

# Economic Indicators

<b>Gross Domestic Product (GDP) (\$billions)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Real GDP (2007 Prices) <sup>1</sup>	\$35.11	\$35.91	\$36.19
Nominal GDP (Market Prices) <sup>1</sup>	\$38.64	\$40.29	\$41.54
<b>Toronto CMA</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Consumer Price Index (2002 = 100) <sup>2</sup>	122.8	125.2	126.6
<b>Toronto CMA</b>	<b>October 2014</b>	<b>October 2015</b>	<b>October 2016</b>
Employment Rate <sup>3</sup>	60.9%	62.7%	61.4%
Unemployment Rate <sup>3</sup>	8.0%	7.1%	7.1%
Ontario Minimum Wage <sup>4</sup>	\$11.25/hour		
<b>Employment Land Prices</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
General Employment <sup>5</sup>	\$700,000 - \$750,000	\$700,000 - \$750,000	\$800,000 - \$925,000
Prestige Employment <sup>5</sup>	\$900,000 - \$1,000,000	\$900,000 - \$1,000,000	\$975,000 - \$1,200,000
High Exposure <sup>5</sup>	\$1,300,000 +	\$1,300,000 +	\$1,300,000+
<b>Construction Activity (\$000s)*</b>	<b>2014</b>	<b>2015</b>	<b>2016 (Jan.-Oct.)</b>
Total <sup>6</sup>	\$1,170,860	\$1,285,935	\$793,445
Industrial <sup>6</sup>	\$273,981	\$256,003	\$141,896
Commercial <sup>6</sup>	\$375,153	\$352,162	\$253,726
Other <sup>6</sup>	\$521,726	\$677,770	\$397,823
Vacant Land (Designated Business Employment, Office and Industrial <sup>7</sup> )	2,093 acres	1,995 acres	1,951 acres
<b>Square Footage Added*</b>	<b>2014</b>	<b>2015</b>	<b>2016 (Jan.-Oct.)</b>
Industrial <sup>6</sup>	1,314,514	658,233	878,615
Office <sup>6</sup>	986,996	335,475	11,625
Retail <sup>6</sup>	124,313	466,162	141,320
Other Commercial	-	90,157	473,235
Hotel <sup>6</sup>	-	2,422	104,528
Hotel Suites/Units/Rooms added <sup>6</sup>	-	-	125

Updated Nov. 2016



<b>Availability Rates**</b>	<b>1<sup>st</sup> Q 2016</b>	<b>2<sup>nd</sup> Q 2016</b>	<b>3<sup>rd</sup> Q 2016</b>
Industrial <sup>8</sup>	2.9%	3.8%	3.0%
Office <sup>9</sup>	11.8%	13.6%	15.7%
<b>Net Lease Rates**</b>	<b>1<sup>st</sup> Q 2016</b>	<b>2<sup>nd</sup> Q 2016</b>	<b>3<sup>rd</sup> Q 2016</b>
Industrial <sup>8</sup>	\$4.93 - \$7.11	\$5.27 - \$6.15	\$4.50 - \$6.19
Office <sup>9</sup>	\$11.45 - \$17.50	\$11.77 - \$21.48	\$12.10 - \$20.46
<b>Number of Businesses</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Total Businesses <sup>10</sup>	59,160	62,300	86,170
<b>Tax Rates</b>	<b>2016</b>		
Industrial <sup>11</sup>	2.370965%		
Commercial <sup>11</sup>	2.025024%		
Residential <sup>11</sup>	0.874348%		
Multi-Residential <sup>11</sup>	1.408863%		
<b>Demographics</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Population <sup>12</sup>	753,000	757,000	761,000
Employment <sup>12</sup>	417,585	420,500	425,850
Participating Resident Labour Force <sup>12</sup>	424,347	418,585	422,763
Labour Force Imported <sup>12</sup>	26,338	36,655	30,989
<b>Projected Growth</b>	<b>2021</b>	<b>2031</b>	<b>2041</b>
Population Growth <sup>13</sup>	785,000	829,000	878,000
Employment <sup>13</sup>	501,000	527,000	552,000
<b>Total Number of Housing Units</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Detached & Semi-Detached Units <sup>14</sup>	127,047	127,047	127,562
Row Units <sup>14</sup>	36,590	36,590	36,779
Apartment Units <sup>14</sup>	79,174	79,174	79,174
<b>Housing Resale Activity - Price</b>	<b>1<sup>st</sup> Q 2016</b>	<b>2<sup>nd</sup> Q 2016</b>	<b>3<sup>rd</sup> Q 2016</b>
Bungalows <sup>15</sup>	\$540,609	\$594,905	\$633,700
Two-Storeys <sup>15</sup>	\$643,166	\$665,011	\$695,086
Condominium <sup>15</sup>	\$283,556	\$286,588	\$290,524

Income	2006	2011	
Average income <sup>16</sup>	\$37,945	\$41,314	
Median income <sup>16</sup>	\$27,788	\$29,837	
Average household income <sup>16</sup>	\$88,162	\$95,052	
Median household income <sup>16</sup>	\$71,393	\$75,556	

<sup>1</sup> Source: Statistics Canada, CANSIM Table 384-0038, Ontario Ministry of Finance Ontario Fact Sheet, City of Mississauga, Economic Development Office analysis

<sup>2</sup> Source: Statistics Canada

<sup>3</sup> Source: Statistics Canada, Labour Force Survey, seasonally adjusted (3 month moving average)

<sup>4</sup> Source: Government of Ontario, Employment Standards

<sup>5</sup> Source: Indusite Realty Corporation; Industrial Land Prices include development charges

<sup>6</sup> Source: City of Mississauga, Economic Development Office, New Industrial & Commercial Building Permit Reports

<sup>7</sup> Source: City of Mississauga, Planning and Building Department, Employment Land Inventory. Due to the redesignation of some land previously designated Business Employment to Office, the figures provided for years prior to 2015 include only vacant land designated Business Employment and Industrial.

<sup>8</sup> Source: Colliers GTA Industrial Statistics

<sup>9</sup> Source: Colliers, GTA West Office Statistics

<sup>10</sup> Source: City of Mississauga, Planning and Building Department, Employment Profile.

<sup>11</sup> Source: City of Mississauga, Tax Department

<sup>12</sup> 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.

<sup>13</sup> Source: City of Mississauga's Population and Employment Growth Forecast

<sup>14</sup> Source: City of Mississauga, Planning and Building Department, Mississauga Growth Forecasts

<sup>15</sup> Source: Royal LePage, Survey of Canadian House Prices

<sup>16</sup> Source: Statistics Canada, National Household Survey 2011 data (Reporting on year 2010)

\*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.

\*\*Boundaries used by the real estate community are based on concentration areas and not based on municipal boundaries or municipal geographical districts found in other inventories. It should also be noted that not all realtors use the same concentration area boundaries.

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