



## Monthly Economic Monitor – September 2017

<b>Population</b>		
	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	217,188	210,891
<b>Windsor-Essex Total</b>	<b>398,953</b>	<b>388,782</b>

Source: Statistics Canada, 2016 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	August 2017	July 2017	August 2016
Windsor CMA	6.2	6.2	6.2
Ontario	5.7	6.1	6.7
Canada	6.2	6.3	7.0

Source: Statistics Canada, September 2017, figures represent a seasonally adjusted 3-month moving average.

<b>Labour Force Characteristics – Windsor CMA</b>			
	August 2017	July 2017	August 2016
Labour Force	174,100	170,700	178,900
Employed	163,400	160,300	167,600

Source: Statistics Canada, September 2017, figures represent a seasonally adjusted 3-month moving average.

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

<b>Labour Force Characteristics- Windsor Essex</b>			
	<b>Q2 2017</b>	<b>Q2 2016</b>	<b>2017</b>
Population 15+ ('000)	331.7	330.8	329.4
Labour force ('000."	198.9	212.0	196.3
Employment ('000)	186.3	198.9	184.3
Full-time ('000)	146.2	157.1	144.2
Part-time ('000)	40.2	41.9	40.1
Unemployed ('00)	12.6	13.1	12.0
Not in labour force ('000)	132.8	118.8	133.1
Unemployment rate (%)	6.3	6.2	6.1
Participation rate (%)	60	64.1	59.6
Employment rate (%)	56.2	60.1	56.0

Source: Essex County Labour Force Data Subscription Q2 2017 release, Statistics Canada

<b>Job Gains/Losses - Windsor-Essex</b>		
	<b>April 2017</b>	<b>Year-To-Date</b>
Job Gains Announced	191	958
Job Losses Announced	0	81

Source: Service Canada; The Windsor Star, Windsorite

### **Announcements April 2017**

- Government of Ontario announces SWODF funding for 10 local companies. Creating 178 Jobs and retaining 284 positions.
- Government of Ontario announces investment with H&H Wood Products. \$195,000 creating 13 new jobs

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

<b>Employment by Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q2 2017</b>	<b>Q2 2016</b>	<b>2017</b>
Agriculture	3,000	4,100	3,800
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	1,500	2,300	0.0
Construction	12,800	11,000	10,300
Manufacturing	40,600	48,800	45,500
Trade	24,600	25,900	122,800
Transportation and warehousing	7,100	8,000	25,300
Finance and insurance real estate and leasing	9,000	8,200	7,300
Professional, scientific and technical services	8,500	9,800	8,200
Business, building and other support services	10,00	6,200	6,600
Educational services	11,800	12,300	7,300
Health care and social assistance	24,700	22,500	11,400
Information and cultural and recreation	7,900	9,500	24,200
Accommodation and food services	3,400	2,000	7,700
Other services (except public administration)	5,800	9,400	2,600
Public administration	6,600	6,900	7,400
<b>Total</b>	<b>186,300</b>	<b>198,900</b>	<b>184,300</b>

Source: Statistics Canada, Labour Market Survey Q2 2017

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.

<b>Housing Starts - Windsor-Essex</b>			
	Q2 2017	Q1 2017	Year-to-Date 2017
Amherstburg	20	19	39
Essex	6	2	8
Kingsville	45	10	55
Lakeshore	106	37	143
LaSalle	67	22	89
Leamington	11	15	26
Tecumseh	13	7	20
Windsor	74	34	108
<b>Total</b>	<b>342</b>	<b>167</b>	<b>509</b>

Source: Canada Mortgage and Housing Company (CMHC) Single Starts

**Windsor/Essex Housing Market Outlook 2017, Remax Realty**

ACTIVITY WAS BRISK IN WINDSOR-ESSEX’S REAL ESTATE MARKET IN 2016. Most listings received multiple offers and many properties sold for over the asking price, keeping the region in a seller’s market.

Consumer confidence in Windsor continues to rise due to the city’s positive economic outlook. Move-up buyers drive demand, motivated by the growth of the auto industry and a number of infrastructure projects currently underway in the city.

The average residential sale price rose to approximately \$226,468 in 2016, up from \$201,115 in 2015. Unit sales were also up this year, rising from 6,578 sales between January and October 2015 to 7,268 sales during the same period in 2016. Demand was strongest for single family detached homes in the \$140,000 to \$300,000 range.

Buyers from the GTA and retirees are attracted by Windsor’s relatively low cost of living, residential real estate affordability and economic climate. As infrastructure projects continue to thrive in the area, the outlook for Windsor’s real estate market remains positive heading into 2017.

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

## **FIRST-TIME BUYERS**

Windsor remains a practical choice for young professionals looking to enter the market given the affordability of the area. Low-interest rates played an important role in 2016, allowing first-time buyers to purchase larger homes than in previous years. Given the recent changes to mortgage rules, buyers looking to enter the market might not have quite as much buying power in 2017.

