



South Frontenac		
Item	Year End 2011	% Chng 2010
Average Sale Price	\$289,435	- 1.8 %
Unit Sales	277	+ 1.5 %
Greater Napanee		
Item	Year End 2011	% Chng 2010
Average Sale Price	\$190,860	+ 0.3 %
Unit Sales	137	+ 6.2 %
Lennox Addington North		
Item	Year End 2011	% Chng 2010
Average Sale Price	\$209,181	+ 11.4 %
Unit Sales	112	- 8.9 %

Lennox Addington South			Amherstview			South of Taylor-Kidd			City South West			East of Gardiners Road		
Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010
Average Sale Price	\$244,836	+ 6.3 %	Average Sale Price	\$253,146	+ 6.6 %	Average Sale Price	\$239,089	+ 3.3 %	Average Sale Price	\$282,500	+ 2.2 %	Average Sale Price	\$241,859	+ 9.4 %
Unit Sales	121	- 15.4 %	Unit Sales	156	- 7.1 %	Unit Sales	130	- 9.7 %	Unit Sales	166	- 6.2 %	Unit Sales	210	+ 2.4 %
City Central West			West of Sir-John A			East of Sir-John A			Rideau			City Central East		
Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010
Average Sale Price	\$247,988	- 0.60 %	Average Sale Price	\$226,713	+ 1.0 %	Average Sale Price	\$226,891	+ 8.4 %	Average Sale Price	\$188,452	- 1.9 %	Average Sale Price	\$424,539	+ 13.9 %
Unit Sales	119	- 10.5%	Unit Sales	82	- 3.5 %	Unit Sales	231	+ 27.6 %	Unit Sales	90	- 11.8 %	Unit Sales	183	+ 4.6 %
Kingston East (incl. Greenwood Park)			Kingston East (incl. CFB)			North of Taylor-Kidd			City North of 401			City North West		
Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010	Item	Year End 2011	% Chng 2010
Average Sale Price	\$299,985	+ 5.2 %	Average Sale Price	\$441,326	+ 30.7 %	Average Sale Price	\$292,918	+ 7.9%	Average Sale Price	\$265,504	- 8.6 %	Average Sale Price	\$295,588	+ 4.0 %
Unit Sales	247	+ 14.9 %	Unit Sales	49	+ 19.5 %	Unit Sales	128	- 19.0 %	Unit Sales	84	- 2.3 %	Unit Sales	294	+ 9.7 %

Looking at Residential Sales on area wide basis, the average list price for the City of Kingston in 2011 was \$289,152 and the average sale price for the city in 2011 was \$281,347. The average residential sale price for the City of Kingston is up 9.2% over the 2010 average sale price of \$264,965. The National Sales average recorded by The Canadian Real Estate Association as of November 2010 was \$360,396 with the average sale price in Ontario for the same month recorded at \$373,781.

An interesting trend is the unit sales which have shown a steady moderate decline since our first report of 2006. In the City of Kingston, Residential Sales were 2,198 units in 2006 and steadily declined to 1,970 units for 2010. The unit sales for 2011 for the City of Kingston came in at 2,133 units, a modest increase of 2.2%. Across the entire board area, residential unit sales also bucked the decline trend coming in at 3,381 unit essentially matching the 3,379 unit sales recorded for 2010. Average sale price across the entire KAREA board area was up 5.0% over 2010 coming in at \$273,382 in 2011. Comments on this report are welcomed, please send to [ph@realtysource.com](mailto:ph@realtysource.com)