RMED

PARKLANDS

Housing Report

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Executive Summary

Parklands' housing picture is defined by stability in overall scale and gradual change in composition. The number of occupied private dwellings has shown little net movement over the past decade, indicating a housing stock that has remained broadly steady rather than expanding quickly. Within that stable base, the region is still overwhelmingly shaped by single-detached homes, with family-sized dwellings forming the core of the occupied stock. Three-bedroom units are the most common, larger homes remain numerous, and the average dwelling still contains more than six rooms, even after a slight decline since 2016. The age profile reinforces that sense of continuity: much of the occupied stock dates from the mid to late twentieth century, especially homes built between 1961 and 1980, while more recent construction forms a much smaller share.

Recent change has been selective rather than broad-based. Ground-oriented housing types have grown while several apartment categories have declined, and condominiums, though still a very small part of the market, increased notably from a low base. The stock also shows a mixed shift in size. Smaller dwellings gained ground, including one-bedroom homes and units with fewer rooms, while some larger categories edged down, yet larger family-oriented housing still dominates in absolute terms. Tenure has shifted modestly as well. Ownership remains the norm, but owner households declined slightly while renter households and dwellings provided by local government or First Nations increased. This produces a picture of a region where the housing base remains mostly conventional in form, but where smaller units, rental housing, and alternative tenure patterns are becoming somewhat more visible.

Housing conditions in Parklands are generally more favorable by count than adverse, but pressures are unevenly distributed. Most occupied homes require only regular maintenance, and the number needing major repairs declined over five years. Most households also remain below the 30% shelter-cost threshold, and the number above it fell. At the same time, signs of strain persist in specific segments. Unsuitable housing increased, severe crowding rose sharply from a small base, and renter households face clearly higher shelter-cost pressure and core housing need than owners. Parklands therefore emerges as a region with a steady, older, largely owner-oriented housing stock, but with a modest shift toward renting and smaller units alongside concentrated affordability and suitability pressures.

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Occupied Private Dwellings

Parklands saw a modest rise in occupied private dwellings, reaching 17,858 units in 2021, up 0.57% since 2016 after a dip from 17,973 units in 2011, overall indicating a stable housing market.

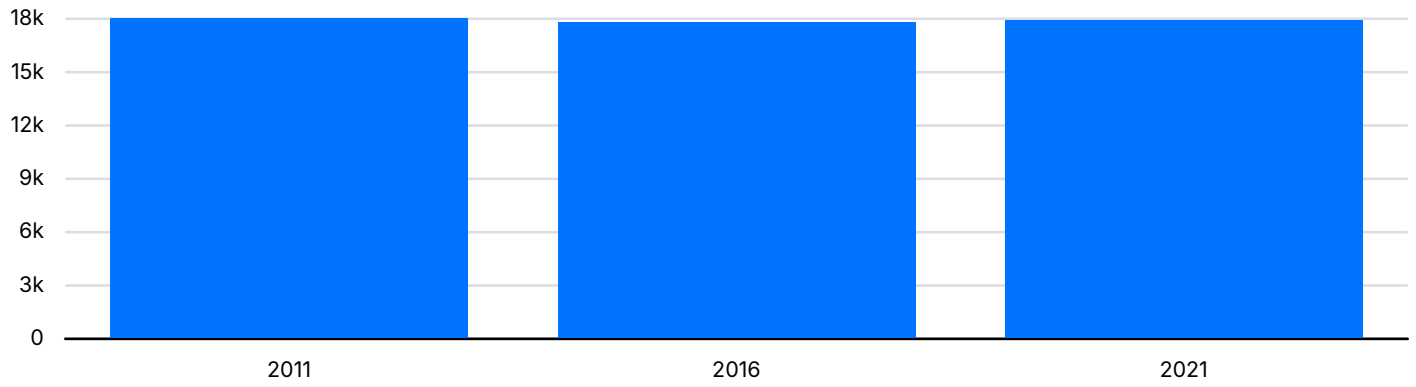

Figure 1.1: *Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Parklands, 2011-2021)*[1]

Parklands' count of private dwellings occupied by usual residents has been essentially stable over the last decade, with small year-to-year shifts between census years. In 2011 there were 17,973 occupied dwellings. That fell to 17,757 in 2016, a decline of 1.2%. By 2021 the figure rose slightly to 17,858, an increase of 0.6% from 2016. The pattern shows modest net change rather than large growth or loss over the ten-year span. This suggests the active housing stock in Parklands has been largely steady.

Parklands has a small, stable stock of private dwellings occupied by usual residents: 17,973 in 2011, 17,757 in 2016 (-1.2%), and 17,858 in 2021 (0.6%). Those figures contrast with several comparable regions that saw larger absolute increases; for example, Southeast rose from 37,020 dwellings in 2011 to 46,735 in 2021, and Winnipeg had 301,738 occupied dwellings in 2021. Within this dataset Parklands shows little net change over the decade. The pattern signals relative stability in occupied housing counts compared with regional growth elsewhere.

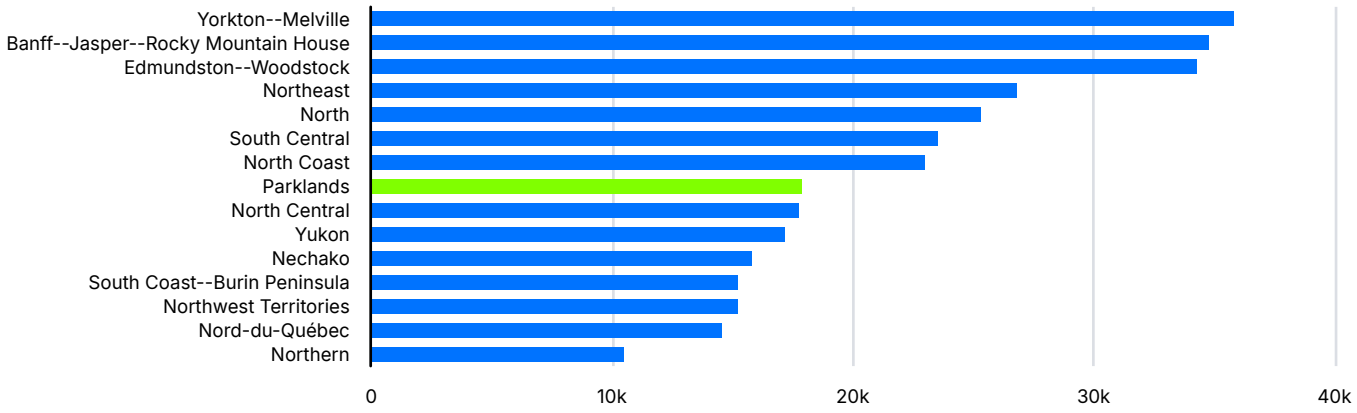

Figure 1.2: *Comparison of Occupied Private Dwellings with other locations (Parklands, 2021)*[1]

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Dwelling Structure Type

Single-detached houses remain the dominant dwelling type in Parklands, with 14,835 units, barely rising 0.24% since 2016; row houses grew fastest, jumping 55.6% to 420 units.

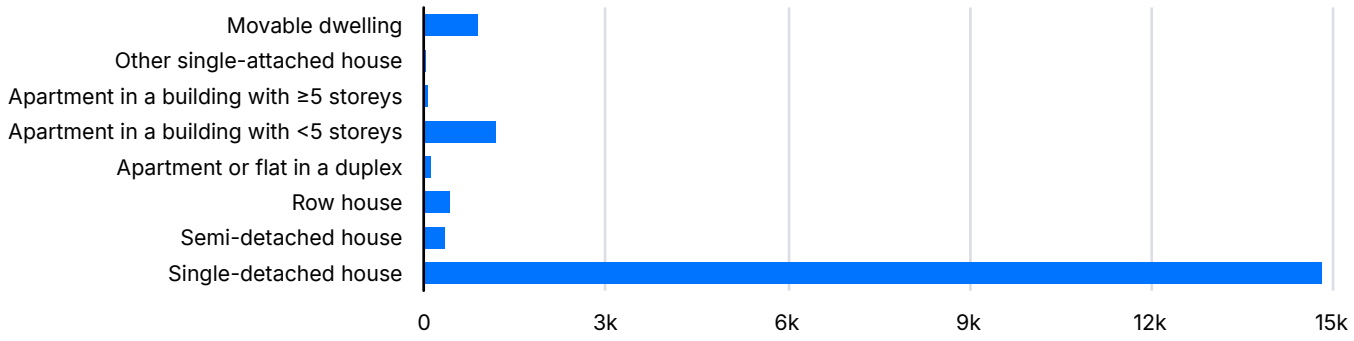

Figure 2.1: *Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Parklands, 2021)*[1]

Parklands' housing stock in 2021 is dominated by single-detached houses within occupied private dwellings, with 14,835 units recorded. Secondary forms include apartments in low-rise buildings (1,190 units) and movable dwellings (885 units). Row houses (420) and semi-detached houses (335) are smaller components. Five-year trends show growth in single-detached housing (+24.0%), row houses (+55.6%) and semi-detached homes (+21.8%), while several apartment categories declined (e.g., low-rise apartments −8.8%). These figures describe the physical mix and recent momentum of dwelling types in Parklands.

Parklands' housing stock is heavily weighted toward single-detached houses, with 14,835 units, and a notable number of movable dwellings, 885 units. Over five years single-detached units rose by 24.0% and row houses by 55.6%. Semi-detached housing increased 21.8%. Several apartment categories fell: duplex apartments −38.2%, small apartment buildings −8.8%, and tall buildings −31.3%. The pattern shows growth concentrated in ground-oriented housing types while apartment counts declined.

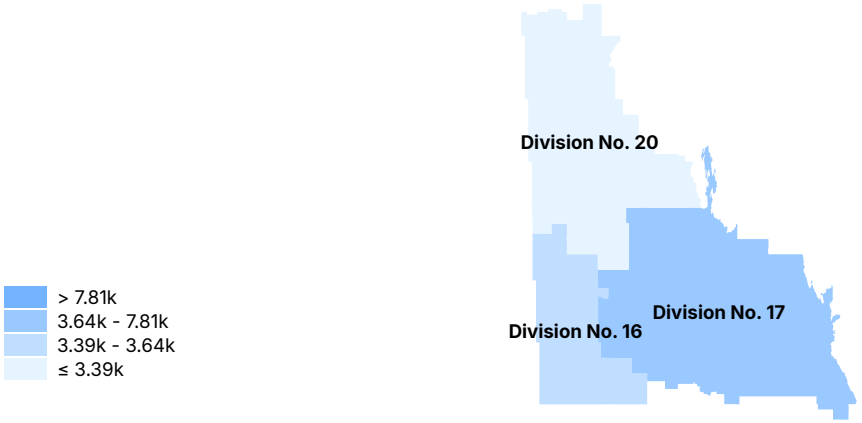

Figure 2.2: *Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Parklands)*[1]

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Number of Bedrooms

Three-bedroom homes remain the largest segment in Parklands, with 6,690 units in 2021, up 4.6% since 2016, while one-bedroom dwellings grew fastest, increasing 6.1% to 1,655 units reflecting modest demand shift in the local market.

