

**SINGLE FAMILY PRICES REACH A NEW HIGH**

*Sellers' market conditions push up prices across all categories*

**Calgary, May 1, 2013** –The benchmark price of single-family homes reached a new high of \$452,900 in April, as market conditions that favour the seller finally drove prices above the unadjusted peak in 2007.

“It’s really encouraging to see that the Calgary market remains strong,” said Becky Walters, CREB® President. “It’s reassuring to both buyers and sellers to see that this area is outperforming many parts of the country.”

Single-family sales totaled 1,611 in April, nearly two per cent higher than the previous year, but year-to-date figures are similar to levels recorded in 2012. Sales growth in the first part of the year was stifled by a shortage of new listings and inventory. However, the year-over-year increase in new listings of 5.4 per cent helped support sales growth in April.

“Declining selection in the lower price range and market conditions that favour the seller in the overall single-family market has resulted in a boost in demand in the condominium market and surrounding towns,” said CREB® Chief Economist Ann-Marie Lurie. “Inventory levels declined across all of these segments. However, surrounding towns remain in balanced territory, as they experienced the effect of previously elevated inventory levels.”

After the first four months of the year, condominium apartment sales totalled 1,259 units, an 11 per cent increase over the previous year. Sales growth outpaced the number of new listings, causing inventory levels to decline to 871 units. This pushed the market into sellers’ territory.

Tighter market conditions supported a year-over-year condo apartment benchmark price growth of 7.35 per cent. Unlike the single-family sector, however, condo apartment prices remain well below unadjusted highs recorded in 2007.

Walters said a move to a sellers’ market will encourage those who have been waiting for price recovery to put their homes on the market. This will offer more choices for buyers.

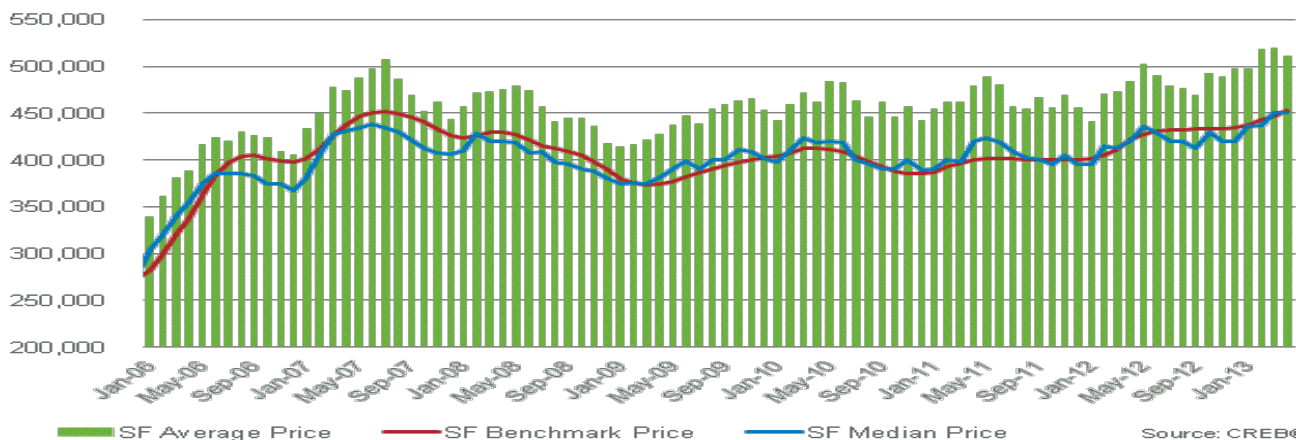
“New listings have been declining for the last few years as prices had not recovered,” she said. “People who did not have to sell chose to hold off. Price improvement can encourage new listings, easing some of the tension on the supply levels.”

There were 3,476 new residential listings in the city, a seven per cent increase relative to 2012. Sales activity also increased to a total of 2,381. Residential year-to-date sales improved by nearly four per cent compared to the same time in 2012. Meanwhile, citywide benchmark prices totaled \$406,000 a seven per cent rise over the previous year.

“Calgary’s housing market continues to defy national softening trends as gains in the employment sector, migrant growth, rising wages and low interest rates are translating into growing demand for housing,” said Lurie.

For the first time since 2007, conditions favour the seller. However, economic conditions today are vastly different, making it unlikely that Calgary will see a repeat of those conditions, said Lurie. Our economy faces some challenges this year, and consumers still have options in both the new home market and surrounding towns, all factors that will temper price growth.

**CALGARY SINGLE FAMILY PRICES**



Source: CREB®

## CREB® - SUMMARY STATS

	Apr-12	Apr-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,787	3,055	9.62%	8,965	9,450	5.41%
Total Sales Volume	\$1,196,792,045	\$1,351,649,296	12.94%	\$3,766,453,520	\$4,211,829,205	11.82%
New Listings	4,562	4,886	7.10%	16,688	16,418	-1.62%
Active Listings	9,115	7,854	-13.83%	N/A	N/A	
Sales to New Listings Ratio	0.61	0.63	2.35%	0.54	0.58	7.14%
Sales \$ / List \$	97.42%	97.66%	0.24%	97.17%	97.54%	0.37%
Average DOM	49	42	-14.51%	55	45	-18.18%
Average Price	\$429,419	\$442,438	3.03%	\$420,129	\$445,696	6.09%
Benchmark Price	\$373,000	\$398,900	6.94%			
Index	176	188	6.94%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	2,199	2,381	8.28%	7,165	7,424	3.61%
Total Sales Volume	\$943,178,048	\$1,062,898,643	12.69%	\$3,012,746,451	\$3,354,919,539	11.36%
New Listings	3,239	3,476	7.32%	12,000	11,834	-1.38%
Active Listings	5,270	4,366	-17.15%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.68	0.89%	0.60	0.63	5.07%
Sales \$ / List \$	97.62%	97.83%	0.21%	97.33%	97.72%	0.39%
Average DOM	41	33	-19.57%	46	37	-19.57%
Average Price	\$428,912	\$446,409	4.08%	\$420,481	\$451,902	7.47%
Benchmark Price	\$379,200	\$406,000	7.07%			
Index	177	189	7.07%			
<b>CREB® TOWNS</b>						
Total Sales	384	431	12.24%	1,247	1,296	3.93%
Total Sales Volume	\$136,555,589	\$157,692,834	15.48%	\$431,222,471	\$462,675,054	7.29%
New Listings	738	771	4.47%	2,757	2,536	-8.02%
Active Listings	2,061	1,705	-17.27%	N/A	N/A	
Sales to New Listings Ratio	0.52	0.56	7.44%	0.45	0.51	12.99%
Sales \$ / List \$	97.12%	97.78%	0.66%	97.21%	97.51%	0.31%
Average DOM	73	66	-9.60%	78	76	-2.56%
Average Price	\$355,614	\$365,877	2.89%	\$345,808	\$357,002	3.24%
Benchmark Price	\$319,200	\$339,900	6.48%			
Index	168	179	6.49%			
<b>CREB® CRES</b>						
Total Sales	90	84	-6.67%	271	263	-2.95%
Total Sales Volume	\$72,614,445	\$69,799,119	-3.88%	\$217,353,485	\$216,515,541	-0.39%
New Listings	257	283	10.12%	1,003	991	-1.20%
Active Listings	1,044	1,001	-4.12%	N/A	N/A	
Sales to New Listings Ratio	0.35	0.30	-15.24%	0.27	0.27	-1.78%
Sales \$ / List \$	95.59%	94.84%	-0.75%	95.21%	95.02%	-0.18%
Average DOM	93	105	13.30%	97	111	14.43%
Average Price	\$806,827	\$830,942	2.99%	\$802,042	\$823,253	2.64%
Median Price	\$685,648	\$732,500	6.83%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

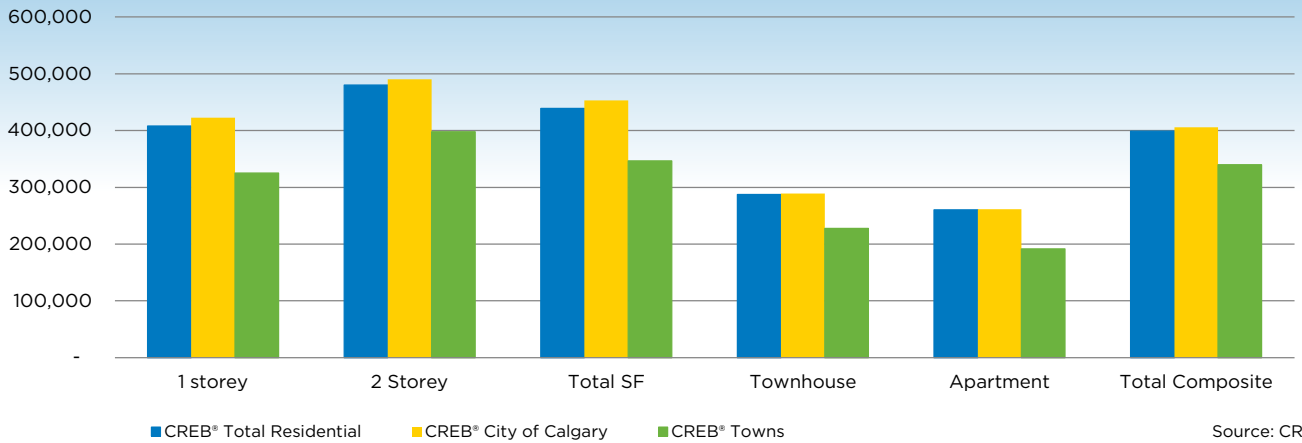
	Apr-12	Apr-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	1,580	1,611	1.96%	5,199	5,174	-0.48%
Total Sales Volume	\$763,211,549	\$822,954,140	7.83%	\$2,445,907,603	\$2,651,464,108	8.40%
New Listings	2,284	2,408	5.43%	8,343	8,253	-1.08%
Active Listings	3,501	2,977	-14.97%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.67	-3.29%	0.62	0.63	0.60%
Sales \$ / List \$	97.75%	97.92%	0.16%	97.41%	97.80%	0.39%
Average DOM	38	31	-19.42%	44	35	-20.45%
Average Price	\$483,045	\$510,834	5.75%	\$470,457	\$512,459	8.93%
Benchmark Price	\$422,000	\$452,900	7.32%			
Index	179	192	7.31%			
<b>CONDO APARTMENT</b>						
Total Sales	351	429	22.22%	1,132	1,259	11.22%
Total Sales Volume	\$94,043,876	\$124,986,981	32.90%	\$306,232,361	\$366,700,179	19.75%
New Listings	595	614	3.19%	2,252	2,079	-7.68%
Active Listings	1,157	871	-24.72%	N/A	N/A	
Sales to New Listings Ratio	0.59	0.70	18.44%	0.50	0.61	20.47%
Sales \$ / List \$	96.99%	97.02%	0.04%	96.83%	97.03%	0.20%
Average DOM	50	41	-18.62%	51	44	-13.73%
Average Price	\$267,931	\$291,345	8.74%	\$270,523	\$291,263	7.67%
Benchmark Price	\$243,400	\$261,300	7.35%			
Index	170	183	7.35%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	268	341	27.24%	834	991	18.82%
Total Sales Volume	\$85,922,623	\$114,957,522	33.79%	\$260,606,487	\$336,755,252	29.22%
New Listings	360	454	26.11%	1,405	1,502	6.90%
Active Listings	612	518	-15.36%	N/A	N/A	
Sales to New Listings Ratio	0.74	0.75	0.89%	0.59	0.66	11.15%
Sales \$ / List \$	97.16%	98.10%	0.94%	97.16%	97.86%	0.70%
Average DOM	49	36	-26.64%	51	39	-23.53%
Average Price	\$320,607	\$337,119	5.15%	\$312,478	\$339,814	8.75%
Benchmark Price	\$276,400	\$288,900	4.52%			
Index	173	181	4.52%			

