

CITY GROWTH SLOWS WHILE TOWN SALES CONTINUE TO SOAR

Residential sales in the city and surrounding towns record respective gains of 10 and 42 per cent

Calgary, September 4, 2012 - Following several months of higher than expected sales growth, Calgary residential sales in August totaled 1,725 units, a 10-per-cent increase over last year.

“While the sales growth remains strong, it is slower than previous five months in part due to the lack of new listings in the City’s single family market,” said Bob Jablonski, CREB® President. “With fewer products to choose from, many consumers are holding off on transacting or turning to surrounding towns, the new home market and condominiums.”

New listings within the City of Calgary total 2,585 units in August, down 13 per cent from one year ago and down more than four per cent on a year-to-date basis. Meanwhile, new listings in the surrounding towns have improved by nearly 10 per cent after the first eight months of this year.

“Improving choice, affordable prices, combined with lifestyle factors and the lack of choice in the single family market within city limits, have driven sales growth in towns surrounding the city,” said Jablonski. “In general, the area has witnessed sales activity that is comparable to peak sales activity.”

Single family sales totaled 1,169 in August 2012, six per cent above levels recorded in 2011. Meanwhile, new listings declined by 14 per cent on a year-over-year basis over the same time frame. This year, demand has far outpaced new additions to supply in the single-family market, causing a significant depletion of standing inventories. However, the recent decline in sales growth helped ease the pressure on the market, as months of supply have risen to levels more consistent with balanced territory.

While sales growth activity did cool, the upward price pressure on single family homes will not likely ease until the fall. As of August, the benchmark price for a single family home was \$432,600, an eight-per-cent increase over August 2011 levels. The increase may seem significant, but the prices have leveled off compared to the previous month and remain nearly \$20,000 below peak levels recorded in July 2007.

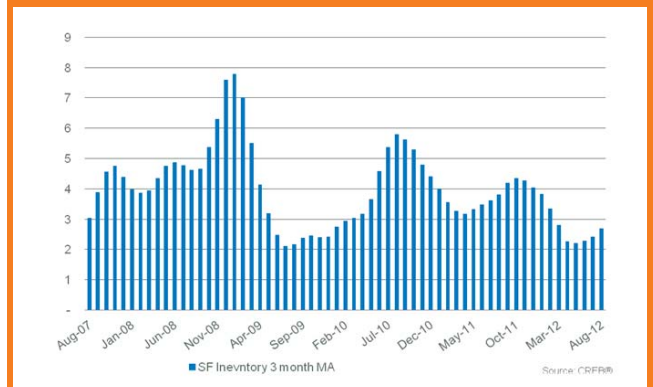
August sales in both condominium apartment and townhouse units recorded year-over-year growth that outpaced the single family market. Year-to-date apartment sales have improved by nearly 10 per cent over 2011, while the level of new listings remained at levels similar to last year. The improvement in sales relative to new listings has helped reduce the elevated inventory levels, keeping this market in balanced territory.

The benchmark price of a condominium apartment for the month of August was \$248,700, a 3.6-per-cent increase over the previous year. Meanwhile townhouse style condominiums

CREB® TOWNS YTD TOTAL SALES



CALGARY SINGLE FAMILY INVENTORY



had a monthly benchmark price of \$278,200, only a 2.5-per-cent increase. While the upward momentum is a signal of continued recovery in the condominium market, the benchmark price for condominiums remains nearly 16 per cent below peak levels.

“Some continue to foresee a scenario where price declines are looming in the local housing market, especially given national trends,” said Ann-Marie Lurie, CREB® Chief Economist. “There is no question economic concerns can threaten our housing recovery. However, to date Calgary housing market consumers are exhibiting confidence evidenced through the pick-up in sales activity across all housing types.

“The rapid sales growth caused supply levels to drop, particularly in the single family market, resulting in price gains. While we anticipate recent movements in the single family resale market will take some pressure off the higher-than-expected price growth, another city wide price correction is not expected given current economic growth expectations combined with one of the best affordability climates in the country.”

CREB® SUMMARY STATISTICS

	Aug-11	Aug-12	Y/Y % Change	2011 YTD	2012 YTD	Y/Y % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	1,950	2,265	16.15%	16,370	19,736	20.56%
Total Sales Volume	\$800,976,725	\$948,607,674	18.43%	\$6,841,684,473	\$8,410,545,571	22.93%
New Listings	3,986	3,561	-10.66%	34,138	33,815	-0.95%
Active Listings	10,913	8,975	-17.76%	N/A	N/A	
Sales to New Listings Ratio	0.49	0.64	30.02%	0.48	0.58	21.71%
Sales \$ / List \$	96.71%	97.06%	0.35%	96.79%	97.20%	0.41%
Average DOM	56	54	-3.27%	53	51	-3.77%
Average Price	\$410,757	\$418,811	1.96%	\$417,940	\$426,152	1.96%
Benchmark Price	\$358,400	\$381,700	6.50%			
Index	169	180	6.51%			
CREB® CITY OF CALGARY						
Total Sales	1,569	1,725	9.94%	13,314	15,402	15.68%
Total Sales Volume	\$634,116,457	\$718,923,860	13.37%	\$5,535,766,636	\$6,585,763,644	18.97%
New Listings	2,960	2,585	-12.67%	25,424	24,364	-4.17%
Active Listings	6,473	5,184	-19.91%	N/A	N/A	
Sales to New Listings Ratio	0.53	0.67	25.89%	0.52	0.63	20.72%
Sales \$ / List \$	96.98%	97.40%	0.42%	96.97%	97.40%	0.43%
Average DOM	50	45	-9.97%	47	43	-8.51%
Average Price	\$404,153	\$416,767	3.12%	\$415,785	\$427,591	2.84%
Benchmark Price	\$363,100	\$387,700	6.77%			
Index	169	181	6.79%			
CREB® TOWNS						
Total Sales	318	453	42.45%	2,605	3,693	41.77%
Total Sales Volume	\$114,594,139	\$156,784,514	36.82%	\$926,957,031	\$1,317,064,105	42.08%
New Listings	799	778	-2.63%	6,740	7,391	9.66%
Active Listings	3,153	2,653	-15.86%	N/A	N/A	
Sales to New Listings Ratio	0.40	0.58	46.30%	0.39	0.50	29.28%
Sales \$ / List \$	96.80%	97.18%	0.38%	96.84%	97.15%	0.30%
Average DOM	75	77	2.56%	76	75	-1.32%
Average Price	\$360,359	\$346,103	-3.96%	\$355,838	\$356,638	0.22%
Benchmark Price	\$315,000	\$327,500	3.97%			
Index	166	172	3.98%			
CREB® CRES						
Total Sales	63	87	38.10%	451	636	41.02%
Total Sales Volume	\$52,266,129	\$72,899,300	39.48%	\$378,960,806	\$505,755,822	33.46%
New Listings	225	198	-12.00%	1,965	2,055	4.58%
Active Listings	1,190	1,138	-4.37%	N/A	N/A	
Sales to New Listings Ratio	0.28	0.44	56.93%	0.23	0.31	34.84%
Sales \$ / List \$	93.43%	93.67%	0.24%	94.15%	94.92%	0.77%
Average DOM	106	116	9.22%	99	102	3.03%
Average Price	\$829,621	\$837,923	1.00%	\$840,268	\$795,214	-5.36%
Median Price	\$680,000	\$745,000	9.56%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

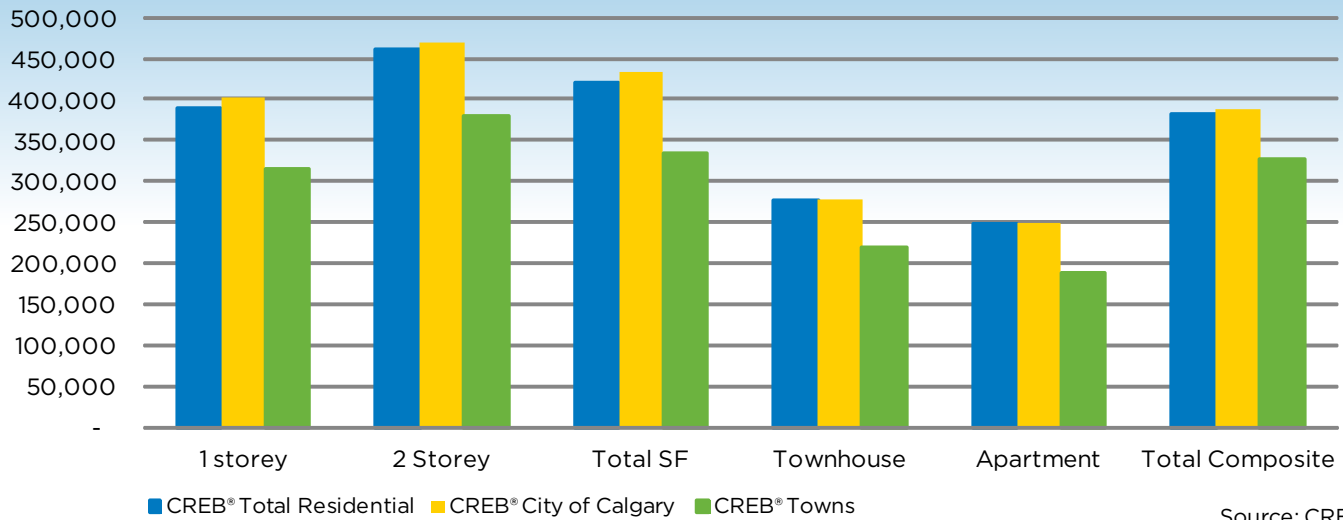
	Aug-11	Aug-12	Y/Y % Change	2011 YTD	2012 YTD	Y/Y % Change
SINGLE FAMILY						
Total Sales	1,101	1,169	6.18%	9,430	11,066	17.35%
Total Sales Volume	\$500,508,761	\$555,593,340	11.01%	\$4,416,426,922	\$5,306,534,280	20.15%
New Listings	2,095	1,811	-13.56%	17,952	17,117	-4.65%
Active Listings	4,491	3,535	-21.29%	N/A	N/A	
Sales to New Listings Ratio	0.53	0.65	22.83%	0.53	0.65	23.07%
Sales \$ / List \$	97.04%	97.40%	0.36%	97.02%	97.47%	0.45%
Average DOM	49	43	-12.54%	44	41	-6.82%
Average Price	\$454,595	\$475,272	4.55%	\$468,338	\$479,535	2.39%
Benchmark Price	\$399,700	\$432,600	8.23%			
Index	170	184	8.25%			
CONDO APARTMENT						
Total Sales	284	315	10.92%	2,266	2,483	9.58%
Total Sales Volume	\$74,678,178	\$88,811,406	18.93%	\$618,000,186	\$694,309,855	12.35%
New Listings	512	464	-9.38%	4,443	4,382	-1.37%
Active Listings	1,216	1,065	-12.42%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.68	22.39%	0.51	0.57	11.10%
Sales \$ / List \$	96.51%	97.27%	0.76%	96.51%	96.90%	0.39%
Average DOM	56	52	-6.99%	52	52	0.00%
Average Price	\$262,951	\$281,941	7.22%	\$272,727	\$279,625	2.53%
Benchmark Price	\$240,000	\$248,700	3.63%			
Index	168	174	3.64%			
CONDO TOWNHOUSE						
Total Sales	184	241	30.98%	1,618	1,853	14.52%
Total Sales Volume	\$58,929,518	\$74,519,114	26.45%	\$501,339,528	\$584,919,509	16.67%
New Listings	353	310	-12.18%	3,029	2,865	-5.41%
Active Listings	766	584	-23.76%	N/A	N/A	
Sales to New Listings Ratio	0.52	0.78	49.15%	0.53	0.65	21.08%
Sales \$ / List \$	97.02%	97.54%	0.52%	97.04%	97.35%	0.31%
Average DOM	51	50	-3.09%	52	47	-9.62%
Average Price	\$320,269	\$309,208	-3.45%	\$309,851	\$315,661	1.87%
Benchmark Price	\$271,400	\$278,200	2.51%			
Index	170	174	2.48%			

