

Table V-2: Ratio of MLS Average Residential Prices and Median Census Family Pre-tax Income for Vital Signs CMAs, 2000-2006

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | % change, 2000-2006 |
|-------------------------|------|------|------|------|------|------|------|------------------------|
| Canada | 3.23 | 3.21 | 3.43 | 3.70 | 3.90 | 4.11 | 4.35 | 34.90 |
| New Brunswick | 2.12 | 2.12 | 2.14 | 2.21 | 2.27 | 2.34 | 2.35 | 10.77 |
| Saint John | 1.96 | 1.96 | 2.02 | 2.01 | 2.12 | 2.10 | 2.15 | 9.74 |
| Fredericton | n.a. | 1.97 | 1.89 | 2.04 | 2.03 | 2.12 | 2.14 | 8.48 |
| Quebec | 2.33 | 2.33 | 2.53 | 2.89 | 3.15 | 3.24 | 3.29 | 40.94 |
| Montreal | 2.44 | 2.41 | 2.67 | 3.07 | 3.37 | 3.48 | 3.55 | 45.62 |
| Ontario | 3.30 | 3.31 | 3.54 | 3.75 | 3.92 | 4.08 | 4.18 | 26.68 |
| Ottawa | 2.33 | 2.43 | 2.73 | 2.95 | 3.09 | 3.09 | 3.07 | 31.83 |
| Sudbury | 2.02 | 1.90 | 1.90 | 1.98 | 1.97 | 2.03 | 2.16 | 7.00 |
| Toronto | 4.40 | 4.34 | 4.74 | 5.01 | 5.25 | 5.44 | 5.52 | 25.57 |
| Guelph* | n.a. | 2.65 | 2.77 | 2.80 | 2.96 | 3.13 | 3.16 | 19.21 |
| Kitchener | 2.59 | 2.60 | 2.69 | 2.82 | 2.97 | 3.10 | 3.27 | 26.10 |
| London | 2.41 | 2.37 | 2.39 | 2.51 | 2.63 | 2.71 | 2.79 | 15.43 |
| Oakville | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 4.20 | n.a. |
| Saskatchewan | 2.05 | 2.01 | 2.01 | 2.04 | 2.07 | 2.18 | 2.18 | 6.32 |
| Saskatoon | 2.19 | 2.14 | 2.12 | 2.18 | 2.21 | 2.28 | 2.35 | 7.56 |
| Alberta | 2.65 | 2.57 | 2.76 | 2.90 | 2.93 | 3.07 | 3.64 | 37.38 |
| Calgary | 2.90 | 2.80 | 2.97 | 3.11 | 3.13 | 3.33 | 4.15 | 43.18 |
| Lethbridge* | n.a. | 2.04 | 2.12 | 2.22 | 2.22 | 2.31 | 2.58 | 26.35 |
| Medicine Hat* | n.a. | 2.31 | 2.53 | 2.63 | 2.67 | 2.79 | 2.88 | 24.37 |
| Red Deer * | n.a. | 2.12 | 2.16 | 2.25 | 2.29 | 2.26 | 2.58 | 21.93 |
| British Columbia | 4.51 | 4.31 | 4.52 | 4.85 | 5.17 | 5.68 | 6.25 | 38.52 |
| Vancouver | 5.91 | 5.41 | 5.64 | 6.09 | 6.65 | 7.24 | 8.11 | 37.21 |
| Victoria | 4.09 | 3.86 | 4.01 | 4.55 | 5.07 | 5.69 | 5.97 | 46.09 |

* Income data unavailable for the year 2000; % change refers to the 2001-2006 period.

See Appendix Table V-2-i for average residential prices and Table XI-6-b for median Census family income.

Median household income data obtained from Statistics Canada, CANSIM table 111-0009. Based on tax data.

Source for CMA data to 2006: Average residential price found through CMHC, Canadian Housing Observer 2007, Table 4

[https://www03.cmhc-](https://www03.cmhc-schl.gc.ca/b2c/b2c/init.do?language=en&shop=Z01EN&areaID=0000000122&productID=00000001220000000009)

[schl.gc.ca/b2c/b2c/init.do?language=en&shop=Z01EN&areaID=0000000122&productID=00000001220000000009](https://www03.cmhc-schl.gc.ca/b2c/b2c/init.do?language=en&shop=Z01EN&areaID=0000000122&productID=00000001220000000009)

Source for CA data: Median Census family income through Statistics Canada special request. Average residential prices for CAs obtained from CREA through a special request. Series MLS104451, MLS104171, MLS104187, MLS104203.