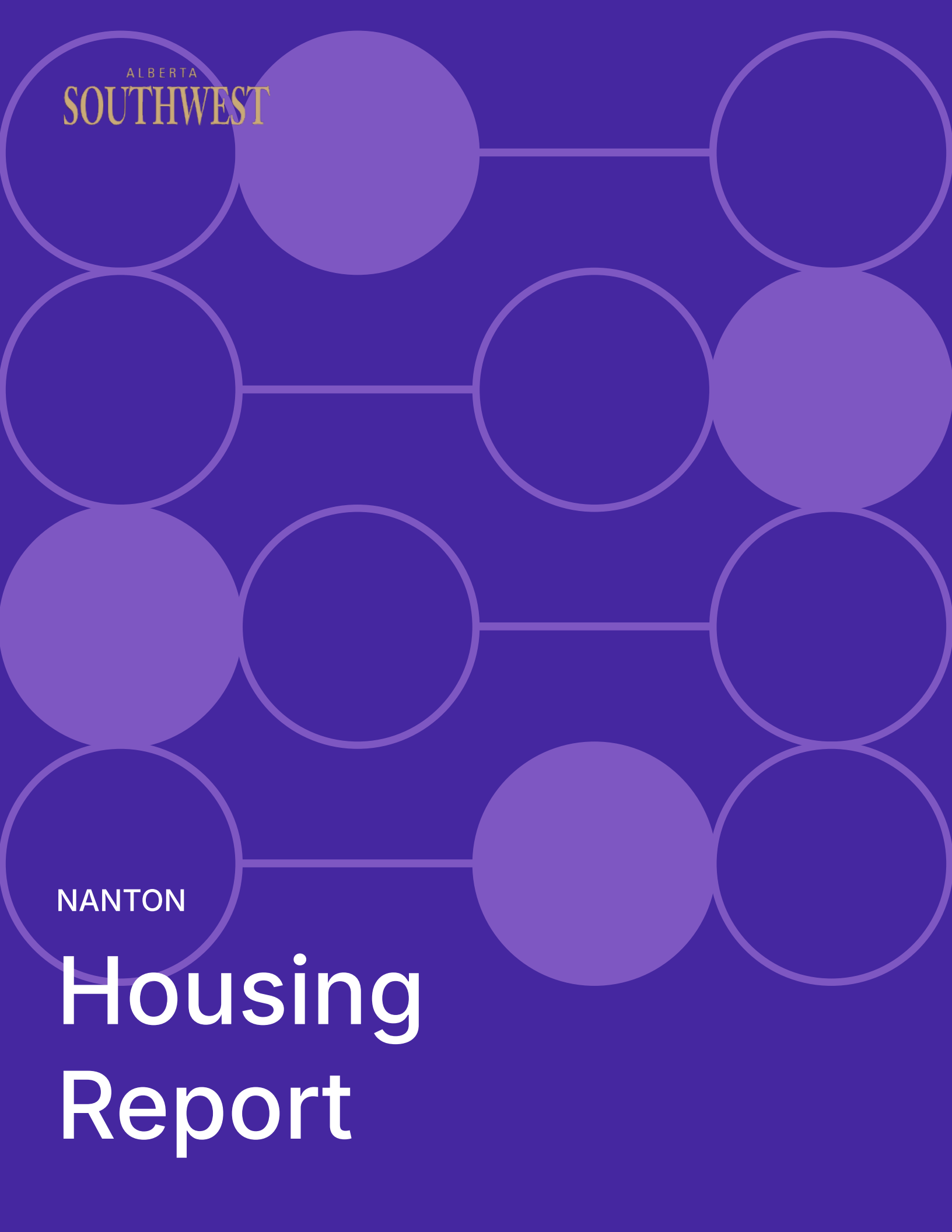


The background is a solid purple color. It features a decorative pattern of circles and horizontal lines. There are four rows of circles. The first and third rows have three circles each, while the second and fourth rows have two circles each. Horizontal lines connect the circles in each row. Some circles are filled with a lighter shade of purple, while others are empty outlines.

ALBERTA
SOUTHWEST

NANTON

Housing Report

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Executive Summary

Nanton's housing profile in 2021 was shaped by stability in the basic fit and condition of homes, alongside a more mixed picture on affordability. The town had a gradually expanding stock of occupied private dwellings, continuing a steady rise seen across recent census periods. Ownership remained the dominant tenure, with owner households far outnumbering renters, and the housing mix was still led by single-detached, non-condominium homes. The stock also leaned toward larger dwellings, with three-bedroom homes, four-or-more-bedroom homes, and units with higher room counts forming the core of the market. This was not a place marked by crowding or widespread mismatch between households and dwelling size. Suitable housing was the norm, households with more than one person per room were absent in the census data, and most homes required only regular maintenance or minor repairs.

Affordability was the clearest point of strain, but it did not fall evenly across every measure. Most households still spent less than 30% of income on shelter, and most were outside core housing need, yet a meaningful minority faced housing pressure. In the quality indicators, acceptable housing remained the largest category, while affordability alone accounted for the largest share of less favorable conditions. Tenure patterns were mixed. Renters had a higher core housing need rate than owners, pointing to greater housing stress within the rental segment, even though the share spending 30% or more on shelter fell sharply over five years. Owners moved in the opposite direction on that threshold, with the share rising and ending slightly above renters in 2021. Shelter costs were also closely aligned across tenures, though renter median costs were marginally higher and renter costs rose faster over the five-year period. Subsidized housing among tenants, present in 2016, was not recorded in 2021.

The result is a housing picture that is broadly stable in form and function, but less settled on cost pressure. Nanton appears to have ample living space, a largely family-oriented housing stock, and relatively limited repair or suitability problems. At the same time, affordability remains the main area where pressure shows up, especially for renters in core housing need and for the minority of households spending a high share of income on shelter. That leaves Nanton with a housing profile that is more constrained by cost than by space, crowding, or physical condition.

Households Spending 30%+ on Shelter

In Nanton, owner households made up the largest group spending 30% or more on shelter costs at 23.0% in 2021, up 27.1% from 2016, while renters fell to 21.1% from 40.0%.

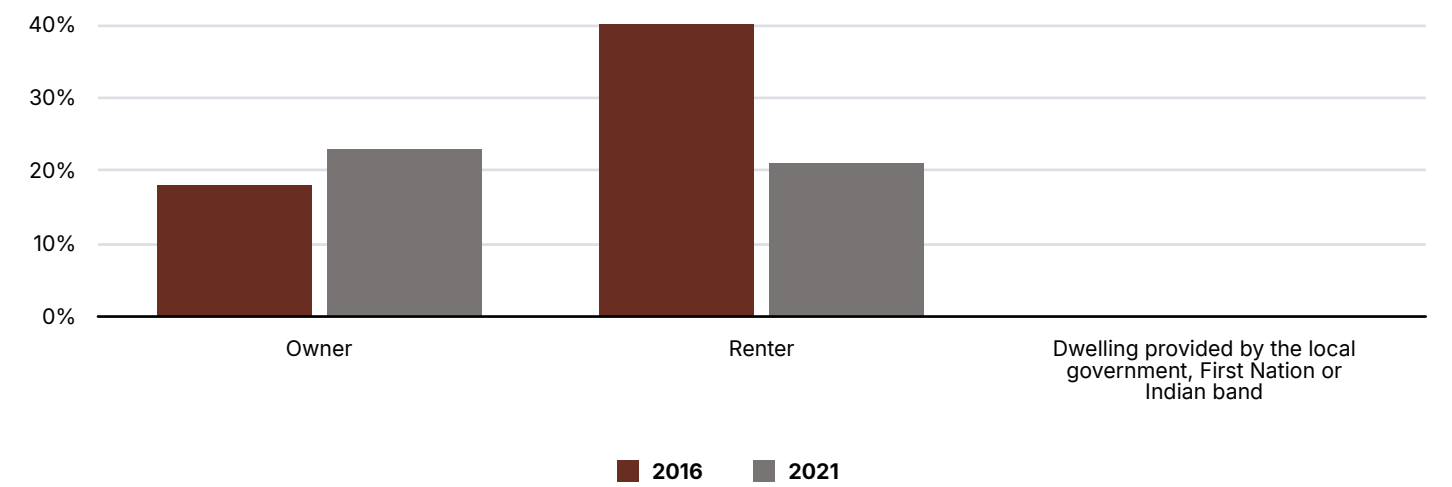


Figure 1.1: Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Nanton, 2016-2021)¹

In Nanton, the share of households spending 30% or more of income on shelter was similar for owners and renters in 2021. The measure applies to owner and tenant households in non-farm, non-reserve private dwellings. Among owners, 23.0% were in this range, up 27.1% over five years. Among renters, 21.1% were in this range, down 47.3% over the same period. Households living in dwellings provided by the local government, First Nation or Indian band were recorded at 0%. The pattern shows moderate shelter-cost pressure for both tenure groups, with owners slightly above renters. The five-year changes point to opposite recent directions, but the dataset does not explain why.



In Nanton, housing affordability pressure varies by tenure. In 2021, 23.0% of owner households and 21.1% of renter households spent 30% or more of income on shelter, within non-farm, non-reserve private dwellings. The owner share rose 27.1% over five years, while the renter share fell 47.3%. Among nearby areas, one dissemination area showed 33.3% of renters above the threshold, while another had 27.1% of owners and a third 23.3% of owners. This points to uneven shelter-cost burden across the town, with some pockets facing sharper pressure than others.

Figure 1.2: Distribution of Largest Group: Housing Tenure - Owner (Nanton)¹

Housing Suitability

In Nanton, suitable households increased to 945 in 2021, up 3.3% from 915 in 2016. Not suitable households remained at 10, showing little change over the five-year period.

