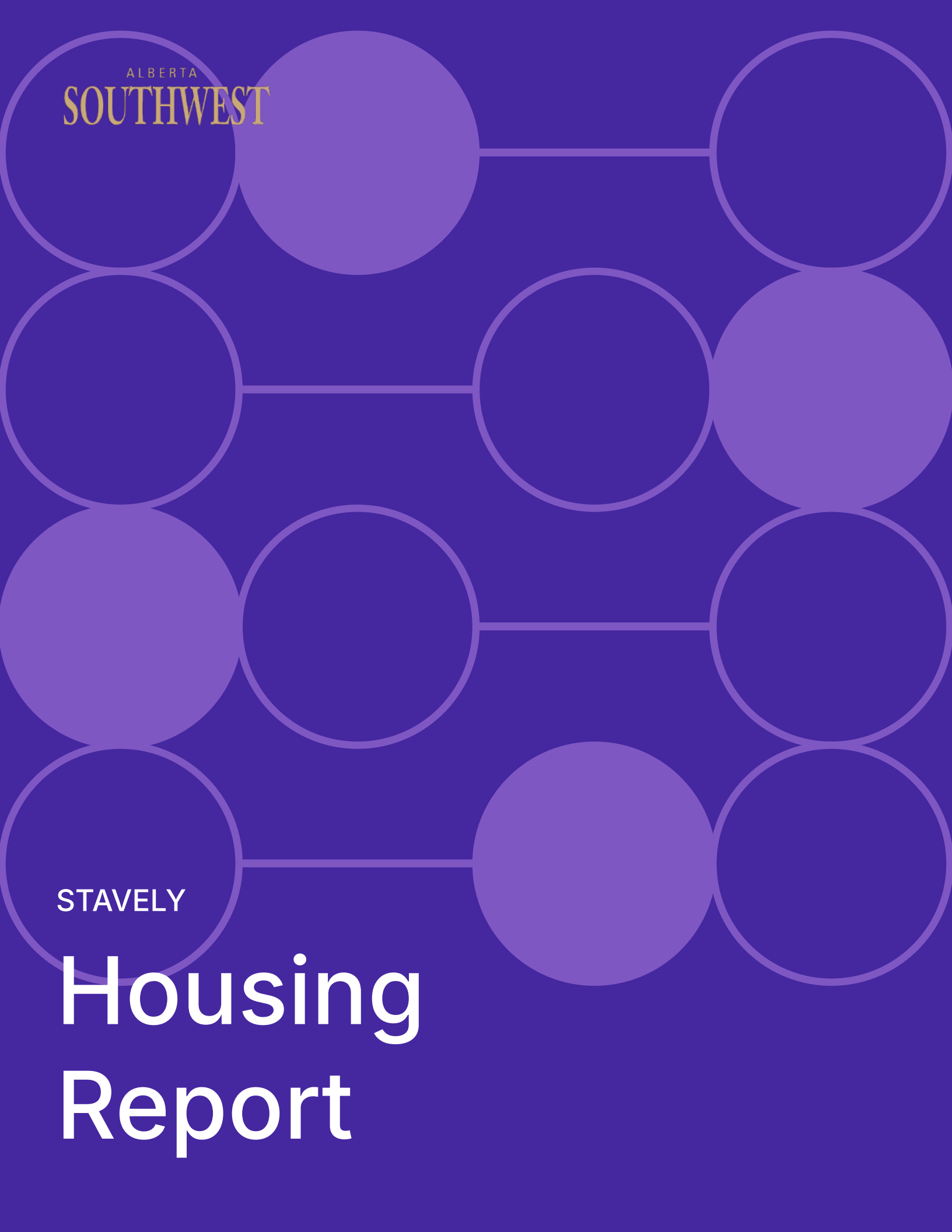




ALBERTA
SOUTHWEST

STAVELY

Housing Report

Table of Contents

Households Spending 30%+ on Shelter	4
Housing Suitability	5
Occupied Private Dwellings	6
Median Shelter Costs	7
Tenant Households in Subsidized Housing	8
Core Housing Need by Tenure	9
Condominium Status	10
Number of Bedrooms	11
Average Rooms per Dwelling	12
Household Crowding	13
Dwelling Condition	14
Shelter Cost Ratio	15
Median Dwelling Value	16
Number of Rooms	17
Dwelling Construction Period	18
Owner Households with a Mortgage	19
Housing Quality Indicators	20
Dwelling Structure Type	21
Housing Tenure	22
Average Shelter Costs	23
Core Housing Need	24

Executive Summary

Stavely's 2021 housing profile is defined by stability, low-density housing, and a strong tilt toward ownership. The town's residential base grew only modestly over time, with occupied private dwellings edging up and owner households increasing while renter households declined. Housing stock was overwhelmingly owner occupied, entirely non-condominium, and heavily concentrated in single-detached homes, with only a small presence of other structure types. The stock also leaned older, with most dwellings built before 1981 and only limited additions from more recent construction periods. Median dwelling value changed very little between 2016 and 2021, reinforcing the picture of a market that remained broadly steady rather than rapidly changing.

Within that stable structure, the housing mix shifted somewhat toward smaller and mid-sized homes. Three-bedroom and two-bedroom dwellings formed the largest groups, while one-bedroom units increased and larger homes became less common. Average rooms per dwelling fell over the five-year period, consistent with that move toward more moderate dwelling size. Even so, the town's housing conditions were broadly favourable on several basic measures. All recorded households were in suitable housing, no households were recorded as overcrowded, and most dwellings needed only regular maintenance or minor repairs, while the number needing major repairs was much smaller and declined over time. These patterns suggest that space and physical condition were generally not the main pressures in Stavely's housing profile.

Housing stress was present, but it was limited and uneven rather than broad based. Most households with income above zero spent less than 30% of income on shelter, and the number above that threshold fell over time. Core housing need affected a minority of households, though at about one in five it remained a visible part of the local picture. The clearest tension in the data is by tenure: renters faced higher monthly shelter costs than owners, but measured affordability pressure and core housing need appeared among owners rather than renters in 2021. At the same time, owner shelter costs rose sharply over five years and mortgage holding became more common. The result is a housing picture that appears physically adequate and structurally stable, with affordability pressure concentrated in a smaller share of households rather than spread across the town.

Households Spending 30%+ on Shelter

In Stavely, 14.0% of owner households spent 30% or more of income on shelter costs in 2021, down from 16.3% in 2016. Renter households fell from 62.5% in 2016 to 0.0%.

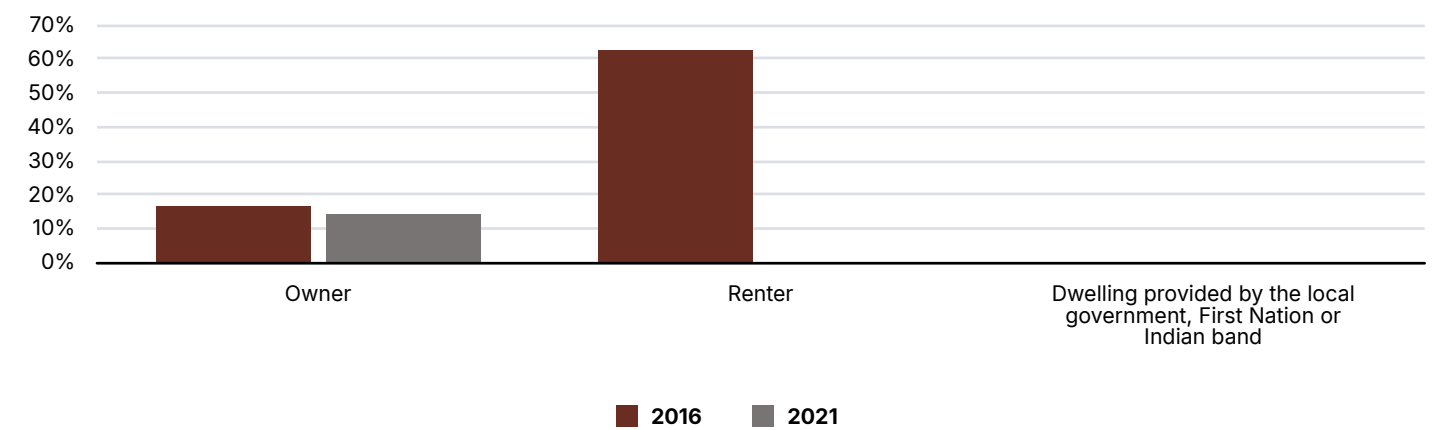


Figure 1.1: Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Stavely, 2016-2021)¹

In Stavely, the share of households spending 30% or more of income on shelter was limited in 2021, but the pattern varied sharply by housing tenure. Among owner households, 14.0% were above that threshold, while renter households were at 0%. The five-year changes point in different directions. The owner share fell by 14.1 percentage points from five years earlier, and the renter share declined by 100%, reflecting a drop to zero. For dwellings provided by the local government, First Nation or Indian band, the share was also 0% in 2021.

In Stavely, housing affordability pressure appears limited in 2021 for the households covered by this measure. Among owner households, 14% spent 30% or more of income on shelter, down 14.1% over five years. The renter share was 0%, after a 100% decline from 2016, while households in dwellings provided by local government, a First Nation, or an Indian band were also 0%. The pattern points to a small, owner-led burden rather than broad shelter cost stress.



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

Housing Suitability

Stavely had 285 suitable households in 2021, up 14.0% from 250 in 2016. Not suitable households remained at 0, so all recorded households were suitable in both years.

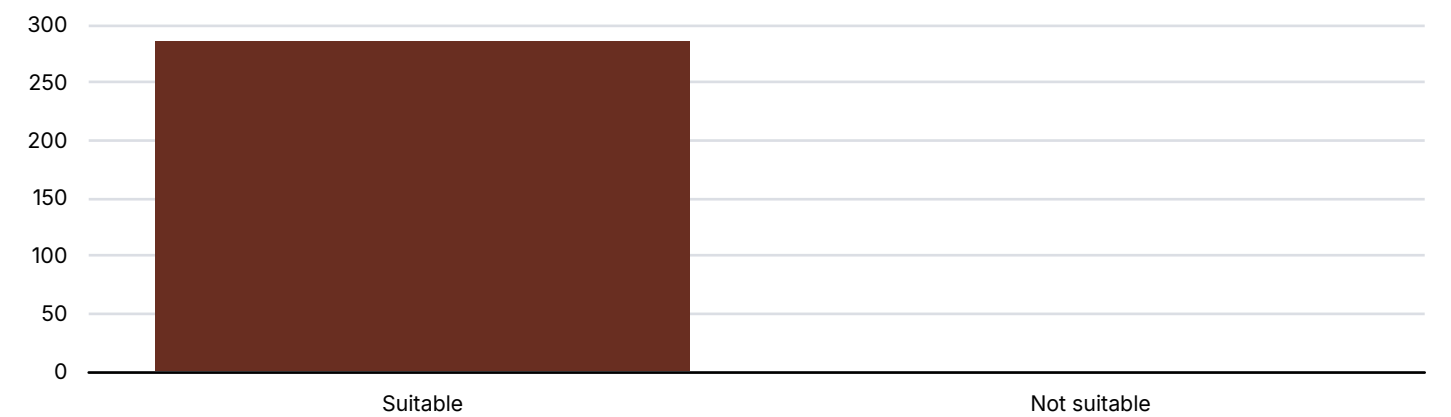


Figure 2.1: Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Stavely, 2021)¹

In Stavely, housing suitability was fully concentrated in the suitable category in 2021. The census counted 285 private households as suitable, while no households were recorded as not suitable. The number of suitable households was 14% higher than five years earlier, showing a modest upward shift over time. With the unsuitable count at zero, the available data points to a housing profile where household size and bedroom count aligned for the households captured in the census.

