

Inventory levels rise

August sales activity falls below long-term averages

Calgary, September 1, 2015 -

Calgary's residential resale housing market recorded further easing in absorption rates in August due to weaker sales activity.

Sales in the city declined by 27 per cent to 1,643 units last month relative to the same time last year and 12 per cent below 10-year averages.

"Persistent weakness in the energy sector weighed on sales activity this month, which once again retracted to levels well below the norm for the city," said CREB[®] chief economist Ann-Marie Lurie.

Residential unadjusted sales-to-new-listings ratio eased from 67 per cent in July to 60 per cent in August, contributing to a monthly rise in inventory levels to 5,146 units. Combined with weaker sales activity, months of supply pushed up to 3.13 months.

While every price range experienced fewer sales per new listing, homes in the higher price ranges saw the most significant

decline in absorption rates compared to last year, noted Lurie.

Year-to-date new listings in the \$600,000-plus category increased in share of activity compared to last year. However, sales activity in this price range represented 18 per cent of all the sales last month, down from nearly 20 per cent last year.

"With more options in the higher-end of the market, sellers will need to consider their competition as well as their goals regarding a sell date," said CREB[®] president Corinne Lyall. "This will influence the pricing strategy they agree upon with their real estate professional."

Lurie added that despite challenges near the top of the market, absorption rates in the under-\$500,000 detached sector remained relatively tight and is likely causing some price trend discrepancies.

Despite weaker absorption rates, benchmark prices remained relatively stable, totaling \$456,300 in August. Lurie credits this steadiness to both the detached and attached sectors, which have

remained more balanced relative to the apartment sector.

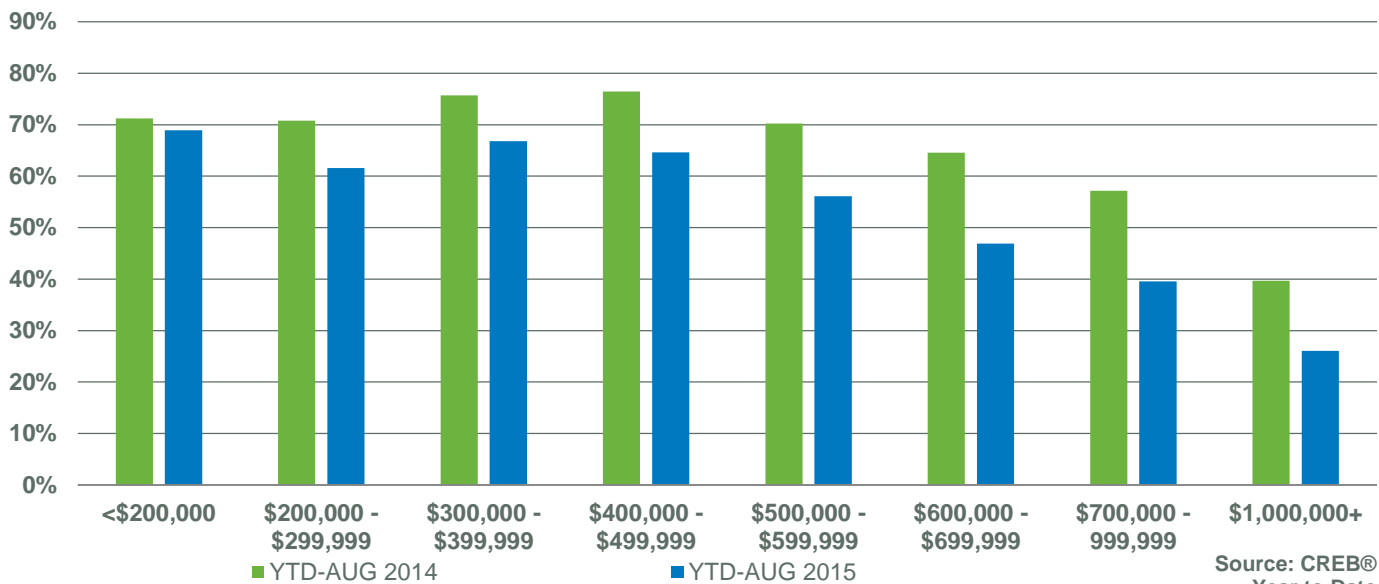
The apartment sector continued to struggle with increased competition from competing properties during the month, as unadjusted months of supply rose to 4.3. Increase supply is ultimately weighed on pricing, as prices declined on a year-over-year basis by 1.44 per cent in August.

Overall, the combination of price declines and higher inventory levels in some segments of the market are influencing buying patterns in Calgary, said Lyall.

"Improved selection in these segments is giving buyers the opportunity to be discerning about their purchase decisions," she said. "They may be weighing their options between resale and new product, along with what community fits their lifestyle."

"Although market conditions affect consumers' real estate decisions, so do their lifestyles. People move for a number of reasons, including proximity to work and schools, along with changes in family dynamics."

CITY OF CALGARY SALES TO NEW LISTINGS RATIO BY PRICE RANGE



| | Aug-14 | Aug-15 | Y/Y % Change | 2014 YTD | 2015 YTD | Y/Y % Change |
|------------------------------|-----------------|---------------|-----------------|------------------|-----------------|-----------------|
| CITY OF CALGARY | | | | | | |
| Total Sales | 2,250 | 1,643 | -26.98% | 18,427 | 13,824 | -24.98% |
| Total Sales Volume | \$1,070,270,033 | \$766,574,359 | -28.38% | \$8,866,652,521 | \$6,540,189,077 | -26.24% |
| New Listings | 3,131 | 2,733 | -12.71% | 26,571 | 24,393 | -8.20% |
| Inventory | 4,661 | 5,146 | 10.41% | 3,852 | 5,535 | 43.69% |
| Months of Supply | 2.07 | 3.13 | 51.19% | 1.67 | 3.20 | 91.53% |
| Sales to New Listings Ratio | 0.72 | 0.60 | -11.74% | 0.69 | 0.57 | -12.68% |
| Sales to List Price Ratio | 98.05% | 97.46% | -0.59% | 98.46% | 97.48% | -0.98% |
| Days on Market | 35 | 40 | 14.67% | 31 | 40 | 29.03% |
| Benchmark Price | \$456,700 | \$456,300 | -0.09% | \$444,513 | \$455,313 | 2.43% |
| Median Price | \$420,500 | \$422,500 | 0.48% | \$426,000 | \$425,000 | -0.23% |
| Average Price | \$475,676 | \$466,570 | -1.91% | \$481,177 | \$473,104 | -1.68% |
| Index | 213 | 213 | -0.09% | 207 | 212 | 2.43% |
| SURROUNDING AREA | | | | | | |
| Total Sales | 499 | 423 | -15.23% | 4,227 | 3,322 | -21.41% |
| Total Sales Volume | \$246,546,728 | \$187,534,185 | -23.94% | \$2,032,418,707 | \$1,588,612,544 | -21.84% |
| New Listings | 746 | 731 | -2.01% | 6,578 | 6,443 | -2.05% |
| Inventory | 1,768 | 2,145 | 21.32% | 1,577 | 1,986 | 25.94% |
| Months of Supply | 3.54 | 5.07 | 43.12% | 2.98 | 4.78 | 60.25% |
| Sales to New Listings Ratio | 0.67 | 0.58 | -9.02% | 0.64 | 0.52 | -12.70% |
| Sales to List Price Ratio | 96.84% | 97.21% | 0.37% | 97.44% | 96.81% | -0.63% |
| Days on Market | 48 | 56 | 16.53% | 50 | 57 | 14.00% |
| Benchmark Price | \$423,900 | \$430,900 | 1.65% | \$411,050 | \$433,438 | 5.45% |
| Median Price | \$415,000 | \$400,000 | -3.61% | \$408,000 | \$405,250 | -0.67% |
| Average Price | \$494,082 | \$443,343 | -10.27% | \$480,818 | \$478,210 | -0.54% |
| Index | 187 | 190 | 1.66% | 181 | 191 | 5.45% |
| CREB® ECONOMIC REGION | | | | | | |
| Total Sales | 2,749 | 2,066 | -24.85% | 22,654 | 17,146 | -24.31% |
| Total Sales Volume | \$1,316,816,761 | \$954,108,544 | -27.54% | \$10,899,071,228 | \$8,128,801,622 | -25.42% |
| New Listings | 3,877 | 3,464 | -10.65% | 33,149 | 30,836 | -6.98% |
| Inventory | 6,429 | 7,178 | 11.65% | 5,429 | 7,521 | 38.53% |
| Months of Supply | 2.34 | 3.47 | 48.56% | 1.92 | 3.51 | 83.03% |
| Sales to New Listings Ratio | 0.71 | 0.60 | -11.26% | 0.68 | 0.56 | -12.74% |
| Sales to List Price Ratio | 97.82% | 97.41% | -0.41% | 98.27% | 97.35% | -0.92% |
| Days on Market | 37 | 43 | 16.07% | 35 | 44 | 25.71% |
| Benchmark Price | \$451,600 | \$451,600 | 0.00% | \$439,488 | \$451,213 | 2.67% |
| Median Price | \$420,000 | \$418,700 | -0.31% | \$423,900 | \$422,000 | -0.45% |
| Average Price | \$479,017 | \$461,814 | -3.59% | \$481,110 | \$474,093 | -1.46% |
| Index | 210 | 210 | 0.00% | 204 | 210 | 2.67% |

For a list of definitions, see page 28.

| | Aug-14 | Aug-15 | Y/Y % Change | 2014 YTD | 2015 YTD | Y/Y % Change |
|-----------------------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|
| DETACHED | | | | | | |
| Total Sales | 1,278 | 1,000 | -21.75% | 10,942 | 8,419 | -23.06% |
| Total Sales Volume | \$701,003,459 | \$537,777,005 | -23.28% | \$6,070,463,925 | \$4,561,487,488 | -24.86% |
| New Listings | 1,793 | 1,644 | -8.31% | 15,685 | 14,132 | -9.90% |
| Inventory | 2,654 | 2,801 | 5.54% | 2,178 | 2,984 | 37.03% |
| Months of Supply | 2.08 | 2.80 | 34.88% | 1.59 | 2.84 | 78.10% |
| Sales to New Listings Ratio | 0.71 | 0.61 | -10.45% | 0.70 | 0.60 | -10.19% |
| Sales to List Price Ratio | 97.98% | 97.53% | -0.45% | 98.49% | 97.50% | -0.99% |
| Days on Market | 33 | 37 | 10.56% | 29 | 37 | 27.59% |
| Benchmark Price | \$516,000 | \$516,000 | 0.00% | \$502,000 | \$514,775 | 2.54% |
| Median Price | \$480,000 | \$484,000 | 0.83% | \$487,000 | \$483,000 | -0.82% |
| Average Price | \$548,516 | \$537,777 | -1.96% | \$554,786 | \$541,809 | -2.34% |
| Index | 214 | 214 | 0.00% | 208 | 213 | 2.55% |
| ATTACHED | | | | | | |
| Total Sales | 516 | 364 | -29.46% | 4,056 | 3,021 | -25.52% |
| Total Sales Volume | \$218,921,532 | \$146,454,885 | -33.10% | \$1,683,416,657 | \$1,237,442,737 | -26.49% |
| New Listings | 682 | 577 | -15.40% | 5,595 | 5,324 | -4.84% |
| Inventory | 909 | 1,130 | 24.31% | 756 | 1,220 | 61.39% |
| Months of Supply | 1.76 | 3.10 | 76.22% | 1.49 | 3.23 | 116.69% |
| Sales to New Listings Ratio | 0.76 | 0.63 | -12.57% | 0.72 | 0.57 | -15.75% |
| Sales to List Price Ratio | 98.47% | 97.52% | -0.95% | 98.66% | 97.66% | -1.00% |
| Days on Market | 34 | 44 | 27.73% | 30 | 42 | 40.00% |
| Benchmark Price | \$355,000 | \$356,700 | 0.48% | \$343,838 | \$354,900 | 3.22% |
| Median Price | \$354,250 | \$355,000 | 0.21% | \$349,000 | \$350,000 | 0.29% |
| Average Price | \$424,267 | \$402,349 | -5.17% | \$415,044 | \$409,614 | -1.31% |
| Index | 208 | 209 | 0.48% | 201 | 208 | 3.22% |
| APARTMENT | | | | | | |
| Total Sales | 456 | 279 | -38.82% | 3,429 | 2,384 | -30.48% |
| Total Sales Volume | \$150,345,042 | \$82,342,469 | -45.23% | \$1,112,771,939 | \$741,258,852 | -33.39% |
| New Listings | 656 | 512 | -21.95% | 5,291 | 4,937 | -6.69% |
| Inventory | 1,098 | 1,215 | 10.66% | 919 | 1,331 | 44.88% |
| Months of Supply | 2.41 | 4.35 | 80.86% | 2.14 | 4.47 | 108.39% |
| Sales to New Listings Ratio | 0.70 | 0.54 | -15.02% | 0.65 | 0.48 | -16.52% |
| Sales to List Price Ratio | 97.73% | 96.86% | -0.87% | 98.02% | 97.05% | -0.96% |
| Days on Market | 40 | 47 | 16.24% | 36 | 47 | 30.56% |
| Benchmark Price | \$298,400 | \$294,100 | -1.44% | \$291,938 | \$294,388 | 0.84% |
| Median Price | \$287,750 | \$265,000 | -7.91% | \$285,000 | \$273,000 | -4.21% |
| Average Price | \$329,704 | \$295,134 | -10.49% | \$324,518 | \$310,931 | -4.19% |
| Index | 209 | 206 | -1.44% | 204 | 206 | 0.83% |
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| Total Sales Volume | \$1,070,270,033 | \$766,574,359 | -28.38% | \$8,866,652,521 | \$6,540,189,077 | -26.24% |
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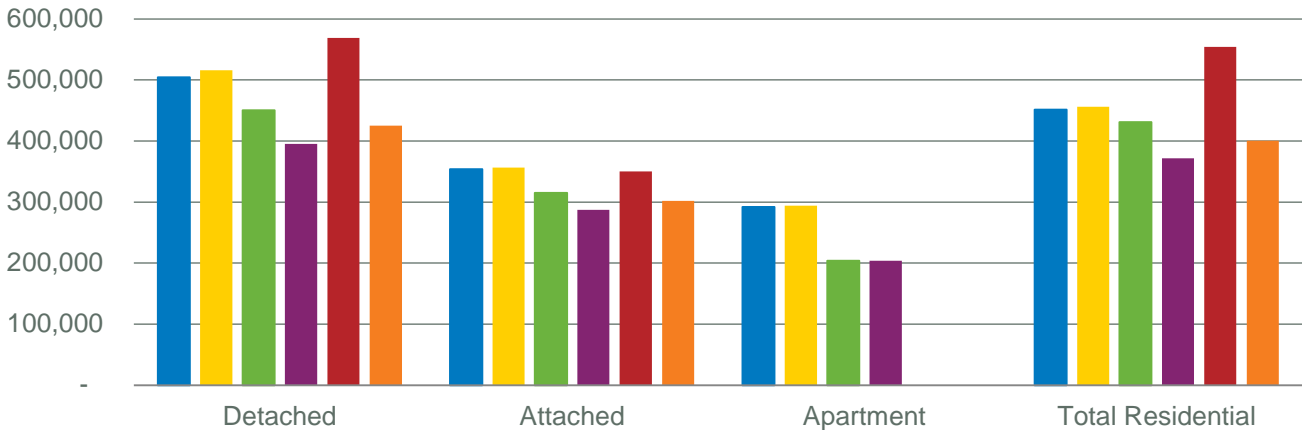
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| Index | 213 | 213 | -0.09% | 207 | 212 | 2.43% |
| AIRDRIE | | | | | | |
| Total Sales | 133 | 134 | 0.75% | 1,214 | 1,055 | -13.10% |
| Total Sales Volume | \$48,478,200 | \$50,972,725 | 5.15% | \$468,897,859 | \$410,665,847 | -12.42% |
| New Listings | 187 | 184 | -1.60% | 1,632 | 1,710 | 4.78% |
| Inventory | 266 | 344 | 29.32% | 204 | 364 | 78.49% |
| Months of Supply | 2.00 | 2.57 | 28.36% | 1.34 | 2.76 | 105.39% |
| Sales to New Listings Ratio | 0.71 | 0.73 | 1.70% | 0.74 | 0.62 | -12.69% |
| Sales to List Price Ratio | 98.48% | 97.72% | -0.76% | 98.75% | 98.15% | -0.59% |
| Days on Market | 32 | 42 | 31.81% | 30 | 41 | 36.67% |
| Benchmark Price | \$369,800 | \$371,700 | 0.51% | \$357,325 | \$375,338 | 5.04% |
| Median Price | \$372,400 | \$375,000 | 0.70% | \$388,000 | \$387,500 | -0.13% |
| Average Price | \$364,498 | \$380,393 | 4.36% | \$386,242 | \$389,257 | 0.78% |
| Index | 195 | 196 | 0.51% | 189 | 198 | 5.04% |
| ROCKYVIEW | | | | | | |
| Total Sales | 171 | 128 | -25.15% | 1,440 | 1,065 | -26.04% |
| Total Sales Volume | \$108,861,310 | \$70,339,139 | -35.39% | \$872,412,867 | \$643,963,148 | -26.19% |
| New Listings | 264 | 281 | 6.44% | 2,457 | 2,351 | -4.31% |
| Inventory | 755 | 828 | 9.67% | 695 | 810 | 16.62% |
| Months of Supply | 4.42 | 6.47 | 46.51% | 3.86 | 6.09 | 57.69% |
| Sales to New Listings Ratio | 0.65 | 0.46 | -19.22% | 0.59 | 0.45 | -13.31% |
| Sales to List Price Ratio | 96.27% | 96.86% | 0.60% | 96.88% | 95.87% | -1.01% |
| Days on Market | 58 | 54 | -8.14% | 59 | 62 | 5.08% |
| Benchmark Price | \$545,100 | \$554,400 | 1.71% | \$527,363 | \$561,238 | 6.42% |
| Median Price | \$521,000 | \$485,000 | -6.91% | \$492,000 | \$495,000 | 0.61% |
| Average Price | \$636,616 | \$549,525 | -13.68% | \$605,842 | \$604,660 | -0.20% |
| Index | 176 | 179 | 1.70% | 171 | 182 | 6.42% |
| CALGARY CMA | | | | | | |
| Total Sales | 2,554 | 1,905 | -25.41% | 21,081 | 15,944 | -24.37% |
| Total Sales Volume | \$1,227,609,543 | \$887,886,224 | -27.67% | \$10,207,963,247 | \$7,594,818,073 | -25.60% |
| New Listings | 3,582 | 3,198 | -10.72% | 30,660 | 28,454 | -7.20% |
| Inventory | 5,682 | 6,318 | 11.19% | 4,751 | 6,710 | 41.22% |
| Months of Supply | 2.22 | 3.32 | 49.07% | 1.80 | 3.37 | 86.72% |
| Sales to New Listings Ratio | 0.71 | 0.60 | -11.73% | 0.69 | 0.56 | -12.72% |
| Sales to List Price Ratio | 97.90% | 97.43% | -0.48% | 98.34% | 97.38% | -0.96% |
| Days on Market | 36 | 41 | 13.09% | 32 | 41 | 28.13% |
| Benchmark Price | \$456,200 | \$456,000 | -0.04% | \$443,788 | \$455,425 | 2.62% |
| Median Price | \$423,350 | \$420,000 | -0.79% | \$427,000 | \$425,000 | -0.47% |
| Average Price | \$480,662 | \$466,082 | -3.03% | \$484,226 | \$476,343 | -1.63% |
| Index | 211 | 211 | -0.05% | 205 | 211 | 2.62% |

