

New listings decline as home prices ease

Improved sales to new listings ratio reduces inventory gains

Calgary, May 1, 2015 - After the fifth consecutive monthly benchmark price decline in Calgary, the number of new home listings eased to 3,064 units in April, an 18 per cent decrease over the previous year.

“With fewer buyers making purchase decisions and improved selection for resale, new home and rental property, sellers have been either adjusting their expectations on price or delaying their plans about when to list their home,” said CREB[®] president Corinne Lyall.

Sales activity in April totaled 1,957 units, 22 per cent below last year’s levels and nearly 15 per cent below April’s long term averages. Despite weak sales levels, the drop in new listings prevented strong gains in overall inventory levels and helped improve absorption rates in the market.

“While conditions continue to favour the buyer, both the months of supply and the sales to new listings ratio, which represent measures of market balance, tightened in April,” said CREB[®] chief economist Ann-Marie Lurie. “If this trend continues, it should help prevent resale inventories from rising to previous highs and limit some of the downward price pressures we’ve been seeing.”

Benchmark prices for detached homes totaled \$510,200 in April, which represents an unadjusted decline of 0.7 per cent from last month and 1.9 per cent higher than April 2014 figures. Meanwhile, apartment product recorded a monthly decline of 0.7 and a year-over year decline of 0.2 per cent

Year-to-date apartment sales activity has declined by 33 per cent, while new listings have risen by nearly eight per cent. Despite the recent shift in new listings, months of supply in this sector remain elevated, causing steeper monthly price declines and a year-over-year price contraction.

“There’s improved selection across all segments of the market, which takes some of the urgency away for buyers as they consider all of their options before making a purchase decision,” said Lyall. “Sellers have more competition and need to be aware of how much product is available in comparable neighborhoods.”

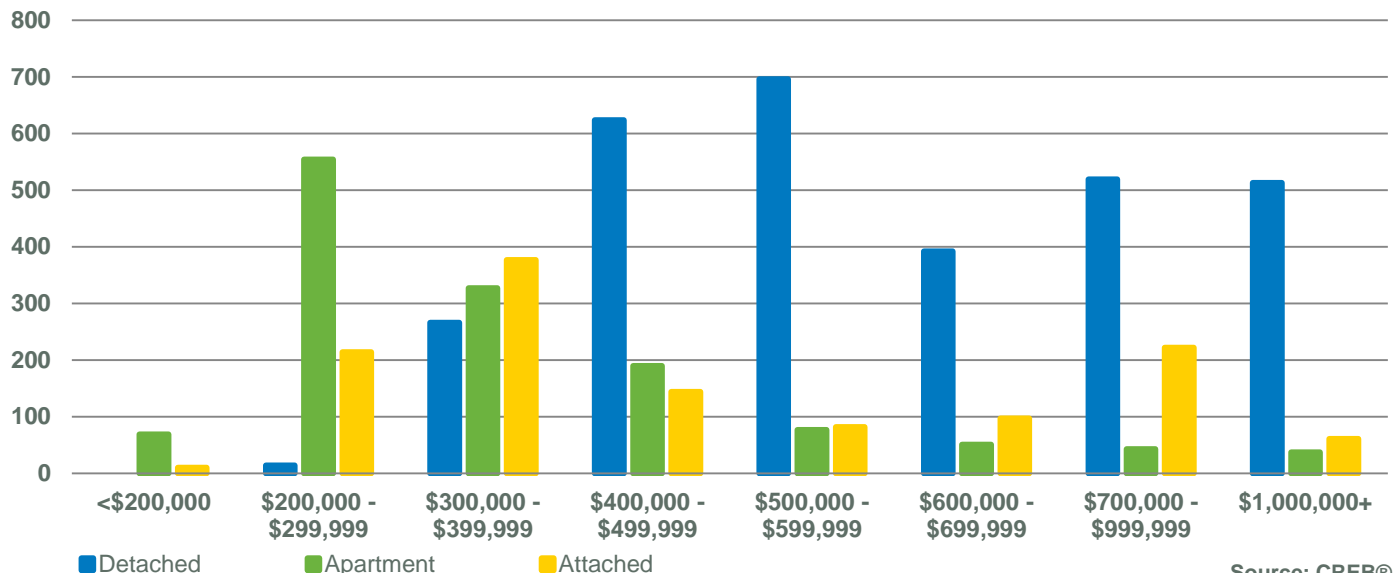
The detached sector continues to be the most balanced out of the three market sectors. For the second month in a row, the sales to new listings ratio and the months of inventory moved to levels that are more consistent with balanced conditions. However, the detached market does vary significantly depending on the price range.

“Higher priced properties in the detached sector saw a noticeable decline in absorption levels city-wide, indicating there is less demand relative to supply levels,” said Lurie. “This does not come as a surprise as many of the job losses in recent months have occurred in the higher paying sectors.”

Meanwhile, areas outside city limits are also impacted by the slower economic conditions. Year-to-date sales activity in the surrounding areas totaled 1,346 units, a 26 per cent decline. Despite positive growth following the first quarter, April benchmark prices totaled \$434,800, 0.4 per cent below last month’s figures and 5.8 per cent above April 2014 figures.

“Market impacts on pricing are wide ranging and ultimately depend on the location, property type, specific features and amount of comparable supply available,” said Lyall. Both buyers and sellers need to be aware of the local market conditions and adjust their expectations accordingly.”

CALGARY MONTHLY INVENTORY BY PRICE RANGE - APRIL 2015



	Apr-14	Apr-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,521	1,957	-22.37%	8,265	5,827	-29.50%
Total Sales Volume	\$1,202,107,037	\$920,286,608	-23.44%	\$3,947,267,525	\$2,726,149,375	-30.94%
New Listings	3,734	3,064	-17.94%	12,125	12,394	2.22%
Inventory	3,904	5,579	42.90%	3,002	5,342	77.97%
Months of Supply	1.55	2.85	84.09%	1.45	3.67	152.43%
Sales to New Listings Ratio	0.68	0.64	-5.40%	0.68	0.47	-31.03%
Sales to List Price Ratio	98.78%	97.27%	-1.53%	98.58%	97.34%	-1.27%
Days on Market	27	40	48.87%	30	39	30.00%
Benchmark Price	\$443,400	\$451,600	1.85%	\$434,675	\$455,325	4.75%
Median Price	\$428,000	\$419,000	-2.10%	\$425,000	\$420,000	-1.18%
Average Price	\$476,837	\$470,254	-1.38%	\$477,588	\$467,848	-2.04%
Index	207	211	1.84%	203	212	4.75%
SURROUNDING AREA						
Total Sales	637	441	-30.77%	1,813	1,346	-25.76%
Total Sales Volume	\$306,015,877	\$204,754,379	-33.09%	\$858,027,265	\$629,022,640	-26.69%
New Listings	882	837	-5.10%	2,999	3,193	6.47%
Inventory	1,574	2,093	32.97%	1,391	1,806	29.88%
Months of Supply	2.47	4.75	92.07%	3.07	5.37	74.94%
Sales to New Listings Ratio	0.72	0.53	-27.05%	0.60	0.42	-30.27%
Sales to List Price Ratio	97.55%	96.92%	-0.65%	97.52%	96.86%	-0.67%
Days on Market	48	56	17.73%	53	58	9.43%
Benchmark Price	\$411,000	\$434,800	5.79%	\$402,100	\$433,225	7.74%
Median Price	\$415,000	\$399,500	-3.73%	\$405,000	\$400,000	-1.23%
Average Price	\$480,402	\$464,296	-3.35%	\$473,264	\$467,327	-1.25%
Index	181	192	5.79%	177	191	7.74%
CREB® ECONOMIC REGION						
Total Sales	3,158	2,398	-24.07%	10,078	7,173	-28.83%
Total Sales Volume	\$1,508,122,914	\$1,125,040,986	-25.40%	\$4,805,294,790	\$3,355,172,015	-30.18%
New Listings	4,616	3,901	-15.49%	15,124	15,587	3.06%
Inventory	5,478	7,651	39.67%	4,392	7,148	62.74%
Months of Supply	1.73	3.19	83.93%	1.74	3.99	128.65%
Sales to New Listings Ratio	0.68	0.61	-10.15%	0.67	0.46	-30.94%
Sales to List Price Ratio	98.53%	97.21%	-1.34%	98.39%	97.25%	-1.16%
Days on Market	31	43	38.28%	36	44	22.22%
Benchmark Price	\$438,500	\$448,200	2.21%	\$429,800	\$451,225	4.98%
Median Price	\$425,000	\$415,000	-2.35%	\$422,000	\$416,000	-1.42%
Average Price	\$477,556	\$469,158	-1.76%	\$476,810	\$467,750	-1.90%
Index	204	208	2.21%	200	210	4.98%

For a list of definitions, see page 20.

	Apr-14	Apr-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,533	1,149	-25.05%	4,976	3,509	-29.48%
Total Sales Volume	\$842,970,067	\$626,891,332	-25.63%	\$2,733,377,852	\$1,888,536,370	-30.91%
New Listings	2,254	1,774	-21.30%	7,172	7,056	-1.62%
Inventory	2,194	3,024	37.83%	1,673	2,853	70.50%
Months of Supply	1.43	2.63	83.89%	1.34	3.25	141.78%
Sales to New Listings Ratio	0.68	0.65	-4.77%	0.69	0.50	-28.32%
Sales to List Price Ratio	98.81%	97.27%	-1.56%	98.61%	97.33%	-1.30%
Days on Market	25	38	54.17%	29	37	27.59%
Benchmark Price	\$500,800	\$510,200	1.88%	\$490,600	\$514,650	4.90%
Median Price	\$487,500	\$479,400	-1.66%	\$481,500	\$475,000	-1.35%
Average Price	\$549,883	\$545,597	-0.78%	\$549,312	\$538,198	-2.02%
Index	208	211	1.88%	203	213	4.91%
ATTACHED						
Total Sales	534	458	-14.23%	1,760	1,295	-26.42%
Total Sales Volume	\$214,116,566	\$187,727,676	-12.32%	\$727,733,436	\$525,180,065	-27.83%
New Listings	786	680	-13.49%	2,519	2,718	7.90%
Inventory	773	1,207	56.14%	599	1,170	95.53%
Months of Supply	1.45	2.64	82.06%	1.36	3.61	165.74%
Sales to New Listings Ratio	0.68	0.67	-0.86%	0.70	0.48	-31.81%
Sales to List Price Ratio	98.94%	97.48%	-1.47%	98.78%	97.58%	-1.21%
Days on Market	27	41	52.16%	30	39	30.00%
Benchmark Price	\$341,800	\$353,300	3.36%	\$335,975	\$354,675	5.57%
Median Price	\$343,600	\$350,250	1.94%	\$347,000	\$348,000	0.29%
Average Price	\$400,967	\$409,886	2.22%	\$413,485	\$405,544	-1.92%
Index	200	207	3.35%	197	208	5.56%
APARTMENT						
Total Sales	454	350	-22.91%	1,529	1,023	-33.09%
Total Sales Volume	\$145,020,404	\$105,667,600	-27.14%	\$486,156,237	\$312,432,940	-35.73%
New Listings	694	610	-12.10%	2,434	2,620	7.64%
Inventory	937	1,348	43.86%	730	1,319	80.68%
Months of Supply	2.06	3.85	86.61%	1.91	5.16	170.06%
Sales to New Listings Ratio	0.65	0.57	-12.29%	0.63	0.39	-37.84%
Sales to List Price Ratio	98.37%	96.92%	-1.48%	98.15%	96.95%	-1.22%
Days on Market	34	45	32.11%	34	45	32.35%
Benchmark Price	\$291,800	\$291,300	-0.17%	\$285,975	\$294,825	3.09%
Median Price	\$282,750	\$274,750	-2.83%	\$284,000	\$270,000	-4.93%
Average Price	\$319,428	\$301,907	-5.49%	\$317,957	\$305,409	-3.95%
Index	204	204	-0.20%	200	206	3.09%
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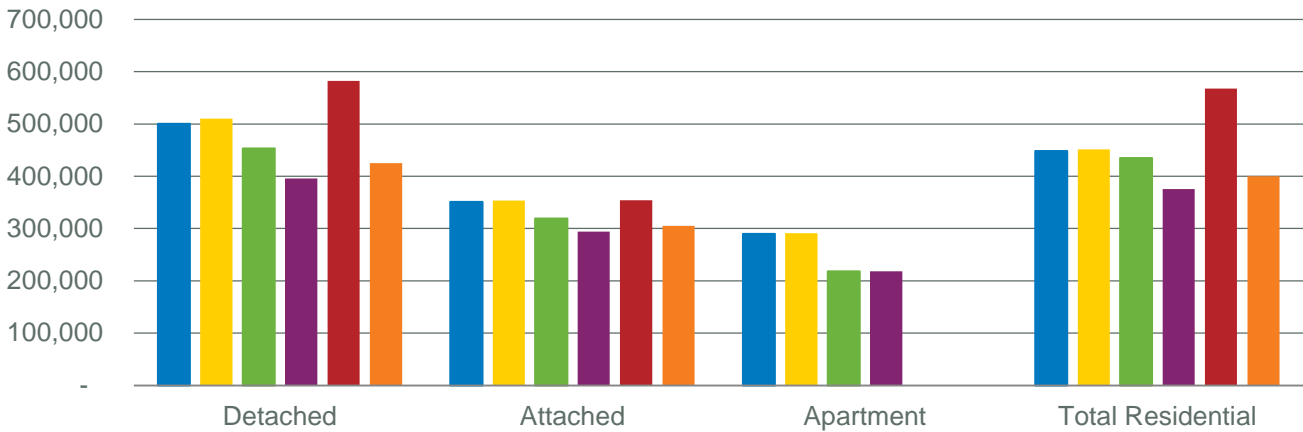
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Index	207	211	1.84%	203	212	4.75%
AIRDRIE						
Total Sales	169	138	-18.34%	505	440	-12.87%
Total Sales Volume	\$66,058,466	\$54,448,618	-17.58%	\$196,198,758	\$170,687,914	-13.00%
New Listings	219	214	-2.28%	693	863	24.53%
Inventory	188	371	97.34%	146	338	131.11%
Months of Supply	1.11	2.69	141.67%	1.16	3.07	165.25%
Sales to New Listings Ratio	0.77	0.64	-16.44%	0.73	0.51	-30.03%
Sales to List Price Ratio	98.95%	98.35%	-0.61%	98.75%	98.24%	-0.52%
Days on Market	26	40	53.18%	30	40	33.33%
Benchmark Price	\$356,200	\$375,500	5.42%	\$349,000	\$376,750	7.95%
Median Price	\$390,000	\$396,500	1.67%	\$385,000	\$390,750	1.49%
Average Price	\$390,878	\$394,555	0.94%	\$388,512	\$387,927	-0.15%
Index	188	198	5.43%	184	199	7.95%
ROCKYVIEW						
Total Sales	228	141	-38.16%	665	413	-37.89%
Total Sales Volume	\$136,663,099	\$80,318,098	-41.23%	\$390,737,054	\$250,318,723	-35.94%
New Listings	331	311	-6.04%	1,192	1,168	-2.01%
Inventory	700	845	20.71%	640	745	16.46%
Months of Supply	3.07	5.99	95.20%	3.85	7.21	87.52%
Sales to New Listings Ratio	0.69	0.45	-34.18%	0.56	0.35	-36.62%
Sales to List Price Ratio	96.89%	96.09%	-0.82%	96.85%	95.91%	-0.97%
Days on Market	49	60	22.57%	60	63	5.00%
Benchmark Price	\$526,000	\$567,700	7.93%	\$516,700	\$563,275	9.01%
Median Price	\$495,500	\$465,000	-6.16%	\$483,000	\$485,000	0.41%
Average Price	\$599,400	\$569,632	-4.97%	\$587,575	\$606,099	3.15%
Index	170	184	7.93%	167	182	9.02%
CALGARY CMA						
Total Sales	2,918	2,234	-23.44%	9,435	6,677	-29.23%
Total Sales Volume	\$1,404,828,602	\$1,053,336,823	-25.02%	\$4,534,203,337	\$3,144,610,512	-30.65%
New Listings	4,284	3,590	-16.20%	14,010	14,427	2.98%
Inventory	4,790	6,795	41.86%	3,785	6,426	69.76%
Months of Supply	1.64	3.04	85.29%	1.60	3.85	139.88%
Sales to New Listings Ratio	0.68	0.62	-8.64%	0.67	0.46	-31.28%
Sales to List Price Ratio	98.60%	97.24%	-1.38%	98.44%	97.27%	-1.19%
Days on Market	28	41	44.41%	32	40	25.00%
Benchmark Price	\$442,600	\$452,100	2.15%	\$433,925	\$455,600	5.00%
Median Price	\$430,000	\$417,500	-2.91%	\$425,000	\$420,000	-1.18%
Average Price	\$481,435	\$471,503	-2.06%	\$480,573	\$470,962	-2.00%
Index	205	209	2.15%	201	211	5.00%

