



REAL ESTATE REVIEW

JUNE 2016

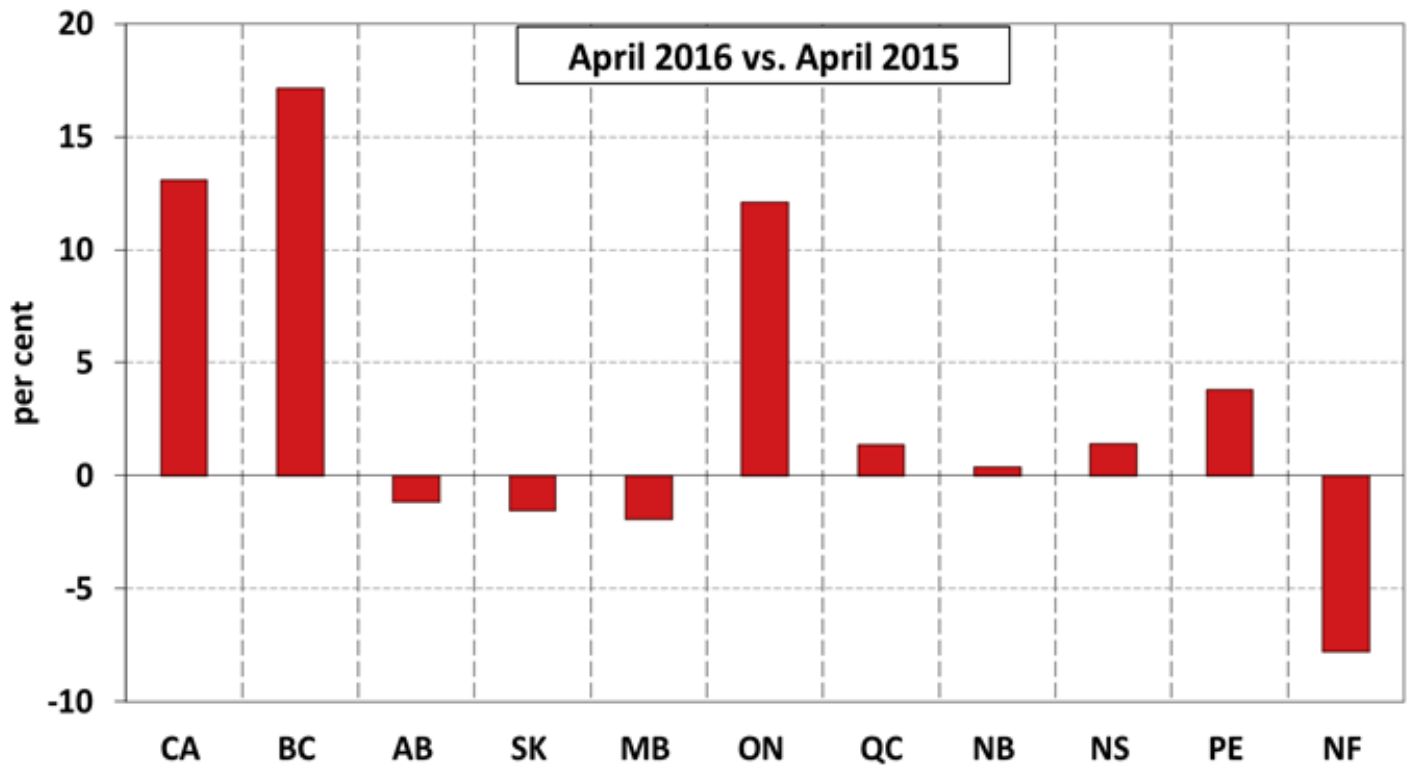


REAL ESTATE REVIEW – JUNE 2016

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

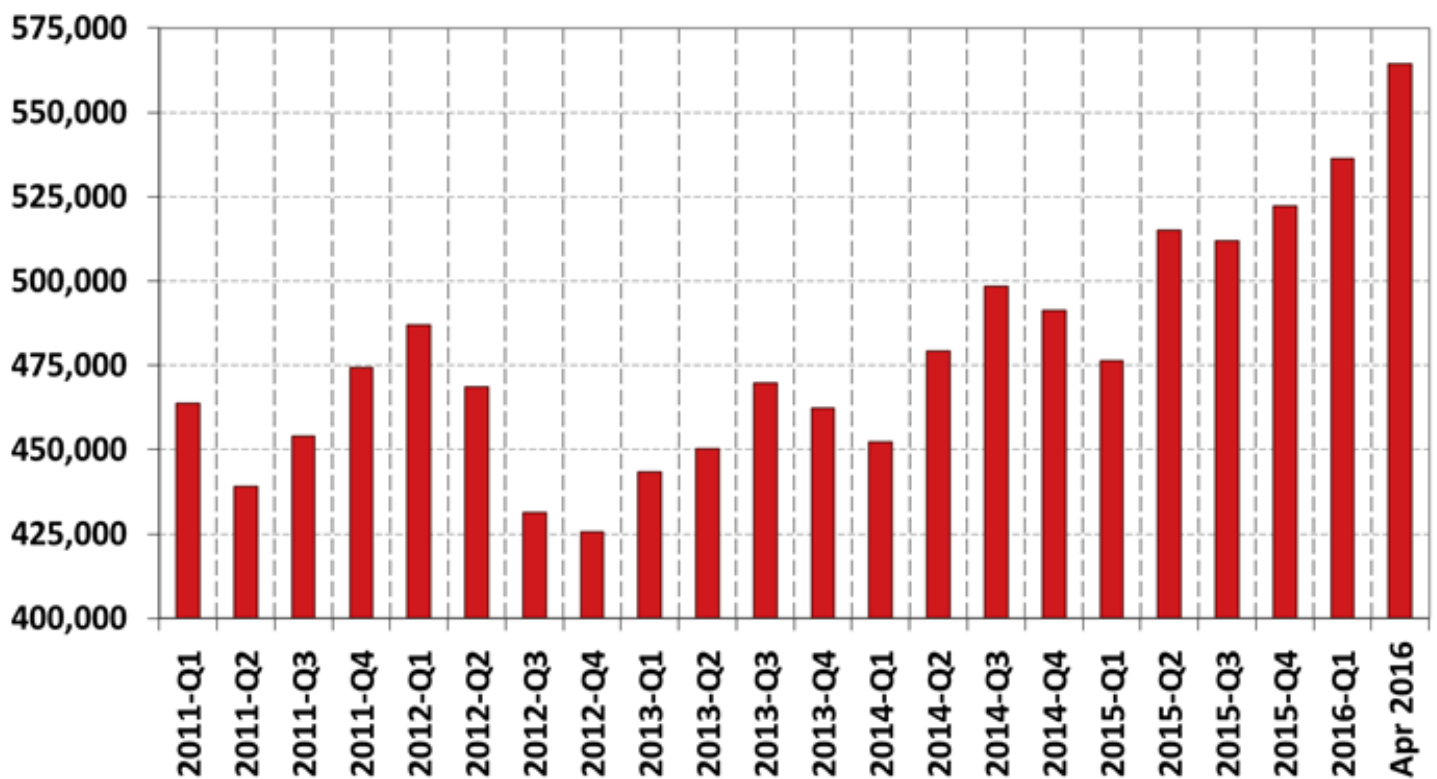
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

