

# Lunenburg and Queens Counties Households, Income & Housing

Census Highlights: 2006 – 2021



Population



Income



Households



Housing Costs



Housing  
Affordability



Housing Stock

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## South Shore Housing Action Coalition

c/o Public Health Services, NSHA

215 Dominion Street, Suite 200

Bridgewater, NS B4V 2K7

[sshousingaction@gmail.com](mailto:sshousingaction@gmail.com)

<http://sshac.ca>



SouthShoreHousingActionCoalition

# Change Over Time

In the profiles, the change in housing related data is presented as a percent change over time. It is calculated by subtracting the new value from the older value. This tells us the difference between the two numbers. The difference is then divided by the older value, describing the percentage by which the value has changed over time.

## Definitions

### Core Housing Need

A household is in core housing need if...

- its housing does not meet one or more of the adequacy, suitability or affordability standards, and
- it would have to spend 30% or more of its before-tax income to access acceptable local housing.
  - Acceptable housing is adequate in condition, suitable in size, and affordable.
    - Adequate housing does not require any major repairs, according to residents.
    - Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard (NOS) requirements.
    - Affordable housing costs less than 30% of before-tax household income.

### Low Income Measure (LIM-AT)

The low income measure (LIM) is the most commonly used low income measure. The LIM is a fixed percentage (50%) of median adjusted household income, where "adjusted" indicates that household needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increases. The LIMs are calculated three times; with market income, before-tax income, and after-tax income.

### Low-Income Cut-Offs (LICO-AT)

The low income cut-offs (LICOs) are income thresholds below which a family will likely devote a larger share of its income on the necessities of food, shelter and clothing than the average family. The approach is essentially to estimate an income threshold at which families are expected to spend 20 percentage points more than the average family on food, shelter and clothing.

### Shelter Costs

'Shelter cost' refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

### Why Use After-Tax Measures?

Statistics Canada prefers the use of the after-tax measure. The choice to highlight after-tax rates was made for two main reasons. First, income taxes and transfers are essentially two methods of income redistribution. The before-tax rates only partly reflect the entire redistributive impact of Canada's tax/transfer system because they include the effect of transfers but not the effect of income taxes. Second, since the purchase of necessities is made with after-tax dollars, it is logical to use people's after-tax income to draw conclusions about their overall economic well-being.

## References

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**Lunenburg County**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
sshousingaction@gmail.com  
http://sshac.ca

Lunenburg County									
Population									
	2006			2011		2016		2021	
Total Population	47,150			47,313		47,126		48,599	
Change over 5 years	163(0.0%)			187(-0.4%)		1,473(3.0%)			
Change over 15 years				1,473(3.0%)					
Average Age of Population						47.8		49.2	
Median Age of Population	46			49		52		54	
Age Distribution									
0-14 years	6,555	14%	6,080	13%	5,805	12%	5,785	12%	
15-24 years	5,035	11%	4,765	10%	4,165	9%	3,910	8%	
25-44 years	11,130	24%	9,680	20%	9,075	19%	9,145	19%	
45-64 years	15,475	33%	16,580	35%	15,480	33%	15,260	31%	
65 years and over	8,950	19%	10,205	22%	12,255	26%	14,500	30%	
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)	3,395	7.2%	n/a		2,686	5.7%	1,540	3.2%	
Change over 15 years				-1,855(-120.5%)					
Below Low Income Measure After Tax (LIM-AT)	n/a		8,942	18.90%	8,860	18.80%	7,755	16.0%	
Change over 10 years				-1,187(-14.2%)					
Households									
	2006			2011		2016		2021	
Total number of Private Households	20,075			20,795		21,440		22,440	
Change over 5 years	720(3.5%)			720(3.0%)		1,000(4.5%)			
Change over 15 years				2,365(10.5%)					
Average Number of Persons/Household	2.3			2.2		2.2		2.1	
Household size									
1 person	4,985	25%	5,490	26%	6,115	29%	6,860	31%	
2 persons	8,430	42%	9,120	44%	9,590	45%	9,895	44%	
3 persons	3,290	16%	3,115	15%	2,965	14%	2,875	13%	
4 or more persons	3,380	17%	2,845	14%	2,770	13%	2,815	13%	
Household Type									
One-Family Households	14,415	72%	13,910	67%	14,570	68%	14,005	62%	
Multiple-Family Households	165	1%	230	1%	210	1%	65	0%	
Non-Family Households	5,495	27%	6,070	29%	6,660	31%	685	3%	
Lone-Parent Family Households	1,725	9%	1,835	9%	2,035	9%	1,670	7%	
One-Person Households	4,975	25%	5,485	26%	6,110	28%	6,860	31%	
Household Maintainers									
1 Household Maintainers	12,580	63%	12,540	60%	13,035	61%	11,870	53%	
2 Household Maintainers	7,380	37%	8,055	39%	8,215	38%	10,090	45%	
3+ Household Maintainers	115	1%	205	1%	190	1%	485	2%	
Household Tenure									
Band Housing	25	0.1%	35	0.2%	40	0.2%	35	0.2%	
Change over 5 years	10(28.6%)			10(12.5%)		-5(-14.3%)			
Change over 15 years				10(28.6%)					
Tenant-Households	3,395	17%	3,680	18%	4,250	20%	4,350	19%	
Change over 5 years	285(7.7%)			570(13.4%)		100(2.3%)			
Change over 15 years				955(22.0%)					
Homeowner-Households	16,660	83%	17,080	82%	17,415	81%	18,055	80%	

Income									
		2006		2011		2016		2021	
Average Household Income		\$52,045		\$59,526		\$69,852		\$82,500	
	Change over 5 years	\$7,481(12.6%)		\$10,326(14.8%)		\$12,648(15.3%)			
	Change over 15 years			\$30,455(36.9%)					
Average Household Income After-Tax		\$43,891		\$50,804		\$58,320		\$66,800	
	Change over 5 years	\$6,913(13.6%)		\$7,516(12.9%)		\$8,480(12.7%)			
	Change over 15 years			\$22,909(34.3%)					
Median Household Income		\$43,257		\$48,154		\$54,833		\$65,500	
	Change over 5 years	\$4,897(10.2%)		\$6,679(12.2%)		\$10,667(16.3%)			
	Change over 15 years			\$22,243(34.0%)					
Median Household Income After-Tax		\$38,238		\$42,749		\$48,915		\$58,000	
	Change over 5 years	\$4,511(10.6%)		\$6,166(12.6%)		\$9,085(15.7%)			
	Change over 15 years			\$19,762(34.1%)					
One-Person Median Income		\$19,723		\$22,219		\$26,944		\$32,400	
	Change over 5 years	\$2,496(11.2%)		\$4,725(17.5%)		\$5,456(16.8%)			
	Change over 15 years			\$12,677(39.1%)					
One-Person Median Income After-Tax		\$18,686		\$21,334		\$25,036		\$29,800	
	Change over 5 years	\$2,648(12.4%)		\$3,702(14.8%)		\$4,764(16.0%)			
	Change over 15 years			\$11,114(37.3%)					
Median Economic Family Income		\$51,936		\$59,735		\$68,226		\$82,000	
	Change over 5 years	\$7,799(13.1%)		\$8,491(12.4%)		\$13,774(16.8%)			
	Change over 15 years			\$30,064(36.7%)					
Median Economic Family Income After-Tax		\$45,176		\$53,711		\$59,859		\$71,500	
	Change over 5 years	\$8,535(15.9%)		\$6,148(10.3%)		\$11,641(16.3%)			
	Change over 15 years			\$26,324(36.8%)					
Lone-Parent Family Median Income		\$28,079		\$33,589		\$40,346		\$58,000	
	Change over 5 years	\$5,510(16.4%)		\$6,757(16.7%)		\$17,654(30.4%)			
	Change over 15 years			\$29,921(51.6%)					
Lone-Parent Family Median Income After-Tax		\$27,327		\$33,589		\$40,346		\$53,200	
	Change over 5 years	\$6,262(18.6%)		\$6,757(16.7%)		\$12,854(24.2%)			
	Change over 15 years			\$25,873(48.6%)					
Two+ Person Household Income		n/a		\$59,206		\$68,291		\$99,800	
	Change over 5 years	n/a		\$9,085(13.3%)		\$31,509(31.6%)			
	Change over 10 years			\$40,594(40.7%)					
Two+ Person Household Median Income After-Tax		n/a		\$53,203		\$59,912		\$80,200	
	Change over 5 years	n/a		\$6,709(11.2%)		\$20,288(25.3%)			
	Change over 10 years			\$26,997(33.7%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		20,075		20,795		21,440		22,265	
Average Monthly Shelter Costs		\$605		\$721		\$817		\$882	
	Change over 5 years	\$116(16.1%)		\$97(11.8%)		\$65(7.4%)			
	Change over 15 years			\$277(18.3%)					
Average Median Monthly Shelter Costs		\$465		\$566		\$668		\$719	
	Change over 5 years	\$101(17.8%)		\$101(15.2%)		\$51(7.1%)			
	Change over 15 years			\$253(21.2%)					
Spending more than 30% of Income on Shelter Costs		3,610	18.0%	3,915	18.8%	3,970	18.5%	3,825	17.2%
	Change over 5 years	305(7.8%)		55(1.4%)		-145(-0.7%)			
	Change over 15 years			215(-2.4%)					
	Core Housing Need			n/a				2,140	9.6%
Tenant Households		3,395	16.9%	3,680	17.7%	4,250	19.8%	4,345	19.5%
Average Monthly Shelter Costs		\$598		\$693		\$825		\$917	
	Change over 5 years	\$95(13.7%)		\$132(16.0%)		\$92(10.0%)			
	Change over 15 years			\$319(24.4%)					
Median Monthly Shelter Costs		\$590		\$651		\$773		\$900	
	Change over 5 years	\$61(9.4%)		\$122(15.8%)		\$127(14.1%)			
	Change over 15 years			\$310(27.7%)					
Tenants living in subsidized housing		n/a		428	11.6%	463	10.9%	521	12.0%
	Change over 5 years	n/a		35(7.6%)		58(11.2%)			
	Change over 10 years			n/a					
Spending More than 30% of Income on Shelter Costs		1,305	38.4%	1,556	42.3%	1,785	42.0%	1,599	36.8%
	Change over 5 years	251(16.1%)		229(12.8%)		-186(-11.6%)			
	Change over 15 years			294(2.7%)					
	Core Housing Need			n/a				274	6.3%