For a list of definitions, see page 20.

	Apr-14	Apr-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	228	141	-38.16%	665	413	-37.89%
Total Sales Volume	\$136,663,099	\$80,318,098	-41.23%	\$390,737,054	\$250,318,723	-35.94%
New Listings	331	311	-6.04%	1,192	1,168	-2.01%
Inventory	700	845	20.71%	640	745	16.46%
Months of Supply	3.07	5.99	95.20%	3.85	7.21	87.52%
Sales to New Listings Ratio	0.69	0.45	-34.18%	0.56	0.35	-36.62%
Sales to List Price Ratio	96.89%	96.09%	-0.82%	96.85%	95.91%	-0.97%
Days on Market	49	60	22.57%	60	63	5.00%
Benchmark Price	\$526,000	\$567,700	7.93%	\$516,700	\$563,275	9.01%
Median Price	\$495,500	\$465,000	-6.16%	\$483,000	\$485,000	0.41%
Average Price	\$599,400	\$569,632	-4.97%	\$587,575	\$606,099	3.15%
Index	170	184	7.93%	167	182	9.02%
FOOTHILLS REGION						
Total Sales	157	105	-33.12%	428	340	-20.56%
Total Sales Volume	\$79,158,512	\$52,515,963	-33.66%	\$208,302,303	\$161,785,633	-22.33%
New Listings	233	218	-6.44%	783	841	7.41%
Inventory	479	634	32.36%	416	532	27.69%
Months of Supply	3.05	6.04	97.91%	3.89	6.25	60.74%
Sales to New Listings Ratio	0.67	0.48	-28.52%	0.55	0.40	-26.04%
Sales to List Price Ratio	97.72%	96.51%	-1.24%	97.76%	96.77%	-1.01%
Days on Market	60	71	18.19%	59	72	22.03%
Benchmark Price	\$384,500	\$400,200	4.08%	\$374,400	\$398,125	6.34%
Median Price	\$430,000	\$420,000	-2.33%	\$414,500	\$393,450	-5.08%
Average Price	\$504,194	\$500,152	-0.80%	\$486,688	\$475,840	-2.23%
Index	179	186	4.09%	174	185	6.34%
AIRDRIE						
Total Sales	169	138	-18.34%	505	440	-12.87%
Total Sales Volume	\$66,058,466	\$54,448,618	-17.58%	\$196,198,758	\$170,687,914	-13.00%
New Listings	219	214	-2.28%	693	863	24.53%
Inventory	188	371	97.34%	146	338	131.11%
Months of Supply	1.11	2.69	141.67%	1.16	3.07	165.25%
Sales to New Listings Ratio	0.77	0.64	-16.44%	0.73	0.51	-30.03%
Sales to List Price Ratio	98.95%	98.35%	-0.61%	98.75%	98.24%	-0.52%
Days on Market	26	40	53.18%	30	40	33.33%
Benchmark Price	\$356,200	\$375,500	5.42%	\$349,000	\$376,750	7.95%
Median Price	\$390,000	\$396,500	1.67%			
Average Price	\$390,878	\$394,555	0.94%	\$388,512	\$387,927	-0.15%
Index	188	198	5.43%	184	199	7.95%
OTHER ACTIVE AREAS						
Total Sales	83	57	-31.33%	215	153	-28.84%
Total Sales Volume	\$24,135,800	\$17,471,700	-27.61%	\$62,789,150	\$46,230,370	-26.37%
New Listings	99	94	-5.05%	331	321	-3.02%
Inventory	207	222	7.25%	189	192	1.72%
Months of Supply	2.49	3.89	56.17%	3.51	5.01	42.95%
Sales to New Listings Ratio	0.84	0.61	-27.67%	0.65	0.48	-26.62%
Sales to List Price Ratio	96.99%	97.60%	0.63%	97.05%	97.36%	0.32%
Days on Market	63	56	-10.99%			
Median Price	\$295,000	\$310,000	5.08%			
Average Price	\$290,793	\$306,521	5.41%	\$292,043	\$302,159	3.46%
SURROUNDING AREA						
Total Sales	637	441	-30.77%	1,813	1,346	-25.76%
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New Listings	882	837	-5.10%	2,999	3,193	6.47%
Inventory	1,574	2,072	31.64%	1,391	1,806	29.88%
Months of Supply	2.47	4.70	90.15%	3.07	5.37	0.75
Sales to New Listings Ratio	0.72	0.53	-27.05%	0.60	0.42	-30.27%
Sales to List Price Ratio	97.55%	96.92%	-0.65%	97.52%	96.86%	-0.67%
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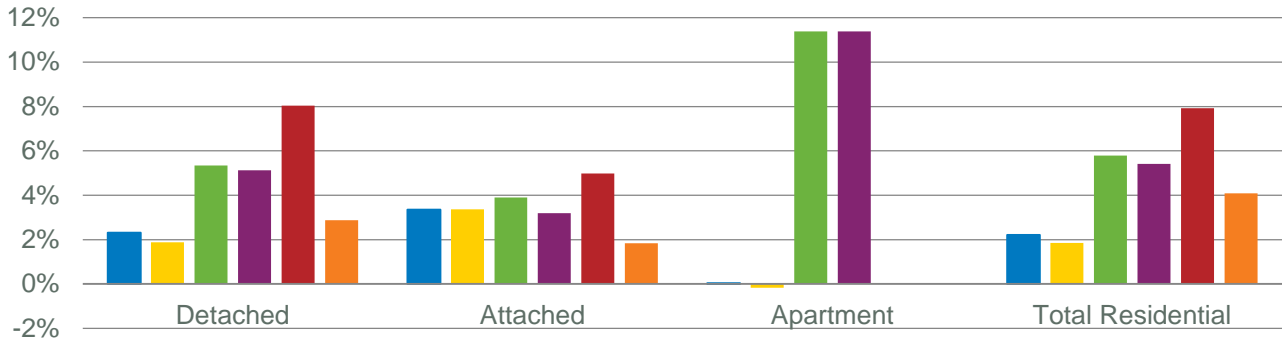
For a list of definitions, see page 20.

BENCHMARK PRICE - APRIL



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL

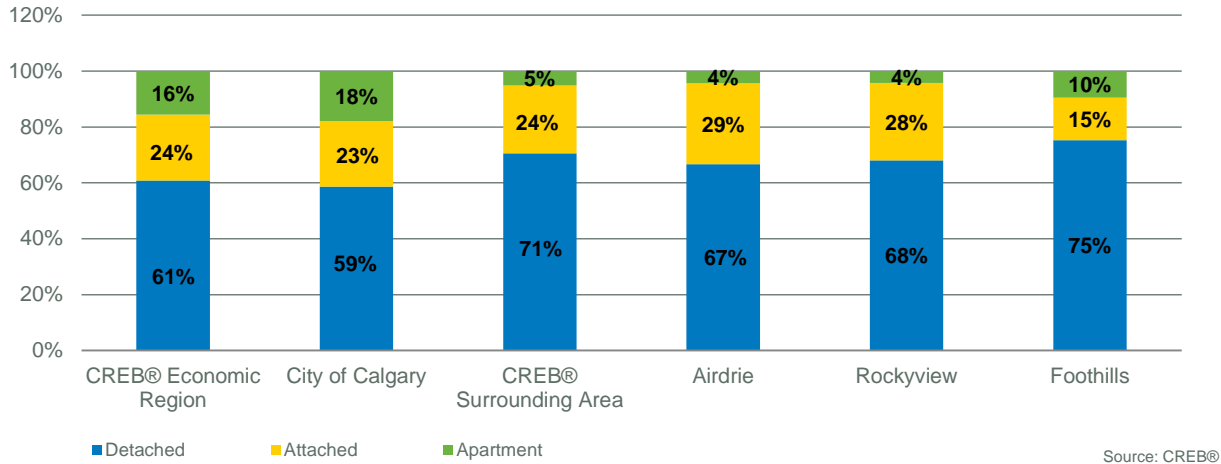


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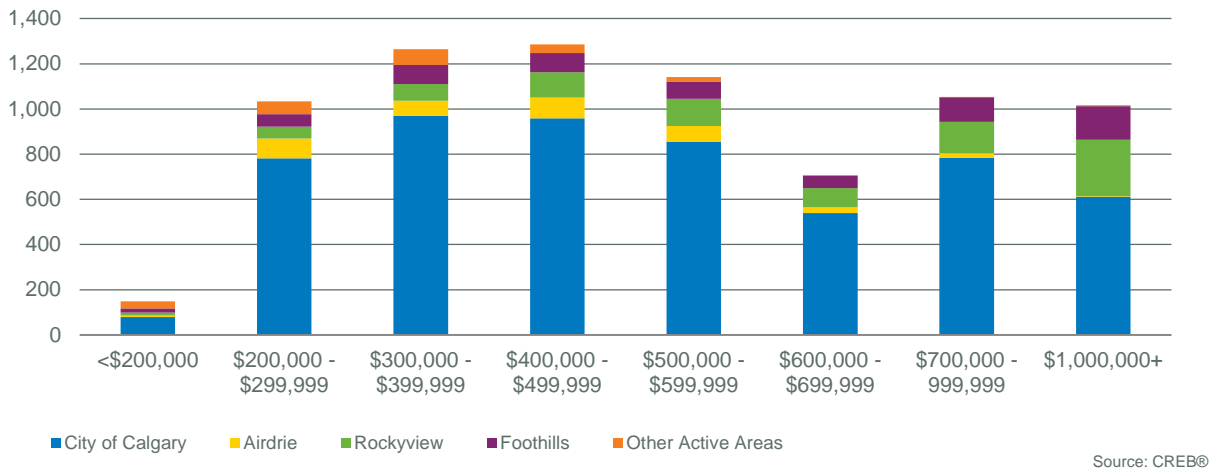
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1296	1449	1743	1403	1426
Lot Size	4868	4665	6061	5597	5481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1991	2002	1999	1999	1999
Covered Parking Spaces	2	2	2	2	2
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

