



# **REAL ESTATE REVIEW**

## **AUGUST 2015**

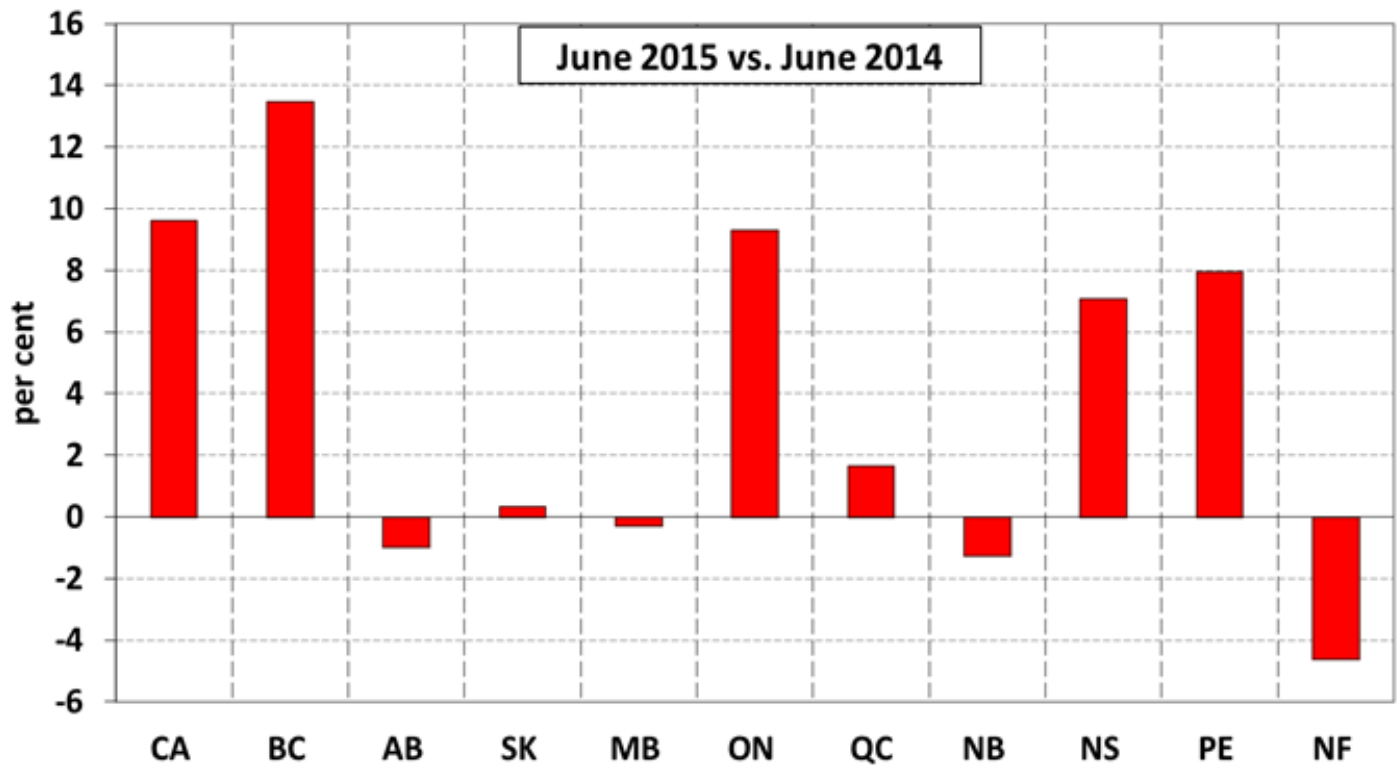


REAL ESTATE REVIEW – AUGUST 2015

# NATIONAL HOUSING STATISTIC REVIEW

## Residential average price\*

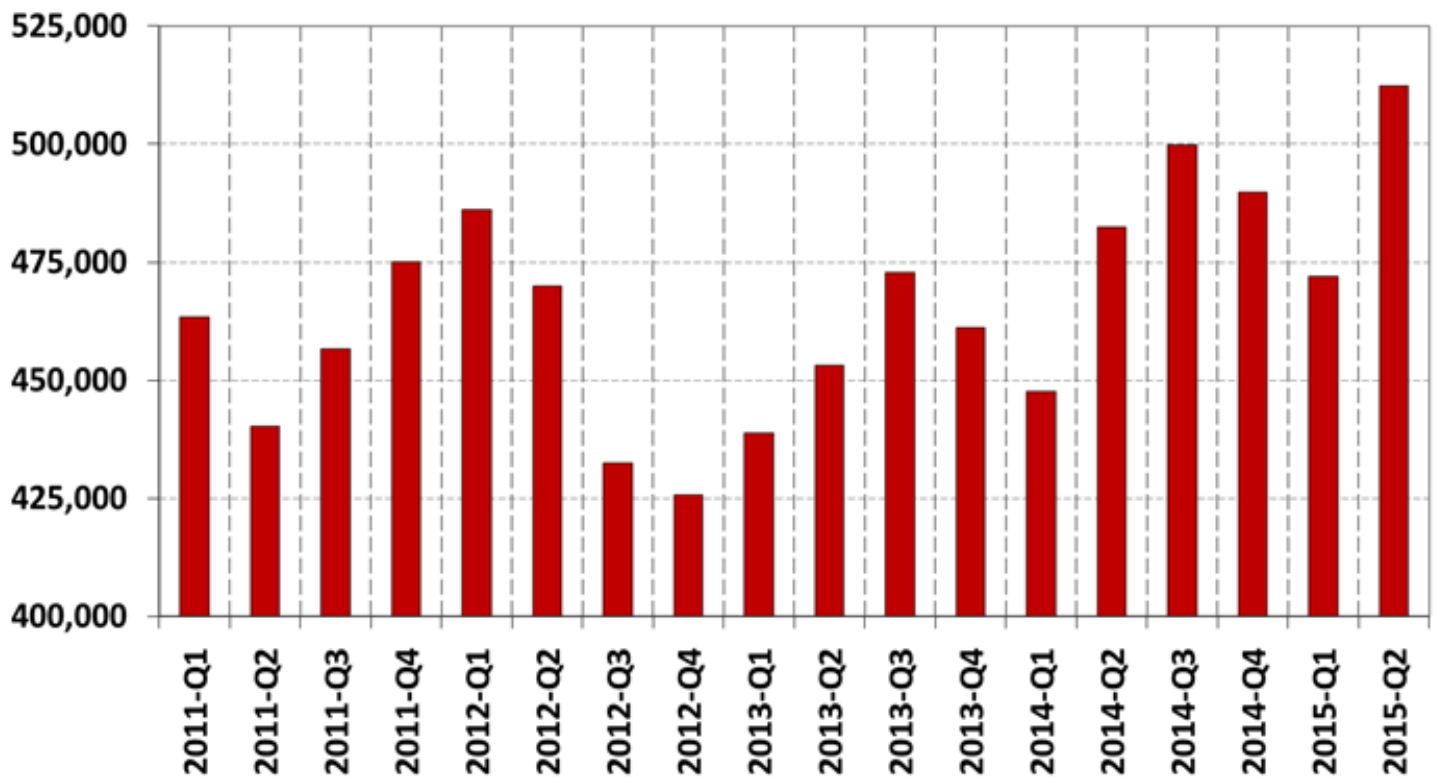
Year-over-year percentage change



\*actual (not seasonally adjusted)

