

CALGARY AREA SALES AND PRICE GROWTH CONTINUE, DESPITE NATIONAL TRENDS

Resale market continues slow and steady recovery

Calgary, October 1, 2012 – Residential sales activity continues to improve in the Calgary area, as year-over-year sales for the month of September increased by 11 per cent. After the first three quarters of the year, residential sales within city limits totaled 17,018, a 15-per-cent increase over 2011.

“There has been significant discussion over the slowing national market,” said Bob Jablonski, CREB® President. “However, Calgary is seeing improving sales activity and price growth with no indication that market is poised for a correction.

“In fact, for the first time in several years, the Calgary housing market is demonstrating typical behavior for this time of year.”

Single family sales activity is rising, even though new listings are steadily declining. The total number of active listings has slightly improved over August. This slight increase, combined with slower unadjusted sales activity in September compared to August, helped push the months of supply into a balanced position.

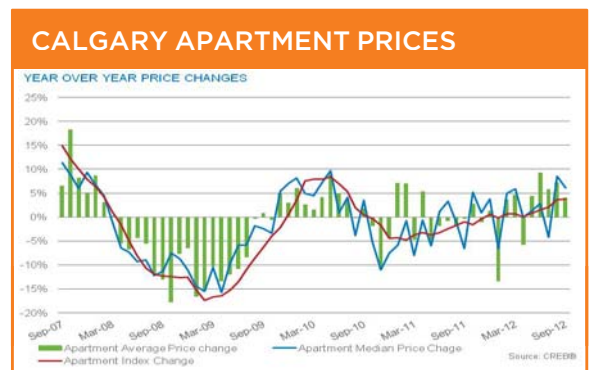
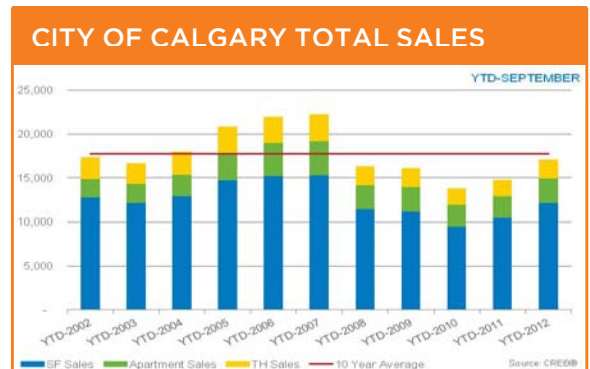
As of September, the benchmark single family home price totaled \$432,900. While this figure is eight-per-cent higher than levels recorded in September 2011, prices appear to have leveled off over the past three months, not considering any potential seasonal factors.

Year-to-date condominium apartment sales totaled 2,762 units, a 10-per-cent increase over 2011. With new listings in decline and improving demand for condominiums, overall inventory levels are down and this has started to translate into moderate improvements in pricing. The apartment benchmark price for September was \$249,300, a four-per-cent increase over September 2011.

Condominium townhouse sales totaled 2,061 units after the first three quarters of the year, 14-per-cent higher than last year. The benchmark price for a townhouse in September was \$277,700, a two-per-cent improvement over September 2011.

These recent significant gains are returning the resale market to average levels of activity and price recovery. The resale market at the end of 2011 was well below typical levels of activity.

“At the end of last year, a concern regarding the economic climate was heightened,” said CREB® Economist Ann-Marie Lurie. “There was discussion of a double-dip recession in the United States, coupled with weak domestic economic growth.



“While much of this uncertainty in the economy persists, consumers’ confidence in the prairie region has improved, compared to last year. This does not come as a surprise, given our province has recorded strong economic growth relative to Canada-wide figures.

“Calgary’s unemployment rate continues to fall, wages are improving, and our full time employment growth is far outpacing national averages.”

A note on pricing: The benchmark price represents the typical home price. As the benchmark price represents consumers’ willingness to pay for the same type of home it provides a better representation of price changes in the market. Commonly used approaches, such as median and average prices, can misrepresent price changes as we do not know if the shift is caused by a change in the composition of what has sold.

CREB® - SUMMARY STATS

	Sep-11	Sep-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	1,840	2,104	14.35%	18,210	21,837	19.92%
Total Sales Volume	\$776,568,591	\$883,049,680	13.71%	\$7,618,253,064	\$9,291,990,351	21.97%
New Listings	4,135	3,620	-12.45%	38,273	37,436	-2.19%
Active Listings	10,880	8,650	-20.50%	N/A	N/A	
Sales to New Listings Ratio	0.44	0.58	30.62%	0.48	0.58	22.60%
Sales \$ / List \$	96.43%	97.09%	0.67%	96.75%	97.19%	0.44%
Average DOM	59	53	-9.64%	53	51	-3.77%
Average Price	\$422,048	\$419,700	-0.56%	\$418,355	\$425,516	1.71%
Benchmark Price	\$358,600	\$381,900	6.50%			
Index	169	180	6.51%			
CREB® CITY OF CALGARY						
Total Sales	1,461	1,617	10.68%	14,775	17,018	15.18%
Total Sales Volume	\$609,983,938	\$678,059,996	11.16%	\$6,145,750,574	\$7,263,470,740	18.19%
New Listings	3,202	2,680	-16.30%	28,626	27,044	-5.53%
Active Listings	6,653	5,098	-23.37%	N/A	N/A	
Sales to New Listings Ratio	0.46	0.60	32.23%	0.52	0.63	21.92%
Sales \$ / List \$	96.70%	97.28%	0.58%	96.94%	97.39%	0.45%
Average DOM	50	45	-10.23%	47	44	-6.38%
Average Price	\$417,511	\$419,332	0.44%	\$415,956	\$426,811	2.61%
Benchmark Price	\$363,300	\$388,000	6.80%			
Index	169	181	6.79%			
CREB® TOWNS						
Total Sales	309	418	35.28%	2,914	4,110	41.04%
Total Sales Volume	\$112,277,098	\$146,009,100	30.04%	\$1,039,234,129	\$1,462,886,205	40.77%
New Listings	707	698	-1.27%	7,447	8,089	8.62%
Active Listings	3,000	2,447	-18.43%	N/A	N/A	
Sales to New Listings Ratio	0.44	0.60	37.02%	0.39	0.51	29.85%
Sales \$ / List \$	96.59%	97.08%	0.49%	96.82%	97.14%	0.32%
Average DOM	85	73	-14.06%	77	75	-2.60%
Average Price	\$363,356	\$349,304	-3.87%	\$356,635	\$355,933	-0.20%
Benchmark Price	\$315,700	\$327,900	3.86%			
Index	166	173	3.85%			
CREB® CRES						
Total Sales	69	69	0.00%	520	704	35.38%
Total Sales Volume	\$53,572,555	\$58,980,584	10.09%	\$432,533,361	\$563,671,406	30.32%
New Listings	224	242	8.04%	2,189	2,298	4.98%
Active Listings	1,123	1,104	-1.69%	N/A	N/A	
Sales to New Listings Ratio	0.31	0.29	-7.44%	0.24	0.31	28.96%
Sales \$ / List \$	93.14%	95.04%	1.90%	94.02%	94.94%	0.92%
Average DOM	124	124	0.35%	102	104	1.96%
Average Price	\$776,414	\$854,791	10.09%	\$831,795	\$800,670	-3.74%
Median Price	\$667,000	\$720,000	7.95%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

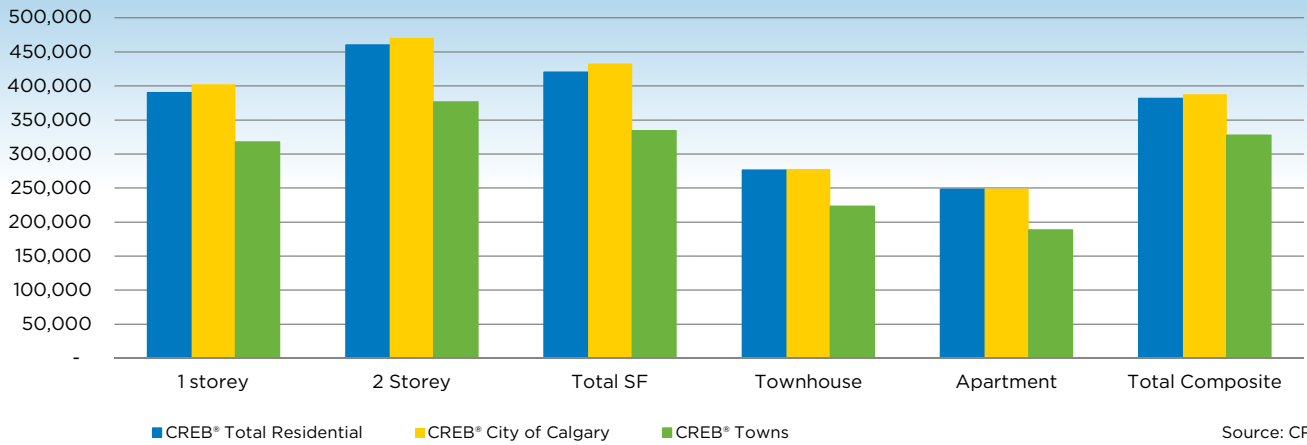
	Sep-11	Sep-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,035	1,132	9.37%	10,465	12,198	16.56%
Total Sales Volume	\$482,508,896	\$530,183,815	9.88%	\$4,898,935,818	\$5,836,650,095	19.14%
New Listings	2,303	1,888	-18.02%	20,255	19,006	-6.17%
Active Listings	4,661	3,486	-25.21%	N/A	N/A	
Sales to New Listings Ratio	0.45	0.60	33.41%	0.52	0.64	24.22%
Sales \$ / List \$	96.78%	97.34%	0.56%	97.00%	97.46%	0.46%
Average DOM	48	42	-12.34%	44	41	-6.82%
Average Price	\$466,192	\$468,360	0.47%	\$468,126	\$478,492	2.21%
Benchmark Price	\$400,100	\$432,900	8.20%			
Index	170	184	8.19%			
CONDO APARTMENT						
Total Sales	236	276	16.95%	2,502	2,759	10.27%
Total Sales Volume	\$64,948,074	\$78,998,436	21.63%	\$682,948,260	\$773,308,291	13.23%
New Listings	541	495	-8.50%	4,984	4,876	-2.17%
Active Listings	1,234	1,064	-13.78%	N/A	N/A	
Sales to New Listings Ratio	0.44	0.56	27.82%	0.50	0.57	12.71%
Sales \$ / List \$	95.89%	96.58%	0.69%	96.45%	96.86%	0.41%
Average DOM	59	54	-7.93%	53	52	-1.89%
Average Price	\$275,204	\$286,226	4.01%	\$272,961	\$280,286	2.68%
Benchmark Price	\$240,100	\$249,300	3.83%			
Index	168	174	3.82%			
CONDO TOWNHOUSE						
Total Sales	190	209	10.00%	1,808	2,061	13.99%
Total Sales Volume	\$62,526,968	\$68,877,745	10.16%	\$563,866,496	\$653,512,354	15.90%
New Listings	358	297	-17.04%	3,387	3,162	-6.64%
Active Listings	758	548	-27.70%	N/A	N/A	
Sales to New Listings Ratio	0.53	0.70	32.59%	0.53	0.65	22.10%
Sales \$ / List \$	96.92%	97.59%	0.67%	97.03%	97.38%	0.35%
Average DOM	53	51	-4.52%	52	47	-9.62%
Average Price	\$329,089	\$329,559	0.14%	\$311,873	\$317,085	1.67%
Benchmark Price	\$271,600	\$277,700	2.25%			
Index	170	174	2.24%			

