



REAL ESTATE REVIEW

APRIL 2016

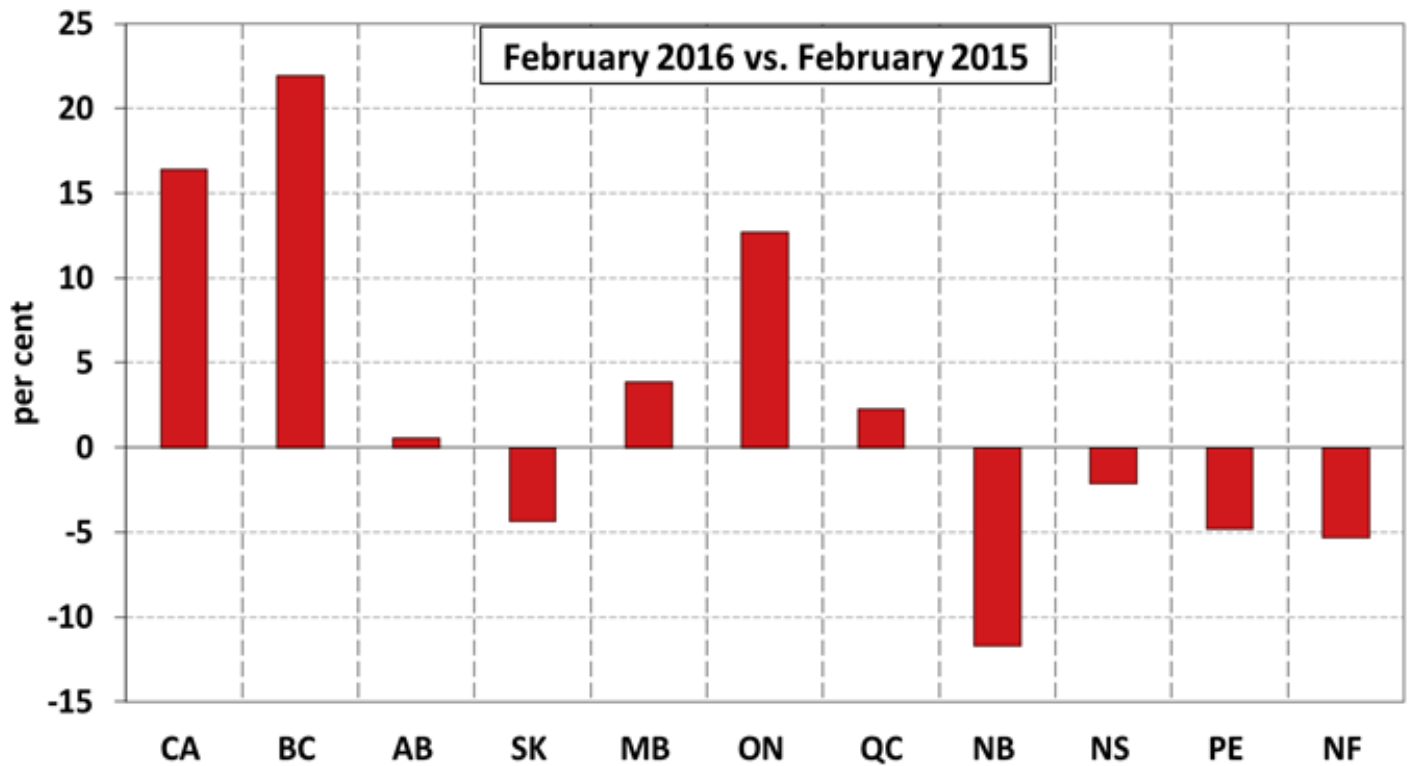


REAL ESTATE REVIEW – APRIL 2016

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

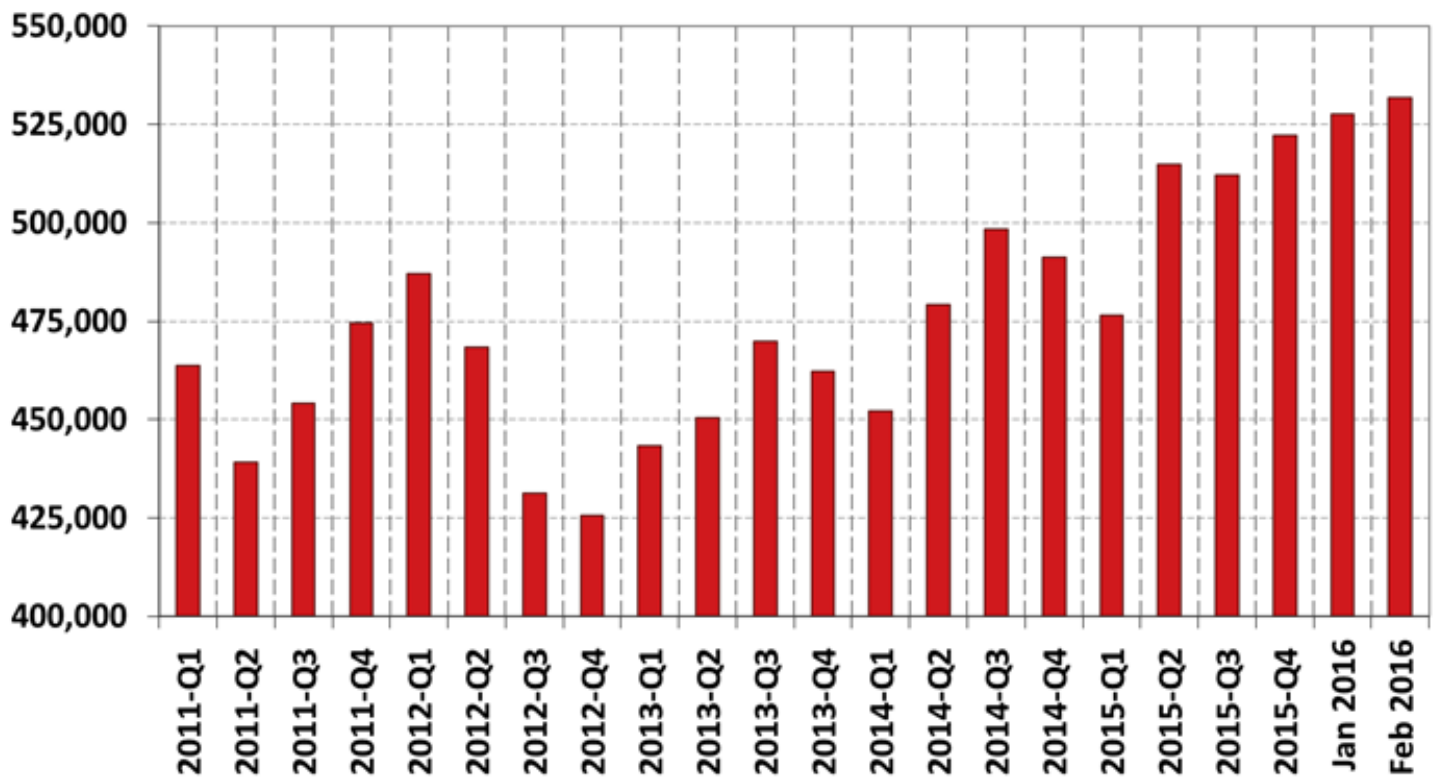
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

