

Monthly Economic Monitor – September 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	August 2016	July 2016	August 2015
Windsor CMA	6.1	6.2	9.7
Ontario	6.7	6.4	6.8
Canada	7.0	6.9	7.0

Source: Statistics Canada, September 2016, figures represent a seasonally adjusted 3-month moving average.

Labour Force Characteristics – Windsor CMA			
	August 2016	July 2016	July 2015
Labour Force	180,300	178,800	179,500
Employed	169,300	167,700	168,300

Source: Statistics Canada, September 2016, figures represent a seasonally adjusted 3-month moving average.

Windsor-Essex continues to see declines in unemployment numbers and growth in employment, labour force, and participation rates. With the unemployment rate changing so minutely, looking at all of these numbers together allows us to determine a strong sense of actual labour force changes. From what we are able to see, it appears that the unemployment rate change is not a statistical anomaly even though it is within the margin of error.

Youth employment grew by 700 jobs, along with the youth workforce size by 1,000. Overall youth population increased by 800.

Construction and Healthcare again saw the highest gain in employment with 1,200 newly employed each. Public Administration, Manufacturing also added 400 jobs each.

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

Labour Force Characteristics- Windsor Essex			
	Q2 2016	Q2 2015	2015
Population 15+ ('000)	330.8	329.9	331.9
Labour force ('000")	212.0	215.2	202.9
Employment ('000)	198.9	196.5	186.5
Full-time('000)	157.1	156.9	146.7
Part-time ('000)	41.9	39.6	39.7
Unemployed ('00)	13.1	18.7	16.4
Not in labour force('000)	118.8	114.7	128.9
Unemployment rate (%)	6.2	8.7	8.1
Participation rate (%)	64.1	65.2	61.1
Employment rate (%)	60.1	59.6	56.2

Source: Statistics Canada, Labour Market Survey Q2 2016

Employment By Industry- Windsor Essex			
Industry	Q2 2016	Q2 2015	2015
Agriculture	4,100	4,100	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	2,300	2,700	0.0
Construction	11,000	11,700	9,400
Manufacturing	48,800	39,000	46,600
Trade	132,400	132,400	122,200
Transportation and warehousing	25,900	25,900	20,600
Finance and insurance real estate and leasing	8,000	7,200	7,100
Professional, scientific and technical services	8,200	13,200	9,000
Business, building and other support services	9,800	8,700	9,600
Educational services	6,200	7,900	7,200
Health care and social assistance	12,300	16,900	12,300
Information and cultural and recreation	22,500	24,700	24,400
Accommodation and food services	9,500	6,000	9,300
Other services (except public administration)	2,000	16,800	8,500
Public administration	9,400	7,100	8,500
Total	198,900	196,500	186,500

Source: Statistics Canada, Labour Market Survey Q2 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.

Job Gains/Losses – Windsor-Essex		
	July 2016	Year to date
Job Gains Announced	260	6,978
Job Losses Announced	0	396

Source: Service Canada; The Windsor Star, Windsorite

Expansion Announcements August 2016

- Highbury Canco Hires 200 seasonal Workers
- Meteor Systems announces new office, warehousing and CNC facility
- Devonshire Mall announces \$70M in renovations, including a new food court and retail space.
- Construction begins on the Dr John A. Strasser student life center. \$3.35M facility will open in Jan 2017
- Audi Windsor to hold a job fair on Sep 7th. 60 positions to be filled.

Housing Starts – Windsor-Essex				
	Q2 2016	Q2 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	34	29	31	41
Essex	9	13	15	25
Kingsville	23	18	18	53
Lakeshore	83	68	75	103
LaSalle	49	76	88	63
Leamington	13	0	0	13
Tecumseh	20	6	9	21
Windsor	266	103	139	332
Total	497	299	360	651

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	August 2016	August 2015	Year-to-date 2015	Year-to-date 2016
Singles	70	81	427	531
Multi-Family	93	26	186	308
Total	96	174	613	839

Source: CMHC Press Release

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

Toronto, September 8, 2016 – The trend measure for total housing starts in the Windsor Census Metropolitan Area (CMA) was relatively stable at 1,421 units in August compared to 1,443 units in July, 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 trend measure for total housing starts was relatively unchanged at a high level in August, as an increase in multi-unit starts roughly offset the decrease in single-detached starts. The highest growth in multi-unit starts was in semi-detached starts. The average sale price of a new semi-detached home is less than \$100,000 higher than the average sale price of a resale home, making them an appealing option for existing homeowners looking to upgrade to a new home in highly desirable neighborhoods of Windsor CMA,” 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 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 SAAR of total housing starts was 944 units in August, down from 1,435 units in July. Starts of all housing types decreased in August.