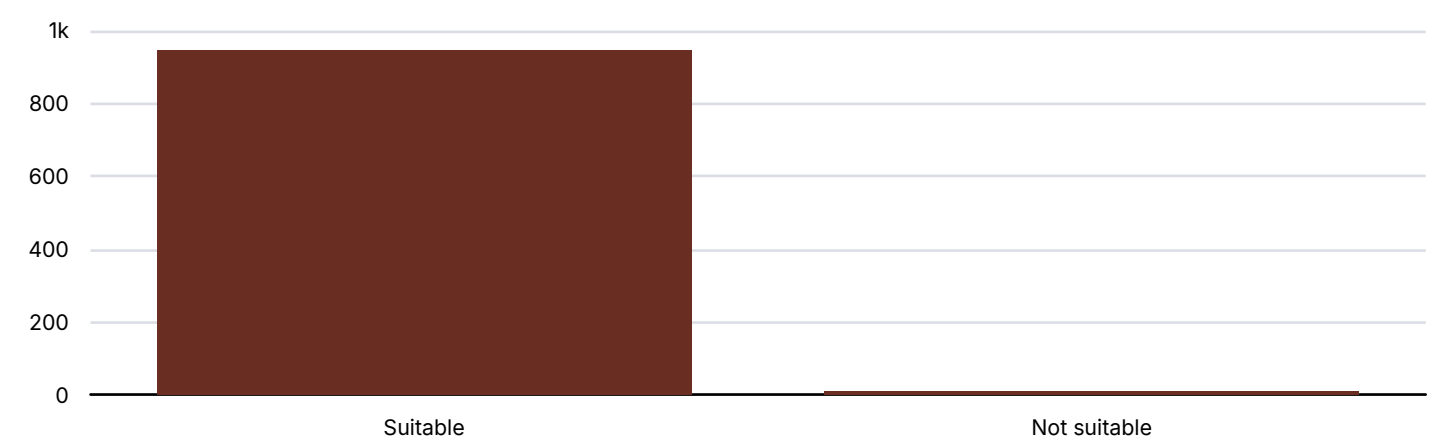


Figure 2.1: Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Nanton, 2021)¹

In Nanton, most private households were in housing that matched their household size in 2021. The census recorded 945 suitable households, while 10 were not suitable. That means suitability was the clear norm, and the unsuitable share was very small. Compared with five years earlier, suitable households were up 3.3%, pointing to a modest increase over time. Within the available data, the pattern is simple: housing suitability was high and remained broadly stable.

In 2021, Nanton's housing suitability profile was strongly concentrated in the suitable category: 945 private households were classified as suitable, compared with 10 not suitable. The local pattern was echoed in each dissemination area, where suitable households ranged from 165 to 400 and not suitable households were zero or near zero. The data points to a largely balanced match between homes and household size.



Figure 2.2: Distribution of Largest Group: Housing Suitability - Suitable (Nanton)¹

Occupied Private Dwellings

Nanton had 953 occupied private dwellings in 2021, up 3.4% from 2016. The count increased from 905 in 2011 to 922 in 2016, then rose by 31 more units over the next five years.

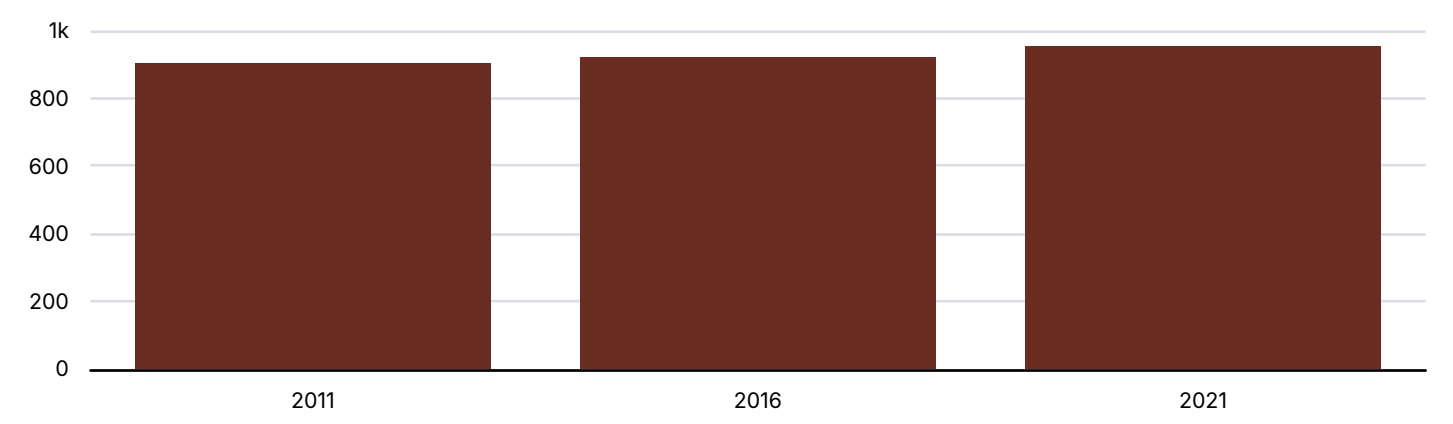


Figure 3.1: Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Nanton, 2011-2021)¹

Nanton had 953 occupied private dwellings in 2021, up from 922 in 2016 and 905 in 2011. The count has risen in each census period, showing a steady increase in dwellings occupied by usual residents. The growth was modest but consistent: 1.9% over 2011 to 2016 and 3.4% over 2016 to 2021. Taken together, the three counts suggest gradual expansion in active residential use of the housing stock, rather than a sharp shift in any single period.

Nanton had 953 occupied private dwellings in 2021, up from 922 in 2016 and 905 in 2011. That 3.4% five-year increase was modest, but it kept the town on a steady upward path. Among nearby comparators, Nanton sat below larger places such as Claresholm (1,709), Fort Macleod (1,342) and Pincher Creek (1,521), while remaining well above smaller communities like Stavely (269) and Cowley (96). The pattern points to gradual housing use growth rather than a sharp shift.

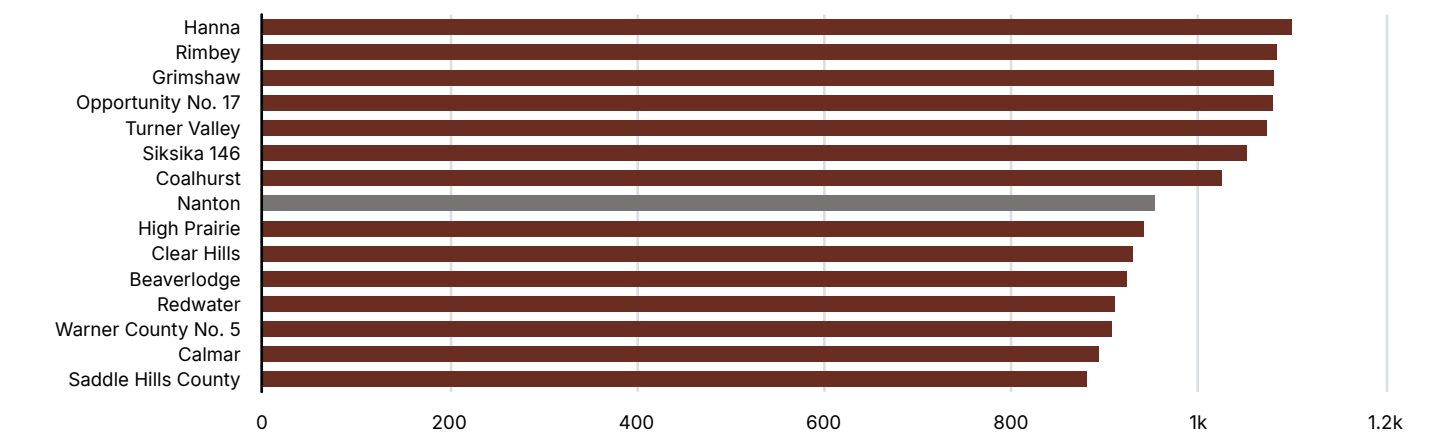


Figure 3.2: Comparison of Occupied Private Dwellings with other locations (Nanton, 2021)¹

Median Shelter Costs

Nanton’s renter median shelter costs rose to \$1,070 in 2021, up 10.8% over five years. Owner costs were \$1,050, increasing 1.5%, leaving renter costs slightly higher than owner costs.

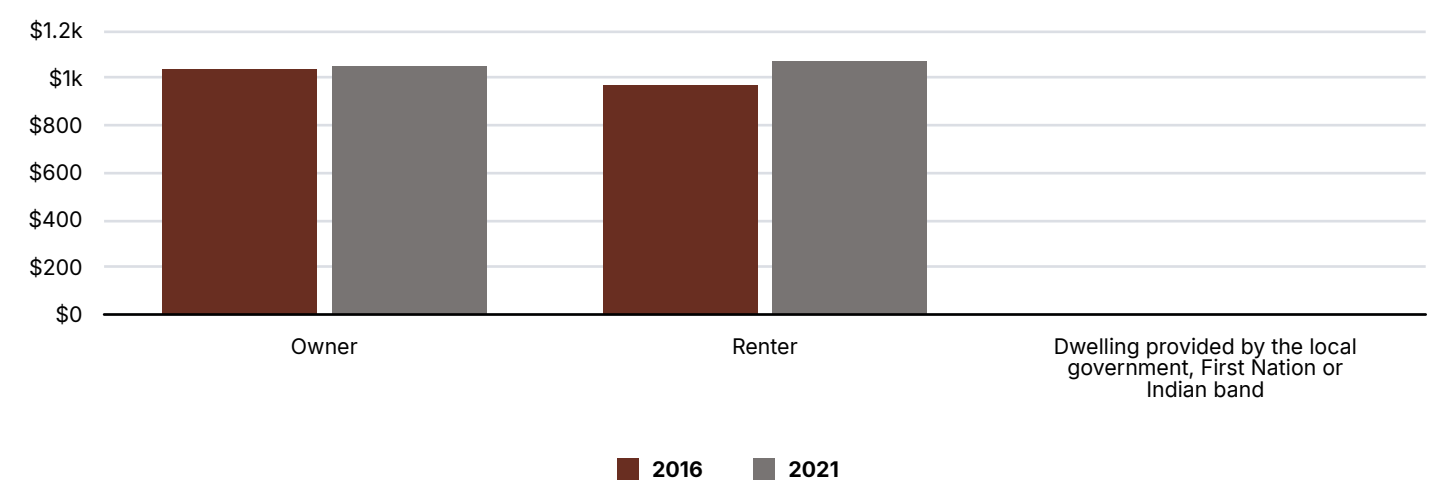


Figure 4.1: Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Nanton, 2016-2021)¹

In 2021, median shelter costs in Nanton were similar for owner and renter households, with only a small gap between the two tenures. Owner households had median monthly shelter costs of \$1,050, while renter households paid \$1,070. The difference is modest at \$20 per month. Households in dwellings provided by the local government, First Nation or Indian band recorded a median cost of \$0. The renter figure also rose by 10.8% over five years, while the owner figure increased by 1.5%. Taken together, the data show a fairly even shelter-cost profile in Nanton, with renters facing slightly higher monthly costs and a stronger recent increase.



In 2021, median shelter costs in Nanton were nearly the same for owner and renter households: \$1,050 for owners and \$1,070 for renters. Housing provided by the local government, First Nation or Indian band was recorded at \$0. Within the town, owner costs ranged from \$775 to \$1,320, while renter costs ranged from \$0 to \$1,270.

