

CMHC - Kingston Housing Industry Roundtable

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Housing market intelligence you can count on

- Kingston's economy should strengthen into 2013**
- Kingston's average home price to remain stable**
- New home inventory remains at manageable level**
- Vacancy rates to stay below historical average**
- Low mortgage rates should sustain housing activity**

- 1. Kingston Economy**
- 2. Existing Home Market**
- 3. New home Market**
- 4. Rental Market**
- 5. Recap**

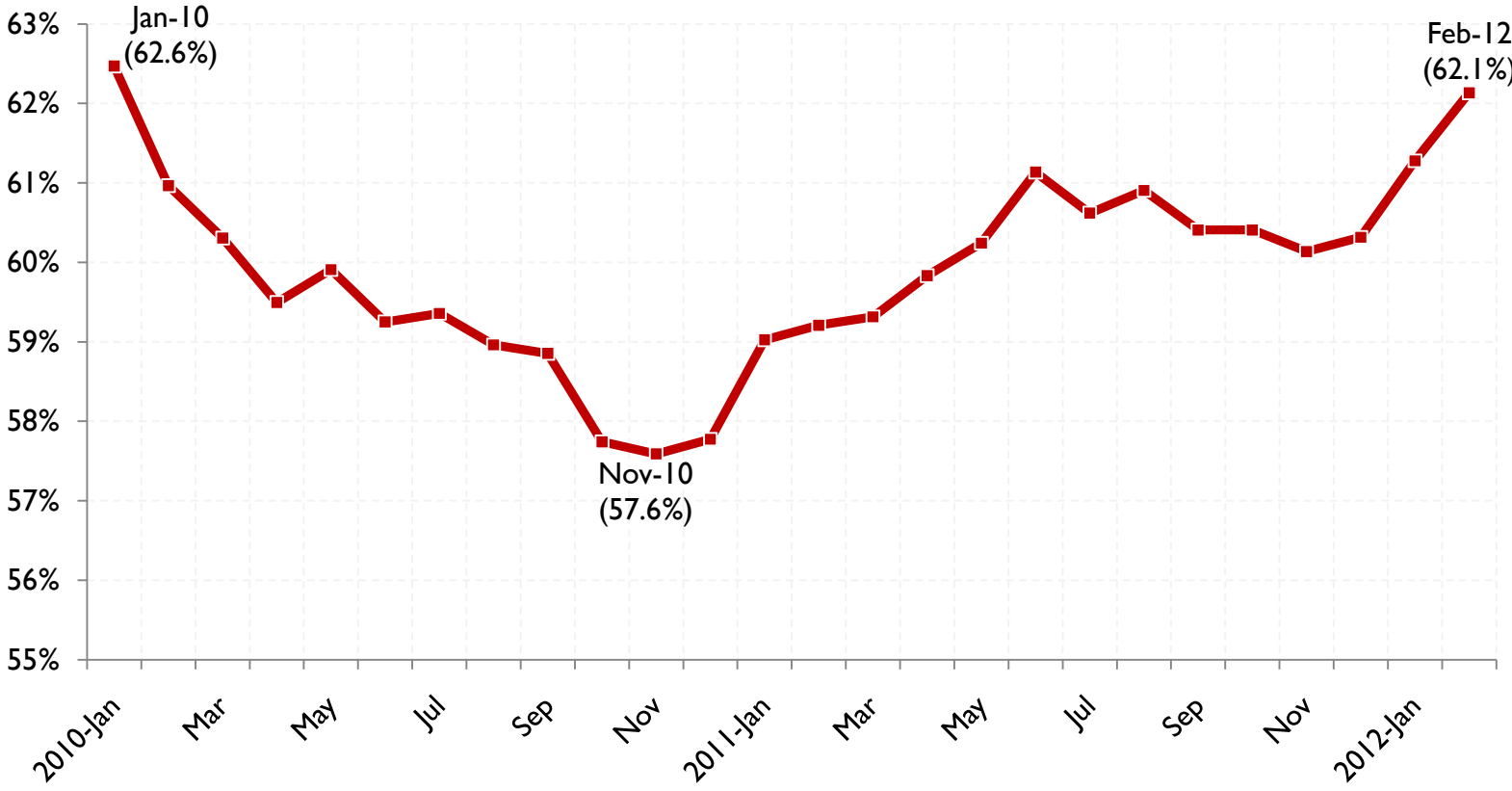
1. Kingston economy

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	2011	
	KINGSTON	ONTARIO
Employment growth	3.1%	1.8%
Unemployment rate	6.6%	7.8%
Average Weekly Earnings	\$842	\$868
	2012(f)	
	KINGSTON	ONTARIO
Employment growth	0.6%	1.1%
Unemployment rate	6.4%	7.4%
Average Weekly Earnings	\$866	-

