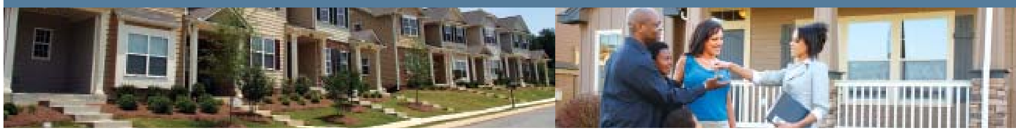
HOUSING MARKET INFORMATION

HOUSING NOW
Kingston CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

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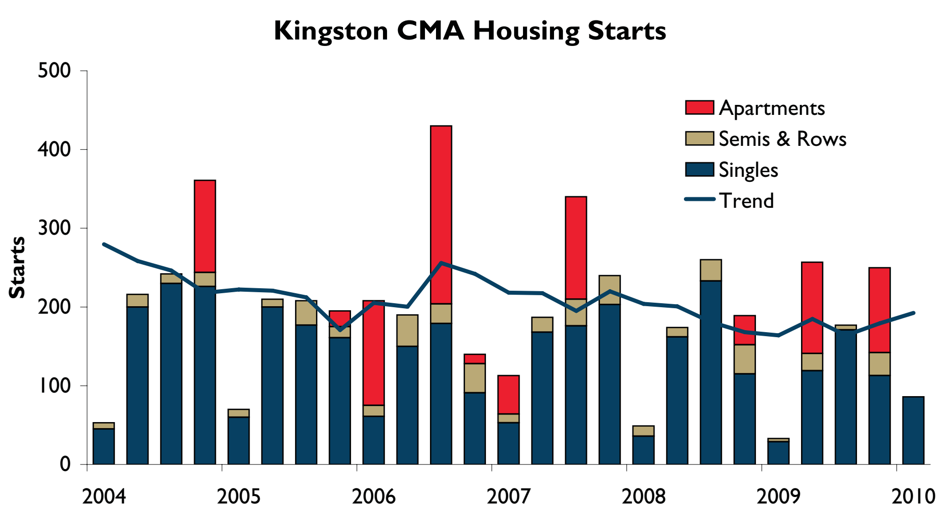
New Home Market

New Home Construction Off to a Strong Start in 2010

The housing starts numbers for March put the crowning touch on a very good first quarter, a sign that the Kingston economic recovery is becoming more entrenched. This year began with a high level of starts which shows the housing market continues to benefit from improving economic conditions and historically low mortgage rates. Given the limited number of unoccupied housing units, new home sales have resulted in increased residential construction activity. Year-to-date, total housing starts have exceeded last year's level, albeit lower due to the recession, by 161 per cent. In fact, the last two quarters have shown improved activity over similar time periods a year earlier.

Figure 1



Source: CMHC

On a sub-market basis, total housing starts were up across the Kingston CMA except in the South Frontenac Township where housing starts remained unchanged.

Highest First Quarter Single Detached Starts on Record

The surge in housing starts this first quarter can be attributed entirely to expansion in new single-detached construction. At 86 units, single-detached starts registered their highest first quarter level since CMHC started recording new housing construction activity in the Kingston CMA. A strength that reflects continued strong demand for homeownership which is also evident in the high level of existing home sales in recent months. The second highest level of single-detached starts between January and March of any given year was seen in the first quarter of 2002, when the number of single-detached starts reached 79 units. Despite the strong single-detached starts performance, no multiple-family homes (row, semi-detached, and apartment) were built this first quarter.

Between January and March 2010, single-detached home completions were 109 units, down 12 per cent from the same period last year. Sales of new homes have stimulated construction activity given the low inventories of completed units available for sale. The average price for new single-detached homes in the first quarter of 2010 was $291,862, up nine per cent from a year ago. While low mortgage carrying costs were a dominant factor boosting new home market activity in recent months, it certainly was not the only factor. As well, employment income growth has been healthy over the past few years and will continue to be strong as the labour market fully recovers.