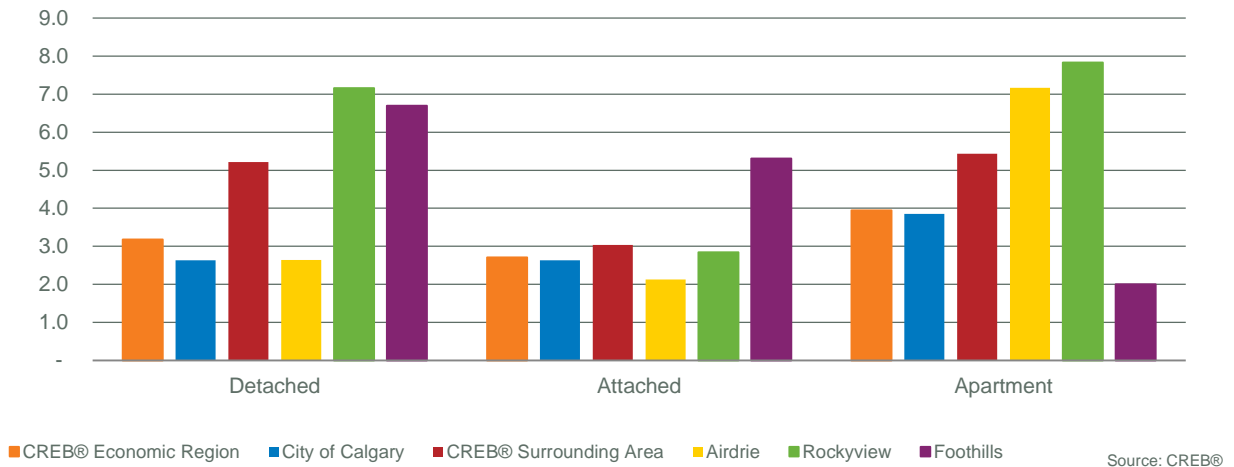
SALES DISTRIBUTION - APRIL



INVENTORY BY PRICE RANGE - APRIL



MONTHS OF SUPPLY - APRIL

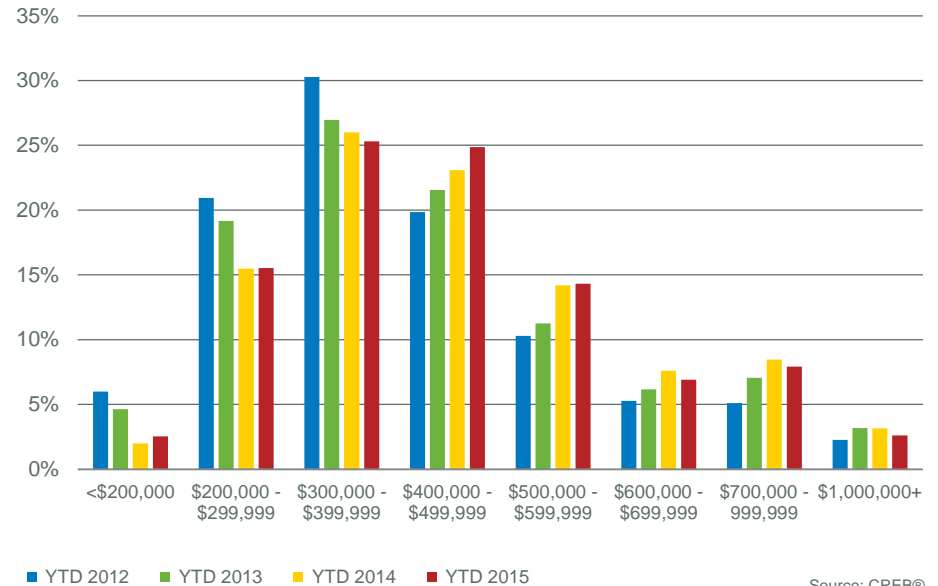


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,470	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,076
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,369
Inventory	2,263	2,723	3,116	3,904	4,606	4,829	4,752	4,743	4,559	4,162	3,826	3,213
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	416,000
Average Price	462,170	482,389	483,714	476,837	486,110	491,589	481,219	475,676	486,743	487,210	485,540	473,838
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	877	1,208	1,785	1,957								
New Listings	3,268	2,936	3,126	3,064								
Inventory	4,489	5,368	5,693	5,579								
Days on Market	41	35	39	40								
Benchmark Price	459,100	456,300	454,300	451,600								
Median Price	422,000	420,000	420,000	419,000								
Average Price	461,202	460,498	473,450	470,254								
Index	214	213	212	211								

	Apr-14	Apr-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	3	-	4	-
\$100,000 - \$199,999	37	49	160	148
\$200,000 - \$299,999	395	304	1,280	905
\$300,000 - \$349,999	288	231	1,021	667
\$350,000 - \$399,999	346	279	1,128	808
\$400,000 - \$449,999	332	258	1,056	826
\$450,000 - \$499,999	269	205	853	623
\$500,000 - \$549,999	222	147	704	463
\$550,000 - \$599,999	152	129	469	372
\$600,000 - \$649,999	109	70	346	214
\$650,000 - \$699,999	86	65	283	188
\$700,000 - \$799,999	104	100	360	271
\$800,000 - \$899,999	66	41	223	119
\$900,000 - \$999,999	37	26	117	71
\$1,000,000 - \$1,249,999	34	26	120	72
\$1,250,000 - \$1,499,999	21	10	65	34
\$1,500,000 - \$1,749,999	10	6	32	21
\$1,750,000 - \$1,999,999	4	5	18	10
\$2,000,000 - \$2,499,999	4	3	17	7
\$2,500,000 - \$2,999,999	1	1	4	3
\$3,000,000 - \$3,499,999	1	2	2	3
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	1	1
	2,521	1,957	8,265	5,827

CITY OF CALGARY SALES BY PRICE RANGE

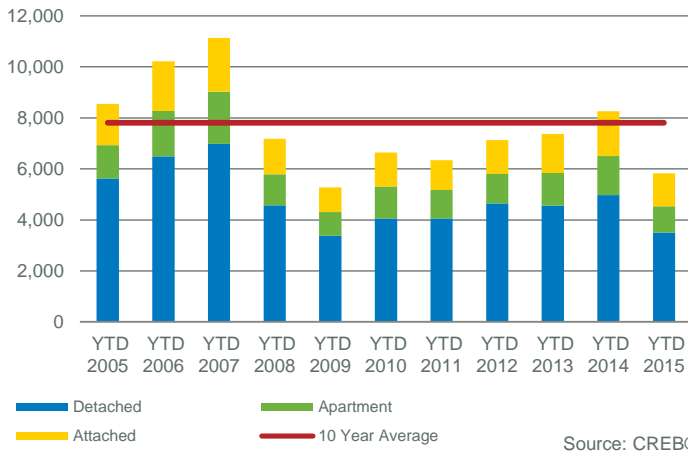
YTD APRIL



Source: CREB®

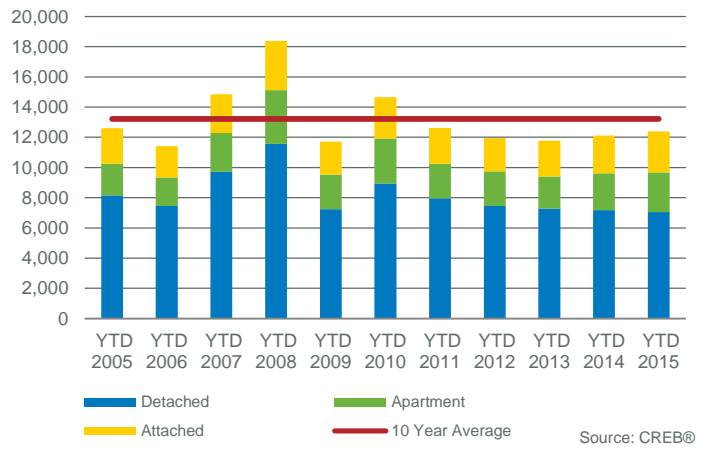
CITY OF CALGARY TOTAL SALES

YTD APRIL

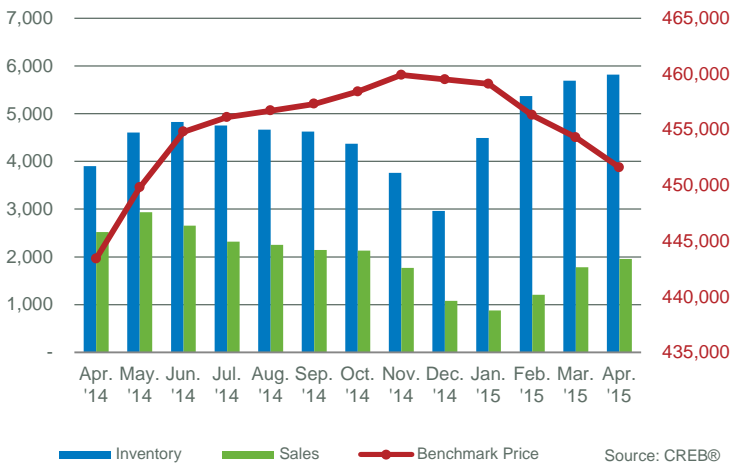


CITY OF CALGARY TOTAL NEW LISTINGS

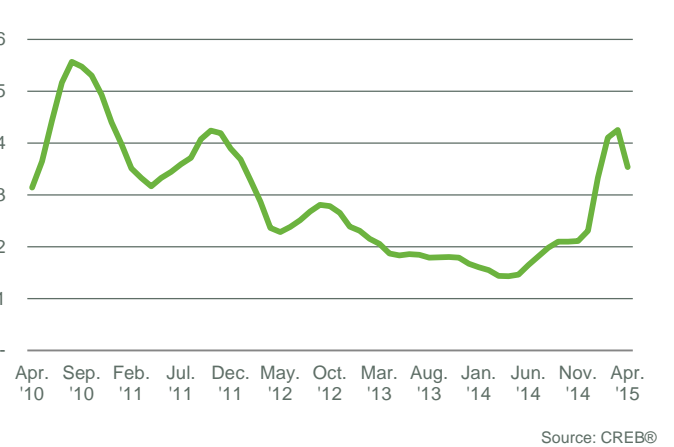
YTD APRIL



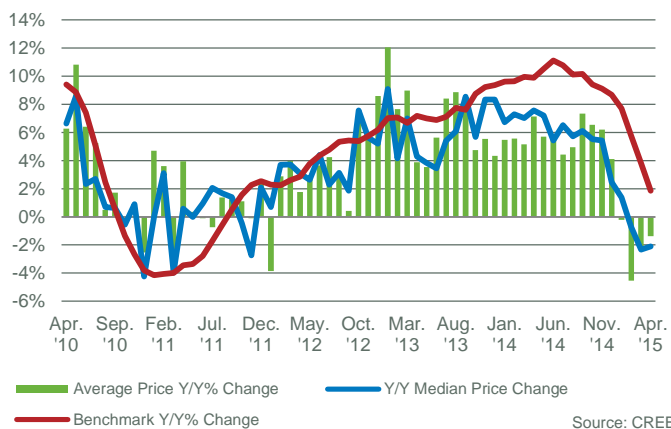
CITY OF CALGARY INVENTORY AND SALES



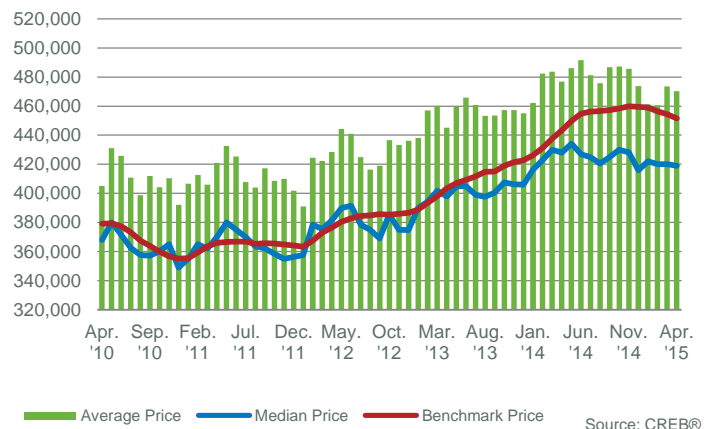
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

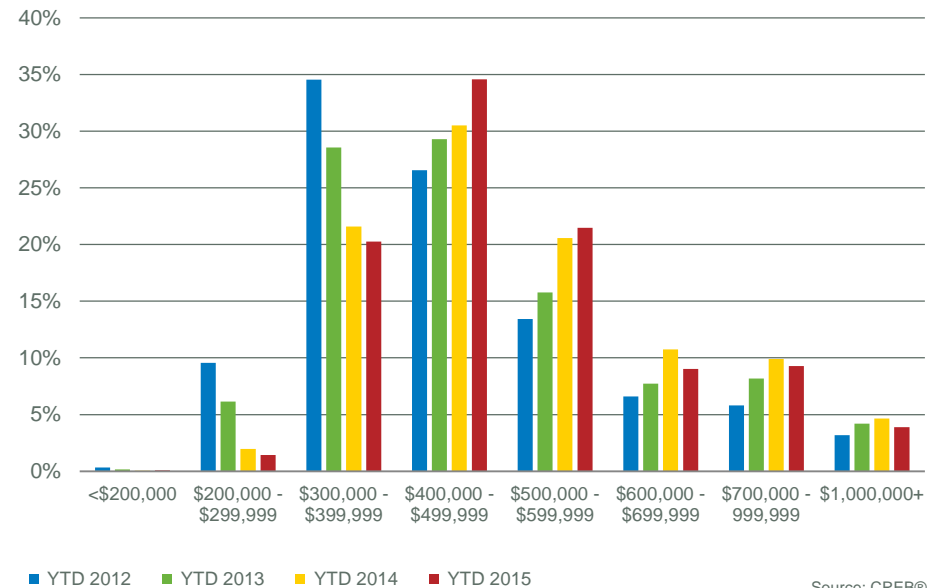


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	607
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	762
Inventory	1,278	1,507	1,713	2,194	2,594	2,777	2,713	2,692	2,571	2,205	2,015	1,687
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	477,000
Average Price	527,799	553,493	557,976	549,883	561,081	566,233	559,445	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	740	1,086	1,149								
New Listings	1,836	1,672	1,774	1,774								
Inventory	2,388	2,868	3,016	3,024								
Days on Market	37	34	37	38								
Benchmark Price	518,600	516,000	513,800	510,200								
Median Price	481,500	470,000	475,000	479,400								
Average Price	526,394	526,271	544,300	545,597								
Index	215	214	213	211								

	Apr-14	Apr-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	-	3	3
\$200,000 - \$299,999	19	11	98	50
\$300,000 - \$349,999	96	74	371	217
\$350,000 - \$399,999	203	164	703	494
\$400,000 - \$449,999	261	213	808	686
\$450,000 - \$499,999	222	169	710	527
\$500,000 - \$549,999	190	134	609	414
\$550,000 - \$599,999	140	115	415	339
\$600,000 - \$649,999	104	57	299	178
\$650,000 - \$699,999	77	46	236	139
\$700,000 - \$799,999	80	68	256	192
\$800,000 - \$899,999	48	30	154	83
\$900,000 - \$999,999	24	19	83	51
\$1,000,000 - \$1,249,999	28	24	96	64
\$1,250,000 - \$1,499,999	20	9	61	29
\$1,500,000 - \$1,749,999	10	6	32	20
\$1,750,000 - \$1,999,999	4	4	17	8
\$2,000,000 - \$2,499,999	4	3	17	7
\$2,500,000 - \$2,999,999	1	1	4	3
\$3,000,000 - \$3,499,999	-	2	1	3
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	1	1
	1,533	1,149	4,976	3,509

