

**SALES ACTIVITY ON THE RISE THROUGHOUT THE CALGARY REGION**

*Improved activity in the last week of the month boosted city sales*

**Calgary, March 1, 2012** - Sales activity improved across all residential sectors this month compared to a year ago, according to CREB® data released today. Calgary and area sales growth pushed February total residential activity up by 11.6 per cent compared February 2011, mainly due to increased activity in the surrounding towns.

“City sales were boosted by a lot of activity in the last week of the month,” says Bob Jablonski, CREB® president. “This points towards the improvements that we expect to see in our spring market activity.”

Single family sales and condominium townhouse sales were the bright lights in the city of Calgary, while condo apartments continue to lag in volume of sales. There were 1,284 single-family homes sold in February 2012, a 10.9-per-cent increase over last-year figures, and a 5.6-per-cent year-to-date increase. Condo townhouses gained 11.4 per cent year-over-year in February sales.

“More selection and a wider range of prices have drawn consumers to the condominium townhouse and single family markets,” says Jablonski. “As is the case with all property types, we saw modest price improvements compared to February last year, but overall levels remain below peak pricing.”

Meanwhile, condominium apartment sales totaled 248 for February 2012, an 11.7-per-cent decline over last-year figures. Despite the 12.7-per-cent year-over-year decline in new listings, inventory levels rose to 1,031 units.

Fewer new city listings are coming to the market, with a year-over-year decline of 10.2 per cent. Inventories also fell by 8.5 per cent over last year’s figures, with a total inventory of 4,736 for the month. The opposite is true in the surrounding towns, where listings recorded a year-over-year improvement of 12.1 per cent and no significant change in inventories.

“The lack of new listings in the city compared to the surrounding towns provides insight into the improved activity in the surrounding areas, as those who are actively seeking a home in the surrounding towns are not limited in their choice by lack of new listings in the market,” Jablonski says.

Within the city of Calgary, the decline in new listings, combined with improving sales, contributed to reduced inventory levels, pushing absorption rates for single-family and condominium townhome markets into balanced territory. However, the condominium apartment inventories rose and sales activity weakened, keeping the market in buyer’s territory.

Pricing showed modest improvement in February 2012 over January, with the single-family MLS® Home Price Index increasing by 1.0 per cent after several months of relatively flat pricing. Single-family prices rose by 3.2 per cent over February 2011. While prices continue to remain below peak levels, the improvement points to stable price growth.

**INDEX VALUE COMPARISON**



**CALGARY MONTHS OF INVENTORY**



The apartment index rose by 2.1 per cent over January figures, and increased by 0.7 per cent over last year’s levels. Prices remain well below peak levels, but are trending into positive territory, pointing towards recovery in this market. Overall index levels for townhomes remain similar to levels recorded in January 2012.

“While the apartment market continues to lag the other sectors in the city, the balanced conditions in the total city market point towards stable pricing,” says Jablonski. “There do appear to be some positive headwinds. Following several months of decline, prices appear to have stabilized lately and recorded some modest gains in February,” Jablonski concludes.

Despite the variances in the specific property types, all indicators in the Calgary region continue to point towards stable growth in Calgary’s overall housing sector.

## CREB® SUMMARY STATISTICS

	Feb-12	Feb-11	Y/Y % Change	2012 YTD	2011 YTD	Y/Y % Change
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,160	1,936	11.57%	3,488	3,252	7.26%
Total Sales Volume	\$909,522,142	\$797,023,605	14.11%	\$1,432,462,189	\$1,329,526,011	7.74%
New Listings	3,909	4,156	-5.94%	7,386	7,832	-5.69%
Active Listings	7,858	8,234	-4.57%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.47		0.47	0.42	
Sales \$ / List \$	97.03%	96.83%	0.19%	96.89%	96.59%	0.30%
Average DOM	56	54	3.23%	60	57	5.26%
Average Price	\$421,075	\$411,686	2.28%	\$410,683	\$408,833	0.45%
Benchmark Price	\$373,000	\$359,200	3.84%			
Index	170	166	2.53%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,737	1,623	7.02%	2,806	2,707	3.66%
Total Sales Volume	\$738,365,169	\$670,266,212	10.16%	\$1,156,913,483	\$1,112,174,833	4.02%
New Listings	2,884	3,213	-10.24%	5,414	6,033	-10.26%
Active Listings	4,736	5,176	-8.50%	N/A	N/A	
Sales to New Listings Ratio	0.60	0.51		0.52	0.45	
Sales \$ / List \$	97.15%	96.90%	0.24%	97.04%	96.73%	0.31%
Average DOM	49	47	3.42%	53	51	3.92%
Average Price	\$425,081	\$412,980	2.93%	\$412,300	\$410,851	0.35%
Benchmark Price	\$378,800	\$364,500	3.92%			
Index	171	166	2.52%			
<b>CREB® TOWNS</b>						
Total Sales	356	270	31.85%	574	469	22.39%
Total Sales Volume	\$115,784,933	\$92,383,493	25.33%	\$192,545,666	\$159,014,778	21.09%
New Listings	804	717	12.13%	1,535	1,405	9.25%
Active Listings	2,285	2,274	0.48%	N/A	N/A	
Sales to New Listings Ratio	0.44	0.38		0.37	0.33	
Sales \$ / List \$	97.10%	96.79%	0.31%	96.93%	96.73%	0.20%
Average DOM	80	83	-3.41%	88	82	7.32%
Average Price	\$325,239	\$342,161	-4.95%	\$335,445	\$339,051	-1.06%
Benchmark Price	\$327,700	\$319,600	2.53%			
Index	164	161	2.05%			
<b>CREB® CRES</b>						
Total Sales	66	43	53.49%	106	76	39.47%
Total Sales Volume	\$55,152,040	\$34,373,900	60.45%	\$82,548,040	\$58,336,400	41.50%
New Listings	221	225	-1.78%	435	393	10.69%
Active Listings	837	705	18.72%	N/A	N/A	
Sales to New Listings Ratio	0.30	0.19		0.24	0.19	
Sales \$ / List \$	95.47%	95.58%	-0.11%	94.87%	93.63%	1.25%
Average DOM	94	113	-16.81%	106	121	-12.40%
Average Price	\$835,637	\$799,393	4.53%	\$778,755	\$767,584	1.46%

For a list of definitions, see page 20.

**CREB® SUMMARY STATISTICS CITY OF CALGARY**

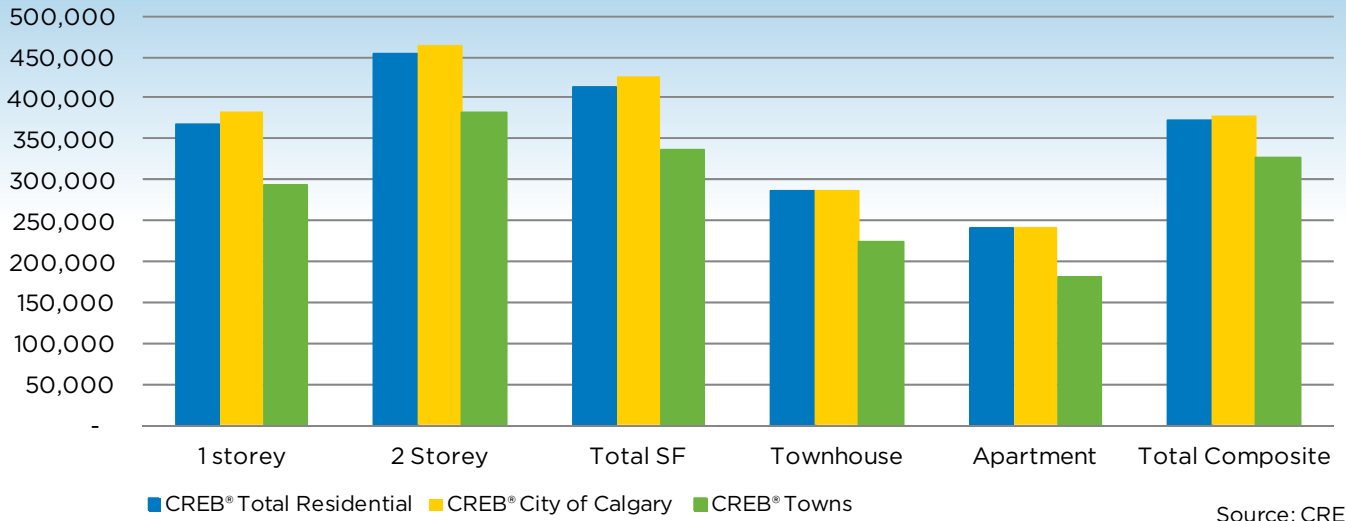
	Feb-12	Feb-11	Y/Y % Change	2012 YTD	2011 YTD	Y/Y % Change
<b>SINGLE FAMILY</b>						
Total Sales	1,284	1,158	10.88%	2,048	1,940	5.57%
Total Sales Volume	\$603,127,763	\$535,161,190	12.70%	\$939,775,579	\$890,006,017	5.59%
New Listings	1,998	2,245	-11.00%	3,714	4,194	-11.44%
Active Listings	3,093	3,436	-9.98%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.52		0.55	0.46	
Sales \$ / List \$	97.14%	96.87%	0.27%	97.08%	96.77%	0.30%
Average DOM	48	45	7.09%	52	49	6.12%
Average Price	\$469,726	\$462,143	1.64%	\$458,875	\$458,766	0.02%
Benchmark Price	\$427,000	\$409,300	4.32%			
Index	172	167	3.18%			
<b>CONDO APARTMENT</b>						
Total Sales	248	281	-11.74%	427	467	-8.57%
Total Sales Volume	\$71,677,767	\$78,348,060	-8.51%	\$116,040,622	\$131,544,778	-11.79%
New Listings	510	584	-12.67%	1,013	1,106	-8.41%
Active Listings	1,031	1,023	0.78%	N/A	N/A	
Sales to New Listings Ratio	0.49	0.48		0.42	0.42	
Sales \$ / List \$	97.03%	96.80%	0.23%	96.76%	96.22%	0.54%
Average DOM	51	54	-5.52%	56	57	-1.75%
Average Price	\$289,023	\$278,819	3.66%	\$271,758	\$281,680	-3.52%
Benchmark Price	\$242,900	\$240,100	1.17%			
Index	167	166	0.73%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	205	184	11.41%	331	300	10.33%
Total Sales Volume	\$63,559,639	\$56,756,962	11.99%	\$101,097,282	\$90,624,038	11.56%
New Listings	376	384	-2.08%	687	733	-6.28%
Active Listings	612	717	-14.64%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.48		0.48	0.41	
Sales \$ / List \$	97.32%	97.31%	0.01%	97.06%	97.09%	-0.03%
Average DOM	51	52	-1.33%	54	54	0.00%
Average Price	\$310,047	\$308,462	0.51%	\$305,430	\$302,080	1.11%
Benchmark Price	\$288,600	\$279,000	3.44%			
Index	169	167	1.14%			