Kingston's employment-to-population ratio indicates economic improvements

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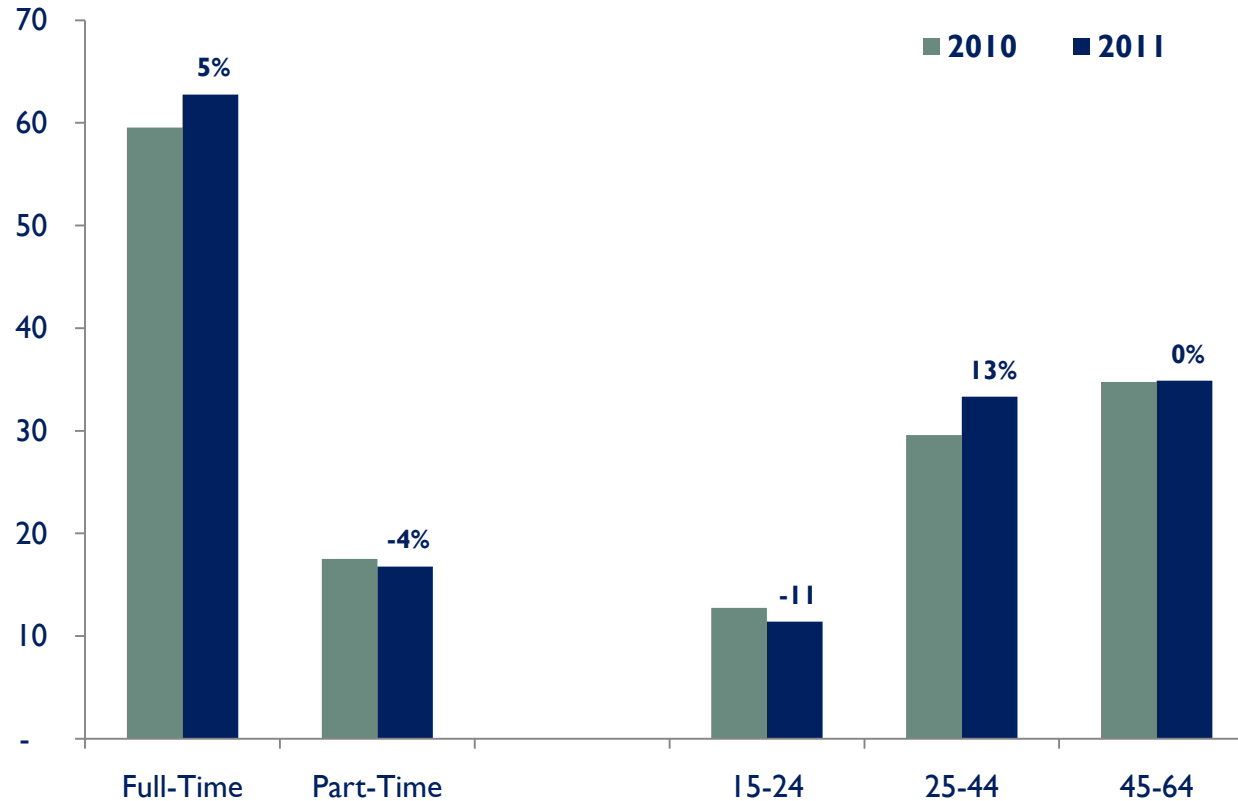


