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## Simcoe County 2021 Census Data Housing

### Introduction

In Canada, the Census of Population (Census) is completed every 5 years. The Census provides detailed information about the population and dwellings/households in Canada. The 2021 Census day was May 11, 2021 and provides a snapshot of Canadian society at that point in time.

Small changes are made to the Census each cycle. Changes to the 2021 Census included a new question on Canadian military experience; a modified question on sex at birth and a new question on gender; updates to ethnic or cultural origins; new labour questions addressing underemployment; updated terminology related to Indigenous peoples; and new questions on membership within a Métis organization or settlement, and enrollment under an Inuit land claims agreement (Statistics Canada, 2022).

All households in Canada complete the short form census questions and 25% of households complete the additional long form census questions. The long form gathers additional detail, which is later mathematically applied to represent the whole population. Where possible, information is pulled from administrative databases such as personal income tax and benefit data from the Canada Revenue Agency (CRA) and immigration information from Immigration, Refugees and Citizenship Canada (IRCC). The purpose of obtaining data from administrative sources is to reduce response burden and increase data quality. The 2021 Census methodology and data was impacted by the COVID-19 pandemic. Topics impacted by the COVID-19 pandemic include information on employment, education, commuting and expenditures. Additional information about COVID-19 impacts on the Census can be found on the [Statistics Canada website](#) (Statistics Canada, 2022).



The response rate for the 2021 Census nationally was 98.0%. In 2021, 84.1% of Census forms were submitted online, up from 68.3% in 2016.

Statistics Canada uses a method called random rounding to ensure confidentiality. This means the values, including totals released are randomly rounded either up or down to a multiple of '5' or '10'. As a result, when this data is summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

The data presented in this report includes information for those residing in private dwellings and information from the long form questionnaire (25% sample data). Private dwelling refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons. This excludes those residing in collective dwellings such as long-term care homes, hospitals, etc.



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## Summary

- In Simcoe County in 2021, 22.0% of private households were renters.
  - Orillia had the largest percentage of renter households (38.8%), followed by Midland (34.4%) and Barrie (32.3%).
  - The number of renter households in Simcoe County increased 15.1% between 2016 and 2021.
  - Innisfil (45.2%), Wasaga Beach (33.5%) and Christian Island 30 (25.0%) had the largest percent increase in the number of renter households between 2016 and 2021.
  - Over half (60.8%) of renter households in Simcoe County in 2021 were living in single-detached houses, semi-detached houses, row houses, apartments or flats in a duplex, other single-attached houses or movable dwellings. These types of housing can be thought of as secondary rental market, buildings not purpose-built for rental.
- In Simcoe County in 2021, 8.3% of occupied private dwellings were condominiums. The number of condominiums increased 26.2% from 13,260 units in 2016 to 16,735 units in 2021.
  - Collingwood had the largest percentage of occupied private dwellings which were condominiums (24.6%), followed by New Tecumseth (14.7%) and Barrie (11.6%).
  - Between 2016 and 2021, Oro-Medonte had the largest increase in number of condominiums (218.8%), followed by Innisfil (188.2%) and Springwater (122.2%).
- In 2021 in Simcoe County, 0.3% of occupied private dwellings were classified as bachelors (no bedrooms), 6.9% had 1 bedroom, 18.6% had 2 bedrooms, 40.3% had 3 bedrooms and 33.6% had 4 or more bedrooms.
  - Orillia (13.5%), Penetanguishene (12.2%) and Midland (10.6%) had the largest percentage of 1 bedroom occupied private dwellings compared to the other municipalities.
  - Springwater (50.3%), Bradford West Gwillimbury (47.0%) and Adjala-Tosorontio (41.3%) had the largest percentage of 4 or more bedroom occupied private dwellings compared to the other municipalities.
- Approximately 17,885 or 8.8% of occupied private dwellings in Simcoe County were built between 2016 and 2021.
  - New Tecumseth (17.9%), Bradford West Gwillimbury (14.7%) and Collingwood (13.0%) were the local municipalities with the largest percentage of occupied private dwellings built between 2016 and 2021.
- In 2021, 44.7% of occupied private dwellings in Simcoe County were maintained by one person, 50.0% were maintained by two people and 5.3% were maintained by three or more persons.
  - The number of occupied private dwellings in Simcoe County maintained by three or more people increased 153.9% between 2016 and 2021, from 4,230 in 2016 to 6,510 in 2021.
- Statistics Canada defines the primary household maintainer as the first person in the household who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. The order does not necessarily correspond to the proportion of household payments made by the person.
  - The largest percentage of primary household maintainers in Simcoe County in 2021 were 55 to 64 years of age (22.3%), followed by 45-54 years of age (18.1%) and 65 to 74 years of age (17.2%).
  - In 2021, Wasaga Beach (48.0%), Collingwood (41.8%) and Tiny (41.2%) were the

- local municipalities with the largest percentage of primary household maintainers 65 years and over compared to other local municipalities.
- Adequacy, suitability and affordability are the three housing indicators of core housing need. In Simcoe County in 2021, approximately 29.0% or 58,780 occupied private dwellings fell below at least one of the three indicators.
    - Approximately 5.2% or 10,560 occupied private dwellings were inadequate, meaning in need of major household repairs and 22.8% or 45,865 were unaffordable, defined as spending 30% or more of income on shelter cost.
    - Christian Island 30 (25.0%), Chippewas of Rama First Nation (9.3%) and Midland (8.0%) were the municipalities with the largest percentage of households living in inadequate dwellings.
    - Approximately 3.5% or 7,095 occupied private dwellings were not suitable, meaning there are not enough bedrooms for the size and composition of the household using the National Occupancy Standard (NOS).
    - Christian Island 30 (13.6%), Chippewas of Rama First Nation (6.7%) and Bradford West Gwillimbury (5.3%) had the largest percentage of households living in not suitable conditions compared to the other municipalities.
    - Barrie (26.8%), Bradford West Gwillimbury (26.7%) and Orillia (26.7%) were the local municipalities with the largest percentage of households living in unaffordable dwellings.
  - A household in core housing need is one whose dwelling is considered not suitable, inadequate or unaffordable and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).
    - Overall, the number of households in core housing need decreased 18.4% in Simcoe County between 2016 and 2021. In 2016, 23,905 households, a rate of 13.6 were in core housing need compared to 19,495 households, a rate of 9.9 in 2021.
    - Overall, in Simcoe County in 2021, renter households were 4.2 times more likely to be in core housing need compared to owner households (5.9% vs 24.5%).
    - Penetanguishene (29.5%), New Tecumseth (29.4%) and Springwater (28.9%) were the local municipalities with the largest percentage of renter households in core housing need.
    - Bradford West Gwillimbury (8.2%), New Tecumseth (8.2%) and Innisfil (7.4%) were the local municipalities with the largest percentage of owner households in core housing need.
  - In Simcoe County in 2021, 62.6% of non-farm, non-reserve owner households had a mortgage.
    - Tiny (48.6%), Ramara (50.5%) and Wasaga Beach (51.1%) were the local municipalities with the smallest percentage of owner households with a mortgage.
  - Approximately 11.3% of non-farm, non-reserve renter households were subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.
    - Midland (20.8%), Penetanguishene (20.2%) and Essa (15.3%) were the local municipalities with the largest percentage of non-farm, non-reserve subsidized renter households.
  - A larger percentage of renter households spent 30% or more of their income on shelter cost compared to owner households across all local municipalities in Simcoe County.
    - Collingwood (47.9%), Orillia (44.9%) and Wasaga Beach (43.9%) were the local

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- municipalities with the largest percentage of renter households spending 30% or more of their income on shelter cost.
- Bradford West Gwillimbury (25.4%), Innisfil (21.5%) and New Tecumseth (19.7%) were the local municipalities with the largest percentage of owner households spending 30% or more of their income on shelter cost.
  - In Simcoe County in 2021, the median monthly shelter cost was \$1,500 for owner dwellings and \$1,370 for renter dwellings. Note subsidized renter households are included in the renter dwelling data.
    - Between 2016 and 2021, the median shelter cost for renter dwellings increased 26.6% in Simcoe County, while owner dwellings increased 11.8%.
    - The percent change between 2016 and 2021 in median shelter cost of renter dwellings was the largest in Innisfil (35.2%), New Tecumseth (35.2%) and Collingwood (30.1%).
    - New Tecumseth (23.7%), Bradford West Gwillimbury (19.9%) and Essa (18.7%) were the local municipalities with the largest percent increase between 2016 and 2021 in median shelter cost of owner dwellings.
  - In 2021, the average owner estimated value of dwellings in Simcoe County was \$752,000 and the median was \$700,000.
    - The local municipalities with the largest owner estimated average value of dwellings were Adjala-Tosorontio (\$959,000), followed by Bradford West Gwillimbury (\$950,000) and Springwater (\$941,000).