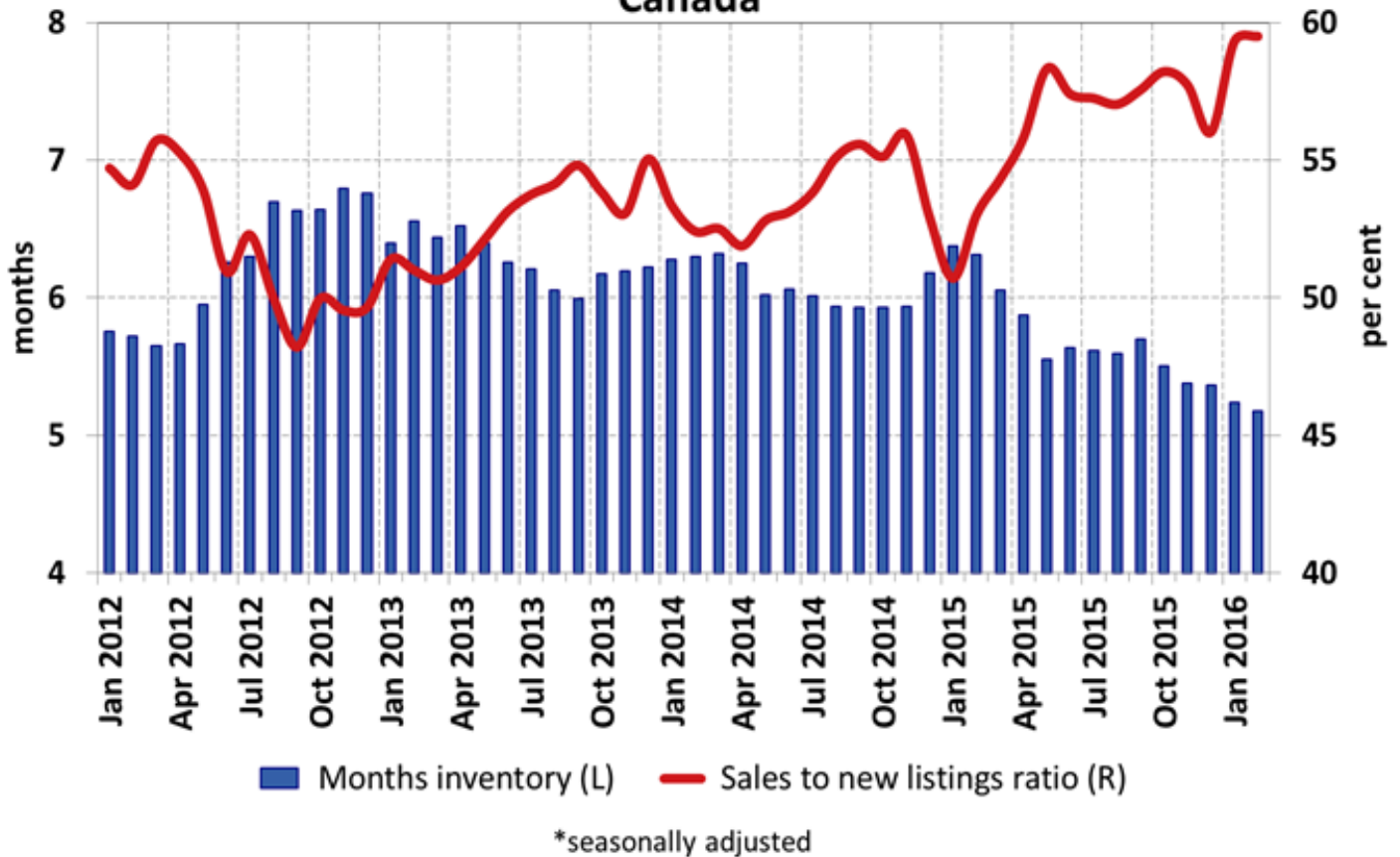
Canada



*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

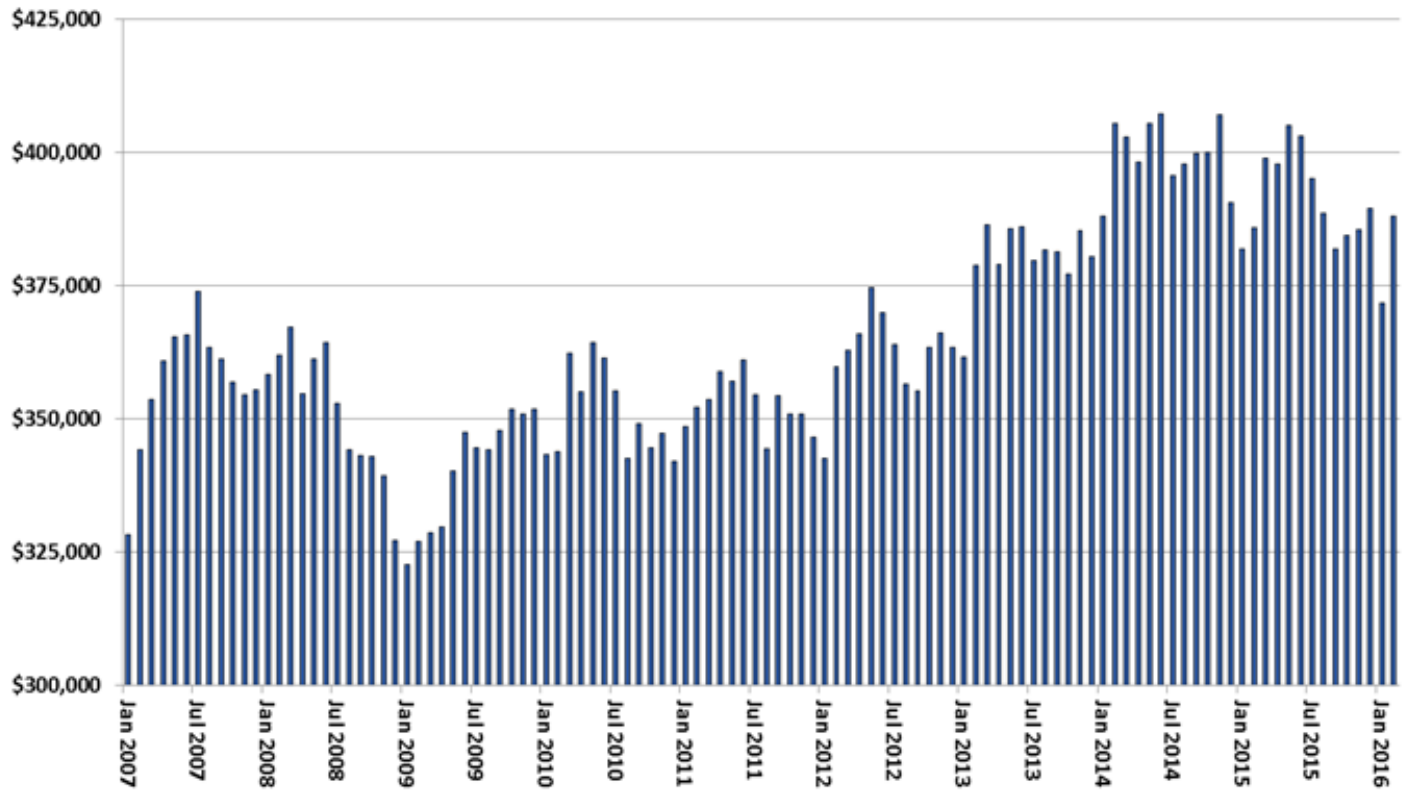
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – APRIL 2016

