WAINWRIGHT

Housing Report

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Executive Summary

Wainwright’s housing profile in 2021 is one of steady expansion built on a stable, low-density base. Occupied private dwellings increased consistently over the past decade, reaching 2,664, with growth at a similar pace in both five-year periods. The stock remained centered on single-detached homes and ownership, with owners accounting for about seven in ten households. Larger homes also continued to define the local mix: dwellings with four or more bedrooms and those with eight or more rooms were still the largest groups, even as average rooms per dwelling edged down slightly. The age of the stock leaned heavily toward homes built from the 1960s through 1980s, with newer construction present but smaller in scale.

Within that stable structure, the housing mix showed gradual change rather than a sharp shift. Growth was stronger in several smaller dwelling types, including semi-detached, row, duplex-style units, movable dwellings, and condominiums, while apartments under five storeys changed little. By size, the clearest movement was toward the middle of the market: three-bedroom and two-bedroom homes grew, and five- and six-room dwellings increased more noticeably than the largest categories. This left Wainwright still oriented toward larger, low-density housing, but with somewhat broader options at the margins. Most homes also remained in relatively sound condition and most households lived in suitable, uncrowded housing. Acceptable housing was the dominant outcome across the quality measures, and core housing need remained limited overall, affecting a small minority of households.

The main strain in the housing picture is not broad deterioration but a rise in pressure within smaller segments of the market. Dwellings needing major repairs increased faster than the better-condition stock, and households facing high shelter costs also rose more quickly than those below the 30% threshold. These pressures were unevenly distributed. Renters faced much heavier affordability pressure than owners, with a higher share spending 30% or more of income on shelter and a much higher rate of core housing need. At the same time, owner households carried higher monthly shelter costs, and those costs rose faster than renter costs. Median dwelling values continued to increase, but only gradually, reinforcing a picture of a housing market that remained broadly stable while becoming somewhat more pressured at its more vulnerable edges.

Occupied Private Dwellings

Occupied private dwellings in Wainwright reached 2,664 in 2021, up from 2,524 in 2016 and 2,384 in 2011. The five-year increase from 2016 to 2021 was 5.6%, similar to the 5.9% rise in the previous five-year period.

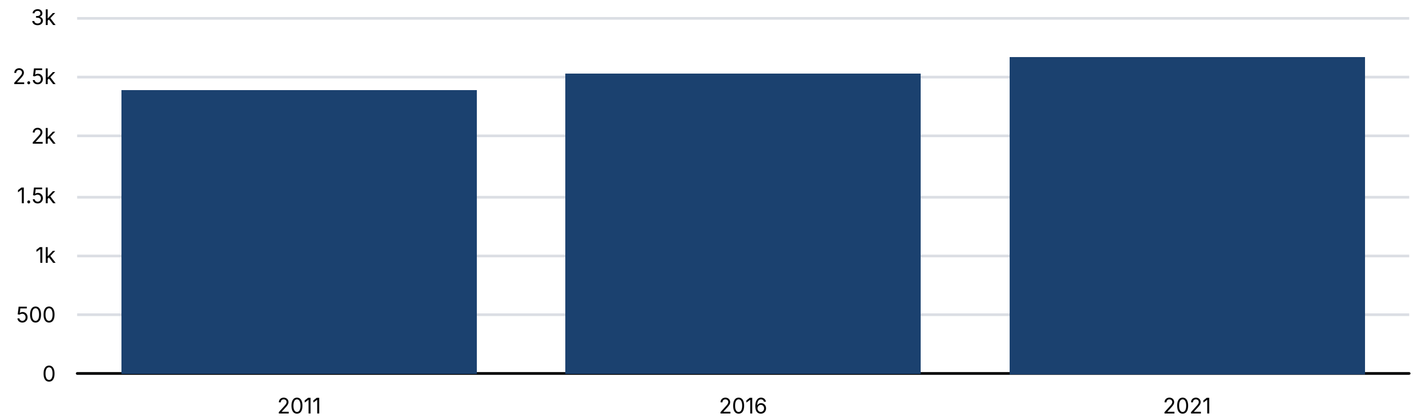


Figure 1.1: *Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Wainwright, 2011-2021)*[1]

Wainwright had 2,664 occupied private dwellings in 2021, showing the amount of housing stock in active residential use. The series points to steady growth rather than sharp swings. The count rose from 2,384 in 2011 to 2,524 in 2016 and then to 2,664 in 2021. That is an increase of 280 dwellings over the decade. The 5-year change was 5.9% from 2011 to 2016 and 5.6% from 2016 to 2021, suggesting a similar pace across both periods. The pattern is one of consistent expansion. Because the growth rate stayed close to 6% in each five-year span, the change looks balanced rather than volatile. For Wainwright, the main story is continuity: more dwellings were occupied in each census period, and the increase was gradual enough to suggest a stable upward trend in residential use.

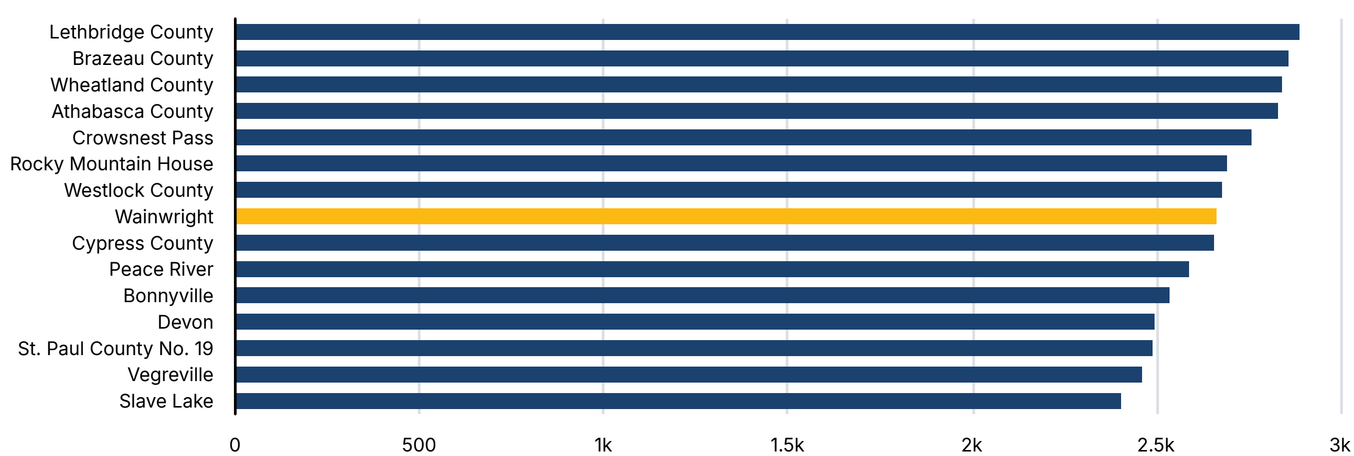


Figure 1.2: *Comparison of Occupied Private Dwellings with other locations (Wainwright, 2021)*[1]

Dwelling Structure Type

Wainwright's housing stock remained centered on single-detached houses in 2021, with 1,765 units, up 3.5% from 2016. Movable dwellings grew fastest, from 105 to 135, while apartments under five storeys edged down from 250 to 245.

Wainwright's occupied private dwellings in 2021 were still dominated by single-detached houses, with 1,765 units, making this the clear largest structure type. The housing mix also included 245 apartments in buildings with fewer than five storeys, 200 semi-detached houses, 180 row houses, and 135 movable dwellings. The five-year changes show modest growth in the main detached stock and stronger gains in several smaller categories. Single-detached houses rose 3.5% from 2016, while semi-detached houses increased 11.1% and row houses 9.1%. Apartment or flat units in duplexes climbed 17.4%, and movable dwellings advanced 28.6% to 135 units. By contrast, apartments in buildings with fewer than five storeys edged down 2.0% to 245 units, while apartments in buildings with five or more storeys remained at 5 units. That pattern points to a housing stock that is broadening at the margins, but still centered on low-density forms. The data suggests a stable structure with incremental change rather than a sharp shift in dwelling type.

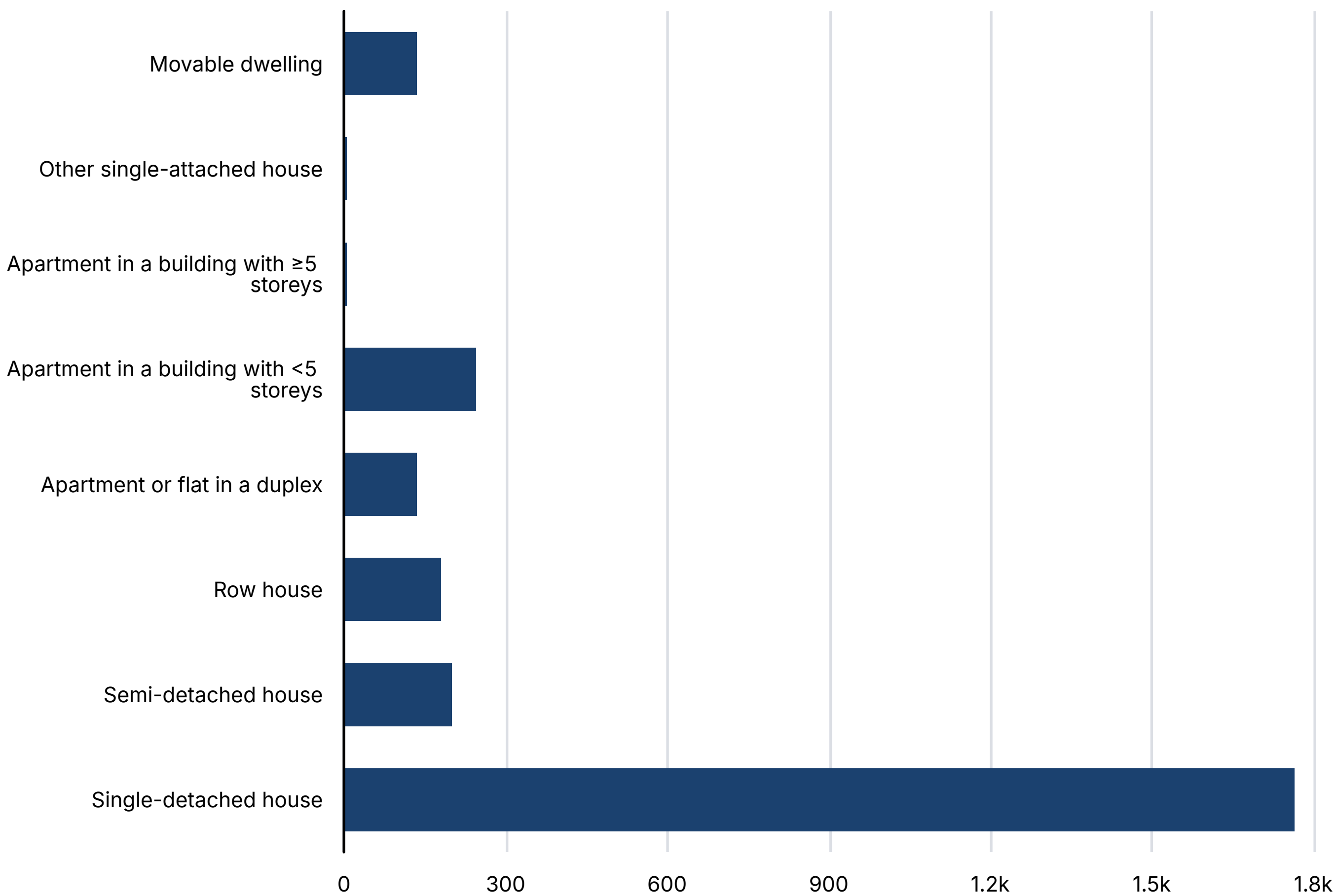


Figure 2.1: *Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Wainwright, 2021)*[1]

Number of Bedrooms

In 2021, Wainwright's housing stock was led by 4+ bedroom homes at 1,060 units, though they fell 4.1% from 2016. Three-bedroom homes rose to 830, two-bedroom to 525, one-bedroom stayed at 240, and no-bedroom units reached 10.

