

Monthly Economic Monitor – January 2019

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 (%)			
	December 2018	November 2018	December 2017
Windsor CMA	5.4	6.0	6.0
Ontario	5.5	5.7	5.6
Canada	5.7	5.8	6.0

Source: Statistics Canada, January 2019, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	December 2018	November 2018	December 2017
Labour Force	176,500	175,300	174,400
Employed	167,000	164,600	163,900

Source: Statistics Canada, January 2019, figures represent a seasonally adjusted 3 month moving average.

Windsor has experienced another decrease in the unemployment rate this month from 6.0% in November 2018 to 5.4% in December 2018. This is due to the decrease in difference between the number of people employed and the number of people in the labour force. This decrease places Windsor below the provincial and federal averages.

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

The youth unemployment rate decreased again this month from 15.0 in November 2018 to 11.3 percent in December 2018.

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

Labour Force Characteristics – Windsor-Essex			
	Q4 2018	Q4 2017	2018
Population 15+	341,300	335,200	339,100
Labour force	209,500	203,500	207,000
Employment	200,600	193,100	194,700
Full-time	160,900	151,800	157,400
Part-time	39,700	41,400	37,300
Unemployed	8,900	10,400	12,400
Not in labour force	131,800	131,600	132,100
Unemployment rate (%)	4.2	5.1	6.0
Participation rate (%)	61.4	60.7	61.1
Employment rate (%)	58.8	57.6	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2018

Employment by Industry – Windsor-Essex			
Industry	Q4 2018	Q4 2017	2018
Agriculture	3,100	1,700	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,500	0	400
Construction	12,300	12,600	12,000
Manufacturing	45,700	43,800	46,700
Trade	29,000	27,300	25,000
Transportation and warehousing	8,200	10,300	8,700
Finance and insurance real estate and leasing	6,300	6,300	6,900
Professional, scientific and technical services	7,800	11,300	8,600
Business, building and other support services	7,300	7,800	5,800
Educational services	13,800	14,700	15,000
Health care and social assistance	27,500	22,700	25,800
Information and cultural and recreation	6,400	4,600	5,700
Accommodation and food services	3,000	15,600	11,900
Other services (except public administration)	8,700	8,000	8,200
Public administration	7,100	5,200	6,500
Total	187,700	191,900	190,400

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 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:	Q4 2018	Q4 2017	2018
Management	14,800	11,300	12,300
Business, finance and administration	22,800	26,400	26,300
Natural and applied sciences and related	12,100	11,300	12,400
Health	19,000	19,100	16,400
Education, law and social, community and government services	20,700	17,100	20,100
Art, culture, recreation and sport	3,200	2,300	3,400
Sales and service	51,200	48,300	46,500
Trades, transport and equipment operators and related	32,800	30,300	32,000
Natural resources, agriculture and related production	2,500	4,500	3,500
Manufacturing and utilities	21,600	23,900	21,900
Total, all occupations	200,700	194,500	194,800

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2018

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	December 2018	Year-to-Date
Job Gains Announced	21	679
Job Losses Announced	0	149

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

Service Mold + Aerospace Inc., an integrated tool and mold manufacturer for the automotive and aerospace industries, is receiving \$1.06 million from FedDev Ontario to install new state-of-the-art equipment. This will create up to 21 jobs at its newly built 34,000-square-foot manufacturing facility in Windsor.

Structube Ltee., a Canadian furniture retailer opened a new location on Walker Road in Windsor. Also, Chatime teahouse Windsor has celebrated its Grand Opening. No official numbers were given with respect to jobs created for these retail operations.