In Stavely, housing suitability was fully positive in 2021: 285 private households were in suitable homes, and none were recorded as not suitable. That points to a housing stock that matched household size for this measure. The 5-year change was also upward, with suitable households increasing by 14% over the period. The same pattern appears in the descendant dissemination area, where suitable households rose by 11.8%. On this measure, Stavely shows no visible shortfall, alongside modest growth in suitable housing.



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

Occupied Private Dwellings

Stavely had 269 occupied private dwellings in 2021, up 1.5% from 2016. The count also increased from 247 in 2011, a 5-year rise of 7.3%.

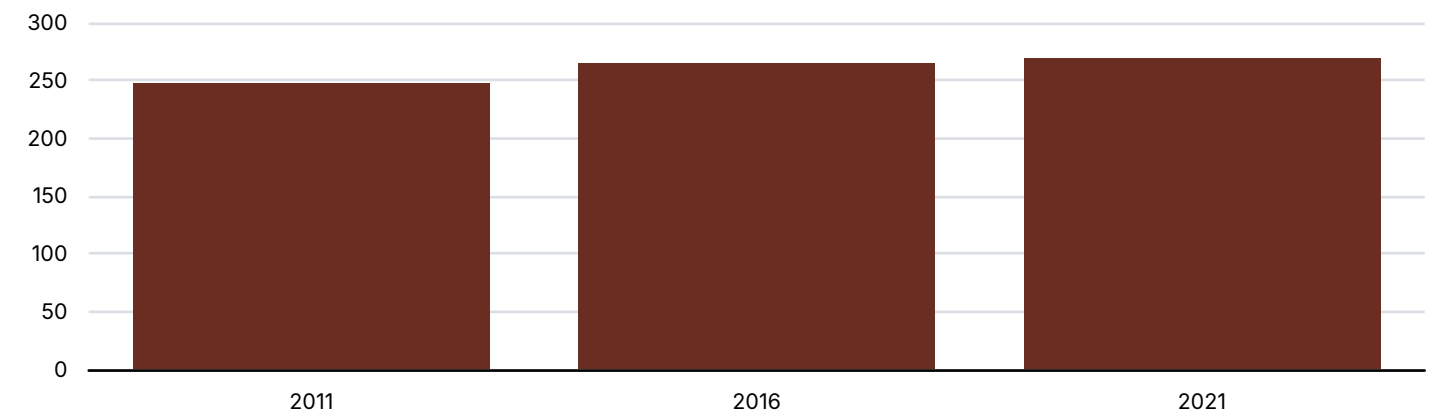


Figure 3.1: Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Stavely, 2011-2021)¹

Stavely’s occupied private dwellings have edged up over the past decade, pointing to a small but steady increase in homes in active residential use. The town had 247 occupied dwellings in 2011, rising to 265 in 2016 and 269 in 2021. That means the largest gain came earlier in the period, with growth slowing to 1.5% between 2016 and 2021. The pattern suggests a housing stock that has expanded modestly, then levelled off.

Stavely had 269 occupied private dwellings in 2021, a small increase from 265 in 2016 and 247 in 2011. The 5-year change was 1.5%, suggesting slow growth in housing occupied by usual residents. Compared with nearby places, Stavely was smaller than Nanton, Claresholm, Fort Macleod, and Pincher Creek, but larger than Hill Spring, Cowley, and Glenwood. Its change was also more modest than several peers that posted stronger gains. The pattern points to a stable residential base rather than rapid expansion.

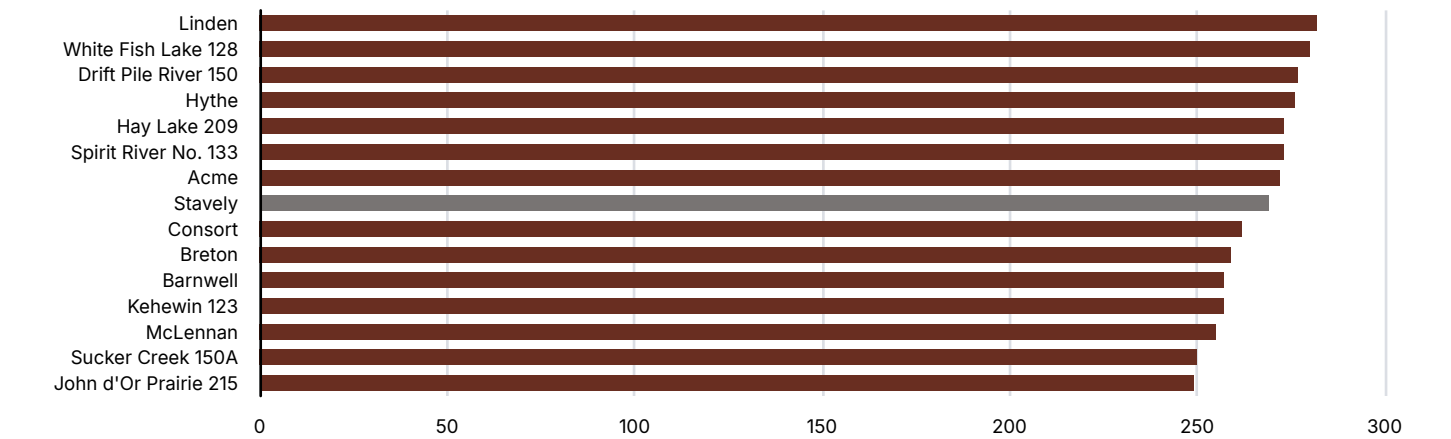


Figure 3.2: Comparison of Occupied Private Dwellings with other locations (Stavely, 2021)¹

Median Shelter Costs

In Stavely, renter households had higher median monthly shelter costs than owners in 2021, at \$1,100 versus \$770. Over five years, owner costs rose 67.4%, while renter costs increased 5.3%.

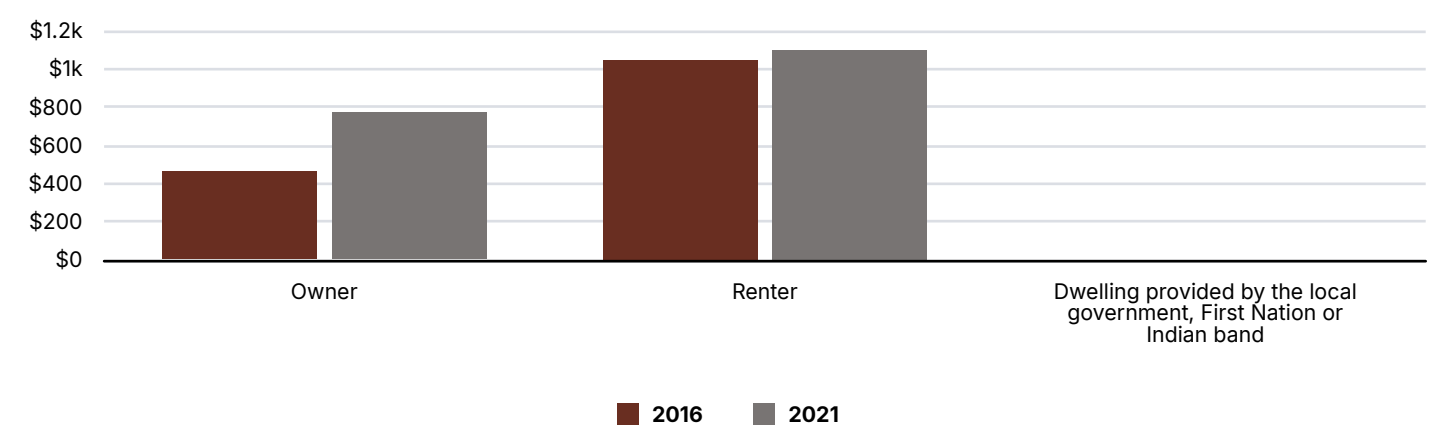


Figure 4.1: Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Stavely, 2016-2021)¹

In Stavely, median shelter costs in 2021 were higher for renters than for owners, with renter households paying \$1,100 a month compared with \$770 for owner households. The 5-year change shows a sharper rise for owners, up 67.4%, while renter costs increased by 5.3%. Median shelter costs for dwellings provided by the local government, First Nation or Indian band were reported at \$0. The pattern suggests a marked recent increase in owner housing costs alongside a smaller change for renters.

In Stavely, median monthly shelter costs in 2021 were \$770 for owner households and \$1,100 for renters, within the universe of owner and tenant households in non-farm, non-reserve private dwellings. The renter figure was higher by \$330, while households in dwellings provided by the local government, First Nation or Indian band recorded \$0. The pattern points to a clear tenure gap in typical housing costs rather than a broad spread across household types.



Figure 4.2: Distribution of Largest Group: Housing Tenure - Renter (Stavely)¹

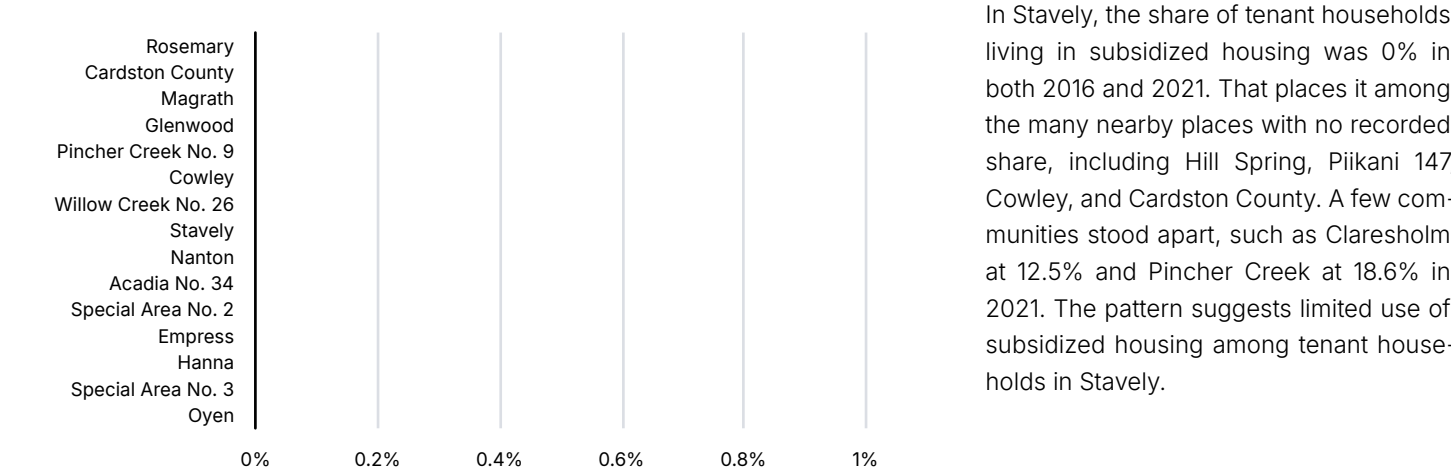
Tenant Households in Subsidized Housing

Stavely had no tenant households in subsidized housing in 2021, unchanged from 2016. The share remained at 0.0% for both years, showing no recorded use of assisted housing among tenant households.



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. (Stavely, 2016-2021)¹

In Stavely, the share of tenant households living in subsidized housing was 0% in both 2016 and 2021. The measure was unchanged over the five-year span, showing no recorded tenant households in subsidized housing in either census year. Within the scope of tenant households in non-farm, non-reserve private dwellings, the local figure remained at the lowest observed level in the dataset. The lack of movement suggests a stable pattern rather than short-term change. Because the data show only two points and both are zero, there is no measurable trend to extend beyond that period.



In Stavely, the share of tenant households living in subsidized housing was 0% in both 2016 and 2021. That places it among the many nearby places with no recorded share, including Hill Spring, Piikani 147, Cowley, and Cardston County. A few communities stood apart, such as Claresholm at 12.5% and Pincher Creek at 18.6% in 2021. The pattern suggests limited use of subsidized housing among tenant households in Stavely.

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

Core Housing Need by Tenure

In Stavely, 16.0% of owner households were in core housing need in 2021, while renter households were at 0.0%. Owners therefore accounted for the only measured housing need by tenure.