MLS® HPI SUMMARY

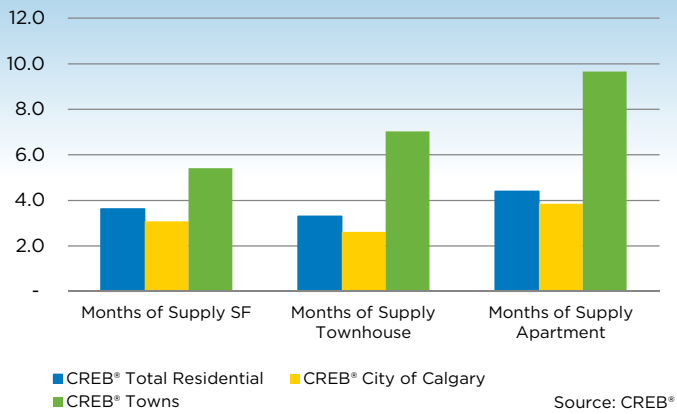
	September 2012		% Changes				
	Benchmark Price	Index (HPI)	Aug-12	Mar-12	Sep-11	Sep-09	Sep-07
CREB® TOTAL RESIDENTIAL							
Single Family	420,200	182	0.0%	5.3%	7.6%	9.2%	-3.6%
Townhouse	276,400	174	-0.1%	1.2%	2.2%	1.6%	-15.2%
Apartment	248,400	174	0.2%	2.6%	3.8%	3.3%	-15.3%
COMPOSITE	381,900	180	0.1%	4.5%	6.5%	7.5%	-6.9%
CREB® TOWNS							
Single Family	334,100	173	0.1%	4.6%	4.0%	5.8%	-7.3%
Townhouse	223,300	180	2.0%	4.2%	2.1%	3.7%	-14.5%
Apartment	188,600	162	0.1%	3.5%	1.4%	-1.1%	-21.2%
COMPOSITE	327,900	173	0.1%	4.5%	3.9%	5.4%	-8.2%
CREB® CITY OF CALGARY							
Single Family	432,900	184	0.1%	5.3%	8.2%	9.8%	-3.0%
Townhouse	277,700	174	-0.2%	1.1%	2.2%	1.5%	-15.2%
Apartment	249,300	174	0.2%	2.6%	3.8%	3.3%	-15.2%
COMPOSITE	388,000	181	0.1%	4.4%	6.8%	7.7%	-6.8%

COMPARISONS

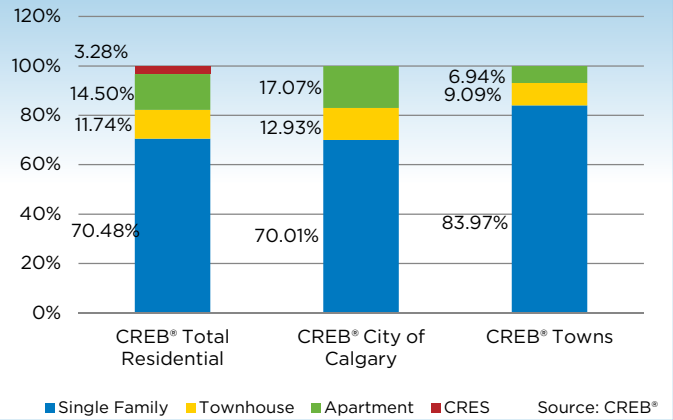
Benchmark Price - September



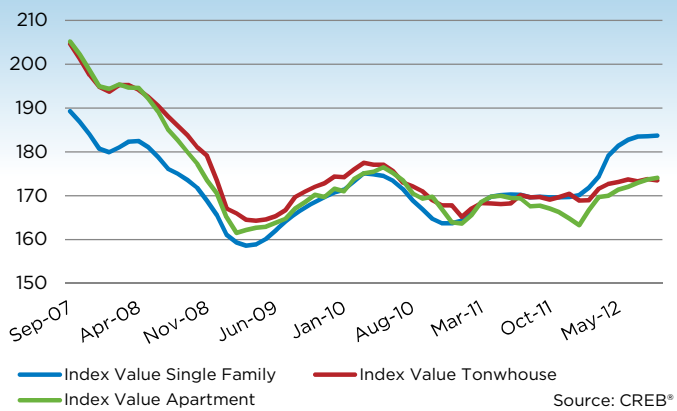
Months of Supply - September



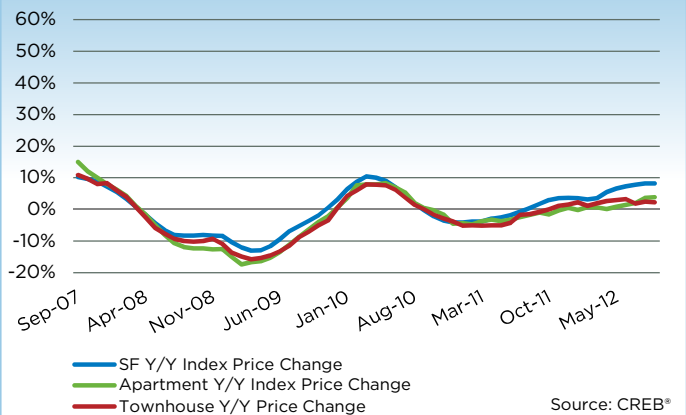
Sales Distribution - September



CALGARY INDEX VALUE



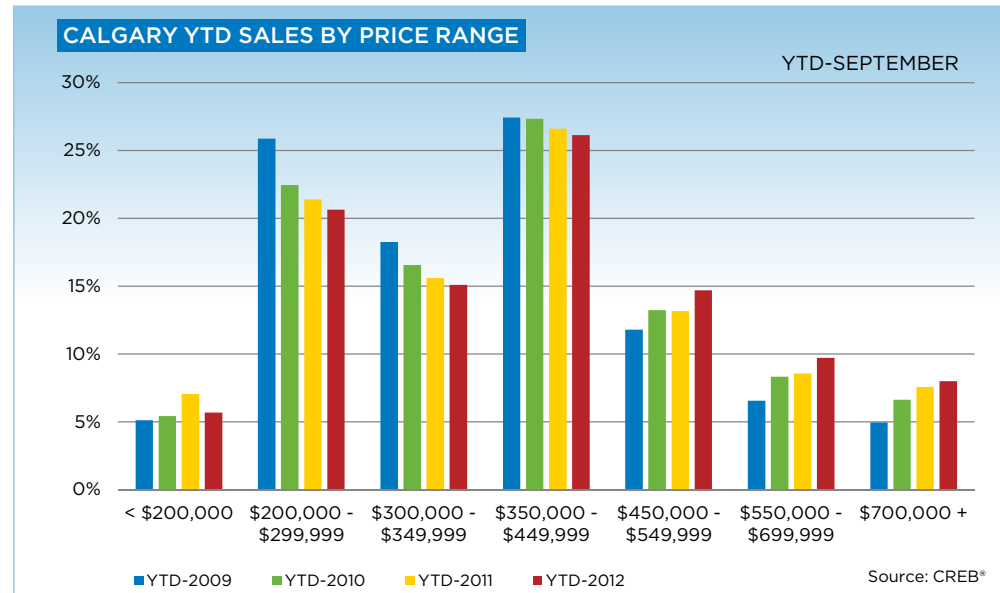
CALGARY YEAR OVER YEAR PRICE CHANGES



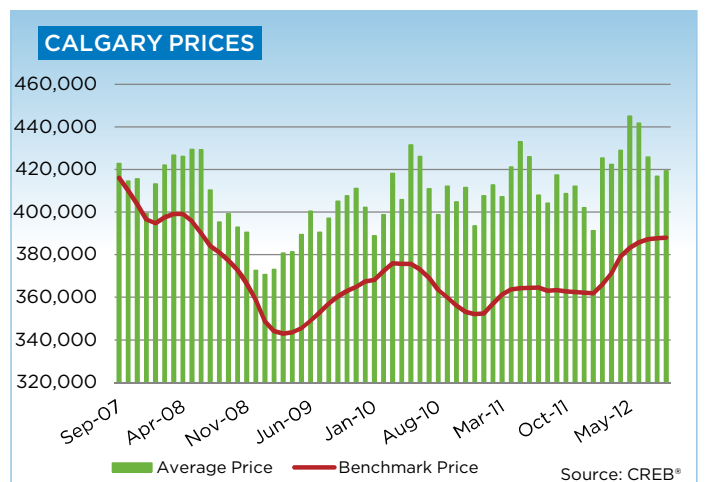
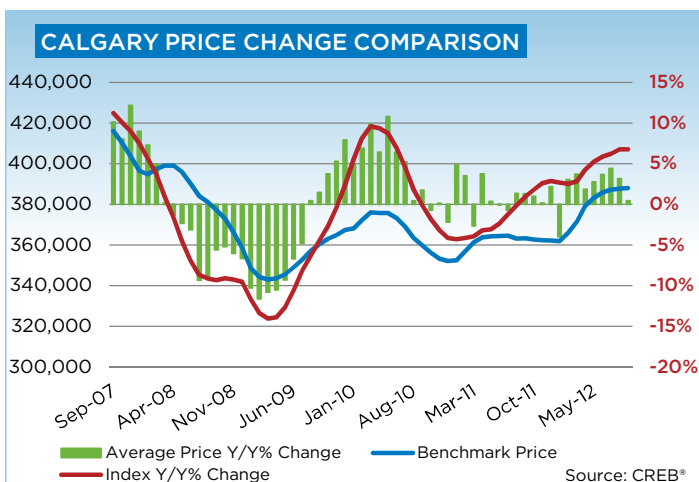
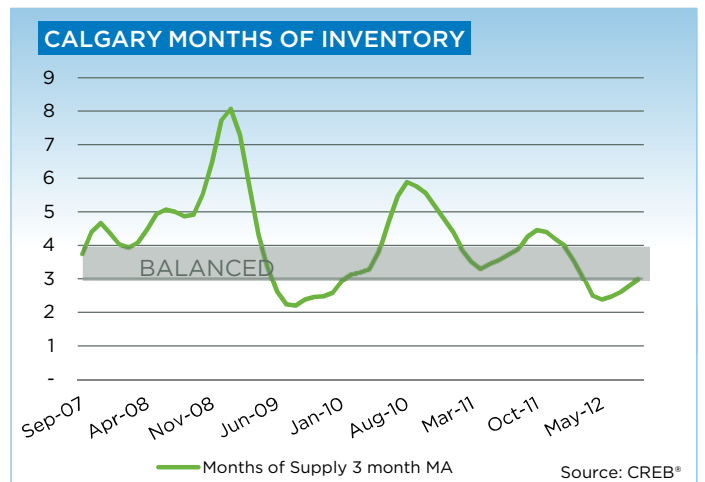
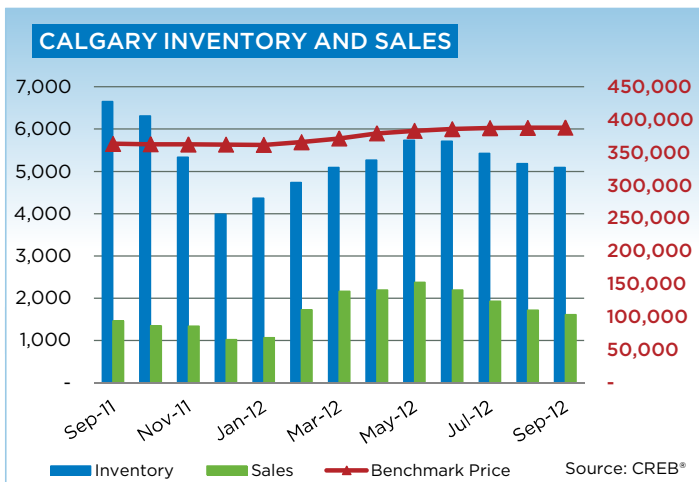
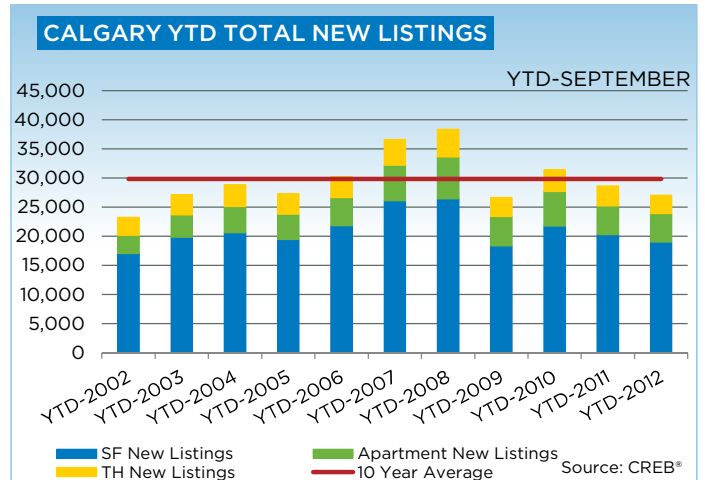
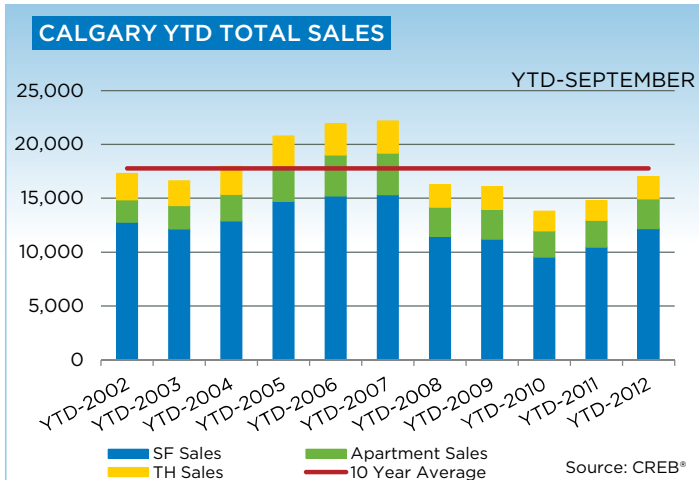
CREB® CITY OF CALGARY

