

A RETURN TO TYPICAL SALES ACTIVITY IN THE CALGARY REGION

Improved activity across all sectors

Calgary, May 1, 2012 - For the month of April 2012, year-over-year sales activity improved across all sectors in the city. Calgary residential sales total 2,200 for the month, a 26 per cent increase over levels recorded last year.

“The growth in full-time employment, combined with improving migration levels, is translating into improved demand for housing,” says Ann-Marie Lurie, CREB® chief economist. “While sales growth does seem exceptionally strong, it is important to keep in perspective that the sales activity in Calgary is returning to levels more consistent with the long-term average.”

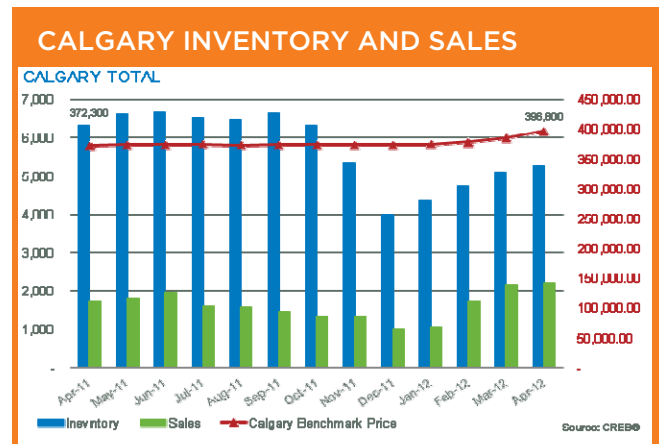
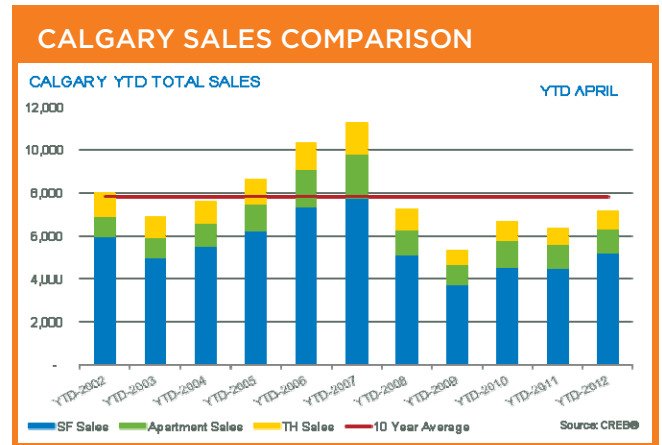
The single-family market continues to tighten, with months of supply dropping below three months. Sales growth continues to outpace new-listings activity, placing downward pressure on inventories. As the market tightens, single-family homes are selling quicker, and there has been some upward pressure on pricing. The MLS® Home Price Index for the month of April recorded a year-over-year price increase of 5.5 per cent for a total benchmark price of \$449,500.

“While the balance between demand and supply in the single-family market has shifted towards sellers’ territory, there are several components that make today’s market different from five years ago,” says Bob Jablonski, president of CREB®. “The main difference is there is still significant supply for consumers in surrounding towns and the condominium market in the city, and the new-home builders do have the ability to absorb some of the excess demand,” Jablonski adds.

After the first four months of the year, the condominium apartment sales totaled 1,133, a 2.2 per cent increase over the same period last year. Tighter supply in the single-family market has translated to improved demand for condominium apartments, and consumers active in this market have a sufficient amount of supply and new listings to choose from.

New condominium apartment listings for the month of April rose by 5.9 per cent compared to last year, and remain at similar levels on a year-to-date basis. As the gap between inventories and sales narrows, the months of supply continues to trend toward levels that are more consistent with a balanced market.

While the condominium apartment market moved into more balanced territory, index prices remain relatively unchanged. The condominium townhouse market is trending in a similar fashion to the single family market, and recorded a year-over-year index price increase of 2.7 per cent. Overall for the month of April, the condominium townhouse and apartment



markets recorded a benchmark price of 294,500 and 248,300, respectively.

“While sales activity and the level of new listings continue to remain below long-term trends, the spring market is definitely on the rise over the previous year,” says Jablonski. “As confidence in the local housing market continues to build, we anticipate a rise in demand, followed by improved listings from those waiting to see some price appreciation prior to listing their home.”

NOTE: The single family benchmark price has been pushed up to levels comparable to those recorded in 2007, but the index continues to remain below peak levels. Why the difference? This is mostly due to the community weighting factor inherent in the benchmark price. The index figure does not have the same bias, and therefore is a better measure of the true price appreciation in the market.

CREB® SUMMARY STATISTICS

	Apr-11	Apr-12	YY % Change	2011YTD	2012YTD	YY % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,133	2,788	30.71%	7,689	8,969	16.65%
Total Sales Volume	\$909,886,938	\$1,198,275,745	31.70%	\$3,188,747,204	\$3,771,183,934	18.27%
New Listings	4,372	4,567	4.46%	16,748	16,702	-0.27%
Active Listings	10,082	9,115	-9.59%	N/A	N/A	
Sales to New Listings Ratio	0.49	0.61	25.13%	0.46	0.54	16.97%
Sales \$ / List \$	96.74%	97.42%	0.69%	96.73%	97.17%	0.43%
Average DOM	52	49	-6.33%	53	53	0.00%
Average Price	\$426,576	\$429,798	0.76%	\$414,715	\$420,469	1.39%
Benchmark Price	\$367,000	\$390,000	6.27%			
Index	169	176	4.02%			
CREB® CITY OF CALGARY						
Total Sales	1,745	2,200	26.07%	6,376	7,167	12.41%
Total Sales Volume	\$734,941,620	\$944,653,848	28.53%	\$2,630,592,988	\$3,014,443,965	14.59%
New Listings	3,254	3,238	-0.49%	12,703	12,002	-5.52%
Active Listings	6,324	5,270	-16.67%	N/A	N/A	
Sales to New Listings Ratio	0.54	0.68	26.70%	0.50	0.60	18.97%
Sales \$ / List \$	97.10%	97.62%	0.52%	96.90%	97.33%	0.42%
Average DOM	45	41	-7.82%	47	46	-2.13%
Average Price	\$421,170	\$429,388	1.95%	\$412,577	\$420,601	1.94%
Benchmark Price	\$372,300	\$396,800	6.58%			
Index	170	177	4.25%			
CREB® TOWNS						
Total Sales	324	498	53.70%	1,115	1,528	37.04%
Total Sales Volume	\$119,493,041	\$181,007,452	51.48%	\$393,536,339	\$538,196,484	36.76%
New Listings	865	1,071	23.82%	3,161	3,695	16.89%
Active Listings	2,757	2,801	1.60%	N/A	N/A	
Sales to New Listings Ratio	0.37	0.46	24.14%	0.35	0.41	17.24%
Sales \$ / List \$	96.70%	97.16%	0.46%	96.88%	97.12%	0.25%
Average DOM	81	72	-10.83%	79	77	-2.53%
Average Price	\$368,806	\$363,469	-1.45%	\$352,947	\$352,223	-0.21%
Benchmark Price	\$327,000	\$335,600	2.63%			
Index	165	168	2.00%			
CREB® CRES						
Total Sales	64	90	40.63%	198	271	36.87%
Total Sales Volume	\$55,452,277	\$72,614,445	30.95%	\$164,617,877	\$217,353,485	32.04%
New Listings	250	256	2.40%	879	1,000	13.77%
Active Listings	925	1,044	12.86%	N/A	N/A	
Sales to New Listings Ratio	0.26	0.35	37.33%	0.23	0.27	20.31%
Sales \$ / List \$	92.28%	95.59%	3.31%	93.80%	95.21%	1.40%
Average DOM	93	93	-0.38%	102	97	-4.90%
Average Price	\$866,442	\$806,827	-6.88%	\$831,403	\$802,042	-3.53%
Median Price	\$810,500	\$685,648	-15.40%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

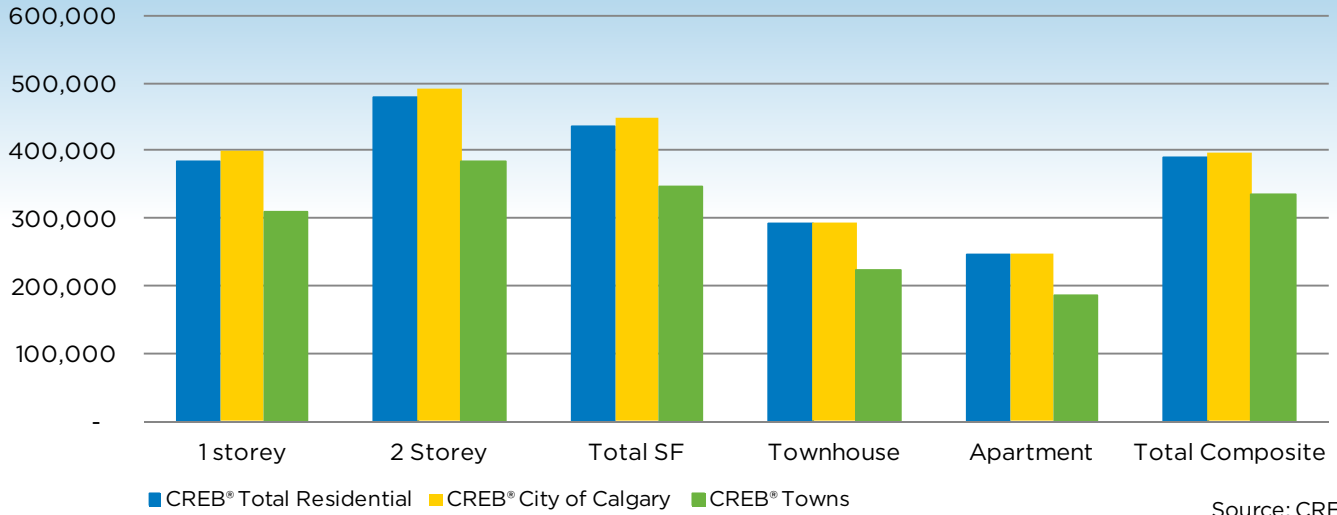
	Apr-11	Apr-12	YY % Change	2011YTD	2012YTD	YY % Change
SINGLE FAMILY						
Total Sales	1,211	1,582	30.64%	4,495	5,202	15.73%
Total Sales Volume	\$580,437,294	\$764,926,549	31.78%	\$2,090,806,082	\$2,447,683,317	17.07%
New Listings	2,285	2,285	0.00%	8,896	8,347	-6.17%
Active Listings	4,327	3,501	-19.09%	N/A	N/A	
Sales to New Listings Ratio	0.53	0.69	30.64%	0.51	0.62	23.34%
Sales \$ / List \$	97.20%	97.75%	0.55%	96.96%	97.41%	0.45%
Average DOM	41	38	-6.90%	44	44	0.00%
Average Price	\$479,304	\$483,519	0.88%	\$465,140	\$470,527	1.16%
Benchmark Price	\$418,500	\$449,500	7.41%			
Index	170	179	5.48%			
CONDO APARTMENT						
Total Sales	310	351	13.23%	1,109	1,133	2.16%
Total Sales Volume	\$88,133,361	\$94,043,876	6.71%	\$305,953,432	\$306,518,361	0.18%
New Listings	564	597	5.85%	2,261	2,255	-0.27%
Active Listings	1,213	1,157	-4.62%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.59	6.97%	0.49	0.50	2.44%
Sales \$ / List \$	96.78%	96.99%	0.21%	96.45%	96.83%	0.37%
Average DOM	51	50	-2.75%	53	51	-3.77%
Average Price	\$284,301	\$267,931	-5.76%	\$275,882	\$270,537	-1.94%
Benchmark Price	\$246,400	\$248,300	0.77%			
Index	170	170	0.12%			
CONDO TOWNHOUSE						
Total Sales	224	267	19.20%	772	832	7.77%
Total Sales Volume	\$66,370,965	\$85,683,423	29.10%	\$233,833,474	\$260,242,287	11.29%
New Listings	405	356	-12.10%	1,546	1,400	-9.44%
Active Listings	784	612	-21.94%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.75	35.60%	0.50	0.59	19.01%
Sales \$ / List \$	96.65%	97.16%	0.51%	96.98%	97.16%	0.18%
Average DOM	57	49	-13.86%	54	51	-5.56%
Average Price	\$296,299	\$320,912	8.31%	\$302,893	\$312,791	3.27%
Benchmark Price	\$281,600	\$294,500	4.58%			
Index	168	173	2.68%			