## Tenure

In Simcoe County in 2021, 22.0% of private households were renters. The percentage of renter households in 2021 varied by local municipality. Orillia had the largest percentage of renter households (38.8%), followed by Midland (34.4%) and Barrie (32.3%). Based on numbers Barrie had the largest number of renter households (17,880), followed by Orillia (5,595) and Collingwood (3,040). Approximately 230 households in Simcoe County in 2021 were provided by the local government, First Nation or Indian band. Of households living in a dwelling provided by local government, First Nation or Indian band, 8.7% spent more than 30% of their income on shelter cost. The median monthly shelter cost for dwellings provided by local government, First Nation or Indian band was \$588. **Note:** Shelter costs include, where applicable, rent, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services.

Tenure of Private Households in Simcoe County and Local Municipalities, 2021 - 25% Sample Data							
	Owner		Renter		Other*		Total private households
	#	%	#	%	#	%	#
Adjala-Tosorontio	3,565	93.0%	270	7.0%			3,835
Barrie	37,435	67.7%	17,880	32.3%			55,315
Bradford West Gwillimbury	11,200	83.5%	2,215	16.5%			13,415
Chippewas of Rama First Nation**	200	53.3%	30	8.0%	145	38.7%	375
Christian Island 30***	115	52.3%	25	11.4%	85	38.6%	220
Clearview	4,750	85.3%	820	14.7%			5,570
Collingwood	8,130	72.8%	3,040	27.2%			11,170
Essa	6,410	80.6%	1,540	19.4%			7,950
Innisfil	13,460	85.7%	2,250	14.3%			15,705
Midland	5,155	65.7%	2,695	34.4%			7,845
New Tecumseth	13,300	83.9%	2,555	16.1%			15,850
Orillia	8,825	61.2%	5,595	38.8%			14,425
Oro-Medonte	8,150	94.4%	485	5.6%			8,635
Penetanguishene	3,015	75.8%	965	24.3%			3,975
Ramara	4,020	91.2%	385	8.7%			4,410
Severn	5,220	89.9%	585	10.1%			5,805
Springwater	6,735	89.6%	775	10.3%			7,515
Tay	4,100	90.4%	435	9.6%			4,535
Tiny	5,015	92.3%	420	7.7%			5,435
Wasaga Beach	9,235	85.4%	1,575	14.6%			10,810
<b>Simcoe County</b>	<b>158,045</b>	<b>77.9%</b>	<b>44,550</b>	<b>22.0%</b>	<b>230</b>	<b>0.1%</b>	<b>202,825</b>

**Note:** \*Other represents dwellings provided by the local government, First Nation or Indian band.

\*\* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*\*Data for Christian Island 30A was not available.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



The number of renter households in Simcoe County increased 15.1% between 2016 and 2021. Innisfil (45.2%), Wasaga Beach (33.5%) and Christian Island 30 (25.0%) had the largest percent increase in the number of renter households between 2016 and 2021.

Renter Households in Simcoe County and Local Municipalities, 2016-2021 - 25% Sample Data						
	2016		2021		Change 2016-2021	
	#	%	#	%	#	%
Adjala-Tosorontio	280	7.3%	270	7.0%	-10	-3.6%
Barrie	15,135	28.8%	17,880	32.3%	2,745	18.1%
Bradford West Gwillimbury	2,005	17.3%	2,215	16.5%	210	10.5%
Chippewas of Rama First Nation*	50	14.3%	30	8.0%	-20	-40.0%
Christian Island 30**	20	9.3%	25	11.4%	5	25.0%
Clearview	695	13.0%	820	14.7%	125	18.0%
Collingwood	2,510	26.3%	3,040	27.2%	530	21.1%
Essa	1,390	19.4%	1,540	19.4%	150	10.8%
Innisfil	1,550	11.6%	2,250	14.3%	700	45.2%
Midland	2,520	34.2%	2,695	34.4%	175	6.9%
New Tecumseth	2,125	16.5%	2,555	16.1%	430	20.2%
Orillia	5,110	37.9%	5,595	38.8%	485	9.5%
Oro-Medonte	500	6.3%	485	5.6%	-15	-3.0%
Penetanguishene	1,090	29.6%	965	24.3%	-125	-11.5%
Ramara	390	9.7%	385	8.7%	-5	-1.3%
Severn	620	11.4%	585	10.1%	-35	-5.6%
Springwater	650	9.7%	775	10.3%	125	19.2%
Tay	475	11.5%	435	9.6%	-40	-8.4%
Tiny	395	8.1%	420	7.7%	25	6.3%
Wasaga Beach	1,180	13.1%	1,575	14.6%	395	33.5%
<b>Simcoe County</b>	<b>38,705</b>	<b>21.1%</b>	<b>44,550</b>	<b>22.0%</b>	<b>5,845</b>	<b>15.1%</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.



Over half (60.8%) of renter households in Simcoe County in 2021 were living in single-detached houses, semi-detached houses, row houses, apartments or flats in a duplex, other single-attached houses or movable dwellings. These types of housing can be thought of as secondary rental market, buildings not purpose-built for rental.

Structural Type of Occupied Private Dwellings in Simcoe County by Tenure, 2021 - 25% Sample Data								
	Owner		Renter		Other*		Total	
	#	%	#	%	#	%	#	%
Single-detached house	133,125	84.2%	14,845	<b>33.3%</b>	170	73.9%	148,145	73.0%
Semi-detached house	4,945	3.1%	2,505	<b>5.6%</b>	30	13.0%	7,475	3.7%
Row house	9,615	6.1%	4,895	<b>11.0%</b>	20	8.7%	14,525	7.2%
Apartment in a building that has fewer than five storeys	4,140	2.6%	12,710	28.5%	-	4.3%	16,860	8.3%
Apartment or flat in a duplex	3,430	2.2%	4,535	<b>10.2%</b>	0	0.0%	7,965	3.9%
Apartment in a building that has five or more storeys	1,995	1.3%	4,755	10.7%	0	0.0%	6,750	3.3%
Other single-attached house	170	0.1%	230	<b>0.5%</b>	0	0.0%	400	0.2%
Movable dwelling	630	0.4%	75	<b>0.2%</b>	0	0.0%	705	0.3%
<b>Total occupied private dwellings</b>	<b>158,045</b>	<b>100%</b>	<b>44,545</b>	<b>100%</b>	<b>230</b>	<b>100%</b>	<b>202,825</b>	<b>100%</b>

**Note:** \* Other represents dwelling provided by the local government, First Nation or Indian band  
- Value is less than 20, so data is suppressed.

**Source:** Statistics Canada. Table 98-10-0232-01 Age of primary household maintainer by tenure: Canada, provinces and territories, census divisions and census subdivisions





## Condominium Status

In Simcoe County in 2021, 8.3% of occupied private dwellings were condominiums. The number of condominiums increased 26.2% from 13,260 in 2016 to 16,735 in 2021. In 2021, Collingwood had the largest percentage of occupied private dwellings which were condominiums (24.6%), followed by New Tecumseth (14.7%) and Barrie (11.6%). Between 2016 and 2021, Oro-Medonte had the largest increase in number of condominiums (218.8%), followed by Innisfil (188.2%) and Springwater (122.2%).

Occupied Private Dwellings by Condominium Status in Simcoe County and Local Municipalities, 2021 - 25% Sample Data						
	Condominium 2016		Condominium 2021		Change 2016-2021	
	#	%	#	%	#	%
Adjala-Tosorontio	0	0.0%	0	0.0%	0	
Barrie	5,235	10.0%	6,400	11.6%	1,165	22.3%
Bradford West Gwillimbury	270	2.3%	390	2.9%	120	44.4%
Chippewas of Rama First Nation*	20	5.7%	0	0.0%	-20	-100.0%
Christian Island 30**	0	0.0%	0	0.0%	0	
Clearview	135	2.5%	120	2.2%	-15	-11.1%
Collingwood	2,195	23.0%	2,750	24.6%	555	25.3%
Essa	50	0.7%	70	0.9%	20	40.0%
Innisfil	170	1.3%	490	3.1%	320	188.2%
Midland	355	4.8%	440	5.6%	85	23.9%
New Tecumseth	1,800	13.9%	2,335	14.7%	535	29.7%
Orillia	1,330	9.9%	1,610	11.2%	280	21.1%
Oro-Medonte	80	1.0%	255	3.0%	175	218.8%
Penetanguishene	255	6.9%	230	5.8%	-25	-9.8%
Ramara	315	7.8%	330	7.5%	15	4.8%
Severn	70	1.3%	130	2.2%	60	85.7%
Springwater	45	0.7%	100	1.3%	55	122.2%
Tay	30	0.7%	25	0.6%	-5	-16.7%
Tiny	25	0.5%	40	0.7%	15	60.0%
Wasaga Beach	875	9.7%	1,010	9.3%	135	15.4%
<b>Simcoe County</b>	<b>13,260</b>	<b>7.2%</b>	<b>16,735</b>	<b>8.3%</b>	<b>3,475</b>	<b>26.2%</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.

