



## Monthly Economic Monitor – October 2017

<b>Population</b>		
	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
<b>Windsor-Essex Total</b>	<b>398,953</b>	<b>388,782</b>

Source: Statistics Canada, 2016 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	September 2017	August 2017	August 2016
Windsor CMA	5.8	6.2	5.6
Ontario	5.6	5.7	5.7
Canada	6.2	6.2	7.0

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

<b>Labour Force Characteristics – Windsor CMA</b>			
	September 2017	July 2017	August 2016
Labour Force	174,400	174,100	177,00
Employed	164,100	163,400	167,400

Source: Statistics Canada, October 2017, 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.

<b>Labour Force Characteristics- Windsor Essex (000's)</b>			
	<b>Q3 2017</b>	<b>Q3 2016</b>	<b>2017 (average)</b>
Population 15+ ('000)	334.6	330.5	331.9
Labour force ('000."	206.9	213.3	200.7
Employment ('000)	194.5	201.4	188.3
Full-time ('000)	157.0	163.9	149.1
Part-time ('000)	37.5	37.5	40.1
Unemployed ('00)	12.4	11.9	12.0
Not in labour force ('000)	127.7	117.2	133.1
Unemployment rate (%)	6.0	5.6	6.1
Participation rate (%)	61.8	64.5	59.6
Employment rate (%)	58.1	60.9	56.0

Source: Essex County Labour Force Data Subscription Q3 2017 release, Statistics Canada

<b>Job Gains/Losses - Windsor-Essex</b>		
	<b>April 2017</b>	<b>Year-To-Date</b>
Job Gains Announced	210	1,168
Job Losses Announced	180	261

Source: Service Canada; The Windsor Star, Windsorite

### **Announcements April 2017**

- New Tim Hortons location in Windsor announced, 25 jobs expected
- CenterLine Windsor Ltd announces new facility, 73 hires expected
- 6 new stores opening in Tecumseh mall, 100 jobs expected
- Samsun Renewable and Pattern energy complete new Wind Farm in lakeshore, 12 new jobs created\
- Sears Canada set to close in Windsor, two locations affecting 180 employees will shut down.

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

<b>Employment by Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q3 2017</b>	<b>Q3 2016</b>	<b>2017</b>
Agriculture	2,900	4,400	3,800
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	1,800	0.0
Construction	12,900	15,200	10,300
Manufacturing	43,700	48,600	45,500
Trade	133,000	130,700	122,800
Transportation and warehousing	24,900	24,900	25,300
Finance and insurance real estate and leasing	8,600	8,700	7,300
Professional, scientific and technical services	8,100	8,400	8,200
Business, building and other support services	10,300	9,100	6,600
Educational services	9,900	7,800	7,300
Health care and social assistance	11,100	10,700	11,400
Information and cultural and recreation	27,900	25,800	24,200
Accommodation and food services	5,900	8,900	7,700
Other services (except public administration)	3,600	2,700	2,600
Public administration	7,600	7,000	7,400
<b>Total</b>	<b>194,500</b>	<b>201,400</b>	<b>184,300</b>

Source: Statistics Canada, Labour Market Survey Q3 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.

<b>Housing Starts - Windsor-Essex</b>			
	Q3 2017	Q2 2017	Year-to-Date 2017
Amherstburg	19	20	97
Essex	35	6	43
Kingsville	35	45	90
Lakeshore	99	106	242
LaSalle	51	67	140
Leamington	10	11	36
Tecumseh	13	13	33
Windsor	47	74	155
<b>Total</b>	<b>309</b>	<b>342</b>	<b>836</b>

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

## **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.

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.

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

## **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 Q2 2017**

- The Windsor-Essex market is extremely tight for industrial product, with low vacancy and availability. This trend is particularly evident when facilities over 50,000 sq. ft. are required, a trend that has been occurring along the 401 Corridor from Guelph to Windsor.
- After decreasing for sixth consecutive quarters, the Windsor-Essex industrial vacancy rate increased in Q2 2017 to 1.4% from 0.8% in Q1 2017.
- The availability rate increased 40 bps to 2.9% in Q2 2017 compared to 2.5% in Q1 2017.