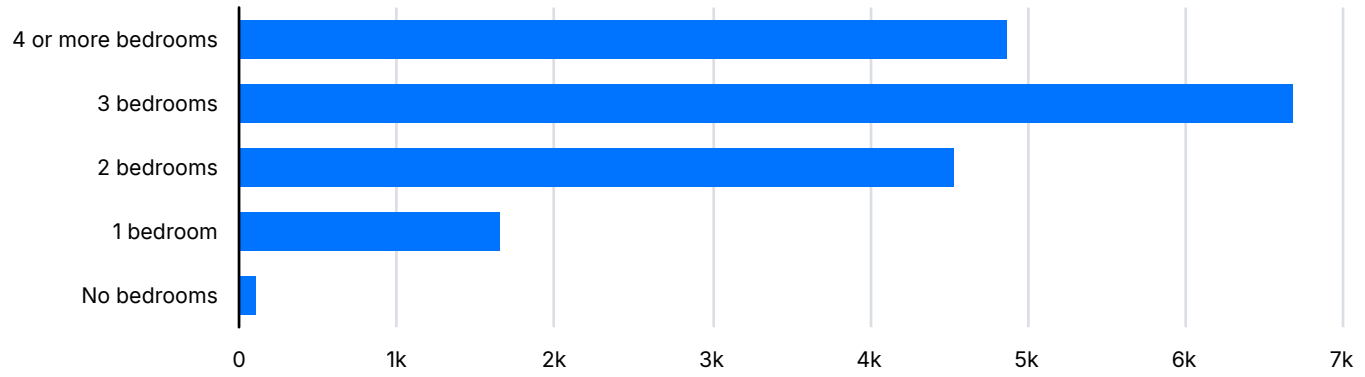

Figure 3.1: *Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Parklands, 2021)*[1]

Parklands' occupied private dwellings in 2021 are concentrated in mid-sized homes, with three-bedroom units most common. The census records 6,690 three-bedroom dwellings and 4,535 two-bedroom units; smaller one-bedroom homes number 1,655 and there are 4,875 with four or more bedrooms. No-bedroom units total 105. Five-year changes show modest turnover: one-bedroom stock rose 6.1%, three-bedrooms rose 4.6%, while two-bedrooms fell 3.0% and four-plus fell 2.8%. The pattern points to a housing stock weighted toward family-sized units.

Parklands' occupied dwellings are concentrated in family-sized housing, with three-bedroom units most common. In 2021 there were 6,690 three-bedroom units, 4,875 with four or more bedrooms, 4,535 two-bedroom units, 1,655 one-bedroom units and 105 with no bedrooms. Five-year change shows modest growth in one-bedroom (+6.1%) and three-bedroom (+4.6%) stock, while two-bedroom (-3.0%) and four-or-more (-2.8%) fell. The pattern points to a housing stock weighted toward larger units rather than small apartments.

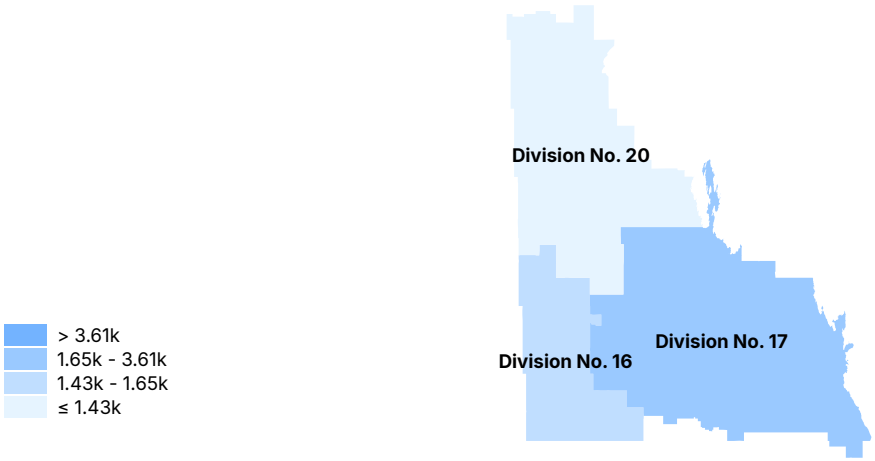

Figure 3.2: *Distribution of Largest Group: Dwelling Bedrooms - 3 bedrooms (Parklands)*[1]

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Number of Rooms

Parklands' housing stock is dominated by large homes, with 4,925 units having eight or more rooms, a 3.8% drop since 2016; meanwhile small homes with 1 to 4 rooms rose 11.2% to 4,035 units.

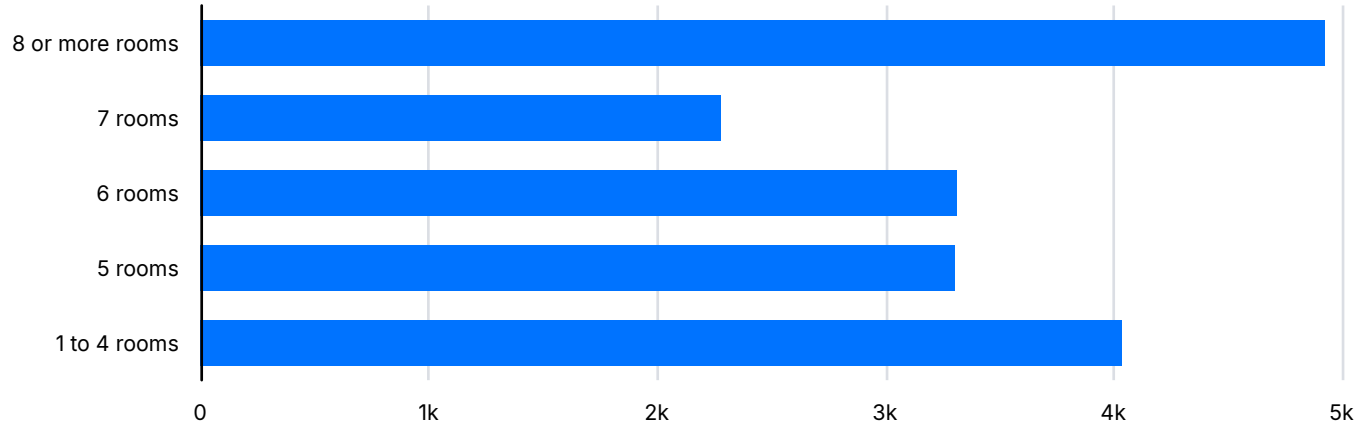

Figure 4.1: *Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Parklands, 2021)*[1]

Parklands' occupied private dwellings show a split between smaller and larger units with recent movement toward fewer large houses. The census counts: 8 or more rooms 4,925 (-3.8%), 1 to 4 rooms 4,035 (+11.2%), and 5 rooms 3,305 (-0.3%). Mid-size categories (6 rooms 3,315; 7 rooms 2,280) fell modestly. Over five years the strongest change is growth in 1–4 room dwellings, while larger homes declined.

Parklands' housing stock in 2021 shows a mix of small and large dwellings. The largest category is 8 or more rooms (4,925 units) while 1 to 4 room dwellings number 4,035. Recent five-year momentum is mixed: 1 to 4 rooms rose 11.2% while 8+ rooms fell 3.8% and 5-room units declined 0.3%. Compared with Division No. 16, Parklands has far more large (8+) dwellings in raw count. The pattern signals concurrent growth in smaller units alongside a larger absolute stock of very large homes.

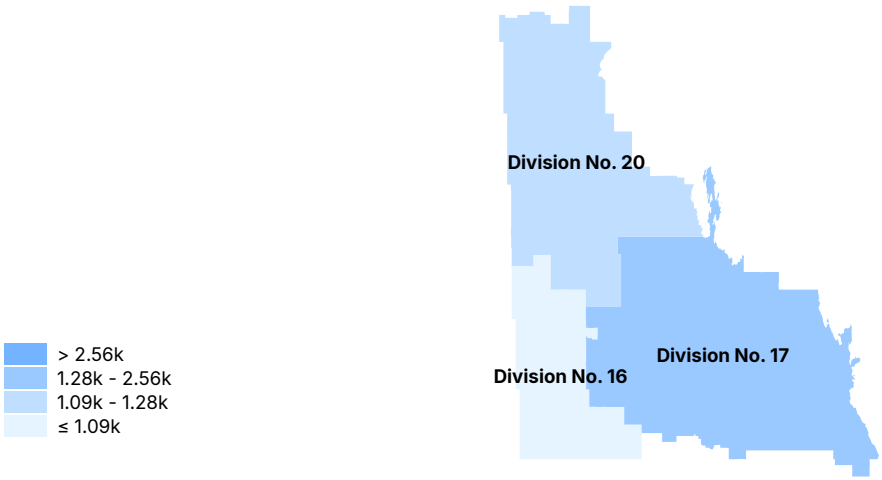

Figure 4.2: *Distribution of Largest Group: Dwelling Rooms - 8 or more rooms (Parklands)*[1]

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Dwelling Construction Period

Parklands' housing stock is dominated by homes built between 1961-1980, numbering 6,470 units in 2021, a slight 1.4% drop. Older homes built before 1960 fell to 4,825 units, down 8.4%, reflecting an ageing inventory.

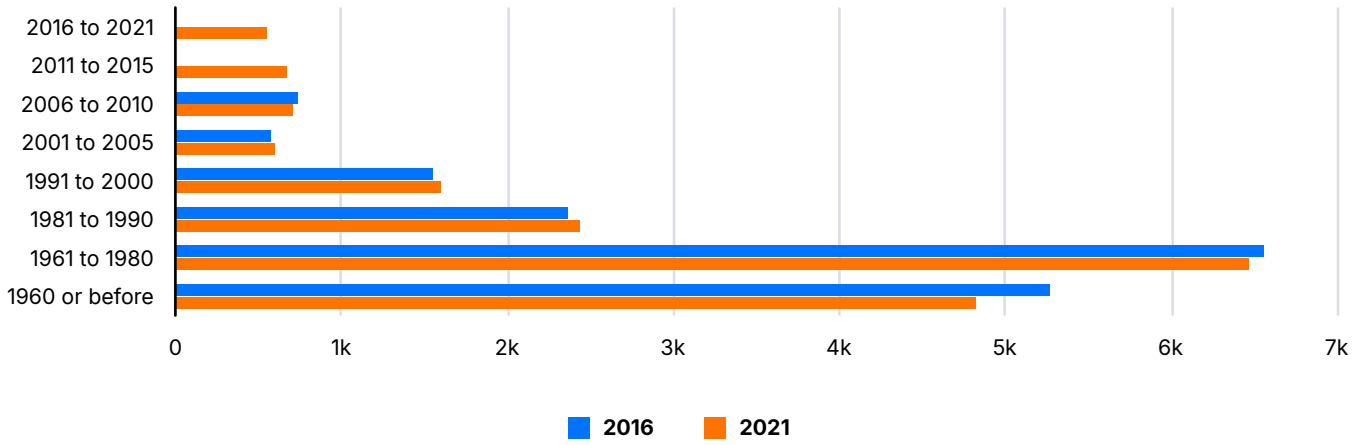
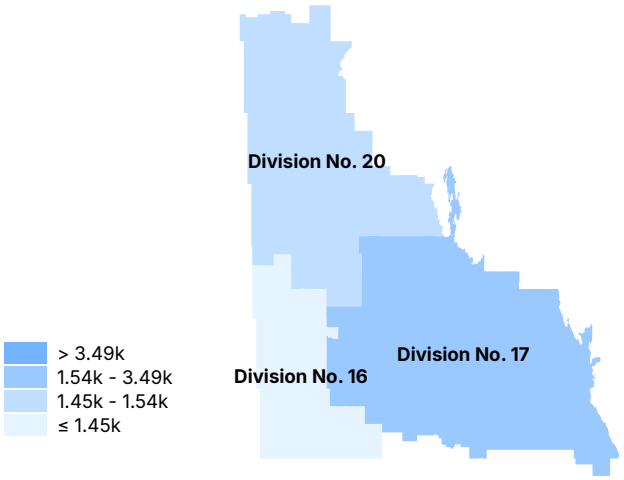


Figure 5.1: *Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Parklands, 2016-2021)*[1]

This profile describes the age of occupied private dwellings in Parklands (2021), showing how the region's housing stock is distributed across construction periods. The largest share of dwellings dates from 1961 to 1980 at 6,470 units, followed by units built in 1960 or before at 4,825. More recent vintages are smaller: 2,435 units from 1981–1990 and 1,600 from 1991–2000. Short-term 5-year changes show modest growth in 1981–1990 (3.0%), 1991–2000 (3.2%) and 2001–2005 (4.3%), while the oldest group fell by 8.4%. The pattern indicates a concentration of mid-20th century housing with incremental additions afterward. These figures refer to occupied private dwellings in Parklands (2021).



