

FACTS & STATS

Our Community by the Numbers

Last revised: February 2015

Income

Introduction

“Income in West Vancouver” is one in a series of Facts and Stats reports on demographics and trends in West Vancouver. The primary data source for this report is the **2011 Census**, which reports on 2010 income. This publication looks at total income for individuals, households & families. Income by gender and incidence of low income is also included.

Table #1—Composition of Total Income, West Vancouver and Metro Vancouver, 2011

	West Vancouver	Metro Vancouver
Employment Income	65.7%	77.2%
Government transfer payments	17.7%	9.6%
Other*	28.7%	13.1%

* Includes private retirement pensions, superannuation, annuities, other money income (i.e. alimony, child support, periodic support from others not in the household, income from abroad excluding dividends & interest, non-refundable scholarships, bursaries, severance pay, royalties, investment income).

A high proportion of income in West Vancouver (28.7%) comes from investment, private pension and ‘other’ sources of non-employment income compared to the region (13.1%). This difference is attributed to the high proportion of seniors in West Vancouver earning most of their income from private pensions and investments (see *Facts and Stats* report on *Seniors*). 65.7% of income in West Vancouver comes from employment income and 17.7% from government transfer payments (compared to 77.2% and 9.6% in Metro Vancouver).

Charts #1 and #2 illustrate that a large percentage of West Vancouver individuals and households are in high income brackets compared to the region. 34% of West Vancouver individuals earn over \$60,000/year (compared to 21% regionally) and 44% of West Vancouver households earn over \$100,000/year (compared to 28% regionally). Despite high incomes overall, a substantial portion of West Vancouver individuals and households are in lower income brackets, with 33% of individuals earning less than \$20,000/year (compared to 39% regionally) and 12% of households earning less than \$20,000/year (compared to 14% regionally).

Chart #1—Total Individual Income (+15 years), West Vancouver and Metro Vancouver, 2011

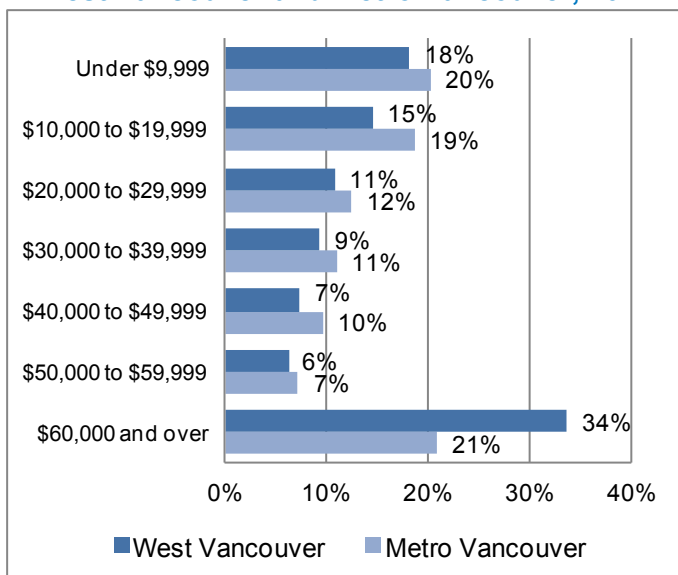
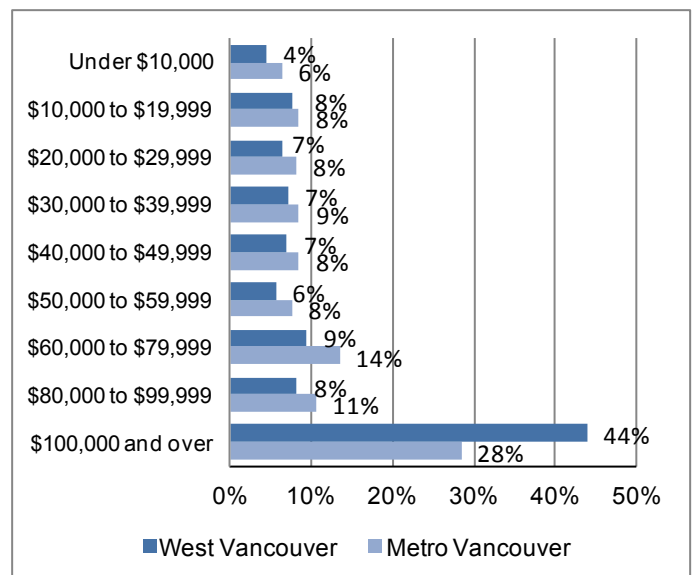