	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	1,724	1,617				17,018
New Listings	2,530	2,883	3,351	3,239	3,804	3,312	2,660	2,585	2,680				27,044
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098				
AverageDOM	60	49	42	41	40	40	43	45	45				44
Average Price	391,372	425,383	422,354	428,999	445,034	441,714	425,924	416,844	419,332				426,811
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000				
Index	169	171	173	177	179	180	181	181	181				

Calgary Total	Sep-11	Sep-12	YTD2011	YTD2012
>\$100,000	2	1	43	18
\$100,000 - \$199,999	95	96	1,002	952
\$200,000 - \$299,999	342	354	3,162	3,511
\$300,000 - \$349,999	225	247	2,306	2,569
\$350,000 - \$399,999	209	224	2,246	2,387
\$400,000 - \$449,999	169	200	1,686	2,061
\$450,000 - \$499,999	100	121	1,194	1,467
\$500,000 - \$549,999	66	110	750	1,033
\$550,000 - \$599,999	53	68	539	714
\$600,000 - \$649,999	43	52	388	556
\$650,000 - \$699,999	39	30	339	386
\$700,000 - \$799,999	41	41	395	519
\$800,000 - \$899,999	20	22	254	275
\$900,000 - \$999,999	13	14	111	163
\$1,000,000 - \$1,249,999	21	20	150	196
\$1,250,000 - \$1,499,999	15	6	102	88
\$1,500,000 - \$1,749,999	4	8	30	55
\$1,750,000 - \$1,999,999	-	-	32	21
\$2,000,000 - \$2,499,999	-	-	21	23
\$2,500,000 - \$2,999,999	4	1	19	16
\$3,000,000 - \$3,499,999	-	-	3	4
\$3,500,000 - \$3,999,999	-	1	2	2
\$4,000,000 +	-	1	1	2
	1,461	1,617	14,775	17,018



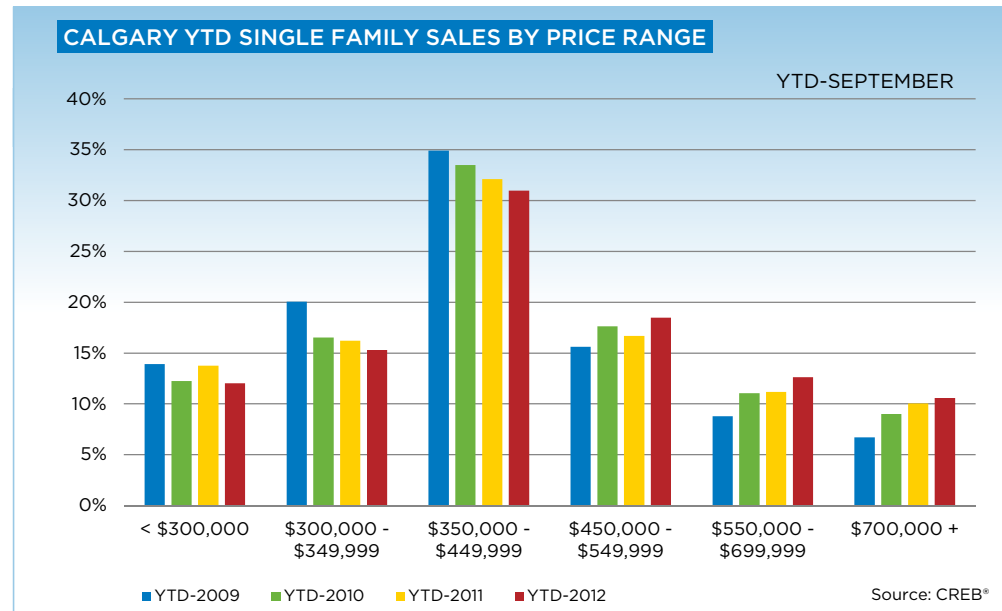
CITY OF CALGARY



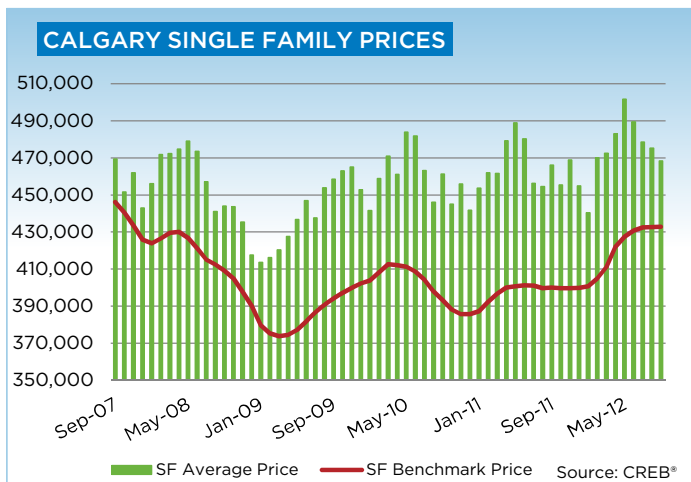
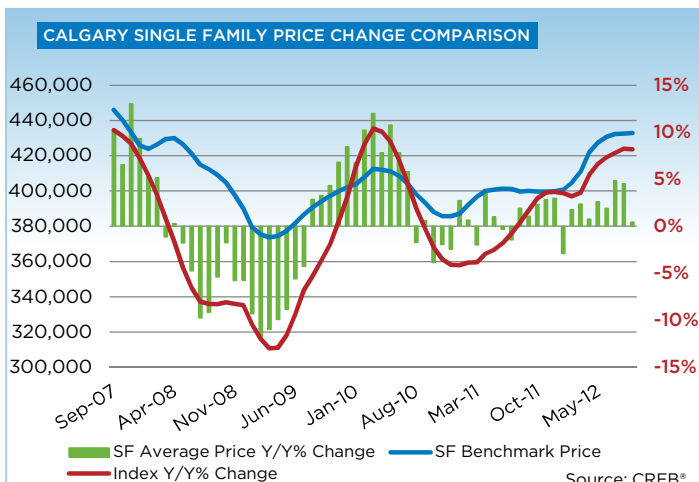
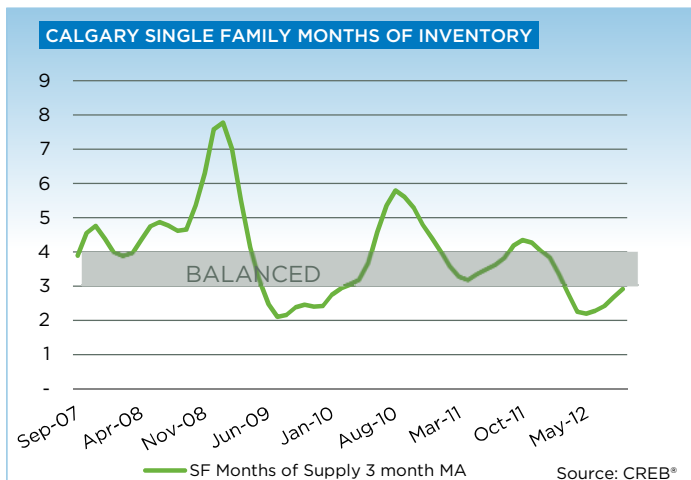
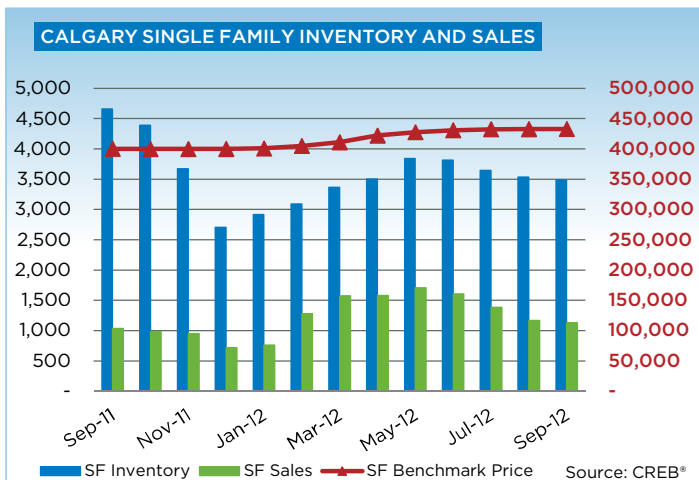
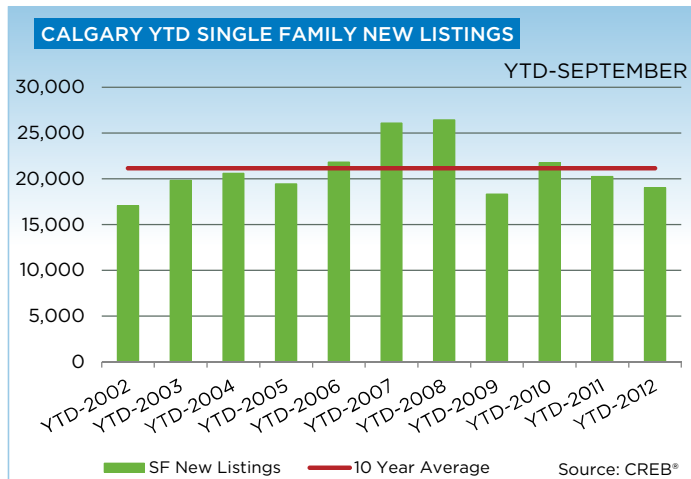
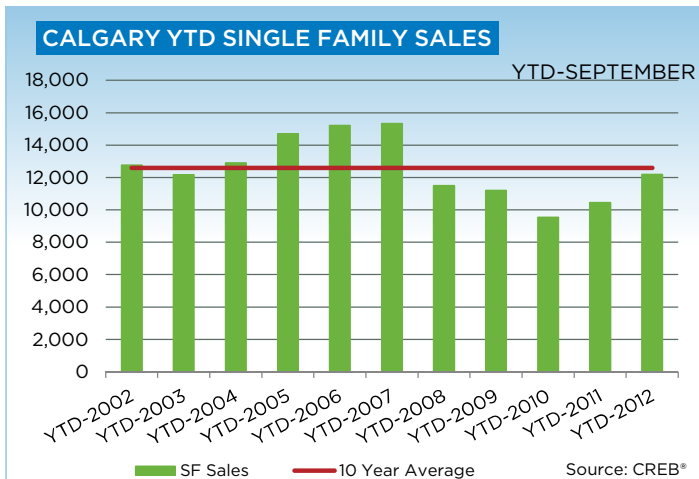
CREB® CITY OF CALGARY SINGLE FAMILY

