

City of Brockville 2026 Economic Indicators (2025 Year End)

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Population and Demographics

Population

Description of Population	Brockville, CY [Census subdivision]	Leeds and Grenville [Census division]
Population, 2021	22,116	104,070
Population, 2016	21,569	100,527
Population percentage change, 2016 to 2021	2.5%	3.5%
Population, 2011	21,870	99,306
Total Private Dwellings	11,088	49,557

Source: Statistics Canada Census Profile, 2021 Census

Age Demographics

Distribution (%) of the population by broad age groups	Brockville, CY [Census subdivision]	Leeds and Grenville [Census division]
0-14 years	12.0	13.6
15-64 years	58.1	59.9
65 years and over	29.9	26.5
85 years and over	4.3	2.9
Average age of the population	48.3	46.9
Median age of the population	51.6	50.8

Source: Statistics Canada Census Profile, 2021 Census

Labour Force and Industry

Labour Force Status, Census Data Comparison

Description of Labour Force Characteristics	Brockville, CY [Census subdivision] 2016	Brockville, CY [Census subdivision] 2021	Leeds and Grenville [Census division] 2016	Leeds and Grenville [Census division] 2021
Total: Population ages 15 years and over by Labour force status	18,285	18,860	84,765	88,210
In the labour force	9,790	9,780	50,805	50,640

Description of Labour Force Characteristics	Brockville, CY [Census subdivision] 2016	Brockville, CY [Census subdivision] 2021	Leeds and Grenville [Census division] 2016	Leeds and Grenville [Census division] 2021
Employed	8,845	8,365	46,870	45,425
Unemployed	940	1,415	3,935	5,215
Not in the labour force	8,500	9,080	33,960	37,570
Participation Rate	53.5	51.9	59.9	57.4
Employment rate	48.4	44.4	55.3	51.5
Unemployment rate	9.6	14.5	7.7	10.3

Source: Statistics Canada Census Profile, 2016 & 2021

Unemployment Rate Comparison

Unemployment Rate	2020	2021	2022	2023	2024	2025
Area 3510 Unemployment Rate	7.4	6.3	4.3	4.4	5.7	6.3
Provincial Unemployment Rate	9.8	8.1	5.6	5.6	7.0	7.7
Canadian Unemployment Rate	9.7	7.5	5.3	5.4	6.3	6.8

Source: Labour Force Characteristics by Province, Territory, and Economic Region, Statistics Canada

Top local industries by NAICS classification:

1. Health Care and Social Assistance
2. Retail Trade
3. Manufacturing
4. Accommodation and Food Services
5. Educational Services
6. Construction
7. Administrative and Support, Waste Management and Remediation Services
8. Public Administration
9. Professional, Scientific, and Technical Services
10. Transportation and Warehousing

Source: Statistics Canda, 2021 Census of Population

Top 3 Industries with Projected Employment Growth over the next 5 years (2025-2030) in Leeds and Grenville:

- Health Care and Social Assistance (+716 jobs)
- Retail Trade (+357 jobs)
- Manufacturing (+312 jobs)

Source: Eastern Workforce Innovation Board, Labour Market Planning Report 2025, p. 70

Commercial Retail Service Sector

Commercial Sector Statistics

Commercial Counts by Year	2021	2022	2023	2024	2025
Number of Commercial Building Permits Issued: New Construction	1	2	1	4	4
Commercial Building Permits: Value of New Construction	$100,000	$4,085,000	$1,200,000	$3,200,000	$27,943,460
Number of Commercial Building Permits Issued: Alterations and Repairs	48	33	47	16	46
Commercial Building Permits: Value of Alterations and Repairs	$3,287,531	$5,539,849	$4,163,306	$2,170,355	$2,355,366

Source: Economic and Development Services, City of Brockville

Industrial Sector

Industrial Permits

Industrial Sector Counts by Year	2021	2022	2023	2024	2025
Number of Industrial Building Permits Issued: New Construction	-	1	1	0	1
Industrial Building Permits Issued: Value of New Construction	-	$6,000,000	$700,000	$0	$192,000
Industrial Building Permits Issued: Alterations and Repairs	15	11	4	3	3

Industrial Sector Counts by Year	2021	2022	2023	2024	2025
Industrial Building Permits: Value of Alterations and Repairs	$8,870,695	$5,049,800	$8,517,460	$4,750,000	$856,500

Source: Economic and Development Services, City of Brockville

Housing Sector

Building Permits for new housing starts

Residential and Housing	2021	2022	2023	2024	2025
New Residential Investment Value	$30,043,391	$22,428,512	$17,604,000	$39,962,778	$77,657,250
Housing Starts: Total number of buildings	31	44	35	37	61
Housing Starts: Total number of units	133	88	87	221	251
New Secondary Units Created (total)	20	8	34	16	2

