



REAL ESTATE REVIEW

MARCH 2016

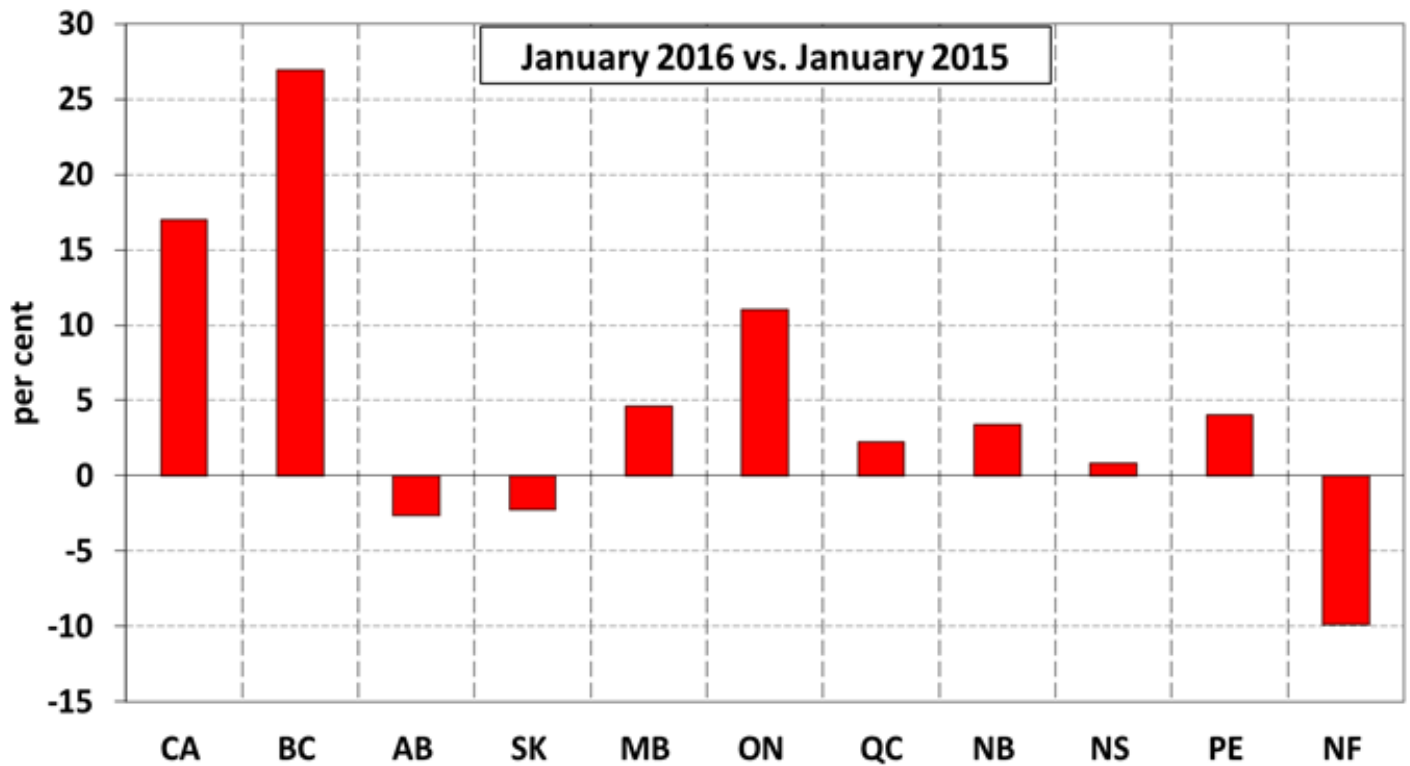


REAL ESTATE REVIEW – MARCH 2016

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

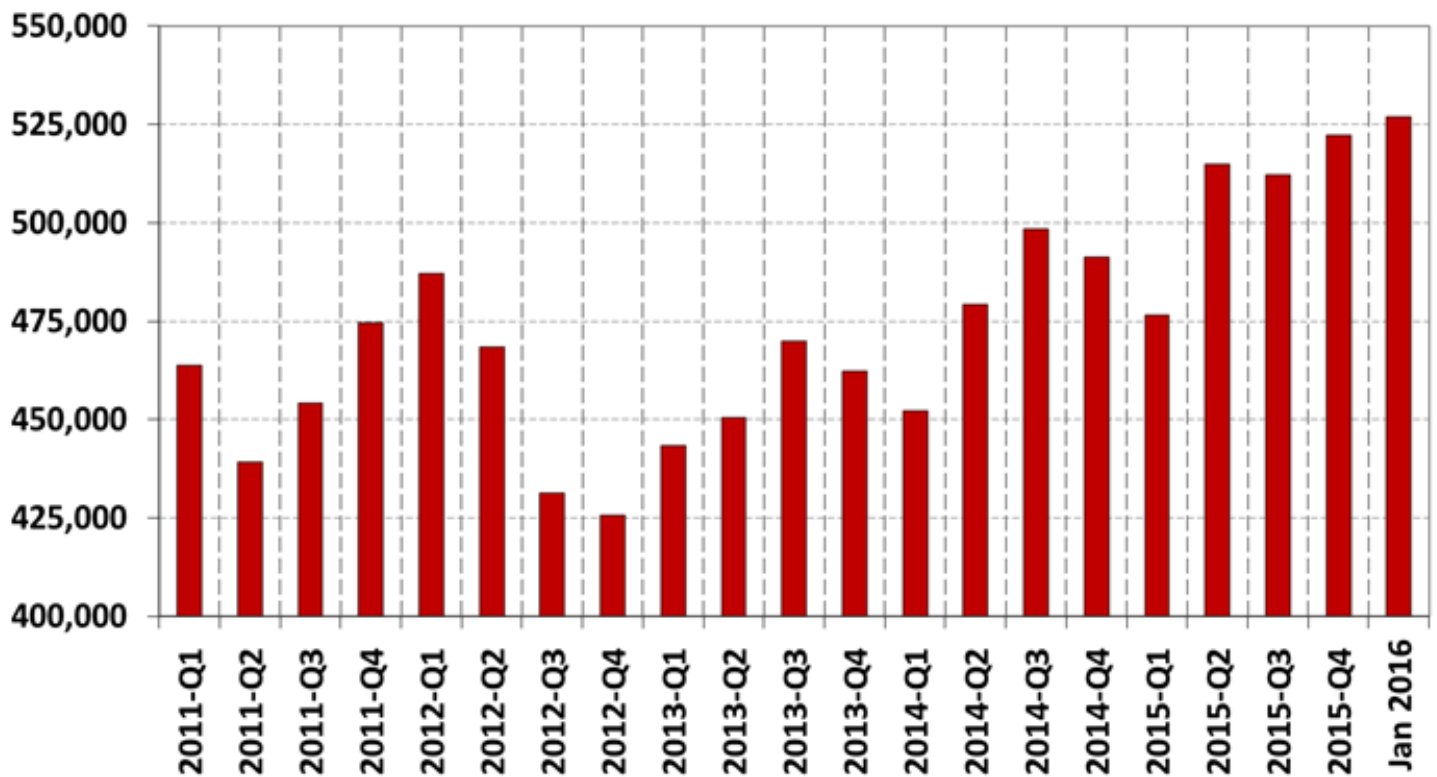
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