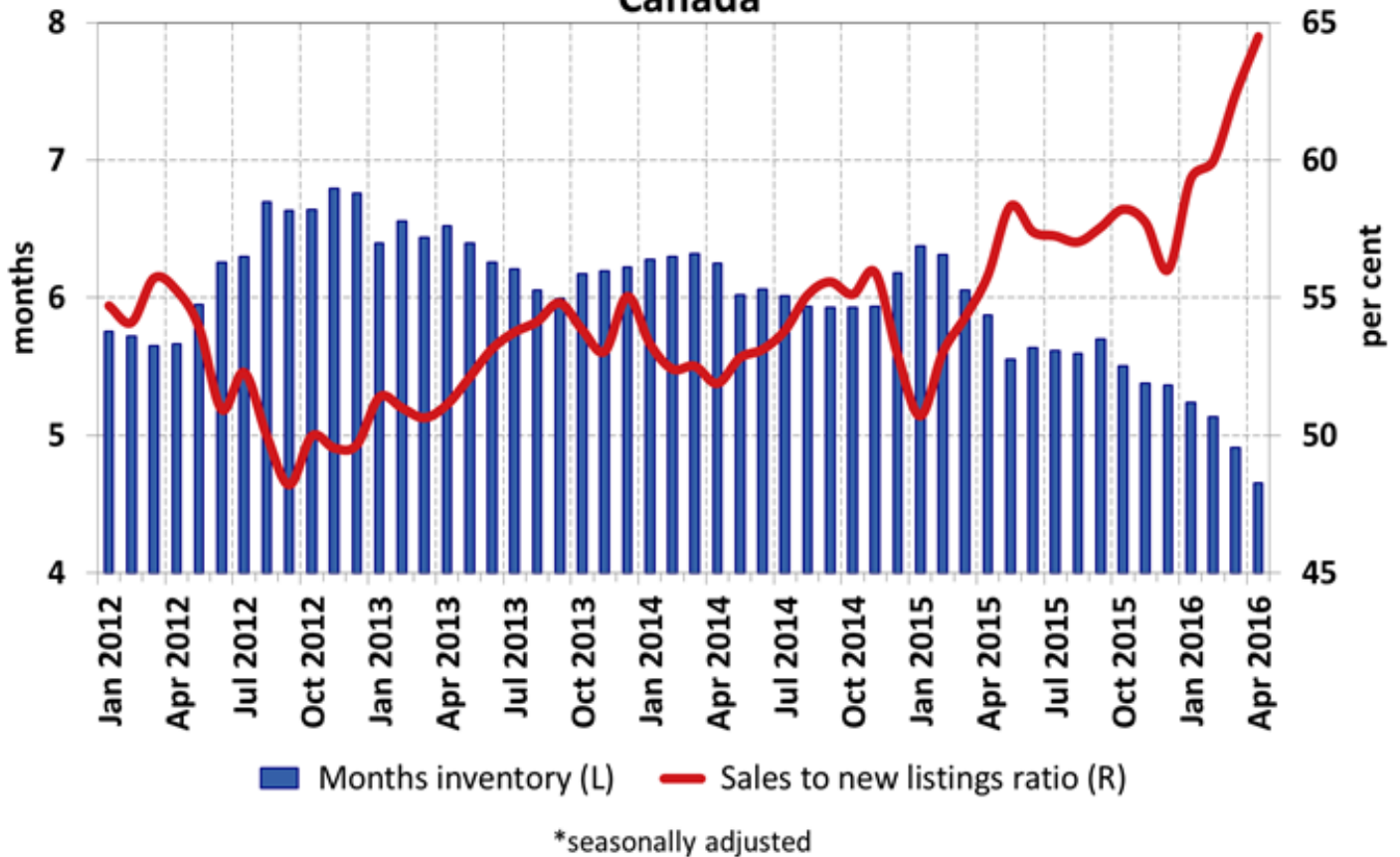
Canada



*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

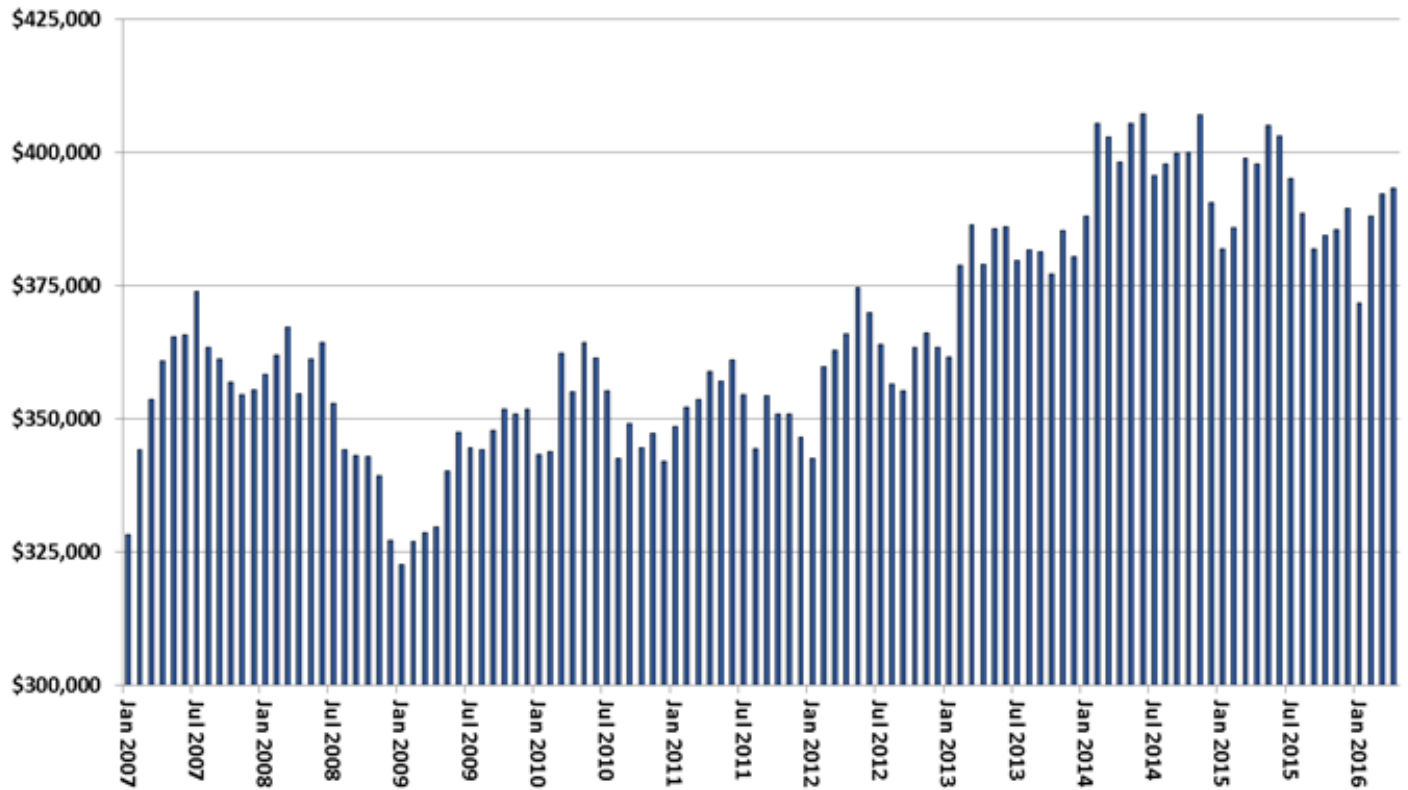
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – JUNE 2016

