

Inventory climbs in Calgary's housing market

February sales activity remains low

Calgary, March 2, 2015 - Year-over-year new listings growth eased from 37 per cent last month to nine per cent in February. However, as sales activity remained below long term averages for the month, Calgary inventory levels rose to 5,474 units in February.

"While housing supply levels continue to be higher than we have seen in this market for some time, they remain below February 2008 record highs of nearly 7,000 units" said CREB® chief economist Ann-Marie Lurie. "If the pace of growth in new listings continues to ease, this could place some downward pressure on the supply growth in the resale market."

After the first two months of the year, there have been 6,236 new listings come onto the Calgary market. However, the new listings gains have varied depending on price range and segment. Detached homes have continued to see a decline in new listings in the under \$400,000 segment, while both the apartment and the attached product have recorded listing growth in the over \$300,000 price range.

"It's really important for consumers to

consider what segment of the market they are buying or selling in when they make any real estate decisions," said CREB® president Corinne Lyall. "The inventory, demand and price movement will vary based on the community, price range and product type."

City of Calgary sales totaled 1,217 in February, a 34 per cent decline over the previous year's activity. While sales fell across all product types, the rate of decline was higher in the apartment and attached sectors of the city.

"Everyone has different reasons for making a move and so it's difficult to predict how buyers will react to this market," said Lyall "Buyers who have been waiting for more inventory to come on the market may find what they are looking for today. If they are in a position to make a buying decision they certainly can take advantage of the lower interest rates."

Months of inventory remain elevated at 4.5 months due to supply gains relative to slower sales in February. This placed downward pressure on pricing over the past month.

Unadjusted detached benchmark prices totaled 516,000 in February, a year-over-year increase of six per cent, but a 0.5 per cent fall over January figures.

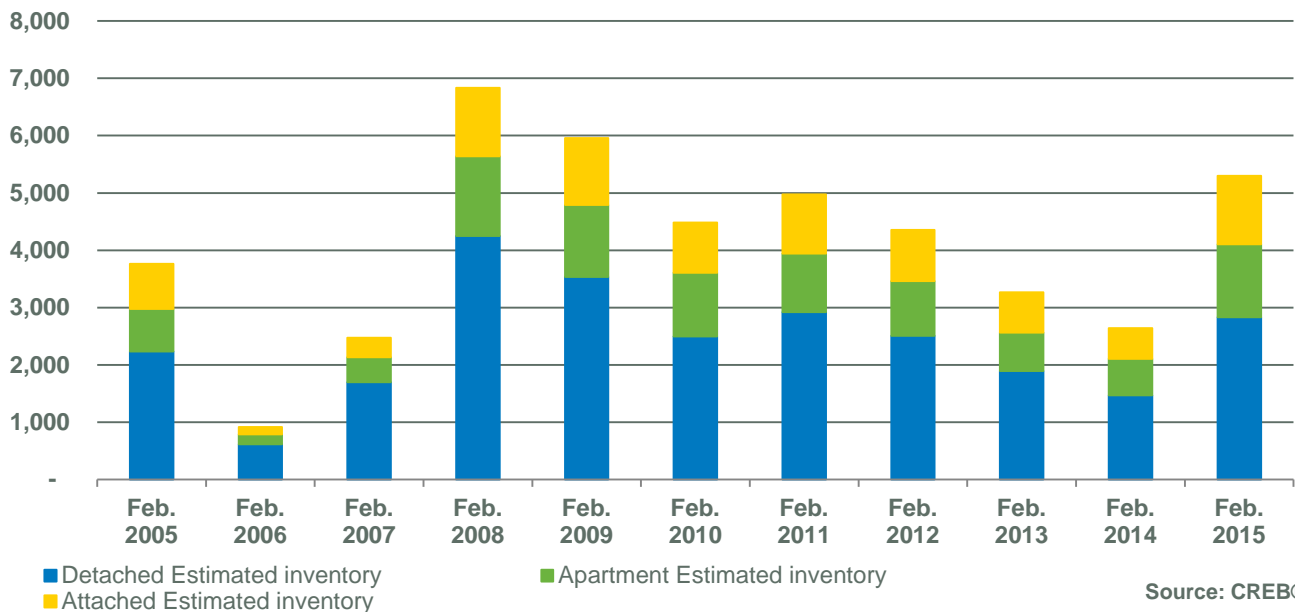
Meanwhile, attached and apartment benchmark prices totaled 354,600 and 296,000 respectively. Both represented a decline over previous month's levels.

The variation in price is more extreme when considering the average price. In February the average price rose by 0.3 percent relative to January, but fell by 4.2 per cent compared to last year. This does not come as a surprise given how the composition of the sales influences the change. Benchmark prices provided changes over time on similar properties, providing a clearer indication of pricing trends.

"Expectations vary significantly when talking about the impact that lower oil prices will have on the housing market," said Lurie. "This wide range in forecasts is often related to assumptions about how long the cycle will last and the resulting impact to employment and net migration."

"These differences in expectations will likely persist until there is some firm data to support assumptions about Calgary's employment levels," said Lurie.

CITY OF CALGARY ACTIVE LISTINGS



	Feb-14	Feb-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	1,850	1,217	-34.22%	3,289	2,096	-36.27%
Total Sales Volume	\$893,148,607	\$562,612,232	-37.01%	\$1,559,841,518	\$967,769,535	-37.96%
New Listings	2,711	2,950	8.82%	5,107	6,236	22.11%
Inventory	2,641	5,474	107.27%			
Months of Supply	1.43	4.50	215.08%			
Sales to New Listings Ratio	0.68	0.41	-39.55%	0.64	0.34	-47.81%
Sales to List Price Ratio	98.59%	97.55%	-1.06%	98.37%	97.56%	-0.82%
Days on Market	30	35	18.11%	34	37	8.82%
Benchmark Price	\$431,400	\$456,300	5.77%	\$428,850	\$457,700	6.73%
Median Price	\$424,900	\$420,000	-1.15%	\$421,200	\$420,000	-0.28%
Average Price	\$482,783	\$462,294	-4.24%	\$474,260	\$461,722	-2.64%
Index	201	213	5.77%	200	213	6.72%
SURROUNDING AREA						
Total Sales	373	270	-27.61%	642	491	-23.52%
Total Sales Volume	\$174,973,415	\$131,561,906	-24.81%	\$296,566,136	\$237,105,682	-20.05%
New Listings	664	749	12.80%	1,289	1,517	17.69%
Inventory	1,360	1,765	29.78%			
Months of Supply	3.65	6.54	79.29%			
Sales to New Listings Ratio	0.56	0.36	-35.83%	0.50	0.32	-35.01%
Sales to List Price Ratio	97.19%	96.60%	-0.61%	97.30%	96.76%	-0.56%
Days on Market	60	53	-11.87%	64	61	-5.68%
Benchmark Price	\$398,100	\$431,200	8.31%	\$396,050	\$430,850	8.79%
Median Price	\$389,900	\$405,000	3.87%	\$394,950	\$402,500	1.91%
Average Price	\$469,098	\$487,266	3.87%	\$461,941	\$482,904	4.54%
Index	176	190	8.31%	175	190	8.79%
CREB® ECONOMIC REGION						
Total Sales	2,223	1,487	-33.11%	3,931	2,587	-34.19%
Total Sales Volume	\$1,068,122,022	\$694,174,138	-35.01%	\$1,856,407,654	\$1,204,875,217	-35.10%
New Listings	3,375	3,699	9.60%	6,396	7,753	21.22%
Inventory	4,175	7,246	73.56%			
Months of Supply	1.88	4.87	159.46%			
Sales to New Listings Ratio	0.66	0.40	-38.97%	0.61	0.33	-45.71%
Sales to List Price Ratio	98.36%	97.37%	-1.01%	98.19%	97.40%	-0.81%
Days on Market	35	38	10.11%	40	43	7.50%
Benchmark Price	\$426,500	\$451,900	5.96%	\$424,000	\$453,050	6.85%
Median Price	\$417,900	\$418,400	0.12%	\$416,450	\$417,575	0.27%
Average Price	\$480,487	\$466,829	-2.84%	\$472,248	\$465,742	-1.38%
Index	198	210	5.96%	197	210	6.85%

For a list of definitions, see page 20.

	Feb-14	Feb-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,080	739	-31.57%	1,937	1,273	-34.28%
Total Sales Volume	\$597,771,928	\$389,275,663	-34.88%	\$1,050,095,811	\$670,370,135	-36.16%
New Listings	1,556	1,674	7.58%	2,955	3,511	18.82%
Inventory	1,469	2,946	100.54%			
Months of Supply	1.36	3.99	193.08%			
Sales to New Listings Ratio	0.69	0.44	-36.40%	0.66	0.36	-44.69%
Sales to List Price Ratio	98.62%	97.60%	-1.03%	98.37%	97.60%	-0.78%
Days on Market	29	34	18.06%	33	35	6.06%
Benchmark Price	\$486,800	\$516,000	6.00%	\$483,550	\$517,300	6.98%
Median Price	\$480,000	\$470,000	-2.08%	\$471,000	\$475,000	0.85%
Average Price	\$553,493	\$526,760	-4.83%	\$542,125	\$526,607	-2.86%
Index	202	214	6.00%	200	214	6.99%
ATTACHED						
Total Sales	410	261	-36.34%	729	452	-38.00%
Total Sales Volume	\$177,552,880	\$106,296,121	-40.13%	\$309,084,634	\$183,316,147	-40.69%
New Listings	576	681	18.23%	1,083	1,386	27.98%
Inventory	532	1,217	128.76%			
Months of Supply	1.30	4.66	259.35%			
Sales to New Listings Ratio	0.71	0.38	-46.16%	0.67	0.33	-51.55%
Sales to List Price Ratio	98.92%	97.66%	-1.28%	98.67%	97.78%	-0.91%
Days on Market	30	34	14.87%	34	37	8.82%
Benchmark Price	\$334,300	\$354,600	6.07%	\$332,700	\$355,300	6.79%
Median Price	\$353,500	\$347,900	-1.58%	\$350,250	\$344,500	-1.64%
Average Price	\$433,056	\$407,265	-5.96%	\$423,984	\$405,567	-4.34%
Index	196	208	6.08%	195	208	6.80%
APARTMENT						
Total Sales	360	217	-39.72%	623	371	-40.45%
Total Sales Volume	\$117,823,799	\$67,040,448	-43.10%	\$200,661,073	\$114,083,253	-43.15%
New Listings	579	595	2.76%	1,069	1,339	25.26%
Inventory	640	1,311	104.84%			
Months of Supply	1.78	6.04	239.83%			
Sales to New Listings Ratio	0.62	0.36	-41.34%	0.58	0.28	-52.46%
Sales to List Price Ratio	97.97%	97.08%	-0.92%	97.87%	96.97%	-0.91%
Days on Market	33	40	23.34%	36	46	27.78%
Benchmark Price	\$283,700	\$296,000	4.34%	\$282,250	\$297,350	5.35%
Median Price	\$289,950	\$267,500	-7.74%	\$283,475	\$268,000	-5.46%
Average Price	\$327,288	\$308,942	-5.61%	\$322,088	\$307,502	-4.53%
Index	198	207	4.34%	197	208	5.35%
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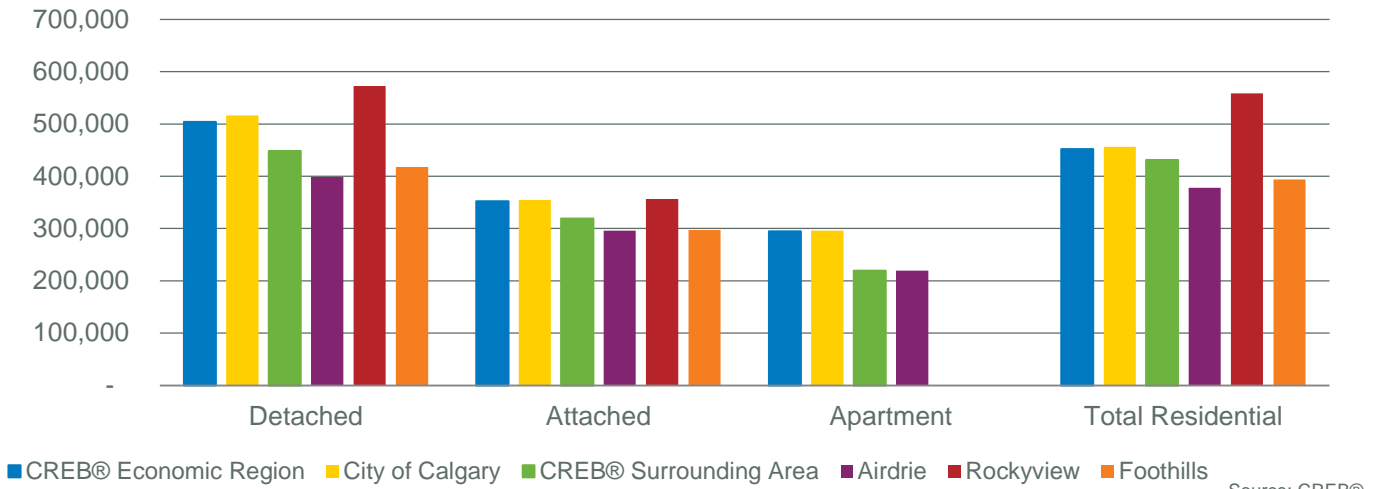
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Days on Market	30	35	18.11%	34	37	8.82%
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Index	201	213	5.77%	200	213	6.72%
AIRDRIE						
Total Sales	106	98	-7.55%	173	163	-5.78%
Total Sales Volume	\$40,889,717	\$39,183,829	-4.17%	\$66,645,092	\$63,891,466	-4.13%
New Listings	148	230	55.41%	271	453	67.16%
Inventory	139	368	164.75%			
Months of Supply	1.31	3.76	186.36%			
Sales to New Listings Ratio	0.72	0.43	-40.51%	0.64	0.36	-43.63%
Sales to List Price Ratio	98.66%	98.45%	-0.21%	98.48%	98.49%	0.01%
Days on Market	34	35	4.86%	36	38	5.56%
Benchmark Price	\$345,600	\$378,000	9.38%	\$344,450	\$377,700	9.65%
Median Price	\$379,375	\$400,000	5.44%	\$382,438	\$388,491	1.58%
Average Price	\$385,752	\$399,835	3.65%	\$385,232	\$391,972	1.75%
Index	182	200	9.38%	182	199	9.65%
ROCKYVIEW						
Total Sales	141	78	-44.68%	239	156	-34.73%
Total Sales Volume	\$82,767,748	\$51,032,277	-38.34%	\$135,467,520	\$99,823,726	-26.31%
New Listings	278	257	-7.55%	534	546	2.25%
Inventory	631	726	15.06%			
Months of Supply	4.48	9.31	107.98%			
Sales to New Listings Ratio	0.51	0.30	-40.16%	0.45	0.29	-36.16%
Sales to List Price Ratio	96.19%	95.34%	-0.88%	96.57%	95.69%	-0.91%
Days on Market	73	56	-23.34%	74	66	-10.81%
Benchmark Price	\$513,300	\$558,400	8.79%	\$509,900	\$556,550	9.15%
Median Price	\$470,000	\$497,500	5.85%	\$472,750	\$488,125	3.25%
Average Price	\$587,005	\$654,260	11.46%	\$566,810	\$639,896	12.89%
Index	166	181	8.79%	165	180	9.15%
CALGARY CMA						
Total Sales	1,991	1,295	-34.96%	3,528	2,252	-36.17%
Total Sales Volume	\$975,916,355	\$613,644,509	-37.12%	\$1,695,309,038	\$1,067,593,261	-37.03%
New Listings	2,989	3,207	7.29%	5,641	6,782	20.23%
Inventory	3,532	6,575	86.16%			
Months of Supply	1.77	5.08	186.20%			
Sales to New Listings Ratio	0.67	0.40	-39.38%	0.63	0.33	-46.91%
Sales to List Price Ratio	98.38%	97.36%	-1.04%	98.22%	97.38%	-0.85%
Days on Market	33	36	10.91%	37	39	5.41%
Benchmark Price	\$430,700	\$456,600	6.01%	\$428,200	\$457,700	6.89%
Median Price	\$427,000	\$425,000	-0.47%	\$423,000	\$425,000	0.47%
Average Price	\$490,164	\$473,857	-3.33%	\$480,530	\$474,065	-1.35%
Index	199	211	6.02%	198	212	6.89%

For a list of definitions, see page 20.

