

Economic Indicators – Mississauga

Gross Domestic Product (GDP) (\$billions)	2007		
Real GDP (2002 Prices) ¹	\$36.16		
Nominal GDP (Market Prices) ¹	\$33.11		
Toronto CMA	2006	2007	2008
Consumer Price Index (2002 = 100) ²	108.4	110.5	113.1
Toronto CMA	December 2007	December 2008	December 2009
Employment Rate ³	64.3%	63.7%	61.8%
Unemployment Rate ³	6.76%	7.2%	9.5%
Average Hourly Wage ³	\$21.39	NA	NA
Median Hourly Wage ³	\$18.61	NA	NA
Employment Land Prices	2008	2009	
General Employment ⁴	\$800,000 - \$825,000	\$700,000 - \$750,000	
Prestige Employment ⁴	\$825,000 - \$850,000	\$740,000 - \$760,000	
High Exposure ⁴	\$1,150,000 - \$1,225,000	\$800,000 - \$850,000	
Construction Activity (\$000s) *	2007	2008	2009
Total ⁵	\$1,199,184	\$1,127,194	\$640,508
Industrial ⁵	\$205,925	\$145,636	\$81,993
Commercial ⁵	\$168,132	\$329,839	\$81,243
Other ⁵	\$825,127	\$651,719	\$477,272
Vacant Employment Land ⁶	2,908 acres	2,657 acres	2,513 acres
Square Footage Added*	2007	2008	2009
Industrial ⁷	2,254,103	1,321,099	535,705
Office ⁷	548,969	1,840,657	83,939
Retail ⁷	230,529	565,543	187,815
Hotel ⁷	145,070	102,917	-
Hotel Suites/Units/Rooms added ⁷	112	152	-
Vacancy Rates	2nd 2009	3rd Q 2009	4th Q 2009
Industrial ⁸	7.0%	7.7%	7.8%
Office ⁹	8.6%	8.9%	9.6%
Net Lease Rates	2007	2008	2009
Industrial (over 10,000 sq. ft.) ⁴	\$4.75 - \$7.00	\$4.50 - \$7.00	\$4.00 - \$7.00
Office ⁹	\$12.26 - \$16.55	\$12.56 - \$16.77	\$13.00 - \$16.60
Number of Businesses	Mid-Year 2007	Mid-Year 2008	Mid-Year 2009
Total Businesses ¹⁰	56,100	57,493	53,523
Tax Rates (2009)	2009		
Industrial ¹¹	2.883852%		

Commercial ¹¹	2.518507%		
Residential ¹¹	1.017593%		
Multi-Residential ¹¹	1.613822%		
Demographics	2006	2007	2008
Population ¹²	702,300	707,000	728,000
Employment ¹²	405,990	416,300	453,000
Participating Resident Labour Force ¹²	364,050	392,160	401,050
Labour Force Imported ¹²	41,910	49,800	55,000
Projected Growth	June 2009	June 2011	June 2031
Population Growth ¹³	729,000	738,000	812,000
Employment ¹³	453,000	454,000	519,000
Total Number of Housing Units	2008		
Detached Units ¹⁴	94,700		
Semi-Detached Units ¹⁴	29,500		
Townhouse Units ¹⁴	34,700		
Apartment Units ¹⁴	69,300		
Housing Resale Activity - Price	3rd Q 2009		
Executive Detached Two-Storey ¹⁵	\$436,000		
Standard Townhouse ¹⁵	\$268,000		
Standard Condominium Apartment ¹⁵	\$224,000		
Income	2001	2006	
Average income ¹⁶	\$34,843	\$37,945	
Median income ¹⁶	\$27,467	\$27,788	
Average household income ¹⁶	\$80,442	\$88,162	
Median household income ¹⁶	\$67,767	\$71,393	

1-Source: Statistics Canada, Canadian Economic Observer; City of Mississauga, Economic Development Office analysis

2-Source: Statistics Canada

3-Source: Statistics Canada, Labour Force Survey, seasonally adjusted (3 month moving average)

4-Source: Industite Realty Corporation – Jan 2009; Industrial Land Prices include development charges

5-Source: City of Mississauga, Economic Development Office, New Industrial & Commercial Building Permit Reports

6-Source: City of Mississauga, Planning and Building Department, 2009 Employment Land Inventory

7-Source: City of Mississauga, Economic Development Office, New Industrial & Commercial Building Permit Reports

8-Source: CB Richard Ellis, Availability rate, 4th Quarter, 2009

9-Source: Cushman & Wakefield LePage, Toronto Office Space Market (Average rates), 4th Quarter, 2009

10-Source: Statistics Canada, Canadian Business Patterns Data as reported as of December of the respective year.

11-Source: City of Mississauga, Tax Department

12-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.

13-Source: 2008 City of Mississauga's Population and Employment Growth Forecast

14-Source: City of Mississauga, Planning and Building Department, Residential Development Profile, November 2006

15-Source: Royal LePage, Survey of Canadian House Prices, 3rd Quarter 2009

16-Source: Statistics Canada, Census 2006 data (Reporting on year 2005)

* Note: This # does not represent all new permits issued and may exclude those that are not within the Economic Development Office's mandate. Refer to Building Permit Reports for comprehensive listings of permits issued.