Resale Market

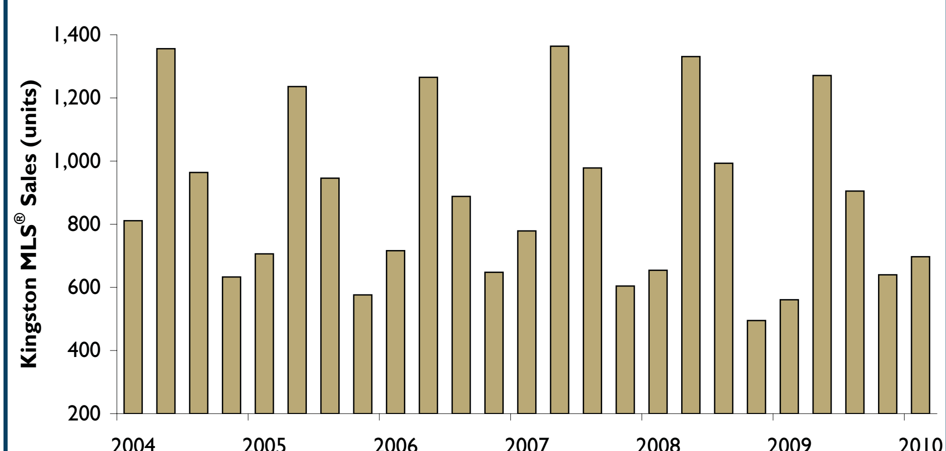
Existing Home Sales Up in the First Quarter

According to the Kingston & Area Real Estate Association (KREA), first quarter MLS®[1] sales were up 24 per cent compared to a year ago. Home buyers in Kingston may be vying to take advantage of currently low mortgage rates which has pulled forward sales into the first part of the year. However, improving labour market conditions would ensure existing home sales continue to rise even after the expected mortgage rate increases take place. Consumer confidence in Kingston remains high, signalling the local economic recovery is gaining traction.

The supply of existing homes on the Kingston market remains relatively unchanged from the first quarter of last year. As of the end of March 2010, the existing home market was at the lower bound of the sellers' market territory, which means sellers' still have some bargaining power. However, with new listings expected to outpace sales in the coming months, conditions in the resale market will become balanced reducing upward pressure on prices. Between January and March, the average MLS® price in Kingston was up 4.5 per cent from the same period last year. This strong year-over-year MLS® average price gain can be attributed to the price decrease in January 2009.

Figure 2

Resale Market Remains Healthy in the First Quarter



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

[1] MLS® is a registered trademark of the Canadian Real Estate Association.

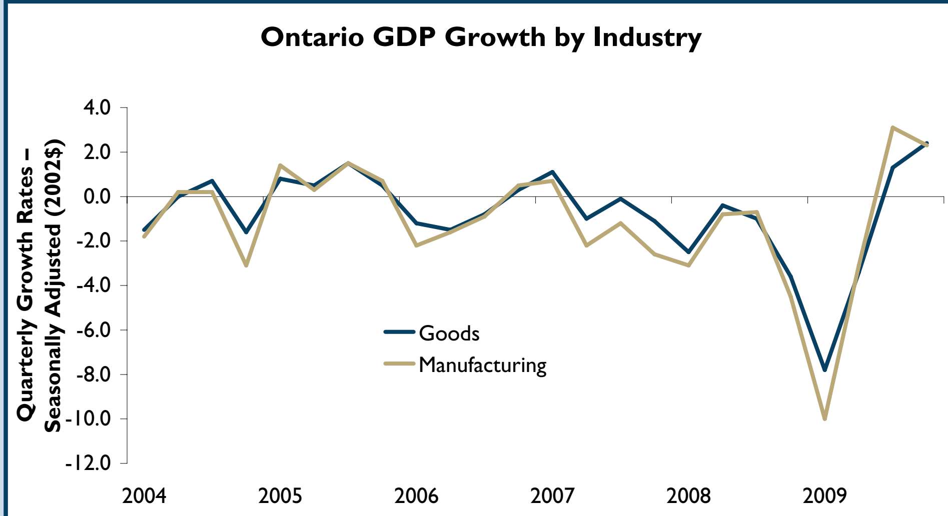
Kingston's First Quarter Employment Mirrors Provincial Trends

The latest labour force survey data for the province indicates that employment in Ontario's goods-producing sector edged up in March, with most of the gains found in construction and manufacturing. Growing global demand stabilized Ontario manufacturing shipments and exports of key lumber and automotive products. In fact, Ontario's manufacturing sector posted positive output growth in late 2009 – the first time since early 2007. Meanwhile, domestic demand has been increasing since the second half of 2009, with business spending leading the way. Improved credit conditions and growth in corporate earnings was behind the renewed optimism among Ontario businesses.

