

Housing market conditions favour buyers

Weak sales activity relative to inventory places downward pressure on prices

Calgary, Dec. 1, 2015 - Persistently high inventory levels within Calgary's residential resale housing market, combined with weak sales activity, contributed to buyers' conditions in November.

Monthly sales totaled 1,263 units, a 28 per cent decline from last year and nearly 20 per cent below the 10-year average. Meanwhile, the amount of new listings in the market increased by five per cent over last November, and moved five per cent above 10-year average.

The combination of both soft sales and elevated listings caused months of supply to rise above four months. It represents the third consecutive month that housing supply in the city has remained near four months, which is an indicator that supports buyers' conditions.

"The housing market is reflecting the realities of the economic conditions," said CREB[®] chief economist Ann-Marie Lurie. "Calgary has continued to post job losses in the energy sector, unemployment levels are high, wages are down and recovery expectations have changed. All of these factors have contributed to the weak demand we have seen

throughout the year."

CREB[®] president Corinne Lyall pointed out that inventory levels still remained 27 per cent below the November highs recorded in 2008.

"Furthermore, price declines have not been as steep as those recorded during the last downturn," she said.

The unadjusted benchmark price in November declined to \$450,700, a 0.5 per cent drop compared to last month and two per cent from last year.

Calgary's detached housing sector fared the best in November as months of supply increased to only 3.4. Nonetheless, the unadjusted benchmark price declined by 0.6 per cent compared to October, and 1.52 per cent from November 2014, to \$510,700.

In the attached category, buyers' conditions emerged as months of supply increased to 4.8. As a result, the unadjusted benchmark price declined to \$352,400, a 0.5 per cent drop from last month and 1.5 per cent from last year.

The apartment sector continued to be the hardest hit of the three sectors. Months of supply increased to 6.9 in November, causing benchmark prices to slide 0.5 per

cent from October to \$287,000. Meanwhile, year-over-year prices were off by 4.6 per cent.

Despite weaker absorption rates for most of 2015, residential benchmark prices have only recently started to decline - while average and median prices have dropped more dramatically. Lurie attributed that to slower activity in the higher-priced segments of the market, which can skew average and median prices.

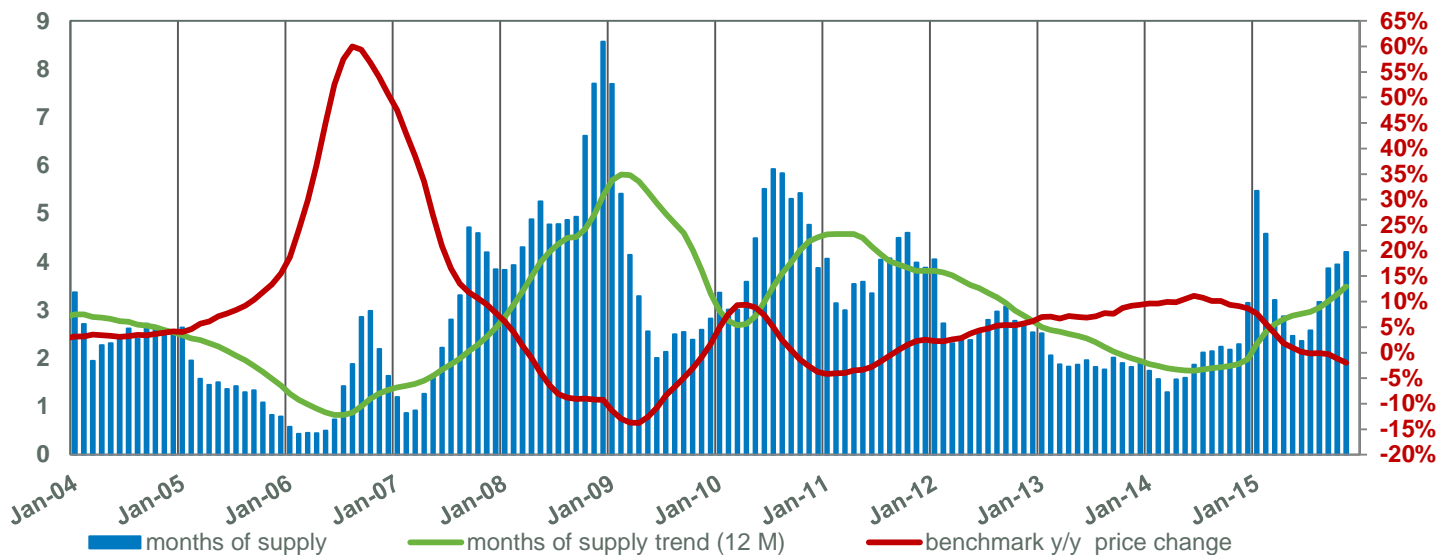
Benchmark prices represent changes for similar-type homes, minimizing the impact caused by changes in distribution.

"It is not a surprise that the average price has recorded a steeper decline than the benchmark price," she said. "Last November, detached sales in the city over \$700,000 totaled 159 units or 15 per cent of the market sales. This November, there were only 103 sales representing 13 per cent of the market sales."

Lyall said knowing the difference between indicators such as average, median and benchmark prices is important for sellers.

"There is no question that this can be a challenging market," she said. "However, because of these circumstances there is a greater need for market intelligence."

CITY OF CALGARY MONTHS OF SUPPLY AND PRICE CHANGE



Source: CREB[®]

	Nov-14	Nov-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	1,771	1,263	-28.68%	24,470	17,959	-26.61%
Total Sales Volume	\$859,890,615	\$582,064,716	-32.31%	\$11,807,115,495	\$8,435,548,284	-28.56%
New Listings	2,083	2,180	4.66%	34,805	32,379	-6.97%
Inventory	4,058	5,316	31.00%	4,131	5,373	30.08%
Months of Supply	2.29	4.21	83.69%	1.86	3.29	77.23%
Sales to New Listings Ratio	0.85	0.58	-27.09%	0.70	0.55	-14.84%
Sales to List Price Ratio	97.98%	96.83%	-1.15%	98.34%	97.40%	-0.94%
Days on Market	38	45	18.50%	32	40	25.00%
Benchmark Price	\$459,900	\$450,700	-2.00%	\$448,336	\$454,764	1.43%
Median Price	\$428,300	\$410,149	-4.24%	\$426,950	\$425,000	-0.46%
Average Price	\$485,540	\$460,859	-5.08%	\$482,514	\$469,711	-2.65%
Index	215	210	-2.00%	209	212	1.43%
SURROUNDING AREA						
Total Sales	360	319	-11.39%	5,610	4,353	-22.41%
Total Sales Volume	\$156,540,326	\$147,073,888	-6.05%	\$2,690,340,049	\$2,072,774,144	-22.95%
New Listings	491	528	7.54%	8,456	8,348	-1.28%
Inventory	1,428	1,797	25.84%	1,594	1,952	22.46%
Months of Supply	3.97	5.63	42.01%	3.13	4.93	57.82%
Sales to New Listings Ratio	0.73	0.60	-12.90%	0.66	0.52	-14.20%
Sales to List Price Ratio	97.69%	96.55%	-1.13%	97.47%	96.43%	-1.04%
Days on Market	49	66	34.07%	51	59	15.69%
Benchmark Price	\$428,400	\$425,300	-0.72%	\$415,482	\$432,218	4.03%
Median Price	\$392,964	\$402,000	2.30%	\$408,000	\$405,000	-0.74%
Average Price	\$434,834	\$461,047	6.03%	\$479,562	\$476,171	-0.71%
Index	189	188	-0.74%	183	191	4.03%
CREB® ECONOMIC REGION						
Total Sales	2,131	1,582	-25.76%	30,080	22,312	-25.82%
Total Sales Volume	\$1,016,430,941	\$729,138,605	-28.26%	\$14,497,455,544	\$10,508,322,428	-27.52%
New Listings	2,574	2,708	5.21%	43,261	40,727	-5.86%
Inventory	5,486	7,113	29.66%	5,726	7,326	27.94%
Months of Supply	2.57	4.50	74.65%	2.09	3.61	72.48%
Sales to New Listings Ratio	0.83	0.58	-24.37%	0.70	0.55	-14.75%
Sales to List Price Ratio	97.94%	96.77%	-1.16%	98.18%	97.21%	-0.97%
Days on Market	40	49	23.46%	37	45	21.62%
Benchmark Price	\$454,900	\$445,800	-2.00%	\$443,355	\$450,527	1.62%
Median Price	\$420,500	\$410,000	-2.50%	\$424,000	\$420,000	-0.94%
Average Price	\$476,974	\$460,897	-3.37%	\$481,963	\$470,972	-2.28%
Index	211	207	-1.99%	206	209	1.62%

For a list of definitions, see page 28.

	Nov-14	Nov-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,033	799	-22.65%	14,489	10,990	-24.15%
Total Sales Volume	\$582,922,197	\$418,220,372	-28.25%	\$8,078,139,192	\$5,903,446,944	-26.92%
New Listings	1,126	1,185	5.24%	20,305	18,527	-8.76%
Inventory	2,158	2,680	24.19%	2,339	2,871	22.73%
Months of Supply	2.09	3.35	60.56%	1.78	2.87	61.81%
Sales to New Listings Ratio	0.92	0.67	-24.31%	0.71	0.59	-12.04%
Sales to List Price Ratio	97.98%	96.82%	-1.16%	98.34%	97.42%	-0.93%
Days on Market	38	43	12.96%	31	38	22.58%
Benchmark Price	\$518,600	\$510,700	-1.52%	\$506,164	\$514,536	1.65%
Median Price	\$483,786	\$465,000	-3.88%	\$488,000	\$480,000	-1.64%
Average Price	\$564,300	\$523,430	-7.24%	\$557,536	\$537,165	-3.65%
Index	215	212	-1.54%	210	213	1.66%
ATTACHED						
Total Sales	411	269	-34.55%	5,402	3,892	-27.95%
Total Sales Volume	\$171,728,106	\$105,372,044	-38.64%	\$2,243,579,638	\$1,579,387,967	-29.60%
New Listings	481	506	5.20%	7,419	7,180	-3.22%
Inventory	859	1,287	49.83%	814	1,198	47.28%
Months of Supply	2.09	4.78	128.92%	1.66	3.39	104.43%
Sales to New Listings Ratio	0.85	0.53	-32.28%	0.73	0.54	-18.61%
Sales to List Price Ratio	98.26%	97.03%	-1.23%	98.58%	97.60%	-0.98%
Days on Market	36	49	35.68%	32	42	31.25%
Benchmark Price	\$357,600	\$352,400	-1.45%	\$347,355	\$354,791	2.14%
Median Price	\$358,000	\$340,000	-5.03%	\$349,900	\$347,950	-0.56%
Average Price	\$417,830	\$391,718	-6.25%	\$415,324	\$405,804	-2.29%
Index	209	206	-1.43%	203	208	2.15%
APARTMENT						
Total Sales	327	195	-40.37%	4,579	3,077	-32.80%
Total Sales Volume	\$105,240,312	\$58,472,300	-44.44%	\$1,485,396,665	\$952,713,373	-35.86%
New Listings	476	489	2.73%	7,081	6,672	-5.78%
Inventory	1,041	1,349	29.59%	978	1,304	33.33%
Months of Supply	3.18	6.92	117.31%	2.35	4.66	98.41%
Sales to New Listings Ratio	0.69	0.40	-28.82%	0.65	0.46	-18.55%
Sales to List Price Ratio	97.56%	96.54%	-1.03%	97.95%	96.96%	-0.99%
Days on Market	41	50	20.06%	37	47	27.03%
Benchmark Price	\$300,700	\$287,000	-4.56%	\$294,091	\$292,818	-0.43%
Median Price	\$290,000	\$272,500	-6.03%	\$285,000	\$273,000	-4.21%
Average Price	\$321,836	\$299,858	-6.83%	\$324,393	\$309,624	-4.55%
Index	210	201	-4.57%	205	205	-0.44%
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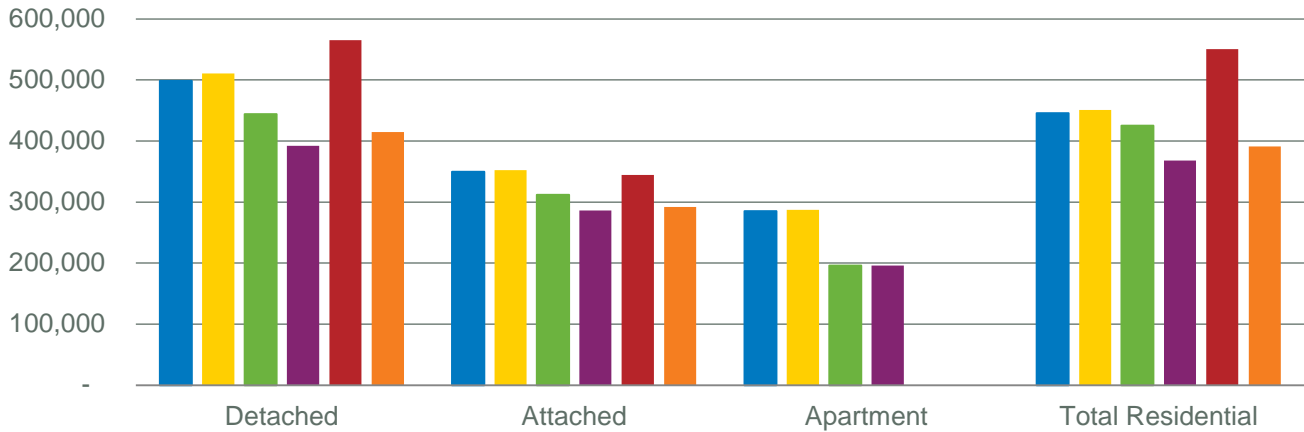
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Index	215	210	-2.00%	209	212	1.43%
AIRDRIE						
Total Sales	117	89	-23.93%	1,631	1,358	-16.74%
Total Sales Volume	\$44,889,439	\$33,699,362	-24.93%	\$630,795,028	\$531,265,601	-15.78%
New Listings	115	129	12.17%	2,108	2,201	4.41%
Inventory	186	330	77.42%	216	353	63.53%
Months of Supply	1.59	3.71	133.24%	1.45	2.86	96.41%
Sales to New Listings Ratio	1.02	0.69	-32.75%	0.77	0.62	-15.67%
Sales to List Price Ratio	98.36%	98.08%	-0.28%	98.66%	98.12%	-0.54%
Days on Market	38	47	22.53%	33	43	30.30%
Benchmark Price	\$375,900	\$367,900	-2.13%	\$361,782	\$373,918	3.35%
Median Price	\$392,000	\$360,000	-8.16%	\$388,000	\$388,250	0.06%
Average Price	\$383,670	\$378,645	-1.31%	\$386,754	\$391,212	1.15%
Index	198	194	-2.12%	191	197	3.36%
ROCKYVIEW						
Total Sales	108	104	-3.70%	1,879	1,393	-25.86%
Total Sales Volume	\$54,460,484	\$62,462,601	14.69%	\$1,140,531,755	\$831,867,191	-27.06%
New Listings	196	201	2.55%	3,145	3,075	-2.23%
Inventory	630	748	18.73%	700	804	14.91%
Months of Supply	5.83	7.19	23.30%	4.10	6.35	55.00%
Sales to New Listings Ratio	0.55	0.52	-3.36%	0.60	0.45	-14.44%
Sales to List Price Ratio	97.77%	95.46%	-2.31%	96.93%	95.86%	-1.07%
Days on Market	54	78	45.11%	59	63	6.78%
Benchmark Price	\$547,900	\$550,700	0.51%	\$533,191	\$559,427	4.92%
Median Price	\$435,000	\$514,850	18.36%	\$492,750	\$488,000	-0.96%
Average Price	\$504,264	\$600,602	19.10%	\$606,989	\$597,177	-1.62%
Index	177	178	0.51%	173	181	4.92%
CALGARY CMA						
Total Sales	1,996	1,456	-27.05%	27,980	20,710	-25.98%
Total Sales Volume	\$959,240,538	\$678,226,680	-29.30%	\$13,578,442,278	\$9,798,681,076	-27.84%
New Listings	2,394	2,510	4.85%	40,058	37,655	-6.00%
Inventory	4,874	6,394	31.19%	5,046	6,530	29.40%
Months of Supply	2.44	4.39	79.84%	1.98	3.47	74.83%
Sales to New Listings Ratio	0.83	0.58	-25.37%	0.70	0.55	-14.85%
Sales to List Price Ratio	97.99%	96.76%	-1.22%	98.23%	97.31%	-0.93%
Days on Market	39	47	22.20%	34	42	23.53%
Benchmark Price	\$459,400	\$450,300	-1.98%	\$447,691	\$454,718	1.57%
Median Price	\$425,000	\$413,750	-2.65%	\$427,104	\$425,000	-0.49%
Average Price	\$480,581	\$465,815	-3.07%	\$485,291	\$473,138	-2.50%
Index	213	208	-1.98%	207	210	1.57%

For a list of definitions, see page 28.

