



## Housing Problems and Core Need

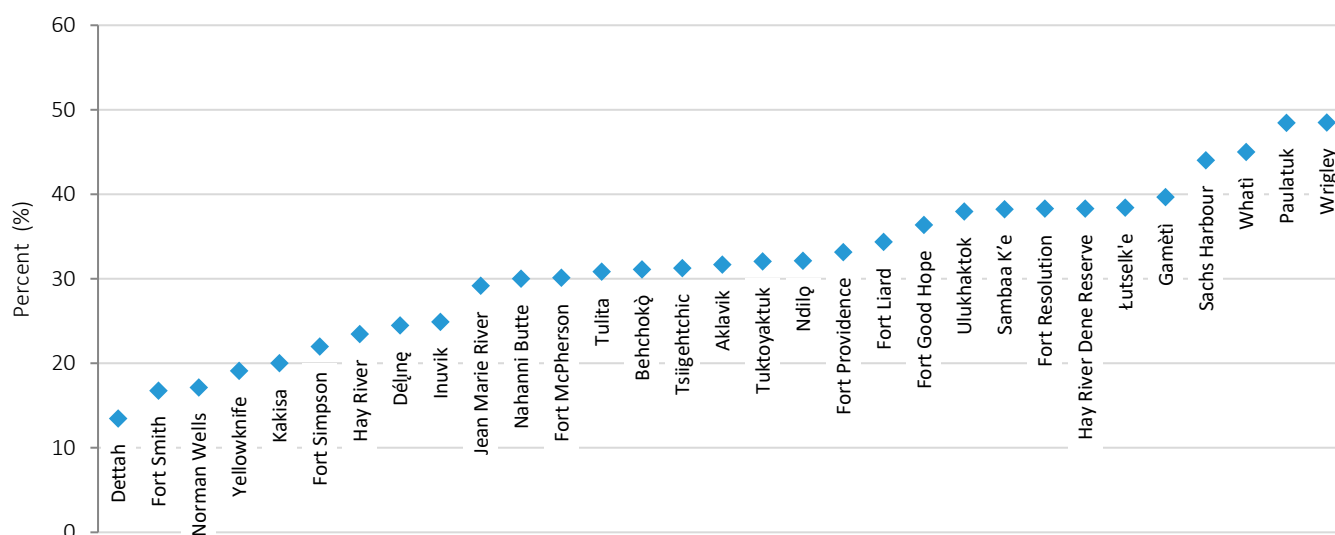
### 2024 NWT Community Survey

The Northwest Territories (NWT) Bureau of Statistics is releasing the first set of data products from the 2024 NWT Community Survey. This report looks at the nationally accepted housing indicator of core need and housing problems such as suitability, adequacy, and affordability.

If a house does not meet one of three conditions, suitability, adequacy, or affordability, the house is considered to have a housing problem. Suitability is defined as having the appropriate number of bedrooms for the composition and number of occupants as determined by the national standard requirements. Adequate housing refers to the physical condition of a dwelling, specifically that major repairs are not needed. Affordable housing is when less than 30% of household income is spent on shelter costs such as water, heat, electricity, insurance, rent or mortgage payments. If there is a housing problem and the household has a total household income below the Core Need Income Threshold (CNIT)<sup>1</sup>, it is considered to be in core need.

In 2024, 3,529 (23.0%) of the 15,356 dwellings in the NWT were in core need. At the community level, this ranged from 13.5% in Dettah to 48.5% of houses in Wrigley. In general, the proportion of houses in core need was higher in communities outside of the regional centres of Fort Simpson, Fort Smith, Inuvik, Norman Wells and Yellowknife.