Housing Costs and Affordability									
		2006		2011		2016		2021	
Homeowner Households		16,660	83.0%	17,080	82.1%	17,415	81.2%	17,940	80.6%
Average Monthly Shelter Costs		\$607		\$728		\$805		\$873	
Change over 5 years		\$121(16.6%)			\$77(9.6%)		\$68(7.8%)		
Change over 15 years					\$266(16.6%)				
Median Monthly Shelter Costs		\$440		\$548		\$642		\$675	
Change over 5 years		\$108(19.7%)			\$94(14.6%)		\$33(4.9%)		
Change over 15 years					\$235(18.8%)				
Spending more than 30% of Income on Shelter Costs		2,305	13.8%	2,391	14.0%	2,189	12.6%	1686	9.4%
Change over 5 years		86(3.6%)			-202(-9.2%)		-503(-29.8%)		
Change over 15 years					-619(-41.8%)				
Core Housing Need					n/a		211		24.2%
Homeowners with a mortgage		n/a		7,874	46.1%	8,220	47.2%	8,270	46.1%
Change over 5 years		n/a			346(4.2%)		50(0.6%)		
Change over 10 years					396(4.8%)				
Housing Stock									
		2006		2011		2016		2021	
All Dwellings		20,075		20,795		21,440		22,445	
Period of Construction									
	Before 1960	7,540	37.6%	7,350	35.3%	7,325	34.2%	7,245	32.3%
	1961-1980	5,860	29.2%	5,845	28.1%	5,825	27.2%	5,950	26.5%
	1981-1990	3,295	16.4%	3,035	14.6%	2,850	13.3%	2,855	12.7%
	1991-2000	2,240	11.2%	2,225	10.7%	2,355	11.0%	2,425	10.8%
	2001-2005	1,130	5.6%	1,385	6.7%	1,075	5.0%	1,130	5.0%
	2006-2011		0.0%	970	4.7%	1,130	5.3%	1,170	5.2%
	2011-2016				0.0%	880	4.1%	860	3.8%
	2016-2021							815	3.6%
Suitability									
	Suitable			20,325	97.7%	21,055	98.2%	22,000	98.0%
	Not Suitable			475	2.3%	390	1.8%	445	2.0%
Maintenance									
	Regular maintenance/minor repairs	18,025	89.8%	18,635	89.6%	19,345	90.2%	20,420	91.0%
	Major Repairs	2,045	10.2%	2,160	10.4%	2,095	9.8%	2,025	9.0%
Structural Type of Dwelling									
	Single-Detached Dwelling	16,395	81.7%	17,380	83.6%	17,460	81.4%	18,175	81.0%
	Apartment 5+ stories	10	0.0%	10	0.0%	70	0.3%	445	2.0%
	Semi-Detached house	400	2.0%	355	1.7%	420	2.0%	280	1.2%
	Row House	145	0.7%	180	0.9%	235	1.1%	310	1.4%
	Apartment or flat in duplex	265	1.3%	225	1.1%	285	1.3%	1,915	8.5%
	Apartment < 5 stories	1,500	7.5%	1,650	7.9%	1,695	7.9%	35	0.2%
	Other single attached house	90	0.4%	50	0.2%	55	0.3%	50	0.2%
	Moveable dwelling	1,265	6.3%	955	4.6%	1,220	5.7%	1,225	5.5%
Median Value of Dwellings		n/a		\$179,046		\$189,766		\$250,000	
Change over 5 years		n/a			\$10,720(5.6%)		\$60,234(24.1%)		
Change over 10 years					\$70,954(28.4%)				
Average value of Dwellings		\$173,183		\$208,784		\$235,451		\$295,600	
Change over 5 years		\$35,601(17.1%)			\$26,667(11.3%)		\$60,149(20.3%)		
Change over 15 years					\$122,417(41.4%)				

**Municipality of the District of Chester**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
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Municipality of the District of Chester									
Population									
		2006		2011		2016		2021	
Total Population		10,741		10,599		10,310		10,693	
Change over 5 years		-142(-1.3%)		-142(-2.8%)				383(3.6%)	
Change over 15 years				-48(-0.4%)					
Average Age of Population						48.5		49.9	
Median Age of Population		46.5		49.9		53.1		55.6	
Age Distribution									
0-14 years		1,505	14.0%	1,320	12.5%	1,265	12.3%	1,230	11.5%
15-24 years		1,055	9.8%	995	9.4%	805	7.8%	805	7.5%
25-44 years		2,525	23.5%	2,085	19.7%	1,890	18.3%	1,895	17.7%
45-64 years		3,635	33.8%	3,880	36.6%	3,570	34.6%	3,490	32.6%
65 years and over		2,020	18.8%	2,325	21.9%	2,780	27.0%	3,270	30.6%
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)		857	8.0%	n/a		505	4.9%	325	3.0%
Change over 15 years				-532(-163.7%)					
Below Low Income Measure After Tax (LIM-AT)		n/a		1,915	18%	1,970	19.1%	1,775	16.6%
Change over 10 years				-140(-7.9%)					
Households									
		2006		2011		2016		2021	
Total number of Private Households		4,645		4,760		4,770		5,030	
Change over 5 years		115(0.0%)		10(0.2%)				260(5.2%)	
Change over 15 years				385(7.7%)					
Average Number of Persons/Household		2.3		2.2		2.1		2.1	
Household size									
1 person		1,190	25.6%	1,275	26.8%	1,390	29.1%	1,585	31.5%
2 persons		1,970	42.4%	2,125	44.6%	2,145	45.0%	2,215	44.0%
3 persons		730	15.7%	720	15.1%	645	13.5%	625	12.4%
4 or more persons		755	16.3%	635	13.3%	590	12.4%	600	11.9%
Households by Census Family Type									
One-Family Households		3,285	70.7%	3,205	67.3%	3,230	67.7%	3,135	62.3%
Multiple-Family Households		15	0.3%	45	0.9%	35	0.7%	10	0.2%
Non-Family Households		1,340	28.8%	1,385	29.1%	1,505	31.6%	130	2.6%
Lone-Parent Family Households		360	7.8%	465	9.8%	460	9.6%	380	7.6%
One-Person Households		1,190	25.6%	1,275	26.8%	1,385	29.0%	1,585	31.5%
Household Maintainers									
1 Household Maintainers		2,950	63.5%	2,940	61.8%	2,960	62.1%	2,630	52.3%
2 Household Maintainers		1,660	35.7%	1,780	37.4%	1,770	37.1%	2,275	45.2%
3+ Household Maintainers		35	0.8%	45	0.9%	45	0.9%	125	2.5%
Household Tenure									
Tenant-Households		705	15.2%	720	15.1%	775	16.2%	825	16.4%
Change over 5 years		15(2.1%)		55(7.1%)				50(6.1%)	
Change over 15 years				120(14.5%)					
Homeowner-Households		3,940	84.8%	4,040	84.9%	3,995	83.8%	4,175	83.0%
Change over 5 years		100(2.5%)		-45(-1.1%)				180(4.3%)	
Change over 15 years				235(5.6%)					

Income									
	2006		2011		2016		2021		
Average Household Income	\$55,635		\$63,129		\$75,575		\$85,100		
Change over 5 years	\$7,494(11.9%)		\$12,446(16.5%)				\$9,525(11.2%)		
Change over 15 years			\$29,465(34.6%)						
Average Household Income After-Tax	\$46,398		\$53,242		\$61,847		\$70,000		
Change over 5 years	\$6,844(12.9%)		\$8,605(13.9%)				\$8,153(11.6%)		
Change over 15 years			\$16,758(33.7%)						
Median Household Income	\$42,776		\$50,273		\$54,336		\$64,500		
Change over 5 years	\$7,497(14.9%)		\$4,063(7.5%)				\$10,164(15.8%)		
Change over 15 years			\$14,227(33.7%)						
Median Household Income After-Tax	\$38,122		\$45,458		\$48,729		\$57,600		
Change over 5 years	\$7,336(16.1%)		\$3,271(6.7%)				\$8,871(15.4%)		
Change over 15 years			\$12,142(33.8%)						
One-Person Median Income	\$26,755		\$27,534		\$26,432		\$31,400		
Change over 5 years	\$779(2.8%)		-\$1,102(-4.2%)				\$4,968(15.8%)		
Change over 15 years			\$3,866(14.8%)						
One-Person Median Income After-Tax	\$18,376		\$24,099		\$24,512		\$29,200		
Change over 5 years	\$5,723(23.7%)		\$413(1.7%)				\$4,688(16.1%)		
Change over 15 years			\$5,101(37.1%)						
Median Economic Family Income	\$53,889		\$61,788		\$68,282		\$83,000		
Change over 5 years	\$7,899(12.8%)		\$6,494(9.5%)				\$14,718(17.7%)		
Change over 15 years			\$21,212(35.1%)						
Median Economic Family Income After-Tax	\$47,049		\$55,117		\$60,224		\$72,000		
Change over 5 years	\$8,068(14.6%)		\$5,107(8.5%)				\$11,776(16.4%)		
Change over 15 years			\$16,883(34.7%)						
Lone-Parent Family Median Income	\$28,968		\$35,300		\$41,984		\$56,000		
Change over 5 years	\$6,332(17.9%)		\$6,684(15.9%)				\$14,016(25.0%)		
Change over 15 years			\$20,700(48.3%)						
Lone-Parent Family Median Income After-Tax	\$28,570		\$34,352		\$39,595		\$51,600		
Change over 5 years	\$5,782(16.8%)		\$5,243(13.2%)				\$12,005(23.3%)		
Change over 15 years			\$17,248(44.6%)						
Two+ Person Median Household Income	n/a		\$61,995		\$67,920		\$83,000		
Change over 5 years	n/a		\$5,925(8.7%)				\$15,080(18.2%)		
Change over 10 years			\$21,005(25.3%)						
Two+ Person Household Median Income After-Tax	n/a		\$55,075		\$59,861		\$72,500		
Change over 5 years	n/a		\$4,786(8.0%)				\$12,639(17.4%)		
Change over 10 years			\$17,425(24.0%)						
Housing Costs and Affordability									
	2006		2011		2016		2021		
All Households	4,645		4,760		4,770		5,030		
Average Monthly Shelter Costs	\$592		\$700		\$821		\$889		
Change over 5 years	\$109(15.5%)		\$120(14.7%)				\$69(7.7%)		
Change over 15 years			\$298(21.3%)						
Median Monthly Shelter Costs	\$460		\$548		\$661		\$733		
Change over 5 years	\$88(16.0%)		\$113(17.1%)				\$72(9.8%)		
Change over 15 years			\$273(25.2%)						
Spending 30% of Income or more on Shelter Costs	900	19.4%	728	15.3%	875	18.3%	750	14.9%	
Change over 5 years	-172(-23.6%)		147(16.8%)				-125(-16.7%)		
Change over 15 years			-150(2.9%)						
Core Housing Need			n/a				450	8.9%	
Tenant Households	705	15.2%	720	15.1%	775	16.2%	825	16.4%	
Average Monthly Shelter Costs	\$584		\$702		\$840		\$848		
Change over 5 years	\$118(16.8%)		\$55(16.4%)				\$8(0.9%)		
Change over 15 years			\$264(17.2%)						
Median Monthly Shelter Costs	\$569		\$650		\$775		\$850		
Change over 5 years	\$81(12.5%)		\$125(16.1%)				\$75(8.8%)		
Change over 15 years			\$281(23.5%)						
Tenants living in subsidized housing	n/a		58	8.1%	65	8.4%	65	7.9%	
Change over 5 years	n/a		7(10.8%)				0(0.3%)		
Change over 10 years			7(11.0%)						
Spending 30% or more on Shelter Costs	270	38.3%	252	35.0%	290	37.4%	260	31.5%	
Change over 5 years	-18(-7.1%)		38(13.1%)				-30(-11.6%)		
Change over 15 years			n/a						
Core Housing Need			n/a				183	21.6%	

