

HOUSING NOW

Kingston CMA



Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2008

New Home Market

Housing Starts Decline Only Seven Per Cent in Second Quarter

Total housing starts in the Kingston Census Metropolitan Area (CMA) fell by only seven per cent during the second quarter of 2008 to 174 units, compared with 187 units recorded during the same period last year. The

decline in housing activity this second quarter was a direct result of a lack of townhouse construction compared to the same quarter of 2007.

Following a sharp 32 per cent decline in the first quarter, single-detached starts fell modestly by 3.6 per cent year-over-year in the second quarter to 162 units- a drop that is in line with CMHC's expectations for the year. This slow drop in single starts

Figure 1

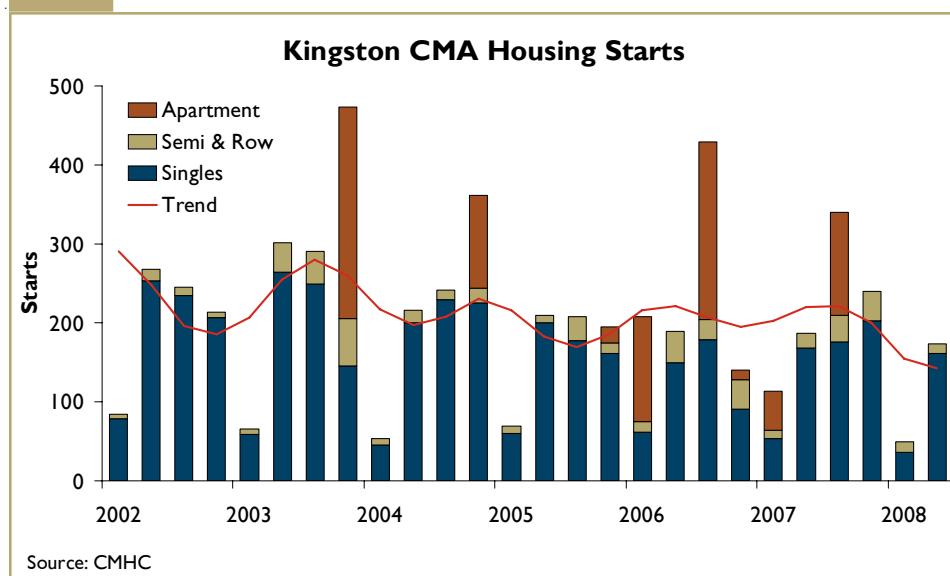


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reduces the magnitude of decline in the year-to-date housing starts.

Meanwhile, semi-detached starts advanced by 10 units in the second quarter of this year compared to the same period in 2007. The strength in semi-detached home starts is partly due to affordability when compared to single-detached houses and are, therefore, demanded by many first-time home buyers.

On a submarket basis, the majority of the decline in starts was due to the 83 per cent reduction in residential construction activity in South Frontenac. The Loyalist Township starts were also down by 65 per cent in the second quarter of 2008 when compared with the same period in 2007. In contrast, Kingston City, activity was up by almost 10 per cent, while in the Frontenac Islands starts were doubled.

The second quarter housing starts numbers appear reassuring and indicate that the Kingston housing market has shown no signs of collapse similar to that occurred in the U.S. Despite the fact that some consumers have become more cautious about major spending commitment, on account of the U.S. economic downturn and high oil prices, full-time employment growth, in recent years and relatively low mortgage rates continue to fuel high levels of housing starts in Kingston.

Resale Market

Existing Home Sales Show Marginal Decrease in Second Quarter

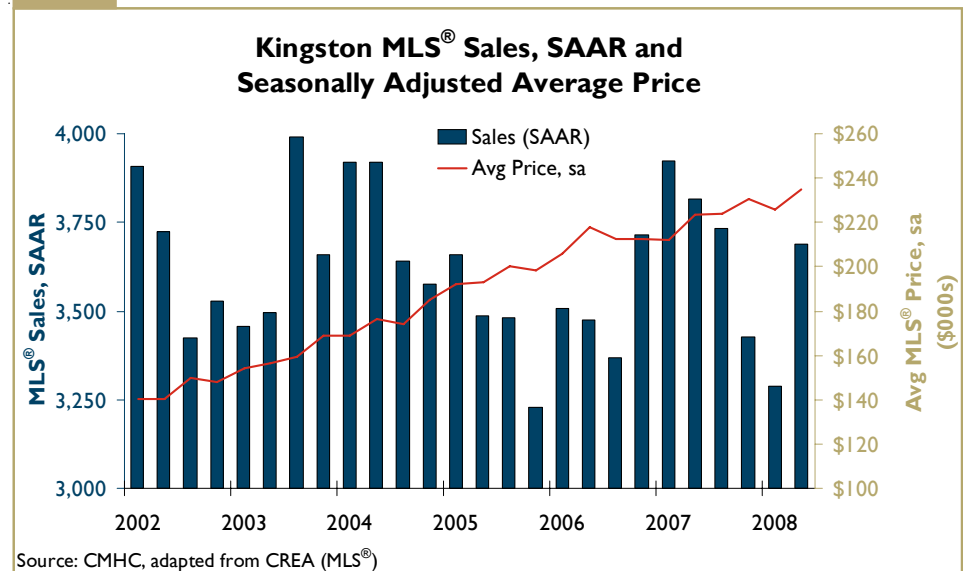
Kingston's existing home market registered a single digit decline in activity during the second quarter of 2008. Between April and June of this year, a total of 922 (seasonally adjusted) homes changed hands in the Kingston Census Metropolitan Area, down slightly from 954 units during the same period last year. The 3.4 per cent decrease in MLS sales activity compared to the previous year was not surprising.

The level of resale activity in 2007 was very strong due to the introduction of new flexible mortgage products that attracted many first-time home buyers into the home ownership market. However, the

year-to-date existing home sales remain at relatively high levels compared to levels recorded in 2006.

