

Monthly Economic Monitor – December 2018

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 (%)			
	November 2018	October 2018	November 2017
Windsor CMA	6.0	6.9	6.2
Ontario	5.7	5.7	5.7
Canada	5.8	5.9	6.1

Source: Statistics Canada, December 2018, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	November 2018	October 2018	November 2017
Labour Force	175,300	173,300	173,700
Employed	164,600	161,400	162,900

Source: Statistics Canada, December 2018, figures represent a seasonally adjusted 3 month moving average.

A decrease in the difference between the number of people employed and the number of people in the labour force resulted in a decrease in the unemployment rate from 6.9% in October 2018 to 6.0% in November 2018.

Employment in the Manufacturing sector showed a slight decrease this month while Education and Wholesale and Retail Trade experienced an increase in employment.

The youth unemployment rate decreased from 18.9 to 15.0 percent this month which no longer places Windsor as the highest youth unemployment rate across the country.

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

Labour Force Characteristics – Windsor-Essex			
	Q3 2018	Q3 2017	2017
Population 15+	338,500	334,600	332,700
Labour force	210,000	206,900	201,400
Employment	193,900	194,500	189,500
Full-time	158,500	157,000	149,800
Part-time	35,400	37,500	39,800
Unemployed	16,100	12,400	11,800
Not in labour force	128,500	127,700	131,300
Unemployment rate (%)	7.7	6.0	5.9
Participation rate (%)	62.0	61.8	60.5
Employment rate (%)	57.3	58.1	56.9

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2018

Employment by Industry – Windsor-Essex			
Industry	Q3 2018	Q3 2017	2017
Agriculture	4,600	2,900	2,900
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	400
Construction	11,900	12,900	12,200
Manufacturing	47,900	43,700	43,400
Trade	24,500	24,900	25,500
Transportation and warehousing	7,400	8,600	8,300
Finance and insurance real estate and leasing	6,400	8,100	7,900
Professional, scientific and technical services	9,100	10,300	9,200
Business, building and other support services	4,700	9,900	8,800
Educational services	13,200	11,100	12,300
Health care and social assistance	27,500	27,900	24,900
Information and cultural and recreation	5,900	5,900	6,500
Accommodation and food services	15,100	13,600	13,000
Other services (except public administration)	7,700	7,600	7,200
Public administration	6,500	5,200	5,900
Total	193,900	194,500	189,600

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 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:	Q3 2018	Q3 2017	2017
Management	10,900	11,300	12,300
Business, finance and administration	25,700	26,400	24,700
Natural and applied sciences and related	12,300	11,300	12,000
Health	18,300	19,100	17,000
Education, law and social, community and government services	17,700	17,100	17,700
Art, culture, recreation and sport	3,800	2,300	3,300
Sales and service	47,400	48,300	46,600
Trades, transport and equipment operators and related	32,700	30,300	29,000
Natural resources, agriculture and related production	4,500	4,500	4,000
Manufacturing and utilities	20,700	23,900	23,500
Total, all occupations	193,900	194,500	189,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2018

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	November 2018	Year-to-Date
Job Gains Announced	50	658
Job Losses Announced	0	149

Source: Employment and Social Development Canada; The Windsor Star

The announcement that Quicken Loans will be setting up operations inside the former Fish Market and Loop building in downtown Windsor was made in October 2018. This is expected to create 50 new jobs for the city, predominantly in software and engineering roles. Quicken Loans may eventually grow the space in Windsor to include approximately 100 employees.

Downtown Windsor's Higher Limits, the pioneering cannabis vape lounge has closed its doors at the end of December 2018. No official numbers were given with respect to the amount of jobs lost due to this closure.

