



REAL ESTATE REVIEW

MAY 2016

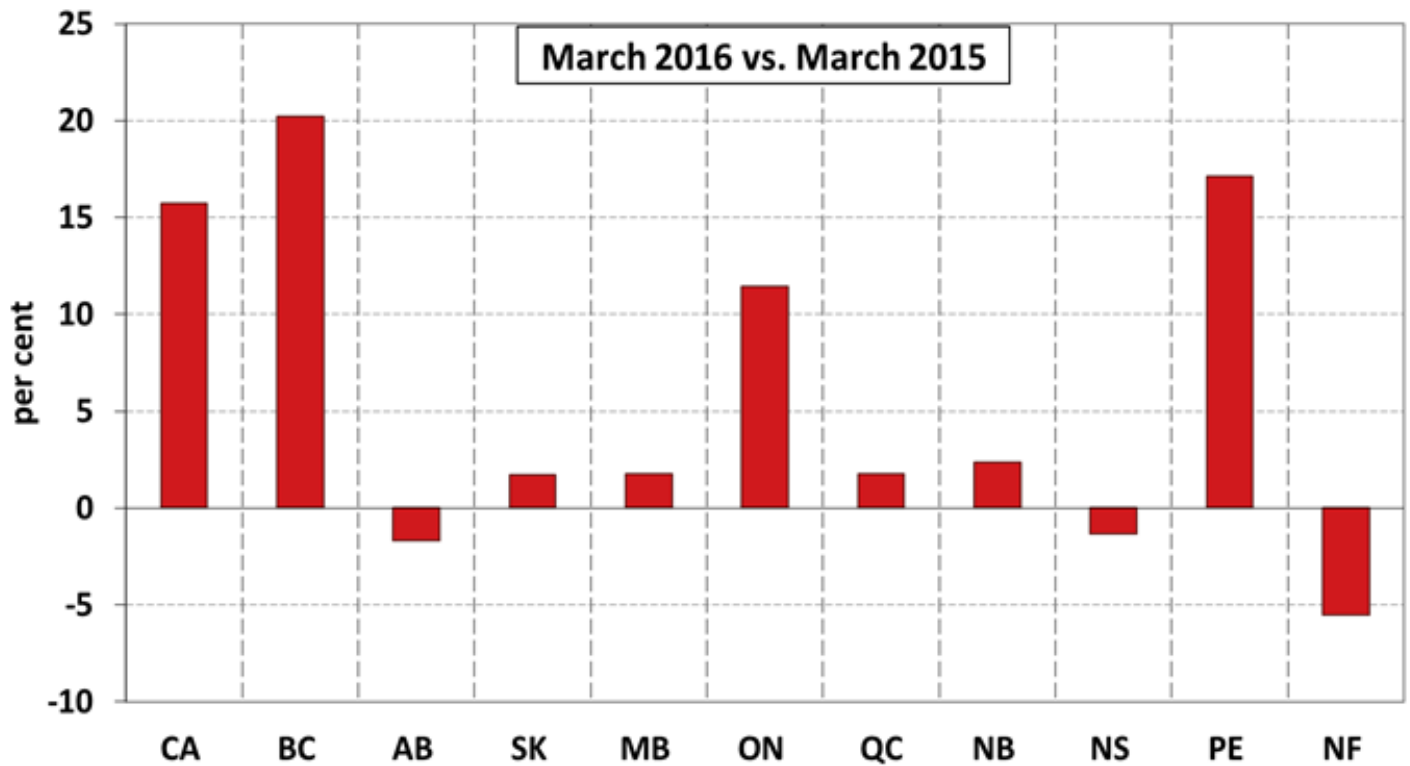


REAL ESTATE REVIEW – MAY 2016

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

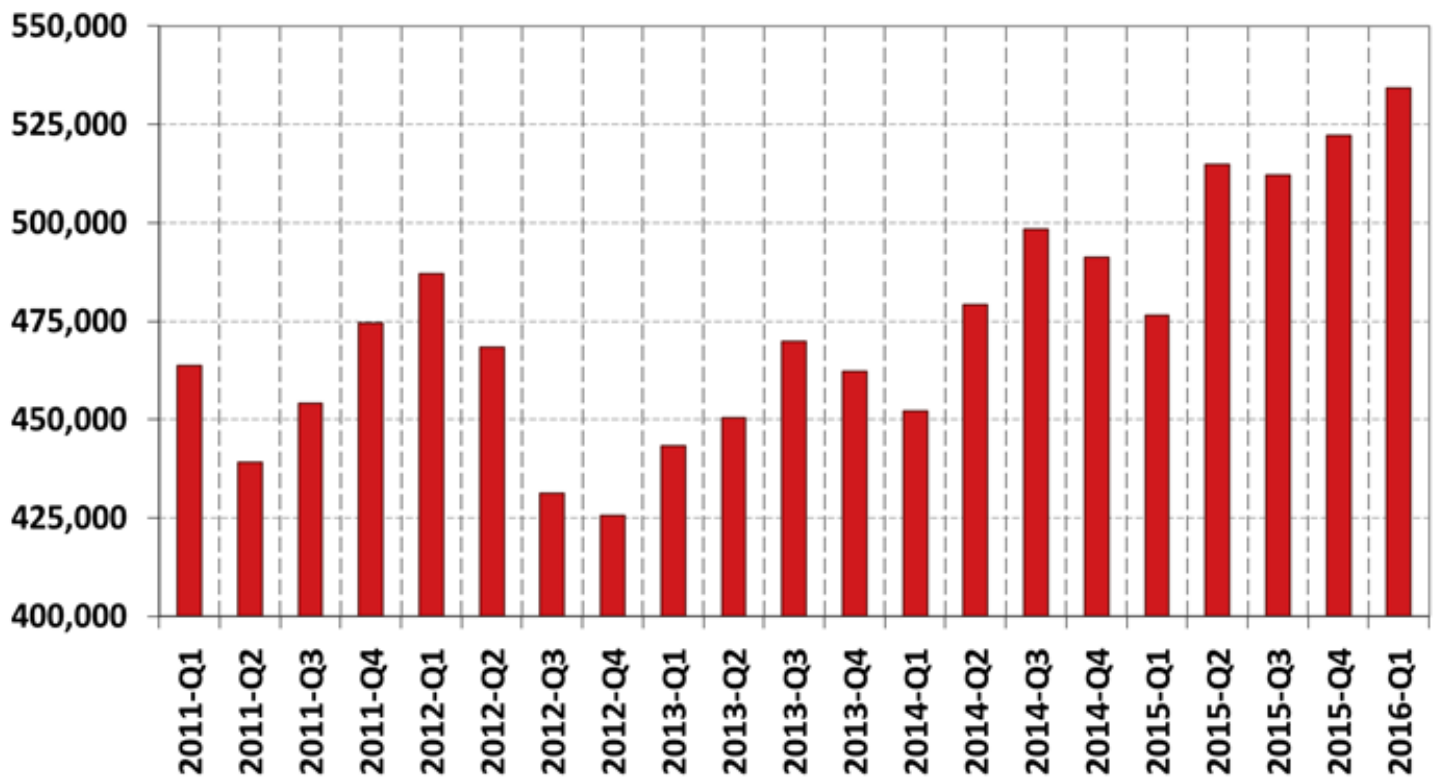
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

