

HOUSING NOW TABLES

Kingston CMA

Date Released: First Quarter 2016



Housing market intelligence you can count on

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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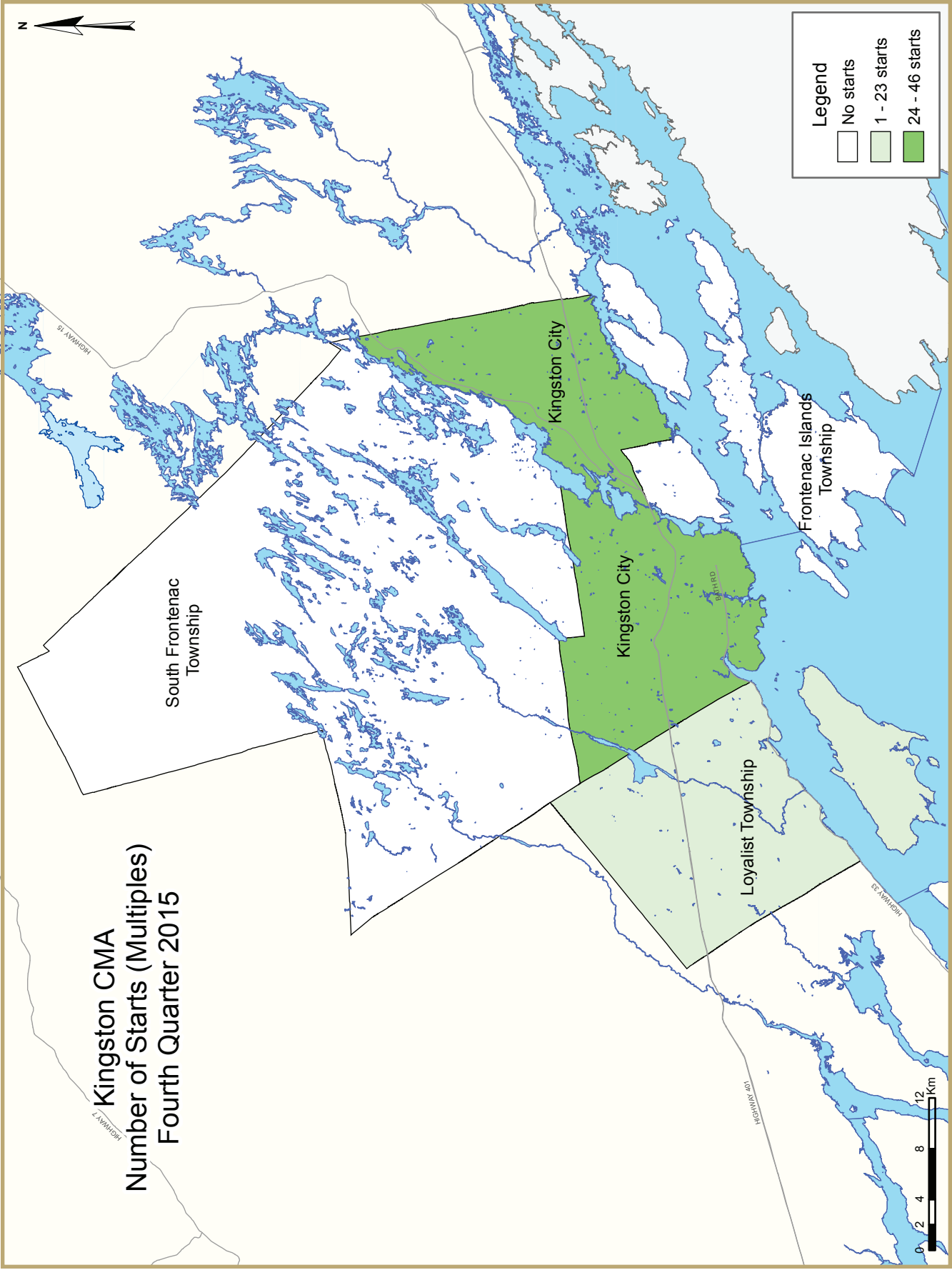
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