

Monthly Economic Monitor – August 2019

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 2019	June 2019	July 2018
Windsor CMA	5.9	5.7	6.0
Ontario	5.4	5.5	5.7
Canada	5.5	5.5	5.8

Source: Statistics Canada, August 2019, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	July 2019	June 2019	July 2018
Labour Force	180,600	183,800	172,600
Employed	170,100	173,400	162,200

Source: Statistics Canada, August 2019, figures represent a seasonally adjusted 3 month moving average.

Windsor's unemployment rate has increased from 5.7 percent in June to 5.9 percent in July and remains higher than both the provincial and national figures.

More than 3000 individuals have left the workforce compared to June 2019. This can be partially attributed to those employed within the education sector and values will most likely increase again in September 2019.

Employment in the manufacturing sector experienced a decrease of 2,700 jobs in July. The professional, scientific and technical services sector also experienced a decrease of 1,100 jobs.

The finance, insurance and real estate sectors generated 1,200 new jobs. Accommodation and food added 2,000 jobs.

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

Labour Force Characteristics – Windsor-Essex			
	Q2 2019	Q2 2018	2018
Population 15+	345,900	338,700	339,075
Labour force	216,300	206,500	207,025
Employment	204,500	194,100	194,675
Full-time	160,200	158,000	157,350
Part-time	44,300	36,100	37,325
Unemployed	11,800	12,400	12,350
Not in labour force	129,500	132,200	132,050
Unemployment rate (%)	5.5	6.0	6.0
Participation rate (%)	62.5	61.0	61.1
Employment rate (%)	59.1	57.3	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

Employment by Industry – Windsor-Essex			
Industry	Q2 2019	Q2 2018	2018
Agriculture	4,700	3,300	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	0	400
Construction	13,600	12,500	12,000
Manufacturing	40,500	47,500	46,700
Trade	25,500	22,000	25,000
Transportation and warehousing	12,400	9,100	8,700
Finance and insurance real estate and leasing	12,700	7,100	6,900
Professional, scientific and technical services	6,900	9,200	8,600
Business, building and other support services	8,200	5,300	5,800
Educational services	14,500	16,300	15,000
Health care and social assistance	27,500	25,400	25,800
Information and cultural and recreation	7,700	5,900	5,700
Accommodation and food services	14,700	14,100	15,100
Other services (except public administration)	7,200	8,700	8,200
Public administration	7,300	6,400	6,500
Total	204,500	194,100	193,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

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 2019	Q2 2018	2018
Management	17,300	9,300	12,300
Business, finance and administration	31,200	27,500	26,300
Natural and applied sciences and related	12,500	13,600	12,400
Health	15,600	16,200	16,400
Education, law and social, community and government services	19,100	21,000	20,100
Art, culture, recreation and sport	3,700	3,100	3,400
Sales and service	47,500	43,100	46,500
Trades, transport and equipment operators and related	32,500	34,100	32,000
Natural resources, agriculture and related production	4,400	4,300	3,500
Manufacturing and utilities	20,600	22,000	21,900
Total, all occupations	204,500	194,100	194,800

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2019

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	July 2019	Year-to-Date
Job Gains Announced	255	985
Job Losses Announced	270	270

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

A new Jaguar and Land Rover auto dealership opened in Windsor in July creating approximately **30** new jobs.

The former Radisson Hotel in downtown Windsor is being transformed into a DoubleTree by Hilton Hotel. The project is expected to be completed in early 2020 and will create an estimated **200** hospitality jobs.

Nemak (engine block manufacturer) will cease operations in Windsor by mid-2020 causing **270** job losses.

PharmHouse Inc., which produces medicinal marijuana, began production at its 190,000-sq.-ft. nursery in Leamington. The company is looking to fill another **25** positions and anticipates a workforce of about 150 employees once fully operational.

