

Monthly Economic Monitor – September 2013

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

Source: Statistics Canada, 2011 Census

| Unemployment Rates – Windsor CMA (%) | | | |
|--------------------------------------|-------------|-----------|-------------|
| | August 2013 | July 2013 | August 2012 |
| Windsor CMA | 8.9 | 9.2 | 9.2 |
| Ontario | 7.5 | 7.6 | 8.0 |
| Canada | 7.1 | 7.2 | 7.3 |

Source: Statistics Canada, September 2013, figures represent a seasonally adjusted 3 month moving average.

| Labour Force Characteristics – Windsor CMA | | | |
|--|-------------|-----------|-------------|
| | August 2013 | July 2013 | August 2012 |
| Labour Force | 167,800 | 169,200 | 167,700 |
| Employed | 153,000 | 153,600 | 152,300 |

Source: Statistics Canada, September 2013, figures represent a seasonally adjusted 3 month moving average.

The drop in Windsor Census Metropolitan Area's unemployment rate was a result of a reduction of the size of the labour force from July to August. However, the number of people employed in the region is still higher than it was a year ago.

| Labour Force Characteristics – Windsor-Essex | | | |
|--|---------|---------|---------|
| | Q2 2013 | Q2 2012 | 2012 |
| Population 15+ | 337,800 | 337,700 | 337,950 |
| Labour force | 211,800 | 210,400 | 213,225 |
| Employment | 192,500 | 192,500 | 193,850 |
| Full-time | 149,700 | 154,900 | 153,400 |
| Part-time | 42,900 | 37,600 | 40,450 |
| Unemployed | 19,300 | 17,900 | 19,375 |
| Not in labour force | 126,000 | 127,300 | 124,725 |
| Unemployment rate (%) | 9.1 | 8.5 | 9.1 |
| Participation rate (%) | 62.7 | 62.3 | 63.1 |
| Employment rate (%) | 57.0 | 57.0 | 57.35 |

Source: Statistics Canada, Labour Market Survey

| Employment by Industry – Windsor-Essex | | | |
|--|----------------|----------------|----------------|
| Industry | Q2 2013 | Q2 2012 | 2012 |
| Agriculture | 3,400 | 4,700 | 4,200 |
| Forestry, fishing, mining and oil and gas extraction | 0 | 0 | 0 |
| Utilities | 2,500 | 1,500 | 0 |
| Construction | 10,800 | 13,000 | 11,400 |
| Manufacturing | 37,800 | 41,400 | 42,700 |
| Trade | 29,100 | 25,000 | 25,200 |
| Transportation and warehousing | 6,500 | 9,900 | 9,100 |
| Finance and insurance real estate and leasing | 10,500 | 8,400 | 9,100 |
| Professional, scientific and technical services | 8,000 | 7,700 | 8,600 |
| Business, building and other support services | 4,300 | 9,100 | 8,000 |
| Educational services | 15,100 | 12,800 | 14,600 |
| Health care and social assistance | 27,400 | 23,300 | 23,200 |
| Information and cultural and recreation | 8,000 | 9,000 | 8,400 |
| Accommodation and food services | 12,600 | 11,800 | 12,500 |
| Other services (except public administration) | 9,500 | 8,500 | 8,700 |
| Public administration | 6,600 | 6,100 | 6,300 |
| Total | 192,500 | 192,500 | 193,900 |

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

| Job Gains/Losses – Windsor-Essex | | |
|---|--------------------|---------------------|
| | August 2013 | Year-to-Date |
| Job Gains Announced | 25 | 391 |
| Job Losses Announced | 0 | 213 |

Source: Service Canada; The Windsor Star

A No Frills store called The BOX opened in Windsor in August, creating 25 full-time and part-time jobs.

| Housing Starts – Windsor-Essex | | | | |
|---------------------------------------|----------------|----------------|--------------------------|--------------------------|
| | Q2 2013 | Q2 2012 | Year-to-date 2013 | Year-to-date 2012 |
| Amherstburg | 7 | 15 | 18 | 27 |
| Essex | 9 | 19 | 9 | 22 |
| Kingsville | 31 | 23 | 40 | 24 |
| Lakeshore | 30 | 45 | 80 | 83 |
| LaSalle | 41 | 98 | 56 | 119 |
| Leamington | 2 | 11 | 5 | 29 |
| Tecumseh | 0 | 6 | 0 | 10 |
| Windsor | 43 | 85 | 90 | 149 |
| Total | 163 | 302 | 298 | 463 |

Source: Canada Mortgage and Housing Company (CMHC)

| Housing Starts – Windsor CMA | | | | |
|-------------------------------------|-------------|-------------|-------------------|-------------------|
| | August 2013 | August 2012 | Year-to-date 2013 | Year-to-date 2012 |
| Singles | 62 | 56 | 316 | 362 |
| Multi-Family | 21 | 33 | 112 | 112 |
| Total | 83 | 89 | 428 | 474 |

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 718 units in August compared to 649 units in July, 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.