	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	1,132				12,198
New Listings	1,714	2,000	2,348	2,286	2,707	2,372	1,879	1,812	1,888				19,006
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486				
AverageDOM	59	48	40	38	37	36	40	43	42				41
Average Price	440,478	470,033	472,477	483,045	501,684	489,533	478,514	475,272	468,360				478,492
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900				
Index	170	172	174	179	181	183	184	184	184				

Calgary SF	Sep-11	Sep-12	YTD2011	YTD2012
>\$100,000	-	-	1	2
\$100,000 - \$199,999	9	8	123	99
\$200,000 - \$299,999	158	148	1,316	1,366
\$300,000 - \$349,999	172	185	1,696	1,868
\$350,000 - \$399,999	173	181	1,838	1,987
\$400,000 - \$449,999	152	166	1,522	1,792
\$450,000 - \$499,999	85	110	1,055	1,306
\$500,000 - \$549,999	58	101	692	948
\$550,000 - \$599,999	46	60	498	660
\$600,000 - \$649,999	37	43	360	514
\$650,000 - \$699,999	38	28	312	367
\$700,000 - \$799,999	38	35	373	488
\$800,000 - \$899,999	18	20	233	263
\$900,000 - \$999,999	11	13	108	156
\$1,000,000 - \$1,249,999	19	18	140	183
\$1,250,000 - \$1,499,999	13	6	93	85
\$1,500,000 - \$1,749,999	4	7	29	50
\$1,750,000 - \$1,999,999	-	-	32	20
\$2,000,000 - \$2,499,999	-	-	21	22
\$2,500,000 - \$2,999,999	4	1	18	15
\$3,000,000 - \$3,499,999	-	-	3	3
\$3,500,000 - \$3,999,999	-	1	2	2
\$4,000,000 +	-	1	-	2
	1,035	1,132	10,465	12,198



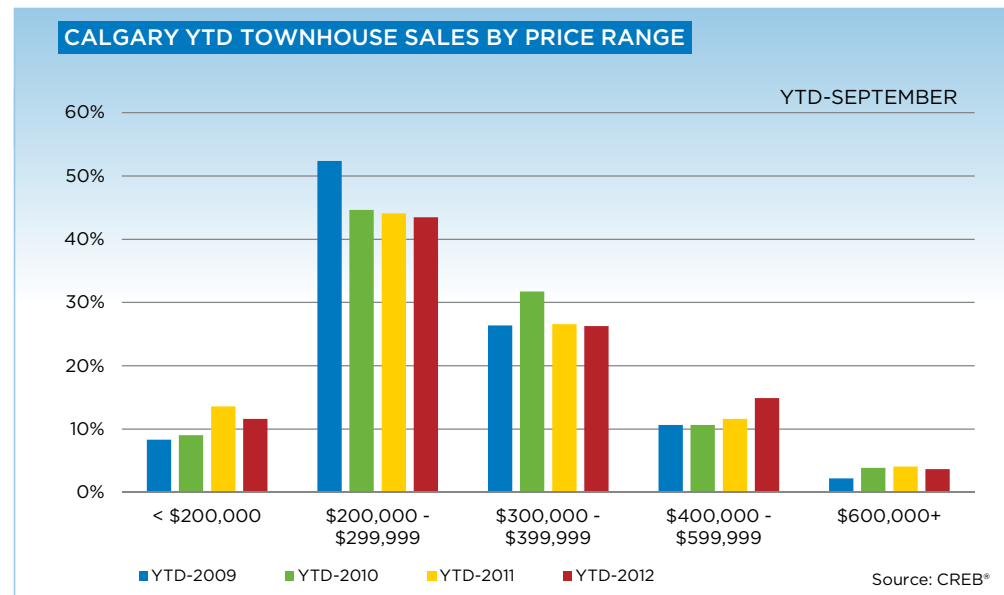
CITY OF CALGARY SINGLE FAMILY



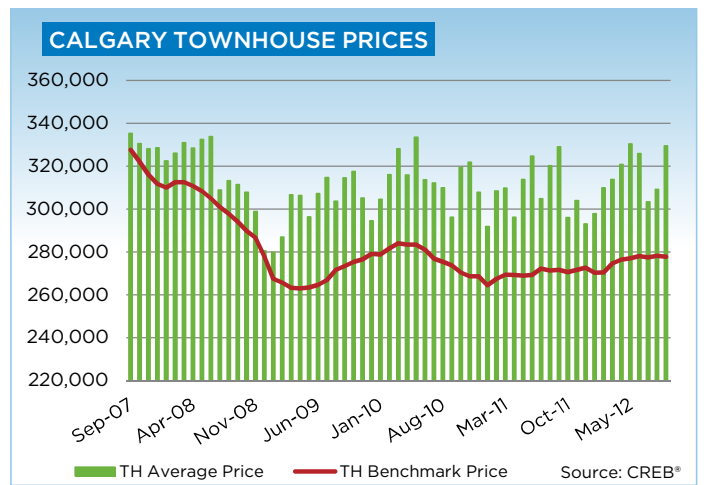
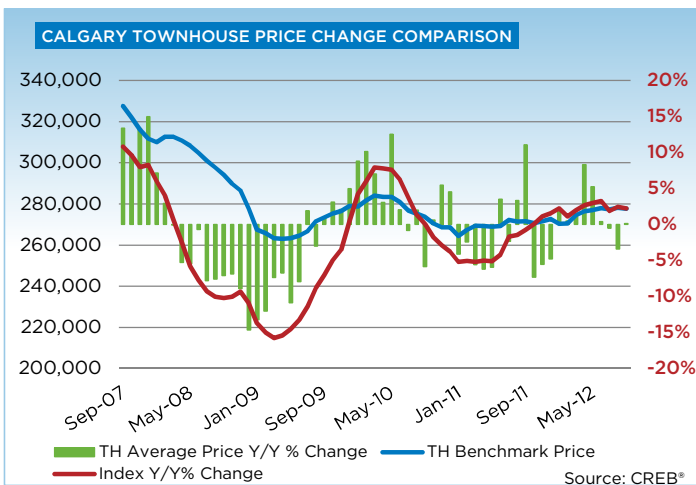
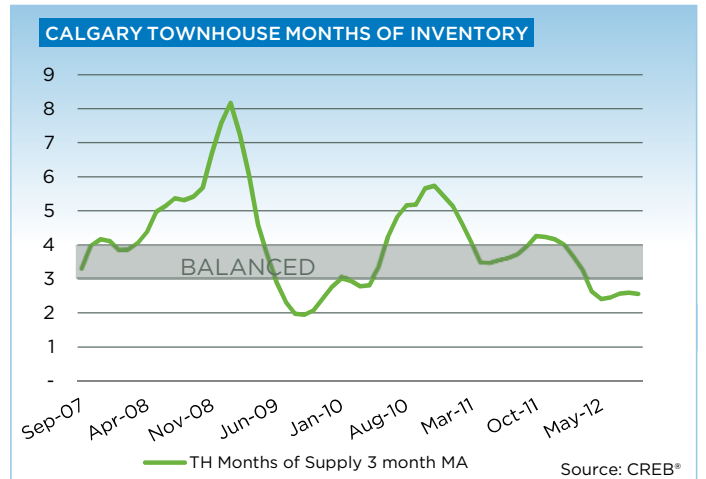
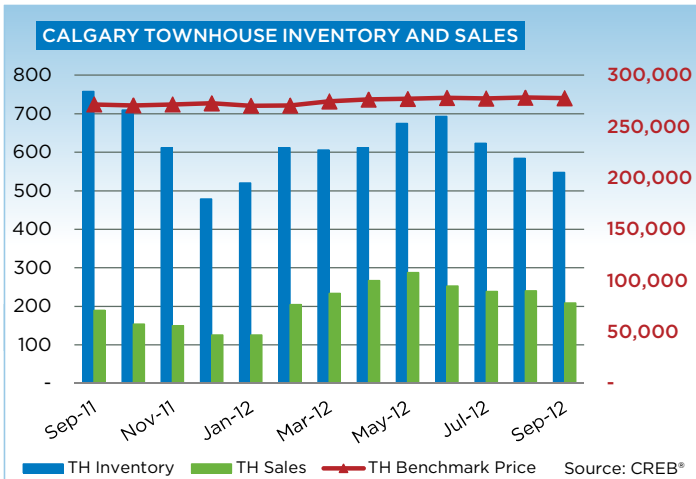
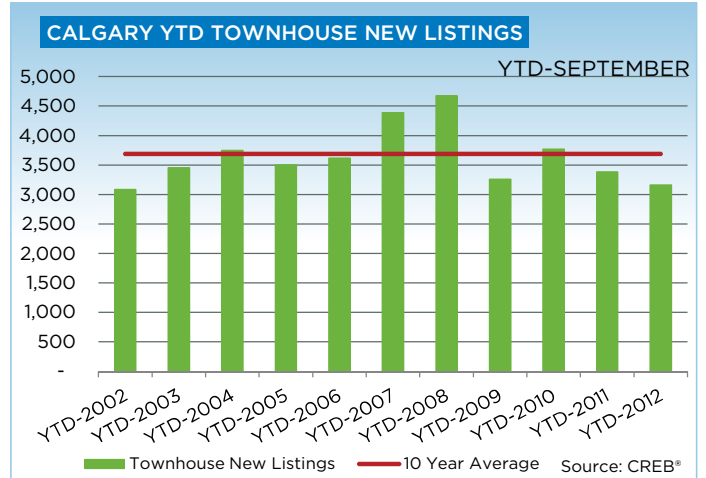
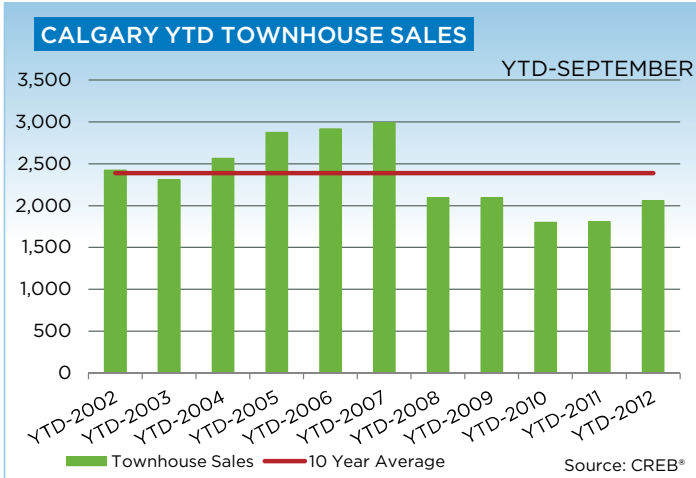
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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	240	209				2,061
New Listings	312	374	358	357	455	395	304	310	297				3,162
Active Listings	520	612	606	612	675	693	623	584	548				
AverageDOM	61	51	49	49	38	45	45	50	51				47
Average Price	297,918	310,047	313,938	320,912	330,413	326,053	303,380	309,309	329,559				317,085
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700				
Index	169	169	172	173	173	174	173	174	174				