In 2021, Wainwright's occupied private dwellings were still weighted toward larger homes, with 4 or more bedrooms forming the biggest group. At the same time, the housing mix shifted a little toward mid-sized units over the five-year period. The largest category was 4 or more bedrooms at 1,060 dwellings, followed by 3 bedrooms at 830. Smaller homes were less common: 525 dwellings had 2 bedrooms, 240 had 1 bedroom, and 10 had no bedrooms. From 2016 to 2021, 3-bedroom dwellings grew by 18.6%, while 2-bedroom dwellings rose by 10.5%. By contrast, 4 or more bedroom homes declined by 4.1% over the same period, even though they remained the most common type. The 1-bedroom total was unchanged at 240, suggesting little movement at the smallest end of the stock. The pattern points to a housing mix that still favors larger dwellings, but with gradual growth in 2- and 3-bedroom homes. That leaves Wainwright with a profile that is broad in size, while modestly easing toward more middle-sized options.

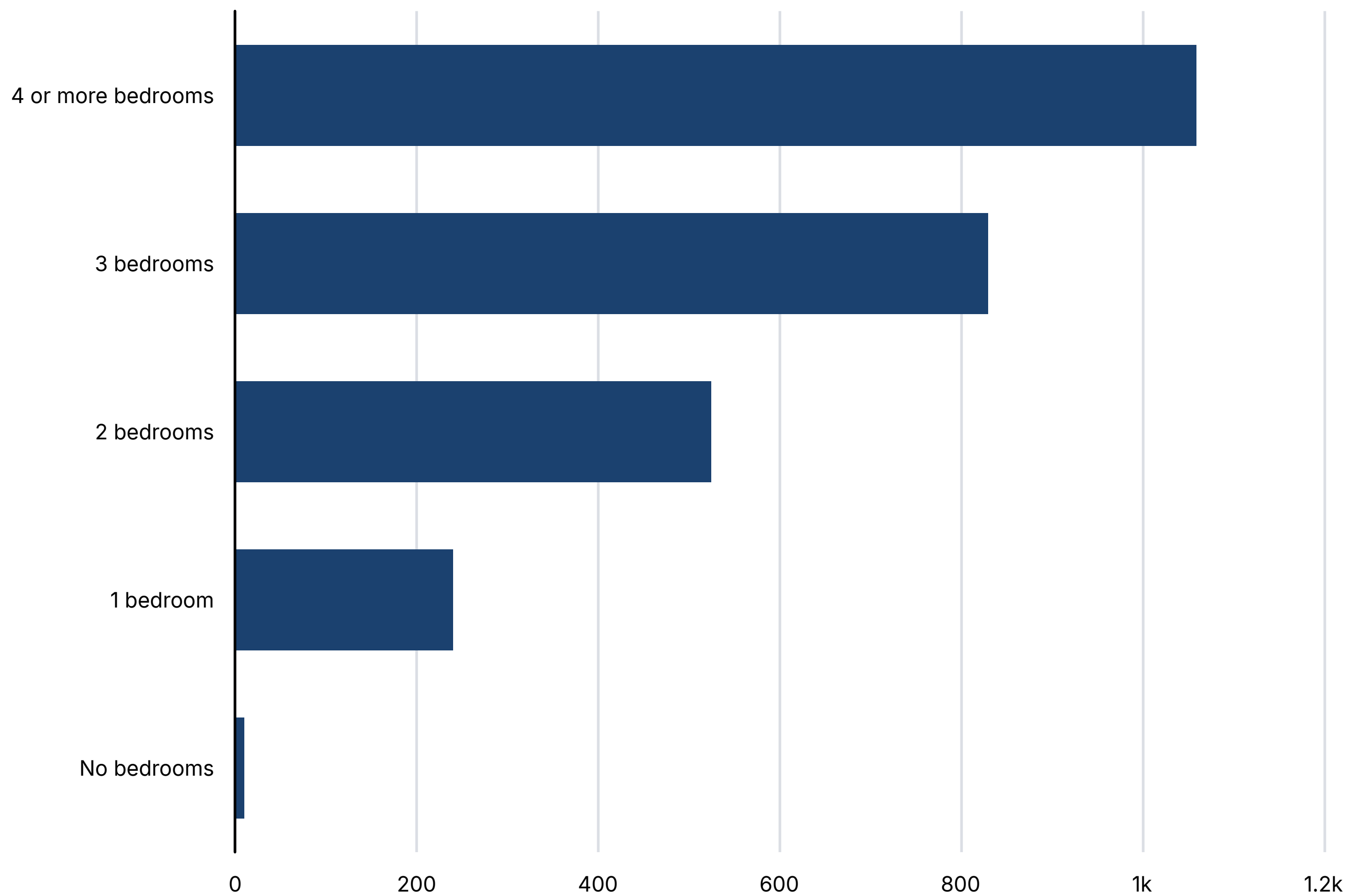


Figure 3.1: *Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Wainwright, 2021)*[1]

Number of Rooms

In Wainwright, 8-or-more-room dwellings were still the largest group in 2021 at 990 units. Five-room dwellings had the biggest five-year increase, rising 32.4% to 470, while 1 to 4 room dwellings fell 4.0% to 480.

Wainwright's occupied private dwellings in 2021 were still most commonly in the largest size category, with 990 dwellings having 8 or more rooms. The housing stock also showed noticeable movement in the mid-sized categories, especially compared with 2016. The 5-room category rose to 470 dwellings, up 32.4% over five years. Six-room dwellings increased to 415, a 15.3% gain, while 7-room dwellings edged up to 315, a 1.6% change. By contrast, 1 to 4 room dwellings declined to 480, down 4.0%. That mix suggests a shift toward somewhat larger dwellings within the stock, even though the very largest category remained the biggest by count. The 8-or-more-room group changed little, slipping 1.0% from 1,000 in 2016 to 990 in 2021. Taken together, the pattern points to a housing profile where larger units remain prominent, while growth has been concentrated in the middle of the room-size distribution.

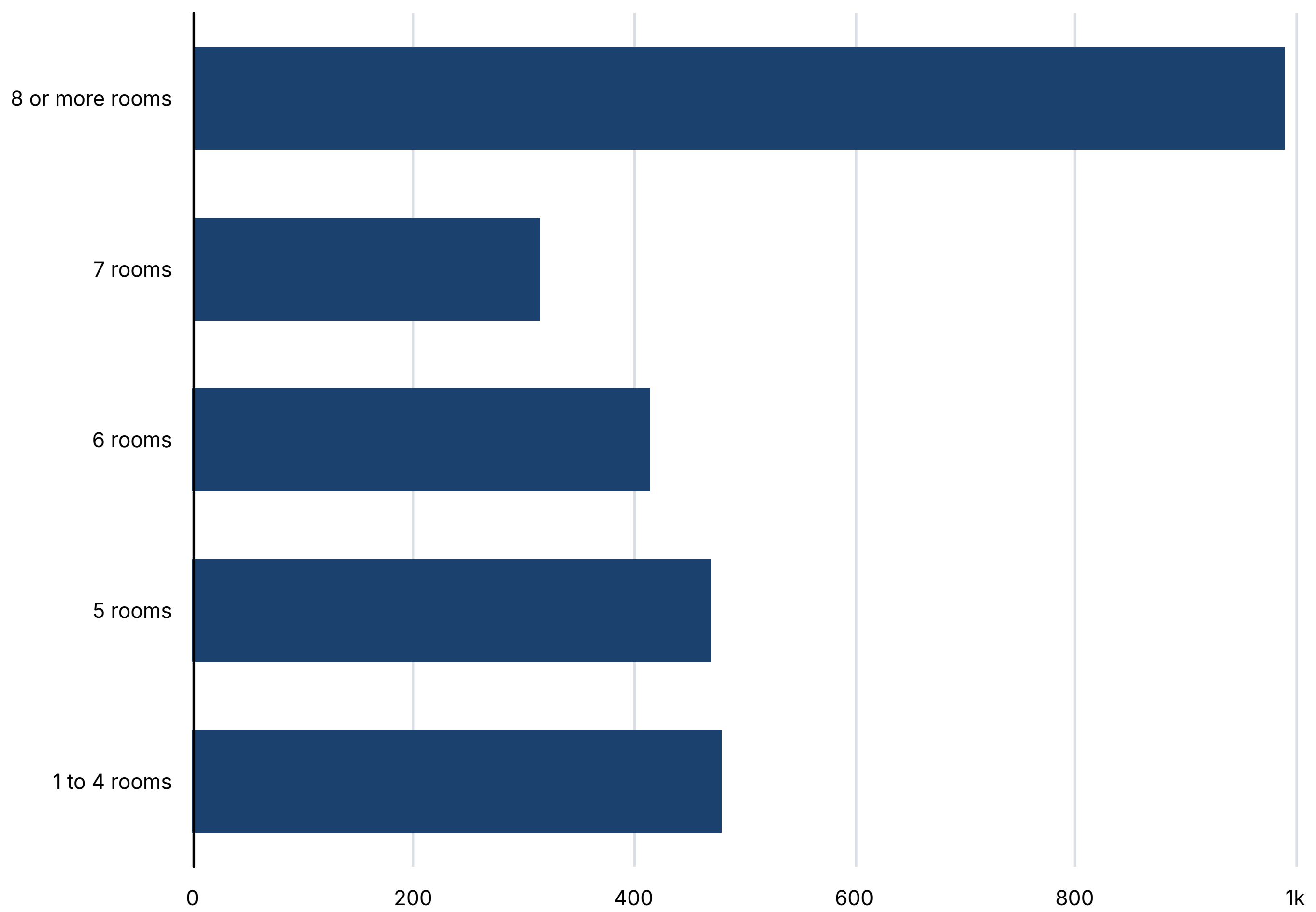


Figure 4.1: *Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Wainwright, 2021)*[1]

Dwelling Construction Period

In Wainwright, the largest share of occupied private dwellings in 2021 was built from 1961 to 1980, at 780 units, up 14.7% from 2016. The fastest-growing group was 2001 to 2005, which rose to 170 units, a 21.4% increase.

Wainwright's occupied private dwellings in 2021 were most concentrated in the 1961 to 1980 construction period, with 780 units. That was the largest group in the housing stock, and it stands out in a distribution that spans older homes as well as more recent builds. Several other periods also contribute meaningful shares of the stock. There were 480 dwellings built in 1960 or before, 350 from 1991 to 2000, and 340 from 1981 to 1990. Newer housing was smaller in scale, with 175 dwellings from 2011 to 2015 and 145 from 2016 to 2021. From 2016 to 2021, the biggest increase was in the 2001 to 2005 group, which rose from 140 to 170 units, a 21.4% gain. The 1961 to 1980 category also grew, up 14.7% from 680 to 780 units, while 2006 to 2010 fell by 15.4%. The pattern suggests a housing stock shaped mainly by mid-century and late-20th-century construction, with more modest additions in the newest periods.

