

Market remains balanced despite easing in absorption rates

Supply gain in apartment sector threatens to impact price

Calgary, August 4, 2015 - Declines in residential housing sales activity eased in July, creating, when combined with stable inventory levels, no change to the month-over-month price.

Year-over-year sales fell by 14 per cent to 1,995 units in July, compared to a 17.8 per cent decrease the previous month. Despite the decline, sales activity during the month was consistent with the 10-year average.

While sales declines eased, so too did the decline in new listings, causing the unadjusted sales-to-new listings ratio to edge down to 67 per cent in July and months of supply to increase to 2.53 months.

“As weakness in the energy sector continues, this is trickling into several other aspects of our local economy including our housing market,” said CREB[®] chief economist Ann-Marie Lurie.

Despite weaker absorption rates, market conditions remained relatively balanced and helped maintain month-over-month stability in benchmark prices, which remained unchanged

from the previous month at \$455,400. “Often, the focus is on home prices. In fact, Calgary has recorded significant gains in home prices over the past several years,” said Lurie

“And despite the recent retraction, we have not seen all those previous gains eroded.”

While benchmark prices exhibited some month-over-month resilience, they still declined by 0.15 per cent annually and one per cent lower than levels recorded in January. It represents the first time since 2011 that benchmark prices have posted a year-over-year decline.

Lurie attributes most of the year-over-year decline to the apartment sector, where prices fell by 1.61 per cent to \$293,300 – nearly two per cent lower than the price at the beginning of the year – due to weak demand and growing supply.

Year-to-date new listings in the apartment sector declined by 4.6 per, while sales declined by 29 per cent over the same period, resulting in inventory gains. By July the months of supply pushed up to 3.77 months compared to 3.0 months in June.

“The relatively weak demand for apartment product, combined with rising supply, continued to place

downward pressure on prices for the second month in a row,” said Lurie.

CREB[®] president Corinne Lyall noted Calgary’s housing market is continuing to see some nuances in supply between the different segments of the market.

“These differences are really important to understand as it relates to consumer expectations,” she said.

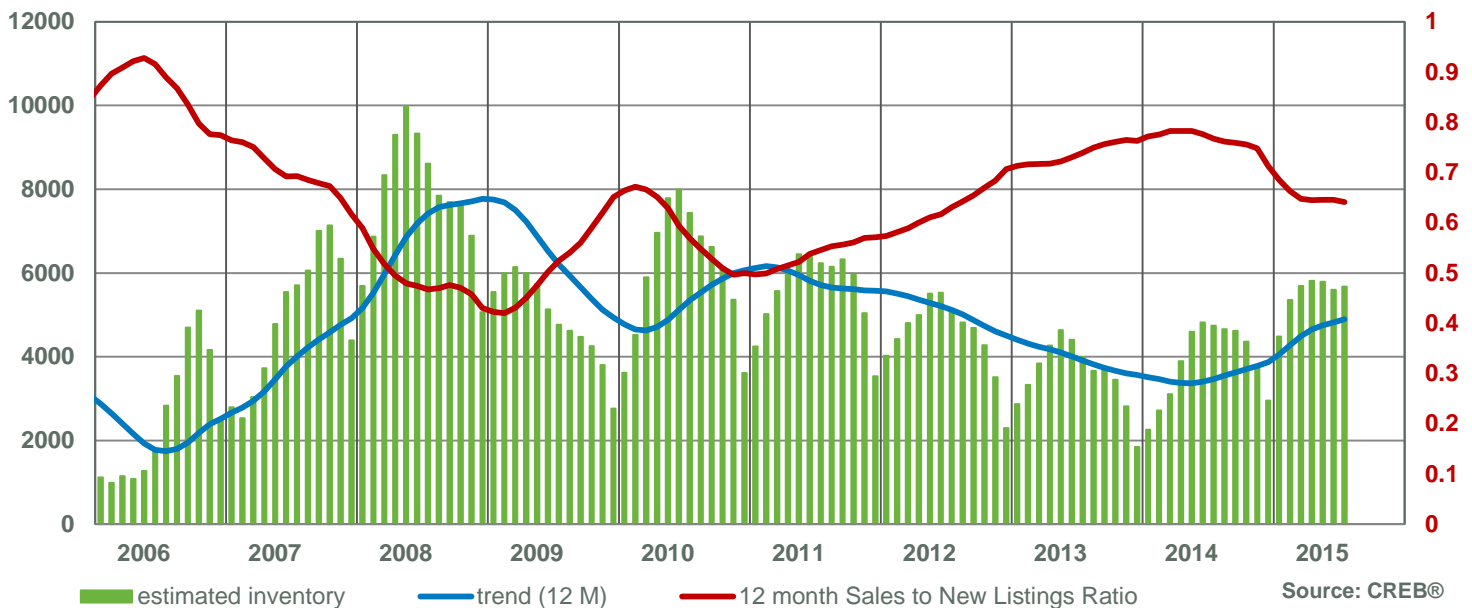
“Some buyers expect they will get major price reductions in this market, but that’s not always the case. In some areas, supply levels are more balanced with demand and that creates price stability.”

Meanwhile, detached home prices remained steady month over month at \$515,300. While absorption rates eased in the sector, conditions remained relatively balanced.

“Many clients are optimistic about the long-term outlook and are less concerned about short-term fluctuations in the housing market,” said Lyall.

“They’re focused on taking the time they need to make the right choices for their lifestyle. Saying that, it’s important to stay current and become educated with the market dynamics in the communities where they may be making real estate decisions.”

CITY OF CALGARY INVENTORY AND SALES TO NEW LISTINGS RATIO



	Jul-14	Jul-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,316	1,995	-13.86%	16,176	12,188	-24.65%
Total Sales Volume	\$1,114,503,368	\$950,510,098	-14.71%	\$7,796,095,088	\$5,777,957,218	-25.89%
New Listings	3,205	2,981	-6.99%	23,440	21,658	-7.60%
Inventory	4,744	5,055	6.56%	3,735	5,488	46.95%
Months of Supply	2.05	2.53	23.70%	1.62	3.15	95.04%
Sales to New Listings Ratio	0.72	0.67	-5.34%	0.69	0.56	-12.74%
Sales to List Price Ratio	98.14%	97.60%	-0.53%	98.52%	97.48%	-1.04%
Days on Market	33	40	20.84%	30	40	33.33%
Benchmark Price	\$456,100	\$455,400	-0.15%	\$442,771	\$455,171	2.80%
Median Price	\$425,000	\$435,000	2.35%	\$427,000	\$426,500	-0.12%
Average Price	\$481,219	\$476,446	-0.99%	\$481,954	\$474,069	-1.64%
Index	213	212	-0.14%	207	212	2.80%
SURROUNDING AREA						
Total Sales	586	489	-16.55%	3,728	2,901	-22.18%
Total Sales Volume	\$281,601,326	\$243,024,920	-13.70%	\$1,785,871,979	\$1,402,068,359	-21.49%
New Listings	833	787	-5.52%	5,832	5,712	-2.06%
Inventory	1,772	2,174	22.69%	1,550	1,963	26.66%
Months of Supply	3.02	4.45	47.02%	2.91	4.74	62.76%
Sales to New Listings Ratio	0.70	0.62	-8.21%	0.64	0.51	-13.14%
Sales to List Price Ratio	97.71%	96.88%	-0.84%	97.53%	96.76%	-0.77%
Days on Market	50	59	17.12%	50	57	14.00%
Benchmark Price	\$421,400	\$434,100	3.01%	\$409,214	\$433,800	6.01%
Median Price	\$409,419	\$415,000	1.36%	\$407,950	\$406,000	-0.48%
Average Price	\$480,548	\$496,983	3.42%	\$479,043	\$483,305	0.89%
Index	186	192	3.01%	181	191	6.01%
CREB® ECONOMIC REGION						
Total Sales	2,902	2,484	-14.40%	19,904	15,089	-24.19%
Total Sales Volume	\$1,396,104,694	\$1,193,535,018	-14.51%	\$9,581,967,067	\$7,180,025,578	-25.07%
New Listings	4,038	3,768	-6.69%	29,272	27,370	-6.50%
Inventory	6,516	7,118	9.24%	5,285	7,451	41.00%
Months of Supply	2.25	2.87	27.62%	1.86	3.46	86.00%
Sales to New Listings Ratio	0.72	0.66	-5.94%	0.68	0.55	-12.87%
Sales to List Price Ratio	98.05%	97.45%	-0.60%	98.33%	97.34%	-0.99%
Days on Market	37	44	19.56%	35	44	25.71%
Benchmark Price	\$450,800	\$451,400	0.13%	\$437,757	\$451,157	3.06%
Median Price	\$423,000	\$431,250	1.95%	\$424,900	\$422,500	-0.56%
Average Price	\$481,084	\$480,489	-0.12%	\$481,409	\$475,845	-1.16%
Index	209	210	0.14%	203	210	3.06%

For a list of definitions, see page 28.

	Jul-14	Jul-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,364	1,222	-10.41%	9,664	7,425	-23.17%
Total Sales Volume	\$763,082,933	\$661,857,474	-13.27%	\$5,369,460,466	\$4,027,846,083	-24.99%
New Listings	1,862	1,733	-6.93%	13,892	12,491	-10.08%
Inventory	2,709	2,728	0.70%	2,108	2,951	40.02%
Months of Supply	1.99	2.23	12.40%	1.53	2.78	82.24%
Sales to New Listings Ratio	0.73	0.71	-2.74%	0.70	0.59	-10.12%
Sales to List Price Ratio	98.20%	97.64%	-0.57%	98.56%	97.50%	-1.06%
Days on Market	32	37	16.99%	28	37	32.14%
Benchmark Price	\$515,700	\$515,300	-0.08%	\$500,000	\$514,600	2.92%
Median Price	\$488,750	\$489,000	0.05%	\$488,000	\$483,000	-1.02%
Average Price	\$559,445	\$541,618	-3.19%	\$555,615	\$542,471	-2.37%
Index	214	214	-0.09%	207	213	2.92%
ATTACHED						
Total Sales	504	449	-10.91%	3,540	2,658	-24.92%
Total Sales Volume	\$206,946,623	\$187,794,183	-9.25%	\$1,464,495,125	\$1,091,304,852	-25.48%
New Listings	680	667	-1.91%	4,913	4,744	-3.44%
Inventory	928	1,104	18.97%	734	1,208	64.57%
Months of Supply	1.84	2.46	33.54%	1.45	3.18	119.17%
Sales to New Listings Ratio	0.74	0.67	-6.80%	0.72	0.56	-16.03%
Sales to List Price Ratio	98.36%	97.74%	-0.62%	98.69%	97.68%	-1.01%
Days on Market	32	44	37.73%	30	41	36.67%
Benchmark Price	\$352,600	\$355,300	0.77%	\$342,243	\$354,643	3.62%
Median Price	\$353,000	\$352,500	-0.14%	\$348,000	\$349,000	0.29%
Average Price	\$410,608	\$418,250	1.86%	\$413,699	\$410,574	-0.76%
Index	207	208	0.77%	200	208	3.62%
APARTMENT						
Total Sales	448	324	-27.68%	2,972	2,105	-29.17%
Total Sales Volume	\$144,473,812	\$100,858,441	-30.19%	\$962,139,497	\$658,806,283	-31.53%
New Listings	663	581	-12.37%	4,635	4,423	-4.57%
Inventory	1,107	1,223	10.48%	893	1,329	48.85%
Months of Supply	2.47	3.77	52.76%	2.10	4.42	110.15%
Sales to New Listings Ratio	0.68	0.56	-11.81%	0.64	0.48	-16.53%
Sales to List Price Ratio	97.47%	97.11%	-0.36%	98.06%	97.08%	-0.98%
Days on Market	40	47	18.24%	36	47	30.56%
Benchmark Price	\$298,100	\$293,300	-1.61%	\$291,014	\$294,429	1.17%
Median Price	\$284,223	\$284,500	0.10%	\$284,000	\$275,000	-3.17%
Average Price	\$322,486	\$311,291	-3.47%	\$323,735	\$312,972	-3.32%
Index	208	205	-1.63%	203	206	1.17%
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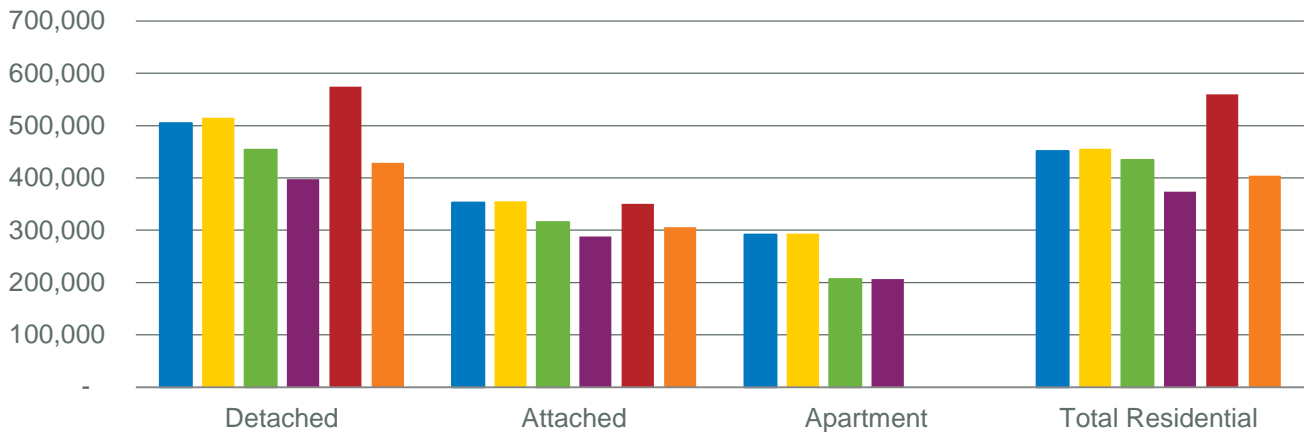
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Index	213	212	-0.14%	207	212	2.80%
AIRDRIE						
Total Sales	182	163	-10.44%	1,081	921	-14.80%
Total Sales Volume	\$70,007,763	\$64,295,967	-8.16%	\$420,419,659	\$359,693,122	-14.44%
New Listings	209	197	-5.74%	1,445	1,526	5.61%
Inventory	260	358	37.69%	195	362	85.43%
Months of Supply	1.43	2.20	53.74%	1.26	2.75	117.65%
Sales to New Listings Ratio	0.87	0.83	-4.34%	0.75	0.60	-14.46%
Sales to List Price Ratio	98.68%	98.07%	-0.61%	98.78%	98.21%	-0.56%
Days on Market	32	41	25.30%	30	41	36.67%
Benchmark Price	\$366,800	\$373,800	1.91%	\$355,543	\$375,857	5.71%
Median Price	\$388,300	\$382,500	-1.49%	\$388,900	\$390,000	0.28%
Average Price	\$384,658	\$394,454	2.55%	\$388,917	\$390,546	0.42%
Index	194	197	1.91%	188	198	5.72%
ROCKYVIEW						
Total Sales	186	154	-17.20%	1,269	938	-26.08%
Total Sales Volume	\$115,127,794	\$89,880,590	-21.93%	\$763,551,557	\$574,014,009	-24.82%
New Listings	289	292	1.04%	2,193	2,070	-5.61%
Inventory	759	826	8.83%	686	801	16.76%
Months of Supply	4.08	5.36	31.44%	3.78	5.98	57.96%
Sales to New Listings Ratio	0.64	0.53	-11.62%	0.58	0.45	-12.55%
Sales to List Price Ratio	97.42%	96.58%	-0.84%	96.97%	95.75%	-1.21%
Days on Market	63	66	4.86%	59	63	6.78%
Benchmark Price	\$539,000	\$559,700	3.84%	\$524,829	\$562,214	7.12%
Median Price	\$490,000	\$490,250	0.05%	\$489,700	\$495,000	1.08%
Average Price	\$618,967	\$583,640	-5.71%	\$601,695	\$611,955	1.71%
Index	174	181	3.84%	170	182	7.12%
CALGARY CMA						
Total Sales	2,684	2,312	-13.86%	18,526	14,047	-24.18%
Total Sales Volume	\$1,299,638,925	\$1,104,686,655	-15.00%	\$8,980,066,304	\$6,711,664,349	-25.26%
New Listings	3,703	3,470	-6.29%	27,078	25,254	-6.74%
Inventory	5,763	6,239	8.26%	4,616	6,651	44.09%
Months of Supply	2.15	2.70	25.68%	1.74	3.31	90.04%
Sales to New Listings Ratio	0.72	0.67	-5.85%	0.68	0.56	-12.79%
Sales to List Price Ratio	98.10%	97.54%	-0.56%	98.40%	97.37%	-1.03%
Days on Market	35	42	18.95%	32	41	28.13%
Benchmark Price	\$455,300	\$455,300	0.00%	\$442,014	\$455,343	3.02%
Median Price	\$426,150	\$435,000	2.08%	\$427,900	\$425,500	-0.56%
Average Price	\$484,217	\$477,806	-1.32%	\$484,728	\$477,801	-1.43%
Index	211	211	0.00%	204	211	3.02%