Source: Economic and Development Services, City of Brockville

Building Permit Activity

Building Permits	2021	2022	2023	2024	2025
Total Building Permits Issued	276	341	329	299	346
Total Declared Construction Value	$46,532,903	$72,978,557	$43,091,219	$65,295,902	$119,494,450

Source: Economic and Development Services, City of Brockville

Housing Benchmarks

Average Sale Price	2020	2021	2022	2023	2024	2025
Single Family Home	$386,400	$513,100	$563,900	$529,900	$532,200	$551,700
Detached Bungalow	$409,000	$546,000	$597,000	$563,500	$561,200	$585,700
Standard Two Story	$357,100	$472,800	$523,300	$486,200	$496,200	$506,000
Standard Condo Apartment	$179,000	$224,800	$278,000	$264,000	$268,400	$266,200
Standard Townhouse	$356,800	$473,300	$567,900	$523,200	$524,900	$519,400

Source: MLS Home Price Index Data, Rideau-St. Lawrence Real Estate Board

Private Apartment Vacancy Rates (%)

Apartment Type	2020	2021	2022	2023	2024	2025
Studio	-	0	-	0	0	-
1 Bedroom	1.5	-	1.5	-	-	-
2 Bedroom	1.6	2.6	2.6	5.1	6.9	4.8

Source: CMHC Ottawa Office Rental Market Survey, Brockville Census Subdivision, data released annually in October *("-" indicates that data is not available, or is not statistically reliable)*

Number of Private Apartment Units

Apartment Type	2020	2021	2022	2023	2024	2025
Studio	80	79	79	76	77	80
1 Bedroom	570	565	569	502	544	571
2 Bedroom	1,333	1,380	1,367	1,300	1,362	1,427
3+ Bedroom	93	93	91	95	92	103
Total	2,076	2,117	2,106	1,973	2,075	2,181

Source: CMHC Ottawa Rental Market Survey, Brockville Census Subdivision, data released annually in October

Private Apartment Average Rental Rates

Apartment Type	2020	2021	2022	2023	2024	2025
Studio	$752	$768	$767	$872	$903	$900
1 Bedroom	$872	$879	$912	$965	$1,009	$1,094
2 Bedroom	$983	$1,028	$1,144	$1,180	$1,229	$1,395
3+ Bedroom	$961	$1,154	$1,161	$1,284	$1,153	-
Total	$945	$991	$1,065	$1,134	$1,178	$1,345

Source: CMHC Ottawa Rental Market Survey, Brockville Census Subdivision, data released annually in October *("-" indicates that data is not available, or is not statistically reliable)*

Tax Assessment Figures

Assessment Class	2022	2023	2024	2025
Residential (RT)	$1,727,165,086	$1,730,172,709	$1,750,430,809	$1,767,863,009
Multi-Residential (MT)	$156,479,700	$156,952,900	$156,655,237	$156,843,637

Assessment Class	2022	2023	2024	2025
New Multi-Residential (NT)	$27,427,000	$27,427,000	$28,144,000	$43,253,800
Total Multi-Residential	$183,906,700	$184,379,900	$184,799,237	$200,097,437
Commercial Occupied (CT, ST, XT, GT, ZT)	$326,530,966	$329,174,922	$333,558,747	$331,386,147
Commercial Vacant (CU, CX, SU, ZU)	$9,781,200	$9,790,400	$9,942,271	$9,906,271
Industrial Occupied (IT, LT, JT)	$56,656,600	$56,803,400	$58,495,267	$58,521,167
Industrial Vacant (IU, IX, LU, JU)	$3,096,600	$3,096,000	$2,993,600	$2,993,600

Source: Revenue Office, City of Brockville (rates/figures are subject to change until the tax rates are finalized)

Tax Calculator

Calculate your tax distribution in the City of Brockville by entering your Tax Class and Current Value Assessment online: https://brockville.com/tax-calculator

City of Brockville Hospitality Sector

City Islands and Campground	2021	2022	2023	2024	2025
Brockville Harbour Boaters: (nights)	956	641	642	603	670
City of Brockville Islands: Mooring (nights)	146	2,081	1,859	2,057	5,331
City of Brockville Islands: Camping (nights)	280	172	256	294	388
St. Lawrence Park Campers: (nights)	1,118	1,281	1,063	945	1,113

Source: Operations Department, City of Brockville. Island seasonal pass holder use is not included in Island Statistics

Bridge Traffic Report, International Bridges

International Bridge	2021	2022	2023	2024	2025
Johnstown/Ogdensburg	183,402	387,773	535,029	590,141	303,626
1000 Islands Ivy Lea	1,080,928	1,592,375	1,885,621	1,970,515	1,153,828

Source: Thousand Islands Bridge Authority