

Monthly Economic Monitor – January, 2009

KEY INDICATORS

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	December 2008	November 2008	December 2007
Windsor CMA	9.1	8.9	7.6
Ontario	6.4	6.2	5.7
Canada	6.3	5.8	5.5

Source: Statistics Canada, January 2009 (released monthly), figures represent a 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	December 2008	November 2008	December 2007
Labour Force	177,500	178,100	178,000
Employed	161,400	162,200	164,500

Source: Statistics Canada, January 2009 (updated monthly), figures represent a 3 month moving average.

The size of the labour force remained fairly steady from November to December 2008, declining by 600 people. However, the number of employed declined by 800 people, resulting in an increase in the unemployment rate.

Job Gains/Losses – WindsorEssex		
	December 2008	Year-to-Date
Job Gains Announced	100	1218
Job Losses Announced	0	3026

Source: Service Canada; The Windsor Star

At the end of December there was an announcement of 100 new jobs at Globalive Communications. The Canadian telecommunications company is opening a new contact centre in Windsor-Essex to serve its Yak brand, among other members of its corporate family.

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				
	December 2008	December 2007	Year-to-date 2008	Year-to-date 2007
Singles	21	29	328	417
Multi-Family	24	19	125	197
Total	45	48	453	614

Source: CMHC Press Release (produced monthly)

According to preliminary data released by Canada Mortgage and Housing Corporation (CMHC), builders started a total of 453 housing units in the Windsor Census Metropolitan Area I (CMA), down 26 per cent from the 614 units started in 2007.

“Residential construction in Windsor fell to the lowest level since 1984” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “A combination of adequate choice in the resale market, job uncertainty and fragile consumer confidence resulted in less demand for new homes in the Windsor area,” added Stevenson.

Builders started 21 single-detached houses, two semi-detached houses and 22 townhouse units in December. For all of 2008, starts comprised 417 single-detached homes, 22 semidetached homes, 87 townhomes and 16 apartments.

Building Permits – Windsor Essex				
	December 2008	December 2007	Year-to-date 2008	Year-to-date 2007
Industrial	\$585,000	\$1,528,000	\$25,676,800	\$21,395,284
Commercial	\$2,677,184	\$13,167,056	\$61,819,484	\$71,720,136
Institutional	\$1,585,000	\$50,245,200	\$41,125,000	\$146,125,874
Total	\$4,847,184	\$64,940,256	\$128,621,284	\$239,241,294

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

Note: Figures are preliminary and are subject to change.

The year-to-date figures were higher in 2008 than in 2007 for industrial building permits. Until November, the year-to-date total was higher in 2008 for commercial permits as well. The reason for the sizable increase in the December 2007 commercial permits was, in fact, the fact that the Town of Amherstburg released all of the permit information at that time, so all of Amherstburg's 2007 building permits were added to the December total. 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)