Housing Costs and Affordability									
	2006			2011		2016		2021	
Homeowner Households	3,940	84.8%		4,040	84.9%	3,995	83.8%	4,175	83.0%
Average Monthly Shelter Costs	\$593			\$700		\$817		\$904	
Change over 5 years	\$107(15.3%)					\$117(14.3%)		\$87(9.6%)	
Change over 15 years						\$311(22.6%)			
Median Monthly Shelter Costs	\$441			\$530		\$639		\$710	
Change over 5 years	\$89(16.8%)					\$109(17.1%)		\$71(10.0%)	
Change over 15 years						\$269(25.4%)			
Spending 30% of Income or more on Shelter Costs	634	16.1%		485	12.0%	595	14.9%	493	11.8%
Change over 5 years	-149(-30.7%)					110(18.5%)		-102(-20.8%)	
Change over 15 years						-141(1.6%)			
Core Housing Need				n/a				271	6.5%
Homeowners with a mortgage	n/a			1,778	44.0%	1,814	45.4%	1,946	46.6%
Change over 5 years	n/a					36(2.0%)		132(6.8%)	
Change over 10 years						168(8.6%)			
Housing Stock									
	2006			2011		2016		2021	
All Dwellings	4,645			4,747		4,770		5,025	
Period of Construction									
Before 1960	1,605	34.6%		1,599	33.7%	1,385	29.0%	1,440	28.7%
1961-1980	1,390	29.9%		1,292	27.2%	1,285	26.9%	1,280	25.5%
1981-1990	800	17.2%		713	15.0%	780	16.4%	740	14.7%
1991-2000	535	11.5%		619	13.0%	600	12.6%	660	13.1%
2001-2005	320	6.9%		317	6.7%	295	6.2%	285	5.7%
2006-2011		0.0%		203	4.3%	215	4.5%	230	4.6%
2011-2016					0.0%	210	4.4%	230	4.6%
2016-2021								160	3.2%
Suitability									
Suitable				4,609	97.1%	4,705	98.6%	4,945	98.4%
Not Suitable				124	2.6%	65	1.4%	85	1.7%
Maintenance									
Regular maintenance/minor repairs	4,155	89.5%		4,252	89.6%	4,305	90.3%	4,560	90.7%
Major Repairs	495	10.7%		485	10.2%	465	9.7%	465	9.3%
Structural Type of Dwelling									
Single-Detached Dwelling	4,140	89.1%		4,205	88.6%	4,195	87.9%	4,415	87.9%
Apartment 5+ stories	5	0.1%		5	0.1%	0	0.0%	0	2.1%
Semi-Detached house	125	2.7%		65	1.4%	80	1.7%	105	2.3%
Row House	75	1.6%		105	2.2%	105	2.2%	115	1.7%
Apartment or flat in duplex	60	1.3%		40	0.8%	75	1.6%	85	2.4%
Apartment < 5 stories	140	3.0%		145	3.1%	105	2.2%	120	2.4%
Other single attached house	25	0.5%		15	0.3%	15	0.3%	15	0.3%
Moveable dwelling	70	1.5%		180	3.8%	180	3.8%	170	3.4%
Median Value of Dwellings	n/a			\$178,150		\$200,340		\$250,000	
Change over 5 years	n/a					\$22,190(11.1%)		\$49,660(19.9%)	
Change over 10 years						\$71,850(28.7%)			
Average value of Dwellings	\$209,559			\$221,833		\$278,446		\$321,200	
Change over 5 years	\$12,274(5.5%)					\$56,613(20.3%)		\$42,754(13.3%)	
Change over 15 years						\$111,641(34.8%)			

**Town of Mahone Bay**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
sshousingaction@gmail.com  
http://sshac.ca

Town of Mahone Bay									
Population									
	2006			2011		2016		2021	
Total Population	904			943		1,036		1,064	
Change over 5 years	39(4.1%)			39(9.0%)		28(2.6%)			
Change over 15 years				160(15.0%)					
Average Age of Population						53.4		54.2	
Median Age of Population	54.5			55.5		57.7		60	
Age Distribution									
0-14 years	75	8.3%	110	11.7%	110	10.6%	115	10.8%	
15-24 years	70	7.7%	50	5.3%	70	6.8%	75	7.0%	
25-44 years	165	18.3%	155	16.4%	135	13.0%	150	14.1%	
45-64 years	290	32.1%	320	33.9%	330	31.9%	295	27.7%	
65 years and over	310	34.3%	310	32.9%	390	37.6%	435	40.9%	
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)	80	8.8%	n/a		65	6.3%	40	3.8%	
Change over 15 years				-40(-100.0%)					
Below Low Income Measure After Tax (LIM-AT)	n/a		61	9.7%	100	9.7%	190	17.9%	
Change over 10 years				129(67.9%)					
Households									
	2006			2011		2016		2021	
Total number of Private Households	425			445		500		520	
Change over 5 years	20(4.5%)			55(11.0%)		20(3.8%)			
Change over 15 years				95(18.3%)					
Average Number of Persons/Household	2			2		1.9		1.9	
Household size									
1 person	175	41.2%	175	39.3%	200	40.0%	220	42.3%	
2 persons	150	35.3%	170	38.2%	200	40.0%	195	37.5%	
3 persons	60	14.1%	55	12.4%	50	10.0%	45	8.7%	
4 or more persons	45	10.6%	50	11.2%	55	11.0%	60	11.5%	
Household Type									
One-Family Households	240	56.5%	245	55.1%	285	57.0%	375	72.1%	
Multiple-Family Households	0	0.0%	0	0.0%	0	0.0%	5	1.0%	
Non-Family Households	185	43.5%	185	41.6%	215	43.0%	15	2.9%	
Lone-Parent Family Households	75	17.6%	25	5.6%	30	6.0%	30	5.8%	
One-Person Households	185	43.5%	175	39.3%	200	40.0%	215	41.3%	
Household Maintainers									
1 Household Maintainers	310	72.9%	270	60.7%	330	66.0%	275	52.9%	
2 Household Maintainers	115	27.1%	175	39.3%	170	34.0%	235	45.2%	
3+ Household Maintainers	0	0.0%	0	0.0%	0	0.0%	10	1.9%	
Household Tenure									
Tenant-Households	135	31.8%	125	28.1%	185	37.0%	165	31.7%	
Change over 5 years	-10(-8.0%)			60(32.4%)		-20(-12.1%)			
Change over 15 years				30(18.2%)					
Homeowner-Households	290	68.2%	320	71.9%	315	63.0%	350	67.3%	
Change over 5 years	30(9.4%)			-5(-1.6%)		35(10.0%)			
Change over 15 years				60(17.1%)					

Income									
Average Household Income		\$48,480		\$60,829		\$64,499		\$78,400	
Change over 5 years		\$12,349(20.3%)		\$3,670(5.7%)		\$13,901(17.7%)			
Change over 15 years				\$24,759(38.2%)					
Average Household Income After-Tax		\$40,441		\$50,817		\$53,730		\$65,200	
Change over 5 years		\$10,376(20.4%)		\$2,913(5.4%)		\$11,470(17.6%)			
Change over 15 years				\$25,626(38.0%)					
Median Household Income		\$36,374		\$49,158		\$53,035		\$62,000	
Change over 5 years		\$12,784(26.0%)		\$3,877(7.3%)		\$8,965(14.5%)			
Change over 15 years				\$22,681(41.3%)					
Median Household Income After-Tax		\$31,319		\$39,315		\$46,379		\$54,000	
Change over 5 years		\$7,996(20.3%)		\$7,064(15.2%)		\$7,621(14.1%)			
Change over 15 years				\$9,915(42.0%)					
One-Person Median Income		\$22,885		\$22,359		\$30,869		\$32,800	
Change over 5 years		-\$526(-2.4%)		\$8,510(27.6%)		\$1,931(5.9%)			
Change over 15 years				\$8,860(30.2%)					
One-Person Median Income After-Tax		\$21,540		\$21,298		\$26,987		\$30,400	
Change over 5 years		-\$242(-1.1%)		\$5,689(21.1%)		\$3,413(11.2%)			
Change over 15 years				\$28,465(29.1%)					
Median Economic Family Income		\$59,535		\$60,588		\$67,648		\$88,000	
Change over 5 years		\$1,053(1.7%)		\$7,060(10.4%)		\$20,352(23.1%)			
Change over 15 years				\$21,159(32.3%)					
Median Economic Family Income After-Tax		\$54,341		\$56,032		\$60,992		\$75,500	
Change over 5 years		\$1,691(3.0%)		\$4,960(8.1%)		\$14,508(19.2%)			
Change over 15 years				\$33,755(28.0%)					
Lone-Parent Family Median Income		\$19,445		\$25,914		\$31,552		\$53,200	
Change over 5 years		\$6,469(25.0%)		\$5,638(17.9%)		\$21,648(40.7%)			
Change over 15 years				\$28,651(63.4%)					
Lone-Parent Family Median Income After-Tax		\$18,549		\$25,914		\$31,552		\$47,200	
Change over 5 years		\$7,365(28.4%)		\$5,638(17.9%)		\$15,648(33.2%)			
Change over 15 years				\$28,651(60.7%)					
Two+ Person Household Income		n/a		\$60,411		\$67,584		\$87,000	
Change over 5 years		n/a		\$7,173(10.6%)		\$19,416(22.3%)			
Change over 10 years				\$26,589(30.6%)					
Two+ Person Household Median Income After-Tax		n/a		\$55,249		\$61,568		\$75,500	
Change over 5 years		n/a		\$6,319(10.3%)		\$13,932(18.5%)			
Change over 10 years				\$20,251(26.8%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		425		445		500		520	
Average Monthly Shelter Costs		\$702		\$770		\$1,072		\$1,168	
Change over 5 years		\$68(8.8%)		\$301(28.1%)		\$96(8.2%)			
Change over 15 years				\$465(34.0%)					
Median Monthly Shelter Costs		n/a		\$641		\$885		\$984	
Change over 5 years		n/a		\$244(27.6%)		\$100(10.1%)			
Change over 10 years				\$344(34.9%)					
Spending 30% of Income or more on Shelter Costs		135	31.8%	90	20.2%	170	34.0%	130	25.0%
Change over 5 years		-45(-50.0%)		80(47.1%)		-40(-30.8%)			
Change over 15 years				\$344(\$34.9%)					
Core Housing Need				n/a		80		15.4%	
Tenant Households		135	31.8%	125	28.1%	185	37.0%	165	31.7%
Average Monthly Shelter Costs		\$580		\$643		\$945		\$1,100	
Change over 5 years		\$63(9.8%)		\$302(32.0%)		\$155(14.1%)			
Change over 15 years				520(41.5%)					
Median Monthly Shelter Costs		n/a		\$538		\$801		\$1,100	
Change over 5 years		n/a		\$263(32.8%)		\$299(27.2%)			
Change over 10 years				299(27.2%)					
Tenants living in subsidized housing		n/a		58	46.4%	25	13.5%	40	24.2%
Change over 5 years		n/a		-33(-132.0%)		15(37.4%)			
Change over 10 years				-18(-45.3%)					
Spending 30% of Income or more on Shelter Costs		80	59.3%	39	31.2%	90	48.6%	75	45.5%
Change over 5 years		n/a		51(56.7%)		-15(-19.9%)			
Change over 15 years				-5(-6.6%)					
Core Housing Need				n/a		60		36.4%	

Housing Costs and Affordability									
	2006			2011		2016		2021	
Homeowner Households	290	68.2%		320	71.9%	315	63.0%	350	67.3%
Average Monthly Shelter Costs	\$759			\$820		\$1,146		\$1,216	
Change over 5 years	\$61(7.4%)			\$326(28.4%)				\$70(5.8%)	
Change over 15 years				\$457(32.6%)					
Median Monthly Shelter Costs	n/a			\$681		\$934		\$930	
Change over 5 years	n/a			\$253(27.1%)				-\$4(-0.4%)	
Change over 10 years				\$249(26.8%)					
Spending 30% of Income or more on Shelter Costs	55	19.0%		51	15.9%	75	23.8%	55	15.7%
Change over 5 years	-4(-7.8%)			24(32.0%)				-20(-36.5%)	
Change over 15 years				0(-0.1%)					
Core Housing Need				n/a				20	5.8%
Homeowners with a mortgage	n/a			120	37.5%	162	51.4%	160	45.7%
Change over 5 years	n/a			42(25.9%)				-2(-1.3%)	
Change over 10 years				40(25.0%)					
Housing Stock									
	2006			2011		2016		2021	
All Dwellings	425			445		500		525	
Period of Construction									
Before 1960	265	62.4%		195	43.8%	275	55.0%	280	53.3%
1961-1980	70	16.5%		105	23.6%	95	19.0%	60	11.4%
1981-1990	45	10.6%		45	10.1%	10	2.0%	10	1.9%
1991-2000	35	8.2%		35	7.9%	20	4.0%	25	4.8%
2001-2005	15	3.5%		15	3.4%	10	2.0%	20	3.8%
2006-2011		0.0%		55	12.4%	70	14.0%	45	8.6%
2011-2016					0.0%	35	7.0%	40	7.6%
2016-2021								45	8.6%
Suitability									
Suitable				445	100.0%	495	99.0%	510	97.1%
Not Suitable				0	0.0%	0	0.0%	10	1.9%
Maintenance									
Regular maintenance/minor repairs	395	92.9%		440	98.9%	460	92.0%	490	93.3%
Major Repairs	30	7.1%		15	3.4%	35	7.0%	30	5.7%
Structural Type of Dwelling									
Single-Detached Dwelling	310	72.9%		305	68.5%	325	65.0%	320	61.0%
Apartment 5+ stories	0	0.0%		0	0.0%	0	0.0%	0	0.0%
Semi-Detached house	0	0.0%		10	2.2%	15	3.0%	15	2.9%
Row House	10	2.4%		10	2.2%	35	7.0%	35	6.7%
Apartment or flat in duplex	0	0.0%		0	0.0%	5	1.0%	5	1.0%
Apartment < 5 stories	70	16.5%		125	28.1%	120	24.0%	145	27.6%
Other single attached house	25	5.9%		0	0.0%	0	0.0%	0	0.0%
Moveable dwelling	0	0.0%		0	0.0%	0	0.0%	0	0.0%
Median Value of Dwellings	n/a			\$250,576		\$259,412		\$400,000	
Change over 5 years	n/a			\$8,836(3.4%)				\$140,588(35.1%)	
Change over 10 years				\$149,424(37.4%)					
Average value of Dwellings	\$291,604			\$296,713		\$308,114		\$436,000	
Change over 5 years	\$5,109(1.7%)			\$11,401(3.7%)				\$127,886(29.3%)	
Change over 15 years				\$144,396(33.1%)					