The supply of existing homes on the Kingston market continues to pick up strength in the second quarter with new listings rising 18.7 per cent, following the 1.1 per cent increase during the first quarter. A drop in sales volume and an increase in new listings brought the sales to new listings ratio deeper into the balanced territory this second quarter, reducing the upward pressure on the average existing home price growth. Therefore, it is expected that the continued growth in new listings will eventually dampen the level of MLS average price to grow at a slower rate for the rest of 2008. The year-over-year seasonally adjusted average MLS price growth declined from 6.3 per cent in the first quarter of 2008 to 5 per cent in the second quarter.

Figure 2



Economy

Continued Growth in Kingston's Full-Time Employment

Kingston CMA full-time employment continued to grow in the second quarter of 2008. Between April and June of this year, the number of full-time positions grew by 3.1 per cent compared to the same period a year ago. The increase of 1,867 full-time jobs pushed the year-to-date employment average to a level similar to that of 2007. Full-time employment gains largely offset the declines in part-time this second quarter.

The ratio of full-time to total employment increased to 79 per cent from 76.6 per cent in the second quarter of 2007. More specifically, the age group that enjoyed most growth was that between 45 and 64. This group saw an estimated gain of 3.6 per cent compared with the same period of 2007.

Since January 2008, employment growth in full-time work has been faster than that of part time, and therefore will continue to support healthy housing activity in Kingston. Part-time employment decreased by 10.7 per cent in the second quarter, the second consecutive quarterly

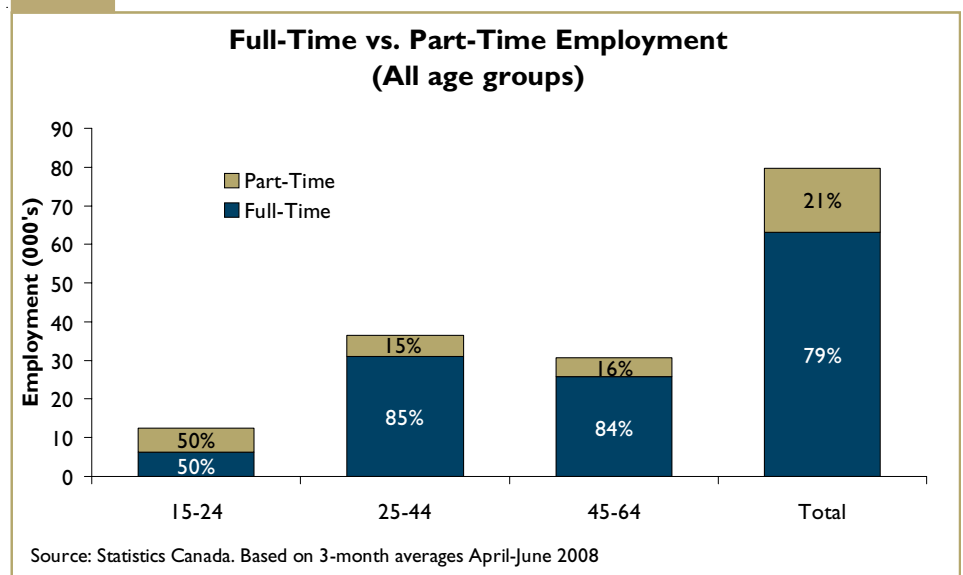
decline in 2008. These losses were more pronounced for workers between the ages of 15 to 24, pushing down their employment rate by 12.4 per cent, when compared to a year earlier. On the other hand, the age groups between 25-44, and 45-64 registered 3.4 and 1.3 per cent positive growth in second quarter employment respectively.

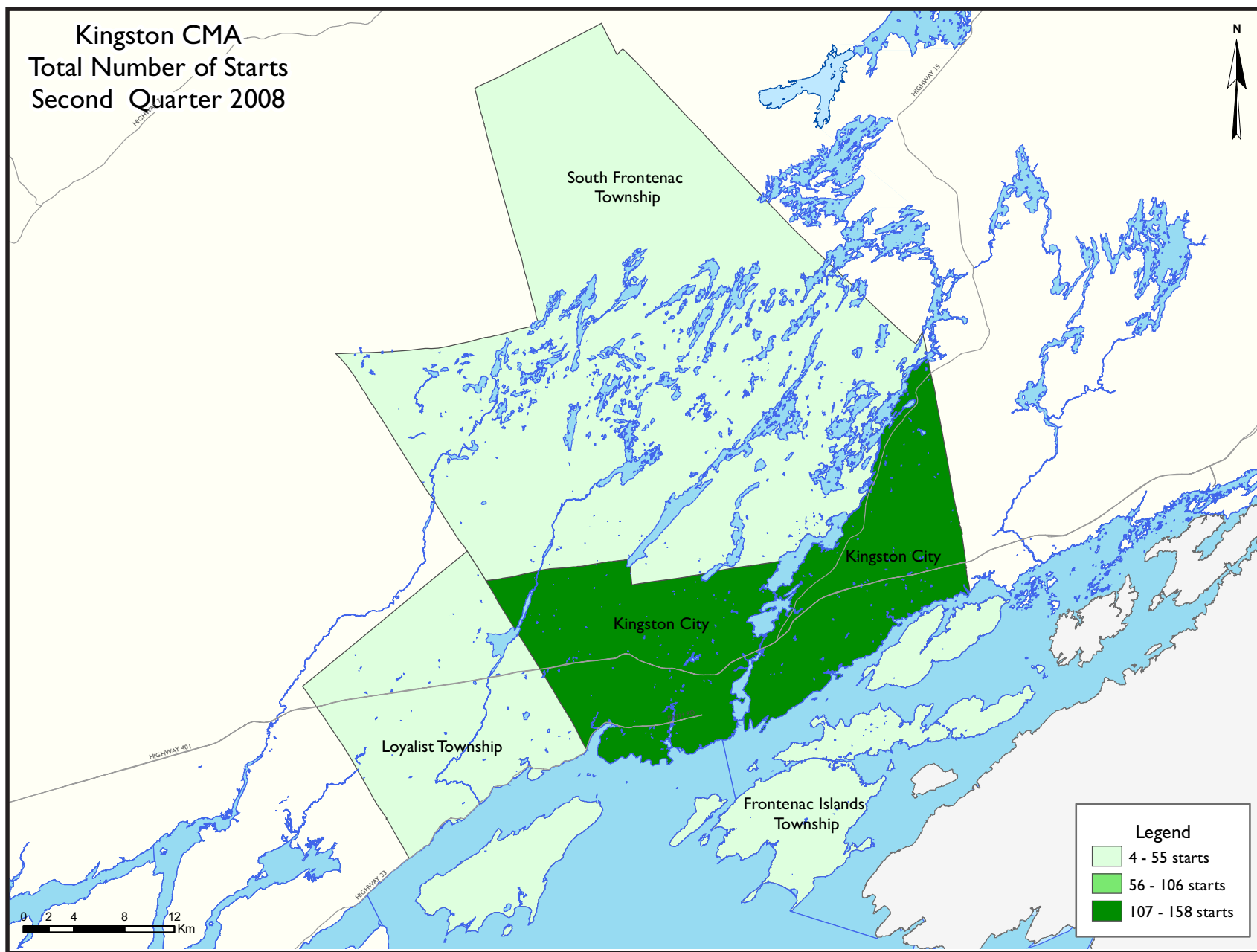
The health care and social assistance sector registered a notable employment increase of 6.7 per cent in the second quarter of 2008. This sector along with the public administration sector remains the main source of