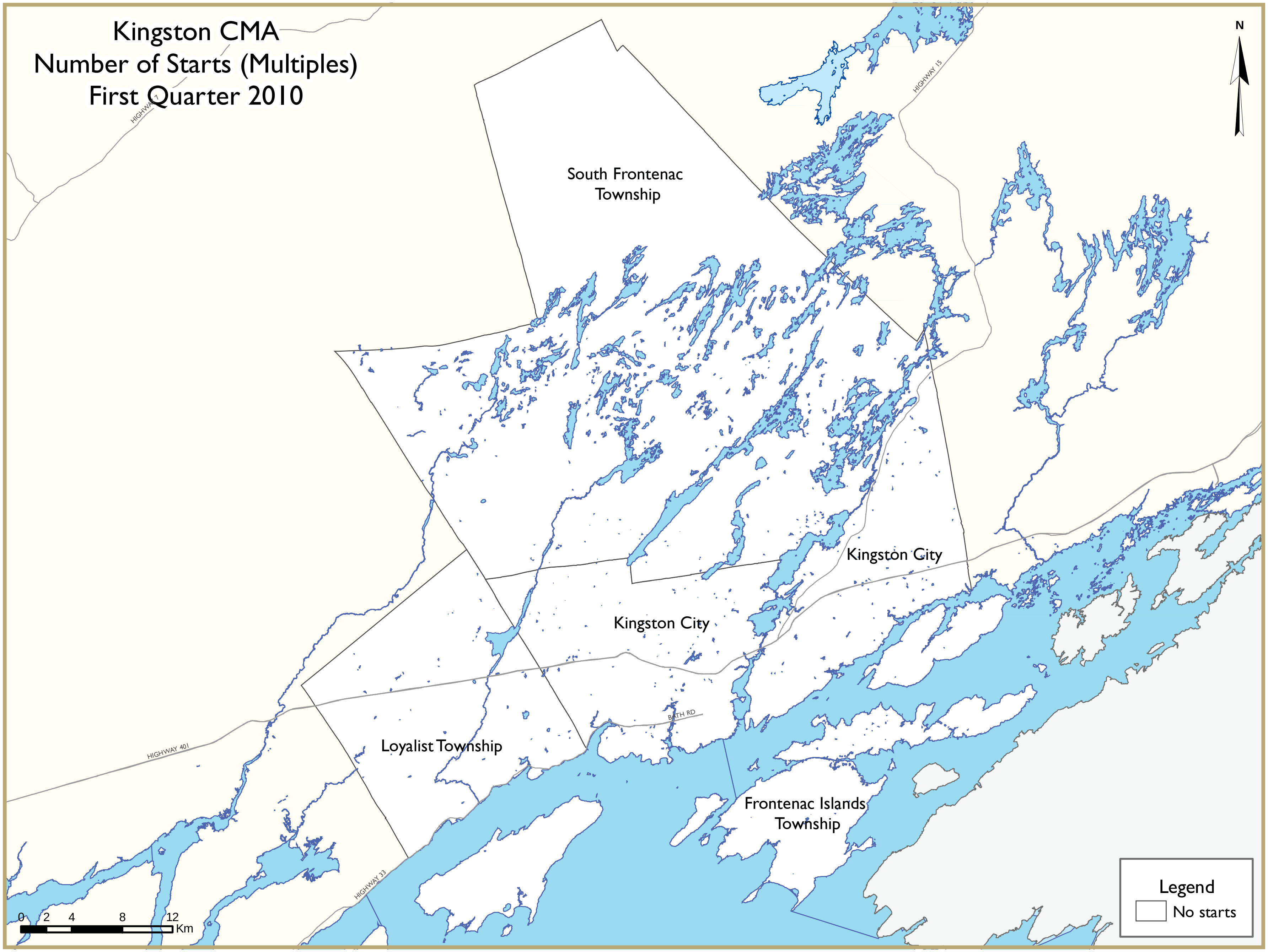
In Kingston, first quarter employment mirrors provincial trends. Employment in the non-traditional goods-producing sector bounced back in the first quarter of 2010 over the same period a year ago. The construction sector registered a notable employment gain, posting the strongest quarterly growth since the third quarter of 1999. This gain in construction employment reflects the healthy housing market activity seen in recent months.

