

Sunshine Coast Community Foundation, Vital Signs 2014

Data relating to **Housing**

Data in italics was included in the backup data (and in some cases the Vital Signs publication) in 2011. It is included here for context.

Housing Stock

Private Dwellings occupied by usual residents					
Notes	Stats Canada describes private dwellings occupied by usual residents as being those which are not occupied by foreign residents, temporarily present persons or unoccupied.				
Data	2011				
		Total Private Dwellings	Private Dwellings occupied by usual residents	% of private dwellings occupied by usual residents	
	Sunshine Coast RD	16,498	12,839	78%	
	BC	1,945,365	1,764,637	91%	
	2006				
		Total Private Dwellings	Private Dwellings occupied by usual residents	% of private dwellings occupied by usual residents	
	Sunshine Coast RD	15,237	12,180	80%	
	BC	1,788,474	1,642,715	92%	
	Source	Statistics Canada, 2011 Census and 2006 Census			

Condition and Age of private dwellings				
Notes	Condition refers to whether the dwelling is in need of repairs and does not include desirable remodeling or additions. This is based on a total number of occupied private dwellings of 12,840.			
Data	Condition of Private Dwellings, 2011			
	Sunshine Coast RD		BC	
	#	%	#	%
Only minor repairs or regular maintenance needed	11,885	93%	1,636,875	93%
Major repairs needed	955	7%	127,760	7%
	Age of Private Dwellings			
	Sunshine Coast RD		BC	
Total number of occupied private dwellings by period of construction	12,840	...	1764630	
1960 or before	1,485	... 11.6%	282,675	16%
1961 to 1980	3,645	...28%	551,655	31%
1981 to 1990	2,335	... 18%	308,450	17%
1991 to 2000	3,025	... 24%	329,780	19%
2001 to 2005	1,125	... 9%	133,235	8%
2006 to 2011	1,225	... 10%	158,845	9%
Source	National Household Survey, 2011			

Total number of private households by tenure					
Data	Total number of private households by tenure, 2011				
		Sunshine Coast		BC	
	Owner	10,440	... 81%	1,234,710	70%
	Renter	2,325	... 18%	524,995	30%
	Band housing	75	... 1%	4,920	.3%
	Total number of private households by condominium status				
		SCRD		BC	
	Part of a condominium development	1,150	... 9%	397,105	23%
	Not part of a condominium development	11,690	... 91%	1,367,530	77%
Source	National Household Survey, 2011				

Private Dwellings					
Data	SCRD			BC	
		2011	2011 (% of total occupied private dwellings)	2006 (% of total occupied private dwellings)	2011 (% of total occupied private dwellings)
	Total occupied private dwellings	12840			
	Single detached houses	10,620	82.1%	81.2	48%
	Apartment building that has five or more stories	5		.2	8%
	Movable dwelling	335	2.6%		3%
	Semi detached house	215	1.7%	2.6	6%
	Row House	555	4.3%	4.0	7%
	Apartment, duplex	290	2.3%	2.3	10%
	Apartment, building that has fewer than five stories	795	6.2%	5.8	20%
	Other single attached house	15	.1%		.2%
	Source	Statistics Canada , 2011 Census			

Household Maintainers				
Notes				
Data	Households by number of household maintainers			
		SCRD		BC
	1 household maintainer	7,590	... 59%	1,038,910 59%
	2 household maintainers	5,030	... 39%	673,945 38%
	3 or more household maintainers	225	... 2%	51,775 3%
	Private Households by age group of primary household maintainers			
		SCRD		BC
	Under 25 years	115	... 1%	57,815 3.3%
	25 to 34 years	800	... 6%	235,955 13.4%
	35 to 44 years	1,300	... 10%	308,825 17.5%
	45 to 54 years	2,940	... 23%	396,785 22.5%
	55 to 64 years	3,190	... 25%	354,395 20.1%
	65 to 74 years	2,575	... 20%	220,365 12.5%
	75 years and over	1,920	... 15%	190,500 10.8%
Source	National Household Survey			

