



City of Brockville 2025 Economic Indicators (2024 Year End)

Economic Development, City of Brockville

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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

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	2019	2020	2021	2022	2023	2024
Area 3510 Unemployment Rate	4.8	7.4	6.3	4.3	4.4	5.7
Provincial Unemployment Rate	5.6	9.8	8.1	5.6	5.6	7.0
Canadian Unemployment Rate	5.7	9.7	7.5	5.3	5.4	6.3

Source: Labour Market Information Analyst, Service 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 Canada, 2021 Census of Population

Top 3 Industries with Projected Employment Growth, 2023-2028 in Leeds and Grenville:

- Health care and social assistance (+497 jobs)
- Accommodation and food services (+333 jobs)
- Public Administration (+318 jobs)

Source: Eastern Workforce Innovation Board, Labour Market Planning Report 2024, p. 32

Commercial Retail Service Sector

Commercial Sector Statistics

Commercial Counts by Year	2020	2021	2022	2023	2024
Number of Commercial Building Permits Issued: New Construction	-	1	2	1	4
Commercial Building Permits: Value of New Construction	-	\$100,000	\$4,085,000	\$1,200,000	\$3,200,000
Number of Commercial Building Permits Issued: Alterations and Repairs	41	48	33	47	16
Commercial Building Permits: Value of Alterations and Repairs	\$3,024,590	\$3,287,531	\$5,539,849	\$4,163,306	\$2,170,355
Number of Brockville Businesses (Retail/Commercial/Manufacturing) Source: Leeds and Grenville Business Directory	1,214	1,168	1,149	1,152	1,160

Source: Economic and Development Services, City of Brockville; United Counties of Leeds and Grenville

Industrial Sector

Industrial Permits

Industrial Sector Counts by Year	2020	2021	2022	2023	2024
Number of Industrial Building Permits Issued: New Construction	3	-	1	1	0

Industrial Sector Counts by Year	2020	2021	2022	2023	2024
Industrial Building Permits Issued: Value of New Construction	\$23,700,000	-	\$6,000,000	\$700,000	\$0
Industrial Building Permits Issued: Alterations and Repairs	11	15	11	4	3
Industrial Building Permits: Value of Alterations and Repairs	\$4,677,500	\$8,870,695	\$5,049,800	\$8,517,460	\$4,750,000

Source: Economic and Development Services, City of Brockville

Housing Sector

Building Permits for new housing starts

Residential and Housing	2020	2021	2022	2023	2024
New Residential Investment Value	\$1,325,000	\$30,043,391	\$22,428,512	\$17,604,000	\$39,962,778
Housing Starts: Total number of buildings	4	31	44	35	37
Housing Starts: Total number of units	5	133	88	87	221
New Secondary Units Created (total)	1	20	8	34	16

Source: Economic and Development Services, City of Brockville

Building Permit Activity

Building Permits	2020	2021	2022	2023	2024
Total Building Permits Issued	213	276	341	329	299
Total Declared Construction Value	\$37,197,870	\$46,532,903	\$72,978,557	\$43,091,219	\$65,295,902

Source: Economic and Development Services, City of Brockville

Housing Benchmarks

Average Sale Price	2019	2020	2021	2022	2023	2024
Single Family Home	\$345,600	\$428,600	\$547,600	\$532,000	\$547,000	\$578,100
Detached Bungalow	\$352,700	\$440,200	\$566,000	\$545,500	\$574,000	\$605,000

Average Sale Price	2019	2020	2021	2022	2023	2024
Standard Two Story	\$337,600	\$416,000	\$528,400	\$518,200	\$518,600	\$548,300
Standard Condo Apartment	\$196,300	\$231,200	\$303,500	\$292,900	\$309,400	\$291,300
Standard Townhouse	\$358,200	\$411,400	\$620,800	\$617,100	\$637,500	\$646,200

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

Private Apartment Vacancy Rates (%)

Apartment Type	2019	2020	2021	2022	2023	2024
Bachelor	2.7	-	0	-	0	0
1 Bedroom	3.0	1.5	-	1.5	-	-
2 Bedroom	3.4	1.6	2.6	2.6	5.1	6.9

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

Number of Private Apartment Units

Apartment Type	2019	2020	2021	2022	2023	2024
Bachelor	87	80	79	79	76	77
1 Bedroom	567	570	565	569	502	544
2 Bedroom	1,325	1,333	1,380	1,367	1,300	1,362
3+ Bedroom	94	93	93	91	95	92
Total	2,073	2,076	2,117	2,106	1,973	2,075

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

Private Apartment Average Rental Rates

Apartment Type	2019	2020	2021	2022	2023	2024
Bachelor	\$633	\$752	\$768	\$767	\$872	\$903
1 Bedroom	\$786	\$872	\$879	\$912	\$965	\$1,009
2 Bedroom	\$920	\$983	\$1,028	\$1,144	\$1,180	\$1,229
3+ Bedroom	\$929	\$961	\$1,154	\$1,161	\$1,284	\$1,153
Total	\$863	\$945	\$991	\$1,065	\$1,134	\$1,178

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

Tax Assessment Figures

Assessment Class	2021	2022	2023	2024
Residential (RT)	\$1,724,235,183	\$1,727,165,086	\$1,730,172,709	\$1,750,430,809
Multi-Residential (MT)	\$155,675,300	\$156,479,700	\$156,952,900	\$156,655,237
New Multi-Residential (NT)	\$26,576,000	\$27,427,000	\$27,427,000	\$28,144,000
Total Multi-Residential	\$182,251,300	\$183,906,700	\$184,379,900	\$184,799,237
Commercial Occupied (CT, ST, XT, GT, ZT)	\$324,604,900	\$326,530,966	\$329,174,922	\$333,558,747
Commercial Vacant (CU, CX, SU, ZU)	\$9,090,500	\$9,781,200	\$9,790,400	\$9,942,271
Industrial Occupied (IT, LT, JT)	\$56,322,700	\$56,656,600	\$56,803,400	\$58,495,267
Industrial Vacant (IU, IX, LU, JU)	\$3,081,600	\$3,096,600	\$3,096,000	\$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	2020	2021	2022	2023	2024
Brockville Harbour Boaters: (nights)	Closed	956	641	642	603
City of Brockville Islands: Mooring (nights)	Closed	146	2,081	1,859	2057
City of Brockville: Camping (nights)	Closed	280	172	256	294

City Islands and Campground	2020	2021	2022	2023	2024
St. Lawrence Park Campers: (nights)	Closed	1,118	1,281	1,063	945

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

Bridge Traffic Report, International Bridges

International Bridge	2020	2021	2022	2023	2024
Johnstown/Ogdensburg	220,557	183,402	387,773	535,029	590,141
1000 Islands Ivy Lea	1,065,786	1,080,928	1,592,375	1,885,621	1,970,515

Source: Thousand Islands Bridge Authority