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

Housing Starts – Windsor-Essex				
	Q3 2018	Q3 2017	Year-to-date 2018	Year-to-date 2017
Amherstburg	43	37	118	93
Essex	20	35	56	47
Kingsville	81	41	153	102
Lakeshore	71	109	192	266
LaSalle	69	69	117	210
Leamington	17	142	47	186
Tecumseh	8	15	15	58
Windsor	113	115	248	276
Total	422	563	946	1238

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

Housing Starts – Windsor CMA				
	November 2018	November 2017	Year-to-date 2018	Year-to-date 2017
Singles	51	45	538	725
Multi-Family	82	96	361	425
Total	133	141	899	1150

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

Housing Sales – Windsor-Essex		
	November 2018	November 2017
Units Sold	458	488
Average Price	\$292,619	\$261,607

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				
	November 2018	November 2017	Year-to-date 2018	Year-to-date 2017
Industrial	\$12,214,000	\$2,867,551	\$48,362,315	\$39,711,538
Commercial	\$8,258,877	\$16,060,351	\$92,268,307	\$99,543,196
Institutional	\$2,157,727	\$4,669,317	\$65,651,788	\$127,804,218
Total	\$22,630,604	\$23,597,219	\$206,282,410	\$267,058,952

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Lakeshore will see the construction of a new industrial building on Jutras Drive which amounts to \$10 million as well as an addition to an existing industrial building on Silver Creek Industrial Drive that totals \$1.2 million.

A permit for a new commercial building in Essex totaling \$1.5 million was approved in November 2018 as well as the new construction of a 24 000 square foot commercial building in Kingsville valued at \$2.4 million.

In Windsor, the largest permit issued was for the construction of the above grade portions of the new Bellwood Poultry Processing Facility on Mercer Drive in the amount of \$6.48 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			
	2019* (Mil. \$ 2007)	2018* (Mil. \$ 2007)	2017 (Mil. \$ 2007)
Total	13,941.83	13,708.15	13,438.44
Goods-Producing Industries	5,524.91	5,433.56	5,306.02
Manufacturing	4,420.63	4,363.90	4,253.13
Construction	911.67	879.14	858.50
Primary and Utilities	192.62	190.52	194.40
Services-Producing Industries	8,416.92	8,274.59	8,132.42
Wholesale Trade	595.94	585.98	573.32
Retail Trade	695.67	685.39	671.92
Transportation and Warehousing	615.62	607.12	594.57
Information and Cultural Industries	216.80	215.94	225.88
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,572.85	2,515.91	2,476.51
Professional, Scientific and Technical Services	447.30	437.67	427.83
Educational Services	869.75	865.42	850.83
Health Care and Social Assistance	971.21	947.52	929.82
Arts, Entertainment and Recreation	159.51	157.16	158.62
Accommodation and Food Services	349.37	344.21	336.42
Other Services	277.03	270.27	264.68
Public Administration	645.86	642.00	622.03

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

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			
	2019*	2018*	2017
Population	350,576	348,277	344,747
Labour Force	178,296	175,864	172,508
Total Employment	167,063	165,747	162,800
Unemployment Rate (%)	6.3%	5.8	5.6
Net International Migration	1,767	2,007	3,040
Net Interprovincial Migration	-168	-103	999
Net InterCity Migration	170	166	-74
Natural Increase in Population	481	509	537

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

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	2019*	2018*	2017
Total	167,063	165,747	162,800
Goods Sector	53,014	51,026	51,253
Manufacturing	40,149	39,209	38,255
Construction	10,291	9,335	10,357
Primary Industries and Utilities	2,574	2,482	2,641
Services Sector	114,049	114,721	111,547
Wholesale Trade	3,840	4,114	3,349
Retail Trade	16,382	16,746	17,936
Transportation and Warehousing	7,609	7,817	6,731
Information and Cultural Industries	1,580	1,513	1,885
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	13,791	13,573	15,173
Professional, Scientific and Technical Services	8,120	7,891	7,999
Educational Services	11,683	13,302	10,449
Health Care and Social Assistance	22,691	20,926	21,521
Arts, Entertainment and Recreation	4,585	4,293	4,118
Accommodation and Food Services	12,010	12,171	11,332
Other Services	6,534	6,894	5,711
Public Administration	5,224	5,482	5,342

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2018

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