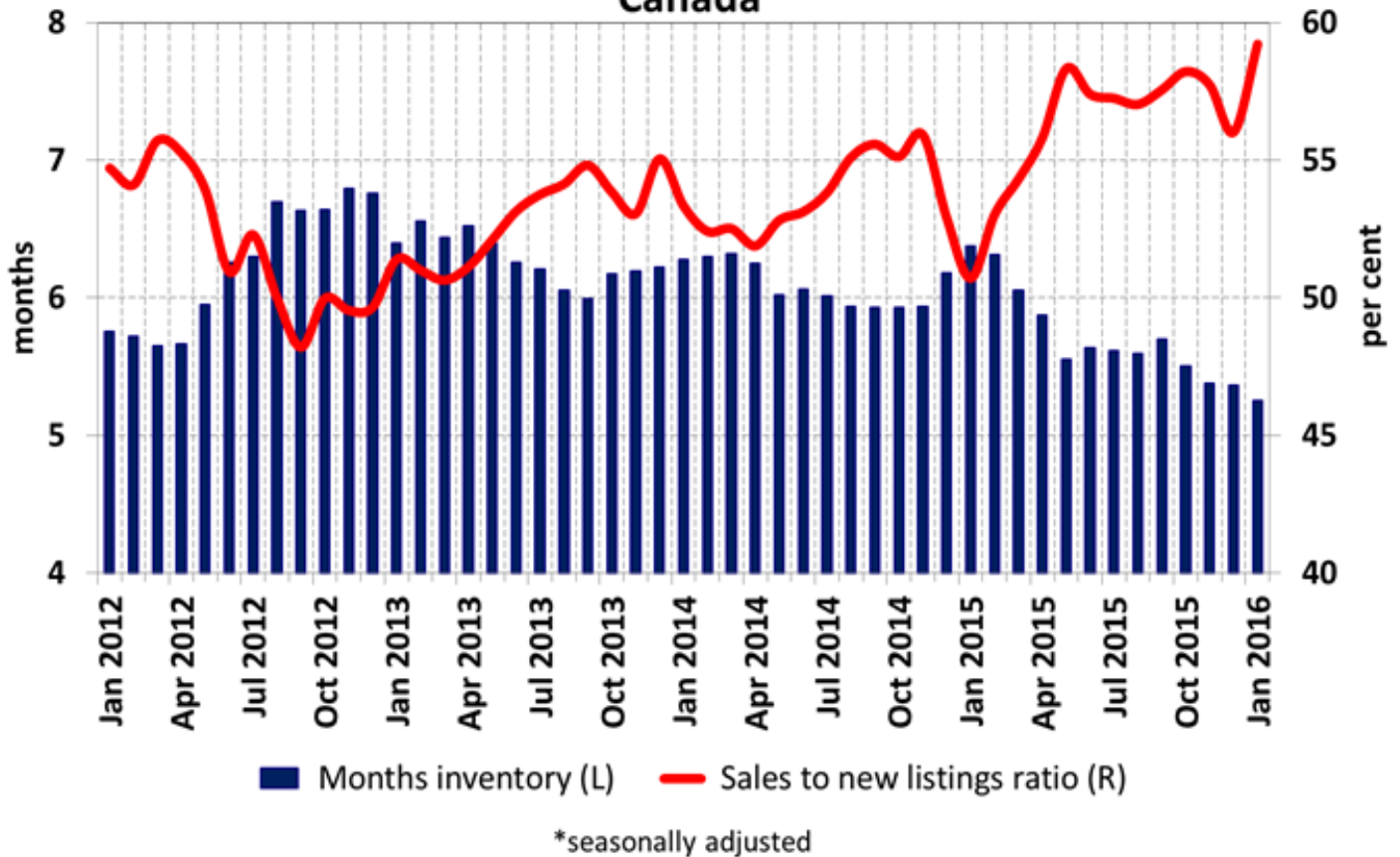
Canada



*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

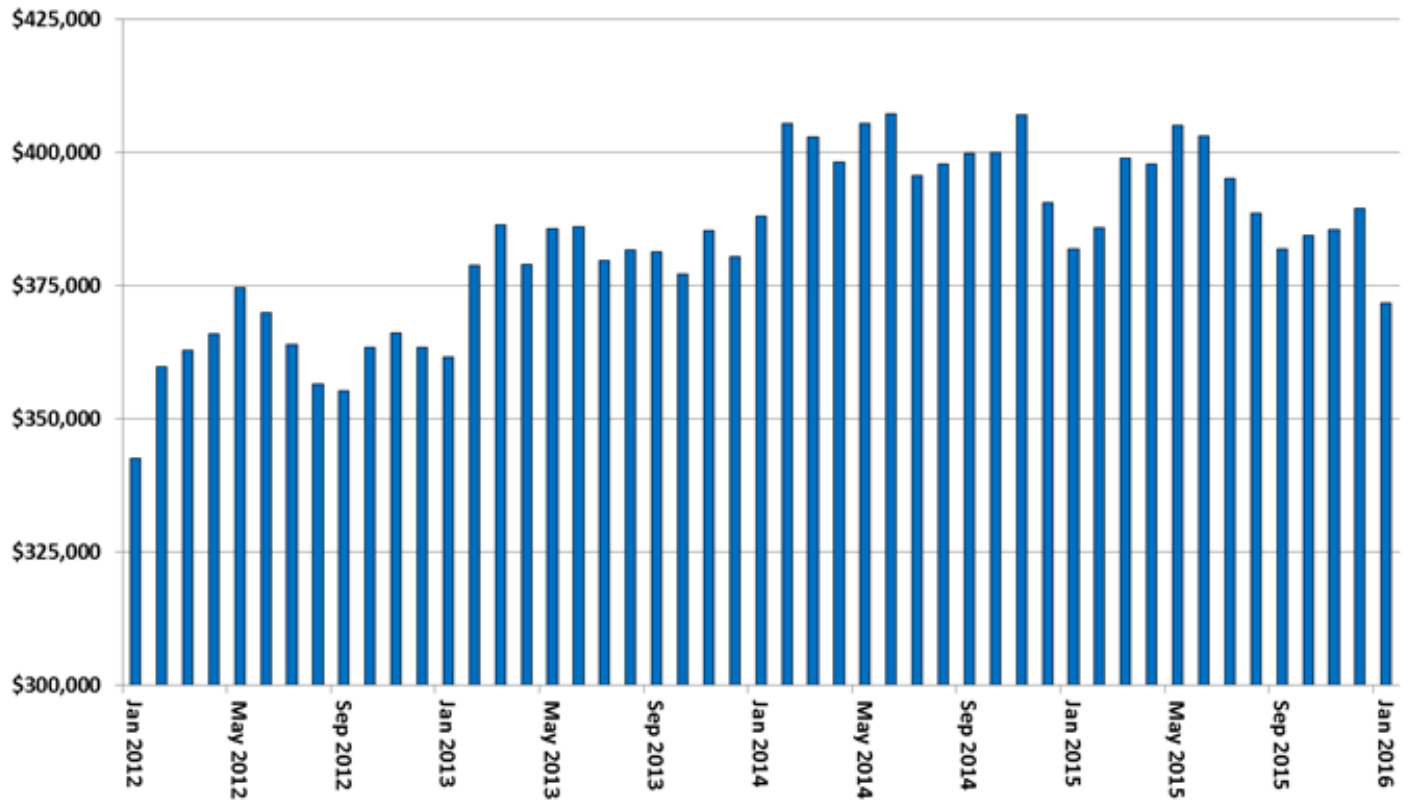
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – MARCH 2016