## MLS® HPI SUMMARY

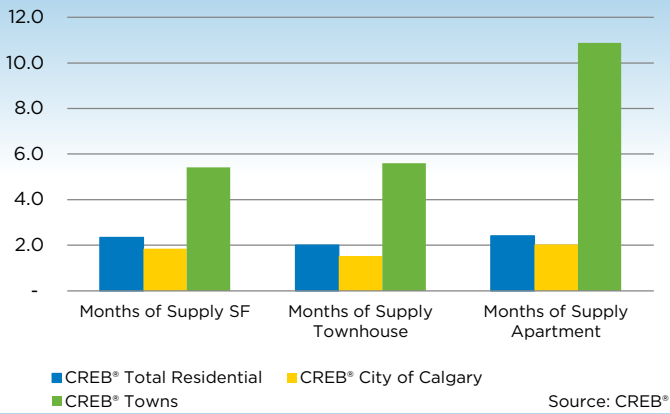
	April 2013		% Changes				
	Benchmark Price	Index (HPI)	Mar-13	Oct-12	Apr-12	Apr-10	Apr-08
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	438,900	190	1.4%	4.2%	7.2%	9.3%	4.3%
Townhouse	287,400	181	0.8%	3.6%	4.7%	2.0%	-7.2%
Apartment	260,300	182	1.4%	5.7%	7.3%	4.0%	-6.4%
<b>COMPOSITE</b>	<b>398,900</b>	<b>188</b>	<b>1.3%</b>	<b>4.4%</b>	<b>6.9%</b>	<b>7.7%</b>	<b>1.2%</b>
<b>CREB® TOWNS</b>							
Single Family	346,700	179	1.1%	3.1%	6.5%	5.9%	-1.6%
Townhouse	227,600	184	0.9%	3.3%	7.2%	3.1%	-9.6%
Apartment	191,600	165	1.5%	1.7%	3.5%	2.7%	-14.4%
<b>COMPOSITE</b>	<b>339,900</b>	<b>179</b>	<b>1.1%</b>	<b>3.1%</b>	<b>6.5%</b>	<b>5.6%</b>	<b>-2.5%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	452,900	192	1.4%	4.5%	7.3%	9.9%	5.3%
Townhouse	288,900	181	0.7%	3.6%	4.5%	1.9%	-7.1%
Apartment	261,300	183	1.4%	5.8%	7.4%	4.0%	-6.2%
<b>COMPOSITE</b>	<b>406,000</b>	<b>189</b>	<b>1.3%</b>	<b>4.7%</b>	<b>7.1%</b>	<b>8.0%</b>	<b>1.7%</b>

# COMPARISONS

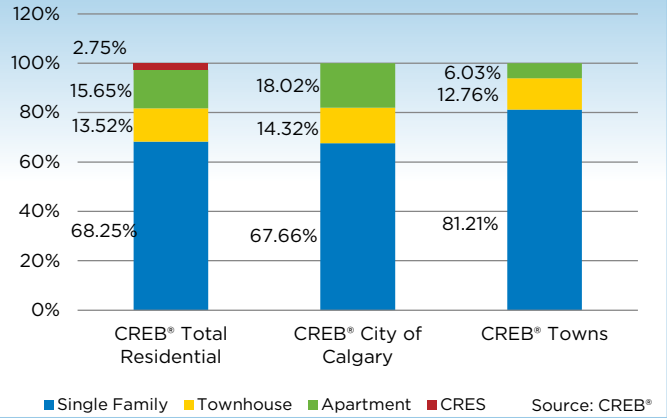
**Benchmark Price - April**



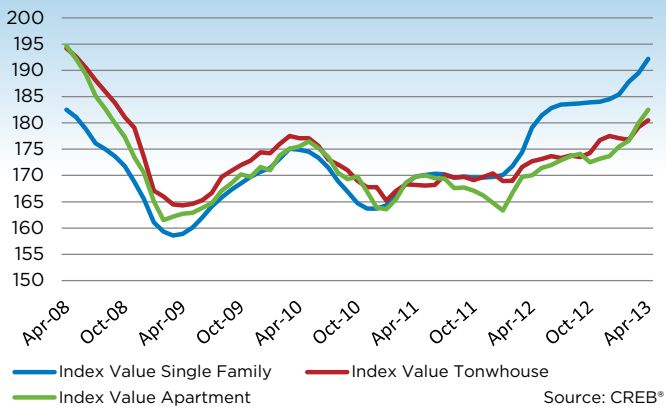
**Months of Supply - April**



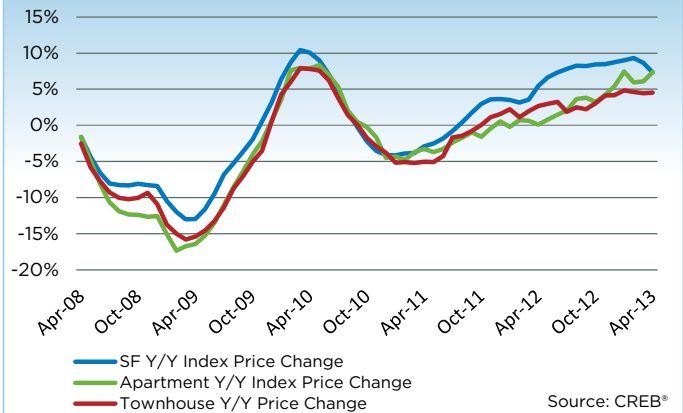
**Sales Distribution - April**



**CALGARY INDEX VALUE**



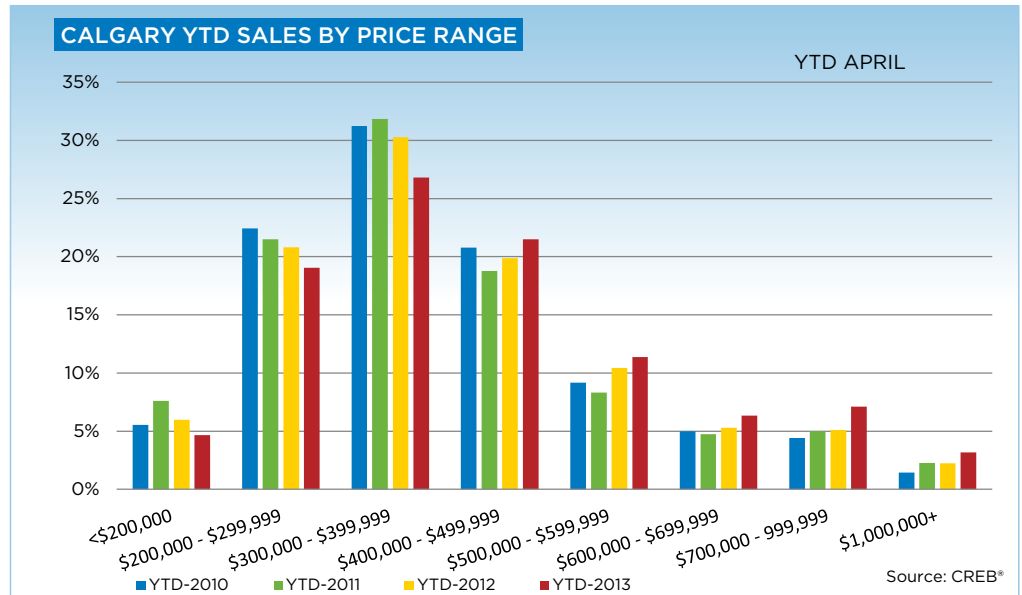
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