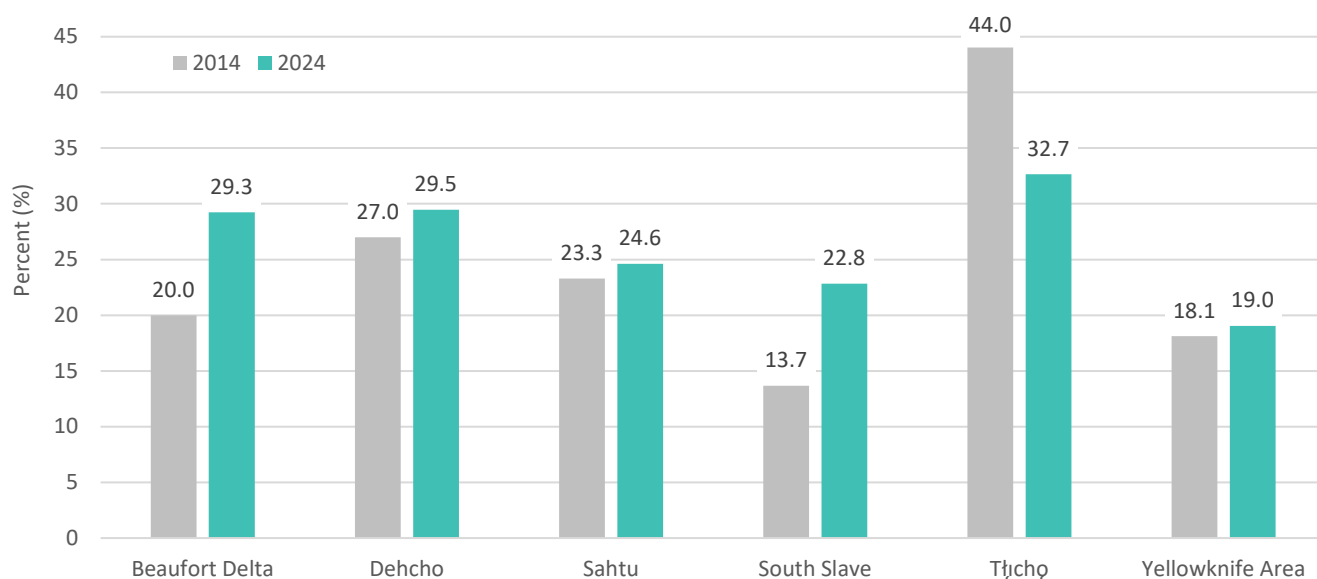
Figure 1: Percent of Dwellings in Core Need by NWT Community<sup>2</sup>, 2024



## Historical Comparison & Housing Problems

Between 2014 and 2024, overall NWT households in core need changed from 19.8% to 23.0%. Except for the Tłıchq, all regions saw increases in households in core need over the 10-year period, particularly in the Beaufort Delta and in the South Slave. Houses requiring major repairs (adequacy problems) contributed to core need increases in these two regions. Despite being the only region to experience a decline, the Tłıchq continued to have the highest rate of houses in core need in 2024 (33%).

Figure 2: Percent of Dwellings in Core Need by Region, 2014 & 2024



Adequacy was the most prevalent housing problem in the territory with 18.2% of households needing major repairs compared to problems with affordability (12.8%) and suitability (8.9%). Adequacy as a problem was consistently higher in smaller communities with approximately 1 in 3 households needing major repairs. In comparison, adequacy in the regional centres ranged from 8% in the Yellowknife area to 36% in Behchokq.

Yellowknife area was the only region where affordability was the main housing issue, with just over 14% of households spending 30% or more of their income on shelter costs. Suitability issues were highest in the Tłıchq region with almost 1 in 4 households having this housing problem.