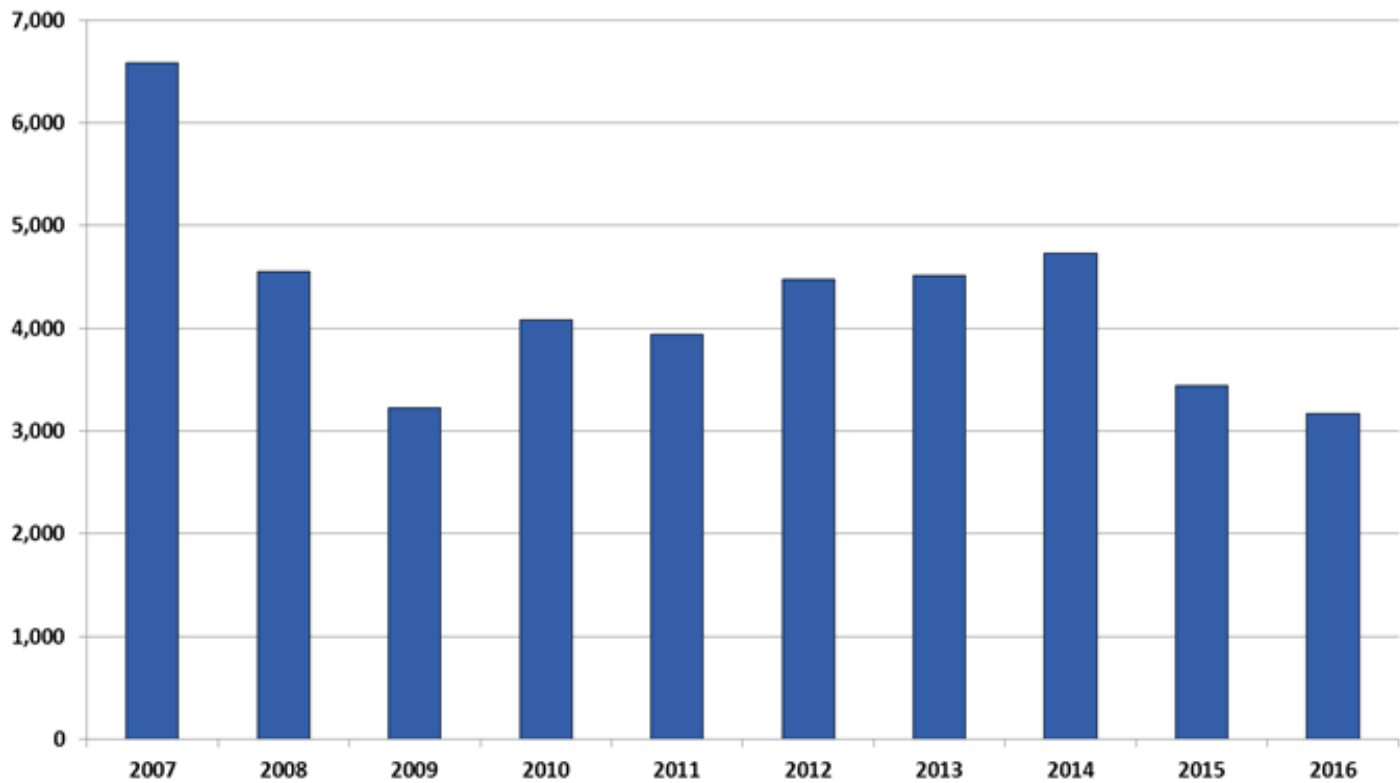
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (February only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

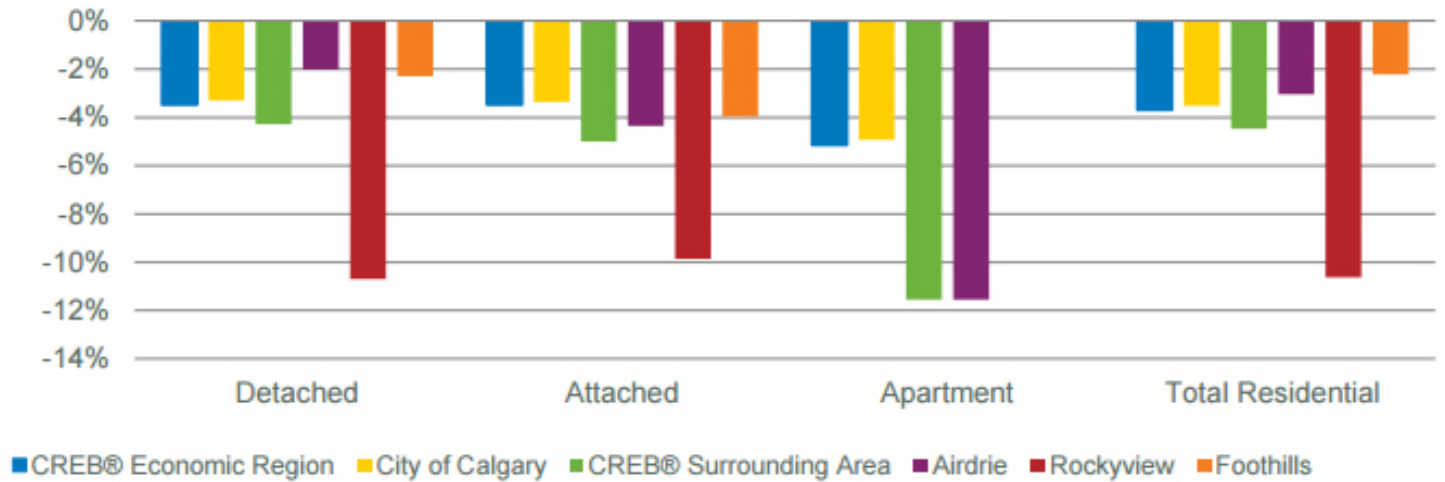
February 2016	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$26,657,486	\$27,765,386	\$333,219
Calgary	\$651,211,800	\$694,338,015	\$453,175
Central Alberta	\$74,661,217	\$81,213,717	\$317,707
Edmonton (Total Board)	\$338,288,238	\$379,063,397	\$356,093
Fort McMurray	\$26,983,469	\$27,127,844	\$518,913
Grande Prairie	\$32,419,950	\$36,599,950	\$279,482
Lethbridge	\$41,053,730	\$42,907,730	\$263,165
Lloydminster (AB)	\$6,655,000	\$6,655,000	\$277,292
Medicine Hat	\$26,994,100	\$32,320,600	\$281,189
South Central Alberta	\$5,151,000	\$5,794,000	\$214,625
Alberta	\$1,230,075,990	\$1,333,785,639	\$388,037