Source: Statistics Canada

Kingston's employment growth by homebuyer profile

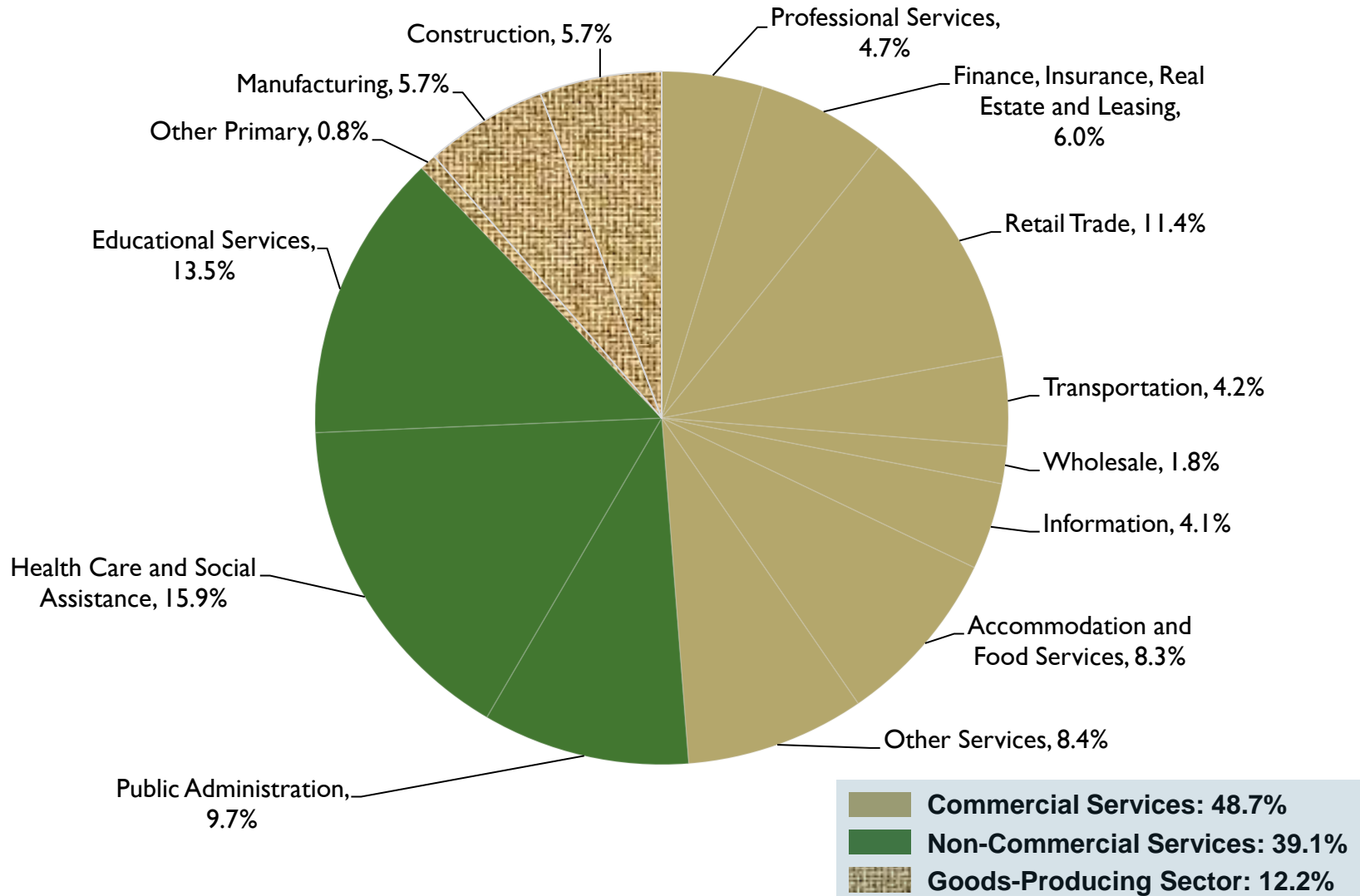
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Kingston's employment by age group (000)



Kingston's employment share in 2011

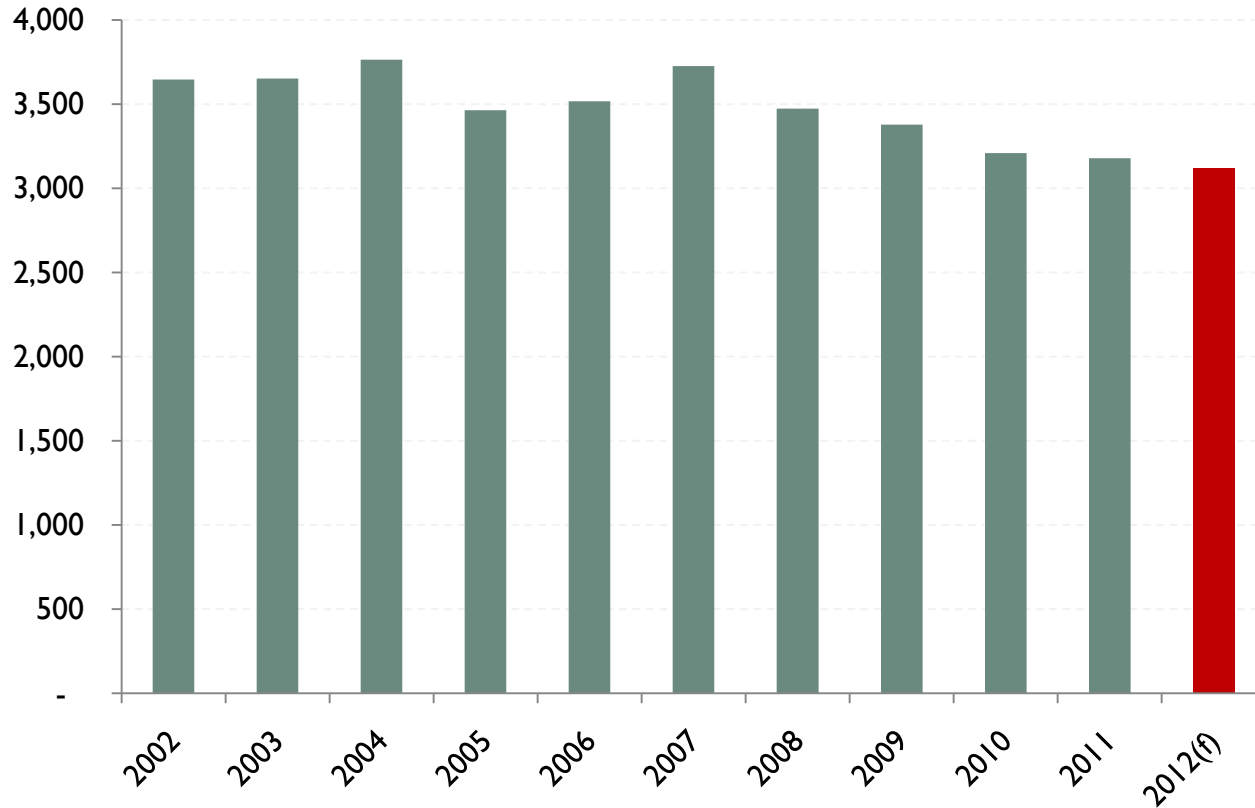
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2. Resale home market