## MLS® HPI SUMMARY

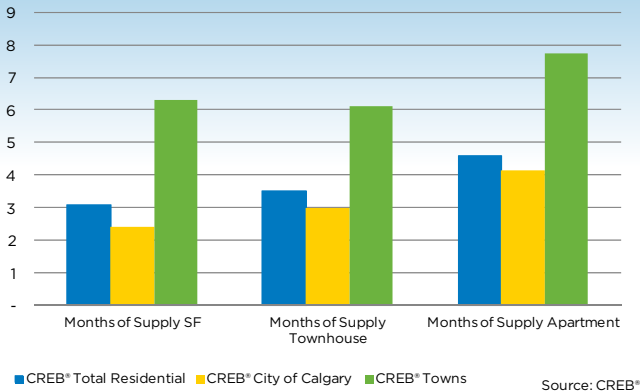
	Benchmark Price	Index (HPI)	% Changes				
			Jan-12	Aug-11	Feb-11	Feb-09	Feb-07
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	414,100	170.7	1.0%	1.0%	3.1%	7.0%	-2.3%
Townhouse	285,600	169	0.0%	-0.5%	1.2%	1.4%	-10.0%
Apartment	241,700	167	2.0%	-0.6%	0.7%	3.0%	-11.3%
<b>COMPOSITE</b>	<b>373,000</b>	<b>170</b>	<b>1.1%</b>	<b>0.6%</b>	<b>2.5%</b>	<b>5.8%</b>	<b>-4.7%</b>
<b>CREB® TOWNS</b>							
Single Family	336,800	164	0.9%	-0.8%	2.2%	2.1%	-4.5%
Townhouse	224,800	172	-0.6%	-2.1%	2.2%	-4.1%	-8.6%
Apartment	180,600	155	-2.9%	-3.6%	-2.5%	-7.6%	-26.7%
<b>COMPOSITE</b>	<b>327,700</b>	<b>164</b>	<b>0.7%</b>	<b>-0.9%</b>	<b>2.1%</b>	<b>1.4%</b>	<b>-5.5%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	427,000	172	1.0%	1.3%	3.2%	7.8%	-1.9%
Townhouse	288,600	169	0.1%	-0.4%	1.1%	1.8%	-10.0%
Apartment	242,900	167	2.1%	-0.5%	0.7%	3.2%	-11.0%
<b>COMPOSITE</b>	<b>378,800</b>	<b>171</b>	<b>1.1%</b>	<b>0.8%</b>	<b>2.5%</b>	<b>6.3%</b>	<b>-4.5%</b>

# COMPARISONS

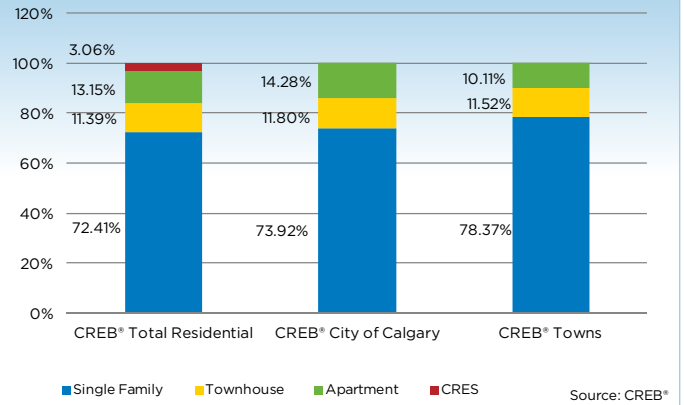
## Benchmark Price - February



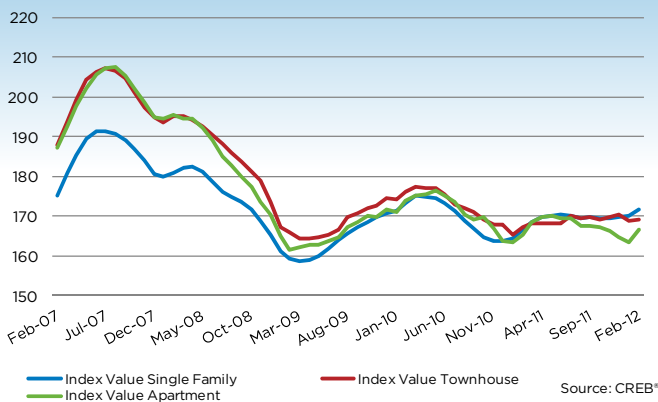
## Months of Supply - February



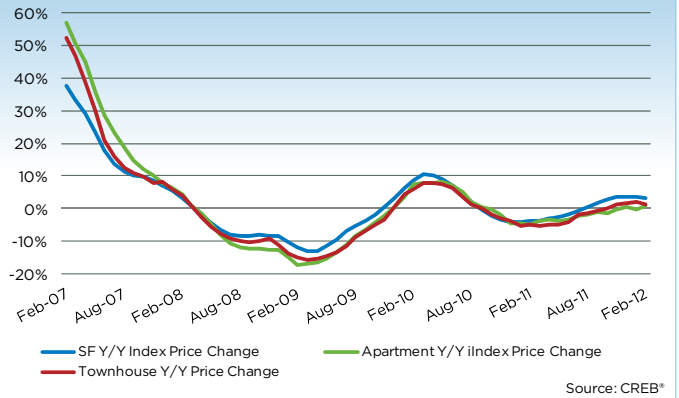
## Sales Distribution - February



## CALGARY INDEX VALUE



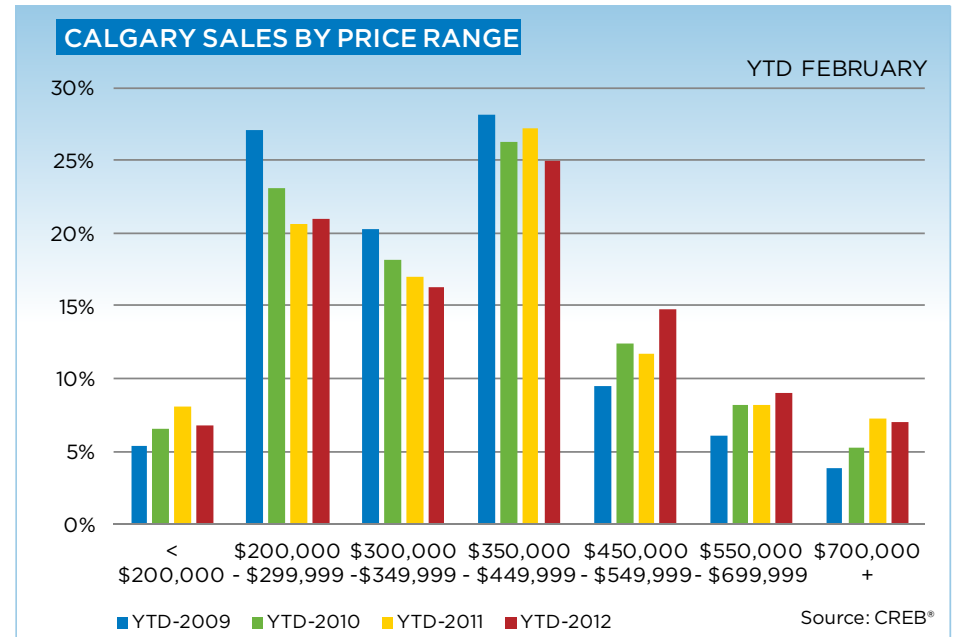
## CALGARY YEAR OVER YEAR PRICE CHANGES



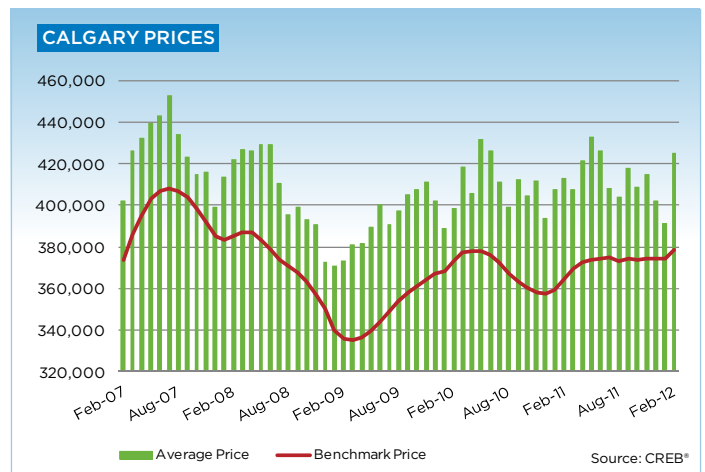
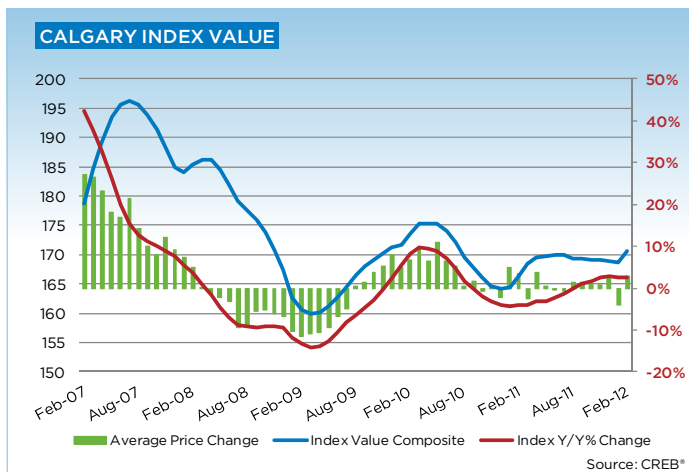
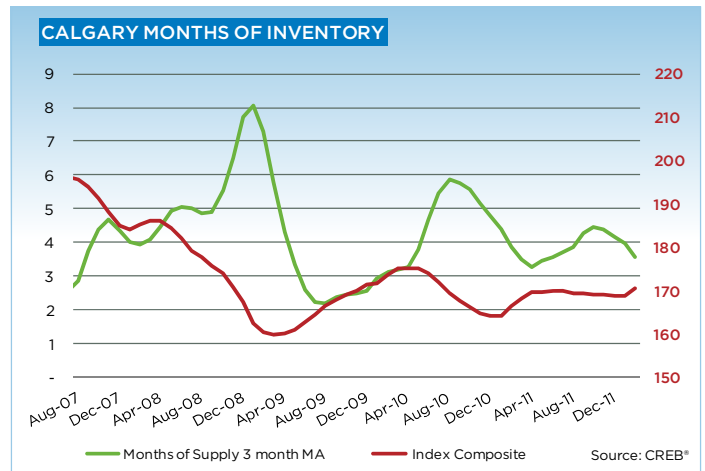
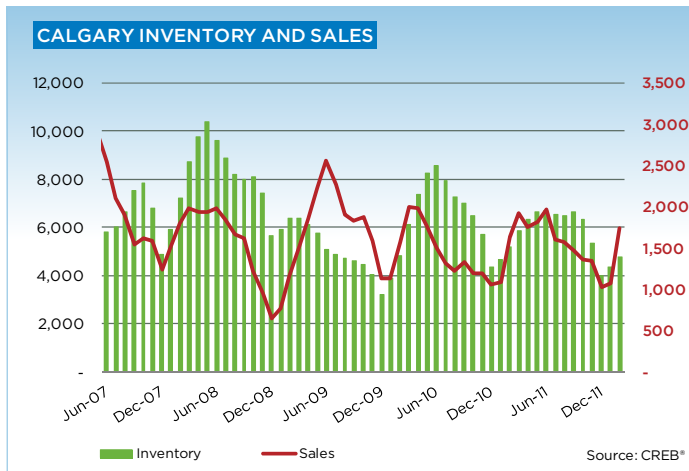
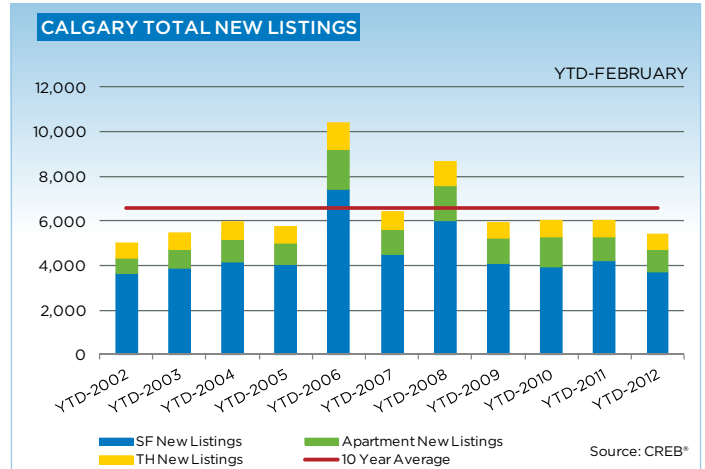
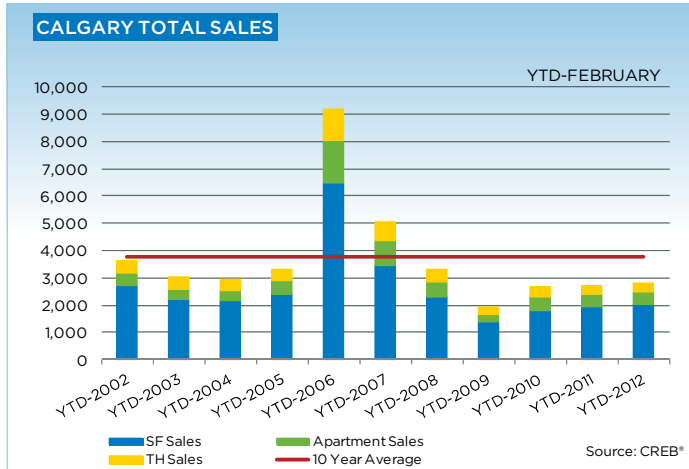
**CITY OF CALGARY TOTAL**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,084	1,623	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,346	1,026	18,499
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,856	2,960	3,202	2,530	1,837	1,076	34,069
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,980	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	414,509	402,136	414,571
Benchmark Price	359,100	364,500	369,300	372,300	373,600	374,200	374,900	373,400	374,300	373,900	374,300	374,300	
Index	164	166	168	170	170	170	170	169	169	169	169	169	
<b>2012</b>													
Sales	1,069	1,737											2,806
New Listings	2,530	2,884											5,414
Active Listings	4,367	4,736											
AverageDOM	60	49											53
Average Price	391,533	425,081											412,300
Benchmark Price	374,400	378,800											
Index	169	171											