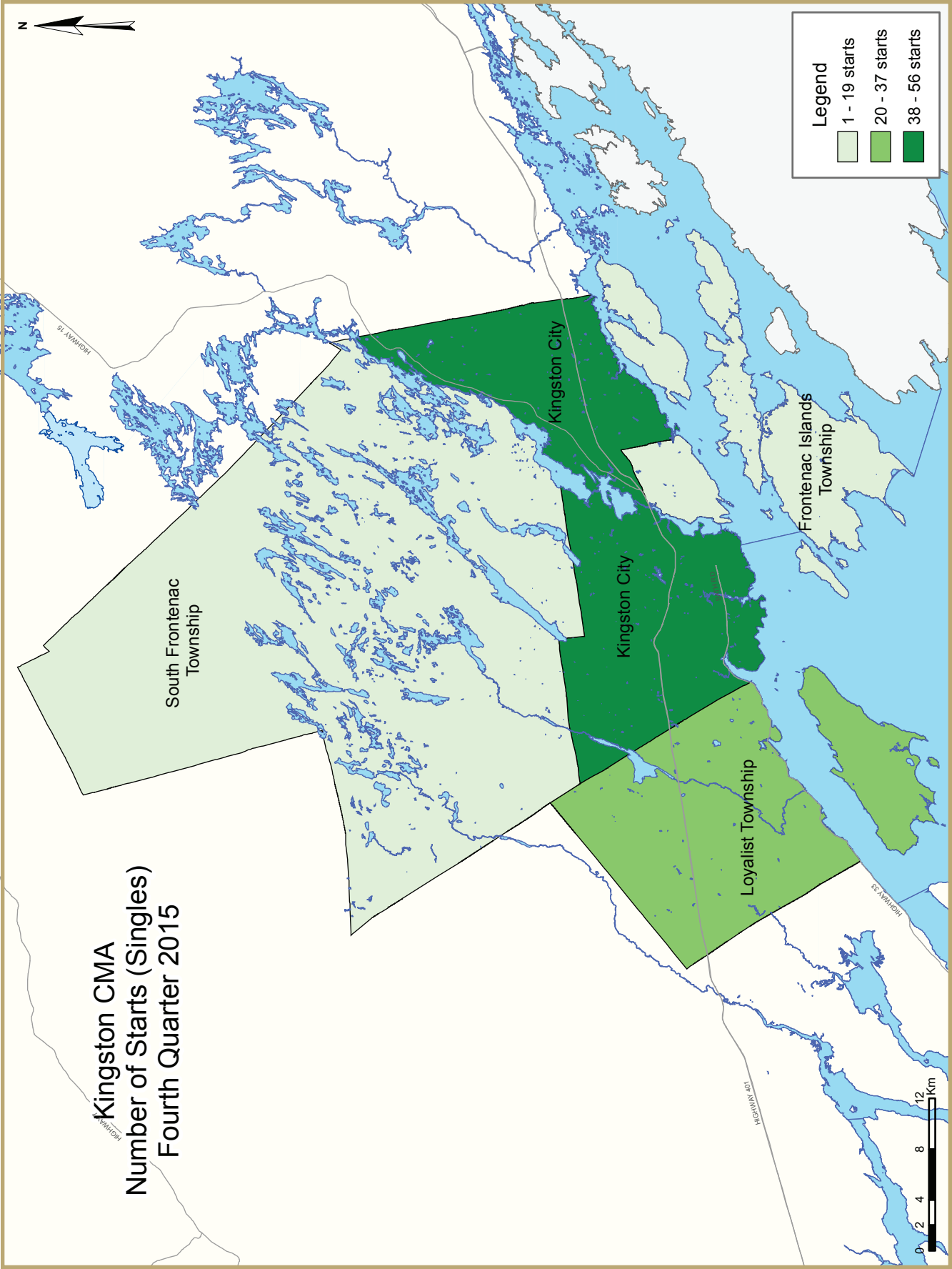
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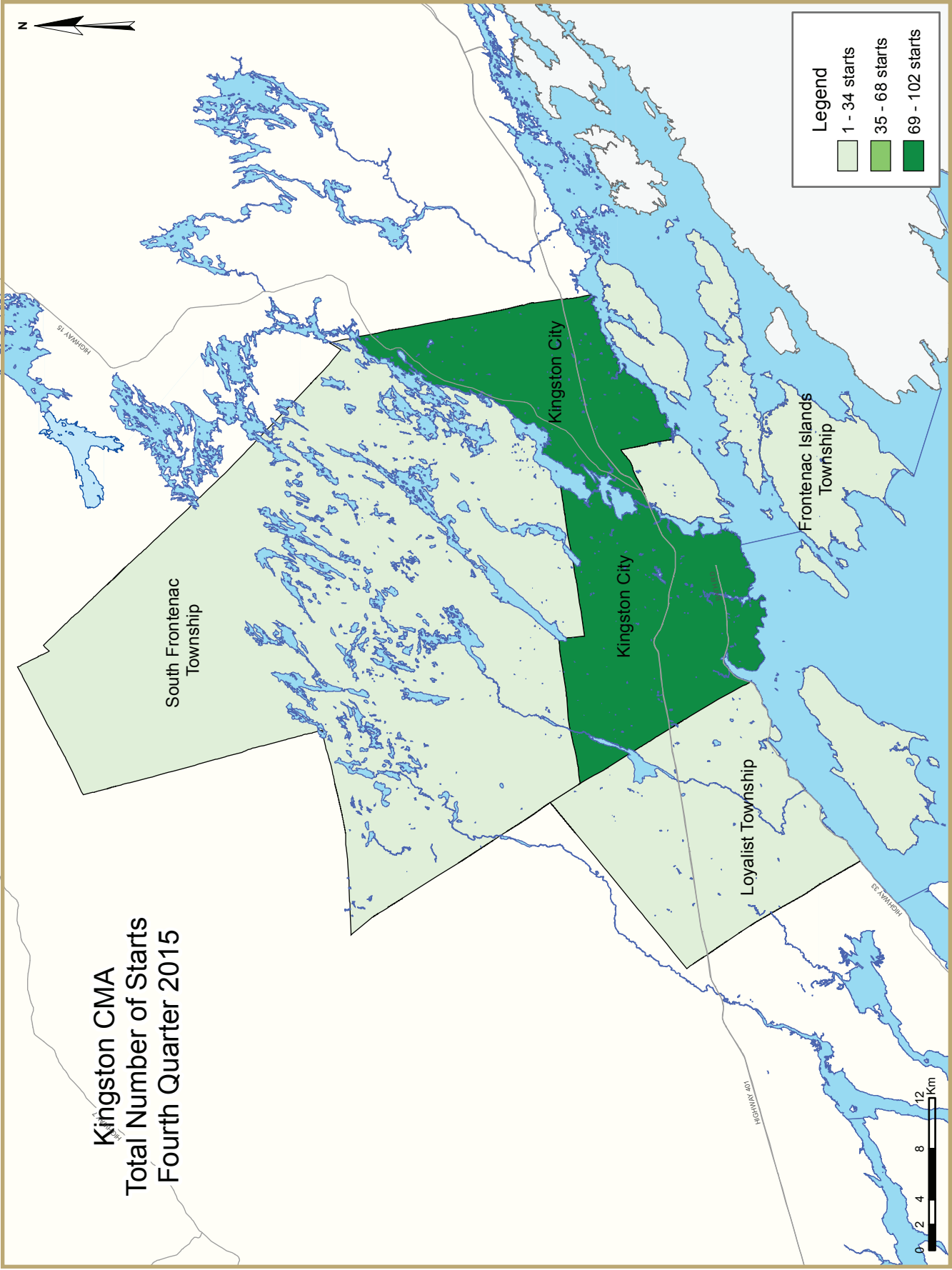