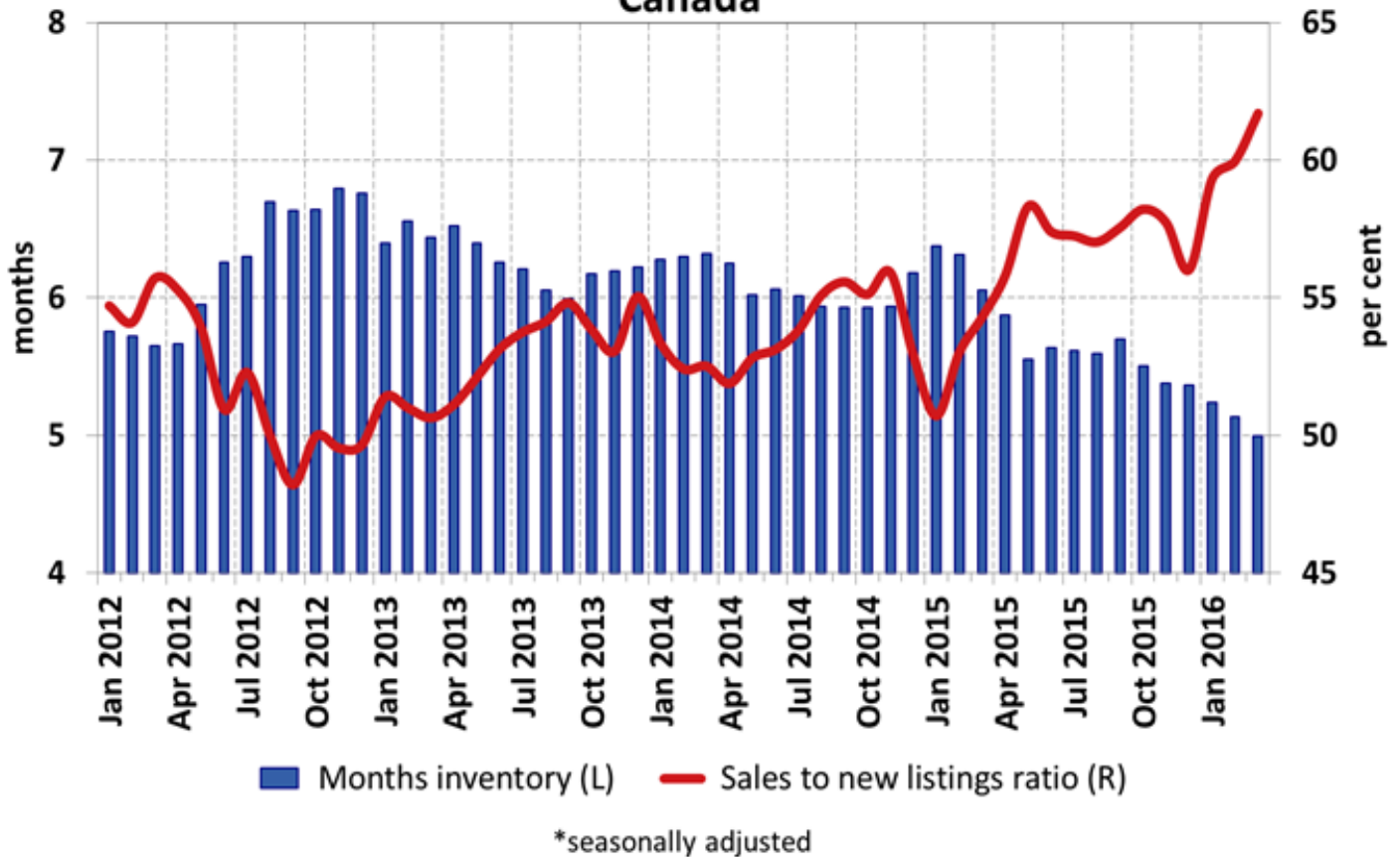
Canada



*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:

ACTIVE LISTINGS

SALES PER MONTH

=

TYPE OF MARKET

Pricing strategies based on absorption rates:

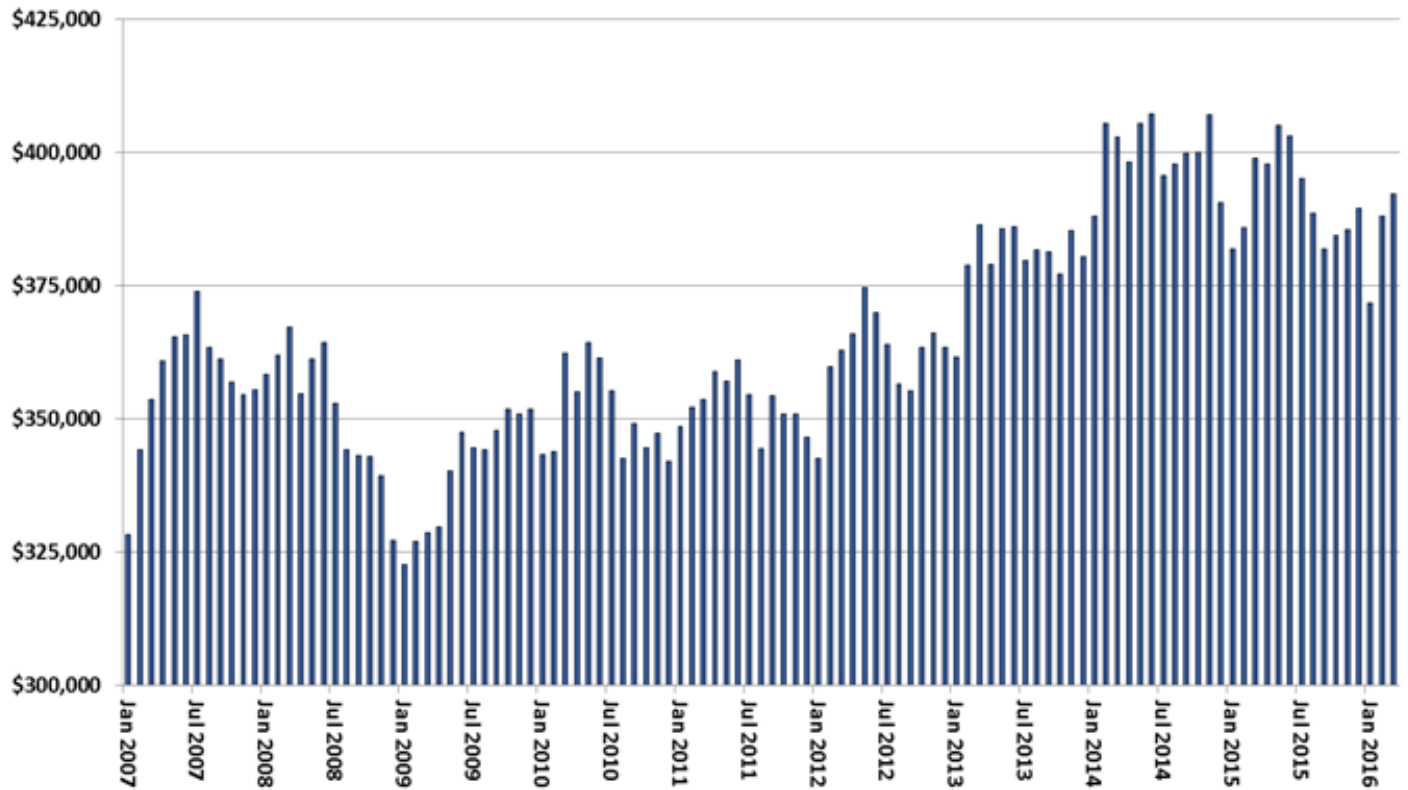
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – MAY 2016

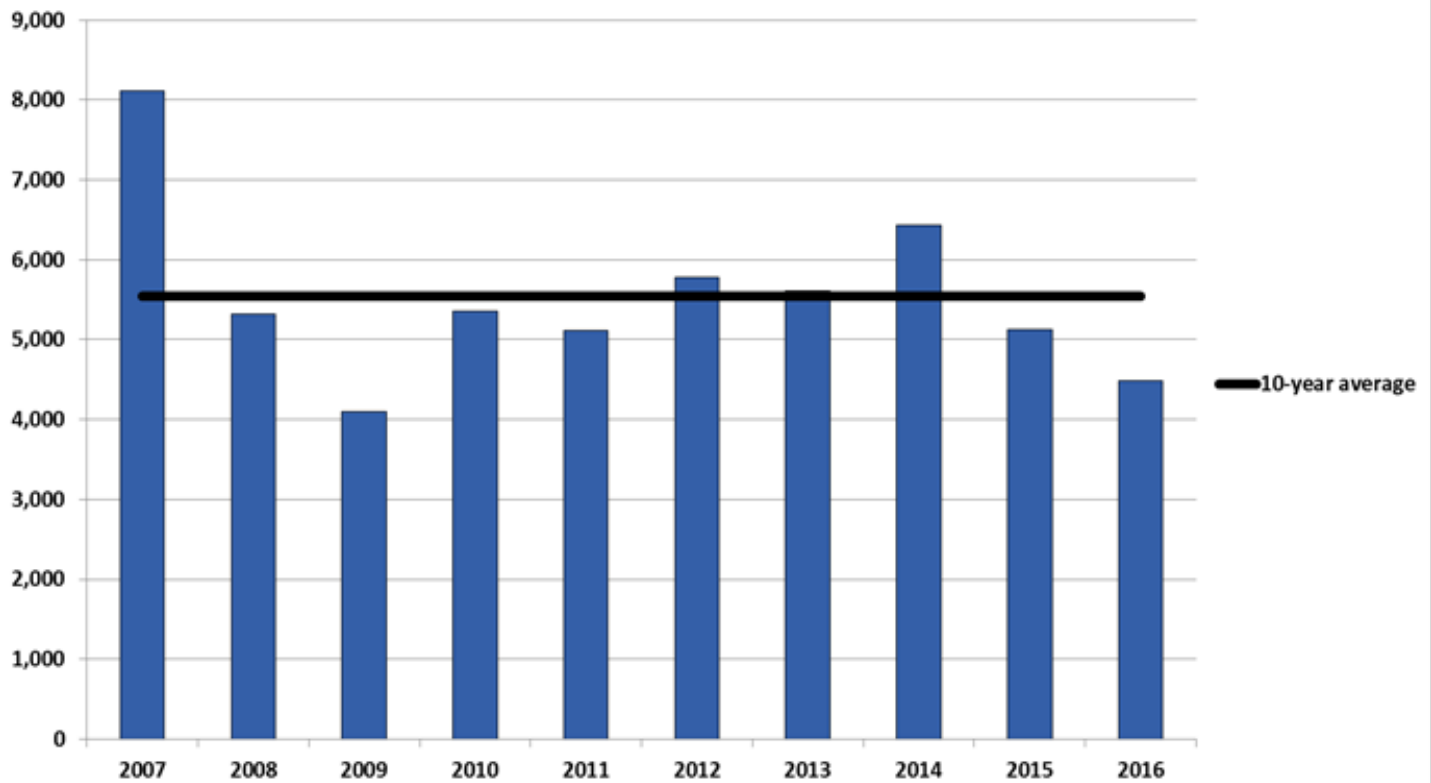
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (March only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

