

Monthly Economic Monitor – July 15, 2008

KEY INDICATORS

Population		
	2006	2001
Windsor-Essex	393,402	374,975

Source: Statistics Canada, 2006 Census (produced every 5 years)

Unemployment Rates – Windsor CMA(%)			
	June 2008	May 2008	June 2007
Windsor CMA	8.3	8.0	9.4
Ontario	6.5	6.6	6.5
Canada	5.6	6.2	6.1

Source: Statistics Canada, July 2008 (released monthly), figures represent a 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	June 2008	May 2008	June 2007
Labour Force	169,200	170,400	174,000
Employed	155,300	156,800	157,600

Source: Statistics Canada, July 2008 (updated monthly), figures represent a 3 month moving average.

No analysis provided by Service Canada for this month.

Job Gains/Losses – WindsorEssex		
	June 2008	Year-to-Date
Job Gains Announced	65	535
Job Losses Announced	0	2798

Source: Service Canada; The Windsor Star

June saw the opening of the first Windsor-Essex Cora Breakfast and Lunch restaurant, located on Walker Road in the Walker Crossings shopping Centre. This location employs 65 people and a second location in the region is expected to be in the Town of Tecumseh.

Housing Starts – Windsor-Essex				
	Q1 2008	Q1 2007	Year-to-date 2008	Year-to-date 2007
Amherstburg	6	3	6	3
Essex	1	5	1	5
Kingsville	6	10	6	10
Lakeshore	11	24	11	24
LaSalle	2	53	2	53
Leamington	4	6	4	6
Tecumseh	2	3	2	3
Windsor	18	24	18	24
Total	50	125	50	125

Source: CMHC (released quarterly)

Housing Starts – Windsor CMA				
	June 2008	June 2007	Year-to-date 2008	Year-to-date 2007
Singles	37	46	140	183
Multi-Family	18	28	55	105
Total	55	74	195	288

Source: CMHC Press Release (produced monthly)

“Housing starts in June fell to their lowest level for that month since 1984” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “Demand for new housing in Windsor is negatively affected by weak job growth and an abundance of options in the existing home market,” added Stevenson.

Builders started 37 single-detached houses, two semi-detached units and 16 townhouse units in June. Year-to-date starts included 140 single-detached homes, ten semi-detached homes, 41 townhomes and four apartment units for a total of 195 units, down 32 per cent from the first six months of 2007.

Building Permits – Windsor Essex				
	June 2008	June 2007	Year-to-date 2008	Year-to-date 2007
Industrial	\$5,734,000	\$536,000	\$17,657,800	\$9,120,000
Commercial	\$2,795,500	\$1,013,980	\$31,736,550	\$29,117,980
Institutional	\$834,500	\$29,856,000	\$19,270,200	\$62,133,924
Total	\$9,364,000	\$31,405,980	\$68,664,550	\$100,371,904

Source: Municipal Building Departments (updated monthly). May figures do not include the municipality of LaSalle..

Note: Figures are preliminary and are subject to change.

The value of commercial and industrial building permits has increased in Windsor and in Essex County both for the month of June and for the year-to-date. The high value of Institutional permits issued in June 2007 included both the new University of Windsor medical school and the Vollmer Recreation Centre in LaSalle. Major industrial permits issued in June 2008 included a major expansion at Elring Klinger in Leamington and the new co-generation plant in Windsor.

Regional GDP by Sector – Windsor CMA		
	2008* (Mil. \$ 1997)	2007* (Mil. \$ 1997)
Total	10923.5	10822.6
Goods Sector	4024.1	4049.8
Primary Industries and Utilities	257.3	252.4
Manufacturing	3367.1	3404.4
Construction	399.7	393.0
Services Sector	6899.4	6772.9
Transportation and Communication	613.9	603.2
Wholesale and Retail Trade	1109.4	1089.6
Finance, Insurance and Real Estate	2040.7	2014.1
Commercial Services	1481.1	1454.8
Non-Commercial Services	1298.7	1264.7
Public Administration and Defence	355.6	346.6

* Forecast data

Source: Conference Board of Canada, Forecast Tables, November 17, 2007

Ranking of Windsor CMA's GDP Growth Compared to Other CMAs		
Year	Growth Rate	Rank
2007	0.0	26 th
2008*	0.9	26 th
2009*-2012*	2.5	15 th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2008 (produced semi-annually)

Retail Sales – Windsor CMA			
	2008*	2007	2006
Total Sales (\$ millions)	3,796	3,649	3,570
Percentage Change	4.0	2.2	1.5

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2008 (produced semi-annually)

Employment – Windsor CMA			
	2008*	2007	2006
Total Employment	160,000	157,000	165,000
Unemployment Rate	8.7	9.6	9.0

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2008 (produced semi-annually)

Bankruptcies – Windsor CMA			
	2006	2005	% Change
Consumer	1,303	1,258	+3.6%
Business	84	90	-6.7%

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2008 (produced semi-annually)

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2008*	2007	2006
Total	160.0	157.0	165.0
Goods Sector	48.0	46.0	53.0
Manufacturing	38.3	36.5	43.6
Construction	7.1	7.5	6.6
Primary Industries and Utilities	2.6	2.3	2.6
Services Sector	112.0	111.0	112.0
Transportation and Communication	7.6	7.6	8.0
Wholesale and Retail Trade	22.2	21.4	23.4
Finance, Insurance and Real Estate	7.2	6.6	7.9
Commercial Services	38.4	39.6	37.6
Non-Commercial Services	32.3	31.0	31.1
Public Administration and Defence	4.9	5.0	4.2

* Forecast data

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2008 (produced semi-annually)

Number of Businesses by Sector – WindsorEssex			
Sector	June 2007	June 2005	% Change
Total	22102	20880	5.85
Agriculture, Forestry, Fishing and Hunting	1196	1204	-0.67
Mining and Oil and Gas Extraction	15	17	-11.76
Utilities	21	18	16.67
Construction	2789	2849	-2.11
Manufacturing	1231	1197	2.84
Wholesale Trade	899	853	5.39
Retail Trade	2525	2487	1.53
Transportation and Warehousing	1596	1136	40.49
Information and Cultural Industries	148	135	9.63
Finance and Insurance	1090	836	30.38
Real Estate and Rental and Leasing	2160	1957	10.37
Professional, Scientific and Technical Services	2129	1993	6.82
Management of Companies and Enterprises	823	940	-12.45
Admin. & Support, Waste Mgt. & Remediation Serv.	1030	969	6.30
Educational Services	192	180	6.67
Health Care and Social Assistance	1070	962	11.23
Arts, Entertainment and Recreation	367	369	-0.54
Accommodation and Food Services	1146	1160	-1.21
Other Services (except Public Administration)	1656	1606	3.11
Public Administration	13	12	8.33

Source: Statistics Canada, Canadian Business Patterns Product, June 2005 and June 2007 (produced semi-annually)