Chart #2—Total Private Household Income, West Vancouver and Metro Vancouver, 2011





Average and Median Income

Average income is calculated by dividing the aggregate (total combined) income of a group by the number of individuals, households or families in that group. Median income is that amount at which half of the individuals, households or families have incomes above this amount and the other half have incomes below this amount. The charts and table on this page only consider the income of those who are at least 15 years old and older.

As illustrated in Charts #3 - 5, income levels are significantly higher in West Vancouver compared to the region, particularly when comparing average incomes. In 2011, West Vancouver's average individual and household income are more than double that of the regional averages and household income is also nearly double the regional average.

When average income significantly exceeds median income, it means that wealth tends to be concentrated (fewer people with more wealth).

Table #2 shows that there was a higher increase in average incomes in West Vancouver than in the region in all categories between 2001 and 2011, and a higher increase in median incomes in the region as a whole in all categories. This means that in West Vancouver, a fewer number of 'individuals', 'households' and 'families' incomes have significantly increased, rather than the community as a whole, compared to the region that saw a more general increase in incomes.

Chart # 3—Individual Income (15+ years), West Vancouver and Metro Vancouver, 2001 and 2011

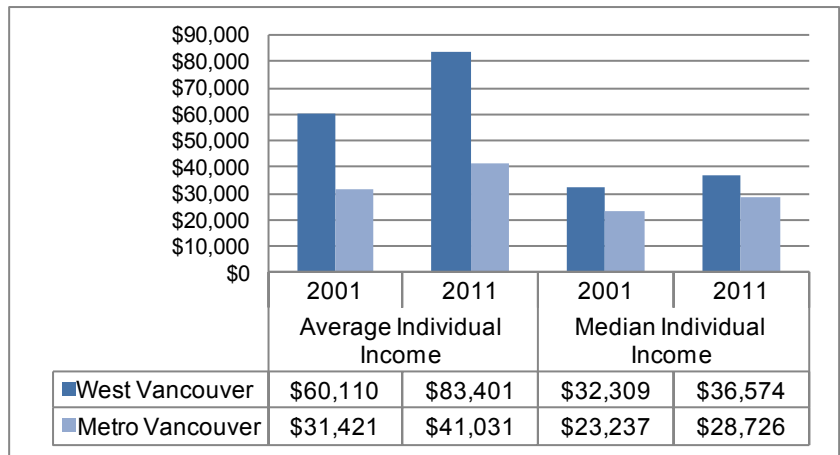


Chart # 4—Household Income (15+ years), West Vancouver and Metro Vancouver, 2001 and 2011