Housing market intelligence you can count on

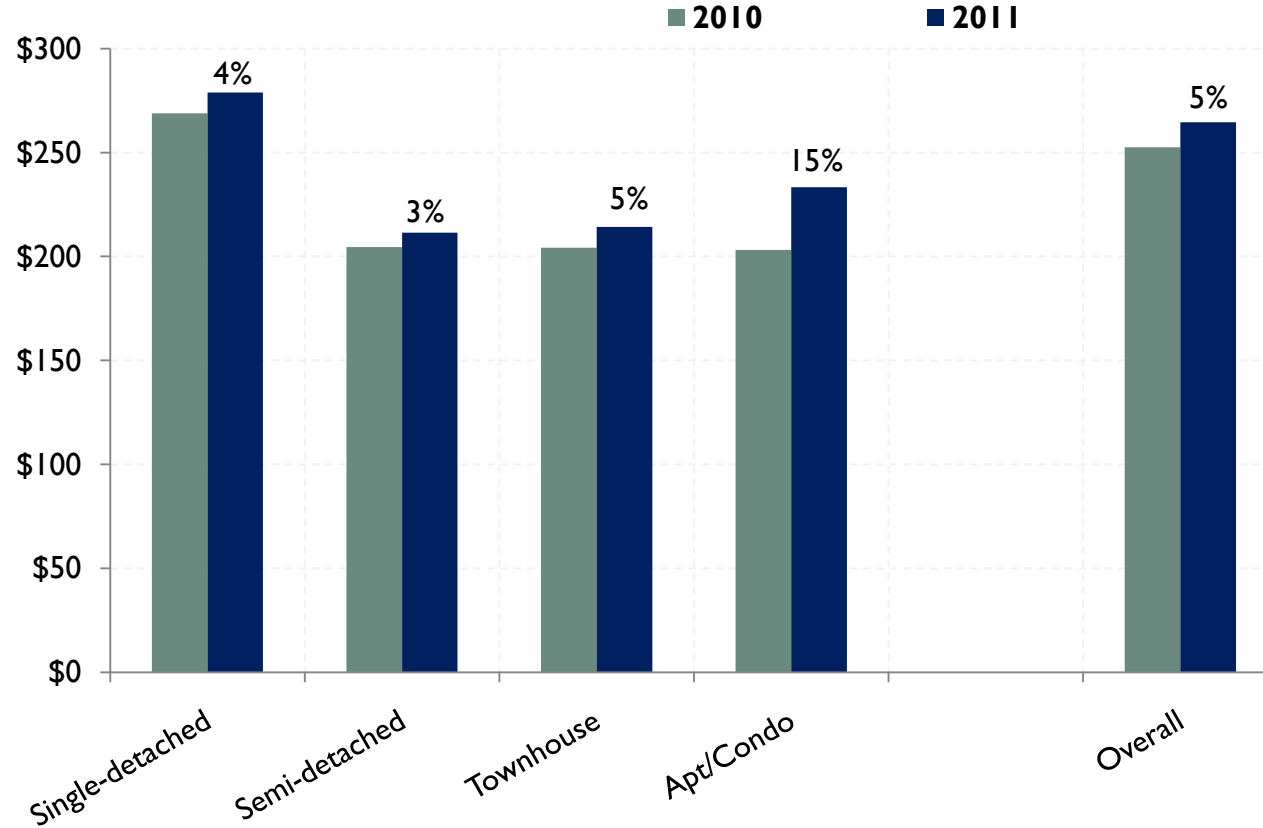
Kingston's annual existing home sales (unit)



