

VERMILION

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

Vermilion's housing picture in 2021 is defined by stability in its basic structure and uneven pressure within it. The town remained strongly ownership-oriented, with owner households far outnumbering renter households, and its occupied dwelling count stayed within a relatively narrow range over the past decade despite a modest decline since 2016. The housing stock was still centered on single-detached homes and non-condominium units, with larger homes and larger room counts more common than compact layouts. Most dwellings were built in earlier decades rather than through recent construction, giving the town a housing base that is long established rather than newly expanding.

The most persistent strain appears in the rental market. Renters were much more likely than owners to spend 30% or more of income on shelter and were also far more likely to be in core housing need. Median shelter costs for owners and renters were close in 2021, but their recent direction differed: owner median costs edged down while renter median costs rose, and average monthly costs increased for both groups. At the same time, the broader affordability picture was not uniformly worsening. Most households still remained below the 30% shelter-cost threshold, and the number above it declined over five years. Tenant households in subsidized housing accounted for a steady minority of renters, with only a modest increase from 2016.

Physical housing conditions were generally more favorable than the affordability pressures facing renters. Most households lived in suitable housing, crowding was limited, and the great majority of dwellings needed only regular maintenance rather than major repairs. Even so, the stock showed signs of aging and gradual change rather than strong renewal. Homes needing major repairs increased, average rooms per dwelling edged down over time, and recent construction remained limited. Condominium units grew, but they still represented a small share of occupied dwellings.

Vermilion therefore presents a housing market that is broadly serviceable and structurally steady, with most households housed adequately and most homes remaining in acceptable condition. Its main challenge is not widespread breakdown across the entire system, but a sharper concentration of affordability and core housing need among renters within an older, largely low-density housing stock.

Households Spending 30%+ on Shelter

Renter households bear the greatest shelter cost pressure, with 29.9% spending 30%+ of income in 2021, a 13% drop since 2016; owner households fell to 14%, a 21% decline over the same period.

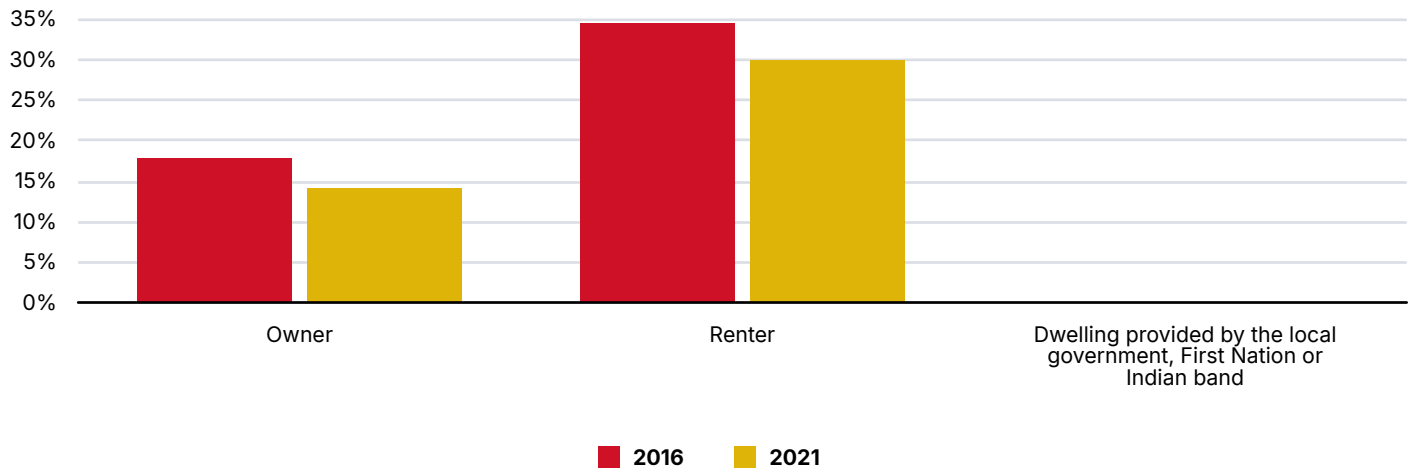


Figure 1.1: Shows the share of households spending 30% or more of income on shelter. It helps indicate the extent of housing affordability pressure. (Vermilion, 2016-2021)¹

In Vermilion, the share of households spending 30% or more of income on shelter was higher for renters than for owners in 2021, pointing to a clear gap in housing cost pressure across tenure types. Among owner households, 14% were above the 30% threshold, down 21.4% over five years. For renter households, the share was 29.9%, also lower than five years earlier by 13.1%. Households living in dwellings provided by the local government, First Nation or Indian band were recorded at 0%. The pattern shows that renters faced the greater burden, even though both tenure groups saw declines over the five-year period.

In Vermilion, 2021 Census data show that 14.0% of owner households and 29.9% of renter households spent 30% or more of income on shelter, within non-farm, non-reserve private dwellings. The renter share was more than double the owner share. That gap points to stronger affordability pressure among renters, while the town’s owner households faced a more moderate level of housing cost burden.

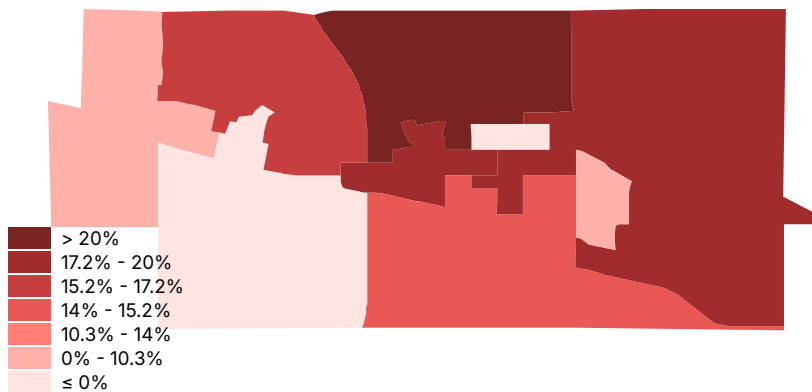


Figure 1.2: Distribution of Largest Group: Housing Tenure - Owner (Vermilion)¹

Housing Suitability

Vermilion’s suitable households fell to 1,635 in 2021, down 4.39% from 1,710 in 2016. Unsuitable homes remained steady at 40. The decline shows a modest reduction in adequately sized housing.

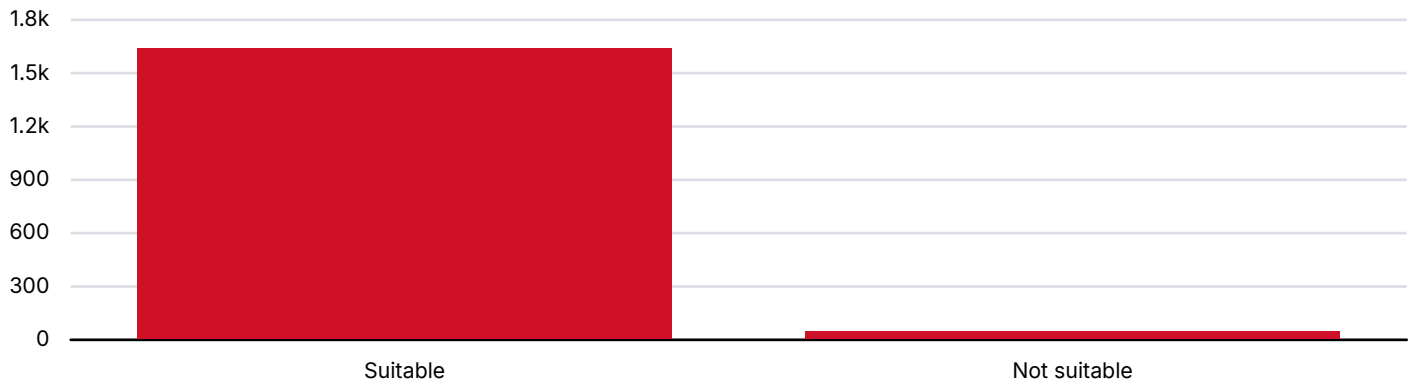


Figure 2.1: Shows whether homes have enough bedrooms for the households living in them. It helps indicate whether housing size matches household composition. (Vermilion, 2021)¹

In Vermilion, housing suitability in 2021 was mostly aligned with household needs among private households. There were 1,635 suitable households and 40 not suitable households. That leaves the unsuitable share very small compared with the total shown. The recent trend points down slightly for suitable housing, with a 5-year change of -4.4%, while the not suitable count was unchanged over the same period. The picture is one of broad stability, with only a modest recent decline in suitable housing and very limited unsuitable housing.

In Vermilion, housing suitability in 2021 was largely positive for private households, with most homes having enough bedrooms for the households living in them. The main pattern is a high level of suitable housing and a very small number of unsuitable cases. There were 1,635 suitable households and 40 not suitable households. Suitable housing was down 4.4% over five years, while not suitable housing was unchanged. Across the smaller areas, suitable counts ranged from 100 to 220, and most had no unsuitable households recorded.

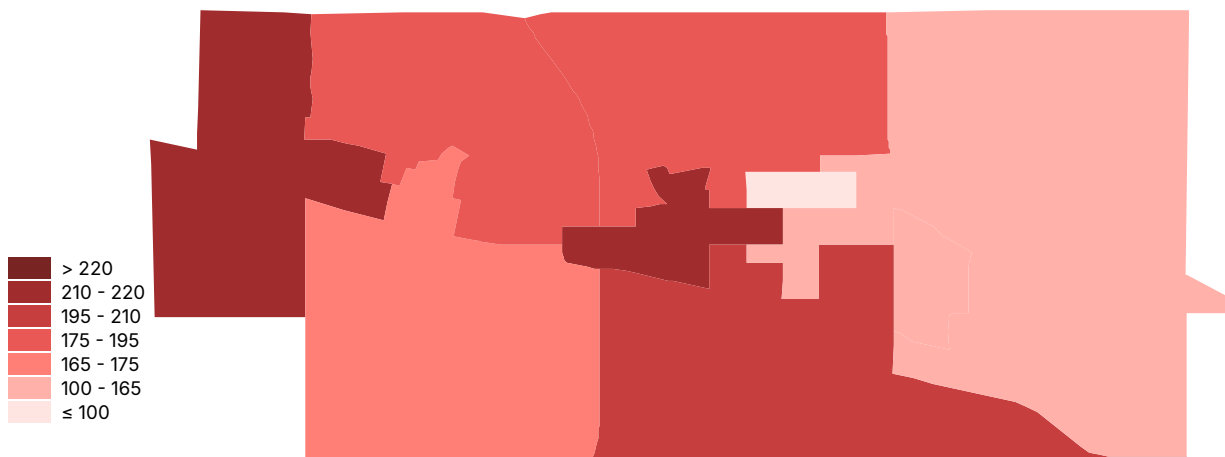


Figure 2.2: Distribution of Largest Group: Housing Suitability - Suitable (Vermilion)¹

Occupied Private Dwellings

Occupied private dwellings in Vermilion fell to 1,678 units in 2021, a 4.3% decline from 2016's 1,753 units after rising from 1,651 in 2011. This shows recent contraction in residential housing use.