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- Supply of product available for sale remains more difficult to acquire, where space for occupiers has higher availabilities, particularly for those searching for options in the 1,000-5,000 sq. ft. range.
- Q2 2017 had 20,000 sq. ft. of industrial product under construction in Lakeshore, with 37,184 sq. ft. of new supply added within the City of Windsor.
- The trade sector continues to be the most active industry in the Windsor-Essex market in Q2 2017

### **CMHC Housing Market Outlook Windsor CMA Fall 2017**

Total housing starts in Windsor CMA are expected to trend lower in 2018 and 2019, but still remain elevated, due to a projected rise in wages and employment.

MLS® sales are projected to trend lower in 2018 and 2019, but still remain elevated, while growth in the average MLS® sale price is projected to decline from the 2017 level.

The vacancy rate is expected to decline over the forecast horizon, owing to a low supply of new rental apartments and a growing population of seniors. New Ownership Market Total housing starts in the Windsor Census Metropolitan Area (CMA) are expected to edge higher in 2017 and trend lower in 2018 and 2019, but still remain elevated. A projected rise in wages and employment, especially in the healthcare and social assistance sector, will support demand for new single-detached homes over the forecast horizon.

Moreover, continued demand spillover from the resale market for new single-detached homes, will encourage builders to start more single-detached homes.

Multi-unit starts in Windsor CMA are expected to remain elevated over the forecast horizon, but decline slightly in 2018 and 2019. The rising inventory of completed and unabsorbed row homes suggests that demand for row homes may be declining – placing downward pressure on multi-unit starts. However, a growing population of seniors and an expected decline in the vacancy rate will strengthen demand for rental apartments and place slight upward pressure on multi-unit starts.

Following large gains in 2016, employment is expected to decline slightly in 2017 and strengthen in 2018 and 2019 – driven by growth in the construction and health care and social assistance sectors. Slowing but elevated US vehicle sales and growing public and private sector investment activity within Windsor’s manufacturing sector, will boost manufacturing employment and continue to keep total employment at pre-recessionary levels. Windsor’s growing population of seniors is expected to strengthen demand for health care professionals, lifting employment in the health care and social assistance sector. With construction on the Gordie Howe International Bridge expected to begin in

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2018, the project is projected to place upward pressure on migration and employment, especially within Windsor's growing construction sector. Total population in Windsor is projected to post strong but slightly lower growth over the forecast horizon, due to a lower number of net non-permanent residents following the surge of Syrian refugees entering Windsor in 2016. Net intra-provincial migration is expected to place upward pressure on population growth, as households from Ontario migrate to Windsor to purchase affordable single-detached homes.

**Windsor-Essex County Association of Realtors Commercial Stats - August 2017**

	<b>Total Average Lease Price (SQ FT)</b>	<b>Number of Lease Listings</b>	<b>Number of Leased Listings</b>	<b>Average Leased Price (Year 1 of lease)</b>	<b>Average Leased Price -SQ FT Per Year</b>
Aug 2017	\$12.33	35	13	\$16,087,13	\$10.92

	<b>Average List Price</b>	<b>Average Sale Price</b>	<b>Sale to List Price</b>	<b>Avg. List Duration</b>	<b>Number of Sales</b>
<b>Jan</b>	\$573,904	\$472,429	<b>82%</b>	206 days	21
<b>Feb</b>	\$435,806	\$409,213	<b>94%</b>	156 days	16
<b>Mar</b>	\$616,610	\$541,400	<b>88%</b>	88 days	21
<b>Apr</b>	\$332,579	\$328,036	<b>99%</b>	143 days	14
<b>May</b>	\$515,723	\$488,232	<b>95%</b>	240 days	22
<b>June</b>	\$628,955	\$615,318	<b>98%</b>	113 days	11
<b>July</b>	\$412,342	\$398,918	<b>97%</b>	55 days	15
<b>Aug</b>	\$563,386	\$518,571	<b>92%</b>	115 Days	7
<b>Sept</b>	\$560,928	\$516,667	<b>92%</b>	122 Days	9

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

<b>Building Permits (In \$Can Dollars) - Windsor-Essex</b>				
	September 2017	September 2016	Year-to-date 2017	Year-to-date 2016
Industrial	2,375,162	3,257,500	36,347,092	59,418,003
Commercial	2,338,589	12,205,187	80,636,160	164,839,031
Institutional	3,238,300	5,544,703	120,469,015	39,469,877
<b>Total</b>	<b>7,962,051</b>	<b>21,007,390</b>	<b>237,452,267</b>	<b>263,726,911</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

### Conference Board of Canada - Key Indicators and Outlook Winter 2017

- Real GDP will grow 2.2 per cent in 2017, after a 3.5 per cent advance in 2016.
- Following a 4.2 per cent gain in 2016, employment is forecast to pull back 1.2 per cent in 2017, pushing up the unemployment rate from 6.3 per cent in 2016 to 6.7 per cent in 2017.