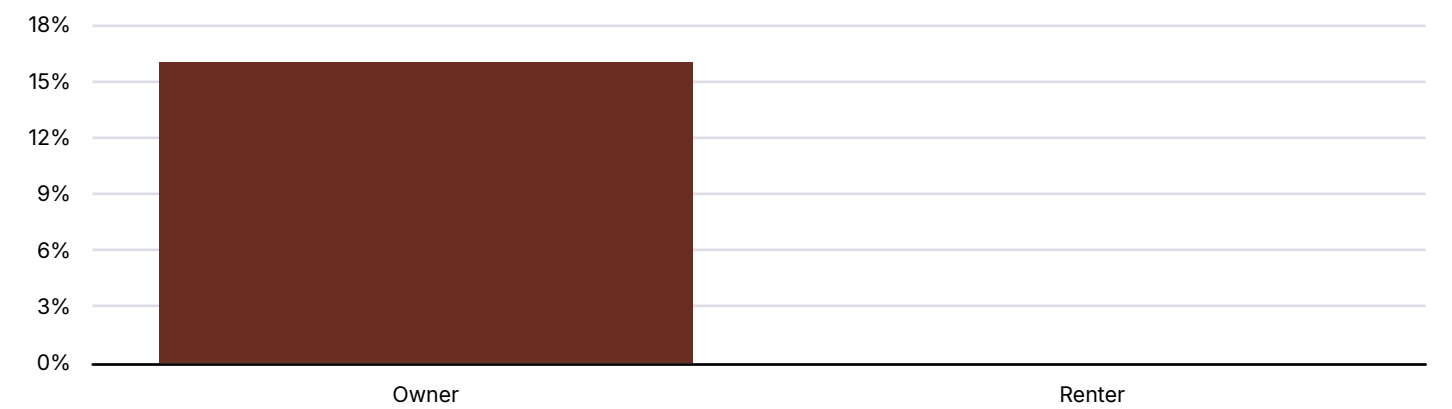


Figure 6.1: Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Stavely, 2021)¹

In 2021, core housing need in Stavely was recorded for owner households but not for renter households. Among owner households in non-farm, non-reserve private dwellings, 16% were in core housing need, while the renter figure was 0%. That split shows a clear tenure difference in this small housing profile. With only two tenure groups reported, the data point to owners carrying the housing stress in this measure, while renters were not identified as experiencing core housing need.

In Stavely, core housing need in 2021 was recorded only for owner households, at 16% of owner and tenant households in non-farm, non-reserve private dwellings. Renter households were at 0%, which means the measured housing stress in this small area appears concentrated among owners rather than renters. With only these two tenure groups shown, the pattern is clear but limited: the main signal is a tenure gap, not a broad housing profile.



Figure 6.2: Distribution of Largest Group: Housing Tenure - Owner (Stavely)¹

Condominium Status

Stavelly’s housing stock was entirely non-condominium in 2021, with 285 dwellings in that category. Non-condominium units rose 16.3% from 245 in 2016, while condominium dwellings fell from 10 to zero.

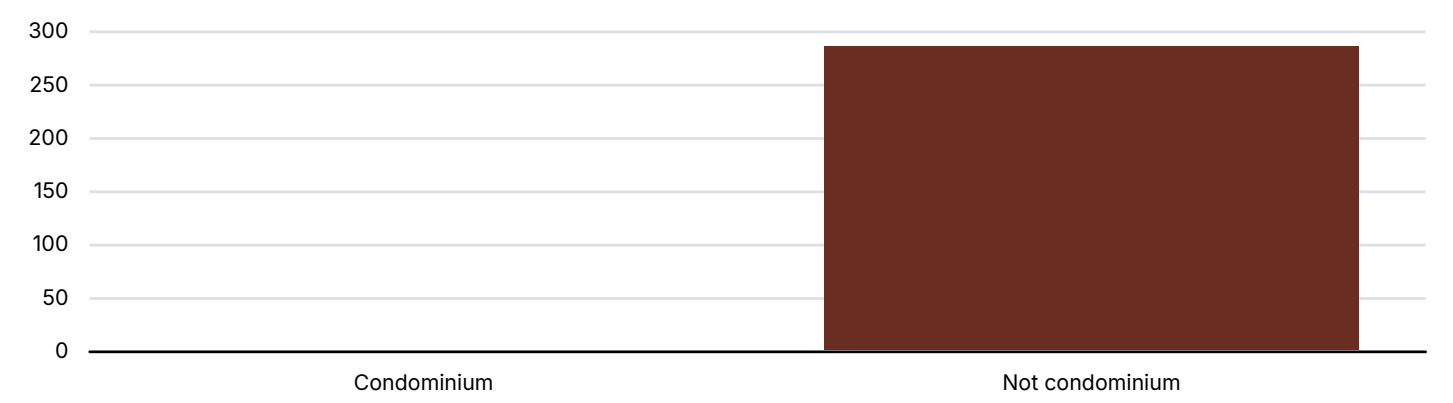


Figure 7.1: Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Stavelly, 2021)¹

In 2021, Stavelly had a housing stock in occupied private dwellings that was almost entirely non-condominium. The census recorded 285 not condominium units and no condominium units at all, indicating a very limited condominium presence. The 5-year change reinforces that pattern. Condominium units fell by 100%, while not condominium units rose by 16.3%. Taken together, the figures show a local housing mix that was firmly weighted toward non-condominium dwellings.

In Stavelly, the occupied private dwelling stock in 2021 was entirely non-condominium housing. The town recorded 285 not condominium dwellings and no condominium units, showing a housing mix with no condominium presence in the census count. The same pattern appears in the descendant dissemination area, which also reported 285 non-condominium dwellings and zero condominiums. A 5-year increase of 16.3% is attached to the non-condominium category, while the condominium count fell to zero.



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

Number of Bedrooms

Three-bedroom dwellings were the largest group in Stavely in 2021, at 110 units, up 15.8% from 2016. One-bedroom dwellings doubled to 20 units, while four-or-more-bedroom homes fell to 50.

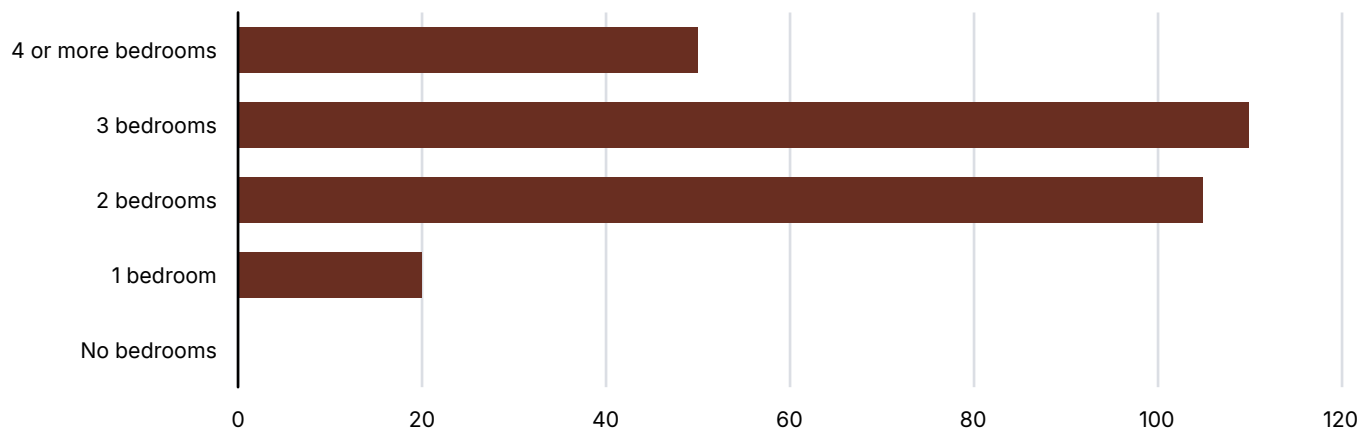
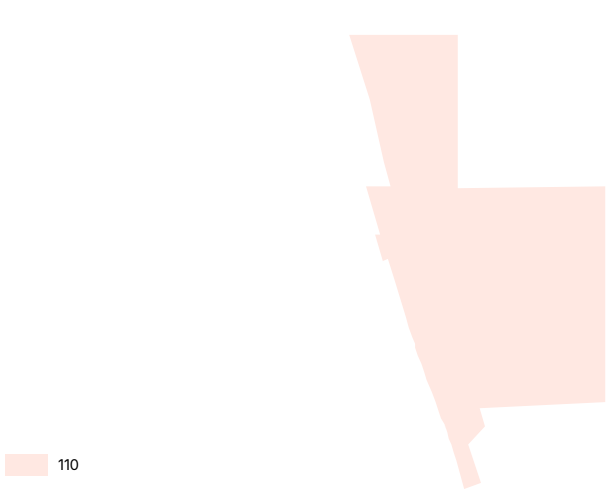


Figure 8.1: Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Stavely, 2021)¹

In 2021, Stavely’s occupied private dwellings were concentrated in the middle of the bedroom range. Three-bedroom homes were the largest group at 110 units, closely followed by two-bedroom dwellings at 105. Larger homes with four or more bedrooms accounted for 50 units, while one-bedroom units were much less common at 20. The five-year changes point to a shifting mix. One-bedroom dwellings doubled, rising 100%, and two-bedroom units increased by 31.3%. Three-bedroom dwellings also grew, though more modestly, at 15.8%. By contrast, four-or-more-bedroom homes fell 23.1%, and there were no no-bedroom dwellings recorded. The pattern suggests recent growth has been strongest in smaller and mid-sized homes.



In Stavely’s occupied private dwellings in 2021, the housing stock was centered on mid-sized homes. Three-bedroom units were the most common at 110 housing units, followed closely by two-bedroom units at 105. Larger homes with four or more bedrooms accounted for 50 units, while 1-bedroom units totaled 20 and no-bedroom dwellings were absent.

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

Average Rooms per Dwelling

Stavely's average rooms per dwelling fell to 6.0 in 2021, down from 6.6 in 2016. That represents a 9.1% decline over five years in occupied private dwellings.