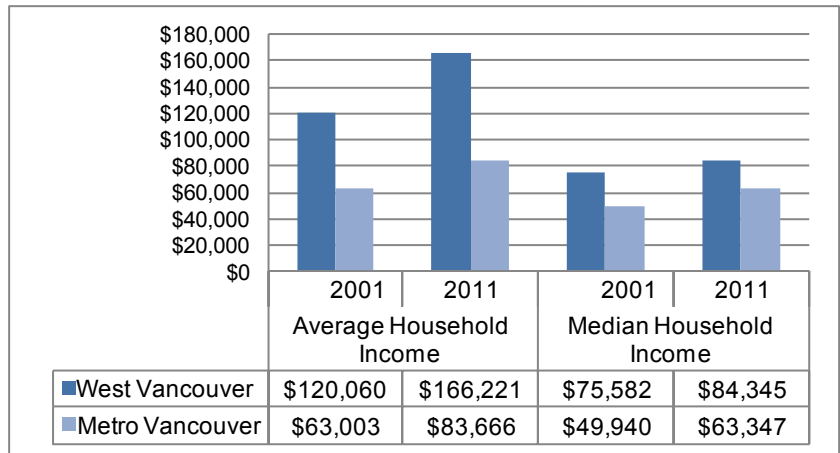


Chart # 5—Family Income (15+ years), West Vancouver and Metro Vancouver, 2001 and 2011

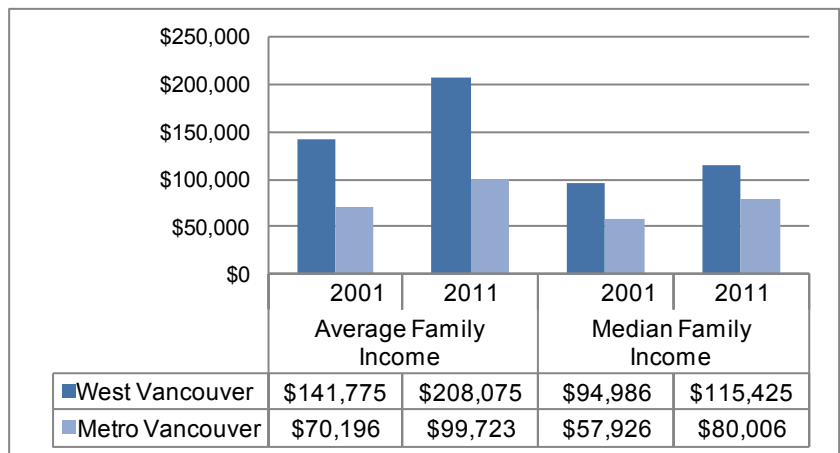


Table #2—Percentage Increase in Average and Median Income, West Vancouver and Metro Vancouver, 2001 to 2011

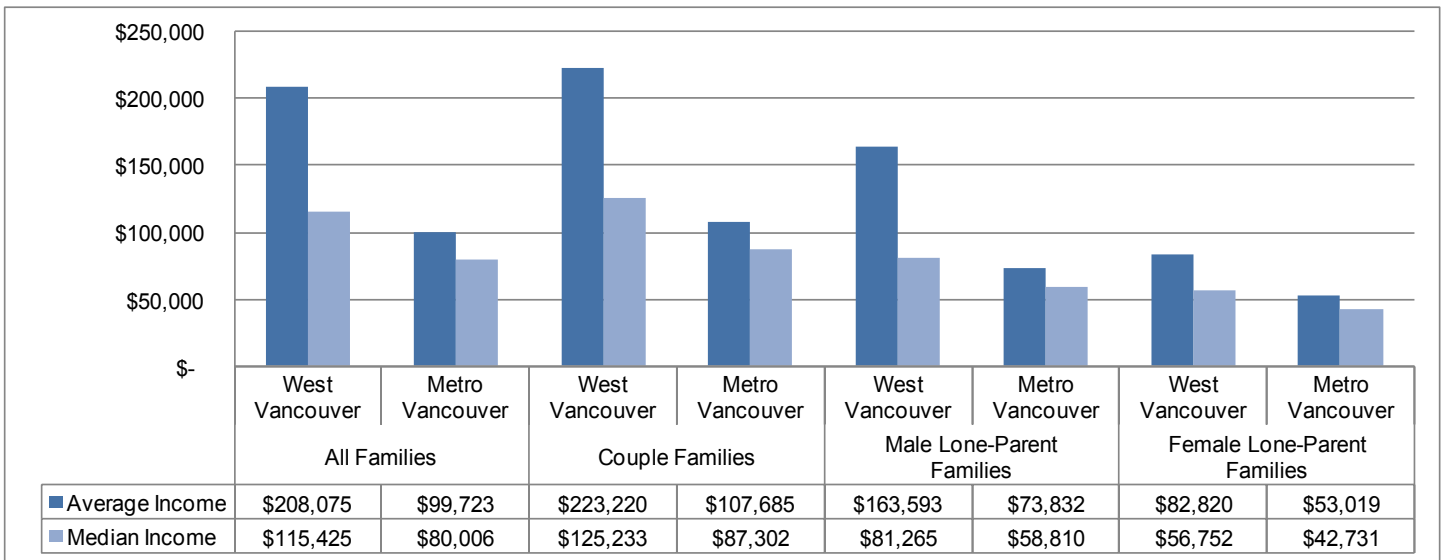
	Average Income % Increase 2001 to 2011			Median Income % Increase 2001 to 2011		
	Individual Income	Household Income	Family Income	Individual Income	Household Income	Family Income
West Vancouver	39%	38%	47%	13%	12%	22%
Metro Vancouver	31%	33%	42%	24%	27%	38%