Parklands' housing stock in 2021 is concentrated in mid- to late-20th century construction, with 6,470 dwellings from 1961–1980 and 4,825 from 1960 or before. Post-1980 additions are smaller: 2,435 (1981–1990), 1,600 (1991–2000) and 550 (2016–2021). The oldest cohort fell by 8.4% over five years; recent periods show modest gains. This pattern points to limited new-build activity since 2010.

Figure 5.2: *Distribution of Largest Group: Dwelling Construction Period - 1961 to 1980 (Parklands)*[1]

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Dwelling Condition

In Parklands most occupied homes only require regular upkeep, with 16,170 units in 2021—a 3.3% rise—while dwellings needing major repairs dropped to 1,685 units, down about 20% over the past five years.

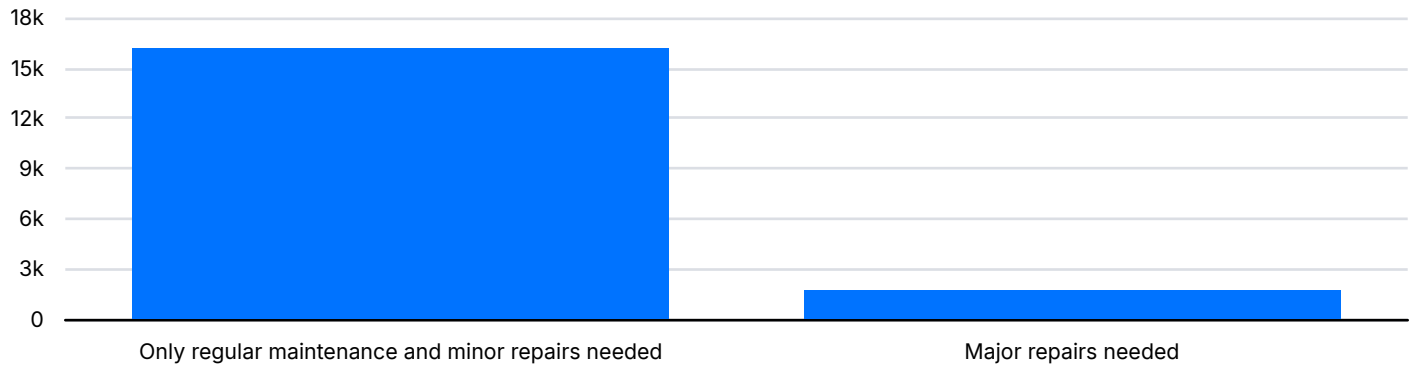

Figure 6.1: *Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Parklands, 2021)*[1]

In 2021 Parklands reported the condition of occupied private dwellings in two categories: those needing only regular maintenance and minor repairs, and those requiring major repairs. The larger group comprised 16,170 dwellings needing only regular maintenance and minor repairs, a 5-year increase of 3.3%. Dwellings recorded as needing major repairs numbered 1,685, falling by 19.9% over five years. Together these figures show recent modest growth in well-maintained housing and a notable decline in homes classified as needing major repairs.

Parklands' housing stock in 2021 shows most occupied private dwellings require only regular maintenance or minor repairs, with 16,170 units in that category and 1,685 units needing major repairs. Over five years the stock needing only maintenance rose by 3.3% while dwellings requiring major repairs fell by 19.9%. Nearby census divisions mirror this pattern: Division No. 17 reports 8,585 versus 885 in major repair, with a 3.3% rise and a 22.7% decline respectively. This suggests modest upward maintenance activity alongside a substantial reduction in major-repair cases.

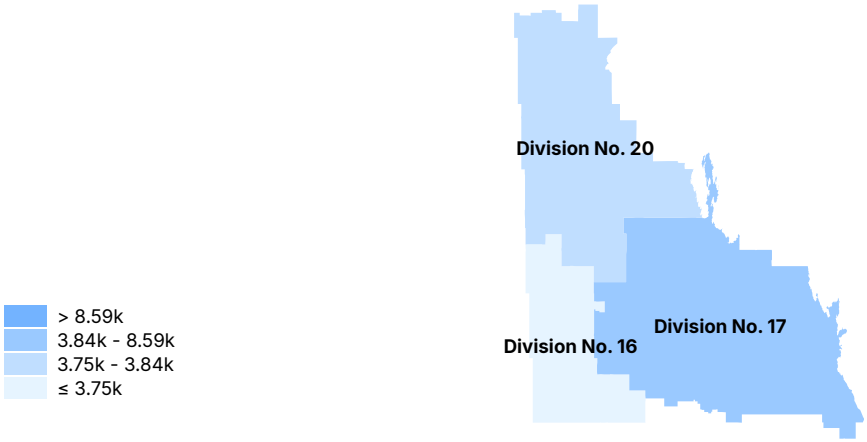

Figure 6.2: *Distribution of Largest Group: Dwelling Condition - Only regular maintenance and minor repairs needed (Parklands)*[1]

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Housing Quality Indicators

In Parklands, most occupied private dwellings are classified as acceptable housing, totaling about 14,010 units, while only 1,525 households spend over 30% of income on shelter and 1,330 need major repairs.

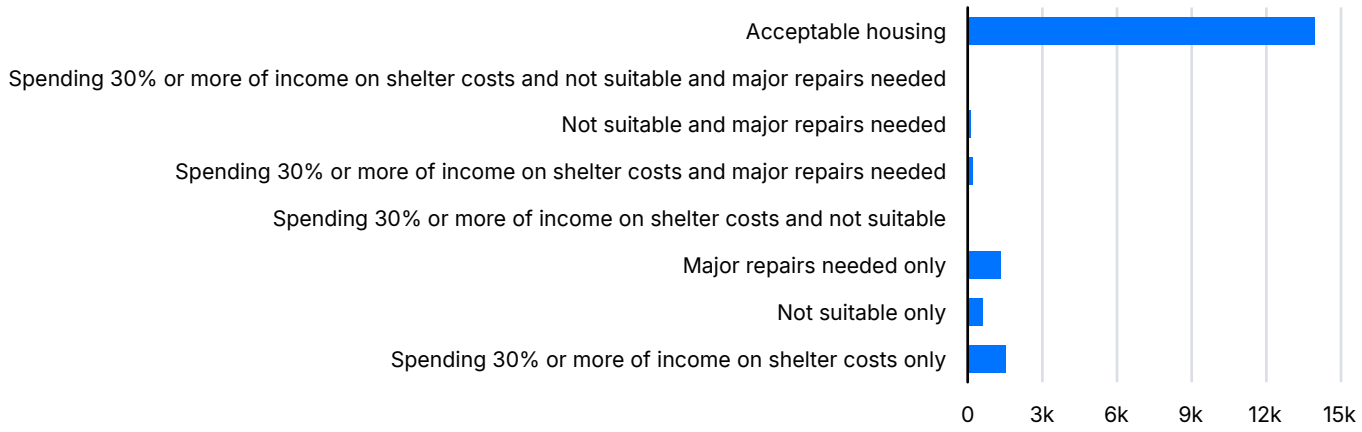

Figure 7.1: *Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Parklands, 2021)*[1]

Parklands housing quality, measured for occupied private dwellings in 2021, is presented across adequacy, suitability, and affordability categories. The data are a single-year snapshot and do not show trends over time. Most dwellings are classified as acceptable housing, with 14,010 units recorded. Higher-need categories are smaller: 1,525 households spent 30% or more of income on shelter, 1,330 dwellings required major repairs, and 595 were identified as not suitable. Overlaps exist: 215 units both spent 30%+ on shelter and required major repairs. With only 2021 figures available, these counts describe the distribution of housing needs but do not indicate whether conditions are improving or worsening.

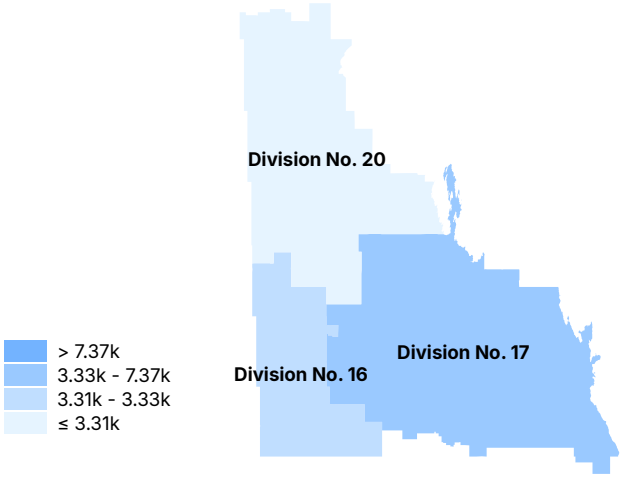

Figure 7.2: *Distribution of Largest Group: Housing Quality Indicators - Acceptable housing (Parklands)*[1]

Parklands housing quality in 2021 shows a large majority classified as acceptable housing alongside measurable shortfalls. Acceptable housing: 14,010 units. Households spending 30%+ of income on shelter: 1,525 units; dwellings needing major repairs only: 1,330; not suitable only: 595. Combined affordability and suitability overlaps are small (35) and triple-count is 0. Compared with its census divisions, Parklands contains a larger absolute stock of acceptable housing. The pattern indicates widespread acceptable conditions by count, with concentrated affordability, suitability, and repair needs reflected in specific subsets of units.

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Condominium Status

Most homes in Parklands are non-condominium, with 17,415 units in 2021, down 0.17% over five years; condominium units rose sharply to 440, a 41.9% increase since 2016.

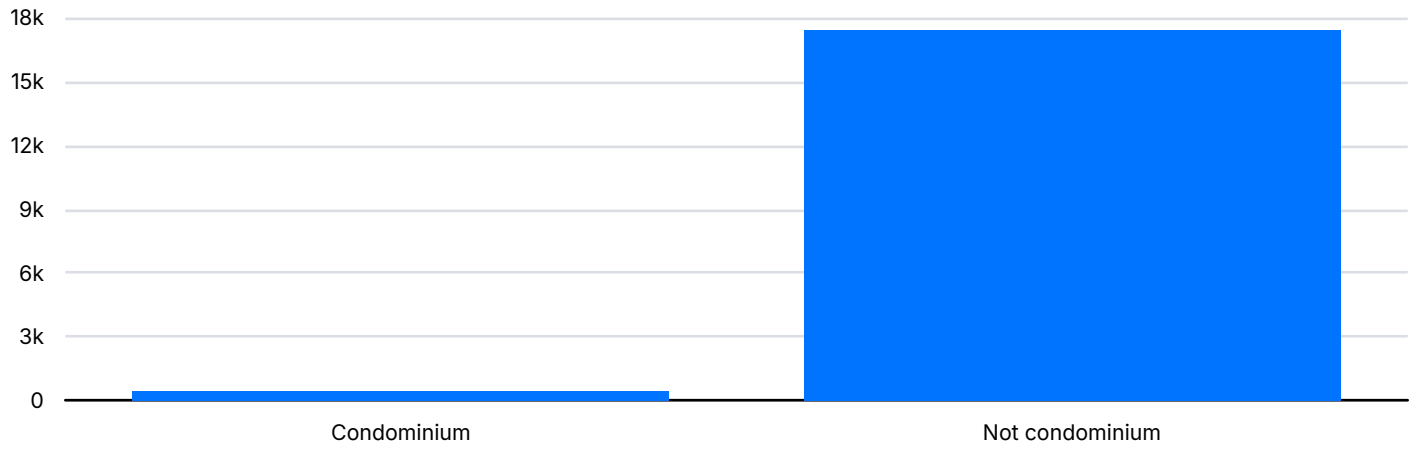

Figure 8.1: *Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Parklands, 2021)*[1]

In 2021 Parklands had a clear record of condominium versus non-condominium dwellings within occupied private dwellings. The data show the counts and five-year movements for each category. There were 440 condominium units and 17,415 non-condominium units in 2021. Over the five years to 2021, condominium stock rose by 41.9% while non-condominium units changed by -0.2%. Compared with the much larger base of non-condominium dwellings, the condominium category recorded substantial relative growth despite its smaller absolute size; the two series move in opposite directions over the five-year window. The pattern points to a measurable shift in the housing mix between 2016 and 2021, with condominiums expanding as non-condominium counts were essentially flat.