## **CONDO MARKET**

Windsor's condo market remains fairly small. Buyers looking to downsize in 2016 instead opted toward townhouses ranging from \$275,000 to \$325,000, rather than apartment-style condos. Retirees are increasingly attracted to townhouses rather than condos given the lower maintenance fees and yard access. Townhouses continue to be built in areas such as East Windsor, Tecumseh, and Kingsville.

## **LUXURY HOMES**

Windsor's luxury market saw significant activity in 2016 as a record 34 properties were sold for over \$1 million in the region. As interest rates remain low and job security remains stable, consumers are optimistic about Windsor's economic outlook, and move-up buyers are encouraged to purchase larger homes.

## **CBRE Industrial Market Overview Q2 2017**

- The Windsor-Essex market is extremely tight for industrial product, with low vacancy and availability. This trend is particularly evident when facilities over 50,000 sq. ft. are required, a trend that has been occurring along the 401 Corridor from Guelph to Windsor.
- After decreasing for sixth consecutive quarters, the Windsor-Essex industrial vacancy rate increased in Q2 2017 to 1.4% from 0.8% in Q1 2017.
- The availability rate increased 40 bps to 2.9% in Q2 2017 compared to 2.5% in Q1 2017.

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

- Supply of product available for sale remains more difficult to acquire, where space for occupiers has higher availabilities, particularly for those searching for options in the 1,000-5,000 sq. ft. range.
- Q2 2017 had 20,000 sq. ft. of industrial product under construction in Lakeshore, with 37,184 sq. ft. of new supply added within the City of Windsor.
- The trade sector continues to be the most active industry in the Windsor-Essex market in Q2 2017

**Windsor-Essex County Association of Realtors Commercial Stats - August 2017**

	<b>Total Average Lease Price (SQ FT)</b>	<b>Number of Lease Listings</b>	<b>Number of Leased Listings</b>	<b>Average Leased Price (Year 1 of lease)</b>	<b>Average Leased Price -SQ FT Per Year</b>
Aug 2017	\$10.91	41	4	\$19,273,75	\$12.34

	<b>Average List Price</b>	<b>Average Sale Price</b>	<b>Sale to List Price</b>	<b>Avg. List Duration</b>	<b>Number of Sales</b>
<b>Jan</b>	\$573,904	\$472,429	<b>82%</b>	206 days	21
<b>Feb</b>	\$435,806	\$409,213	<b>94%</b>	156 days	16
<b>Mar</b>	\$616,610	\$541,400	<b>88%</b>	88 days	21
<b>Apr</b>	\$332,579	\$328,036	<b>99%</b>	143 days	14
<b>May</b>	\$515,723	\$488,232	<b>95%</b>	240 days	22
<b>June</b>	\$628,955	\$615,318	<b>98%</b>	113 days	11
<b>July</b>	\$412,342	\$398,918	<b>97%</b>	55 days	15

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

<b>Building Permits (In \$Can Dollars) - Windsor-Essex</b>				
	Aug 2017	Aug 2016	Year-to-date 2017	Year-to-date 2016
Industrial	18,624,250	3,580,001	33,971,930	105,335,127
Commercial	39,691,999	18,291,779	78,297,571	101,675,704
Institutional	3,373,751	12,194,255	117,230,715	97,117,529
<b>Total</b>	<b>61,690,000</b>	<b>34,066,035</b>	<b>229,500,216</b>	<b>304,128,360</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

### Conference Board of Canada - Key Indicators and Outlook Spring 2017

- Real GDP is poised to grow 2.5% in 2017 and 2% in 2018, continuing a string of solid advances
- Following an unsustainable 3.7% gain in 2016, employment is forecast to dip .8% this year and increase 1.3% next year.
- The unemployment rate is expected to fall to 5.7% this year. Just eight years removed from a nation-leading 14% rate.

Everything Coming Up Roses  
for Windsor's Economy

**Windsor's economy is booming, posting its strongest three-year growth streak since the late 1990s. Real gross domestic product expanded at an average annual clip of 3.3 per cent from 2014 to 2016, double the national average of 1.6 per cent.**

The economy created 9,200 jobs over this period, including 5,800 net new jobs in 2016 alone, bringing the unemployment rate down to 6.1 per cent last year. This is in stark contrast to the dark days of 2007–09 when the economy shrank a cumulative 8.5 per cent, 18,000 jobs disappeared, and the unemployment rate skyrocketed to a nation-leading 14 per cent.

The lion's share of the credit for this remarkable turnaround belongs to the manufacturing sector, which itself has rebounded from a tumultuous nine year

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

period in which output fell by over a third and employment plunged by 20,000. But this key sector has bounced back and recorded seven consecutive increases in output. Factories are hiring again too. The industry employed 41,000 people last year, up from 29,000 in 2010 but below the peak of 49,000 in 2000. This has huge implications for the local economy, as manufacturing accounts for nearly one-third of local GDP and one-quarter of total employment. Indeed, the manufacturing revival has helped lift the fortunes of other parts of the economy, particularly construction and transportation and warehousing services. The housing market has been booming, with a strong resale market persuading builders to ramp up new home construction. The area's population growth has also picked up as more people make their way to Windsor to look for work. Windsor's population climbed by 1.1 per cent last year, the fastest increase since 2002.