# Town of Lunenburg

## Population, Household, Income, and Housing Related Data

### Census of Canada 2006-2021

Prepared by the South Shore Housing Action Coalition, 2024  
 sshousingaction@gmail.com  
<http://sshac.ca>

Town of Lunenburg									
Population									
		2006		2011		2016		2021	
Total Population		2,317		2,313		2,263		2,396	
Change over 5 years		-4(-0.2%)		-4(-2.2%)		133(5.6%)			
Change over 15 years				79(3.3%)					
Average Age of Population						51.9		52.2	
Median Age of Population		50.5		52.8		56.1		57.2	
Age Distribution									
0-14 years		280	12.1%	245	10.6%	260	11.5%	265	11.1%
15-24 years		220	9.5%	220	9.5%	160	7.1%	175	7.3%
25-44 years		455	19.6%	420	18.2%	385	17.0%	415	17.3%
45-64 years		680	29.3%	695	30.0%	660	29.2%	665	27.8%
65 years and over		430	18.6%	720	31.1%	795	35.1%	870	36.3%
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)		224	9.7%	n/a		150	6.6%	95	4.0%
Change over 15 years				146(39.5%)					
Below Low Income Measure After Tax (LIM-AT)		n/a		585	25.3%	420	18.6%	370	15.4%
Change over 10 years				-215(-58.1%)					
Households									
		2006		2011		2016		2021	
Total number of Private Households		990		1,040		1,040		1,090	
Change over 5 years		50(4.8%)		0(0.0%)		50(4.6%)			
Change over 15 years				100(9.2%)					
Average Number of Persons/Household		2.2		2		2		2	
Household size									
1 person		335	33.8%	380	36.5%	380	36.5%	400	36.7%
2 persons		370	37.4%	405	38.9%	425	40.9%	435	39.9%
3 persons		140	14.1%	130	12.5%	120	11.5%	150	13.8%
4 or more persons		145	14.6%	120	11.5%	110	10.6%	115	10.6%
Household Type									
One-Family Households		610	61.6%	595	57.2%	615	59.1%	615	56.4%
Multiple-Family Households		10	1.0%	10	1.0%	10	1.0%	0	0.0%
Non-Family Households		355	35.9%	405	38.9%	415	39.9%	45	4.1%
Lone-Parent Family Households		75	7.6%	95	9.1%	100	9.6%	90	8.3%
One-Person Households		325	32.8%	380	36.5%	380	36.5%	395	36.2%
Household Maintainers									
1 Household Maintainers		590	59.6%	655	63.0%	705	67.8%	610	56.0%
2 Household Maintainers		385	38.9%	360	34.6%	335	32.2%	460	42.2%
3+ Household Maintainers		15	1.5%	0	0.0%	0	0.0%	15	1.4%
Household Tenure									
Tenant-Households		335	33.8%	285	27.4%	365	35.1%	400	36.7%
Change over 5 years		-50(-17.5%)		80(21.9%)		35(8.8%)			
Change over 15 years				65(16.3%)					
Homeowner-Households		635	64.1%	645	62.0%	675	64.9%	690	63.3%
Change over 5 years		10(1.6%)		30(4.4%)		15(2.2%)			
Change over 15 years				55(8.0%)					

Income									
		2006		2011		2016		2021	
Average Household Income		\$48,058		\$51,310		\$69,484		\$84,200	
Change over 5 years		\$3,252(6.3%)		\$18,174(26.2%)		\$14,716(17.5%)			
Change over 15 years				\$36,142(42.9%)					
Average Household Income After-Tax		\$41,460		\$44,009		\$58,147		\$69,200	
Change over 5 years		\$2,549(5.8%)		\$14,138(24.3%)		\$11,053(16.0%)			
Change over 15 years				\$27,740(40.1%)					
Median Household Income		\$37,822		\$39,529		\$51,968		\$63,200	
Change over 5 years		\$1,707(4.3%)		\$12,439(23.9%)		\$11,232(17.8%)			
Change over 15 years				\$25,378(40.2%)					
Median Household Income After-Tax		\$35,016		\$37,850		\$45,483		\$55,200	
Change over 5 years		\$2,834(7.5%)		\$7,633(16.8%)		\$9,717(17.6%)			
Change over 15 years				\$20,184(36.6%)					
One-Person Median Income		\$20,543		\$23,923		\$26,112		\$32,800	
Change over 5 years		\$3,380(14.1%)		\$2,189(8.4%)		\$6,688(20.4%)			
Change over 15 years				\$12,257(37.4%)					
One-Person Median Income After-Tax		\$20,519		\$23,061		\$25,088		\$30,400	
Change over 5 years		\$2,542(11.0%)		\$2,027(8.1%)		\$5,312(17.5%)			
Change over 15 years				\$9,881(32.5%)					
Median Economic Family Income		\$52,318		\$57,145		\$69,786		\$90,000	
Change over 5 years		\$4,827(8.4%)		\$12,641(18.1%)		\$20,214(22.5%)			
Change over 15 years				\$37,682(41.9%)					
Median Economic Family Income After-Tax		\$47,788		\$48,818		\$60,459		\$76,000	
Change over 5 years		\$1,030(2.1%)		\$11,641(19.3%)		\$15,541(20.4%)			
Change over 15 years				\$28,212(37.1%)					
Lone-Parent Family Median Income		\$36,712		\$42,328		\$44,671		\$58,400	
Change over 5 years		\$5,616(13.3%)		\$2,343(5.2%)		\$13,729(23.5%)			
Change over 15 years				\$21,688(37.1%)					
Lone-Parent Family Median Income After-Tax		\$33,640		\$38,330		\$42,816		\$54,000	
Change over 5 years		\$4,690(12.2%)		\$4,486(10.5%)		\$11,184(20.7%)			
Change over 15 years				\$20,360(37.7%)					
Two+ Person Household Income		n/a		\$55,007		\$69,120		\$89,000	
Change over 5 years		n/a		\$14,113(20.4%)		\$19,880(22.3%)			
Change over 10 years				\$33,993(38.2%)					
Two+ Person Household Median Income After-Tax		n/a		\$48,679		\$60,288		\$75,500	
Change over 5 years		n/a		\$11,609(19.3%)		\$15,212(20.1%)			
Change over 10 years				\$26,821(35.5%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		990		1,040		1,040		1,090	
Average Monthly Shelter Costs		\$703		\$743		\$946		\$1,064	
Change over 5 years		\$40(5.4%)		\$203(21.4%)		\$119(11.1%)			
Change over 15 years				\$361(30.2%)					
Median Monthly Shelter Costs		\$577		\$705		\$772		\$914	
Change over 5 years		\$128(18.2%)		\$67(8.7%)		\$141(15.5%)			
Change over 15 years				\$336(22.8%)					
Spending 30% of Income or more on Shelter Costs		275	27.8%	373	35.9%	305	29.3%	260	23.9%
Change over 5 years		\$128(\$18.2%)		-68(-22.3%)		-45(-17.3%)			
Change over 15 years				-15(-43.5%)					
Core Housing Need				n/a		45		4.1%	
Tenant Households		335	33.8%	285	27.4%	365	35.1%	400	36.7%
Average Monthly Shelter Costs		\$642		\$726		\$856		\$992	
Change over 5 years		\$84(11.6%)		\$130(15.2%)		\$136(13.7%)			
Change over 15 years				350(26.8%)					
Median Monthly Shelter Costs		\$646		\$706		\$810		\$920	
Change over 5 years		\$60(8.5%)		\$104(12.8%)		\$110(12.0%)			
Change over 15 years				\$274(23.3%)					
Tenants living in subsidized housing		n/a		60	21.1%	30	8.2%	65	16.3%
Change over 5 years		n/a		-30(-100.0%)		35(54.0%)			
Change over 10 years				5(8.0%)					
Spending 30% of Income or more on Shelter Costs		140	41.8%	215	75.4%	150	41.1%	150	37.5%
Change over 5 years		75(34.9%)		-65(-43.3%)		0(0.0%)			
Change over 15 years				10(-43.3%)					
Core Housing Need				n/a		20		5.1%	

Housing Costs and Affordability									
	2006			2011		2016		2021	
Homeowner Households	635	64.1%		645	62.0%	675	64.9%	690	63.3%
Average Monthly Shelter Costs	\$757			\$877			\$994		\$1,106
Change over 5 years	\$120(13.7%)					\$117(11.8%)		\$112(10.1%)	
Change over 15 years				349(20.7%)					
Median Monthly Shelter Costs	\$541			\$705			\$752		\$910
Change over 5 years	\$164(23.3%)					\$47(6.3%)		\$158(17.4%)	
Change over 15 years				369(22.5%)					
Spending 30% of Income or more on Shelter Costs	135	21.3%		150	23.3%	155	23.0%	111	16.1%
Change over 5 years	15(10.0%)					5(3.2%)		-44(-39.5%)	
Change over 15 years				-24(-35.0%)					
Core Housing Need				n/a				21	3%
Homeowners with a mortgage	n/a			283	43.9%	305	45.2%	305	44.2%
Change over 5 years	n/a			22(7.2%)				0(0.0%)	
Change over 10 years				22(7.2%)					
Housing Stock									
	2006			2011		2016		2021	
All Dwellings	990			1,035		1,040		1,090	
Period of Construction									
Before 1960	665	67.2%		685	66.2%	710	68.3%	690	63.3%
1961-1980	220	22.2%		175	16.9%	190	18.3%	155	14.2%
1981-1990	45	4.5%		90	8.7%	45	4.3%	75	6.9%
1991-2000	45	4.5%		15	1.4%	15	1.4%	45	4.1%
2001-2005	10	1.0%		0	0.0%	15	1.4%	15	1.4%
2006-2011		0.0%		60	5.8%	45	4.3%	35	3.2%
2011-2016					0.0%	30	2.9%	45	4.1%
2016-2021								10	0.9%
Suitability									
Suitable				1,015	98.1%	1,020	98.1%	1,050	96.3%
Not Suitable				20	1.9%	25	2.4%	40	3.7%
Maintenance									
Regular maintenance/minor repairs	880	88.9%		930	89.9%	935	89.9%	1,010	92.7%
Major Repairs	100	10.1%		100	9.7%	110	10.6%	80	7.3%
Structural Type of Dwelling									
Single-Detached Dwelling	715	72.2%		720	69.6%	735	70.7%	760	69.7%
Apartment 5+ stories	0	0.0%		0	0.0%	0	0.0%	0	0.0%
Semi-Detached house	5	0.5%		30	2.9%	20	1.9%	25	2.3%
Row House	0	0.0%		0	0.0%	0	0.0%	15	1.4%
Apartment or flat in duplex	60	6.1%		25	2.4%	40	3.8%	45	4.1%
Apartment < 5 stories	205	20.7%		255	24.6%	230	22.1%	235	21.6%
Other single attached house	5	0.5%		5	0.5%	5	0.5%	10	0.9%
Moveable dwelling	0	0.0%		0	0.0%	0	0.0%	0	0.0%
Median Value of Dwellings	n/a			\$240,211		\$250,565		\$348,000	
Change over 5 years	n/a			\$10,354(4.1%)		\$97,435(28.0%)			
Change over 10 years				\$107,789(31.0%)					
Average value of Dwellings	\$196,782			\$264,555		\$271,266		\$382,000	
Change over 5 years	\$67,773(25.6%)			\$6,711(2.5%)		\$110,734(29.0%)			
Change over 15 years				\$185,218(48.5%)					