MLS® HPI SUMMARY

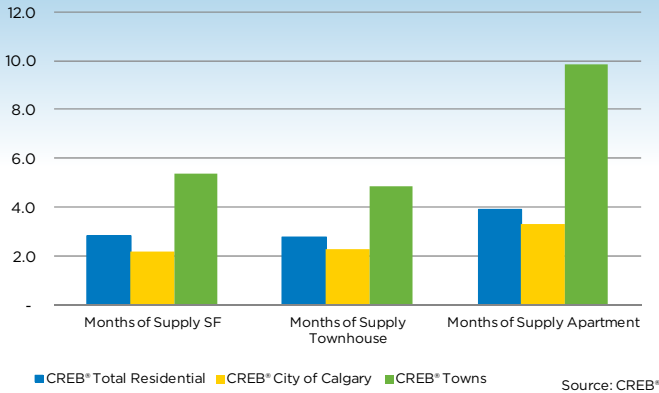
	April 2012		% Changes				
	Benchmark Price	Index (HPI)	Mar-12	Oct-11	Apr-11	Apr-09	Apr-07
CREB® TOTAL RESIDENTIAL							
Single Family	434,800	178	2.6%	5.2%	5.0%	11.5%	-4.0%
Townhouse	291,200	173	0.5%	1.9%	2.5%	4.9%	-13.3%
Apartment	247,100	170	0.2%	1.7%	0.1%	4.4%	-14.2%
COMPOSITE	390,000	176	2.0%	4.3%	4.0%	9.6%	-6.7%
CREB® TOWNS							
Single Family	345,000	168	1.9%	2.5%	2.3%	4.4%	-6.8%
Townhouse	223,800	171	-0.9%	-2.5%	-1.3%	0.5%	-12.1%
Apartment	185,200	159	1.7%	-1.4%	-2.1%	-1.7%	-24.4%
COMPOSITE	335,600	168	1.8%	2.2%	2.0%	4.0%	-7.6%
CREB® CITY OF CALGARY							
Single Family	449,500	179	2.7%	5.6%	5.5%	12.7%	-3.5%
Townhouse	294,500	173	0.6%	2.1%	2.7%	5.1%	-13.3%
Apartment	248,300	170	0.2%	1.7%	0.1%	4.5%	-14.0%
COMPOSITE	396,800	177	2.1%	4.6%	4.2%	10.4%	-6.6%