## Residential sales activity\*

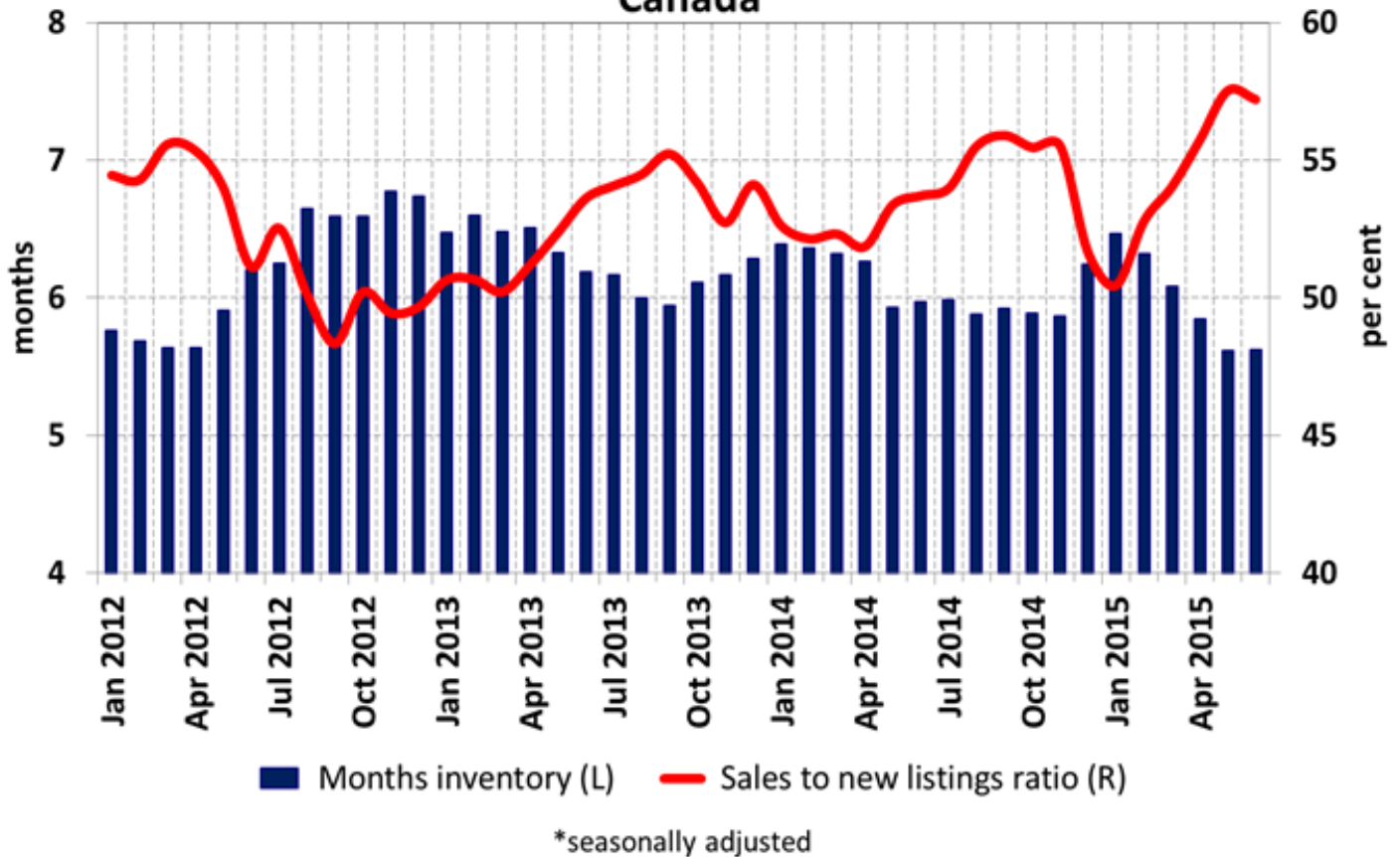
Canada



\*Seasonally adjusted data at annualized rates

# Residential market balance\*

## Canada



## ABSORPTION RATE

The ABSORPTION RATE is the rate at which the market can support sales in a neighborhood:

Pricing strategies based on absorption rates:

ACTIVE LISTINGS

SALES PER MONTH

=

TYPE OF MARKET

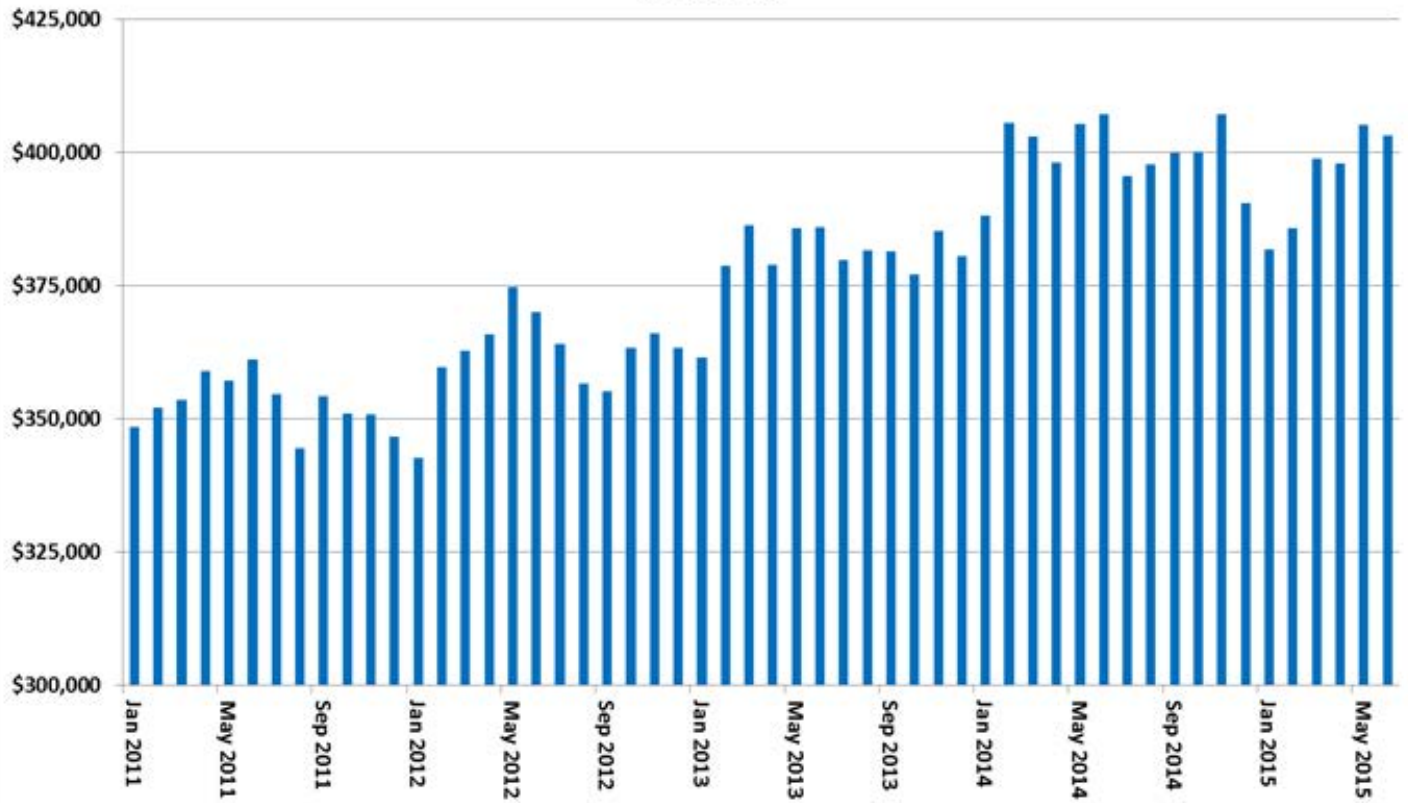
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW –AUGUST 2015

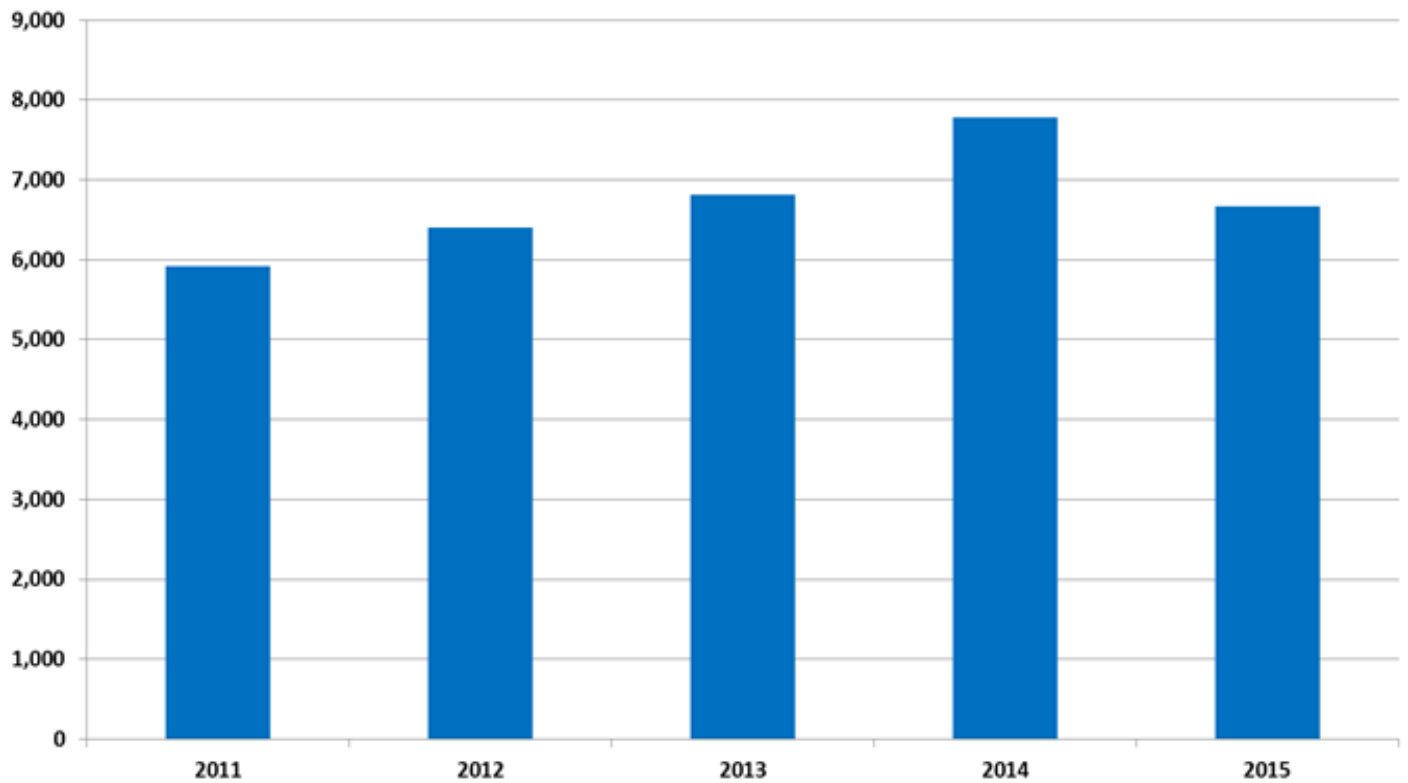
# ALBERTA HOUSING STATISTIC REVIEW

## Residential Average Price Alberta



Source: The Canadian Real Estate Association

## Residential sales activity (June only) Alberta



Source: The Canadian Real Estate Association

## Alberta Monthly Summary

June 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$43,762,300	\$47,857,195	\$387,277
Calgary	\$1,302,371,095	\$1,412,524,945	\$465,965
Central Alberta	\$176,796,213	\$186,612,113	\$324,993
Edmonton (Total Board)	\$860,621,517	\$982,517,680	\$374,835
Fort McMurray	\$66,716,025	\$76,466,025	\$565,390
Grande Prairie	\$86,172,635	\$97,207,535	\$321,540
Lethbridge	\$70,937,750	\$71,566,875	\$264,693
Lloydminster	\$27,398,532	\$27,398,532	\$334,128
Medicine Hat	\$41,562,008	\$44,252,508	\$294,766
South Central Alberta	\$13,461,336	\$14,257,336	\$280,445
<b>Alberta</b>	<b>\$2,689,799,411</b>	<b>\$2,960,660,744</b>	<b>\$403,087</b>