The outlook for the local manufacturing sector remains bright, although output is expected to increase at a more moderate pace over the near term, with the rest of the economy following suit. Nevertheless, growth in Windsor's real GDP is expected to remain healthy, coming in at 2.5 per cent this year and 2.0 per cent and next year.

The local job market will take a breather this year, with employment poised to dip by 0.8 per cent, the equivalent of 1,300 job losses. But job growth is expected to resume in 2018, with 2,100 net new jobs being added to payrolls. While slightly faster labour force gains will push up the unemployment rate to 6.4 per cent by 2018, it will remain well below rates recorded earlier in the decade.

### **Manufacturing Revival Continues**

Windsor's manufacturing industry is on a roll. The sector has expanded for seven consecutive years, including vigorous average annual output growth of 6.8 per cent over 2014–16. Surging production has been accompanied by strong hiring, with factories adding 10,000 workers over the past three years alone. Manufacturing employment now stands at its highest level since 2006. The automotive industry has been a key driver of this growth, as it accounts for roughly half of Windsor's total manufacturing output and employment. Indeed, more than 20,000 people work in transportation equipment manufacturing, justifying Windsor–Essex's status as the automotive capital of Canada. The strength in this vital sub-category has been fueled by three main factors: a weaker Canadian dollar, robust U.S. vehicle sales, and FCA Canada's multibillion-dollar investment in its Windsor assembly plant, which has been cited by the Automotive Policy Research Centre as Canada's largest manufacturing

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facility in employment terms.

U.S. vehicle sales have been skyrocketing as they continue to recover from their U.S. financial-crisis-induced collapse. U.S. vehicle sales soared from 10.4 million units in 2009 to 17.5 million units in 2016, equivalent to an average annual growth rate of 7.7 per cent. The strength in U.S. vehicle sales is significant for the Canadian auto industry because the country's auto parts makers sell more than half of their production directly to U.S. original equipment manufacturers. The rest goes to Canadian vehicle assemblers, and more than 90 per cent of those vehicles are ultimately destined for the U.S. market. Sales of trucks and SUVs have also been outpacing sales in the overall market—thanks to lower gas prices, increased fuel efficiency of newer vehicle models, and ready access to affordable vehicle financing. This is another important trend for domestic auto producers because light trucks account for about two-thirds of Canadian vehicle production.

The final part of the comeback story is FCA's massive investment in its Windsor assembly plant and the success of the Chrysler Pacifica minivan that is produced there. The company poured more than \$1 billion into the plant and hired 1,200 additional workers to prepare the plant for assembly of the 2017 Pacifica. The minivan has enjoyed strong sales and has been honoured with multiple awards, including being named the best minivan at Popular Mechanics' Automotive Excellence Awards and winning the utility vehicle of the year award at the North American International Auto Show in Detroit.

But the good news does not end there. Ford Motor Company is also spending \$1.2 billion in Canada, including a multi-million-dollar plan to transform its Windsor engine plants to produce an all-new global engine platform. The company is also expanding engineering and research in Windsor at its Powertrain Engineering Research and Development Centre.

Windsor's manufacturing revival will continue over the near term, though growth will not be as strong as it has been in the past few years. While U.S. vehicle sales are expected to remain at high levels, there is little room for further growth. In fact, we expect sales in the United States to peak at 17.7 million units this year before edging down to 17.4 million units in 2018. On a positive note, the Canadian dollar is expected to remain stable, maintaining local manufacturers' competitiveness in the U.S. market. Put together, local manufacturing output growth is forecast to moderate to 3.7 per cent in 2017 and to 2.3 per cent in 2018. As a result, employment is expected to edge down slightly over the near term as output gains are made solely through productivity enhancements.

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## **Construction Sector to Remain Busy**

The local construction sector has been one of the biggest beneficiaries of the manufacturing boom, both directly and indirectly. The massive investments by FCA Chrysler and Ford Motor Company have and will spur direct construction activity, although a good portion of the investment spending for these projects is set aside for imported machinery and equipment, dampening their total local economic impact.

But at the same time, the strong hiring in manufacturing has indirectly sparked a housing boom by boosting both net in-migration and consumer confidence, two trends that encourage home purchases. Indeed, demand in the resale market has been so strong that sales have significantly outpaced

listings, creating a strong sellers' market and spurring rapid price gains. In the first quarter of 2017, sales and prices were up 10 per cent and 15 per cent, respectively, over year-earlier levels. The booming resale market has persuaded builders to ramp up new home construction. In fact, housing starts hit an 11-year high of 1,266 units in 2016, the third consecutive double-digit increase and a vast improvement over 2009 when only 391 homes were started. Residential investment activity is expected to remain strong this year and next, although housing starts will edge down slightly to 1,174 units this year and to 1,122 units next year.

The construction sector's fortunes have also been lifted by two massive infrastructure projects—one already completed and one yet to begin. The first major infrastructure project was the \$1.4-billion Herb Gray Parkway, completed in 2015. The parkway will connect Highway 401 to the next major infrastructure project scheduled to start in mid-2018—the \$4-billion Gordie Howe International Bridge. Three consortiums are bidding on the bridge, which would rank among Canada's largest-ever infrastructure projects.