CALGARY DETACHED SALES BY PRICE RANGE

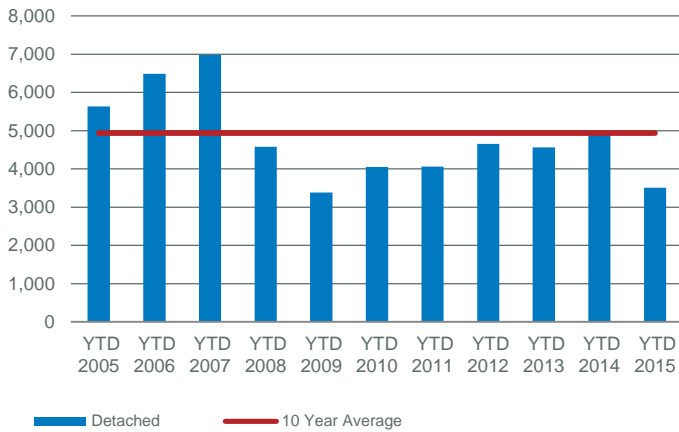
YTD APRIL



Source: CREB®

CALGARY DETACHED TOTAL SALES

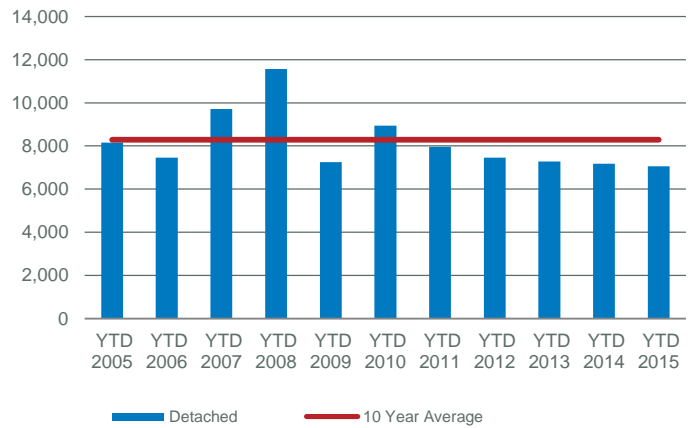
YTD APRIL



Source: CREB®

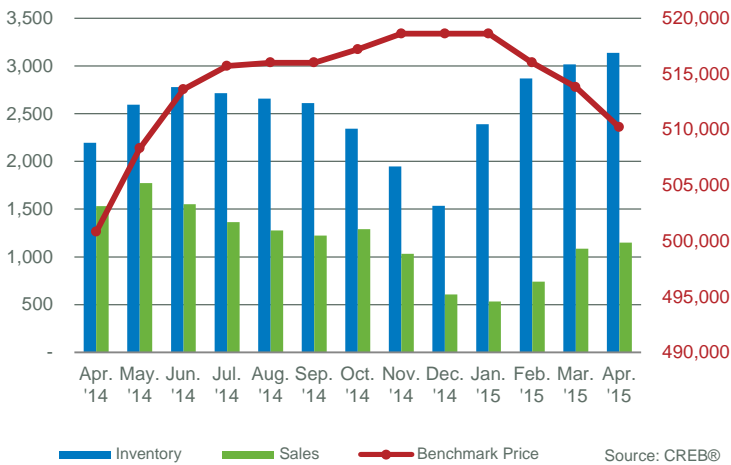
CALGARY DETACHED TOTAL NEW LISTINGS

YTD APRIL



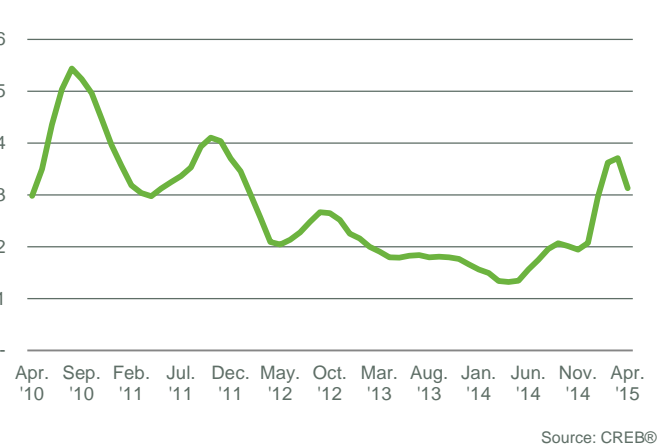
Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



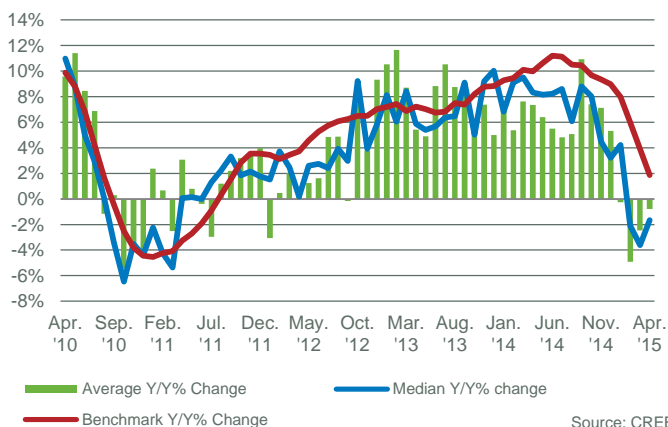
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



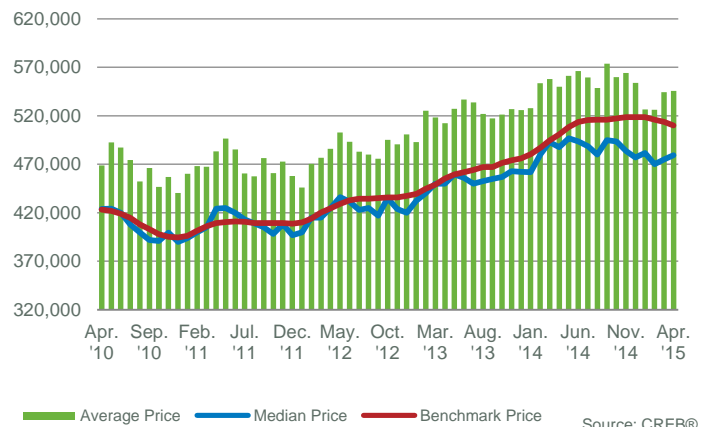
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



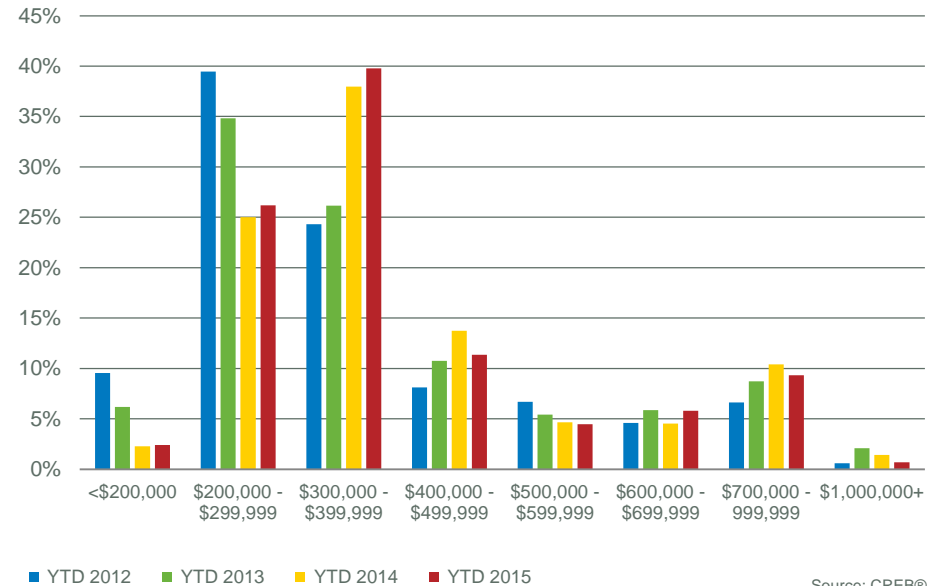
Source: CREB®

	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	453	546	622	773	909	926	931	922	910	918	845	711
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	396	458								
New Listings	687	671	680	680								
Inventory	955	1,193	1,258	1,207								
Days on Market	42	34	39	41								
Benchmark Price	356,000	354,600	354,800	353,300								
Median Price	342,000	345,000	347,250	350,250								
Average Price	403,897	396,866	406,832	409,886								
Index	209	208	208	207								

	Apr-14	Apr-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	9	13	40	31
\$200,000 - \$299,999	148	117	440	339
\$300,000 - \$349,999	128	93	428	289
\$350,000 - \$399,999	81	82	240	226
\$400,000 - \$449,999	43	31	149	83
\$450,000 - \$499,999	29	25	93	64
\$500,000 - \$549,999	21	9	51	32
\$550,000 - \$599,999	5	11	31	26
\$600,000 - \$649,999	5	10	38	28
\$650,000 - \$699,999	8	19	42	47
\$700,000 - \$799,999	23	29	95	70
\$800,000 - \$899,999	17	11	61	34
\$900,000 - \$999,999	12	5	27	17
\$1,000,000 - \$1,249,999	4	2	21	5
\$1,250,000 - \$1,499,999	1	1	4	4
\$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 +	-	-	-	-
	534	458	1,760	1,295

CALGARY ATTACHED SALES BY PRICE RANGE

YTD APRIL

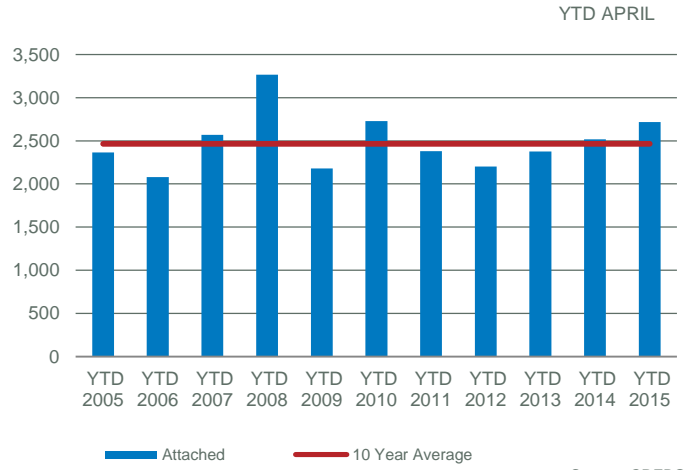


Source: CREB®

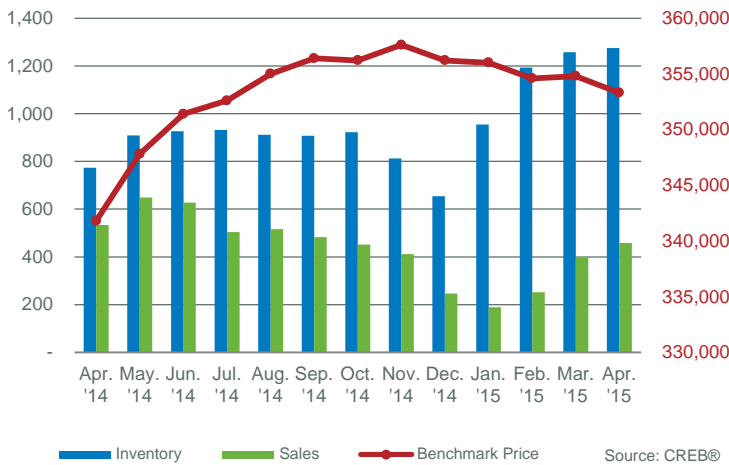
CALGARY ATTACHED TOTAL SALES



CALGARY ATTACHED TOTAL NEW LISTINGS



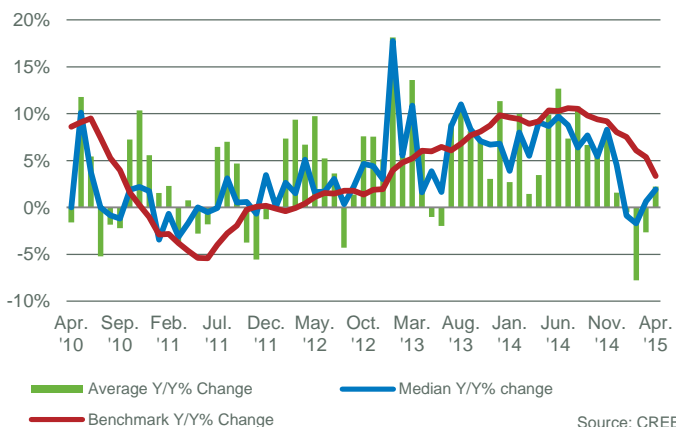
CALGARY ATTACHED INVENTORY AND SALES



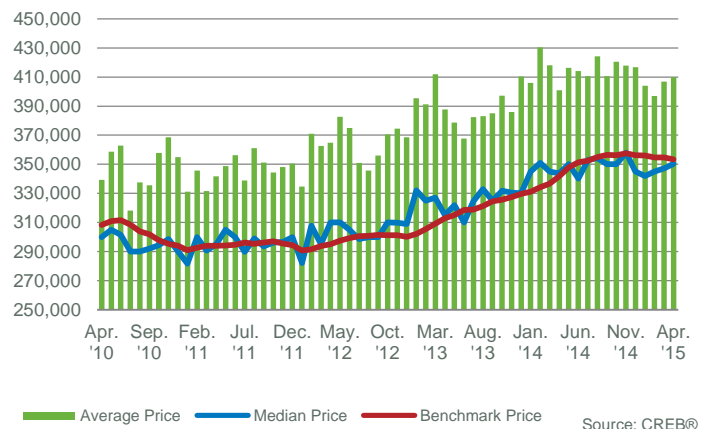
CALGARY ATTACHED MONTHS OF INVENTORY



CALGARY ATTACHED PRICE CHANGE



CALGARY ATTACHED PRICES

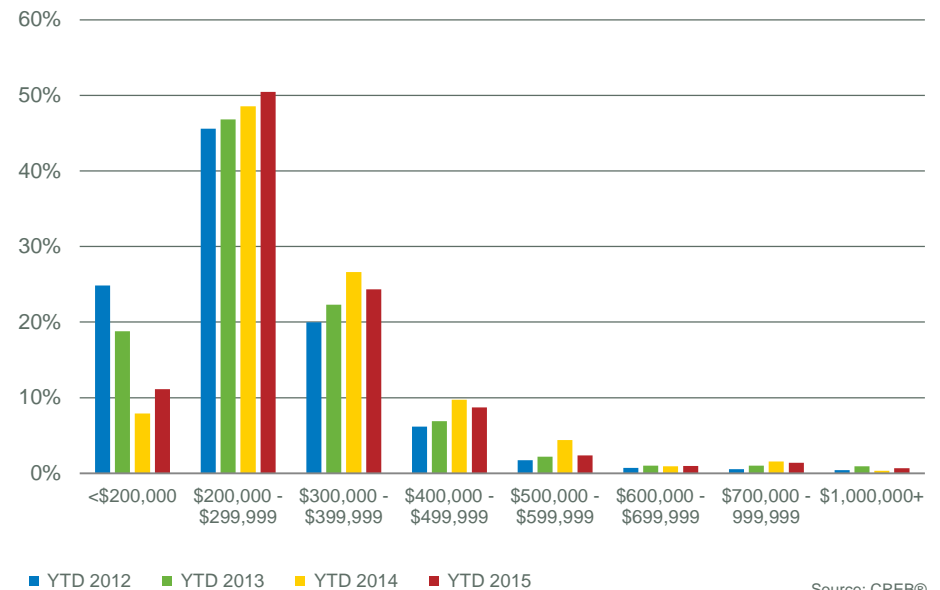


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	452	454	515	480	448	456	435	388	327	222
New Listings	490	579	671	694	818	720	663	656	692	622	476	304
Inventory	532	670	781	937	1,103	1,126	1,108	1,129	1,078	1,039	966	815
Days on Market	43	33	31	34	33	37	40	40	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	285,500	282,750	284,000	282,750	284,223	287,750	294,500	283,650	290,000	288,900
Average Price	314,971	327,288	310,785	319,428	315,845	351,770	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	216	303	350								
New Listings	745	593	672	610								
Inventory	1,146	1,307	1,419	1,348								
Days on Market	55	40	43	45								
Benchmark Price	298,700	296,000	293,300	291,300								
Median Price	268,875	267,500	272,000	274,750								
Average Price	305,473	309,400	306,575	301,907								
Index	209	207	205	204								

