	5%	19%	\$972	\$178,800
West Riverview	22%	1%	3%	13%	\$1,122	\$233,600

## Immigrant profile

As discussed above, immigration is changing the demographic profile of the Moncton CMA. Immigrants are concentrating in certain neighbourhoods more than others. Moncton North and Central Moncton are home to the most immigrants and NPRs in total but as a share of all residents, Downtown Moncton has the highest concentration with 23% or nearly one in four not born in Canada. The shift has been particularly pronounced in downtown Moncton where 82% of all immigrants and non-permanent residents living there did not live in Canada five years earlier. A large share of immigrants/NPRs in both Northeast Moncton and Dieppe Downtown only arrived between 2016 and 2021. In general, the Moncton CMA has slightly less refugees but there are certain neighbourhoods where they are clustered including Northeast Moncton where 32% of the 2,805 immigrants/NPRs arrived in Canada as refugees. Central Moncton, Downtown Moncton and East Riverview have a higher share of refugees.

Neighbourhood:	Immigrant or non- permanent resident	% immigrant or non- permanent resident	Recent immigrants /NPRs as a % of total*	% economic immigrants	% family class	% refugees	% with work and/or study permits before admission
Canada	9,286,355	26%	24%	54%	30%	15%	19%
New Brunswick	54,980	7%	49%	65%	20%	13%	27%
Moncton (CMA)	18,120	12%	62%	70%	16%	14%	25%
Dieppe	3,405	12%	65%	78%	14%	7%	30%
Moncton	12,150	16%	67%	68%	15%	17%	24%
Riverview	1,475	7%	44%	67%	21%	11%	24%
East Riverview	655	7%	42%	60%	24%	15%	23%
Central Riverview	470	9%	54%	73%	14%	12%	29%
West Riverview	345	6%	33%	72%	22%	0%	15%

\*of all immigrants and non-permanent residents living in the area who arrived in Canada between 2016 and 2021.

## Education profile (aged 25-64)

The Moncton CMA adult population (aged 25-64) has higher share with non-university post-secondary education (college, apprenticeships, etc.) than the country as a whole and a lower share with university degrees. However, that varies widely by neighbourhood as 44% of the residents in Dieppe South have a university degree while only 21% in central Riverview have graduated university. The neighbourhoods outside the urban core tend to have much higher shares with non-university PSE and much less with university education. Dieppe South and Dieppe East are home to the highest share with advanced degrees (Master's or higher).

Neighbourhood:	% with less than high school	% with non- university post- secondary education	% with a bachelor degree or higher	% with a master's degree or higher
Canada	10%	34%	33%	9%
New Brunswick	11%	37%	23%	6%

Moncton (CMA)	8%	37%	29%	7%
Dieppe	5%	38%	39%	10%
Moncton	8%	35%	31%	8%
Riverview	4%	40%	26%	5%
East Riverview	4%	42%	28%	5%
Central Riverview	5%	39%	21%	3%
West Riverview	4%	39%	28%	5%

## Workforce profile (15+)

The workforce profile of the population aged 15 and older also varies somewhat by neighbourhood across the Moncton CMA. Dieppe East, Dieppe South and Moncton North had workforce participation rates of over 70% in 2021 (share of the adult population working or looking for work). By contrast, the share participating in the workforce in Dieppe Downtown was only 60%. Moncton had the highest unemployment rate in 2021 at 11% and Dieppe East had the lowest at six percent. In general there is a lower rate of self-employment in the region but Moncton West stands out with 13% of the workforce in that neighbourhood indicating on the Census that they were self-employed.

Neighbourhood:	Participation rate	Employment rate	Unemployment rate	% self-employed
Canada	64%	57%	10%	14%
New Brunswick	60%	54%	10%	10%
Moncton (CMA)	65%	60%	8%	10%
Dieppe	69%	64%	7%	9%
Moncton	65%	59%	9%	9%
Riverview	64%	59%	8%	9%
East Riverview	66%	61%	7%	10%
Central Riverview	62%	57%	8%	9%
West Riverview	64%	58%	8%	8%