

Monthly Economic Monitor – June 2020

| Population | | |
|----------------------|----------------|----------------|
| | 2016 | 2011 |
| Amherstburg | 21,936 | 21,541 |
| Essex | 20,427 | 19,569 |
| Kingsville | 21,552 | 21,359 |
| Lakeshore | 36,611 | 34,414 |
| LaSalle | 30,180 | 28,550 |
| Leamington | 27,953 | 28,735 |
| Peelee Island | 235 | 171 |
| Tecumseh | 23,229 | 23,600 |
| Windsor | 217,188 | 210,891 |
| Windsor-Essex | 398,953 | 388,782 |

Source: Statistics Canada, 2016 Census

| Unemployment Rates – Windsor CMA (%) | | | |
|--------------------------------------|----------|------------|----------|
| | May 2020 | April 2020 | May 2019 |
| Windsor CMA | 16.7 | 12.9 | 5.8 |
| Ontario | 10.8 | 8.0 | 5.7 |
| Canada | 11.5 | 8.7 | 5.6 |

Source: Statistics Canada, June 2020, figures represent a seasonally adjusted 3 month moving average.

| Labour Force Characteristics – Windsor CMA | | | |
|--|----------|------------|----------|
| | May 2020 | April 2020 | May 2019 |
| Labour Force | 162,500 | 169,600 | 186,000 |
| Employed | 135,400 | 147,800 | 175,300 |

Source: Statistics Canada, June 2020, figures represent a seasonally adjusted 3 month moving average.

Windsor CMA's unemployment rate increased significantly in May as the COVID-19 pandemic continues, maintaining its top placement among Canadian Census Metropolitan Areas. The seasonally adjusted unemployment rate climbed from 12.9 percent in April to 16.7 percent in May.

On a positive note, Canada's economy added 290,000 jobs during the month of May after experiencing more than 3 million job losses in March and April.

Within the Windsor region, the construction industry experienced an increase in jobs while most other sectors continue to show a decrease in job numbers. The greatest job losses in the region occurred within the manufacturing sector.

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

| Labour Force Characteristics – Windsor-Essex | | | |
|---|----------------|----------------|-------------|
| | Q1 2020 | Q1 2019 | 2019 |
| Population 15+ | 353,200 | 343,400 | 346,900 |
| Labour force | 206,900 | 211,700 | 213,000 |
| Employment | 186,00 | 199,200 | 199,700 |
| Full-time | 145,800 | 159,600 | 157,300 |
| Part-time | 40,200 | 39,600 | 42,300 |
| Unemployed | 20,900 | 12,500 | 13,400 |
| Not in labour force | 146,300 | 131,800 | 133,900 |
| Unemployment rate (%) | 10.1 | 5.9 | 6.3 |
| Participation rate (%) | 58.6 | 61.6 | 61.4 |
| Employment rate (%) | 52.7 | 58.0 | 57.6 |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

| Employment by Industry – Windsor-Essex | | | |
|--|----------------|----------------|----------------|
| Industry | Q1 2020 | Q1 2019 | 2019 |
| Agriculture | 3,900 | 3,600 | 4,200 |
| Forestry, fishing, mining and oil and gas extraction | 0 | 0 | 0 |
| Utilities | 0 | 0 | 0 |
| Construction | 10,700 | 10,600 | 13,800 |
| Manufacturing | 40,900 | 43,200 | 42,200 |
| Trade | 24,700 | 28,100 | 26,900 |
| Transportation and warehousing | 7,500 | 12,400 | 10,600 |
| Finance and insurance real estate and leasing | 9,300 | 8,300 | 11,400 |
| Professional, scientific and technical services | 11,300 | 8,100 | 7,700 |
| Business, building and other support services | 6,500 | 8,200 | 7,500 |
| Educational services | 11,200 | 13,700 | 12,400 |
| Health care and social assistance | 26,500 | 26,900 | 25,300 |
| Information and cultural and recreation | 5,500 | 7,500 | 7,700 |
| Accommodation and food services | 0 | 12,600 | 14,800 |
| Other services (except public administration) | 5,600 | 8,200 | 5,800 |
| Public administration | 8,000 | 6,800 | 6,700 |
| Total | 186,000 | 199,200 | 199,700 |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

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.

