

Monthly Economic Monitor – January 2013

Population		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	December 2012	November 2012	December 2011
Windsor CMA	10.5	10.0	10.5
Ontario	7.9	7.9	7.7
Canada	7.1	7.2	7.5

Source: Statistics Canada, January 2013, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	December 2012	November 2012	December 2011
Labour Force	169,000	169,200	165,100
Employed	151,400	152,100	147,700

Source: Statistics Canada, January 2013, figures represent a seasonally adjusted 3 month moving average.

A slight decrease in the size of the labour force, along with a decrease in the number of people employed, resulted in an increase in the unemployment rate in December. It should be noted, however, that approximately 3,700 more people were employed in December 2012 than in December 2011.

Labour Force Characteristics – Windsor-Essex			
	Q4 2012	Q4 2011	2011
Population 15+	339,600	334,800	332,200
Labour force	218,900	209,400	205,000
Employment	199,600	189,500	185,900
Full-time	154,900	147,700	146,700
Part-time	44,700	41,700	39,200
Unemployed	19,200	17,900	19,100
Not in labour force	120,800	127,400	127,200
Unemployment rate (%)	8.8	8.6	9.3
Participation rate (%)	64.5	61.9	61.7
Employment rate (%)	58.8	56.6	56.0

Source: Statistics Canada, Labour Market Survey

Employment by Industry – Windsor-Essex			
Industry	Q4 2012	Q4 2011	2011
Agriculture	3,500	4,000	4,900
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	9,700	9,800	10,200
Manufacturing	48,000	40,300	39,400
Trade	25,000	26,400	25,100
Transportation and warehousing	9,100	8,000	7,700
Finance and insurance real estate and leasing	10,600	7,300	7,500
Professional, scientific and technical services	9,500	8,400	8,500
Business, building and other support services	6,700	9,500	7,900
Educational services	17,200	14,100	13,900
Health care and social assistance	23,300	22,300	23,200
Information and cultural and recreation	8,300	7,500	8,600
Accommodation and food services	11,600	14,700	11,900
Other services (except public administration)	9,100	9,400	8,900
Public administration	5,600	6,300	6,800
Total	197,200	189,500	185,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	December 2012	Year-to-Date
Job Gains Announced	35	1079
Job Losses Announced	12	760

Source: Service Canada; The Windsor Star

Hike Metal Products of Wheatley recently hired five welders and is looking for 10 more to fulfill some large orders including two large tour boats for Niagara Falls. Aalbers Tool and Mold plans to hire an additional 20 employees within the next few weeks as it has picked up new work. Leamington Post and Windsor This Week announced their closure, affecting nine full-time and three part-time employees.

Housing Starts – Windsor-Essex				
	Q4 2012	Q4 2011	Year-to-date 2012	Year-to-date 2011
Amherstburg	4	32	43	61
Essex	7	9	38	19
Kingsville	31	5	63	51
Lakeshore	11	52	143	163
LaSalle	14	44	144	187
Leamington	33	5	36	26
Tecumseh	3	5	17	16
Windsor	17	60	242	292
Total	120	158	757	815

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	December 2012	December 2011	Year-to-date 2012	Year-to-date 2011
Singles	37	51	536	466
Multi-Family	18	29	181	253
Total	55	80	717	719

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area were trending at 732 units in December, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The standalone monthly SAAR was 704 units in December, up from 652 in November.

“With employment trending higher in the past year, consumers were more confident in making home purchases, resulting in stronger demand for single-detached homes,” said Margot Stevenson, CMHC’s Market Analyst for Windsor.

Construction began on 55 homes in December, down from the 80 units started in December 2011. Builders started 37 single-detached homes, down from 51 homes started a year ago. As well, eight semi-detached homes, six townhouses and 4 apartment units were started compared to 6 semidetached homes and 23 townhouses reported in December of last year. Total starts in 2012, at 717 units, slipped marginally from the 719 units started in 2011. While single-detached starts increased, semi-detached, townhouse and apartment starts declined.

