



## Monthly Economic Monitor – November 2018

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 (%)			
	October 2018	September 2018	October 2017
Windsor CMA	6.9	7.3	6.8
Ontario	5.7	5.7	5.7
Canada	5.9	5.9	6.2

Source: Statistics Canada, November 2018, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	October 2018	September 2018	October 2017
Labour Force	173,300	173,700	174,000
Employed	161,400	161,100	162,100

Source: Statistics Canada, November 2018, figures represent a seasonally adjusted 3 month moving average.

An increase in the number of people employed combined with a slight drop in the size of the labour force resulted in a decrease in the unemployment rate to 6.9% in October 2018. Employment in the Manufacturing sector remained almost unchanged while increasing in the Wholesale and Retail Trade, and Accommodation and Food Services sectors. The youth unemployment rate, while still high, dropped to 18.9%.

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>Q3 2018</b>	<b>Q3 2017</b>	<b>2017</b>
Population 15+	338,500	334,600	332,700
Labour force	210,000	206,900	201,400
Employment	193,900	194,500	189,500
Full-time	158,500	157,000	149,800
Part-time	35,400	37,500	39,800
Unemployed	16,100	12,400	11,800
Not in labour force	128,500	127,700	131,300
Unemployment rate (%)	7.7	6.0	5.9
Participation rate (%)	62.0	61.8	60.5
Employment rate (%)	57.3	58.1	56.9

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2018

<b>Employment by Industry – Windsor-Essex</b>			
<b>Industry</b>	<b>Q3 2018</b>	<b>Q3 2017</b>	<b>2017</b>
Agriculture	4,600	2,900	2,900
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	400
Construction	11,900	12,900	12,200
Manufacturing	47,900	43,700	43,400
Trade	24,500	24,900	25,500
Transportation and warehousing	7,400	8,600	8,300
Finance and insurance real estate and leasing	6,400	8,100	7,900
Professional, scientific and technical services	9,100	10,300	9,200
Business, building and other support services	4,700	9,900	8,800
Educational services	13,200	11,100	12,300
Health care and social assistance	27,500	27,900	24,900
Information and cultural and recreation	5,900	5,900	6,500
Accommodation and food services	15,100	13,600	13,000
Other services (except public administration)	7,700	7,600	7,200
Public administration	6,500	5,200	5,900
<b>Total</b>	<b>193,900</b>	<b>194,500</b>	<b>189,600</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 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.

<b>Employment by Occupation – Windsor-Essex</b>			
<b>Occupations in:</b>	<b>Q3 2018</b>	<b>Q3 2017</b>	<b>2017</b>
Management	10,900	11,300	12,300
Business, finance and administration	25,700	26,400	24,700
Natural and applied sciences and related	12,300	11,300	12,000
Health	18,300	19,100	17,000
Education, law and social, community and government services	17,700	17,100	17,700
Art, culture, recreation and sport	3,800	2,300	3,300
Sales and service	47,400	48,300	46,600
Trades, transport and equipment operators and related	32,700	30,300	29,000
Natural resources, agriculture and related production	4,500	4,500	4,000
Manufacturing and utilities	20,700	23,900	23,500
<b>Total, all occupations</b>	<b>193,900</b>	<b>194,500</b>	<b>189,900</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2018

Note: 0 indicates an estimate less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>October 2018</b>	<b>Year-to-Date</b>
Job Gains Announced	193	608
Job Losses Announced	0	149

Source: Employment and Social Development Canada; The Windsor Star

APAG Elektronik Corp., an automotive electronic components manufacturer, announced the opening of its North American headquarters in Windsor, which is expected to create 148 jobs in the next five years. Kauth, a German automotive parts manufacturer, opened an office in Windsor, creating 25 distribution and warehousing jobs. The facility could create up to 350 jobs in the future. A new Lowe's opened its doors on October 18<sup>th</sup> in Windsor at the location of the former Rona store. PetSmart and Giant Tiger opened new stores at Tecumseh Mall and Marshalls/HomeSense will have a store in the former Sobeys location next spring. No job numbers were released for the retail operations. Oven 360, a pizza restaurant, will open a second location in Windsor in early January 2019. A new hotel was announced in the Town of Amherstburg, expected to employ 20 staff.