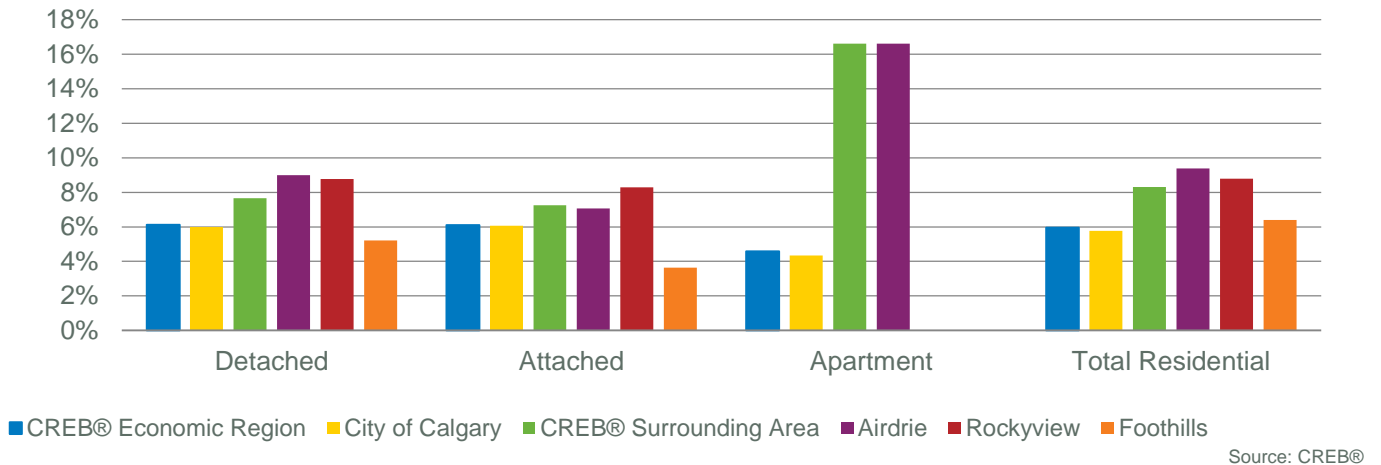
	Feb-14	Feb-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	141	78	-44.68%	239	156	-34.73%
Total Sales Volume	\$82,767,748	\$51,032,277	-38.34%	\$135,467,520	\$99,823,726	-26.31%
New Listings	278	257	-7.55%	534	546	2.25%
Inventory	631	726	15.06%			
Months of Supply	4.48	9.31	107.98%			
Sales to New Listings Ratio	0.51	0.30	-40.16%	0.45	0.29	-36.16%
Sales to List Price Ratio	96.19%	95.34%	-0.88%	96.57%	95.69%	-0.91%
Days on Market	73	56	-23.34%	74	66	-10.81%
Benchmark Price	\$513,300	\$558,400	8.79%	\$509,900	\$556,550	9.15%
Median Price	\$470,000	\$497,500	5.85%	\$472,750	\$488,125	3.25%
Average Price	\$587,005	\$654,260	11.46%	\$566,810	\$639,896	12.89%
Index	166	181	8.79%	165	180	9.15%
FOOTHILLS REGION						
Total Sales	89	67	-24.72%	159	123	-22.64%
Total Sales Volume	\$40,893,500	\$33,114,200	-19.02%	\$74,035,174	\$58,710,940	-20.70%
New Listings	169	197	16.57%	349	388	11.17%
Inventory	410	506	23.41%			
Months of Supply	4.61	7.55	63.94%			
Sales to New Listings Ratio	0.53	0.34	-35.42%	0.46	0.32	-30.42%
Sales to List Price Ratio	97.76%	96.37%	-1.42%	97.63%	96.69%	-0.96%
Days on Market	60	71	19.12%			
Benchmark Price	\$369,900	\$393,600	6.41%	\$367,100	\$394,000	7.33%
Median Price	\$390,900	\$383,000	-2.02%	\$409,369	\$383,935	-6.21%
Average Price	\$459,478	\$494,242	7.57%	\$465,630	\$477,325	2.51%
Index	172	183	6.40%	171	183	7.33%
AIRDRIE						
Total Sales	106	98	-7.55%	173	163	-5.78%
Total Sales Volume	\$40,889,717	\$39,183,829	-4.17%	\$66,645,092	\$63,891,466	-4.13%
New Listings	148	230	55.41%	271	453	67.16%
Inventory	139	368	164.75%			
Months of Supply	1.31	3.76	186.36%			
Sales to New Listings Ratio	0.72	0.43	-40.51%	0.64	0.36	-43.63%
Sales to List Price Ratio	98.66%	98.45%	-0.21%	98.48%	98.49%	0.01%
Days on Market	34	35	4.86%	36	38	5.56%
Benchmark Price	\$345,600	\$378,000	9.38%	\$344,450	\$377,700	9.65%
Median Price	\$379,375	\$400,000	5.44%	\$41,854	\$6	-99.99%
Average Price	\$385,752	\$399,835	3.65%	\$385,232	\$391,972	1.75%
Index	182	200	9.38%	182	199	9.65%
OTHER ACTIVE AREAS						
Total Sales	37	27	-27.03%	71	49	-30.99%
Total Sales Volume	\$10,422,450	\$8,231,600	-21.02%	\$20,418,350	\$14,679,550	-28.11%
New Listings	69	65	-5.80%	135	130	-3.70%
Inventory	180	-	-100.00%			
Months of Supply	4.86	-	-100.00%			
Sales to New Listings Ratio	0.54	0.42	-22.54%	0.53	0.38	-28.33%
Sales to List Price Ratio	97.29%	96.77%	-0.54%	97.16%	96.91%	-0.26%
Days on Market	90	66	-27.57%			
Median Price	\$287,500	\$325,000	13.04%			
Average Price	\$281,688	\$304,874	8.23%	\$287,582	\$299,583	4.17%
SURROUNDING AREA						
Total Sales	373	270	-27.61%	642	491	-23.52%
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BENCHMARK PRICE - FEBRUARY



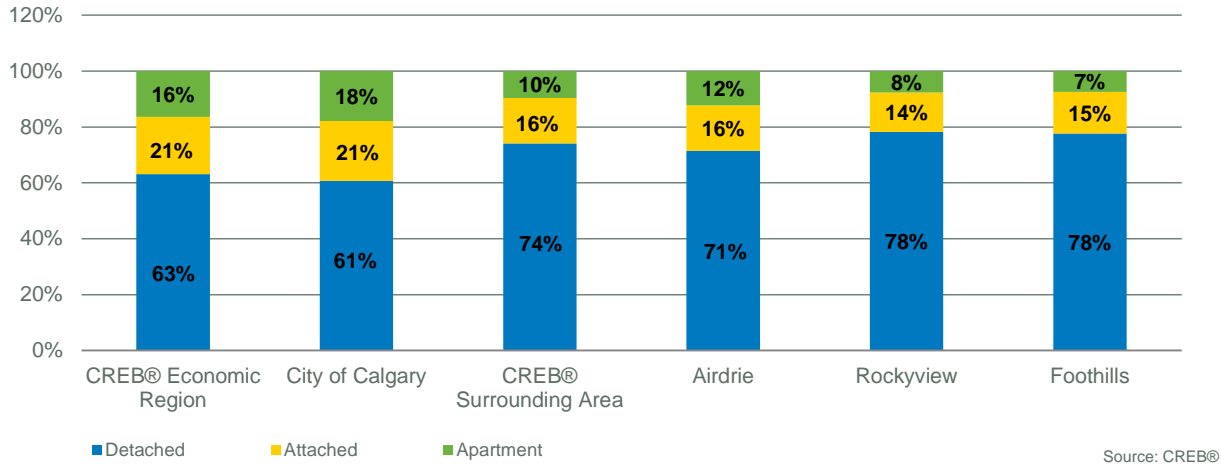
YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY



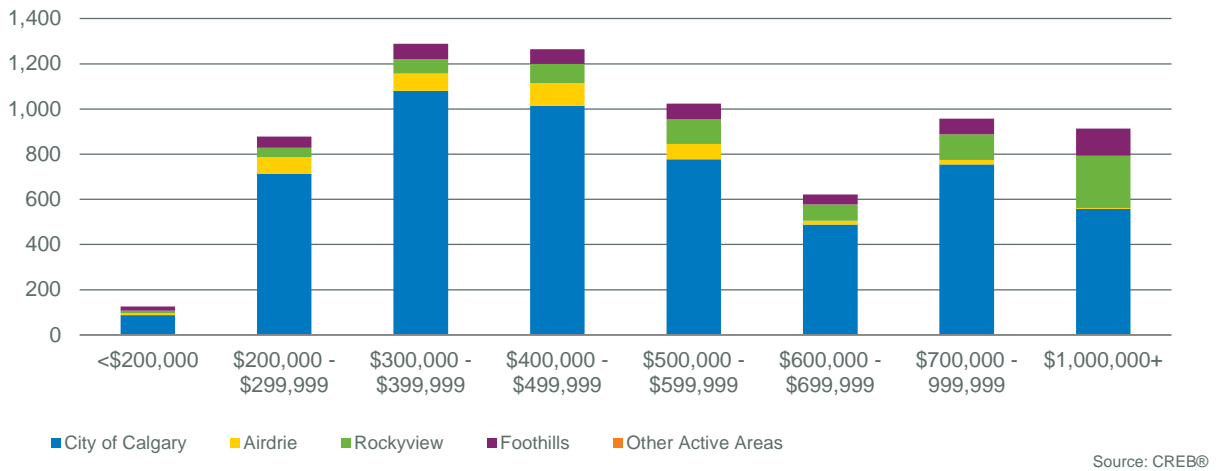
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1296	1449	1740	1402	1431
Lot Size	4866	4665	6061	5583	5499
Above Ground Bedrooms	3	3	3	3	3
Age Of Property	16	6	8	8	8
Covered Parking Spaces	2	2	2	2	2
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

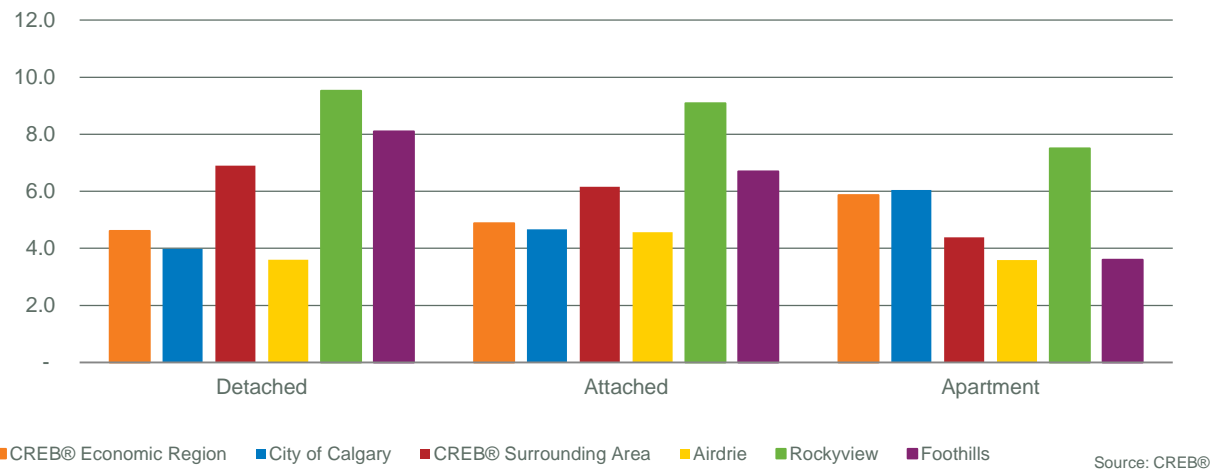
SALES DISTRIBUTION - FEBRUARY



INVENTORY BY PRICE RANGE - FEBRUARY



MONTHS OF SUPPLY - FEBRUARY

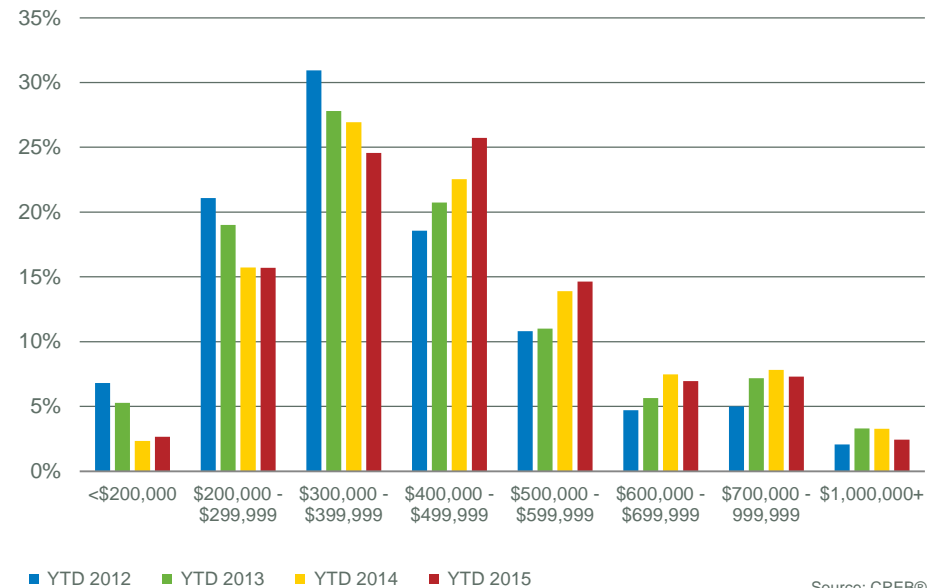


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,439	1,850	2,481	2,539	2,945	2,664	2,328	2,263	2,146	2,145	1,779	1,082
New Listings	2,396	2,711	3,319	3,753	4,327	3,817	3,219	3,147	3,259	2,919	2,093	1,380
Inventory	2,181	2,641	3,033	3,820	4,528	4,759	4,678	4,591	4,559	4,292	3,681	2,882
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	417,500	424,900	430,000	429,000	435,000	428,000	426,450	423,000	425,000	431,250	429,000	417,250
Average Price	463,303	482,783	484,877	478,870	486,481	492,230	482,678	477,101	487,211	488,706	486,431	475,193
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	879	1,217										
New Listings	3,286	2,950										
Inventory	4,420	5,296										
Days on Market	41	35										
Benchmark Price	459,100	456,300										
Median Price	422,000	420,000										
Average Price	460,930	462,294										
Index	214	213										