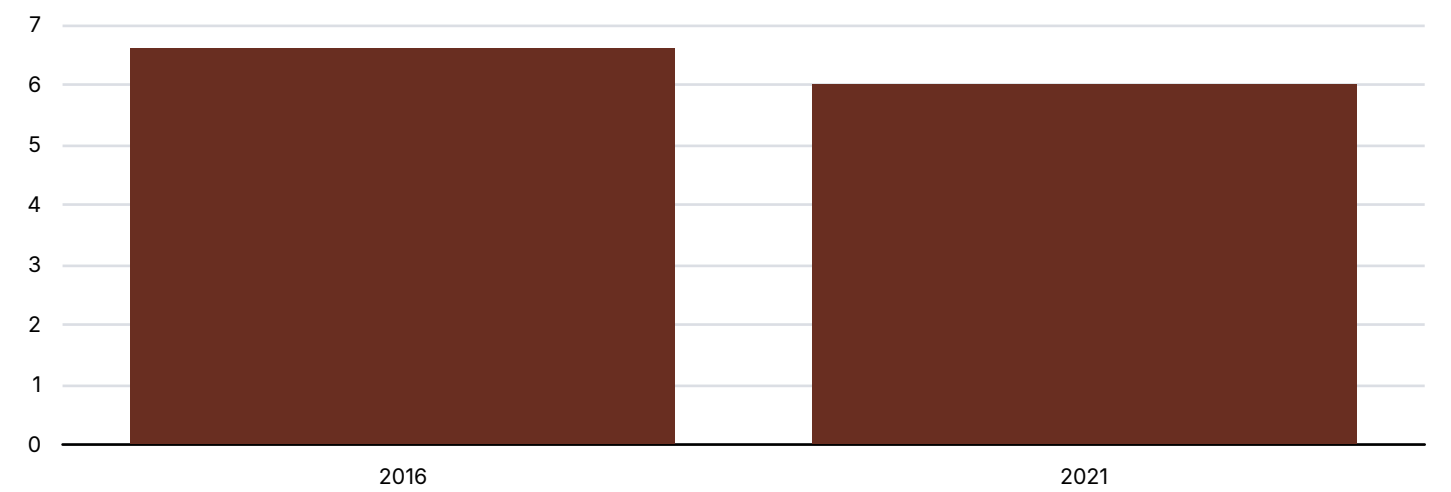
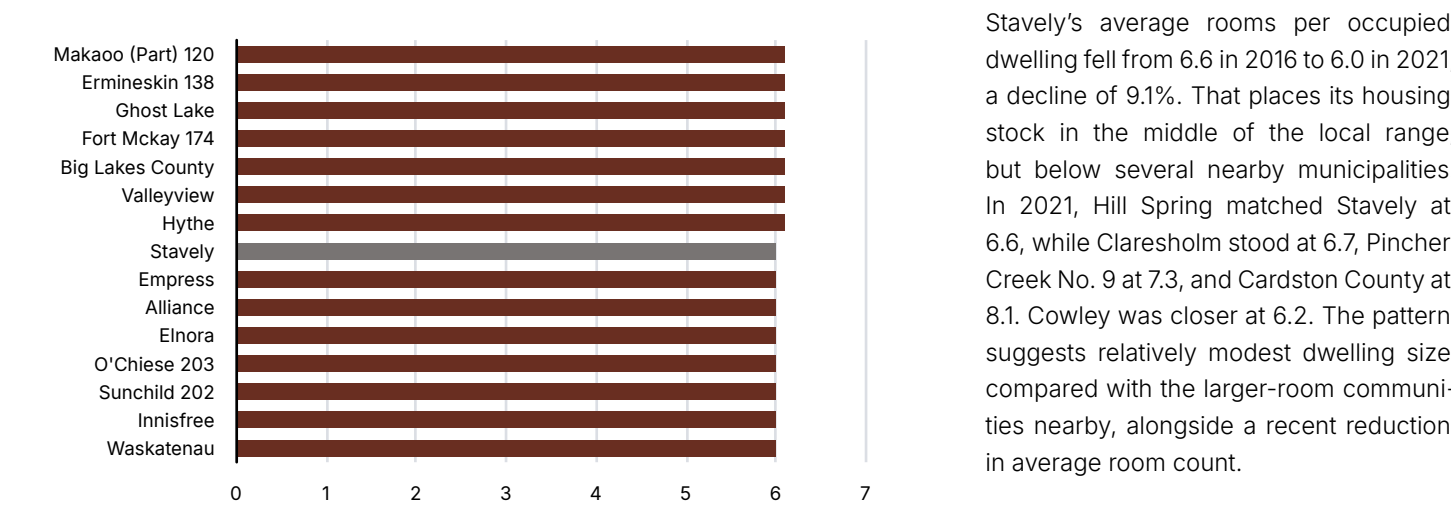


Figure 9.1: Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Stavely, 2016-2021)¹

In Stavely, the average number of rooms per occupied dwelling was 6.6 in 2016 and 6.0 in 2021. That places the town's housing stock in a relatively spacious range, though the measure moved lower over the five-year period. The change was -9.1%, a notable decline in average dwelling size rather than a stable pattern. With only two census points available, the data show direction but not a fuller trend. The most visible feature is a reduction in room count per dwelling between 2016 and 2021, which suggests a shift toward slightly smaller occupied homes within the town's housing stock.



Stavely's average rooms per occupied dwelling fell from 6.6 in 2016 to 6.0 in 2021, a decline of 9.1%. That places its housing stock in the middle of the local range, but below several nearby municipalities. In 2021, Hill Spring matched Stavely at 6.6, while Claresholm stood at 6.7, Pincher Creek No. 9 at 7.3, and Cardston County at 8.1. Cowley was closer at 6.2. The pattern suggests relatively modest dwelling size compared with the larger-room communities nearby, alongside a recent reduction in average room count.

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

Household Crowding

In Stavelly, all private households were in the one-person-or-fewer-per-room category in 2021, rising to 285 households from 255 in 2016, a 11.8% increase. No households were recorded above one person per room.

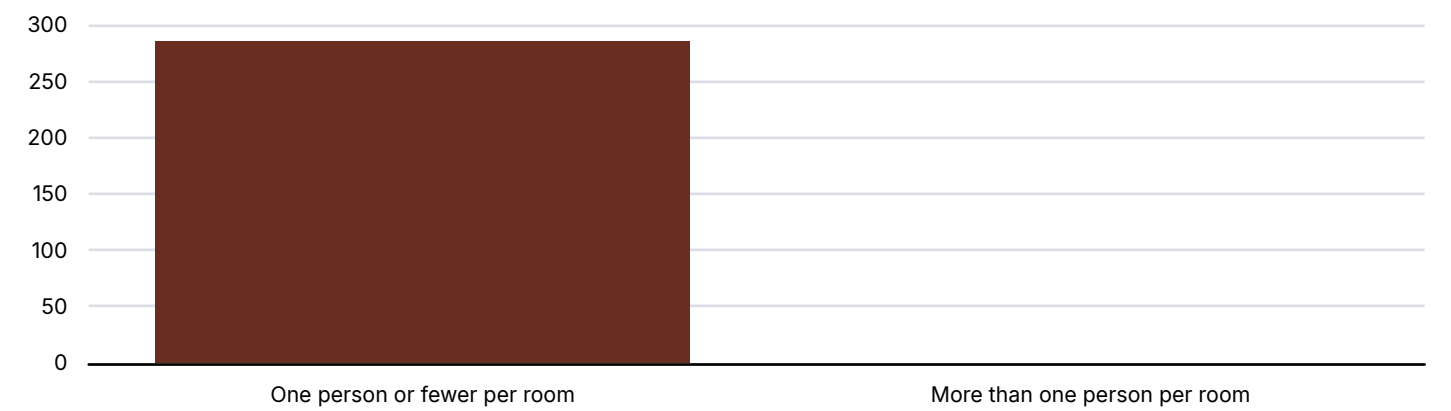


Figure 10.1: Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Stavelly, 2021)¹

In Stavelly, household crowding was limited in 2021. Among private households, 285 had one person or fewer per room, and that count was up 11.8% over five years. The other crowding category, more than one person per room, recorded zero households. With no households in the overcrowded category, the pattern points to very low crowding pressure and a stable housing-space profile in the available census data.

In Stavelly, household crowding was absent in 2021: all 285 private households were recorded as having one person or fewer per room, while none had more than one person per room. That points to a very low-pressure housing pattern within the available room space. The count for the uncrowded category was also 11.8% higher than five years earlier, suggesting some growth in the number of such households. The data show no sign of overcrowding in the town.



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

Dwelling Condition

In Stavelly, dwellings needing only regular maintenance or minor repairs were the largest group in 2021 at 270 units, up 20% from 2016, while major-repair dwellings fell to 20 units, down 33.3%.

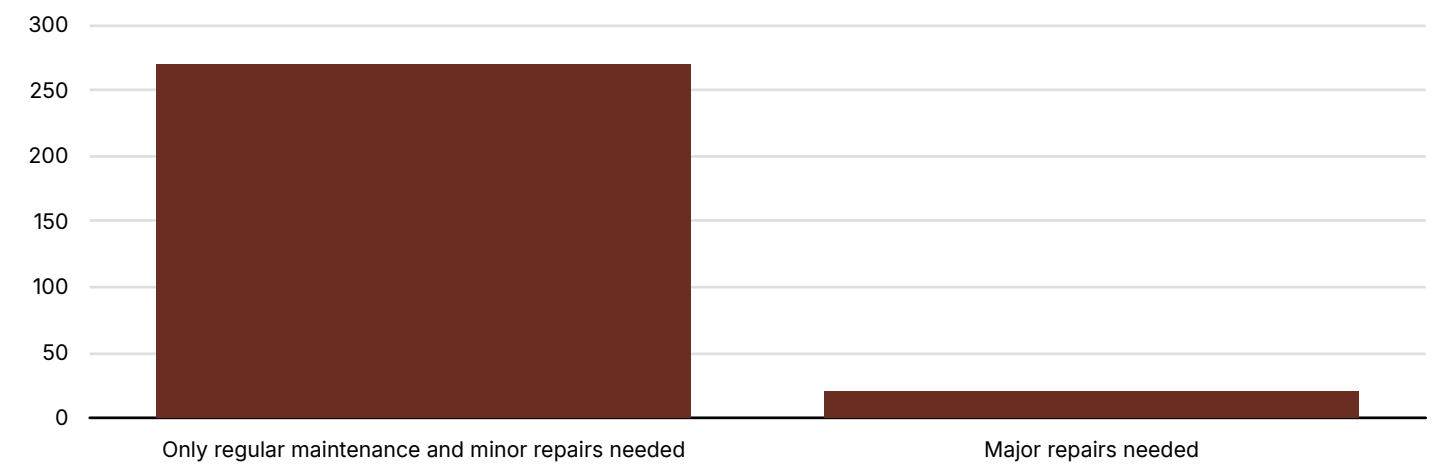
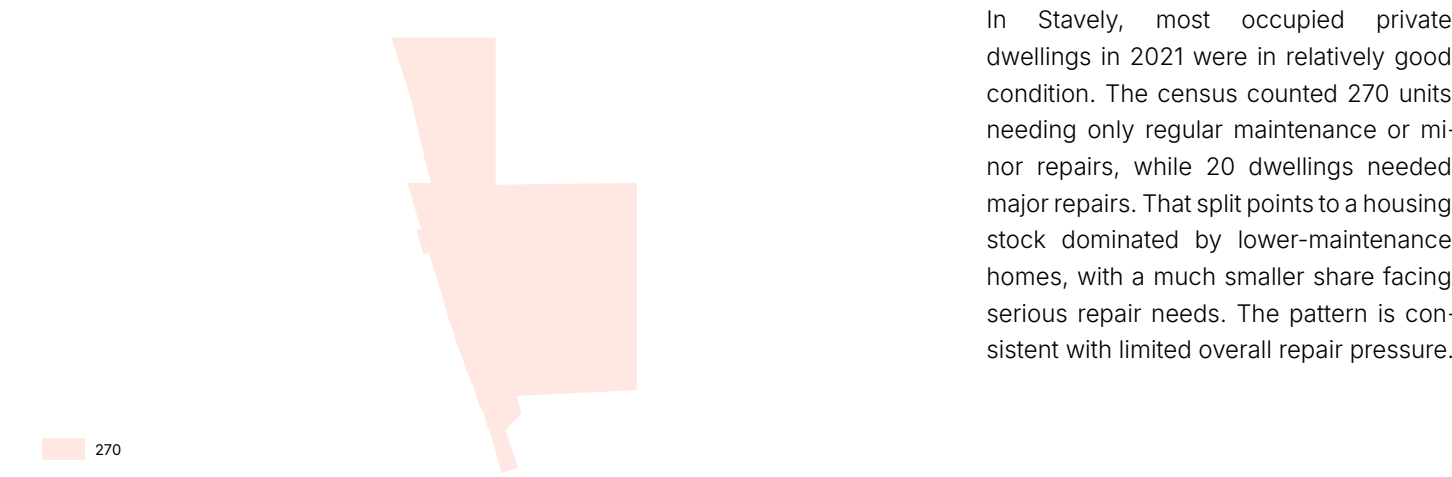


Figure 11.1: Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Stavelly, 2021)¹

In Stavelly, most occupied private dwellings were reported as needing only regular maintenance or minor repairs in 2021, while a much smaller number needed major repairs. The count for the less serious condition was 270 housing units, compared with 20 units needing major repairs. Over five years, the number in the regular-maintenance category rose by 20%, while the major-repair category fell by 33.3%. That combination points to a housing stock where minor upkeep is far more common than serious damage, and where the most troubled dwellings became fewer over the period. Source: Statistics Canada, Census Profile.



