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**CANADIAN
HOUSING
STATISTICS**

CENTRAL MORTGAGE & HOUSING CORPORATION

FOREWORD

Canadian Housing Statistics is a quarterly report providing information on the housing situation, particularly new house building and mortgage lending activity.

This issue includes a review of mortgage lending in 1956 together with a number of statistical tables, particularly tables 28 to 40. This material formerly appeared in *Mortgage Lending in Canada* published annually from 1947 to 1954.

Revised data on building permits are now presented in Table 10. Prior to this issue, data on building permits related to 204 municipalities. The revised data relate to over 800 municipalities, as in *Building Permits* published by D.B.S.

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

Ottawa, June, 1957.

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Summary — 1st Quarter, 1957

Housing starts, which in January and February had fallen to their lowest annual rate for any period in the past five years, recovered substantially in March and remained at the March level during April and May.

The availability of mortgage credit continued to be the main determinant of the rate of housing starts. The volume of lending activity under the National Housing Act in the first five months of 1957 was down markedly from the corresponding months of 1956. Nevertheless, the rate of lending has been increasing more than seasonally since the beginning of the year. This increase became particularly marked in the latter part of March when the banks renewed their mortgage lending activity under the Act.

House-Building Activity

Housing starts in centres of 5,000 population and over, at 12,599, were 36 per cent fewer in the first four months of 1957 than in the corresponding months of 1956. There was, however, some improvement during the period. From a low of 41,000 in January, the annual rate of starts, after allowing for seasonal factors, increased to 70,000 in April. Preliminary estimates suggest that this rate was maintained in May. A rate of 70,000 starts in these urban centres implies one of about 100,000 starts in the country as a whole.

While starts of all types of dwellings are below the levels of a year ago, the largest decline has been in starts of single-family dwellings. In the first quarter of 1956, these dwellings represented 64 per cent of all dwellings started. This proportion was down to 51 per cent in the first quarter of 1957.

Completions in urban centres also declined in the first four months of the year, down by 13 per cent, to 23,776 from last year. This decline reflects the reduction in the number of dwellings under construction at the beginning of 1957 compared to the previous year.

With a reduced volume of house-building activity, expenditures for such work, at \$267 million, were 11 per cent lower in the first quarter of the year than in the corresponding period of 1956. Allowing for seasonal factors, the expenditures of the first quarter represented a decline of about 8 per cent from the fourth quarter of 1956.

The inventory of newly completed but unoccupied dwellings, built for home-ownership, was considerably higher than a year ago. This increase was the result of two factors. On the one hand, completions in the latter part of 1956 and the first two months of 1957 were at a rate of close to 140,000 units a year. On the other hand, the rate of market absorption, as indicated by the number of dwellings newly occupied, declined in the middle of 1956. Consequently, the inventory of dwellings newly completed but unoccupied for one month or more in the larger urban centres increased from 1,524 to 2,982 between April, 1956 and April, 1957.

A decline in this inventory is to be expected over the next few months. The rate of market absorption, while lower than in the early part of 1956, is substantially higher than that appropriate, on the basis of past experience, to the present rate of starts. At the same time, with fewer dwellings under construction, the decline in the rate of completions which occurred in March and April, can be expected to continue. Under these circumstances, it is likely that fewer new dwellings will be left unoccupied. There was in fact a small decline in the number of these dwellings between March and April.

(1) See CHS 4th Quarter, 1956.

Real Estate Lending

Mortgage credit continued to be in short supply in the first few months of 1957. The effects were most marked in the supply of funds for loans under the National Housing Act, though there has been some improvement since the end of March.

Lending institutions approved mortgage loans for \$132 million in the first quarter of the year, 35 per cent less than in the first quarter of 1956. Of this amount, \$76 million was for new house-building, with loans under the National Housing Act amounting to \$28 million, down by 59 per cent, and conventional loans down by 6 per cent to \$48 million.

Following the increase in January in the maximum rate of interest on loans insured under the National Housing Act, the life insurance companies increased their rate of lending under the Act. This increase has not been maintained, however. Some decline in the rate of NHA lending by these lenders appeared to be taking place in April and May.

The change in the maximum rate of interest in January¹ had little effect on the volume of mortgage lending by the chartered banks. In March, however, following a meeting with the Governor of the Bank of Canada, the chartered banks announced that they expected to make loans, under the Act, for 15,000 dwelling units in 1957. In the last week of March, there was a marked increase in mortgage lending by the banks. This increase continued in April and May. However, some further increase is necessary if the banks are to achieve their aim of making loan approvals for 15,000 units in 1957.

The lending institutions approved conventional mortgage loans for 6,923 new dwelling units in the first quarter of 1957, 8 per cent fewer than in the corresponding period of 1956. In addition, conventional mortgage loans were approved on existing dwellings and on non-residential property to an amount 32 per cent less than a year ago.

The secondary market in mortgages insured under the National Housing Act was less active in the first quarter of 1957 than in the first quarter of 1956, the value of mortgages sold being down from \$13.6 million to \$11.1 million.

Population

The increase in the number of families in Canada in the first quarter of 1957 was double that of the corresponding period of 1956. A large number of marriages together with a doubling of the rate of immigration accounted for the increase. In the year 1956, the number of families increased by 88,000.

Building Costs

Residential building material prices and wage rates of construction workers increased during the period, the combined index rising from 137.6 in December, 1956 to 139.3 in April, 1957. In April, 1956 the index was 135.9. These increases were reflected in the estimates of costs provided by applicants for loans under the National Housing Act. The average construction cost per square foot for bungalows increased from \$10.00 to \$10.50 between the first quarters of 1956 and 1957.

The average size of bungalows financed under the Act continued to increase, rising from 1,102 square feet in the first quarter of 1956 to 1,142 square feet in the first quarter of 1957. This increase, together with that in construction costs, and lot prices higher by nearly \$200, resulted in an average total cost of \$14,697 compared to \$13,214 the year before.

Report on Mortgage Lending in 1956

(See Tables 14-40)

In 1956 the demand for credit was considerably in excess of supply. As a result, interest rates, including those on conventional mortgage loans, increased during the year. Despite a rise in the maximum interest rates under the National Housing Act early in the year, investment in loans under the Act became less attractive as the year progressed. This was reflected in a marked reduction in lending under the Act. Despite this, the total amount of mortgage credit for all types of property, and for all types of lenders, set a new record. The value of mortgages registered during the year amounted to \$2,830 million, 16 per cent more than in 1955. This increase was made up of a higher average value of mortgages registered, up by 13 per cent, and a 2 per cent increase in the number of registrations.

Financing House-Building Activity

After increasing in each of the previous four years, housing starts declined in 1956. This decline, from 138,000 in 1955 to 127,000 in 1956, was largely the result of a shortage of mortgage money from the lending institutions, particularly for loans made under the National Housing Act. As a result, there was a marked change in the pattern of financing new housing starts.

Whereas in 1955 housing starts financed under the National Housing Act represented 45.6 per cent of the total, this proportion declined to 31.5 per cent, or 40,149 dwellings, in 1956. Starts of dwellings financed by conventional institutional mortgage loans showed little change but, with a decline in the total, there was some increase in their relative importance. A large increase took place in starts financed by means other than mortgage loans. These include dwellings both for homeownership and for rental, financed by their owners either in full or by credit arrangements other than the mortgage loan instrument. Starts of these dwellings are estimated to have increased from 13,569 in 1955 to 24,147 in 1956 and, relatively to the total, from 9.8 per cent to 19.0 per cent.

There was little change in starts of dwellings financed by governments or in dwellings financed by non-institutional mortgage lenders, principally individuals. Publicly initiated starts numbered 2,083 and non-institutional mortgage lenders financed 20,653 starts in 1956.

The changes in the pattern of financing new dwellings started in 1956 were not fully reflected in the distribution of the sources of funds for expenditures on new housing in the year. A large proportion of the 1956 expenditures were made on dwellings started in the previous year, prior to the changes noted above. This accounts for the fact that funds provided by the lending institutions under the Act declined only slightly from \$522 million in 1955 to \$517 million in 1956, despite the marked decline in starts of dwellings financed in this manner. With \$234 million advanced on conventional mortgage loans, the lending institutions provided \$752 million in all. This represented 46 per cent of the total outlays for housing construction, land and supplementary costs. About 10 per cent of the total was provided by private non-institutional mortgage lenders while 1.6 per cent was provided in the form of mortgage loans from public funds. In addition 1.9 per cent, or \$31 million, represented direct public expenditures on housing.

The remaining \$665 million was provided by owners either as full financing for their new homes or rental properties or as equities additional to funds borrowed through the mortgage market. Any changes in the investment of merchant builders would also be included in this item.

Mortgage Lending on Existing Dwellings

The increase in mortgage registrations, accompanied by a decline in new dwelling starts, suggests an increase in the amount of mortgage credit extended for purposes other than new housing construction. Such evidence as is available indicates that this increase was in mortgages on existing

residential property rather than on non-residential property. While 1956 saw a decline in new housing starts it was also the record year for completions. This fact alone would probably give rise to an increased turnover of existing dwellings. The 3 per cent increase in the number of transfers of real estate, while smaller than in the preceding two years appears to confirm that this did, in fact, take place in 1956, giving rise to increased demand for mortgage credit to facilitate property transfers.

The increase in mortgage lending on existing dwellings came from individual lenders, mainly in the form of "vendor loans", rather than from the lending institutions. These institutions made fewer loans on existing dwellings in 1956 than in the previous year. In 1956, their loans on this type of property numbered 28,613 for a total amount of \$176 million, 3.3 per cent less than in 1955.

Life Insurance Companies

There was only a minor reduction, of 1 per cent, in the mortgage lending activities of the life insurance companies in 1956. However, this overall change comprised an increase in the early part of the year followed by a decline as the year progressed. The small overall decline also reflects substantial changes in different types of loans. Under the National Housing Act, these lenders approved loans for 21,756 dwelling units in 1956, 21.6 per cent fewer than in 1955; the decline in the value of the loans was 16.3 per cent. Conventional mortgage loans for new housing changed little in terms of dwelling units but, with a considerably larger average loan amount, the value of these loans increased by 20.7 per cent to \$190 million in 1956. Conventional loans on other types of property increased slightly.

The total value of mortgage loans approved by the life insurance companies in 1956 amounted to \$589 million compared to \$597 million in 1955. Disbursements on mortgage loan account increased, however, from \$507 million to \$578 million. As with the banks, the undisbursed commitments of the life companies at the end of the year were significantly below those of the previous year. Part of the increase in disbursements was covered by the larger volume of mortgage repayments, up from \$181 million to \$198 million but the major part represented an increase in new money invested in mortgages.

As a result, the proportion of mortgages to total assets was 39.8 per cent at the end of 1956 compared to 35.7 per cent in 1955. This change was accompanied by a decline in the proportion of total assets represented by Government of Canada bonds, and a further increase in holdings of Corporate Provincial and Municipal bonds.

Chartered Banks

Following a year of intense activity in mortgage lending under the National Housing Act, the chartered banks progressively reduced their rate of mortgage lending in 1956 until, by the end of the year, they were virtually inactive in this field. There were two main reasons for this development. First, the assets of the chartered banks increased by only a moderate amount in 1956 compared to the considerable expansion of 1955. Second, heavy demands for business loans in 1956 effectively competed with the demand for mortgage loans. The contrast with 1955 was the more marked because, in that year, the banks were in the process of building up their mortgage loan portfolios.

In 1956 the banks approved loans for \$158 million relating to 15,867 dwelling units, the corresponding totals for 1955 were \$326 million and 34,457 dwelling units. Disbursements on mortgage account were practically unchanged at \$236.8 million, but undisbursed commitments declined significantly. There was some increase in sales of insured mortgage loans by the banks, up from \$13 million in 1955 to \$34 million in 1956. At the end of the year, the mortgage holdings of the banks represented 8.2 per cent of their savings deposits compared to 5.2 per cent a year earlier.

Other Lending Institutions

The trust and loan companies, together with fraternal and mutual benefit societies and the Quebec savings banks, also reduced their mortgage lending activity in 1956. They did not, however, reduce their activity under the National Housing Act to the same extent as did the banks and the life insurance companies. In contrast to the life companies the conventional mortgage lending of these other companies declined in 1956.

Both the trust and the loan companies experienced a much smaller increase in total assets in 1956 than in the previous two years. For both groups of companies the increases in mortgage assets were greater than the total asset increases, reflecting a reduction in holdings of other types of assets other than mortgages. By the end of the year the proportion of mortgages to total assets had risen from 74.2 per cent to 77.4 per cent for loan companies and from 32.3 per cent to 36.2 per cent for trust companies.

Housing Legislation and Regulations

Maximum Loan Amounts

Effective April 29, 1957, the limitations on the amount of loan based on the size of the housing unit were removed for owner-occupied and defence-worker houses. The maximum loan, if warranted by lending value, will be available regardless of the size of the house (P.C. 1957-617).

HOUSE-BUILDING ACTIVITY

Table 1. Dwelling Starts, by Area

Period	Urban			Rural		Total		Conversions
	5,000 Population and Over ⁽¹⁾		Other	Non-farm	Farm	Actual	Annual Rate ⁽²⁾	
	Actual	Annual Rate ⁽²⁾						
1950	68,599	*	7,292	12,618	4,022	92,531	*	2,739
1951	47,374	*	5,532	11,572	4,101	68,579	*	3,500
1952	63,443	*	4,798	10,138	4,867	83,246	*	3,215
1953	80,313	*	5,550	13,798	2,748	102,409	*	3,824
1954	89,755	*	7,025	13,389	3,358	113,527	*	4,373
1955	97,386	*	9,473	27,372	4,045	138,276	*	4,340
1956	87,309	*	10,827	25,294	3,881	127,311	*	3,566
4 months ending								
Apr. 1956	19,595	94,600	1,371	3,628	280	24,874	**	**
Apr. 1957	12,599	61,100	698	2,080	332	15,709 ⁽³⁾	**	**
1956—Jan.	3,459	100,800	208	502	14	4,183	136,000	**
Feb.	4,113	113,000	114	377	56	4,660		**
Mar.	4,457	86,800	421	684	68	5,630		**
Apr.	7,566	88,900	628	2,065	142	10,401		**
May	11,065	93,800	1,639	2,848	372	15,924	134,000	**
June	10,968	93,100	2,186	4,857	1,391	19,402		**
July	11,132	89,600	1,027	3,437	335	15,931		**
Aug.	9,043	85,400	1,674	2,802	480	13,999		**
Sept.	8,870	86,200	992	3,043	402	13,307	132,300	**
Oct.	7,782	81,000	857	2,824	288	11,751		**
Nov.	5,679	68,100	849	1,311	210	8,049		**
Dec.	3,175	71,100	232	544	123	4,074		**
1957—Jan.	1,404	41,800	102	152	52	1,710	(3)	**
Feb.	1,747	47,600	38	185	28	1,998		**
Mar.	3,389	67,400	109	504	59	4,061		**
Apr.	6,059	70,600	449	1,239	193	7,940		**

(1) See page 39. (2) Seasonally adjusted.

(3) Estimates of starts in areas outside centres of 5,000 population and over in 1957 are subject to revision, upwards, when the results of the June survey become available. On the basis of the unrevised data, the seasonally adjusted annual rate of total starts in the first quarter of the year was 73,000. If the June revision in 1957 is of the same proportion as in 1956, the rate for the first quarter of 1957 would be 84,700 starts per year.

* Not applicable. ** Not available.

Table 2. Dwelling Completions, by Area

Period	Urban			Rural		Total		Under Construction
	5,000 Population and Over ⁽¹⁾		Other	Non-farm	Farm	Actual	Annual Rate ⁽²⁾	
	Actual	Annual Rate ⁽²⁾						
1950	62,847	*	7,675	14,448	4,045	89,015	*	59,443
1951	61,167	*	4,220	12,254	3,669	81,310	*	43,219
1952	54,346	*	4,572	9,623	4,546	73,087	*	55,689
1953	73,375	*	6,851	13,056	3,557	96,839	*	59,923
1954	80,593	*	6,076	12,169	3,127	101,965	*	68,641
1955	93,942	*	8,083	21,726	4,178	127,929	*	79,339
1956	95,152	*	11,055	25,480	4,013	135,700	*	68,579
4 months ending								
Apr. 1956	27,392	94,000	2,173	4,831	388	34,784	**	68,071 ⁽³⁾
Apr. 1957	23,776	81,800	1,937	5,333	610	31,656	**	53,329 ⁽³⁾
1956—Jan.	6,884	87,800	638	1,817	143	9,482	123,700	72,995
Feb.	5,839	91,100	435	1,175	39	7,488		69,852
Mar.	7,277	102,200	494	863	60	8,694		66,636
Apr.	7,392	96,100	606	976	146	9,120		68,071
May	7,925	101,300	496	1,109	127	9,657	145,600	74,033
June	7,820	103,000	1,130	3,845	776	13,571		79,868
July	7,417	97,400	822	1,257	167	9,663		85,535
Aug.	7,405	96,000	1,029	1,852	446	10,732		87,789
Sept.	7,681	91,900	1,618	2,518	396	12,213	132,400	87,872
Oct.	10,719	95,000	1,725	5,208	888	18,540		83,424
Nov.	10,092	93,500	1,049	2,386	558	14,085		77,189
Dec.	8,701	87,900	1,013	2,474	267	12,455		68,579
1957—Jan.	7,135	91,000	689	2,176	249	10,249	118,800	60,283
Feb.	5,967	93,400	407	1,004	149	7,527		54,745
Mar.	5,151	72,100	435	1,169	106	6,861		51,929
Apr.	5,523	71,800	406	984	106	7,019		53,329

(1) See page 39.