	Feb-14	Feb-15	YTD2014	YTD2015
CALGARY TOTAL				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	36	38	77	56
\$200,000 - \$299,999	283	189	517	329
\$300,000 - \$349,999	240	120	424	233
\$350,000 - \$399,999	256	182	462	282
\$400,000 - \$449,999	223	176	404	305
\$450,000 - \$499,999	184	141	337	234
\$500,000 - \$549,999	150	104	283	175
\$550,000 - \$599,999	99	70	174	132
\$600,000 - \$649,999	86	39	129	76
\$650,000 - \$699,999	70	35	117	70
\$700,000 - \$799,999	83	56	133	91
\$800,000 - \$899,999	48	29	85	42
\$900,000 - \$999,999	26	11	39	20
\$1,000,000 - \$1,249,999	32	13	49	28
\$1,250,000 - \$1,499,999	12	6	22	13
\$1,500,000 - \$1,749,999	10	3	15	5
\$1,750,000 - \$1,999,999	6	2	10	2
\$2,000,000 - \$2,499,999	3	2	7	2
\$2,500,000 - \$2,999,999	-	-	2	-
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	2	1	2	1
\$4,000,000 +	-	-	-	-
	1,850	1,217	3,289	2,096

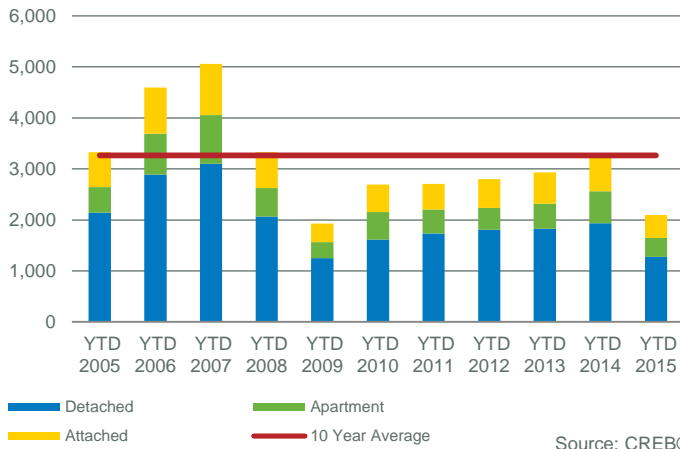
CITY OF CALGARY SALES BY PRICE RANGE

YTD FEBRUARY



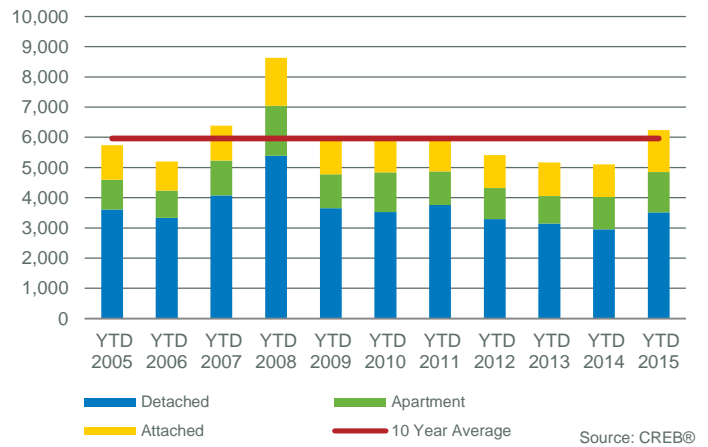
CITY OF CALGARY TOTAL SALES

YTD FEBRUARY

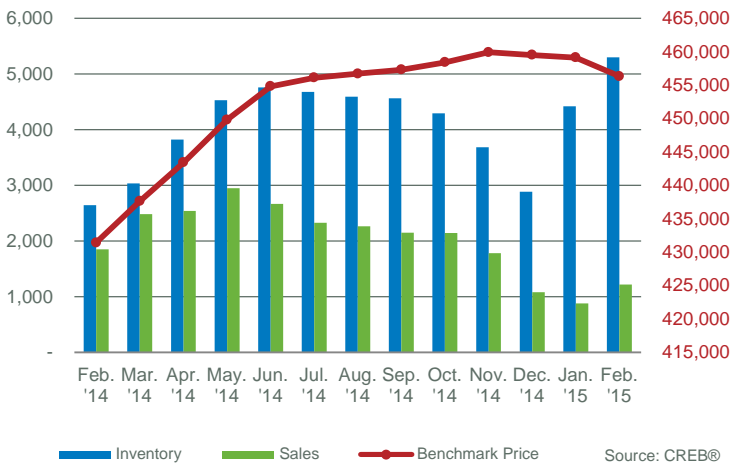


CITY OF CALGARY TOTAL NEW LISTINGS

YTD FEBRUARY



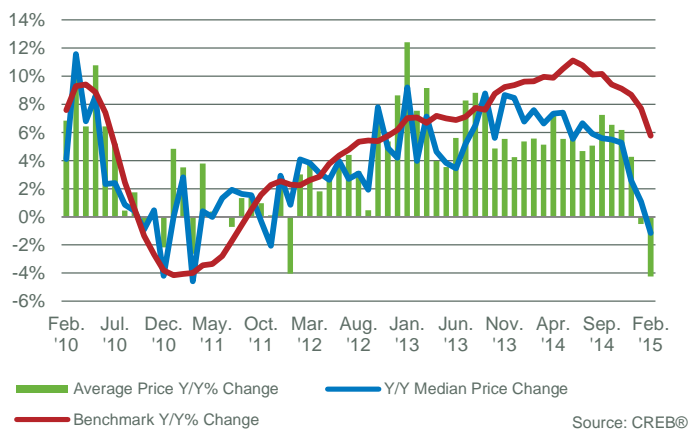
CITY OF CALGARY INVENTORY AND SALES



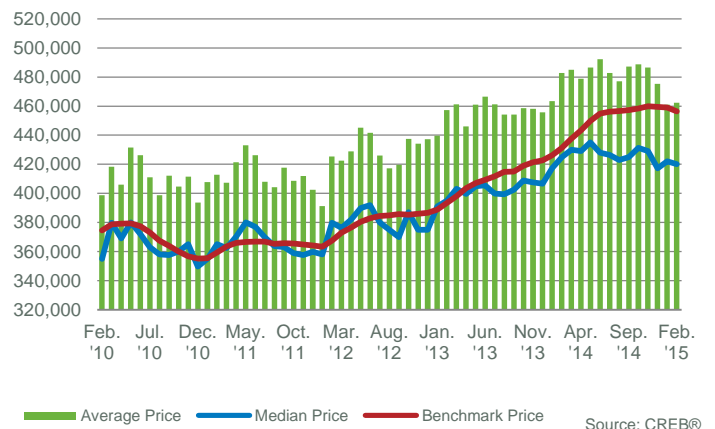
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

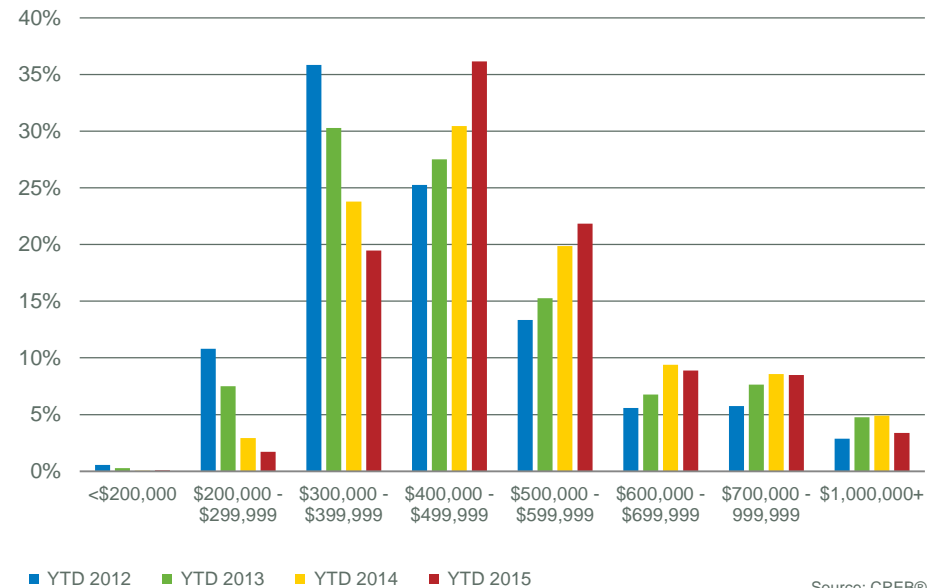


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,532	1,774	1,549	1,362	1,278	1,224	1,290	1,033	607
New Listings	1,399	1,556	1,963	2,252	2,575	2,280	1,861	1,792	1,868	1,626	1,126	762
Inventory	1,239	1,469	1,675	2,155	2,554	2,737	2,674	2,616	2,571	2,305	1,907	1,495
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	487,750	497,000	494,000	489,700	480,000	495,000	493,500	483,786	477,000
Average Price	527,799	553,493	557,976	550,112	561,081	566,423	559,923	548,516	573,864	559,956	564,300	553,840
Index	199	202	205	208	211	213	214	214	214	214	215	215
2015												
Sales	534	739										
New Listings	1,837	1,674										
Inventory	2,350	2,830										
Days on Market	37	34										
Benchmark Price	518,600	516,000										
Median Price	481,500	470,000										
Average Price	526,394	526,760										
Index	215	214										

	Feb-14	Feb-15	YTD2014	YTD2015
CALGARY TOTAL				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	-	1	1	1
\$200,000 - \$299,999	32	13	57	22
\$300,000 - \$349,999	79	40	156	80
\$350,000 - \$399,999	161	114	305	168
\$400,000 - \$449,999	165	145	308	255
\$450,000 - \$499,999	151	122	282	205
\$500,000 - \$549,999	130	91	240	154
\$550,000 - \$599,999	81	66	145	124
\$600,000 - \$649,999	67	32	94	61
\$650,000 - \$699,999	53	24	88	52
\$700,000 - \$799,999	56	41	86	65
\$800,000 - \$899,999	31	20	52	29
\$900,000 - \$999,999	18	7	28	14
\$1,000,000 - \$1,249,999	25	12	39	25
\$1,250,000 - \$1,499,999	10	4	20	9
\$1,500,000 - \$1,749,999	10	3	15	5
\$1,750,000 - \$1,999,999	5	1	9	1
\$2,000,000 - \$2,499,999	3	2	7	2
\$2,500,000 - \$2,999,999	-	-	2	-
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	2	1	2	1
\$4,000,000 +	-	-	-	-
	1,080	739	1,937	1,273

CALGARY DETACHED SALES BY PRICE RANGE

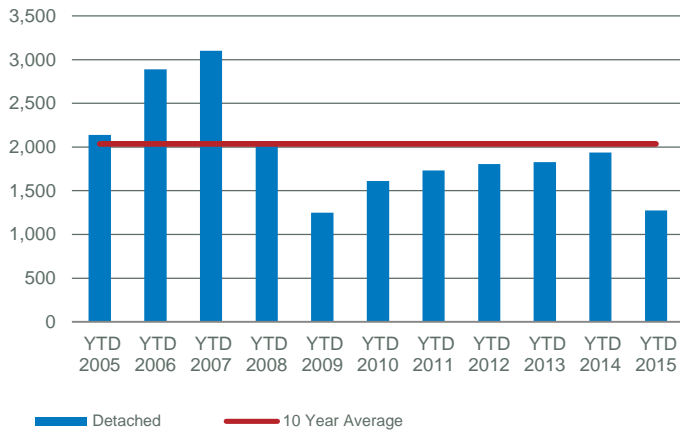
YTD FEBRUARY



Source: CREB®

CALGARY DETACHED TOTAL SALES

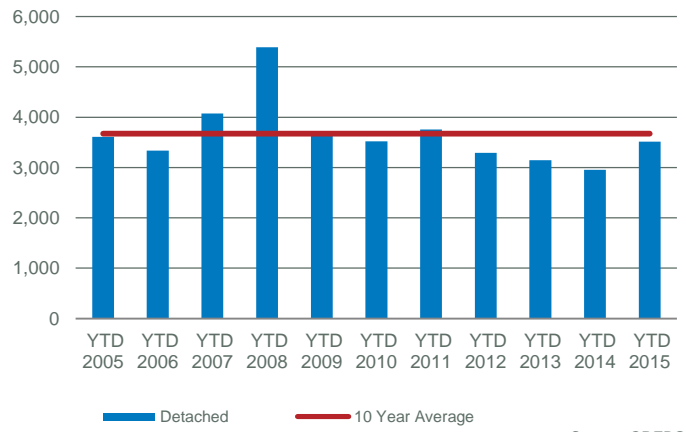
YTD FEBRUARY



Source: CREB®

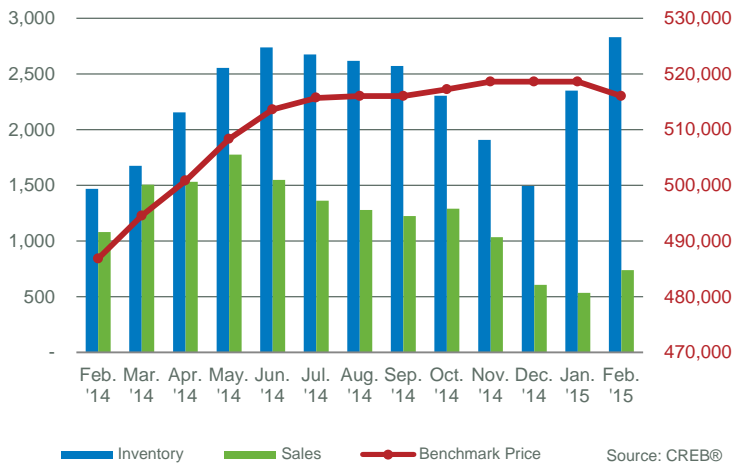
CALGARY DETACHED TOTAL NEW LISTINGS

YTD FEBRUARY



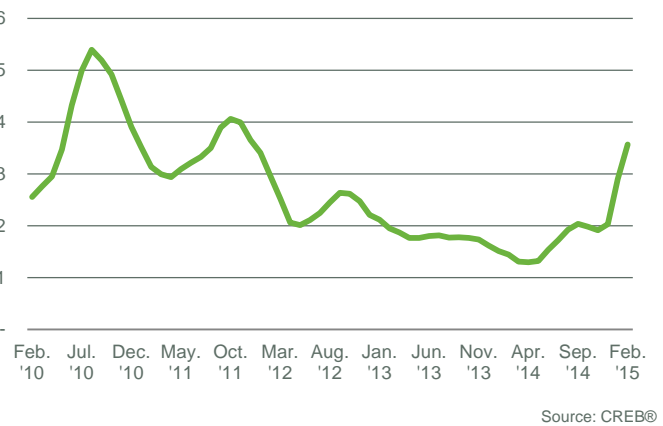
Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



