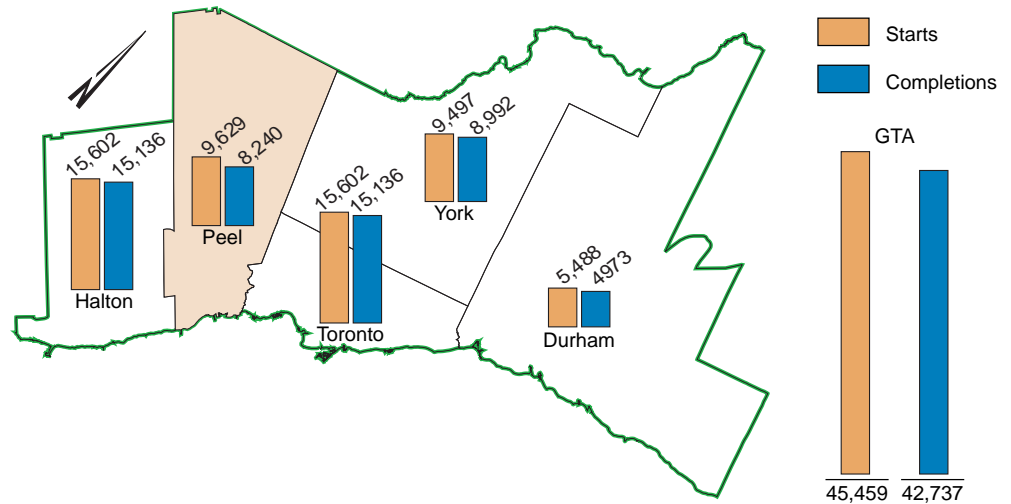


This bulletin summarizes Peel's 2005 housing production performance relative to other GTA municipalities. In 2005, there were 45,459 housing starts and 42,737 housing completions in the GTA. This represents a 2% decline in housing starts and a 3% decrease in housing completions over 2004.

Overall Trends in 2005:

- Peel had the second highest number of starts and the third highest number of completions in the GTA.
- Singles housing completions in Peel were the highest among GTA municipalities, despite a decline from 2004 values.
- Peel recorded the second highest number of multiple housing starts in the GTA
- Brampton led Peel in housing starts and completions

GTA Housing Starts and Completions, 2005



In 2005, Peel recorded the second highest number of starts in the GTA (with 9,629 units) behind Toronto. Compared to 2004, housing starts declined the most in Peel (17%), followed by York and Halton. Only Toronto had a significant increase in housing starts (15%) while Durham had a minimal increase (1%).

In the GTA, 18,363 single starts and 27,096 multiple starts were recorded in 2005. Peel ranked second in housing starts in the GTA with about an even share of single and multiple starts. More than half of the starts in York, Halton, and Durham were single units. Durham had over two times more single than multiple starts. Toronto had the highest number of multiple starts (with 14,362 units) followed by Peel (with 4,943 units). More than half of the GTA's multiple starts were built in Toronto, where over 90% of all starts were multiple units.

Peel was third in housing completions in the GTA (with 8,240 units) in 2005, a 30% decrease compared to 2004. Toronto had the highest proportion of completions in the GTA (35%) while Durham had the lowest proportion (12%). In Toronto,

completions increased by 45% while the rest of the GTA municipalities experienced decreases. Peel had the largest decrease and Halton experienced the smallest decrease (2%).

There were 19,371 single unit completions in 2005 - a 12% decline in single completions from 2004. Peel recorded the highest number of single completions in the GTA (with 5,612 units) followed by York (with 5,089 units). Single completions comprised 75% of all housing completions in Durham while only 12% of Toronto's completions consisted of single units. In 2005, there were 23,366 multiple unit completions in the GTA, an increase of 7% compared to 2004. Peel recorded the third highest number of multiple completions (behind Toronto and York).

Rental housing in the GTA constituted 5% of all housing starts and 2% of all housing completions in 2005. Peel was second in rental housing starts (with 699 units) behind Toronto (with 1,050 units). Peel was also second behind Toronto in rental housing completions. Durham recorded the fewest rental starts (with 41 units). York did not record any rental completions.

	2005 Starts						2005 Completions					
	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA	Singles	% of Municipality	Multiples	% of Municipality	Total	% of GTA
Toronto	1,240	7.9%	14,362	92.1%	15,602	34.3%	1,799	11.9%	13,337	88.1%	15,136	35.4%
PEEL	4,686	48.7%	4,943	51.3%	9,629	21.2%	5,612	68.1%	2,628	31.9%	8,240	19.3%
York	5,626	59.2%	3,871	40.8%	9,497	20.9%	5,089	56.6%	3,903	43.4%	8,992	21.0%
Durham	3,890	70.9%	1,598	29.1%	5,488	12.1%	3,750	75.4%	1,223	24.6%	4,973	11.6%
Halton	2,921	55.7%	2,322	44.3%	5,243	11.5%	3,121	57.8%	2,275	42.2%	5,396	12.6%
GTA	18,363		27,096		45,459	100.0%	19,371		23,366		42,737	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.