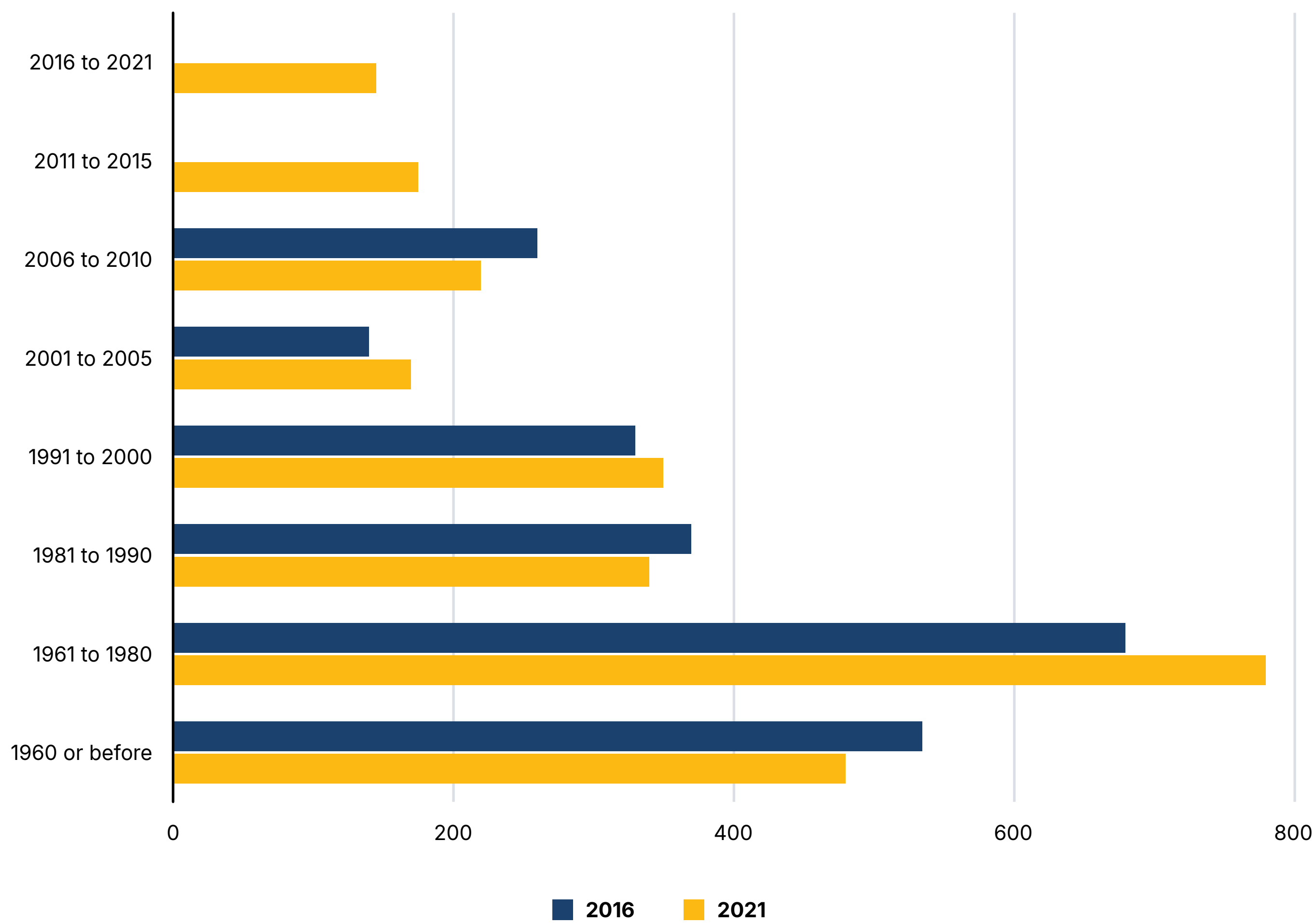


Figure 5.1: *Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Wainwright, 2016-2021)*[1]

Dwelling Condition

In Wainwright, dwellings needing only regular maintenance or minor repairs remained the largest group at 2,490 in 2021, up 3.5% from 2,405 in 2016. Dwellings needing major repairs rose from 120 to 175, a 45.8% increase.

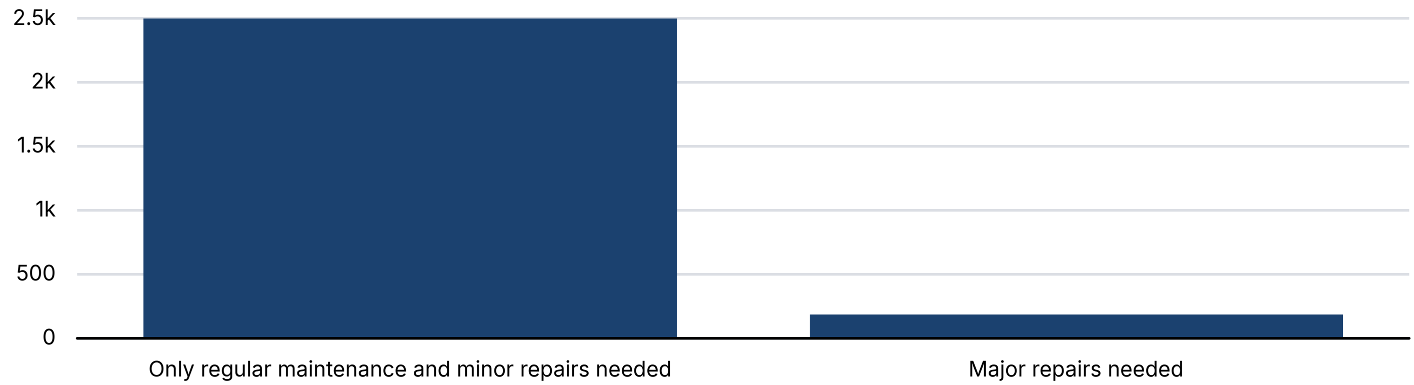


Figure 6.1: *Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Wainwright, 2021)*[1]

In Wainwright, most occupied private dwellings were in good condition in 2021, with 2,490 units needing only regular maintenance or minor repairs. A smaller group, 175 dwellings, needed major repairs. Compared with 2016, the better-condition group rose modestly from 2,405 units, while the number needing major repairs increased from 120 to 175, a much faster 5-year change. The pattern suggests a housing stock that remains mostly sound, but with a noticeable rise in dwellings requiring more substantial work.

In Wainwright, most occupied private dwellings were in good condition in 2021, with 2,490 units needing only regular maintenance or minor repairs. A smaller 175 dwellings needed major repairs. Compared with 2016, the well-maintained group rose by 3.5%, while dwellings needing major repairs increased much faster, up 45.8%. The pattern suggests that housing quality remained dominated by relatively sound units, but the faster growth in major-repair cases points to a notable shift in the more strained end of the housing stock.

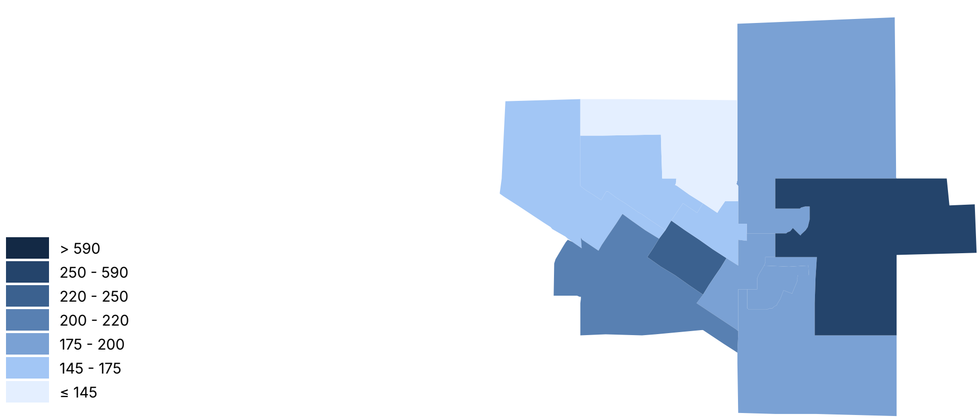


Figure 6.2: *Distribution of Largest Group: Dwelling Condition - Only regular maintenance and minor repairs needed (Wainwright)*[1]

Housing Quality Indicators

Acceptable housing was the largest group in Wainwright in 2021, with 1,965 occupied private dwellings. Among the other categories, 460 dwellings spent 30% or more of income on shelter costs only, 125 needed major repairs only, and 50 were not suitable only.

In 2021, Wainwright's occupied private dwellings were mostly in acceptable housing, with 1,965 units in that category. The main pressures were more limited: 460 dwellings spent 30% or more of income on shelter costs only, while 125 needed major repairs only. Altogether, the visible categories account for 2,650 dwellings. Acceptable housing made up about 74.2% of that total. Shelter-cost burden only represented 17.4%, major-repairs-only 4.7%, and not suitable only 1.9%. A further 50 dwellings, or 1.9%, combined high shelter costs with the need for major repairs. Overall, the pattern is concentrated rather than evenly spread. Most dwellings fall into the acceptable category, and the other housing quality indicators are relatively small by comparison. This suggests a housing profile where acceptable conditions are the norm, with smaller pockets of affordability or maintenance pressure. The 2021 snapshot does not show broad housing quality problems, but it does show that a notable minority of dwellings faced one or more issues.

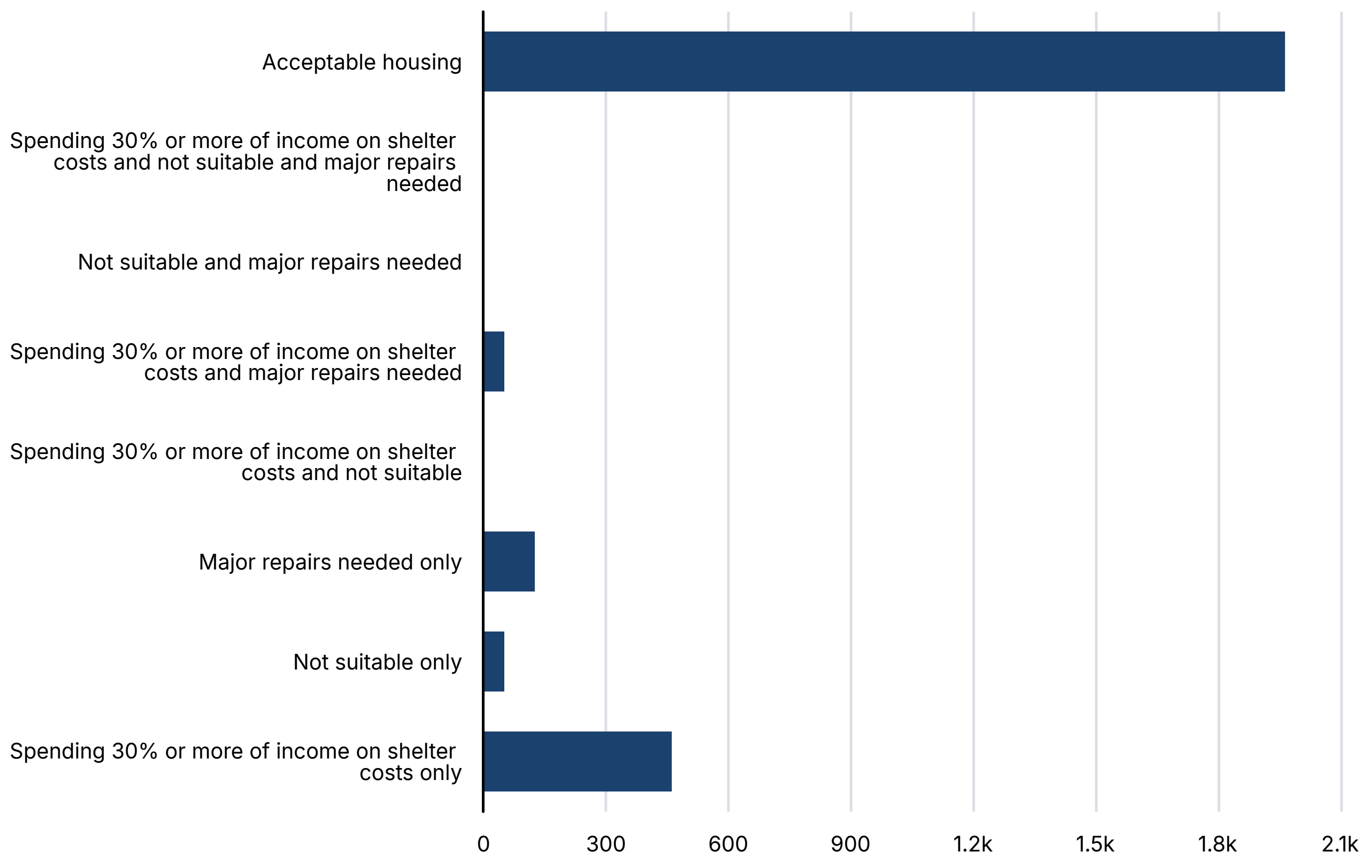


Figure 7.1: *Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Wainwright, 2021)*[1]

Condominium Status

Wainwright's occupied private dwellings were mostly not condominiums in 2021, with 2,410 such units, compared with 255 condominiums. Over five years, condominiums increased by 18.6%, faster than the 4.3% rise in non-condominium dwellings.