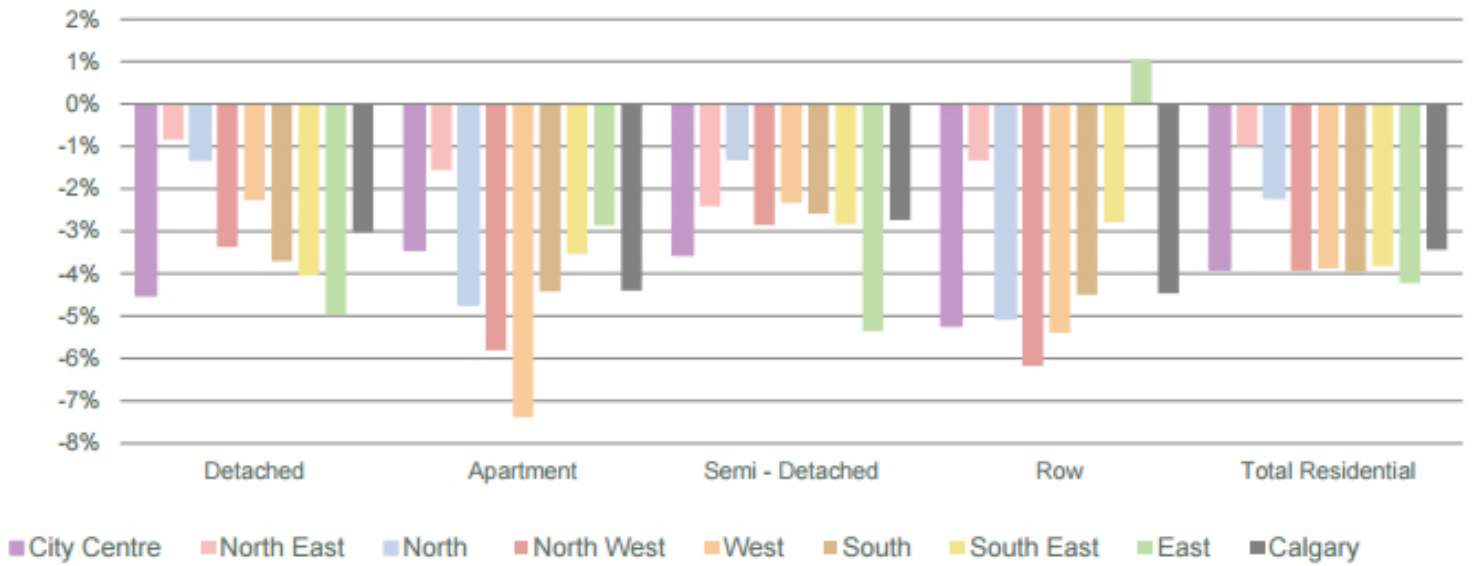
March 2016	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$29,219,132	\$32,279,132	\$356,331
Calgary	\$890,409,705	\$952,598,305	\$455,220
Central Alberta	\$84,964,527	\$90,918,202	\$288,995
Edmonton (Total Board)	\$581,491,261	\$652,477,601	\$372,990
Fort McMurray	\$27,013,650	\$27,013,650	\$473,924
Grande Prairie	\$40,357,897	\$45,873,776	\$284,211
Lethbridge	\$61,206,630	\$66,651,130	\$273,244
Lloydminster (AB)	\$9,122,500	\$9,620,500	\$268,309
Medicine Hat	\$28,123,110	\$29,185,410	\$265,312
South Central Alberta	\$5,291,850	\$5,380,850	\$195,994
Alberta	\$1,757,200,262	\$1,911,998,556	\$392,145



REAL ESTATE REVIEW – MAY 2016

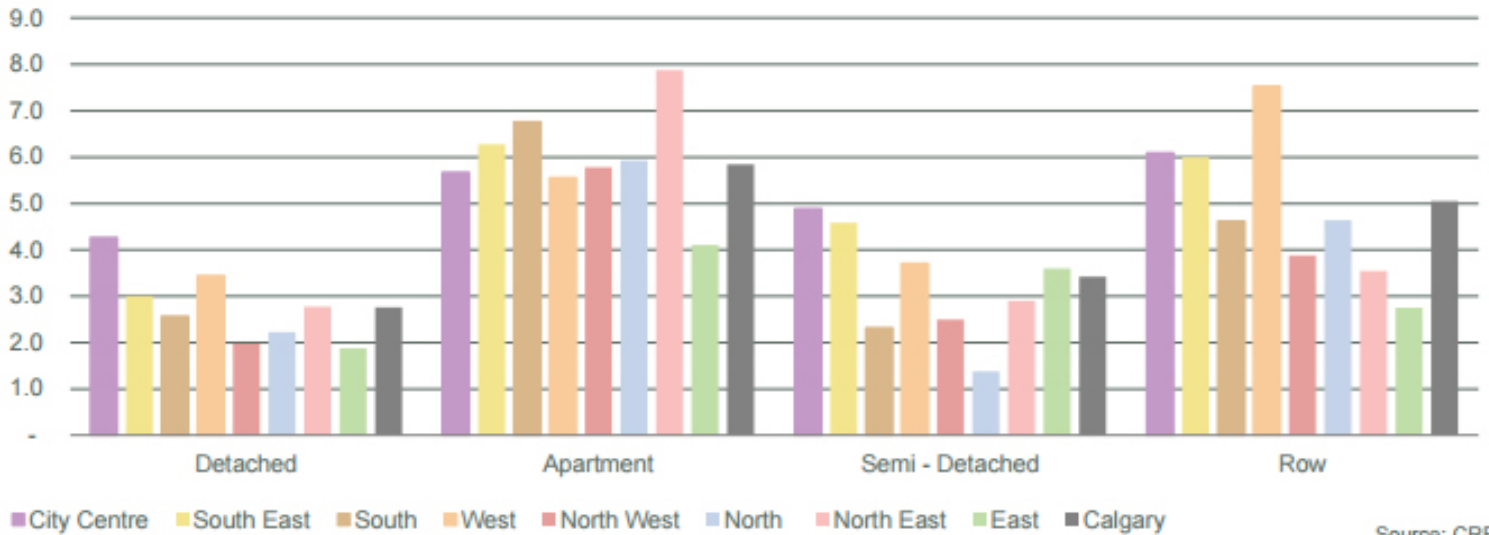
CALGARY HOUSING STATISTIC REVIEW

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL



MONTHS OF SUPPLY

APRIL



Source: CREB®

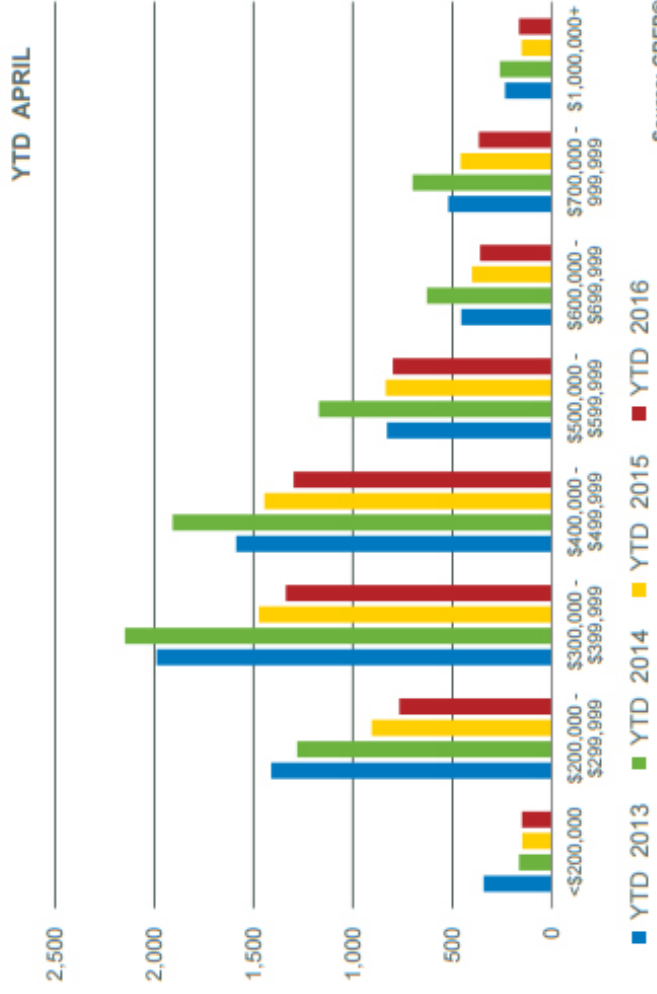
	2015	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales		877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings		3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory		4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	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	2,743
Inventory	5,023
Days on Market	51
Benchmark Price	447,800
Median Price	407,500
Average Price	456,889
Index	206