MLS® HPI SUMMARY

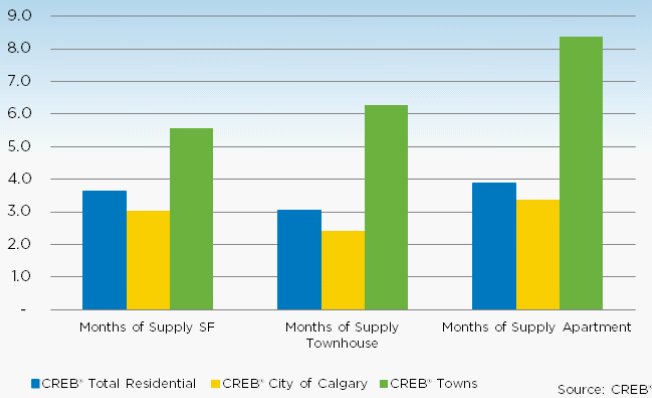
	August 2012		% Changes				
	Benchmark Price	Index (HPI)	Jul-12	Feb-12	Aug-11	Aug-09	Aug-07
CREB® TOTAL RESIDENTIAL							
Single Family	420,200	182	0.1%	6.7%	7.8%	10.2%	-4.3%
Townhouse	276,600	174	0.3%	2.8%	2.4%	2.4%	-15.9%
Apartment	247,900	174	0.5%	4.2%	3.6%	3.9%	-16.3%
COMPOSITE	381,700	180	0.2%	5.9%	6.5%	8.4%	-7.6%
CREB® TOWNS							
Single Family	333,900	172	0.5%	5.1%	4.2%	6.2%	-7.4%
Townhouse	218,900	177	1.1%	2.7%	0.5%	2.0%	-15.6%
Apartment	188,300	162	-0.1%	4.3%	0.6%	0.0%	-22.2%
COMPOSITE	327,500	172	0.5%	4.9%	4.0%	5.8%	-8.4%
CREB® CITY OF CALGARY							
Single Family	432,600	184	0.1%	6.9%	8.3%	10.7%	-3.8%
Townhouse	278,200	174	0.3%	2.8%	2.5%	2.4%	-15.9%
Apartment	248,700	174	0.5%	4.2%	3.6%	3.9%	-16.2%
COMPOSITE	387,700	181	0.1%	6.0%	6.8%	8.6%	-7.6%