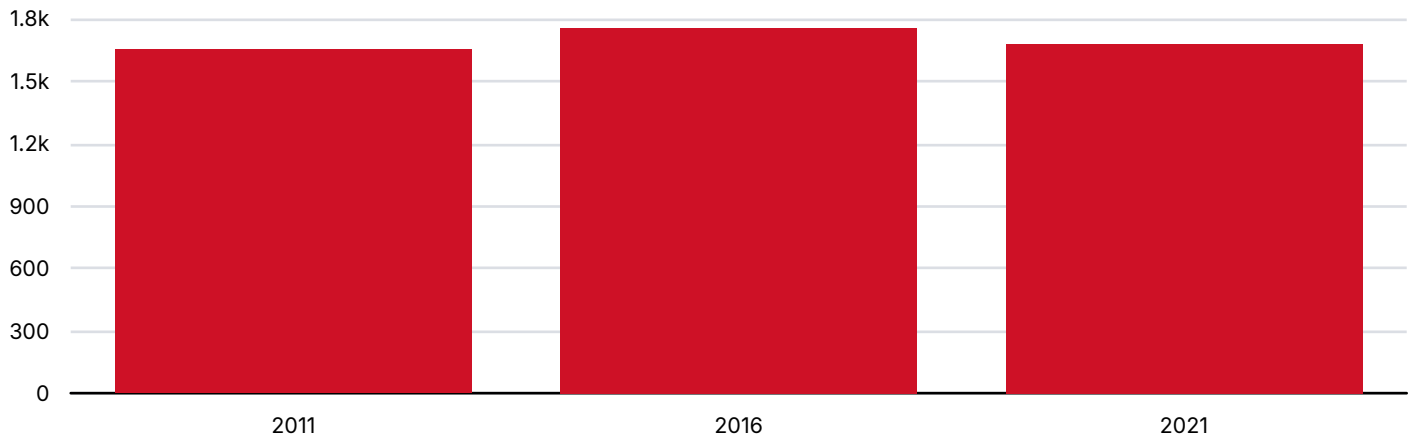
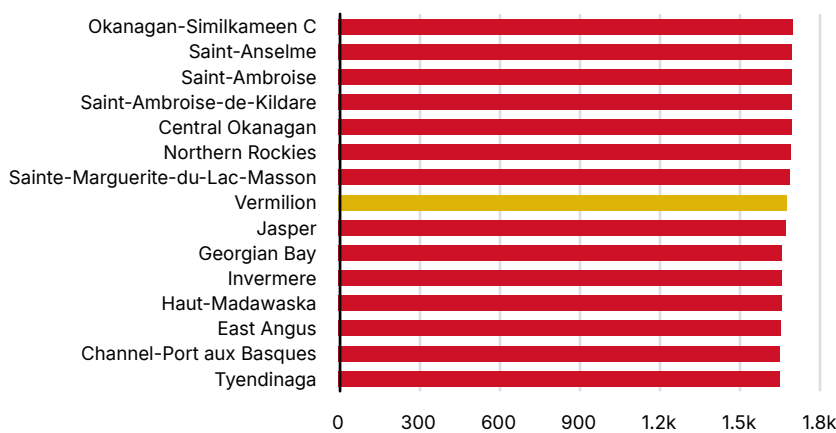


Figure 3.1: Shows the number of private dwellings occupied by usual residents. It helps indicate how much of the housing stock is in active residential use. (Vermilion, 2011-2021)¹

Vermilion's count of occupied private dwellings was fairly steady across the last three censuses, with a small rise followed by a modest decline. The pattern suggests a housing stock that remained broadly stable rather than expanding continuously. The town recorded 1,651 occupied dwellings in 2011, increasing to 1,753 in 2016. By 2021, the figure had eased to 1,678. That change from 2016 to 2021 was a 4.3% decrease, after 6.2% growth in the previous five-year period. Even with the dip, 2021 remained above the 2011 level. Taken together, the numbers point to a housing base in active use that has moved within a relatively narrow range over time.



Vermilion had 1,678 occupied private dwellings in 2021, a modest decline of 4.3% from 1,753 in 2016. The count remained slightly above its 2011 level of 1,651, suggesting a broadly stable housing stock in active use over the decade. Among the comparison places, Vermilion was larger than most nearby towns and villages, though well below Camrose, Vegreville, and Lloydminster (Part). Statistics Canada, Census Profile.

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

Median Shelter Costs

Renter households now pay the highest median rent at \$1,090, a 15.5% increase since 2016, while owners' median cost fell to \$1,070, down 3.3% over the same period.

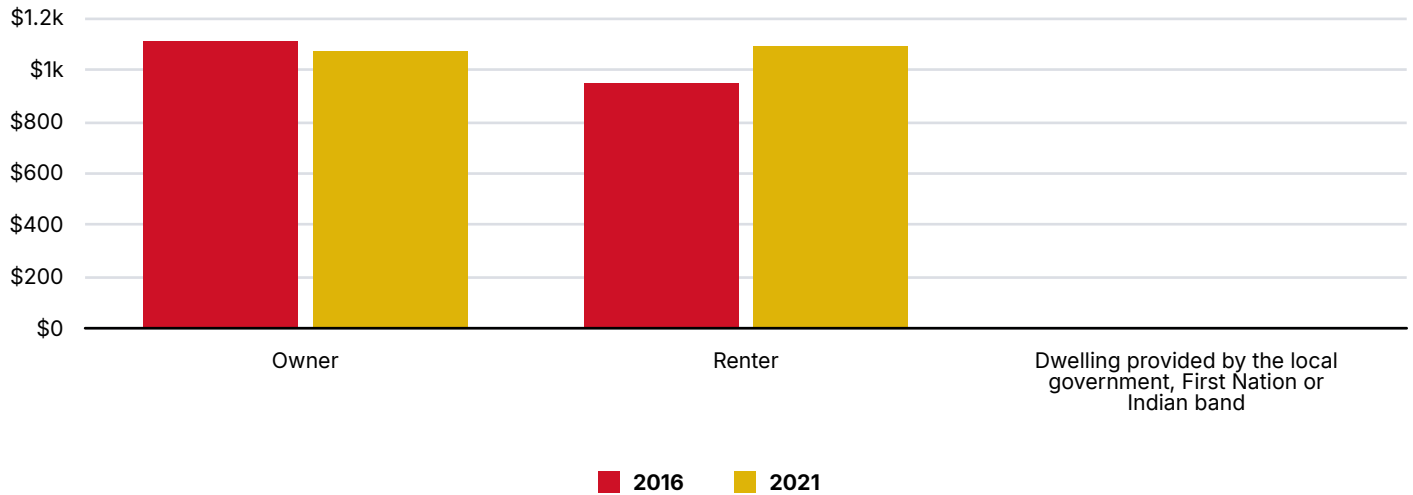


Figure 4.1: Shows median monthly shelter costs. It helps indicate the typical housing expense faced by households. (Vermilion, 2016-2021)¹

In Vermilion, median monthly shelter costs in 2021 were \$1,070 for owner households and \$1,090 for renter households, showing similar housing expenses across tenure types. Over five years, owner costs declined slightly, down 3.3%, while renter costs rose 15.5%, creating a modest gap in recent trend direction. A third category, dwellings provided by the local government, First Nation or Indian band, is recorded at \$0. Taken together, the figures suggest that shelter costs were stable for owners but increased for renters over the period, with 2021 levels nearly the same for both groups.

In Vermilion, median monthly shelter costs in 2021 were similar for owners and renters, at \$1,070 and \$1,090 respectively. The owner figure was slightly down 3.3% over five years, while renter costs rose 15.5%. Across local areas, owner costs ranged from \$730 to \$1,800, and renter costs from \$970 to \$1,370 where reported. The pattern suggests a modestly higher and more uneven cost profile for renters.

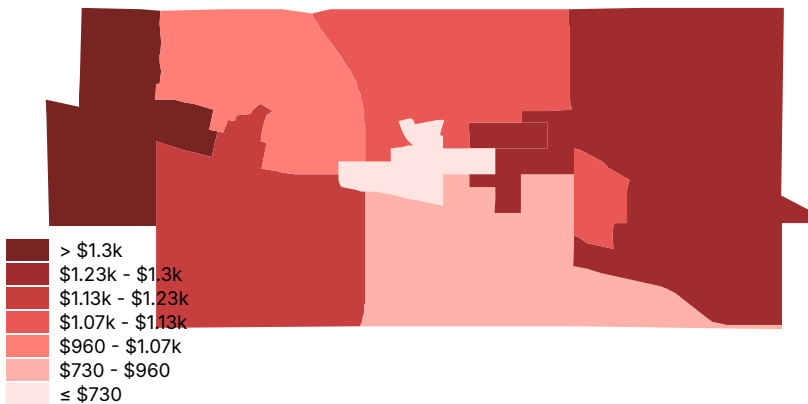


Figure 4.2: Distribution of Largest Group: Housing Tenure - Owner (Vermilion)¹

Tenant Households in Subsidized Housing

Vermilion’s tenant households in subsidized housing rose to 13 % in 2021, marking a 7.44 % increase since 2016 after a dip to 12.1 % in that year. This shows growing reliance on assisted housing.

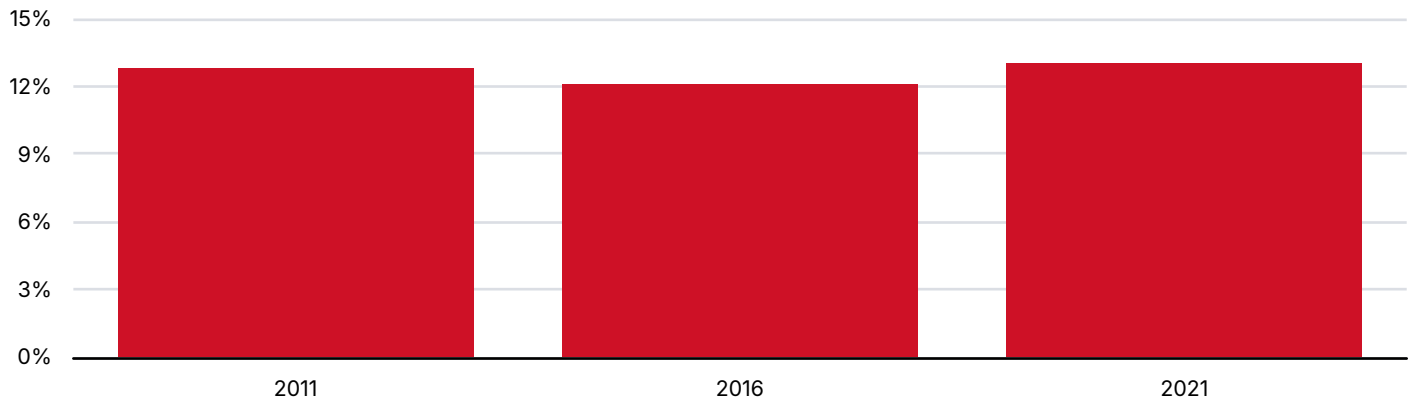


Figure 5.1: Shows the share of tenant households living in subsidized housing. It helps indicate the role of assisted housing in meeting local need. (Vermilion, 2011-2021)¹

In Vermilion, the share of tenant households living in subsidized housing was fairly stable across the last three censuses, moving within a narrow band. It stood at 12.8% in 2011, dipped to 12.1% in 2016, and then rose to 13.0% in 2021. The five-year change shows a modest decline followed by a recovery. Within tenant households in non-farm, non-reserve private dwellings, subsidized housing remained a consistent part of the local housing picture.