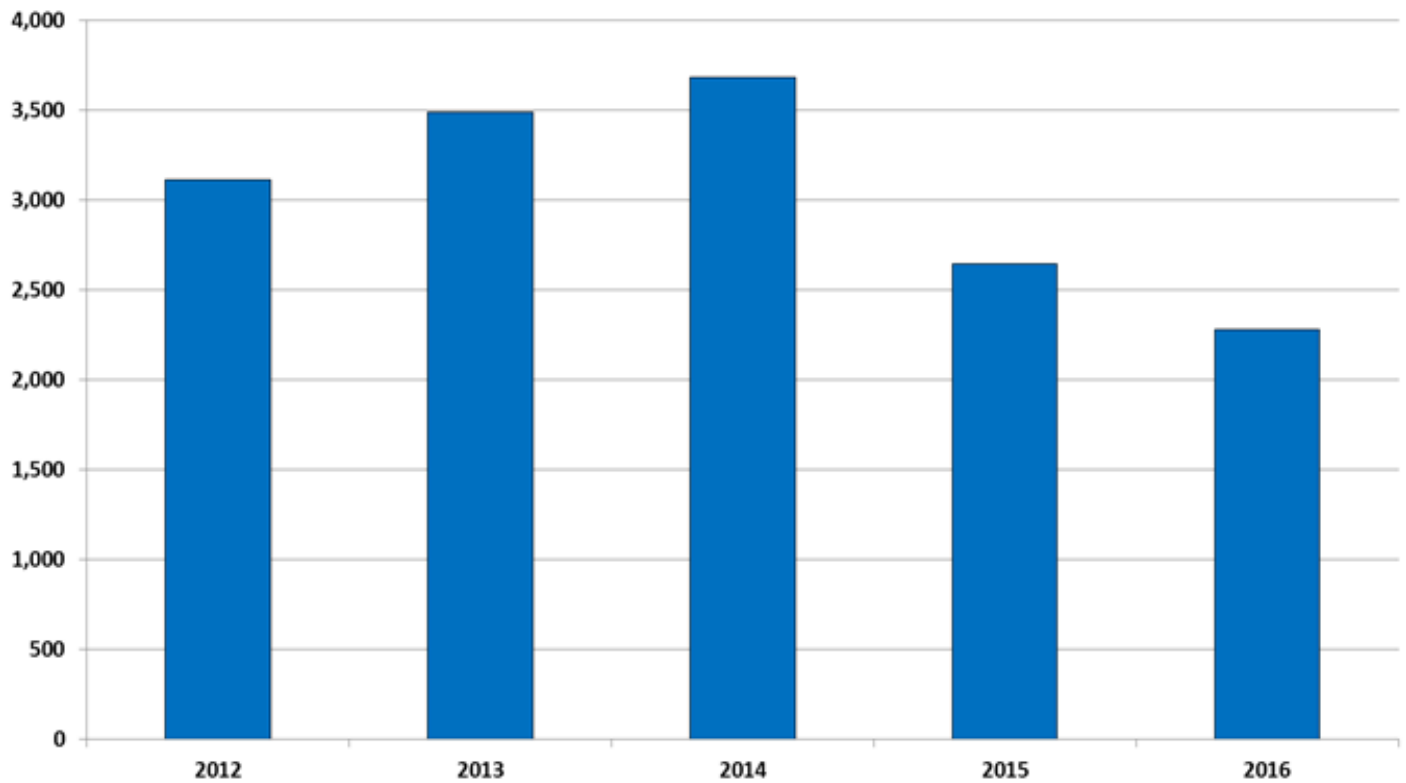
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (January only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

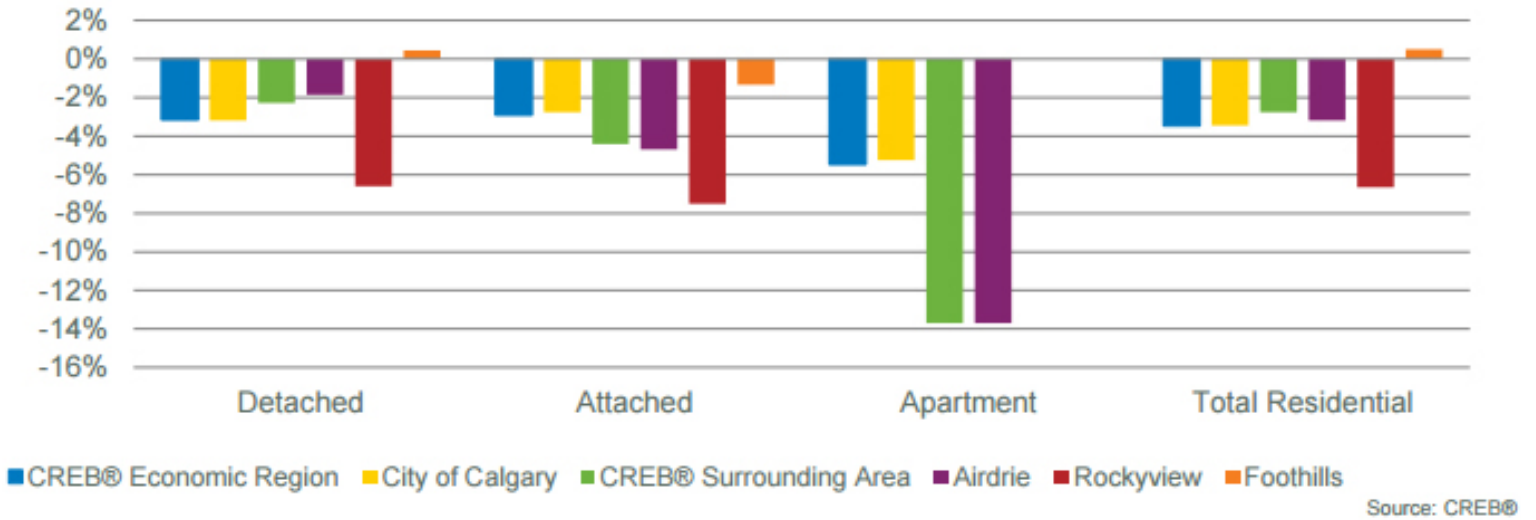
January 2016	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$18,960,600	\$22,797,114	\$351,122
Calgary	\$440,431,185	\$466,692,935	\$439,552
Central Alberta	\$48,185,650	\$57,317,550	\$286,819
Edmonton (Total Board)	\$239,999,265	\$268,744,311	\$337,078
Fort McMurray	\$24,137,950	\$24,569,100	\$524,738
Grande Prairie	\$26,706,441	\$30,616,581	\$281,120
Lethbridge	\$28,714,000	\$37,295,300	\$256,375
Lloydminster (AB)	\$2,184,900	\$2,184,900	\$242,767
Medicine Hat	\$14,481,172	\$14,936,172	\$233,567
South Central Alberta	\$2,378,000	\$3,659,000	\$139,882
Alberta	\$846,179,163	\$928,812,963	\$371,620