| Employment by Occupation – Windsor-Essex | | | |
|--|----------------|----------------|----------------|
| Occupations in: | Q1 2020 | Q1 2019 | 2019 |
| Management | 14,600 | 15,800 | 16,000 |
| Business, finance and administration | 28,300 | 26,900 | 27,900 |
| Natural and applied sciences and related | 10,600 | 15,500 | 11,000 |
| Health | 17,100 | 18,100 | 15,900 |
| Education, law and social, community & government services | 19,400 | 21,600 | 17,800 |
| Art, culture, recreation and sport | 2,600 | 2,800 | 3,900 |
| Sales and service | 43,300 | 46,600 | 49,200 |
| Trades, transport and equipment operators and related | 26,700 | 29,500 | 33,900 |
| Natural resources, agriculture and related production | 3,100 | 2,200 | 3,500 |
| Manufacturing and utilities | 20,300 | 20,300 | 20,700 |
| Total, all occupations | 186,000 | 199,200 | 199,700 |

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2020

Note: 0 indicates an estimate less than 1500

| Job Gains/Losses – Windsor-Essex | | |
|---|-----------------|---------------------|
| | May 2020 | Year-to-Date |
| Job Gains Announced | 12 | 376 |
| Job Losses Announced | 0 | 34 |

Source: Employment and Social Development Canada; The Windsor Star; CTV News Windsor

Note: Layoffs are not included in job counts; Temporary or seasonal positions are not included in job counts

Due to the COVID-19 pandemic, many Windsor-Essex based companies continue to undergo layoffs and forced temporary closures. Please note that layoffs are not included in official job counts.

Southwest Ontario Gleaners, a charity manufacturing dehydrated foods, temporarily laid off all staff and ceased production due to the COVID-19 pandemic.

Tilray, a cannabis company, has closed its subsidiary High Park Gardens greenhouse in Leamington for six weeks.

On a positive note, Essex-Windsor EMS is hiring 12 doffing assistants to help paramedics remove and clean their personal protective equipment.

Fiat Chrysler Automobiles, Ford Motor Company of Canada Ltd., and General Motors of Canada Company re-started operations on May 18th.

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

| Housing Starts – Windsor-Essex | | |
|---------------------------------------|----------------|----------------|
| | Q1 2020 | Q1 2019 |
| Amherstburg | 29 | 16 |
| Essex | 21 | 3 |
| Kingsville | 12 | 21 |
| Lakeshore | 108 | 12 |
| LaSalle | 20 | 49 |
| Leamington | 13 | 8 |
| Tecumseh | 2 | 3 |
| Windsor | 75 | 45 |
| Total | 280 | 157 |

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

| Housing Starts – Windsor CMA | | | | |
|-------------------------------------|-----------------|-----------------|--------------------------|--------------------------|
| | May 2020 | May 2019 | Year-to-date 2020 | Year-to-date 2019 |
| Singles | 52 | 57 | 190 | 154 |
| Multi-Family | 24 | 22 | 189 | 118 |
| Total | 76 | 79 | 379 | 272 |

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

| Housing Sales – Windsor-Essex | | |
|--------------------------------------|-----------------|-----------------|
| | May 2020 | May 2019 |
| Units Sold | 409 | 670 |
| Average Price | \$384,311 | \$336,036 |

Source: Windsor-Essex County Association of Realtors, Monthly Statistics

| Rental Market – Windsor CMA | | |
|------------------------------------|---------------------|---------------------|
| | Vacancy Rate | Average Rent |
| Bachelor | 3.9 | \$683 |
| 1 Bedroom | 3.0 | \$831 |
| 2 Bedroom | 2.5 | \$949 |
| 3 Bedroom + | ** | \$1,130 |
| Total | 2.9 | \$870 |

Source: Canada Mortgage and Housing Corporation (CMHC), October 2019

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

| Building Permits – Windsor-Essex | | | | |
|---|---------------------|---------------------|--------------------------|--------------------------|
| | May 2020 | May 2019 | Year-to-date 2020 | Year-to-date 2019 |
| Industrial | \$1,129,430 | \$1,374,890 | \$17,934,660 | \$25,249,754 |
| Commercial | \$3,457,825 | \$7,695,364 | \$10,231,355 | \$43,381,867 |
| Institutional | \$8,233,524 | \$4,657,075 | \$39,872,095 | \$29,333,823 |
| Total | \$12,820,779 | \$13,727,329 | \$79,149,705 | \$98,145,444 |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Note: Totals do not include the Town of Amherstburg or Town of Lakeshore

In Windsor, the largest permit issued in May was for alterations to an existing retail store "Home Outfitters" to prepare for a new retail store on Walker Road (\$1.2 million).

The largest permit issued in the county was in LaSalle for the construction of a new 40,000 square foot elementary school on Judy Recker Crescent (\$7.5 million).