Family Income

West Vancouver income levels are significantly higher for all family types compared to Metro Vancouver. Couple families have the highest average combined incomes (\$223,220 for West Vancouver versus \$107,685 for the region). The largest gap between West Vancouver and Metro Vancouver family income levels are found amongst male lone-parent families, who earn an average of \$163,593 annually in West Vancouver compared to \$73,832 regionally. There is a larger income gap between male and female lone-parent families in West Vancouver (\$163,593 compared to \$82,820) than in the region (\$73,832 compared to \$53,019).

Chart #6—Family Income by Family Type, West Vancouver and Metro Vancouver, 2011



Tables #3 shows that in 2011, 56% of families in West Vancouver made over \$100,000/year compared to only 37% in Metro Vancouver; and that 22% of families in West Vancouver make under \$50,000/year compared to 28% in Metro Vancouver. In 2011, more families in West Vancouver earned over \$100,000 (56%) compared to in 2001 (48%).

Table #3—Family Income, West Vancouver and Metro Vancouver, 2001 and 2011

	2001				2011			
	West Vancouver		Metro Vancouver		West Vancouver		Metro Vancouver	
Total - All Families	11,860	100%	535,255	100%	12,095	100%	608,680	100%
Under \$19,999	705	6%	66,855	12%	925	8%	48,905	8%
\$20,000 to \$29,999	565	5%	50,800	9%	460	4%	36,835	6%
\$30,000 to \$39,999	735	6%	55,435	10%	565	5%	43,460	7%
\$40,000 to \$49,999	780	7%	54,155	10%	620	5%	44,950	7%
\$50,000 to \$59,999	765	6%	49,520	9%	530	4%	43,540	7%
\$60,000 to \$79,999	1,370	12%	90,500	17%	1,090	9%	86,450	14%
\$80,000 to \$99,999	1,275	11%	65,680	12%	1,185	10%	78,025	13%
\$100,000 and over	5,665	48%	102,315	19%	6,725	56%	226,505	37%
Median Family Income	\$94,986		\$57,926		\$115,425		\$80,006	
Average Family Income	\$141,775		\$70,196		\$208,075		\$99,723	