For a list of definitions, see page 28.

| | Aug-14 | Aug-15 | Y/Y % Change | 2014 YTD | 2015 YTD | Y/Y % Change |
|-----------------------------|---------------|---------------|--------------|-----------------|-----------------|--------------|
| ROCKYVIEW REGION | | | | | | |
| Total Sales | 171 | 128 | -25.15% | 1,440 | 1,065 | -26.04% |
| Total Sales Volume | \$108,861,310 | \$70,339,139 | -35.39% | \$872,412,867 | \$643,963,148 | -26.19% |
| New Listings | 264 | 281 | 6.44% | 2,457 | 2,351 | -4.31% |
| Inventory | 755 | 828 | 9.67% | 695 | 810 | 16.62% |
| Months of Supply | 4.42 | 6.47 | 46.51% | 3.86 | 6.09 | 57.69% |
| Sales to New Listings Ratio | 0.65 | 0.46 | -19.22% | 0.59 | 0.45 | -13.31% |
| Sales to List Price Ratio | 96.27% | 96.86% | 0.60% | 96.88% | 95.87% | -1.01% |
| Days on Market | 58 | 54 | -8.14% | 59 | 62 | 5.08% |
| Benchmark Price | \$545,100 | \$554,400 | 1.71% | \$527,363 | \$561,238 | 6.42% |
| Median Price | \$521,000 | \$485,000 | -6.91% | \$492,000 | \$495,000 | 0.61% |
| Average Price | \$636,616 | \$549,525 | -13.68% | \$605,842 | \$604,660 | -0.20% |
| Index | 176 | 179 | 1.70% | 171 | 182 | 6.42% |
| FOOTHILLS REGION | | | | | | |
| Total Sales | 135 | 106 | -21.48% | 1,048 | 806 | -23.09% |
| Total Sales Volume | \$69,796,218 | \$49,577,134 | -28.97% | \$531,415,710 | \$413,932,417 | -22.11% |
| New Listings | 216 | 186 | -13.89% | 1,756 | 1,703 | -3.02% |
| Inventory | 555 | 638 | 14.95% | 481 | 596 | 23.89% |
| Months of Supply | 4.11 | 6.02 | 46.40% | 3.67 | 5.91 | 61.09% |
| Sales to New Listings Ratio | 0.63 | 0.57 | -5.51% | 0.60 | 0.47 | -12.35% |
| Sales to List Price Ratio | 96.46% | 97.29% | 0.82% | 97.23% | 96.82% | -0.40% |
| Days on Market | 51 | 69 | 36.38% | 54 | 68 | 25.93% |
| Benchmark Price | \$388,800 | \$400,700 | 3.06% | \$380,700 | \$400,875 | 5.30% |
| Median Price | \$410,000 | \$421,750 | 2.87% | \$419,450 | \$416,750 | -0.64% |
| Average Price | \$517,009 | \$467,709 | -9.54% | \$507,076 | \$513,564 | 1.28% |
| Index | 181 | 186 | 3.05% | 177 | 186 | 5.30% |
| AIRDRIE | | | | | | |
| Total Sales | 133 | 134 | 0.75% | 1,214 | 1,055 | -13.10% |
| Total Sales Volume | \$48,478,200 | \$50,972,725 | 5.15% | \$468,897,859 | \$410,665,847 | -12.42% |
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| Months of Supply | 2.00 | 2.57 | 28.36% | 1.34 | 2.76 | 105.39% |
| Sales to New Listings Ratio | 0.71 | 0.73 | 1.70% | 0.74 | 0.62 | -12.69% |
| Sales to List Price Ratio | 98.48% | 97.72% | -0.76% | 98.75% | 98.15% | -0.59% |
| Days on Market | 32 | 42 | 31.81% | 30 | 41 | 36.67% |
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| Average Price | \$364,498 | \$380,393 | 4.36% | \$386,242 | \$389,257 | 0.78% |
| Index | 195 | 196 | 0.51% | 189 | 198 | 5.04% |
| OTHER ACTIVE AREAS | | | | | | |
| Total Sales | 60 | 55 | -8.33% | 525 | 396 | -24.57% |
| Total Sales Volume | \$19,411,000 | \$16,645,186 | -14.25% | \$159,692,271 | \$120,051,132 | -24.82% |
| New Listings | 79 | 80 | 1.27% | 733 | 679 | -7.37% |
| Inventory | 192 | 222 | 15.63% | 198 | 216 | 9.43% |
| Months of Supply | 3.20 | 4.04 | 26.14% | 3.01 | 4.37 | 45.08% |
| Sales to New Listings Ratio | 0.76 | 0.69 | -7.20% | 0.72 | 0.58 | -13.30% |
| Sales to List Price Ratio | 97.39% | 96.89% | -0.50% | 97.47% | 97.29% | -0.18% |
| Days on Market | 46 | 68 | 46.72% | | | |
| Median Price | \$332,500 | \$303,500 | -8.72% | | | |
| Average Price | \$323,517 | \$302,640 | -6.45% | \$304,176 | \$303,159 | -0.33% |
| SURROUNDING AREA | | | | | | |
| Total Sales | 499 | 423 | -15.23% | 4,227 | 3,322 | -21.41% |
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| Inventory | 1,768 | 2,032 | 14.93% | 1,577 | 1,986 | 25.94% |
| Months of Supply | 3.54 | 4.80 | 35.58% | 2.98 | 4.78 | 60.60% |
| Sales to New Listings Ratio | 0.67 | 0.58 | -13.49% | 0.64 | 0.52 | -19.76% |
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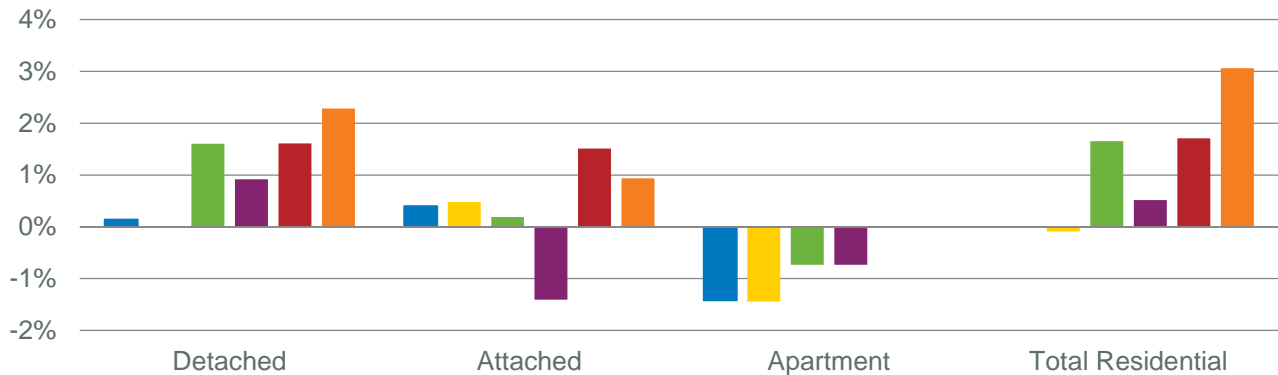
For a list of definitions, see page 28.

BENCHMARK PRICE - AUGUST



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

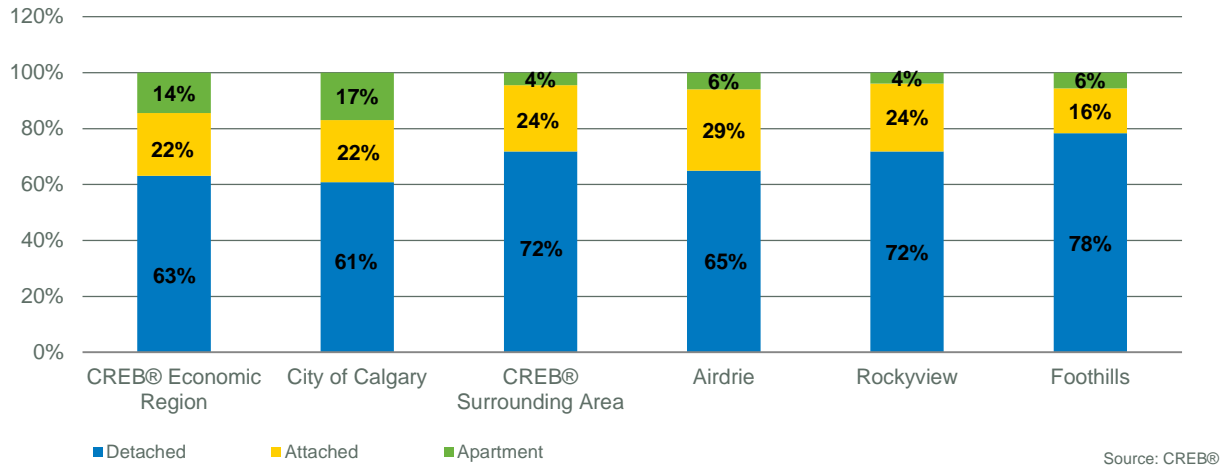


■ CREB® Economic Region ■ City of Calgary ■ CREB® Surrounding Area ■ Airdrie ■ Rockyview ■ Foothills Source: CREB®

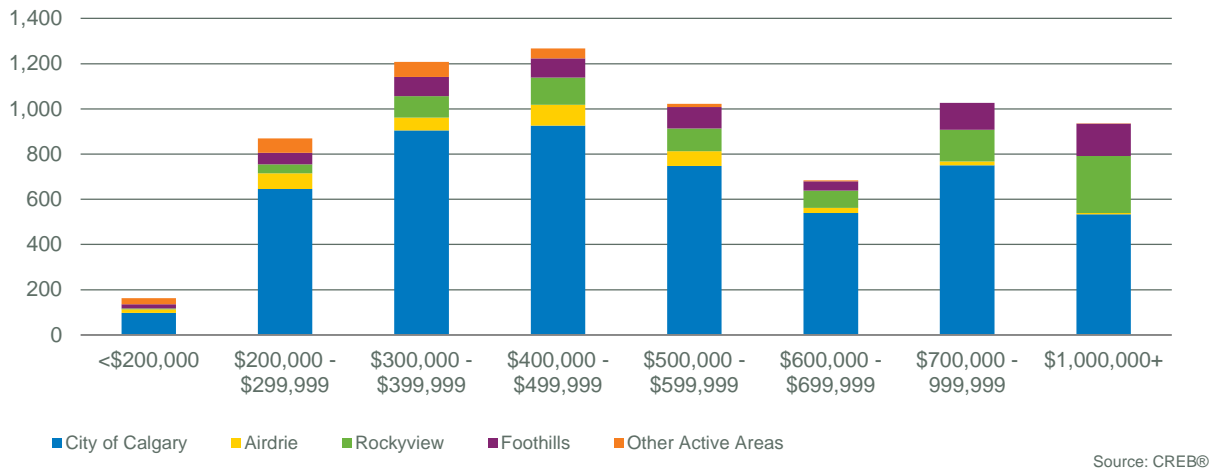
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