Housing starts are expected to remain fairly stable at about 1,200 units in 2017, similar to the 1,250 units recorded in 2016.

**Windsor's economy sparked in 2016, posting real GDP growth of 3.5 per cent, up from 2.9 per cent in 2015 and the fastest growth since 2000. It was also the third fastest growth among the 28 metropolitan areas covered in this edition of the *Metropolitan Outlook*. This area's brutal 2008–2009 downturn is history. Surging automobile sales fostered by attractive financing rates and a recovering U.S. economy are underpinning current strength. Another good year awaits in 2017, with real GDP forecast to rise 2.2 per cent.**

Employment surged by 4.2 per cent and the unemployment rate fell to 6.3 per cent in 2016, the best performance for both variables since 2000. We think this surging job market will take a breather in 2016, with employment falling by

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1.2 per cent and the unemployment rate rising to 6.7 per cent. Despite the drop, employment will remain 11 per cent higher than during the 2009 recessionary trough, which coincided with a 14 per cent unemployment rate. A modest upswing in population growth reflects this success. We estimate that net domestic outmigration virtually halted in 2016. This allowed Windsor's population to post its sixth consecutive annual gain—while modest at 0.6 per cent in 2016, it was still a big improvement from four straight annual drops between 2007 and 2010. This has proved a tonic for the local real estate market, with both housing starts and existing home sales posting big gains in 2016. The outlook for the local manufacturing sector remains bright, although output is expected to increase at a more moderate pace over the near term, with the rest of the economy following suit. Nevertheless, growth in Windsor's real GDP is expected to remain healthy, coming in at 2.5 per cent this year and 2.0 per cent and next year.

The local job market will take a breather this year, with employment poised to dip by 0.8 per cent, the equivalent of 1,300 job losses. But job growth is expected to resume in 2018, with 2,100 net new jobs being added to payrolls. While slightly faster labour force gains will push up the unemployment rate to 6.4 per cent by 2018, it will remain well below rates recorded earlier in the decade.

### **Manufacturing Performing Well**

Windsor's status as Canada's car-production capital makes a healthy manufacturing sector vital to the area's economy. We estimate that manufacturing generates 30 per cent of local GDP, triple the national average. Thus, the 5.9 per cent expansion of manufacturing output in 2016 was a key underpinning of the area's robust economy. For 2017 we expect further albeit slower 2.3 per cent growth, fostered by continued good news from the automotive sector. This starts with a pledge by Ford to invest \$613 million in Windsor, including ramping up to build a new engine. The firm employs 1,400 workers here. Also, last year Fiat Chrysler started producing the Pacifica minivan at its Windsor assembly plant, itself the subject of a \$1-billion-plus retooling. The Pacifica was named utility vehicle of the year at Detroit's North American Auto show in January 2017. Meanwhile, the federal government has granted local firms Nematik of Canada and Arbec Tool & Machine up to \$3 million to develop lightweight aluminum engine blocks and create up to 70 jobs. Other companies in the news include Integrity Tool & Mold, which is getting up to \$2.4 million in loans from the Federal Economic Development Agency to help with a \$22.78-million expansion expected to create 52 skilled trades jobs.

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Other Windsor firms are stepping into a high-tech future, with more than 300 local companies now engaged in engineering, designing, and manufacturing cutting-edge automated industrial manufacturing systems. Some are developing products for the area's agricultural sector, including devices to monitor crops and livestock, while others are inventing new industrial equipment

### **Construction Sector Grows Again**

Windsor's construction output contracted 0.4 per cent in 2016, following 4.9 per cent expansion in 2015. The contraction coincided with completion of the \$1.4-billion Herb Gray Parkway. Better times await though, as the industry is expected to expand 1.4 per cent in 2017 and 3.9 per cent in 2018. Next year should see the start of work on the Gordie Howe International Bridge, a potentially \$4-billion span connecting Windsor and Detroit. Three consortiums are bidding on the structure, which would rank among Canada's largest-ever infrastructure projects.

