

Monthly Economic Monitor – March 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

| CMA | Population | | Population Change (%) |
|-----------|------------|-----------|-----------------------|
| | 2017 | 2018 | 2017/2018 |
| Windsor | 341,141 | 349,718 | 2.5 |
| Toronto | 6,216,637 | 6,341,935 | 2.0 |
| Vancouver | 2,610,605 | 2,650,005 | 1.5 |

Source: Statistics Canada, Population change by census metropolitan area (CMA), 2017/2018

Windsor is tied for the nation's third fastest-growing census metropolitan area with a 2.5 per cent change in population between 2017 and 2018, according to the latest data released by Statistics Canada. This places Windsor ahead of large urban centres such as Toronto and Vancouver for recent population growth.

| Unemployment Rates – Windsor CMA (%) | | | |
|--------------------------------------|---------------|--------------|---------------|
| | February 2019 | January 2019 | February 2018 |
| Windsor CMA | 5.2 | 5.2 | 5.8 |
| Ontario | 5.6 | 5.6 | 5.6 |
| Canada | 5.7 | 5.7 | 5.1 |

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

| Labour Force Characteristics – Windsor CMA | | | |
|--|---------------|--------------|---------------|
| | February 2019 | January 2019 | February 2018 |
| Labour Force | 181,700 | 179,500 | 173,300 |
| Employed | 172,200 | 170,200 | 164,500 |

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

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

Windsor's unemployment rate has remained the same as last month and continues to remain below the provincial and federal averages. This month shows an increase in both the labour force and the overall number of individuals employed.

Employment in the Transportation and Warehousing and Information, Culture and Recreation sectors showed further increase in employment this month compared to last month. Accommodation and Food Services experienced a further decrease in employment compared to last month.

The youth unemployment rate decreased again this month from 10.2 in January 2019 to 8.0 percent in February 2019. The youth unemployment rate has decreased almost 11 percent since October of last year.

| 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 | 15,800 | 15,600 | 15,100 |
| Other services (except public administration) | 8,700 | 8,000 | 8,200 |
| Public administration | 7,100 | 5,200 | 6,500 |
| Total | 200,500 | 191,900 | 193,900 |

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 | 14,100 | 12,300 |
| Business, finance and administration | 22,800 | 29,600 | 26,300 |
| Natural and applied sciences and related | 12,100 | 10,700 | 12,400 |
| Health | 19,000 | 14,000 | 16,400 |
| Education, law and social, community and government services | 20,700 | 20,800 | 20,100 |
| Art, culture, recreation and sport | 3,200 | 2,000 | 3,400 |
| Sales and service | 51,200 | 46,100 | 46,500 |
| Trades, transport and equipment operators and related | 32,800 | 30,800 | 32,000 |
| Natural resources, agriculture and related production | 2,500 | 2,300 | 3,500 |
| Manufacturing and utilities | 21,600 | 22,700 | 21,900 |
| Total, all occupations | 200,700 | 193,100 | 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 | | |
|---|---------------------|---------------------|
| | January 2019 | Year-to-Date |
| Job Gains Announced | 150 | 150 |
| Job Losses Announced | 0 | 0 |

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

The Hudson's Bay company announced that it will be closing all of its Home Outfitters chains across Canada by the end of 2019 (37 locations). This will include the Windsor location located on Walker Road. The chain did not provide information on number of job losses.

The pizza restaurant, Oven 360, has opened a third location in lakeshore for a total of three locations in Windsor-Essex. There were no details given with respect to the number of jobs created.

STK Thrift Store, located on the Tecumseh Road East, will be closing its doors after ten years in business.

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 | | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|--------------------------|
| | February 2019 | February 2018 | Year-to-date 2019 | Year-to-date 2018 |
| Singles | 13 | 28 | 37 | 47 |
| Multi-Family | 42 | 43 | 54 | 50 |
| Total | 55 | 71 | 91 | 97 |

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

| Housing Sales – Windsor-Essex | | |
|--------------------------------------|----------------------|----------------------|
| | February 2019 | February 2018 |
| Units Sold | 354 | 359 |
| Average Price | \$322,109 | \$268,168 |

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 | | | | |
|---|----------------------|----------------------|--------------------------|--------------------------|
| | February 2019 | February 2018 | Year-to-date 2019 | Year-to-date 2018 |
| Industrial | \$178,750 | \$85,500 | \$3,901,850 | \$5,915,850 |
| Commercial | \$2,292,251 | \$1,658,264 | \$5,002,302 | \$6,879,979 |
| Institutional | \$11,865,990 | \$1,453,900 | \$11,985,540 | \$8,548,830 |
| Total | \$14,336,991 | \$3,197,664 | \$20,889,692 | \$21,344,659 |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In Windsor, the largest permits issued this month are for the first phase of alterations to an existing elementary school on Mercer Street (6.0 million) and for the construction of a new three storey student residence on Patricia Road (4.5 million).

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

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

| Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs | | |
|--|--------------------|-------------|
| Year | Growth Rate | Rank |
| 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

| Retail Sales – Windsor CMA | | | |
|-----------------------------------|--------------|-------------|-------------|
| | 2019* | 2018 | 2017 |
| 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

| Consumer Price Index (CPI) – Windsor CMA | | | |
|---|--------------|-------------|-------------|
| | 2019* | 2018 | 2017 |
| 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

| 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 Winter 2019

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.