“A combination of modest population growth, fewer homes available for sale and rising prices in the resale market support the rising trend in starts for the Windsor CMA,” said Margot Stevenson, CMHC’s Market Analyst for Windsor.

| Building Permits – Windsor-Essex | | | | |
|---|---------------------|---------------------|----------------------|----------------------|
| | August 2013 | August 2012 | Year-to-date 2013 | Year-to-date 2012 |
| Industrial | \$4,452,400 | \$802,000 | \$18,848,125 | \$11,297,001 |
| Commercial | \$44,375,190 | \$20,755,456 | \$88,415,887 | \$62,736,516 |
| Institutional | \$8,377,420 | \$3,792,501 | \$85,936,640 | \$134,746,162 |
| Total | \$57,205,010 | \$25,349,957 | \$193,200,652 | \$208,779,679 |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Town of Essex building permits are only included up to July 2013.

The City of Windsor issued two building permits for construction by the University of Windsor: one for the foundations and footings for reconstruction of the former Windsor Star building on Ferry Street which will house the University’s School of Social Work and Centre for Executive and Professional Education, and one for interior and exterior renovations to the University’s biology building. The largest permits issued in Essex County were for the expansion of an industrial building in the Town of Lakeshore and the construction of three wind turbines in the Town of Essex.

CONFERENCE BOARD OF CANADA - KEY INDICATORS

| Regional GDP by Sector – Windsor CMA | | | |
|--------------------------------------|----------------|----------------|----------------|
| | 2014* | 2013* | 2012 |
| | (Mil. \$ 2007) | (Mil. \$ 2007) | (Mil. \$ 2007) |
| Total | 12,194 | 11,920 | 11,742 |
| Goods-Producing Industries | 4,175 | 4,045 | 3,955 |
| Manufacturing | 3,246 | 3,167 | 3,117 |
| Construction | 761 | 712 | 679 |
| Primary and Utilities | 168 | 166 | 158 |
| Services-Producing Industries | 8,019 | 7,875 | 7,787 |
| Transportation and Warehousing | 443 | 436 | 427 |
| Information and Cultural Industries | 341 | 339 | 338 |
| Wholesale and Retail Trade | 1,278 | 1,252 | 1,241 |
| Finance, Insurance and Real Estate | 2,299 | 2,251 | 2,203 |
| Business Services | 740 | 719 | 718 |
| Personal Services | 726 | 706 | 701 |
| Non-Commercial Services | 1,654 | 1,634 | 1,615 |
| Public Administration and Defence | 538 | 537 | 545 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2013

| Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs | | |
|---|-------------|-----------------|
| Year | Growth Rate | Rank |
| 2012 | 1.4% | 5 th |
| 2013* | 1.5% | 7 th |
| 2014-2017* | 2.0% | 8 th |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| Retail Sales – Windsor CMA | | | |
|----------------------------|-------|-------|-------|
| | 2014* | 2013* | 2012 |
| Total Sales (\$ millions) | 3,900 | 3,753 | 3,686 |
| Percentage Change | 3.9 | 1.8 | 1.6 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| Consumer Price Index (CPI) – Windsor CMA | | | |
|--|-------|-------|-------|
| | 2014* | 2013* | 2012 |
| CPI (2002 = 1.0) | 1.263 | 1.237 | 1.217 |
| Percentage Change | 2.1 | 1.6 | 1.4 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| Population and Labour Market – Windsor CMA | | | |
|---|---------|---------|---------|
| | 2014* | 2013* | 2012 |
| Population | 337,279 | 334,939 | 333,417 |
| Labour Force | 168,197 | 166,719 | 167,823 |
| Total Employment | 153,901 | 151,924 | 151,375 |
| Unemployment Rate (%) | 8.5 | 8.9 | 9.8 |
| Net International Migration | 1,389 | 1,019 | 855 |
| Net Interprovincial Migration | 153 | 128 | -199 |
| Net Intercity Migration | 123 | 151 | -548 |
| Natural Increase in Population | 797 | 717 | 770 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2013

| Bankruptcies – Windsor CMA | | | |
|-----------------------------------|------|------|-------|
| | 2012 | 2011 | 2010 |
| Consumer | 854 | 980 | 1,304 |
| Business | 20 | 25 | 33 |

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2013

| Regional Employment by Sector – Windsor CMA (000s) | | | |
|---|---------|---------|---------|
| Sector | 2014* | 2013* | 2012 |
| Total | 153,901 | 151,923 | 151,375 |
| Goods Sector | 44,062 | 41,313 | 43,139 |
| Manufacturing | 32,367 | 31,284 | 31,713 |
| Construction | 9,102 | 7,599 | 8,943 |
| Primary Industries and Utilities | 2,593 | 2,429 | 2,483 |
| Services Sector | 109,839 | 110,611 | 108,236 |
| Transportation and Warehousing | 6,030 | 6,697 | 5,884 |
| Information and Cultural Industries | 2,514 | 2,503 | 2,759 |
| Wholesale and Retail Trade | 21,024 | 21,378 | 20,296 |
| Finance, Insurance and Real Estate | 7,271 | 7,351 | 6,971 |
| Business Services | 14,164 | 13,539 | 13,868 |
| Personal Services | 21,833 | 21,551 | 22,518 |
| Non-Commercial Services | 31,863 | 32,589 | 30,531 |
| Public Administration | 5,139 | 5,003 | 5,408 |

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2013