Household Income

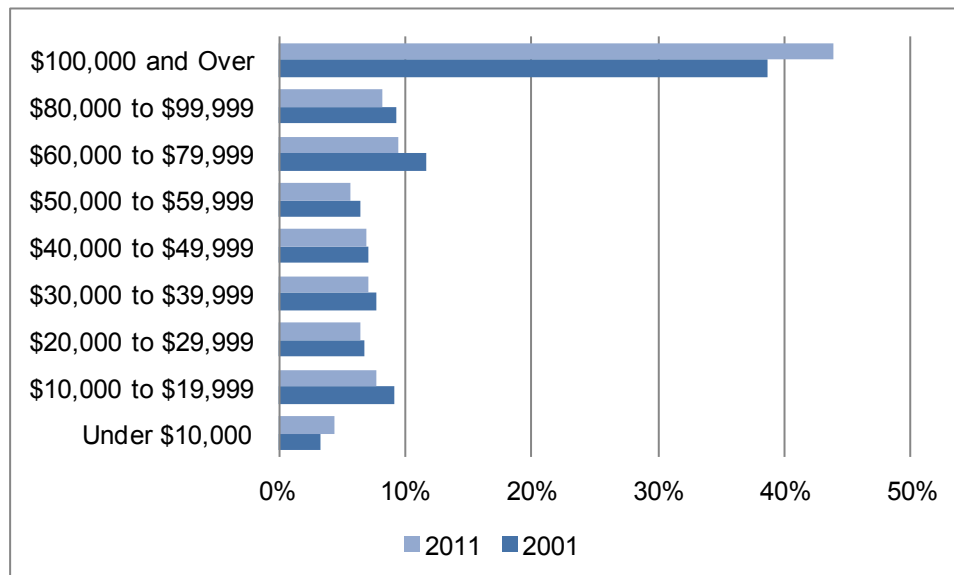
Table #4 presents household income in West Vancouver and Metro Vancouver in 2001 and 2011. Household incomes in West Vancouver are significantly higher than in the region although both have seen increases in higher income brackets over the past decade. Median and average incomes have also increased locally and regionally over the past 10 years. In 2011, 44% of West Vancouver households earned over \$100,000/year compared to 28% regionally and 33% of West Vancouver households earned less than \$50,000/year compared to 39% regionally.

Table #4—Household Income, West Vancouver and Metro Vancouver, 2001 and 2011

	2001				2011			
	West Vancouver		Metro Vancouver		West Vancouver		Metro Vancouver	
Total - All Households	16,345	100%	758,715	100%	17,075	100%	891,310	100%
Under \$10,000	540	3%	54,525	7%	765	4%	56,325	6%
\$10,000 to \$19,999	1,495	9%	86,150	11%	1,310	8%	75,160	8%
\$20,000 to \$29,999	1,095	7%	77,285	10%	1,115	7%	72,450	8%
\$30,000 to \$39,999	1,260	8%	83,835	11%	1,220	7%	75,845	9%
\$40,000 to \$49,999	1,165	7%	77,540	10%	1,195	7%	75,605	8%
\$50,000 to \$59,999	1,050	6%	67,460	9%	955	6%	67,265	8%
\$60,000 to \$79,999	1,915	12%	110,365	15%	1,610	9%	120,390	14%
\$80,000 to \$99,999	1,510	9%	77,285	10%	1,410	8%	94,970	11%
\$100,000 and Over	6,315	39%	124,270	16%	7,495	44%	253,295	28%
Median Income	\$75,582		\$49,940		\$84,345		\$63,347	
Average Income	\$120,060		\$63,003		\$166,221		\$83,666	

Chart #7 shows household income in West Vancouver from 2001 to 2011. The percentage of households earning over \$100,000/year has increased from 39% in 2001 to 44% in 2011 and the only other bracket with an increase over the decade is households earning under \$10,000, which has increased by 1%, which indicates that the distribution of wealth is becoming more polarized in West Vancouver as the percentage of “middle income” brackets decrease.

Chart #7—Household Income, West Vancouver, 2001 and 2011





Individual Income by Gender (15+ years)

In West Vancouver, males have significantly higher incomes than females. In 2011, 21% of males compared to 7% of females earned over \$125,000/year. The average income of males in West Vancouver is more than double the average income of females.