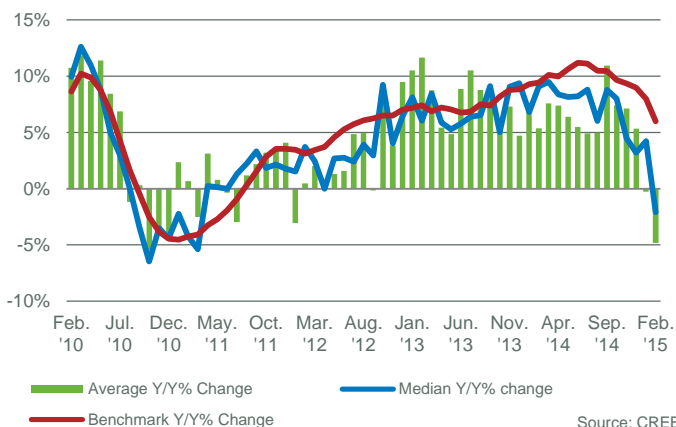
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



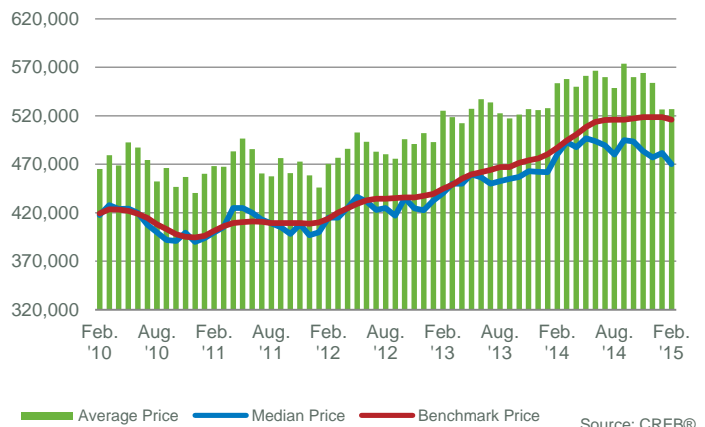
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



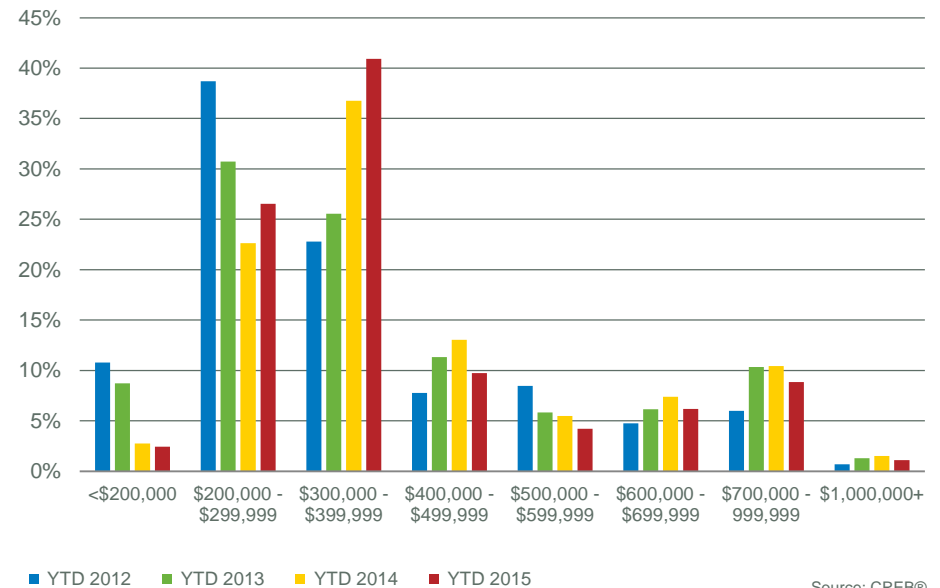
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	319	410	523	553	656	635	518	529	487	466	419	253
New Listings	507	576	685	807	934	816	695	699	699	671	491	315
Inventory	440	532	607	758	901	925	925	905	910	915	803	643
Days on Market	40	30	30	26	28	28	32	34	34	38	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	347,000	353,500	347,000	346,500	350,000	343,500	357,500	357,000	352,000	354,500	360,000	350,000
Average Price	412,325	433,056	424,841	412,402	418,700	417,420	418,118	431,626	413,328	429,255	422,907	423,865
Index	194	196	197	200	204	206	207	208	209	209	209	209
2015												
Sales	191	261										
New Listings	705	681										
Inventory	956	1,190										
Days on Market	41	34										
Benchmark Price	356,000	354,600										
Median Price	341,700	347,900										
Average Price	403,246	407,265										
Index	209	208										

	Feb-14	Feb-15	YTD2014	YTD2015
CALGARY TOTAL				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	9	7	20	11
\$200,000 - \$299,999	83	72	165	120
\$300,000 - \$349,999	105	54	176	105
\$350,000 - \$399,999	52	45	92	80
\$400,000 - \$449,999	36	15	57	25
\$450,000 - \$499,999	20	15	38	19
\$500,000 - \$549,999	10	8	20	13
\$550,000 - \$599,999	13	3	20	6
\$600,000 - \$649,999	16	4	29	12
\$650,000 - \$699,999	15	9	25	16
\$700,000 - \$799,999	24	15	43	23
\$800,000 - \$899,999	14	9	26	11
\$900,000 - \$999,999	5	4	7	6
\$1,000,000 - \$1,249,999	6	-	9	2
\$1,250,000 - \$1,499,999	2	1	2	3
\$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 +	-	-	-	-
	410	261	729	452

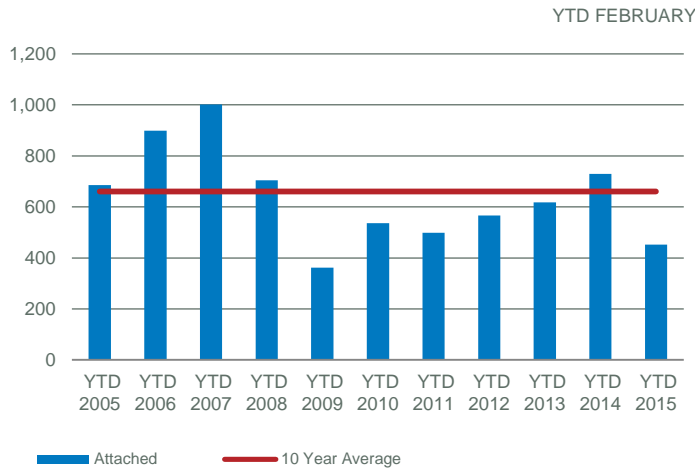
CALGARY ATTACHED SALES BY PRICE RANGE

YTD FEBRUARY

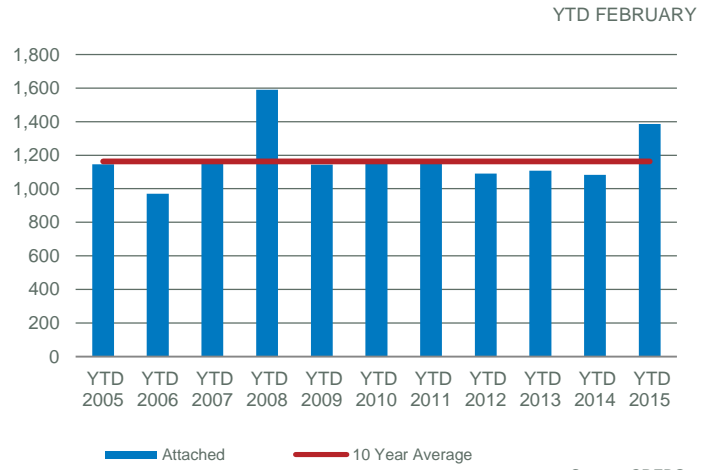


Source: CREB®

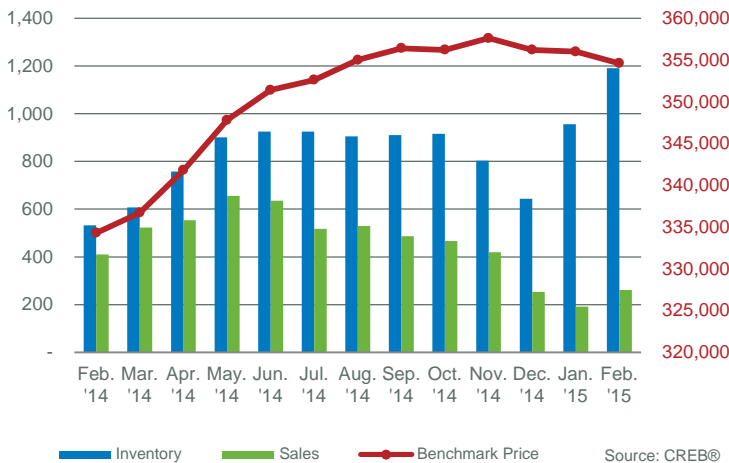
CALGARY ATTACHED TOTAL SALES



CALGARY ATTACHED TOTAL NEW LISTINGS



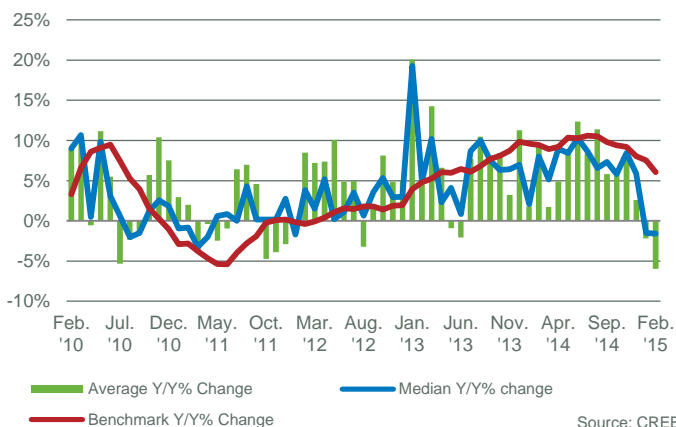
CALGARY ATTACHED INVENTORY AND SALES



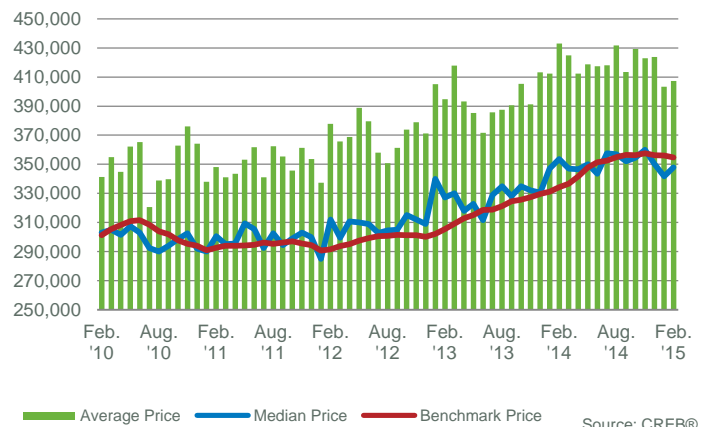
CALGARY ATTACHED MONTHS OF INVENTORY



CALGARY ATTACHED PRICE CHANGE



CALGARY ATTACHED PRICES

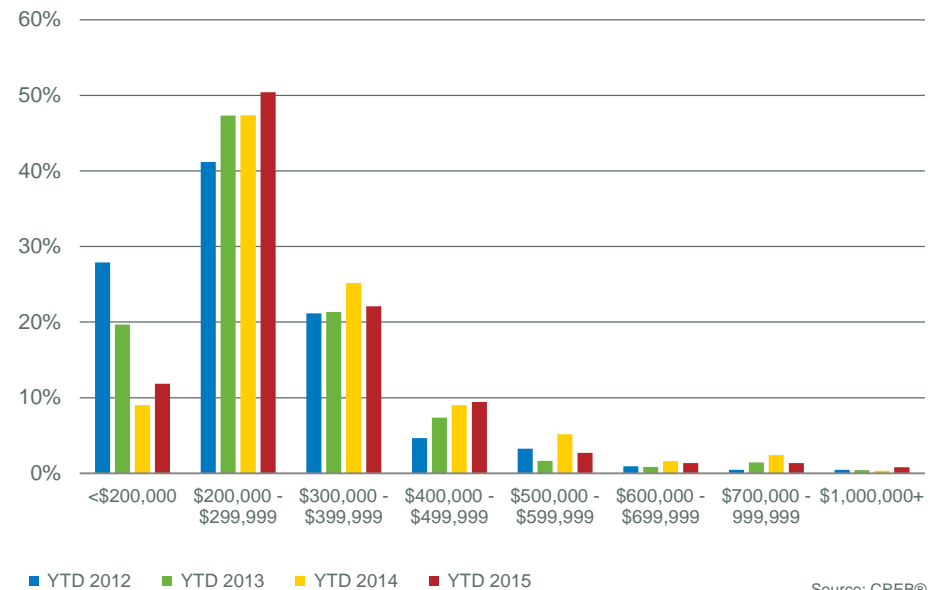


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	452	454	515	480	448	456	435	389	327	222
New Listings	490	579	671	694	818	721	663	656	692	622	476	303
Inventory	502	640	751	907	1,073	1,097	1,079	1,070	1,078	1,072	971	744
Days on Market	43	33	31	34	33	37	40	40	39	41	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	285,500	282,750	284,000	282,750	284,223	287,750	294,500	284,300	290,000	288,900
Average Price	314,971	327,288	310,785	319,428	315,845	351,770	322,486	329,704	326,100	323,646	321,836	318,652
Index	196	198	201	204	206	209	208	209	209	210	210	210
2015												
Sales	154	217										
New Listings	744	595										
Inventory	1,114	1,276										
Days on Market	55	40										
Benchmark Price	298,700	296,000										
Median Price	268,875	267,500										
Average Price	305,473	308,942										
Index	209	207										

	Feb-14	Feb-15	YTD2014	YTD2015
CALGARY TOTAL				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	27	30	56	44
\$200,000 - \$299,999	168	104	295	187
\$300,000 - \$349,999	56	26	92	48
\$350,000 - \$399,999	43	23	65	34
\$400,000 - \$449,999	22	16	39	25
\$450,000 - \$499,999	13	4	17	10
\$500,000 - \$549,999	10	5	23	8
\$550,000 - \$599,999	5	1	9	2
\$600,000 - \$649,999	3	3	6	3
\$650,000 - \$699,999	2	2	4	2
\$700,000 - \$799,999	3	-	4	3
\$800,000 - \$899,999	3	-	7	2
\$900,000 - \$999,999	3	-	4	-
\$1,000,000 - \$1,249,999	1	1	1	1
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	1	1	1	1
\$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 +	-	-	-	-
	360	217	623	371

