



Monthly Economic Monitor – August 2018

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
Pelee Island	235	171
Tecumseh	23,229	23,600
Windsor-Essex	398,953	388,782

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	July 2018	June 2018	July 2017
Windsor CMA	6.0	5.8	6.1
Ontario	5.7	5.7	6.3
Canada	5.9	5.9	6.4

Source: Statistics Canada, August 2018, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	July 2018	June 2018	July 2017
Labour Force	172,600	173,200	171,000
Employed	162,200	163,200	160,500

Source: Statistics Canada, August 2018, figures represent a seasonally adjusted 3 month moving average.

As the number of employed Windsor CMA residents declined by approximately 1,000 people, and the labour force declined by only 600 people, the unemployment rate rose from 5.8% in June to 6.0% in July. This puts the Windsor CMA roughly in the middle of all Canadian CMAs in terms of unemployment rate. Employment in manufacturing increased slightly compared to June. The largest gain was in accommodation and food services. The youth unemployment rate showed an increase from June to July.

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

Labour Force Characteristics – Windsor-Essex			
	Q2 2018	Q2 2017	2017
Population 15+	338,700	331,700	332,700
Labour force	206,500	198,900	201,400
Employment	194,100	186,300	189,500
Full-time	158,000	146,200	149,800
Part-time	36,100	40,200	39,800
Unemployed	12,400	12,600	11,800
Not in labour force	132,200	132,800	131,300
Unemployment rate (%)	6.0	6.3	5.9
Participation rate (%)	61.0	60.0	60.5
Employment rate (%)	57.3	56.2	56.9

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2018

Employment by Industry – Windsor-Essex			
Industry	Q2 2018	Q2 2017	2017
Agriculture	3,300	3,000	2,900
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	1,500	400
Construction	12,500	12,800	12,200
Manufacturing	47,500	40,600	43,400
Trade	22,000	24,600	25,500
Transportation and warehousing	9,100	7,100	8,300
Finance and insurance real estate and leasing	7,100	9,000	7,900
Professional, scientific and technical services	9,200	8,500	9,200
Business, building and other support services	5,300	10,000	8,800
Educational services	16,300	11,800	12,300
Health care and social assistance	25,400	24,700	24,900
Information and cultural and recreation	5,900	7,900	6,500
Accommodation and food services	14,100	11,500	13,000
Other services (except public administration)	8,700	5,800	7,200
Public administration	6,400	6,600	5,900
Total	194,100	186,300	189,600

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2018

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:	Q2 2018	Q2 2017	2017
Management	9,300	12,300	12,300
Business, finance and administration	27,500	24,200	24,700
Natural and applied sciences and related	13,600	12,800	12,000
Health	16,200	15,500	17,000
Education, law and social, community and government services	21,000	18,200	17,700
Art, culture, recreation and sport	3,100	4,000	3,300
Sales and service	43,100	46,600	46,600
Trades, transport and equipment operators and related	34,100	26,900	29,000
Natural resources, agriculture and related production	4,300	4,300	4,000
Manufacturing and utilities	22,000	21,600	23,500
Total, all occupations	194,100	186,300	189,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2018

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	July 2018	Year-to-Date
Job Gains Announced	0	365
Job Losses Announced	0	130

Source: Employment and Social Development Canada; The Windsor Star

There were no announced job gains or losses in July 2018.

Housing Starts – Windsor-Essex				
	Q2 2018	Q2 2017	Year-to-date 2018	Year-to-date 2017
Amherstburg	34	27	75	56
Essex	29	6	36	12
Kingsville	35	51	72	61
Lakeshore	94	114	121	157
LaSalle	40	102	48	141
Leamington	22	18	30	44
Tecumseh	7	33	7	43
Windsor	84	95	135	161
Total	345	446	524	675

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

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

Housing Starts – Windsor CMA				
	July 2018	July 2017	Year-to-date 2018	Year-to-date 2017
Singles	59	81	314	480
Multi-Family	24	41	155	200
Total	83	122	469	680

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

Housing Sales – Windsor-Essex		
	July 2018	July 2017
Units Sold	620	656
Average Price	\$311,931	\$254,167

