

## Monthly Economic Monitor – July 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         |
| <b>Windsor-Essex</b> | <b>398,953</b> | <b>388,782</b> |

Source: Statistics Canada, 2016 Census

| Unemployment Rates – Windsor CMA (%) |           |          |           |
|--------------------------------------|-----------|----------|-----------|
|                                      | June 2019 | May 2019 | June 2018 |
| Windsor CMA                          | 5.7       | 5.7      | 5.9       |
| Ontario                              | 5.5       | 5.7      | 5.8       |
| Canada                               | 5.5       | 5.8      | 5.9       |

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

| Labour Force Characteristics – Windsor CMA |           |          |           |
|--|-----------|----------|-----------|
|  | June 2019 | May 2019 | June 2018 |
| Labour Force                               | 183,800   | 186,600  | 173,200   |
| Employed                                   | 173,400   | 175,900  | 163,100   |

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

Windsor's unemployment rate has remained the same compared to last month and is currently higher than both the Ontario and Canada rates.

The labour force shrunk by 2,800 people to 183,800 from a record high number in May.

The overall population that is currently employed in the Windsor CMA has also decreased compared to last month's values.

We have seen a slight decrease in numbers this month, however, they are still higher than this time last year.

Employment in the manufacturing sector experienced a decrease of 2000 jobs in June. This loss of jobs was not a localized issue as there was a decline of 15,000 manufacturing jobs nationally. The wholesale and retail trade sector also experienced a decrease of 1,200 jobs.

The finance, insurance and real estate sectors generated 1,800 new jobs. Accommodation and food added 1,200 jobs and construction added 1,000 jobs.

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

| <b>Labour Force Characteristics – Windsor-Essex</b> |                |                |             |
|---|----------------|----------------|-------------|
|   | <b>Q2 2019</b> | <b>Q2 2018</b> | <b>2018</b> |
| Population 15+                                      | 345,900        | 338,700        | 339,075     |
| Labour force  | 216,300        | 206,500        | 207,025     |
| Employment  | 204,500        | 194,100        | 194,675     |
| Full-time   | 160,200        | 158,000        | 157,350     |
| Part-time   | 44,300         | 36,100         | 37,325      |
| Unemployed  | 11,800         | 12,400         | 12,350      |
| Not in labour force                                 | 129,500        | 132,200        | 132,050     |
| Unemployment rate (%)                               | 5.5            | 6.0            | 6.0         |
| Participation rate (%)                              | 62.5           | 61.0           | 61.1        |
| Employment rate (%)                                 | 59.1           | 57.3           | 57.4        |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

| <b>Employment by Industry – Windsor-Essex</b>        |                |                |                |
|--|----------------|----------------|----------------|
| <b>Industry</b>                                      | <b>Q2 2019</b> | <b>Q2 2018</b> | <b>2018</b>    |
| Agriculture  | 4,700          | 3,300          | 3,500          |
| Forestry, fishing, mining and oil and gas extraction | 0              | 0              | 0              |
| Utilities  | 0              | 0              | 400            |
| Construction   | 13,600         | 12,500         | 12,000         |
| Manufacturing  | 40,500         | 47,500         | 46,700         |
| Trade  | 25,500         | 22,000         | 25,000         |
| Transportation and warehousing                       | 12,400         | 9,100          | 8,700          |
| Finance and insurance real estate and leasing        | 12,700         | 7,100          | 6,900          |
| Professional, scientific and technical services      | 6,900          | 9,200          | 8,600          |
| Business, building and other support services        | 8,200          | 5,300          | 5,800          |
| Educational services                                 | 14,500         | 16,300         | 15,000         |
| Health care and social assistance                    | 27,500         | 25,400         | 25,800         |
| Information and cultural and recreation              | 7,700          | 5,900          | 5,700          |
| Accommodation and food services                      | 0?             | 14,100         | 15,100         |
| Other services (except public administration)        | 7,200          | 8,700          | 8,200          |
| Public administration                                | 7,300          | 6,400          | 6,500          |
| <b>Total</b>   | <b>204,500</b> | <b>194,100</b> | <b>193,900</b> |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

