



Monthly Economic Monitor – May 2017

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	217,188	210,891
Windsor-Essex Total	398,953	388,782

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	April 2017	March 2017	March 2016
Windsor CMA	4.9	5.2	6.4
Ontario	5.8	6.4	7.4
Canada	6.5	6.7	7.3

Source: Statistics Canada, May 2017, figures represent a seasonally adjusted 3-month moving average.

Labour Force Characteristics – Windsor CMA			
	March 2017	February 2017	March 2016
Labour Force	168,000	170,000	173,200
Employed	159,800	161,200	166,600

Source: Statistics Canada, May 2017, figures represent a seasonally adjusted 3-month moving average.

The youth (15-24) segment of the labour force grew by 900 individuals in March and the youth population grew 3,500 individuals to 47,400. Wholesale and retail trade grew the most out of all industries. Adding 1,200 new jobs.

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

Labour Force Characteristics- Windsor Essex			
	Q1 2017	Q1 2016	2017
Population 15+ ('000)	329.4	330.5	329.4
Labour force ('000."	196.3	200.7	196.3
Employment ('000)	184.3	187.7	184.3
Full-time ('000)	144.2	143.8	144.2
Part-time ('000)	40.1	43.8	40.1
Unemployed ('00)	12.0	13.0	12.0
Not in labour force ('000)	133.1	129.8	133.1
Unemployment rate (%)	6.1	6.5	6.1
Participation rate (%)	59.6	60.7	59.6
Employment rate (%)	56.0	56.8	56.0

Source: Essex County Labour Force Data Subscription Q1 2017 release, Statistics Canada

Job Gains/Losses - Windsor-Essex		
	April 2017	Year-To-Date
Job Gains Announced	30	451
Job Losses Announced	20	46

Source: Service Canada; The Windsor Star, Windsorite

Announcements April 2017

- Ground Effects Ltd adds 3rd shift, hires 30.
- Sonshine Day Care Centre in Belle River close, affecting 20 Employees

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

Employment by Industry- Windsor Essex			
Industry	Q1 2017	Q1 2016	2017
Agriculture	3,800	4,000	3,800
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	0.0	0.0
Construction	10,300	7,800	10,300
Manufacturing	45,500	46,600	45,500
Trade	122,800	127,400	122,800
Transportation and warehousing	25,300	23,100	25,300
Finance and insurance real estate and leasing	7,300	7,500	7,300
Professional, scientific and technical services	8,200	8,400	8,200
Business, building and other support services	6,600	9,500	6,600
Educational services	7,300	5,600	7,300
Health care and social assistance	11,400	14,600	11,400
Information and cultural and recreation	24,200	22,500	24,200
Accommodation and food services	7,700	7,600	7,700
Other services (except public administration)	2,600	1,600	2,600
Public administration	7,400	8,600	7,400
Total	184,300	187,700	184,300

Source: Statistics Canada, Labour Market Survey Q1 2017

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.

Housing Starts - Windsor-Essex				
	Q1 2017	Q1 2016	Year-to-Date 2017	Year-to-date 2016
Amherstburg	19	7	19	7
Essex	2	16	2	16
Kingsville	10	30	10	30
Lakeshore	37	20	37	20
LaSalle	22	14	22	14
Leamington	15	0	15	0
Tecumseh	7	1	7	1
Windsor	34	66	34	66
Total	167	154	167	154

Source: Canada Mortgage and Housing Company (CMHC) Single Starts

Area	Single-Detached			All Others			Total		
	2016	2017	year -over -year change (%)	2016	2017	year -over -year change (%)	2016	2017	year -over -year change (%)
Ont.	1,307	1,705	30	3,444	3,139	-9	4,751	4,844	2
Canada	3,314	3,817	15	9,709	8,459	-13	13,023	12,276	-6
Windsor	40	22	-45	10	13	30	50	35	-30

Source: CMHC Press Release

Windsor/Essex Housing Market Outlook 2017, Remax Realty

ACTIVITY WAS BRISK IN WINDSOR-ESSEX'S REAL ESTATE MARKET IN 2016. Most listings received multiple offers and many properties sold for over the asking price, keeping the region in a seller's market.