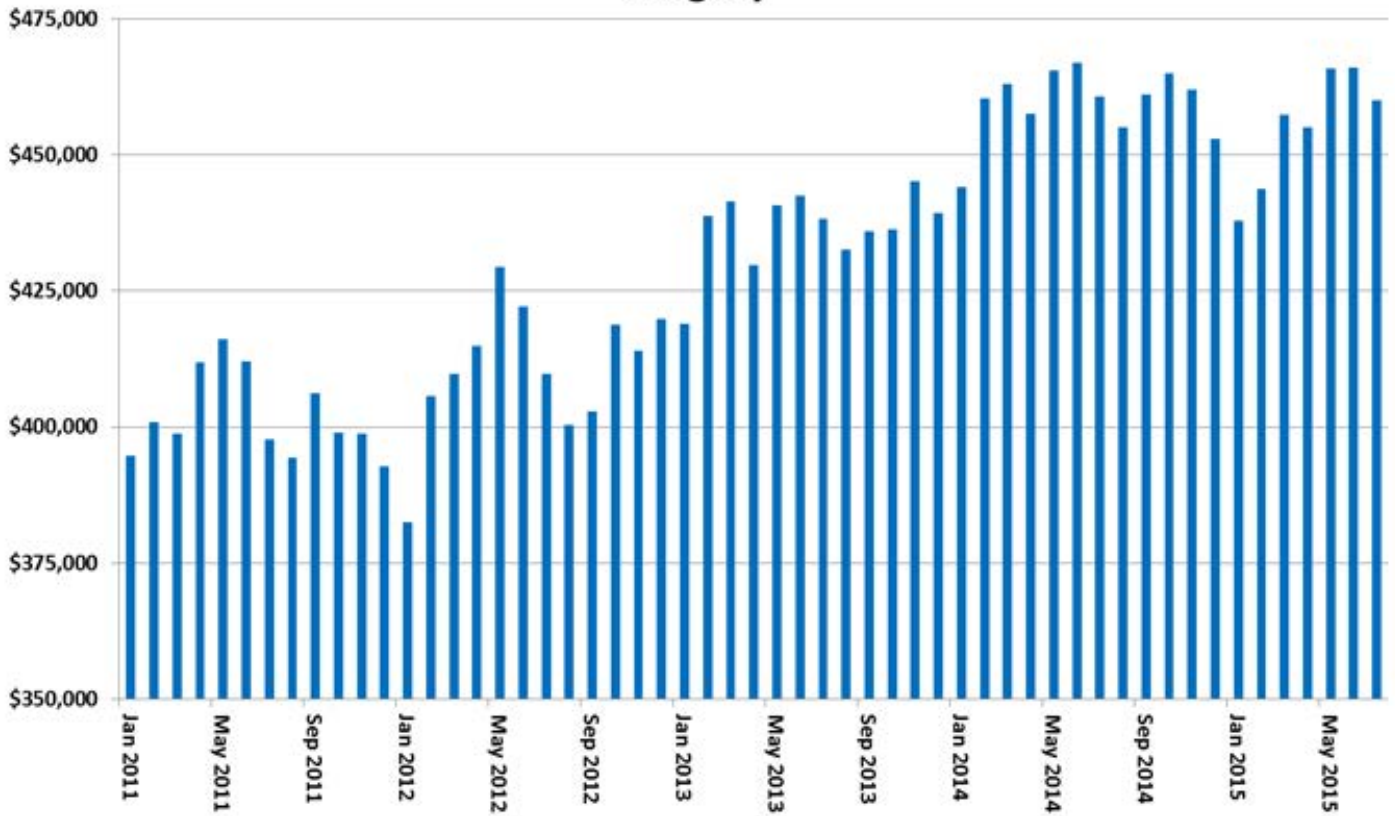


REAL ESTATE REVIEW –AUGUST 2015

# CALGARY HOUSING STATISTIC REVIEW

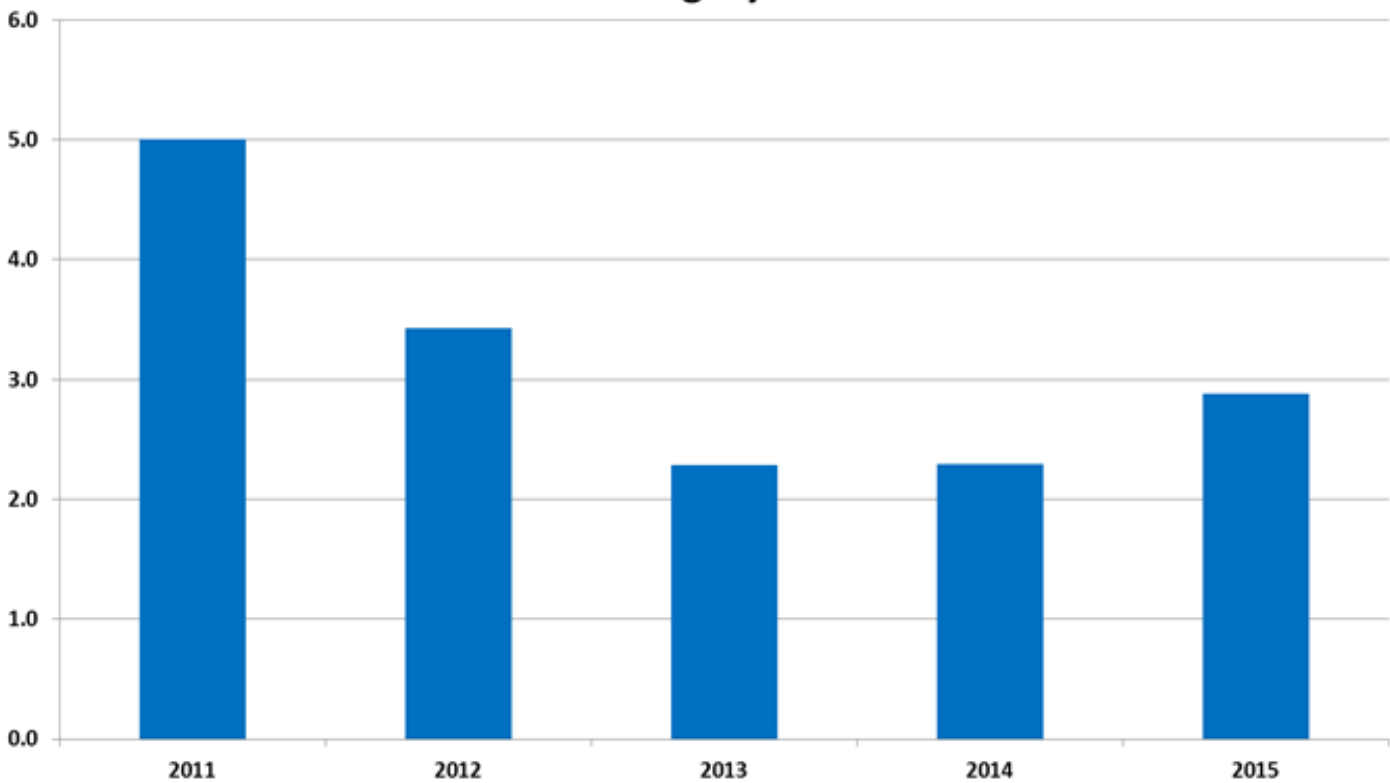


## Residential Average Price Calgary



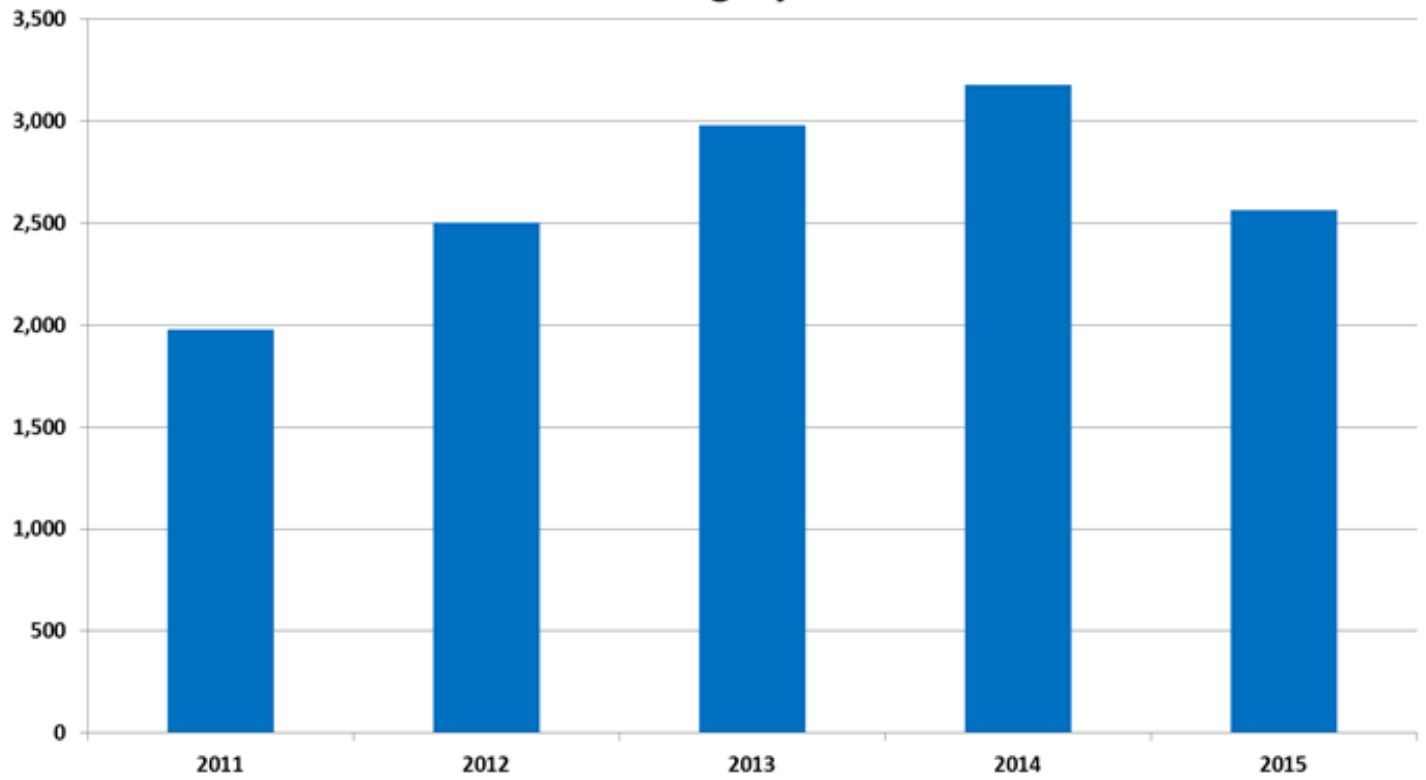
Source: The Canadian Real Estate Association

## Residential months of inventory (July only) Calgary



Source: The Canadian Real Estate Association

## Residential sales activity (July only) Calgary



Source: The Canadian Real Estate Association



AUGUST 2015

# NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	YTD	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	
City of Calgary	1,995	-13.86%	12,188	2,981	-7%	21,658	5,055	40	97.60%	435,000	2%	426,500	476,446	-1%	474,069	455,400	0%	455,171	212						
ZONE A	619	-18%	3,841	931	-9%	6,791	1,571	39	97.65%	473,500	4%	467,000	495,840	1%	493,800	480,100	-1%	481,357	211						
Arbour Lake	14	-48%	89	23	-15%	142	31	19	96.95%	534,650	30%	467,000	561,629	31%	473,220	476,300	-4%	476,443	214						
Balmoral	11	22%	55	14	-13%	126	40	42	98.31%	465,000	-17%	518,500	486,682	-12%	528,080	462,200	0%	459,829	204						
Banff Trail	6	50%	28	3	-57%	52	13	41	98.42%	712,500	6%	712,000	729,417	-2%	725,518	622,400	-3%	623,300	207						
Beddington	15	-32%	94	23	5%	140	22	20	97.77%	381,000	2%	359,450	378,613	6%	365,294	359,700	1%	359,214	211						
Bowness	16	33%	93	23	-8%	163	51	36	96.72%	420,000	19%	380,000	426,181	23%	395,574	330,900	-2%	332,214	225						
Brentwood	7	-56%	52	9	-44%	87	18	64	98.84%	504,000	1%	541,500	443,171	-8%	525,171	491,800	-3%	492,543	206						
Briar Hill	7	75%	33	7	0%	57	16	24	97.51%	285,000	-68%	525,000	553,500	-62%	647,948	587,300	-6%	604,986	217						
Bridgeland	7	-36%	58	21	75%	141	43	47	98.67%	646,500	80%	451,000	620,271	28%	524,863	492,800	1%	498,886	227						
Cambrian Heights	-	-	5	3	-40%	19	10	-	-	-	-	-	-	-	598,900	541,600	-7%	565,029	231						
Capitol Hill	6	-63%	44	11	-31%	103	32	32	97.30%	506,250	-26%	590,000	479,733	-21%	597,125	588,700	-3%	585,629	222						
Charleswood	2	-78%	23	7	-36%	46	10	26	96.84%	503,500	-15%	562,500	503,500	-17%	581,294	547,600	-8%	559,986	205						
Citadel	19	36%	117	23	10%	152	20	37	98.01%	464,000	2%	451,000	456,638	6%	434,709	436,700	0%	437,214	202						
Collingwood	3	-50%	14	4	-43%	35	10	70	97.26%	691,000	25%	658,750	1,110,333	104%	717,393	583,300	-6%	606,700	233						
Country Hills	7	-36%	39	5	-67%	53	8	27	97.08%	425,000	16%	370,750	453,857	20%	392,441	386,300	3%	380,186	206						
Country Hills Village	5	-50%	53	6	-40%	96	23	48	97.51%	256,000	-12%	273,750	280,580	-1%	283,432	306,200	0%	303,286	192						
Coventry Hills	26	-32%	180	41	-16%	253	44	40	97.97%	404,500	-3%	410,000	411,885	0%	414,126	451,100	5%	438,600	219						
Crescent Heights	15	114%	57	25	32%	140	44	33	97.86%	439,000	17%	463,500	479,553	25%	485,585	419,600	-3%	430,229	194						
Dalhousie	10	-33%	65	19	-5%	105	21	18	98.69%	507,338	37%	520,000	468,818	27%	491,860	402,700	0%	401,657	217						
Edgemont	19	-30%	89	33	0%	196	56	38	97.86%	555,000	-3%	573,500	530,832	-8%	564,620	541,100	-2%	547,657	219						
Evanston	39	8%	177	70	63%	345	94	36	98.41%	490,000	-2%	478,000	501,477	3%	489,226	478,600	-2%	485,571	204						