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.

| <b>Employment by Occupation – Windsor-Essex</b>              |                |                |                |
|--|----------------|----------------|----------------|
| <b>Occupations in:</b>                                       | <b>Q2 2019</b> | <b>Q2 2018</b> | <b>2018</b>    |
| Management   | 17,300         | 9,300          | 12,300         |
| Business, finance and administration                         | 31,200         | 27,500         | 26,300         |
| Natural and applied sciences and related                     | 12,500         | 13,600         | 12,400         |
| Health   | 15,600         | 16,200         | 16,400         |
| Education, law and social, community and government services | 19,100         | 21,000         | 20,100         |
| Art, culture, recreation and sport                           | 3,700          | 3,100          | 3,400          |
| Sales and service  | 47,500         | 43,100         | 46,500         |
| Trades, transport and equipment operators and related        | 32,500         | 34,100         | 32,000         |
| Natural resources, agriculture and related production        | 4,400          | 4,300          | 3,500          |
| Manufacturing and utilities                                  | 20,600         | 22,000         | 21,900         |
| <b>Total, all occupations</b>                                | <b>204,500</b> | <b>194,100</b> | <b>194,800</b> |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

Note: 0 indicates an estimate less than 1500

| <b>Job Gains/Losses – Windsor-Essex</b> |                  |                     |
|---|------------------|---------------------|
|   | <b>June 2019</b> | <b>Year-to-Date</b> |
| Job Gains Announced                     | 54               | 730                 |
| Job Losses Announced                    | 0                | 0                   |

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

Note: Layoffs are not included in job counts; Temporary or seasonal positions are not included in job counts

The Wreck at Colchester Harbour restaurant opened in Essex and in June and created 13 new jobs.

Le Chateau opened at Windsor Crossing Premium Outlet Mall. No official job numbers were provided.

Deliverbae Inc., a general home delivery service, launched in Windsor this month and currently employees approximately 30 people with plans for future expansion.

Windsor Fire & Rescue Services hired 11 new firefighters.

Starbucks will close its café in downtown Windsor at the end of July 2019. No official numbers were provided with respect to job losses.

FCA Canada will extend the third shift at its Windsor Assembly Plant to October 21, instead of September 30, as a result of a new fleet order.

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

| <b>Housing Starts – Windsor-Essex</b> |                |                |
|---------------------------------------|----------------|----------------|
|                                       | <b>Q2 2019</b> | <b>Q2 2018</b> |
| Amherstburg                           | 15             | 34             |
| Essex                                 | 18             | 29             |
| Kingsville                            | 37             | 35             |
| Lakeshore                             | 49             | 94             |
| LaSalle                               | 48             | 40             |
| Leamington                            | 19             | 22             |
| Tecumseh                              | 9              | 7              |
| Windsor                               | 117            | 83             |
| <b>Total</b>                          | <b>312</b>     | <b>344</b>     |

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

| <b>Housing Starts – Windsor CMA</b> |                  |                  |                          |                          |
|-------------------------------------|------------------|------------------|--------------------------|--------------------------|
|                                     | <b>June 2019</b> | <b>June 2018</b> | <b>Year-to-date 2019</b> | <b>Year-to-date 2018</b> |
| Singles                             | 73               | 73               | 227                      | 135                      |
| Multi-Family                        | 18               | 23               | 84                       | 58                       |
| <b>Total</b>                        | <b>91</b>        | <b>96</b>        | <b>311</b>               | <b>289</b>               |

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

| <b>Housing Sales – Windsor-Essex</b> |                  |                  |
|--------------------------------------|------------------|------------------|
|                                      | <b>June 2019</b> | <b>June 2018</b> |
| Units Sold                           | 629              | 670              |
| Average Price                        | \$337,923        | \$303,181        |