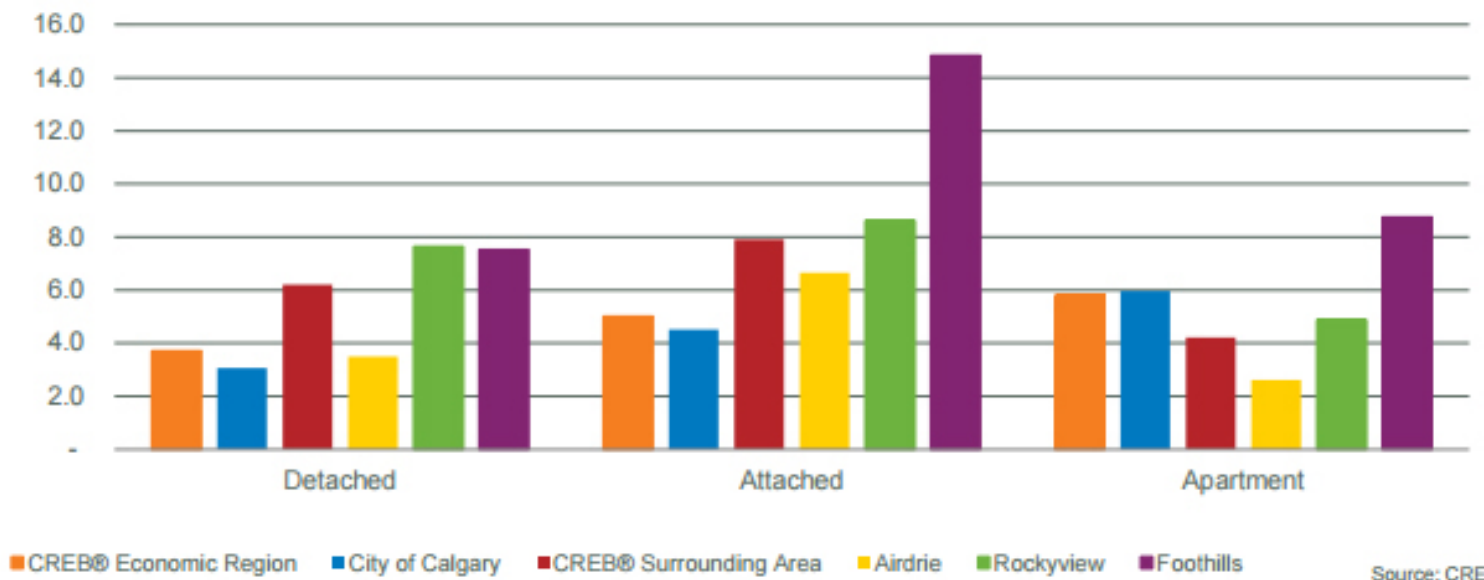
REAL ESTATE REVIEW – APRIL 2016

CALGARY HOUSING STATISTIC REVIEW

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

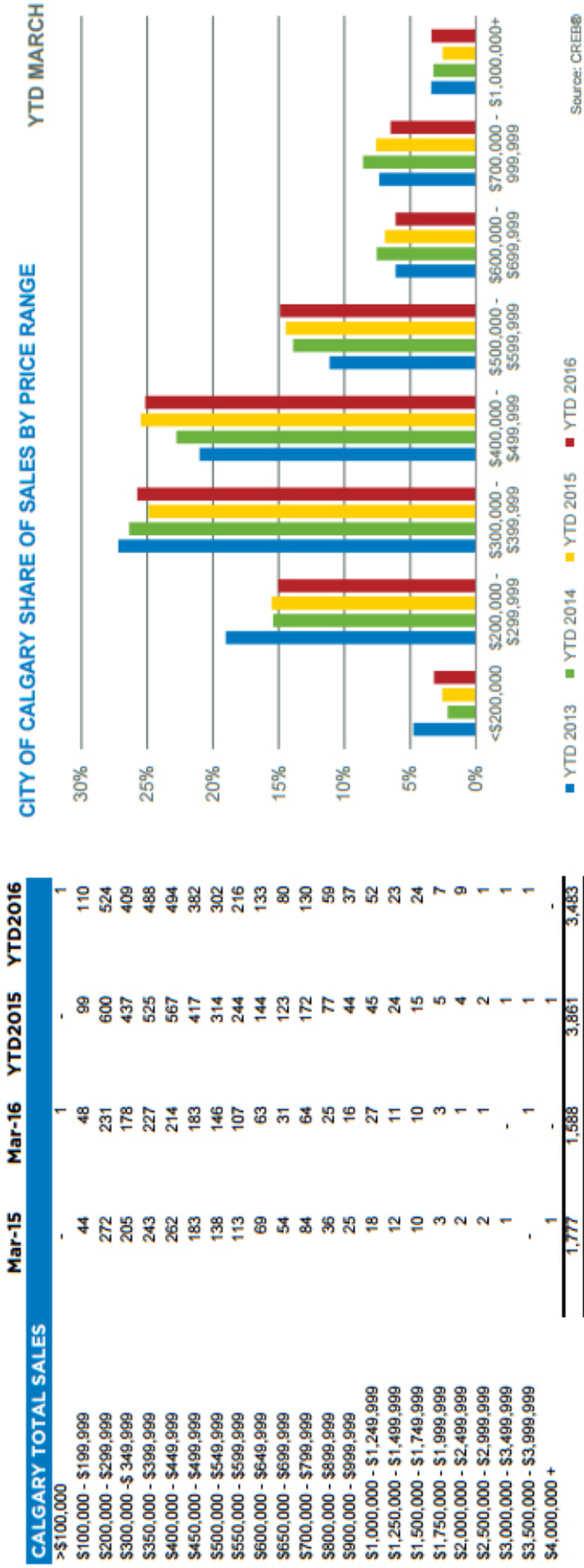


MONTHS OF SUPPLY - MARCH



	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	879	
New Listings	3,269	2,935	3,129	3,054	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491	
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340	
Days on Market	41	35	38	40	41	40	40	40	40	41	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	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	408,000	
Average Price	460,646	460,039	473,671	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674	
Index	212	212	211	210	210	211	211	211	211	210	209	208	

	2016
Sales	765
New Listings	2,744
Inventory	5,024
Days on Market	51
Benchmark Price	447,800
Median Price	407,500
Average Price	456,889
Index	206



Source: CREB®



APRIL 2016

NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



		Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	
City of Calgary	1,588	-10.64%	3,483	3,227	3%	8,879	6,084	43	96.80%	422,000	468,572	468,572	468,572	468,572	468,572	468,572	468,572	468,572	468,572	468,572	468,572	468,572	203
City Centre	304	-8%	618	778	4%	2,173	1,744	47	96.42%	458,500	553,941	553,941	553,941	553,941	553,941	553,941	553,941	553,941	553,941	553,941	553,941	553,941	200
Altadore	12	-33%	35	38	-22%	118	93	35	97.66%	633,750	679,292	679,292	679,292	679,292	679,292	679,292	679,292	679,292	679,292	679,292	679,292	679,292	197
Banff Trail	5	25%	12	11	57%	21	16	9	99.34%	590,000	598,620	598,620	598,620	598,620	598,620	598,620	598,620	598,620	598,620	598,620	598,620	598,620	193
Bankview	6	-45%	12	19	-24%	54	46	55	96.00%	282,000	300,250	300,250	300,250	300,250	300,250	300,250	300,250	300,250	300,250	300,250	300,250	300,250	193
Bel-Aire	1	-67%	2	2	0%	6	6	73	93.33%	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	202	
Beltline	50	0%	95	97	-5%	299	217	50	96.67%	330,000	366,931	366,931	366,931	366,931	366,931	366,931	366,931	366,931	366,931	366,931	366,931	366,931	199
Bridgeland/Riverside	13	8%	24	19	6%	62	47	40	96.34%	357,000	447,915	447,915	447,915	447,915	447,915	447,915	447,915	447,915	447,915	447,915	447,915	447,915	225
Britannia	-	-	-	2	-60%	3	10																182
Cambrian Heights	1		4	3	-25%	12	7	156	97.90%	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	214
Capitol Hill	10	67%	16	12	-20%	36	19	34	97.43%	584,000	567,720	567,720	567,720	567,720	567,720	567,720	567,720	567,720	567,720	567,720	567,720	567,720	213
Cliff Bungalow	2	-50%	5	7	40%	19	17	24	94.25%	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	996,625	179
Chinatown	1	-75%	3	3	-70%	10	4	18	97.35%	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	245
Crescent Heights	6	-14%	14	33	136%	69	57	51	94.76%	515,000	769,667	769,667	769,667	769,667	769,667	769,667	769,667	769,667	769,667	769,667	769,667	769,667	203
Downtown Commercial Core	5	0%	10	15	114%	39	32	58	97.63%	456,500	471,300	471,300	471,300	471,300	471,300	471,300	471,300	471,300	471,300	471,300	471,300	471,300	202
Downtown East Village	3	200%	8	10	67%	34	33	12	97.50%	377,000	361,967	361,967	361,967	361,967	361,967	361,967	361,967	361,967	361,967	361,967	361,967	361,967	232
Downtown West End	1	-50%	5	11	-21%	36	36	16	95.16%	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	202
Eau Claire	-	-	3	9	-53%	34	40																211
Elbow Park	5	25%	11	7	-46%	25	23	73	95.21%	1,090,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	1,468,000	186
Elboya	4	100%	6	1	-80%	16	14	89	92.95%	1,098,750	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	1,148,375	216
Erlton	5	400%	8	13	44%	30	20	20	98.21%	650,000	586,200	586,200	586,200	586,200	586,200	586,200	586,200	586,200	586,200	586,200	586,200	586,200	212
Garrison Woods	4	-64%	10	10	25%	30	21	48	94.75%	647,500	712,250	712,250	712,250	712,250	712,250	712,250	712,250	712,250	712,250	712,250	712,250	712,250	
Greenview	2	-50%	4	8	33%	12	11	38	95.38%	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	214,500	
Highwood	-	-	3	3	-50%	7	5																192
Hounsfield Heights/Briar Hill	1	-86%	4	7	75%	19	17	13	94.92%	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	185,000	222
Highland Park	6	200%	15	13	-7%	42	29	54	95.27%	626,750	547,083	547,083	547,083	547,083	547,083	547,083	547,083	547,083	547,083	547,083	547,083	547,083	204
Hillhurst	7	40%	14	15	-38%	49	40	40	91.72%	1,020,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	885,000	200
Inglewood	15	67%	16	24	60%	51	39	66	96.55%	475,000	455,067	455,067	455,067	455,067	455,067	455,067	455,067	455,067	455,067	455,067	455,067	455,067	210
Killarney/Glengarry	10	-17%	19	48	12%	100	80	32	97.89%	502,500	547,060	547,060	547,060	547,060	547,060	547,060	547,060	547,060	547,060	547,060	547,060	547,060	198
Manchester	1		1	1		2	1	23	96.70%	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	
Mayfair	-	-	-	6		7	6																221
Meadowlark Park	1	-50%	1	-		2	5	86	97.83%	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	723,000	230
Mission	8	14%	26	29	32%	80	54	83	95.77%	338,000	389,488	389,488	389,488	389,488	389,488	389,488	389,488	389,488	389,488	389,488	389,488	389,488	171
Mount Pleasant	10	-17%	20	17	21%	76	58	45	97.65%	543,950	567,885	567,885	567,885	567,885	567,885	567,885	567,885	567,885	567,885	567,885	567,885	567,885	208
Upper Mount Royal	1	-75%	3	8	0%	18	13	70	89.51%	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	1,340,000	177
Lower Mount Royal	6	-45%	14	27	42%	57	50	33	94.96%	342,450	369,692	369,692	369,692	369,692	369,692	369,692	369,692	369,692	369,692	369,692	369,692	369,692	179
Parkdale	8	300%	12	8	-50%	22	19	40	96.48%	642,500	654,969	654,969	654,969	654,969	654,969	654,969	654,969	654,969	654,969	654,969	654,969	654,969	213
Parkhill	-	-	3	6	-14%	22	22																186
Point McKay	5	-29%	8	11	175%	27	17	34	96.52%	353,900	334,280	334,280	334,280	334,280	334,280	334,280	334,280	334,280	334,280	334,280	334,280	334,280	205
Ramsay	5	25%	9	5	67%	16	6	64	95.79%	377,000	531,400	531,400	531,400	531,400	531,400	531,400	531,400	531,400	531,400	531,400	531,400	531,400	194
Renfrew	14	40%	24	27	8%	62	41	52	98.30%	344,400	619,664	619,664	619,664	619,664	619,664	619,664	619,664	619,664	619,664	619,664	619,664	619,664	211
Richmond	11	22%	22	25	4%	76	62	45	96.96%	503,500	574,727	574,727	574,727	574,727	574,727	574,727	574,727	574,727	574,727	574,727	574,727	574,727	204
Rideau Park	2	100%	2	2		13	9	37	97.32%	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	515,750	173
Rosedale	5	67%	9	9	350%	13	9	26	97.67%	1,110,000	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	1,111,100	189
Rosemont	1		1	4	300%	11	9	7	100.00%	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	549,945	215
Roxboro	-	-	-	1	-67%	4	4																
Scarboro	2	100%	3	1	-75%	5	4																