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

Housing Starts – Windsor-Essex				
	Q4 2018	Q4 2017	Year-to-date 2018	Year-to-date 2017
Amherstburg	42	62	160	155
Essex	21	14	77	61
Kingsville	32	31	185	133
Lakeshore	36	65	228	331
LaSalle	102	44	219	254
Leamington	27	30	74	216
Tecumseh	7	9	22	67
Windsor	75	104	323	380
Total	342	359	1288	1597

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

Housing Starts – Windsor CMA				
	December 2018	December 2017	Year-to-date 2018	Year-to-date 2017
Singles	45	35	583	760
Multi-Family	8	2	369	427
Total	53	37	952	1187

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

Housing Sales – Windsor-Essex		
	December 2018	December 2017
Units Sold	287	312
Average Price	\$297,915	\$302,726

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				
	December 2018	December 2017	Year-to-date 2018	Year-to-date 2017
Industrial	\$8,224,800	\$1,068,000	\$56,587,115	\$40,779,538
Commercial	\$4,113,050	\$6,107,500	\$96,381,357	\$105,650,696
Institutional	\$3,342,000	\$35,723,841	\$68,993,788	\$163,528,059
Total	\$15,679,850	\$42,899,341	\$221,962,260	\$309,958,293

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Kingsville will see the construction of a new 32,130 square foot industrial building on County Road 34 East by Rosati Construction in the amount of \$1.7 million.

A permit for the addition to an industrial building on Jutras Drive in Lakeshore totaling \$3.4 million was approved in December 2018 as well as the new construction of a 5,740 square foot industrial building in Tecumseh for SPM Automation Canada valued at \$1 million.

In Windsor, the largest permit issued was for an addition to the Harvest Bible Chapel on Spring Garden Road in the amount of \$2.8 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			
	2020* (Mil. \$ 2007)	2019* (Mil. \$ 2007)	2018 (Mil. \$ 2007)
Total	14,028.25	13,820.14	13,615.73
Goods-Producing Industries	5,635.11	5,546.43	5,467.70
Manufacturing	4,524.16	4,470.51	4,417.50
Construction	925.42	892.40	870.63
Primary and Utilities	185.53	183.52	179.56
Services-Producing Industries	8,393.13	8,273.72	8,148.03
Wholesale Trade	653.52	645.14	634.35
Retail Trade	709.48	701.07	693.44
Transportation and Warehousing	565.79	559.63	554.09
Information and Cultural Industries	234.61	234.84	235.08
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,452.26	2,397.49	2,345.16
Professional, Scientific and Technical Services	448.13	440.64	430.73
Educational Services	854.27	851.71	849.16
Health Care and Social Assistance	1,020.63	1,004.56	986.79
Arts, Entertainment and Recreation	136.74	135.12	132.86
Accommodation and Food Services	369.41	364.31	357.86
Other Services	264.18	258.50	253.18
Public Administration	684.12	680.72	675.32

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

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			
	2020*	2019*	2018
Population	352,799	350,576	348,277
Labour Force	177,883	177,126	174,830
Total Employment	167,032	166,144	164,475
Unemployment Rate (%)	6.1%	6.2	5.9
Net International Migration	1,772	1,767	2,007
Net Interprovincial Migration	-177	-168	-103
Net InterCity Migration	174	170	166
Natural Increase in Population	454	481	509

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

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	2020*	2019*	2018
Total	167,032	166,144	164,475
Goods Sector	52,794	51,642	51,457
Manufacturing	40,136	39,011	39,445
Construction	9,832	9,556	8,942
Primary Industries and Utilities	2,825	3,076	3,070
Services Sector	114,238	114,502	113,018
Wholesale Trade	4,003	4,305	4,203
Retail Trade	16,362	17,704	16,603
Transportation and Warehousing	7,006	6,629	6,985
Information and Cultural Industries	1,664	1,931	1,763
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	12,603	12,505	11,404
Professional, Scientific and Technical Services	8,006	7,543	7,641
Educational Services	12,208	11,999	13,091
Health Care and Social Assistance	23,865	23,473	22,529
Arts, Entertainment and Recreation	3,871	3,643	3,451
Accommodation and Food Services	12,600	12,620	12,858
Other Services	6,211	6,209	6,510
Public Administration	5,839	5,941	5,981

* Forecast data

Source: Conference Board of Canada Metropolitan Data January 2019

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