Greenview	5	25%	30	4	-50%	47	9	39	96.69%	246,000	5%	225,000	290,800	6%	273,438	252,900	-1%	254,343	199						
Hamptons	15	275%	69	18	38%	119	15	50	97.18%	760,800	-9%	708,000	760,953	-9%	729,796	720,000	-1%	736,357	220						
Hanson Ranch	1	-88%	32	4	-33%	50	8	72	97.31%	525,000	41%	555,650	525,000	23%	529,175	470,400	0%	474,043	199						
Harvest Hills	13	86%	66	12	-20%	105	16	22	98.27%	434,000	-3%	430,000	407,090	-13%	415,471	426,500	4%	419,000	208						
Hawkwood	8	-38%	62	17	0%	109	24	46	97.31%	466,500	-9%	492,000	444,761	-16%	496,221	512,600	2%	509,857	206						
Hidden Valley	13	-7%	88	12	-8%	107	10	33	98.64%	465,000	3%	432,500	456,146	1%	434,475	436,000	-1%	438,543	200						
Highland Park	4	-56%	40	16	7%	104	40	29	97.04%	412,000	5%	490,500	382,500	-13%	516,100	503,700	-1%	506,929	221						
Highwood	2	0%	13	9	200%	37	10	24	98.55%	492,500	-23%	487,500	492,500	-23%	495,692	489,600	-5%	507,686	210						
Hillhurst	8	-33%	52	18	-28%	137	48	71	95.50%	806,250	114%	737,750	825,781	76%	805,969	585,200	-5%	597,786	203						
Huntington Hills	17	0%	101	14	-42%	136	14	31	99.46%	400,000	5%	388,000	381,876	8%	368,090	368,900	1%	371,886	203						
Kincora	12	9%	70	16	0%	116	28	32	97.98%	515,500	19%	497,000	508,383	13%	482,251	567,200	-2%	576,143	192						
Lynx Ridge	-	-	1	-	-	2	-	-	-	-	-	-	-	-	1,182,500	-	-	-	-						
MacEwan Glen	6	0%	40	9	-25%	63	18	33	97.68%	425,250	-7%	452,500	422,958	-4%	455,441	428,300	-2%	430,529	194						
Montgomery	12	71%	50	13	-13%	106	30	70	96.16%	485,000	-3%	488,750	523,268	2%	522,874	465,800	-3%	466,314	221						
Mount Pleasant	16	-20%	78	23	-12%	166	51	37	97.33%	640,500	10%	681,870	630,594	-5%	667,916	612,000	1%	608,214	221						
Mountview/Winston Heights	4	-33%	33	11	0%	77	27	37	97.29%	552,500	-1%	632,000	520,250	3%	579,888	504,900	-1%	509,871	208						
Nolan Hill	11	120%	55	9	80%	97	23	70	98.31%	461,000	-8%	493,185	480,976	-6%	499,498	-	-	-	-						
North Haven	-	-	10	3	-25%	21	8	-	-	-	-	-	-	-	534,900	494,500	-5%	513,714	223						
North Haven Upper	1	0%	3	2	0%	8	1	16	97.44%	525,000	0%	530,000	525,000	0%	548,333	522,200	-7%	548,471	209						
Panorama Hills	42	-5%	253	63	9%	440	97	42	97.69%	402,500	-12%	415,000	433,243	-1%	425,488	550,700	3%	540,257	207						
Parkdale	2	0%	30	7	-53%	75	29	11	97.49%	755,000	-30%	733,500	755,000	-30%	769,797	682,200	-1%	680,729	219						
Point McKay	5	0%	34	2	-85%	48	8	62	95.96%	296,500	-44%	395,750	312,300	-36%	377,274	431,400	3%	430,300	230						
Ranchlands	8	-27%	63	10	-9%	91	16	38	97.31%	389,750	3%	354,111	361,938	2%	359,044	354,000	2%	353,971	214						
Ranchlands Estates	1	-50%	11	1	-86%	19	3	39	97.52%	585,000	34%	485,000	585,000	34%	475,527	522,300	2%	521,171	218						
Regal Terrace/Renfrew	10	-9%	78	24	-8%	183	61	42	96.13%	398,900	-30%	385,000	522,030	0%	477,122	428,700	1%	435,243	213						
Rocky Ridge	16	-45%	99	20	-47%	165	33	40	97.54%	503,750	39%	445,000	452,781	4%	452,367	507,500	0%	504,657	217						
Rosedale	-	-	14	3	0%	28	6	-	-	-	-	-	-	-	832,500	855,500	-3%	870,014	202						
Rosemont	2	100%	9	3	0%	22	5	22	97.91%	465,000	-40%	535,000	465,000	-40%	701,656	596,900	-9%	639,857	226						

