

## Monthly Economic Monitor – March 2011

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	February 2011	January 2011	February 2010
Windsor CMA	9.6	9.7	12.5
Ontario	7.8	7.6	8.8
Canada	7.7	7.4	8.4

Source: Statistics Canada, March 2011, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	February 2011	January 2011	February 2010
Labour Force	165,900	166,400	170,100
Employed	150,100	150,300	148,900

Source: Statistics Canada, March 2011, figures represent a seasonally adjusted 3 month moving average.

As the unemployment rates in Ontario and Canada edged up slightly, Windsor's unemployment rate was slightly lower in February than in January. A reduction in the size of the labour force was responsible for the decrease in the rate, rather than an increase in employment.

Labour Force Characteristics – Windsor-Essex			
	Q4 2010	Q4 2009	2009
Population 15+	338,200	324,100	327,000
Labour force	209,400	203,700	209,800
Employment	189,500	182,500	182,500
Full-time	150,700	143,200	140,000
Part-time	38,900	39,300	42,500
Unemployed	19,800	21,300	27,300
Not in labour force	128,800	120,300	117,200
Unemployment rate (%)	9.5	10.5	13.0
Participation rate (%)	61.9	62.9	64.2
Employment rate (%)	56.0	56.3	55.8

Source: Statistics Canada, Labour Market Survey

<b>Employment by Industry – Windsor-Essex</b>		
<b>Industry</b>	<b>Q4 2010</b>	<b>Q4 2009</b>
Agriculture	3,300	2,800
Forestry, fishing, mining and oil and gas extraction	0	0
Utilities	1,500	1,500
Construction	12,900	9,300
Manufacturing	40,900	40,700
Trade	25,200	24,700
Transportation and warehousing	7,800	8,000
Finance and insurance real estate and leasing	9,700	7,500
Professional, scientific and technical services	8,300	8,400
Business, building and other support services	8,700	5,900
Educational services	11,900	15,100
Health care and social assistance	27,200	22,300
Information and cultural and recreation	9,300	7,100
Accommodation and food services	9,800	11,100
Other services (except public administration)	5,700	9,300
Public administration	6,200	7,800
<b>Total</b>	<b>189,500</b>	<b>182,500</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 are estimates less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>February 2011</b>	<b>Year-to-Date</b>
Job Gains Announced		200
Job Losses Announced		0

Source: Service Canada; The Windsor Star

There were no announcements of permanent job gains or losses in February. A report from the Conference Board of Canada released this month indicates that the Windsor Census Metropolitan Area (CMA) is one of only nine CMAs in Canada with a positive job outlook.

<b>Housing Starts – Windsor-Essex</b>				
	<b>Q4 2010</b>	<b>Q4 2009</b>	<b>Year-to-date 2010</b>	<b>Year-to-date 2009</b>
Amherstburg	32	16	98	40
Essex	9	4	22	17
Kingsville	5	14	49	57
Lakeshore	52	25	137	101
LaSalle	44	36	146	93
Leamington	5	14	23	31
Tecumseh	5	4	16	12
Windsor	60	62	220	145
<b>Total</b>	<b>158</b>	<b>175</b>	<b>711</b>	<b>496</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	February 2011	February 2010	Year-to-date 2011	Year-to-date 2010
Singles	7	23	28	39
Multi-Family	6	4	38	4
<b>Total</b>	<b>13</b>	<b>27</b>	<b>66</b>	<b>43</b>

Source: CMHC Press Release

New home starts were lower in February in the Windsor Census Metropolitan Area (CMA) according to preliminary data released by Canada Mortgage and Housing Corporation (CMHC). Builders laid foundations for 13 residential units compared to 27 units in February 2010.

“Although starts were down in February, the year-to-date data show the year is off to a good start. One month doesn’t make a trend,” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “The Bank of Canada’s decision to hold rates steady and improving employment opportunities locally will continue to support demand for new homes in Windsor,” added Stevenson.

<b>Building Permits – Windsor-Essex</b>				
	February 2011	February 2010	Year-to-date 2011	Year-to-date 2010
Industrial	\$630,000	\$33,104,697	\$1,403,000	\$33,484,697
Commercial	\$2,417,500	\$1,500,000	\$5,504,000	\$2,640,000
Institutional	\$1,629,000	\$23,205,083	\$2,015,000	\$26,406,383
<b>Total</b>	<b>\$4,676,500</b>	<b>\$57,809,780</b>	<b>\$8,922,000</b>	<b>\$62,531,080</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Institutional and industrial building permit values were considerably lower in February 2011 than in February 2010. The Town of Amherstburg issued permits for two major projects in February 2010 which were largely responsible for the very high totals in that month: a new arena and a new wastewater treatment plant. In February 2011 there were no permits issued with a value of more than \$1 million.

## CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2012*	2011*	2010
	(Mil. \$ 2002)	(Mil. \$ 2002)	(Mil. \$ 2002)
Total	11888	11400	10975
Goods-Producing Industries	4110	3838	3604
Manufacturing	3193	3082	2970
Construction	699	543	425
Primary and Utilities	218	213	209
Services-Producing Industries	7778	7561	7371
Transportation and Warehousing	382	372	365
Information and Cultural Industries	389	378	356
Wholesale and Retail Trade	1254	1208	1164
Finance, Insurance and Real Estate	2204	2153	2107
Business Services	790	763	743
Personal Services	738	702	688
Non-Commercial Services	1600	1571	1542
Public Administration and Defence	421	415	407

\* Forecast data

Source: Conference Board of Canada, February 2011

Ranking of Windsor CMA's GDP Growth Compared to Other CMAs		
Year	Growth Rate	Rank
2010	3.5%	9 <sup>th</sup>
2011*	3.9%	1 <sup>st</sup>
2012-2015*	2.3%	23 <sup>rd</sup>

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2011

Retail Sales – Windsor CMA			
	2012*	2011*	2010
Total Sales (\$ millions)	3,802	3,601	3,385
Percentage Change	5.6	6.4	3.3

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2011

Consumer Price Index (CPI) – Windsor CMA			
	2012*	2011*	2010
CPI (2002 = 1.0)	1.215	1.190	1.164
Percentage Change	2.1	2.2	2.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2011

<b>Population and Labour Market – Windsor CMA</b>			
	2012*	2011*	2010
Population	331,000	330,000	330,000
Labour Force	178,000	174,000	172,000
Total Employment	162,000	157,000	152,000
Unemployment Rate (%)	9.0	10.6	11.6
Net International Migration	1,996	1,848	1,753
Net Interprovincial Migration	-800	-1,100	-1,500
Net Intercity Migration	-800	-1,100	-1,500
Natural Increase in Population	688	742	798

\* Forecast data

Source: Conference Board of Canada, February 2011

<b>Bankruptcies – Windsor CMA</b>			
	2009	2008	2007
Consumer	2,117	1,690	1,417
Business	43	41	70

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2011

<b>Regional Employment by Sector – Windsor CMA (000s)</b>			
Sector	2012*	2011*	2010
Total	162	157	152
Goods Sector	44	42	40
Manufacturing	29	30	30
Construction	12	10	7
Primary Industries and Utilities	2	2	3
Services Sector	118	115	113
Transportation and Warehousing	6	6	6
Information and Cultural Industries	3	3	3
Wholesale and Retail Trade	24	23	21
Finance, Insurance and Real Estate	8	8	9
Business Services	15	14	15
Personal Services	23	22	21
Non-Commercial Services	34	33	33
Public Administration	6	5	5

\* Forecast data

Source: Conference Board of Canada February 2011