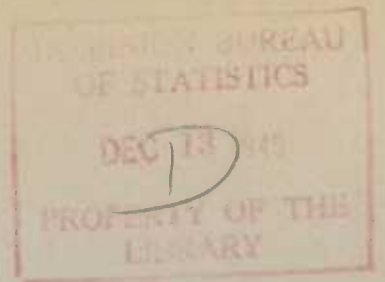


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*Government of Canada*

**HOUSING BULLETIN NO. 21**



**DOMINION BUREAU OF STATISTICS  
DEPARTMENT OF TRADE AND COMMERCE**

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**HOUSING BULLETIN NO. 21**

**CONSTRUCTION OF DWELLING UNITS IN CANADA  
FROM JANUARY 1 TO SEPTEMBER 30, 1949**

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Minister of Trade and Commerce

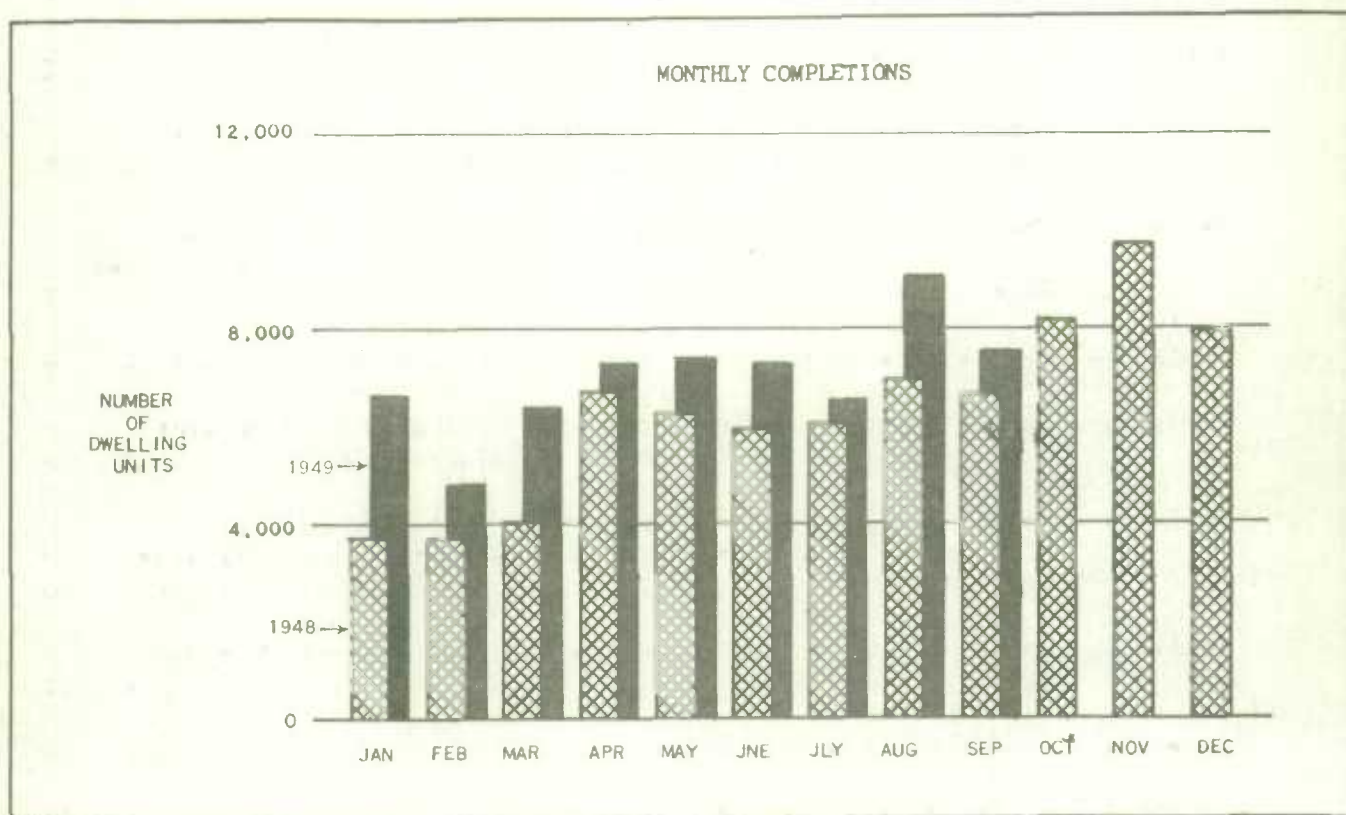
Prepared in the Special Surveys Division,  
Dominion Bureau of Statistics, Ottawa

