

Monthly Economic Monitor – January 2017

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	December 2016	November 2016	December 2015
Windsor CMA	5.6	5.7	9.7
Ontario	6.4	6.3	6.7
Canada	6.9	6.8	7.1

Source: Statistics Canada, January 2017, figures represent a seasonally adjusted 3-month moving average.

Labour Force Characteristics – Windsor CMA			
	Dec 2016	Nov 2016	Dec 2015
Labour Force	171,800	174,500	169,500
Employed	162,100	164,500	153,100

Source: Statistics Canada, January 2017, figures represent a seasonally adjusted 3-month moving average.

The Windsor CMA had a very positive year of growth when we compare year over year labour force data. Overall, every labour force indicator has moved in a consistent direction which allows us to conclude that the growth seen in 2016 was a statistical trend and not an anomaly. When we look to what’s ahead in 2017, while the unemployment rate continues to fall, other indicators show a slowing of labour force growth, participation and overall employment. While this doesn’t immediately point to a reversal of the current trend, it may signal an inevitable leveling off in the overall growth of the regional labour market.

The annual average unemployment rate for youth in the Windsor CMA for 2016 was 12.2%. Down considerably from 19.9% in 2015.

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

Labour Force Characteristics- Windsor Essex			
	Q4 2016	Q4 2015	2016
Population 15+ ('000)	328.9	331.9	330.1
Labour force ('000"	201.3	202.9	206.8
Employment ('000)	191.1	186.5	194.7
Full-time ('000)	149.7	146.7	153.6
Part-time ('000)	41.4	39.7	41.5
Unemployed ('00)	10.3	16.4	12.0
Not in labour force ('000)	127.5	128.9	123.3
Unemployment rate (%)	5.1	8.1	5.8
Participation rate (%)	61.2	61.1	62.6
Employment rate (%)	58.1	56.2	58.9

Source: Essex County Labour Force Data Subscription Q4 2016 release, Statistics Canada

Job Gains/Losses - Windsor-Essex		
	November 2016	2016 Total
Job Gains Announced	229	8,174
Job Losses Announced	0	396

Source: Service Canada; The Windsor Star, Windsorite

Announcements December 2016

- University of Windsor announces the hiring of additional faculty amongst enrollment boom, 54 jobs created
- Spago Trattoria E Pizzeria announces new Caesars Windsor location, retaining 50 jobs
- Government of Ontario announces enhanced hiring for correctional facilities, 70 additional positions included at Southwestern Detention Center.
- Freedom Mobile looks to hire 25 new employees
- Cavalier Tool launches hiring campaign, calling for 30 employees to fill immediate positions.

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

Employment By Industry- Windsor Essex			
Industry	Q4 2016	Q4 2015	2016
Agriculture	4,000	6,500	4,100
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	0.0	1,000
Construction	13,000	9,400	11,800
Manufacturing	47,000	46,600	47,800
Trade	125,100	122,200	128,900
Transportation and warehousing	23,500	20,600	24,400
Finance and insurance real estate and leasing	8,500	7,100	8,200
Professional, scientific and technical services	7,100	9,000	8,000
Business, building and other support services	7,300	9,600	8,900
Educational services	6,900	7,200	6,600
Health care and social assistance	13,400	12,300	12,800
Information and cultural and recreation	25,800	24,400	24,200
Accommodation and food services	6,900	9,300	8,200
Other services (except public administration)	3,200	8,500	2,400
Public administration	7,500	8,500	8,1000
Total	191,100	186,500	186,500

Source: Statistics Canada, Labour Market Survey Q4 2016

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.

Housing Starts - Windsor-Essex				
	Q4 2016	Q4 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	14	18	91	123
Essex	3	3	15	35
Kingsville	19	42	81	123
Lakeshore	56	67	210	250
LaSalle	46	27	204	266
Leamington	11	0	16	75
Tecumseh	12	29	105	90
Windsor	64	77	400	537
Total	225	263	1,122	1,499

Source: Canada Mortgage and Housing Company (CMHC) Single Starts

Housing Starts - Windsor CMA				
	Dec 2016	Dec 2015	Year-to-date 2015	Year-to-date 2016
Singles	52	67	709	804
Multi-Family	39	41	301	462
Total	91	108	1,010	1,266

Source: CMHC Press Release

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

Toronto, January 10, 2017 – The housing starts trend measure for Windsor Census Metropolitan Area (CMA) was lower at 1,210 units in December compared to 1,276 units in November, 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.