COMPARISONS

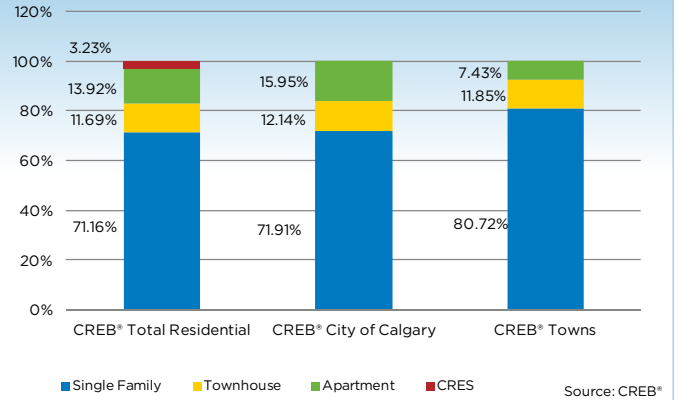
Benchmark Price - April



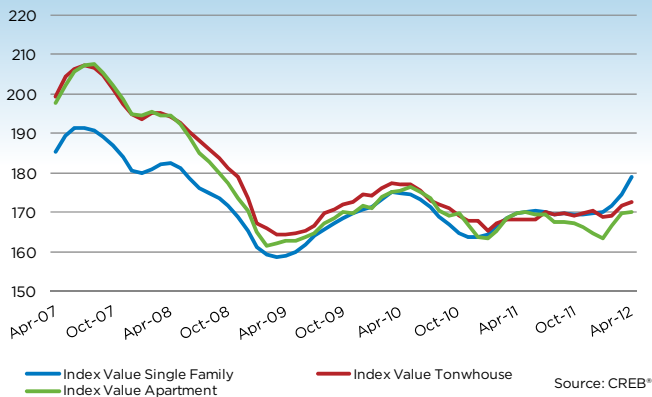
Months of Supply - April



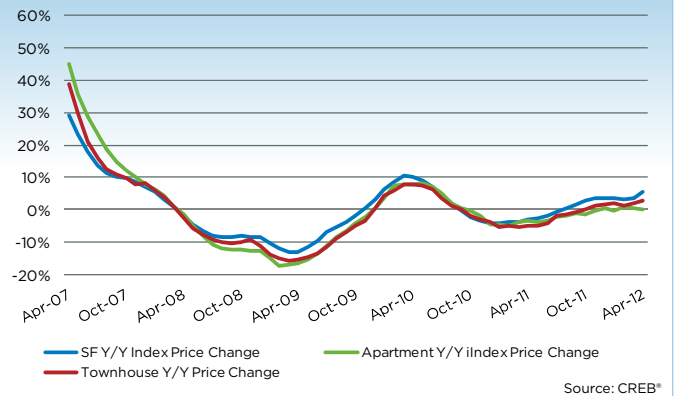
Sales Distribution - April



CALGARY INDEX VALUE



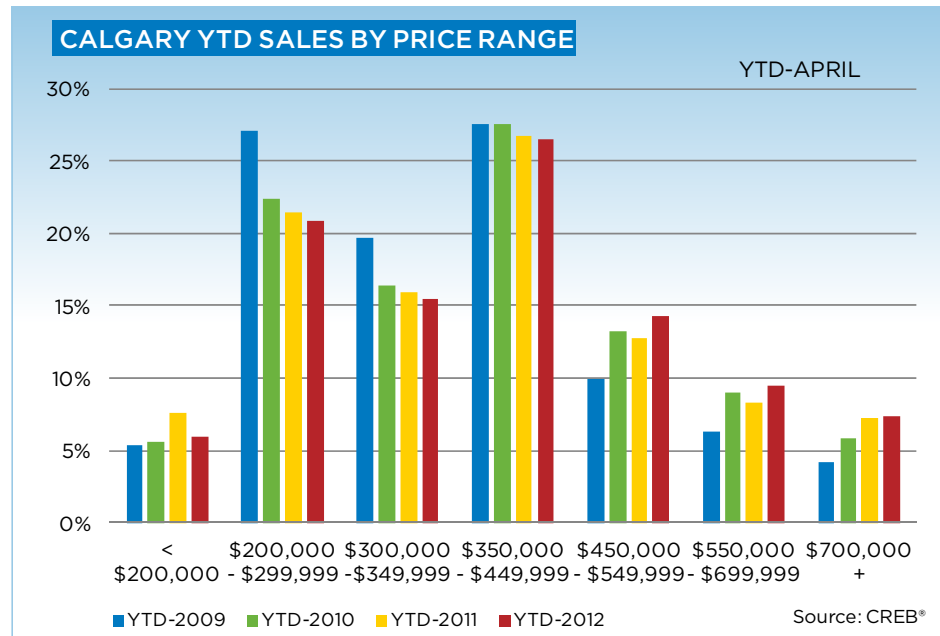
CALGARY YEAR OVER YEAR PRICE CHANGES



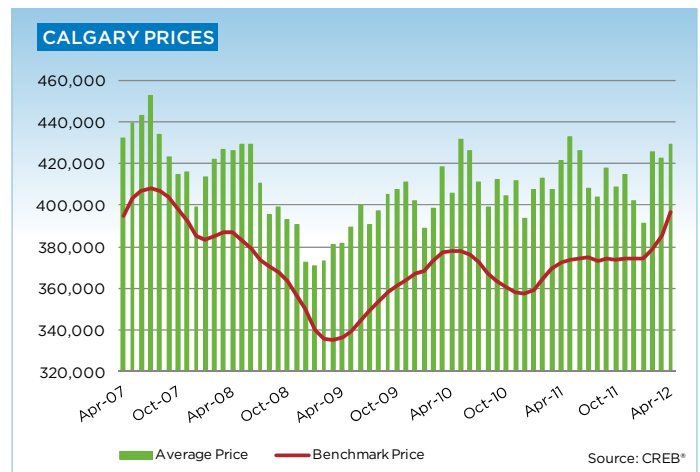
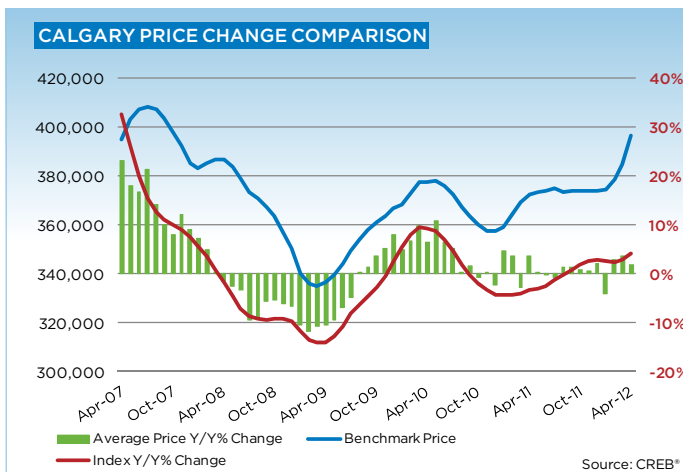
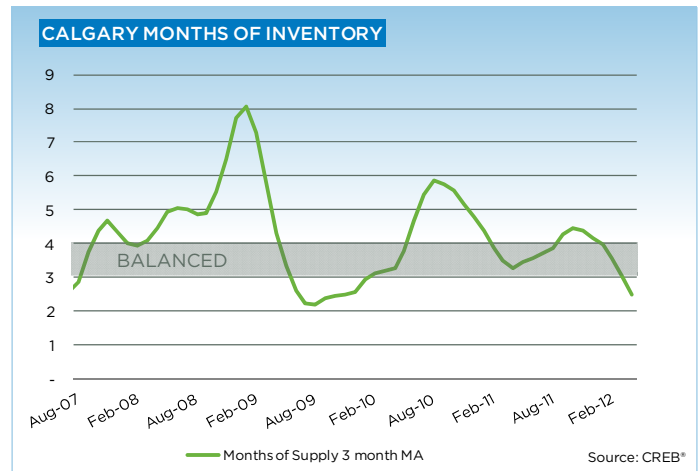
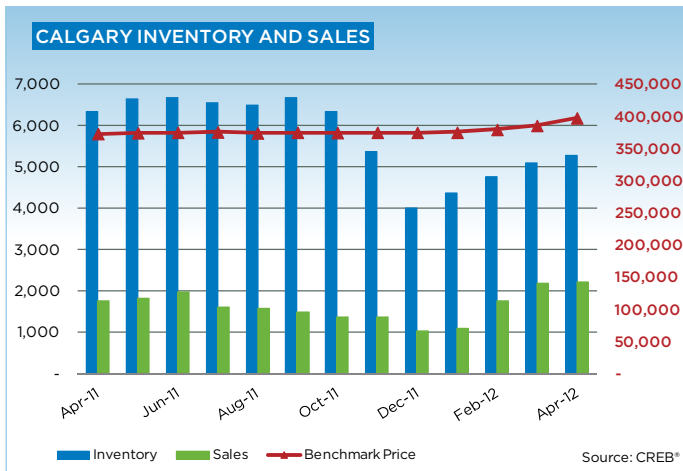
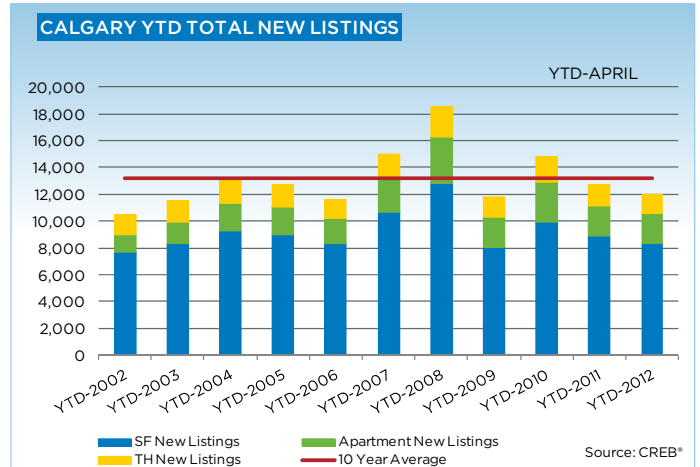
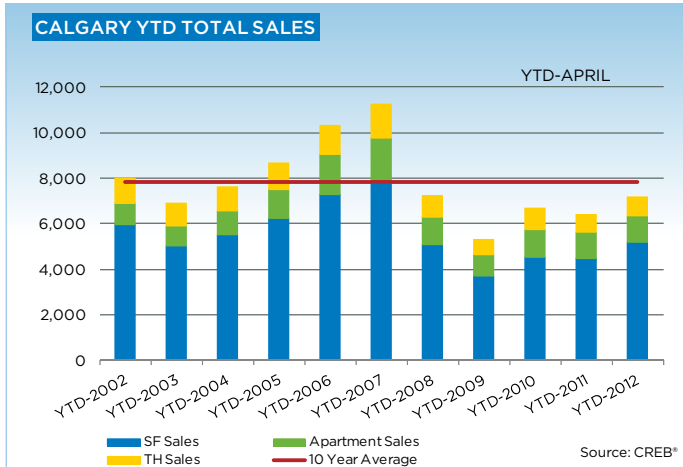
CITY OF CALGARY TOTAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	374,554
Index	164	166	168	170	170	170	170	169	169	169	169	169	169
2012													
Sales	1,068	1,733	2,166	2,200									7,167
New Listings	2,530	2,883	3,351	3,238									12,002
Active Listings	4,367	4,736	5,092	5,270									
AverageDOM	60	49	42	41									46
Average Price	391,372	425,277	422,345	429,388									420,601
Benchmark Price	374,400	378,800	385,000	396,800									
Index	169	171	173	177									

	Apr-11	Apr-12	YTD2011	YTD2012
Calgary Total				
>\$100,000	4	1	19	11
\$100,000 - \$199,999	124	113	465	417
\$200,000 - \$299,999	371	433	1,370	1,491
\$300,000 - \$349,999	260	340	1,012	1,111
\$350,000 - \$399,999	260	320	1,017	1,059
\$400,000 - \$449,999	188	272	687	842
\$450,000 - \$499,999	142	197	510	581
\$500,000 - \$549,999	97	146	302	445
\$550,000 - \$599,999	63	89	229	302
\$600,000 - \$649,999	60	82	154	227
\$650,000 - \$699,999	37	44	149	153
\$700,000 - \$799,999	47	63	161	200
\$800,000 - \$899,999	37	31	111	99
\$900,000 - \$999,999	17	21	46	67
\$1,000,000 - \$1,249,999	16	19	50	80
\$1,250,000 - \$1,499,999	9	11	38	35
\$1,500,000 - \$1,749,999	3	5	15	20
\$1,175,000 - \$1,999,999	3	3	17	8
\$2,000,000 - \$2,499,999	4	4	13	11
\$2,500,000 - \$2,999,999	1	4	7	6
\$3,000,000 - \$3,499,999	1	1	2	1
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	1	1	1
	1,745	2,200	6,376	7,167