(2) Seasonally adjusted.

(3) As at end of April.

* Not applicable.

** Not available.

HOUSE-BUILDING ACTIVITY — Continued

Table 3. Dwelling Starts, by Province

Period	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	Canada
1950	2,090	333	2,705	2,323	28,515	33,430	4,072	2,904	8,623	7,536	92,531
1951	1,101	95	1,466	900	21,193	27,349	3,183	2,154	5,442	5,696	68,579
1952	1,579	72	1,863	1,206	26,355	30,016	4,059	3,570	7,415	7,111	83,246
1953	1,782	137	2,527	1,475	30,249	38,873	4,590	4,561	9,625	8,590	102,409
1954	1,345	198	2,311	2,228	29,958	46,382	5,260	4,713	11,529	9,603	113,527
1955	1,613	214	2,946	2,986	39,852	53,456	6,705	4,348	10,542	15,614	138,276
1956	1,652	114	2,871	3,381	35,999	48,712	5,204	3,779	10,662	14,937	127,311
4 months ending											
Apr. 1956	184	—	395	153	7,268	10,544	527	268	1,788	3,747	24,874
Apr. 1957	66	2	384	143	4,973	6,303	192	123	874	2,649	15,709
1956—Jan.	66	—	85	35	847	2,147	42	7	234	720	4,183
Feb.	70	—	92	6	1,595	1,728	98	—	251	820	4,660
Mar.	11	—	59	20	1,678	2,358	99	5	512	888	5,630
Apr.	37	—	159	92	3,148	4,311	288	256	791	1,319	10,401
May	225	—	503	454	4,939	5,761	723	492	881	1,946	15,924
June	300	40	494	559	5,395	7,227	1,158	621	1,892	1,716	19,402
July	339	27	318	587	4,286	6,078	448	470	1,282	2,096	15,931
Aug.	160	—	269	401	3,735	5,275	729	786	1,395	1,249	13,999
Sept.	224	31	277	471	3,408	4,638	913	596	1,377	1,372	13,307
Oct.	111	6	276	477	3,142	4,927	445	285	1,163	919	11,751
Nov.	86	8	267	212	2,542	2,716	190	222	607	1,199	8,049
Dec.	23	2	72	67	1,284	1,546	71	39	277	693	4,074
1957—Jan.	9	2	16	11	398	711	16	19	163	365	1,710
Feb.	4	—	40	7	727	689	9	—	134	388	1,998
Mar.	2	—	30	39	1,353	1,705	32	1	124	775	4,061
Apr.	51	—	298	86	2,495	3,198	135	103	453	1,121	7,940

Table 4. Dwelling Completions, by Province

Period	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	Canada
1950	1,716	375	2,573	2,545	27,237	31,318	4,612	2,813	7,266	8,560	89,015
1951	941	290	1,942	1,143	26,686	31,732	3,810	2,026	6,057	6,683	81,310
1952	1,131	42	1,811	1,231	22,407	27,461	3,142	2,630	6,204	7,028	73,087
1953	1,480	182	2,160	1,402	29,803	35,173	4,794	4,047	9,854	7,944	96,839
1954	1,160	188	2,496	1,415	26,182	41,085	5,107	4,889	10,285	9,158	101,965
1955	1,284	199	2,611	2,562	34,866	51,612	5,873	4,278	10,610	14,034	127,929
1956	1,510	171	2,549	2,450	41,166	51,201	6,438	3,603	11,622	14,990	135,700
4 months ending											
Apr. 1956	370	27	577	245	10,761	14,286	1,215	924	2,787	3,592	34,784
Apr. 1957	289	34	578	660	8,350	12,972	1,048	1,055	3,120	3,550	31,656
1956—Jan.	139	8	191	71	2,477	4,234	328	321	780	933	9,482
Feb.	114	—	129	78	2,333	2,893	322	224	541	854	7,488
Mar.	36	9	87	31	3,114	3,415	322	148	654	878	8,694
Apr.	81	10	170	65	2,837	3,744	243	231	812	927	9,120
May	63	9	134	73	3,416	4,075	336	101	663	787	9,657
June	116	43	269	282	4,072	4,734	583	173	1,420	1,879	13,571
July	79	—	142	234	2,720	3,710	356	123	1,142	1,157	9,663
Aug.	101	18	327	95	3,401	3,579	564	362	1,096	1,189	10,732
Sept.	77	14	163	437	3,822	4,322	819	442	828	1,289	12,213
Oct.	358	30	240	512	5,632	6,752	1,031	571	1,384	2,030	18,540
Nov.	146	24	399	346	4,003	4,959	974	481	1,160	1,593	14,085
Dec.	200	6	298	226	3,339	4,784	560	426	1,142	1,474	12,455
1957—Jan.	146	26	157	259	2,273	4,412	429	485	1,037	1,025	10,249
Feb.	36	—	205	133	2,114	2,784	266	182	709	1,098	7,527
Mar.	37	—	117	138	1,902	2,712	171	244	802	738	6,861
Apr.	70	8	99	130	2,061	3,064	182	144	572	689	7,019

HOUSE-BUILDING ACTIVITY — *Continued*

Table 5. Dwelling Starts, by Type

Period	One-family	Two-family	Apartments	Other	Total
1950	68,675	8,664	14,561	631	92,531
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
1955	99,003	10,606	26,758	1,909	138,276
1956	90,620	9,441	24,987	2,263	127,311
4 months ending					
Apr. 1956	16,509	1,970	5,862	533	24,874
Apr. 1957	8,799	1,648	4,489	773	15,709
1956—Jan.	2,839	248	1,052	44	4,183
Feb.	2,788	440	1,328	104	4,660
Mar.	3,608	422	1,456	144	5,630
Apr.	7,274	860	2,026	241	10,401
May	11,499	1,236	3,069	120	15,924
June	14,791	1,420	2,957	234	19,402
July	11,025	1,142	3,421	343	15,931
Aug.	10,479	974	2,187	359	13,999
Sept.	10,072	948	2,070	217	13,307
Oct.	8,719	810	2,060	162	11,751
Nov.	5,017	659	2,109	264	8,049
Dec.	2,509	282	1,252	31	4,074
1957—Jan.	1,098	172	368	72	1,710
Feb.	944	264	683	107	1,998
Mar.	1,962	444	1,487	168	4,061
Apr.	4,795	768	1,951	426	7,940

Table 6. Dwelling Completions, by Type

Period	One-family	Two-family	Apartments	Other	Total
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
1955	90,669	8,278	27,435	1,547	127,929
1956	95,656	11,872	26,035	2,137	135,700
4 months ending					
Apr. 1956	23,845	3,288	7,157	494	34,784
Apr. 1957	21,521	2,262	7,213	660	31,656
1956—Jan.	7,009	800	1,616	57	9,482
Feb.	5,314	654	1,395	125	7,488
Mar.	5,473	912	2,126	183	8,694
Apr.	6,049	922	2,020	129	9,120
May	6,056	874	2,544	183	9,657
June	9,809	1,056	2,606	100	13,571
July	6,732	766	1,950	215	9,663
Aug.	7,557	1,118	1,819	238	10,732
Sept.	9,271	1,128	1,658	156	12,213
Oct.	13,597	1,264	3,438	241	18,540
Nov.	9,742	1,272	2,649	422	14,085
Dec.	9,047	1,106	2,214	88	12,455
1957—Jan.	7,479	706	1,888	176	10,249
Feb.	5,068	534	1,747	178	7,527
Mar.	4,747	516	1,468	130	6,861
Apr.	4,227	506	2,110	176	7,019

Table 7. Dwelling Starts, by Initiation

Period	Public	Private			Total
		With Government Assistance	Without Government Assistance	All Private	
1952	4,958	34,649	43,639	78,288	83,246
1953	1,855	41,600	58,954	100,554	102,409
1954	1,473	52,303	59,751	112,054	113,527
1955	1,975	67,527	68,774	136,301	138,276
1956	2,083	44,743	80,485	125,228	127,311
3 months ending					
Mar. 1956	64	5,526	8,883	14,409	14,473
Mar. 1957	117	2,024	5,628	7,652	7,769
1956—Jan.	64	5,526	8,883	14,409	14,473
Feb.					
Mar.					
Apr.					
May	605	16,640	28,482	45,122	45,727
June					
July					
Aug.					
Sept.	897	15,977	26,363	42,340	43,237
Oct.					
Nov.					
Dec.					
1957—Jan.	117	2,024	5,628	7,652	7,769
Feb.					
Mar.					
Apr.					

Table 8. Dwellings Newly Completed, Occupied and Unoccupied⁽¹⁾

Period	Dwellings Newly Completed	Completed Dwellings Newly Occupied	Completed Dwellings Remaining Unoccupied ⁽²⁾	Average Number of Months Unoccupied
1952	35,302	35,811	657	3.5
1953	40,851	40,874	634	3.0
1954	47,163	46,611	995	3.4
1955	60,148	59,527	1,399	3.2
1956	60,917	59,632	2,321	2.8
3 months ending				
Mar. 1956	18,137 ⁽³⁾	18,390 ⁽³⁾	*	*
Mar. 1957	14,737 ⁽³⁾	14,638 ⁽³⁾	*	*
1956—Jan.	4,709	4,691	1,576	2.9
Feb.	3,981	3,818	1,698	3.0
Mar.	4,600	4,663	1,664	3.2
Apr.	4,847	5,218	1,524	3.3
May	4,787	4,962	1,255	3.7
June	4,772	4,980	1,113	3.9
July	4,907	4,719	1,087	3.8
Aug.	4,931	4,888	1,194	3.6
Sept.	4,861	4,710	1,157	3.7
Oct.	6,532	6,010	1,338	3.4
Nov.	6,217	5,715	1,823	3.0
Dec.	5,773	5,258	2,321	2.8
1957—Jan.	4,394	4,039	2,947	2.8
Feb.	3,901	3,811	2,977	3.1
Mar.	3,379	3,556	3,172	3.4
Apr.	3,063	3,232	2,982	3.2

(1) Duplex and single-family dwellings in metropolitan areas and major urban centres.

(2) Excludes number of units completed and unoccupied for less than one month. Annual data relate to end of the period.

(3) Four months ending. * Not applicable.

HOUSE-BUILDING ACTIVITY — *Continued*

Table 9. Total Starts in Metropolitan Areas and Major Urban Areas

Area	1954	1955	1956	4 Months Ending		1956		1957	
				April 1956	April 1957	March	April	March	April
Metropolitan Areas									
Calgary	3,621	3,129	3,742	1,269	433	361	527	90	218
Edmonton	4,037	3,843	3,203	320	189	64	167	16	101
Halifax	975	1,314	1,189	248	122	31	76	25	71
Hamilton	3,082	3,368	3,401	686	451	143	153	119	191
London	1,386	1,415	1,370	422	244	181	113	59	129
Montreal	19,482	22,124	19,168	4,664	3,339	1,006	1,730	964	1,510
Ottawa-Hull	3,536	3,817	4,261	853	476	269	397	52	323
Quebec	2,505	3,359	2,651	567	319	128	243	119	114
Saint John	208	299	337	36	46	—	16	14	16
St. John's	512	495	463	69	21	11	12	—	10
Toronto	20,483	19,622	16,878	3,955	2,870	936	1,076	926	1,261
Vancouver	6,921	8,471	8,450	2,129	1,625	515	671	450	687
Victoria	1,293	1,546	1,187	394	270	83	91	67	94
Windsor	1,677	1,324	1,397	378	271	85	148	102	112
Winnipeg	4,123	4,926	3,389	408	107	71	203	14	69
Sub-total	73,841	79,052	71,086	16,398	10,783	3,884	5,623	3,017	4,906
Major Urban Areas ⁽¹⁾									
Brantford	234	392	306	83	52	16	51	13	30
Chicoutimi-Jonquiere	387	555	677	120	46	26	94	7	39
Ft. William-Pt. Arthur	438	613	517	95	40	23	68	8	32
Guelph	419	435	341	114	53	28	43	12	26
Kingston	306	605	469	93	66	4	34	6	31
Kitchener	1,071	1,035	928	213	117	15	104	27	73
Moncton	252	351	409	42	9	5	35	—	9
Niagara Falls	419	559	411	122	84	38	72	35	34
Oshawa	597	827	685	115	112	11	90	22	68
Peterborough	355	522	374	69	43	1	63	7	35
Regina	1,100	1,445	1,011	89	28	5	84	—	9
St. Catharines	903	1,138	767	247	111	83	114	30	46
Sarnia	553	767	569	253	103	98	69	55	30
Saskatoon	841	868	990	100	35	—	100	—	35
Sault Ste. Marie	153	348	456	119	49	4	115	—	49
Shawinigan Falls	264	337	372	85	34	18	61	3	29
Sherbrooke	291	333	329	100	42	18	51	8	23
Sudbury	575	916	695	157	110	51	75	23	85
Sydney	171	100	245	47	15	—	20	3	8
Three Rivers	389	551	409	111	42	20	71	8	30
Timmins	30	35	23	1	2	—	—	—	2
Sub-total	9,748	12,732	10,983	2,375	1,193	464	1,414	267	723
All Other	29,938	46,492	45,242	6,101	3,733	1,282	3,364	777	2,311
Canada	113,527	138,276	127,311	24,874	15,709	5,630	10,401	4,061	7,940

(1) Includes the fringe areas of centres from 50,000 to 100,000 population.

HOUSE-BUILDING ACTIVITY — Continued

Table 10. Residential Building Permits Issued and Construction Contracts Awarded

Period	Permits Issued ⁽¹⁾						Contracts Awarded			
	Units			Value (Millions of Dollars)			Units		Value (Millions of Dollars)	
	Apts.	Other Dwellings	Total	New Constr.	Repair Constr.	Total	Other ⁽²⁾ Dwellings	Apts.	Other Dwellings	Total
1951	8,000	51,526	59,526	402.5	42.3	444.8	53,554	55.8	381.4	437.2
1952	15,294	67,054	82,348	559.1	50.4	609.5	49,507	101.6	409.4	511.0
1953	22,554	82,394	104,948	751.7	58.0	809.7	70,341	130.6	602.2	732.8
1954	24,229	81,401	105,630	826.2	57.3	883.5	78,098	151.3	748.7	900.0
1955	25,376	93,685	119,061	968.0	62.9	1,030.9	98,627	179.7	1,036.7	1,216.4
1956	23,573	80,036	103,609	902.0	71.4	973.4	82,086	160.9	916.5	1,077.4
3 months ending										
Mar. 1956	5,258	12,423	17,681	145.4	8.7	154.1	20,612	39.0	221.4	260.4
Mar. 1957	5,165	7,459	12,624	106.8	8.7	115.5	5,222	27.3	65.4	92.7
1956—Jan.	1,083	2,746	3,829	31.1	2.0	33.1	8,475	9.5	86.1	95.6
Feb.	2,034	3,662	5,696	46.1	2.8	48.9	5,732	15.1	67.4	82.5
Mar.	2,141	6,015	8,156	68.2	3.9	72.1	6,405	14.4	67.9	82.3
Apr.	2,527	10,479	13,006	110.8	7.3	118.1	6,265	15.4	71.6	87.0
May	2,511	12,818	15,329	134.6	9.1	143.7	8,713	18.8	100.5	119.3
June	2,670	10,626	13,296	118.3	8.1	126.4	10,786	21.7	119.6	141.3
July	1,941	8,775	10,716	100.1	8.7	108.8	8,021	10.9	88.9	99.8
Aug.	1,934	8,368	10,302	91.3	7.7	99.0	6,941	13.2	79.3	92.5
Sept.	1,770	6,206	7,976	70.0	7.2	77.2	6,927	16.2	72.8	89.0
Oct.	2,378	5,444	7,822	67.8	7.1	74.9	5,775	8.7	69.0	77.7
Nov.	1,602	3,450	5,052	43.5	4.9	48.4	5,287	9.0	60.4	69.4
Dec.	982	1,447	2,429	20.2	2.6	22.8	2,759	8.0	33.0	41.0
1957—Jan.	1,291	1,151	2,442	20.2	2.2	22.4	1,412	5.8	15.4	21.2
Feb.	2,020	1,885	3,905	32.0	2.5	34.5	1,975	12.2	27.6	39.8
Mar.	1,854	4,423	6,277	54.6	4.0	58.6	1,835	9.3	22.4	31.7

(1) Covers over 800 municipalities.