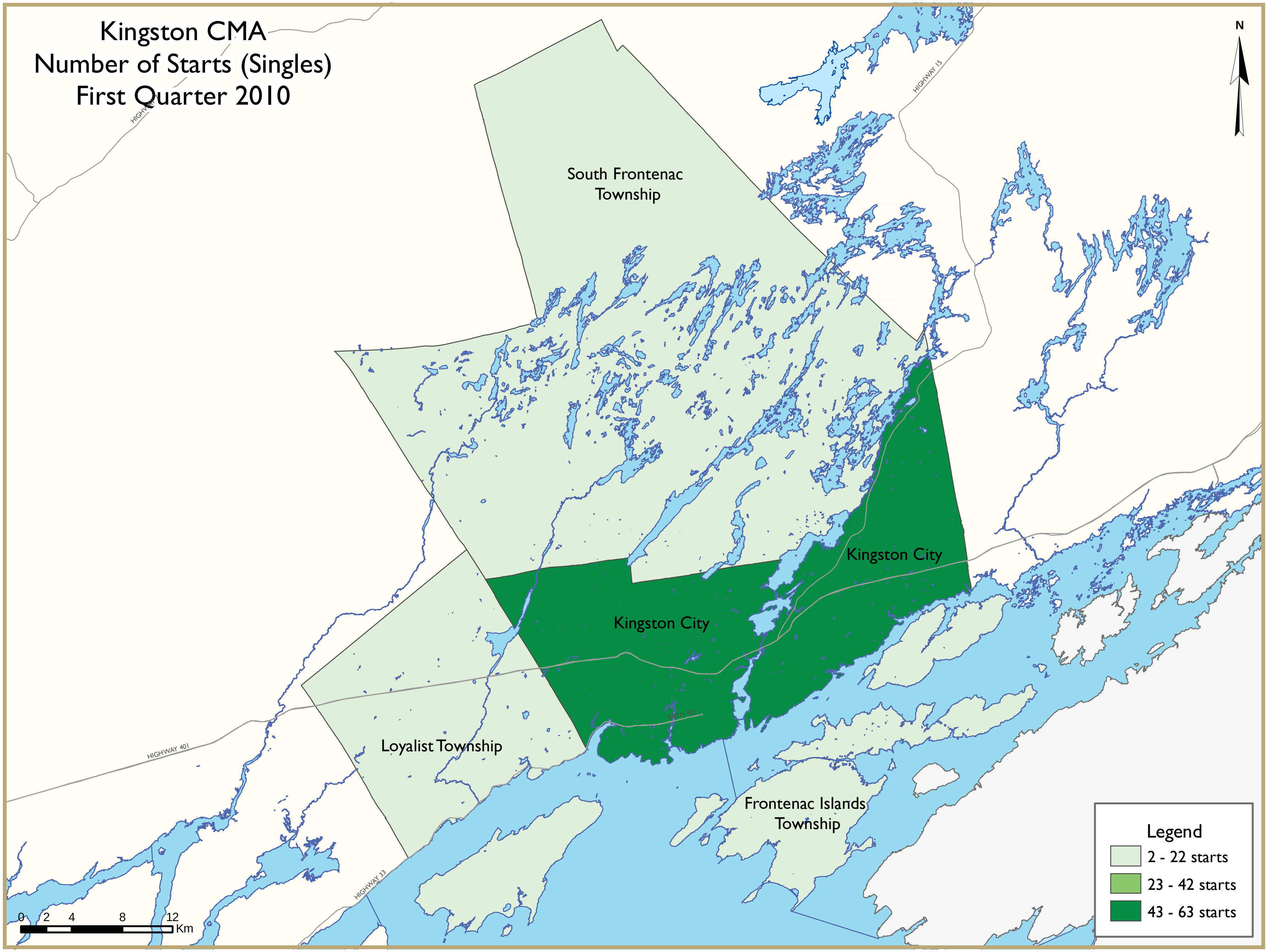
As well, even though it has a smaller presence in Kingston relative to other centres in Ontario, the manufacturing sector rebounded strongly this first quarter. In March, the manufacturing sector in Kingston posted the strongest year-over-year growth since October 2005. Among many other factors, a rebound in manufacturing could be seen as a convincing sign that the economic recovery may be sustained. In addition, and as a leading indicator of consumer confidence, Kingston's retail trade experienced significant gains in employment during the first three months of 2010. Year-over-year, this sector has been registering job growth in double digits since August 2009.

