

Monthly Economic Monitor – December 2014

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	November 2014	October 2014	November 2013
Windsor CMA	9.0	8.9	8.5
Ontario	7.0	6.5	7.2
Canada	6.6	6.5	6.9

Source: Statistics Canada, December 2014, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	November 2014	October 2014	November 2013
Labour Force	169,000	168,500	166,000
Employed	153,800	153,500	151,900

Source: Statistics Canada, December 2014, figures represent a seasonally adjusted 3 month moving average.

Although the number of people employed in the Windsor CMA rose by about 300, the labour force grew by 500 people, which resulted in a slight increase in the unemployment rate. Both the labour force and the number of people employed grew substantially over the past year. The youth unemployment rate decreased from 17.0% in October to 14.9% in November. Employment in the manufacturing sector declined slightly from October while construction; accommodation and food services; and professional, scientific and technical services all saw an increase in employment.

Labour Force Characteristics – Windsor-Essex			
	Q3 2014	Q3 2013	2013
Population 15+	333,000	337,400	337,500
Labour force	209,700	210,300	210,500
Employment	192,700	191,400	192,800
Full-time	156,100	152,100	149,800
Part-time	36,600	39,300	43,000
Unemployed	17,000	19,000	17,700
Not in labour force	123,300	127,100	127,100
Unemployment rate (%)	8.1	9.0	8.4
Participation rate (%)	63.0	62.3	62.4
Employment rate (%)	57.9	56.7	57.1

Source: Statistics Canada, Labour Market Survey

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

Employment by Industry – Windsor-Essex			
Industry	Q3 2014	Q3 2013	2013
Agriculture	4,500	4,600	3,500
Forestry, fishing, mining and oil and gas extraction	0.0	0	0
Utilities	0	0	1,500
Construction	10,900	11,200	10,200
Manufacturing	39,100	40,800	39,700
Trade	27,800	27,100	28,500
Transportation and warehousing	10,600	7,700	8,300
Finance and insurance real estate and leasing	7,900	11,100	10,000
Professional, scientific and technical services	7,800	8,600	8,600
Business, building and other support services	4,800	6,100	5,800
Educational services	13,400	14,100	14,800
Health care and social assistance	26,200	25,200	26,200
Information and cultural and recreation	9,800	6,500	7,400
Accommodation and food services	13,300	13,600	13,300
Other services (except public administration)	8,500	7,100	8,200
Public administration	6,500	5,300	5,800
Total	192,700	191,400	192,800

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	November 2014	Year-to-Date
Job Gains Announced	15	1331
Job Losses Announced	0	150

Source: Service Canada; The Windsor Star

Cooper's Hawk Vineyards in Harrow (Town of Essex) announced its plans to expand facilities to include a restaurant and event space. The cost of the expansion was estimated at \$1.2 million but no employment figures were released. Highbury Canco is planning to expand its product line at the former Heinz plant in Leamington, which could result in the hiring of 15 people.

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

Housing Starts – Windsor-Essex				
	Q3 2014	Q3 2013	Year-to-date 2014	Year-to-date 2013
Amherstburg	26	24	51	42
Essex	23	17	39	26
Kingsville	14	13	33	53
Lakeshore	63	24	136	104
LaSalle	55	43	123	99
Leamington	17	7	43	12
Tecumseh	6	18	20	18
Windsor	138	136	260	226
Total	342	282	705	580

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	November 2014	November 2013	Year-to-date 2014	Year-to-date 2013
Singles	52	76	520	501
Multi-Family	49	16	232	156
Total	101	92	752	657

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 944 units in November compared to 856 units in October, 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 housing starts trend moved higher in November due to stronger multiple construction. Demand for new residential homes remains stronger than in 2013, buoyed by stable employment and population growth,” said Margot Stevenson, Senior Market Analyst with CMHC.

Building Permits – Windsor-Essex				
	November 2014	November 2013	Year-to-date 2014	Year-to-date 2013
Industrial	\$253,501	\$637,000	\$31,434,693	\$22,694,657
Commercial	\$3,845,140	\$10,292,200	\$45,230,294	\$70,015,097
Institutional	\$4,168,351	\$241,000	\$55,893,082	\$109,433,665
Total	\$8,266,992	\$11,170,200	\$132,558,069	\$202,143,419

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The only building permit valued at over \$1 million in the month of November was for a renovation project at the Art Gallery of Windsor valued at just over \$3 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			
	2015*	2014*	2013
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	11,870.53	11,682.98	11,502.25
Goods-Producing Industries	4,169.39	4,122.84	4,037.56
Manufacturing	3,324.86	3,266.29	3,186.41
Construction	675.54	690.86	689.36
Primary and Utilities	169.00	165.69	161.80
Services-Producing Industries	7,701.14	7,560.14	7,464.69
Transportation and Warehousing	455.46	448.74	436.51
Information and Cultural Industries	299.70	297.30	306.83
Wholesale and Retail Trade	1,302.13	1,279.15	1,256.49
Finance, Insurance and Real Estate	2,078.66	2,027.48	1,973.10
Business Services	669.55	653.86	657.14
Personal Services	701.24	686.16	681.37
Non-Commercial Services	1,686.41	1,659.98	1,638.55
Public Administration and Defence	508.00	507.46	514.70

* Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs		
Year	Growth Rate	Rank
2013	0.6	11
2014*	1.6	6
2015-2018*	1.6	10

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

Retail Sales – Windsor CMA			
	2015*	2014*	2013
Total Sales (\$ millions)	3,954	3,844	3,753
Percentage Change	2.9	2.4	2.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

Consumer Price Index (CPI) – Windsor CMA			
	2015*	2014*	2013
CPI (2002 = 1.0)	1.279	1.253	1.230
Percentage Change	2.0	1.9	1.1

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

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

Population and Labour Market – Windsor CMA			
	2015*	2014*	2013
Population	336,841	334,935	333,082
Labour Force	166,230	165,993	166,860
Total Employment	153,763	152,876	152,175
Unemployment Rate (%)	7.5	7.9	8.8
Net International Migration	1613.6	1,589	1,315
Net Interprovincial Migration	-232.2	-264.1	-389
Net Intercity Migration	-182.4	-177.2	480
Natural Increase in Population	760	707	722

* Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

Bankruptcies – Windsor CMA			
	2013	2012	2011
Consumer	794	854	980
Business	21	20	25

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2014

Regional Employment by Sector – Windsor CMA			
Sector	2015*	2014*	2013
Total	153,763	152,876	152,175
Goods Sector	43,115	45,205	41,735
Manufacturing	32,219	33,767	30,801
Construction	8,033	8,780	7,742
Primary Industries and Utilities	2,864	2,659	3,192
Services Sector	110,647	107,671	110,440
Transportation and Warehousing	6,356	6,612	6,131
Information and Cultural Industries	2,112	2,445	1,803
Wholesale and Retail Trade	21,872	20,485	21,889
Finance, Insurance and Real Estate	7,904	7,175	8,889
Business Services	12,938	12,270	12,274
Personal Services	22,201	21,690	21,165
Non-Commercial Services	32,631	32,894	33,404
Public Administration	4,633	4,100	4,885

* Forecast data

Source: Conference Board of Canada Metropolitan Data May 2014

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