



Housing Profile of Hamilton, Ontario



As of the 2021 Census...



\$752,000

Was the average value of dwellings.

\$804,000 was the average price for single-detached homes.

\$423,000 was the average price for apartment complexes.

The average value of dwellings in Hamilton has increased significantly in the last 5 years.

\$752,000 in 2021



\$430,555 in 2016

Dwelling Structure by Tenure



222,810

Total Reported Households in Hamilton



56%

Lived in single-detached houses.

90% Were owners.

10% Were renters.



16%

Lived in apartment complexes.

14% Were owners.

86% Were renters.



28%

Lived in other dwelling types.

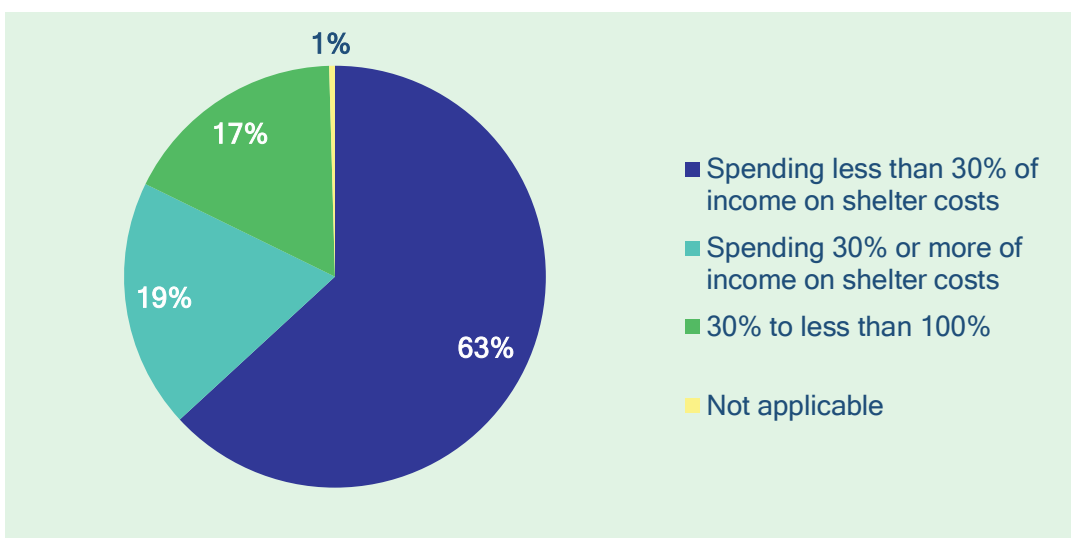
47% Were owners.

53% Were renters.

Shelter-to-Income Ratio by Tenure

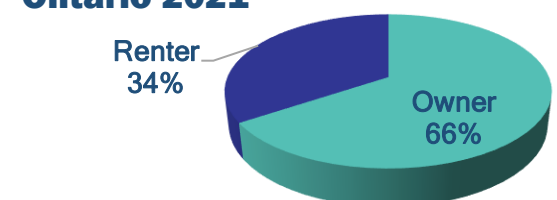


Shelter-to-Income Ratio by Tenure (Total), CD Hamilton Ontario 2021



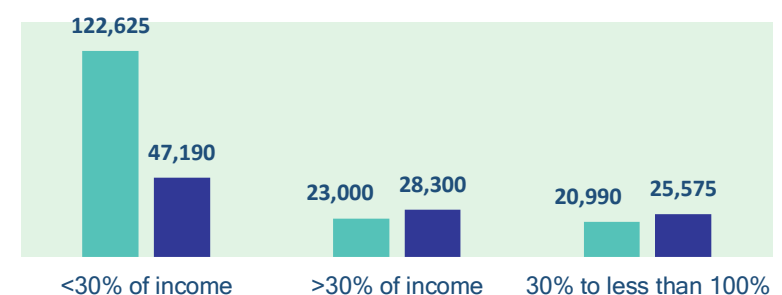
The **shelter-to-income ratio** is the proportion of a household's average total income that is spent on shelter costs. For Hamiltonians, **63%** of households were spending **less than 30% of their income** on shelter costs in 2021 - compared to **19%** who were spending **more than 30% of their income** on shelter costs.

Shelter-to-Income Ratio by Tenure (Owners vs. Renters), CD Hamilton Ontario 2021



Owners vs. Renters

Owner Renter



In 2021, **owners spent less than renters** in regards to the shelter-to-income ratio. A higher proportion of renters spent more than 30% of their income on shelter.