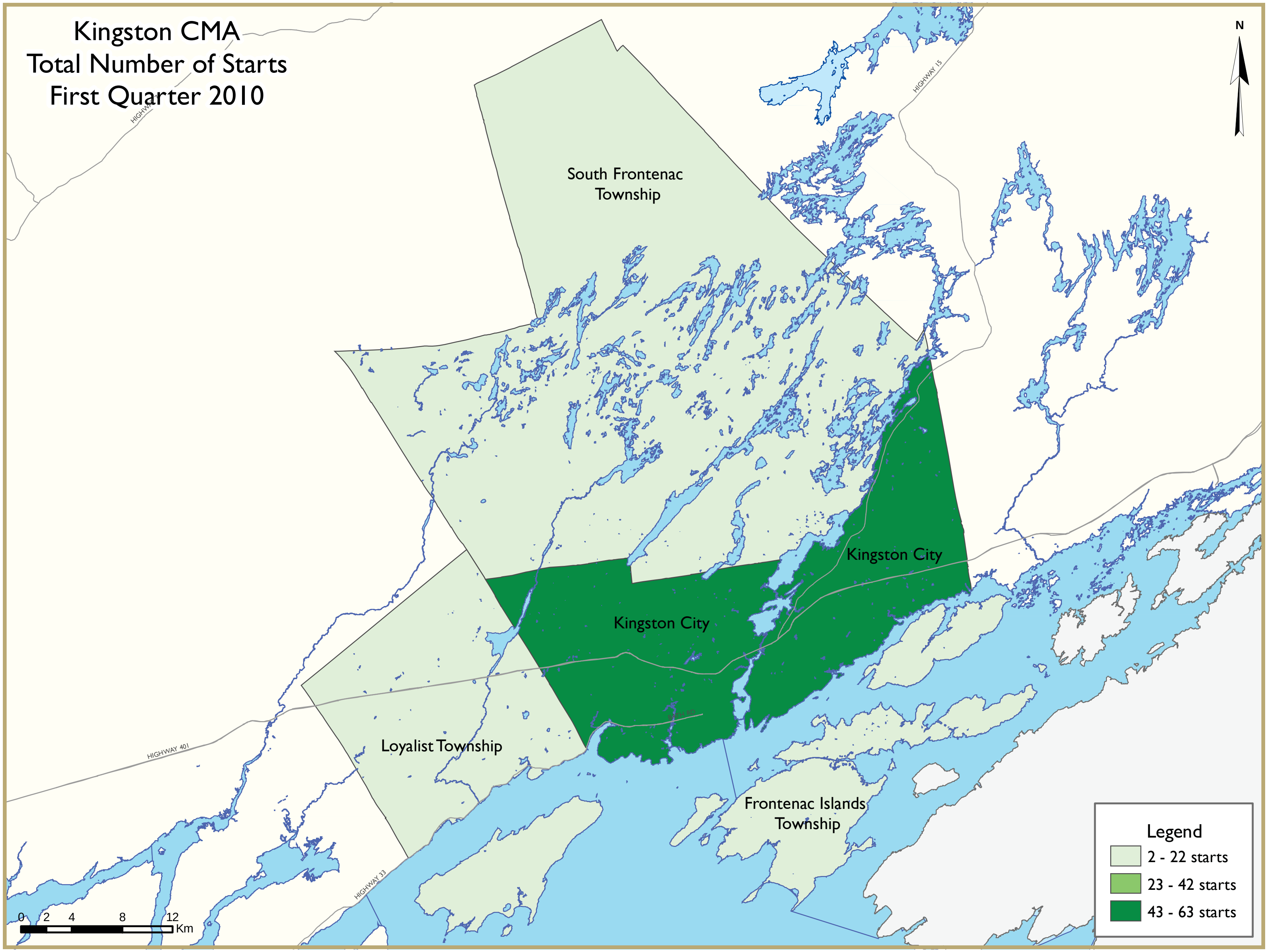
Figure 3



Source: Statistics Canada


Kingston CMA
Number of Starts (Multiples)
First Quarter 2010
South Frontenac
Township
Kingston City
Kingston City
Loyalist Township
Frontenac Islands
Township
HIGHWAY 401
HIGHWAY 15
HIGHWAY 33
BATH RD
N
0 2 4 8 12
Km
Legend
No starts


Kingston CMA
Number of Starts (Singles)
First Quarter 2010
N
South Frontenac Township
Kingston City
Kingston City
Loyalist Township
Frontenac Islands Township
HIGHWAY 15
HIGHWAY 401
HIGHWAY 33
Legend
2 - 22 starts
23 - 42 starts
43 - 63 starts
0 2 4 8 12 Km



Kingston CMA
Total Number of Starts
First Quarter 2010
South Frontenac Township
Kingston City
Kingston City
Loyalist Township
Frontenac Islands Township
Legend
2 - 22 starts
23 - 42 starts
43 - 63 starts
N
0 2 4 8 12 Km
HIGHWAY 401
HIGHWAY 33
HIGHWAY 15

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
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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 First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	86	0	0	0	0	0	0	0	86
Q1 2009	29	0	4	0	0	0	0	0	33
% Change	196.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	160.6
Year-to-date 2010	86	0	0	0	0	0	0	0	86
Year-to-date 2009	29	0	4	0	0	0	0	0	33
% Change	196.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	160.6
UNDER CONSTRUCTION									
Q1 2010	150	12	36	0	5	0	7	261	471
Q1 2009	114	14	13	0	0	0	9	37	187
% Change	31.6	-14.3	176.9	n/a	n/a	n/a	-22.2	**	151.9
COMPLETIONS									
Q1 2010	109	0	0	0	0	0	0	0	109
Q1 2009	124	12	0	0	0	0	3	0	139
% Change	-12.1	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-21.6
