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**1955**

**CANADIAN  
HOUSING  
STATISTICS**

**CENTRAL MORTGAGE AND HOUSING CORPORATION**

## FOREWORD

This issue of *Canadian Housing Statistics* is the second of a new series of quarterly reports providing statistical information on the housing situation, particularly new house-building activity. This new publication replaces the quarterly report *Housing in Canada* published by the Central Mortgage and Housing Corporation from October 1946 to the end of 1954.

Many of the tables which appeared in *Housing in Canada* are included in this new publication; there have, however, been additions and deletions. Comments and suggestions in respect of these changes will be welcomed.

**Economic Research Department,  
Central Mortgage and Housing Corporation.**

Ottawa, November, 1955

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## SUMMARY

House-building activity, at a record level in the first half of the year, increased even further in the third quarter. Marked increases in personal incomes contributed to a strong demand for dwellings for home-ownership so that sales of newly completed dwellings kept pace with completions in the larger urban centres. Mortgage funds continued to be in good supply during the quarter though rather more loans under the National Housing Act were being made at the maximum rate of 5½ per cent at the end of the quarter than at the beginning. Spot shortages of some building materials continued to be reported but, overall, the supply situation was good. Building costs showed further small increases.

### House-Building Activity

Starts of new dwellings totalled 44,630 during the third quarter of 1955. This was 18 per cent more than in the corresponding period of the previous year and, seasonally adjusted, represents a rate of over 130,000 dwelling starts per year. Completions in the quarter were up by 28 per cent on the year before.

As in the first half of the year, starts of single-family dwellings accounted for most of the year-to-year increase. While apartment dwelling starts continued to be lower than in 1954, they showed an increase from the second to the third quarters.

All regions showed increases, on a year-to-year comparison, in dwelling starts for the third quarter. In the Prairie region where starts in the first six months of the year had been below 1954 levels, the third quarter increase was sufficient to bring the nine months 1955 total to 15,888 compared to 15,844 in the corresponding period of 1954. For the nine months period, the largest increase was in British Columbia where starts were 71 per cent higher than 1954. Quebec was up by 30 per cent, and Ontario by 15 per cent. The increase in the Atlantic region was 25 per cent.

More than half of the total increase in dwelling starts, from the first nine months of 1954 to the corresponding months of 1955, has been in areas defined as rural. In these areas starts increased by 88 per cent to 21,385 units. These areas include, of course, many of those adjacent to, but beyond the immediate boundaries of, the large urban centres. The metropolitan areas themselves showed a 9 per cent increase in starts while the increase in other urban centres was 18 per cent.

Despite a 35 per cent increase in the number of single-family and duplex dwellings completed in the metropolitan areas and major urban centres in the first nine months of the year, there were fewer newly completed dwellings unoccupied at the end of September than at the beginning of the year. In January there were 1,252 of these dwellings unoccupied while in September the number was 1,151.

### Real Estate Lending

Strong demand and relatively easy conditions in the mortgage market resulted in a large volume of lending in the third quarter of the year. The value of mortgage loans approved by the lending institutions amounted to \$357 million, 27 per cent more than in the third quarter of 1954. The increase for the first nine months of the year was higher by 35 per cent reflecting the comparatively low level of lending in the second quarter of 1954.

Loans under the National Housing Act amounted to \$213 million, for 22,059 dwelling units, 16 per cent more than the year before; conventional loans for new residential construction amounted to \$64 million for 10,157 dwelling units, a 68 per cent increase, while the value of conventional loans on other property, at \$87 million was higher by 24 per cent.

Most of the increased lending under the National Housing Act was by the chartered banks. The banks approved loans to the value of \$122 million for 12,766 dwelling units; a 66 per cent increase from the previous year. The increased activity of the banks was accompanied by a reduction in the activity, under the Act, of the life insurance companies. These companies made loans under the Act for 7,300 dwelling units in the third quarter of 1955 compared to 9,554 units in the corresponding period of 1954. At the same time, however, the life companies increased their conventional lending.

Most of the loans under the Act in the third quarter carried an interest rate of 5 per cent, although the maximum rate set by regulation remained at 5½ per cent. There was, however, a small increase in the number of loans made at the maximum rate. In July, 7 per cent of the loans made by approved lenders were at 5½ per cent. In the first half of October, the proportion had increased to 10 per cent. The majority of these loans were made by the life insurance companies.

There was little change in the average incomes of home-owner borrowers under the Act from 1954 to 1955. In 1954 the average gross family income was \$5,382, and in the first half of 1955, the average was \$5,447.

### Population and Income

The increase in the number of families in the first nine months of 1955 was smaller than in the corresponding period of 1954, down from 62,000 to 55,000 families. The decline was largely the result of reduced immigration, although marriages were also down slightly.

Personal income continued to show substantial increases over 1954 levels, up 5 per cent in the first quarter of the year, and 7 per cent in the second quarter.

### Building Costs

Residential construction costs continued to show a small increase in the third quarter. The combined index of prices of residential building materials and wage rates of construction workers increased from 131.4 in June to 132.7 in September. This represents a 2 per cent increase from the third quarter of 1954 to that of 1955. These increases were reflected in higher construction costs for dwellings financed under the National Housing Act. The average construction costs for bungalows went up from \$9.66 to \$9.84 per square foot between the third quarter of 1954 and the third quarter of 1955. For all single-family dwellings the increase was from \$9.51 to \$9.61 per square foot.

The higher cost of construction reflects price increases for almost all types of building materials, and also higher hourly wage rates of construction workers. Despite a substantial increase in the production of materials, the index of prices of these materials rose from 124.3 in June to 125.8 in September, 3 per cent higher than in the corresponding period of 1954. An unusually large increase was recorded in the price of electrical equipment and fixtures, for which the index rose from 129.8 in August to 141.3 in September. This was largely the result of a very sharp increase in the price of copper wire. The increase in the index of average hourly wage rates of construction workers was 143.1 in June to 144.2 in September. In September of 1954 the index was 140.3.

In addition to the higher cost of construction, there was an increase in the cost of land. For all single-family dwellings financed under the National Housing Act, the average cost of land was \$1,800 in the third quarter of 1955 compared to \$1,700 in the corresponding period of 1954.

## HOUSE-BUILDING ACTIVITY

Table 1. Construction of Dwelling Units<sup>(1)</sup>

| Period                     | Dwellings in New Structures |                            |             |                       |             |
|----------------------------|-----------------------------|----------------------------|-------------|-----------------------|-------------|
|                            | Starts                      |                            | Completions | Under Construction    | Conversions |
|                            | Actual                      | Annual Rate <sup>(2)</sup> |             |                       |             |
| 1948                       | 90,194                      | *                          | 76,097      | 56,456                | 5,146       |
| 1949                       | 90,509                      | *                          | 87,533      | 59,503                | 3,422       |
| 1950                       | 92,531                      | *                          | 89,015      | 59,443                | 2,739       |
| 1951                       | 68,579                      | *                          | 81,310      | 43,219                | 3,500       |
| 1952                       | 83,246                      | *                          | 73,087      | 55,689                | 3,215       |
| 1953                       | 102,409                     | *                          | 96,839      | 59,923                | 3,824       |
| 1954                       | 113,527                     | *                          | 101,965     | 68,641                | 4,373       |
| 9 months ending Sept. 1954 | 84,327                      | 108,782                    | 66,288      | 75,310 <sup>(3)</sup> | **          |
| Sept. 1955                 | 102,627                     | 132,389                    | 83,877      | 88,183 <sup>(3)</sup> | **          |
| 1954—April                 | 8,692                       | 100,214                    | 6,774       | 52,978                | **          |
| May                        | 13,398                      |                            | 8,423       | 57,816                | **          |
| June                       | 12,586                      |                            | 6,048       | 64,262                | **          |
| July                       | 14,191                      |                            | 8,383       | 69,874                | **          |
| Aug.                       | 10,978                      | 117,201                    | 7,718       | 72,150                | **          |
| Sept.                      | 12,760                      |                            | 8,615       | 75,310                | **          |
| Oct.                       | 13,097                      |                            | 13,039      | 75,456                | **          |
| Nov.                       | 9,764                       |                            | 11,246      | 73,746                | **          |
| Dec.                       | 6,339                       | 129,356                    | 11,392      | 68,641                | **          |
| 1955—Jan.                  | 3,963                       |                            | 9,037       | 63,525                | **          |
| Feb.                       | 4,006                       |                            | 7,544       | 59,814                | **          |
| Mar.                       | 4,879                       |                            | 7,732       | 57,960                | **          |
| Apr.                       | 9,085                       |                            | 8,594       | 58,862                | **          |
| May                        | 15,043                      | 128,753                    | 8,332       | 65,543                | **          |
| June <sup>(4)</sup>        | 21,021                      |                            | 10,989      | 75,684                | **          |
| July                       | 15,358                      |                            | 9,606       | 81,363                | **          |
| Aug.                       | 15,435                      |                            | 10,685      | 85,938                | **          |
| Sept.                      | 13,837                      | 137,907                    | 11,358      | 88,183                | **          |

Table 2. Dwelling Starts, by Initiation<sup>(1)</sup>

| Public | Private                    |                               |             | Total   |
|--------|----------------------------|-------------------------------|-------------|---------|
|        | With Government Assistance | Without Government Assistance | All Private |         |
| 8,871  | 19,029                     | 62,294                        | 81,323      | 90,194  |
| 7,993  | 27,231                     | 55,285                        | 82,516      | 90,509  |
| 4,799  | 39,753                     | 47,979                        | 87,732      | 92,531  |
| 2,219  | 23,723                     | 42,637                        | 66,360      | 68,579  |
| 4,958  | 29,343                     | 48,945                        | 78,288      | 83,246  |
| 1,855  | 36,385                     | 64,169                        | 100,554     | 102,409 |
| 1,540  | 47,289                     | 64,698                        | 111,987     | 113,527 |
| 822    | 34,909                     | 48,596                        | 83,505      | 84,327  |
| 1,552  | 44,387                     | 56,688                        | 101,075     | 102,627 |
| 306    | 11,989                     | 22,381                        | 34,370      | 34,676  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
| 441    | 18,833                     | 18,655                        | 37,488      | 37,929  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
| 718    | 12,380                     | 16,102                        | 28,482      | 29,200  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
| 75     | 4,935                      | 7,838                         | 12,773      | 12,848  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
| 444    | 18,237                     | 26,468                        | 44,705      | 45,149  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
| 1,033  | 21,215                     | 22,382                        | 43,597      | 44,630  |
|        |                            |                               |             |         |
|        |                            |                               |             |         |
|        |                            |                               |             |         |

(1) Newfoundland included from 1949. (2) Seasonally adjusted.

(3) As at end of Sept. \*\* Not applicable. \*\* Not available.

(4) Includes dwellings started and completed in earlier months of 1955.

(1) Newfoundland included from 1949.

Table 3. Dwelling Starts, by Region<sup>(1)</sup>

| Period                     | Atlantic | Quebec | Ontario | Prairies | British Columbia | Canada  |
|----------------------------|----------|--------|---------|----------|------------------|---------|
| 1948                       | 5,712    | 24,982 | 29,976  | 17,891   | 11,633           | 90,194  |
| 1949                       | 5,023    | 24,196 | 34,023  | 16,565   | 9,702            | 89,509  |
| 1950                       | 7,451    | 28,515 | 33,430  | 15,599   | 7,536            | 92,531  |
| 1951                       | 3,562    | 21,193 | 27,349  | 10,779   | 5,696            | 68,579  |
| 1952                       | 4,720    | 26,355 | 30,016  | 15,044   | 7,111            | 83,246  |
| 1953                       | 5,921    | 30,249 | 38,873  | 18,776   | 8,590            | 102,409 |
| 1954                       | 6,082    | 29,958 | 46,382  | 21,502   | 9,603            | 113,527 |
| 9 months ending Sept. 1954 | 4,423    | 22,814 | 34,202  | 15,844   | 7,044            | 84,327  |
| Sept. 1955                 | 5,552    | 29,589 | 39,518  | 15,888   | 12,080           | 102,627 |
| 1954—Apr.                  | 351      | 2,709  | 3,269   | 1,192    | 1,171            | 8,692   |
| May                        | 609      | 3,967  | 5,772   | 2,176    | 874              | 13,398  |
| June                       | 465      | 3,503  | 4,687   | 3,135    | 796              | 12,586  |
| July                       | 1,540    | 4,234  | 4,368   | 3,008    | 1,041            | 14,191  |
| Aug.                       | 642      | 2,756  | 4,375   | 2,445    | 760              | 10,978  |
| Sept.                      | 623      | 2,594  | 6,235   | 2,209    | 1,099            | 12,760  |
| Oct.                       | 1,069    | 2,858  | 5,261   | 2,887    | 1,022            | 13,097  |
| Nov.                       | 345      | 2,918  | 3,859   | 1,770    | 872              | 9,764   |
| Dec.                       | 245      | 1,368  | 3,060   | 1,001    | 665              | 6,339   |
| 1955—Jan.                  | 142      | 966    | 1,801   | 510      | 544              | 3,963   |
| Feb.                       | 115      | 748    | 2,039   | 454      | 650              | 4,006   |
| Mar.                       | 87       | 1,510  | 2,139   | 270      | 873              | 4,879   |
| Apr.                       | 445      | 2,354  | 3,742   | 1,050    | 1,494            | 9,085   |
| May                        | 645      | 5,190  | 5,021   | 2,260    | 1,927            | 15,043  |
| June <sup>(2)</sup>        | 1,174    | 6,380  | 7,597   | 3,485    | 2,385            | 21,021  |
| July                       | 782      | 4,579  | 5,614   | 2,764    | 1,619            | 15,358  |
| Aug.                       | 1,331    | 3,799  | 6,145   | 2,834    | 1,326            | 15,435  |
| Sept.                      | 831      | 4,063  | 5,420   | 2,261    | 1,262            | 13,837  |

Table 4. Dwelling Completions, by Region<sup>(1)</sup>

| Period                     | Atlantic | Quebec | Ontario | Prairies | British Columbia | Canada  |
|----------------------------|----------|--------|---------|----------|------------------|---------|
| 1948                       | 4,809    | 20,171 | 26,391  | 13,995   | 10,731           | 76,097  |
| 1949                       | 5,115    | 22,912 | 31,440  | 17,794   | 10,272           | 87,533  |
| 1950                       | 7,209    | 27,237 | 31,318  | 14,691   | 8,560            | 89,015  |
| 1951                       | 4,316    | 26,686 | 31,732  | 11,893   | 6,683            | 81,310  |
| 1952                       | 4,215    | 22,407 | 27,461  | 11,976   | 7,028            | 73,087  |
| 1953                       | 5,224    | 29,803 | 35,173  | 18,695   | 7,944            | 96,839  |
| 1954                       | 5,259    | 26,182 | 41,085  | 20,281   | 9,158            | 101,965 |
| 9 months ending Sept. 1954 | 3,203    | 17,514 | 26,965  | 12,396   | 6,210            | 66,288  |
| Sept. 1955                 | 4,125    | 23,664 | 33,703  | 13,491   | 8,894            | 83,877  |
| 1954—Apr.                  | 247      | 2,108  | 2,631   | 1,090    | 698              | 6,774   |
| May                        | 444      | 2,632  | 3,417   | 1,211    | 719              | 8,423   |
| June                       | 261      | 1,652  | 2,280   | 1,256    | 599              | 6,048   |
| July                       | 543      | 1,909  | 3,369   | 1,652    | 910              | 8,383   |
| Aug.                       | 367      | 2,205  | 3,290   | 1,189    | 667              | 7,718   |
| Sept.                      | 404      | 2,324  | 3,201   | 1,782    | 904              | 8,615   |
| Oct.                       | 971      | 3,445  | 4,764   | 2,921    | 938              | 13,039  |
| Nov.                       | 588      | 2,108  | 4,764   | 2,806    | 980              | 11,246  |
| Dec.                       | 497      | 3,115  | 4,592   | 2,158    | 1,030            | 11,392  |
| 1955—Jan.                  | 351      | 2,044  | 4,276   | 1,628    | 738              | 9,037   |
| Feb.                       | 330      | 1,962  | 3,356   | 1,300    | 596              | 7,544   |
| Mar.                       | 260      | 1,675  | 3,755   | 1,239    | 803              | 7,732   |
| Apr.                       | 464      | 2,115  | 3,618   | 1,418    | 979              | 8,594   |
| May                        | 163      | 2,896  | 3,391   | 1,119    | 763              | 8,332   |
| June <sup>(2)</sup>        | 435      | 3,554  | 4,088   | 1,597    | 1,315            | 10,989  |
| July                       | 498      | 2,994  | 3,682   | 1,354    | 1,078            | 9,606   |
| Aug.                       | 934      | 3,344  | 3,359   | 1,725    | 1,323            | 10,685  |
| Sept.                      | 690      | 3,080  | 4,178   | 2,111    | 1,299            | 11,358  |

(1) Newfoundland included from 1950.

(2) Includes dwellings started and completed in earlier months of 1955.

(1) Newfoundland included from 1950.

## HOUSE-BUILDING ACTIVITY—Continued

Table 5. Dwelling Starts, by Type

| Period                     | One-Family | Two-Family | Apartments | Other | Total <sup>(1)</sup> |
|----------------------------|------------|------------|------------|-------|----------------------|
| 1948                       | 73,399     | 7,488      | 7,497      | 1,810 | 90,194               |
| 1949                       | 70,636     | 7,453      | 11,420     | —     | 89,509               |
| 1950                       | 67,124     | 8,468      | 14,232     | 617   | 90,441               |
| 1951                       | 53,002     | 5,658      | 9,865      | 54    | 68,579               |
| 1952                       | 60,696     | 5,360      | 16,891     | 299   | 83,246               |
| 1953                       | 70,782     | 7,202      | 23,872     | 553   | 102,409              |
| 1954                       | 78,574     | 6,498      | 27,455     | 1,000 | 113,527              |
| 9 months ending Sept. 1954 | 58,340     | 4,744      | 20,649     | 594   | 84,327               |
| Sept. 1955                 | 73,259     | 8,172      | 19,717     | 1,479 | 102,627              |
| 1954—April                 | 5,553      | 570        | 2,493      | 76    | 8,692                |
| May                        | 10,039     | 738        | 2,551      | 70    | 13,398               |
| June                       | 9,022      | 626        | 2,923      | 15    | 12,586               |
| July                       | 10,119     | 900        | 3,157      | 15    | 14,191               |
| Aug.                       | 7,883      | 550        | 2,448      | 97    | 10,978               |
| Sept.                      | 8,814      | 630        | 3,052      | 264   | 12,760               |
| Oct.                       | 9,568      | 722        | 2,549      | 258   | 13,097               |
| Nov.                       | 6,312      | 686        | 2,627      | 139   | 9,764                |
| Dec.                       | 4,354      | 346        | 1,630      | 9     | 6,339                |
| 1955—Jan.                  | 2,543      | 204        | 1,164      | 52    | 3,963                |
| Feb.                       | 2,845      | 248        | 904        | 9     | 4,006                |
| Mar.                       | 2,946      | 482        | 1,451      | —     | 4,879                |
| Apr.                       | 6,353      | 692        | 1,934      | 106   | 9,085                |
| May                        | 10,727     | 1,048      | 2,963      | 305   | 15,043               |
| June <sup>(2)</sup>        | 16,622     | 1,504      | 2,769      | 126   | 21,021               |
| July                       | 10,397     | 1,672      | 2,760      | 529   | 15,358               |
| Aug.                       | 11,045     | 1,192      | 3,076      | 122   | 15,435               |
| Sept.                      | 9,781      | 1,130      | 2,696      | 230   | 13,837               |

(1) Newfoundland included from 1951.

(2) Includes dwellings started and completed in earlier months of 1955.

Table 6. Dwelling Completions, by Type

| Period                     | One-Family | Two-Family | Apartments | Other | Total <sup>(1)</sup> |
|----------------------------|------------|------------|------------|-------|----------------------|
| 1948                       | 61,787     | 4,560      | 8,143      | 1,607 | 76,097               |
| 1949                       | 68,966     | 7,309      | 11,473     | 485   | 88,233               |
| 1950                       | 68,685     | 7,376      | 12,809     | 145   | 89,015               |
| 1951                       | 60,366     | 7,568      | 12,791     | 585   | 81,310               |
| 1952                       | 55,967     | 5,314      | 11,707     | 99    | 73,087               |
| 1953                       | 68,916     | 7,714      | 19,837     | 372   | 96,839               |
| 1954                       | 71,760     | 6,098      | 23,042     | 1,065 | 101,965              |
| 9 months ending Sept. 1954 | 46,341     | 3,978      | 15,320     | 649   | 66,288               |
| Sept. 1955                 | 58,892     | 4,766      | 19,323     | 896   | 83,877               |
| 1954—April                 | 4,764      | 408        | 1,534      | 68    | 6,774                |
| May                        | 5,314      | 514        | 2,567      | 28    | 8,423                |
| June                       | 4,267      | 350        | 1,418      | 13    | 6,048                |
| July                       | 6,027      | 414        | 1,784      | 158   | 8,383                |
| Aug.                       | 5,408      | 552        | 1,738      | 20    | 7,718                |
| Sept.                      | 6,600      | 478        | 1,438      | 99    | 8,615                |
| Oct.                       | 9,310      | 814        | 2,895      | 20    | 13,039               |
| Nov.                       | 8,202      | 530        | 2,334      | 180   | 11,246               |
| Dec.                       | 7,907      | 776        | 2,493      | 216   | 11,392               |
| 1955—Jan.                  | 6,463      | 450        | 1,993      | 131   | 9,037                |
| Feb.                       | 5,625      | 406        | 1,425      | 88    | 7,544                |
| Mar.                       | 4,908      | 488        | 2,247      | 89    | 7,732                |
| Apr.                       | 5,635      | 430        | 2,479      | 50    | 8,594                |
| May                        | 5,261      | 564        | 2,388      | 119   | 8,332                |
| June <sup>(2)</sup>        | 7,821      | 526        | 2,556      | 86    | 10,989               |
| July                       | 7,018      | 486        | 2,089      | 13    | 9,606                |
| Aug.                       | 8,021      | 658        | 1,765      | 241   | 10,685               |
| Sept.                      | 8,140      | 758        | 2,381      | 79    | 11,358               |

(1) Newfoundland included from 1949.

