

Monthly Economic Monitor – July 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 (%)			
	June 2020	May 2020	June 2019
Windsor CMA	15.2	16.7	5.7
Ontario	12.4	10.8	5.5
Canada	13.0	11.5	5.6

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

Labour Force Characteristics – Windsor CMA			
	June 2020	May 2020	June 2019
Labour Force	161,400	162,500	183,200
Employed	136,900	135,400	172,700

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

There was a modest gain in employment in the Windsor CMA from May to June 2020 and the unemployment rate decreased from 16.7 to 15.2 percent.

The Windsor CMA no longer takes the top spot in the country for the highest jobless rate as both Edmonton (15.7) and Calgary (15.6) recorded higher unemployment numbers for the month of June.

The greatest employment gains in the Windsor CMA occurred in the manufacturing and accommodation and food services sectors.

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

Labour Force Characteristics – Windsor-Essex			
	Q2 2020	Q2 2019	2019
Population 15+	357,000	345,900	346,900
Labour force	192,800	216,300	213,000
Employment	163,300	204,500	199,700
Full-time	135,500	160,200	157,300
Part-time	27,900	44,300	42,300
Unemployed	29,500	11,800	13,400
Not in labour force	164,200	129,500	133,900
Unemployment rate (%)	15.3	5.5	6.3
Participation rate (%)	54.0	62.5	61.4
Employment rate (%)	45.7	59.1	57.6

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2020

Employment by Industry – Windsor-Essex			
Industry	Q2 2020	Q2 2019	2019
Agriculture	3,900	4,700	4,200
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0
Utilities	0.0	0.0	0
Construction	12,500	13,600	13,800
Manufacturing	35,800	40,500	42,200
Trade	22,200	25,500	26,900
Transportation and warehousing	7,000	12,400	10,600
Finance and insurance real estate and leasing	9,500	12,700	11,400
Professional, scientific and technical services	7,700	6,900	7,700
Business, building and other support services	5,900	8,200	7,500
Educational services	10,600	14,500	12,400
Health care and social assistance	23,800	27,500	25,300
Information and cultural and recreation	3,400	7,700	7,700
Accommodation and food services	9,900	14,700	14,800
Other services (except public administration)	3,600	7,200	5,800
Public administration	6,200	7,300	6,700
Total	163,300	204,500	199,700

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 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:	Q2 2020	Q2 2019	2019
Management	14,400	17,300	16,000
Business, finance and administration	23,700	31,200	27,900
Natural and applied sciences and related	13,600	12,500	11,000
Health	17,200	15,600	15,900
Education, law and social, community & government services	14,100	19,100	17,800
Art, culture, recreation and sport	3,700	3,700	3,900
Sales and service	33,200	47,500	49,200
Trades, transport and equipment operators and related	26,600	32,500	33,900
Natural resources, agriculture and related production	2,700	4,400	3,500
Manufacturing and utilities	14,100	20,600	20,700
Total, all occupations	163,300	204,500	199,700

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q2 2020

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	June 2020	Year-to-Date
Job Gains Announced	0	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

Two cannabis stores, ShinyBud Cannabis Co. and Greentown Ontario, opened in Windsor. No official job numbers were provided.

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

Housing Starts – Windsor-Essex		
	Q2 2020	Q2 2019
Amherstburg	28	16
Essex	16	18
Kingsville	0	37
Lakeshore	56	49
LaSalle	44	48
Leamington	28	19
Tecumseh	1	9
Windsor	197	117
Total	370	313

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

Housing Starts – Windsor CMA				
	June 2020	June 2019	Year-to-date 2020	Year-to-date 2019
Singles	80	74	270	228
Multi-Family	101	18	290	136
Total	181	92	560	364

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

Housing Sales – Windsor-Essex		
	June 2020	June 2019
Units Sold	649	672
Average Price	\$406,113	\$335,390

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				
	June 2020	June 2019	Year-to-date 2020	Year-to-date 2019
Industrial	\$1,306,700	\$5,453,335	\$19,241,360	\$30,703,089
Commercial	\$7,250,900	\$7,747,952	\$17,482,255	\$51,129,819
Institutional	\$5,305,480	\$8,976,150	\$45,177,575	\$38,309,973
Total	\$13,863,080	\$22,177,437	\$93,012,785	\$120,322,881

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Note: Totals do not include the Town of Amherstburg

In Windsor, the largest non-residential permit issued in June was for alterations to David Maxwell public elementary school (\$1.8 million).

The largest permit issued in the county was in Essex for the construction of a new commercial building on County Road 15 (\$2.96 million).

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2021* (Mil. \$ 2012)	2020* (Mil. \$ 2012)	2019 (Mil. \$ 2012)
Total	15,223.7	14,357.9	15,020.8
Goods-Producing Industries	5,964.5	5,637.0	5,903.5
Manufacturing	4,530.5	4,234.1	4,466.2
Construction	1,118.7	1,096.7	1,122.5
Primary and Utilities	315.4	306.2	314.8
Services-Producing Industries	9,259.2	8,720.9	9,117.2
Wholesale Trade	595.8	567.4	586.2
Retail Trade	729.0	714.7	726.6
Transportation and Warehousing	596.2	523.0	601.2
Information and Cultural Industries	253.4	236.9	269.1
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,868.4	2,739.7	2,761.4
Professional, Scientific and Technical Services	503.3	470.4	492.5
Educational Services	864.5	815.6	839.6
Health Care and Social Assistance	1,157.7	1,151.9	1,125.6
Arts, Entertainment and Recreation	179.4	163.1	201.8
Accommodation and Food Services	375.6	234.8	405.9
Other Services	253.6	226.4	248.6
Public Administration	882.3	877.0	858.8

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 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	358,004	356,856	354,917
Labour Force	181,085	179,618	181,921
Total Employment	169,676	163,867	170,425
Unemployment Rate (%)	6.30	8.77	6.33
Net International Migration	1,189	1,064	4,497
Net Interprovincial Migration	-70	-100	525
Net InterCity Migration	172	100	557
Natural Increase in Population	460	-873	398

* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 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	169,676	163,867	170,425
Goods Sector	51,375	50,683	50,745
Manufacturing	36,751	35,992	35,839
Construction	11,258	10,837	11,405
Primary Industries and Utilities	3,366	3,854	3,501
Services Sector	118,301	113,184	119,680
Wholesale Trade	3,634	3,075	3,849
Retail Trade	17,786	17,122	18,220
Transportation and Warehousing	8,172	7,244	8,585
Information and Cultural Industries	1,518	1,440	1,570
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	17,642	16,852	17,252
Professional, Scientific and Technical Services	5,746	7,355	6,777
Educational Services	10,645	9,714	10,810
Health Care and Social Assistance	23,332	23,690	22,322
Arts, Entertainment and Recreation	5,743	5,513	6,494
Accommodation and Food Services	12,222	9,869	12,043
Other Services	6,221	5,046	5,891
Public Administration	5,638	6,264	5,865

* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2020

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