

Monthly Economic Monitor – December, 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 (%)			
	November 2008	October 2008	November 2007
Windsor CMA	8.9	9.5	7.8
Ontario	6.2	6.3	5.7
Canada	5.8	6.2	5.6

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

Labour Force Characteristics – Windsor CMA			
	November 2008	October 2008	November 2007
Labour Force	178,100	177,400	179,200
Employed	162,200	160,600	165,300

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

The number of people employed in the Windsor CMA rose by approximately 1600 from October to November 2008, accompanied by an increase in the size of the labour force by 500 people. Compared to November 2007, the size of the labour force has decreased by 1,100 people and there are 3,100 fewer people employed.

Job Gains/Losses – WindsorEssex		
	November 2008	Year-to-Date
Job Gains Announced	0	1318
Job Losses Announced	0	3026

Source: Service Canada; The Windsor Star

No permanent job losses or gains were announced in November; however, the December numbers will include the announcement that 100 people will be hired to staff a new contact centre being established in Windsor by Canadian telecommunications company Globalive.

Housing Starts – Windsor-Essex				
	Q3 2008	Q3 2007	Year-to-date 2008	Year-to-date 2007
Amherstburg	5	24	31	32
Essex	16	6	26	31
Kingsville	23	23	52	59
Lakeshore	36	45	89	106
LaSalle	19	31	53	42
Leamington	30	14	28	29
Tecumseh	6	4	14	4
Windsor	63	91	121	194
Total	198	238	414	497

Housing Starts – Windsor CMA				
	November 2008	November 2007	Year-to-date 2008	Year-to-date 2007
Singles	37	40	307	388
Multi-Family	7	8	101	183
Total	44	48	408	571

Source: CMHC Press Release (produced monthly)

According to preliminary data by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Windsor Census Metropolitan Area (CMA) totaled 44 units in November 2008, down from last year but up from November 2006.

“The rate of decline in housing starts has started to slow” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “Actually, the figures are slightly better than November 2006 when Windsor saw 43 new starts. However a wide selection available in the resale market has contributed to reduced demand for new housing in the Windsor area,” added Stevenson.

Building Permits – Windsor Essex				
	November 2008	November 2007	Year-to-date 2008	Year-to-date 2007
Industrial	\$1,333,000	\$2,278,284	\$25,091,800	\$19,867,284
Commercial	\$974,250	\$2,806,500	\$59,142,300	\$58,553,080
Institutional	\$1,419,000	\$7,182,500	\$39,540,000	\$95,880,674
Total	\$3,726,250	\$12,267,284	\$123,774,100	\$174,301,038

Source: Municipal Building Departments (updated monthly). November figures do not include the Town of Kingsville.

Note: Figures are preliminary and are subject to change.

The value of building permits issued in the month of November 2008 was significantly lower than in November 2007, most notably in terms of institutional construction. A permit for significant renovations at Windsor Western Hospital's Malden Park facility in November 2007 contributed substantially to that month's total. The year-to-date figures were higher in 2008 than in 2007 for both industrial and commercial permits. The institutional total in 2007 was raised considerably by permits issued for the expansion of Caesars 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)