## Number of Bedrooms

In 2021 in Simcoe County, 0.3% of occupied private dwellings were classified as bachelors (no bedrooms), 6.9% had 1 bedroom, 18.6% had 2 bedrooms, 40.3% had 3 bedrooms and 33.6% had 4 or more bedrooms. Between 2016 and 2021, the number of no bedroom occupied private dwellings increased the most (75.0%).

Occupied Private Dwellings by Number of Bedrooms in Simcoe County, 2016 and 2021 - 25% Sample Data						
	2016		2021		Change 2016-2021	
	#	%	#	%	#	%
No bedrooms	380	0.2%	665	0.3%	285	<b>75.0%</b>
1 bedroom	11,965	6.5%	13,975	6.9%	2,010	16.8%
2 bedrooms	35,510	19.3%	38,400	18.9%	2,890	8.1%
3 bedrooms	76,860	41.9%	81,660	40.3%	4,800	6.2%
4 or more bedrooms	58,825	32.1%	68,120	33.6%	9,295	15.8%
<b>Total occupied private dwellings</b>	<b>183,535</b>	<b>100.0%</b>	<b>202,825</b>	<b>100.0%</b>	<b>19,290</b>	<b>10.5%</b>

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.





In 2021, Orillia (13.5%), Penetanguishene (12.2%) and Midland (10.6%) had the largest percentage of 1 bedroom occupied private dwellings compared to the other municipalities. Springwater (50.3%), Bradford West Gwillimbury (47.0%) and Adjala-Tosorontio (41.3%) had the largest percentage of 4 or more bedroom occupied private dwellings compared to the other municipalities. The number of occupied private dwellings by number of bedrooms in Simcoe County and local municipalities can be found in Appendix A.

Occupied Private Dwellings by Number of Bedrooms in Simcoe County and Local Municipalities, 2021 - 25% Sample Data						
	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total occupied private dwellings
Adjala-Tosorontio	0.0%	2.1%	10.8%	45.6%	<b>41.3%</b>	3,835
Barrie	0.4%	9.4%	19.0%	37.3%	33.9%	55,315
Bradford West Gwillimbury	0.3%	5.0%	6.8%	40.8%	<b>47.0%</b>	13,415
Chippewas of Rama First Nation*	0.0%	6.7%	26.7%	44.0%	22.7%	375
Christian Island 30**	0.0%	-	20.5%	45.5%	27.3%	220
Clearview	0.0%	4.2%	14.5%	43.6%	37.5%	5,570
Collingwood	0.2%	9.4%	23.9%	40.3%	26.2%	11,170
Essa	0.3%	2.6%	13.2%	47.6%	36.3%	7,950
Innisfil	0.3%	3.5%	19.3%	40.1%	36.9%	15,705
Midland	0.6%	<b>10.6%</b>	<b>29.7%</b>	<b>38.8%</b>	<b>20.4%</b>	<b>7,845</b>
New Tecumseth	0.3%	5.4%	17.1%	44.2%	33.1%	15,850
Orillia	0.9%	<b>13.5%</b>	<b>26.2%</b>	<b>36.8%</b>	<b>22.6%</b>	<b>14,425</b>
Oro-Medonte	-	2.5%	13.7%	44.9%	38.7%	8,635
Penetanguishene	0.6%	<b>12.2%</b>	<b>25.5%</b>	<b>35.6%</b>	<b>26.3%</b>	<b>3,975</b>
Ramara	0.0%	2.9%	19.8%	47.8%	29.0%	4,410
Severn	0.0%	4.7%	19.7%	44.4%	30.9%	5,805
Springwater	0.3%	2.9%	10.2%	36.3%	<b>50.3%</b>	<b>7,515</b>
Tay	-	6.0%	27.2%	41.7%	24.8%	4,535
Tiny	-	1.9%	16.5%	44.9%	36.4%	5,435
Wasaga Beach	-	5.4%	27.0%	37.9%	29.6%	10,810
<b>Simcoe County</b>	<b>0.3%</b>	<b>6.9%</b>	<b>18.9%</b>	<b>40.3%</b>	<b>33.6%</b>	<b>202,825</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

- Value is less than 20, so data is suppressed.

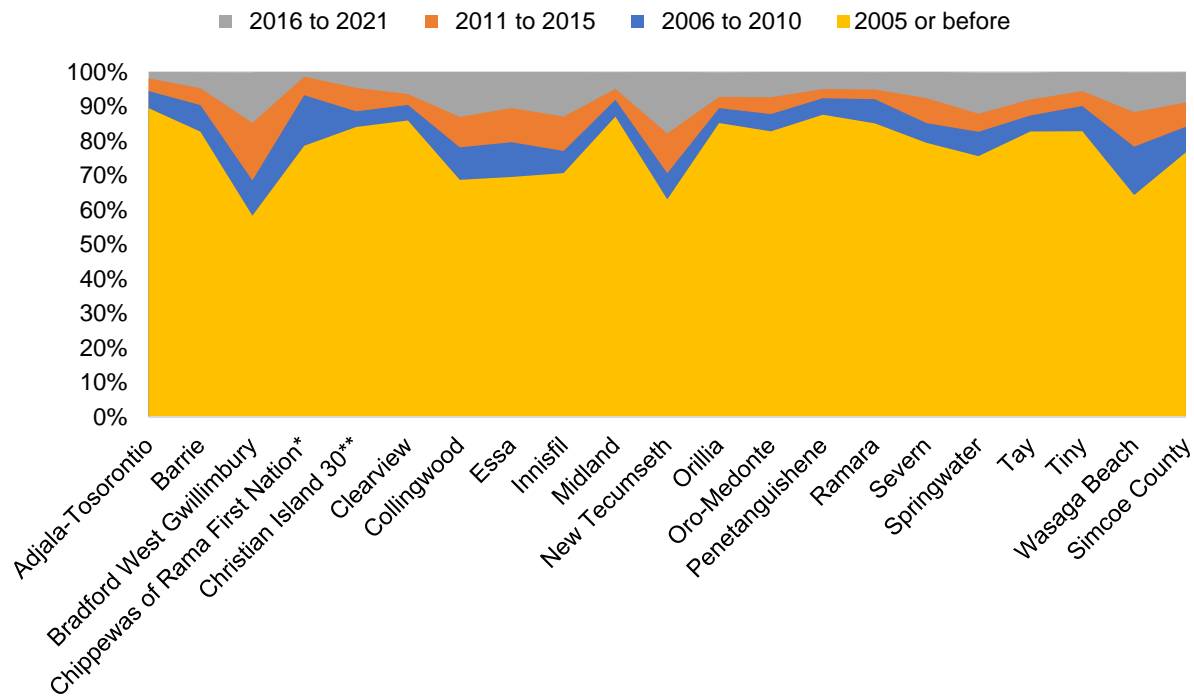
**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



## Period of Construction

The percentage of occupied private dwellings by consolidated period of construction varied by local municipality. The graph below shows a larger percentage of dwellings were built between 2006 and 2021 in Bradford West Gwillimbury (41.6%), New Tecumseth (37.0%) and Wasaga Beach (35.6%) compared to the other municipalities.

Consolidated Period of Construction of Occupied Private Dwellings in Simcoe County and Local Municipalities, 2021



**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32 \*\*Data for Christian Island 30A was not available.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



New Tecumseth (17.9%), Bradford West Gwillimbury (14.7%) and Collingwood (13.0%) were the local municipalities with the largest percentage of occupied private dwellings built between 2016 and 2021. Adjala-Tosorontio (89.6%), Penetanguishene (87.7%) and Midland (87.1%) were the local municipalities with the largest percentage of occupied private dwellings built in 2005 or before.

