



serving calgary and area REALTORS®

DECEMBER 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

YEAR-END FIGURES DEMONSTRATE STABLE GROWTH *2011 a year of steady improvement for the housing market*

Calgary, January 3, 2012 – According to figures released today by CREB® (Calgary Real Estate Board), Calgary residential sales in 2011 increased eight per cent over last year, with 18,568 sales for 2011 compared to 17,267 in 2010.

Recovering from tepid sales activity in the first half of 2011, early improvements in employment and migration resulted in a pickup in housing demand in the second half of the year. By the end of June 2011, year-to-date sales activity had only increased by two per cent compared to the second half of the year, where residential sales improved by 15 per cent.

“While sales activity in 2011 remained below the long run average by 17 per cent, monthly figures point towards the trend of this gap narrowing,” says Sano Stante, president of CREB®.

2011 single family sales totaled 13,186, a nine per cent increase over last year. While sales increased, listings remained low, with an annual total of 24,245, six per cent lower than 2010 levels. The decline in listings relative to sales pushed down inventory levels to 2,761, resulting in four months of supply.

Meanwhile, the condominium market recorded declining sales for nearly half of the year, but favorable pricing and improved economic conditions pushed sales up by double digit rates for the second half of the year. 2011 condo sales totaled 5,382, a 4 per cent increase over the previous year. The rise in sales was complemented by an annual 12 per cent decline in listings. This helped to tighten the condominium market, causing inventories to decline to 1,287 and months of supply to remain just above four months.

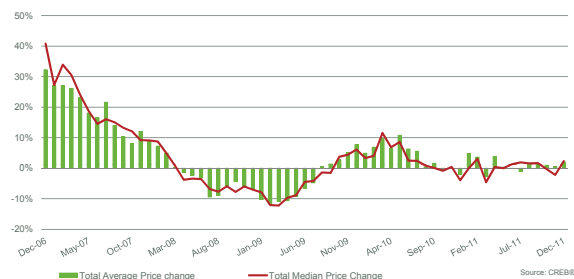
“The demand recovery in the condominium market lagged the single family market, as price adjustments in both the single family and condominium markets resulted in more selection for consumers,” Stante says. “For the first time in several years, consumers had additional selection of single family homes at a lower price range, which directly competed with the condominium market.”

Single family average price in 2011 reached \$466,402, a one per cent increase over last year. While there have been some strong monthly increases, primarily due to sales in the upper end skewing the prices, overall prices have remained fairly stable. Meanwhile, the year-end median price of 405,000 remains at levels similar to 2010.

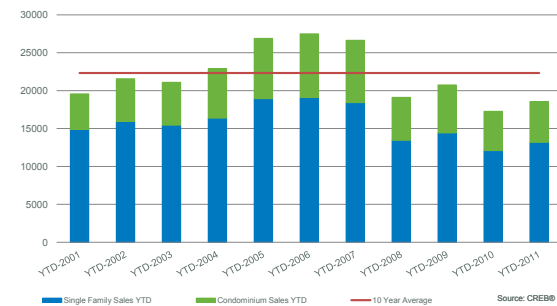
Condominium prices have remained persistently low in 2011, while some of the monthly figures have been boosted by high end penthouse sales. By the end of 2011, the average price of \$287,172 remained one per cent lower than the previous year.

“Throughout 2011, elevated levels of inventories have limited price growth as consumers benefitted from sufficient supply of housing to choose from; however, as these inventories drop to levels more consistent with a balanced market, we can expect some moderate price growth moving forward,” Stante concludes.