	Nov-14	Nov-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	108	104	-3.70%	1,879	1,393	-25.86%
Total Sales Volume	\$54,460,484	\$62,462,601	14.69%	\$1,140,531,755	\$831,867,191	-27.06%
New Listings	196	201	2.55%	3,145	3,075	-2.23%
Inventory	630	748	18.73%	700	804	14.91%
Months of Supply	5.83	7.19	23.30%	4.10	6.35	55.00%
Sales to New Listings Ratio	0.55	0.52	-3.36%	0.60	0.45	-14.44%
Sales to List Price Ratio	97.77%	95.46%	-2.31%	96.93%	95.86%	-1.07%
Days on Market	54	78	45.11%	59	63	6.78%
Benchmark Price	\$547,900	\$550,700	0.51%	\$533,191	\$559,427	4.92%
Median Price	\$435,000	\$514,850	18.36%	\$492,750	\$488,000	-0.96%
Average Price	\$504,264	\$600,602	19.10%	\$606,989	\$597,177	-1.62%
Index	177	178	0.51%	173	181	4.92%
FOOTHILLS REGION						
Total Sales	97	89	-8.25%	1,408	1,094	-22.30%
Total Sales Volume	\$46,202,753	\$40,519,775	-12.30%	\$707,348,890	\$555,785,295	-21.43%
New Listings	127	136	7.09%	2,274	2,209	-2.86%
Inventory	458	529	15.50%	497	590	18.67%
Months of Supply	4.72	5.94	25.88%	3.88	5.93	52.72%
Sales to New Listings Ratio	0.76	0.65	-10.94%	0.62	0.50	-12.39%
Sales to List Price Ratio	97.06%	96.89%	-0.17%	97.33%	95.49%	-1.85%
Days on Market	58	75	27.92%	55	71	29.09%
Benchmark Price	\$393,300	\$391,000	-0.58%	\$383,791	\$399,845	4.18%
Median Price	\$424,900	\$420,000	-1.15%	\$417,250	\$417,250	0.00%
Average Price	\$476,317	\$455,278	-4.42%	\$502,378	\$508,030	1.13%
Index	183	182	-0.60%	178	186	4.18%
AIRDRIE						
Total Sales	117	89	-23.93%	1,631	1,358	-16.74%
Total Sales Volume	\$44,889,439	\$33,699,362	-24.93%	\$630,795,028	\$531,265,601	-15.78%
New Listings	115	129	12.17%	2,108	2,201	4.41%
Inventory	186	330	77.42%	216	353	63.53%
Months of Supply	1.59	3.71	133.24%	1.45	2.86	96.41%
Sales to New Listings Ratio	1.02	0.69	-32.75%	0.77	0.62	-15.67%
Sales to List Price Ratio	98.36%	98.08%	-0.28%	98.66%	98.12%	-0.54%
Days on Market	38	47	22.53%	33	43	30.30%
Benchmark Price	\$375,900	\$367,900	-2.13%	\$361,782	\$373,918	3.35%
Median Price	\$392,000	\$360,000	-8.16%			
Average Price	\$383,670	\$378,645	-1.31%	\$386,754	\$391,212	1.15%
Index	198	194	-2.12%	191	197	3.36%
OTHER ACTIVE AREAS						
Total Sales	38	37	-2.63%	692	508	-26.59%
Total Sales Volume	\$10,987,650	\$10,392,150	-5.42%	\$211,664,376	\$153,856,057	-27.31%
New Listings	53	62	16.98%	929	863	-7.10%
Inventory	154	190	23.38%	182	205	13.17%
Months of Supply	4.05	5.14	26.71%	2.89	4.45	54.16%
Sales to New Listings Ratio	0.72	0.60	-12.02%	0.74	0.59	-15.62%
Sales to List Price Ratio	97.23%	97.06%	-0.17%	97.37%	97.28%	-0.09%
Days on Market	47	57	22.66%			
Median Price	\$277,500	\$267,500	-3.60%			
Average Price	\$289,149	\$280,869	-2.86%	\$305,873	\$302,866	-0.98%
SURROUNDING AREA						
Total Sales	360	319	-11.39%	5,610	4,353	-22.41%
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Months of Supply	3.97	5.63	42.01%	3.13	4.93	56.87%
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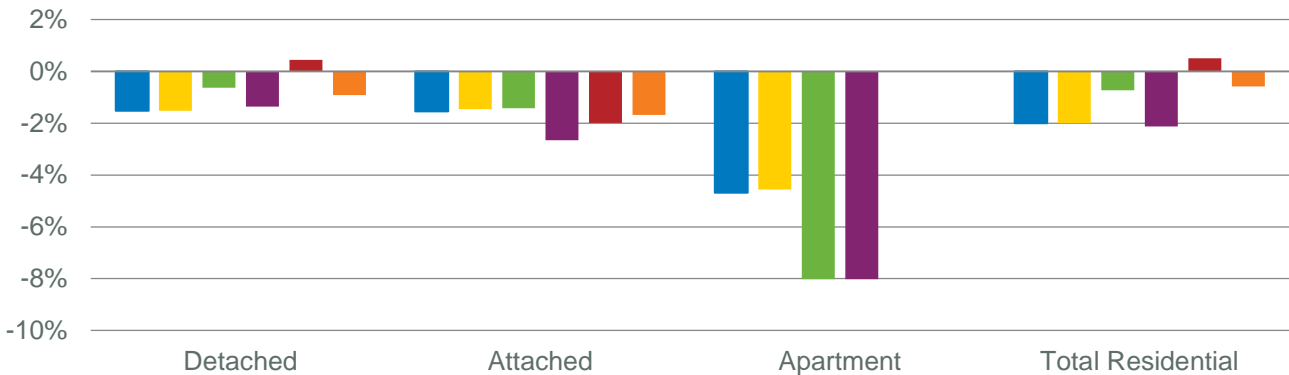
For a list of definitions, see page 28.

BENCHMARK PRICE - NOVEMBER



■ CREB® Economic Region ■ City of Calgary ■ CREB® Surrounding Area ■ Airdrie ■ Rockyview ■ Foothills Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - NOVEMBER

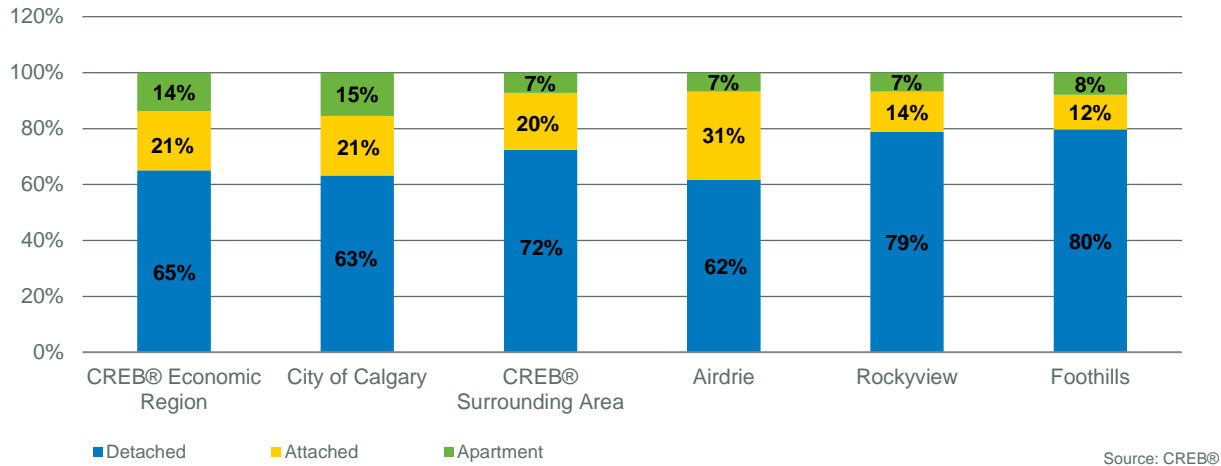


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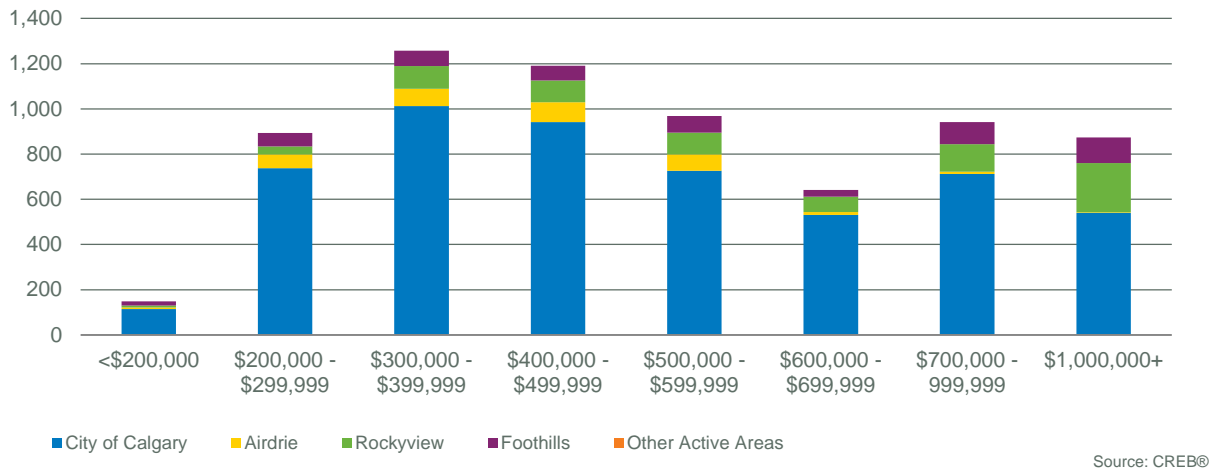
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1,296	1,448	1,743	1,403	1,426
Lot Size	4,868	4,669	6,061	5,597	5,481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1984	1997	1999	1999	1999
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

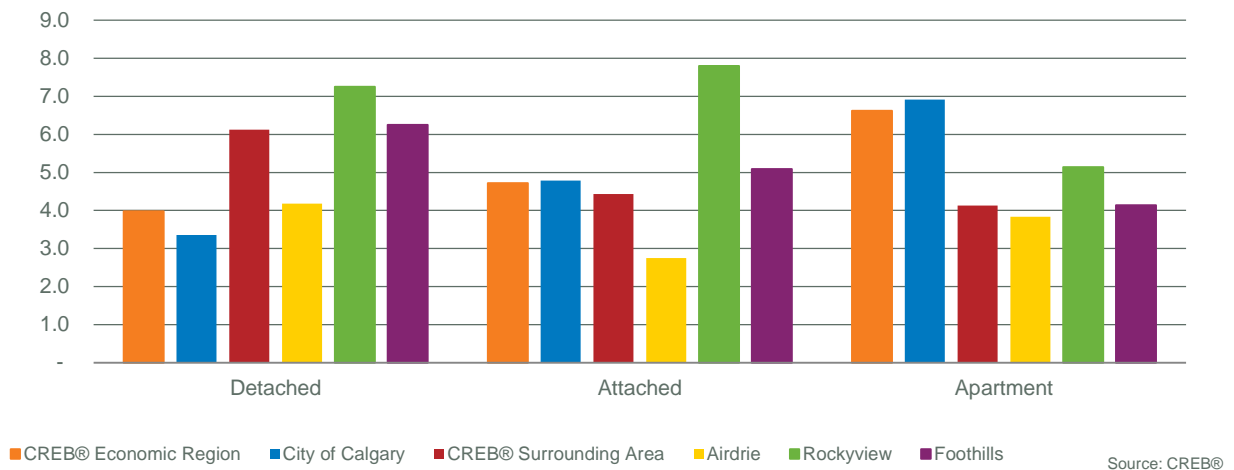
SALES DISTRIBUTION - NOVEMBER



INVENTORY BY PRICE RANGE - NOVEMBER



MONTHS OF SUPPLY - NOVEMBER

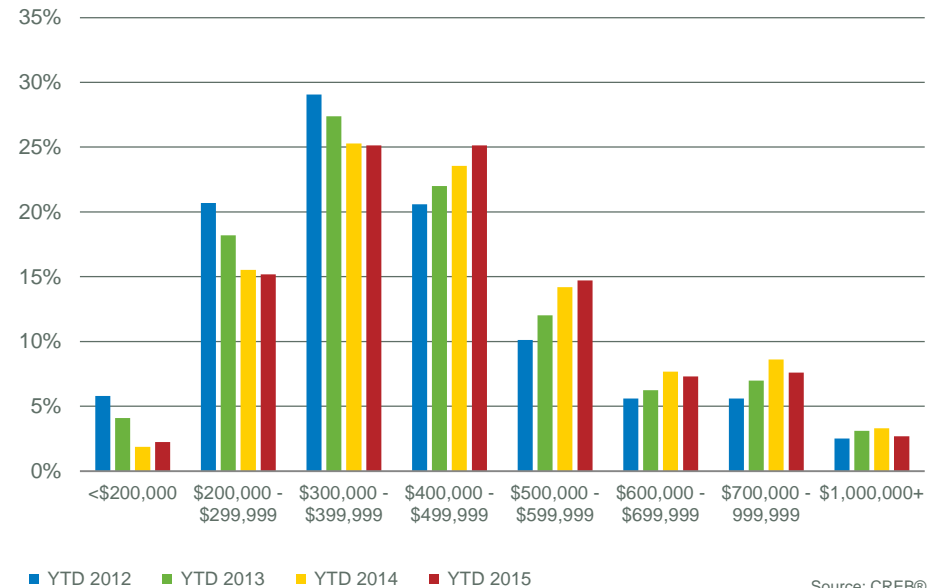


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,471	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,073
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,498	2,898	3,205	3,936	4,684	4,960	4,917	4,838	4,801	4,643	4,058	3,384
Days on Market	40	30	28	27	27	29	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	456,700	457,300	458,400	459,900	459,500
Median Price	416,250	423,000	430,000	428,000	434,150	427,000	425,000	420,500	425,000	430,000	428,300	415,000
Average Price	462,170	482,389	483,634	476,893	486,110	491,609	481,219	475,676	486,743	487,210	485,540	472,000
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	876	1,207	1,776	1,963	2,186	2,180	1,992	1,643	1,449	1,424	1,263	
New Listings	3,267	2,934	3,127	3,063	3,165	3,122	2,988	2,742	3,099	2,692	2,180	
Inventory	4,796	5,533	5,706	5,641	5,394	5,141	5,136	5,214	5,602	5,625	5,316	
Days on Market	41	35	39	40	41	40	40	40	40	41	45	
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400	455,400	456,300	456,100	453,100	450,700	
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,000	425,000	419,000	410,149	
Average Price	460,782	459,968	473,602	469,826	478,850	483,666	476,608	465,386	458,655	457,507	460,859	
Index	214	213	212	211	212	212	212	213	213	211	210	