With all this activity on both the residential and non-residential fronts, it is not surprising that construction output has increased for eight straight years, including average annual growth of 4.3 per cent over 2014–16. The near-term outlook is almost as strong. We expect construction output to advance by 3.2 per cent this year and by 3.4 per cent next year.

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

## Services to Improve Moderately

Recent activity in Windsor's services sector has been more modest in comparison with its goods sector counterpart. The aggregate output of the services-producing industries expanded by 1.3 per cent per year from 2014 to 2016, well below the goods sector's average annual clip of 6.6 per cent. Still, transportation and warehousing was a standout performer, posting annual output growth of 4.6 per cent over the past three years. This industry has close ties to both manufacturing and construction, and thus has been lifted by higher demand for its services from these two booming sectors. The personal services sector, which includes many tourist-oriented industries, has also posted decent growth. The tourism industry, like manufacturing, has been bolstered by the weaker loonie.

We expect the services sector to show moderate improvement this year and next, with output growth forecast to average 1.7 per cent per year. The positive momentum in transportation and warehousing and in personal services will be maintained, the former by the persistent strength of Windsor's goods sector and the latter by continued healthy tourism activity. Sports tourism has been a recent area of strength for Windsor, and this year has been no exception. The city hosted the Memorial Cup in May, which generated millions of dollars in spending from athletes and fans who came to town during the 10-day tournament. Windsor also hosted the FINA Diving World Series in April for the fourth and final time. Fortunately, negotiations are under way between the City of Windsor and Diving Canada to bring the event back, given Diving Canada's high regard for the Windsor International Aquatic and Training Centre, which opened in 2014

-Conference Board of Canada, 2017 summer outlook

<b>Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs</b>		
Year	Growth Rate	Rank
2016	3.3%	1st
2017	2.5%	2nd
2018-21*	1.7%	8th

\* Forecast data Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2017

## Windsor CTY Credit Quality Rating- AA

Source: Standard & Poor's

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

Retail Sales - Windsor CMA			
	2017*	2016	2015
Total Sales (\$millions)	4,724	4,516	4,2153
Percentage Change	4.6	7.2	4.9

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2017

Consumer Price Index (CPI) - Windsor CMA			
	2018*	2017*	2016
CPI (2002 = 1.0)	1.339	1.316	1.297
Percentage Change	1.8	1.5	1.8

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2017

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

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2017

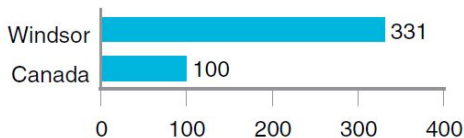
## Employment Market Variability

### Fluctuations



- No link to Canada 48%
- Link to Canada 52%

### Compared to Canada



## Economic Structure, 2016



Highly diverse = 1  
Not diverse = 0

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

## Sectoral Employment

(000s)

	2014	2015	2016	2017	2018	2019	2020	2021
Total employment	155.3	158.3	164.1	162.8	164.8	166.6	168.4	169.7
	<i>0.3</i>	<i>1.9</i>	<i>3.7</i>	<i>-0.8</i>	<i>1.3</i>	<i>1.1</i>	<i>1.1</i>	<i>0.8</i>
Goods sector	43.5	46.7	53.8	53.3	52.7	53.9	54.1	54.3
	<i>1.8</i>	<i>7.5</i>	<i>15.2</i>	<i>-1.0</i>	<i>-1.1</i>	<i>2.3</i>	<i>0.4</i>	<i>0.3</i>
Manufacturing	32.9	34.0	41.3	40.1	39.4	40.1	40.2	40.3
	<i>4.8</i>	<i>3.2</i>	<i>21.5</i>	<i>-2.8</i>	<i>-1.8</i>	<i>1.9</i>	<i>0.1</i>	<i>0.2</i>
Construction	8.2	9.6	9.2	10.0	10.1	10.6	10.8	10.9
	<i>-0.2</i>	<i>16.4</i>	<i>-3.7</i>	<i>8.5</i>	<i>1.3</i>	<i>4.7</i>	<i>1.6</i>	<i>0.9</i>
Primary and utilities	2.3	3.2	3.3	3.1	3.1	3.1	3.1	3.1
	<i>-23.6</i>	<i>38.1</i>	<i>4.2</i>	<i>-5.7</i>	<i>-0.2</i>	<i>0.5</i>	<i>0.2</i>	<i>-0.2</i>
Services sector	111.9	111.5	110.3	109.5	112.2	112.7	114.2	115.4
	<i>-0.3</i>	<i>-0.3</i>	<i>-1.1</i>	<i>-0.7</i>	<i>2.4</i>	<i>0.5</i>	<i>1.4</i>	<i>1.0</i>
Transportation and warehousing	8.3	6.3	6.7	7.0	7.3	7.1	7.1	7.2
	<i>25.2</i>	<i>-24.7</i>	<i>7.3</i>	<i>4.0</i>	<i>4.6</i>	<i>-3.1</i>	<i>0.5</i>	<i>0.5</i>
Information and cultural industries	2.1	2.0	1.8	2.3	1.9	1.9	1.9	1.8
	<i>15.0</i>	<i>-5.1</i>	<i>-8.9</i>	<i>28.8</i>	<i>-17.5</i>	<i>-2.8</i>	<i>-1.0</i>	<i>-1.6</i>
Wholesale and retail trade	22.2	18.7	19.2	20.2	19.9	19.8	19.9	20.0
	<i>-1.0</i>	<i>-15.5</i>	<i>2.6</i>	<i>5.1</i>	<i>-1.5</i>	<i>-0.5</i>	<i>0.5</i>	<i>0.6</i>
Finance, insurance, and real estate	6.1	9.5	7.5	7.3	7.5	7.6	7.7	7.8
	<i>-31.3</i>	<i>56.9</i>	<i>-21.4</i>	<i>-2.9</i>	<i>3.6</i>	<i>1.2</i>	<i>1.4</i>	<i>1.4</i>
Business services	11.7	13.5	13.6	13.3	13.7	13.9	14.0	14.1
	<i>-4.3</i>	<i>15.6</i>	<i>1.0</i>	<i>-2.4</i>	<i>2.9</i>	<i>1.2</i>	<i>1.1</i>	<i>0.5</i>
Personal services	23.7	24.7	23.9	21.4	24.2	24.1	24.6	24.8
	<i>11.7</i>	<i>4.5</i>	<i>-3.3</i>	<i>-10.4</i>	<i>12.7</i>	<i>-0.4</i>	<i>2.1</i>	<i>0.8</i>
Non-commercial services	33.3	32.8	31.8	32.2	32.6	33.3	33.9	34.6
	<i>-2.5</i>	<i>-1.7</i>	<i>-3.1</i>	<i>1.5</i>	<i>1.2</i>	<i>2.2</i>	<i>1.8</i>	<i>1.8</i>
Public administration	4.5	4.0	5.7	5.7	5.0	5.1	5.1	5.1
	<i>-8.4</i>	<i>-11.9</i>	<i>42.8</i>	<i>0.8</i>	<i>-12.0</i>	<i>1.0</i>	<i>0.6</i>	<i>0.6</i>

