



# **REAL ESTATE REVIEW**

## **FEBRUARY 2016**

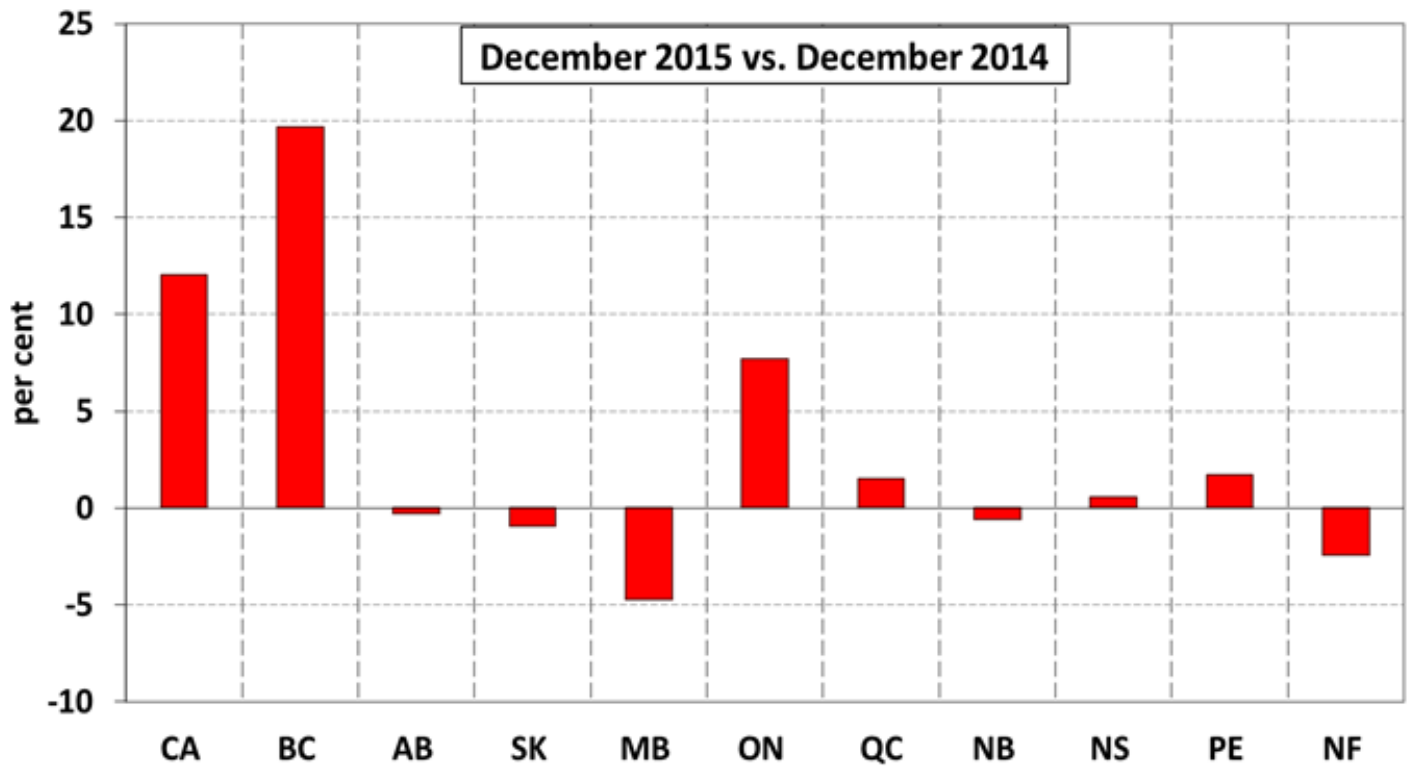


REAL ESTATE REVIEW – FEBRUARY 2016

# NATIONAL HOUSING STATISTIC REVIEW

## Residential average price\*

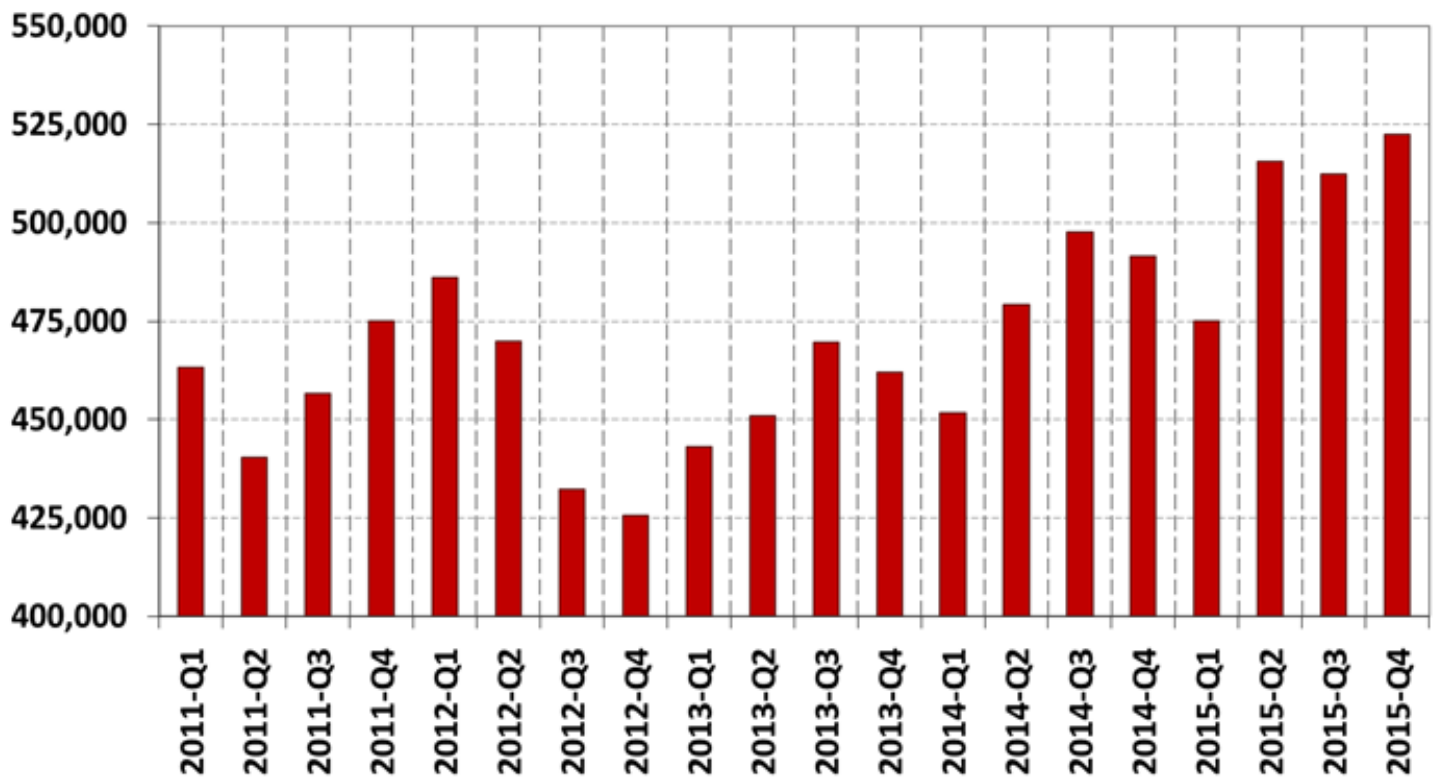
Year-over-year percentage change



\*actual (not seasonally adjusted)