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### HOUSING BULLETIN NO. 21

Completions during the first nine months of 1949 totalled 62,998 dwelling units. In the same period last year 50,238 dwelling units were completed. September's completed dwelling units were estimated at 7,563 - higher than the 6,667 completed dwelling units of last September.

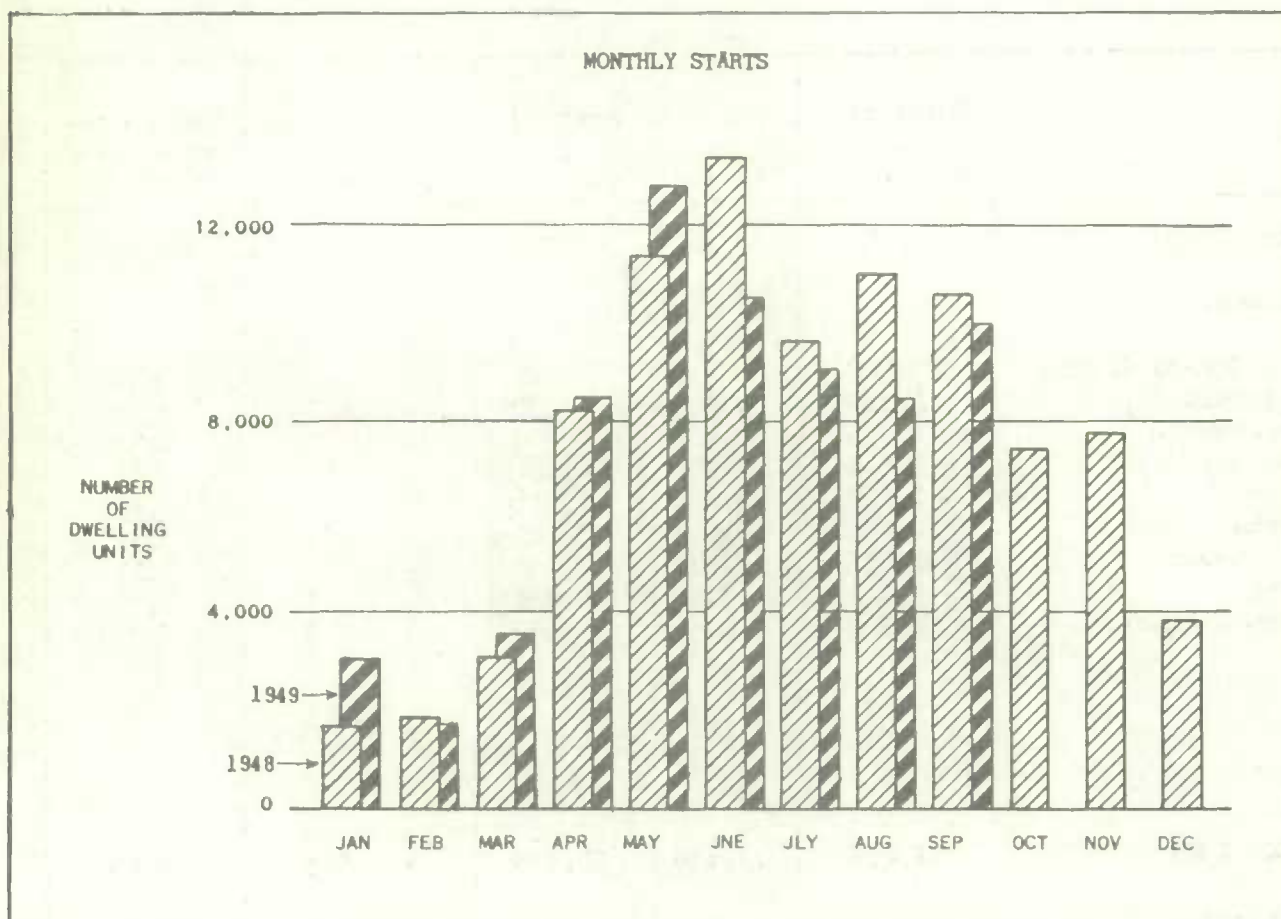


During the first nine months of this year construction was begun on an estimated 67,862 dwelling units. Starts for the same period last year resulted in a higher figure of 71,116 dwelling units. This September's starts are estimated at 10,035 dwelling units, a comparable figure to last year's 10,651 dwelling units. At the end of this September, the number of dwelling units under construction was estimated at 61,115, very little change from last year's estimate for unfinished dwellings of 63,656 at the same time.

An average of 5.9 months was required to build a Canadian house completed in September of this year. This compares with last year's

figure of 5.4 months. There are still a few houses under construction which were started in 1947. In the Prairie Provinces, September completions were built in an average 4.8 months, a record time for the region.

The percentage of dwelling units built for rental purposes shows no change between this September and September last year - both being approximately 28%.