Consolidated Period of Construction of Occupied Private Dwellings in Simcoe County and Local Municipalities, 2021 - 25% Sample Data								
	2005 or before		2006 to 2010		2011 to 2015		2016 to 2021	
	#	%	#	%	#	%	#	%
Adjala-Tosorontio	3,435	89.6%	190	5.0%	140	3.7%	75	2.0%
Barrie	45,765	82.7%	4,255	7.7%	2,720	4.9%	2,585	4.7%
Bradford West Gwillimbury	7,835	58.4%	1,370	10.2%	2,235	16.7%	1,970	14.7%
Chippewas of Rama First Nation*	295	78.7%	55	14.7%	20	5.3%	-	2.7%
Christian Island 30**	185	84.1%	-	4.5%	-	6.8%	20	9.1%
Clearview	4,790	86.0%	250	4.5%	175	3.1%	365	6.6%
Collingwood	7,685	68.8%	1,050	9.4%	985	8.8%	1,455	13.0%
Essa	5,535	69.6%	800	10.1%	790	9.9%	830	10.4%
Innisfil	11,110	70.7%	1,005	6.4%	1,565	10.0%	2,030	12.9%
Midland	6,835	87.1%	380	4.8%	250	3.2%	380	4.8%
New Tecumseth	10,005	63.1%	1,200	7.6%	1,830	11.5%	2,830	17.9%
Orillia	12,300	85.3%	620	4.3%	470	3.3%	1,030	7.1%
Oro-Medonte	7,155	82.9%	430	5.0%	420	4.9%	635	7.4%
Penetanguishene	3,485	87.7%	190	4.8%	105	2.6%	200	5.0%
Ramara	3,755	85.1%	310	7.0%	125	2.8%	220	5.0%
Severn	4,615	79.5%	330	5.7%	420	7.2%	445	7.7%
Springwater	5,685	75.6%	530	7.1%	395	5.3%	900	12.0%
Tay	3,755	82.8%	210	4.6%	210	4.6%	355	7.8%
Tiny	4,505	82.9%	395	7.3%	235	4.3%	310	5.7%
Wasaga Beach	6,960	64.4%	1,515	14.0%	1,080	10.0%	1,250	11.6%
<b>Simcoe County</b>	<b>155,685</b>	<b>76.8%</b>	<b>15,095</b>	<b>7.4%</b>	<b>14,160</b>	<b>7.0%</b>	<b>17,885</b>	<b>8.8%</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

- Value is less than 20, so data is suppressed.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



## Household Maintainers

In 2021, 44.7% of occupied private dwelling in Simcoe County were maintained by one person, 50.0% were maintained by two people and 5.3% were maintained by three or more persons. The number of occupied private dwellings in Simcoe County maintained by three or more people increased 153.9% between 2016 and 2021, from 4,230 in 2016 to 10,740 in 2021.

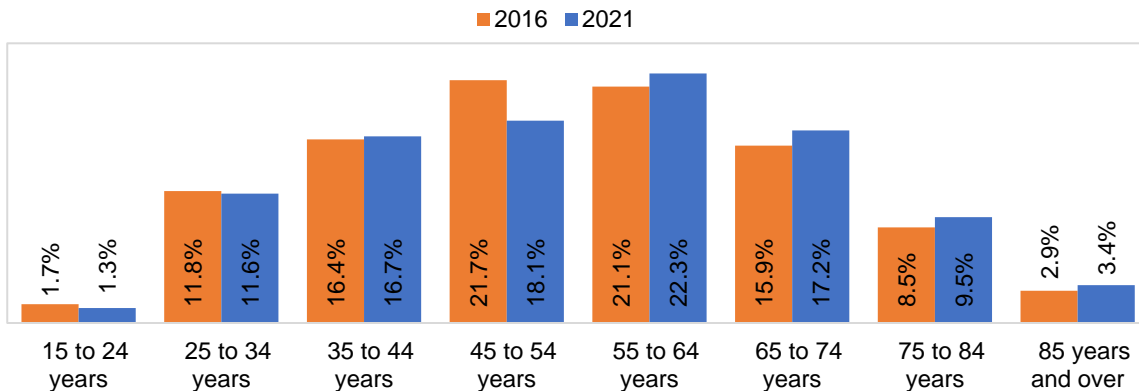
Occupied Private Dwellings by Number of Household Maintainers in Simcoe County, 2016 and 2021 - 25% Sample Data						
	2016		2021		Change 2016-2021	
	#	%	#	%	#	%
One-maintainer household	100,415	54.7%	90,635	44.7%	-9,780	-9.7%
Two-maintainer household	78,890	43.0%	101,445	50.0%	22,555	28.6%
Three-or-more-maintainer household	4,230	2.3%	10,740	5.3%	6,510	<b>153.9%</b>
<b>Total occupied private dwellings</b>	<b>183,535</b>	<b>100.0%</b>	<b>202,825</b>	<b>100.0%</b>	<b>19,290</b>	<b>10.5%</b>

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.

Statistics Canada defines the primary household maintainer as the first person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. The order does not necessarily correspond to the proportion of household payments made by the person. The largest percentage of primary household maintainers in Simcoe County in 2021 were 55 to 64 years of age (22.3%), followed by 45-54 years of age (18.1%) and 65 to 74 years (17.2%).

### Age of Primary Household Maintainer in Simcoe County, 2016 and 2021 - 25% Sample Data



**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada

Between 2016 and 2021 the number of primary household maintainers 85 years and over increased 29.2%.

**Occupied Private Dwellings by Age of Primary Household Maintainer in Simcoe County, 2016 and 2021 - 25% Sample Data**

	2016		2021		Change 2016-2021	
	#	%	#	%	#	%
15 to 24 years	3,085	1.7%	2,720	1.3%	-365	-11.8%
25 to 34 years	21,650	11.8%	23,445	11.6%	1,795	8.3%
35 to 44 years	30,105	16.4%	33,820	16.7%	3,715	12.3%
45 to 54 years	39,825	21.7%	36,665	<b>18.1%</b>	-3,160	-7.9%
55 to 64 years	38,790	21.1%	45,245	<b>22.3%</b>	6,455	16.6%
65 to 74 years	29,100	15.9%	34,905	<b>17.2%</b>	5,805	19.9%
75 to 84 years	15,680	8.5%	19,180	9.5%	3,500	22.3%
85 years and over	5,300	2.9%	6,850	3.4%	1,550	<b>29.2%</b>
<b>Total occupied private dwellings</b>	<b>183,535</b>	<b>100.0%</b>	<b>202,825</b>	<b>100.0%</b>	<b>19,290</b>	<b>10.5%</b>

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.





In 2021, Wasaga Beach (48.0%), Collingwood (41.8%) and Tiny (41.2%) were the local municipalities with the largest percentage of primary household maintainers 65 years and over compared to other local municipalities. The number of occupied private dwellings by age of primary household maintainer in Simcoe County and local municipalities can be found in Appendix B.

Percentage of Occupied Private Dwellings by Age of Primary Household Maintainer in Simcoe County and Local Municipalities, 2021 - 25% Sample Data						
	15 to 24 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
Adjala-Tosorontio	-	7.0%	14.3%	21.6%	28.8%	28.0%
Barrie	2.5%	14.5%	18.6%	19.6%	20.7%	24.1%
Bradford West Gwillimbury	0.6%	12.2%	24.6%	21.7%	20.6%	20.2%
Chippewas of Rama First Nation*	0.0%	10.7%	22.7%	21.3%	28.0%	20.0%
Christian Island 30**	-	-	18.2%	22.7%	25.0%	18.2%
Clearview	1.3%	11.2%	14.9%	18.0%	24.1%	30.5%
Collingwood	1.4%	9.7%	12.8%	14.0%	20.3%	41.8%
Essa	0.6%	16.0%	21.7%	20.3%	22.5%	18.9%
Innisfil	0.8%	10.5%	18.2%	19.7%	24.3%	26.5%
Midland	1.4%	10.8%	13.1%	14.5%	21.8%	38.4%
New Tecumseth	0.8%	13.2%	19.4%	18.7%	20.0%	27.8%
Orillia	2.3%	13.4%	13.3%	15.3%	19.7%	36.0%
Oro-Medonte	0.2%	7.2%	15.0%	18.8%	26.1%	32.5%
Penetanguishene	0.8%	9.4%	10.8%	15.3%	23.5%	40.1%
Ramara	0.6%	6.2%	10.2%	15.4%	28.6%	39.1%
Severn	0.6%	8.4%	12.7%	17.5%	25.0%	35.7%
Springwater	0.5%	9.6%	17.7%	21.6%	25.5%	25.2%
Tay	0.4%	9.8%	14.4%	15.0%	26.6%	33.8%
Tiny	0.6%	5.5%	11.8%	14.1%	26.9%	41.2%
Wasaga Beach	0.7%	6.4%	10.6%	12.5%	21.7%	48.0%
<b>Simcoe County</b>	<b>1.3%</b>	<b>11.6%</b>	<b>16.7%</b>	<b>18.1%</b>	<b>22.3%</b>	<b>30.0%</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

- Value is less than 20, so data is suppressed.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



## Housing Indicators

Adequacy, suitability and affordability are the three housing indicators of core housing need. A dwelling is considered inadequate if it is in need of major repair. Examples include defective plumbing or electrical wiring; or requiring structural repairs to walls, floors or ceilings. A dwelling is considered not suitable if it does not have enough bedrooms for the size and composition of the household using the National Occupancy Standard (NOS). A dwelling is considered unaffordable if the shelter cost was more than 30% of the households' total before-tax income.