CALGARY APARTMENT SALES BY PRICE RANGE

YTD FEBRUARY



Source: CREB®

CALGARY APARTMENT TOTAL SALES

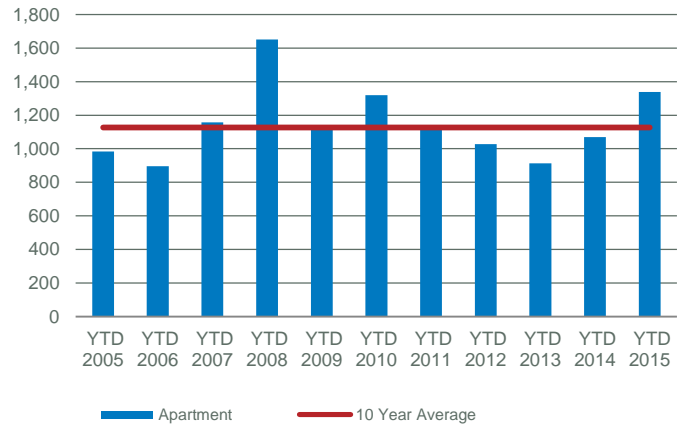
YTD FEBRUARY



Source: CREB®

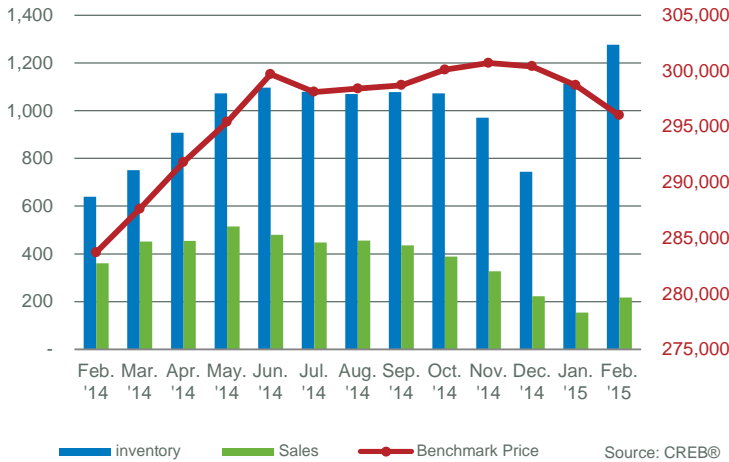
CALGARY APARTMENT TOTAL NEW LISTINGS

YTD FEBRUARY



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



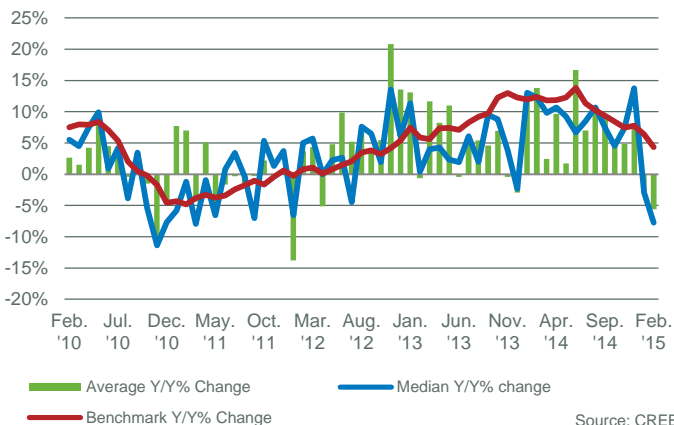
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



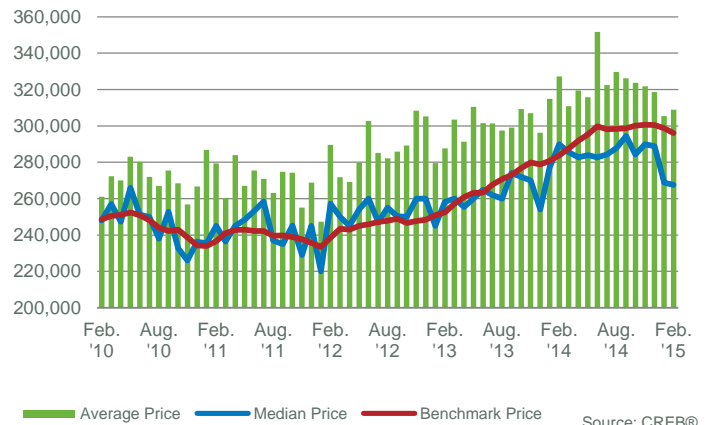
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES

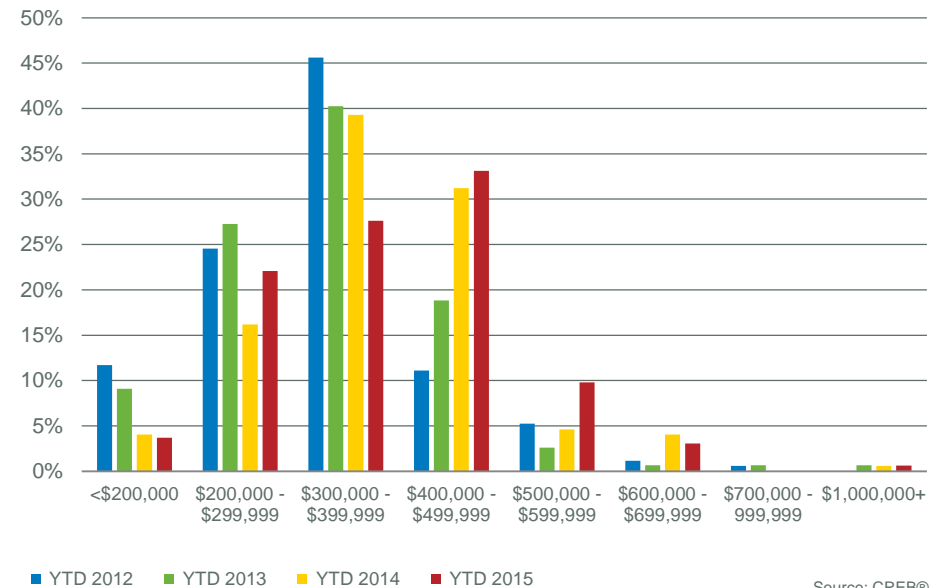


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	106	160	169	195	194	180	131	139	159	116	64
New Listings	123	148	199	218	284	250	207	184	178	182	115	79
Inventory	119	139	162	196	256	274	264	271	250	223	173	142
Days on Market	42	34	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	379,375	390,000	390,000	395,100	390,500	388,750	374,000	383,500	389,000	392,250	400,000
Average Price	384,409	385,752	393,042	390,878	400,602	387,205	386,632	366,429	394,661	388,355	385,495	396,018
Index	181	182	185	188	191	192	194	195	196	197	198	199
2015												
Sales	65	98										
New Listings	223	230										
Inventory	269	358										
Days on Market	44	35										
Benchmark Price	377,400	378,000										
Median Price	376,982	400,000										
Average Price	380,117	399,835										
Index	199	200										

	Feb-14	Feb-15	YTD2014	YTD2015
AIRDRIE TOTAL				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	3	4	7	6
\$200,000 - \$299,999	19	16	28	36
\$300,000 - \$349,999	15	7	23	15
\$350,000 - \$399,999	28	22	45	30
\$400,000 - \$449,999	18	18	33	30
\$450,000 - \$499,999	13	15	21	24
\$500,000 - \$549,999	4	7	5	9
\$550,000 - \$599,999	3	6	3	7
\$600,000 - \$649,999	2	3	6	5
\$650,000 - \$699,999	-	-	1	-
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	-	-	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 +	-	-	-	-
	106	98	173	163

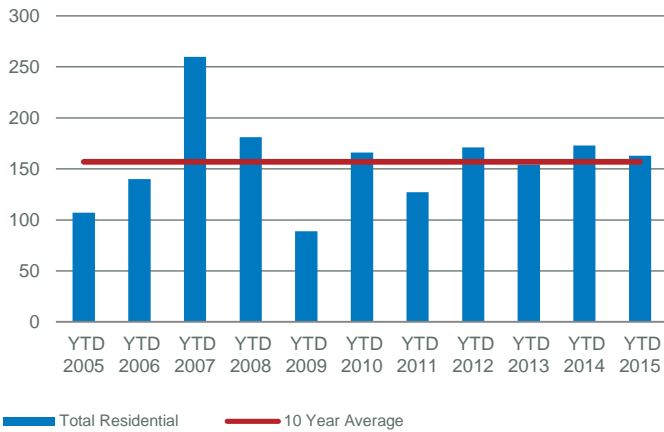
AIRDRIE SALES BY PRICE RANGE



Source: CREB®

AIRDRIE TOTAL SALES

YTD FEBRUARY



Source: CREB®

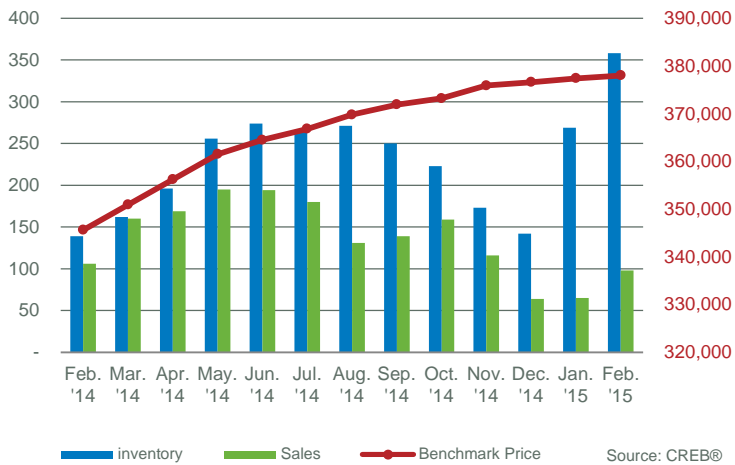
AIRDRIE TOTAL NEW LISTINGS

YTD FEBRUARY



Source: CREB®

AIRDRIE INVENTORY AND SALES



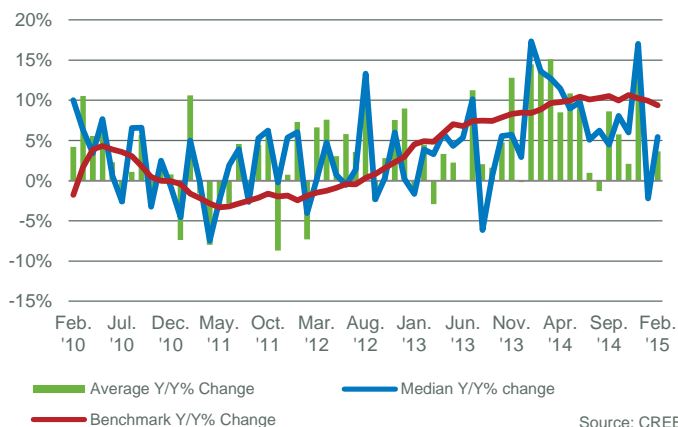
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



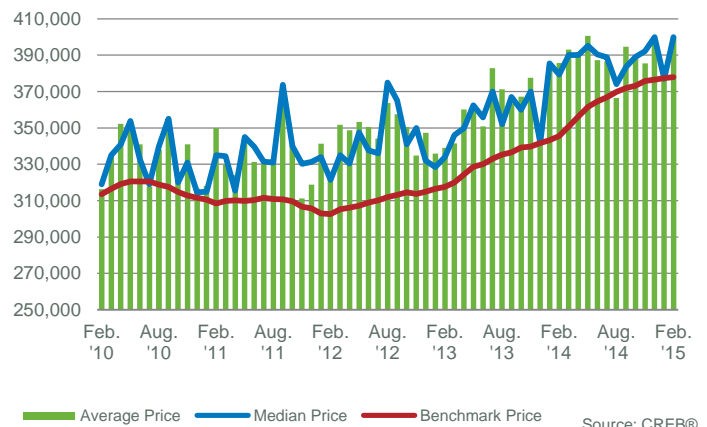
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES

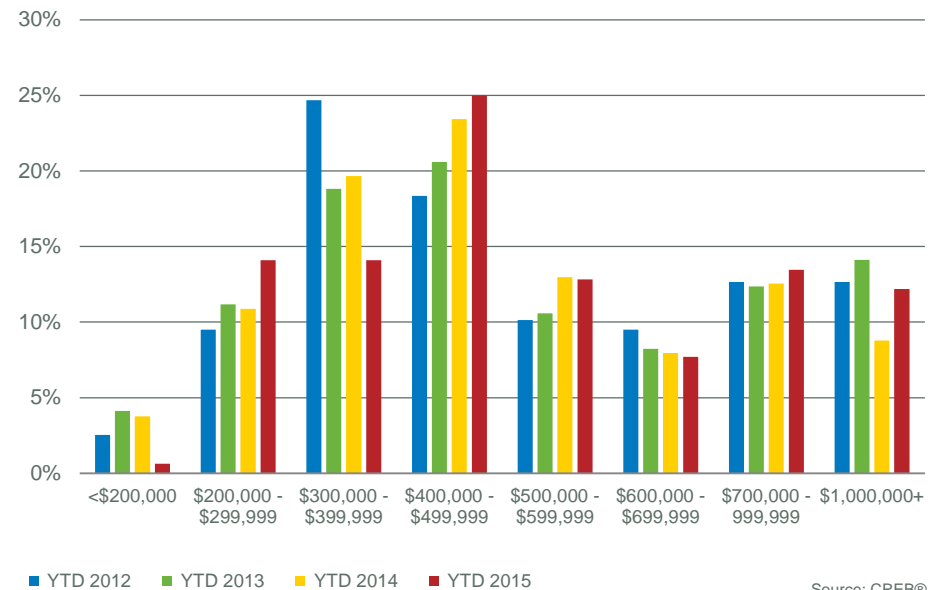


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	170	178	151	108	74
New Listings	256	278	327	330	352	357	289	264	256	237	196	127
Inventory	570	631	666	703	735	769	760	757	683	641	608	502
Days on Market	76	73	55	49	54	57	63	58	58	68	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	520,000	506,000	520,000	435,000	475,000
Average Price	537,753	587,005	599,022	599,400	649,548	578,289	618,967	633,890	623,992	673,230	504,264	557,609
Index	164	166	169	170	173	172	174	176	177	179	177	180
2015												
Sales	78	78										
New Listings	289	257										
Inventory	622	720										
Days on Market	76	56										
Benchmark Price	554,700	558,400										
Median Price	478,750	497,500										
Average Price	625,531	654,260										
Index	180	181										

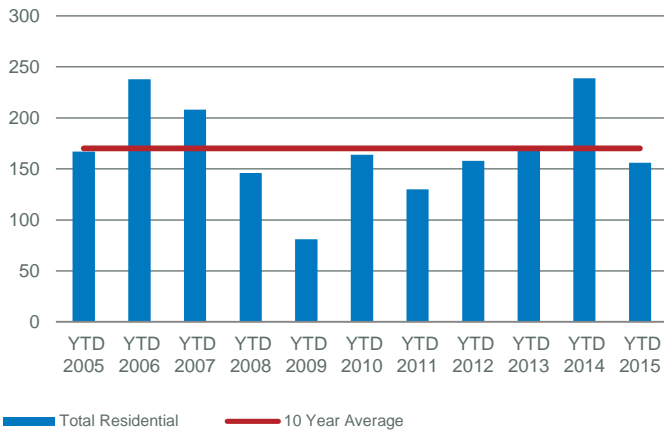
	Feb-14	Feb-15	YTD2014	YTD2015
ROCKYVIEW TOTAL				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	6	-	8	1
\$200,000 - \$299,999	14	11	26	22
\$300,000 - \$349,999	12	5	19	7
\$350,000 - \$399,999	16	7	28	15
\$400,000 - \$449,999	17	7	26	19
\$450,000 - \$499,999	17	9	30	20
\$500,000 - \$549,999	9	6	16	10
\$550,000 - \$599,999	10	4	15	10
\$600,000 - \$649,999	4	4	12	6
\$650,000 - \$699,999	6	4	7	6
\$700,000 - \$799,999	6	3	12	6
\$800,000 - \$899,999	7	5	11	12
\$900,000 - \$999,999	3	2	7	3
\$1,000,000 - \$1,249,999	6	4	11	8
\$1,250,000 - \$1,499,999	2	3	3	4
\$1,500,000 - \$1,749,999	1	1	1	1
\$1,750,000 - \$1,999,999	2	-	3	-
\$2,000,000 - \$2,499,999	1	2	1	3
\$2,500,000 - \$2,999,999	2	-	2	-
\$3,000,000 - \$3,499,999	-	1	-	3
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	141	78	239	156