Figure 4.2: Distribution of Largest Group: Housing Tenure - Owner (Nanton)¹

Tenant Households in Subsidized Housing

In Nanton, the share of tenant households in subsidized housing was 0.0% in 2021, down from 11.4% in 2016 and 0.0% in 2011, a five-year decline of 100.0%.

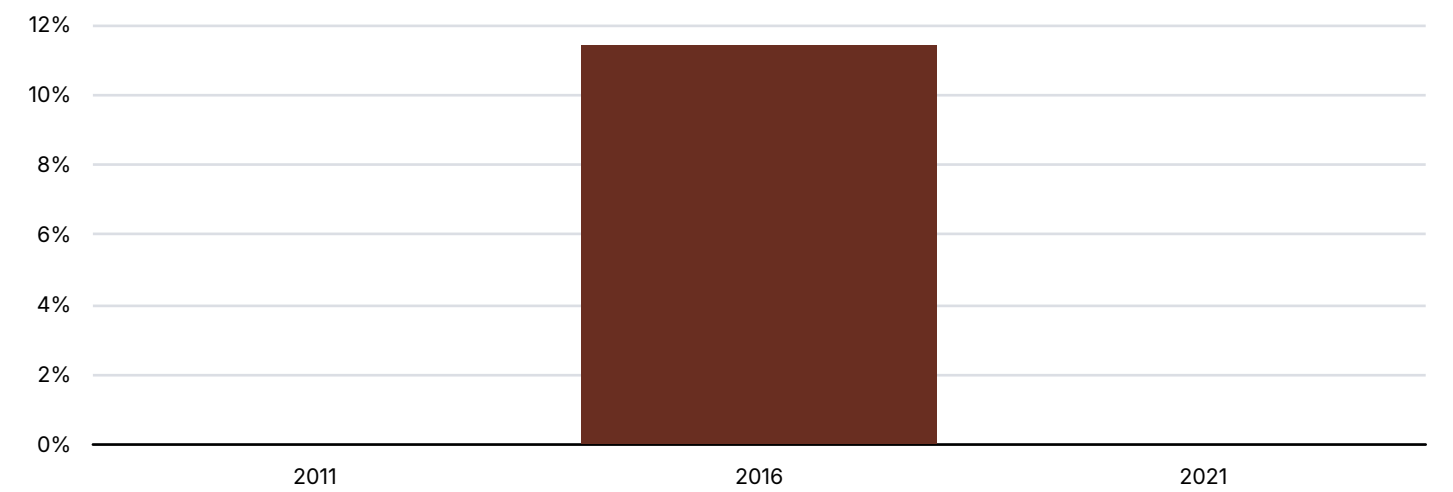
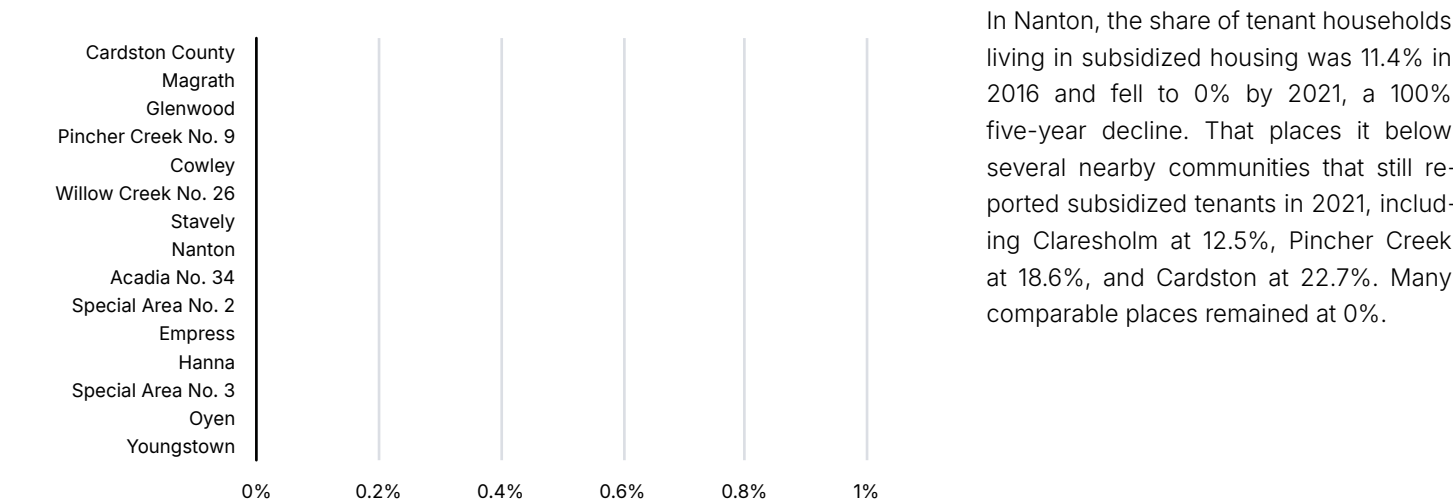


Figure 5.1: Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Nanton, 2011-2021)¹

In Nanton, the share of tenant households living in subsidized housing changed noticeably across the last three census points. It was 0% in 2011, increased to 11.4% in 2016, and then fell back to 0% in 2021. That pattern shows a short-lived rise followed by a complete reversal over the five-year period ending in 2021. The recorded five-year change was -100%, which matches the move from 11.4% to none. Within the tenant household population in non-farm, non-reserve private dwellings, subsidized housing was present in 2016 but not in the other two years.



In Nanton, the share of tenant households living in subsidized housing was 11.4% in 2016 and fell to 0% by 2021, a 100% five-year decline. That places it below several nearby communities that still reported subsidized tenants in 2021, including Claresholm at 12.5%, Pincher Creek at 18.6%, and Cardston at 22.7%. Many comparable places remained at 0%.

Figure 5.2: Comparison of Tenant Households in Subsidized Housing with other locations (Nanton, 2021)¹

Core Housing Need by Tenure

In Nanton, renters had the higher core housing need rate at 15.8%, compared with 11.5% for owners in 2021, a gap of 4.3 percentage points between tenure groups.

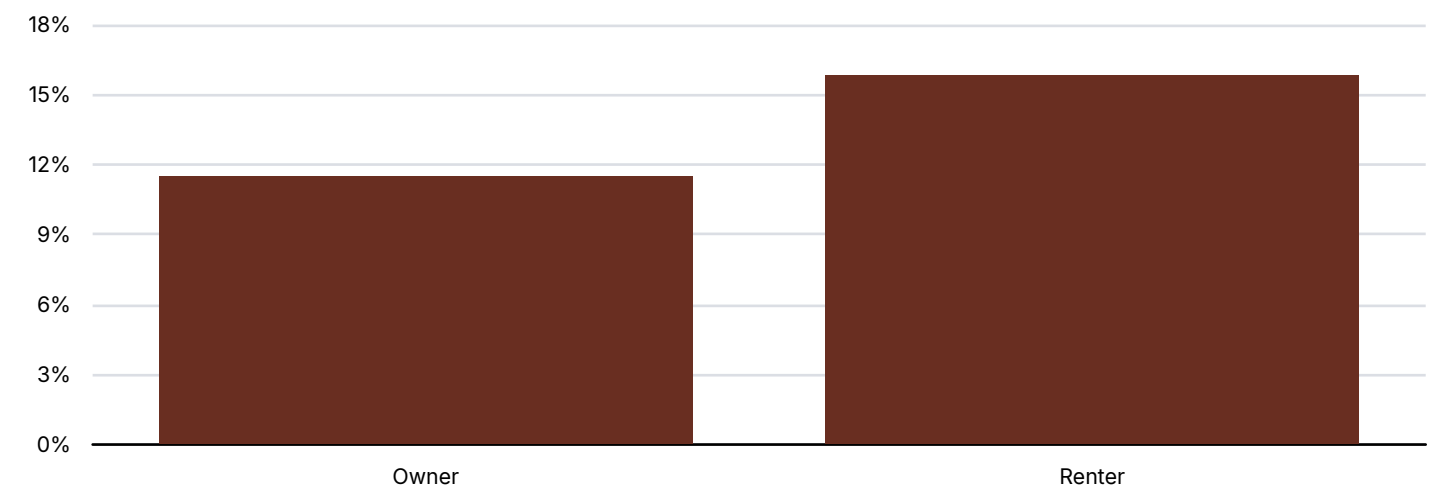


Figure 6.1: Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Nanton, 2021)¹

In Nanton, core housing need in 2021 was higher among renters than owners. Among owner households in non-farm, non-reserve private dwellings, 11.5% were in core housing need, while the renter rate was 15.8%. The gap of 4.3 percentage points points to greater housing stress among renters in the town. With only one year shown, the data do not support a trend over time, but they do show a clear tenure difference at that point in 2021. For this measure, the pattern is straightforward: renters faced a higher share of core housing need than owners.



Figure 6.2: Distribution of Largest Group: Housing Tenure - Renter (Nanton)¹

Condominium Status

Nanton’s occupied private dwellings remained mostly non-condominium in 2021, with 890 units versus 65 condominiums. Over five years, condominiums rose 30.0%, while non-condominiums increased 1.71%.

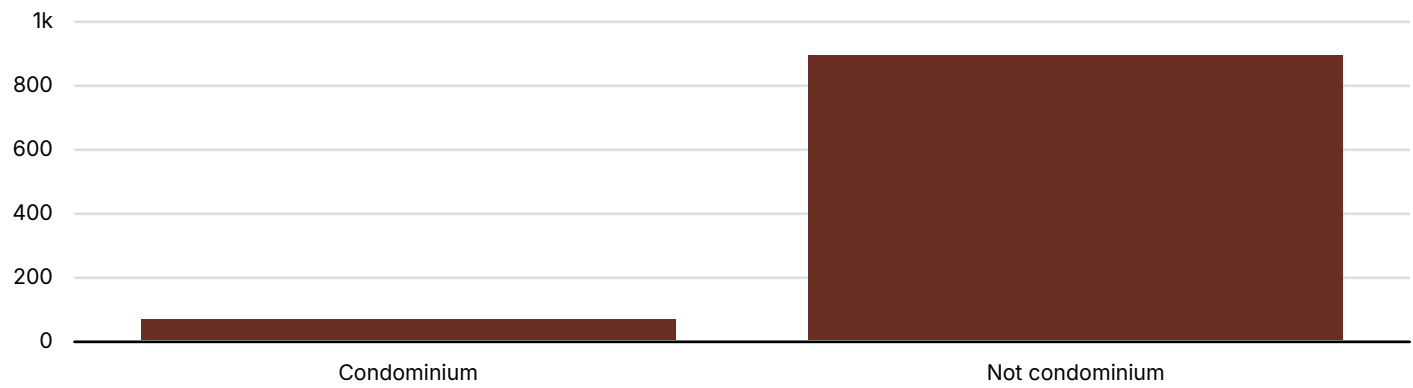


Figure 7.1: Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Nanton, 2021)¹

In Nanton, condominiums make up a small part of the occupied private dwelling stock. In 2021, there were 65 condominium units, compared with 890 non-condominium units, showing that the housing mix is dominated by non-condominium dwellings. The five-year change points to growth in both categories, but especially condominiums, which rose 30%. Non-condominium units increased 1.7% over the same period. That suggests the town’s housing stock remained strongly non-condominium, even as condominium presence expanded from a modest base.

