

Monthly Economic Monitor – July 2013

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	June 2013	May 2013	June 2012
Windsor CMA	9.4	9.5	9.5
Ontario	7.5	7.3	7.7
Canada	7.1	7.1	7.2

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

Labour Force Characteristics – Windsor CMA			
	June 2013	May 2013	June 2012
Labour Force	168,700	168,100	166,200
Employed	152,800	152,200	150,500

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

The unemployment rate in the Windsor CMA dropped slightly from May to June and in comparison to one year ago. An increase in the size of the labour force from May to June was approximately matched by an increase in the number of people employed. Although the unemployment rate has changed little from twelve months ago, there are 2,300 more people employed in the region. The increase in the size of the labour force may be due to a realization that there are more jobs available than in the recent past.

Labour Force Characteristics – Windsor-Essex			
	Q2 2013	Q2 2012	2012
Population 15+	337,800	337,700	337,950
Labour force	211,800	210,400	213,225
Employment	192,500	192,500	193,850
Full-time	149,700	154,900	153,400
Part-time	42,900	37,600	40,450
Unemployed	19,300	17,900	19,375
Not in labour force	126,000	127,300	124,725
Unemployment rate (%)	9.1	8.5	9.1
Participation rate (%)	62.7	62.3	63.1
Employment rate (%)	57.0	57.0	57.35

Source: Statistics Canada, Labour Market Survey

Employment by Industry – Windsor-Essex			
Industry	Q2 2013	Q2 2012	2012
Agriculture	3,400	4,700	4,200
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	2,500	1,500	0
Construction	10,800	13,000	11,400
Manufacturing	37,800	41,400	42,700
Trade	29,100	25,000	25,200
Transportation and warehousing	6,500	9,900	9,100
Finance and insurance real estate and leasing	10,500	8,400	9,100
Professional, scientific and technical services	8,000	7,700	8,600
Business, building and other support services	4,300	9,100	8,000
Educational services	15,100	12,800	14,600
Health care and social assistance	27,400	23,300	23,200
Information and cultural and recreation	8,000	9,000	8,400
Accommodation and food services	12,600	11,800	12,500
Other services (except public administration)	9,500	8,500	8,700
Public administration	6,600	6,100	6,300
Total	192,500	192,500	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	June 2013	Year-to-Date
Job Gains Announced	59	307
Job Losses Announced	95	157

Source: Service Canada; The Windsor Star

Construction started in June on a new Goodwill retail store in Windsor which will employ 35 people upon completion. A new \$2.1 million community recreation centre and arena in Lakeshore will provide approximately 24 jobs. Windsor's RONA store has been slated for closure in October, affecting 95 employees. The Windsor store is one of 11 big-box stores that RONA plans on closing.

Housing Starts – Windsor-Essex				
	Q2 2013	Q2 2012	Year-to-date 2013	Year-to-date 2012
Amherstburg	7	15	18	27
Essex	9	19	9	22
Kingsville	31	23	40	24
Lakeshore	30	45	80	83
LaSalle	41	98	56	119
Leamington	2	11	5	29
Tecumseh	0	6	0	10
Windsor	43	85	90	149
Total	163	302	298	463

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	June 2013	June 2012	Year-to-date 2013	Year-to-date 2012
Singles	59	61	208	253
Multi-Family	10	12	59	74
Total	69	73	267	327

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 562 units in June compared to 582 units in May, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) 1 of housing starts.

“The long-term trend in residential construction has been moving down based on lower household formation. Housing starts in June in the Windsor CMA were in line with this movement,” said Margot Stevenson, CMHC’s Market Analyst for Windsor.

Building Permits – Windsor-Essex				
	June 2013	June 2012	Year-to-date 2013	Year-to-date 2012
Industrial	\$5,915,500	\$1,597,001	\$12,103,140	\$10,260,501
Commercial	\$4,927,667	\$5,835,240	\$36,583,527	\$37,858,210
Institutional	\$4,600,000	\$72,718,382	\$24,522,470	\$129,042,805
Total	\$15,443,167	\$80,150,623	\$73,209,137	\$177,161,516

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In June the City of Windsor issued a building permit for the construction of a new \$2.1 million retail store for Goodwill Industries. When completed, this will be the largest such store in the region at 35,000 square feet. Other large building permits in the region were issued for institutional construction. The University of Windsor obtained a building permit for the construction of a relocated campus book store, valued at \$1.35 million, and Academie Ste. Cecile is adding a new track and field facility to its school on Cousineau Road.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2014*	2013*	2012
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	12,194	11,920	11,742
Goods-Producing Industries	4,175	4,045	3,955
Manufacturing	3,246	3,167	3,117
Construction	761	712	679
Primary and Utilities	168	166	158
Services-Producing Industries	8,019	7,875	7,787
Transportation and Warehousing	443	436	427
Information and Cultural Industries	341	339	338
Wholesale and Retail Trade	1,278	1,252	1,241
Finance, Insurance and Real Estate	2,299	2,251	2,203
Business Services	740	719	718
Personal Services	726	706	701
Non-Commercial Services	1,654	1,634	1,615
Public Administration and Defence	538	537	545

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 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	337,279	334,939	333,417
Labour Force	168,197	166,719	167,823
Total Employment	153,901	151,924	151,375
Unemployment Rate (%)	8.5	8.9	9.8
Net International Migration	1,389	1,019	855
Net Interprovincial Migration	153	128	-199
Net Intercity Migration	123	151	-548
Natural Increase in Population	797	717	770

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 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 (000s)			
Sector	2014*	2013*	2012
Total	153,901	151,923	151,375
Goods Sector	44,062	41,313	43,139
Manufacturing	32,367	31,284	31,713
Construction	9,102	7,599	8,943
Primary Industries and Utilities	2,593	2,429	2,483
Services Sector	109,839	110,611	108,236
Transportation and Warehousing	6,030	6,697	5,884
Information and Cultural Industries	2,514	2,503	2,759
Wholesale and Retail Trade	21,024	21,378	20,296
Finance, Insurance and Real Estate	7,271	7,351	6,971
Business Services	14,164	13,539	13,868
Personal Services	21,833	21,551	22,518
Non-Commercial Services	31,863	32,589	30,531
Public Administration	5,139	5,003	5,408

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2013