“December’s trend measure for Windsor CMA housing starts was lower, primarily due to fewer starts of single-detached homes in the second half of 2016. Despite the recent easing, the total number of single detached starts in 2016 was the highest since 2005. That helped to push 2016 total starts to its highest level in more than a decade. Builders started a high number of single-detached homes in 2016 due to higher employment and a greater number of people moving to Windsor,” said Anthony Passarelli, Senior Market Analyst with CMHC.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analyzing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The monthly SAAR of total starts was 1,153 units in December, down from 1,597 units in November. Actual total housing starts for 2016 was 1,266 units, up from 1,010 units in 2015, due to higher starts of all dwelling types.

-CMHC Press Release

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

Building Permits - Windsor-Essex				
	December 2016	December 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$10,843,000	\$564,401	\$89,779,476	\$40,979,396
Commercial	\$1,980,920	\$2,755,467	\$87,863,788	\$64,901,912
Institutional	\$28,481,410	\$649,100	\$98,062,025	\$118,449,053
Total	\$41,305,330	\$3,968,968	\$275,705,289	\$224,330,361

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Overall, the region of Windsor-Essex had a very strong year of growth in building permit values. When we compare this to 2015 data, we see that our overall building permit values have increased by \$51,374,928. We also see that infrastructure and institutional building cooled slightly, but both industrial and commercial grew year over year, with industrial changing the most, increasing from \$40,979,396 to \$89,779,476.

Conference Board of Canada - Key Indicators

Regional GDP by Sector - Windsor CMA			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	13,116.34	13,405.14	13,646.41
Goods-Producing Industries	5,044.20	5,150.05	5,255.49
Manufacturing	3,980.99	4,072.55	4,141.78
Construction	761.19	771.85	801.95
Primary and Utilities	302.03	305.65	311.76
Services-Producing Industries	8,072.13	8,255.10	8,390.92
Transportation and Warehousing	540.61	551.43	560.25
Information and Cultural Industries	264.45	264.19	263.40
Wholesale and Retail Trade	1,300.00	1,331.20	1,351.17
Finance, Insurance and Real Estate	2,227.35	2,299.82	2,356.32
Business Services	699.16	721.53	736.68
Personal Services	792.71	816.49	832.82
Non-Commercial Services	1,657.95	1,672.87	1,687.92
Public Administration and Defense	589.91	597.57	602.35

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

* Forecast data

Source: Conference Board of Canada, Metropolitan Data Dec 2016

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2015	2.7%	6th
2016	2.0%	16th
2017-20*	1.8%	21st

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

Retail Sales - Windsor CMA			
	2017*	2016*	2015
Total Sales (\$millions)	4,432	4,322	4,149
Percentage Change	2.6	4.2	4.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

Consumer Price Index (CPI) - Windsor CMA			
	2017*	2016*	2015
CPI (2002 = 1.0)	1.337	1.307	1.276
Percentage Change	2.3	2.4	1.4

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

Population and Labour Market - Windsor CMA			
	2015	2016	2017*
Population	335,787	337,646	339,783
Labour Force	175,573	175,945	174,744
Total Employment	158,274	164,961	163,036
Unemployment Rate (%)	9.85	6.25	6.70
Net International Migration	130	161	159
Net Interprovincial Migration	130	161	159
Natural Increase in Population	610	599	586

*Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2016

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

Bankruptcies - Windsor CMA			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2016

Regional Employment by Sector - Windsor CMA (000s)			
Sector	2016	2017*	2018*
Total	164,961	163,036	164,807
Goods Sector	53,802	50,950	50,408
Manufacturing	41,152	38,140	37,729
Construction	9,257	9,659	9,535
Primary Industries and Utilities	3,393	3,151	3,144
Services Sector	111,159	112,086	114,399
Transportation and Warehousing	6,649	6,929	6,948
Information and Cultural Industries	1,857	1,722	1,692
Wholesale and Retail Trade	19,604	19,522	20,193
Finance, Insurance and Real Estate	7,867	8,041	8,139
Business Services	14,360	13,705	13,686
Personal Services	23,219	24,110	25,117
Non-Commercial Services	31,457	32,865	33,675
Public Administration	6,146	5,192	4,949

*Forecast data

Source: Conference Board of Canada Metropolitan Data December 2016

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