In Vermilion, 13.0% of tenant households in non-farm, non-reserve private dwellings lived in subsidized housing in 2021. That was up from 12.1% in 2016 and 12.8% in 2011, showing a modest recent increase after a small dip. Compared with nearby places, Vermilion sat around the middle of the group: below Vegreville at 17.2% and Lloydminster (Part) at 14.4%, but close to Camrose at 13.9%.

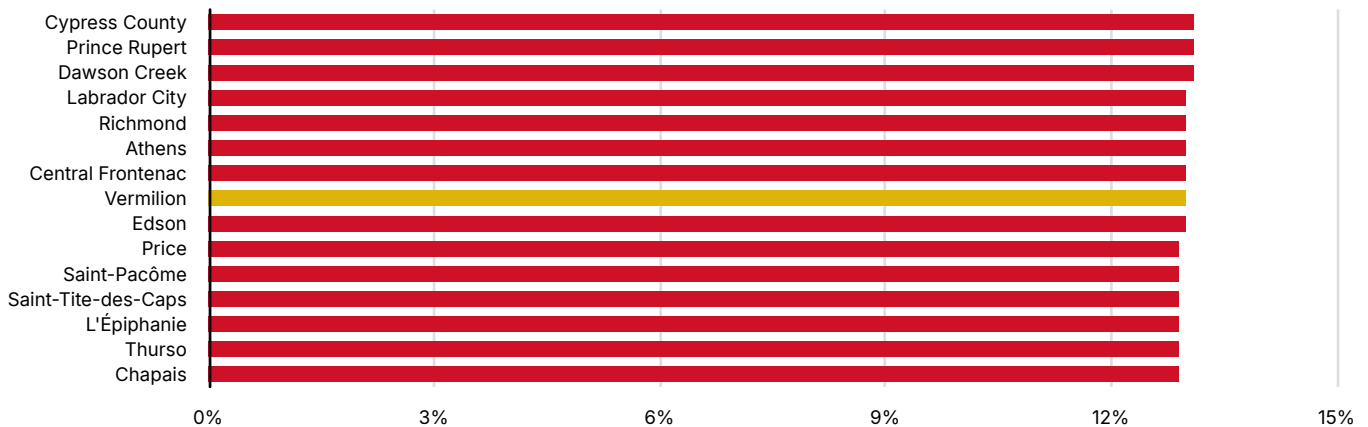


Figure 5.2: Comparison of Tenant Households in Subsidized Housing with other locations (Vermilion, 2021)¹

Core Housing Need by Tenure

Renter households in Vermilion face far greater core housing need, with 14.7 % in need compared to just 4.3 % of owners, highlighting significant rental-sector stress in 2021.

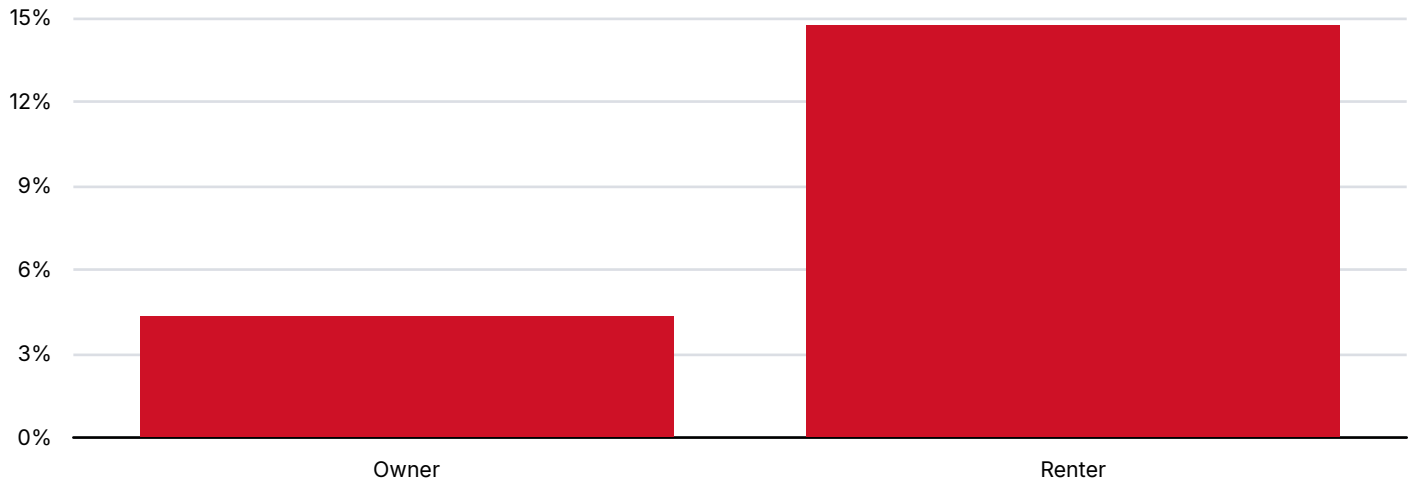


Figure 6.1: Shows core housing need separately for owners and renters. It helps indicate which tenure group faces greater housing stress. (Vermilion, 2021)¹

In Vermilion, core housing need in 2021 was notably higher among renters than owners. Among owner households in non-farm, non-reserve private dwellings, 4.3% were in core housing need. The renter figure was 14.7%, more than three times the owner rate. With only one year shown, there is no time trend to describe, but the gap between tenure groups is clear. The pattern suggests that housing stress was concentrated among renters rather than spread evenly across all households. This is a narrow snapshot, yet it gives a straightforward view of how tenure shaped housing need in the town.

In Vermilion in 2021, core housing need was notably higher among renters than owners. The rate was 14.7% for renter households and 4.3% for owner households, both measured among owner and tenant households in non-farm, non-reserve private dwellings. The gap points to much greater housing stress in the rental tenure. Within the local subareas, one dissemination area recorded 21.1% renter need, while several others showed 0% for both owners and renters.



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

Condominium Status

Vermilion’s housing stock is dominated by non-condominium units, totaling 1,560 homes, a 5.45% decline since 2016, while condominium units rose to 120, increasing 20% over the same period.

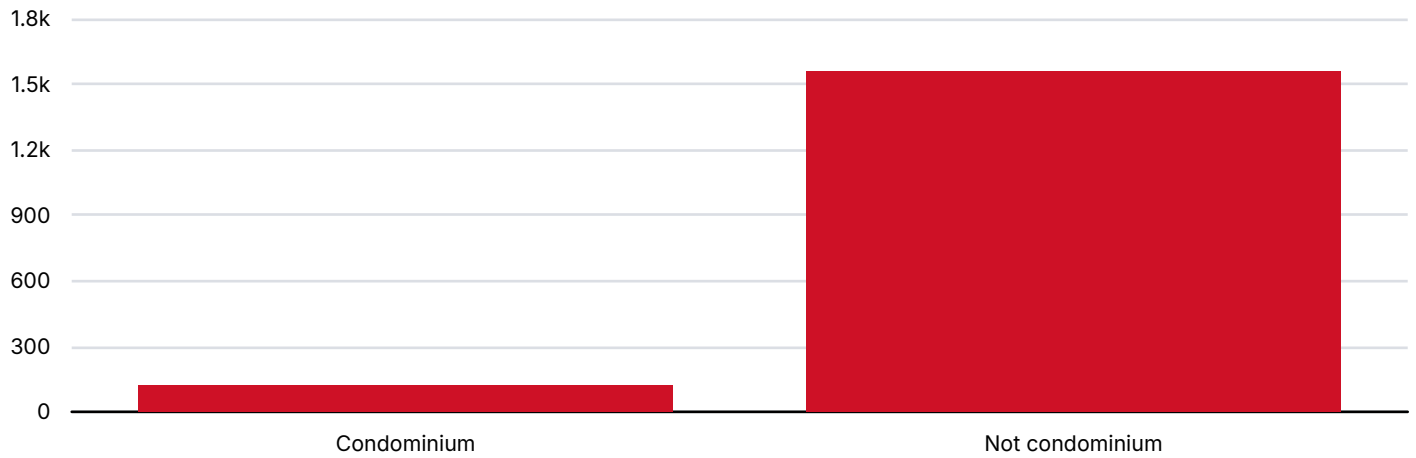


Figure 7.1: Shows whether residential properties are condominiums or non-condominiums. It helps indicate the mix of the housing stock. (Vermilion, 2021)¹

In Vermilion’s occupied private dwellings, condominiums remain a smaller part of the housing stock than non-condominiums, but both categories show different five-year patterns. In 2021, there were 120 condominium units, up 20% over five years, compared with 1,560 non-condominium units, down 5.5% over the same period. That leaves non-condominiums as the clear majority of dwellings. The data points to a modest shift toward condominiums alongside a decline in the larger non-condominium segment. Taken together, the housing mix appears to be changing gradually rather than abruptly.



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

Vermilion’s occupied private dwellings are mostly non-condominiums, with condominiums making up a small share of the housing stock. In 2021, the town had 120 condominium units and 1,560 non-condominium units. That means condominiums accounted for about 7.1% of occupied private dwellings, while non-condominiums made up the remaining 92.9%. Over the previous five years, condominium units increased by 20, while non-condominium units declined by 5.5%. The pattern points to a housing mix that is still dominated by non-condominium dwellings, with only limited condominium presence.

Number of Bedrooms

Vermilion’s housing stock is still dominated by large homes, with 695 units having four or more bedrooms, down 2.11% since 2016, while “no-bedroom” dwellings vanished to zero, a 100% drop.

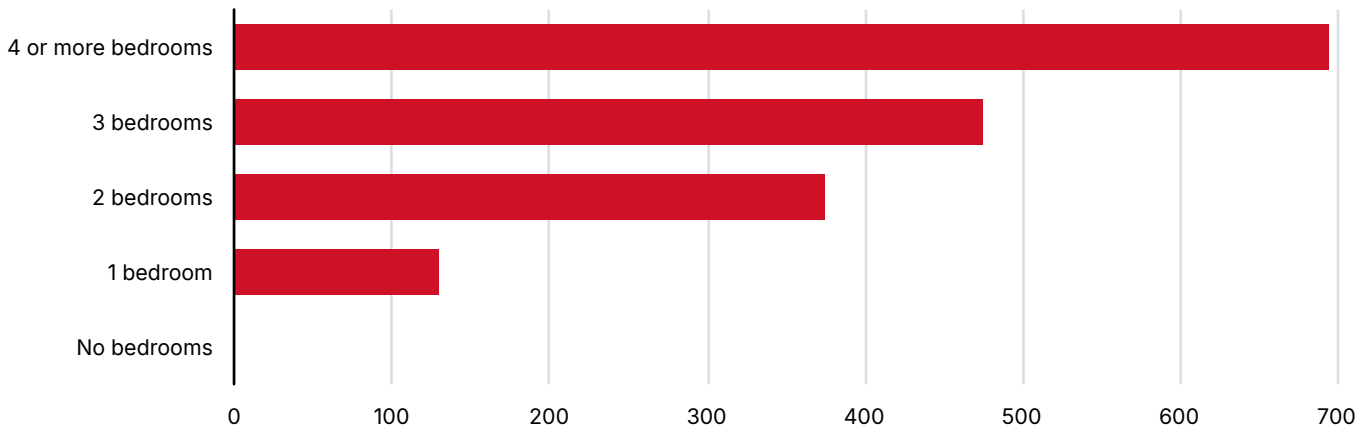


Figure 8.1: Shows the number of bedrooms in dwellings. It helps indicate whether the housing stock offers smaller or larger homes. (Vermilion, 2021)¹

In Vermilion’s occupied private dwellings, the 2021 bedroom mix was weighted toward larger homes. Units with 4 or more bedrooms were the most common at 695, followed by 3-bedroom dwellings at 475 and 2-bedroom units at 375. Smaller homes were less common, with 130 one-bedroom dwellings and no dwellings reported with no bedrooms. The five-year pattern was mixed. Three-bedroom units rose 3.3%, while 4-or-more-bedroom dwellings edged down 2.1%. One-bedroom homes fell 7.1%, and 2-bedroom units declined 12.8%. That distribution suggests a stock concentrated in mid-sized and larger dwellings rather than compact units. The bedroom profile changed modestly over five years, but the broad shape remained centered on larger homes.