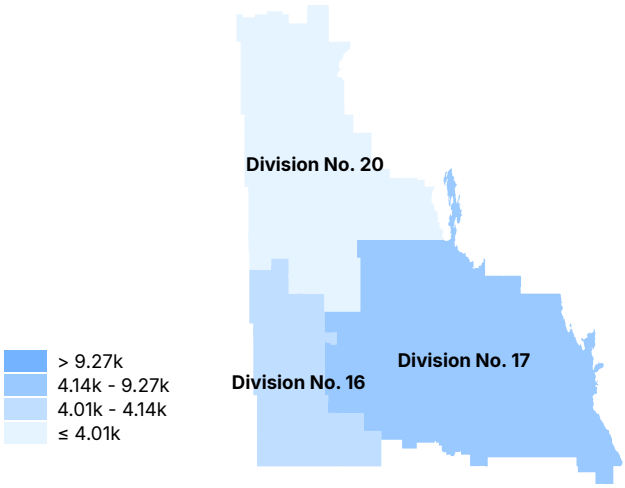

Figure 8.2: *Distribution of Largest Group: Condominium Status - Not condominium (Parklands)*[1]

Parklands' occupied private dwellings in 2021 were overwhelmingly non-condominiums, with 17,415 non-condominium units versus 440 condominium units. Condominium units in Parklands rose 41.9% over five years to 440, while non-condominium stock changed by −0.2% to 17,415. Nearby census divisions show mixed condominium growth: Division No. 16 up 87.5% (75 units), Division No. 17 up 70.8% (205 units), Division No. 20 up 13.8% (165 units). The pattern signals modest condominium expansion amid a housing stock still dominated by non-condominium units.

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Housing Tenure

Owner households still dominate in Parklands with 12,760 units, but fell 1.5% since 2016, while renter households rose to 4,130, increasing 6.2% over five years. This shift shows growing rental demand in the community.

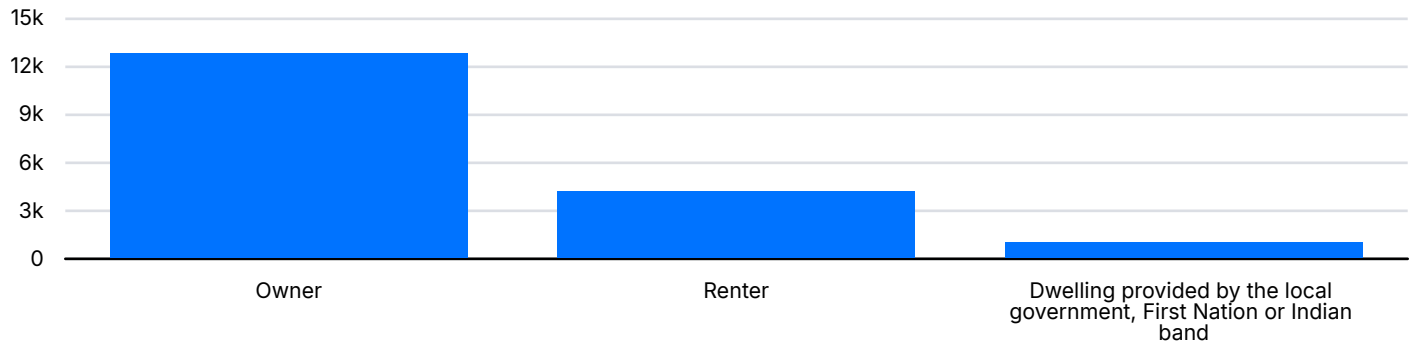

Figure 9.1: *Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Parklands, 2021)*[1]

Parklands' housing-tenure profile in 2021 is dominated by owner households, with 12,760 owner-occupied private households recorded. Renter households total 4,130, while dwellings provided by the local government, First Nation or Indian band number 970. Five-year changes show modest movement: owner households fell by 1.5%, while renter households rose by 6.2% and government/First Nation–provided dwellings increased by 6.0%. These trends point to a slight shift toward renting and community-provided housing over the five-year period.

Parklands' housing tenure in 2021 shows a majority of owner households but a noticeable rise in renting. Of private households, 12,760 are owners while 4,130 are renters and 970 live in dwellings provided by local government or First Nations. Over the five years to 2021, owner households fell by 1.5% while renter households increased by 6.2% and government-provided dwellings rose by 6.0%. Neighboring census divisions show mixed trends: Division No. 17 and Division No. 20 saw renter growth, while Division No. 16 recorded owner gains. The pattern suggests shifting demand toward rental and community-provided housing within the region.

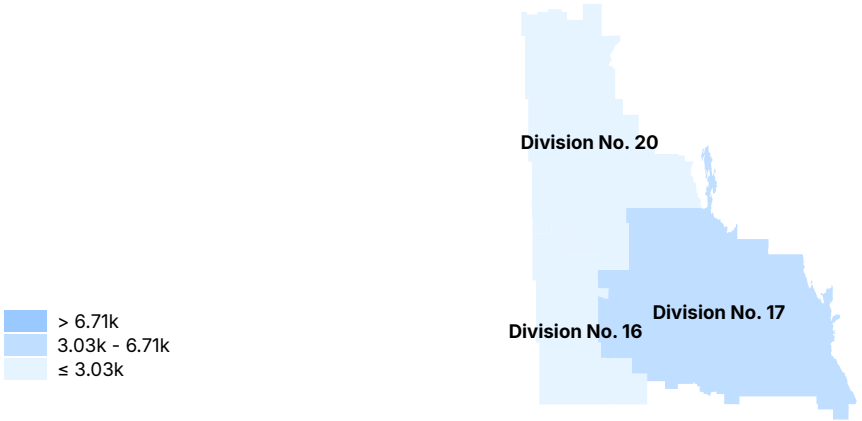

Figure 9.2: *Distribution of Largest Group: Housing Tenure - Owner (Parklands)*[1]

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Household Crowding

Parklands households are largely uncrowded, with 17,540 homes having one person or fewer per room in 2021, up 0.06% over five years; crowded homes rose sharply to 325, a 41.3% increase.

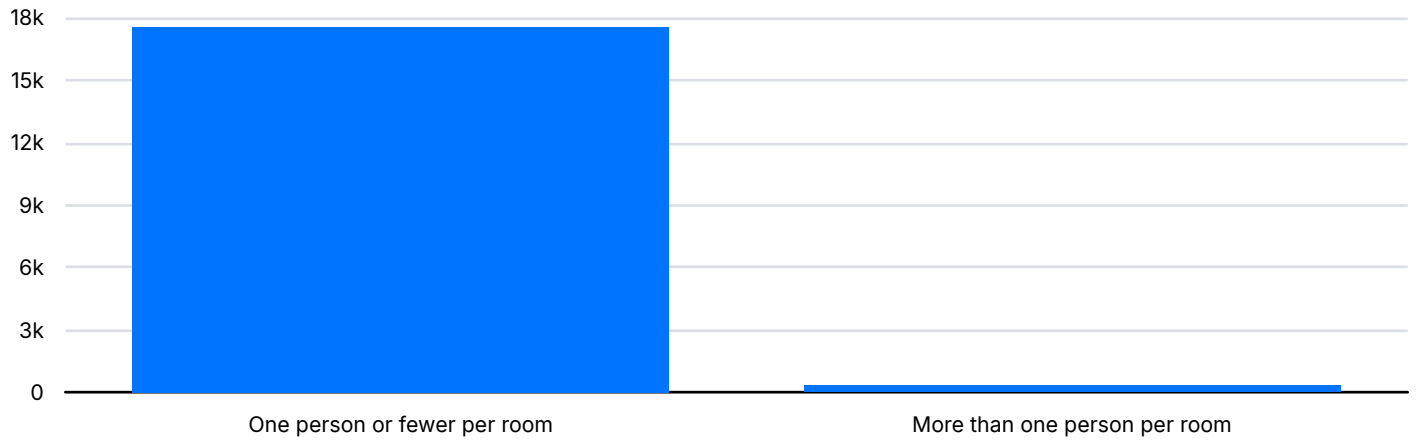

Figure 10.1: *Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Parklands, 2021)*[1]

Household crowding in Parklands (private households, 2021) is characterized by a large number of households with ample room and a small but growing group of crowded households. The census counted 17,540 households with one person or fewer per room and that category changed by 0.1% over the preceding five years. By contrast, 325 households had more than one person per room, and that most-crowded category rose by 41.3% between censuses. The two figures reflect different scales: widespread low crowding versus a small base of highly crowded households. The pattern suggests stable typical living space alongside a marked relative increase in overcrowding.

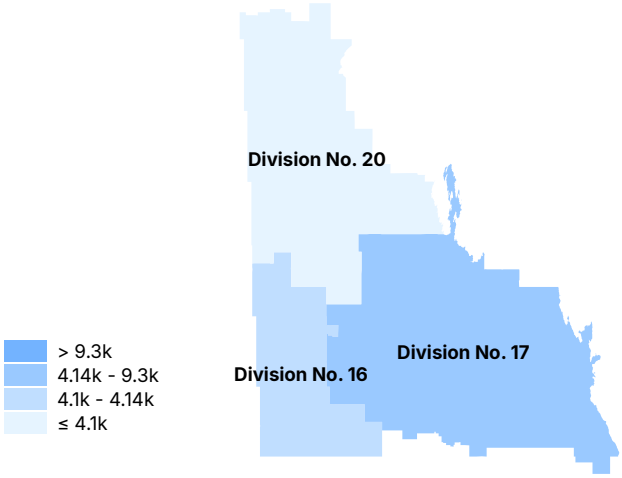

Figure 10.2: *Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Parklands)*[1]

Household crowding in Parklands is concentrated in households with one person or fewer per room but shows growing pressure at the high end. In 2021 there were 17,540 private households with one person or fewer per room and 325 households with more than one person per room. The latter rose 41.3% over five years. Two descendant divisions recorded larger relative increases in crowded households (Division No. 17: 65.0%, Division No. 20: 55.6%). The pattern signals recent upward momentum in severe crowding within the region.

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Housing Suitability

Parklands still has the majority of households (17,090) in suitably sized homes, but the count of unsuitable households rose to 775, a 17.4% increase over five years, indicating growing housing mismatch.

