

Prices decline for the second consecutive month

Sales activity remains well below long-term averages

Calgary, Nov. 2, 2015 - Elevated inventory levels in October contributed to a second consecutive month of prices declines in Calgary's resale residential housing market.

Benchmark prices declined 0.7 per cent from the previous month, and 1.2 per cent from the same time last year, to \$453,100.

"Persistent weakness in the overall economy continued to impact housing demand in Calgary as October sales were nearly 16 per cent below long-term averages," said CREB[®] chief economist Ann-Marie Lurie.

"In addition, new listings did not decline enough to prevent inventory gains and, ultimately, price contractions."

The steepest declines occurred in the apartment sector, where the benchmark price fell to \$288,300, a 0.8 per cent decline from September and nearly four per cent from the same time last year.

Lurie attributed the declines to a continued rise in months of supply – from a low of three months in June to nearly six months in October.

"That sector is facing added competition from several new apartment projects, improved vacancy in the rental market and more supply in the attached sector," said Lurie, noting months of supply in the sector has remained above four since August.

"When combined with a steep pullback in demand, it creates conditions that generally favour the buyer."

Aggregate prices in both the detached and attached sector also recorded both monthly and yearly declines, but were moderate compared to apartments due to less severe drops in absorption levels.

"In this type of market, both sellers and buyers need to have those hard discussions with their real estate professionals about their objectives," said CREB[®] president Corinne Lyall, noting increased competition from both the rental and new home markets.

"If sellers are serious about selling, they need to consider how they are positioning their home on the market. Buyers, meanwhile, have to consider whether that home satisfies their lifestyle needs."

Overall, October sales in the city declined by 33 per cent year-over-year to 1,421 units, with year-to-date sales falling by more than 26 per cent.

Meanwhile, inventory levels during the month remained at 5,578 units, pushing months of supply up to 3.93.

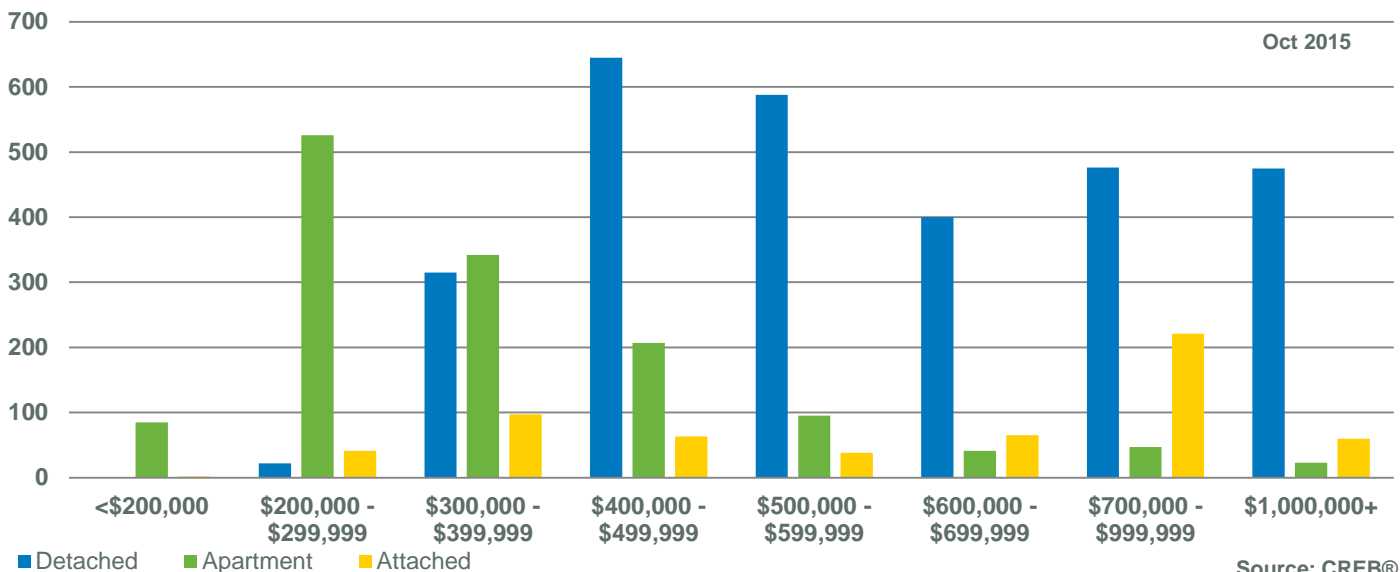
Market balance in the detached sector, which accounts for more than 60 per cent of all sales in the city, varied depending on price segment.

More than half of detached sales in October occurred below \$500,000, where demand relative to supply remained relatively tight – thereby potentially offsetting some of the price losses in the higher end of the segment.

"Sales activity has varied depending on market segment and price," said Lyall.

"For example, while some price adjustments have occurred in the higher-end detached category, this is less likely for the under-\$500,000 detached segment which had more balanced conditions."

CITY OF CALGARY INVENTORY BY PROPERTY TYPE



	Oct-14	Oct-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,130	1,421	-33.29%	22,699	16,692	-26.46%
Total Sales Volume	\$1,037,756,384	\$650,125,317	-37.35%	\$10,947,224,880	\$7,850,188,476	-28.29%
New Listings	2,911	2,680	-7.94%	32,722	30,158	-7.84%
Inventory	4,643	5,578	20.14%	4,138	5,370	29.76%
Months of Supply	2.18	3.93	80.08%	1.82	3.22	76.46%
Sales to New Listings Ratio	0.73	0.53	-20.15%	0.69	0.55	-14.02%
Sales to List Price Ratio	97.90%	96.98%	-0.92%	98.37%	97.44%	-0.92%
Days on Market	37	41	9.96%	32	40	25.00%
Benchmark Price	\$458,400	\$453,100	-1.16%	\$447,180	\$455,170	1.79%
Median Price	\$430,000	\$419,000	-2.56%	\$426,000	\$425,000	-0.23%
Average Price	\$487,210	\$457,513	-6.10%	\$482,278	\$470,296	-2.48%
Index	214	211	-1.17%	209	212	1.78%
SURROUNDING AREA						
Total Sales	513	349	-31.97%	5,250	4,029	-23.26%
Total Sales Volume	\$252,195,401	\$164,958,975	-34.59%	\$2,533,799,723	\$1,923,314,456	-24.09%
New Listings	665	661	-0.60%	7,965	7,812	-1.92%
Inventory	1,579	1,949	23.43%	1,611	1,967	22.07%
Months of Supply	3.08	5.58	81.44%	3.07	4.88	59.06%
Sales to New Listings Ratio	0.77	0.53	-24.34%	0.66	0.52	-14.34%
Sales to List Price Ratio	97.67%	95.05%	-2.62%	97.46%	96.42%	-1.03%
Days on Market	57	63	9.29%	51	58	13.73%
Benchmark Price	\$427,300	\$427,500	0.05%	\$414,190	\$432,910	4.52%
Median Price	\$410,000	\$402,500	-1.83%	\$409,900	\$405,000	-1.20%
Average Price	\$491,609	\$472,662	-3.85%	\$482,629	\$477,368	-1.09%
Index	189	189	0.05%	183	191	4.52%
CREB® ECONOMIC REGION						
Total Sales	2,643	1,770	-33.03%	27,949	20,721	-25.86%
Total Sales Volume	\$1,289,951,785	\$815,084,292	-36.81%	\$13,481,024,603	\$9,773,502,932	-27.50%
New Listings	3,576	3,341	-6.57%	40,687	37,970	-6.68%
Inventory	6,222	7,527	20.97%	5,750	7,336	27.59%
Months of Supply	2.35	4.25	80.64%	2.06	3.54	72.09%
Sales to New Listings Ratio	0.74	0.53	-20.93%	0.69	0.55	-14.12%
Sales to List Price Ratio	97.85%	96.58%	-1.27%	98.20%	97.24%	-0.95%
Days on Market	41	45	9.94%	37	44	18.92%
Benchmark Price	\$453,600	\$448,400	-1.15%	\$442,200	\$451,000	1.99%
Median Price	\$427,000	\$417,250	-2.28%	\$424,500	\$421,000	-0.82%
Average Price	\$488,063	\$460,500	-5.65%	\$482,344	\$471,671	-2.21%
Index	211	208	-1.14%	205	210	1.99%

For a list of definitions, see page 28.

	Oct-14	Oct-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,290	872	-32.40%	13,456	10,190	-24.27%
Total Sales Volume	\$722,343,262	\$452,529,538	-37.35%	\$7,495,216,995	\$5,483,296,572	-26.84%
New Listings	1,626	1,443	-11.25%	19,179	17,346	-9.56%
Inventory	2,540	2,922	15.04%	2,357	2,891	22.63%
Months of Supply	1.97	3.35	70.18%	1.75	2.84	61.94%
Sales to New Listings Ratio	0.79	0.60	-18.91%	0.70	0.59	-11.41%
Sales to List Price Ratio	97.83%	96.94%	-0.89%	98.37%	97.47%	-0.90%
Days on Market	36	38	6.09%	30	37	23.33%
Benchmark Price	\$517,200	\$513,800	-0.66%	\$504,920	\$514,920	1.98%
Median Price	\$493,500	\$470,250	-4.71%	\$488,250	\$480,000	-1.69%
Average Price	\$559,956	\$518,956	-7.32%	\$557,017	\$538,106	-3.40%
Index	214	213	-0.65%	209	213	1.98%
ATTACHED						
Total Sales	452	312	-30.97%	4,991	3,620	-27.47%
Total Sales Volume	\$190,094,800	\$122,180,081	-35.73%	\$2,071,851,532	\$1,472,650,831	-28.92%
New Listings	663	650	-1.96%	6,938	6,629	-4.45%
Inventory	961	1,290	34.24%	809	1,180	45.79%
Months of Supply	2.13	4.13	94.47%	1.62	3.26	101.01%
Sales to New Listings Ratio	0.68	0.48	-20.17%	0.72	0.55	-17.33%
Sales to List Price Ratio	98.31%	97.26%	-1.04%	98.60%	97.62%	-0.98%
Days on Market	37	41	10.57%	31	42	35.48%
Benchmark Price	\$356,200	\$354,100	-0.59%	\$346,330	\$355,030	2.51%
Median Price	\$350,000	\$335,854	-4.04%	\$349,500	\$348,000	-0.43%
Average Price	\$420,564	\$391,603	-6.89%	\$415,118	\$406,810	-2.00%
Index	209	207	-0.58%	203	208	2.51%
APARTMENT						
Total Sales	388	237	-38.92%	4,252	2,882	-32.22%
Total Sales Volume	\$125,318,322	\$75,415,698	-39.82%	\$1,380,156,353	\$894,241,073	-35.21%
New Listings	622	587	-5.63%	6,605	6,183	-6.39%
Inventory	1,142	1,366	19.61%	972	1,299	33.72%
Months of Supply	2.94	5.76	95.82%	2.28	4.51	97.29%
Sales to New Listings Ratio	0.62	0.40	-22.00%	0.64	0.47	-17.76%
Sales to List Price Ratio	97.69%	96.76%	-0.93%	97.98%	96.99%	-0.99%
Days on Market	40	50	22.93%	37	47	27.03%
Benchmark Price	\$300,100	\$288,300	-3.93%	\$293,430	\$293,400	-0.01%
Median Price	\$283,650	\$286,000	0.83%	\$285,000	\$273,000	-4.21%
Average Price	\$322,985	\$318,210	-1.48%	\$324,590	\$310,285	-4.41%
Index	210	201	-3.96%	205	205	-0.02%
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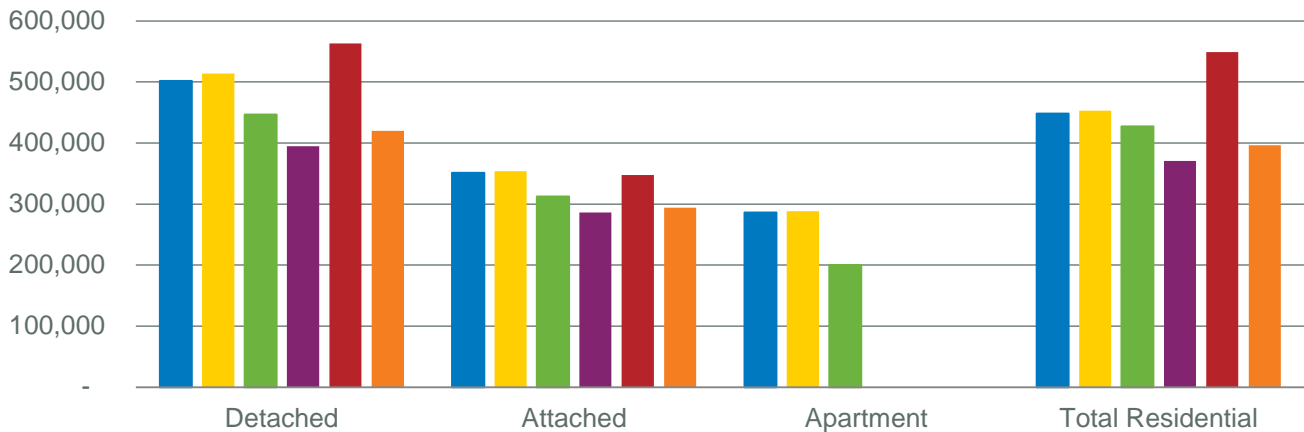
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Index	214	211	-1.17%	209	212	1.78%
AIRDRIE						
Total Sales	160	93	-41.88%	1,514	1,267	-16.31%
Total Sales Volume	\$61,958,390	\$36,708,202	-40.75%	\$585,905,589	\$497,027,439	-15.17%
New Listings	183	180	-1.64%	1,993	2,065	3.61%
Inventory	233	350	50.21%	219	354	61.76%
Months of Supply	1.46	3.76	158.43%	1.44	2.79	93.29%
Sales to New Listings Ratio	0.87	0.52	-35.77%	0.76	0.61	-14.61%
Sales to List Price Ratio	98.23%	98.04%	-0.18%	98.68%	98.12%	-0.56%
Days on Market	42	51	21.87%	32	42	31.25%
Benchmark Price	\$373,200	\$370,400	-0.75%	\$360,370	\$374,520	3.93%
Median Price	\$388,250	\$387,500	-0.19%	\$387,250	\$390,000	0.71%
Average Price	\$387,240	\$394,712	1.93%	\$386,992	\$392,287	1.37%
Index	197	196	-0.76%	190	198	3.93%
ROCKYVIEW						
Total Sales	152	126	-17.11%	1,771	1,286	-27.39%
Total Sales Volume	\$102,107,800	\$70,824,473	-30.64%	\$1,086,071,271	\$767,557,590	-29.33%
New Listings	237	238	0.42%	2,949	2,874	-2.54%
Inventory	671	812	21.01%	707	810	14.57%
Months of Supply	4.41	6.44	45.98%	3.99	6.30	57.78%
Sales to New Listings Ratio	0.64	0.53	-11.19%	0.60	0.45	-15.31%
Sales to List Price Ratio	97.03%	94.98%	-2.05%	96.89%	95.90%	-0.99%
Days on Market	69	57	-16.94%	59	62	5.08%
Benchmark Price	\$551,900	\$549,100	-0.51%	\$531,720	\$560,300	5.38%
Median Price	\$520,000	\$465,750	-10.43%	\$495,000	\$487,000	-1.62%
Average Price	\$671,762	\$562,099	-16.32%	\$613,253	\$596,857	-2.67%
Index	179	178	-0.50%	172	181	5.38%
CALGARY CMA						
Total Sales	2,442	1,640	-32.84%	25,984	19,245	-25.94%
Total Sales Volume	\$1,201,822,574	\$757,657,992	-36.96%	\$12,619,201,740	\$9,114,773,505	-27.77%
New Listings	3,331	3,098	-6.99%	37,664	35,097	-6.82%
Inventory	5,547	6,740	21.51%	5,064	6,533	29.02%
Months of Supply	2.27	4.11	80.93%	1.95	3.39	74.20%
Sales to New Listings Ratio	0.73	0.53	-20.37%	0.69	0.55	-14.16%
Sales to List Price Ratio	97.84%	96.84%	-1.00%	98.25%	97.35%	-0.91%
Days on Market	39	43	8.24%	34	41	20.59%
Benchmark Price	\$458,100	\$452,500	-1.22%	\$446,520	\$455,160	1.93%
Median Price	\$430,000	\$420,000	-2.33%	\$427,500	\$425,000	-0.58%
Average Price	\$492,147	\$461,987	-6.13%	\$485,653	\$473,618	-2.48%
Index	212	209	-1.23%	207	211	1.94%