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	
Royal Oak	15	-40%	143	30	20%	224	41	39	39	97.80%	570,000	24%	482,500	516,580	7%	476,514	585,200	-1%	582,429	203					
Sage Hill	21	40%	83	19	12%	129	24	35	35	98.05%	465,000	-7%	455,000	486,552	-3%	445,529	524,200	-1%	530,671	187					
Saint Andrews	-		12	4	-20%	27	10						508,750		695,000	777,700	-10%	804,029	219						
Sandstone	10	25%	54	12	50%	71	9	22	22	99.25%	398,750	-2%	423,500	416,105	-1%	411,792	432,600	-1%	435,929	198					
Scenic Acres	12	0%	53	19	171%	97	28	27	27	97.62%	512,500	-6%	535,000	531,917	-1%	557,319	535,100	-3%	532,914	207					
Sherwood	5	67%	31	8	33%	66	16	54	54	98.02%	530,000	-4%	530,000	493,180	-2%	495,816	601,000	-1%	605,643	202					
Silver Springs	10	-41%	76	10	-44%	108	14	48	48	98.20%	494,500	-5%	507,500	494,827	-5%	508,893	446,700	-4%	458,771	207					
Sunnyside	3	-57%	29	15	-25%	81	22	43	43	99.44%	485,000	13%	342,500	438,833	-10%	401,093	429,600	-4%	443,400	200					
Thorncliffe	13	-7%	60	10	-50%	80	5	22	22	97.78%	402,000	-3%	410,000	393,769	1%	389,253	363,900	-1%	366,857	207					
Tuscany	28	-38%	211	42	-25%	315	57	36	36	97.77%	504,500	2%	505,000	544,902	9%	525,375	530,800	-1%	525,586	229					
Tuxedo	11	22%	55	14	-13%	126	40	42	42	98.31%	465,000	-17%	518,500	486,682	-12%	528,080	462,200	0%	459,829	204					
University Heights	3	50%	11	2	0%	15	3	27	27	95.81%	832,000	217%	832,000	896,633	242%	814,491	714,600	-3%	720,029	228					
Valley Ridge	10	0%	58	14	8%	112	24	34	34	97.80%	555,000	-15%	609,500	579,300	-16%	619,447	682,400	1%	671,200	235					
Varsity Acres	8	-33%	53	16	129%	85	20	68	68	96.09%	335,000	-6%	324,500	410,488	-8%	405,960	449,800	-1%	458,400	210					
Varsity Estates	2	20%	17	5	400%	48	19	28	28	98.23%	827,500	29%	780,000	827,500	25%	779,247	764,800	-4%	782,757	201					
Varsity Village	8	-20%	40	10	-33%	68	15	49	49	97.36%	312,000	29%	251,250	424,250	25%	383,434	430,000	2%	428,400	209					
West Hillhurst	9	-25%	68	22	16%	169	53	55	55	95.77%	649,000	-10%	779,250	731,044	-17%	835,385	675,100	-10%	692,757	201					
<b>ZONE B</b>	<b>296</b>	<b>-16%</b>	<b>1,799</b>	<b>416</b>	<b>-15%</b>	<b>2,730</b>	<b>562</b>	<b>32</b>	<b>32</b>	<b>97.62%</b>	<b>350,750</b>	<b>1%</b>	<b>346,000</b>	<b>363,938</b>	<b>6%</b>	<b>347,540</b>	<b>365,600</b>	<b>6%</b>	<b>356,943</b>	<b>226</b>					
Abbeylea	4	-43%	36	7	0%	52	7	34	34	97.68%	328,325	20%	322,000	309,538	5%	315,460	352,200	9%	340,157	242					
Albert Park	2	100%	19	1	-67%	44	12	36	36	96.50%	315,500	-11%	326,250	315,500	-11%	325,400	323,800	1%	328,343	219					
Applewood	5	-29%	37	9	-10%	56	12	35	35	97.97%	295,000	-21%	361,000	244,600	-23%	327,878	417,400	7%	408,314	216					
Castleridge	7	40%	35	8	-53%	55	13	48	48	95.02%	314,500	0%	335,000	307,714	-6%	332,217	367,500	10%	349,529	244					
Castleridge Estates	1		5	2		9	2	14	14	97.30%	447,500		420,000	447,500		406,100	463,300	6%	445,371	236					
Coral Springs	6	-25%	33	9	-10%	57	15	27	27	98.00%	495,125	5%	492,000	487,108	0%	488,002	579,300	11%	550,557	233					
Dover	13	160%	42	10	0%	49	10	34	34	98.16%	270,000	-14%	292,500	264,262	-14%	276,352	322,200	7%	317,000	236					
Dover Glen	7	75%	36	6	-33%	46	8	36	36	97.22%	249,000	5%	291,000	247,986	4%	284,980	306,000	5%	299,800	234					
Erin Woods	10	0%	57	13	8%	77	14	27	27	97.76%	315,000	4%	325,000	312,835	7%	308,426	345,300	5%	341,771	225					
Falconridge	15	-17%	91	21	-28%	139	25	30	30	97.96%	315,000	5%	302,000	313,493	6%	296,891	342,100	10%	323,943	244					
Fonda	5	25%	22	5	0%	26	4	15	15	97.29%	283,000	20%	283,000	268,080	-11%	267,984	271,700	-2%	273,871	219					
Forest Heights	7	133%	23	9	50%	38	11	54	54	95.69%	297,000	-10%	312,500	289,986	-11%	299,535	307,500	1%	308,700	216					
Forest Lawn	2	-50%	23	8	-33%	44	16	110	110	91.94%	282,500	4%	294,500	282,500	7%	290,474	303,100	0%	300,114	212					
Golden Triangle	-		-	-		1	1																		
Marborough	13	0%	64	9	-31%	77	9	32	32	97.35%	350,000	0%	360,000	348,001	5%	352,678	355,700	0%	357,957	209					
Marborough Park	9	-18%	60	4	-69%	73	6	31	31	97.17%	327,500	-1%	316,250	290,556	-4%	301,733	345,700	4%	336,857	222					
Martindale	28	-24%	153	27	-36%	193	33	34	34	97.60%	365,750	4%	357,000	365,907	3%	359,576	373,500	5%	363,543	232					
Mayland Heights	3	-25%	29	5	-29%	52	12	26	26	97.03%	450,000	42%	422,500	442,667	33%	396,672	351,900	0%	356,843	212					
Mayland Heights East	-		6	-		7	2						205,000		260,583										
McCall Ind. Park/ Airways Ind. Park	-		-	-		-	-																		
Monterey Park	2	-85%	60	14	-39%	106	22	26	26	93.38%	436,000	14%	387,500	436,000	16%	395,194	446,300	8%	431,571	218					
Penbrooke	7	0%	53	17	55%	89	24	25	25	96.91%	262,500	-17%	265,000	272,457	-13%	263,314	290,900	5%	287,000	232					
Pineridge	16	-6%	81	19	-41%	125	22	40	40	97.57%	287,500	-4%	287,300	281,713	-6%	284,872	328,800	5%	320,314	218					
Radisson Heights	4	100%	17	4	0%	28	4	45	45	97.71%	323,500	-9%	350,000	341,000	-4%	346,947	360,000	-2%	355,071	219					
Red Carpet/Mountview Mobile Park	3	200%	18	1	-50%	29	3	35	35	96.96%	217,500	35%	170,000	216,167	34%	182,425									
Redstone	5	25%	19	8	0%	40	15	42	42	97.34%	422,500	6%	405,000	410,200	2%	416,021									
Rundie	13	-7%	70	13	-13%	96	17	25	25	98.47%	387,000	13%	368,300	364,886	18%	328,305	318,000	0%	319,857	206					
Saddle Ridge	30	-17%	204	48	26%	317	67	32	32	98.24%	427,500	9%	408,500	434,340	10%	398,455	487,400	10%	469,100	233					
Saddle Ridge Ind/Westwinds	-		-	-		-	-																		
Skyview Ranch	18	29%	104	23	15%	153	30	37	37	97.68%	381,750	-10%	410,000	380,861	-14%	402,852	440,100	13%	418,357	237					
Southview	3	200%	12	2	-33%	18	1	38	38	95.34%	365,000	-3%	369,500	367,000	-2%	380,125	380,500	-5%	392,771	216					
Stoney Ind.	-		-	-		-	-																		
Taradale	25	-42%	168	30	-45%	245	45	22	22	97.93%	403,000	5%	373,750	430,450	10%	370,144	386,100	3%	378,986	224					
Temple	10	-63%	87	19	-41%	120	20	35	35	96.70%	283,500	-14%	314,750	298,000	-5%	317,446	374,400	9%	358,114	225					
Valleyfield	-		-	-		1	1																		
Vista Heights	3	200%	14	9	350%	25	8	29	29	102.05%	415,000	-5%	383,000	433,667	0%	336,907	304,000		305,800	225					
West Dover	2	-80%	19	4	-56%	37	7	35	35	96.86%	246,500	1%	263,750	246,500	0%	273,506	295,700	1%	295,671	221					