Shaded area represents forecast data; *italics indicate percentage change*.

First line of employment data is in thousands and second line is percentage change.

Sources: The Conference Board of Canada; Statistics Canada.

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

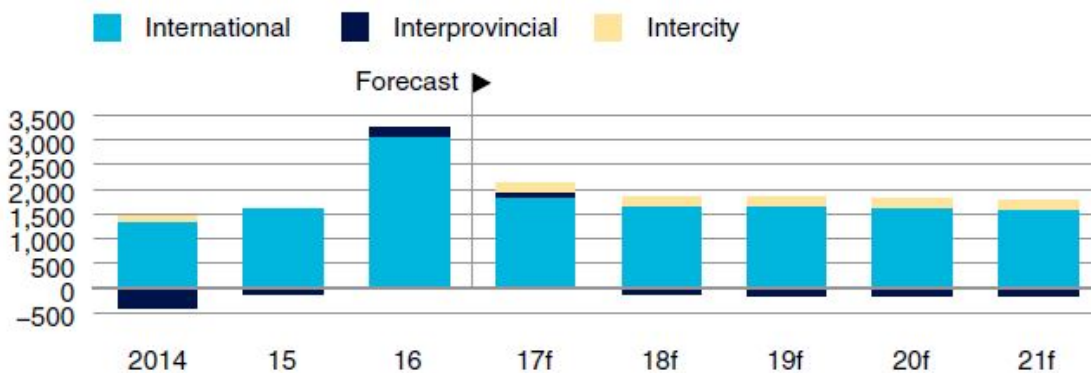
## Personal Income Per Capita, 2016

(\$ 000s)



Sources: Statistics Canada; The Conference Board of Canada.

## Sources of Migration



f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

## Comparative Employment, 2016

(share of total employment)

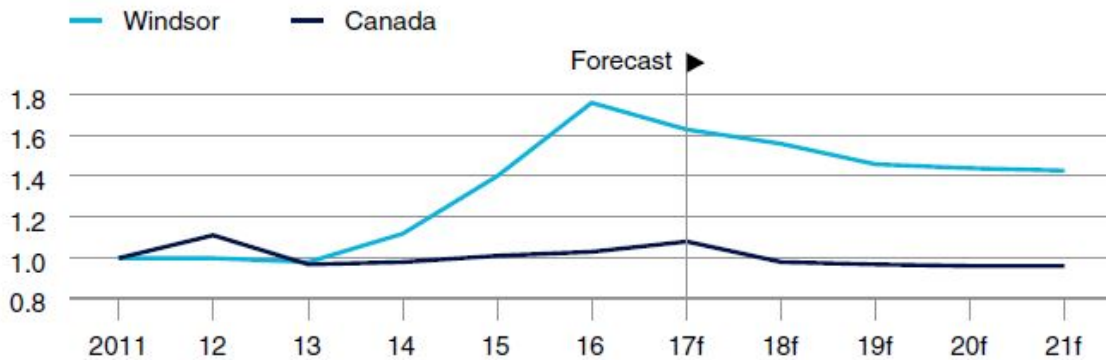
Sector	Windsor	Ontario	Canada
Industrial	0.33	0.20	0.21
Office	0.17	0.28	0.25
Transportation and warehousing	0.04	0.05	0.05
Wholesale and retail trade	0.12	0.15	0.15
Personal services	0.15	0.13	0.13
Non-commercial services	0.19	0.19	0.20
<b>Total</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>

Sources: The Conference Board of Canada; Statistics Canada.