Calgary Average & Median Price Change Y/Y



Calgary Single Family & Condo Sales YTD



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CREB® - TOTAL MLS®

	<u>Dec-11</u>	<u>Dec-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	2,761	2,712	1.81%	n/a	n/a	n/a
New Listings Added	760	743	2.29%	24,245	25,697	-5.65%
Sales	722	733	-1.50%	13,186	12,091	9.06%
Avg DOM	58	59	-1.94%	46	43	6.98%
Average Sale Price	453,629	441,364	2.78%	466,402	461,132	1.14%
Median Price	393,750	389,000	1.22%	405,000	406,000	-0.25%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,287	1,429	-9.94%	n/a	n/a	n/a
New Listings Added	324	369	-12.20%	10,022	11,424	-12.27%
Sales	310	318	-2.52%	5,382	5,176	3.98%
Avg DOM	65	62	3.69%	54	48	12.50%
Average Sale Price	280,155	283,059	-1.03%	287,172	289,905	-0.94%
Median Price	257,875	260,000	-0.82%	261,500	266,500	-1.88%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,093	1,913	9.41%	n/a	n/a	n/a
New Listings Added	349	364	-4.12%	9,213	8,829	4.35%
Sales	217	190	14.21%	3,763	3,524	6.78%
Avg DOM	89	89	0.87%	79	71	11.27%
Average Sale Price	356,470	327,583	8.82%	353,970	359,414	-1.51%
Median Price	331,300	309,950	6.89%	334,626	332,500	0.64%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	703	623	12.84%	n/a	n/a	n/a
New Listings Added	100	61	63.93%	2,646	2,390	10.71%
Sales	48	26	84.62%	689	606	13.70%
Avg DOM	106	105	1.16%	103	92	11.96%
Average Sale Price	816,853	775,112	5.39%	807,765	812,310	-0.56%
Median Price	755,000	759,500	-0.59%	738,500	725,000	1.86%
<u>RURAL LAND</u>						
Month End Inventory	473	427	10.77%	n/a	n/a	n/a
New Listings Added	33	39	-15.38%	1,063	1,051	1.14%
Sales	9	7	28.57%	194	214	-9.35%
Avg DOM	176	103	70.62%	133	131	1.53%
Average Sale Price	320,106	588,714	-45.63%	443,519	426,197	4.06%
Median Price	335,000	332,000	0.90%	360,000	332,000	8.43%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,460	7,189	3.77%	n/a	n/a	n/a
New Listings Added	1,586	1,588	-0.13%	47,635	49,888	-4.52%
Sales	1,312	1,283	2.26%	23,340	21,778	7.17%
Avg DOM	68	67	1.58%	56	51	9.80%
Average Sale Price	407,637	390,124	4.49%	414,836	410,467	1.06%
Median Price	355,000	344,900	2.93%	362,500	360,000	0.69%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

Dec-11

Dec-10

SINGLE FAMILY

	Month		Y.T.D.		Month		Y.T.D.	
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	2	0.02%
100,000 - 199,999	13	1.80%	174	1.32%	13	1.77%	117	0.97%
200,000 - 299,999	109	15.10%	1,760	13.35%	120	16.37%	1,494	12.36%
300,000 - 349,999	132	18.28%	2,138	16.21%	137	18.69%	2,009	16.62%
350,000 - 399,999	118	16.34%	2,276	17.26%	129	17.60%	2,161	17.87%
400,000 - 449,999	82	11.36%	1,880	14.26%	103	14.05%	1,882	15.57%
450,000 - 499,999	70	9.70%	1,311	9.94%	66	9.00%	1,240	10.26%
500,000 - 549,999	43	5.96%	853	6.47%	37	5.05%	800	6.62%
550,000 - 599,999	39	5.40%	626	4.75%	28	3.82%	582	4.81%
600,000 - 649,999	32	4.43%	457	3.47%	23	3.14%	406	3.36%
650,000 - 699,999	14	1.94%	380	2.88%	13	1.77%	305	2.52%
700,000 - 799,999	27	3.74%	464	3.52%	20	2.73%	367	3.04%
800,000 - 899,999	18	2.49%	302	2.29%	13	1.77%	234	1.94%
900,000 - 999,999	9	1.25%	142	1.08%	11	1.50%	146	1.21%
1,000,000 - 1,249,999	8	1.11%	177	1.34%	11	1.50%	161	1.33%
1,250,000 - 1,499,999	5	0.69%	117	0.89%	3	0.41%	86	0.71%
1,500,000 - 1,749,999	2	0.28%	41	0.31%	3	0.41%	39	0.32%
1,750,000 - 1,999,999	-	0.00%	34	0.26%	2	0.27%	22	0.18%
2,000,000 - 2,499,999	-	0.00%	25	0.19%	1	0.14%	24	0.20%
2,500,000 - 2,999,999	-	0.00%	18	0.14%	-	0.00%	10	0.08%
3,000,000 - 3,499,999	-	0.00%	4	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	4	0.03%	-	0.00%	1	0.01%
Over 4,000,000	1	0.14%	2	0.02%	-	0.00%	3	0.02%
	722		13,186		733		12,091	