COMPARISONS

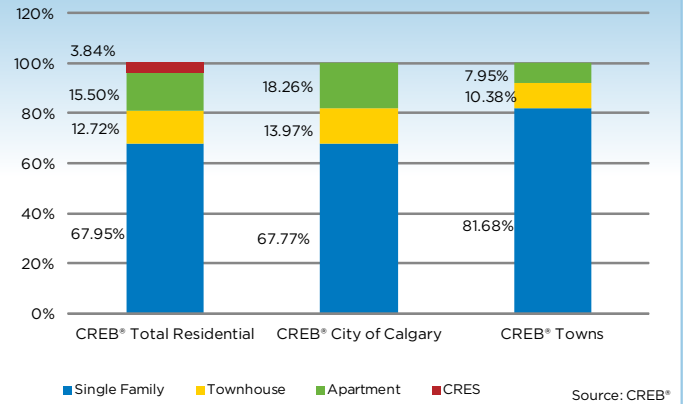
Benchmark Price - August



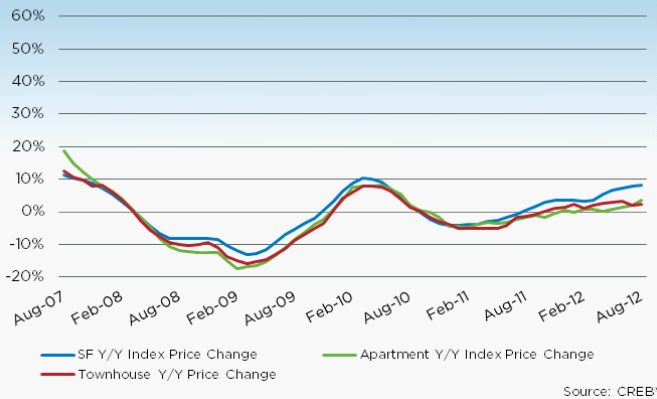
Months of Supply - August



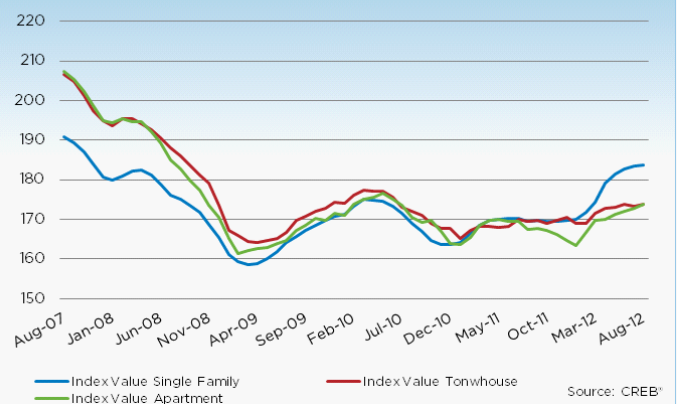
Sales Distribution - August



CALGARY YEAR OVER YEAR PRICE CHANGES



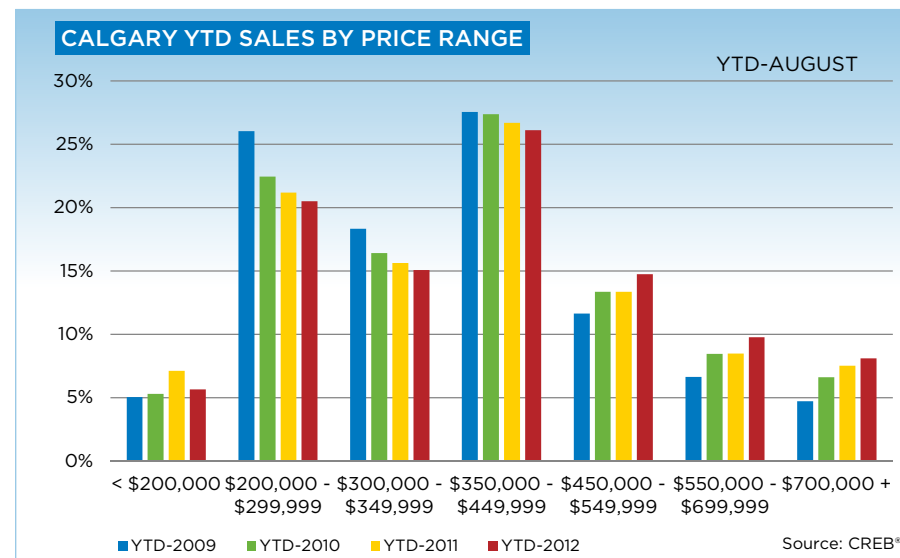
CALGARY INDEX VALUE



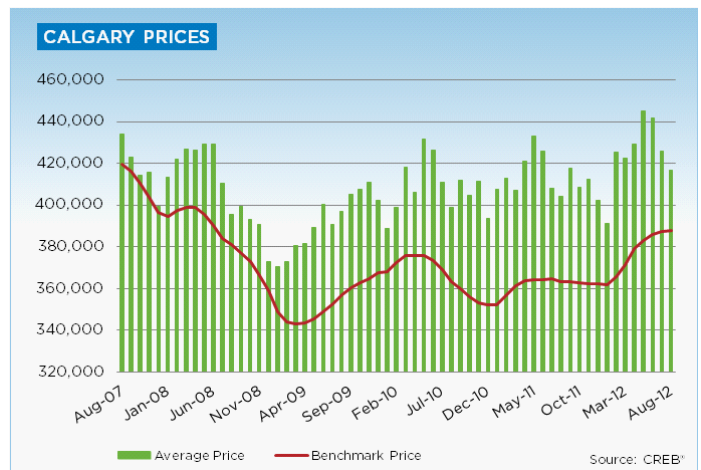
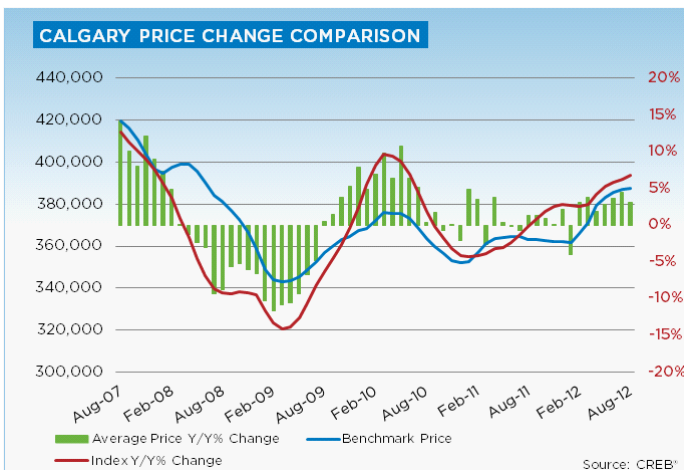
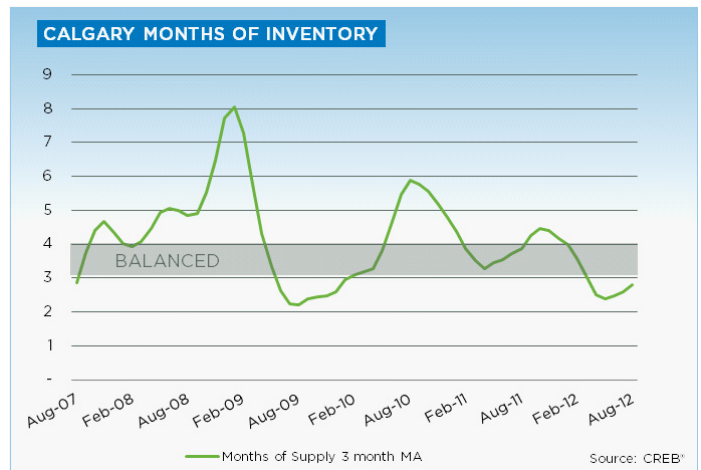
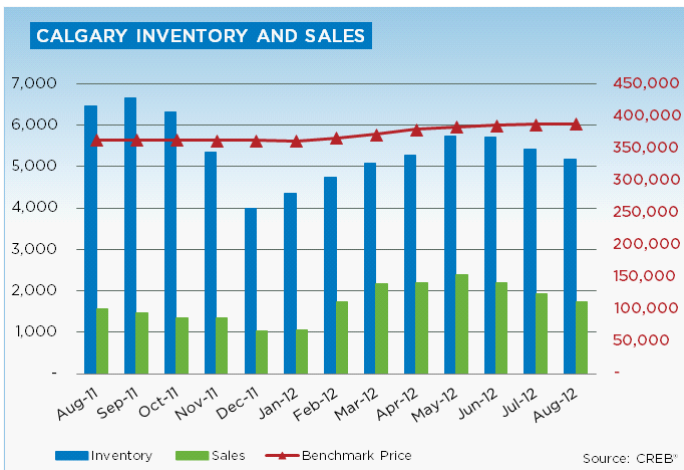
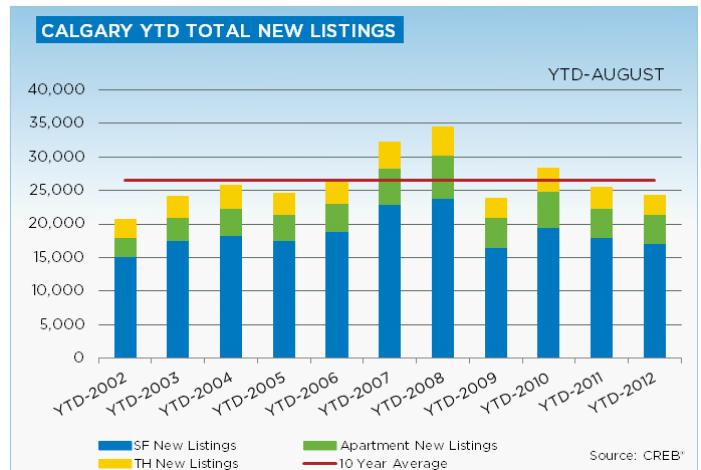
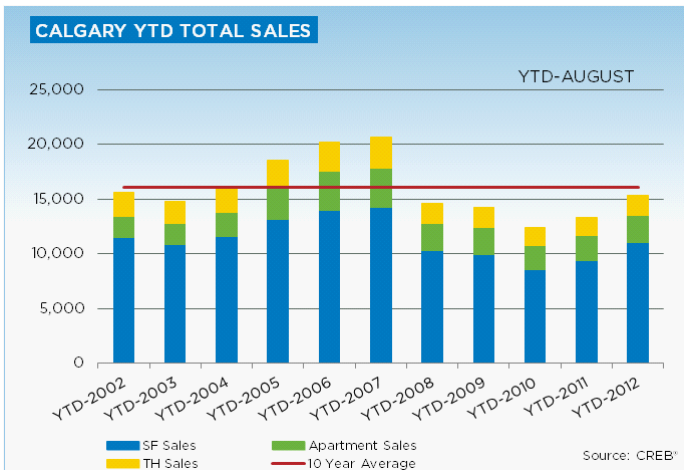
CITY OF CALGARY TOTAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,084	1,622	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,345	1,026	18,497
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	412,809	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	412,215	402,136	414,389
Benchmark Price	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	374,554
Index	164	166	168	170	170	170	170	169	169	169	169	169	169
2012													
Sales	1,068	1,732	2,166	2,198	2,381	2,199	1,933	1,725					15,402
New Listings	2,530	2,883	3,351	3,239	3,804	3,312	2,660	2,585					24,364
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184					
AverageDOM	60	49	42	41	40	40	43	45					43
Average Price	391,372	425,383	422,354	428,999	445,062	441,714	425,924	416,767					427,591
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700					
Index	169	171	173	177	179	180	181	181					

	Aug-11	Aug-12	YTD2011	YTD2012
Calgary Total				
>\$100,000	3	3	41	17
\$100,000 - \$199,999	121	103	907	856
\$200,000 - \$299,999	338	388	2,820	3,158
\$300,000 - \$349,999	257	260	2,081	2,322
\$350,000 - \$399,999	227	235	2,037	2,163
\$400,000 - \$449,999	168	202	1,517	1,860
\$450,000 - \$499,999	142	161	1,094	1,347
\$500,000 - \$549,999	80	98	684	923
\$550,000 - \$599,999	52	49	486	646
\$600,000 - \$649,999	39	45	345	504
\$650,000 - \$699,999	30	42	300	356
\$700,000 - \$799,999	43	63	354	478
\$800,000 - \$899,999	25	32	234	253
\$900,000 - \$999,999	9	12	98	149
\$1,000,000 - \$1,249,999	21	14	129	176
\$1,250,000 - \$1,499,999	9	8	87	82
\$1,500,000 - \$1,749,999	2	4	26	47
\$1,750,000 - \$1,999,999	2	3	32	21
\$2,000,000 - \$2,499,999	-	-	21	23
\$2,500,000 - \$2,999,999	1	3	15	15
\$3,000,000 - \$3,499,999	-	-	3	4
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	1	1
	1,569	1,725	13,314	15,402



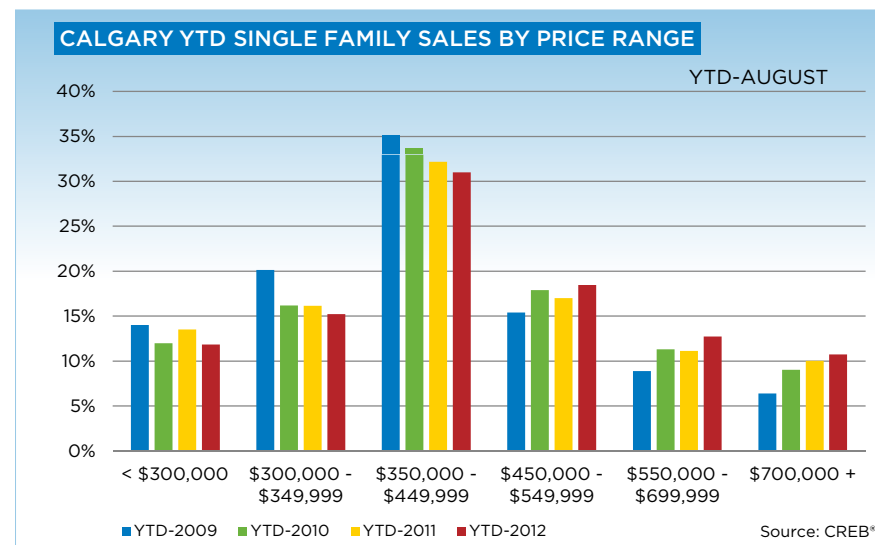
CITY OF CALGARY



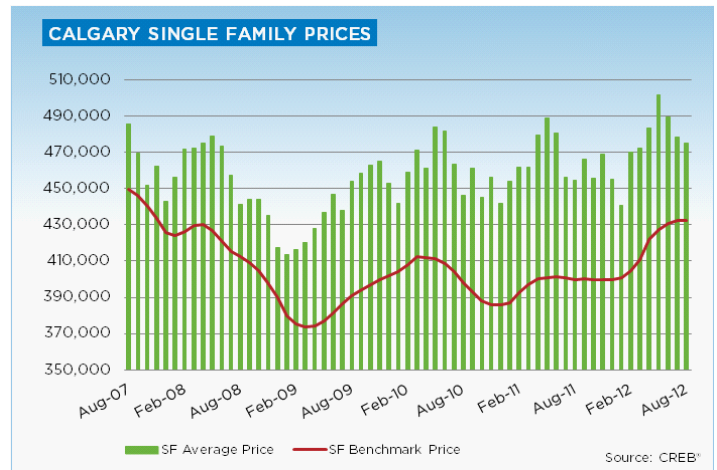
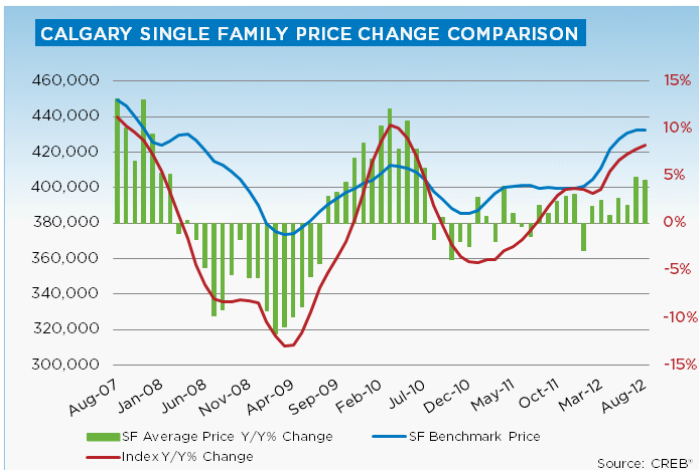
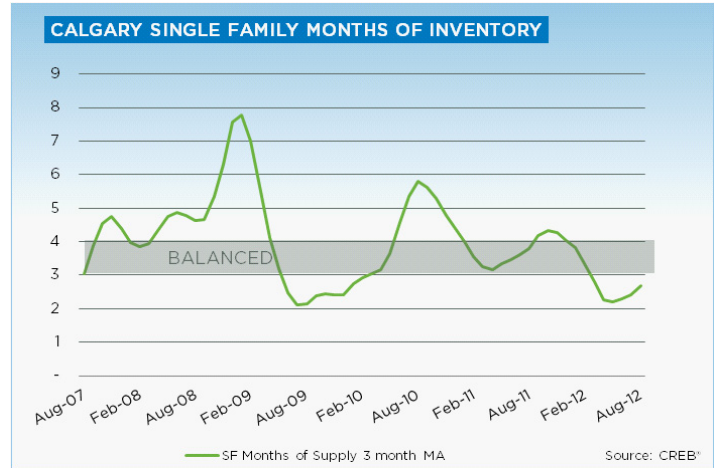
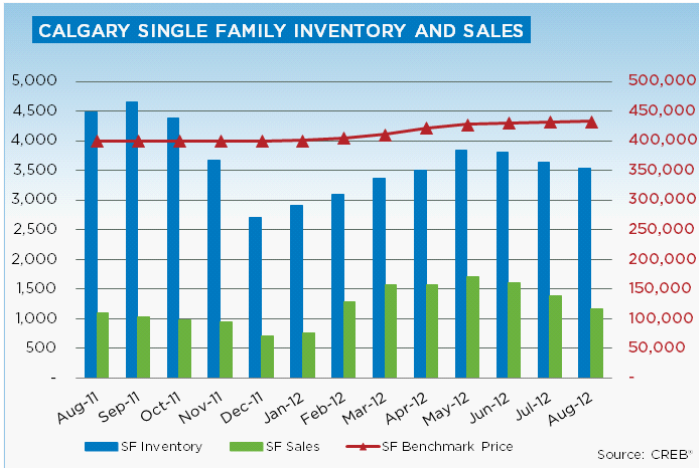
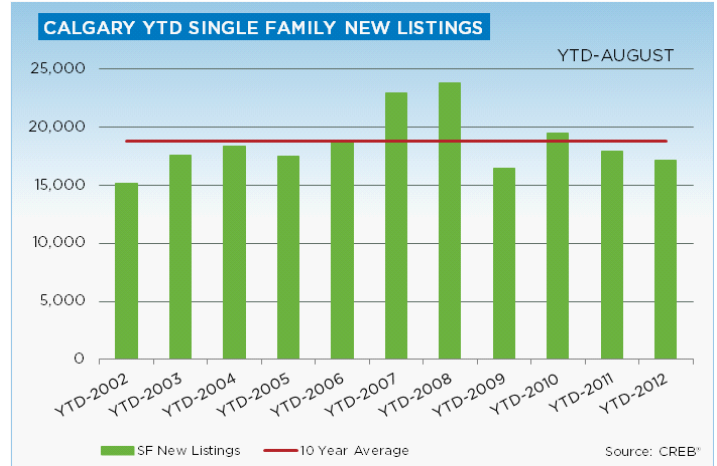
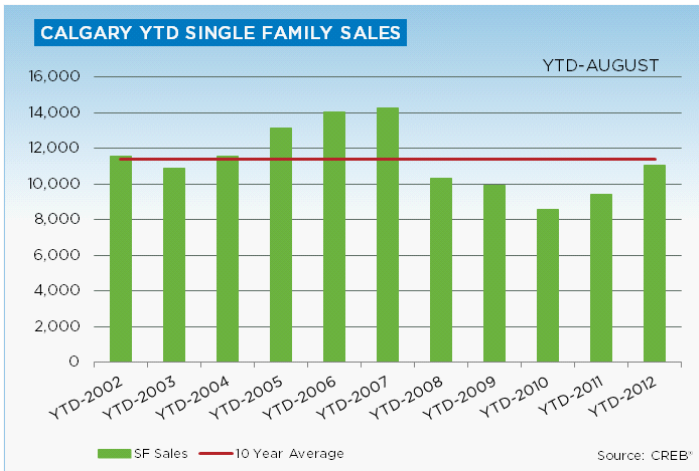
CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	782	1,157	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	954	717	13,120
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	461,946	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	468,861	454,992	466,506
Benchmark Price	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	#N/A
Index	164	167	168	170	170	170	170	170	170	170	170	170	170
2012													
Sales	763	1,281	1,576	1,580	1,707	1,607	1,383	1,169					11,066
New Listings	1,714	2,000	2,348	2,286	2,707	2,372	1,879	1,811					17,117
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535					
AverageDOM	59	48	40	38	37	36	40	43					41
Average Price	440,478	470,033	472,477	483,045	501,724	489,533	478,514	475,272					479,535
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600					
Index	170	172	174	179	181	183	184	184					