	Nov-14	Nov-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	5	2
\$100,000 - \$199,999	35	34	453	400
\$200,000 - \$299,999	271	191	3,797	2,725
\$300,000 - \$349,999	177	145	2,823	1,957
\$350,000 - \$399,999	255	216	3,361	2,557
\$400,000 - \$449,999	255	169	3,202	2,506
\$450,000 - \$499,999	182	135	2,561	2,009
\$500,000 - \$549,999	122	104	2,021	1,517
\$550,000 - \$599,999	114	65	1,453	1,125
\$600,000 - \$649,999	86	48	1,040	750
\$650,000 - \$699,999	65	32	840	563
\$700,000 - \$799,999	76	44	1,090	755
\$800,000 - \$899,999	46	25	679	391
\$900,000 - \$999,999	23	23	339	220
\$1,000,000 - \$1,249,999	31	17	346	249
\$1,250,000 - \$1,499,999	15	8	202	105
\$1,500,000 - \$1,749,999	8	2	104	52
\$1,750,000 - \$1,999,999	4	1	56	34
\$2,000,000 - \$2,499,999	1	2	51	20
\$2,500,000 - \$2,999,999	2	2	19	12
\$3,000,000 - \$3,499,999	2	-	14	4
\$3,500,000 - \$3,999,999	-	-	8	5
\$4,000,000 +	1	-	6	1
	1,771	1,263	24,470	17,959

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

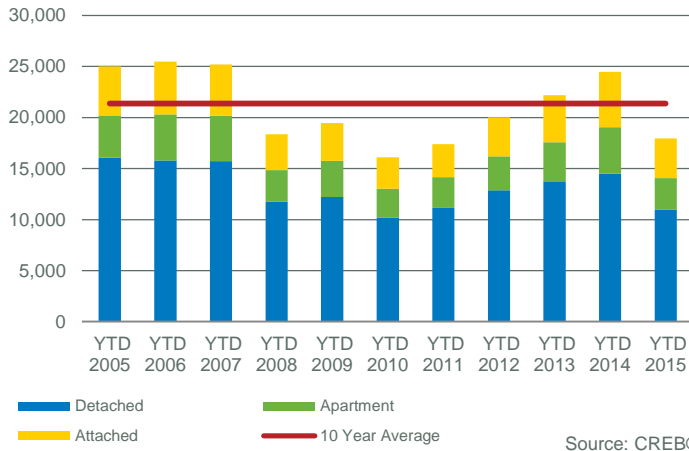
YTD NOVEMBER



Source: CREB®

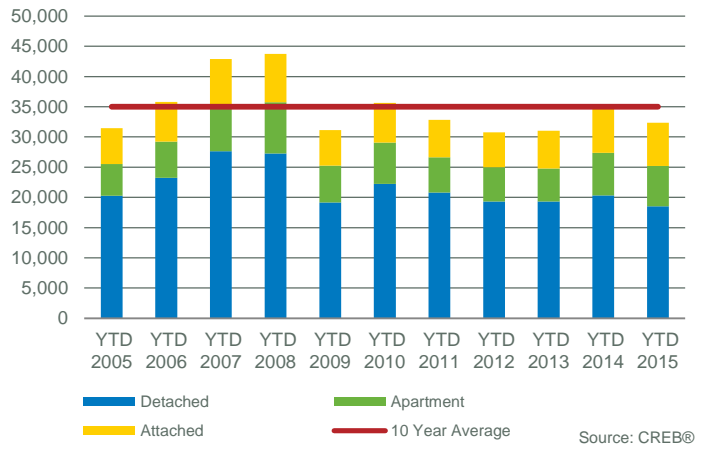
CITY OF CALGARY TOTAL SALES

YTD NOVEMBER

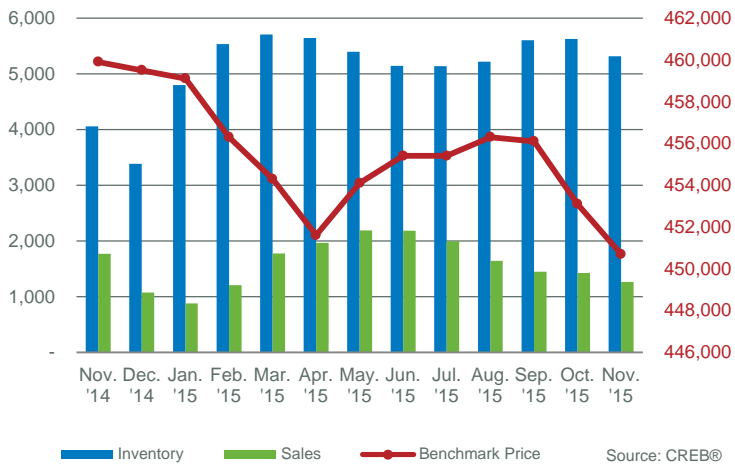


CITY OF CALGARY TOTAL NEW LISTINGS

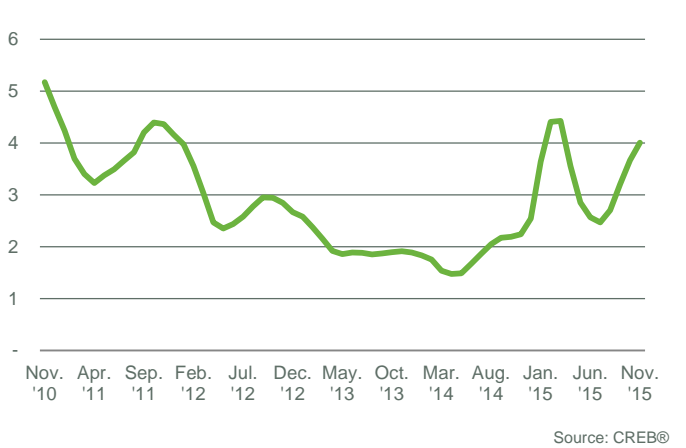
YTD NOVEMBER



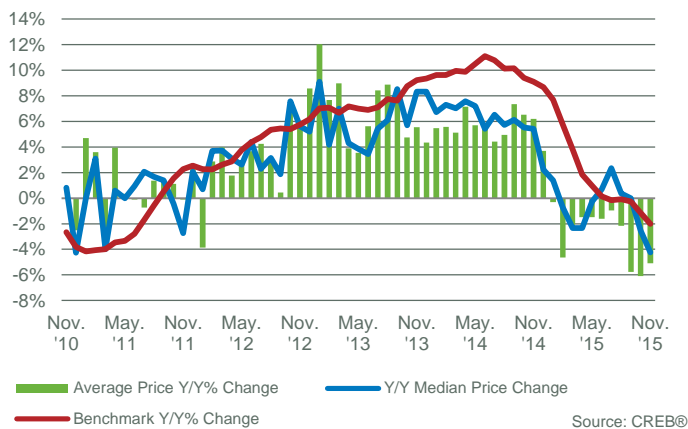
CITY OF CALGARY INVENTORY AND SALES



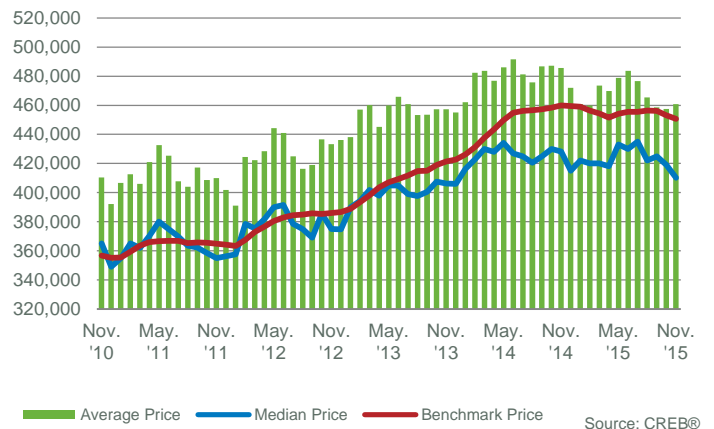
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

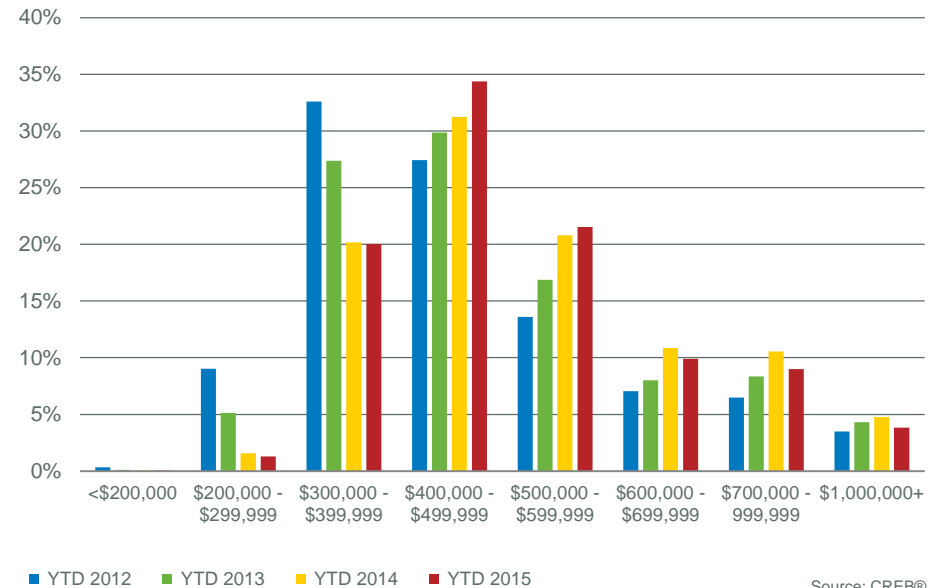


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	604
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,440	1,651	1,783	2,247	2,669	2,892	2,833	2,788	2,731	2,540	2,158	1,791
Days on Market	40	29	26	25	25	27	32	33	35	36	38	41
Benchmark Price	480,300	486,800	494,500	500,800	508,300	513,600	515,700	516,000	516,000	517,200	518,600	518,600
Median Price	462,000	480,000	492,750	487,500	497,000	493,500	488,750	480,000	495,000	493,500	483,786	476,000
Average Price	527,799	553,493	557,976	549,870	561,081	566,233	559,445	548,516	573,864	559,956	564,300	550,973
Index	199	202	205	208	211	213	214	214	214	214	215	215
2015												
Sales	533	740	1,080	1,151	1,362	1,331	1,221	995	906	872	799	
New Listings	1,835	1,671	1,774	1,770	1,876	1,831	1,731	1,643	1,770	1,441	1,185	
Inventory	2,583	2,980	3,029	3,048	2,926	2,793	2,755	2,833	3,031	2,923	2,680	
Days on Market	37	34	37	38	38	37	37	37	37	38	43	
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500	515,300	516,000	517,200	513,800	510,700	
Median Price	481,000	470,000	475,000	479,400	485,000	493,400	489,000	484,000	475,000	470,250	465,000	
Average Price	525,826	526,271	545,296	545,166	541,937	554,022	541,783	536,591	524,987	518,956	523,430	
Index	215	214	213	211	213	214	214	214	214	213	212	

	Nov-14	Nov-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	-	1	5	5
\$200,000 - \$299,999	13	19	227	143
\$300,000 - \$349,999	49	56	910	614
\$350,000 - \$399,999	151	144	2,015	1,588
\$400,000 - \$449,999	191	147	2,423	2,087
\$450,000 - \$499,999	149	121	2,101	1,690
\$500,000 - \$549,999	102	92	1,752	1,347
\$550,000 - \$599,999	93	54	1,261	1,018
\$600,000 - \$649,999	72	39	899	637
\$650,000 - \$699,999	54	23	675	451
\$700,000 - \$799,999	52	33	802	541
\$800,000 - \$899,999	35	22	477	289
\$900,000 - \$999,999	16	19	250	160
\$1,000,000 - \$1,249,999	26	15	279	210
\$1,250,000 - \$1,499,999	12	8	173	95
\$1,500,000 - \$1,749,999	8	2	97	49
\$1,750,000 - \$1,999,999	4	-	53	29
\$2,000,000 - \$2,499,999	1	2	48	20
\$2,500,000 - \$2,999,999	2	2	18	11
\$3,000,000 - \$3,499,999	2	-	10	3
\$3,500,000 - \$3,999,999	-	-	8	2
\$4,000,000 +	1	-	5	1
	1,033	799	14,489	10,990

CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

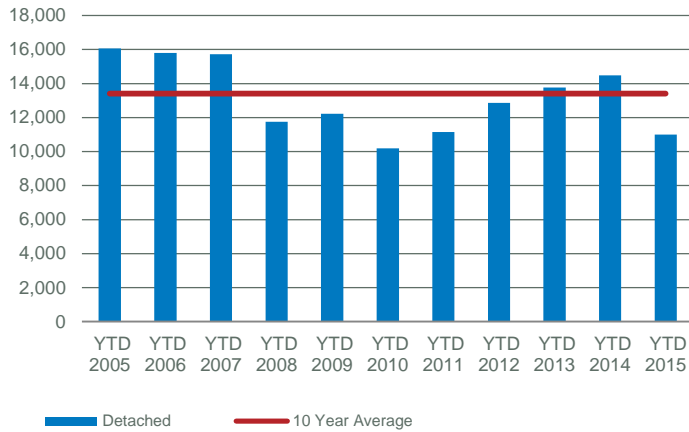
YTD NOVEMBER



Source: CREB®

CALGARY DETACHED TOTAL SALES

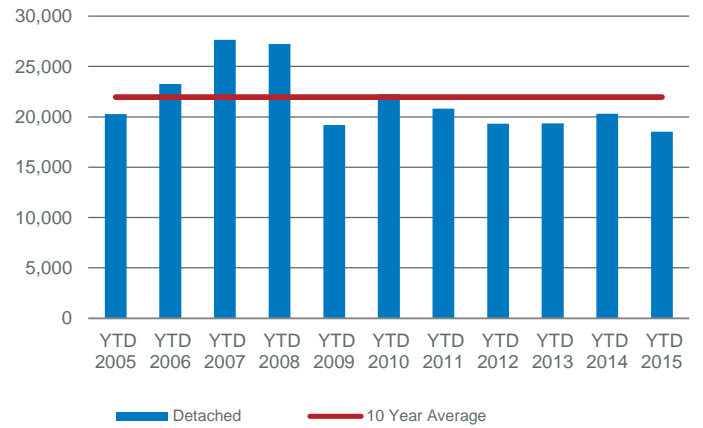
YTD NOVEMBER



Source: CREB®

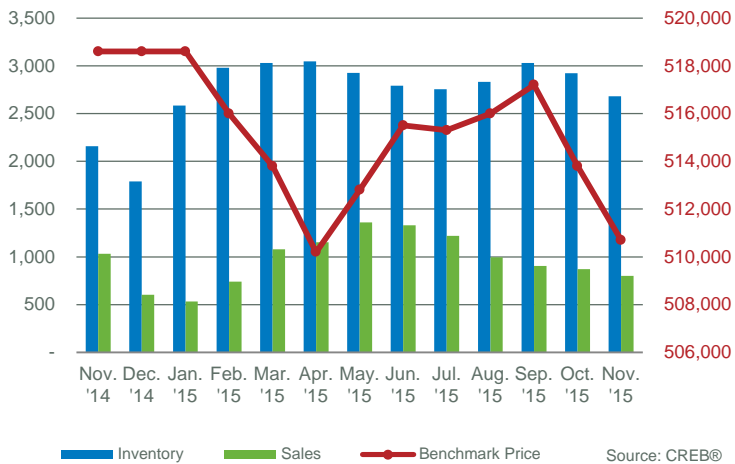
CALGARY DETACHED TOTAL NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