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

Housing Starts – Windsor-Essex		
	Q2 2019	Q2 2018
Amherstburg	15	34
Essex	18	29
Kingsville	37	35
Lakeshore	49	94
LaSalle	48	40
Leamington	19	22
Tecumseh	9	7
Windsor	117	83
Total	312	344

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

Housing Starts – Windsor CMA				
	July 2019	July 2018	Year-to-date 2019	Year-to-date 2018
Singles	86	59	313	194
Multi-Family	335	24	419	276
Total	421	96	732	470

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

Housing Sales – Windsor-Essex		
	July 2019	July 2018
Units Sold	621	646
Average Price	\$342,591	\$312,253

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

Rental Market – Windsor CMA		
	Vacancy Rate	Average Rent
Bachelor	6.0	\$600
1 Bedroom	3.4	\$772
2 Bedroom	1.9	\$915
3 Bedroom +	1.5	\$1,090
Total	3.0	\$818

Source: Canada Mortgage and Housing Corporation (CMHC), October 2018

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

Building Permits – Windsor-Essex				
	July 2019	July 2018	Year-to-date 2019	Year-to-date 2018
Industrial	\$3,820,575	\$5,304,978	\$34,523,664	\$29,268,604
Commercial	\$9,094,586	\$8,075,506	\$60,224,405	\$29,323,054
Institutional	\$20,541,200	\$8,131,155	\$59,031,173	\$36,227,618
Total	\$33,456,361	\$21,511,639	\$153,779,242	\$94,819,276

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In Windsor, the largest permits issued in July were for the building of a new soccer complex (\$7.5 million) and a new tennis complex (\$5.5 million) at St. Clair College.

The largest permit issued in the county was in Tecumseh for renovations to an industrial building on Walker Road (\$2.9 million).

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2020* (Mil. \$ 2012)	2019* (Mil. \$ 2012)	2018 (Mil. \$ 2012)
Total	15,666.38	15,445.93	15,137.98
Goods-Producing Industries	6,265.02	6,163.38	6,052.00
Manufacturing	4,886.86	4,828.92	4,710.20
Construction	1,125.00	1,083.82	1,091.47
Primary and Utilities	253.15	250.65	250.34
Services-Producing Industries	9,401.36	9,282.54	9,085.98
Wholesale Trade	671.01	662.40	638.71
Retail Trade	738.31	731.00	704.83
Transportation and Warehousing	734.00	725.29	694.51
Information and Cultural Industries	270.09	270.09	269.13
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,709.25	2,655.13	2,604.08
Professional, Scientific and Technical Services	480.55	472.98	469.54
Educational Services	922.29	919.54	931.73
Health Care and Social Assistance	1,189.69	1,177.91	1,139.15
Arts, Entertainment and Recreation	171.07	168.87	173.83
Accommodation and Food Services	415.06	409.33	400.51
Other Services	291.27	284.44	282.37
Public Administration	808.78	805.56	777.60

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2019

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
2018	2.2	16
2019*	1.5	23
2020-2023*	1.5	22

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

Retail Sales – Windsor CMA

	2019*	2018	2017
Total Sales (\$ millions)	5,401	5,220	5,058
Percentage Change	3.5	3.2	6.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

Consumer Price Index (CPI) – Windsor CMA

	2019*	2018	2017
CPI (2002 = 1.0)	1.382	1.352	1.319
Percentage Change	2.2	2.6	1.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

Population and Labour Market – Windsor CMA

	2020*	2019*	2018
Population	357,484	355,323	349,718
Labour Force	180,186	182,282	174,878
Total Employment	170,095	172,256	164,475
Unemployment Rate (%)	5.60	5.50	5.95
Net International Migration	1752	1756	6,307
Net Interprovincial Migration	-181	-180	978
Net InterCity Migration	172	175	780
Natural Increase in Population	429	431	512

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2019

Bankruptcies – Windsor CMA

	2017	2016	2015
Consumer	451	432	560
Business	12	29	14

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2019

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

Regional Employment by Sector – Windsor CMA			
Sector	2020*	2019*	2018
Total	170,095	172,256	164,475
Goods Sector	52,945	52,268	51,497
Manufacturing	40,095	38,837	39,487
Construction	9,768	10,160	8,939
Primary Industries and Utilities	3,081	3,271	3,071
Services Sector	117,150	119,988	112,978
Wholesale Trade	4,050	4,070	4,202
Retail Trade	17,278	18,876	16,577
Transportation and Warehousing	7,436	8,993	6,981
Information and Cultural Industries	1,708	1,735	1,752
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	13,975	14,814	11,394
Professional, Scientific and Technical Services	7,893	7,823	7,643
Educational Services	11,588	10,958	13,104
Health Care and Social Assistance	24,622	24,145	22,541
Arts, Entertainment and Recreation	4,278	5,349	3,434
Accommodation and Food Services	11,895	10,592	12,843
Other Services	6,442	6,651	6,517
Public Administration	5,985	5,982	5,991

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2019

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