| | 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 |

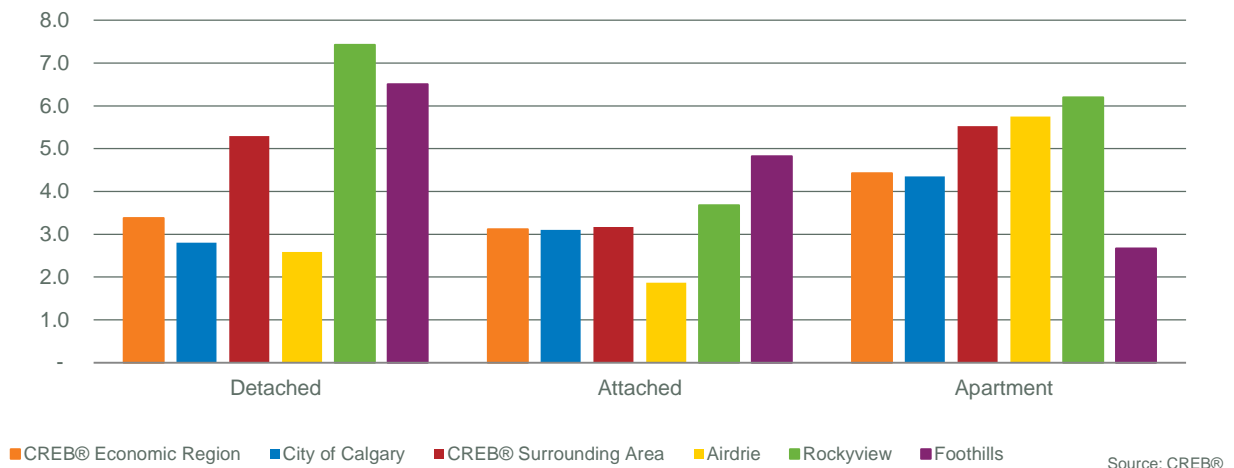
SALES DISTRIBUTION - AUGUST



INVENTORY BY PRICE RANGE - AUGUST



MONTHS OF SUPPLY - AUGUST

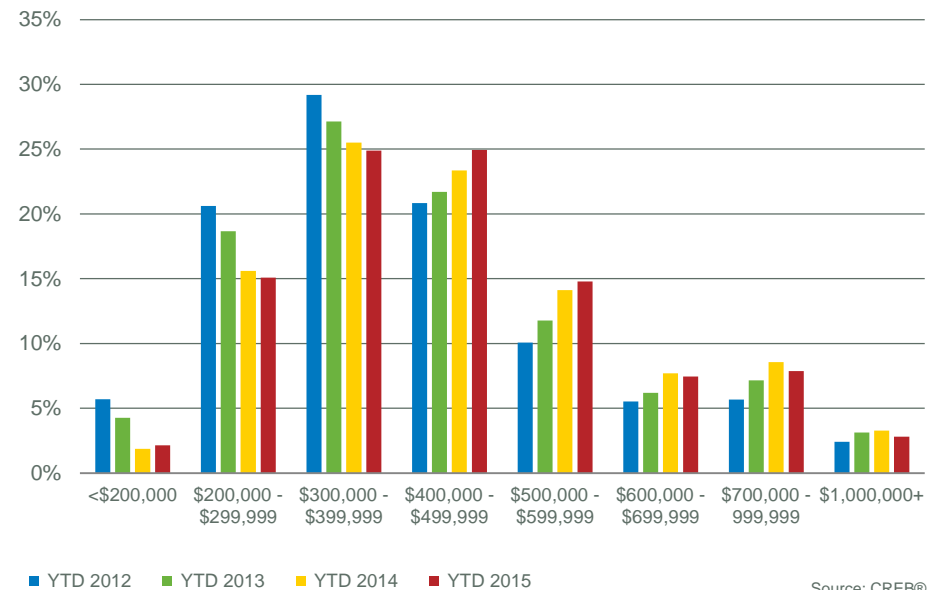


| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2014 | | | | | | | | | | | | |
| Sales | 1,432 | 1,842 | 2,471 | 2,521 | 2,938 | 2,657 | 2,316 | 2,250 | 2,142 | 2,130 | 1,771 | 1,073 |
| New Listings | 2,381 | 2,703 | 3,307 | 3,734 | 4,311 | 3,799 | 3,205 | 3,131 | 3,240 | 2,911 | 2,083 | 1,368 |
| Inventory | 2,258 | 2,718 | 3,111 | 3,899 | 4,601 | 4,824 | 4,746 | 4,661 | 4,620 | 4,362 | 3,753 | 2,957 |
| Days on Market | 40 | 30 | 28 | 27 | 27 | 29 | 33 | 35 | 36 | 37 | 38 | 43 |
| Benchmark Price | 426,300 | 431,400 | 437,600 | 443,400 | 449,800 | 454,800 | 456,100 | 456,700 | 457,300 | 458,400 | 459,900 | 459,500 |
| Median Price | 416,250 | 423,000 | 430,000 | 428,000 | 434,150 | 427,000 | 425,000 | 420,500 | 425,000 | 430,000 | 428,300 | 415,000 |
| Average Price | 462,170 | 482,389 | 483,634 | 476,829 | 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 | 1,963 | 2,186 | 2,181 | 1,992 | 1,643 | | | | |
| New Listings | 3,267 | 2,934 | 3,127 | 3,063 | 3,165 | 3,122 | 2,982 | 2,733 | | | | |
| Inventory | 4,482 | 5,358 | 5,693 | 5,579 | 5,342 | 5,070 | 5,055 | 5,146 | | | | |
| Days on Market | 41 | 35 | 39 | 40 | 41 | 40 | 40 | 40 | | | | |
| Benchmark Price | 459,100 | 456,300 | 454,300 | 451,600 | 454,100 | 455,400 | 455,400 | 456,300 | | | | |
| Median Price | 422,000 | 420,000 | 420,000 | 418,000 | 433,000 | 430,000 | 435,000 | 422,500 | | | | |
| Average Price | 460,782 | 459,968 | 473,602 | 469,826 | 478,850 | 483,724 | 476,724 | 466,570 | | | | |
| Index | 214 | 213 | 212 | 211 | 212 | 212 | 212 | 213 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|--------------|--------------|---------------|---------------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | 5 | 2 |
| \$100,000 - \$199,999 | 41 | 42 | 341 | 295 |
| \$200,000 - \$299,999 | 365 | 247 | 2,874 | 2,086 |
| \$300,000 - \$349,999 | 255 | 165 | 2,171 | 1,505 |
| \$350,000 - \$399,999 | 331 | 249 | 2,528 | 1,936 |
| \$400,000 - \$449,999 | 297 | 226 | 2,357 | 1,909 |
| \$450,000 - \$499,999 | 238 | 192 | 1,947 | 1,540 |
| \$500,000 - \$549,999 | 168 | 145 | 1,551 | 1,159 |
| \$550,000 - \$599,999 | 139 | 104 | 1,053 | 886 |
| \$600,000 - \$649,999 | 81 | 65 | 781 | 581 |
| \$650,000 - \$699,999 | 90 | 48 | 637 | 448 |
| \$700,000 - \$799,999 | 97 | 56 | 833 | 605 |
| \$800,000 - \$899,999 | 59 | 38 | 494 | 314 |
| \$900,000 - \$999,999 | 22 | 23 | 249 | 168 |
| \$1,000,000 - \$1,249,999 | 31 | 24 | 265 | 197 |
| \$1,250,000 - \$1,499,999 | 12 | 9 | 152 | 85 |
| \$1,500,000 - \$1,749,999 | 9 | 3 | 76 | 46 |
| \$1,750,000 - \$1,999,999 | 4 | 4 | 44 | 28 |
| \$2,000,000 - \$2,499,999 | 5 | 1 | 40 | 17 |
| \$2,500,000 - \$2,999,999 | 2 | 2 | 10 | 9 |
| \$3,000,000 - \$3,499,999 | 4 | - | 10 | 3 |
| \$3,500,000 - \$3,999,999 | - | - | 6 | 4 |
| \$4,000,000 + | - | - | 3 | 1 |
| | 2,250 | 1,643 | 18,427 | 13,824 |

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

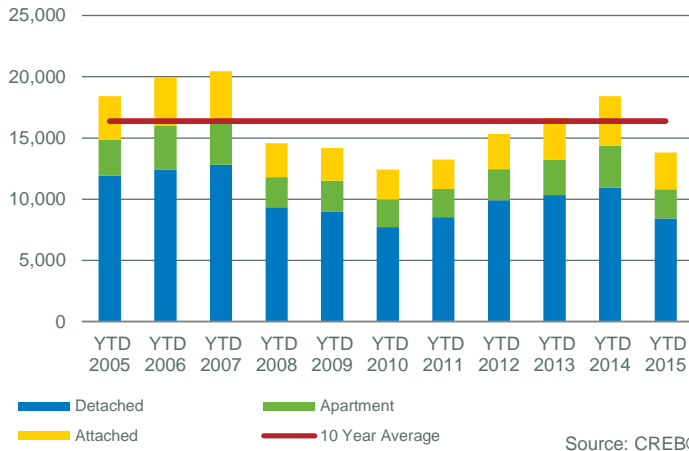
YTD AUGUST



Source: CREB®

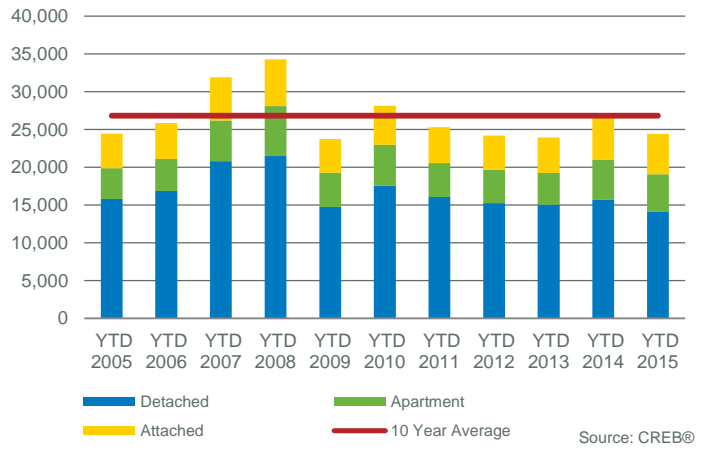
CITY OF CALGARY TOTAL SALES

YTD AUGUST

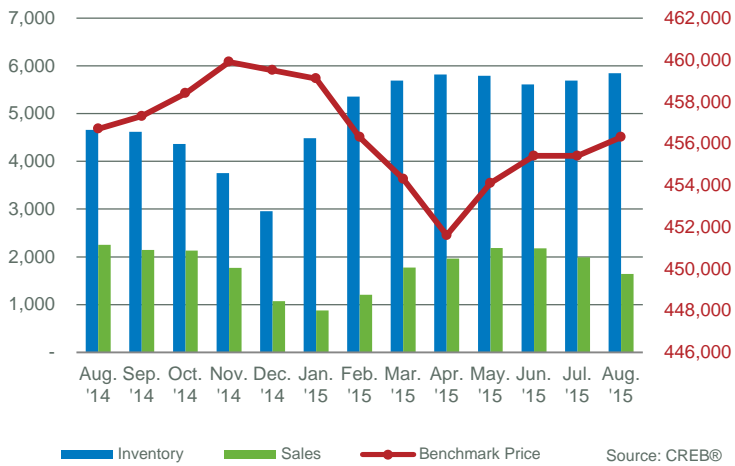


CITY OF CALGARY TOTAL NEW LISTINGS

YTD AUGUST



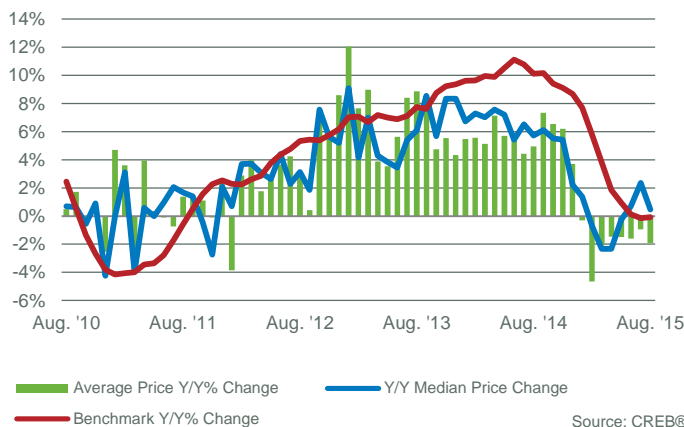
CITY OF CALGARY INVENTORY AND SALES



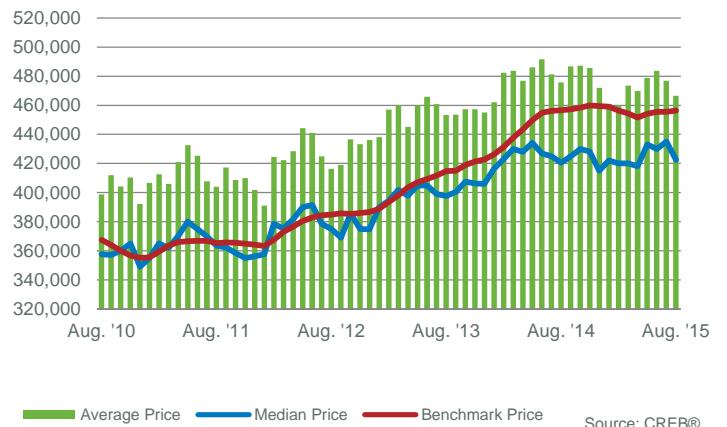
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