Table #5—Individual Income by Gender, West Vancouver and Metro Vancouver, 2011

	West Vancouver		Metro Vancouver	
	Males	Females	Males	Females
Average Income	\$122,650	\$49,651	\$49,451	\$33,033
Median Income	\$50,480	\$30,223	\$34,872	\$23,997

The average income of females in West Vancouver (\$49,651) is significantly higher than the female regional average (\$33,033), and is slightly higher than the male regional average (\$49,451). However, as shown in Chart #10, although women in West Vancouver have comparatively higher individual incomes than the region, 38% still earned less than \$20,000/year in 2011.

The average income of males in West Vancouver (\$122,650) is more than double the regional average (\$49,651). Chart #9 illustrates that in 2011, 21% of males in West Vancouver earned over \$125,000/year compared to 5% of males in the region as a whole.

Chart #8—Individual Income by Gender, West Vancouver, 2011

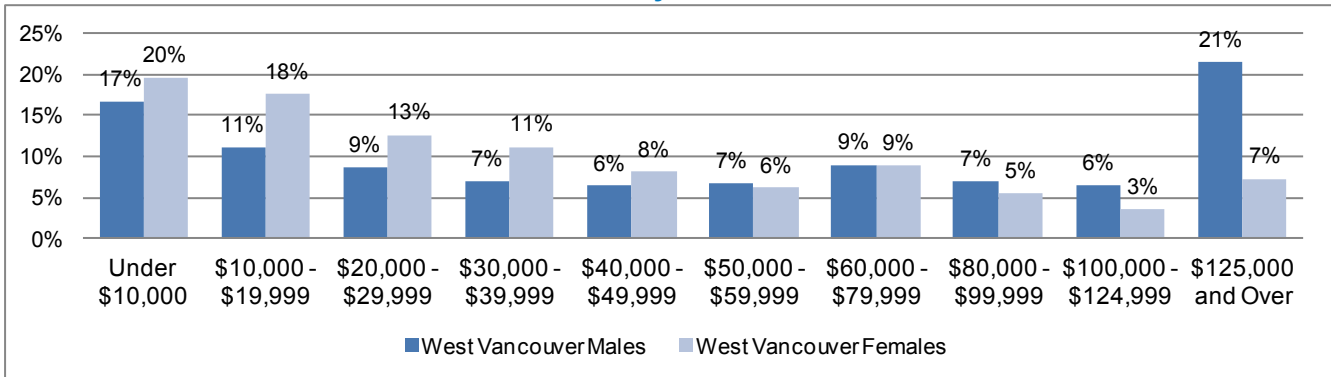


Chart #9—Male Individual Income, West Vancouver and Metro Vancouver, 2011

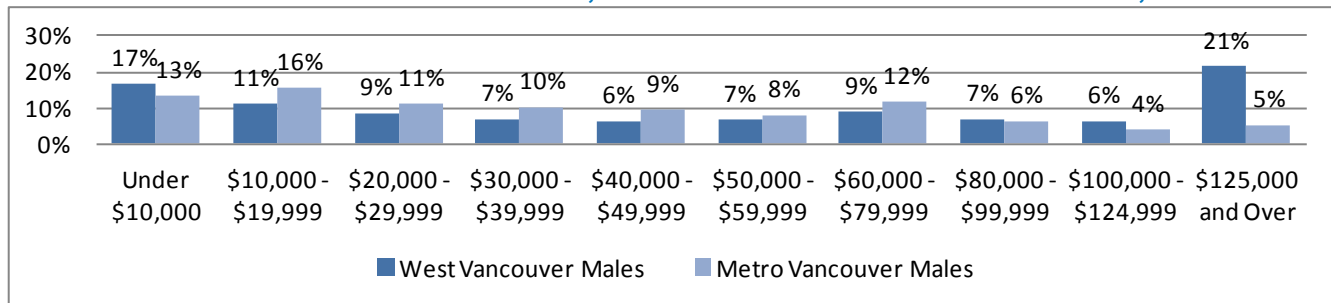
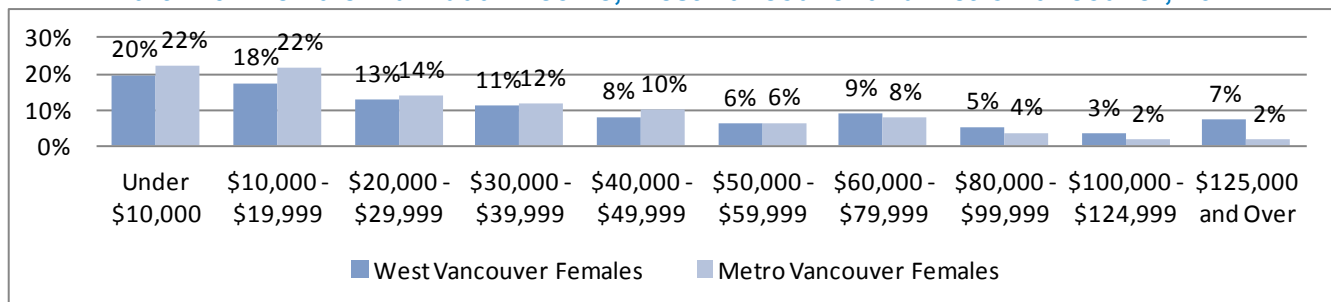