# Town of Bridgewater

## Population, Household, Income, and Housing Related Data

### Census of Canada 2006-2021

Prepared by the South Shore Housing Action Coalition, 2024  
 sshousingaction@gmail.com  
<http://sshac.ca>

Town of Bridgewater									
Population									
	2006		2011		2016		2021		
Total Population	7,944		8,241		8,532		8,790		
Change over 5 years	297(3.6%)		297(3.4%)		258(2.9%)				
Change over 15 years			846(9.6%)						
Average Age of Population					46.8		48.5		
Median Age of Population			47		49.2		51.6		
Age Distribution									
0-14 years	1,120	14.1%	1,110	13.5%	1,120	13.1%	1,040	11.8%	
15-24 years	965	12.1%	930	11.3%	875	10.3%	850	9.7%	
25-44 years	1,975	24.9%	1,850	22.4%	1,830	21.4%	1,850	21.0%	
45-64 years	2,255	28.4%	2,385	28.9%	2,410	28.2%	2,415	27.5%	
65 years and over	1,620	20.4%	1,965	23.8%	2,300	27.0%	2,625	29.9%	
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)	779	9.8%	n/a		1,120	13.1%	420	4.8%	
Change over 15 years			-359(-85.5%)						
Below Low Income Measure After Tax (LIM-AT)	n/a		1,940	23.5%	1,850	21.7%	1,595	18.1%	
Change over 10 years					-345(-21.6%)				
Households									
	2006		2011		2016		2021		
Total number of Private Households	3,585		3,795		4,075		4,260		
Change over 5 years	210(5.5%)		280(6.9%)		185(4.3%)				
Change over 15 years			675(5.5%)						
Average Number of Persons/Household	2.2		2.1		2		2		
Household size									
1 person	1,155	32.2%	1,295	34.1%	1,485	36.4%	1,655	38.8%	
2 persons	1,385	38.6%	1,515	39.9%	1,630	40.0%	1,645	38.6%	
3 persons	540	15.1%	490	12.9%	510	12.5%	500	11.7%	
4 or more persons	520	14.5%	460	12.1%	450	11.0%	460	10.8%	
Household Type									
One-Family Households	2,320	64.7%	2,195	57.8%	2,430	59.6%	2,265	53.2%	
Multiple-Family Households	15	0.4%	30	0.8%	25	0.6%	5	0.1%	
Non-Family Households	1,255	35.0%	1,470	38.7%	1,625	39.9%	190	4.5%	
Lone-Parent Family Households	370	10.3%	380	10.0%	485	11.9%	415	9.7%	
One-Person Households	1,145	31.9%	1,300	34.3%	1,490	36.6%	1,655	38.8%	
Household Maintainers									
1 Household Maintainers	2,255	62.9%	2,470	65.1%	2,725	66.9%	2,545	59.7%	
2 Household Maintainers	1,300	36.3%	1,260	33.2%	1,315	32.3%	1,615	37.9%	
3+ Household Maintainers	25	0.7%	65	1.7%	351	8.6%	95	2.2%	
Household Tenure									
Tenant-Households	1,305	36.4%	1,430	37.7%	1,770	43.4%	1,795	42.1%	
Change over 5 years	125(8.7%)		340(19.2%)		25(1.4%)				
Change over 15 years			490(27.3%)						
Homeowner-Households	2,280	63.6%	2,365	62.3%	2,310	56.7%	2,465	57.9%	
Change over 5 years	85(3.6%)		-55(-2.4%)		155(6.3%)				
Change over 15 years			185(7.5%)						

Income									
	2006		2011		2016		2021		
Average Household Income	\$50,901		\$53,136		\$59,207		\$70,900		
Change over 5 years	\$2,235(4.2%)		\$6,071(10.3%)		\$11,693(16.5%)				
Change over 15 years			\$16,894(28.2%)						
Average Household Income After-Tax	\$42,456		\$45,772		\$50,710		\$59,350		
Change over 5 years	\$3,316(7.2%)		\$4,938(9.7%)		\$8,640(14.6%)				
Change over 15 years			\$16,894(28.5%)						
Median Household Income	\$40,123		\$40,049		\$46,836		\$57,200		
Change over 5 years	-\$074(-0.2%)		\$6,787(14.5%)		\$10,364(18.1%)				
Change over 15 years			\$16,251(29.9%)						
Median Household Income After-Tax	\$35,349		\$36,883		\$42,473		\$51,600		
Change over 5 years	\$1,534(4.2%)		\$5,590(13.2%)		\$9,127(17.7%)				
Change over 15 years			\$10,219(31.5%)						
One-Person Median Income	\$20,781		\$19,389		\$25,626		\$31,000		
Change over 5 years	-\$1,392(-7.2%)		\$6,237(24.3%)		\$5,374(17.3%)				
Change over 15 years			\$9,039(33.0%)						
One-Person Median Income After-Tax	\$19,561		\$19,151		\$24,171		\$28,600		
Change over 5 years	-\$410(-2.1%)		\$5,020(20.8%)		\$4,429(15.5%)				
Change over 15 years			\$26,568(31.6%)						
Median Economic Family Income	\$49,932		\$58,874		\$63,642		\$76,500		
Change over 5 years	\$8,942(15.2%)		\$4,768(7.5%)		\$12,858(16.8%)				
Change over 15 years			\$23,887(34.7%)						
Median Economic Family Income After-Tax	\$43,113		\$53,247		\$56,575		\$67,000		
Change over 5 years	\$10,134(19.0%)		\$3,328(5.9%)		\$10,425(15.6%)				
Change over 15 years			\$27,638(35.7%)						
Lone-Parent Family Median Income	\$26,362		\$31,647		\$38,528		\$54,000		
Change over 5 years	\$5,285(16.7%)		\$6,881(17.9%)		\$15,472(28.7%)				
Change over 15 years			\$24,038(51.2%)						
Lone-Parent Family Median Income After-Tax	\$26,362		\$31,135		\$36,992		\$50,400		
Change over 5 years	\$4,773(15.3%)		\$5,857(15.8%)		\$13,408(26.6%)				
Change over 15 years			\$24,038(47.7%)						
Two+ Person Household Income	n/a		\$56,890		\$63,840		\$77,000		
Change over 5 years	n/a		\$6,950(10.9%)		\$13,160(17.1%)				
Change over 10 years			\$20,110(26.1%)						
Two+ Person Household Median Income After-Tax	n/a		\$57,028		\$56,843		\$67,500		
Change over 5 years	n/a		-\$185(-0.3%)		\$10,657(15.8%)				
Change over 10 years			\$10,472(15.5%)						
Housing Costs and Affordability									
	2006		2011		2016		2021		
All Households	3,585		3,795		4,075		4,260		
Average Monthly Shelter Costs	\$750		\$785		\$867		\$960		
Change over 5 years	\$35(4.5%)		\$82(9.5%)		\$93(9.7%)				
Change over 15 years			\$210(18.2%)						
Median Monthly Shelter Costs	\$573		\$662		\$760		\$851		
Change over 5 years	\$89(13.4%)		\$99(13.0%)		\$90(10.6%)				
Change over 15 years			\$278(22.2%)						
Spending 30% of Income or more on Shelter Costs	960	26.8%	1,125	29.6%	1,135	27.9%	990	23.2%	
Change over 5 years	165(14.7%)		10(0.9%)		-145(-14.6%)				
Change over 15 years			30(-13.6%)						
Core Housing Need			n/a				570	13.4%	
Tenant Households	1,305	36.4%	1,430	37.7%	1,770	43.4%	1,795	42.1%	
Average Monthly Shelter Costs	\$637		\$703		\$844		\$966		
Change over 5 years	\$66(9.4%)		\$141(16.7%)		\$122(12.6%)				
Change over 15 years			\$329(27.2%)						
Median Monthly Shelter Costs	\$573		\$651		\$802		\$920		
Change over 5 years	\$78(12.0%)		\$151(18.8%)		\$118(12.8%)				
Change over 15 years			\$347(29.2%)						
Tenants living in subsidized housing	n/a		229	16.0%	176	9.9%	230	12.8%	
Change over 5 years	n/a		-53(-30.1%)		54(23.4%)				
Change over 10 years			n/a						
Spending 30% of Income or more on Shelter Costs	660	50.6%	754	52.7%	860	48.6%	770	42.9%	
Change over 5 years	94(12.5%)		106(12.3%)		-90(-11.7%)				
Change over 15 years			110(2.1%)						
Core Housing Need			n/a				479	26.7%	

Housing Costs and Affordability									
	2006			2011		2016		2021	
Homeowner Households	2,280	63.6%		2,365	62.3%	2,310	56.7%	2,465	57.9%
Average Monthly Shelter Costs	\$814			\$834		\$882		\$955	
Change over 5 years	\$20(2.4%)					\$48(5.4%)		\$73(7.6%)	
Change over 15 years						\$141(12.7%)			
Median Monthly Shelter Costs	\$585			\$668		\$728		\$800	
Change over 5 years	\$83(12.4%)					\$60(8.2%)		\$72(9.0%)	
Change over 15 years						\$215(16.5%)			
Spending 30% of Income or more on Shelter Costs	300	13.2%		385	16.3%	270	11.7%	214	8.7%
Change over 5 years	85(22.1%)					-115(-42.6%)		-56(-25.9%)	
Change over 15 years						-86(-79.5%)			
Core Housing Need				n/a				111	4.50%
Homeowners with a mortgage	n/a			1,322	55.9%	1,238	53.6%	1,309	53.1%
Change over 5 years	n/a					-84(-6.8%)		71(5.4%)	
Change over 10 years						-13(-1.0%)			
Housing Stock									
	2006			2011		2016		2021	
All Dwellings	3,585			3,795		4,075		4,260	
Period of Construction									
Before 1960	1,070	29.8%		1,085	28.6%	1,210	29.7%	1165	27.3%
1961-1980	1,115	31.1%		1,230	32.4%	1,105	27.1%	1175	27.6%
1981-1990	670	18.7%		525	13.8%	530	13.0%	565	13.3%
1991-2000	460	12.8%		425	11.2%	520	12.8%	440	10.3%
2001-2005	280	7.8%		340	9.0%	235	5.8%	235	5.5%
2006-2011		0.0%		195	5.1%	250	6.1%	240	5.6%
2011-2016						225	5.5%	200	4.7%
2016-2021								235	5.5%
Suitability									
Suitable				3,680	97.0%	3,980	97.7%	4,130	96.9%
Not Suitable				115	3.0%	95	2.3%	130	3.1%
Maintenance									
Regular maintenance/minor repairs	3,270	91.2%		3,455	91.0%	3,785	92.9%	3,900	91.5%
Major Repairs	320	8.9%		345	9.1%	290	7.1%	360	8.5%
Structural Type of Dwelling									
Single-Detached Dwelling	1,895	52.9%		2,215	58.4%	2,025	49.7%	2,050	48.1%
Apartment 5+ stories	5	0.1%		5	0.1%	70	1.7%	35	0.8%
Semi-Detached house	155	4.3%		185	4.9%	215	5.3%	210	4.9%
Row House	50	1.4%		55	1.4%	85	2.1%	95	2.2%
Apartment or flat in duplex	80	2.2%		100	2.6%	110	2.7%	120	2.8%
Apartment < 5 stories	930	25.9%		995	26.2%	1,090	26.7%	1,240	29.1%
Other single attached house	15	0.4%		10	0.3%	15	0.4%	15	0.4%
Moveable dwelling	470	13.1%		235	6.2%	470	11.5%	490	11.5%
Median Value of Dwellings	n/a			\$165,049		\$170,056		\$200,000	
Change over 5 years	n/a					\$5,007(2.9%)		\$29,944(15.0%)	
Change over 10 years						\$34,951(17.5%)			
Average value of Dwellings	\$134,044			\$168,797		\$178,858		\$218,000	
Change over 5 years	\$34,753(20.6%)					\$10,061(5.6%)		\$39,142(18.0%)	
Change over 15 years						\$83,956(38.5%)			