In Vermilion’s occupied private dwellings in 2021, the housing stock was weighted toward larger homes. Four or more bedrooms was the biggest category at 695 housing units, followed by 3 bedrooms at 475 and 2 bedrooms at 375. One-bedroom dwellings were fewer, at 130, and there were no no-bedroom units. Across nearby areas, the mix varies, but several also lean toward larger homes.



Figure 8.2: Distribution of Largest Group: Dwelling Bedrooms - 4 or more bedrooms (Vermilion)¹

Average Rooms per Dwelling

Vermilion’s homes are getting smaller, with the average rooms per dwelling falling to 6.6 in 2021. It dropped from 6.8 in 2011 and 6.7 in 2016, a 1.49% five-year decline.

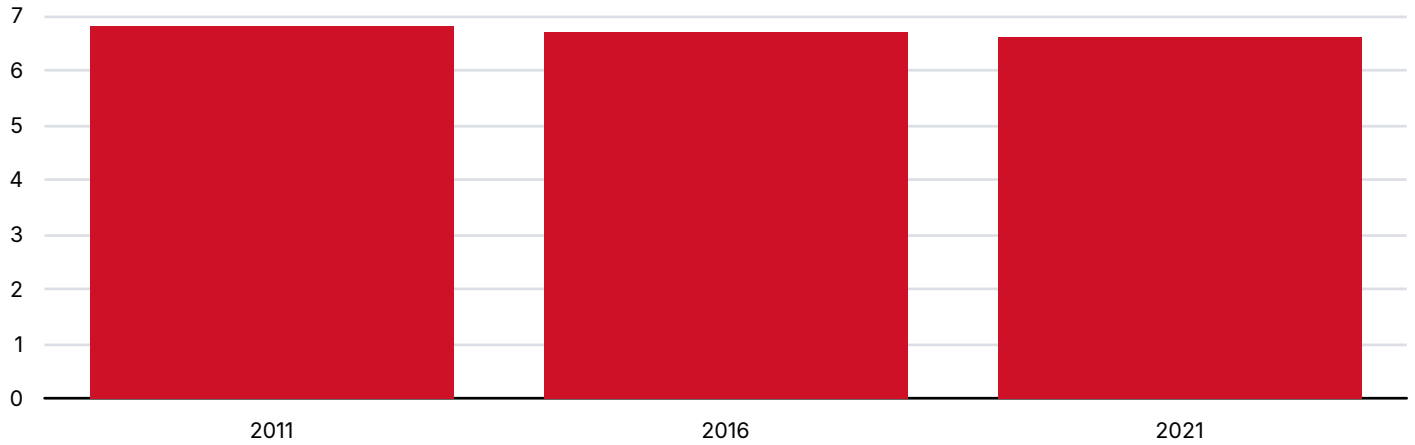


Figure 9.1: Shows the average number of rooms in occupied dwellings. It helps indicate the size of the housing stock available to residents. (Vermilion, 2011-2021)¹

Vermilion’s average rooms per dwelling has edged down over time, suggesting a gradual shift in the size of occupied housing. In 2011, the average was 6.8 rooms per dwelling, then 6.7 in 2016 and 6.6 in 2021. The pattern is steady rather than abrupt. Each five-year period shows a decline of about 1.5%, pointing to a modest but consistent reduction in average dwelling size across the census years.

Vermilion’s average rooms per occupied private dwelling edged down over time, from 6.8 in 2011 to 6.6 in 2021. The decline was modest, with 5-year changes of -1.5% in both 2016 and 2021. In 2021, Vermilion sat below Vermilion River County at 7.6 and Beaver County at 6.9, but was close to Vegreville at 6.7 and Camrose at 6.5. The pattern suggests a relatively stable housing stock size, with only slight softening over the decade.

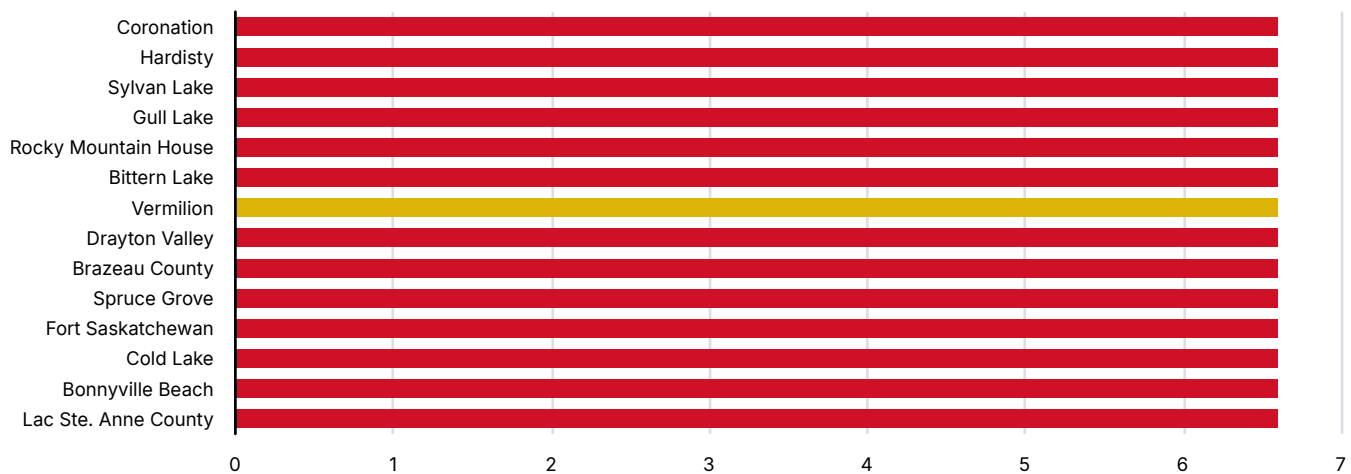


Figure 9.2: Comparison of Average Rooms per Dwelling with other locations (Vermilion, 2021)¹

Household Crowding

Vermilion’s most common household type – one person or fewer per room – fell to 1,650 homes, a 4.35% drop since 2016, while households with more than one person per room rose to 30, up 20%.

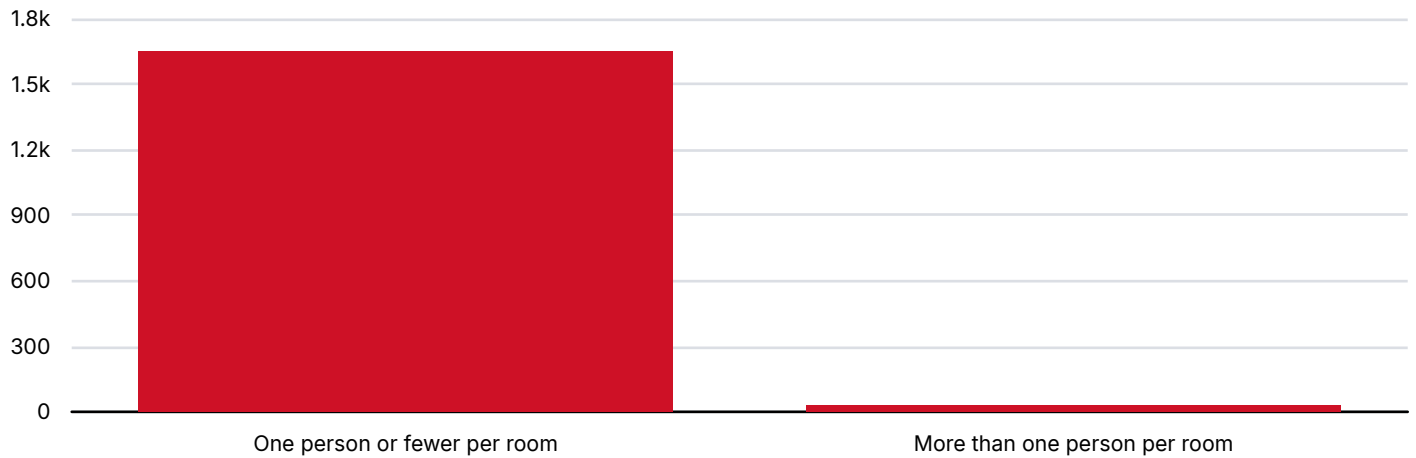


Figure 10.1: Shows how many people live relative to the number of rooms in a household. It helps indicate overcrowding and pressure on available living space. (Vermilion, 2021)¹

In Vermilion, household crowding was low in 2021. Among private households, 1,650 had one person or fewer per room, while 30 had more than one person per room. That means the crowded category accounted for only a small share of households in the town. The recent trend also points in opposite directions: the one-person-or-fewer-per-room category fell by 4.3% over five years, while households with more than one person per room rose by 20%. Even with that increase, the crowded category remained very small. The data suggest limited crowding pressure, with only a slight shift toward denser living arrangements.

In Vermilion, household crowding was limited in 2021, with 1,650 private households having one person or fewer per room and 30 with more than one person per room. The crowded share remained small, while uncrowded households dominated. Over five years, the uncrowded count fell 4.3%, and the crowded count rose 20%, though from a very low base.

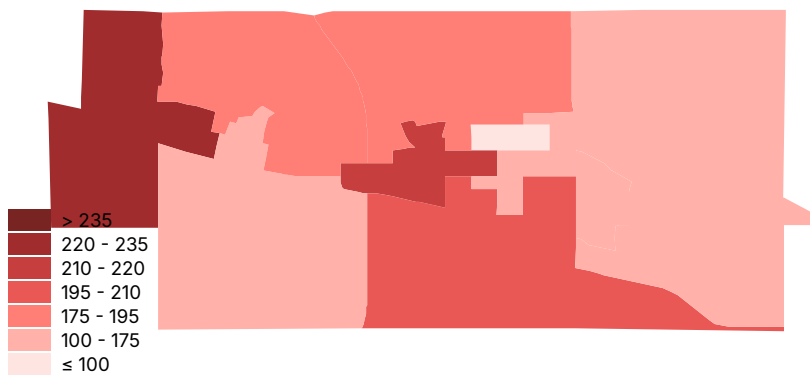


Figure 10.2: Distribution of Largest Group: Dwelling Crowding - One person or fewer per room (Vermilion)¹

Dwelling Condition

Vermilion’s housing stock remains largely in good shape, with 1,535 dwellings needing only regular maintenance—a 5.5% drop since 2016—while units requiring major repairs rose to 140, up 12% over the same period.