Rental Vacancy Rate				
Data	Vacancy Rates, Sunshine Coast, December 2013-January 2014			
		Number of Rentals	Number of Listings	Vacancy Rate for All Rentals
	Gibsons and Area	951	54	6%
	Sechelt	759	55	7%
	Area A	189	13	7%
	Area B	98	13	13%
	Area D	315	11	3%
	Sunshine Coast	2312	146	6%
Source	Housing on the Sunshine Coast, Trends, Needs and Direction, Matt Thomson, April 2014			

Residential Building Permits												
Data	Number of Residential Building Permits in SCRD											
		2005	2006	2007	2008	2009	2010	2011	2012	2013	YTD Change for SCRD January – June, 2014	YTD Change for BC
	<i>Apartment</i>	109	54	48	20	19	85	28	147	7	1033	-10.9
	<i>Row Dwelling</i>	-	-	29	8	-	-	8	-	-		-8.6
	<i>Single Dwelling Unit</i>	272	300	245	180	170	164	132	93	91	-5.9	6.8%
	<i>Total</i>	391	385	329	214	196	254	171	249	98	96.3%	-6.7%
Source	BC Stats, Building Permits by Regional District											

Cost of Housing

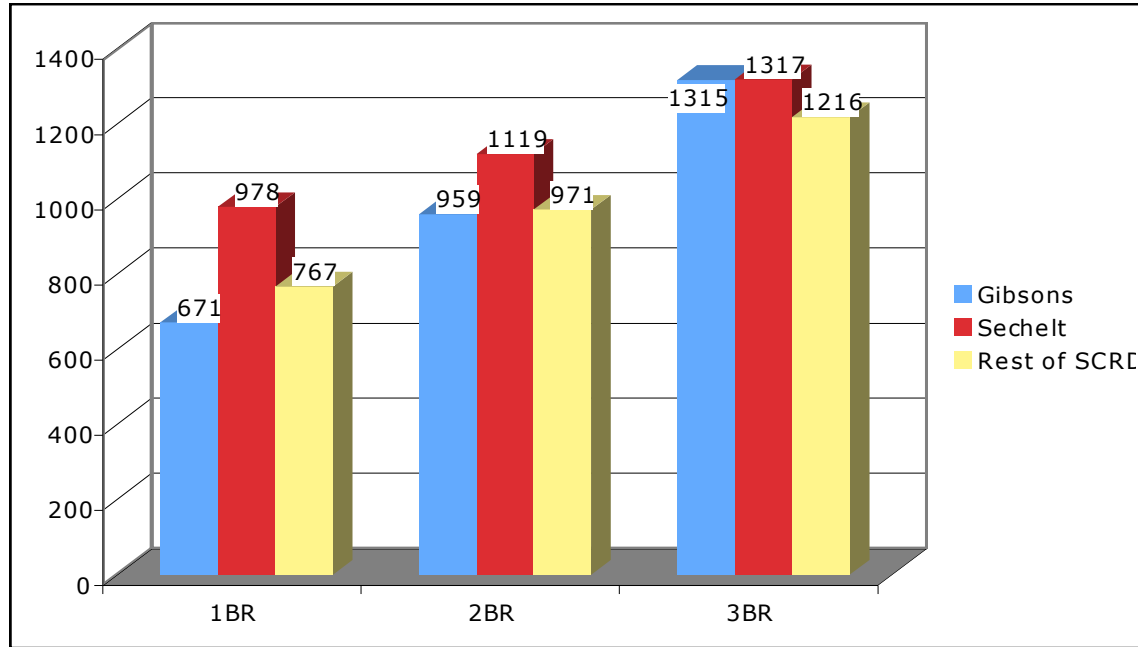
Shelter Costs				
Note	These cost calculations include housing relating expenses such as mortgage, electricity, heat, hot water, taxes, etc.			
Data	Number of Owner and Tenant Households with total income greater than zero (non farm, non reserve property), 2011			
		SCRD		BC
	People spending less than 30% of household total income on shelter costs	9,175	... 74%	1,197,730 70%
	People spending 30% or more of household total income on shelter costs	3,195	... 26%	519,470 30%
	People spending 30% to less than 100% of household total income on shelter costs	2,625	... 21%	412,810 24%
	<p>% Owner households with a mortgage = 48.6% (BC=57.3%)</p> <p>Median monthly shelter costs at owned dwellings = \$650 (BC=\$1023)</p> <p>Average monthly shelter costs at owned dwellings = \$979 (BC = 1,228)</p>			
Source	National Household Survey, 2011			