For a list of definitions, see page 28.

	Jul-14	Jul-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	186	154	-17.20%	1,269	938	-26.08%
Total Sales Volume	\$115,127,794	\$89,880,590	-21.93%	\$763,551,557	\$574,014,009	-24.82%
New Listings	289	292	1.04%	2,193	2,070	-5.61%
Inventory	759	826	8.83%	686	801	16.76%
Months of Supply	4.08	5.36	31.44%	3.78	5.98	57.96%
Sales to New Listings Ratio	0.64	0.53	-11.62%	0.58	0.45	-12.55%
Sales to List Price Ratio	97.42%	96.58%	-0.84%	96.97%	95.75%	-1.21%
Days on Market	63	66	4.86%	59	63	6.78%
Benchmark Price	\$539,000	\$559,700	3.84%	\$524,829	\$562,214	7.12%
Median Price	\$490,000	\$490,250	0.05%	\$489,700	\$495,000	1.08%
Average Price	\$618,967	\$583,640	-5.71%	\$601,695	\$611,955	1.71%
Index	174	181	3.84%	170	182	7.12%
FOOTHILLS REGION						
Total Sales	151	109	-27.81%	913	701	-23.22%
Total Sales Volume	\$76,246,948	\$68,443,814	-10.23%	\$461,619,492	\$364,955,283	-20.94%
New Listings	243	211	-13.17%	1,540	1,517	-1.49%
Inventory	553	658	18.99%	470	587	24.76%
Months of Supply	3.66	6.04	64.84%	3.61	5.86	62.49%
Sales to New Listings Ratio	0.62	0.52	-10.48%	0.59	0.46	-13.08%
Sales to List Price Ratio	97.29%	95.96%	-1.33%	97.34%	96.77%	-0.58%
Days on Market	53	71	34.02%	55	68	23.64%
Benchmark Price	\$387,300	\$404,100	4.34%	\$379,543	\$400,900	5.63%
Median Price	\$407,000	\$428,000	5.16%	\$421,000	\$416,500	-1.07%
Average Price	\$504,947	\$627,925	24.35%	\$505,607	\$520,621	2.97%
Index	180	188	4.34%	176	186	5.63%
AIRDRIE						
Total Sales	182	163	-10.44%	1,081	921	-14.80%
Total Sales Volume	\$70,007,763	\$64,295,967	-8.16%	\$420,419,659	\$359,693,122	-14.44%
New Listings	209	197	-5.74%	1,445	1,526	5.61%
Inventory	260	358	37.69%	195	362	85.43%
Months of Supply	1.43	2.20	53.74%	1.26	2.75	117.65%
Sales to New Listings Ratio	0.87	0.83	-4.34%	0.75	0.60	-14.46%
Sales to List Price Ratio	98.68%	98.07%	-0.61%	98.78%	98.21%	-0.56%
Days on Market	32	41	25.30%	30	41	36.67%
Benchmark Price	\$366,800	\$373,800	1.91%	\$355,543	\$375,857	5.71%
Median Price	\$388,300	\$382,500	-1.49%			
Average Price	\$384,658	\$394,454	2.55%	\$388,917	\$390,546	0.42%
Index	194	197	1.91%	188	198	5.72%
OTHER ACTIVE AREAS						
Total Sales	67	63	-5.97%	465	341	-26.67%
Total Sales Volume	\$20,218,821	\$20,404,550	0.92%	\$140,281,271	\$103,405,946	-26.29%
New Listings	92	87	-5.43%	654	599	-8.41%
Inventory	200	221	10.50%	198	213	7.56%
Months of Supply	2.99	3.51	17.52%	2.98	4.38	46.68%
Sales to New Listings Ratio	0.73	0.72	-0.41%	0.71	0.57	-14.17%
Sales to List Price Ratio	97.68%	97.59%	-0.09%	97.48%	97.35%	-0.13%
Days on Market	58	68	17.77%			
Median Price	\$303,500	\$341,000	12.36%			
Average Price	\$301,773	\$323,882	7.33%	\$301,680	\$303,243	0.52%
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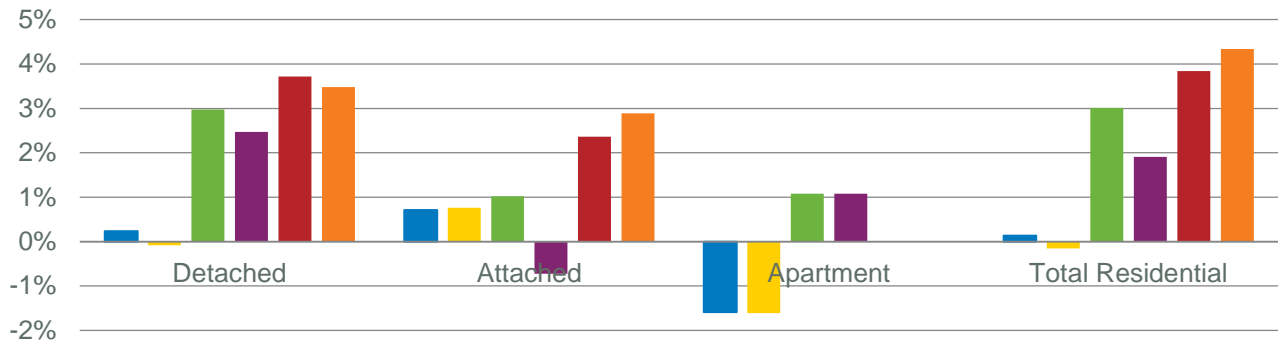
For a list of definitions, see page 28.

BENCHMARK PRICE - JULY



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - JULY

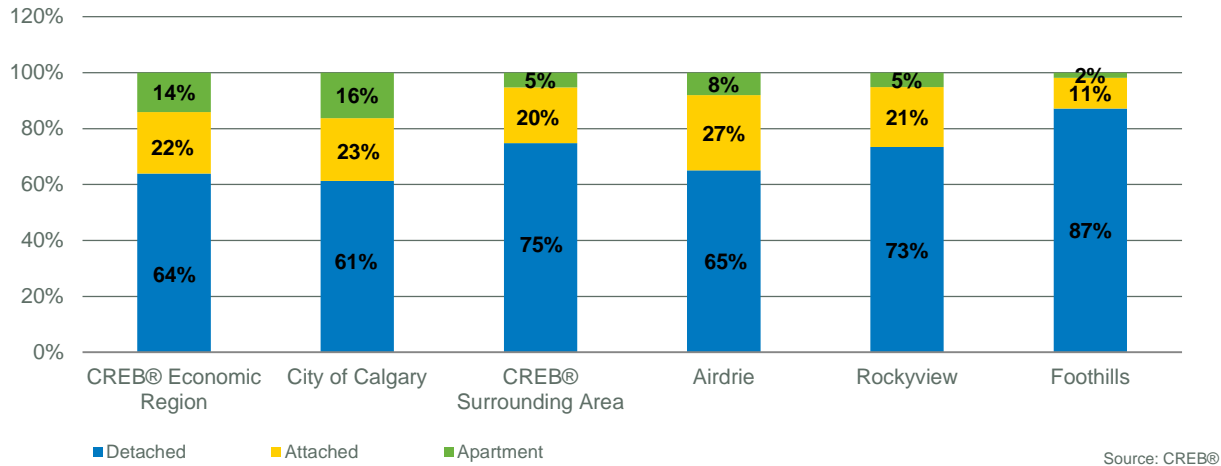


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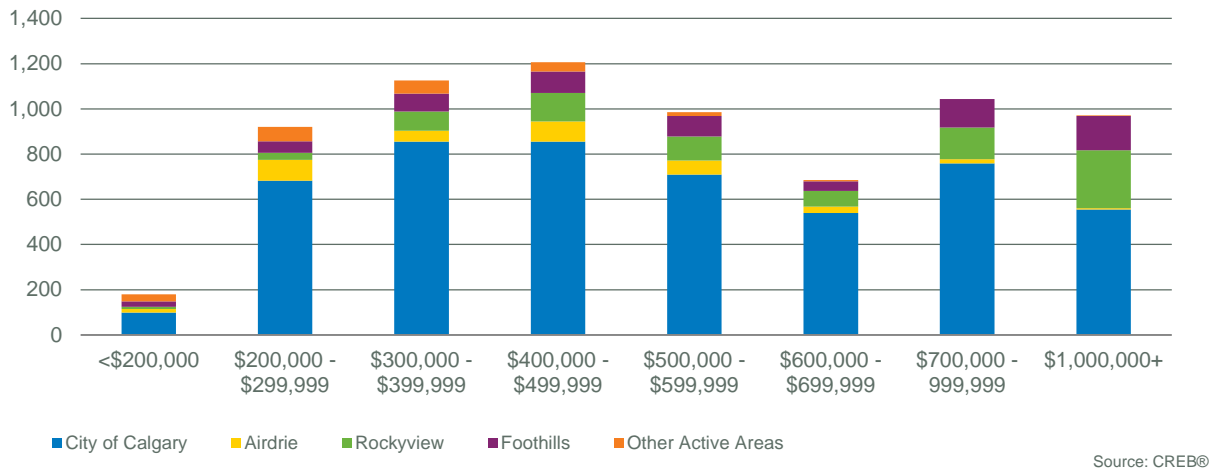
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

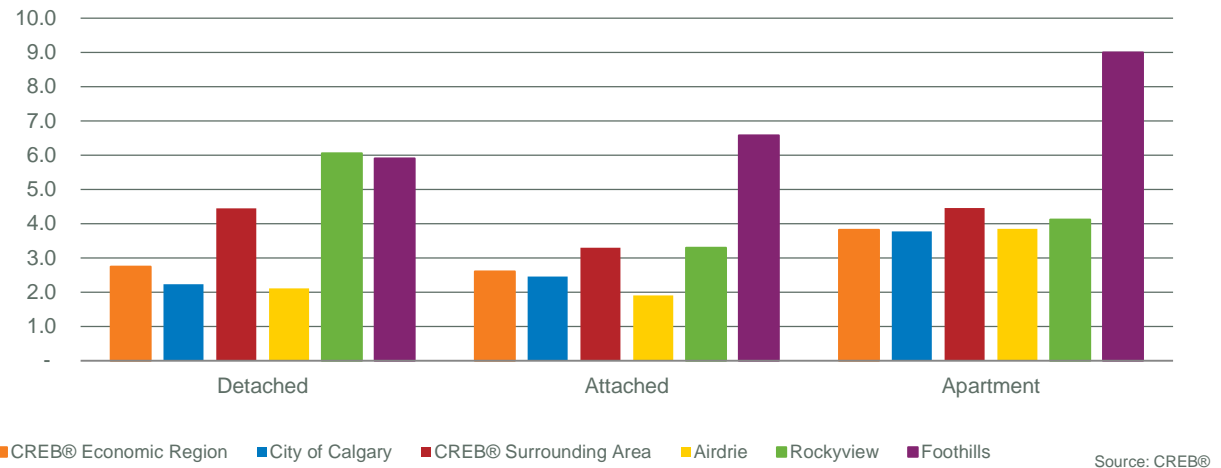
SALES DISTRIBUTION - JULY



INVENTORY BY PRICE RANGE - JULY



MONTHS OF SUPPLY - JULY

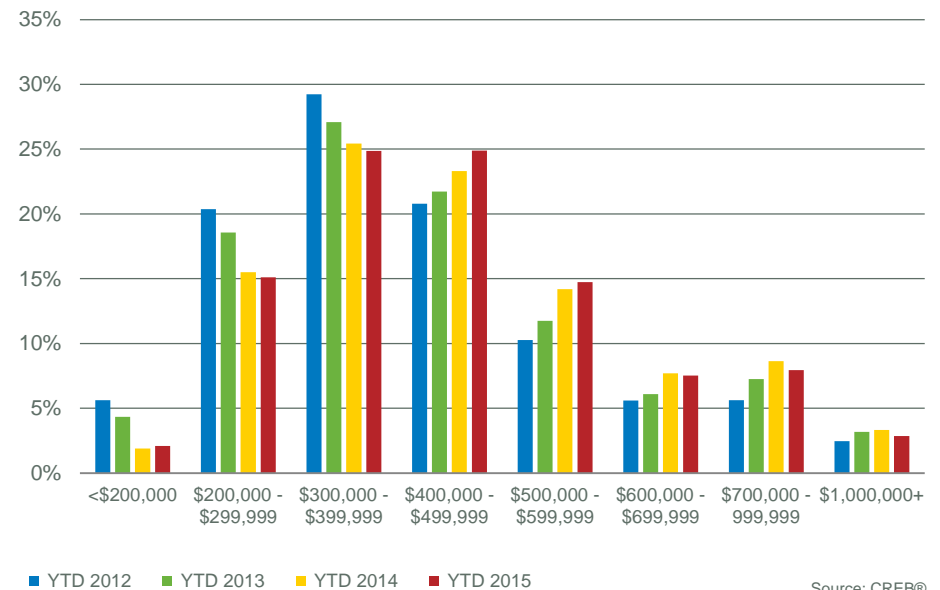


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,470	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,073
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,256	2,716	3,109	3,897	4,599	4,822	4,744	4,659	4,618	4,360	3,751	2,955
Days on Market	40	30	28	27	27	29	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	456,700	457,300	458,400	459,900	459,500
Median Price	416,250	423,000	430,000	428,000	434,150	427,000	425,000	420,500	425,000	430,000	428,300	415,000
Average Price	462,170	482,389	483,714	476,829	486,110	491,589	481,219	475,676	486,743	487,210	485,540	472,000
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	876	1,207	1,776	1,962	2,188	2,184	1,995					
New Listings	3,267	2,934	3,127	3,062	3,165	3,122	2,981					
Inventory	4,480	5,357	5,693	5,579	5,342	5,070	5,055					
Days on Market	41	35	39	40	41	40	40					
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400	455,400					
Median Price	422,000	420,000	420,000	418,250	433,000	430,000	435,000					
Average Price	460,782	459,968	473,602	469,924	478,910	484,275	476,446					
Index	214	213	212	211	212	212	212					