## Residential sales activity\*

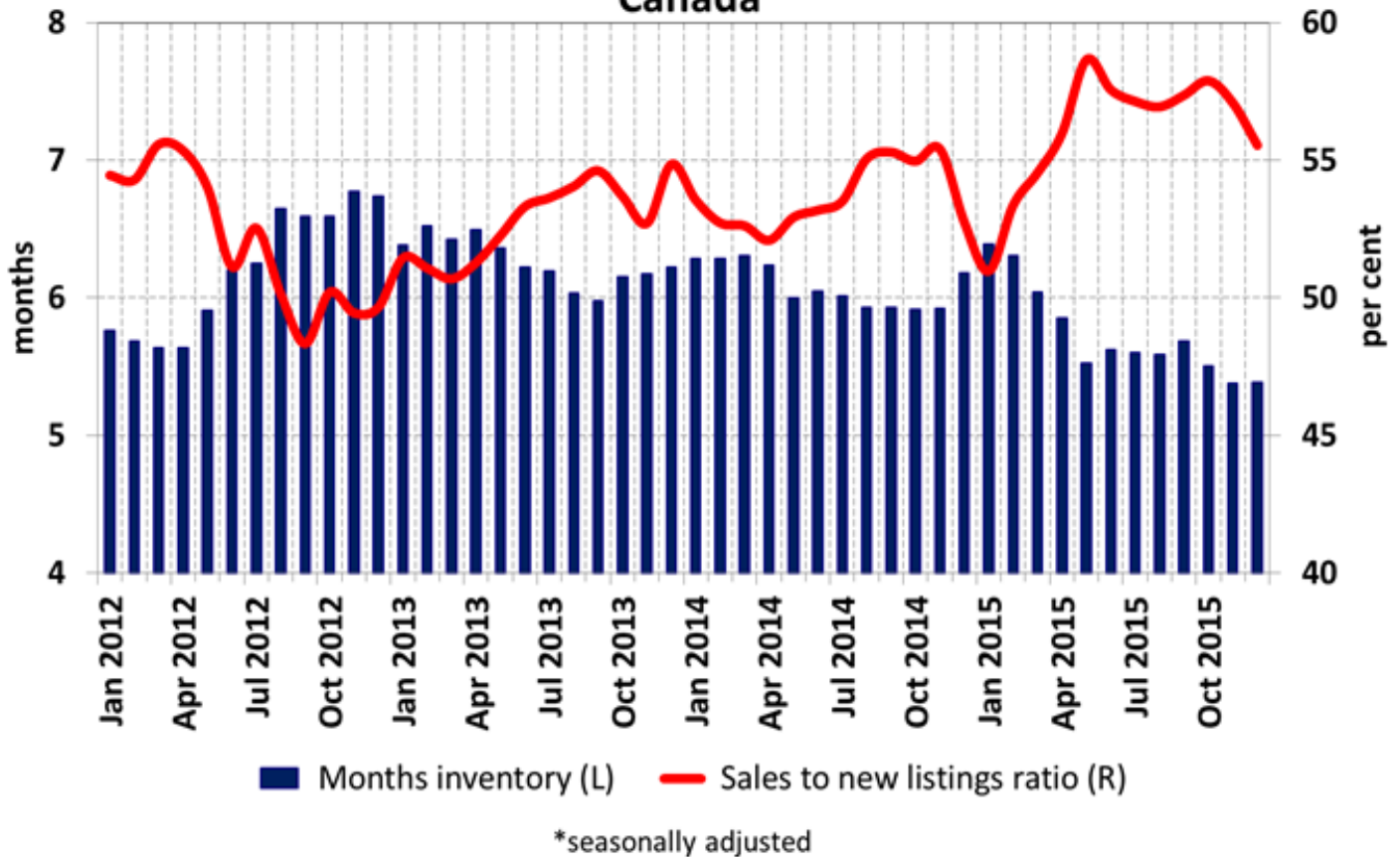
Canada



\*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

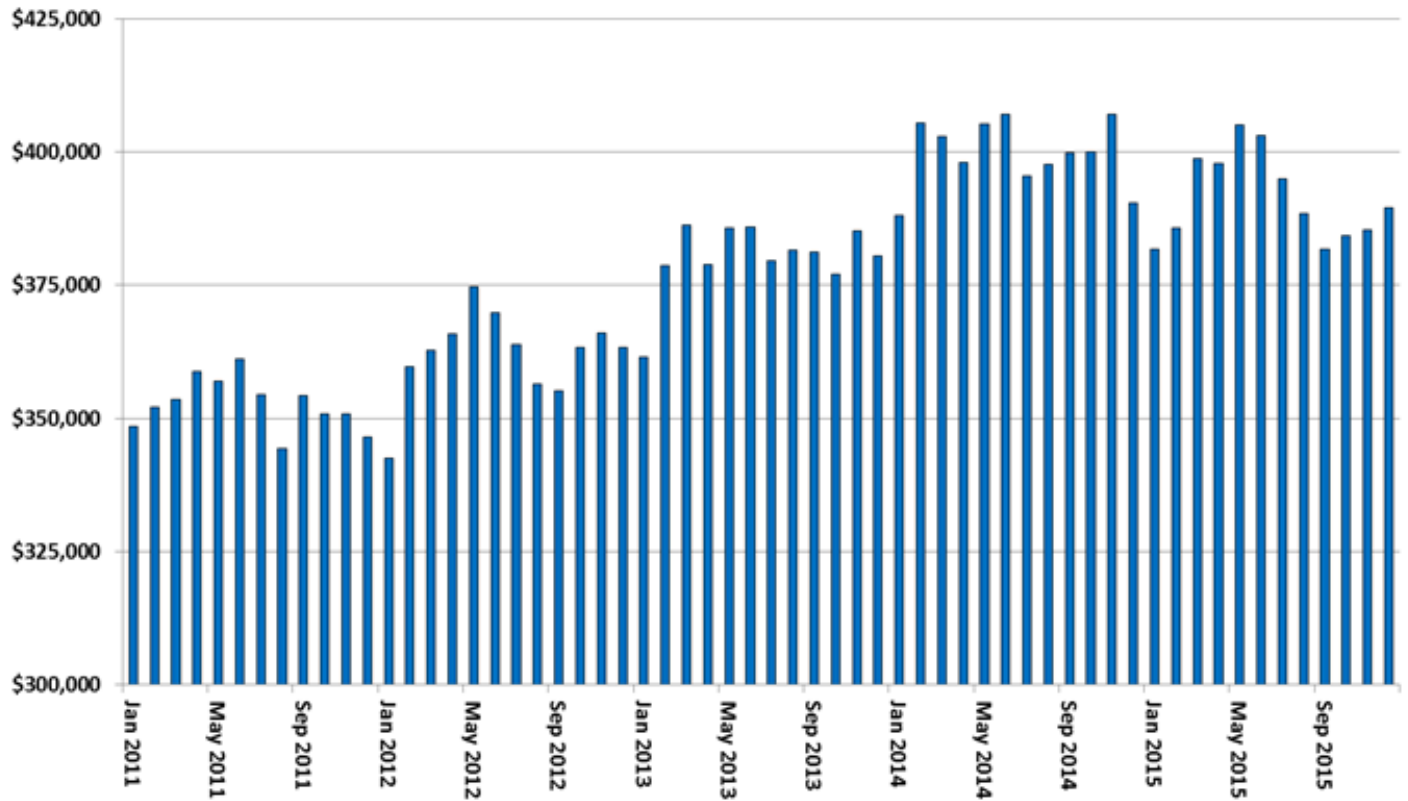
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – FEBRUARY 2016