In Simcoe County in 2021, approximately 29.0% or 58,780 occupied private dwellings fell below at least one of the three housing indicators. Approximately 3.5% or 7,095 occupied private dwellings were not suitable. Approximately 5.2% or 10,560 occupied private dwellings were inadequate (in need of major repairs) and 22.8% or 45,865 were unaffordable (spending 30% or more of income on shelter cost).





In 2021, Christian Island 30 (13.6%), Chippewas of Rama First Nation (6.7%) and Bradford West Gwillimbury (5.3%) had the largest percentage of households living in not suitable conditions compared to other municipalities. Christian Island 30 (25.0%), Chippewas of Rama First Nation (9.3%) and Midland (8.0%) were the municipalities with the largest percentage of households living in inadequate dwellings. Barrie (26.8%), Bradford West Gwillimbury (26.7%) and Orillia (26.7%) were the municipalities with the largest percentage of households living in unaffordable dwellings.

### Housing Indicators in Simcoe County and Local Municipalities, 2021 - 25% Sample Data

	Not suitable		Inadequate		Unaffordable		Falling below at least one of the three housing indicators	
	#	%	#	%	#	%*	#	%
Adjala-Tosorontio	135	3.5%	245	6.4%	655	17.5%	960	25.0%
Barrie	2,290	4.1%	2,525	4.6%	14,760	<b>26.8%</b>	18,145	32.8%
Bradford West Gwillimbury	715	<b>5.3%</b>	395	2.9%	3,565	<b>26.7%</b>	4,385	32.7%
Chippewas of Rama First Nation**	25	<b>6.7%</b>	35	<b>9.3%</b>	N/A	N/A	60	16.0%
Christian Island 30***	30	<b>13.6%</b>	55	<b>25.0%</b>	N/A	N/A	65	29.5%
Clearview	180	3.2%	430	7.7%	995	18.5%	1,480	26.6%
Collingwood	300	2.7%	575	5.1%	2,960	26.5%	3,555	31.8%
Essa	280	3.5%	495	6.2%	1,300	16.6%	1,915	24.1%
Innisfil	585	3.7%	775	4.9%	3,775	24.2%	4,765	30.3%
Midland	215	2.7%	625	<b>8.0%</b>	1,815	23.2%	2,405	30.6%
New Tecumseth	585	3.7%	590	3.7%	3,565	22.6%	4,390	27.7%
Orillia	500	3.5%	945	6.6%	3,835	<b>26.7%</b>	4,815	33.4%
Oro-Medonte	190	2.2%	485	5.6%	1,145	13.6%	1,670	19.3%
Penetanguishene	100	2.5%	280	7.0%	835	21.1%	1,135	28.6%
Ramara	100	2.3%	310	7.0%	890	20.6%	1,190	27.0%
Severn	160	2.8%	305	5.3%	765	13.4%	1,155	19.9%
Springwater	170	2.3%	355	4.7%	1,195	16.3%	1,580	21.0%
Tay	145	3.2%	350	7.7%	800	17.8%	1,200	26.5%
Tiny	120	2.2%	360	6.6%	855	15.9%	1,250	23.0%
Wasaga Beach	285	2.6%	405	3.7%	2,155	20.0%	2,645	24.5%
<b>Simcoe County</b>	<b>7,095</b>	<b>3.5%</b>	<b>10,560</b>	<b>5.2%</b>	<b>45,865</b>	<b>22.8%</b>	<b>58,780</b>	<b>29.0%</b>

**Note:** \*Percent of owner and renter households with household total income greater than zero, in non-farm, non-reserve private dwellings

\*\* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*\*Data for Christian Island 30A was not available.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

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## Core Housing Need

A household in core housing need is one whose dwelling is considered not suitable, inadequate or unaffordable and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Core housing need differs from the housing indicators as core housing need is determined for the subpopulation in private, non-farm, non-reserve, and owner and renter households with incomes greater than zero and shelter-cost-to-income ratios less than 100%. Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition. Core housing need also takes into consideration whether a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Income data from the 2021 Census showed an increase in total median income of individuals 15 years and over in private households in Simcoe County between 2019 and 2020. In 2019, the median total income was \$40,000 while in 2020 the median total income increased by 4% to \$41,600. 2020 income data was impacted by new and existing federal, provincial and territorial government income programs intended to provide financial support to individuals affected by the COVID-19 pandemic and the public health measures implemented to minimize the spread of the virus. Government transfers made up a larger share of total income of the population 15 years and older in Simcoe County in 2020 compared to 2019 and 2015 (19.1% vs 13.4% and 12.8%). The percentage of the population 15 years and over in private households in Simcoe County who were government transfer recipients increased from 69.3% in 2015 to 82.6% in 2019 and 87.6% in 2020. The median amount of government transfers received increased from \$6,581 in 2015, \$3,680 in 2019 to \$9,800 in 2020.

The increase in income due to the new and existing federal, provincial and territorial government income programs is thought to have impacted core housing need (Statistics Canada, 2022).





Overall, the number of households in core housing need decreased 18.4% in Simcoe County between 2016 and 2021. In 2021, Orillia (12.9), Barrie (12.8) and Collingwood (12.3) were the local municipalities with the largest share of the population in core housing need. In 2016, Orillia (20.6), Collingwood (17.4) and Midland (17.2) were the local municipalities with the largest share of the population in core housing need. The percent change in number of households in core housing need varied by local municipality. The percent change in number of households in core housing need decreased the most in Essa (-52.7%), followed by Ramara (-46.8%) and Adjala-Tosorontio (-46.3%). The percent change in number of households in core housing need increased in New Tecumseth (17.7%) and Innisfil (1.8%). Statistics Canada found, differences in the impact of temporary COVID-19 benefits on household incomes—for renters and for homeowners—were a key contributor to the different degrees of improvement in housing affordability seen for each group, from 2016 to 2021.