For a list of definitions, see page 28.

	Oct-14	Oct-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	152	126	-17.11%	1,771	1,286	-27.39%
Total Sales Volume	\$102,107,800	\$70,824,473	-30.64%	\$1,086,071,271	\$767,557,590	-29.33%
New Listings	237	238	0.42%	2,949	2,874	-2.54%
Inventory	671	812	21.01%	707	810	14.57%
Months of Supply	4.41	6.44	45.98%	3.99	6.30	57.78%
Sales to New Listings Ratio	0.64	0.53	-11.19%	0.60	0.45	-15.31%
Sales to List Price Ratio	97.03%	94.98%	-2.05%	96.89%	95.90%	-0.99%
Days on Market	69	57	-16.94%	59	62	5.08%
Benchmark Price	\$551,900	\$549,100	-0.51%	\$531,720	\$560,300	5.38%
Median Price	\$520,000	\$465,750	-10.43%	\$495,000	\$487,000	-1.62%
Average Price	\$671,762	\$562,099	-16.32%	\$613,253	\$596,857	-2.67%
Index	179	178	-0.50%	172	181	5.38%
FOOTHILLS REGION						
Total Sales	139	94	-32.37%	1,311	1,005	-23.34%
Total Sales Volume	\$68,317,856	\$46,032,600	-32.62%	\$661,146,137	\$515,265,520	-22.06%
New Listings	173	180	4.05%	2,147	2,072	-3.49%
Inventory	520	580	11.54%	501	596	18.93%
Months of Supply	3.74	6.17	64.93%	3.82	5.93	55.15%
Sales to New Listings Ratio	0.80	0.52	-28.12%	0.61	0.49	-12.56%
Sales to List Price Ratio	98.14%	92.30%	-5.84%	97.35%	95.38%	-1.98%
Days on Market	59	81	38.79%	55	71	29.09%
Benchmark Price	\$390,300	\$396,400	1.56%	\$382,840	\$400,730	4.67%
Median Price	\$409,500	\$419,000	2.32%	\$416,250	\$416,555	0.07%
Average Price	\$491,495	\$489,709	-0.36%	\$504,307	\$512,702	1.66%
Index	181	184	1.54%	178	186	4.67%
AIRDRIE						
Total Sales	160	93	-41.88%	1,514	1,267	-16.31%
Total Sales Volume	\$61,958,390	\$36,708,202	-40.75%	\$585,905,589	\$497,027,439	-15.17%
New Listings	183	180	-1.64%	1,993	2,065	3.61%
Inventory	233	350	50.21%	219	354	61.76%
Months of Supply	1.46	3.76	158.43%	1.44	2.79	93.29%
Sales to New Listings Ratio	0.87	0.52	-35.77%	0.76	0.61	-14.61%
Sales to List Price Ratio	98.23%	98.04%	-0.18%	98.68%	98.12%	-0.56%
Days on Market	42	51	21.87%	32	42	31.25%
Benchmark Price	\$373,200	\$370,400	-0.75%	\$360,370	\$374,520	3.93%
Median Price	\$388,250	\$387,500	-0.19%			
Average Price	\$387,240	\$394,712	1.93%	\$386,992	\$392,287	1.37%
Index	197	196	-0.76%	190	198	3.93%
OTHER ACTIVE AREAS						
Total Sales	62	36	-41.94%	654	471	-27.98%
Total Sales Volume	\$19,811,355	\$11,393,700	-42.49%	\$200,676,726	\$143,463,907	-28.51%
New Listings	72	63	-12.50%	876	801	-8.56%
Inventory	155	207	33.55%	184	207	12.26%
Months of Supply	2.50	5.75	130.00%	2.82	4.39	55.88%
Sales to New Listings Ratio	0.86	0.57	-28.97%	0.75	0.59	-15.86%
Sales to List Price Ratio	97.68%	97.65%	-0.03%	97.38%	97.30%	-0.08%
Days on Market	67	64	-4.28%			
Median Price	\$340,250	\$334,950	-1.56%			
Average Price	\$319,538	\$316,492	-0.95%	\$306,845	\$304,594	-0.73%
SURROUNDING AREA						
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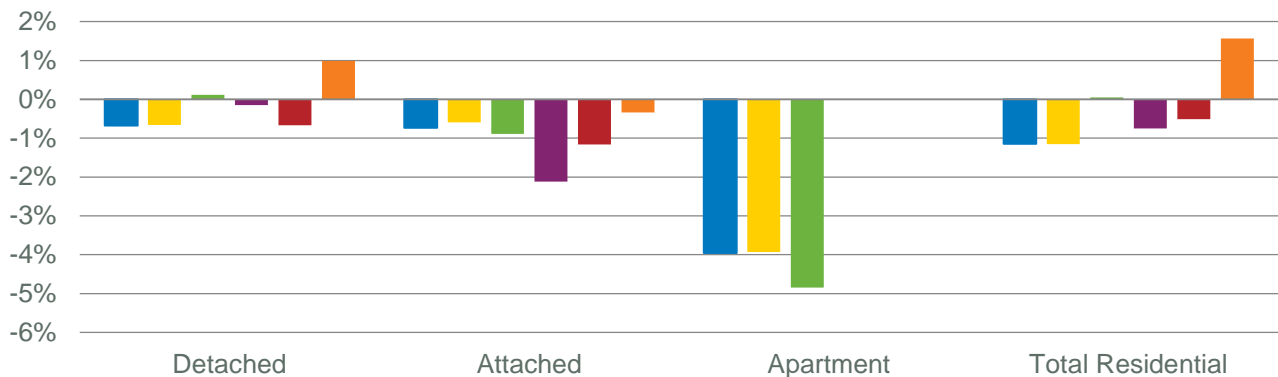
For a list of definitions, see page 28.

BENCHMARK PRICE - OCTOBER



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER

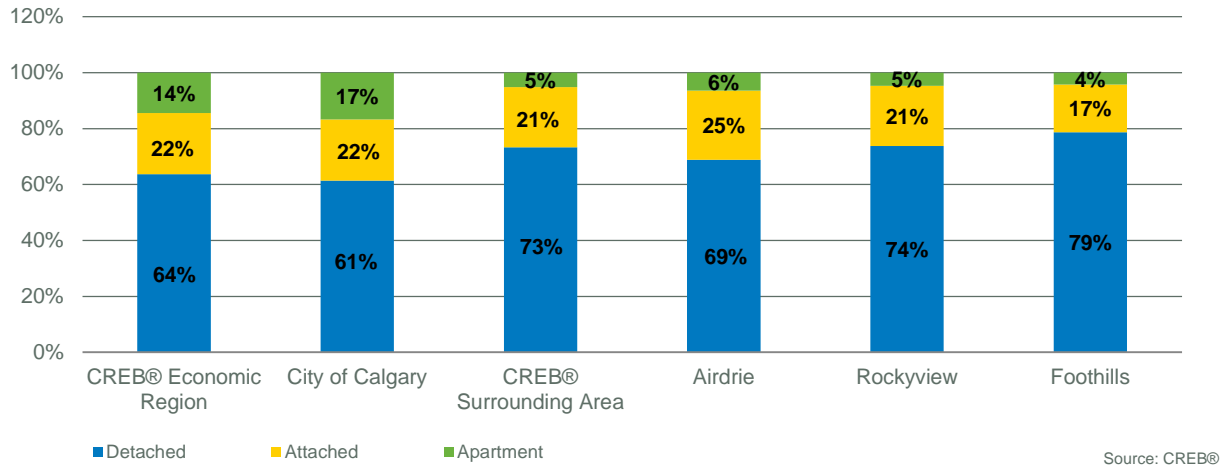


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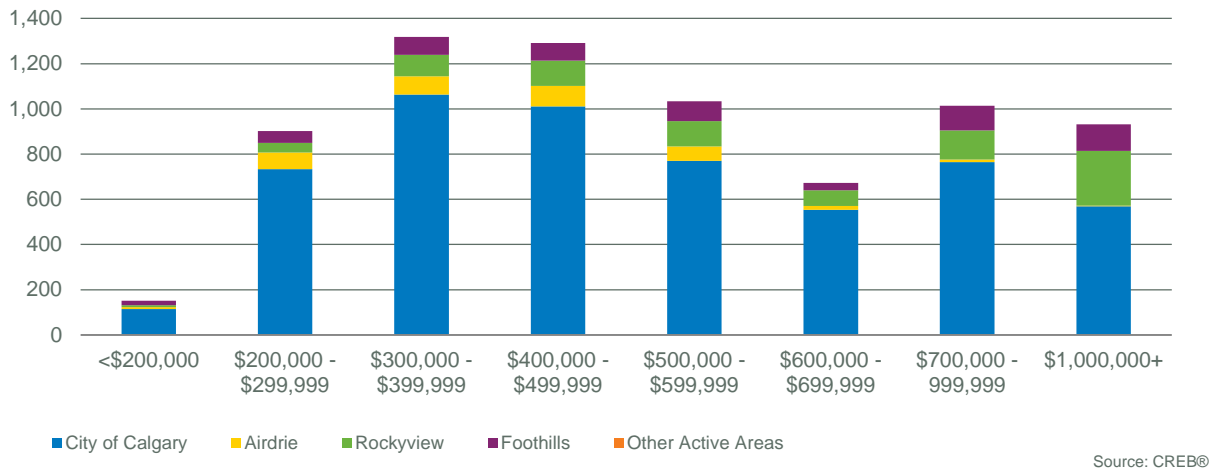
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1,296	1,448	1,743	1,403	1,426
Lot Size	4,868	4,669	6,061	5,597	5,481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1984	1997	1999	1999	1999
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

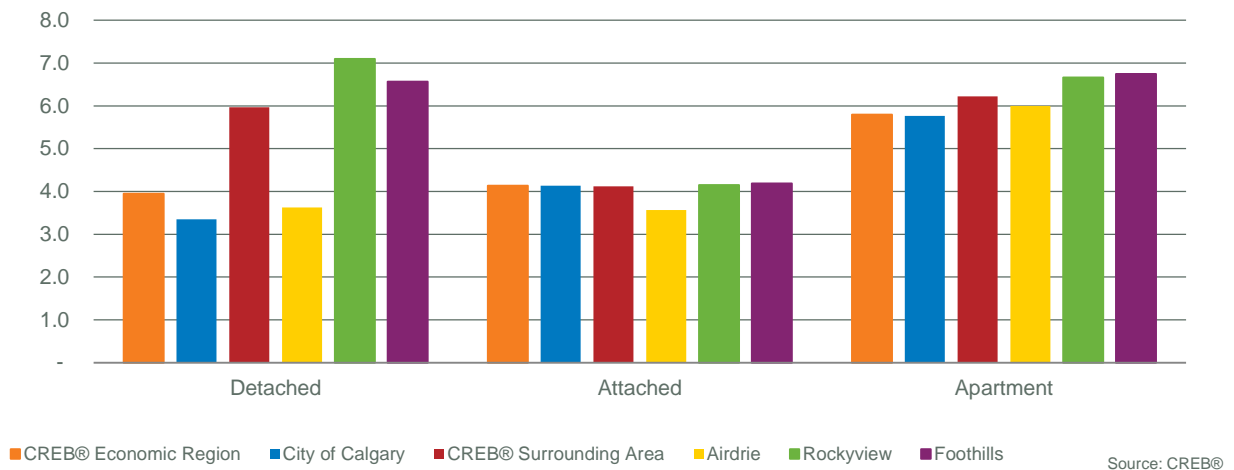
SALES DISTRIBUTION - OCTOBER



INVENTORY BY PRICE RANGE - OCTOBER



MONTHS OF SUPPLY - OCTOBER

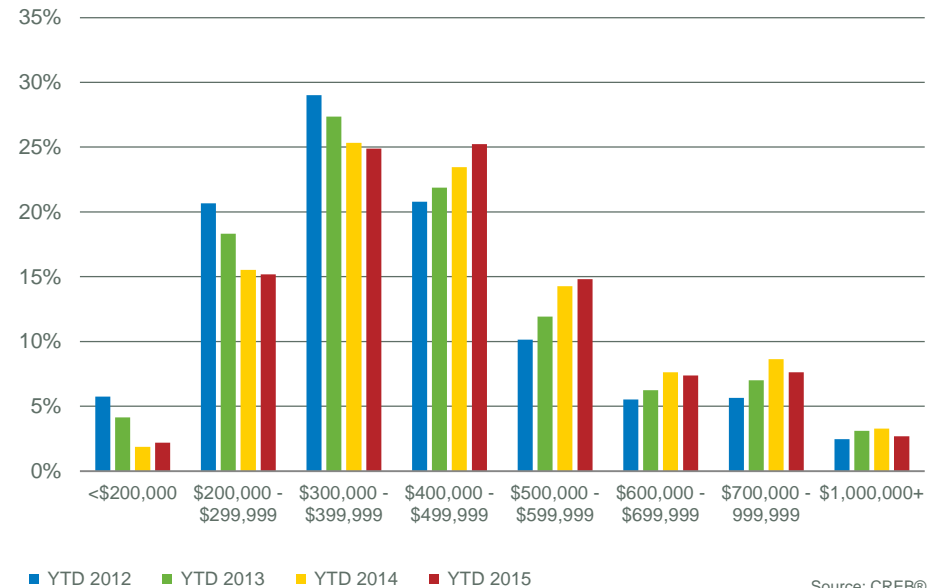


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,471	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,073
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,498	2,898	3,205	3,936	4,684	4,960	4,917	4,838	4,801	4,643	4,058	3,384
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	476,893	486,110	491,609	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	2,180	1,992	1,643	1,448	1,421		
New Listings	3,267	2,934	3,127	3,063	3,165	3,122	2,981	2,734	3,085	2,680		
Inventory	4,796	5,533	5,706	5,641	5,394	5,142	5,130	5,200	5,576	5,578		
Days on Market	41	35	39	40	41	40	40	40	40	41		
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400	455,400	456,300	456,100	453,100		
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,000	425,000	419,000		
Average Price	460,782	459,968	473,602	469,826	478,850	483,666	476,608	465,386	457,639	457,513		
Index	214	213	212	211	212	212	212	213	213	211		