	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Mar-16	Mar-16	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	
Tuxedo Park	4	-50%	11	16	-20%	47	47	35	97.76%	512,500	19%	625,000	522,500	16%	588,409	486,400	-4%	494,800	200
Scarboro/Sunalta West	-		1	2	-33%	5	5				1,250,000			1,250,000	785,900	-3%	795,367	182	
West Hillhurst	16	7%	25	36	50%	91	67	48	97.04%	525,000	-37%	639,750	653,195	-23%	705,085	658,500	-4%	654,233	197
Windsor Park	3	-50%	10	13	117%	47	41	35	96.88%	175,000	-29%	222,500	190,467	-44%	431,390	337,600	-7%	347,033	186
Winston Heights/Mountview	9	29%	14	11	-15%	42	36	25	97.70%	390,000	-43%	422,000	416,778	-38%	523,143	524,600	-5%	537,133	197
Northwest	223	13%	469	389	17%	1,058	633	36	97.07%	486,500	1%	474,200	504,078	3%	487,831	479,200	-5%	480,500	205
Arbour Lake	16	78%	26	14	-22%	56	36	40	97.55%	478,250	15%	467,750	465,531	-4%	446,531	449,500	-5%	456,333	207
Bowness	15	25%	34	22	10%	72	46	38	94.88%	380,000	0%	377,375	519,377	29%	451,372	315,500	-6%	314,633	196
Brentwood	9	125%	23	23	92%	59	34	22	97.10%	495,000	-8%	495,600	489,867	-6%	497,531	515,500	-8%	518,500	211
Charleswood	8	60%	13	13	117%	25	16	53	97.43%	616,000	6%	620,000	623,375	10%	632,516	553,500	-2%	541,867	203
Citadel	19	73%	36	28	65%	57	28	31	97.47%	440,000	25%	432,500	438,684	11%	435,778	414,200	-4%	417,500	193
Collingwood	3	50%	4	3	0%	8	7	44	96.90%	520,000	-5%	495,000	510,000	-7%	499,375	542,500	-11%	548,933	214
Dalhousie	9	0%	22	20	33%	50	27	30	98.38%	475,000	-9%	398,000	472,056	-12%	409,500	402,000	-7%	404,767	205
Edgemont	16	60%	27	27	17%	69	38	37	97.54%	537,500	-1%	535,000	556,956	7%	525,807	567,700	-5%	569,700	206
Hamptons	2	-75%	9	14	-22%	30	26	25	91.04%	1,067,500	59%	640,000	1,067,500	57%	842,800	719,600	-4%	723,167	201
Hawkwood	12	33%	22	15	0%	37		41		490,000	3%	490,000	476,833	-1%	482,182		-4%		
Montgomery	3	-63%	11	14	17%	43	35	31	97.30%	640,000	38%	490,000	579,500	21%	494,155	452,000	-3%	447,933	209
Ranchlands	11	38%	19	15	-17%	47	23	27	97.22%	294,000	-25%	299,500	350,091	-11%	339,789	342,400	-4%	347,133	204
Rocky Ridge	12	-14%	24	24	-4%	71	53	37	96.95%	503,750	31%	495,000	551,167	15%	543,492	487,600	-3%	486,733	208
Royal Oak	14	-36%	35	36	29%	102	67	37	97.90%	443,500	-9%	430,000	470,929	-1%	447,671	548,200	-5%	547,733	193
Scenic Acres	12	100%	23	17	31%	47	21	45	97.43%	576,250	-11%	520,000	579,533	-5%	532,165	504,500	-5%	513,467	194
Silver Springs	7	-30%	25	22	69%	53	29	30	98.53%	520,000	6%	510,000	505,357	7%	484,316	441,900	-4%	441,333	208
Tuscany	39	22%	73	51	16%	152	80	28	97.29%	475,000	2%	473,500	501,073	-1%	501,786	505,300	-3%	502,967	230
University Heights	-		-	2	100%	3													
Varsity	16	-11%	42	26	-16%	68	42	56	96.58%	473,500	-5%	471,500	503,906	6%	501,112	464,200	-10%	463,867	193
North	191	-16%	405	343	6%	909	552	38	97.46%	420,000	1%	415,000	423,227	0%	421,838	401,400	-2%	403,467	199
Beddington Heights	9	-25%	22	9	-36%	38	20	30	97.68%	300,000	-21%	331,000	325,856	-15%	350,927	346,200	-2%	350,433	202
Country Hills	4	-20%	7	8	14%	17	9	20	97.97%	344,400	-9%	345,000	331,575	-21%	334,586	371,100	0%	377,267	196
Country Hills Village	4	-43%	15	10	-17%	34	22	30	96.63%	272,500	-8%	280,000	277,125	0%	282,200	287,800	-3%	290,700	181
Coventry Hills	26	-13%	58	47	68%	109	51	37	97.50%	388,500	-4%	397,500	393,915	-4%	396,897	442,600	3%	436,667	212
Evanston	27	-4%	67	53	4%	161	117	39	97.81%	466,000	5%	450,000	480,396	2%	456,079	458,200	-5%	460,967	199
Hidden Valley	20	-23%	35	29	4%	64	29	23	97.94%	419,000	-5%	416,000	446,647	0%	432,067	420,200	-3%	428,133	197
Harvest Hills	5	-29%	17	13	-19%	34	19	24	97.01%	440,000	13%	422,500	449,000	16%	416,250	412,300	1%	419,167	198
Huntington Hills	10	11%	16	16	-24%	36	21	41	95.65%	402,500	7%	402,500	366,550	7%	353,281	359,700	-5%	362,633	199
Kincora	12	20%	21	16	14%	42	25	51	97.98%	470,000	-9%	488,000	414,767	-16%	446,957	526,500	-6%	532,067	184
MacEwan Glen	5	25%	11	6	-33%	19	8	36	96.98%	370,000	-20%	425,000	390,680	-16%	442,127	418,600	-2%	426,000	201
Nolan Hill	8	100%	12	19	46%	52	41	57	97.51%	438,000	-22%	426,500	445,110	-19%	441,990	345,200	-5%	349,067	178
North Haven	-		2	6	500%	9	6					393,750			473,500	473,500	-10%	474,500	210
North Haven Upper	-		-	-		-	-								502,700	502,700	-11%	505,433	197
Panorama Hills	23	-50%	50	58	-15%	141	99	39	97.16%	435,000	4%	443,000	440,826	6%	454,446	524,300		521,700	200
Sage Hill	10	-29%	24	24	71%	65	47	37	97.48%	445,500	6%	475,000	446,700	7%	468,875	404,100	-6%	408,133	182
Sandstone Valley	9	-10%	16	8	0%	26	9	34	97.80%	448,900	13%	447,194	452,276	16%	433,281	423,500	-4%	431,267	196
Sherwood	9	200%	16	7	0%	27	14	72	97.69%	500,100	-3%	518,000	489,378	17%	494,244	576,900	-6%	578,933	197
Thorncliffe	10	11%	17	13	30%	40	20	37	96.70%	403,000	-5%	405,500	384,050	1%	377,700	353,000	-5%	357,300	204
Northeast	163	-25%	361	312	18%	838	526	38	96.95%	349,900	3%	349,900	350,304	2%	347,427	363,200	0%	367,167	215
Abbeydale	10	67%	19	5	-38%	26	8	37	97.08%	300,000	-8%	290,000	299,472	-4%	299,475	329,900	-2%	334,567	224
Castleridge	5	-38%	17	18	260%	38	19	33	96.84%	327,000	-6%	327,000	339,050	-3%	327,932	324,900	-1%	329,867	213
Cityscape	3	50%	5	7	75%	12	8	60	96.94%	449,990	23%	449,990	431,663	18%	426,794				
Coral Springs	4	-43%	4	12	100%	27	19	20	95.13%	517,500	8%	517,500	499,625	0%	499,625	526,000	-4%	546,300	188
Falconridge	6	-50%	22	17	-15%	60	40	46	96.93%	323,000	10%	310,000	294,333	7%	290,877	309,100	-1%	313,333	216
Marlborough	13	18%	24	13	18%	34	20	31	97.17%	340,000	-1%	344,475	341,715	3%	357,010	346,800	-1%	348,367	192
Marlborough Park	4	-43%	9	12	50%	28	25	28	97.56%	317,500	0%	331,500	316,500	2%	328,000	350,300	7%	347,633	224
Martindale	18	-14%	35	29	45%	76	50	38	97.01%	353,500	0%	358,000	374,239	2%	372,123	359,100	3%	361,400	228
Mayland	6	0%	11	9	29%	21	13	37	95.72%	408,750	-8%	400,000	383,333	-5%	359,773				
Monterey Park	3	-57%	8	9	-10%	27	17	38	96.18%	376,500	-11%	362,500	379,833	-9%	365,813	412,300	-1%	418,700	204

