

## Average Value of Dwelling, 2001

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### Abstract

The average value of a dwelling in Canada was \$162 709 according to the 2001 Census, compared to the 1996 Census average of \$147 877, an increase of 10%. All provinces and territories have experienced a rise in housing values, particularly in Alberta and Ontario, markedly in Calgary, Ottawa and Toronto.

Map Source: Adapted from Statistics Canada, Profile of Income of Individuals, Families and Households, Social and Economic Characteristics of Individuals, Families and Households, Housing Costs, and Religion for Canada, Provinces, Territories, Census Divisions and Census Subdivisions, 2001 Census Catalogue number 95F0492XCB2001001.

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The value of a dwelling is the dollar amount expected by the owner if the dwelling were to be sold and the average value pertains only to owner-occupied private dwellings, which do not include dwellings situated on farms, but can include owner-occupied dwellings situated on rented or leased land or part of a condominium.

The Daily is Statistics Canada's official release bulletin. The Daily for May 13, 2003 (<http://www.statcan.gc.ca/daily-quotidien/030513/dq030513a-eng.htm>), marked the public release of this census variable. Technical notes for this variable can be found at 2001 Census Technical Reports and User Guides ([http://www12.statcan.ca/english/census01/Products/Reference/tech\\_rep/index.cfm](http://www12.statcan.ca/english/census01/Products/Reference/tech_rep/index.cfm)).

Statistics Canada information is used with the permission of Statistics Canada. Information on the availability of the wide range of data from Statistics Canada can be obtained from the Statistics Canada's Regional Offices, its World Wide Web site at: [www.statcan.ca/](http://www.statcan.ca/), and its toll-free access number 1-800-263-1136. Please read the following Data and Mapping Notes for information on how the map was derived.

### Data and Mapping Notes

The maps in this series showing 2001 Census variables are published in collaboration with Statistics Canada. The Atlas of Canada with Statistics Canada, have worked jointly to produce a series of maps about Canada, which utilize the mapping and geographic expertise domain to the Atlas of Canada and the subject matter expertise of Statistics Canada scientists.

## Map Visualization

The Atlas of Canada uses a dynamic mapping interface to show geographic information. By using the tools provided, users can zoom in and out, and query the map for more information on specific areas of interest (using Get Info from Map located above the map), and read about the maps in the associated text.

The majority of maps in this series use the following scales to show information, which are associated to the four levels of zooming in onto the map. Two levels of data aggregation are presented, census division data and census subdivision data, which usually require different class intervals, mapped at appropriate zoom levels as shown below in Table 1.

**Table 1.** Map Scales

Zoom	Representation Scale	Geostatistical Area	Compilation Scale
Zoom 0 (initial map view)	1 : 42 000 000	census division ecumene	1 : 7 500 000
Zoom 1	1 : 15 000 000	census division ecumene	1 : 7 500 000
Zoom 2	1 : 5 000 000	census subdivision ecumene	1: 1 000 000 census subdivision ecumene on 1 : 7 500 000
Zoom 3	1 : 1 300 000	census subdivision ecumene	1: 1 000 000
Zoom 4	1: 600 000	census subdivision ecumene	1: 1 000 000

**Source:** Natural Resources Canada. GeoAccess Division.

The population ecumene is used to show in most of the maps in this series areas within the census divisions and census subdivisions, which have population densities greater than or equal to 0.4 persons per square kilometre (1 person per square mile). The non-ecumene or sparsely populated areas appear as white patches within the census divisions and census subdivisions for which no thematic data are shown.

## Geography

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The geographical areas to which the data have been georeferenced, are based on one or more of the following Statistics Canada's geostatistical areas. In most cases, the population census division ecumene and the population census subdivision ecumene are used in the same map, for viewing at different map zoom levels.



## **Census Division (CD)**

Census division is the general term for provincially legislated areas (such as county, regional municipality and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province level and the municipality (census subdivision). Census divisions have been established in provincial law to facilitate regional planning, as well as the provision of services that can be more effectively delivered on a scale larger than a municipality. In Newfoundland and Labrador, Manitoba, Saskatchewan, Alberta, Yukon Territory, the Northwest Territories and Nunavut, provincial/territorial law does not provide for these administrative geographic areas. Therefore, Statistics Canada, in co-operation with these provinces and territories, has created equivalent areas called census divisions for disseminating statistical data.

## **Census Subdivision (CSD)**

A census subdivision is an area that is a municipality or an area that is deemed to be equivalent to a municipality for statistical reporting purposes (for example, as an Indian reserve or an unorganized territory). Municipal status is defined by laws in effect in each province and territory in Canada. Census subdivisions are classified into 46 types (<http://www12.statcan.ca/english/census01/Products/Reference/dict/geo012.htm>) according to official designations adopted by provincial or federal authorities.

## **Census Metropolitan Area (CMA) / Census Agglomeration (CA)**

A census metropolitan area (or a census agglomeration) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10 000 to form a census agglomeration and at least 100 000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data.

## **Population Ecumene**

Ecumene is a term used by geographers to mean inhabited land. The population ecumene is based on blocks with a minimum population density of 0.4 persons per square kilometre. Blocks are the smallest unit of geography to which census data is associated. Two ecumenes are utilized in this project: population census division ecumene and population census subdivision ecumene.

The population census division ecumene is derived from the Statistics Canada Population Ecumene Census Division Boundary File (Catalogue number 92F0159GIE) and from their Census Division Boundary File (Catalogue number 92F0159XIE). Using these two boundary files, The Atlas of Canada census division ecumene is derived using census divisions with a population density of 0.4 persons per square kilometre, matched to the population ecumene census division boundary file (from Statistic Canada) to remove known areas of sparse population within census divisions in southern areas of Canada, or where the topography and climate inhibits settlement.

The population census subdivision ecumene has been produced jointly with Statistics Canada and the Atlas of Canada.

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## Map Sources

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Statistics Canada. Profile of Income of Individuals, Families and Households, Social and Economic Characteristics of Individuals, Families and Households, Housing Costs, and Religion for Canada, Provinces, Territories, Census Divisions and Census Subdivisions, 2001 Census.

## References

Canada Mortgage and Housing Corporation. Canadian Housing Observer  
<http://www.cmhc-schl.gc.ca/en/corp/about/cahoob/index.cfm>

## Related Web sites (1999 – 2009)

### Federal Government

Statistics Canada. 2001 Census Dictionary  
<http://www12.statcan.ca/english/census01/Products/Reference/dict/index.htm#dictionary>

Statistics Canada. 2001 Census of Population  
<http://www12.statcan.ca/english/census01/home/index.cfm>

Statistics Canada. Analysis Series  
<http://www12.statcan.ca/english/census01/Products/Analytic/Index.cfm>

## Other

Canadian Council on Social Development. Stats & Facts  
<http://www.ccsd.ca/factsheets/index.htm>