Kingston MLS® average home price by dwelling types

Housing market intelligence you can count on

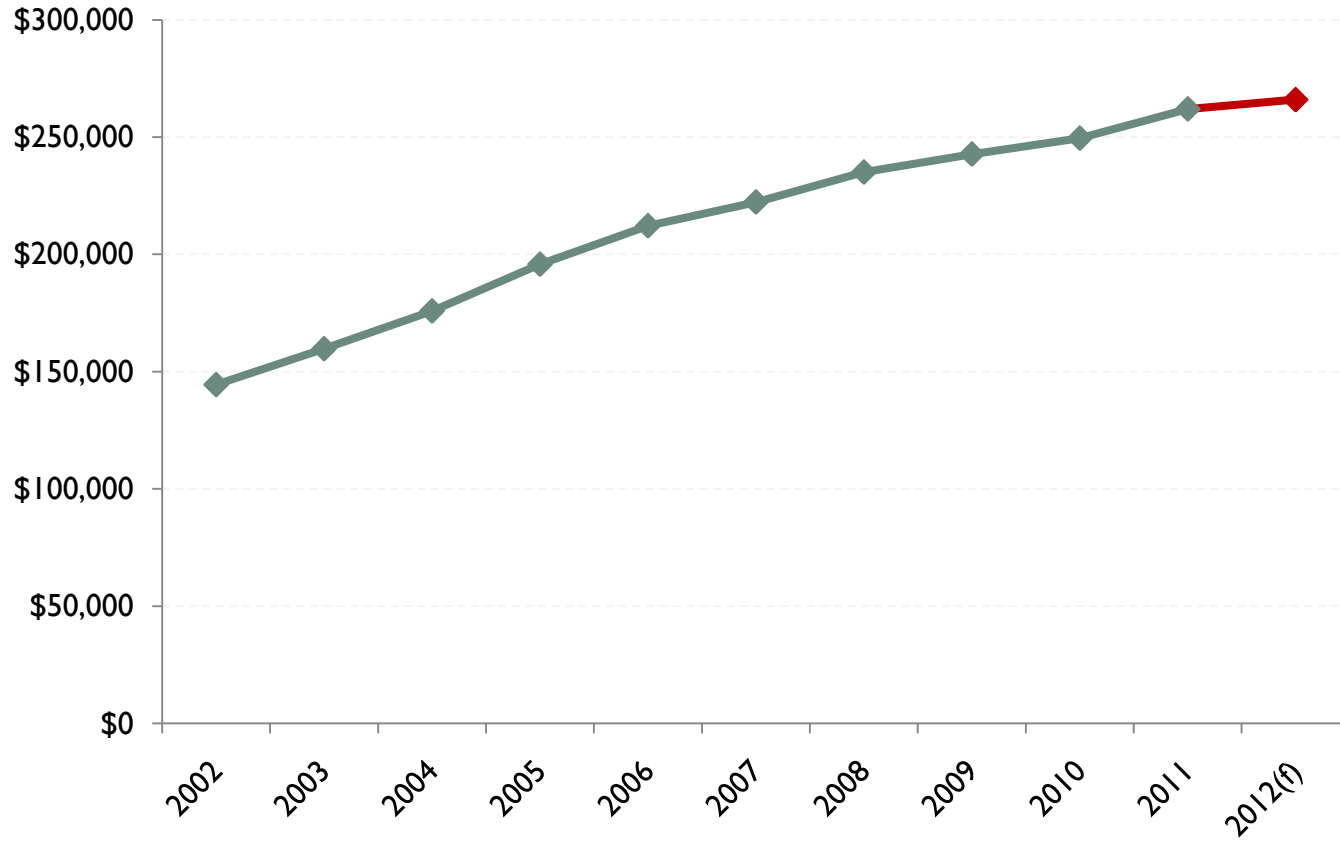
Kingston's annual existing home average price (\$000)