	Feb-12	Feb-11	YTD2012	YTD2011
<b>Calgary Total</b>				
>\$100,000	3	3	5	4
\$100,000 - \$199,999	92	116	186	213
\$200,000 - \$299,999	345	330	590	559
\$300,000 - \$349,999	287	271	458	461
\$350,000 - \$399,999	257	265	412	436
\$400,000 - \$449,999	181	188	290	301
\$450,000 - \$499,999	146	128	231	194
\$500,000 - \$549,999	117	71	184	122
\$550,000 - \$599,999	82	58	120	101
\$600,000 - \$649,999	44	32	67	54
\$650,000 - \$699,999	50	39	65	65
\$700,000 - \$799,999	52	43	79	71
\$800,000 - \$899,999	28	27	38	45
\$900,000 - \$999,999	11	16	23	20
\$1,000,000 - \$1,249,999	25	14	35	19
\$1,250,000 - \$1,499,999	8	9	11	18
\$1,500,000 - \$1,749,999	3	5	4	8
\$1,175,000 - \$1,999,999	2	2	3	5
\$2,000,000 - \$2,499,999	3	3	4	6
\$2,500,000 - \$2,999,999	1	2	1	3
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	1,737	1,623	2,806	2,707



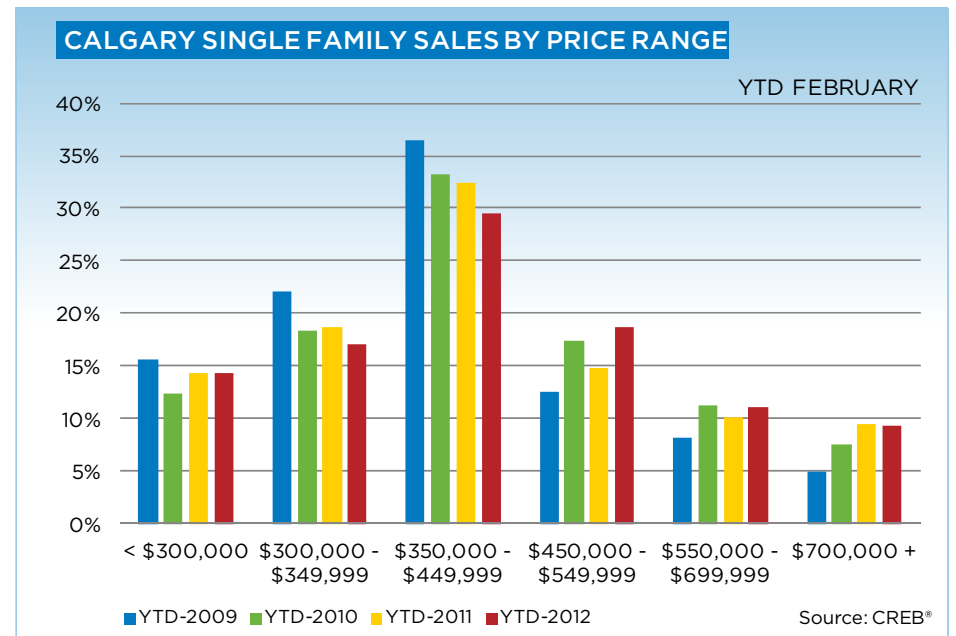
# CITY OF CALGARY



# CITY OF CALGARY SINGLE FAMILY

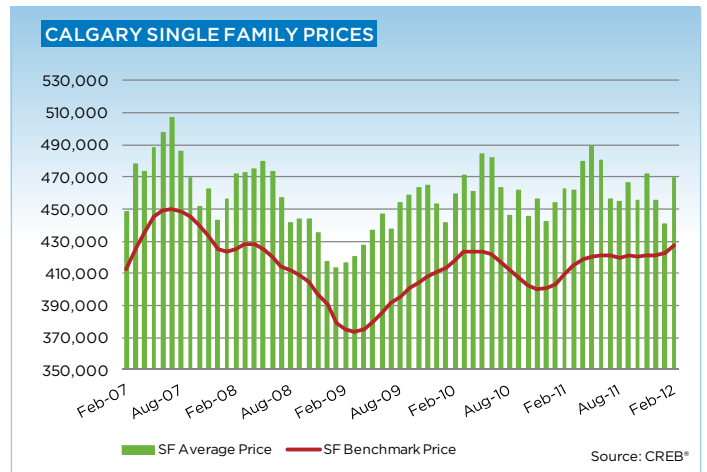
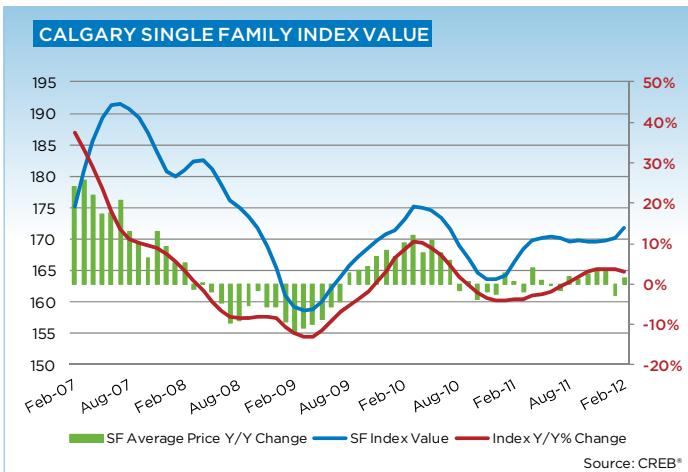
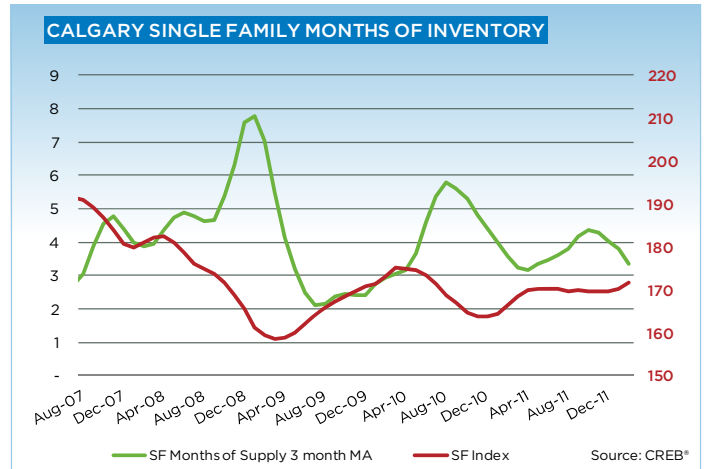
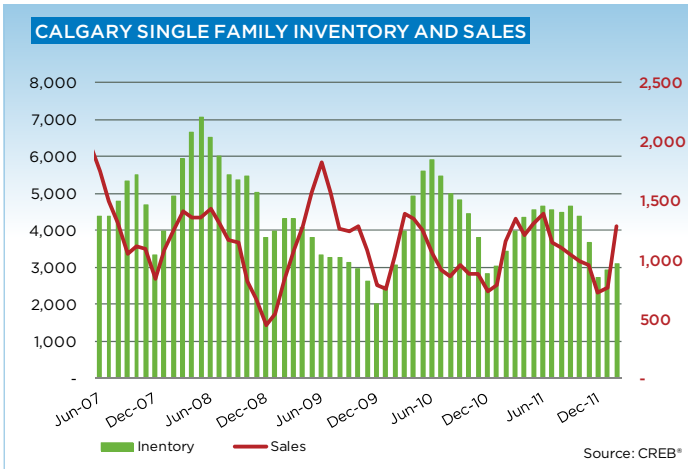
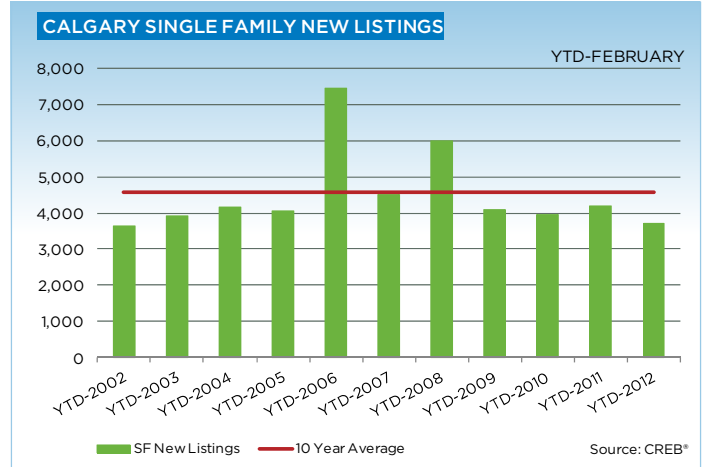
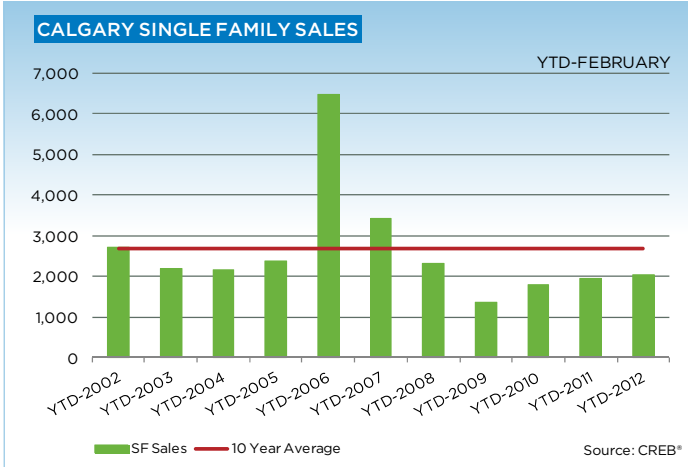
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	782	1,158	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	955	717	13,122
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,031	2,095	2,303	1,773	1,275	753	24,056
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	462,143	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	472,035	454,992	466,755
Benchmark Price	403,300	409,300	414,700	418,500	420,000	421,000	421,300	419,900	420,900	420,600	421,200	421,400	
Index	164	167	168	170	170	170	170	170	170	170	170	170	
<b>2012</b>													
Sales	764	1,284											2,048
New Listings	1,716	1,998											3,714
Active Listings	2,918	3,093											
AverageDOM	59	48											52
Average Price	440,639	469,726											458,875
Benchmark Price	422,600	427,000											
Index	170	172											