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

## Housing Starts

(2011 = 1.0)

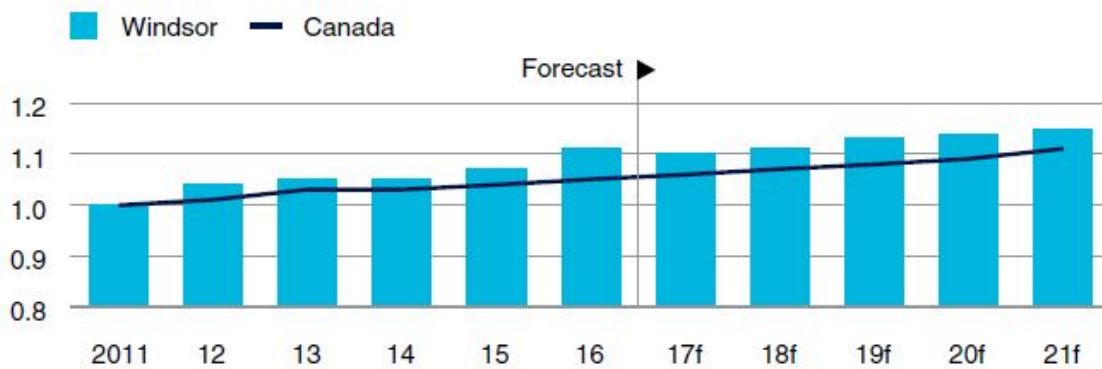


f = forecast

Sources: The Conference Board of Canada; CMHC Housing Time Series Database.

## Employment in Perspective

(2011 = 1.0)