-CMHC Press Release

Building Permits – Windsor-Essex				
	August 2016	August 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$3,580,001	\$1,395,500	\$105,335,127	\$30,302,545
Commercial	\$18,291,779	\$1,820,700	\$101,675,704	\$43,061,749
Institutional	\$12,194,255	\$11,320,700	\$97,117,529	\$90,721,052
Total	\$34,066,035	\$14,536,900	\$304,128,360	\$164,085,346

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The building permit numbers continue to grow beyond the benchmark set by 2015. The largest permit values belong to institutional and commercial projects, spurred by growth in outlying communities and anchored by investment from key educational institutions. As we leave behind Q3 we can see very clearly that 2016 will be a very positive year for growth in the Windsor-Essex region.

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			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	12,800.71	13,096.49	13,347.21
Goods-Producing Industries	4,897.54	5,039.46	5,165.00
Manufacturing	3,960.68	4,071.58	4,144.87
Construction	728.80	756.49	806.42
Primary and Utilities	208.06	211.39	213.72
Services-Producing Industries	7,903.17	8,057.03	8,182.20
Transportation and Warehousing	538.78	548.48	555.61
Information and Cultural Industries	258.22	257.96	256.41
Wholesale and Retail Trade	1,271.46	1,300.70	1,318.91
Finance, Insurance and Real Estate	2,181.89	2,234.44	2,283.79
Business Services	680.26	702.03	719.58
Personal Services	813.80	839.03	856.65
Non-Commercial Services	1,634.88	1,646.32	1,659.49
Public Administration and Defence	523.88	528.07	531.77

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2015	2.4%	4th
2016	2.4%	4th
2017-20*	2.0%	6th

* Forecast data

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

Retail Sales – Windsor CMA			
	2017*	2016*	2015
Total Sales (\$millions)	4,411	4,342	4,067
Percentage Change	4.0	4.3	5.0

* Forecast data

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

Consumer Price Index (CPI) – Windsor CMA			
	2017*	2016*	2015
CPI (2002 = 1.0)	1.328	1.299	1.274
Percentage Change	2.3	1.9	1.2

* Forecast data

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

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

Population and Labour Market – Windsor CMA			
	2015	2016	2017*
Population	336,000	337,000	339,000
Labour Force	175,546	172,187	173,974
Total Employment	158,000	159,183	161,0994
Unemployment Rate (%)	9.9	7.5	7.4
Net International Migration	1,028	1,221	1,286
Net Interprovincial Migration	-285	-226	-203
Natural Increase in Population	610	643	708

*Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

Bankruptcies – Windsor CMA			
	2013	2014	2015
Consumer	794	584	560
Business	21	26	14

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2016

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2015	2016	2017*
Total	158,250	159,183	161,099
Goods Sector	46,695	48,677	47,713
Manufacturing	33,947	38,383	35,200
Construction	9,569	7,281	8,742
Primary Industries and Utilities	3,178	3,013	2,714
Services Sector	111,554	110,506	114,442
Transportation and Warehousing	6,625	8,018	7,990
Information and Cultural Industries	1,999	1,731	1,626
Wholesale and Retail Trade	20,000	22,534	21,232
Finance, Insurance and Real Estate	9,490	7,177	7,144
Business Services	13,518	13,008	13,008
Personal Services	24,755	24,327	24,862
Non-Commercial Services	32,819	31,118	33,317
Public Administration	3,959	4,871	4,593

*Forecast data

Source: Conference Board of Canada Metropolitan Data Summer 2016

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