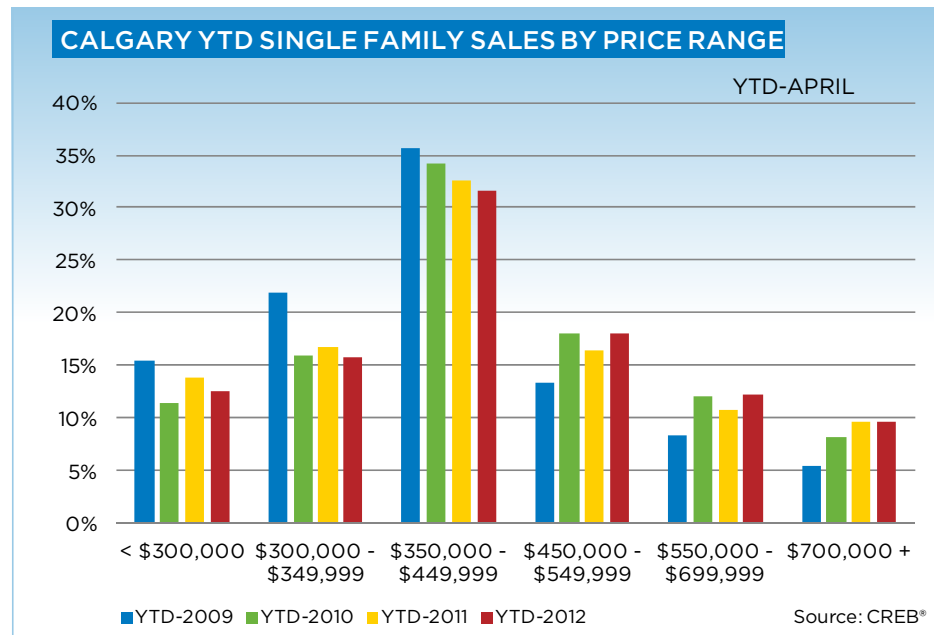
CITY OF CALGARY



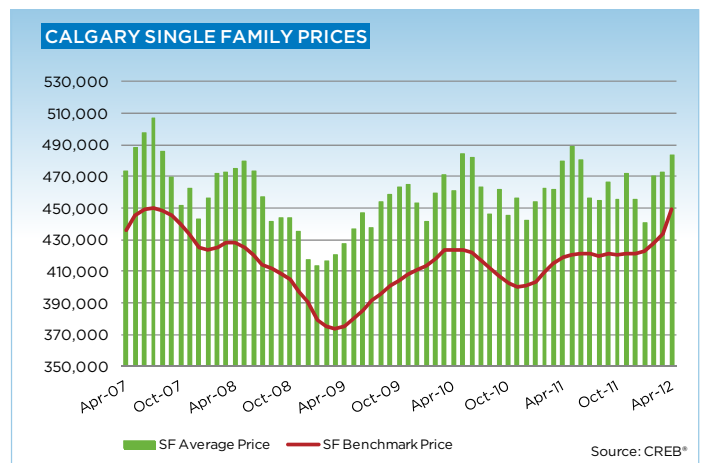
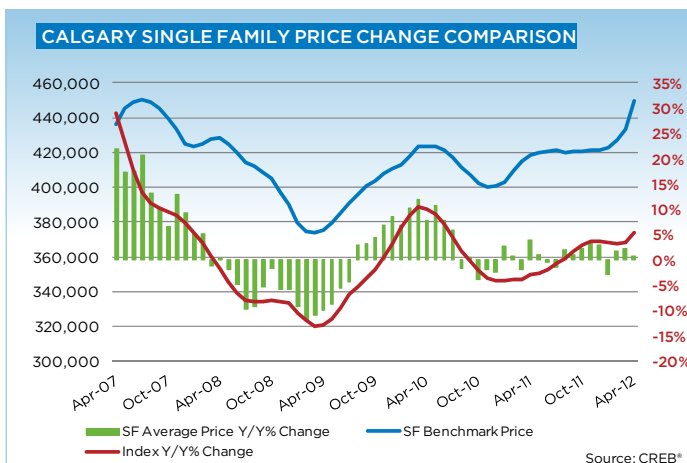
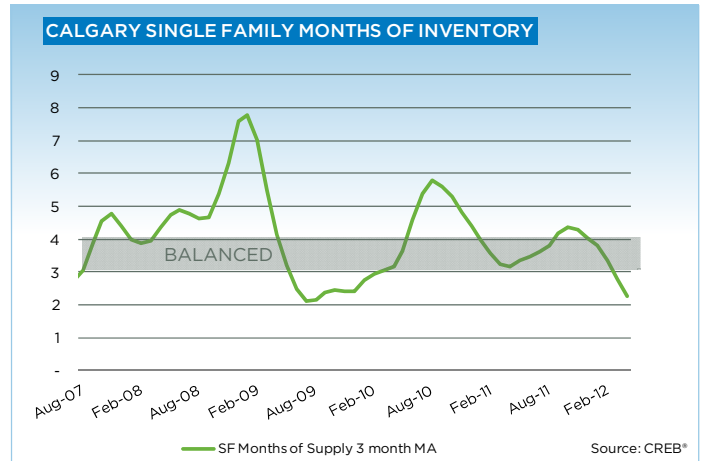
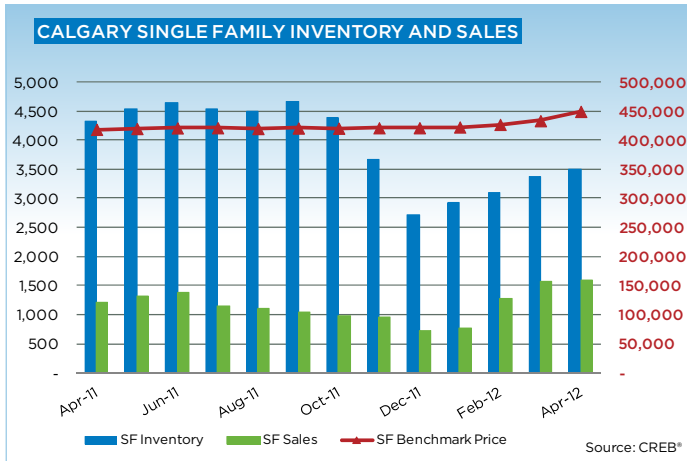
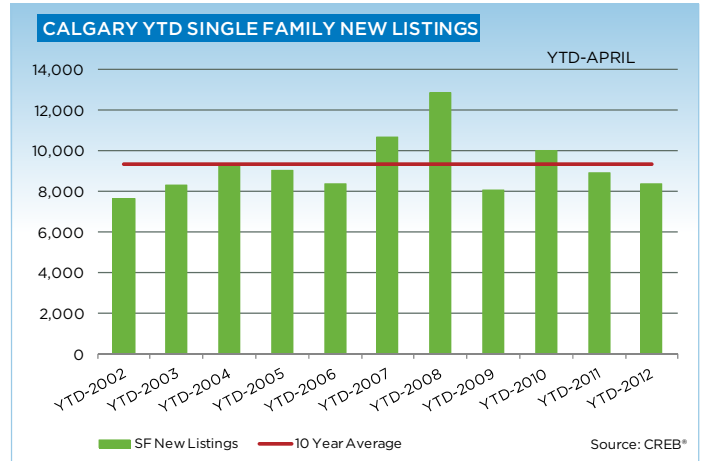
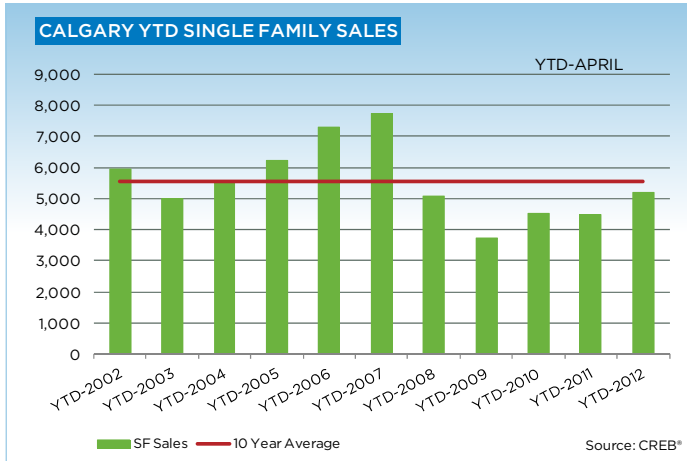
CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	421,778
Index	164	167	168	170	170	170	170	170	170	170	170	170	170
2012													
Sales	763	1,281	1,576	1,582									5,202
New Listings	1,714	2,000	2,348	2,285									8,347
Active Listings	2,918	3,093	3,367	3,501									
AverageDOM	59	48	40	38									44
Average Price	440,478	469,998	472,465	483,519									470,527
Benchmark Price	422,600	427,000	433,500	449,500									
Index	170	172	174	179									

	Apr-11	Apr-12	YTD2011	YTD2012
Calgary SF				
>\$100,000	1	-	1	1
\$100,000 - \$199,999	16	6	58	43
\$200,000 - \$299,999	131	162	563	612
\$300,000 - \$349,999	179	235	752	822
\$350,000 - \$399,999	212	273	835	899
\$400,000 - \$449,999	171	233	626	745
\$450,000 - \$499,999	128	178	461	525
\$500,000 - \$549,999	93	137	280	416
\$550,000 - \$599,999	59	83	207	275
\$600,000 - \$649,999	55	78	143	218
\$650,000 - \$699,999	36	42	135	144
\$700,000 - \$799,999	46	60	154	189
\$800,000 - \$899,999	33	28	98	95
\$900,000 - \$999,999	16	21	45	63
\$1,000,000 - \$1,249,999	15	17	47	76
\$1,250,000 - \$1,499,999	8	11	36	35
\$1,500,000 - \$1,749,999	3	5	15	19
\$1,750,000 - \$1,999,999	3	3	17	7
\$2,000,000 - \$2,499,999	4	4	13	10
\$2,500,000 - \$2,999,999	-	4	6	6
\$3,000,000 - \$3,499,999	1	1	2	1
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	1	-	1
	1,211	1,582	4,495	5,202



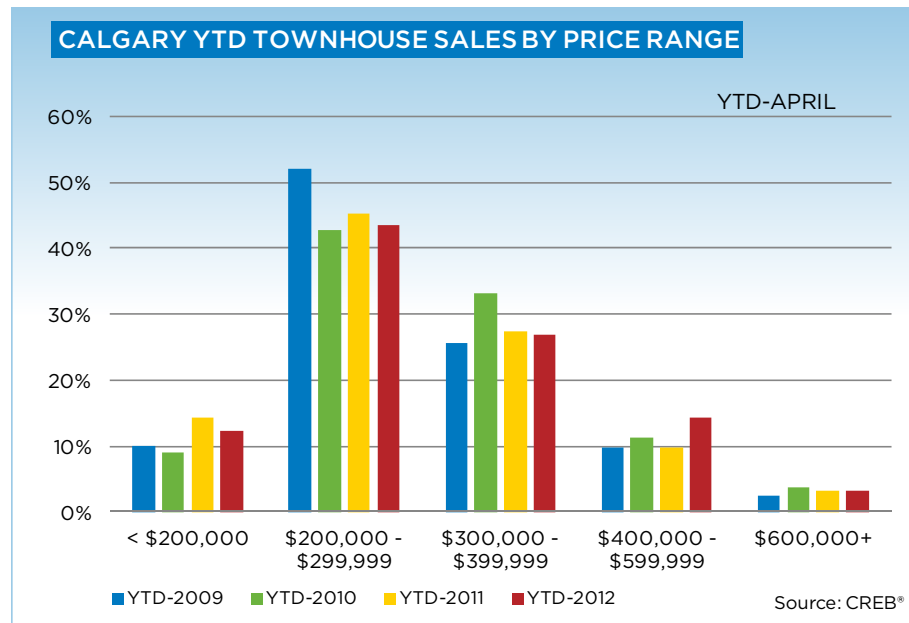
CITY OF CALGARY SINGLE FAMILY



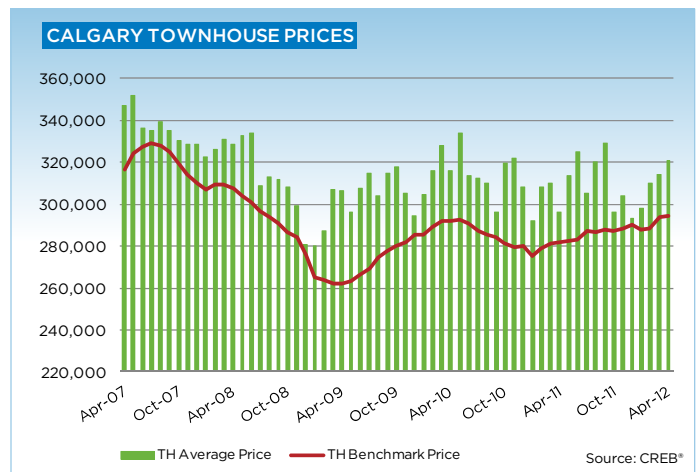
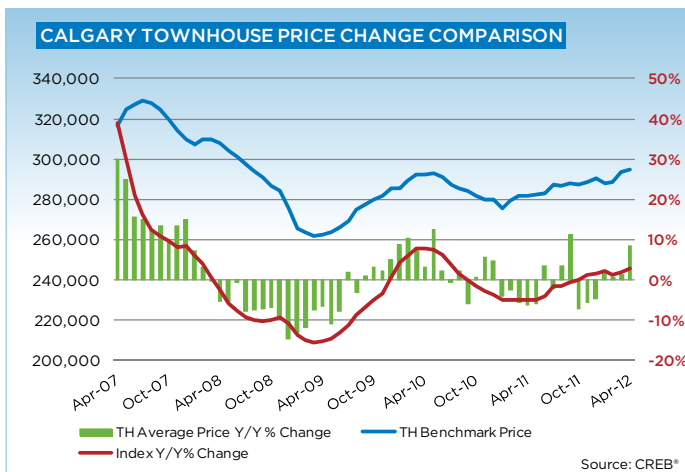
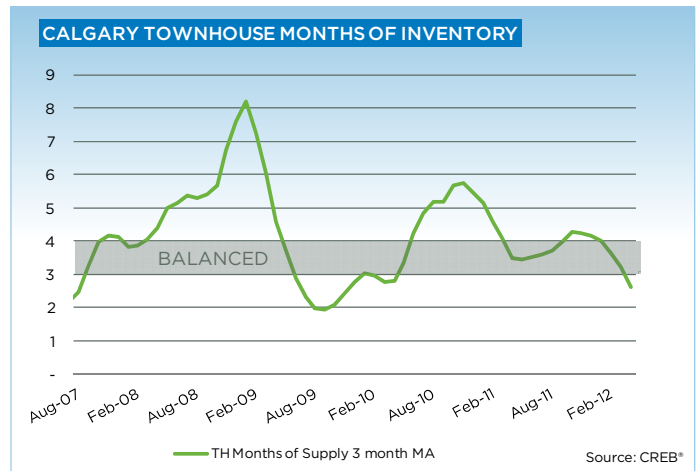
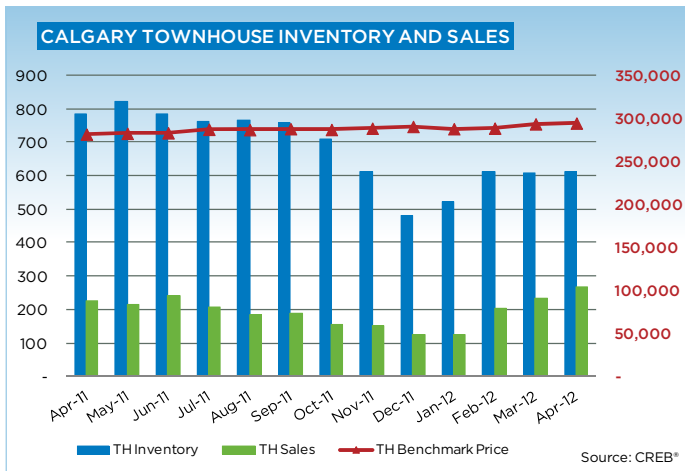
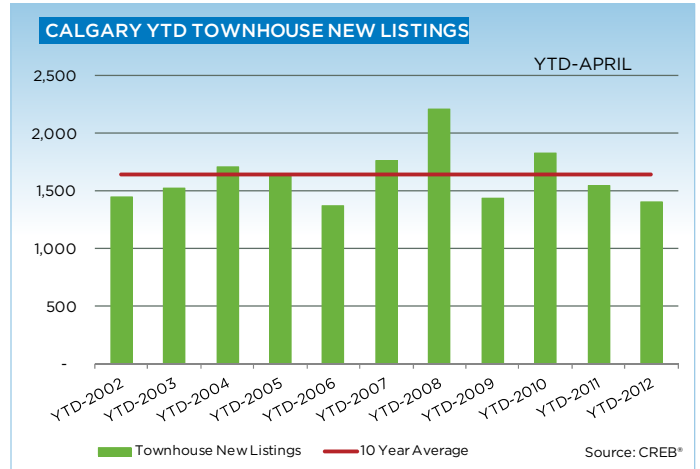
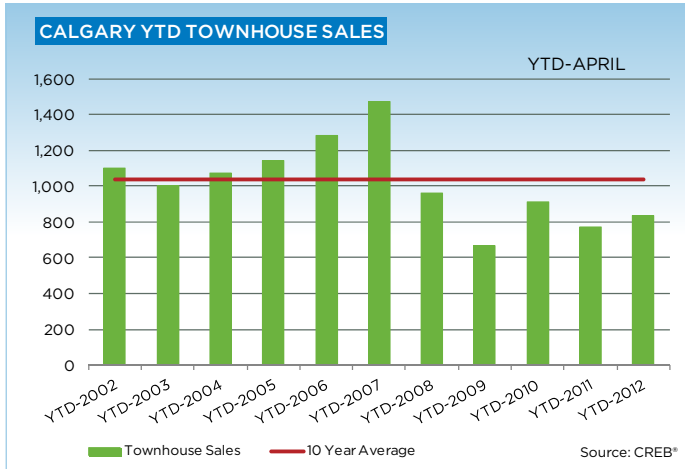
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	
Average DOM	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	292,243
Index	165	167	168	168	168	168	170	170	170	169	170	170	171
2012													
Sales	126	205	234	267									832
New Listings	312	374	358	356									1,400
Active Listings	520	612	606	612									
Average DOM	61	51	49	49									51
Average Price	297,918	310,047	313,938	320,912									312,791
Benchmark Price	287,900	288,600	293,600	294,500									
Index	169	169	172	173									