	Jul-14	Jul-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	2	5	2
\$100,000 - \$199,999	45	41	300	253
\$200,000 - \$299,999	378	278	2,508	1,840
\$300,000 - \$349,999	232	207	1,916	1,342
\$350,000 - \$399,999	330	265	2,197	1,687
\$400,000 - \$449,999	305	278	2,060	1,683
\$450,000 - \$499,999	253	244	1,709	1,350
\$500,000 - \$549,999	203	169	1,383	1,015
\$550,000 - \$599,999	144	122	914	782
\$600,000 - \$649,999	90	96	700	517
\$650,000 - \$699,999	76	78	547	400
\$700,000 - \$799,999	102	81	736	549
\$800,000 - \$899,999	53	56	435	274
\$900,000 - \$999,999	25	22	227	145
\$1,000,000 - \$1,249,999	35	30	234	173
\$1,250,000 - \$1,499,999	16	17	140	77
\$1,500,000 - \$1,749,999	14	5	67	44
\$1,750,000 - \$1,999,999	5	2	40	24
\$2,000,000 - \$2,499,999	4	2	35	16
\$2,500,000 - \$2,999,999	1	-	8	7
\$3,000,000 - \$3,499,999	1	-	6	3
\$3,500,000 - \$3,999,999	3	-	6	4
\$4,000,000 +	1	-	3	1
	2,316	1,995	16,176	12,188

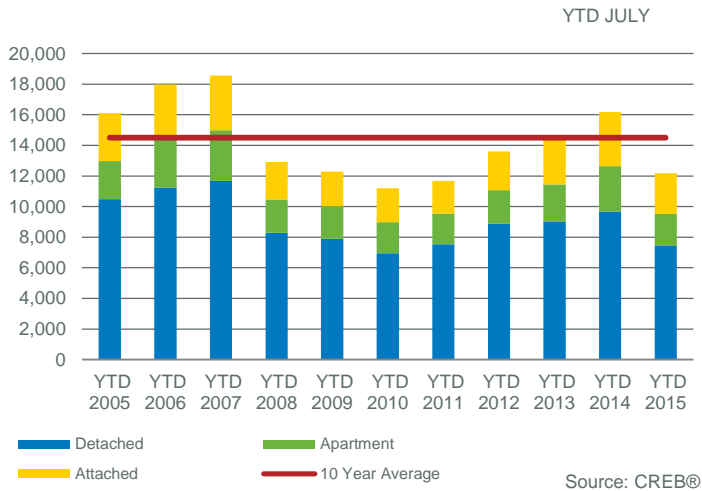
CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

YTD JULY

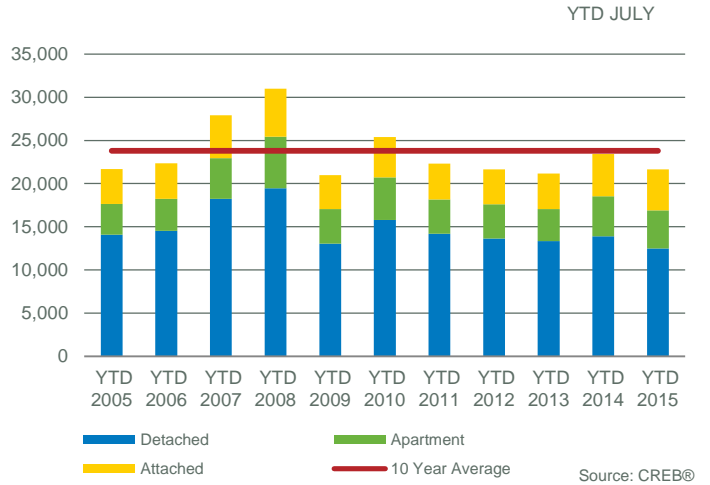


Source: CREB®

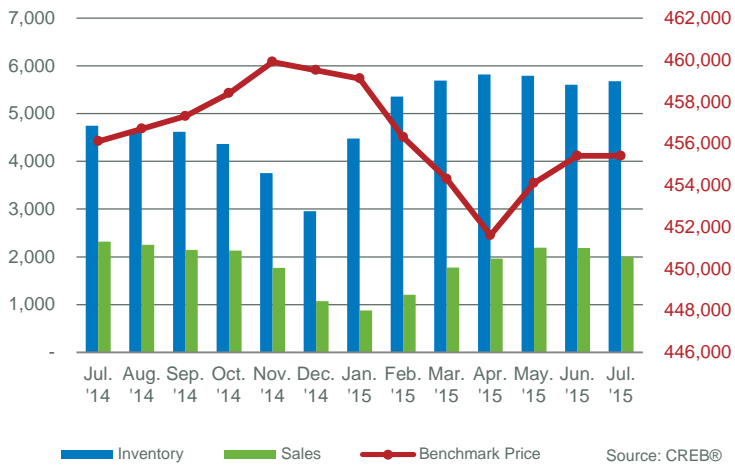
CITY OF CALGARY TOTAL SALES



CITY OF CALGARY TOTAL NEW LISTINGS



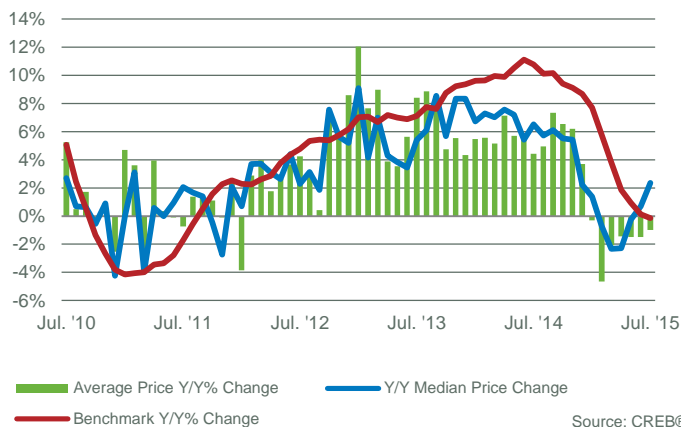
CITY OF CALGARY INVENTORY AND SALES



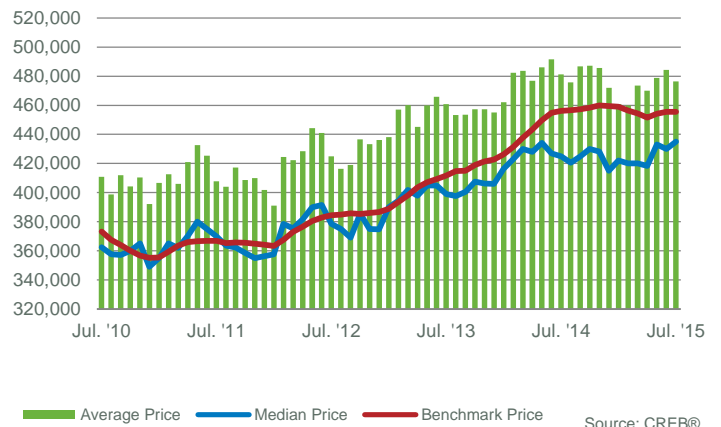
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

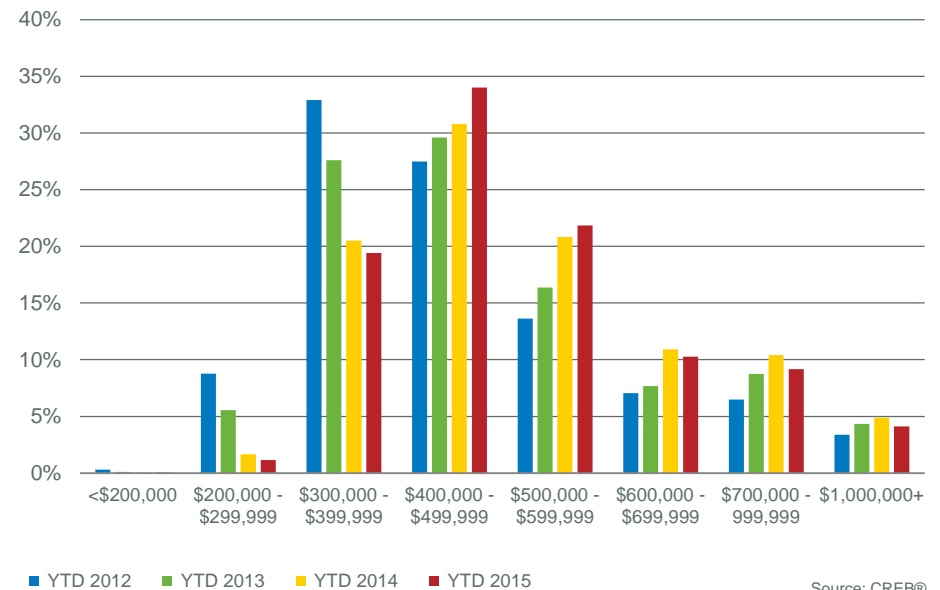


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	604
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,275	1,504	1,710	2,191	2,591	2,774	2,709	2,652	2,607	2,340	1,941	1,530
Days on Market	40	29	26	25	25	27	32	33	35	36	38	41
Benchmark Price	480,300	486,800	494,500	500,800	508,300	513,600	515,700	516,000	516,000	517,200	518,600	518,600
Median Price	462,000	480,000	492,750	487,500	497,000	493,500	488,750	480,000	495,000	493,500	483,786	476,000
Average Price	527,799	553,493	557,976	549,870	561,081	566,233	559,445	548,516	573,864	559,956	564,300	550,973
Index	199	202	205	208	211	213	214	214	214	214	215	215
2015												
Sales	533	740	1,080	1,151	1,364	1,335	1,222					
New Listings	1,835	1,671	1,774	1,770	1,877	1,831	1,733					
Inventory	2,383	2,862	3,016	3,024	2,913	2,760	2,728					
Days on Market	37	34	37	38	38	37	37					
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500	515,300					
Median Price	481,000	470,000	475,000	479,400	485,000	494,000	489,000					
Average Price	525,826	526,271	545,296	545,166	541,941	554,808	541,618					
Index	215	214	213	211	213	214	214					

	Jul-14	Jul-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	1	-	4	3
\$200,000 - \$299,999	21	16	161	86
\$300,000 - \$349,999	74	54	649	410
\$350,000 - \$399,999	186	166	1,334	1,032
\$400,000 - \$449,999	231	226	1,572	1,399
\$450,000 - \$499,999	205	193	1,402	1,126
\$500,000 - \$549,999	180	146	1,206	904
\$550,000 - \$599,999	122	114	805	717
\$600,000 - \$649,999	80	84	613	440
\$650,000 - \$699,999	61	67	441	322
\$700,000 - \$799,999	84	55	546	387
\$800,000 - \$899,999	32	36	297	195
\$900,000 - \$999,999	14	15	163	99
\$1,000,000 - \$1,249,999	32	26	194	148
\$1,250,000 - \$1,499,999	14	16	123	67
\$1,500,000 - \$1,749,999	13	4	64	42
\$1,750,000 - \$1,999,999	5	2	37	21
\$2,000,000 - \$2,499,999	4	2	34	16
\$2,500,000 - \$2,999,999	1	-	8	6
\$3,000,000 - \$3,499,999	1	-	2	3
\$3,500,000 - \$3,999,999	3	-	6	1
\$4,000,000 +	-	-	2	1
	1,364	1,222	9,664	7,425

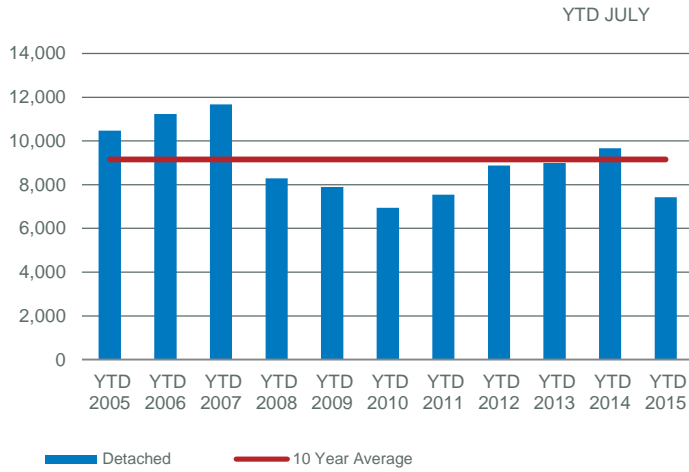
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD JULY