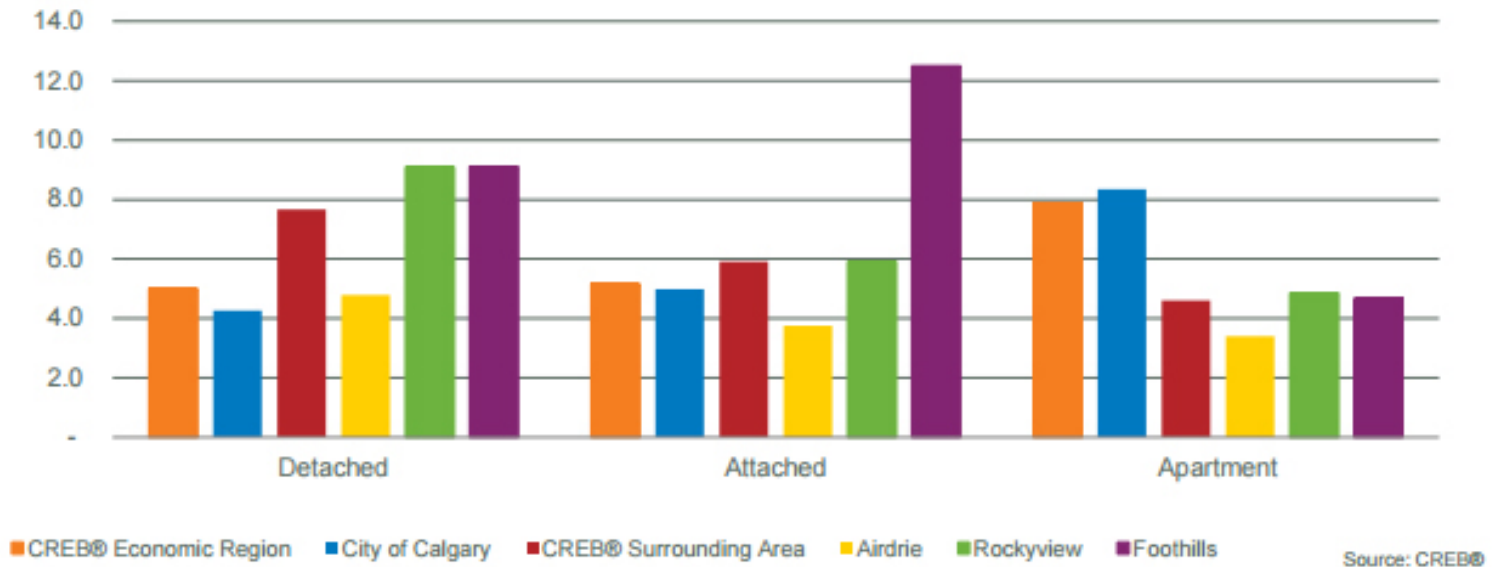
REAL ESTATE REVIEW – MARCH 2016

CALGARY HOUSING STATISTIC REVIEW

YEAR OVER YEAR PRICE GROWTH COMPARISON - FEBRUARY



MONTHS OF SUPPLY - FEBRUARY

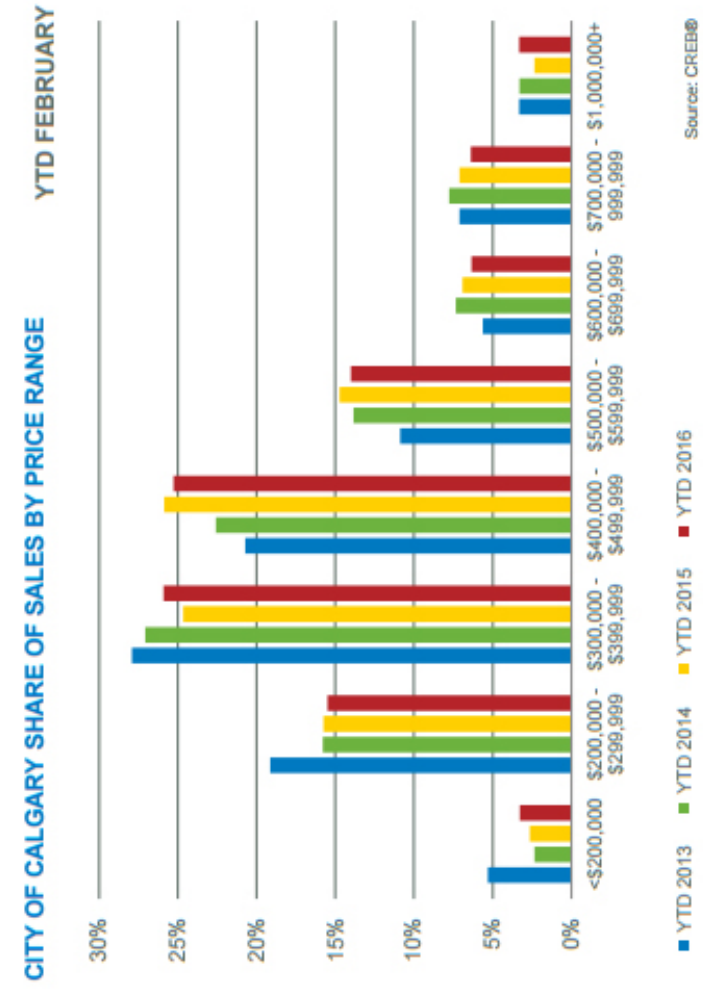




	2015	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,182	2,182	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,323	5,323	4,356
Days on Market	41	35	38	40	41	40	40	40	40	41	45	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	410,575	408,000
Average Price	460,646	460,039	473,671	469,572	479,850	483,706	476,520	485,421	458,655	457,591	461,303	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	209	208

	2016
Sales	765
New Listings	2,742
Inventory	5,039
Days on Market	51
Benchmark Price	447,800
Median Price	409,000
Average Price	457,359
Index	206

	Feb-15	Feb-16	YTD2015	YTD2016
CALGARY TOTAL SALES	37	28	55	62
>\$100,000	188	173	328	293
\$100,000 - \$199,999	120	137	232	230
\$200,000 - \$299,999	182	143	282	260
\$300,000 - \$349,999	176	170	305	279
\$350,000 - \$399,999	141	128	234	199
\$400,000 - \$449,999	105	93	176	156
\$450,000 - \$499,999	69	63	131	109
\$500,000 - \$549,999	38	53	75	70
\$550,000 - \$599,999	34	27	69	50
\$600,000 - \$649,999	53	42	88	66
\$650,000 - \$699,999	29	18	41	34
\$700,000 - \$799,999	10	14	19	21
\$800,000 - \$899,999	12	12	27	25
\$900,000 - \$999,999	5	8	12	12
\$1,000,000 - \$1,249,999	3	8	5	14
\$1,250,000 - \$1,499,999	2	4	2	4
\$1,500,000 - \$1,749,999	2	6	2	7
\$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	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
Total	1,207	1,127	2,084	1,892