These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. 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.

In some of the tables, there appears a column headed "adjustments." These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.



Table 1.- Construction of dwelling units in Canada  
and the provinces

	Under construction January 1	Jan. 1 to Sept. 30		Adjustments	Under construction Sept. 30
		Started	Completed		
Canada 1949	56,456	67,862	62,998	- 205	61,115
Provinces:					
Prince Edward Island	203	316	209	-	310
Nova Scotia	2,748	1,909	2,230	- 1	2,426
New Brunswick	1,069	1,706	1,252	- 1	1,522
Quebec	13,848	18,301	16,536	- 90	15,523
Ontario	21,112	25,234	22,596	- 80	23,670
Manitoba	2,632	3,743	3,229	- 29	3,117
Saskatchewan	1,853	2,585	2,454	- 7	1,977
Alberta	5,262	6,312	6,834	- 5	4,735
British Columbia	7,729	7,756	7,658	+ 8	7,835
Canada 1948	42,215	71,116	50,238	+ 563	63,656
Provinces:					
Prince Edward Island	209	214	143	- 1	279
Nova Scotia	2,161	2,686	1,443	+ 27	3,431
New Brunswick	736	2,037	1,148	- 13	1,612
Quebec	9,076	19,204	13,805	- 21	14,454
Ontario	17,243	22,957	17,888	+ 117	22,429
Manitoba	2,315	4,447	3,020	- 5	3,737
Saskatchewan	1,469	2,627	1,761	+ 60	2,395
Alberta	2,310	7,318	3,160	+ 267	6,735
British Columbia	6,696	9,626	7,870	+ 132	8,584

