

Monthly Economic Monitor – January 2014

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	December 2013	November 2013	December 2012
Windsor CMA	7.8	8.5	10.5
Ontario	7.9	7.2	7.9
Canada	7.2	6.9	7.1

Source: Statistics Canada, December 2013, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	December 2013	November 2013	December 2012
Labour Force	167,100	166,000	169,000
Employed	154,000	151,900	151,400

Source: Statistics Canada, December 2013, figures represent a seasonally adjusted 3 month moving average.

The unemployment rate in the Windsor Census Metropolitan Area dropped again in December, bringing it to its lowest point in almost eight years. Both the labour force and the number of people employed grew over the past month. Windsor's unemployment rate is now below the province's rate of 7.9 per cent.

Labour Force Characteristics – Windsor-Essex			
	Q4 2013	Q4 2012	2012
Population 15+	339,600	339,600	337,950
Labour force	218,900	218,900	213,225
Employment	199,600	199,600	193,850
Full-time	154,900	154,900	153,400
Part-time	44,700	44,700	40,450
Unemployed	19,200	19,200	19,375
Not in labour force	120,800	120,800	124,725
Unemployment rate (%)	8.8	8.8	9.1
Participation rate (%)	64.5	64.5	63.1
Employment rate (%)	58.8	58.8	57.35

Source: Statistics Canada, Labour Market Survey

Employment by Industry – Windsor-Essex			
Industry	Q4 2013	Q4 2012	2012
Agriculture	3,500	3,500	4,200
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	9,700	9,700	11,400
Manufacturing	48,000	48,000	42,700
Trade	25,000	25,000	25,200
Transportation and warehousing	9,100	9,100	9,100
Finance and insurance real estate and leasing	10,600	10,600	9,100
Professional, scientific and technical services	9,500	9,500	8,600
Business, building and other support services	6,700	6,700	8,000
Educational services	17,200	17,200	14,600
Health care and social assistance	23,300	23,300	23,200
Information and cultural and recreation	8,300	8,300	8,400
Accommodation and food services	11,600	11,600	12,500
Other services (except public administration)	9,100	9,100	8,700
Public administration	5,600	5,600	6,300
Total	199,600	197,200	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	December 2013	Year-to-Date
Job Gains Announced	12	454
Job Losses Announced	0	993

Source: Service Canada; The Windsor Star

An investment by Saturn Tool & Die in its Tecumseh operation will result in the creation of 12 new jobs.

Housing Starts – Windsor-Essex				
	Q4 2013	Q4 2012	Year-to-date 2013	Year-to-date 2012
Amherstburg	27	23	69	62
Essex	9	7	35	38
Kingsville	8	31	61	63
Lakeshore	51	53	155	185
LaSalle	46	52	145	182
Leamington	3	2	15	36
Tecumseh	6	0	24	14
Windsor	89	49	315	274
Total	239	217	819	854

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	December 2013	December 2012	Year-to-date 2013	Year-to-date 2012
Singles	34	37	535	536
Multi-Family	17	18	173	181
Total	51	55	708	717

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 812 units in December compared to 805 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.

“Housing starts continued to trend higher in December. However, housing starts for the year 2013 were virtually unchanged from 2012. The relative affordability of housing in the Windsor CMA, stable employment, and population growth supported the housing demand,” said Erica McLerie, CMHC’s Senior Market Analyst for Windsor.

Building Permits – Windsor-Essex				
	December 2013	December 2012	Year-to-date 2013	Year-to-date 2012
Industrial	\$3,034,400	\$467,000	\$33,129,057	\$145,484,939
Commercial	\$3,524,100	\$3,995,285	\$115,183,142	\$74,717,176
Institutional	\$392,000	\$35,005,151	\$114,825,665	\$108,663,526
Total	\$6,950,500	\$39,466,636	\$263,137,864	\$328,864,841

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Town of Essex building permits are only included up to July 2013.

The largest building permit issued in December 2013 was for an addition to a manufacturing facility in Lakeshore. The City of Windsor’s largest permit was for an addition to a commercial building on Tecumseh Road.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2014*	2013*	2012
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	12,018	11,829	11,747
Goods-Producing Industries	3,988	3,927	3,935
Manufacturing	3,108	3,062	3,099
Construction	711	694	680
Primary and Utilities	169	171	156
Services-Producing Industries	8,030	7,902	7,813
Transportation and Warehousing	419	415	417
Information and Cultural Industries	313	307	323
Wholesale and Retail Trade	1,275	1,252	1,233
Finance, Insurance and Real Estate	2,422	2,374	2,268
Business Services	687	671	696
Personal Services	739	724	707
Non-Commercial Services	1,652	1,630	1,623
Public Administration and Defence	523	529	545

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2013

Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs		
Year	Growth Rate	Rank
2012	1.4%	5 th
2013*	1.5%	7 th
2014-2017*	2.0%	8 th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

Retail Sales – Windsor CMA			
	2014*	2013*	2012
Total Sales (\$ millions)	3,900	3,753	3,686
Percentage Change	3.9	1.8	1.6

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

Consumer Price Index (CPI) – Windsor CMA			
	2014*	2013*	2012
CPI (2002 = 1.0)	1.263	1.237	1.217
Percentage Change	2.1	1.6	1.4

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

Population and Labour Market – Windsor CMA			
	2014*	2013*	2012
Population	336,716	334,718	333,417
Labour Force	167,037	166,709	167,824
Total Employment	152,339	151,454	151,375
Unemployment Rate (%)	8.80	9.15	9.8
Net International Migration	1,389	1,019	855
Net Interprovincial Migration	153	128	-199
Net Intercity Migration	-177	-221	-548
Natural Increase in Population	796	717	770

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2013

Bankruptcies – Windsor CMA			
	2012	2011	2010
Consumer	854	980	1,304
Business	20	25	33

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2013

Regional Employment by Sector – Windsor CMA			
Sector	2014*	2013*	2012
Total	152,339	151,454	151,375
Goods Sector	43,678	41,573	43,134
Manufacturing	32,342	30,760	31,703
Construction	8,499	7,720	8,946
Primary Industries and Utilities	2,837	3,093	2,485
Services Sector	108,661	109,880	108,241
Transportation and Warehousing	5,805	5,773	5,884
Information and Cultural Industries	2,067	1,666	2,768
Wholesale and Retail Trade	21,657	21,761	20,291
Finance, Insurance and Real Estate	8,122	9,196	6,976
Business Services	12,902	12,022	13,864
Personal Services	21,742	21,350	22,516
Non-Commercial Services	31,468	33,101	30,533
Public Administration	4,898	5,011	5,409

* Forecast data

Source: Conference Board of Canada Metropolitan Data December 2013