	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD		
Pineridge	5	-62%	14	19	46%	41	27	43	98.23%	300,000	18%	269,950	297,780	13%	272,357	325,200	3%	326,600	215			
Redstone	5	400%	10	7	250%	27	17	29	99.01%	379,900	7%	383,950	365,660	3%	381,264							
Rundle	5	-29%	18	12	0%	35	24	50	94.11%	343,500	-10%	364,000	300,500	0%	327,333	315,200	-2%	318,167	192			
Saddle Ridge	19	-42%	40	38	-16%	93	55	43	97.23%	375,000	-1%	375,500	366,789	7%	375,575	459,400	1%	471,133	220			
Skyview Ranch	18	0%	32	25	14%	76	43	32	97.76%	376,000	-14%	376,500	363,764	-10%	364,930	330,300	1%	338,333	220			
Taradale	17	-41%	46	32	14%	97	63	51	96.50%	315,000	-7%	359,500	343,147	1%	351,291	390,000	1%	394,033	229			
Temple	10	-33%	21	24	33%	53	40	25	97.70%	288,500	2%	325,000	293,300	-6%	317,310	343,600	-3%	344,300	207			
Vista Heights	5	67%	7	5	67%	11	5	55	96.50%	380,000	80%	380,000	340,600	22%	336,286	314,600	0%	316,133	216			
Whitehorn	7	-30%	19	19	-10%	53	32	40	96.16%	385,000	16%	368,000	380,000	11%	357,936	326,300	-4%	326,067	206			
Southeast	226	-13%	501	430	1%	1,230	799	47	96.96%	422,250	2%	419,000	459,240	4%	450,911	431,300	-4%	434,200	198			
Auburn Bay	25	0%	72	66	22%	184	108	60	96.01%	515,000	5%	475,000	540,368	7%	514,356	490,500	-3%	488,467	194			
Copperfield	25	-47%	57	55	-5%	146	107	50	97.06%	320,400	-16%	344,000	351,006	-4%	351,062	426,200	-5%	428,300	198			
Cranston	33	-23%	66	74	-3%	194	140	49	97.73%	385,000	-14%	412,000	461,022	5%	454,972	506,000	-2%	503,000	209			
Douglasdale/Glen	19	58%	42	32	19%	83	50	49	97.44%	463,000	-17%	476,500	501,434	-10%	495,542	471,800	-5%	471,733	186			
Mahogany	19	12%	37	42	2%	121	99	56	95.25%	511,000	-5%	460,000	614,393	18%	547,001							
McKenzie Lake	19	36%	47	24	-35%	81	46	35	96.45%	405,000	-19%	425,000	547,263	-9%	512,270	466,900	-4%	478,800	203			
McKenzie Towne	44	0%	82	69	6%	209	134	42	97.75%	416,500	6%	367,000	397,966	-2%	381,222	361,800	-3%	368,600	195			
New Brighton	30	-23%	67	40	0%	133	66	41	97.37%	423,500	2%	427,000	417,501	-2%	427,146	479,600	-3%	478,733	198			
Ogden	1	-89%	10	12	-14%	34	22	41	97.49%	380,000	40%	344,500	380,000	25%	332,840	319,200	-4%	325,033	208			
Riverbend	9	-10%	17	15	7%	34	18	38	97.58%	402,500	-10%	410,250	390,103	-18%	419,440	427,500	-6%	434,200	198			
East	58	16%	123	96	25%	232	139	44	96.67%	294,053	-4%	298,000	285,407	-5%	290,400	322,300	-1%	323,800	218			
Albert Park/Radisson Heights	7	250%	14	5	-38%	25	19	39	95.95%	292,106	-12%	291,053	292,101	-12%	301,815	338,200	-1%	339,167	211			
Applewood Park	3	0%	8	12	71%	24	13	34	96.09%	305,000	-27%	317,450	307,100	-25%	310,775	403,700	-2%	410,400	212			
Dover	19	111%	36	30	88%	66	33	36	96.67%	299,900	3%	287,000	290,714	3%	285,235	304,800	-1%	306,333	231			
Erin Woods	4	-56%	11	9	13%	27	17	57	95.74%	259,750	-22%	274,250	247,625	-24%	274,614	345,300	0%	346,600	225			
Forest Heights	8	-20%	9	12	20%	23	21	69	96.22%	268,500	-6%	275,000	269,250	1%	276,556	280,000	1%	278,033	215			
Forest Lawn	5	25%	16	10	43%	20	11	37	97.33%	370,000	21%	324,500	373,600	26%	331,063	301,900	-1%	301,833	208			
Penbrooke Meadows	10	25%	22	10	-23%	32	15	38	97.56%	288,500	-7%	299,000	270,550	-6%	276,859	298,900	-1%	300,500	211			
Red Carpet	2	0%	4	4	-33%	9	8	70	97.77%	173,000	9%	182,750	173,000	9%	177,875	229,900	-3%	234,167	201			
Southview	-	-	3	4	100%	8	4	-	-	-	-	357,500	-	-	376,667	365,900	-9%	370,733	204			
Valleyfield	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
South	258	-19%	665	509	-7%	1,410	906	42	96.56%	410,000	-3%	412,250	427,036	-7%	429,514	420,200	-4%	423,233	197			
Acadia	10	-29%	21	13	-24%	41	24	26	98.15%	404,500	-2%	391,000	344,050	-5%	374,048	333,500	-4%	331,833	177			
Bayview	-	-	1	-	-	-	-	-	-	-	-	1,850,000	-	-	1,850,000	1,163,500	3%	1,117,267	210			
Braeside	8	14%	22	11	0%	37	23	31	96.26%	393,125	54%	298,000	343,469	16%	309,462	321,500	-4%	323,833	196			
Bridlewood	18	-5%	37	22	-45%	66	36	30	98.39%	385,000	-7%	385,000	350,889	-6%	363,473	430,500	-2%	432,433	208			
Canyon Meadows	12	0%	26	22	38%	64	46	52	95.02%	370,500	-15%	318,500	448,199	0%	429,146	368,300	-5%	370,767	196			
Cedarbrae	7	-36%	12	17	13%	42	28	35	96.88%	346,000	6%	347,000	347,271	3%	340,575	361,900	-3%	363,100	210			
Chaparral	18	-5%	45	36	9%	111	69	41	95.81%	416,000	-3%	446,500	443,806	-8%	459,244	470,800	-5%	475,567	194			
Chinook Park	-	-	1	1	-67%	7	7	-	-	-	-	739,888	-	-	739,888	670,400	-3%	686,633	221			
Deer Ridge	5	0%	14	11	57%	18	12	50	73.54%	320,000	-17%	323,250	264,785	-28%	300,959	337,000	-2%	339,100	189			
Deer Run	3	0%	6	5	-58%	21	12	26	99.08%	285,000	-35%	387,500	368,167	-19%	396,583	376,700	-2%	379,633	185			
Diamond Cove	-	-	1	2	-33%	5	6	-	-	-	-	485,000	-	-	485,000	571,000	2%	582,100	180			
Eagle Ridge	-	-	3	-	-	1	-	-	-	-	-	790,000	-	-	917,833							
Evergreen	27	-21%	63	69	15%	166	114	37	97.45%	415,000	-11%	416,000	455,552	-3%	433,719	454,400	-9%	461,300	200			
Fairview	1	-80%	3	2	-67%	8	5	108	96.45%	405,000	-5%	425,000	405,000	-6%	418,333	403,200	-2%	411,100	200			
Haysboro	7	-42%	19	19	6%	52	33	37	96.92%	345,000	-11%	345,000	339,157	-11%	339,289	374,700	-4%	381,333	203			
Kelvin Grove	3	50%	5	4	-20%	11	10	67	98.11%	772,500	135%	772,500	799,167	143%	684,800	671,400	-5%	684,333	207			
Kingsland	2	0%	7	8	14%	19	14	17	97.40%	465,000	114%	427,000	465,000	114%	394,986	409,200	-4%	420,033	198			
Lake Bonavista	17	0%	33	30	-19%	67	44	29	97.19%	565,000	-7%	510,000	552,676	-16%	496,312	565,000	-1%	563,067	179			
Bonavista Downs	-	-	-	3	50%	4	3	-	-	-	-	442,850	-	-	470,301	412,700	-3%	413,433	173			
Legacy	8	100%	19	11	57%	37	35	78	98.40%	447,450	12%	496,950	442,850	3%	470,301	506,000	-2%	498,100	172			
Maple Ridge	3	0%	8	5	150%	11	8	49	98.16%	525,000	-19%	551,250	529,967	-16%	542,988	506,000	-2%	498,100	172			
Midnapore	8	100%	25	15	0%	40	19	23	95.89%	312,500	-29%	319,000	391,750	-11%	367,060	358,200	-3%	360,900	194			
Millrise	9	-25%	20	10	-50%	36	24	70	96.61%	400,000	-4%	386,250	361,667	-9%	361,390	394,100	-2%	397,200	203			