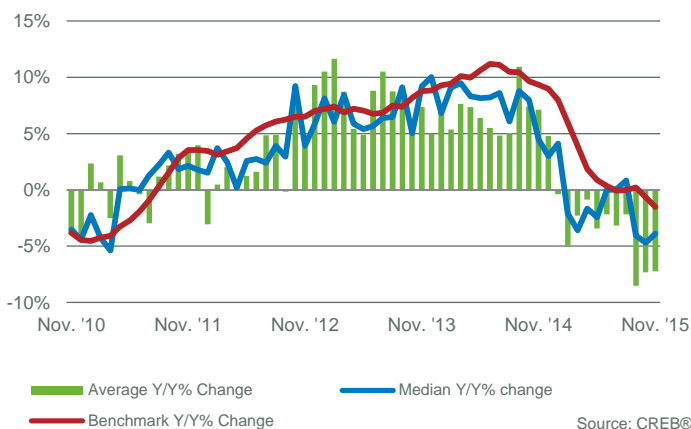
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



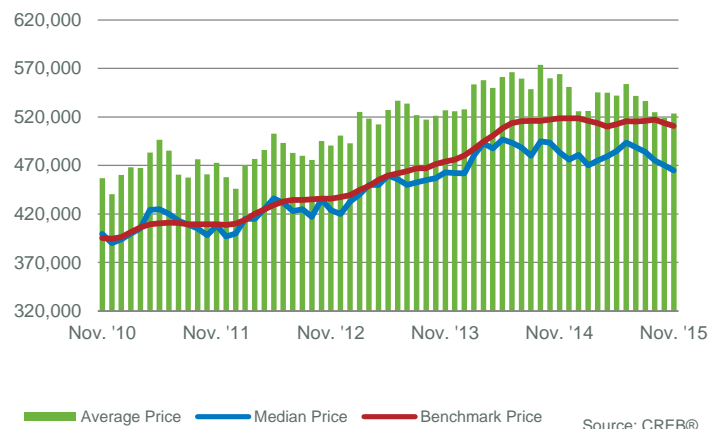
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



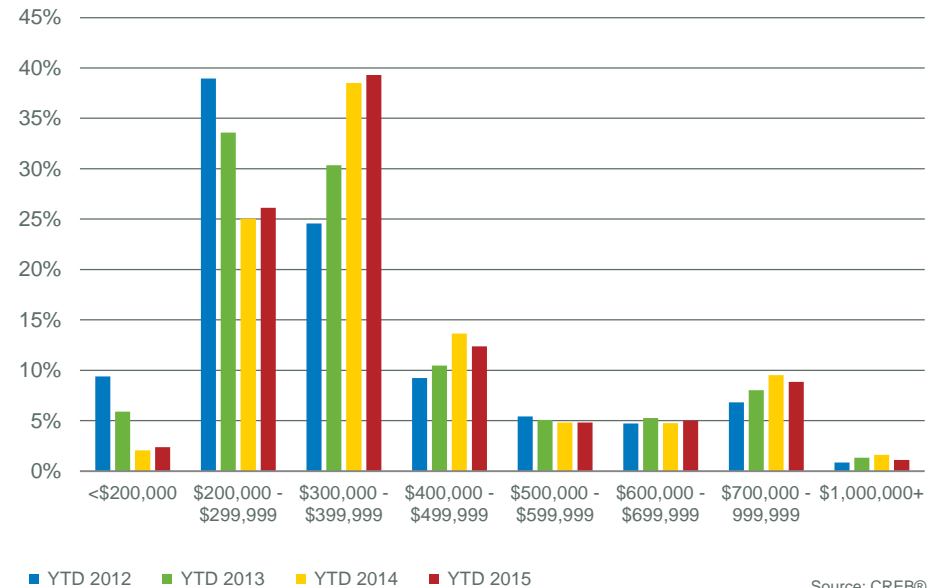
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	534	649	627	504	516	483	452	411	247
New Listings	492	568	673	786	917	797	680	682	680	663	481	303
Inventory	498	575	641	754	907	938	951	933	933	961	859	740
Days on Market	40	30	29	27	28	28	32	34	34	37	36	45
Benchmark Price	331,100	334,300	336,700	341,800	347,800	351,400	352,600	355,000	356,400	356,200	357,600	356,200
Median Price	345,000	351,000	345,000	343,600	350,000	340,100	353,000	354,250	350,000	350,000	358,000	345,000
Average Price	405,980	430,262	417,941	400,967	416,294	414,099	410,608	424,267	410,642	420,564	417,830	416,711
Index	194	196	197	200	204	206	207	208	209	209	209	209
2015												
Sales	189	252	394	460	465	450	447	367	284	315	269	
New Listings	687	670	681	685	676	680	675	585	671	664	506	
Inventory	1,013	1,213	1,249	1,225	1,157	1,136	1,136	1,154	1,277	1,335	1,287	
Days on Market	42	34	39	41	43	44	44	44	41	41	49	
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500	355,300	356,700	357,000	354,100	352,400	
Median Price	342,000	345,000	346,250	350,250	352,500	345,000	353,000	355,000	340,750	336,000	340,000	
Average Price	403,897	396,866	405,580	409,604	410,358	418,687	418,161	402,313	394,771	392,207	391,718	
Index	209	208	208	207	207	208	208	209	209	207	206	

	Nov-14	Nov-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	10	11	111	92
\$200,000 - \$299,999	107	71	1,353	1,017
\$300,000 - \$349,999	79	64	1,245	866
\$350,000 - \$399,999	64	48	836	664
\$400,000 - \$449,999	39	18	440	271
\$450,000 - \$499,999	22	10	298	211
\$500,000 - \$549,999	8	7	140	117
\$550,000 - \$599,999	16	5	120	71
\$600,000 - \$649,999	10	6	107	90
\$650,000 - \$699,999	11	9	150	105
\$700,000 - \$799,999	22	10	259	199
\$800,000 - \$899,999	11	3	185	92
\$900,000 - \$999,999	5	4	70	54
\$1,000,000 - \$1,249,999	4	2	60	31
\$1,250,000 - \$1,499,999	3	-	21	9
\$1,500,000 - \$1,749,999	-	-	4	1
\$1,750,000 - \$1,999,999	-	1	1	2
\$2,000,000 - \$2,499,999	-	-	2	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	411	269	5,402	3,892

CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

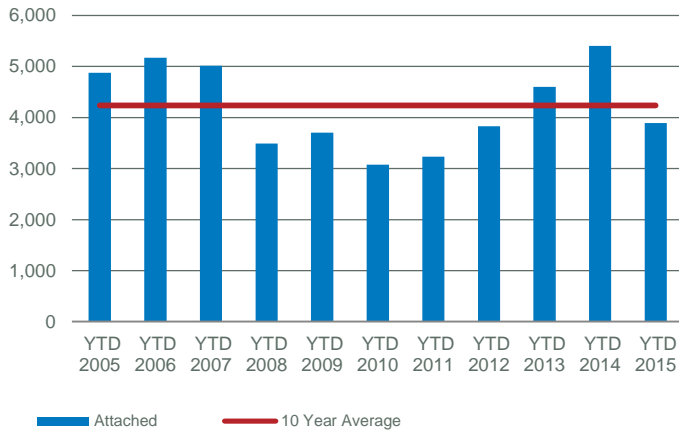
YTD NOVEMBER



Source: CREB®

CALGARY ATTACHED TOTAL SALES

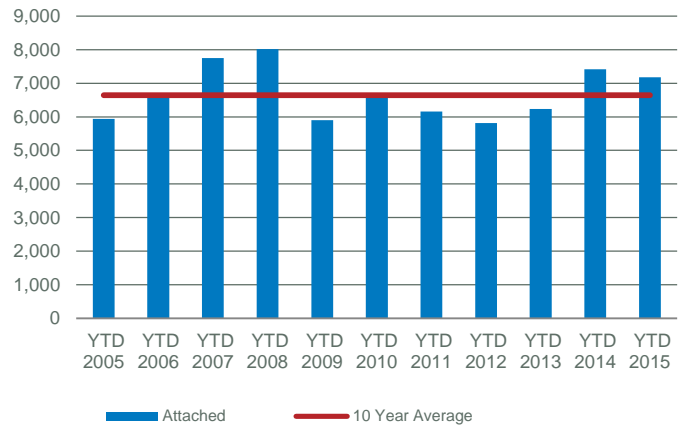
YTD NOVEMBER



Source: CREB®

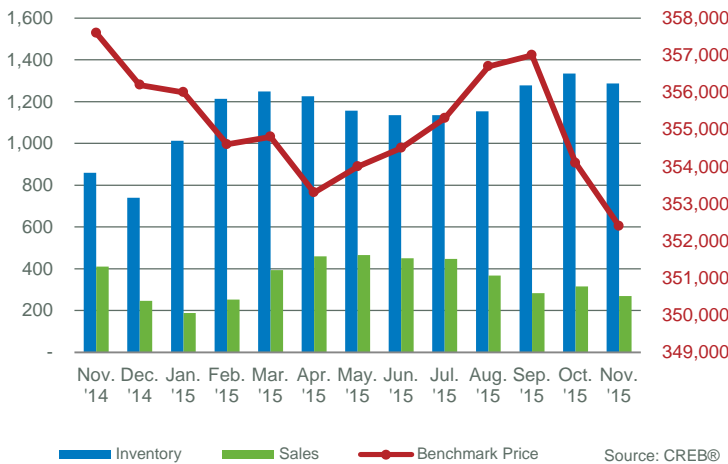
CALGARY ATTACHED TOTAL NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



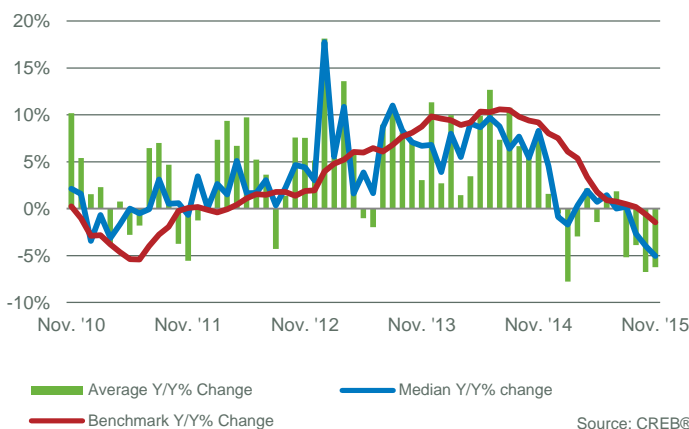
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



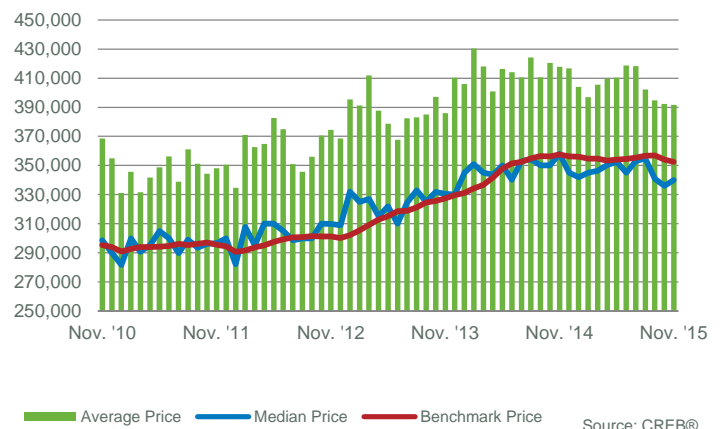
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES

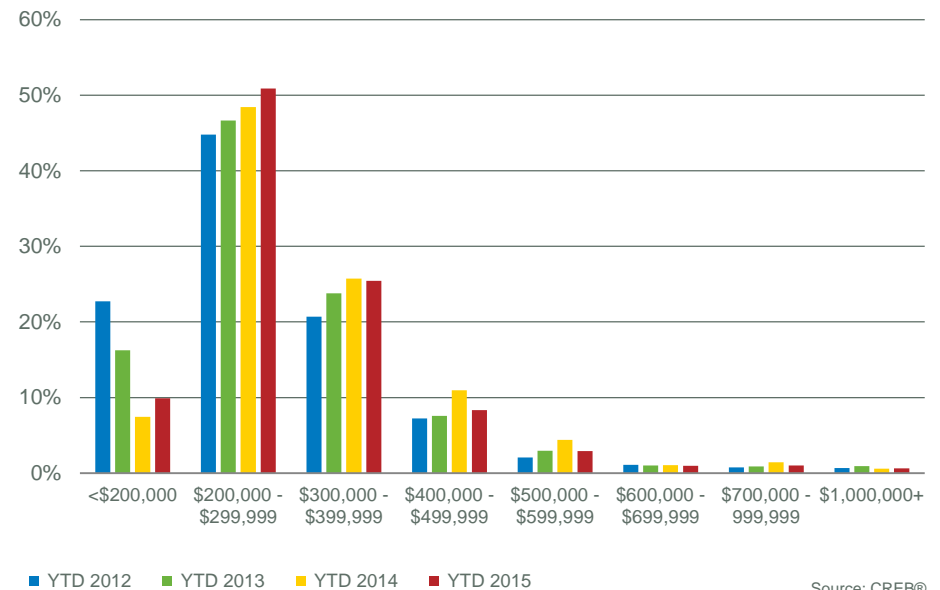


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	453	454	515	480	448	456	435	388	327	222
New Listings	490	579	671	694	818	720	663	656	692	622	476	304
Inventory	560	672	781	935	1,108	1,130	1,133	1,117	1,137	1,142	1,041	853
Days on Market	43	33	31	34	33	37	40	40	39	40	41	46
Benchmark Price	280,800	283,700	287,600	291,800	295,400	299,700	298,100	298,400	298,700	300,100	300,700	300,400
Median Price	277,000	289,950	286,000	282,750	284,000	282,750	284,223	287,750	294,500	283,650	290,000	288,900
Average Price	314,971	327,288	310,733	319,780	315,845	351,880	322,486	329,704	326,100	322,985	321,836	318,652
Index	196	198	201	204	206	209	208	209	209	210	210	210
2015												
Sales	154	215	302	352	359	399	324	281	259	237	195	
New Listings	745	593	672	608	613	611	582	514	658	587	489	
Inventory	1,200	1,340	1,428	1,368	1,311	1,212	1,245	1,227	1,294	1,367	1,349	
Days on Market	55	40	43	45	48	48	47	47	49	50	50	
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600	293,300	294,100	290,600	288,300	287,000	
Median Price	268,875	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	
Average Price	305,473	305,723	305,957	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	
Index	209	207	205	204	206	205	205	206	203	201	201	

	Nov-14	Nov-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	2
\$100,000 - \$199,999	25	22	337	303
\$200,000 - \$299,999	151	101	2,217	1,565
\$300,000 - \$349,999	49	25	668	477
\$350,000 - \$399,999	40	24	510	305
\$400,000 - \$449,999	25	4	339	148
\$450,000 - \$499,999	11	4	162	108
\$500,000 - \$549,999	12	5	129	53
\$550,000 - \$599,999	5	6	72	36
\$600,000 - \$649,999	4	3	34	23
\$650,000 - \$699,999	-	-	15	7
\$700,000 - \$799,999	2	1	29	15
\$800,000 - \$899,999	-	-	17	10
\$900,000 - \$999,999	2	-	19	6
\$1,000,000 - \$1,249,999	1	-	7	8
\$1,250,000 - \$1,499,999	-	-	8	1
\$1,500,000 - \$1,749,999	-	-	3	2
\$1,750,000 - \$1,999,999	-	-	2	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	4	1
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	1	-
	327	195	4,579	3,077

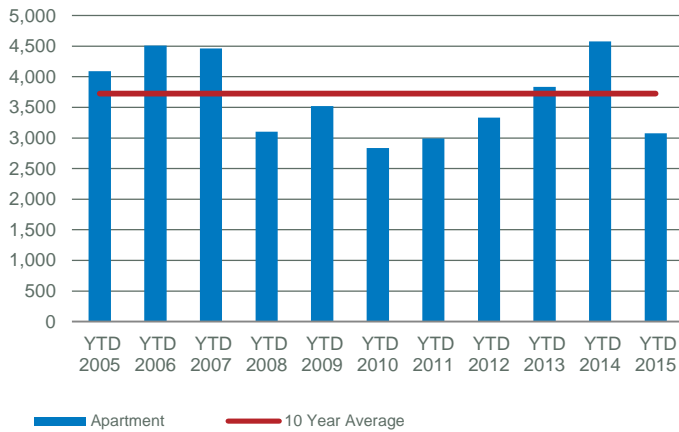
CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE YTD NOVEMBER



