



## Monthly Economic Monitor – April 2020

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	217,188	210,891
<b>Windsor-Essex</b>	<b>398,953</b>	<b>388,782</b>

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	March 2020	February 2020	March 2019
<b>Windsor CMA</b>	10.5	8.3	5.7
<b>Ontario</b>	6.1	5.3	5.8
<b>Canada</b>	6.3	5.6	5.8

Source: Statistics Canada, March 2020, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	March 2020	February 2020	March 2019
Labour Force	180,200	182,500	184,500
Employed	161,200	167,300	174,000

Source: Statistics Canada, March 2020, figures represent a seasonally adjusted 3 month moving average.

Windsor continues to have one of the highest jobless rate out of any city in Canada. The seasonally adjusted unemployment rate climbed from 8.3 percent in February to 10.5 percent in March.

There is no doubt that COVID-19 and the necessary actions taken by the government have had a significant impact on the region’s economy as well as the country’s. Canada’s economy lost more than one million jobs in March while roughly 6,100 fewer people were listed as still having a job locally.

The greatest job losses occurred within the services-producing sector, specifically within accommodation and food services, while a slight increase was observed within the health care and social assistance sector.

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

<b>Labour Force Characteristics – Windsor-Essex</b>			
	<b>Q1 2020</b>	<b>Q1 2019</b>	<b>2019</b>
Population 15+	353,200	343,400	346,900
Labour force	206,900	211,700	213,000
Employment	186,00	199,200	199,700
Full-time	145,800	159,600	157,300
Part-time	40,200	39,600	42,300
Unemployed	20,900	12,500	13,400
Not in labour force	146,300	131,800	133,900
Unemployment rate (%)	10.1	5.9	6.3
Participation rate (%)	58.6	61.6	61.4
Employment rate (%)	52.7	58.0	57.6

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

<b>Employment by Industry – Windsor-Essex</b>			
<b>Industry</b>	<b>Q1 2020</b>	<b>Q1 2019</b>	<b>2019</b>
Agriculture	3,900	3,600	4,200
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	10,700	10,600	13,800
Manufacturing	40,900	43,200	42,200
Trade	24,700	28,100	26,900
Transportation and warehousing	7,500	12,400	10,600
Finance and insurance real estate and leasing	9,300	8,300	11,400
Professional, scientific and technical services	11,300	8,100	7,700
Business, building and other support services	6,500	8,200	7,500
Educational services	11,200	13,700	12,400
Health care and social assistance	26,500	26,900	25,300
Information and cultural and recreation	5,500	7,500	7,700
Accommodation and food services	0	12,600	14,800
Other services (except public administration)	5,600	8,200	5,800
Public administration	8,000	6,800	6,700
<b>Total</b>	<b>186,000</b>	<b>199,200</b>	<b>199,700</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

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.

<b>Employment by Occupation – Windsor-Essex</b>			
<b>Occupations in:</b>	<b>Q1 2020</b>	<b>Q1 2019</b>	<b>2019</b>
Management	14,600	15,800	16,000
Business, finance and administration	28,300	26,900	27,900
Natural and applied sciences and related	10,600	15,500	11,000
Health	17,100	18,100	15,900
Education, law and social, community & government services	19,400	21,600	17,800
Art, culture, recreation and sport	2,600	2,800	3,900
Sales and service	43,300	46,600	49,200
Trades, transport and equipment operators and related	26,700	29,500	33,900
Natural resources, agriculture and related production	3,100	2,200	3,500
Manufacturing and utilities	20,300	20,300	20,700
<b>Total, all occupations</b>	<b>186,000</b>	<b>199,200</b>	<b>199,700</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

Note: 0 indicates an estimate less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>March 2020</b>	<b>Year-to-Date</b>
Job Gains Announced	0	364
Job Losses Announced	0	34

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

Note: Layoffs are not included in job counts; Temporary or seasonal positions are not included in job counts

The Windsor Assembly Plant and Caesars Windsor, two of the region’s largest employers, have had to initiate several layoffs last month due to the COVID-19 pandemic.

Local malls, auto parts suppliers, restaurants and countless other businesses deemed “non-essential” by the provincial government have also been either closed or slowed down to help prevent the spread COVID-19.

April numbers are likely to show an even broader decline as more businesses scale back due to mandatory closures and reduced demand.

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

<b>Housing Starts – Windsor-Essex</b>		
	<b>Q1 2020</b>	<b>Q1 2019</b>
Amherstburg	29	16
Essex	21	3
Kingsville	12	21
Lakeshore	108	12
LaSalle	20	49
Leamington	13	8
Tecumseh	2	3
Windsor	75	45
<b>Total</b>	<b>280</b>	<b>157</b>

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

<b>Housing Starts – Windsor CMA</b>				
	<b>March 2020</b>	<b>March 2019</b>	<b>Year-to-date 2020</b>	<b>Year-to-date 2019</b>
Singles	49	16	99	53
Multi-Family	107	18	135	72
<b>Total</b>	<b>156</b>	<b>34</b>	<b>234</b>	<b>125</b>