Table 1: Percent of Dwellings with Housing Problems by NWT Regions, 2024

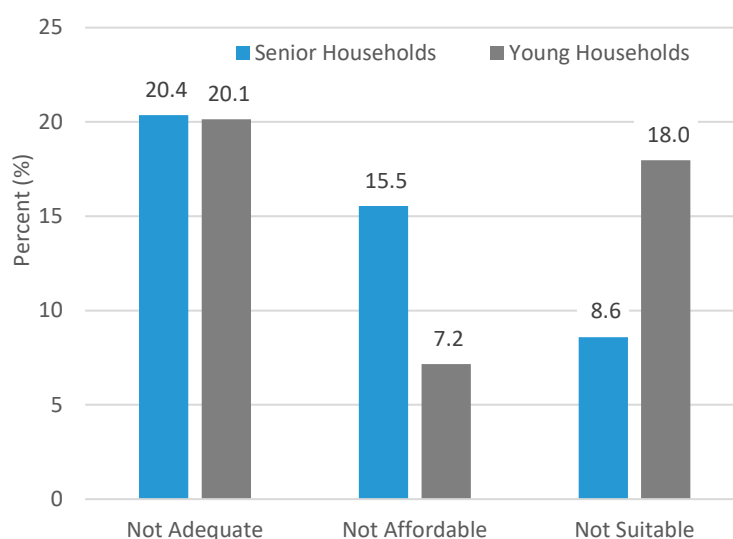
	Total Households		Not Adequate		Not Affordable		Not Suitable	
	#	%	#	%	#	%	#	%
<b>Northwest Territories</b>	<b>15,356</b>	<b>100.0</b>	<b>2,798</b>	<b>18.2</b>	<b>1,959</b>	<b>12.8</b>	<b>1,366</b>	<b>8.9</b>
<b>Beaufort Delta</b>	<b>2,313</b>	<b>100.0</b>	<b>618</b>	<b>26.7</b>	<b>278</b>	<b>12.0</b>	<b>269</b>	<b>11.6</b>
Inuvik	1,216	100.0	225	18.5	175	14.4	108	8.9
Smaller Communities	1,097	100.0	393	35.9	102	9.3	161	14.7
<b>Dehcho</b>	<b>1,165</b>	<b>100.0</b>	<b>403</b>	<b>34.6</b>	<b>136</b>	<b>11.7</b>	<b>88</b>	<b>7.6</b>
Fort Simpson	501	100.0	128	25.6	55	11.0	30	6.0
Smaller Communities	664	100.0	274	41.4	82	12.3	58	8.8
<b>Sahtu</b>	<b>887</b>	<b>100.0</b>	<b>251</b>	<b>28.3</b>	<b>76</b>	<b>8.5</b>	<b>108</b>	<b>12.2</b>
Norman Wells	315	100.0	50	15.7	29	9.3	12	3.7
Smaller Communities	572	100.0	201	35.2	47	8.1	96	16.9
<b>South Slave</b>	<b>2,534</b>	<b>100.0</b>	<b>601</b>	<b>23.7</b>	<b>302</b>	<b>11.9</b>	<b>94</b>	<b>3.7</b>
Fort Smith	935	100.0	176	18.8	92	9.8	33	3.6
Hay River	1,262	100.0	293	23.2	162	12.8	35	2.7
Smaller Communities	337	100.0	132	39.2	48	14.4	26	7.6
<b>Tłı̨chǫ</b>	<b>751</b>	<b>100.0</b>	<b>279</b>	<b>37.1</b>	<b>69</b>	<b>9.2</b>	<b>193</b>	<b>25.7</b>
Behchokǫ	494	100.0	178	36.0	46	9.2	129	26.1
Smaller Communities	257	100.0	101	39.2	24	9.2	65	25.1
<b>Yellowknife Area</b>	<b>7,707</b>	<b>100.0</b>	<b>646</b>	<b>8.4</b>	<b>1,098</b>	<b>14.2</b>	<b>614</b>	<b>8.0</b>

## Housing Problems and Core Need by Selected Characteristics

Figure 3 shows housing problems for households with at least one senior aged 60 years of age or older (senior households), and those with at least one person younger than 20 years of age (young households).

The predominant housing problem for senior households in 2024 was adequacy, followed by affordability. Adequacy was also the main housing issue for young households, followed by suitability. This difference reflects that households with children or youth were typically larger and had a higher income level than senior households.

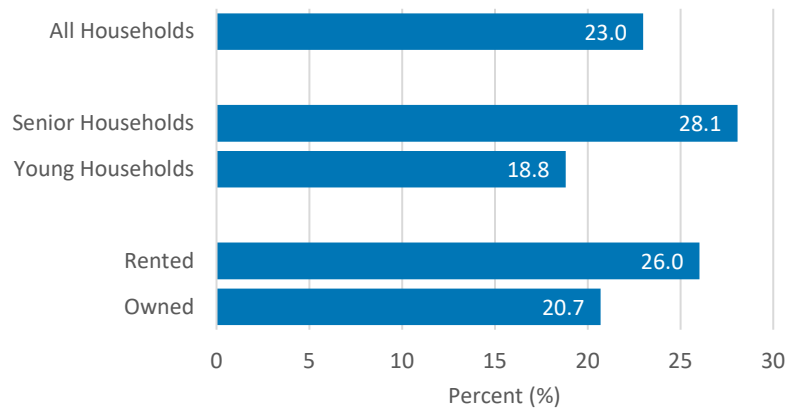
Figure 3: Percent of NWT Dwellings by Housing Problem and Selected Characteristics, 2024



Differing income levels were also reflected in core need with 28% of senior households in core need compared to 19% of young households.

Core need was also more prevalent for renters than home owners. Approximately 1 in 4 renters were in core need, compared to 1 in 5 owned households.

*Figure 4: Percent of NWT Dwellings in Core Need by Characteristics, 2024*



For additional information on housing results from the [2024 NWT Community Survey](#), visit the NWT Bureau of Statistics website at [www.statsnwt.ca](http://www.statsnwt.ca) or call 1-888-STATSNT (1-888-762-8768).

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<sup>1</sup> The CNIT is an income limit for each community that represents the amount of income a household must have to be able to afford the cost of owning and operating a home without government assistance.

<sup>2</sup> The community of Enterprise was not included in the 2024 NWT Community Survey due to the impacts of the 2023 wildfires within the community. Data suppression for core need occurred for Colville Lake and Wekweètì due to data quality.