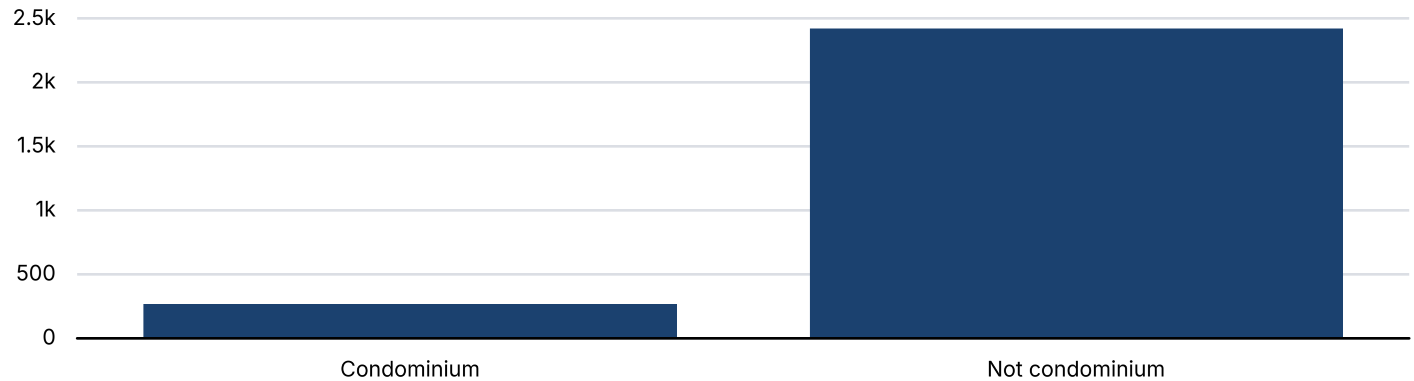


Figure 8.1: *Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Wainwright, 2021)*[1]

Wainwright's occupied private dwellings are mostly non-condominiums, and that pattern held in 2021. The non-condominium stock was 2,410 dwellings, compared with 255 condominiums, showing a housing mix that is strongly weighted toward non-condominium homes. The change over five years was modest for the larger group, with non-condominiums up 4.3% from 2016. Condominiums grew faster, rising 18.6% from 215 to 255 dwellings, but they still remained a much smaller part of the total housing stock.

In Wainwright's occupied private dwellings, the housing stock is dominated by non-condominiums. In 2021, there were 2,410 non-condominium dwellings compared with 255 condominiums, showing a clear tilt toward the non-condominium form. The mix also changed since 2016. Non-condominiums rose from 2,310 to 2,410, a 4.3% increase, while condominiums grew from 215 to 255, up 18.6%. Condominiums remain a smaller part of the stock, but they have grown faster than the larger non-condominium segment.

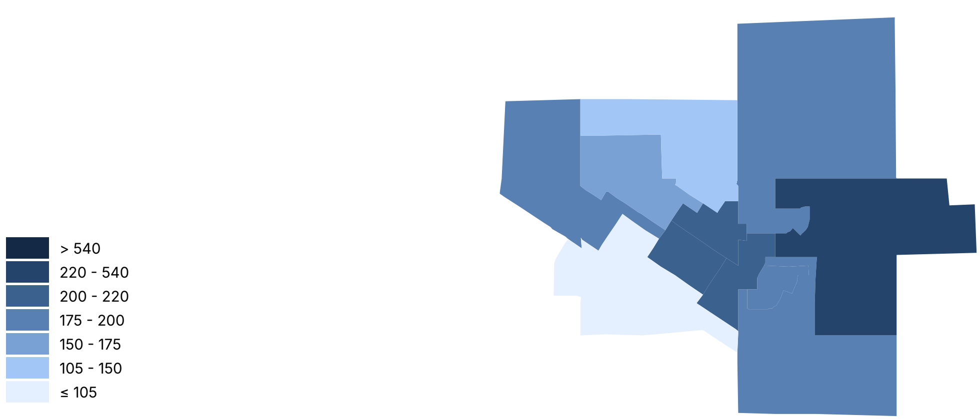


Figure 8.2: *Distribution of Largest Group: Condominium Status - Not condominium (Wainwright)*[1]

Housing Tenure

Owner households remained the largest tenure group in Wainwright, rising 5.1% to 1,870 in 2021. Renter households grew 6.0% to 790, while dwellings provided by the local government, First Nation or Indian band remained at zero.

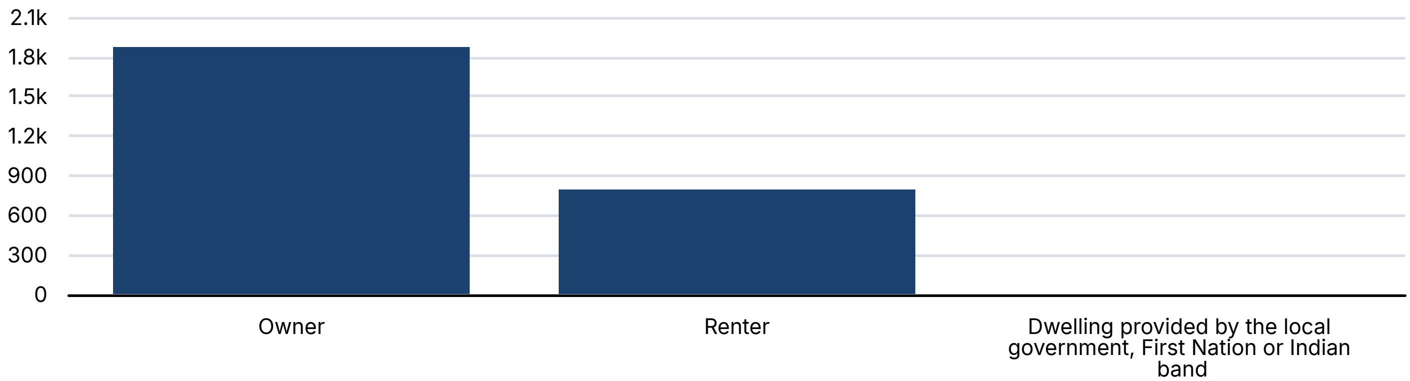


Figure 9.1: *Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Wainwright, 2021)*[1]

In 2021, Wainwright's housing tenure mix was led by owner households, with renting a smaller but growing share. The community remained strongly owner-oriented, and no households were recorded as living in dwellings provided by the local government, First Nation, or Indian band. There were 1,870 owner households and 790 renter households. Since 2016, owners rose from 1,780 (+5.1%) and renters from 745 (+6.0%), indicating stable ownership alongside modest rental growth.

In 2021, Wainwright's private households were weighted toward ownership, with 1,870 owner households compared with 790 renter households. That means owners made up about 70.3% of the tenure mix, while renters accounted for about 29.7%. Both groups grew from 2016 to 2021. Owner households rose 5.1%, and renter households increased 6.0%. Households provided by the local government, First Nation or Indian band remained at zero in both years. The pattern points to a stable, owner-heavy housing profile with modest growth on both sides.

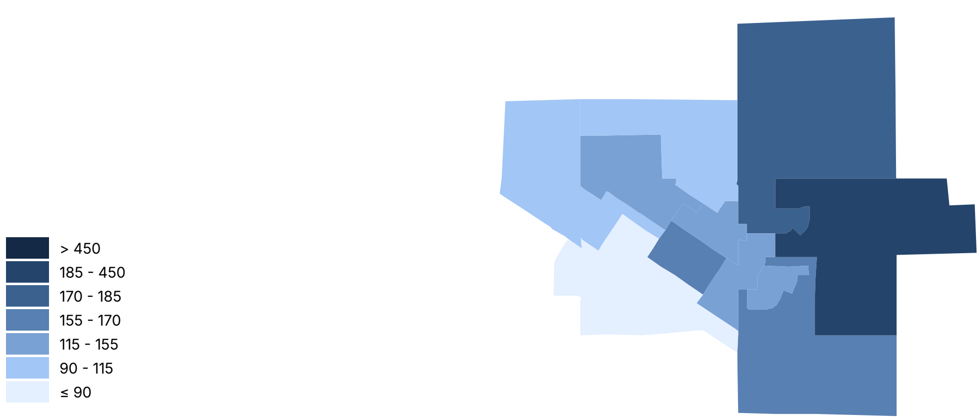


Figure 9.2: *Distribution of Largest Group: Housing Tenure - Owner (Wainwright)*[1]

Household Crowding

In 2021, Wainwright had 2,625 households with one person or fewer per room, up 4.6% from 2,510 in 2016. Households with more than one person per room doubled from 20 to 40, remaining much smaller.

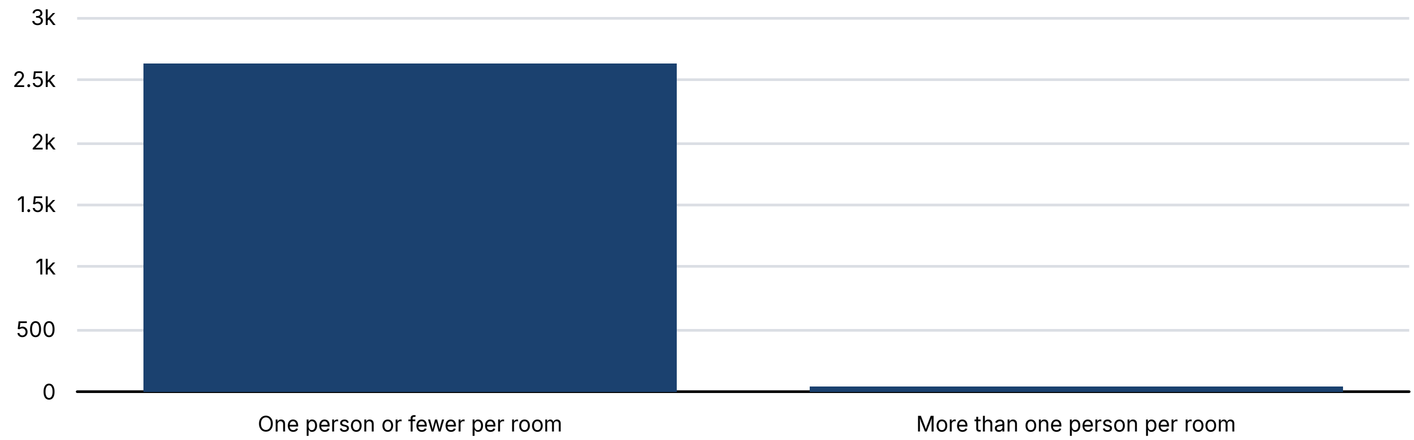


Figure 10.1: *Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Wainwright, 2021)*[1]

In 2021, household crowding in Wainwright was concentrated in the least crowded category. Private households with one person or fewer per room numbered 2,625, far above the 40 households with more than one person per room. That makes the distribution heavily weighted toward more spacious living arrangements. The longer-term shift also points upward. From 2016 to 2021, the one person or fewer per room group rose by 4.6%, while the more crowded group doubled, increasing by 100.0% from 20 to 40 households. Even with that sharp growth, the crowded category remained small in absolute terms. The pattern suggests that crowding was uncommon in Wainwright in 2021, though it did become more prevalent over the five-year period.

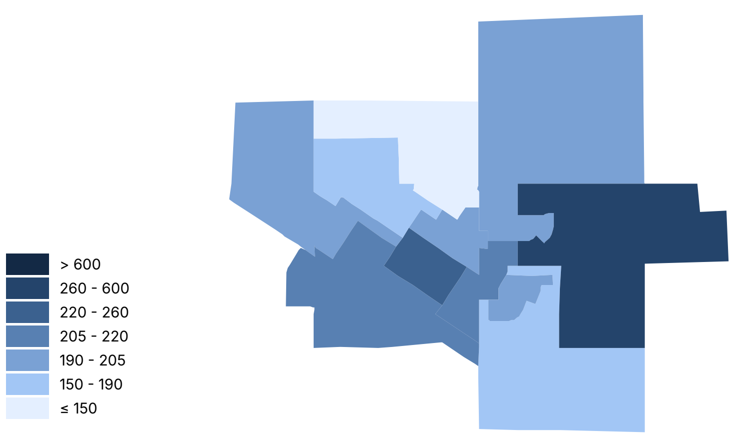


Figure 10.2: *Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Wainwright)*[1]

In 2021, most private households in Wainwright had one person or fewer per room, with 2,625 households in that category. A much smaller 40 households had more than one person per room, showing that crowding was limited relative to the total household base. Compared with 2016, the less crowded group rose from 2,510 to 2,625 households, while the more crowded group doubled from 20 to 40. The pattern points to only a small crowded segment, but one that increased over the five-year period.

Housing Suitability

In Wainwright, suitable households were the largest group in 2021 at 2,600, up 5.1% from 2,475 in 2016. Not suitable households numbered 65, rising 30.0% from 50, a faster increase than the suitable group.