Table 7. Dwelling Starts, by Area

| Period                     | Urban                  |        | Rural    |       | Total <sup>(1)</sup><br>Non-farm |
|----------------------------|------------------------|--------|----------|-------|----------------------------------|
|                            | 5,000 Pop.<br>and over | Other  | Non-farm | Farm  |                                  |
| 1948                       | 57,671                 | 12,026 | 15,687   | 4,810 | 85,384                           |
| 1949                       | 58,370                 | 9,743  | 17,565   | 4,831 | 85,678                           |
| 1950                       | 68,599                 | 7,292  | 12,618   | 4,022 | 88,509                           |
| 1951                       | 47,374                 | 5,532  | 11,572   | 4,101 | 64,478                           |
| 1952                       | 63,443                 | 4,798  | 10,138   | 4,867 | 78,379                           |
| 1953                       | 80,313                 | 5,550  | 13,798   | 2,748 | 99,661                           |
| 1954                       | 89,755                 | 7,025  | 13,389   | 3,358 | 110,169                          |
| 9 months ending Sept. 1954 | 66,895                 | 6,080  | 9,046    | 2,306 | 82,021                           |
| Sept. 1955                 | 74,441                 | 6,801  | 18,543   | 2,842 | 99,785                           |
| 1954—April                 | 7,648                  | 413    | 583      | 48    | 8,644                            |
| May                        | 9,228                  | 1,608  | 2,181    | 381   | 13,017                           |
| June                       | 9,433                  | 1,242  | 1,307    | 604   | 11,982                           |
| July                       | 10,462                 | 1,229  | 1,950    | 550   | 13,641                           |
| Aug.                       | 8,635                  | 470    | 1,445    | 428   | 10,550                           |
| Sept.                      | 10,222                 | 889    | 1,405    | 244   | 12,516                           |
| Oct.                       | 9,046                  | 508    | 2,759    | 784   | 12,313                           |
| Nov.                       | 8,371                  | 293    | 956      | 144   | 9,620                            |
| Dec.                       | 5,443                  | 144    | 628      | 124   | 6,215                            |
| 1955—Jan.                  | 3,175                  | 143    | 502      | 143   | 3,820                            |
| Feb.                       | 3,134                  | 317    | 493      | 62    | 3,944                            |
| Mar.                       | 4,432                  | 106    | 341      | —     | 4,879                            |
| Apr.                       | 7,662                  | 292    | 1,011    | 120   | 8,965                            |
| May                        | 11,266                 | 1,004  | 2,541    | 232   | 14,811                           |
| June <sup>(2)</sup>        | 11,706                 | 2,480  | 5,307    | 1,528 | 19,493                           |
| July                       | 11,790                 | 699    | 2,568    | 301   | 15,057                           |
| Aug.                       | 11,252                 | 800    | 3,026    | 357   | 15,078                           |
| Sept.                      | 10,024                 | 960    | 2,754    | 99    | 13,738                           |

(1) Newfoundland included from 1949.

(2) Includes dwellings started and completed in earlier months of 1955.

Table 8. Dwelling Completions, by Area

| Period                     | Urban                  |        | Rural    |       | Total <sup>(1)</sup><br>Non-farm |
|----------------------------|------------------------|--------|----------|-------|----------------------------------|
|                            | 5,000 Pop.<br>and over | Other  | Non-farm | Farm  |                                  |
| 1948                       | 48,006                 | 10,029 | 14,204   | 3,858 | 72,239                           |
| 1949                       | 60,262                 | 8,611  | 14,133   | 5,227 | 83,006                           |
| 1950                       | 62,847                 | 7,675  | 14,448   | 4,045 | 84,970                           |
| 1951                       | 61,167                 | 4,220  | 12,254   | 3,669 | 77,641                           |
| 1952                       | 54,346                 | 4,572  | 9,623    | 4,546 | 68,541                           |
| 1953                       | 73,375                 | 6,851  | 13,056   | 3,557 | 93,282                           |
| 1954                       | 80,593                 | 6,076  | 12,169   | 3,127 | 98,838                           |
| 9 months ending Sept. 1954 | 54,180                 | 3,819  | 6,452    | 1,837 | 64,451                           |
| Sept. 1955                 | 63,026                 | 4,987  | 13,208   | 2,656 | 81,221                           |
| 1954—April                 | 5,997                  | 94     | 532      | 151   | 6,623                            |
| May                        | 6,546                  | 319    | 1,353    | 205   | 8,218                            |
| June                       | 5,165                  | 502    | 206      | 175   | 5,873                            |
| July                       | 6,542                  | 756    | 950      | 135   | 8,248                            |
| Aug.                       | 6,188                  | 576    | 800      | 154   | 7,564                            |
| Sept.                      | 6,487                  | 577    | 1,110    | 441   | 8,174                            |
| Oct.                       | 9,098                  | 1,037  | 2,219    | 685   | 12,354                           |
| Nov.                       | 8,400                  | 735    | 1,724    | 387   | 10,859                           |
| Dec.                       | 8,915                  | 485    | 1,774    | 218   | 11,174                           |
| 1955—Jan.                  | 6,754                  | 397    | 1,645    | 241   | 8,796                            |
| Feb.                       | 5,981                  | 484    | 895      | 184   | 7,360                            |
| Mar.                       | 6,748                  | 256    | 472      | 256   | 7,476                            |
| Apr.                       | 6,994                  | 179    | 1,124    | 297   | 8,297                            |
| May                        | 6,587                  | 574    | 940      | 231   | 8,101                            |
| June <sup>(2)</sup>        | 7,365                  | 680    | 2,370    | 574   | 10,415                           |
| July                       | 7,060                  | 721    | 1,570    | 255   | 9,351                            |
| Aug.                       | 7,184                  | 851    | 2,310    | 340   | 10,345                           |
| Sept.                      | 8,353                  | 845    | 1,882    | 278   | 11,080                           |

(1) Newfoundland included from 1949.

HOUSE-BUILDING ACTIVITY — *Continued*

Table 9. Dwelling Starts in Metropolitan Areas and Major Urban Centres

| Area                               | 1952   | 1953    | 1954    | 9 months ending |            |            | 1955                  |        |        |        |
|------------------------------------|--------|---------|---------|-----------------|------------|------------|-----------------------|--------|--------|--------|
|                                    |        |         |         | Sept. 1953      | Sept. 1954 | Sept. 1955 | June                  | July   | Aug.   | Sept.  |
| Metropolitan Areas                 |        |         |         |                 |            |            |                       |        |        |        |
| Calgary                            | 2,884  | 3,477   | 3,621   | 2,819           | 2,721      | 2,452      | 391                   | 301    | 372    | 240    |
| Edmonton                           | 3,019  | 4,377   | 4,037   | 3,504           | 3,290      | 2,934      | 700                   | 640    | 446    | 506    |
| Halifax                            | 661    | 1,692   | 975     | 1,236           | 724        | 955        | 185                   | 107    | 178    | 180    |
| Hamilton                           | 2,460  | 2,509   | 3,082   | 2,052           | 2,138      | 2,331      | 268                   | 326    | 470    | 382    |
| London                             | 1,176  | 1,338   | 1,386   | 1,055           | 1,063      | 1,111      | 123                   | 190    | 167    | 115    |
| Montreal                           | 14,618 | 18,822  | 19,482  | 14,551          | 15,079     | 16,879     | 2,897                 | 2,736  | 2,242  | 2,009  |
| Ottawa-Hull                        | 2,419  | 3,023   | 3,536   | 2,347           | 2,805      | 2,674      | 392                   | 500    | 383    | 480    |
| Quebec                             | 1,129  | 1,624   | 2,505   | 1,147           | 1,742      | 2,532      | 305                   | 446    | 234    | 331    |
| Saint John                         | 125    | 388     | 208     | 357             | 140        | 284        | 36                    | 31     | 106    | 40     |
| St. John's                         | 651    | 460     | 512     | 367             | 377        | 363        | 56                    | 64     | 67     | 64     |
| Toronto                            | 9,735  | 11,543  | 20,483  | 7,872           | 14,339     | 14,916     | 2,051                 | 2,611  | 2,555  | 1,883  |
| Vancouver                          | 4,969  | 6,539   | 6,921   | 5,232           | 5,315      | 6,691      | 726                   | 840    | 735    | 711    |
| Victoria                           | 811    | 1,101   | 1,293   | 861             | 989        | 1,283      | 222                   | 98     | 160    | 173    |
| Windsor                            | 1,104  | 1,060   | 1,677   | 842             | 1,409      | 909        | 62                    | 35     | 145    | 166    |
| Winnipeg                           | 2,848  | 3,308   | 4,123   | 2,315           | 2,795      | 3,654      | 654                   | 716    | 666    | 679    |
| Sub-Total                          | 48,609 | 61,261  | 73,841  | 46,557          | 54,926     | 59,968     | 9,068                 | 9,641  | 8,926  | 7,959  |
| Major Centres                      |        |         |         |                 |            |            |                       |        |        |        |
| Brantford                          | 253    | 325     | 95      | 232             | 86         | 251        | 38                    | 42     | 35     | 37     |
| Fort William-Port Arthur           | 432    | 563     | 415     | 502             | 382        | 465        | 112                   | 58     | 57     | 48     |
| Guelph                             | 144    | 534     | 396     | 405             | 282        | 278        | 36                    | 29     | 22     | 51     |
| Kingston                           | 189    | 198     | 182     | 143             | 134        | 141        | 18                    | 17     | 14     | 23     |
| Kitchener                          | 532    | 636     | 713     | 526             | 531        | 536        | 101                   | 75     | 83     | 50     |
| Moncton                            | 160    | 212     | 197     | 159             | 157        | 139        | 25                    | 18     | 8      | 39     |
| Oshawa                             | 335    | 592     | 444     | 498             | 328        | 425        | 111                   | 57     | 69     | 42     |
| Peterborough                       | 209    | 282     | 305     | 213             | 215        | 308        | 44                    | 71     | 50     | 17     |
| Regina                             | 911    | 1,493   | 1,100   | 1,115           | 637        | 1,177      | 151                   | 170    | 361    | 181    |
| St. Catharines                     | 142    | 159     | 174     | 121             | 138        | 150        | 18                    | 19     | 14     | 23     |
| Sarnia                             | 621    | 347     | 404     | 277             | 321        | 449        | 98                    | 51     | 85     | 51     |
| Saskatoon                          | 651    | 806     | 841     | 598             | 671        | 657        | 129                   | 128    | 123    | 72     |
| Sault Ste. Marie                   | 581    | 787     | 112     | 708             | 100        | 239        | 46                    | 24     | 28     | 66     |
| Shawinigan Falls                   | 61     | 143     | 55      | 105             | 46         | 91         | 17                    | 1      | 15     | 23     |
| Sherbrooke                         | 319    | 387     | 271     | 325             | 198        | 231        | 37                    | 32     | 16     | 49     |
| Sudbury                            | 291    | 361     | 287     | 338             | 268        | 144        | 36                    | 23     | 18     | 4      |
| Sydney                             | 95     | 85      | 114     | 69              | 74         | 45         | 6                     | 2      | 5      | 8      |
| Three Rivers                       | 240    | 374     | 261     | 315             | 175        | 219        | 48                    | 37     | 32     | 16     |
| Sub-Total                          | 6,166  | 8,284   | 6,366   | 6,649           | 4,743      | 5,945      | 1,071                 | 854    | 1,035  | 800    |
| Other Urban Centres <sup>(1)</sup> | 8,668  | 10,768  | 9,548   | 8,639           | 7,226      | 8,528      | 1,567                 | 1,295  | 1,291  | 1,265  |
| Other Areas                        | 19,803 | 22,096  | 23,772  | 17,826          | 17,432     | 28,186     | 9,315 <sup>(2)</sup>  | 3,568  | 4,183  | 3,813  |
| Canada                             | 83,246 | 102,409 | 113,527 | 79,671          | 84,327     | 102,627    | 21,021 <sup>(2)</sup> | 15,358 | 15,435 | 13,837 |

(1) Of 5,000 to 30,000 population.

(2) Includes dwellings started in earlier months of 1955.

HOUSE-BUILDING ACTIVITY — *Continued*

Table 10. Residential Building Permits Issued

| Period          | Value<br>(Millions of Dollars) |                  |       | Number of Dwelling Units |                 |        |
|-----------------|--------------------------------|------------------|-------|--------------------------|-----------------|--------|
|                 | New Construction               | Alterations etc. | Total | Apartments               | Other Dwellings | Total  |
| 1950            | 388.5                          | 34.4             | 422.9 | 11,310                   | 48,963          | 60,273 |
| 1951            | 306.6                          | 32.9             | 339.5 | 7,469                    | 36,935          | 44,404 |
| 1952            | 404.3                          | 35.3             | 439.6 | 13,708                   | 43,467          | 57,175 |
| 1953            | 534.9                          | 41.2             | 576.1 | 21,071                   | 52,356          | 73,427 |
| 1954            | 577.7                          | 43.1             | 620.8 | 21,555                   | 51,333          | 72,888 |
| 9 months ending |                                |                  |       |                          |                 |        |
| Sept. 1954      | 445.6                          | 35.0             | 480.6 | 14,026                   | 41,560          | 55,586 |
| Sept. 1955      | 501.5                          | 33.4             | 534.9 | 16,428                   | 46,872          | 63,300 |
| 1954—Apr.       | 52.3                           | 4.0              | 56.3  | 1,738                    | 5,077           | 6,815  |
| May             | 63.0                           | 4.6              | 67.6  | 656                      | 6,839           | 7,495  |
| June            | 73.6                           | 5.1              | 78.7  | 2,409                    | 6,667           | 9,076  |
| July            | 58.7                           | 5.0              | 63.7  | 1,938                    | 5,607           | 7,545  |
| Aug.            | 61.4                           | 3.8              | 65.2  | 1,797                    | 5,741           | 7,538  |
| Sept.           | 54.7                           | 4.1              | 58.8  | 1,895                    | 4,847           | 6,742  |
| Oct.            | 50.9                           | 3.4              | 54.3  | 2,493                    | 4,098           | 6,591  |
| Nov.            | 55.4                           | 3.4              | 58.8  | 3,264                    | 3,889           | 7,153  |
| Dec.            | 25.8                           | 1.3              | 27.1  | 1,772                    | 1,786           | 3,558  |
| 1955—Jan.       | 16.7                           | 1.3              | 18.0  | 1,053                    | 1,273           | 2,326  |
| Feb.            | 20.0                           | 1.6              | 21.6  | 1,065                    | 1,720           | 2,785  |
| Mar.            | 44.0                           | 2.4              | 46.4  | 1,740                    | 4,082           | 5,822  |
| Apr.            | 69.6                           | 4.4              | 74.0  | 2,587                    | 6,384           | 8,971  |
| May             | 82.8                           | 5.7              | 88.5  | 2,236                    | 8,104           | 10,340 |
| June            | 81.4                           | 5.3              | 86.7  | 2,247                    | 7,698           | 9,945  |
| July            | 48.4                           | 3.4              | 51.8  | 1,404                    | 4,916           | 6,320  |
| Aug.            | 72.6                           | 4.5              | 77.1  | 2,216                    | 6,869           | 9,085  |
| Sept.           | 66.0                           | 4.8              | 70.8  | 1,880                    | 5,826           | 7,706  |

Table 11. Residential Construction Contracts Awarded

| Period          | Value<br>(Millions of Dollars) |                 |       | Number of Dwelling Units |                 |        |
|-----------------|--------------------------------|-----------------|-------|--------------------------|-----------------|--------|
|                 | Apartments                     | Other Dwellings | Total | Apartments†              | Other Dwellings | Total  |
| 1950            | 59.3                           | 482.4           | 541.7 | 6,550                    | 71,173          | 77,723 |
| 1951            | 55.8                           | 381.4           | 437.2 | 5,425                    | 53,554          | 58,979 |
| 1952            | 101.6                          | 409.4           | 511.0 | 9,473                    | 49,507          | 58,980 |
| 1953            | 130.6                          | 602.2           | 732.8 | 11,923                   | 70,341          | 82,264 |
| 1954            | 151.2                          | 748.6           | 899.8 | 13,707                   | 78,098          | 91,805 |
| 9 months ending |                                |                 |       |                          |                 |        |
| Sept. 1954      | 102.2                          | 565.1           | 667.3 | 9,289                    | 60,048          | 69,337 |
| Sept. 1955      | 137.2                          | 773.1           | 910.3 | 12,211                   | 74,374          | 86,585 |
| 1954—Apr.       | 12.0                           | 64.0            | 76.0  | 1,107                    | 6,954           | 8,061  |
| May             | 8.7                            | 96.7            | 105.4 | 791                      | 10,594          | 11,385 |
| June            | 15.2                           | 80.0            | 95.2  | 1,380                    | 8,360           | 9,740  |
| July            | 12.8                           | 83.9            | 96.7  | 1,158                    | 8,946           | 10,104 |
| Aug.            | 16.0                           | 72.9            | 88.9  | 1,448                    | 7,739           | 9,187  |
| Sept.           | 17.4                           | 72.4            | 89.8  | 1,568                    | 7,517           | 9,085  |
| Oct.            | 18.5                           | 53.7            | 72.2  | 1,667                    | 5,424           | 7,091  |
| Nov.            | 15.4                           | 73.7            | 89.1  | 1,393                    | 7,141           | 8,534  |
| Dec.            | 15.1                           | 56.1            | 71.2  | 1,358                    | 5,485           | 6,843  |
| 1955—Jan.       | 7.4                            | 38.7            | 46.1  | 673                      | 3,805           | 4,478  |
| Feb.            | 12.6                           | 71.9            | 84.5  | 1,139                    | 7,122           | 8,261  |
| Mar.            | 16.8                           | 44.6            | 61.4  | 1,509                    | 4,336           | 5,845  |
| Apr.            | 16.3                           | 69.2            | 85.5  | 1,458                    | 7,273           | 8,731  |
| May             | 12.8                           | 114.0           | 126.8 | 1,148                    | 10,034          | 11,182 |
| June            | 18.6                           | 141.7           | 160.3 | 1,646                    | 12,990          | 14,636 |
| July            | 22.5                           | 81.6            | 104.1 | 1,986                    | 8,098           | 10,084 |
| Aug.            | 20.7                           | 130.1           | 150.8 | 1,822                    | 12,615          | 14,437 |
| Sept.           | 9.5                            | 81.3            | 90.8  | 830                      | 8,101           | 8,931  |

† Estimated.

Table 12. Duplex and Single-Family Dwellings Completed in Metropolitan Areas and Major Urban Centres, Occupied and Unoccupied

| Period                        | Dwellings<br>Newly<br>Completed | Completed<br>Dwellings<br>Newly<br>Occupied | Completed Dwellings Remaining Unoccupied |  |  |            |                     |
|-------------------------------|---------------------------------|---|--|--|--|------------|---------------------|
|                               |                                 |   | Total <sup>(1)</sup>                     | Average Number<br>of<br>Months<br>Unoccupied | Per Cent Distribution By Months Unoccupied |            |                     |
|                               |                                 |   |  |  | 1-3 Months                                 | 4-6 Months | 7 Months or<br>More |
| 1950                          | 43,115                          | —   | 304                                      | 3.1  | 79   | 10         | 11                  |
| 1951                          | 42,727                          | 41,865                                      | 1,166                                    | 2.3  | 90   | 9          | 1                   |
| 1952                          | 35,302                          | 35,811                                      | 657                                      | 4.2  | 69   | 13         | 18                  |
| 1953                          | 40,851                          | 40,874                                      | 634                                      | 3.7  | 77   | 14         | 9                   |
| 1954                          | 47,163                          | 46,611                                      | 995                                      | 3.4  | 66   | 21         | 13                  |
| 9 mths. ending <sup>(2)</sup> |                                 |   |  |  |  |            |                     |
| Sept. 1954                    | 31,816                          | 31,638                                      | 781                                      | 3.4  | 67   | 19         | 14                  |
| Sept. 1955                    | 42,922                          | 42,727                                      | 1,151                                    | 3.4  | 69   | 16         | 15                  |
| 1954—Apr.                     | 3,471                           | 3,505                                       | 730                                      | 2.3  | 57   | 29         | 14                  |
| May                           | 3,848                           | 3,880                                       | 687                                      | 3.8  | 55   | 29         | 16                  |
| June                          | 3,258                           | 3,231                                       | 703                                      | 3.5  | 63   | 24         | 13                  |
| July                          | 3,940                           | 3,709                                       | 904                                      | 3.9  | 49   | 39         | 12                  |
| Aug.                          | 3,756                           | 3,863                                       | 740                                      | 3.6  | 63   | 19         | 18                  |
| Sept.                         | 4,075                           | 4,001                                       | 781                                      | 3.4  | 67   | 19         | 14                  |
| Oct.                          | 5,292                           | 5,100                                       | 911                                      | 3.5  | 65   | 20         | 15                  |
| Nov.                          | 4,790                           | 4,719                                       | 1,026                                    | 3.4  | 66   | 21         | 13                  |
| Dec.                          | 5,265                           | 5,154                                       | 995                                      | 3.4  | 66   | 21         | 13                  |
| 1955—Jan.                     | 4,667                           | 4,412                                       | 1,252                                    | 3.5  | 65   | 21         | 14                  |
| Feb.                          | 4,364                           | 4,152                                       | 1,392                                    | 3.4  | 65   | 22         | 13                  |
| Mar.                          | 4,324                           | 4,099                                       | 1,544                                    | 3.3  | 68   | 20         | 12                  |
| Apr.                          | 4,506                           | 4,770                                       | 1,540                                    | 3.5  | 64   | 21         | 15                  |
| May                           | 4,297                           | 4,568                                       | 1,338                                    | 3.8  | 59   | 23         | 18                  |
| June                          | 4,848                           | 4,895                                       | 1,190                                    | 3.8  | 58   | 24         | 18                  |
| July                          | 5,003                           | 4,993                                       | 1,085                                    | 3.8  | 59   | 23         | 18                  |
| Aug.                          | 5,357                           | 5,274                                       | 1,190                                    | 3.5  | 65   | 18         | 17                  |
| Sept.                         | 5,556                           | 5,564                                       | 1,151                                    | 3.4  | 69   | 16         | 15                  |

(1) Figures shown exclude number of units completed and occupied for less than one month.

(2) With the exception of dwellings newly completed and those newly occupied data relate to end of the period.