ROCKYVIEW SALES BY PRICE RANGE



ROCKYVIEW TOTAL SALES

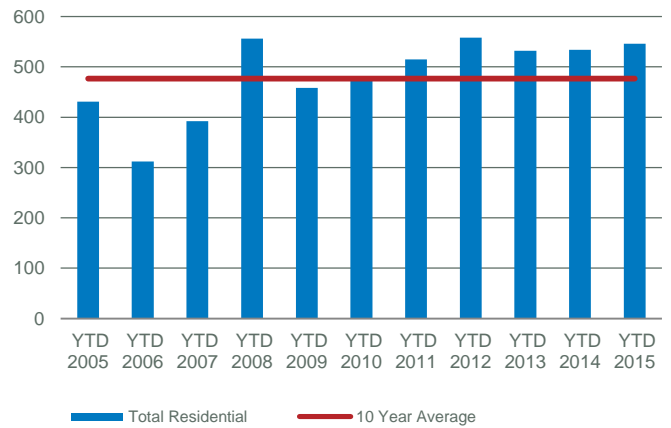
YTD FEBRUARY



Source: CREB®

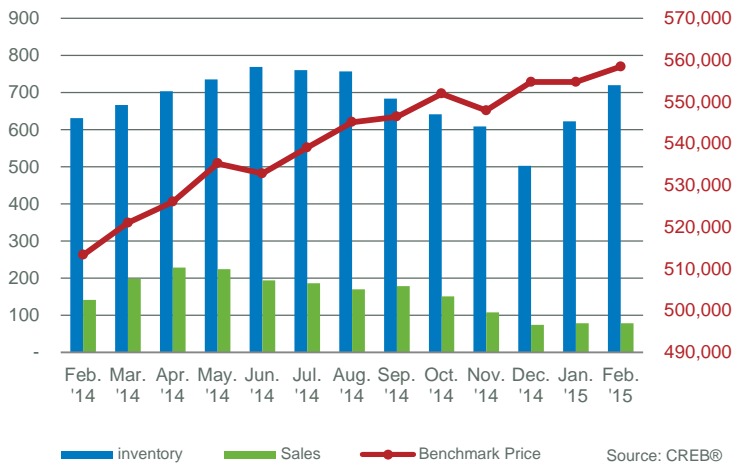
ROCKYVIEW TOTAL NEW LISTINGS

YTD FEBRUARY



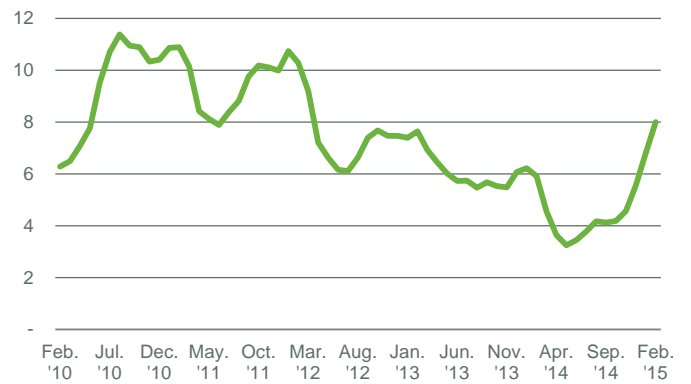
Source: CREB®

ROCKYVIEW INVENTORY AND SALES



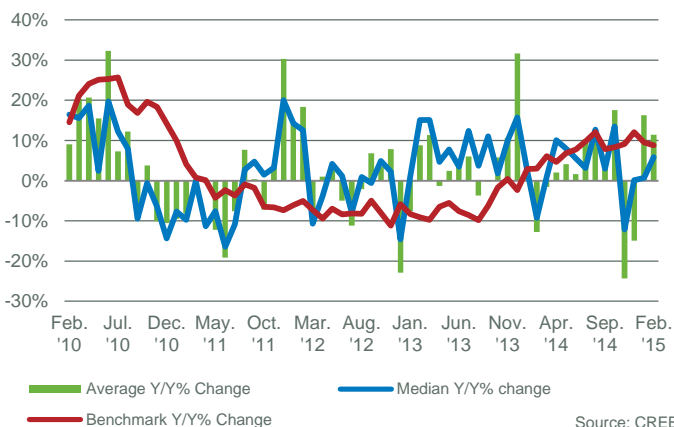
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



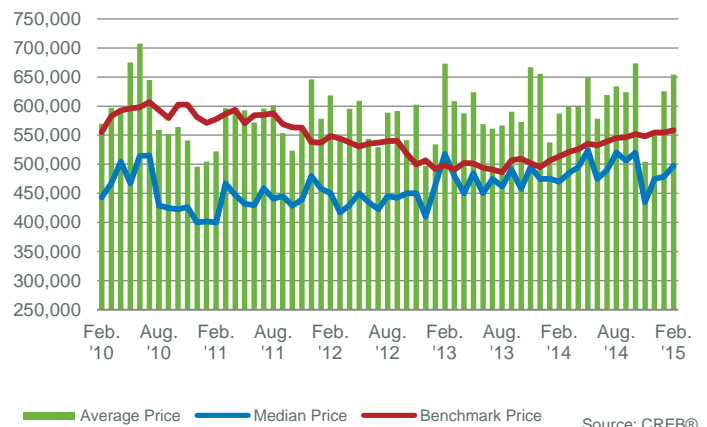
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



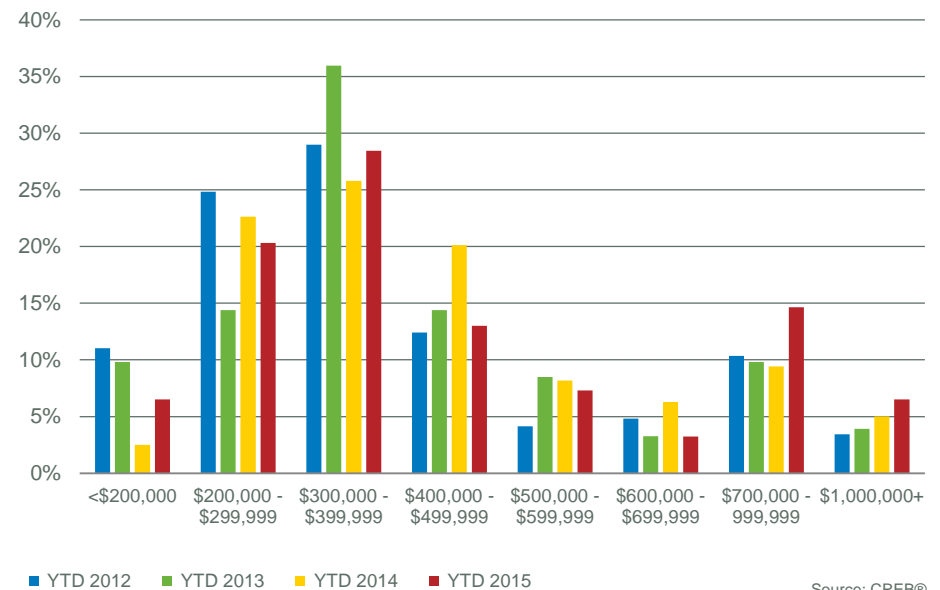
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	70	89	112	157	171	163	149	135	123	138	97	60
New Listings	180	169	198	231	271	242	242	215	217	173	126	79
Inventory	368	410	456	493	546	546	566	567	563	511	454	362
Days on Market	73	60	47	60	51	49	52	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	438,500	432,500	407,000	410,000	405,000	412,500	424,900	393,500
Average Price	473,452	459,478	492,041	504,194	530,346	531,958	505,751	517,009	497,501	494,137	476,317	509,881
Index	169	172	176	179	180	179	180	181	182	181	183	183
2015												
Sales	56	67										
New Listings	191	197										
Inventory	429	515										
Days on Market	85	71										
Benchmark Price	394,400	393,600										
Median Price	384,870	383,000										
Average Price	457,085	494,242										
Index	183	183										

	Feb-14	Feb-15	YTD2014	YTD2015
FOOTHILLS TOTAL				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	2	5	4	7
\$200,000 - \$299,999	20	15	36	25
\$300,000 - \$349,999	9	8	14	19
\$350,000 - \$399,999	20	9	27	16
\$400,000 - \$449,999	8	4	17	8
\$450,000 - \$499,999	5	3	15	8
\$500,000 - \$549,999	6	3	10	6
\$550,000 - \$599,999	1	1	3	3
\$600,000 - \$649,999	3	1	5	1
\$650,000 - \$699,999	3	1	5	3
\$700,000 - \$799,999	3	4	8	7
\$800,000 - \$899,999	2	8	3	11
\$900,000 - \$999,999	3	-	4	-
\$1,000,000 - \$1,249,999	2	3	4	4
\$1,250,000 - \$1,499,999	1	1	3	3
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	1	-	1
\$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 +	-	-	-	-
	89	67	159	123

FOOTHILLS SALES BY PRICE RANGE

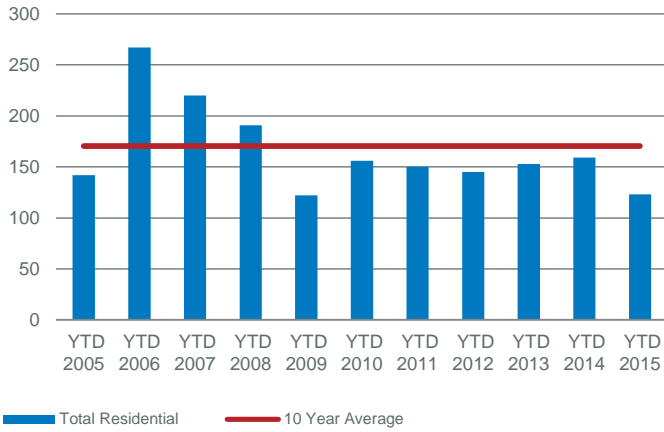
YTD FEBRUARY



Source: CREB®

FOOTHILLS TOTAL SALES

YTD FEBRUARY



Source: CREB®

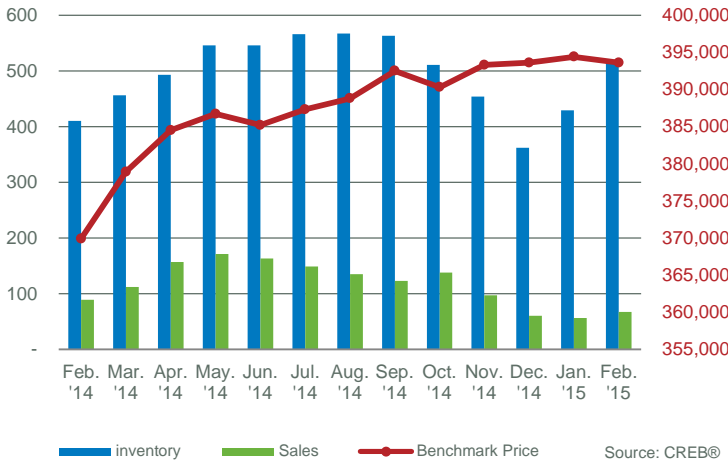
FOOTHILLS TOTAL NEW LISTINGS

YTD FEBRUARY



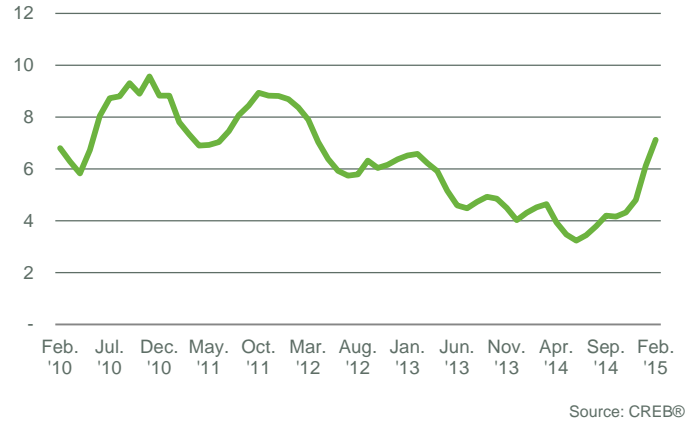
Source: CREB®

FOOTHILLS INVENTORY AND SALES



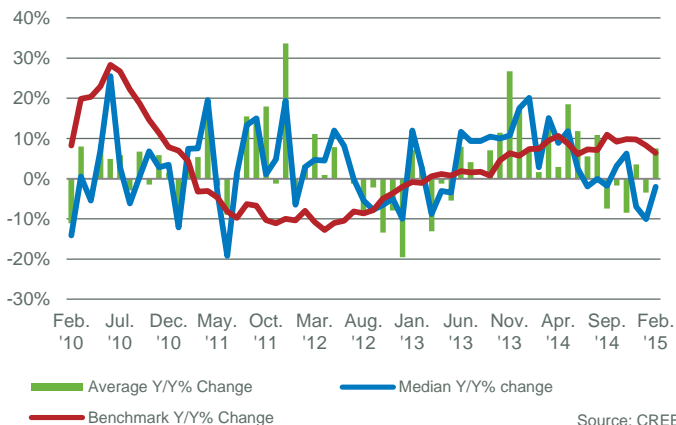
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



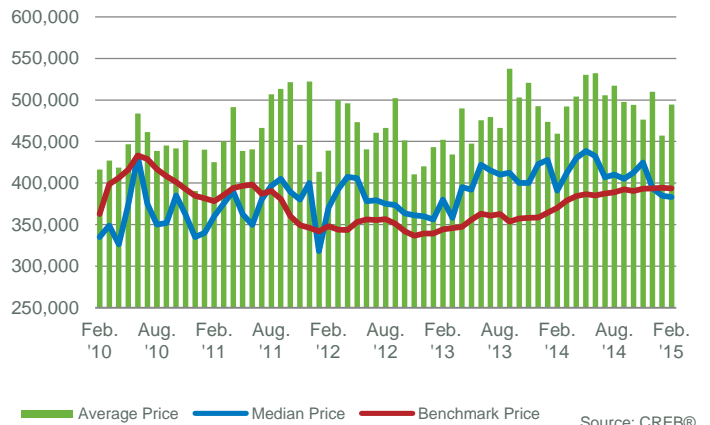
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