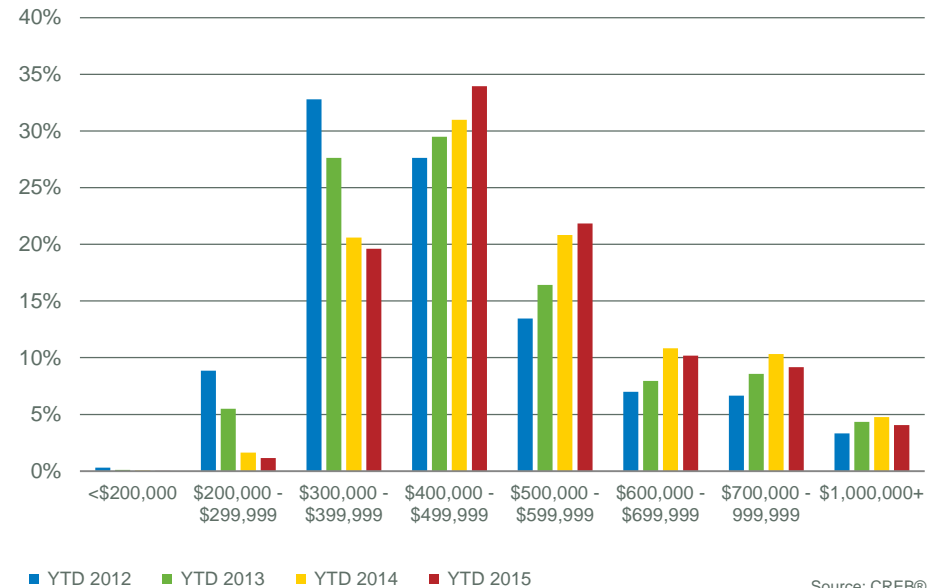


| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2014 | | | | | | | | | | | | |
| Sales | 857 | 1,080 | 1,506 | 1,533 | 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 | 1,277 | 1,506 | 1,712 | 2,193 | 2,593 | 2,776 | 2,711 | 2,654 | 2,609 | 2,342 | 1,943 | 1,532 |
| Days on Market | 40 | 29 | 26 | 25 | 25 | 27 | 32 | 33 | 35 | 36 | 38 | 41 |
| Benchmark Price | 480,300 | 486,800 | 494,500 | 500,800 | 508,300 | 513,600 | 515,700 | 516,000 | 516,000 | 517,200 | 518,600 | 518,600 |
| Median Price | 462,000 | 480,000 | 492,750 | 487,500 | 497,000 | 493,500 | 488,750 | 480,000 | 495,000 | 493,500 | 483,786 | 476,000 |
| Average Price | 527,799 | 553,493 | 557,976 | 549,870 | 561,081 | 566,233 | 559,445 | 548,516 | 573,864 | 559,956 | 564,300 | 550,973 |
| Index | 199 | 202 | 205 | 208 | 211 | 213 | 214 | 214 | 214 | 214 | 215 | 215 |
| 2015 | | | | | | | | | | | | |
| Sales | 533 | 740 | 1,080 | 1,151 | 1,362 | 1,332 | 1,221 | 1,000 | | | | |
| New Listings | 1,835 | 1,671 | 1,774 | 1,770 | 1,876 | 1,831 | 1,731 | 1,644 | | | | |
| Inventory | 2,385 | 2,863 | 3,016 | 3,024 | 2,913 | 2,760 | 2,728 | 2,801 | | | | |
| Days on Market | 37 | 34 | 37 | 38 | 38 | 37 | 37 | 37 | | | | |
| Benchmark Price | 518,600 | 516,000 | 513,800 | 510,200 | 512,800 | 515,500 | 515,300 | 516,000 | | | | |
| Median Price | 481,000 | 470,000 | 475,000 | 479,400 | 485,000 | 493,700 | 489,000 | 484,000 | | | | |
| Average Price | 525,826 | 526,271 | 545,296 | 545,166 | 541,937 | 554,064 | 541,742 | 537,777 | | | | |
| Index | 215 | 214 | 213 | 211 | 213 | 214 | 214 | 214 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|--------|--------|---------|---------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | 1 | - |
| \$100,000 - \$199,999 | - | - | 4 | 3 |
| \$200,000 - \$299,999 | 18 | 10 | 179 | 96 |
| \$300,000 - \$349,999 | 71 | 55 | 720 | 464 |
| \$350,000 - \$399,999 | 200 | 156 | 1,534 | 1,188 |
| \$400,000 - \$449,999 | 220 | 182 | 1,792 | 1,580 |
| \$450,000 - \$499,999 | 197 | 155 | 1,599 | 1,279 |
| \$500,000 - \$549,999 | 145 | 125 | 1,351 | 1,028 |
| \$550,000 - \$599,999 | 121 | 93 | 926 | 810 |
| \$600,000 - \$649,999 | 66 | 56 | 679 | 495 |
| \$650,000 - \$699,999 | 66 | 40 | 507 | 362 |
| \$700,000 - \$799,999 | 62 | 41 | 608 | 428 |
| \$800,000 - \$899,999 | 45 | 30 | 342 | 227 |
| \$900,000 - \$999,999 | 16 | 18 | 179 | 117 |
| \$1,000,000 - \$1,249,999 | 23 | 21 | 217 | 169 |
| \$1,250,000 - \$1,499,999 | 8 | 9 | 131 | 75 |
| \$1,500,000 - \$1,749,999 | 6 | 2 | 70 | 43 |
| \$1,750,000 - \$1,999,999 | 4 | 4 | 41 | 25 |
| \$2,000,000 - \$2,499,999 | 5 | 1 | 39 | 17 |
| \$2,500,000 - \$2,999,999 | 1 | 2 | 9 | 8 |
| \$3,000,000 - \$3,499,999 | 4 | - | 6 | 3 |
| \$3,500,000 - \$3,999,999 | - | - | 6 | 1 |
| \$4,000,000 + | - | - | 2 | 1 |
| | 1,278 | 1,000 | 10,942 | 8,419 |

CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD AUGUST



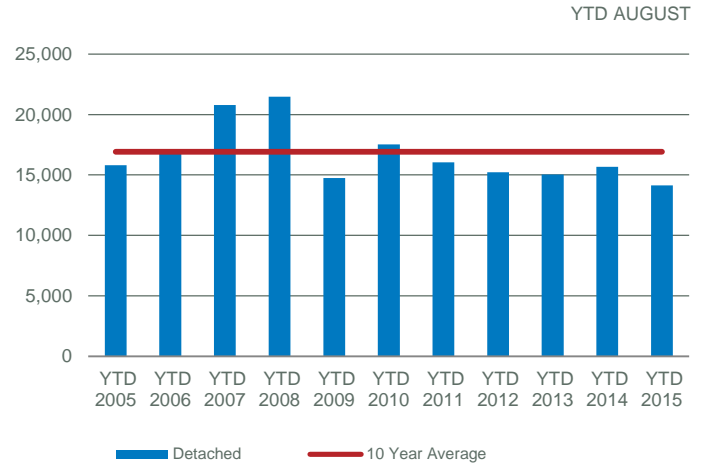
Source: CREB®

CALGARY DETACHED TOTAL SALES



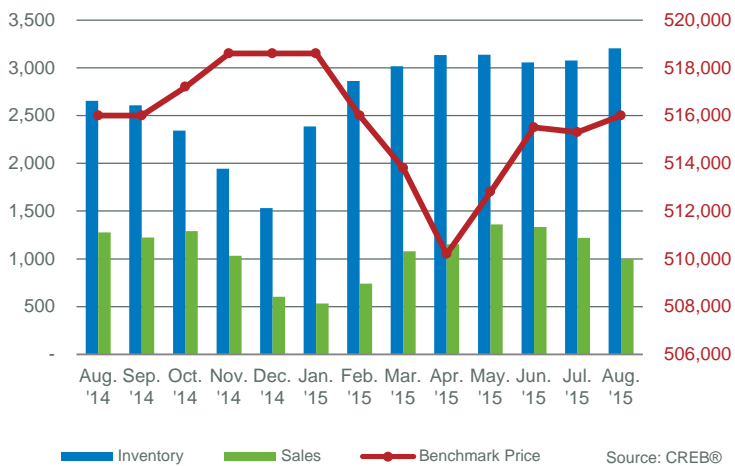
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



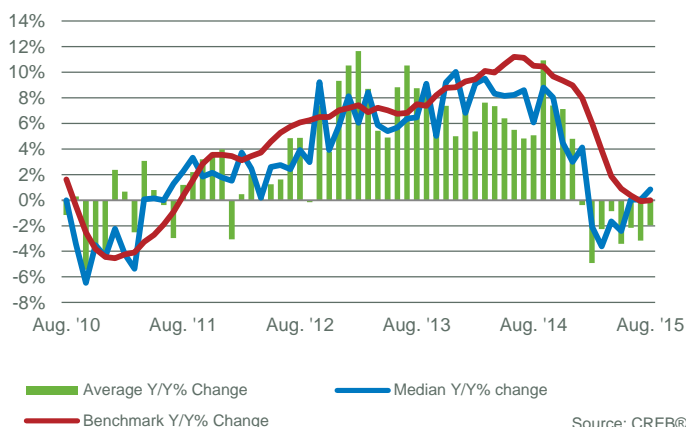
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



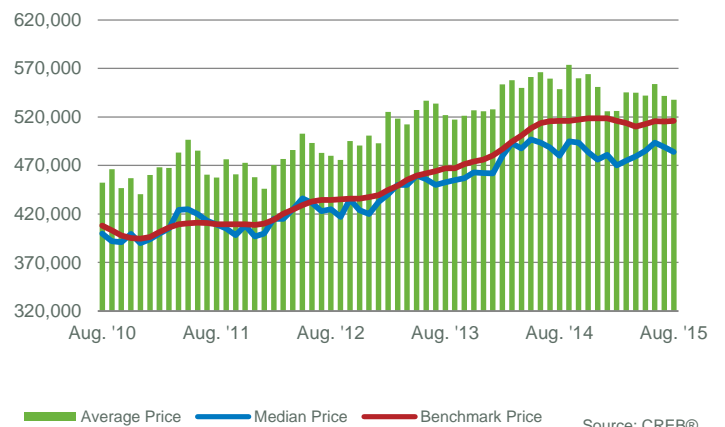
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



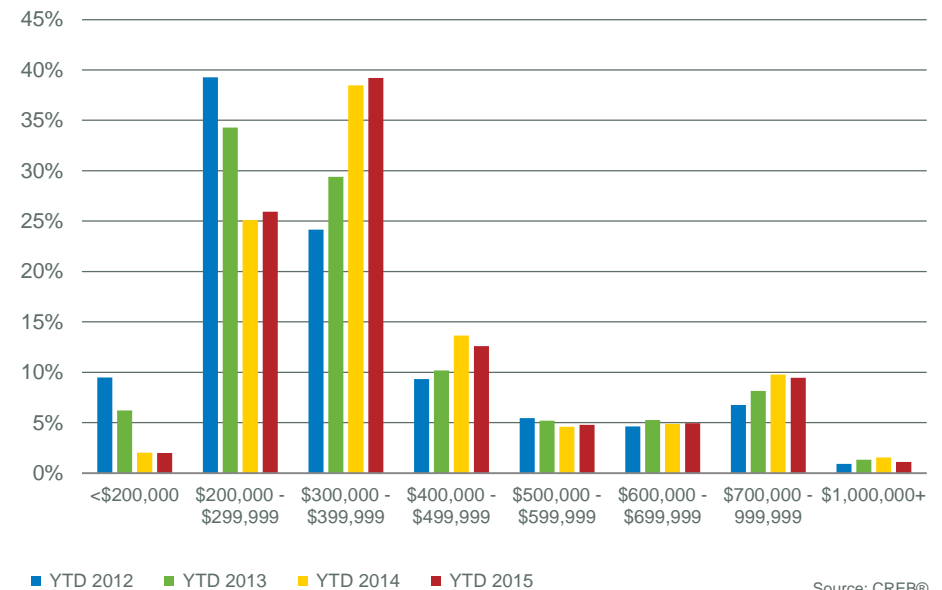
Source: CREB®

| | 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 | 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 | 460 | 465 | 450 | 447 | 364 | | | | |
| New Listings | 687 | 670 | 681 | 685 | 676 | 680 | 668 | 577 | | | | |
| Inventory | 952 | 1,189 | 1,258 | 1,207 | 1,136 | 1,114 | 1,104 | 1,130 | | | | |
| Days on Market | 42 | 34 | 39 | 41 | 43 | 44 | 44 | 44 | | | | |
| Benchmark Price | 356,000 | 354,600 | 354,800 | 353,300 | 354,000 | 354,500 | 355,300 | 356,700 | | | | |
| Median Price | 342,000 | 345,000 | 346,250 | 350,250 | 352,500 | 345,000 | 353,000 | 355,000 | | | | |
| Average Price | 403,897 | 396,866 | 405,580 | 409,604 | 410,358 | 418,687 | 418,790 | 402,349 | | | | |
| Index | 209 | 208 | 208 | 207 | 207 | 208 | 208 | 209 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|------------|------------|--------------|--------------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 7 | 6 | 82 | 60 |
| \$200,000 - \$299,999 | 122 | 96 | 1,018 | 783 |
| \$300,000 - \$349,999 | 118 | 67 | 953 | 661 |
| \$350,000 - \$399,999 | 81 | 68 | 607 | 523 |
| \$400,000 - \$449,999 | 44 | 32 | 325 | 210 |
| \$450,000 - \$499,999 | 23 | 27 | 228 | 171 |
| \$500,000 - \$549,999 | 14 | 15 | 105 | 89 |
| \$550,000 - \$599,999 | 13 | 9 | 81 | 56 |
| \$600,000 - \$649,999 | 12 | 8 | 80 | 69 |
| \$650,000 - \$699,999 | 24 | 7 | 118 | 80 |
| \$700,000 - \$799,999 | 31 | 14 | 202 | 163 |
| \$800,000 - \$899,999 | 11 | 7 | 137 | 78 |
| \$900,000 - \$999,999 | 5 | 5 | 57 | 45 |
| \$1,000,000 - \$1,249,999 | 8 | 3 | 44 | 22 |
| \$1,250,000 - \$1,499,999 | 2 | - | 15 | 9 |
| \$1,500,000 - \$1,749,999 | 1 | - | 3 | 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 + | - | - | - | - |
| | 516 | 364 | 4,056 | 3,021 |

CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD AUGUST

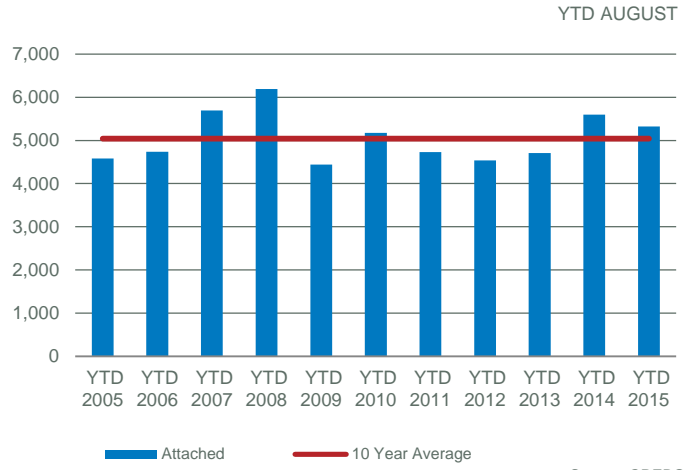


Source: CREB®

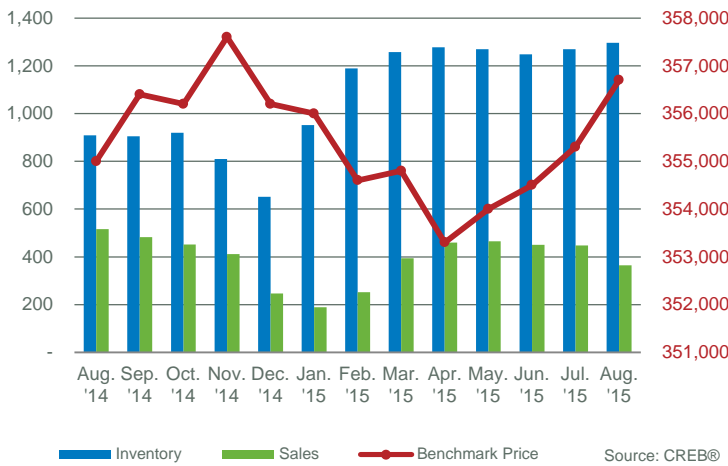
CALGARY ATTACHED TOTAL SALES



CALGARY ATTACHED TOTAL NEW LISTINGS



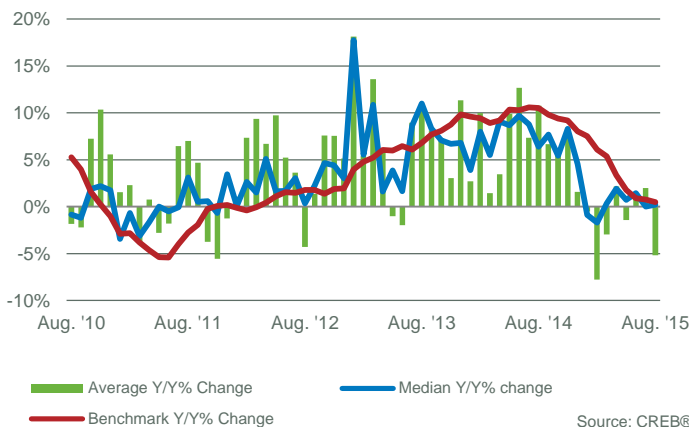
CALGARY ATTACHED INVENTORY AND SALES



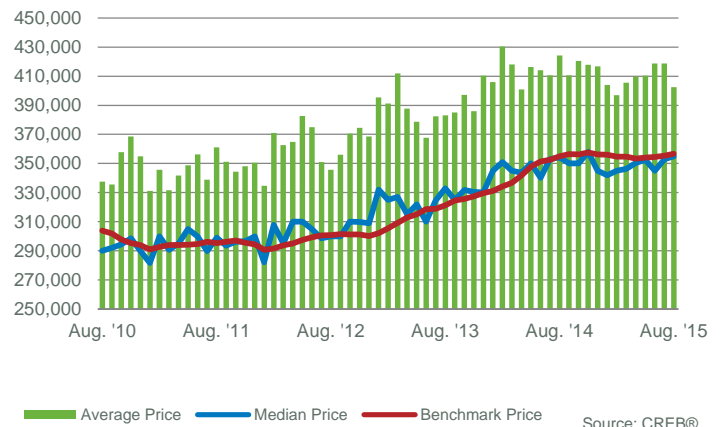
CALGARY ATTACHED MONTHS OF INVENTORY



CALGARY ATTACHED PRICE CHANGE



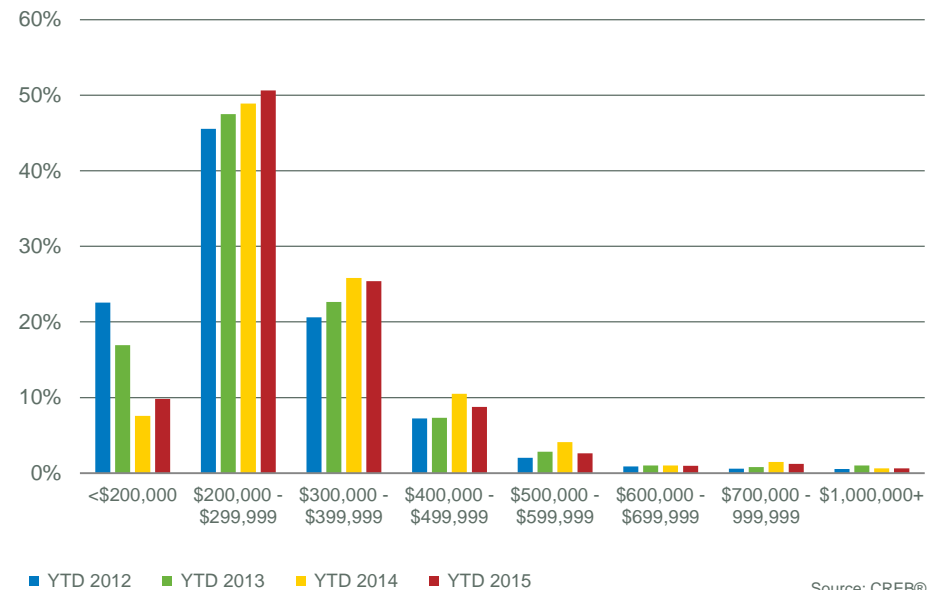
CALGARY ATTACHED PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2014 | | | | | | | | | | | | |
| Sales | 263 | 360 | 453 | 454 | 515 | 480 | 448 | 456 | 435 | 388 | 327 | 222 |
| New Listings | 490 | 579 | 671 | 694 | 818 | 720 | 663 | 656 | 692 | 622 | 476 | 304 |
| Inventory | 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 | 286,000 | 282,750 | 284,000 | 282,750 | 284,223 | 287,750 | 294,500 | 283,650 | 290,000 | 288,900 |
| Average Price | 314,971 | 327,288 | 310,733 | 319,428 | 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 | 279 | | | | |
| New Listings | 745 | 593 | 672 | 608 | 613 | 611 | 583 | 512 | | | | |
| Inventory | 1,145 | 1,306 | 1,419 | 1,348 | 1,293 | 1,196 | 1,223 | 1,215 | | | | |
| Days on Market | 55 | 40 | 43 | 45 | 48 | 48 | 47 | 47 | | | | |
| Benchmark Price | 298,700 | 296,000 | 293,300 | 291,300 | 294,800 | 293,600 | 293,300 | 294,100 | | | | |
| Median Price | 268,875 | 267,500 | 271,500 | 274,750 | 280,500 | 275,000 | 284,500 | 265,000 | | | | |
| Average Price | 305,473 | 305,723 | 305,957 | 302,175 | 328,222 | 322,251 | 311,631 | 295,134 | | | | |
| Index | 209 | 207 | 205 | 204 | 206 | 205 | 205 | 206 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|--------|--------|---------|---------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | 4 | 2 |
| \$100,000 - \$199,999 | 34 | 36 | 255 | 232 |
| \$200,000 - \$299,999 | 225 | 141 | 1,677 | 1,207 |
| \$300,000 - \$349,999 | 66 | 43 | 498 | 380 |
| \$350,000 - \$399,999 | 50 | 25 | 387 | 225 |
| \$400,000 - \$449,999 | 33 | 12 | 240 | 119 |
| \$450,000 - \$499,999 | 18 | 10 | 120 | 90 |
| \$500,000 - \$549,999 | 9 | 5 | 95 | 42 |
| \$550,000 - \$599,999 | 5 | 2 | 46 | 20 |
| \$600,000 - \$649,999 | 3 | 1 | 22 | 17 |
| \$650,000 - \$699,999 | - | 1 | 12 | 6 |
| \$700,000 - \$799,999 | 4 | 1 | 23 | 14 |
| \$800,000 - \$899,999 | 3 | 1 | 15 | 9 |
| \$900,000 - \$999,999 | 1 | - | 13 | 6 |
| \$1,000,000 - \$1,249,999 | - | - | 4 | 6 |
| \$1,250,000 - \$1,499,999 | 2 | - | 6 | 1 |
| \$1,500,000 - \$1,749,999 | 2 | 1 | 3 | 2 |
| \$1,750,000 - \$1,999,999 | - | - | 2 | 2 |
| \$2,000,000 - \$2,499,999 | - | - | 1 | - |
| \$2,500,000 - \$2,999,999 | 1 | - | 1 | 1 |
| \$3,000,000 - \$3,499,999 | - | - | 4 | - |
| \$3,500,000 - \$3,999,999 | - | - | - | 3 |
| \$4,000,000 + | - | - | 1 | - |
| | 456 | 279 | 3,429 | 2,384 |

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE YTD AUGUST



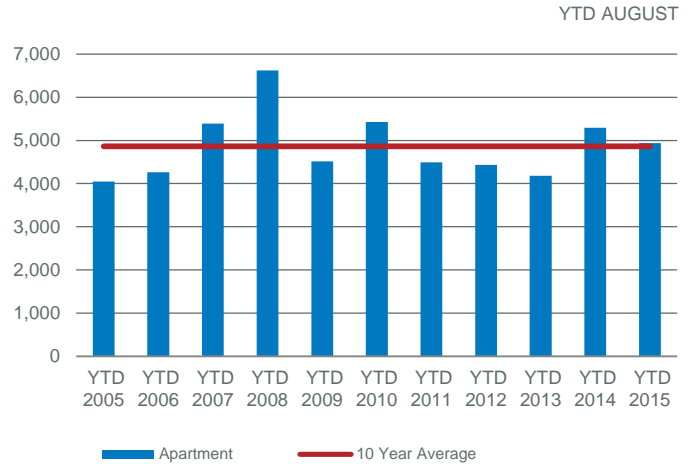
Source: CREB®

CALGARY APARTMENT TOTAL SALES



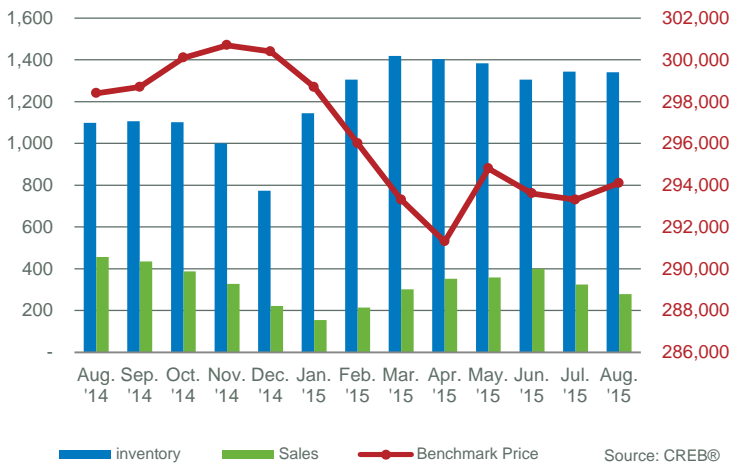
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



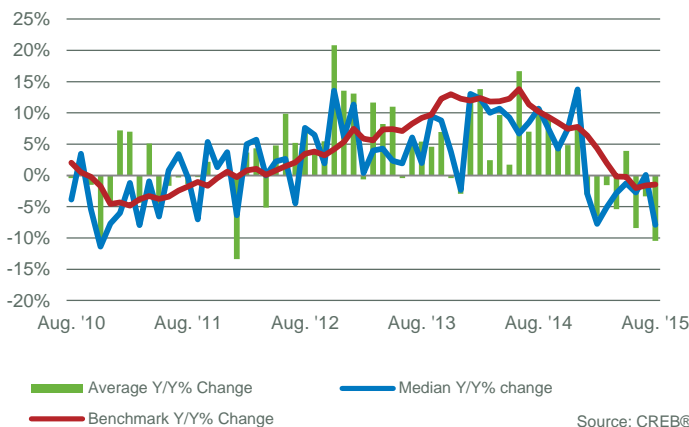
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



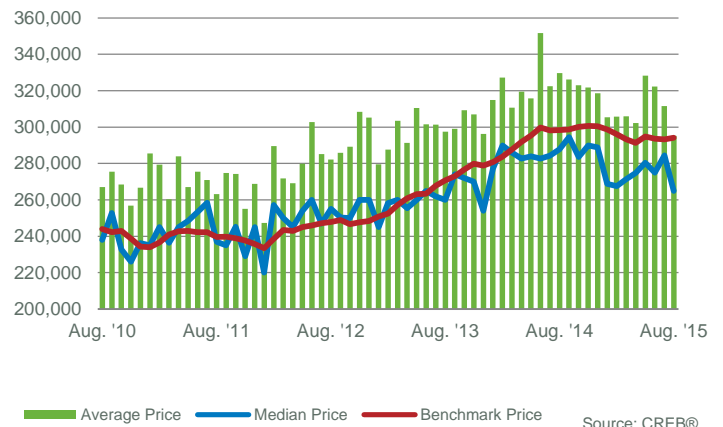
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



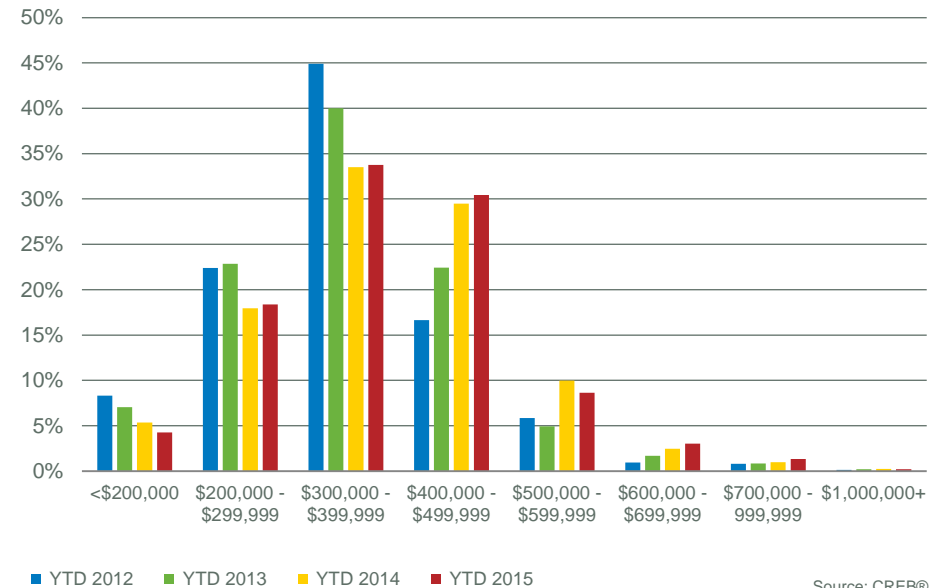
Source: CREB®

| | 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 | 134 | | | | |
| New Listings | 224 | 231 | 194 | 214 | 223 | 243 | 197 | 184 | | | | |
| Inventory | 262 | 351 | 360 | 371 | 370 | 384 | 358 | 344 | | | | |
| Days on Market | 41 | 35 | 39 | 40 | 38 | 47 | 41 | 42 | | | | |
| Benchmark Price | 377,400 | 378,000 | 376,100 | 375,500 | 375,300 | 374,900 | 373,800 | 371,700 | | | | |
| Median Price | 376,000 | 395,000 | 384,000 | 396,500 | 392,500 | 387,400 | 382,500 | 375,000 | | | | |
| Average Price | 365,156 | 398,714 | 378,408 | 394,555 | 395,152 | 394,320 | 394,454 | 380,393 | | | | |
| Index | 199 | 200 | 199 | 198 | 198 | 198 | 197 | 196 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|------------|------------|--------------|--------------|
| AIRDRIE TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 11 | 8 | 65 | 45 |
| \$200,000 - \$299,999 | 29 | 30 | 218 | 194 |
| \$300,000 - \$349,999 | 18 | 15 | 147 | 129 |
| \$350,000 - \$399,999 | 25 | 29 | 260 | 227 |
| \$400,000 - \$449,999 | 21 | 21 | 228 | 187 |
| \$450,000 - \$499,999 | 16 | 16 | 130 | 134 |
| \$500,000 - \$549,999 | 8 | 6 | 81 | 64 |
| \$550,000 - \$599,999 | 2 | 1 | 40 | 27 |
| \$600,000 - \$649,999 | 1 | 3 | 19 | 26 |
| \$650,000 - \$699,999 | 1 | 1 | 11 | 6 |
| \$700,000 - \$799,999 | 1 | 2 | 9 | 6 |
| \$800,000 - \$899,999 | - | - | 2 | 5 |
| \$900,000 - \$999,999 | - | 1 | 1 | 3 |
| \$1,000,000 - \$1,249,999 | - | 1 | 2 | 1 |
| \$1,250,000 - \$1,499,999 | - | - | 1 | 1 |
| \$1,500,000 - \$1,749,999 | - | - | - | - |
| \$1,750,000 - \$1,999,999 | - | - | - | - |
| \$2,000,000 - \$2,499,999 | - | - | - | - |
| \$2,500,000 - \$2,999,999 | - | - | - | - |
| \$3,000,000 - \$3,499,999 | - | - | - | - |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 133 | 134 | 1,214 | 1,055 |

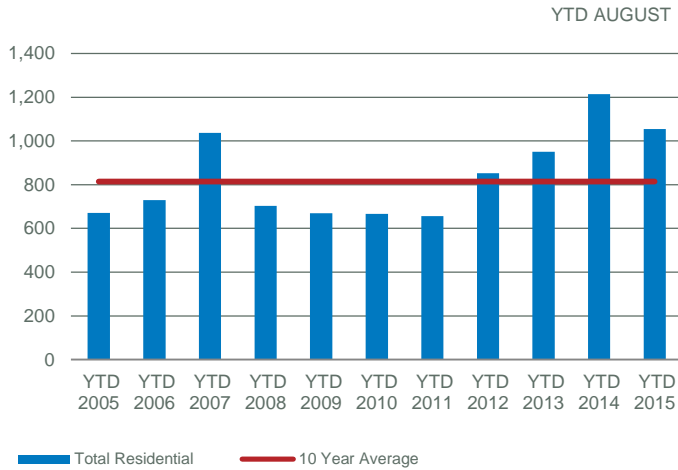
AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

AIRDRIE TOTAL SALES



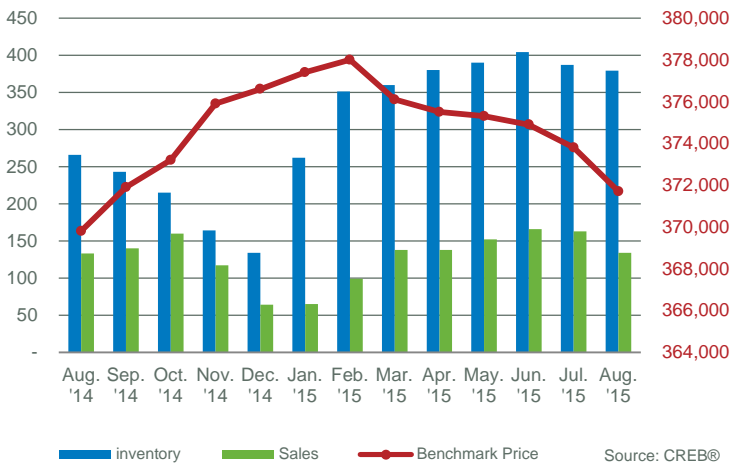
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