Chart #10—Female Individual Income, West Vancouver and Metro Vancouver, 2011





Prevalence of Low Income and Household Costs

Table #6 illustrates that West Vancouver has a lower prevalence of low income than the region as a whole in all three age categories.

West Vancouver’s high income levels are consistent with its comparatively high rate of home ownership (79% in West Vancouver compared to 65.6% in the region) and lower proportion of owners paying 30% or more of household income on housing payments (26% in West Vancouver compared to 27.6% in the region). There is a disparity between West Vancouver income levels and housing costs among West Vancouver tenant households, as 54.5% of tenant households pay more than 30% of their household income on rent (compared to 44.7% in the region).

Table #6—Prevalence of Low Income, West Vancouver and Metro Vancouver, 2011

	West Vancouver	Metro Vancouver
Total Population in Private Households	42,045	2,272,725
Population in Low Income	6,215	395,095
Less than 18 years	1,445	85,535
18 to 64 years	3,730	264,285
65 years and over	1,040	45,275
Prevalence of Low Income	14.8%	17.4%
Less than 18 years	18.5%	19.5%
18 to 64 years	15.6%	17.1%
65 years and over	10.0%	15.5%

* For measuring income status, the National Household Survey (NHS) used a line as a relative measure: the after-tax low-income measure (LIM-AT). All applicable households in Canada face the same LIM-AT line adjusted for household size without any regional variation. This LIM-AT line is set at half the median of adjusted household after-tax income. All household members are considered to share the household income and are attributed the same income status. Note: For the 2011 NHS, low-income statistics are presented based on the after-tax low-income measure (LIM-AT), and this measure is not related to the low-income cut-offs (LICO) presented in the 2006 Census, so prevalence rates are conceptually not comparable.

Table #7—Tenant and Owner Household Costs*, West Vancouver and Metro Vancouver, 2011

	West Vancouver	Metro Vancouver
All Households	16,965	883,185
Tenant Households	3,615	306,105
Average gross rent \$	\$1,558	\$1,054
% of tenant households in subsidized housing	11.6%	13.8%
% of tenant households spending 30% or more of household income on household costs	54.5%	44.7%
Owner Households	13,460	580,075
Average owner major payments \$	\$1,849	\$1,420
Average value of dwelling \$	\$1,498,352	\$691,550
% of owner households with a mortgage	38.9%	59.0%
% of owner households spending 30% or more of household income on household costs	26.0%	27.6%

* Household costs include all household expenses paid by households, such as the mortgage payment or rent payments, and the costs of electricity, heat, water and other municipal services, property taxes and condominium fees as applicable.