Value of dwellings			
Data	2011		
		SCRD	BC
	Median value of dwellings	\$413,969	\$448,835
	Average value of dwellings	\$494,868	\$543,635
Source	National Household Survey, 2011		

Rental Housing	
Notes	
Date	2011
Geography	Sunshine Coast RD
Data	<p>% of tenant households in subsidized housing = 10.9% (BC=13.5)</p> <p>% of tenant households spending 30% or more of household income on shelter = 47.5% (BC=45.3)</p> <p>Median monthly shelter costs for rented dwellings = \$949 (BC=903)</p> <p>Average monthly shelter costs for rented dwellings = \$986 (BC=989)</p>
Source	National Household Survey, 2011

Rental Housing Cost by Community																																									
Notes	<p>This Data is from the Housing Needs Assessment Update. The report notes the following: Rental costs have remained relatively stable, and in some cases dropped, since 2009's Housing Needs Assessment Update. In Gibsons 1-bedroom units have increased by an average of 14% since 2009, about 3.5% per year. Two and three bedroom units in Gibsons saw small increases (of 2% each or 0.5% per year). Rent for smaller units in Sechelt appears to have decreased over this time period, with 1 and 2-bedroom units averaging about 13% and 14% less than in 2009, respectively. Three-bedroom units have increased by about 9%, slightly more than 2% per year.</p>																																								
Data	<p>Cost of Rental by Unit Type and Jurisdiction, January 2014</p> <table border="1" data-bbox="430 613 1625 906"> <thead> <tr> <th></th> <th>Bachelor/Trailer</th> <th>1 Bdrm</th> <th>2 Bdrm</th> <th>3 Bdrm</th> <th>4+ Bdrm</th> </tr> </thead> <tbody> <tr> <td>Gibsons and Area</td> <td>\$691.67</td> <td>\$765.50</td> <td>\$977.75</td> <td>\$1,342.50</td> <td>\$1,433.33</td> </tr> <tr> <td>Sechelt</td> <td>\$788.13</td> <td>\$847.06</td> <td>\$964.00</td> <td>\$1,430.56</td> <td>\$1,625.00</td> </tr> <tr> <td>Area A</td> <td>n/a</td> <td>\$704.17</td> <td>\$725.00</td> <td>\$1,008.33</td> <td>n/a</td> </tr> <tr> <td>Area B</td> <td>n/a</td> <td>\$833.33</td> <td>\$1,000.00</td> <td>\$1,533.33</td> <td>\$2,000.00</td> </tr> <tr> <td>Area D</td> <td>\$566.67</td> <td>\$806.25</td> <td>\$1,200.00</td> <td>\$1,500.00</td> <td>\$1,325.00</td> </tr> </tbody> </table>						Bachelor/Trailer	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm	Gibsons and Area	\$691.67	\$765.50	\$977.75	\$1,342.50	\$1,433.33	Sechelt	\$788.13	\$847.06	\$964.00	\$1,430.56	\$1,625.00	Area A	n/a	\$704.17	\$725.00	\$1,008.33	n/a	Area B	n/a	\$833.33	\$1,000.00	\$1,533.33	\$2,000.00	Area D	\$566.67	\$806.25	\$1,200.00	\$1,500.00	\$1,325.00
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Average Cost of Rent on the Sunshine Coast, 2009



Source

Housing on the Sunshine Coast, Trends, Needs and Direction, Matt Thomson, April 2014