CALGARY TOTAL SALES

	Apr-15	Apr-16	YTD 2015	YTD 2016
>\$100,000	-	-	-	-
\$100,000 - \$199,999	50	40	149	150
\$200,000 - \$299,999	306	243	906	768
\$300,000 - \$349,999	231	190	668	599
\$350,000 - \$399,999	282	253	807	739
\$400,000 - \$449,999	257	228	824	723
\$450,000 - \$499,999	206	194	623	576
\$500,000 - \$549,999	149	155	463	458
\$550,000 - \$599,999	129	126	373	342
\$600,000 - \$649,999	70	75	214	208
\$650,000 - \$699,999	64	72	187	152
\$700,000 - \$799,999	99	63	271	193
\$800,000 - \$899,999	41	50	118	109
\$900,000 - \$999,999	26	28	70	65
\$1,000,000 - \$1,249,999	26	23	71	75
\$1,250,000 - \$1,499,999	10	11	34	34
\$1,500,000 - \$1,749,999	6	8	21	32
\$1,750,000 - \$1,999,999	5	3	10	10
\$2,000,000 - \$2,499,999	3	2	7	11
\$2,500,000 - \$2,999,999	1	-	3	1
\$3,000,000 - \$3,499,999	2	-	3	1
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	-
Total	1,963	1,764	5,824	5,247

CITY OF CALGARY TOTAL SALES BY PRICE RANGE





MAY 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			
	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Apr-16	Apr-16	Apr-16	Apr-16	Apr-16	YTD	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%		YTD		
	1,764	-10.14%	5,247	3,216	5%	12,093	6,242	46	96.95%	430,000	3%	422,000	476,427	1%	470,749	441,000	-3%	444,150	476,427	1%	470,749		441,000	-3%	444,150
City of Calgary	341	-3%	960	701	7%	2,876	1,750	59	96.30%	487,500	-7%	486,125	549,494	-9%	565,514	507,200	-4%	509,525	549,494	-9%	565,514	507,200	-4%	509,525	
City Centre	13	-43%	47	26	-35%	143	86	59	96.19%	870,000	16%	725,000	804,915	-5%	803,265	582,500	-5%	586,325	804,915	-5%	803,265	582,500	-5%	586,325	
Altadore	3	-40%	15	8	100%	29	17	52	97.98%	548,000	-35%	555,000	547,000	-30%	599,273	582,900	-1%	580,575	547,000	-30%	599,273	582,900	-1%	580,575	
Banff Trail	7	-53%	19	26	-4%	80	58	33	97.67%	530,000	68%	362,000	498,357	39%	380,750	358,500	-2%	352,525	498,357	39%	380,750	358,500	-2%	352,525	
Bankview	-		2	1		7	7				1,707,500				1,707,500	1,596,900	-7%	1,617,975			1,707,500	1,596,900	-7%	1,617,975	
Bel-Aire	54	46%	149	91	8%	390	211	51	96.38%	325,625	-4%	325,000	348,155	1%	355,962	286,800	-3%	291,075	348,155	1%	355,962	286,800	-3%	291,075	
Beltline	11	57%	35	19	-10%	81	43	55	96.55%	382,347	9%	435,000	448,386	6%	493,540	491,400	0%	486,150	448,386	6%	493,540	491,400	0%	486,150	
Bridgeland/Riverside	1		1	2		5	10	122	89.45%	1,950,000		1,950,000	1,950,000		1,950,000	1,344,400	-5%	1,379,675	1,950,000		1,950,000	1,344,400	-5%	1,379,675	
Britannia	2	100%	6	6	20%	18	8	47	96.87%	503,000	-32%	550,000	503,000	-32%	576,833	512,200	-10%	516,875	503,000	-32%	576,833	512,200	-10%	516,875	
Cambrian Heights	7	-13%	23	12	50%	47	19	38	97.83%	538,000	-13%	577,500	598,929	0%	596,357	597,700	-2%	597,775	598,929	0%	596,357	597,700	-2%	597,775	
Capitol Hill	3		8	6	-40%	25	14	61	97.19%	310,000		301,625	516,667		617,281	389,200	-6%	387,000	516,667		617,281	389,200	-6%	387,000	
Cliff Bungalow	-		3	2	0%	12	6			333,000		333,000			337,000	291,300	-5%	303,275	333,000		337,000	291,300	-5%	303,275	
Chinatown	11	120%	25	24	20%	93	56	54	96.47%	555,000	16%	505,000	508,000	5%	544,830	458,900	-3%	463,475	508,000	5%	544,830	458,900	-3%	463,475	
Crescent Heights	4	-20%	14	10	-9%	49	33	41	95.30%	582,500	50%	500,000	577,500	52%	487,071	252,700	-3%	252,575	577,500	52%	487,071	252,700	-3%	252,575	
Downtown Commercial Core	1	-67%	9	10	43%	44	35	129	94.64%	530,000	58%	377,000	530,000	53%	388,433	355,400	3%	355,450	530,000	53%	388,433	355,400	3%	355,450	
Downtown East Village	6	-14%	11	13	18%	49	36	66	94.53%	351,750	-21%	347,500	341,833	-27%	355,273	408,700	-2%	410,475	341,833	-27%	355,273	408,700	-2%	410,475	
Downtown West End	4	0%	7	16	23%	50	47	61	92.08%	422,500	-23%	403,000	502,500	-7%	463,286	504,000	-2%	511,250	502,500	-7%	463,286	504,000	-2%	511,250	
Eau Claire	3	-50%	14	10	67%	35	23	56	99.69%	1,337,500	7%	1,398,750	1,393,333	9%	1,610,357	1,135,500	-12%	1,158,400	1,393,333	9%	1,610,357	1,135,500	-12%	1,158,400	
Elbow Park	2	-33%	8	6	20%	22	13	59	90.45%	1,978,500	24%	1,105,063	1,978,500	22%	1,215,063	811,600	-4%	820,775	1,978,500	22%	1,215,063	811,600	-4%	820,775	
Elboya	4	0%	12	9	13%	39	23	37	95.80%	436,500	-4%	541,250	441,750	-28%	531,042	516,300	-6%	509,025	441,750	-28%	531,042	516,300	-6%	509,025	
Erlton	1	-89%	12	5	-50%	36	23	89	98.80%	815,000	106%	690,000	815,000	68%	663,417				815,000	68%	663,417				
Garrison Woods	2	-50%	6	5	25%	17	11	18	97.01%	337,000	70%	337,000	337,000	68%	290,500				337,000	68%	290,500				
Greenview	2	-33%	5	3	-50%	10	6	34	94.15%	400,050	-18%	433,000	400,050	-20%	408,520	467,200	-8%	466,875	400,050	-20%	408,520	467,200	-8%	466,875	
Highwood	4	0%	8	11	175%	30	20	28	95.25%	562,000	31%	517,000	601,000	-41%	681,125	594,900	-3%	592,275	601,000	-41%	681,125	594,900	-3%	592,275	
Hounsfield Heights/Briar Hill	8	-38%	23	15	67%	57	35	55	97.08%	651,000	34%	625,000	569,875	15%	548,022	488,900	-6%	490,350	569,875	15%	548,022	488,900	-6%	490,350	
Highland Park	14	0%	28	24	85%	73	37	61	96.81%	710,000	-14%	642,250	743,707	-15%	729,836	598,900	-3%	591,275	743,707	-15%	729,836	598,900	-3%	591,275	
Hillhurst	5	-38%	21	11	-50%	62	35	43	98.70%	328,000	-29%	421,000	376,000	-23%	431,000	497,500	-2%	495,475	376,000	-23%	431,000	497,500	-2%	495,475	
Inglewood	15	-29%	34	27	4%	127	75	42	97.59%	560,000	-1%	560,000	579,200	10%	576,415	490,400	-5%	492,400	579,200	10%	576,415	490,400	-5%	492,400	
Killarney/Glengarry	-		1	-		2	1			290,000		290,000			290,000				290,000			290,000			
Manchester	-		-	4		11	9								1,073,600	1,073,600	1%	1,078,850			1,073,600	1,073,600	1%	1,078,850	
Mayfair	1	-50%	2	3	50%	5	7	115	93.02%	1,200,000	70%	961,500	1,200,000	70%	961,500	627,200	2%	634,250	1,200,000	70%	961,500	627,200	2%	634,250	
Meadowlark Park	8	-38%	34	34	13%	114	68	32	97.95%	257,000	-30%	333,750	277,500	-24%	401,143	253,000	-9%	252,675	277,500	-24%	401,143	253,000	-9%	252,675	
Mission	22	29%	42	22	-4%	98	55	176	96.48%	589,375	-16%	601,000	607,939	-14%	602,726	592,700	-6%	606,125	607,939	-14%	602,726	592,700	-6%	606,125	
Mount Pleasant	2	0%	5	3	0%	21	15	54	96.30%	832,500	-44%	1,160,500	832,500	-44%	1,176,600	1,357,000	-8%	1,372,450	832,500	-44%	1,176,600	1,357,000	-8%	1,372,450	
Upper Mount Royal	8	100%	22	15	-44%	72	45	43	96.64%	368,000	34%	342,450	421,200	42%	426,807	365,600	-2%	358,700	421,200	42%	426,807	365,600	-2%	358,700	
Lower Mount Royal	5	-29%	17	9	-40%	31	18	36	99.60%	509,000	-29%	595,000	517,800	-22%	623,279	655,200	-4%	655,450	517,800	-22%	623,279	655,200	-4%	655,450	
Parkdale	2	100%	5	3	0%	31	21	40	96.40%	553,750	-48%	625,000	553,750	-48%	597,700	722,900	-4%	718,975	553,750	-48%	597,700	722,900	-4%	718,975	
Parkhill	3	0%	11	3	-25%	30	13	26	96.59%	410,000	-5%	365,000	376,000	-13%	366,900	388,400	-9%	392,300	376,000	-13%	366,900	388,400	-9%	392,300	
Point McKay	4		13	3	0%	19	7	47	92.13%	576,250		515,000	838,125		636,762	485,300	3%	483,900	576,250		515,000	838,125	3%	483,900	
Ramsay	10	-41%	34	22	16%	84	48	42	97.73%	416,000	8%	356,000	413,250	-10%	509,126	425,900	-3%	429,175	413,250	-10%	509,126	425,900	-3%	429,175	
Renfrew	13	18%	35	24	33%	101	63	65	96.40%	750,000	28%	570,000	761,692	27%	631,343	584,600	-3%	583,575	761,692	27%	631,343	584,600	-3%	583,575	
Richmond	2	0%	4	2	100%	15	8	79	92.41%	415,750	-36%	477,000	415,750	-36%	465,750	335,300	2%	319,650	415,750	-36%	465,750	335,300	2%	319,650	
Rideau Park	-		9	4	-20%	17	11			1,223,000		1,223,000			837,900	-5%	850,075			1,223,000		1,223,000	837,900	-5%	850,075
Rosedale	1	-50%	2	2	-50%	13	7	129	95.97%	715,000	21%	632,472	715,000	21%	632,472	565,500	-10%	575,275	715,000	21%	632,472	565,500	-10%	575,275	
Rosemont	-		-	-		4	4																		
Roxboro	3	200%	6	7	133%	12	7	17	95.26%	805,288	-74%	782,644	1,030,096	-67%	900,881	761,400	0%	747,050	1,030,096	-67%	900,881	761,400	0%	747,050	
Scarboro	4		8	7	133%	21	15	38	96.19%	591,500	-17%	547,000	612,700	-19											

