

# LISTINGS AND REVENUE TRENDS IN KINGSTON'S SHORT-TERM RENTAL MARKET OVERVIEW

In December 2023, Kingston's short-term rental (STR) market demonstrated robust growth and economic impact, characterized by shifts in listings and revenue dynamics. Key findings underscore a resurgence in STR activity following regulatory adjustments and pandemic-related disruptions.



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## LISTING DYNAMICS

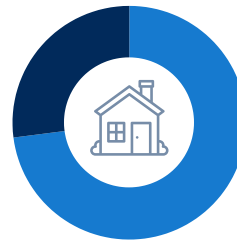
**590 LISTINGS ON AIRBNB IN DECEMBER 2023**

**AN EST. 250 ACTIVELY ENGAGED**



This marks a **significant recovery** from pandemic-induced lows, driven by a **49.0% increase** in displayed listings and a **68.2% rise** in active listings over the preceding 24 months.

## MARKET TRENDS



**MARKET COMPOSITION FEATURES ENTIRE HOMES = 72.7% OF ALL AIRBNB LISTINGS**

**49.6% CATEGORIZED AS MULTI-LISTINGS = EXCEEDING THE PROVINCIAL-WIDE AVG.**

**TOP 10% OF HOSTS = 39.1% OF TOTAL EARNINGS**



## REVENUE GENERATION



**\$1.4 MILLION IN REVENUE**

**\$5,200 PER LISTING**

**= 4X AVERAGE MONTHLY RENT**



## REGULATORY IMPACT

After initial declines due to pandemic and regulatory effects, STR activity has **rebounded sharply**

**KINGSTON'S DECISION NOT TO IMPOSE A PRINCIPAL-RESIDENCE REQUIREMENT HAS CONTRIBUTED TO ONGOING GROWTH IN DEDICATED STR UNITS,**

Contrasting with **potential rent-saving impacts** observed in cities with stricter regulations.



## HOUSING MARKET EFFECTS

ANALYSIS SUGGESTS THAT STR ACTIVITY HAS ADDED

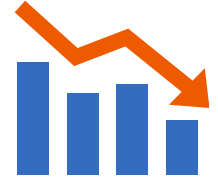
**+** **\$56.8 MILLION**  
TO RESIDENTIAL RENT BURDEN

The absence of a principal-residence requirement has led to an average monthly rent increase of

**\$3.60 PER HOUSEHOLD IN 2022.**

## POLICY RECOMMENDATIONS

Strengthening STR regulations, particularly by **implementing a principal-residence requirement**, could potentially lower average rents by **\$24** in 2025, resulting in



**\$17.6 MILLION** IN SAVINGS ANNUALLY



Given the rapid growth of STRs, **immediate action by municipal authorities** is crucial to mitigate future rent impacts.

## CONCLUSION

In conclusion, Kingston's STR market shows substantial growth and revenue generation, but raises **concerns about housing availability and affordability**. Despite initial declines during the pandemic and regulatory interventions, the presence of 110 full-time STR units as of December 2023 marks a **significant increase** from pre-pandemic levels.

STR activity has contributed to a **\$56.8 million increase** in residential rents from 2017 to 2022, highlighting its impact on housing costs. Kingston's **decision not to implement a principal-residence requirement** may have exacerbated rent inflation, with potential annual savings of **\$17.6 million overlooked**.

To address these challenges, Kingston should consider **tightening regulations** to curb the growth of commercial STRs. This proactive approach is essential to balancing economic benefits with the preservation of long-term housing affordability for residents.

**Note:** This research study, *Short-term Rentals and Housing Affordability in Ontario*, written by Dr David Wachsmuth, was commissioned and funded by the *Ontario Restaurant Hotel & Motel Association (ORHMA)*. The authors from the *Urban Politics and Governance* research group are exclusively responsible for all analysis, findings, and conclusions.

**Source:** Wachsmuth, David (2024). *Short-term Rentals and Housing Affordability in Ontario*. *Urban Politics and Governance research group, School of Urban Planning, McGill University*.

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