HOUSE-BUILDING ACTIVITY — *Continued*Table 13. Gross National Expenditures  
(Millions of Dollars)

| Period                              | Personal Expenditures | Government Expenditures | Gross Domestic Investment |                              |                         |                   |                     |       | Net Foreign Balance | Gross National Expenditure (2) |
|-------------------------------------|-----------------------|-------------------------|---------------------------|------------------------------|-------------------------|-------------------|---------------------|-------|---------------------|--------------------------------|
|                                     |                       |                         | Residential Construction  | Non-residential Construction | Machinery and Equipment | Inventory Changes |                     | Total |                     |                                |
|                                     |                       |                         |                           |                              |                         | Non-farm          | Farm <sup>(1)</sup> |       |                     |                                |
| Current Dollars                     |                       |                         |                           |                              |                         |                   |                     |       |                     |                                |
| 1948                                | 10,112                | 1,798                   | 637                       | 818                          | 1,230                   | 620               | -15                 | 3,290 | 418                 | 15,613                         |
| 1949                                | 10,963                | 2,128                   | 742                       | 903                          | 1,323                   | 319               | -88                 | 3,199 | 174                 | 16,462                         |
| 1950                                | 12,029                | 2,326                   | 801                       | 1,026                        | 1,389                   | 769               | 191                 | 4,176 | -330                | 18,203                         |
| 1951                                | 13,273                | 3,243                   | 781                       | 1,260                        | 1,769                   | 1,267             | 353                 | 5,430 | -524                | 21,474                         |
| 1952                                | 14,366                | 4,245                   | 786                       | 1,554                        | 1,916                   | -18               | 328                 | 4,566 | 173                 | 23,255                         |
| 1953                                | 15,125                | 4,359                   | 1,061                     | 1,706                        | 2,073                   | 353               | 196                 | 5,389 | -443                | 24,449                         |
| 1954                                | 15,676                | 4,361                   | 1,166                     | 1,676                        | 1,711                   | -120              | -160                | 4,273 | -426                | 24,041                         |
| 1953—2nd Quarter                    | 3,786                 | 879                     | 273                       | 412                          | 592                     | 215               | -263                | 1,229 | -198                | 5,784                          |
| 3rd Quarter                         | 3,659                 | 1,186                   | 302                       | 523                          | 520                     | 132               | 994                 | 2,471 | -18                 | 7,288                          |
| 4th Quarter                         | 4,205                 | 1,132                   | 296                       | 460                          | 439                     | -90               | -290                | 815   | -46                 | 6,038                          |
| 1954—1st Quarter                    | 3,593                 | 1,121                   | 206                       | 335                          | 429                     | 104               | -240                | 834   | -183                | 5,406                          |
| 2nd Quarter                         | 3,925                 | 874                     | 283                       | 414                          | 508                     | -1                | -117                | 1,087 | -164                | 5,822                          |
| 3rd Quarter                         | 3,801                 | 1,183                   | 334                       | 491                          | 402                     | -75               | 469                 | 1,621 | 11                  | 6,662                          |
| 4th Quarter                         | 4,357                 | 1,183                   | 343                       | 436                          | 372                     | -148              | -272                | 731   | -90                 | 6,151                          |
| 1955—1st Quarter                    | 3,737                 | 1,167                   | 246                       | 320                          | 387                     | 141               | -261                | 833   | -152                | 5,656                          |
| 2nd Quarter                         | 4,213                 | 950                     | 377                       | 405                          | 542                     | 95                | -76                 | 1,343 | -168                | 6,394                          |
| Constant (1949) Dollars             |                       |                         |                           |                              |                         |                   |                     |       |                     |                                |
| 1948                                | 10,475                | 1,909                   | 660                       | 847                          | 1,303                   | 62                | 14                  | 2,886 | 446                 | 15,713                         |
| 1949                                | 10,963                | 2,128                   | 742                       | 903                          | 1,323                   | 155               | -82                 | 3,041 | 174                 | 16,304                         |
| 1950                                | 11,645                | 2,216                   | 760                       | 970                          | 1,317                   | 375               | 216                 | 3,638 | -176                | 17,325                         |
| 1951                                | 11,572                | 2,760                   | 650                       | 1,061                        | 1,494                   | 665               | 391                 | 4,261 | -299                | 18,340                         |
| 1952                                | 12,237                | 3,462                   | 635                       | 1,223                        | 1,626                   | 82                | 401                 | 3,967 | -2                  | 19,585                         |
| 1953                                | 12,927                | 3,443                   | 832                       | 1,291                        | 1,730                   | 295               | 260                 | 4,408 | -441                | 20,353                         |
| 1954                                | 13,262                | 3,324                   | 910                       | 1,272                        | 1,426                   | -51               | -234                | 3,323 | -373                | 19,665                         |
| 1953—2nd Quarter                    | 3,257                 | 698                     | 215                       | 312                          | 496                     | 174               | -306                | 891   | -187                | 4,732                          |
| 3rd Quarter                         | 3,110                 | 934                     | 236                       | 397                          | 431                     | 81                | 1,208               | 2,353 | -15                 | 6,374                          |
| 4th Quarter                         | 3,585                 | 883                     | 231                       | 346                          | 363                     | -50               | -376                | 514   | -36                 | 4,890                          |
| 1954—1st Quarter                    | 3,047                 | 859                     | 162                       | 250                          | 359                     | 115               | -274                | 612   | -169                | 4,383                          |
| 2nd Quarter                         | 3,327                 | 660                     | 222                       | 313                          | 423                     | 11                | -165                | 804   | -147                | 4,726                          |
| 3rd Quarter                         | 3,199                 | 907                     | 260                       | 376                          | 337                     | -40               | 585                 | 1,518 | 14                  | 5,676                          |
| 4th Quarter                         | 3,689                 | 898                     | 266                       | 333                          | 307                     | -137              | -380                | 389   | -71                 | 4,880                          |
| 1955—1st Quarter                    | 3,146                 | 873                     | 190                       | 238                          | 321                     | 93                | -310                | 532   | -133                | 4,468                          |
| 2nd Quarter                         | 3,586                 | 701                     | 290                       | 299                          | 455                     | 63                | -107                | 1,000 | -168                | 5,165                          |
| Seasonally Adjusted at Annual Rates |                       |                         |                           |                              |                         |                   |                     |       |                     |                                |
| 1952—2nd Quarter                    | 14,244                | 4,184                   | 776                       | 1,516                        | 1,940                   | -292              | 344                 | 4,284 | 420                 | 22,952                         |
| 3rd Quarter                         | 14,560                | 4,180                   | 804                       | 1,576                        | 1,956                   | -108              | 180                 | 4,408 | 12                  | 23,124                         |
| 4th Quarter                         | 14,784                | 4,452                   | 892                       | 1,624                        | 1,968                   | 320               | 188                 | 4,992 | -284                | 24,028                         |
| 1953—1st Quarter                    | 14,936                | 4,260                   | 1,004                     | 1,568                        | 2,148                   | 280               | 392                 | 5,392 | -360                | 24,220                         |
| 2nd Quarter                         | 14,988                | 4,400                   | 1,052                     | 1,640                        | 2,104                   | 508               | -12                 | 5,292 | -464                | 24,396                         |
| 3rd Quarter                         | 15,228                | 4,540                   | 1,080                     | 1,840                        | 2,220                   | 360               | -52                 | 5,448 | -440                | 24,632                         |
| 4th Quarter                         | 15,348                | 4,236                   | 1,108                     | 1,776                        | 1,820                   | 264               | 456                 | 5,424 | -508                | 24,548                         |
| 1954—1st Quarter                    | 15,376                | 4,224                   | 1,084                     | 1,676                        | 1,772                   | 300               | -128                | 4,704 | -412                | 23,872                         |
| 2nd Quarter                         | 15,600                | 4,312                   | 1,092                     | 1,640                        | 1,756                   | -356              | -72                 | 4,060 | -284                | 23,960                         |
| 3rd Quarter                         | 15,812                | 4,472                   | 1,200                     | 1,716                        | 1,708                   | -460              | -348                | 3,816 | -400                | 23,948                         |
| 4th Quarter                         | 15,916                | 4,436                   | 1,288                     | 1,672                        | 1,608                   | 36                | -92                 | 4,512 | -608                | 24,384                         |
| 1955—1st Quarter                    | 16,004                | 4,472                   | 1,288                     | 1,620                        | 1,604                   | 364               | 136                 | 5,012 | -332                | 25,192                         |
| 2nd Quarter                         | 16,668                | 4,620                   | 1,448                     | 1,636                        | 1,824                   | 20                | 264                 | 5,192 | 408                 | 26,248                         |

(1) Includes changes in grain in commercial channels.

(2) Totals include residual error of estimate not shown in the table.

HOUSE-BUILDING ACTIVITY — *Concluded*Table 14. Construction Expenditures, Public<sup>(1)</sup> and Private  
(Millions of Dollars)

| Period           | Residential      |                                    |           |                        | Non-residential  |                        | All Construction |                        |       |
|------------------|------------------|------------------------------------|-----------|------------------------|------------------|------------------------|------------------|------------------------|-------|
|                  | New Construction |                                    | Sub-total | Repair and Maintenance | New Construction | Repair and Maintenance | New Construction | Repair and Maintenance | Total |
|                  | New Dwellings    | Major Alterations and Improvements |           |                        |                  |                        |                  |                        |       |
| 1948             | 628.7            | 39.0                               | 668       | 161.9                  | 1,208            | 532                    | 1,876            | 694                    | 2,570 |
| 1949             | 726.8            | 48.2                               | 775       | 176.0                  | 1,349            | 556                    | 2,124            | 732                    | 2,856 |
| 1950             | 782.7            | 60.6                               | 843       | 191.0                  | 1,520            | 575                    | 2,363            | 766                    | 3,129 |
| 1951             | 752.8            | 68.8                               | 822       | 221.0                  | 1,914            | 705                    | 2,736            | 926                    | 3,662 |
| 1952             | 765.0            | 60.6                               | 826       | 203.2                  | 2,437            | 709                    | 3,263            | 912                    | 4,175 |
| 1953             | 1,007.2          | 76.5                               | 1,084     | 213.6                  | 2,581            | 758                    | 3,665            | 972                    | 4,637 |
| 1954             | 1,088.9          | 89.1                               | 1,178     | 221.8                  | 2,525            | 779                    | 3,703            | 1,001                  | 4,704 |
| 1953—2nd Quarter | 259.9            | 19.8                               | 280       | 53.1                   | 632              | 192                    | 912              | 245                    | 1,157 |
| 3rd Quarter      | 285.0            | 21.6                               | 307       | 53.6                   | 803              | 243                    | 1,110            | 297                    | 1,407 |
| 4th Quarter      | 280.0            | 21.3                               | 301       | 54.1                   | 697              | 211                    | 998              | 265                    | 1,263 |
| 1954—1st Quarter | 193.8            | 15.8                               | 210       | 55.0                   | 455              | 118                    | 665              | 173                    | 838   |
| 2nd Quarter      | 263.5            | 21.6                               | 285       | 55.2                   | 617              | 194                    | 902              | 249                    | 1,151 |
| 3rd Quarter      | 311.4            | 25.5                               | 337       | 55.6                   | 768              | 248                    | 1,105            | 304                    | 1,409 |
| 4th Quarter      | 320.2            | 26.2                               | 346       | 56.0                   | 685              | 220                    | 1,031            | 276                    | 1,307 |
| 1955—1st Quarter | 230.4            | 18.8                               | 249       | 57.7                   | 426              | 112                    | 675              | 170                    | 845   |
| 2nd Quarter      | 351.3            | 28.8                               | 380       | 58.5                   | 614              | 204                    | 994              | 263                    | 1,257 |
| 3rd Quarter      | 395.1            | 32.4                               | 428       | 60.2                   | **               | **                     | **               | **                     | **    |

(1) Includes Crown companies and non-departmental agencies.

\*\* Not available.

Table 15. Construction Expenditures, Public

| Period                | Residential                                 |                               |                  |  |  |                  | Non-residential                          | All<br>Construction<br>by Gov't.<br>Departments |
|-----------------------|---|-------------------------------|------------------|--|--|------------------|--|---|
|                       | Government Enterprises <sup>(1)</sup>       |                               |                  | Government Departments                       |  |                  | Government<br>Departments <sup>(3)</sup> |   |
|                       | Federal-provincial<br>Agreements<br>(\$000) | Veterans<br>Rental<br>(\$000) | Total<br>(\$000) | Department of<br>National Defence<br>(\$000) | Other<br>Departments <sup>(2)</sup><br>(\$000) | Total<br>(\$000) |  |   |
| (Millions of Dollars) |   |                               |                  |  |  |                  |  |   |
| 1948                  | —   | 53,384                        | 53,384           | 11,481                                       | 2,246  | 13,727           | 377                                      | 391   |
| 1949                  | —   | 44,028                        | 44,028           | 23,478                                       | 2,778  | 26,256           | 453                                      | 479   |
| 1950                  | 517   | 17,292                        | 17,809           | 31,532                                       | 2,000  | 33,532           | 495                                      | 529   |
| 1951                  | 1,058                                       | 5,117                         | 6,175            | 35,168                                       | 1,740  | 36,908           | 654                                      | 691   |
| 1952                  | 9,369                                       | 4,967                         | 14,336           | 35,206                                       | 3,336  | 38,542           | 883                                      | 922   |
| 1953                  | 11,447                                      | 3,884                         | 15,331           | 20,920                                       | 3,241  | 24,161           | 875                                      | 899   |
| 1954                  | 6,264                                       | 75                            | 6,339            | 8,757  | 3,256  | 12,013           | 849                                      | 861   |
| 1953—2nd Quarter      | 2,392                                       | 698                           | 3,090            | 6,813  | 744  | 7,557            | **                                       | **  |
| 3rd Quarter           | 3,117                                       | 367                           | 3,484            | 4,474  | 782  | 5,256            | **                                       | **  |
| 4th Quarter           | 2,567                                       | 2,105                         | 4,672            | 4,281  | 1,241  | 5,522            | **                                       | **  |
| 1954—1st Quarter      | 1,567                                       | 11                            | 1,578            | 2,524  | 679  | 3,203            | **                                       | **  |
| 2nd Quarter           | 1,313                                       | 7                             | 1,320            | 1,512  | 816  | 2,328            | **                                       | **  |
| 3rd Quarter           | 1,374                                       | 15                            | 1,389            | 1,985  | 859  | 2,844            | **                                       | **  |
| 4th Quarter           | 2,010                                       | 42                            | 2,052            | 2,736  | 902  | 3,638            | **                                       | **  |
| 1955—1st Quarter      | 632   | 9                             | 641              | 2,886  | 563  | 3,449            | **                                       | **  |
| 2nd Quarter           | 907   | 18                            | 925              | 2,689  | 777  | 3,466            | **                                       | **  |
| 3rd Quarter           | 950   | —                             | 950              | 4,513  | 984  | 5,497            | **                                       | **  |

(1) Includes Crown companies and non-departmental agencies.

(2) Quarterly data estimated.

(3) This category consists of expenditures for provincial hospitals, provincial and municipal schools and those outlays made directly by government departments.

\*\* Not available.

## REAL ESTATE LENDING

Table 16. Gross Mortgage Loans Approved by Lending Institutions<sup>(1)</sup>

| Period           | New Residential Construction<br>(Non-farm) |        |                 | Existing Residential Property<br>(Non-farm) |        |                 | Other Property |                 | Total  |                 |
|------------------|--|--------|-----------------|---|--------|-----------------|----------------|-----------------|--------|-----------------|
|                  | Loans                                      | Units  | Amount<br>\$000 | Loans                                       | Units  | Amount<br>\$000 | Loans          | Amount<br>\$000 | Loans  | Amount<br>\$000 |
| 1948             | 29,635                                     | 37,436 | 173,604         | 24,539                                      | 38,320 | 98,878          | 4,912          | 87,641          | 59,086 | 360,123         |
| 1949             | 34,238                                     | 43,056 | 212,328         | 23,594                                      | 35,600 | 97,105          | 4,201          | 84,413          | 62,033 | 393,846         |
| 1950             | 45,824                                     | 55,358 | 310,157         | 25,825                                      | 37,844 | 115,152         | 4,301          | 98,020          | 75,950 | 523,329         |
| 1951             | 30,746                                     | 38,640 | 237,179         | 23,696                                      | 33,010 | 114,189         | 4,006          | 84,027          | 58,448 | 435,395         |
| 1952             | 33,828                                     | 46,026 | 302,624         | 23,817                                      | 33,847 | 117,971         | 3,564          | 82,458          | 61,209 | 503,053         |
| 1953             | 39,690                                     | 56,297 | 374,439         | 23,286                                      | 32,666 | 116,811         | 3,025          | 89,380          | 66,001 | 580,630         |
| 1954             | 59,333                                     | 81,694 | 630,850         | 25,349                                      | 35,999 | 138,096         | 3,659          | 111,723         | 88,341 | 880,669         |
| 1953—2nd Quarter | 11,729                                     | 16,121 | 107,960         | 7,054                                       | 9,900  | 34,770          | 1,654          | 32,058          | 20,437 | 174,788         |
| 3rd Quarter      | 11,159                                     | 15,049 | 100,241         | 6,149                                       | 8,511  | 31,184          | 579            | 30,722          | 17,887 | 162,147         |
| 4th Quarter      | 9,172                                      | 13,474 | 90,393          | 4,949                                       | 6,580  | 24,950          | 464            | 12,117          | 14,585 | 127,460         |
| 1954—1st Quarter | 8,035                                      | 13,296 | 88,772          | 4,911                                       | 6,833  | 26,365          | 846            | 20,603          | 13,792 | 135,740         |
| 2nd Quarter      | 17,059                                     | 22,491 | 181,459         | 7,259                                       | 10,407 | 38,566          | 1,012          | 30,631          | 25,330 | 250,656         |
| 3rd Quarter      | 20,144                                     | 25,887 | 210,632         | 7,082                                       | 9,694  | 38,285          | 871            | 31,927          | 28,097 | 280,844         |
| 4th Quarter      | 14,095                                     | 20,020 | 149,987         | 6,097                                       | 9,065  | 34,880          | 930            | 28,562          | 21,122 | 213,429         |
| 1955—1st Quarter | 10,910                                     | 16,663 | 130,332         | 6,361                                       | 9,374  | 36,337          | 904            | 26,470          | 18,175 | 193,139         |
| 2nd Quarter      | 23,691                                     | 31,261 | 263,963         | 9,833                                       | 13,617 | 54,362          | 1,249          | 33,678          | 34,773 | 352,003         |
| 3rd Quarter      | 23,803                                     | 31,308 | 270,244         | 8,660                                       | 11,889 | 49,229          | 965            | 37,981          | 33,428 | 357,454         |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This act came into force on March 22nd, 1954.

Table 17. Gross Mortgage Loans Approved by Lending Institutions<sup>(1)</sup>, by Type of Lender

| Period           | Life Insurance<br>Companies |                 | Trust and Loan<br>Companies |                 | Other Lending<br>Institutions <sup>(2)</sup> |                 | Banks  |                 | Total  |                 |
|------------------|-----------------------------|-----------------|-----------------------------|-----------------|--|-----------------|--------|-----------------|--------|-----------------|
|                  | Loans                       | Amount<br>\$000 | Loans                       | Amount<br>\$000 | Loans  | Amount<br>\$000 | Loans  | Amount<br>\$000 | Loans  | Amount<br>\$000 |
| 1948             | 37,283                      | 253,886         | 20,739                      | 92,192          | 1,064  | 14,045          | —      | —               | 59,086 | 360,123         |
| 1949             | 36,848                      | 272,542         | 23,821                      | 110,276         | 1,364  | 11,028          | —      | —               | 62,033 | 393,846         |
| 1950             | 49,215                      | 372,610         | 25,672                      | 143,392         | 1,063  | 7,327           | —      | —               | 75,950 | 523,329         |
| 1951             | 35,514                      | 315,933         | 21,701                      | 109,113         | 1,233  | 10,349          | —      | —               | 58,448 | 435,395         |
| 1952             | 35,891                      | 365,698         | 24,182                      | 129,373         | 1,136  | 7,982           | —      | —               | 61,209 | 503,053         |
| 1953             | 39,186                      | 427,274         | 25,337                      | 143,294         | 1,478  | 10,062          | —      | —               | 66,001 | 580,630         |
| 1954             | 43,298                      | 525,059         | 27,716                      | 177,506         | 2,117  | 15,621          | 15,210 | 162,483         | 88,341 | 880,669         |
| 1953—2nd Quarter | 12,637                      | 132,819         | 7,338                       | 38,692          | 462  | 3,277           | —      | —               | 20,437 | 174,788         |
| 3rd Quarter      | 10,440                      | 119,464         | 7,023                       | 39,318          | 424  | 3,365           | —      | —               | 17,887 | 162,147         |
| 4th Quarter      | 8,882                       | 93,962          | 5,374                       | 31,763          | 329  | 1,735           | —      | —               | 14,585 | 127,460         |
| 1954—1st Quarter | 8,429                       | 103,166         | 5,039                       | 29,941          | 324  | 2,633           | —      | —               | 13,792 | 135,740         |
| 2nd Quarter      | 12,715                      | 149,796         | 7,915                       | 49,787          | 750  | 6,144           | 3,950  | 44,929          | 25,330 | 250,656         |
| 3rd Quarter      | 12,542                      | 151,019         | 8,141                       | 53,519          | 515  | 3,204           | 6,899  | 73,102          | 28,097 | 280,844         |
| 4th Quarter      | 9,612                       | 121,078         | 6,621                       | 44,259          | 528  | 3,640           | 4,361  | 44,452          | 21,122 | 213,429         |
| 1955—1st Quarter | 8,279                       | 112,957         | 6,665                       | 47,658          | 413  | 2,755           | 2,818  | 29,769          | 18,175 | 193,139         |
| 2nd Quarter      | 14,971                      | 176,614         | 9,910                       | 71,625          | 603  | 5,152           | 9,289  | 98,612          | 34,773 | 352,003         |
| 3rd Quarter      | 12,996                      | 171,501         | 8,407                       | 59,340          | 718  | 4,957           | 11,307 | 121,656         | 33,428 | 357,454         |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954.

(2) Includes Quebec savings banks, fraternal societies, mutual benefit societies and pension fund associations.