Affordability of Housing Purchases						
Notes	The mortgage amount estimates in this table are based on a 5% interest rate, amortized over 25 years on a monthly payment schedule. It is assumed that households would already have a down payment saved. Households would pay no more than 30% of their gross income toward shelter costs. This is likely a generous estimate, as it does not account for utilities that are generally considered housing costs.					
Affordability of Purchasing Median Priced Dwelling by Median income earning household						
	Median Household Income (for 2010)	Amount for Affordable Mortgage Payments (Monthly)	Mortgage Amount (after down payment)	Total Cost of Dwelling (including 10% downpayment)	Median Dwelling Value 2011	Gap
Sunshine Coast	\$55,708.00	\$1,392.70	\$240,000.00	\$264,000	\$413,969.00	\$149,969
Table 31: Affordability Analysis for Shelter Costs, Couples with Children						
	Couples with Children: Median Household Income (for 2010)	Amount for Affordable Mortgage Payments (Monthly)	Mortgage Amount (after down payment)	Total Cost of Dwelling (including down payment)	Median Dwelling Value 2011	Gap
Sunshine Coast	\$86,247.00	\$2,156.18	\$370,000.00	\$407,000.00	\$413,969.00	-\$6,969.00
Housing on the Sunshine Coast, Trends, Needs and Direction, Matt Thomson, April 2014						

Housing Prices- MLS																																																																																																																																																								
Notes	The Benchmark Price is the estimated sale price of a benchmark property. Benchmarks represent a typical property within each market, not the average or median price.																																																																																																																																																							
Data	<p>January 2014, Single Family Detached</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Benchmark Price</th> <th>Price Index</th> <th>1 Month Change %</th> <th>3 Month Change %</th> <th>6 Month Change %</th> <th>1 Year Change %</th> <th>3 Year Change %</th> <th>5 Year Change %</th> </tr> </thead> <tbody> <tr> <td>Lower Mainland</td> <td>\$761,400</td> <td>161.8</td> <td>0.3%</td> <td>0.6%</td> <td>0.7%</td> <td>2.8%</td> <td>9.9%</td> <td>26.6%</td> </tr> <tr> <td>Greater Vancouver</td> <td>\$929,700</td> <td>171.8</td> <td>0.3%</td> <td>0.8%</td> <td>1.0%</td> <td>3.2%</td> <td>10.6%</td> <td>33.4%</td> </tr> <tr> <td>Bowen Island</td> <td>\$563,200</td> <td>122.1</td> <td>0.6%</td> <td>-1.9%</td> <td>-1.0%</td> <td>-1.7%</td> <td>1.3%</td> <td>0.7%</td> </tr> <tr> <td>North Vancouver</td> <td>\$948,600</td> <td>151.4</td> <td>-0.1%</td> <td>-0.2%</td> <td>0.6%</td> <td>3.3%</td> <td>12.3%</td> <td>24.8%</td> </tr> <tr> <td>Squamish</td> <td>\$496,800</td> <td>134.2</td> <td>0.2%</td> <td>-1.0%</td> <td>1.0%</td> <td>2.4%</td> <td>10.0%</td> <td>8.5%</td> </tr> <tr> <td>Sunshine