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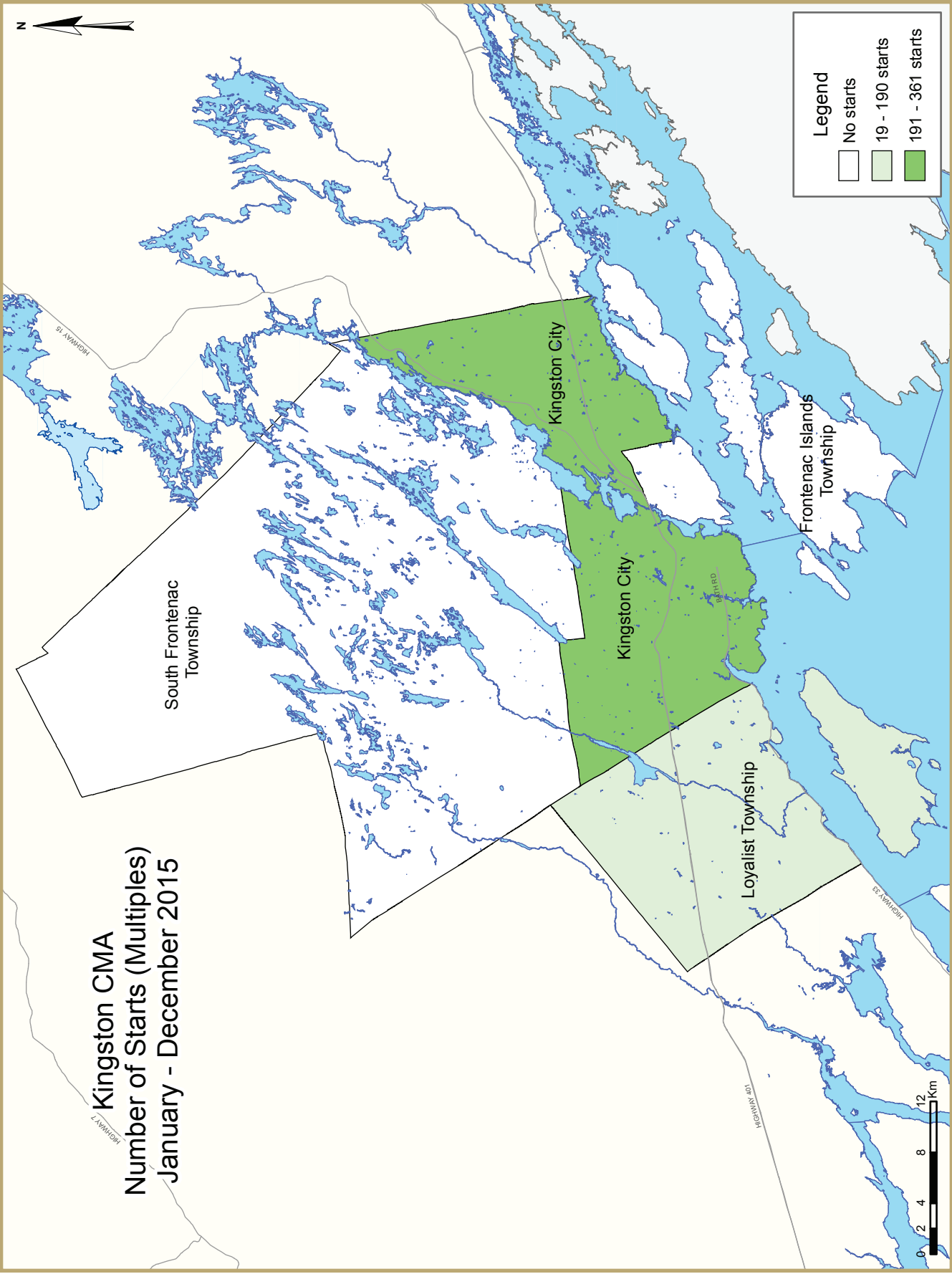
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