Table 2.- Construction of dwelling units in rural and urban areas by region

	1949			1948		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Canada	67,862	62,998	61,115	71,116	50,238	63,656
urban	49,911	49,731	46,014	53,612	38,604	49,991
5000 or more	43,460	43,086	39,451	43,951	32,115	41,297
under 5000	6,451	6,645	6,563	9,661	6,489	8,694
rural	17,951	13,267	15,101	17,504	11,634	13,665
non-farm	13,778	9,541	12,275	13,343	9,156	10,504
farm	4,173	3,726	2,826	4,161	2,478	3,161
Maritime Provinces	3,931	3,691	4,258	4,937	2,734	5,322
urban	2,130	2,286	2,200	2,686	1,640	2,872
5000 or more	1,470	2,053	1,392	2,064	1,162	2,325
under 5000	660	233	808	622	478	547
rural	1,801	1,405	2,058	2,251	1,094	2,450
non-farm	1,260	1,017	1,431	1,740	820	1,934
farm	541	388	627	511	274	516
Quebec	18,301	16,536	15,523	19,204	13,305	14,454
urban	15,705	14,510	13,053	15,084	10,647	12,332
5000 or more	14,788	13,550	11,778	12,771	8,609	10,439
under 5000	917	960	1,275	2,313	2,038	1,893
rural	2,596	2,026	2,470	4,120	3,158	2,122
non-farm	2,122	1,666	2,110	3,504	2,526	1,912
farm	474	360	360	616	632	210
Ontario	25,234	22,596	23,670	22,957	17,888	22,429
urban	16,232	16,721	15,821	16,156	12,572	16,459
5000 or more	14,325	14,890	14,030	14,170	10,511	14,503
under 5000	1,907	1,831	1,791	1,986	2,061	1,956
rural	9,002	5,875	7,849	6,801	5,316	5,970
non-farm	7,738	4,915	6,637	5,432	4,399	4,858
farm	1,264	960	1,212	1,369	917	1,112
Prairie Provinces	12,640	12,517	9,829	14,392	7,941	12,867
urban	9,780	9,772	8,341	11,162	6,559	10,580
5000 or more	7,705	6,894	6,654	7,501	5,273	7,149
under 5000	2,075	2,878	1,687	3,661	1,286	3,431
rural	2,860	2,745	1,488	3,230	1,382	2,287
non-farm	986	765	881	1,603	727	1,002
farm	1,874	1,980	607	1,627	655	1,285
British Columbia	7,756	7,658	7,835	9,626	7,870	8,584
urban	6,064	6,442	6,599	8,524	7,186	7,748
5000 or more	5,172	5,699	5,597	7,445	6,560	6,881
under 5000	892	743	1,002	1,079	626	867
rural	1,692	1,216	1,236	1,102	684	836
non-farm	1,672	1,178	1,216	1,064	684	798
farm	20	38	20	38	-	38

Table 3.- Monthly starts by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	53	251	610	179	582
February	1,894	12	590	397	140	755
March	3,109	40	1,355	796	134	784
April	8,274	487	2,800	2,845	591	1,551
May	11,407	999	3,019	3,762	2,555	1,072
June	13,409	982	3,613	3,740	3,564	1,510
July	9,684	731	2,227	3,773	1,825	1,128
August	11,013	947	2,270	3,361	3,090	1,345
September	10,651	686	3,079	3,673	2,314	899
October	7,437	280	2,075	2,759	1,511	812
November	7,795	287	2,282	2,974	1,636	616
December	3,846	208	1,421	1,286	352	579
1949 January	3,066	37	624	1,248	478	679
February	1,745	43	535	781	127	259
March	3,585	128	1,386	1,255	185	631
April	8,466	304	2,416	3,066	1,790	890
May	12,809	817	3,525	4,941	2,539	987
June	10,528	613	3,042	3,497	2,391	985
July	9,086	609	2,705	3,155	1,629	988
August	8,542	678	2,003	2,988	1,880	993
September	10,035	702	2,065	4,303	1,621	1,344



Table 4.- Monthly completions by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	164	564	1,534	610	864
February	3,778	174	798	1,451	676	679
March	4,055	158	1,525	1,113	613	646
April	6,729	277	1,978	2,708	918	848
May	6,284	300	1,267	2,803	1,225	689
June	5,946	432	1,556	2,175	966	817
July	6,073	313	2,067	2,026	620	1,047
August	6,970	495	2,062	2,404	777	1,232
September	6,667	421	1,988	1,674	1,536	1,048
October	8,164	731	2,068	2,923	1,402	1,040
November	9,701	625	2,179	3,124	2,916	857
December	7,994	719	2,119	2,456	1,736	964
1949 January	6,643	325	1,591	2,449	932	1,346
February	4,807	358	1,159	1,831	717	692
March	6,388	477	1,866	2,066	1,248	731
April	7,251	413	2,174	2,329	1,851	484
May	7,374	201	1,990	2,880	1,386	917
June	7,275	539	1,988	2,454	1,559	735
July	6,588	414	2,077	2,352	1,011	804
August	9,109	566	2,154	3,614	1,772	1,003
September	7,563	398	1,607	2,571	2,041	946