CONDO

0 - 99,999	2	0.65%	48	0.89%	2	0.63%	38	0.73%
100,000 - 199,999	71	22.90%	1,132	21.03%	80	25.16%	845	16.33%
200,000 - 299,999	131	42.26%	2,303	42.79%	136	42.77%	2,424	46.83%
300,000 - 349,999	36	11.61%	750	13.94%	39	12.26%	816	15.77%
350,000 - 399,999	30	9.68%	490	9.10%	26	8.18%	461	8.91%
400,000 - 449,999	17	5.48%	220	4.09%	13	4.09%	220	4.25%
450,000 - 499,999	8	2.58%	174	3.23%	3	0.94%	120	2.32%
500,000 - 549,999	8	2.58%	71	1.32%	3	0.94%	64	1.24%
550,000 - 599,999	4	1.29%	54	1.00%	7	2.20%	57	1.10%
600,000 - 649,999	1	0.32%	36	0.67%	3	0.94%	46	0.89%
650,000 - 699,999	-	0.00%	29	0.54%	2	0.63%	19	0.37%
700,000 - 799,999	-	0.00%	23	0.43%	1	0.31%	19	0.37%
800,000 - 899,999	-	0.00%	21	0.39%	-	0.00%	16	0.31%
900,000 - 999,999	1	0.32%	5	0.09%	1	0.31%	10	0.19%
1,000,000 - 1,249,999	1	0.32%	12	0.22%	2	0.63%	14	0.27%
1,250,000 - 1,499,999	-	0.00%	9	0.17%	-	0.00%	6	0.12%
1,500,000 - 1,749,999	-	0.00%	2	0.04%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.02%	-	0.00%	-	0.00%
	310		5,382		318		5,176	

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.

CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Dec-11				Dec-10			
	Month		Y.T.D.		Month		Y.T.D.	
0 - 99,999	6	2.76%	79	2.10%	1	0.53%	71	2.01%
100,000 - 199,999	30	13.82%	442	11.75%	34	17.89%	374	10.61%
200,000 - 299,999	53	24.42%	925	24.58%	54	28.42%	882	25.03%
300,000 - 349,999	36	16.59%	666	17.70%	34	17.89%	621	17.62%
350,000 - 399,999	33	15.21%	577	15.33%	27	14.21%	527	14.95%
400,000 - 449,999	24	11.06%	425	11.29%	15	7.89%	383	10.87%
450,000 - 499,999	7	3.23%	205	5.45%	10	5.26%	210	5.96%
500,000 - 549,999	9	4.15%	132	3.51%	6	3.16%	143	4.06%
550,000 - 599,999	4	1.84%	76	2.02%	1	0.53%	70	1.99%
600,000 - 649,999	3	1.38%	41	1.09%	-	0.00%	53	1.50%
650,000 - 699,999	5	2.30%	55	1.46%	1	0.53%	40	1.14%
700,000 - 799,999	1	0.46%	44	1.17%	1	0.53%	48	1.36%
800,000 - 899,999	-	0.00%	27	0.72%	3	1.58%	35	0.99%
900,000 - 999,999	1	0.46%	24	0.64%	1	0.53%	25	0.71%
1,000,000 - 1,249,999	1	0.46%	18	0.48%	1	0.53%	18	0.51%
1,250,000 - 1,499,999	4	1.84%	21	0.56%	1	0.53%	13	0.37%
1,500,000 - 1,749,999	-	0.00%	3	0.08%	-	0.00%	6	0.17%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.06%
2,000,000 - 2,499,999	-	0.00%	2	0.05%	-	0.00%	3	0.09%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	217		3,763		190		3,524	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.15%	-	0.00%	5	0.83%
100,000 - 199,999	1	2.08%	19	2.76%	-	0.00%	13	2.15%
200,000 - 299,999	3	6.25%	47	6.82%	1	3.85%	25	4.13%
300,000 - 349,999	2	4.17%	20	2.90%	1	3.85%	23	3.80%
350,000 - 399,999	1	2.08%	25	3.63%	2	7.69%	21	3.47%
400,000 - 449,999	1	2.08%	26	3.77%	-	0.00%	14	2.31%
450,000 - 499,999	1	2.08%	25	3.63%	-	0.00%	34	5.61%
500,000 - 549,999	2	4.17%	30	4.35%	-	0.00%	21	3.47%
550,000 - 599,999	6	12.50%	42	6.10%	2	7.69%	34	5.61%
600,000 - 649,999	2	4.17%	37	5.37%	4	15.38%	41	6.77%
650,000 - 699,999	2	4.17%	44	6.39%	1	3.85%	37	6.11%
700,000 - 799,999	4	8.33%	72	10.45%	5	19.23%	81	13.37%
800,000 - 899,999	9	18.75%	81	11.76%	2	7.69%	75	12.38%
900,000 - 999,999	1	2.08%	50	7.26%	4	15.38%	43	7.10%
1,000,000 - 1,249,999	5	10.42%	87	12.63%	2	7.69%	56	9.24%
1,250,000 - 1,499,999	6	12.50%	37	5.37%	-	0.00%	38	6.27%
1,500,000 - 1,749,999	1	2.08%	15	2.18%	2	7.69%	20	3.30%
1,750,000 - 1,999,999	-	0.00%	10	1.45%	-	0.00%	10	1.65%
2,000,000 - 2,499,999	1	2.08%	13	1.89%	-	0.00%	9	1.49%
2,500,000 - 2,999,999	-	0.00%	6	0.87%	-	0.00%	4	0.66%
3,000,000 - 3,499,999	-	0.00%	2	0.29%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.17%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	0.17%
	48		689		26		606	

Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.

CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
December 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	2	2	1	332,500	332,500	332,500	24	96.97%
BLEVL	49	13	19	354,605	6,737,500	341,000	63	96.37%
BUNG	207	58	72	462,752	33,318,150	435,000	54	96.02%
BUNGH	7	1	0					
HL-SP	2	0	0					
MODUL	3	2	0					
SPLT2	46	15	13	529,088	6,878,138	529,888	74	97.23%
SPLT3	10	3	1	246,000	246,000	246,000	169	98.48%
SPLT4	36	12	14	405,064	5,670,900	355,000	59	97.59%
SPLT5	8	1	1	421,000	421,000	421,000	89	101.47%
ST1.5	12	4	3	562,333	1,687,000	514,000	50	96.19%
ST2	547	147	136	477,787	64,978,967	438,000	58	96.98%
ST2.5	9	1	0					
ST3	6	0	0					
VILLA	2	1	2	473,500	947,000	415,000	43	96.65%
NE								
BK-SP	2	1	1	233,000	233,000	233,000	166	94.75%
BLEVL	67	17	10	236,500	2,365,000	227,500	34	96.77%
BUNG	119	48	39	264,195	10,303,600	249,000	48	97.08%
BUNGH	1	1	0					
SPLT2	9	4	3	375,633	1,126,900	384,400	27	94.80%
SPLT3	9	1	2	241,500	483,000	223,000	73	97.44%
SPLT4	42	17	10	393,620	3,936,200	280,000	74	91.20%
ST1.5	2	1	0					
ST2	166	54	53	319,729	16,945,638	308,000	55	96.68%
SW								
BK-SP	3	0	1	366,500	366,500	366,500	83	96.47%
BLEVL	27	6	6	335,167	2,011,000	326,000	68	96.34%
BUNG	183	59	63	530,129	33,398,158	435,000	55	95.87%
BUNGH	6	2	0					
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	32	10	7	656,814	4,597,700	637,500	56	95.62%
SPLT3	8	2	0					
SPLT4	34	5	7	362,083	2,534,580	365,000	56	96.68%
SPLT5	3	1	2	435,000	870,000	375,000	93	95.05%
ST1.5	12	4	2	665,050	1,330,100	270,100	4	94.41%
ST2	456	112	101	559,113	56,470,450	495,000	58	97.19%
ST2.5	5	2	0					
ST3	16	4	2	2,888,000	5,776,000	726,000	122	90.01%
VILLA	3	0	0					
SE								
BK-SP	2	0	1	280,000	280,000	280,000	28	98.28%
BLEVL	29	7	9	430,389	3,873,500	390,000	54	96.21%
BUNG	91	27	24	447,725	10,745,400	392,000	70	96.84%
BUNGH	2	1	1	526,900	526,900	526,900	164	99.43%
SPLT2	25	7	11	530,273	5,833,000	444,000	60	96.27%
SPLT3	6	1	2	350,000	700,000	335,000	82	95.93%
SPLT4	24	6	7	345,571	2,419,000	335,000	55	96.68%
SPLT5	0	0	1	350,000	350,000	350,000	118	94.62%
ST1.5	2	0	2	266,000	532,000	210,000	39	95.87%
ST2	350	89	84	424,377	35,647,700	391,500	59	96.87%
ST2.5	2	0	0					
ST3	2	0	0					
VILLA	3	1	0					