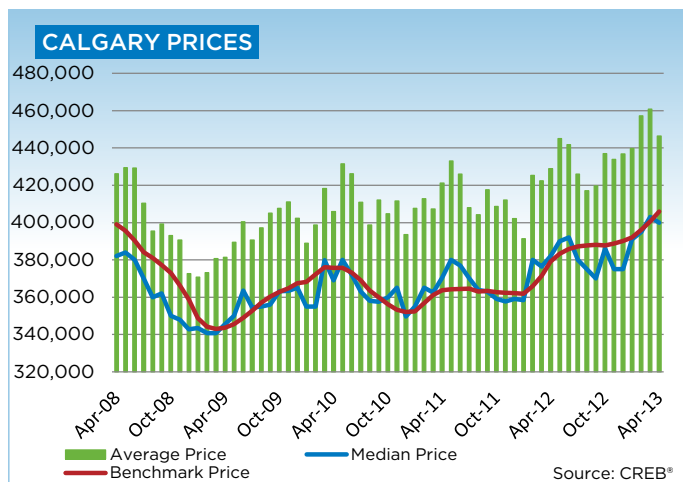
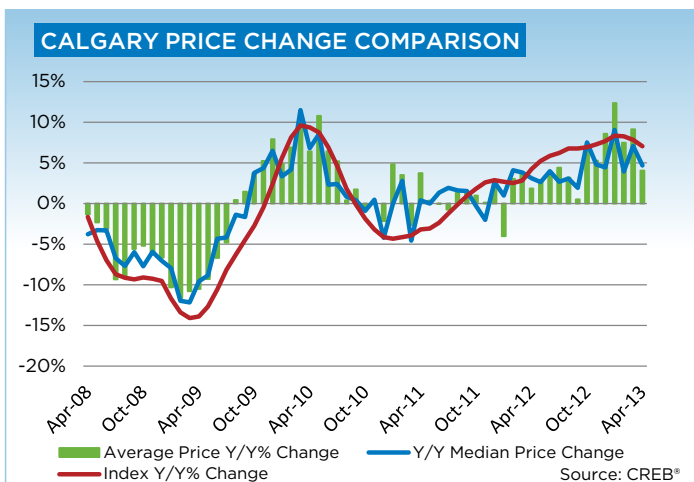
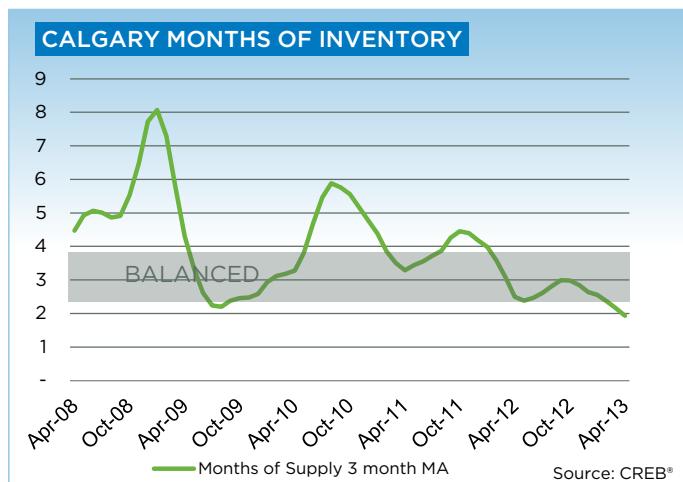
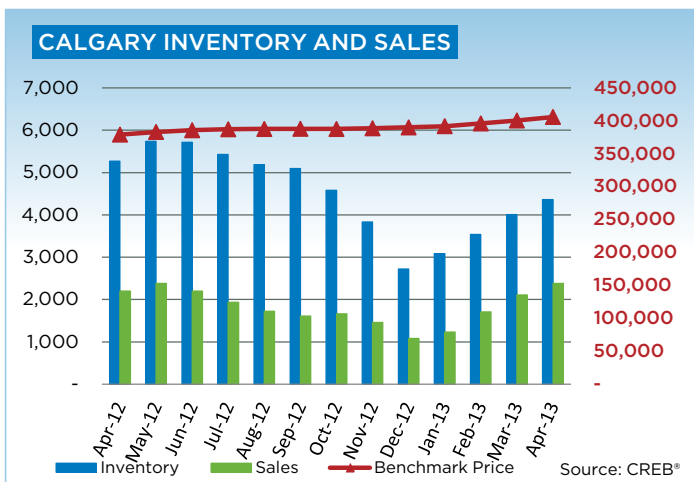
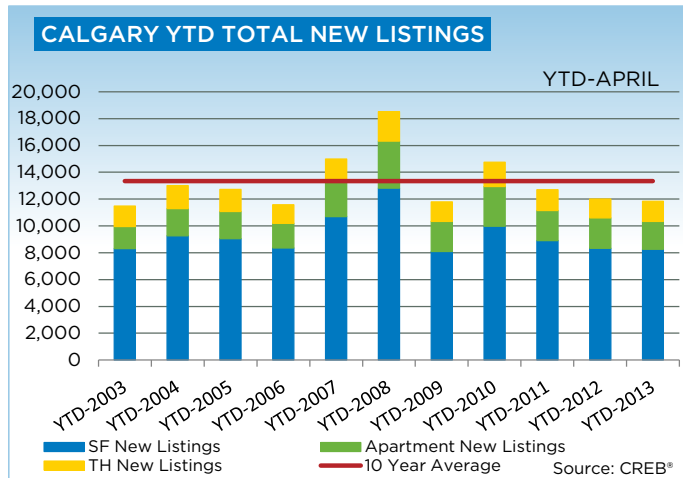
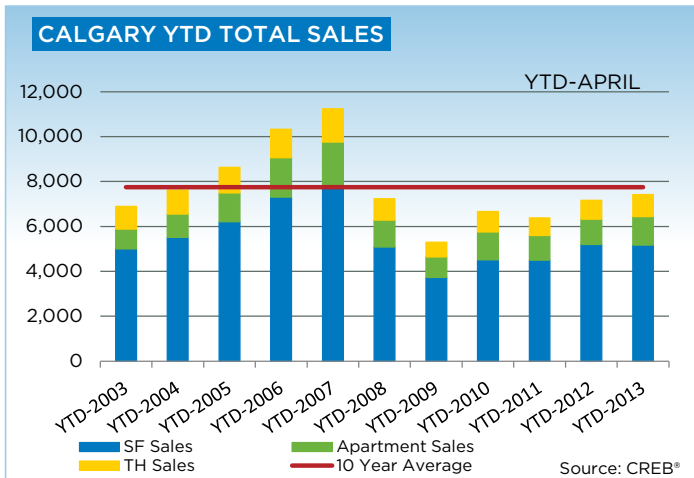
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,083	21,205
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,632	880	31,845
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831	2,722	
AverageDOM	60	49	42	41	40	40	43	45	45	46	51	54	45
Average Price	391,372	425,383	422,354	428,912	445,034	441,718	425,927	417,052	419,657	437,030	433,931	436,791	428,644
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
Index	169	171	173	177	179	180	181	181	181	181	181	182	
<b>2013</b>													
Sales	1,229	1,707	2,107	2,381									7,424
New Listings	2,493	2,671	3,194	3,476									11,834
Active Listings	3,084	3,539	4,007	4,366									
AverageDOM	50	38	35	33									37
Average Price	439,763	457,194	460,903	446,409									451,902
Benchmark Price	392,000	396,100	400,600	406,000									
Index	183	185	187	189									

	Apr-12	Apr-13	YTD2012	YTD2013
<b>Calgary Total</b>				
>\$100,000	1	4	11	11
\$100,000 - \$199,999	113	100	417	334
\$200,000 - \$299,999	434	461	1,491	1,414
\$300,000 - \$349,999	340	304	1,110	974
\$350,000 - \$399,999	319	322	1,059	1,016
\$400,000 - \$449,999	272	305	842	918
\$450,000 - \$499,999	197	232	581	678
\$500,000 - \$549,999	146	166	445	503
\$550,000 - \$599,999	89	111	302	341
\$600,000 - \$649,999	82	96	227	277
\$650,000 - \$699,999	44	63	153	194
\$700,000 - \$799,999	63	80	200	289
\$800,000 - \$899,999	31	50	98	159
\$900,000 - \$999,999	21	22	68	80
\$1,000,000 - \$1,249,999	19	29	80	115
\$1,250,000 - \$1,499,999	10	13	34	52
\$1,500,000 - \$1,749,999	5	11	20	27
\$1,750,000 - \$1,999,999	3	5	8	17
\$2,000,000 - \$2,499,999	4	4	11	13
\$2,500,000 - \$2,999,999	4	2	6	8
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	1	-	2
\$4,000,000 +	1	-	1	1
	2,199	2,381	7,165	7,424