Source: CREB®

CALGARY APARTMENT TOTAL SALES

YTD NOVEMBER



Source: CREB®

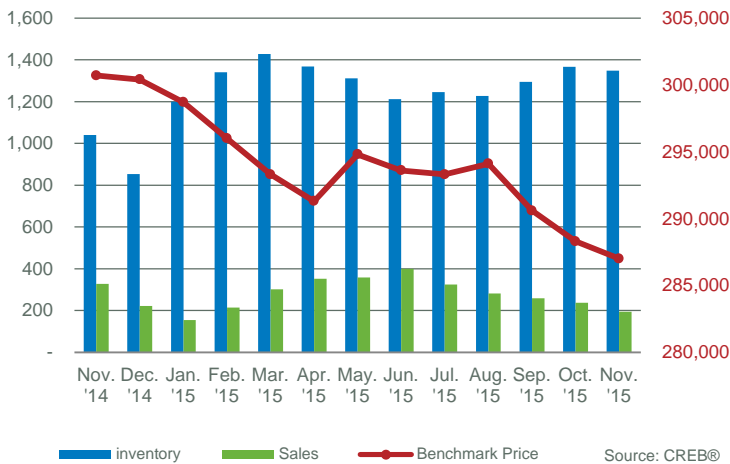
CALGARY APARTMENT TOTAL NEW LISTINGS

YTD NOVEMBER



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



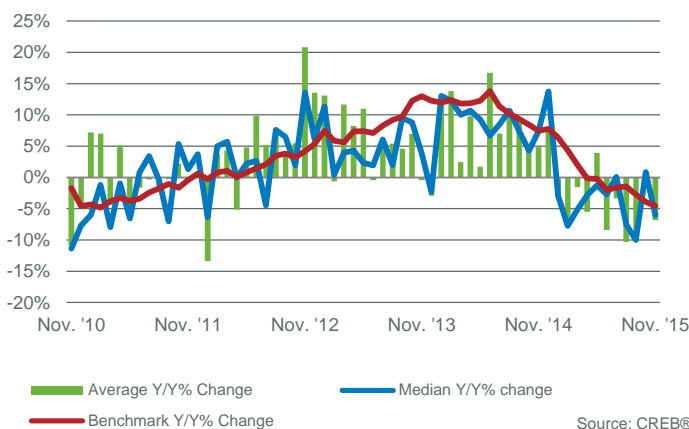
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



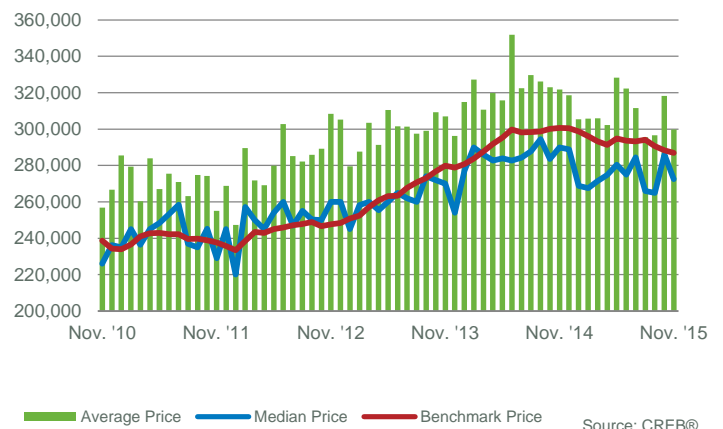
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



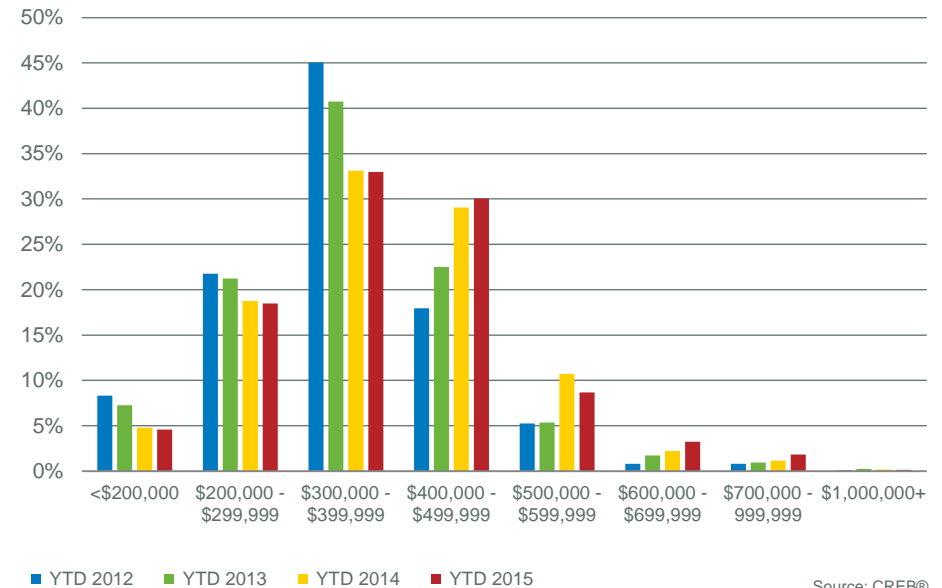
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	107	162	169	197	197	182	133	140	160	117	64
New Listings	125	149	200	219	289	254	209	187	178	183	115	80
Inventory	135	147	154	182	249	273	276	281	256	233	186	170
Days on Market	42	33	26	26	27	30	32	32	41	42	38	45
Benchmark Price	343,300	345,600	350,900	356,200	361,500	364,500	366,800	369,800	371,900	373,200	375,900	376,600
Median Price	385,500	378,750	387,750	390,000	395,000	390,000	388,300	372,400	381,750	388,250	392,000	400,000
Average Price	384,409	383,951	390,754	390,878	398,571	384,237	384,658	364,498	393,210	387,240	383,670	396,018
Index	181	182	185	188	191	192	194	195	196	197	198	199
2015												
Sales	65	99	138	138	152	166	163	135	118	95	89	
New Listings	224	230	194	214	223	243	197	184	179	184	129	
Inventory	289	364	359	372	367	384	364	346	346	358	330	
Days on Market	41	35	39	40	38	47	41	42	50	51	47	
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900	373,800	371,700	372,100	370,400	367,900	
Median Price	376,000	395,000	384,000	396,500	392,500	387,400	382,500	375,000	410,750	386,500	360,000	
Average Price	365,156	398,714	378,408	394,555	395,152	394,320	394,454	380,909	416,978	392,074	378,645	
Index	199	200	199	198	198	198	197	196	196	196	194	

	Nov-14	Nov-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	3	78	62
\$200,000 - \$299,999	20	22	306	251
\$300,000 - \$349,999	18	15	208	166
\$350,000 - \$399,999	23	18	332	282
\$400,000 - \$449,999	24	11	302	232
\$450,000 - \$499,999	17	7	172	176
\$500,000 - \$549,999	10	6	117	81
\$550,000 - \$599,999	1	1	58	37
\$600,000 - \$649,999	1	4	23	35
\$650,000 - \$699,999	-	-	13	9
\$700,000 - \$799,999	-	1	13	12
\$800,000 - \$899,999	-	-	5	7
\$900,000 - \$999,999	-	1	1	6
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	117	89	1,631	1,358

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD NOVEMBER



Source: CREB®

AIRDRIE TOTAL SALES

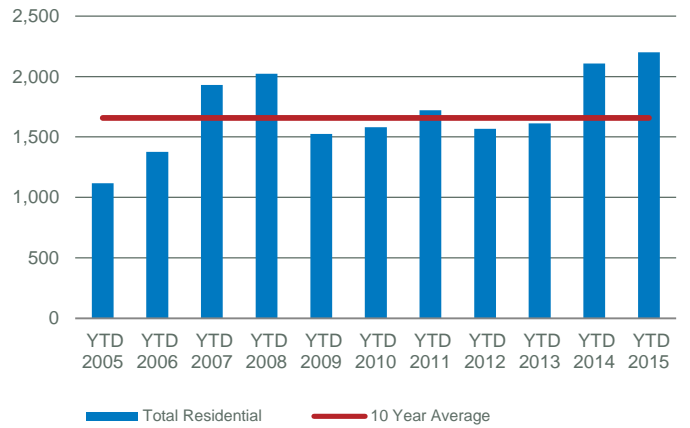
YTD NOVEMBER



Source: CREB®

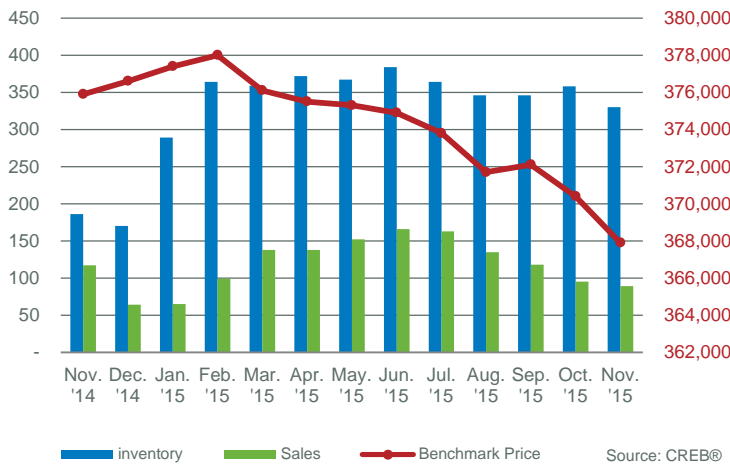
AIRDRIE TOTAL NEW LISTINGS

YTD NOVEMBER



Source: CREB®

AIRDRIE INVENTORY AND SALES



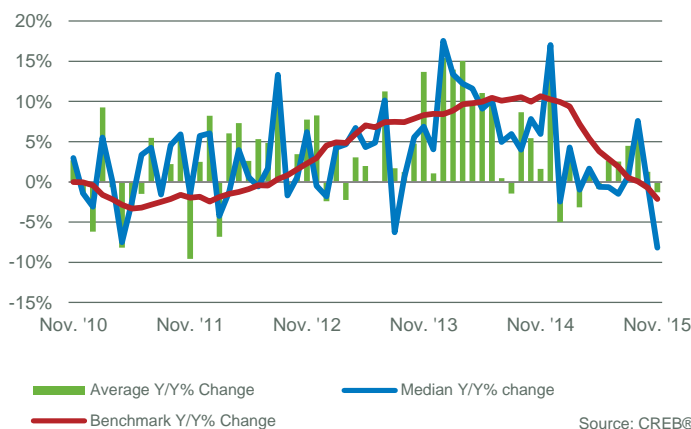
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



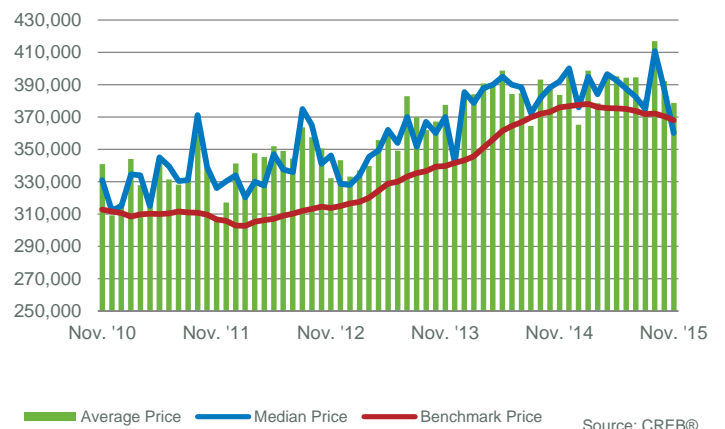
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES



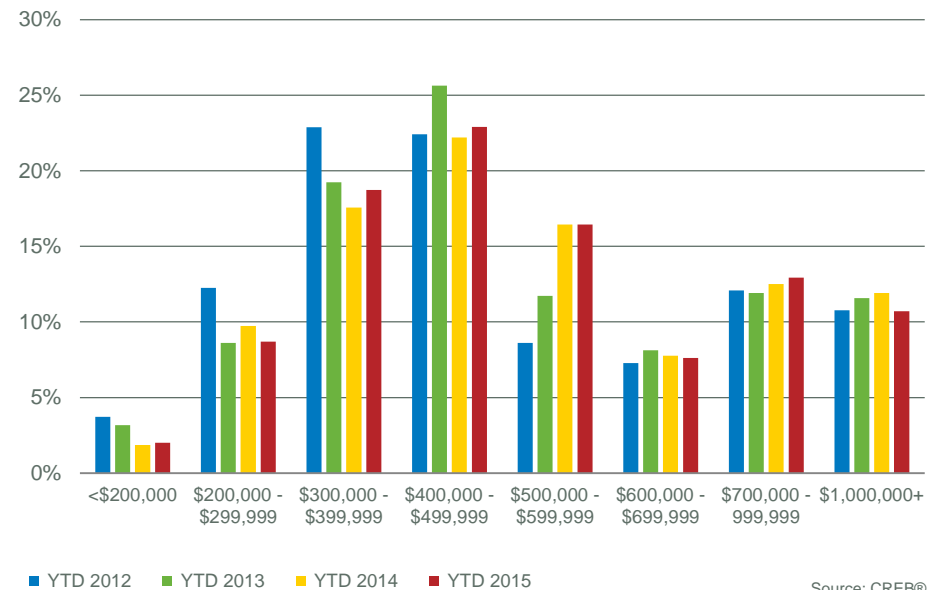
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	171	179	152	108	74
New Listings	256	278	327	331	353	359	289	264	255	237	196	128
Inventory	595	633	667	714	737	781	785	775	711	671	630	537
Days on Market	76	73	55	49	54	57	63	58	58	69	54	70
Benchmark Price	506,500	513,300	521,000	526,000	535,200	532,800	539,000	545,100	546,400	551,900	547,900	554,700
Median Price	475,500	470,000	485,000	495,500	524,000	475,000	490,000	521,000	505,000	520,000	435,000	475,000
Average Price	537,753	587,005	599,022	599,400	649,548	578,289	618,967	636,616	623,188	671,762	504,264	557,609
Index	164	166	169	170	173	172	174	176	177	179	177	180
2015												
Sales	78	78	116	141	174	197	153	129	94	129	104	
New Listings	288	254	317	311	297	311	294	281	283	238	201	
Inventory	652	733	808	848	873	837	837	834	865	812	748	
Days on Market	76	57	61	60	54	68	66	53	68	58	78	
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800	559,700	554,400	564,000	549,100	550,700	
Median Price	478,750	497,500	487,250	465,000	500,000	515,000	495,500	485,000	445,000	462,500	514,850	
Average Price	625,531	650,157	607,473	569,824	610,111	648,011	584,906	554,722	548,404	563,345	600,602	
Index	180	181	185	184	182	182	181	179	183	178	178	

	Nov-14	Nov-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SALI				
>\$100,000	-	1	3	1
\$100,000 - \$199,999	2	4	32	27
\$200,000 - \$299,999	13	7	183	121
\$300,000 - \$349,999	18	7	151	124
\$350,000 - \$399,999	15	10	179	137
\$400,000 - \$449,999	10	10	186	164
\$450,000 - \$499,999	10	9	231	155
\$500,000 - \$549,999	13	15	192	133
\$550,000 - \$599,999	3	8	117	96
\$600,000 - \$649,999	4	6	85	59
\$650,000 - \$699,999	3	2	61	47
\$700,000 - \$799,999	5	6	100	74
\$800,000 - \$899,999	5	4	77	60
\$900,000 - \$999,999	-	2	58	46
\$1,000,000 - \$1,249,999	4	6	101	68
\$1,250,000 - \$1,499,999	2	2	53	30
\$1,500,000 - \$1,749,999	-	3	21	23
\$1,750,000 - \$1,999,999	1	2	21	12
\$2,000,000 - \$2,499,999	-	-	18	7
\$2,500,000 - \$2,999,999	-	-	9	2
\$3,000,000 - \$3,499,999	-	-	1	7
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	108	104	1,879	1,393