	Aug-11	Aug-12	YTD2011	YTD2012
Calgary SF				
>\$100,000	-	1	1	2
\$100,000 - \$199,999	15	9	114	91
\$200,000 - \$299,999	146	135	1,158	1,218
\$300,000 - \$349,999	181	177	1,524	1,683
\$350,000 - \$399,999	193	188	1,665	1,806
\$400,000 - \$449,999	153	174	1,370	1,625
\$450,000 - \$499,999	125	136	970	1,197
\$500,000 - \$549,999	72	88	634	847
\$550,000 - \$599,999	49	46	452	600
\$600,000 - \$649,999	36	41	323	471
\$650,000 - \$699,999	27	40	274	339
\$700,000 - \$799,999	40	61	335	453
\$800,000 - \$899,999	23	30	215	243
\$900,000 - \$999,999	9	12	97	143
\$1,000,000 - \$1,249,999	19	14	121	165
\$1,250,000 - \$1,499,999	8	8	80	79
\$1,500,000 - \$1,749,999	2	4	25	43
\$1,750,000 - \$1,999,999	2	3	32	20
\$2,000,000 - \$2,499,999	-	-	21	22
\$2,500,000 - \$2,999,999	1	2	14	14
\$3,000,000 - \$3,499,999	-	-	3	3
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	-	1
	1,101	1,169	9,430	11,066



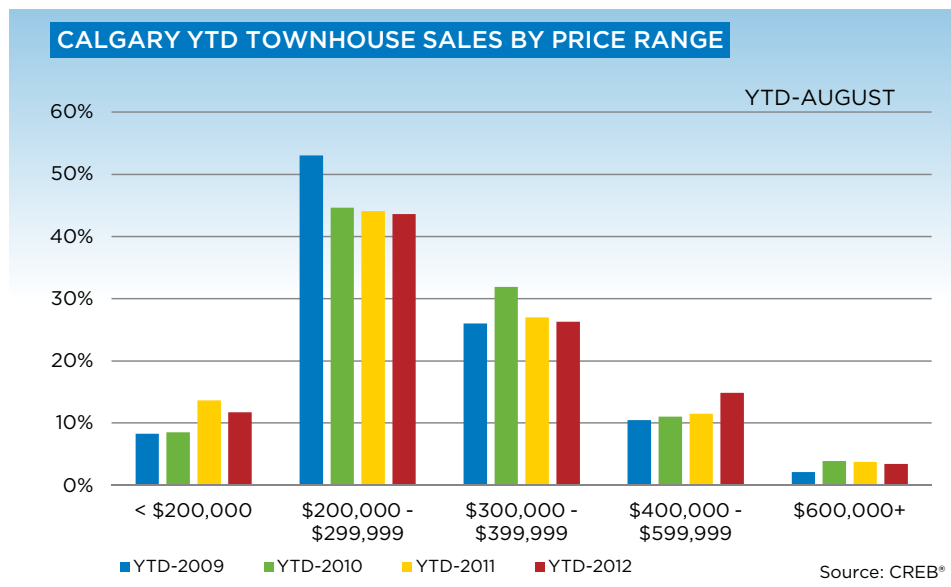
CITY OF CALGARY SINGLE FAMILY



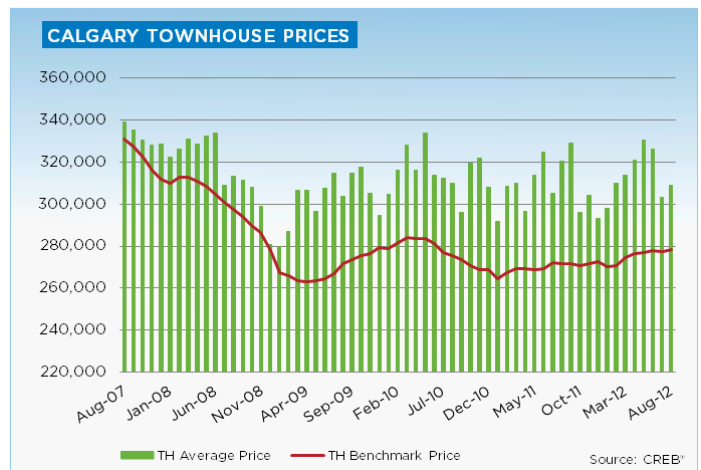
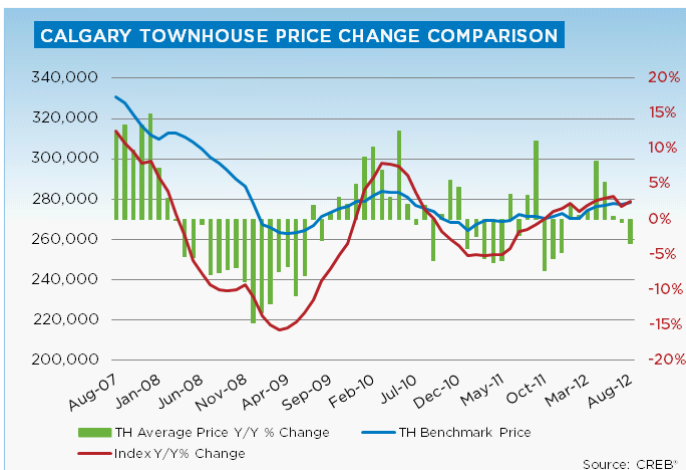
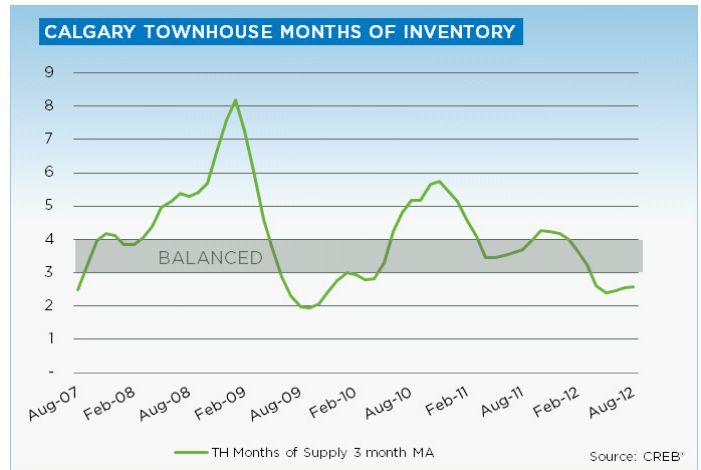
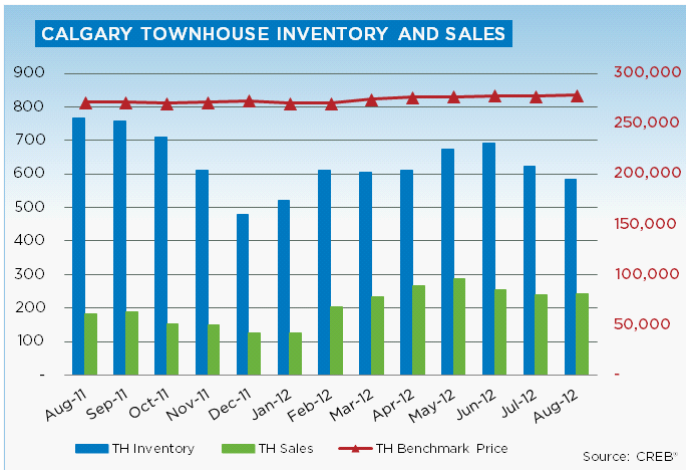
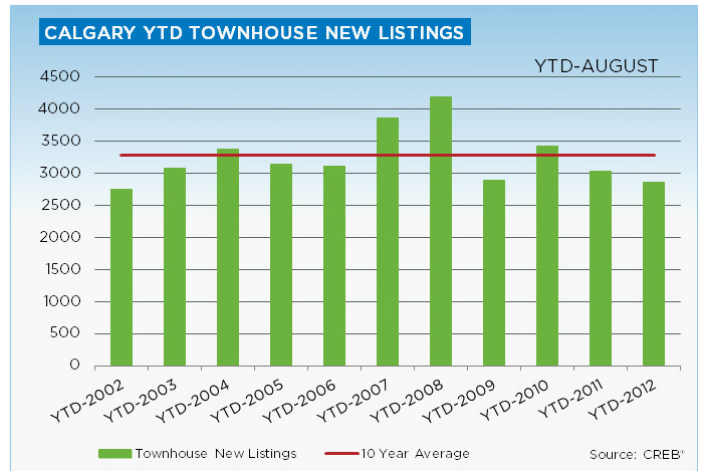
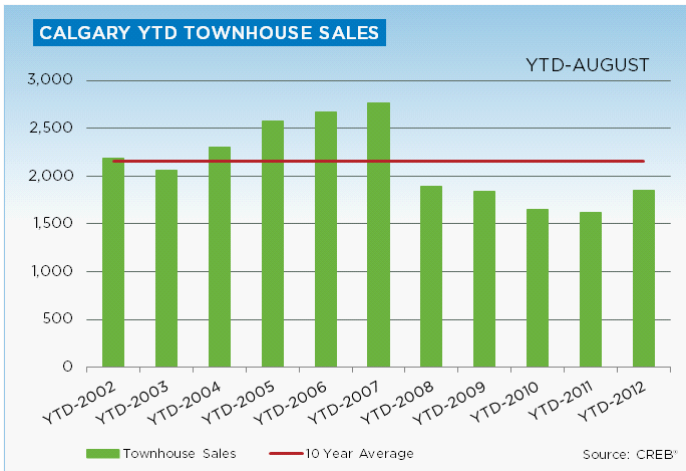
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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	
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	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	292,243
Index	165	167	168	168	168	168	170	170	170	169	170	170	171
2012													
Sales	126	205	234	267	288	253	239	241					1,853
New Listings	312	374	358	357	455	395	304	310					2,865
Active Listings	520	612	606	612	675	693	623	584					
AverageDOM	61	51	49	49	38	45	45	50					47
Average Price	297,918	310,047	313,938	320,912	330,413	326,053	303,380	309,208					315,661
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200					
Index	169	169	172	173	173	174	173	174					