REAL ESTATE LENDING — *Continued***Table 18. Gross Mortgage Loans Approved by Lending Institutions<sup>(1)</sup> on New Non-Farm Residential Construction, by Type of Dwelling**

| Period           | Single-family Dwellings |        |              | Multiple-family Dwellings |        |              | All Dwellings |        |              |
|------------------|-------------------------|--------|--------------|---------------------------|--------|--------------|---------------|--------|--------------|
|                  | Loans                   | Units  | Amount \$000 | Loans                     | Units  | Amount \$000 | Loans         | Units  | Amount \$000 |
| 1948             | 26,701                  | 26,701 | 133,846      | 2,934                     | 10,735 | 39,758       | 29,635        | 37,436 | 173,604      |
| 1949             | 31,378                  | 31,378 | 169,055      | 2,860                     | 11,678 | 43,273       | 34,238        | 43,056 | 212,328      |
| 1950             | 42,296                  | 42,296 | 255,880      | 3,528                     | 13,062 | 54,277       | 45,824        | 55,358 | 310,157      |
| 1951             | 28,146                  | 28,146 | 190,310      | 2,600                     | 10,434 | 46,005       | 30,746        | 38,580 | 236,315      |
| 1952             | 31,082                  | 31,082 | 236,276      | 2,746                     | 14,944 | 66,348       | 33,828        | 46,026 | 302,624      |
| 1953             | 36,371                  | 36,371 | 283,603      | 3,319                     | 19,926 | 90,836       | 39,690        | 56,297 | 374,439      |
| 1954             | 54,879                  | 54,879 | 500,752      | 4,454                     | 26,815 | 130,098      | 59,333        | 81,694 | 630,850      |
| 1953—2nd Quarter | 10,793                  | 10,793 | 84,552       | 936                       | 5,328  | 23,385       | 11,729        | 16,121 | 107,937      |
| 3rd Quarter      | 10,287                  | 10,287 | 79,098       | 872                       | 4,763  | 21,152       | 11,159        | 15,050 | 100,250      |
| 4th Quarter      | 8,388                   | 8,388  | 67,060       | 784                       | 5,085  | 23,323       | 9,172         | 13,473 | 90,383       |
| 1954—1st Quarter | 7,207                   | 7,219  | 59,151       | 828                       | 6,077  | 29,621       | 8,035         | 13,296 | 88,772       |
| 2nd Quarter      | 15,804                  | 15,792 | 149,359      | 1,255                     | 6,699  | 32,100       | 17,059        | 22,491 | 181,459      |
| 3rd Quarter      | 18,893                  | 18,893 | 177,183      | 1,251                     | 6,994  | 33,449       | 20,144        | 25,887 | 210,632      |
| 4th Quarter      | 12,975                  | 12,975 | 115,059      | 1,120                     | 7,045  | 34,928       | 14,095        | 20,020 | 149,987      |
| 1955—1st Quarter | 9,895                   | 9,895  | 92,897       | 1,015                     | 6,768  | 37,435       | 10,910        | 16,663 | 130,332      |
| 2nd Quarter      | 22,247                  | 22,247 | 218,609      | 1,444                     | 9,014  | 45,354       | 23,691        | 31,261 | 263,963      |
| 3rd Quarter      | 22,436                  | 22,436 | 221,796      | 1,656                     | 8,872  | 48,448       | 24,092        | 31,308 | 270,244      |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This act came into force on March 22nd, 1954.

**Table 19. Gross Joint, Insured and Conventional Mortgage Loans on Real Estate Approved by Lending Institutions<sup>(1)</sup> by Type of Loan**

| Period           | Loans on New Non-farm Residential Construction |                 |                    |                 |                   |                 | Other Property                        | Total Amount<br>\$000 |
|------------------|--|-----------------|--------------------|-----------------|-------------------|-----------------|---------------------------------------|-----------------------|
|                  | Loans Under N.H.A.                             |                 | Conventional Loans |                 | All Loans         |                 | Conventional Loans<br>Amount<br>\$000 |                       |
|                  | Dwelling<br>Units                              | Amount<br>\$000 | Dwelling<br>Units  | Amount<br>\$000 | Dwelling<br>Units | Amount<br>\$000 |                                       |                       |
| 1949             | 21,912   | 122,736         | 21,144             | 89,592          | 43,056            | 212,328         | 181,518                               | 393,846               |
| 1950             | 40,338   | 280,060         | 15,020             | 30,097          | 55,358            | 310,157         | 213,172                               | 523,329               |
| 1951             | 21,189   | 141,040         | 17,391             | 95,275          | 38,580            | 236,315         | 197,610                               | 433,925               |
| 1952             | 29,508   | 218,593         | 16,518             | 84,031          | 46,026            | 302,624         | 200,429                               | 503,053               |
| 1953             | 32,607   | 255,613         | 23,690             | 118,826         | 56,297            | 374,439         | 206,191                               | 580,630               |
| 1954             | 50,318   | 463,301         | 31,376             | 167,549         | 81,694            | 630,850         | 249,819                               | 880,669               |
| 1953—2nd Quarter | 10,967   | 84,418          | 5,154              | 23,519          | 16,121            | 107,937         | 66,851                                | 174,788               |
| 3rd Quarter      | 8,618  | 69,124          | 6,432              | 31,126          | 15,050            | 100,250         | 61,897                                | 162,147               |
| 4th Quarter      | 7,054  | 56,148          | 6,419              | 34,235          | 13,473            | 90,383          | 37,077                                | 127,460               |
| 1954—1st Quarter | 9,338  | 73,376          | 3,958              | 15,396          | 13,296            | 88,772          | 46,968                                | 135,740               |
| 2nd Quarter      | 11,706   | 113,451         | 10,785             | 68,008          | 22,491            | 181,459         | 69,197                                | 250,656               |
| 3rd Quarter      | 18,210   | 172,400         | 7,677              | 38,232          | 25,887            | 210,632         | 70,212                                | 280,844               |
| 4th Quarter      | 11,064   | 104,074         | 8,956              | 45,913          | 20,020            | 149,987         | 63,442                                | 213,429               |
| 1955—1st Quarter | 8,764  | 83,644          | 7,899              | 46,688          | 16,663            | 130,332         | 62,807                                | 193,139               |
| 2nd Quarter      | 23,264   | 223,672         | 7,997              | 40,291          | 31,261            | 263,963         | 88,040                                | 352,003               |
| 3rd Quarter      | 21,151   | 206,109         | 10,157             | 64,135          | 31,308            | 270,244         | 87,210                                | 357,454               |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This act came into force on March 22nd, 1954.

REAL ESTATE LENDING — *Continued*

Table 20. Gross Mortgage Loans Approved Under the National Housing Acts by Type of Lender

| Period          | Approved Lenders |              | C.M.H.C. |              | Total  |              |
|-----------------|------------------|--------------|----------|--------------|--------|--------------|
|                 | Units            | Amount \$000 | Units    | Amount \$000 | Units  | Amount \$000 |
| 1948            | 19,626           | 106,738      | 1,156    | 1,895        | 20,782 | 108,633      |
| 1949            | 21,905           | 122,674      | 7,131    | 38,855       | 29,036 | 161,529      |
| 1950            | 40,338           | 280,060      | 4,865    | 25,030       | 45,203 | 305,090      |
| 1951            | 21,189           | 141,039      | 1,864    | 11,316       | 23,053 | 152,355      |
| 1952            | 29,508           | 218,593      | 6,980    | 47,748       | 36,488 | 266,341      |
| 1953            | 32,609           | 255,732      | 8,213    | 58,101       | 40,822 | 313,833      |
| 1954            | 50,318           | 463,302      | 3,574    | 25,979       | 53,892 | 489,281      |
| 9 months ending |                  |              |          |              |        |              |
| Sept. 1953      | 25,550           | 199,438      | 5,016    | 35,339       | 30,566 | 234,777      |
| Sept. 1954      | 39,254           | 359,229      | 2,833    | 20,395       | 42,087 | 379,624      |
| Sept. 1955      | 53,179           | 513,425      | 1,916    | 14,872       | 55,095 | 528,297      |
| 1953—Apr.       | 3,340            | 25,402       | 329      | 2,254        | 3,669  | 27,656       |
| May             | 3,749            | 29,794       | 736      | 4,863        | 4,485  | 34,657       |
| June            | 3,876            | 29,205       | 603      | 4,139        | 4,479  | 33,344       |
| July            | 3,768            | 28,421       | 1,825    | 12,860       | 5,593  | 41,281       |
| Aug.            | 2,241            | 18,801       | 607      | 4,673        | 2,848  | 23,474       |
| Sept.           | 2,608            | 21,892       | 601      | 4,607        | 3,209  | 26,499       |
| Oct.            | 2,200            | 17,363       | 1,481    | 10,393       | 3,681  | 27,756       |
| Nov.            | 2,657            | 21,376       | 871      | 6,235        | 3,528  | 27,611       |
| Dec.            | 2,200            | 17,436       | 202      | 1,555        | 2,402  | 18,991       |
| 1954—Jan.       | 962              | 7,709        | 319      | 2,076        | 1,281  | 9,785        |
| Feb.            | 1,612            | 12,993       | 57       | 282          | 1,669  | 13,275       |
| Mar.            | 6,764            | 52,674       | 732      | 5,317        | 7,496  | 57,991       |
| Apr.            | 1,031            | 10,339       | 29       | 246          | 1,060  | 10,585       |
| May             | 3,608            | 34,996       | 36       | 323          | 3,644  | 35,319       |
| June            | 7,067            | 68,116       | 261      | 1,778        | 7,328  | 69,894       |
| July            | 7,372            | 68,965       | 1,115    | 8,163        | 8,487  | 77,128       |
| Aug.            | 5,534            | 52,867       | 109      | 845          | 5,643  | 53,712       |
| Sept.           | 5,304            | 50,570       | 175      | 1,365        | 5,479  | 51,935       |
| Oct.            | 5,094            | 47,399       | 423      | 2,736        | 5,517  | 50,135       |
| Nov.            | 3,806            | 36,146       | 263      | 2,312        | 4,069  | 38,458       |
| Dec.            | 2,164            | 20,528       | 55       | 536          | 2,219  | 21,064       |
| 1955—Jan.       | 1,436            | 13,241       | 65       | 547          | 1,501  | 13,788       |
| Feb.            | 2,532            | 24,441       | 8        | 82           | 2,540  | 24,523       |
| Mar.            | 4,796            | 45,962       | 120      | 1,113        | 4,916  | 47,075       |
| Apr.            | 6,361            | 60,933       | 59       | 497          | 6,420  | 61,430       |
| May             | 8,325            | 79,620       | 169      | 1,493        | 8,494  | 81,113       |
| June            | 8,578            | 83,119       | 587      | 4,323        | 9,165  | 87,442       |
| July            | 7,247            | 71,111       | 448      | 3,160        | 7,695  | 74,271       |
| Aug.            | 6,992            | 66,996       | 414      | 3,276        | 7,406  | 70,272       |
| Sept.           | 6,912            | 68,002       | 46       | 381          | 6,958  | 68,383       |

Table 21. Net Mortgage Loans Approved<sup>(1)</sup> Under the National Housing Acts, by Type of Lender

| Period | Approved Lenders |              | C.M.H.C. |              | Total  |              |
|--------|------------------|--------------|----------|--------------|--------|--------------|
|        | Units            | Amount \$000 | Units    | Amount \$000 | Units  | Amount \$000 |
| 1948   | 18,542           | 100,295      | 283      | 1,334        | 18,825 | 101,629      |
| 1949   | 19,826           | 112,025      | 5,075    | 27,460       | 24,901 | 139,485      |
| 1950   | 38,080           | 264,718      | 4,675    | 24,502       | 42,755 | 289,220      |
| 1951   | 17,762           | 113,659      | 1,541    | 10,038       | 19,303 | 123,697      |
| 1952   | 27,488           | 201,595      | 6,835    | 47,489       | 34,323 | 249,084      |
| 1953   | 30,873           | 236,156      | 7,775    | 54,667       | 38,648 | 290,823      |
| 1954   | 47,362           | 433,437      | 2,661    | 19,344       | 50,023 | 452,781      |

(1) Net loans approved are gross loans approved during the current year minus cancellations or alterations of mortgage loans whether initial approval was made during the year or in prior years and irrespective as to whether mortgage loans were paid out in full or in part.

REAL ESTATE LENDING — *Continued*Table 22. Dwelling Units For Which Loans Approved<sup>(1)</sup> Under the National Housing Acts, by Region

| Period          | Atlantic | Quebec | Ontario | Prairies | British Columbia | Canada |
|-----------------|----------|--------|---------|----------|------------------|--------|
| 1948            | 662      | 5,183  | 6,998   | 3,630    | 2,352            | 18,825 |
| 1949            | 565      | 8,552  | 9,353   | 4,599    | 1,832            | 24,901 |
| 1950            | 977      | 13,980 | 17,830  | 6,465    | 3,503            | 42,755 |
| 1951            | 353      | 4,233  | 9,416   | 3,896    | 1,405            | 19,303 |
| 1952            | 478      | 9,117  | 16,038  | 6,601    | 2,089            | 34,323 |
| 1953            | 1,647    | 7,456  | 18,839  | 8,346    | 2,360            | 38,648 |
| 1954            | 1,319    | 9,057  | 26,074  | 9,229    | 4,344            | 50,023 |
| 9 months ending |          |        |         |          |                  |        |
| Sept. 1954      | 1,102    | 7,811  | 21,569  | 8,093    | 3,512            | 42,087 |
| Sept. 1955      | 1,442    | 9,690  | 28,385  | 9,899    | 5,679            | 55,095 |
| 1954—Apr.       | 42       | 118    | 740     | 106      | 54               | 1,060  |
| May             | 122      | 685    | 1,902   | 615      | 320              | 3,644  |
| June            | 175      | 1,428  | 3,559   | 1,417    | 749              | 7,328  |
| July            | 192      | 1,957  | 3,624   | 2,200    | 514              | 8,487  |
| Aug.            | 170      | 1,160  | 2,960   | 915      | 438              | 5,643  |
| Sept.           | 124      | 954    | 3,024   | 931      | 446              | 5,479  |
| Oct.            | 350      | 927    | 2,802   | 1,026    | 412              | 5,517  |
| Nov.            | 81       | 526    | 2,305   | 813      | 344              | 4,069  |
| Dec.            | 31       | 239    | 1,382   | 235      | 332              | 2,219  |
| 1955—Jan.       | 20       | 65     | 1,009   | 95       | 312              | 1,501  |
| Feb.            | 16       | 361    | 1,628   | 153      | 382              | 2,540  |
| Mar.            | 78       | 894    | 2,602   | 601      | 741              | 4,916  |
| Apr.            | 165      | 1,149  | 3,360   | 1,005    | 741              | 6,420  |
| May             | 239      | 1,653  | 4,179   | 1,647    | 776              | 8,494  |
| June            | 205      | 1,960  | 4,517   | 1,653    | 830              | 9,165  |
| July            | 186      | 1,574  | 3,867   | 1,485    | 583              | 7,695  |
| Aug.            | 355      | 972    | 3,820   | 1,489    | 770              | 7,406  |
| Sept.           | 178      | 1,062  | 3,403   | 1,771    | 544              | 6,958  |

(1) Annual figures are net approvals.

Table 23. Gross Mortgage Loans Approved under the National Housing Acts, by Type of Lender

| Period           | Life Insurance Companies |              | Trust and Loan Companies <sup>(1)</sup> |              | Banks  |              | Sub-total |              | Corporation Loans |              | Total  |              |
|------------------|--------------------------|--------------|---|--------------|--------|--------------|-----------|--------------|-------------------|--------------|--------|--------------|
|                  | Units                    | Amount \$000 | Units                                   | Amount \$000 | Units  | Amount \$000 | Units     | Amount \$000 | Units             | Amount \$000 | Units  | Amount \$000 |
| 1948             | 18,586                   | 101,049      | 1,040                                   | 5,689        | —      | —            | 19,626    | 106,738      | 1,156             | 1,895        | 20,782 | 108,633      |
| 1949             | 20,602                   | 115,382      | 1,303                                   | 7,292        | —      | —            | 21,905    | 122,674      | 7,131             | 38,855       | 29,036 | 161,529      |
| 1950             | 37,491                   | 259,838      | 2,847                                   | 20,222       | —      | —            | 40,338    | 280,060      | 4,865             | 25,030       | 45,203 | 305,090      |
| 1951             | 20,199                   | 134,623      | 990                                     | 6,416        | —      | —            | 21,189    | 141,039      | 1,864             | 11,316       | 23,053 | 152,355      |
| 1952             | 28,463                   | 210,223      | 1,045                                   | 8,370        | —      | —            | 29,508    | 218,593      | 6,980             | 47,748       | 36,488 | 266,341      |
| 1953             | 31,440                   | 246,666      | 1,169                                   | 9,066        | —      | —            | 32,609    | 255,732      | 8,213             | 58,101       | 40,822 | 313,833      |
| 1954             | 31,035                   | 280,901      | 1,953                                   | 19,918       | 17,330 | 162,483      | 50,318    | 463,302      | 3,574             | 25,979       | 53,892 | 489,281      |
| 1953—2nd Quarter | 10,678                   | 82,078       | 288                                     | 2,332        | —      | —            | 10,966    | 84,410       | 1,677             | 11,279       | 12,643 | 95,689       |
| 3rd Quarter      | 8,386                    | 67,199       | 232                                     | 2,025        | —      | —            | 8,618     | 69,224       | 3,514             | 25,573       | 12,132 | 94,797       |
| 4th Quarter      | 6,660                    | 53,451       | 397                                     | 2,725        | —      | —            | 7,057     | 56,176       | 2,620             | 18,675       | 9,677  | 74,851       |
| 1954—1st Quarter | 9,277                    | 72,910       | 61                                      | 466          | —      | —            | 9,338     | 73,376       | 1,108             | 7,675        | 10,446 | 81,051       |
| 2nd Quarter      | 6,586                    | 64,678       | 382                                     | 3,844        | 4,738  | 44,929       | 11,706    | 113,451      | 326               | 2,347        | 12,032 | 115,798      |
| 3rd Quarter      | 9,554                    | 90,259       | 891                                     | 9,041        | 7,765  | 73,102       | 18,210    | 172,402      | 1,399             | 10,373       | 19,609 | 182,775      |
| 4th Quarter      | 5,618                    | 53,054       | 619                                     | 6,567        | 4,827  | 44,452       | 11,064    | 104,073      | 741               | 5,584        | 11,805 | 109,657      |
| 1955—1st Quarter | 5,063                    | 48,288       | 519                                     | 5,587        | 3,182  | 29,769       | 8,764     | 83,644       | 193               | 1,742        | 8,957  | 85,386       |
| 2nd Quarter      | 11,097                   | 108,088      | 1,707                                   | 16,972       | 10,460 | 98,612       | 23,264    | 223,672      | 815               | 6,313        | 24,079 | 229,985      |
| 3rd Quarter      | 7,265                    | 72,973       | 1,120                                   | 11,480       | 12,766 | 121,656      | 21,151    | 206,109      | 908               | 6,817        | 22,059 | 212,926      |

(1) Including fraternal societies, prior to the National Housing Act, 1954.

## REAL ESTATE LENDING—Continued

Table 24. Dwelling Units For Which Loans Approved Under the National Housing Acts, by Type of Borrower

| Period           | Housing for Home Ownership |                   |           | Housing for Rental Purposes |                    |                               |       |           | Total  |
|------------------|----------------------------|-------------------|-----------|-----------------------------|--------------------|-------------------------------|-------|-----------|--------|
|                  | Owner Applicants           | Builders for Sale | Sub-total | Rental Guarantee            | Primary Industries | Limited-Dividend Corporations | Other | Sub-total |        |
| 1949             | 6,473                      | 13,075            | 19,548    | 6,621                       | —                  | 144                           | 2,702 | 9,467     | 29,015 |
| 1950             | 11,607                     | 26,092            | 37,699    | 4,317                       | 8                  | 94                            | 3,214 | 7,633     | 45,332 |
| 1951             | 4,647                      | 13,519            | 18,166    | 1,213                       | 8                  | 174                           | 3,451 | 4,846     | 23,012 |
| 1952             | 5,794                      | 19,455            | 25,249    | 3,607                       | —                  | 841                           | 6,721 | 11,169    | 36,418 |
| 1953             | 8,085                      | 19,811            | 27,896    | 3,164                       | 13                 | 1,321                         | 8,428 | 12,926    | 40,822 |
| 1954             | 10,689                     | 31,431            | 42,120    | 534                         | 107                | 2,070                         | 9,061 | 11,772    | 53,892 |
| 1953—2nd Quarter | 2,896                      | 5,887             | 8,783     | 794                         | —                  | 184                           | 2,882 | 3,860     | 12,643 |
| 3rd Quarter      | 2,606                      | 5,736             | 8,342     | 1,550                       | —                  | 167                           | 2,073 | 3,790     | 12,132 |
| 4th Quarter      | 1,522                      | 4,558             | 6,080     | 627                         | 1                  | 920                           | 2,049 | 3,597     | 9,677  |
| 1954—1st Quarter | 1,157                      | 5,122             | 6,279     | 472                         | —                  | 252                           | 3,443 | 4,167     | 10,446 |
| 2nd Quarter      | 3,016                      | 7,664             | 10,680    | —                           | —                  | 240                           | 1,112 | 1,352     | 12,032 |
| 3rd Quarter      | 4,245                      | 11,433            | 15,678    | 62                          | 107                | 1,026                         | 2,736 | 3,931     | 19,609 |
| 4th Quarter      | 2,271                      | 7,212             | 9,483     | —                           | —                  | 552                           | 1,770 | 2,322     | 11,805 |
| 1955—1st Quarter | 1,684                      | 5,892             | 7,576     | —                           | —                  | 100                           | 1,281 | 1,381     | 8,957  |
| 2nd Quarter      | 5,135                      | 15,914            | 21,049    | —                           | —                  | 364                           | 2,666 | 3,030     | 24,079 |
| 3rd Quarter      | 4,645                      | 14,980            | 19,625    | —                           | 40                 | 598                           | 1,796 | 2,434     | 22,059 |