	Apr-11	Apr-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	34	29	109	102
\$200,000 - \$299,999	105	104	349	362
\$300,000 - \$349,999	39	59	125	145
\$350,000 - \$399,999	20	26	87	78
\$400,000 - \$449,999	7	17	35	50
\$450,000 - \$499,999	10	11	25	32
\$500,000 - \$549,999	1	7	7	21
\$550,000 - \$599,999	3	3	9	16
\$600,000 - \$649,999	3	3	5	5
\$650,000 - \$699,999	-	2	8	5
\$700,000 - \$799,999	-	2	6	7
\$800,000 - \$899,999	-	3	3	4
\$900,000 - \$999,999	1	-	1	3
\$1,000,000 - \$1,249,999	1	1	2	2
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$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 +	-	-	-	-
	224	267	772	832



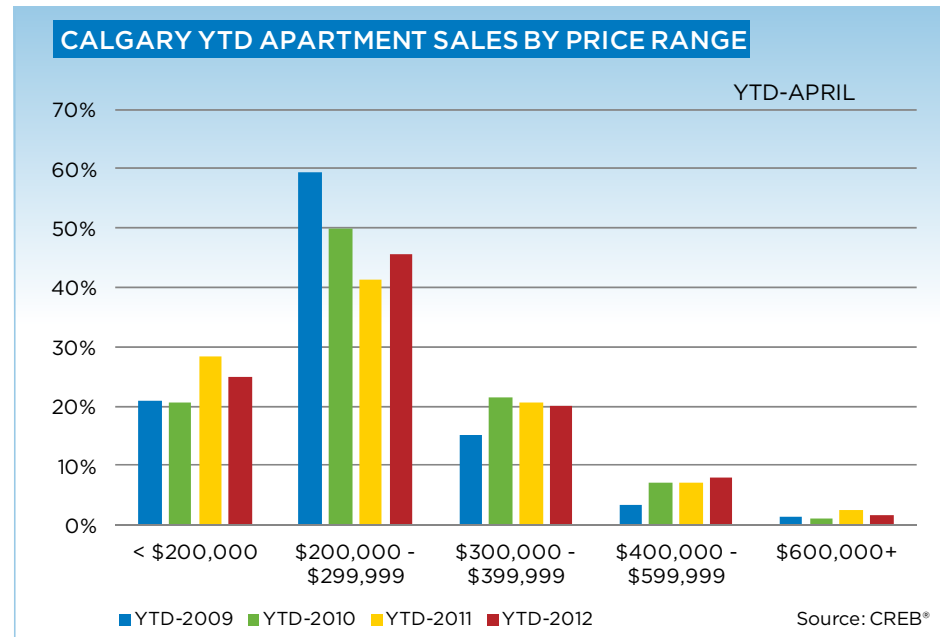
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



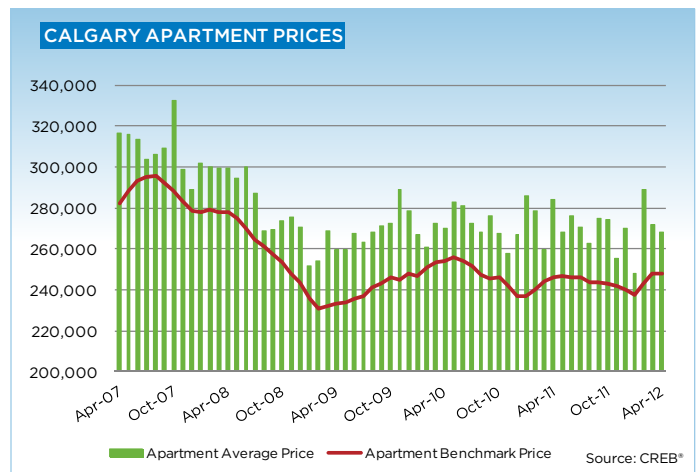
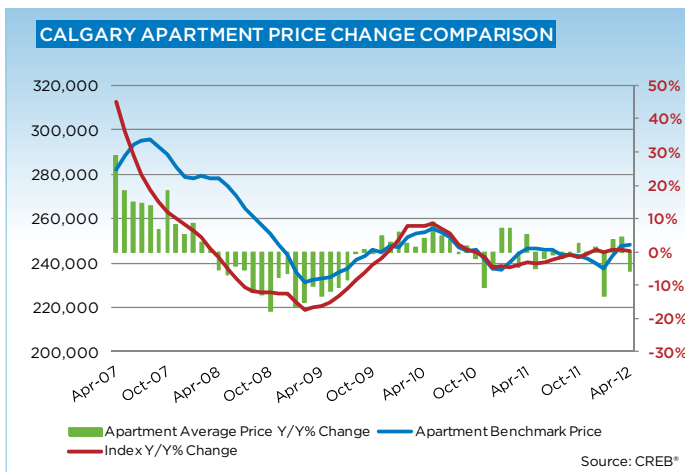
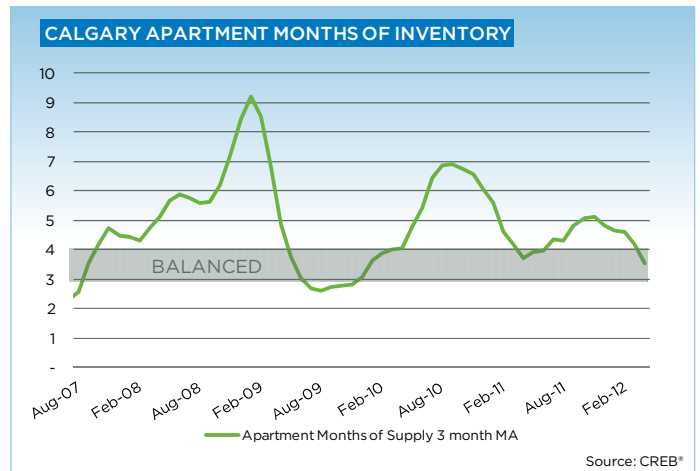
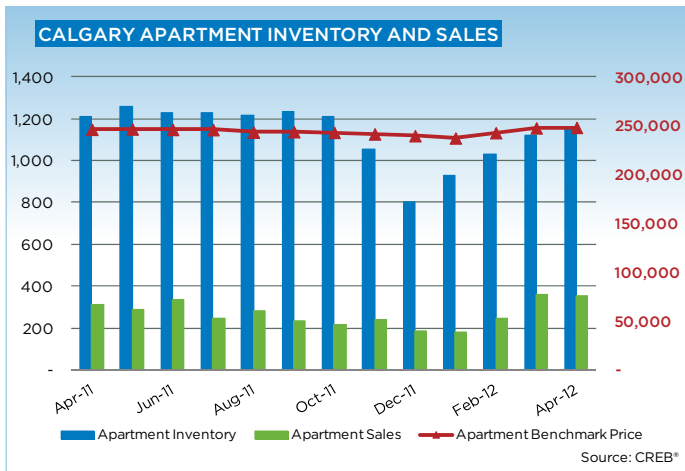
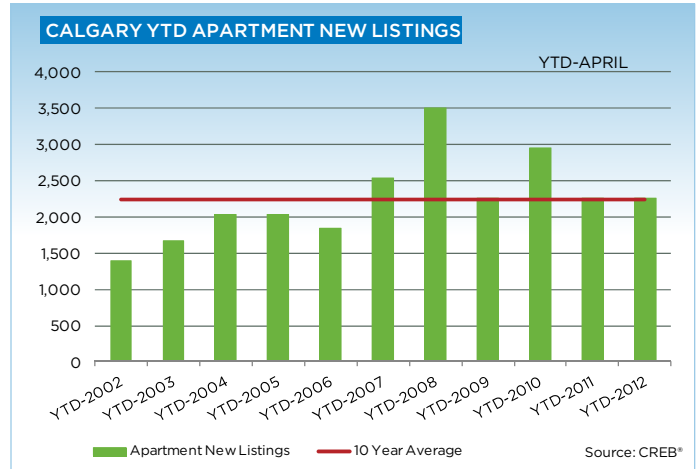
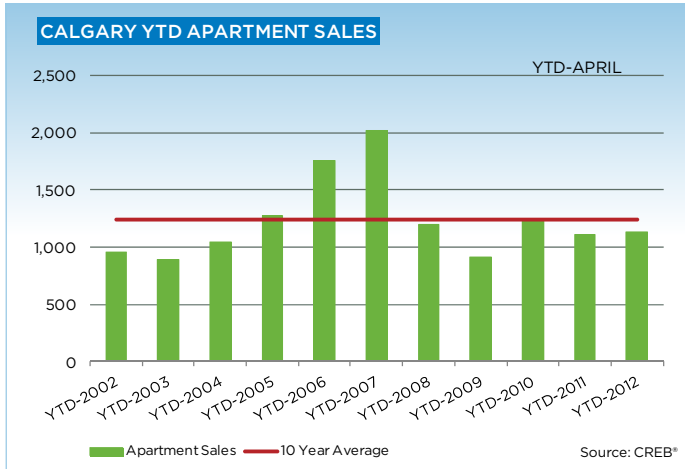
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	
Average DOM	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	239,676
Index	164	166	169	170	170	170	169	168	168	167	166	165	164
2012													
Sales	179	247	356	351									1,133
New Listings	504	509	645	597									2,255
Active Listings	929	1,031	1,119	1,157									
Average DOM	64	51	48	50									51
Average Price	247,837	288,979	271,724	267,931									270,537
Benchmark Price	237,500	242,900	247,800	248,300									
Index	163	167	170	170									