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include:
Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.



CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
December 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	184	37	38	233,441	8,870,770	221,000	63	96.23%
APRTM	3	1	1	200,000	200,000	200,000	44	97.61%
BLEVL	12	3	1	239,000	239,000	239,000	101	100.00%
BUNG	20	3	4	280,825	1,123,300	257,500	53	97.11%
LOFT	3	0	0					
PENTH	2	0	0					
SPLT2	2	1	0					
SPLT3	2	2	2	163,500	327,000	112,000	20	99.15%
SPLT4	9	0	2	322,000	644,000	299,000	45	97.16%
SPLT5	2	0	0					
ST1.5	0	0	0					
ST2	97	22	31	295,932	9,173,903	300,000	68	96.39%
ST2.5	3	2	0					
ST3	11	1	0					
VILLA	2	1	1	355,000	355,000	355,000	89	98.64%
NE								
APART	62	29	7	159,591	1,117,135	161,000	82	94.99%
APRTM	0	0	1	110,000	110,000	110,000	71	91.74%
BK-SP	1	0	0					
BLEVL	5	2	1	144,000	144,000	144,000	92	96.06%
BUNG	4	1	2	217,400	434,800	202,500	83	97.62%
SPLT2	1	0	1	94,800	94,800	94,800	134	94.89%
SPLT3	0	0	1	172,000	172,000	172,000	33	95.61%
SPLT4	1	1	0					
ST2	35	13	14	176,921	2,476,895	152,500	50	96.22%
ST3	1	0	0					
VILLA	0	0	1	257,000	257,000	257,000	57	95.22%
SW								
APART	463	114	116	289,846	33,622,159	255,000	68	95.78%
APRTM	22	1	2	266,750	533,500	160,000	54	95.47%
BK-SP	1	0	0					
BLEVL	5	2	1	140,000	140,000	140,000	44	100.00%
BUNG	19	3	7	357,714	2,504,000	372,000	42	96.33%
LOFT	9	4	3	373,000	1,119,000	394,000	57	96.90%
PENTH	8	0	2	504,000	1,008,000	500,000	40	95.10%
SPLT2	2	1	0					
SPLT4	12	6	0					
SPLT5	4	1	1	293,000	293,000	293,000	8	97.67%
ST1.5	0	0	1	215,000	215,000	215,000	48	93.52%
ST2	125	36	34	339,308	11,536,485	312,000	64	97.16%
ST2.5	3	0	1	350,000	350,000	350,000	38	94.85%
ST3	22	3	2	435,000	870,000	430,000	56	96.69%
VILLA	10	1	2	527,500	1,055,000	520,000	81	95.92%
SE								
APART	50	11	14	240,286	3,364,000	270,000	64	96.19%
BLEVL	3	1	0					
BUNG	6	3	3	261,067	783,200	234,200	79	98.26%
LOFT	1	0	1	225,000	225,000	225,000	51	99.12%
SPLT2	1	1	2	448,600	897,200	267,200	62	94.95%
SPLT4	1	1	2	333,250	666,500	268,000	39	96.33%
ST2	46	12	7	261,974	1,833,816	267,500	64	97.19%
ST3	1	1	0					
VILLA	1	0	0					

