

Monthly Economic Monitor – February 2019

Population		
	2016	2011
Amherstburg	21,936	21,541
Essex	20,427	19,569
Kingsville	21,552	21,359
Lakeshore	36,611	34,414
LaSalle	30,180	28,550
Leamington	27,953	28,735
Pelee Island	235	171
Tecumseh	23,229	23,600
Windsor-Essex	398,953	388,782

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	January 2019	December 2018	January 2018
Windsor CMA	5.2	5.3	4.8
Ontario	5.6	5.5	5.6
Canada	5.7	5.7	5.9

Source: Statistics Canada, February 2019, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	January 2019	December 2018	January 2018
Labour Force	179,500	176,800	174,600
Employed	170,200	167,400	166,200

Source: Statistics Canada, February 2019, figures represent a seasonally adjusted 3 month moving average.

Windsor's unemployment rate has remained relatively consistent over the last few months. Both the labour force and the number of individuals employed have increased at a similar rate from December 2018 to January 2019 therefore maintaining this consistency. Windsor's unemployment rate continues to remain below the provincial and federal averages.

Employment in the Transportation and Warehousing and Information, Culture and Recreation sectors showed an increase in employment this month while Accommodation and Food Services, Manufacturing and Construction experienced a decrease in employment.

The youth unemployment rate decreased again this month from 11.3 in December 2018 to 10.2 percent in January 2019.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Labour Force Characteristics – Windsor-Essex			
	Q4 2018	Q4 2017	2018
Population 15+	341,300	335,200	339,100
Labour force	209,500	203,500	207,000
Employment	200,600	193,100	194,700
Full-time	160,900	151,800	157,400
Part-time	39,700	41,400	37,300
Unemployed	8,900	10,400	12,400
Not in labour force	131,800	131,600	132,100
Unemployment rate (%)	4.2	5.1	6.0
Participation rate (%)	61.4	60.7	61.1
Employment rate (%)	58.8	57.6	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2018

Employment by Industry – Windsor-Essex			
Industry	Q4 2018	Q4 2017	2018
Agriculture	3,100	1,700	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,500	0	400
Construction	12,300	12,600	12,000
Manufacturing	45,700	43,800	46,700
Trade	29,000	27,300	25,000
Transportation and warehousing	8,200	10,300	8,700
Finance and insurance real estate and leasing	6,300	6,300	6,900
Professional, scientific and technical services	7,800	11,300	8,600
Business, building and other support services	7,300	7,800	5,800
Educational services	13,800	14,700	15,000
Health care and social assistance	27,500	22,700	25,800
Information and cultural and recreation	6,400	4,600	5,700
Accommodation and food services	15,800	15,600	15,100
Other services (except public administration)	8,700	8,000	8,200
Public administration	7,100	5,200	6,500
Total	200,500	191,900	193,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2018

Note: 0 indicates an estimate less than 1500

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Employment by Occupation – Windsor-Essex			
Occupations in:	Q4 2018	Q4 2017	2018
Management	14,800	14,100	12,300
Business, finance and administration	22,800	29,600	26,300
Natural and applied sciences and related	12,100	10,700	12,400
Health	19,000	14,000	16,400
Education, law and social, community and government services	20,700	20,800	20,100
Art, culture, recreation and sport	3,200	2,000	3,400
Sales and service	51,200	46,100	46,500
Trades, transport and equipment operators and related	32,800	30,800	32,000
Natural resources, agriculture and related production	2,500	2,300	3,500
Manufacturing and utilities	21,600	22,700	21,900
Total, all occupations	200,700	193,100	194,800

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2018

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	January 2019	Year-to-Date
Job Gains Announced	150	150
Job Losses Announced	0	0

Source: Employment and Social Development Canada; The Windsor Star; CTV News Windsor

Auto parts manufacturer TRW Canada is planning a \$4.5-million addition to its plant on Hawthorne Drive in Windsor. This expansion is expected to create 60 new jobs.

Lowes Canada is recruiting and expected to fill approximately 2,650 jobs across Ontario. This will create 90 positions for the region's two Windsor stores — 30 at the east end location and 60 at the store on Provincial Road.