	Feb-12	Feb-11	YTD2012	YTD2011
<b>Calgary SF</b>				
>\$100,000	1	-	1	0
\$100,000 - \$199,999	13	17	27	27
\$200,000 - \$299,999	146	137	264	250
\$300,000 - \$349,999	223	207	350	363
\$350,000 - \$399,999	212	218	342	356
\$400,000 - \$449,999	161	171	261	274
\$450,000 - \$499,999	136	114	215	175
\$500,000 - \$549,999	106	65	169	113
\$550,000 - \$599,999	70	49	105	88
\$600,000 - \$649,999	40	29	63	51
\$650,000 - \$699,999	48	35	61	58
\$700,000 - \$799,999	50	41	75	67
\$800,000 - \$899,999	28	24	38	39
\$900,000 - \$999,999	10	16	22	20
\$1,000,000 - \$1,249,999	24	14	33	19
\$1,250,000 - \$1,499,999	8	8	11	17
\$1,500,000 - \$1,749,999	3	5	4	8
\$1,175,000 - \$1,999,999	1	2	2	5
\$2,000,000 - \$2,499,999	3	3	4	6
\$2,500,000 - \$2,999,999	1	2	1	3
\$3,000,000 - \$3,499,999	-	1	0	1
\$3,500,000 - \$3,999,999	-	-	0	0
\$4,000,000 +	-	-	0	0
	1,284	1,158	2048	1940





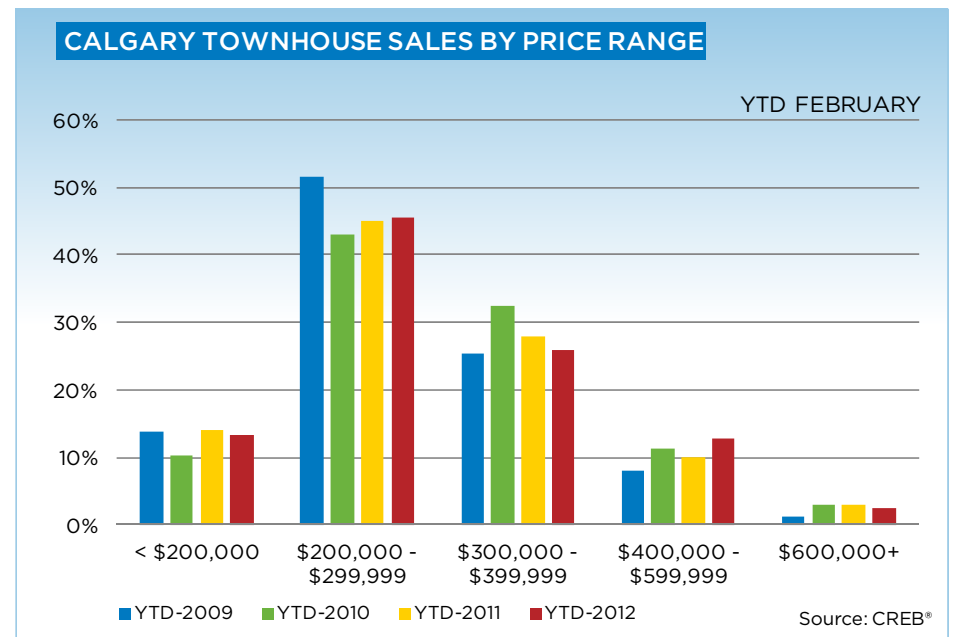
# CITY OF CALGARY SINGLE FAMILY



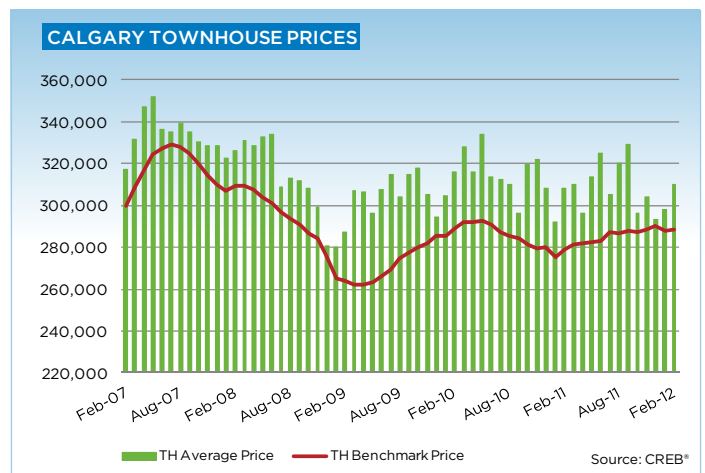
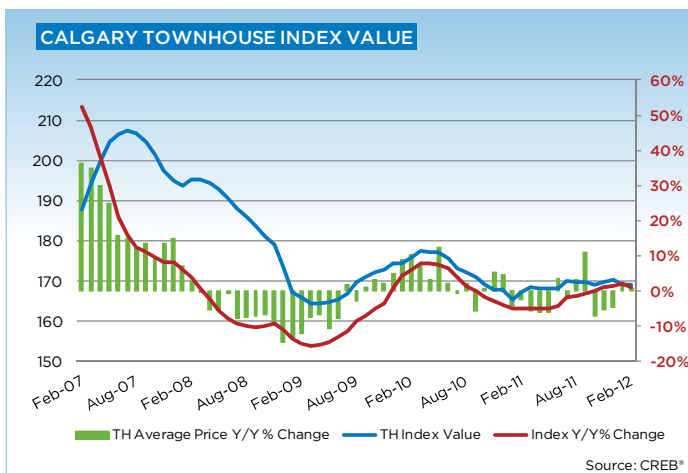
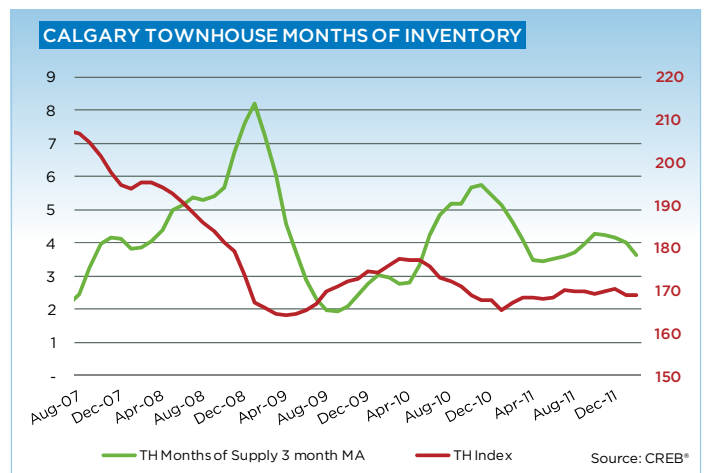
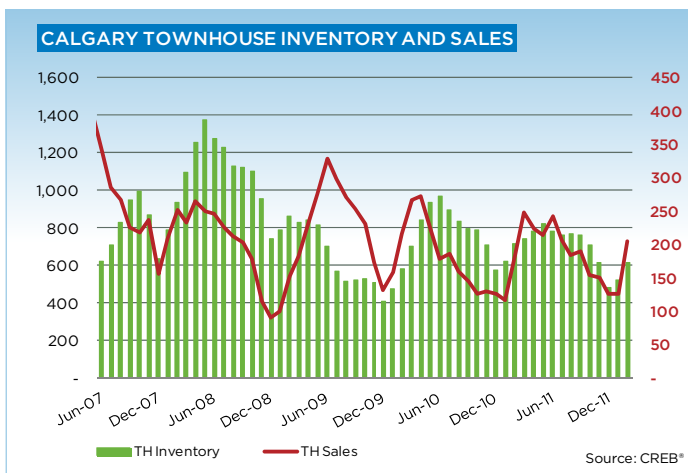
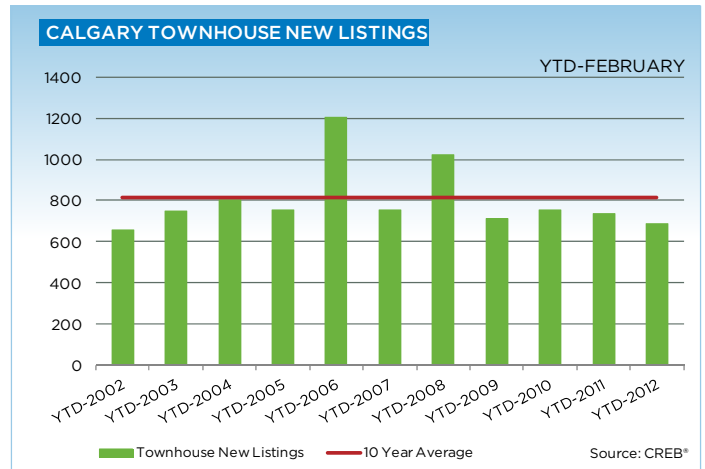
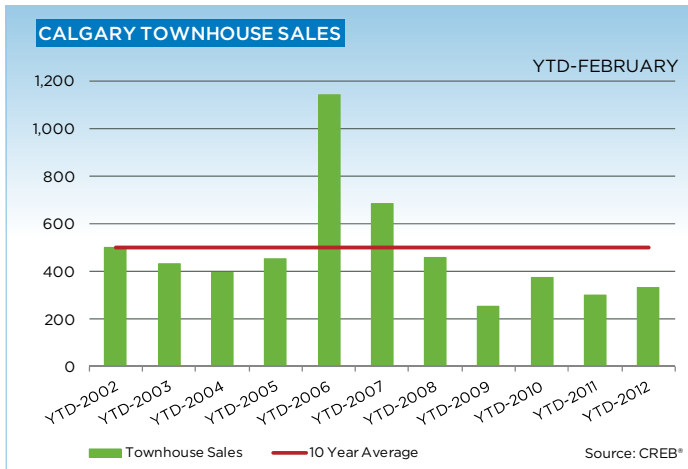
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	116	184	248	224	214	242	206	184	190	154	150	126	2,238
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	62	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	293,179	309,218
Benchmark Price	275,500	279,000	281,400	281,600	282,500	283,200	287,300	286,800	287,900	287,000	288,500	290,500	
Index	165	167	168	168	168	168	170	170	170	169	170	170	
<b>2012</b>													
Sales	126	205											331
New Listings	311	376											687
Active Listings	520	612											
AverageDOM	61	51											54
Average Price	297,918	310,047											305,430
Benchmark Price	287,900	288,600											
Index	169	169											