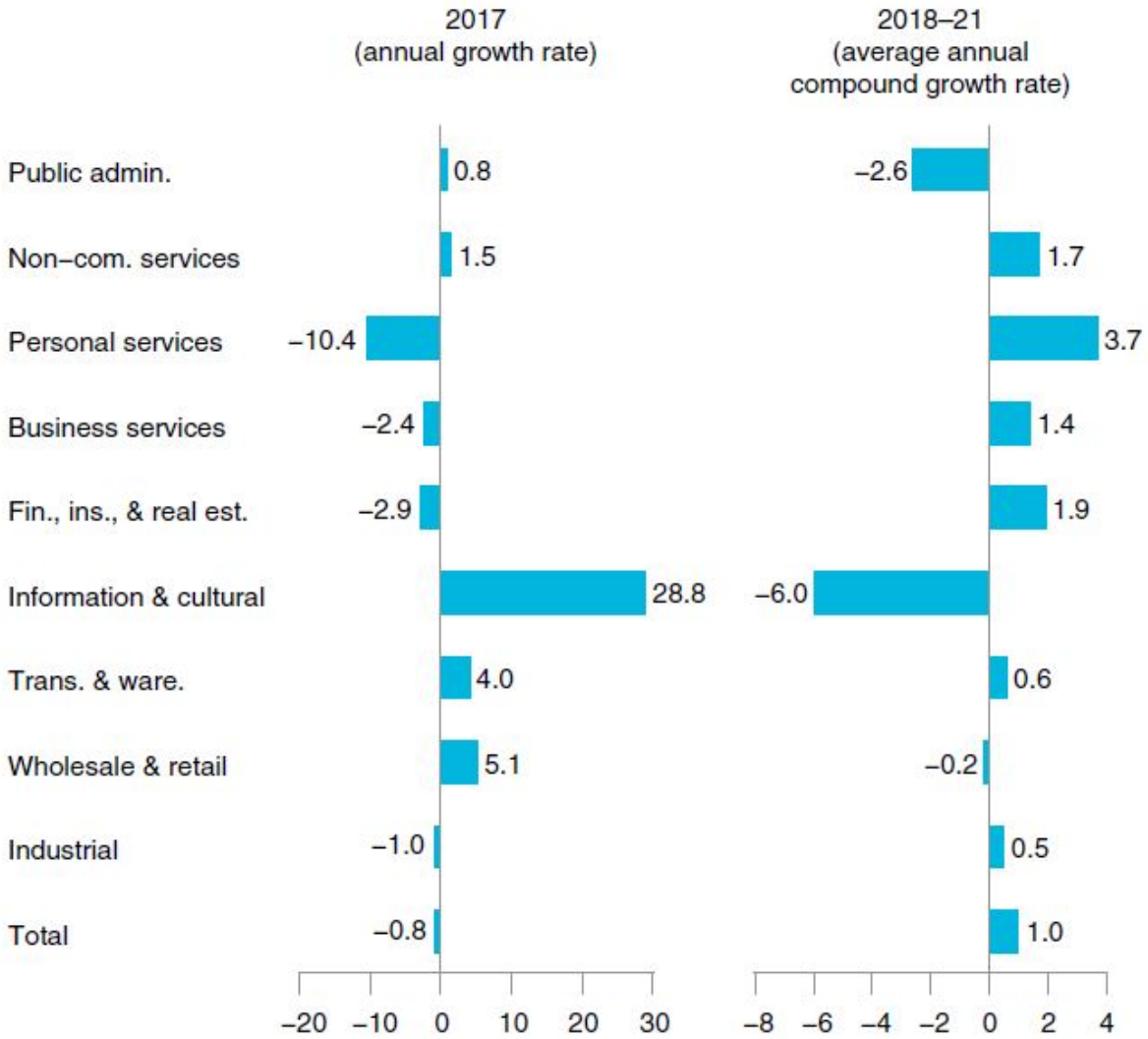


f = forecast

Sources: Statistics Canada; The Conference Board of Canada.

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

## Employment Outlook

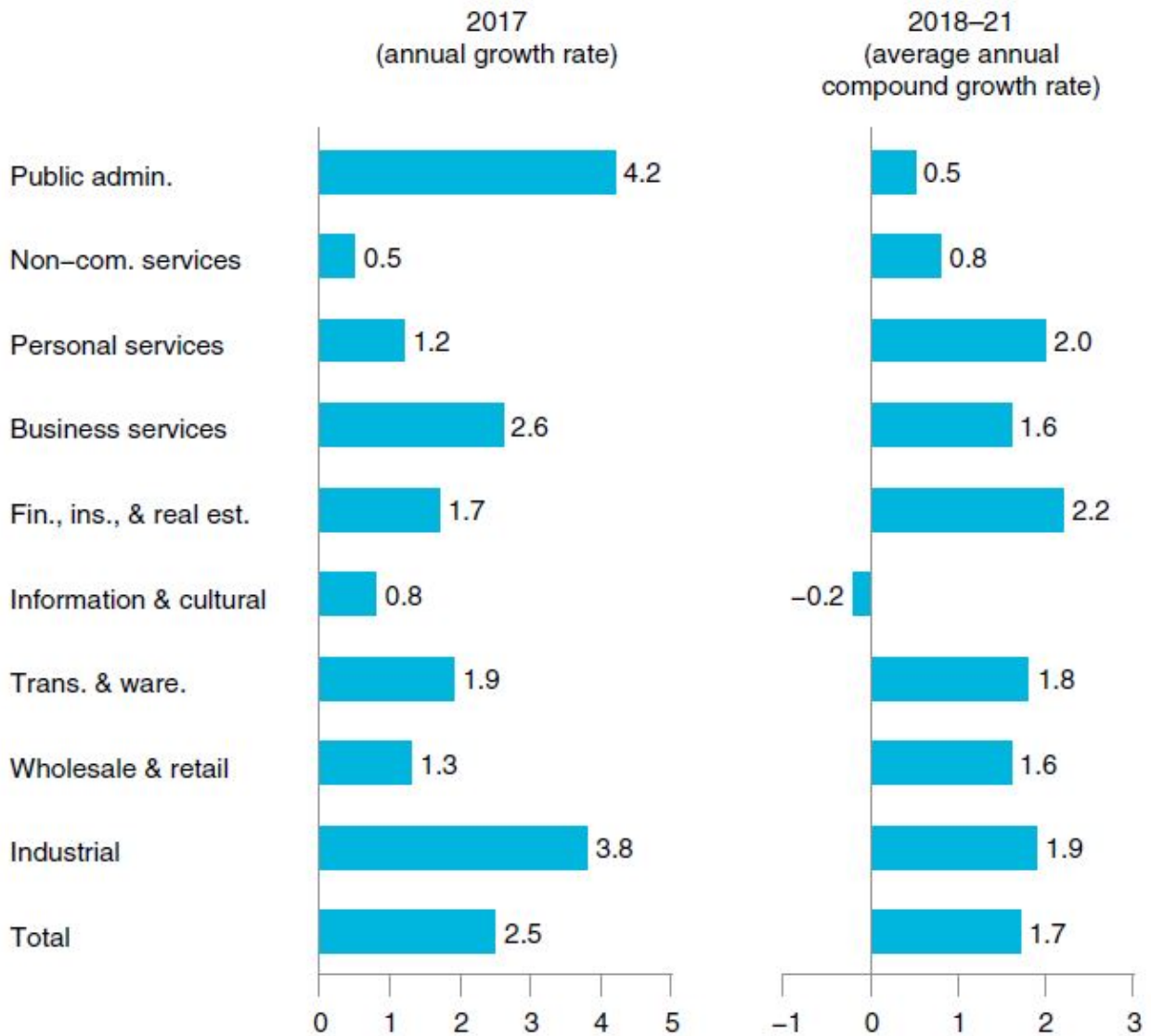


Source: The Conference Board of Canada.

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



## GDP Outlook



Source: The Conference Board of Canada.