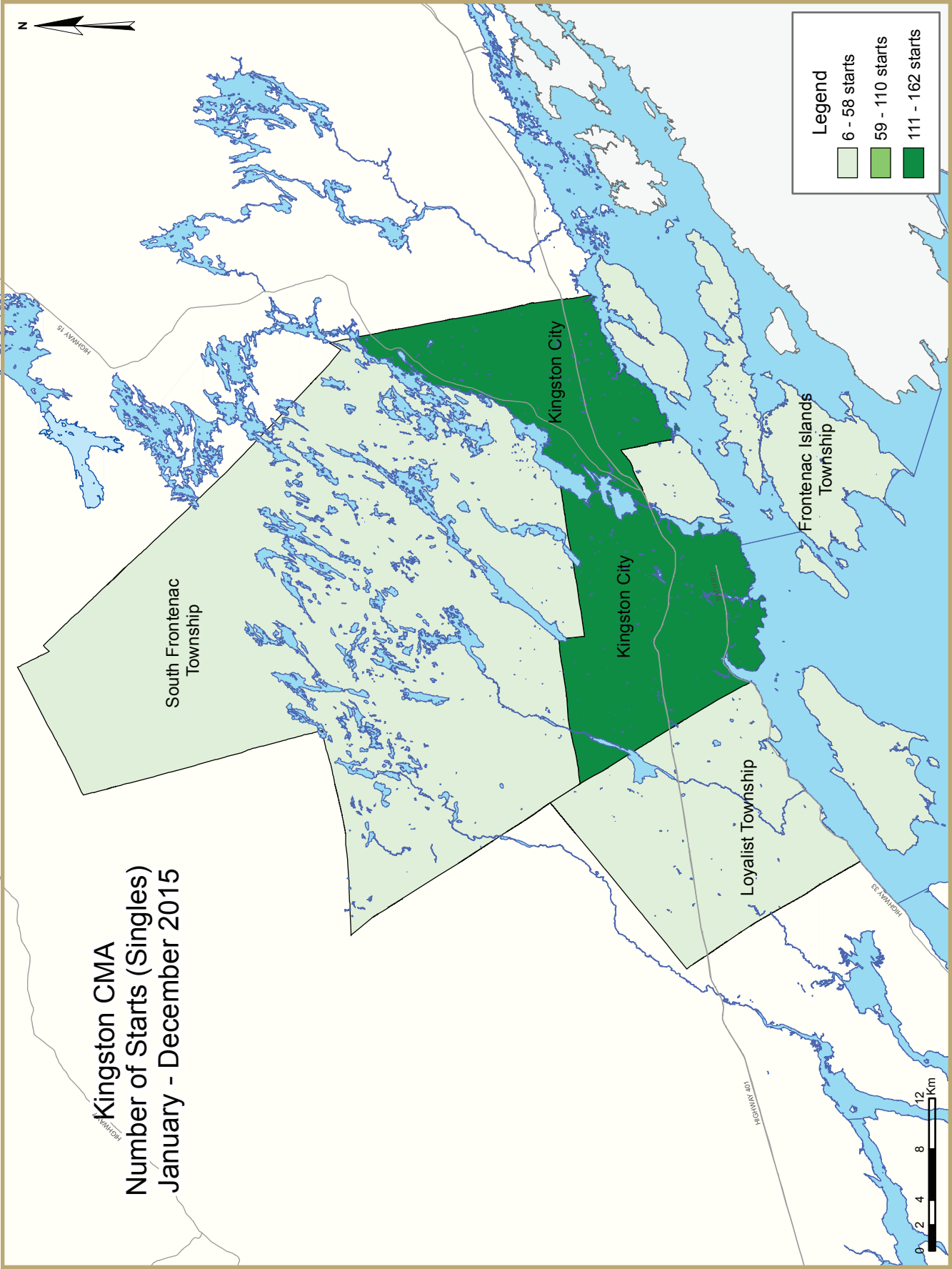
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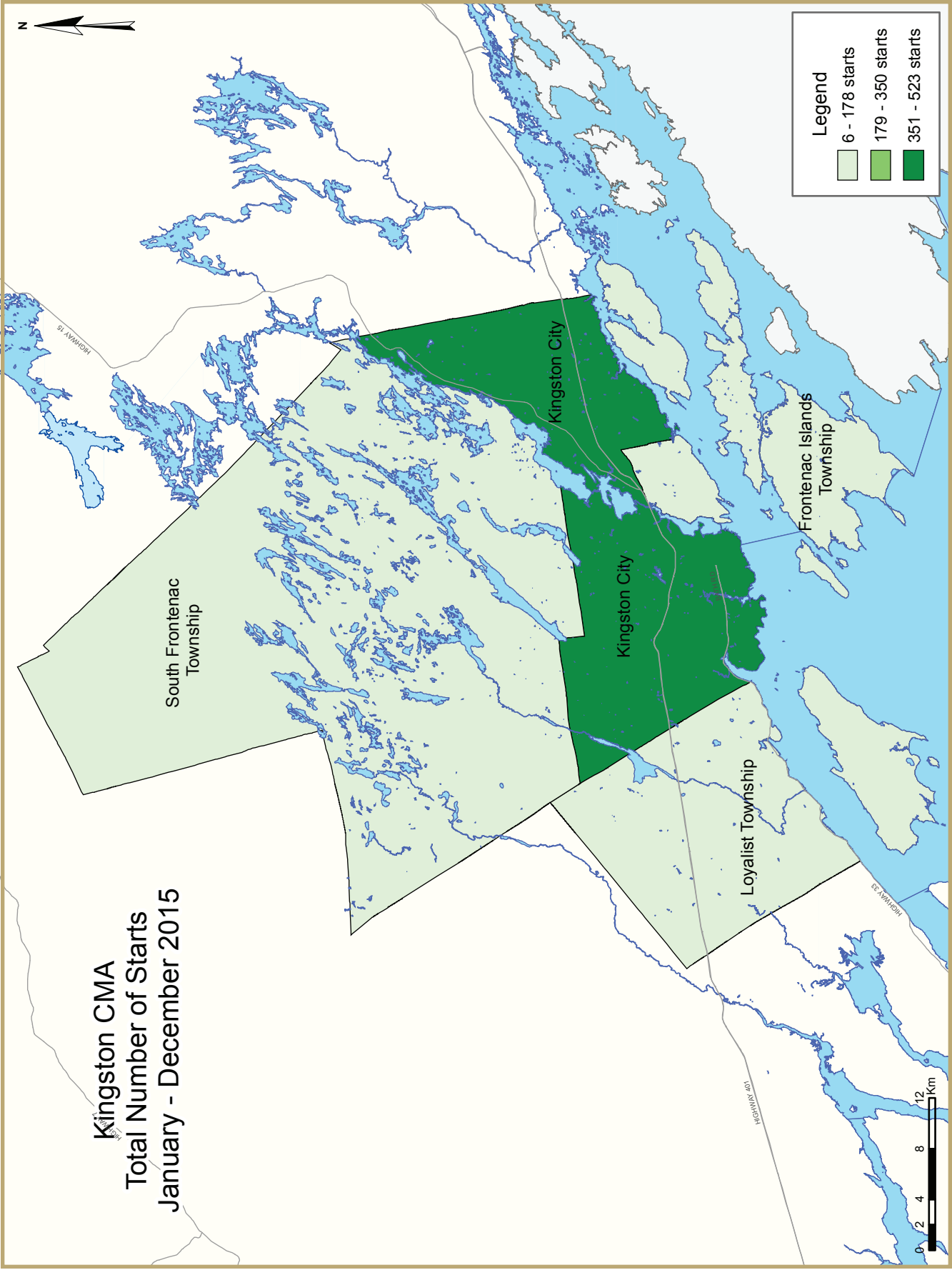












