

Economic Indicators – Mississauga

Gross Domestic Product (GDP) (\$billions)	2006		
Real GDP (1997 Prices) ¹	\$30.83		
Nominal GDP (Market Prices) ¹	\$34.78		
Income	2001		
Average income ²	\$34,843		
Median income ²	\$27,467		
Average household income ²	\$80,442		
Median household income ²	\$67,767		
Demographics	2004	2005	2006
Population ³	690,000	700,000	704,000
Employment ³	418,000	430,000	440,000
Labour Force Resident ⁴	357,800	361,420	364,050
Labour Force Imported ⁴	49,600	44,910	41,910
Number of Businesses	2004	2005	2006
Total Businesses ⁶	52,011	51,360	53,233
Construction Activity (\$000s)	2005	2006	Jan - July 2007
Total ⁷	\$1,104,789	\$1,052,760	\$722,658
Industrial ⁷	\$216,725	\$247,051	\$134,721
Commercial ⁷	\$122,928	\$180,184	\$131,205
Other ⁷	\$765,136	\$625,525	\$456,732
Vacant Employment Land ⁷	2,961 acres	N/A	N/A
Square Footage Added	2005	2006	Jan - July 2007
Industrial ⁸	2,034,131	2,772,089	1,642,791
Office ⁸	213,757	1,024,251	500,530
Retail ⁸	338,041	359,751	201,165
Hotel ⁸	108,192	-	145,070
Hotel Suites/Units/Rooms added ⁸	145	-	112
Toronto CMA	December 2005	December 2006	August 2007
Employment Rate ⁹	64.9	64.0	64.1
Unemployment Rate ⁹	5.7	6.7	7.0
Average Hourly Wage ⁹	\$20.77	\$21.39	NA
Median Hourly Wage ⁹	\$18.09	\$18.61	NA

Toronto CMA	2004	2005	2006
Consumer Price Index (1992 = 100) ¹⁵	126.3	128.6	130.7
Potential Growth	June 2008	June 2009	June 2010
Population Growth ³	713,850	718,250	721,950
Employment ³	453,600	460,550	467,800
Total Number of Housing Units	2006		
Detached Units ¹⁰	93,750		
Semi-Detached Units ¹⁰	29,230		
Townhouse D wellings ¹⁰	33,390		
Apartment Units ¹⁰	64,740		
Housing Resale Activity - Price	April-June 07		
Executive Detached Two-Storey ¹¹	\$403,000		
Standard Townhouse ¹¹	\$247,000		
Standard Condominium Apartment ¹¹	\$216,000		
Vacancy Rates	2007		
Industrial ¹²	5.4%		
Office ¹³	7.9%		
Industrial Land Prices	2007		
General Industrial ¹⁴	\$875,000 - \$900,000		
Prestige Industrial ¹⁴	\$950,000 - \$1,000,000		
High Exposure ¹⁴	\$1,150,000 - \$1,225,000		
Net Lease Rates	2007		
Industrial (over 10,000 sq. ft.) ¹⁴	\$5.25 - \$6.50		
Office ¹³	\$11.72 - \$15.39		

1-Source: Statistics Canada, Canadian Economic Observer; City of Mississauga, Economic Development Office analysis
2-Source: Statistics Canada, Census 2001 data (Reporting on year 2000)
3-Source: 2003 and 2005 City of Mississauga's Population and Employment Growth Forecast
4-Source: City of Mississauga, Planning and Building Department, Employment Profile (numbers have been rounded; excludes home based business employment); Employed Labour Force is defined as the resident labour force employed in the City of Mississauga.
6-Source: Statistics Canada, Canadian Business Patterns Data as reported as of December of the respective year.
7-Source: City of Mississauga, Economic Development Office, Building Permit Reports, Market Conditions
8-Source: City of Mississauga, Employment Profile, Building Permit Reports
9-Source: Statistics Canada, Labour Force Survey, seasonally adjusted (3 month moving average)
10-Source: City of Mississauga, Planning and Building Department, Residential Development profile, November 2006
11-Source: Royal LePage, Survey of Canadian House Prices, 2nd Quarter 2007
12-Source: CB RICHARD ELLIS, Availability rate, 1st Quarter, 2007
13-Source: Cushman & Wakefield LePage, Toronto Office Space Market (Average rates), 1st Quarter, 2007
14-Source: Indusite Realty Corporation – May 2007; Industrial Land Prices include development charges
15-Source: Statistics Canada