	Feb-12	Feb-11	YTD2012	YTD2011
<b>Calgary Townhouse</b>				
>\$100,000	0	0	0	1
\$100,000 - \$199,999	25	20	44	41
\$200,000 - \$299,999	91	79	151	135
\$300,000 - \$349,999	34	33	54	45
\$350,000 - \$399,999	22	25	32	39
\$400,000 - \$449,999	7	15	13	18
\$450,000 - \$499,999	8	4	12	6
\$500,000 - \$549,999	6	2	9	3
\$550,000 - \$599,999	0	0	8	3
\$600,000 - \$649,999	1	1	1	1
\$650,000 - \$699,999	2	1	3	3
\$700,000 - \$799,999	1	2	2	4
\$800,000 - \$899,999	0	0	0	1
\$900,000 - \$999,999	1	0	1	0
\$1,000,000 - \$1,249,999	0	0	1	0
\$1,250,000 - \$1,499,999	0	0	0	0
\$1,500,000 - \$1,749,999	0	0	0	0
\$1,750,000 - \$1,999,999	0	0	0	0
\$2,000,000 - \$2,499,999	0	0	0	0
\$2,500,000 - \$2,999,999	0	0	0	0
\$3,000,000 - \$3,499,999	0	0	0	0
\$3,500,000 - \$3,999,999	0	0	0	0
\$4,000,000 +	0	0	0	0
	198	182	331	300



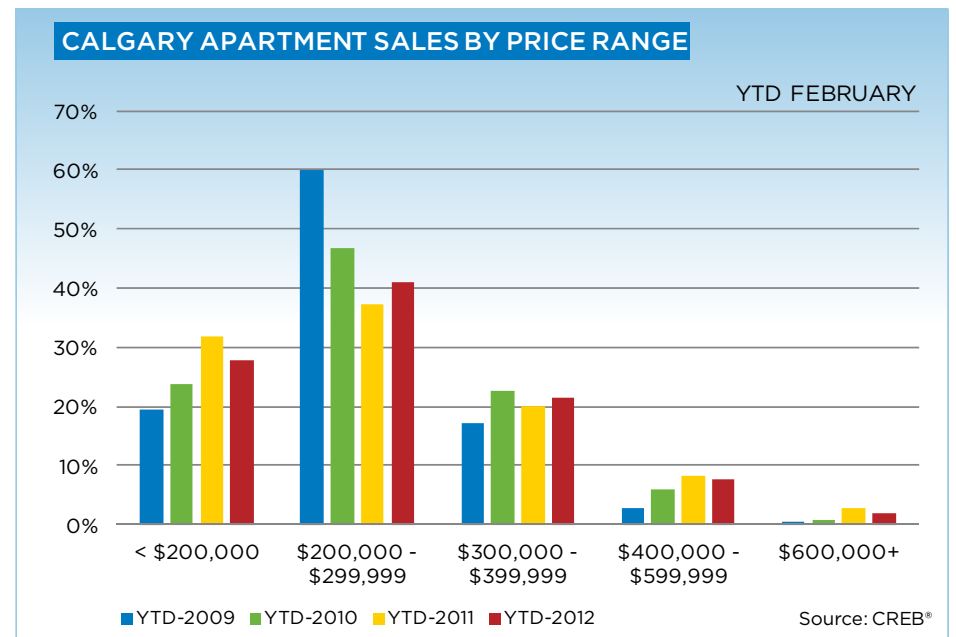
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



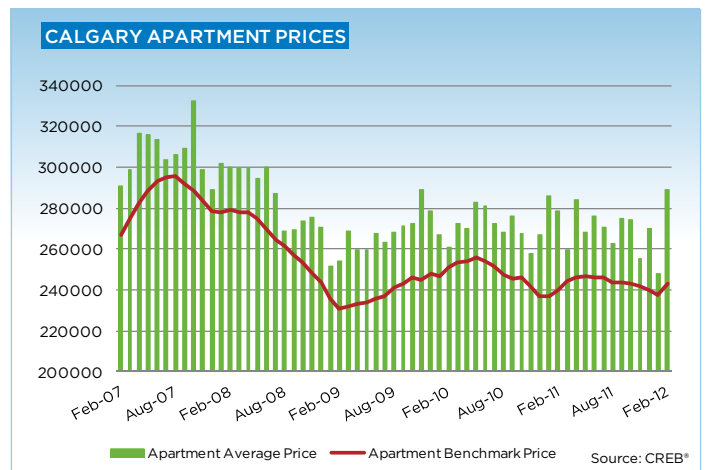
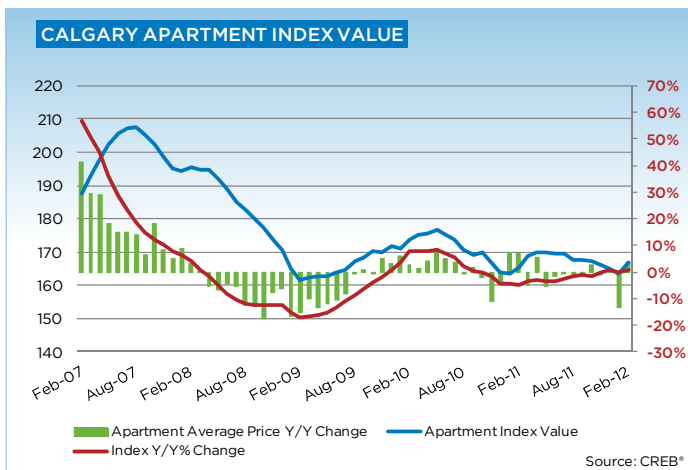
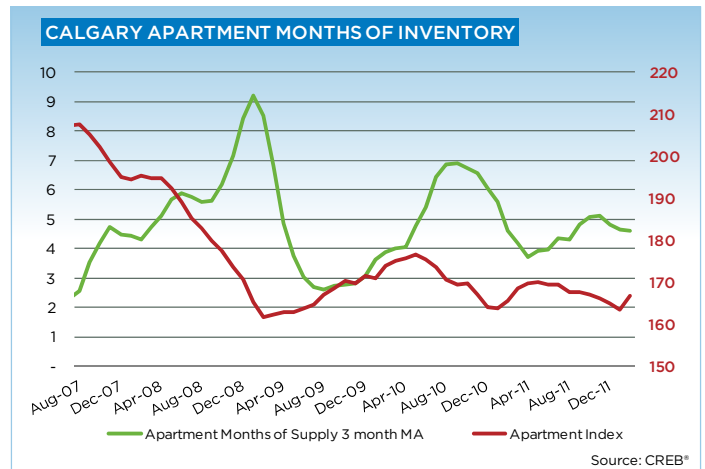
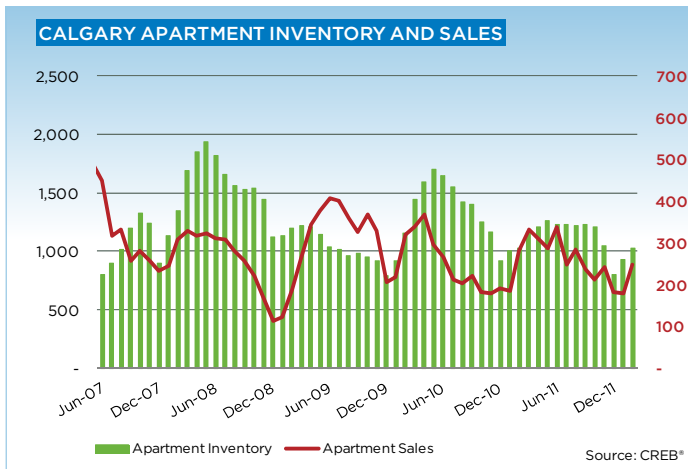
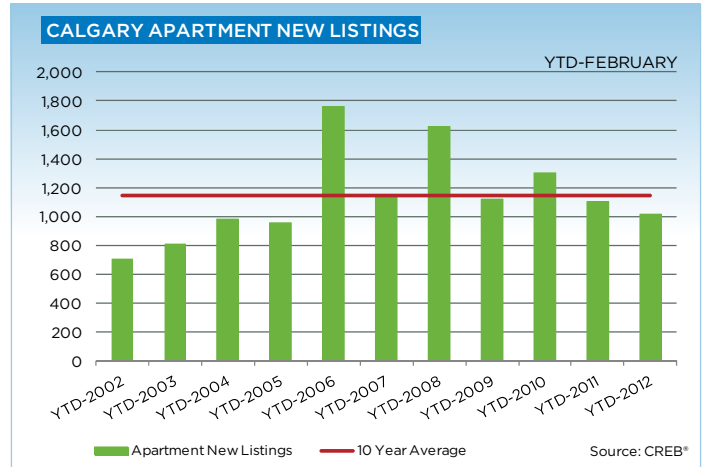
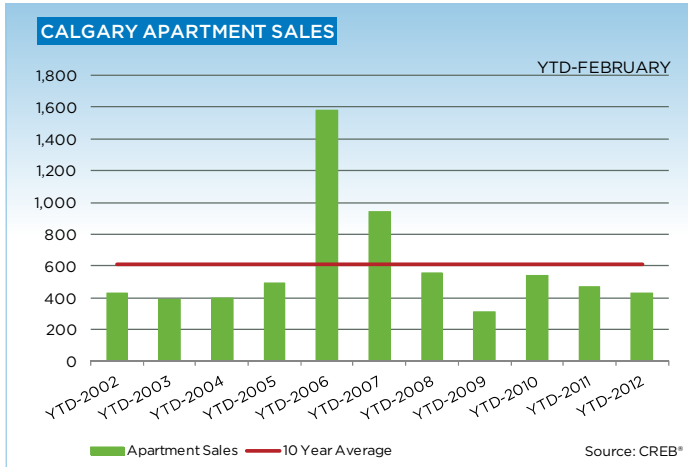
# CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
AverageDOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	237,100	240,100	244,400	246,400	246,700	246,200	246,100	243,500	243,900	243,200	241,700	239,800	
Index	164	166	169	170	170	170	169	168	168	167	166	165	
<b>2012</b>													
Sales	179	248											427
New Listings	503	510											1,013
Active Listings	929	1,031											
AverageDOM	64	51											56
Average Price	247,837	289,023											271,758
Benchmark Price	237,500	242,900											
Index	163	167											