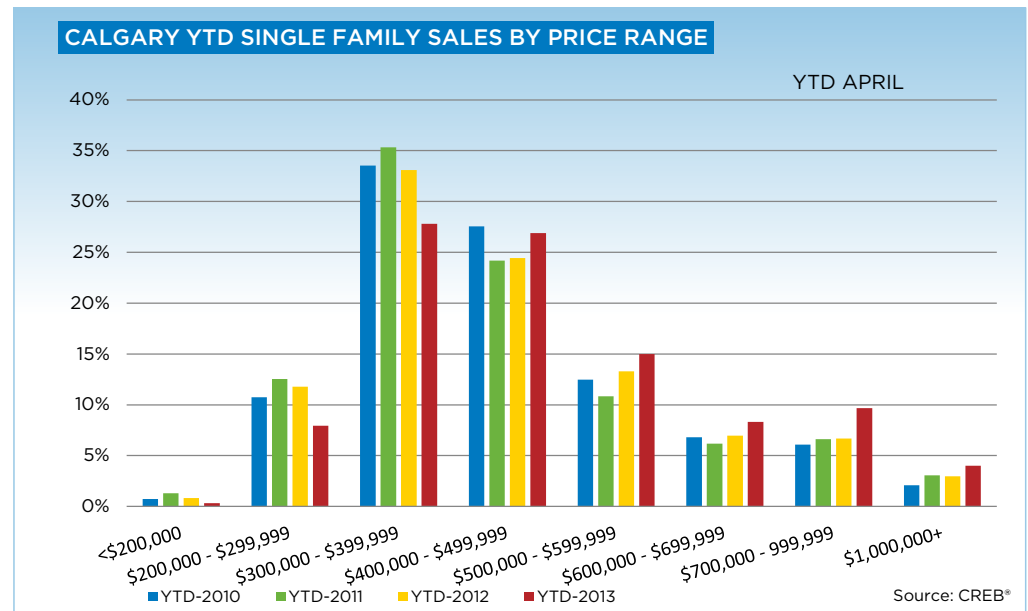
# CITY OF CALGARY



## CREB® CITY OF CALGARY SINGLE FAMILY

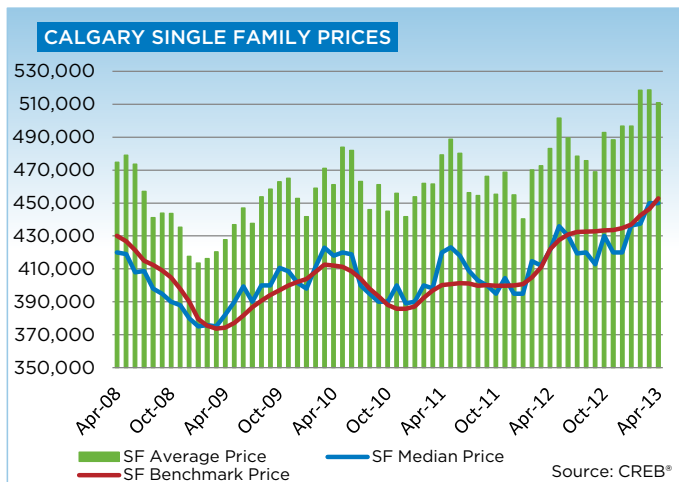
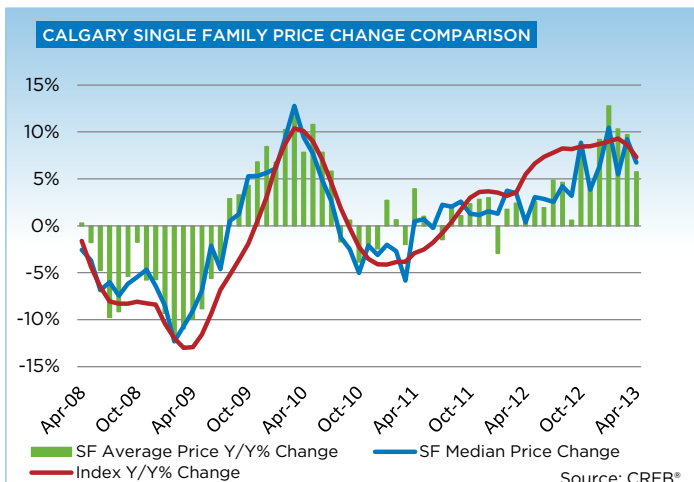
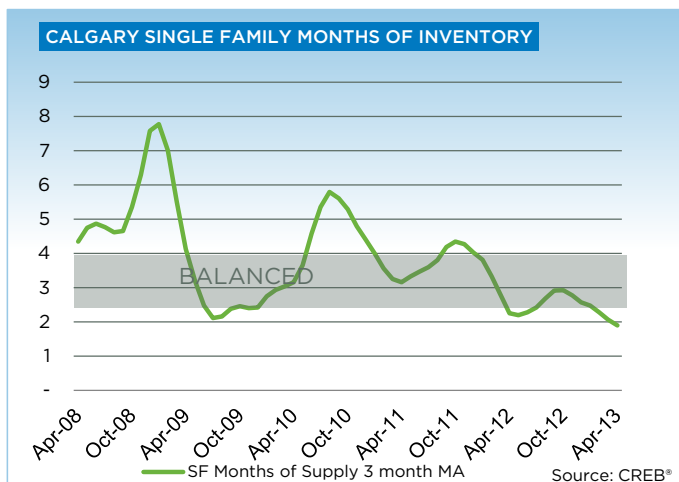
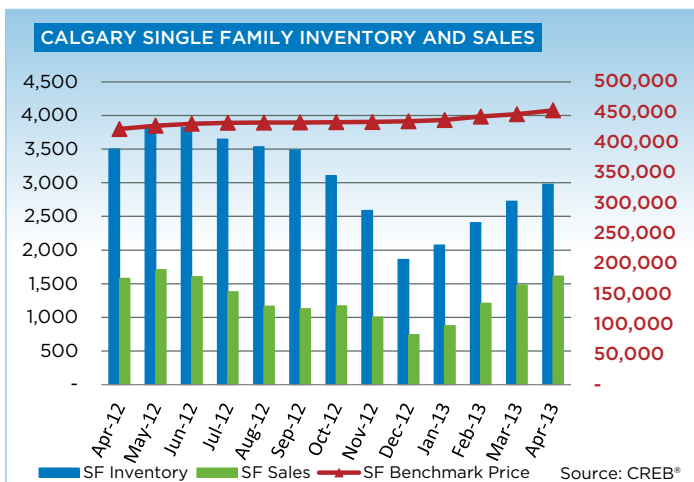
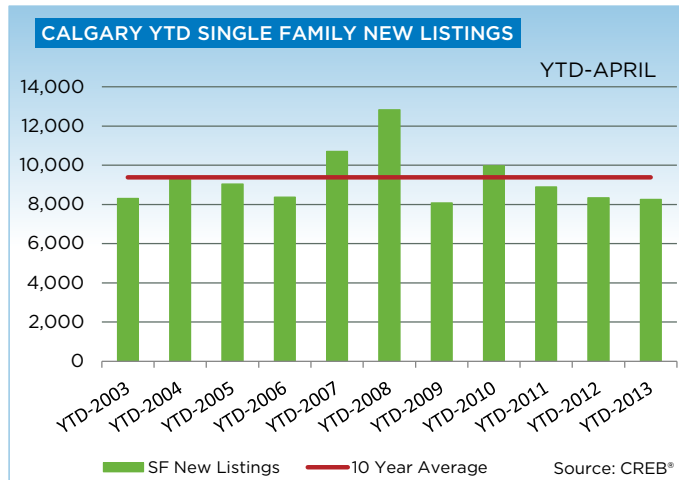
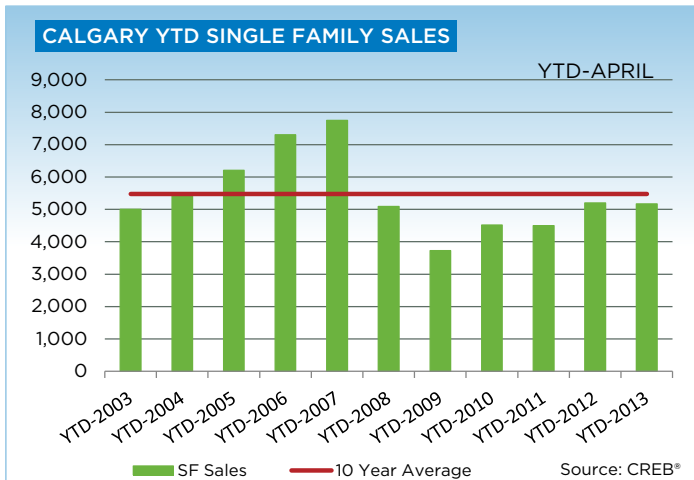
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,810	1,887	1,616	1,157	620	22,384
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586	1,859	
AverageDOM	59	48	40	38	37	36	40	43	42	43	49	51	42
Average Price	440,478	470,033	472,698	483,045	501,684	489,528	478,557	475,679	468,964	492,772	488,307	496,809	481,260
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600	434,800	
Index	170	172	174	179	181	183	184	184	184	184	184	185	
<b>2013</b>													
Sales	878	1,207	1,478	1,611									5,174
New Listings	1,734	1,875	2,236	2,408									8,253
Active Listings	2,075	2,408	2,727	2,977									
AverageDOM	47	37	33	31									35
Average Price	496,821	518,480	518,604	510,834									512,459
Benchmark Price	436,900	442,500	446,500	452,900									
Index	185	188	190	192									

	Apr-12	Apr-13	YTD2012	YTD2013
<b>Calgary SF</b>				
>\$100,000	-	-	1	1
\$100,000 - \$199,999	6	-	42	16
\$200,000 - \$299,999	162	115	612	411
\$300,000 - \$349,999	235	179	821	630
\$350,000 - \$399,999	272	246	899	808
\$400,000 - \$449,999	233	266	745	786
\$450,000 - \$499,999	178	208	525	606
\$500,000 - \$549,999	137	148	416	459
\$550,000 - \$599,999	83	102	275	317
\$600,000 - \$649,999	78	85	218	249
\$650,000 - \$699,999	42	60	144	182
\$700,000 - \$799,999	60	75	189	275
\$800,000 - \$899,999	28	47	94	152
\$900,000 - \$999,999	21	21	64	74
\$1,000,000 - \$1,249,999	17	27	76	98
\$1,250,000 - \$1,499,999	10	12	34	46
\$1,500,000 - \$1,749,999	5	10	19	25
\$1,750,000 - \$1,999,999	3	4	7	16
\$2,000,000 - \$2,499,999	4	3	10	12
\$2,500,000 - \$2,999,999	4	2	6	7
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	1	-	2
\$4,000,000 +	1	-	1	1
	1,580	1,611	5,199	5,174





