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## Housing

### - 2016 Census-

Statistics Canada has released information on housing from the 2016 Census. This latest census release provides statistics on key indicators such as rate of home ownership, household size and types of housing problems.

Renting continues to be more common in the Northwest Territories (NWT) compared to other provinces and territories. In 2016, of the 14,980 occupied dwellings in the NWT, 46.2% were rented and 53.7% were owned. Only Nunavut had a lower home ownership rate at 20%. Home ownership in the NWT has increased in the past 10 years, in contrast to the national trend that saw decreases in home ownership rates. Compared to 2006, the NWT joined Quebec and Saskatchewan as the only jurisdictions to see increases in home ownership.

**Table 1: Home Ownership Rates, Canada, Provinces, Territories, 2016 & 2006**

	2016 Households			% Owned	
	Total	Owned	Rented	2016	2006
Canada	14,072,080	9,541,320	4,474,530	67.8	68.4
Newfoundland & Labrador	218,670	167,700	50,530	76.7	78.7
Prince Edward Island	59,470	41,785	17,575	70.3	74.1
Nova Scotia	401,990	276,095	123,590	68.7	72.0
New Brunswick	319,775	238,040	79,865	74.4	75.5
Quebec	3,531,660	2,163,735	1,362,010	61.3	60.1
Ontario	5,169,175	3,601,825	1,559,715	69.7	71.0
Manitoba	489,050	336,175	140,265	68.7	68.9
Saskatchewan	432,620	311,465	109,685	72.0	71.8
Alberta	1,527,680	1,105,795	412,155	72.4	73.1
British Columbia	1,881,970	1,279,020	599,360	68.0	69.7
Yukon	15,215	9,680	5,010	63.6	63.8
Northwest Territories	14,980	8,045	6,915	53.7	52.8
Nunavut	9,815	1,960	7,860	20.0	22.7

In 2016, an average Canadian household size was 2.4 persons compared to 2.7 in the NWT. Although average household size in the NWT remains higher than the Canadian average, 2016 saw a further decrease in NWT household size. Since 1996, average NWT household size has dropped from 3.1 persons to 2.7 persons.



An indicator for housing suitability (typically referred to as crowding issues) is whether the dwelling has enough bedrooms for the size and composition of the household. Suitability is one of three nationally accepted standards for housing conditions, with the other two being affordability and adequacy. Housing affordability is based on occupants of the dwelling paying less than 30% of their household income towards shelter costs. Housing adequacy refers to the condition of the dwelling. Dwellings in need of major repairs are considered inadequate by housing organizations.

Adequacy continues to be the most prevalent housing problem in the NWT with 18.1% of NWT households requiring major repairs compared to the Canadian rate of 6.5%. In 2016, the rate of NWT households with adequacy problems was up slightly from both 2011 (17.2%) and 2006 (17.6%). Affordability was less of an issue in the NWT compared to other provinces and territories. Approximately one in four households in Ontario and British Columbia in 2016 were spending 30% or more of their household income on shelter costs compared to 12.4% of NWT households. While the average number of people in households has dropped in the NWT, 10.5% of all households had suitability problems, the second highest rate in Canada.

**Table 2: Housing Problems, Canada, Provinces, Territories, 2016 & 2011**

	Housing Problems (%)					
	Affordability		Adequacy		Suitability	
	2016	2011	2016	2011	2016	2011
Canada	24.1	24.7	6.5	7.4	4.9	6.0
Newfoundland & Labrador	17.2	17.8	6.5	8.1	1.8	2.8
Prince Edward Island	18.6	19.1	7.6	7.5	2.4	3.7
Nova Scotia	21.6	22.0	8.8	9.9	2.9	3.7
New Brunswick	16.8	18.6	8.3	9.8	2.3	3.1
Quebec	21.0	23.1	6.4	7.2	3.8	4.8
Ontario	27.7	26.7	6.1	6.6	6.0	7.2
Manitoba	19.1	18.3	9.0	10.7	6.7	7.0
Saskatchewan	20.2	18.5	8.7	10.7	4.7	5.1
Alberta	20.9	23.0	5.7	7.0	4.5	5.0
British Columbia	28.0	29.4	6.3	7.2	5.3	6.8
Yukon	18.4	18.8	12.5	16.2	4.8	7.3
Northwest Territories	12.4	14.0	18.1	17.2	10.5	10.8
Nunavut	5.8	6.3	26.1	27.6	30.9	30.5

Affordability, adequacy and suitability problems vary widely by community within the NWT. Łutsek'e, Fort Liard and Yellowknife have the highest rates of households with affordability problems at 22.7%, 15.6% and 14.7% respectively. Problems related to adequacy remains the most common housing issue in the NWT. In 2016, households with adequacy problems ranged from 9.0% in Yellowknife to 66.7% in Wrigley. Despite the average number of people declining in the NWT, suitability remains a problem in many communities.