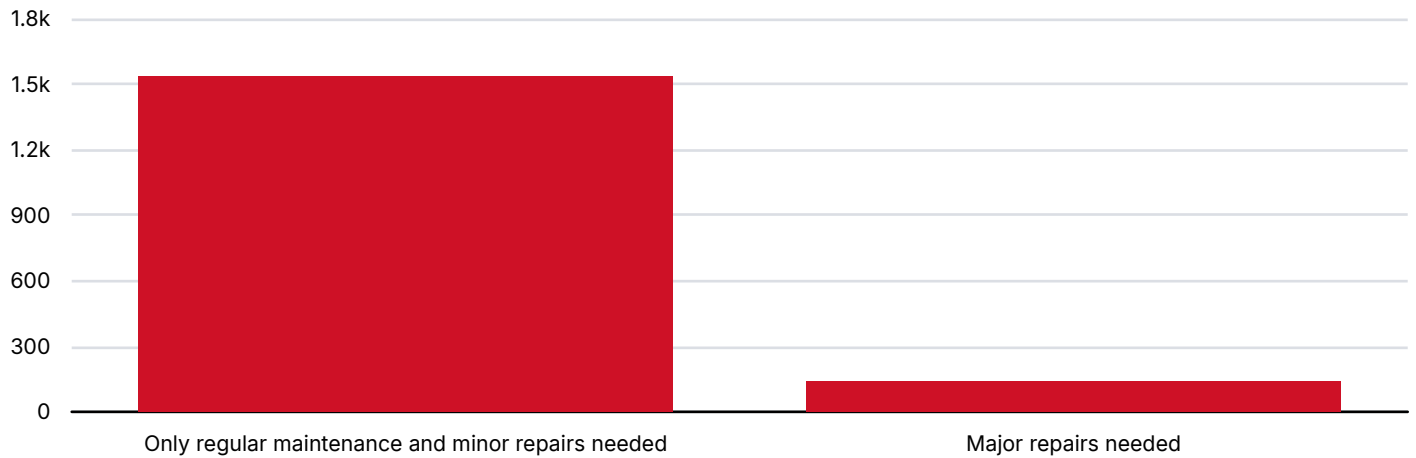


Figure 11.1: Shows the condition of dwellings based on whether they need regular maintenance, minor repairs, or major repairs. It helps indicate housing quality and renovation needs. (Vermilion, 2021)¹

In Vermilion, most occupied private dwellings in 2021 were reported as needing only regular maintenance and minor repairs, with 1,535 housing units in that condition. Over five years, that figure fell by 5.5 percent, suggesting a modest decline in this category. Homes needing major repairs accounted for a much smaller share, at 140 units, but this group grew by 12.0 percent over the same period. The pattern points to a housing stock in which routine upkeep remains the dominant condition, while the number of dwellings with more serious repair needs has increased. Source: Statistics Canada, Census Profile.



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

In Vermilion, most occupied private dwellings needed only regular maintenance or minor repairs in 2021, while a smaller share required major work. The pattern points to a housing stock that is generally serviceable, with a limited but notable repair burden. There were 1,535 dwellings in the lighter-need category, compared with 140 that needed major repairs. Across local dissemination areas, major repairs ranged from 0 to 45 dwellings. The mix suggests most housing was in acceptable condition, but maintenance and repair needs were not absent.

Shelter Cost Ratio

Most Vermilion households (1,380) still keep shelter costs under 30% of income, rising modestly by 1.1% since 2016, while those spending 30% or more dropped to 305, a 20.8% decline.

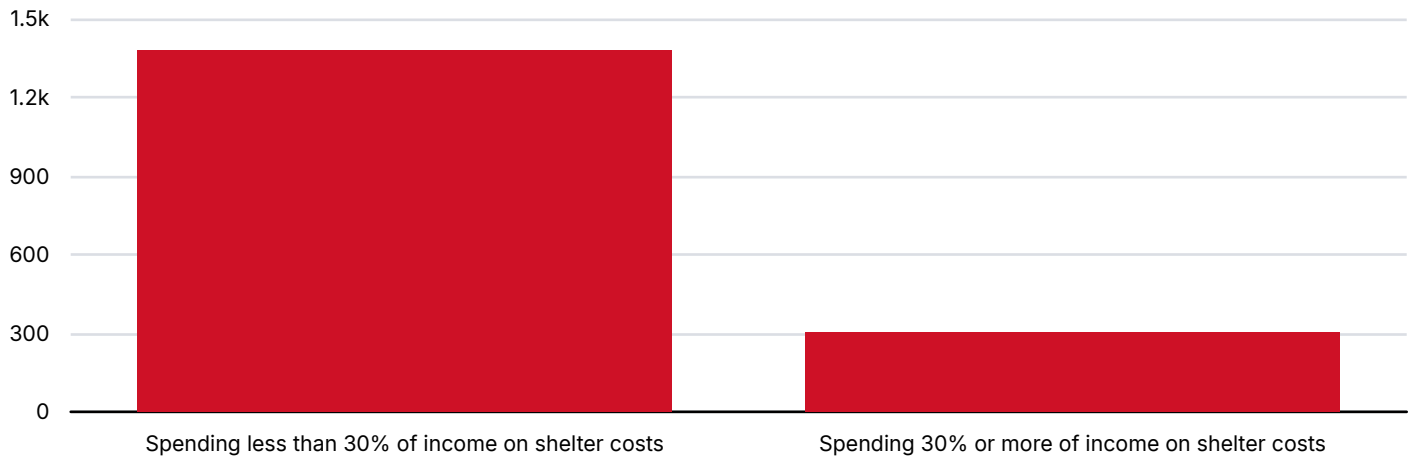


Figure 12.1: Shows the share of household income spent on shelter costs. It helps indicate how heavy housing costs are relative to income. (Vermilion, 2021)¹

In Vermilion in 2021, most owner and tenant households with income above zero spent less than 30% of income on shelter costs. That group totaled 1,380 households, while 305 households spent 30% or more. The recent trend leans toward lighter shelter-cost pressure: the below-30% group rose by 1.1% over five years, while the 30%+ group fell by 20.8%. Together, those changes point to a shift away from households facing heavier shelter-cost burdens. The data does not show why the pattern changed, only that the lower-cost share expanded and the higher-cost share contracted.



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

In Vermilion, most owner and tenant households with income spent less than 30% of income on shelter costs in 2021. That group accounted for 1,380 households, compared with 305 households spending 30% or more. The pattern suggests shelter costs were concentrated below the affordability threshold. The lower-cost group was slightly larger than five years earlier, up 1.1%, while the higher-cost group fell 20.8%. That points to a modest easing in housing-cost pressure within the local household profile, at least for households with income in non-farm, non-reserve private dwellings.

Median Dwelling Value

The median home price in Vermilion slipped slightly, falling to \$268,000 in 2021 from \$270,294 in 2016, a 0.85 % decrease over five years. This shows a modest dip in owner-occupied housing values.

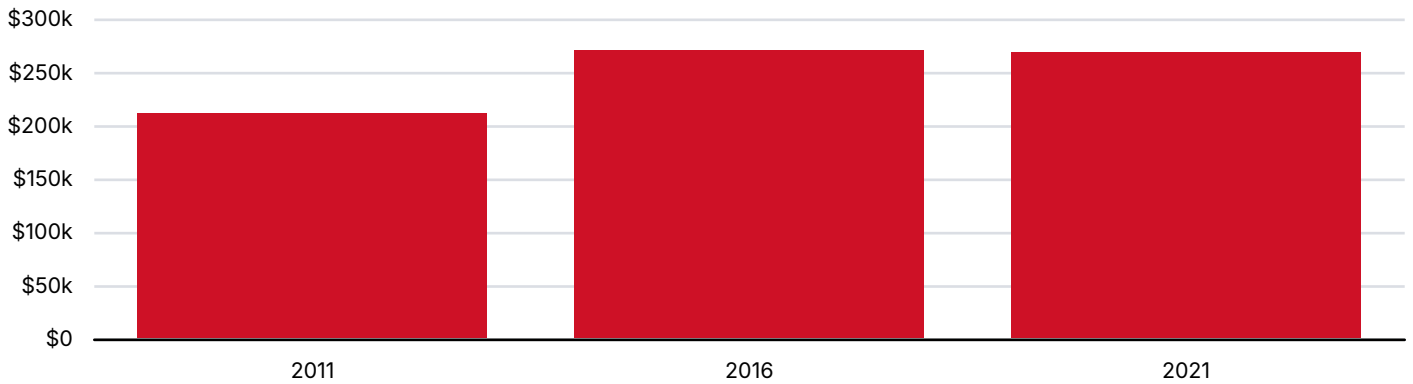


Figure 13.1: Shows the median value of residential dwellings. It helps indicate the typical price point in the local ownership housing market. (Vermilion, 2011-2021)¹

Vermilion’s median dwelling value has risen over the decade, but the trend has not been steady. In 2011, the typical owner-occupied dwelling was valued at \$210,538. By 2016, that figure had climbed to \$270,294, a 28.4% increase over five years. In 2021, the median value eased slightly to \$268,000, down 0.9% from 2016. The pattern points to a strong mid-decade gain followed by a small pullback.

Vermilion’s median dwelling value was \$268,000 in 2021, a slight dip from \$270,294 in 2016 after rising from \$210,538 in 2011. Within owner households in non-farm, non-reserve private dwellings, the town’s housing values sit in a middle range for nearby places. Vermilion was above Andrew at \$160,000, but below Beaver County at \$348,000 and Camrose County at \$380,000. It was close to Vegreville at \$250,000 and Tofield at \$256,000. The pattern suggests a stable local ownership market with modest long-term growth and little recent change.

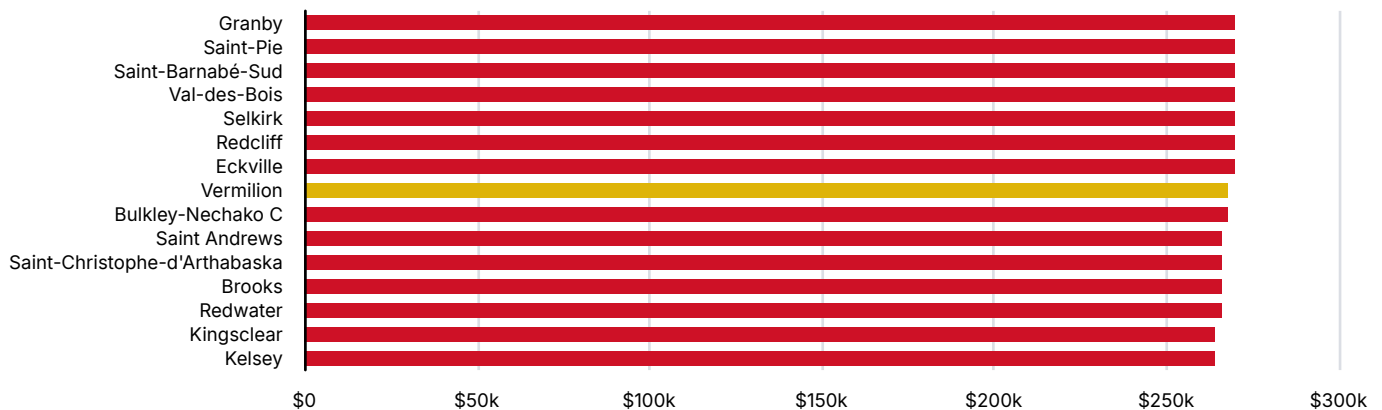


Figure 13.2: Comparison of Median Dwelling Value with other locations (Vermilion, 2021)¹

Number of Rooms

Vermilion's biggest housing category remains large-room dwellings with 595 units in 2021, though down 5.6% since 2016; the smallest-room segment grew sharply, rising 32.8% to 425 units.