In 2021, Nanton’s occupied private dwellings were mostly not condominiums, with 890 units in that category compared with 65 condominiums. That mix points to a housing stock dominated by non-condominium homes. The condominium count had risen 30% over five years, while non-condominium dwellings increased 1.7%. Among nearby dissemination areas, condominium counts ranged from zero to 35, showing that condo presence was uneven within the town. The pattern suggests modest condo growth, but from a small base.



Figure 7.2: Distribution of Largest Group: Condominium Status - Not condominium (Nanton)¹

Number of Bedrooms

In Nanton, three-bedroom dwellings remained the largest group in 2021 at 325 units, while four-or-more-bedroom homes rose to 315. One-bedroom units increased to 55, up 57.1% from 2016.

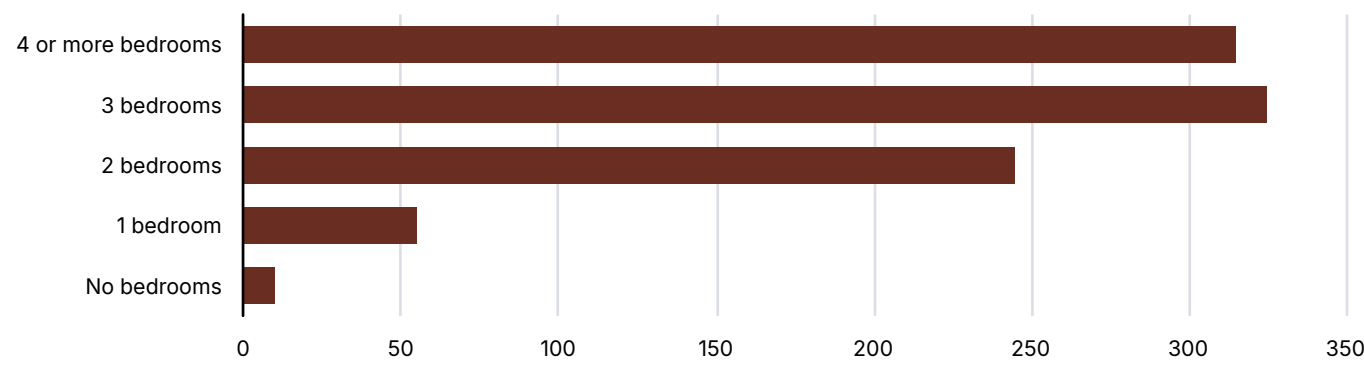


Figure 8.1: Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Nanton, 2021)¹

In 2021, Nanton's occupied private dwellings showed a fairly balanced bedroom mix, with a slight tilt toward larger homes. The largest shares were 3-bedroom units at 325 housing units and 4 or more bedrooms at 315, while 2-bedroom dwellings totaled 245. Smaller homes were less common, with 55 one-bedroom units and 10 no-bedroom units. Over five years, 1-bedroom units rose 57.1%, 3-bedroom units slipped 5.8%, and 4-or-more-bedroom units increased 5%.

Nanton's occupied private dwellings in 2021 were concentrated in mid-sized and larger homes. The housing stock was led by 3-bedroom dwellings, with 325 units, followed closely by 4 or more bedrooms at 315. Smaller units were less common: 245 had 2 bedrooms, 55 had 1 bedroom, and 10 had no bedrooms. The 5-year change points to relative stability. Two-bedroom dwellings were unchanged, 4 or more bedrooms rose 5%, and 3-bedroom units slipped 5.8%. This mix suggests a housing stock shaped more by family-sized homes than by very small units.



Figure 8.2: Distribution of Largest Group: Dwelling Bedrooms - 3 bedrooms (Nanton)¹

Average Rooms per Dwelling

Nanton's average rooms per dwelling was 6.8 in 2021, up from 6.6 in 2016 but below 7.0 in 2011. The five-year change was 3.0%, after a 5.7% decline over 2011 to 2016.

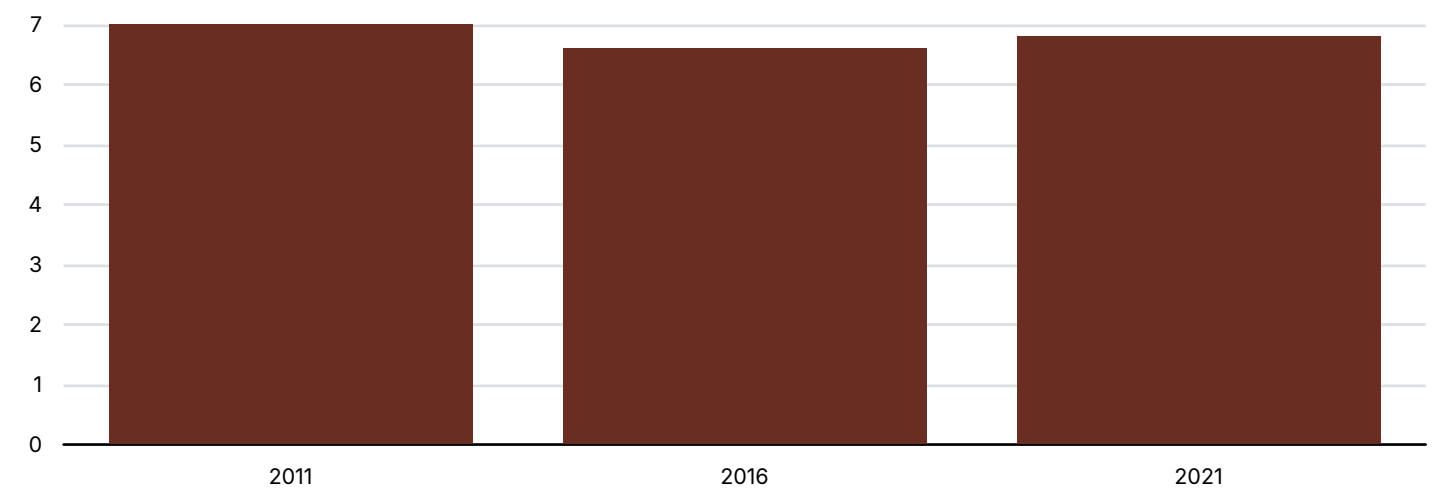
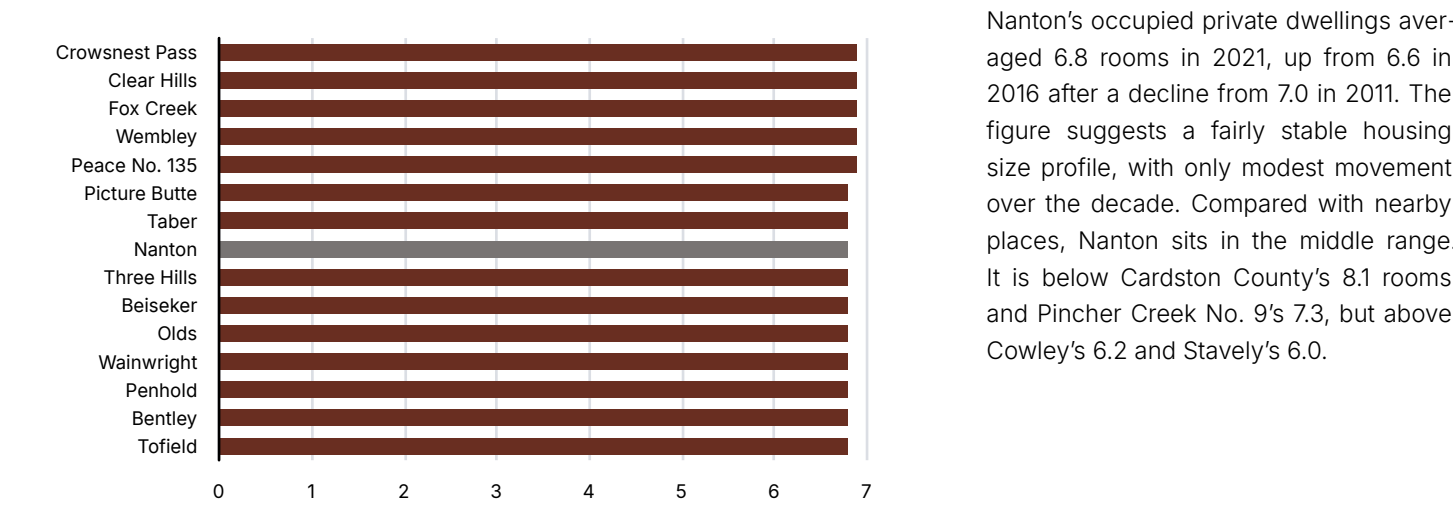


Figure 9.1: Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Nanton, 2011-2021)¹

In Nanton, the average number of rooms per occupied private dwelling has stayed fairly stable over time, with only a small dip and partial recovery. The figure was 7.0 rooms in 2011, fell to 6.6 in 2016, and then rose to 6.8 in 2021. The five-year change from 2011 to 2016 was -5.7%, followed by a 3.0% increase over the next five years. That pattern suggests modest fluctuation rather than a sustained shift in dwelling size. For this measure, Nanton's housing stock appears consistent in scale across the decade, with recent movement close to its earlier level.



Nanton's occupied private dwellings averaged 6.8 rooms in 2021, up from 6.6 in 2016 after a decline from 7.0 in 2011. The figure suggests a fairly stable housing size profile, with only modest movement over the decade. Compared with nearby places, Nanton sits in the middle range. It is below Cardston County's 8.1 rooms and Pincher Creek No. 9's 7.3, but above Cowley's 6.2 and Stavely's 6.0.

Figure 9.2: Comparison of Average Rooms per Dwelling with other locations (Nanton, 2021)¹

Household Crowding

In Nanton, households with one person or fewer per room rose to 955 in 2021, up 3.8% from 920 in 2016. Households with more than one person per room remained at zero.