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	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	
Whitehorn	12	-43%	82	28	-10%	137	32	20	97.77%	375,000	4%	360,100	360,792	4%	346,638	351,800	8%	337,871	231						
<b>ZONE C</b>	<b>690</b>	<b>-14%</b>	<b>3,947</b>	<b>1,041</b>	<b>-8%</b>	<b>7,854</b>	<b>1,994</b>	<b>44</b>	<b>97.34%</b>	<b>452,500</b>	<b>1%</b>	<b>445,000</b>	<b>524,224</b>	<b>-3%</b>	<b>524,722</b>	<b>485,600</b>	<b>-1%</b>	<b>487,371</b>	<b>213</b>						
Altadore/River Park	36	71%	136	42	31%	323	86	53	97.20%	781,875	0%	750,000	797,628	10%	803,870	620,500	0%	622,214	221						
Aspen Woods	26	4%	112	40	54%	259	81	49	97.32%	945,000	32%	737,500	925,515	29%	786,620	903,100	1%	900,471	259						
Bankview	19	36%	87	21	-19%	165	39	48	97.87%	270,000	-12%	330,000	338,106	-23%	368,725	362,700	-2%	370,200	203						
Bayview	2		5	3	50%	12	4	47	96.02%	758,500		821,000	758,500		905,800	1,149,000	4%	1,124,271	191						
Bel Aire	-		4	1	-50%	12	6			2,487,500		2,487,500		2,316,000											
Braeside	9	-40%	52	15	-25%	87	25	40	97.16%	252,500	-27%	332,500	303,839	-10%	350,552	334,300	0%	333,114	201						
Bridlewood	20	-29%	164	29	-29%	211	38	37	98.16%	402,250	9%	400,000	393,858	12%	378,702	433,000	0%	432,271	208						
Britannia	1		6	3	50%	15	9	13	97.38%	1,265,000		1,820,000	1,265,000		2,316,333	1,072,300	-7%	1,109,986	164						
Canyon Meadows	12	-29%	74	13	-35%	112	17	52	97.50%	300,700	9%	275,500	357,700	1%	332,293	331,200	-3%	335,943	201						
Canyon Meadows Estates	1	-67%	8	1	-50%	13	2	18	95.52%	573,000	-16%	771,500	573,000	-21%	732,563	749,400	0%	751,486	205						
Cedarbrae	6	-25%	68	10	-23%	104	20	42	97.86%	328,250	-16%	340,500	344,083	-18%	348,616	350,400	0%	346,357	205						
CFB Currie	-		6	3		37	18			810,000		810,000		850,349											
Chinook Park	2	0%	9	2	-60%	22	10	122	94.87%	706,250	-23%	711,000	706,250	-23%	826,722	606,300	-10%	611,900	201						
Christie Park	3	200%	18	2	-60%	38	9	49	96.56%	1,060,000	75%	697,500	961,667	59%	749,356	667,900	-1%	672,057	202						
Cliff Bungalow	2	-60%	19	7	17%	56	13	61	95.11%	299,500	2%	330,500	299,500	-32%	401,079	368,000	-2%	371,443	190						
Coach Hill	11	22%	43	13	8%	91	23	47	97.52%	382,000	2%	371,000	425,623	-2%	412,555	417,600	-1%	420,200	205						
Connaught	39	0%	204	68	15%	425	95	41	97.39%	327,500	-12%	328,250	349,717	-8%	354,239	314,500	-3%	309,257	216						
Cougar Ridge	12	-25%	76	12	-37%	131	20	47	95.37%	554,250	-8%	563,200	650,083	-8%	610,297	665,700	1%	656,700	241						
Crestmont	1	-67%	9	2	-50%	22	6	20	100.19%	576,000	-9%	585,000	576,000	-8%	682,422	689,700	2%	676,457	236						
Discovery Ridge	18	100%	58	22	-4%	124	39	57	96.29%	742,500	-5%	648,125	795,931	17%	701,425	815,300	-2%	833,943	196						
Downtown	9	-18%	47	15	-42%	116	40	73	95.60%	305,000	-31%	375,000	383,056	-8%	488,791	274,300	6%	261,486	232						
Eagle Ridge	-		-	1	-50%	9	5																		
East Village	1	-80%	15	2	-50%	44	18	154	100.00%	370,000	19%	330,500	370,000	15%	324,200	397,200	11%	376,714	260						
Eau Claire	1	-90%	21	10	-29%	82	44	100	97.64%	410,000	-25%	542,500	410,000	-55%	631,024	587,700	3%	564,614	243						
Elbow Park	4	33%	30	11	22%	70	25	50	95.11%	1,692,500	91%	1,287,500	1,646,250	15%	1,422,810	1,279,600	-4%	1,301,271	213						
Elboya	1	-67%	16	2	-60%	35	15	46	96.74%	890,000	0%	855,000	890,000	-47%	1,193,969	907,700	-7%	929,057	233						
Eriton	5	150%	27	4	-33%	69	18	46	96.68%	402,500	-2%	425,000	434,400	5%	524,509	544,600	-3%	559,729	228						
Evergreen	45	-10%	241	58	9%	370	68	38	97.89%	412,500	-8%	413,000	409,558	-7%	418,531	460,700	-3%	470,186	204						
Evergreen Estates/Shawnee	6	-14%	42	19	90%	105	36	45	96.99%	581,250	-13%	616,250	567,800	-23%	637,928	657,500	-4%	664,700	206						
Garrison Green	3	-63%	24	7	-30%	49	14	37	98.01%	350,000	-8%	443,125	488,000	14%	557,798	320,100	2%	321,814	235						
Garrison Woods	6	-45%	34	6	50%	52	10	51	97.16%	597,500	-2%	535,000	660,333	22%	627,809	373,800	2%	374,286	220						
Glamorgan	13	-35%	73	11	-48%	112	20	49	96.93%	360,000	-12%	402,500	418,962	-2%	415,863	355,000	-2%	358,543	218						
Glenbrook	17	0%	77	20	18%	123	25	45	98.92%	449,900	45%	405,000	491,148	22%	453,611	532,900	-5%	542,900	222						
Glendale	2	-50%	18	3	-40%	29	5	38	99.44%	521,950	-8%	586,800	521,950	-10%	568,756	364,200	-6%	366,986	204						
Haysboro	13	0%	89	16	-16%	144	26	29	98.09%	450,000	6%	420,000	403,108	0%	390,867	364,200	-6%	366,986	204						
Kelvin Grove	-		15	2	0%	24	6			690,000		690,000		684,067	636,100	-4%	645,400	194							
Killamey	22	0%	119	23	-36%	237	46	57	98.02%	683,500	7%	607,500	663,802	3%	598,085	516,900	-3%	521,386	210						
Kingsland	6	0%	27	5	25%	65	14	36	97.27%	386,250	-3%	437,450	393,250	-2%	397,681	396,600	-5%	402,743	204						
Lakeview	6	50%	44	11	0%	79	18	34	97.57%	598,750	11%	570,000	604,583	3%	572,034	569,600	-3%	561,957	218						
Lakeview Village	-		5	3	0%	18	6			1,250,000		1,250,000		1,216,500	1,219,700	-6%	1,251,600	205							
Lincoln Park	7	17%	29	8	0%	57	18	47	97.16%	260,000	-1%	322,500	279,464	-5%	309,186	309,100	1%	305,614	199						
Lower Mount Royal	9	-53%	61	13	-7%	127	29	61	97.30%	294,500	-15%	317,750	318,611	-25%	404,775	377,900	-4%	385,900	204						
Mayfair	1		6	-		8	2	20	98.75%	1,377,500		1,242,500	1,377,500		1,375,667	1,008,600	-4%	1,038,386	206						
Meadowlark Park	2	0%	11	2	-50%	23	4	20	96.24%	759,771	-1%	724,000	759,771	-1%	699,390	569,100	-8%	580,586	209						
Millrise	15	-6%	97	16	-27%	140	20	27	98.03%	410,000	35%	390,000	388,143	13%	375,006	398,100	-2%	403,786	202						
Mission	18	200%	71	25	4%	171	47	47	96.84%	396,250	-20%	380,750	403,806	-33%	552,389	290,100	8%	286,486	212						
Mount Royal	-		12	6	-25%	41	18			1,587,500		1,587,500		1,358,917	1,577,400	1%	1,562,186	214							
North Glenmore Park	6	-25%	25	12	0%	58	14	57	96.80%	675,000	-21%	625,000	650,417	-31%	655,316	578,900	-5%	574,471	204						
Oakridge	3	-57%	36	6	-50%	65	13	48	96.72%	311,500	-32%	320,250	350,833	-9%	391,535	419,000	0%	416,914	197						
Oakridge Estates	3	0%	14	3	-50%	23	3	16	98.36%	825,000	24%	725,000	796,667	24%	742,286	498,300	1%	490,886	208						
Palliser	5	150%	29	9	29%	60	19	50	97.29%	619,000	109%	342,500	524,100	77%	403,872	384,900	-1%	383,400	205						
Parkhill/Stanley Park	2	0%	23	7	0%	58	22	49	98.59%	936,600	53%	727,500	936,600	53%	812,335	774,600	3%	773,857	207						
Patterson	8	-43%	53	22	-12%	127	40	54	97.18%	420,400	10%	366,472	449,725	11%	424,280	527,000	-1%	532,086	205						

