

Renovation and Home Purchase Detailed Tables

Edmonton

CANADA MORTGAGE AND HOUSING CORPORATION

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METHODOLOGY

The Renovation and Home Purchase Survey was conducted in March of 2010.

How do we define households who performed renovations in 2009?

Homeowner households who completed renovations on their primary residence in 2009, spending any amount, are deemed to have performed renovations last year.

How do we define households who intend to renovate in 2010?

Homeowner households who identified that they had commenced renovations of \$1,000 or more in 2010 or plan to commence renovations of \$1,000 or more in 2010 are considered to be renovation intenders. Intenders are divided into three categories – those having very high confidence that they will renovate their home in 2010, those having high confidence that they will renovate their home in 2010, and those having low confidence that they will renovate their home in 2010. Those that have already started renovations are classified as having a very high intention of renovating. Characteristics are only gathered from those households that have a high or very high intention of renovating.

How do we define households who purchased a home in 2009?

All households who signed a final purchase agreement in 2009 are classified as home purchasers.

How do we define households who intend to purchase a home in 2010?

All households who signed a final purchase agreement in 2010 or indicated that they are intending to buy home in 2010 are considered home purchase intenders. Intenders are asked if this intention is very high, high, or low. Households who have signed a final purchase agreement in 2010 are deemed to have a very high intention of purchasing a home. Characteristics are only gathered from those households that have a high or very high intention of purchasing a home.

Sample and geographic coverage

The Renovation and Home Purchase Survey was conducted in the Census Metropolitan Areas of St. John's, Halifax, Québec, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Edmonton and Vancouver. Households in these centres were classified as renovators, renovation intenders, home purchasers, and home purchase intenders. Profile characteristics were collected for renovators in all centres; however, profile characteristics for home purchasers, renovation intenders, and home purchase intenders were only collected for households in five major centres: Halifax, Montréal, Toronto, Calgary, and Vancouver.

The survey was conducted on a random sample of households in each CMA by using a list of geographically stratified telephone numbers. The actual number of households telephoned varied by centre. The sample size was set to get profile characteristics for 400 purchase intenders, 800 renovating households and 1,200 households who intend to renovate. The actual sample size was determined based on the centre's expected response rate and the incidence rate of the four characteristics of interest.

The survey results were weighted according to the sampling scheme and adjusted for non-response. The weights were then adjusted to add up to the projected number of households in the CMA as of

March 2010. The weights for households who were asked profile questions were adjusted to aggregate to the number of households expected to have that characteristic in the CMA based on the high level survey results.

IMPORTANT: COLUMN TOTALS ARE ROUNDED NUMBERS

Abbreviations

DK= Do Not Know

NR = No Response

Hhlds = Households

CMA = Census Metropolitan Area

RRSP = Registered Retirement Savings Plan

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Table 1: Households by Type of Renovation and Period of Construction
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Period of Construction	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or before	3,790	1,850	49%	1,164	63%	926	50%	240	13%	--	--
1920-1945	4,898	3,428	70%	1,645	48%	2,697	79%	914	27%	--	--
1946-1960	36,776	21,235	58%	8,783	41%	17,780	84%	5,328	25%	--	--
1961-1970	39,070	20,774	53%	10,467	50%	15,600	75%	5,294	25%	--	--
1971-1980	70,884	45,473	64%	24,385	54%	35,323	78%	14,236	31%	--	--
1981-1990	44,941	29,118	65%	13,553	47%	22,855	78%	7,515	26%	225	1%
1991-1995	22,393	10,832	48%	5,237	48%	8,317	77%	2,971	27%	248	2%
1996-2000	20,905	6,627	32%	2,471	37%	5,409	82%	1,254	19%	--	--
2001-2005	31,698	10,445	33%	2,272	22%	9,129	87%	955	9%	--	--
2006-2009	23,776	9,039	38%	762	8%	8,799	97%	522	6%	--	--
DK/NR	11,044	5,919	54%	2,744	46%	4,661	79%	1,486	25%	--	--
Total	310,175	164,740	53%	73,483	45%	131,496	80%	40,715	25%	473	0%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2009

Table 2: Households by Type of Renovation and Age of Respondent
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Age	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
18-24 years	2,356	581	25%	209	36%	581	100%	209	36%	--	--
25-34 years	42,797	23,478	55%	9,416	40%	20,359	87%	6,297	27%	--	--
35-44 years	55,173	28,000	51%	11,578	41%	23,463	84%	7,288	26%	248	1%
45-54 years	78,499	45,564	58%	20,416	45%	37,378	82%	12,229	27%	--	--
55-64 years	66,491	37,988	57%	17,968	47%	29,718	78%	9,698	26%	--	--
65+ years	63,260	28,079	44%	13,430	48%	19,147	68%	4,723	17%	225	1%
DK/NR	1,599	1,048	66%	466	44%	853	81%	271	26%	--	--
Total	310,175	164,738	53%	73,483	45%	131,499	80%	40,715	25%	473	0%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2009