In Stavelly, most occupied private dwellings in 2021 were in relatively good condition. The census counted 270 units needing only regular maintenance or minor repairs, while 20 dwellings needed major repairs. That split points to a housing stock dominated by lower-maintenance homes, with a much smaller share facing serious repair needs. The pattern is consistent with limited overall repair pressure.

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

Shelter Cost Ratio

In Stavely, households spending less than 30% of income on shelter costs were the largest group in 2021, at 240 households, up 26.3% from 2016. Households spending 30% or more fell to 50, down 16.7%.

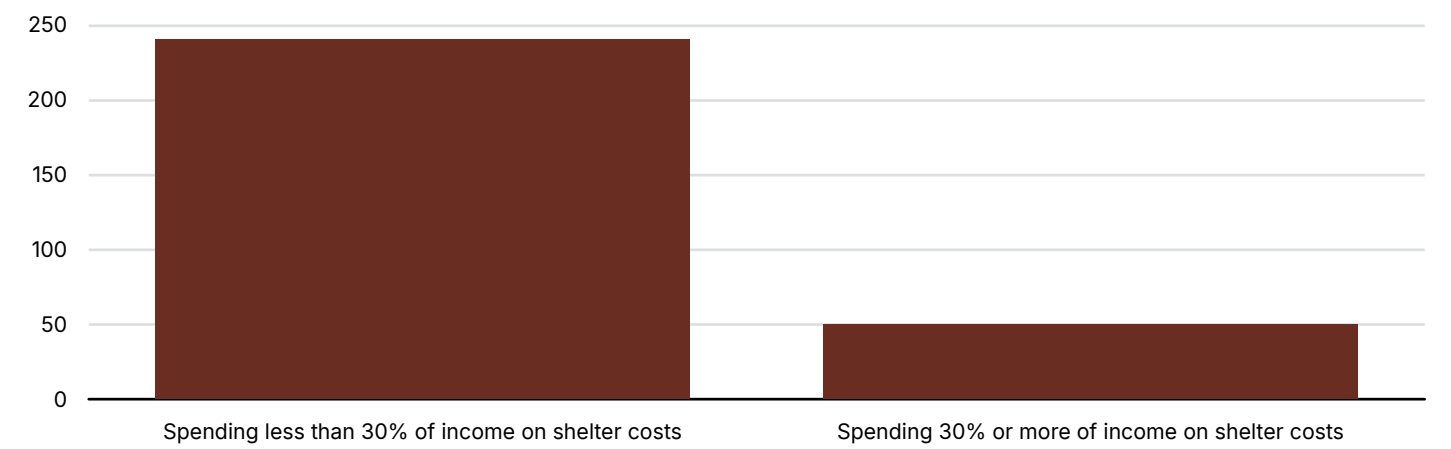
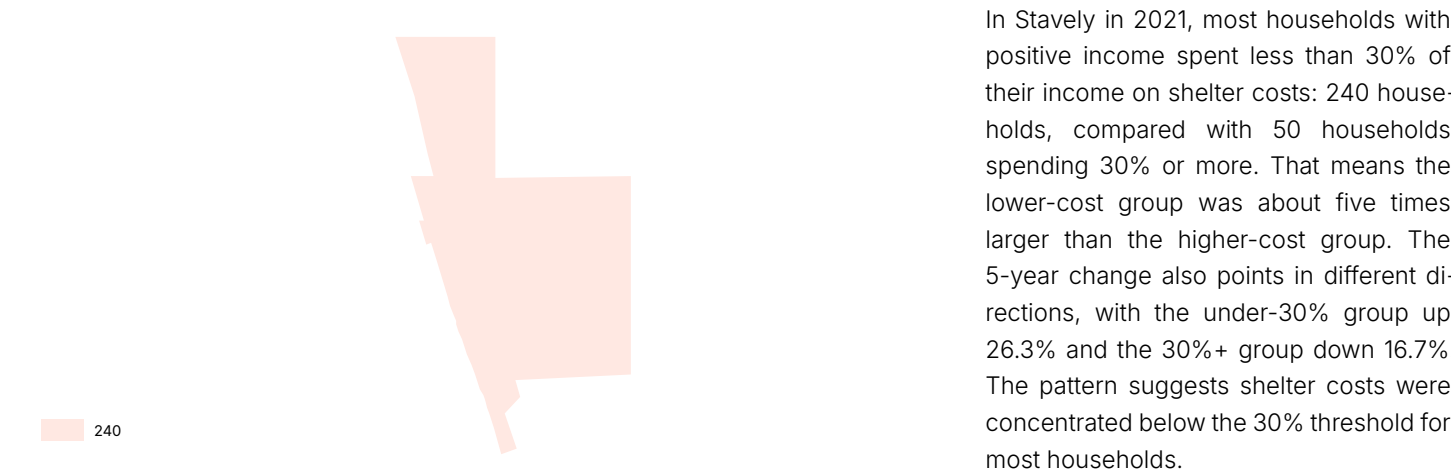


Figure 12.1: Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Stavely, 2021)¹

In Stavely, the 2021 shelter cost ratio profile shows a clear tilt toward households spending less than 30% of income on shelter costs. That group accounted for 240 households, while 50 households spent 30% or more. The time trend points in the same direction. Over five years, households below the 30% threshold increased by 26.3%, while those at or above it fell by 16.7%. Taken together, the pattern suggests a shift toward lower shelter-cost burden among households with income above zero in non-farm, non-reserve private dwellings. The data does not show why this change occurred, only that the lower-burden group became larger and the higher-burden group smaller by 2021.



In Stavely in 2021, most households with positive income spent less than 30% of their income on shelter costs: 240 households, compared with 50 households spending 30% or more. That means the lower-cost group was about five times larger than the higher-cost group. The 5-year change also points in different directions, with the under-30% group up 26.3% and the 30%+ group down 16.7%. The pattern suggests shelter costs were concentrated below the 30% threshold for most households.

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

Median Dwelling Value

Stavely’s median dwelling value was \$224,000 in 2021, down 0.5% from \$225,127 in 2016. The five-year change was small, leaving the typical dwelling price near its earlier level.

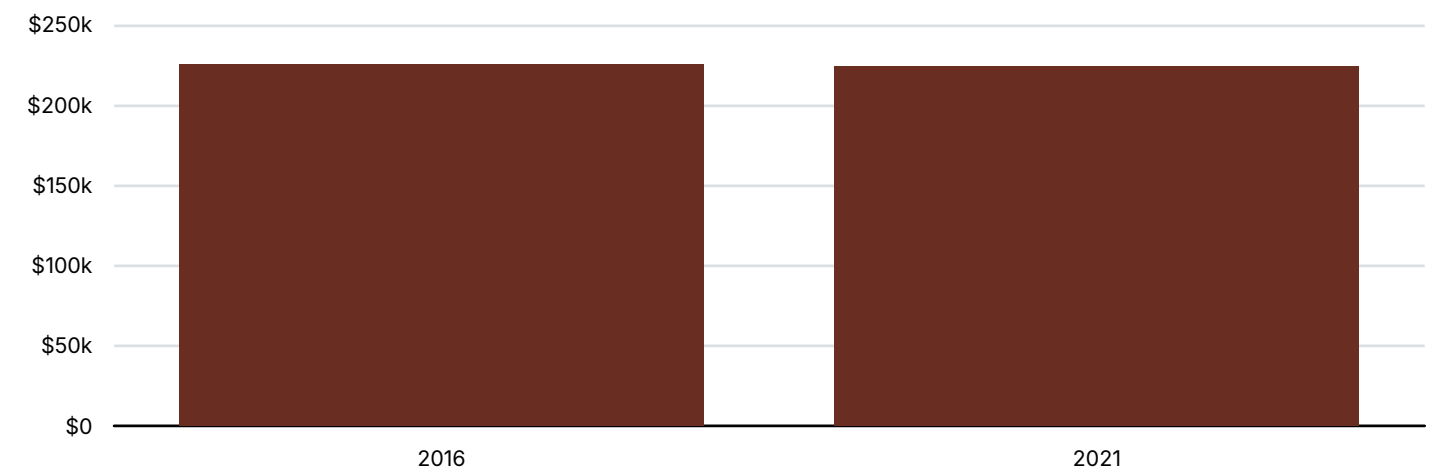
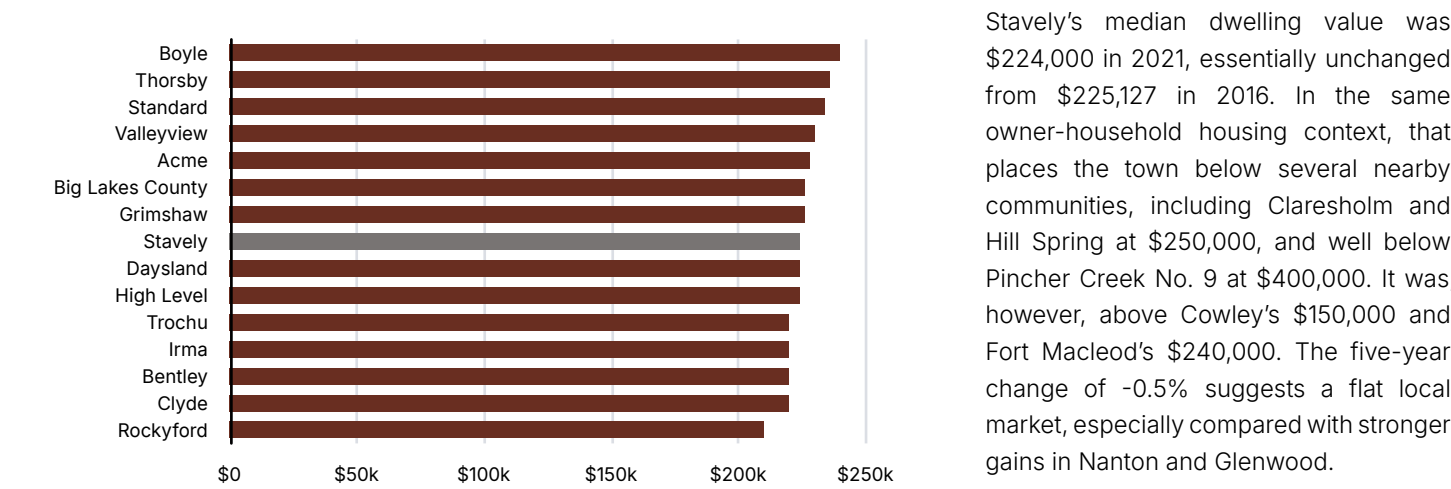


Figure 13.1: Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Stavely, 2016-2021)¹

Stavely’s median dwelling value was essentially flat between the 2016 and 2021 censuses. For owner households in non-farm, non-reserve private dwellings, the median stood at \$225,127 in 2016 and \$224,000 in 2021. That change amounts to a slight decline of 0.5% over five years, leaving the local median almost unchanged in dollar terms. The pattern suggests stability rather than a clear upward or downward shift in the ownership housing market during that period. Because only two census points are provided, the data show a narrow time window and no broader trend beyond that small dip. The main takeaway is that Stavely’s typical dwelling value held steady, with only a minor decrease.



Stavely’s median dwelling value was \$224,000 in 2021, essentially unchanged from \$225,127 in 2016. In the same owner-household housing context, that places the town below several nearby communities, including Claresholm and Hill Spring at \$250,000, and well below Pincher Creek No. 9 at \$400,000. It was, however, above Cowley’s \$150,000 and Fort Macleod’s \$240,000. The five-year change of -0.5% suggests a flat local market, especially compared with stronger gains in Nanton and Glenwood.

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

Number of Rooms

In Stavely, 6-room dwellings were the largest group in 2021 at 80 units, up 60.0% from 2016. Five-room dwellings rose to 70 units, a 180.0% increase, while 8-or-more-room homes fell to 60 units.