Calgary Apartment	Feb-12	Feb-11	YTD2012	YTD2011
>\$100,000	2	3	4	3
\$100,000 - \$199,999	54	79	115	145
\$200,000 - \$299,999	108	114	175	174
\$300,000 - \$349,999	30	31	54	53
\$350,000 - \$399,999	23	22	38	41
\$400,000 - \$449,999	13	2	16	9
\$450,000 - \$499,999	2	10	4	13
\$500,000 - \$549,999	5	4	6	6
\$550,000 - \$599,999	5	7	7	10
\$600,000 - \$649,999	3	2	3	2
\$650,000 - \$699,999	-	3	1	4
\$700,000 - \$799,999	1	-	2	-
\$800,000 - \$899,999	-	3	-	5
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	1	-	1	-
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	248	281	427	467



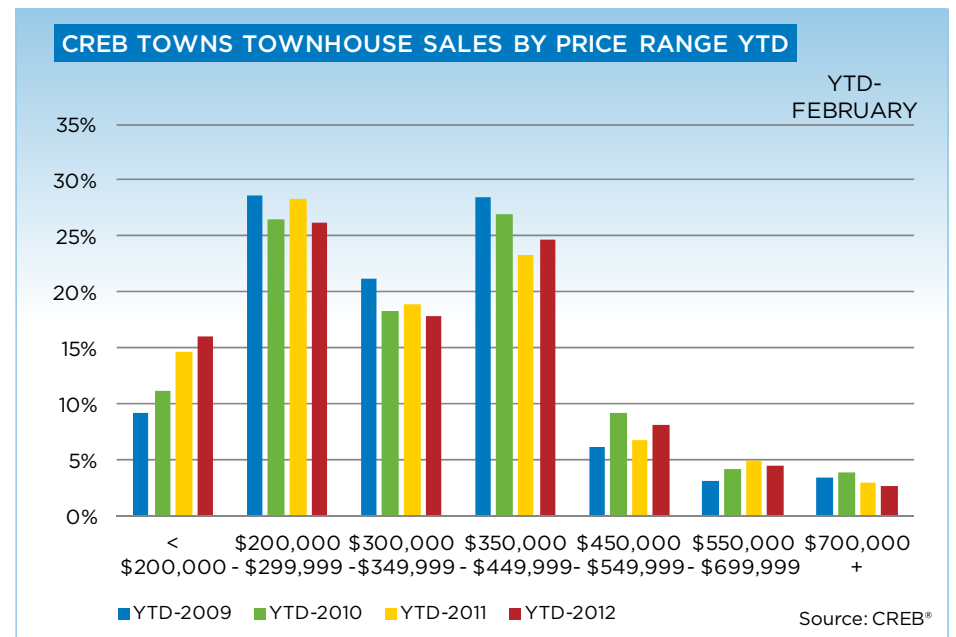
# CITY OF CALGARY CONDOMINIUM APARTMENTS



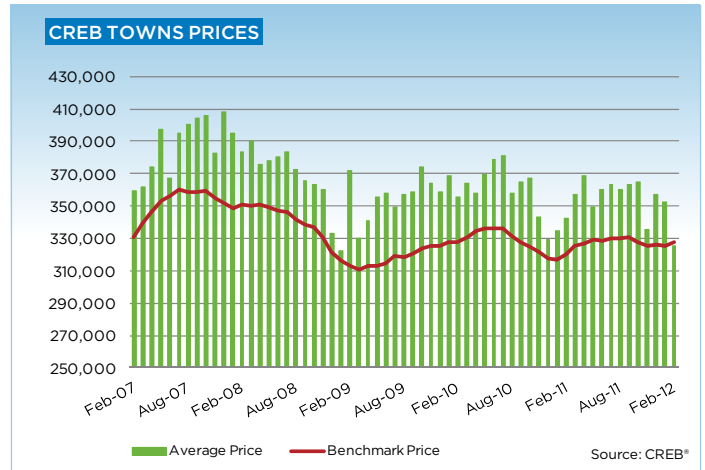
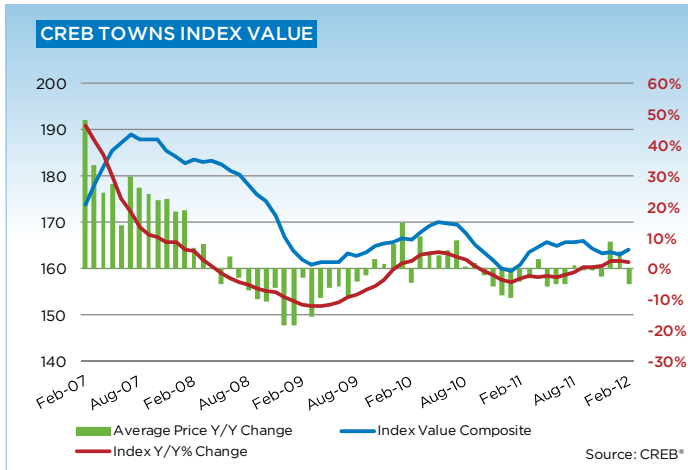
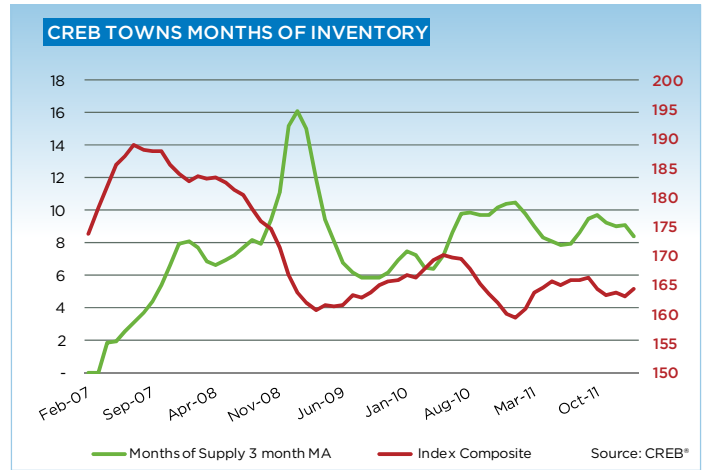
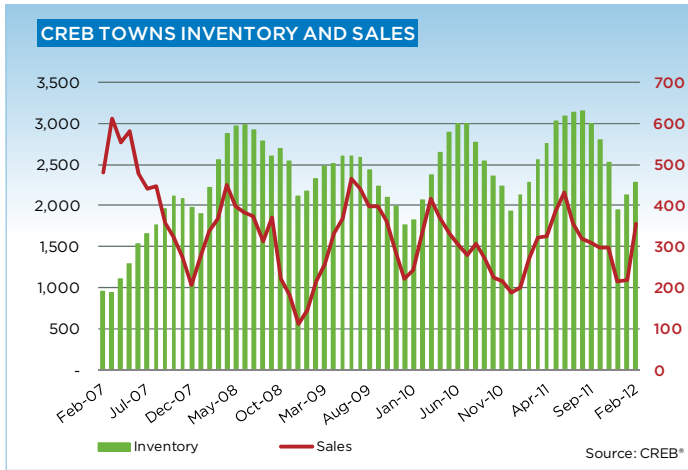
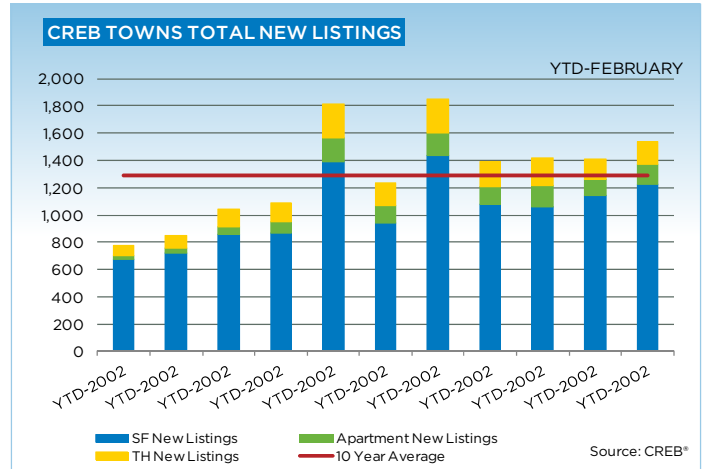
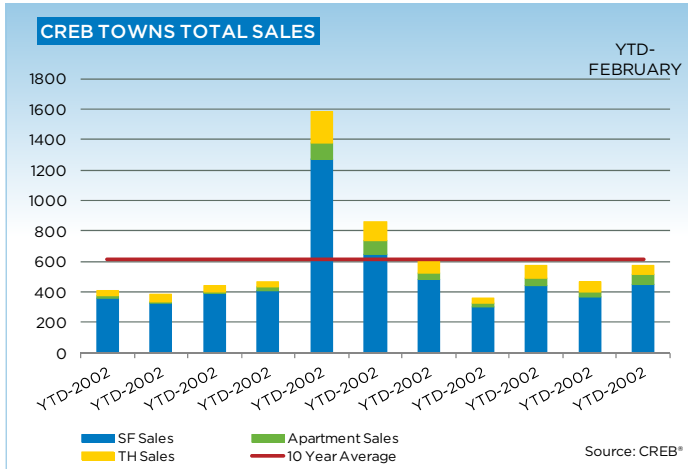
**CREB® TOWNS**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	199	270	322	324	386	431	355	318	309	296	298	216	3,724
New Listings	688	717	891	865	1,011	921	848	799	707	686	479	327	8,939
Active Listings	2,121	2,274	2,549	2,757	3,029	3,081	3,141	3,153	3,000	2,793	2,531	1,941	
AverageDOM	82	83	74	81	77	68	80	75	85	83	82	90	79
Average Price	334,831	342,161	357,231	368,806	349,124	359,951	363,172	360,359	363,356	365,105	335,414	357,287	355,648
Benchmark Price	316,600	319,600	325,000	327,000	329,400	328,300	329,700	329,700	330,800	327,800	325,300	326,300	
Index	159	161	164	165	166	165	166	166	166	164	163	164	
<b>2012</b>													
Sales	218	356											574
New Listings	731	804											1,535
Active Listings	2,129	2,285											
AverageDOM	102	80											88
Average Price	352,113	325,239											335,445
Benchmark Price	325,200	327,700											
Index	163	164											