	Sep-11	Sep-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	-	-	4	-
\$100,000 - \$199,999	25	22	242	240
\$200,000 - \$299,999	84	89	797	896
\$300,000 - \$349,999	27	31	280	353
\$350,000 - \$399,999	17	24	201	189
\$400,000 - \$449,999	10	14	97	129
\$450,000 - \$499,999	6	6	67	94
\$500,000 - \$549,999	5	5	26	52
\$550,000 - \$599,999	3	6	20	32
\$600,000 - \$649,999	4	4	18	24
\$650,000 - \$699,999	1	1	17	10
\$700,000 - \$799,999	3	4	17	19
\$800,000 - \$899,999	1	1	6	9
\$900,000 - \$999,999	1	1	2	5
\$1,000,000 - \$1,249,999	2	1	8	7
\$1,250,000 - \$1,499,999	1	-	5	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 +	-	-	-	-
	190	209	1808	2061



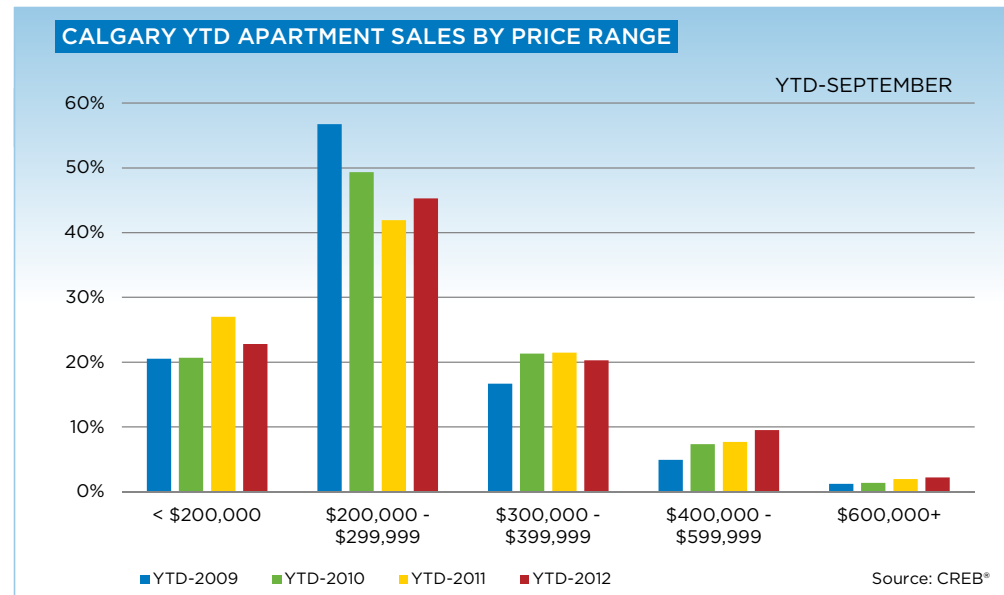
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



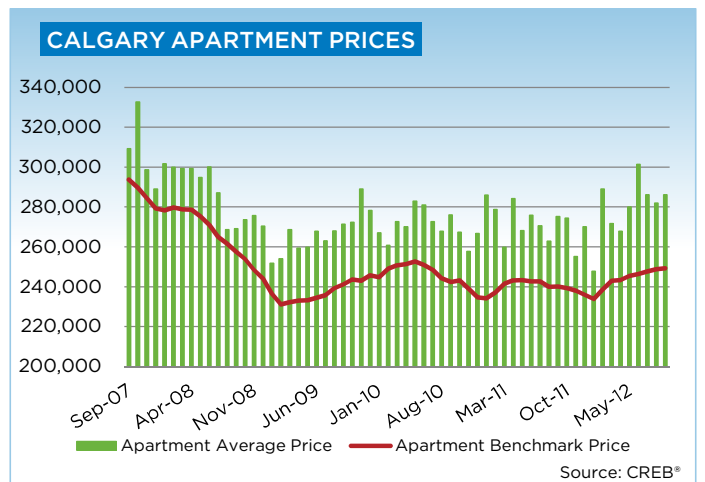
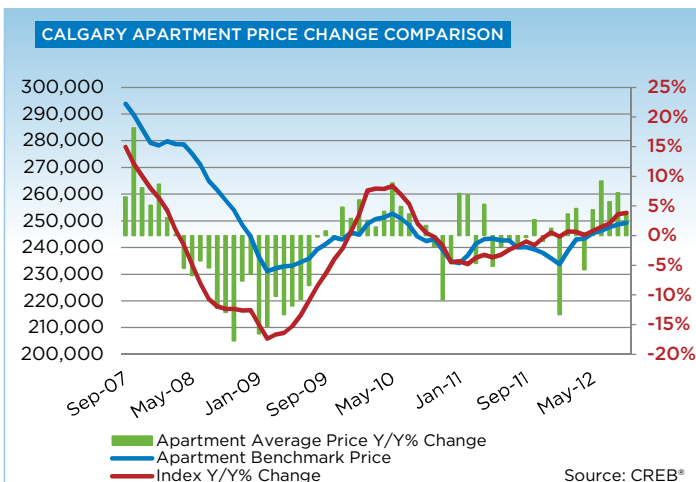
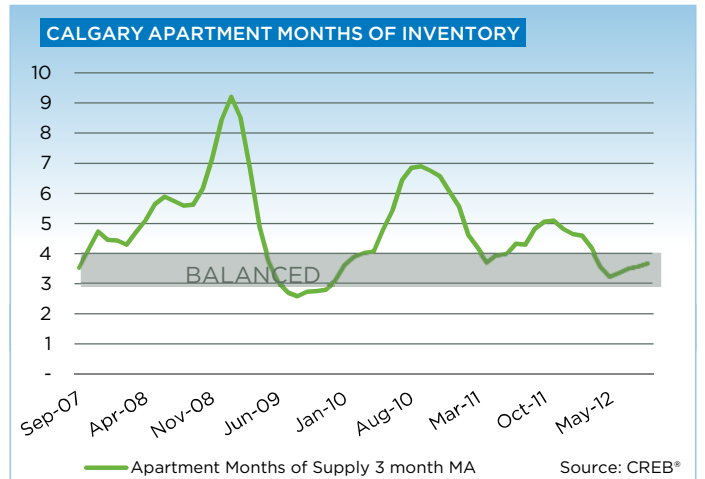
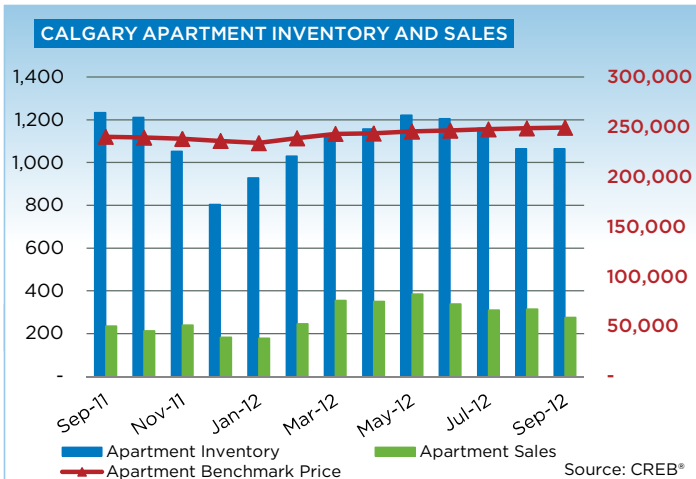
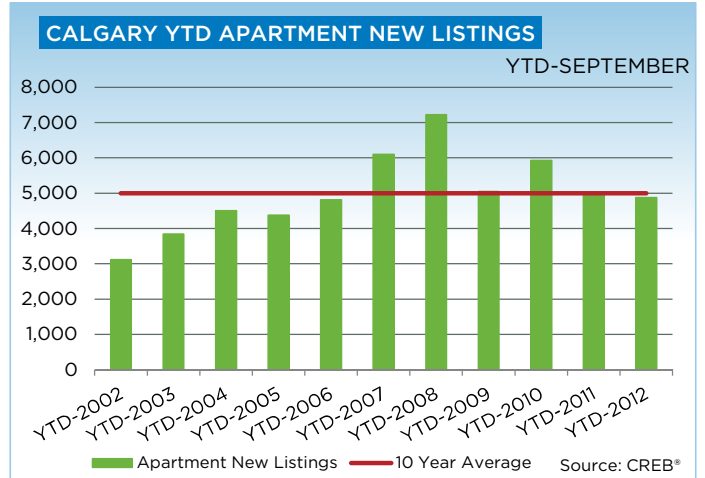
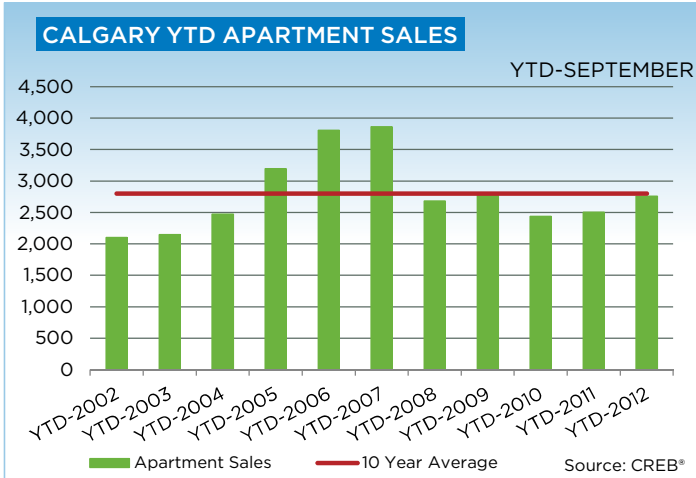
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	276				2,759
New Listings	504	509	645	596	642	545	477	463	495				4,876
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064				
AverageDOM	64	51	48	50	50	55	55	52	54				52
Average Price	247,837	288,991	271,724	267,931	280,030	301,348	286,231	281,941	286,226				280,286
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300				
Index	163	167	170	170	171	172	173	174	174				