Gymboree has closed all 49 Canadian stores including the Devonshire Mall location in Windsor. Furthermore, Payless is set to close Canadian stores including its three Windsor Locations this spring. No official numbers were given with respect to jobs lost with either of these closures.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Housing Starts – Windsor-Essex				
	Q4 2018	Q4 2017	Year-to-date 2018	Year-to-date 2017
Amherstburg	42	62	160	155
Essex	21	14	77	61
Kingsville	32	31	185	133
Lakeshore	36	65	228	331
LaSalle	102	44	219	254
Leamington	27	30	74	216
Tecumseh	7	9	22	67
Windsor	75	104	323	380
Total	342	359	1288	1597

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

Housing Starts – Windsor CMA				
	January 2019	January 2018	Year-to-date 2019	Year-to-date 2018
Singles	24	19	24	19
Multi-Family	12	7	12	7
Total	36	26	36	26

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

Housing Sales – Windsor-Essex		
	January 2019	January 2018
Units Sold	368	296
Average Price	\$306,005	\$278,094

Source: Windsor-Essex County Association of Realtors, Monthly Statistics

Rental Market – Windsor CMA		
	Vacancy Rate	Average Rent
Bachelor	6.0	\$600
1 Bedroom	3.4	\$772
2 Bedroom	1.9	\$915
3 Bedroom +	1.5	\$1,090
Total	3.0	\$818

Source: Canada Mortgage and Housing Corporation (CMHC), October 2018

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Building Permits – Windsor-Essex				
	January 2019	January 2018	Year-to-date 2019	Year-to-date 2018
Industrial	\$3,884,000	\$5,830,350	\$3,884,000	\$5,830,350
Commercial	\$2,710,051	\$5,221,715	\$2,710,051	\$5,221,715
Institutional	\$119,550	\$7,094,930	\$119,550	\$7,094,930
Total	\$6,713,601	\$18,146,995	\$6,713,601	\$18,146,995

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Lakeshore will see the construction of a new industrial building on Croft Drive in the amount of \$1.2 million.

In Windsor, the largest permit issued was for footings and foundations for a new industrial building on Sprucewood Avenue in the amount of \$1.6 million.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2020* (Mil. \$ 2007)	2019* (Mil. \$ 2007)	2018 (Mil. \$ 2007)
Total	14,028.25	13,820.14	13,615.73
Goods-Producing Industries	5,635.11	5,546.43	5,467.70
Manufacturing	4,524.16	4,470.51	4,417.50
Construction	925.42	892.40	870.63
Primary and Utilities	185.53	183.52	179.56
Services-Producing Industries	8,393.13	8,273.72	8,148.03
Wholesale Trade	653.52	645.14	634.35
Retail Trade	709.48	701.07	693.44
Transportation and Warehousing	565.79	559.63	554.09
Information and Cultural Industries	234.61	234.84	235.08
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,452.26	2,397.49	2,345.16
Professional, Scientific and Technical Services	448.13	440.64	430.73
Educational Services	854.27	851.71	849.16
Health Care and Social Assistance	1,020.63	1,004.56	986.79
Arts, Entertainment and Recreation	136.74	135.12	132.86
Accommodation and Food Services	369.41	364.31	357.86
Other Services	264.18	258.50	253.18
Public Administration	684.12	680.72	675.32

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

Ranking of Windsor CMA's GDP Growth Compared to 16 Other CMAs		
Year	Growth Rate	Rank
2017	3.3	2
2018	2.0	5
2019-2022	1.6	9

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2018

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Retail Sales – Windsor CMA			
	2018*	2017	2016
Total Sales (\$ millions)	5,249	5,130	4,797
Percentage Change	2.3	6.9	10.3

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2018

Consumer Price Index (CPI) – Windsor CMA			
	2018*	2017	2016
CPI (2002 = 1.0)	1.345	1.318	1.297
Percentage Change	2.1	1.6	1.8

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2018

Population and Labour Market – Windsor CMA			
	2020*	2019*	2018
Population	352,799	350,576	348,277
Labour Force	177,883	177,126	174,830
Total Employment	167,032	166,144	164,475
Unemployment Rate (%)	6.1%	6.2	5.9
Net International Migration	1,772	1,767	2,007
Net Interprovincial Migration	-177	-168	-103
Net InterCity Migration	174	170	166
Natural Increase in Population	454	481	509

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

Bankruptcies – Windsor CMA			
	2017	2016	2015
Consumer	451	432	560
Business	12	29	14

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2018

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

Regional Employment by Sector – Windsor CMA			
Sector	2020*	2019*	2018
Total	167,032	166,144	164,475
Goods Sector	52,794	51,642	51,457
Manufacturing	40,136	39,011	39,445
Construction	9,832	9,556	8,942
Primary Industries and Utilities	2,825	3,076	3,070
Services Sector	114,238	114,502	113,018
Wholesale Trade	4,003	4,305	4,203
Retail Trade	16,362	17,704	16,603
Transportation and Warehousing	7,006	6,629	6,985
Information and Cultural Industries	1,664	1,931	1,763
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	12,603	12,505	11,404
Professional, Scientific and Technical Services	8,006	7,543	7,641
Educational Services	12,208	11,999	13,091
Health Care and Social Assistance	23,865	23,473	22,529
Arts, Entertainment and Recreation	3,871	3,643	3,451
Accommodation and Food Services	12,600	12,620	12,858
Other Services	6,211	6,209	6,510
Public Administration	5,839	5,941	5,981

* Forecast data

Source: Conference Board of Canada Metropolitan Data January 2019

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.