Smaller projects dot the landscape in the meantime. Devonshire Mall, a regional shopping magnet, is planning to spend \$70 million to add a grocery store and retail space, overhaul its food court, and refurbish its floor and fixtures; phased construction will continue through 2018. In November, Ontario's education ministry announced it would spend about \$24 million to build a new high school in Amherstburg and \$9 million to build and relocate Prince Andrew elementary school in LaSalle. Finally, the University of Windsor will be the site of a new \$30-million science research and innovation centre when construction wraps up in April 2018.

Residential construction has bounced back from the recessionary lows hit in 2009. Housing starts jumped 24 per cent to 1,250 units in 2016, the second straight annual increase above 20 per cent. Although Windsor's economy is strong, builders might have been over-enthusiastic, since inventories of unsold houses have jumped. Still, the resale housing market remains strong. Thus, we expect housing starts to remain fairly stable, at 1,200 units this year. This would mark the third consecutive year that starts will have surpassed 1,000 units

### **Services Remain Strong**

Windsor's services sector is poised to enjoy another good year in 2017, with aggregate output growth clocking in at 2.3 per cent, down only slightly from its nine-year high expansion of 2.5 per cent in 2016. As in 2016, seven of the eight services subsectors will expand.

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

Services' 2017 growth will be led by a 3.3 per cent output gain in finance, insurance, and real estate, the area's largest services industry. Although strong, this year's expansion will trail two previous annual increases above 4 per cent. The finance, insurance, and real estate advance is underpinned by the area's booming resale market, which has surged into sellers' territory, and by the recent run-up in housing starts.

Tourism remains an important industry for Windsor and is benefitting from the lower Canadian dollar and a stronger U.S. economy. The area is in the process of hosting a number of sporting events, including the FINA world short-course swimming championships at the WFCU Centre this past December, which welcomed some 1,000 of the world's top swimmers from over 175 countries. The Windsor Spitfires Junior "A" hockey team has been named host team for the 2017 Memorial Cup, the championship of the Canadian Hockey League. The four-team event will be held in May. Such events will contribute to strong 3 per cent growth in the personal services sector, which includes many tourist-oriented industries like accommodation and food, along with arts, entertainment, and recreation. Accelerating personal income gains in 2015 and 2016 have spurred a pickup in retail sales growth. Sales hit a 14-year high of 5.3 per cent in 2016, in turn prompting a 1.8 per cent expansion in wholesale and retail trade output, the fastest since 2011. For 2017, we expect income and retail sales gains to slow, but remain decent, leading to 2.4 per cent wholesale and retail trade output expansion.

-Conference Board of Canada, 2017 Winter outlook

Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs		
Year	Growth Rate	Rank
2016	3.5%	3
2017	2.2%	11
2018-21*	1.7%	21

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

**Windsor CTY Credit Quality Rating- AA**

Source: Standard & Poor's

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

Retail Sales - Windsor CMA			
	2017*	2016	2015
Total Sales (\$millions)	4,412	4,289	4,073
Percentage Change	2.9	5.3	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

Bankruptcies - Windsor CMA			
	2016	2015	2014
Consumer	432	560	584
Business	29	14	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2017

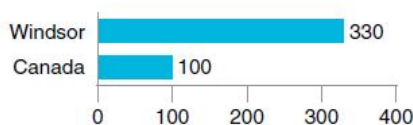
### Employment Market Variability

#### Fluctuations



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

#### Compared to Canada



Sources: The Conference Board of Canada; Statistics Canada.

### Economic Structure, 2015



Highly diverse = 1  
 Not diverse = 0

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.

## Sectoral Employment

(000s)

