

## Monthly Economic Monitor – October 2016

<b>Population</b>		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	September 2016	August 2016	September 2015
Windsor CMA	5.7	6.1	9.7
Ontario	6.6	6.7	7.0
Canada	7.0	7.0	7.1

Source: Statistics Canada, October 2016, figures represent a seasonally adjusted 3-month moving average.

<b>Labour Force Characteristics – Windsor CMA</b>			
	September 2016	August 2016	September 2015
Labour Force	178,600	180,300	172,600
Employed	168,500	169,300	155,800

Source: Statistics Canada, October 2016, figures represent a seasonally adjusted 3-month moving average.

Windsor-Essex saw it's first dip of the year in the labour force and overall employment in September. The labour force decreased by roughly 1,500 and the total employment shed roughly 300 positions. The shrinking of these numbers, however, appears to not have been enough to affect the CMA's unemployment trajectory which is now 5.7%. The Windsor CMA unemployment rate is now well below both the national and provincial averages.

The youth (15-24) unemployment rate remains unchanged at 13.3%.

Healthcare saw the largest gain in jobs for a 3<sup>rd</sup> consecutive recording period. Adding 1,300 jobs. Construction added another 900 jobs and Transportation and Warehousing grew by 300 Jobs.

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 2016</b>	<b>Q3 2015</b>	<b>2015</b>
Population 15+ ('000)	330.5	327.5	331.9
Labour force ('000)	213.3	204.0	202.9
Employment ('000)	201.4	184.8	186.5
Full-time('000)	163.9	146.6	146.7
Part-time ('000)	37.5	38.2	39.7
Unemployed ('00)	11.9	19.2	16.4
Not in labour force('000)	117.2	123.5	128.9
Unemployment rate (%)	5.6	9.4	8.1
Participation rate (%)	64.5	62.3	61.1
Employment rate (%)	60.9	56.4	56.2

Source: Statistics Canada, Labour Market Survey Q3 2016

<b>Employment By Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q3 2016</b>	<b>Q3 2015</b>	<b>2015</b>
Agriculture	4,400	5,700	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	1,800	1,900	0.0
Construction	15,200	11,200	9,400
Manufacturing	48,600	43,300	46,600
Trade	130,700	122,100	122,200
Transportation and warehousing	24,900	21,100	20,600
Finance and insurance real estate and leasing	8,700	7,300	7,100
Professional, scientific and technical services	8,400	11,300	9,000
Business, building and other support services	9,100	8,500	9,600
Educational services	7,800	6,100	7,200
Health care and social assistance	10,700	11,900	12,300
Information and cultural and recreation	25,800	22,900	24,400
Accommodation and food services	8,900	8,500	9,300
Other services (except public administration)	2,700	10,400	8,500
Public administration	7,500	9,800	8,500
<b>Total</b>	<b>201,400</b>	<b>184,800</b>	<b>186,500</b>

Source: Statistics Canada, Labour Market Survey Q3 2016

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>Job Gains/Losses – Windsor-Essex</b>		
	September 2016	Year to date
Job Gains Announced	393	7,371
Job Losses Announced	0	396

Source: Service Canada; The Windsor Star, Windsorite

### Expansion Announcements August 2016

- 41 Teachers hired by the WindsorEssex Catholic District School Board
- 300 hired by Vistaprint in anticipation of their holiday rush
- 52 teachers recalled by Essex County District School Board

<b>Housing Starts – Windsor-Essex</b>				
	Q3 2016	Q3 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	10	24	79	90
Essex	10	0	15	35
Kingsville	25	15	33	104
Lakeshore	78	68	189	192
LaSalle	50	48	190	186
Leamington	13	12	12	52
Tecumseh	14	4	75	72
Windsor	77	75	299	274
<b>Total</b>	<b>277</b>	<b>246</b>	<b>892</b>	<b>1,656</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	Sept 2016	Sept 2015	Year-to-date 2015	Year-to-date 2016
Singles	81	64	491	612
Multi-Family	35	38	224	343
<b>Total</b>	<b>96</b>	<b>174</b>	<b>715</b>	<b>955</b>

Source: CMHC Press Release

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

**Toronto, October 11, 2016** – The trend measure for total housing starts in the Windsor Census Metropolitan Area (CMA) was relatively stable at 1,436 units in September compared to 1,420 units in August, 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.