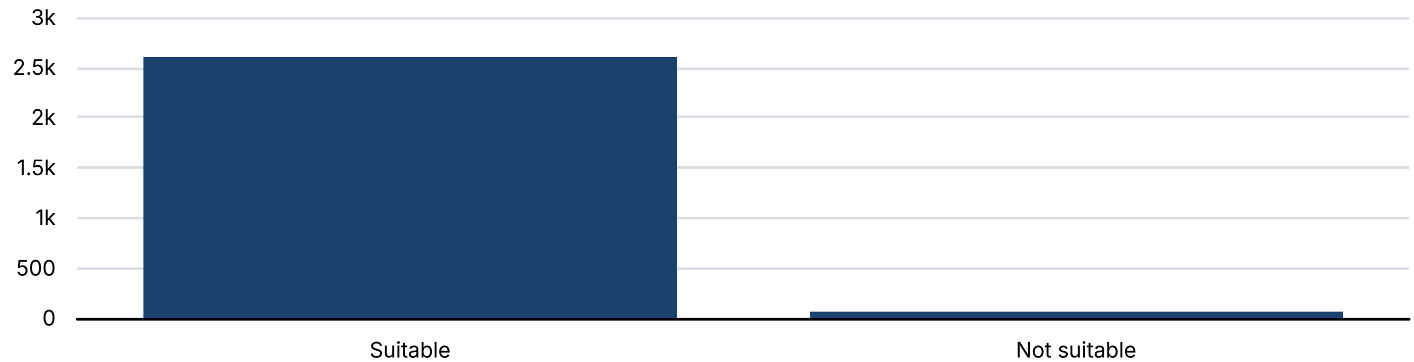


Figure 11.1: *Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Wainwright, 2021)*[1]

In Wainwright, most private households were in suitable housing in 2021, meaning their homes had enough bedrooms for the people living in them. The suitable group reached 2,600 households, while 65 households were not suitable. Compared with 2016, suitable households rose from 2,475 to 2,600, a 5.1% increase. The not suitable group increased from 50 to 65 households, a 30.0% gain, although it remained a small share of the total. The pattern points to a housing stock that largely matches household needs, with a modest rise in mismatch over the period.

Wainwright's housing suitability profile in 2021 is dominated by households living in suitable homes. There were 2,600 such households, compared with 65 households in not suitable housing. That leaves the not suitable group a very small share of private households in the area. Compared with 2016, suitable households rose by 5.1%, from 2,475, while not suitable households increased by 30.0%, from 50. The larger group still remains clearly suitable housing, but the faster growth in the smaller category suggests some widening pressure within a limited base.

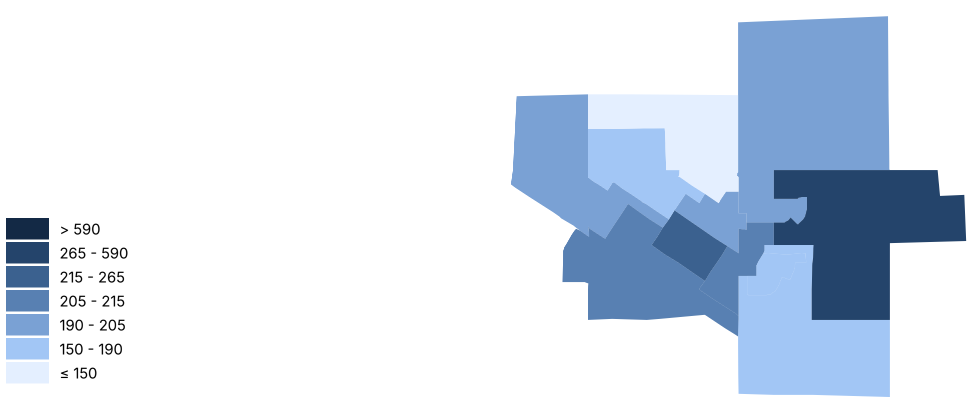


Figure 11.2: *Distribution of Largest Group: Housing Suitability - Suitable (Wainwright)*[1]

Shelter Cost Ratio

In Wainwright, households spending less than 30% of income on shelter costs remained the largest group in 2021 at 2,140, up 1.2% from 2,115 in 2016. Households spending 30% or more rose 28.4% to 520 from 405.

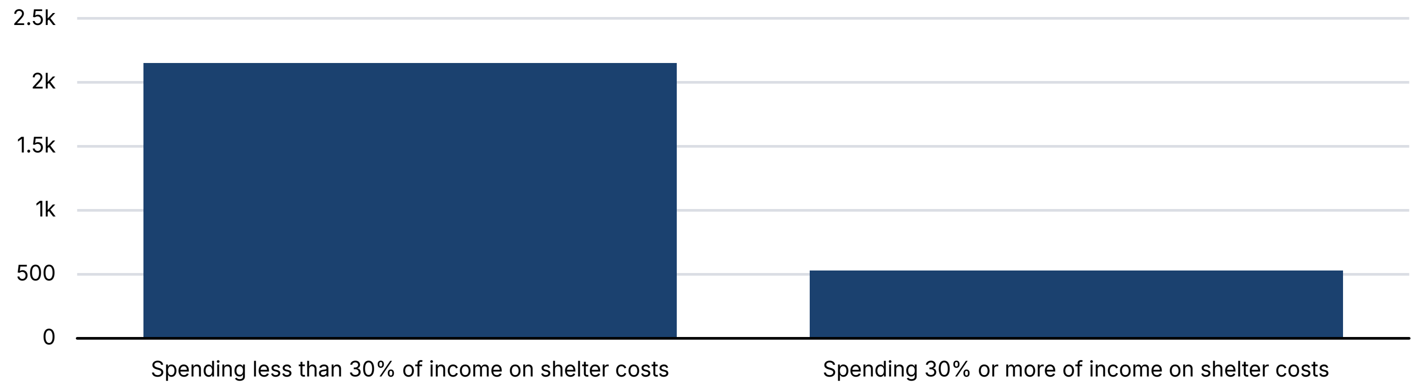


Figure 12.1: *Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Wainwright, 2021)*[1]

In Wainwright, shelter costs in 2021 were still concentrated among households spending less than 30% of income on housing, though the higher-cost group grew noticeably over five years. The lower-cost group included 2,140 households, while 520 households spent 30% or more of income on shelter, representing about 80.5% and 19.5% respectively. Compared with 2016, the lower-cost group rose slightly, from 2,115 to 2,140, while the higher-cost group increased from 405 to 520, signaling a modest rise in shelter-cost burden.

In 2021, Wainwright had 2,140 households spending less than 30% of income on shelter costs, making this the largest group. A smaller 520 households were spending 30% or more of income on shelter costs. Compared with 2016, the lower-cost group edged up by 1.18% while the higher-cost group rose by 28.4%. That shift suggests housing cost pressure was more visible in 2021 than five years earlier, even though most households still remained below the 30% threshold.

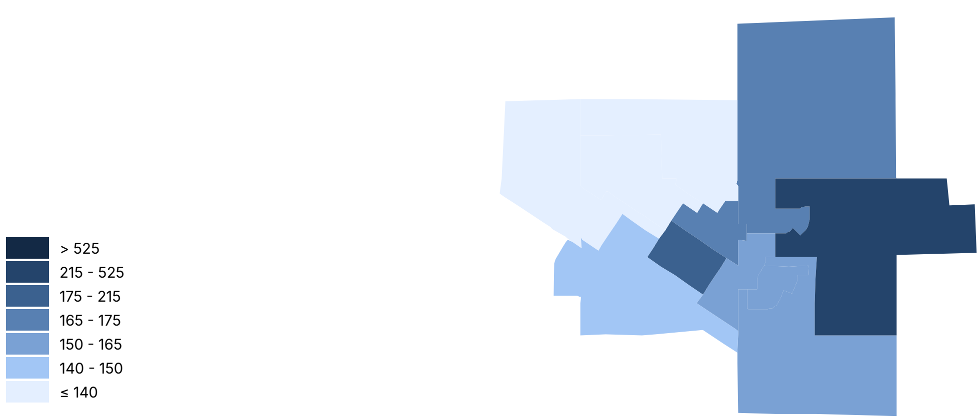


Figure 12.2: *Distribution of Largest Group: Shelter Cost Ratio - Spending less than 30% of income on shelter costs (Wainwright)*[1]

Core Housing Need

In 2021, Wainwright had 2,530 households not in core housing need and 105 in core need. Households outside core need outnumbered those in core need by about 24 to 1, showing most were not under housing stress.

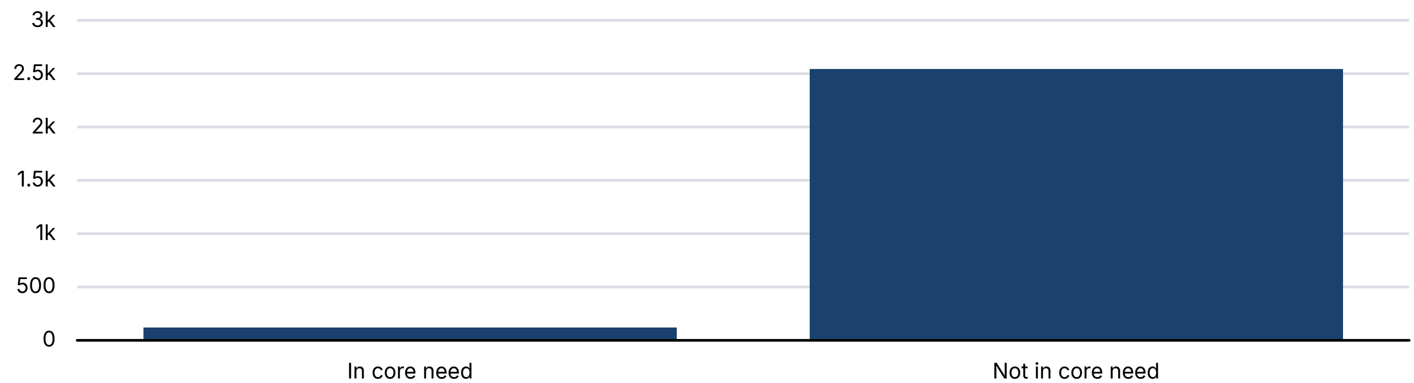


Figure 13.1: *Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Wainwright, 2021)*[1]

In 2021, Wainwright's housing picture was dominated by households not in core housing need. The largest group was 2,530 households not in core need, compared with 105 households in core need. Within the household universe, this means most residents were living in housing that was not considered unaffordable, unsuitable, or in need of major repairs. The wide gap between the two groups suggests relatively limited housing stress overall, although core housing need still affected a smaller segment of the community.

In Wainwright, most households were not in core housing need in 2021, suggesting comparatively limited housing stress within the measured universe. The largest group was 2,530 households not in core need, while 105 households were in core need. That puts the core-need group at about 4.0% of the total 2,635 households shown. The pattern is strongly concentrated on the not-in-need side, with only a small share facing housing conditions that were unaffordable, unsuitable, or in need of major repairs.

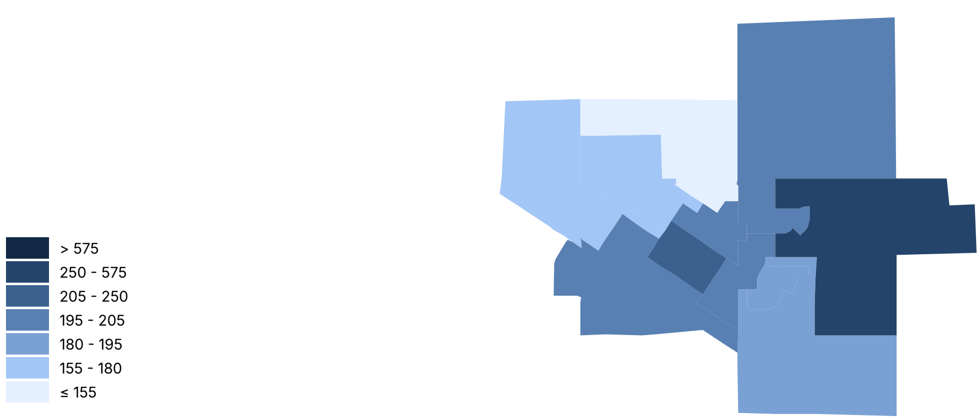


Figure 13.2: *Distribution of Largest Group: Core Housing Need - Not in core need (Wainwright)*[1]

Average Rooms per Dwelling

Wainwright's average rooms per dwelling was 6.8 in 2021, down 1.45% from 2016. The figure was unchanged at 6.9 in 2011 and 2016, then edged lower over the latest five-year period.