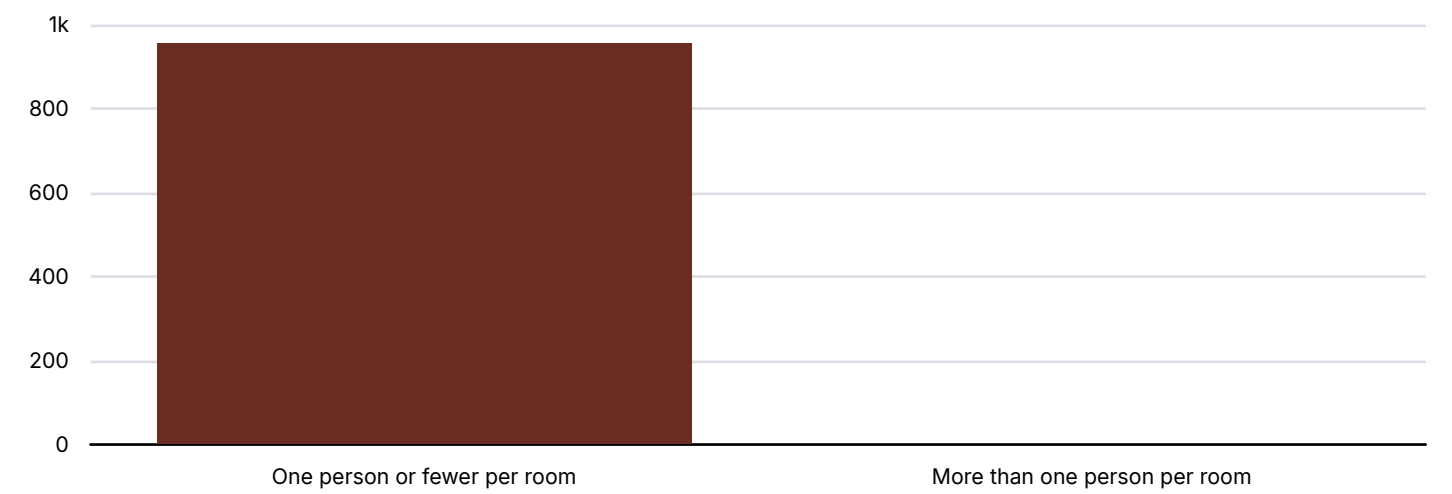


Figure 10.1: Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Nanton, 2021)¹

In Nanton, household crowding was minimal in 2021. Among private households, 955 were counted as having one person or fewer per room, while no households were recorded with more than one person per room. The low crowding count leaves little room for a broader distribution to emerge, and the only reported change points to modest growth over five years: the number of households at one person or fewer per room rose by 3.8%. With no crowded households recorded, the data suggest a stable pattern of adequate living space in the census subdivision at that time.



Figure 10.2: Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Nanton)¹

Dwelling Condition

In Nanton, dwellings needing only regular maintenance or minor repairs rose to 875 in 2021, up 3.6% from 2016. Homes needing major repairs fell to 75, down 6.3% over five years.

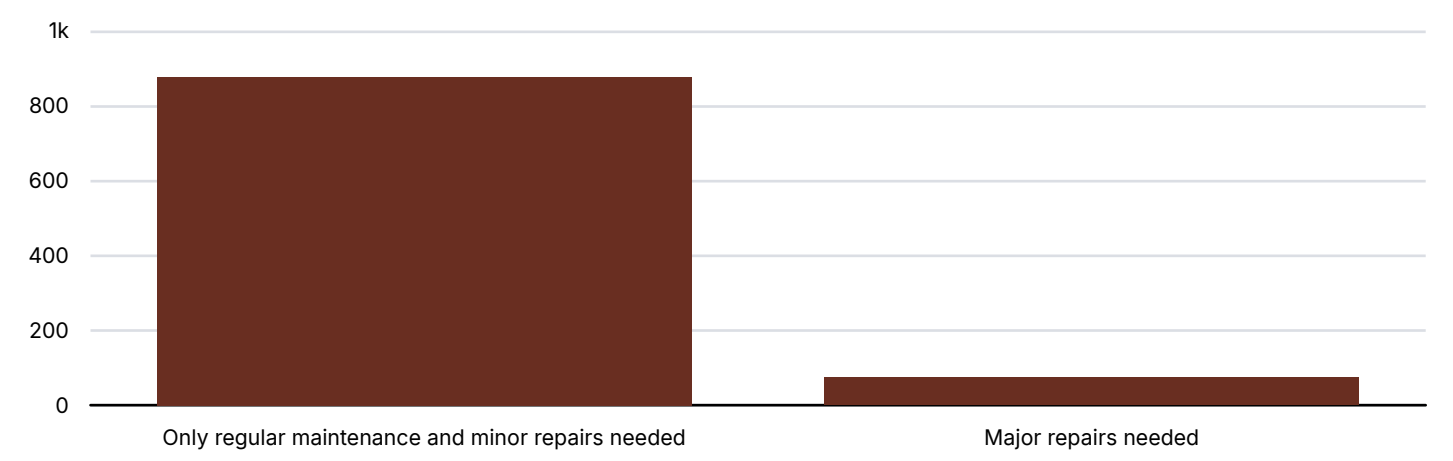


Figure 11.1: Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Nanton, 2021)¹

In Nanton, the 2021 census profile points to a housing stock that was mostly in relatively good condition, with 875 occupied private dwellings requiring only regular maintenance or minor repairs. That category also showed a 3.5% increase over five years. By contrast, 75 dwellings were reported as needing major repairs, and that figure fell 6.3% over the same period. Taken together, the available data suggests a modest improvement in dwelling condition over time, with the larger category growing while the smaller repair-intensive group declined. The figures are limited to occupied private dwellings and do not describe the full range of housing quality in the community.



Figure 11.2: Distribution of Largest Group: Dwelling Condition - Only regular maintenance and minor repairs needed (Nanton)¹

In Nanton, most occupied private dwellings were in good repair in 2021. The census counted 875 homes needing only regular maintenance or minor repairs, compared with 75 needing major repairs. That points to a housing stock where serious repair needs were relatively uncommon. The pattern was mixed over five years: homes needing minor upkeep edged up by 3.6%, while those needing major repairs fell by 6.3%. Across nearby dissemination areas, major-repair counts ranged from none to 35, showing local variation within the subdivision.

Shelter Cost Ratio

In Nanton, 735 households spent less than 30% of income on shelter costs in 2021, up 3.5% from 2016. Another 215 households spent 30% or more, rising 2.4% over the same period.

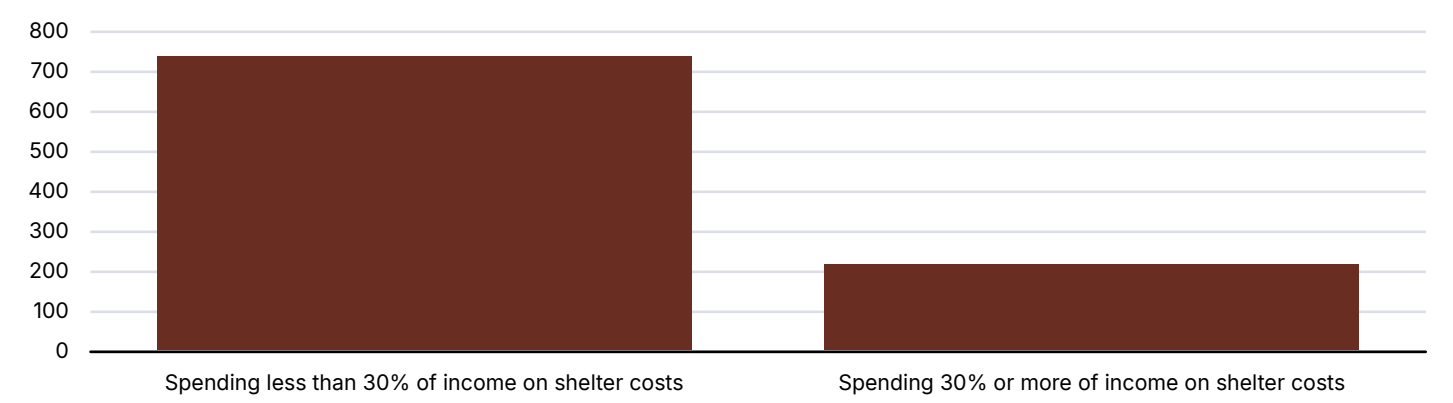


Figure 12.1: Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Nanton, 2021)¹

In Nanton, most households in the 2021 census fell below the 30% shelter-cost threshold. There were 735 households spending less than 30% of income on shelter costs, compared with 215 households spending 30% or more. The distribution also points to recent movement: the lower-cost group was up 3.5% over five years, while the higher-cost group rose 2.4%. Within owner and tenant households with income above zero, the pattern suggests shelter costs remained concentrated in the lower share-of-income category.

In Nanton, most households in scope spent less than 30% of income on shelter costs in 2021. That group included 735 households, or 77.4% of the total, while 215 households, or 22.6%, spent 30% or more. This points to a shelter-cost profile that is concentrated below the 30% threshold, with a smaller but still notable higher-cost segment. At the sub-area level, the pattern varies. One dissemination area had 300 households below 30% and 105 at 30% or more, while another had 145 below 30% and 30 at 30% or more.



Figure 12.2: Distribution of Largest Group: Shelter Cost Ratio - Spending less than 30% of income on shelter costs (Nanton)¹

Median Dwelling Value

Nanton's median dwelling value was \$300,000 in 2021, up 7.4% over five years. It had dipped to \$279,428 in 2016 from \$285,519 in 2011 before rising above both earlier levels.