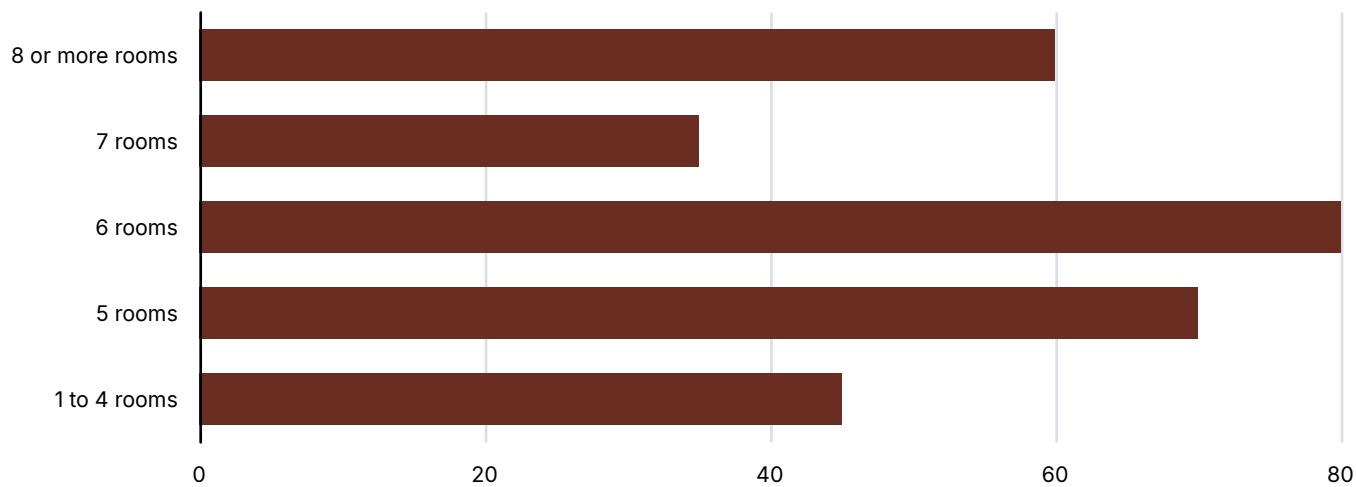
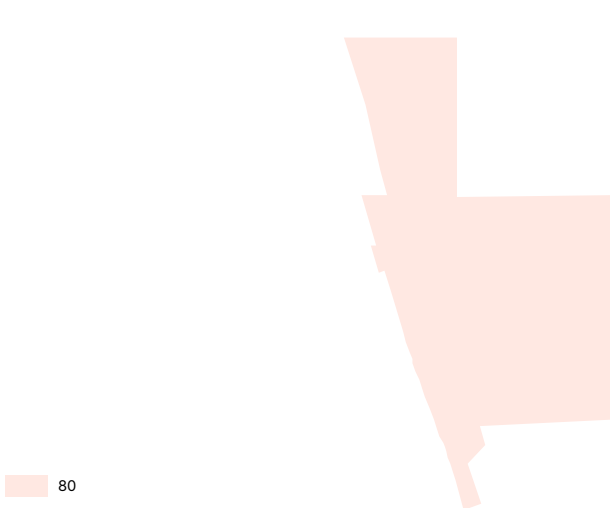


Figure 14.1: Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Stavely, 2021)¹

In 2021, Stavely's occupied private dwellings showed a mixed room-size profile, with change over five years varying sharply by category. The largest group was 6-room dwellings, at 80 units, followed by 5-room dwellings at 70 and homes with 8 or more rooms at 60. Smaller dwellings were fewer, with 45 units in the 1 to 4 room range and 35 with 7 rooms. The five-year changes point to uneven movement: 5-room dwellings rose 180%, and 6-room dwellings increased 60%, while 1 to 4 rooms fell 18.2%, 7 rooms declined 12.5%, and 8 or more rooms dropped 29.4%.



In 2021, Stavely's occupied private dwellings were concentrated in mid-sized layouts. The largest counts were 6-room homes at 80 housing units and 5-room homes at 70, while 8 or more rooms accounted for 60. Smaller dwellings were less common, with 1 to 4 rooms at 45 and 7 rooms at 35. The pattern suggests a housing stock centered on moderate room counts.

Figure 14.2: Distribution of Largest Group: Dwelling Rooms - 6 rooms (Stavely)¹

Dwelling Construction Period

Stavely's housing stock is concentrated in older dwellings, led by 105 units built from 1961 to 1980, down 4.6% since 2016. Homes from 1981 to 1990 rose to 15 units, up 50%.

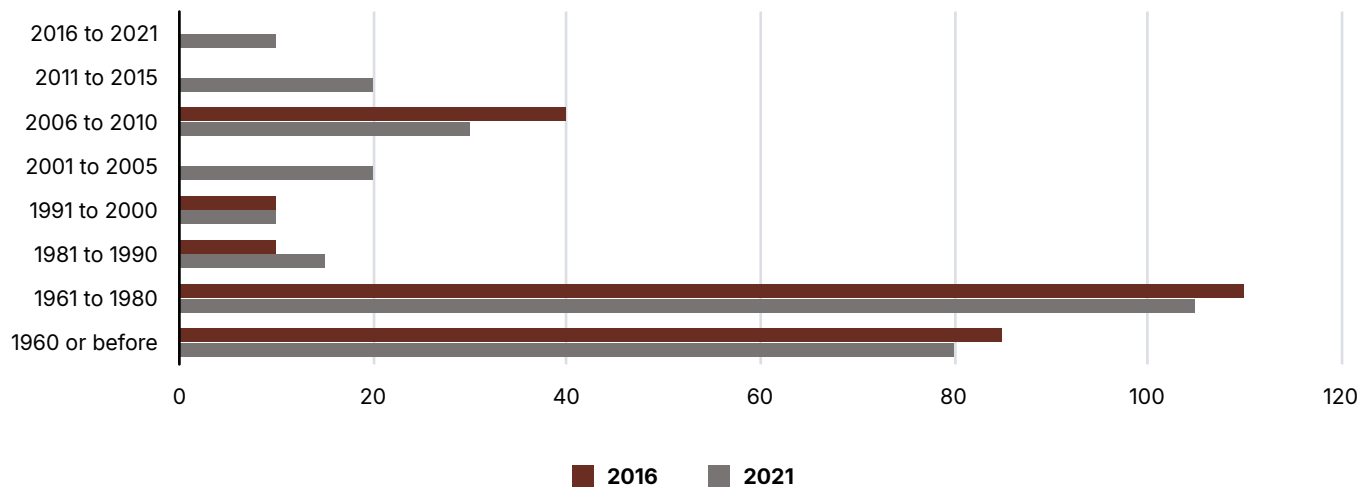
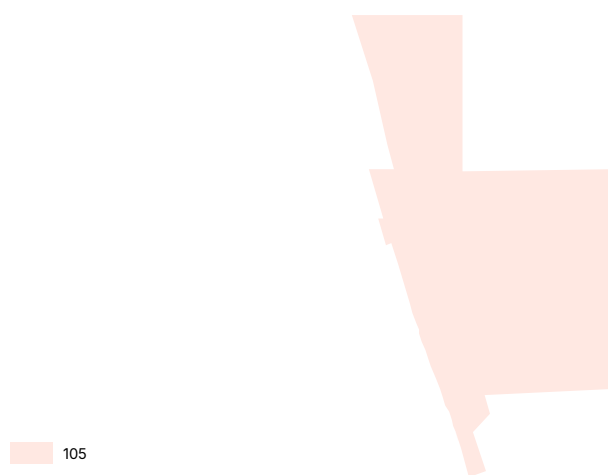


Figure 15.1: Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Stavely, 2016-2021)¹

Stavely's occupied private dwellings in 2021 were concentrated in older housing, with 80 units built in 1960 or before and another 105 from 1961 to 1980. Together, those two periods account for most of the local stock. Newer construction is present but smaller in scale, including 30 dwellings from 2006 to 2010, 20 from 2001 to 2005, and 10 each from 2016 to 2021 and 1991 to 2000. The pattern points to a housing stock shaped more by earlier building cycles than by recent growth. The 5-year change figures reinforce that view: the oldest group fell by 5.9%, the 1961 to 1980 group by 4.5%, and 2006 to 2010 by 25%.



Stavely's occupied private dwellings are concentrated in older construction periods, with most units built in 1961 to 1980 or earlier. In 2021, 105 dwellings dated from 1961 to 1980 and 80 from 1960 or before, while newer stock was smaller: 30 from 2006 to 2010 and 10 from 2016 to 2021. The housing profile is therefore weighted toward long-standing homes, with only modest additions from recent building periods. The 1981 to 1990 category held 15 dwellings, while 1991 to 2000 and 2016 to 2021 each had 10.

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

Owner Households with a Mortgage

In Stavely, 52.0% of owner households had a mortgage in 2021, up from 41.9% in 2016. That was a 24.1% increase over five years in owner households with housing debt.

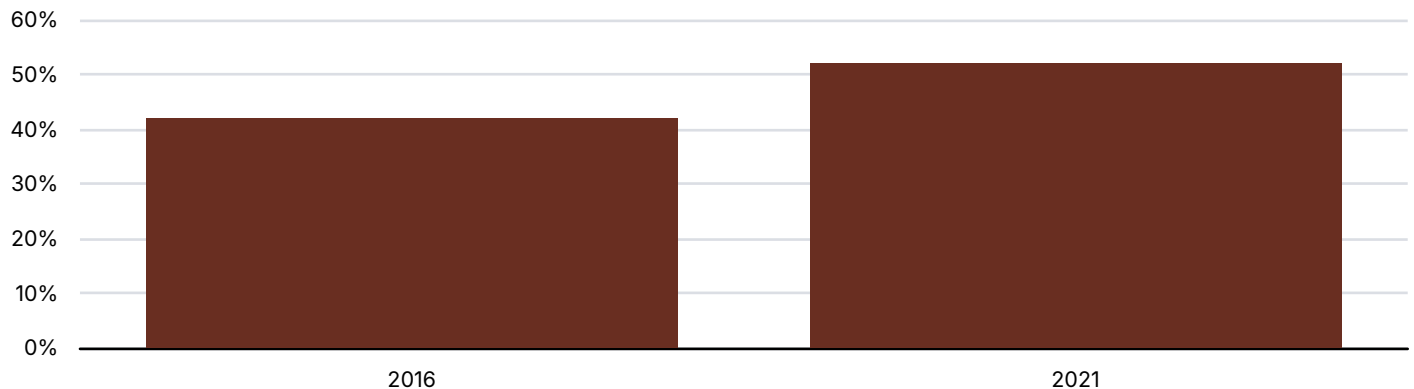


Figure 16.1: Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Stavely, 2016-2021)¹

In Stavely, the share of owner households with a mortgage rose noticeably between the 2016 and 2021 censuses. The figure was 41.9% in 2016 and increased to 52.0% in 2021, a five-year gain of 24.1%. This measure applies to owner households in non-farm, non-reserve private dwellings. The change points to a larger portion of homeowners carrying housing debt in 2021 than five years earlier, but the dataset does not explain why.

In Stavely, 52.0% of owner households had a mortgage in 2021, up from 41.9% in 2016. That 24.1% five-year increase places the town in a category where mortgage holding became more common over the period. The 2021 share was close to Fort Macleod's 54.6% and Claresholm's 54.0%, and below Cardston's 59.5% and Willow Creek No. 26's 61.5%. By contrast, some nearby places were lower, including Pincher Creek No. 9 at 40.7% and Hill Spring at 36.4%. The pattern suggests Stavely sits near the middle of the local range, with a notable upward move between 2016 and 2021.

