

BULLETIN

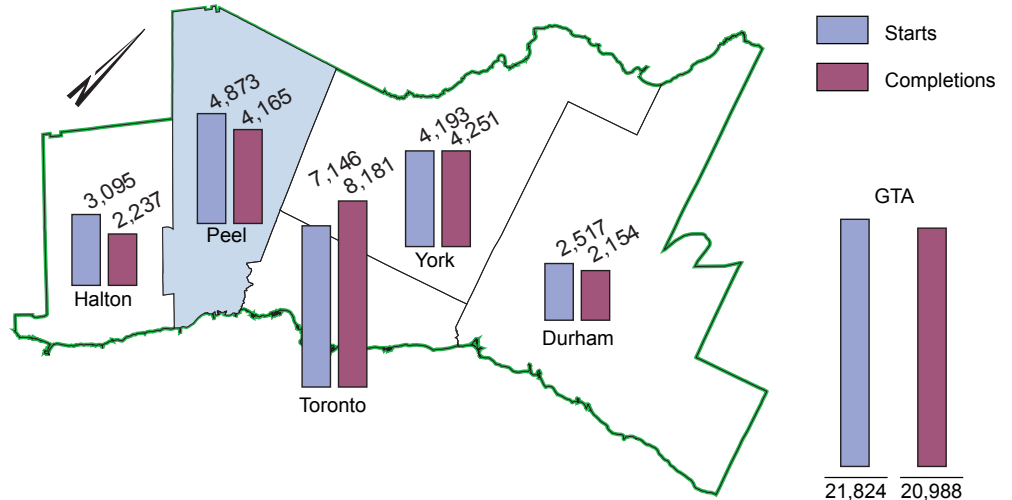
January - June 2005 Housing Starts and Completions

This bulletin summarizes Peel's housing production performance relative to other parts of the GTA for the first 6 months of 2005. During this period, there were 21,824 housing starts and 20,988 housing completions in the GTA. This represents a 12% decline in housing starts and 10% rise in housing completions over the same period in 2004.

Overall Trends in 2005:

- Peel had the second highest number of starts and third highest number of completions in the GTA.
- Single housing starts were slightly higher than multiple starts in Peel.
- Brampton had the largest share of starts and completions in Peel.
- In Brampton and Caledon single unit development predominated but in Mississauga multiples predominated.

GTA Housing Starts and Completions, 2005



Peel recorded 4,873 housing starts - the second highest number of starts in the GTA (after Toronto). Starts decreased 7% compared to the first half of 2004. Only Toronto's and Halton's housing starts grew. Toronto had the largest increase in housing starts (24%) while York had the largest decrease (20%).

In the first half of 2005, 9,209 single starts and 12,615 multiple starts were recorded in the GTA. Peel had the greatest number of single starts (with 2,614 units). More than half of the starts in Peel, Halton and York were singles. Durham had over four times more single starts than multiple starts. Peel had the second highest number of multiple starts (with 2,259 units) behind Toronto (with 6,472 units). Over half of the GTA's multiple housing starts occurred in Toronto.

Peel was third in housing completions in the GTA during the first half of 2005 (with 4,165 units), a 9% decrease compared to 2004. Toronto had the highest proportion of completions in the GTA with 39%. York and Peel followed with about one-fifth of the GTA share each.

Toronto's completions rose 39% compared to the first half of 2004 while the rest of the GTA municipalities recorded decreases. York had the largest decrease in housing completions at 25%. Overall, completions in the GTA rose slightly.

Despite having only the third highest number of completions in the GTA, Peel had the highest number of single completions (with 2,855 units) in the first half of 2005. York followed close behind with 2,612 single completions. Multiple completions comprised 55% of the GTA's total completions. Overall, the GTA experienced 6% fewer single completions and 5% more multiple completions from the first half of 2004 to the first half of 2005.

Across the GTA, rental housing continues to be a very small proportion of total housing starts and completions. In the first half of 2005, rental housing comprised 5% of total starts and 3% of total completions. Peel and Toronto had almost equal amounts of rental housing starts with 442 units and 437 units respectively. York was the only GTA municipality that did not record any rental starts or completions.

	January to June 2005 Starts						January to June 2005 Completions					
	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA
Toronto	674	9.4%	6,472	90.6%	7,146	32.7%	1,033	12.6%	7,148	87.4%	8,181	39.0%
PEEL	2,614	53.6%	2,259	46.4%	4,873	22.3%	2,855	68.5%	1,310	31.5%	4,165	19.8%
York	2,124	50.7%	2,069	49.3%	4,193	19.2%	2,612	61.4%	1,639	38.6%	4,251	20.3%
Durham	2,023	80.4%	494	19.6%	2,517	11.5%	1,618	75.1%	536	24.9%	2,154	10.3%
Halton	1,774	57.3%	1,321	42.7%	3,095	14.2%	1,282	57.3%	955	42.7%	2,237	10.7%
GTA	9,209		12,615		21,824	100.0%	9,400		11,588		20,988	100.0%

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.