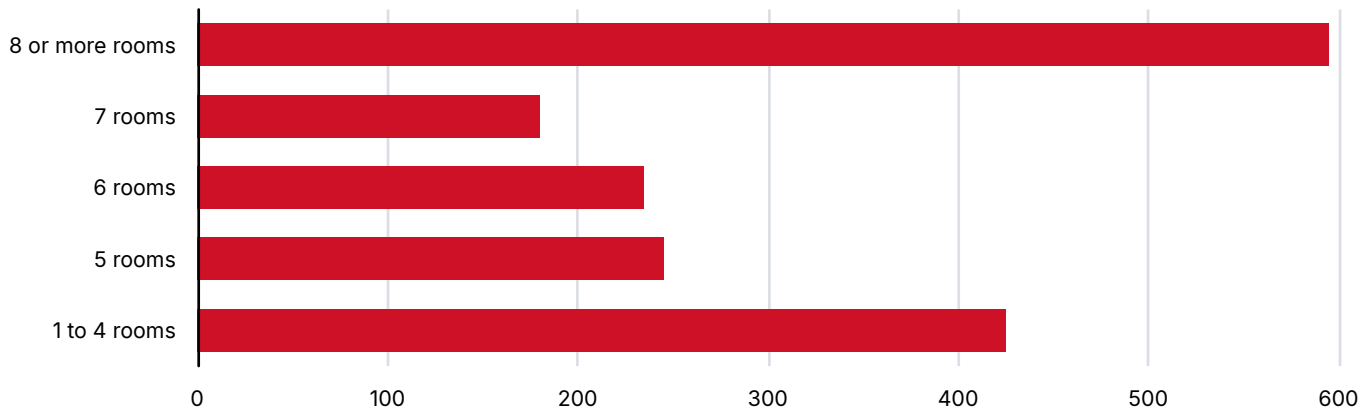


Figure 14.1: Shows the total number of rooms in dwellings. It helps indicate the size and layout of the housing stock. (Vermilion, 2021)¹

Vermilion's occupied private dwellings in 2021 were more concentrated at the extremes of room counts than in the middle. The largest group was 8 or more rooms, with 595 housing units, followed by 1 to 4 rooms at 425 units. Mid-sized dwellings were less common: 245 units had 5 rooms, 235 had 6 rooms, and 180 had 7 rooms. Over the previous five years, 1 to 4 room dwellings rose by 32.8%, while 5-room, 6-room, 7-room, and 8-or-more-room dwellings fell by 3.9%, 24.2%, 21.7%, and 5.6% respectively.

In Vermilion's occupied private dwellings in 2021, the housing stock was weighted toward larger layouts, especially 8 or more rooms. That category accounted for 595 units, compared with 425 units in the 1 to 4 room range. Mid-sized dwellings were less common, with 245 five-room units, 235 six-room units, and 180 seven-room units. Over five years, smaller units grew while 6-, 7-, and 8-plus-room dwellings declined.

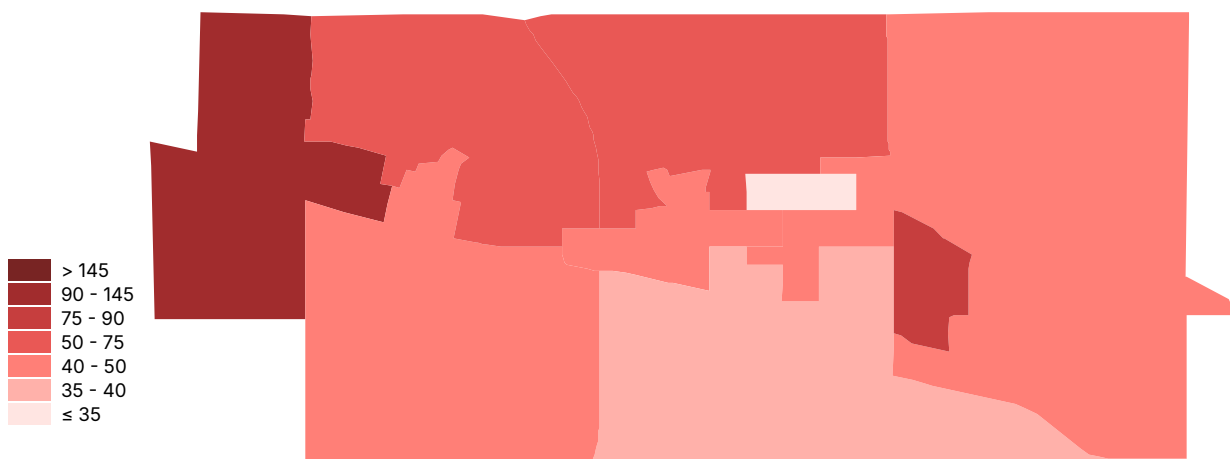


Figure 14.2: Distribution of Largest Group: Dwelling Rooms - 8 or more rooms (Vermilion)¹

Dwelling Construction Period

Vermilion’s biggest housing stock is from 1961-1980, with 555 units but a 24.5% decline since 2016. The fastest-growing segment is 1981-1990, rising 35.6% to 305 units, indicating newer-era growth.

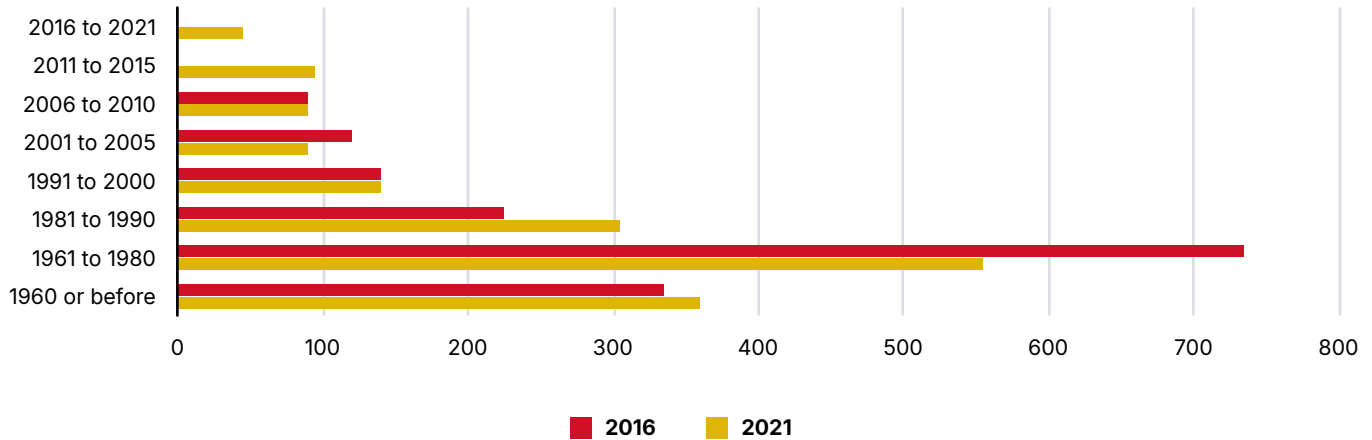
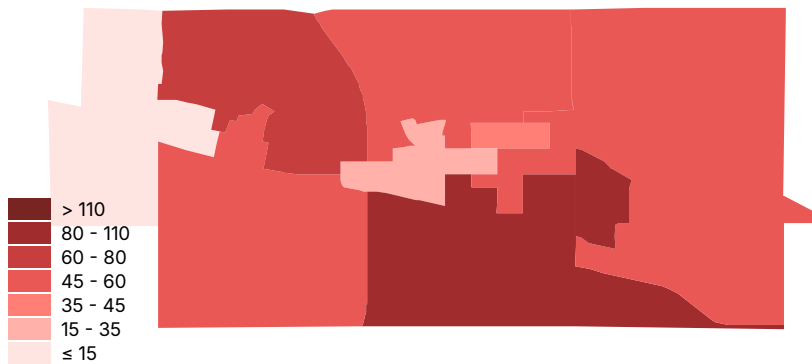


Figure 15.1: Shows when dwellings were built. It helps indicate the age of the housing stock and periods of residential growth. (Vermilion, 2016-2021)¹

Vermilion’s dwelling stock in 2021 was concentrated in older construction periods, with the largest block built from 1961 to 1980. The town also has a meaningful share of homes from before 1960, while newer housing is present but smaller in number. There were 555 dwellings from 1961 to 1980 and 360 built in 1960 or before. Another 305 were built from 1981 to 1990. By contrast, only 90 were built in 2001 to 2005 and 45 in 2016 to 2021. The five-year change shows mixed movement. Homes from 1981 to 1990 rose by 35.6%, while the 1961 to 1980 group fell by 24.5%. This pattern points to a housing stock shaped more by earlier growth than by recent construction.



In Vermilion’s occupied private dwellings in 2021, the housing stock skews older, with 555 units built from 1961 to 1980 and 360 built in 1960 or before. Another 305 dwellings date to 1981 to 1990, while only 45 were built from 2016 to 2021. The pattern suggests a base of long-established housing, with limited recent construction.

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

Owner Households with a Mortgage

Homeowner mortgage burden fell to 54.7% in 2021 after peaking at 56.8% in 2016, marking a 3.7-percentage-point decline over five years. This shows fewer Vermilion owners carry housing debt.

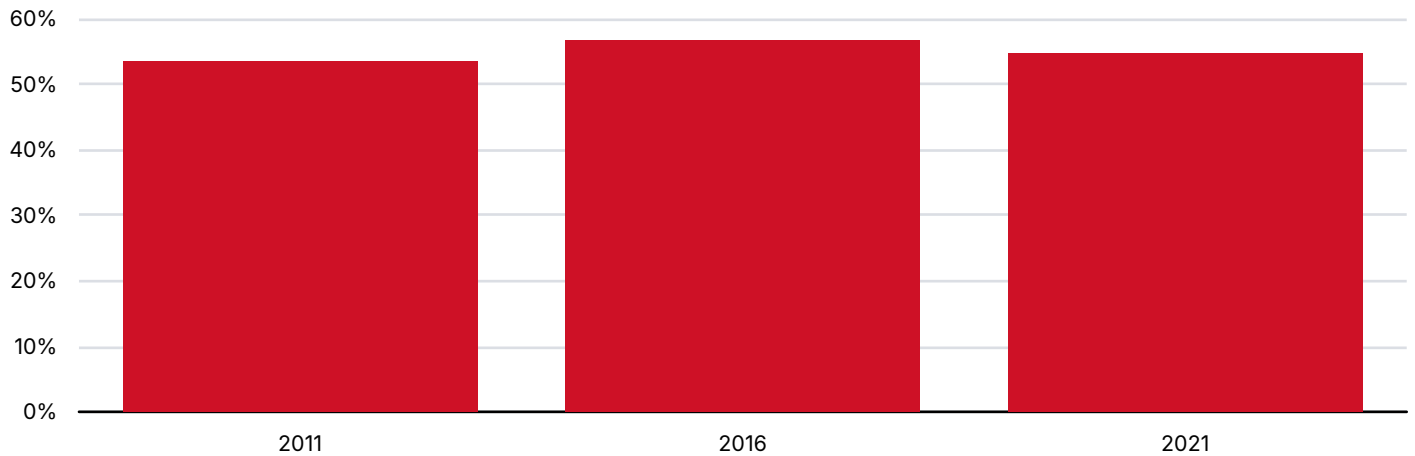
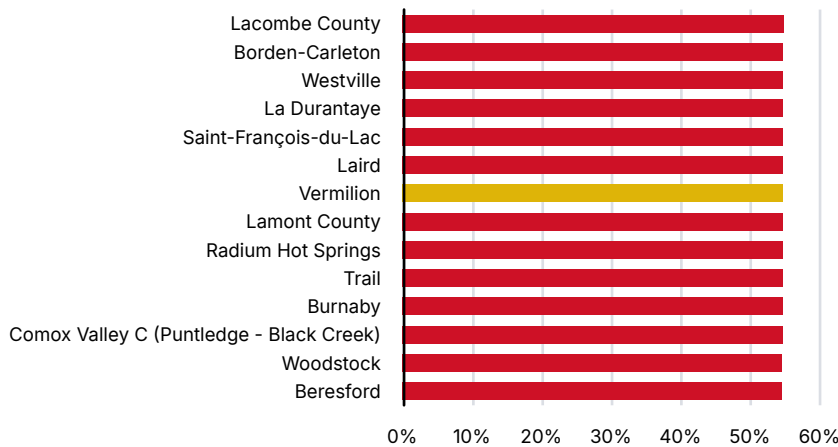


Figure 16.1: Shows the share of owner households with a mortgage. It helps indicate how many homeowners still carry housing debt. (Vermilion, 2011-2021)¹

In Vermilion, the share of owner households with a mortgage was in the middle range over the 2011 to 2021 period. The figure moved from 53.5% in 2011 to 56.8% in 2016, then eased to 54.7% in 2021. That left the 2021 level 1.2 percentage points above 2011, even after a 3.7% decline over the previous five years. The pattern suggests a brief rise in the share of mortgaged owner households followed by a modest pullback, rather than a steady upward or downward trend. For owner households in non-farm, non-reserve private dwellings, Vermilion’s mortgage rate remained slightly above its 2011 starting point by 2021.