**Municipality of the District of Lunenburg**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
sshousingaction@gmail.com  
http://sshac.ca

Municipality of the District of Lunenburg									
Population									
		2006		2011		2016		2021	
Total Population		25,164		25,118		24,863		25,545	
Change over 5 years		-46(0.0%)		-46(-1.0%)				682(2.7%)	
Change over 15 years				381(1.5%)					
Average Age of Population						47.2			
Median Age of Population				48.7		51.8			
Age Distribution									
0-14 years		3,545	14.1%	3,270	13.0%	3,015	12.1%	3,100	12.1%
15-24 years		2,700	10.7%	2,550	10.2%	2,235	9.0%	1,995	7.8%
25-44 years		6,001	23.8%	5,125	20.4%	4,790	19.3%	4,800	18.8%
45-64 years		8,595	34.2%	9,290	37.0%	8,840	35.6%	8,365	32.7%
65 years and over		4,325	17.2%	4,880	19.4%	5,985	24.1%	7,295	28.6%
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)		1,409	5.6%	n/a		1,120	4.5%	660	2.6%
Change over 15 years				-749(-113.5%)					
Below Low Income Measure After Tax (LIM-AT)		n/a		4,190	16.7%	4,230	17.0%	3,780	14.8%
Change over 10 years				-410(-10.8%)					
Households									
		2006		2011		2016		2021	
Total number of Private Households		10,400		10,725		11,010		11,500	
Change over 5 years		325(0.0%)		285(2.6%)		490(4.3%)			
Change over 15 years				1,100(9.6%)					
Average Number of Persons/Household		2.4		2.3		2.2		2.2	
Household size									
1 person		2,130	20.5%	2,355	22.0%	2,640	24.0%	2,995	26.0%
2 persons		4,555	43.8%	4,910	45.8%	5,185	47.1%	5,395	46.9%
3 persons		1,815	17.5%	1,715	16.0%	1,635	14.9%	1,545	13.4%
4 or more persons		1,905	18.3%	1,750	16.3%	1,555	14.1%	1,560	13.6%
Household Type									
One-Family Households		7,930	76.3%	7,650	71.3%	7,985	72.5%	7,700	67.0%
Multiple-Family Households		120	1.2%	140	1.3%	130	1.2%	40	0.3%
Non-Family Households		2,355	22.6%	2,610	24.3%	2,890	26.2%	305	2.7%
Lone-Parent Family Households		870	8.4%	865	8.1%	950	8.6%	740	6.4%
One-Person Households		2,120	20.4%	2,350	21.9%	2,640	24.0%	2,995	26.0%
Household Maintainers									
1 Household Maintainers		6,455	62.1%	6,185	57.7%	6,285	57.1%	5,770	50.2%
2 Household Maintainers		3,910	37.6%	4,475	41.7%	4,615	41.9%	5,495	47.8%
3+ Household Maintainers		35	0.3%	60	0.6%	110	1.0%	240	2.1%
Household Tenure									
Tenant-Households		900	8.7%	1,020	9.5%	1,160	10.5%	1,160	10.1%
Change over 5 years		120(11.8%)		140(12.1%)		0(0.0%)			
Change over 15 years				260(22.4%)					
Homeowner-Households		9,505	91.4%	9,705	90.5%	9,850	89.5%	10,265	89.3%
Change over 5 years		200(2.1%)		145(1.5%)		415(4.0%)			
Change over 15 years				760(7.4%)					

Income									
		2006		2011		2016		2021	
Average Household Income		\$51,441		\$61,032		\$71,733		\$85,900	
Change over 5 years		\$9,591(15.7%)		\$10,701(14.9%)		\$14,167(16.5%)			
Change over 15 years				\$24,301(40.1%)					
Average Household Income After-Tax		\$43,699		\$52,239		\$59,939		\$68,000	
Change over 5 years		\$8,540(16.3%)		\$7,700(12.8%)		\$8,061(11.9%)			
Change over 15 years				\$23,912(35.7%)					
Median Household Income		\$45,088		\$50,075		\$58,625		\$69,000	
Change over 5 years		\$4,987(10.0%)		\$8,550(14.6%)		\$10,375(15.0%)			
Change over 15 years				\$21,330(34.7%)					
Median Household Income After-Tax		\$39,470		\$45,210		\$51,893		\$60,800	
Change over 5 years		\$5,740(12.7%)		\$6,683(12.9%)		\$8,907(14.6%)			
Change over 15 years				\$15,036(35.1%)					
One-Person Median Income		\$18,964		\$22,375		\$28,160		\$34,000	
Change over 5 years		\$3,411(15.2%)		\$5,785(20.5%)		\$5,840(17.2%)			
Change over 15 years				\$12,320(44.2%)					
One-Person Median Income After-Tax		\$18,280		\$21,514		\$25,783		\$30,600	
Change over 5 years		\$3,234(15.0%)		\$4,269(16.6%)		\$4,817(15.7%)			
Change over 15 years				\$29,498(40.3%)					
Median Economic Family Income		\$52,502		\$59,598		\$69,779		\$82,000	
Change over 5 years		\$7,096(11.9%)		\$10,181(14.6%)		\$12,221(14.9%)			
Change over 15 years				\$26,852(36.0%)					
Median Economic Family Income After-Tax		\$45,148		\$47,173		\$60,800		\$72,000	
Change over 5 years		\$2,025(4.3%)		\$13,627(22.4%)		\$11,200(15.6%)			
Change over 15 years				\$31,863(37.3%)					
Lone-Parent Family Median Income		\$28,537		\$34,843		\$47,776		\$60,400	
Change over 5 years		\$6,306(18.1%)		\$12,933(27.1%)		\$12,624(20.9%)			
Change over 15 years				\$28,033(52.8%)					
Lone-Parent Family Median Income After-Tax		\$27,567		\$34,388		\$43,290		\$55,600	
Change over 5 years		\$6,821(19.8%)		\$8,902(20.6%)		\$12,310(22.1%)			
Change over 15 years				\$28,033(50.4%)					
Two+ Person Household Income		n/a		\$59,385		\$70,044		\$83,000	
Change over 5 years		n/a		\$10,659(15.2%)		\$12,956(15.6%)			
Change over 10 years				\$23,615(28.5%)					
Two+ Person Household Median Income After-Tax		n/a		\$53,264		\$61,010		\$72,000	
Change over 5 years		n/a		\$7,746(12.7%)		\$10,990(15.3%)			
Change over 10 years				\$18,736(26.0%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		10,400		10,725		11,010		11,500	
Average Monthly Shelter Costs		\$600		\$696		\$757		\$811	
Change over 5 years		\$96(13.7%)		\$61(8.1%)		\$54(6.6%)			
Change over 15 years				\$211(14.2%)					
Median Monthly Shelter Costs		\$409		\$507		\$599		\$623	
Change over 5 years		\$98(19.3%)		\$92(15.3%)		\$24(3.9%)			
Change over 15 years				\$214(18.6%)					
Households Spending 30% of Income or More		1,480	14.2%	1,600	14.9%	1,508	13.7%	1,160	10.1%
Change over 5 years		120(7.5%)		-92(-6.1%)		-348(-30.0%)			
Change over 15 years				-320(-37.9%)					
Core Housing Need				n/a				995	8.7%
Tenant Households		900	8.7%	1,020	9.5%	1,160	10.5%	1,160	10.1%
Average Monthly Shelter Costs		\$599		\$665		\$759		\$838	
Change over 5 years		\$66(9.9%)		\$94(12.4%)		\$79(9.4%)			
Change over 15 years				239(20.6%)					
Median Monthly Shelter Costs		\$600		\$651		\$727		\$830	
Change over 5 years		\$51(7.8%)		\$76(10.5%)		\$103(12.4%)			
Change over 15 years				230(21.6%)					
Tenants living in subsidized housing		n/a		40	3.9%	94	8.1%	119	10.3%
Change over 5 years		n/a		54(57.4%)		25(21.3%)			
Change over 10 years				n/a					
Spending 30% of Income or More on Shelter Costs		300	33.3%	310	30.4%	385	33.2%	350	30.2%
Change over 5 years		10(3.2%)		75(19.5%)		-35(-9.9%)			
Change over 15 years				50(11.5%)					
Core Housing Need				n/a				310	26.7%

Housing Costs and Affordability									
	2006			2011		2016		2021	
Homeowner Households	9,505	91.4%		9,705	90.5%	9,850	89.5%	10,265	89.3%
Average Monthly Shelter Costs	\$600			\$699		\$757		\$814	
Change over 5 years	\$99(14.2%)						\$57(7.0%)		
Change over 15 years							214(14.1%)		
Median Monthly Shelter Costs	\$391			\$492		\$584		\$600	
Change over 5 years	\$101(20.5%)						\$16(2.7%)		
Change over 15 years							209(18.0%)		
Spending 30% of Income or More on Shelter Costs	1180	12.4%		1310	13.5%	1123	11.4%	811	7.9%
Change over 5 years	130(9.9%)						-312(-38.5%)		
Change over 15 years							-369(-61.5%)		
Core Housing Need				n/a			698		6.8%
Homeowners with a mortgage				4,358	44.9%	4,570	46.4%	4,558	44.4%
Change over 5 years							-12(-0.3%)		
Change over 10 years							200(4.4%)		
Housing Stock									
	2006			2011		2016		2021	
All Dwellings	10,400			10,725		11,010		11,410	
Period of Construction									
Before 1960	3,935	37.8%		3,765	35.1%	3,755	34.1%	3,665	32.1%
1961-1980	3,070	29.5%		3,025	28.2%	3,145	28.6%	3,270	28.7%
1981-1990	1,735	16.7%		1,650	15.4%	1,475	13.4%	1,460	12.8%
1991-2000	1,175	11.3%		1,130	10.5%	1,195	10.9%	1,240	10.9%
2001-2005	495	4.8%		700	6.5%	515	4.7%	575	5.0%
2006-2011		0.0%		450	4.2%	545	5.0%	610	5.3%
2011-2016					0.0%	380	3.5%	335	2.9%
2016-2021								355	3.1%
Suitability									
Suitable				10,510	98.0%	10,815	98.2%	11,325	99.3%
Not Suitable				210	2.0%	190	1.7%	180	1.6%
Maintenance									
Regular maintenance/minor repairs	9,305	89.5%		9,515	88.7%	9,830	89.3%	10,415	91.3%
Major Repairs	1,095	10.5%		1,210	11.3%	1,180	10.7%	1,090	9.6%
Structural Type of Dwelling									
Single-Detached Dwelling	9,315	89.6%		9,900	92.3%	10,150	92.2%	10,590	92.8%
Apartment 5+ stories	5	0.0%		0	0.0%	0	0.0%	0	0.0%
Semi-Detached house	105	1.0%		65	0.6%	75	0.7%	80	0.7%
Row House	10	0.1%		10	0.1%	10	0.1%	20	0.2%
Apartment or flat in duplex	70	0.7%		60	0.6%	50	0.5%	55	0.5%
Apartment < 5 stories	155	1.5%		130	1.2%	145	1.3%	175	1.5%
Other single attached house	15	0.1%		20	0.2%	10	0.1%	10	0.1%
Moveable dwelling	725	7.0%		540	5.0%	565	5.1%	570	5.0%
Median Value of Dwellings				\$174,831		\$180,086		\$250,000	
Change over 5 years							\$69,914(28.0%)		
Change over 10 years							\$75,169(30.1%)		
Average value of Dwellings	\$162,347			\$205,883		\$226,615		\$293,200	
Change over 5 years	\$43,536(21.1%)						\$66,585(22.7%)		
Change over 15 years							\$130,853(44.6%)		