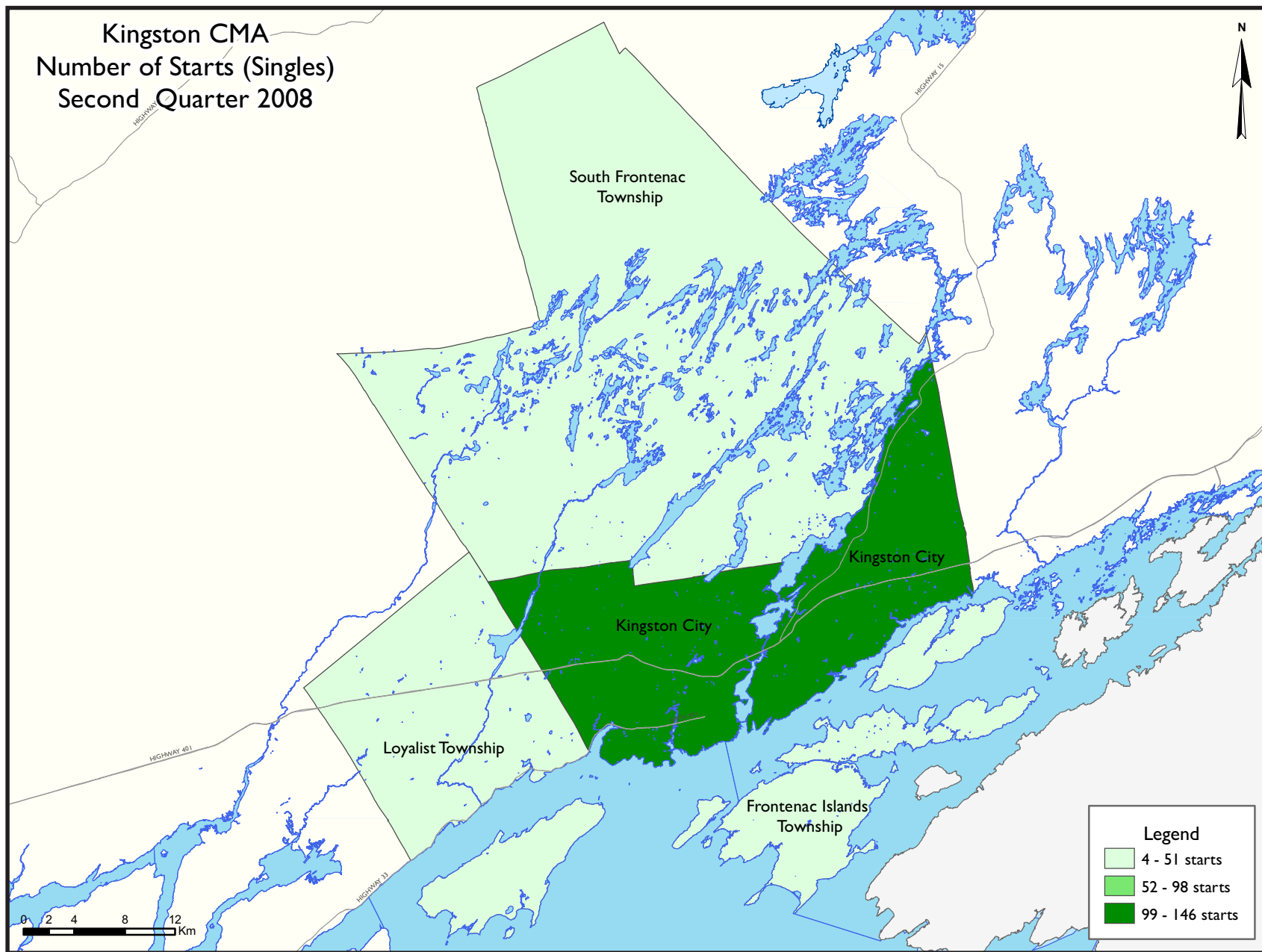
strength in Kingston's labour market. Meanwhile, manufacturing continued its downward trend in the second quarter, posting a 19 per cent decline from last year.