Kingston MLS® average home price to remain stable

Housing market intelligence you can count on

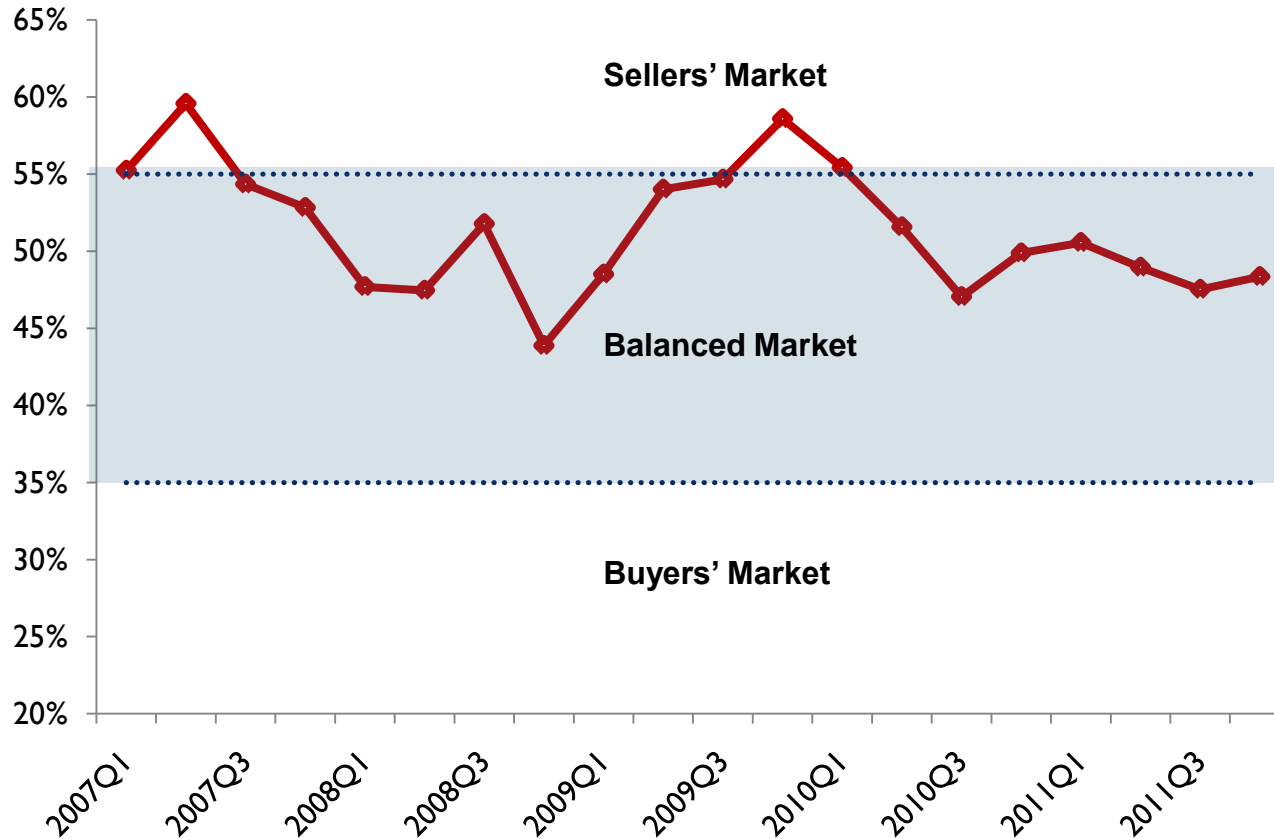
Kingston's annual existing home average price



Kingston's housing market temperature suggests stability

Housing market intelligence you can count on

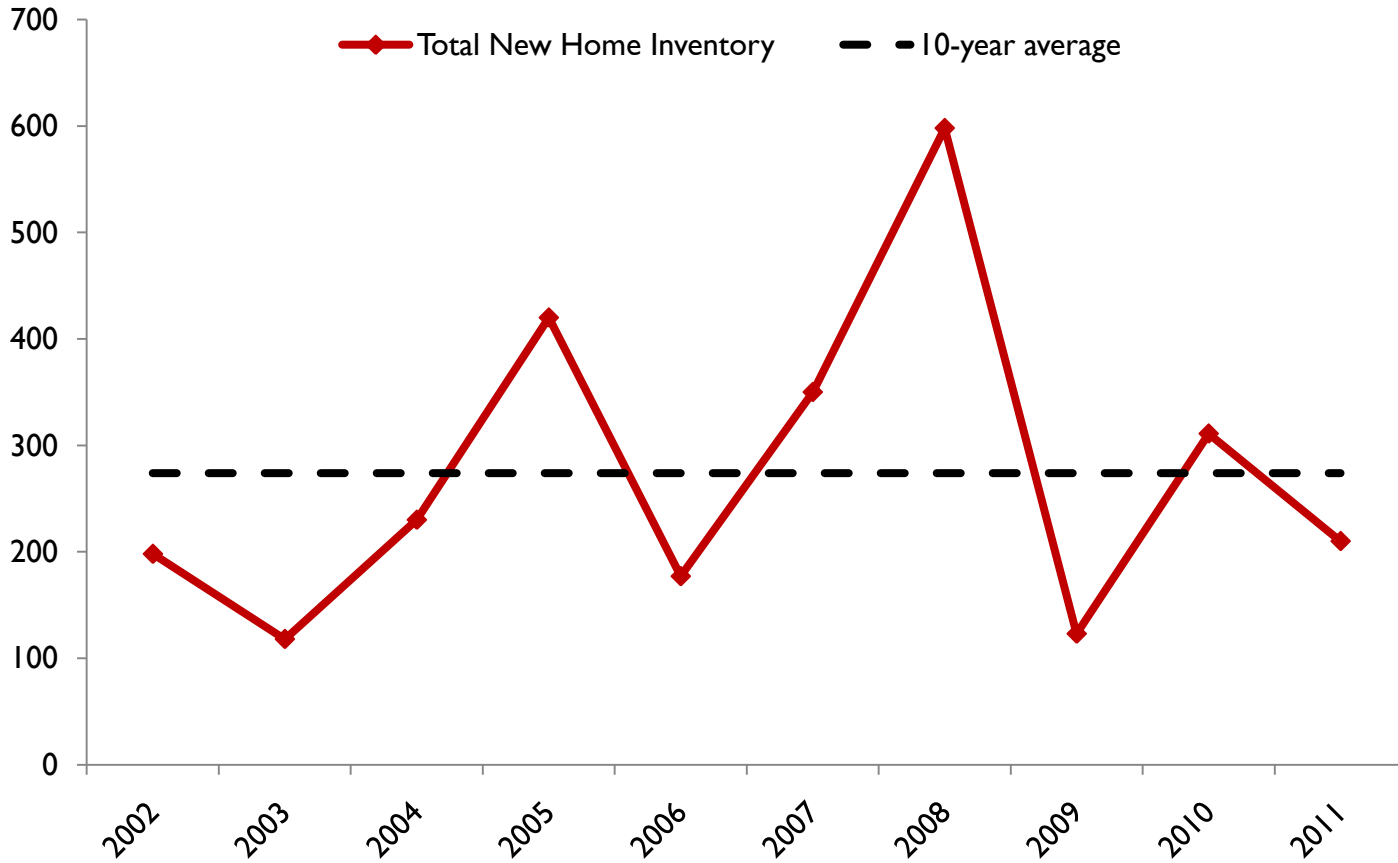
Kingston's sales-to-new-listings ratio (seasonally adjusted)