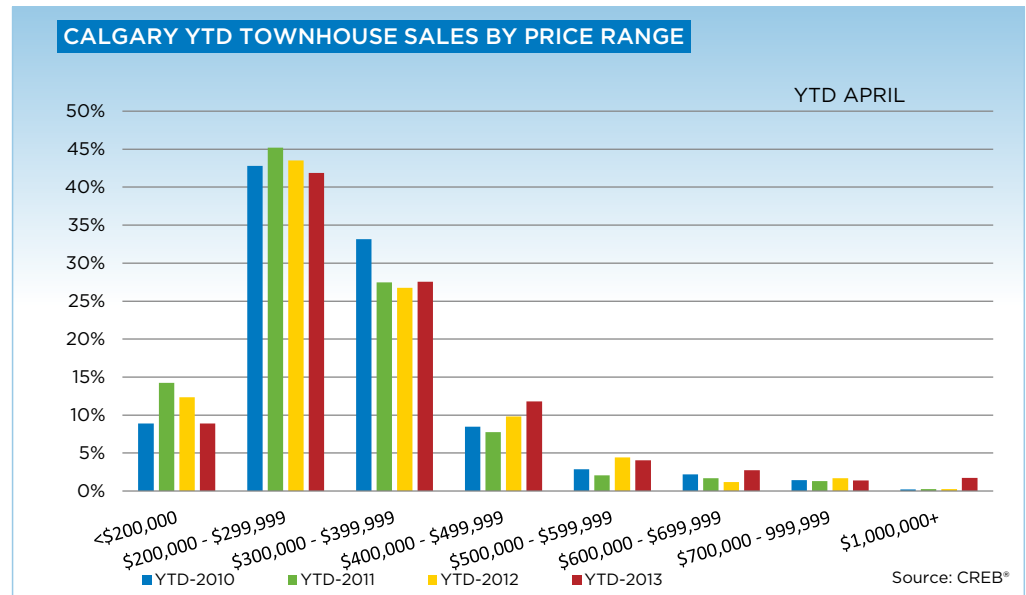
# CITY OF CALGARY SINGLE FAMILY



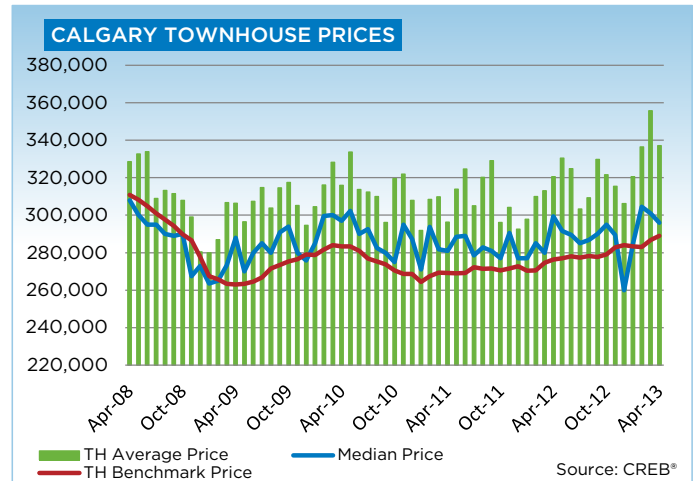
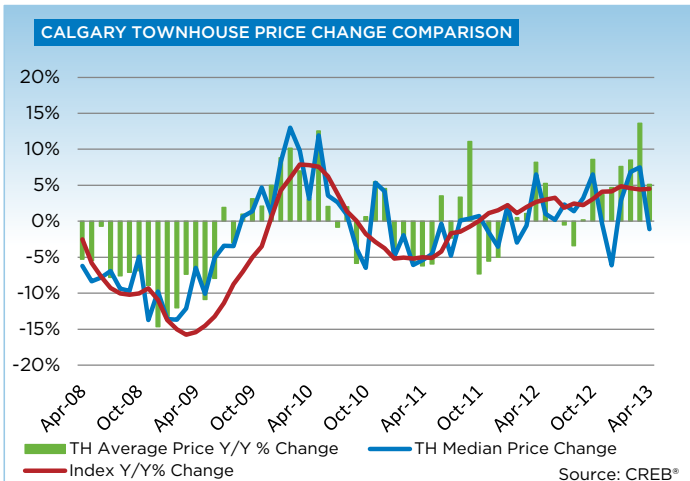
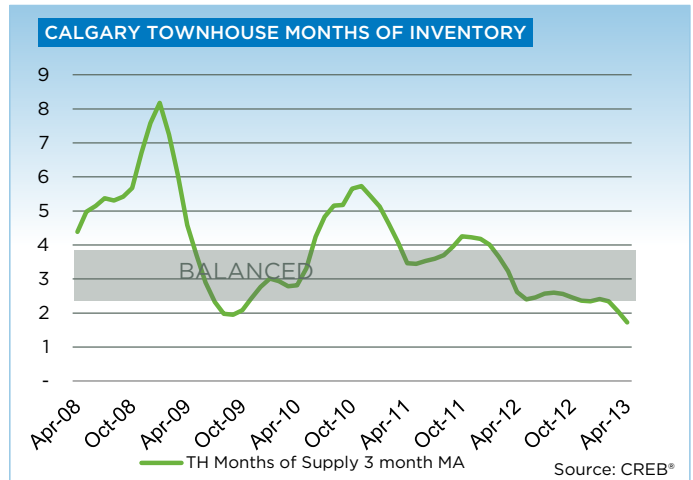
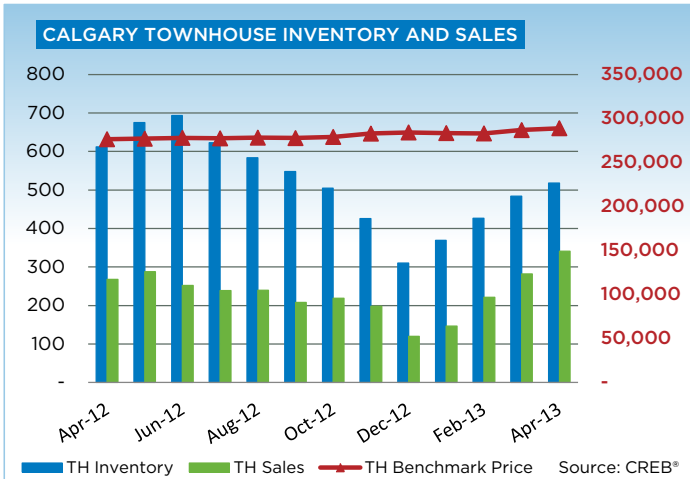
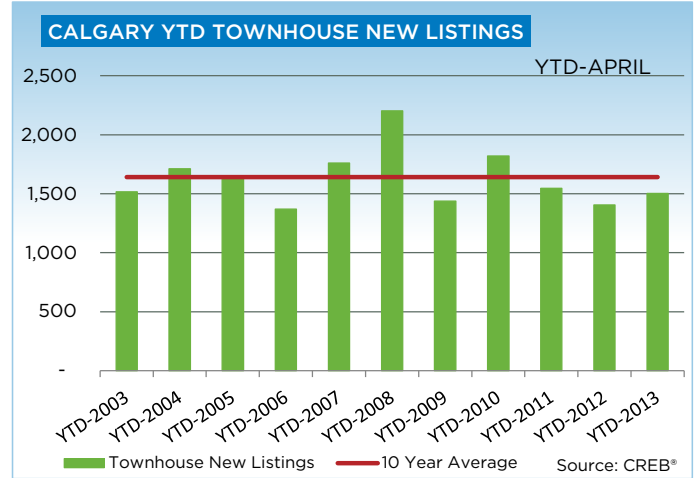
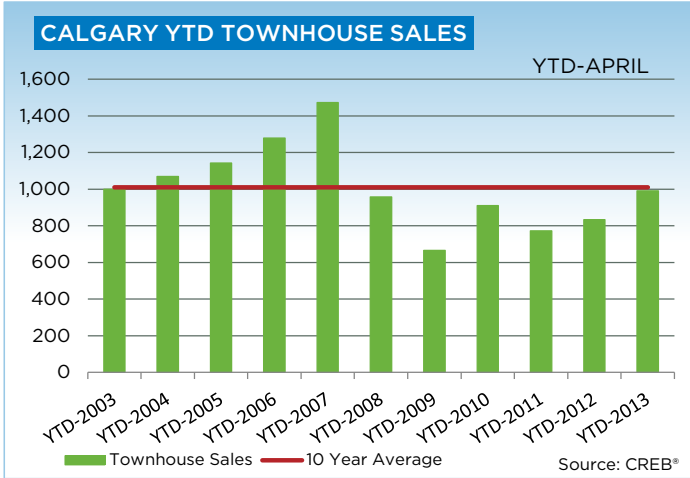
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	126	205	235	268	288	252	239	240	208	219	198	120	2,598
New Listings	312	375	358	360	454	395	304	309	297	280	189	117	3,750
Active Listings	520	612	606	612	675	693	623	584	548	505	426	310	
AverageDOM	61	51	49	49	38	45	45	50	51	50	50	51	48
Average Price	297,918	310,047	313,134	320,607	330,413	324,823	303,380	309,309	329,797	321,644	315,381	306,258	316,627
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800	284,100	
Index	169	169	172	173	173	174	173	174	174	174	177	178	
<b>2013</b>													
Sales	147	221	282	341									991
New Listings	308	343	397	454									1,502
Active Listings	369	427	484	518									
AverageDOM	52	38	39	36									39
Average Price	320,590	336,415	355,757	337,119									339,814
Benchmark Price	283,400	283,000	286,800	288,900									
Index	177	177	179	181									

	Apr-12	Apr-13	YTD2012	YTD2013
<b>Calgary Townhouse</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	29	22	103	86
\$200,000 - \$299,999	105	152	363	415
\$300,000 - \$349,999	59	58	145	168
\$350,000 - \$399,999	26	38	78	105
\$400,000 - \$449,999	17	23	50	78
\$450,000 - \$499,999	11	15	32	39
\$500,000 - \$549,999	7	9	21	24
\$550,000 - \$599,999	3	7	16	16
\$600,000 - \$649,999	3	8	5	21
\$650,000 - \$699,999	2	1	5	6
\$700,000 - \$799,999	2	2	7	5
\$800,000 - \$899,999	3	3	4	6
\$900,000 - \$999,999	-	1	3	3
\$1,000,000 - \$1,249,999	1	-	2	12
\$1,250,000 - \$1,499,999	-	1	-	3
\$1,500,000 - \$1,749,999	-	-	-	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 +	-	-	-	-
	268	341	834	991



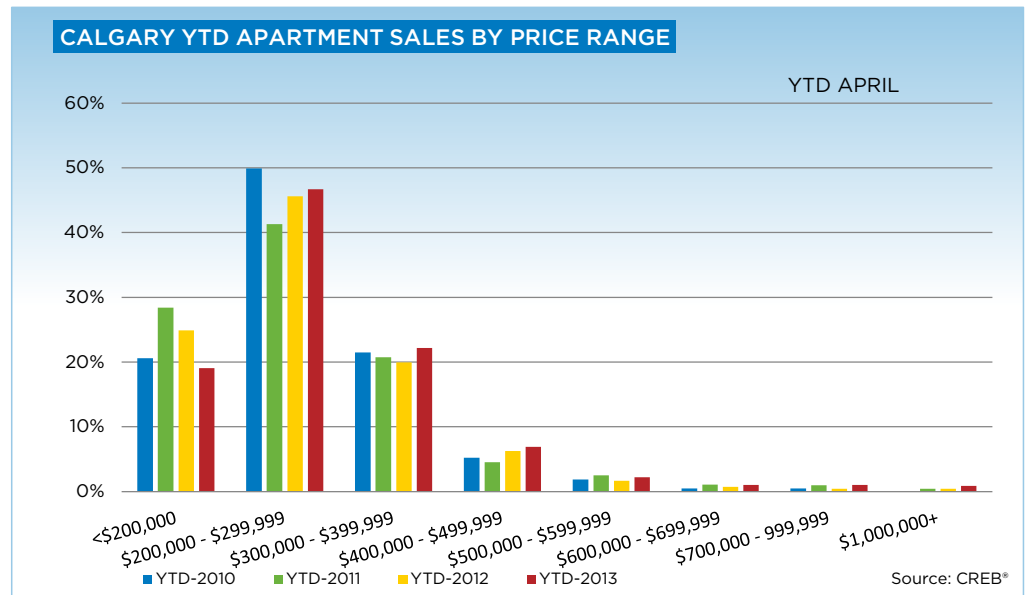
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