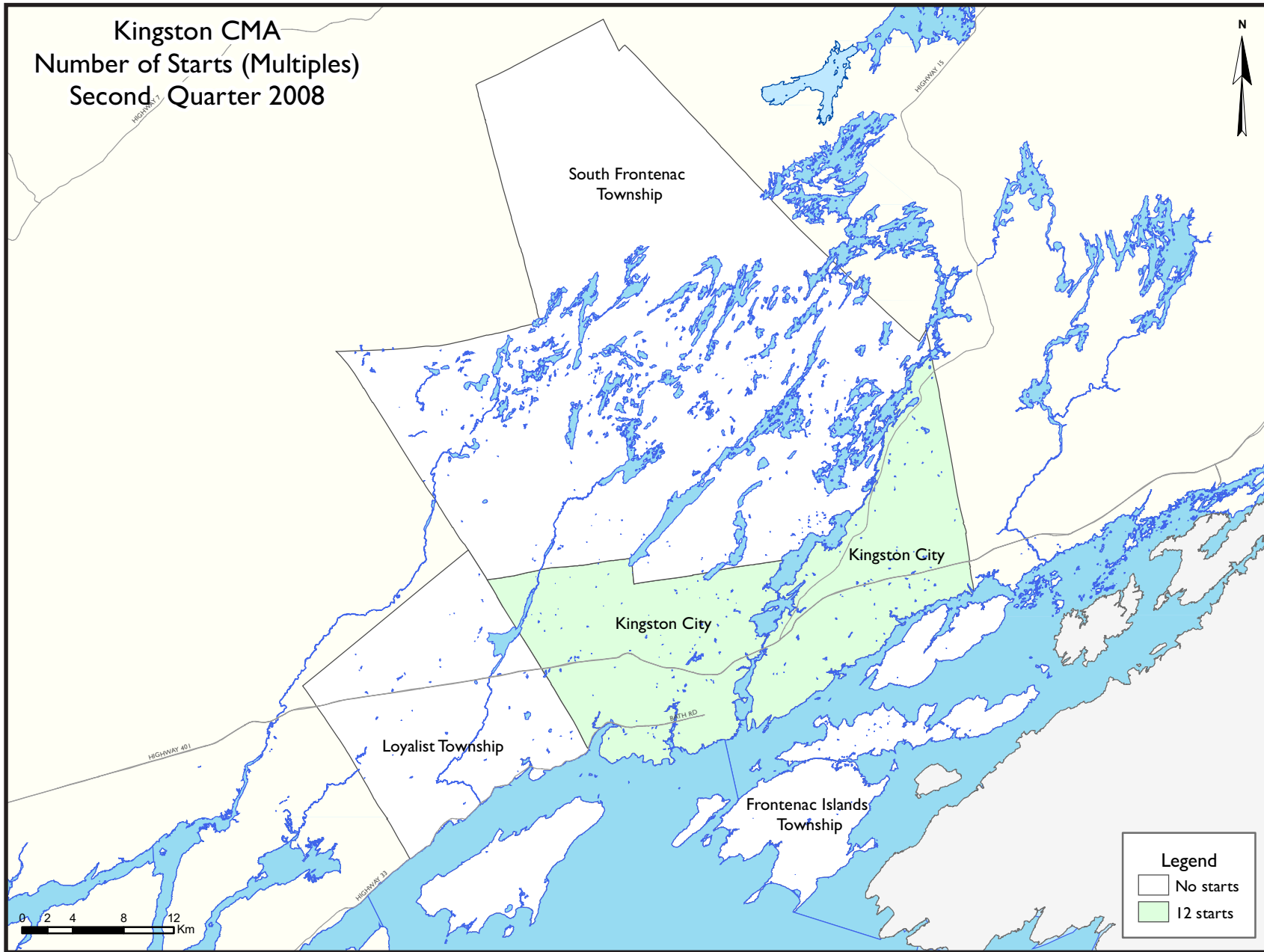
Despite the 0.9 per cent year-to-date decline in employment, labour income growth remained strong in June, with a year-over-year increase in average weekly earnings estimated at 6.6 per cent. This was well above the current national inflation rate of 2.2 per cent. June also marked the sixth consecutive month with a year-over-year increase in average weekly earnings above four per cent.