**Queens County**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
sshousingaction@gmail.com  
http://sshac.ca

Queens County									
Population									
	2006			2011		2016		2021	
Total Population	11,215			10,960		10,351		10,501	
Change over 5 years	-255(-2.3%)			-255(-5.9%)		150(1.4%)			
Change over 15 years				-714(-2.3%)					
Average Age of Population						49		50.4	
Median Age of Population	46.3			49.5		53.1		55.6	
Age Distribution									
0-14 years	1,585	14.1%	1,410	12.9%	1,185	11.4%	1,135	10.8%	
15-24 years	1,150	10.3%	1,070	9.8%	935	9.0%	875	8.3%	
25-44 years	2,640	23.5%	2,210	20.2%	1,775	17.1%	1,700	16.2%	
45-64 years	3,655	32.6%	3,815	34.8%	3,545	34.2%	3,495	33.3%	
65 years and over	2,195	19.6%	2,475	22.6%	2,920	28.2%	3,285	31.3%	
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)	962	8.6%	n/a		760	7.3%	455	4.3%	
Change over 15 years				-507(-111.4%)					
Below Low Income Measure After Tax (LIM-AT)	n/a		2540	23.2%	2485	24.0%	2160	20.6%	
Change over 10 years				-380(-17.6%)					
Households									
	2006			2011		2016		2021	
Total number of Private Households	4,700			4,815		4,765		5,005	
Change over 5 years	115(0.0%)			-50(-1.0%)		240(4.8%)			
Change over 15 years				305(6.1%)					
Average Number of Persons/Household	2.3			2.2		2.1		2.1	
Household size									
1 person	1,130	24.0%	1,260	26.2%	1,440	30.2%	1,660	33.2%	
2 persons	2,005	42.7%	2,110	43.8%	2,095	44.0%	2,170	43.4%	
3 persons	790	16.8%	735	15.3%	605	12.7%	610	12.2%	
4 or more persons	790	16.8%	710	14.7%	615	12.9%	565	11.3%	
Household Type									
One-Family Households	3,426	72.9%	3,220	66.9%	3,145	66.0%	2,990	59.7%	
Multiple-Family Households	60	1.3%	50	1.0%	55	1.2%	15	0.3%	
Non-Family Households	1,215	25.9%	1,375	28.6%	1,570	32.9%	145	2.9%	
Lone-Parent Family Households	495	10.5%	470	9.8%	440	9.2%	370	7.4%	
One-Person Households	1,105	23.5%	1,260	26.2%	1,445	30.3%	1,660	33.2%	
Household Maintainers									
1 Household Maintainers	3305	70.3%	3,130	65.0%	3,135	65.8%	2,895	57.8%	
2 Household Maintainers	1370	29.1%	1,645	34.2%	1,605	33.7%	2,025	40.5%	
3+ Household Maintainers	25	0.5%	35	0.7%	30	0.6%	80	1.6%	
Household Tenure									
Band Housing	15	0.3%	10	0.2%	25	0.5%	20	0.4%	
Change over 5 years	-5(-50.0%)			15(60.0%)		-5(-25.0%)			
Change over 15 years				5(25.0%)					
Tenant-Households	680	14.5%	880	18.3%	900	18.9%	880	17.6%	
Change over 5 years	200(22.7%)			20(2.2%)		-20(-2.3%)			
Change over 15 years				200(22.7%)					
Homeowner-Households	4005	85.2%	3905	81.1%	3820	80.2%	4,095	81.8%	
Change over 15 years				90(2.2%)					

Income									
		2006		2011		2016		2021	
Average Household Income		\$47,478		\$54,507		\$62,665		\$68,500	
Change over 5 years		\$7,029(12.9%)		\$8,158(13.0%)				\$5,835(8.5%)	
Change over 15 years				\$21,022(30.7%)					
Average Household Income After-Tax		\$40,414		\$47,447		\$52,797		\$59,250	
Change over 5 years		\$7,033(14.8%)		\$5,350(10.1%)				\$6,453(10.9%)	
Change over 15 years				\$18,836(31.8%)					
Median Household Income		\$39,972		\$45,050		\$47,548		\$56,800	
Change over 5 years		\$5,078(11.3%)		\$2,498(5.3%)				\$9,252(16.3%)	
Change over 15 years				\$16,828(29.6%)					
Median Household Income After-Tax		\$35,013		\$40,188		\$43,520		\$52,000	
Change over 5 years		\$5,175(12.9%)		\$3,332(7.7%)				\$8,480(16.3%)	
Change over 15 years				\$16,987(32.7%)					
One-Person Median Income		\$21,404		\$19,145		\$23,680		\$30,000	
Change over 5 years		-\$2,259(-11.8%)		\$4,535(19.2%)				\$6,320(21.1%)	
Change over 15 years				\$8,596(28.7%)					
One-Person Median Income After-Tax		\$19,788		\$19,122		\$22,938		\$27,800	
Change over 5 years		-\$0,666(-3.5%)		\$3,816(16.6%)				\$4,862(17.5%)	
Change over 15 years				\$8,012(28.8%)					
Median Economic Family Income		\$46,704		\$57,032		\$59,666		\$73,000	
Change over 5 years		\$10,328(18.1%)		\$2,634(4.4%)				\$13,334(18.3%)	
Change over 15 years				\$26,296(36.0%)					
Median Economic Family Income After-Tax		\$40,926		\$44,937		\$53,747		\$65,000	
Change over 5 years		\$4,011(8.9%)		\$8,810(16.4%)				\$11,253(17.3%)	
Change over 15 years				\$24,074(37.0%)					
Lone-Parent Family Median Income		\$25,955		\$34,206		\$36,736		\$50,800	
Change over 5 years		\$8,251(24.1%)		\$2,530(6.9%)				\$14,064(27.7%)	
Change over 15 years				\$24,845(48.9%)					
Lone-Parent Family Median Income After-Tax		\$24,267		\$32,643		\$35,328		\$48,000	
Change over 5 years		\$8,376(25.7%)		\$2,685(7.6%)				\$12,672(26.4%)	
Change over 15 years				\$23,733(49.4%)					
Two+ Person Household Income		n/a		\$57,452		\$60,288		\$73,500	
Change over 5 years		n/a		\$2,836(4.7%)				\$13,212(18.0%)	
Change over 10 years				\$16,048(21.8%)					
Two+ Person Household Median Income After-Tax		n/a		\$51,552		\$54,037		\$65,500	
Change over 5 years		n/a		\$2,485(4.6%)				\$11,463(17.5%)	
Change over 10 years				\$13,948(21.3%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		4,700		4,815		4,765		5,005	
Average Monthly Shelter Costs		\$524		\$629		\$667		\$714	
Change over 5 years		\$105(16.7%)		\$38(5.7%)				\$48(6.7%)	
Change over 15 years				\$190(11.9%)					
Median Monthly Shelter Costs		\$446		\$472		\$550		\$580	
Change over 5 years		\$27(5.6%)		\$78(14.1%)				\$31(5.3%)	
Change over 15 years				\$135(18.6%)					
Spending 30% of Income or More on Shelter Costs		1,220	26.0%	965	20.0%	835	17.5%	670	13.4%
Change over 5 years		-255(-26.4%)		-130(-15.6%)				-165(-24.6%)	
Change over 15 years				-550(-44.0%)					
Core Housing Need				n/a				290	5.8%
Tenant Households		680	14.5%	880	18.3%	900	18.9%	880	17.6%
Average Monthly Shelter Costs		\$563		\$619		\$669		\$772	
Change over 5 years		\$56(9.0%)		\$50(7.5%)				\$103(13.3%)	
Change over 15 years				209(19.8%)					
Median Monthly Shelter Costs		\$550		\$598		\$651		\$750	
Change over 5 years		\$48(8.0%)		\$53(8.1%)				\$99(13.2%)	
Change over 15 years				200(20.3%)					
Tenants living in subsidized housing		n/a		181	20.6%	195	21.7%	155	17.6%
Change over 5 years		n/a		14(7.2%)				-40(-25.9%)	
Change over 10 years				-26(-16.9%)					
Spending 30% of Income or More on Shelter Costs		235	34.6%	287	32.6%	390	43.3%	305	34.7%
Change over 5 years		52(18.1%)		103(26.4%)				-85(-27.7%)	
Change over 15 years				70(6.0%)					
Core Housing Need				n/a				155	17.6%

Housing Costs and Affordability									
		2006		2011		2016		2021	
Homeowner Households		4005	85.2%	3905	81.1%	3820	80.2%	4095	81.8%
Average Monthly Shelter Costs		\$519		\$636		\$674		\$707	
Change over 5 years		\$117(18.4%)				\$38(5.6%)		\$33(4.7%)	
Change over 15 years						188(10.0%)			
Median Monthly Shelter Costs		\$428		\$444		\$526		\$544	
Change over 5 years		\$16(3.6%)				\$82(15.6%)		\$18(3.3%)	
Change over 15 years						116(18.4%)			
Spending 30% of Income or More on Shelter Costs		540	13.5%	578	14.8%	443	11.6%	364	8.9%
Change over 5 years		38(6.6%)				-135(-30.5%)		-79(-21.6%)	
Change over 15 years						-176(-58.6%)			
Core Housing Need				n/a				147	3.6%
Homeowners with a mortgage		n/a		1,671	42.8%	1,589	41.6%	1,626	39.7%
Change over 5 years		n/a				-82(-5.2%)		37(2.3%)	
Change over 10 years						-45(-2.8%)			
Housing Stock									
		2006		2011		2016		2021	
All Dwellings		4,700		4,815		4,765		5,005	
Period of Construction									
	Before 1960	2,515	53.5%	2,345	48.7%	2,145	45.0%	2,175	43.5%
	1961-1980	1,170	24.9%	1,320	27.4%	1,380	29.0%	1,375	27.5%
	1981-1990	660	14.0%	670	13.9%	570	12.0%	605	12.1%
	1991-2000	240	5.1%	445	9.2%	340	7.1%	375	7.5%
	2001-2005	115	2.4%	80	1.7%	100	2.1%	130	2.6%
	2006-2011		0.0%	150	3.1%	120	2.5%	135	2.7%
	2011-2016				0.0%	105	2.2%	85	1.7%
	2016-2021							130	2.6%
Suitability									
	Suitable			4,685	97.3%	4,685	98.3%	4,870	97.3%
	Not Suitable			125	2.6%	75	1.6%	135	2.7%
Maintenance									
	Regular maintenance/minor repairs	4,045	86.1%	4,165	86.5%	4,120	86.5%	4,385	87.6%
	Major Repairs	660	14.0%	645	13.4%	640	13.4%	620	12.4%
Structural Type of Dwelling									
	Single-Detached Dwelling	4,205	89.5%	4,245	88.2%	4,210	88.4%	4,380	87.5%
	Apartment 5+ stories	0	0.0%	0	0.0%	5	0.1%	5	0.1%
	Semi-Detached house	130	2.8%	100	2.1%	60	1.3%	75	1.5%
	Row House	20	0.4%	45	0.9%	40	0.8%	45	0.9%
	Apartment or flat in duplex	75	1.6%	40	0.8%	55	1.2%	60	1.2%
	Apartment < 5 stories	230	4.9%	245	5.1%	280	5.9%	325	6.5%
	Other single attached house	15	0.3%	5	0.1%	10	0.2%	0	0.0%
	Moveable dwelling	45	1.0%	140	2.9%	110	2.3%	115	2.3%
Median Value of Dwellings		n/a		\$125,071		\$149,611		\$174,000	
Change over 5 years						\$24,540(16.4%)		\$24,389(14.0%)	
Change over 10 years						\$48,929(28.1%)			
Average value of Dwellings		\$118,344		\$153,785		\$180,452		\$213,200	
Change over 5 years		\$35,441(23.0%)				\$26,667(14.8%)		\$32,748(15.4%)	
Change over 15 years						\$94,856(44.5%)			