Consumer confidence in Windsor continues to rise due to the city's positive economic outlook. Move-up buyers drive demand, motivated by the growth of the auto industry and a number of infrastructure projects currently underway in the city.

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

The average residential sale price rose to approximately \$226,468 in 2016, up from \$201,115 in 2015. Unit sales were also up this year, rising from 6,578 sales between January and October 2015 to 7,268 sales during the same period in 2016. Demand was strongest for single family detached homes in the \$140,000 to \$300,000 range.

Buyers from the GTA and retirees are attracted by Windsor's relatively low cost of living, residential real estate affordability and economic climate. As infrastructure projects continue to thrive in the area, the outlook for Windsor's real estate market remains positive heading into 2017.

FIRST-TIME BUYERS

Windsor remains a practical choice for young professionals looking to enter the market given the affordability of the area. Low-interest rates played an important role in 2016, allowing first-time buyers to purchase larger homes than in previous years. Given the recent changes to mortgage rules, buyers looking to enter the market might not have quite as much buying power in 2017.

CONDO MARKET

Windsor's condo market remains fairly small. Buyers looking to downsize in 2016 instead opted toward townhouses ranging from \$275,000 to \$325,000, rather than apartment-style condos. Retirees are increasingly attracted to townhouses rather than condos given the lower maintenance fees and yard access. Townhouses continue to be built in areas such as East Windsor, Tecumseh, and Kingsville.

LUXURY HOMES

Windsor's luxury market saw significant activity in 2016 as a record 34 properties were sold for over \$1 million in the region. As interest rates remain low and job security remains stable, consumers are optimistic about Windsor's economic outlook, and move-up buyers are encouraged to purchase larger homes.

CBRE Industrial Market Overview Q1 2017

- The Windsor-Essex vacancy rate declined for the sixth consecutive quarter, down to 0.8% in Q1 2017 compared to 2.0% in Q4 2016.
- The availability rate has decreased in Q1 2017 to 2.5% from 4.3% in Q4 2016.
- The market remains extremely tight for product in the Windsor-Essex market. This is especially evident when looking for space over 50,000 sq. ft., a trend that is being experienced down the 401 Corridor from Guelph to Windsor.
- Higher availabilities are being seen for smaller units, with several options available in the 1,000-5,000 sq. Ft. Range.
- Space is particularly difficult to find for users, whereas more options are available for occupiers.
- Many areas are offering incentives for new facilities and new companies looking to grow or locate within Essex County. For example, reduced or zero development charges for industrial buildings.

Building Permits - Windsor-Essex				
	April 2017	April 2016	Year-to-date 2017	Year-to-date 2016
Industrial	693,000	7,698,950	5,918,985	11,908,950
Commercial	4,015,411	8,689,725	16,674,637	17,383,627
Institutional	12,856,902	6,373,890	74,193,191	16,238,369
Total	17,565,313	22,762,565	96,786,813	45,530,946

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

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

Conference Board of Canada - Key Indicators and Outlook

- Real GDP will grow 2.2 percent in 2017, after a 3.5 percent advance in 2016.
- Following a 4.2 percent gain in 2016, employment is forecast to pull back 1.2 percent in 2017, pushing up the unemployment rate from 6.3 percent in 2016 to 6.7 percent in 2017.
- Housing starts are expected to remain relatively stable at about 1,200 units in 2017, similar to the 1,250 units recorded in 2016.

Regional GDP by Sector - Windsor CMA			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	13,116.34	13,405.14	13,646.41
Goods-Producing Industries	5,044.20	5,150.05	5,255.49
Manufacturing	3,980.99	4,072.55	4,141.78
Construction	761.19	771.85	801.95
Primary and Utilities	302.03	305.65	311.76
Services-Producing Industries	8,072.13	8,255.10	8,390.92
Transportation and Warehousing	540.61	551.43	560.25
Information and Cultural Industries	264.45	264.19	263.40
Wholesale and Retail Trade	1,300.00	1,331.20	1,351.17
Finance, Insurance and Real Estate	2,227.35	2,299.82	2,356.32
Business Services	699.16	721.53	736.68
Personal Services	792.71	816.49	832.82
Non-Commercial Services	1,657.95	1,672.87	1,687.92
Public Administration and Defense	589.91	597.57	602.35