Source: Windsor-Essex County Association of Realtors, Monthly Statistics

| <b>Rental Market – Windsor CMA</b> |                     |                     |
|------------------------------------|---------------------|---------------------|
|                                    | <b>Vacancy Rate</b> | <b>Average Rent</b> |
| Bachelor                           | 6.0                 | \$600               |
| 1 Bedroom                          | 3.4                 | \$772               |
| 2 Bedroom                          | 1.9                 | \$915               |
| 3 Bedroom +                        | 1.5                 | \$1,090             |
| <b>Total</b>                       | <b>3.0</b>          | <b>\$818</b>        |

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.

| <b>Building Permits – Windsor-Essex</b> |                     |                     |                          |                          |
|---|---------------------|---------------------|--------------------------|--------------------------|
|   | <b>June 2019</b>    | <b>June 2018</b>    | <b>Year-to-date 2019</b> | <b>Year-to-date 2018</b> |
| Industrial                              | \$5,453,335         | \$6,623,775         | \$30,703,089             | \$23,963,626             |
| Commercial                              | \$7,747,952         | \$4,562,958         | \$51,129,819             | \$21,247,548             |
| Institutional                           | \$8,976,150         | \$13,180,622        | \$38,489,973             | \$28,096,463             |
| <b>Total</b>                            | <b>\$22,177,437</b> | <b>\$24,367,355</b> | <b>\$120,322,881</b>     | <b>\$73,307,637</b>      |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In Windsor, the largest permits issued in June were for alterations to the existing 'Our Lady of the Assumption Catholic Church' (\$2.2 million) and for interior alterations to the existing 'Marlborough' elementary school (\$2 million).

The largest permit issued in the county was in LaSalle for an addition and renovations to an industrial building on Morton Industrial Drive (\$3 million).

#### **CONFERENCE BOARD OF CANADA - KEY INDICATORS**

| <b>Regional GDP by Sector – Windsor CMA</b>  |                                       |                                       |                                      |
|--|---------------------------------------|---------------------------------------|--------------------------------------|
|  | <b>2020*</b><br><b>(Mil. \$ 2012)</b> | <b>2019*</b><br><b>(Mil. \$ 2012)</b> | <b>2018</b><br><b>(Mil. \$ 2012)</b> |
| <b>Total</b>   | 15,666.38                             | 15,445.93                             | 15,137.98                            |
| Goods-Producing Industries   | 6,265.02                              | 6,163.38                              | 6,052.00                             |
| Manufacturing  | 4,886.86                              | 4,828.92                              | 4,710.20                             |
| Construction   | 1,125.00                              | 1,083.82                              | 1,091.47                             |
| Primary and Utilities  | 253.15                                | 250.65                                | 250.34                               |
| Services-Producing Industries  | 9,401.36                              | 9,282.54                              | 9,085.98                             |
| Wholesale Trade  | 671.01                                | 662.40                                | 638.71                               |
| Retail Trade   | 738.31                                | 731.00                                | 704.83                               |
| Transportation and Warehousing   | 734.00                                | 725.29                                | 694.51                               |
| Information and Cultural Industries  | 270.09                                | 270.09                                | 269.13                               |
| Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services | 2,709.25                              | 2,655.13                              | 2,604.08                             |
| Professional, Scientific and Technical Services  | 480.55                                | 472.98                                | 469.54                               |
| Educational Services   | 922.29                                | 919.54                                | 931.73                               |
| Health Care and Social Assistance  | 1,189.69                              | 1,177.91                              | 1,139.15                             |
| Arts, Entertainment and Recreation   | 171.07                                | 168.87                                | 173.83                               |
| Accommodation and Food Services  | 415.06                                | 409.33                                | 400.51                               |
| Other Services   | 291.27                                | 284.44                                | 282.37                               |
| Public Administration  | 808.78                                | 805.56                                | 777.60                               |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2019