HOUSING NOW REPORT TABLES

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- 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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2015								
Kingston CMA ¹	Annual		Monthly SAAR			Trend ²		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	338	275	250	236	439	279	284	304
Multiples	334	380	396	-	168	690	438	438
Total	672	655	646	236	607	969	722	741
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	312	282	97	88	-9.3%	338	275	-18.6%
Multiples	688	188	130	47	-63.8%	334	380	13.8%
Total	1,000	470	227	135	-40.5%	672	655	-2.5%

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	88	2	9	0	0	0	0	36	135
Q4 2014	97	10	26	0	0	0	4	90	227
% Change	-9.3	-80.0	-65.4	n/a	n/a	n/a	-100.0	-60.0	-40.5
Year-to-date 2015	275	12	45	0	0	41	10	272	655
Year-to-date 2014	338	26	98	0	0	0	4	206	672
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
UNDER CONSTRUCTION									
Q4 2015	119	4	30	0	0	41	8	390	592
Q4 2014	156	12	29	0	0	115	4	283	599
% Change	-23.7	-66.7	3.4	n/a	n/a	-64.3	100.0	37.8	-1.2
COMPLETIONS									
Q4 2015	90	4	16	0	0	115	5	150	380
Q4 2014	102	8	54	0	0	0	0	328	492
% Change	-11.8	-50.0	-70.4	n/a	n/a	n/a	n/a	-54.3	-22.8
Year-to-date 2015	300	20	50	0	0	115	5	154	644
Year-to-date 2014	311	18	132	0	0	0	0	349	810
% Change	-3.5	11.1	-62.1	n/a	n/a	n/a	n/a	-55.9	-20.5
COMPLETED & NOT ABSORBED									
Q4 2015	36	5	13	0	0	4	n/a	n/a	58
Q4 2014	39	3	40	0	0	0	n/a	n/a	82
% Change	-7.7	66.7	-67.5	n/a	n/a	n/a	n/a	n/a	-29.3
ABSORBED									
Q4 2015	99	3	14	0	0	111	n/a	n/a	227
Q4 2014	105	11	50	0	0	0	n/a	n/a	166
% Change	-5.7	-72.7	-72.0	n/a	n/a	n/a	n/a	n/a	36.7
Year-to-date 2015	303	18	77	0	0	111	n/a	n/a	509
Year-to-date 2014	305	18	113	0	0	0	n/a	n/a	436
% Change	-0.7	0.0	-31.9	n/a	n/a	n/a	n/a	n/a	16.7

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	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									
Q4 2015	1	0	0	0	0	0	0	0	1
Q4 2014	1	0	0	0	0	0	0	0	1
Kingston City									
Q4 2015	56	2	9	0	0	0	0	35	102
Q4 2014	59	10	14	0	0	0	4	90	177
Loyalist Township									
Q4 2015	21	0	0	0	0	0	0	1	22
Q4 2014	18	0	12	0	0	0	0	0	30
South Frontenac Township									
Q4 2015	10	0	0	0	0	0	0	0	10
Q4 2014	19	0	0	0	0	0	0	0	19
Kingston CMA									
Q4 2015	88	2	9	0	0	0	0	36	135
Q4 2014	97	10	26	0	0	0	4	90	227
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q4 2015	4	0	0	0	0	0	0	0	4
Q4 2014	3	0	0	0	0	0	0	0	3
Kingston City									
Q4 2015	69	2	14	0	0	41	8	389	523
Q4 2014	70	12	17	0	0	115	4	283	501
Loyalist Township									
Q4 2015	16	2	16	0	0	0	0	1	35
Q4 2014	20	0	12	0	0	0	0	0	32
South Frontenac Township									
Q4 2015	30	0	0	0	0	0	0	0	30
Q4 2014	63	0	0	0	0	0	0	0	63
Kingston CMA									
Q4 2015	119	4	30	0	0	41	8	390	592
Q4 2014	156	12	29	0	0	115	4	283	599

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	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									
Q4 2015	1	0	0	0	0	0	0	0	1
Q4 2014	1	0	0	0	0	0	0	0	1
Kingston City									
Q4 2015	44	2	12	0	0	115	5	150	328
Q4 2014	65	6	45	0	0	0	0	328	444
Loyalist Township									
Q4 2015	20	2	4	0	0	0	0	0	26
Q4 2014	31	2	9	0	0	0	0	0	42
South Frontenac Township									
Q4 2015	25	0	0	0	0	0	0	0	25
Q4 2014	5	0	0	0	0	0	0	0	5
Kingston CMA									
Q4 2015	90	4	16	0	0	115	5	150	380
Q4 2014	102	8	54	0	0	0	0	328	492
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q4 2015	27	4	10	0	0	4	n/a	n/a	45
Q4 2014	32	1	34	0	0	0	n/a	n/a	67
Loyalist Township									
Q4 2015	8	1	3	0	0	0	n/a	n/a	12
Q4 2014	7	2	6	0	0	0	n/a	n/a	15
South Frontenac Township									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
Kingston CMA									
Q4 2015	36	5	13	0	0	4	n/a	n/a	58
Q4 2014	39	3	40	0	0	0	n/a	n/a	82

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	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									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Kingston City									
Q4 2015	54	1	11	0	0	111	n/a	n/a	177
Q4 2014	67	7	43	0	0	0	n/a	n/a	117
Loyalist Township									
Q4 2015	18	2	3	0	0	0	n/a	n/a	23
Q4 2014	31	4	7	0	0	0	n/a	n/a	42
South Frontenac Township									
Q4 2015	26	0	0	0	0	0	n/a	n/a	26
Q4 2014	6	0	0	0	0	0	n/a	n/a	6
Kingston CMA									
Q4 2015	99	3	14	0	0	111	n/a	n/a	227
Q4 2014	105	11	50	0	0	0	n/a	n/a	166