* Forecast data

Source: Conference Board of Canada, Metropolitan Data Jan 2017

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2016	3.5%	3rd
2017	2.2%	11th
2018-21*	1.7%	21st

* Forecast data Source: Conference Board of Canada, Metropolitan Outlook Report Spring 2017

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

Windsor CTY Credit Quality Rating- AA

Source: Standard & Poor's

Retail Sales - Windsor CMA			
	2017*	2016*	2015
Total Sales (\$millions)	4,432	4,322	4,149
Percentage Change	2.6	4.2	4.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report winter 2017

Consumer Price Index (CPI) - Windsor CMA			
	2018*	2017*	2016
CPI (2002 = 1.0)	1.350	1.325	1.300
Percentage Change	1.9	1.9	2.0

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2017

Population and Labour Market - Windsor CMA			
	2015	2016	2017*
Population	335,787	337,646	339,783
Labour Force	175,573	175,945	174,744
Total Employment	158,274	164,961	163,036
Unemployment Rate (%)	9.85	6.25	6.70
Net International Migration	130	161	159
Net Interprovincial Migration	130	161	159
Natural Increase in Population	610	599	586

*Forecast data

Source: Conference Board of Canada, Metropolitan Data Jan 2017

Bankruptcies - Windsor CMA			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

Source: Conference Board of Canada Metropolitan Outlook Report winter 2017

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

Regional Employment by Sector - Windsor CMA (000s)			
Sector	2016	2017*	2018*
Total	165,000	163,036	164,807
Goods Sector	54,000	50,950	50,408
Manufacturing	41,152	38,140	37,729
Construction	9,257	9,659	9,535
Primary Industries and Utilities	3,393	3,151	3,144
Services Sector	111,159	112,086	114,399
Transportation and Warehousing	6,649	6,929	6,948
Information and Cultural Industries	1,857	1,722	1,692
Wholesale and Retail Trade	19,604	19,522	20,193
Finance, Insurance and Real Estate	7,867	8,041	8,139
Business Services	14,360	13,705	13,686
Personal Services	23,219	24,110	25,117
Non-Commercial Services	31,457	32,865	33,675
Public Administration	6,146	5,192	4,949

*Forecast data

Source: Conference Board of Canada Metropolitan Data December 2016

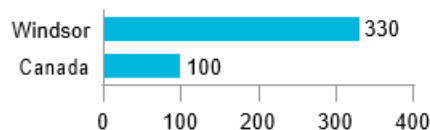
Employment Market Variability

Fluctuations

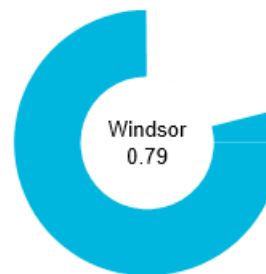


■ No link to Canada 48%
 ■ Link to Canada 52%

Compared to Canada



Economic Structure, 2015



Highly diverse = 1
 Not diverse = 0

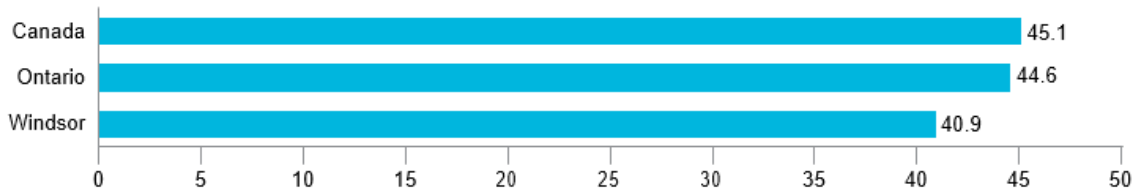
Sources: The Conference Board of Canada; Statistics Canada.