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		DOM		SP/LP		Median Price		Average Price		Benchmark Price		Index		
	Apr-16	Y/Y%	Apr-16	Y/Y%	Apr-16	Apr-16	Apr-16	Apr-16	Apr-16	Apr-16	Apr-16	Y/Y%	YTD	Y/Y%	YTD	Apr-16		Y/Y%	YTD
Sunnyside	8	33%	21	30%	57	77	95.45%	39	77	95.45%	338,000	12%	390,500	3%	389,229	447,800	-4%	449,825	214
Tuxedo Park	9	0%	20	-5%	65	41	96.62%	41	41	96.62%	562,500	-39%	512,444	-17%	554,225	481,500	-5%	491,475	198
Scarboro/Sunalta West	-		1	0%	6	5		5			1,250,000				1,250,000	801,800	-3%	796,975	186
West Hillhurst	13	44%	39	-14%	109	61	95.91%	61	45	95.91%	662,500	-16%	830,154	-4%	742,029	669,500	-2%	658,050	201
Windsor Park	9	50%	19	127%	72	44	95.23%	44	58	95.23%	225,000	3%	270,167	-25%	355,021	337,400	-7%	344,625	186
Winston Heights/Mountview	9	80%	23	50%	54	33	96.89%	33	56	96.89%	447,500	-26%	544,056	-18%	531,326	518,000	-6%	532,350	194
Northwest	255	3%	723	2%	1,447	649	97.35%	649	41	97.35%	480,000	-1%	507,949	2%	495,076	479,600	-4%	480,275	206
Arbour Lake	12	-33%	38	-8%	78	35	96.78%	35	40	96.78%	459,000	-7%	446,542	-4%	446,534	446,300	-5%	453,825	206
Bowness	11	-21%	45	-3%	101	49	97.78%	49	58	97.78%	380,000	15%	393,227	8%	437,159	318,600	-5%	315,625	198
Brentwood	11	0%	33	44%	85	39	97.95%	39	30	97.95%	520,000	-5%	545,064	-5%	516,937	524,800	-5%	520,075	214
Charleswood	4	0%	17	0%	31	17	99.23%	17	14	99.23%	612,000	-3%	587,625	-6%	621,953	549,400	0%	543,750	201
Citadel	17	31%	53	-15%	80	28	97.60%	28	31	97.60%	447,000	-3%	439,965	4%	437,121	411,500	-4%	416,000	192
Collingwood	1	-67%	5	-67%	10	5	98.92%	5	8	98.92%	520,000	-21%	538,000	-4%	507,100	545,800	-9%	548,150	215
Dalhousie	9	-25%	31	55%	67	33	96.32%	33	32	96.32%	425,000	1%	482,711	19%	430,755	408,300	-5%	405,650	208
Edgemont	23	130%	50	20%	99	34	97.21%	34	32	97.21%	549,500	-4%	607,711	2%	563,483	578,700	-1%	571,950	210
Hamptons	12	-25%	21	-32%	45	23	97.04%	23	43	97.04%	655,000	-1%	685,833	-2%	753,105	727,800	1%	724,325	203
Hawkwood	6	-33%	28	11%	57	34		34			612,500	17%	647,000	19%	517,500		-5%		202
Montgomery	11	0%	22	-33%	53	29	97.29%	29	77	97.29%	536,050	2%	539,500	-4%	516,827	448,500	-1%	448,075	207
Ranchlands	15	0%	34	-24%	60	22	95.92%	22	37	95.92%	380,500	29%	415,167	19%	373,044	340,100	-6%	345,375	202
Rocky Ridge	16	-11%	40	38%	105	64	96.89%	64	51	96.89%	511,250	-2%	536,859	4%	540,839	482,700	-3%	485,725	206
Royal Oak	27	8%	62	-3%	132	58	98.03%	58	35	98.03%	463,000	31%	473,324	9%	458,843	545,700	-3%	547,225	193
Scenic Acres	15	200%	38	-29%	57	16	97.95%	16	42	97.95%	512,250	-10%	537,710	-15%	534,354	505,000	-5%	511,350	195
Silver Springs	10	-38%	35	-50%	63	21	96.55%	21	34	96.55%	513,900	10%	517,300	-2%	493,740	438,300	-5%	440,575	206
Tuscany	39	56%	112	18%	209	86	97.76%	86	47	97.76%	466,750	-8%	480,603	-3%	494,410	509,500	-2%	504,600	232
University Heights	1	-50%	1	33%	7	10		10			825,000	-11%	825,000	-11%	825,000		-3%		204
Varsity	14	-33%	56	36%	102	57	97.25%	57	47	97.25%	461,500	15%	403,000	-16%	476,584	459,200	-10%	462,700	191
North	223	0%	628	3%	1,275	583	97.37%	583	42	97.37%	416,700	1%	428,837	1%	424,323	401,800	-2%	403,050	199
Beddington Heights	14	8%	36	-17%	62	27	97.20%	27	50	97.20%	331,000	-5%	336,893	-9%	345,469	349,000	-1%	350,075	204
Country Hills	6	500%	13	14%	25	8	97.42%	8	29	97.42%	355,800	34%	379,417	38%	355,277	371,700	-1%	375,875	197
Country Hills Village	5	-44%	20	-38%	47	23	95.33%	23	56	95.33%	265,500	-15%	223,400	-21%	267,500	284,900	-5%	289,250	180
Coventry Hills	29	4%	87	13%	160	64	97.67%	64	27	97.67%	396,000	-5%	406,603	-3%	400,132	441,300	2%	437,825	212
Evanston	40	67%	107	26%	219	109	97.32%	109	55	97.32%	450,000	0%	458,024	-4%	456,806	460,300	-4%	460,800	200
Hidden Valley	16	-20%	51	-32%	77	23	97.79%	23	35	97.79%	425,000	4%	466,969	6%	443,016	423,800	-1%	427,050	199
Harvest Hills	9	13%	26	38%	52	20	97.41%	20	19	97.41%	425,500	2%	443,167	6%	425,567	414,400	0%	417,975	199
Huntington Hills	12	-25%	28	-13%	49	17	96.82%	17	37	96.82%	394,750	4%	347,436	-5%	350,776	356,300	-5%	361,050	198
Kincora	7	-30%	28	-5%	61	35	97.46%	35	42	97.46%	480,000	0%	433,000	-11%	443,468	530,500	-4%	531,675	185
MacEwan Glen	4	-43%	15	-20%	27	9	95.66%	9	34	95.66%	425,000	-18%	388,500	-19%	427,827	420,100	-1%	424,525	201
Nolan Hill	10	0%	22	-17%	67	43	97.83%	43	73	97.83%	469,000	-10%	476,350	-11%	457,608	347,400	-3%	348,650	180
North Haven	4	300%	6	-67%	10	3	96.22%	3	30	96.22%	443,750	-9%	473,750	-14%	447,083	477,600	-7%	475,275	211
North Haven Upper	-		-		3	3		3								505,000	-8%	505,325	198
Panorama Hills	28	-43%	78	-11%	192	96	97.21%	96	49	97.21%	462,000	32%	475,237	15%	461,909	522,800	-8%	521,975	200
Sage Hill	16	78%	40	14%	90	51	97.84%	51	39	97.84%	487,500	16%	487,866	3%	476,471	407,200	-4%	407,900	183
Sandstone Valley	7	17%	23	50%	38	11	99.39%	11	14	99.39%	448,000	5%	431,000	5%	432,586	425,400	-3%	429,800	197
Sherwood	3	-40%	19	42%	44	24	95.24%	24	52	95.24%	520,000	14%	558,667	41%	504,416	576,600	-4%	578,350	197
Thorncliffe	12	71%	29	86%	53	17	96.89%	17	42	96.89%	392,500	-1%	358,333	-9%	369,686	349,200	-5%	355,275	202
Northeast	172	-27%	533	7%	1,169	538	97.02%	538	38	97.02%	349,000	-1%	355,865	2%	350,150	360,500	-1%	365,500	214
Abbeydale	3	-57%	22	-30%	33	11	96.73%	11	12	96.73%	290,250	-14%	283,667	-12%	297,319	320,900	-4%	331,150	218
Castleridge	4	-50%	21	44%	51	23	97.93%	23	16	97.93%	318,500	-16%	293,500	-16%	321,374	318,300	-3%	326,975	209
Cityscape	1	0%	6	200%	18	11	98.25%	11	54	98.25%	443,495	-13%	437,000	-13%	428,495				
Coral Springs	4	-20%	8	-75%	29	13	97.14%	13	26	97.14%	517,500	7%	506,225	8%	502,925	515,600	-6%	538,625	185
Falconridge	13	-32%	35	25%	85	42	96.55%	42	36	96.55%	295,000	-5%	273,277	-7%	284,340	305,300	-2%	311,325	214
Marlborough	4	-67%	28	27%	48	22	93.44%	22	46	93.44%	340,975	-8%	324,000	-8%	352,294	341,400	-3%	346,625	189
Marlborough Park	9	-18%	18	-45%	34	17	96.78%	17	65	96.78%	320,000	-4%	296,300	-1%	312,150	350,100	4%	348,250	224
Martindale	12	-33%	47	37%	113	60	96.06%	60	44	96.06%	358,000	5%	350,292	-2%	366,549	358,800	3%	360,750	227