CONFERENCE BOARD OF CANADA - KEY INDICATORS

| Regional GDP by Sector – Windsor CMA | | | |
|--|---------------------------------------|---------------------------------------|--------------------------------------|
| | 2021* (Mil. \$ 2012) | 2020* (Mil. \$ 2012) | 2019 (Mil. \$ 2012) |
| Total | 15,604.84 | 15,387.78 | 15,198.48 |
| Goods-Producing Industries | 6,058.72 | 5,971.66 | 5,899.62 |
| Manufacturing | 4,565.87 | 4,516.20 | 4,493.73 |
| Construction | 1,190.96 | 1,156.27 | 1,109.66 |
| Primary and Utilities | 301.89 | 299.19 | 296.23 |
| Services-Producing Industries | 9,546.13 | 9,416.12 | 9,298.86 |
| Wholesale Trade | 665.52 | 658.93 | 652.40 |
| Retail Trade | 738.35 | 729.60 | 721.66 |
| Transportation and Warehousing | 683.56 | 674.13 | 667.45 |
| Information and Cultural Industries | 266.42 | 266.16 | 266.16 |
| Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services | 2,905.28 | 2,841.02 | 2,784.43 |
| Professional, Scientific and Technical Services | 446.85 | 441.55 | 434.17 |
| Educational Services | 936.29 | 934.42 | 931.62 |
| Health Care and Social Assistance | 1,150.33 | 1,136.69 | 1,125.43 |
| Arts, Entertainment and Recreation | 186.52 | 183.95 | 181.94 |
| Accommodation and Food Services | 451.12 | 444.89 | 439.18 |
| Other Services | 285.22 | 279.08 | 272.81 |
| Public Administration | 830.67 | 825.71 | 821.61 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2020

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

Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs

| Year | Growth Rate | Rank |
|------------|-------------|------|
| 2019 | 1.2 | 20 |
| 2020* | 1.2 | 22 |
| 2021-2024* | 1.3 | 24 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

| Retail Sales – Windsor CMA | | | |
|-----------------------------------|-------|-------|-------|
| | 2020* | 2019 | 2018 |
| Total Sales (\$ millions) | 5,556 | 5,397 | 5,245 |
| Percentage Change | 2.9 | 2.9 | 3.4 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

| Consumer Price Index (CPI) – Windsor CMA | | | |
|---|-------|-------|-------|
| | 2020* | 2019 | 2018 |
| CPI (2002 = 1.0) | 1.404 | 1.376 | 1.350 |
| Percentage Change | 2.0 | 1.9 | 2.4 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2020

| Population and Labour Market – Windsor CMA | | | |
|---|---------|---------|---------|
| | 2021* | 2020* | 2019 |
| Population | 359,564 | 357,589 | 355,704 |
| Labour Force | 182,048 | 180,834 | 182,587 |
| Total Employment | 171,854 | 170,527 | 171,545 |
| Unemployment Rate (%) | 5.60 | 5.70 | 6.05 |
| Net International Migration | 1,441 | 1,398 | 1,916 |
| Net Interprovincial Migration | -65 | -75 | -63 |
| Net InterCity Migration | 172 | 175 | 170 |
| Natural Increase in Population | 462 | 467 | 377 |

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2020

| Bankruptcies – Windsor CMA | | | |
|-----------------------------------|------|------|------|
| | 2018 | 2017 | 2016 |
| Consumer | 469 | 451 | 432 |
| Business | 17 | 12 | 29 |

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2020

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

| Regional Employment by Sector – Windsor CMA | | | |
|--|--------------|--------------|-------------|
| Sector | 2021* | 2020* | 2019 |
| Total | 171,854 | 170,527 | 171,545 |
| Goods Sector | 52,342 | 52,266 | 50,655 |
| Manufacturing | 37,670 | 37,657 | 35,821 |
| Construction | 11,395 | 11,293 | 11,525 |
| Primary Industries and Utilities | 3,277 | 3,316 | 3,309 |
| Services Sector | 119,512 | 118,261 | 120,890 |
| Wholesale Trade | 4,165 | 4,176 | 3,859 |
| Retail Trade | 17,923 | 18,019 | 18,575 |
| Transportation and Warehousing | 7,967 | 7,795 | 9,266 |
| Information and Cultural Industries | 1,607 | 1,613 | 1,606 |
| Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services | 18,036 | 17,824 | 17,365 |
| Professional, Scientific and Technical Services | 5,949 | 5,867 | 6,184 |
| Educational Services | 10,806 | 10,792 | 10,933 |
| Health Care and Social Assistance | 22,552 | 22,238 | 22,602 |
| Arts, Entertainment and Recreation | 5,965 | 5,833 | 6,100 |
| Accommodation and Food Services | 12,454 | 12,215 | 12,551 |
| Other Services | 6,252 | 6,132 | 6,023 |
| Public Administration | 5,836 | 5,755 | 5,826 |

* Forecast data

Source: Conference Board of Canada Metropolitan Data January 2020

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