(2) Dwellings other than apartments.

Table 11. 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 ⁽¹⁾			
				Actual						
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	15,112	4,388	1,061	1,706	2,073	395	196	5,431	-443	24,473
1954	15,881	4,413	1,166	1,659	1,841	-145	-130	4,391	-427	24,336
1955	17,139	4,728	1,481	1,847	1,947	319	191	5,785	-677	26,916
1956	18,556	5,209	1,556	2,549	2,512	742	197	7,556	-1,389	29,866
1955—1st Quarter	3,862	1,172	255	366	401	198	-285	935	-168	5,739
2nd Quarter	4,314	1,038	375	426	563	9	-13	1,360	-175	6,540
3rd Quarter	4,169	1,291	428	544	489	66	813	2,340	-85	7,738
4th Quarter	4,794	1,227	423	511	494	46	-324	1,150	-249	6,899
1956—1st Quarter	4,202	1,189	296	436	519	377	-267	1,361	-353	6,381
2nd Quarter	4,617	1,138	422	589	729	227	-203	1,764	-445	7,131
3rd Quarter	4,518	1,502	436	789	629	33	953	2,840	-216	8,654
4th Quarter	5,219	1,380	402	735	635	105	-286	1,591	-375	7,700
			Seasonally Adjusted at Annual Rates							
1955—1st Quarter	16,488	4,632	1,376	1,776	1,748	276	104	5,280	-468	25,732
2nd Quarter	17,020	4,680	1,444	1,772	1,884	-16	224	5,308	-400	26,624
3rd Quarter	17,332	4,772	1,532	1,856	2,040	528	212	6,168	-800	27,396
4th Quarter	17,716	4,828	1,572	1,984	2,116	488	224	6,384	-1,040	27,912
1956—1st Quarter	17,936	4,700	1,584	2,128	2,268	992	292	7,264	-1,324	28,676
2nd Quarter	18,284	5,192	1,612	2,468	2,452	856	-32	7,356	-1,300	29,548
3rd Quarter	18,808	5,548	1,548	2,720	2,624	396	144	7,432	-1,380	30,256
4th Quarter	19,196	5,396	1,480	2,880	2,704	724	384	8,172	-1,552	30,984

(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 12. Construction Expenditures, Public⁽¹⁾ 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							
1950	783	60	843	191	1,520	575	2,363	766	3,129
1951	753	69	822	221	1,914	705	2,736	926	3,662
1952	765	61	826	203	2,437	709	3,263	912	4,175
1953	1,007	77	1,084	214	2,581	758	3,665	972	4,637
1954	1,089	89	1,178	222	2,502	792	3,680	1,014	4,694
1955	1,386	113	1,499	238	2,815	751	4,314	989	5,303
1956	1,455	119	1,574	256	3,708	850	5,282	1,106	6,388
1954—4th Quarter	320	26	346	56	653	223	999	279	1,278
1955—1st Quarter	238	20	258	58	492	107	750	165	915
2nd Quarter	349	29	378	58	661	185	1,039	243	1,282
3rd Quarter	401	32	433	60	872	242	1,305	302	1,607
4th Quarter	398	32	430	62	790	217	1,220	279	1,499
1956—1st Quarter	276	23	299	62	564	116	863	178	1,041
2nd Quarter	393	32	425	63	874	212	1,299	275	1,574
3rd Quarter	409	33	442	65	1,205	278	1,647	343	1,990
4th Quarter	377	31	408	66	1,065	244	1,473	310	1,783
1957—1st Quarter	247	20	267	66	**	**	**	**	**

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

** Not available.

Table 13. New Construction Expenditures⁽¹⁾, Public
(Millions of Dollars)

Period	Residential						Non-residential	All Construction by Gov't. Departments ⁽⁵⁾
	Government Enterprises			Government Departments			Government Departments ⁽⁴⁾	
	Federal-provincial Agreements	Other ⁽²⁾	Total	Department of National Defence	Other Departments ⁽³⁾	Total		
1950	0.5	16.1	16.6	37.9	2.0	39.9	495	535
1951	1.3	4.3	5.6	49.3	2.3	51.6	654	706
1952	9.4	4.8	14.2	35.2	2.8	38.0	883	921
1953	11.8	5.0	16.8	20.9	2.0	22.9	875	898
1954	6.3	1.5	7.8	8.8	1.9	10.7	843	854
1955	3.3	2.1	5.4	16.3	2.5	18.8	968	987
1956	4.7	1.5	6.2	19.2	2.2	21.4	1,159	1,170
1954—4th Quarter	2.0	0.5	2.5	2.8	0.5	3.3	**	**
1955—1st Quarter	0.6	0.2	0.8	3.0	0.6	3.6	**	**
2nd Quarter	0.9	0.3	1.2	2.7	0.7	3.4	**	**
3rd Quarter	1.0	0.6	1.6	4.5	0.6	5.1	**	**
4th Quarter	0.8	1.0	1.8	6.1	0.6	6.7	**	**
1956—1st Quarter	0.4	0.3	0.7	3.0	0.5	3.5	**	**
2nd Quarter	0.6	0.4	1.0	3.6	0.6	4.2	**	**
3rd Quarter	0.9	0.3	1.2	6.4	0.5	6.9	**	**
4th Quarter	2.8	0.5	3.3	6.2	0.6	6.8	**	**
1957—1st Quarter	1.2	0.2	1.4	2.8	0.5	3.3	**	**

(1) Includes land improvement and supplementary buildings. Excludes land.

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

(3) Quarterly data estimated.

(4) In addition to outlays made directly by Federal Government departments, expenditures for provincial hospitals, provincial and municipal schools are also included. Other provincial and municipal expenditures are not included.

(5) These expenditures represent the construction component of the item "Government expenditures on goods and services" as defined in the National Accounts.

** Not available.

REAL ESTATE LENDING

Table 14. Mortgage Loans Approved⁽¹⁾ by Lending Institutions⁽²⁾

Period	New Residential Construction (Non-farm)			Existing Residential Property (Non-farm)			Other Property		Total	
	Loans	Units	Amount \$000	Loans	Units	Amount \$000	Loans	Amount \$000	Loans	Amount \$000
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	61,448	84,916	644,547	26,643	37,742	144,309	3,852	114,909	91,943	903,765
1955	76,969	104,646	874,399	31,925	45,382	182,361	4,080	138,298	112,974	1,195,058
1956	56,732	76,710	680,141	28,613	41,184	176,281	3,491	141,082	88,836	997,504
1954—4th Quarter	14,346	20,560	154,335	6,406	9,476	36,415	971	29,423	21,723	220,173
1955—1st Quarter	11,356	17,340	134,402	6,361	9,374	36,338	904	26,471	18,621	197,211
2nd Quarter	24,528	32,383	272,448	9,833	13,617	54,362	1,249	33,678	35,610	360,488
3rd Quarter	24,622	32,247	277,581	8,665	11,846	49,168	965	38,061	34,252	364,810
4th Quarter	16,463	22,676	189,968	7,066	10,545	42,493	962	40,088	24,491	272,549
1956—1st Quarter	9,608	14,287	118,715	6,983	10,459	43,181	962	39,578	17,553	201,474
2nd Quarter	22,048	29,506	265,142	9,312	13,865	58,653	1,095	45,493	32,455	369,288
3rd Quarter	17,532	21,782	203,266	7,220	9,918	44,130	742	25,128	25,494	272,524
4th Quarter	7,544	11,135	93,018	5,098	6,942	30,317	692	30,883	13,334	154,218
1957—1st Quarter	5,343	9,736	75,729	4,741	7,450	32,293	725	23,694	10,809	131,716

(1) Data are on a gross basis i.e. they do not take account of cancellations or alterations of loans after the initial approval.

(2) 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 15. Dwelling Units Approved⁽¹⁾ for New Non-Farm Residential Construction by Lending Institutions

Period	Single-family Dwellings			Multiple-family Dwellings			All Dwellings		
	NHA Units	Conventional Units	Total Units	NHA Units	Conventional Units	Total Units	NHA Units	Conventional Units	Total Units
1950	31,984	10,312	42,296	8,360	4,702	13,062	40,344	15,014	55,358
1951	15,905	12,301	28,206	5,263	5,171	10,434	21,168	17,472	38,640
1952	21,130	9,952	31,082	8,378	6,566	14,944	29,508	16,518	46,026
1953	22,951	13,420	36,371	9,658	10,268	19,926	32,609	23,688	56,297
1954	38,669	17,690	56,359	11,755	16,802	28,557	50,424	34,492	84,916
1955	53,285	18,508	71,793	13,094	19,759	32,853	66,379	38,267	104,646
1956	35,681	17,140	52,821	5,747	18,142	23,889	41,428	35,282	76,710
1954—4th Quarter	8,867	4,243	13,110	2,197	5,253	7,450	11,064	9,496	20,560
1955—1st Quarter	6,824	3,452	10,276	1,940	5,124	7,064	8,764	8,576	17,340
2nd Quarter	18,399	4,592	22,991	4,865	4,527	9,392	23,264	9,119	32,383
3rd Quarter	17,643	5,540	23,183	3,510	5,554	9,064	21,153	11,094	32,247
4th Quarter	10,419	4,924	15,343	2,779	4,554	7,333	13,198	9,478	22,676
1956—1st Quarter	5,708	3,026	8,734	1,087	4,466	5,553	6,795	7,492	14,287
2nd Quarter	16,427	4,233	20,660	2,817	6,029	8,846	19,244	10,262	29,506
3rd Quarter	10,725	5,864	16,589	931	4,262	5,193	11,656	10,126	21,782
4th Quarter	2,821	4,017	6,838	912	3,385	4,297	3,733	7,402	11,135
1957—1st Quarter	2,084	2,456	4,540	729	4,467	5,196	2,813	6,923	9,736

(1) Data are on a gross basis i.e. they do not take account of cancellations or alterations of loans after the initial approval.

REAL ESTATE LENDING — Continued

Table 16. Conventional Mortgage Loans Approved⁽¹⁾ by Lending Institutions

Period	Life Insurance Companies			Trust, Loan and Other ⁽²⁾ Cos.			All Lending Institutions			
	New Residential Construction		Other	New Residential Construction		Other	New Residential Construction		Other	Total
	Units	Amount \$000	Amount \$000	Units	Amount \$000	Amount \$000	Units	Amount \$000	Amount \$000	Amount \$000
1950	8,150	9,330	103,978	6,870	20,767	109,194	15,020	30,097	213,172	243,269
1951	12,424	73,178	108,132	5,027	22,961	90,084	17,451	96,139	198,216	294,355
1952	8,922	51,736	103,739	7,596	32,295	96,690	16,518	84,031	200,429	284,460
1953	13,248	73,061	107,666	10,442	45,765	98,525	23,690	118,826	206,191	325,017
1954	18,084	113,110	134,428	16,408	67,183	124,790	34,492	180,293	259,218	439,511
1955	23,022	157,204	168,275	15,245	77,825	152,384	38,267	235,029	320,659	555,688
1956	23,520	189,733	171,863	11,762	65,158	145,500	35,282	254,891	317,363	572,254
1954—4th Quarter	5,420	35,229	33,645	4,076	15,033	32,193	9,496	50,262	65,838	116,100
1955—1st Quarter	5,146	34,134	30,536	3,430	16,624	32,273	8,576	50,758	62,809	113,567
2nd Quarter	4,743	27,598	40,927	4,376	21,208	47,113	9,119	48,806	88,040	136,846
3rd Quarter	7,089	48,979	49,513	4,005	22,476	37,716	11,094	71,455	87,229	158,684
4th Quarter	6,044	46,493	47,299	3,434	17,517	35,282	9,478	64,010	82,581	146,591
1956—1st Quarter	4,529	35,429	46,119	2,963	14,976	36,640	7,492	50,405	82,759	133,164
2nd Quarter	6,343	45,045	57,095	3,919	22,774	47,051	10,262	67,819	104,146	171,965
3rd Quarter	7,227	64,251	35,407	2,899	16,257	33,851	10,126	80,508	69,258	149,766
4th Quarter	5,421	45,008	33,242	1,981	11,151	27,958	7,402	56,159	61,200	117,359
1957—1st Quarter	4,513	34,064	30,279	2,410	13,536	25,708	6,923	47,600	55,987	103,587

(1) Data are on a gross basis i.e. they do not take account of cancellations or alterations of loans after the initial approval.

(2) Includes mainly fraternal and mutual benefit societies and Quebec savings banks.

Table 17. Mortgage Loans Approved⁽¹⁾ Under the National Housing Acts by Type of Lender

Period	Life Insurance Companies		Trust, Loan and Other ⁽²⁾ Cos.		Chartered Banks		Sub-total		C.M.H.C.		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
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	31,142	281,804	2,376	23,988	16,906	158,460	50,424	464,252	3,586	26,003	54,010	490,255
1955	27,756	271,137	4,166	42,044	34,457	326,188	66,379	639,369	2,355	18,005	68,734	657,374
1956	21,756	226,976	3,805	40,075	15,867	158,199	41,428	425,250	2,565	19,880	43,993	445,130
1954 ⁽³⁾ 4th Quarter	5,633	53,191	632	6,671	4,799	44,211	11,064	104,073	837	6,312	11,901	110,385
1955 ⁽³⁾ 1st Quarter	5,063	48,288	519	5,587	3,182	29,769	8,764	83,644	193	1,751	8,957	85,395
2nd Quarter	11,097	108,088	1,707	16,941	10,460	98,612	23,264	223,641	817	6,331	24,081	229,972
3rd Quarter	7,267	72,990	1,120	11,480	12,766	121,656	21,153	206,126	908	6,818	22,061	212,944
4th Quarter	4,329	41,771	820	8,036	8,049	76,151	13,198	125,958	437	3,105	13,635	129,063
1956 ⁽³⁾ 1st Quarter	3,199	33,427	752	7,985	2,844	26,898	6,795	68,310	618	4,057	7,413	72,367
2nd Quarter	10,570	109,171	2,045	21,511	6,629	66,641	19,244	197,323	688	5,927	19,932	203,250
3rd Quarter	6,157	66,375	798	8,527	4,701	47,856	11,656	122,758	757	5,621	12,413	128,379
4th Quarter	1,830	18,003	210	2,052	1,693	16,804	3,733	36,859	502	4,275	4,235	41,134
1957 ⁽³⁾ 1st Quarter	2,388	23,847	22	232	403	4,050	2,813	28,129	546	5,048	3,359	33,177

(1) Data are on a gross basis i.e. they do not take account of cancellations or alterations of loans after the initial approval.

(2) Includes mainly fraternal and mutual benefit societies and Quebec savings banks.

(3) Includes N.H.A. loans made by trust companies on an agency basis with a view to ultimate sale.

REAL ESTATE LENDING — Continued

Table 18. Mortgage Loans Approved⁽¹⁾ 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
1950	38,080	264,718	4,676	24,505	42,756	289,223
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	2,757	20,073	50,119	453,510
1955	63,184	598,998	2,152	16,314	65,336	615,312
1956	38,673	387,757	2,610	19,375	41,283	407,132
3 months ending						
Mar. 1956	6,795	68,310	618	4,057	7,413	72,367
Mar. 1957	2,813	28,129	546	5,048	3,359	33,177
1956—Jan.	1,241	11,659	4	39	1,245	11,698
Feb.	1,817	18,234	250	1,551	2,067	19,785
Mar.	3,737	38,417	364	2,467	4,101	40,884
Apr.	5,744	58,868	73	700	5,817	59,568
May	6,900	70,144	342	2,992	7,242	73,136
June	6,600	68,311	273	2,235	6,873	70,546
July	4,707	49,532	88	774	4,795	50,306
Aug.	4,294	44,945	339	2,452	4,633	47,397
Sept.	2,655	28,281	330	2,395	2,985	30,676
Oct.	2,293	22,207	260	2,227	2,553	24,434
Nov.	914	10,276	106	920	1,020	11,196
Dec.	526	4,376	136	1,128	662	5,504
1957—Jan.	232	2,176	93	898	325	3,074
Feb.	1,024	9,256	108	990	1,132	10,246
Mar.	1,557	16,697	345	3,160	1,902	19,857

(1) Annual data are on a net basis i.e. they represent 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. Monthly data are on a gross basis.