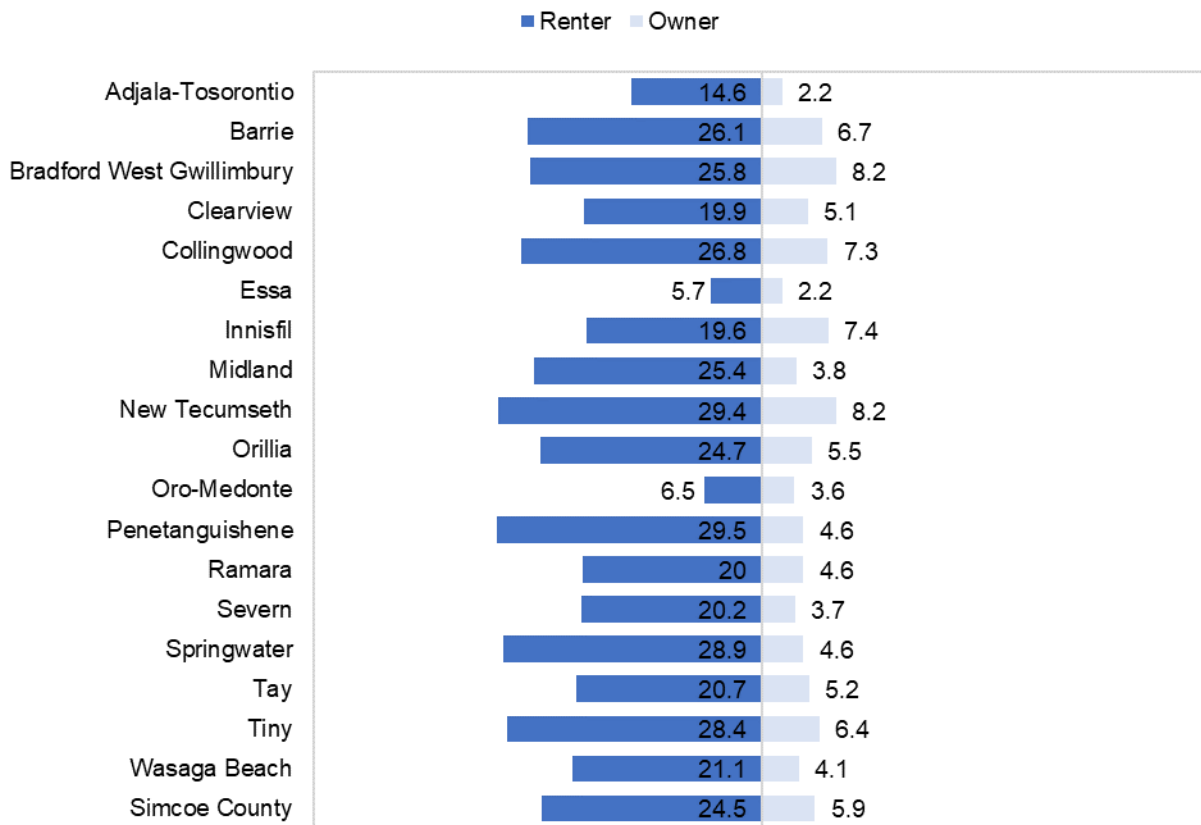
<b>Core Housing Need in Simcoe County and Local Municipalities, 2016 and 2021 - 25% Sample Data</b>					
	2016		2021		Change 2016-2021
	#	Rate	#	Rate	
Adjala-Tosorontio	205	5.7	110	3.0	<b>-46.3%</b>
Barrie	8,195	16.1	6,925	<b>12.8</b>	-15.5%
Bradford West Gwillimbury	1,460	13.0	1,440	11.0	-1.4%
Clearview	540	10.8	390	7.4	-27.8%
Collingwood	1,600	<b>17.4</b>	1,335	<b>12.3</b>	-16.6%
Essa	465	6.7	220	2.9	<b>-52.7%</b>
Innisfil	1,365	10.6	1,390	9.1	<b>1.8%</b>
Midland	1,240	<b>17.2</b>	865	11.3	-30.2%
New Tecumseth	1,525	12.2	1,795	11.6	<b>17.7%</b>
Orillia	2,695	<b>20.6</b>	1,810	<b>12.9</b>	-32.8%
Oro-Medonte	490	6.5	315	3.8	-35.7%
Penetanguishene	570	15.9	415	10.6	-27.2%
Ramara	470	12.4	250	5.9	<b>-46.8%</b>
Severn	465	9.0	295	5.3	-36.6%
Springwater	540	8.5	510	7.1	-5.6%
Tay	435	10.9	300	6.7	-31.0%
Tiny	495	10.7	420	8.0	-15.2%
Wasaga Beach	1,160	13.3	700	6.6	-39.7%
<b>Simcoe County</b>	<b>23,905</b>	<b>13.6</b>	<b>19,495</b>	<b>9.9</b>	<b>-18.4%</b>

**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because core housing need does not apply.  
**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.  
 Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.



Overall, in Simcoe County in 2021, renter households were 4.2 times more likely to be in core housing need compared to owner households (5.9% vs 24.5%). Penetanguishene (29.5%), New Tecumseth (29.4%) and Springwater (28.9%) were the local municipalities with the largest percentage of renter households in core housing need. Bradford West Gwillimbury (8.2%), New Tecumseth (8.2%) and Innisfil (7.4%) were the local municipalities with the largest percentage of owner households in core housing need.

### Percentage of Households in Core Housing Need in Simcoe County and Local Municipalities by Tenure, 2021 - 25% Sample Data



**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because core housing need does not apply.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



## Characteristics of Non-farm, Non-reserve Private Dwellings

In Simcoe County in 2021, 62.6% of non-farm, non-reserve owner households had a mortgage. Tiny (48.6%), Ramara (50.5%) and Wasaga Beach (51.1%) were the local municipalities with the smallest percentage of owner households with a mortgage. Approximately 11.3% of non-farm, non-reserve renter households were subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. Midland (20.8%), Penetanguishene (20.2%) and Essa (15.3%) were the local municipalities with the largest percentage of non-farm, non-reserve subsidized renter households.

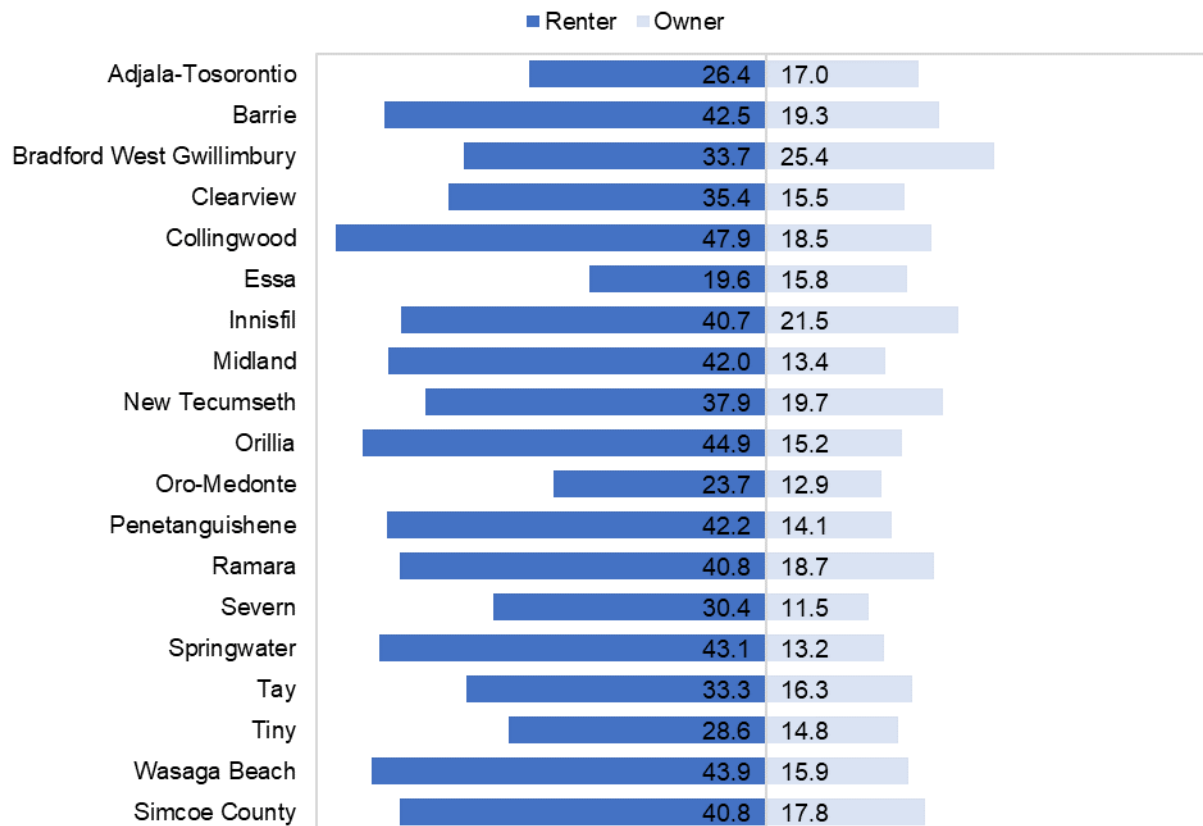
Characteristics of Owner and Renter Households in Non-farm, Non-reserve Private Dwellings in Simcoe County and Local Municipalities, 2021 – 25% Sample Data				
	Owner		Renter	
	Owner households	% of owner households with a mortgage	Renter households	% of renter households in subsidized housing
Adjala-Tosorontio	3,475	61.4%	270	0%
Barrie	37,435	69.4%	17,880	11.1%
Bradford West Gwillimbury	11,145	72.1%	2,215	7.4%
Clearview	4,595	60.5%	810	3.7%
Collingwood	8,125	51.2%	3,045	13.6%
Essa	6,300	71.7%	1,535	15.3%
Innisfil	13,395	67.2%	2,240	4.5%
Midland	5,150	54.8%	2,695	20.8%
New Tecumseth	13,220	66%	2,550	6.5%
Orillia	8,825	55.9%	5,595	14.6%
Oro-Medonte	7,965	58.5%	485	5.2%
Penetanguishene	3,010	53.7%	965	20.2%
Ramara	3,950	50.5%	380	0%
Severn	5,145	56.3%	575	11.3%
Springwater	6,580	62.8%	770	4.5%
Tay	4,085	59.7%	425	12.9%
Tiny	4,955	48.6%	420	3.6%
Wasaga Beach	9,235	51.1%	1,580	9.2%
<b>Simcoe County</b>	<b>156,600</b>	<b>62.6%</b>	<b>44,425</b>	<b>11.3%</b>

**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because concept does not apply.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

A larger percentage of renter households spent 30% or more of their income on shelter cost compared to owner households across all local municipalities in Simcoe County. Collingwood (47.9%), Orillia (44.9%) and Wasaga Beach (43.9%) were the local municipalities with the largest percentage of renter households spending 30% or more of their income on shelter cost. Bradford West Gwillimbury (25.4%), Innisfil (21.5%) and New Tecumseth (19.7%) were the local municipalities with the largest percentage of owner households spending 30% or more of their income on shelter cost.