Year-to-date 2010	109	0	0	0	0	0	0	0	109
Year-to-date 2009	124	12	0	0	0	0	3	0	139
% Change	-12.1	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-21.6
COMPLETED & NOT ABSORBED									
Q1 2010	35	3	0	0	0	0	0	0	38
Q1 2009	35	7	3	0	0	8	3	57	113
% Change	0.0	-57.1	-100.0	n/a	n/a	-100.0	-100.0	-100.0	-66.4
ABSORBED									
Q1 2010	103	2	0	0	0	0	0	0	105
Q1 2009	120	9	4	0	0	12	0	73	218
% Change	-14.2	-77.8	-100.0	n/a	n/a	-100.0	n/a	-100.0	-51.8
Year-to-date 2010	103	2	0	0	0	0	0	0	105
Year-to-date 2009	120	9	4	0	0	12	0	73	218
% Change	-14.2	-77.8	-100.0	n/a	n/a	-100.0	n/a	-100.0	-51.8

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	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									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	1	0	0	0	0	0	0	0	1
Kingston City									
Q1 2010	63	0	0	0	0	0	0	0	63
Q1 2009	23	0	4	0	0	0	0	0	27
Loyalist Township									
Q1 2010	19	0	0	0	0	0	0	0	19
Q1 2009	3	0	0	0	0	0	0	0	3
South Frontenac Township									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	2	0	0	0	0	0	0	0	2
Kingston CMA									
Q1 2010	86	0	0	0	0	0	0	0	86
Q1 2009	29	0	4	0	0	0	0	0	33
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q1 2010	9	0	0	0	0	0	0	0	9
Q1 2009	2	0	0	0	0	0	0	0	2
Kingston City									
Q1 2010	93	10	36	0	5	0	7	261	412
Q1 2009	69	14	13	0	0	0	9	37	142
Loyalist Township									
Q1 2010	16	2	0	0	0	0	0	0	18
Q1 2009	14	0	0	0	0	0	0	0	14
South Frontenac Township									
Q1 2010	32	0	0	0	0	0	0	0	32
Q1 2009	29	0	0	0	0	0	0	0	29
Kingston CMA									
Q1 2010	150	12	36	0	5	0	7	261	471
Q1 2009	114	14	13	0	0	0	9	37	187