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

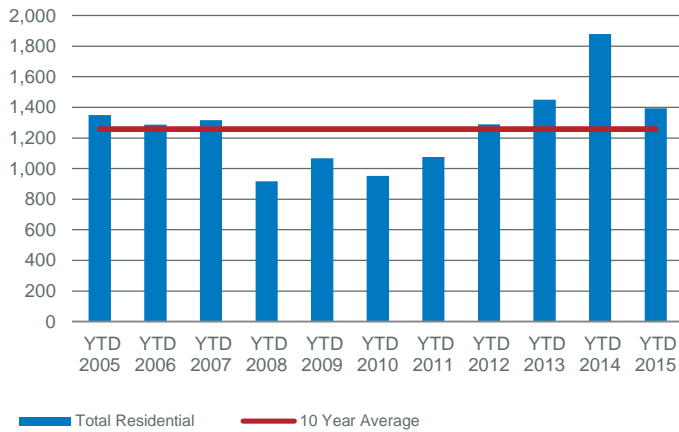
YTD NOVEMBER



Source: CREB®

ROCKYVIEW TOTAL SALES

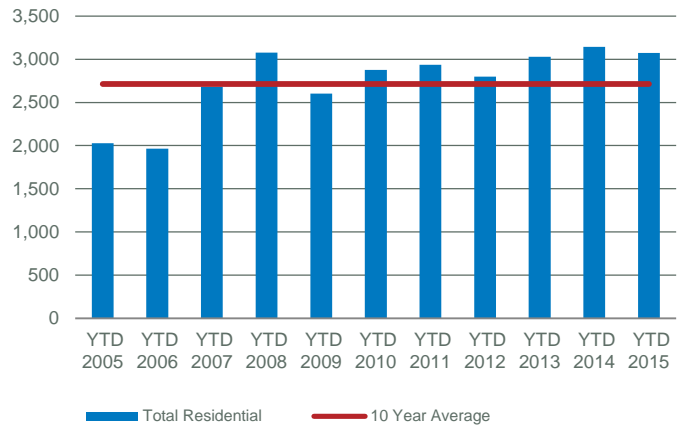
YTD NOVEMBER



Source: CREB®

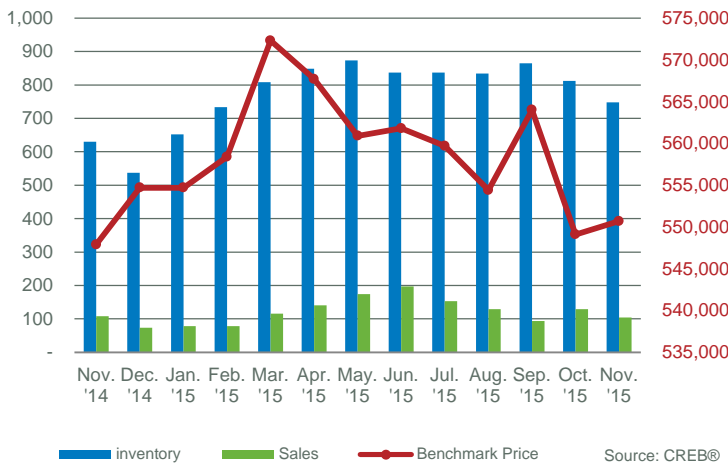
ROCKYVIEW TOTAL NEW LISTINGS

YTD NOVEMBER



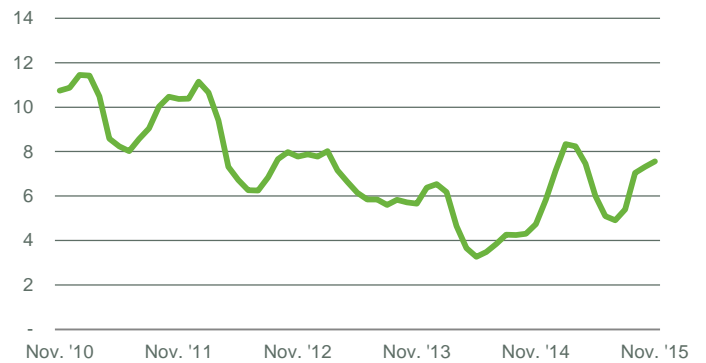
Source: CREB®

ROCKYVIEW INVENTORY AND SALES



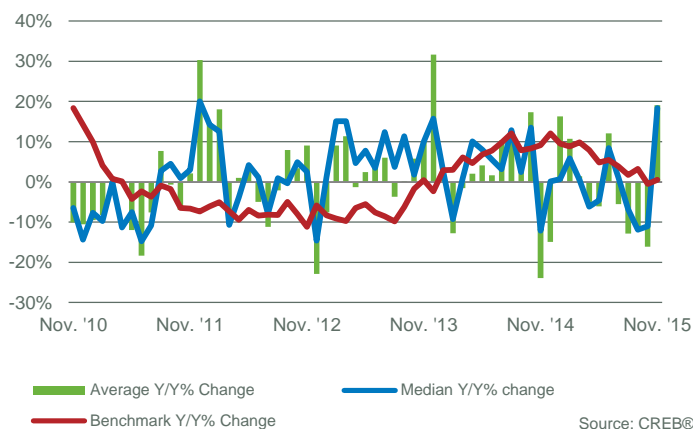
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



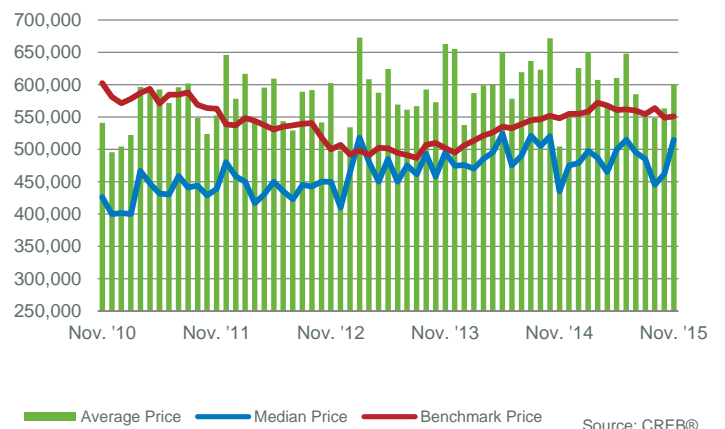
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



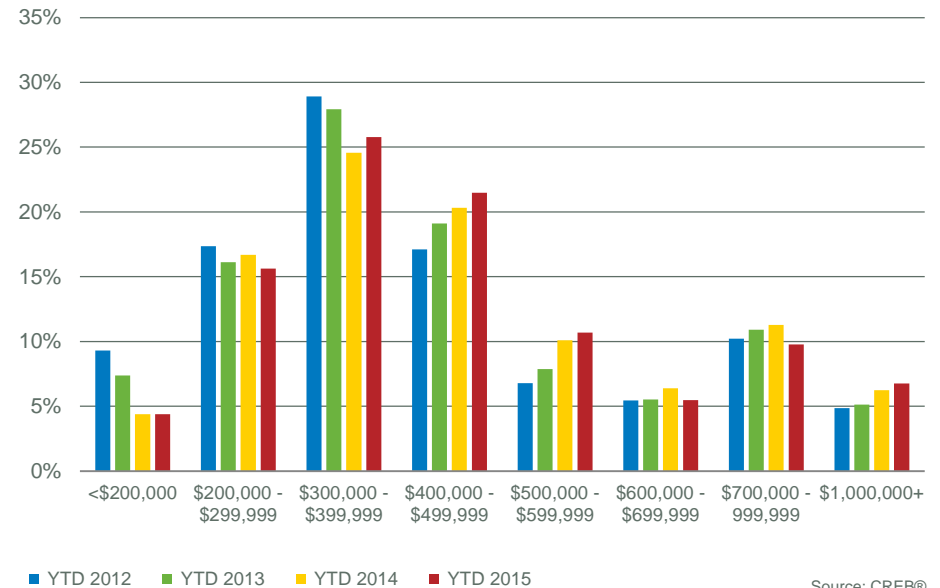
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	70	89	112	157	170	164	151	135	124	139	97	59
New Listings	182	169	199	233	271	243	243	216	218	173	127	81
Inventory	371	410	442	479	537	538	569	575	571	520	458	373
Days on Market	73	60	47	60	51	49	53	51	57	59	58	73
Benchmark Price	364,300	369,900	378,900	384,500	386,700	385,200	387,300	388,800	392,500	390,300	393,300	393,600
Median Price	427,837	390,900	412,000	430,000	437,500	432,500	407,000	410,000	402,500	409,500	424,900	392,000
Average Price	473,452	459,478	492,041	504,194	530,348	529,946	504,947	517,009	495,263	491,495	476,317	508,311
Index	169	172	176	179	180	179	180	181	182	181	183	183
2015												
Sales	56	67	113	104	127	124	109	106	105	94	89	
New Listings	191	196	236	219	234	230	211	187	189	180	136	
Inventory	437	509	587	640	643	649	661	642	615	579	529	
Days on Market	85	71	65	71	61	60	71	69	81	81	75	
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800	404,100	400,700	403,900	396,400	391,000	
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750	410,000	419,000	420,000	
Average Price	457,085	494,242	454,984	495,971	567,143	501,445	627,925	467,709	526,671	489,709	455,278	
Index	183	183	188	186	188	189	188	186	188	184	182	

	Nov-14	Nov-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	1	-	1	5
\$100,000 - \$199,999	7	3	61	43
\$200,000 - \$299,999	19	14	235	171
\$300,000 - \$349,999	5	13	153	149
\$350,000 - \$399,999	12	10	193	133
\$400,000 - \$449,999	6	10	160	132
\$450,000 - \$499,999	15	17	126	103
\$500,000 - \$549,999	8	3	83	65
\$550,000 - \$599,999	4	5	59	52
\$600,000 - \$649,999	4	-	53	27
\$650,000 - \$699,999	2	2	37	33
\$700,000 - \$799,999	3	3	69	42
\$800,000 - \$899,999	5	3	54	39
\$900,000 - \$999,999	4	4	36	26
\$1,000,000 - \$1,249,999	1	2	51	38
\$1,250,000 - \$1,499,999	-	-	19	15
\$1,500,000 - \$1,749,999	-	-	11	8
\$1,750,000 - \$1,999,999	-	-	2	4
\$2,000,000 - \$2,499,999	-	-	1	4
\$2,500,000 - \$2,999,999	1	-	1	3
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	1
	97	89	1,408	1,094

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD NOVEMBER



FOOTHILLS TOTAL SALES



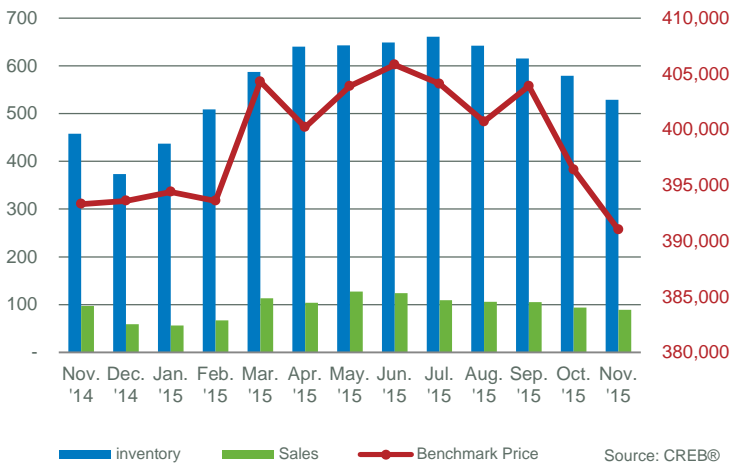
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



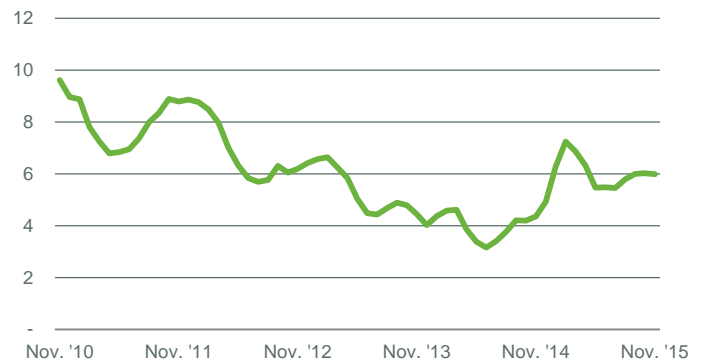
Source: CREB®

FOOTHILLS INVENTORY AND SALES



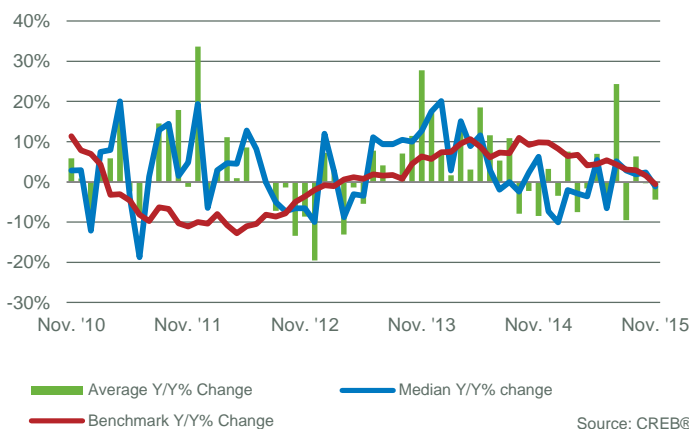
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



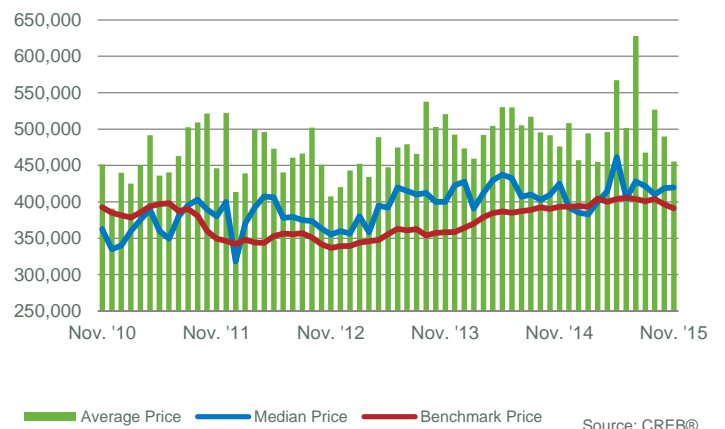
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