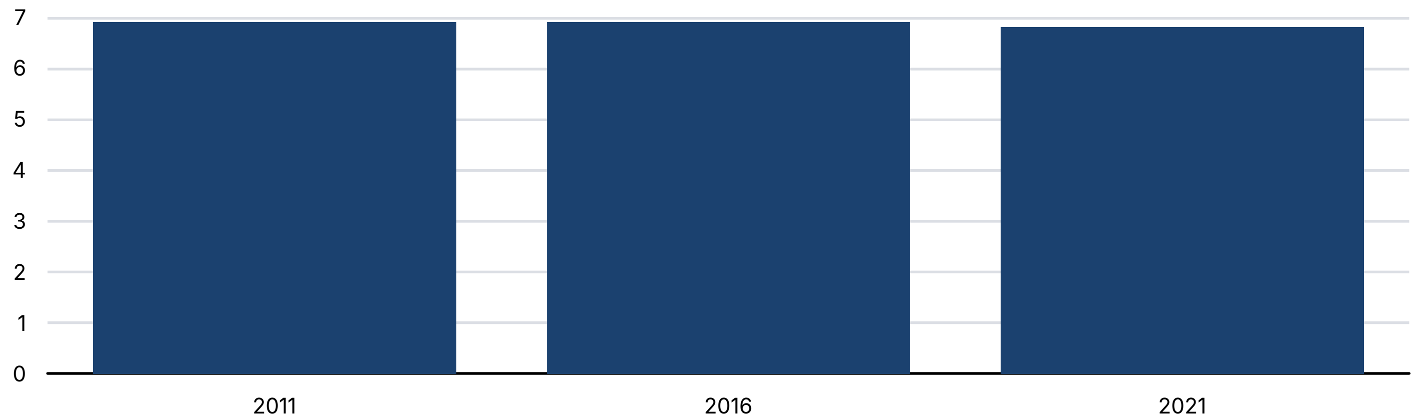


Figure 14.1: *Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Wainwright, 2011-2021)*[1]

Wainwright's occupied private dwellings had an average of 6.8 rooms in 2021. That was slightly below the 6.9-room average recorded in both 2011 and 2016, pointing to a small but clear easing in dwelling size over the decade. The 5-year change from 2016 to 2021 was -1.45%, while the earlier period was essentially flat. The pattern is one of stability followed by a modest decline. There is no sign of a sharp shift in the housing stock's average room count, only a gradual move away from the earlier level of 6.9 rooms. With the 2021 figure still close to that earlier benchmark, the change is limited in scale. For the topic of average rooms per dwelling, that suggests Wainwright's occupied housing remained broadly consistent in size over time, with only a slight reduction by 2021.

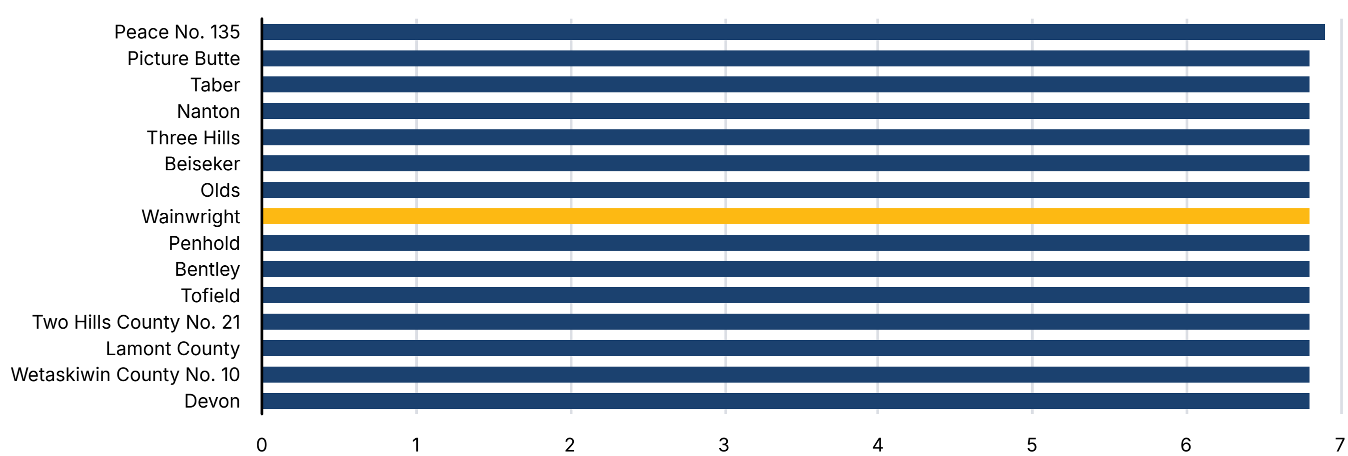


Figure 14.2: *Comparison of Average Rooms per Dwelling with other locations (Wainwright, 2021)*[1]

Owner Households with a Mortgage

In Wainwright, 69.1% of owner households had a mortgage in 2021, up from 67.4% in 2016 and 64.6% in 2011. The five-year increase of 2.5% was smaller than the 4.3% rise seen in the prior five-year period.

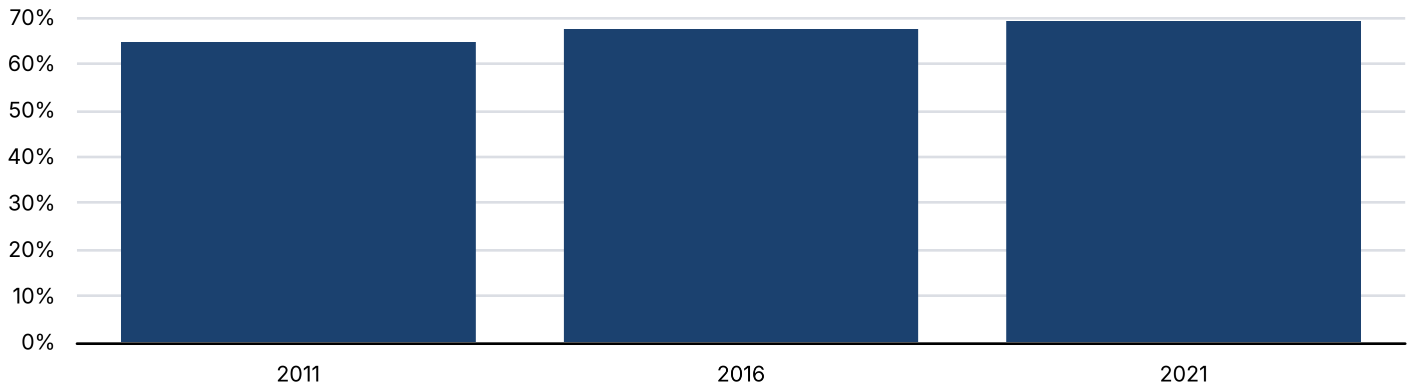


Figure 15.1: *Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Wainwright, 2011-2021)*[1]

In Wainwright, the share of owner households with a mortgage was 69.1% in 2021 among owner households in non-farm, non-reserve private dwellings. That makes mortgage holding the norm rather than the exception for local homeowners. The share has risen steadily across the available points. It was 64.6% in 2011, increased to 67.4% in 2016, and reached 69.1% in 2021. The 5-year change in the most recent period was 2.5 percentage points, pointing to continued growth, though at a slower pace than the 4.3-point increase recorded from 2011 to 2016. With no comparator series provided, the main story is the upward trend within Wainwright itself. The pattern suggests that a growing share of owner households were carrying housing debt over the decade, with the strongest shift occurring before 2016 and a more modest rise afterward. This is a straightforward sign of a market where mortgaged ownership remained wide-spread and became slightly more common over time.

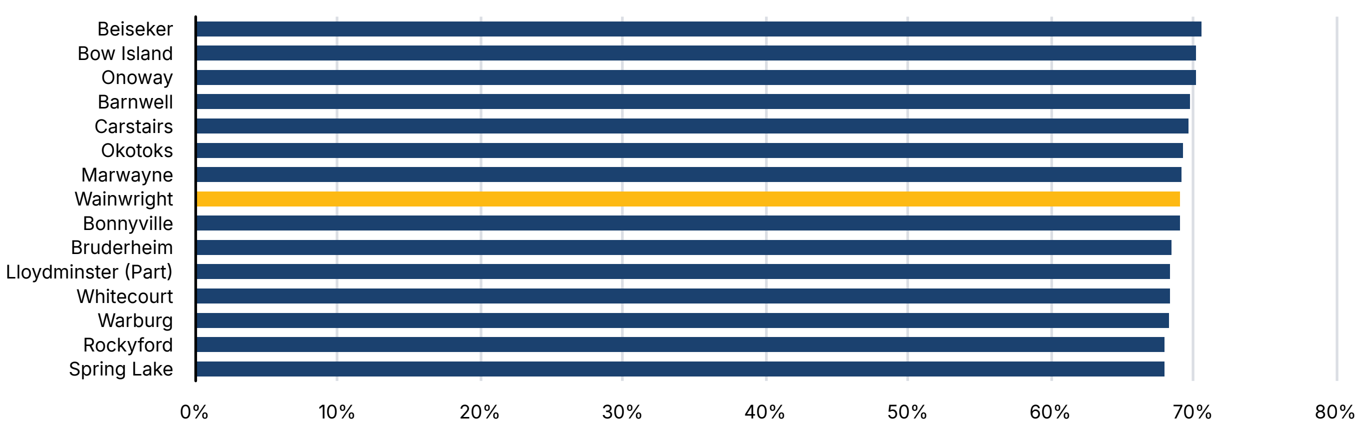


Figure 15.2: *Comparison of Owner Households with a Mortgage with other locations (Wainwright, 2021)*[1]

Households Spending 30%+ on Shelter

In Wainwright, renters had the higher share of households spending 30% or more of income on shelter costs in 2021, at 35.4%, compared with 12.8% for owners. Over five years, the renter share rose 13.83%, while the owner share increased 30.61% from 9.8% to 12.8%.

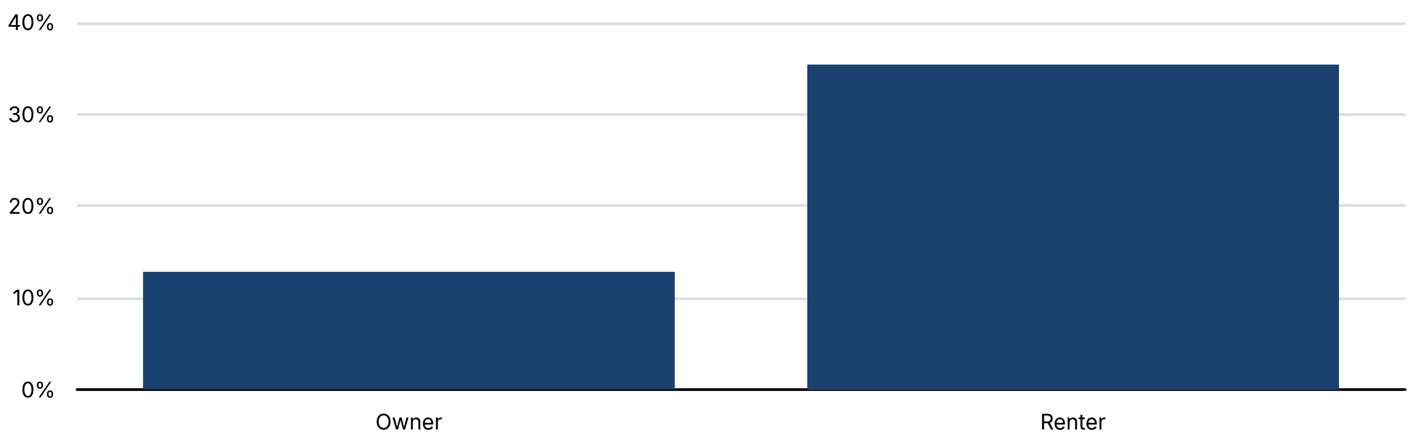
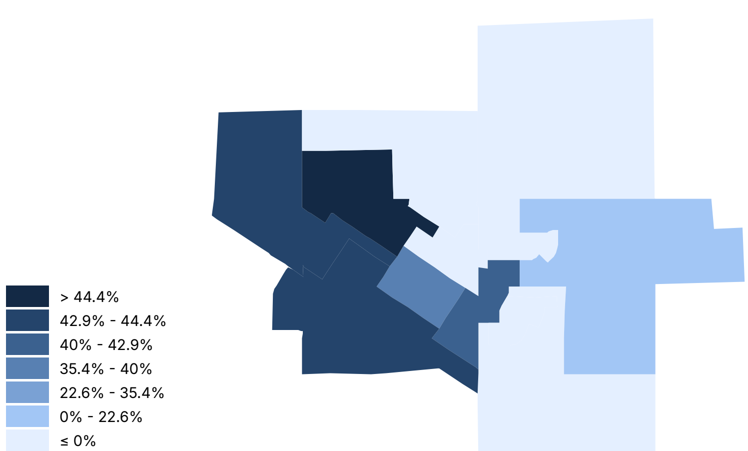


Figure 16.1: *Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Wainwright, 2021)*[1]

In Wainwright, housing affordability pressure in 2021 was much more pronounced among renters than owners. The share of renter households spending 30% or more of income on shelter costs was 35.4%, compared with 12.8% for owner households. Both groups moved upward from 2016 to 2021, but the pattern remained uneven. Renter households were already high at 31.1% in 2016 and rose by 13.8% over five years, while owner households increased from 9.8% to 12.8%, a 30.6% rise. The data show that shelter-cost burden was concentrated more heavily among renters, even as pressure widened for both tenure types.