	Apr-14	Apr-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	3	-	4	-
\$100,000 - \$199,999	26	36	117	114
\$200,000 - \$299,999	228	176	742	516
\$300,000 - \$349,999	64	64	222	161
\$350,000 - \$399,999	62	33	185	88
\$400,000 - \$449,999	28	14	99	57
\$450,000 - \$499,999	18	11	50	32
\$500,000 - \$549,999	11	4	44	17
\$550,000 - \$599,999	7	3	23	7
\$600,000 - \$649,999	-	3	9	8
\$650,000 - \$699,999	1	-	5	2
\$700,000 - \$799,999	1	3	9	9
\$800,000 - \$899,999	1	-	8	2
\$900,000 - \$999,999	1	2	7	3
\$1,000,000 - \$1,249,999	2	-	3	3
\$1,250,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	1	1	2
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	454	350	1,529	1,023

CALGARY APARTMENT SALES BY PRICE RANGE

YTD APRIL

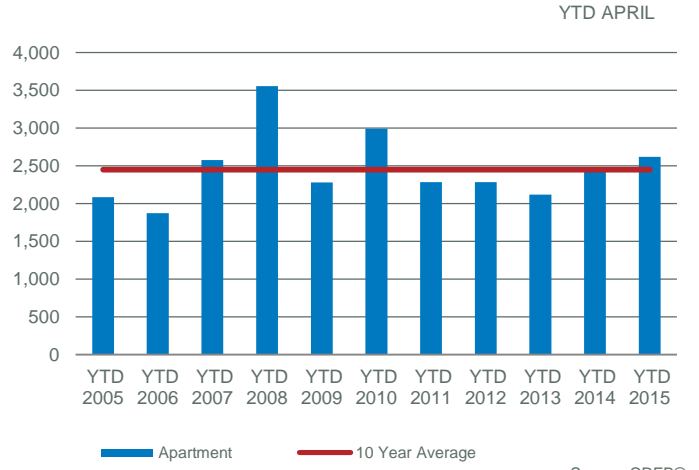


Source: CREB®

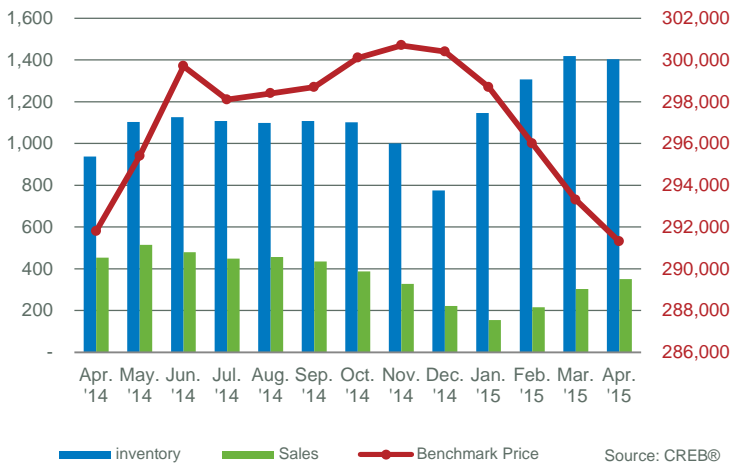
CALGARY APARTMENT TOTAL SALES



CALGARY APARTMENT TOTAL NEW LISTINGS



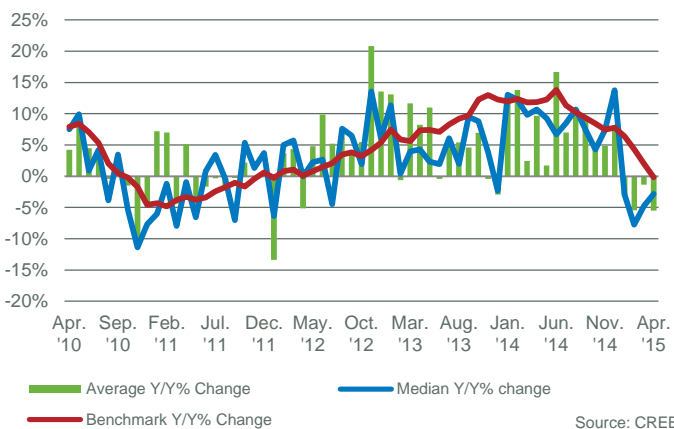
CALGARY APARTMENT INVENTORY AND SALES



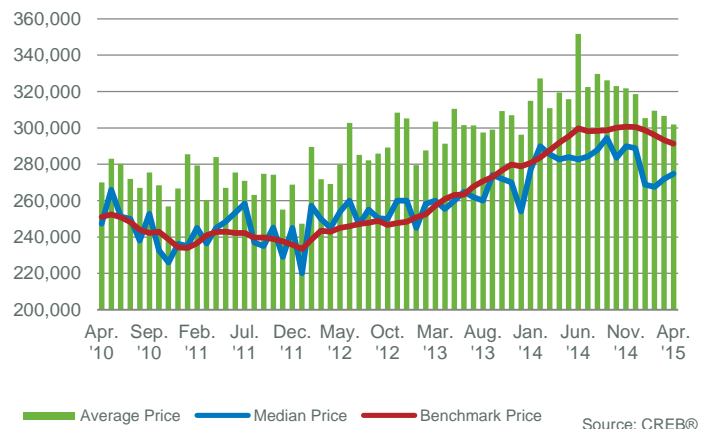
CALGARY APARTMENT MONTHS OF INVENTORY



CALGARY APARTMENT PRICE CHANGE



CALGARY APARTMENT PRICES

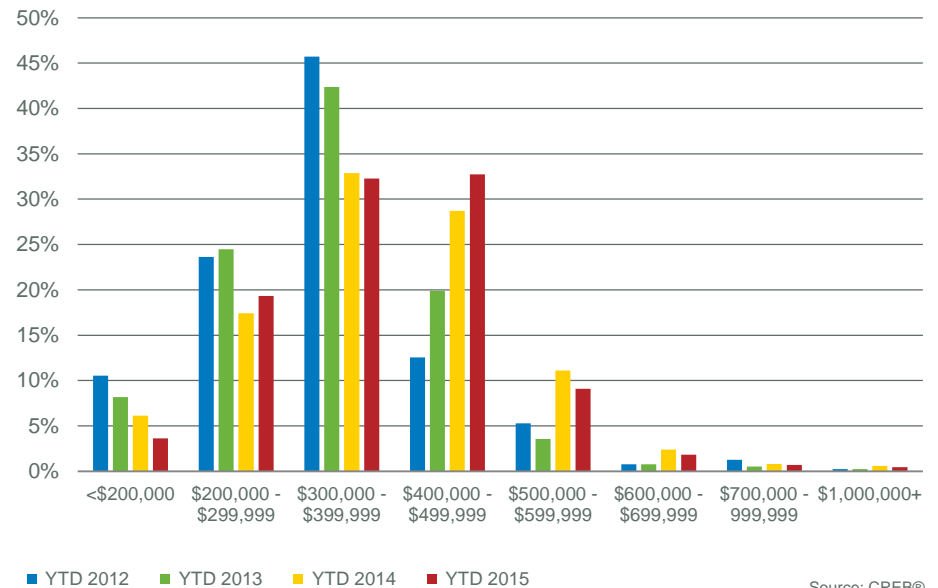


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	107	162	169	197	197	182	133	140	160	117	64
New Listings	125	149	200	219	289	254	209	187	178	183	115	80
Inventory	112	132	153	188	251	270	260	275	240	193	177	169
Days on Market	42	33	26	26	27	30	32	32	41	42	38	45
Benchmark 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	66	98	138	138								
New Listings	224	231	194	214								
Inventory	261	351	360	371								
Days on Market	44	35	39	40								
Benchmark Price	377,400	378,000	376,100	375,500								
Median Price	376,491	400,000	384,000	396,500								
Average Price	376,290	399,835	378,408	394,555								
Index	199	200	199	198								

	Apr-14	Apr-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	11	1	31	16
\$200,000 - \$299,999	33	26	88	85
\$300,000 - \$349,999	16	23	56	54
\$350,000 - \$399,999	31	23	110	88
\$400,000 - \$449,999	35	29	97	85
\$450,000 - \$499,999	15	18	48	59
\$500,000 - \$549,999	17	10	37	27
\$550,000 - \$599,999	6	5	19	13
\$600,000 - \$649,999	-	1	8	8
\$650,000 - \$699,999	1	-	4	-
\$700,000 - \$799,999	1	1	2	1
\$800,000 - \$899,999	1	-	1	1
\$900,000 - \$999,999	1	-	1	1
\$1,000,000 - \$1,249,999	1	-	2	1
\$1,250,000 - \$1,499,999	-	1	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 +	-	-	-	-
	169	138	505	440

AIRDRIE SALES BY PRICE RANGE

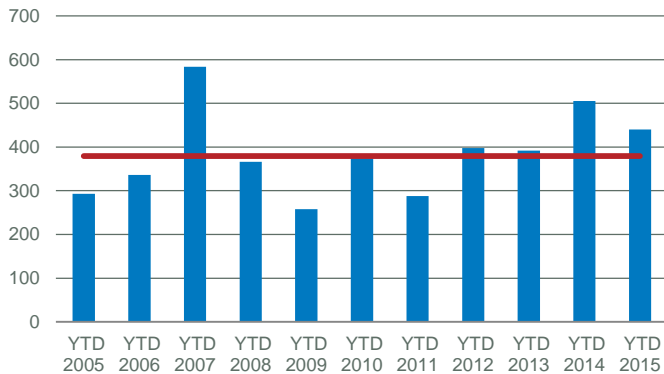
YTD APRIL



Source: CREB®

AIRDRIE TOTAL SALES

YTD APRIL

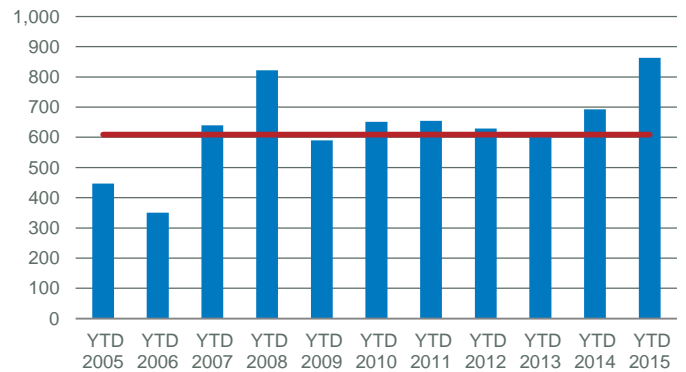


■ Total Residential — 10 Year Average

Source: CREB®

AIRDRIE TOTAL NEW LISTINGS

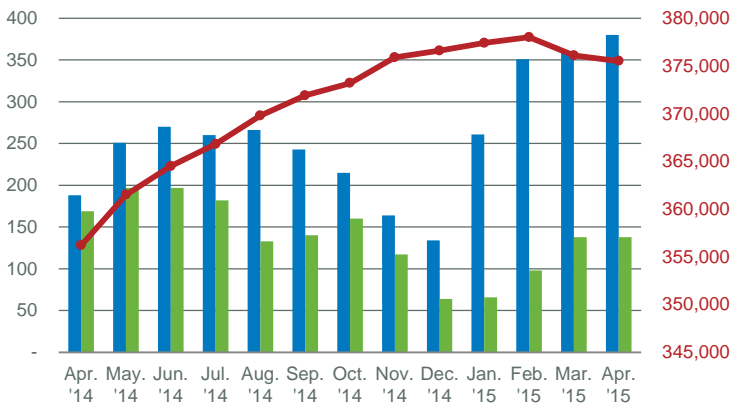
YTD APRIL



■ Total Residential — 10 Year Average

Source: CREB®

AIRDRIE INVENTORY AND SALES



■ inventory ■ Sales — Benchmark Price

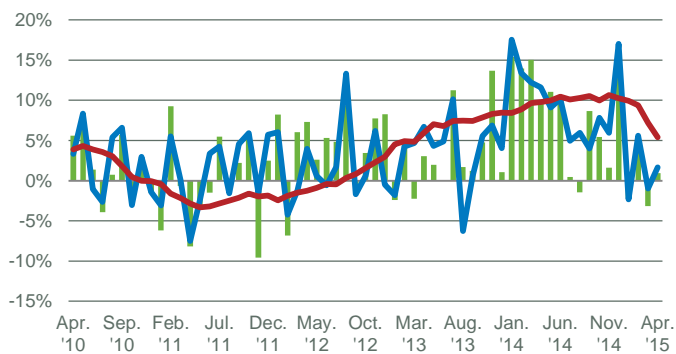
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