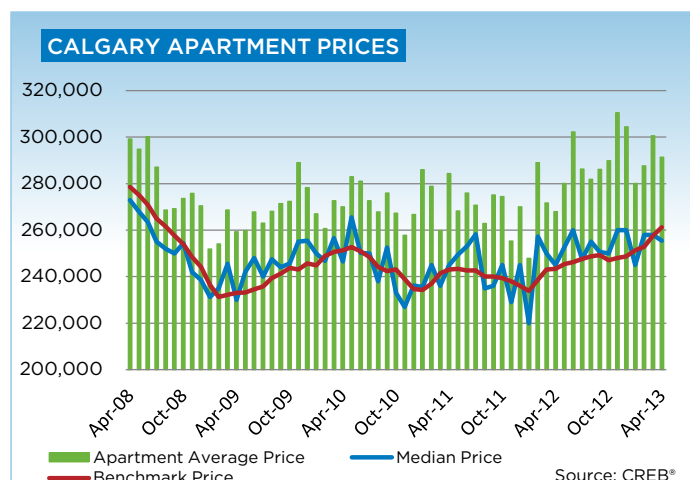
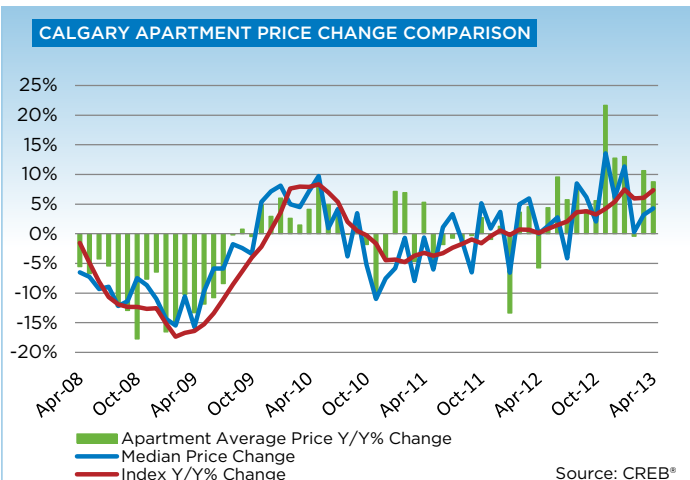
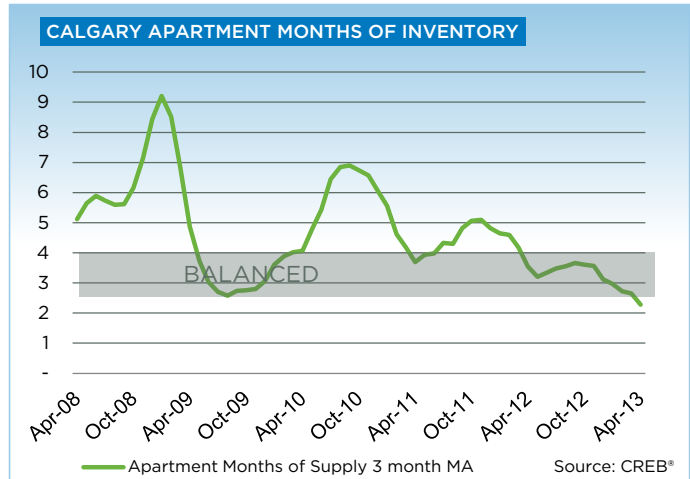
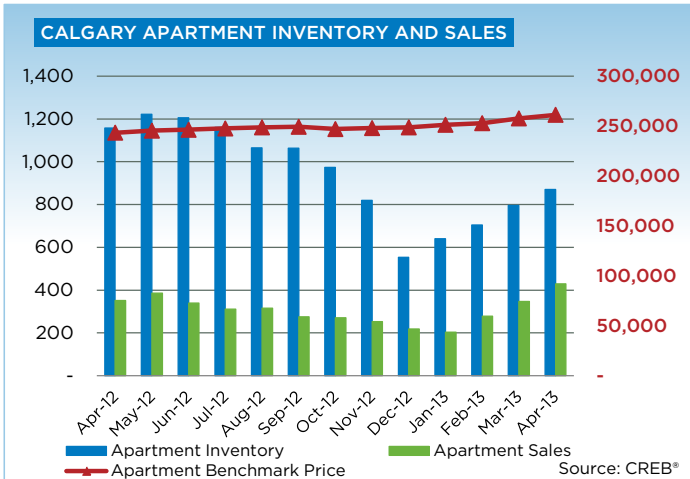
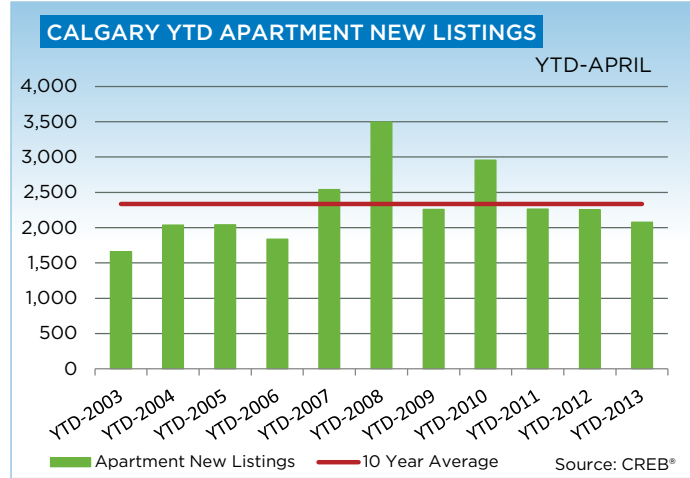
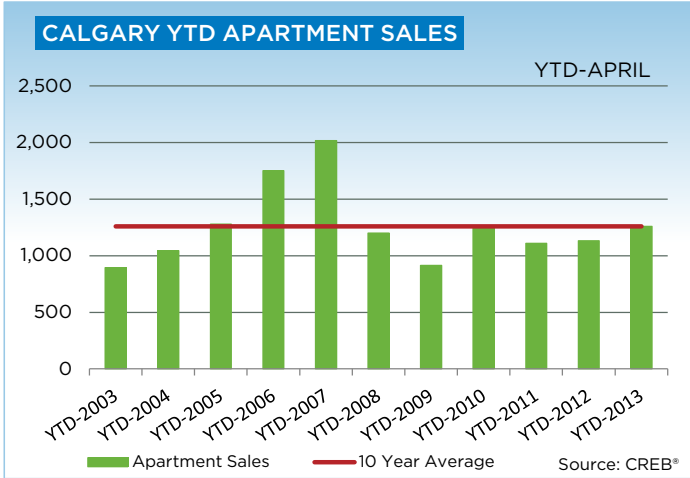
# CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	179	246	356	351	386	339	311	315	276	271	253	219	3,502
New Listings	504	509	644	595	643	544	467	464	496	416	286	143	5,711
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819	553	
AverageDOM	64	51	48	50	50	55	55	52	54	55	58	67	54
Average Price	247,837	288,991	271,724	267,931	280,030	302,258	286,231	281,941	286,217	289,820	310,496	304,421	284,803
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000	248,700	
Index	163	167	170	170	171	172	173	174	174	173	173	174	
<b>2013</b>													
Sales	204	279	347	429									1,259
New Listings	451	453	561	614									2,079
Active Listings	640	704	796	871									
AverageDOM	62	45	40	41									44
Average Price	280,067	287,733	300,582	291,345									291,263
Benchmark Price	251,300	252,900	257,700	261,300									
Index	176	177	180	183									

Calgary Apartment	Apr-12	Apr-13	YTD2012	YTD2013
>\$100,000	1	4	10	8
\$100,000 - \$199,999	78	78	272	232
\$200,000 - \$299,999	167	194	516	588
\$300,000 - \$349,999	46	67	144	176
\$350,000 - \$399,999	21	38	82	103
\$400,000 - \$449,999	22	16	47	54
\$450,000 - \$499,999	8	9	24	33
\$500,000 - \$549,999	2	9	8	20
\$550,000 - \$599,999	3	2	11	8
\$600,000 - \$649,999	1	3	4	7
\$650,000 - \$699,999	-	2	4	6
\$700,000 - \$799,999	1	3	4	9
\$800,000 - \$899,999	-	-	-	1
\$900,000 - \$999,999	-	-	1	3
\$1,000,000 - \$1,249,999	1	2	2	5
\$1,250,000 - \$1,499,999	-	-	-	3
\$1,500,000 - \$1,749,999	-	1	1	1
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	1	1	1
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	351	429	1,132	1,259



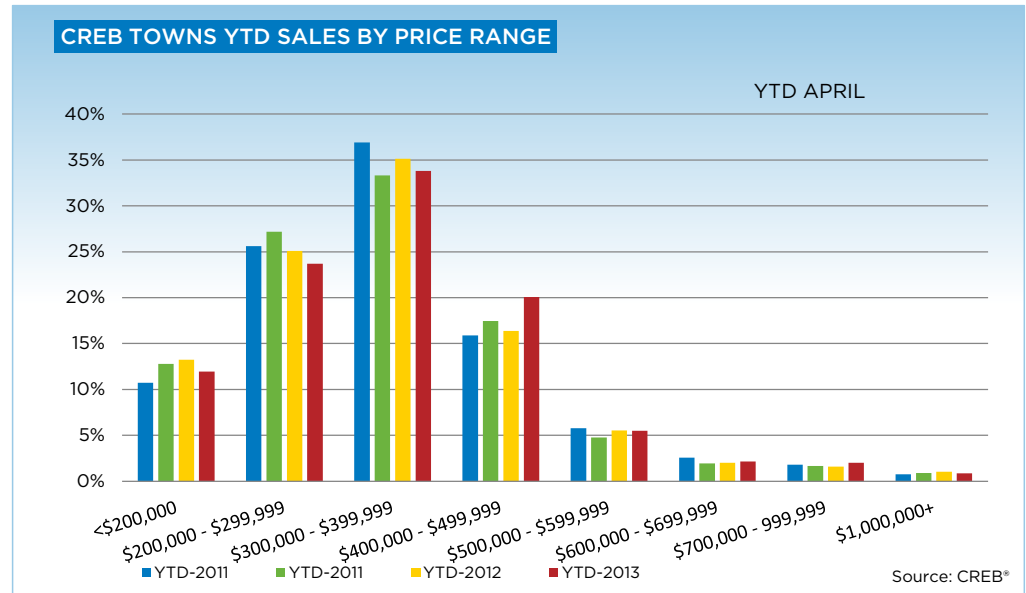
# CITY OF CALGARY CONDOMINIUM APARTMENTS