Table 19. Dwelling Units For Which Mortgage Loans Approved⁽¹⁾ Under the National Housing Acts by Province

Period	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	Canada ⁽²⁾
1950	51	20	558	348	13,980	17,830	1,826	360	4,279	3,503	42,756
1951	33	7	187	126	4,233	9,416	1,100	137	2,659	1,405	19,303
1952	27	9	260	182	9,117	16,038	1,916	629	4,056	2,089	34,323
1953	168	16	1,130	333	7,456	18,839	2,050	832	5,464	2,360	38,648
1954	166	16	746	391	9,057	26,170	2,540	1,040	5,649	4,344	50,119
1955	344	33	778	667	10,876	33,498	3,403	1,982	7,057	6,694	65,336
1956	178	12	650	412	7,105	20,292	2,136	1,528	5,080	3,888	41,283
3 months ending											
Mar. 1956	12	1	156	30	1,431	3,891	172	136	605	979	7,413
Mar. 1957	20	—	25	15	581	1,865	35	124	272	422	3,359
1956—Jan.	—	—	16	1	208	606	1	—	129	284	1,245
Feb.	1	1	25	14	308	1,200	42	—	163	313	2,067
Mar.	11	—	115	15	915	2,085	129	136	313	382	4,101
Apr.	11	1	85	50	1,127	2,999	270	128	773	373	5,817
May	56	—	91	51	1,364	3,562	456	248	866	548	7,242
June	78	3	82	74	969	3,403	525	289	1,007	443	6,873
July	21	—	124	38	715	2,055	303	213	651	675	4,795
Aug.	19	1	65	83	627	2,316	172	373	560	417	4,633
Sept.	12	3	34	42	476	1,293	188	147	475	313	2,985
Oct.	19	2	27	43	565	1,109	163	89	290	246	2,553
Nov.	21	2	30	13	150	559	20	27	70	128	1,020
Dec.	4	—	2	6	151	441	10	—	11	37	662
1957—Jan.	19	—	1	2	31	127	2	6	16	121	325
Feb.	—	—	9	1	83	819	5	1	95	119	1,132
Mar.	1	—	15	12	467	919	28	117	161	182	1,902

(1) Annual data are on a net basis i.e. they represent 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. Monthly data are on a gross basis.

(2) Includes Yukon and Northwest Territories.

REAL ESTATE LENDING—Continued

Table 20. Dwelling Units For Which Mortgage Loans Approved⁽¹⁾ Under the National Housing Acts by Type of Borrower

Period	Housing for Home-ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builder Applicants	Sub-total	Rental Guarantee	Primary Industries	Limited-Dividend Corporations	Other	Sub-total	
1951	3,855	11,113	14,968	983	8	174	3,170	4,335	19,303
1952	5,483	18,112	23,595	3,599	—	841	6,288	10,728	34,323
1953	7,603	18,649	26,252	3,060	13	1,329	7,994	12,396	38,648
1954	10,075	29,406	39,481	347	107	2,091	8,093	10,638	50,119
1955	12,929	43,806	56,735	—	40	1,419	7,142	8,601	65,336
1956	9,349	26,623	35,972	—	290	1,620	3,401	5,311	41,283
1954—4th Quarter	2,271	7,212	9,483	—	—	648	1,770	2,418	11,901
1955—1st Quarter	1,684	5,892	7,576	—	—	100	1,281	1,381	8,957
2nd Quarter	5,137	15,914	21,051	—	—	364	2,666	3,030	24,081
3rd Quarter	4,647	14,980	19,627	—	40	598	1,796	2,434	22,061
4th Quarter	2,061	9,379	11,440	—	—	384	1,811	2,195	13,635
1956—1st Quarter	1,337	4,778	6,115	—	3	596	699	1,298	7,413
2nd Quarter	4,094	14,197	18,291	—	—	282	1,359	1,641	19,932
3rd Quarter	3,246	7,928	11,174	—	200	254	785	1,239	12,413
4th Quarter	1,217	1,918	3,135	—	87	164	849	1,100	4,235
1957—1st Quarter	957	1,446	2,403	—	50	196	710	956	3,359

(1) Annual data are on a net basis i.e. they represent 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. Quarterly data are on a gross basis.

Table 21. Dwelling Units For Which Mortgage Loans Approved⁽¹⁾ 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							
1951	8,488	2,726	1,215	1,415	—	13,844	3,776	1,683	5,459	19,303
1952	15,124	4,058	1,350	1,620	—	22,152	9,559	2,612	12,171	34,323
1953	19,203	3,517	1,004	1,493	—	25,217	10,090	3,341	13,431	38,648
1954	32,025	2,677	603	1,220	564	37,089	8,627	4,403	13,030	50,119
1955	44,620	1,371	486	1,134	3,975	51,586	7,145	6,605	13,750	65,336
1956	28,057	878	163	892	4,142	34,132	3,689	3,462	7,151	41,283
1954—4th Quarter	8,015	480	71	189	293	9,048	1,956	897	2,853	11,901
1955—1st Quarter	6,027	235	88	164	403	6,917	1,198	842	2,040	8,957
2nd Quarter	15,979	615	305	533	1,420	18,852	2,548	2,681	5,229	24,081
3rd Quarter	15,527	496	77	365	1,488	17,953	1,792	2,316	4,108	22,061
4th Quarter	9,183	216	39	147	897	10,482	1,609	1,544	3,153	13,635
1956—1st Quarter	4,692	95	19	146	778	5,730	1,027	656	1,683	7,413
2nd Quarter	14,045	365	68	357	1,997	16,832	1,212	1,888	3,100	19,932
3rd Quarter	8,971	403	82	294	1,275	11,025	583	805	1,388	12,413
4th Quarter	2,361	96	16	125	440	3,038	880	317	1,197	4,235
1957—1st Quarter	1,931	36	5	38	347	2,357	686	316	1,002	3,359

(1) Annual data are on a net basis i.e. they represent 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. Quarterly data are on a gross basis.

REAL ESTATE LENDING—Continued

Table 22. Average Mortgage Loan Amounts Under the National Housing Acts, by Type of Dwelling
(Dollars)

Period	Single-family Dwellings						Multiple-family Dwellings			Average, All Dwellings
	1-Storey	1½-Storey		2-Storey	Split-level	Average, Single- family Dwellings	Apartments	Other	Average, Multiple- family Dwellings	
		Finished	Unfinished							
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	10,129	9,255	11,108	11,121	9,944	5,926	8,359	6,703	9,077
1955	10,043	10,123	9,597	11,427	11,385	10,176	6,170	8,356	7,280	9,565
1956	10,519	11,014	10,432	11,709	11,729	10,698	6,238	8,240	7,234	10,118
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
4th Quarter	10,057	10,293	9,102	11,859	11,260	10,187	6,086	8,091	7,068	9,466
1956—1st Quarter	10,464	10,885	9,426	11,511	11,442	10,627	6,280	7,663	6,819	9,762
2nd Quarter	10,452	10,835	10,335	11,987	11,790	10,651	6,180	8,731	7,733	10,197
3rd Quarter	10,617	10,470	10,850	11,748	11,745	10,774	6,240	7,413	6,920	10,336
4th Quarter	10,661	9,746	9,898	11,053	11,913	10,825	6,268	8,613	6,889	9,713
1957—1st Quarter	10,791	9,972	9,424	12,394	11,988	10,978	6,694	8,577	7,288	9,877

Table 23. Sales of Insured Mortgages

Lender Making Sale	Purchaser									
	Corporate Pension Funds		Lenders Approved Under the National Housing Acts		Other Corporations		Individuals		Total	
	No.	\$000	No.	\$000	No.	\$000	No.	\$000	No.	\$000
Chartered Banks										
1954	31	325	31	299	—	—	—	—	62	624
1955	1,379	13,257	18	169	—	—	3	31	1,400	13,457
1956	2,926	28,723	176	1,807	242	2,302	112	1,015	3,456	33,847
1956—1st Quarter	934	9,079	58	540	—	—	112	1,015	1,104	10,634
2nd Quarter	507	4,876	14	136	21	197	—	—	542	5,209
3rd Quarter	501	4,762	6	66	9	106	—	—	516	4,934
4th Quarter	984	10,006	98	1,065	212	1,999	—	—	1,294	13,070
1957—1st Quarter	81	934	—	—	784	7,742	—	—	865	8,676
Other Lenders										
1954	—	—	—	—	—	—	—	—	—	—
1955	110	1,360	—	—	253	2,644	—	—	363	4,004
1956	523	5,484	15	148	928	10,086	—	—	1,466	15,718
1956—1st Quarter	22	258	6	60	241	2,686	—	—	269	3,004
2nd Quarter	13	127	7	68	164	1,785	—	—	184	1,980
3rd Quarter	6	67	2	20	265	2,852	—	—	273	2,939
4th Quarter	482	5,032	—	—	258	2,763	—	—	740	7,795
1957—1st Quarter	11	116	7	67	217	2,295	—	—	235	2,478
All Lenders										
1954	31	325	31	299	—	—	—	—	62	624
1955	1,489	14,617	18	169	253	2,644	3	31	1,763	17,461
1956	3,449	34,207	191	1,955	1,170	12,388	112	1,015	4,922	49,565
1956—1st Quarter	956	9,337	64	600	241	2,686	112	1,015	1,373	13,638
2nd Quarter	520	5,003	21	204	185	1,982	—	—	726	7,189
3rd Quarter	507	4,829	8	86	274	2,958	—	—	789	7,873
4th Quarter	1,466	15,038	98	1,065	470	4,762	—	—	2,034	20,865
1957—1st Quarter	92	1,050	7	67	1,001	10,037	—	—	1,100	11,154

REAL ESTATE LENDING — *Continued*Table 24. Incomes⁽¹⁾, Down-Payments, Loan Amounts and Dwelling Costs of Home-Owner Borrowers and Purchasers Under the National Housing Acts

Range of Borrower's Income \$	Number of Borrowers				
	1953	1954	1955	1956	1957
					1st Quarter
Under 2,000	7	1	15	3	—
2,000 to 2,999	437	252	475	201	19
3,000 to 3,999	7,489	5,555	10,737	7,304	495
4,000 to 4,999	9,991	10,237	17,376	16,764	1,928
5,000 to 5,999	4,730	5,416	9,669	11,438	1,533
6,000 to 6,999	2,192	2,714	4,580	5,627	860
7,000 to 7,999	1,023	1,246	2,056	2,812	391
8,000 to 8,999	541	639	1,069	1,374	209
9,000 to 9,999	230	289	502	636	119
10,000 and over	529	633	1,249	1,434	238
Total	27,169	26,982	47,728	47,593	5,792
Average Income \$	4,803	4,962	5,023	5,312	5,615
Average Down Payment \$ ⁽²⁾	3,340	3,084	2,773	3,217	3,811
Average Amount of Loan \$ ⁽³⁾	8,347	9,344	10,022	10,352	10,835
Average Cost of Dwellings \$ ⁽⁴⁾	11,687	12,335	12,598	13,366	14,434
Average Gross Debt Service \$	871	927	934	972	1,044
Average Debt Service to Income Ratio	18.1	18.7	18.6	18.3	18.6

(1) Income of head of family only. The income of dependents is not included.

(2) Based on the difference between average estimated costs or for builders' sales, prices, and average loan amounts. Appropriate allowance is made for the mortgage insurance fee.

(3) From 1954 onwards the loan amount includes the mortgage insurance fee.

(4) For owner applicants the average costs are those estimated by the borrower, while for purchasers the actual sale prices are used. The mortgage insurance fee is excluded.

Table 25. 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 ⁽¹⁾		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 ⁽²⁾	Amount of Loans ⁽³⁾ (\$'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)
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
1955	1,538	11,052	62	174	117	63	728	1,403	1,587	1,758
1956	1,076	9,882	85	336	142	109	719	1,479	1,854	2,405
1954—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	240	478	527	606
4th Quarter	370	3,962	24	42	31	13	198	346	463	524
1956—1st Quarter	100	2,770	7	33	14	12	110	188	248	299
2nd Quarter	283	1,251	24	116	13	12	230	443	558	943
3rd Quarter	444	2,432	30	99	57	37	208	437	560	612
4th Quarter	249	3,429	24	88	58	48	171	411	488	551
1957—1st Quarter	52	2,333	11	52	16	12	**	**	**	**

(1) Excludes lending operations under Part II of the Veterans' Land Act.

(2) Based on new dwellings started.

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

** Not available.

REAL ESTATE LENDING — Continued

Table 26. Home Improvement Activity Under the National Housing Acts

Type of Improvement	1955			1956		
	Number of Improvements	Amount ⁽¹⁾		Number of Improvements	Amount ⁽¹⁾	
		\$000	Per Cent of Total		\$000	Per Cent of Total
Structural Alterations	14,290	8,905	30.6	17,124	10,800	33.7
Additional Rooms	4,178	4,743	16.3	4,417	5,389	16.8
Garage or Outbuildings	2,825	1,562	5.4	2,758	1,708	5.3
Demolition or Moving of Buildings	152	48	0.2	115	40	0.1
Heating	7,612	4,975	17.1	7,731	5,123	16.0
Electrical Work	3,136	572	1.9	3,136	618	1.9
Plumbing	6,082	2,382	8.2	6,709	2,409	7.5
Heat Control	154	58	0.2	208	82	0.3
Decorating	7,883	3,999	13.7	7,152	3,623	11.3
Sewage	1,659	339	1.2	1,487	308	1.0
Fences, Driveways, etc.	3,201	993	3.4	3,301	1,145	3.6
Well and Water Supply	1,154	325	1.1	993	299	0.9
Extensions	68	215	0.7	214	500	1.6
Total	52,394	29,116	100.0	55,345	32,044	100.0

(1) Estimated cost of improvement.

Table 27. Home Improvement Loans⁽¹⁾ Approved, by Province

Province	Number of Loans			Amount (\$000)		
	1955	1956	1st Quarter 1957	1955	1956	1st Quarter 1957
Newfoundland	886	863	114	1,209	988	109
Prince Edward Island	67	54	3	93	59	4
Nova Scotia	1,173	1,803	280	1,067	1,435	242
New Brunswick	703	560	49	737	616	52
Quebec	2,247	1,859	252	3,211	2,629	399
Ontario	9,568	11,890	2,393	9,718	10,097	1,778
Manitoba	1,358	1,245	167	1,263	1,165	147
Saskatchewan	970	1,033	131	1,050	1,072	145
Alberta	1,858	2,767	441	2,034	2,687	475
British Columbia	5,848	8,315	1,295	6,787	8,989	1,364
Northwest Territories	26	4	1	46	3	2
Yukon Territory	7	24	—	10	37	—
CANADA	24,711	30,417	5,126	27,225	29,777	4,717

(1) Includes home extension loans.

REAL ESTATE LENDING—Continued

Table 28. Mortgage and Real Estate Activity

Item	1951	1952	1953	1954	1955	1956
Mortgage Registrations						
Number	209,575	216,537	246,080	266,314	299,160	306,305
Amount \$000	1,082,278	1,252,835	1,429,174	1,854,286	2,444,740	2,830,373
Average Amount \$	5,164	5,786	5,808	6,963	8,172	9,240
Real Estate Transfers ⁽¹⁾						
Number	441,784	442,685	480,696	463,031	491,119	507,179
Amount \$000	2,164,477	2,245,553	2,688,550	2,959,141	3,453,692	3,871,953
Average Amount \$	4,899	5,073	5,593	6,391	7,032	7,634

(1) Includes builder's sales and sales of industrial and commercial property in addition to transfers of existing residential real estate.