	2014	2015	2016	2017	2018	2019	2020	2021
Total employment	155 <i>0.3</i>	158 <i>1.9</i>	165 <i>4.2</i>	163 <i>-1.2</i>	165 <i>1.1</i>	166 <i>0.9</i>	168 <i>1.1</i>	170 <i>0.9</i>
Goods sector	43 <i>1.8</i>	47 <i>7.4</i>	54 <i>15.3</i>	51 <i>-5.3</i>	50 <i>-1.1</i>	51 <i>0.6</i>	51 <i>0.6</i>	51 <i>0.5</i>
Manufacturing	32.9 <i>4.8</i>	33.9 <i>3.1</i>	41.2 <i>21.3</i>	38.1 <i>-7.3</i>	37.7 <i>-1.1</i>	37.7 <i>-0.1</i>	37.8 <i>0.4</i>	38.0 <i>0.4</i>
Construction	8.2 <i>-0.2</i>	9.6 <i>16.3</i>	9.3 <i>-3.3</i>	9.7 <i>4.3</i>	9.5 <i>-1.3</i>	9.9 <i>3.8</i>	10.0 <i>1.4</i>	10.2 <i>1.2</i>
Primary and utilities	2.3 <i>-23.7</i>	3.2 <i>38.2</i>	3.4 <i>6.9</i>	3.2 <i>-7.1</i>	3.1 <i>-0.2</i>	3.1 <i>0.0</i>	3.1 <i>0.1</i>	3.2 <i>0.3</i>
Services sector	112 <i>-0.3</i>	112 <i>-0.2</i>	111 <i>-0.4</i>	112 <i>0.8</i>	114 <i>2.1</i>	116 <i>1.0</i>	117 <i>1.3</i>	118 <i>1.1</i>
Transportation and warehousing	8.3 <i>25.1</i>	6.3 <i>-24.8</i>	6.6 <i>6.2</i>	6.9 <i>4.2</i>	6.9 <i>0.3</i>	7.0 <i>0.4</i>	7.0 <i>0.8</i>	7.1 <i>0.7</i>
Information and cultural industries	2.1 <i>14.7</i>	2.0 <i>-4.8</i>	1.9 <i>-7.1</i>	1.7 <i>-7.2</i>	1.7 <i>-1.8</i>	1.7 <i>-1.2</i>	1.7 <i>-0.8</i>	1.6 <i>-0.9</i>
Wholesale and retail trade	22.1 <i>-1.1</i>	18.7 <i>-15.3</i>	19.6 <i>4.7</i>	19.5 <i>-0.4</i>	20.2 <i>3.4</i>	20.2 <i>0.1</i>	20.3 <i>0.5</i>	20.4 <i>0.4</i>
Finance, insurance, and real estate	6.1 <i>-31.4</i>	9.6 <i>58.0</i>	7.9 <i>-18.0</i>	8.0 <i>2.2</i>	8.1 <i>1.2</i>	8.2 <i>1.0</i>	8.3 <i>1.5</i>	8.5 <i>1.4</i>
Business services	11.7 <i>-4.4</i>	13.5 <i>15.6</i>	14.4 <i>6.3</i>	13.7 <i>-4.6</i>	13.7 <i>-0.1</i>	13.9 <i>1.3</i>	14.1 <i>1.4</i>	14.2 <i>1.0</i>
Personal services	23.7 <i>11.7</i>	24.7 <i>4.5</i>	23.2 <i>-6.2</i>	24.1 <i>3.8</i>	25.1 <i>4.2</i>	25.6 <i>1.9</i>	26.1 <i>1.9</i>	26.5 <i>1.5</i>
Non-commercial services	33.4 <i>-2.5</i>	32.8 <i>-1.7</i>	31.5 <i>-4.1</i>	32.9 <i>4.5</i>	33.7 <i>2.5</i>	34.0 <i>1.1</i>	34.6 <i>1.6</i>	35.0 <i>1.3</i>
Public administration	4.5 <i>-8.5</i>	4.0 <i>-11.9</i>	6.1 <i>55.3</i>	5.2 <i>-15.5</i>	4.9 <i>-4.7</i>	5.0 <i>0.6</i>	5.0 <i>0.8</i>	5.0 <i>0.6</i>

Shaded area represents forecast data; *italics indicate percentage change.*

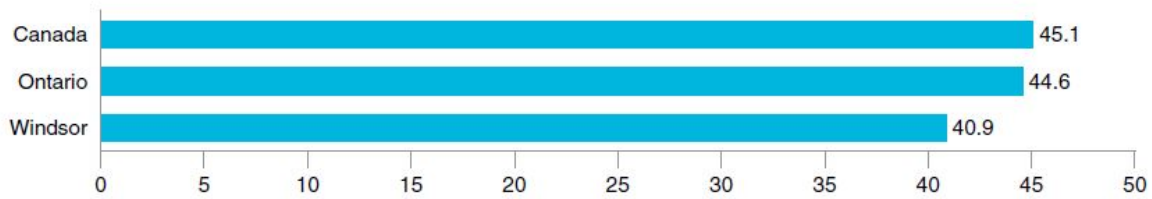
First line of employment data is in thousands and second line is percentage change.

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.