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

<b>Housing Sales – Windsor-Essex</b>		
	<b>March 2020</b>	<b>March 2019</b>
Units Sold	489	540
Average Price	\$357,874	\$333,039

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

<b>Rental Market – Windsor CMA</b>		
	<b>Vacancy Rate</b>	<b>Average Rent</b>
Bachelor	3.9	\$683
1 Bedroom	3.0	\$831
2 Bedroom	2.5	\$949
3 Bedroom +	**	\$1,130
<b>Total</b>	<b>2.9</b>	<b>\$870</b>

Source: Canada Mortgage and Housing Corporation (CMHC), October 2019

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

<b>Building Permits – Windsor-Essex</b>				
	<b>March 2020</b>	<b>March 2019</b>	<b>Year-to-date 2020</b>	<b>Year-to-date 2019</b>
Industrial	\$3,424,647	\$1,840,250	\$2,486,130	\$5,903,000
Commercial	\$5,680,528	\$22,735,701	\$4,960,042	\$27,738,003
Institutional	\$2,006,420	\$7,687,208	\$31,492,071	\$19,492,748
<b>Total</b>	<b>\$11,111,595</b>	<b>\$32,263,159</b>	<b>\$50,049,838</b>	<b>\$53,313,751</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Note: Totals do not include the Town of Amherstburg or Town of Lakeshore

In Windsor, the largest permit issued in March was for the construction of the above grade portion of a medical building at an existing factory (\$1.1 million).

The largest permit issued in the county was in Leamington for an industrial addition on Seacliff Drive (\$2 million).

#### CONFERENCE BOARD OF CANADA - KEY INDICATORS

<b>Regional GDP by Sector – Windsor CMA</b>			
	<b>2021*</b> <b>(Mil. \$ 2012)</b>	<b>2020*</b> <b>(Mil. \$ 2012)</b>	<b>2019</b> <b>(Mil. \$ 2012)</b>
<b>Total</b>	15,604.84	15,387.78	15,198.48
Goods-Producing Industries	6,058.72	5,971.66	5,899.62
Manufacturing	4,565.87	4,516.20	4,493.73
Construction	1,190.96	1,156.27	1,109.66
Primary and Utilities	301.89	299.19	296.23
Services-Producing Industries	9,546.13	9,416.12	9,298.86
Wholesale Trade	665.52	658.93	652.40
Retail Trade	738.35	729.60	721.66
Transportation and Warehousing	683.56	674.13	667.45
Information and Cultural Industries	266.42	266.16	266.16
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,905.28	2,841.02	2,784.43
Professional, Scientific and Technical Services	446.85	441.55	434.17
Educational Services	936.29	934.42	931.62
Health Care and Social Assistance	1,150.33	1,136.69	1,125.43
Arts, Entertainment and Recreation	186.52	183.95	181.94
Accommodation and Food Services	451.12	444.89	439.18
Other Services	285.22	279.08	272.81
Public Administration	830.67	825.71	821.61

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2020

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

<b>Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs</b>		
Year	Growth Rate	Rank
2019	1.2	20
2020*	1.2	22
2021-2024*	1.3	24

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

<b>Retail Sales – Windsor CMA</b>			
	2020*	2019	2018
Total Sales (\$ millions)	5,556	5,397	5,245
Percentage Change	2.9	2.9	3.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	2020*	2019	2018
CPI (2002 = 1.0)	1.404	1.376	1.350
Percentage Change	2.0	1.9	2.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

<b>Population and Labour Market – Windsor CMA</b>			
	2021*	2020*	2019
Population	359,564	357,589	355,704
Labour Force	182,048	180,834	182,587
Total Employment	171,854	170,527	171,545
Unemployment Rate (%)	5.60	5.70	6.05
Net International Migration	1,441	1,398	1,916
Net Interprovincial Migration	-65	-75	-63
Net InterCity Migration	172	175	170
Natural Increase in Population	462	467	377

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2020

<b>Bankruptcies – Windsor CMA</b>			
	2018	2017	2016
Consumer	469	451	432
Business	17	12	29

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2020

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

<b>Regional Employment by Sector – Windsor CMA</b>			
<b>Sector</b>	<b>2021*</b>	<b>2020*</b>	<b>2019</b>
<b>Total</b>	171,854	170,527	171,545
Goods Sector	52,342	52,266	50,655
Manufacturing	37,670	37,657	35,821
Construction	11,395	11,293	11,525
Primary Industries and Utilities	3,277	3,316	3,309
Services Sector	119,512	118,261	120,890
Wholesale Trade	4,165	4,176	3,859
Retail Trade	17,923	18,019	18,575
Transportation and Warehousing	7,967	7,795	9,266
Information and Cultural Industries	1,607	1,613	1,606
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	18,036	17,824	17,365
Professional, Scientific and Technical Services	5,949	5,867	6,184
Educational Services	10,806	10,792	10,933
Health Care and Social Assistance	22,552	22,238	22,602
Arts, Entertainment and Recreation	5,965	5,833	6,100
Accommodation and Food Services	12,454	12,215	12,551
Other Services	6,252	6,132	6,023
Public Administration	5,836	5,755	5,826

\* Forecast data

Source: Conference Board of Canada Metropolitan Data January 2020

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