MARCH 2016

NEIGHBOURHOOD HOUSING STATISTIC REVIEW

**CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL**

City of Calgary	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Feb-16	Feb-16	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	
	1,127	-6.63%	1,892	2,906	-1%	5,648	5,681	43	96.79%	420,000	0%	415,000	472,529	3%	466,396	445,000	-3%	446,400	
City Centre	192	-1%	313	731	6%	1,394	1,628	51	96.11%	497,500	-1%	510,000	593,588	5%	595,105	510,700	-6%	510,950	201
Altadore	17	325%	23	45	18%	81	83	73	95.38%	725,000	7%	725,000	859,444	16%	850,263	583,100	-8%	588,850	197
Banff Trail	4	300%	7	7	-46%	10	15	29	98.24%	662,500	-22%	555,000	687,500	-19%	622,143	574,400	-7%	576,400	189
Bankview	1	-80%	6	20	0%	35	41	77	97.45%	535,000	59%	237,125	535,000	48%	324,042	343,000	-10%	348,100	187
Bel-Aire	-		1	1	-50%	4	5			1,735,000		1,735,000			1,601,700		-9%	1,625,800	200
Beltline	27	-29%	45	103	7%	202	220	47	96.37%	293,000	-11%	313,000	350,533	-6%	353,142	296,400	-3%	292,500	201
Bridgeland/Riverside	7	17%	10	24	0%	43	57	103	90.41%	705,000	24%	572,500	678,286	24%	618,850	482,700	-6%	482,600	222
Britannia	-		-	1	0%	1	11					1,409,300			1,409,300		-1%	1,400,250	187
Cambrian Heights	1		3	2		9	6	14	99.07%	530,000		570,000	530,000		586,667	515,400	-12%	519,850	214
Capitol Hill	3	50%	6	12	-25%	24	19	18	97.50%	590,000	29%	630,000	612,500	34%	641,083	592,300	-7%	596,000	210
Cliff Bungalow	2	-33%	3	5	-17%	12	16	29	95.85%	555,000	79%	285,000	555,000	34%	465,000	383,200	-8%	389,600	181
Chinatown	2	100%	2	4	33%	7	6	57	96.46%	325,500	-1%	325,500	325,500	-1%	325,500	316,200	-2%	310,450	257
Crescent Heights	4	-43%	8	22	29%	36	41	54	94.63%	490,000	0%	490,000	444,688	-8%	426,844	468,800	-1%	468,800	208
Downtown Commercial Core	3	200%	5	14	27%	24	30	97	96.98%	462,000	113%	495,000	361,667	67%	430,500	253,400	-9%	253,300	204
Downtown East Village	3		5	12	140%	24	34	25	96.26%	370,000		370,000	351,000		376,000	357,600	-2%	353,500	231
Downtown West End	3	200%	4	15	36%	25	33	33	95.33%	285,000	-34%	282,500	331,667	-24%	316,750	417,000	-6%	412,350	206
Eau Claire	3	0%	3	9	80%	25	42	57	96.80%	403,000	-9%	403,000	411,000	-4%	411,000	520,500	-7%	514,400	214
Elbow Park	3	200%	6	8	-27%	18	23	26	92.99%	1,525,000	21%	1,562,500	1,650,000	30%	1,837,500	1,160,000	-15%	1,164,050	185
Elboya	2	-29%	2	5	-29%	15	21	59	97.55%	585,000		585,000	585,000		585,000	834,600	-3%	835,500	225
Erlton	2	-33%	3	3	-50%	17	14	21	96.30%	558,500	10%	557,500	558,500	-11%	558,167	495,700	-15%	503,550	205
Garrison Woods	4		6	14	-18%	19	16	28	95.63%	699,000		699,000	659,750		646,500				
Greenview	1	-80%	2	4	-33%	4	5	57	89.32%	250,000	-12%	250,000	250,000	-13%	320,000				
Highwood	1	0%	3	2	0%	4	3	8	97.57%	317,000	-39%	433,000	317,000	-39%	414,167	463,800	-11%	468,150	192
Hounsfield Heights/Briar Hill	2	0%	3	3	-70%	12	15	51	95.59%	1,180,000	-15%	500,000	1,180,000	-15%	953,333	594,100	-5%	589,800	222
Highland Park	9	80%	9	16	14%	29	34	47	96.87%	620,000	24%	620,000	529,222	3%	529,222	489,300	-7%	492,650	205
Hillhurst	7	250%	7	17	0%	34	42	76	96.35%	634,500	-41%	634,500	546,929	-49%	546,929	591,300	-4%	587,900	200
Inglewood	1	-75%	1	14	8%	27	36	22	93.27%	345,000	-16%	345,000	345,000	-22%	345,000	491,500	-7%	492,850	207
Killarney/Glengarry	5	-44%	9	26	-33%	51	59	28	97.04%	545,000	-17%	565,000	528,000	-23%	604,389	494,100	-5%	494,500	199
Manchester	-		-	1	-50%	1	2												
Mayfair	-		-	-		1	2												
Meowliark Park	-		-	1	-67%	2	6												
Mission	12	71%	18	24	20%	51	46	44	98.76%	373,750	-12%	347,500	499,746	3%	461,275	252,600	-7%	255,100	175
Mount Pleasant	6	50%	10	33	43%	59	69	25	97.68%	588,000	-11%	656,250	558,583	-20%	626,100	611,200	-5%	614,950	211
Upper Mount Royal	1		2	3	-25%	10	12	35	89.28%	1,160,500		1,439,000	1,160,500		1,439,000	1,377,900	-10%	1,380,200	178
Lower Mount Royal	5	0%	8	14	-46%	30	34	44	96.14%	277,000	-48%	278,000	304,600	-31%	475,250	346,200	-11%	354,200	172
Parkdale	-		4	7	40%	14	25			725,000		725,000			691,750	651,500	-8%	653,850	211
Parkhill	2	-33%	3	11	83%	16	20	26	99.42%	844,500	38%	690,000	844,500	30%	627,000	712,500	-8%	715,400	184
Point McKay	3	-25%	3	5	-17%	16	13	50	97.00%	401,500	-18%	401,500	412,167	-14%	412,167	393,400	-6%	393,100	205
Ramsay	2	0%	4	3	200%	11	10	26	97.34%	514,950	3%	526,750	514,950	3%	567,100	485,800	-2%	478,300	191
Renfrew	6	-40%	10	21	-28%	35	43	32	95.28%	497,500	-23%	398,500	512,250	-5%	450,250	431,000	-4%	431,000	213
Richmond	8	300%	11	29	45%	52	54	61	97.54%	530,000	-32%	560,000	561,875	-28%	533,909	581,700	-6%	580,550	202
Rideau Park	-		-	4	33%	11	10									306,400	-9%	314,600	169
Rosedale	2	-33%	4	2	0%	4	6	39	102.43%	2,215,000	228%	1,810,000	2,215,000	211%	1,748,750	848,100	-8%	862,950	191
Rosemont	-		-	4	0%	7	11									576,400	-11%	581,450	217
Roxboro	-		-	3	200%	3	3												
Scarboro	-		-	2	100%	4	5					850,000				735,800	-5%	734,850	156
Shaganappi	-		-	3	-25%	6	11									575,900	-5%	573,750	191
South Calgary	5	-38%	10	33	50%	57	64	59	94.34%	652,500	8%	661,200	781,000	30%	755,930	543,300	-8%	546,850	200
St. Andrews Heights	-		1	4	33%	7	9			1,400,000		1,400,000			1,400,000				
Sunalta	3	50%	4	16	7%	27	28	15	100.06%	440,500	2%	452,750	387,167	-10%	462,875	301,900	-8%	299,250	198
Sunnyside	5	25%	9	13	18%	27	37	59	97.07%	258,500	-22%	312,500	397,180	7%	397,656	454,900	-3%	452,700	217