Source: CREB®

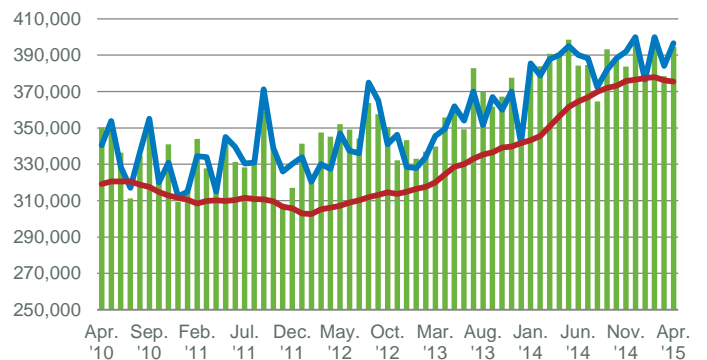
AIRDRIE PRICE CHANGE



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

Source: CREB®

AIRDRIE PRICES



■ Average Price ■ Median Price — Benchmark Price

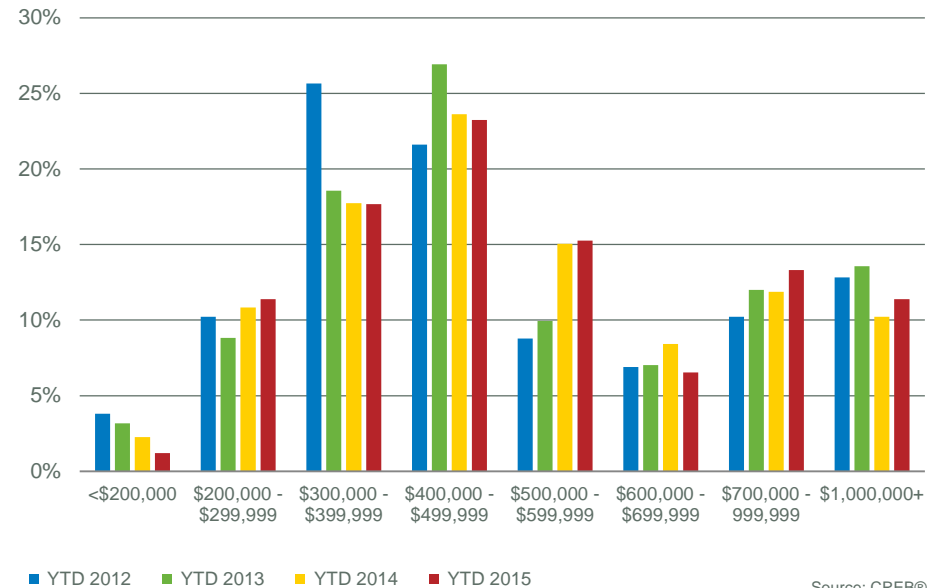
Source: CREB®

	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	127
Inventory	567	628	663	700	733	771	762	742	694	670	612	522
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								
New Listings	287	254	316	311								
Inventory	618	714	798	845								
Days on Market	76	57	61	60								
Benchmark Price	554,700	558,400	572,300	567,700								
Median Price	478,750	497,500	487,250	465,000								
Average Price	625,531	650,542	607,473	569,632								
Index	180	181	185	184								

	Apr-14	Apr-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SAL				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	2	3	14	5
\$200,000 - \$299,999	24	16	72	47
\$300,000 - \$349,999	20	16	53	31
\$350,000 - \$399,999	17	17	65	42
\$400,000 - \$449,999	25	16	71	53
\$450,000 - \$499,999	29	8	86	43
\$500,000 - \$549,999	27	11	57	35
\$550,000 - \$599,999	15	14	43	28
\$600,000 - \$649,999	13	4	30	11
\$650,000 - \$699,999	10	5	26	16
\$700,000 - \$799,999	13	10	34	25
\$800,000 - \$899,999	4	7	24	21
\$900,000 - \$999,999	8	3	21	9
\$1,000,000 - \$1,249,999	9	1	33	19
\$1,250,000 - \$1,499,999	1	5	8	12
\$1,500,000 - \$1,749,999	3	4	11	8
\$1,750,000 - \$1,999,999	3	-	7	1
\$2,000,000 - \$2,499,999	2	-	4	3
\$2,500,000 - \$2,999,999	2	1	4	1
\$3,000,000 - \$3,499,999	1	-	1	3
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	228	141	665	413

ROCKYVIEW SALES BY PRICE RANGE

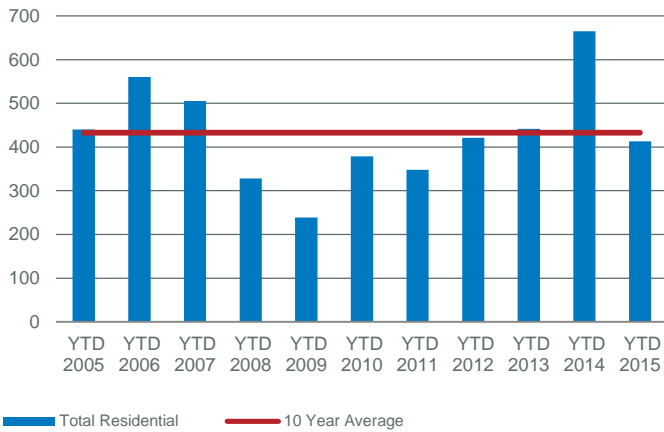
YTD APRIL



Source: CREB®

ROCKYVIEW TOTAL SALES

YTD APRIL



Source: CREB®

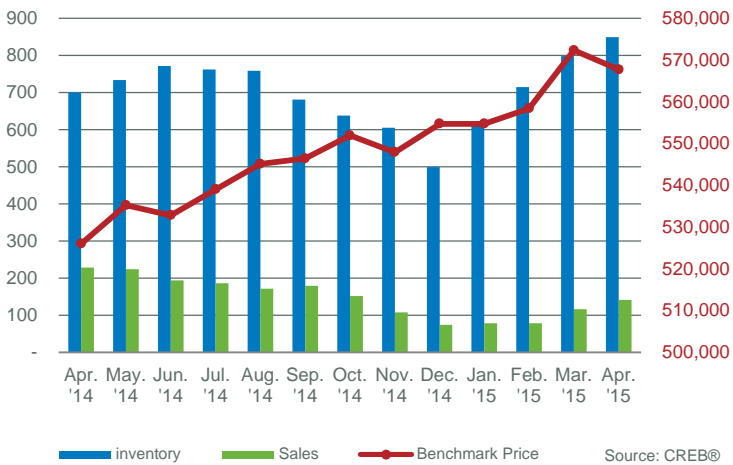
ROCKYVIEW TOTAL NEW LISTINGS

YTD APRIL



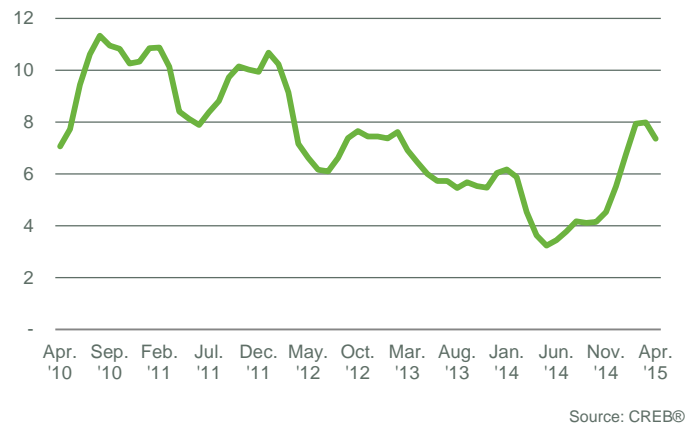
Source: CREB®

ROCKYVIEW INVENTORY AND SALES



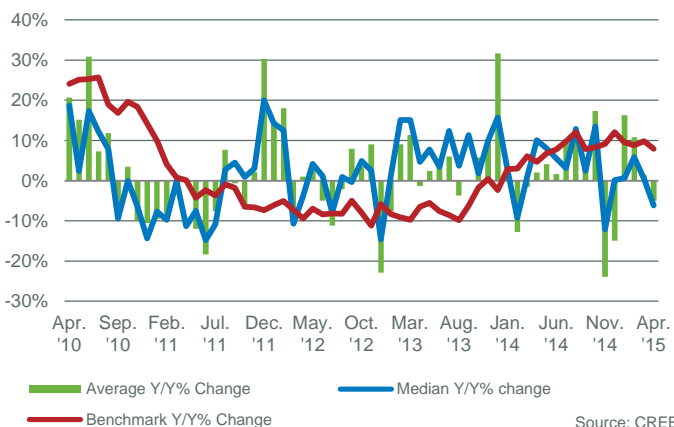
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



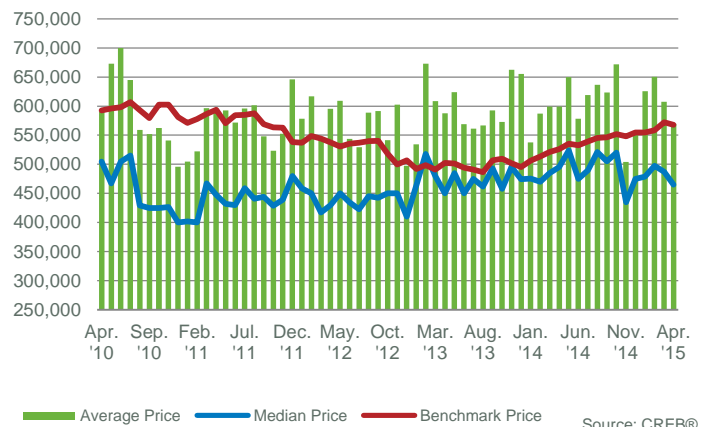
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



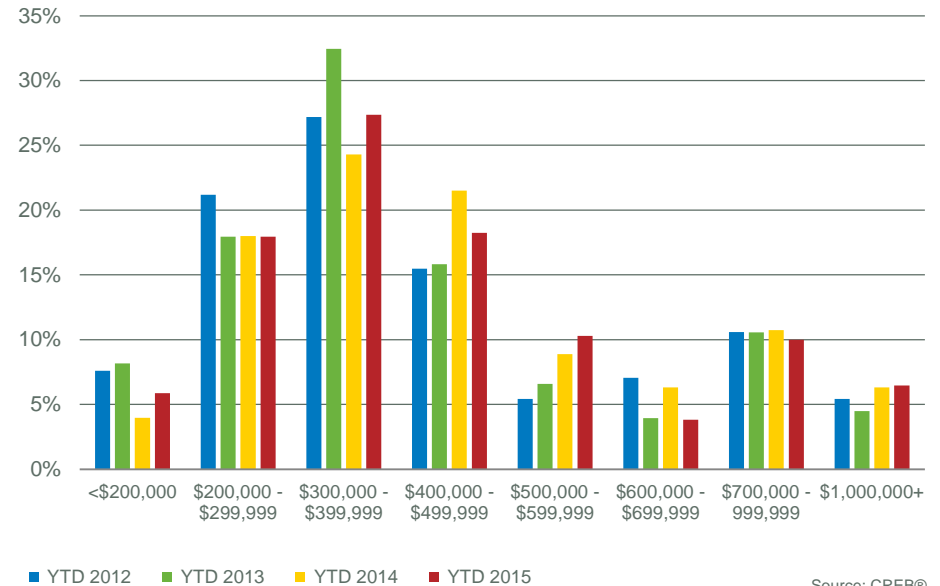
Source: CREB®

	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	352	394	440	479	534	534	552	590	552	483	454	367
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	112	105								
New Listings	191	196	236	218								
Inventory	414	499	582	634								
Days on Market	85	71	66	71								
Benchmark Price	394,400	393,600	404,300	400,200								
Median Price	384,870	383,000	400,000	420,000								
Average Price	457,085	494,242	451,417	500,152								
Index	183	183	188	186								

	Apr-14	Apr-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	1	-	3
\$100,000 - \$199,999	7	3	17	17
\$200,000 - \$299,999	24	17	77	61
\$300,000 - \$349,999	18	12	44	49
\$350,000 - \$399,999	18	18	60	44
\$400,000 - \$449,999	17	8	50	30
\$450,000 - \$499,999	15	10	42	32
\$500,000 - \$549,999	11	6	24	18
\$550,000 - \$599,999	7	6	14	17
\$600,000 - \$649,999	9	2	14	5
\$650,000 - \$699,999	3	4	13	8
\$700,000 - \$799,999	7	4	19	13
\$800,000 - \$899,999	2	3	12	15
\$900,000 - \$999,999	7	4	15	6
\$1,000,000 - \$1,249,999	8	4	18	12
\$1,250,000 - \$1,499,999	4	2	7	8
\$1,500,000 - \$1,749,999	-	-	2	-
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	157	105	428	340

FOOTHILLS SALES BY PRICE RANGE

YTD APRIL



Source: CREB®

FOOTHILLS TOTAL SALES

YTD APRIL



Source: CREB®

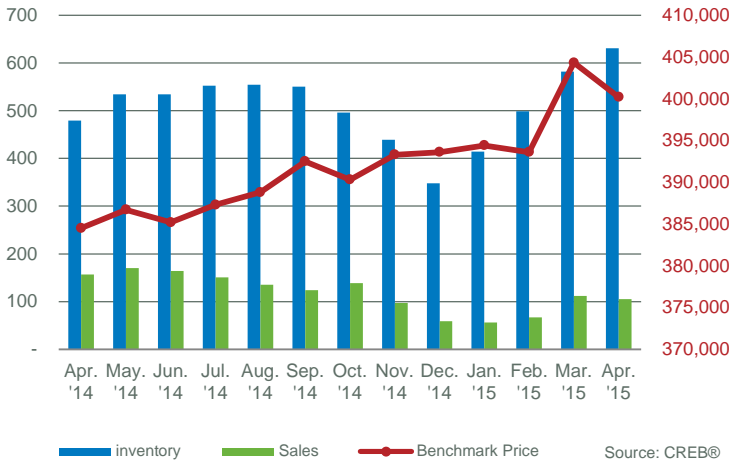
FOOTHILLS TOTAL NEW LISTINGS

YTD APRIL



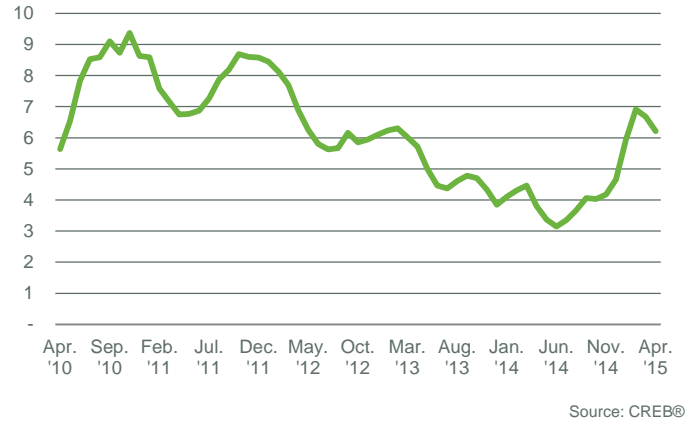
Source: CREB®

FOOTHILLS INVENTORY AND SALES



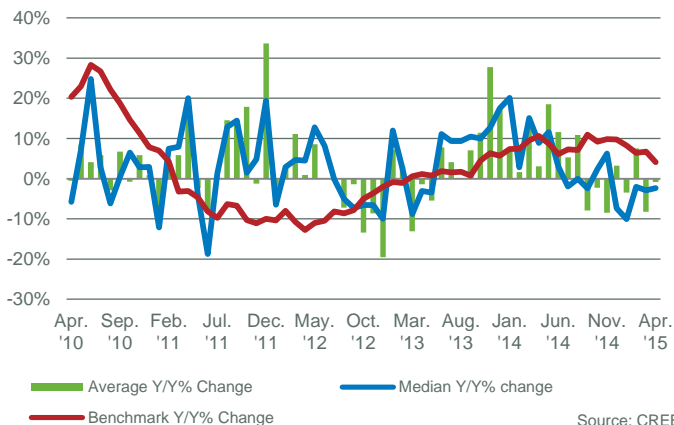
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