Calgary Apartment	Sep-11	Sep-12	YTD2011	YTD2012
>\$100,000	2	1	38	16
\$100,000 - \$199,999	61	66	637	613
\$200,000 - \$299,999	100	117	1,049	1,249
\$300,000 - \$349,999	26	31	330	348
\$350,000 - \$399,999	19	19	207	211
\$400,000 - \$449,999	7	20	67	140
\$450,000 - \$499,999	9	5	72	67
\$500,000 - \$549,999	3	4	32	33
\$550,000 - \$599,999	4	2	21	22
\$600,000 - \$649,999	2	5	10	18
\$650,000 - \$699,999	-	1	10	9
\$700,000 - \$799,999	-	2	5	12
\$800,000 - \$899,999	1	1	15	3
\$900,000 - \$999,999	1	-	1	2
\$1,000,000 - \$1,249,999	-	1	2	6
\$1,250,000 - \$1,499,999	1	-	4	1
\$1,500,000 - \$1,749,999	-	1	-	5
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,99	-	-	-	1
\$2,500,000 - \$2,999,99	-	-	1	1
\$3,000,000 - \$3,499,99	-	-	-	1
\$3,500,000 - \$3,999,99	-	-	-	-
\$4,000,000 +	-	-	1	-
	236	276	2,502	2,759



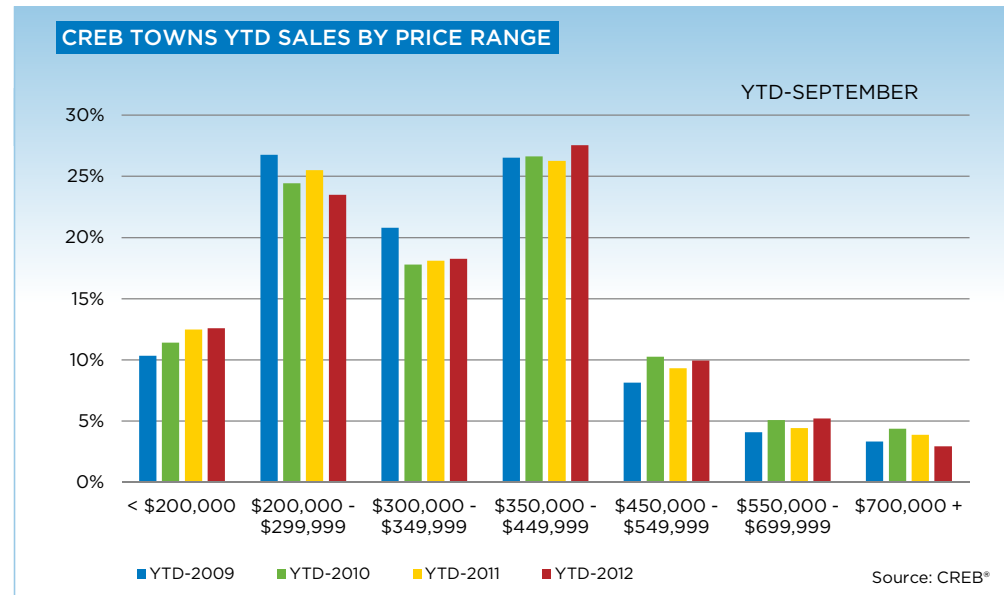
CITY OF CALGARY CONDOMINIUM APARTMENTS



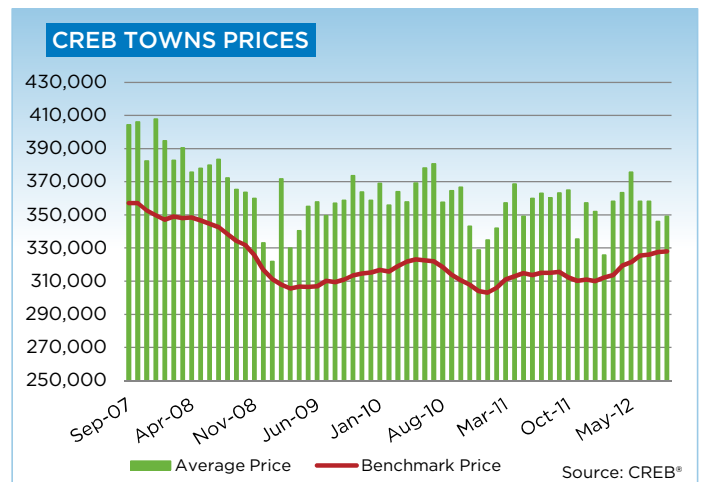
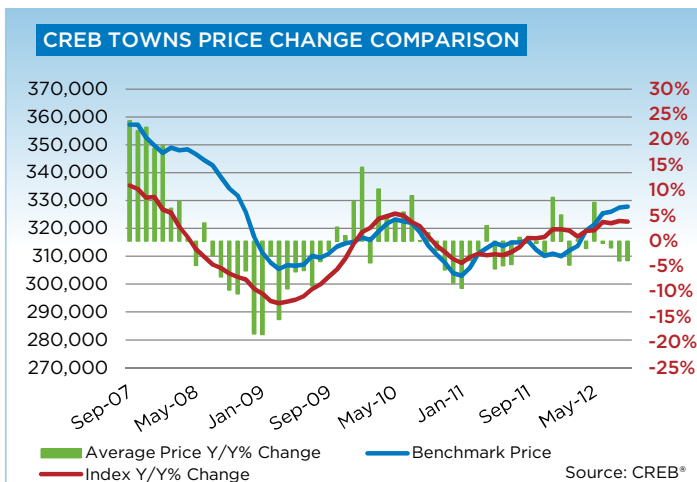
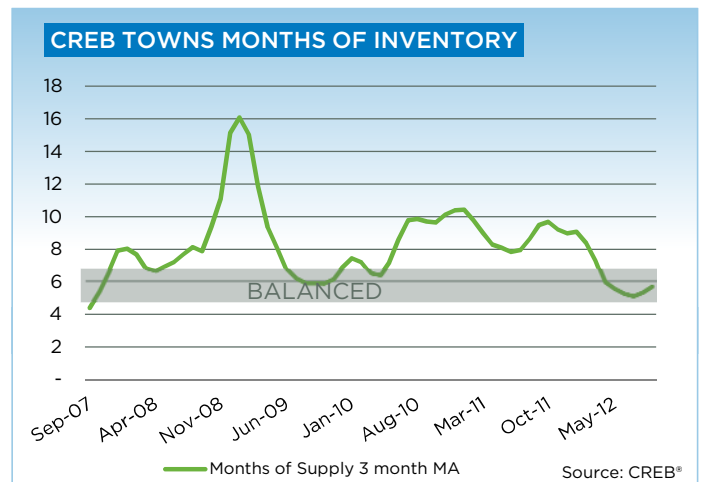
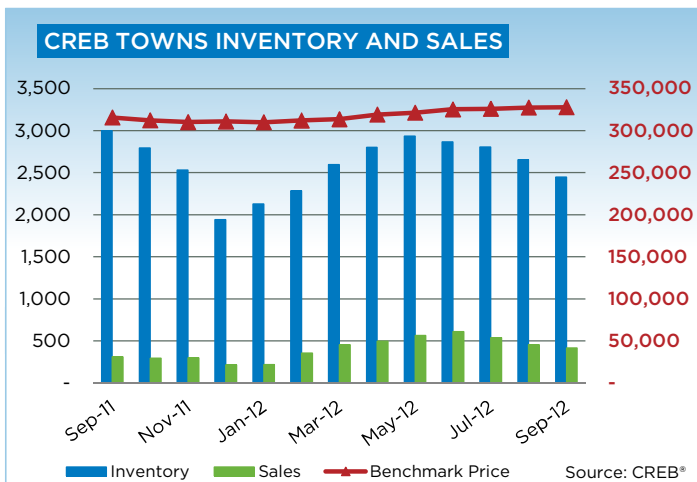
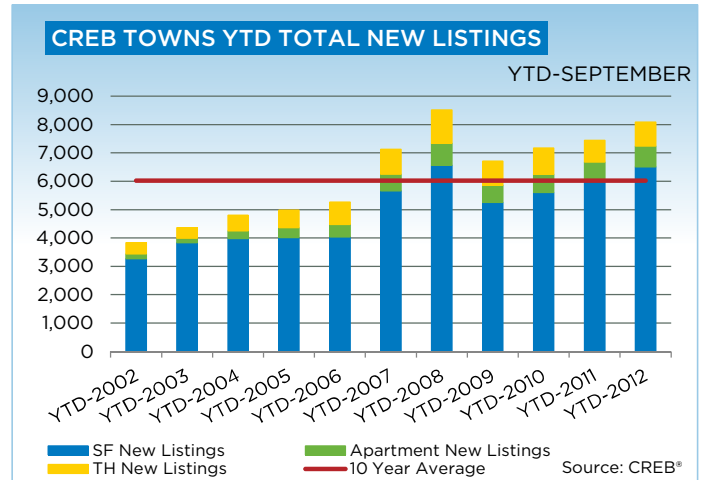
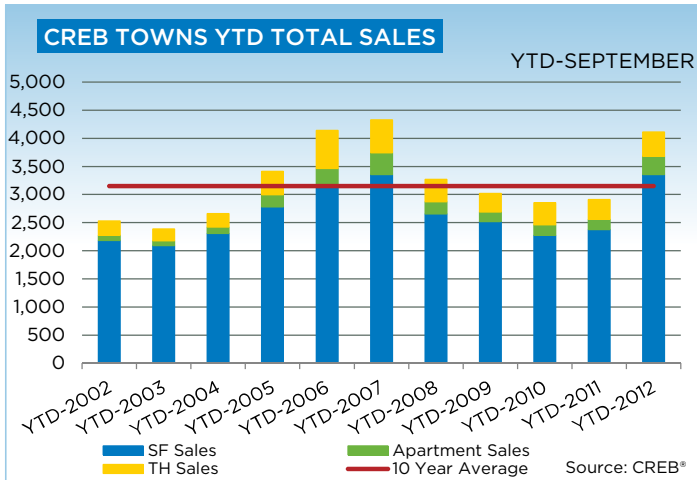
CREB® TOWNS