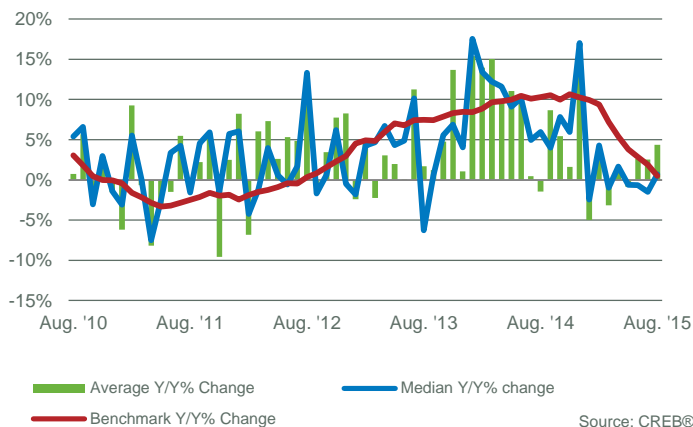
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



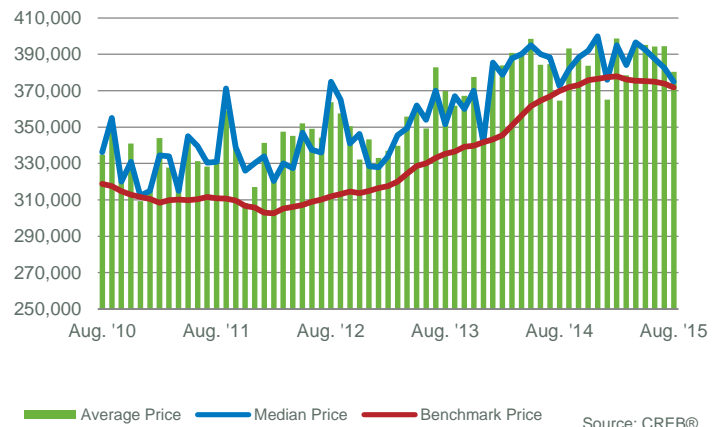
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES



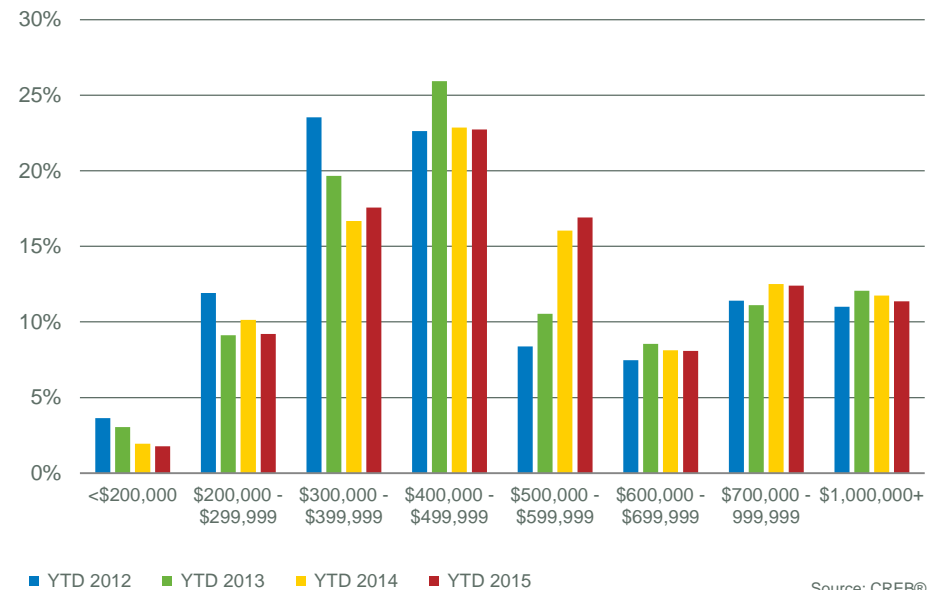
Source: CREB®

| | 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 | 153 | 128 | | | | |
| New Listings | 288 | 254 | 317 | 311 | 297 | 311 | 292 | 281 | | | | |
| Inventory | 617 | 713 | 798 | 845 | 872 | 832 | 826 | 828 | | | | |
| Days on Market | 76 | 57 | 61 | 60 | 54 | 68 | 66 | 54 | | | | |
| Benchmark Price | 554,700 | 558,400 | 572,300 | 567,700 | 560,900 | 561,800 | 559,700 | 554,400 | | | | |
| Median Price | 478,750 | 497,500 | 487,250 | 465,000 | 500,000 | 515,000 | 495,500 | 485,000 | | | | |
| Average Price | 625,531 | 650,157 | 607,473 | 569,824 | 610,111 | 648,011 | 584,906 | 549,525 | | | | |
| Index | 180 | 181 | 185 | 184 | 182 | 182 | 181 | 179 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|-----------------------------|--------|--------|---------|---------|
| ROCKYVIEW TOTAL SALI | | | | |
| >\$100,000 | 1 | - | 2 | - |
| \$100,000 - \$199,999 | 1 | 3 | 26 | 19 |
| \$200,000 - \$299,999 | 16 | 8 | 146 | 98 |
| \$300,000 - \$349,999 | 10 | 17 | 106 | 93 |
| \$350,000 - \$399,999 | 13 | 12 | 134 | 94 |
| \$400,000 - \$449,999 | 18 | 12 | 143 | 122 |
| \$450,000 - \$499,999 | 20 | 22 | 186 | 120 |
| \$500,000 - \$549,999 | 21 | 19 | 135 | 103 |
| \$550,000 - \$599,999 | 9 | 9 | 96 | 77 |
| \$600,000 - \$649,999 | 12 | 5 | 70 | 48 |
| \$650,000 - \$699,999 | 5 | 6 | 47 | 38 |
| \$700,000 - \$799,999 | 6 | 3 | 77 | 56 |
| \$800,000 - \$899,999 | 4 | 1 | 63 | 42 |
| \$900,000 - \$999,999 | 10 | 1 | 40 | 34 |
| \$1,000,000 - \$1,249,999 | 14 | 4 | 80 | 53 |
| \$1,250,000 - \$1,499,999 | 5 | 3 | 34 | 27 |
| \$1,500,000 - \$1,749,999 | - | - | 18 | 18 |
| \$1,750,000 - \$1,999,999 | 2 | 1 | 16 | 9 |
| \$2,000,000 - \$2,499,999 | 4 | - | 12 | 6 |
| \$2,500,000 - \$2,999,999 | - | 1 | 8 | 2 |
| \$3,000,000 - \$3,499,999 | - | 1 | 1 | 6 |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 171 | 128 | 1,440 | 1,065 |

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

ROCKYVIEW TOTAL SALES



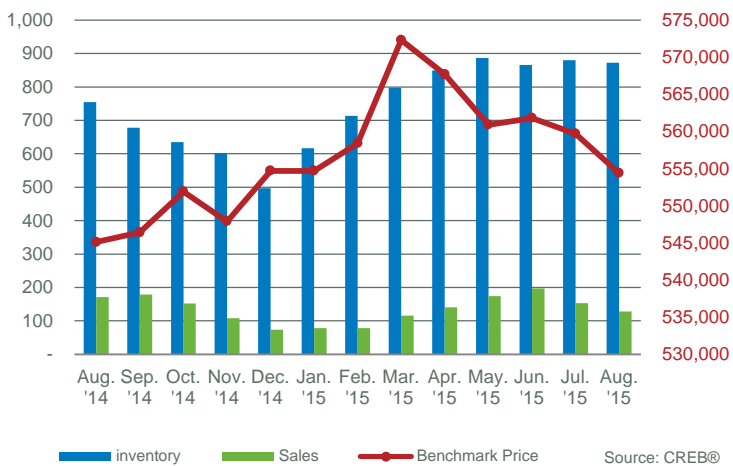
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



Source: CREB®

ROCKYVIEW INVENTORY AND SALES



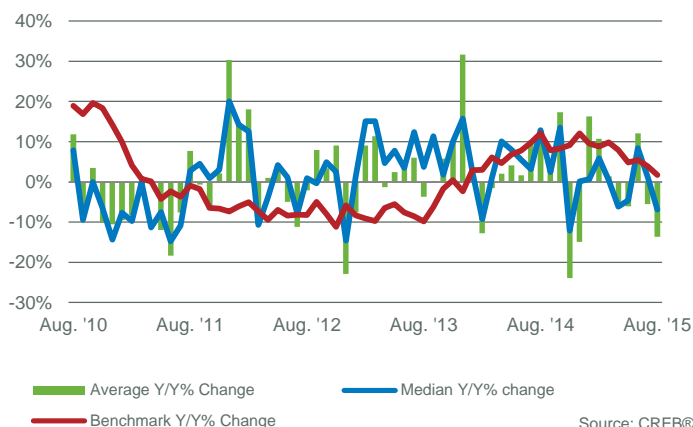
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



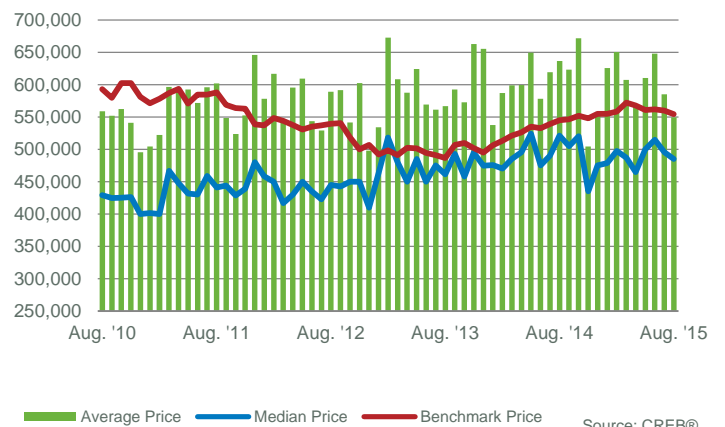
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



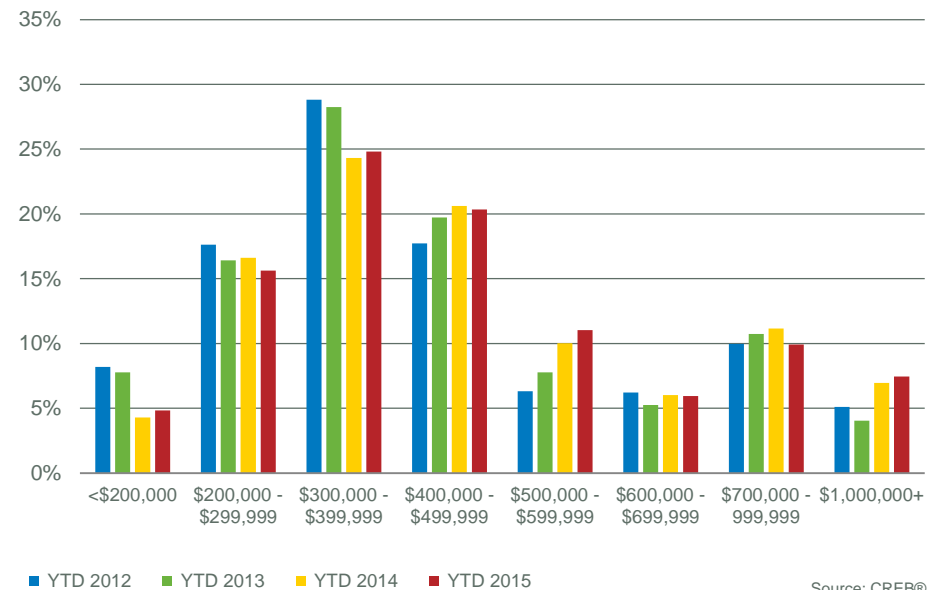
Source: CREB®

| | 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 | 127 | 124 | 109 | 106 | | | | |
| New Listings | 191 | 196 | 236 | 219 | 234 | 230 | 211 | 186 | | | | |
| Inventory | 415 | 500 | 582 | 634 | 639 | 641 | 658 | 638 | | | | |
| Days on Market | 85 | 71 | 65 | 71 | 61 | 60 | 71 | 69 | | | | |
| Benchmark Price | 394,400 | 393,600 | 404,300 | 400,200 | 403,900 | 405,800 | 404,100 | 400,700 | | | | |
| Median Price | 384,870 | 383,000 | 400,000 | 414,500 | 461,500 | 404,250 | 428,000 | 421,750 | | | | |
| Average Price | 457,085 | 494,242 | 454,984 | 495,971 | 567,143 | 501,445 | 627,925 | 467,709 | | | | |
| Index | 183 | 183 | 188 | 186 | 188 | 189 | 188 | 186 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|------------------------------|------------|------------|--------------|------------|
| FOOTHILLS TOTAL SALE: | | | | |
| >\$100,000 | - | 1 | - | 4 |
| \$100,000 - \$199,999 | 9 | 5 | 45 | 35 |
| \$200,000 - \$299,999 | 20 | 14 | 174 | 126 |
| \$300,000 - \$349,999 | 24 | 10 | 114 | 101 |
| \$350,000 - \$399,999 | 13 | 13 | 141 | 99 |
| \$400,000 - \$449,999 | 16 | 21 | 122 | 102 |
| \$450,000 - \$499,999 | 6 | 9 | 94 | 62 |
| \$500,000 - \$549,999 | 11 | 8 | 60 | 47 |
| \$550,000 - \$599,999 | 6 | 3 | 45 | 42 |
| \$600,000 - \$649,999 | 6 | 5 | 41 | 24 |
| \$650,000 - \$699,999 | 3 | 4 | 22 | 24 |
| \$700,000 - \$799,999 | 5 | 8 | 50 | 34 |
| \$800,000 - \$899,999 | 7 | - | 41 | 29 |
| \$900,000 - \$999,999 | 1 | 1 | 26 | 17 |
| \$1,000,000 - \$1,249,999 | 4 | 3 | 40 | 31 |
| \$1,250,000 - \$1,499,999 | 2 | - | 18 | 15 |
| \$1,500,000 - \$1,749,999 | 1 | - | 11 | 5 |
| \$1,750,000 - \$1,999,999 | - | 1 | 1 | 4 |
| \$2,000,000 - \$2,499,999 | - | - | 1 | 2 |
| \$2,500,000 - \$2,999,999 | - | - | - | 2 |
| \$3,000,000 - \$3,499,999 | - | - | - | - |
| \$3,500,000 - \$3,999,999 | - | - | 1 | - |
| \$4,000,000 + | 1 | - | 1 | 1 |
| | 135 | 106 | 1,048 | 806 |

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

FOOTHILLS TOTAL SALES



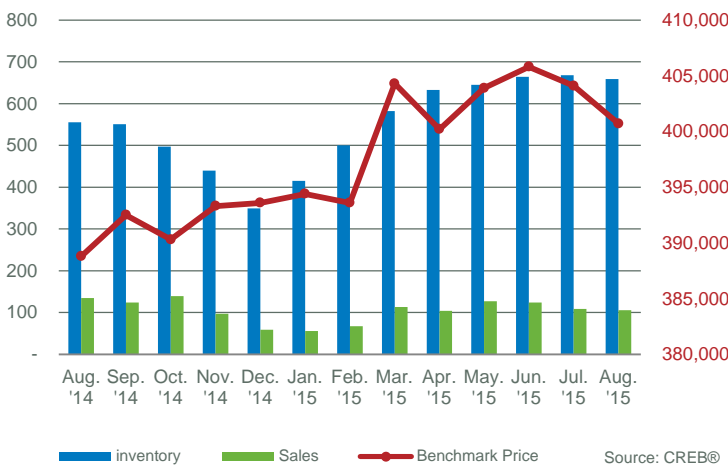
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