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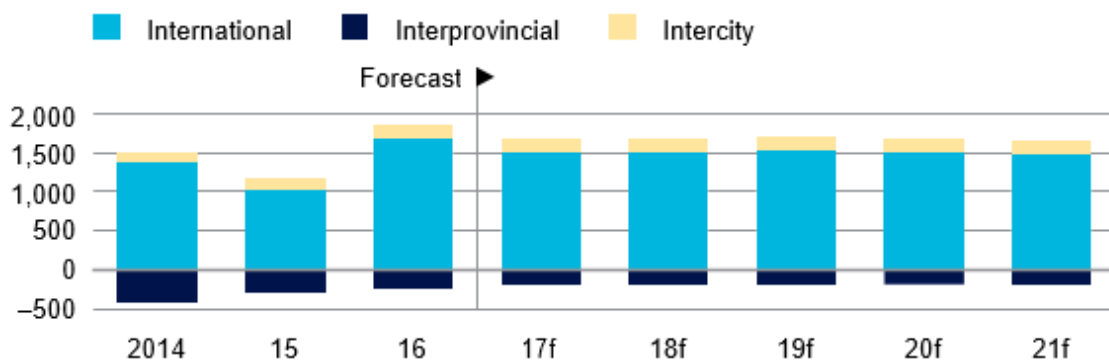
Personal Income Per Capita, 2015

(\$ 000s)



Sources: Statistics Canada; The Conference Board of Canada.

Sources of Migration



f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

Comparative Employment, 2015

(share of total employment)

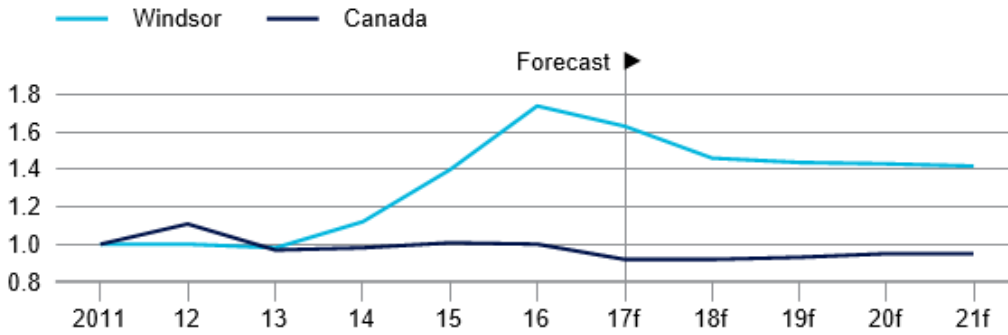
Sector	Windsor	Ontario	Canada
Industrial	0.29	0.20	0.22
Office	0.18	0.28	0.25
Transportation and warehousing	0.04	0.05	0.05
Wholesale and retail trade	0.12	0.15	0.15
Personal services	0.16	0.13	0.13
Non-commercial services	0.21	0.19	0.20
Total	1.00	1.00	1.00

Sources: The Conference Board of Canada; Statistics Canada.

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

Housing Starts

(2011 = 1.0)

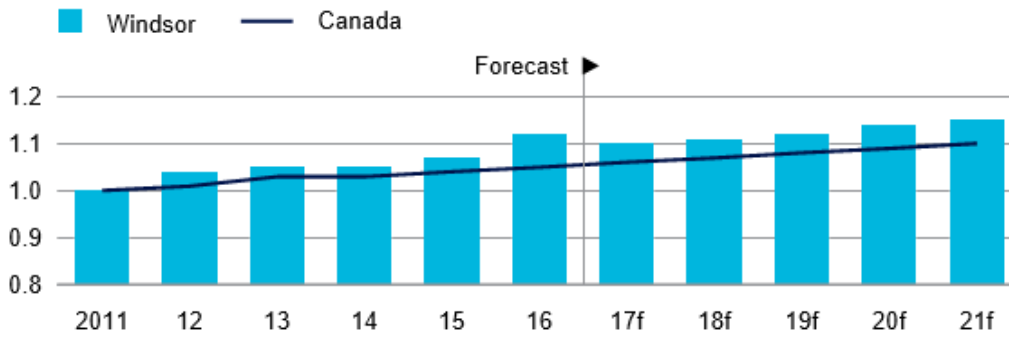


f = forecast

Sources: The Conference Board of Canada; CMHC Housing Time Series Database.

Employment in Perspective

(2011 = 1.0)



f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

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

Employment Outlook



Source: The Conference Board of Canada.

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

GDP Outlook



Source: The Conference Board of Canada.

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