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

| <b>Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs</b> |                    |             |
|--|--------------------|-------------|
| <b>Year</b>  | <b>Growth Rate</b> | <b>Rank</b> |
| 2018   | 2.2                | 16          |
| 2019*  | 1.5                | 23          |
| 2020-2023*   | 1.5                | 22          |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

| <b>Retail Sales – Windsor CMA</b> |              |             |             |
|-----------------------------------|--------------|-------------|-------------|
|                                   | <b>2019*</b> | <b>2018</b> | <b>2017</b> |
| Total Sales (\$ millions)         | 5,401        | 5,220       | 5,058       |
| Percentage Change                 | 3.5          | 3.2         | 6.7         |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

| <b>Consumer Price Index (CPI) – Windsor CMA</b> |              |             |             |
|---|--------------|-------------|-------------|
|   | <b>2019*</b> | <b>2018</b> | <b>2017</b> |
| CPI (2002 = 1.0)                                | 1.382        | 1.352       | 1.319       |
| Percentage Change                               | 2.2          | 2.6         | 1.7         |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

| <b>Population and Labour Market – Windsor CMA</b> |              |              |             |
|---|--------------|--------------|-------------|
|   | <b>2020*</b> | <b>2019*</b> | <b>2018</b> |
| Population  | 357,484      | 355,323      | 349,718     |
| Labour Force                                      | 180,186      | 182,282      | 174,878     |
| Total Employment                                  | 170,095      | 172,256      | 164,475     |
| Unemployment Rate (%)                             | 5.60         | 5.50         | 5.95        |
| Net International Migration                       | 1752         | 1756         | 6,307       |
| Net Interprovincial Migration                     | -181         | -180         | 978         |
| Net InterCity Migration                           | 172          | 175          | 780         |
| Natural Increase in Population                    | 429          | 431          | 512         |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2019

| <b>Bankruptcies – Windsor CMA</b> |             |             |             |
|-----------------------------------|-------------|-------------|-------------|
|                                   | <b>2017</b> | <b>2016</b> | <b>2015</b> |
| Consumer                          | 451         | 432         | 560         |
| Business                          | 12          | 29          | 14          |

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2019

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

| <b>Regional Employment by Sector – Windsor CMA</b>   |              |              |             |
|--|--------------|--------------|-------------|
| <b>Sector</b>  | <b>2020*</b> | <b>2019*</b> | <b>2018</b> |
| <b>Total</b>   | 170,095      | 172,256      | 164,475     |
| Goods Sector   | 52,945       | 52,268       | 51,497      |
| Manufacturing  | 40,095       | 38,837       | 39,487      |
| Construction   | 9,768        | 10,160       | 8,939       |
| Primary Industries and Utilities   | 3,081        | 3,271        | 3,071       |
| Services Sector  | 117,150      | 119,988      | 112,978     |
| Wholesale Trade  | 4,050        | 4,070        | 4,202       |
| Retail Trade   | 17,278       | 18,876       | 16,577      |
| Transportation and Warehousing   | 7,436        | 8,993        | 6,981       |
| Information and Cultural Industries  | 1,708        | 1,735        | 1,752       |
| Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services | 13,975       | 14,814       | 11,394      |
| Professional, Scientific and Technical Services  | 7,893        | 7,823        | 7,643       |
| Educational Services   | 11,588       | 10,958       | 13,104      |
| Health Care and Social Assistance  | 24,622       | 24,145       | 22,541      |
| Arts, Entertainment and Recreation   | 4,278        | 5,349        | 3,434       |
| Accommodation and Food Services  | 11,895       | 10,592       | 12,843      |
| Other Services   | 6,442        | 6,651        | 6,517       |
| Public Administration  | 5,985        | 5,982        | 5,991       |

\* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2019

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