Oakridge	9	29%	24	8	-38%	35	16	54	96.89%	352,500	-39%	440,000	413,606	-29%	428,569	441,700	-3%	440,267	204
Palliser	3	-25%	11	8	300%	29	22	81	95.72%	377,000	21%	533,888	416,333	7%	498,963	368,900	-5%	372,367	196
Parkland	4	0%	4	7	17%	14	10	66	96.04%	540,000	-14%	540,000	495,725	-23%	495,725	529,200	-4%	529,567	204
Pump Hill	1	0%	7	4	0%	13	8	34	95.21%	1,190,000	10%	973,000	1,190,000	10%	962,821	1,045,500	-5%	1,040,467	206
Queensland	7	133%	18	12	20%	30	14	48	97.01%	355,000	35%	357,500	338,357	13%	341,133	334,700	-3%	335,467	192
Shawnee Slopes	1	-75%	7	8	33%	21	16	8	100.35%	602,000	-1%	602,000	602,000	-3%	620,893	533,600	-4%	534,067	183
Shawnessy	11	10%	26	14	0%	41	22	35	97.07%	393,000	-3%	404,000	382,354	-1%	365,736	387,400	-2%	389,500	199
Silverado	10	-17%	33	21	-5%	73	48	28	97.11%	446,500	10%	432,000	443,850	-7%	433,167	425,700	-4%	430,333	190
Southwood	4	-43%	13	10	-41%	28	20	58	94.78%	210,000	-45%	300,000	259,375	-27%	342,038	362,700	-4%	363,600	204
Somerset	11	-39%	29	26	-16%	59	38	30	97.96%	415,000	-1%	378,000	387,846	-1%	367,683	407,600	-3%	410,067	207
Sundance	9	-40%	26	20	25%	51	30	41	97.41%	510,000	5%	465,500	459,778	-9%	472,117	483,500	-2%	488,267	194
Walden	4	-50%	17	17	31%	44	31	84	98.17%	425,950	3%	427,000	426,725	-5%	437,166	380,200	-3%	383,767	182
Willow Park	4	-33%	20	14	17%	41	24	40	95.81%	359,750	-31%	437,250	373,625	-32%	451,822	465,700	-1%	467,467	197
Woodbine	9	-53%	23	17	-15%	43	25	51	96.84%	462,500	10%	455,000	488,944	5%	463,174	467,800	-3%	469,633	208
Woodlands	6	-33%	17	7	-67%	25	13	71	94.05%	602,500	25%	400,000	620,533	34%	477,721	446,800	-5%	448,133	198
West	165	-7%	341	371	-9%	1,030	783	46	96.65%	536,500	1%	537,250	574,738	2%	591,959	543,900	-4%	546,233	211
Aspen Woods	12	-33%	27	31	-16%	107	77	40	94.79%	865,000	16%	850,000	895,458	8%	987,219	756,700	-6%	754,500	230
Currie Barracks	-	-	2	5	-29%	22	29	16	93.89%	629,000	20%	610,900	629,000	20%	610,900	608,400	-7%	612,133	190
Christie Park	1	-50%	2	3	-25%	10	11	16	93.89%	629,000	20%	610,900	629,000	20%	610,900	608,400	-7%	612,133	190
Coach Hill	3	-50%	11	19	19%	37	28	34	96.13%	517,500	54%	372,000	459,167	39%	427,318	420,500	-2%	421,767	197
Cougar Ridge	21	62%	29	17	-26%	56	31	47	97.72%	520,000	-2%	520,000	546,074	0%	545,381	650,600	0%	648,500	237
Crestmont	-	-	2	3	-25%	8	9	9	97.72%	520,000	-2%	520,000	546,074	0%	545,381	650,600	0%	648,500	237
Discovery Ridge	3	-40%	10	15	-35%	52	44	32	96.71%	362,500	-39%	640,250	514,667	-15%	627,750	814,400	-3%	814,667	193
Garrison Green	3	-25%	7	6	-54%	19	13	20	98.27%	246,000	-57%	289,900	251,833	-63%	359,129	505,800	-6%	520,433	226
Glamorgan	5	-64%	14	14	-39%	42	30	72	96.75%	470,000	21%	343,000	437,200	4%	373,607	338,500	-8%	344,033	198
Glenbrook	7	-13%	20	21	11%	56	39	59	97.18%	409,000	12%	494,950	506,643	25%	490,915	343,500	-4%	346,700	200
Glendale	2	0%	5	8	0%	15	14	36	94.70%	719,250	12%	532,500	719,250	12%	633,400	536,100	-1%	534,000	203
Lakeview	5	-55%	12	12	-8%	28	18	44	94.66%	492,500	-20%	509,500	518,500	-34%	721,583	573,500	-4%	577,633	188
Lincoln Park	3	-40%	8	6	50%	12	12	117	93.69%	295,000	-15%	280,500	276,500	-18%	276,188	289,100	-9%	301,833	190
North Glenmore Park	3	0%	5	9	13%	19	15	32	94.32%	885,000	42%	885,000	784,133	19%	817,080	588,100	-2%	587,933	188
Patterson	7	-42%	12	20	82%	63	54	60	95.71%	377,500	31%	318,750	365,414	8%	334,158	491,900	-7%	499,267	191
Signal Hill	22	57%	43	43	2%	108	74	36	97.57%	503,800	-23%	502,600	471,995	-21%	482,088	562,700	-9%	573,867	216
Rosscarrock	2	-50%	3	5	-29%	16	14	65	96.35%	580,000	-21%	600,000	580,000	-21%	586,667	453,400	-2%	452,833	209
Rutland Park	-	-	4	4	300%	8	7	7	96.35%	580,000	-21%	600,000	580,000	-21%	586,667	453,400	-2%	452,833	209
Springbank Hill	22	120%	36	36	-8%	92	73	33	96.85%	695,000	-2%	672,500	782,984	21%	758,823	691,400	-2%	683,067	220
Spruce Cliff	7	0%	12	19	27%	50	41	31	97.76%	385,000	-10%	385,000	365,143	-18%	394,405	428,500	-6%	431,633	164
Strathcona Park	9	13%	19	17	6%	41	28	54	98.01%	672,500	44%	665,000	706,568	36%	645,506	674,600	1%	674,167	223
Valley Ridge	5	-29%	11	15	-25%	47	38	62	96.45%	639,800	-9%	639,800	605,660	-12%	605,664	601,500	-4%	600,433	227
West Springs	16	-6%	35	31	-9%	79	53	58	97.54%	537,250	-9%	608,750	563,094	-7%	651,971	696,700	0%	696,833	248
Westgate	6	100%	10	4	-60%	25	15	33	95.61%	464,000	-7%	520,000	414,083	-9%	537,450	426,500	-3%	426,767	191
Wildwood	2	-33%	3	7	-36%	18	15	115	94.61%	570,000	3%	595,000	570,000	-1%	671,667	584,400	-2%	578,533	201