	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	564	609	539	453	418				4,110
New Listings	730	800	1,094	1,071	1,081	973	864	778	698				8,089
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866	2,806	2,653	2,447				
AverageDOM	102	81	69	72	76	70	75	77	73				75
Average Price	352,113	325,915	358,341	363,453	375,776	358,313	358,217	346,103	349,304				355,933
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900				
Index	163	164	165	168	169	171	172	172	173				

CREB Towns	Sep-11	Sep-12	YTD2011	YTD2012
>\$100,000	7	8	48	97
\$100,000 - \$199,999	30	58	316	421
\$200,000 - \$299,999	66	99	743	965
\$300,000 - \$349,999	55	74	528	751
\$350,000 - \$399,999	52	52	432	618
\$400,000 - \$449,999	47	55	333	514
\$450,000 - \$499,999	13	25	169	247
\$500,000 - \$549,999	12	19	103	162
\$550,000 - \$599,999	5	10	58	99
\$600,000 - \$649,999	8	6	31	73
\$650,000 - \$699,999	2	2	40	42
\$700,000 - \$799,999	6	4	35	37
\$800,000 - \$899,999	4	1	25	31
\$900,000 - \$999,999	-	1	17	16
\$1,000,000 - \$1,249,999	-	2	17	20
\$1,250,000 - \$1,499,999	-	-	14	8
\$1,500,000 - \$1,749,999	2	1	3	5
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	1	1	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	309	418	2,914	4,110



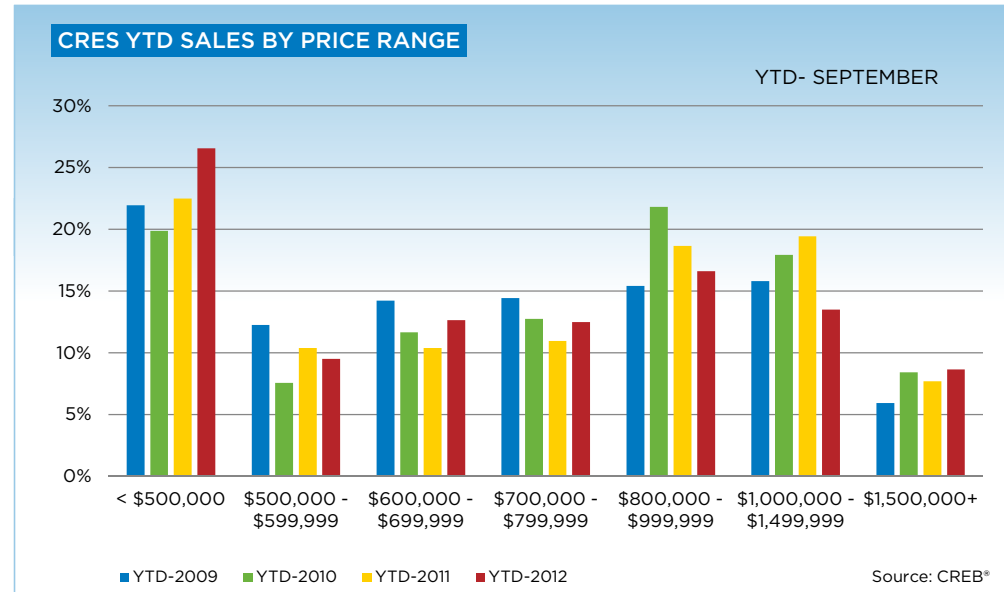
CREB® TOWNS



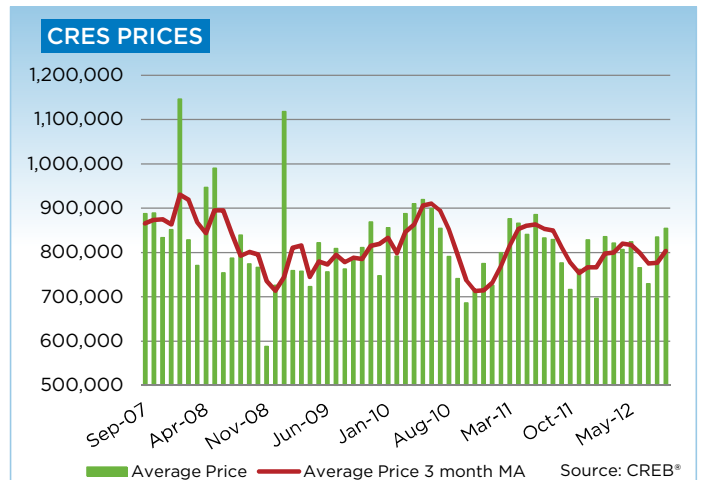
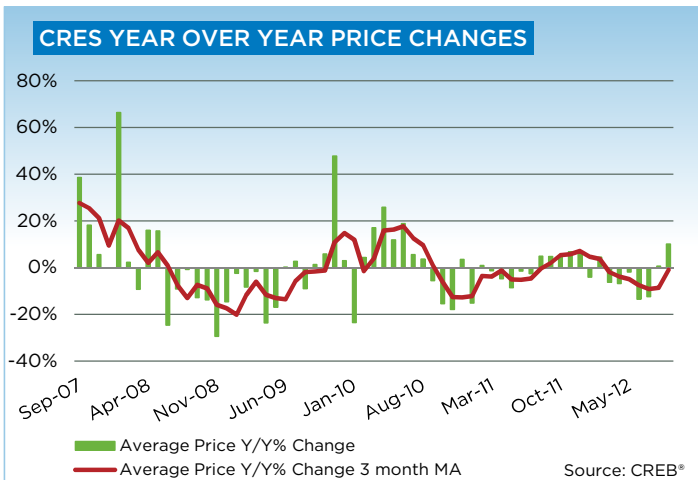
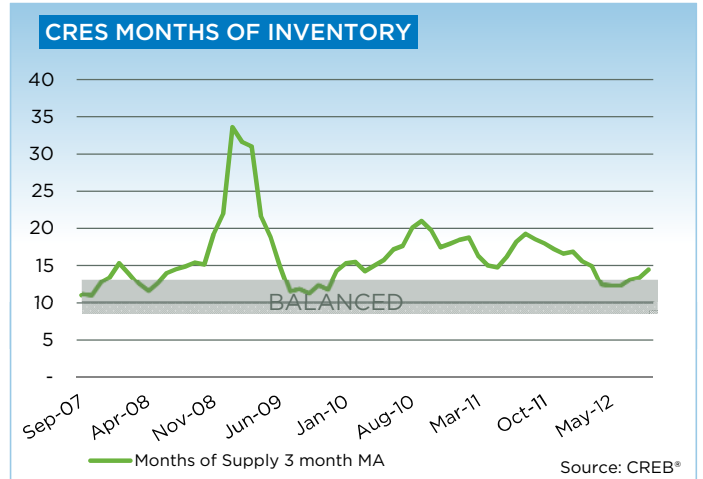
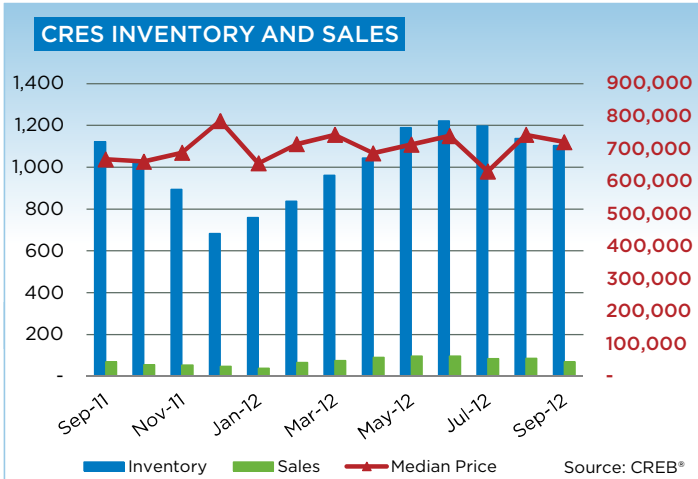
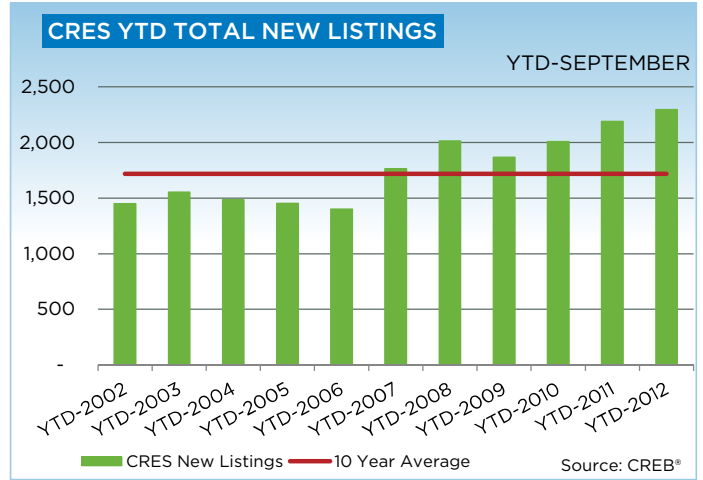
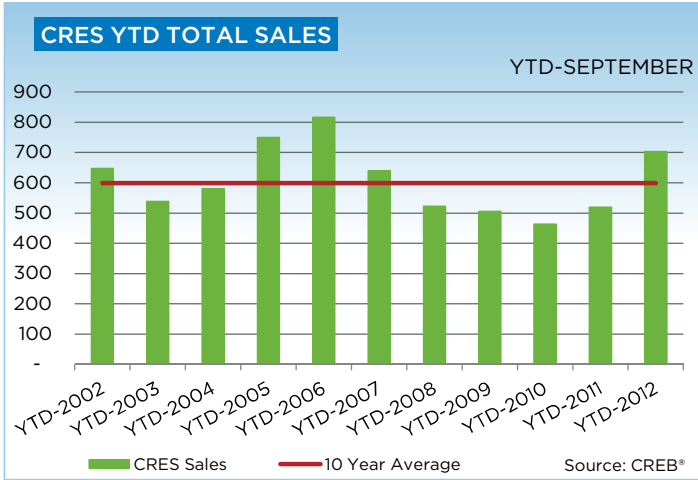
CREB® COUNTRY RESIDENTIAL

	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	168	134	98	2,589
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	86	69				704
New Listings	215	221	310	257	350	288	217	198	242				2,298
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104				
AverageDOM	127	94	91	93	98	114	100	113	124				104
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791				800,670

	Sep-11	Sep-12	YTD2011	YTD2012
CRES				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	3	2	17	15
\$200,000 - \$299,999	3	6	33	33
\$300,000 - \$349,999	1	5	13	34
\$350,000 - \$399,999	1	4	18	34
\$400,000 - \$449,999	2	2	20	32
\$450,000 - \$499,999	6	1	16	35
\$500,000 - \$549,999	6	3	23	31
\$550,000 - \$599,999	5	2	31	36
\$600,000 - \$649,999	5	3	24	39
\$650,000 - \$699,999	5	2	30	50
\$700,000 - \$799,999	6	10	57	88
\$800,000 - \$899,999	6	7	58	71
\$900,000 - \$999,999	5	4	39	46
\$1,000,000 - \$1,249,999	7	7	74	70
\$1,250,000 - \$1,499,999	4	2	27	25
\$1,500,000 - \$1,749,999	1	4	13	26
\$1,750,000 - \$1,999,999	-	2	8	11
\$2,000,000 - \$2,499,999	3	2	12	16
\$2,500,000 - \$2,999,999	-	-	5	3
\$3,000,000 - \$3,499,999	-	-	2	3
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	1	-	1
	69	69	520	704