Coast</td> <td>\$335,700</td> <td>117.6</td> <td>-0.8%</td> <td>-2.1%</td> <td>-0.9%</td> <td>-5.2%</td> <td>-3.7%</td> <td>-5.6%</td> </tr> <tr> <td>West Vancouver</td> <td>\$1,894,700</td> <td>180.4</td> <td>-1.4%</td> <td>0.8%</td> <td>1.7%</td> <td>4.4%</td> <td>24.4%</td> <td>50.1%</td> </tr> </tbody> </table> <p>June 2014, Single Family Detached</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Benchmark Price</th> <th>Price Index</th> <th>1 Month Change %</th> <th>3 Month Change %</th> <th>6 Month Change %</th> <th>1 Year Change %</th> <th>3 Year Change %</th> <th>5 Year Change %</th> </tr> </thead> <tbody> <tr> <td>Lower Mainland</td> <td>\$794,300</td> <td>168.8</td> <td>0.8%</td> <td>2.5%</td> <td>4.6%</td> <td>5.0%</td> <td>5.6%</td> <td>30.4%</td> </tr> <tr> <td>Greater Vancouver</td> <td>\$976,700</td> <td>180.5</td> <td>1.1%</td> <td>3.3%</td> <td>5.4%</td> <td>6.2%</td> <td>4.9%</td> <td>36.8%</td> </tr> <tr> <td>Bowen Island</td> <td>\$586,700</td> <td>127.2</td> <td>0.5%</td> <td>3.6%</td> <td>4.8%</td> <td>0.5%</td> <td>-2.5%</td> <td>2.5%</td> </tr> <tr> <td>North Vancouver</td> <td>\$1,010,000</td> <td>161.2</td> <td>1.6%</td> <td>4.5%</td> <td>6.4%</td> <td>6.5%</td> <td>10.4%</td> <td>28.9%</td> </tr> <tr> <td>Squamish</td> <td>\$531,600</td> <td>143.6</td> <td>0.9%</td> <td>6.5%</td> <td>7.2%</td> <td>8.8%</td> <td>7.0%</td> <td>15.2%</td> </tr> <tr> <td>Sunshine Coast</td> <td>\$353,900</td> <td>124.0</td> <td>0.3%</td> <td>4.6%</td> <td>4.6%</td> <td>2.0%</td> <td>-3.9%</td> <td>-2.8%</td> </tr> <tr> <td>West Vancouver</td> <td>\$2,053,300</td> <td>195.5</td> <td>2.2%</td> <td>6.2%</td> <td>6.9%</td> <td>12.4%</td> <td>16.0%</td> <td>61%</td> </tr> </tbody> </table>								Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	Lower Mainland	\$761,400	161.8	0.3%	0.6%	0.7%	2.8%	9.9%	26.6%	Greater Vancouver	\$929,700	171.8	0.3%	0.8%	1.0%	3.2%	10.6%	33.4%	Bowen Island	\$563,200	122.1	0.6%	-1.9%	-1.0%	-1.7%	1.3%	0.7%	North Vancouver	\$948,600	151.4	-0.1%	-0.2%	0.6%	3.3%	12.3%	24.8%	Squamish	\$496,800	134.2	0.2%	-1.0%	1.0%	2.4%	10.0%	8.5%	Sunshine Coast	\$335,700	117.6	-0.8%	-2.1%	-0.9%	-5.2%	-3.7%	-5.6%	West Vancouver	\$1,894,700	180.4	-1.4%	0.8%	1.7%	4.4%	24.4%	50.1%	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	Lower Mainland	\$794,300	168.8	0.8%	2.5%	4.6%	5.0%	5.6%	30.4%	Greater Vancouver	\$976,700	180.5	1.1%	3.3%	5.4%	6.2%	4.9%	36.8%	Bowen Island	\$586,700	127.2	0.5%	3.6%	4.8%	0.5%	-2.5%	2.5%	North Vancouver	\$1,010,000	161.2	1.6%	4.5%	6.4%	6.5%	10.4%	28.9%	Squamish	\$531,600	143.6	0.9%	6.5%	7.2%	8.8%	7.0%	15.2%	Sunshine Coast	\$353,900	124.0	0.3%	4.6%	4.6%	2.0%	-3.9%	-2.8%	West Vancouver	\$2,053,300	195.5	2.2%	6.2%	6.9%	12.4%	16.0%	61%
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July 2014 Single Family Detached