	Oct-14	Oct-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	5	2
\$100,000 - \$199,999	32	33	418	366
\$200,000 - \$299,999	322	211	3,526	2,533
\$300,000 - \$349,999	239	167	2,646	1,812
\$350,000 - \$399,999	284	206	3,106	2,341
\$400,000 - \$449,999	280	209	2,947	2,337
\$450,000 - \$499,999	225	163	2,379	1,874
\$500,000 - \$549,999	183	121	1,899	1,411
\$550,000 - \$599,999	136	81	1,339	1,060
\$600,000 - \$649,999	90	62	954	702
\$650,000 - \$699,999	73	48	775	531
\$700,000 - \$799,999	96	52	1,014	711
\$800,000 - \$899,999	74	20	633	366
\$900,000 - \$999,999	32	16	316	197
\$1,000,000 - \$1,249,999	24	20	315	232
\$1,250,000 - \$1,499,999	18	6	187	97
\$1,500,000 - \$1,749,999	7	2	96	50
\$1,750,000 - \$1,999,999	5	2	52	32
\$2,000,000 - \$2,499,999	6	-	50	18
\$2,500,000 - \$2,999,999	2	1	17	10
\$3,000,000 - \$3,499,999	-	1	12	4
\$3,500,000 - \$3,999,999	1	-	8	5
\$4,000,000 +	1	-	5	1
	2,130	1,421	22,699	16,692

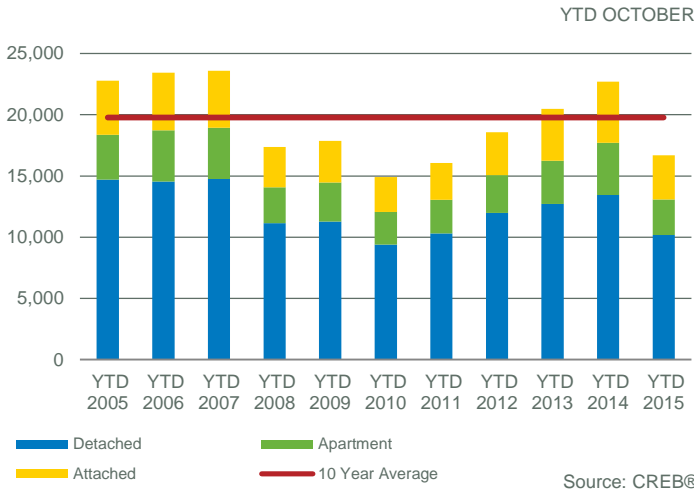
CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

YTD OCTOBER

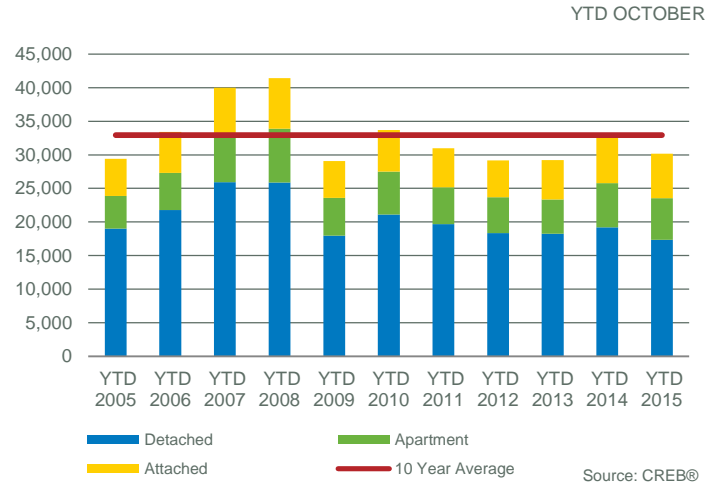


Source: CREB®

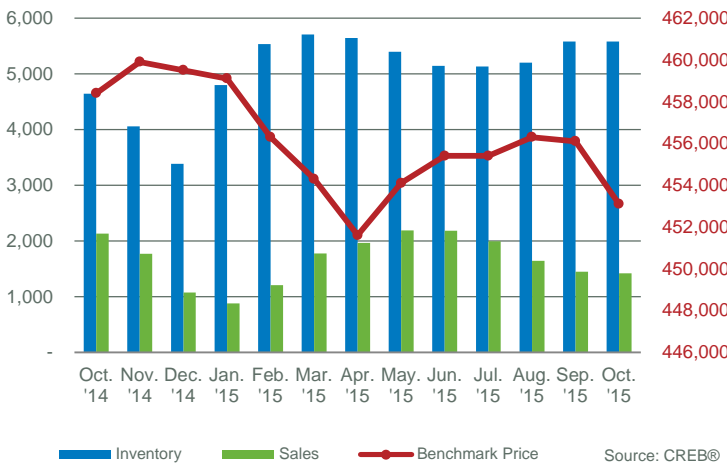
CITY OF CALGARY TOTAL SALES



CITY OF CALGARY TOTAL NEW LISTINGS



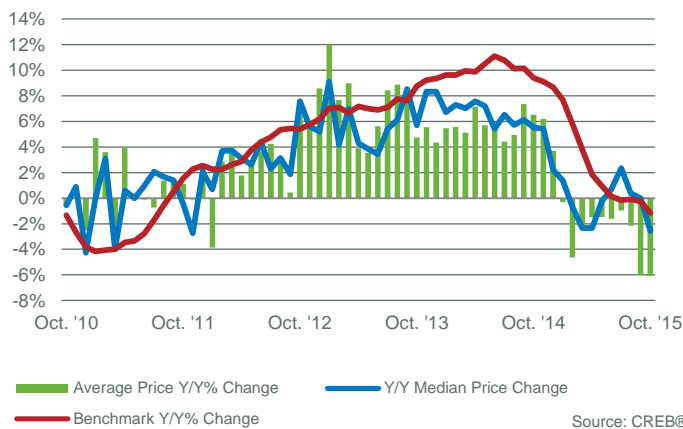
CITY OF CALGARY INVENTORY AND SALES



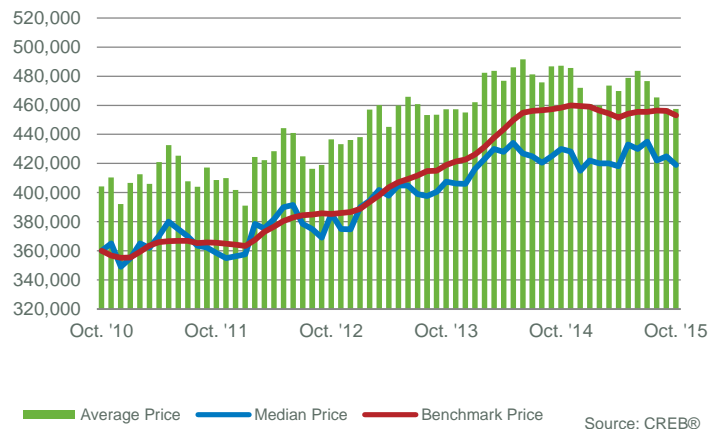
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

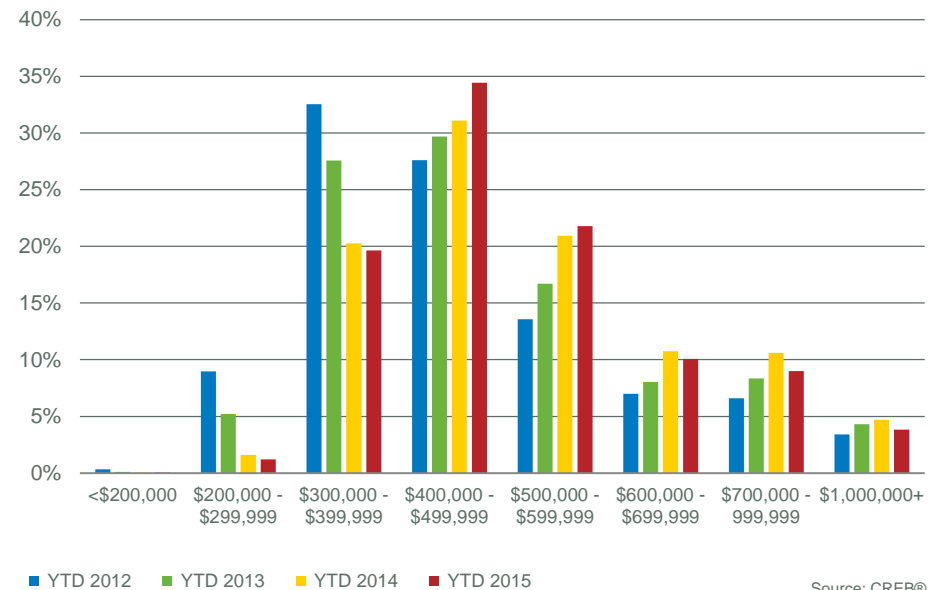


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	604
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,440	1,651	1,783	2,247	2,669	2,892	2,833	2,788	2,731	2,540	2,158	1,791
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	1,331	1,221	995	905	872		
New Listings	1,835	1,671	1,774	1,770	1,876	1,831	1,731	1,644	1,771	1,443		
Inventory	2,583	2,980	3,029	3,048	2,926	2,794	2,756	2,835	3,036	2,922		
Days on Market	37	34	37	38	38	37	37	37	37	38		
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500	515,300	516,000	517,200	513,800		
Median Price	481,000	470,000	475,000	479,400	485,000	493,400	489,000	484,000	475,000	470,250		
Average Price	525,826	526,271	545,296	545,166	541,937	554,022	541,783	536,591	523,434	518,956		
Index	215	214	213	211	213	214	214	214	214	213		

	Oct-14	Oct-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	1	1	5	4
\$200,000 - \$299,999	19	17	214	124
\$300,000 - \$349,999	79	45	861	558
\$350,000 - \$399,999	169	132	1,864	1,444
\$400,000 - \$449,999	213	175	2,232	1,940
\$450,000 - \$499,999	185	136	1,952	1,569
\$500,000 - \$549,999	160	110	1,650	1,255
\$550,000 - \$599,999	116	72	1,168	964
\$600,000 - \$649,999	82	53	827	598
\$650,000 - \$699,999	61	39	621	428
\$700,000 - \$799,999	71	40	750	508
\$800,000 - \$899,999	56	14	442	267
\$900,000 - \$999,999	24	13	234	141
\$1,000,000 - \$1,249,999	16	14	253	195
\$1,250,000 - \$1,499,999	18	6	161	87
\$1,500,000 - \$1,749,999	7	2	89	47
\$1,750,000 - \$1,999,999	5	2	49	28
\$2,000,000 - \$2,499,999	4	-	47	18
\$2,500,000 - \$2,999,999	2	1	16	9
\$3,000,000 - \$3,499,999	-	-	8	3
\$3,500,000 - \$3,999,999	1	-	8	2
\$4,000,000 +	1	-	4	1
	1,290	872	13,456	10,190

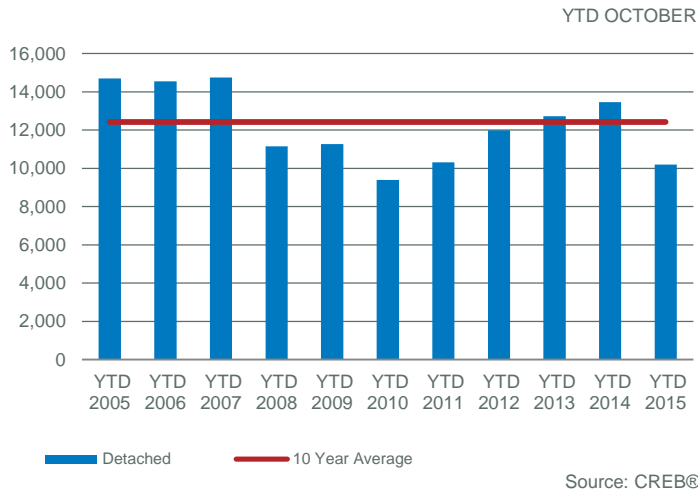
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD OCTOBER