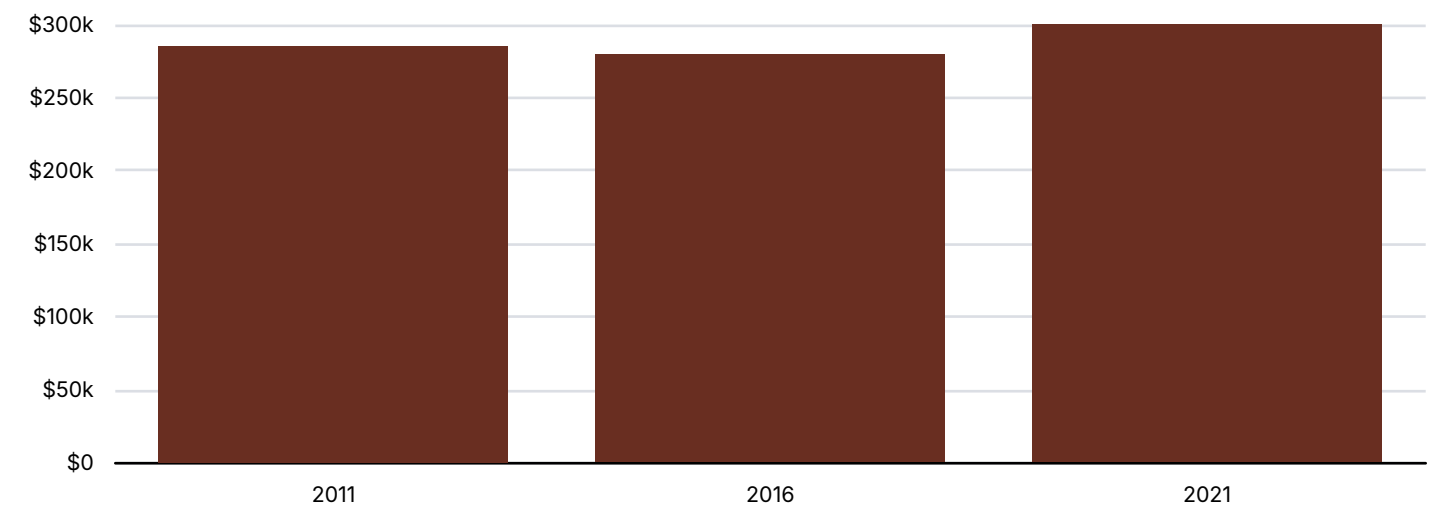
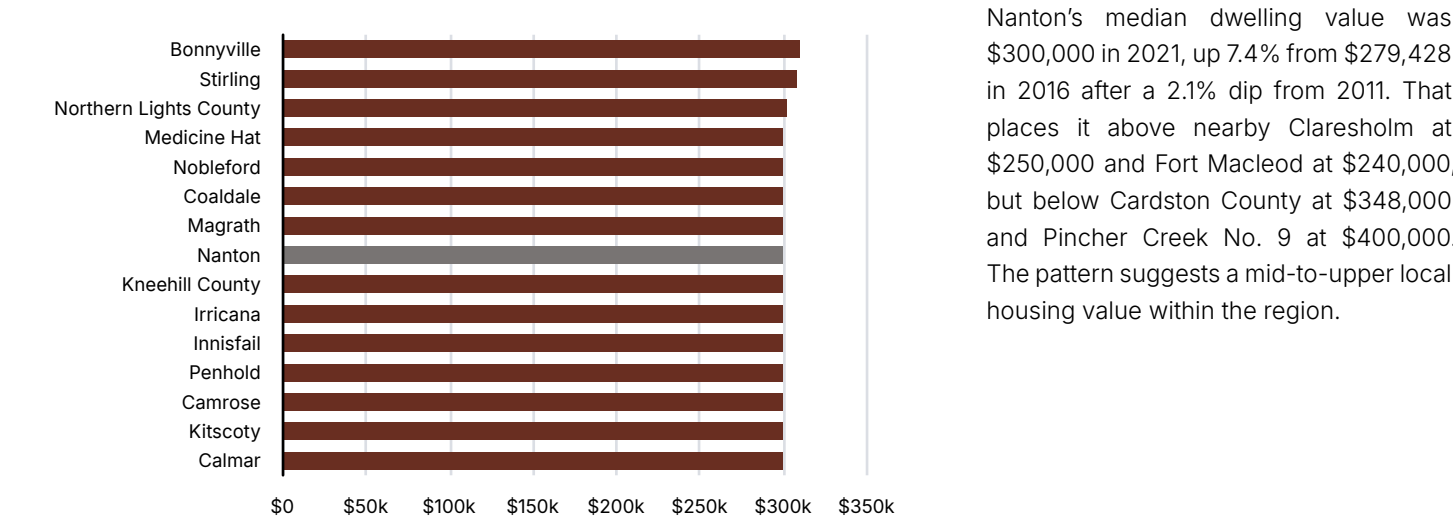


Figure 13.1: Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Nanton, 2011-2021)¹

Nanton's median dwelling value, measured for owner households in non-farm, non-reserve private dwellings, moved modestly over the last three census points. It was \$285,519 in 2011, slipped to \$279,428 in 2016, then rose to \$300,000 in 2021. That pattern shows a small decline followed by a stronger rebound. The 2016 value was 2.1% below 2011, while the 2021 figure was 7.4% above 2016. By 2021, the median dwelling value had also edged above its 2011 level, suggesting a gradual upward shift after the mid-period dip.



Nanton's median dwelling value was \$300,000 in 2021, up 7.4% from \$279,428 in 2016 after a 2.1% dip from 2011. That places it above nearby Claresholm at \$250,000 and Fort Macleod at \$240,000, but below Cardston County at \$348,000 and Pincher Creek No. 9 at \$400,000. The pattern suggests a mid-to-upper local housing value within the region.

Figure 13.2: Comparison of Median Dwelling Value with other locations (Nanton, 2021)¹

Number of Rooms

In Nanton, dwellings with 8 or more rooms remained the largest group at 315 units in 2021, while 5-room dwellings were the fastest-growing category, rising 11.8% to 190 units since 2016.

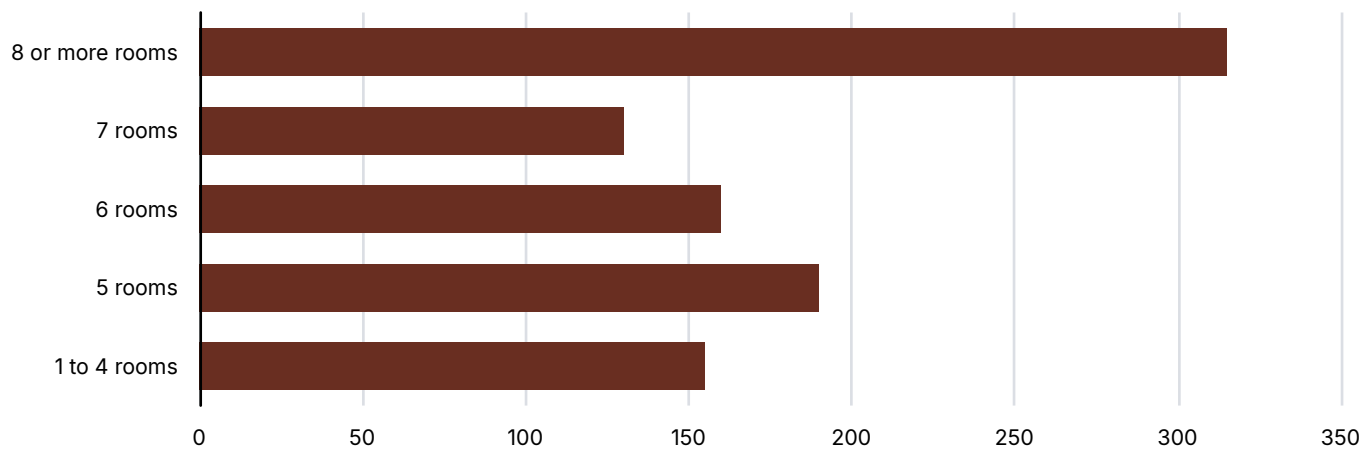


Figure 14.1: Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Nanton, 2021)¹

In Nanton's occupied private dwellings in 2021, the room count was concentrated in larger units. Homes with 8 or more rooms were the most common at 315, followed by 5-room dwellings at 190 and 6-room dwellings at 160. Smaller dwellings, with 1 to 4 rooms, numbered 155, while 7-room homes accounted for 130. Over five years, most categories grew, led by 5-room dwellings at 11.8%. The only decline was in 7-room units, down 10.3%.

Nanton's occupied private dwellings in 2021 were weighted toward larger room counts, with 315 homes having 8 or more rooms, compared with 190 with 5 rooms, 160 with 6 rooms, 155 with 1 to 4 rooms, and 130 with 7 rooms. The mix suggests a housing stock with a noticeable large-dwelling component. The 5-year changes were mostly positive, led by 5-room dwellings at 11.8%, while 7-room dwellings fell 10.3%.



Figure 14.2: Distribution of Largest Group: Dwelling Rooms - 8 or more rooms (Nanton)¹

Dwelling Construction Period

Nanton's largest dwelling cohort was built from 1961 to 1980, with 285 units in 2021. The 1981 to 1990 group rose 26.7% to 95 units, while 1960 or earlier fell 18.5% to 220.

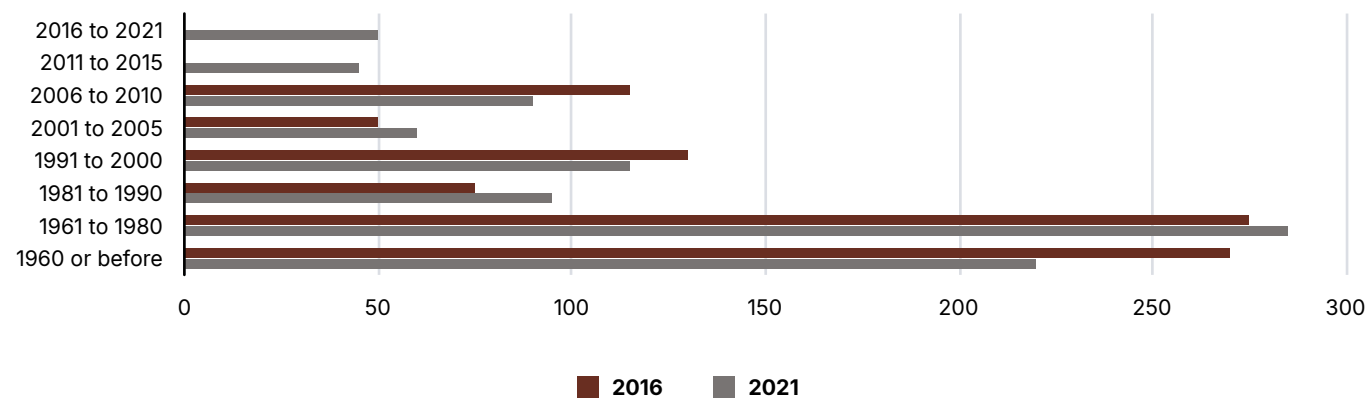


Figure 15.1: Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Nanton, 2016-2021)¹

Nanton's occupied private dwellings show a housing stock spread across several construction periods, with the largest concentration built between 1961 and 1980. Dwellings from 1961 to 1980 total 285 units, followed by 220 units built in 1960 or before. More recent periods are smaller. The 1981 to 1990 group has 95 units, 1991 to 2000 has 115, 2001 to 2005 has 60, 2006 to 2010 has 90, 2011 to 2015 has 45, and 2016 to 2021 has 50. The 5-year change data shows mixed movement, with gains in some mid-period cohorts and declines in older and some early-2000s stock.