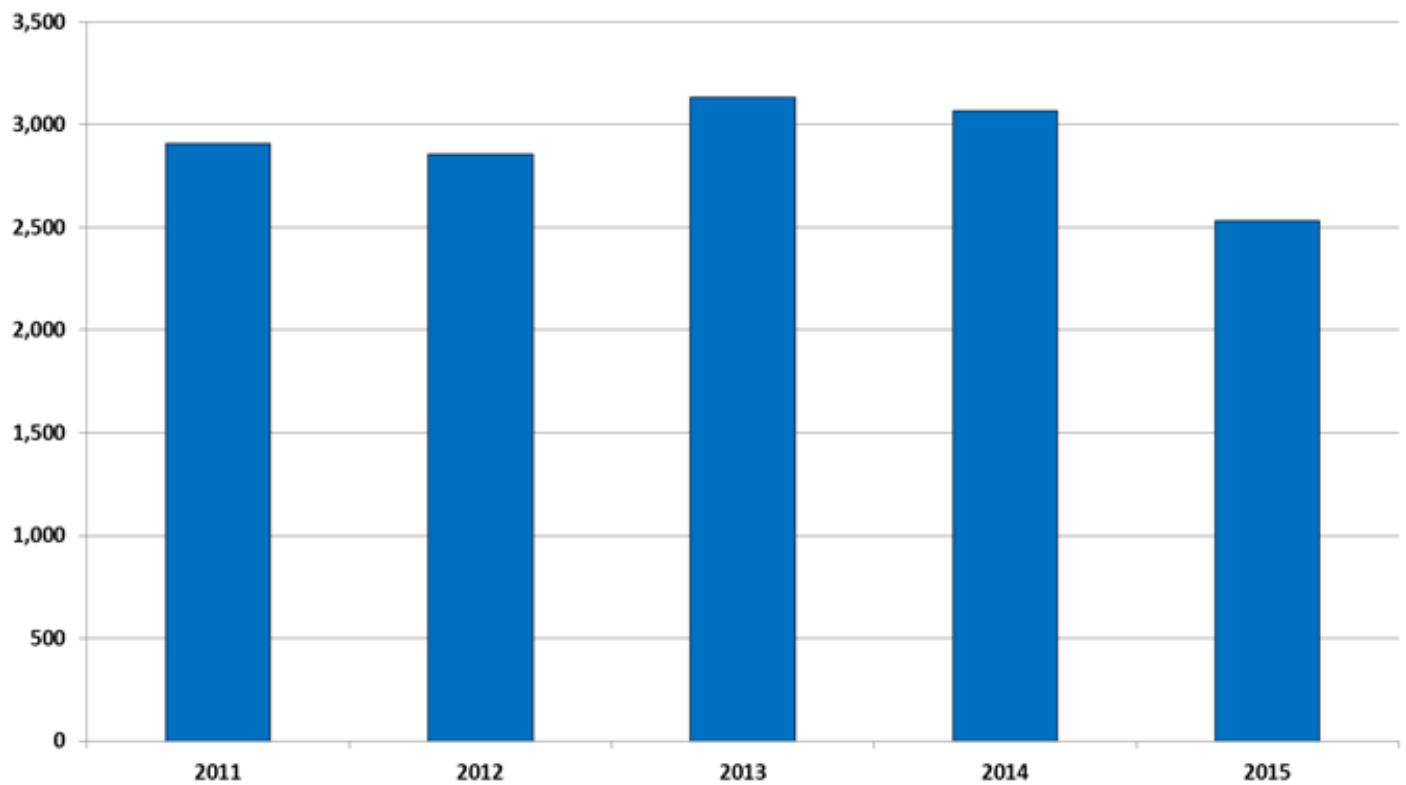
# ALBERTA HOUSING STATISTIC REVIEW

## Residential Average Price Alberta



Source: The Canadian Real Estate Association

## Residential sales activity (December only) Alberta



Source: The Canadian Real Estate Association

## Alberta Monthly Summary

December 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$19,045,095	\$21,506,215	\$373,433
Calgary	\$500,488,689	\$569,107,739	\$451,297
Central Alberta	\$49,863,000	\$55,361,600	\$307,796
Edmonton (Total Board)	\$295,387,944	\$342,344,262	\$358,481
Fort McMurray	\$23,680,472	\$23,680,472	\$563,821
Grande Prairie	\$29,993,243	\$30,393,243	\$315,718
Lethbridge	\$35,209,450	\$36,704,450	\$266,738
Lloydminster (AB)	\$6,928,500	\$6,928,500	\$314,932
Medicine Hat	\$19,638,717	\$22,325,717	\$276,602
South Central Alberta	\$5,943,900	\$5,997,400	\$247,663
<b>Alberta</b>	<b>\$986,179,010</b>	<b>\$1,114,349,598</b>	<b>\$389,486</b>

