

Economic Indicators – Mississauga

Gross Domestic Product (GDP) (\$billions)	2010		
Real GDP (2002 Prices) ¹	\$33.44		
Nominal GDP (Market Prices) ¹	\$38.80		
Toronto CMA	2008	2009	2010
Consumer Price Index (2002 = 100) ²	113.1	113.6	116.5
Toronto CMA	April 2009	April 2010	April 2011
Employment Rate ³	62.8%	61.6%	62.1%
Unemployment Rate ³	8.9%	9.5%	8.5%
Ontario Minimum Wage ⁴			\$10.25/hour
Employment Land Prices	2009	2010	3rd Q 2011
General Employment ⁵	\$700,000 - \$750,000	\$700,000 - \$750,000	\$675,000 - \$700,000
Prestige Employment ⁵	\$740,000 - \$760,000	\$740,000 - \$760,000	\$725,000 - \$775,000
High Exposure ⁵	\$800,000 - \$850,000	\$800,000 - \$850,000	\$900,000 - \$1,000,000
Construction Activity (\$000s)*	2009	2010	Jan.-Nov 2011
Total ⁶	\$640,508	\$451,806	\$752,498
Industrial ⁶	\$81,993	\$42,415	\$113,590
Commercial ⁶	\$81,243	\$131,454	\$144,658
Other ⁶	\$477,272	\$277,937	\$494,250
Vacant Employment Land ⁷	2,657 acres	2,513 acres	-
Square Footage Added*	2009	2010	Jan.-Nov 2011
Industrial ⁶	535,705	22,033	675,189
Office ⁶	83,939	138,515	513,290
Retail ⁶	187,815	373,959	118,655
Hotel ⁶	-	-	49,818
Hotel Suites/Units/Rooms added ⁶	-	-	79
Vacancy Rates	4th Q 2009	4th Q 2010	3rd Q 2011
Industrial ⁸	7.8%	6.6%	6.0%
Office ⁹	9.6%	12.1%	10.8%
Net Lease Rates	4th Q 2009	4th Q 2010	3rd Q 2011
Industrial (over 10,000 sq. ft.) ⁵	\$4.00 - \$7.00	\$3.25 - \$6.50	\$4.00 - \$6.25
Office ⁹	\$13.00 - \$16.60	\$12.97-\$13.66	\$12.82-\$16.84
Number of Businesses	Year End 2008	Year End 2009	Year End 2010
Total Businesses ¹⁰	54,602	54,497	54,363

Tax Rates	2011		
Industrial ¹¹	2.648544%		
Commercial ¹¹	2.284471%		
Residential ¹¹	0.962611%		
Multi-Residential ¹¹	1.532376%		
Demographics	2008	2009	2010
Population ¹²	728,000	730,000	734,000
Employment ¹²	427,165	422,590	418,990
Participating Resident Labour Force ¹²	401,050	405,255	411,590
Labour Force Imported ¹²	55,000	56,240	46,090
Projected Growth	June 2011	June 2016	June 2031
Population Growth ¹³	738,000	757,000	812,000
Employment ¹³	454,000	482,500	519,000
Total Number of Housing Units	2008	2009	
Detached & Semi-Detached Units ¹⁴	124,200	124,780	
Row Units ¹⁴	34,700	35,120	
Apartment Units ¹⁴	69,300	69,830	
Housing Resale Activity - Price	2nd Q 2010	4th Q 2010	3rd Q 2011
Executive Detached Two-Storey ¹⁵	\$454,000	\$430,000	\$480,000
Standard Townhouse ¹⁵	\$281,000	\$285,000	\$285,000
Standard Condominium Apartment ¹⁵	\$254,000	\$257,500	\$225,000
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: Government of Ontario, Employment Standards

5-Source: Indusite Realty Corporation – Jan 2009; Industrial Land Prices include development charges

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

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

8-Source: CB Richard Ellis

9-Source: Cushman & Wakefield, Toronto Office Space Market

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 Mississauga.

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

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

15-Source: Royal LePage, Survey of Canadian House Prices

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.