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

**Table 1.3: History of Housing Starts of Kingston CMA
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Frontenac Islands Township	1	1	0	0	0	0	0	0	1	1	0.0
Kingston City	56	59	2	10	9	18	35	90	102	177	-42.4
Loyalist Township	21	18	0	0	0	12	1	0	22	30	-26.7
South Frontenac Township	10	19	0	0	0	0	0	0	10	19	-47.4
Kingston CMA	88	97	2	10	9	30	36	90	135	227	-40.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	6	4	0	0	0	0	0	0	6	4	50.0
Kingston City	162	206	10	22	41	73	310	206	523	507	3.2
Loyalist Township	58	62	4	4	12	29	3	0	77	95	-18.9
South Frontenac Township	49	66	0	0	0	0	0	0	49	66	-25.8
Kingston CMA	275	338	14	26	53	102	313	206	655	672	-2.5

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	9	14	0	4	0	0	35	90
Loyalist Township	0	12	0	0	0	0	1	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	9	26	0	4	0	0	36	90

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	33	69	8	4	41	0	269	206
Loyalist Township	12	29	0	0	0	0	3	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	45	98	8	4	41	0	272	206

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Frontenac Islands Township	1	1	0	0	0	0	1	1
Kingston City	67	83	0	0	35	94	102	177
Loyalist Township	21	30	0	0	1	0	22	30
South Frontenac Township	10	19	0	0	0	0	10	19
Kingston CMA	99	133	0	0	36	94	135	227

**Table 2.5: Starts by Submarket and by Intended Market
January - December 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	6	4	0	0	0	0	6	4
Kingston City	203	297	41	0	279	210	523	507
Loyalist Township	74	95	0	0	3	0	77	95
South Frontenac Township	49	66	0	0	0	0	49	66
Kingston CMA	332	462	41	0	282	210	655	672

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Frontenac Islands Township	1	1	0	0	0	0	0	0	1	1	0.0
Kingston City	44	65	4	6	15	45	265	328	328	444	-26.1
Loyalist Township	20	31	2	2	4	9	0	0	26	42	-38.1
South Frontenac Township	25	5	0	0	0	0	0	0	25	5	***
Kingston CMA	90	102	6	8	19	54	265	328	380	492	-22.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	5	3	0	0	0	0	0	0	5	3	66.7
Kingston City	163	193	18	10	36	111	268	349	485	663	-26.8
Loyalist Township	50	70	4	8	13	21	5	0	72	99	-27.3
South Frontenac Township	82	45	0	0	0	0	0	0	82	45	82.2
Kingston CMA	300	311	22	18	49	132	273	349	644	810	-20.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	12	45	3	0	115	0	150	328
Loyalist Township	4	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	16	54	3	0	115	0	150	328

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	33	111	3	0	117	0	151	349
Loyalist Township	13	21	0	0	2	0	3	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	46	132	3	0	119	0	154	349

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Frontenac Islands Township	1	1	0	0	0	0	1	1
Kingston City	58	116	115	0	155	328	328	444
Loyalist Township	26	42	0	0	0	0	26	42
South Frontenac Township	25	5	0	0	0	0	25	5
Kingston CMA	110	164	115	0	155	328	380	492

**Table 3.5: Completions by Submarket and by Intended Market
January - December 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	5	3	0	0	0	0	5	3
Kingston City	214	314	115	0	156	349	485	663
Loyalist Township	69	99	0	0	3	0	72	99
South Frontenac Township	82	45	0	0	0	0	82	45
Kingston CMA	370	461	115	0	159	349	644	810

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q4 2015	0	0.0	11	28.2	12	30.8	9	23.1	7	17.9	39	-	360,722
Q4 2014	0	0.0	24	44.4	19	35.2	6	11.1	5	9.3	54	300,000	324,484
Year-to-date 2015	0	0.0	45	31.9	50	35.5	24	17.0	22	15.6	141	300,000	341,956
Year-to-date 2014	2	1.2	64	39.8	67	41.6	13	8.1	15	9.3	161	300,000	319,650
Loyalist Township													
Q4 2015	0	0.0	3	33.3	3	33.3	2	22.2	1	11.1	9	-	347,950
Q4 2014	0	0.0	13	44.8	12	41.4	1	3.4	3	10.3	29	302,500	348,800
Year-to-date 2015	0	0.0	12	38.7	11	35.5	5	16.1	3	9.7	31	-	347,950
Year-to-date 2014	3	5.6	25	46.3	20	37.0	2	3.7	4	7.4	54	302,500	333,318
South Frontenac Township													
Q4 2015	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	-	305,000
Q4 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	1	6.7	4	26.7	10	66.7	0	0.0	0	0.0	15	-	305,000
Year-to-date 2014	3	30.0	5	50.0	2	20.0	0	0.0	0	0.0	10	-	-
Kingston CMA													
Q4 2015	1	1.8	16	29.1	19	34.5	11	20.0	8	14.5	55	320,000	335,149
Q4 2014	1	1.2	39	45.3	31	36.0	7	8.1	8	9.3	86	300,000	319,583
Year-to-date 2015	1	0.5	61	32.6	71	38.0	29	15.5	25	13.4	187	310,000	334,860
Year-to-date 2014	8	3.6	94	41.8	89	39.6	15	6.7	19	8.4	225	300,000	314,391