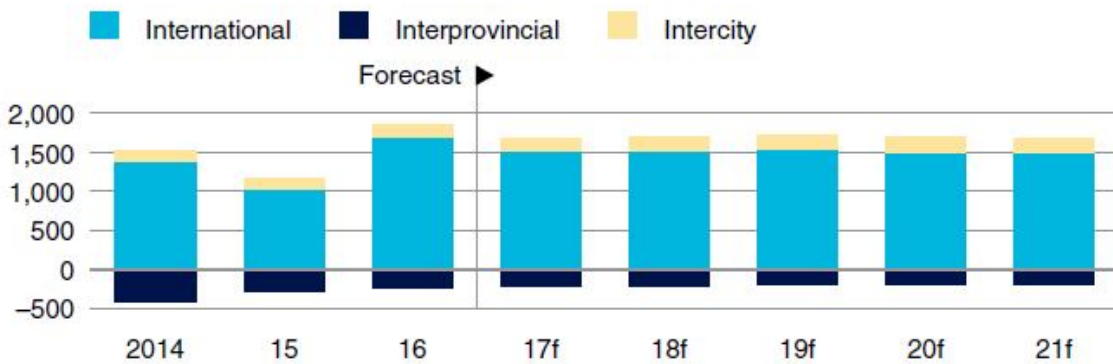
### Personal Income Per Capita, 2015

(\$ 000s)



Sources: Statistics Canada; The Conference Board of Canada.

### Sources of Migration



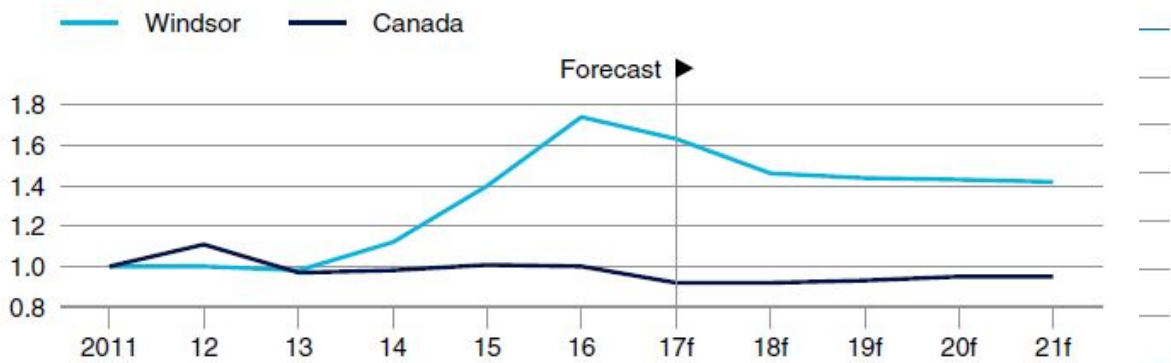
f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

### Comparative Employment, 2016

#### Housing Starts

(2011 = 1.0)



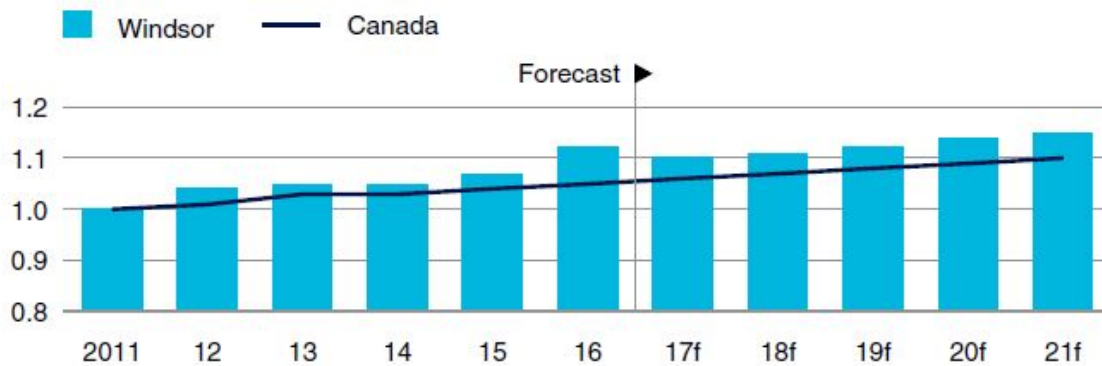
Sources: The Conference Board of Canada; Statistics Canada.