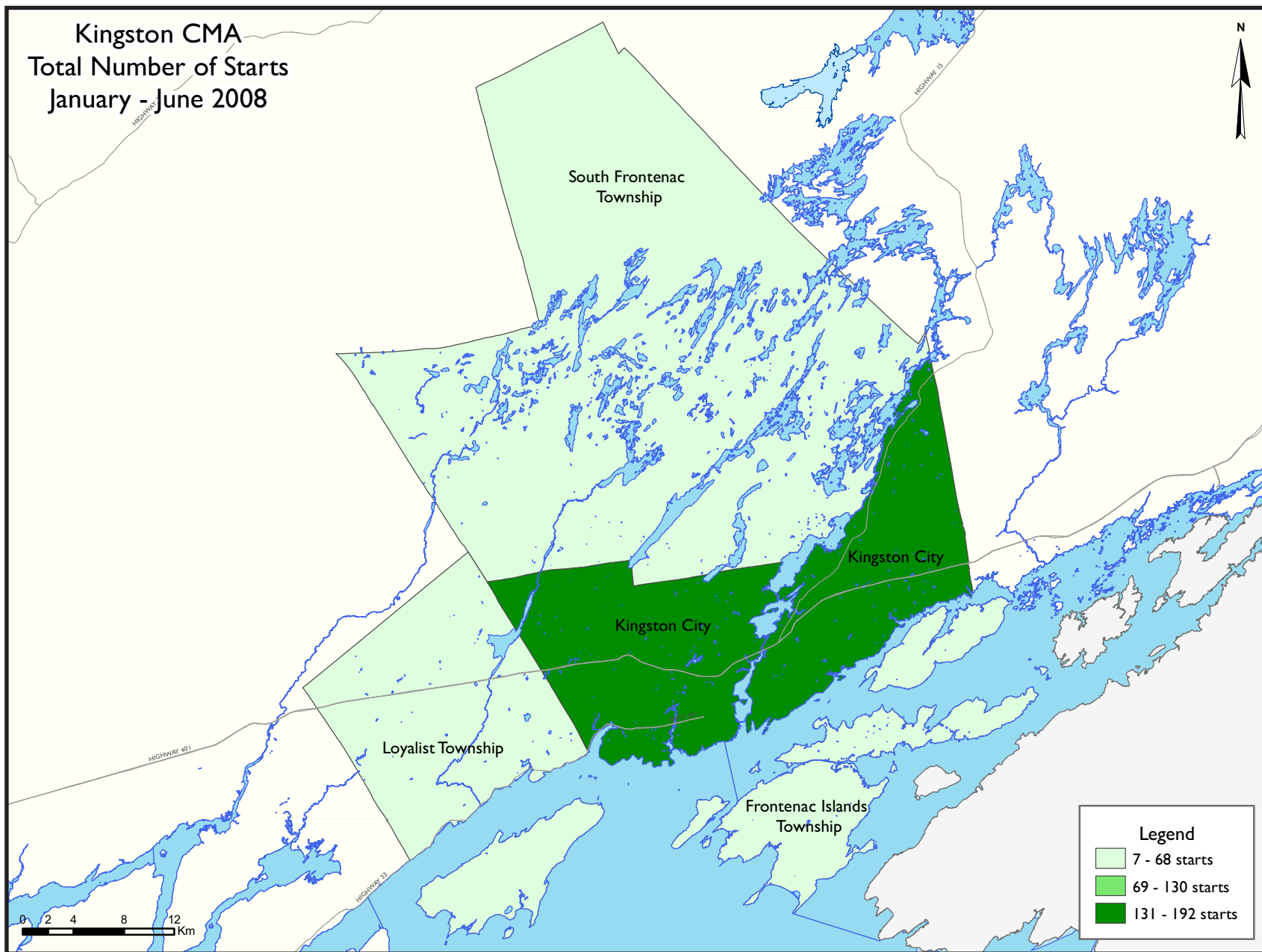
Figure 3

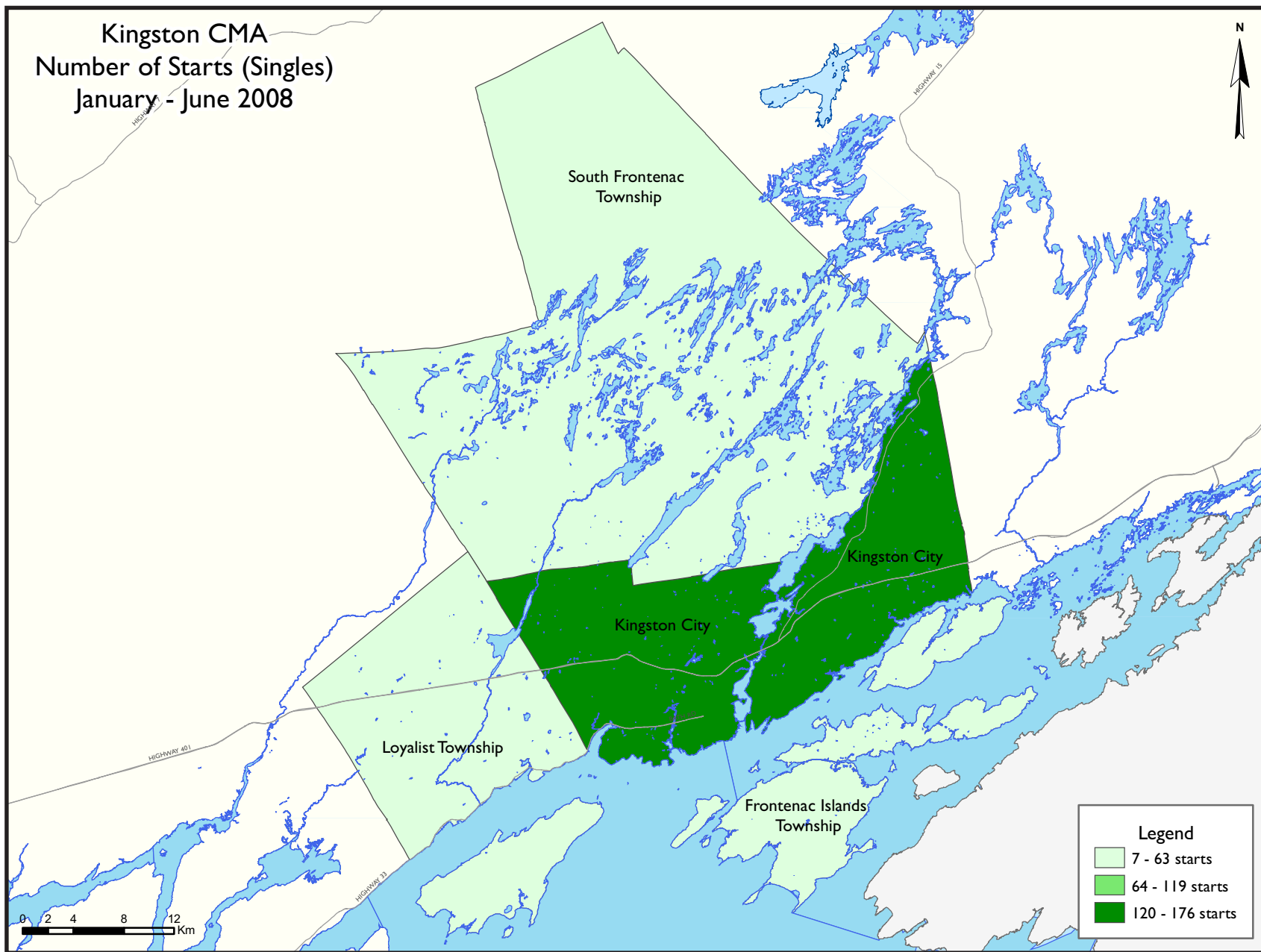


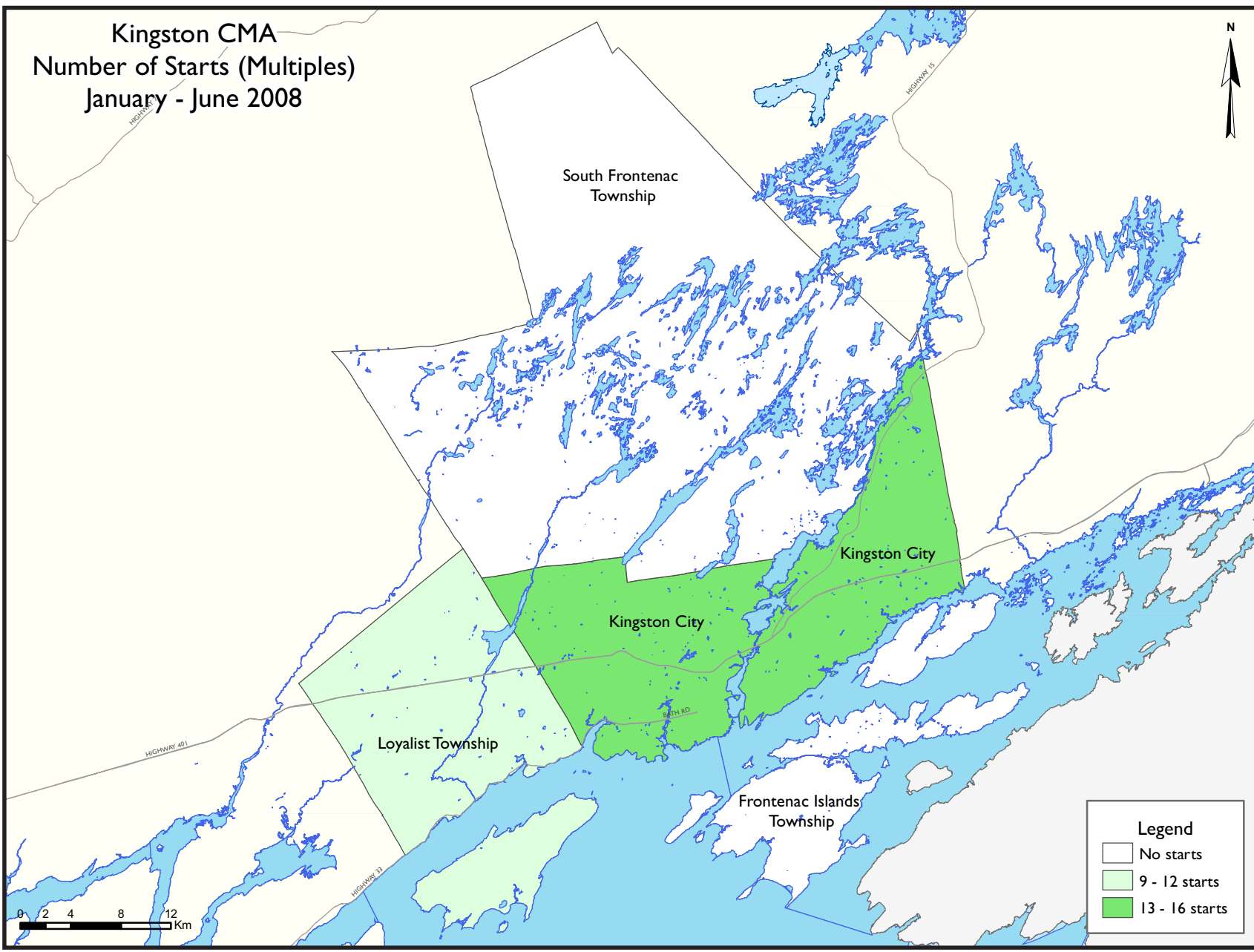












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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kingston CMA
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q2 2008	162	12	0	0	0	0	0	0	174
Q2 2007	168	2	14	0	0	0	3	0	187
% Change	-3.6	**	-100.0	n/a	n/a	n/a	-100.0	n/a	-7.0
Year-to-date 2008	198	16	9	0	0	0	0	0	223
Year-to-date 2007	221	4	23	0	0	0	3	49	300
% Change	-10.4	**	-60.9	n/a	n/a	n/a	-100.0	-100.0	-25.7
UNDER CONSTRUCTION									
Q2 2008	185	12	14	0	0	92	13	248	564
Q2 2007	188	2	14	0	0	92	3	189	488
% Change	-1.6	**	0.0	n/a	n/a	0.0	**	31.2	15.6
COMPLETIONS									
Q2 2008	128	6	21	0	0	0	8	0	163
Q2 2007	88	4	27	0	0	0	3	6	128
% Change	45.5	50.0	-22.2	n/a	n/a	n/a	166.7	-100.0	27.3
Year-to-date 2008	248	12	32	0	0	0	11	49	352
Year-to-date 2007	195	8	58	0	0	0	3	139	403
% Change	27.2	50.0	-44.8	n/a	n/a	n/a	**	-64.7	-12.7
COMPLETED & NOT ABSORBED									
Q2 2008	27	2	12	0	0	0	2	0	43
Q2 2007	44	7	23	0	0	0	3	5	82
% Change	-38.6	-71.4	-47.8	n/a	n/a	n/a	-33.3	-100.0	-47.6
ABSORBED									