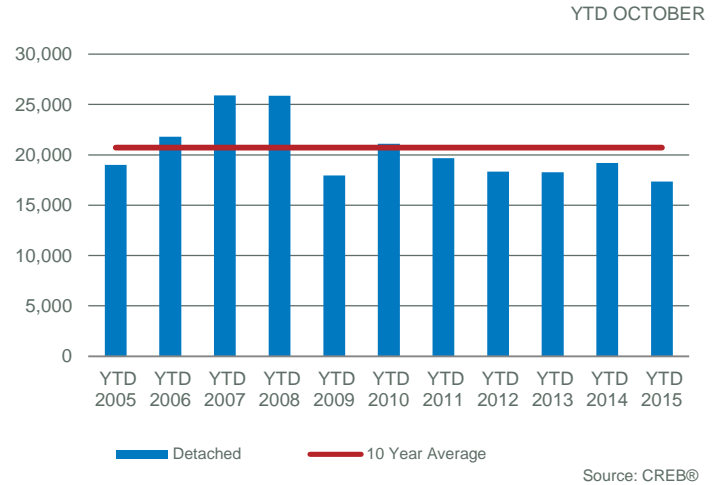


Source: CREB®

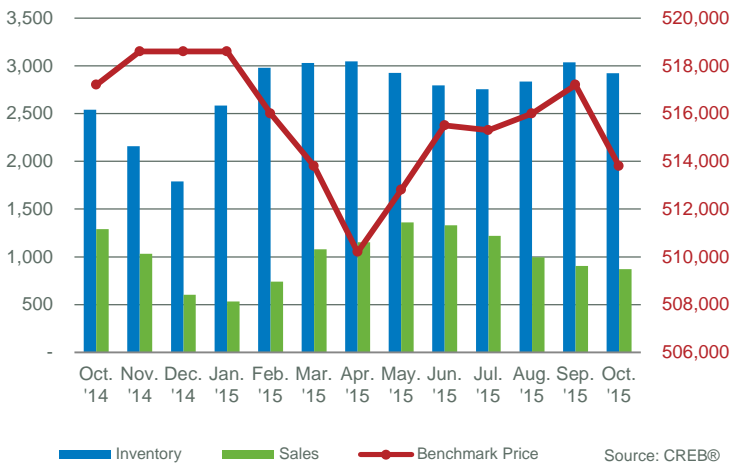
CALGARY DETACHED TOTAL SALES



CALGARY DETACHED TOTAL NEW LISTINGS



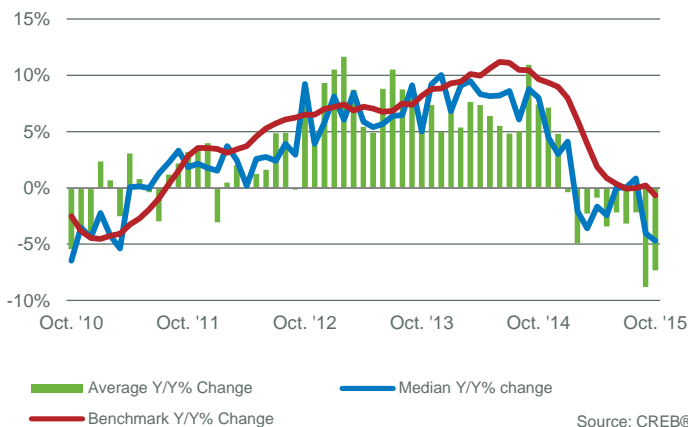
CALGARY DETACHED INVENTORY AND SALES



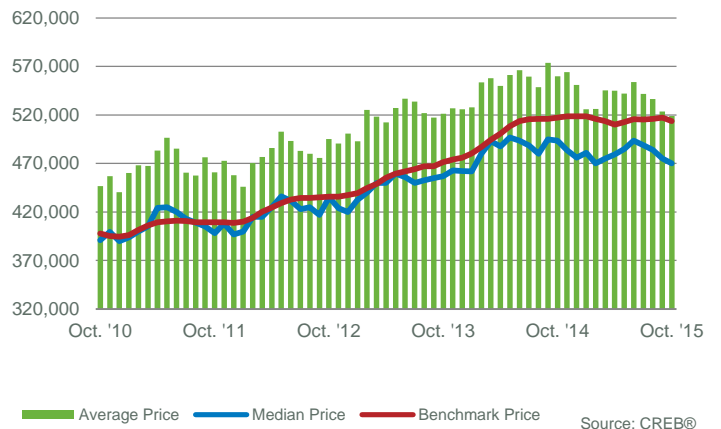
CALGARY DETACHED MONTHS OF INVENTORY



CALGARY DETACHED PRICE CHANGE



CALGARY DETACHED PRICES

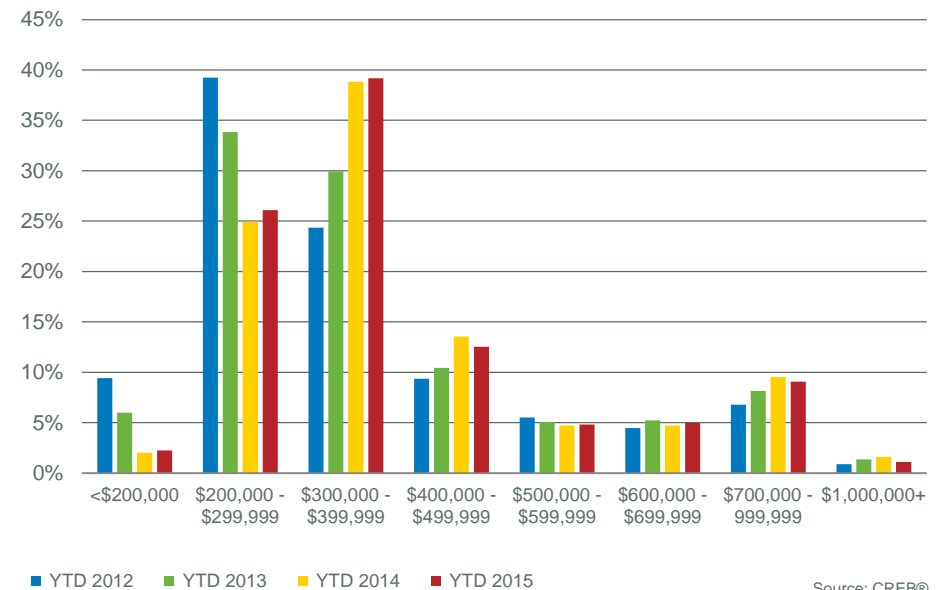


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	534	649	627	504	516	483	452	411	247
New Listings	492	568	673	786	917	797	680	682	680	663	481	303
Inventory	498	575	641	754	907	938	951	933	933	961	859	740
Days on Market	40	30	29	27	28	28	32	34	34	37	36	45
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	367	284	312		
New Listings	687	670	681	685	676	680	668	576	656	650		
Inventory	1,013	1,213	1,249	1,225	1,157	1,136	1,129	1,138	1,246	1,290		
Days on Market	42	34	39	41	43	44	44	44	41	41		
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500	355,300	356,700	357,000	354,100		
Median Price	342,000	345,000	346,250	350,250	352,500	345,000	353,000	355,000	340,750	335,854		
Average Price	403,897	396,866	405,580	409,604	410,358	418,687	418,161	402,313	394,771	391,603		
Index	209	208	208	207	207	208	208	209	209	207		

	Oct-14	Oct-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	9	8	101	81
\$200,000 - \$299,999	109	87	1,246	945
\$300,000 - \$349,999	104	79	1,166	802
\$350,000 - \$399,999	80	43	772	616
\$400,000 - \$449,999	33	24	401	253
\$450,000 - \$499,999	22	20	276	201
\$500,000 - \$549,999	14	6	132	108
\$550,000 - \$599,999	12	5	104	66
\$600,000 - \$649,999	5	6	97	84
\$650,000 - \$699,999	11	8	139	96
\$700,000 - \$799,999	23	12	237	189
\$800,000 - \$899,999	17	6	174	89
\$900,000 - \$999,999	5	3	65	50
\$1,000,000 - \$1,249,999	6	5	56	29
\$1,250,000 - \$1,499,999	-	-	18	9
\$1,500,000 - \$1,749,999	-	-	4	1
\$1,750,000 - \$1,999,999	-	-	1	1
\$2,000,000 - \$2,499,999	2	-	2	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	452	312	4,991	3,620

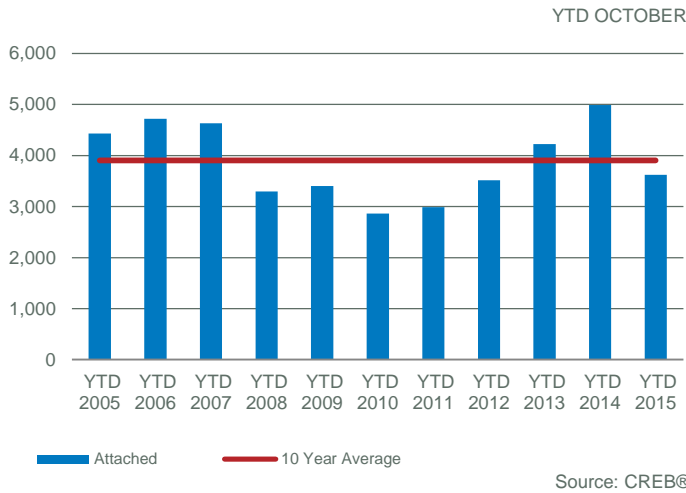
CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD OCTOBER