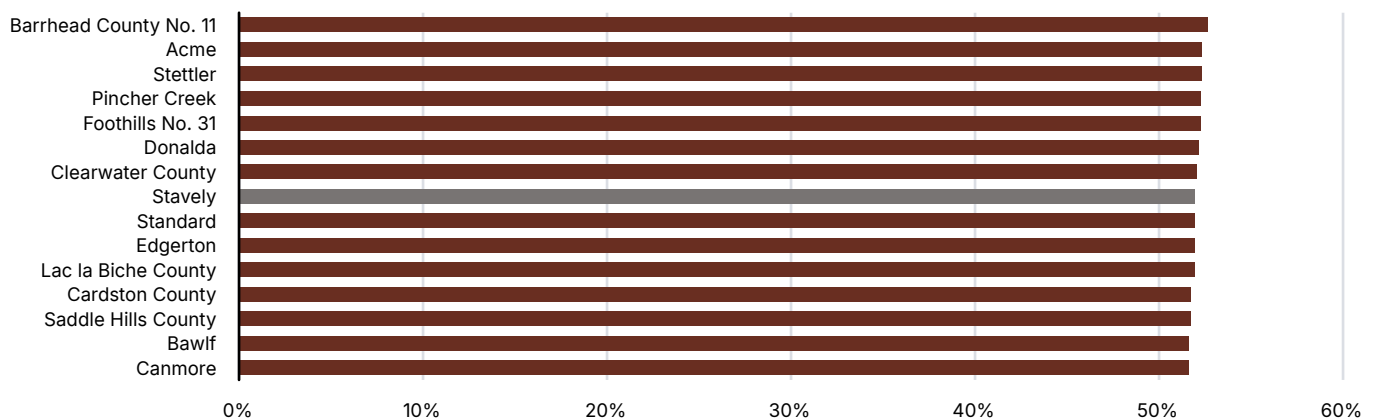


Figure 16.2: Comparison of Owner Households with a Mortgage with other locations (Stavely, 2021)¹

Housing Quality Indicators

Acceptable housing was the largest category in Stavely in 2021, at 230 dwellings. Among less acceptable conditions, 40 dwellings spent 30% or more of income on shelter costs only, and 10 needed major repairs only.

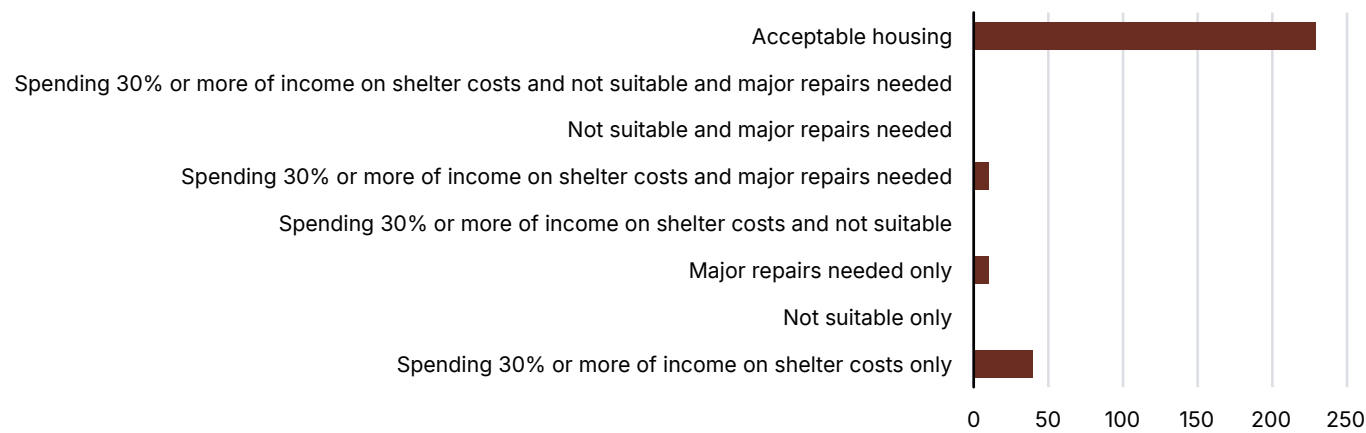


Figure 17.1: Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Stavely, 2021)¹

In 2021, Stavely's occupied private dwellings were mostly in acceptable condition, with 230 units classified as acceptable housing. The main pressures shown in the data were affordability and repair needs: 40 dwellings were spending 30% or more of income on shelter costs only, and 10 were in the major repairs needed only category. Another 10 dwellings combined shelter-cost pressure with major repairs needed. Other categories were absent or negligible, including not suitable only, not suitable and major repairs needed, and the three-way combination, all at 0. The pattern suggests that housing quality concerns in Stavely were concentrated more in cost and repair issues than in suitability alone.



In 2021, Stavely's housing quality profile was mostly stable among occupied private dwellings. Acceptable housing accounted for 230 units, while 40 units spent 30% or more of income on shelter costs only. Another 10 units needed major repairs only, and 10 faced both high shelter costs and major repairs. The other conditions recorded no units, suggesting limited suitability issues.

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

Dwelling Structure Type

Stavely’s housing stock remained centred on single-detached houses, unchanged at 230 units in 2021. Movable dwellings doubled to 30 units, while apartments in buildings with fewer than five storeys fell to zero from 10 units.

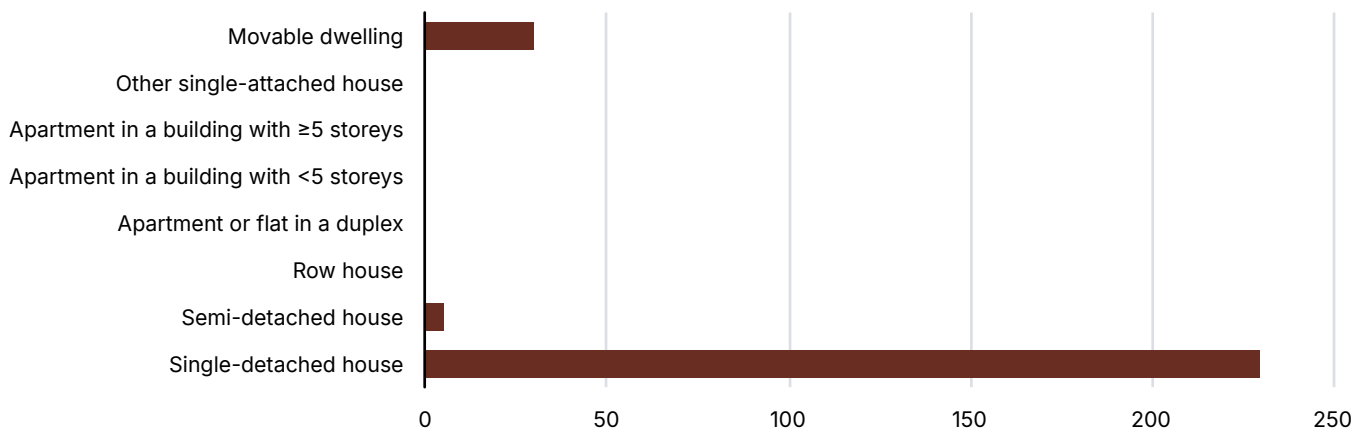


Figure 18.1: Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Stavely, 2021)¹

In 2021, Stavely’s occupied private dwellings were dominated by single-detached houses, with 230 units. Movable dwellings were the next largest form at 30 units, while semi-detached houses accounted for 5 units. All other recorded structure types were absent or rounded to zero, including row houses, duplex apartments, apartments in buildings with fewer than five storeys, apartments in buildings with five or more storeys, and other single-attached houses. The five-year change pattern was stable for the two main forms: single-detached houses and semi-detached houses both showed no change, while movable dwellings doubled over five years. This points to a housing stock that remained strongly centered on detached homes, with only limited change in its structure.

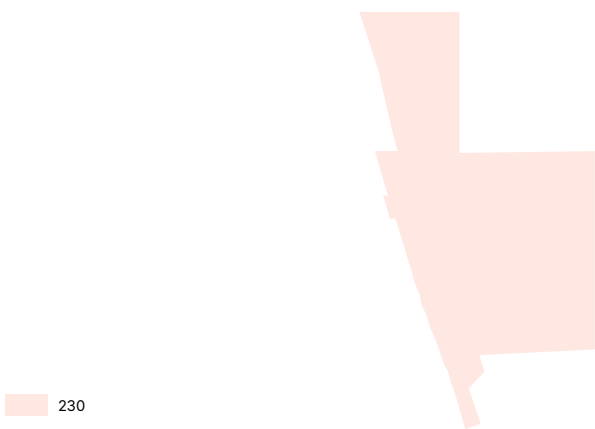


Figure 18.2: Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Stavely)¹

In 2021, Stavely’s occupied private dwellings were dominated by single-detached houses, with 230 units. Movable dwellings formed the next visible category at 30 units, while semi-detached houses accounted for just 5 units. Other structure types were absent or effectively absent in the table: row houses, duplex apartments, apartments in buildings with fewer than five storeys, apartments in taller buildings, and other single-attached houses all showed 0 units. This points to a housing stock that is highly concentrated in low-density forms, with very limited apartment or attached-housing presence.

Housing Tenure

Owner households were the largest group in Stavely in 2021, rising to 245 from 215 in 2016, a 13.95% increase. Renter households fell to 35 from 40 over the same period.

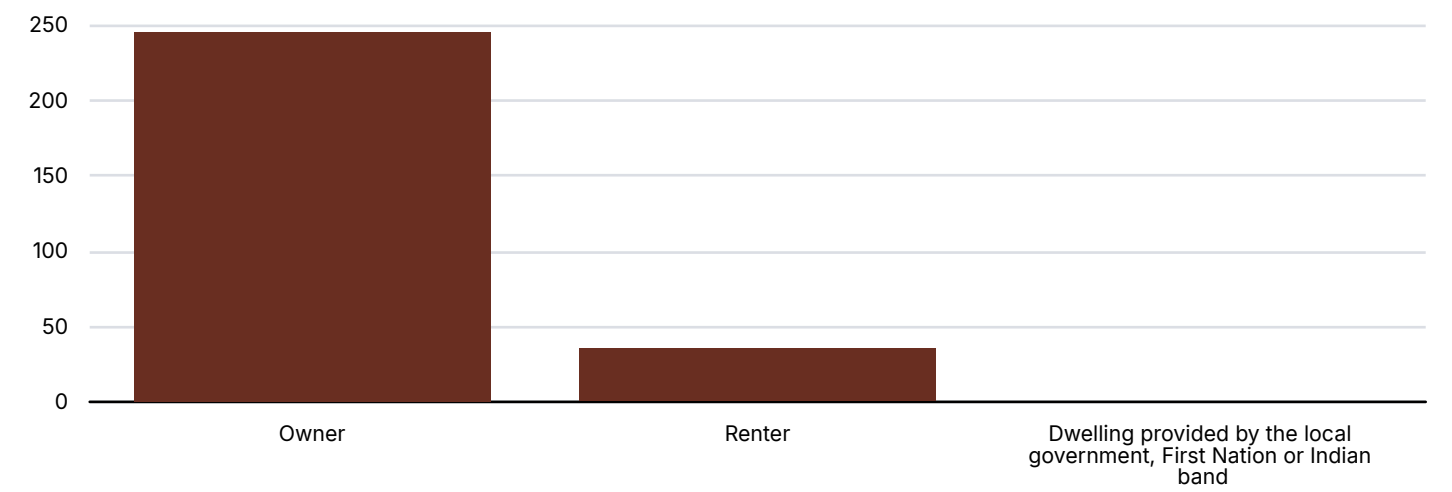
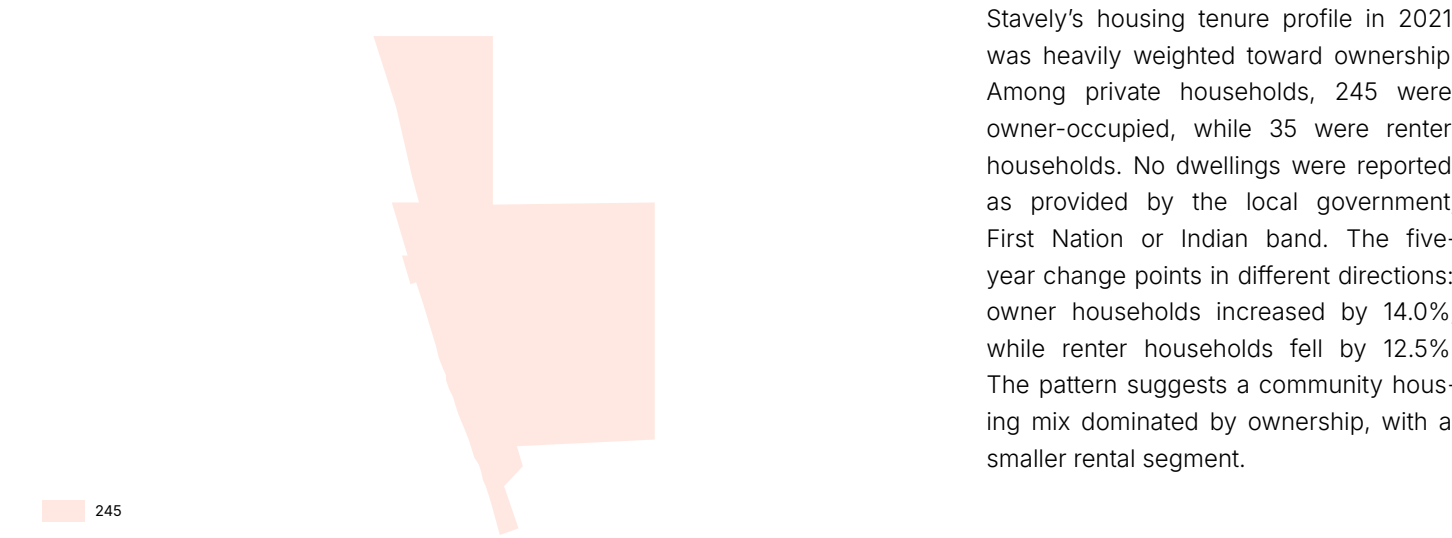