	Aug-11	Aug-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	1	-	4	-
\$100,000 - \$199,999	20	29	217	218
\$200,000 - \$299,999	82	102	713	808
\$300,000 - \$349,999	28	47	253	322
\$350,000 - \$399,999	17	24	184	165
\$400,000 - \$449,999	10	14	87	115
\$450,000 - \$499,999	10	13	61	88
\$500,000 - \$549,999	6	5	21	47
\$550,000 - \$599,999	2	2	17	26
\$600,000 - \$649,999	2	2	14	20
\$650,000 - \$699,999	2	-	16	9
\$700,000 - \$799,999	2	2	14	15
\$800,000 - \$899,999	-	1	5	8
\$900,000 - \$999,999	-	-	1	4
\$1,000,000 - \$1,249,999	1	-	6	6
\$1,250,000 - \$1,499,999	1	-	4	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$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 +	-	-	-	-
	184	241	1618	1853



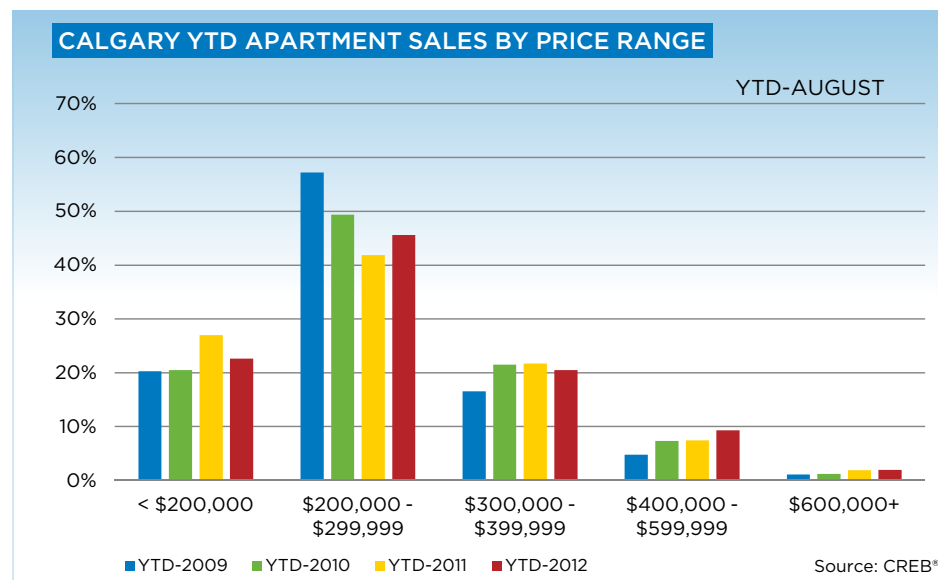
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



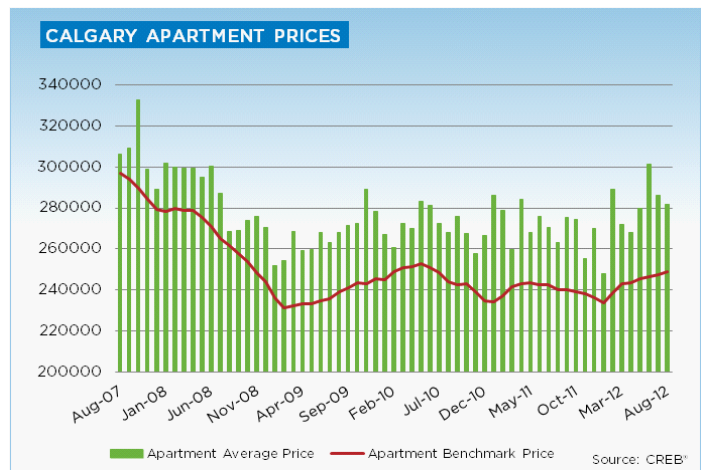
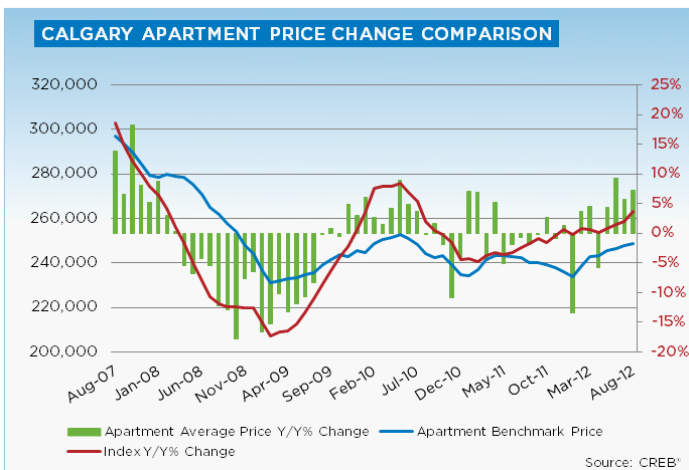
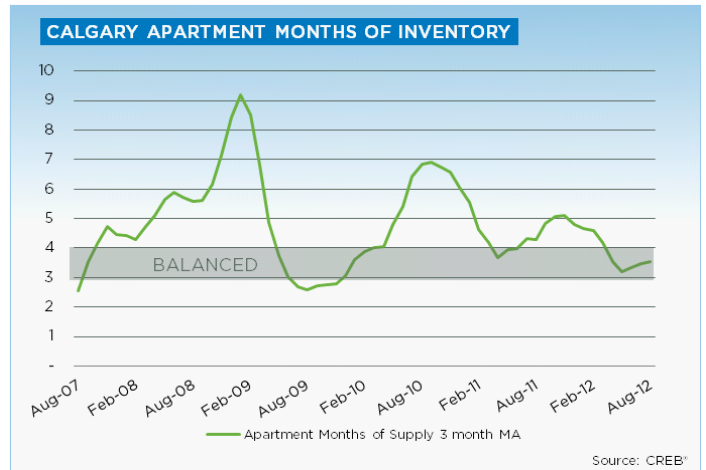
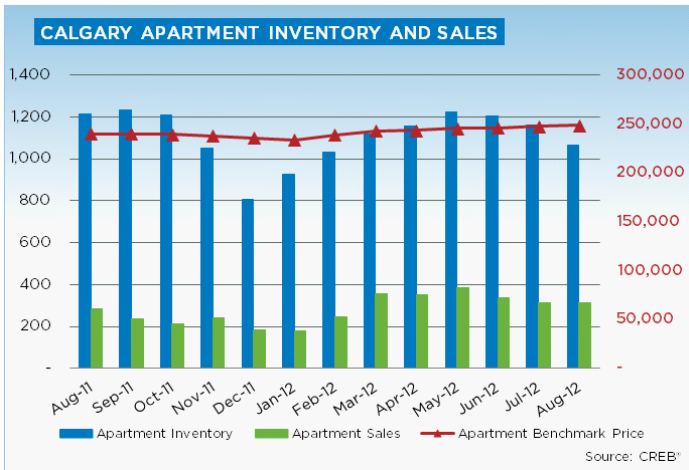
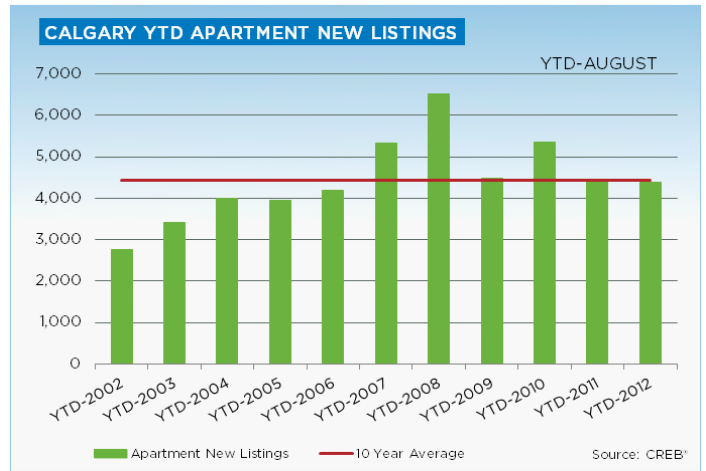
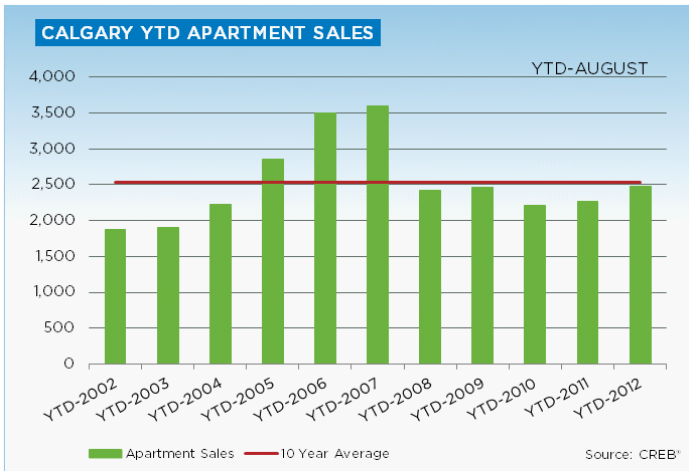
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	
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	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	239,676
Index	164	166	169	170	170	170	169	168	168	167	166	165	164
2012													
Sales	179	246	356	351	386	339	311	315					2,483
New Listings	504	509	645	596	642	545	477	464					4,382
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065					
AverageDOM	64	51	48	50	50	55	55	52					52
Average Price	247,837	288,991	271,724	267,931	280,030	301,348	286,231	281,941					279,625
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700					
Index	163	167	170	170	171	172	173	174					