In Wainwright, housing affordability pressure was much higher for renters than owners in 2021. Among owner households, 12.8% spent 30% or more of income on shelter costs, while the renter share was 35.4%. Both groups saw increases from 2016. Owners rose from 9.8% to 12.8%, a 30.6% increase, and renters climbed from 31.1% to 35.4%, up 13.8%. The gap stayed wide, showing that renters faced the heavier burden throughout the period.

Figure 16.2: *Distribution of Largest Group: Housing Tenure - Renter (Wainwright)*[1]

Core Housing Need by Tenure

In Wainwright, renters had a much higher rate of core housing need than owners in 2021. The renter rate was 9.7%, compared with 1.6% for owners, a gap of 8.1 percentage points.

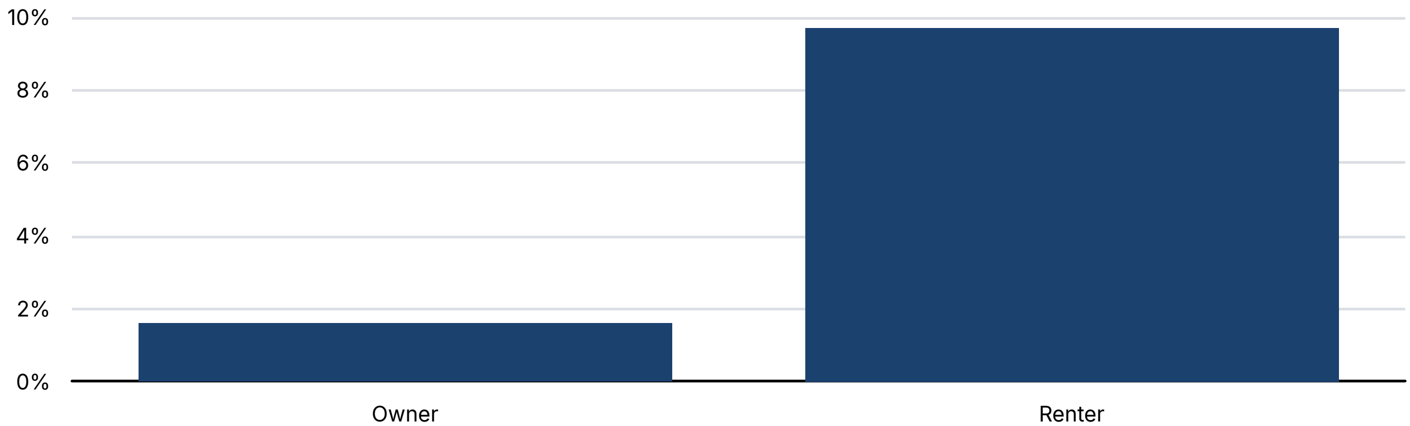


Figure 17.1: *Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Wainwright, 2021)*[1]

In Wainwright in 2021, core housing need was more common among renter households than owner households. Renters had a rate of 9.7%, compared with 1.6% for owners, making renters the largest group facing housing stress in this measure. The gap is wide enough to show a clear tenure difference within the local household population covered by the data. With no trend series provided, the main point is the contrast between tenure groups rather than change over time.

In Wainwright, core housing need in 2021 was more concentrated among renter households than owner households. Renters had a rate of 9.7%, while owners were at 1.6%, showing a clear gap between the two tenure groups. Within the resident households covered by the measure, renters face the higher housing stress and account for the largest share of need. The pattern points to tenure as the main dividing line in this topic, with the renter side carrying most of the pressure.

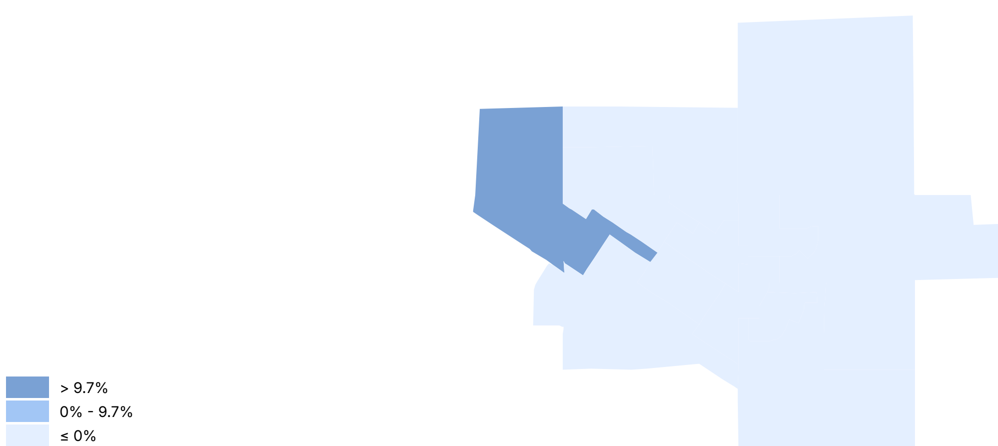


Figure 17.2: *Distribution of Largest Group: Housing Tenure - Renter (Wainwright)*[1]

Tenant Households in Subsidized Housing

In Wainwright, 13.8% of tenant households lived in subsidized housing in 2021, down from 17.4% in 2016 and 19.7% in 2011. The five-year change was -20.7%, showing a lower share over the period.

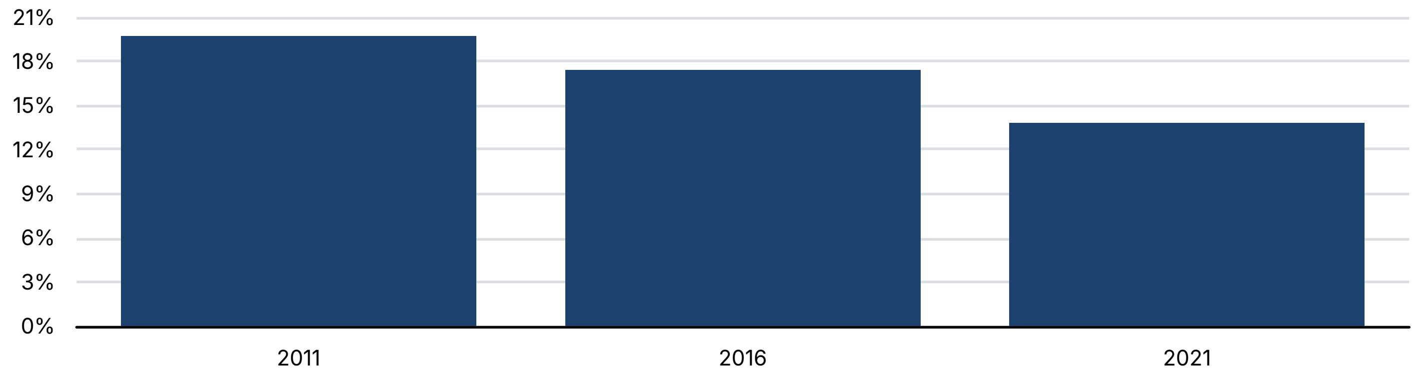


Figure 18.1: *Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Wainwright, 2011-2021)*[1]

In Wainwright, subsidized housing plays a noticeable but shrinking role for tenant households. In 2021, 13.8% of tenant households in non-farm, non-reserve private dwellings lived in subsidized housing. That share was lower than in earlier years, showing a clear downward trend rather than stability. The series moves from 19.7% in 2011 to 17.4% in 2016, then to 13.8% in 2021. The 5-year change recorded for the latest period is -20.69%, confirming a substantial recent decline. Taken together, the numbers point to a steady reduction over the decade, with the largest drop occurring in the most recent interval. This pattern suggests that subsidized housing accounted for a smaller portion of tenant households in 2021 than it did before, within the population being measured. Because the data is limited to shares and change over time, it does not show why the decline occurred or whether overall tenant demand changed. For this topic, Wainwright's story is one of decreasing reliance on subsidized housing among tenant households.

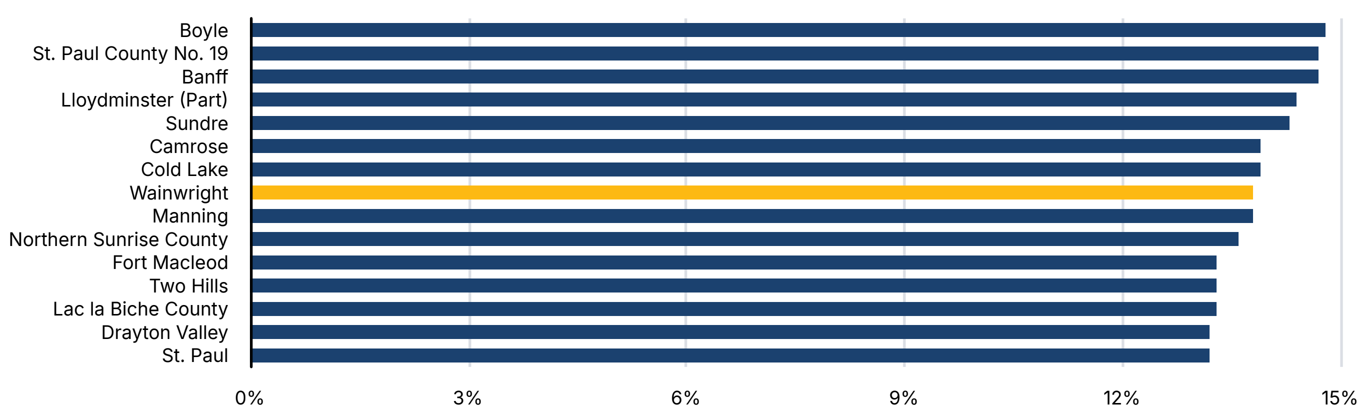


Figure 18.2: *Comparison of Tenant Households in Subsidized Housing with other locations (Wainwright, 2021)*[1]

Median Shelter Costs

In Wainwright, owner households had the highest median monthly shelter costs in 2021 at $1,360, up 14.6% from $1,187 in 2016. Renter households paid $1,100, up 4.5% from $1,053, leaving owners $260 higher than renters.