In Nanton's occupied private dwellings, the housing stock is led by older construction periods. Homes built in 1961 to 1980 account for 285 units, slightly ahead of 1960 or before at 220. Mid-era construction is smaller: 1991 to 2000 has 115 units, while 2006 to 2010 has 90. Newer periods, 2011 to 2015 and 2016 to 2021, total 95 units combined. The pattern points to a stock shaped more by earlier building waves than by recent growth.



Figure 15.2: Distribution of Largest Group: Dwelling Construction Period - 1961 to 1980 (Nanton)¹

Owner Households with a Mortgage

In Nanton, 57.2% of owner households had a mortgage in 2021. That was down from 61.1% in 2016, but remained above 52.3% in 2011, a 6.38% five-year decline.

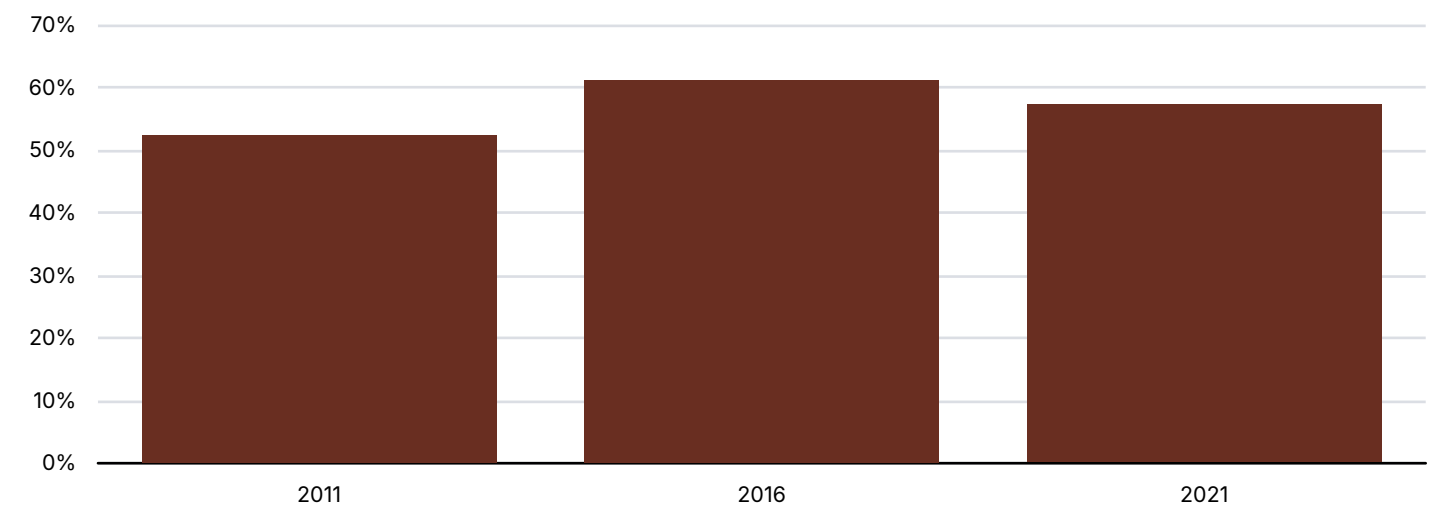
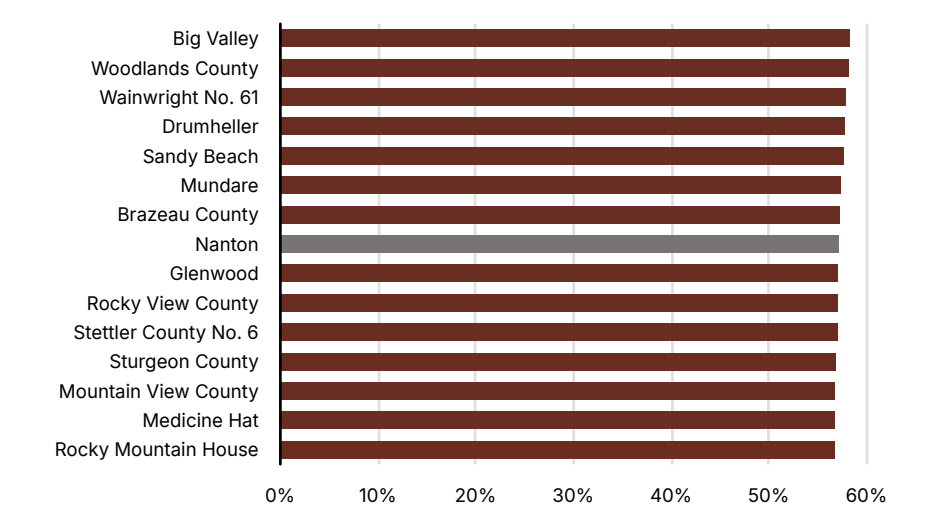


Figure 16.1: Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Nanton, 2011-2021)¹

In Nanton, the share of owner households with a mortgage moved up and then eased back over the last three census points. It was 52.3% in 2011, rose to 61.1% in 2016, and then slipped to 57.2% in 2021. The five-year change was 16.8% in the earlier period and -6.4% in the later one, showing a shift from expansion to modest retreat. For owner households in non-farm, non-reserve private dwellings, the pattern points to a still-elevated but lessening reliance on mortgage debt.



In Nanton, 57.2% of owner households in non-farm, non-reserve private dwellings had a mortgage in 2021. That was above the town's 2011 level of 52.3%, but below its 2016 peak of 61.1%. The 2021 share was a little higher than Claresholm at 54.0% and Fort Macleod at 54.6%, while Willow Creek No. 26 stood higher at 61.5%. Nanton's pattern shows a mid-range mortgage burden among nearby communities, with a recent easing after earlier growth.

Figure 16.2: Comparison of Owner Households with a Mortgage with other locations (Nanton, 2021)¹

Housing Quality Indicators

Acceptable housing was the largest group in Nanton in 2021, with 680 occupied private dwellings. Among less acceptable conditions, 195 spent 30% or more of income on shelter costs only, and 55 needed major repairs only.

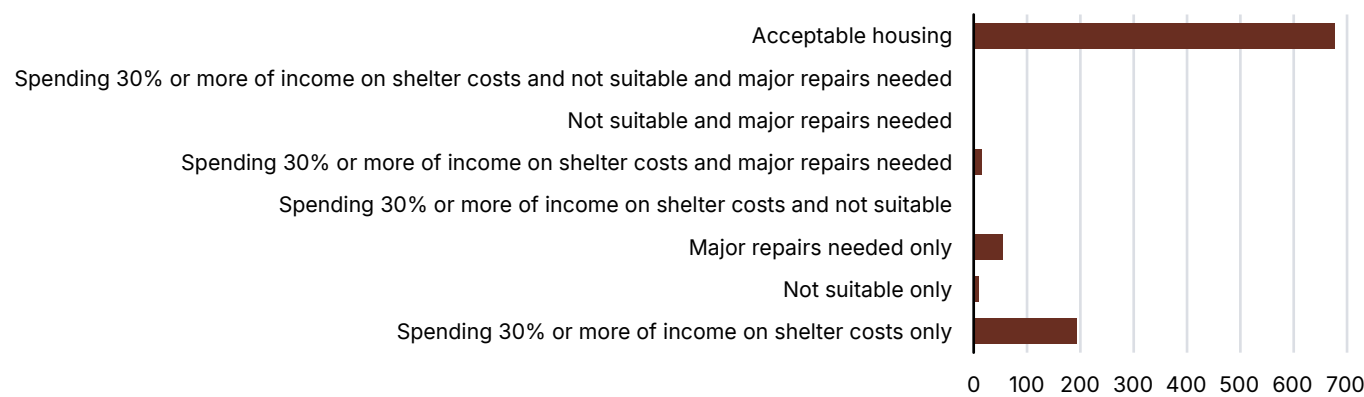


Figure 17.1: Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Nanton, 2021)¹

In Nanton, housing quality in 2021 was dominated by acceptable housing, with 680 occupied private dwellings in that category. Among the less favorable conditions, 195 dwellings spent 30% or more of income on shelter costs only, and 55 needed major repairs only. Combined problems were limited: 15 units faced both high shelter costs and major repairs, 10 were not suitable only, and no units fell into the other combined categories.

In Nanton, housing quality in 2021 was dominated by acceptable housing, with 680 occupied private dwellings, or about 71.2% of the total. The main pressure point was affordability alone, at 195 dwellings, about 20.4%. A further 55 dwellings, or 5.8%, needed major repairs only, while 10 were not suitable only and 15 faced both shelter-cost pressure and repair needs. The pattern suggests relatively stable conditions, with affordability the clearest strain.



Figure 17.2: Distribution of Largest Group: Housing Quality Indicators - Acceptable housing (Nanton)¹

Dwelling Structure Type

Nanton’s dwelling stock remained led by single-detached houses at 775 units in 2021, down 1.9% from 2016. Movable dwellings doubled to 40 units, while semi-detached houses rose to 50.

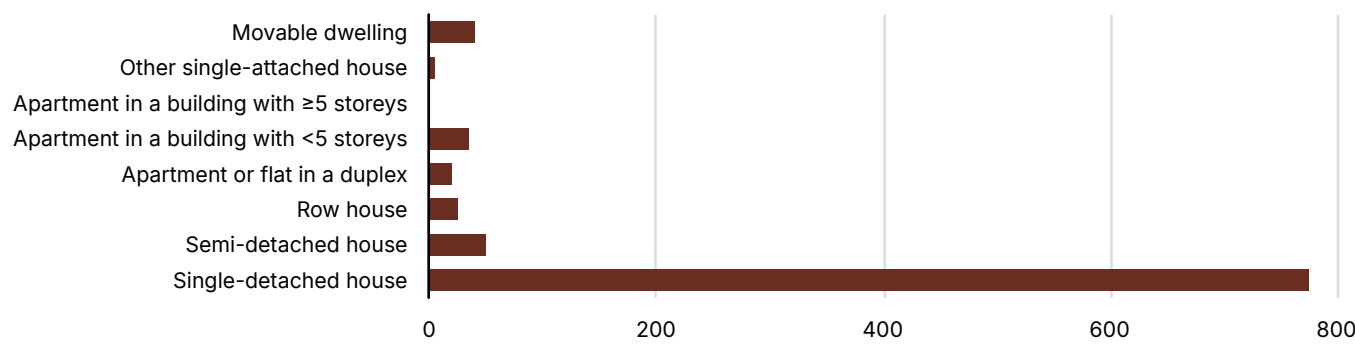


Figure 18.1: Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Nanton, 2021)¹

In 2021, Nanton’s occupied private dwellings were dominated by single-detached houses, with 775 units, far more than any other structure type. The next largest categories were semi-detached houses at 50 units and movable dwellings at 40, while apartments in buildings with fewer than five storeys totaled 35. Over the previous five years, single-detached houses edged down 1.9%, row houses fell 28.6%, and movable dwellings doubled, showing a housing mix that remained mostly detached but changed in a few smaller categories.