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index			
	Feb-16	Y/Y%	Feb-16	Y/Y%	Feb-16	Feb-16	Feb-16	Y/Y%	Feb-16	Y/Y%	Feb-16	Y/Y%				
Tuxedo Park	5	25%	7	18%	41	84	97.25%	710,000	18%	709,500	16%	626,071	495,100	-5%	499,000	203
Scarboro/Sunalta West	1		1	0%	3	51	83.39%	1,250,000		1,250,000		1,250,000	806,600	-3%	800,100	187
West Hillhurst	5	-44%	9	41%	31	73	96.00%	860,000	-12%	845,500	-16%	797,333	656,100	-5%	652,100	197
Windsor Park	3	-50%	7	36%	43	48	96.04%	660,000	146%	531,333	37%	534,643	347,000	-5%	351,750	191
Winston Heights/Mountview	1	-75%	5	50%	31	8	100.06%	1,551,000	178%	1,551,000	176%	714,600	539,800	-5%	543,400	203
Northwest	153	1%	246	8%	334	37	97.24%	466,000	0%	483,485	1%	473,102	480,600	-5%	481,150	206
Arbour Lake	5	-44%	10	38%	22	41	98.11%	525,000	24%	484,600	3%	416,130	457,800	-4%	459,750	211
Bowness	14	27%	19	-27%	19	37	97.11%	372,500	-2%	411,750	12%	397,684	310,700	-8%	314,200	193
Brentwood	10	43%	14	80%	18	30	97.61%	547,000	-4%	506,560	-9%	502,458	520,600	-5%	520,000	213
Charleswood	3	50%	5	-50%	4	13	94.72%	655,000	2%	651,667	2%	647,141	529,500	-9%	536,050	194
Citadel	11	22%	17	23%	16	24	97.70%	445,000	0%	428,909	5%	432,529	416,800	-4%	419,150	194
Collingwood	1		1	-40%	3	8	93.71%	467,500		467,500		467,500	546,800	-10%	552,150	215
Dalhousie	8	60%	13	25%	15	20	96.59%	345,500	-39%	373,250	-46%	366,192	403,600	-5%	406,150	206
Edgemont	9	-18%	11	-14%	18	33	97.31%	490,000	-18%	476,444	-18%	480,500	567,100	-4%	570,700	206
Hamptons	5	150%	7	25%	10	20	96.86%	640,000	-35%	732,040	-26%	778,600	719,200	-5%	724,950	200
Hawkwood	8	100%	10	38%	11	43		485,000	-15%	486,125	-17%	488,600		-1%		
Montgomery	7	17%	8	36%	19	30	97.62%	490,000	-2%	472,457	-6%	462,150	443,300	-6%	445,900	205
Ranchlands	5	-44%	8	42%	17	28	96.99%	315,000	-20%	337,800	-12%	325,625	350,000	-2%	349,500	208
Rocky Ridge	8	-20%	12	0%	22	50	97.18%	520,250	53%	537,100	38%	535,817	488,300	-4%	486,300	208
Royal Oak	10	-33%	21	-9%	32	62	96.93%	439,500	-6%	436,850	-8%	432,167	549,600	-5%	547,500	194
Scenic Acres	6	500%	11	100%	16	28	97.73%	453,000	-4%	463,983	-2%	480,491	515,600	-4%	517,950	199
Silver Springs	9	-18%	18	-14%	19	23	97.19%	453,000	-13%	455,889	-12%	476,133	441,500	-4%	441,050	208
Tuscany	20	-17%	34	26%	53	83	97.64%	484,250	0%	520,275	6%	502,603	507,300	-4%	501,800	231
University Heights	-		-	-50%	1	44	96.95%	480,000	69%	565,038	49%	499,392	460,800	-9%	463,700	192
Varsity	13	-13%	26	-36%	16	44	96.95%	480,000	69%	565,038	49%	499,392	460,800	-9%	463,700	192
North	130	-13%	213	-13%	294	40	97.42%	406,750	-4%	411,059	-4%	420,667	402,200	-3%	404,500	199
Beddington Heights	7	75%	13	6%	17	24	97.52%	405,000	17%	364,100	2%	368,285	349,500	-3%	352,550	204
Country Hills	1	-88%	3	50%	6	31	97.96%	235,000	-35%	235,000	-38%	338,600	374,400	-1%	380,350	198
Country Hills Village	9	125%	11	0%	10	19	96.20%	290,000	-2%	290,500	-8%	284,045	291,000	-4%	292,150	183
Coventry Hills	17	-19%	32	-13%	33	42	98.32%	410,000	3%	406,924	-1%	399,319	430,500	0%	433,700	207
Evanston	23	15%	39	61%	50	122	98.18%	402,000	-12%	410,593	-16%	440,529	460,700	-5%	462,350	200
Hidden Valley	9	-31%	15	-38%	20	28	96.81%	405,000	-4%	395,111	-9%	412,627	427,400	-2%	432,100	200
Harvest Hills	10	25%	12	-29%	12	15	96.98%	398,000	-10%	392,875	-2%	402,604	415,800	0%	422,600	199
Huntington Hills	4	-71%	6	-38%	15	17	97.19%	328,000	-10%	325,000	-6%	331,167	364,000	-3%	364,100	202
Kincora	4	-43%	9	8%	14	24	96.80%	572,750	17%	569,875	29%	489,877	531,400	-6%	534,850	186
MacEwan Glen	4	33%	6	-25%	6	6	97.07%	452,500	-29%	460,000	-17%	485,000	428,000	0%	429,700	205
Nolan Hill	4	33%	4	-6%	17	46	97.51%	426,500	-20%	435,750	-18%	435,750	348,100	-4%	351,000	180
North Haven	1	0%	2	-50%	2	1	98.77%	395,000	-14%	395,000	-14%	393,750	470,400	-11%	475,000	208
North Haven Upper	-		-		-	-							500,900	-10%	506,800	196
Panorama Hills	15	-32%	27	-37%	42	75	96.83%	414,000	5%	458,900	6%	466,048	520,700	-10%	520,400	199
Sage Hill	9	13%	14	26%	24	43	96.82%	416,500	-12%	435,167	-5%	484,714	406,700	-6%	410,150	183
Sandstone Valley	6	50%	7	-22%	7	10	96.89%	417,750	-12%	416,000	-8%	408,857	430,200	-3%	435,150	200
Sherwood	3	-25%	7	-42%	7	17	99.26%	575,000	1%	595,500	0%	500,500	579,800	-6%	579,950	198
Thorncliffe	5	0%	7	0%	15	22	97.80%	415,000	8%	402,080	26%	368,629	360,500	-3%	359,450	208
Northeast	105	-20%	198	-4%	271	37	96.75%	340,000	-7%	337,883	-7%	345,029	366,800	2%	369,150	217
Abbeyle	6	50%	9	50%	12	18	94.74%	285,250	-15%	308,550	-7%	299,478	335,500	2%	336,900	228
Castleridge	9	800%	12	11%	10	12	97.15%	320,000	8%	317,456	7%	323,300	328,400	1%	332,350	215
Cityscape	-		2	-50%	1	NA										
Coral Springs	-		-	63%	13	14							552,000	4%	556,450	198
Falconridge	7	0%	16	0%	18	39	93.91%	280,000	-20%	276,429	-21%	289,581	312,600	1%	315,450	219
Marlborough	6	-25%	11	11%	10	23	95.39%	339,975	-12%	346,201	-9%	375,087	348,800	-1%	349,150	194
Marlborough Park	4	33%	5	-21%	11	19	97.18%	352,500	3%	338,125	8%	337,200	348,400	7%	346,300	223
Martindale	7	-50%	17	-21%	23	46	96.14%	370,000	7%	371,698	4%	369,883	362,400	3%	362,550	230
Mayland	3	0%	5	-73%	3	8	95.50%	225,000	-32%	281,667	-24%	331,500				
Monterey Park	3	-57%	5	8%	13	20	97.60%	360,000	2%	360,667	0%	357,400	418,800	2%	421,900	207