	Aug-11	Aug-12	YTD2011	YTD2012
Calgary Apartment				
>\$100,000	2	2	36	15
\$100,000 - \$199,999	86	65	576	547
\$200,000 - \$299,999	110	151	949	1,132
\$300,000 - \$349,999	48	36	304	317
\$350,000 - \$399,999	17	23	188	192
\$400,000 - \$449,999	5	14	60	120
\$450,000 - \$499,999	7	12	63	62
\$500,000 - \$549,999	2	5	29	29
\$550,000 - \$599,999	1	1	17	20
\$600,000 - \$649,999	1	2	8	13
\$650,000 - \$699,999	1	2	10	8
\$700,000 - \$799,999	1	-	5	10
\$800,000 - \$899,999	2	1	14	2
\$900,000 - \$999,999	-	-	-	2
\$1,000,000 - \$1,249,999	1	-	2	5
\$1,250,000 - \$1,499,999	-	-	3	1
\$1,500,000 - \$1,749,999	-	-	-	4
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	1	1	1
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	284	315	2,266	2,483



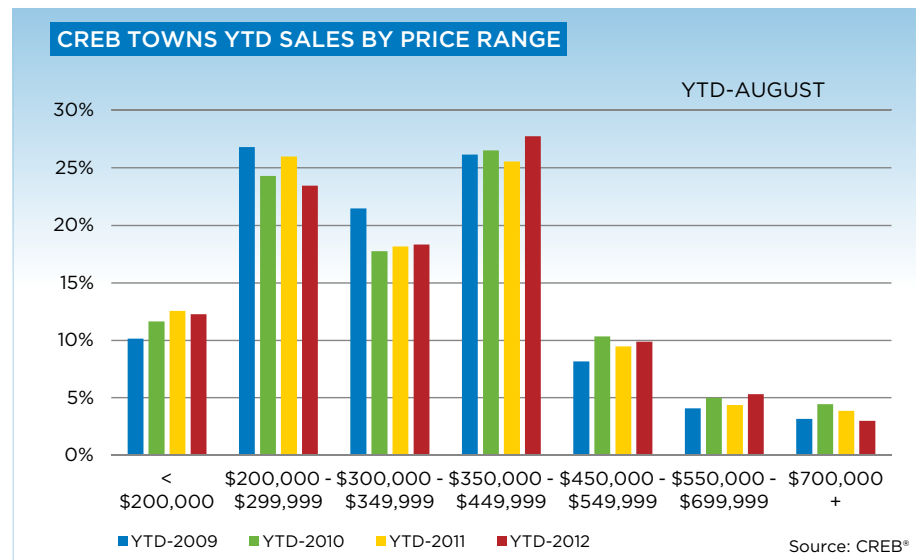
CITY OF CALGARY CONDOMINIUM APARTMENTS



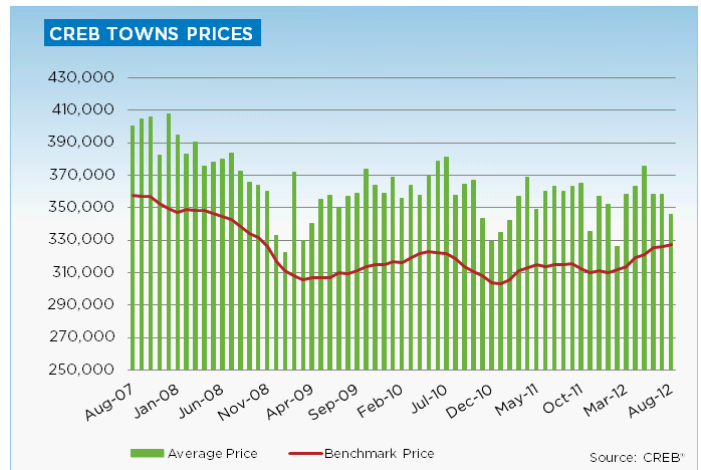
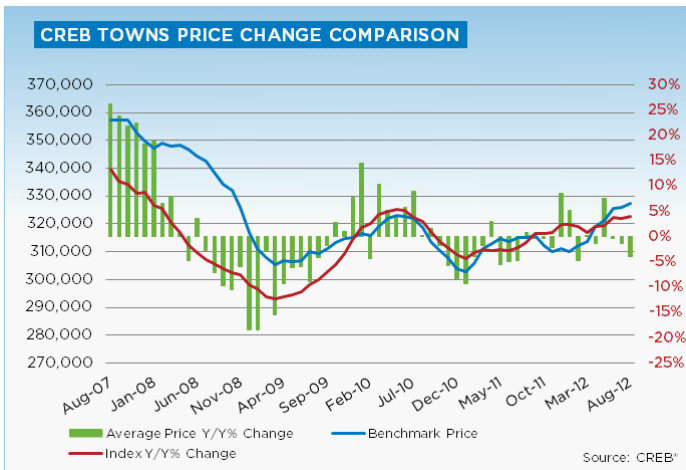
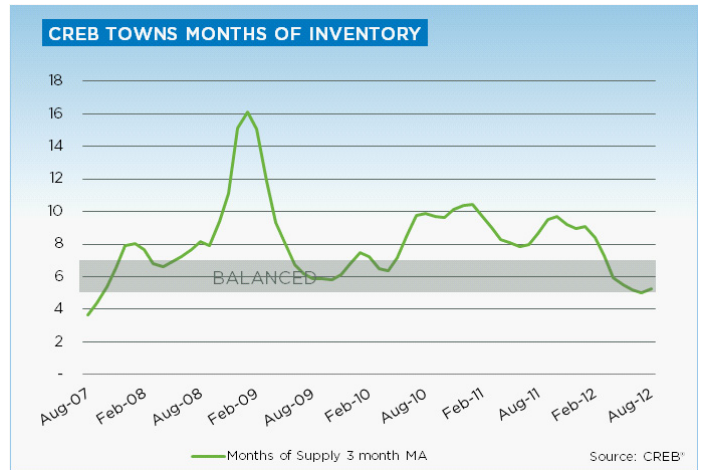
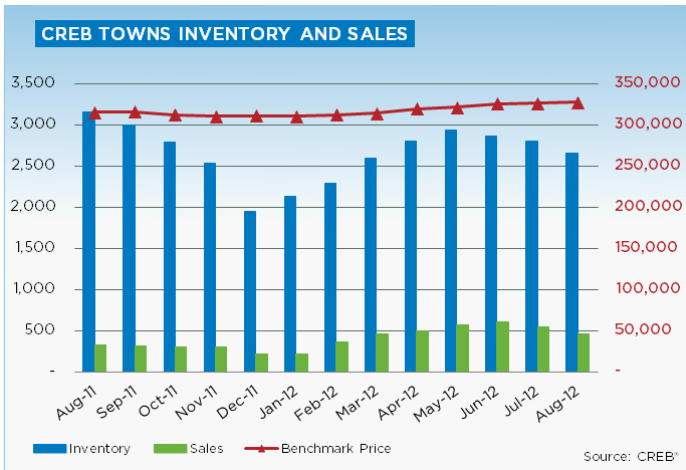
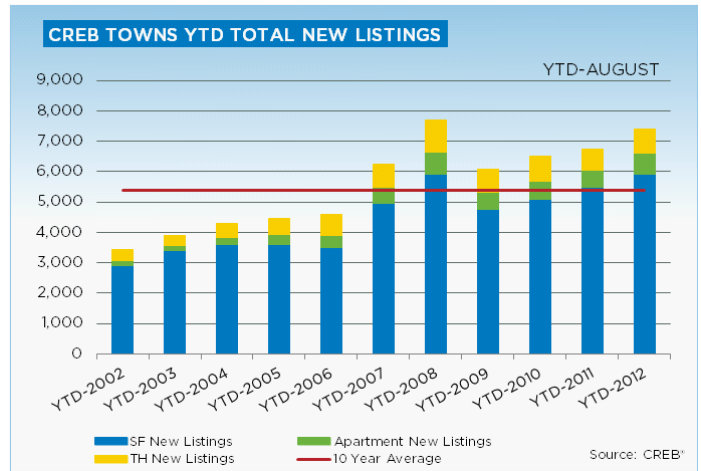
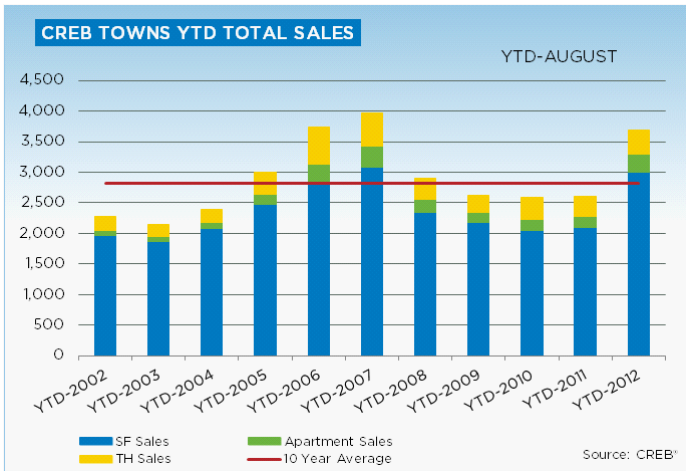
CREB® TOWNS

	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	687	479	327	8,940
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	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	325,980
Index	159	161	164	165	166	165	166	166	166	164	163	164	164
2012													
Sales	218	355	456	498	565	609	539	453					3,693
New Listings	730	800	1,094	1,071	1,081	973	864	778					7,391
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866	2,806	2,653					
AverageDOM	102	81	69	72	77	70	75	77					75
Average Price	352,113	325,915	358,341	363,453	375,442	358,313	358,217	346,103					356,638
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500					
Index	163	164	165	168	169	171	172	172					