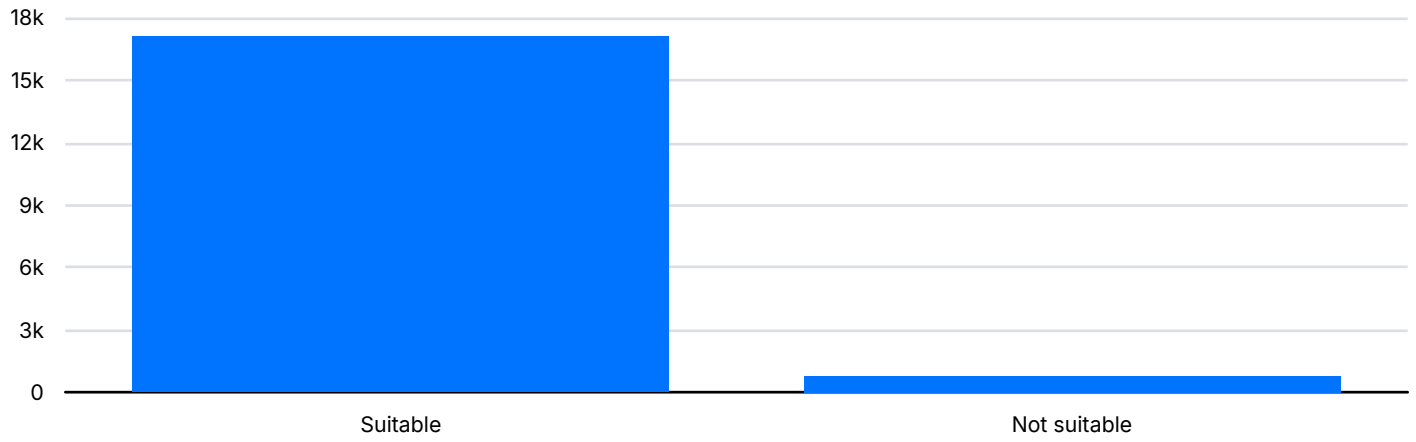
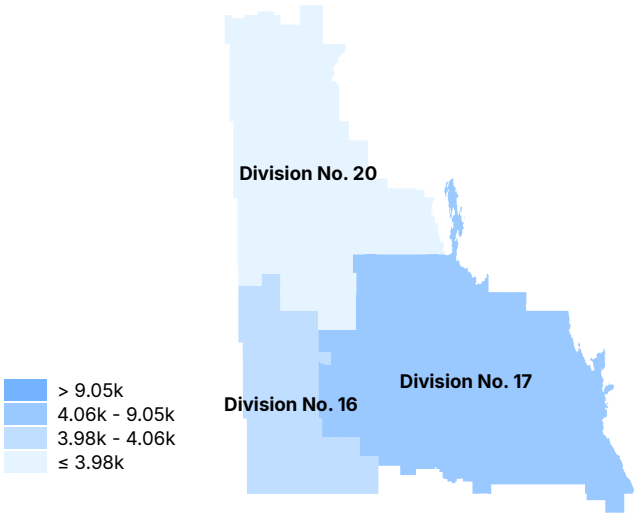


Figure 11.1: *Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Parklands, 2021)*[1]

Housing size in Parklands is largely aligned with household needs but shows recent shifts. In 2021, 17,090 private households were classified as having a suitable number of bedrooms, while 775 households were recorded as not suitable. Over the five years preceding 2021, the count of households with suitable housing declined by 6.0 percent, while the number of households in unsuitable housing rose by 17.4 percent. Those contrasting trends point to growing pressure in the segment of households lacking sufficient bedrooms. Because the data cover private households in 2021, the pattern describes a recent change in accommodation fit rather than longer-term history. Overall, suitability remains the norm, but the share of undersized homes has increased.



Parklands shows a large majority of private households in homes with enough bedrooms: 17,090 households were classified as suitable in 2021, while 775 were not suitable. Over five years, suitable housing fell by 6.0% in Parklands, while not-suitable households rose by 17.4%. Nearby census divisions display mixed trends: Division No. 16 saw a 2.9% rise in suitability; Division No. 17 and Division No. 20 saw small declines in suitable housing. The data signal shifting household-housing alignment within the region.

Figure 11.2: *Distribution of Largest Group: Housing Suitability - Suitable (Parklands)*[1]

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Shelter Cost Ratio

In Parklands, most households, 13,545, keep shelter costs under 30% of income, up 4.3% since 2016, while those spending 30% or more fell 17.8% to 1,780 households.

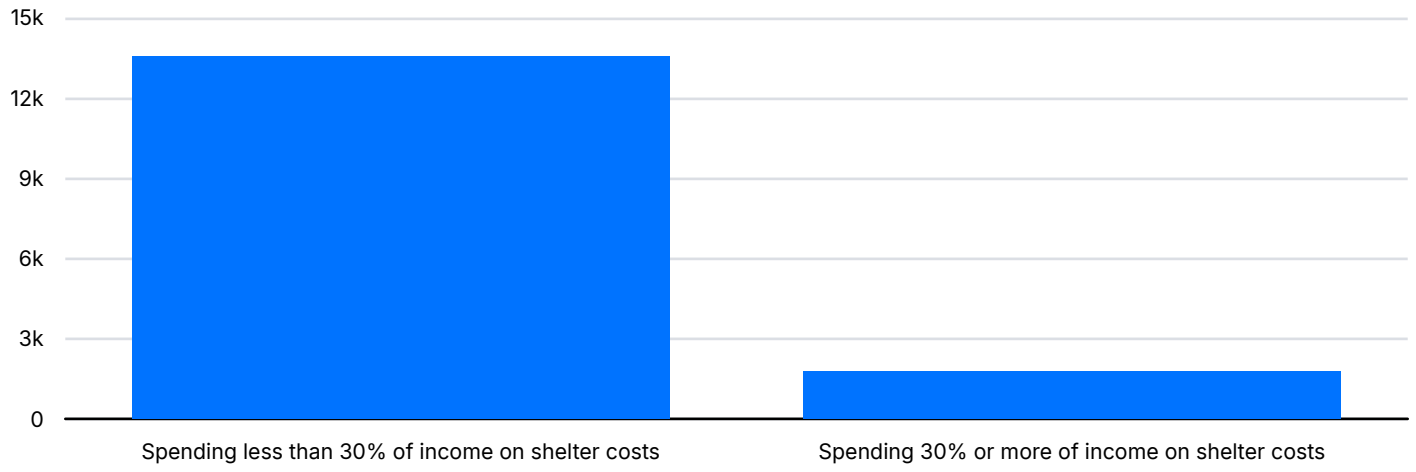

Figure 12.1: *Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Parklands, 2021)*[1]

Shelter cost burden in Parklands is presented for 2021 for owner and tenant households in private dwellings. The data separates households by whether they spend less than 30% of income on shelter or 30% or more. In 2021 there were 13,545 households spending less than 30% of income on shelter costs. Over the five years to 2021 this group rose by 4.3%. By contrast, 1,780 households spent 30% or more of income on shelter in 2021. That group declined by 17.8% over the five-year period. Within the census-defined universe, these counts and five-year changes describe a modest shift toward fewer households in the higher-cost-burden category.

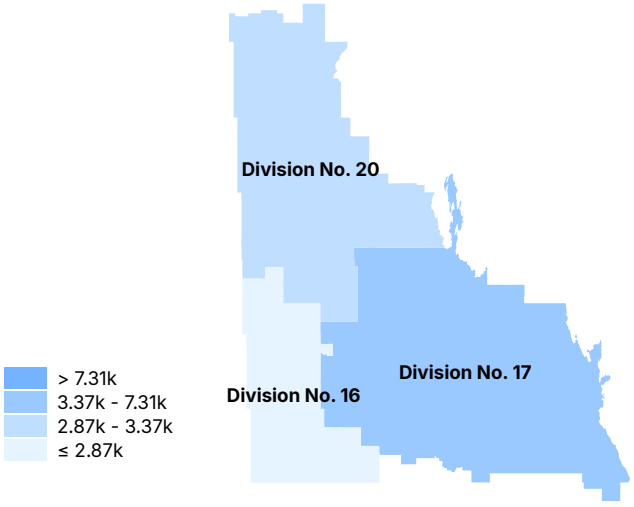

Figure 12.2: *Distribution of Largest Group: Shelter Cost Ratio - Spending less than 30% of income on shelter costs (Parklands)*[1]

Parklands' shelter-cost profile in 2021 shows most households spending under 30% of income on shelter: 13,545 households in that category. Households spending 30% or more numbered 1,780. Over five years the under-30% group rose 4.3% while the 30%+ group fell 17.8%. Nearby Division No. 17 follows a similar pattern: 7,310 under 30% (+3.4%) and 1,035 at 30% or more (−14.1%). These counts suggest that, in 2021, a large majority of households in Parklands carried a smaller shelter-cost burden compared with the smaller high-burden group.

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Core Housing Need

In Parklands, 13,725 households (about 90%) are not in core housing need, while 1,465 households lack adequate, suitable, affordable housing, showing a small but significant portion face housing challenges locally.

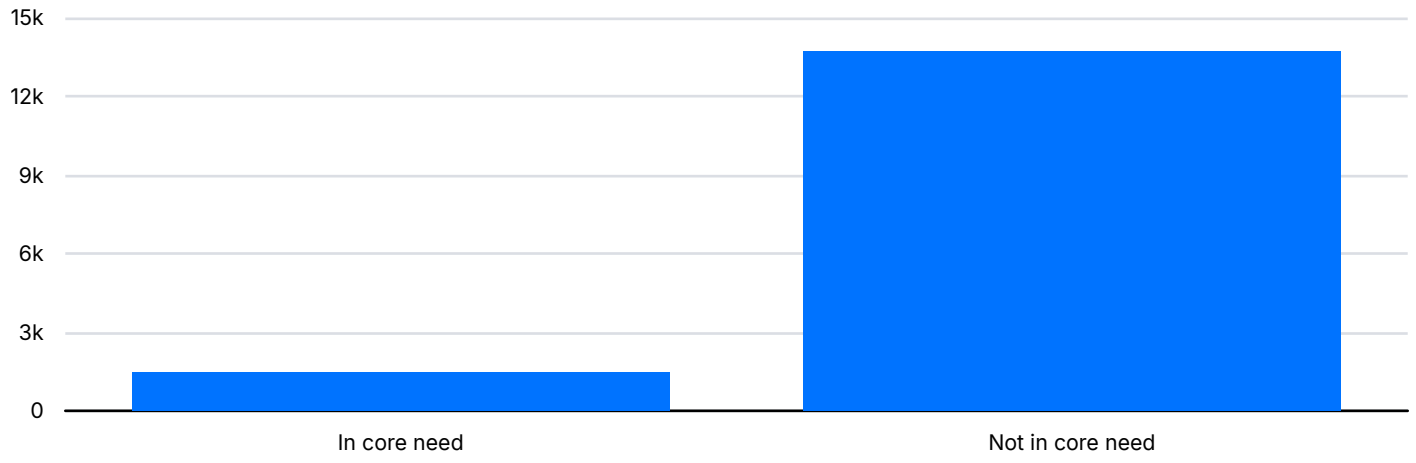

Figure 13.1: *Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Parklands, 2021)*[1]

Parklands' core housing need measures the number of households living in housing judged unaffordable, unsuitable, or requiring major repairs. The dataset covers owner and tenant households in private dwellings (2021). In 2021 there were 1,465 households in core housing need and 13,725 households not in core need, measured in households. Because the data provided is a single-year snapshot, trends over time cannot be shown from this dataset alone. No rate or percentage is supplied here, only counts of households by need status. This count-based snapshot indicates the scale of housing need in 2021.

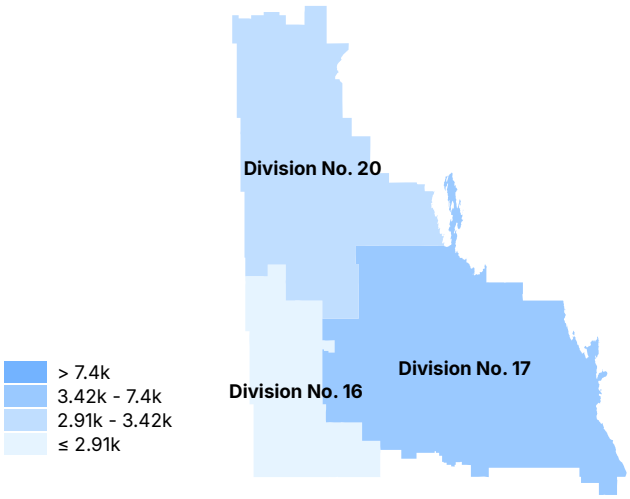

Figure 13.2: *Distribution of Largest Group: Core Housing Need - Not in core need (Parklands)*[1]

Parklands faces measurable housing stress: in 2021, a subset of households lived in dwellings judged unaffordable, unsuitable, or needing major repairs. There were 1,465 households in core need and 13,725 not in core need, for a total of 15,190 households under the census definition used here. Among descendant census divisions, Division No. 17 accounted for 870 households in core need, while Divisions No. 16 and No. 20 reported 280 and 310 respectively. These counts signal where demand for repair, suitability improvements, or affordability support is concentrated within the region.

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Average Rooms per Dwelling

Parklands households have about 6.3 rooms per dwelling, down from 6.4 in 2016, marking a 1.6% decline over five years.