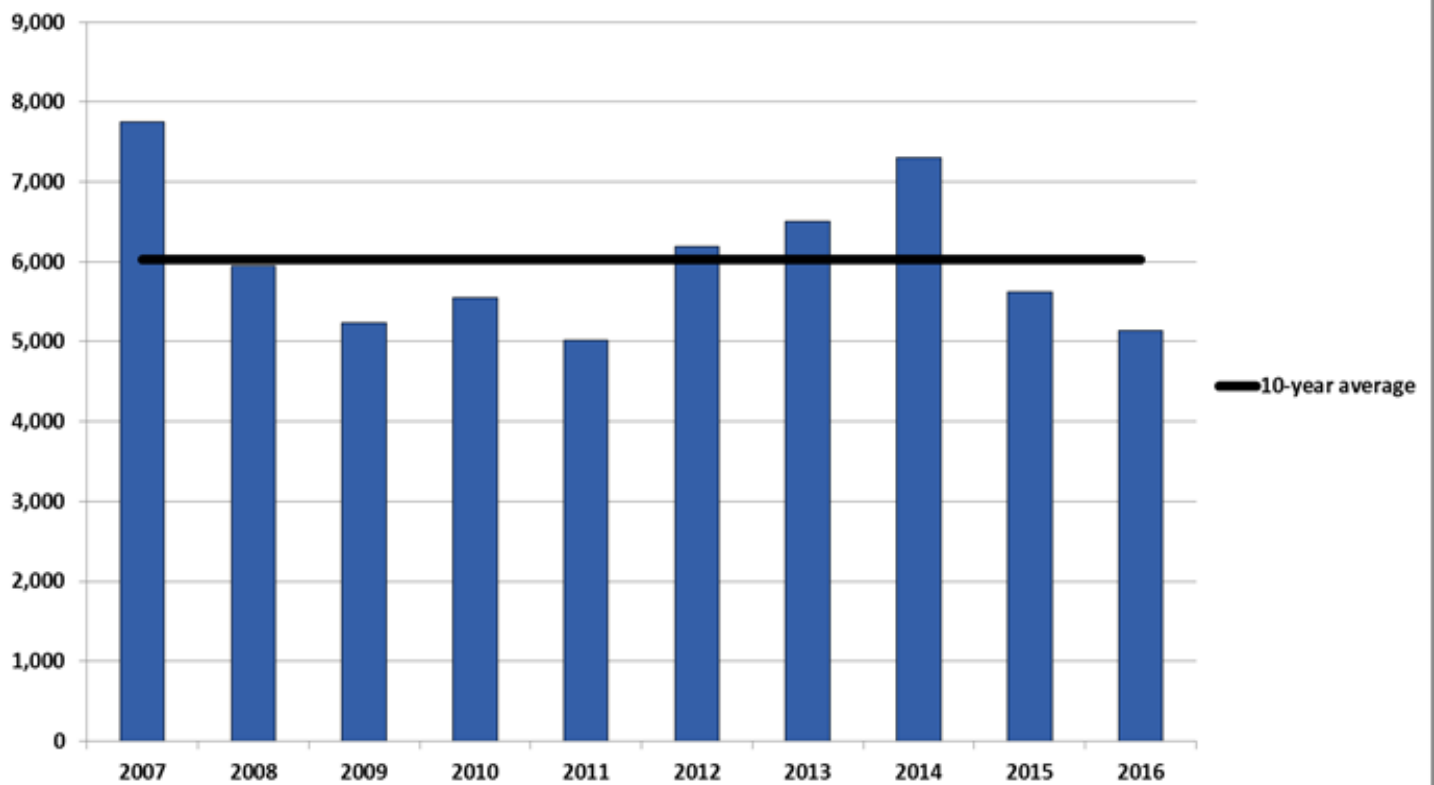
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (April only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

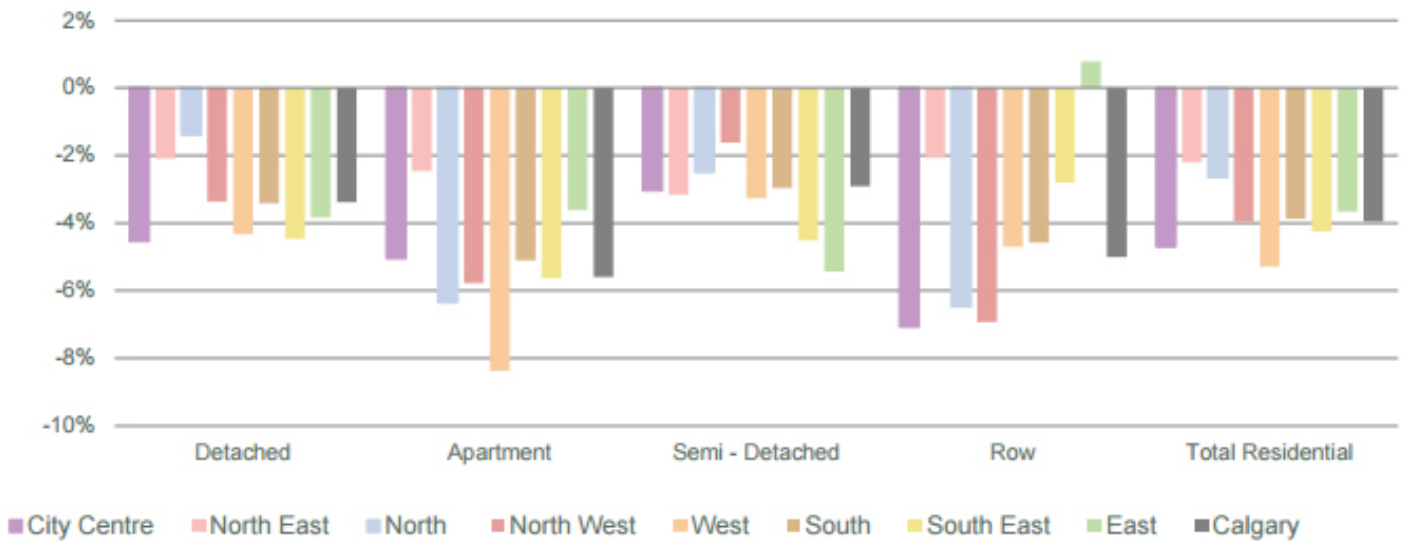
April 2016	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$35,020,795	\$36,248,295	\$361,039
Calgary	\$1,020,993,578	\$1,083,627,943	\$460,114
Central Alberta	\$115,319,140	\$123,215,690	\$304,272
Edmonton (Total Board)	\$637,363,992	\$737,116,522	\$369,058
Fort McMurray	\$33,821,701	\$34,668,701	\$469,746
Grande Prairie	\$56,501,100	\$59,161,140	\$308,749
Lethbridge	\$70,884,048	\$73,244,048	\$273,684
Lloydminster (AB)	\$13,734,200	\$16,840,200	\$305,204
Medicine Hat	\$29,075,100	\$35,909,100	\$246,399
South Central Alberta	\$7,197,300	\$7,547,300	\$194,522
Alberta	\$2,019,910,954	\$2,207,578,939	\$393,285



REAL ESTATE REVIEW – JUNE 2016

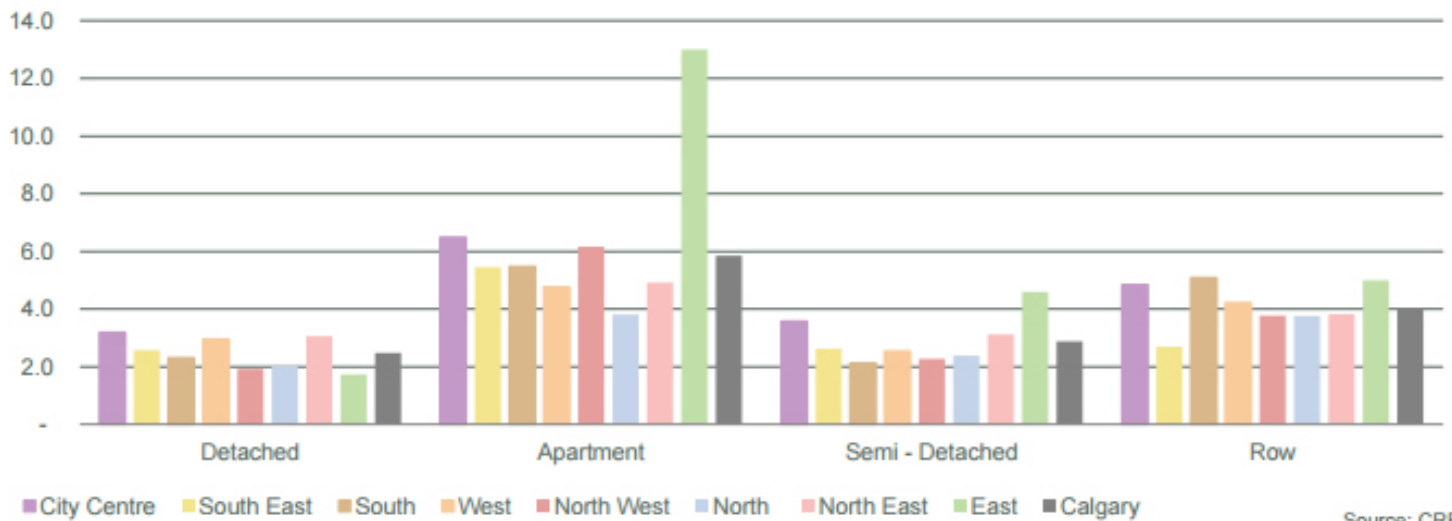
CALGARY HOUSING STATISTIC REVIEW

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY



MONTHS OF SUPPLY

MAY



Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
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	430,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,680	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