Figure 19.1: Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Stavely, 2021)¹

In Stavely, housing tenure in 2021 was clearly dominated by ownership among private households. The town had 245 owner households, compared with 35 renter households, while no households were reported as living in dwellings provided by the local government, First Nation or Indian band. The five-year change points to a stronger shift on the ownership side than in renting. Owner households were up 13.9% from five years earlier, while renter households fell 12.5%. With no households in the third tenure category, the local housing picture was concentrated almost entirely in ownership, with a smaller and declining rental share.



Stavely’s housing tenure profile in 2021 was heavily weighted toward ownership. Among private households, 245 were owner-occupied, while 35 were renter households. No dwellings were reported as provided by the local government, First Nation or Indian band. The five-year change points in different directions: owner households increased by 14.0%, while renter households fell by 12.5%. The pattern suggests a community housing mix dominated by ownership, with a smaller rental segment.

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

Average Shelter Costs

In Stavely, renter households paid more than owners in 2021, at \$1,100 versus \$960 monthly. Over five years, owner costs rose 27.1%, outpacing renter costs, which increased 9.2%.

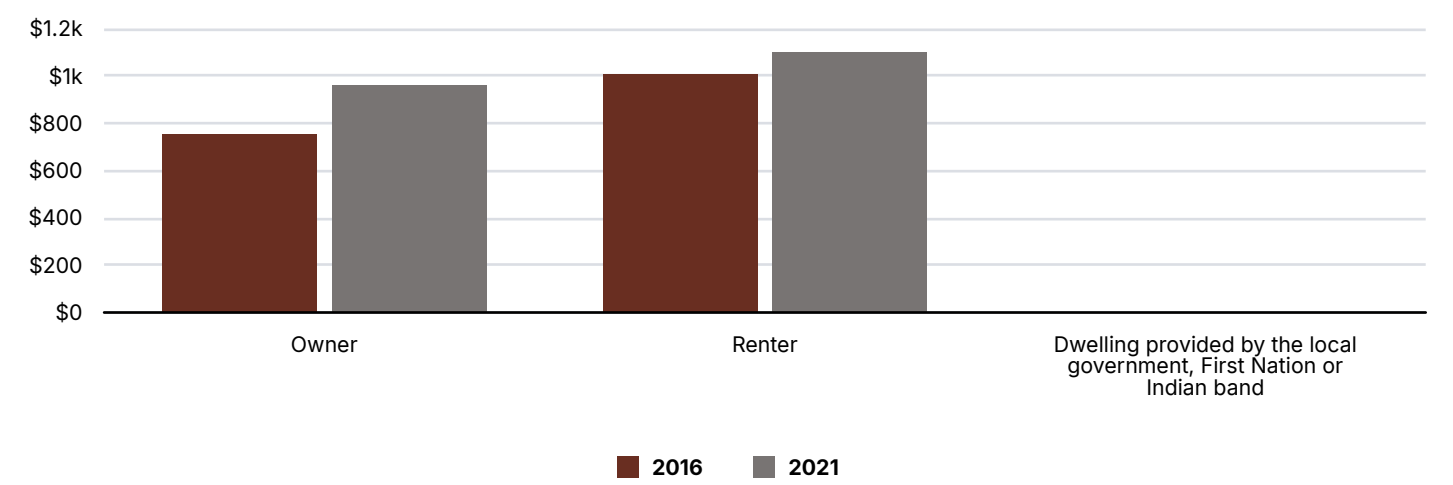
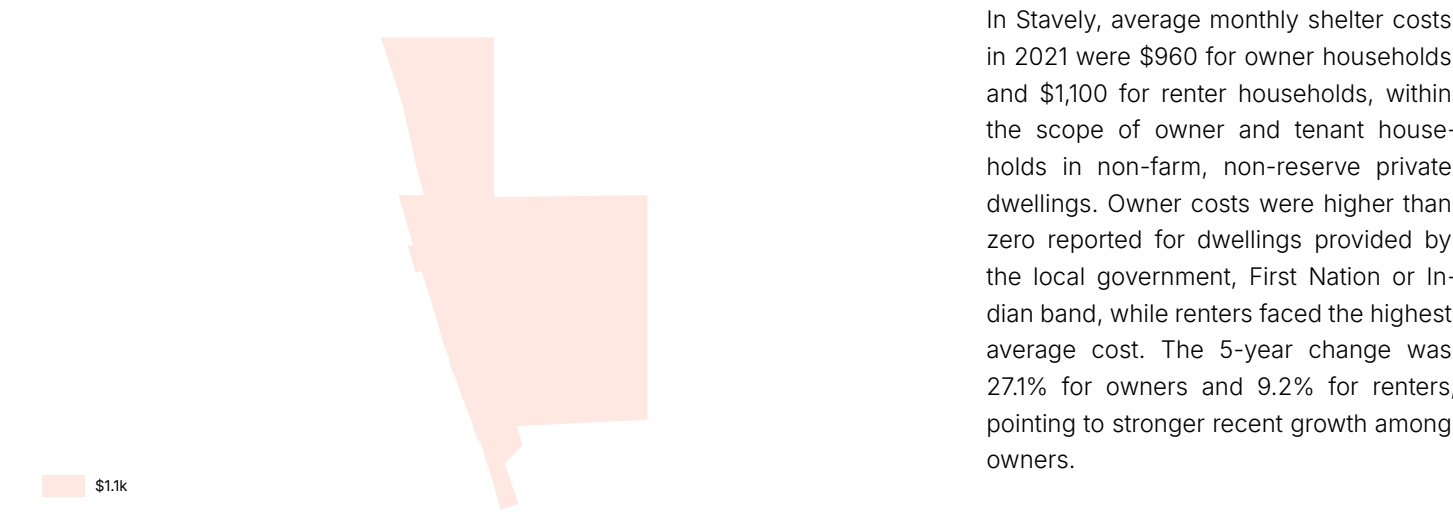


Figure 20.1: Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Stavely, 2016-2021)¹

In 2021, Stavely's average monthly shelter costs varied by housing tenure for owner and tenant households in non-farm, non-reserve private dwellings. The town showed a clear difference between owners and renters, with renter costs higher than owner costs. Owner households paid an average of \$960 a month, while renter households paid \$1,100. The owner figure was up 27.1% over five years, compared with a 9.2% increase for renters. Dwelling provided by the local government, First Nation or Indian band was recorded at \$0. The longer-term change points to rising shelter costs for both tenures, though owners saw the sharper increase.



In Stavely, average monthly shelter costs in 2021 were \$960 for owner households and \$1,100 for renter households, within the scope of owner and tenant households in non-farm, non-reserve private dwellings. Owner costs were higher than zero reported for dwellings provided by the local government, First Nation or Indian band, while renters faced the highest average cost. The 5-year change was 27.1% for owners and 9.2% for renters, pointing to stronger recent growth among owners.

Figure 20.2: Distribution of Largest Group: Housing Tenure - Renter (Stavely)¹

Core Housing Need

In Stavely, most households were not in core housing need in 2021, with 230 households outside core need versus 55 in core need, a gap of 175 households.

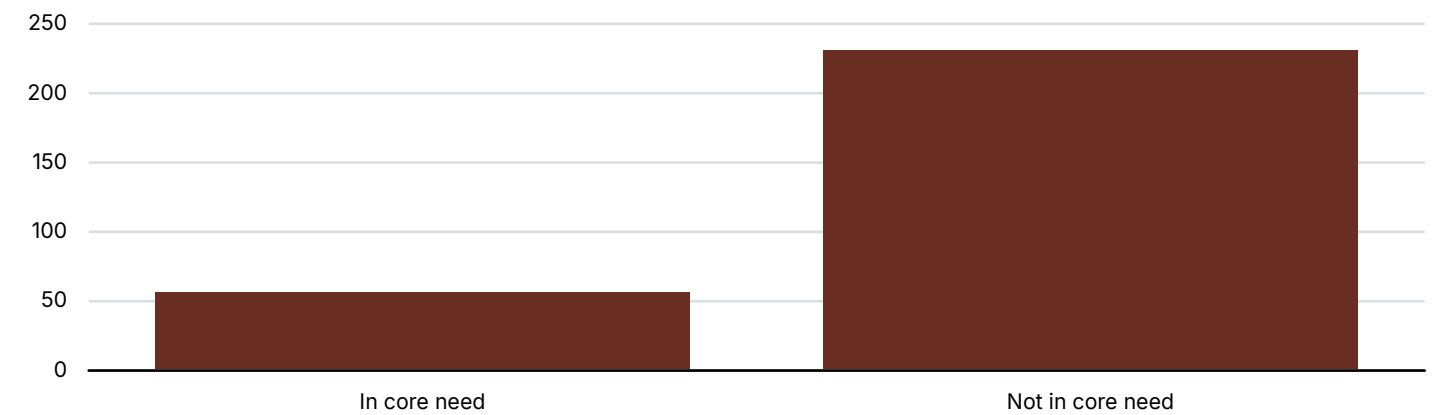


Figure 21.1: Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Stavely, 2021)¹

In 2021, Stavely had 55 households in core housing need and 230 households not in core need. Within the reported household universe, that points to a core housing need share of about 19.3%. The figures show a clear split, with most households outside core need. The ratio is roughly one in five households facing core housing need, based on the counts provided. Because only one year is shown, the data supports a snapshot rather than a trend. It describes the level of housing stress in 2021, but not whether conditions were improving or worsening.

In Stavely, core housing need affected a minority of households in 2021, but the share was still notable. The town had 55 households in core housing need and 230 not in core housing need, meaning about 19.3% were in core need. That leaves roughly four in five households outside core housing need. The pattern points to a housing situation where most households were secure, while a smaller but meaningful group faced affordability, suitability, or repair pressures.



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

Data Sources

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

Legal Notice and Disclaimer

This publication was created using the **Localintel Platform** and may include proprietary data, templates, and visualization elements licensed through it. This publication is provided for general informational purposes only. Localintel does not guarantee the completeness, accuracy, or suitability of this information for any particular purpose. No reuse, redistribution, or extraction of source data except as expressly permitted. Use of this publication is subject to applicable terms of use and restrictions available at localintel.com/terms.