BULLETIN: 2005 Housing Starts and Completions

May, 2006

Area Municipal Starts & Completions:

Peel recorded 9,629 housing starts and 8,240 housing completions in 2005. Brampton had the largest share of starts (61%) and completions (69%) in Peel, followed by Mississauga and Caledon.

Peel's housing starts in 2005 were 17% lower than in 2004. Housing starts have been declining steadily for the past 5 years. All municipalities in Peel experienced decreases in housing starts. Housing starts decreased 12% in Brampton and 18% in Mississauga. Caledon recorded 158 housing starts in 2005; down significantly from 583 housing starts in 2004. Housing starts have increased in Brampton for the past few years, but decreased in 2005. In Mississauga, housing starts have been decreasing since 2002.

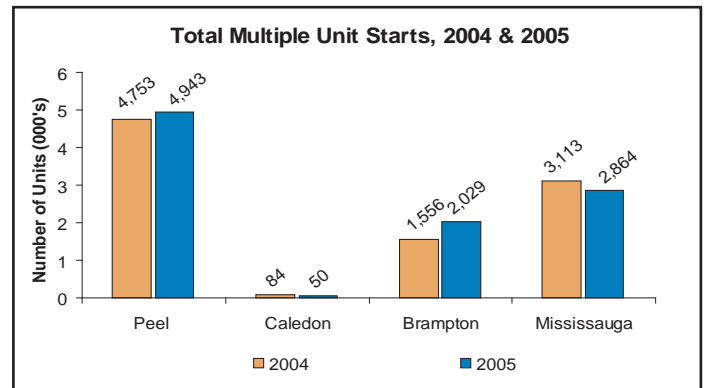
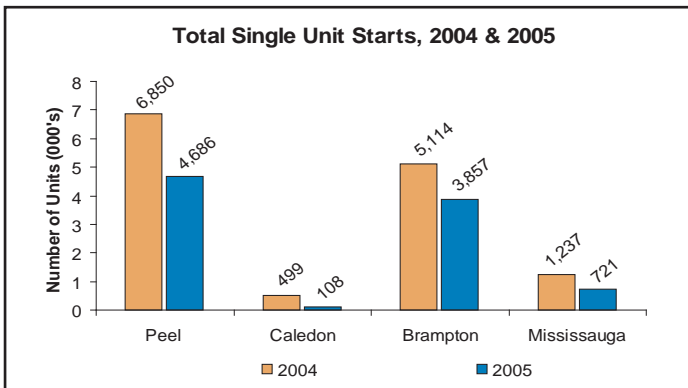
Though total housing starts were lower in 2005 compared to 2004, Peel's multiple starts grew by 4%. This growth is attributed to Brampton's 30 % increase in multiple starts. Mississauga recorded an 8% decrease in multiple starts while Caledon had about two-fifths fewer multiple starts in 2005 than in 2004. However, Mississauga still recorded more multiple unit starts (with 2,864 units) than Brampton (with 2,029 units) and Caledon (with 50 units). Single starts decreased in Peel and all area municipalities over the same

time period. Brampton recorded the highest number of single starts (with 3,857 units) and accounted for over 80% of Peel's single starts.

Peel's housing completions were 30% lower in 2005 than in 2004. All three area municipalities recorded decreases in completions. Mississauga recorded half the number of completions while Brampton's figure decreased by 10% over the same time period. Caledon's completions decreased from 618 units to 381 units from 2004 to 2005. Brampton captured 69% (or 5,686 units) of Peel's housing completions followed by Mississauga at 26% (or 2,173 units) and Caledon at 5% (or 381 units).

Single completions in Peel accounted for over two-thirds of all completions. In Brampton and Caledon single completions comprised 75% to 80% of all completions. Brampton had the highest number of single completions (with 4,342 units) and multiple completions (with 1,344 units). Mississauga followed with the second highest number of multiple completions (with 1,207 units). Multiple completions constituted 56% of all completions in Mississauga.

In 2005, rental housing starts were the highest in Brampton (with 617 units). Mississauga produced most of Peel's rental completions (with 159 units).



	2005 Starts				2005 Starts		2005 Completions				2005 Completions	
	Singles	% of Municipality	Multiples	% of Municipality	Total	% of Peel	Singles	% of Municipality	Multiples	% of Municipality	Total	% of Peel
Caledon	108	68.4%	50	31.6%	158	1.6%	304	79.8%	77	20.2%	381	4.6%
Brampton	3,857	65.5%	2,029	34.5%	5,886	61.1%	4,342	76.4%	1,344	23.6%	5,686	69.0%
Mississauga	721	20.1%	2,864	79.9%	3,585	37.2%	966	44.5%	1,207	55.5%	2,173	26.4%
PEEL	4,686		4,943		9,629	100.0%	5,612		2,628		8,240	100.0%

Source: Canada Mortgage and Housing Corporation (CMHC)