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

<b>Housing Starts – Windsor-Essex</b>				
	<b>Q3 2018</b>	<b>Q3 2017</b>	<b>Year-to-date 2018</b>	<b>Year-to-date 2017</b>
Amherstburg	43	37	118	93
Essex	20	35	56	47
Kingsville	81	41	153	102
Lakeshore	71	109	192	266
LaSalle	69	69	117	210
Leamington	17	142	47	186
Tecumseh	8	15	15	58
Windsor	113	115	248	276
<b>Total</b>	<b>422</b>	<b>563</b>	<b>946</b>	<b>1238</b>

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

<b>Housing Starts – Windsor CMA</b>				
	<b>October 2018</b>	<b>October 2017</b>	<b>Year-to-date 2018</b>	<b>Year-to-date 2017</b>
Singles	48	52	487	680
Multi-Family	28	54	279	329
<b>Total</b>	<b>76</b>	<b>106</b>	<b>766</b>	<b>1009</b>

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

<b>Housing Sales – Windsor-Essex</b>		
	<b>October 2018</b>	<b>October 2017</b>
Units Sold	567	538
Average Price	\$311,456	\$255,672

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>October 2018</b>	<b>October 2017</b>	<b>Year-to-date 2018</b>	<b>Year-to-date 2017</b>
Industrial	\$2,736,000	\$496,895	\$36,148,315	\$36,843,987
Commercial	\$10,787,096	\$2,846,685	\$84,009,430	\$83,482,845
Institutional	\$994,550	\$2,665,886	\$63,494,061	\$123,134,901
<b>Total</b>	<b>\$14,517,646</b>	<b>\$6,009,466</b>	<b>\$183,651,806</b>	<b>\$243,461,733</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The construction of two large commercial buildings in Lakeshore together added \$4 million to the building permit total in October while three industrial construction projects in Kingsville contributed over \$4 million to the total permit values. In Windsor, the largest permit issued was for a new Habitat for Humanity building on Edinborough Street.

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			
	2019* (Mil. \$ 2007)	2018* (Mil. \$ 2007)	2017 (Mil. \$ 2007)
<b>Total</b>	13,941.83	13,708.15	13,438.44
Goods-Producing Industries	5,524.91	5,433.56	5,306.02
Manufacturing	4,420.63	4,363.90	4,253.13
Construction	911.67	879.14	858.50
Primary and Utilities	192.62	190.52	194.40
Services-Producing Industries	8,416.92	8,274.59	8,132.42
Wholesale Trade	595.94	585.98	573.32
Retail Trade	695.67	685.39	671.92
Transportation and Warehousing	615.62	607.12	594.57
Information and Cultural Industries	216.80	215.94	225.88
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,572.85	2,515.91	2,476.51
Professional, Scientific and Technical Services	447.30	437.67	427.83
Educational Services	869.75	865.42	850.83
Health Care and Social Assistance	971.21	947.52	929.82
Arts, Entertainment and Recreation	159.51	157.16	158.62
Accommodation and Food Services	349.37	344.21	336.42
Other Services	277.03	270.27	264.68
Public Administration	645.86	642.00	622.03

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

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.

<b>Retail Sales – Windsor CMA</b>			
	<b>2018*</b>	<b>2017</b>	<b>2016</b>
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

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	<b>2018*</b>	<b>2017</b>	<b>2016</b>
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

<b>Population and Labour Market – Windsor CMA</b>			
	<b>2019*</b>	<b>2018*</b>	<b>2017</b>
Population	350,576	348,277	344,747
Labour Force	178,296	175,864	172,508
Total Employment	167,063	165,747	162,800
Unemployment Rate (%)	6.3%	5.8	5.6
Net International Migration	1,767	2,007	3,040
Net Interprovincial Migration	-168	-103	999
Net InterCity Migration	170	166	-74
Natural Increase in Population	481	509	537

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

<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 Summer 2018

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>2019*</b>	<b>2018*</b>	<b>2017</b>
<b>Total</b>	167,063	165,747	162,800
Goods Sector	53,014	51,026	51,253
Manufacturing	40,149	39,209	38,255
Construction	10,291	9,335	10,357
Primary Industries and Utilities	2,574	2,482	2,641
Services Sector	114,049	114,721	111,547
Wholesale Trade	3,840	4,114	3,349
Retail Trade	16,382	16,746	17,936
Transportation and Warehousing	7,609	7,817	6,731
Information and Cultural Industries	1,580	1,513	1,885
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	13,791	13,573	15,173
Professional, Scientific and Technical Services	8,120	7,891	7,999
Educational Services	11,683	13,302	10,449
Health Care and Social Assistance	22,691	20,926	21,521
Arts, Entertainment and Recreation	4,585	4,293	4,118
Accommodation and Food Services	12,010	12,171	11,332
Other Services	6,534	6,894	5,711
Public Administration	5,224	5,482	5,342

\* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2018

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