Q2 2008	135	8	16	0	0	0	6	0	165
Q2 2007	80	3	22	0	0	0	0	3	108
% Change	68.8	166.7	-27.3	n/a	n/a	n/a	n/a	-100.0	52.8
Year-to-date 2008	258	13	33	0	0	0	9	0	313
Year-to-date 2007	187	6	39	0	0	0	2	128	362
% Change	38.0	116.7	-15.4	n/a	n/a	n/a	**	-100.0	-13.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2008	6	0	0	0	0	0	0	0	6
Q2 2007	3	0	0	0	0	0	0	0	3
Kingston City									
Q2 2008	146	12	0	0	0	0	0	0	158
Q2 2007	125	2	14	0	0	0	3	0	144
Loyalist Township									
Q2 2008	6	0	0	0	0	0	0	0	6
Q2 2007	17	0	0	0	0	0	0	0	17
South Frontenac Township									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	23	0	0	0	0	0	0	0	23
Kingston CMA									
Q2 2008	162	12	0	0	0	0	0	0	174
Q2 2007	168	2	14	0	0	0	3	0	187
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2008	5	0	0	0	0	0	0	0	5
Q2 2007	3	0	0	0	0	0	0	0	3
Kingston City									
Q2 2008	159	12	9	0	0	92	13	248	533
Q2 2007	129	2	14	0	0	92	3	189	429
Loyalist Township									
Q2 2008	6	0	5	0	0	0	0	0	11
Q2 2007	20	0	0	0	0	0	0	0	20
South Frontenac Township									
Q2 2008	15	0	0	0	0	0	0	0	15
Q2 2007	36	0	0	0	0	0	0	0	36
Kingston CMA									
Q2 2008	185	12	14	0	0	92	13	248	564
Q2 2007	188	2	14	0	0	92	3	189	488