Nanton’s occupied private dwellings in 2021 were dominated by single-detached houses, with 775 units. That far exceeded every other structure type and set the tone for a housing stock that is still mainly low-density. The next largest categories were semi-detached houses at 50 units, movable dwellings at 40, and apartments in buildings with fewer than five storeys at 35. Row houses accounted for 25 units, while duplex apartments had 20. Apartments in buildings with five or more storeys were absent. The five-year pattern was mixed: single-detached houses dipped 1.9%, row houses fell 28.6%, and movable dwellings doubled.



Figure 18.2: Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Nanton)¹

Housing Tenure

Owner households remained the largest tenure group in Nanton at 765 in 2021, up 2.7% from 2016. Renter households also rose, reaching 185 and increasing 5.7% over the same period.

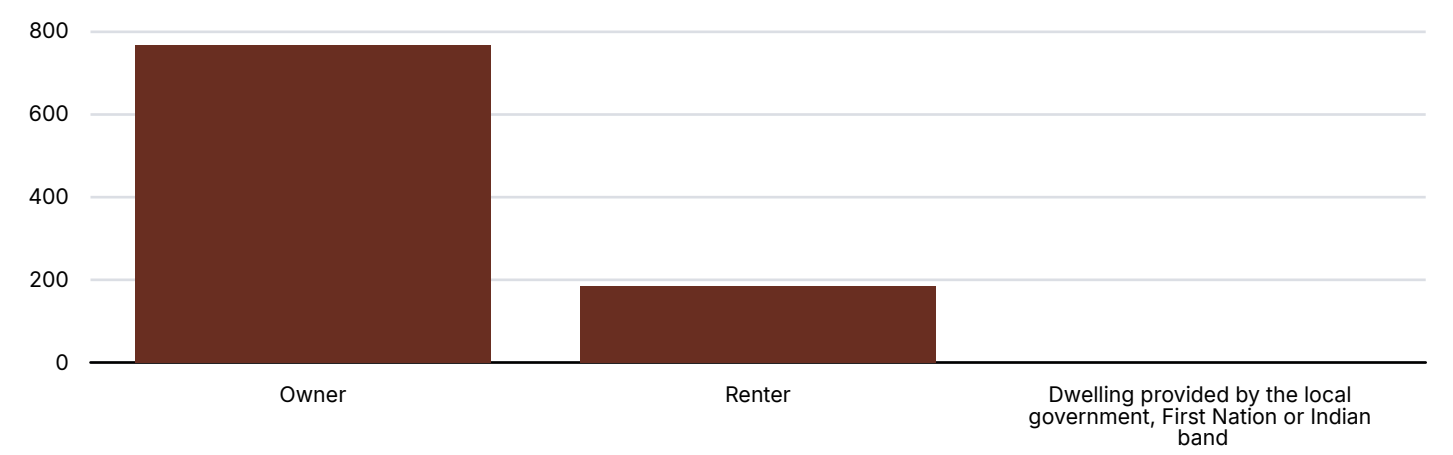


Figure 19.1: Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Nanton, 2021)¹

Housing tenure in Nanton was dominated by owner households in 2021, with 765 owner households compared with 185 renter households. No households were reported as being provided by the local government, First Nation or Indian band. The tenure mix therefore leaned strongly toward ownership. The five-year change points to growth in both main tenure types. Owner households increased by 2.7% over five years, while renter households rose by 5.7%. Even with faster recent growth among renters, ownership remained the much larger tenure category. This pattern suggests a community where home ownership is the prevailing form of housing, while rental housing has expanded somewhat more quickly from a smaller base.



Figure 19.2: Distribution of Largest Group: Housing Tenure - Owner (Nanton)¹

Average Shelter Costs

In Nanton, average monthly shelter costs were higher for owners than renters in 2021, at \$1,196 versus \$1,130. Over five years, owner costs rose 5.6%, while renter costs increased 16.7%.

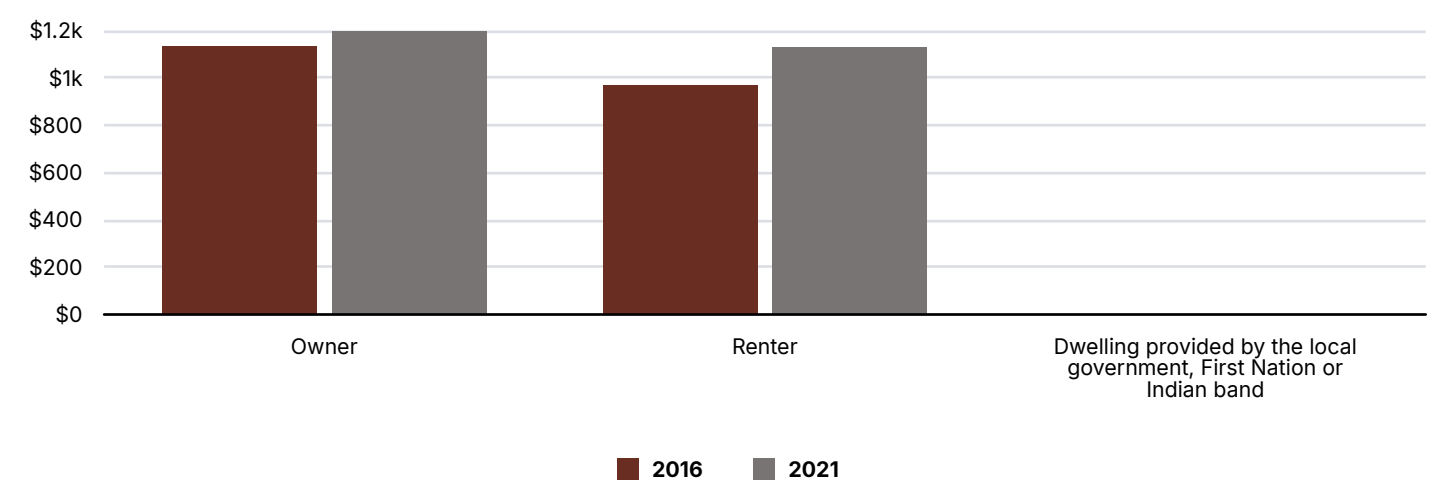


Figure 20.1: Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Nanton, 2016-2021)¹

In 2021, average shelter costs in Nanton varied by housing tenure, with owners paying more than renters. For owner households in non-farm, non-reserve private dwellings, the average monthly cost was \$1,196. Renter households paid \$1,130 per month on average, a smaller figure but still close to owner costs. The five-year change shows different recent trends. Owner shelter costs were up 5.6%, while renter costs rose 16.7% over the same period. Housing provided by the local government, First Nation or Indian band recorded a value of \$0. Taken together, the data shows modest owner growth and faster renter cost growth over five years.



In 2021, average monthly shelter costs in Nanton were \$1,196 for owner households and \$1,130 for renters, measured among owner and tenant households in non-farm, non-reserve private dwellings. Dwelling provided by the local government, First Nation or Indian band was reported at \$0. Among nearby dissemination areas, owner costs ranged from \$1,000 to \$1,355, while renter costs ranged from \$1,080 to \$1,240. Nanton sits near the middle of that spread, with owners paying slightly more than renters.

Figure 20.2: Distribution of Largest Group: Housing Tenure - Owner (Nanton)¹

Core Housing Need

In Nanton, most households were not in core housing need in 2021, with 815 households outside core need compared with 110 in core need. That split shows far more households in the lower-stress category.

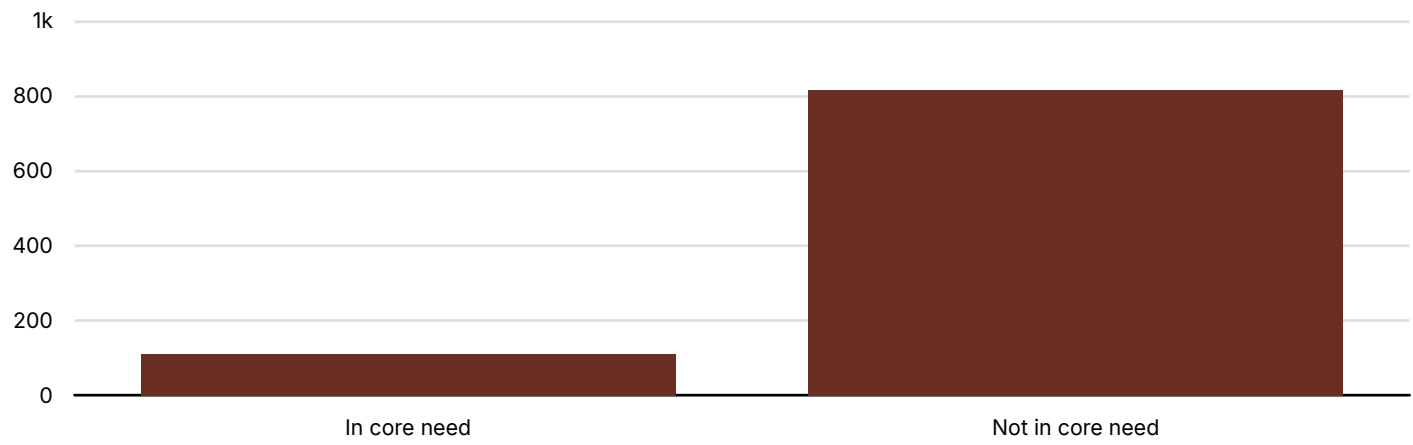


Figure 21.1: Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Nanton, 2021)¹

In 2021, core housing need affected a relatively small share of households in Nanton. The town had 110 households in core housing need, compared with 815 households not in core housing need, out of 925 households counted in this measure. That works out to about 11.9% of households in core housing need. The larger share, 88.1%, was not in core housing need. Because the dataset provides only one year, it does not show a trend over time for Nanton. It does, however, give a clear snapshot of housing stress under the census measure used here. The figures suggest that most households were housed outside core need in 2021, while a meaningful minority still faced unaffordable, unsuitable, or inadequately maintained housing.



In Nanton, 110 households were in core housing need in 2021, compared with 815 that were not, putting the share at 11.9% of households in scope. Core housing need points to housing that is unaffordable, unsuitable, or in need of major repairs. Within the town's dissemination areas, the share ranged from 8.1% to 15.2%. One area was notably higher at 15.2%, while another was lower at 8.1%, suggesting housing stress was present but unevenly distributed.

Figure 21.2: Distribution of Largest Group: Core Housing Need - Not in core need (Nanton)¹

Data Sources

1. Statistics Canada, Census Profile. Published in Dec 15, 2022.

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