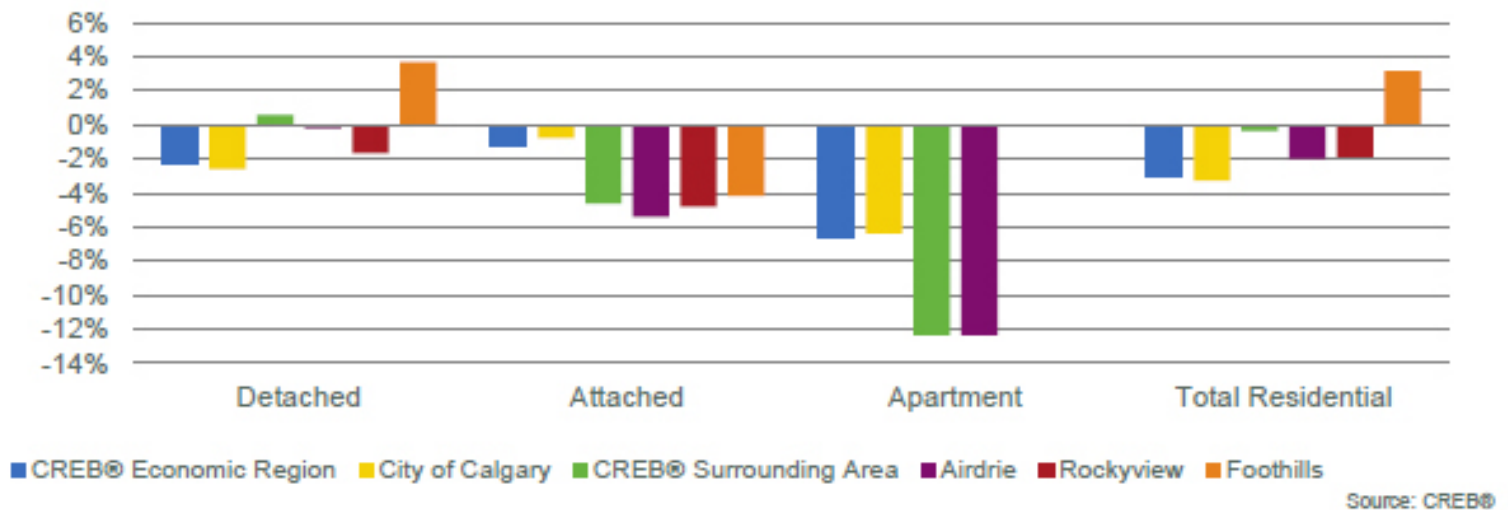


REAL ESTATE REVIEW – FEBRUARY 2016

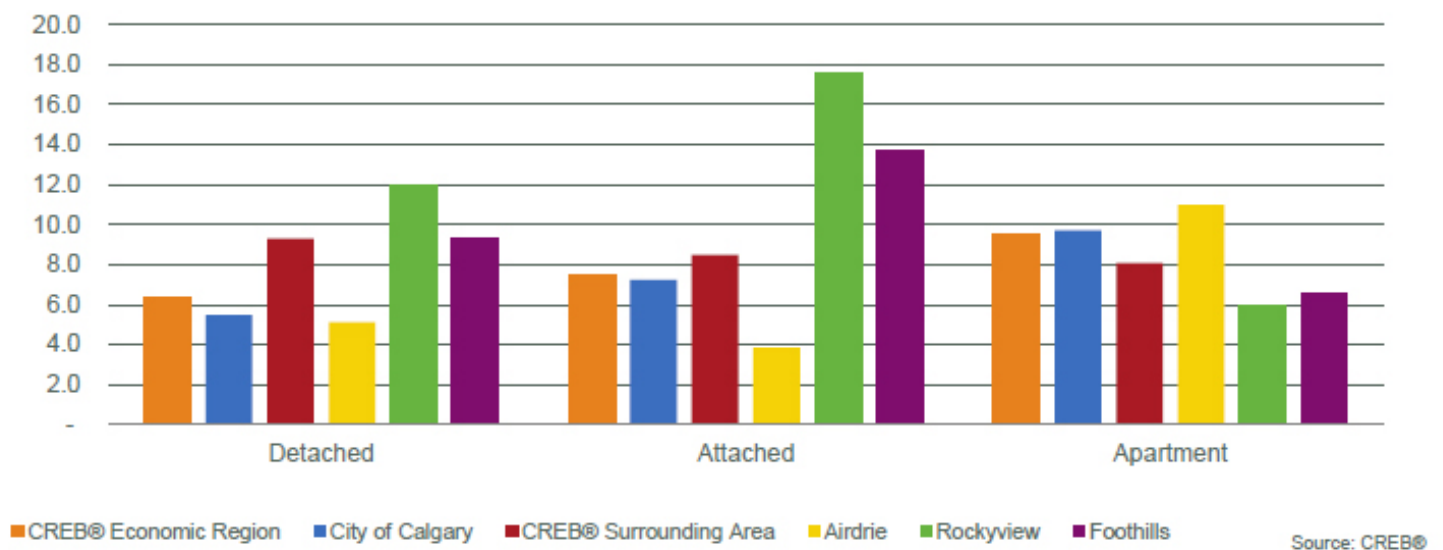
# CALGARY HOUSING STATISTIC REVIEW



## YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY



## MONTHS OF SUPPLY - JANUARY

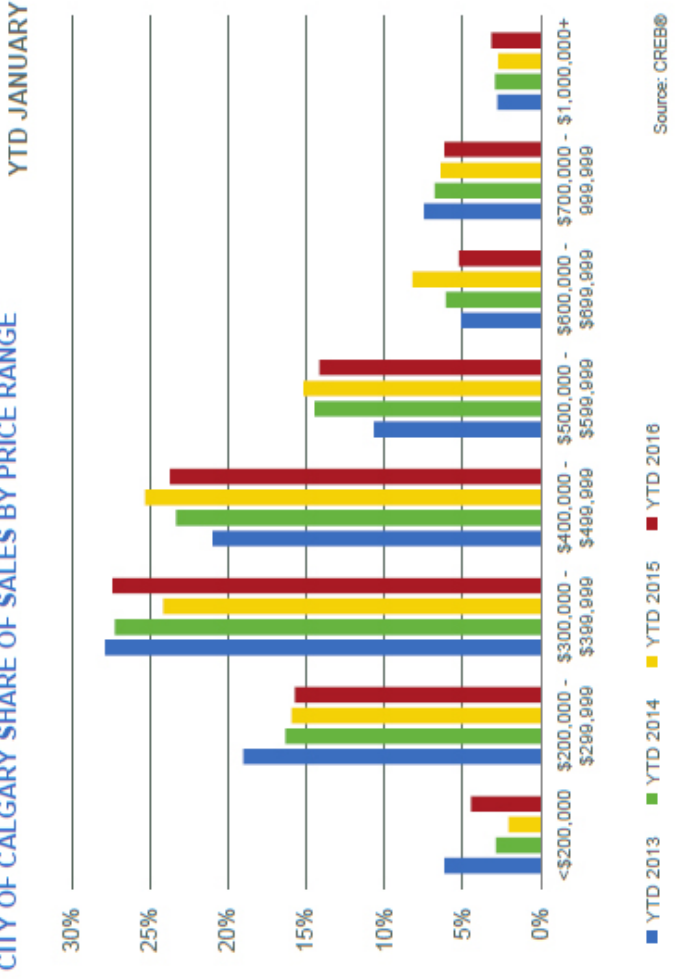


	2015	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	877	1,207	1,777	1,863	2,186	2,182	1,991	1,842	1,642	1,449	1,422	1,261	879
New Listings	3,289	2,935	3,129	3,084	3,168	3,121	2,988	2,742	2,742	3,095	2,891	2,182	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,215	5,599	5,621	5,324	4,357
Days on Market	41	36	38	40	41	40	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,900	459,300	459,100	459,300	459,300	459,300	457,400	454,500	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	422,250	425,000	418,000	410,149	408,000
Average Price	460,646	460,039	473,671	469,572	478,850	483,706	476,520	466,421	466,421	468,655	457,591	460,998	462,874
Index	212	212	211	210	210	211	211	211	211	211	210	209	208

	2016
Sales	763
New Listings	2,740
Inventory	5,022
Days on Market	50
Benchmark Price	447,300
Median Price	409,000
Average Price	459,874
Index	205

