

Monthly Economic Monitor – October 2015

Population		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	September 2015	August 2015	September 2014
Windsor CMA	9.7	9.0	9.1
Ontario	6.9	6.8	7.3
Canada	7.1	7.0	6.2

Source: Statistics Canada, October 2015, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	September 2015	August 2015	September 2014
Labour Force	172,800	176,400	168,399
Employed	156,000	160,500	155,376

Source: Statistics Canada, October 2015, figures represent a seasonally adjusted 3 month moving average.

The unemployment rate rose slightly this month. It should be noted that a .7% increase is within the margin of error and is considered a negligible change. Areas that did see a boost of employment were the retail and manufacturing sectors. As the retail sector gears up for the holiday season. Agribusiness also saw modest gains for the month of September.

Labour Force Characteristics- Windsor Essex			
	Q3 2015	Q3 2014	2014
Population 15+	327,500	337,700	339,600
Labour force	204,000	212,100	211,300
Employment	184,800	194,100	193,900
Full-time	146,600	158,000	152,700
Part-time	38,200	35,800	41,200
Unemployed	19,200	18,000	17,400
Not in labour force	123,500	125,000	128,200
Unemployment rate (%)	9.4	8.5	8.3
Participation rate (%)	62.3	62.8	62.2
Employment rate (%)	56.4	57.7	57.1

Source: Statistics Canada, Labour Market Survey

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

Employment By Industry- Windsor Essex			
Industry	Q3 2015	Q3 2014	2014
Agriculture	5,700	2,800	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,900	0	500
Construction	11,200	9,000	11,000
Manufacturing	43,300	38,800	39,600
Trade	21,100	26,400	28,100
Transportation and warehousing	7,300	11,700	11,800
Finance and insurance real estate and leasing	11,300	8,100	7,800
Professional, scientific and technical services	8,500	7,100	7,500
Business, building and other support services	6,100	5,600	6,100
Educational services	11,900	15,800	15,400
Health care and social assistance	22,900	24,000	25,200
Information and cultural and recreation	8,500	8,600	8,600
Accommodation and food services	10,400	13,500	13,700
Other services (except public administration)	9,800	9,700	8,600
Public administration	4,300	4,400	6,000
Total	184,800	194,100	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	September 2015	Year-to-Date
Job Gains Announced	83	1,489
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star

Halloween Alley has opened up on Walker road. Canada's largest independently owned Halloween retailer will be hiring 15 individuals for the season. The University of Windsor will hire 18 assistant professors as part of its 3-year plan to hire 50 new faculty members. World Gym has announced the opening of 2 new Gym's the in the region. Estimated job gain at 50 employees.

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

Housing Starts – Windsor-Essex				
	Q3 2015	Q3 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	24	19	79	51
Essex	0	15	15	39
Kingsville	15	16	33	33
Lakeshore	68	53	189	136
LaSalle	48	56	190	123
Leamington	12	6	12	42
Tecumseh	4	9	75	20
Windsor	75	82	299	260
Total	246	256	892	705

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	September 2015	September 2014	Year-to-date 2015	Year-to-date 2014
Singles	102	59	817	419
Multi-Family	0	23	186	171
Total	102	82	100	590

Source: CMHC Press Release

Toronto, September 9, 2015 – Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up slightly at 699 units in June compared to 682 in May, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Total housing starts trended up due to greater row home starts.

On a quarterly basis, seasonally adjusted total starts rebounded strongly from the low number of seasonally adjusted total starts in the first quarter of 2015. The strong rebound was partly due to some starts being delayed as the result of irregular weather in the first quarter of 2015. Demand for new homes has also increased due to a tight resale market. The number of homes listed for sale has been insufficient to satisfy demand. Builders capitalized on this market imbalance by increasing housing starts in the second quarter. Higher row home and single-detached home starts accounted for the increased number of starts from the first quarter of 2015. Semi-detached and apartment starts remained relatively dormant.

At the halfway point of 2015, total starts in Windsor CMA were greater than in the first six months of 2014. Total starts were up in all sub-markets of Windsor CMA, with the exception of Tecumseh. The greatest growth in total starts was in LaSalle, where a greater number of single-detached starts occurred. The City of Windsor also had higher total starts year-to-date in 2015 compared to the halfway point of 2014, with nearly all the growth occurring in its eastern region.

- CMHC Press Release

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

Building Permits – Windsor-Essex				
	September 2015	September 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$1,984,000	\$8,261,260	\$32,286,545	\$27,741,860
Commercial	\$3,122,651	\$2,405,900	\$46,184,400	\$34,630,620
Institutional	\$2,944,337	\$885,650	\$93,665,389	\$45,101,731
Total	\$8,050,988	\$11,552,810	\$172,136,334	\$107,474,211

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Currently our region is \$64,662,123 over where we were last year at this time in construction value. The trend we are seeing is many small-medium size businesses in a stage of growth. The numbers paint a picture of many renovations and expansions all around the region.

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			
	2016* (Mil. \$ 2007)	2015* (Mil. \$ 2007)	2014 (Mil. \$ 2007)
Total	12,495.06	12,303.02	12,065.94
Goods-Producing Industries	4,531.06	4,456.84	4,335.29
Manufacturing	3,623.26	3,534.89	3,437.86
Construction	718.97	736.65	717.21
Primary and Utilities	188.83	185.31	180.22
Services-Producing Industries	7,964.00	7,846.18	7,730.65
Transportation and Warehousing	593.39	579.49	552.93
Information and Cultural Industries	277.91	273.00	289.18
Wholesale and Retail Trade	1,383.04	1,358.58	1,325.16
Finance, Insurance and Real Estate	2,020.99	1,989.38	1,954.17
Business Services	638.06	629.25	638.60
Personal Services	792.09	784.25	756.63
Non-Commercial Services	1,760.33	1,736.02	1,705.77
Public Administration and Defence	498.19	496.21	508.23

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2014	2.7	4th
2015*	2.0	8th
2016-2019*	1.6	12th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

Retail Sales – Windsor CMA			
	2016*	2015*	2014
Total Sales (\$ millions)	4,224	4,106	3,975
Percentage Change	2.9	3.3	6.1

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.310	1.277	1.259
Percentage Change	2.6	1.5	2.3

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

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

Population and Labour Market – Windsor CMA			
	2016*	2015*	2014
Population	336,783	335,295	333,937
Labour Force	174,178	176,557	170,479
Total Employment	160,415	159,969	155,250
Unemployment Rate (%)	7.9	9.4	8.9
Net International Migration	1381	1307	895
Net Interprovincial Migration	-259	-285	-342
Net InterCity Migration	-150	-157	190
Natural Increase in Population	538	586	645

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

Bankruptcies – Windsor CMA			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2015

Regional Employment by Sector – Windsor CMA			
Sector	2016*	2015*	2014
Total	160,415	159,969	155,250
Goods Sector	43,358	42,019	43,519
Manufacturing	32,722	29,757	32,911
Construction	8,061	9,641	8,298
Primary Industries and Utilities	2,575	2,621	2,311
Services Sector	117,057	117,950	111,731
Transportation and Warehousing	8,786	7,644	8,344
Information and Cultural Industries	1,889	1,773	2,094
Wholesale and Retail Trade	24,323	23,284	22,091
Finance, Insurance and Real Estate	5,844	6,449	6,070
Business Services	11,807	12,662	11,681
Personal Services	24,444	27,491	23,585
Non-Commercial Services	35,183	34,306	33,353
Public Administration	4,782	4,341	4,513

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2015

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