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Mar-16	SP/LP	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	Mar-16	Y/Y%	YTD	
Airdrie	113	-18%	266	265	37%	654	447	50	97.47%	388,500	1%	380,000	388,307	2%	385,287	363,600	-3%	365,100	194
Rockyview Region	110	-7%	263	300	-5%	820	836	75	95.50%	502,500	3%	447,000	537,687	-11%	501,867	514,500	-11%	527,067	167
Beiseker	-		1	5	400%	6	7					90,000							
Bragg Creek	2		3	1	-50%	6	10	209	94.35%	750,000		685,000	750,000		728,333				
Chestermere	22	-24%	52	70	13%	187	168	60	96.12%	516,250	9%	478,750	510,159	-4%	484,029	457,200	-9%	466,367	164
Cochrane	48	-9%	123	114	-10%	319	303	65	97.80%	421,200	-1%	385,000	414,109	-6%	399,501	406,300	-10%	416,333	166
Crossfield	3	0%	6	12	33%	26	24	73	98.45%	305,500	-21%	342,700	313,333	-17%	354,067				
Irricana	2	0%	9	4	0%	9	6	78	98.06%	313,700	5%	306,000	313,700	5%	282,089				
Langdon	5	-17%	12	21	31%	41	29	30	97.33%	559,999	6%	521,500	554,600	9%	477,562				
Olds	13	63%	32	25	32%	58	75	77	95.33%	285,000	-2%	280,000	273,592	-11%	286,819	297,100	0%	298,900	193
Redwood Meadows	4	300%	7	5	0%	11	7	26	96.53%	517,950	7%	500,000	493,975	2%	496,557				
Rural	23	-4%	46	63	-30%	205	274	110	92.45%	805,000	-27%	700,000	856,022	-23%	839,635	896,500	-16%	927,400	175
Sundre	2	0%	9	24	71%	46	74	108	96.84%	457,500	56%	265,000	457,500	56%	294,444	275,500	1%	276,633	193
Foothills Region	79	-30%	199	256	8%	653	643	78	95.74%	427,000	7%	422,500	540,184	19%	488,816	396,200	-2%	396,033	184
Blackie	1		1	1	0%	1	1	20	94.02%	550,000		550,000	550,000		550,000				
Black Diamond	2	-50%	6	11	10%	22	23	393	96.11%	455,000	43%	308,500	455,000	39%	328,083				
Cayley	1	-50%	2	1		2	2	231	94.47%	340,000	46%	260,000	340,000	46%	260,000				
Heritage Pointe	1	-67%	1	25	79%	43	55	10	94.66%	662,500	-46%	662,500	662,500	-44%	662,500				
High River	9	-57%	36	46	2%	109	119	65	97.97%	381,000	19%	317,500	396,100	32%	324,939	340,600	-3%	339,400	172
Longview	-		1	1		3	3					290,000							
Okotoks	40	-34%	104	100	-6%	301	242	48	96.93%	413,750	-3%	425,000	427,175	2%	438,730	435,700	-1%	437,067	191
Rural	17	31%	31	50	4%	126	145	102	93.81%	817,500	-14%	760,000	880,206	1%	845,645	687,100	-6%	681,900	171
Turner Valley	5	-44%	10	15	150%	28	28	110	98.36%	326,700	-4%	297,500	323,320	1%	293,660	293,300	-2%	291,467	184
Active Regional Areas	40	-15%	82	107	9%	244	236	58	97.01%	291,000	0%	299,750	282,643	-6%	306,440				
Carstairs	6	0%	18	20	-9%	45	42	46	96.75%	291,750	-9%	374,000	303,567	-6%	352,105	324,100	-1%	326,948	195
Cremona	-		1	2	100%	2	3					356,000							
Didsbury	12	33%	17	22	57%	49	45	70	97.28%	277,000	9%	269,900	263,083	5%	266,906	254,600	0%	256,343	192
Strathmore	21	-30%	42	57	2%	137	127	52	97.25%	294,000	-7%	295,250	294,443	-7%	309,829	363,800	-2%	361,581	200
Vulcan	1	-50%	4	6	20%	11	19	100	85.21%	144,000	-37%	194,500	144,000	-37%	221,000				
Total Surrounding Area	342	-18%	810	928	10%	2,371	2,162	65	96.22%	404,000	1%	392,500	459,077	1%	440,592	421,300	-4%	424,400	185
CREB® Economic Region	1,930	-12%	4,293	4,155	5%	11,250	8,246	47	96.70%	420,000	1%	415,000	466,890	-1%	462,624	438,700	-4%	441,200	201
CREB® CMA	1,811	-11%	4,012	3,792	4%	10,353	7,367	45	96.74%	422,000	0%	416,250	467,762	-1%	464,517	442,500	-4%	445,133	201

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.