CALGARY TOTAL SALES	Jan-15	Jan-16	YTD2015	YTD2016
>\$100,000	18	34	18	34
\$100,000 - \$199,999	140	120	140	120
\$200,000 - \$299,999	112	93	112	93
\$300,000 - \$349,999	100	116	100	116
\$350,000 - \$399,999	129	109	129	109
\$400,000 - \$449,999	93	72	93	72
\$450,000 - \$499,999	71	62	71	62
\$500,000 - \$549,999	62	46	62	46
\$550,000 - \$599,999	37	17	37	17
\$600,000 - \$649,999	35	23	35	23
\$650,000 - \$699,999	35	24	35	24
\$700,000 - \$799,999	12	16	12	16
\$800,000 - \$899,999	9	7	9	7
\$900,000 - \$999,999	15	13	15	13
\$1,000,000 - \$1,249,999	7	4	7	4
\$1,250,000 - \$1,499,999	2	5	2	5
\$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	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	877	763	877	763

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE



Source: CREB®



FEBRUARY 2016

# 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
	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15
Royal Oak	9	-25%	210	19	73%	343	39	43	98.24%	450,000	1%	468,000	441,861	1%	470,074	566,751	-3%	578,721	196			
Sage Hill	9	29%	138	12	50%	217	29	61	97.75%	389,000	-6%	459,500	401,922	-2%	453,090	520,191	-4%	527,658	186			
Saint Andrews	1	-50%	18	-	-	41	8	36	89.75%	1,480,000	120%	655,000	1,480,000	120%	709,194	800,411	-4%	808,101	225			
Sandstone	1	-67%	73	-	-	97	7	21	94.68%	416,500	-9%	415,750	416,500	-1%	412,265	434,940	-1%	435,295	199			
Scenic Acres	3	-25%	89	13	117%	156	18	64	96.05%	538,500	5%	532,500	491,357	-16%	558,672	526,763	-3%	535,772	204			
Sherwood	2	-33%	49	2	0%	105	15	58	96.91%	639,500	137%	530,000	639,500	94%	502,731	594,654	-4%	602,021	200			
Silver Springs	4	-33%	108	4	-20%	157	18	16	97.53%	459,000	-6%	509,950	442,000	-4%	506,840	433,562	-3%	451,247	201			
Sunnyside	1	-90%	50	15	114%	141	30	47	95.85%	575,000	6%	373,250	575,000	2%	424,260	441,432	-5%	442,819	206			
Thorncliffe	8	700%	101	6	20%	136	11	40	97.49%	432,000	-24%	411,000	416,688	-27%	390,024	363,841	-3%	365,720	207			
Tuscany	15	-17%	323	21	11%	477	45	45	97.30%	520,000	7%	500,000	489,007	-6%	521,696	504,766	-6%	520,614	218			
Tuxedo	3	-25%	90	8	-11%	201	38	62	97.00%	465,000	-7%	518,250	483,333	-1%	530,944	459,344	-5%	459,829	203			
University Heights	-	-	15	2	100%	23	3	-	-	832,000	-	832,000	-	-	787,527	696,630	-4%	715,078	223			
Valley Ridge	3	-25%	88	10	25%	188	19	38	98.52%	595,000	-16%	604,500	591,000	-19%	614,313	650,031	-3%	668,553	224			
Varsity Acres	4	0%	88	7	40%	139	18	66	97.56%	280,000	-49%	374,000	280,863	-48%	415,530	431,635	-4%	450,628	202			
Varsity Estates	2	200%	29	3	200%	77	9	59	95.48%	1,083,750	8%	781,000	1,083,750	8%	813,697	743,063	-5%	774,022	195			
Varsity Village	5	67%	62	5	-29%	107	16	35	97.71%	410,000	8%	283,000	380,000	1%	400,723	402,999	-4%	422,950	195			
West Hillhurst	5	-17%	102	10	-23%	268	46	47	94.03%	995,000	10%	777,250	1,021,255	6%	824,234	652,728	-7%	685,877	194			
<b>ZONE B</b>	<b>131</b>	<b>-28%</b>	<b>2,829</b>	<b>216</b>	<b>-14%</b>	<b>4,450</b>	<b>502</b>	<b>46</b>	<b>96.96%</b>	<b>329,900</b>	<b>-2%</b>	<b>345,000</b>	<b>331,552</b>	<b>-2%</b>	<b>346,184</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>			
Abbeydale	3	-57%	67	7	17%	95	16	81	96.07%	315,000	2%	320,000	313,667	5%	313,599	349,336	10%	343,720	240			
Albert Park	1	-50%	34	5	25%	74	16	141	92.23%	285,000	-4%	296,000	285,000	-4%	323,532	314,493	-5%	325,316	212			
Applewood	-	-	52	3	-40%	81	12	-	-	360,000	-	360,000	-	-	329,894	417,450	8%	411,354	216			
Castleridge	5	-17%	58	2	-50%	87	6	47	93.53%	270,000	-19%	335,000	291,350	-10%	329,788	367,022	6%	356,794	244			
Castleridge Estates	-	-	8	-	-	11	-	-	-	406,000	-	406,000	-	-	397,375	464,159	4%	454,022	236			
Coral Springs	2	100%	48	1	-50%	75	4	20	98.60%	522,500	16%	493,500	522,500	16%	488,436	572,556	7%	558,063	230			
Dover	3	200%	68	3	0%	89	7	23	98.04%	282,000	28%	292,000	297,333	35%	277,446	313,779	2%	316,748	230			
Dover Glen	2	100%	57	6	100%	83	14	50	95.49%	179,000	-42%	264,900	179,000	-42%	274,669	296,322	2%	299,819	226			
Erin Woods	9	50%	90	8	-11%	127	14	39	96.93%	289,000	-10%	325,000	277,794	-10%	304,288	339,601	1%	341,392	222			
Falconridge	11	-21%	146	11	-27%	221	22	36	96.44%	295,600	-5%	302,000	294,055	-2%	299,984	336,900	6%	329,800	240			
Fonda	-	-	31	1	-50%	44	4	-	-	283,000	-	283,000	-	-	262,182	272,132	-1%	273,036	219			
Forest Heights	2	-33%	39	1	0%	59	6	88	99.32%	337,150	-4%	315,000	337,150	-9%	305,072	298,818	-3%	305,285	210			
Forest Lawn	5	-44%	45	4	-50%	82	14	89	96.86%	304,900	0%	298,500	301,380	-1%	299,804	291,550	-2%	299,221	204			
Golden Triangle	-	-	1	-	-	2	-	-	-	265,000	-	265,000	-	-	265,000	-	-	-	-			
Marlborough	5	67%	96	6	20%	129	15	35	97.90%	314,000	50%	360,000	315,600	24%	349,058	347,495	-3%	358,683	204			
Marlborough Park	5	-17%	84	8	60%	109	13	33	97.02%	329,900	-8%	316,000	301,680	-14%	301,124	347,699	6%	341,475	223			
Martindale	12	-20%	245	14	-39%	338	32	39	96.53%	363,750	4%	356,500	378,229	6%	362,798	376,533	5%	367,969	234			
Mayland Heights	1	-	50	1	-67%	85	8	27	98.95%	424,500	-	412,500	424,500	-	390,608	347,582	-3%	356,340	209			
Mayland Heights East	-	-	6	-	-	10	1	-	-	205,000	-	205,000	-	-	260,583	-	-	-	-			
McCall Ind. Park/ Airways Ind. Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Monterey Park	7	17%	97	7	0%	158	11	41	98.18%	397,500	1%	390,000	377,014	-7%	396,085	444,402	9%	435,542	217			
Penbrooke	5	0%	98	5	-44%	138	12	49	96.31%	203,000	-6%	295,000	216,420	0%	270,428	292,735	7%	289,611	234			
Pineridge	3	-73%	126	11	-8%	197	17	63	96.98%	313,000	-2%	287,650	274,333	-12%	288,767	325,929	5%	322,911	216			
Radisson Heights	-	-	22	3	-40%	40	4	-	-	360,000	-	360,000	-	-	345,532	340,448	-4%	352,071	207			
Red Carpet/Mountview Mobile Park	1	0%	23	1	0%	49	9	82	96.71%	235,000	12%	167,500	235,000	12%	179,767	-	-	-	-			
Redstone	2	-60%	33	2	-50%	82	15	102	99.56%	537,500	54%	426,000	537,500	49%	445,804	-	-	-	-			
Rundle	3	0%	107	4	-33%	156	18	13	96.67%	325,000	-19%	363,000	337,667	-15%	321,125	311,823	-3%	320,235	202			
Saddle Ridge	6	-68%	297	24	-8%	489	57	31	97.48%	352,000	-4%	403,000	360,250	-5%	393,943	496,168	10%	476,422	237			
Saddle Ridge Ind/Westwinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Skyview Ranch	9	29%	163	13	-43%	281	37	62	97.24%	420,000	0%	410,000	398,185	-8%	402,860	454,486	14%	428,099	244			
Southview	-	-	21	-	-	26	-	-	-	367,500	-	367,500	-	-	390,452	375,889	-6%	385,066	213			
Stoney Ind.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Taratade	12	0%	254	28	8%	414	48	44	96.32%	362,000	-15%	375,250	371,458	-8%	372,284	386,629	3%	381,819	224			
Temple	9	-25%	139	16	33%	200	23	32	95.86%	335,000	-4%	323,500	319,358	-6%	322,426	365,349	4%	359,104	219			
Valleyfield	-	-	1	-	-	2	-	-	-	265,000	-	265,000	-	-	265,000	-	-	-	-			
Vista Heights	1	0%	24	2	100%	37	5	43	94.62%	350,000	-7%	353,000	350,000	-7%	319,696	306,539	-	307,887	226			
West Dover	1	-86%	29	2	-	63	10	102	96.99%	290,000	21%	262,500	290,000	0%	270,883	290,208	-1%	293,626	217			



CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		SP/LP		Median Price		Average Price		Benchmark Price		Index
	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Y/Y%	
Whitehorn	4	-33%	9	-36%	20	27	100.17%		334,950	5%	333,725	-1%	341,705	4%	337,959
<b>ZONE C</b>	<b>292</b>	<b>-15%</b>	<b>499</b>	<b>9%</b>	<b>1,731</b>	<b>55</b>	<b>95.47%</b>	<b>442,000</b>	<b>425,000</b>	<b>-2%</b>	<b>532,881</b>	<b>3%</b>	<b>518,558</b>	<b>NA</b>	<b>NA</b>
Altadore/River Park	11	57%	12	-14%	73	55	94.39%	749,950	776,000	34%	801,205	2%	622,532	-1%	623,794
Aspen Woods	7	-13%	14	-26%	65	34	94.84%	722,000	640,000	-30%	693,014	-22%	870,814	-3%	894,651
Bankview	4	-33%	10	-29%	47	82	97.43%	310,000	417,500	61%	480,975	45%	361,787	-4%	366,457
Bayview	2	100%	1	0%	1	120	89.60%	900,000	1,697,500	-33%	1,697,500	-33%	1,211,277	13%	1,146,181
Bel Aire	-		1	0%	4			2,487,500							
Braeside	8	0%	9	-10%	17	53	95.99%	364,000	354,000	50%	355,750	37%	317,384	-5%	331,599
Bridlewood	11	-15%	15	-6%	31	49	97.57%	405,000	412,000	-6%	373,545	-9%	439,169	2%	431,939
Britannia	-		3	50%	12			1,620,000							
Canyon Meadows	5	-17%	8	-11%	23	45	96.06%	313,000	290,000	-18%	332,500	-10%	323,226	-6%	333,369
Canyon Meadows Estates	-		2	0%	9			704,000							
Cedarbrae	3	-57%	5	-38%	9	42	97.23%	342,500	385,000	1%	371,000	-1%	342,996	-2%	347,108
CFB Currie	-		1		21			686,450							
Chinook Park	-		-		4			775,000							
Christie Park	2	100%	3	50%	6	57	98.60%	675,000	539,750	-40%	539,750	-40%	636,685	-2%	620,624
Cliff Bungalow	-		6	50%	14			321,000							
Coach Hill	2	-50%	2	-33%	14	28	97.38%	371,000	443,000	-19%	443,000	-32%	407,535	-4%	416,820
Connaught	15	-42%	35	30%	99	49	94.98%	330,000	360,000	4%	368,400	-5%	299,980	-6%	309,565
Cougar Ridge	3	-63%	16	129%	26	26	98.34%	557,000	532,000	-10%	609,667	-10%	645,021	-1%	655,302
Crestmont	1		4	100%	7	63	99.47%	588,750	547,000		547,000		665,690	0%	676,633
Discovery Ridge	5	0%	2	-78%	24	47	97.04%	623,000	375,000	11%	611,100	54%	793,987	-7%	819,799
Downtown	6	50%	6	-40%	32	34	96.30%	370,000	208,750	-28%	264,667	-10%	250,230	-7%	260,044
Eagle Ridge	-		2		3			1,400,000							
East Village	6	500%	10	67%	35	90	96.34%	335,000	403,200	27%	391,067	23%	373,384	-1%	377,907
Eau Claire	2		10	67%	34	59	96.25%	542,500	658,750		658,750		551,333	-4%	564,594
Elbow Park	1		6	50%	26	159	95.01%	1,265,000	950,000		950,000		1,224,210	-11%	1,280,126
Elboya	1	0%	4	-20%	16	6	96.52%	855,000	2,220,000	-9%	2,220,000	-9%	944,290	-4%	935,191
Erlton	-		1	-75%	10			430,000							
Evergreen	19	-21%	14	17%	49	68	97.74%	412,500	377,500	-3%	372,294	-7%	466,434	-1%	468,203
Evergreen Estates/Shawnee	4	100%	7	17%	29	78	96.97%	615,000	701,000	2%	820,500	20%	629,212	-8%	657,701
Garrison Green	-		1	-75%	10			530,000							
Garrison Woods	3	200%	-		5	44	96.76%	537,500	488,000	60%	495,000	62%	320,005	0%	321,684
Glamorgan	3	-40%	3	-40%	19	34	96.52%	382,500	201,000	-61%	308,167	-36%	363,576	-2%	371,873
Glenbrook	5	25%	5	-50%	25	69	98.70%	489,000	443,000	0%	419,400	-14%	345,917	-4%	356,793
Glendale	1		2	-50%	7	104	92.32%	588,600	600,000		600,000		524,015	-4%	540,760
Haysboro	6	20%	15	50%	29	32	95.82%	420,000	377,500	-15%	355,250	-24%	361,618	-6%	367,610
Kelvin Grove	1		9	800%	10	11	95.67%	352,500	937,500		937,500		649,024	-1%	645,577
Killarney	11	22%	15	-12%	60	46	95.05%	597,500	650,000	-18%	650,091	-7%	507,660	-5%	520,180
Kingsland	4	33%	4	100%	9	105	94.27%	657,500	675,000	6%	636,000	-8%	410,797	-1%	404,875
Lakeview	4	33%	5	25%	12	49	97.91%	570,000	571,950	-1%	629,975	18%	547,081	-3%	559,940
Lakeview Village	1		1		4	9	106.57%	1,115,000	1,800,000		1,800,000		1,187,674	-8%	1,238,373
Lincoln Park	-		4	-43%	17			285,000							
Lower Mount Royal	2	-87%	8	0%	28	58	97.25%	320,000	313,500	-8%	313,500	-18%	373,857	-5%	380,205
Mayfair	-		-		1			1,377,500							
Meadowlark Park	1		2		4	22	96.50%	724,000	617,500		617,500		1,067,721	2%	1,047,002
Millrise	7	-22%	9	50%	18	54	96.17%	372,500	307,000	-28%	292,714	-25%	610,584	-2%	587,507
Mission	2	-82%	11	-8%	41	56	95.48%	366,250	262,500	-33%	262,500	-34%	403,447	-1%	403,421
Mount Royal	3	200%	4	0%	9	39	91.87%	1,650,000	1,368,000	173%	1,676,000	234%	291,332	7%	288,869
North Glenmore Park	1		6	500%	14	55	92.00%	645,000	1,380,000		1,380,000		1,583,071	0%	1,569,923
Oakridge	5	67%	3	-25%	14	33	97.54%	320,500	514,000	117%	441,815	43%	413,527	0%	416,769
Oakridge Estates	-		1		6			725,000							
Palliser	3	0%	9	125%	19	49	93.73%	338,750	309,500	-33%	315,667	-37%	492,697	1%	493,958
Parkhill/Stanley Park	2	100%	4	100%	12	101	90.43%	657,500	637,500	-38%	637,500	-38%	781,591	0%	773,641
Patterson	2	0%	2	-60%	27	39	88.58%	366,986	930,000	177%	930,000	177%	508,202	-6%	525,792