Table 25. Dwelling Units For Which Loans Approved Under the National Housing Acts, by Type of Dwelling

| Period           | Single-family Dwellings |           |            |          |             |           | Multiple-family Dwellings |       |           | Total  |
|------------------|-------------------------|-----------|------------|----------|-------------|-----------|---------------------------|-------|-----------|--------|
|                  | 1-Storey                | 1½-Storey |            | 2-Storey | Split-level | Sub-total | Apartments                | Other | Sub-total |        |
|                  |                         | Finished  | Unfinished |          |             |           |                           |       |           |        |
| 1949             | 9,420                   | 3,262     | 3,100      | 1,897    | —           | 17,679    | 8,280                     | 2,915 | 11,195    | 28,874 |
| 1950             | 17,651                  | 7,916     | 3,493      | 3,445    | —           | 32,505    | 6,182                     | 6,543 | 12,725    | 45,230 |
| 1951             | 9,761                   | 3,228     | 1,438      | 1,836    | —           | 16,263    | 4,204                     | 2,363 | 6,567     | 22,830 |
| 1952             | 16,013                  | 4,333     | 1,441      | 1,673    | —           | 23,460    | 9,852                     | 2,554 | 12,406    | 35,866 |
| 1953             | 20,313                  | 3,783     | 1,080      | 1,558    | —           | 26,734    | 10,783                    | 3,305 | 14,088    | 40,822 |
| 1954             | 33,974                  | 2,939     | 662        | 1,320    | 586         | 39,481    | 9,809                     | 4,602 | 14,411    | 53,892 |
| 1953—2nd Quarter | 6,328                   | 1,236     | 335        | 650      | —           | 8,549     | 3,366                     | 728   | 4,094     | 12,643 |
| 3rd Quarter      | 5,915                   | 1,120     | 315        | 479      | —           | 7,829     | 3,577                     | 726   | 4,303     | 12,132 |
| 4th Quarter      | 4,723                   | 809       | 201        | 215      | —           | 5,948     | 2,374                     | 1,355 | 3,729     | 9,677  |
| 1954—1st Quarter | 4,846                   | 522       | 140        | 234      | —           | 5,742     | 3,905                     | 799   | 4,704     | 10,446 |
| 2nd Quarter      | 8,427                   | 858       | 170        | 468      | 5           | 9,928     | 1,261                     | 843   | 2,104     | 12,032 |
| 3rd Quarter      | 12,686                  | 1,079     | 281        | 429      | 288         | 14,763    | 2,687                     | 2,159 | 4,846     | 19,609 |
| 4th Quarter      | 8,015                   | 480       | 71         | 189      | 293         | 9,048     | 1,956                     | 801   | 2,757     | 11,805 |
| 1955—1st Quarter | 6,027                   | 235       | 88         | 164      | 403         | 6,917     | 1,198                     | 842   | 2,040     | 8,957  |
| 2nd Quarter      | 15,977                  | 615       | 305        | 533      | 1,420       | 18,850    | 2,548                     | 2,681 | 5,229     | 24,079 |
| 3rd Quarter      | 15,525                  | 496       | 77         | 365      | 1,488       | 17,951    | 1,792                     | 2,316 | 4,108     | 22,059 |

REAL ESTATE LENDING — *Continued*Table 26. Average Loan Amounts Under the National Housing Acts, by Type of Dwelling  
(Dollars)

| Period           | Single-family Dwellings |           |            |          |             |                              | Multiple-family Dwellings |       |                              | Average,<br>All<br>Dwellings |
|------------------|-------------------------|-----------|------------|----------|-------------|------------------------------|---------------------------|-------|------------------------------|------------------------------|
|                  | 1-Storey                | 1½-Storey |            | 2-Storey | Split-level | Average,<br>All<br>Dwellings | Apartments                | Other | Average,<br>All<br>Dwellings |                              |
|                  |                         | Finished  | Unfinished |          |             |                              |                           |       |                              |                              |
| 1949             | 5,409                   | 6,197     | 6,001      | 6,741    | —           | 5,801                        | 5,232                     | 5,017 | 5,176                        | 5,559                        |
| 1950             | 6,922                   | 7,627     | 7,050      | 8,260    | —           | 7,249                        | 4,904                     | 6,021 | 5,478                        | 6,751                        |
| 1951             | 6,823                   | 7,399     | 6,477      | 7,810    | —           | 7,019                        | 5,580                     | 5,564 | 5,574                        | 6,634                        |
| 1952             | 8,045                   | 8,593     | 7,737      | 9,046    | —           | 8,199                        | 5,407                     | 6,752 | 5,684                        | 7,329                        |
| 1953             | 8,436                   | 8,616     | 8,306      | 9,165    | —           | 8,496                        | 5,940                     | 6,860 | 6,155                        | 7,688                        |
| 1954             | 9,874                   | 10,147    | 9,255      | 11,108   | 11,121      | 9,944                        | 5,926                     | 8,357 | 6,703                        | 9,077                        |
| 1953—2nd Quarter | 8,293                   | 8,360     | 8,226      | 9,082    | —           | 8,360                        | 5,824                     | 6,341 | 5,917                        | 7,569                        |
| 3rd Quarter      | 8,467                   | 8,790     | 8,386      | 9,182    | —           | 8,554                        | 6,176                     | 7,905 | 6,468                        | 7,814                        |
| 4th Quarter      | 8,646                   | 8,810     | 8,573      | 9,365    | —           | 8,692                        | 5,830                     | 6,873 | 6,209                        | 7,735                        |
| 1954—1st Quarter | 9,025                   | 9,255     | 8,455      | 9,604    | —           | 9,056                        | 5,890                     | 7,578 | 6,177                        | 7,759                        |
| 2nd Quarter      | 10,023                  | 10,265    | 9,479      | 11,358   | 11,553      | 10,097                       | 5,954                     | 9,374 | 7,325                        | 9,613                        |
| 3rd Quarter      | 9,984                   | 10,459    | 9,510      | 11,433   | 11,116      | 10,073                       | 6,084                     | 8,258 | 7,052                        | 9,326                        |
| 4th Quarter      | 10,068                  | 10,204    | 9,286      | 11,612   | 11,118      | 10,135                       | 5,764                     | 8,345 | 6,514                        | 9,829                        |
| 1955—1st Quarter | 10,147                  | 10,174    | 9,813      | 11,346   | 11,311      | 10,240                       | 5,923                     | 8,853 | 7,132                        | 9,532                        |
| 2nd Quarter      | 10,037                  | 10,136    | 9,634      | 11,299   | 11,297      | 10,164                       | 6,279                     | 8,337 | 7,334                        | 9,550                        |
| 3rd Quarter      | 10,001                  | 10,010    | 9,458      | 11,475   | 11,564      | 10,173                       | 6,256                     | 8,357 | 7,440                        | 9,653                        |

Table 27. Gross Family Income<sup>(1)</sup>, Average Loan, Down Payment and Dwelling Cost For Loans  
For Home Ownership Under the National Housing Acts

| Gross Family Income<br>\$                  | Number of Borrowers <sup>(2)</sup> |        |        |        |        |        |                      |                                 |
|--|------------------------------------|--------|--------|--------|--------|--------|----------------------|---------------------------------|
|  | 1948                               | 1949   | 1950   | 1951   | 1952   | 1953   | 1954                 | 1955<br>1st and 2nd<br>Quarters |
| Under 2,099                                | 1,149                              | 436    | 195    | 37     | 9      | 6      | 4                    | 2                               |
| 2,100 — 2,399                              | 1,746                              | 1,194  | 817    | 146    | 32     | 15     | 8                    | 10                              |
| 2,400 — 2,699                              | 2,776                              | 2,835  | 2,952  | 736    | 166    | 100    | 37                   | 17                              |
| 2,700 — 2,999                              | 1,600                              | 2,021  | 3,132  | 1,441  | 397    | 227    | 86                   | 51                              |
| 3,000 — 3,499                              | 2,359                              | 3,438  | 6,883  | 4,163  | 2,557  | 1,830  | 956                  | 607                             |
| 3,500 — 3,999                              | 1,266                              | 1,813  | 4,726  | 3,381  | 4,231  | 4,494  | 3,061                | 2,374                           |
| 4,000 — 4,999                              | 1,119                              | 1,831  | 4,639  | 3,905  | 5,841  | 9,687  | 9,083                | 7,423                           |
| 5,000 and over                             | 885                                | 1,385  | 3,973  | 4,117  | 6,023  | 9,916  | 13,181               | 12,074                          |
| Total                                      | 12,900                             | 14,953 | 27,317 | 17,926 | 19,256 | 26,275 | 26,416               | 22,558                          |
| Average Income \$                          | 3,128                              | 3,405  | 3,812  | 4,250  | 4,695  | 4,960  | 5,382                | 5,447                           |
| Average Down Payment \$                    | 2,479                              | 2,796  | 2,264  | 3,929  | 3,104  | 3,242  | 2,500                | 2,577                           |
| Average Amount of Loan \$                  | 5,476                              | 5,801  | 7,249  | 7,019  | 8,199  | 8,496  | 9,944 <sup>(3)</sup> | 10,198 <sup>(3)</sup>           |
| Average Cost of Dwelling \$ <sup>(4)</sup> | 7,955                              | 8,597  | 9,513  | 10,948 | 11,303 | 11,738 | 12,444               | 12,776                          |

(1) Gross family income includes the total reported income of all dependents of the head of the family.

(2) Data include home-owner loan applicants and purchasers of dwellings sold by builders.

(3) Including mortgage loan insurance fee.

(4) As estimated by loan applicant.



REAL ESTATE LENDING — *Concluded*

Table 28. Rental Guarantees Provided Under the National Housing Acts

| Period           | With Loans Under N.H.A. <sup>(1)</sup> |                 | With Conventional Loans <sup>(2)</sup> |                 | Total              |                 |
|------------------|--|-----------------|--|-----------------|--------------------|-----------------|
|                  | Number of Projects                     | Number of Units | Number of Projects                     | Number of Units | Number of Projects | Number of Units |
| 1949             | 50                                     | 3,737           | 86                                     | 3,050           | 136                | 6,787           |
| 1950             | 35                                     | 3,697           | 21                                     | 973             | 56                 | 4,670           |
| 1951             | 17                                     | 1,746           | 10                                     | 349             | 27                 | 2,095           |
| 1952             | 47                                     | 3,917           | 1                                      | 44              | 48                 | 3,961           |
| 1953             | 49                                     | 3,432           | 1                                      | 28              | 50                 | 3,460           |
| 1954             | 4                                      | 349             | 4                                      | 157             | 8                  | 506             |
| 1953—2nd Quarter | 12                                     | 575             | 1                                      | 28              | 13                 | 603             |
| 3rd Quarter      | 23                                     | 2,107           | —                                      | —               | 23                 | 2,107           |
| 4th Quarter      | 7                                      | 472             | —                                      | —               | 7                  | 472             |
| 1954—1st Quarter | 2                                      | 37              | —                                      | —               | 2                  | 37              |
| 2nd Quarter      | 1                                      | 288             | —                                      | —               | 1                  | 288             |
| 3rd Quarter      | 1                                      | 24              | 1                                      | 33              | 2                  | 57              |
| 4th Quarter      | —                                      | —               | 3                                      | 124             | 3                  | 124             |
| 1955—1st Quarter | —                                      | —               | —                                      | —               | —                  | —               |
| 2nd Quarter      | —                                      | —               | 1                                      | 10              | 1                  | 10              |
| 3rd Quarter      | —                                      | —               | —                                      | —               | —                  | —               |

(1) Rental guarantee undertakings in respect of which Corporation Loans have been approved.

(2) Rental guarantee undertakings in respect of which loans were approved by lending institutions.

Table 29. Lending Operations Under the Veterans' Land Act, 1942, the Canadian Farm Loan Act, 1927, and Guarantees Under the Farm Improvement Loans Act, 1944

| Period           | Loans Under the Veterans' Land Act |   | Loans Under the Canadian Farm Loan Act |                          |   |                          | Guarantees Under the Farm Improvement Loans Act |                          |   |                          |
|------------------|------------------------------------|---|--|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|
|                  | New Structures                     |   | New Structures                         |                          | Alterations and Improvements of Existing Structures |                          | New Structures                                  |                          | Alterations and Improvements of Existing Structures |                          |
|                  | Number of Loans <sup>(1)</sup>     | Amount of Loans <sup>(2)</sup> (\$'000) | Number of Loans                        | Amount of Loans (\$'000) | Number of Loans                                     | Amount of Loans (\$'000) | Number of Loans                                 | Amount of Loans (\$'000) | Number of Loans                                     | Amount of Loans (\$'000) |
| 1948             | 1,884                              | 12,636                                  | 62                                     | 85                       | 145   | 66                       | 328   | 448                      | 524   | 434                      |
| 1949             | 2,483                              | 12,617                                  | 86                                     | 148                      | 162   | 73                       | 434   | 656                      | 919   | 796                      |
| 1950             | 2,311                              | 12,330                                  | 71                                     | 123                      | 161   | 62                       | 511   | 798                      | 967   | 850                      |
| 1951             | 1,845                              | 11,136                                  | 64                                     | 136                      | 89  | 43                       | 587   | 944                      | 1,155   | 1,097                    |
| 1952             | 1,278                              | 8,311                                   | 38                                     | 95                       | 110   | 80                       | 563   | 956                      | 1,326   | 1,278                    |
| 1953             | 1,827                              | 10,017                                  | 62                                     | 151                      | 160   | 76                       | 722   | 1,479                    | 1,604   | 1,547                    |
| 1954             | 1,455                              | 9,488                                   | 81                                     | 217                      | 144   | 75                       | 576   | 1,208                    | 1,635   | 1,694                    |
| 1953—2nd Quarter | 455                                | 1,133                                   | 10                                     | 35                       | 18  | 10                       | 222   | 471                      | 418   | 398                      |
| 3rd Quarter      | 834                                | 2,836                                   | 31                                     | 64                       | 63  | 33                       | 247   | 505                      | 501   | 486                      |
| 4th Quarter      | 423                                | 3,393                                   | 15                                     | 33                       | 59  | 22                       | 180   | 372                      | 476   | 458                      |
| 1954—1st Quarter | 164                                | 2,324                                   | 14                                     | 25                       | 49  | 24                       | 68  | 158                      | 258   | 262                      |
| 2nd Quarter      | 418                                | 1,170                                   | 19                                     | 66                       | 15  | 4                        | 156   | 344                      | 358   | 363                      |
| 3rd Quarter      | 519                                | 2,329                                   | 27                                     | 74                       | 43  | 24                       | 202   | 436                      | 645   | 701                      |
| 4th Quarter      | 354                                | 3,665                                   | 21                                     | 52                       | 37  | 23                       | 150   | 270                      | 374   | 368                      |
| 1955—1st Quarter | 136                                | 3,045                                   | 6                                      | 18                       | 13  | 5                        | 71  | 146                      | 195   | 202                      |
| 2nd Quarter      | 401                                | 1,176                                   | 16                                     | 61                       | 17  | 9                        | 219   | 433                      | 402   | 426                      |
| 3rd Quarter      | 631                                | 2,869                                   | 16                                     | 53                       | 56  | 36                       | **  | **                       | **  | **                       |

(1) Based on new dwellings started.

(2) Based on expenditures on dwellings completed, current construction, repairs and other services.

\*\* Not available.

## POPULATION AND INCOME

Table 30. Net Family Formation  
(In Thousands)

| Period           | Marriages | Net Migration of Married Females | Deaths to Married Persons | Divorces | Net Family Formation <sup>(1)</sup> | Number of Families <sup>(2)</sup> |
|------------------|-----------|----------------------------------|---------------------------|----------|-------------------------------------|-----------------------------------|
| 1948             | 123.3     | 15.1                             | 51.5                      | 6.9      | 79.3                                | 3,041.3                           |
| 1949             | 123.9     | 9.8                              | 53.0                      | 5.9      | 74.1                                | 3,188.6                           |
| 1950             | 124.8     | 5.7                              | 53.9                      | 5.2      | 70.7                                | 3,259.3                           |
| 1951             | 128.2     | 27.1                             | 54.9                      | 5.2      | 94.9                                | 3,354.2                           |
| 1952             | 127.2     | 25.2                             | 55.2                      | 5.6      | 91.6                                | 3,445.8                           |
| 1953             | 133.4     | 21.2                             | 56.2                      | 6.1      | 92.7                                | 3,538.5                           |
| 1954             | 126.6     | 19.2                             | 54.5                      | 5.8      | 85.3                                | 3,623.8                           |
| 1953—2nd Quarter | 29.5      | 7.8                              | 14.0                      | **       | 21.9                                | 3,470.8                           |
| 3rd Quarter      | 47.3      | 5.8                              | 13.2                      | **       | 38.4                                | 3,509.2                           |
| 4th Quarter      | 39.3      | 5.6                              | 14.2                      | **       | 29.3                                | 3,538.5                           |
| 1954—1st Quarter | 19.9      | 2.3                              | 14.8                      | **       | 5.9                                 | 3,544.4                           |
| 2nd Quarter      | 27.6      | 8.2                              | 13.2                      | **       | 21.1                                | 3,565.5                           |
| 3rd Quarter      | 43.7      | 4.8                              | 12.1                      | **       | 34.9                                | 3,600.4                           |
| 4th Quarter      | 35.4      | 3.9                              | 14.4                      | **       | 23.4                                | 3,623.8                           |
| 1955—1st Quarter | 19.7      | 1.6                              | 14.9                      | **       | 4.9                                 | 3,628.7                           |
| 2nd Quarter      | 27.4      | 5.8                              | 13.7                      | **       | 18.1                                | 3,646.8                           |
| 3rd Quarter      | 43.0      | 3.5                              | 12.9                      | **       | 32.2                                | 3,679.0                           |

(1) Adjusted prior to June 1949 to agree with 1951 census. Quarterly data include an allowance for divorces.

(2) As at end of period (see p. 31). Annual figures refer to the end of the year.

\*\* Not available.

Table 31. Population, Births, Deaths and Immigration<sup>(1)</sup>

| Period          | Births  | Deaths  | Immigration | Population (000) |        |         |          |                  |                       |
|-----------------|---------|---------|-------------|------------------|--------|---------|----------|------------------|-----------------------|
|                 |         |         |             | Maritimes        | Quebec | Ontario | Prairies | British Columbia | Canada <sup>(2)</sup> |
| 1948            | 348,226 | 119,613 | 125,414     | 1,216            | 3,788  | 4,275   | 2,438    | 1,082            | 12,823                |
| 1949            | 367,092 | 124,567 | 95,217      | 1,576            | 3,882  | 4,378   | 2,474    | 1,113            | 13,447                |
| 1950            | 372,009 | 124,220 | 73,912      | 1,597            | 3,969  | 4,471   | 2,514    | 1,137            | 13,712                |
| 1951            | 381,092 | 125,823 | 194,391     | 1,618            | 4,056  | 4,598   | 2,547    | 1,165            | 14,009                |
| 1952            | 395,956 | 124,816 | 164,498     | 1,656            | 4,174  | 4,766   | 2,611    | 1,198            | 14,430                |
| 1953            | 410,985 | 127,282 | 168,868     | 1,688            | 4,269  | 4,897   | 2,672    | 1,230            | 14,781                |
| 1954            | 432,347 | 123,441 | 154,227     | 1,723            | 4,388  | 5,046   | 2,745    | 1,266            | 15,195                |
| 9 months ending |         |         |             |                  |        |         |          |                  |                       |
| Sept. 1954      | 324,757 | 92,321  | 126,853     | **               | **     | **      | **       | **               | **                    |
| Sept. 1955      | 333,400 | 95,609  | 86,607      | **               | **     | **      | **       | **               | **                    |
| 1954—Apr.       | 33,818  | 10,238  | 16,654      | **               | **     | **      | **       | **               |                       |
| May             | 35,504  | 10,113  | 23,078      | **               | **     | **      | **       | **               |                       |
| June            | 37,931  | 10,163  | 17,810      | 1,723            | 4,388  | 5,046   | 2,745    | 1,266            | 15,195                |
| July            | 37,200  | 9,525   | 15,839      | **               | **     | **      | **       | **               |                       |
| Aug.            | 37,837  | 9,612   | 14,270      | **               | **     | **      | **       | **               |                       |
| Sept.           | 37,451  | 9,535   | 10,979      | **               | **     | **      | **       | **               | 15,313                |
| Oct.            | 37,450  | 10,384  | 11,256      | **               | **     | **      | **       | **               |                       |
| Nov.            | 36,942  | 10,671  | 8,664       | **               | **     | **      | **       | **               |                       |
| Dec.            | 33,198  | 10,065  | 7,454       | **               | **     | **      | **       | **               | 15,410                |
| 1955—Jan.       | 36,784  | 10,978  | 4,210       | **               | **     | **      | **       | **               |                       |
| Feb.            | 32,785  | 11,122  | 5,553       | **               | **     | **      | **       | **               |                       |
| Mar.            | 37,470  | 11,265  | 7,864       | **               | **     | **      | **       | **               | 15,482                |
| Apr.            | 34,458  | 9,838   | 13,072      | **               | **     | **      | **       | **               |                       |
| May             | 38,992  | 11,354  | 14,798      | **               | **     | **      | **       | **               |                       |
| June            | 38,980  | 10,548  | 12,920      | 1,761            | 4,520  | 5,183   | 2,804    | 1,305            | 15,601                |
| July            | 37,298  | 10,206  | 11,183      | **               | **     | **      | **       | **               |                       |
| Aug.            | 41,598  | 10,533  | 9,649       | **               | **     | **      | **       | **               |                       |
| Sept.           | 35,035  | 9,765   | 7,358       | **               | **     | **      | **       | **               | 15,706                |

(1) Newfoundland included from 1949.

(2) Annual population data relate to June 1. Includes Yukon and Northwest Territories.

\*\* Not available.