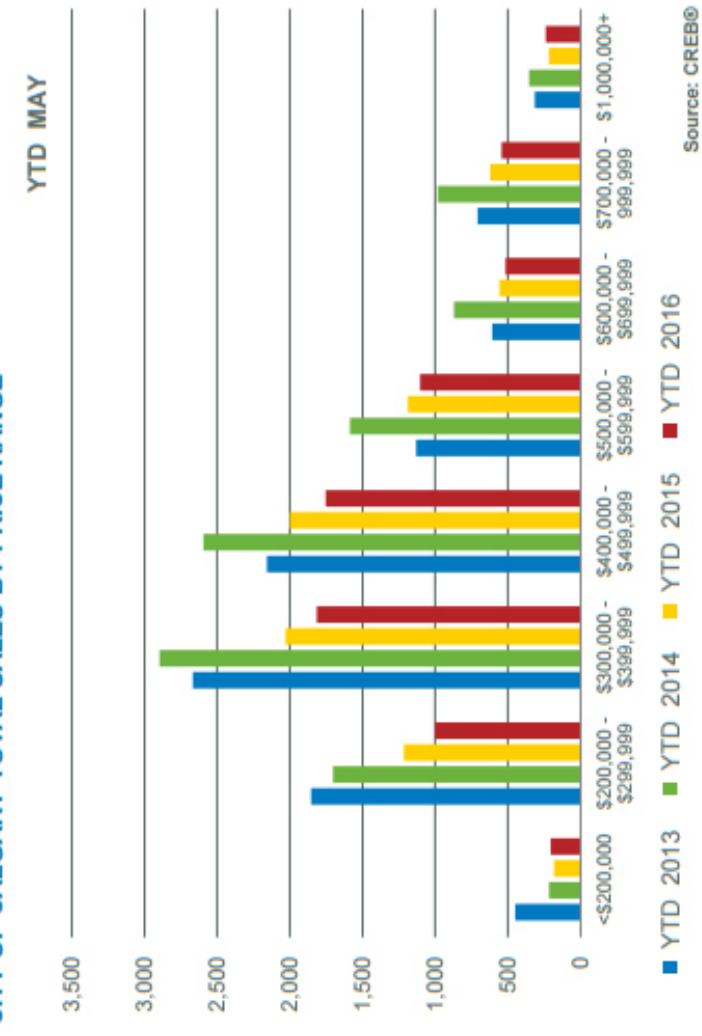
	2016
Sales	765
New Listings	2,742
Inventory	5,023
Days on Market	51
Benchmark Price	447,800
Median Price	407,500
Average Price	456,889
Index	206

	May-15	May-16	YTD 2015	YTD 2016
Sales	33	54	182	205
New Listings	310	231	1,216	1,000
Inventory	229	204	897	803
Days on Market	325	274	1,132	1,012
Benchmark Price	293	275	1,117	998
Median Price	259	178	882	754
Average Price	202	184	665	642
Index	151	119	524	462
	90	79	304	288
	66	74	253	228
	91	99	362	292
	45	57	163	166
	27	21	97	86
	32	30	103	105
	13	22	47	56
	8	9	29	41
	5	6	15	16
	2	3	9	14
	4	3	7	4
	-	-	3	1
	1	1	2	2
	-	-	1	-
	2,186	1,923	8,010	7,175

CALGARY TOTAL SALES

	May-15	May-16	YTD 2015	YTD 2016
>\$100,000	-	-	-	-
\$100,000 - \$199,999	33	54	182	205
\$200,000 - \$299,999	310	231	1,216	1,000
\$300,000 - \$399,999	229	204	897	803
\$400,000 - \$499,999	325	274	1,132	1,012
\$500,000 - \$599,999	293	275	1,117	998
\$600,000 - \$699,999	259	178	882	754
\$700,000 - \$799,999	202	184	665	642
\$800,000 - \$899,999	151	119	524	462
\$900,000 - \$999,999	90	79	304	288
\$1,000,000 - \$1,249,999	66	74	253	228
\$1,250,000 - \$1,499,999	91	99	362	292
\$1,500,000 - \$1,749,999	45	57	163	166
\$1,750,000 - \$1,999,999	27	21	97	86
\$2,000,000 - \$2,499,999	32	30	103	105
\$2,500,000 - \$2,999,999	13	22	47	56
\$3,000,000 - \$3,499,999	8	9	29	41
\$3,500,000 - \$3,999,999	5	6	15	16
\$4,000,000 - \$4,499,999	2	3	9	14
\$4,500,000 - \$4,999,999	4	3	7	4
\$5,000,000 - \$5,499,999	-	-	3	1
\$5,500,000 - \$5,999,999	1	1	2	2
\$6,000,000 - \$6,499,999	-	-	1	-
\$6,500,000 - \$6,999,999	-	-	1	-
\$7,000,000 - \$7,499,999	-	-	1	-
\$7,500,000 - \$7,999,999	-	-	1	-
\$8,000,000 - \$8,499,999	-	-	1	-
\$8,500,000 - \$8,999,999	-	-	1	-
\$9,000,000 - \$9,499,999	-	-	1	-
\$9,500,000 - \$9,999,999	-	-	1	-
\$10,000,000 +	-	-	1	-

CITY OF CALGARY TOTAL SALES BY PRICE RANGE





JUNE 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	
	May-16		Y/Y%		YTD	May-16		Y/Y%		YTD	May-16		May-16		May-16		May-16		May-16		May-16		May-16		May-16		YTD		YTD			
	1,923	370	-12.03%	-9%	7,175	3,319	5%	21%	15,412	6,148	42	97.14%	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45		96.44%
City of Calgary	1,923	370	-12.03%	-9%	7,175	3,319	5%	21%	15,412	6,148	42	97.14%	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	
City Centre	370	78	-9%	1,334	720	1%	3,595	3,595	1,680	45	96.44%	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%	45	96.44%
Altadore	31	35%		78	46	21%	191	191	81	46	97.21%		46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%	46	97.21%
Banff Trail	4	-33%		19	7	-42%	36	36	16	89	97.19%		89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%	89	97.19%
Bankview	7	-63%		26	16	-20%	96	96	56	72	95.84%		72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%	72	95.84%
Bel-Aire	1			3	-		7	7	5	72	93.41%		72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%	72	93.41%
Beltline	39	-36%		188	87	24%	477	477	217	48	95.26%		48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%	48	95.26%
Bridgeland/Riverside	13	160%		48	22	57%	103	103	45	30	97.47%		30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%	30	97.47%
Britannia	1			2	6	100%	11	11	12	142	96.77%		142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%	142	96.77%
Cambrian Heights	3			9	7	75%	25	25	11	35	97.82%		35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%	35	97.82%
Capitol Hill	10	25%		33	10	-52%	57	57	16	43	96.73%		43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%
Cliff Bungalow	2	0%		10	5	25%	30	30	14	29	100.02%		29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%	29	100.02%
Chinatown	1	0%		4	-		12	12	4	99	95.32%		99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%	99	95.32%
Crescent Heights	10	0%		35	23	10%	116	116	49	55	97.38%		55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%	55	97.38%
Downtown Commercial Core	2	-60%		17	11	-15%	59	59	33	12	94.51%		12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%	12	94.51%
Downtown East Village	9	350%		18	16	129%	60	60	30	54	96.37%		54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%	54	96.37%
Downtown West End	5	0%		16	11	57%	61	61	32	58	93.75%		58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%	58	93.75%
Eau Claire	4	-43%		11	10	25%	60	60	44	115	91.82%		115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%	115	91.82%
Elbow Park	6	0%		20	10	25%	45	45	25	84	91.77%		84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%	84	91.77%
Elboya	5	-29%		13	3	-40%	25	25	9	40	93.34%		40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%	40	93.34%
Erlton	9	50%		21	11	-35%	50	50	20	51	97.07%		51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%	51	97.07%
Garrison Woods	8	33%		20	13	63%	47	47	19	52	97.88%		52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%	52	97.88%
Greenview	4	33%		10	8	-11%	25	25	16	45	92.27%		45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%	45	92.27%
Highwood	7	250%		12	5	-29%	15	15	3	37	98.62%		37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%	37	98.62%
Hounsfield Heights/Briar Hill	7	133%		16	9	-25%	39	39	20	31	96.54%		31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%	31	96.54%
Highland Park	11	38%		35	15	-35%	72	72	28	33	97.13%		33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%	33	97.13%
Hillhurst	12	-8%		40	22	-24%	95	95	41	30	96.75%		30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%	30	96.75%
Inglewood	5	-38%		26	18	64%	80	80	35	43	96.73%		43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%	43	96.73%
Killarney/Glengarry	17	-11%		51	30	-29%	156	156	75	43	97.31%		43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%	43	97.31%
Manchester	-			1	1	0%	3	3	2																							
Mayfair	2			2	1	-50%	12	12	8	44	92.15%		44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%	44	92.15%
Meadowlark Park	3	200%		5	3	0%	8	8	6	56	97.34%		56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%	56	97.34%
Mission	7	-30%		41	22	22%	135	135	63	44	98.11%		44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%	44	98.11%
Mount Pleasant	15	25%		57	28	4%	126	126	47	35	97.41%		35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%	35	97.41%
Upper Mount Royal	4	300%		9	3	-57%	24	24	11	48	92.12%		48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%	48	92.12%
Lower Mount Royal	3	-70%		25	14	27%	86	86	39	70	96.77%		70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%	70	96.77%
Parkdale	8	0%		25	14	40%	45	45	17	18	98.35%		18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%	18	98.35%
Parkhill	4	-60%		9	4	-60%	35	35	17	42	100.84%		42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%	42	100.84%
Point McKay	4	-50%		15	6	-33%	36	36	10	47	95.98%		47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%	47	95.98%
Ramsay	1	-75%		14	9	80%	28	28	10																							