Calgary Apartment	Apr-11	Apr-12	YTD2011	YTD2012
>\$100,000	3	1	17	10
\$100,000 - \$199,999	74	78	298	272
\$200,000 - \$299,999	135	167	458	517
\$300,000 - \$349,999	42	46	135	144
\$350,000 - \$399,999	28	21	95	82
\$400,000 - \$449,999	10	22	26	47
\$450,000 - \$499,999	4	8	24	24
\$500,000 - \$549,999	3	2	15	8
\$550,000 - \$599,999	1	3	13	11
\$600,000 - \$649,999	2	1	6	4
\$650,000 - \$699,999	1	-	6	4
\$700,000 - \$799,999	1	1	1	4
\$800,000 - \$899,999	4	-	10	-
\$900,000 - \$999,999	-	-	-	1
\$1,000,000 - \$1,249,999	-	1	1	2
\$1,250,000 - \$1,499,999	1	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	310	351	1,109	1,133



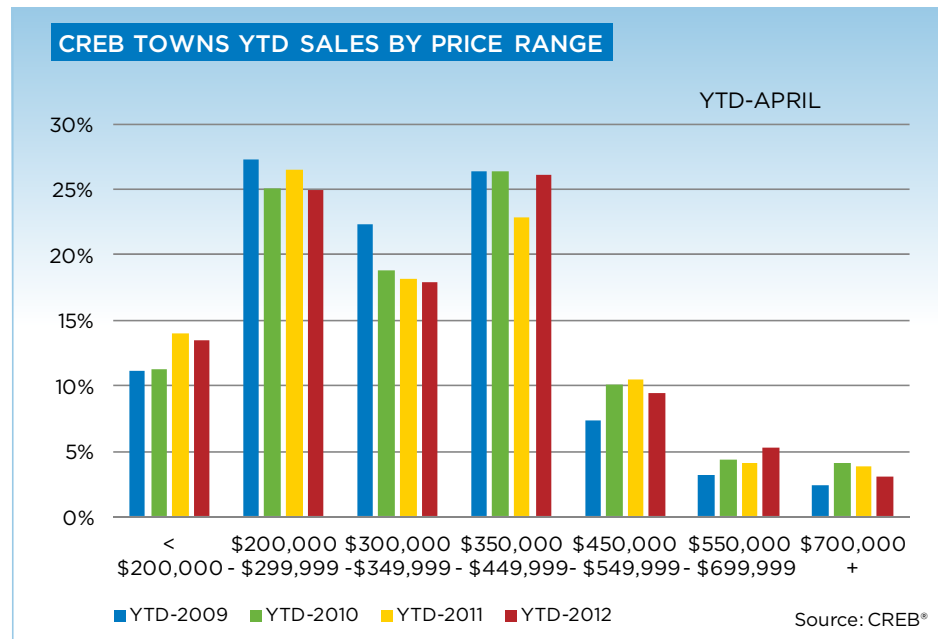
CITY OF CALGARY CONDOMINIUM APARTMENTS



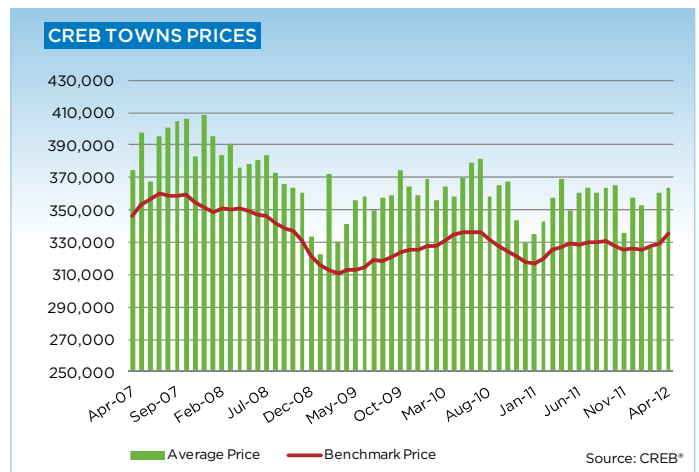
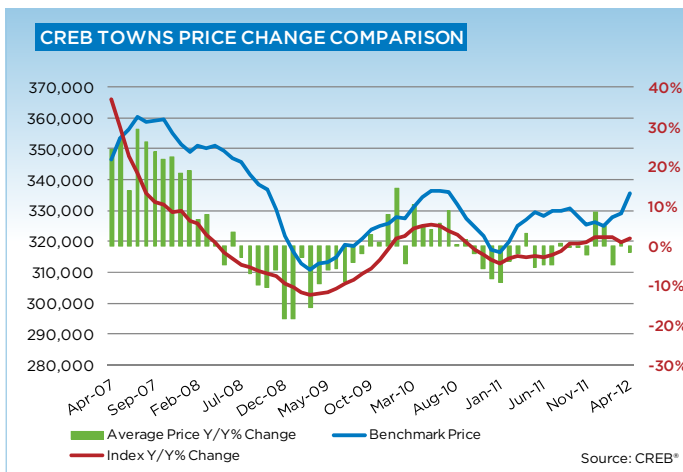
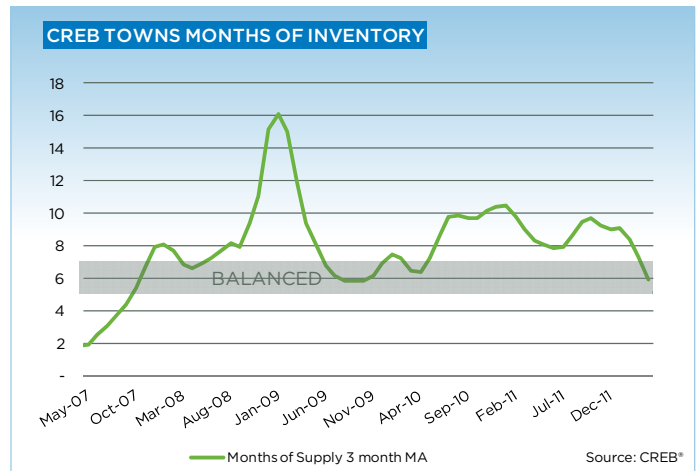
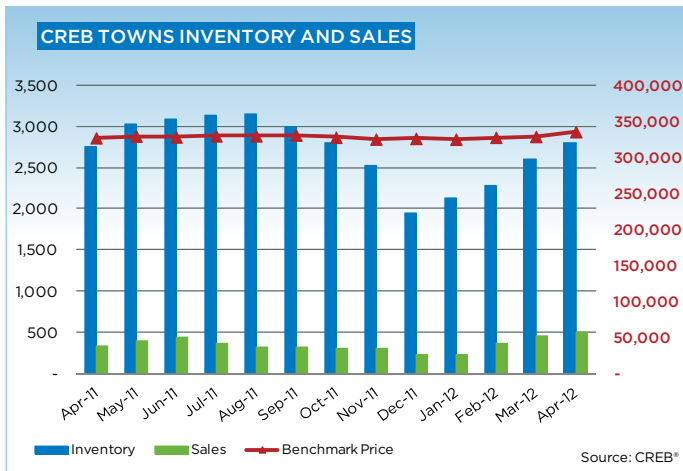
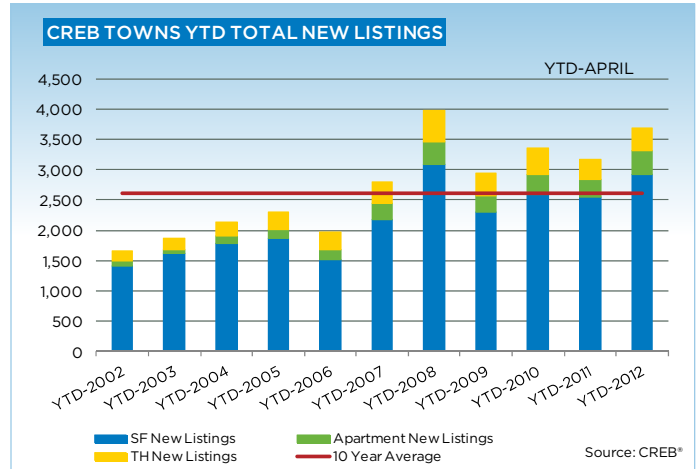
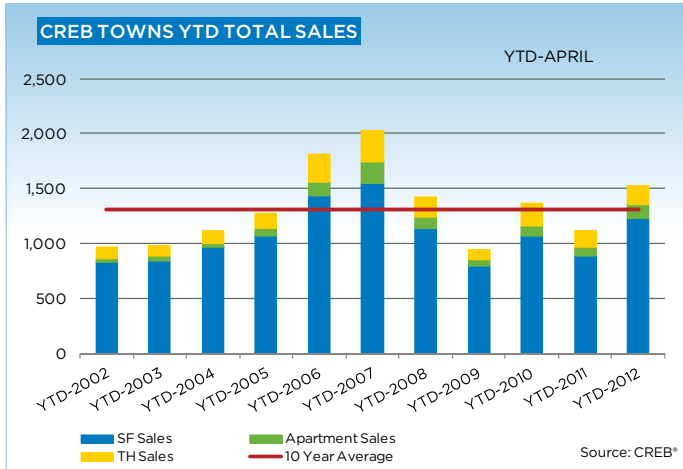
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	
Average DOM	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	325,980
Index	159	161	164	165	166	165	166	166	166	164	163	164	164
2012													
Sales	218	355	457	498									1,528
New Listings	730	800	1,094	1,071									3,695
Active Listings	2,129	2,285	2,596	2,801									
Average DOM	102	81	69	72									77
Average Price	352,113	325,915	360,456	363,469									352,223
Benchmark Price	325,200	327,700	328,900	335,600									
Index	163	164	165	168									