POPULATION AND INCOME — *Concluded*Table 32. Gross National Product, Personal Income, Personal Disposable Income and Personal Savings  
(Millions of Dollars)

| Period           | Gross National Product |                         | Personal Income                     |                         |       | Personal Disposable Income |                                 | Personal Savings |                         |                       |
|------------------|------------------------|-------------------------|-------------------------------------|-------------------------|-------|----------------------------|---------------------------------|------------------|-------------------------|-----------------------|
|                  | Total                  | Non-farm <sup>(1)</sup> | Total                               | Non-farm <sup>(2)</sup> | Farm  | Total                      | Per Capita <sup>(3)</sup><br>\$ | Total            | Non-farm <sup>(4)</sup> | Farm Inventory Change |
|                  |                        |                         |                                     | Actual                  |       |                            |                                 |                  |                         |                       |
| 1948             | 15,613                 | 14,095                  | 11,943                              | 10,316                  | 1,627 | 11,121                     | 867                             | 1,009            | 1,074                   | -65                   |
| 1949             | 16,462                 | 14,958                  | 12,757                              | 11,157                  | 1,600 | 11,968                     | 890                             | 1,005            | 1,077                   | -72                   |
| 1950             | 18,203                 | 16,700                  | 13,414                              | 12,012                  | 1,402 | 12,674                     | 924                             | 645              | 514                     | 131                   |
| 1951             | 21,474                 | 19,402                  | 15,693                              | 13,585                  | 2,108 | 14,663                     | 1,047                           | 1,390            | 1,036                   | 354                   |
| 1952             | 23,255                 | 21,404                  | 17,214                              | 15,332                  | 1,882 | 15,891                     | 1,101                           | 1,525            | 1,288                   | 237                   |
| 1953             | 24,449                 | 22,796                  | 18,156                              | 16,498                  | 1,658 | 16,725                     | 1,132                           | 1,600            | 1,550                   | 50                    |
| 1954             | 24,041                 | 22,983                  | 18,173                              | 17,088                  | 1,085 | 16,747                     | 1,102                           | 1,071            | 1,216                   | -145                  |
| 1952—2nd Quarter | 5,401                  | 5,292                   | 3,851                               | 3,773                   | 78    | 3,483                      | 241                             | -94              | 105                     | -199                  |
| 3rd Quarter      | 6,937                  | 5,523                   | 5,290                               | 3,913                   | 1,377 | 4,984                      | 343                             | 1,472            | 433                     | 1,039                 |
| 4th Quarter      | 5,871                  | 5,653                   | 4,368                               | 4,052                   | 316   | 4,033                      | 276                             | -14              | 421                     | -435                  |
| 1953—1st Quarter | 5,339                  | 5,321                   | 3,941                               | 3,943                   | -2    | 3,584                      | 244                             | 109              | 378                     | -269                  |
| 2nd Quarter      | 5,784                  | 5,701                   | 4,243                               | 4,123                   | 120   | 3,827                      | 259                             | 41               | 225                     | -184                  |
| 3rd Quarter      | 7,288                  | 5,902                   | 5,514                               | 4,206                   | 1,308 | 5,192                      | 349                             | 1,533            | 652                     | 881                   |
| 4th Quarter      | 6,038                  | 5,872                   | 4,458                               | 4,226                   | 232   | 4,122                      | 275                             | -83              | 295                     | -378                  |
| 1954—1st Quarter | 5,406                  | 5,364                   | 4,131                               | 4,083                   | 48    | 3,793                      | 252                             | 200              | 396                     | -196                  |
| 2nd Quarter      | 5,822                  | 5,703                   | 4,366                               | 4,236                   | 130   | 3,978                      | 262                             | 53               | 137                     | -84                   |
| 3rd Quarter      | 6,662                  | 5,928                   | 5,063                               | 4,354                   | 709   | 4,722                      | 308                             | 921              | 469                     | 452                   |
| 4th Quarter      | 6,151                  | 5,988                   | 4,613                               | 4,415                   | 198   | 4,254                      | 276                             | -103             | 214                     | -317                  |
| 1955—1st Quarter | 5,647                  | 5,626                   | 4,331                               | 4,332                   | -1    | 3,972                      | 257                             | 235              | 438                     | -203                  |
| 2nd Quarter      | 6,394                  | 6,256                   | 4,671                               | 4,516                   | 155   | 4,294                      | 275                             | 81               | 153                     | -72                   |
|                  |                        |                         | Seasonally Adjusted at Annual Rates |                         |       |                            |                                 |                  |                         |                       |
| 1952—2nd Quarter | 22,952                 | 21,096                  | 16,848                              | 15,144                  | 1,704 | 15,532                     | 1,076                           | 1,288            | 1,184                   | 104                   |
| 3rd Quarter      | 23,124                 | 21,424                  | 16,948                              | 15,420                  | 1,528 | 15,580                     | 1,072                           | 1,020            | 784                     | 236                   |
| 4th Quarter      | 24,028                 | 22,144                  | 18,372                              | 16,000                  | 2,372 | 16,976                     | 1,161                           | 2,192            | 1,968                   | 224                   |
| 1953—1st Quarter | 24,220                 | 22,568                  | 17,744                              | 16,244                  | 1,500 | 16,360                     | 1,114                           | 1,424            | 1,396                   | 28                    |
| 2nd Quarter      | 24,396                 | 22,800                  | 18,224                              | 16,504                  | 1,720 | 16,732                     | 1,132                           | 1,744            | 1,712                   | 32                    |
| 3rd Quarter      | 24,632                 | 22,992                  | 18,068                              | 16,560                  | 1,508 | 16,624                     | 1,162                           | 1,396            | 1,592                   | -196                  |
| 4th Quarter      | 24,548                 | 22,824                  | 18,588                              | 16,684                  | 1,904 | 17,184                     | 1,145                           | 1,836            | 1,500                   | 336                   |
| 1954—1st Quarter | 23,872                 | 22,724                  | 17,936                              | 16,764                  | 1,172 | 16,540                     | 1,097                           | 1,164            | 1,384                   | -220                  |
| 2nd Quarter      | 23,960                 | 22,892                  | 18,120                              | 17,008                  | 1,112 | 16,764                     | 1,103                           | 1,164            | 1,376                   | -212                  |
| 3rd Quarter      | 23,948                 | 22,940                  | 18,076                              | 17,168                  | 908   | 16,592                     | 1,084                           | 780              | 888                     | -108                  |
| 4th Quarter      | 24,384                 | 23,376                  | 18,560                              | 17,412                  | 1,148 | 17,092                     | 1,109                           | 1,176            | 1,216                   | -40                   |
| 1955—1st Quarter | 25,192                 | 23,848                  | 19,004                              | 17,744                  | 1,260 | 17,528                     | 1,132                           | 1,524            | 1,424                   | 100                   |
| 2nd Quarter      | 26,248                 | 24,844                  | 19,620                              | 18,148                  | 1,472 | 18,292                     | 1,170                           | 1,624            | 1,596                   | 28                    |

(1) Total less accrued net income of farm operators from farm production.

(2) Farm income is the net income received by farm operators from farm production. Non-farm income equals total income minus farm income.

(3) Based on mid-year population estimates.

(4) Total personal savings minus farm inventory change.

## BUILDING MATERIALS

Table 33. Indexes of Production and of Domestic Disappearance of Construction Materials  
(1949 = 100)

| Period                      | Production |                              |       | Domestic Disappearance |                              |       |
|-----------------------------|------------|------------------------------|-------|------------------------|------------------------------|-------|
|                             | Lumber     | Other Construction Materials | Total | Lumber                 | Other Construction Materials | Total |
| 1948                        | 99.9       | 88.6                         | 95.3  | —                      | 84.4                         | —     |
| 1949                        | 100.0      | 100.0                        | 100.0 | 100.0                  | 100.0                        | 100.0 |
| 1950                        | 109.8      | 106.7                        | 108.6 | 82.7                   | 107.2                        | 96.5  |
| 1951                        | 110.5      | 111.6                        | 110.9 | 98.5                   | 107.2                        | 103.5 |
| 1952                        | 107.4      | 102.8                        | 105.6 | 100.8                  | 105.0                        | 102.9 |
| 1953                        | 114.6      | 114.7                        | 114.8 | 127.3                  | 107.3                        | 115.6 |
| 1954                        | 115.8      | 116.7                        | 116.2 | 141.0                  | 109.8                        | 124.2 |
| Average for 7 months Ending |            |                              |       |                        |                              |       |
| July 1954                   | 118.2      | 115.3                        | 116.5 | 133.4                  | 103.4                        | 118.2 |
| July 1955                   | 140.1      | 127.4                        | 135.5 | 183.9                  | 127.1                        | 150.9 |
| 1954—Apr.                   | 69.3       | 114.1                        | 87.4  | 131.3                  | 100.3                        | 113.5 |
| May                         | 119.2      | 118.6                        | 119.0 | 167.8                  | 121.3                        | 141.1 |
| June                        | 152.4      | 127.9                        | 142.5 | 179.0                  | 132.9                        | 164.4 |
| July                        | 152.6      | 119.4                        | 139.2 | 205.7                  | 91.7                         | 140.4 |
| Aug.                        | 148.5      | 132.8                        | 142.1 | 169.3                  | 135.1                        | 149.7 |
| Sept.                       | 133.8      | 133.2                        | 133.6 | 188.7                  | 138.3                        | 159.8 |
| Oct.                        | 110.0      | 130.6                        | 118.4 | 154.0                  | 128.9                        | 139.6 |
| Nov.                        | 95.1       | 118.6                        | 104.6 | 151.4                  | 120.9                        | 133.9 |
| Dec.                        | 97.7       | 98.6                         | 98.0  | 145.5                  | 82.4                         | 110.4 |
| 1955—Jan.                   | 122.3      | 99.0                         | 112.8 | 140.6                  | 87.2                         | 112.3 |
| Feb.                        | 129.3      | 102.7                        | 118.6 | 164.7                  | 83.8                         | 117.9 |
| Mar.                        | 149.8      | 116.1                        | 136.2 | 173.1                  | 95.9                         | 131.3 |
| Apr.                        | 97.8       | 116.5                        | 105.4 | 145.9                  | 112.3                        | 126.7 |
| May                         | 138.9      | 137.1                        | 141.4 | 188.0                  | 141.4                        | 159.1 |
| June                        | 169.8      | 155.2                        | 163.9 | 225.4                  | 175.5                        | 195.4 |
| July                        | 157.1      | 146.4                        | 152.8 | 221.5                  | 160.9                        | 184.3 |

Table 34. Exports of Lumber and Lumber Products

| Period           | Sawn Lumber          | Hardwood Flooring | Wood Fibre Building Board | Wood Shingles        | Wood Laths         |
|------------------|----------------------|-------------------|---------------------------|----------------------|--------------------|
|                  | Millions of Ft. B.M. | Thousands of Feet | Millions of Sq. Ft. 4" B. | Thousands of Squares | Thousands of Laths |
| 1948             | 2,467.7              | 25                | 40.2                      | 2,353                | 55,513             |
| 1949             | 2,188.7              | 611               | 30.4                      | 2,121                | 77,157             |
| 1950             | 3,562.5              | 16,135            | 17.6                      | 2,924                | 96,157             |
| 1951             | 3,433.1              | 6,140             | 55.1                      | 2,589                | 73,941             |
| 1952             | 3,336.6              | 3,046             | 48.9                      | 2,113                | 80,707             |
| 1953             | 3,372.2              | 4,425             | 47.5                      | 2,071                | 106,522            |
| 1954             | 4,043.7              | 5,783             | 45.2                      | 2,306                | 93,774             |
| 1953—2nd Quarter | 889.0                | 1,101             | 14.7                      | 547                  | 24,703             |
| 3rd Quarter      | 879.8                | 1,110             | 11.9                      | 528                  | 40,532             |
| 4th Quarter      | 850.2                | 1,145             | 8.0                       | 500                  | 28,215             |
| 1954—1st Quarter | 774.1                | 966               | 7.2                       | 398                  | 14,366             |
| 2nd Quarter      | 905.1                | 1,495             | 11.5                      | 550                  | 20,560             |
| 3rd Quarter      | 1,259.5              | 1,436             | 12.0                      | 638                  | 30,697             |
| 4th Quarter      | 1,105.0              | 1,886             | 14.5                      | 720                  | 28,151             |
| 1955—1st Quarter | 1,035.6              | 1,846             | 17.2                      | 673                  | 16,861             |
| 2nd Quarter      | 1,232.9              | 3,080             | 30.8                      | 625                  | 24,445             |

BUILDING MATERIALS— *Concluded*

Table 35. Production of Selected Building Materials

| Product                            | Unit of Measurement                | 1953    | 1954    | 1954        |             |             | 1955        |             |
|------------------------------------|------------------------------------|---------|---------|-------------|-------------|-------------|-------------|-------------|
|                                    |                                    |         |         | 2nd Quarter | 3rd Quarter | 4th Quarter | 1st Quarter | 2nd Quarter |
| Lumber and Lumber Products         |                                    |         |         |             |             |             |             |             |
| Sawn Lumber                        | Millions Ft. B.M.                  | 6,676.1 | 6,845.4 | 1,682.6     | 2,143.8     | 1,492.6     | 1,978.8     | 2,004.2     |
| Hardwood Flooring†                 | Millions Ft. B.M.                  | 65.0    | 75.0    | 14.3        | 22.1        | 22.1        | 18.0        | 15.0        |
| Wood Fibre Building Board          | Millions Sq. Ft. $\frac{1}{2}$ "B. | 278.7   | 294.8   | 71.4        | 78.6        | 71.7        | 69.8        | 81.0        |
| Gypsum Products                    |                                    |         |         |             |             |             |             |             |
| Gypsum Wallboard                   | Millions Sq. Ft.                   | 255.0   | 262.7   | 71.6        | 69.8        | 63.4        | 56.3        | 82.1        |
| Gypsum Lath                        | Millions Sq. Ft.                   | 273.3   | 328.1   | 74.0        | 106.0       | 85.6        | 68.5        | 92.4        |
| Gypsum Plaster                     | Thousands Tons                     | 239.1   | 261.5   | 61.5        | 81.6        | 65.0        | 62.8        | 70.2        |
| Plumbing & Heating Equipment       |                                    |         |         |             |             |             |             |             |
| Domestic Heating Boilers           | Thousands Units                    | 16.2    | 11.5    | 3.0         | 2.2         | 3.2         | 3.4         | 3.7         |
| Cast Iron Radiators                | Thousands Sq. Ft.                  | 6,455.0 | 6,710.0 | 1,336.5     | 1,079.5     | 1,139.8     | 1,309.3     | 1,449.9     |
| Hot Water Storage Tanks            | Thousands Units                    | 176.4   | 172.9   | 37.0        | 42.1        | 46.9        | 48.7        | 49.1        |
| Electric Hot Water Tank Heaters    | Thousands Units                    | 300.0   | 270.6   | 73.7        | 61.1        | 80.3        | 84.2        | 91.8        |
| Builders Hardware                  | Millions Dollars                   | 11.9    | 12.4    | 3.2         | 3.0         | 3.2         | 3.3         | 3.5         |
| Cement and Cement Products         |                                    |         |         |             |             |             |             |             |
| Cement                             | Millions Bbls.<br>(350 Lbs.)       | 22.5    | 22.5    | 6.0         | 5.9         | 5.6         | 5.2         | 6.1         |
| Concrete Blocks                    | Millions of Blocks                 | 113.8   | 119.0   | 32.0        | 36.0        | 30.7        | 22.1        | 35.2        |
| Cement Pipe and Tile               | Thousands Tons                     | 267.5   | 328.6   | 73.8        | 112.6       | 94.5        | 69.7        | 105.8       |
| Sanitary Ware                      |                                    |         |         |             |             |             |             |             |
| Bath Tubs                          | Thousands Units                    | 151.8   | 152.1   | 38.7        | 38.2        | 35.3        | 40.5        | 56.6        |
| Sinks                              | Thousands Units                    | 205.1   | 200.9   | 44.7        | 55.1        | 46.0        | 53.8        | 63.1        |
| Wash Basins                        | Thousands Units                    | 166.1   | 167.8   | 48.4        | 38.0        | 32.2        | 39.8        | 47.9        |
| Asphalt Products                   |                                    |         |         |             |             |             |             |             |
| Asphalt Shingles                   | Thousands Squares                  | 2,882.8 | 2,961.0 | 755.8       | 1,116.5     | 574.0       | 634.3       | 932.3       |
| Tar & Asphalt Felts                | Thousands Tons                     | 46.2    | 47.3    | 10.3        | 14.0        | 13.1        | 10.6        | 11.7        |
| Asphalt Floor Tiles                | Millions Dollars                   | 15.7    | 16.1    | 4.0         | 4.1         | 4.0         | 4.7         | 4.4         |
| Non-Metallic Sheathed Cable        | Millions Feet                      | 105.8   | 100.0   | 22.4        | 23.0        | 31.0        | 33.3        | 28.5        |
| Mineral Wool                       |                                    |         |         |             |             |             |             |             |
| Batts                              | Millions Sq. Ft.                   | 183.8   | 192.2   | 41.4        | 62.8        | 55.4        | 34.3        | 53.8        |
| Granulated and Loose               | Millions Cu. Ft.                   | 10.8    | 10.5    | 1.8         | 3.0         | 3.8         | 2.3         | 2.8         |
| Clay Products                      |                                    |         |         |             |             |             |             |             |
| Building Brick                     | Millions Bricks                    | 439.9   | 482.7   | 118.3       | 138.4       | 129.7       | 98.6        | 124.9       |
| Flue Linings                       | Thousands Feet                     | 1,356.0 | 1,689.3 | 483.5       | 482.6       | 352.4       | 296.0       | 487.7       |
| Vitrified Sewer Pipe               | Thousands Feet                     | 5,269.7 | 5,614.9 | 1,530.1     | 1,385.8     | 1,469.4     | 1,356.9     | 1,846.3     |
| Structural Tile                    | Thousands Tons                     | 181.6   | 184.3   | 43.3        | 45.4        | 49.8        | 49.6        | 55.6        |
| Paints and Varnishes               | Millions Dollars                   | 109.6   | 102.1   | 32.4        | 25.9        | 20.1        | 23.9        | 36.6        |
| Iron and Steel Building Materials  |                                    |         |         |             |             |             |             |             |
| Galvanized Sheets                  | Thousands Tons                     | 108.9   | 104.5   | 28.6        | 25.1        | 24.6        | 28.9        | 34.1        |
| Steel Pipe and Fittings            | Thousands Tons                     | 133.6   | 125.4   | 28.5        | 35.0        | 37.5        | 47.9        | 66.8        |
| Wire Nails and Spikes              | Thousands Tons                     | 70.5    | 77.5    | 21.7        | 20.0        | 19.5        | 17.3        | 23.0        |
| Cast-Iron Soil Pipe & Fittings     | Thousands Tons                     | 51.0    | 57.3    | 16.3        | 14.4        | 12.6        | 14.5        | 16.4        |
| Cast-Iron Pressure Pipe & Fittings | Thousands Tons                     | 89.8    | 108.2   | 27.5        | 28.4        | 30.6        | 22.7        | 31.7        |

† Estimated.

## BUILDING LABOUR

**Table 36. The Labour Force and Persons With, and Without Jobs<sup>(1)</sup>**  
(In Thousands)

| Period       | All Persons<br>Aged 14 Years<br>and Over | Total<br>Labour<br>Force | Persons With Jobs |                   |                                |              | Persons Without<br>Jobs and Seeking<br>Work | Not in<br>Labour<br>Force |
|--------------|--|--------------------------|-------------------|-------------------|--------------------------------|--------------|---|---------------------------|
|              |  |                          | Total             | In<br>Agriculture | In Non-agricultural Industries |              |   |                           |
|              |  |                          |                   |                   | Total                          | Construction |   |                           |
| 1948         | 9,123                                    | 5,035                    | 4,954             | 1,186             | 3,768                          | 295          | 81  | 4,088                     |
| 1949         | 9,254                                    | 5,092                    | 4,991             | 1,114             | 3,877                          | 349          | 101   | 4,162                     |
| 1950         | 9,066                                    | 4,892                    | 4,755             | 965               | 3,790                          | 325          | 137   | 4,174                     |
| 1951         | 9,696                                    | 5,236                    | 5,155             | 991               | 4,164                          | 353          | 81  | 4,460                     |
| 1952         | 9,919                                    | 5,335                    | 5,229             | 927               | 4,302                          | 356          | 106   | 4,584                     |
| 1953         | 10,129                                   | 5,447                    | 5,356             | 910               | 4,446                          | 377          | 91  | 4,682                     |
| 1954         | 10,280                                   | 5,483                    | 5,297             | 900               | 4,397                          | 374          | 186   | 4,797                     |
| 1954—Apr. 17 | 10,261                                   | 5,312                    | 5,006             | 828               | 4,178                          | 287          | 306   | 4,949                     |
| May 22       | 10,274                                   | 5,413                    | 5,195             | 889               | 4,306                          | 336          | 218   | 4,861                     |
| June 19      | 10,280                                   | 5,483                    | 5,297             | 900               | 4,397                          | 374          | 186   | 4,797                     |
| July 24      | 10,293                                   | 5,577                    | 5,405             | 1,013             | 4,392                          | 381          | 172   | 4,716                     |
| Aug. 21      | 10,312                                   | 5,591                    | 5,416             | 1,016             | 4,400                          | 390          | 175   | 4,721                     |
| Sept. 18     | 10,330                                   | 5,505                    | 5,337             | 931               | 4,406                          | 366          | 168   | 4,825                     |
| Oct. 23      | 10,351                                   | 5,482                    | 5,302             | 934               | 4,368                          | 363          | 180   | 4,869                     |
| Nov. 20      | 10,375                                   | 5,438                    | 5,223             | 841               | 4,382                          | 361          | 215   | 4,937                     |
| Dec. 11      | 10,394                                   | 5,435                    | 5,187             | 803               | 4,384                          | 335          | 248   | 4,959                     |
| 1955—Jan. 22 | 10,429                                   | 5,366                    | 5,003             | 755               | 4,248                          | 289          | 363   | 5,063                     |
| Feb. 19      | 10,451                                   | 5,391                    | 5,012             | 730               | 4,282                          | 289          | 379   | 5,060                     |
| Mar. 19      | 10,468                                   | 5,400                    | 4,999             | 759               | 4,240                          | 285          | 401   | 5,068                     |
| Apr. 23      | 10,490                                   | 5,450                    | 5,123             | 807               | 4,316                          | 315          | 327   | 5,040                     |
| May 21       | 10,506                                   | 5,537                    | 5,324             | 873               | 4,451                          | 359          | 213   | 4,969                     |
| June 18      | 10,522                                   | 5,615                    | 5,458             | 881               | 4,577                          | 399          | 157   | 4,907                     |
| July 23      | 10,543                                   | 5,738                    | 5,588             | 989               | 4,599                          | 421          | 150   | 4,805                     |
| Aug. 20      | 10,557                                   | 5,772                    | 5,641             | 960               | 4,681                          | 432          | 131   | 4,785                     |
| Sept. 17     | 10,574                                   | 5,633                    | 5,495             | 844               | 4,651                          | 421          | 138   | 4,941                     |

(1) Yearly data relate to week ending nearest June 1.