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	360,722	324,484	11.2	341,956	319,650	7.0
Loyalist Township	347,950	348,800	-0.2	347,950	333,318	4.4
South Frontenac Township	305,000	-	n/a	305,000	-	n/a
Kingston CMA	335,149	319,583	4.9	334,860	314,391	6.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston
Fourth Quarter 2015

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2014	January	119	-19.0	231	586	609	37.9	280,186	1.8	280,375
	February	176	-2.8	254	499	596	42.6	274,834	0.1	277,839
	March	226	-9.6	238	643	538	44.2	294,895	12.5	295,623
	April	298	-17.9	225	877	592	38.0	283,232	-3.9	274,459
	May	370	-15.9	209	1,009	696	30.0	302,872	5.7	290,642
	June	385	18.1	276	832	712	38.8	287,738	1.7	281,536
	July	334	-5.4	266	768	694	38.3	284,282	4.3	283,665
	August	262	-12.1	257	805	849	30.3	263,374	-2.0	275,032
	September	251	1.6	245	719	714	34.3	274,387	-0.1	278,784
	October	250	16.3	266	585	693	38.4	270,161	-4.4	273,315
	November	189	-10.0	276	392	625	44.2	277,089	-4.4	276,530
	December	122	-9.6	238	223	621	38.3	266,596	-3.6	271,847
2015	January	132	10.9	263	732	776	33.9	287,186	2.5	286,674
	February	166	-5.7	244	512	608	40.1	295,119	7.4	297,684
	March	259	14.6	256	750	624	41.0	279,328	-5.3	285,747
	April	313	5.0	242	1,047	680	35.6	305,924	8.0	292,106
	May	420	13.5	277	1,017	712	38.9	294,802	-2.7	282,835
	June	393	2.1	265	813	651	40.7	305,564	6.2	298,473
	July	333	-0.3	253	807	717	35.3	296,313	4.2	295,642
	August	297	13.4	287	725	743	38.6	280,234	6.4	292,303
	September	282	12.4	291	679	685	42.5	294,706	7.4	298,310
	October	245	-2.0	275	553	674	40.8	293,089	8.5	296,445
	November	193	2.1	249	537	814	30.6	273,993	-1.1	274,206
	December	133	9.0	265	270	759	34.9	302,452	13.4	308,287
	Q4 2014	561	0.2		1,200			271,720	-4.3	
	Q4 2015	571	1.8		1,360			288,815	6.3	
	YTD 2014	2,982	-5.8		7,938			281,980	0.9	
	YTD 2015	3,166	6.2		8,442			293,375	4.0	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, 2007=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						
2014	January	595	3.14	5.24	117.50	123.30	82.6	6.8	64.9	852
	February	595	3.14	5.24	117.90	124.60	82.4	6.4	64.5	848
	March	581	3.14	4.99	117.90	125.10	82.6	6.3	64.5	848
	April	570	3.14	4.79	118.40	125.90	82.9	6.3	64.8	854
	May	570	3.14	4.79	118.40	126.50	82.8	6.9	65.0	869
	June	570	3.14	4.79	118.80	126.90	82.7	6.6	64.5	874
	July	570	3.14	4.79	118.70	126.50	82.4	6.6	64.2	873
	August	570	3.14	4.79	119.10	126.50	81.3	6.9	63.5	866
	September	570	3.14	4.79	119.30	126.70	80.6	7.5	63.3	863
	October	570	3.14	4.79	119.40	126.80	79.6	7.4	62.5	857
	November	570	3.14	4.79	119.60	126.30	79.3	6.9	62.0	851
	December	570	3.14	4.79	119.80	125.40	79.4	6.8	61.8	850
2015	January	570	3.14	4.79	119.70	125.30	80.3	6.5	62.4	851
	February	567	2.89	4.74	120.10	126.20	80.4	6.8	62.6	859
	March	567	2.89	4.74	120.30	127.10	80.7	6.7	62.8	856
	April	561	2.89	4.64	120.60	126.90	80.8	7.2	63.0	862
	May	561	2.89	4.64	121.00	127.70	81.9	6.9	63.8	866
	June	561	2.89	4.64	121.50	128.20	82.7	6.9	64.3	892
	July	561	2.89	4.64	121.90	128.40	83.3	6.5	64.4	909
	August	561	2.89	4.64	122.50	128.00	83.9	6.9	65.1	915
	September	561	2.89	4.64	122.70	127.80	83.9	7.0	65.2	915
	October	561	2.89	4.64	123.10	127.90	84.8	6.7	65.6	908
	November	561	3.14	4.64	123.40	127.90	84.5	6.6	65.3	906
	December	561	3.14	4.64		127.50	84.4	6.4	65.0	901

"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 2011 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 modeled 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.

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