	Apr-11	Apr-12	YTD2011	YTD2012
CREB Towns				
>\$100,000	3	12	15	45
\$100,000 - \$199,999	39	46	141	160
\$200,000 - \$299,999	84	133	296	380
\$300,000 - \$349,999	57	70	203	274
\$350,000 - \$399,999	39	68	147	229
\$400,000 - \$449,999	30	68	107	169
\$450,000 - \$499,999	35	31	81	81
\$500,000 - \$549,999	12	24	36	64
\$550,000 - \$599,999	4	15	19	38
\$600,000 - \$649,999	2	7	10	24
\$650,000 - \$699,999	1	8	17	18
\$700,000 - \$799,999	4	1	13	9
\$800,000 - \$899,999	1	6	6	13
\$900,000 - \$999,999	3	3	7	7
\$1,000,000 - \$1,249,999	5	2	8	9
\$1,250,000 - \$1,499,999	5	3	8	6
\$1,500,000 - \$1,749,999	-	-	1	1
\$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 +	-	-	-	-
	324	498	1,115	1,528



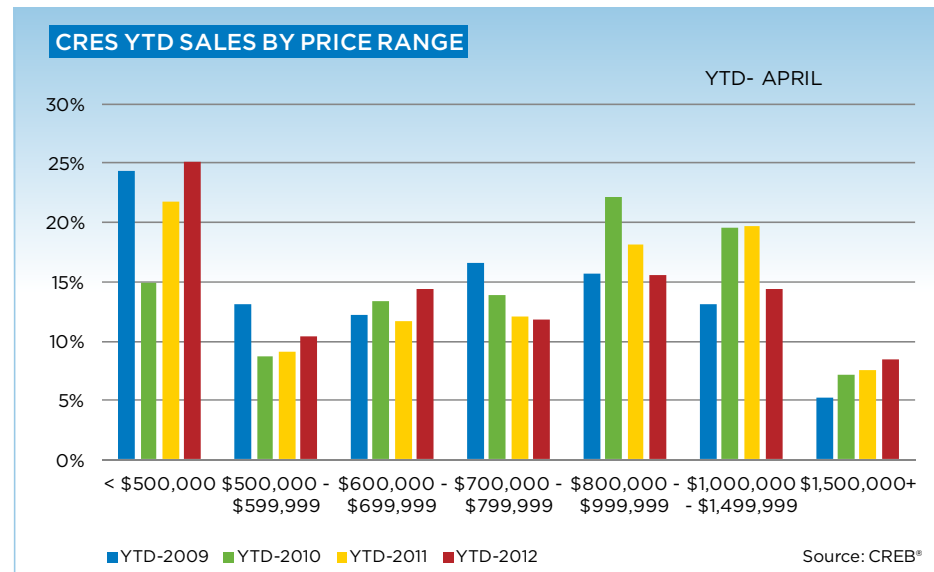
CREB® TOWNS



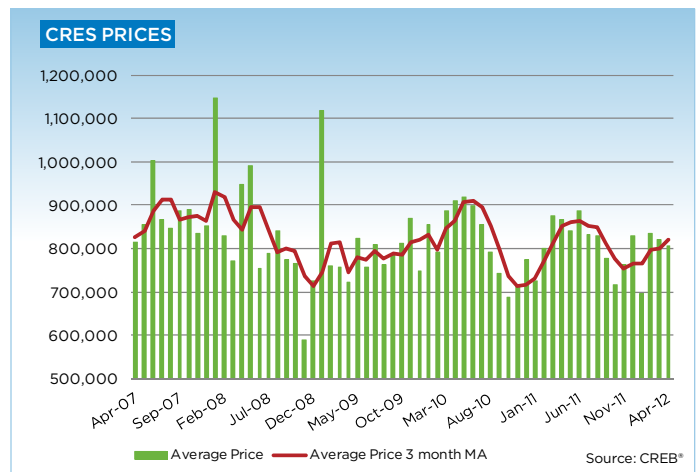
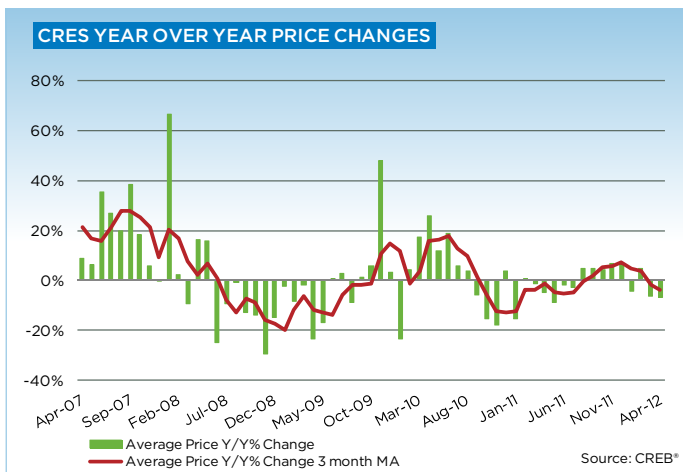
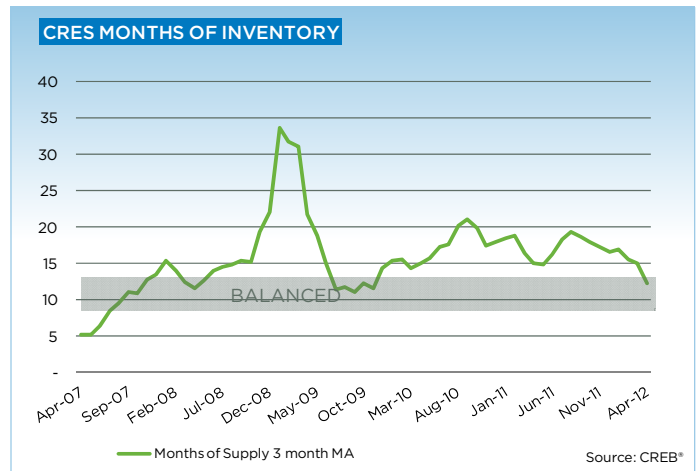
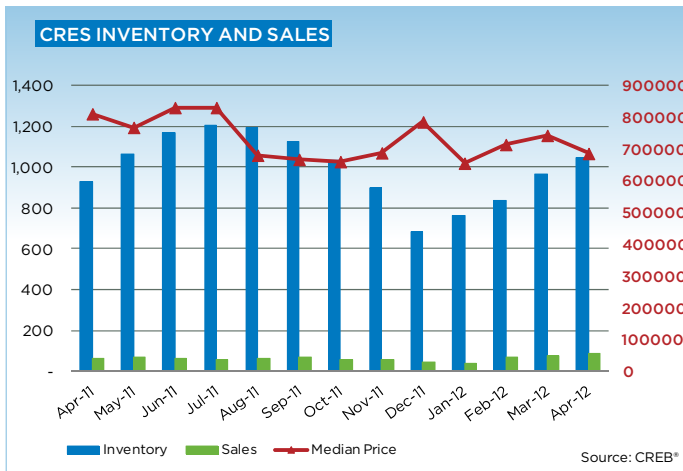
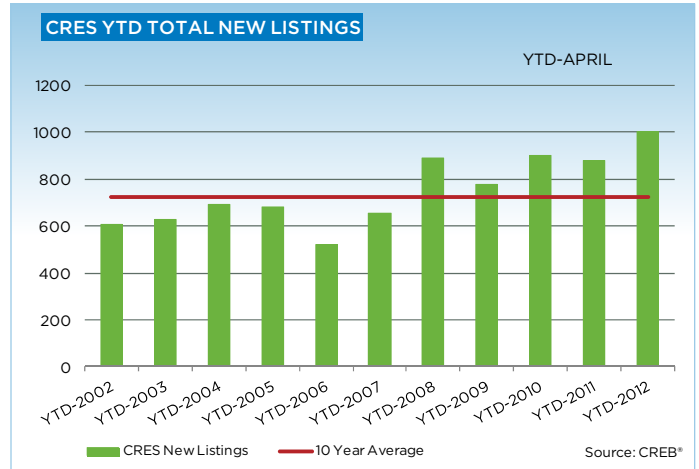
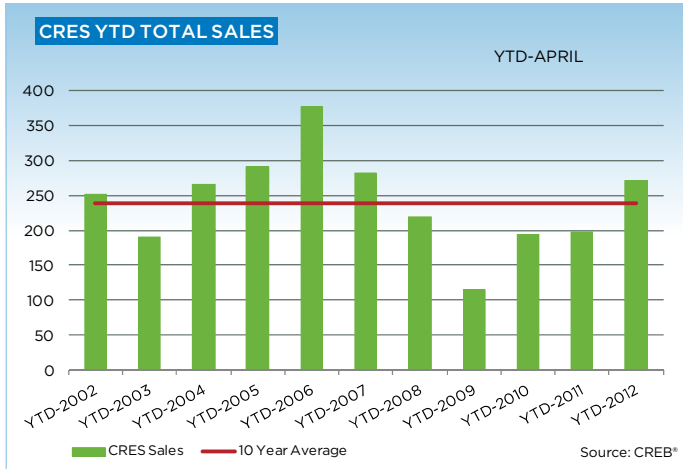
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	314	243	225	224	169	134	98	2,589
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
Average DOM	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
2012													
Sales	39	66	76	90									271
New Listings	215	221	308	256									1,000
Active Listings	760	837	962	1,044									
Average DOM	127	94	91	93									97
Average Price	696,615	835,637	821,303	806,827									802,042

	Apr-11	Apr-12	YTD2011	YTD2012
CREB				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	3	2	6	7
\$200,000 - \$299,999	7	6	17	12
\$300,000 - \$349,999	-	6	5	19
\$350,000 - \$399,999	-	5	4	10
\$400,000 - \$449,999	2	5	7	8
\$450,000 - \$499,999	-	5	4	10
\$500,000 - \$549,999	4	2	7	13
\$550,000 - \$599,999	3	5	11	15
\$600,000 - \$649,999	2	3	9	14
\$650,000 - \$699,999	2	10	14	25
\$700,000 - \$799,999	8	9	24	32
\$800,000 - \$899,999	7	7	19	28
\$900,000 - \$999,999	4	4	17	14
\$1,000,000 - \$1,249,999	11	6	28	27
\$1,250,000 - \$1,499,999	5	6	11	12
\$1,500,000 - \$1,749,999	2	3	5	8
\$1,750,000 - \$1,999,999	1	1	2	4
\$2,000,000 - \$2,499,999	2	4	5	7
\$2,500,000 - \$2,999,999	1	-	3	3
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	-	-	-
	64	90	198	271