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



## Employment in Perspective

(2011 = 1.0)



f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

## Comparative Employment, 2015

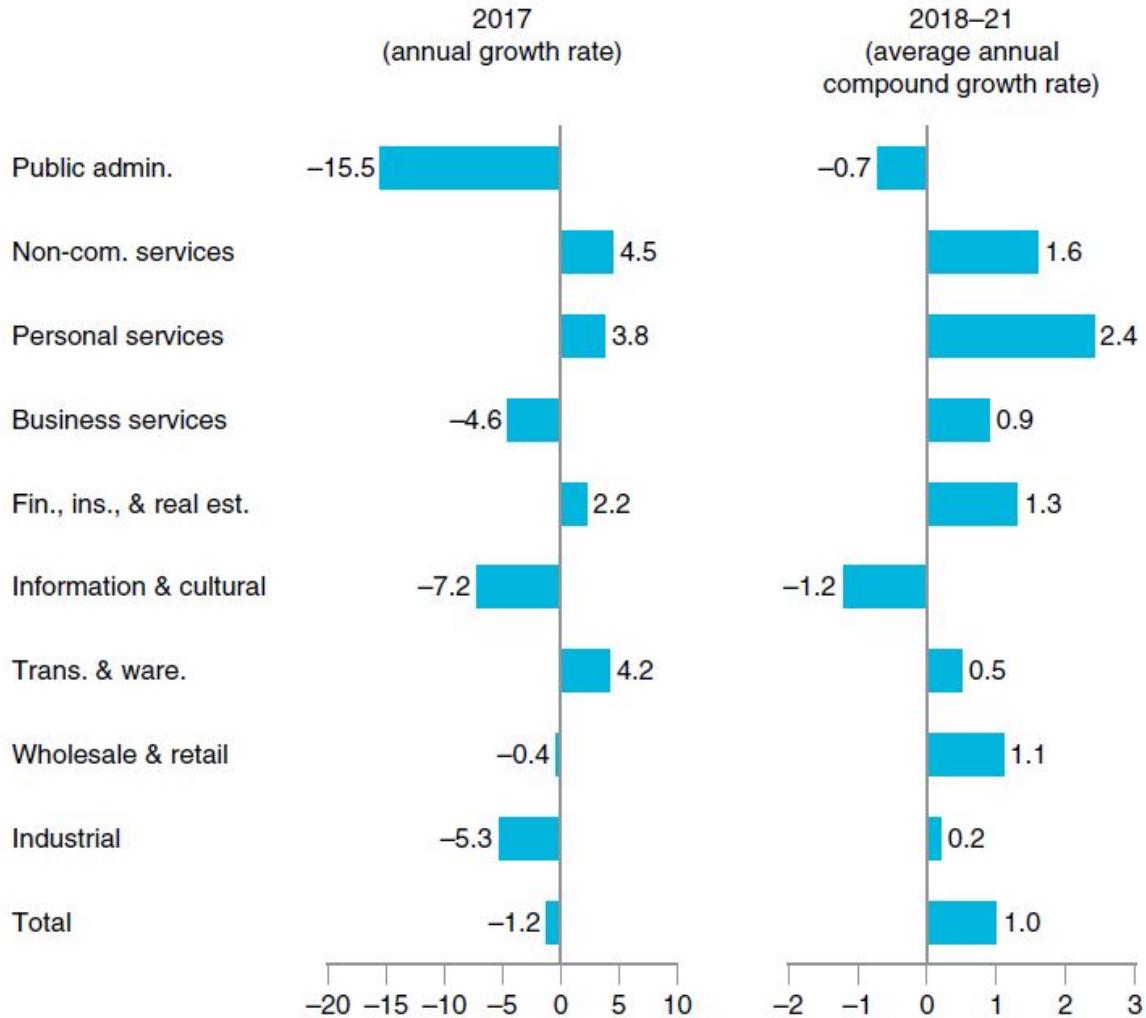
(share of total employment)

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
<b>Total</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>

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.