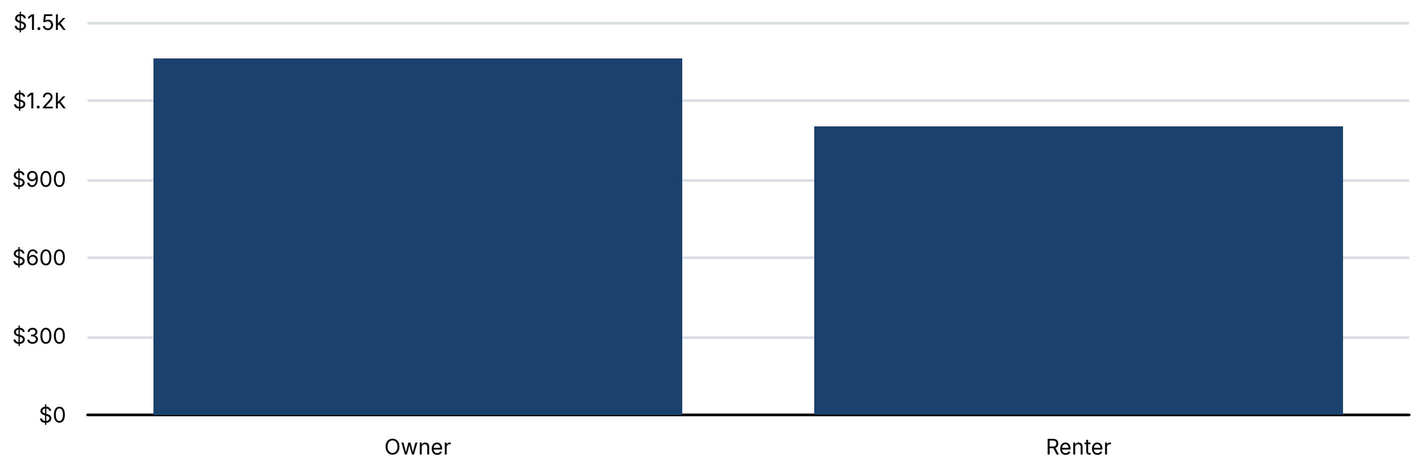
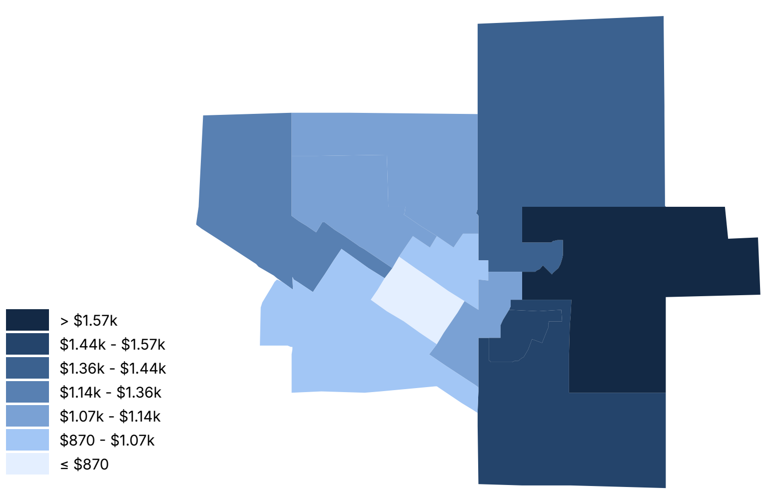


Figure 19.1: *Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Wainwright, 2021)*[1]

In Wainwright, median monthly shelter costs in 2021 were higher for owner households than for renters, reflecting the main pattern in the data. Owners paid $1,360 per month, while renters paid $1,100. Both tenure groups were above their 2016 levels, but the increase was larger for owners, up 14.6% from $1,187, compared with a 4.5% rise for renters from $1,053. That leaves the owner-renter gap wider in 2021 than it was five years earlier. The figures suggest shelter costs moved upward across both tenure types, with owner households seeing the sharper increase.



In Wainwright, median monthly shelter costs in 2021 were higher for owner households than for renters. Owners paid $1,360 a month, while renters paid $1,100. Compared with 2016, owner costs rose 14.6% from $1,187, and renter costs increased 4.5% from $1,053. The gap suggests that housing costs are rising for both tenure types, but more quickly for owners. Within the available data, owners face the higher shelter burden, and their costs also show the stronger five-year increase.

Figure 19.2: *Distribution of Largest Group: Housing Tenure - Owner (Wainwright)*[1]

Average Shelter Costs

Wainwright's owner households had the highest average monthly shelter costs in 2021 at $1,332, up 13.9% from $1,169 in 2016. Renter costs were lower at $1,138, rising 4.3% from $1,091 over the same period.

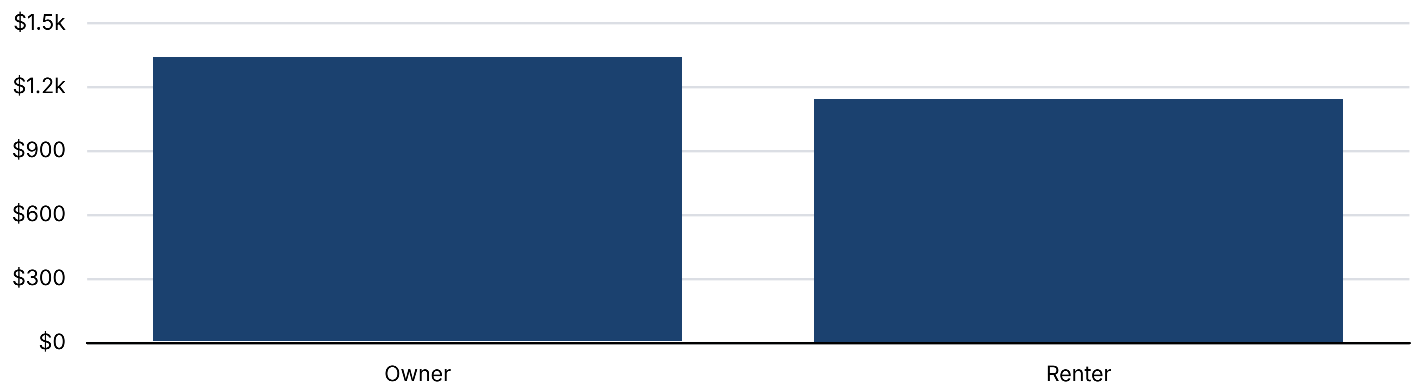


Figure 20.1: *Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Wainwright, 2021)*[1]

In Wainwright, average monthly shelter costs were higher for owners than renters in both 2016 and 2021. Owner households paid $1,169 in 2016 and $1,332 in 2021, while renter households paid $1,091 and $1,138. The owner figure rose by 13.9% over five years, compared with a 4.3% increase for renters. That gap widened as owner costs increased faster than renter costs, making tenure the main pattern in the data. The 2021 figures show a clear split in housing expense by household type.

In Wainwright, average monthly shelter costs for households were higher for owners than renters in 2021, and both tenure groups had risen since 2016. Owner costs were $1,332 a month, while renter costs were $1,138. The owner figure was up 13.9% over five years from $1,169, compared with a 4.3% increase for renters from $1,091. That wider increase for owners kept the gap between the two groups fairly clear. The pattern points to housing expenses that are moving upward for both tenures, with owner households experiencing the faster growth.

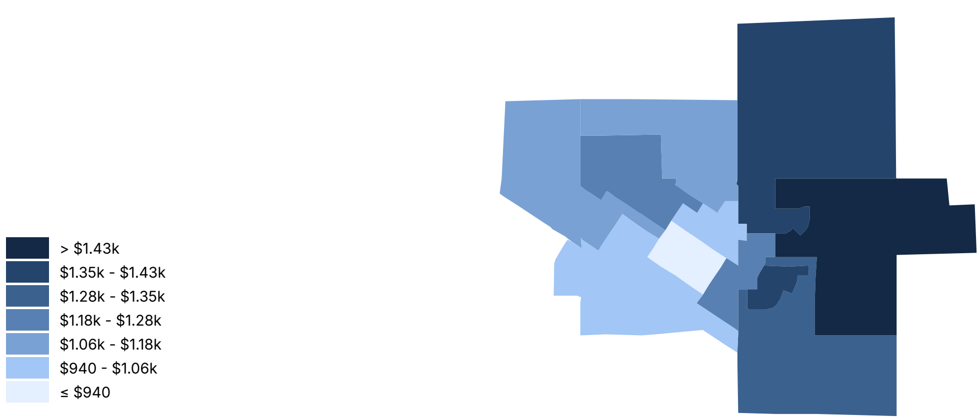


Figure 20.2: *Distribution of Largest Group: Housing Tenure - Owner (Wainwright)*[1]

Median Dwelling Value

Wainwright's median dwelling value reached $276,000 in 2021, up 2.6% from 2016 and 10.3% from 2011. The value rose from $250,253 in 2011 to $269,134 in 2016, then to $276,000 in 2021.

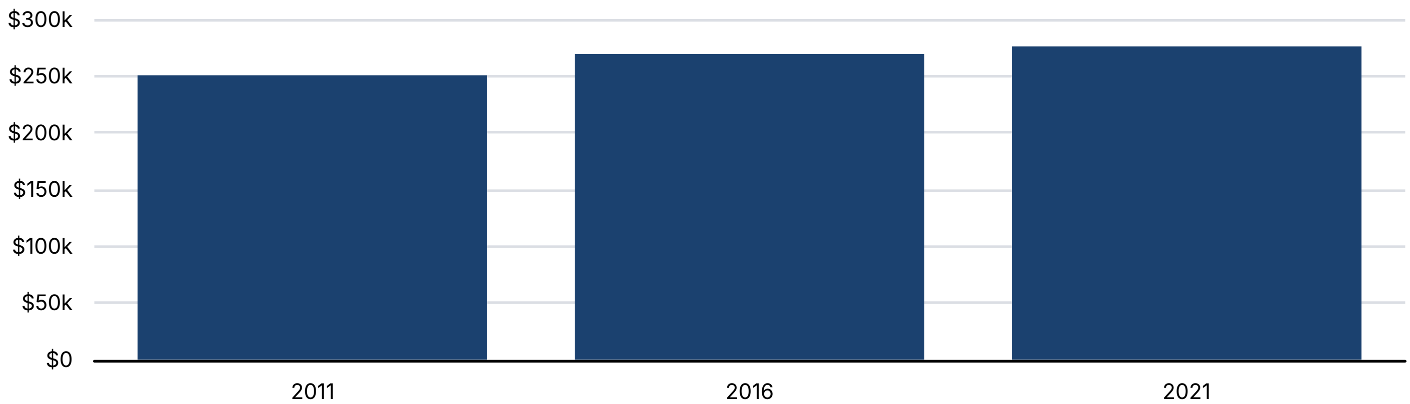


Figure 21.1: *Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Wainwright, 2011-2021)*[1]

Wainwright's median dwelling value stood at $276,000 in 2021, placing the local ownership housing market in a fairly moderate price range. The main story is gradual appreciation rather than sharp movement. Values rose from $250,253 in 2011 to $269,134 in 2016, then reached $276,000 by 2021. That means the median value increased by 7.5% over the first five-year period and by another 2.6% over the next five years. The slower pace in the most recent period suggests the market continued to edge upward, but with less momentum than earlier in the decade. The pattern is steady rather than volatile, with no sign of a large jump or decline in the figures provided. For households in non-farm, non-reserve private dwellings, this points to a housing market that has become modestly more expensive over time while remaining relatively stable.

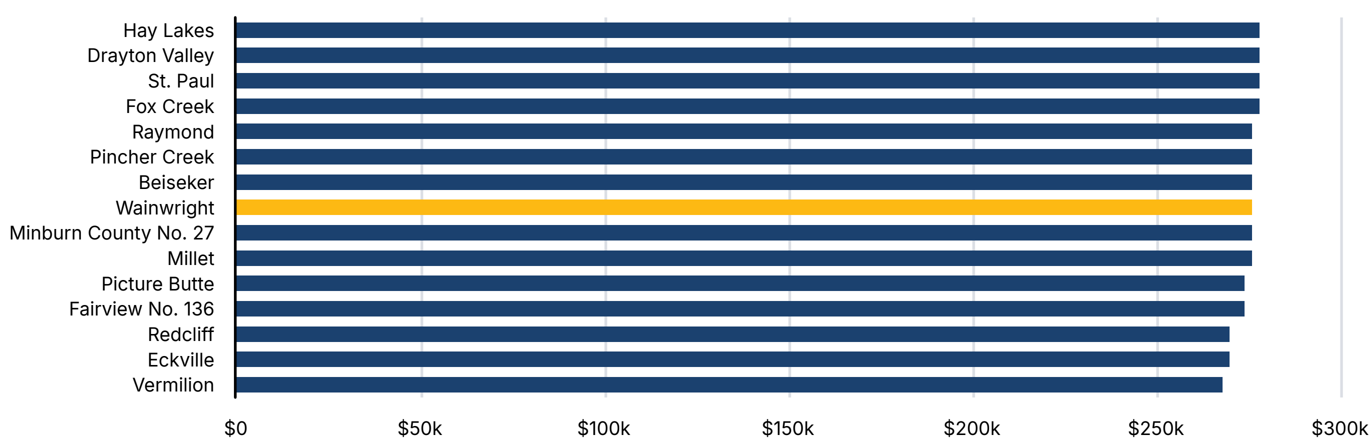


Figure 21.2: *Comparison of Median Dwelling Value with other locations (Wainwright, 2021)*[1]

Data Sources

1. Statistics Canada, Census Profile. Published in Dec 15, 2022.