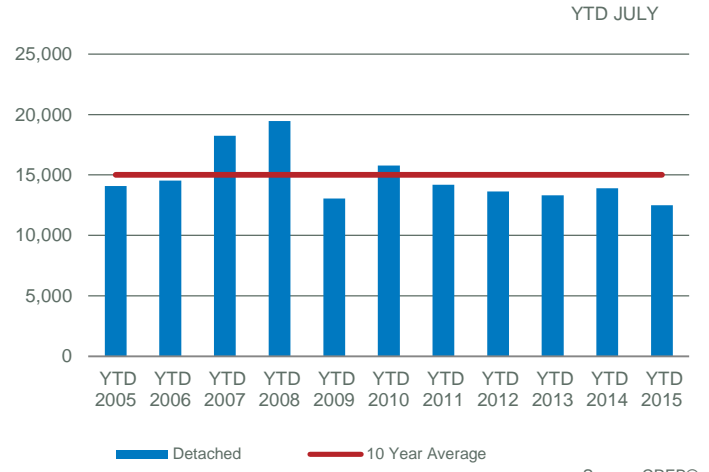


Source: CREB®

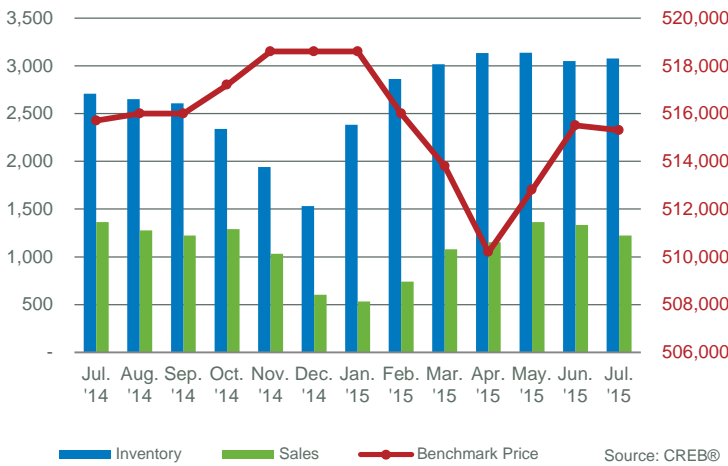
CALGARY DETACHED TOTAL SALES



CALGARY DETACHED TOTAL NEW LISTINGS



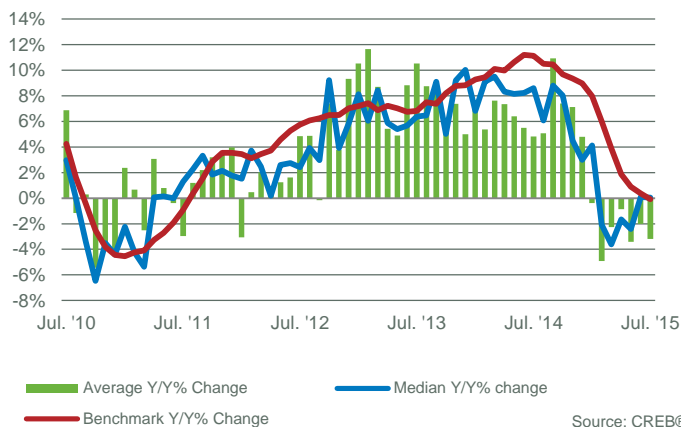
CALGARY DETACHED INVENTORY AND SALES



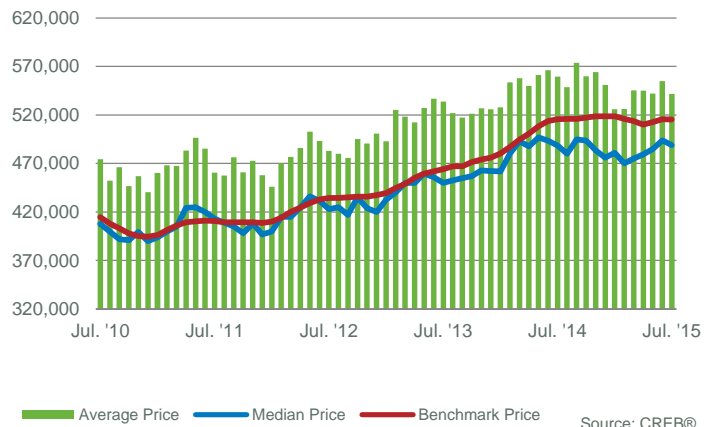
CALGARY DETACHED MONTHS OF INVENTORY



CALGARY DETACHED PRICE CHANGE



CALGARY DETACHED PRICES

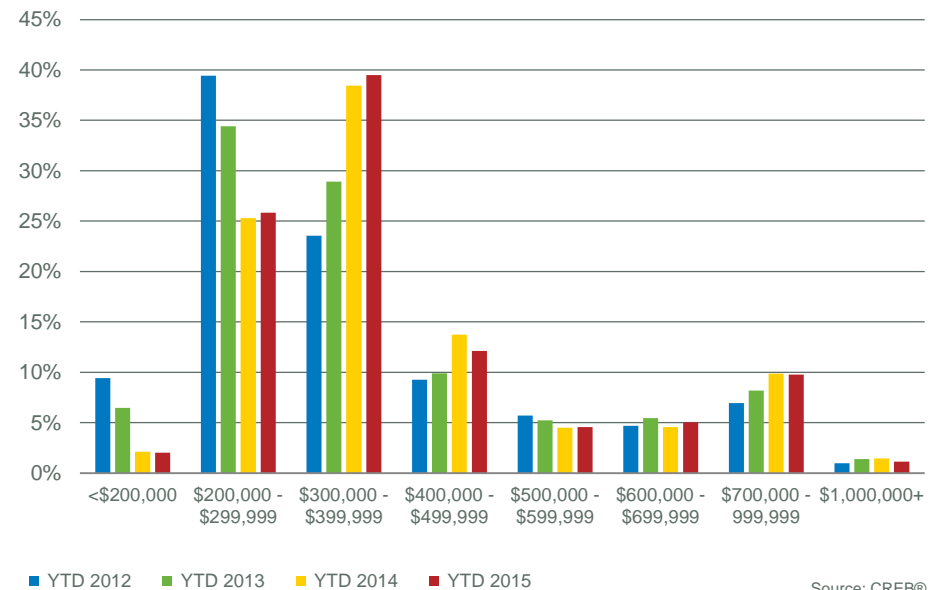


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	534	649	627	504	516	483	452	411	247
New Listings	492	568	673	786	917	797	680	682	680	663	481	303
Inventory	450	543	619	770	906	923	928	909	905	919	810	651
Days on Market	40	30	29	27	28	28	32	34	34	37	36	45
Benchmark Price	331,100	334,300	336,700	341,800	347,800	351,400	352,600	355,000	356,400	356,200	357,600	356,200
Median Price	345,000	351,000	345,000	343,600	350,000	340,100	353,000	354,250	350,000	350,000	358,000	345,000
Average Price	405,980	430,262	417,941	400,967	416,294	414,099	410,608	424,267	410,642	420,564	417,830	416,711
Index	194	196	197	200	204	206	207	208	209	209	209	209
2015												
Sales	189	252	394	459	465	450	449					
New Listings	687	670	681	684	675	680	667					
Inventory	952	1,189	1,258	1,207	1,136	1,114	1,104					
Days on Market	42	34	39	41	43	44	44					
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500	355,300					
Median Price	342,000	345,000	346,250	350,500	352,500	345,000	352,500					
Average Price	403,897	396,866	405,580	409,890	410,358	418,687	418,250					
Index	209	208	208	207	207	208	208					

	Jul-14	Jul-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	10	8	75	54
\$200,000 - \$299,999	132	113	896	687
\$300,000 - \$349,999	99	99	835	595
\$350,000 - \$399,999	93	65	526	455
\$400,000 - \$449,999	38	38	281	178
\$450,000 - \$499,999	32	33	205	144
\$500,000 - \$549,999	13	14	91	74
\$550,000 - \$599,999	16	5	68	47
\$600,000 - \$649,999	8	11	68	61
\$650,000 - \$699,999	13	10	94	73
\$700,000 - \$799,999	16	24	171	149
\$800,000 - \$899,999	21	18	126	71
\$900,000 - \$999,999	8	6	52	40
\$1,000,000 - \$1,249,999	3	3	36	19
\$1,250,000 - \$1,499,999	1	1	13	9
\$1,500,000 - \$1,749,999	1	1	2	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 +	-	-	-	-
	504	449	3,540	2,658

CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD JULY



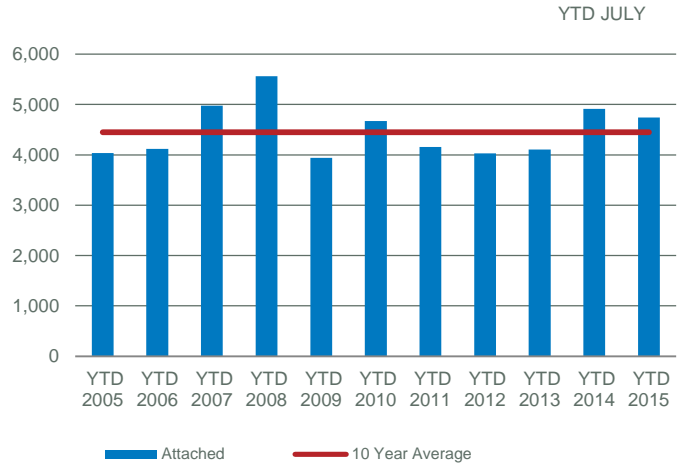
Source: CREB®

CALGARY ATTACHED TOTAL SALES



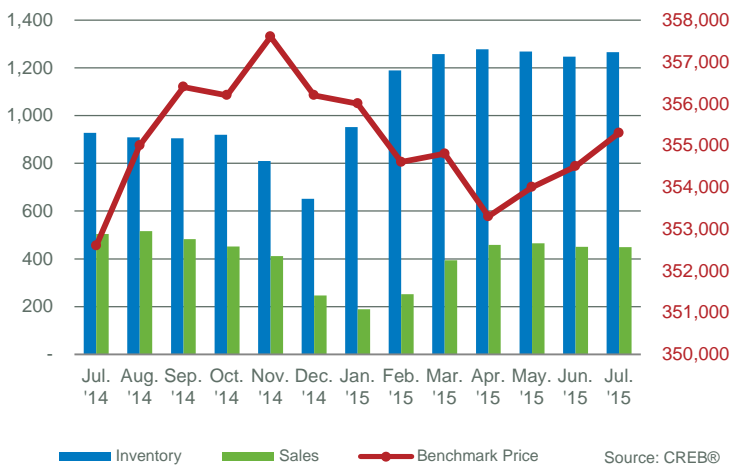
Source: CREB®

CALGARY ATTACHED TOTAL NEW LISTINGS



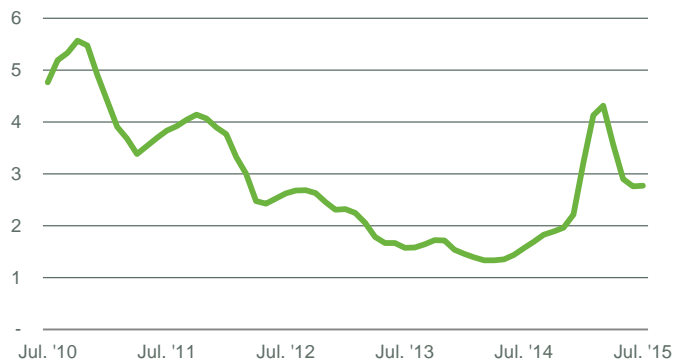
Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



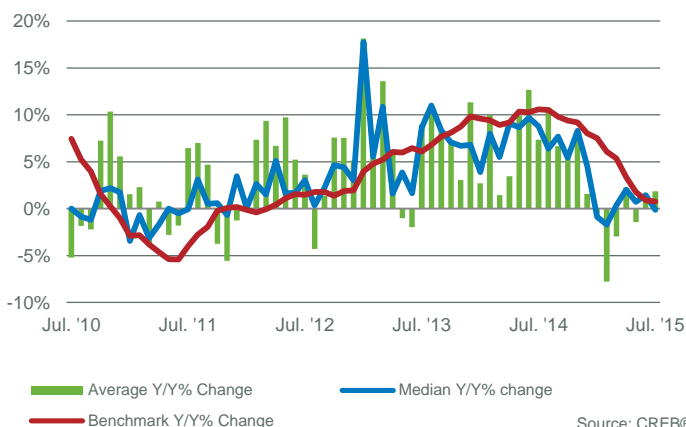
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



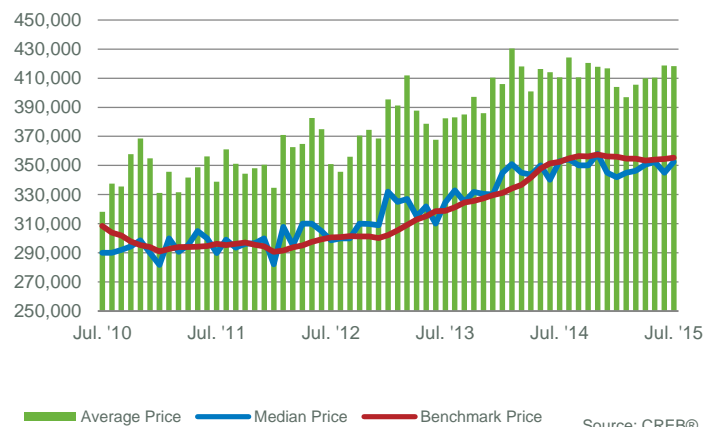
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES