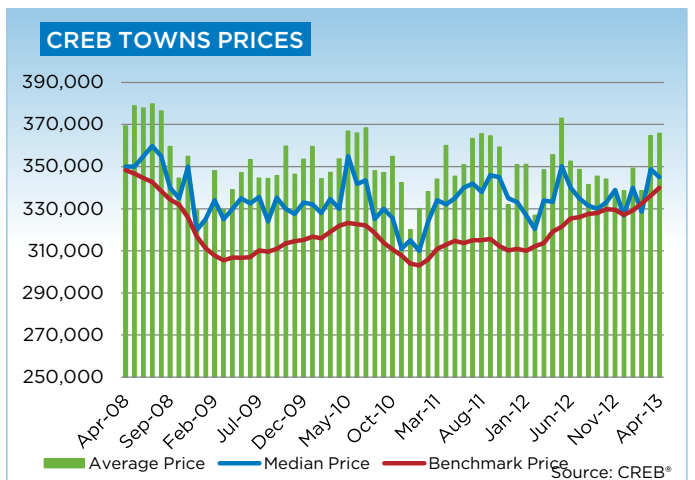
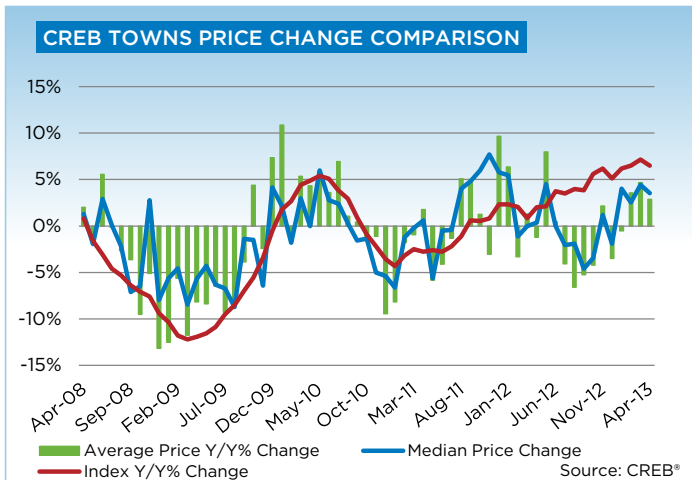
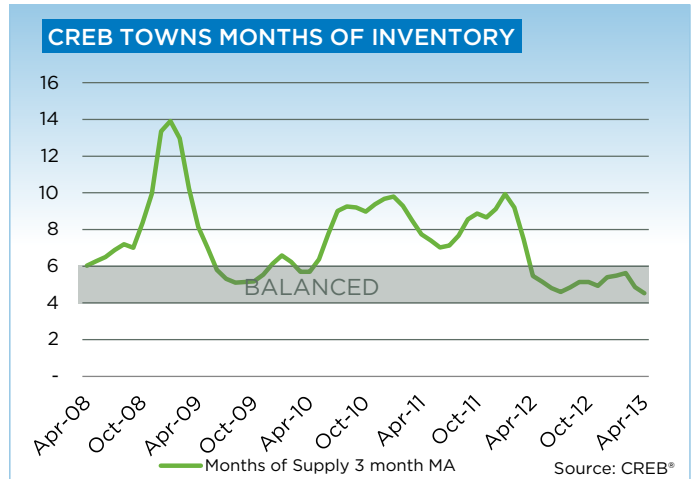
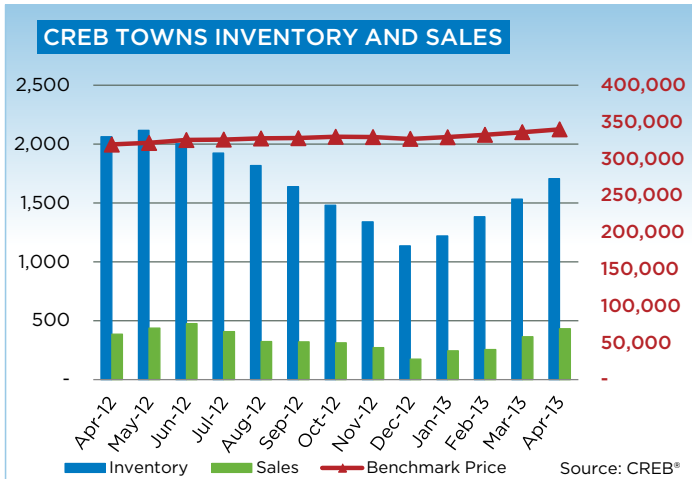
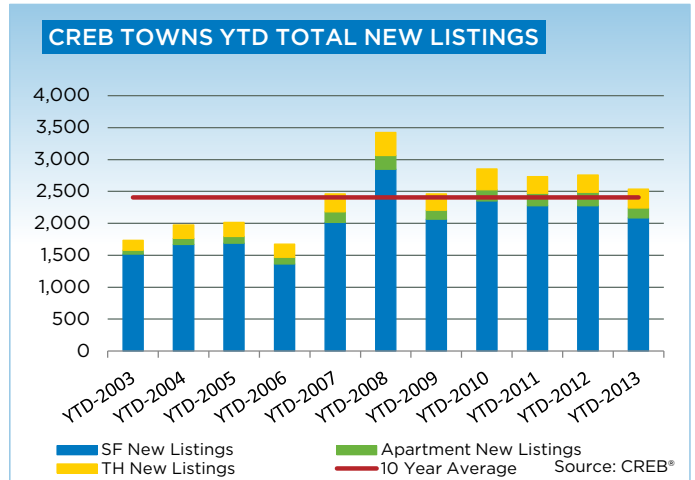
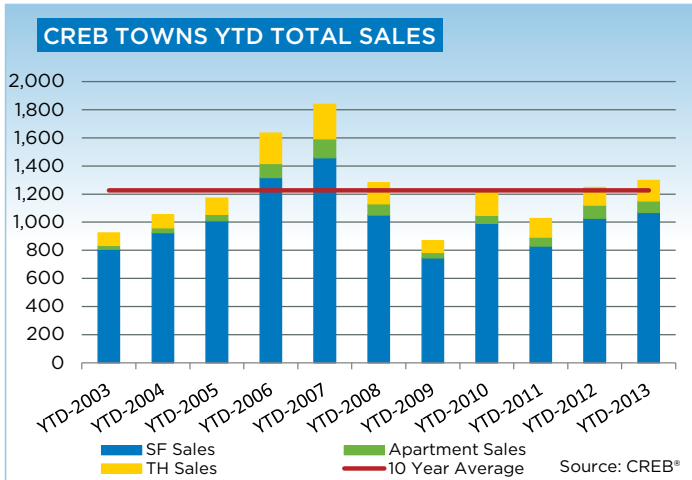
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	187	304	372	384	436	476	407	324	321	313	270	174	3,968
New Listings	632	602	785	738	751	678	588	571	498	459	359	219	6,880
Active Listings	2,129	1,761	1,954	2,061	2,116	2,001	1,922	1,817	1,637	1,479	1,340	1,134	
AverageDOM	97	78	69	73	75	71	75	74	70	73	69	88	78
Average Price	351,133	326,883	348,474	355,614	372,909	352,522	348,561	341,517	345,473	344,085	339,079	338,634	348,588
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400	327,000	
Index	163	164	165	168	169	171	172	172	173	174	173	172	
<b>2013</b>													
Sales	245	256	364	431									1,296
New Listings	543	560	662	771									2,536
Active Listings	1,218	1,381	1,533	1,705									
AverageDOM	82	69	55	66									76
Average Price	349,213	338,531	364,728	365,877									357,002
Benchmark Price	329,200	332,500	336,100	339,900									
Index	173	175	177	179									

CREB Towns	Apr-12	Apr-13	YTD2012	YTD2013
>\$100,000	9	6	32	26
\$100,000 - \$199,999	34	38	133	129
\$200,000 - \$299,999	103	105	313	307
\$300,000 - \$349,999	62	74	248	226
\$350,000 - \$399,999	57	63	190	212
\$400,000 - \$449,999	52	58	135	148
\$450,000 - \$499,999	24	40	69	112
\$500,000 - \$549,999	15	15	45	44
\$550,000 - \$599,999	10	7	24	27
\$600,000 - \$649,999	4	5	13	19
\$650,000 - \$699,999	4	3	12	9
\$700,000 - \$799,999	1	6	7	13
\$800,000 - \$899,999	3	4	8	7
\$900,000 - \$999,999	2	4	5	6
\$1,000,000 - \$1,249,999	1	1	8	4
\$1,250,000 - \$1,499,999	2	-	4	3
\$1,500,000 - \$1,749,999	-	1	-	2
\$1,750,000 - \$1,999,999	1	1	1	2
\$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 +	-	-	-	-
	384	431	1,247	1,296



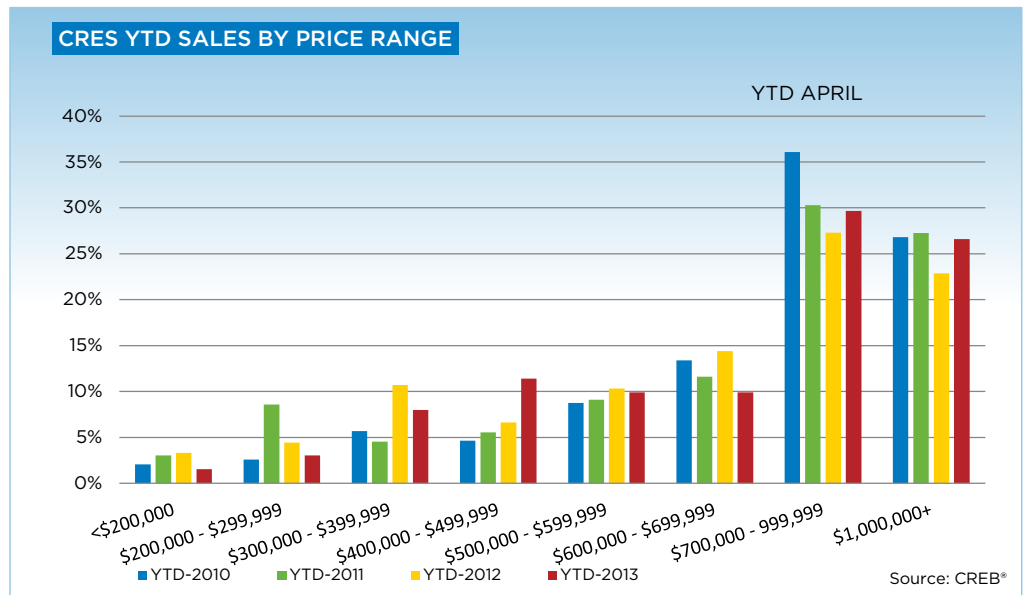
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	216	221	309	257	349	289	218	197	243	158	106	72	2,635
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	98	114	100	113	124	129	125	108	108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333	714,994	793,056
<b>2013</b>													
Sales	34	73	72	84									263
New Listings	239	211	258	283									991
Active Listings	741	761	897	1,001									
AverageDOM	155	103	107	105									111
Average Price	901,203	826,643	774,036	830,942									823,253