Table 29. Bond Yields and Mortgage Interest Rates

Period	Bond Yields ⁽¹⁾					Mortgage Rates
	Govt. of Canada 20-yr. Theoretical	Provincial	Municipal	Public Utility	Industrial	N.H.A. Insured Loans ⁽²⁾
1953—Sept.	3.84	4.17	4.72	4.38	4.56	5.75
1954—Mar.	3.29	3.57	4.02	4.06	4.16	5.50
Sept.	3.18	3.34	3.77	3.73	4.01	5.50
1955—Jan.	3.20	3.36	3.75	3.75	4.00	5.50
Mar.	3.11	3.29	3.66	3.73	3.97	5.25
Sept.	3.26	3.50	3.72	3.73	4.00	5.25
Dec.	3.41	3.82	4.04	3.98	4.15	5.25
1956—Jan.	3.31	3.74	4.02	3.95	4.10	5.25
Feb.	3.29	3.65	4.01	3.86	4.10	5.25
Mar.	3.40	3.77	4.10	3.94	4.21	5.50
Apr.	3.61	4.10	4.56	4.13	4.39	5.50
May	3.52	4.05	4.52	4.19	4.44	5.50
June	3.39	3.91	4.45	4.19	4.44	5.50
July	3.60	4.12	4.59	4.22	4.54	5.50
Aug.	3.76	4.41	4.81	4.33	4.70	5.50
Sept.	3.88	4.71	5.19	4.69	4.89	5.50
Oct.	3.87	4.61	5.21	4.92	5.13	5.50
Nov.	3.93	4.99	5.37	5.01	5.21	5.50
Dec.	4.00	5.03	5.45	4.98	5.22	5.50
1957—Jan.	4.16	5.03	5.41	5.11	5.21	6.00
Feb.	3.98	4.89	5.38	5.08	5.14	6.00
Mar.	3.99	4.88	5.38	5.13	5.27	6.00
Apr.	4.01	4.96	5.48	5.15	5.30	6.00

(1) At the first business day of the following month except for Government of Canada and N.H.A. insured loans which relate to the end of the month.

(2) Rates prior to March 1954 are rates of return to lending institutions on joint loans; subsequent rates are maximum for insured loans.
The average rate on conventional institutional, individual and other mortgages during 1956 for new residential construction was 6.47%.

REAL ESTATE LENDING—Continued

Table 30. Institutional Mortgage Investment

Year	Life Insurance Companies \$000	Chartered Banks ⁽¹⁾ \$000	Loan Companies \$000	Trust Companies \$000	Other ⁽²⁾ \$000	Total \$000
Cash Disbursements						
1950	271,813	—	80,461	31,996	6,766	391,036
1951	278,474	—	71,163	34,487	8,316	392,440
1952	253,868	—	73,826	31,851	7,870	367,415
1953	316,522	—	86,148	40,665	9,285	452,620
1954 ⁽³⁾	406,586	75,054	99,045	53,863	14,279	648,827
1955 ⁽³⁾	506,856	234,186	114,601	95,690	17,311	968,644
1956 ⁽⁴⁾	578,343	236,771	131,199	102,240	18,898	1,067,451
Repayments						
1950	99,351	—	42,386	21,409	4,082	167,228
1951	104,882	—	45,614	21,500	5,058	177,054
1952	119,722	—	48,942	24,823	4,464	197,951
1953	131,872	—	51,581	28,049	4,688	216,190
1954 ⁽³⁾	147,478	190	54,830	28,826	5,285	236,609
1955 ⁽³⁾	181,393	1,306	70,576	36,935	7,553	297,763
1956 ⁽⁴⁾	198,405	3,410	78,519	39,231	5,498	325,063
Net Investment in Mortgages ⁽⁵⁾						
1950	172,662	—	32,714	14,652	—277	219,751
1951	175,815	—	24,166	14,987	2,633	217,601
1952	136,597	—	25,346	8,005	2,877	172,825
1953	188,722	—	37,496	12,741	4,210	243,169
1954 ⁽³⁾	255,820	73,840	44,452	29,135	9,408	412,655
1955 ⁽³⁾	358,056	219,423	47,620	49,510	—276	674,333
1956 ⁽⁴⁾	388,000	199,514	49,148	40,718	12,469	689,849
Net Increase in Assets ⁽⁶⁾						
1950	245,999	—	27,289	40,389	12,838	326,515
1951	182,831	—	15,127	12,345	8,146	218,449
1952	287,675	—	13,266	22,153	18,660	341,754
1953	394,537	—	35,165	6,942	13,236	449,880
1954 ⁽³⁾	325,934	706,831	69,611	149,364	20,422	1,272,162
1955 ⁽³⁾	504,469	1,263,646	60,290	82,524	21,829	1,932,758
1956 ⁽⁴⁾	405,888	717,456	38,837	35,586	58,935	1,256,702

(1) N.H.A. loans only. (2) Mainly fraternal and mutual benefit societies and Quebec savings banks. (3) Revised. (4) Preliminary. (5) Includes taxes advanced and net accounting write-ups. (6) Includes only those companies which invest in mortgages.

Table 31. Total Assets and Mortgage Loans Outstanding of Selected Lenders

Year	Life Insurance Companies	Chartered Banks ⁽¹⁾	Loan Companies	Trust Companies	Other Lending Institutions ⁽²⁾	Total Lending Institutions	Estates, Trusts and Agency Funds
Mortgage Loans Outstanding ⁽³⁾ — \$000							
1939	401,068	—	173,785	89,987	14,311	679,151	—
1946	371,950	—	152,424	71,020	15,868	611,262	—
1951	1,077,030	—	288,743	128,260	26,216	1,520,249	113,553
1952	1,213,627	—	314,089	136,265	29,093	1,693,074	130,363
1953	1,402,349	—	351,584	149,006	33,303	1,936,242	155,618
1954	1,658,169	74,240	396,036	178,141	42,711	2,349,297	179,794
1955	2,016,225	293,663	443,656	227,651	42,435	3,023,630	213,430
1956	2,404,225	493,177	492,804	268,369	54,904	3,713,479	276,698
Total Assets ⁽⁴⁾ — \$000							
1939	2,076,194	—	261,253	229,554	196,750	2,763,751	—
1946	3,027,389	—	316,981	303,262	261,675	3,909,307	—
1951	4,128,917	—	419,939	444,690	317,678	5,311,224	3,823,068
1952	4,416,592	—	433,205	466,843	336,338	5,652,978	3,922,887
1953	4,811,129	—	468,370	473,785	349,574	6,102,858	4,158,971
1954	5,137,063	11,426,560	537,981	623,149	369,996	18,094,749	4,429,798
1955	5,641,532	12,690,206	598,271	705,673	391,825	20,027,507	4,732,274
1956	6,047,420	13,407,662	637,108	741,259	450,760	21,284,209	5,146,851
Mortgages as Per Cent of Total Assets							
1939	19.3	—	66.5	39.2	7.3	24.6	—
1946	12.3	—	48.1	23.4	6.1	15.6	—
1951	26.1	—	68.8	28.8	8.2	28.6	3.0
1952	27.5	—	72.5	29.2	8.6	29.9	3.3
1953	29.1	—	75.1	31.5	9.5	31.7	3.7
1954	32.3	0.6	73.6	28.6	11.5	33.0	4.1
1955	35.7	2.3	74.2	32.3	10.8	35.2	4.5
1956	39.8	3.7	77.4	36.2	12.2	39.8	5.4

(1) N.H.A. loans only. (2) Mainly fraternal and mutual benefit societies and Quebec savings banks. (3) Includes agreements for sale. (4) Excludes companies without mortgage loans outstanding except in case of estates, trusts and agency funds.

REAL ESTATE LENDING — Continued

Table 32. Selected Assets and Liabilities of Chartered Banks
(Millions of Dollars)

Type of Asset or Liability	Holdings at Year-end			Net Changes				
	1954	1955	1956	1956				1957
				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter
Selected Assets								
N.H.A. Mortgages	74	294	493	51	48	55	45	15
Liquid Assets ⁽¹⁾	1,219	1,348	1,696	45	286	41	-24	15
Government of Canada Bonds	2,953	2,632	1,675	-313	-364	-107	-173	89
Provincial and Municipal Bonds	441	540	454	-32	-11	-14	-29	-16
Corporate Bonds	353	482	510	3	25	9	-9	-9
Loans	3,236	3,979	4,431	255	301	-14	-90	15
Selected Liabilities								
Personal Saving Deposits	5,218	5,633	6,007	158	90	139	-13	146
Other Canadian Deposits ⁽²⁾	3,462	3,697	3,579	-196	146	10	-77	-251

(1) Bank of Canada deposits and notes, day-to-day loans and treasury bills.

(2) Less Government of Canada deposits and float.

Table 33. Canadian Assets of Twelve Life Insurance Companies
(Millions of Dollars)

Assets ⁽¹⁾	Holdings at Year-end			Net Changes				
	1954	1955	1956	1956				1957
				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter
Mortgages ⁽²⁾	1,374.9	1,665.0	1,973.5	49.6	61.5	95.2	86.7	45.7
Government of Canada Bonds ⁽³⁾	681.2	641.3	484.1	-40.0	-60.5	-23.7	-23.6	-12.0
Provincial Bonds ⁽³⁾	267.0	253.0	262.5	5.2	7.0	0.7	4.8	6.5
Municipal Bonds	250.5	273.0	297.1	6.1	14.4	3.6	4.1	8.9
Corporate and Other Bonds ⁽³⁾	1,205.9	1,228.6	1,358.5	79.2	30.4	0.6	18.2	30.5
Preferred and Common Stocks	57.1	61.2	65.2	0.5	1.6	-0.4	-0.4	1.4
Real Estate	127.9	147.2	173.9	4.8	7.9	3.7	7.6	3.9
Policy Loans	197.4	205.6	222.1	2.7	5.4	4.7	3.7	5.4
Total⁽⁴⁾	4,183.5	4,499.1	4,869.7	108.1	67.7	84.4	101.1	90.3

(1) Figures rounded to the nearest \$100,000.

(2) Including agreements for sale.

(3) Including guaranteed bonds.

(4) Includes cash and other assets. Annual changes in year-end holdings differ slightly from year-to-year changes as shown by the quarterly figures by reason of book valuation adjustments, time lags, and minor differences of definition.

Table 34. Assets of Six Loan and Nine Trust Companies⁽¹⁾

Assets	Loan Companies			Trust Companies		
	Year-end 1955	Year-end 1956	Net Change	Year-end 1955	Year-end 1956	Net Change
	Amount \$000	Amount \$000	Amount \$000	Amount \$000	Amount \$000	Amount \$000
Mortgages ⁽²⁾	290,083	321,106	31,023	133,848	160,821	26,973
Government of Canada Bonds ⁽³⁾	41,277	30,758	-10,519	113,156	101,908	-11,248
Provincial Bonds ⁽³⁾	7,598	4,909	-2,689	59,572	49,104	-10,468
Municipal Bonds	5,064	3,809	-1,255	22,136	20,474	-1,662
Other Bonds	3,464	3,479	15	49,475	49,155	-320
Preferred and Common Stocks	15,490	17,682	2,192	12,959	16,720	3,761
Collateral Loans	4,135	3,180	-955	21,299	21,535	236
Real Estate	7,734	9,281	1,547	6,348	6,824	476
Cash	9,963	8,337	-1,626	24,713	32,317	7,604
Other Assets	1,781	1,578	-203	11,418	10,286	-1,132
Total	386,589	404,119	17,530	454,924	469,144	14,220

(1) Including company and guaranteed funds.

(2) Including agreements for sale.

(3) Including guaranteed bonds.

REAL ESTATE LENDING—Continued

Table 35. Conventional Mortgage Loan Characteristics in Ontario, 1956

Purpose and Type of Property	Number	Amount \$000	Size of Loan \$	Loan to Sale Price Ratio %	Interest Rate %	Term (yrs.)
Individual Lenders						
Associated with Sale of Property						
Vendors						
Residential	30,305	155,519	5,132	50.2	6.01	5.56
Other	3,558	30,695	8,627	72.1	5.62	5.83
Sub-total	33,863	186,214	5,499	52.4	5.97	5.59
Other Lenders						
Residential	10,167	44,505	4,377	49.7	6.16	5.40
Other	1,732	12,364	7,139	72.2	6.11	4.43
Sub-total	11,899	56,869	4,779	53.0	6.16	5.26
New Construction and General Purposes						
Residential	44,907	242,388	5,398	—	6.23	4.92
Other	4,534	33,247	7,333	—	6.20	4.63
Sub-total	49,441	275,635	5,575	—	6.22	4.89
Total	95,203	518,718	5,449	52.5	6.13	5.19
Lending Institutions						
Associated with Sale of Property						
Residential	2,054	12,165	5,923	51.6	6.46	5.82
Other	267	3,951	14,798	63.5	6.19	16.42
Sub-total	2,321	16,116	6,944	52.4	6.43	7.04
New Construction and General Purposes						
Residential	22,234	191,214	8,600	—	6.25	8.72
Other	1,784	65,748	36,854	—	6.12	7.69
Sub-total	24,018	256,962	10,699	—	6.24	8.64
Total	26,339	273,078	10,368	52.4	6.26	8.50

Table 36. Regional Starts by Principal Source of Financing, 1956

Source of Financing	Atlantic	Quebec	Ontario	Prairies	British Columbia	Canada
Public						
Direct Government House-Building	920	11	699	412	41	2,083
Private						
With Government Assistance						
Direct Government Loans						
National Housing Acts	205	995	796	551	165	2,712
Others	122	141	424	248	226	1,161
Guarantees						
Farm Improvement Loans Act	21	38	162	461	37	719
N.H.A. Insured Loans						
Chartered Banks	776	2,343	6,246	3,441	2,561	15,367
Life Insurance Companies	424	3,023	11,788	4,906	1,205	21,346
Others	—	972	1,975	307	182	3,436
Sub-total	1,548	7,512	21,391	9,914	4,376	44,741
Without Government Assistance						
Conventional Institutional Loans						
Life Insurance Companies	206	7,570	11,087	1,946	3,114	23,923
Others	1,523	3,831	4,474	1,036	900	11,764
Individual Loans	253	11,719	2,636	2,887	3,158	20,653
Owner-financing	3,568	5,356	8,425	3,450	3,348	24,147
Sub-total	5,550	28,476	26,622	9,319	10,520	80,487
Total ⁽¹⁾	8,018	35,999	48,712	19,645	14,937	127,311

(1) Excludes conversions.

REAL ESTATE LENDING — Continued

Table 37. Starts by Principal Source of Financing

Source of Financing	1950	1951	1952	1953	1954	1955	1956
Public							
Direct Government House-building	4,799	2,219	4,958	1,855	1,473	1,975	2,083
Private							
With Government Assistance							
Direct Government Loans							
National Housing Acts	3,181	500	3,528	4,907	1,215	2,120	2,712
Others	2,382	1,909	1,316	1,889	1,536	1,600	1,161
Guarantees							
Farm Improvement Loans Act	511	587	563	722	576	728	719
Rental Guarantee Plan ⁽¹⁾	1,307	226	349	84	157	—	—
N.H.A. Joint and Insured Loans							
Chartered Banks	—	—	—	—	17,319	33,228	15,367
Life Insurance Companies	36,521	19,809	27,894	32,770	29,223	26,015	21,346
Others	2,655	931	999	1,228	2,277	3,830	3,436
Sub-total	46,557	23,962	34,649	41,600	52,303	67,521	44,741
Without Government Assistance							
Conventional Institutional Loans							
Life Insurance Companies ⁽²⁾	8,290	12,103	10,455	11,723	17,255	22,244	23,923
Others	7,034	4,954	5,478	9,368	15,636	13,755	11,764
Individual Loans	19,691	10,822	15,793	19,885	15,958	19,212	20,653
Owner-financing	6,160	14,519	11,913	17,978	10,902	13,569	24,147
Sub-total	41,175	42,398	43,639	58,954	59,751	68,780	80,487
Total ⁽³⁾	92,531	68,579	83,246	102,409	113,527	138,276	127,311

(1) Excludes rental guarantees given in connection with Corporation loans.

(2) Excludes starts financed under rental guarantee plan for which loans were made by lending institutions. These starts are shown under the heading Rental Guarantee Plan, above.

(3) Excludes conversions.

Table 38. Starts by Type of Occupancy

Type of Occupancy	1950	1951	1952	1953	1954	1955	1956
Rental Housing							
Public							
Direct Government House-building	4,799	2,219	4,958	1,855	1,473	1,975	2,083
Private							
Direct Government Loans	2,946	353	1,660	1,700	771	1,442	1,979
N.H.A. Joint and Insured Loans	4,935	3,175	5,826	7,968	6,938	7,129	3,530
Rental Guarantee Plan ⁽¹⁾	1,307	226	349	84	157	—	—
Conventional Institutional Loans	5,382	7,194	7,188	9,766	19,210	22,049	18,063
Other Financing	6,658	5,398	4,847	8,508	4,628	3,228	7,899
Total Rental Units	26,027	18,565	24,828	29,881	33,177	35,823	33,554
Owner-occupancy							
Private							
Direct Government Loans	235	147	1,598	3,207	444	677	733
N.H.A. Joint and Insured Loans	34,241	17,565	23,337	26,030	41,881	55,944	36,619
Other Government Assistance	2,893	2,496	1,879	2,611	2,112	2,328	1,880
Conventional Institutional Loans ⁽²⁾	9,942	9,863	8,745	11,325	13,681	13,950	17,624
Other Financing	19,193	19,943	22,859	29,355	22,232	29,554	36,901
Total Owner-occupancy Units	66,504	50,014	58,418	72,528	80,350	102,453	93,757
Total Dwellings Started ⁽³⁾	92,531	68,579	83,246	102,409	113,527	138,276	127,311

(1) Excludes rental guarantees given in connection with Corporation loans.