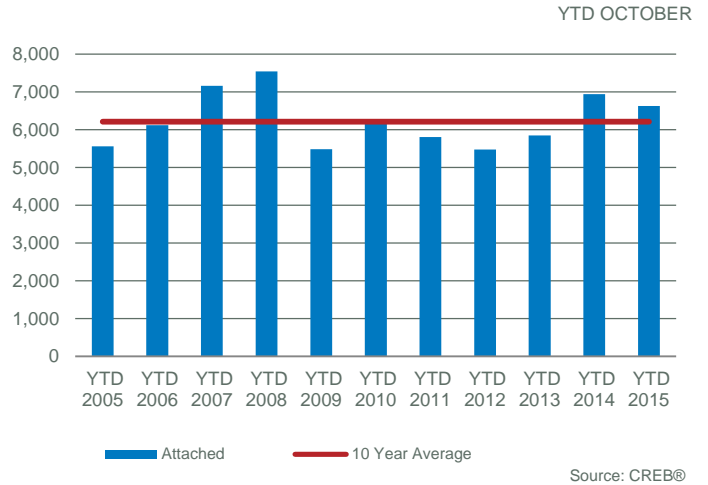


Source: CREB®

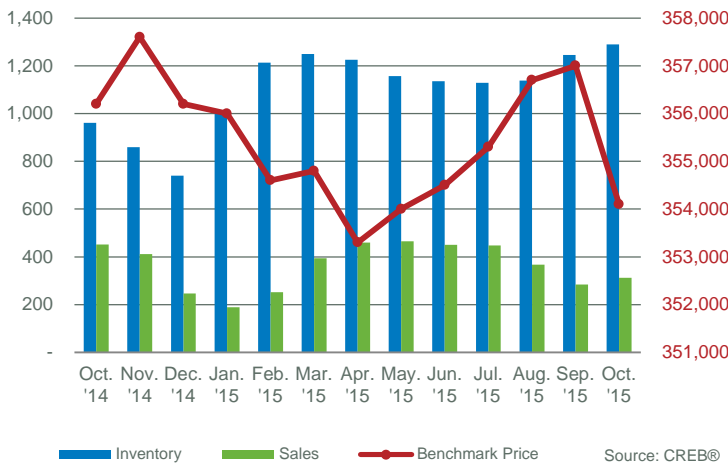
CALGARY ATTACHED TOTAL SALES



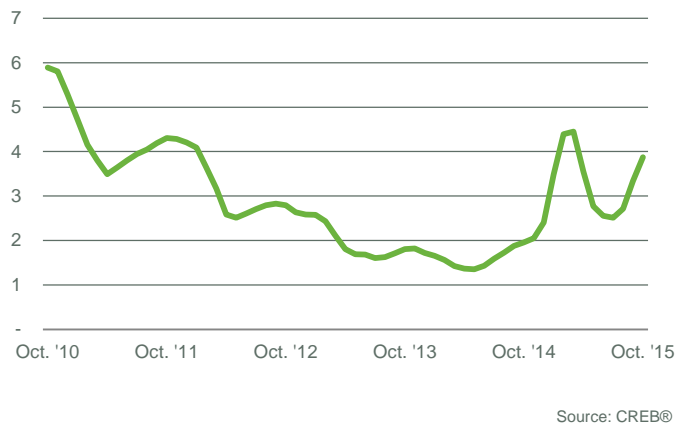
CALGARY ATTACHED TOTAL NEW LISTINGS



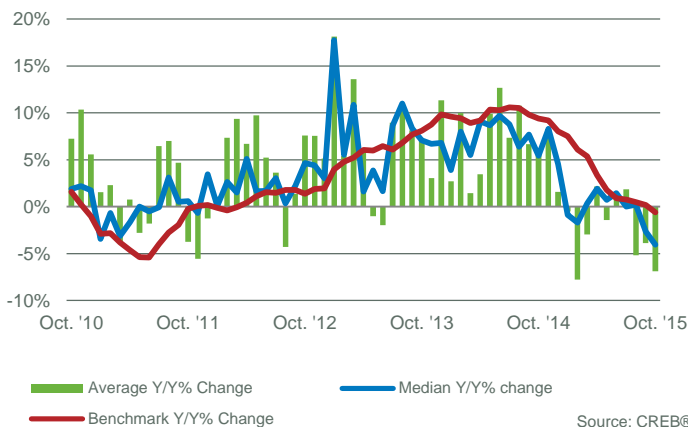
CALGARY ATTACHED INVENTORY AND SALES



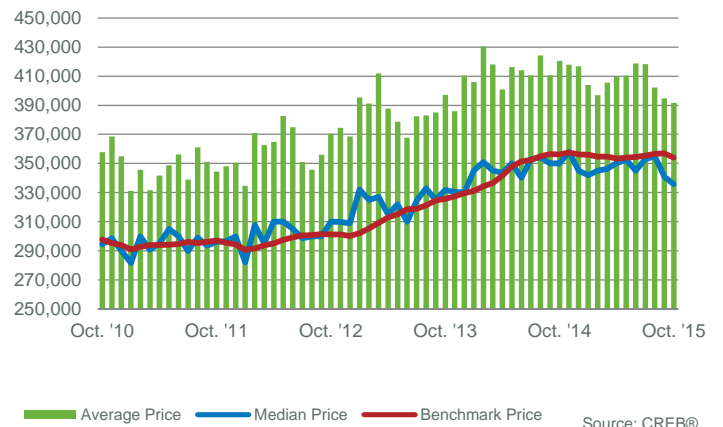
CALGARY ATTACHED MONTHS OF INVENTORY



CALGARY ATTACHED PRICE CHANGE



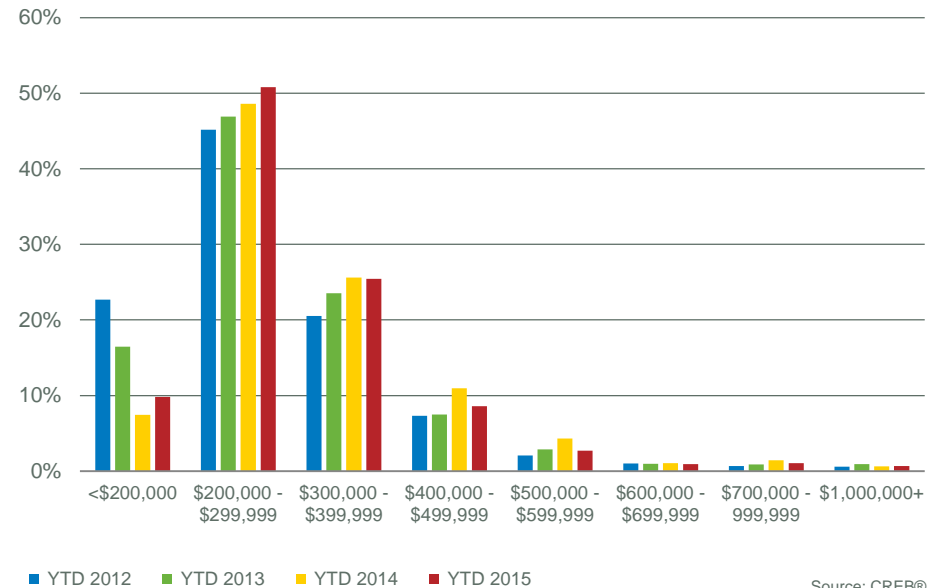
CALGARY ATTACHED PRICES



	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	560	672	781	935	1,108	1,130	1,133	1,117	1,137	1,142	1,041	853
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	319,780	315,845	351,880	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	281	259	237		
New Listings	745	593	672	608	613	611	582	514	658	587		
Inventory	1,200	1,340	1,428	1,368	1,311	1,212	1,245	1,227	1,294	1,366		
Days on Market	55	40	43	45	48	48	47	47	49	50		
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600	293,300	294,100	290,600	288,300		
Median Price	268,875	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000		
Average Price	305,473	305,723	305,957	302,175	328,222	322,251	311,631	295,627	296,671	318,210		
Index	209	207	205	204	206	205	205	206	203	201		

	Oct-14	Oct-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	2
\$100,000 - \$199,999	22	24	312	281
\$200,000 - \$299,999	194	107	2,066	1,464
\$300,000 - \$349,999	56	43	619	452
\$350,000 - \$399,999	35	31	470	281
\$400,000 - \$449,999	34	10	314	144
\$450,000 - \$499,999	18	7	151	104
\$500,000 - \$549,999	9	5	117	48
\$550,000 - \$599,999	8	4	67	30
\$600,000 - \$649,999	3	3	30	20
\$650,000 - \$699,999	1	1	15	7
\$700,000 - \$799,999	2	-	27	14
\$800,000 - \$899,999	1	-	17	10
\$900,000 - \$999,999	3	-	17	6
\$1,000,000 - \$1,249,999	2	1	6	8
\$1,250,000 - \$1,499,999	-	-	8	1
\$1,500,000 - \$1,749,999	-	-	3	2
\$1,750,000 - \$1,999,999	-	-	2	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	1	4	1
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	1	-
	388	237	4,252	2,882

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE YTD OCTOBER



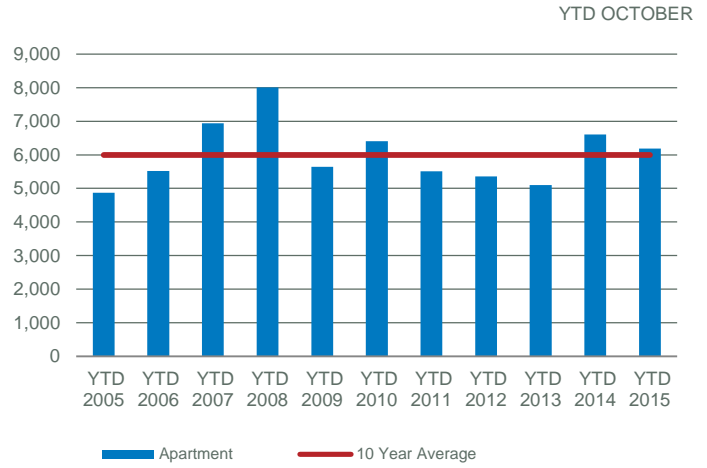
Source: CREB®

CALGARY APARTMENT TOTAL SALES



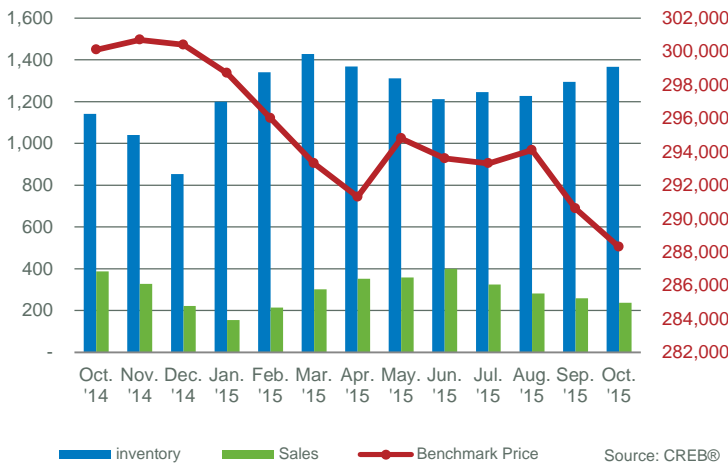
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES

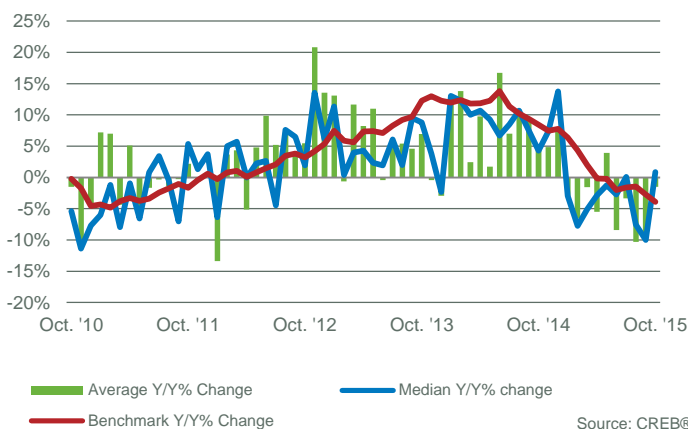


Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY

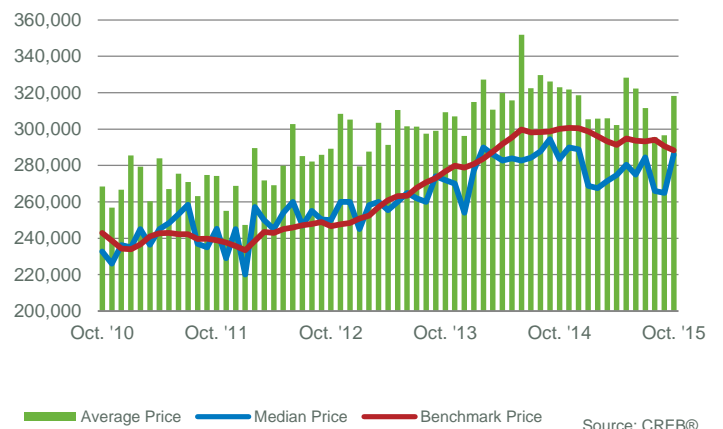


CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



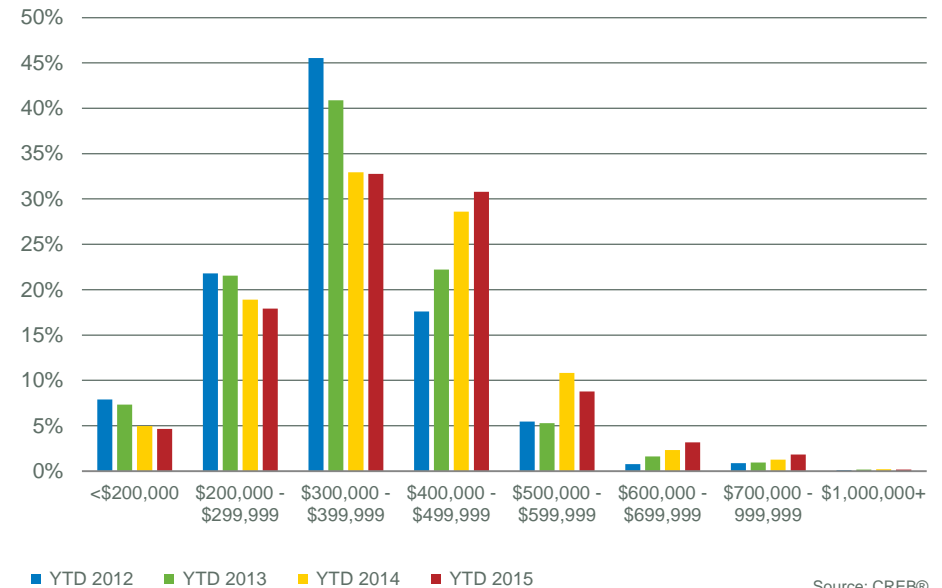
Source: CREB®

	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	135	147	154	182	249	273	276	281	256	233	186	170
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	135	118	93		
New Listings	224	230	194	214	223	243	196	184	177	180		
Inventory	289	364	359	372	367	384	363	345	343	350		
Days on Market	41	35	39	40	38	47	41	42	50	51		
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900	373,800	371,700	372,100	370,400		
Median Price	376,000	395,000	384,000	396,500	392,500	387,400	382,500	375,000	410,750	387,500		
Average Price	365,156	398,714	378,408	394,555	395,152	394,320	394,454	380,909	416,978	394,712		
Index	199	200	199	198	198	198	197	196	196	196		

	Oct-14	Oct-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	6	8	75	59
\$200,000 - \$299,999	35	15	286	227
\$300,000 - \$349,999	21	9	190	151
\$350,000 - \$399,999	30	21	309	264
\$400,000 - \$449,999	25	13	278	221
\$450,000 - \$499,999	15	14	155	169
\$500,000 - \$549,999	14	5	107	75
\$550,000 - \$599,999	8	-	57	36
\$600,000 - \$649,999	2	2	22	31
\$650,000 - \$699,999	2	2	13	9
\$700,000 - \$799,999	2	1	13	11
\$800,000 - \$899,999	-	2	5	7
\$900,000 - \$999,999	-	1	1	5
\$1,000,000 - \$1,249,999	-	-	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 +	-	-	-	-
	160	93	1,514	1,267

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD OCTOBER



Source: CREB®

AIRDRIE TOTAL SALES



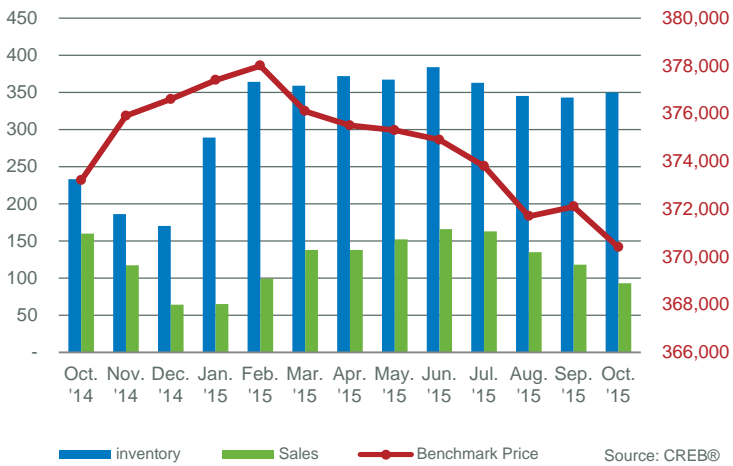
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



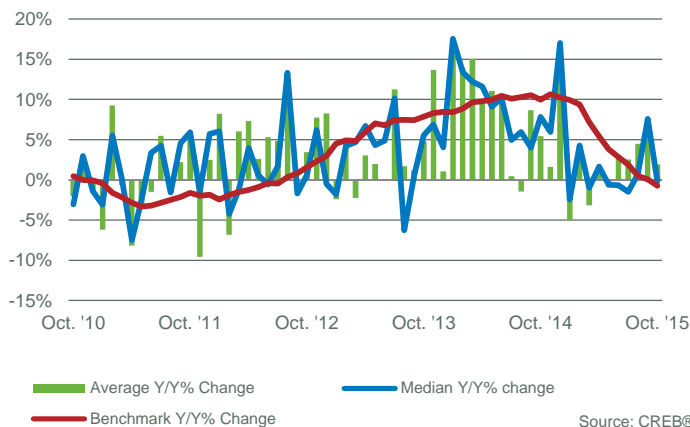
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



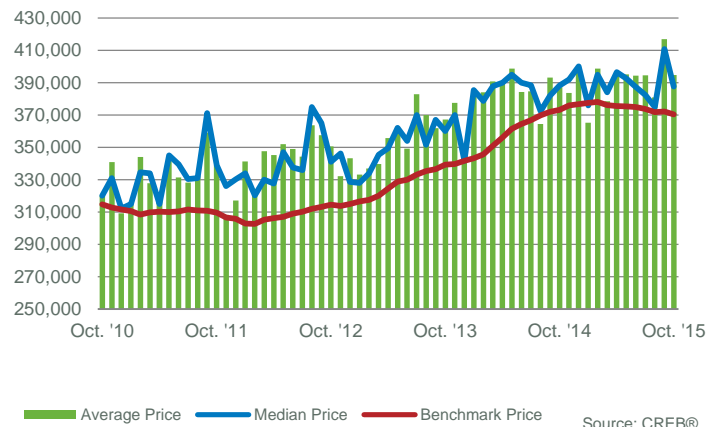
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES

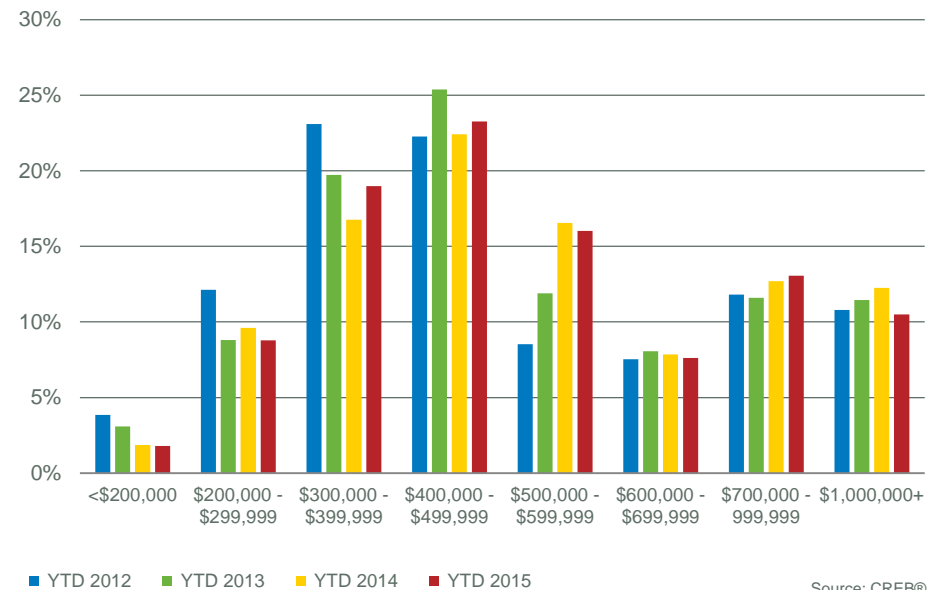


Source: CREB®

	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	595	633	667	714	737	781	785	775	711	671	630	537
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	129	94	126		
New Listings	288	254	317	311	297	311	294	281	283	238		
Inventory	652	733	808	848	873	837	837	834	865	812		
Days on Market	76	57	61	60	54	68	66	53	68	57		
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800	559,700	554,400	564,000	549,100		
Median Price	478,750	497,500	487,250	465,000	500,000	515,000	495,500	485,000	445,000	465,750		
Average Price	625,531	650,157	607,473	569,824	610,111	648,011	584,906	554,722	548,404	562,099		
Index	180	181	185	184	182	182	181	179	183	178		

	Oct-14	Oct-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SALI				
>\$100,000	-	-	3	-
\$100,000 - \$199,999	2	2	30	23
\$200,000 - \$299,999	10	9	170	113
\$300,000 - \$349,999	14	13	133	117
\$350,000 - \$399,999	12	18	164	127
\$400,000 - \$449,999	14	18	176	154
\$450,000 - \$499,999	16	17	221	145
\$500,000 - \$549,999	23	7	179	118
\$550,000 - \$599,999	8	9	114	88
\$600,000 - \$649,999	7	3	81	53
\$650,000 - \$699,999	5	4	58	45
\$700,000 - \$799,999	7	6	95	68
\$800,000 - \$899,999	2	8	72	56
\$900,000 - \$999,999	6	3	58	44
\$1,000,000 - \$1,249,999	7	4	97	61
\$1,250,000 - \$1,499,999	11	1	51	28
\$1,500,000 - \$1,749,999	1	2	21	20
\$1,750,000 - \$1,999,999	2	1	20	10
\$2,000,000 - \$2,499,999	4	-	18	7
\$2,500,000 - \$2,999,999	1	-	9	2
\$3,000,000 - \$3,499,999	-	1	1	7
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	152	126	1,771	1,286

ROCKYVIEW SHARE OF SALES BY PRICE RANGE



ROCKYVIEW TOTAL SALES



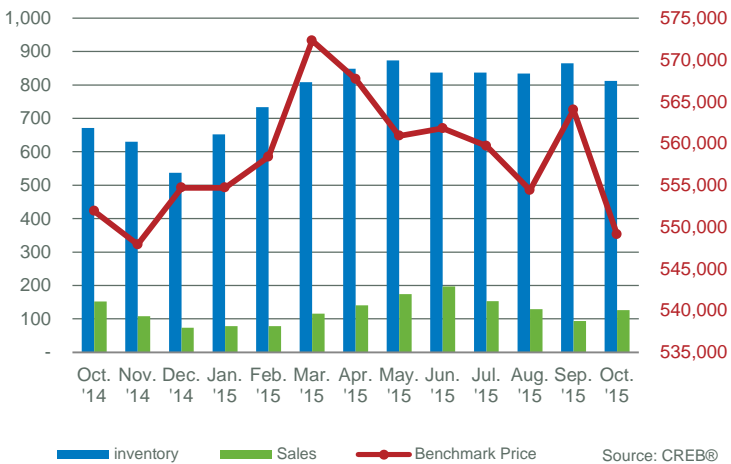
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



Source: CREB®

ROCKYVIEW INVENTORY AND SALES



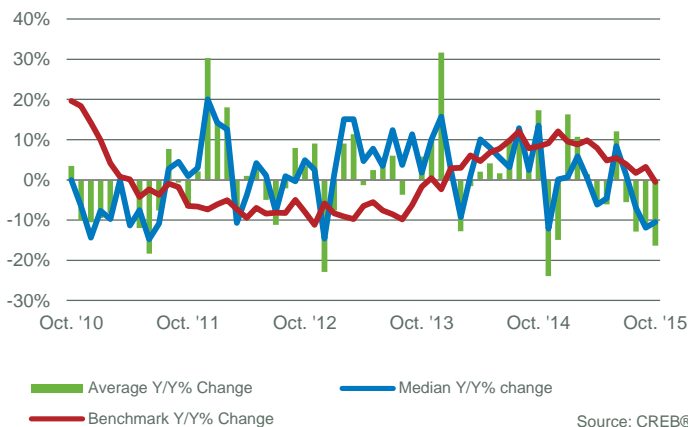
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



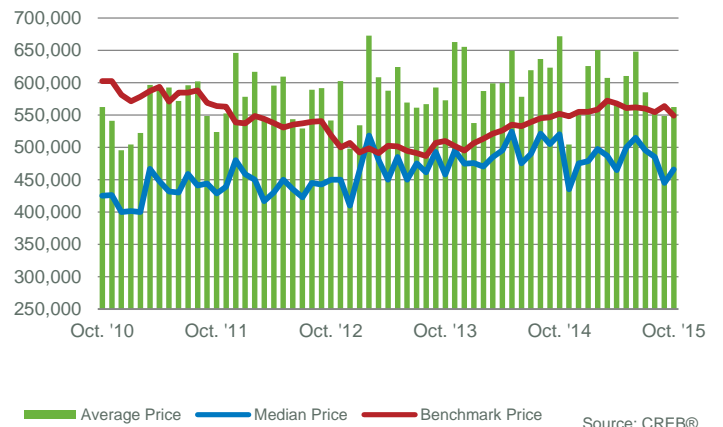
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



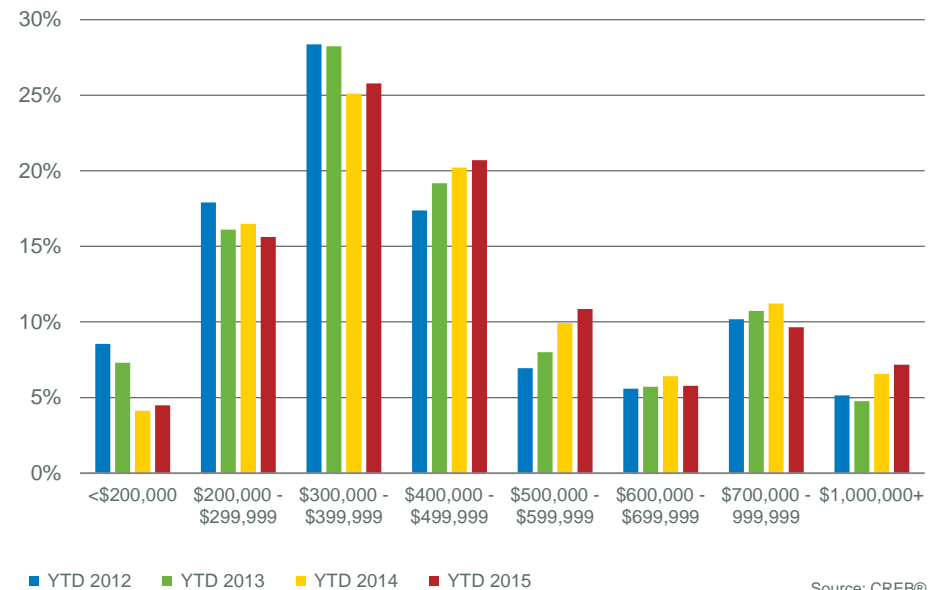
Source: CREB®

	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	371	410	442	479	537	538	569	575	571	520	458	373
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	105	94		
New Listings	191	196	236	219	234	230	211	186	189	180		
Inventory	437	509	587	640	643	649	661	641	614	580		
Days on Market	85	71	65	71	61	60	71	69	81	81		
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800	404,100	400,700	403,900	396,400		
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750	410,000	419,000		
Average Price	457,085	494,242	454,984	495,971	567,143	501,445	627,925	467,709	526,671	489,709		
Index	183	183	188	186	188	189	188	186	188	184		

	Oct-14	Oct-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	-	-	5
\$100,000 - \$199,999	6	3	54	40
\$200,000 - \$299,999	18	14	216	157
\$300,000 - \$349,999	22	17	148	136
\$350,000 - \$399,999	18	11	181	123
\$400,000 - \$449,999	17	11	154	122
\$450,000 - \$499,999	9	12	111	86
\$500,000 - \$549,999	12	5	75	62
\$550,000 - \$599,999	6	2	55	47
\$600,000 - \$649,999	6	1	49	27
\$650,000 - \$699,999	7	4	35	31
\$700,000 - \$799,999	5	2	66	39
\$800,000 - \$899,999	4	4	49	36
\$900,000 - \$999,999	2	3	32	22
\$1,000,000 - \$1,249,999	5	3	50	36
\$1,250,000 - \$1,499,999	1	-	19	15
\$1,500,000 - \$1,749,999	-	1	11	8
\$1,750,000 - \$1,999,999	-	-	2	4
\$2,000,000 - \$2,499,999	-	1	1	4
\$2,500,000 - \$2,999,999	-	-	-	3
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	1
	139	94	1,311	1,005

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD OCTOBER



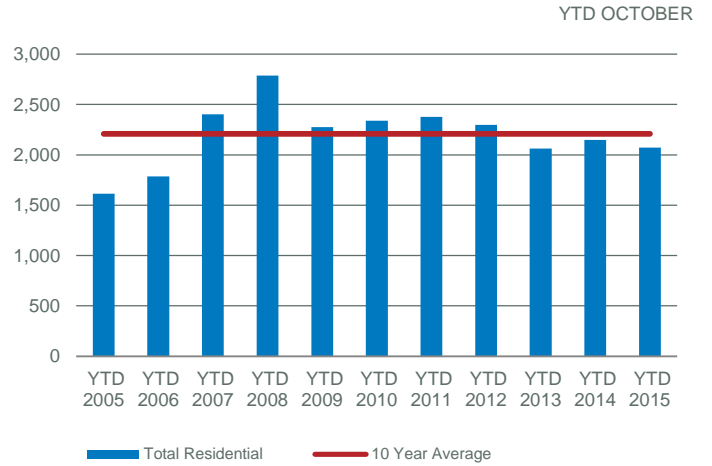
Source: CREB®

FOOTHILLS TOTAL SALES



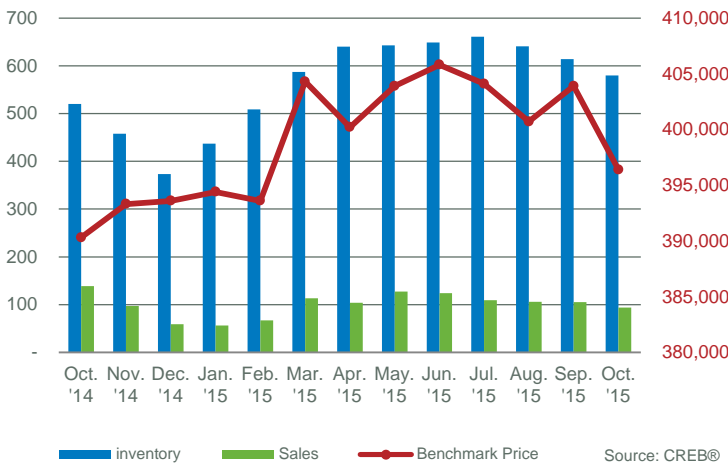
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



Source: CREB®

FOOTHILLS INVENTORY AND SALES



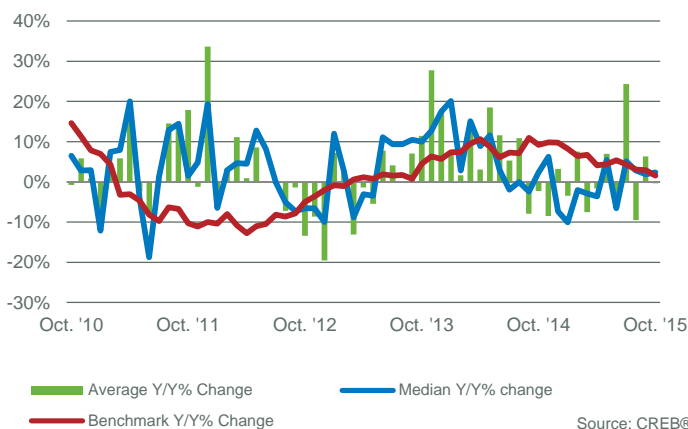
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