Table 5.- Dwelling units completed during September, 1949 by time under construction for Canada and the provinces

	total	MONTHS				1 year or more
		1-3	4-6	7-9	10-12	
CANADA	7,563	2,252	3,248	631	765	667
Provinces:						
Prince Edward Island	3	-	2	-	-	1
Nova Scotia	178	92	42	-	6	38
New Brunswick	217	59	86	43	28	1
Quebec	1,607	231	1,061	195	75	45
Ontario	2,571	597	1,140	242	280	312
Manitoba	320	136	137	-	46	1
Saskatchewan	502	182	178	3	103	36
Alberta	1,219	705	327	15	166	6
British Columbia	946	250	275	133	61	227

Table 6.- Dwelling units completed during September 1949 by time under construction, as a percentage of total completions for Canada and regions +

	total	MONTHS				1 year or more
		1-3	4-6	7-9	10-12	
CANADA	100	30	43	8	10	9
Regions:						
Maritime Provinces	100	38	33	11	8	10
Quebec	100	14	66	12	5	3
Ontario	100	23	44	10	11	12
Prairie Provinces	100	50	32	1	15	2
British Columbia	100	27	29	14	6	24

+ Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions by month by average time under construction

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	6.5	5.5	6.8	6.3	7.5
1948 January	7.7	6.0	6.8	8.7	6.7	8.1
February	6.8	7.5	4.5	7.1	7.2	8.2
March	7.1	9.5	6.0	7.4	7.6	8.0
April	7.2	6.8	6.6	7.2	7.9	8.0
May	7.2	6.1	7.1	6.7	8.1	8.1
June	6.8	7.6	6.2	7.1	7.5	6.6
July	6.1	6.4	4.5	7.4	6.9	7.0
August	6.2	5.5	4.6	6.8	6.3	7.7
September	5.4	5.4	4.2	7.0	4.9	6.3
October	6.1	6.1	5.1	6.6	5.1	7.7
November	6.0	6.7	6.1	5.7	5.5	7.8
December	6.4	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	7.6	7.7	6.4	6.2	7.6
February	7.3	8.6	6.6	8.0	6.4	6.6
March	7.9	9.9	6.9	8.2	7.4	8.7
April	7.9	9.4	7.6	8.0	7.5	8.3
May	8.0	8.5	7.0	8.5	7.3	9.7
June	7.4	7.9	6.4	8.2	6.6	8.5
July	7.3	9.9	6.0	7.8	6.9	8.7
August	6.9	6.5	5.8	8.4	5.1	7.6
September	5.9	5.9	5.4	6.4	4.8	8.0

Table 8.- Completion during the first nine months of 1949 by type of dwelling  
for Canada and the provinces

	Total	one-family detached	two-family detached	row or terrace	apartment or flat	Other
CANADA	62,998	48,754	5,330	365	8,202	347
Provinces:						
Prince Edward Island	209	203	6	-	-	-
Nova Scotia	2,230	2,199	8	-	23	-
New Brunswick	1,252	1,063	4	8	174	3
Quebec	16,536	5,927	4,730	357	5,365	157
Ontario	22,596	20,752	418	-	1,402	24
Manitoba	3,229	2,787	74	-	368	-
Saskatchewan	2,454	2,081	6	-	364	3
Alberta	6,834	6,495	38	-	141	160
British Columbia	7,658	7,247	46	-	365	-

Table 9.- Rental units completed during the first nine months of 1949 under the  
management of Central Mortgage and Housing Corporation

	Total	one-family detached	two-family detached	row or terrace	apartment or flat	Other
CANADA	6,655	6,118	198	8	331	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	431	431	-	-	-	-
New Brunswick	420	242	-	8	170	-
Quebec	350	150	198	-	2	-
Ontario	2,828	2,674	-	-	154	-
Manitoba	851	851	-	-	-	-
Saskatchewan	538	538	-	-	-	-
Alberta	574	574	-	-	-	-
British Columbia	634	629	-	-	5	-