In Vermilion, 54.7% of owner households in non-farm, non-reserve private dwellings had a mortgage in 2021. That was down from 56.8% in 2016, after rising from 53.5% in 2011. The town sits close to Camrose County at 53.3% and slightly below Beaver County at 62.7%, while remaining above Holden at 41.4%. The pattern suggests a middle-of-the-pack mortgage profile, with a modest recent easing.

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

Housing Quality Indicators

Vermilion’s housing stock is largely acceptable, with 1,240 units meeting standards, but affordability and condition concerns persist, affecting 260 households spending over 30% of income on shelter and 110 needing major repairs.

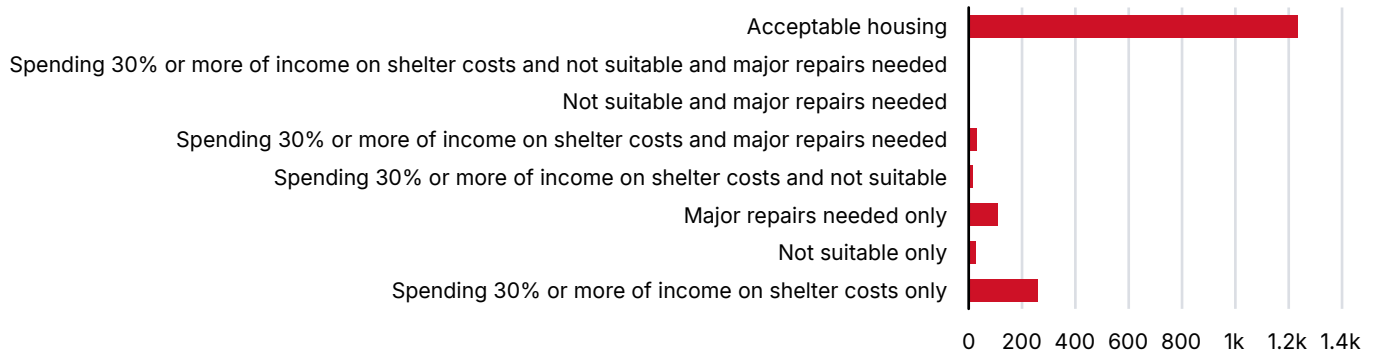


Figure 17.1: Shows key housing quality indicators such as adequacy, suitability, and affordability. It helps indicate whether housing conditions meet household needs. (Vermilion, 2021)¹

In Vermilion, housing quality in 2021 was defined more by affordability than by physical inadequacy. Among occupied private dwellings, 260 had shelter costs at or above 30% of income only, while 110 needed major repairs only and 25 were not suitable only. Smaller overlaps also appeared, including 15 dwellings that were both unaffordable and not suitable, and 30 that were both unaffordable and in need of major repairs. Acceptable housing accounted for 1,240 dwellings.

In Vermilion's occupied private dwellings, acceptable housing is the largest category, with 1,240 units in 2021. That suggests most homes met the measured quality, suitability, and affordability criteria. Some pressure remains. A further 260 dwellings spent 30% or more of income on shelter costs only, while 110 needed major repairs only. Smaller counts were recorded for not suitable only, at 25, and overlapping issues. Across the dissemination areas, acceptable housing also dominated. One area had 85 acceptable units, while another had 200, showing variation but the same basic pattern.

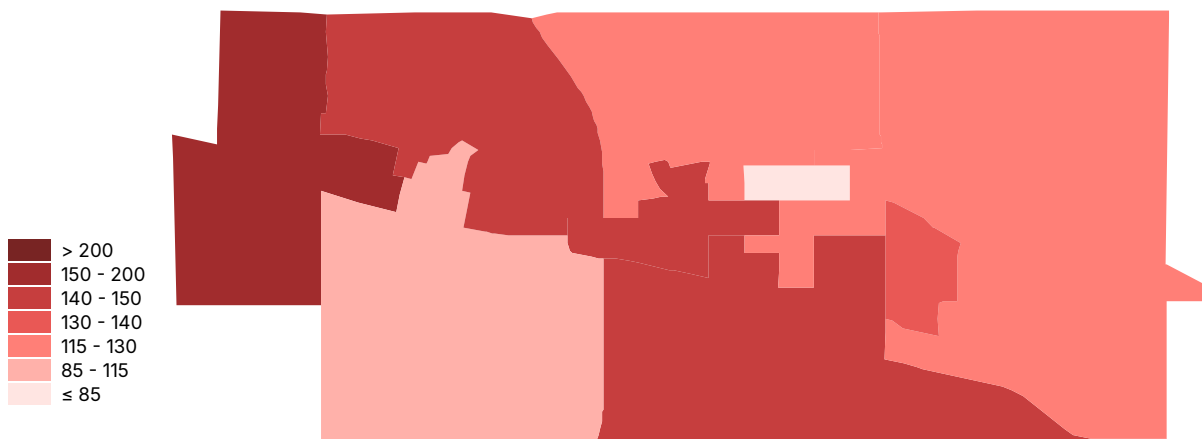


Figure 17.2: Distribution of Largest Group: Housing Quality Indicators - Acceptable housing (Vermilion)¹

Dwelling Structure Type

Vermilion’s housing stock remains dominated by single-detached homes at 1,310 units, unchanged since 2016, while semi-detached units dropped sharply to 15, a 50% decline over five years.

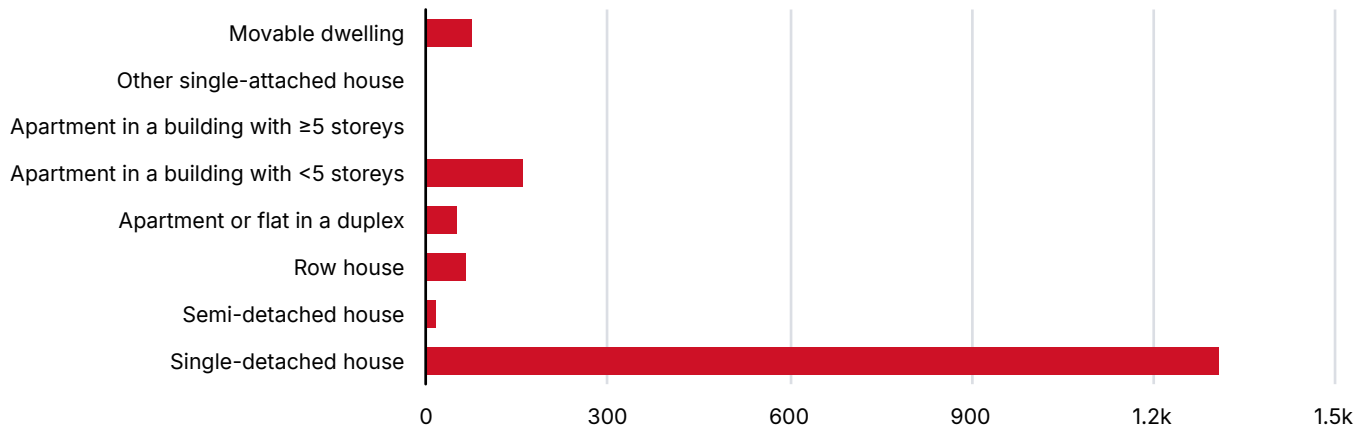


Figure 18.1: Shows the mix of dwelling structure types, such as detached homes, apartments, and other forms. It helps indicate the physical form of the housing stock. (Vermilion, 2021)¹

Vermilion’s dwelling structure profile in 2021 was dominated by single-detached houses, with 1,310 occupied private dwellings in that form. The rest of the housing stock was much smaller and more varied, with apartments in buildings with fewer than 5 storeys at 160 units and movable dwellings at 75. Several other forms declined over the previous five years. Semi-detached houses fell to 15, row houses to 65, and apartments or flats in duplexes to 50. Single-detached houses were unchanged, while movable dwellings rose by 7.1%. There were no apartments in buildings with 5 storeys or more, and no other single-attached houses recorded. The mix suggests a housing stock centered on low-density structures, with only limited representation of multi-unit forms.

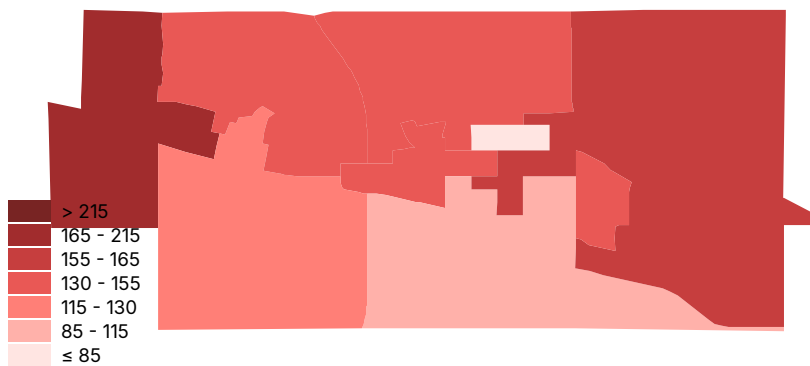


Figure 18.2: Distribution of Largest Group: Dwelling Structure Type - Single-detached house (Vermilion)¹

Vermilion’s occupied private dwellings are dominated by single-detached houses, giving the housing stock a distinctly low-rise profile. In 2021, there were 1,310 single-detached homes, far more than any other structure type. Apartments in buildings with fewer than five storeys numbered 160, while movable dwellings reached 75. Row houses totaled 65, and semi-detached houses 15. Most other forms were rare or absent, including no apartments in buildings with five or more storeys. The mix points to a housing stock centered on detached units, with only limited apartment and attached-house presence.

Housing Tenure

Owner households dominate Vermilion with 1,290 homes in 2021, a slight 0.77% decline since 2016, while renter households dropped markedly to 390, a 14.29% decrease over the same period.