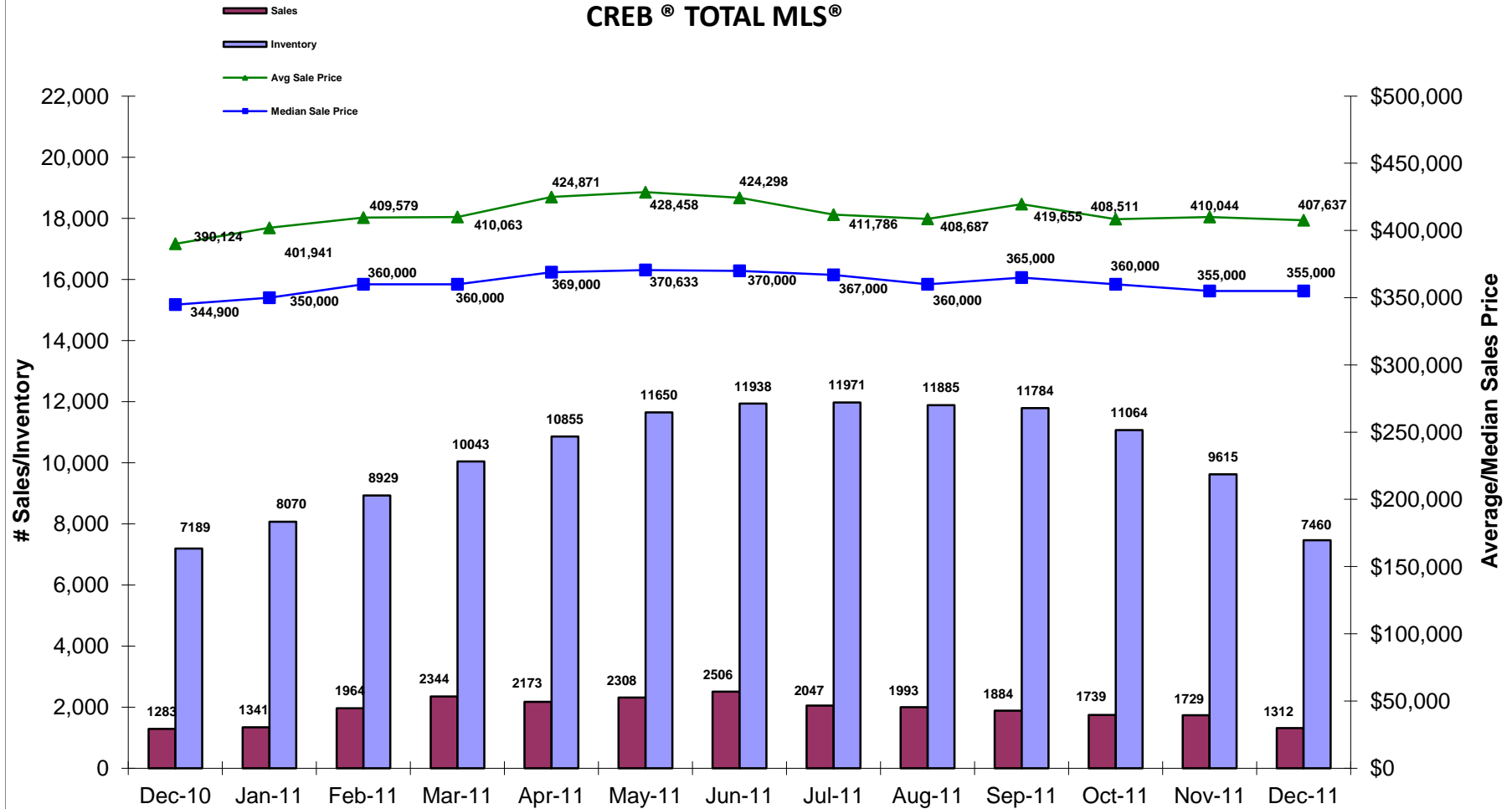
CREB® - COMMERCIAL SUMMARY
Year to Date
31-Dec-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	1	4.49	44		
IND	L	25	9.02	83		
OFC	L	24	13.74	131		
RET	L	18	17	191		
AGR	S	13	875,615	107	11,383,000	92.35%
BUS	S	76	89,412	124	6,795,349	81.20%
BWP	S	22	905,713	166	19,925,690	85.78%
IND	S	40	614,240	126	24,569,612	87.98%
LAN	S	15	1,119,011	126	15,666,150	83.75%
MFC	S	30	1,151,633	70	34,549,000	93.06%
OFC	S	22	823,622	128	18,119,690	84.86%
RET	S	34	482,846	142	14,485,388	89.29%