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.I: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Frontenac Islands Township									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2008	104	6	17	0	0	0	8	0	135
Q2 2007	65	4	17	0	0	0	3	6	95
Loyalist Township									
Q2 2008	8	0	4	0	0	0	0	0	12
Q2 2007	15	0	10	0	0	0	0	0	25
South Frontenac Township									
Q2 2008	12	0	0	0	0	0	0	0	12
Q2 2007	8	0	0	0	0	0	0	0	8
Kingston CMA									
Q2 2008	128	6	21	0	0	0	8	0	163
Q2 2007	88	4	27	0	0	0	3	6	128
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2008	0	0	0	0	0	0	0	0	0
Q2 2007	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2008	24	2	8	0	0	0	2	0	36
Q2 2007	38	7	12	0	0	0	3	5	65
Loyalist Township									
Q2 2008	3	0	4	0	0	0	0	0	7
Q2 2007	4	0	11	0	0	0	0	0	15
South Frontenac Township									
Q2 2008	0	0	0	0	0	0	0	0	0
Q2 2007	2	0	0	0	0	0	0	0	2
Kingston CMA									
Q2 2008	27	2	12	0	0	0	2	0	43
Q2 2007	44	7	23	0	0	0	3	5	82

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2008	109	8	16	0	0	0	6	0	139
Q2 2007	62	3	16	0	0	0	0	3	84
Loyalist Township									
Q2 2008	6	0	0	0	0	0	0	0	6
Q2 2007	12	0	6	0	0	0	0	0	18
South Frontenac Township									
Q2 2008	16	0	0	0	0	0	0	0	16
Q2 2007	6	0	0	0	0	0	0	0	6
Kingston CMA									
Q2 2008	135	8	16	0	0	0	6	0	165
Q2 2007	80	3	22	0	0	0	0	3	108

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Kingston CMA
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968
% Change	-19.6	-23.5	174.2	n/a	n/a	n/a	n/a	**	41.7
2005	598	34	31	0	0	0	0	20	683
% Change	-14.7	54.5	19.2	n/a	-100.0	n/a	n/a	-82.9	-21.7
2004	701	22	26	0	6	0	0	117	872
% Change	-2.4	-75.6	-52.7	n/a	n/a	n/a	n/a	-56.3	-22.9
2003	718	90	55	0	0	0	0	268	1,131
% Change	-7.4	181.3	**	n/a	n/a	n/a	n/a	n/a	39.6
2002	775	32	3	0	0	0	0	0	810
% Change	44.3	100.0	-89.7	n/a	n/a	n/a	n/a	-100.0	14.6
2001	537	16	29	0	0	0	0	125	707
% Change	7.4	-48.4	-25.6	n/a	n/a	-100.0	n/a	**	7.3
2000	500	31	39	0	0	81	0	8	659
% Change	14.7	-54.4	18.2	n/a	n/a	n/a	n/a	-93.2	0.5
1999	436	68	33	0	0	0	0	118	656
% Change	12.4	-4.2	22.2	n/a	n/a	n/a	n/a	n/a	35.0
1998	388	71	27	0	0	0	0	0	486

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Frontenac Islands Township	6	3	0	0	0	0	0	0	6	3	100.0
Kingston City	146	125	12	2	0	17	0	0	158	144	9.7
Loyalist Township	6	17	0	0	0	0	0	0	6	17	-64.7
South Frontenac Township	4	23	0	0	0	0	0	0	4	23	-82.6
Kingston CMA	162	168	12	2	0	17	0	0	174	187	-7.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Frontenac Islands Township	7	3	0	0	0	0	0	0	7	3	133.3
Kingston City	176	166	16	4	0	26	0	49	192	245	-21.6
Loyalist Township	8	22	0	0	9	0	0	0	17	22	-22.7
South Frontenac Township	7	30	0	0	0	0	0	0	7	30	-76.7
Kingston CMA	198	221	16	4	9	26	0	49	223	300	-25.7

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	14	0	3	0	0	0	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	0	14	0	3	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	23	0	3	0	0	0	49
Loyalist Township	9	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	9	23	0	3	0	0	0	49

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Frontenac Islands Township	6	3	0	0	0	0	6	3
Kingston City	158	141	0	0	0	3	158	144
Loyalist Township	6	17	0	0	0	0	6	17
South Frontenac Township	4	23	0	0	0	0	4	23
Kingston CMA	174	184	0	0	0	3	174	187

Table 2.5: Starts by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Frontenac Islands Township	7	3	0	0	0	0	7	3
Kingston City	192	193	0	0	0	52	192	245
Loyalist Township	17	22	0	0	0	0	17	22
South Frontenac Township	7	30	0	0	0	0	7	30
Kingston CMA	223	248	0	0	0	52	223	300

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Frontenac Islands Township	4	0	0	0	0	0	0	0	4	0	n/a
Kingston City	104	65	6	4	25	20	0	6	135	95	42.1
Loyalist Township	8	15	0	0	4	10	0	0	12	25	-52.0
South Frontenac Township	12	8	0	0	0	0	0	0	12	8	50.0
Kingston CMA	128	88	6	4	29	30	0	6	163	128	27.3

**Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Frontenac Islands Township	4	4	0	0	0	0	0	0	4	4	0.0
Kingston City	178	131	10	8	39	38	49	139	276	316	-12.7
Loyalist Township	27	34	2	0	4	23	0	0	33	57	-42.1
South Frontenac Township	39	26	0	0	0	0	0	0	39	26	50.0
Kingston CMA	248	195	12	8	43	61	49	139	352	403	-12.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	17	17	8	3	0	0	0	6
Loyalist Township	4	10	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	21	27	8	3	0	0	0	6

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	28	35	11	3	0	0	49	139
Loyalist Township	4	23	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	32	58	11	3	0	0	49	139