3. New home market

Housing market intelligence you can count on

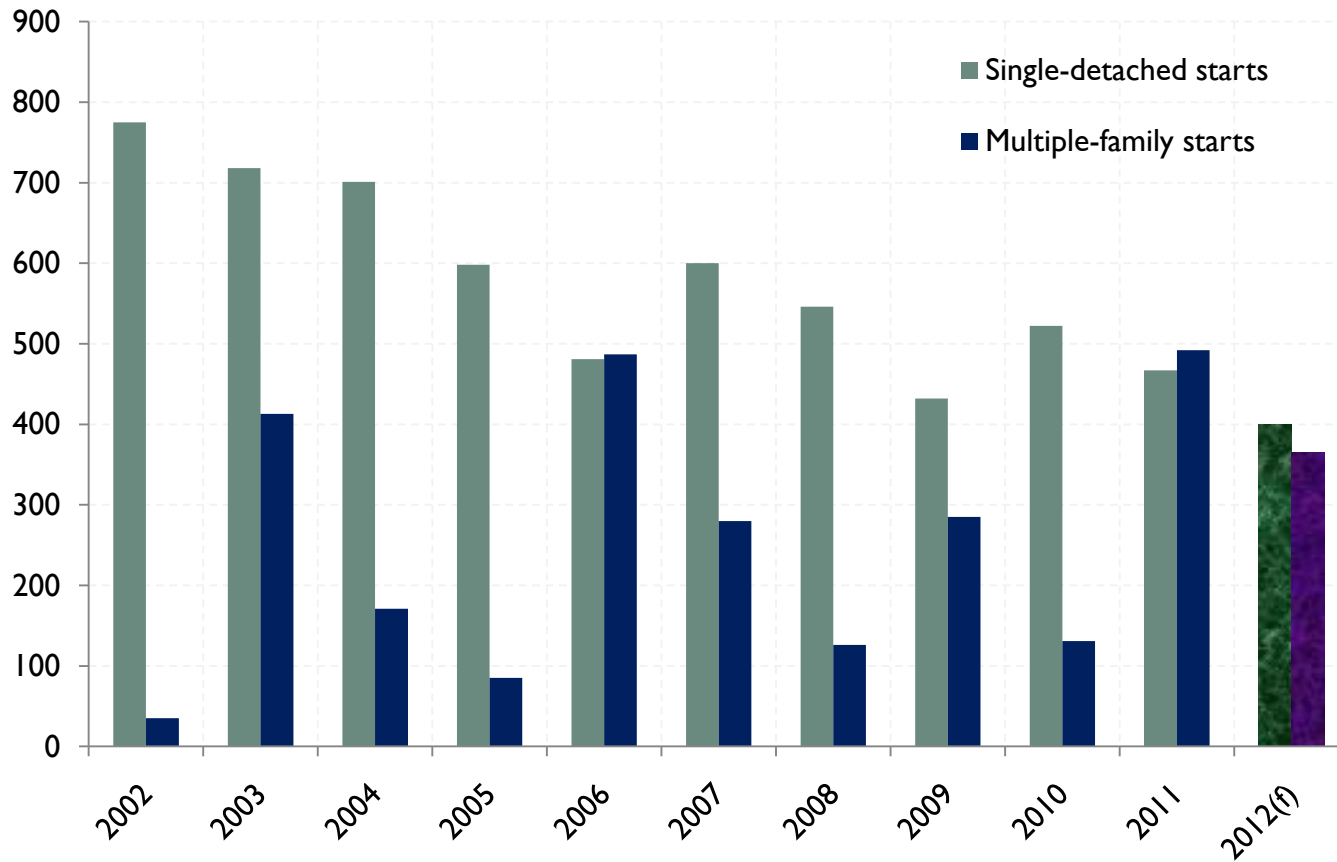
Kingston's new home inventory (i.e. Completed and unabsorbed)



