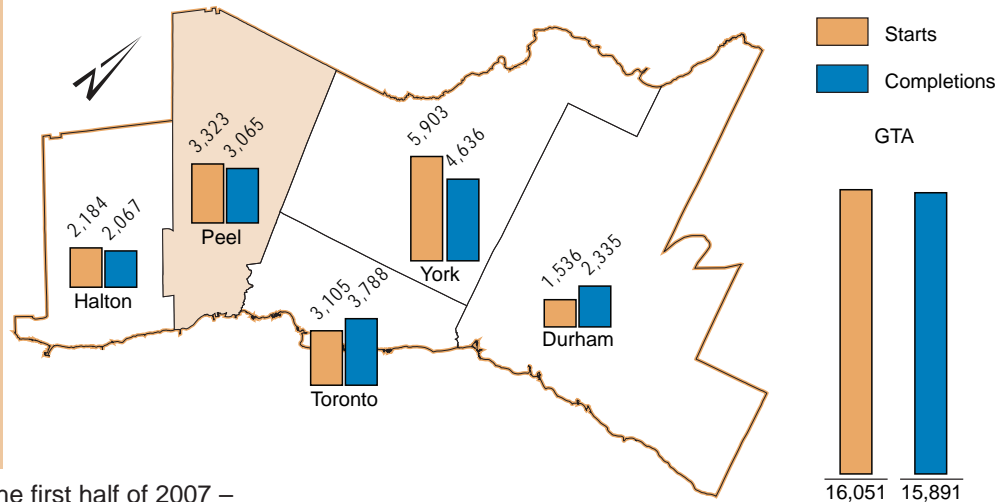


This bulletin summarizes Peel's housing production performance compared to other Greater Toronto Area (GTA) municipalities from January to June 2007 based on data provided by the Canada Mortgage and Housing Corporation (CMHC). In the first six months of 2007, there were 16,051 housing starts and 15,891 housing completions in the GTA. Housing starts in the GTA declined by 22% while completions dropped by 24% compared to the same period in 2006.

- Peel recorded the second highest number of housing starts and the third highest number of housing completions in the GTA.
- Peel had the second highest number of single starts and completions in the GTA.
- In Peel, Brampton had the highest number of housing starts and completions, despite a decline in completions from mid-2006.
- Brampton was the only area municipality in Peel to record growth in housing starts from mid-2006 to mid-2007.

GTA Housing Starts and Completions, 2007



Peel recorded 3,323 housing starts in the first half of 2007 – the second highest in the GTA after York (with 5,903 units). York and Halton were the only two GTA municipalities to record increases in the number of starts compared to the same period in 2006. Of all GTA municipalities experiencing a decrease in housing starts, Peel had the smallest decrease (at 20%) followed by Durham (at 46%) and Toronto (at 51%).

In the first six months of 2007, multiple starts in the GTA comprised 54% (or 8,670 units) of all starts recorded in the GTA. York had the highest multiple starts (with 3,242 units) followed by Toronto (with 2,601 units). Multiple starts in Toronto comprised 84% of the municipal total. More than half of all housing starts in Peel and Halton were single units while just over half of all starts in York were multiple units. Durham recorded three times more single starts than multiple starts in the first half of 2007.

In Peel, 3,065 completions were recorded in the first half of 2007 – the third highest in the GTA behind York and Toronto. Within the GTA, Durham recorded the largest increase in housing completions, up 6% from mid-2006 (to 2,335 units). In York, housing completions (at 4,636 units) were about the same as the mid-2006 figure. Housing completions in Halton decreased by 5% (to 2,067 units)

while completions in Peel and Toronto declined by 36% (to 3,065 units) and 47% (to 3,788 units) respectively over the first half of 2006.

There were 7,732 single unit completions and 8,159 multiple unit completions recorded in the GTA in the first half of 2007. Peel recorded the second highest single unit completions in the GTA (with 1,743 units) behind York (with 2,549 units). Toronto had the highest number of multiple completions in the GTA (with 3,299 units) followed by York (with 2,087 units) and Peel (with 1,322 units). Multiple units comprised 87% of all completions in Toronto while over half of all completions in Peel, York and Halton were single units. Within Durham, single units comprised almost three-quarters (74%) of all completions in the Region.

In the first half of 2007, rental housing in the GTA comprised 2% (or 290 units) of all housing starts and 3% (or 510 units) of all housing completions. All rental housing starts with the exception of one unit in York were located in Toronto. Toronto also had the largest number of rental completions (with 405 units) followed by York (with 60 units), Peel (with 23 units) and Halton (with 20 units). Durham had the least number of rental completions (with 2 units).

	Mid-Year 2007 Starts						Mid-Year 2007 Completions					
	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA
Toronto	504	16.2%	2,601	83.8%	3,105	19.3%	489	12.9%	3,299	87.1%	3,788	23.8%
PEEL	1,918	57.7%	1,405	42.3%	3,323	20.7%	1,743	56.9%	1,322	43.1%	3,065	19.3%
York	2,661	45.1%	3,242	54.9%	5,903	36.8%	2,549	55.0%	2,087	45.0%	4,636	29.2%
Durham	1,153	75.1%	383	24.9%	1,536	9.6%	1,727	74.0%	608	26.0%	2,335	14.7%
Halton	1,145	52.4%	1,039	47.6%	2,184	13.6%	1,224	59.2%	843	40.8%	2,067	13.0%
GTA	7,381	--	8,670	--	16,051	100.0%	7,732	--	8,159	--	15,891	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)

Definitions:

Completions: A single or semi dwelling is considered complete when only minor building code violations and/or seasonal deficiencies remain. A dwelling with multiple units is considered complete when 90% of the units in the structure are suitable for occupancy.