Table 10.- Construction of dwelling units in urban centres of 5000 or more

	1949			1948		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Prince Edward Island:						
Charlottetown	29	47	35	74	66	67
Summerside	39	22	27	14	7	16
Nova Scotia:						
Amherst	20	49	19	55	6	58
Halifax	390	675	245	602	313	569
New Glasgow	15	65	35	64	13	83
Springhill	21	15	21	29	5	33
Stellarton	7	75	6	70	6	73
Sydney	203	245	331	182	189	525
Truro	37	94	20	107	90	84
Yarmouth	38	55	36	44	11	51
New Brunswick:						
Campbellton	9	40	3	63	95	59
Edmundston	34	35	15	53	36	35
Fredericton	52	238	45	260	107	265
Moncton	293	142	284	212	126	183
Saint John	283	256	270	235	92	224
Quebec:						
Asbestos	38	75	17	130	69	70
Chicoutimi	86	73	35	76	43	48
Drummondville	119	122	48	96	104	37
Granby	82	58	49	92	121	56
Grand'Mere	74	56	59	139	85	77
Hull	81	117	94	111	121	97
Joliette	103	104	89	110	90	84
Jonquiere	68	73	26	92	64	64
Kenogami	13	22	4	24	7	21
Lachute	11	14	3	72	38	23
La Tuque	43	58	25	39	14	40
Magog	65	23	50	29	27	12
Montreal	11,313	10,695	9,302	9,191	5,892	7,755
Quebec	1,029	786	801	550	748	622
Rimouski	13	49	13	118	71	80
Riviere du Loup	5	14	4	27	36	9
Rouyn	-	-	36	-	-	36
St. Hyacinthe	101	75	77	108	65	90
St. Jean	158	137	130	84	43	69
St. Jerome	115	60	88	101	60	70
St. Joseph d'Alma	86	61	48	97	53	54
St. Joseph de Grantham	19	20	3	98	49	58



	1949			1948		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
Quebec: (concl'd)						
Shawinigan Falls	55	100	24	155	87	116
Sherbrooke	358	228	249	394	271	253
Sorel	7	14	9	8	13	6
Thetford Mines	69	46	41	41	13	32
Trois Rivières	490	346	350	567	210	446
Valleyfield	106	61	52	72	43	55
Victoriaville	81	63	52	150	172	59
Ontario:						
Barrie	106	88	95	113	70	93
Belleville	117	195	263	295	131	280
Brampton	34	22	40	21	45	23
Brantford	413	327	316	267	230	265
Brockville	54	75	26	19	27	20
Chatham	128	154	152	146	127	162
Cobourg	17	91	21	61	35	55
Collingwood	37	41	35	28	89	21
Cornwall	86	104	56	125	96	93
Dundas	12	37	3	21	17	15
Fort Erie	21	56	17	61	20	59
Fort Frances	44	39	37	32	27	27
Fort William	337	251	295	246	127	243
Galt	108	78	127	87	158	101
Guelph	105	171	113	133	160	136
Hamilton	1,217	1,415	979	1,042	935	1,024
Hawkesbury	5	13	4	19	9	15
Ingersoll	28	22	26	24	26	27
Kenora	-	-	28	21	38	32
Kingston	93	151	90	143	149	147
Kitchener	430	694	475	508	347	588
Leamington	20	28	30	47	53	33
Lindsay	36	32	31	40	82	32
London	1,006	874	967	735	581	691
Midland	19	17	15	24	74	20
Niagara Falls	227	297	220	258	209	227
North Bay	90	103	68	114	57	100
Orillia	39	75	33	92	46	85
Oshawa	144	161	124	179	179	155
Ottawa	546	771	564	919	852	1,034
Owen Sound	51	69	44	117	117	88
Parry Sound	8	2	6	11	6	8
Pembroke	62	120	44	57	31	49
Peterborough	307	302	312	298	158	302
Port Arthur	284	223	219	249	128	218
Port Colborne	22	25	19	15	15	22
Port Hope	29	48	32	29	85	18
Preston	21	25	20	21	37	26