	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index			
	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Apr-16	DOM	SP/LP	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%		YTD		
Mayland	3	-50%	14	6	-40%	27	11	19	96.59%	405,000	5%	402,500	421,333	16%	372,964	398,400	-4%	413,625	421,333	16%	372,964	398,400	-4%	413,625	197
Monterey Park	10	-17%	18	16	-11%	43	23	31	97.61%	365,500	-5%	362,500	369,200	-5%	367,694	324,200	2%	326,000	369,200	-5%	367,694	324,200	2%	326,000	214
Pineridge	10	-41%	24	15	-29%	56	27	31	97.36%	320,750	34%	287,500	292,840	15%	280,892				292,840	15%	280,892				
Redstone	5	150%	15	10	233%	37	18	51	97.60%	349,900	-23%	379,900	371,660	-18%	378,063				371,660	-18%	378,063				
Rundle	11	38%	29	18	29%	53	25	57	95.86%	367,500	6%	367,500	350,955	10%	336,293				350,955	10%	336,293				
Saddle Ridge	26	-13%	66	54	8%	148	66	41	97.41%	407,250	1%	391,250	384,359	-4%	379,035				384,359	-4%	379,035				
Skyview Ranch	15	-12%	47	32	28%	108	44	39	98.12%	438,000	5%	386,000	434,738	7%	387,209				434,738	7%	387,209				
Taradale	23	28%	69	38	15%	134	53	31	96.94%	345,000	-11%	359,000	383,935	8%	362,172				383,935	8%	362,172				
Temple	10	-57%	31	20	0%	73	36	27	98.93%	356,125	25%	339,000	339,865	14%	324,585				339,865	14%	324,585				
Vista Heights	-	-	7	1	-67%	12	4	-	-	294,400	-26%	380,000	295,156	-19%	337,757				295,156	-19%	337,757				
Whitehorn	9	-53%	28	12	-25%	65	31	45	94.67%	294,400	-26%	352,000	295,156	-19%	337,757				295,156	-19%	337,757				
Southeast	227	-15%	728	412	6%	1,638	831	45	97.52%	418,500	2%	419,000	440,208	1%	447,404	427,600	-4%	432,550	440,208	1%	447,404	427,600	-4%	432,550	197
Auburn Bay	33	10%	105	44	-21%	228	115	51	97.87%	498,000	19%	490,000	494,216	11%	508,026				494,216	11%	508,026				
Copperfield	39	-11%	96	43	-9%	189	94	55	97.36%	403,000	4%	389,125	408,065	5%	374,215				408,065	5%	374,215				
Cranston	32	-24%	99	64	8%	258	139	44	97.28%	462,450	22%	425,000	501,387	22%	468,025				501,387	22%	468,025				
Douglasdale/Glen	11	-39%	53	22	-31%	105	50	25	97.22%	469,000	-2%	469,000	483,791	-13%	493,103				483,791	-13%	493,103				
Mahogany	22	5%	59	41	86%	162	91	54	97.92%	410,000	-24%	439,860	446,578	-20%	509,555				446,578	-20%	509,555				
McKenzie Lake	12	-57%	58	31	0%	112	57	51	96.33%	408,250	-10%	421,750	527,750	9%	517,667				527,750	9%	517,667				
McKenzie Towne	35	6%	117	84	25%	293	158	41	98.01%	333,500	0%	360,000	361,854	4%	375,428				361,854	4%	375,428				
New Brighton	21	-22%	88	57	36%	190	85	29	97.78%	429,000	-8%	428,000	419,852	-8%	425,405				419,852	-8%	425,405				
Ogden	13	18%	23	13	-13%	47	18	32	97.02%	357,000	-2%	350,000	365,108	3%	351,078				365,108	3%	351,078				
Riverbend	9	-31%	26	12	-29%	46	19	37	97.54%	447,500	15%	412,625	439,056	2%	426,230				439,056	2%	426,230				
East	55	-4%	178	80	11%	314	141	39	97.05%	310,000	3%	300,000	291,568	-1%	290,761	315,600	-4%	321,750	291,568	-1%	290,761	315,600	-4%	321,750	213
Albert Park/Radisson Heights	5	-55%	19	7	-46%	32	16	101	95.68%	315,000	-11%	300,000	311,700	-7%	304,416				311,700	-7%	304,416				
Applewood Park	11	175%	19	8	100%	32	11	37	97.78%	331,500	-9%	329,900	322,232	-12%	317,408				322,232	-12%	317,408				
Dover	11	-27%	47	22	5%	88	38	30	95.57%	252,270	-16%	278,000	263,888	-13%	280,239				263,888	-13%	280,239				
Erin Woods	10	43%	21	14	56%	41	16	36	97.32%	320,000	-2%	287,500	292,250	-4%	283,012				292,250	-4%	283,012				
Forest Heights	6	0%	15	3	-63%	26	14	44	97.19%	211,500	-27%	227,000	228,750	-20%	257,433				228,750	-20%	257,433				
Forest Lawn	4	100%	20	7	17%	27	13	16	98.76%	367,000	55%	330,750	399,750	69%	344,800				399,750	69%	344,800				
Penbrooke Meadows	4	-20%	26	15	114%	47	21	22	97.77%	276,450	-3%	299,000	273,475	12%	276,338				273,475	12%	276,338				
Red Carpet	2	-67%	6	2	100%	11	8	21	97.52%	175,000	0%	182,750	175,000	0%	176,917				175,000	0%	176,917				
Southview	2	100%	5	1	-67%	9	3	40	96.21%	346,250	-11%	367,500	346,250	-11%	364,500				346,250	-11%	364,500				
Valleyfield	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				-	-	-				
South	301	-23%	966	556	10%	1,966	952	44	97.05%	424,000	2%	416,000	446,237	1%	435,159	419,500	-4%	422,300	446,237	1%	435,159	419,500	-4%	422,300	197
Acadia	14	-30%	35	20	-13%	61	27	44	97.72%	403,000	0%	394,500	375,493	-4%	374,626				375,493	-4%	374,626				
Bayview	-	-	1	1	0%	1	1	-	-	-	-	1,850,000	-	-	1,850,000				-	-	-				
Braeside	8	-11%	30	21	200%	58	34	50	96.60%	357,000	0%	317,250	373,938	1%	326,655				373,938	1%	326,655				
Bridlewood	16	-52%	53	33	18%	99	45	39	98.02%	371,250	-3%	385,000	369,875	4%	365,406				369,875	4%	365,406				
Canyon Meadows	14	180%	40	27	69%	91	50	46	96.09%	372,500	36%	351,000	375,361	14%	410,321				375,361	14%	410,321				
Cedarbrae	15	25%	27	15	-17%	57	27	38	97.97%	390,000	15%	390,000	397,367	21%	372,126				397,367	21%	372,126				
Chaparral	24	14%	69	37	16%	148	60	44	97.79%	482,950	0%	450,000	484,596	-12%	468,062				484,596	-12%	468,062				
Chinook Park	2	100%	3	3	200%	10	7	30	97.97%	700,000	-48%	739,888	700,000	-48%	713,296				700,000	-48%	713,296				
Deer Ridge	3	-50%	17	8	-11%	26	13	18	97.39%	320,000	-20%	326,500	320,667	-24%	329,118				320,667	-24%	329,118				
Deer Run	5	-50%	11	5	-17%	26	10	37	96.01%	460,000	14%	460,000	495,300	13%	441,455				495,300	13%	441,455				
Diamond Cove	3	-	4	3	-	8	6	121	96.34%	695,000	-	640,000	700,000	-	646,250				700,000	-	646,250				
Eagle Ridge	-	-	3	1	-	2	1	-	-	-	-	790,000	-	-	790,000				-	-	-				
Evergreen	31	-31%	94	68	1%	233	117	38	97.77%	440,000	5%	418,500	455,581	2%	440,929				455,581	2%	440,929				
Fairview	2	-33%	5	4	-33%	12	3	24	97.52%	442,750	9%	425,000	442,750	5%	428,100				442,750	5%	428,100				
Haysboro	10	11%	29	12	-43%	64	29	35	96.94%	499,750	27%	431,000	480,100	36%	387,845				480,100	36%	387,845				
Kelvin Grove	3	-40%	8	5	400%	16	6	18	98.43%	825,000	20%	790,750	668,667	-6%	678,750				668,667	-6%	678,750				
Kingsland	5	67%	12	8	-11%	27	14	35	95.17%	290,000	-33%	391,750	316,300	-25%	362,200				316,300	-25%	362,200				