(2) Excludes starts financed under rental guarantee plan for which loans were made by lending institutions. These starts are shown under the heading Rental Guarantee Plan, above.

(3) Excludes conversions.

REAL ESTATE LENDING — *Continued*Table 39. Expenditures on New Housing⁽¹⁾ by Source of Funds

Item	1954		1955		1956 ⁽²⁾	
	Million \$	Per Cent	Million \$	Per Cent	Million \$	Per Cent
Government						
Public Housing	18.5	1.5	25.7	1.7	30.8	1.9
N.H.A. Loans						
Joint Loans	43.1	3.5	3.9	0.3	0.3	— ⁽³⁾
Loans by C.M.H.C.	43.2	3.6	19.4	1.2	16.0	1.0
Other Loans	8.5	0.7	9.9	0.6	8.9	0.5
All Government Funds	113.3	9.3	58.9	3.8	56.0	3.4
Lending Institutions						
N.H.A. Joint and Insured Loans						
Life Insurance Companies	223.4	18.3	253.7	16.3	237.8	14.5
Chartered Banks	75.1	6.2	234.2	15.0	236.8	14.4
Other Companies ⁽⁴⁾	13.4	1.1	34.3	2.2	42.3	2.6
Sub-total	311.9	25.6	522.2	33.5	516.9	31.5
Conventional Loans						
Life Insurance Companies	66.8	5.5	120.5	7.7	166.5	10.2
Other Companies ⁽⁴⁾	44.5	3.7	63.0	4.1	67.0	4.1
Sub-total	111.3	9.2	183.5	11.8	233.5	14.3
Other Loans ⁽⁵⁾	1.4	0.1	1.4	0.1	1.5	0.1
All Lending Institution Loans	424.6	34.9	707.1	45.4	751.9	45.9
Other Lenders	160.3	13.3	149.9	9.6	166.7	10.2
Fully Owner-financed	141.6	11.6	190.9	12.3	184.8	11.3
Equities of Owners and Builders ⁽⁶⁾	375.7	30.9	450.5	28.9	479.9	29.2
Total	1,215.5	100.0	1,557.3	100.0	1,639.3	100.0

(1) Including supplementary building costs and cost of land.

(2) Preliminary.

(3) Less than 0.1 per cent.

(4) Including loan and trust companies, Quebec savings banks, fraternal societies and mutual benefit societies.

(5) Loans made by the chartered banks under the provisions of the Farm Improvement Loans Act.

(6) Includes expenditures for work put in place for which mortgage funds have been committed but not yet advanced.

REAL ESTATE LENDING — *Concluded*Table 40. Government Funds Used for New Housing⁽¹⁾

Item	1954		1955		1956 ⁽²⁾	
	Million \$	Per Cent	Million \$	Per Cent	Million \$	Per Cent
Direct Expenditures						
Married Quarters for the Armed Services	8.8	0.7	16.3	1.0	19.4	1.2
Veterans' Rental Housing	0.1	—	0.1	—	0.1	—
Federal-provincial Housing	6.3	0.5	4.8	0.3	6.8	0.4
Other Public Housing	3.3	0.3	4.5	0.3	4.5	0.3
All Direct Expenditures	18.5	1.5	25.7	1.6	30.8	1.9
Direct Loans						
Loans by C.M.H.C.						
For Home-ownership	18.2	1.5	4.9	0.3	5.9	0.4
For Rental Purposes	12.1	1.0	1.4	0.1	—	—
Limited-Dividend Housing	12.9	1.1	12.4	0.8	9.9	0.6
Housing for Primary Industries	— ⁽³⁾	—	0.7	—	0.2	—
Sub-total	43.2	3.6	19.4	1.2	16.0	1.0
Other Loans						
Canadian Farm Loan Act	0.2	—	0.2	—	0.3	—
Veterans' Land Act	8.3	0.7	9.7	0.6	8.6	0.5
Sub-total	8.5	0.7	9.9	0.6	8.9	0.5
All Direct Loans	51.7	4.3	29.3	1.8	24.9	1.5
Joint Loans						
For Home-ownership	31.2	2.5	2.9	0.2	0.3	—
For Rental Purposes	11.9	1.0	1.0	0.1	—	—
All Joint Loans	43.1	3.5	3.9	0.3	0.3	—
All Government Funds	113.3	9.3	58.9	3.7	56.0	3.4
All Private Funds	1,102.2	90.7	1,498.4	96.3	1,583.3	96.6
Total	1,215.5	100.0	1,557.3	100.0	1,639.3	100.0

(1) Including supplementary building costs and cost of land.

(2) Preliminary.

(3) Amounts less than \$100,000.

SELECTED UNITED STATES HOUSING STATISTICS

Table 41. Dwelling Starts by Type of Financing
(Thousands of Units)

Period	New Non-farm Housing Starts						
	Total	Publicly Financed	Privately Financed				
			Total		Government Programs		
			Actual	Annual Rate ⁽¹⁾	Total	F.H.A.	V.A.
1951	1,091.3	71.2	1,020.1	*	412.2	263.5	148.7
1952	1,127.0	58.5	1,068.5	*	421.2	279.9	141.3
1953	1,103.8	35.5	1,068.3	*	408.6	252.0	156.6
1954	1,220.4	18.7	1,201.7	*	583.3	276.3	307.0
1955	1,328.9	19.4	1,309.5	*	669.6	276.7	392.9
1956	1,118.1	24.2	1,093.9	*	462.6	191.9	270.7
3 months ending							
Mar. 1956	252.1	7.5	244.6	*	104.1	43.1	61.0
Mar. 1957	213.0	12.8	200.2	*	62.1	28.8	33.3
1955—Oct.	105.8	1.0	104.8	1,209	53.4	18.6	34.8
Nov.	89.2	0.8	88.4	1,179	45.6	17.5	28.1
Dec.	76.2	2.7	73.5	1,192	37.9	16.2	21.6
1956—Jan.	75.1	1.4	73.7	1,195	36.0	13.0	23.0
Feb.	78.4	1.4	77.0	1,127	30.5	13.1	17.4
Mar.	98.6	4.7	93.9	1,094	37.6	17.0	20.6
Apr.	111.4	1.5	109.9	1,157	46.3	19.9	26.4
May	113.7	2.9	110.8	1,146	46.3	19.7	26.6
June	107.4	2.8	104.6	1,091	44.9	18.5	26.4
July	101.1	2.1	99.0	1,070	42.8	17.6	25.2
Aug.	103.9	0.7	103.2	1,136	43.2	18.7	24.4
Sept.	93.9	3.2	90.7	1,008	39.2	15.2	24.0
Oct.	93.6	2.4	91.2	1,052	39.5	15.6	24.0
Nov.	77.4	0.4	77.0	1,027	30.0	12.2	17.8
Dec.	63.6	0.7	62.9	1,020	26.3	11.3	15.0
1957—Jan.	65.0	2.8	62.2	1,010	19.9	8.0	12.0
Feb.	65.0	2.5	62.5	910	19.5	9.6	9.9
Mar.	83.0	7.5	75.5	880	22.7	11.2	11.4

Table 42. F.H.A. and V.A. Applications and Commitments
(Units)

Period	Federal Housing Administration				Veterans' Administration			
	Total Applications	Commitments			Total Applications	Commitments		
		Total	New	Existing		Total	New	Existing
1951	415,826	359,967	229,095	130,872	390,059	386,555	160,861	225,694
1952	529,009	455,980	274,689	181,291	450,493	431,828	207,634	224,194
1953	507,562	442,775	276,793	165,982	474,676	467,255	244,016	223,239
1954	622,874	495,736	304,268	191,468	918,763	893,298	509,947	383,351
1955	628,033	597,660	306,733	290,927	1,013,671	990,499	597,604	392,895
1956	473,175	429,403	205,993	223,410	709,728	688,728	380,520	308,208
3 months ending								
Mar. 1956	130,306	106,412	50,616	55,796	179,812	170,274	94,391	75,883
Mar. 1957	105,551	**	**	**	90,654	90,654	58,602	32,052
1955—Oct.	41,260	45,290	22,574	22,716	71,241	71,323	43,225	28,098
Nov.	36,559	40,111	19,614	20,497	53,416	52,156	29,137	23,019
Dec.	29,919	32,730	15,124	17,606	43,457	42,521	23,956	18,565
1956—Jan.	35,452	29,394	13,760	15,634	48,222	45,717	26,779	18,938
Feb.	42,411	32,498	14,827	17,671	63,420	59,355	33,069	26,286
Mar.	52,443	44,520	22,029	22,491	68,170	65,202	34,543	30,659
Apr.	49,454	44,091	21,424	22,667	80,011	75,257	41,015	34,242
May	50,358	46,518	22,369	24,149	79,158	77,484	42,721	34,763
June	42,071	40,693	18,851	21,842	65,141	63,063	33,542	29,521
July	41,535	38,478	17,873	20,605	63,750	64,695	35,579	29,116
Aug.	41,981	39,387	18,251	21,136	66,202	66,142	36,458	29,684
Sept.	31,497	32,293	15,318	16,975	56,019	54,642	28,630	26,012
Oct.	35,337	37,050	19,239	17,811	51,421	49,536	27,793	21,743
Nov.	27,465	24,800	12,422	12,378	37,406	36,827	21,362	15,465
Dec.	23,171	19,681	9,630	10,051	30,808	30,808	19,029	11,779
1957—Jan.	29,067	23,584	11,383	12,201	29,644	29,644	18,924	10,720
Feb.	36,539	27,143	15,221	11,922	30,528	30,528	20,170	10,358
Mar.	39,945	**	**	**	30,482	30,482	19,508	10,974

(1) Seasonally adjusted. * Not applicable. ** Not available.

POPULATION AND INCOME

Table 43. Net Family Formation
(In Thousands)

Period	Marriages	Net Migration of Married Females	Deaths to Married Persons	Divorces	Net Family Formation ⁽¹⁾	Number of Families ⁽²⁾
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
1955	125.8	14.3	55.7	5.8	78.9	3,702.7
1956	130.6	20.4	57.2	5.8	88.0	3,790.7
1954—4th Quarter	35.4	3.9	14.4	**	23.4	3,623.8
1955—1st Quarter	19.4	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
4th Quarter	36.0	3.4	14.2	**	23.7	3,702.7
1956—1st Quarter	21.1	1.6	15.6	**	5.6	3,708.3
2nd Quarter	27.8	7.1	15.1	**	19.1	3,727.4
3rd Quarter	44.8	4.8	12.6	**	35.5	3,762.9
4th Quarter	36.9	6.9	13.9	**	27.8	3,790.7
1957—1st Quarter	24.1	5.2	16.1	**	11.7	3,802.4

(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. 39). Annual figures refer to the end of the year.

** Not available.

Table 44. Population, Births, Deaths and Immigration

Period	Births	Deaths	Immigration	Population (000)					
				Maritimes	Quebec	Ontario	Prairies	British Columbia	Canada ⁽¹⁾
1950	371,071	123,789	73,912	1,597	3,969	4,471	2,514	1,137	13,712
1951	380,101	125,454	194,391	1,618	4,056	4,598	2,547	1,165	14,009
1952	402,527	125,950	164,498	1,653	4,174	4,788	2,614	1,205	14,459
1953	416,825	127,381	168,868	1,680	4,269	4,941	2,682	1,248	14,845
1954	435,142	124,520	154,227	1,709	4,388	5,115	2,753	1,295	15,287
1955	441,681	128,154	109,946	1,736	4,517	5,266	2,808	1,342	15,698
1956	447,201	130,414	164,857	1,764	4,628	5,405	2,854	1,399	16,081
3 months ending									
Mar. 1956	108,923	35,300	18,963	**	**	**	**	**	15,972
Mar. 1957	114,877	36,482	62,460	**	**	**	**	**	16,420
1955—June	37,839	10,060	12,920	1,736	4,517	5,266	2,808	1,342	15,698
July	38,520	10,684	11,183	**	**	**	**	**	**
Aug.	36,926	9,972	9,649	**	**	**	**	**	**
Sept.	37,451	9,731	7,358	**	**	**	**	**	15,803
Oct.	36,331	10,571	9,989	**	**	**	**	**	**
Nov.	34,402	10,650	6,677	**	**	**	**	**	**
Dec.	34,696	11,192	6,673	**	**	**	**	**	15,893
1956—Jan.	40,141	11,957	3,823	**	**	**	**	**	**
Feb.	33,939	12,921	5,453	**	**	**	**	**	**
Mar.	34,843	10,422	9,687	**	**	**	**	**	15,972
Apr.	35,609	11,069	13,782	**	**	**	**	**	**
May	38,780	11,007	18,842	**	**	**	**	**	**
June	35,509	11,576	18,337	1,764	4,628	5,405	2,854	1,399	16,081
July	39,845	10,588	17,927	**	**	**	**	**	**
Aug.	38,335	9,298	10,910	**	**	**	**	**	**
Sept.	37,825	9,751	11,248	**	**	**	**	**	16,193
Oct.	42,781	11,490	17,993	**	**	**	**	**	**
Nov.	36,718	10,655	18,452	**	**	**	**	**	**
Dec.	32,876	9,680	18,403	**	**	**	**	**	16,308
1957—Jan.	43,746	13,474	14,826	**	**	**	**	**	**
Feb.	34,460	11,131	17,819	**	**	**	**	**	**
Mar.	36,671	11,877	29,815	**	**	**	**	**	16,420

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

** Not available.

POPULATION AND INCOME — *Concluded*Table 45. Movements of Families
(As Indicated by Family Allowance Statistics)

Period	Families Receiving Family Allowance ⁽¹⁾	Number of Accounts Transferred			Per Cent		
		Intra-Provincial	Inter-Provincial	Total	Intra-Provincial	Inter-Provincial	Total
1949	1,795,313	303,139	30,440	333,579	16.9	1.7	18.6
1950	1,867,598	365,507	31,557	397,064	19.6	1.7	21.3
1951	1,924,261	443,343	37,729	481,072	23.0	2.0	25.0
1952	1,984,538	460,237	39,649	499,886	23.2	2.0	25.2
1953	2,059,915	506,253	40,916	547,169	24.6	2.0	26.6
1954	2,136,157	515,250	41,693	556,943	24.1	2.0	26.1
1955	2,213,159	571,396	43,284	614,680	25.8	2.0	27.8
1956	2,279,099	591,431	48,349	639,780	26.0	2.1	28.1
1955—Sept.	2,232,475	56,269	4,207	60,476	2.5	0.2	2.7
Oct.	2,236,110	66,857	4,887	71,744	3.0	0.2	3.2
Nov.	2,240,637	53,392	4,825	58,217	2.4	0.2	2.6
Dec.	2,247,567	42,737	3,492	46,229	1.9	0.2	2.1
1956—Jan.	2,251,946	32,961	3,244	36,205	1.5	0.1	1.6
Feb.	2,258,694	37,829	2,999	40,828	1.7	0.1	1.8
Mar.	2,263,618	42,568	2,780	45,348	1.9	0.1	2.0
Apr.	2,267,504	46,675	2,781	49,456	2.1	0.1	2.2
May	2,273,316	61,934	3,564	65,498	2.7	0.2	2.9
June	2,279,099	46,824	4,494	51,318	2.1	0.2	2.3
July	2,285,046	49,752	3,723	53,475	2.1	0.2	2.3
Aug.	2,291,438	52,358	4,583	56,941	2.3	0.2	2.5
Sept.	2,296,709	49,107	5,260	54,367	2.2	0.2	2.4
Oct.	2,299,228	73,772	5,423	79,195	3.2	0.2	3.4
Nov.	2,304,141	54,716	4,838	59,554	2.4	0.2	2.6
Dec.	2,310,187	42,935	4,660	47,595	1.9	0.2	2.1
1957—Jan.	2,314,503	38,280	3,332	41,612	1.7	0.1	1.8
Feb.	2,321,578	34,664	3,319	37,983	1.5	0.1	1.6
Mar.	2,326,891	32,484	2,626	35,110	1.4	0.1	1.5
Apr.	2,331,254	45,304	2,902	48,206	2.0	0.1	2.1

(1) Yearly data relate to month of June.