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	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	
Pump Hill	2	100%	8	3	50%	20	9	21	94.44%	896,250	16%	917,500	896,250	16%	892,175	1,066,200	7%	1,028,714	896,250	16%	892,175	1,066,200	7%	1,028,714	225
Richmond	12	-20%	65	25	4%	173	53	57	97.28%	639,625	-26%	690,000	671,563	-22%	695,042	596,900	-3%	608,014	639,625	-26%	690,000	596,900	-3%	608,014	212
Richmond Hill	10	-17%	59	13	0%	110	26	65	97.71%	472,000	10%	498,000	503,700	10%	480,570	485,800	-1%	495,357	472,000	10%	480,570	485,800	-1%	495,357	214
Rideau Park	1	0%	7	5	67%	16	6	76	98.14%	785,000	76%	785,000	785,000	76%	960,357	347,200	3%	344,343	785,000	76%	960,357	347,200	3%	344,343	219
Rosscarrock	5	25%	25	7	0%	54	15	32	98.28%	645,000	5%	710,000	654,500	10%	641,180	419,900	-3%	428,143	645,000	5%	710,000	419,900	-3%	428,143	211
Roxboro	-	-	3	1	-50%	7	1	-	-	1,275,000	-	1,275,000	654,500	10%	641,180	419,900	-3%	428,143	654,500	10%	641,180	419,900	-3%	428,143	211
Rutland Park	3	200%	8	3	-50%	7	1	-	-	1,275,000	-	1,275,000	654,500	10%	641,180	419,900	-3%	428,143	654,500	10%	641,180	419,900	-3%	428,143	211
Scarboro	1	-50%	6	1	-75%	20	8	26	95.94%	518,000	-44%	859,950	518,000	-44%	1,269,967	703,400	-5%	720,414	518,000	-44%	1,269,967	703,400	-5%	720,414	162
Shaganappi	7	133%	21	4	0%	40	8	44	96.11%	615,000	3%	630,000	484,786	-20%	654,833	560,600	-6%	575,029	615,000	3%	630,000	560,600	-6%	575,029	209
Shawnessy	13	8%	73	23	35%	114	28	35	97.88%	419,000	20%	415,750	412,015	15%	394,640	392,900	-3%	398,271	419,000	20%	415,750	392,900	-3%	398,271	192
Signal Hill	8	-20%	31	11	22%	73	19	40	97.64%	602,500	-17%	662,000	558,938	-27%	642,416	726,300	0%	738,914	602,500	-17%	662,000	558,938	-27%	642,416	220
Signature Parke	4	-50%	29	10	43%	77	25	45	97.86%	672,500	107%	557,000	634,800	63%	533,690	555,400	-1%	567,886	672,500	107%	557,000	555,400	-1%	567,886	200
Silverado	15	-6%	83	18	-31%	145	29	35	98.26%	425,000	6%	415,000	418,467	-3%	432,208	448,400	-3%	449,471	425,000	6%	415,000	418,467	-3%	449,471	192
Somerset	12	-56%	104	12	-48%	145	19	24	98.45%	421,000	15%	411,000	430,575	19%	388,481	403,600	-4%	407,657	421,000	15%	411,000	430,575	19%	388,481	211
South Calgary	6	-54%	59	15	-52%	154	49	43	98.37%	455,500	-32%	557,500	440,000	-28%	620,364	528,300	-3%	540,414	455,500	-32%	557,500	528,300	-3%	540,414	207
Southwood	9	80%	42	13	-24%	75	15	35	98.18%	418,000	0%	407,500	394,389	-3%	388,476	346,700	0%	347,629	418,000	0%	407,500	346,700	0%	347,629	209
Springbank Hill	14	-33%	92	31	-6%	214	63	38	98.27%	664,750	-4%	667,000	660,657	-30%	721,489	689,800	0%	701,629	664,750	-4%	667,000	689,800	0%	701,629	221
Spruce Cliff	9	-36%	47	17	-6%	127	34	36	97.99%	385,000	0%	385,000	464,144	22%	438,570	376,800	-5%	385,171	385,000	0%	385,000	376,800	-5%	385,171	165
Strathcona Park	8	-20%	56	12	0%	111	28	47	97.10%	672,500	8%	655,000	658,875	8%	643,516	653,900	0%	647,143	672,500	8%	655,000	658,875	8%	647,143	226
Sunalta	6	-45%	42	10	-17%	98	28	53	96.37%	286,000	-2%	302,500	340,417	19%	328,410	333,500	4%	319,414	286,000	-2%	302,500	340,417	19%	328,410	221
The Slopes	-	-	2	-	-	9	4	-	-	1,724,000	-	1,724,000	340,417	19%	328,410	333,500	4%	319,414	1,724,000	-	1,724,000	340,417	19%	328,410	221
Upper Scarboro	-	-	1	2	0%	7	3	3	-	785,000	-	785,000	340,417	19%	328,410	333,500	4%	319,414	785,000	-	785,000	340,417	19%	328,410	222
Victoria Park	10	-58%	109	25	-53%	243	53	54	97.26%	420,000	3%	359,800	394,390	-4%	383,479	824,200	-6%	821,814	420,000	3%	359,800	394,390	-4%	383,479	248
West End	6	-25%	25	14	-26%	86	37	69	96.46%	406,473	6%	435,000	471,158	16%	453,604	482,100	5%	460,314	406,473	6%	435,000	471,158	16%	453,604	229
West Springs	15	-25%	116	29	16%	244	59	36	96.87%	691,000	14%	597,000	796,500	-9%	675,427	701,400	2%	694,243	691,000	14%	597,000	796,500	-9%	675,427	245
Westgate	6	50%	30	9	200%	54	12	32	96.87%	465,000	32%	509,250	515,000	39%	498,095	429,300	-6%	441,114	465,000	32%	509,250	515,000	39%	498,095	210
Wildwood	6	100%	26	11	120%	55	16	60	98.32%	630,500	8%	630,500	618,817	-21%	634,685	584,500	-8%	602,429	630,500	8%	630,500	618,817	-21%	634,685	219
Windsor Park	13	-7%	56	20	82%	108	30	32	97.24%	220,000	-9%	253,000	436,615	11%	397,555	360,400	-1%	364,086	220,000	-9%	253,000	436,615	11%	397,555	199
Woodbine	16	-27%	81	21	62%	131	28	27	98.28%	437,950	3%	443,500	439,706	-15%	470,967	459,100	1%	453,300	437,950	3%	443,500	439,706	-15%	470,967	208
Woodlands	8	14%	48	14	100%	82	22	40	96.35%	419,000	-14%	450,750	465,413	-3%	454,746	482,400	2%	475,371	419,000	-14%	450,750	465,413	-3%	454,746	210
<b>ZONE D</b>	<b>395</b>	<b>-4%</b>	<b>2,612</b>	<b>605</b>	<b>9%</b>	<b>4,331</b>	<b>927</b>	<b>42</b>	<b>98.01%</b>	<b>434,000</b>	<b>-2%</b>	<b>430,000</b>	<b>445,920</b>	<b>-5%</b>	<b>455,351</b>	<b>449,500</b>	<b>0%</b>	<b>451,571</b>	<b>434,000</b>	<b>-2%</b>	<b>430,000</b>	<b>445,920</b>	<b>0%</b>	<b>451,571</b>	<b>203</b>
Acadia	9	-18%	94	16	-11%	136	22	36	97.14%	356,000	-14%	410,000	348,944	-15%	387,248	337,900	-2%	342,143	356,000	-14%	410,000	348,944	-15%	387,248	193
Auburn Bay	39	15%	221	45	32%	394	82	43	98.68%	425,000	-20%	458,252	455,294	-18%	484,759	514,100	2%	515,986	425,000	-20%	458,252	455,294	-18%	484,759	203
Chaparral	12	-43%	121	20	-33%	181	34	58	97.40%	464,000	-3%	466,000	477,567	1%	516,871	475,800	-4%	479,100	464,000	-3%	466,000	477,567	1%	516,871	196
Chaparral Valley	3	-50%	37	5	-44%	55	10	30	98.00%	447,000	-11%	429,900	436,633	-8%	451,581	475,800	-4%	479,100	447,000	-11%	429,900	436,633	-8%	451,581	196
Copperfield	44	10%	243	52	108%	358	68	39	98.17%	397,450	-4%	396,500	393,610	-5%	392,165	440,800	-1%	445,871	397,450	-4%	396,500	393,610	-5%	392,165	200
Cranston	40	-2%	253	73	43%	482	104	50	98.34%	436,193	-10%	430,000	469,066	-6%	456,013	505,000	1%	508,129	436,193	-10%	430,000	469,066	-6%	456,013	213
Deer Ridge	7	40%	39	5	-38%	45	4	41	96.84%	322,000	-8%	355,000	346,429	-8%	364,081	369,600	-2%	376,429	322,000	-8%	355,000	346,429	-8%	364,081	172
Deer River Estates	-	-	3	-	-	5	1	-	-	682,500	-	682,500	346,429	-8%	364,081	369,600	-2%	376,429	682,500	-	682,500	346,429	-8%	364,081	172
Deer Run	7	17%	38	12	71%	67	16	43	98.51%	555,000	39%	439,500	522,200	30%	456,663	399,900	-2%	405,043	555,000	39%	439,500	522,200	30%	456,663	197
Diamond Cove	2	83%	10	5	0%	18	3	14	97.57%	619,500	39%	611,500	619,500	30%	631,600	619,500	-6%	612,243	619,500	39%	611,500	619,500	-6%	612,243	192
Douglas Glen	11	83%	39	6	20%	46	5	41	97.76%	469,900	-1%	460,950	466,900	-6%	459,456	449,400	-1%	459,843	469,900	-1%	460,950	466,900	-6%	459,456	201
Douglas Ridge	1	0%	14	2	-50%	21	5	89	97.78%	479,000	0%	457,500	479,000	0%	455,964	459,100	-2%	471,157	479,000	0%	457,500	479,000	-2%	471,157	198
Douglasdale Estates	7	-30%	53	7	-46%	98	25	68	95.39%	510,000	1%	510,000	537,286	-8%	555,425	541,900	-3%	558,071	510,000	1%	510,000	537,286	-8%	555,425	191
Fairview	7	75%	25	6	500%	33	4	37	98.09%	463,000	7%	433,000	458,486	7%											