Source: CREB®

FOOTHILLS INVENTORY AND SALES



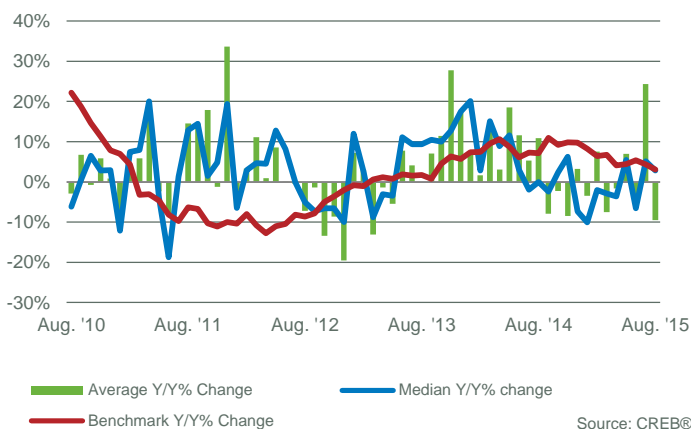
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



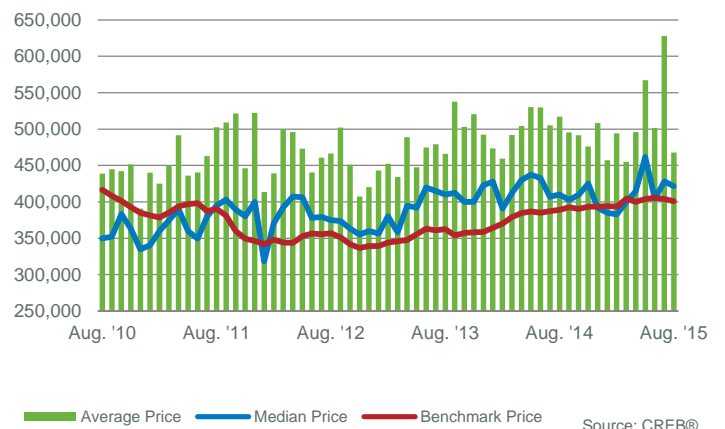
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



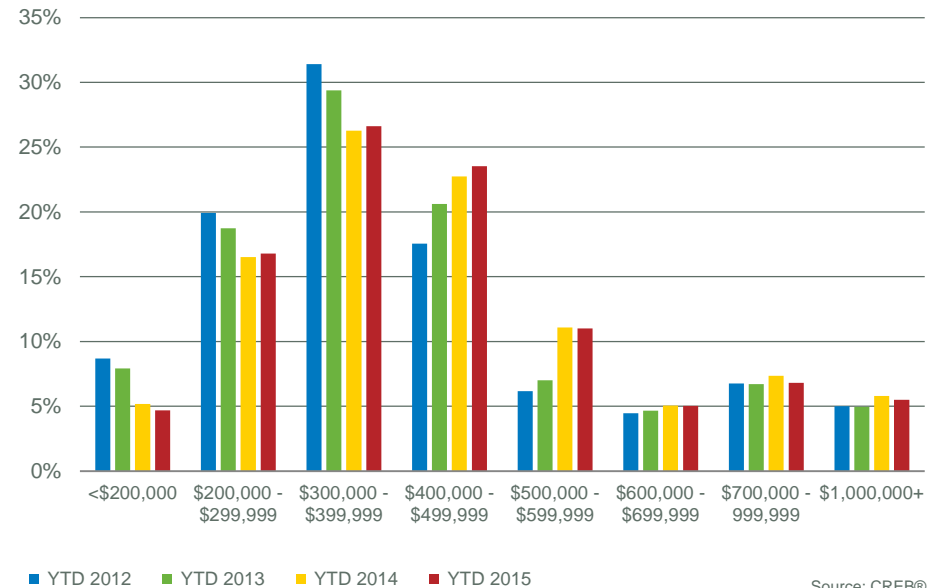
Source: CREB®

| | 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 | 515 | 550 | 488 | 423 | | | | |
| New Listings | 767 | 746 | 845 | 838 | 859 | 870 | 787 | 731 | | | | |
| Inventory | 1,442 | 1,735 | 1,953 | 2,072 | 2,118 | 2,078 | 2,063 | 2,032 | | | | |
| Days on Market | 67 | 53 | 55 | 56 | 52 | 60 | 59 | 56 | | | | |
| Benchmark Price | 430,500 | 431,200 | 436,400 | 434,800 | 434,600 | 435,000 | 434,100 | 430,900 | | | | |
| Median Price | 399,900 | 405,000 | 402,500 | 399,500 | 416,500 | 407,750 | 415,000 | 400,000 | | | | |
| Average Price | 473,173 | 486,170 | 454,604 | 462,777 | 496,675 | 499,141 | 497,203 | 443,343 | | | | |
| Index | 190 | 190 | 193 | 192 | 192 | 192 | 192 | 190 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|----------------------------|------------|------------|--------------|--------------|
| SURROUNDING AREA SA | | | | |
| >\$100,000 | 1 | 2 | 12 | 8 |
| \$100,000 - \$199,999 | 25 | 22 | 207 | 148 |
| \$200,000 - \$299,999 | 85 | 71 | 698 | 558 |
| \$300,000 - \$349,999 | 64 | 56 | 487 | 397 |
| \$350,000 - \$399,999 | 62 | 60 | 623 | 487 |
| \$400,000 - \$449,999 | 65 | 57 | 541 | 449 |
| \$450,000 - \$499,999 | 43 | 51 | 420 | 333 |
| \$500,000 - \$549,999 | 40 | 34 | 280 | 217 |
| \$550,000 - \$599,999 | 19 | 14 | 189 | 149 |
| \$600,000 - \$649,999 | 19 | 13 | 131 | 99 |
| \$650,000 - \$699,999 | 9 | 11 | 83 | 68 |
| \$700,000 - \$799,999 | 12 | 13 | 138 | 96 |
| \$800,000 - \$899,999 | 11 | 1 | 106 | 76 |
| \$900,000 - \$999,999 | 11 | 3 | 67 | 54 |
| \$1,000,000 - \$1,249,999 | 18 | 8 | 122 | 85 |
| \$1,250,000 - \$1,499,999 | 7 | 3 | 53 | 43 |
| \$1,500,000 - \$1,749,999 | 1 | - | 29 | 23 |
| \$1,750,000 - \$1,999,999 | 2 | 2 | 17 | 13 |
| \$2,000,000 - \$2,499,999 | 4 | - | 13 | 8 |
| \$2,500,000 - \$2,999,999 | - | 1 | 8 | 4 |
| \$3,000,000 - \$3,499,999 | - | 1 | 1 | 6 |
| \$3,500,000 - \$3,999,999 | - | - | 1 | - |
| \$4,000,000 + | 1 | - | 1 | 1 |
| | 499 | 423 | 4,227 | 3,322 |

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD AUGUST



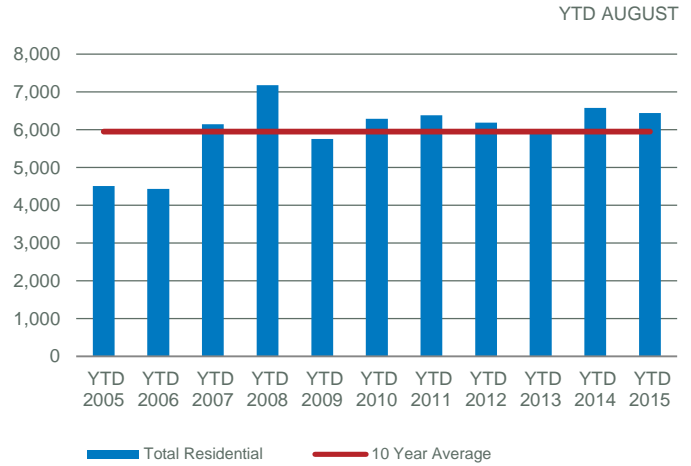
Source: CREB®

SURROUNDING AREA SALES



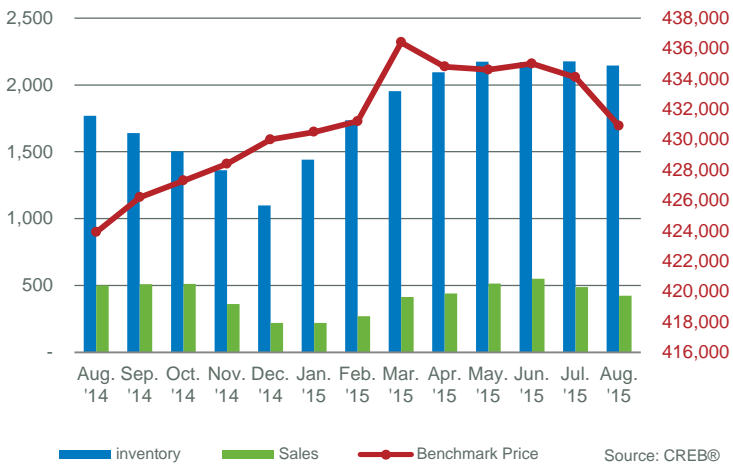
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



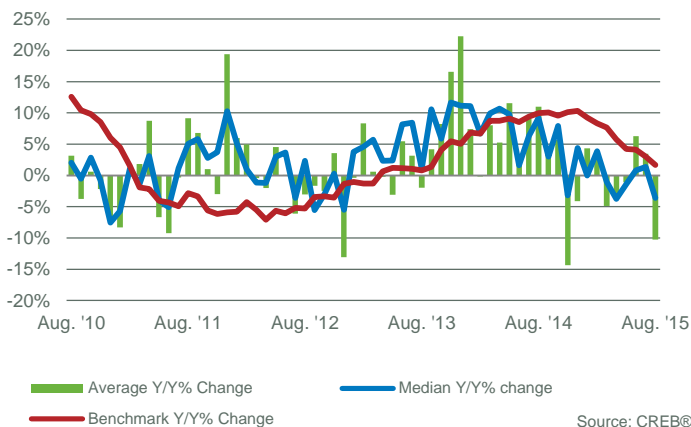
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



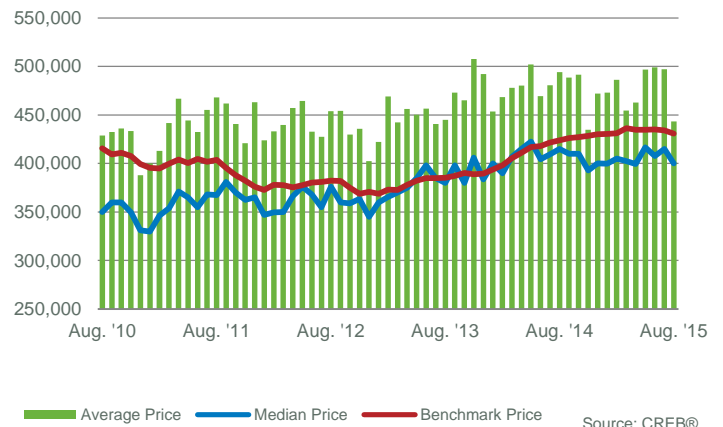
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



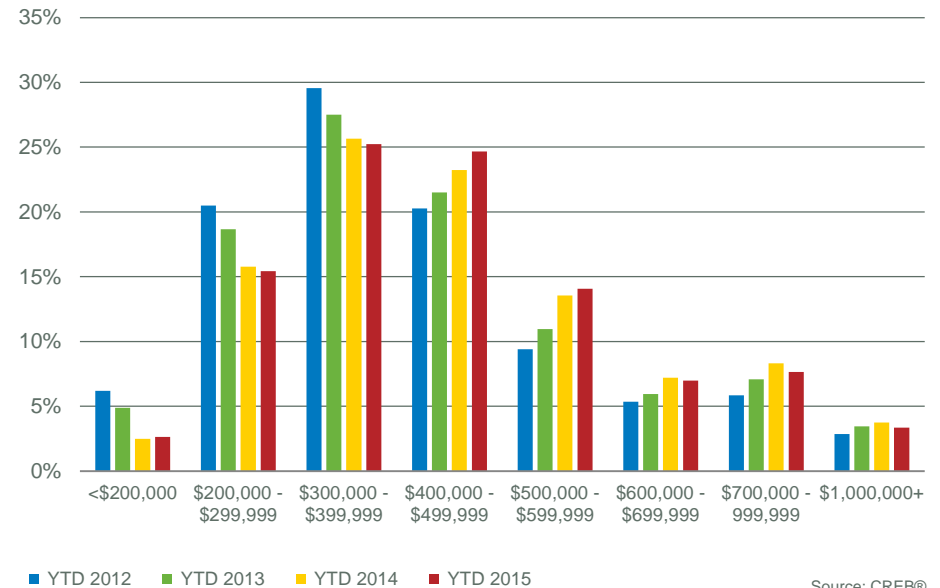
Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2014 | | | | | | | | | | | | |
| Sales | 1,699 | 2,215 | 3,007 | 3,158 | 3,621 | 3,303 | 2,902 | 2,749 | 2,652 | 2,643 | 2,131 | 1,293 |
| New Listings | 3,012 | 3,370 | 4,126 | 4,616 | 5,356 | 4,754 | 4,038 | 3,877 | 3,962 | 3,576 | 2,574 | 1,671 |
| Inventory | 3,446 | 4,053 | 4,567 | 5,470 | 6,342 | 6,610 | 6,518 | 6,429 | 6,260 | 5,865 | 5,115 | 4,055 |
| Days on Market | 45 | 35 | 31 | 31 | 31 | 33 | 37 | 37 | 39 | 41 | 40 | 46 |
| Benchmark Price | 421,500 | 426,500 | 432,700 | 438,500 | 445,000 | 449,300 | 450,800 | 451,600 | 452,500 | 453,600 | 454,900 | 454,400 |
| Median Price | 414,500 | 417,000 | 425,900 | 425,000 | 430,000 | 424,100 | 423,000 | 420,000 | 422,885 | 427,000 | 420,500 | 414,500 |
| Average Price | 460,813 | 480,037 | 482,626 | 477,550 | 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 | 2,404 | 2,701 | 2,731 | 2,480 | 2,066 | | | | |
| New Listings | 4,034 | 3,680 | 3,972 | 3,901 | 4,024 | 3,992 | 3,769 | 3,464 | | | | |
| Inventory | 5,924 | 7,093 | 7,646 | 7,651 | 7,460 | 7,148 | 7,118 | 7,178 | | | | |
| Days on Market | 46 | 38 | 42 | 43 | 43 | 44 | 44 | 43 | | | | |
| Benchmark Price | 454,200 | 451,900 | 450,600 | 448,200 | 450,400 | 451,400 | 451,400 | 451,600 | | | | |
| Median Price | 416,000 | 417,500 | 416,850 | 415,000 | 430,000 | 425,000 | 431,949 | 418,700 | | | | |
| Average Price | 463,278 | 464,758 | 470,011 | 468,533 | 482,249 | 486,829 | 480,754 | 461,814 | | | | |
| Index | 211 | 210 | 209 | 208 | 209 | 210 | 210 | 210 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|---------------------------|--------------|--------------|---------------|---------------|
| CREB® SALES | | | | |
| >\$100,000 | 1 | 2 | 17 | 10 |
| \$100,000 - \$199,999 | 66 | 64 | 548 | 443 |
| \$200,000 - \$299,999 | 450 | 318 | 3,572 | 2,644 |
| \$300,000 - \$349,999 | 319 | 221 | 2,658 | 1,902 |
| \$350,000 - \$399,999 | 393 | 309 | 3,151 | 2,423 |
| \$400,000 - \$449,999 | 362 | 283 | 2,898 | 2,358 |
| \$450,000 - \$499,999 | 281 | 243 | 2,367 | 1,873 |
| \$500,000 - \$549,999 | 208 | 179 | 1,831 | 1,376 |
| \$550,000 - \$599,999 | 158 | 118 | 1,242 | 1,035 |
| \$600,000 - \$649,999 | 100 | 78 | 912 | 680 |
| \$650,000 - \$699,999 | 99 | 59 | 720 | 516 |
| \$700,000 - \$799,999 | 109 | 69 | 971 | 701 |
| \$800,000 - \$899,999 | 70 | 39 | 600 | 390 |
| \$900,000 - \$999,999 | 33 | 26 | 316 | 222 |
| \$1,000,000 - \$1,249,999 | 49 | 32 | 387 | 282 |
| \$1,250,000 - \$1,499,999 | 19 | 12 | 205 | 128 |
| \$1,500,000 - \$1,749,999 | 10 | 3 | 105 | 69 |
| \$1,750,000 - \$1,999,999 | 6 | 6 | 61 | 41 |
| \$2,000,000 - \$2,499,999 | 9 | 1 | 53 | 25 |
| \$2,500,000 - \$2,999,999 | 2 | 3 | 18 | 13 |
| \$3,000,000 - \$3,499,999 | 4 | 1 | 11 | 9 |
| \$3,500,000 - \$3,999,999 | - | - | 7 | 4 |
| \$4,000,000 + | 1 | - | 4 | 2 |
| | 2,749 | 2,066 | 22,654 | 17,146 |