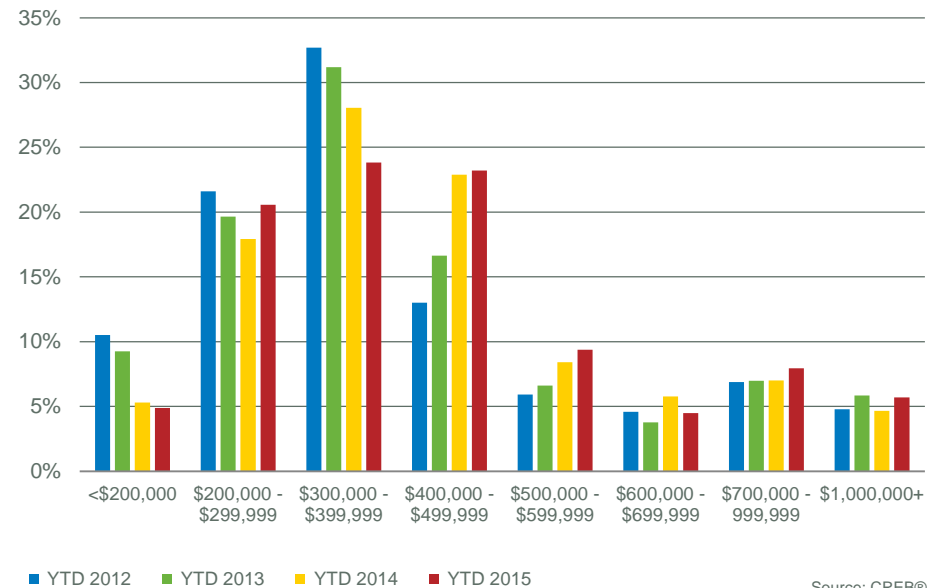
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	269	373	533	635	679	642	581	494	504	509	359	221
New Listings	625	664	815	877	1,036	950	827	739	723	664	488	300
Inventory	1,216	1,360	1,481	1,594	1,760	1,802	1,788	1,783	1,664	1,533	1,391	1,125
Days on Market	68	60	48	48	47	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	407,000	415,000	424,600	405,000	410,000	415,000	410,500	412,000	393,000	400,500
Average Price	452,018	469,098	479,547	480,923	504,405	471,261	482,230	494,722	491,646	493,553	434,962	472,555
Index	174	176	179	181	184	184	186	187	188	189	189	190
2015												
Sales	221	270										
New Listings	768	749										
Inventory	1,474	1,766										
Days on Market	68	53										
Benchmark Price	430,500	431,200										
Median Price	400,000	405,000										
Average Price	477,574	487,266										
Index	190	190										

	Feb-14	Feb-15	YTD2014	YTD2015
SURROUNDING AREA				
>\$100,000	1	1	2	2
\$100,000 - \$199,999	17	13	32	22
\$200,000 - \$299,999	67	50	115	101
\$300,000 - \$349,999	44	22	69	44
\$350,000 - \$399,999	69	46	111	73
\$400,000 - \$449,999	45	31	81	60
\$450,000 - \$499,999	35	28	66	54
\$500,000 - \$549,999	20	17	33	26
\$550,000 - \$599,999	14	11	21	20
\$600,000 - \$649,999	9	8	23	13
\$650,000 - \$699,999	9	5	14	9
\$700,000 - \$799,999	9	7	20	13
\$800,000 - \$899,999	9	13	14	23
\$900,000 - \$999,999	6	2	11	3
\$1,000,000 - \$1,249,999	8	7	15	13
\$1,250,000 - \$1,499,999	4	4	7	7
\$1,500,000 - \$1,749,999	2	1	2	1
\$1,750,000 - \$1,999,999	2	1	3	1
\$2,000,000 - \$2,499,999	1	2	1	3
\$2,500,000 - \$2,999,999	2	-	2	-
\$3,000,000 - \$3,499,999	-	1	-	3
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	373	270	642	491

SURROUNDING AREA SALES BY PRICE RANGE

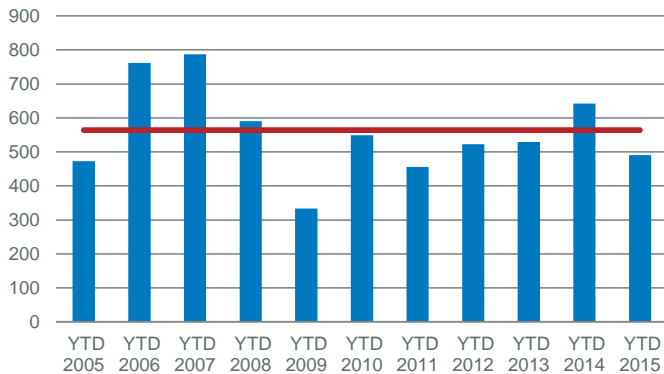
YTD FEBRUARY



Source: CREB®

SURROUNDING AREA SALES

YTD FEBRUARY

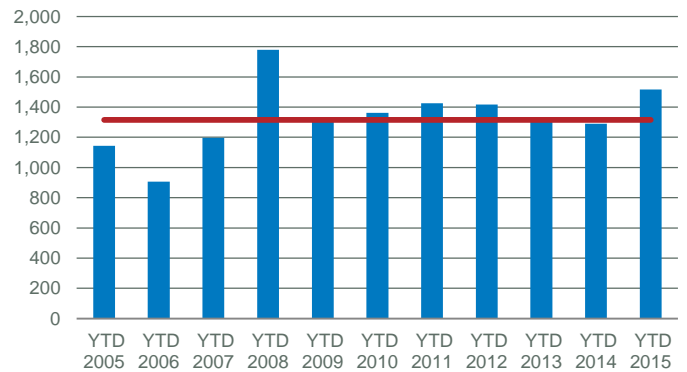


■ Total Residential — 10 Year Average

Source: CREB®

SURROUNDING AREA NEW LISTINGS

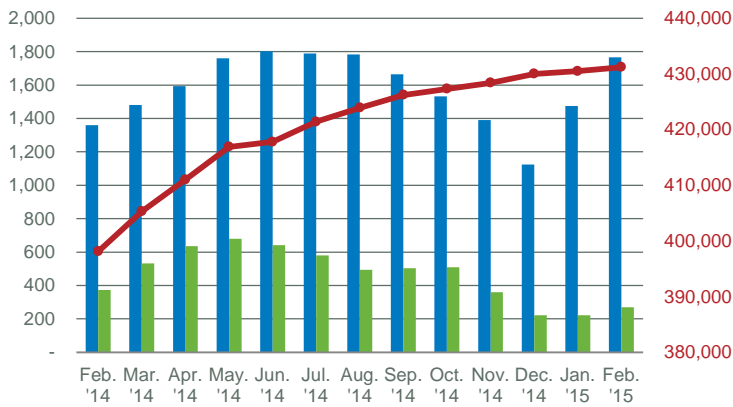
YTD FEBRUARY



■ Total Residential — 10 Year Average

Source: CREB®

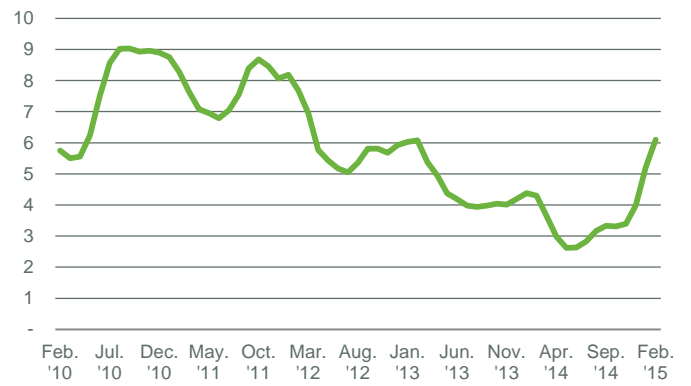
SURROUNDING AREA INVENTORY AND SALES



■ inventory ■ Sales — Benchmark Price

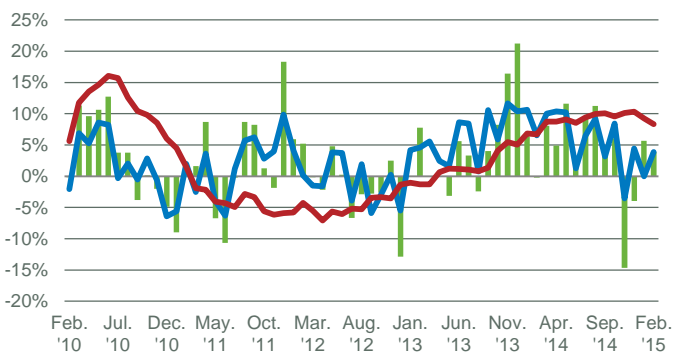
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



Source: CREB®

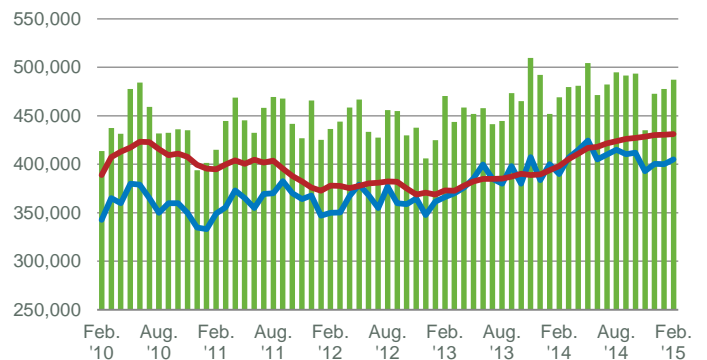
SURROUNDING AREA PRICE CHANGE



■ Average Y/Y% Change ■ Median Y/Y% change
— Benchmark Y/Y% Change

Source: CREB®

SURROUNDING AREA PRICES



■ Average Price ■ Median Price — Benchmark Price

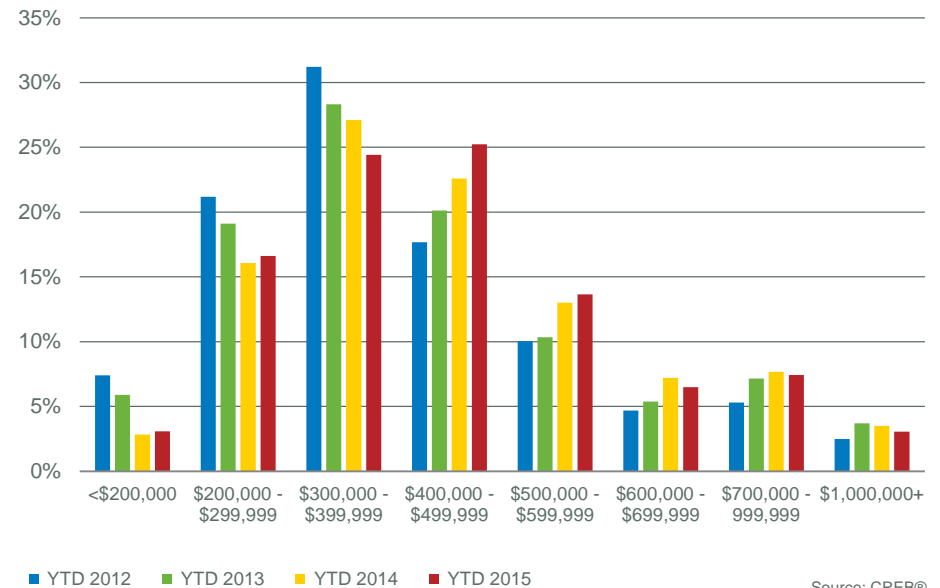
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,708	2,223	3,014	3,174	3,624	3,306	2,909	2,757	2,650	2,654	2,138	1,303
New Listings	3,021	3,375	4,134	4,630	5,363	4,767	4,046	3,886	3,982	3,583	2,581	1,680
Inventory	3,571	4,175	4,688	5,588	6,462	6,735	6,640	6,548	6,397	5,999	5,246	4,181
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	415,000	417,900	427,450	426,000	430,000	425,000	425,000	420,000	423,950	428,000	422,000	415,000
Average Price	461,526	480,487	483,934	479,281	489,839	488,158	482,588	480,258	488,054	489,636	477,789	474,746
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,100	1,487										
New Listings	4,054	3,699										
Inventory	6,068	7,236										
Days on Market	47	38										
Benchmark Price	454,200	451,900										
Median Price	416,750	418,400										
Average Price	464,274	466,829										
Index	211	210										

	Feb-14	Feb-15	YTD2014	YTD2015
CREB®				
>\$100,000	1	1	2	2
\$100,000 - \$199,999	53	51	109	78
\$200,000 - \$299,999	350	239	632	430
\$300,000 - \$349,999	284	142	493	277
\$350,000 - \$399,999	325	228	573	355
\$400,000 - \$449,999	268	207	485	365
\$450,000 - \$499,999	219	169	403	288
\$500,000 - \$549,999	170	121	316	201
\$550,000 - \$599,999	113	81	195	152
\$600,000 - \$649,999	95	47	152	89
\$650,000 - \$699,999	79	40	131	79
\$700,000 - \$799,999	92	63	153	104
\$800,000 - \$899,999	57	42	99	65
\$900,000 - \$999,999	32	13	50	23
\$1,000,000 - \$1,249,999	40	20	64	41
\$1,250,000 - \$1,499,999	16	10	29	20
\$1,500,000 - \$1,749,999	12	4	17	6
\$1,750,000 - \$1,999,999	8	3	13	3
\$2,000,000 - \$2,499,999	4	4	8	5
\$2,500,000 - \$2,999,999	2	-	4	-
\$3,000,000 - \$3,499,999	1	1	1	3
\$3,500,000 - \$3,999,999	2	1	2	1
\$4,000,000 +	-	-	-	-
	2,223	1,487	3,931	2,587