**Table 37. Immigration of Construction Workers**

| Period           | Bricklayers<br>and<br>Masons | Carpenters | Painters | Plasterers | Plumbers | Electricians | Sheet<br>Metal<br>Workers | Total Skilled<br>Construction<br>Workers | Other<br>Construction<br>Workers | Total<br>Construction<br>Workers |
|------------------|------------------------------|------------|----------|------------|----------|--------------|---------------------------|--|----------------------------------|----------------------------------|
| 1948             | 454                          | 1,281      | 348      | 122        | 234      | 827          | 161                       | 3,427                                    | 3,075                            | 6,502                            |
| 1949             | 413                          | 809        | 225      | 76         | 141      | 581          | 72                        | 2,317                                    | 969                              | 3,286                            |
| 1950             | 303                          | 639        | 174      | 37         | 98       | 369          | 40                        | 1,660                                    | 448                              | 2,108                            |
| 1951             | 1,949                        | 3,087      | 956      | 170        | 662      | 2,450        | 300                       | 9,574                                    | 973                              | 10,547                           |
| 1952             | 1,191                        | 2,217      | 751      | 136        | 404      | 1,145        | 201                       | 6,045                                    | 986                              | 7,031                            |
| 1953             | 1,151                        | 2,376      | 891      | 171        | 545      | 1,468        | 282                       | 6,884                                    | 819                              | 7,703                            |
| 1954             | 1,764                        | 2,853      | 1,074    | 190        | 650      | 1,674        | 261                       | 8,466                                    | 411                              | 8,877                            |
| 1953—3rd Quarter | 378                          | 749        | 249      | 47         | 179      | 522          | 64                        | 2,188                                    | 102                              | 2,290                            |
| 4th Quarter      | 292                          | 483        | 181      | 46         | 89       | 302          | 64                        | 1,457                                    | 113                              | 1,570                            |
| 1954—1st Quarter | 243                          | 464        | 159      | 27         | 123      | 270          | 55                        | 1,341                                    | 83                               | 1,424                            |
| 2nd Quarter      | 704                          | 1,279      | 517      | 103        | 278      | 712          | 109                       | 3,702                                    | 208                              | 3,910                            |
| 3rd Quarter      | 662                          | 870        | 325      | 47         | 197      | 553          | 66                        | 2,720                                    | 88                               | 2,808                            |
| 4th Quarter      | 155                          | 240        | 73       | 13         | 52       | 139          | 31                        | 703                                      | 32                               | 735                              |
| 1955—1st Quarter | 204                          | 235        | 80       | 16         | 31       | 103          | 16                        | 685                                      | 22                               | 707                              |
| 2nd Quarter      | 707                          | 792        | 267      | 57         | 188      | 362          | 82                        | 2,455                                    | 94                               | 2,549                            |
| 3rd Quarter      | 319                          | 430        | 193      | 26         | 87       | 194          | 29                        | 1,278                                    | 56                               | 1,334                            |

## BUILDING LABOUR — Continued

Table 38. Applicants For Work, Registered With National Employment Service, and Unfilled Vacancies

| As at Date of Reporting Closest to End of Month <sup>(1)</sup> | All Workers         |                    | Construction Workers     |                    |                     |                    |                     |                    |
|--|---------------------|--------------------|--------------------------|--------------------|---------------------|--------------------|---------------------|--------------------|
|  | Unplaced Applicants | Unfilled Vacancies | Skilled and Semi-skilled |                    | Unskilled           |                    | Total               |                    |
|  |                     |                    | Unplaced Applicants      | Unfilled Vacancies | Unplaced Applicants | Unfilled Vacancies | Unplaced Applicants | Unfilled Vacancies |
| 1949   | 196,500             | 30,000             | 15,334                   | 1,417              | 10,096              | 940                | 25,430              | 2,357              |
| 1950   | 253,900             | 38,300             | 20,837                   | 1,255              | 12,848              | 1,368              | 33,685              | 2,623              |
| 1951   | 203,100             | 50,200             | 17,817                   | 1,625              | 10,309              | 1,832              | 28,126              | 3,457              |
| 1952   | 248,600             | 37,200             | 23,353                   | 1,619              | 14,923              | 1,377              | 38,276              | 2,996              |
| 1953   | 278,300             | 34,600             | 26,487                   | 1,268              | 24,489              | 1,142              | 50,976              | 2,410              |
| 1954   | 379,700             | 24,500             | 38,872                   | 794                | 45,646              | 569                | 84,518              | 1,363              |
| Average for 9 months ending Sept. 1954                         | 390,199             | 25,552             | 40,315                   | 885                | 47,113              | 643                | 87,428              | 1,527              |
| Sept. 1955   | 380,789             | 31,733             | 39,525                   | 1,254              | 47,472              | 1,048              | 86,998              | 2,302              |
| 1954—July  | 258,900             | 25,000             | 16,047                   | 1,081              | 20,452              | 634                | 36,499              | 1,715              |
| Aug.   | 250,900             | 26,200             | 14,371                   | 1,167              | 18,590              | 825                | 32,961              | 1,992              |
| Sept.  | 242,400             | 29,400             | 14,856                   | 1,044              | 17,835              | 876                | 32,691              | 1,920              |
| Oct.   | 264,100             | 24,200             | 18,997                   | 841                | 21,455              | 558                | 40,452              | 1,399              |
| Nov.   | 314,400             | 23,500             | 30,709                   | 496                | 38,620              | 312                | 69,329              | 808                |
| Dec.   | 465,800             | 16,200             | 53,910                   | 229                | 63,659              | 169                | 117,569             | 398                |
| 1955—Jan.  | 584,300             | 16,000             | 77,196                   | 254                | 88,177              | 256                | 165,373             | 510                |
| Feb.   | 619,300             | 18,500             | 81,318                   | 306                | 93,818              | 138                | 175,136             | 444                |
| Mar.   | 620,000             | 22,100             | 77,321                   | 508                | 89,978              | 355                | 167,299             | 863                |
| Apr.   | 493,200             | 30,200             | 55,243                   | 896                | 63,768              | 765                | 119,011             | 1,661              |
| May  | 303,900             | 38,600             | 23,093                   | 1,462              | 27,487              | 1,690              | 50,580              | 3,152              |
| June   | 230,600             | 36,100             | 14,172                   | 1,609              | 20,593              | 1,166              | 34,765              | 2,775              |
| July   | 205,400             | 35,000             | 10,402                   | 1,776              | 16,073              | 1,335              | 26,475              | 3,111              |
| Aug.   | 189,100             | 42,100             | 8,714                    | 2,155              | 14,079              | 1,753              | 22,793              | 3,908              |
| Sept.  | 181,300             | 47,000             | 8,272                    | 2,320              | 13,283              | 1,970              | 21,555              | 4,290              |

(1) Annual data are monthly averages.

Table 39. Employment in The Construction Industry

| Period                                | Persons Employed <sup>(1)</sup> |                  |                               |                  | Average Number of Hours Worked Per Week |                  | Total Hours Worked Per Week (000) |                  |
|---------------------------------------|---------------------------------|------------------|-------------------------------|------------------|---|------------------|-----------------------------------|------------------|
|                                       | Buildings and Structures        |                  | Highways, Bridges and Streets | All Construction | Building and Structures                 | All Construction | Building and Structures           | All Construction |
|                                       | Building                        | Engineering Work |                               |                  |   |                  |                                   |                  |
| 1948                                  | 112,360                         |                  | 79,070                        | 191,430          | 39.9                                    | 39.2             | 4,483                             | 7,504            |
| 1949                                  | 123,750                         |                  | 77,970                        | 201,720          | 40.1                                    | 39.7             | 4,962                             | 8,008            |
| 1950                                  | 129,570                         |                  | 76,990                        | 206,560          | 39.6                                    | 39.9             | 5,131                             | 8,242            |
| 1951                                  | 143,550                         |                  | 79,740                        | 223,290          | 39.6                                    | 40.3             | 5,685                             | 8,999            |
| 1952                                  | 157,290                         |                  | 89,810                        | 247,100          | 40.9                                    | 41.7             | 6,433                             | 10,304           |
| 1953                                  | 158,650                         |                  | 80,590                        | 239,240          | 40.7                                    | 41.6             | 5,934                             | 9,952            |
| 1954                                  | 111,626                         | 31,128           | 79,186                        | 221,940          | 39.8                                    | 40.3             | 5,682                             | 8,944            |
| Average for 7 months ending July 1954 | 103,049                         | 30,541           | 67,672                        | 201,263          | 38.7                                    | 39.4             | 5,160                             | 7,923            |
| July 1955                             | 106,635                         | 22,591           | 74,881                        | 204,106          | 38.6                                    | 39.0             | 4,986                             | 7,962            |
| 1954—May                              | 100,298                         | 29,800           | 66,144                        | 196,242          | 39.6                                    | 39.5             | 5,152                             | 7,752            |
| June                                  | 109,330                         | 31,438           | 79,497                        | 220,265          | 38.1                                    | 38.7             | 5,363                             | 8,524            |
| July                                  | 116,170                         | 32,915           | 86,630                        | 235,715          | 40.8                                    | 41.0             | 6,083                             | 9,664            |
| Aug.                                  | 122,025                         | 33,868           | 94,629                        | 250,522          | 42.0                                    | 42.0             | 6,548                             | 10,522           |
| Sept.                                 | 125,412                         | 34,547           | 97,905                        | 257,864          | 41.5                                    | 41.8             | 6,638                             | 10,779           |
| Oct.                                  | 126,238                         | 32,886           | 97,383                        | 256,507          | 41.6                                    | 41.8             | 6,636                             | 10,722           |
| Nov.                                  | 122,976                         | 31,192           | 94,983                        | 249,151          | 41.6                                    | 41.6             | 6,413                             | 10,365           |
| Dec.                                  | 121,507                         | 27,260           | 91,628                        | 240,395          | 40.5                                    | 40.6             | 6,025                             | 9,760            |
| 1955—Jan.                             | 106,785                         | 22,639           | 80,813                        | 210,237          | 34.5                                    | 35.3             | 4,439                             | 7,379            |
| Feb.                                  | 99,895                          | 20,165           | 63,545                        | 183,605          | 39.3                                    | 39.7             | 4,730                             | 7,289            |
| Mar.                                  | 95,799                          | 19,710           | 60,259                        | 175,768          | 39.6                                    | 39.9             | 4,574                             | 7,013            |
| Apr.                                  | 96,123                          | 19,852           | 64,353                        | 180,328          | 38.8                                    | 39.4             | 4,500                             | 7,105            |
| May                                   | 104,385                         | 22,844           | 72,113                        | 199,342          | 39.0                                    | 38.8             | 4,962                             | 7,734            |
| June                                  | 116,454                         | 25,554           | 87,578                        | 229,586          | 39.1                                    | 39.5             | 5,553                             | 9,069            |
| July                                  | 127,003                         | 27,373           | 95,504                        | 249,880          | 39.0                                    | 40.4             | 6,144                             | 10,145           |

(1) As reported by employers with 15 or more employees. Annual data are monthly averages.

BUILDING LABOUR— *Concluded*

Table 40. Earnings in Construction Industry and Total Labour Income

| Period                      | Average Hourly Earnings       |                       | Average Weekly Earnings        |                        | Average Weekly Payrolls           |                           | Total Labour Income<br>\$ Millions |
|-----------------------------|-------------------------------|-----------------------|--------------------------------|------------------------|-----------------------------------|---------------------------|------------------------------------|
|                             | Buildings and Structures<br>¢ | All Construction<br>¢ | Buildings and Structures<br>\$ | All Construction<br>\$ | Buildings and Structures<br>\$000 | All Construction<br>\$000 |                                    |
| 1948                        | 100.9                         | 94.1                  | 40.26                          | 36.89                  | 4,653                             | 7,272                     | 7,170                              |
| 1949                        | 107.9                         | 101.2                 | 43.27                          | 40.18                  | 5,491                             | 8,327                     | 7,761                              |
| 1950                        | 113.3                         | 105.6                 | 44.87                          | 42.13                  | 6,003                             | 8,938                     | 8,311                              |
| 1951                        | 127.1                         | 117.6                 | 50.20                          | 47.39                  | 7,419                             | 10,798                    | 9,720                              |
| 1952                        | 142.8                         | 130.8                 | 58.41                          | 54.66                  | 9,393                             | 13,647                    | 10,872                             |
| 1953                        | 156.8                         | 143.7                 | 63.82                          | 59.78                  | 10,384                            | 14,491                    | 11,706                             |
| 1954                        | 160.6                         | 148.3                 | 63.92                          | 59.75                  | 9,376                             | 13,547                    | 11,989                             |
| Average for 7 months ending |                               |                       |                                |                        |                                   |                           |                                    |
| July 1954 <sup>(1)</sup>    | 163.2                         | 150.2                 | 63.11                          | 59.24                  | 8,692                             | 12,201                    | 6,819                              |
| July 1955 <sup>(1)</sup>    | 161.8                         | 150.7                 | 62.32                          | 58.81                  | 8,446                             | 12,469                    | 7,230                              |
| 1954—Apr.                   | 164.0                         | 152.8                 | 65.44                          | 61.73                  | 8,236                             | 11,239                    | 958                                |
| May                         | 163.3                         | 151.3                 | 64.67                          | 59.76                  | 8,658                             | 12,036                    | 980                                |
| June                        | 161.5                         | 148.6                 | 61.53                          | 57.51                  | 8,973                             | 13,024                    | 1,009                              |
| July                        | 159.3                         | 147.5                 | 64.99                          | 60.48                  | 9,889                             | 14,475                    | 1,017                              |
| Aug.                        | 156.9                         | 145.4                 | 65.90                          | 61.07                  | 10,445                            | 15,485                    | 1,019                              |
| Sept.                       | 155.5                         | 144.2                 | 64.53                          | 60.28                  | 10,511                            | 15,727                    | 1,038                              |
| Oct.                        | 156.1                         | 144.7                 | 64.94                          | 60.48                  | 10,547                            | 15,734                    | 1,044                              |
| Nov.                        | 157.1                         | 145.7                 | 65.35                          | 60.61                  | 10,258                            | 15,350                    | 1,037                              |
| Dec.                        | 159.5                         | 147.5                 | 64.60                          | 59.89                  | 9,859                             | 14,748                    | 1,032                              |
| 1955—Jan.                   | 162.0                         | 149.1                 | 55.57                          | 52.56                  | 7,826                             | 11,920                    | 991                                |
| Feb.                        | 163.4                         | 152.8                 | 64.22                          | 60.66                  | 7,959                             | 11,452                    | 996                                |
| Mar.                        | 163.6                         | 153.5                 | 64.75                          | 61.40                  | 7,718                             | 11,071                    | 997                                |
| Apr.                        | 162.5                         | 152.7                 | 63.05                          | 60.16                  | 7,602                             | 11,054                    | 1,013                              |
| May                         | 161.6                         | 151.2                 | 63.02                          | 58.67                  | 8,366                             | 12,178                    | 1,049                              |
| June                        | 160.1                         | 148.3                 | 62.12                          | 58.28                  | 9,361                             | 14,037                    | 1,091                              |
| July                        | 159.5                         | 147.6                 | 63.48                          | 59.93                  | 10,288                            | 15,570                    | 1,093                              |

(1) Data relating to total labour income are cumulative totals from the beginning of the year.



## BUILDING COSTS

Table 41. Price Indexes of Residential Building Materials  
(1949 = 100)

| Period                                 | Lumber and Lumber Products | Cement, Gravel and Sand | Brick, Tile and Stone | Paint and Glass | Lath, Plaster and Insulation Materials | Roofing Materials | Plumbing and Heating Equipment | Electrical Equipment and Fixtures | Other Materials | All Residential Building Materials | Non-residential Building Materials |
|--|----------------------------|-------------------------|-----------------------|-----------------|--|-------------------|--------------------------------|-----------------------------------|-----------------|------------------------------------|------------------------------------|
| 1948                                   | 94.9                       | 96.3                    | 94.8                  | 101.9           | 98.8                                   | 105.8             | 93.4                           | 97.9                              | 92.9            | 95.4                               | 95.9                               |
| 1949                                   | 100.0                      | 100.0                   | 100.0                 | 100.0           | 100.0                                  | 100.0             | 100.0                          | 100.0                             | 100.0           | 100.0                              | 100.0                              |
| 1950                                   | 108.4                      | 103.4                   | 108.5                 | 97.3            | 98.8                                   | 123.6             | 101.7                          | 106.4                             | 103.7           | 106.4                              | 105.0                              |
| 1951                                   | 131.9                      | 111.0                   | 119.7                 | 110.1           | 107.0                                  | 123.8             | 116.7                          | 123.0                             | 121.7           | 125.5                              | 118.6                              |
| 1952                                   | 129.0                      | 117.7                   | 129.4                 | 108.5           | 108.8                                  | 113.9             | 119.6                          | 123.3                             | 129.5           | 124.9                              | 123.2                              |
| 1953                                   | 127.5                      | 119.5                   | 136.3                 | 113.5           | 108.9                                  | 114.8             | 115.9                          | 123.9                             | 131.4           | 123.9                              | 124.4                              |
| 1954                                   | 124.3                      | 119.2                   | 137.4                 | 116.3           | 109.1                                  | 122.5             | 112.5                          | 119.8                             | 129.7           | 121.7                              | 121.8                              |
| Average for 9 months ending Sept. 1954 | 124.3                      | 119.4                   | 137.4                 | 116.1           | 109.0                                  | 120.3             | 113.4                          | 119.7                             | 129.8           | 121.7                              | 121.5                              |
| Sept. 1955                             | 127.0                      | 117.6                   | 138.6                 | 121.8           | 105.8                                  | 127.6             | 114.8                          | 130.1                             | 130.7           | 124.1                              | 122.9                              |
| 1954—July                              | 124.9                      | 118.9                   | 137.4                 | 116.6           | 109.2                                  | 122.4             | 114.4                          | 121.1                             | 130.3           | 122.0                              | 121.2                              |
| Aug.                                   | 124.9                      | 118.9                   | 137.4                 | 117.4           | 109.2                                  | 122.4             | 114.4                          | 118.6                             | 128.5           | 122.0                              | 121.1                              |
| Sept.                                  | 124.9                      | 118.9                   | 137.4                 | 117.4           | 109.2                                  | 125.7             | 112.7                          | 118.6                             | 128.9           | 122.2                              | 121.3                              |
| Oct.                                   | 124.9                      | 118.9                   | 137.4                 | 117.6           | 109.2                                  | 125.7             | 112.7                          | 118.6                             | 128.9           | 122.2                              | 121.3                              |
| Nov.                                   | 124.7                      | 118.9                   | 137.4                 | 117.8           | 109.2                                  | 125.7             | 112.7                          | 118.6                             | 128.9           | 122.2                              | 121.5                              |
| Dec.                                   | 125.2                      | 117.4                   | 137.4                 | 118.3           | 107.3                                  | 127.3             | 112.7                          | 118.6                             | 128.9           | 122.3                              | 121.4                              |
| 1955—Jan.                              | 125.3                      | 117.8                   | 137.4                 | 118.3           | 106.0                                  | 125.5             | 112.6                          | 120.0                             | 129.1           | 122.1                              | 121.1                              |
| Feb.                                   | 125.4                      | 117.8                   | 139.1                 | 119.6           | 105.5                                  | 125.5             | 112.6                          | 124.3                             | 129.1           | 122.4                              | 121.3                              |
| Mar.                                   | 125.2                      | 117.8                   | 139.1                 | 119.9           | 105.5                                  | 125.5             | 113.8                          | 125.0                             | 130.2           | 122.6                              | 121.7                              |
| Apr.                                   | 125.5                      | 117.8                   | 139.1                 | 123.6           | 105.5                                  | 125.5             | 114.7                          | 129.5                             | 130.2           | 123.1                              | 122.0                              |
| May                                    | 125.8                      | 117.5                   | 138.6                 | 122.9           | 105.5                                  | 125.5             | 114.7                          | 129.5                             | 128.8           | 123.2                              | 121.8                              |
| June                                   | 127.4                      | 117.5                   | 138.6                 | 122.9           | 106.0                                  | 129.5             | 114.7                          | 130.4                             | 129.3           | 124.3                              | 122.1                              |
| July                                   | 128.0                      | 117.5                   | 138.6                 | 122.9           | 106.0                                  | 130.5             | 114.7                          | 129.8                             | 129.7           | 124.6                              | 122.3                              |
| Aug.                                   | 128.3                      | 117.5                   | 138.6                 | 122.3           | 106.0                                  | 130.5             | 115.9                          | 129.8                             | 132.4           | 125.2                              | 124.2                              |
| Sept.                                  | 128.7                      | 117.5                   | 138.6                 | 122.3           | 106.0                                  | 130.5             | 116.1                          | 141.3                             | 134.3           | 125.8                              | 125.7                              |

Table 42. Indexes of Average Hourly Wage Rates of Construction Workers  
(1949 = 100)

| Period <sup>(1)</sup>                  | Bricklayers | Carpenters | Electricians | Painters | Plumbers | Sheet Metal Workers | Truck Drivers | Unskilled Construction Workers | All Construction Workers | All Construction Workers (incl. holiday pay allowances) | General Average All Industries <sup>(2)</sup> |
|--|-------------|------------|--------------|----------|----------|---------------------|---------------|--------------------------------|--------------------------|---|---|
| 1948                                   | 93.1        | 96.0       | 94.8         | 94.4     | 92.7     | 95.9                | 93.7          | 93.0                           | 95.7                     | 95.5  | 95.7  |
| 1949                                   | 100.0       | 100.0      | 100.0        | 100.0    | 100.0    | 100.0               | 100.0         | 100.0                          | 100.0                    | 100.0   | 100.0   |
| 1950                                   | 102.8       | 106.3      | 106.8        | 103.1    | 103.9    | 107.0               | 104.2         | 104.0                          | 104.8                    | 105.3   | 105.5   |
| 1951                                   | 113.9       | 119.9      | 118.0        | 116.1    | 114.5    | 118.3               | 116.0         | 119.1                          | 118.6                    | 119.2   | 119.1   |
| 1952                                   | 121.1       | 129.6      | 129.0        | 126.6    | 122.1    | 129.5               | 125.5         | 129.6                          | 128.6                    | 129.5   | 127.7   |
| 1953                                   | 127.0       | 136.3      | 135.6        | 133.2    | 130.9    | 137.5               | 135.1         | 137.8                          | 136.2                    | 137.2   | 133.6   |
| 1954                                   | 129.0       | 138.8      | 140.0        | 136.9    | 133.6    | 142.0               | 137.0         | 140.8                          | 139.1                    | 140.3   | 137.7   |
| Average for 9 months ending Sept. 1954 | 128.4       | 138.1      | 137.1        | 135.5    | 132.4    | 129.8               | 136.5         | 139.9                          | 138.1                    | 139.2   | **  |
| Sept. 1955                             | 131.1       | 141.0      | 143.6        | 138.3    | 136.0    | 143.0               | 139.0         | 142.7                          | 141.0                    | 142.7   | **  |
| 1954 <sup>(3)</sup> July               | 128.8       | 138.7      | 136.7        | 136.5    | 133.0    | 139.8               | 136.8         | 140.6                          | 138.7                    | 139.9   | **  |
| Aug.                                   | 129.0       | 138.8      | 137.8        | 136.7    | 133.2    | 140.0               | 136.8         | 140.6                          | 138.8                    | 140.0   | **  |
| Sept.                                  | 129.0       | 138.8      | 140.0        | 136.7    | 133.4    | 141.7               | 136.9         | 140.8                          | 139.1                    | 140.3   | **  |
| Oct.                                   | 139.0       | 138.8      | 140.0        | 136.9    | 133.6    | 142.0               | 137.0         | 140.8                          | 139.1                    | 140.3   | 137.7   |
| Nov.                                   | 130.0       | 139.1      | 140.0        | 137.0    | 134.3    | 142.0               | 137.0         | 140.9                          | 139.3                    | 140.5   | **  |
| Dec.                                   | 130.0       | 139.1      | 140.0        | 137.0    | 134.3    | 142.0               | 137.3         | 141.1                          | 139.4                    | 140.6   | **  |
| 1955 <sup>(3)</sup> Jan.               | 130.0       | 139.1      | 140.2        | 137.0    | 134.3    | 142.2               | 137.3         | 141.1                          | 139.4                    | 140.6   | **  |
| Feb.                                   | 130.0       | 139.2      | 140.3        | 137.0    | 135.1    | 142.2               | 137.3         | 141.1                          | 139.5                    | 140.7   | **  |
| Mar.                                   | 130.0       | 139.2      | 141.2        | 137.0    | 135.1    | 142.2               | 137.3         | 141.1                          | 139.6                    | 140.8   | **  |
| Apr.                                   | 130.0       | 139.3      | 143.0        | 137.0    | 135.1    | 142.2               | 137.3         | 141.2                          | 139.7                    | 140.9   | **  |
| May                                    | 130.1       | 139.8      | 144.2        | 137.2    | 135.2    | 142.3               | 137.6         | 141.6                          | 140.2                    | 141.4   | **  |
| June                                   | 131.8       | 141.9      | 144.8        | 138.0    | 136.0    | 143.1               | 139.2         | 143.6                          | 141.9                    | 143.1   | **  |
| July                                   | 131.8       | 142.0      | 144.8        | 138.5    | 136.8    | 143.2               | 140.2         | 143.7                          | 142.5                    | 144.0   | **  |
| Aug.                                   | 131.8       | 142.2      | 144.9        | 139.7    | 136.9    | 143.6               | 140.3         | 143.7                          | 142.7                    | 144.1   | **  |
| Sept.                                  | 131.8       | 142.3      | 144.9        | 139.7    | 137.1    | 143.6               | 140.3         | 143.7                          | 143.8                    | 144.2   | **  |

(1) Data for 1948-54 relate to the month of October in each year.