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Feb-16	DOM	SP/LP	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	
Pineridge	6	100%	9	3	-82%	22	21	37	96.83%	238,750	-6%	220,000	263,667	1%	258,233	326,300	4%	327,300	215
Redstone	3	-25%	5	9	125%	20	18	36	98.57%	437,000	-4%	437,000	411,481	-10%	396,869	317,700	-1%	319,650	194
Rundle	7	-13%	13	12	20%	23	23	39	97.59%	345,000	15%	372,000	328,929	9%	337,654	470,100	4%	477,000	225
Saddle Ridge	12	-33%	21	28	-15%	55	60	27	97.70%	374,000	1%	376,000	369,750	-4%	383,524	336,900	5%	342,350	224
Skyview Ranch	7	-30%	14	25	4%	51	49	40	97.33%	320,000	-16%	377,500	354,786	-10%	366,429	396,500	2%	396,050	233
Taradale	15	-25%	29	33	-13%	65	60	29	97.27%	360,000	-6%	367,000	354,700	-5%	356,065	340,700	-3%	344,650	205
Temple	1	-90%	11	19	36%	29	33	18	98.00%	240,000	-30%	339,000	240,000	-30%	339,136	317,600	1%	316,900	218
Vista Heights	1	-50%	2	3	-25%	6	5	37	95.89%	420,000	10%	325,500	420,000	10%	325,500	321,900	-4%	325,950	203
Whitehorn	8	60%	12	20	25%	34	26	27	96.64%	366,000	1%	352,000	356,973	4%	344,566	433,900	-3%	435,650	200
Southeast	157	-13%	275	426	1%	802	743	46	97.45%	425,000	0%	415,000	451,776	4%	443,885	486,700	-3%	487,450	192
Auburn Bay	29	32%	47	54	-13%	118	101	39	96.23%	495,000	8%	445,000	528,867	8%	500,519	430,300	-5%	429,350	200
Copperfield	16	-16%	32	45	-24%	91	91	59	97.47%	398,000	-3%	357,500	387,156	-5%	351,106	500,400	-3%	501,500	206
Cranston	18	-25%	32	69	0%	120	121	43	97.66%	452,500	9%	428,750	460,331	6%	451,389	468,800	-6%	471,700	184
Douglasdale/Glen	16	7%	23	22	-8%	51	43	41	97.77%	489,500	2%	484,000	482,250	2%	490,674	481,300	0%	484,750	210
Mahogany	11	83%	18	48	92%	79	83	100	99.41%	439,860	-21%	429,400	486,855	-14%	475,866	369,000	-1%	372,000	199
McKenzie Lake	12	-43%	28	32	-3%	57	55	48	97.17%	387,000	-7%	433,250	543,267	22%	488,525	479,400	-4%	478,300	198
McKenzie Towne	20	-52%	38	79	-4%	140	132	51	97.68%	337,500	-15%	349,000	339,820	-12%	361,834	322,400	-2%	327,950	210
New Brighton	26	63%	37	47	2%	93	74	35	97.70%	435,000	6%	435,000	432,077	2%	434,966	435,500	-4%	437,550	201
Ogden	3	-40%	9	13	44%	22	17	20	98.69%	360,000	6%	339,000	348,633	-3%	327,600	324,800	0%	324,550	219
Riverbend	5	-50%	8	12	-14%	20	16	13	97.73%	425,000	3%	430,000	424,860	-7%	452,444	337,900	-3%	339,650	211
East	33	-6%	65	76	10%	137	132	35	96.71%	296,000	6%	300,000	299,708	14%	294,856	412,800	0%	424,750	198
Albert Park/Radisson Heights	3	0%	7	13	30%	20	24	33	97.31%	290,000	-10%	290,000	332,400	8%	311,529	337,900	-3%	339,650	211
Applewood Park	3	-57%	5	7	40%	12	11	10	99.05%	305,000	-15%	329,900	300,000	6%	312,980	412,800	1%	413,750	217
Dover	8	60%	17	21	62%	36	25	42	97.00%	298,950	27%	265,000	290,488	15%	279,112	307,300	1%	307,100	233
Erin Woods	4	-43%	7	8	-50%	18	20	31	97.30%	271,125	-17%	277,000	264,938	-6%	290,036	348,100	2%	347,250	227
Forest Heights	-		1	8	300%	11	18	18		335,000		335,000	335,000		335,000	276,500	-1%	277,050	212
Forest Lawn	5	25%	11	5	0%	10	7	43	96.05%	320,000	11%	309,000	335,700	29%	311,727	301,700	-3%	301,800	208
Penbrooke Meadows	5	-17%	12	11	57%	22	20	36	96.54%	304,000	16%	301,000	287,100	9%	282,117	302,800	2%	301,300	214
Red Carpet	2	0%	2	2	-75%	5	7	31	95.23%	182,750	30%	182,750	182,750	30%	182,750	236,200	-1%	236,300	207
Southview	3		3	1	-67%	4	1	39	94.98%	357,500		357,500	376,667		376,667	373,600	-8%	373,150	208
Valleyfield	-		-	-		-	-	-											
South	251	1%	407	449	-13%	897	868	47	96.87%	412,500	-2%	415,000	434,922	0%	431,993	422,900	-4%	424,750	198
Acadia	8	-56%	11	11	-35%	28	24	57	95.81%	391,000	-1%	391,000	398,000	8%	401,318	334,100	-5%	331,000	177
Bayview	1		1	-		-	-	77	88.14%	1,850,000		1,850,000	1,850,000		1,850,000	1,089,700	-10%	1,094,150	197
Braeside	7	40%	14	17	21%	26	25	30	96.68%	325,000	34%	279,000	328,357	5%	290,029	323,200	-4%	325,000	197
Bridlewood	12	-43%	19	27	4%	44	37	43	97.23%	389,000	-3%	393,000	369,875	-4%	375,395	431,100	-2%	433,400	209
Canyon Meadows	10	-33%	14	27	42%	42	40	39	96.36%	307,500	-12%	307,500	375,240	1%	412,814	370,200	-5%	372,000	197
Cedarbrae	4	100%	5	16	23%	25	23	39	98.82%	379,000	21%	348,000	346,500	10%	331,200	361,400	-3%	363,700	210
Chaparral	16	-33%	27	40	14%	75	61	33	97.31%	441,000	-3%	457,000	454,406	-16%	469,537	476,600	-3%	477,950	196
Chinook Park	1		1	5	400%	6	7	13	96.73%	739,888		739,888	739,888		739,888	700,200	2%	694,750	230
Deer Ridge	7	-22%	9	1	-86%	7	12	61	97.95%	262,000	-5%	326,500	314,714	-4%	321,056	338,100	-2%	340,150	189
Deer Run	2	-33%	3	10	67%	16	11	10	96.90%	387,500	8%	460,000	387,500	15%	425,000	376,500	-2%	381,100	185
Diamond Cove	1	0%	1	2	-33%	3	5	67	97.00%	485,000	-20%	NA	485,000	-20%	485,000	580,500	4%	587,650	183
Eagle Ridge	2		3	-		1	-	28	93.38%	1,026,750		790,000	1,026,750		917,833	462,100	-7%	464,750	203
Evergreen	21	-9%	36	47	-15%	97	92	59	96.85%	440,000	9%	418,000	444,376	11%	417,344	417,600	0%	415,050	207
Fairview	1	0%	2	1	-80%	6	6	15	94.65%	425,000	7%	425,000	425,000	7%	425,000	384,300	-3%	384,650	208
Haysboro	6	-50%	12	12	-59%	31	27	39	97.04%	391,750	-7%	366,750	369,483	1%	339,367	684,000	-3%	690,800	211
Kelvin Grove	1	0%	2	4	-20%	7	12	84	94.62%	217,500	-76%	513,250	217,500	-76%	513,250	423,700	-1%	425,450	205
Kingsland	11	-15%	21	31	48%	65	63	31	95.62%	540,000	20%	483,000	502,582	4%	492,662	564,300	-3%	562,100	179
Lake Bonavista	11	-8%	17	17	-23%	37	40	50	94.10%	330,000	-40%	451,900	418,755	-31%	451,341	420,600	-3%	413,800	176
Bonavista Downs	-		-	1	0%	1	1	1											
Legacy	7	75%	11	11	-15%	26	41	75	98.95%	504,000	-4%	504,000	465,675	-12%	490,266	499,600	-6%	494,150	170
Maple Ridge	3	50%	5	5	-17%	6	6	60	96.18%	595,000	4%	577,500	572,167	0%	550,800	359,100	-3%	362,250	195
Midnapore	11	267%	17	14	133%	25	15	42	97.84%	380,000	-16%	335,000	370,091	-22%	355,441	397,400	-1%	398,750	205
Millrise	6	-25%	11	14	-33%	26	28	40	96.17%	442,250	55%	372,500	387,633	32%	361,164	397,400	-1%	398,750	205