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	4	0	0	0	0	0	0	0	4
Kingston City									
Q1 2010	61	0	0	0	0	0	0	0	61
Q1 2009	99	12	0	0	0	0	3	0	114
Loyalist Township									
Q1 2010	23	0	0	0	0	0	0	0	23
Q1 2009	9	0	0	0	0	0	0	0	9
South Frontenac Township									
Q1 2010	23	0	0	0	0	0	0	0	23
Q1 2009	12	0	0	0	0	0	0	0	12
Kingston CMA									
Q1 2010	109	0	0	0	0	0	0	0	109
Q1 2009	124	12	0	0	0	0	3	0	139
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q1 2010	29	3	0	0	0	0	0	0	32
Q1 2009	34	7	3	0	0	8	3	57	112
Loyalist Township									
Q1 2010	5	0	0	0	0	0	0	0	5
Q1 2009	0	0	0	0	0	0	0	0	0
South Frontenac Township									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	1	0	0	0	0	0	0	0	1
Kingston CMA									
Q1 2010	35	3	0	0	0	0	0	0	38
Q1 2009	35	7	3	0	0	8	3	57	113

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	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									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	4	0	0	0	0	0	0	0	4
Kingston City									
Q1 2010	58	2	0	0	0	0	0	0	60
Q1 2009	89	9	4	0	0	12	0	73	187
Loyalist Township									
Q1 2010	21	0	0	0	0	0	0	0	21
Q1 2009	16	0	0	0	0	0	0	0	16
South Frontenac Township									
Q1 2010	22	0	0	0	0	0	0	0	22
Q1 2009	11	0	0	0	0	0	0	0	11
Kingston CMA									
Q1 2010	103	2	0	0	0	0	0	0	105
Q1 2009	120	9	4	0	0	12	0	73	218

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

Table 1.2: History of Housing Starts of Kingston CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Frontenac Islands Township	2	1	0	0	0	0	0	0	2	1	100.0
Kingston City	63	23	0	0	0	4	0	0	63	27	133.3
Loyalist Township	19	3	0	0	0	0	0	0	19	3	**
South Frontenac Township	2	2	0	0	0	0	0	0	2	2	0.0
Kingston CMA	86	29	0	0	0	4	0	0	86	33	160.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	4	0	0	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	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	4	0	0	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	4	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Frontenac Islands Township	2	1	0	0	0	0	2	1
Kingston City	63	27	0	0	0	0	63	27
Loyalist Township	19	3	0	0	0	0	19	3
South Frontenac Township	2	2	0	0	0	0	2	2
Kingston CMA	86	33	0	0	0	0	86	33

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Frontenac Islands Township	2	4	0	0	0	0	0	0	2	4	-50.0
Kingston City	61	99	0	12	0	3	0	0	61	114	-46.5
Loyalist Township	23	9	0	0	0	0	0	0	23	9	155.6
South Frontenac Township	23	12	0	0	0	0	0	0	23	12	91.7
Kingston CMA	109	124	0	12	0	3	0	0	109	139	-21.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	0	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	0	0	3	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Frontenac Islands Township	2	4	0	0	0	0	2	4
Kingston City	61	111	0	0	0	3	61	114
Loyalist Township	23	9	0	0	0	0	23	9
South Frontenac Township	23	12	0	0	0	0	23	12
Kingston CMA	109	136	0	0	0	3	109	139