	Benchmark Price	Price Index	1 Month Change	3 month Change	6 Month Change	1 Year Change	3 Year Change	5 Year Change
Lower Mainland	\$796,200	169.2	0.20%	1.70%	4.60%	5.30%	5.20%	28.70%
Greater Vancouver	\$980,500	181.2	0.40%	2.50%	5.50%	6.50%	4.60%	34.80%
Bowen Island	\$594,500	128.9	1.30%	4.00%	5.60%	4.50%	-2.20%	2.10%
North Vancouver	\$1,010,000	161.2	0.00%	2.90%	6.50%	7.10%	10.30%	26.50%
Squamish	\$537,100	145.1	1.00%	4.50%	8.10%	9.20%	9.30%	15.30%
Sunshine Coast	\$353,900	124	0.00%	2.40%	5.40%	4.50%	-6.20%	-3.50%
West Vancouver	\$2,035,400	193.8	0.90%	3.20%	7.40%	9.30%	12.90%	54.80%

Source

Real Estate Board of Greater Vancouver, Monthly Statistics

Affordable Housing

Households on Wait Lists for Affordable Housing																	
Note	The Housing on the Sunshine Coast report says that “this table does not account for additional waitlists operated by non- profit societies. Coast Housing Society Reports that there are 20 applicants (families) for low-income family housing on a wait list that are not captured by the BC Housing Registry.”																
Data	<p>Number of Households Currently on Wait Lists for Affordable Housing, 2013</p> <table border="1"> <thead> <tr> <th>Housing Registry Applicant Category</th> <th>Total Households</th> </tr> </thead> <tbody> <tr> <td>Family</td> <td>1</td> </tr> <tr> <td>People with Disabilities</td> <td>15</td> </tr> <tr> <td>Seniors</td> <td>25</td> </tr> <tr> <td>Wheelchair Modified</td> <td>2</td> </tr> <tr> <td>Singles</td> <td>0</td> </tr> <tr> <td>Rent Supplement</td> <td>0</td> </tr> <tr> <td>Total Households</td> <td>43</td> </tr> </tbody> </table>	Housing Registry Applicant Category	Total Households	Family	1	People with Disabilities	15	Seniors	25	Wheelchair Modified	2	Singles	0	Rent Supplement	0	Total Households	43
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Source	BC Housing, as reported by Housing on the Sunshine Coast, Trends, Needs and Direction, Matt Thomson, April 2014																

Households in BC Housing Units or Receiving Housing Rental Supplements																					
Data	Households by Housing Type in BC Housing Units or Receiving BC Housing Rental Supplements, 2013																				
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BC Housing reported no vacant units in the social housing sector and no new affordable housing developments currently planned for the Sunshine Coast.																					
Source	BC Housing, as reported by Housing on the Sunshine Coast, Trends, Needs and Direction, Matt Thomson, April 2014																				

MLS Sales Data					
Data	Detached Houses SCRD				
		Number of Sales	Median Sales Prices	Number of Listings	% Sales to Listings
	July 2014	55	\$380,000	111	50%
	June 2014	67	\$390,000	123	54%
	July 2013	56	\$385,931	99	57%
	<i>July 2011</i>	<i>48</i>	<i>\$401,000</i>	<i>112</i>	<i>43%</i>
	<i>June 2011</i>	<i>53</i>	<i>\$360,000</i>	<i>104</i>	<i>51%</i>
	<i>July 2010</i>	<i>43</i>	<i>\$423,000</i>	<i>105</i>	<i>41%</i>
	<i>Jan – July 2010</i>	<i>313</i>	<i>\$415,000</i>	<i>951</i>	<i>33%</i>
	<i>Jan – July 2011</i>	<i>277</i>	<i>\$390,000</i>	<i>855</i>	<i>32%</i>
	Jan – July 2013	282	\$380,000	823	34%
	January – July, 2014	322	\$378,000	868	37%
	Attached Houses				
		Number of Sales	Median Sales Prices	Number of Listings	% Sales to Listings
	July 2014	0	na	19	0
	June 2014	8	na	18	44%
	July 2013	4	na	8	50%
	<i>July 2011</i>	<i>0</i>	<i>na</i>	<i>6</i>	<i>0</i>
	<i>June 2011</i>	<i>5</i>	<i>na</i>	<i>8</i>	<i>63</i>
	<i>July 2010</i>	<i>4</i>	<i>na</i>	<i>4</i>	<i>100</i>

<i>Jan – July 2010</i>	36	\$285,000	81	44%
<i>Jan – July 2011 (YTD)</i>	29	\$267,500	71	41%
Jan – July 2013	24	\$251,950	82	29%
January – July, 2014	24	\$239,900	73	33%

Apartments

	Number of Sales	Median Sales Prices	Number of Listings	% Sales to Listings
July 2014	3	na	7	43%
June 2014	8	na	35	23%
July 2013	5	na	6	83%
<i>July 2011</i>	7	<i>na</i>	<i>15</i>	<i>47%</i>
<i>June 2011</i>	9	<i>na</i>	<i>7</i>	<i>129</i>
<i>July 2010</i>	6	<i>na</i>	<i>16</i>	<i>38</i>
<i>Jan – July 2010</i>	31	228,000	78	40
<i>Jan – July 2011 (YTD)</i>	37	305,000	113	33
Jan – July 2013	30	\$294,000	60	50%
January – July, 2014	41	\$250,000	103	40%