Source: Canada Mortgage and Housing Corporation (CMHC)

BULLETIN: January - June 2005 Housing Starts and Completions

December, 2005

Area Municipal Starts & Completions:

Peel recorded 4,873 housing starts and 4,165 housing completions in the first half of 2005. Brampton had the largest share of starts and completions in Peel (with 3,003 starts and 2,576 completions) followed by Mississauga and Caledon.

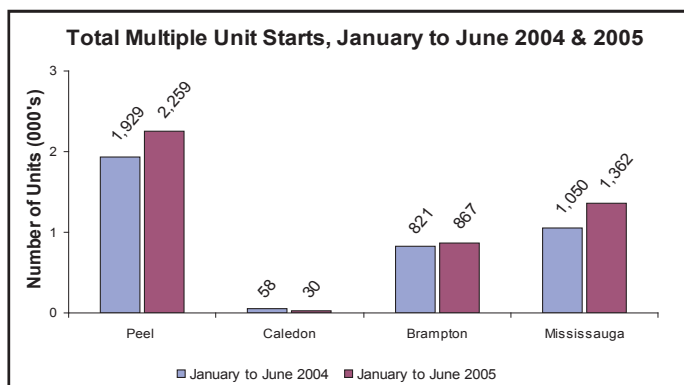
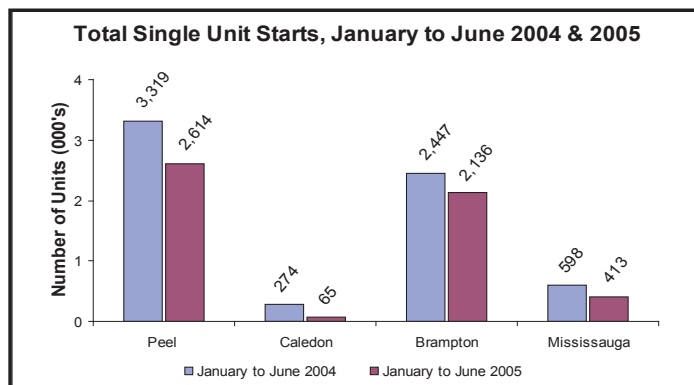
Overall, Peel's housing starts were 7% lower in the first half of 2005 than they were after the first half of 2004. Housing starts decreased by 8% in Brampton while Caledon's housing starts fell significantly from 332 units to 95 units. Mississauga was the only area municipality to record more housing starts (8%) in the first half of 2005 compared to the first half of 2004.

Though total housing starts were lower in the first six months of 2005 than the first six months of 2004, Peel's multiple starts grew by 17%. Multiple starts increased 30% in Mississauga and 6% in Brampton. Mississauga led Peel in multiple starts (with 1,362 units) followed by Brampton (with 867 multiple units) and Caledon (with 30 multiple units). Single starts decreased 21% in Peel between 2005 and 2004. All Peel area municipalities experienced a decline in single starts. Brampton led Peel in single starts with 2,136 units. Single starts accounted for 71% of Brampton's total starts.

Peel's housing completions were 9% lower in the first half of 2005 than the first half of 2004. Caledon was the only area municipality in Peel to record an increase in housing completions during this time period. Brampton recorded 5% fewer and Mississauga recorded 20% fewer housing completions. Brampton captured 62% (or 2,576 units) of Peel's housing completions followed by Mississauga at 32% with (1,326 units) and Caledon at 6% (with 263 units).

Brampton had the highest number of single completions (with 2,061 units), while Mississauga had the highest number of multiple unit completions (with 755 units). In Brampton and Caledon, single completions accounted for over 80% of all completions. In Mississauga, multiples accounted for 57% of all completions.

Brampton recorded most of Peel's rental housing starts (with 360 units), followed by Mississauga (with 81 units) and Caledon (with 1 unit). Mississauga produced most of Peel's rental completions (with 156 units) while Caledon recorded 1 rental completion. Brampton did not record any rental completions.



	January to June 2005 Starts				Total	% of Peel	January to June 2005 Completions				Total	% of Peel
	Singles	% of Municipality	Multiples	% of Municipality			Singles	% of Municipality	Multiples	% of Municipality		
Caledon	65	68.4%	30	31.6%	95	1.9%	223	84.8%	40	15.2%	263	6.3%
Brampton	2,136	71.1%	867	28.9%	3,003	61.6%	2,061	80.0%	515	20.0%	2,576	61.8%
Mississauga	413	23.3%	1,362	76.7%	1,775	36.4%	571	43.1%	755	56.9%	1,326	31.8%
PEEL	2,614		2,259		4,873	100.0%	2,855		1,310		4,165	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)