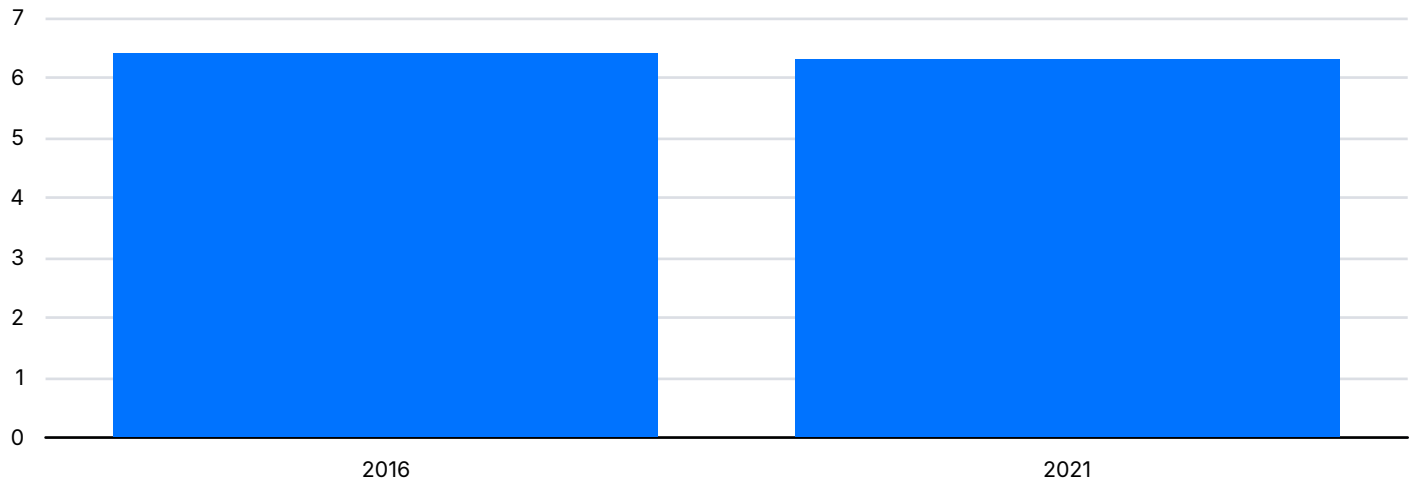
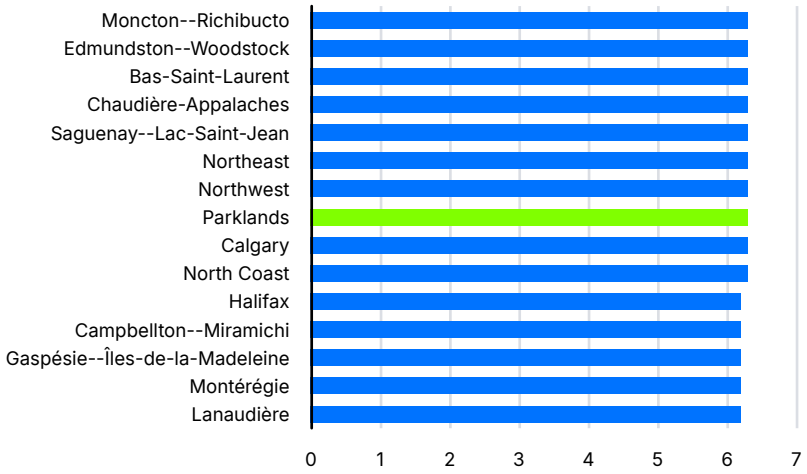


Figure 14.1: *Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Parklands, 2016-2021)[1]*

Parklands' occupied private dwellings had an average of 6.4 rooms in 2016 and 6.3 rooms in 2021, indicating a small reduction in dwelling size over the five-year census period. The dataset covers occupied private dwellings and reports the change between those census years. Measured directly, the five-year change is a decline of 1.6 percent, reflecting modest downward movement rather than a large shift in housing size. The two data points show that average room counts remain above six rooms per dwelling. Taken together, the pattern is of slight contraction in average dwelling size between 2016 and 2021 without dramatic variation.



Parklands had an average of 6.3 rooms per occupied dwelling in 2021, down 1.6% from 2016. That value sits below South Central (6.9) and North Central/Interlake (6.8 each), and slightly below Southwest (6.4). Parklands is notably larger than Winnipeg, which averaged 5.7 rooms in 2021. The data show mild declines across several regions over the five years.

Figure 14.2: *Comparison of Average Rooms per Dwelling with other locations (Parklands, 2021)[1]*

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Owner Households with a Mortgage

In Parklands, 44.3% of owner households carried a mortgage in 2021, up 3.26% from 2016 when it was 42.9%, indicating an overall modest rise in mortgage reliance among homeowners in the community.

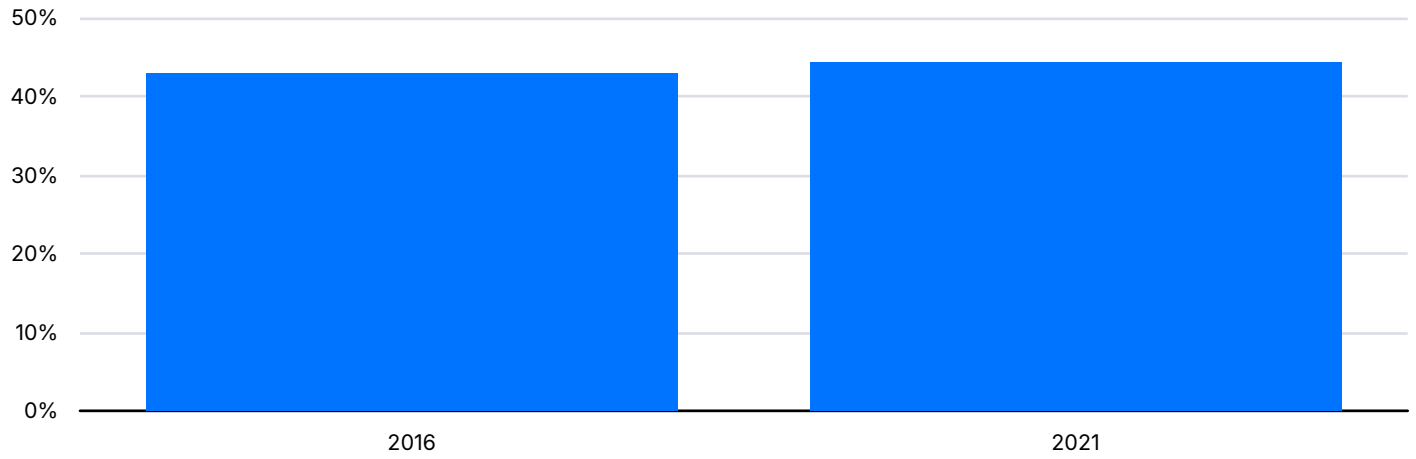
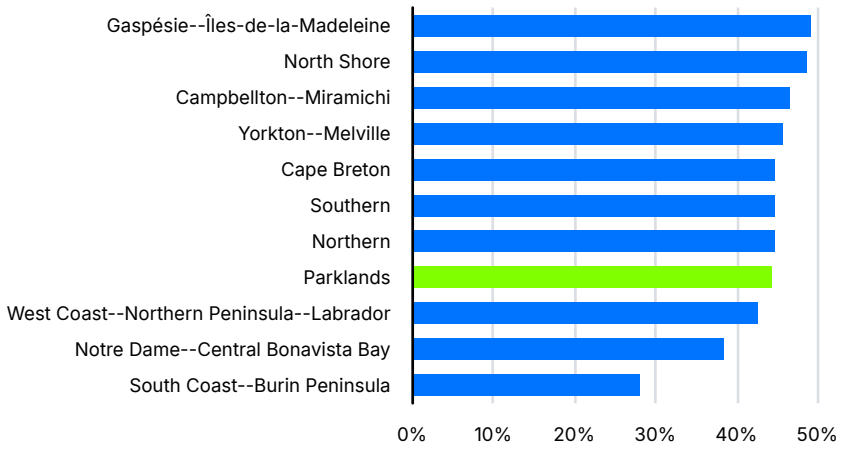


Figure 15.1: *Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Parklands, 2016-2021)*[1]

Parklands shows a modest rise in the share of owner households carrying a mortgage between 2016 and 2021. The series covers owner households in non-farm, non-reserve private dwellings. In 2016 the share was 42.9%. By 2021 it had increased to 44.3%, representing a 5-year change of 3.3 percentage points. Compared with its own past, the region exhibits gradual upward momentum rather than a sharp shift; the increase is small in absolute terms but consistent across the five-year interval. This pattern signals a slight growth in the proportion of homeowners still servicing housing debt during the 2016–2021 period.



Parklands has a comparatively low share of owner households with a mortgage: 44.3% in 2021 (owner households in non-farm, non-reserve private dwellings). Over the five years to 2021 this share rose by 3.3 percentage points. Neighboring and benchmark regions are higher in 2021: Southeast 64.2%, Winnipeg 63.9%, North Central 60.1%, and Interlake 56.3%. The North is 50.7%. The pattern shows Parklands is an outlier on the low side of mortgage prevalence among its regional peers.

Figure 15.2: *Comparison of Owner Households with a Mortgage with other locations (Parklands, 2021)*[1]

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Households Spending 30%+ on Shelter

In Parklands, renters remain the largest group facing housing cost burden, with 25.2% spending over 30% of income in 2021, a 12.2% decline since 2016; owners fell to 6.8%, down 27.7%.

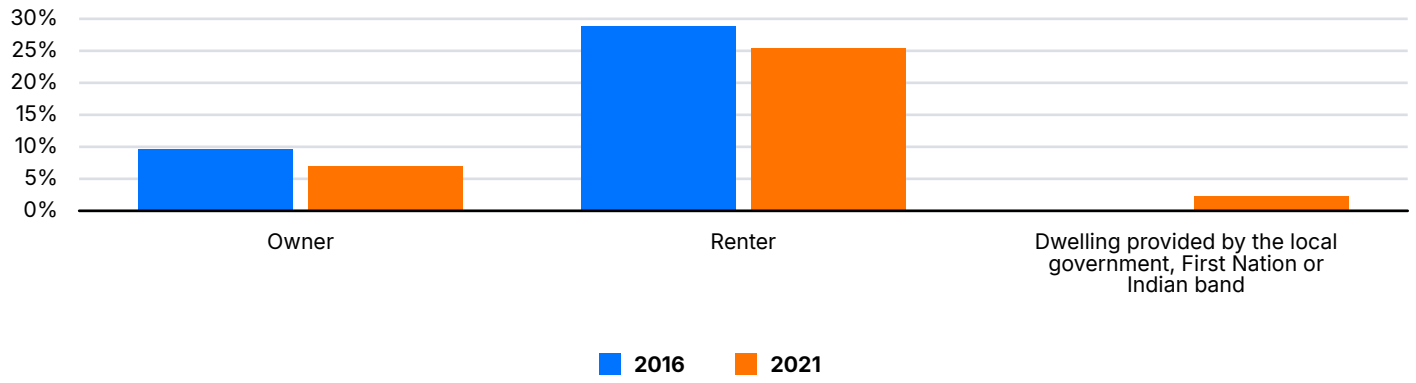

Figure 16.1: *Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Parklands, 2016-2021)*[1]

In 2021 in Parklands, the share of households spending 30% or more of income on shelter is measured for owner, renter and government-provided dwellings within owner and tenant households in non-farm, non-reserve private dwellings. Among owners 6.8% met that threshold, while 25.2% of renters did; 2.1% of households in dwellings provided by local government did so. Five-year changes show a decline: owners -27.7% and renters -12.2% (2016–2021). These figures describe recent downward momentum in unaffordability rates within the provided universe.

Parklands shows a clear tenure split in shelter-cost pressure. In 2021, 6.8% of owner households and 25.2% of renter households spent 30% or more of income on shelter; 2.1% lived in dwellings provided by local government or First Nation. Five-year change figures show decreases: owner share down 27.7% and renter share down 12.2%. Nearby census divisions vary—Division No. 17 records 27.4% of renters over the threshold. The pattern points to greater affordability pressure among renters than owners.