Building Permits – Windsor-Essex				
	December 2012	December 2011	Year-to-date 2012	Year-to-date 2011
Industrial	\$467,000	\$850,000	\$145,484,939	\$61,920,380
Commercial	\$3,995,285	\$4,972,640	\$74,717,176	\$42,768,334
Institutional	\$35,005,151	\$956,000	\$108,663,526	\$48,304,837
Total	\$39,466,636	\$6,778,640	\$328,864,841	\$152,993,551

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The largest construction project started in December was the new long term care facility being constructed by Schlegel Villages on the grounds of St. Clair College. The building permit for this project was valued at \$31.5 million. The major institutional project was the renovation of the Odette School of Business at the University of Windsor. Commercial, industrial and institutional building permits were all considerably higher in 2012 than in the previous year. Significant projects such as the Southwest Detention Centre and Windsor’s family aquatic centre, along with new construction at the University of Windsor, new municipal offices for the Town of LaSalle and an extended care facility in Amherstburg all contributed to the 2012 total.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2013*	2012*	2011
	(Mil. \$ 2002)	(Mil. \$ 2002)	(Mil. \$ 2002)
Total	10935.81	10677.94	10506.58
Goods-Producing Industries	4071.72	3945.48	3797.57
Manufacturing	3272.40	3186.49	3096.57
Construction	639.91	603.75	550.31
Primary and Utilities	159.41	155.23	150.69
Services-Producing Industries	6864.09	6732.46	6709.01
Transportation and Warehousing	394.74	388.98	385.05
Information and Cultural Industries	344.84	340.15	329.86
Wholesale and Retail Trade	1188.01	1167.01	1121.04
Finance, Insurance and Real Estate	1964.67	1919.74	1924.86
Business Services	609.48	590.13	584.17
Personal Services	715.82	703.02	707.40
Non-Commercial Services	1269.51	1246.83	1269.92
Public Administration and Defence	377.02	376.61	386.70

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2012

Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs		
Year	Growth Rate	Rank
2012	1.6%	14 th
2013*	2.4%	11 th
2014-2017*	1.7%	21 th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2013

Retail Sales – Windsor CMA			
	2014*	2013*	2012
Total Sales (\$ millions)	3,791	3,624	3,476
Percentage Change	4.6	4.3	0.5

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2013

Consumer Price Index (CPI) – Windsor CMA			
	2014*	2013*	2012
CPI (2002 = 1.0)	1.272	1.244	1.220
Percentage Change	2.2	2.0	1.6

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2013

Population and Labour Market – Windsor CMA			
	2013*	2012*	2011
Population	336,126	333,776	332,455
Labour Force	167,167	167,776	164,291
Total Employment	152,623	151,672	148,184
Unemployment Rate (%)	8.7	9.6	9.8
Net International Migration	1319	1303	1178
Net Interprovincial Migration	127	-174	-598
Net Intercity Migration	151	148	-1096
Natural Increase in Population	760	882	828

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2012

Bankruptcies – Windsor CMA			
	2011	2010	2009
Consumer	980	1,304	2,117
Business	25	33	43

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2013

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2013*	2012*	2011
Total	161,609	160,236	158,860
Goods Sector	39,405	39,855	39,405
Manufacturing	29,791	30,427	31,119
Construction	7,384	7,214	7,054
Primary Industries and Utilities	2,230	2,214	2,195
Services Sector	122,203	120,381	118,492
Transportation and Warehousing	7,817	7,805	7,784
Information and Cultural Industries	2,917	2,961	2,856
Wholesale and Retail Trade	24,515	24,167	23,797
Finance, Insurance and Real Estate	7,422	7,360	7,297
Business Services	14,458	13,645	14,301
Personal Services	22,429	23,156	21,520
Non-Commercial Services	31,124	29,785	30,707
Public Administration	4,719	5,375	5,252

* Forecast data

Source: Conference Board of Canada Metropolitan Data December 2012