Kingston's housing starts to moderate in 2012

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Kingston's housing starts (units)



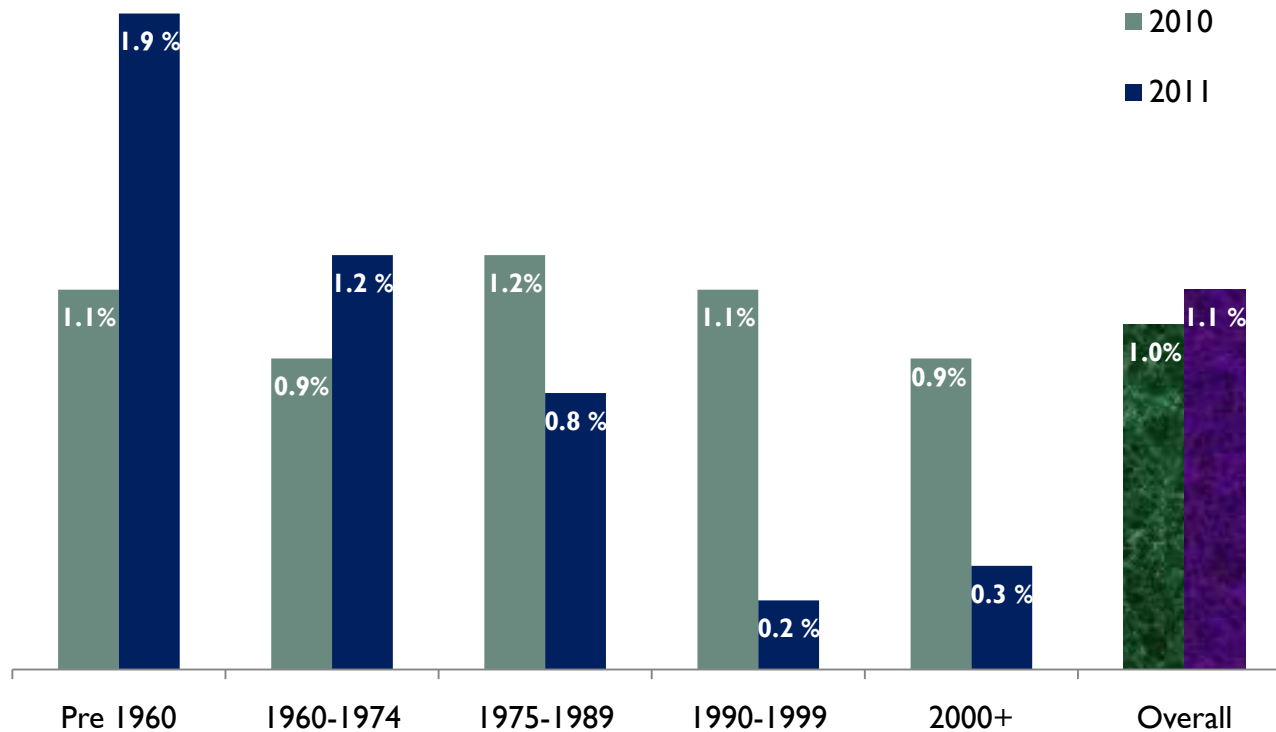
Note: Multiple-family starts include (semi-detached, row/townhouse, apartment)

Source: CMHC

4. Rental market update

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Kingston's rental apartment vacancy rate by year of construction



5. Recap

Housing market intelligence you can count on

- ❑ **Kingston's employment growth remains positive.**
- ❑ **Improving labour market will continue to support consumer confidence and the housing market.**
- ❑ **Mortgage rates will remain relatively low through next year.**
- ❑ **Better balance between housing demand and supply will moderate price growth.**

Kingston Housing Industry Roundtable

Questions?

Thank You!

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Housing market intelligence you can count on

Canada Mortgage and Housing Corporation (CMHC)

Mission statement: “committed to housing quality, affordability and choice for Canadians”

Canada 