	1949			1948		
	Jan. 1 to Sept. 30		Under construction Sept. 30	Jan. 1 to Sept. 30		Under construction Sept. 30
	Started	Completed		Started	Completed	
<b>Ontario: (concl'd)</b>						
Renfrew	21	66	15	29	12	27
St. Catharines	315	383	293	433	309	411
St. Thomas	44	111	53	128	46	115
Sarnia	277	398	357	483	254	444
Sault Ste. Marie	451	180	407	279	230	237
Simcoe	37	63	22	52	50	42
Smith's Falls	19	22	18	33	8	34
Stratford	90	120	93	84	51	85
Sudbury	191	155	149	143	116	89
Thorold	30	98	25	92	37	90
Timmins	10	12	34	29	121	14
Toronto	5,314	4,809	5,414	4,600	2,883	5,179
Trenton	18	61	29	140	135	115
Welland	115	160	123	191	119	163
Whitby	43	23	41	21	43	23
Windsor	968	888	941	728	443	820
Woodstock	79	145	70	88	81	81
<b>Manitoba:</b>						
Brandon	119	192	46	168	87	144
Portage la Prairie	25	3	25	4	27	3
Winnipeg	2,584	2,303	2,341	2,466	2,041	2,520
<b>Saskatchewan:</b>						
Moose Jaw	54	111	75	134	111	132
North Battleford	28	60	27	57	53	69
Prince Albert	79	109	73	148	64	145
Regina	577	317	486	249	338	240
Saskatoon	398	195	348	473	499	394
Swift Current	54	92	64	92	76	74
Wayburn	19	54	18	70	9	68
Yorkton	71	104	71	121	65	115
<b>Alberta:</b>						
Calgary	1,228	1,480	897	1,317	805	1,215
Edmonton	2,133	1,424	1,867	1,768	765	1,580
Lethbridge	249	281	225	242	162	253
Medicine Hat	87	169	91	192	171	197
<b>British Columbia:</b>						
Kamloops	63	62	38	33	62	22
Kelowna	89	105	71	140	151	91
Nanaimo	262	213	226	145	158	164
Nelson	15	12	17	21	17	20
Prince George	9	2	7	22	133	2
Prince Rupert	4	-	9	1	6	5
Trail	109	248	109	86	76	110
Vancouver	3,817	4,290	4,158	5,897	4,969	5,300
Vernon	21	50	20	166	73	139
Victoria	783	717	942	934	915	1,028

### Appendix 1 : Definitions

- (a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.
- (b) Type of dwelling
- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
  - (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
  - (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
  - (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
  - (v) others: any type of dwelling which does not fall into one of the above classifications.
- (c) For the purpose of this survey, a dwelling unit is defined as a structurally separate set of living quarters having its own entrance from outside of the building, or from a common passage inside. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.
- (d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

### Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.



### Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

### Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region  
(October, 1947 = 100)

Month	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
August	99.8	99.5	100.1	99.6	99.7	100.1
September	99.9	99.7	100.1	99.8	99.7	100.0
October	100.0	100.0	100.0	100.0	100.0	100.0
November	100.1	100.6	100.0	100.3	99.9	100.2
December	100.2	100.6	100.1	100.3	99.8	100.2
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
February	100.3	100.8	100.1	100.4	99.9	100.5
March	100.6	101.0	100.5	100.7	100.0	101.2
April	100.6	101.1	100.5	100.7	100.0	101.2
May	100.8	101.4	100.8	100.8	100.1	101.9
June	100.9	101.5	100.8	100.9	100.1	102.0
July	100.9	101.7	100.8	100.8	100.1	102.1
August	100.9	101.8	100.8	100.8	100.2	102.3
September	100.9	101.8	100.8	100.8	100.2	101.6
October	100.9	102.1	100.9	101.1	100.2	100.8
November	101.1	102.2	101.0	101.3	100.8	100.9
December	101.5	102.5	101.4	101.7	101.0	101.5
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7
July	103.1	104.0	102.8	103.6	103.1	102.9
August	103.3	104.4	102.9	103.8	103.4	103.1
September	103.7	104.5	103.3	104.5	103.6	103.2
October	104.1	104.7	103.6	105.0	103.9	103.2
November	104.2	104.8	103.6	105.3	104.2	103.2







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