**Region of Queens Municipality**  
**Population, Household, Income, and Housing Related Data**  
**Census of Canada 2006-2021**

Prepared by the South Shore Housing Action Coalition, 2024  
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Region of Queens Municipality									
Population									
	2006		2011		2016		2021		
Total Population	11,177		10,917		10,307		10,422		
Change over 5 years	-260(0.0%)		-260(-5.9%)		115(1.1%)				
Change over 15 years			-755(-7.2%)						
Average Age of Population					49		50.5		
Median Age of Population	46.3		49.6		53.2		55.6		
Age Distribution									
0-14 years	1,565	14.0%	1,400	12.8%	1,175	11.4%	1,120	10.7%	
15-24 years	1,150	10.3%	1,060	9.7%	930	9.0%	865	8.3%	
25-44 years	2,615	23.4%	2,195	20.1%	1,755	17.0%	1,685	16.2%	
45-64 years	3,645	32.6%	3,800	34.8%	3,525	34.2%	3,470	33.3%	
65 years and over	2,185	19.5%	2,465	22.6%	2,915	28.3%	3,280	31.5%	
Low-Income									
Below Low Income Cut-Off After Tax (LICO-AT)	984	8.8%	n/a		765	7.4%	455	4.4%	
Change over 15 years			-529(-116.3%)						
Below Low Income Measure After Tax (LIM-AT)	n/a		2,340	21.4%	2,485	24.1%	2,145	20.6%	
Change over 10 years			-195(-9.1%)						
Households									
	2006		2011		2016		2021		
Total number of Private Households	4,685		4,795		4,740		4,975		
Change over 5 years	110(2.3%)		-55(-1.2%)		235(4.7%)				
Change over 15 years			290(5.8%)						
Average Number of Persons/Household	2.3		2.2		2.1		2.1		
Household size									
1 person	1,125	24.0%	1,255	26.2%	1,435	30.3%	1,655	33.3%	
2 persons	2,005	42.8%	2,105	43.9%	2,095	44.2%	2,165	43.5%	
3 persons	780	16.6%	730	15.2%	605	12.8%	600	12.1%	
4 or more persons	790	16.9%	700	14.6%	610	12.9%	555	11.2%	
Household Type									
One-Family Households	3,415	72.9%	3,210	66.9%	3,130	66.0%	2,980	59.9%	
Multiple-Family Households	60	1.3%	55	1.1%	55	1.2%	15	0.3%	
Non-Family Households	1,215	25.9%	1,370	28.6%	1,555	32.8%	150	3.0%	
Lone-Parent Family Households	495	10.6%	370	7.7%	435	9.2%	370	7.4%	
One-Person Households	1,100	23.5%	1,225	25.5%	1,435	30.3%	1,665	33.5%	
Household Maintainers									
1 Household Maintainers	3,295	70.3%	3,120	65.1%	3,115	65.7%	2,875	57.8%	
2 Household Maintainers	1,365	29.1%	1,650	34.4%	1,600	33.8%	2,020	40.6%	
3+ Household Maintainers	25	0.5%	30	0.6%	25	0.5%	80	1.6%	
Household Tenure									
Tenant-Households	680	14.5%	880	18.4%	900	19.0%	880	17.7%	
Change over 5 years	200(22.7%)		20(2.2%)		-20(-2.3%)				
Change over 15 years			200(22.7%)						
Homeowner-Households	4,000	85.4%	3,915	81.6%	3,845	81.1%	4,095	82.3%	
Change over 5 years	-85(-2.2%)		-70(-1.8%)		250(6.1%)				
Change over 15 years			95(2.3%)						

Income									
		2006		2011		2016		2021	
Average Household Income		\$47,538		\$54,578		\$62,824		\$68,600	
Change over 5 years		\$7,040(12.9%)		\$8,246(13.1%)		\$5,776(8.4%)			
Change over 15 years				\$21,062(30.7%)					
Average Household Income After-Tax		\$40,454		\$47,500		\$52,914		\$59,250	
Change over 5 years		\$7,046(14.8%)		\$5,414(10.2%)		\$6,336(10.7%)			
Change over 15 years				\$18,796(31.7%)					
Median Household Income		\$35,084		\$45,065		\$47,680		\$56,800	
Change over 5 years		\$9,981(22.1%)		\$2,615(5.5%)		\$9,120(16.1%)			
Change over 15 years				\$21,716(38.2%)					
Median Household Income After-Tax		\$35,074		\$40,265		\$43,658		\$52,400	
Change over 5 years		\$5,191(12.9%)		\$3,393(7.8%)		\$8,742(16.7%)			
Change over 15 years				\$17,326(33.1%)					
One-Person Median Income		\$21,408		\$19,151		\$23,979		\$30,000	
Change over 5 years		-\$2,257(-11.8%)		\$4,828(20.1%)		\$6,021(20.1%)			
Change over 15 years				\$8,592(28.6%)					
One-Person Median Income After-Tax		\$19,772		\$19,127		\$23,014		\$28,000	
Change over 5 years		-\$645(-3.4%)		\$3,887(16.9%)		\$4,986(17.8%)			
Change over 15 years				\$8,228(29.4%)					
Median Economic Family Income		\$46,733		\$57,048		\$59,666		\$73,500	
Change over 5 years		\$10,315(18.1%)		\$2,618(4.4%)		\$13,834(18.8%)			
Change over 15 years				\$26,767(36.4%)					
Median Economic Family Income After-Tax		\$40,982		\$50,934		\$53,747		\$65,000	
Change over 5 years		\$9,952(19.5%)		\$2,813(5.2%)		\$11,253(17.3%)			
Change over 15 years				\$24,018(37.0%)					
Lone-Parent Family Median Income		\$25,963		\$34,173		\$36,736		\$50,800	
Change over 5 years		\$8,210(24.0%)		\$2,563(7.0%)		\$14,064(27.7%)			
Change over 15 years				\$24,837(48.9%)					
Lone-Parent Family Median Income After-Tax		\$24,275		\$32,619		\$35,328		\$48,000	
Change over 5 years		\$8,344(25.6%)		\$2,709(7.7%)		\$12,672(26.4%)			
Change over 15 years				\$23,725(49.4%)					
Two+ Person Household Income		n/a		\$57,533		\$60,416		\$73,500	
Change over 5 years		n/a		\$2,883(4.8%)		\$13,084(17.8%)			
Change over 10 years				\$15,967(21.7%)					
Two+ Person Household Median Income After-Tax		n/a		\$51,588		\$54,101		\$65,500	
Change over 5 years		n/a		\$2,513(4.6%)		\$11,399(17.4%)			
Change over 10 years				\$13,912(21.2%)					
Housing Costs and Affordability									
		2006		2011		2016		2021	
All Households		4,685		4,795		4,740		4,975	
Average Monthly Shelter Costs		\$525		\$633		\$674		\$718	
Change over 5 years		\$108(17.1%)		\$41(6.1%)		\$45(6.2%)			
Change over 15 years				194(11.9%)					
Median Monthly Shelter Costs		\$446		\$472		\$550		\$580	
Change over 5 years		\$27(5.6%)		\$77(14.1%)		\$31(5.3%)			
Change over 15 years				\$194(\$11.9%)					
Spending 30% of Income or More on Shelter Costs		712	15.2%	970	20.2%	834	17.6%	670	13.5%
Change over 5 years		258(26.6%)		-136(-16.3%)		-164(-24.5%)			
Change over 15 years				-42(-44.8%)					
Core Housing Need				n/a				290	5.8%
Tenant Households		680	14.5%	880	18.4%	900	19.0%	880	17.7%
Average Monthly Shelter Costs		\$563		\$619		\$669		\$772	
Change over 5 years		\$56(9.0%)		\$50(7.5%)		\$103(13.3%)			
Change over 15 years				209(19.8%)					
Median Monthly Shelter Costs		\$550		\$598		\$651		\$750	
Change over 5 years		\$48(8.0%)		\$53(8.1%)		\$99(13.2%)			
Change over 15 years				200(20.3%)					
Tenants living in subsidized housing		n/a		181	20.6%	195	21.7%	155	17.6%
Change over 5 years		n/a		14(7.2%)		-40(-25.9%)			
Change over 10 years				-26(-16.9%)					
Spending 30% of Income or More on Shelter Costs		260	38.2%	387	44.0%	390	43.3%	305	34.7%
Change over 5 years		127(32.8%)		3(0.8%)		-85(-27.7%)			
Change over 15 years				45(-26.7%)					
Core Housing Need				n/a				149	16.9%

Housing Costs and Affordability									
		2006		2011		2016		2021	
Homeowner Households		4,000	85.4%	3,915	81.6%	3,845	81.1%	4,095	82.3%
Average Monthly Shelter Costs		\$519		\$636		\$674		\$707	
Change over 5 years		\$117(18.4%)		\$38(5.6%)				\$33(4.7%)	
Change over 15 years				\$188(10.0%)					
Median Monthly Shelter Costs		\$428		\$444		\$526		\$544	
Change over 5 years		\$16(3.6%)		\$82(15.6%)				\$18(3.3%)	
Change over 15 years				\$116(18.4%)					
Spending 30% of Income or More on Shelter Costs		545	13.6%	582	14.9%	468	12.2%	364	8.9%
Change over 5 years		37(6.4%)		-114(-24.4%)				-104(-28.4%)	
Change over 15 years				-181(-59.7%)					
Core Housing Need								147	3.6%
Homeowners with a mortgage		n/a		1,683	43.0%	1,560	40.6%	1,626	39.7%
Change over 5 years		n/a		-123(-7.9%)				66(4.0%)	
Change over 10 years				-57(-3.5%)					
Housing Stock									
		2006		2011		2016		2021	
All Dwellings		4,685		4,795		4,740		4,975	
Period of Construction									
	Before 1960	2,515	53.7%	2,350	49.0%	2,145	45.3%	2,175	43.7%
	1961-1980	1,160	24.8%	1,320	27.5%	1,380	29.1%	1,370	27.5%
	1981-1990	660	14.1%	670	14.0%	565	11.9%	600	12.1%
	1991-2000	235	5.0%	235	4.9%	335	7.1%	365	7.3%
	2001-2005	110	2.3%	80	1.7%	100	2.1%	120	2.4%
	2006-2011		0.0%	145	3.0%	120	2.5%	135	2.7%
	2011-2016			445	9.3%	100	2.1%	85	1.7%
	2016-2021							130	2.6%
Suitability									
	Suitable			4,675	97.5%	4,665	98.4%	4,845	97.4%
	Not Suitable			125	2.6%	75	1.6%	135	2.7%
Maintenance									
	Regular maintenance/minor repairs	4,035	86.1%	4,155	86.7%	4,105	86.6%	4,360	87.6%
	Major Repairs	655	14.0%	645	13.5%	640	13.5%	320	6.4%
Structural Type of Dwelling									
	Single-Detached Dwelling	4,195	89.5%	4,225	88.1%	4,190	88.4%	4,355	87.5%
	Apartment 5+ stories	0	0.0%	0	0.0%	0	0.0%	5	0.1%
	Semi-Detached house	130	2.8%	100	2.1%	60	1.3%	70	1.4%
	Row House	20	0.4%	40	0.8%	35	0.7%	45	0.9%
	Apartment or flat in duplex	70	1.5%	35	0.7%	55	1.2%	60	1.2%
	Apartment < 5 stories	225	4.8%	245	5.1%	285	6.0%	325	6.5%
	Other single attached house	15	0.3%	0	0.0%	10	0.2%	0	0.0%
	Moveable dwelling	45	1.0%	140	2.9%	110	2.3%	115	2.3%
Median Value of Dwellings		n/a		\$125,071		\$149,611		\$174,000	
Change over 5 years				\$24,540(16.4%)				\$24,389(14.0%)	
Change over 10 years				\$48,929(28.1%)					
Average value of Dwellings		\$118,344		\$153,785		\$180,452		\$213,200	
Change over 5 years		\$35,441(23.0%)		\$26,667(14.8%)				\$32,748(15.4%)	
Change over 15 years				\$94,856(44.5%)					