Percentage of Non-farm, Non-reserve Households Spending 30% or More of Their Income on Shelter Costs in Simcoe County and Local Municipalities by Tenure, 2021 - 25% Sample Data



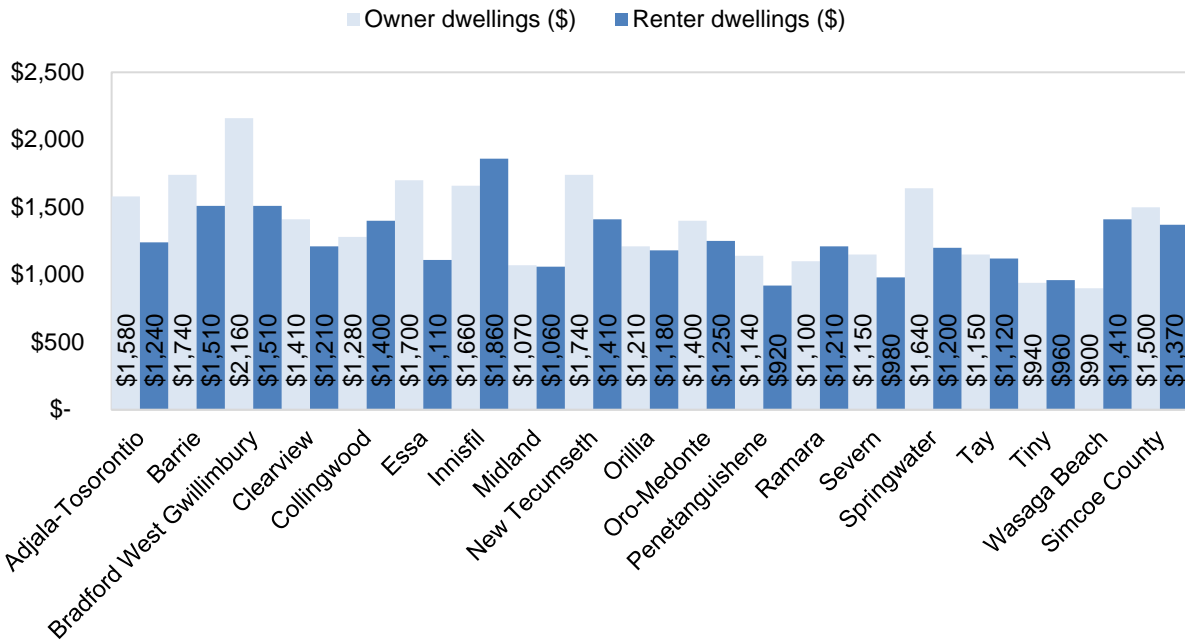
**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because concept does not apply.  
**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



In Simcoe County in 2021, the median monthly shelter cost was \$1,500 for owner dwellings and \$1,370 for renter dwellings. Note subsidized renter households are included in the renter dwelling data. Median monthly shelter cost varied by local municipality. Generally, renter households spent less on shelter cost compared to owner households in Simcoe County in 2021 with the exception of Collingwood, Innisfil, Ramara, Tiny and Wasaga Beach.

**Note:** Shelter costs include, where applicable, rent, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services.

Median Monthly Shelter Cost for Owner and Renter Dwellings in Simcoe County and Local Municipalities, 2021 - 25% Sample Data



**Note:** Subsidized renter households are included in the renter dwelling data.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.





Between 2016 and 2021, the Ontario Consumer Price Index (CPI) for shelter increased 13% (Statistics Canada, 2022). The median shelter cost for renter dwellings increased 26.6% in Simcoe County, while owner dwellings increased less than the CPI at 11.8%. The percent change between 2016 and 2021 in median shelter cost of renter dwellings was the largest in Innisfil (37.9%), New Tecumseth (35.2%) and Collingwood (30.1%). New Tecumseth (23.7%), Bradford West Gwillimbury (19.9%) and Essa (18.7%) were the local municipalities with the largest percent increase between 2016 and 2021 in median shelter cost of owner dwellings.

**Median Monthly Shelter Cost of Renter and Owner Dwellings in Simcoe County and Local Municipalities, 2016 and 2021 – 25% Sample Data**

	2016		2021		Change 2016-2021	
	Renter dwellings(\$)	Owner dwellings(\$)	Renter dwellings(\$)	Owner dwellings(\$)	Renter	Owner
Adjala-Tosorontio	\$1,202	\$1,497	\$1,240	\$1,580	3.2%	5.5%
Barrie	\$1,203	\$1,537	\$1,510	\$1,740	25.5%	13.2%
Bradford West Gwillimbury	\$1,210	\$1,802	\$1,510	\$2,160	24.8%	<b>19.9%</b>
Clearview	\$1,003	\$1,256	\$1,210	\$1,410	20.6%	12.3%
Collingwood	\$1,076	\$1,116	\$1,400	\$1,280	<b>30.1%</b>	14.7%
Essa	\$1,010	\$1,432	\$1,110	\$1,700	9.9%	<b>18.7%</b>
Innisfil	\$1,349	\$1,480	\$1,860	\$1,660	<b>37.9%</b>	12.2%
Midland	\$903	\$994	\$1,060	\$1,070	17.4%	7.6%
New Tecumseth	\$1,043	\$1,407	\$1,410	\$1,740	<b>35.2%</b>	<b>23.7%</b>
Orillia	\$925	\$1,094	\$1,180	\$1,210	27.6%	10.6%
Oro-Medonte	\$1,132	\$1,258	\$1,250	\$1,400	10.4%	11.3%
Penetanguishene	\$861	\$1,041	\$920	\$1,140	6.9%	9.5%
Ramara	\$1,149	\$1,097	\$1,210	\$1,100	5.3%	0.3%
Severn	\$873	\$1,166	\$980	\$1,150	12.3%	-1.4%
Springwater	\$1,002	\$1,431	\$1,200	\$1,640	19.8%	14.6%
Tay	\$901	\$1,064	\$1,120	\$1,150	24.3%	8.1%
Tiny	\$902	\$942	\$960	\$940	6.4%	-0.2%
Wasaga Beach	\$1,183	\$870	\$1,410	\$900	19.2%	3.4%
<b>Simcoe County</b>	<b>\$1,082</b>	<b>\$1,342</b>	<b>\$1,370</b>	<b>\$1,500</b>	<b>26.6%</b>	<b>11.8%</b>

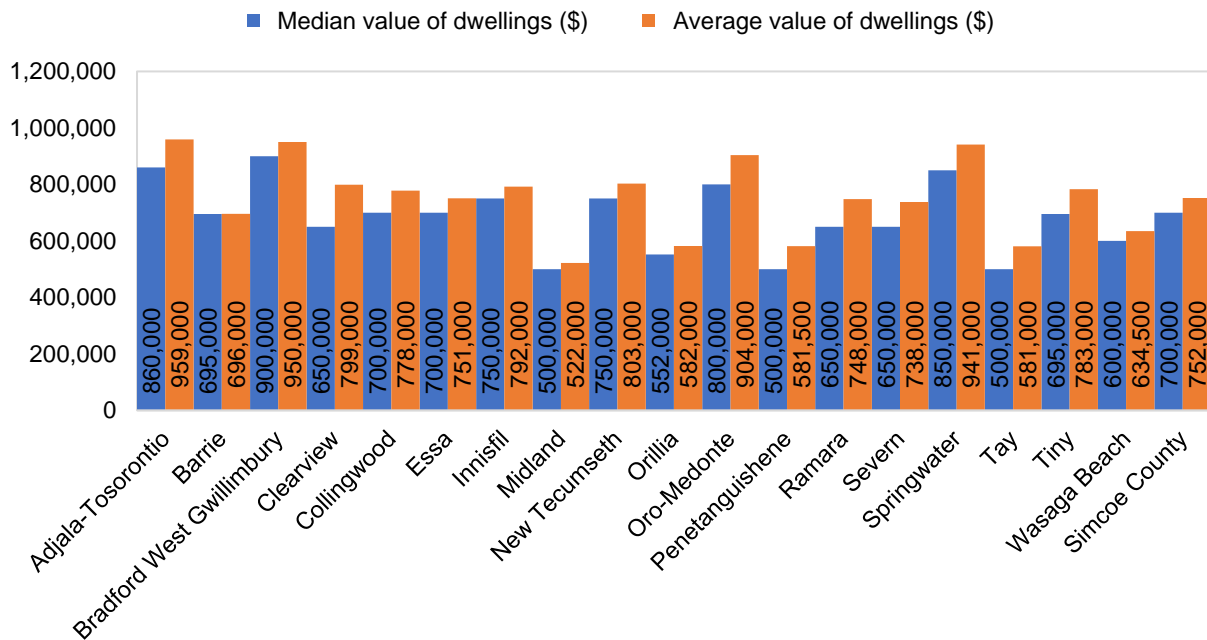
**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because concept does not apply. Subsidized renter households are included in the renter dwelling data.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.

