

This profile provides a high level snapshot of current housing conditions in Central McDougall. For more information about Realizing Housing Potential and additional neighbourhood information, please contact the project team.

## Central McDougall Socio-Economic Snapshot

### Neighbourhood Population (2011)

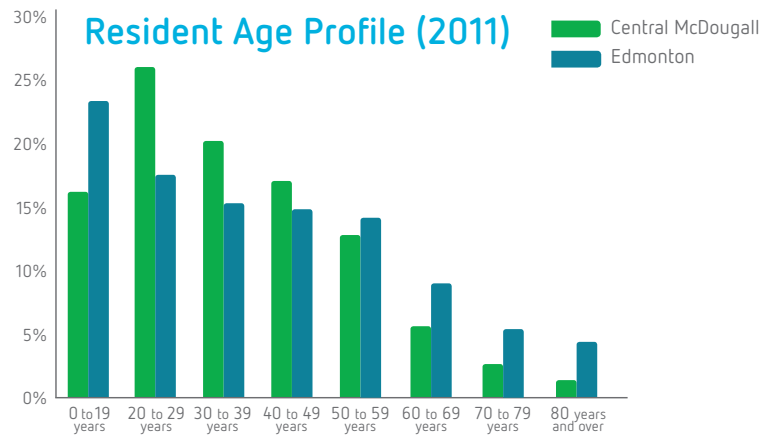
- Population: 4,900

### Income Statistics (2011)

- Median Household Income: \$32,295
- Median Individual Income: \$22,373

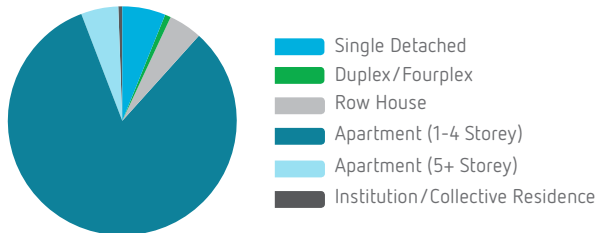
### Length of Residence (2014)

- 22% have lived at current address for less than one year (City average: 16%)
- 15% have lived at current address for more than five years (City average: 48%)

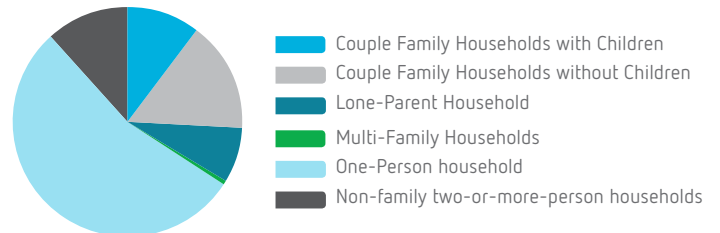


## Housing Characteristics

### Central McDougall Dwelling Type Breakdown (2014)



### Central McDougall Households by Family Type (2011)



### Renters and Owners (2011)

Central McDougall

90%

Rented

10%

Owner-Occupied

Mature Neighbourhoods\*

35%

Rented

65%

Owner-Occupied

### Dwellings in Need of Major Repair (2011)

Central McDougall

16%

need major repair

Mature Neighbourhoods\*

10%

need major repair

Note: The need for and degree of repair required is self-reported by Statistics Canada census respondents.

# Housing Affordability: Households Spending more than 30% of their income on Housing (2011)

Central McDougall

Mature Neighbourhoods\*

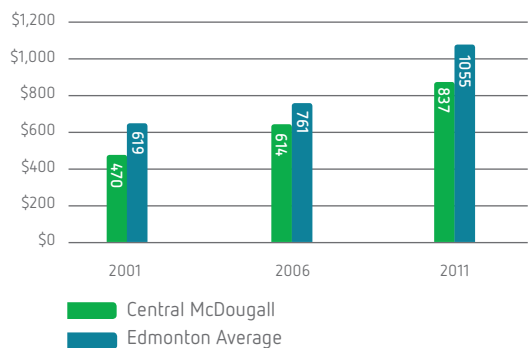
**48%** of renter households  
**30%** of owner households

**41%** of renter households  
**17%** of owner households

A commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income.

## Rental Market Statistics

### Average Monthly Rent (2001-2011)



### Rental Vacancy Rate - 2 Bedroom Apartment (October 2013)

CMHC Zone 2

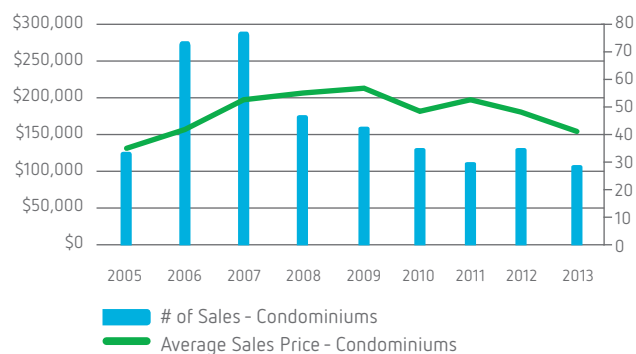
Edmonton Average

**1.7%** vs **1.2%**

Note: CMHC Zone #2 includes Queen Mary Park, Central McDougall, Prince Rupert and Spruce Avenue.

## Central McDougall Housing Market Activity

### Sales Activity: Condominiums (2005-2013)



### Building Permit Activity: New Units and Demolitions (2008-2013)

Single Family Dwellings

Multi Family Dwellings

**2** Units Built

**155** Units Built

**21** Units Demolished

**33** Units Demolished

**-19** Net Unit Change

**+122** Net Unit Change

## Neighbourhood Housing Inventory (2011)

77 Spaces



Emergency and Transitional Housing

14 Units



Supported and Permanent Supportive Housing

199 Units



Affordable Housing

2207 Units



Rental Dwellings

280 Units



Ownership Dwellings

Note: This number can include some non-market affordable housing and supported housing.

CONTACT THE REALIZING HOUSING POTENTIAL PROJECT TEAM

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