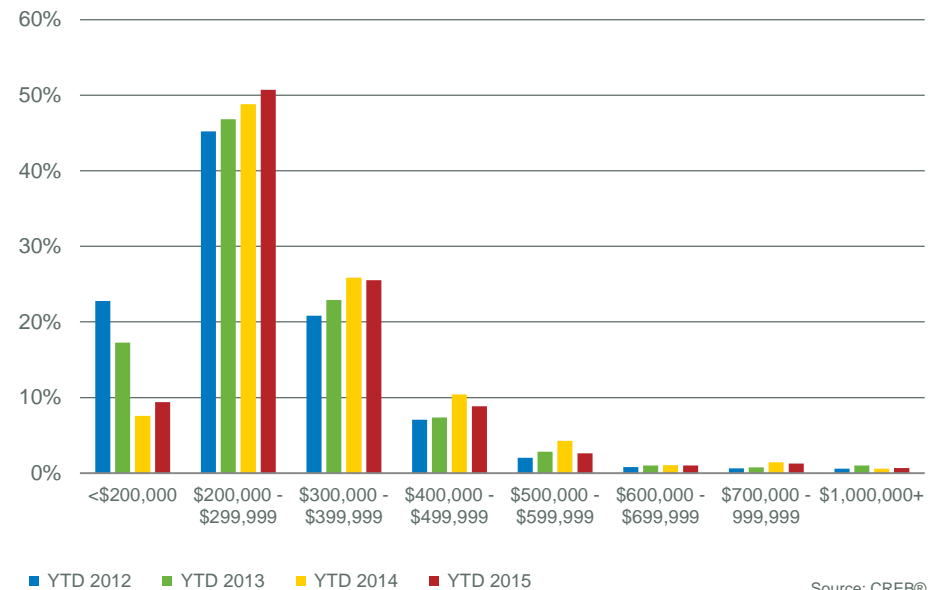
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	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	531	669	780	936	1,102	1,125	1,107	1,098	1,106	1,101	1,000	774
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	215	302	352	359	399	324					
New Listings	745	593	672	608	613	611	581					
Inventory	1,145	1,306	1,419	1,348	1,293	1,196	1,223					
Days on Market	55	40	43	45	48	48	47					
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600	293,300					
Median Price	268,875	267,500	271,500	274,750	280,500	275,000	284,500					
Average Price	305,473	305,723	305,957	302,175	328,222	322,251	311,291					
Index	209	207	205	204	206	205	205					

	Jul-14	Jul-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	2	4	2
\$100,000 - \$199,999	34	33	221	196
\$200,000 - \$299,999	225	149	1,451	1,067
\$300,000 - \$349,999	59	54	432	337
\$350,000 - \$399,999	51	34	337	200
\$400,000 - \$449,999	36	14	207	106
\$450,000 - \$499,999	16	18	102	80
\$500,000 - \$549,999	10	9	86	37
\$550,000 - \$599,999	6	3	41	18
\$600,000 - \$649,999	2	1	19	16
\$650,000 - \$699,999	2	1	12	5
\$700,000 - \$799,999	2	2	19	13
\$800,000 - \$899,999	-	2	12	8
\$900,000 - \$999,999	3	1	12	6
\$1,000,000 - \$1,249,999	-	1	4	6
\$1,250,000 - \$1,499,999	1	-	4	1
\$1,500,000 - \$1,749,999	-	-	1	1
\$1,750,000 - \$1,999,999	-	-	2	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	4	-
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	1	-	1	-
	448	324	2,972	2,105

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE

YTD JULY



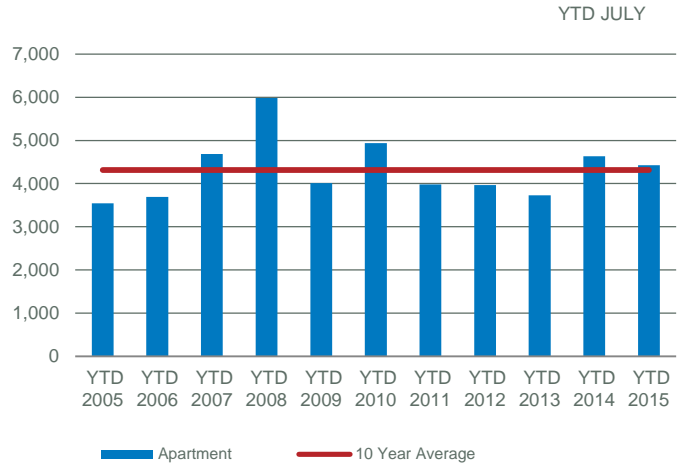
Source: CREB®

CALGARY APARTMENT TOTAL SALES



Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



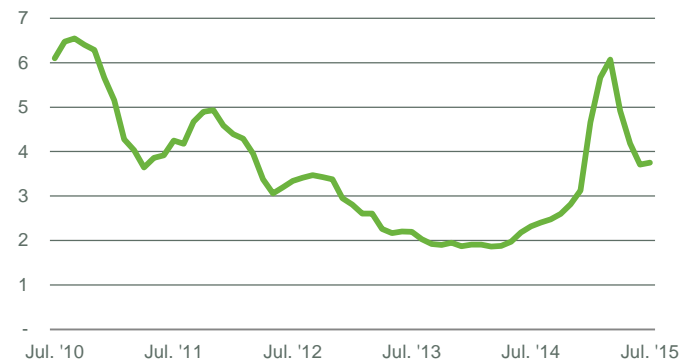
Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



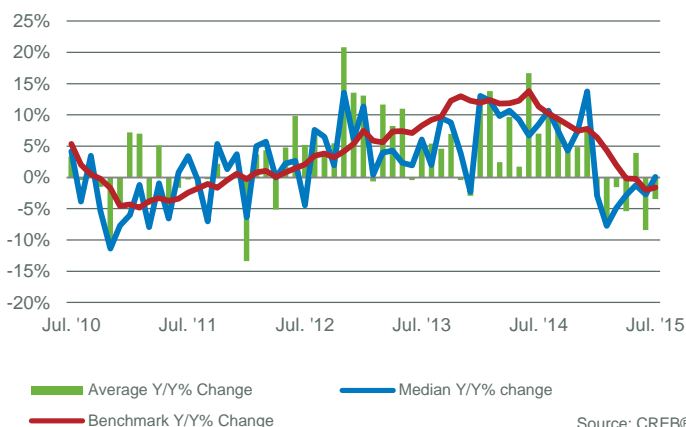
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



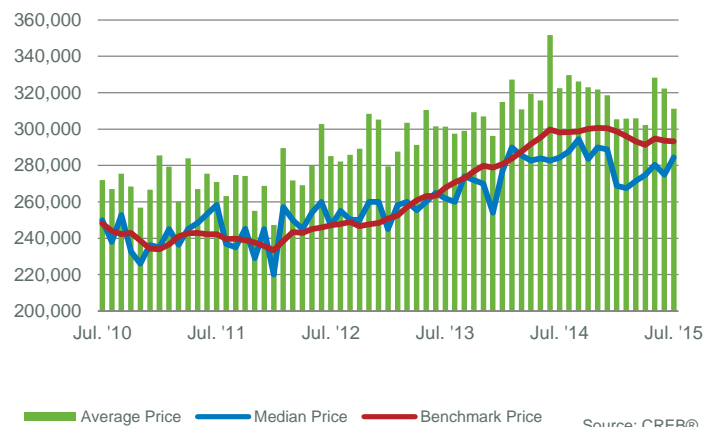
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



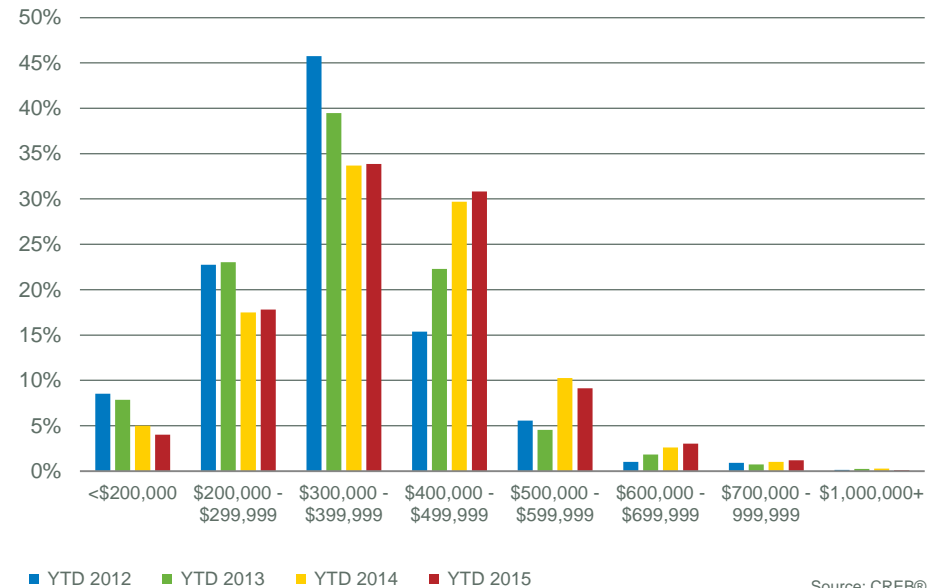
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	107	162	169	197	197	182	133	140	160	117	64
New Listings	125	149	200	219	289	254	209	187	178	183	115	80
Inventory	112	132	153	188	251	270	260	266	243	215	164	134
Days on Market	42	33	26	26	27	30	32	32	41	42	38	45
Benchmark Price	343,300	345,600	350,900	356,200	361,500	364,500	366,800	369,800	371,900	373,200	375,900	376,600
Median Price	385,500	378,750	387,750	390,000	395,000	390,000	388,300	372,400	381,750	388,250	392,000	400,000
Average Price	384,409	383,951	390,754	390,878	398,571	384,237	384,658	364,498	393,210	387,240	383,670	396,018
Index	181	182	185	188	191	192	194	195	196	197	198	199
2015												
Sales	65	99	138	138	152	166	163					
New Listings	224	231	194	214	223	243	197					
Inventory	262	351	360	371	370	384	358					
Days on Market	41	35	39	40	38	47	41					
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900	373,800					
Median Price	376,000	395,000	384,000	396,500	392,500	387,400	382,500					
Average Price	365,156	398,714	378,408	394,555	395,152	394,320	394,454					
Index	199	200	199	198	198	198	197					

	Jul-14	Jul-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	6	13	54	37
\$200,000 - \$299,999	34	24	189	164
\$300,000 - \$349,999	23	25	129	114
\$350,000 - \$399,999	40	29	235	198
\$400,000 - \$449,999	37	19	207	166
\$450,000 - \$499,999	23	26	114	118
\$500,000 - \$549,999	11	9	73	58
\$550,000 - \$599,999	2	6	38	26
\$600,000 - \$649,999	1	7	18	23
\$650,000 - \$699,999	-	2	10	5
\$700,000 - \$799,999	4	-	8	4
\$800,000 - \$899,999	1	3	2	5
\$900,000 - \$999,999	-	-	1	2
\$1,000,000 - \$1,249,999	-	-	2	-
\$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 +	-	-	-	-
	182	163	1,081	921

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD JULY



Source: CREB®

AIRDRIE TOTAL SALES



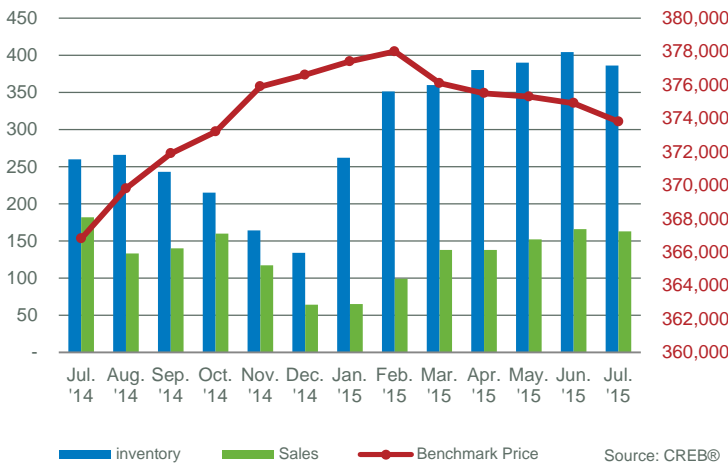
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



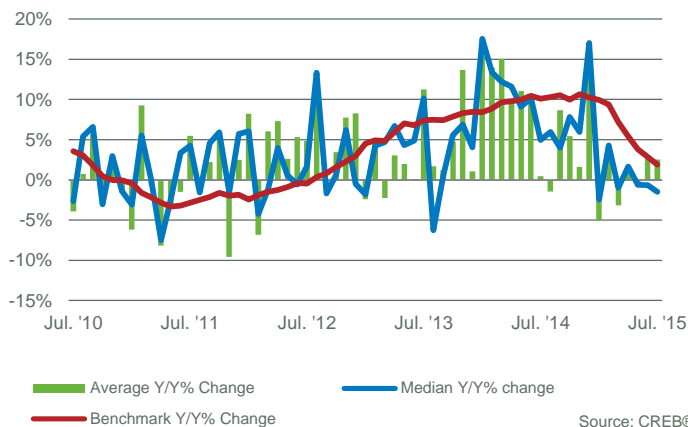
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



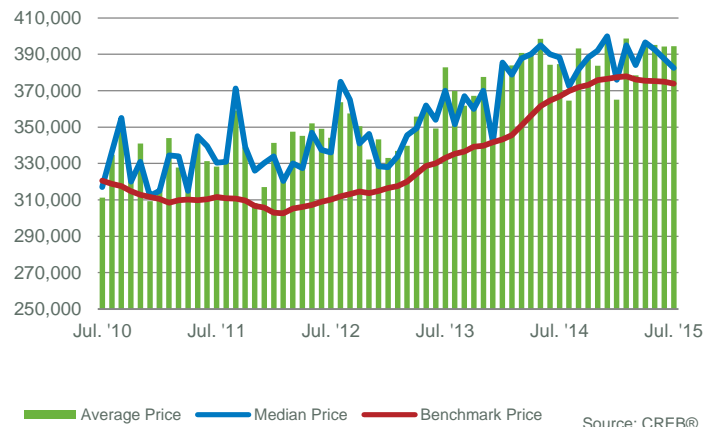
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES

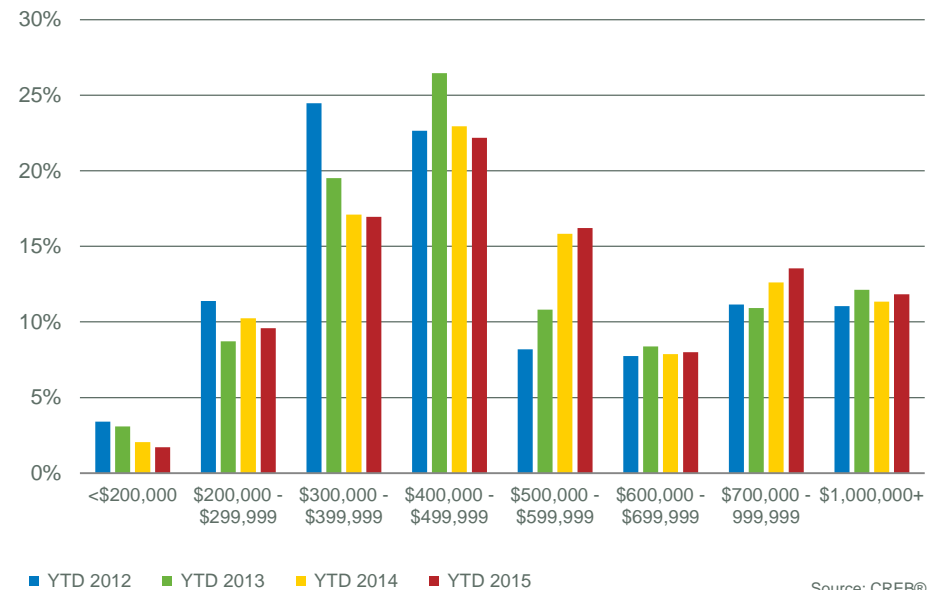


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	171	179	152	108	74
New Listings	256	278	327	331	353	359	289	264	255	237	196	128
Inventory	564	625	660	697	730	768	759	755	678	635	602	497
Days on Market	76	73	55	49	54	57	63	58	58	69	54	70
Benchmark Price	506,500	513,300	521,000	526,000	535,200	532,800	539,000	545,100	546,400	551,900	547,900	554,700
Median Price	475,500	470,000	485,000	495,500	524,000	475,000	490,000	521,000	505,000	520,000	435,000	475,000
Average Price	537,753	587,005	599,022	599,400	649,548	578,289	618,967	636,616	623,188	671,762	504,264	557,609
Index	164	166	169	170	173	172	174	176	177	179	177	180
2015												
Sales	78	78	116	141	174	197	154					
New Listings	288	254	317	311	297	311	292					
Inventory	617	713	798	845	872	832	826					
Days on Market	76	57	61	60	54	68	66					
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800	559,700					
Median Price	478,750	497,500	487,250	465,000	500,000	515,000	490,250					
Average Price	625,531	650,157	607,473	569,824	610,111	648,011	583,640					
Index	180	181	185	184	182	182	181					

	Jul-14	Jul-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SAL				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	4	4	25	16
\$200,000 - \$299,999	20	13	130	90
\$300,000 - \$349,999	12	14	96	76
\$350,000 - \$399,999	12	12	121	83
\$400,000 - \$449,999	14	19	125	110
\$450,000 - \$499,999	35	16	166	98
\$500,000 - \$549,999	13	13	114	84
\$550,000 - \$599,999	15	10	87	68
\$600,000 - \$649,999	9	7	58	43
\$650,000 - \$699,999	1	4	42	32
\$700,000 - \$799,999	12	13	71	53
\$800,000 - \$899,999	13	9	59	41
\$900,000 - \$999,999	4	6	30	33
\$1,000,000 - \$1,249,999	8	7	66	49
\$1,250,000 - \$1,499,999	9	3	29	24
\$1,500,000 - \$1,749,999	-	3	18	18
\$1,750,000 - \$1,999,999	2	1	14	8
\$2,000,000 - \$2,499,999	1	-	8	6
\$2,500,000 - \$2,999,999	2	-	8	1
\$3,000,000 - \$3,499,999	-	-	1	5
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	186	154	1,269	938

ROCKYVIEW SHARE OF SALES BY PRICE RANGE



ROCKYVIEW TOTAL SALES



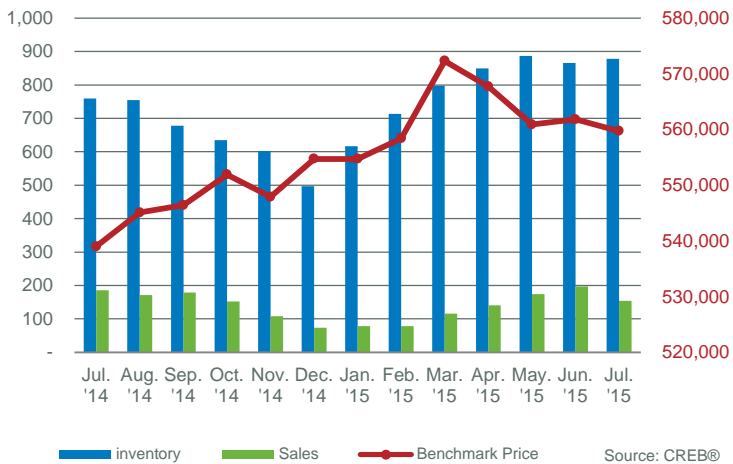
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



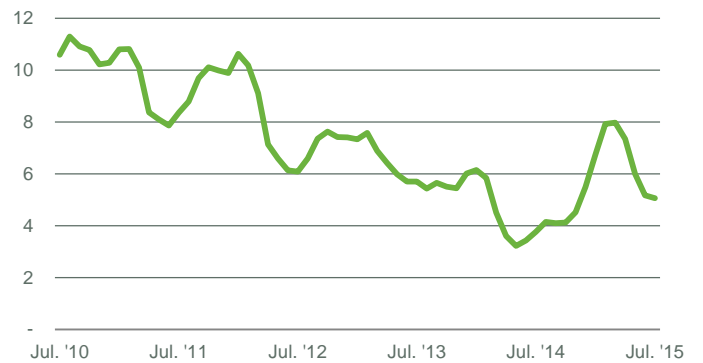
Source: CREB®

ROCKYVIEW INVENTORY AND SALES



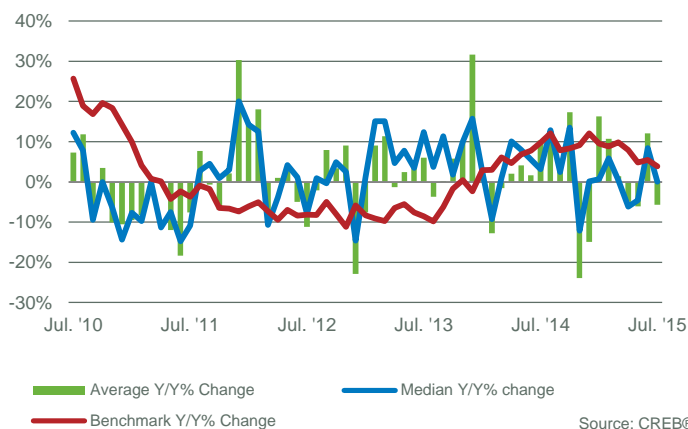
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



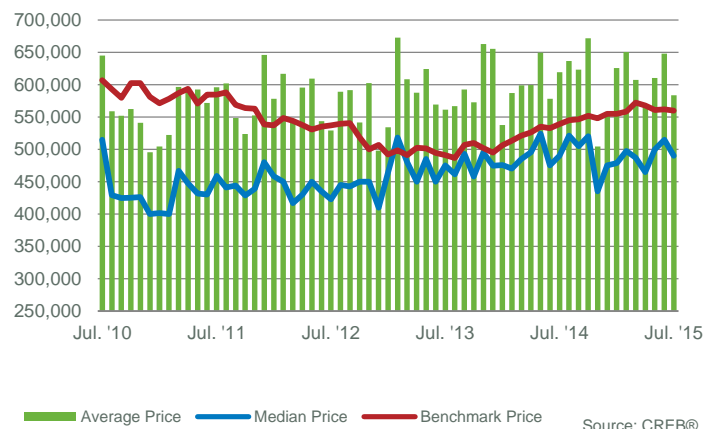
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



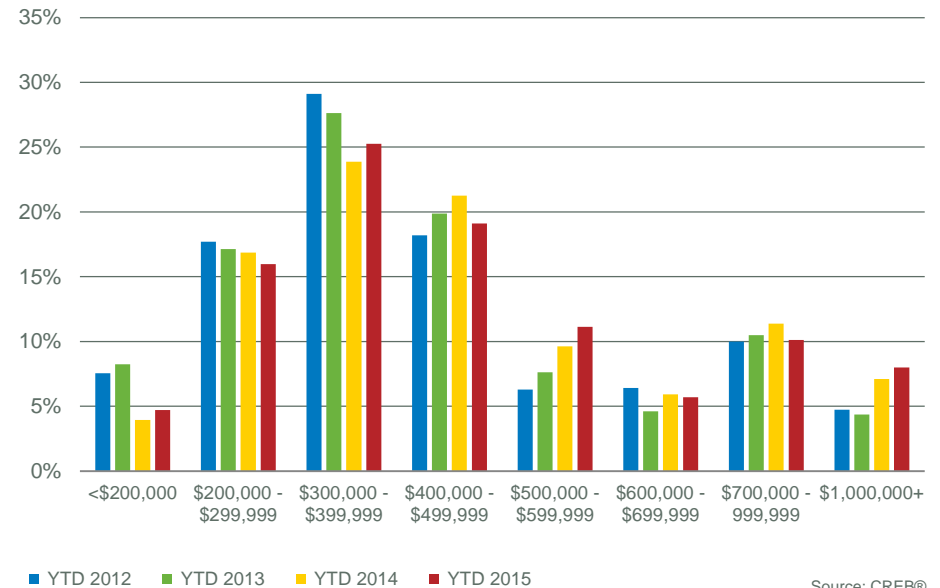
Source: CREB®

	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	353	395	441	480	535	535	553	555	551	497	440	349
Days on Market	73	60	47	60	51	49	53	51	57	59	58	73
Benchmark Price	364,300	369,900	378,900	384,500	386,700	385,200	387,300	388,800	392,500	390,300	393,300	393,600
Median Price	427,837	390,900	412,000	430,000	437,500	432,500	407,000	410,000	402,500	409,500	424,900	392,000
Average Price	473,452	459,478	492,041	504,194	530,348	529,946	504,947	517,009	495,263	491,495	476,317	508,311
Index	169	172	176	179	180	179	180	181	182	181	183	183
2015												
Sales	56	67	113	104	128	124	109					
New Listings	191	196	236	219	234	230	211					
Inventory	415	500	582	634	639	641	658					
Days on Market	85	71	65	71	61	60	71					
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800	404,100					
Median Price	384,870	383,000	400,000	414,500	465,750	404,250	428,000					
Average Price	457,085	494,242	454,984	495,971	567,400	501,445	627,925					
Index	183	183	188	186	188	189	188					

	Jul-14	Jul-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	-	-	3
\$100,000 - \$199,999	6	3	36	30
\$200,000 - \$299,999	20	15	154	112
\$300,000 - \$349,999	20	12	90	91
\$350,000 - \$399,999	27	15	128	86
\$400,000 - \$449,999	15	15	106	81
\$450,000 - \$499,999	12	7	88	53
\$500,000 - \$549,999	8	11	49	39
\$550,000 - \$599,999	7	5	39	39
\$600,000 - \$649,999	5	4	35	20
\$650,000 - \$699,999	2	2	19	20
\$700,000 - \$799,999	11	5	45	26
\$800,000 - \$899,999	4	2	34	29
\$900,000 - \$999,999	2	1	25	16
\$1,000,000 - \$1,249,999	6	2	36	28
\$1,250,000 - \$1,499,999	3	3	16	15
\$1,500,000 - \$1,749,999	3	4	10	5
\$1,750,000 - \$1,999,999	-	-	1	3
\$2,000,000 - \$2,499,999	-	1	1	2
\$2,500,000 - \$2,999,999	-	1	-	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	1	-	1
	151	109	913	701

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD JULY



Source: CREB®

FOOTHILLS TOTAL SALES



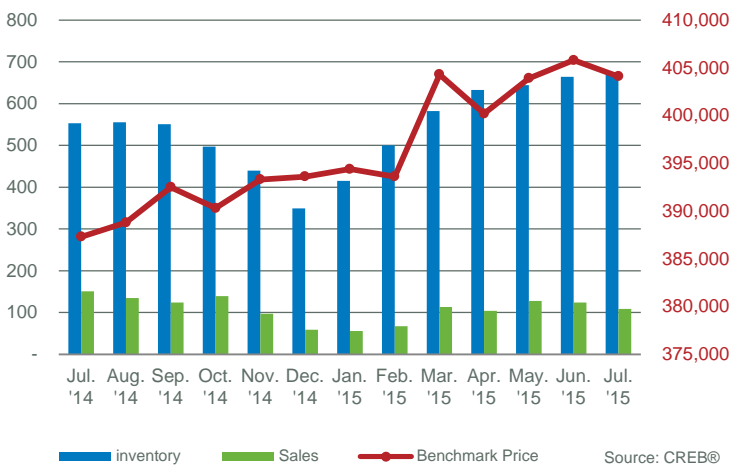
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



Source: CREB®

FOOTHILLS INVENTORY AND SALES



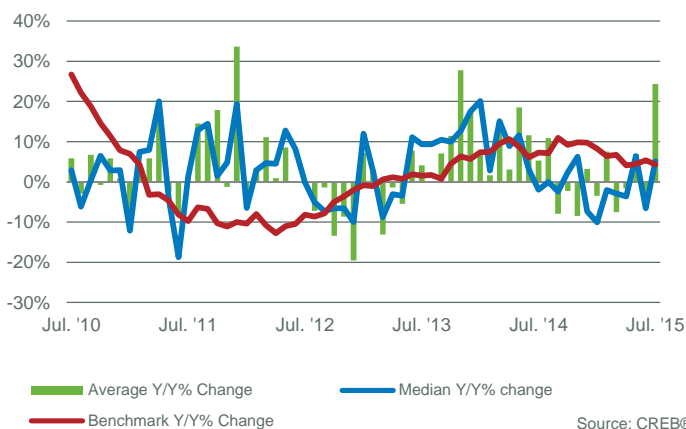
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



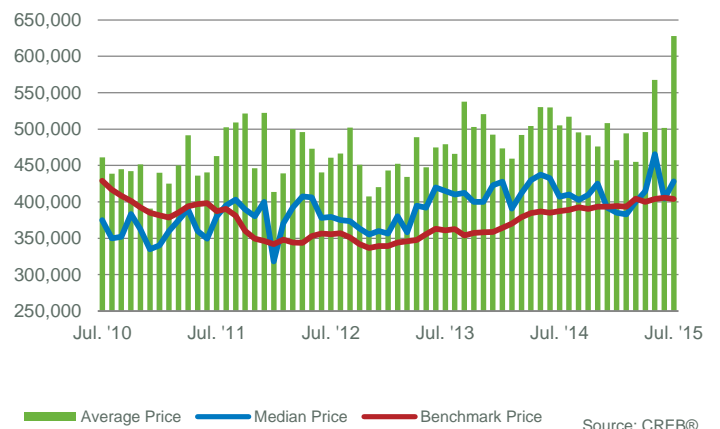
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