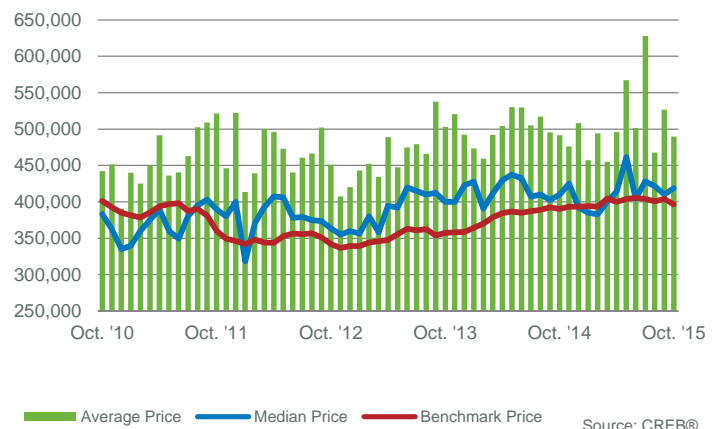
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



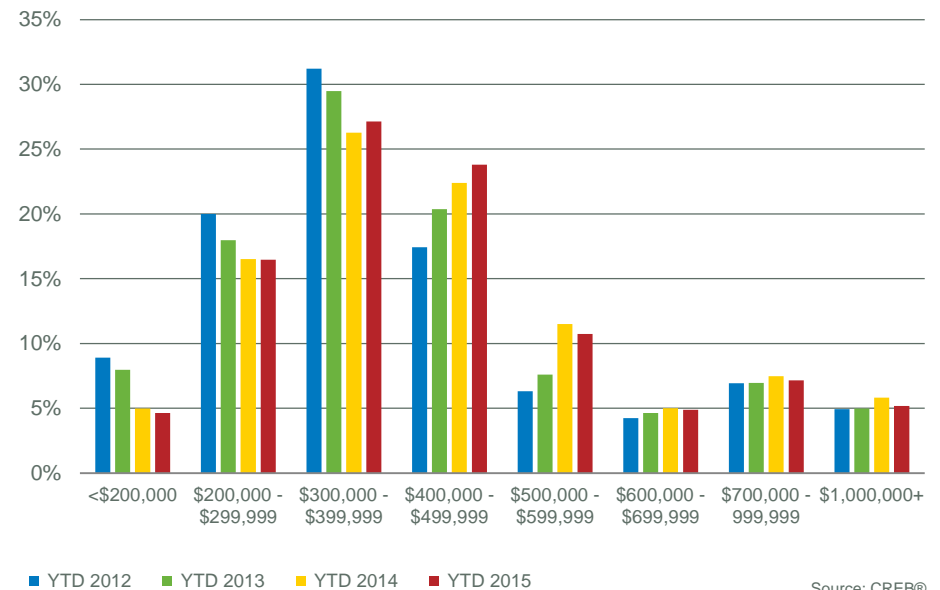
Source: CREB®

	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	1,261	1,370	1,454	1,570	1,729	1,805	1,829	1,815	1,698	1,579	1,428	1,203
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	489	426	354	349		
New Listings	767	745	845	837	859	869	788	731	710	661		
Inventory	1,529	1,776	1,962	2,082	2,122	2,091	2,082	2,038	2,034	1,949		
Days on Market	67	53	55	56	52	60	59	56	64	63		
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000	434,100	430,900	434,100	427,500		
Median Price	399,900	405,000	402,500	399,500	416,500	407,750	415,000	400,000	410,000	402,500		
Average Price	473,173	486,170	454,604	462,777	496,675	499,141	496,934	445,029	472,681	472,662		
Index	190	190	193	192	192	192	192	190	192	189		

	Oct-14	Oct-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	-	-	13	10
\$100,000 - \$199,999	22	16	249	177
\$200,000 - \$299,999	79	50	867	663
\$300,000 - \$349,999	67	45	609	492
\$350,000 - \$399,999	78	62	770	601
\$400,000 - \$449,999	64	45	676	542
\$450,000 - \$499,999	40	43	500	417
\$500,000 - \$549,999	50	17	369	258
\$550,000 - \$599,999	23	11	235	175
\$600,000 - \$649,999	15	6	153	112
\$650,000 - \$699,999	14	10	110	85
\$700,000 - \$799,999	14	9	176	118
\$800,000 - \$899,999	6	14	126	99
\$900,000 - \$999,999	8	7	91	71
\$1,000,000 - \$1,249,999	12	7	149	98
\$1,250,000 - \$1,499,999	12	1	71	44
\$1,500,000 - \$1,749,999	1	3	32	28
\$1,750,000 - \$1,999,999	2	1	22	14
\$2,000,000 - \$2,499,999	4	1	19	11
\$2,500,000 - \$2,999,999	1	-	9	5
\$3,000,000 - \$3,499,999	1	1	2	7
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	1
	513	349	5,250	4,029

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD OCTOBER



Source: CREB®

SURROUNDING AREA SALES



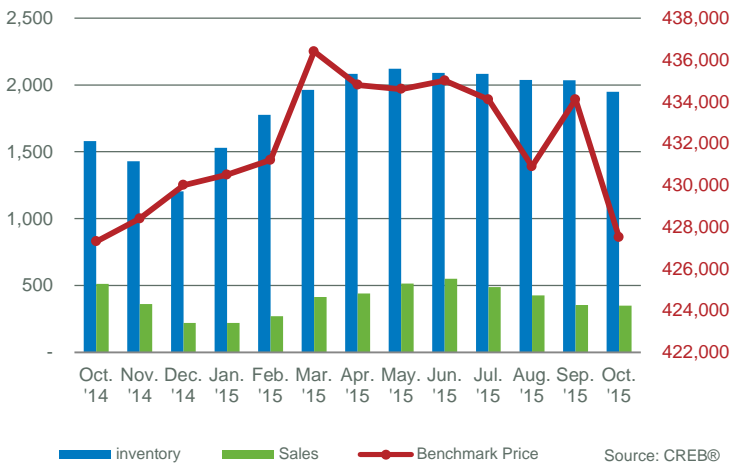
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



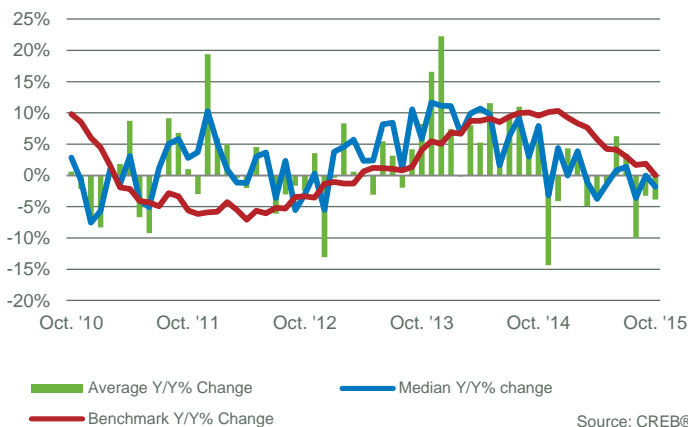
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



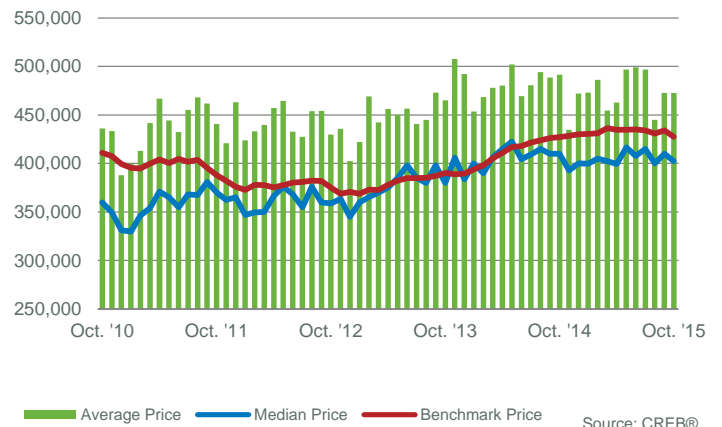
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



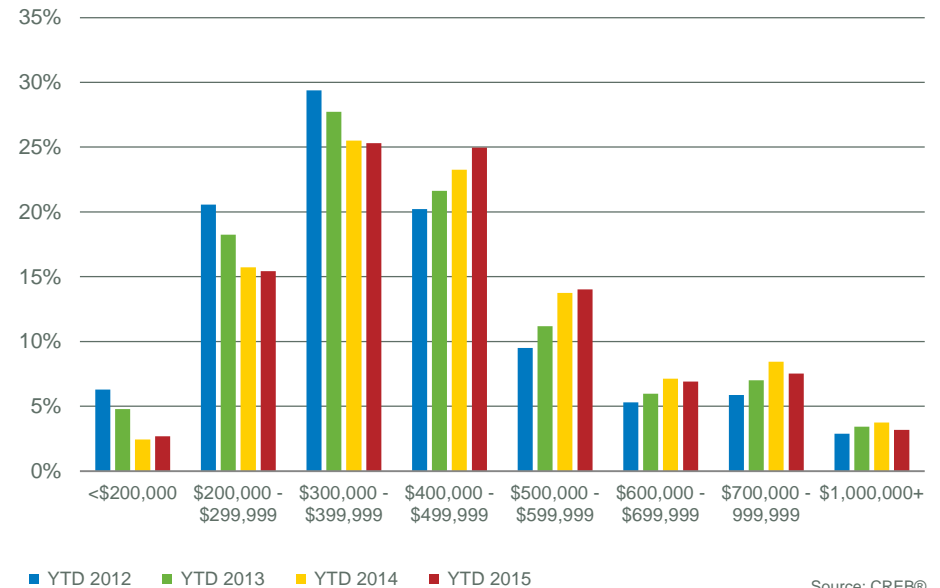
Source: CREB®

	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	3,760	4,269	4,661	5,508	6,414	6,766	6,746	6,653	6,499	6,222	5,486	4,587
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	477,601	489,121	487,294	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	2,730	2,481	2,069	1,802	1,770		
New Listings	4,034	3,679	3,972	3,900	4,024	3,991	3,769	3,465	3,795	3,341		
Inventory	6,325	7,309	7,668	7,723	7,516	7,233	7,212	7,238	7,610	7,527		
Days on Market	46	38	42	43	43	44	44	43	44	45		
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400	451,400	451,600	451,900	448,400		
Median Price	416,000	417,500	416,850	415,000	430,000	425,000	431,500	418,400	423,500	417,250		
Average Price	463,278	464,758	470,011	468,533	482,249	486,783	480,615	461,194	460,594	460,500		
Index	211	210	209	208	209	210	210	210	210	208		

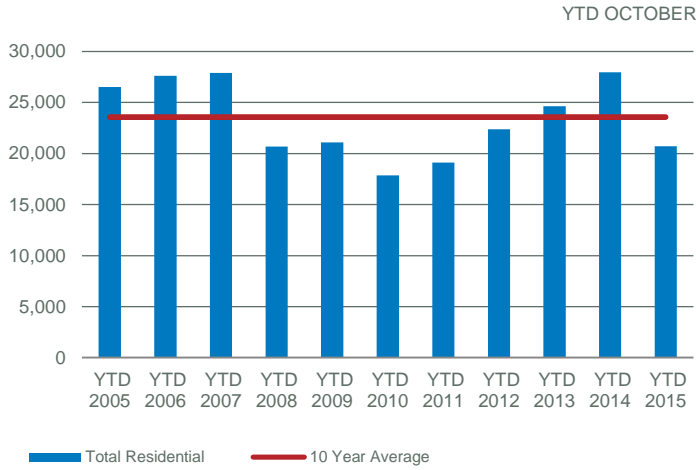
	Oct-14	Oct-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	-	-	18	12
\$100,000 - \$199,999	54	49	667	543
\$200,000 - \$299,999	401	261	4,393	3,196
\$300,000 - \$349,999	306	212	3,255	2,304
\$350,000 - \$399,999	362	268	3,876	2,942
\$400,000 - \$449,999	344	254	3,623	2,879
\$450,000 - \$499,999	265	206	2,879	2,291
\$500,000 - \$549,999	233	138	2,268	1,669
\$550,000 - \$599,999	159	92	1,574	1,235
\$600,000 - \$649,999	105	68	1,107	814
\$650,000 - \$699,999	87	58	885	616
\$700,000 - \$799,999	110	61	1,190	829
\$800,000 - \$899,999	80	34	759	465
\$900,000 - \$999,999	40	23	407	268
\$1,000,000 - \$1,249,999	36	27	464	330
\$1,250,000 - \$1,499,999	30	7	258	141
\$1,500,000 - \$1,749,999	8	5	128	78
\$1,750,000 - \$1,999,999	7	3	74	46
\$2,000,000 - \$2,499,999	10	1	69	29
\$2,500,000 - \$2,999,999	3	1	26	15
\$3,000,000 - \$3,499,999	1	2	14	11
\$3,500,000 - \$3,999,999	1	-	9	6
\$4,000,000 +	1	-	6	2
	2,643	1,770	27,949	20,721