	Aug-11	Aug-12	YTD2011	YTD2012
CREB Towns				
>\$100,000	1	6	41	89
\$100,000 - \$199,999	37	53	286	364
\$200,000 - \$299,999	74	113	677	866
\$300,000 - \$349,999	65	72	473	677
\$350,000 - \$399,999	44	71	380	566
\$400,000 - \$449,999	41	62	286	459
\$450,000 - \$499,999	13	28	156	222
\$500,000 - \$549,999	10	17	91	143
\$550,000 - \$599,999	11	8	53	89
\$600,000 - \$649,999	3	11	23	67
\$650,000 - \$699,999	8	2	38	40
\$700,000 - \$799,999	3	6	29	33
\$800,000 - \$899,999	3	2	21	30
\$900,000 - \$999,999	1	-	17	15
\$1,000,000 - \$1,249,999	3	2	17	18
\$1,250,000 - \$1,499,999	1	-	14	8
\$1,500,000 - \$1,749,999	-	-	1	4
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	318	453	2,605	3,693



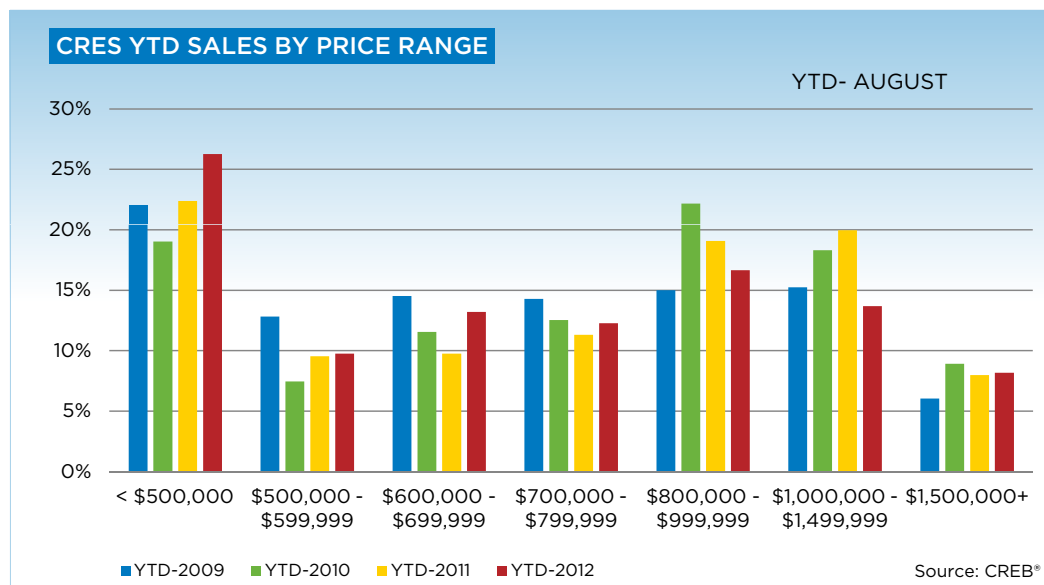
CREB® TOWNS



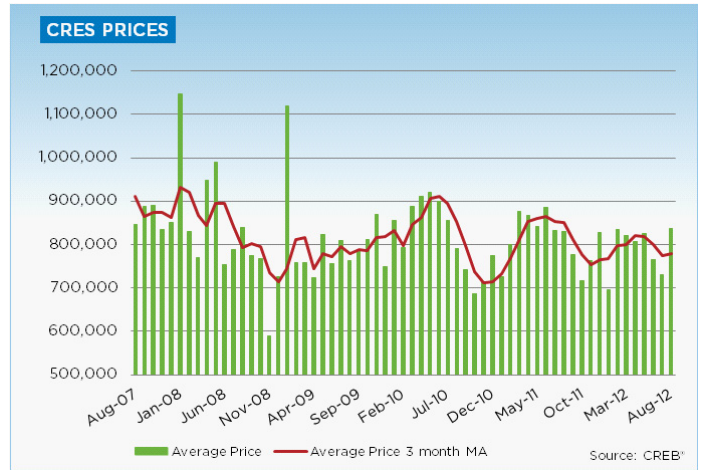
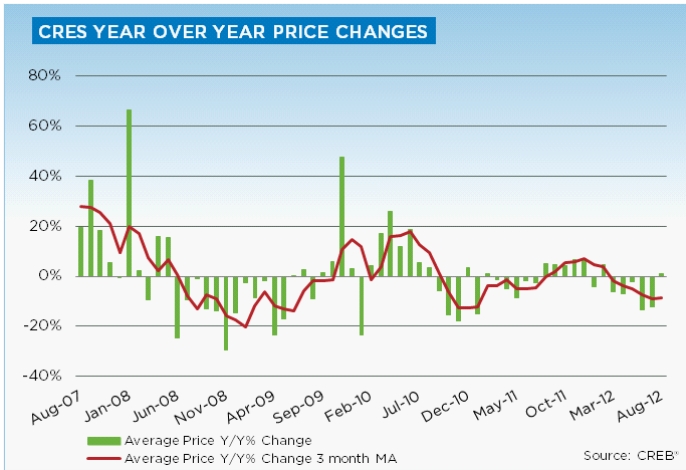
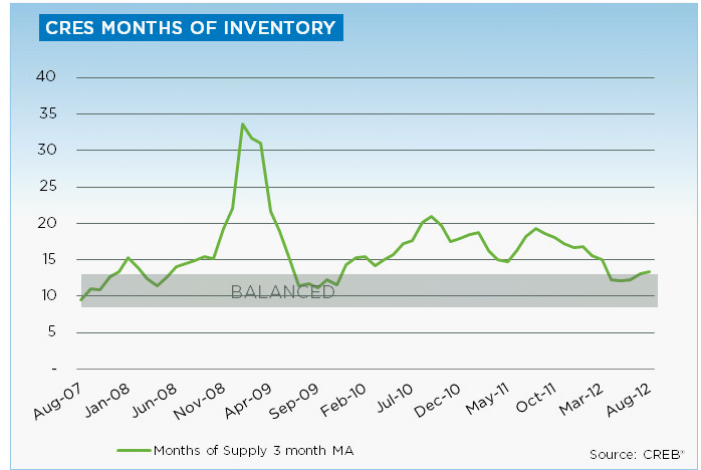
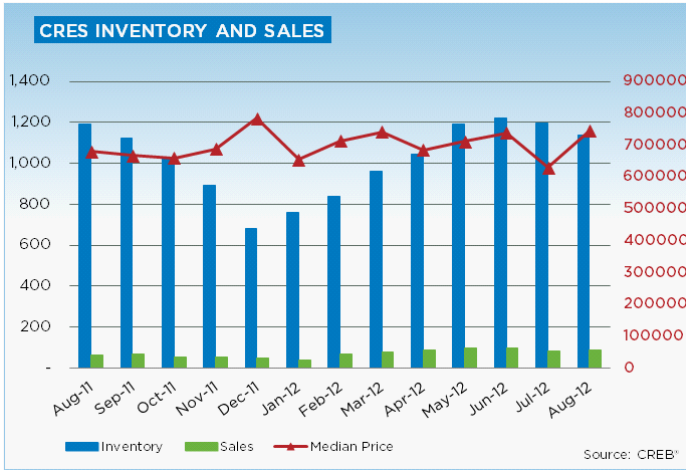
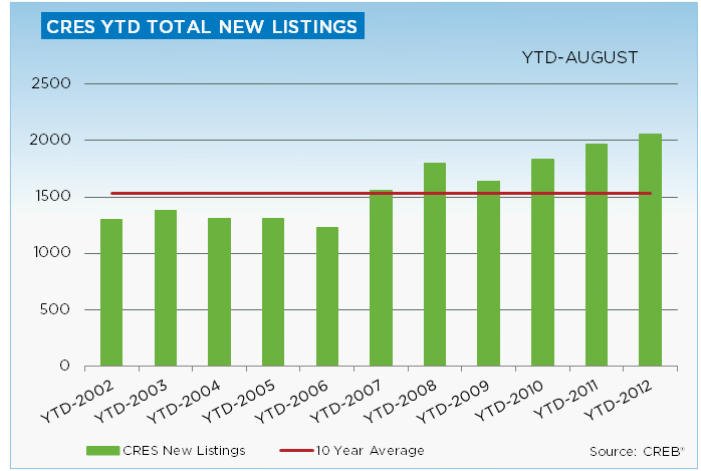
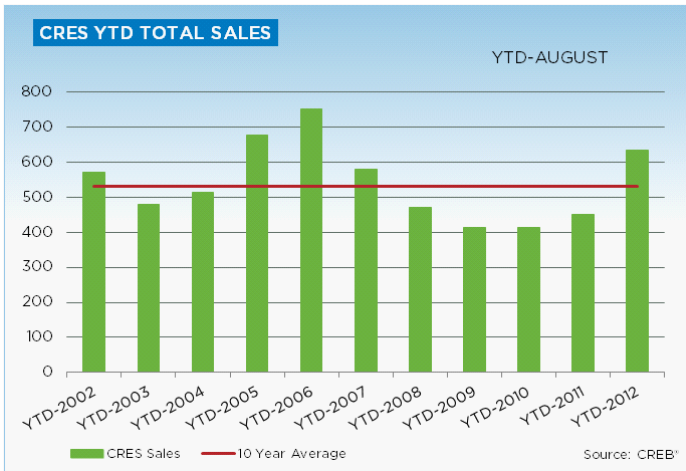
CREB® COUNTRY RESIDENTIAL

	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	315	243	225	224	169	134	98	2,590
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
2012													
Sales	39	66	76	90	97	96	85	87					636
New Listings	215	221	309	257	350	288	217	198					2,055
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138					
AverageDOM	127	94	91	93	98	114	100	116					102
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	837,923					795,214

	Aug-11	Aug-12	YTD2011	YTD2012
CRES				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	4	1	14	13
\$200,000 - \$299,999	4	2	30	27
\$300,000 - \$349,999	2	1	12	29
\$350,000 - \$399,999	2	5	17	30
\$400,000 - \$449,999	4	7	18	30
\$450,000 - \$499,999	3	6	10	34
\$500,000 - \$549,999	1	4	17	28
\$550,000 - \$599,999	6	6	26	34
\$600,000 - \$649,999	3	2	19	36
\$650,000 - \$699,999	4	3	25	48
\$700,000 - \$799,999	6	13	51	78
\$800,000 - \$899,999	4	9	52	64
\$900,000 - \$999,999	4	6	34	42
\$1,000,000 - \$1,249,999	5	11	67	64
\$1,250,000 - \$1,499,999	4	2	23	23
\$1,500,000 - \$1,749,999	1	5	12	22
\$1,750,000 - \$1,999,999	3	2	8	9
\$2,000,000 - \$2,499,999	1	1	9	14
\$2,500,000 - \$2,999,999	1	-	5	3
\$3,000,000 - \$3,499,999	1	1	2	3
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	-
	63	87	451	636