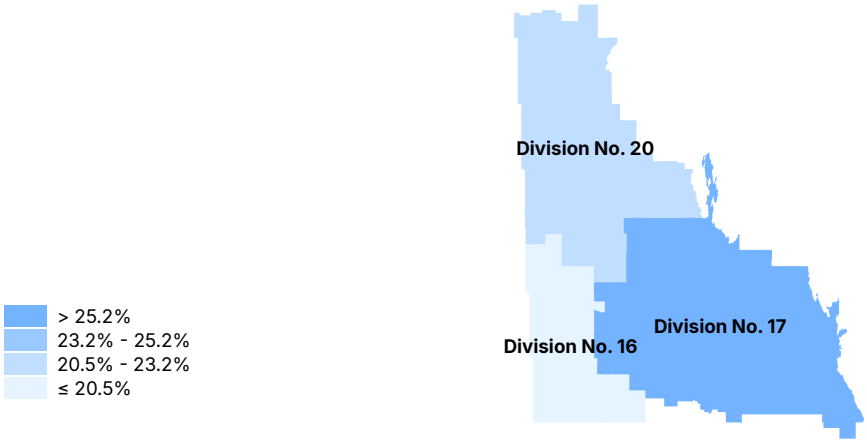

Figure 16.2: *Distribution of Largest Group: Housing Tenure - Renter (Parklands)*[1]

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Core Housing Need by Tenure

In Parklands, renters face a much higher share of core housing need than owners, with 16.9% of renter households versus 7.0% of owner households in 2021, according to the latest data.

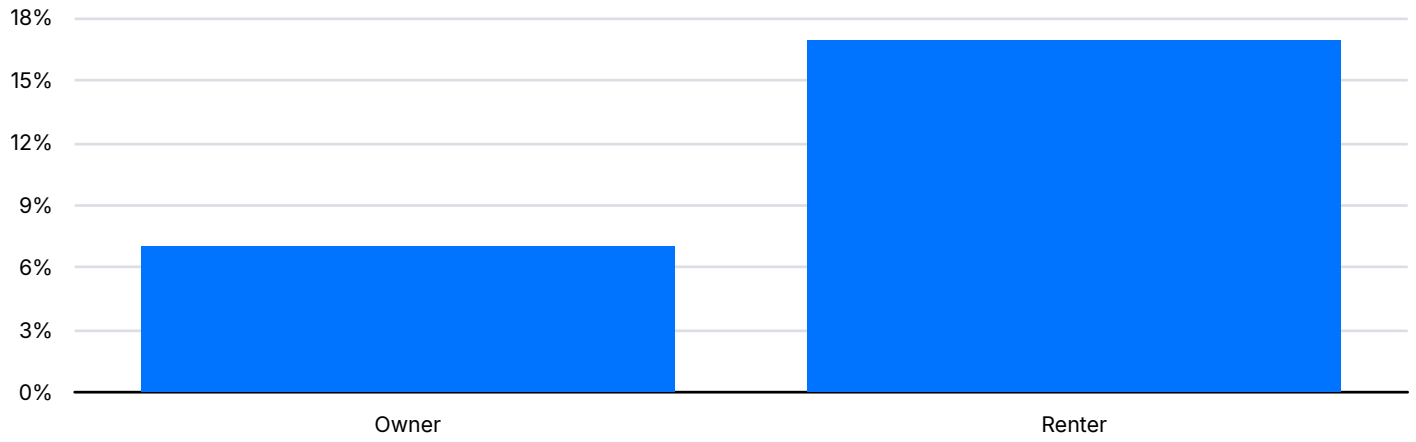
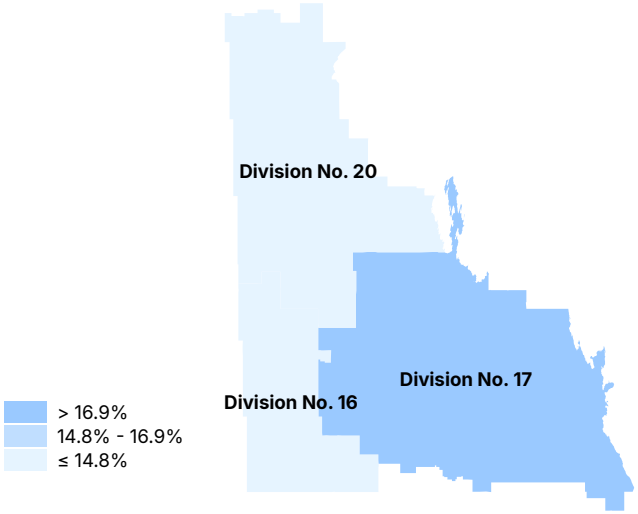


Figure 17.1: *Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Parklands, 2021)*[1]

Core housing need in Parklands is concentrated among renters rather than owners. The 2021 census shows renter households facing substantially higher rates of core housing need than owner households within the economic region. Specifically, 7% of owner households were in core housing need in 2021, compared with 16.9% of renter households. The renter share is more than twice the owner share, indicating a clear tenure gap in 2021. The dataset contains only the 2021 snapshot, so short- or long-term trends cannot be established from these figures alone. No earlier or later vintages are provided here for comparison. This pattern signals that housing stress in Parklands during 2021 was disproportionately borne by renters.



Parklands shows a clear tenure gap in core housing need in 2021: renter households experienced higher need than owners. Owner households registered 7.0% in core housing need, while renter households were 16.9% (universe: owner and tenant households in non-farm, non-reserve private dwellings). Compared with nearby census divisions, Parklands' renter share sits within the regional range (Division No. 17: 18.2% renter; Division No. 20: 14.8%). The pattern signals that housing stress is concentrated among renters in Parklands.

Figure 17.2: *Distribution of Largest Group: Housing Tenure - Renter (Parklands)*[1]

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Tenant Households in Subsidized Housing

Parklands saw a decline in subsidized rental households, falling to 26.8% in 2021 from 28.4% in 2016, a 5.6% drop over five years.

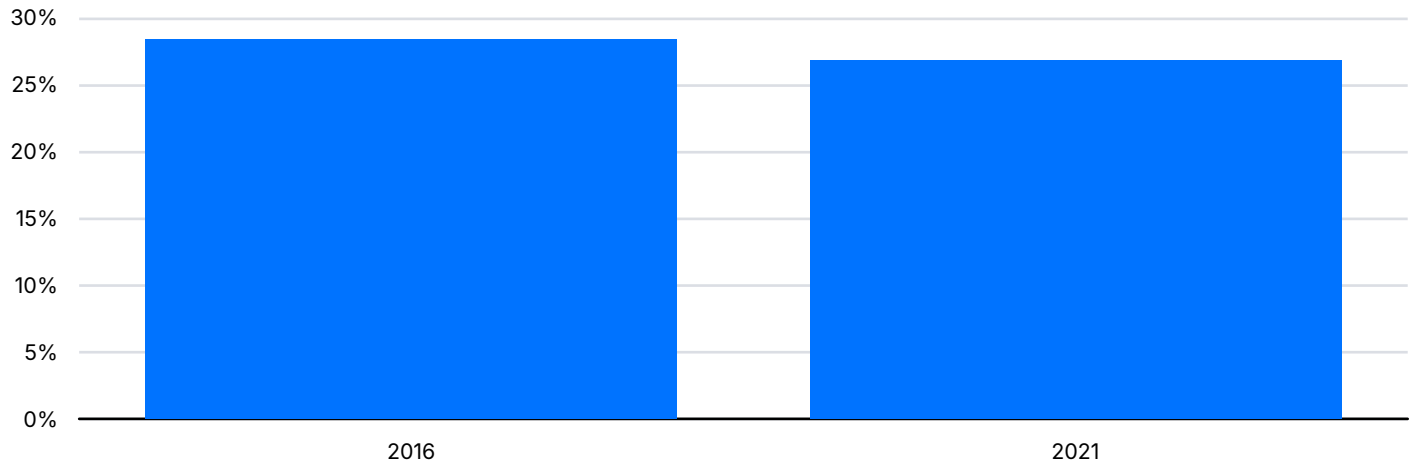

Figure 18.1: *Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Parklands, 2016-2021)*[1]

The share of tenant households living in subsidized housing in Parklands refers to tenants in non-farm, non-reserve private dwellings who receive assistance. Over the 2016–2021 period this share declined modestly. In 2016 the proportion was 28.4%. By 2021 it had fallen to 26.8%, a 5-year change of -5.6 percentage points as reported for the period. No comparator series is provided for the region, so the main pattern to note is the downward momentum between the two censuses rather than a larger structural difference across places. This pattern indicates a small reduction in the role of subsidized housing among tenant households between 2016 and 2021.

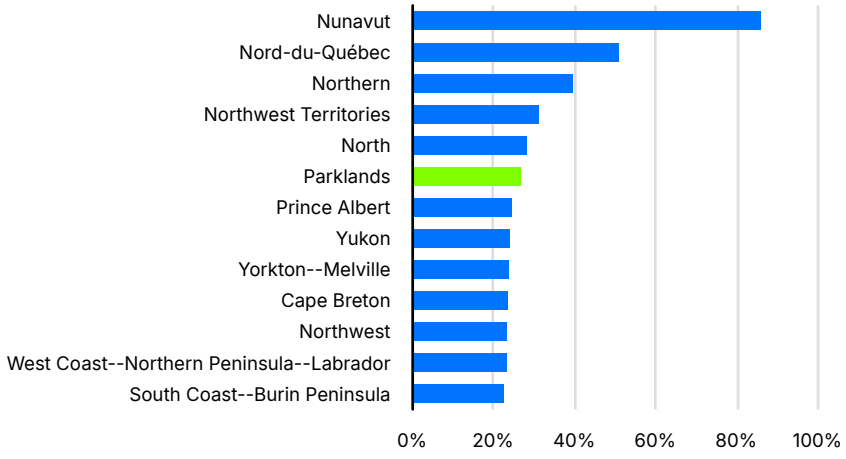

Figure 18.2: *Comparison of Tenant Households in Subsidized Housing with other locations (Parklands, 2021)*[1]

Tenant households in subsidized housing account for a substantial share of rental households in Parklands, measured among tenant households in non-farm, non-reserve private dwellings. Parklands reported 26.8% in 2021, down from 28.4% in 2016 (a 5.6% decline). Compared with neighbouring regions, Parklands remains well above Southeast (15.1%) and Winnipeg (15.8%) and higher than Interlake (22.7%), and is close to North (28.2%). Within the census universe, subsidized housing thus represents a comparatively large component of tenant housing in Parklands.

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Median Shelter Costs

Renters in Parklands pay the highest median monthly shelter cost at $665, a 13.7% increase over five years, while owners pay $576, up about 8% respectively in the same period.

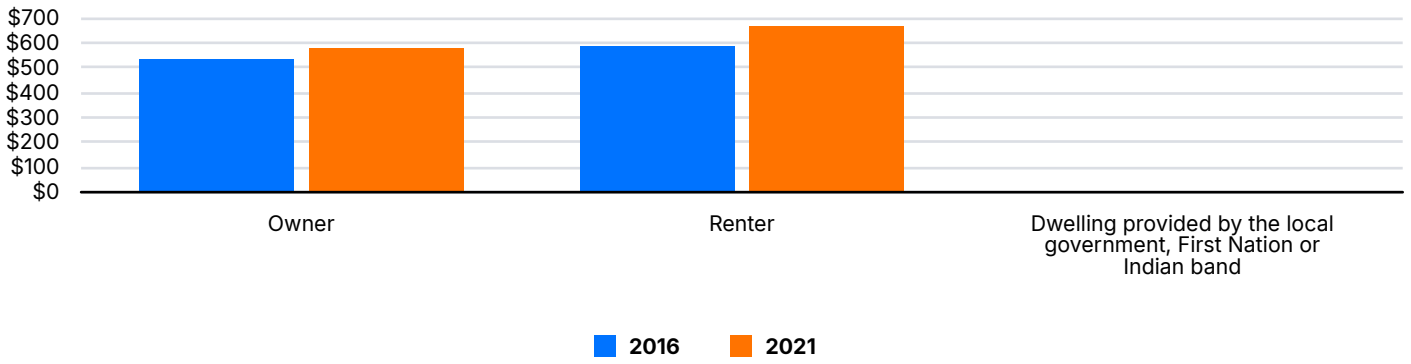

Figure 19.1: *Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Parklands, 2016-2021)*[1]

In 2021 Parklands reported median monthly shelter costs for owner and tenant households in non-farm, non-reserve private dwellings. The typical owner paid $576 per month; the typical renter paid $665 per month. Over the five years to 2021 median owner shelter costs rose by 8.1% while renter shelter costs rose by 13.7%, indicating faster growth for renters in that period. These figures describe central tendency, not individual bills, and refer specifically to the 2021 Census universe.