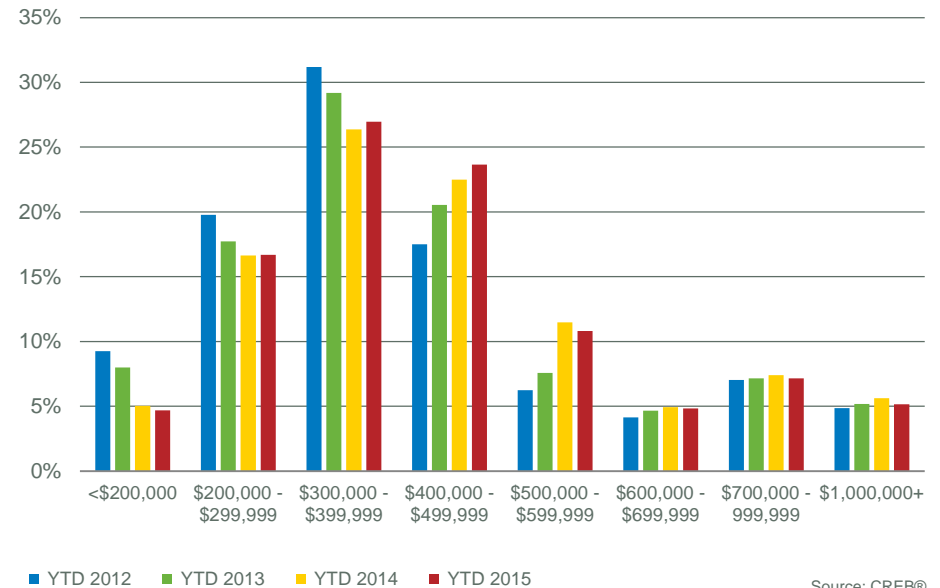
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	267	373	536	637	683	646	586	499	510	513	360	220
New Listings	631	667	819	882	1,045	955	833	746	722	665	491	303
Inventory	1,261	1,370	1,454	1,570	1,729	1,805	1,829	1,815	1,698	1,579	1,428	1,203
Days on Market	68	60	47	48	46	47	50	48	54	57	49	62
Benchmark Price	394,000	398,100	405,300	411,000	416,900	417,800	421,400	423,900	426,200	427,300	428,400	430,000
Median Price	400,000	389,900	406,750	415,000	422,500	404,500	409,419	415,000	410,000	410,000	392,964	400,250
Average Price	453,538	468,419	477,978	480,402	502,071	469,549	480,548	494,082	488,599	491,609	434,834	471,965
Index	174	176	179	181	184	184	186	187	188	189	189	190
2015												
Sales	221	270	414	441	515	550	489	426	354	354	319	
New Listings	767	745	845	837	859	869	789	732	712	665	528	
Inventory	1,529	1,776	1,962	2,082	2,122	2,091	2,083	2,040	2,038	1,957	1,797	
Days on Market	67	53	55	56	52	60	59	56	64	63	66	
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000	434,100	430,900	434,100	427,500	425,300	
Median Price	399,900	405,000	402,500	399,500	416,500	407,750	415,000	400,000	410,000	402,250	402,000	
Average Price	473,173	486,170	454,604	462,777	496,675	499,141	496,934	445,029	472,681	472,725	461,047	
Index	190	190	193	192	192	192	192	190	192	189	188	

	Nov-14	Nov-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	1	1	14	11
\$100,000 - \$199,999	20	16	269	193
\$200,000 - \$299,999	67	60	934	726
\$300,000 - \$349,999	46	41	655	533
\$350,000 - \$399,999	55	40	825	641
\$400,000 - \$449,999	44	36	720	578
\$450,000 - \$499,999	42	34	542	452
\$500,000 - \$549,999	32	24	401	282
\$550,000 - \$599,999	8	14	243	189
\$600,000 - \$649,999	9	10	162	122
\$650,000 - \$699,999	5	4	115	89
\$700,000 - \$799,999	8	10	184	128
\$800,000 - \$899,999	10	7	136	106
\$900,000 - \$999,999	4	7	95	78
\$1,000,000 - \$1,249,999	5	8	154	107
\$1,250,000 - \$1,499,999	2	2	73	46
\$1,500,000 - \$1,749,999	-	3	32	31
\$1,750,000 - \$1,999,999	1	2	23	16
\$2,000,000 - \$2,499,999	-	-	19	11
\$2,500,000 - \$2,999,999	1	-	10	5
\$3,000,000 - \$3,499,999	-	-	2	7
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	1
	360	319	5,610	4,353

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

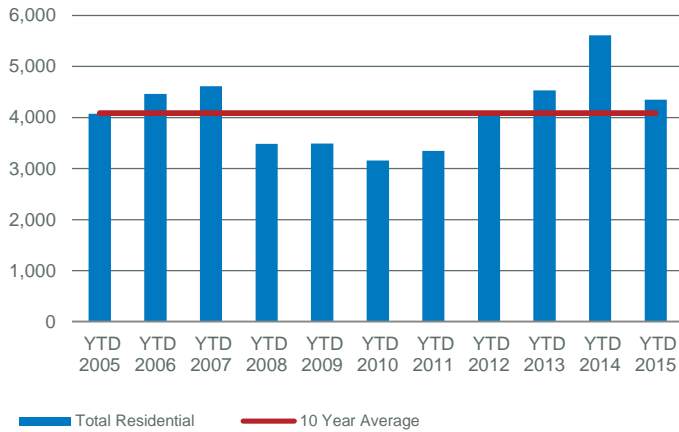
YTD NOVEMBER



Source: CREB®

SURROUNDING AREA SALES

YTD NOVEMBER



Source: CREB®

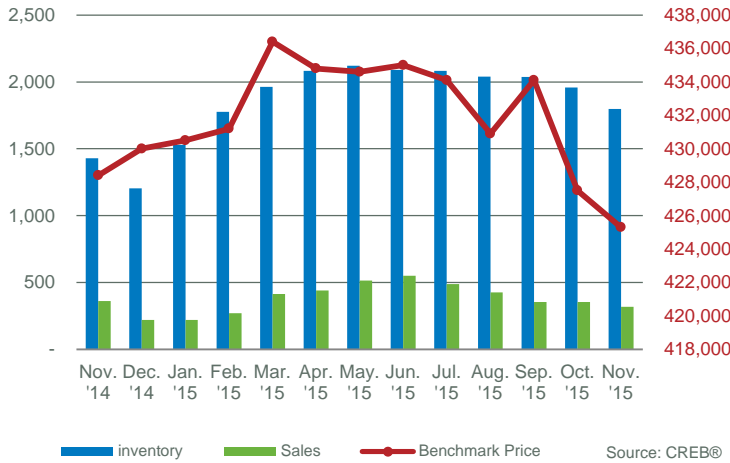
SURROUNDING AREA NEW LISTINGS

YTD NOVEMBER



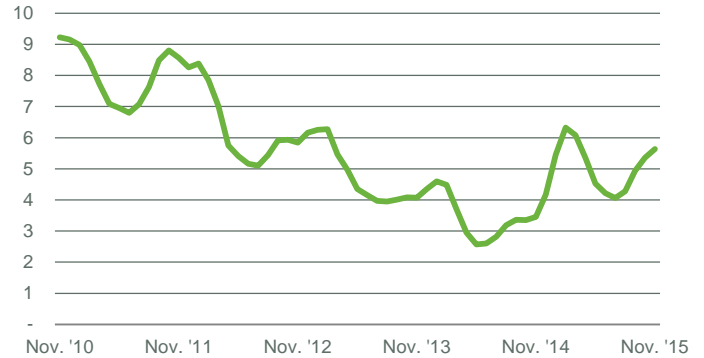
Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



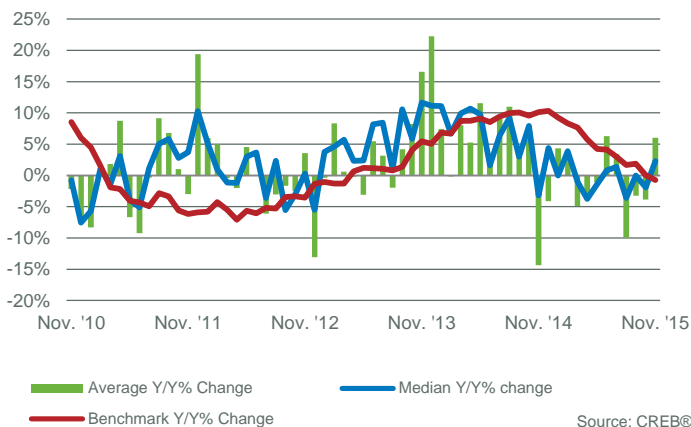
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



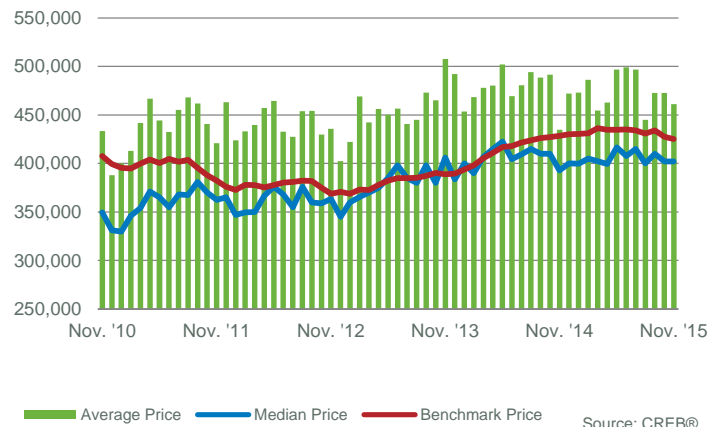
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



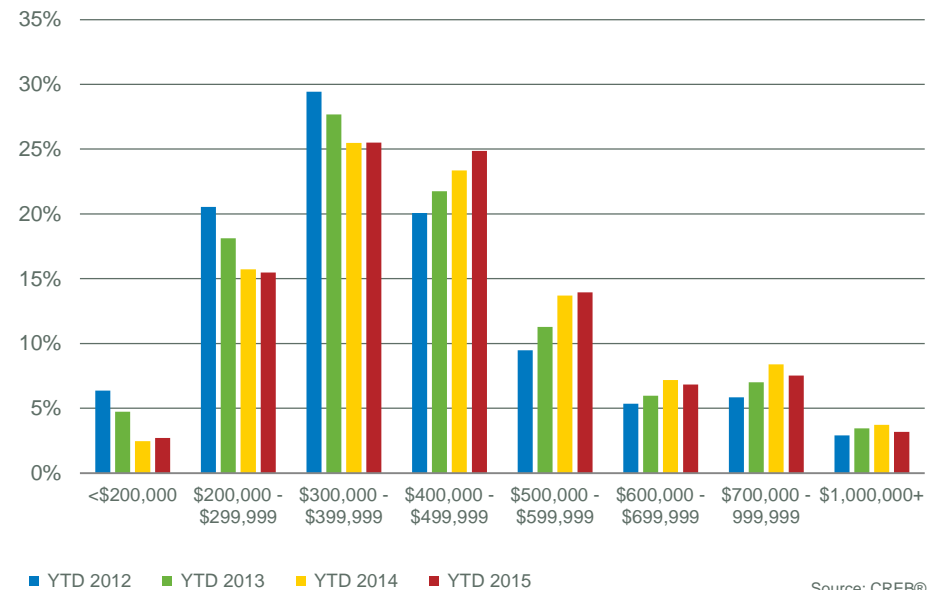
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,699	2,215	3,007	3,158	3,621	3,303	2,902	2,749	2,652	2,643	2,131	1,293
New Listings	3,012	3,370	4,126	4,616	5,356	4,754	4,038	3,877	3,962	3,576	2,574	1,671
Inventory	3,760	4,269	4,661	5,508	6,414	6,766	6,746	6,653	6,499	6,222	5,486	4,587
Days on Market	45	35	31	31	31	33	37	37	39	41	40	46
Benchmark Price	421,500	426,500	432,700	438,500	445,000	449,300	450,800	451,600	452,500	453,600	454,900	454,400
Median Price	414,500	417,000	425,900	425,000	430,000	424,100	423,000	420,000	422,885	427,000	420,500	414,500
Average Price	460,813	480,037	482,626	477,601	489,121	487,294	481,084	479,017	487,100	488,063	476,974	471,994
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,097	1,477	2,190	2,404	2,701	2,730	2,481	2,069	1,803	1,778	1,582	
New Listings	4,034	3,679	3,972	3,900	4,024	3,991	3,777	3,474	3,811	3,357	2,708	
Inventory	6,325	7,309	7,668	7,723	7,516	7,232	7,219	7,254	7,640	7,582	7,113	
Days on Market	46	38	42	43	43	44	44	43	45	45	49	
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400	451,400	451,600	451,900	448,400	445,800	
Median Price	416,000	417,500	416,850	415,000	430,000	425,000	431,500	418,400	424,000	417,250	410,000	
Average Price	463,278	464,758	470,011	468,533	482,249	486,783	480,615	461,194	461,409	460,537	460,897	
Index	211	210	209	208	209	210	210	210	210	208	207	

	Nov-14	Nov-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	1	1	19	13
\$100,000 - \$199,999	55	50	722	593
\$200,000 - \$299,999	338	251	4,731	3,451
\$300,000 - \$349,999	223	186	3,478	2,490
\$350,000 - \$399,999	310	256	4,186	3,198
\$400,000 - \$449,999	299	205	3,922	3,084
\$450,000 - \$499,999	224	169	3,103	2,461
\$500,000 - \$549,999	154	128	2,422	1,799
\$550,000 - \$599,999	122	79	1,696	1,314
\$600,000 - \$649,999	95	58	1,202	872
\$650,000 - \$699,999	70	36	955	652
\$700,000 - \$799,999	84	54	1,274	883
\$800,000 - \$899,999	56	32	815	497
\$900,000 - \$999,999	27	30	434	298
\$1,000,000 - \$1,249,999	36	25	500	356
\$1,250,000 - \$1,499,999	17	10	275	151
\$1,500,000 - \$1,749,999	8	5	136	83
\$1,750,000 - \$1,999,999	5	3	79	50
\$2,000,000 - \$2,499,999	1	2	70	31
\$2,500,000 - \$2,999,999	3	2	29	17
\$3,000,000 - \$3,499,999	2	-	16	11
\$3,500,000 - \$3,999,999	-	-	9	6
\$4,000,000 +	1	-	7	2
	2,131	1,582	30,080	22,312

CREB® SHARE OF SALES BY PRICE RANGE

YTD NOVEMBER



CREB® SALES

YTD NOVEMBER



Source: CREB®

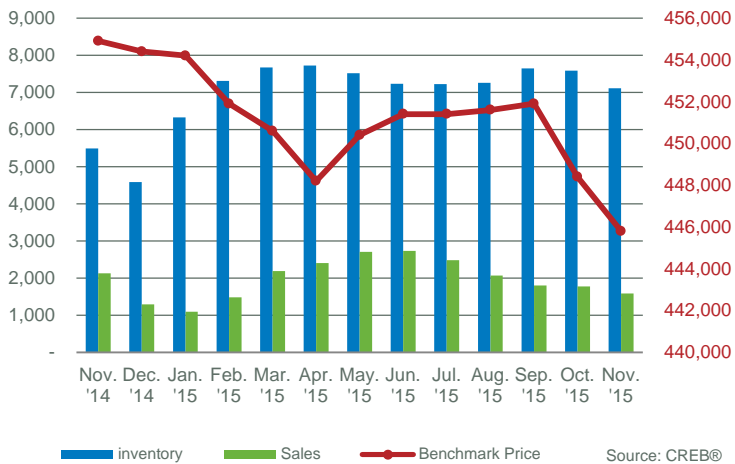
CREB® NEW LISTINGS

YTD NOVEMBER



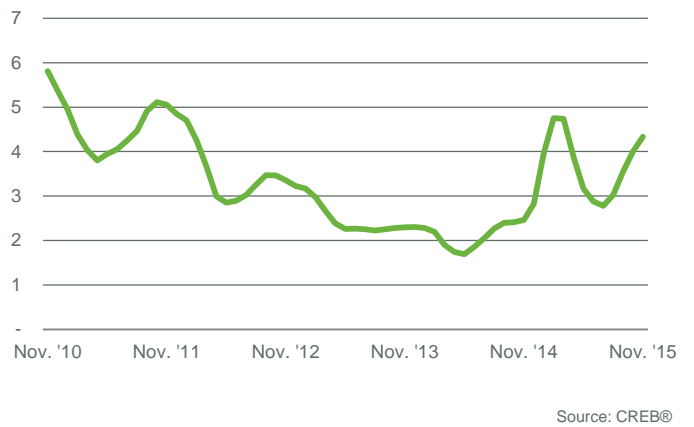
Source: CREB®

CREB® INVENTORY AND SALES



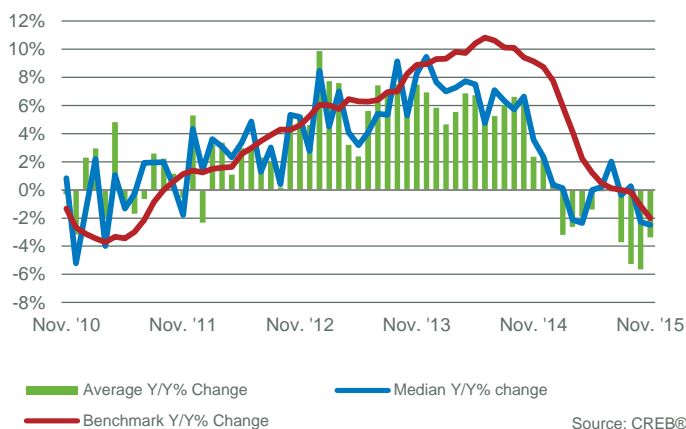
Source: CREB®

CREB® MONTHS OF INVENTORY



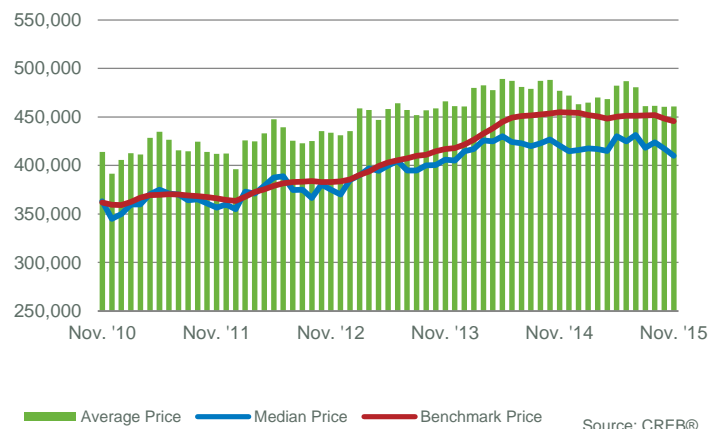
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



