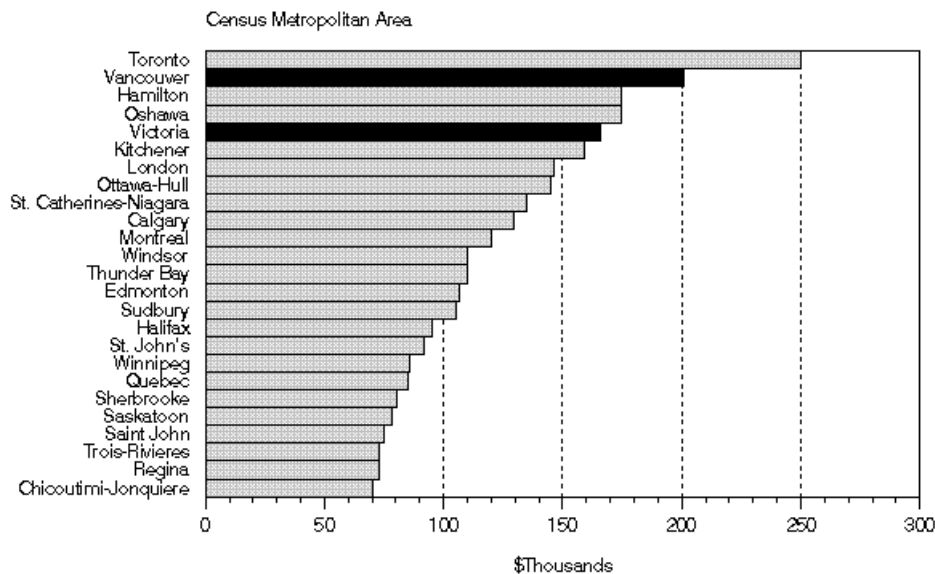


## Issue 15: Housing Characteristics

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- House prices in British Columbia have increased more rapidly than for Canada as a whole. In 1961, the median<sup>1</sup> value of a home in this province was \$11,744, just slightly above the national level of \$11,021. By 1991, the median price of a house in British Columbia had risen to \$149,721, 30 per cent above the Canadian level of \$115,027.

### In 1991, Vancouver and Victoria were the second and fifth most expensive Canadian cities for home buyers



BC STATS / 1991 Census of Canada

- Vancouver and Victoria are now among the most expensive cities in Canada for homebuyers, as the above figure illustrates. Relative house prices have changed significantly since 1961, when Vancouver and Victoria were ranked eighth and fifteenth, respectively, within a group of seventeen census metropolitan areas (CMA). By 1991, median house values in Vancouver were second only to Toronto, and Victoria was ranked number five<sup>2</sup> in Canada.
- Like other Canadians, British Columbians tend to live in larger homes than was typical thirty years ago. Even though the number of persons per household declined from 3.4 to 2.6 between 1961 and 1991, homes now have an average of 6.2 rooms, up from 4.9 in 1961.

<sup>1</sup> The median price is the amount below which fifty per cent of all houses are priced. The census data are based on an individual's estimate of what the selling price of his/her home would be and may not reflect actual market valuations.

<sup>2</sup> When this comparison is made using only those cities that were classified as CMAs in 1961, Vancouver's ranking stays the same, while Victoria's changes to fourth.

- Rented homes are likely to be smaller than those that are owner occupied. The average owner-occupied home had 3.1 bedrooms in 1991 compared to 1.8 for a rented dwelling.
- One out of every fifteen British Columbian homeowners lives in a dwelling that requires major repairs. For renters, the proportion is much higher: one in every eleven renters feels that their home needs significant upgrading or repairs.

## House Prices

Median House Value	1961 (\$1961)	1991 (\$1991)	1991	% Increase (\$1991)
Toronto	17,301	57,361	249,972	336
Vancouver	13,932	46,191	200,559	334
Hamilton	14,078	46,675	174,416	274
Oshawa	na	na	174,343	na
Victoria	11,656	38,645	165,725	329
Kitchener	12,396	41,098	158,942	287
London	13,128	43,525	146,542	237
Ottawa-Hull	16,433	54,483	145,184	166
St. Catherines-Niagara	na	na	134,897	na
Calgary	14,850	49,234	129,707	163
Montreal	15,305	50,743	120,291	137
Windsor	10,349	34,312	109,864	220
Thunder Bay	na	na	109,704	na
Edmonton	14,517	48,130	106,573	121
Sudbury	13,269	43,993	105,252	139
Halifax	14,716	48,790	95,143	95
St. John's	12,704	42,120	91,785	118
Winnipeg	12,999	43,098	85,436	98
Quebec	13,673	45,332	85,374	88
Sherbrooke	na	na	80,340	na
Saskatoon	na	na	78,233	na
Saint John	9,899	32,820	74,955	128
Trois-Rivieres	na	na	73,005	na
Regina	na	na	72,995	na
Chicoutimi-Jonquiere	na	na	70,090	na
<b>British Columbia</b>	<b>11,744</b>	<b>38,937</b>	<b>149,721</b>	<b>285</b>
<b>Canada</b>	<b>11,021</b>	<b>36,540</b>	<b>115,027</b>	<b>215</b>

Source: 1961, 1991 Census of Canada