Table 46. 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 ⁽¹⁾	Total	Non-farm ⁽²⁾	Farm	Total	Per Capita ⁽³⁾	Total	Non-farm ⁽⁴⁾	Farm Inventory Change
Actual										
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	1,099	1,525	1,288	237
1953	24,473	22,821	18,132	16,475	1,657	16,700	1,125	1,588	1,538	50
1954	24,336	23,189	18,209	17,058	1,151	16,772	1,097	891	1,006	-115
1955	26,916	25,512	19,701	18,319	1,382	18,210	1,160	1,071	860	211
1956	29,866	28,258	21,706	20,118	1,588	19,986	1,243	1,430	1,261	169
1955—1st Quarter	5,739	5,756	4,282	4,320	-38	3,922	252	60	287	-227
2nd Quarter	6,540	6,342	4,744	4,529	215	4,367	278	53	62	-9
3rd Quarter	7,738	6,675	5,728	4,678	1,050	5,357	339	1,188	423	765
4th Quarter	6,899	6,739	4,947	4,792	155	4,564	288	-230	88	-318
1956—1st Quarter	6,381	6,383	4,647	4,653	-6	4,247	266	45	274	-229
2nd Quarter	7,131	7,020	5,084	4,967	117	4,625	288	8	203	-195
3rd Quarter	8,654	7,387	6,443	5,196	1,247	6,017	372	1,499	573	926
4th Quarter	7,700	7,468	5,532	5,302	230	5,097	313	-122	211	-333
Seasonally Adjusted at Annual Rates										
1955—1st Quarter	25,732	24,420	19,076	17,852	1,224	17,604	1,129	1,116	**	**
2nd Quarter	26,624	25,176	19,640	18,124	1,516	18,240	1,162	1,220	**	**
3rd Quarter	27,396	25,984	19,872	18,512	1,360	18,332	1,160	1,000	**	**
4th Quarter	27,912	26,468	20,216	18,788	1,428	18,664	1,174	948	**	**
1956—1st Quarter	28,676	27,100	20,900	19,340	1,560	19,284	1,207	1,348	**	**
2nd Quarter	29,548	27,964	21,468	19,860	1,608	19,760	1,229	1,476	**	**
3rd Quarter	30,256	28,688	21,984	20,496	1,488	20,208	1,248	1,400	**	**
4th Quarter	30,984	29,280	22,472	20,776	1,696	20,692	1,269	1,496	**	**

(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) Annual figures based on mid-year population estimates.

(4) Total personal savings minus farm inventory change.

** Not available.

BUILDING MATERIALS AND LABOUR

Table 47. Production of Selected Building Materials

Product	Unit of Measurement	1954	1955	1956	1956			
					1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Sawn Lumber	Millions Ft. B.M.	7,205.9	7,881.3	7,791.5	1,937.3	1,974.0	2,353.0	1,527.2
Wood Fibre Building Board	Millions Sq. Ft. $\frac{1}{2}$ " B.	294.7	338.7	384.9	95.3	94.7	96.5	98.4
Gypsum Wallboard	Millions Sq. Ft.	262.7	312.2	302.6	60.7	78.3	86.4	77.2
Gypsum Lath	Millions Sq. Ft.	328.1	405.1	368.8	101.1	104.3	88.3	75.1
Gypsum Plaster	Thousands Tons	261.6	295.1	293.7	62.9	75.3	89.7	65.8
Cement	Millions Bbls.	22.6	25.2	29.6	5.9	7.9	8.2	7.6
Concrete Blocks ⁽¹⁾	Millions Blocks	98.1	105.2	109.8	19.5	30.5	33.1	26.7
Cement Pipe and Tile ⁽¹⁾	Thousands Tons	328.7	433.4	551.9	110.1	133.2	149.4	159.2
Asphalt Shingles	Thousands Squares	2,961.3	3,237.6	2,955.6	634.1	870.8	967.2	483.5
Asphalt Floor Tiles	Millions Sq. Ft.	16.4	17.3	21.1	5.3	4.8	4.3	6.7
Building Brick	Millions Bricks	468.3	484.7	541.9	114.2	139.3	151.7	136.7
Vitrified Sewer Pipe	Thousands Feet	5,615.0	6,626.4	7,488.9	1,691.0	1,846.1	2,286.0	1,665.8
Paints and Varnishes ⁽²⁾	Millions Dollars	101.9	115.4	121.2	27.0	37.7	30.9	25.6
Galvanized Sheets	Thousands Tons	104.5	160.6	212.8	53.6	57.0	61.4	40.8
Steel Pipe and Fittings	Thousands Tons	231.3	328.1	466.2	89.6	114.4	136.5	125.7
Wire Nails and Spikes	Thousands Tons	79.0	88.9	92.5	24.9	26.2	21.9	19.5

(1) Production of firms which normally account for 85% of the total.

(2) Factory sales of firms which normally account for 96% of the total.

Table 48. The Labour Force and Persons With and Without Jobs⁽¹⁾
(In Thousands)

Period	All Persons Aged 14 Years and Over	Total Labour Force	Persons With Jobs				Persons Without Jobs and Seeking Work	Not in Labour Force
			Total	In Agriculture	In Non-agricultural Industries			
					Total	Construction		
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
1955	10,522	5,615	5,458	881	4,577	399	157	4,907
1956	10,699	5,764	5,647	804	4,843	467	117	4,935
1955—Nov. 19	10,602	5,581	5,419	728	4,691	403	162	5,021
Dec. 10	10,610	5,588	5,388	713	4,675	373	200	5,022
1956—Jan. 21	10,626	5,517	5,231	688	4,543	320	286	5,109
Feb. 18	10,635	5,524	5,216	678	4,538	310	308	5,111
Mar. 24	10,646	5,536	5,241	679	4,562	324	295	5,110
Apr. 21	10,663	5,583	5,326	764	4,562	357	257	5,080
May 19	10,680	5,664	5,499	817	4,682	419	165	5,016
June 23	10,699	5,764	5,647	804	4,843	467	117	4,935
July 21	10,714	5,891	5,789	897	4,892	481	102	4,823
Aug. 18	10,733	5,926	5,823	946	4,877	480	103	4,807
Sept. 22	10,752	5,773	5,676	841	4,835	463	97	4,979
Oct. 20	10,771	5,772	5,674	794	4,880	461	98	4,999
Nov. 17	10,791	5,765	5,630	693	4,937	438	135	5,026
Dec. 15	10,815	5,741	5,555	680	4,875	390	186	5,074
1957—Jan. 19	10,842	5,696	5,393	671	4,722	351	303	5,146
Feb. 16	10,861	5,685	5,362	654	4,708	341	323	5,176
Mar. 16	10,884	5,716	5,373	671	4,702	342	343	5,168
Apr. 20	10,926	5,748	5,442	706	4,736	382	306	5,178

(1) Yearly data relate to month of June.

BUILDING MATERIALS AND LABOUR — *Continued*

Table 49. Immigration of Construction Workers

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Other Construction Workers	Total Construction Workers
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
1955	1,364	1,667	610	114	342	776	142	5,015	199	5,214
1956	2,567	2,821	1,206	217	752	1,565	290	9,418	378	9,796
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	214	29	1,298	56	1,354
4th Quarter	134	210	70	15	36	97	15	577	27	604
1956—1st Quarter	256	326	110	20	66	120	23	921	33	954
2nd Quarter	979	1,092	457	94	283	542	107	3,554	155	3,709
3rd Quarter	762	709	326	48	163	375	68	2,451	91	2,542
4th Quarter	570	694	313	55	240	528	92	2,492	99	2,591
1957—1st Quarter	627	919	442	96	377	859	174	3,494	180	3,674

Table 50. Applicants For Work Registered With National Employment Service, and Unfilled Vacancies

As at Date of Reporting Closest to End of Month ⁽¹⁾	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
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
1955	357,900	33,400	36,687	1,238	44,713	978	81,400	2,216
1956	311,300	49,800	31,353	1,977	40,114	2,209	71,467	4,186
Average for 4 months ending								
Apr. 1956	491,825	40,100	61,080	1,112	74,817	1,093	135,897	2,205
Apr. 1957	553,325	34,775	72,900	1,086	87,516	882	160,416	1,968
1956—Jan.	504,500	31,200	66,676	639	80,368	675	147,044	1,314
Feb.	526,800	34,900	70,049	746	83,774	506	153,823	1,252
Mar.	533,000	38,700	66,603	1,282	81,496	772	148,099	2,054
Apr.	403,000	55,600	40,992	1,782	53,629	2,420	94,621	4,202
May	229,300	66,800	16,877	2,360	22,871	3,462	39,748	5,822
June	189,500	62,300	9,020	2,863	16,436	3,653	25,456	6,516
July	174,700	57,800	6,395	2,820	11,996	2,813	18,391	5,633
Aug.	162,100	61,400	5,594	3,020	10,112	3,766	15,706	6,786
Sept.	157,200	62,600	6,117	3,318	9,361	4,790	15,478	8,108
Oct.	173,700	49,200	9,253	2,466	13,320	2,267	22,573	4,733
Nov.	246,000	44,100	22,658	1,512	29,156	752	51,814	2,264
Dec.	436,200	33,300	56,010	910	68,844	642	124,854	1,552
1957—Jan.	560,200	30,500	78,725	701	93,766	361	172,491	1,062
Feb.	588,100	26,900	81,695	755	97,531	285	179,226	1,040
Mar.	590,700	34,500	76,304	1,162	92,786	803	169,090	1,965
Apr.	474,300	47,200	54,876	1,727	65,982	2,077	120,858	3,804

(1) Annual data are monthly averages.

BUILDING MATERIALS AND LABOUR — Concluded

Table 51. Employment⁽¹⁾ in the Construction Industry

Period	Persons Employed				Average Number of Hours Worked Per Week		Total Hours Worked Per Week (000)	
	Buildings and Structures		Highways, Bridges and Streets	All Construction	Buildings and Structures	All Construction	Buildings and Structures	All Construction
	Building	Engineering Work						
1949	93,756		42,426	136,182	40.1	39.7	3,764	5,406
1950	98,573		42,219	140,792	39.6	39.9	3,910	5,618
1951	111,799		42,504	154,303	39.5	40.3	4,416	6,242
1952	123,891		46,092	169,983	40.9	41.6	5,067	7,082
1953	127,455		43,543	170,998	40.7	41.6	5,187	7,142
1954	86,421	21,247	45,888	153,556	39.8	40.3	4,315	6,205
1955	89,105	18,985	49,471	157,561	39.5	39.9	4,291	6,326
1956	108,856	20,724	54,265	183,845	41.0	41.1	5,364	7,626
1955—Nov.	107,416	22,079	58,942	188,437	40.9	41.4	5,301	7,810
Dec.	100,470	19,058	53,635	173,163	40.1	40.1	4,799	6,948
1956—Jan.	86,340	13,974	40,486	140,800	33.8	35.2	3,388	4,955
Feb.	89,136	15,069	37,337	141,542	40.3	40.2	4,197	5,689
Mar.	86,639	15,392	37,366	139,397	40.7	40.9	4,155	5,697
Apr.	87,816	15,936	37,054	140,806	39.1	39.6	4,059	5,575
May	98,168	18,294	45,092	161,554	40.6	40.5	4,733	6,546
June	109,472	21,568	56,553	187,593	40.8	40.6	5,350	7,620
July	117,734	23,711	70,468	211,913	41.6	41.3	5,887	8,756
Aug.	126,212	26,556	70,103	222,871	43.1	43.0	6,583	9,594
Sept.	128,155	27,012	68,695	223,862	43.4	43.4	6,736	9,721
Oct.	126,496	24,981	66,765	218,242	44.1	44.1	6,678	9,630
Nov.	128,486	24,281	63,666	216,433	43.0	43.2	6,575	9,359
Dec.	121,616	21,916	57,590	201,122	42.0	41.6	6,028	8,375
1957—Jan.	99,756	17,784	43,666	161,206	33.1	34.4	3,892	5,539
Feb.	97,618	17,280	40,069	154,967	41.7	41.2	4,790	6,391
Mar.	96,690	17,305	42,460	156,455	42.5	41.6	4,848	6,512

Table 52. Earnings⁽¹⁾ in the Construction Industry and Total Labour Income

Period	Average Hourly Earnings		Average Weekly Earnings		Average Weekly Payrolls		Total Labour Income \$ Millions
	Buildings and Structures ¢	All Construction ¢	Buildings and Structures \$	All Construction \$	Buildings and Structures \$000	All Construction \$000	
1949	107.9	101.2	43.27	40.18	4,057	5,472	7,761
1950	113.3	105.6	44.87	42.13	4,423	5,932	8,311
1951	127.1	117.6	50.20	47.39	5,612	7,385	9,716
1952	142.8	131.4	58.41	54.66	7,236	9,329	10,868
1953	156.8	143.7	63.82	59.78	8,134	10,275	11,715
1954	160.6	148.3	63.92	59.76	6,811	9,173	11,994
1955	162.5	150.9	64.19	60.21	6,977	9,536	12,810
1956	176.5	163.9	72.37	67.36	9,496	12,528	14,284
1955—Nov.	164.8	152.2	67.40	63.01	8,735	11,887	1,128
Dec.	167.2	154.7	67.05	62.03	8,025	10,749	1,117
1956—Jan.	170.1	157.1	57.49	55.30	5,764	7,787	1,077
Feb.	172.3	161.9	69.44	65.08	7,230	9,208	1,090
Mar.	174.1	162.9	70.86	66.63	7,234	9,279	1,094
Apr.	175.9	164.9	68.78	65.30	7,140	9,191	1,126
May	175.4	164.1	71.21	66.46	8,302	10,743	1,169
June	176.7	164.2	72.09	66.67	9,451	12,510	1,215
July	176.8	161.3	73.55	66.62	10,410	14,120	1,223
Aug.	176.3	162.7	75.99	69.96	11,610	15,608	1,236
Sept.	178.4	165.0	77.43	71.61	12,019	16,041	1,268
Oct.	179.9	166.4	79.34	73.38	12,015	16,025	1,273
Nov.	180.2	167.4	77.49	72.32	11,846	15,664	1,265
Dec.	181.4	169.0	76.19	70.30	10,934	14,155	1,248
1957—Jan.	182.8	170.1	60.51	58.51	7,116	9,425	1,197
Feb.	186.3	175.7	77.69	72.39	8,922	11,230	1,205
Mar.	185.4	174.8	78.80	72.72	8,989	11,386	1,205

(1) Reported by employers with 15 or more employees. Data relate to the last pay period of the preceding month except for Total Labour Income which is income for the indicated month.

