

Monthly Economic Monitor – March 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 (%)			
	February 2020	January 2020	February 2019
Windsor CMA	8.3	8.3	5.2
Ontario	5.3	5.2	5.6
Canada	5.6	5.5	5.7

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

Labour Force Characteristics – Windsor CMA			
	February 2020	January 2020	February 2019
Labour Force	182,500	180,300	181,700
Employed	167,300	165,300	172,200

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

Windsor continues to have the highest unemployment rate out of any census metropolitan area in Canada at 8.3 percent and remains unchanged from last month's value.

This is not all bad news as the local economy added 2,000 jobs in February. The unemployment rate remained unchanged with 2,200 new people entering the workforce in search of employment.

Between January 2020 and February 2020 there was an increase in jobs in the healthcare and social assistance sector, while job losses occurred in the construction sector.

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

Labour Force Characteristics – Windsor-Essex			
	Q4 2019	Q4 2018	2018
Population 15+	349,500	341,300	339,075
Labour force	208,600	209,500	207,025
Employment	195,200	200,600	194,675
Full-time	152,700	160,900	157,350
Part-time	42,600	39,700	37,325
Unemployed	13,400	8,900	12,350
Not in labour force	140,900	131,800	132,050
Unemployment rate (%)	6.4	4.2	6.0
Participation rate (%)	59.7	61.4	61.1
Employment rate (%)	55.9	58.8	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2019

Employment by Industry – Windsor-Essex			
Industry	Q4 2019	Q4 2018	2018
Agriculture	3,800	3,100	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	0	1,500	400
Construction	14,400	12,300	12,000
Manufacturing	45,000	45,700	46,700
Trade	26,400	29,000	25,000
Transportation and warehousing	7,700	8,200	8,700
Finance and insurance real estate and leasing	10,800	6,300	6,900
Professional, scientific and technical services	9,200	7,800	8,600
Business, building and other support services	6,500	7,300	5,800
Educational services	11,500	13,800	15,000
Health care and social assistance	23,200	27,500	25,800
Information and cultural and recreation	7,700	6,400	5,700
Accommodation and food services	13,800	15,800	15,100
Other services (except public administration)	7,100	8,700	8,200
Public administration	6,400	7,100	6,500
Total	195,200	200,600	193,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 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:	Q4 2019	Q4 2018	2018
Management	14,300	14,800	12,300
Business, finance and administration	26,800	22,800	26,300
Natural and applied sciences and related	7,600	12,100	12,400
Health	16,300	19,000	16,400
Education, law and social, community & government services	16,800	20,700	20,100
Art, culture, recreation and sport	4,300	3,200	3,400
Sales and service	48,500	51,200	46,500
Trades, transport and equipment operators and related	35,700	32,800	32,000
Natural resources, agriculture and related production	3,000	2,500	3,500
Manufacturing and utilities	21,900	21,600	21,900
Total, all occupations	195,200	200,600	194,800

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q4 2019

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	February 2020	Year-to-Date
Job Gains Announced	170	364
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

The Government of Canada is supporting Highbury Canco Corporation in Leamington through a \$16.8M loan provided through FedDev Ontario. The investment has helped create 170 full-time jobs.

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

Housing Starts – Windsor-Essex		
	Q4 2019	Q4 2018
Amherstburg	30	42
Essex	73	21
Kingsville	56	32
Lakeshore	44	36
LaSalle	64	102
Leamington	97	27
Tecumseh	2	7
Windsor	129	75
Total	495	342

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

Housing Starts – Windsor CMA				
	February 2020	February 2019	Year-to-date 2020	Year-to-date 2019
Singles	42	13	50	37
Multi-Family	23	42	28	54
Total	65	55	78	91

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

Housing Sales – Windsor-Essex		
	February 2020	February 2019
Units Sold	427	376
Average Price	\$386,265	\$324,346

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				
	February 2020	February 2019	Year-to-date 2020	Year-to-date 2019
Industrial	\$122,700	\$178,750	\$2,486,130	\$4,062,750
Commercial	\$2,249,991	\$2,292,251	\$4,960,042	\$5,002,302
Institutional	\$4,132,271	\$11,685,990	\$31,492,071	\$11,805,540
Total	\$6,504,962	\$14,336,991	\$38,938,243	\$21,050,592

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 permit issued in February was for the addition to an existing elementary school – Academie Ste-Cecile (\$2.6 million).

The largest permit issued in the county was in Lakeshore for a new commercial space (\$800,000).

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
2018	3.0	3
2019*	2.0	5
2020-2023*	1.4	11

* Forecast data

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

Retail Sales – Windsor CMA			
	2019*	2018	2017
Total Sales (\$ millions)	5,426	5,329	5,091
Percentage Change	1.8	4.7	7.5

* Forecast data

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

Consumer Price Index (CPI) – Windsor CMA			
	2019*	2018	2017
CPI (2002 = 1.0)	1.376	1.350	1.319
Percentage Change	2.0	2.4	1.7

* Forecast data

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

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 Summer 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	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.