

Length of occupancy. The 1971 Census data on length of occupancy of household heads, displayed in Table 14.7, provide an indication of the mobility of Canadians. Of all household heads in 1971, 66.8% had lived for 10 years or less in the dwelling in which they were enumerated, and 17.8% for less than one year — little changed from the 68.6% and 15.3% respectively recorded in 1961. Length of occupancy was greatest in rural farm areas, where 65.6% of household heads had occupied the same dwelling for more than 10 years.

The pattern of provincial variation for length of occupancy was similar to that for period of construction. The proportion of household heads occupying their present dwelling for 10 years or less was lowest in the Maritimes, ranging from 50.3% in Prince Edward Island to 55.0% in New Brunswick. The highest percentages were 70.6% in Alberta, 74.1% in British Columbia, and 90.7% in the Yukon Territory and Northwest Territories. For census metropolitan areas the range extended from 59.5% for Windsor to 76.1% for Calgary and 76.2% for Edmonton. Fully 25.7% of household heads in Calgary had occupied their dwellings for less than one year.

Values, rents and mortgages

14.3.4

Values. The 1971 Census required householders in owner-occupied non-farm dwellings to estimate the market value of their homes. Table 14.8 presents median values of single detached dwellings by province and by metropolitan area. The 1971 median value of \$19,020 represented a 72.6% increase over the \$11,021 in 1961. The median value in rural areas was \$10,310, compared to \$26,902 for urban centres with populations of 500,000 and over.

Median values in the provinces ranged from \$7,828 in Newfoundland to \$23,768 in Ontario. The Maritime provinces also showed extremely low values, as did the Yukon Territory and Northwest Territories. Only Alberta and British Columbia joined Ontario in having median dwelling values above the national figure. Among the census metropolitan areas, Chicoutimi-Jonquière's median value of \$15,489 was the lowest. Toronto's at \$32,408 was highest followed by Vancouver where the median value was \$26,702.

Rents. The monthly cash rent paid was reported for tenant-occupied non-farm dwellings in the 1971 Census, and the national average at that time was situated at \$110. This was 69.2% higher than the \$65 average in 1961. The average rent recorded in rural areas, \$71, was much lower than the \$122 in urban agglomerations of 500,000 population and over.

Table 14.8 shows average cash rent by province and by metropolitan area. Among the provinces, Prince Edward Island had the lowest rents, averaging \$86, while Ontario's average of \$129 was the highest. As was the case for median dwelling values, only Alberta and British Columbia along with Ontario were above the national average. Again, like dwelling values, Toronto had the highest average cash rent among the census metropolitan areas, \$151, while Chicoutimi-Jonquière shared last place with Saint John, each with an average cash rent of \$83.

Mortgages. Household heads in owner-occupied non-farm dwellings in the 1971 Census were asked if there were one or more mortgages on their dwelling, and the type of holder of the first mortgage. These data, like those on dwelling values, were tabulated for single detached dwellings. Table 14.8 shows the percentage of mortgaged dwellings by province and by metropolitan area.

In 1971, 52.8% of single detached owner-occupied non-farm dwellings were mortgaged, compared to 45.5% in 1961. The proportion was only 32.4% in rural areas, compared to 66.4% in the largest urban centres. For the mortgaged dwellings, the holder of the first mortgage was a bank or an insurance, loan, trust or mortgage company in 62.6% of the cases. The first mortgage was held by a private individual 19.4% of the time and by government only 9.8% of the time. There was considerable variation from province to province in the proportion of