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index	
	May-16	Y/Y%	YTD	May-16	Y/Y%	YTD	May-16	May-16	DOM	SP/LP	May-16	Y/Y%	YTD	May-16	Y/Y%	YTD	May-16	Y/Y%		YTD
	256	-7%	978	407	5%	1,856	650	37	97.63%	481,250	-2%	485,500	2%	499,634	480,100	-4%	480,240	206		
Sunnyside	8	33%	29	17	70%	74	41	65	93.57%	400,000	19%	338,000	114%	515,700	444,700	-5%	448,800	212		
Tuxedo Park	2	-83%	22	15	0%	80	47	13	96.38%	505,882	-12%	532,500	-7%	549,830	480,800	-6%	489,340	197		
Scarboro/Sunalta West	-		1	-		6	5			1,250,000				768,700	-4%	791,320	178			
West Hillhurst	14	-13%	53	26	24%	135	56	37	97.80%	705,000	5%	665,000	-15%	734,959	665,800	0%	659,600	200		
Windsor Park	4	-33%	23	13	-38%	85	38	25	95.39%	436,000	70%	234,000	18%	364,974	337,600	-7%	343,220	186		
Winston Heights/Mountview	7	17%	30	9	-31%	63	28	62	96.75%	620,000	28%	461,250	5%	527,142	524,600	-4%	530,800	197		
Northwest	256	-7%	978	407	5%	1,856	650	37	97.63%	481,250	-2%	485,500	2%	499,634	480,100	-4%	480,240	206		
Arbour Lake	10	-33%	48	27	42%	105	43	36	96.16%	432,500	-6%	456,500	-3%	442,923	446,700	-4%	452,400	206		
Bowness	16	7%	61	23	28%	125	49	42	98.58%	384,900	1%	384,900	11%	446,978	339,100	1%	320,320	211		
Brentwood	11	22%	44	8	-38%	93	32	39	97.70%	518,000	-4%	520,000	-7%	517,382	536,100	-2%	523,280	219		
Charleswood	4	-20%	21	7	17%	38	12	46	97.20%	590,000	7%	610,000	9%	615,415	536,900	-3%	542,380	197		
Citadel	19	-34%	71	23	-12%	103	30	30	98.35%	442,000	-2%	447,000	2%	437,957	409,500	-5%	414,700	191		
Collingwood	2	-33%	7	10	100%	20	11	5	98.83%	466,000	-21%	495,000	-23%	495,357	543,000	-8%	547,120	214		
Dalhousie	12	20%	43	22	16%	89	35	37	96.76%	361,234	-26%	425,000	-19%	422,311	410,200	-4%	406,560	209		
Edgemont	17	6%	67	38	27%	137	45	29	97.56%	556,500	-9%	555,000	-7%	565,887	580,900	0%	573,740	211		
Hamptons	12	33%	33	12	0%	57	19	27	98.30%	818,948	41%	721,800	22%	769,775	730,700	1%	725,600	204		
Hawkwood	14	-22%	42	14	-26%	71	21	21		505,000	2%	505,000	17%	526,964		-7%		198		
Montgomery	8	60%	30	20	67%	73	31	30	97.40%	426,250	3%	467,500	9%	507,140	439,600	-2%	446,380	203		
Ranchlands	10	-23%	44	21	31%	81	23	23	97.50%	354,500	-9%	364,750	-6%	369,489	334,900	-6%	343,280	199		
Rocky Ridge	13	-38%	53	24	-14%	129	56	45	96.38%	540,000	17%	515,000	26%	554,056	483,400	-3%	485,260	206		
Royal Oak	18	-36%	80	41	-2%	173	63	50	97.77%	527,313	-2%	483,500	2%	469,723	547,100	-4%	547,200	193		
Scenic Acres	13	8%	51	10	-29%	67	10	46	97.39%	540,000	9%	520,000	14%	544,950	508,600	-2%	510,800	196		
Silver Springs	13	-28%	48	12	-45%	75	19	36	98.20%	445,000	-14%	475,000	-19%	474,492	435,700	-6%	439,600	205		
Tuscany	38	6%	150	53	8%	262	77	36	97.75%	505,000	-6%	470,000	-5%	502,108	504,900	-4%	504,660	230		
University Heights	-		1	4	100%	11								825,000		-5%		200		
Varsity	26	160%	82	37	0%	140	58	44	97.62%	461,500	11%	461,500	-8%	483,056	457,700	-11%	461,700	190		
North	244	-12%	872	384	14%	1,659	588	37	97.52%	420,000	-2%	419,000	1%	425,883	400,400	-3%	402,520	198		
Beddington Heights	16	-11%	52	16	-20%	78	22	30	97.55%	380,000	3%	360,000	3%	357,575	347,900	-2%	349,640	203		
Country Hills	2	-78%	15	5	-17%	29	8	21	97.16%	354,500	-3%	355,800	-3%	355,173	374,200	-2%	375,540	198		
Country Hills Village	7	-46%	27	11	-8%	58	22	70	96.83%	312,500	21%	269,500	11%	273,759	281,900	-5%	287,780	178		
Coventry Hills	39	11%	126	47	24%	208	59	27	97.79%	386,000	-7%	394,500	-3%	397,881	431,900	-1%	436,640	207		
Evanston	35	52%	142	48	12%	267	92	53	97.48%	430,000	-12%	445,000	-13%	450,819	461,200	-3%	460,880	200		
Hidden Valley	12	-37%	63	34	42%	111	38	26	98.31%	457,750	-4%	428,000	0%	446,181	430,600	0%	427,760	202		
Harvest Hills	6	-63%	32	8	-47%	60	18	50	99.33%	456,500	5%	428,250	5%	432,945	416,700	-1%	417,720	200		
Huntington Hills	7	-68%	35	21	5%	70	25	27	96.31%	337,500	-12%	373,732	-13%	345,064	356,400	-3%	360,120	198		
Kincora	14	-18%	42	17	6%	78	32	45	97.37%	525,250	4%	488,750	-5%	457,776	532,200	-4%	531,780	186		
MacEwan Glen	8	33%	23	6	-54%	33	7	25	97.66%	388,750	-11%	405,000	-10%	418,017	422,600	-1%	424,140	202		
Nolan Hill	9	-10%	31	20	67%	87	47	42	97.37%	484,000	-4%	480,000	-2%	471,861	347,800	-3%	348,480	180		
North Haven	2		8	7	133%	17	8	67	96.57%	477,500		456,250		454,688	471,300	-6%	474,480	209		
North Haven Upper	1		1	2	100%	5	4	26	#N/A	550,000		550,000		550,000	501,900	-6%	504,640	196		
Panorama Hills	41	-13%	119	69	15%	261	102	36	97.03%	485,500	11%	475,000	9%	465,150	517,500	-6%	521,080	198		
Sage Hill	21	24%	61	30	50%	120	46	31	98.13%	460,000	10%	480,000	15%	474,991	407,400	-4%	407,800	184		
Sandstone Valley	9	-18%	32	12	0%	50	11	34	97.15%	350,000	-21%	420,000	-11%	417,034	428,900	-2%	429,620	199		
Sherwood	4	-20%	23	19	73%	63	35	61	98.05%	511,000	-13%	520,000	-17%	506,409	584,500	-3%	579,580	199		
Thorncliffe	11	10%	40	12	9%	65	12	28	97.16%	428,000	-2%	399,250	-2%	372,935	349,600	-3%	354,140	202		
Northeast	170	-31%	704	357	20%	1,525	563	42	97.16%	358,745	0%	349,900	0%	351,877	360,300	-2%	364,460	214		
Abbeystead	4	-50%	26	6	0%	39	10	48	96.93%	275,900	-14%	290,250	-15%	293,051	323,400	-6%	329,600	220		
Castleridge	5	-17%	26	16	167%	67	26	51	96.38%	335,000	1%	319,250	1%	326,208	324,600	-2%	326,500	213		
Cityscape	5	67%	12	12	200%	30	16	34	100.44%	429,990	-23%	433,495	-23%	406,587						
Coral Springs	4	-43%	12	11	120%	40	15	58	94.51%	485,000	-9%	509,000	0%	512,783	540,000	-3%	538,900	193		
Falconridge	11	-39%	46	22	-4%	107	34	60	96.06%	290,000	-5%	295,000	-3%	284,574	307,300	-2%	310,520	215		
Marlborough	7	17%	35	11	0%	59	21	38	97.58%	320,000	-9%	340,000	-16%	339,261	342,500	-3%	345,800	190		
Marlborough Park	3	-57%	21	15	25%	49	22	34	94.29%	221,000	-30%	320,000	-14%	302,748	348,900	2%	348,380	224		
Martindale	28	-15%	75	31	11%	144	48	37	96.76%	346,000	-1%	352,000	1%	359,544	356,200	0%	359,840	226		