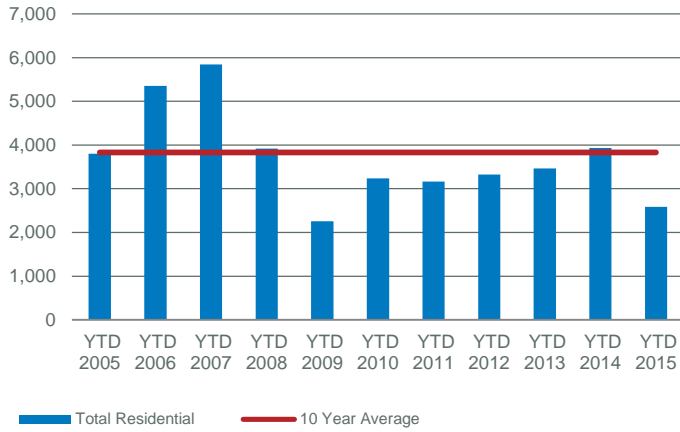
CREB® SALES BY PRICE RANGE

YTD FEBRUARY



CREB® SALES

YTD FEBRUARY



Source: CREB®

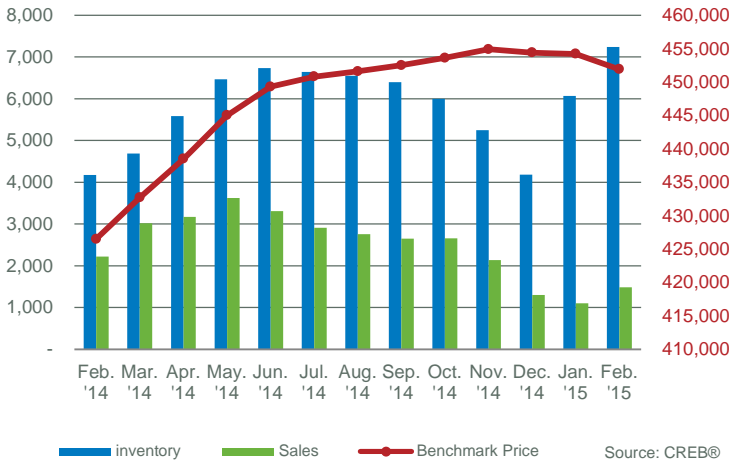
CREB® NEW LISTINGS

YTD FEBRUARY



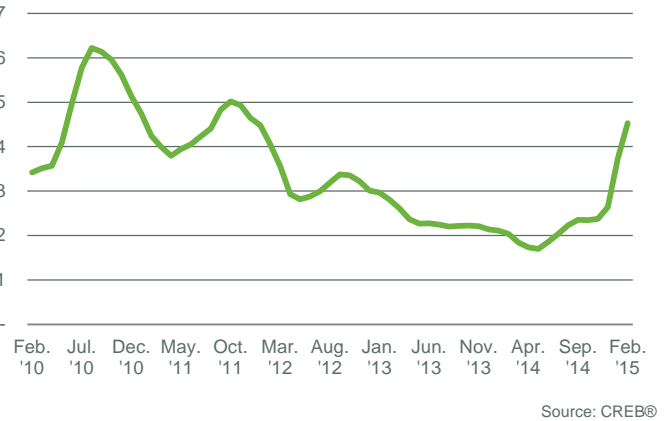
Source: CREB®

CREB® INVENTORY AND SALES



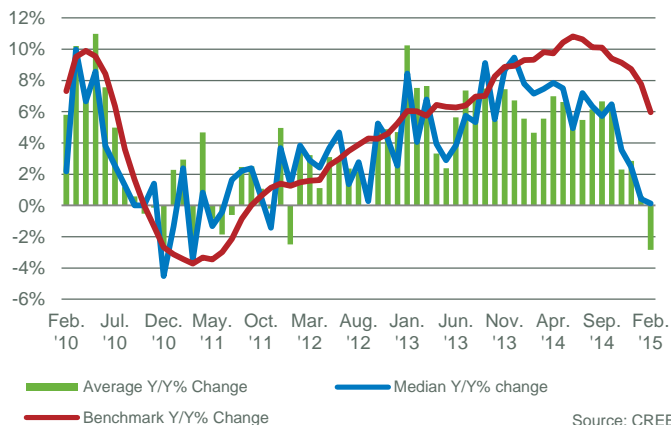
Source: CREB®

CREB® MONTHS OF INVENTORY



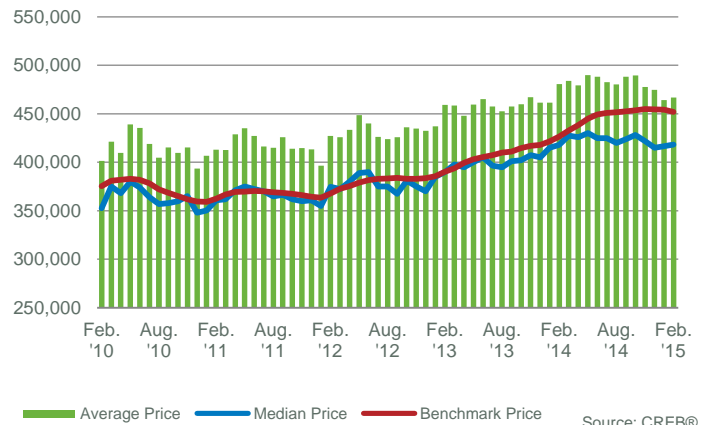
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



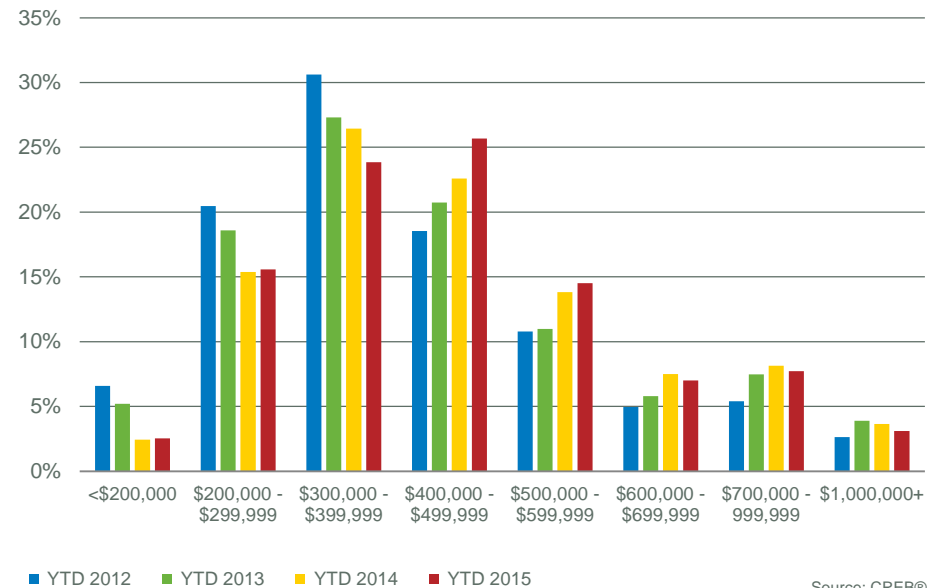
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,537	1,991	2,679	2,767	3,169	2,858	2,514	2,433	2,324	2,296	1,887	1,156
New Listings	2,652	2,989	3,646	4,083	4,679	4,174	3,508	3,411	3,515	3,156	2,289	1,507
Inventory	3,011	3,532	3,959	4,783	5,523	5,788	5,698	5,608	5,502	5,193	4,549	3,644
Days on Market	43	33	30	29	29	31	36	37	37	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	419,000	427,000	435,600	435,000	440,000	430,100	432,250	429,100	430,000	437,000	429,000	419,700
Average Price	468,050	490,164	493,313	488,802	498,007	498,072	492,761	488,056	497,687	500,842	487,452	480,469
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	957	1,295										
New Listings	3,575	3,207										
Inventory	5,302	6,276										
Days on Market	44	36										
Benchmark Price	458,800	456,600										
Median Price	425,000	425,000										
Average Price	474,346	473,857										
Index	212	211										

	Feb-14	Feb-15	YTD2014	YTD2015
CALGARY CMA				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	42	38	85	57
\$200,000 - \$299,999	297	200	543	351
\$300,000 - \$349,999	252	125	443	240
\$350,000 - \$399,999	272	189	490	297
\$400,000 - \$449,999	240	183	430	324
\$450,000 - \$499,999	201	150	367	254
\$500,000 - \$549,999	159	110	299	185
\$550,000 - \$599,999	109	74	189	142
\$600,000 - \$649,999	90	43	141	82
\$650,000 - \$699,999	76	39	124	76
\$700,000 - \$799,999	89	59	145	97
\$800,000 - \$899,999	55	34	96	54
\$900,000 - \$999,999	29	13	46	23
\$1,000,000 - \$1,249,999	38	17	60	36
\$1,250,000 - \$1,499,999	14	9	25	17
\$1,500,000 - \$1,749,999	11	4	16	6
\$1,750,000 - \$1,999,999	8	2	13	2
\$2,000,000 - \$2,499,999	4	4	8	5
\$2,500,000 - \$2,999,999	2	-	4	-
\$3,000,000 - \$3,499,999	1	1	1	3
\$3,500,000 - \$3,999,999	2	1	2	1
\$4,000,000 +	-	-	-	-
	1,991	1,295	3,528	2,252

CALGARY CMA SALES BY PRICE RANGE

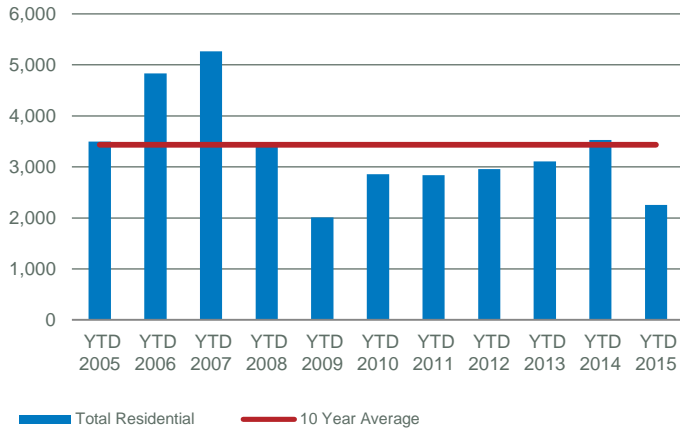
YTD FEBRUARY



Source: CREB®

CALGARY CMA SALES

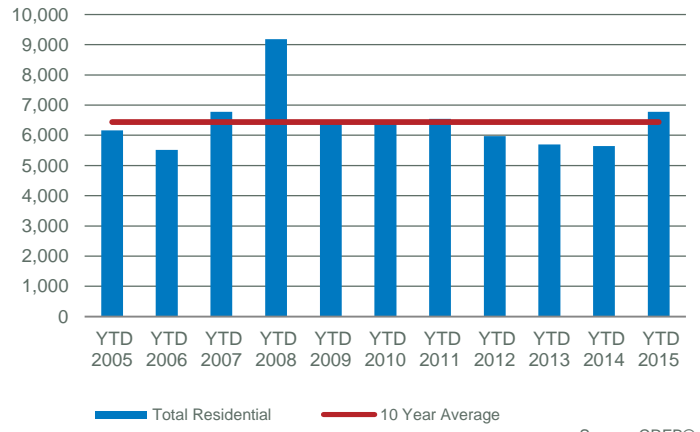
YTD FEBRUARY



Source: CREB®

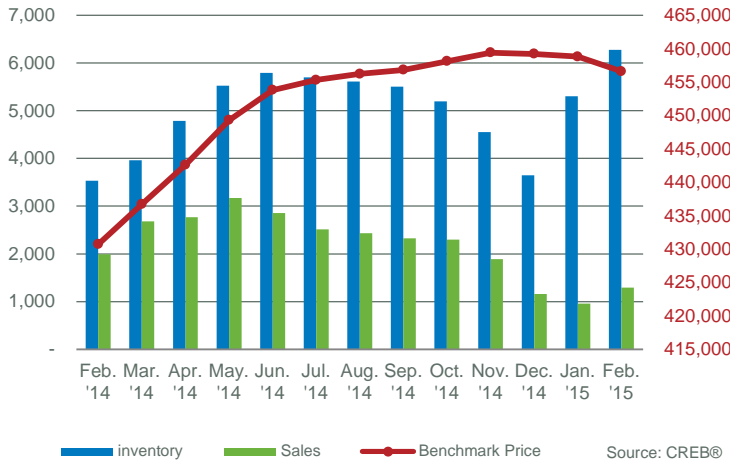
CALGARY CMA NEW LISTINGS

YTD FEBRUARY



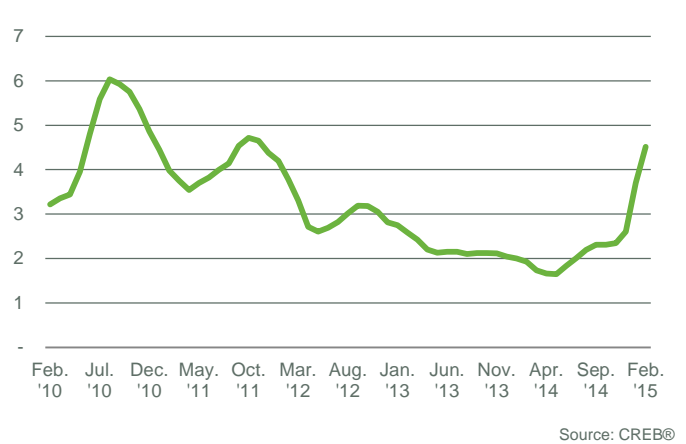
Source: CREB®

CALGARY CMA INVENTORY AND SALES



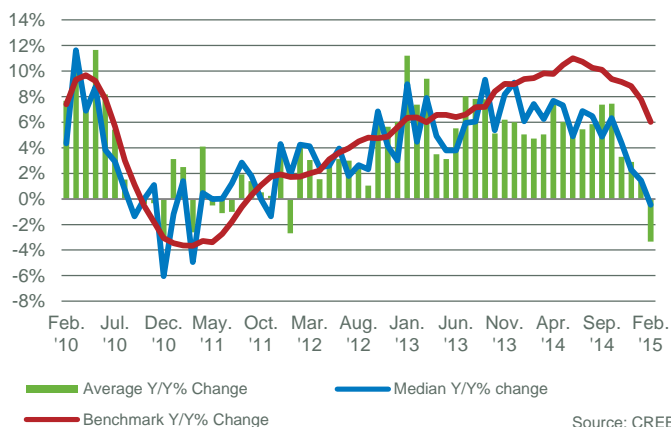
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



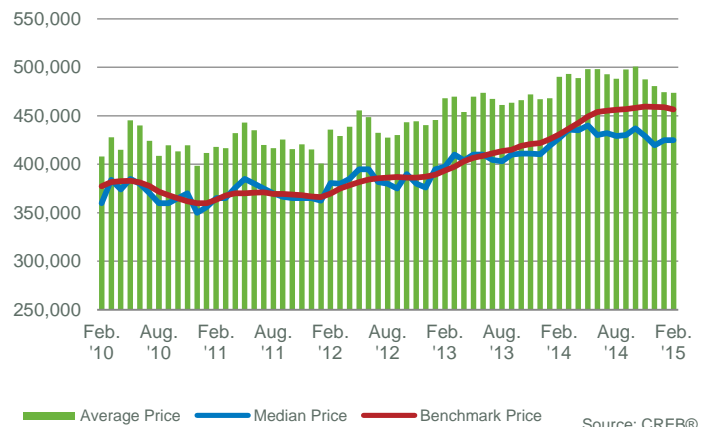
Source: CREB®

CALGARY CMA PRICE CHANGE



Source: CREB®

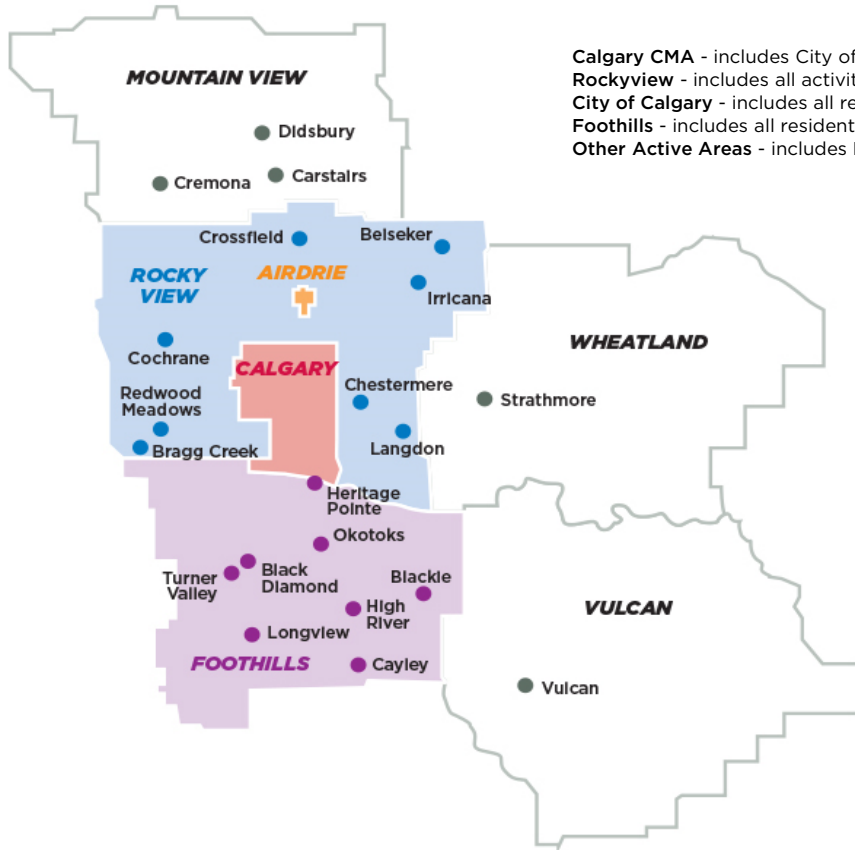
CALGARY CMA PRICES



Source: CREB®

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.
- 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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