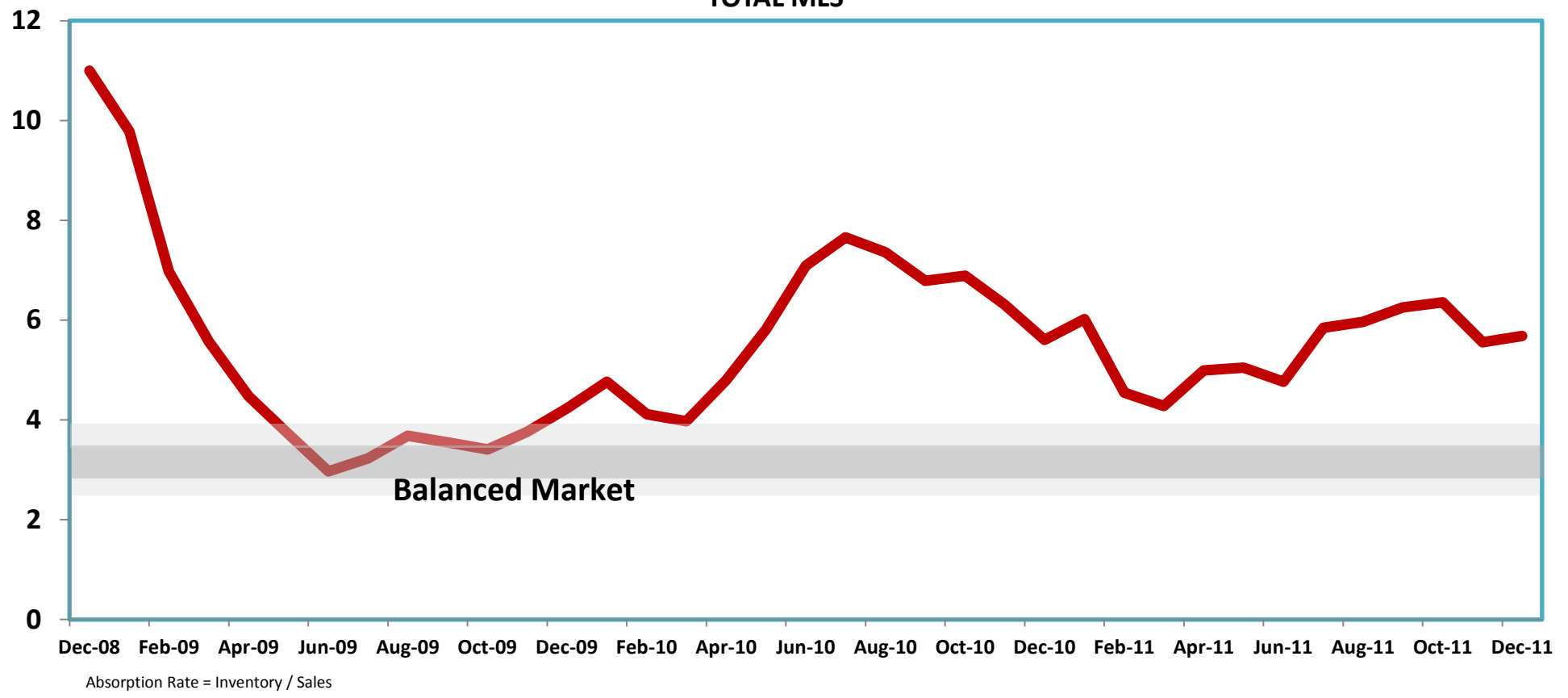
Year to Date
31-Dec-10

Type	Leased	Leased	Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.611	28		
IND	L	13	9.4051	103		
OFC	L	19	13.906894	105		
RET	L	6	19	115		
AGR	S	23	1,782,391	116	40,995,000	85.32%
BUS	S	79	85,553	112	6,758,708	81.04%
BWP	S	17	619,353	168	10,529,000	88.69%
IND	S	53	494,534	104	25,715,763	92.87%
LAN	S	35	1,129,709	158	39,539,800	90.90%
MFC	S	16	773,438	81	12,375,000	94.40%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	23	489,062	81	11,248,435	88.95%

CREB® TOTAL MLS®



CREB® ABSORPTION RATE
TOTAL MLS®



CREB® TOTAL MLS®