“Starts of semi-detached and row homes continued to trend up, roughly offsetting downward trending single-detached starts. The inventory of completed and unsold new single-detached homes has been increasing, reaching a high enough level to cause builders to start fewer single-detached homes in the last six months. Despite the minor slowdown, single-detached starts remain at much higher levels than in recent years,” said Anthony Passarelli, Senior Market Analyst with CMHC.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The monthly SAAR of total starts increased from 946 units in August to 1,252 units in September, primarily due to higher starts of single-detached homes and row homes.

**-CMHC Press Release**

<b>Building Permits – Windsor-Essex</b>				
	September 2016	September 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$3,257,500	\$1,984,000	\$59,418,003	\$30,302,545
Commercial	\$12,205,187	\$3,122,651	\$164,839,031	\$43,061,749
Institutional	\$5,544,703	\$2,944,337	\$39,469,877	\$90,721,052
<b>Total</b>	<b>\$21,007,390</b>	<b>\$8,050,988</b>	<b>\$263,726,911</b>	<b>\$172,136,334</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The building permit numbers continue to grow beyond the benchmark set by 2015. The largest permit values in September belong to institutional and commercial projects, spurred by growth in outlying communities and anchored by investment from key educational institutions. As we leave behind Q3 we can see very clearly that 2016 will be a very positive year for growth in the Windsor-Essex region.

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

Conference Board of Canada - Key Indicators

<b>Regional GDP by Sector – Windsor CMA</b>			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	12,800.71	13,096.49	13,347.21
Goods-Producing Industries	4,897.54	5,039.46	5,165.00
Manufacturing	3,960.68	4,071.58	4,144.87
Construction	728.80	756.49	806.42
Primary and Utilities	208.06	211.39	213.72
Services-Producing Industries	7,903.17	8,057.03	8,182.20
Transportation and Warehousing	538.78	548.48	555.61
Information and Cultural Industries	258.22	257.96	256.41
Wholesale and Retail Trade	1,271.46	1,300.70	1,318.91
Finance, Insurance and Real Estate	2,181.89	2,234.44	2,283.79
Business Services	680.26	702.03	719.58
Personal Services	813.80	839.03	856.65
Non-Commercial Services	1,634.88	1,646.32	1,659.49
Public Administration and Defense	523.88	528.07	531.77

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

<b>Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs</b>		
Year	Growth Rate	Rank
2015	2.7%	6th
2016	2.0%	16th
2017-20*	2.2%	21th

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

<b>Retail Sales – Windsor CMA</b>			
	2017*	2016*	2015
Total Sales (\$millions)	4,432	4,322	4,149
Percentage Change	2.6	4.2	4.7

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	2017*	2016*	2015
CPI (2002 = 1.0)	1.337	1.307	1.276
Percentage Change	2.3	2.4	1.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

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

<b>Population and Labour Market – Windsor CMA</b>			
	2015	2016	2017*
Population	336,000	337,000	339,000
Labour Force	175,546	172,187	173,974
Total Employment	158,000	159,183	161,0994
Unemployment Rate (%)	9.9	7.5	7.4
Net International Migration	1,028	1,221	1,286
Net Interprovincial Migration	-285	-226	-203
Natural Increase in Population	610	643	708

\*Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

<b>Bankruptcies – Windsor CMA</b>			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2016

<b>Regional Employment by Sector – Windsor CMA (000s)</b>			
Sector	2015	2016*	2017*
Total	158,250	160,000	161,099
Goods Sector	46,695	46,000	47,000
Manufacturing	33,947	38,383	35,200
Construction	9,569	7,281	8,742
Primary Industries and Utilities	3,178	3,013	2,714
Services Sector	111,554	110,506	114,442
Transportation and Warehousing	6,625	8,018	7,990
Information and Cultural Industries	1,999	1,731	1,626
Wholesale and Retail Trade	20,000	22,534	21,232
Finance, Insurance and Real Estate	9,490	7,177	7,144
Business Services	13,518	13,008	13,008
Personal Services	24,755	24,327	24,862
Non-Commercial Services	32,819	31,118	33,317
Public Administration	3,959	4,871	4,593

\*Forecast data

Source: Conference Board of Canada Metropolitan Data Summer 2016

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