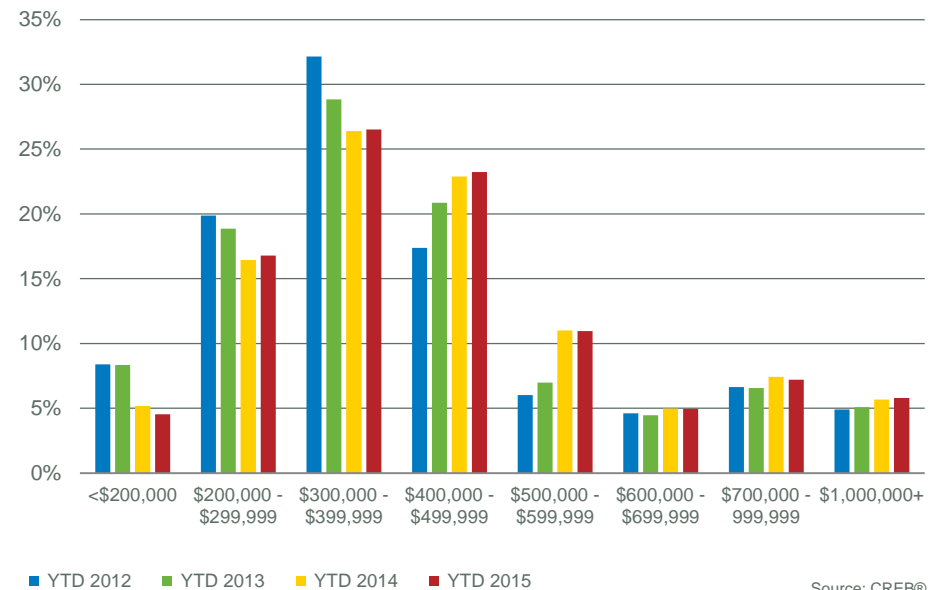
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	267	373	536	637	683	646	586	499	510	513	360	220
New Listings	631	667	819	882	1,045	955	833	746	722	665	491	303
Inventory	1,188	1,335	1,456	1,571	1,741	1,786	1,772	1,768	1,640	1,503	1,362	1,098
Days on Market	68	60	47	48	46	47	50	48	54	57	49	62
Benchmark Price	394,000	398,100	405,300	411,000	416,900	417,800	421,400	423,900	426,200	427,300	428,400	430,000
Median Price	400,000	389,900	406,750	415,000	422,500	404,500	409,419	415,000	410,000	410,000	392,964	400,250
Average Price	453,538	468,419	477,978	480,402	502,071	469,549	480,548	494,082	488,599	491,609	434,834	471,965
Index	174	176	179	181	184	184	186	187	188	189	189	190
2015												
Sales	221	270	414	441	516	550	489					
New Listings	767	746	845	838	859	870	787					
Inventory	1,442	1,735	1,953	2,072	2,118	2,078	2,063					
Days on Market	67	53	55	56	52	60	59					
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000	434,100					
Median Price	399,900	405,000	402,500	399,500	416,750	407,750	415,000					
Average Price	473,173	486,170	454,604	462,777	496,875	499,141	496,983					
Index	190	190	193	192	192	192	192					

	Jul-14	Jul-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	2	2	11	6
\$100,000 - \$199,999	24	26	182	126
\$200,000 - \$299,999	97	68	613	487
\$300,000 - \$349,999	65	60	423	341
\$350,000 - \$399,999	91	72	561	428
\$400,000 - \$449,999	72	62	476	392
\$450,000 - \$499,999	75	52	377	282
\$500,000 - \$549,999	33	34	240	183
\$550,000 - \$599,999	24	22	170	135
\$600,000 - \$649,999	15	18	112	87
\$650,000 - \$699,999	3	8	74	57
\$700,000 - \$799,999	27	18	126	83
\$800,000 - \$899,999	18	14	95	75
\$900,000 - \$999,999	6	7	56	51
\$1,000,000 - \$1,249,999	14	9	104	77
\$1,250,000 - \$1,499,999	12	6	46	40
\$1,500,000 - \$1,749,999	3	7	28	23
\$1,750,000 - \$1,999,999	2	1	15	11
\$2,000,000 - \$2,499,999	1	1	9	8
\$2,500,000 - \$2,999,999	2	1	8	3
\$3,000,000 - \$3,499,999	-	-	1	5
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	1	-	1
	586	489	3,728	2,901

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD JULY



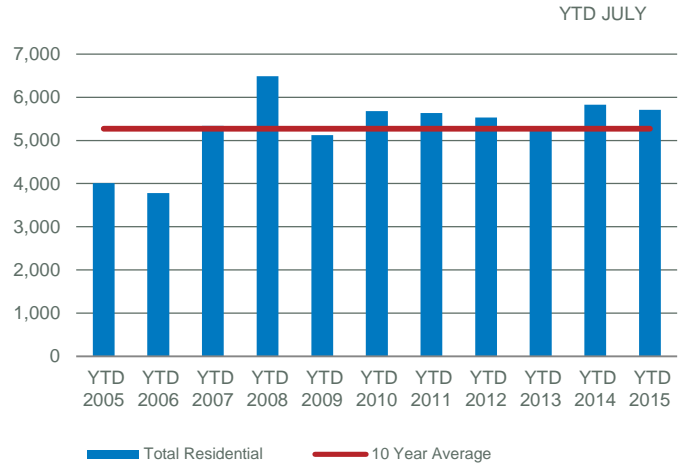
Source: CREB®

SURROUNDING AREA SALES



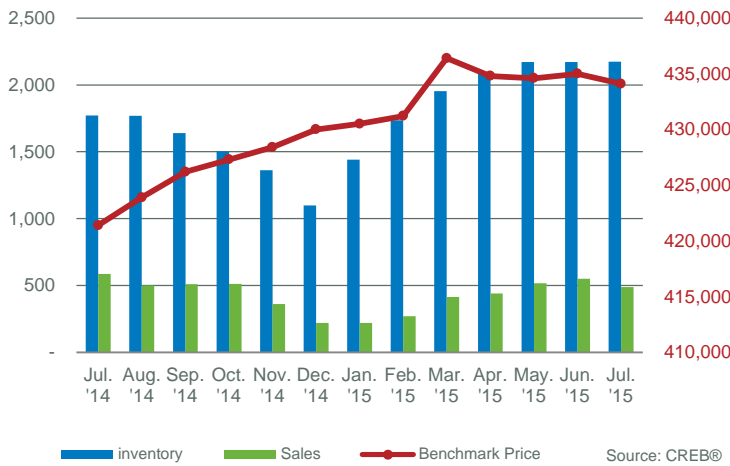
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



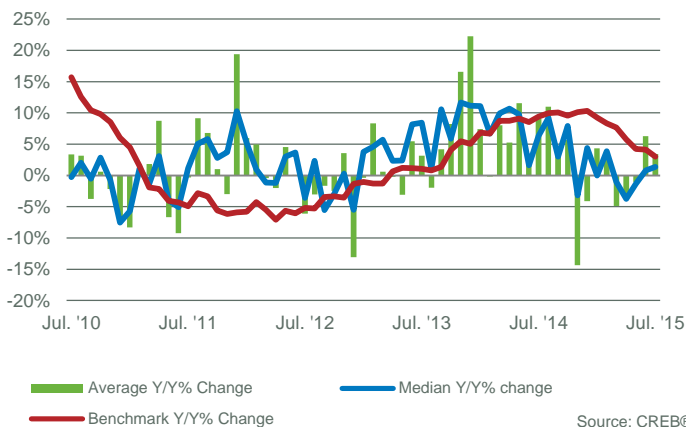
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



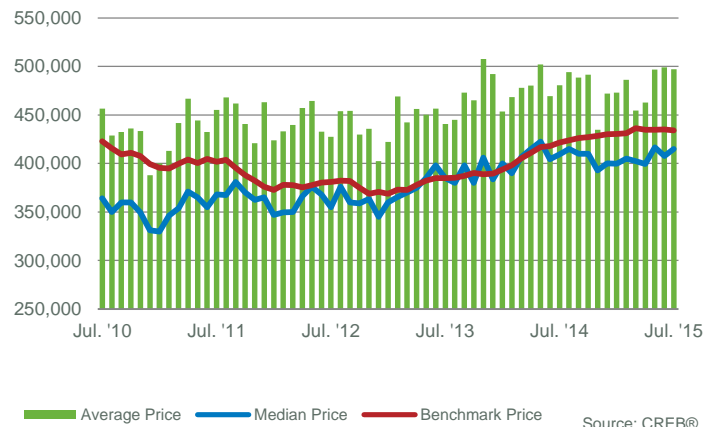
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



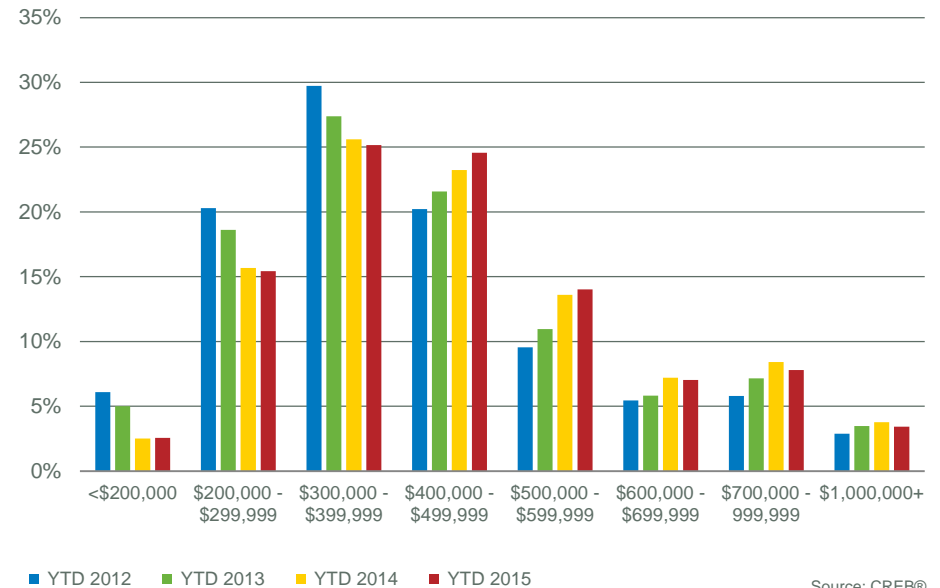
Source: CREB®

	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	1,293
New Listings	3,012	3,370	4,126	4,616	5,356	4,754	4,038	3,877	3,962	3,576	2,574	1,671
Inventory	3,444	4,051	4,565	5,468	6,340	6,608	6,516	6,427	6,258	5,863	5,113	4,053
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	414,500
Average Price	460,813	480,037	482,691	477,550	489,121	487,278	481,084	479,017	487,100	488,063	476,974	471,994
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,097	1,477	2,190	2,403	2,704	2,734	2,484					
New Listings	4,034	3,680	3,972	3,900	4,024	3,992	3,768					
Inventory	5,922	7,092	7,646	7,651	7,460	7,148	7,118					
Days on Market	46	38	42	43	43	44	44					
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400	451,400					
Median Price	416,000	417,500	416,850	415,000	430,000	425,000	431,250					
Average Price	463,278	464,758	470,011	468,612	482,339	487,266	480,489					
Index	211	210	209	208	209	210	210					

	Jul-14	Jul-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	2	4	16	8
\$100,000 - \$199,999	69	67	482	379
\$200,000 - \$299,999	475	346	3,121	2,327
\$300,000 - \$349,999	297	267	2,339	1,683
\$350,000 - \$399,999	421	337	2,758	2,115
\$400,000 - \$449,999	377	340	2,536	2,075
\$450,000 - \$499,999	328	296	2,086	1,632
\$500,000 - \$549,999	236	203	1,623	1,198
\$550,000 - \$599,999	168	144	1,084	917
\$600,000 - \$649,999	105	114	812	604
\$650,000 - \$699,999	79	86	621	457
\$700,000 - \$799,999	129	99	862	632
\$800,000 - \$899,999	71	70	530	349
\$900,000 - \$999,999	31	29	283	196
\$1,000,000 - \$1,249,999	49	39	338	250
\$1,250,000 - \$1,499,999	28	23	186	117
\$1,500,000 - \$1,749,999	17	12	95	67
\$1,750,000 - \$1,999,999	7	3	55	35
\$2,000,000 - \$2,499,999	5	3	44	24
\$2,500,000 - \$2,999,999	3	1	16	10
\$3,000,000 - \$3,499,999	1	-	7	8
\$3,500,000 - \$3,999,999	3	-	7	4
\$4,000,000 +	1	1	3	2
	2,902	2,484	19,904	15,089