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

## Construction, Commercial Real Estate, and Income Overview

Building permits (\$ 000s)	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Total</b>	207,434	313,181	506,757	311,115	578,041	360,301	406,382	525,302	611,964
Residential	104,318	99,199	146,097	170,660	205,850	236,103	255,488	339,591	428,701
Non-residential	103,116	213,982	360,660	140,455	372,191	124,198	150,894	185,711	183,263
Industrial	18,816	9,093	125,435	45,408	15,500	26,607	38,433	40,808	45,431
Commercial	58,294	42,572	61,265	70,676	147,504	45,354	58,054	63,992	58,942
Public admin. and non-comm.	26,006	162,317	173,960	24,371	209,187	52,237	54,407	80,911	78,890
<b>Office sector*</b>									
No. of square feet (000s)	33,114	35,703	36,743	36,743	38,542	38,542	39,291	40,014	41,160
Percentage change	1.2	7.8	2.9	0.0	4.9	0.0	1.9	1.8	2.9
Vacancy rate (%)	5.2	15.5	13.0	5.7	5.0	9.1	9.8	17.6	25.0
Employment (000s)	28	27	30	28	29	28	24	29	29
Percentage change	-1.7	-3.7	11.9	-7.3	5.4	-5.5	-12.4	19.0	-1.3
<b>Bankruptcies</b>									
Consumer	1,690	2,117	1,304	980	854	794	584	560	432
Business	41	43	33	25	20	21	26	14	29

\*Information and cultural services; finance, insurance, and real estate; business services; and public administration.  
Sources: The Conference Board of Canada; Statistics Canada; Industry Canada; CBRE.

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

Windsor-Essex Occupations by N.O.C 2001-2017 Comparison Source: EMSI Analyst June 2017

Description	2017 Location Quotient	2016 Avg. Hourly Wages	2001 Jobs	2017 Jobs	2001 - 2017 Change	2001 - 2017 % Change
<b>Health occupations</b>	1.19	\$27.60	8,849	13,908	5,059	57%
<b>Occupations in education, law and social, community and government services</b>	0.89	\$32.41	12,851	17,097	4,246	33%
<b>Unclassified</b>	0.96	\$0.00	1,113	2,880	1,767	159%
<b>Natural and applied sciences and related occupations</b>	0.81	\$32.37	9,126	10,447	1,321	14%
<b>Natural resources, agriculture and related production occupations</b>	1.18	\$17.22	2,676	3,424	748	28%
<b>Occupations in art, culture, recreation and sport</b>	0.66	\$19.95	2,071	2,329	258	12%
<b>Management occupations</b>	0.68	\$38.62	7,660	6,725	(935)	(12%)
<b>Business, finance and administration occupations</b>	0.74	\$23.67	21,320	20,016	(1,304)	(6%)
<b>Sales and service occupations</b>	0.98	\$15.49	42,357	40,664	(1,693)	(4%)
<b>Trades, transport and equipment operators and related occupations</b>	1.14	\$24.66	27,651	24,965	(2,686)	(10%)
<b>Occupations in manufacturing and utilities</b>	2.38	\$22.67	31,472	19,288	(12,184)	(39%)
<b>TOTALS AND AVERAGES</b>		\$23.48	167,146	161,743	(5,403)	(3%)

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

Windsor-Essex Jobs by NAICS Industry 2001-2017 Comparison

Description	2001 Jobs	2017 Jobs	2001 - 2017 Change	2001 - 2017 % Change	Avg. Wages Per Job
Agriculture, forestry, fishing and hunting	4,414	3,284	(1,130)	(26%)	\$25,483
Mining, quarrying, and oil and gas extraction	463	348	(115)	(25%)	\$83,342
Utilities	944	763	(181)	(19%)	\$83,345
Construction	7,105	8,069	964	14%	\$52,693
Manufacturing	49,800	30,737	(19,063)	(38%)	\$59,726
Wholesale trade	5,522	6,004	482	9%	\$49,428
Retail trade	18,205	17,985	(220)	(1%)	\$26,452
Transportation and warehousing	5,792	6,682	890	15%	\$44,978
Information and cultural industries	1,536	1,420	(116)	(8%)	\$44,338
Finance and insurance	3,685	4,554	869	24%	\$44,771
Real estate and rental and leasing	1,965	2,047	82	4%	\$35,573
Professional, scientific and technical services	3,684	4,224	540	15%	\$50,489
Management of companies and enterprises	375	929	554	148%	\$60,884
Administrative and support, waste management and remediation services	6,249	6,644	395	6%	\$26,833
Educational services	9,508	14,270	4,762	50%	\$57,067
Health care and social assistance	14,386	20,752	6,366	44%	\$41,810
Arts, entertainment and recreation	6,352	4,830	(1,522)	(24%)	\$34,399
Accommodation and food services	13,686	12,336	(1,350)	(10%)	\$16,279
Other services (except public administration)	6,078	5,960	(118)	(2%)	\$32,815
Public administration	6,285	7,025	740	12%	\$61,045
Unclassified	1,113	2,880	1,767	159%	\$50,530
	167,146	161,743	(5,403)	(3%)	\$43,981

Source: EMSI Analyst June 2017

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