CREB® SHARE OF SALES BY PRICE RANGE

YTD AUGUST



CREB® SALES



CREB® NEW LISTINGS



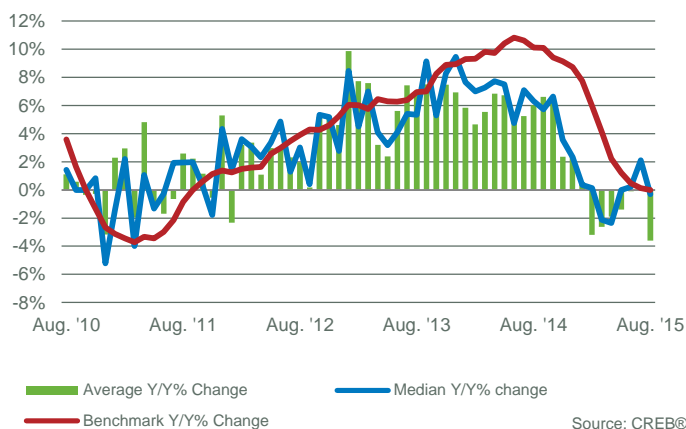
CREB® INVENTORY AND SALES



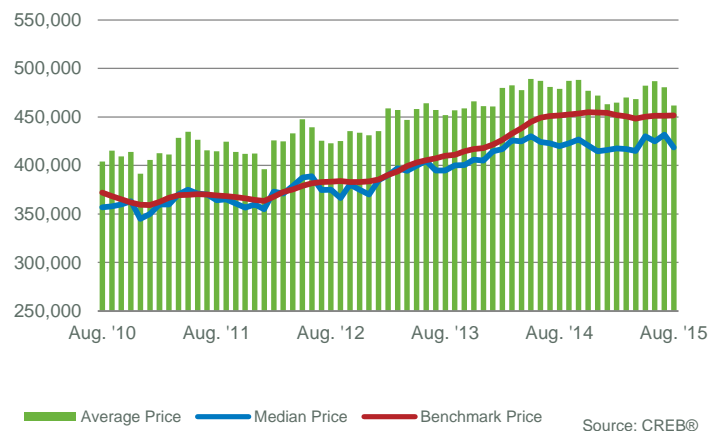
CREB® MONTHS OF INVENTORY



CREB® PRICE CHANGE



CREB® PRICES

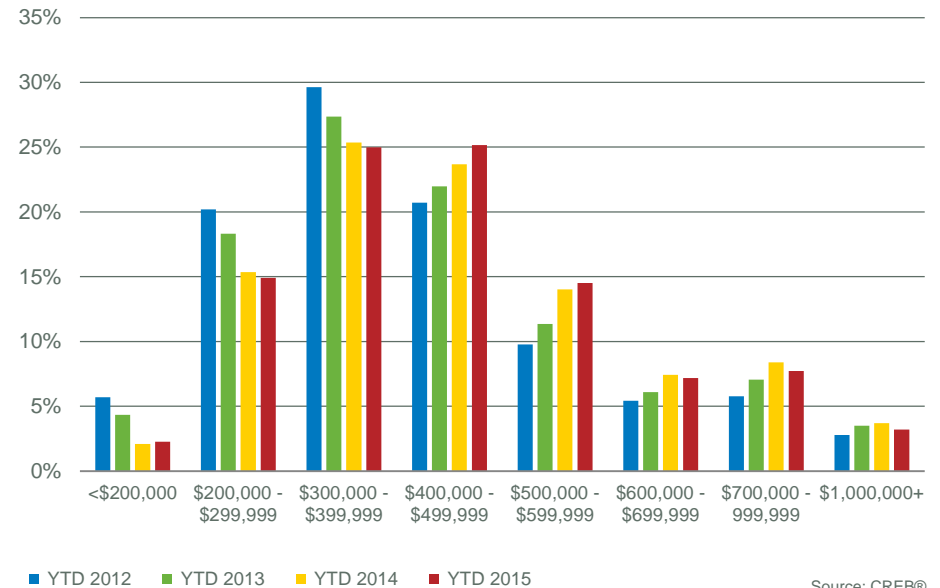


| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2014 | | | | | | | | | | | | |
| Sales | 1,597 | 2,090 | 2,831 | 2,918 | 3,359 | 3,048 | 2,684 | 2,554 | 2,461 | 2,442 | 1,996 | 1,211 |
| New Listings | 2,762 | 3,130 | 3,834 | 4,284 | 4,953 | 4,412 | 3,703 | 3,582 | 3,673 | 3,331 | 2,394 | 1,576 |
| Inventory | 2,934 | 3,475 | 3,924 | 4,784 | 5,582 | 5,862 | 5,765 | 5,682 | 5,541 | 5,212 | 4,519 | 3,588 |
| Days on Market | 43 | 33 | 30 | 28 | 29 | 31 | 35 | 36 | 38 | 39 | 39 | 44 |
| Benchmark Price | 425,700 | 430,700 | 436,700 | 442,600 | 449,300 | 453,800 | 455,300 | 456,200 | 456,800 | 458,100 | 459,400 | 459,200 |
| Median Price | 416,000 | 422,500 | 430,000 | 430,000 | 435,000 | 426,000 | 426,150 | 423,350 | 425,000 | 430,000 | 425,000 | 417,000 |
| Average Price | 463,545 | 484,408 | 486,389 | 481,429 | 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 | 2,242 | 2,512 | 2,544 | 2,308 | 1,905 | | | | |
| New Listings | 3,779 | 3,419 | 3,638 | 3,588 | 3,685 | 3,676 | 3,471 | 3,198 | | | | |
| Inventory | 5,361 | 6,422 | 6,851 | 6,795 | 6,584 | 6,286 | 6,239 | 6,318 | | | | |
| Days on Market | 44 | 36 | 40 | 41 | 41 | 43 | 42 | 41 | | | | |
| Benchmark Price | 458,800 | 456,600 | 454,900 | 452,100 | 454,200 | 455,500 | 455,300 | 456,000 | | | | |
| Median Price | 420,000 | 420,000 | 420,000 | 417,250 | 432,500 | 430,000 | 435,000 | 420,000 | | | | |
| Average Price | 467,293 | 466,305 | 474,781 | 471,482 | 482,877 | 490,612 | 478,086 | 466,082 | | | | |
| Index | 212 | 211 | 210 | 209 | 210 | 211 | 211 | 211 | | | | |

| | Aug-14 | Aug-15 | YTD2014 | YTD2015 |
|---------------------------|--------------|--------------|---------------|---------------|
| CALGARY CMA SALES | | | | |
| >\$100,000 | 1 | - | 7 | 2 |
| \$100,000 - \$199,999 | 53 | 53 | 432 | 359 |
| \$200,000 - \$299,999 | 410 | 285 | 3,238 | 2,378 |
| \$300,000 - \$349,999 | 283 | 197 | 2,424 | 1,727 |
| \$350,000 - \$399,999 | 369 | 290 | 2,922 | 2,257 |
| \$400,000 - \$449,999 | 336 | 259 | 2,728 | 2,218 |
| \$450,000 - \$499,999 | 274 | 230 | 2,263 | 1,794 |
| \$500,000 - \$549,999 | 197 | 170 | 1,767 | 1,326 |
| \$550,000 - \$599,999 | 150 | 114 | 1,189 | 990 |
| \$600,000 - \$649,999 | 94 | 73 | 870 | 655 |
| \$650,000 - \$699,999 | 96 | 55 | 695 | 492 |
| \$700,000 - \$799,999 | 104 | 61 | 919 | 667 |
| \$800,000 - \$899,999 | 63 | 39 | 559 | 361 |
| \$900,000 - \$999,999 | 32 | 25 | 290 | 205 |
| \$1,000,000 - \$1,249,999 | 45 | 29 | 347 | 251 |
| \$1,250,000 - \$1,499,999 | 17 | 12 | 187 | 113 |
| \$1,500,000 - \$1,749,999 | 9 | 3 | 94 | 64 |
| \$1,750,000 - \$1,999,999 | 6 | 5 | 60 | 37 |
| \$2,000,000 - \$2,499,999 | 9 | 1 | 52 | 23 |
| \$2,500,000 - \$2,999,999 | 2 | 3 | 18 | 11 |
| \$3,000,000 - \$3,499,999 | 4 | 1 | 11 | 9 |
| \$3,500,000 - \$3,999,999 | - | - | 6 | 4 |
| \$4,000,000 + | - | - | 3 | 1 |
| | 2,554 | 1,905 | 21,081 | 15,944 |

CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

CALGARY CMA SALES



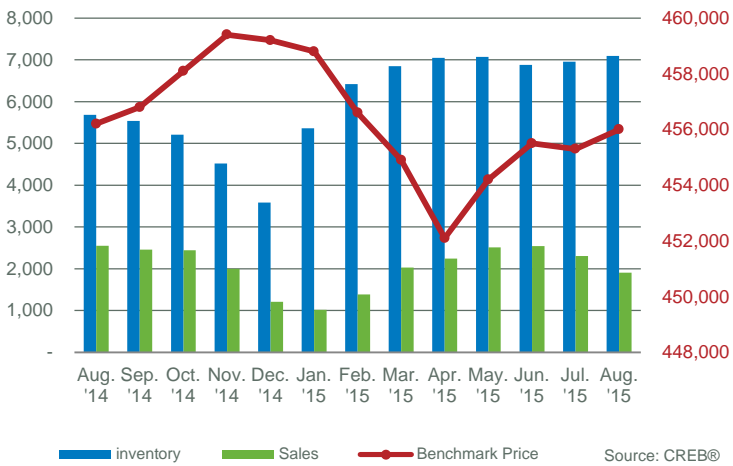
Source: CREB®

CALGARY CMA NEW LISTINGS



Source: CREB®

CALGARY CMA INVENTORY AND SALES



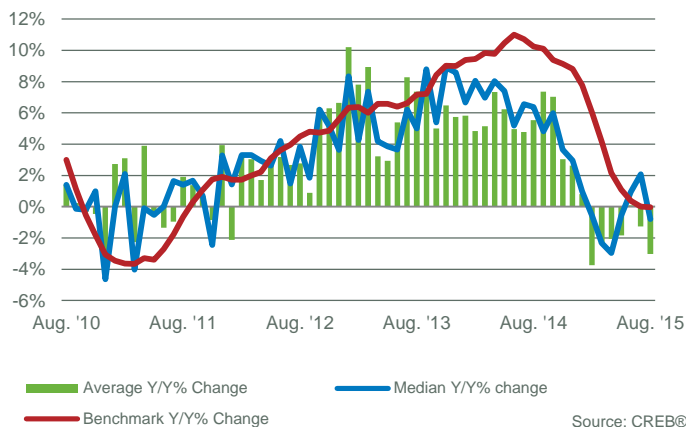
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



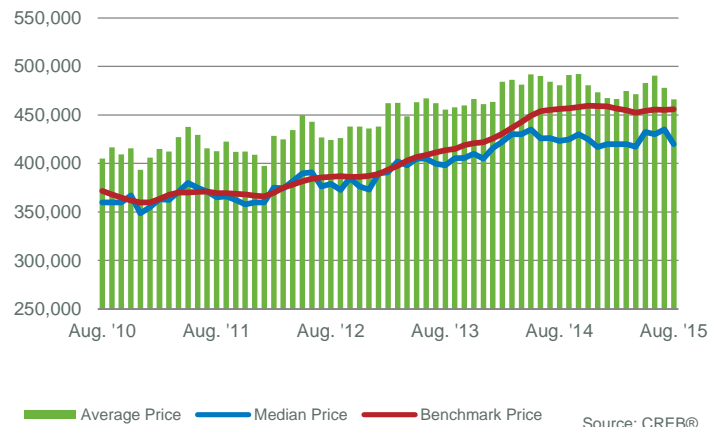
Source: CREB®

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.

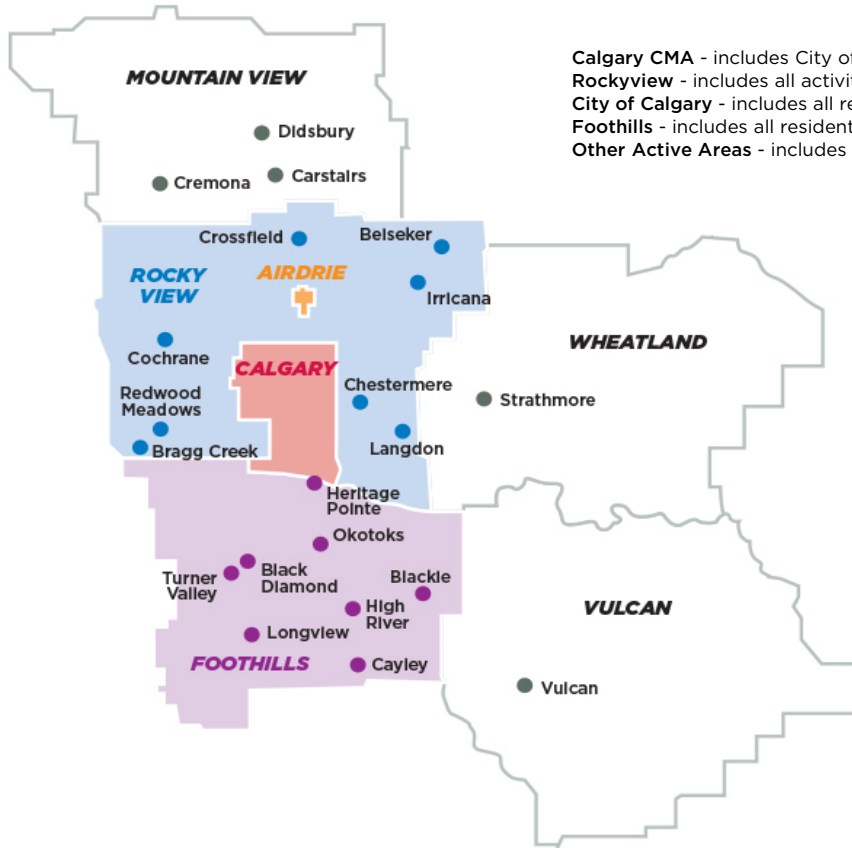
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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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