(2) Data for intervening months not available.

(3) Preliminary.

## BUILDING COSTS — Continued

Table 43. Composite Indexes of Costs of Building Materials, and Wage Rates of Construction Workers  
(1949 = 100)

| Period                                 | Residential Building Materials | Non-residential Building Materials | Wage Rates of all Construction Workers | Residential Building Materials and Wage Rates | Non-residential Building Materials and Wage Rates | Wholesale Prices of all Commodities |
|--|--------------------------------|------------------------------------|--|---|---|-------------------------------------|
| 1948                                   | 95.4                           | 95.9                               | 95.5                                   | 95.4  | 95.8  | 97.5                                |
| 1949                                   | 100.0                          | 100.0                              | 100.0                                  | 100.0   | 100.0   | 100.0                               |
| 1950                                   | 106.4                          | 105.0                              | 105.3                                  | 106.0   | 105.1   | 106.5                               |
| 1951                                   | 125.5                          | 118.6                              | 119.2                                  | 123.1   | 118.8   | 121.1                               |
| 1952                                   | 124.9                          | 123.2                              | 129.5                                  | 126.6   | 125.4   | 114.0                               |
| 1953                                   | 123.9                          | 124.4                              | 137.2                                  | 127.3   | 127.4   | 111.8                               |
| 1954                                   | 121.7                          | 121.5                              | 139.4                                  | 128.3   | 127.8   | 109.5                               |
| Average for 9 months ending Sept. 1954 | 121.7                          | 121.8                              | 139.3                                  | 128.3   | 127.9   | 109.7                               |
| Sept. 1955                             | 124.1                          | 121.9                              | 142.7                                  | 131.0   | 129.8   | 110.3                               |
| 1954—July                              | 122.0                          | 121.2                              | 139.9                                  | 128.7   | 127.7   | 109.6                               |
| Aug.                                   | 122.0                          | 121.1                              | 140.0                                  | 128.8   | 127.7   | 108.8                               |
| Sept.                                  | 122.2                          | 121.3                              | 140.3                                  | 129.0   | 128.0   | 108.6                               |
| Oct.                                   | 122.2                          | 121.3                              | 140.3                                  | 129.0   | 128.0   | 108.3                               |
| Nov.                                   | 122.2                          | 121.5                              | 140.5                                  | 129.1   | 128.1   | 108.3                               |
| Dec.                                   | 122.3                          | 121.4                              | 140.6                                  | 129.2   | 128.1   | 108.6                               |
| 1955—Jan.                              | 122.1                          | 121.1                              | 140.6                                  | 129.0   | 127.9   | 108.8                               |
| Feb.                                   | 122.4                          | 121.3                              | 140.7                                  | 129.3   | 128.1   | 109.7                               |
| Mar.                                   | 122.6                          | 121.7                              | 140.8                                  | 129.4   | 128.4   | 109.7                               |
| Apr.                                   | 123.1                          | 122.0                              | 140.9                                  | 129.8   | 128.6   | 110.2                               |
| May                                    | 123.2                          | 121.8                              | 141.4                                  | 130.0   | 128.7   | 109.8                               |
| June                                   | 124.3                          | 122.1                              | 143.1                                  | 131.4   | 129.5   | 110.3                               |
| July                                   | 124.6                          | 122.3                              | 144.0                                  | 131.7   | 129.9   | 110.1                               |
| Aug.                                   | 125.2                          | 124.2                              | 144.1                                  | 132.3   | 131.2   | 110.8                               |
| Sept.                                  | 125.8                          | 125.7                              | 144.2                                  | 132.7   | 132.2   | 111.4                               |

Table 44. Consumer Price Index With Sub-Indexes of Rent, Home-Ownership and Shelter Cost  
(1949 = 100)

| Period                                 | Rent  | Home-Ownership | Shelter Cost | Total Consumers' Price Index |
|--|-------|----------------|--------------|------------------------------|
| 1948                                   | 98.1  | **             | 98.3         | 97.0                         |
| 1949                                   | 100.0 | 100.0          | 100.0        | 100.0                        |
| 1950                                   | 108.2 | 103.6          | 106.2        | 102.9                        |
| 1951                                   | 114.5 | 114.4          | 114.4        | 113.7                        |
| 1952                                   | 120.9 | 119.3          | 120.2        | 116.5                        |
| 1953                                   | 125.5 | 121.2          | 123.6        | 115.5                        |
| 1954                                   | 129.8 | 122.2          | 126.5        | 116.2                        |
| Average for 9 months ending Sept. 1954 | 129.6 | 122.0          | 126.3        | 116.2                        |
| Sept. 1955                             | 133.2 | 124.1          | 129.3        | 116.3                        |
| 1954—July                              | 130.1 | 121.9          | 126.6        | 116.2                        |
| Aug.                                   | 130.6 | 122.3          | 127.0        | 117.0                        |
| Sept.                                  | 130.8 | 122.4          | 127.2        | 116.8                        |
| Oct.                                   | 131.1 | 122.5          | 127.4        | 116.8                        |
| Nov.                                   | 131.6 | 122.9          | 127.9        | 116.8                        |
| Dec.                                   | 131.9 | 123.3          | 128.2        | 116.6                        |
| 1955—Jan.                              | 132.1 | 123.4          | 128.4        | 116.4                        |
| Feb.                                   | 132.3 | 123.5          | 128.5        | 116.3                        |
| Mar.                                   | 132.4 | 123.5          | 128.6        | 116.0                        |
| Apr.                                   | 132.5 | 123.6          | 128.7        | 116.1                        |
| May                                    | 132.7 | 123.7          | 128.8        | 116.4                        |
| June                                   | 133.3 | 123.8          | 129.2        | 115.9                        |
| July                                   | 133.7 | 124.1          | 129.6        | 116.0                        |
| Aug.                                   | 133.7 | 124.6          | 129.8        | 116.4                        |
| Sept.                                  | 133.9 | 124.8          | 130.0        | 116.8                        |

Table 45. Percentage Distribution of New Completed Dwellings by Number of Months Under Construction, and Average Number of Months Under Construction, by Month of Completion

| Period                                 | Number of Months Under Construction |            |            |            |              | Average Number of Months Under Construction |
|--|-------------------------------------|------------|------------|------------|--------------|---|
|  | 1-3                                 | 4-6        | 7-9        | 10-12      | More Than 12 |   |
|  | (per cent)                          | (per cent) | (per cent) | (per cent) | (per cent)   |   |
| 1948                                   | 20                                  | 32         | 27         | 12         | 9            | 6.5   |
| 1949                                   | 18                                  | 34         | 29         | 11         | 8            | 7.0   |
| 1950                                   | 17                                  | 37         | 26         | 10         | 10           | 7.2   |
| 1951                                   | 14                                  | 35         | 33         | 8          | 10           | 7.3   |
| 1952                                   | 17                                  | 38         | 25         | 9          | 11           | 7.3   |
| 1953                                   | 19                                  | 45         | 22         | 8          | 6            | 6.3   |
| 1954                                   | 21                                  | 43         | 21         | 8          | 7            | 6.3   |
| Average for 9 months ending Sept. 1954 | 22                                  | 40         | 21         | 10         | 7            | 6.5   |
| Sept. 1955                             | 21                                  | 40         | 23         | 9          | 7            | 6.5   |
| 1954—July                              | 33                                  | 27         | 20         | 13         | 7            | 6.6   |
| Aug.                                   | 32                                  | 37         | 11         | 12         | 8            | 5.9   |
| Sept.                                  | 32                                  | 48         | 6          | 8          | 6            | 5.5   |
| Oct.                                   | 30                                  | 50         | 9          | 5          | 6            | 5.4   |
| Nov.                                   | 28                                  | 48         | 12         | 3          | 9            | 6.2   |
| Dec.                                   | 22                                  | 53         | 18         | 2          | 5            | 5.5   |
| 1955—Jan.                              | 17                                  | 51         | 20         | 5          | 7            | 6.3   |
| Feb.                                   | 17                                  | 50         | 24         | 4          | 5            | 6.1   |
| Mar.                                   | 9                                   | 50         | 26         | 7          | 8            | 7.0   |
| Apr.                                   | 9                                   | 43         | 30         | 13         | 5            | 7.2   |
| May                                    | 9                                   | 38         | 35         | 13         | 5            | 7.2   |
| June                                   | 18                                  | 26         | 32         | 16         | 8            | 7.3   |
| July                                   | 34                                  | 24         | 23         | 11         | 8            | 6.2   |
| Aug.                                   | 40                                  | 31         | 13         | 7          | 9            | 5.7   |
| Sept.                                  | 33                                  | 44         | 8          | 9          | 6            | 5.4   |

\*\* Not available.

BUILDING COSTS — *Concluded*

Table 46. Estimated Costs of Single-Family Dwellings Financed Under the National Housing Acts

| Period                        | Average Estimated Costs <sup>(1)</sup> |                                |                         |        | Average Finished Floor Area Sq. Ft. | Average Construction Cost Per Sq. Ft. \$ |
|-------------------------------|--|--------------------------------|-------------------------|--------|-------------------------------------|--|
|                               | Land \$                                | Construction <sup>(2)</sup> \$ | Other <sup>(2)</sup> \$ | Total  |                                     |  |
| Single 1-Storey               |  |                                |                         |        |                                     |  |
| 1949                          | 657                                    | 7,335                          | 153                     | 8,145  | 910                                 | 8.05                                     |
| 1950                          | 835                                    | 8,171                          | 209                     | 9,215  | 974                                 | 8.39                                     |
| 1951                          | 1,030                                  | 9,412                          | 320                     | 10,762 | 1,030                               | 9.13                                     |
| 1952                          | 1,179                                  | 9,641                          | 374                     | 11,194 | 1,024                               | 9.41                                     |
| 1953                          | 1,178                                  | 10,034                         | 453                     | 11,665 | 1,061                               | 9.45                                     |
| 1954                          | 1,671                                  | 10,377                         | 282                     | 12,330 | 1,080                               | 9.61                                     |
| 1954—2nd Quarter              | 1,628                                  | 10,594                         | 247                     | 12,469 | 1,087                               | 9.74                                     |
| 3rd Quarter                   | 1,674                                  | 10,317                         | 242                     | 12,233 | 1,068                               | 9.66                                     |
| 4th Quarter                   | 1,738                                  | 10,311                         | 239                     | 12,288 | 1,082                               | 9.53                                     |
| 1955—1st Quarter              | 1,817                                  | 10,415                         | 247                     | 12,479 | 1,086                               | 9.59                                     |
| 2nd Quarter                   | 1,776                                  | 10,599                         | 243                     | 12,618 | 1,081                               | 9.80                                     |
| 3rd Quarter                   | 1,746                                  | 10,565                         | 251                     | 12,562 | 1,073                               | 9.84                                     |
| Single 1½-Storey Finished     |  |                                |                         |        |                                     |  |
| 1953                          | 1,241                                  | 10,066                         | 493                     | 11,800 | 1,218                               | 8.26                                     |
| 1954                          | 1,786                                  | 10,661                         | 304                     | 12,751 | 1,247                               | 8.55                                     |
| 1954—2nd Quarter              | 1,617                                  | 10,878                         | 236                     | 12,731 | 1,248                               | 8.72                                     |
| 3rd Quarter                   | 1,917                                  | 10,702                         | 240                     | 12,859 | 1,250                               | 8.56                                     |
| 4th Quarter                   | 1,781                                  | 10,314                         | 234                     | 12,329 | 1,222                               | 8.44                                     |
| 1955—1st Quarter              | 1,558                                  | 11,295                         | 241                     | 13,094 | 1,311                               | 8.61                                     |
| 2nd Quarter                   | 1,548                                  | 11,070                         | 228                     | 12,846 | 1,275                               | 8.68                                     |
| 3rd Quarter                   | 1,485                                  | 10,964                         | 232                     | 12,681 | 1,296                               | 8.46                                     |
| Single 1½-Storey Unfinished   |  |                                |                         |        |                                     |  |
| 1953                          | 1,256                                  | 9,480                          | 359                     | 11,095 | 918                                 | 6.61                                     |
| 1954                          | 1,446                                  | 9,586                          | 290                     | 11,322 | 900                                 | 6.83                                     |
| 1954—2nd Quarter              | 1,400                                  | 9,865                          | 238                     | 11,503 | 895                                 | 7.22                                     |
| 3rd Quarter                   | 1,534                                  | 9,562                          | 270                     | 11,366 | 889                                 | 7.23                                     |
| 4th Quarter                   | 1,227                                  | 9,593                          | 231                     | 11,051 | 849                                 | 7.30                                     |
| 1955—1st Quarter <sup>3</sup> | 1,376                                  | 11,545                         | 104                     | 13,025 | 845                                 | 8.64                                     |
| 2nd Quarter <sup>3</sup>      | 1,234                                  | 11,589                         | 161                     | 12,984 | 908                                 | 8.48                                     |
| 3rd Quarter                   | 1,316                                  | 10,148                         | 222                     | 11,686 | 979                                 | 7.00                                     |
| Single 2-Storey               |  |                                |                         |        |                                     |  |
| 1953                          | 1,313                                  | 11,335                         | 493                     | 13,141 | 1,347                               | 8.41                                     |
| 1954                          | 1,839                                  | 12,320                         | 316                     | 14,475 | 1,378                               | 8.94                                     |
| 1954—2nd Quarter              | 1,845                                  | 12,667                         | 246                     | 14,758 | 1,383                               | 9.16                                     |
| 3rd Quarter                   | 1,849                                  | 12,418                         | 272                     | 14,539 | 1,400                               | 8.87                                     |
| 4th Quarter                   | 2,046                                  | 13,433                         | 279                     | 15,758 | 1,388                               | 8.99                                     |
| 1955—1st Quarter              | 2,171                                  | 11,882                         | 323                     | 14,376 | 1,427                               | 8.33                                     |
| 2nd Quarter                   | 1,851                                  | 12,818                         | 288                     | 14,957 | 1,410                               | 9.09                                     |
| 3rd Quarter                   | 1,940                                  | 12,946                         | 269                     | 15,155 | 1,462                               | 8.85                                     |
| Single Split Level            |  |                                |                         |        |                                     |  |
| 1954                          | 2,068                                  | 11,864                         | 284                     | 14,216 | 1,250                               | 9.49                                     |
| 1954—2nd Quarter              | 2,475                                  | 12,839                         | 220                     | 15,534 | 1,293                               | 9.93                                     |
| 3rd Quarter                   | 1,978                                  | 11,972                         | 289                     | 14,239 | 1,258                               | 9.52                                     |
| 4th Quarter                   | 2,150                                  | 11,741                         | 281                     | 14,172 | 1,241                               | 9.46                                     |
| 1955—1st Quarter              | 2,111                                  | 12,031                         | 281                     | 14,423 | 1,245                               | 9.66                                     |
| 2nd Quarter                   | 2,242                                  | 12,309                         | 315                     | 14,866 | 1,232                               | 9.99                                     |
| 3rd Quarter                   | 2,459                                  | 12,652                         | 367                     | 15,478 | 1,250                               | 10.13                                    |

(1) Estimated by loan applicants.

(2) From April 1, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot, are not directly comparable between periods before and after April, 1954.

(3) Includes dwellings built in Kitimat where construction costs are considerably higher than the average.

## Sources and Explanatory Notes

In the following notes frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation; these organizations are designated by the abbreviations, "DBS" and "CMHC". Where no source is given, the data are obtained from the records of CMHC.

**TABLES 1 to 9.** With the exception of the seasonally adjusted series in Table 1 and the breakdown by type of initiation in Table 2, data were obtained from DBS.

Estimates are based on the results of a nation wide survey carried out each month by DBS with the co-operation of CMHC. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration. Since the estimates are based in part on a sample survey, they are subject to sampling variability. Care should be taken, therefore, in interpreting some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figures which would have been obtained from a complete count.

The data for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

In all of these tables, Yukon and Northwest Territories are excluded.

**TABLE 2.** Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of CMHC, the Armed Service Married Quarters Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises houses financed with loans under the National Housing Acts, the Canadian Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944, and the National Housing Acts.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of the National Housing Acts, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

**TABLE 10.** Data provided by DBS. The number of dwelling units includes conversions.

**TABLE 11.** Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

**TABLE 13.** Data obtained from issues of *National Accounts Income and Expenditure*, Research and Development Division, DBS.

**TABLE 14.** Data on new residential construction, major improvements and alterations, repair and maintenance for the years 1948 and 1949 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised, and the series has been continued by the Economic Research Department, CMHC.

Data for non-residential construction for the period 1948-1950 were obtained from *Private and Public Investment*

*in Canada, 1926-1951*, Department of Trade and Commerce, Ottawa, page 151. Annual data shown in *Private and Public Investment in Canada*, for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce. Data for later years were obtained from subsequent issues of *Private and Public Investment in Canada*.

**TABLES 16 to 19.** Data compiled by the Economic Research Department, CMHC from monthly reports submitted by lending institutions participating in a survey conducted by CMHC. These institutions advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all these companies in 1953.

Conventional loan estimates in Table 19 are obtained by deducting joint and insured loans from total loans.

**TABLE 29.** Data compiled from information obtained from the Research and Statistics Division, Department of Veterans' Affairs, and the Canadian Farm Loan Board and the Supervisor, The Farm Improvement Loans Act, Department of Finance.

**TABLE 30.** Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and divorces are obtained from DBS. Quarterly data on deaths to married persons were estimated on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and are subject to revision.

The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

**TABLE 31.** Data on immigration obtained from Immigration Branch, Department of Citizenship and Immigration. Data on population, births and deaths obtained from DBS.

**TABLE 32.** Data obtained from issues of *National Accounts, Income and Expenditure*, Research and Development Division, DBS.

**TABLE 33.** Data compiled from information provided by DBS.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat lesser degree in the case of lumber, and because of its heavy weight in relation to other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports, and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Care should be taken in the interpretation of this series as it does not take into consideration changes in dealers' inventories. This is particularly true with regard to lumber, as a very large proportion of yearly output or factory shipments are taken

up in this manner. Because of this fact, these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

**TABLE 34.** Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

**TABLE 35.** Data obtained from DBS and the Timber-controller, Department of Trade and Commerce. Figures for Cement and Cement products, Hardware Tools and Cutlery Industry and Electrical Apparatus and Supplies Industry are estimated on the basis of data supplied by DBS.

**TABLE 36.** Data obtained from DBS.

**TABLE 37.** Data compiled from information supplied by the Immigration Branch, Department of Citizenship and Immigration.

**TABLE 38.** Compiled by DBS based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

**TABLE 39 and 40.** Data obtained from DBS.

**TABLE 42.** Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers were obtained from the Economics and Research Branch, Department of Labour, for the years 1948-1953. These annual data refer to the month of October and do not represent twelve-month averages. The index for sheet metal workers was calculated on the basis of material supplied by the Department of Labour.

The monthly indexes were computed according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by the Industrial Relations Branch.

**TABLE 43.** Combined indexes are based on the composite indexes of prices of residential and non-residential building materials respectively and on the index of wage rates of construction workers including holiday pay and allowances. The weights for the combined index of residential building

materials and wage rates of construction workers are based on proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms, materials are weighted 62.5 and wage rates 37.5. The combined index of non-residential building materials and wage rates is computed according to weights established by the Prices Section, DBS. For the non-residential index, materials are weighted 65 and wage rates 35.

The index of wholesale prices of all commodities was obtained from DBS and converted to a 1949 base.

**TABLE 44.** Data are obtained from DBS.

The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents on new dwellings arises first, because they are new and, second, because they are freed from control or are subject to different forms of rent control than other dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price-increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952, conducted by DBS showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home-ownership cost index includes 5 principal expenditures: property taxes, mortgage interest, repairs, replacement and insurance. The home-ownership index is combined with the rent index to produce the over-all shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949 - August, 1952*, Queen's Printer, 1952.

**TABLE 45.** Data obtained from DBS.