## 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.

## Construction, Commercial Real Estate, and Income Overview

Building permits (\$ 000s)	2007	2008	2009	2010	2011	2012	2013	2014	2015
Total	359,730	207,434	313,181	506,757	311,115	578,041	360,301	406,382	525,302
Residential	138,711	104,318	99,199	146,097	170,660	205,850	236,103	255,488	339,591
Non-residential	221,019	103,116	213,982	360,660	140,455	372,191	124,198	150,894	185,711
Industrial	26,621	18,816	9,093	125,435	45,408	15,500	26,607	38,433	40,808
Commercial	125,059	58,294	42,572	61,265	70,676	147,504	45,354	58,054	63,992
Public admin. and non-comm.	69,339	26,006	162,317	173,960	24,371	209,187	52,237	54,407	80,911
<b>Office sector*</b>									
No. of square feet (000s)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Percentage change	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Vacancy rate (%)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Employment (000s)	28	28	27	30	28	29	28	24	29
Percentage change	7.0	-1.6	-3.8	12.1	-7.3	5.3	-5.5	-12.4	19.4
<b>Bankruptcies</b>									
Consumer	1,417	1,690	2,117	1,304	980	854	794	584	560
Business	70	41	43	33	25	20	21	26	14

\*Information and cultural services; finance, insurance, and real estate; business services; and public administration.  
Sources: The Conference Board of Canada; Statistics Canada; Industry Canada; CBRE.

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

## Windsor-Essex Occupations by N.O.C – EMSI Analyst Data October 2017

Description	2017 Location Quotient	2016 Avg. Hourly Wages	2016 Jobs	2017 Jobs	2016 - 2017 Change	2016 - 2017 % Change
<b>Business, finance and administration occupations</b>	0.74	\$23.67	20,137	20,052	(85)	(0%)
<b>Natural and applied sciences and related occupations</b>	0.81	\$32.34	10,272	10,459	187	2%
<b>Health occupations</b>	1.19	\$27.59	13,691	13,913	222	2%
<b>Occupations in education, law and social, community and government services</b>	0.89	\$32.42	16,929	17,112	183	1%
<b>Occupations in art, culture, recreation and sport</b>	0.66	\$19.93	2,310	2,331	21	1%
<b>Sales and service occupations</b>	0.98	\$15.50	40,416	40,709	293	1%
<b>Trades, transport and equipment operators and related occupations</b>	1.14	\$24.66	24,713	24,993	280	1%
<b>Natural resources, agriculture and related production occupations</b>	1.18	\$17.22	3,396	3,422	26	1%
<b>Occupations in manufacturing and utilities</b>	2.38	\$22.67	19,225	19,318	93	0%
<b>Unclassified</b>	0.96	\$0.00	2,863	2,884	21	1%
<b>Management occupations</b>	0.68	\$38.60	6,808	6,738	(70)	(1%)
<b>TOTALS AND AVERAGES</b>		<b>\$23.48</b>	<b>160,761</b>	<b>161,930</b>	<b>1,169</b>	<b>1%</b>

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

### Windsor-Essex Jobs by NAICS Industry 2016-2017 Comparison

Description	2016 Jobs	2017 Jobs	2016 - 2017 Change	2001 - 2017 % Change	Avg. Wages Per Job
Agriculture, forestry, fishing and hunting	4,317	4,273	(44)	(1%)	\$25,483
Mining, quarrying, and oil and gas extraction	362	367	5	1%	\$83,342
Utilities	773	779	6	1%	\$83,345
Construction	11,362	11,479	117	1%	\$52,693
Manufacturing	31,505	31,582	77	0%	\$59,726
Wholesale trade	6,268	6,345	77	1%	\$49,428
Retail trade	19,844	19,865	21	0%	\$26,452
Transportation and warehousing	8,329	8,318	(11)	(0%)	\$44,978
Information and cultural industries	1,511	1,498	(13)	(1%)	\$44,338
Finance and insurance	5,576	5,628	52	1%	\$44,771
Real estate and rental and leasing	2,970	3,001	31	1%	\$35,573
Professional, scientific and technical services	6,729	6,820	91	1%	\$50,489
Management of companies and enterprises	906	929	23	3%	\$60,884
Administrative and support, waste management and remediation services	8,485	8,623	138	2%	\$26,833
Educational services	14,321	14,518	197	1%	\$57,067
Health care and social assistance	22,091	22,456	365	2%	\$41,810
Arts, entertainment and recreation	5,872	5,873	1	0%	\$34,399
Accommodation and food services	13,234	13,227	(7)	(0%)	\$16,279
Other services (except public administration)	7,935	7,934	(1)	(0%)	\$32,815
Public administration	7,091	7,066	(25)	(0%)	\$61,045
Unclassified	2,863	2,884	21	1%	\$50,530
	182,344	183,465	1,121	1%	\$43,981

Source: EMSI Analyst October 2017

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