

Value of Farm Capital.—The items included in the term “farm capital” as used in Table 5 are: lands and buildings; implements and machinery, including motor-trucks and automobiles; and live stock, including poultry and animals on fur farms. The value of lands and buildings for intercensal years are based on the value of occupied farm lands reported annually by crop correspondents; annual values of farm implements and machinery are estimated on the basis of sales reported each year.

5.—Current Values of Farm Capital in Canada, by Provinces, 1943 and 1944

Province	1943				1944			
	Lands and Buildings	Implements and Machinery	Live Stock ¹	Total	Lands and Buildings	Implements and Machinery	Live Stock ¹	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
P.E. Island.....	37,401	5,825	13,153	56,379	41,440	5,691	13,375	60,506
Nova Scotia.....	74,318	11,042	23,239	108,599	87,027	10,801	24,053	121,881
New Brunswick....	76,556	10,897	25,781	113,234	92,786	10,656	25,987	129,429
Quebec.....	630,568	85,751	228,142	944,461	630,567	83,569	230,713	944,849
Ontario.....	1,041,162	162,922	358,189	1,562,273	1,078,644	160,493	350,883	1,590,020
Manitoba.....	256,637	61,042	113,130	430,809	270,239	58,531	107,252	436,022
Saskatchewan.....	704,283	142,375	204,551	1,051,209	797,953	136,036	218,837	1,152,826
Alberta.....	552,012	115,843	198,959	866,814	582,924	110,854	204,486	898,264
British Columbia..	118,060	15,895	37,816	171,771	121,838	15,716	40,123	177,677
Canada.....	3,490,997	611,592	1,202,960	5,305,549	3,703,418	592,347	1,215,709	5,511,474

¹ Includes poultry and fur farms.

Average Values of Farm Lands.—Land values as reported by crop correspondents represent the average value per acre of all occupied land and include a considerable percentage of unimproved land. Consequently, these values are considerably below current market prices for improved farm land.

Although the value of farm lands shows a considerable rise since 1940, the present values are substantially below those recorded prior to the collapse in land values in 1929 and no serious inflation of land values similar to that which followed the War of 1914-18 is yet in evidence. A decline from the high values of that time occurred prior to 1926 and a second sharp decline followed 1929, values per acre reaching their lowest point in 1934 at \$23 per acre. For 1944 the average value indicated was \$30 per acre.

6.—Average Values per Acre of Occupied Farm Lands in Canada, 1910, 1920 and 1927-44

Province	1910	1920	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
P.E.I.....	31	49	41	44	43	42	34	31	32	34	31	31	34	36	35	32	34	37	37	41
N.S.....	25	43	37	34	36	30	29	28	26	27	31	35	32	29	33	28	31	33	35	41
N.B.....	19	35	30	31	35	28	26	24	24	25	28	28	27	29	24	25	30	33	40	
Que.....	43	70	57	54	55	48	40	37	36	34	41	38	40	40	44	44	50	55	58	58
Ont.....	48	70	65	62	60	52	46	38	38	41	42	44	46	45	46	46	45	48	56	58
Man.....	29	39	27	27	26	22	18	16	17	17	16	17	16	17	16	17	17	18	19	20
Sask.....	22	32	26	27	25	22	19	16	16	17	15	15	15	15	15	15	15	15	15	17
Alta.....	24	32	26	28	28	24	20	17	16	16	16	16	16	15	16	16	16	17	18	19
B.C.....	74	175	89	90	90	76	74	65	63	60	58	60	58	60	60	58	60	62	62	64
Canada...	33	48	38	38	37	32	28	24	24	23	24	24	24	24	25	24	25	26	28	30