Table 3: Households by Type of Renovation and Household Income
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Income	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	37,923	15,169	40%	5,618	37%	11,151	74%	1,848	12%	248	2%
\$40,000 - \$59,999	33,553	16,921	50%	8,769	48%	11,651	69%	3,499	21%	--	--
\$60,000 - \$79,999	36,675	17,371	47%	8,132	48%	14,941	86%	5,702	33%	--	--
\$80,000 - \$99,999	46,464	27,405	59%	13,700	48%	22,138	81%	8,433	31%	--	--
\$100,000+	95,546	53,516	56%	21,032	48%	44,709	84%	12,225	23%	--	--
Income not provided	60,014	34,358	57%	16,232	48%	26,909	78%	9,008	26%	225	1%
Total	310,175	164,740	53%	73,483	48%	131,499	80%	40,715	25%	473	0%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those who performed renovations in 2009

Table 4: Households by Type of Renovation
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Type of Renovation ¹	Hhlds	%
Structural additions or extensions	19,572	12%
Remodelling of rooms	49,773	30%
Fences, driveways, patios, swimming pools or major landscaping	39,899	24%
Roofs and eavestroughing	18,024	11%
Exterior walls	8,115	5%
Windows and doors	38,934	24%
Painting or wallpapering	50,315	31%
Interior walls and ceilings	22,275	14%
Hard surface flooring and wall-to-wall carpeting	51,788	31%
Plumbing fixtures and equipment	29,124	18%
Heating and/or air conditioning equipment	22,254	14%
Electrical fixtures and equipment	19,337	12%
Built-in appliances	7,944	5%
Other	3,943	2%
DK/NR	543	0%
Total	164,739	

¹Multiple responses permitted.

Table 5: Reasons Households Decide to Renovate
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Reasons ¹	Hhlds	%
Needed Repairs	49,127	30%
Major Repairs	13,693	8%
Minor Repairs	32,465	20%
DK	1,053	1%
Needed Maintenance	41,946	25%
Wanted to update or add value, or are preparing to sell the residence	90,197	55%
Needed more space	11,290	7%
To make the home more energy efficient	11,529	7%
Other	4,965	3%
DK/NR	198	0%
Total	164,739	

¹Multiple responses permitted.

Table 6: How the Renovation Work was Completed
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

How was the work completed?	Hhlds	%
Contracted out all the work (Paid)	54,213	33%
Did the work myself with friends/family (Unpaid)	50,377	31%
Both	51,064	31%
Bought materials and contracted out the labour	7,084	4%
Other	2,001	1%
DK/NR	--	--
Total	164,739	100%

Table 7: Average Cost of Renovations by Period of Construction
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Period of Construction	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
1920 or before	1,850	\$12,265	0
1921-1945	3,428	\$54,947	394
1946-1960	21,235	\$14,629	1,177
1961-1970	20,774	\$15,109	3,353
1971-1980	45,473	\$8,723	1,653
1981-1990	29,118	\$14,228	1,309
1991-1995	10,832	\$13,676	525
1996-2000	6,627	\$7,611	1,082
2001-2005	10,445	\$9,241	512
2006-2009	9,039	\$21,153	735
DK/NR	5,919	\$6,098	2,154
Total	164,739	\$13,155	12,893

Table 8: Average Cost of Renovations by Household Income
Edmonton CMA
Renovation and Home Purchase Survey
Survey Date: March 2010

Income	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
Less than \$40,000	15,169	\$14,946	1,465
\$40,000 - \$59,999	16,921	\$6,958	640
\$60,000 - \$79,999	17,371	\$14,764	668
\$80,000 - \$99,999	27,405	\$16,791	920
\$100,000+	53,516	\$12,983	476
DK/NR	34,358	\$11,684	8,724
Total	164,739	\$13,155	12,893

Table 9: How was the Renovation Work Paid for?
Edmonton CMA
Renovation and Home Purchaser Survey
Survey Date: March 2010

How was the renovation work paid for? ¹	Hhlds	%
Savings	128,056	78%
Using a loan from a financial institution	5,012	3%
Credit card/Line of credit	47,728	29%
Financed through mortgage	4,892	3%
Borrow from family/friend	2,428	1%
Other	1,135	1%
DK/NR	2,816	2%
Total	164,740	

¹Multiple responses permitted.

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