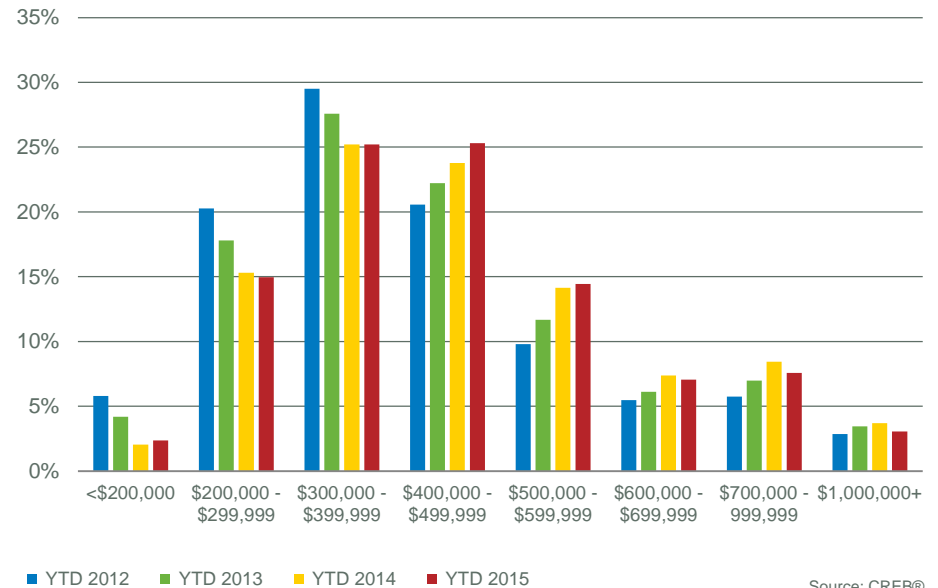
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,831	2,918	3,359	3,048	2,684	2,554	2,461	2,442	1,996	1,211
New Listings	2,762	3,130	3,834	4,284	4,953	4,412	3,703	3,582	3,673	3,331	2,394	1,576
Inventory	3,228	3,678	4,026	4,832	5,670	6,014	5,978	5,894	5,768	5,547	4,874	4,091
Days on Market	43	33	30	28	29	31	35	36	38	39	39	44
Benchmark Price	425,700	430,700	436,700	442,600	449,300	453,800	455,300	456,200	456,800	458,100	459,400	459,200
Median Price	416,000	422,500	430,000	430,000	435,000	426,000	426,150	423,350	425,000	430,000	425,000	417,000
Average Price	463,545	484,408	486,389	481,483	491,875	490,186	484,217	480,662	491,346	492,147	480,581	473,216
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	1,019	1,384	2,030	2,242	2,512	2,543	2,308	1,907	1,661	1,648	1,456	
New Listings	3,779	3,418	3,638	3,588	3,685	3,676	3,479	3,207	3,561	3,114	2,510	
Inventory	5,737	6,630	6,873	6,861	6,634	6,362	6,337	6,394	6,813	6,795	6,394	
Days on Market	44	36	40	41	41	43	42	41	42	43	47	
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500	455,300	456,000	455,700	452,500	450,300	
Median Price	420,000	420,000	420,000	417,250	432,500	430,000	435,000	420,000	425,000	420,000	413,750	
Average Price	467,293	466,305	474,781	471,482	482,877	490,565	477,986	465,449	460,773	462,020	465,815	
Index	212	211	210	209	210	211	211	211	211	209	208	

	Nov-14	Nov-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	-	1	8	3
\$100,000 - \$199,999	40	41	563	489
\$200,000 - \$299,999	304	220	4,286	3,097
\$300,000 - \$349,999	213	167	3,182	2,247
\$350,000 - \$399,999	293	244	3,872	2,976
\$400,000 - \$449,999	289	190	3,690	2,902
\$450,000 - \$499,999	209	151	2,964	2,340
\$500,000 - \$549,999	145	125	2,330	1,731
\$550,000 - \$599,999	118	74	1,628	1,258
\$600,000 - \$649,999	91	58	1,148	844
\$650,000 - \$699,999	68	34	914	619
\$700,000 - \$799,999	81	51	1,203	841
\$800,000 - \$899,999	51	29	761	458
\$900,000 - \$999,999	23	26	398	272
\$1,000,000 - \$1,249,999	35	23	449	318
\$1,250,000 - \$1,499,999	17	10	256	136
\$1,500,000 - \$1,749,999	8	5	125	75
\$1,750,000 - \$1,999,999	5	3	77	46
\$2,000,000 - \$2,499,999	1	2	69	27
\$2,500,000 - \$2,999,999	2	2	28	14
\$3,000,000 - \$3,499,999	2	-	15	11
\$3,500,000 - \$3,999,999	-	-	8	5
\$4,000,000 +	1	-	6	1
	1,996	1,456	27,980	20,710

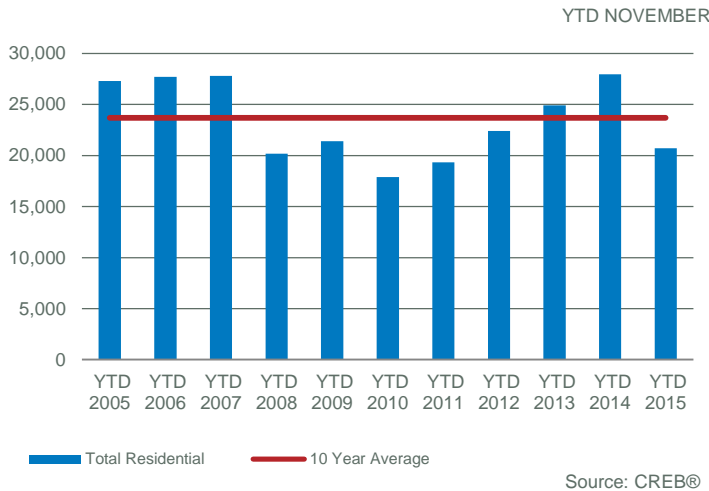
CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD NOVEMBER

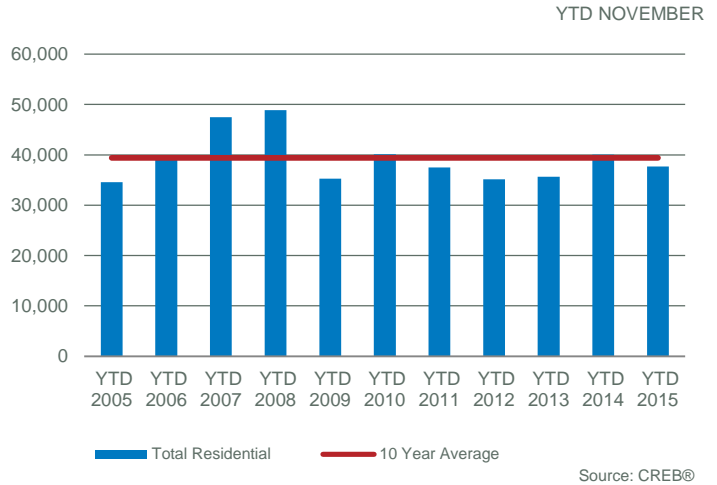


Source: CREB®

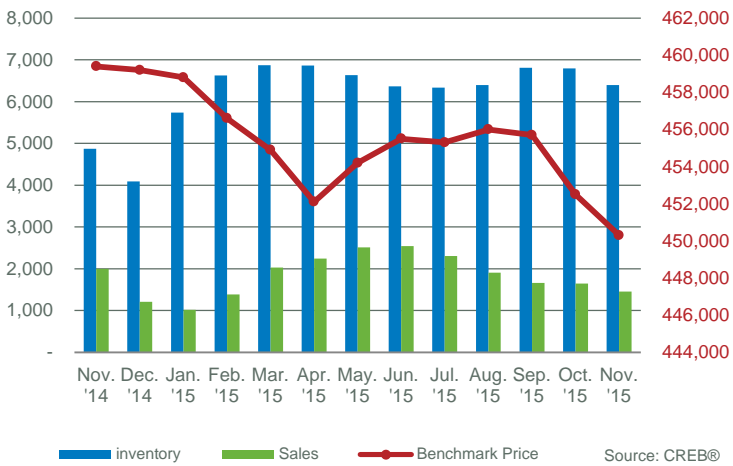
CALGARY CMA SALES



CALGARY CMA NEW LISTINGS



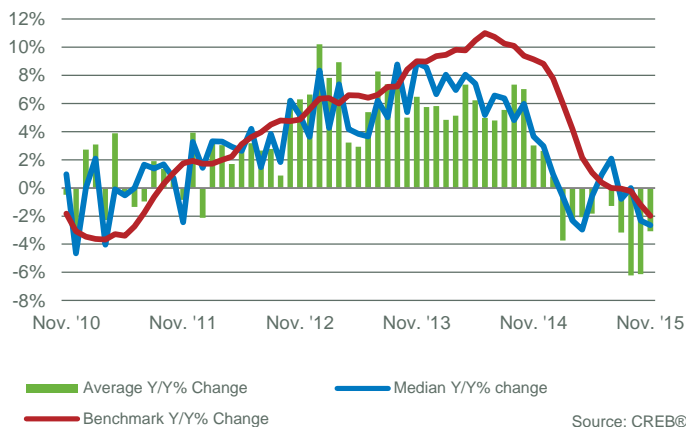
CALGARY CMA INVENTORY AND SALES



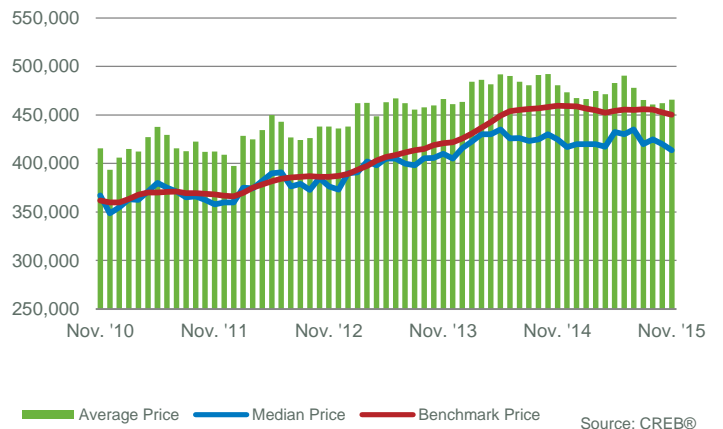
CALGARY CMA MONTHS OF INVENTORY



CALGARY CMA PRICE CHANGE



CALGARY CMA PRICES



DEFINITIONS

Total Residential - includes detached, attached and apartment style properties.

Active Listings - Actual figures were used as of January 2015, previous figures represent estimated figures.

Benchmark Price - Represent the monthly price of the typical home based on it's attributes, providing the best measure of price trends.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Exclusions - Data included in this package do not include activity related to rental, land or leased properties.

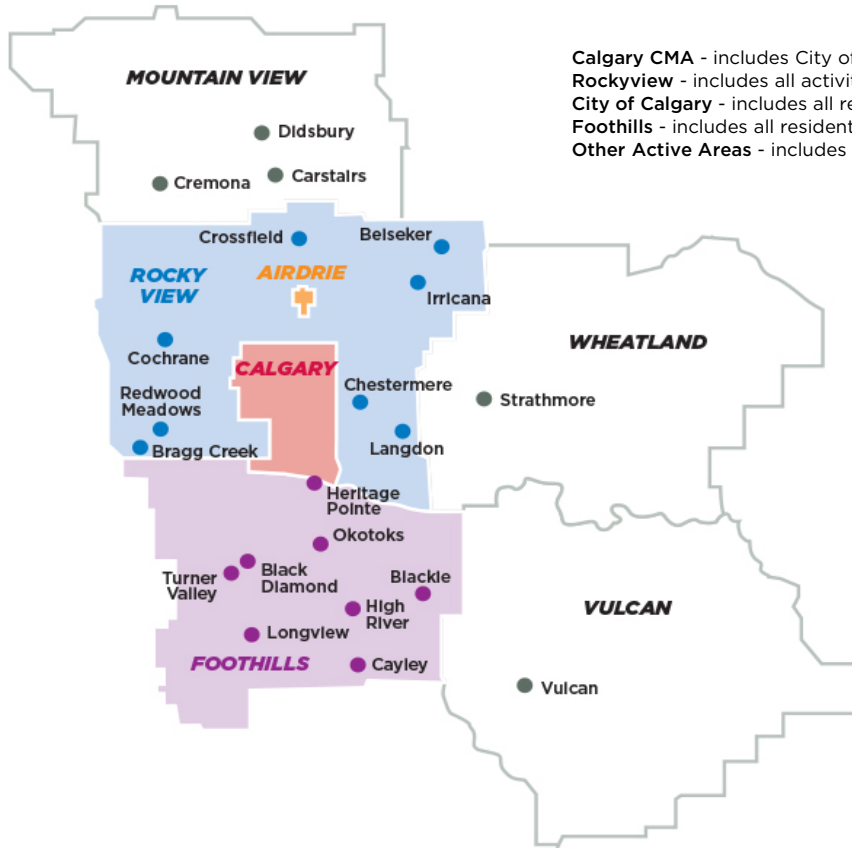
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

For example a ratio of 60 per cent indicates for every 10 listings 6 are being sold. This is useful in determining market tightness.

Detached - A unit that is not attached to any other unit.

Attached - A unit that is attached to another unit by at least one common wall.

Apartment - An attached unit that has connecting enclosed hallways.



Calgary CMA - includes City of Calgary, Airdrie and the Region of Rockyview

Rockyview - includes all activity in the geographical area excluding Airdrie

City of Calgary - includes all residential activity within city limits

Foothills - includes all residential activity within the Foothills area border

Other Active Areas - includes Didsbury, Cremona, Carstairs, Strathmore, Vulcan

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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