

Economic Indicators

Gross Domestic Product (GDP) (\$billions)	2013	2014	2015
Real GDP (2007 Prices) ¹	\$35.11	\$35.91	\$36.19
Nominal GDP (Market Prices) ¹	\$38.64	\$40.29	\$41.54
Toronto CMA	2014	2015	2016
Consumer Price Index (2002 = 100) ²	125.2	126.6	128.4
Toronto CMA	August 2015	August 2016	August 2017
Employment Rate ³	62.9%	61.9%	61.7%
Unemployment Rate ³	6.8%	6.6%	6.4%
Ontario Minimum Wage ⁴	\$11.60/hour Note: As of January 1st, 2018, minimum wage will rise to \$14.00/hour.		
Employment Land Prices	2014	2015	2016
General Employment ⁵	\$700,000 - \$750,000	\$700,000 - \$750,000	\$850,000 - \$1,050,000
Prestige Employment ⁵	\$900,000 - \$1,000,000	\$900,000 - \$1,000,000	\$1,000,000 - \$1,250,000
High Exposure ⁵	\$1,300,000 +	\$1,300,000 +	\$1,300,000+
Construction Activity (\$000s)*	2015	2016	2017 (Jan. - Aug.)
Total ⁶	\$1,285,935	\$1,316,524	\$836,452
Industrial ⁶	\$256,003	\$192,300	\$293,811
Commercial ⁶	\$352,162	\$277,233	\$199,796
Other ⁶	\$677,770	\$846,991	\$342,845
Vacant Land (Designated Business Employment, Office and Industrial ⁷)	1,995 acres	1,951 acres	1,811 acres
Square Footage Added*	2015	2016	2017 (Jan. - Aug.)
Industrial ⁶	658,233	1,046,500	1,804,159
Office ⁶	335,475	11,625	239,239
Retail ⁶	466,162	141,320	46,995
Other Commercial	90,157	475,485	57,727
Hotel ⁶	2,422	104,528	105,185
Hotel Suites/Units/Rooms added ⁶	-	125	-

Updated Sept. 2017



Availability Rates**	4th Q 2016	1st Q 2017	2nd Q 2017
Industrial ⁸	2.8%	2.4%	2.2%
Office ⁹	13.5%	13.4%	13.3%
Net Lease Rates**	4th Q 2016	1st Q 2017	2nd Q 2017
Industrial ⁸	\$5.12 - \$6.40	\$5.45 - \$6.70	\$5.79 - \$6.61
Office ⁹	\$12.40 - \$20.52	\$12.08 - \$20.91	\$12.03 - \$19.84
Number of Businesses	2014	2015	2016
Total Businesses ¹⁰	62,300	86,170	88,653
Tax Rates	2017		
Industrial ¹¹	2.299686%		
Commercial ¹¹	2.016146%		
Residential ¹¹	0.849372%		
Multi-Residential ¹¹	1.244106%		
Demographics	2014	2015	2016
Population ¹²	757,000	761,000	766,000
Employment ¹²	420,500	425,850	428,309
Participating Resident Labour Force ¹²	418,585	422,763	421,223
Labour Force Imported ¹²	36,655	30,989	30,675
Projected Growth	2021	2031	2041
Population Growth ¹³	785,000	829,000	878,000
Employment ¹³	501,000	527,000	552,000
Total Number of Housing Units	2014	2015	2016
Detached & Semi-Detached Units ¹⁴	127,050	127,560	128,020
Row Units ¹⁴	36,590	36,780	36,970
Apartment Units ¹⁴	79,170	79,170	80,390
Housing Resale Activity - Price	4th Q 2016	1st Q 2017	2nd Q 2017
Bungalows ¹⁵	\$690,261	\$718,798	\$757,366
Two-Storeys ¹⁵	\$737,805	\$769,292	\$842,673
Condominium ¹⁵	\$305,621	\$316,429	\$338,047

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

¹ Source: Statistics Canada, CANSIM Table 384-0038, Ontario Ministry of Finance Ontario Fact Sheet, 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; 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. 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.

⁸ Source: Colliers GTA Industrial Statistics

⁹ Source: Colliers, GTA West Office Statistics

¹⁰ Source: City of Mississauga, Planning and Building Department, Employment Profile.

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, Mississauga Growth Forecasts

¹⁵ Source: Royal LePage, Survey of Canadian House Prices

¹⁶ 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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