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	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Feb-16	DOM	SP/LP	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	
Oakridge	7	0%	15	12	-29%	27	19	43	98.38%	495,000	54%	472,000	420,786	-11%	437,547	435,400	-5%	439,550	201
Palliser	6	100%	8	9	29%	21	22	50	97.85%	648,500	124%	557,944	590,950	99%	529,949	371,200	-3%	374,100	197
Parkland	-		-	2	-71%	7	10									522,700	-5%	529,750	201
Pump Hill	4		6	4	33%	9	6	24	100.06%	1,024,000		881,500	1,017,625		924,958	1,033,400	-7%	1,037,950	204
Queensland	9	125%	11	10	43%	18	13	43	97.60%	385,000	4%	369,900	358,544	-1%	342,900	333,000	-3%	335,850	191
Shawnee Slopes	3	200%	6	7	40%	13	11	61	93.84%	730,000	59%	652,500	688,117	50%	624,042	529,800	-6%	534,300	182
Shawnessy	10	43%	15	17	31%	27	21	49	97.60%	400,000	1%	415,000	357,175	-7%	353,550	388,800	-2%	390,550	199
Silverado	11	-15%	23	29	7%	52	53	43	98.09%	411,500	-9%	420,000	411,409	-7%	428,522	430,400	-3%	432,650	192
Southwood	6	500%	9	9	0%	18	17	45	96.44%	358,000	-47%	416,000	377,167	-45%	378,778	361,300	-5%	364,050	203
Somerset	9	13%	18	20	-29%	33	32	48	97.09%	407,000	2%	360,500	350,389	-5%	355,361	412,300	-2%	411,300	209
Sundance	8	-11%	17	11	0%	31	26	34	98.22%	467,750	-8%	465,000	480,344	-9%	478,650	485,300	-1%	490,650	195
Walden	9	29%	13	4	-73%	27	28	49	98.08%	427,000	-12%	427,000	444,669	-5%	440,378	384,000	-2%	385,550	184
Willow Park	12	300%	16	13	-28%	27	17	30	95.92%	431,500	-17%	442,000	479,125	-6%	471,371	472,600	0%	468,350	200
Woodbine	10	11%	14	13	-32%	26	23	55	96.80%	392,500	-20%	415,000	407,450	-18%	446,607	464,800	-4%	470,550	206
Woodlands	8	33%	11	5	-50%	18	15	86	96.56%	391,500	-18%	383,000	389,256	-19%	399,823	442,900	-6%	448,800	196
West	106	-10%	175	325	5%	658	714	36	96.17%	545,250	6%	540,000	619,799	10%	598,835	545,700	-4%	547,400	212
Aspen Woods	11	38%	14	32	7%	76	79	27	94.23%	728,500	-15%	749,200	966,227	0%	977,100	749,100	-6%	753,400	228
Currie Barracks	1	0%	2	8	0%	17	26	35	96.02%	528,000	2%	814,000	528,000	2%	814,000				
Christie Park	-		1	4	-20%	7	10									603,300	-6%	614,000	189
Coach Hill	4	-20%	8	9	-36%	18	15	38	96.55%	372,500	-2%	519,750	430,500	-6%	415,375	419,200	-3%	422,400	197
Cougar Ridge	5	-38%	8	17	42%	39	39	27	97.76%	493,500	-20%	519,750	533,300	-20%	543,563	642,400	-2%	647,450	234
Crestmont	1		2	3	0%	5	9	50	94.75%	900,000	-9%	732,500	900,000	3%	732,500	663,500	-1%	668,150	235
Discovery Ridge	5	-17%	7	18	50%	37	39	43	95.26%	540,500	-9%	740,000	642,800	3%	676,214	816,500	-5%	814,800	194
Garrison Green	1	-86%	4	8	14%	13	15	34	96.40%	602,500	72%	446,200	602,500	9%	439,600	524,700	-3%	527,750	235
Glamorgan	7	17%	9	16	23%	28	27	51	95.48%	242,000	-24%	337,500	285,929	-16%	338,278	348,100	-5%	346,800	203
Glenbrook	9	13%	13	12	-8%	35	30	29	97.29%	540,000	18%	519,900	476,222	6%	482,446	350,700	-4%	348,300	204
Glendale	2	0%	3	3	-50%	7	9	55	97.13%	631,250	1%	532,500	631,250	1%	576,167	539,800	-4%	532,950	204
Lakeview	4	33%	7	6	-54%	16	12	29	98.66%	497,750	-15%	581,500	797,625	42%	866,643	580,800	-3%	579,700	191
Lincoln Park	2	-50%	5	2	-71%	6	11	66	97.27%	248,000	-21%	266,000	248,000	-20%	276,000	303,100	-4%	308,200	199
North Glenmore Park	2	-33%	2	8	33%	10	14	12	96.41%	866,500	48%	866,500	866,500	53%	866,500	586,900	-3%	587,850	187
Patterson	4	0%	5	25	32%	43	48	60	97.16%	272,500	-24%	225,000	322,500	-14%	290,400	496,500	-5%	502,950	193
Signal Hill	11	-15%	21	31	48%	65	63	31	95.62%	540,000	20%	483,000	502,582	4%	492,662	575,400	-6%	579,450	221
Rosscarrock	1		1	6	-33%	11	14	31	96.79%	600,000		600,000	600,000		600,000	453,600	-4%	452,550	209
Rutland Park	1		4	2	100%	4	5	10	100.39%	521,000		395,750	521,000		395,625	452,300	-2%	450,750	188
Springbank Hill	9	80%	14	29	0%	56	66	43	93.81%	640,000	9%	556,000	832,389	34%	720,857	681,900	-6%	678,900	217
Spruce Cliff	4	-43%	5	16	0%	31	36	10	98.23%	438,430	-6%	385,000	454,215	-4%	435,372	433,700	-4%	433,200	166
Strathcona Park	5	0%	10	13	44%	24	25	20	98.73%	745,000	15%	535,000	681,900	11%	590,550	670,300	-1%	673,950	221
Valley Ridge	3	-57%	6	17	13%	32	34	54	97.72%	505,000	3%	604,500	556,667	-7%	605,667	595,100	-5%	599,900	225
West Springs	11	10%	19	24	-35%	48	53	48	96.82%	720,000	54%	720,000	711,855	39%	726,816	691,400	-2%	696,900	246
Westgate	2	0%	4	11	120%	21	20	27	97.15%	665,000	-1%	665,000	665,000	-1%	722,500	429,800	-5%	426,900	193
Wildwood	-		1	4	33%	11	15					875,000			875,000	582,700	-6%	575,600	201

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	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Feb-16	SP/LP	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	Feb-16	Y/Y%	YTD	
Airdrie	87	-12%	152	205	-11%	388	378	45	97.66%	380,000	-4%	375,000	396,718	-1%	384,234	365,300	-3%	365,850	195
Rockyview Region	95	22%	153	263	3%	522	761	69	96.18%	415,000	-17%	415,000	478,191	-26%	476,115	524,700	-7%	533,350	170
Beiseker	-		1	-		1	4			90,000		90,000			90,000				
Bragg Creek	1	0%	1	3	200%	5	11	109	98.00%	685,000	-15%	685,000	685,000	-15%	685,000				
Chestermere	19	0%	30	61	33%	117	149	56	96.82%	475,000	-1%	469,500	467,737	-3%	464,867	463,400	-5%	470,950	166
Cochrane	42	83%	75	102	0%	204	268	79	98.08%	358,500	-10%	379,500	367,354	-11%	390,151	413,900	-6%	421,350	169
Crossfield	1	-83%	3	5	400%	15	19	24	99.31%	417,000	-3%	412,500	417,000	-6%	394,800				
Irricana	6		7	1	-75%	5	4	49	96.80%	310,500		306,000	277,733		273,057				
Langdon	5	0%	7	11	10%	20	22	73	95.64%	385,000	-16%	393,500	403,470	-10%	422,536				
Olds	10	100%	19	16	7%	33	69	96	94.43%	261,500	-20%	275,000	274,150	-23%	295,868	297,300	-2%	299,800	193
Redwood Meadows	-		3	4	0%	6	6			500,000		500,000							
Rural	18	-14%	23	72	-14%	144	270	61	94.37%	731,250	-28%	697,500	775,083	-35%	823,248	929,800	-11%	942,850	182
Sundre	2	-60%	7	11	0%	22	68	47	90.40%	177,500	-37%	265,000	177,500	-37%	247,857	274,500	-2%	277,200	192
Foothills Region	64	-4%	119	193	-2%	396	577	68	96.35%	424,750	11%	400,000	476,041	-4%	453,234	396,400	1%	395,950	184
Blackie	-		-	-		-	2												
Black Diamond	3	0%	4	3	-50%	11	16	47	94.17%	226,500	-9%	261,250	254,167	0%	264,625				
Cayley	-		1	1	-50%	1	2			180,000		180,000							
Heritage Pointe	-		-	5	-44%	18	41												
High River	11	-21%	27	30	-6%	63	103	88	95.79%	293,000	15%	313,500	279,282	13%	301,219	340,600	-1%	338,800	172
Longview	1		1	1		2	2	49	90.65%	290,000		290,000	290,000		290,000				
Okotoks	33	18%	63	99	9%	201	240	57	97.46%	465,000	19%	430,000	457,803	13%	442,475	436,600	2%	437,750	191
Rural	8	-53%	14	41	2%	75	121	77	95.37%	805,000	-5%	686,000	840,563	-7%	803,679	685,500	-3%	679,300	171
Turner Valley	5	25%	5	6	-33%	13	23	72	95.33%	245,000	-24%	245,000	264,000	-18%	264,000	292,800	0%	290,550	184
Active Regional Areas	28	4%	42	68	5%	139	211	88	97.58%	344,000	6%	336,000	329,279	8%	329,105				
Carstairs	8	33%	12	9	13%	25	39	77	98.43%	384,700	44%	384,700	386,800	29%	376,375	325,656	-2%	328,373	195
Cremona	1	0%	1	-		-	2	271	94.93%	356,000	-8%	356,000	356,000	-8%	356,000				
Didsbury	3	50%	5	13	0%	28	46	80	95.18%	269,900	-24%	269,900	258,467	-27%	276,080	254,890	-1%	257,214	191
Strathmore	13	-24%	21	42	11%	81	108	54	98.14%	265,000	-18%	300,000	327,231	6%	325,214	358,348	0%	360,472	199
Vulcan	3	200%	3	4	-20%	5	16	211	94.88%	245,000	238%	245,000	246,667	240%	246,667				
Total Surrounding Area	274	1%	466	729	-3%	1,445	1,927	63	96.75%	382,250	-6%	383,000	436,602	-10%	427,052	423,900	-3%	425,950	186
CREB® Economic Region	1,401	-5%	2,358	3,635	-1%	7,093	7,608	47	96.78%	415,000	-1%	410,000	465,503	0%	458,620	440,900	-3%	442,450	202
CREB® CMA	1,309	-5%	2,197	3,374	-1%	6,558	6,820	45	96.79%	417,500	-1%	412,500	467,902	0%	461,388	444,900	-4%	446,450	203

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.