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	Sales		New Listings		Inventory		SP/LP		Median Price		Average Price		Benchmark Price		Index
	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Y/Y%	
Pump Hill	2		16		33		4	96	87.13%	1,433,750	917,500	1,433,750	951,525	1,037,494	219
Richmond	4	-33%	96	50%	271		44	76	95.29%	754,450	662,500	712,225	685,111	584,650	208
Richmond Hill	5	-17%	91	20%	168		21	52	96.64%	385,000	482,500	434,780	486,116	468,469	206
Rideau Park	-		11	-50%	22		3				700,000		800,091	341,748	215
Rosscarrock	-		39	200%	80		12				645,000		574,833	415,553	208
Roxboro	-		4		9		1			1,175,000		1,582,500			
Rutland Park	3		16	100%	34		4	65	97.50%	562,400	575,000	576,467	539,047	572,560	207
Scarboro	3		13	0%	31		2	60	95.74%	675,000	820,000	898,333	1,051,138	707,811	163
Shaganappi	2	0%	29		58		9	85	91.37%	157,500	630,000	157,500	601,790	557,255	208
Shawnessy	8	60%	127	-29%	184		17	25	96.95%	383,000	411,324	391,188	396,418	393,677	192
Signal Hill	4	33%	50	100%	103		9	105	94.27%	675,000	657,500	636,000	619,743	699,804	212
Signature Parke	3	50%	50		114		16	16	97.41%	570,000	574,500	587,667	544,762	546,419	196
Silverado	5	-38%	127	360%	251		33	29	96.81%	440,000	415,000	541,900	432,711	438,719	188
Somerset	4	0%	141		213		27	30	97.55%	410,500	407,000	384,000	383,592	403,617	211
South Calgary	4	-67%	83		245		50	72	97.84%	609,250	565,000	692,100	647,550	524,925	206
Southwood	6	200%	69	33%	123		15	37	96.44%	425,750	424,250	417,333	397,416	330,495	199
Springbank Hill	5	-17%	127	22%	308		45	75	91.86%	665,000	655,000	1,002,400	702,696	670,479	215
Spruce Cliff	4	-20%	82	-71%	214		26	44	96.58%	339,500	384,250	330,250	424,687	370,617	163
Strathcona Park	4	33%	83	0%	159		17	22	98.28%	616,000	650,000	605,500	656,754	638,943	221
Sunalta	1	-80%	62	-44%	149		18	113	97.50%	312,000	303,500	312,000	332,431	311,493	206
The Slopes	-		3		12		4			1,250,000		1,566,000			
Upper Scarboro	1		3		9		1	131	92.31%	1,200,000	805,000	1,200,000	930,000	789,027	213
Victoria Park	14	-33%	172	8%	414		75	53	95.82%	323,500	357,500	345,564	379,112	340,267	256
West End	2	0%	43	300%	137		28	101	89.97%	418,250	405,000	418,250	421,721	446,462	212
West Springs	7	0%	170	50%	343		41	59	96.91%	630,000	597,000	698,964	687,583	683,998	239
Westgate	4	300%	45	33%	91		11	53	96.16%	483,500	500,000	442,250	475,606	421,439	206
Wildwood	1	-67%	38	-80%	74		7	78	99.64%	697,400	630,000	697,400	662,413	577,039	216
Windsor Park	4	-20%	86	43%	181		35	50	92.62%	289,750	263,500	348,000	391,978	367,438	203
Woodbine	6	-40%	132	25%	204		15	56	96.63%	331,250	444,250	331,167	473,744	456,853	207
Woodlands	-		71	-50%	112		13			473,250		473,497		470,164	205
<b>ZONE D</b>	<b>197</b>	<b>-7%</b>	<b>4,084</b>	<b>17%</b>	<b>6,688</b>	<b>280</b>	<b>803</b>	<b>50</b>	<b>97.18%</b>	<b>408,840</b>	<b>427,500</b>	<b>449,948</b>	<b>452,140</b>	<b>NA</b>	<b>NA</b>
Acadia	7	-22%	145	0%	195		13	28	96.77%	377,000	393,250	358,500	373,134	322,531	184
Auburn Bay	11	-45%	335	-19%	568		64	36	97.02%	520,000	461,121	490,182	482,563	514,064	203
Chaparral	5	-29%	180	71%	279		28	59	92.83%	525,000	470,000	674,200	508,455	464,272	191
Chaparral Valley	-		49	50%	82		5				429,900		454,018		
Copperfield	17	21%	365	46%	541		64	53	98.15%	375,000	395,000	371,265	389,576	437,771	198
Cranston	18	-31%	381	0%	711		80	55	97.36%	411,920	430,000	448,617	462,413	505,026	213
Deer Ridge	4	100%	52	50%	88		19	34	97.73%	308,500	335,000	314,125	350,580	367,360	171
Deer River Estates	-		4		6		-			615,000		609,750			
Deer Run	2	-60%	65	-33%	96		4	25	98.84%	481,800	435,000	481,800	452,933	397,318	196
Diamond Cove	-		12		26		5			611,500		656,458		608,183	188
Douglas Glen	2	-50%	54	0%	66		5	26	97.21%	345,000	454,450	345,000	451,994	451,457	202
Douglas Ridge	2	0%	25	200%	43		6	19	100.13%	425,250	448,000	425,250	455,340	462,198	200
Douglasdale Estates	4	100%	79	-38%	141		18	56	96.07%	459,500	507,000	481,500	539,566	538,167	190
Fairview	3	200%	42		56		4	58	94.83%	380,000	430,000	377,667	432,865	402,701	206
Highfield	-		-		-		-								
Inglewood	4		64	250%	135		20	41	97.90%	302,000	440,000	327,625	478,350	477,624	213
Lake Bonavista	4	-43%	144	-40%	229		23	76	96.81%	552,000	537,500	574,750	497,806	481,478	191
Lake Bonavista Downs	-		12		17		2			441,250		448,003		392,210	183
Lake Bonavista Estates	1	0%	42	-33%	67		7	147	89.66%	1,430,000	835,500	1,430,000	891,831	784,669	197
Lynnwood Ridge	2	-50%	37	-50%	44		3	57	93.03%	258,125	370,000	258,125	367,131	335,452	217
Mahogany	13	44%	177	-12%	326		73	60	97.97%	547,500	482,500	510,190	502,796		
Manchester	-		7		13		1			263,950		248,271			
Maple Ridge	2	100%	34		62		8	81	97.34%	518,250	515,000	518,250	537,428	479,194	184
McKenzie Lake	12	0%	212	64%	371		51	47	97.34%	374,500	441,000	378,542	510,405	500,671	211