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

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													
Q1 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Kingston City													
Q1 2010	0	0.0	3	8.8	16	47.1	9	26.5	6	17.6	34	299,750	299,819
Q1 2009	7	7.9	13	14.6	58	65.2	10	11.2	1	1.1	89	284,700	273,517
Year-to-date 2010	0	0.0	3	8.8	16	47.1	9	26.5	6	17.6	34	299,750	299,819
Year-to-date 2009	7	7.9	13	14.6	58	65.2	10	11.2	1	1.1	89	284,700	273,517
Loyalist Township													
Q1 2010	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	--	--
Q1 2009	4	25.0	5	31.3	2	12.5	3	18.8	2	12.5	16	224,174	270,011
Year-to-date 2010	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	4	25.0	5	31.3	2	12.5	3	18.8	2	12.5	16	224,174	270,011
South Frontenac Township													
Q1 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Q1 2009	2	18.2	4	36.4	3	27.3	2	18.2	0	0.0	11	230,000	234,345
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	2	18.2	4	36.4	3	27.3	2	18.2	0	0.0	11	230,000	234,345
Kingston CMA													
Q1 2010	0	0.0	6	14.6	20	48.8	9	22.0	6	14.6	41	290,000	291,862
Q1 2009	15	12.5	24	20.0	63	52.5	15	12.5	3	2.5	120	280,000	266,966
Year-to-date 2010	0	0.0	6	14.6	20	48.8	9	22.0	6	14.6	41	290,000	291,862
Year-to-date 2009	15	12.5	24	20.0	63	52.5	15	12.5	3	2.5	120	280,000	266,966

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2010						
Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	299,819	273,517	9.6	299,819	273,517	9.6
Loyalist Township	--	270,011	n/a	--	270,011	n/a
South Frontenac Township	--	234,345	n/a	--	234,345	n/a
Kingston CMA	291,862	266,966	9.3	291,862	266,966	9.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston
First Quarter 2010

		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
2009	January	115	-24.8	255	471	469	54.4	213,079	-7.3	197,241
	February	184	-24.3	259	473	500	51.8	231,014	2.1	233,644
	March	262	1.6	271	747	604	44.9	222,552	2.3	228,191
	April	383	-5.7	281	747	532	52.8	243,200	-1.1	237,308
	May	438	-12.9	246	667	517	47.6	249,461	2.5	268,497
	June	450	6.6	310	666	536	57.8	247,279	2.5	231,046
	July	380	3.0	289	547	494	58.5	247,896	4.6	241,018
	August	273	-13.6	267	492	541	49.4	258,190	11.6	254,973
	September	252	-18.2	265	513	519	51.1	241,989	5.0	236,242
	October	233	5.9	296	403	500	59.2	239,508	8.4	252,886
	November	236	49.4	316	336	528	59.8	248,962	0.5	254,499
	December	171	46.2	322	197	519	62.0	236,629	3.8	270,423
2010	January	160	39.1	308	513	540	57.0	224,435	5.3	240,860
	February	218	18.5	299	489	522	57.3	235,380	1.9	245,964
	March	319	21.8	308	699	531	58.0	236,567	6.3	246,102
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	561	-14.2		1,691			223,386	-0.1	
	Q1 2010	697	24.2		1,701			233,411	4.5	
	YTD 2009	561	-14.2		1,691			223,386	-0.1	
	YTD 2010	697	24.2		1,701			233,411	4.5	

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

Source: CREA (MLS®)

Table 6: Economic Indicators First Quarter 2010											
		Interest Rates			NHPI, Total, 1997=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.60	112.40	79.9	5.3	67.0	794
	February	627	5.00	5.79	146.60	113.10	79.6	5.6	66.8	782
	March	613	4.50	5.55	146.20	113.70	79.0	6.0	66.6	765
	April	596	3.90	5.25	145.50	113.20	77.8	6.2	65.6	761
	May	596	3.90	5.25	145.10	114.00	76.7	6.3	64.8	758
	June	631	3.75	5.85	145.10	114.20	76.1	6.2	64.2	765
	July	631	3.75	5.85	145.30	113.70	75.7	6.3	63.9	774
	August	631	3.75	5.85	145.40	113.70	76.1	6.3	64.2	792
	September	610	3.70	5.49	146.10	113.80	77.3	6.5	65.3	807
	October	630	3.80	5.84	146.50	113.90	78.9	6.3	66.6	810
	November	616	3.60	5.59	147.20	114.60	80.0	6.5	67.7	800
	December	610	3.60	5.49	148.00	114.10	80.1	6.0	67.5	781
2010	January	610	3.60	5.49	148.70	114.50	79.8	5.9	67.1	778
	February	604	3.60	5.39	148.20	115.10	77.9	5.8	65.4	776
	March	631	3.60	5.85		115.30	76.9	6.0	64.7	792
	April									
	May									
	June									
	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 on 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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