**Table 3: Households by Type of Housing Problem, Northwest Territories, 2016**

	No. of Households with Income*			No. of Occupied Dwellings				
	Affordability Problem	%		Adequacy Problem	%	Suitability Problem	%	
<b>Northwest Territories</b>	<b>1,845</b>	<b>12.4</b>	<b>14,865</b>	<b>2,710</b>	<b>18.1</b>	<b>1,575</b>	<b>10.5</b>	<b>14,980</b>
<b>Beaufort Delta Region</b>								
Aklavik	15	7.0	215	65	30.2	25	11.6	215
Fort McPherson	25	9.3	270	90	33.3	35	13.0	270
Inuvik	140	11.9	1,180	160	13.6	130	11.0	1,180
Paulatuk	-	-	90	30	33.3	20	22.2	90
Sachs Harbour	x	x	x	15	42.9	-	-	35
Tsiigehtchic	x	x	x	25	41.7	10	16.7	60
Tuktoyaktuk	20	7.4	270	120	44.4	60	22.2	270
Ulukhaktok	10	8.0	125	40	32.0	20	16.0	125
<b>Dehcho Region</b>								
Fort Liard	25	15.6	160	65	40.6	30	18.8	160
Fort Providence	30	12.2	245	85	34.0	35	14.0	250
Fort Simpson	55	11.7	470	130	27.7	40	8.5	470
Hay River Dene 1	-	-	-	40	44.4	20	22.2	90
Jean Marie River	x	x	x	10	50.0	10	50.0	20
Nahanni Butte	x	x	x	15	42.9	10	28.6	35
Sambaa K'e	x	x	x	15	50.0	10	33.3	30
Wrigley	x	x	x	30	66.7	10	22.2	45
<b>Sahtu Region</b>								
Colville Lake	x	x	x	15	37.5	15	37.5	40
Déjine	15	8.1	185	70	36.8	35	18.4	190
Fort Good Hope	10	6.1	165	65	39.4	45	27.3	165
Norman Wells	25	7.9	315	55	17.5	10	3.2	315
Tulita	15	9.7	155	60	38.7	35	22.6	155
<b>South Slave Region</b>								
Enterprise	x	x	x	10	22.2	-	-	45
Fort Resolution	20	10.5	190	60	31.6	20	10.5	190
Fort Smith	90	9.4	955	195	20.4	70	7.3	955
Hay River	150	10.9	1,380	255	18.5	65	4.7	1,380
Łutselk'e	25	22.7	110	50	45.5	20	18.2	110
<b>Tłı̄chǝ Region</b>								
Behchokǝ	40	8.5	470	165	35.1	165	35.1	470
Gamètı	10	13.3	75	20	26.7	15	20.0	75
Wekweètı	x	x	x	15	50.0	-	-	30
Whatı	15	11.5	130	40	32.0	30	24.0	125
<b>Yellowknife Area</b>								
Yellowknife	1,045	14.7	7,130	645	9.0	565	7.9	7,130
Detah	x	x	x	25	33.3	20	26.7	75

\* Excludes Hay River Dene 1.

'x' means data is suppressed by Statistics Canada.

Affordability problem means a household spends more than 30% of their income on shelter costs.

Adequacy problem refers to the physical condition of the dwelling, i.e. if it is in need of major repairs.

Suitability problem means there are not enough bedrooms for the number of people living in the household.

Statistics Canada employs a random rounding process for confidentiality. As a result, all figures end in 0 or 5 and totals may not be the exact sum of their components.



Housing problems generally differ depending on whether the household rents or owns the dwelling. In 2016, 16% of NWT rental households had affordability problems compared to 9% of owned households. Issues with suitability were also higher for renters (13%) versus owners (8.7%). Adequacy issues impacted both owned and rented dwellings in the NWT with approximately one in five owned dwellings (19.3%) and 16% of rentals requiring major repairs.

In comparing ownership versus renting to the type of dwelling, ownership was highest for those living in single-detached houses. Of the 8,045 dwellings in the NWT that were owned in 2016, 82% were single-detached houses.

**Table 4: Dwelling Type by Tenure, Northwest Territories 2016**

	All Households		Owned		Rented	
	(no.)	(%)	(no.)	(%)	(no.)	(%)
Total	14,980	100.0	8,045	100.0	6,920	100.0
Single-detached house	8,625	57.6	6,615	82.2	1,995	28.8
Apartment - 5 or more stories	460	3.1	65	0.8	395	5.7
Semi-detached house	965	6.4	170	2.1	790	11.4
Row house	1,610	10.7	330	4.1	1,280	18.5
Apartment - less than 5 stories	2,380	15.9	275	3.4	2,105	30.4
Moveable dwelling	500	3.3	440	5.5	65	0.9
Other	445	3.0	145	1.8	295	4.3

In 2016, over half of NWT residents lived in single-detached houses (57.6%), followed by low-rise apartments (15.9%). Mirroring a Canadian trend, the proportion of people living in single-detached houses in the NWT has decreased in the past 10 years, down from 59.8% in 2006. During the same time period, apartments with less than 5 stories increased from 13.8% to 15.9% of total households in the NWT.

The next release from the 2016 Census will be November 29, 2017 on education and labour.

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