	Feb-12	Feb-11	YTD2012	YTD2011
<b>CREB Towns</b>				
>\$100,000	18	4	24	8
\$100,000 - \$199,999	44	26	68	61
\$200,000 - \$299,999	92	79	150	133
\$300,000 - \$ 349,999	63	53	102	89
\$350,000 - \$399,999	57	43	90	60
\$400,000 - \$449,999	33	27	52	49
\$450,000 - \$499,999	17	6	26	18
\$500,000 - \$549,999	12	9	21	14
\$550,000 - \$599,999	7	8	12	8
\$600,000 - \$649,999	5	4	11	5
\$650,000 - \$699,999	2	4	3	10
\$700,000 - \$799,999	3	4	7	5
\$800,000 - \$899,999	1	-	2	3
\$900,000 - \$999,999	1	1	2	2
\$1,000,000 - \$1,249,999	-	1	2	1
\$1,250,000 - \$1,499,999	1	1	2	2
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,175,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	356	270	574	469



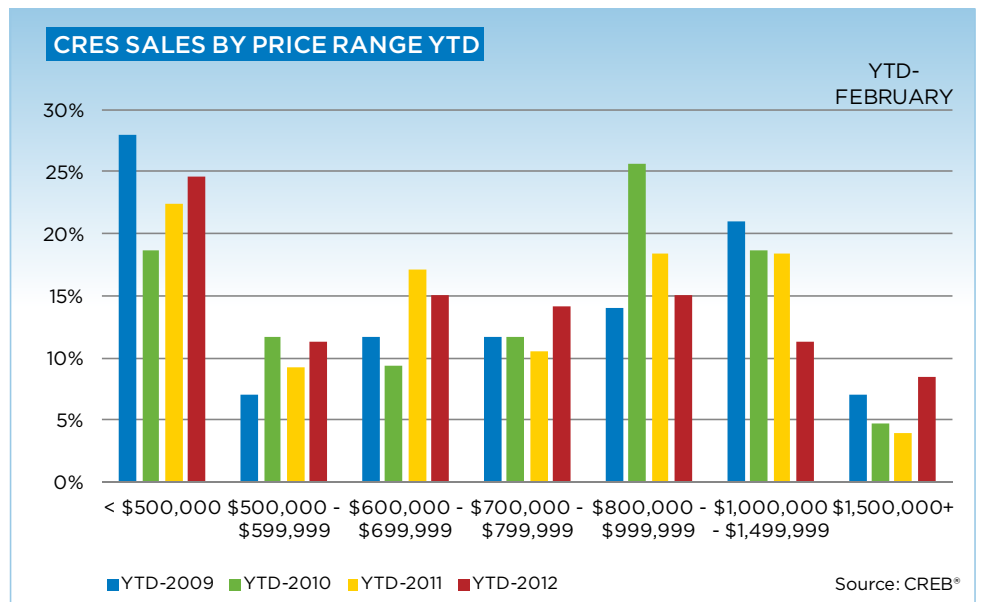
# CREB® TOWNS



**CREB® COUNTRY RESIDENTIAL**

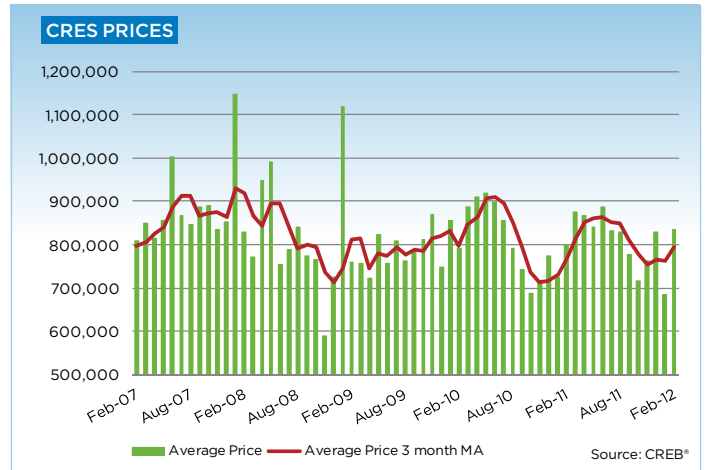
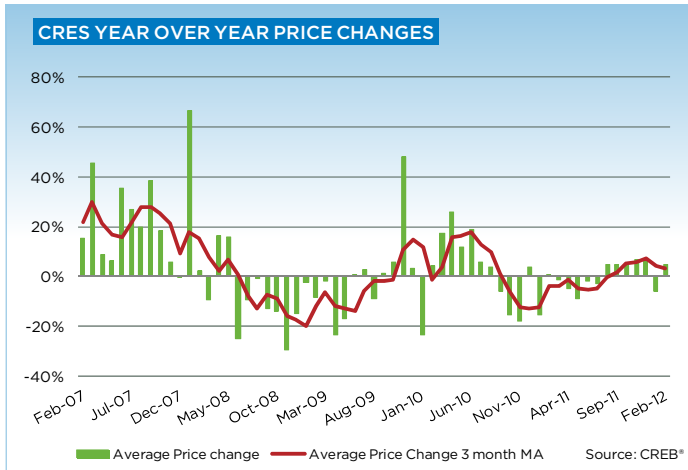
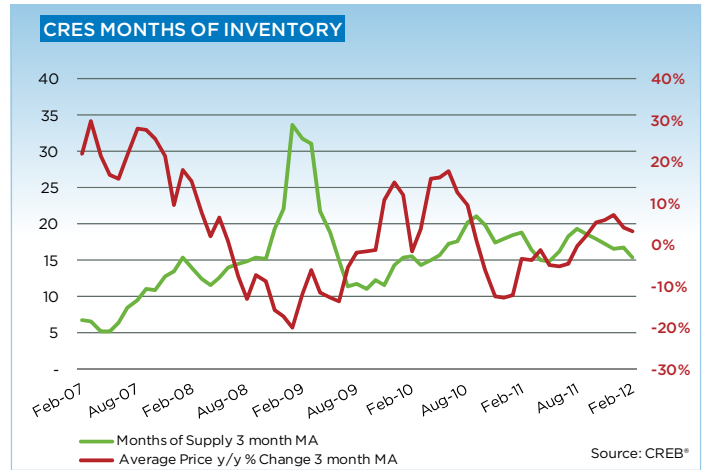
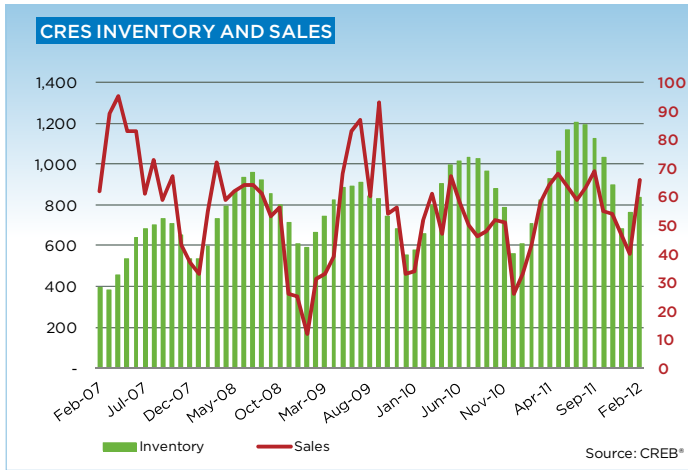
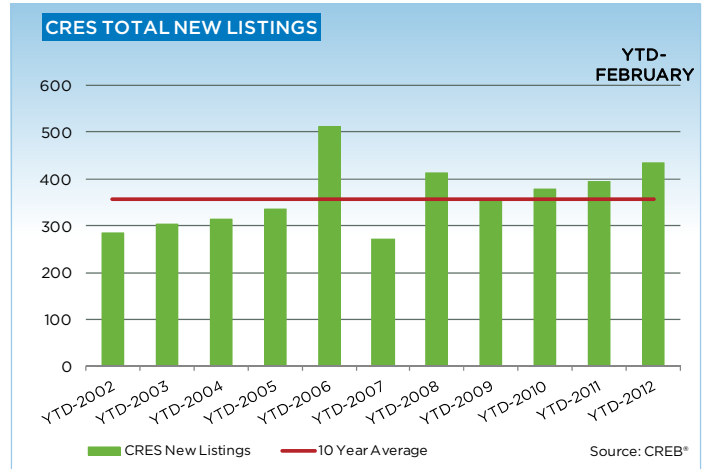
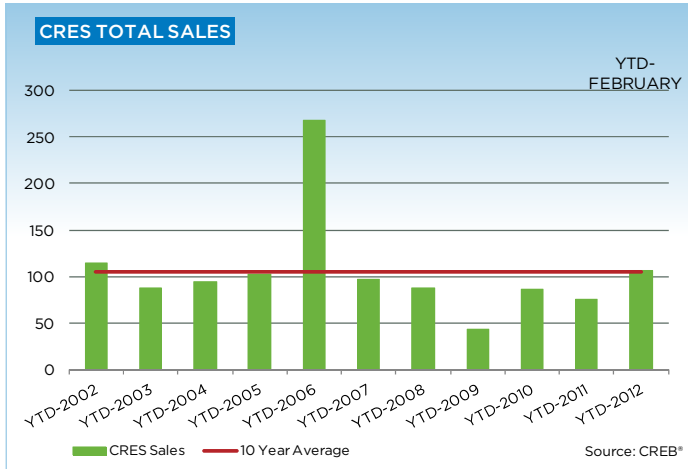
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	313	242	225	224	169	133	98	2,586
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
AverageDOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
<b>2012</b>													
Sales	40	66											106
New Listings	214	221											435
Active Listings	760	837											
AverageDOM	126	94											106
Average Price	684,900	835,637											778,755

	Feb-12	Feb-11	YTD2012	YTD2011
<b>CRES</b>				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	1	1	3	1
\$200,000 - \$299,999	2	1	5	4
\$300,000 - \$349,999	4	1	8	3
\$350,000 - \$399,999	2	1	3	4
\$400,000 - \$449,999	2	2	2	3
\$450,000 - \$499,999	3	2	3	2
\$500,000 - \$549,999	3	-	6	1
\$550,000 - \$599,999	4	3	6	6
\$600,000 - \$649,999	4	4	6	5
\$650,000 - \$699,999	6	8	10	8
\$700,000 - \$799,999	11	3	15	8
\$800,000 - \$899,999	8	3	13	7
\$900,000 - \$999,999	2	4	3	7
\$1,000,000 - \$1,249,999	5	5	9	11
\$1,250,000 - \$1,499,999	3	2	3	3
\$1,500,000 - \$1,749,999	1	2	3	2
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	3	1	3	1
\$2,500,000 - \$2,999,999	2	-	2	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	66	43	106	76