BUILDING COSTS

Table 53. 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
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	108.8	114.8	115.9	121.9	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
1955	127.1	117.6	138.8	122.3	106.1	128.4	115.0	132.2	131.9	124.3	123.4
1956	130.4	117.9	144.9	126.3	110.8	136.3	120.9	140.6	139.5	128.5	128.0
Average for 4 months ending											
Apr. 1956	130.1	117.8	141.2	126.5	108.4	135.3	119.0	145.6	137.4	127.7	126.7
Apr. 1957	129.8	120.8	148.3	124.9	112.8	134.5	124.8	125.7	145.8	128.8	130.1
1956—Jan.	129.3	117.8	138.7	126.9	107.8	137.1	118.8	143.3	136.7	127.1	126.3
Feb.	129.3	117.8	138.7	126.0	107.8	137.1	119.1	143.3	136.7	127.1	126.5
Mar.	130.2	117.8	143.6	126.0	107.8	133.5	119.1	147.7	138.0	127.9	127.0
Apr.	131.4	117.8	143.6	126.9	110.1	133.3	119.1	147.9	138.0	128.8	127.1
May	131.8	117.6	146.6	126.9	110.1	133.3	119.1	147.8	138.0	129.1	127.2
June	131.4	117.6	146.6	126.2	110.6	139.0	119.1	147.4	138.0	129.0	127.5
July	131.5	118.0	146.6	126.2	112.5	139.0	119.9	137.5	138.0	129.0	127.2
Aug.	130.8	118.0	146.6	126.2	112.5	139.0	122.0	137.5	139.7	129.0	129.4
Sept.	130.0	118.0	146.6	126.2	112.5	139.0	122.9	137.2	142.3	128.7	129.2
Oct.	129.9	118.0	147.2	126.2	112.5	137.3	123.7	136.8	142.3	128.8	129.8
Nov.	130.0	118.0	147.2	126.2	112.5	134.0	124.2	130.3	143.4	128.7	129.5
Dec.	129.6	118.4	147.2	125.7	112.5	134.0	123.7	130.0	143.4	128.4	129.7
1957—Jan.	129.9	120.3	147.2	125.6	112.5	134.0	123.7	129.8	143.4	128.6	130.0
Feb.	129.5	121.1	149.5	124.9	112.5	134.0	125.2	126.3	146.8	128.7	130.1
Mar.	129.9	121.1	148.2	124.6	112.5	135.8	125.2	123.4	146.8	128.9	130.1
Apr.	129.8	120.7	148.1	124.6	113.5	134.1	125.2	123.4	146.3	128.8	130.1

Table 54. Indexes of Average Hourly Wage Rates of Construction Workers
(1949 = 100)

Period ⁽¹⁾	Bricklayers	Carpenters	Electricians	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	Total	Total (incl. holiday pay allowances)	General Average All Industries
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	138.9	140.8	137.0	133.7	141.9	138.2	142.5	140.0	141.1	137.9
1955	133.6	144.2	145.9	142.9	138.0	146.0	144.2	148.1	145.4	144.6	141.7
1956	137.8	147.5	150.4	145.9	142.7	149.8	150.6	155.3	150.7	152.4	**
Average for 4 months ending											
Apr. 1956	133.8	144.1	145.9	142.7	138.8	146.4	144.2	149.2	145.9	147.5	**
Apr. 1957	139.1	149.1	152.8	146.9	143.9	151.0	152.4	157.6	152.6	154.3	**
1956 ⁽²⁾ Jan.	133.7	144.0	145.7	142.2	138.0	146.3	143.8	149.1	145.7	147.3	**
Feb.	133.7	144.0	145.8	142.2	139.0	146.3	143.8	149.1	145.8	147.4	**
Mar.	133.7	144.0	146.0	142.9	139.0	146.3	143.8	149.1	145.9	147.5	**
Apr.	133.9	144.2	146.0	143.3	139.1	146.5	145.2	149.5	146.2	147.8	**
May	134.1	145.0	147.0	143.7	139.9	147.6	145.4	150.1	146.8	148.5	**
June	134.1	145.0	147.0	143.7	139.9	147.6	145.4	150.1	146.8	148.5	**
July	134.6	145.2	149.5	144.0	140.5	147.8	146.0	150.5	147.3	148.9	**
Aug.	136.6	146.5	149.7	144.3	142.1	148.5	147.9	152.5	148.8	150.5	**
Sept.	137.0	146.7	150.0	145.0	142.2	149.0	149.1	153.6	149.5	151.1	**
Oct.	137.8	147.5	150.4	145.9	142.7	149.8	150.6	155.3	150.7	152.4	**
Nov.	137.5	147.1	150.3	145.7	142.4	150.0	149.9	154.7	150.2	151.9	**
Dec.	138.2	148.2	150.5	146.0	142.7	150.3	150.5	156.2	151.4	153.0	**
1957—Jan.	138.3	148.4	151.0	146.0	143.0	150.5	151.6	156.5	151.6	153.3	**
Feb.	138.3	148.4	152.2	146.0	143.8	150.5	151.6	156.5	151.7	153.4	**
Mar.	138.8	148.5	153.3	146.2	144.2	150.5	151.7	156.6	151.9	153.6	**
Apr.	141.1	151.1	154.6	149.4	144.7	152.6	154.6	160.6	155.0	156.7	**

(1) Annual data relate to the month of October in each year.

(2) Revised.

** Not available.

BUILDING COSTS — Continued**Table 55. 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 ⁽¹⁾	Residential Building Materials and Wage Rates	Non-residential Building Materials and Wage Rates	Wholesale Prices of all Commodities
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	128.9	128.9	111.3
1954	121.7	121.8	141.1	129.0	128.6	109.4
1955	124.3	123.4	146.6	132.7	131.5	110.4
1956	128.5	128.0	152.4	137.5	136.5	113.8
Average for 4 months ending Apr. 1956	127.7	126.7	147.5	135.2	134.0	112.5
Apr. 1957	128.8	130.1	154.3	138.4	138.6	115.3
1956—Jan.	127.1	126.3	147.3	134.7	133.7	112.0
Feb.	127.1	126.5	147.4	134.7	133.8	112.1
Mar.	127.9	127.0	147.5	135.3	134.2	112.6
Apr.	128.8	127.1	147.8	135.9	134.3	113.3
May	129.1	127.2	148.5	136.4	134.7	113.7
June	129.0	127.5	148.5	136.3	134.9	114.2
July	129.0	127.2	148.9	136.5	134.8	114.3
Aug.	129.0	129.4	150.5	137.1	136.8	114.5
Sept.	128.7	129.2	151.1	137.1	136.9	114.7
Oct.	128.8	129.8	152.4	137.7	137.7	114.5
Nov.	128.7	129.5	151.9	137.4	137.3	114.3
Dec.	128.4	129.7	153.0	137.6	137.9	115.0
1957—Jan.	128.6	130.0	153.3	137.9	138.2	115.7
Feb.	128.7	130.1	153.4	138.0	138.3	115.2
Mar.	128.9	130.1	153.6	138.2	138.3	115.2
Apr.	128.8	130.1	156.7	139.3	139.4	115.2

(1) Annual data relate to the month of October in each year. See Table 54.

Table 56. 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
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	125.4	121.2	123.6	115.5
1954	129.8	122.2	126.5	116.2
1955	133.3	124.4	129.4	116.4
1956	135.6	128.4	132.5	118.1
Average for 4 months ending Apr. 1956	134.7	127.5	131.6	116.6
Apr. 1957	137.1	129.6	133.9	120.6
1956—Jan.	134.5	127.1	131.3	116.8
Feb.	134.6	127.4	131.5	116.4
Mar.	134.7	127.5	131.6	116.4
Apr.	134.9	128.0	131.9	116.6
May	135.2	128.1	132.1	116.6
June	135.7	128.4	132.6	117.8
July	135.9	128.5	132.7	118.5
Aug.	136.1	128.8	133.0	119.1
Sept.	136.2	129.0	133.1	119.0
Oct.	136.4	129.1	133.3	119.8
Nov.	136.6	129.1	133.4	120.3
Dec.	136.7	129.2	133.5	120.4
1957—Jan.	136.8	129.3	133.6	120.3
Feb.	137.0	129.5	133.8	120.5
Mar.	137.2	129.7	134.0	120.5
Apr.	137.2	129.8	134.0	120.9

Table 57. 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)	
1950	17	37	26	10	10	7.1
1951	14	35	33	8	10	7.3
1952	17	38	25	9	11	7.0
1953	19	45	22	8	6	6.3
1954	23	43	19	8	7	6.3
1955	21	43	21	8	7	6.3
1956	20	43	22	8	7	6.4
Average for 4 months ending Apr. 1956	8	53	28	5	6	6.7
Apr. 1957	8	49	29	6	9	7.1
1956—Jan.	12	56	20	3	9	6.6
Feb.	8	58	26	3	5	6.3
Mar.	5	54	33	5	3	6.6
Apr.	6	44	33	10	7	7.4
May	12	33	37	11	7	7.3
June	18	20	39	16	7	7.7
July	30	25	27	11	7	6.5
Aug.	40	30	10	14	6	5.8
Sept.	37	41	8	8	6	5.3
Oct.	26	52	6	6	10	6.0
Nov.	24	52	12	4	8	5.7
Dec.	23	52	14	2	9	5.9
1957—Jan.	14	47	24	3	12	7.0
Feb.	9	48	31	3	9	6.8
Mar.	6	54	28	5	7	6.9
Apr.	4	46	36	11	8	7.7

BUILDING COSTS — Concluded

Table 58. Estimated Costs of Single-Family Dwellings Financed Under the National Housing Acts

Period	Average Estimated Costs ⁽¹⁾				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Sq. Ft. \$
	Land ⁽²⁾ \$	Construction \$	Other ⁽³⁾ \$	Total \$		
			Single 1-Storey			
1947	523	5,796	103	6,422	839	6.91
1948	570	6,685	124	7,379	877	7.62
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	253	12,301	1,080	9.61
1955	1,788	10,564	245	12,597	1,077	9.81
1956	2,007	11,383	312	13,702	1,106	10.22
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
4th Quarter	1,860	10,601	239	12,700	1,072	9.89
1956—1st Quarter	1,955	11,016	243	13,214	1,102	10.00
2nd Quarter	1,966	11,132	254	13,352	1,098	10.15
3rd Quarter	2,079	11,870	239	14,188	1,118	10.38
4th Quarter	2,085	11,787	242	14,114	1,129	10.44
1957—1st Quarter	2,165	12,309	223	14,697	1,142	10.50
			All Single-family Dwellings			
1951	1,048	9,568	332	10,948	1,091	8.46
1952	1,182	9,734	388	11,304	1,067	8.88
1953	1,197	10,084	457	11,738	1,092	9.05
1954	1,687	10,472	256	12,415	1,102	9.43
1955	1,819	10,777	251	12,847	1,102	9.74
1956	2,041	11,667	252	13,960	1,138	10.17
1955—1st Quarter	1,828	10,588	248	12,664	1,108	9.56
2nd Quarter	1,797	10,821	248	12,866	1,106	9.72
3rd Quarter	1,800	10,795	261	12,856	1,102	9.78
4th Quarter	1,885	10,787	243	12,915	1,095	9.84
1956—1st Quarter	1,974	11,303	247	13,524	1,134	9.97
2nd Quarter	2,004	11,415	259	13,678	1,133	10.08
3rd Quarter	2,090	12,045	250	14,385	1,170	10.30
4th Quarter	2,131	12,082	240	14,453	1,161	10.38
1957—1st Quarter	2,173	12,506	232	14,911	1,174	10.43

(1) Estimated by loan applicants.

(2) Land cost data reflect the prices paid for lots. These prices vary with changing proportions of fully serviced, partially serviced and unserved lots. In the case of serviced lots, prices also vary with changes in the method of financing as between municipal financing, where part of the cost is covered by local improvement charges, and full financing by builders or developers.

(3) From April 1, 1954, onwards the cost of oil burners is included in "Construction Costs". This change means that construction costs per square foot are not directly comparable between periods before and after 1954. The mortgage insurance fee is excluded.

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 7. With the exception of the seasonally adjusted series in Tables 1 and 2 and the breakdown by type of initiation in Table 7, 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 1. On the basis of the 1956 Census, an additional 36 urban municipalities are now included in the category of centres of 5,000 population and over in 1957. To maintain comparability of data, the reclassification of urban areas has been ignored.

TABLE 7. 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 9. Data obtained from DBS. The major urban areas include the urban and rural fringes of major urban centres. In *New Residential Construction*, DBS, the major urban centres are shown in Table 3, while the fringe areas are shown in Appendix A.

TABLE 10. Data on building permits for the years 1951 to 1956 were obtained from the General Assignments Division, DBS, and for 1957, from monthly issues of *Building Permits*, DBS.

Data on contract awards were obtained from monthly issues of the *Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

TABLE 11. Data obtained from issues of *National Accounts Income and Expenditure*, Research and Development Division, DBS.

TABLE 12. Data on residential construction were prepared by the Economic Research Department, CMHC.

Data for non-residential construction for 1950 were obtained from *Private and Public Investment in Canada, 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Data for later years were obtained from subsequent issues of *Private and Public Investment in Canada*.

TABLES 14 to 16, 30 and 31. Data compiled by the Economic Research Department, CMHC from monthly reports submitted by lending institutions participating in a survey conducted by CMHC. In 1956, these institutions advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all lending institutions excluding chartered banks.

Conventional loan estimates in Tables 15 and 16 are obtained by deducting joint and insured loans from total loans.

TABLE 25. Data compiled from information obtained from the Research and Statistics Division, Department of Veterans' Affairs, the Canadian Farm Loan Board and the Supervisor, the Farm Improvement Loans Act, Department of Finance.

TABLES 28 and 35. Information on mortgage loans registered was obtained, where possible, from published data and from the legal offices. Where complete data were not available, estimates were made by the Economic Research Department, CMHC.

TABLES 29, 32 and 33. Data were obtained from the *Statistical Summary* of the Bank of Canada and from bond averages compiled by McLeod, Young, Weir and Co. Ltd.

TABLE 34. The assets of the six Canadian loan companies, for which data are shown represent 63 per cent of the assets of all loan companies with mortgage loans outstanding in Canada in 1956.

Data for 1955 were obtained from the reports of the Registrar of Loan and Trust Corporations for the Province of Ontario. Preliminary data for 1956 were obtained from the annual statements of the companies concerned by courtesy of the Registrar.

The assets of the nine trust companies, for which data are shown, represent 63 per cent of the total assets in company and guaranteed funds of all trust companies with mortgage loans outstanding in Canada in 1956.

The assets, for which data are presented in the table, comprise all the assets in the company and guaranteed funds of the companies, whether Canadian or foreign.

TABLES 36 to 38. Data on starts of dwellings in new structures by region, and type of dwelling, were obtained from *New Residential Construction*, December 1956, DBS.

Rental dwellings were estimated as the sum of multiple dwellings including one-half of the duplexes and semi-detached double dwellings, and the number of publicly-started single dwellings built for rent.

The Statistical Department of CMHC provided data on operations under the Armed Service Married Quarters Program conducted by CMHC and Defence Construction Ltd., and Federal-provincial projects under the National Housing Acts. The number of dwellings built for employees of Federal Government departments was estimated by the Economic Research Department of CMHC. Data on all aspects of operations under the National Housing Acts were provided by the Statistical Department of CMHC. The total starts financed by each type of lending institution under the Acts were distributed according to the net number of units approved for loans.

Owners of dwellings completed in September 1956 were asked to state their methods of financing construction in a survey conducted by DBS. On the basis of this survey, estimates were made of owner, conventional and individual methods of financing starts. Credit Unions' starts were based on estimated approvals in dollars and divided by the average loan amount per unit as gathered from a Quebec survey.

TABLES 39 and 40. Data on direct housing expenditures include government expenditures on veterans' rental houses, armed service married quarters, housing for employees of Federal Government departments, and housing expenditures under Federal-provincial projects. Data on direct loan expenditures by the Federal Government include the government's share of expenditures under the Canadian Farm Loan Act, the Veterans' Land Act, and CMHC loans under the National Housing Acts.

Data on disbursements by CMHC on account of joint loans and additional one-sixth loans were obtained from the records of the Accounting Division, CMHC. Disbursements by lending institutions on joint loans were estimated from these records.

Disbursements by lending institutions on account of insured loans were estimated on the basis of net loans approved during the year and data from CMHC records.

Disbursements by chartered banks are made under the provisions of the Farm Improvement Loans Act. Estimates of these operations were made on the basis of data obtained by courtesy of the Supervisor of the Farm Improvement Loans Act, Department of Finance.

Owners' equity and miscellaneous credits were assumed to equal the difference between loan disbursements and the estimated total costs of buildings concerned including land and supplementary costs.

The residual, comprising expenditures on housing which was fully owner-financed or financed with the assistance of individual and miscellaneous loans, was distributed among these components in accordance with proportions derived from data compiled by the Economic Research Department, CMHC, on the basis of information obtained from interviews with home-owners.

Total expenditures are from the same source as that given for Table 12, *Canadian Housing Statistics*, First Quarter, 1957, with the estimates for new residential construction expenditures adjusted to exclude major improvements and alterations, and to include land and supplementary house-building costs.

TABLES 41 and 42. Data obtained from monthly issues of *Housing Statistics*, published by Housing and Home Finance Agency, Washington, D.C., U.S.A.

TABLE 43. 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 were 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.

TABLE 44. Data on immigration obtained from Immigration Branch, Department of Citizenship and Immigration. Data on population, births and deaths obtained from DBS.

TABLE 45. Data obtained through courtesy of Treasury Office, Department of National Health and Welfare.

TABLE 46. Data obtained from issues of *National Accounts, Income and Expenditure*, Research and Development Division, DBS.

TABLES 47 and 48. Data obtained from DBS.

TABLE 49. Data compiled from information supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 50. Compiled by DBS based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLES 51 to 53. Data obtained from DBS. Tables 51 and 52 relate to wage earners.

TABLE 54. Data obtained from the Department of Labour.

Annual indexes for the individual trades were obtained from the Economics and Research Branch, for the years 1950-1953. These annual data refer to the month of October and do not represent twelve-month averages.

The monthly indexes were computed on the basis of data on monthly wage rate schedules in 29 cities supplied by the Industrial Relations Branch.

TABLE 55. 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 56. Data 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 57. Data obtained from DBS.