Multiples: Semis, rows and apartments are considered multiples.

Starts: New dwellings are considered to be starts when construction has commenced and full footings are in place.

BULLETIN: 2007 Housing Starts and Completions

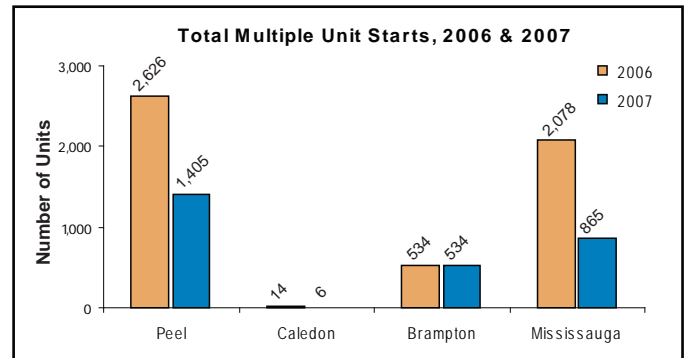
January to June, In Peel & the GTA

Area Municipal Starts & Completions:

Peel recorded 3,323 housing starts and 3,065 housing completions in the first six months of 2007. Brampton had the largest share of housing starts (with 2,188 units) and completions (with 2,031 units) in Peel accounting for two-thirds (66%) of Peel's total in both categories. Mississauga had 33% of all housing starts in Peel (with 1,109 units) and 32% of all housing completions in the Region (with 971 units). The number of housing starts and completions in Caledon were 26 units and 63 units respectively.

In the first six months of 2007, housing starts in Peel declined by one-fifth (20%) over the same period in 2006. Brampton was the only area municipality to record growth in housing starts, which increased by 32% over mid-2006. Housing starts in Mississauga declined by 55% while in Caledon, housing starts dropped from 47 units in mid-2006 to 26 units in mid-2007.

From January to June 2007, the number of single starts grew by 24% over the same period in 2006 (to 1,918 units), which comprised 58% of all housing starts in Peel. Within the Region, Brampton continued to lead Peel's area municipalities in single starts (with 1,654 units) followed by Mississauga (with 244 units) and Caledon (with 20 units). Single starts in Brampton grew by 47% from mid-2006 to mid-2007 while Mississauga and Caledon had a decline of 36% and 39% respectively. Multiple starts in Peel declined by 46% (from 2,626 units to 1,405 units) in the first half of 2007. Mississauga had the highest multiple starts in Peel (at 865 units) despite a 58% decrease compared to the first half of 2006. Multiple starts in Brampton remained unchanged from mid-2006 to mid-2007 (at 534 units)

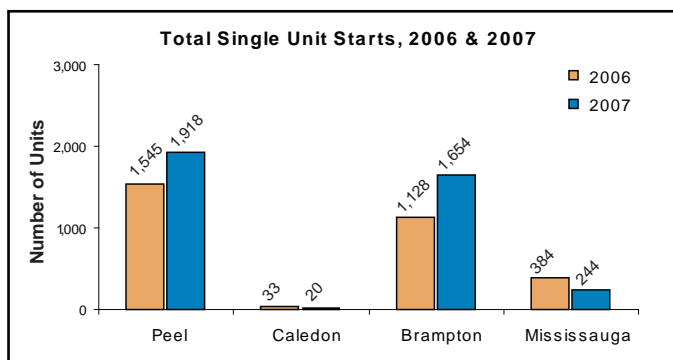


while Caledon experienced a decline from 14 units in mid-2006 to 6 units in mid-2007.

Housing completions in Peel fell by 36% from mid-2006 to mid-2007. Within Peel, Mississauga recorded the largest decline (57%) in housing completions from the first half of 2006 to the same period in 2007. Brampton experienced an 18% decline over mid-2006 while housing completions in Caledon increased from 42 units in mid-2006 to 63 units in mid-2007.

In the first half of 2007, single unit completions accounted for 57% of all completions in Peel, representing a 16% decline from mid-2006 to 1,743 units. Within Peel, Brampton continued to record the highest number of single completions (with 1,319 units) despite a 24% decrease over the first half of 2006. In Mississauga, single unit completions grew by 23% (to 379 units) while Caledon recorded 45 units, representing an increase of 15 units compared to the mid-2006 figure. In the first six months of 2007, multiple unit completions in Peel declined by 51% over the same period in 2006. Within Peel, Brampton had the highest multiple unit completions (with 712 units) despite a slight drop (2%) over the first half of 2006. Mississauga recorded the largest decline in multiple unit completions, decreasing 70% from 1,960 units in mid-2006 to 592 units in mid-2007. Caledon saw an increase of 6 multiple completions from 12 units in mid-2006 to 18 units in mid-2007.

In the first half of 2007, there were no rental housing starts in Peel. Mississauga was the only area municipality to record rental housing completions (with 23 units).



	Mid-Year 2007 Starts				Total	% of Peel	Mid-Year 2007 Completions				Total	% of Peel
	Singles	% of Municipality	Multiples	% of Municipality			Singles	% of Municipality	Multiples	% of Municipality		
Caledon	20	76.9%	6	23.1%	26	0.8%	45	71.4%	18	28.6%	63	2.1%
Brampton	1,654	75.6%	534	24.4%	2,188	65.8%	1,319	64.9%	712	35.1%	2,031	66.3%
Mississauga	244	22.0%	865	78.0%	1,109	33.4%	379	39.0%	592	61.0%	971	31.7%
PEEL	1,918	--	1,405	--	3,323	100.0%	1,743	--	1,322	--	3,065	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)