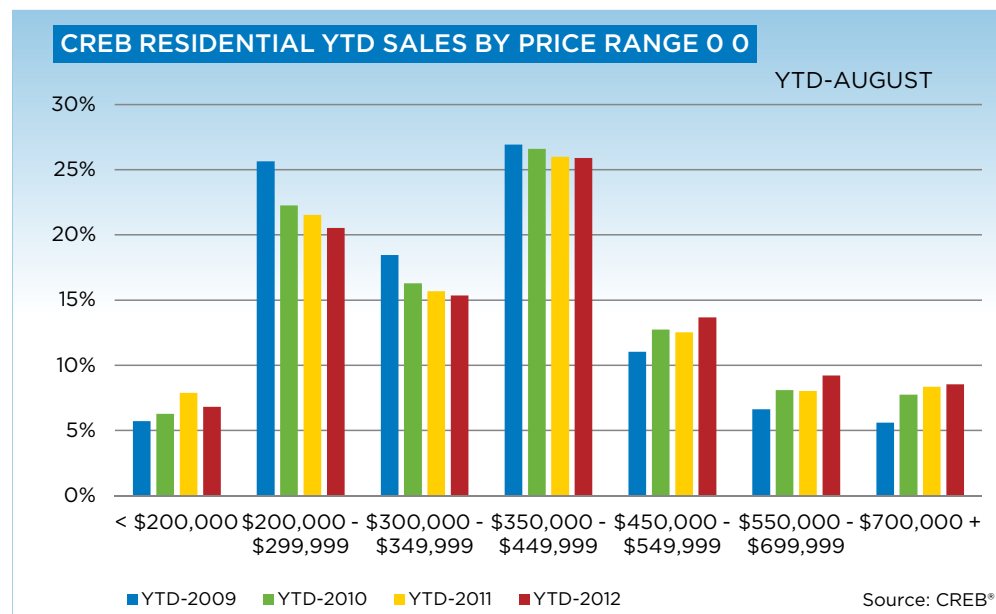
CREB® COUNTRY RESIDENTIAL



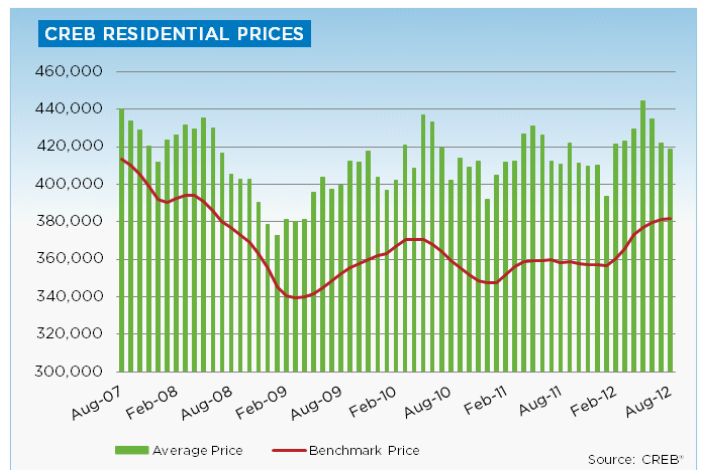
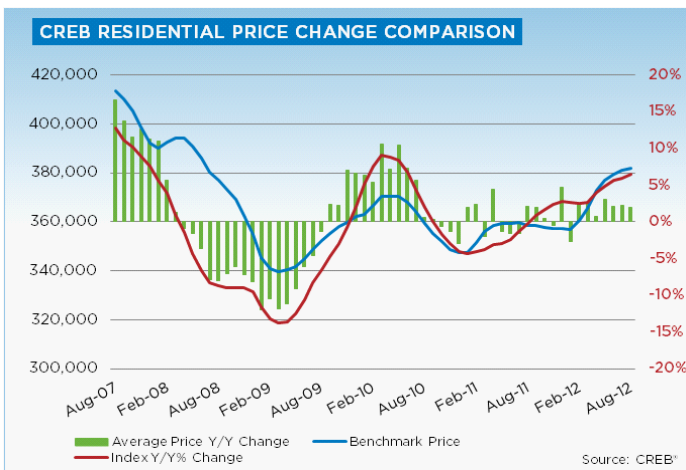
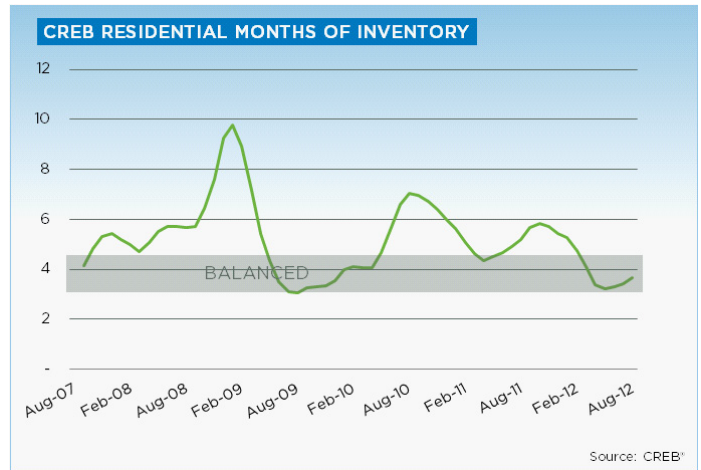
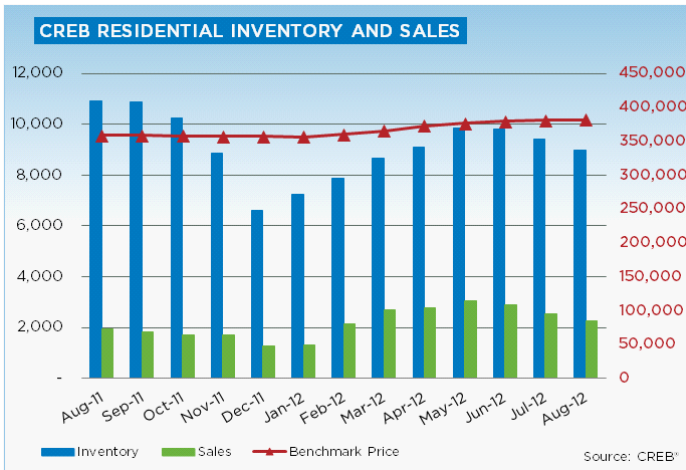
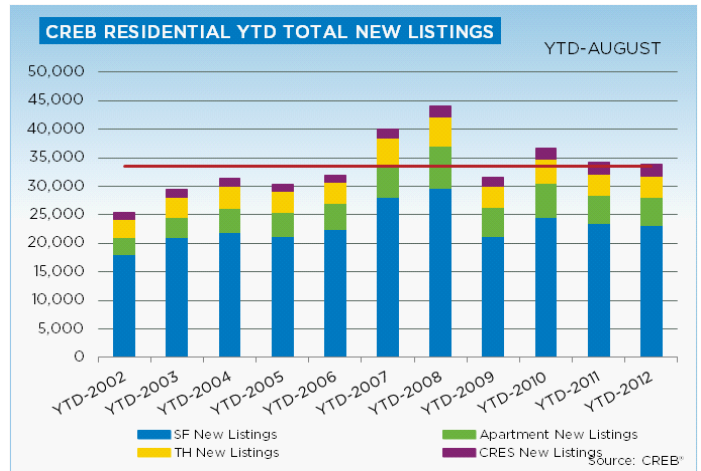
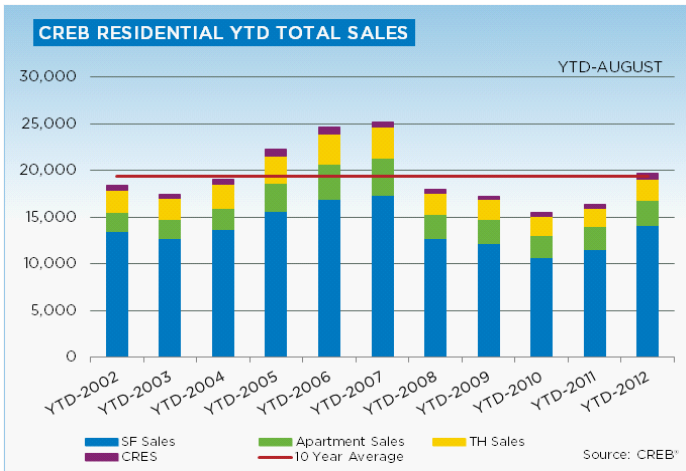
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,316	1,935	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,698	1,290	22,900
New Listings	3,676	4,156	4,544	4,372	4,866	4,590	3,948	3,986	4,135	3,387	2,453	1,501	45,614
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	411,542	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	409,742	410,169	416,715
Benchmark Price	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	369,059
Index	164	166	168	169	169	169	170	169	169	169	168	168	168
2012													
Sales	1,326	2,154	2,699	2,786	3,043	2,906	2,557	2,265					19,736
New Listings	3,477	3,904	4,755	4,568	5,235	4,573	3,742	3,561					33,815
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975					
AverageDOM	69	56	48	49	48	49	52	54					51
Average Price	393,778	421,465	422,889	429,488	444,221	434,912	421,746	418,811					426,152
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700					
Index	168	170	172	176	178	179	180	180					

	Aug-11	Aug-12	YTD2011	YTD2012
CREB Total				
>\$100,000	4	9	82	110
\$100,000 - \$199,999	162	157	1,207	1,233
\$200,000 - \$299,999	416	503	3,527	4,053
\$300,000 - \$349,999	324	333	2,566	3,028
\$350,000 - \$399,999	273	311	2,434	2,760
\$400,000 - \$449,999	213	271	1,821	2,350
\$450,000 - \$499,999	158	195	1,260	1,603
\$500,000 - \$549,999	91	119	792	1,094
\$550,000 - \$599,999	69	63	565	769
\$600,000 - \$649,999	45	58	387	607
\$650,000 - \$699,999	42	47	363	444
\$700,000 - \$799,999	52	82	434	590
\$800,000 - \$899,999	32	43	307	347
\$900,000 - \$999,999	14	18	149	206
\$1,000,000 - \$1,249,999	29	27	213	258
\$1,250,000 - \$1,499,999	14	10	124	113
\$1,500,000 - \$1,749,999	3	9	39	73
\$1,750,000 - \$1,999,999	5	5	40	33
\$2,000,000 - \$2,499,999	1	1	31	37
\$2,500,000 - \$2,999,999	2	3	21	18
\$3,000,000 - \$3,499,999	1	1	5	7
\$3,500,000 - \$3,999,999	-	-	2	2
\$4,000,000 +	-	-	1	1
	1,950	2,265	16,370	19,736



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 ration

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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