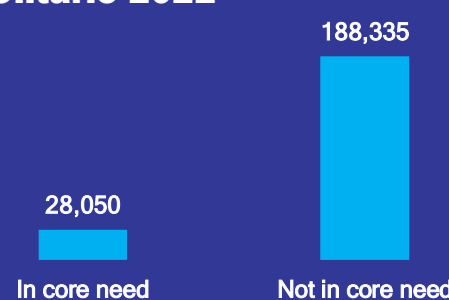
Acceptable Housing in Hamilton



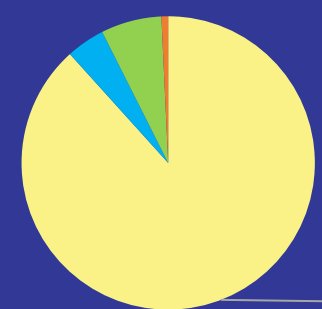
In 2021, **28,050** of houses in Hamilton fell below one of the core needs indicators by the Canada Mortgage and Housing Corporation: *affordability, adequacy, and suitability*.

Among this, **21,455** of houses fell below the affordability threshold only in Hamilton. 1,035 houses fell below the suitability threshold, 1,625 fell below the adequacy threshold; and **180 fell below all three indicators**.

Acceptable Housing by Tenure, (Total) CD Hamilton Ontario 2021



In Core Need



Below affordability threshold only, 21,455

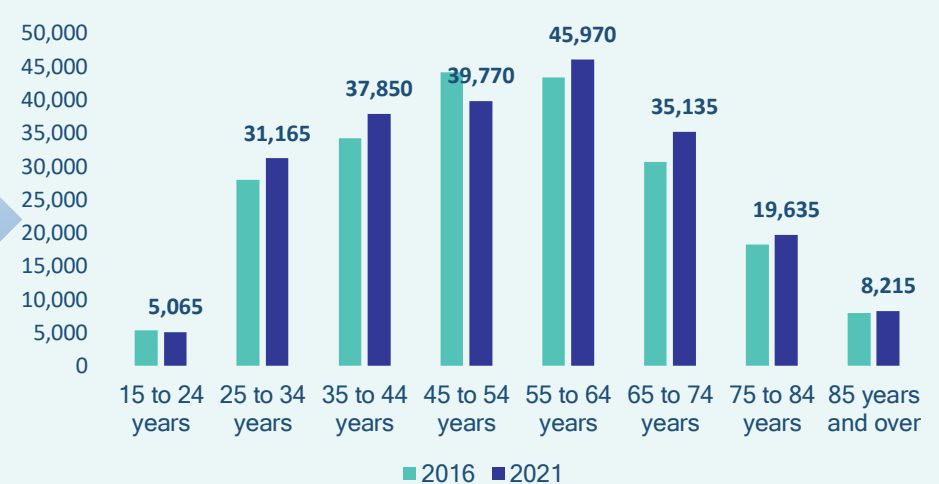
Age of Primary Household Maintainers



Primary household maintainers are defined as the first person in the household identified as someone who pays the rent, or the mortgage, taxes or other utilities in the dwelling.

In 2021, persons aged **55-64 years old** made up the largest share of primary household maintainers in Hamilton, at **45,970**. Compared to 2016, where persons aged **45-54 years old** made up the largest share of primary household maintainers at **44,050**.

Age of Primary Household Maintainer by Tenure, CD Hamilton Ontario 2016 & 2021



Senior Housing Characteristics



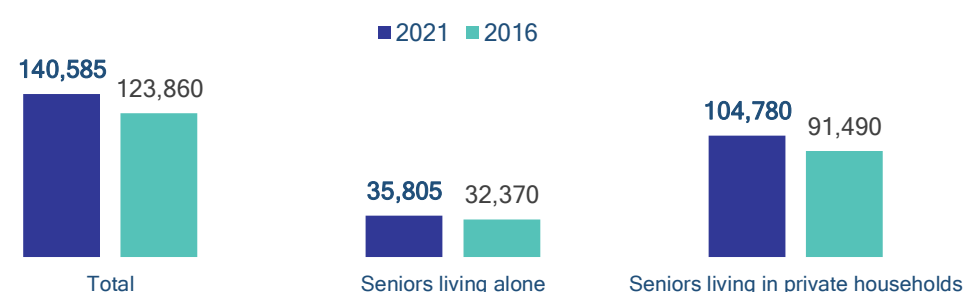
In 2021, **140,585** seniors (65+) lived in Hamilton.

35,805 seniors lived alone.

104,780 seniors lived in private households of 2+ persons.

The average total income for seniors who lived alone was **\$50,760** and the average total income for seniors who lived in households was **\$48,400**.

Family Characteristics of Seniors, CMA Hamilton Ontario 2016 & 2021



Compared to 2016, the senior population grew from 123,860 to 140,585. From this, there has been an increase in seniors living alone **32,370 to 35,805** (+3,435). Including an increase in seniors living in private households **91,490 to 104,780** (+13,290).