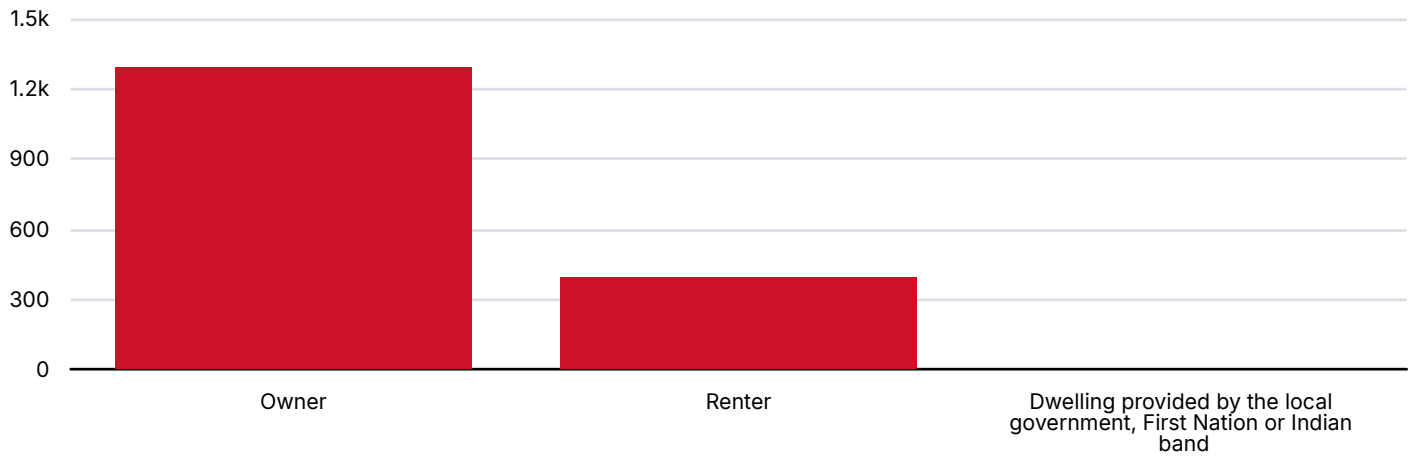


Figure 19.1: Shows whether households own or rent their homes. It helps indicate the balance between ownership and rental housing in the community. (Vermilion, 2021)¹

In Vermilion, housing tenure in 2021 was clearly tilted toward ownership among private households. There were 1,290 owner households, compared with 390 renter households, while no households were recorded as living in dwellings provided by the local government, First Nation or Indian band. The ownership count changed little over five years, down 0.8%, but renter households fell much more sharply, down 14.3%. That gap suggests a more stable owner-occupied base alongside a smaller rental share. The pattern is straightforward: ownership remains dominant, while the rental side appears to have contracted over the period.

In Vermilion, housing tenure in 2021 was dominated by ownership: 1,290 owner households compared with 390 renter households, while no households were recorded as living in dwellings provided by the local government, First Nation or Indian band. Over five years, owner households edged down 0.8%, and renter households fell 14.3%.



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

Average Shelter Costs

Renters in Vermilion face the steepest rise in shelter costs, up 11.4% to \$1,108, while owners now pay \$1,276, a 5% increase over five years.

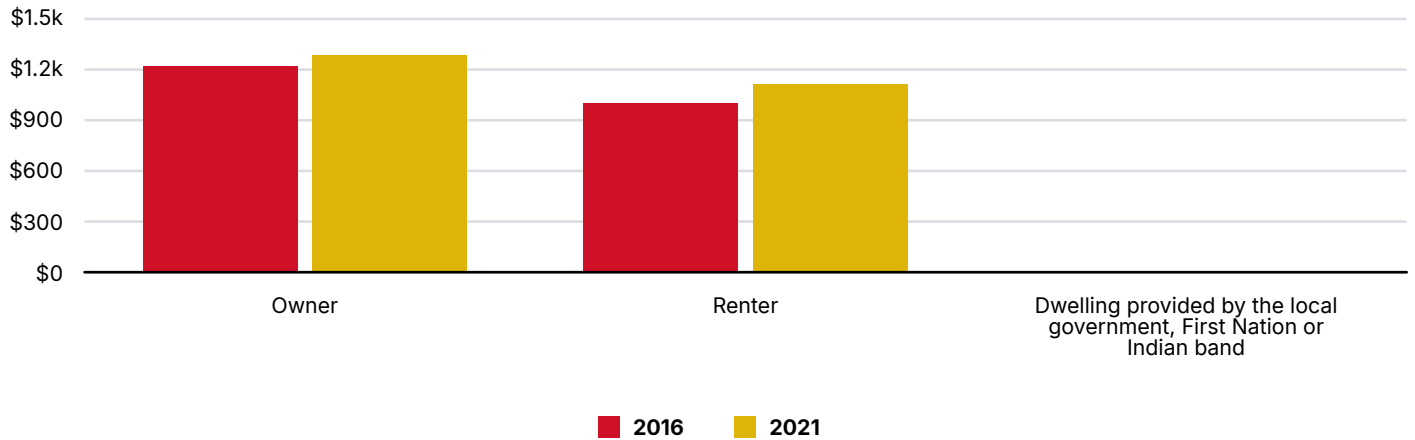


Figure 20.1: Shows the average monthly shelter costs paid by households. It helps indicate typical housing expenses faced by owners and renters. (Vermilion, 2016-2021)¹

In Vermilion, average monthly shelter costs in 2021 were higher for owners than renters. Owner households paid \$1,276 a month, up 5.0% from five years earlier, while renter households paid \$1,108, a 11.4% increase over the same period. Housing provided by the local government, First Nation or Indian band was listed at \$0. The pattern points to modest but clear growth in both tenure groups, with renters seeing the faster rise.

In Vermilion, average monthly shelter costs in 2021 were \$1,276 for owner households and \$1,108 for renter households in non-farm, non-reserve private dwellings. Owner costs were higher than renter costs, and both sat within a fairly tight local range. Across surrounding dissemination areas, owner costs ranged from \$910 to \$1,700, while renter costs ranged from \$950 to \$1,800 where reported. The pattern points to moderate local variation rather than a single uniform housing-cost profile.

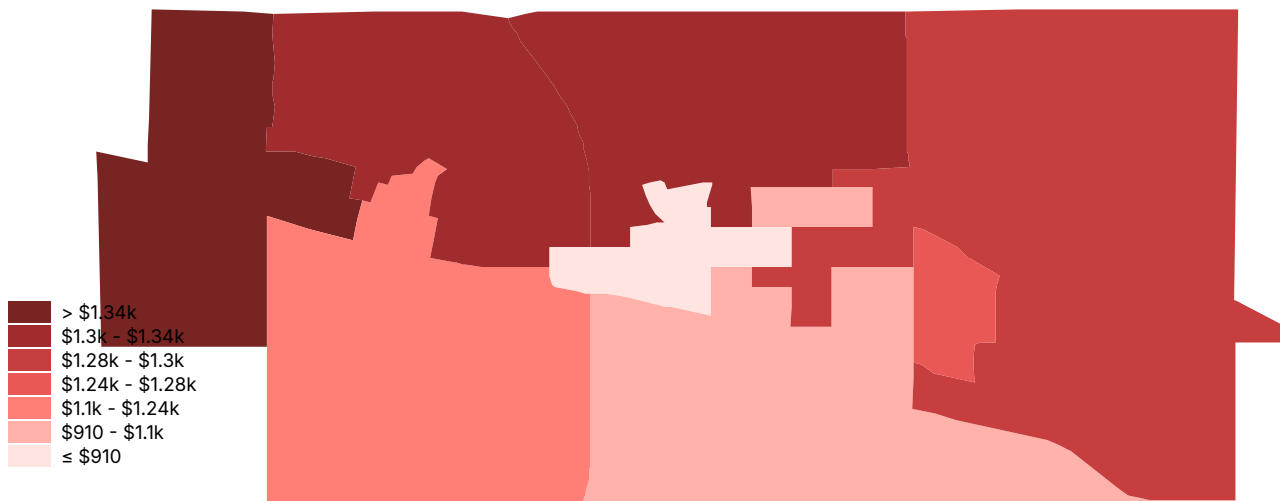


Figure 20.2: Distribution of Largest Group: Housing Tenure - Owner (Vermilion)¹

Core Housing Need

Vermilion’s housing stress is low, with 1,565 households (93% of total) not in core need, while only 105 households (7%) are in core need, indicating most residents have adequate housing.

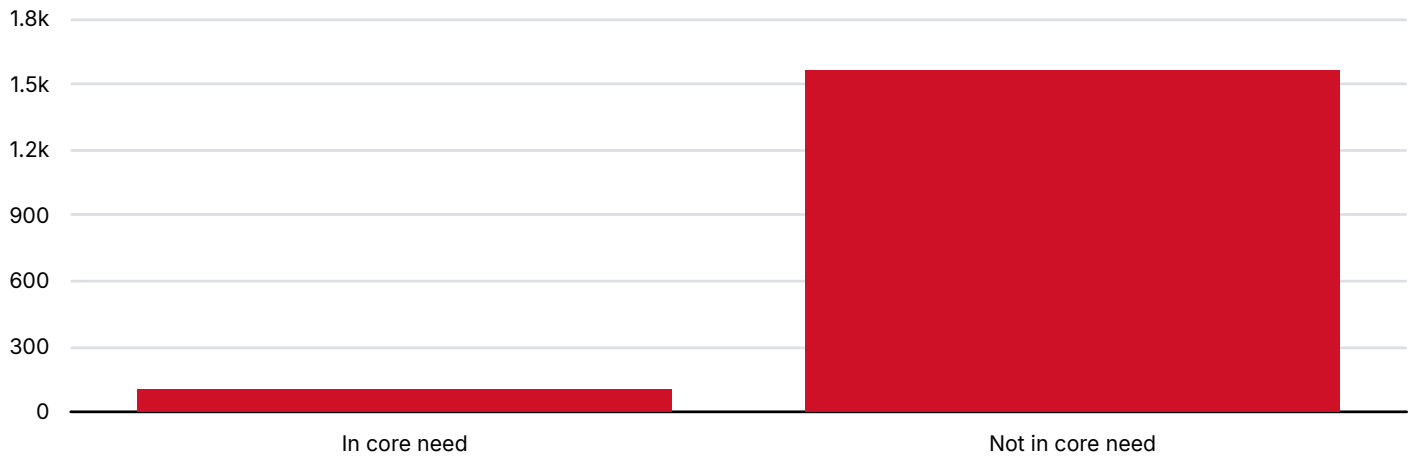


Figure 21.1: Shows the share of households living in housing that is unaffordable, unsuitable, or in need of major repairs. It helps indicate overall housing stress in the community. (Vermilion, 2021)¹

In 2021, Vermilion’s housing situation shows a relatively small share of households in core housing need. The town recorded 105 households in core housing need, compared with 1,565 households not in core need. That puts the total at 1,670 households in the measured universe, with about 6.3% in core need. The larger share of households was therefore living in housing that met the core standard at that time. With no earlier year in the dataset, the figures describe the 2021 snapshot rather than a trend. The data point to some housing stress, but not a majority pattern.



In Vermilion, 105 households were in core housing need in 2021, compared with 1,565 not in core need, within the specified household universe. That puts about 6.3% of households in core need, a relatively small share. At the sublocal level, most dissemination areas reported no households in core need, while a few had 20 to 25 such households. The pattern points to limited but uneven housing stress across the town.

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