	Sales			New Listings			Inventory		DOM		SP/LP		Median Price			Average Price			Benchmark Price			Index
	May-16	Y/Y%	YTD	May-16	Y/Y%	YTD	May-16	May-16	May-16	May-16	May-16	May-16	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	
Mayland	7	40%	21	5	-29%	32	9	41	97.49%	350,000	-15%	390,000	341,914	-6%	362,614	401,000	-5%	411,100	362,614	-6%	362,614	199
Monterey Park	5	-44%	23	14	-26%	57	25	63	97.10%	370,000	-8%	365,000	383,100	-9%	371,043	324,000	-1%	325,600	371,043	-9%	371,043	214
Pineridge	5	-72%	29	20	-13%	75	32	55	97.51%	250,000	-27%	275,000	254,420	-21%	276,328	309,300	-3%	315,180	276,328	10%	375,797	189
Redstone	6	200%	21	10	100%	48	20	88	98.91%	322,500	-4%	349,900	370,133	10%	375,797	309,300	-3%	315,180	375,797	18%	341,009	220
Rundle	6	-57%	35	14	0%	67	27	46	97.91%	388,000	14%	367,500	363,800	18%	341,009	460,500	-3%	466,800	341,009	3%	384,338	221
Saddle Ridge	23	-36%	89	48	33%	196	73	24	97.82%	414,000	0%	395,000	399,554	3%	384,338	331,600	-2%	335,320	384,338	2%	397,791	227
Skyview Ranch	16	14%	63	42	223%	149	64	45	97.20%	431,000	-4%	399,000	428,875	2%	397,791	386,400	-1%	391,740	397,791	10%	365,712	203
Taradale	13	-55%	82	48	7%	182	64	30	97.02%	380,000	1%	359,500	384,500	10%	365,712	337,000	-4%	341,620	365,712	-4%	324,224	211
Temple	12	-25%	43	17	6%	90	31	47	97.71%	340,250	-6%	339,000	323,292	-4%	324,224	308,100	-3%	313,240	324,224	-4%	345,500	203
Vista Heights	1	-67%	8	2	-50%	14	2	9	100.02%	410,000	105%	381,500	410,000	66%	345,500	320,800	-5%	324,400	345,500	66%	345,500	211
Whitehorn	9	-25%	37	13	-32%	78	24	40	95.23%	310,000	-20%	343,000	321,389	-15%	333,775	320,800	-5%	324,400	333,775	-15%	333,775	203
Southeast	268	-16%	996	400	0%	2,037	761	46	97.43%	409,750	-3%	418,000	433,034	-1%	443,537	426,800	-4%	431,400	443,537	-1%	443,537	196
Auburn Bay	36	-12%	141	49	-22%	277	96	54	97.40%	447,000	-4%	465,000	468,358	-1%	497,898	480,100	-4%	486,100	497,898	-1%	497,898	190
Copperfield	27	-34%	123	47	24%	236	83	39	97.63%	370,000	-9%	380,000	374,807	-6%	374,345	423,000	-4%	426,020	374,345	-6%	374,345	197
Cranston	41	-9%	140	70	25%	328	133	48	97.44%	405,000	-3%	421,250	440,389	-3%	459,932	493,900	-4%	500,420	459,932	-3%	459,932	204
Douglasdale/Glen	17	-19%	70	30	0%	135	51	50	96.35%	505,000	7%	489,000	503,676	-5%	495,671	461,100	-4%	467,280	495,671	-5%	495,671	181
Mahogany	32	60%	91	32	-11%	194	83	57	98.39%	460,929	0%	445,000	480,758	-3%	499,429	465,000	-6%	474,300	499,429	-3%	499,429	203
McKenzie Lake	21	-9%	79	26	4%	138	52	37	97.02%	380,000	-12%	405,000	421,629	-14%	492,138	361,600	-5%	366,200	492,138	-14%	492,138	195
McKenzie Towne	44	-30%	161	71	9%	364	150	47	97.29%	362,500	-3%	360,000	388,388	5%	378,970	473,800	-3%	476,320	378,970	5%	378,970	195
New Brighton	26	-35%	114	40	-27%	230	70	40	97.92%	446,500	3%	430,450	437,015	4%	428,053	322,100	-1%	322,280	428,053	4%	428,053	210
Ogden	10	-9%	33	16	14%	63	19	43	96.70%	338,000	-2%	341,000	317,350	-11%	340,858	428,800	-4%	430,560	340,858	-11%	340,858	198
Riverbend	13	-13%	39	16	-11%	62	18	26	96.75%	455,000	-1%	430,000	432,346	-4%	428,269	318,600	-4%	321,120	428,269	-4%	428,269	215
East	52	-16%	230	116	16%	430	166	37	96.97%	310,000	0%	302,000	296,747	0%	292,114	318,600	-4%	321,120	292,114	0%	292,114	215
Albert Park/Radisson Heights	4	-20%	23	19	19%	51	28	40	100.66%	315,000	-9%	309,000	315,250	-5%	306,300	339,300	-1%	338,460	306,300	-5%	306,300	211
Applewood Park	3	-63%	22	8	-27%	40	10	41	97.02%	350,000	0%	330,700	356,667	3%	322,761	395,900	-5%	404,720	322,761	3%	322,761	208
Dover	10	-44%	57	31	29%	119	50	29	97.09%	280,500	-3%	278,000	277,340	-4%	279,731	302,000	-5%	303,740	279,731	-4%	279,731	229
Erin Woods	9	-31%	30	13	30%	54	16	29	96.97%	320,000	-2%	302,500	318,611	7%	293,692	341,400	-4%	343,680	293,692	7%	293,692	223
Forest Heights	4	-20%	19	11	22%	37	17	46	95.54%	273,000	-12%	246,000	272,000	-10%	260,500	274,800	0%	276,020	260,500	-10%	260,500	211
Forest Lawn	9	800%	29	12	200%	39	12	43	97.73%	310,000	5%	315,000	317,222	8%	336,241	298,600	-3%	299,840	336,241	8%	336,241	206
Penbrooke Meadows	9	-10%	35	16	7%	63	21	29	95.43%	286,000	26%	298,000	272,861	12%	275,444	291,800	-4%	297,320	275,444	12%	275,444	206
Red Carpet	2	0%	8	4	-33%	15	8	76	92.78%	146,500	8%	168,250	146,500	168%	169,313	226,100	-4%	231,360	169,313	168%	169,313	198
Southview	2	0%	7	2	-50%	11	3	59	96.53%	383,600	8%	357,500	383,600	8%	369,957	373,800	-2%	369,440	369,957	8%	369,957	208
Valleyfield	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	336	-10%	1,303	562	-1%	2,528	976	43	97.68%	420,000	-1%	418,000	444,583	3%	437,689	417,200	-4%	421,280	437,689	3%	437,689	195
Acadia	9	-31%	44	16	-20%	77	25	32	98.57%	390,100	-2%	393,000	375,122	-3%	374,727	343,300	0%	335,520	374,727	-3%	374,727	182
Bayview	-	-	1	-	-	1	1	-	-	1,850,000	-	1,850,000	-	-	1,850,000	1,102,500	-8%	1,127,540	1,850,000	-8%	1,127,540	199
Braeside	7	-13%	37	13	0%	71	33	34	98.59%	381,500	0%	317,500	347,107	-8%	330,525	315,800	-6%	321,080	330,525	-8%	330,525	192
Bridlewood	19	-24%	72	32	3%	131	46	28	97.53%	400,000	3%	385,000	388,674	4%	371,546	430,300	-2%	430,920	371,546	4%	371,546	208
Canyon Meadows	15	36%	55	23	-18%	114	46	34	98.78%	431,000	78%	385,000	428,510	44%	415,282	366,100	-5%	368,060	415,282	44%	415,282	195
Cedarbrae	10	-9%	37	18	13%	75	25	62	98.17%	401,500	9%	390,000	369,975	5%	371,545	356,200	-5%	361,340	371,545	5%	371,545	207
Chaparral	30	11%	99	38	-31%	186	60	41	98.70%	432,500	-5%	445,000	435,785	-9%	458,281	465,200	-5%	472,820	458,281	-9%	458,281	191
Chinook Park	2	100%	5	1	-75%	11	3	57	97.91%	643,250	-25%	684,000	643,250	-25%	685,278	661,600	-3%	677,540	685,278	-25%	685,278	218
Deer Ridge	8	100%	25	7	40%	33	11	52	96.45%	340,000	-25%	332,000	345,125	-24%	334,240	329,700	-4%	336,400	334,240	-24%	334,240	184
Deer Run	2	-78%	13	8	-50%	34	12	104	95.41%	491,250	5%	460,000	491,250	4%	449,115	373,700	-2%	377,740	449,115	4%	449,115	184
Diamond Cove	2	-	6	-	-	8	3	21	97.84%	709,350	640,000	640,000	709,350	667,283	582,100	3%	581,220	667,283	3%	581,220	183	
Eagle Ridge	1	-	4	1	0%	3	1	5	103.00%	926,000	858,000	858,000	926,000	919,875	452,600	-6%	458,460	919,875	-2%	440,345	199	
Evergreen	37	-16%	131	75	7%	307	125	43	97.41%	419,000	-7%	419,000	438,862	-2%	440,345	396,400	-3%	407,680	440,345	-2%	440,345	196
Fairview	4	33%	9	8	300%	20	7	35	97.52%	410,000	-9%	420,000	420,000	-4%	424,500	371,200	-3%	378,380	424,500	-4%	424,500	201
Haysboro	17	-23%	46	23	28%	87	31	53	97.29%	439,900	2%	437,450	420,215	5%	399,808	666,800	-4%	678,480	399,808	5%	399,808	206
Kelvin Grove	3	200%	11	3	0%	19	7	73	91.73%	1,111,000	315%	825,000	1,160,333	333%	810,091	666,800	-4%	678,480	810,091	333%	810,091	206
Kingsland	2	-60%	14	8	-33%																	