CREB® SHARE OF SALES BY PRICE RANGE

YTD OCTOBER

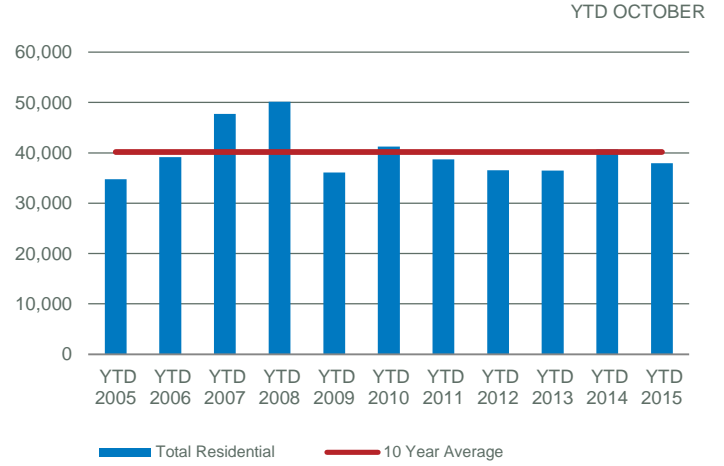


CREB® SALES



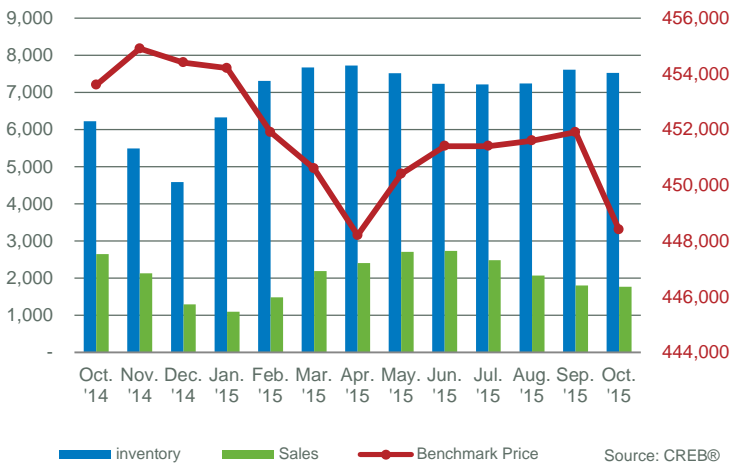
Source: CREB®

CREB® NEW LISTINGS



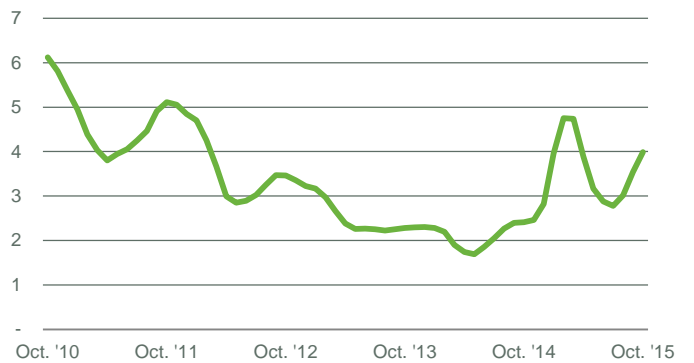
Source: CREB®

CREB® INVENTORY AND SALES



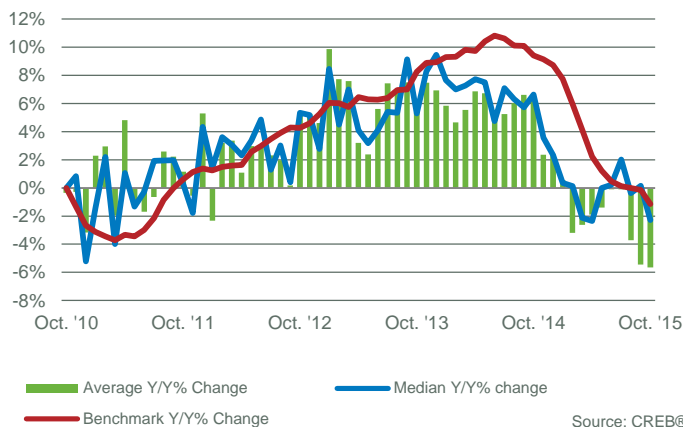
Source: CREB®

CREB® MONTHS OF INVENTORY



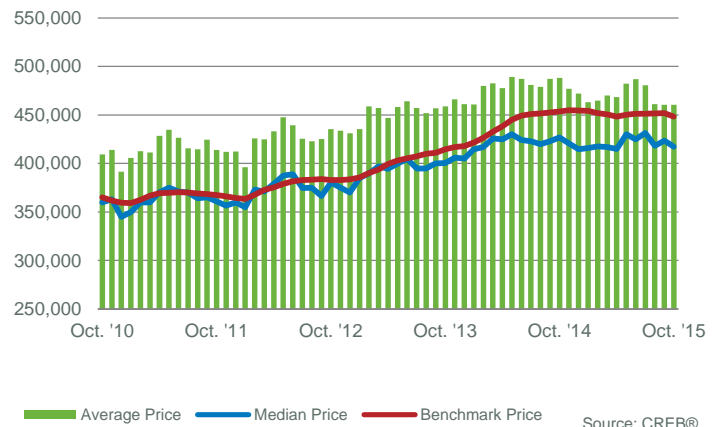
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES

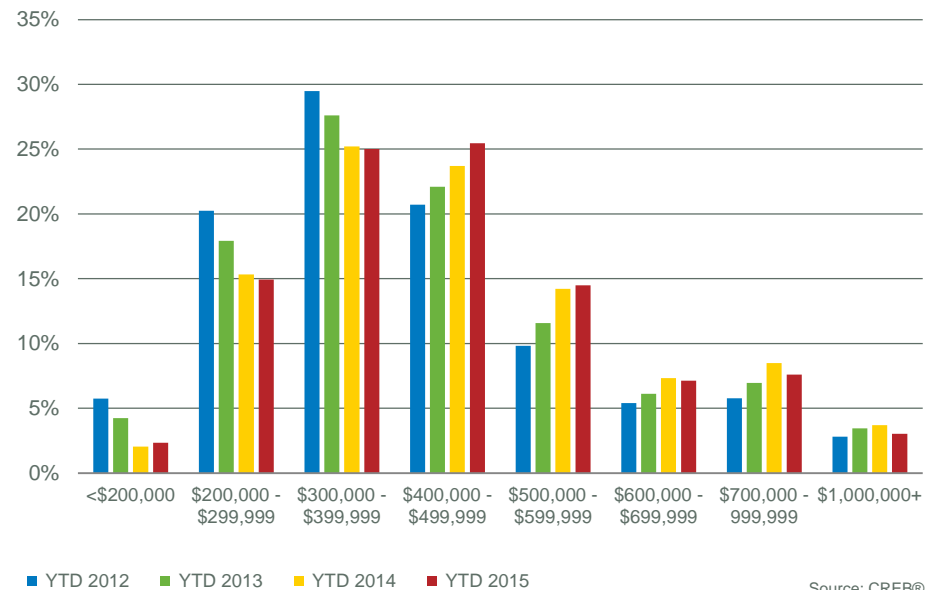


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,831	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	3,228	3,678	4,026	4,832	5,670	6,014	5,978	5,894	5,768	5,547	4,874	4,091
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	481,483	491,875	490,186	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	2,543	2,308	1,907	1,660	1,640		
New Listings	3,779	3,418	3,638	3,588	3,685	3,676	3,471	3,199	3,545	3,098		
Inventory	5,737	6,630	6,873	6,861	6,634	6,363	6,330	6,379	6,784	6,740		
Days on Market	44	36	40	41	41	43	42	41	42	43		
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500	455,300	456,000	455,700	452,500		
Median Price	420,000	420,000	420,000	417,250	432,500	430,000	435,000	420,000	425,000	420,000		
Average Price	467,293	466,305	474,781	471,482	482,877	490,565	477,986	465,449	459,888	461,987		
Index	212	211	210	209	210	211	211	211	211	209		

	Oct-14	Oct-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	-	-	8	2
\$100,000 - \$199,999	40	43	523	448
\$200,000 - \$299,999	367	235	3,982	2,873
\$300,000 - \$349,999	274	189	2,969	2,080
\$350,000 - \$399,999	326	245	3,579	2,732
\$400,000 - \$449,999	319	240	3,401	2,712
\$450,000 - \$499,999	256	194	2,755	2,188
\$500,000 - \$549,999	220	133	2,185	1,604
\$550,000 - \$599,999	152	90	1,510	1,184
\$600,000 - \$649,999	99	67	1,057	786
\$650,000 - \$699,999	80	54	846	585
\$700,000 - \$799,999	105	59	1,122	790
\$800,000 - \$899,999	76	30	710	429
\$900,000 - \$999,999	38	20	375	246
\$1,000,000 - \$1,249,999	31	24	414	294
\$1,250,000 - \$1,499,999	29	7	239	126
\$1,500,000 - \$1,749,999	8	4	117	70
\$1,750,000 - \$1,999,999	7	3	72	42
\$2,000,000 - \$2,499,999	10	-	68	25
\$2,500,000 - \$2,999,999	3	1	26	12
\$3,000,000 - \$3,499,999	-	2	13	11
\$3,500,000 - \$3,999,999	1	-	8	5
\$4,000,000 +	1	-	5	1
	2,442	1,640	25,984	19,245

CALGARY CMA SHARE OF SALES BY PRICE RANGE



CALGARY CMA SALES



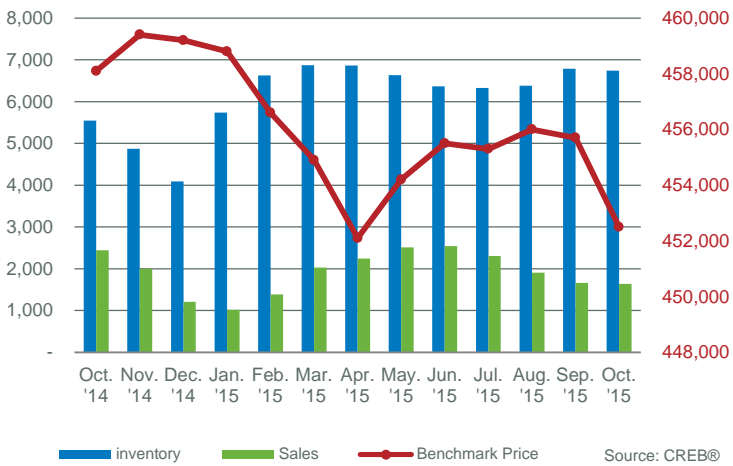
Source: CREB®

CALGARY CMA NEW LISTINGS



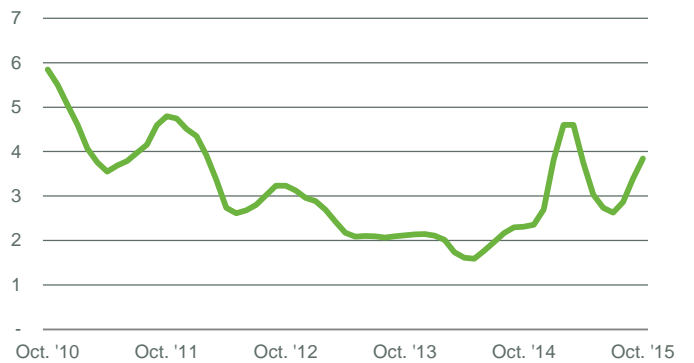
Source: CREB®

CALGARY CMA INVENTORY AND SALES



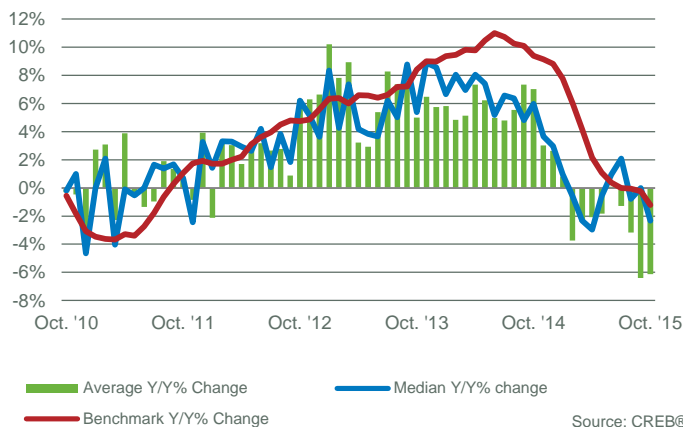
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



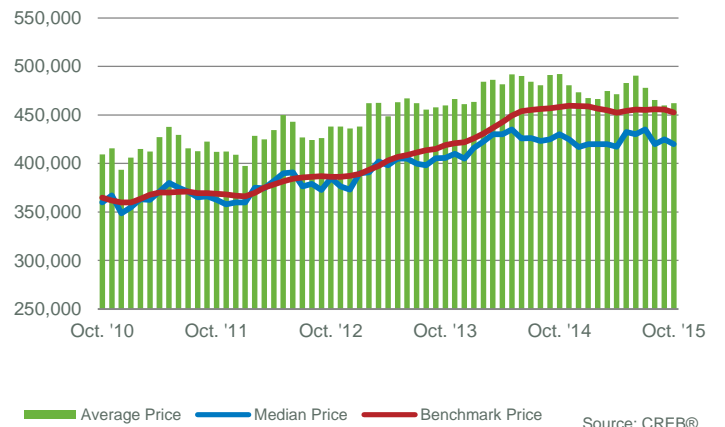
Source: CREB®

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.

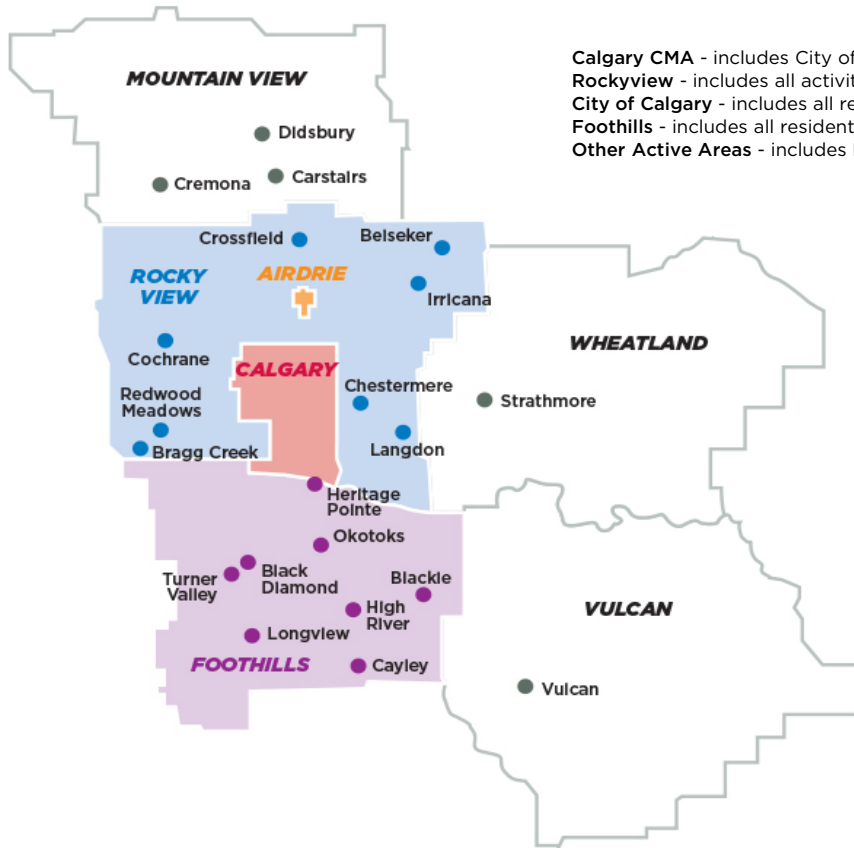
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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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