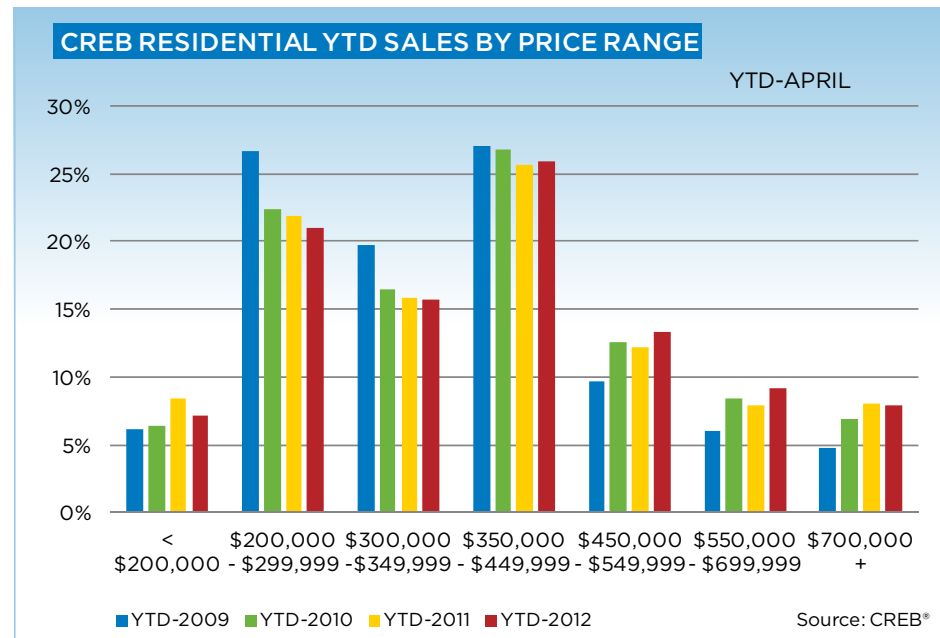
CREB® COUNTRY RESIDENTIAL



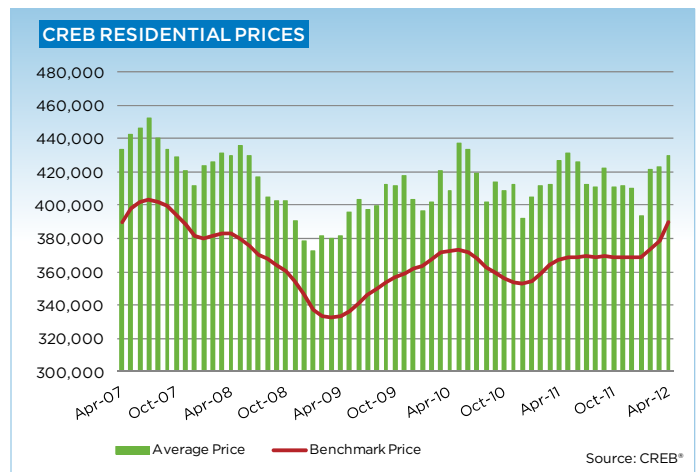
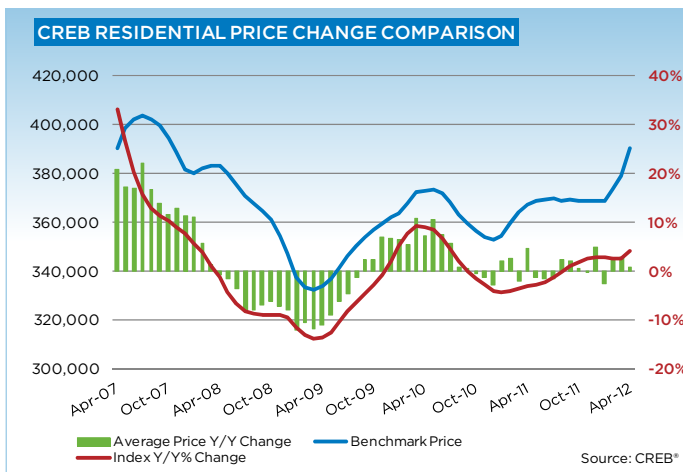
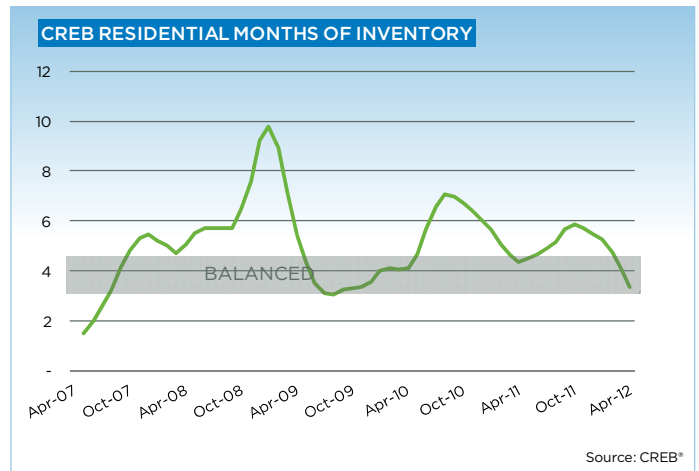
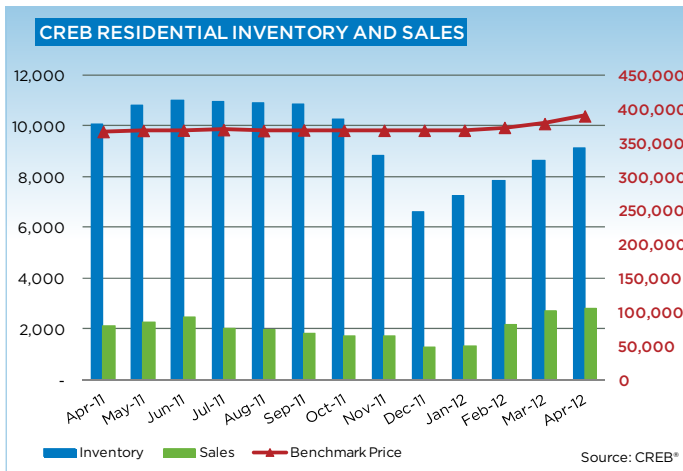
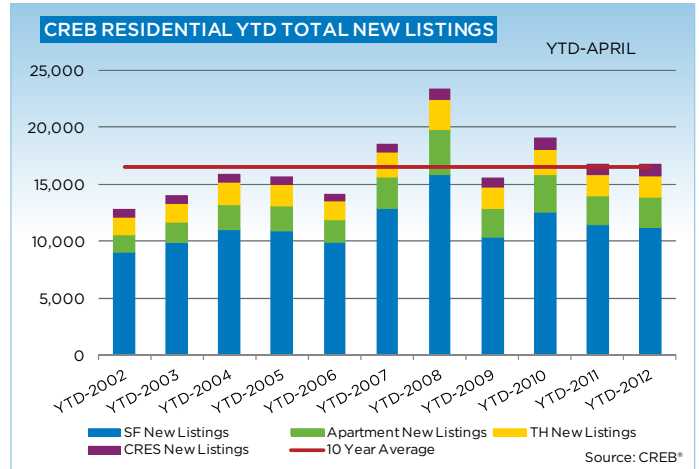
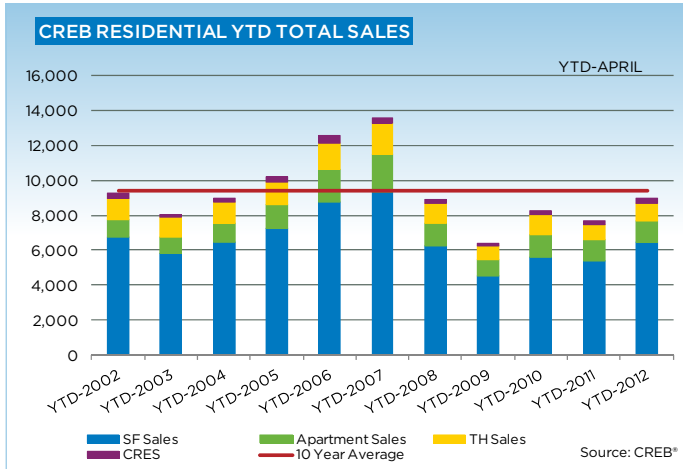
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	4,589	3,948	3,986	4,135	3,386	2,453	1,501	45,612
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	369,059
Index	164	166	168	169	169	169	170	169	169	169	168	168	168
2012													
Sales	1,326	2,155	2,700	2,788									8,969
New Listings	3,477	3,904	4,754	4,567									16,702
Active Listings	7,256	7,858	8,650	9,115									
AverageDOM	69	56	48	49									53
Average Price	393,778	421,381	423,216	429,798									420,469
Benchmark Price	368,800	373,000	378,700	390,000									
Index	168	170	172	176									

	Apr-11	Apr-12	YTD2011	YTD2012
CREB Total				
>\$100,000	7	13	34	58
\$100,000 - \$199,999	166	161	612	584
\$200,000 - \$299,999	462	572	1,683	1,885
\$300,000 - \$349,999	317	416	1,220	1,404
\$350,000 - \$399,999	299	393	1,168	1,298
\$400,000 - \$449,999	220	345	801	1,019
\$450,000 - \$499,999	177	233	595	672
\$500,000 - \$549,999	113	172	345	522
\$550,000 - \$599,999	70	109	259	355
\$600,000 - \$649,999	64	92	173	265
\$650,000 - \$699,999	40	62	180	196
\$700,000 - \$799,999	59	73	198	242
\$800,000 - \$899,999	45	44	136	140
\$900,000 - \$999,999	24	28	70	88
\$1,000,000 - \$1,249,999	32	27	86	116
\$1,250,000 - \$1,499,999	19	20	57	53
\$1,500,000 - \$1,749,999	5	8	21	29
\$1,750,000 - \$1,999,999	4	5	19	13
\$2,000,000 - \$2,499,999	6	8	18	18
\$2,500,000 - \$2,999,999	2	4	10	9
\$3,000,000 - \$3,499,999	1	1	2	1
\$3,500,000 - \$3,999,999	1	1	1	1
\$4,000,000 +	-	1	1	1
	2,133	2,788	7,689	8,969



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

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

Active Listings - Total listings on the market as of 4:30am on the first of day of the month

LP - List Price

SP - Sales Price

CRES - Country residential properties

YTD - Year to Date

3 month MA - 3 month Moving Average

Y/Y - Year over Year

New Listings - include listings added for a particular month

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 Condominium Apartment, City of Calgary Condominium Townhouse.

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.

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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.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com.

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