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	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index		
	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Dec-15		
McKenzie Towne	19	-34%	465	27	4%	737	75	30	97.74%	355,000	-6%	377,800	390,771	-5%	382,921	384,164	0%	383,130			384,164	0%	383,130	202
Midnapore	3	0%	85	5	25%	132	16	70	97.02%	402,000	75%	380,000	584,500	117%	408,884	351,169	-4%	356,497			351,169	-4%	356,497	192
New Brighton	20	25%	317	23	53%	487	43	53	97.72%	411,250	-6%	429,000	415,350	-4%	430,995	490,675	-1%	493,915			490,675	-1%	493,915	196
Ogden Lynnwood	2	-33%	54	8	60%	75	10	25	93.91%	300,000	20%	317,500	300,000	-7%	320,742	316,982	1%	316,140			316,982	1%	316,140	203
Parkland	2	100%	47	2	-50%	85	9	56	92.98%	529,500	-25%	589,500	529,500	-25%	613,699	539,055	-9%	555,113			539,055	-9%	555,113	272
Quarry Park	-		19	2	0%	61	14					510,000			549,153									
Queensland	4	33%	67	5	0%	93	9	50	98.59%	312,000	16%	330,000	307,250	-11%	335,588	356,004	-2%	358,892			356,004	-2%	358,892	204
Ramsay	1	-83%	33	2	-60%	54	8	177	94.30%	660,000	23%	486,100	660,000	20%	535,285	476,010	-8%	490,951			476,010	-8%	490,951	220
Riverbend	5	-17%	120	4	-33%	155	8	34	95.93%	406,000	2%	434,400	464,200	12%	450,500	449,100	-2%	451,575			449,100	-2%	451,575	211
Sundance	9	29%	126	6	100%	182	22	62	96.96%	478,000	20%	489,000	528,244	19%	507,080	485,524	-3%	490,152			485,524	-3%	490,152	189
Walden	3	50%	71	13	86%	122	22	59	98.26%	355,000	-25%	416,000	411,300	-14%	450,233	385,250	-7%	400,979			385,250	-7%	400,979	195
Willow Park	2	-33%	63	4	-20%	104	12	56	97.21%	500,500	-4%	442,500	500,500	-6%	434,738	677,973	-3%	690,439			677,973	-3%	690,439	205
Willow Park Estates	-		8	1	0%	29	4					867,250			890,875									



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	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Dec-15	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Y/Y%	
<b>Airdrie</b>	66	3%	88	10%	289	58	365,450	-9%	369,606	-7%	368,500	-2%	195
<b>Rockyview Region</b>	76	3%	146	14%	628	77	472,500	-1%	598,074	7%	544,500	-2%	176
Beiseker	1		1		6	57	264,900		264,900				
Bragg Creek	-		1	-67%	10		700,000		709,895				
Chestermere	16	-11%	35	67%	114	67	570,000	17%	542,863	11%	479,300	-1%	171
Cochrane	33	14%	45	-20%	221	65	400,000	-11%	409,738	-8%	434,000	-1%	177
Crossfield	-		6	-25%	10		380,000		373,327				
Irricana	-		2	-33%	7		250,000		255,067				
Langdon	4	100%	6	100%	24	32	429,250	-1%	449,000	4%	474,240		
Redwood Meadows	6		2	100%	4	48	450,000		429,167				
Rural	16	7%	47	47%	222	136	1,000,000	11%	1,163,163	17%	946,100	-4%	185
<b>Foothills Region</b>	52	-12%	104	28%	460	75	480,000	22%	555,408	9%	386,700	-2%	180
Blackie	-		-		2		334,000		288,250				
Black Diamond	3	0%	2	-50%	9	54	330,000	31%	330,000	7%	348,520		
Cayley	-		-		3		248,500		235,117				
Heritage Pointe	2	100%	7	250%	41	121	1,180,000	2%	1,180,000	2%	1,213,796		
High River	6	-60%	23	53%	86	55	298,000	3%	333,250	10%	336,000	-2%	170
Longview	-		-		2		210,000		296,883				
Okotoks	26	-19%	47	15%	162	63	433,750	5%	459,479	2%	426,100	-1%	187
Rural	13	117%	15	0%	109	98	824,250	-32%	796,942	-44%	676,700	-4%	168
Turner Valley	1	-50%	5	25%	20	213	315,000	36%	315,000	36%	278,100	0%	175
<b>Active Regional Areas</b>	16	-30%	42	200%	159	85	349,000	16%	352,525	12%			
Carstairs	3	-40%	10	400%	33	43	400,000	48%	401,167	39%	308,931	-6%	194
Cremona	-		1		4		250,475		266,408				
Didsbury	3	-40%	9	50%	33	44	235,000	2%	230,000	-18%	251,654	-7%	191
Strathmore	10	-17%	15	150%	73	109	355,000	10%	374,690	6%	361,272	4%	200
Vulcan	-		7		16		206,862		194,328				
<b>Total Surrounding Area</b>	210	-5%	380	25%	1,536	71	420,500	5%	496,996	5%	422,300	-2%	186
<b>CREB® Economic Region</b>	1,088	-16%	1,863	11%	5,872	54	410,000	-1%	469,285	-1%	443,900	-2%	206
<b>CREB® CMA</b>	1,020	-16%	1,717	9%	5,253	52	410,000	-2%	466,726	-1%	448,400	-2%	207

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.