	Sales			New Listings			Inventory		Median Price		Average Price		Benchmark Price		Index	
	May-16	Y/Y%	YTD	May-16	Y/Y%	YTD	May-16	DOM	SP/LP	May-16	Y/Y%	YTD	May-16	Y/Y%		YTD
Maple Ridge	1	-67%	13	3	-63%	18	6	14	97.93%	587,500	18%	565,000	587,500	16%	549,531	180
Midnapore	9	-10%	41	13	8%	67	22	40	96.59%	355,000	-10%	355,000	371,500	-2%	366,405	193
Millrise	8	-33%	35	14	-22%	72	33	28	97.93%	428,750	7%	400,000	418,549	12%	374,431	201
Oakridge	2	-67%	32	20	82%	60	24	19	96.82%	234,250	-51%	466,000	234,250	-51%	435,439	201
Palliser	7	75%	21	10	11%	56	30	37	98.89%	273,000	-22%	325,000	318,593	-16%	406,607	192
Parkland	2	-67%	11	4	-60%	27	9	88	97.78%	624,500	-9%	623,000	624,500	2%	569,536	198
Pump Hill	2		12	3	-25%	17	4	56	104.89%	805,000		1,011,500	805,000		1,007,896	206
Queensland	8	14%	30	7	-30%	46	12	37	97.52%	381,500	32%	362,000	358,500	10%	340,097	186
Shawnee Slopes	7	133%	16	7	17%	35	18	60	96.20%	467,000	-12%	566,550	485,429	2%	539,891	181
Shawnessy	11	-39%	45	19	6%	83	33	35	98.02%	388,400	-1%	390,000	396,264	4%	375,523	196
Silverado	10	-41%	60	20	-17%	110	41	58	97.55%	397,250	-4%	422,500	473,650	14%	438,358	187
Southwood	8	-11%	25	13	0%	50	21	37	97.02%	427,500	-7%	410,000	404,608	-8%	373,895	203
Somerset	14	-26%	55	24	26%	112	45	39	97.19%	379,000	-12%	390,000	339,036	-21%	366,747	205
Sundance	14	-7%	53	20	11%	96	34	36	97.89%	448,250	-13%	467,500	541,440	3%	496,055	192
Walden	11	83%	37	11	57%	74	28	41	98.90%	405,000	4%	417,900	419,436	-2%	438,387	179
Willow Park	5	0%	33	17	42%	72	30	33	97.54%	470,000	-4%	421,000	497,900	1%	443,119	202
Woodbine	15	50%	45	18	13%	78	27	46	97.64%	434,900	14%	448,000	452,020	17%	456,071	203
Woodlands	6	-40%	30	12	33%	46	18	40	98.00%	423,750	2%	412,500	446,483	3%	464,288	195
West	227	0%	759	374	3%	1,785	764	45	96.77%	557,000	-5%	547,500	627,200	2%	608,287	210
Aspen Woods	22	0%	64	42	17%	186	73	43	96.24%	822,500	37%	846,500	992,495	50%	1,002,457	229
Currie Barracks	3	50%	9	10	150%	36	25	76	99.56%	778,995	-13%	845,000	682,947	-24%	823,093	
Christie Park	3	-25%	7	4	-43%	18	7	51	96.45%	675,000	14%	629,000	721,667	4%	651,686	190
Coach Hill	13	160%	32	9	-31%	63	24	39	97.48%	430,000	-3%	413,000	489,346	9%	459,922	199
Cougar Ridge	14	40%	53	15	-32%	93	28	38	97.37%	527,500	-11%	525,000	551,643	1%	545,510	237
Crestmont	3	-25%	7	5	150%	18	8	23	96.42%	513,000	-16%	528,000	510,667	-30%	577,857	236
Discovery Ridge	12	33%	24	16	-11%	88	44	71	98.09%	692,500	-15%	681,750	787,983	9%	683,846	189
Garrison Green	-		12	5	150%	27	11					465,000			477,825	228
Glamorgan	9	-25%	32	21	24%	84	40	32	97.56%	442,500	-5%	343,000	409,411	-8%	381,084	198
Glenbrook	11	0%	41	23	10%	96	36	31	97.00%	489,900	-6%	416,000	498,900	-1%	461,834	197
Glendale	2	-33%	12	4	300%	26	14	78	97.04%	473,000	-21%	512,500	473,000	-14%	593,017	199
Lakeview	10	25%	27	11	0%	55	23	29	96.41%	622,428	-2%	567,500	760,136	15%	703,351	185
Lincoln Park	4	33%	17	12	9%	31	18	35	97.25%	280,000	-10%	295,000	297,500	-2%	286,647	191
North Glenmore Park	3	-25%	16	2	-75%	27	9	34	97.48%	775,000	26%	751,500	720,667	18%	721,988	182
Patterson	19	58%	38	19	19%	101	45	40	94.84%	337,500	-14%	356,250	556,211	5%	468,880	192
Signal Hill	24	-11%	90	34	-11%	184	79	52	97.29%	523,500	-14%	542,000	510,229	-15%	513,505	216
Rosscarrock	7	17%	10	6	-40%	29	13	51	96.06%	646,500	3%	623,250	583,714	-3%	584,600	205
Rutland Park	1		6	-		11	6	42	96.90%	775,000		451,037	775,000		457,429	180
Springbank Hill	17	6%	68	33	22%	153	58	56	97.69%	630,000	-10%	677,500	698,806	-10%	765,934	212
Spruce Cliff	7	17%	28	18	38%	88	44	42	96.44%	417,450	-7%	380,500	406,921	-12%	404,261	159
Strathcona Park	11	-15%	41	21	5%	81	30	40	97.10%	633,000	1%	585,000	621,127	-5%	609,110	223
Valley Ridge	8	-38%	33	21	11%	76	31	61	97.62%	638,000	-6%	595,000	648,188	-1%	648,130	233
West Springs	16	-27%	68	26	-19%	135	57	40	95.49%	587,000	-1%	637,500	642,297	-5%	675,710	248
Westgate	4	-33%	17	7	40%	37	14	43	96.90%	580,000	10%	525,000	573,500	0%	530,706	186
Wildwood	4	-43%	8	9	0%	41	26	54	95.66%	702,500	19%	580,000	797,500	25%	697,500	194