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Apr-16	SP/LP	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	Apr-16	Y/Y%	YTD	
Maple Ridge	4	-22%	12	4	33%	15	6	50	97.63%	551,250	14%	551,250	553,125	5%	546,367	522,200	0%	504,125	178
Midnapore	7	-68%	32	14	-13%	54	22	32	96.24%	369,000	-3%	347,500	357,514	-4%	364,972	356,600	-4%	359,825	193
Millrise	7	-45%	27	22	-15%	58	31	38	97.62%	372,500	82%	372,500	361,271	-33%	361,359	393,900	-2%	396,375	203
Oakridge	6	-29%	30	5	-44%	40	13	65	97.08%	547,450	-38%	483,500	529,983	7%	448,852	434,300	-6%	438,775	200
Palliser	3	50%	14	17	70%	46	31	55	94.92%	255,000	6%	428,500	273,333	36%	450,613	361,200	-7%	369,575	192
Parkland	5	50%	9	9	0%	23	11	31	97.41%	623,000	31%	577,000	606,600	16%	557,322	523,300	-5%	528,000	201
Pump Hill	3	-64%	10	1	0%	14	4	37	88.43%	1,200,000	-13%	1,062,500	1,248,333	23%	1,048,475	1,046,000	-8%	1,041,850	206
Queensland	4	-71%	22	9	-36%	39	13	20	96.61%	279,750	-36%	352,500	298,625	6%	333,405	330,400	-5%	334,200	189
Shawnee Slopes	2	33%	9	7	0%	28	20	49	99.34%	447,000	-11%	602,000	447,000	4%	582,250	526,300	-5%	532,125	181
Shawnessy	8	89%	34	23	92%	64	30	50	97.18%	373,000	5%	391,500	378,813	4%	368,813	388,000	-2%	389,125	199
Silverado	17	-40%	50	17	31%	90	42	58	97.86%	425,000	6%	425,000	427,676	16%	431,300	425,000	-3%	429,000	189
Southwood	4	-64%	17	9	-25%	37	19	36	95.65%	416,750	7%	410,000	416,000	9%	376,210	357,500	-6%	362,075	201
Somerset	12	18%	41	29	71%	88	47	24	97.67%	427,000	8%	468,000	396,817	-2%	479,763	407,800	-3%	409,500	207
Sundance	13	13%	39	25	178%	76	35	25	98.05%	512,000	13%	435,950	495,054	6%	446,405	479,000	-2%	485,950	192
Walden	9	-33%	26	19	73%	63	31	88	97.65%	465,000	-25%	401,750	463,856	-16%	433,337	381,000	0%	383,075	182
Willow Park	8	-53%	28	14	8%	55	24	47	95.98%	327,500	0%	451,500	387,125	-16%	458,097	470,900	-6%	468,325	199
Woodbine	7	-30%	30	18	14%	60	26	23	97.68%	445,000	4%	403,375	441,414	2%	468,740	463,500	-6%	468,100	206
Woodlands	7	-30%	24	8	14%	34	14	50	96.75%	427,500	8%	545,000	446,929	13%	600,217	444,700	-4%	447,275	197
West	191	2%	532	380	-3%	1,410	797	47	96.58%	565,000	8%	545,000	614,962	13%	600,217	542,400	-4%	545,275	211
Aspen Woods	15	25%	42	37	-7%	144	76	30	96.59%	975,000	113%	882,500	1,044,498	66%	1,007,676	758,600	-4%	755,525	231
Currie Barracks	4	100%	6	4	33%	26	25	75	94.72%	905,500	-17%	610,900	932,750	-1%	599,200	607,800	-5%	611,050	190
Christie Park	2	60%	4	4	-33%	14	7	48	98.76%	587,500	10%	395,000	587,500	-1%	439,789	422,200	-2%	421,875	198
Coach Hill	8	-17%	19	17	143%	54	35	35	96.51%	447,500	-11%	520,000	456,938	13%	543,309	650,300	0%	648,950	237
Cougar Ridge	10	-29%	39	22	10%	78	34	36	96.56%	526,500	-5%	454,000	537,300	24%	477,825	672,600	1%	670,300	238
Crestmont	2	78%	4	5	25%	13	9	26	98.50%	524,000	54%	465,000	524,000	4%	370,000	805,100	-4%	812,275	191
Discovery Ridge	2	25%	12	20	67%	72	49	102	96.35%	339,500	22%	403,500	339,500	0%	448,243	511,300	-4%	518,150	229
Garrison Green	5	-36%	12	3	-40%	22	10	74	97.00%	660,000	15%	570,750	644,000	10%	669,948	339,700	-8%	342,950	198
Glamorgan	9	-29%	23	21	62%	63	40	34	97.42%	328,000	11%	454,000	364,389	13%	617,020	344,000	-4%	346,025	200
Glenbrook	10	150%	30	16	-6%	72	36	49	96.72%	353,750	-7%	297,500	362,900	5%	283,308	526,100	-3%	532,025	199
Glendale	5	-29%	17	7	14%	44	14	70	96.03%	609,000	-2%	738,000	600,640	-3%	722,292	566,100	-5%	574,750	186
Lakeview	5	25%	13	7	0%	19	25	49	95.69%	565,000	-38%	375,000	546,022	16%	514,697	288,100	-9%	298,400	190
Lincoln Park	5	300%	13	6	-33%	25	12	42	96.40%	298,000	41%	544,500	294,700	-26%	381,549	572,500	-3%	584,075	183
North Glenmore Park	8	250%	19	19	-27%	82	56	40	96.17%	669,700	27%	640,000	663,050	23%	788,310	493,200	-6%	497,750	192
Patterson	7	-4%	66	42	-11%	150	75	38	96.56%	390,000	23%	387,075	462,789	23%	788,310	571,200	-7%	573,200	220
Signal Hill	23	0%	66	42	-11%	150	75	38	96.56%	570,000	22%	600,000	575,660	23%	393,915	450,600	-4%	452,275	208
Rosscarrock	-	0%	3	7	17%	23	17	17	96.79%	387,075	27%	680,000	387,075	32%	403,374	437,600	-4%	445,500	182
Rutland Park	1	-32%	5	3	200%	11	8	110	95.35%	795,000	22%	562,500	859,079	-17%	604,704	671,500	-4%	680,175	213
Springbank Hill	15	50%	51	28	8%	120	66	44	96.73%	365,000	-7%	595,000	365,000	6%	648,112	606,300	0%	601,900	229
Spruce Cliff	9	10%	21	20	-5%	70	40	55	97.08%	533,000	27%	640,000	415,333	7%	517,538	698,100	-6%	424,125	187
Strathcona Park	11	40%	30	19	-21%	60	26	40	97.44%	533,000	-30%	503,000	534,227	-30%	597,500	563,200	-5%	574,700	194
Valley Ridge	14	-15%	25	8	-47%	55	26	56	97.56%	591,500	7%	503,000	681,464	7%	517,538	416,200	-6%	424,125	187
West Springs	17	50%	52	30	-30%	109	59	59	97.74%	770,000	-30%	570,000	756,029	23%	882,500	697,150	0%	697,150	248
Westgate	3	-64%	13	5	-64%	30	15	45	97.74%	503,000	7%	503,000	451,167	-4%	517,538	416,200	-6%	424,125	187
Wildwood	1	-50%	4	14	56%	32	25	26	88.26%	375,000	-30%	570,000	375,000	-30%	597,500	563,200	-5%	574,700	194