Median monthly shelter costs in Parklands (2021) are modest and differ by tenure. Owner households reported a median of $576 and renter households $665; dwellings provided by local government or First Nation show a recorded value of $0. Across nearby census divisions the pattern varies: Division No. 16 records $580 (owners) and $660 (renters); Division No. 17 has lower owner costs ($556) but higher renter costs ($690); Division No. 20 shows $616 (owners) and $636 (renters). Five-year change in Parklands shows growth in median costs: owners +8.1% and renters +13.7%, indicating recent upward pressure on both tenure groups.

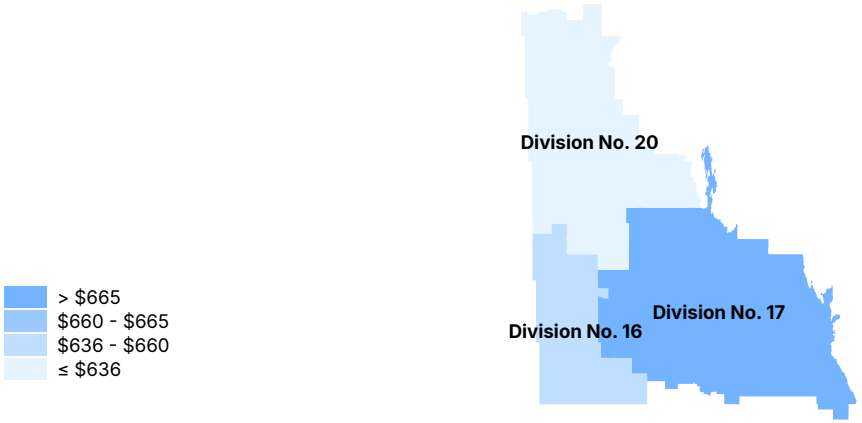

Figure 19.2: *Distribution of Largest Group: Housing Tenure - Renter (Parklands)*[1]

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Average Shelter Costs

In Parklands, average monthly housing costs rose sharply, with owners paying $787 and renters $696 in 2021. Over the past five years owners' costs grew 9% while renters' rose about 11.5%.

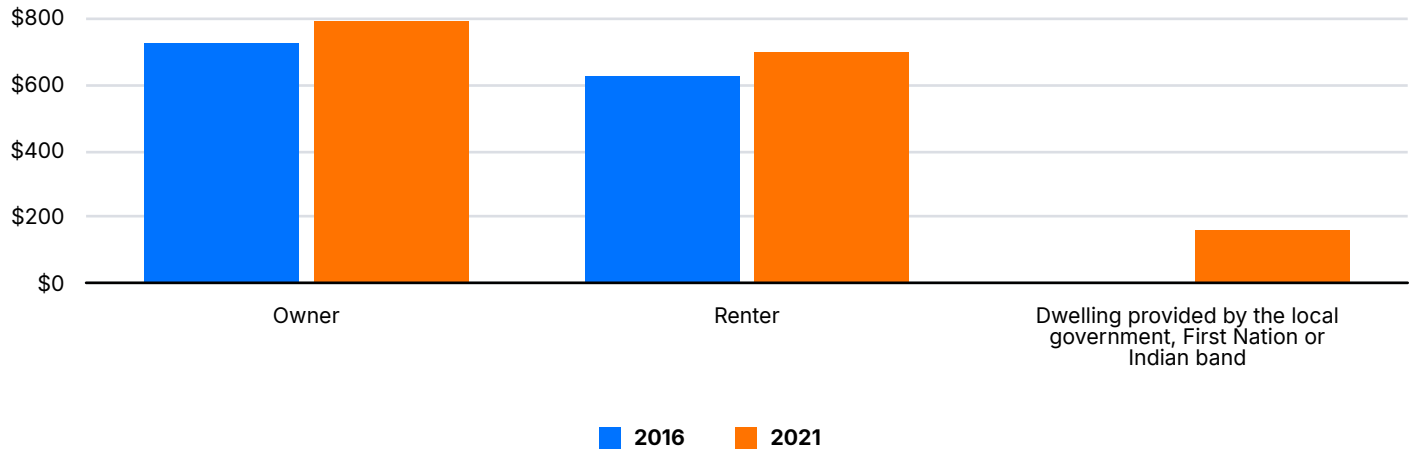
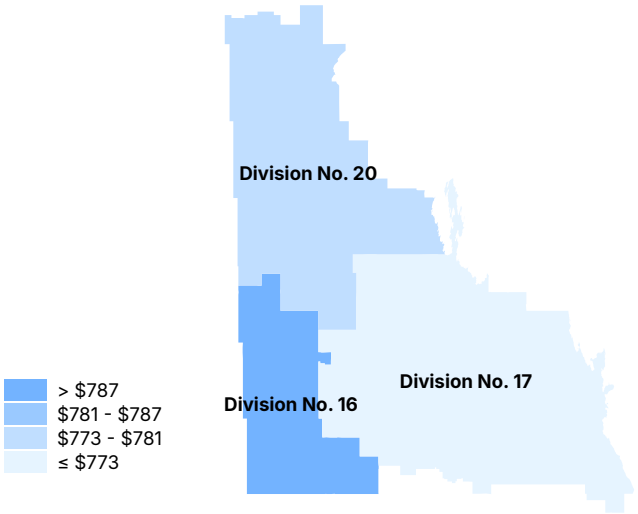


Figure 20.1: *Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Parklands, 2016-2021)*[1]

Average monthly shelter costs in Parklands (2021) show owners paying modestly more than renters within the census universe of owner and tenant households in non-farm, non-reserve private dwellings. The median figures recorded are $787 for owner households and $696 for renter households. Over the five years to 2021 both tenure groups saw increases: owner costs rose 9.0% while renter costs rose 11.5%. A separate category for dwellings provided by the local government or First Nation shows an average monthly value of $158 in 2021 (no five-year change reported). The pattern is a general upward trend in shelter costs between 2016 and 2021, with renter costs rising at a faster rate than owner costs.



Parklands' average monthly shelter costs in 2021 show modest differences by tenure. Owner households paid $787 and renter households $696; dwellings provided by local government or First Nation averaged $158. Five-year change in Parklands was +9.0% for owners and +11.5% for renters, indicating stronger short-term rent growth. Compared with nearby Division No. 16, owners in Parklands paid less ($787 versus $826) while renters paid more ($696 versus $664). These figures describe current cost levels and recent upward momentum by tenure.

Figure 20.2: *Distribution of Largest Group: Housing Tenure - Owner (Parklands)*[1]

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Median Dwelling Value

Parklands' median home value reached $160,000 in 2021, reflecting a 6.6% rise since 2016 when it was $150,070, indicating a strengthening housing market for owner households and supporting local economic growth.

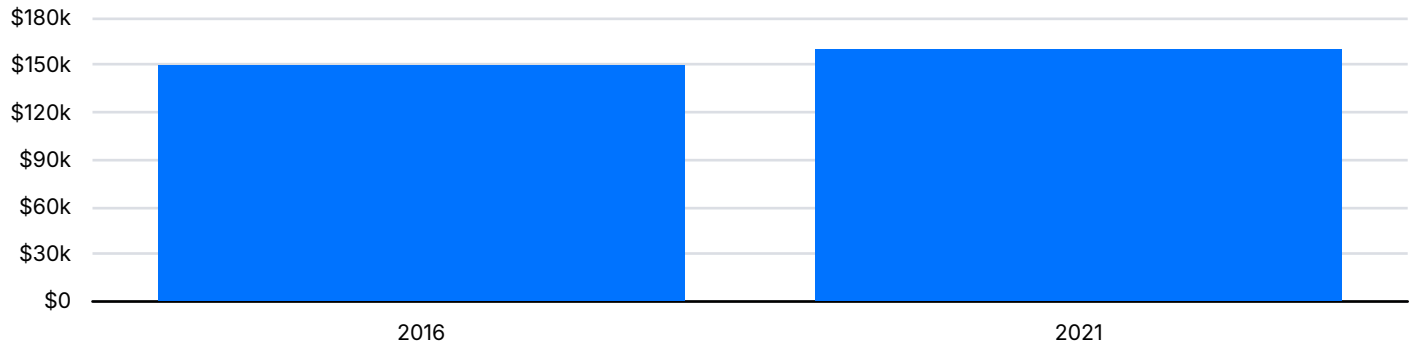

Figure 21.1: *Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Parklands, 2016-2021)*[1]

Parklands' median dwelling value documents the typical ownership price within private, non-farm households and shows modest movement between census years. The median value was $150,070 in 2016 and rose to $160,000 by 2021. That change corresponds to a 5-year increase of 6.6%, indicating gradual upward movement rather than a rapid spike over the period. Within the available data, the trend signals a small but measurable rise in typical home values between 2016 and 2021.

Parklands' median dwelling value was $160,000 in 2021, up 6.6% from $150,070 in 2016. This measure covers owner households in private dwellings. Within the same provincial comparisons, values are considerably higher elsewhere: Winnipeg ($340,000, +14.2%) and Interlake ($344,000, +14.7%) more than double Parklands' median in 2021. South Central and North Central reported $276,000 each in 2021, with 5-year gains of 25.8% and 22.9% respectively. Parklands' 2021 median is close to the North at $180,000 (0.3% change) but sits well below most other economic regions. The pattern shows Parklands at the lower end of regional dwelling values.

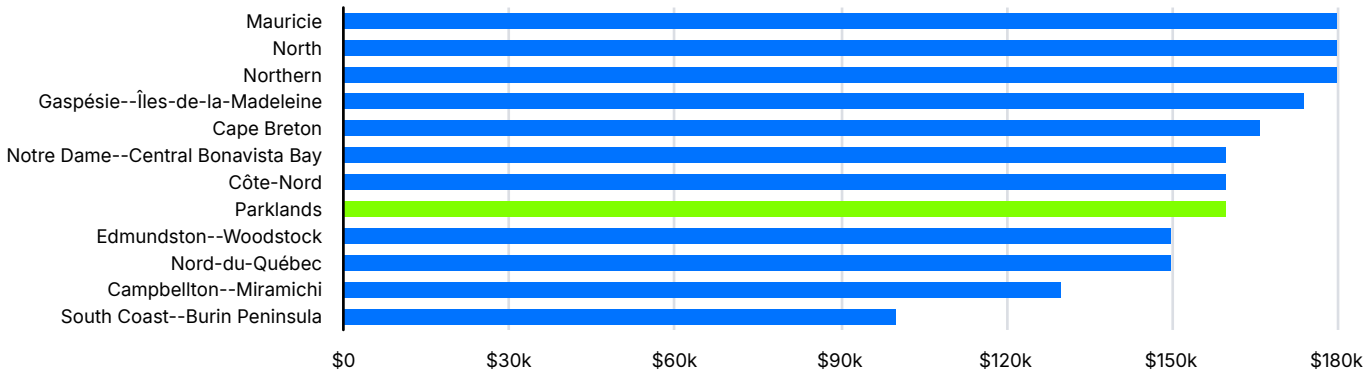

Figure 21.2: *Comparison of Median Dwelling Value with other locations (Parklands, 2021)*[1]

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Data Sources

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

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