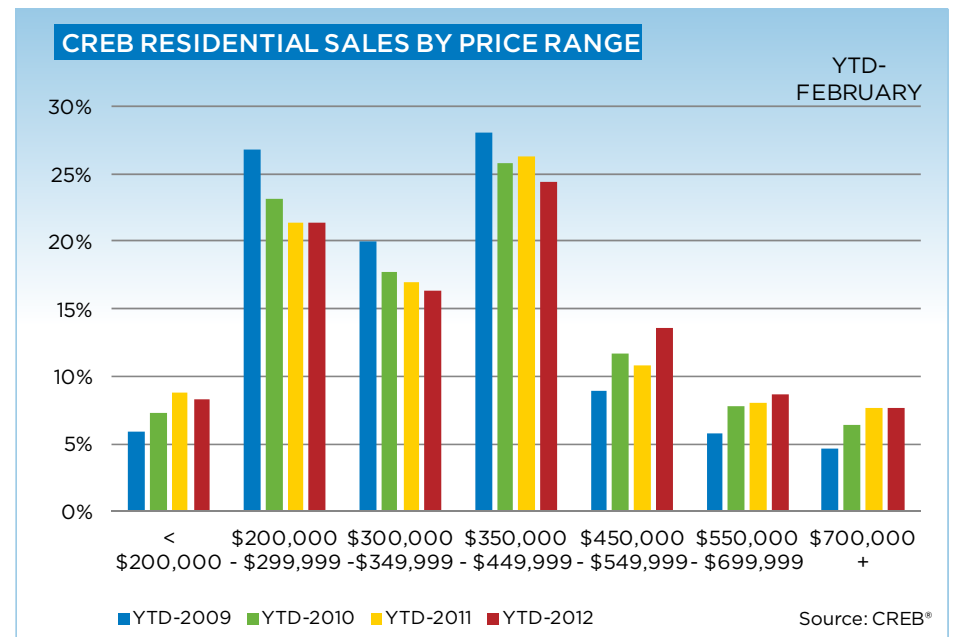
# CREB® COUNTRY RESIDENTIAL



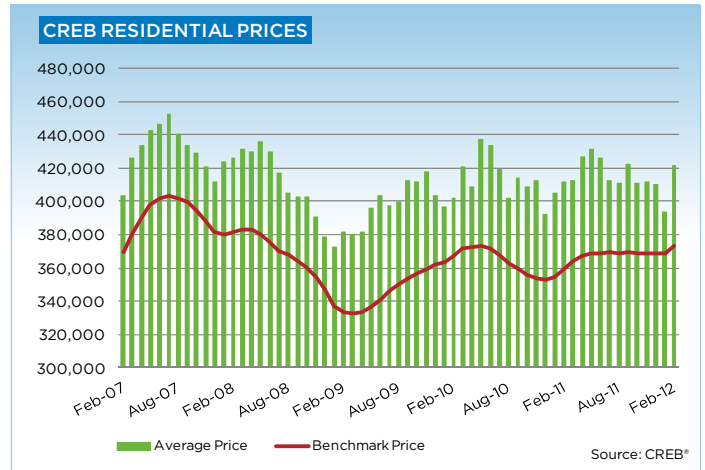
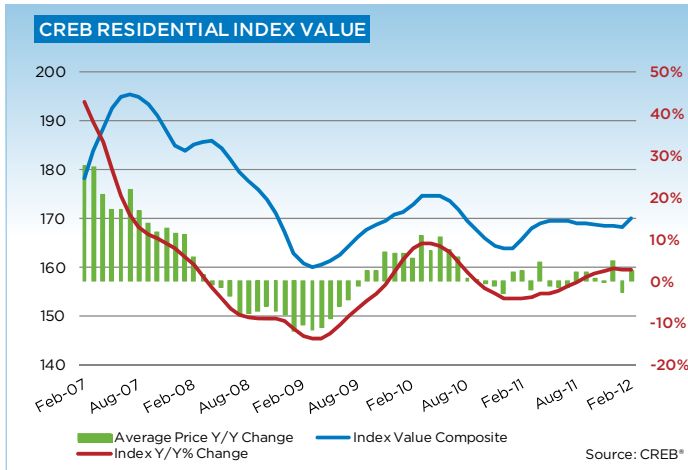
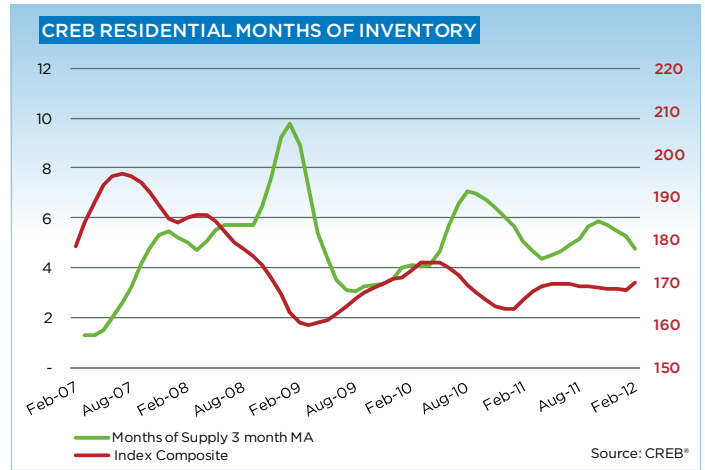
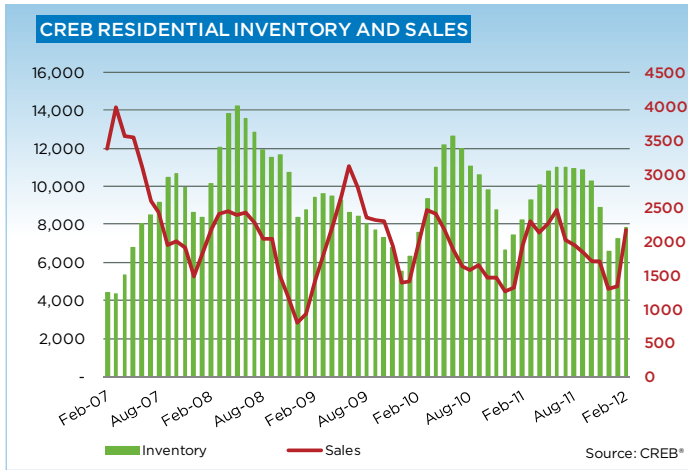
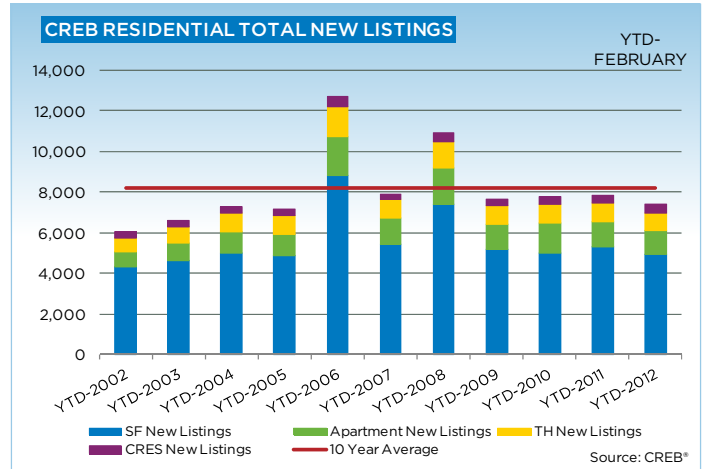
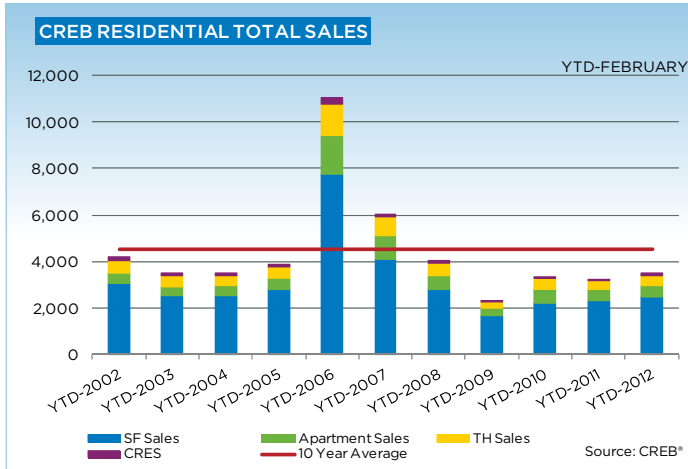
# CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,316	1,936	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,699	1,290	22,902
New Listings	3,676	4,156	4,544	4,372	4,866	4,588	3,947	3,986	4,135	3,386	2,452	1,501	45,609
Active Listings	7,434	8,234	9,309	10,082	10,798	11,014	10,980	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	55
Average Price	404,637	411,686	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	411,560	410,169	416,862
Benchmark Price	354,100	359,200	364,100	367,000	368,500	368,900	369,700	368,400	369,300	368,700	368,700	368,800	
Index	164	166	168	169	169	169	170	169	169	169	168	168	
<b>2012</b>													
Sales	1,328	2,160											3,488
New Listings	3,477	3,909											7,386
Active Listings	7,256	7,858											
AverageDOM	69	56											60
Average Price	393,780	421,075											410,683
Benchmark Price	368,800	373,000											
Index	168	170											

	Feb-12	Feb-11	YTD2012	YTD2011
<b>CREB Total</b>				
>\$100,000	21	7	31	12
\$100,000 - \$199,999	137	143	257	275
\$200,000 - \$299,999	440	410	747	696
\$300,000 - \$349,999	354	325	568	553
\$350,000 - \$399,999	316	309	505	500
\$400,000 - \$449,999	216	217	344	353
\$450,000 - \$499,999	166	136	260	214
\$500,000 - \$549,999	132	80	211	137
\$550,000 - \$599,999	93	69	138	115
\$600,000 - \$649,999	53	40	84	64
\$650,000 - \$699,999	58	51	78	83
\$700,000 - \$799,999	66	50	101	84
\$800,000 - \$899,999	37	30	53	55
\$900,000 - \$999,999	14	21	28	29
\$1,000,000 - \$1,249,999	30	20	46	31
\$1,250,000 - \$1,499,999	12	12	16	23
\$1,500,000 - \$1,749,999	4	7	7	11
\$1,175,000 - \$1,999,999	2	2	4	5
\$2,000,000 - \$2,499,999	6	4	7	7
\$2,500,000 - \$2,999,999	3	2	3	3
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	2,160	1,936	3,488	3,252



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

**Months of Supply** - Active Listings (Inventory) / sales

**Composite** - includes single family, apartment and townhouse activity

**Average DOM** - Average Days on Market for Sold properties

**SP** - Sales Price

**LP** - List Price

**Sales \$ / List \$** - sales price to list price ratio

**CREs** - Country residential properties

**YTD** - Year to Date

**3 month MA** - 3 month Moving Average

## HOW THESE STATISTICS ARE CALCULATED

In order to align our data with the MLS® Home Price Index (HPI), we made several changes to the data that we report, as well as the monthly statistics.

The new package provides more information and data exclusions provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

A summary of these changes is available below:

### MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CREs), City of Calgary, City of Calgary Single Family, City of Calgary Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

**All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.**

### CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - include all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to best reflect the adjustments made to the data.

### TOTAL MLS®

- Changed to **CREB® Total Residential** and excludes the following:
- Excludes: Rural Land, Country Recreational (CREC),
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC inventories could be pulled out of the total MLS® inventory data. No adjustments could be made for Vacant Lots, Time Shares and Parking Stalls, indicating historic figures could be slightly overstated compared to current numbers.

## ABOUT CREB®

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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