In 2021, the average owner estimated value of dwellings in Simcoe County was \$752,000 and the median was \$700,000. The local municipalities with the largest owner estimated average value of dwellings were Adjala-Tosorontio (\$959,000), followed by Bradford West Gwillimbury (\$950,000) and Springwater (\$941,000).

Owner Estimated Value of Dwellings in Simcoe County and Local Municipalities, 2021 - 25% Sample Data



**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because concept does not apply.  
**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.





Between 2016 and 2021 in Simcoe County, the average owner estimated value of dwellings increased 80.5% and the median increased 86.6%. Many factors impact housing prices such as age, size, location and amenities of the house. Outside factors such as supply, demand, interest rates, and inflation also impact housing prices. As mentioned before, between 2016 and 2021, the Ontario Consumer Price Index (CPI) for shelter increased 13%. This may account for some of the increase in owner estimated value of dwellings between 2016 and 2021. In May of 2016, the Bank of Canada interest rate was 0.75 compared to 0.50 in May of 2021. Typically, when interest rates are lower consumers are able to pay more for homes because if interest rates remain low they pay less over time than if the interest rates were higher. This may also have played a role in the increase in owner estimated value of dwellings between 2016 and 2021.

<b>Owner Estimated Value of Dwellings in Current Dollars Between 2016 and 2021 in Simcoe County and Local Municipalities – 25% Sample Data</b>						
	2016		2021		Change 2016-2021	
	Median value of dwellings	Average value of dwellings	Median value of dwellings	Average value of dwellings	Median value of dwellings	Average value of dwellings
Adjala-Tosorontio	\$500,714	\$560,747	\$860,000	\$959,000	71.8%	71.0%
Barrie	\$379,125	\$395,994	\$695,000	\$696,000	83.3%	75.8%
Bradford West Gwillimbury	\$549,651	\$588,368	\$900,000	\$950,000	63.7%	61.5%
Clearview	\$349,187	\$413,914	\$650,000	\$799,000	86.1%	93.0%
Collingwood	\$334,687	\$390,393	\$700,000	\$778,000	109.2%	99.3%
Essa	\$375,868	\$424,977	\$700,000	\$751,000	86.2%	76.7%
Innisfil	\$399,955	\$440,524	\$750,000	\$792,000	87.5%	79.8%
Midland	\$229,420	\$260,075	\$500,000	\$522,000	117.9%	100.7%
New Tecumseth	\$401,172	\$456,977	\$750,000	\$803,000	87.0%	75.7%
Orillia	\$269,581	\$302,658	\$552,000	\$582,000	104.8%	92.3%
Oro-Medonte	\$421,663	\$496,977	\$800,000	\$904,000	89.7%	81.9%
Penetanguishene	\$250,765	\$296,267	\$500,000	\$581,500	99.4%	96.3%
Ramara	\$324,572	\$407,731	\$650,000	\$748,000	100.3%	83.5%
Severn	\$330,620	\$387,082	\$650,000	\$738,000	96.6%	90.7%
Springwater	\$450,188	\$527,615	\$850,000	\$941,000	88.8%	78.3%
Tay	\$229,642	\$277,233	\$500,000	\$581,000	117.7%	109.6%
Tiny	\$341,876	\$432,210	\$695,000	\$783,000	103.3%	81.2%
Wasaga Beach	\$319,725	\$349,604	\$600,000	\$634,500	87.7%	81.5%
<b>Simcoe County</b>	<b>\$375,189</b>	<b>\$416,640</b>	<b>\$700,000</b>	<b>\$752,000</b>	<b>86.6%</b>	<b>80.5%</b>

**Note:** Chippewas of Rama First Nation and Christian Island 30 were excluded because concept does not apply.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.

Statistics Canada. 2017. (table). Census Population. 2016 Census of Population. Statistics Canada Catalogue no. 98-401-X2016052. Ottawa. Released August 2, 2017.



## Appendices

### Appendix A: Occupied Private Dwellings by Number of Bedrooms in Simcoe County and Local Municipalities, 2021 - 25% Sample Data

Occupied Private Dwellings by Number of Bedrooms in Simcoe County and Local Municipalities, 2021 - 25% Sample Data						
	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total occupied private dwellings
Adjala-Tosorontio	0	80	415	1,750	1,585	3,835
Barrie	210	5,215	10,505	20,645	18,730	55,315
Bradford West Gwillimbury	45	670	915	5,475	6,305	13,415
Chippewas of Rama First Nation*	0	25	100	165	85	375
Christian Island 30**	0	-	45	100	60	220
Clearview	0	235	810	2,430	2,090	5,570
Collingwood	25	1,045	2,670	4,505	2,930	11,170
Essa	20	205	1,050	3,785	2,885	7,950
Innisfil	40	550	3,025	6,290	5,800	15,705
Midland	45	830	2,330	3,040	1,600	7,845
New Tecumseth	45	855	2,710	7,010	5,240	15,850
Orillia	130	1,945	3,780	5,305	3,260	14,425
Oro-Medonte	-	220	1,180	3,880	3,345	8,635
Penetanguishene	25	485	1,015	1,415	1,045	3,975
Ramara	0	130	875	2,110	1,280	4,410
Severn	0	275	1,145	2,580	1,795	5,805
Springwater	20	215	765	2,730	3,780	7,515
Tay	-	270	1,235	1,890	1,125	4,535
Tiny	-	105	895	2,440	1,980	5,435
Wasaga Beach	-	585	2,915	4,100	3,205	10,810
<b>Simcoe County</b>	<b>665</b>	<b>13,975</b>	<b>38,400</b>	<b>81,660</b>	<b>68,120</b>	<b>202,825</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

- Value is less than 20, so data is suppressed.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



Appendix B: Occupied Private Dwellings by Age of Primary Household Maintainer in Simcoe County by Local Municipality, 2021 – 25% Sample Data

Occupied Private Dwellings by Age of Primary Household Maintainer in Simcoe County and Local Municipalities, 2021 – 25% Sample Data						
	15 to 24 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
Adjala-Tosorontio	-	270	550	830	1,105	1,075
Barrie	1,380	8,040	10,300	10,855	11,430	13,310
Bradford West Gwillimbury	75	1,640	3,305	2,915	2,770	2,715
Chippewas of Rama First Nation*	0	40	85	80	105	75
Christian Island 30**	-	-	40	50	55	40
Clearview	70	625	830	1,005	1,345	1,700
Collingwood	155	1,080	1,425	1,565	2,270	4,670
Essa	50	1,270	1,725	1,615	1,785	1,505
Innisfil	125	1,645	2,855	3,100	3,820	4,160
Midland	110	845	1,025	1,135	1,710	3,010
New Tecumseth	130	2,100	3,070	2,960	3,175	4,410
Orillia	325	1,940	1,920	2,205	2,835	5,195
Oro-Medonte	20	625	1,295	1,625	2,255	2,805
Penetanguishene	30	375	430	610	935	1,595
Ramara	25	275	450	680	1,260	1,725
Severn	35	490	740	1,015	1,450	2,070
Springwater	35	720	1,330	1,620	1,920	1,895
Tay	20	445	655	680	1,205	1,535
Tiny	30	300	640	765	1,460	2,240
Wasaga Beach	80	690	1,145	1,355	2,345	5,190
<b>Simcoe County</b>	<b>2,720</b>	<b>23,445</b>	<b>33,820</b>	<b>36,665</b>	<b>45,245</b>	<b>60,935</b>

**Note:** \* In 2021 Statistics Canada updated the name of Chippewas of Rama First Nation from Mnjikaning First Nation 32

\*\*Data for Christian Island 30A was not available.

- Value is less than 20, so data is suppressed.

**Source:** Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released September 21, 2022.



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