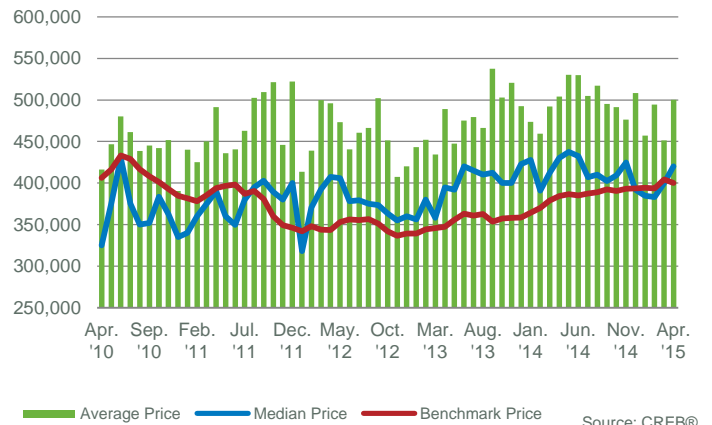
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



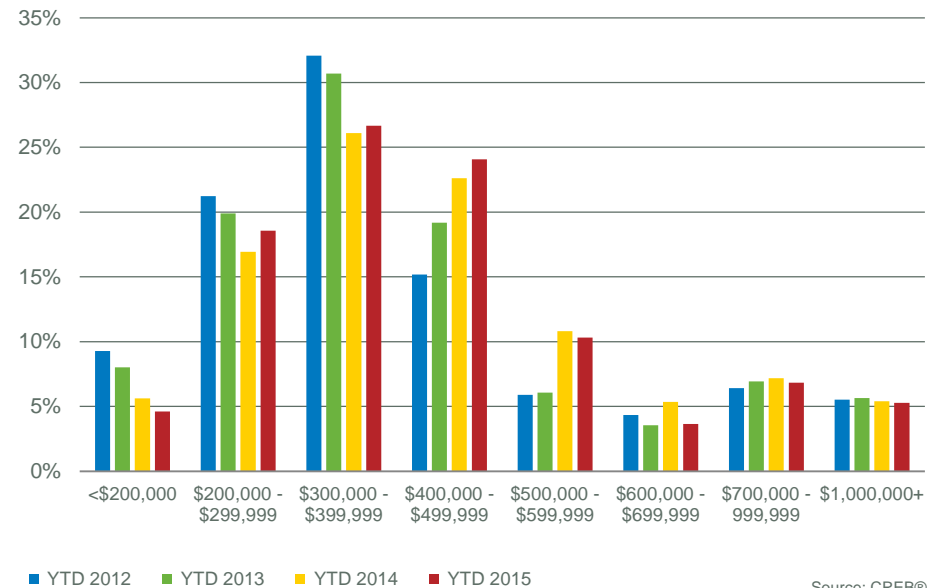
Source: CREB®

	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	302
Inventory	1,191	1,338	1,459	1,574	1,744	1,789	1,775	1,796	1,647	1,508	1,395	1,177
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	222	269	414	441								
New Listings	766	746	844	837								
Inventory	1,442	1,736	1,953	2,072								
Days on Market	68	53	56	56								
Benchmark Price	430,500	431,200	436,400	434,800								
Median Price	399,950	405,000	400,000	399,500								
Average Price	475,997	487,015	453,116	464,296								
Index	190	190	193	192								

	Apr-14	Apr-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	3	1	5	4
\$100,000 - \$199,999	32	14	97	58
\$200,000 - \$299,999	108	78	307	250
\$300,000 - \$349,999	80	63	207	157
\$350,000 - \$399,999	72	68	266	202
\$400,000 - \$449,999	83	59	231	184
\$450,000 - \$499,999	60	39	179	140
\$500,000 - \$549,999	55	27	120	81
\$550,000 - \$599,999	28	25	76	58
\$600,000 - \$649,999	22	7	52	25
\$650,000 - \$699,999	15	9	45	24
\$700,000 - \$799,999	22	15	56	39
\$800,000 - \$899,999	7	10	37	37
\$900,000 - \$999,999	16	7	37	16
\$1,000,000 - \$1,249,999	18	5	53	32
\$1,250,000 - \$1,499,999	5	8	16	21
\$1,500,000 - \$1,749,999	3	4	13	8
\$1,750,000 - \$1,999,999	3	-	7	2
\$2,000,000 - \$2,499,999	2	1	4	4
\$2,500,000 - \$2,999,999	2	1	4	1
\$3,000,000 - \$3,499,999	1	-	1	3
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	637	441	1,813	1,346

SURROUNDING AREA SALES BY PRICE RANGE

YTD APRIL



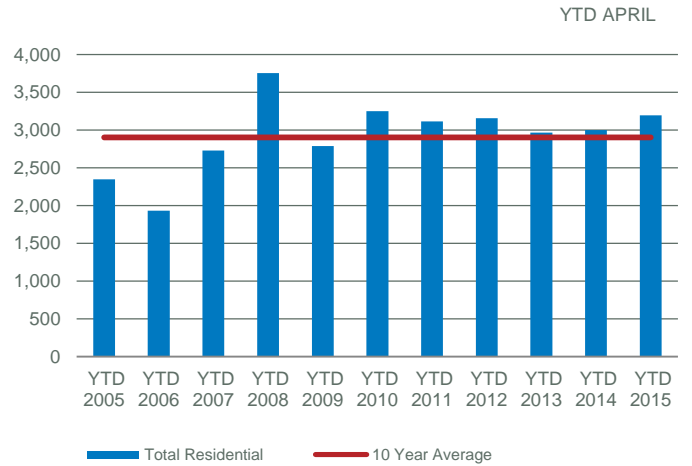
Source: CREB®

SURROUNDING AREA SALES



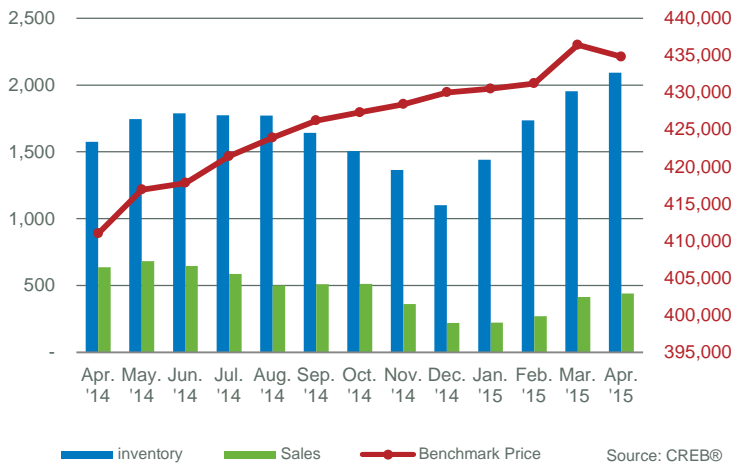
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



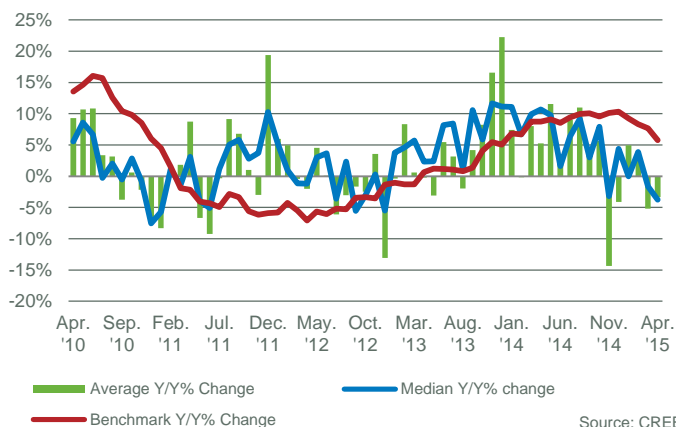
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



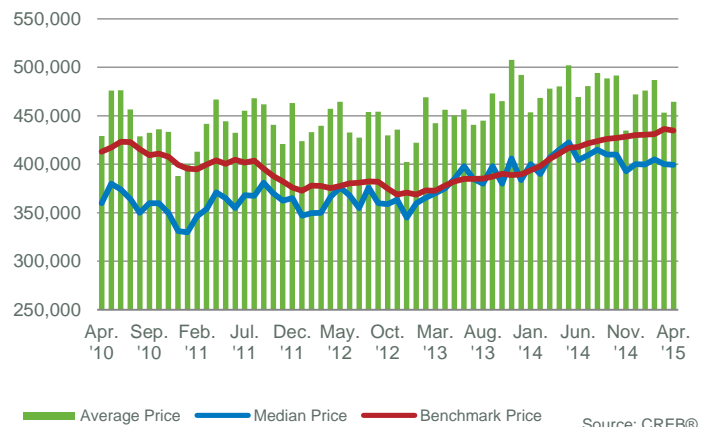
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



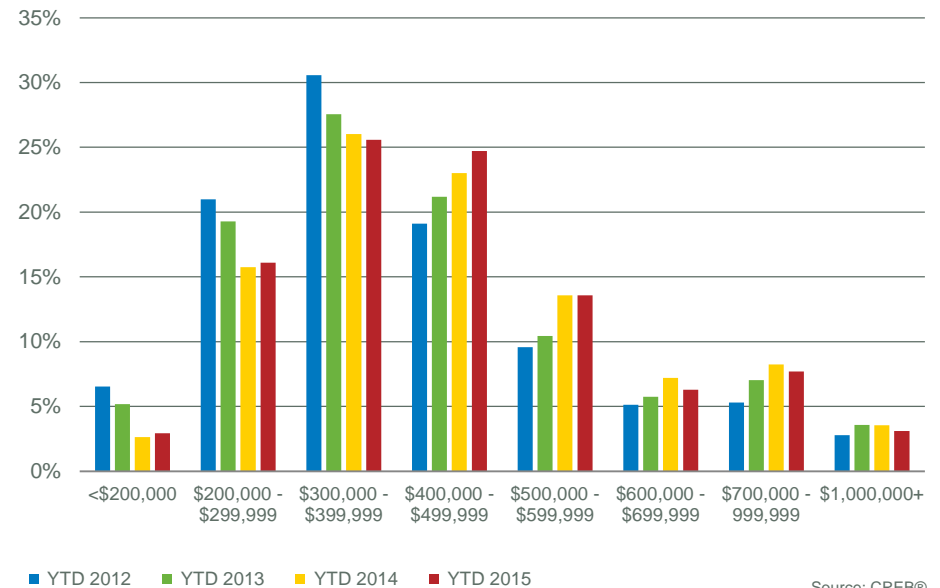
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,699	2,215	3,006	3,158	3,621	3,303	2,902	2,749	2,652	2,643	2,131	1,296
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	3,454	4,061	4,575	5,478	6,350	6,618	6,527	6,548	6,216	5,679	5,230	4,398
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	425,950	425,000	430,000	424,100	423,000	420,000	422,885	427,000	420,500	415,000
Average Price	460,813	480,037	482,691	477,556	489,121	487,278	481,084	479,017	487,100	488,063	476,974	473,520
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,099	1,477	2,199	2,398								
New Listings	4,034	3,682	3,970	3,901								
Inventory	5,931	7,104	7,646	7,651								
Days on Market	47	38	42	43								
Benchmark Price	454,200	451,900	450,600	448,200								
Median Price	417,500	418,000	416,500	415,000								
Average Price	464,190	465,327	469,622	469,158								
Index	211	210	209	208								

	Apr-14	Apr-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	6	1	9	4
\$100,000 - \$199,999	69	63	257	206
\$200,000 - \$299,999	503	382	1,587	1,155
\$300,000 - \$349,999	368	294	1,228	824
\$350,000 - \$399,999	418	347	1,394	1,010
\$400,000 - \$449,999	415	317	1,287	1,010
\$450,000 - \$499,999	329	244	1,032	763
\$500,000 - \$549,999	277	174	824	544
\$550,000 - \$599,999	180	154	545	430
\$600,000 - \$649,999	131	77	398	239
\$650,000 - \$699,999	101	74	328	212
\$700,000 - \$799,999	126	115	416	310
\$800,000 - \$899,999	73	51	260	156
\$900,000 - \$999,999	53	33	154	87
\$1,000,000 - \$1,249,999	52	31	173	104
\$1,250,000 - \$1,499,999	26	18	81	55
\$1,500,000 - \$1,749,999	13	10	45	29
\$1,750,000 - \$1,999,999	7	5	25	12
\$2,000,000 - \$2,499,999	6	4	21	11
\$2,500,000 - \$2,999,999	3	2	8	4
\$3,000,000 - \$3,499,999	2	2	3	6
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	1	1
	3,158	2,398	10,078	7,173

