



# Village of New Maryland

## Housing and Population Fact Sheet

### Purpose:

- The Village of New Maryland Age-Friendly Community Survey (2017) identified an immediate need in the community for alternative housing options for seniors. The following demographics are summarized to allow developers and builders to assess the housing market potential and consider opportunities to construct a greater diversity of housing options in the community. <sup>(1)</sup>

### Quick Facts <sup>(2)</sup>:

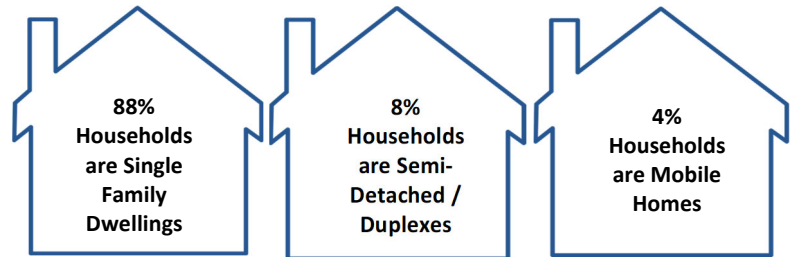
- New Maryland is located in central New Brunswick and offers a wide variety of recreational and leisure programs with easy access to cultural facilities, universities, and other recreational amenities in nearby Fredericton, New Brunswick's capital city.
- The Village of New Maryland has the highest median household income in New Brunswick.
- The municipal tax rate is among the lowest in the province (1.2366 per \$100 of assessed property value).
- 41% of the population is retired, or near retirement (age of 50 and over).
- 41% of the population have been residing in New Maryland for over 30 years. <sup>(1)</sup>
- 32% of residents over the age of 50 intend to move into a different housing type within the next 10 years, 61% of these residents intend to move into an apartment or row housing. <sup>(1)</sup>

Housing Characteristics <sup>(2)</sup>	
Total Households	1,545
Single-Family Dwellings	1355 (88%)
Semi-Detached/Duplex/Row Housing/ Accessory Dwelling Units	135 (9%)
Movable Dwellings	59 (4%)
Households with 1 or 2 Occupants	820 (53%)
Average Household Size (persons)	2.7
Owner Occupied Homes	94%
Median Value of Dwellings	\$306,000.00



VONM Housing Market Opportunity – Apartment Buildings and  
Semi-Detached / Row Housing

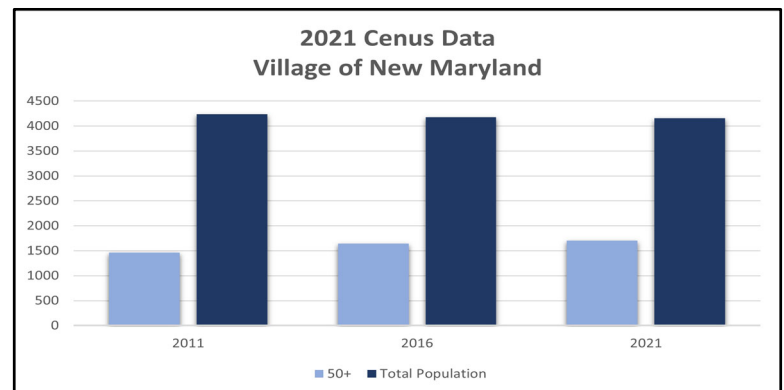
Population Characteristics <sup>(2)</sup>	
Total Population	4,155
Population Aged 65+	820 (20%)
Population Aged 50 - 64	885 (21%)
Population Aged 15 - 49	1700 (41%)
Population Aged 0 – 14	750 (18%)
Median Age	43.6
Households with a Total Income Over \$100,000	940 (61%)
Median Household Income	\$116,000.00



### For further inquiries, please contact:

Village of New Maryland  
Development Services Department  
584 New Maryland Highway  
New Maryland, NB, E3C 1K1

Tel.: (506) 451-8508 Fax: (506) 450-1605  
Email: Office@vonm.ca



(1) Information was sourced from the Village of New Maryland Age-Friendly Community Survey (2017)

(2) Unless noted otherwise, all information in this document was sourced from the 2021 Census (Statistics Canada)