

## Monthly Economic Monitor – November 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 (%)			
	October 2019	September 2019	October 2018
Windsor CMA	6.7	6.2	6.7
Ontario	5.4	5.5	5.7
Canada	5.6	5.6	5.9

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

Labour Force Characteristics – Windsor CMA			
	October 2019	September 2019	October 2018
Labour Force	181,700	179,700	173,900
Employed	169,500	168,600	162,300

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

Windsor's unemployment rate increased this month from 6.2 percent in September to 6.7 percent in October and continues to remain higher than both the provincial and national figures.

The labour force has increased at a faster rate than the number of individuals employed due to high population growth in the region and therefore more people are seeking employment.

There was an increase in jobs in the manufacturing sector and in the business, building and other support services sector this month.

These gains were somewhat offset by losses that occurred within the transportation and warehousing sector and accommodation and food services sector.

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 2019</b>	<b>Q3 2018</b>	<b>2018</b>
Population 15+	348,600	338,500	339,075
Labour force	215,400	210,000	207,025
Employment	199,700	193,900	194,675
Full-time	156,800	158,500	157,350
Part-time	42,800	35,400	37,325
Unemployed	15,700	16,100	12,350
Not in labour force	133,200	128,500	132,050
Unemployment rate (%)	7.3	7.7	6.0
Participation rate (%)	61.8	62.0	61.1
Employment rate (%)	57.3	57.3	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2019

<b>Employment by Industry – Windsor-Essex</b>			
<b>Industry</b>	<b>Q3 2019</b>	<b>Q3 2018</b>	<b>2018</b>
Agriculture	4,500	4,600	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	400
Construction	16,700	11,900	12,000
Manufacturing	40,100	47,900	46,700
Trade	27,500	24,500	25,000
Transportation and warehousing	9,800	7,400	8,700
Finance and insurance real estate and leasing	13,800	6,400	6,900
Professional, scientific and technical services	6,400	9,100	8,600
Business, building and other support services	7,100	4,700	5,800
Educational services	9,700	13,200	15,000
Health care and social assistance	23,700	27,500	25,800
Information and cultural and recreation	8,000	5,900	5,700
Accommodation and food services	18,000	15,100	15,100
Other services (except public administration)	6,500	7,700	8,200
Public administration	6,200	6,500	6,500
<b>Total</b>	<b>199,700</b>	<b>193,900</b>	<b>193,900</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 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>Q3 2019</b>	<b>Q3 2018</b>	<b>2018</b>
Management	16,400	10,900	12,300
Business, finance and administration	26,600	25,700	26,300
Natural and applied sciences and related	8,300	12,300	12,400
Health	13,700	18,300	16,400
Education, law and social, community and government services	13,800	17,700	20,100
Art, culture, recreation and sport	4,600	3,800	3,400
Sales and service	54,000	47,400	46,500
Trades, transport and equipment operators and related	37,800	32,700	32,000
Natural resources, agriculture and related production	4,400	4,500	3,500
Manufacturing and utilities	20,000	20,700	21,900
<b>Total, all occupations</b>	<b>199,700</b>	<b>193,900</b>	<b>194,800</b>

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q3 2019

Note: 0 indicates an estimate less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>October 2019</b>	<b>Year-to-Date</b>
Job Gains Announced	0	1026
Job Losses Announced	0	270

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 Windsor Public Library opened a new 7,400-sq.-ft. branch.

A new non-animal testing lab opened at the University of Windsor.

The Government of Ontario will be investing \$40M in mental health services funding for Ontario's high school students. This funding will create 180 frontline mental health worker positions in Ontario secondary schools. No numbers were provided on how many of these will be in the Windsor-Essex region.

The Government of Ontario is investing \$4.1M in a reconstruction project of Patillo Road in Lakeshore. Construction will begin in spring 2020 and taking up to three years to complete.

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 2019</b>	<b>Q3 2018</b>
Amherstburg	64	43
Essex	18	20
Kingsville	47	81
Lakeshore	50	71
LaSalle	112	69
Leamington	37	17
Tecumseh	11	8
Windsor	475	113
<b>Total</b>	<b>814</b>	<b>422</b>

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

<b>Housing Starts – Windsor CMA</b>				
	<b>October 2019</b>	<b>October 2018</b>	<b>Year-to-date 2019</b>	<b>Year-to-date 2018</b>
Singles	59	48	485	367
Multi-Family	21	28	618	400
<b>Total</b>	<b>80</b>	<b>76</b>	<b>1103</b>	<b>767</b>

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

<b>Housing Sales – Windsor-Essex</b>		
	<b>October 2019</b>	<b>October 2018</b>
Units Sold	590	596
Average Price	\$342,543	\$310,841

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 2019</b>	<b>October 2018</b>	<b>Year-to-date 2019</b>	<b>Year-to-date 2018</b>
Industrial	\$16,261,467	\$2,736,000	\$76,923,464	\$36,148,315
Commercial	\$8,655,937	\$10,787,096	\$90,908,197	\$84,009,430
Institutional	\$3,605,596	\$994,550	\$65,445,950	\$63,494,061
<b>Total</b>	<b>\$28,523,000</b>	<b>\$14,517,646</b>	<b>\$233,277,611</b>	<b>\$183,651,806</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In Windsor, the largest permit issued in October was for an addition to an existing church on Wyandotte Street East (\$2.8 million).

The largest permit issued in the county was in Tecumseh for an industrial addition on Sylvestre Drive (\$15 million).

### CONFERENCE BOARD OF CANADA - KEY INDICATORS

<b>Regional GDP by Sector – Windsor CMA</b>			
	<b>2020*</b> (Mil. \$ 2012)	<b>2019*</b> (Mil. \$ 2012)	<b>2018</b> (Mil. \$ 2012)
<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	3.0	3
2019*	2.0	5
2020-2023*	1.4	11

\* Forecast data

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

<b>Retail Sales – Windsor CMA</b>			
	<b>2019*</b>	<b>2018</b>	<b>2017</b>
Total Sales (\$ millions)	5,426	5,329	5,091
Percentage Change	1.8	4.7	7.5

\* Forecast data

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

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	<b>2019*</b>	<b>2018</b>	<b>2017</b>
CPI (2002 = 1.0)	1.376	1.350	1.319
Percentage Change	2.0	2.4	1.7

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 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>2018</b>	<b>2017</b>	<b>2016</b>
Consumer	469	451	432
Business	17	12	29

Source: Conference Board of Canada Metropolitan Outlook Report Summer 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.