CREB® SALES BY PRICE RANGE

YTD APRIL



Source: CREB®

CREB® SALES



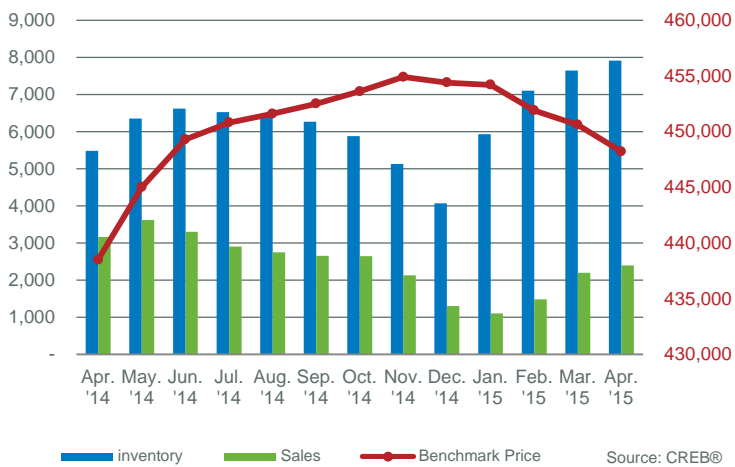
Source: CREB®

CREB® NEW LISTINGS



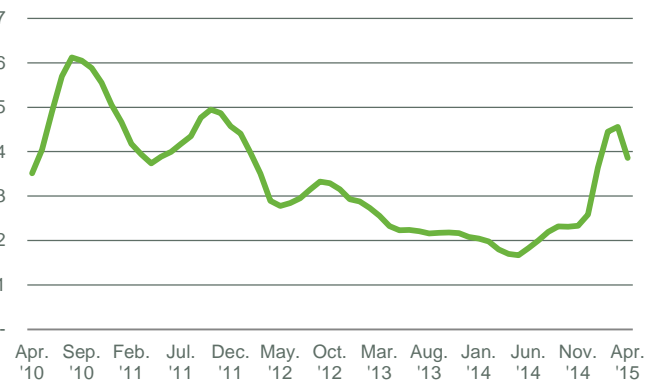
Source: CREB®

CREB® INVENTORY AND SALES



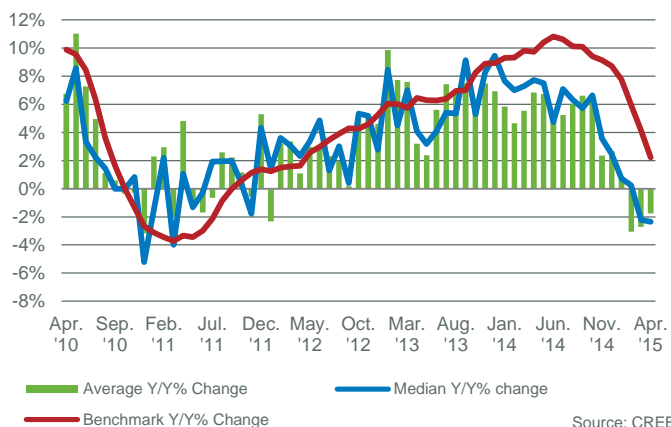
Source: CREB®

CREB® MONTHS OF INVENTORY



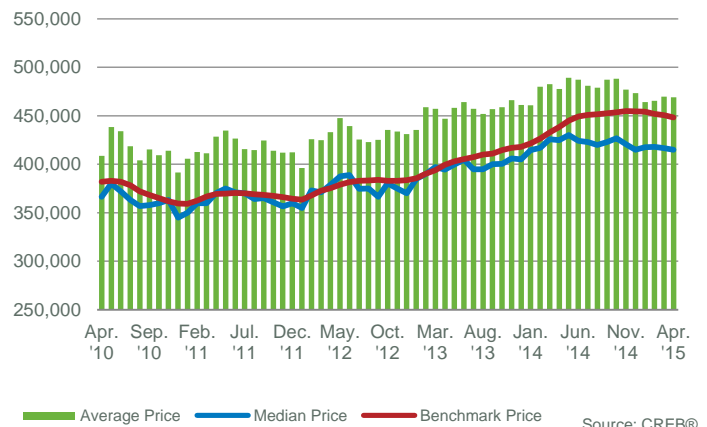
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES

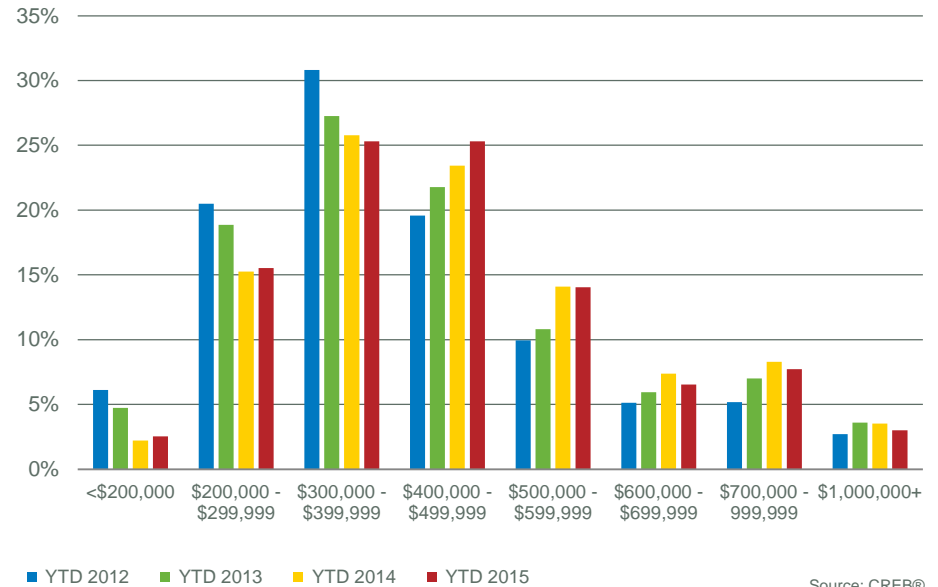


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,830	2,918	3,359	3,048	2,684	2,554	2,461	2,442	1,996	1,214
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	2,940	3,481	3,930	4,790	5,588	5,868	5,772	5,769	5,503	5,034	4,624	3,912
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	417,700
Average Price	463,545	484,408	486,460	481,435	491,875	490,169	484,217	480,662	491,346	492,147	480,581	474,841
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	1,020	1,384	2,039	2,234								
New Listings	3,779	3,421	3,637	3,590								
Inventory	5,367	6,432	6,851	6,795								
Days on Market	44	36	40	41								
Benchmark Price	458,800	456,600	454,900	452,100								
Median Price	420,500	420,000	420,000	417,500								
Average Price	467,913	466,913	474,642	471,503								
Index	212	211	210	209								

	Apr-14	Apr-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	3	-	5	-
\$100,000 - \$199,999	50	53	205	169
\$200,000 - \$299,999	452	346	1,440	1,037
\$300,000 - \$349,999	324	270	1,130	752
\$350,000 - \$399,999	394	319	1,303	938
\$400,000 - \$449,999	392	303	1,224	964
\$450,000 - \$499,999	313	231	987	725
\$500,000 - \$549,999	266	168	798	525
\$550,000 - \$599,999	173	148	531	413
\$600,000 - \$649,999	122	75	384	233
\$650,000 - \$699,999	97	70	313	204
\$700,000 - \$799,999	118	111	396	297
\$800,000 - \$899,999	71	47	248	139
\$900,000 - \$999,999	46	28	139	80
\$1,000,000 - \$1,249,999	44	27	155	92
\$1,250,000 - \$1,499,999	22	16	74	47
\$1,500,000 - \$1,749,999	13	10	43	29
\$1,750,000 - \$1,999,999	7	5	25	11
\$2,000,000 - \$2,499,999	6	3	21	10
\$2,500,000 - \$2,999,999	3	2	8	4
\$3,000,000 - \$3,499,999	2	2	3	6
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	1	1
	2,918	2,234	9,435	6,677

CALGARY CMA SALES BY PRICE RANGE



CALGARY CMA SALES

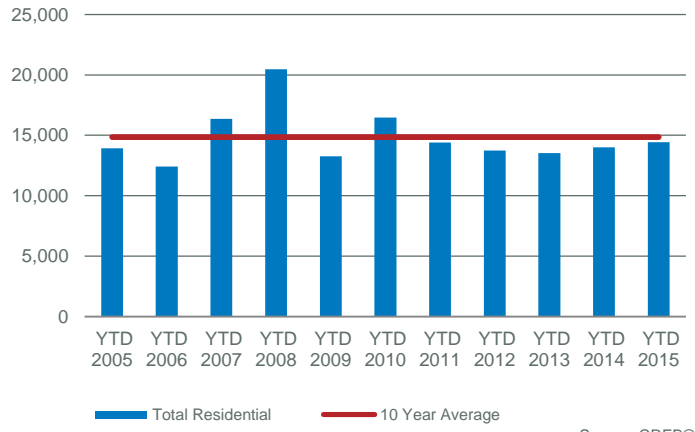
YTD APRIL



Source: CREB®

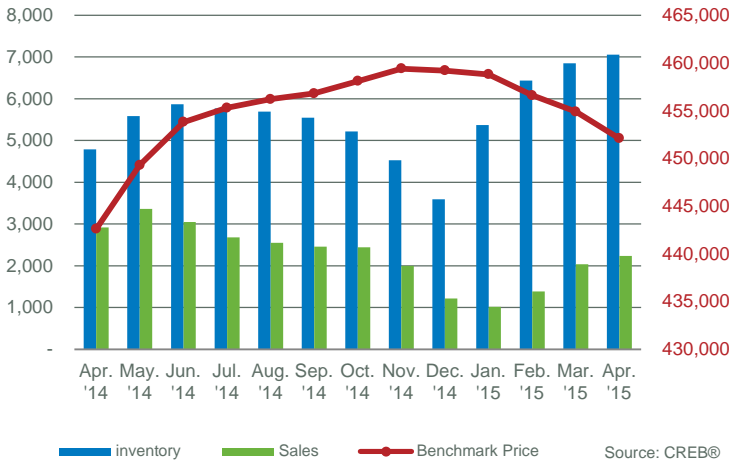
CALGARY CMA NEW LISTINGS

YTD APRIL



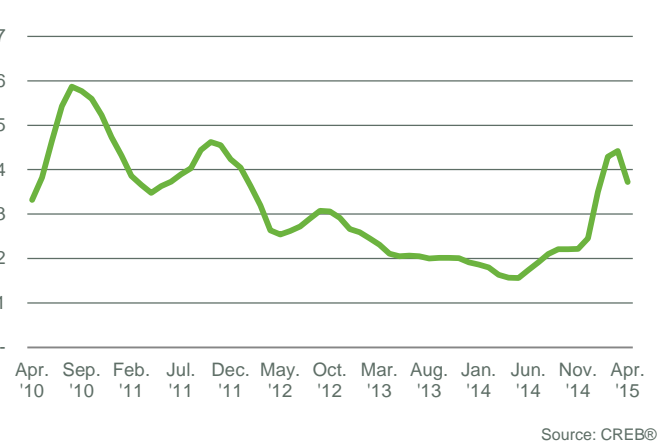
Source: CREB®

CALGARY CMA INVENTORY AND SALES



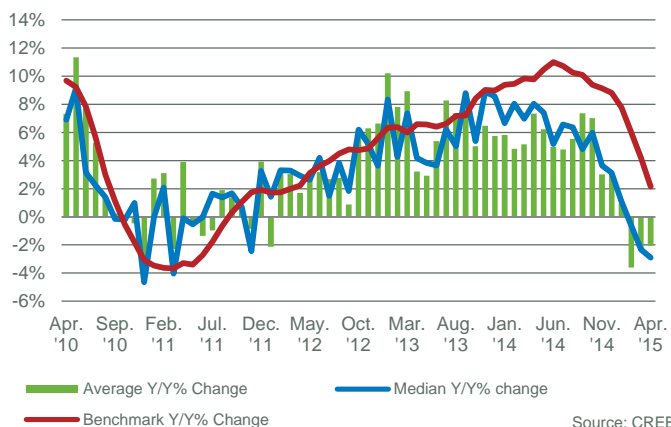
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



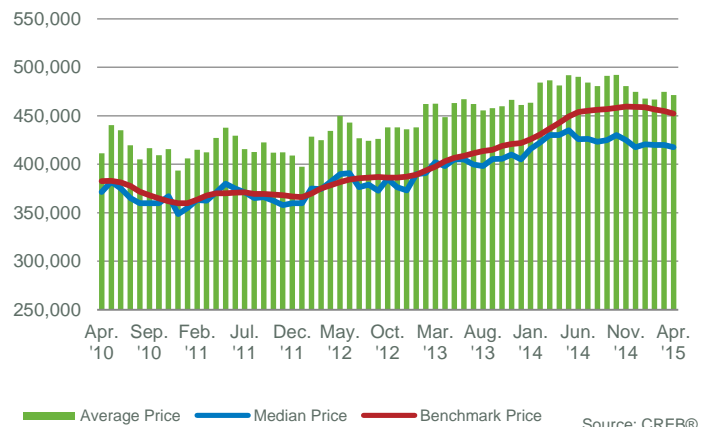
Source: CREB®

CALGARY CMA PRICE CHANGE



Source: CREB®

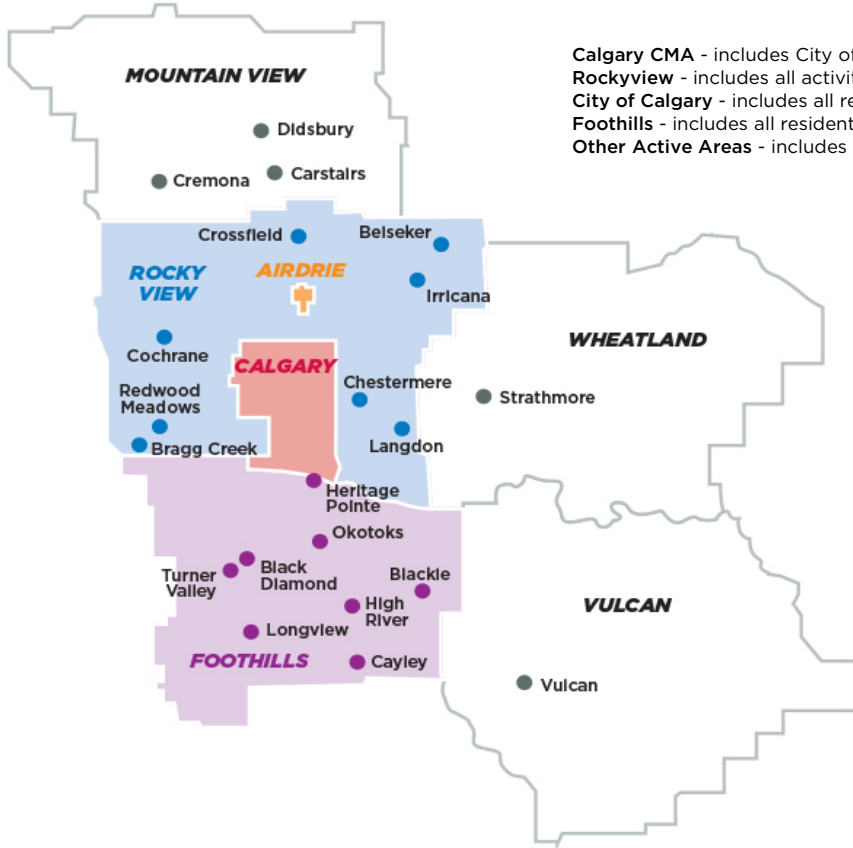
CALGARY CMA PRICES



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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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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