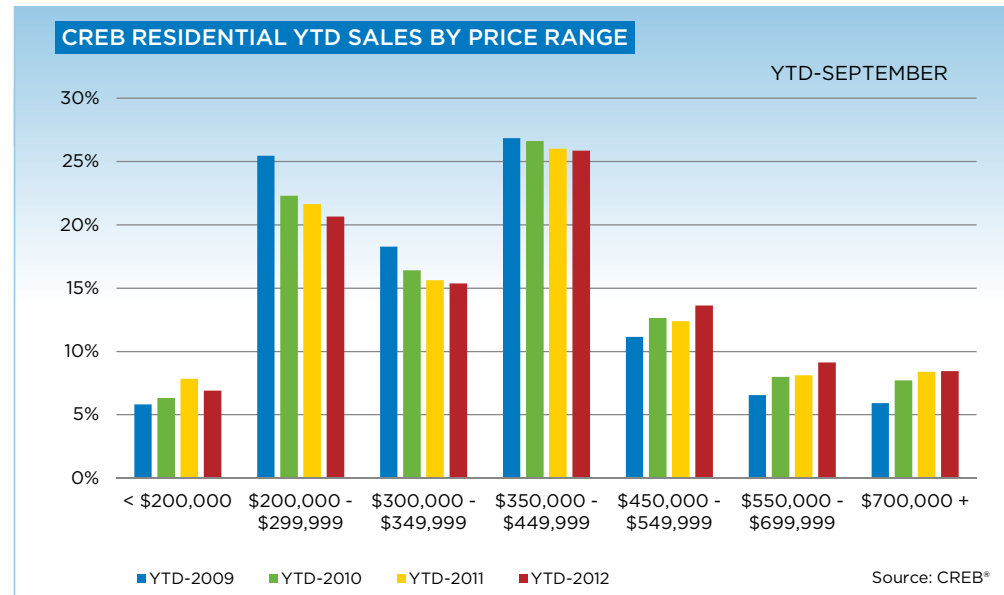
CREB® COUNTRY RESIDENTIAL



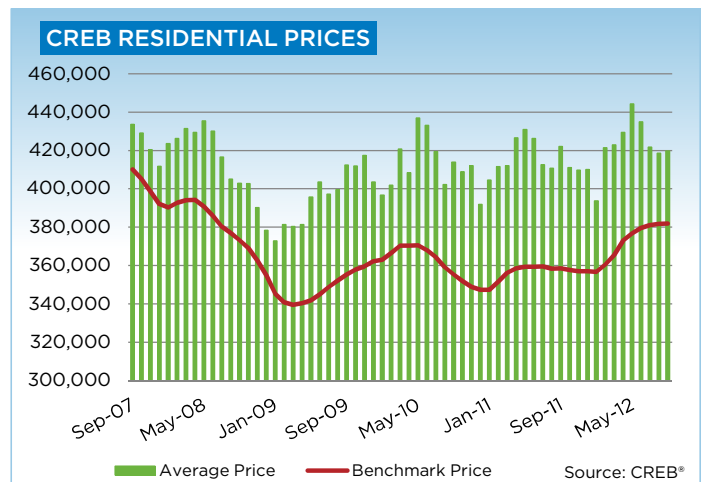
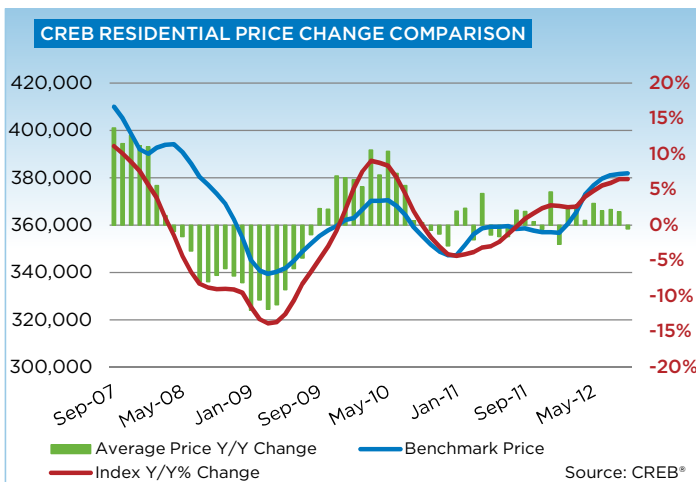
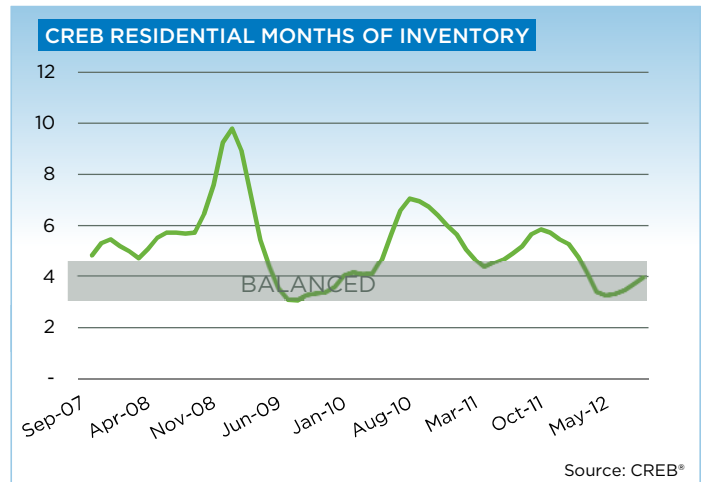
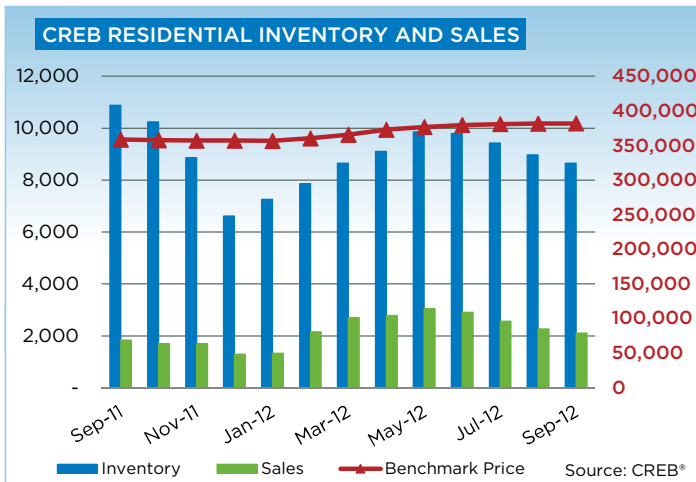
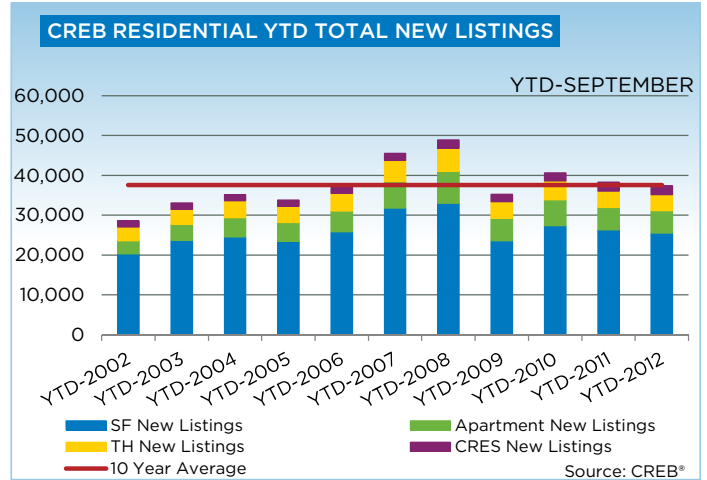
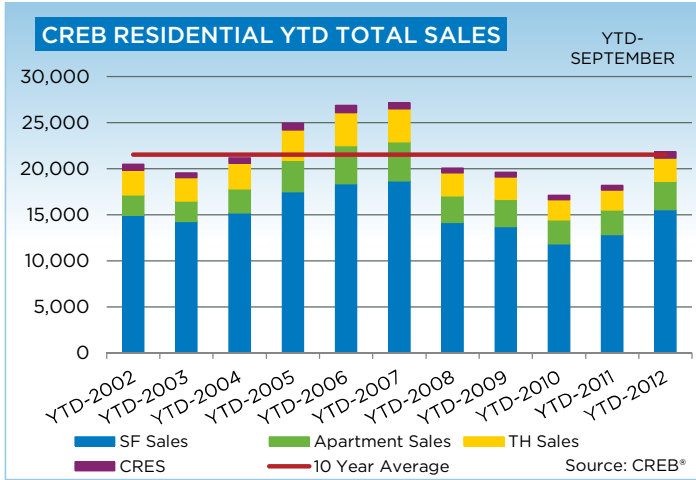
CREB® TOTAL RESIDENTIAL

	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	3,386	2,453	1,501	45,613
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	3,042	2,906	2,557	2,263	2,104				21,837
New Listings	3,477	3,904	4,756	4,568	5,235	4,573	3,742	3,561	3,620				37,436
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650				
AverageDOM	69	56	48	49	48	49	52	54	53				51
Average Price	393,778	421,465	422,889	429,488	444,283	434,912	421,746	418,585	419,700				425,516
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900				
Index	168	170	172	176	178	179	180	180	180				

	Sep-11	Sep-12	YTD2011	YTD2012
CREB Total				
>\$100,000	9	9	91	119
\$100,000 - \$199,999	128	156	1,335	1,388
\$200,000 - \$299,999	411	459	3,938	4,511
\$300,000 - \$349,999	281	326	2,847	3,354
\$350,000 - \$399,999	262	280	2,696	3,040
\$400,000 - \$449,999	218	257	2,039	2,608
\$450,000 - \$499,999	119	147	1,379	1,749
\$500,000 - \$549,999	84	132	876	1,226
\$550,000 - \$599,999	63	80	628	849
\$600,000 - \$649,999	56	61	443	668
\$650,000 - \$699,999	46	34	409	478
\$700,000 - \$799,999	54	55	488	645
\$800,000 - \$899,999	30	30	337	377
\$900,000 - \$999,999	18	19	167	225
\$1,000,000 - \$1,249,999	28	29	241	286
\$1,250,000 - \$1,499,999	19	8	143	121
\$1,500,000 - \$1,749,999	7	13	46	86
\$1,750,000 - \$1,999,999	-	2	40	35
\$2,000,000 - \$2,499,999	3	2	34	39
\$2,500,000 - \$2,999,999	4	2	25	20
\$3,000,000 - \$3,499,999	-	-	5	7
\$3,500,000 - \$3,999,999	-	1	2	3
\$4,000,000 +	-	2	1	3
	1,840	2,104	18,210	21,837



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

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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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