CREB® SHARE OF SALES BY PRICE RANGE

YTD JULY

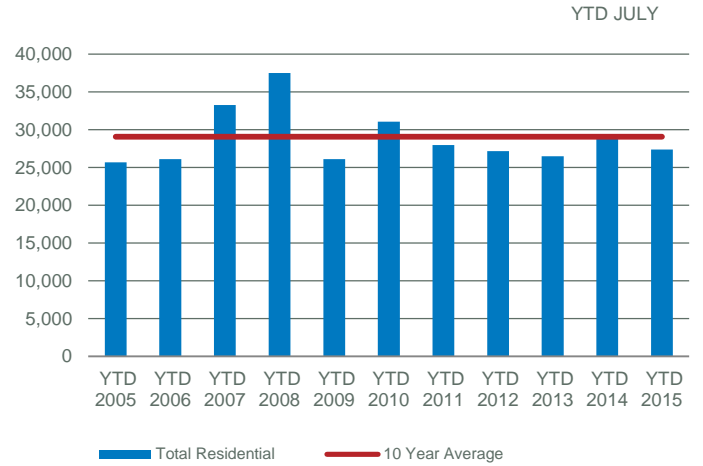


CREB® SALES



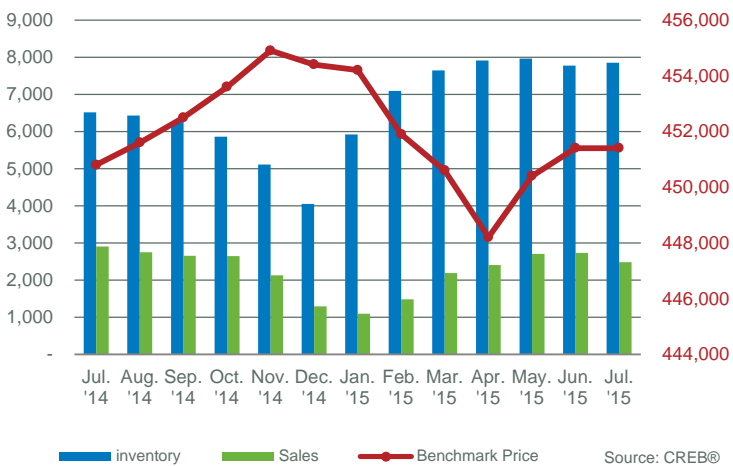
Source: CREB®

CREB® NEW LISTINGS



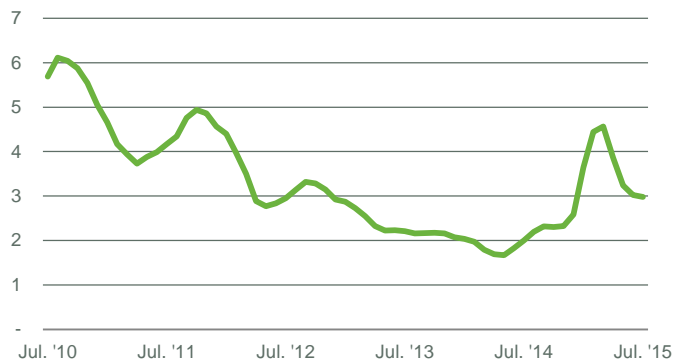
Source: CREB®

CREB® INVENTORY AND SALES



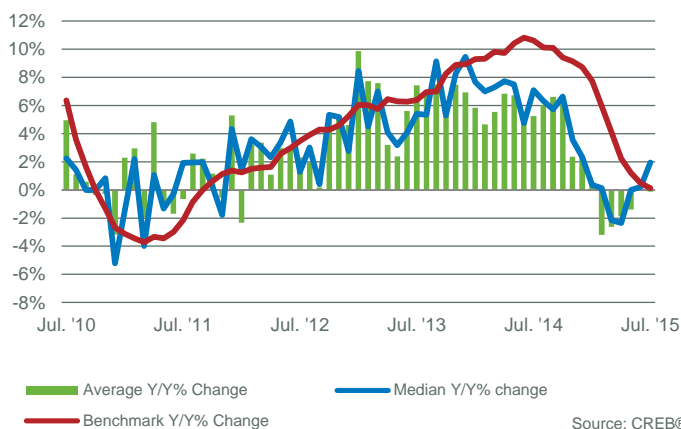
Source: CREB®

CREB® MONTHS OF INVENTORY



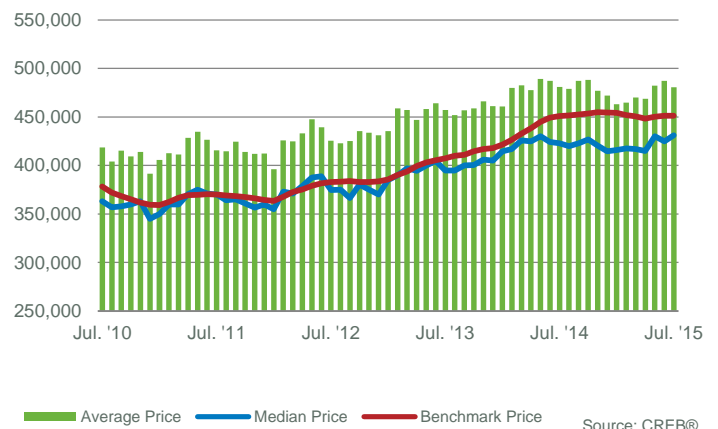
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



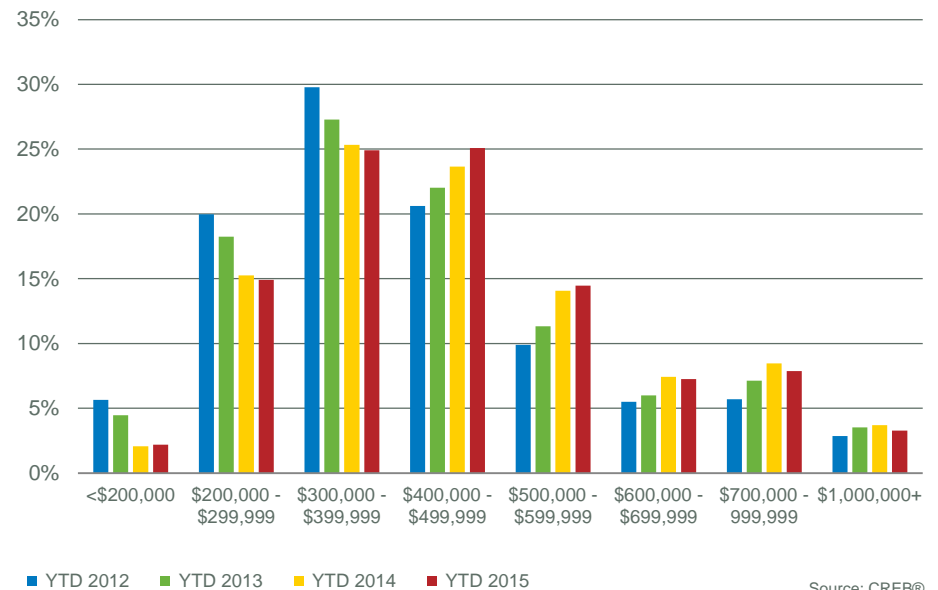
Source: CREB®

	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	1,211
New Listings	2,762	3,130	3,834	4,284	4,953	4,412	3,703	3,582	3,673	3,331	2,394	1,576
Inventory	2,932	3,473	3,922	4,782	5,580	5,860	5,763	5,680	5,539	5,210	4,517	3,586
Days on Market	43	33	30	28	29	31	35	36	38	39	39	44
Benchmark Price	425,700	430,700	436,700	442,600	449,300	453,800	455,300	456,200	456,800	458,100	459,400	459,200
Median Price	416,000	422,500	430,000	430,000	435,000	426,000	426,150	423,350	425,000	430,000	425,000	417,000
Average Price	463,545	484,408	486,460	481,429	491,875	490,169	484,217	480,662	491,346	492,147	480,581	473,216
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	1,019	1,384	2,030	2,241	2,514	2,547	2,312					
New Listings	3,779	3,419	3,638	3,587	3,685	3,676	3,470					
Inventory	5,359	6,421	6,851	6,795	6,584	6,286	6,239					
Days on Market	44	36	40	41	41	43	42					
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500	455,300					
Median Price	420,000	420,000	420,000	417,500	432,750	430,000	435,000					
Average Price	467,293	466,305	474,781	471,568	482,927	491,076	477,806					
Index	212	211	210	209	210	211	211					

	Jul-14	Jul-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	-	2	6	2
\$100,000 - \$199,999	55	58	379	306
\$200,000 - \$299,999	432	315	2,827	2,094
\$300,000 - \$349,999	267	246	2,141	1,532
\$350,000 - \$399,999	382	306	2,553	1,968
\$400,000 - \$449,999	356	316	2,392	1,959
\$450,000 - \$499,999	311	286	1,989	1,566
\$500,000 - \$549,999	227	191	1,570	1,157
\$550,000 - \$599,999	161	138	1,039	876
\$600,000 - \$649,999	100	110	776	583
\$650,000 - \$699,999	77	84	599	437
\$700,000 - \$799,999	118	94	815	606
\$800,000 - \$899,999	67	68	496	320
\$900,000 - \$999,999	29	28	258	180
\$1,000,000 - \$1,249,999	43	37	302	222
\$1,250,000 - \$1,499,999	25	20	170	102
\$1,500,000 - \$1,749,999	14	8	85	62
\$1,750,000 - \$1,999,999	7	3	54	32
\$2,000,000 - \$2,499,999	5	2	43	22
\$2,500,000 - \$2,999,999	3	-	16	8
\$3,000,000 - \$3,499,999	1	-	7	8
\$3,500,000 - \$3,999,999	3	-	6	4
\$4,000,000 +	1	-	3	1
	2,684	2,312	18,526	14,047

CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD JULY



Source: CREB®

CALGARY CMA SALES



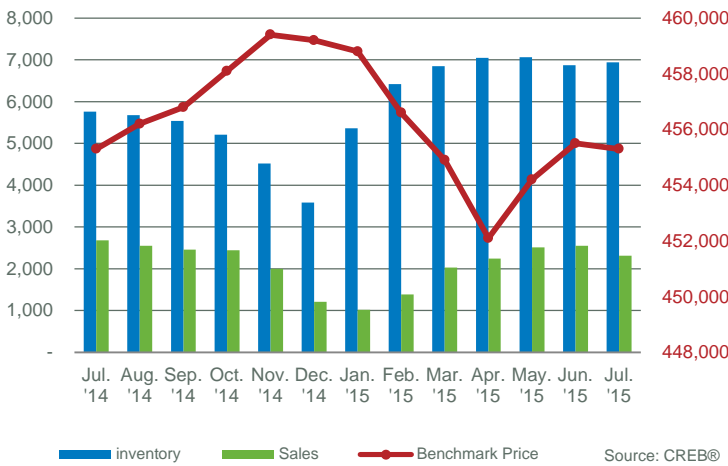
Source: CREB®

CALGARY CMA NEW LISTINGS



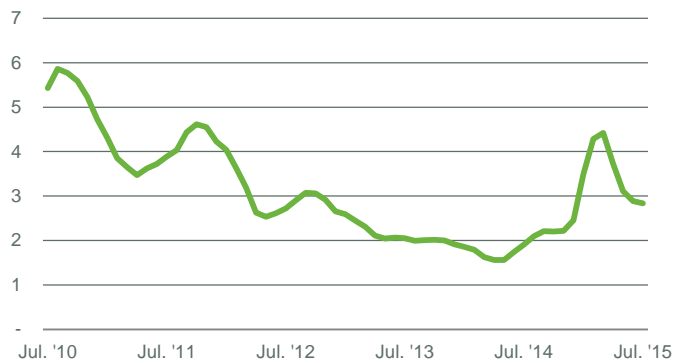
Source: CREB®

CALGARY CMA INVENTORY AND SALES



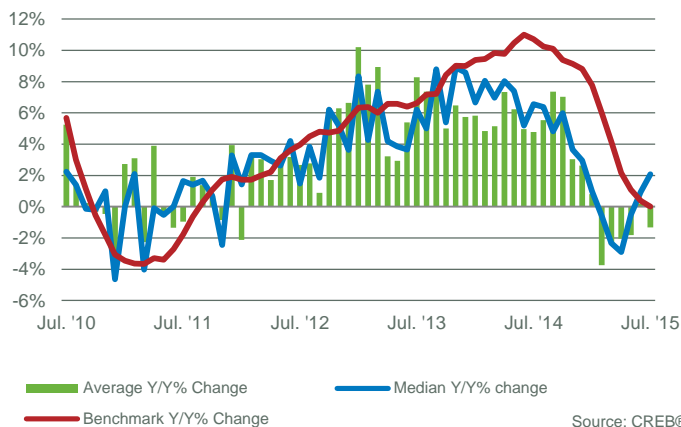
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



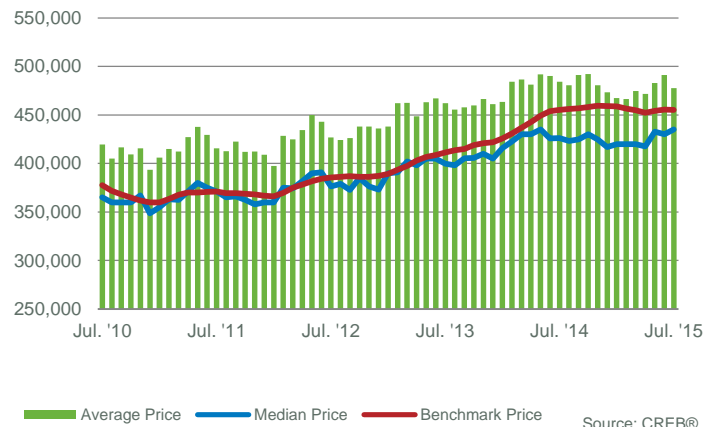
Source: CREB®

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.

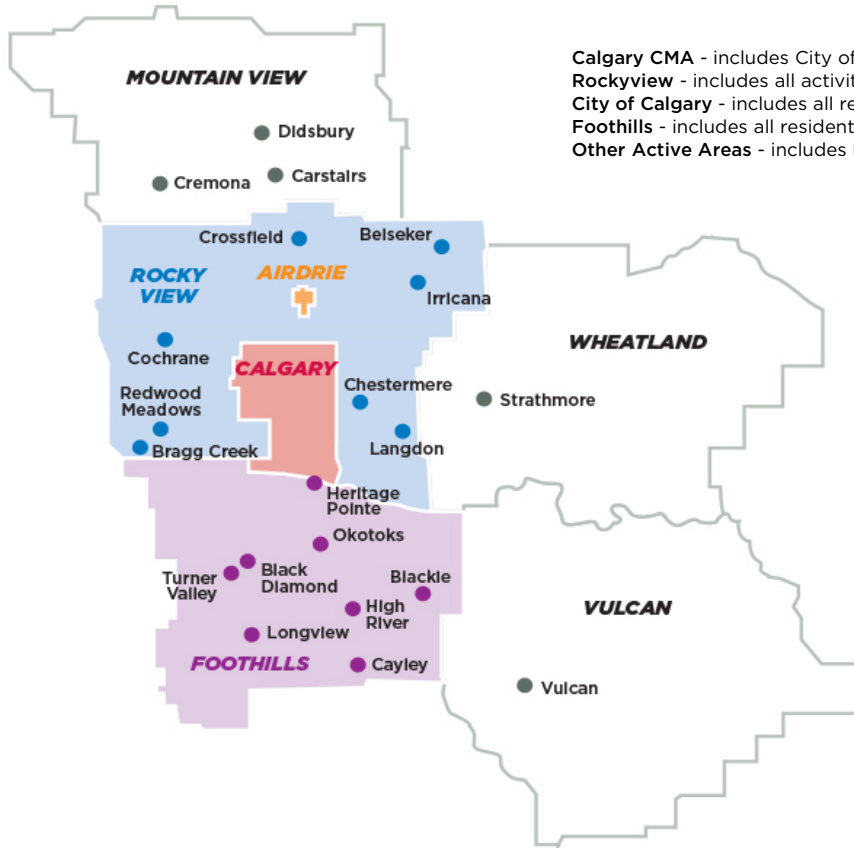
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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

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

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

Apartment - An attached unit that has connecting enclosed hallways.



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

Rockyview - includes all activity in the geographical area excluding Airdrie

City of Calgary - includes all residential activity within city limits

Foothills - includes all residential activity within the Foothills area border

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

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

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