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory				Median Price			Average Price			Benchmark Price			Index
	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	DOM	SP/LP	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD		
McKenzie Towne	42	-39%	292	70	-18%	477	95	31	98.27%	378,750	5%	377,000	388,518	6%	381,716	389,200	3%	381,757	205	
Midnapore	6	-60%	50	13	-35%	83	22	15	98.82%	384,500	-8%	387,500	362,650	-31%	389,222	357,400	-3%	358,300	195	
New Brighton	30	50%	195	42	5%	317	55	36	98.24%	397,500	-10%	426,000	406,010	-3%	429,572	491,700	0%	495,414	196	
Ogden Lynnwood	2	-60%	32	6	-33%	45	6	15	99.90%	404,500	30%	340,000	404,500	28%	326,439	315,700	2%	316,457	202	
Parkland	4	-20%	29	7	-22%	55	16	44	98.38%	585,500	0%	608,000	586,500	-4%	609,155	533,800	-7%	558,814	269	
Quarry Park	3	200%	9	8	60%	28	11	90	98.56%	478,000	-18%	629,000	519,000	-10%	613,444					
Queensland	7	40%	41	10	-23%	60	11	53	98.59%	380,000	16%	344,000	339,071	-7%	334,656	354,200	0%	356,400	203	
Ramsay	3	-50%	19	6	0%	31	10	23	98.36%	475,000	-19%	486,100	488,500	-15%	551,126	489,800	1%	496,600	226	
Riverbend	9	-10%	70	16	129%	108	22	47	98.26%	462,500	8%	435,000	503,767	20%	446,162	448,000	1%	453,014	210	
Sundance	10	-50%	78	15	-21%	107	20	24	98.33%	492,500	5%	490,000	493,550	2%	503,249	490,200	-2%	490,443	191	
Walden	5	25%	49	10	43%	73	8	65	97.64%	390,000	-1%	441,000	454,760	10%	453,482					
Willow Park	9	200%	44	13	8%	72	14	28	98.41%	500,000	22%	453,000	445,642	12%	442,869	397,800	-3%	406,300	202	
Willow Park Estates	1	0%	6	3	0%	21	9	48	91.61%	1,145,000	-44%	822,000	1,145,000	-44%	881,167	684,500	-5%	694,529	207	



CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	YTD	Jul-15	Y/Y%	YTD	Jul-15	Y/Y%	YTD		
<b>Airdrie</b>	163	-10%	921	197	-6%	1,526	358	41	98.07%	382,500	-1%	390,000	394,454	3%	390,546	373,800	2%	375,857	197						
<b>Rockyview Region</b>	154	-17%	938	292	1%	2,070	826	66	96.58%	490,250	0%	495,000	583,640	-6%	611,955	559,700	4%	562,214	181						
Beiseker	1		7	5	0%	15	10	36	98.55%	339,000		262,500	339,000		261,357										
Bragg Creek	4		9	6	50%	30	21	110	94.54%	637,500		735,000	618,750		690,111										
Chestermere	32	-30%	231	67	3%	469	134	61	97.79%	554,000	13%	509,000	556,533	10%	527,371	493,300	6%	489,714	176						
Cochrane	62	-10%	357	104	22%	747	257	57	97.74%	422,500	-2%	419,900	441,368	2%	434,151	445,000	6%	444,929	182						
Crossfield	7	75%	35	10	-33%	53	23	42	97.59%	368,000	4%	382,500	372,071	-1%	378,111										
Irricana	7	-13%	21	6	20%	30	6	123	94.71%	234,999	-16%	250,000	245,628	-11%	254,495										
Langdon	6	-14%	52	18	29%	92	26	37	97.82%	539,250	5%	486,500	532,150	4%	479,769										
Redwood Meadows	2	0%	15	2	-60%	25	11	72	95.25%	456,250	-5%	487,500	456,250	-5%	501,867										
Rural	31	-35%	207	65	-25%	587	324	86	95.01%	949,900	3%		1,046,868	-4%	1,140,527	983,000	-3%	1,011,143	192						
<b>Foothills Region</b>	109	-28%	701	211	-13%	1,517	658	71	95.96%	428,000	5%	416,500	627,925	24%	520,621	404,100	4%	400,900	188						
Blackie	-		1	1		3	2					360,000		360,000											
Black Diamond	4	-20%	31	3	-80%	42	9	85	98.96%	366,000	16%	358,000	374,000	14%	347,568										
Cayley	2		8	3	200%	13	4	50	96.15%	223,500		232,450	223,500		228,613										
Heritage Pointe	3	-40%	24	14	133%	81	39	83	101.25%	1,500,000	85%	1,175,000	1,501,741	56%	1,207,612										
High River	17	-26%	127	40	-17%	281	120	62	96.94%	310,000	-6%	295,000	325,076	6%	301,085	354,800	4%	351,957	180						
Longview	-		1	2	100%	3	3					197,000		197,000											
Okotoks	61	-23%	353	96	10%	668	216	67	97.82%	430,000	6%	424,000	439,720	3%	438,174	440,200	5%	436,214	193						
Rural	16	-36%	111	38	-49%	329	210	86	93.40%	995,000	24%	788,500	1,674,594	82%	988,446	730,200	3%	725,857	182						
Turner Valley	4	-64%	37	6	-14%	58	23	50	97.70%	308,950	-15%	342,000	316,975	-15%	359,088	288,000	5%	286,771	181						
<b>Active Regional Areas</b>	63	-6%	341	87	-5%	599	221	68	97.59%	341,000	12%	305,000	323,882	7%	303,243										
Carstairs	18	29%	68	15	-40%	114	36	63	98.54%	387,500	8%	352,250	379,267	11%	341,540	325,907	NA	319,360	205						
Cremona	1		5	-		12	6	147	99.21%	187,500		219,450	187,500		258,090										
Didsbury	9	29%	56	17	-11%	104	38	70	97.93%	332,000	25%	260,250	306,556	23%	267,023	268,282	NA	261,043	204						
Strathmore	29	-28%	194	49	11%	330	115	60	97.37%	345,000	7%	315,000	334,122	5%	312,427	368,081	NA	364,550	204						
Vulcan	6	0%	18	6	100%	39	26	113	91.92%	162,850	5%	205,000	156,950	0%	184,811										
<b>Total Surrounding Area</b>	489	-17%	2,901	787	-6%	5,712	2,063	59	96.88%	415,000	1%	406,000	496,983	3%	483,305	434,100	3%	433,800	192						
<b>CREB® Economic Region</b>	2,484	-14%	15,089	3,768	-7%	27,370	7,118	44	97.45%	431,250	2%	422,500	480,489	0%	475,845	451,400	0%	451,157	210						
<b>CREB® CMA</b>	2,312	-14%	14,047	3,470	-6%	25,254	6,239	42	97.54%	435,000	2%	425,500	477,806	-1%	477,801	455,300	0%	455,343	211						

DEFINITIONS

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  
Total Residential - includes detached, attached and apartment style properties  
Exclusions - Data does not include activity related to rental, land or leased properties  
Months of Supply - Active Listings (Inventory) / sales  
Average DOM - Average Days on Market for Sold properties  
Y/Y% - year over year percentage change  
S/NL Ratio - Total number of sales / Total number of new listings  
SP/LP Ratio - Total dollar volume of sales / Total dollar volume of new listings  
Benchmark Price - Price of the typical home, based on the value consumers assign to various attributes  
MLS® Home Price Index - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.