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index
	Apr-16	Y/Y%	Apr-16	Y/Y%	Apr-16	SP/LP	Apr-16	Y/Y%	Apr-16	Y/Y%	Apr-16	Y/Y%	
Airdrie	138	0%	239	12%	490	54	393,500	-1%	387,083	-2%	363,400	-3%	194
Rockyview Region	142	1%	315	1%	881	71	478,000	3%	579,750	2%	531,800	-7%	172
Beiseker	2	100%	4	100%	7	35	256,250	-7%	256,250	-7%	200,833		
Bragg Creek	1		6	20%	12	68	610,000		610,000		698,750		
Chestermere	33	0%	71	-5%	177	67	495,000	-8%	476,089	-12%	471,800	-5%	169
Cochrane	54	0%	136	10%	334	77	403,250	8%	427,977	10%	419,500	-6%	171
Crossfield	9	80%	9	13%	21	42	384,000	2%	365,322	2%	360,820		
Irricana	1	-80%	3	-25%	8	44	447,000	108%	447,000	99%	298,580		
Langdon	9	13%	11	-15%	25	24	483,500	4%	527,800	14%	499,093		
Meadows	2	-50%	2	-60%	6	30	500,000	10%	500,000	3%	497,322		
Rural	31	0%	70	-4%	280	95	1,030,000	21%	1,061,137	1%	928,811	-12%	182
Other	-	-40%	3	50%	11	74	489,250	5%	592,229	4%	728,750		
Foothills Region	105	1%	223	2%	670	60	435,000	5%	481,941	-3%	395,700	-1%	184
Blackie	-		1		2		550,000		550,000				
Black Diamond	2	100%	9	80%	27	16	337,500	-2%	337,500	-2%	330,438		
Cayley	1	0%	2	100%	3	46	593,750	599%	593,750	599%	371,250		
De Winton	-		2	100%	7		815,500		815,500				
Heritage Pointe	4	0%	14	17%	58	97	795,000	-22%	913,125	-9%	863,000		
High River	20	-17%	38	-10%	118	64	332,500	5%	316,640	-1%	321,975		
Longview	-		-		4		NA		290,000				
Okotoks	57	8%	101	15%	249	62	450,000	7%	465,279	13%	448,268		
Priddis Greens	-		2	100%	7		815,500		815,500				
Rural	11	-27%	48	-11%	160	52	890,000	5%	846,000	-13%	682,700	-6%	170
Turner Valley	9	125%	6	-50%	24	39	300,000	-17%	285,870	-36%	295,800	0%	186
Other	1	-43%	1	-50%	7	71	950,000	6%	950,000	-2%	844,000		
Wheatland Region	30	-19%	65	-18%	188	73	322,000	1%	310,500	-1%	216,600	-2%	199
Rural Wheatland	2	-50%	11	0%	25	135	432,500	5%	432,500	13%	460,889	-2%	199
Catseland	1	0%	2	-33%	3	63	160,000	-31%	160,000	-31%	183,750		
Lyalta	-		-		4		463,000		463,000				
Rockyford	-		2	0%	4		101,000		101,000				
Strathmore	25	-22%	47	-10%	130	70	324,000	3%	312,600	1%	310,863	-1%	203
Other	2	-57%	3	-67%	22	47	237,500	1%	237,500	-2%	367,800	-1%	
Mountainview Region	39	-17%	118	15%	368	85	350,000	11%	378,290	11%	293,100	-6%	193
Rural Mountainview	12	33%	27	8%	90	88	514,000	14%	529,908	10%	389,900	-6%	200
Carstairs	10	-29%	24	85%	53	49	332,500	-2%	337,000	-3%	319,500	-6%	192
Cremona	1	0%	2	0%	2	15	193,000	-12%	193,000	-12%	274,500		
Didsbury	5	-38%	21	17%	55	134	272,500	-3%	358,900	34%	252,500	-5%	190
Olds	5	-50%	30	30%	89	68	237,000	-18%	360,800	13%	292,300	-6%	190
Sundre	6	20%	12	-40%	74	125	171,500	32%	205,483	-16%	271,200	-6%	190
Other	-	-53%	2	0%	5	93	423,000	34%	433,841	27%	475,000		
Kneehill Region	10	0%	23	5%	85	76	245,000	-1%	286,650	15%	258,050		
Rural Kneehill	3	0%	3	-57%	18	108	402,500	13%	395,833	8%	404,583		
Acme	1	0%	2	-60%	6	185	195,000	-30%	195,000	-30%	210,000		
Linden	-		2	100%	5								
Three Hills	6	100%	6	100%	24	43	245,000	14%	247,333	5%	252,617		
Trochu	-		5	150%	21		127,500		177,500				
Other	-	-20%	5	25%	11	87	302,500	22%	321,500	28%	151,000		

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index	
	Apr-16	Y/Y%	Apr-16	Y/Y%	Apr-16	Apr-16	Apr-16	Y/Y%	Apr-16	Y/Y%	Apr-16	Y/Y%		YTD
Willow Creek Region	8	-33%	21	-9%	95	87	267,000	-9%	299,750	12%	293,167			
Rural Willow Creek	2	0%	2	100%	13	176	520,000	32%	520,000	32%	722,000			
Claresholm	2	-60%	9	-10%	43	62	254,000	26%	254,000	10%	196,000			
Nanton	4	0%	5	-38%	22	55	179,500	-40%	212,500	-22%	235,821			
Stavely	-	-	3	-25%	12	-	347,500	18%	314,000	17%	215,000			
Other	-	-50%	2	-52%	5	93	347,500	18%	314,000	17%	295,500			
Bighorn Region	20	100%	29	-24%	98	87	431,500	-32%	592,650	-22%	660,009			
Rural Bighorn	2	-	-	-	6	84	32,000	-	32,000	-	32,000			
Canmore	17	70%	27	-21%	87	84	540,000	-15%	670,235	-11%	695,853			
Other	1	40%	2	-50%	5	161	395,000	-36%	395,000	-28%	278,167			
Vulcan Region	5	-29%	8	-43%	60	200	147,500	48%	125,980	-34%	211,525			
Rural Vulcan	-	-	3	-40%	19	-	176,250	-22%	176,250	-8%	206,083			
Vulcan	2	-33%	1	-86%	18	212	176,250	-22%	176,250	-8%	206,083			
Carmangay	-	-	1	-	5	-	64,950	-7%	64,950	-7%	101,500			
Champion	2	100%	-	-	5	155	147,500	138%	147,500	138%	336,250			
Other	1	0%	3	200%	13	269	147,500	138%	147,500	138%	336,250			
Total Surrounding Area	497	-2%	1,041	2%	2,935	68	406,000	3%	459,077	2%	444,345	424,100	-3%	
CREB® Economic Region	2,261	-8%	4,257	4%	9,177	51	425,000	3%	472,613	1%	464,930	437,600	-3%	
CREB® CMA	2,044	-9%	3,770	5%	7,613	48	427,700	3%	477,573	1%	468,989	441,400	-4%	
												444,200		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.