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

Building Permits – Windsor-Essex				
	July 2018	July 2017	Year-to-date 2018	Year-to-date 2017
Industrial	\$5,304,978	\$937,850	\$31,441,679	\$12,712,945
Commercial	\$8,075,506	\$4,863,172	\$47,511,406	\$34,678,772
Institutional	\$8,131,155	\$7,883,660	\$49,859,704	\$113,856,964
Total	\$21,511,639	\$13,684,682	\$128,812,789	\$161,248,616

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Industrial, commercial and institutional building permits all showed increases from July 2017 to July 2018 with the most significant improvement in industrial construction. The largest construction project for which a permit was issued in July was for a new industrial building on Wigle Avenue in Kingsville. Construction was valued at \$3.5 million. There was also a permit for a large industrial addition on North Talbot Road in Tecumseh at a cost of \$1.3 million. In the City of Windsor, notable projects included renovations at the 1 Riverside West office building to accommodate post-secondary classroom space, \$1.1 million in renovations at an industrial building on Rhodes Drive and \$1 million in renovations at the Chapters store in Devonshire Mall.

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

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2019* (Mil. \$ 2007)	2018* (Mil. \$ 2007)	2017 (Mil. \$ 2007)
Total	13,941.83	13,708.15	13,438.44
Goods-Producing Industries	5,524.91	5,433.56	5,306.02
Manufacturing	4,420.63	4,363.90	4,253.13
Construction	911.67	879.14	858.50
Primary and Utilities	192.62	190.52	194.40
Services-Producing Industries	8,416.92	8,274.59	8,132.42
Wholesale Trade	595.94	585.98	573.32
Retail Trade	695.67	685.39	671.92
Transportation and Warehousing	615.62	607.12	594.57
Information and Cultural Industries	216.80	215.94	225.88
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,572.85	2,515.91	2,476.51
Professional, Scientific and Technical Services	447.30	437.67	427.83
Educational Services	869.75	865.42	850.83
Health Care and Social Assistance	971.21	947.52	929.82
Arts, Entertainment and Recreation	159.51	157.16	158.62
Accommodation and Food Services	349.37	344.21	336.42
Other Services	277.03	270.27	264.68
Public Administration	645.86	642.00	622.03

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs		
Year	Growth Rate	Rank
2017	3.4	12
2018	2.1	17
2019-2022	1.6	21

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2018

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

Retail Sales – Windsor CMA			
	2018*	2017	2016
Total Sales (\$ millions)	5,228	5,077	4,826
Percentage Change	3.0	5.2	10.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2018

Consumer Price Index (CPI) – Windsor CMA			
	2018*	2017	2016
CPI (2002 = 1.0)	1.345	1.318	1.297
Percentage Change	2.1	1.6	1.8

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2018

Population and Labour Market – Windsor CMA			
	2019*	2018*	2017
Population	350,576	348,277	344,747
Labour Force	178,296	175,864	172,508
Total Employment	167,063	165,747	162,800
Unemployment Rate (%)	6.3%	5.8	5.6
Net International Migration	1,767	2,007	3,040
Net Interprovincial Migration	-168	-103	999
Net InterCity Migration	170	166	-74
Natural Increase in Population	481	509	537

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2018

Bankruptcies – Windsor CMA			
	2016	2015	2014
Consumer	432	560	584
Business	29	14	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2018

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

Regional Employment by Sector – Windsor CMA			
Sector	2019*	2018*	2017
Total	167,063	165,747	162,800
Goods Sector	53,014	51,026	51,253
Manufacturing	40,149	39,209	38,255
Construction	10,291	9,335	10,357
Primary Industries and Utilities	2,574	2,482	2,641
Services Sector	114,049	114,721	111,547
Wholesale Trade	3,840	4,114	3,349
Retail Trade	16,382	16,746	17,936
Transportation and Warehousing	7,609	7,817	6,731
Information and Cultural Industries	1,580	1,513	1,885
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	13,791	13,573	15,173
Professional, Scientific and Technical Services	8,120	7,891	7,999
Educational Services	11,683	13,302	10,449
Health Care and Social Assistance	22,691	20,926	21,521
Arts, Entertainment and Recreation	4,585	4,293	4,118
Accommodation and Food Services	12,010	12,171	11,332
Other Services	6,534	6,894	5,711
Public Administration	5,224	5,482	5,342

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2018

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