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Frontenac Islands Township	4	0	0	0	0	0	4	0
Kingston City	127	86	0	0	8	9	135	95
Loyalist Township	12	25	0	0	0	0	12	25
South Frontenac Township	12	8	0	0	0	0	12	8
Kingston CMA	155	119	0	0	8	9	163	128

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Frontenac Islands Township	4	4	0	0	0	0	4	4
Kingston City	216	174	0	0	60	142	276	316
Loyalist Township	33	57	0	0	0	0	33	57
South Frontenac Township	39	26	0	0	0	0	39	26
Kingston CMA	292	261	0	0	60	142	352	403

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2008	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Q2 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	--	--
Kingston City													
Q2 2008	14	12.8	35	32.1	42	38.5	13	11.9	5	4.6	109	254,900	259,377
Q2 2007	11	17.7	13	21.0	27	43.5	3	4.8	8	12.9	62	268,700	271,279
Year-to-date 2008	44	23.4	50	26.6	68	36.2	19	10.1	7	3.7	188	249,800	249,645
Year-to-date 2007	17	13.5	23	18.3	55	43.7	10	7.9	21	16.7	126	280,000	289,368
Loyalist Township													
Q2 2008	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	--	--
Q2 2007	0	0.0	3	25.0	4	33.3	3	25.0	2	16.7	12	283,800	392,200
Year-to-date 2008	0	0.0	5	18.5	20	74.1	0	0.0	2	7.4	27	264,000	273,422
Year-to-date 2007	1	2.9	11	32.4	13	38.2	5	14.7	4	11.8	34	275,300	312,721
South Frontenac Township													
Q2 2008	2	12.5	8	50.0	4	25.0	1	6.3	1	6.3	16	222,500	241,906
Q2 2007	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2008	3	7.7	18	46.2	9	23.1	2	5.1	7	17.9	39	225,000	266,344
Year-to-date 2007	7	28.0	10	40.0	6	24.0	1	4.0	1	4.0	25	226,000	220,612
Kingston CMA													
Q2 2008	17	12.6	48	35.6	49	36.3	14	10.4	7	5.2	135	250,000	257,858
Q2 2007	14	17.5	18	22.5	32	40.0	6	7.5	10	12.5	80	267,700	283,114
Year-to-date 2008	48	18.6	76	29.5	97	37.6	21	8.1	16	6.2	258	250,000	253,968
Year-to-date 2007	25	13.2	46	24.3	75	39.7	16	8.5	27	14.3	189	272,000	284,005

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2008**

Submarket	Q2 2008	Q2 2007	% Change	YTD 2008	YTD 2007	% Change
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	259,377	271,279	-4.4	249,645	289,368	-13.7
Loyalist Township	--	392,200	n/a	273,422	312,721	-12.6
South Frontenac Township	241,906	--	n/a	266,344	220,612	20.7
Kingston CMA	257,858	283,114	-8.9	253,968	284,005	-10.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Kingston
Second Quarter 2008**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2007	January	211	37.9	340	624	591	57.5	220,862	2.6	221,171
	February	241	-7.3	313	574	594	52.7	202,805	4.1	204,334
	March	327	7.9	328	708	560	58.6	212,481	0.9	210,451
	April	415	22.4	321	705	519	61.8	225,982	2.3	220,717
	May	522	4.8	328	792	550	59.6	226,554	4.6	225,878
	June	427	-0.2	305	618	547	55.8	225,548	2.3	224,384
	July	378	23.1	328	616	564	58.2	224,551	12.7	222,162
	August	347	18.0	306	558	562	54.4	222,336	3.9	223,744
	September	253	-11.8	299	502	556	53.8	228,134	1.8	225,713
	October	254	-2.3	289	477	561	51.5	218,640	6.7	224,869
	November	218	-7.2	287	333	544	52.8	227,023	10.9	236,461
	December	132	-13.7	281	209	568	49.5	227,136	9.2	230,733
2008	January	153	-27.5	268	632	588	45.6	229,898	4.1	229,384
	February	243	0.8	285	619	587	48.6	226,202	11.5	225,682
	March	258	-21.1	281	676	564	49.8	217,525	2.4	224,112
	April	406	-2.2	296	867	601	49.3	245,916	8.8	235,968
	May	503	-3.6	303	857	617	49.1	243,412	7.4	240,567
	June	422	-1.2	306	787	673	45.5	241,197	6.9	237,281
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	1,364	7.8		2,115			226,065	3.2	
	Q2 2008	1,331	-2.4		2,511			243,474	7.7	
	YTD 2007	2,143	8.2		4,021			220,864	3.1	
	YTD 2008	1,985	-7.4		4,438			236,940	7.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2008

		Interest Rates			NHPI, Total, 1997=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.30	108.60	78.0	5.1	65.2	740
	February	679	6.50	6.65	139.40	109.70	78.9	4.9	65.8	735
	March	669	6.40	6.49	139.70	110.80	80.7	4.4	67.0	726
	April	678	6.60	6.64	139.80	111.10	80.6	4.4	67.0	722
	May	709	6.85	7.14	140.30	111.60	80.2	4.9	67.0	717
	June	715	7.05	7.24	141.00	111.10	78.3	5.8	65.9	720
	July	715	7.05	7.24	141.30	111.10	78.1	6.2	66.2	721
	August	715	7.05	7.24	141.80	110.90	77.9	6.6	66.2	728
	September	712	7.05	7.19	142.10	111.00	77.4	6.3	65.6	739
	October	728	7.25	7.44	142.20	110.90	76.8	6.0	64.8	750
	November	725	7.20	7.39	143.10	111.20	76.7	5.1	64.2	760
	December	734	7.35	7.54	143.30	111.10	76.8	5.1	64.3	765
2008	January	725	7.35	7.39	144.50	110.90	77.0	5.2	64.5	770
	February	718	7.25	7.29	145.20	111.40	77.7	5.4	65.2	767
	March	712	7.15	7.19	145.60	111.70	78.7	5.6	66.2	770
	April	700	6.95	6.99	145.80	112.50	79.8	5.3	67.0	776
	May	679	6.15	6.65	145.90	113.60	79.3	5.8	66.9	780
	June	710	6.95	7.15		114.20	78.7	6.0	66.4	782
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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