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index
	May-16	Y/Y%	May-16	Y/Y%	May-16	SP/LP	May-16	Y/Y%	May-16	Y/Y%	May-16	Y/Y%	
Airdrie	145	-5%	217	-3%	485	48	380,000	-3%	385,060	-3%	359,100	-4%	191
Rockyview Region	159	-9%	323	8%	876	67	510,000	2%	615,414	1%	549,100	-3%	178
Beiseker	2	100%	3	0%	6	32	270,000	17%	270,000	17%			
Bragg Creek	3	200%	3	-40%	13	28	760,000	90%	785,000	96%			
Chestermere	28	-39%	71	4%	174	52	515,000	9%	585,648	19%	488,800	-1%	175
Cochrane	58	-12%	126	25%	332	76	403,720	-12%	435,995	-6%	432,700	-2%	177
Crossfield	3	-40%	12	200%	25	49	481,200	26%	491,400	37%			
Irricana	1	-67%	2	-71%	6	56	330,000	27%	330,000	23%			
Langdon	21	133%	18	50%	21	36	455,000	-7%	464,762	-5%			
Meadows	4	-33%	5	67%	5	54	508,250	-4%	504,625	-6%			
Rural	38	3%	79	-16%	281	88	952,125	-13%	1,021,114	-10%	953,800	-8%	186
Other	1		4	300%	13	18	885,000		885,000				
Foothills Region	132	4%	240	3%	658	71	459,750	0%	520,365	-8%	395,300	-2%	184
Blackie	-		-		1		550,000		550,000				
Black Diamond	7	17%	7	-22%	22	63	370,000	-4%	334,189	-7%			
Cayley	-		-		3		340,000		371,250				
De Winton	-		3	200%	8		815,500		815,500				
Heritage Pointe	9	0%	13	86%	57	82	936,000	-13%	1,071,500	-11%			
High River	16	-16%	43	19%	121	80	283,500	3%	292,592	0%	341,600	-4%	173
Longview	-		1		2		290,000		290,000				
Okotoks	72	20%	105	2%	240	59	440,000	1%	439,255	-3%	435,000	-1%	191
Priddis Greens	-		3	200%	8		815,500		815,500				
Rural	21	-16%	44	-31%	152	92	715,000	-17%	807,476	-9%	675,500	-7%	168
Turner Valley	5	25%	14	100%	28	140	388,000	22%	377,800	7%	295,800	-2%	186
Other	-		4	300%	9		950,000		950,000				
Wheatland Region	28	-36%	89	14%	196	61	311,250	0%	310,905	3%	216,000	2%	199
Rural Wheatland	1	-75%	14	27%	31	111	525,000	27%	525,000	50%	215,900	2%	199
Catseland	-		3		2		167,500		183,750				
Lyalta	-		4		8		463,000		463,000				
Rockyford	1		1	0%	2	35	195,000		195,000				
Strathmore	23	-38%	59	4%	132	47	322,500	12%	316,820	10%	363,800	1%	200
Gleichen	-		1	-50%	6		45,000		45,000				
Other	3	200%	8	-11%	21	156	156,500	-69%	232,833	-53%			
Mountainview Region	56	27%	121	-11%	381	78	321,250	15%	339,763	-1%	299,400	-6%	197
Rural Mountainview	7	40%	30	-12%	114	83	547,500	-15%	557,500	-7%	400,600	-5%	205
Carstairs	5	-58%	29	38%	64	149	425,000	38%	434,000	42%	325,500	-7%	196
Cremona	1	0%	2	-33%	4	66	505,000	133%	505,000	133%			
Didsbury	17	89%	12	-37%	42	52	283,500	18%	285,684	14%	256,100	-6%	193
Olds	18	38%	29	-26%	90	66	324,000	15%	326,700	-7%	297,900	-7%	194
Sundre	8	167%	19	0%	64	115	225,000	105%	214,000	49%	275,800	-6%	193
Other	-		-		3		475,000		475,000				
Kneehill Region	7	-36%	20	-5%	89	196	250,000	10%	266,386	11%			
Rural Kneehill	1	0%	3	200%	18	284	457,500	-13%	457,500	-13%			
Acme	-		1	-67%	6		195,000		210,000				
Linden	-		1	0%	5								
Three Hills	3	-57%	10	-17%	27	108	225,000	3%	252,000	18%			
Torrington	-		1		3		210,750		210,750				
Trochu	1		4	100%	24	492	111,200		111,200				
Other	2		-		9	137	270,000		270,000				

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		DOM		SP/LP		Median Price		Average Price		Benchmark Price		Index
	May-16	Y/Y%	May-16	Y/Y%	May-16	YTD	May-16	May-16	May-16	May-16	May-16	Y/Y%	YTD	May-16	Y/Y%	YTD	
Willow Creek Region	10	11%	43	43%	98	128	95.92%				248,750	16%	224,100	-3%	277,105		
Rural Willow Creek	-		5		12	10									722,000		
Claresholm	6	0%	19	0%	40	65	95.42%				177,500	11%	183,667	-15%	192,105		
Nanton	4	33%	18	29%	26	45	96.41%				290,750	21%	284,750	8%	246,694		
Stavely	-		1		13	21									215,000		
Other	-		-		7	6									295,500		
Bighorn Region	18	-5%	90	-7%	119	110	96.29%				696,582	16%	789,170	24%	685,841		
Rural Bighorn	2	100%	4	0%	7	6	91.68%				558,750	299%	558,750	299%	295,375		
Canmore	16	-11%	83	0%	107	155	96.70%				696,582	9%	817,973	23%	719,394		
Other	-		3		5	5									278,167		
Vulcan Region	6	-33%	22	11%	67	121	93.92%				202,250	-17%	212,000	-8%	211,655		
Rural Vulcan	2	-33%	5	0%	22	18	94.41%				353,500	1%	353,500	-10%	366,400		
Vulcan	1	-67%	7	40%	22	19	97.93%				232,000	-5%	232,000	-5%	209,786		
Carmangay	-		1	0%	5	3									101,500		
Champion	1	-50%	5	-67%	5	5	95.96%				95,000	23%	95,000	23%	68,780		
Other	2	100%	4	67%	13	16	88.31%				119,000	441%	119,000	441%	227,625		
Total Surrounding Area	561	-5%	2,044	3%	2,969	68	96.31%				407,000	-1%	480,727	-1%	454,950		186
CREB® Economic Region	2,484	-10%	9,219	4%	9,117	48	96.96%				429,900	0%	491,062	2%	472,137		200
CREB® CMA	2,227	-11%	8,290	5%	7,509	44	97.10%				431,500	0%	495,642	3%	476,320		200

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.