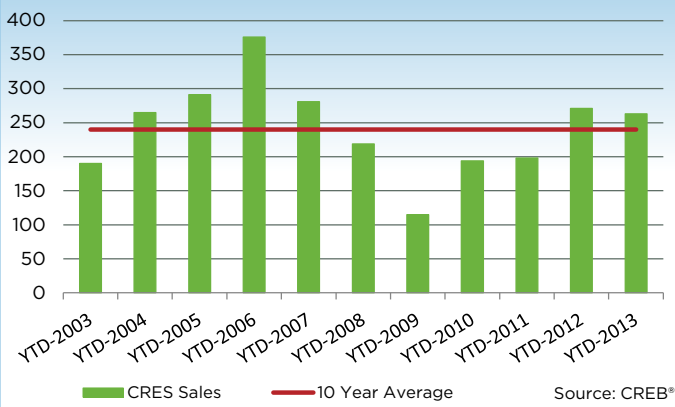
CRES	Apr-12	Apr-13	YTD2012	YTD2013
>\$100,000	-	-	2	2
\$100,000 - \$199,999	2	1	7	2
\$200,000 - \$299,999	6	5	12	8
\$300,000 - \$349,999	6	-	19	7
\$350,000 - \$399,999	5	5	10	14
\$400,000 - \$449,999	5	5	8	14
\$450,000 - \$499,999	5	5	10	16
\$500,000 - \$549,999	2	6	13	14
\$550,000 - \$599,999	5	3	15	12
\$600,000 - \$649,999	3	7	14	17
\$650,000 - \$699,999	10	1	25	9
\$700,000 - \$799,999	9	11	32	32
\$800,000 - \$899,999	7	5	28	21
\$900,000 - \$999,999	4	6	14	25
\$1,000,000 - \$1,249,999	6	13	27	36
\$1,250,000 - \$1,499,999	6	3	12	17
\$1,500,000 - \$1,749,999	3	4	8	7
\$1,750,000 - \$1,999,999	1	2	4	3
\$2,000,000 - \$2,499,999	4	1	7	5
\$2,500,000 - \$2,999,999	-	-	3	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	1	1	1	1
\$4,000,000 +	-	-	-	-
	90	84	271	263



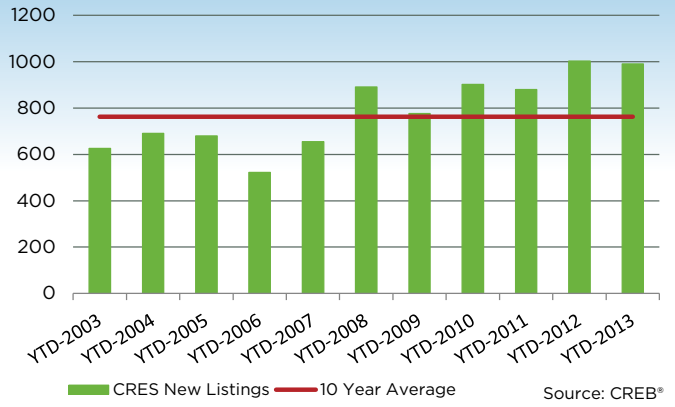


# CREB® COUNTRY RESIDENTIAL

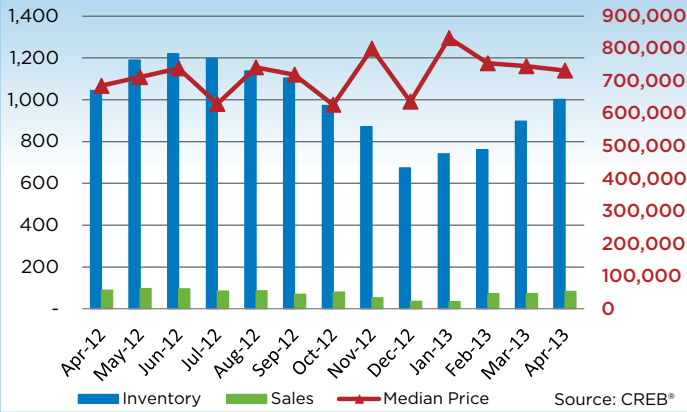
### CREB YTD TOTAL SALES



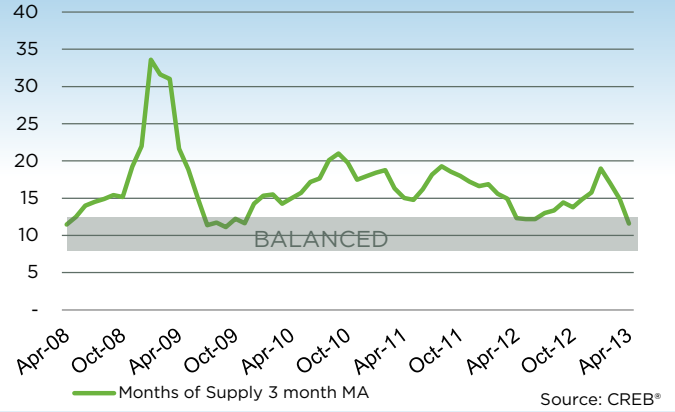
### CREB YTD TOTAL NEW LISTINGS



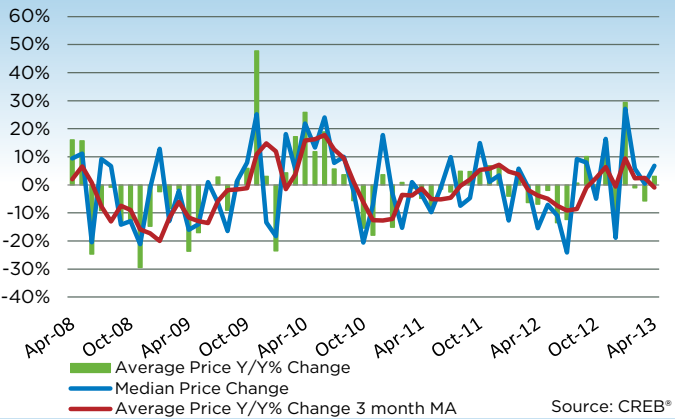
### CREB INVENTORY AND SALES



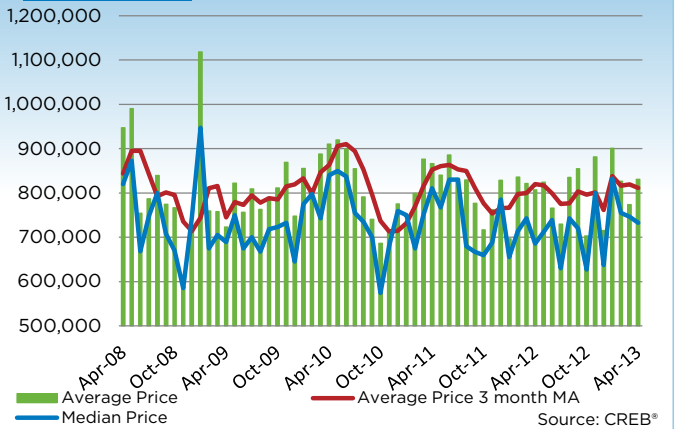
### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



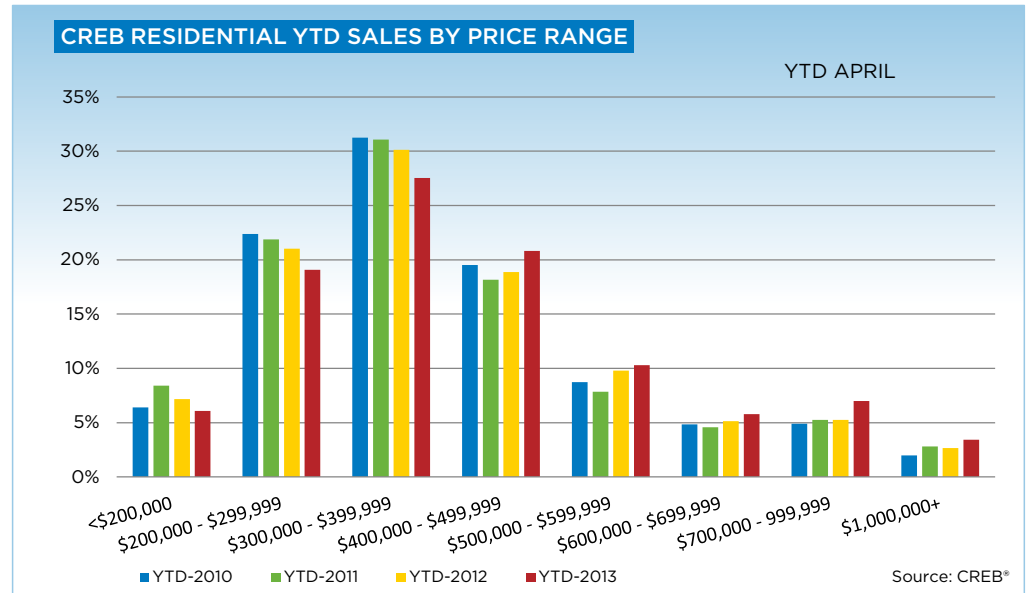
### CREB PRICES



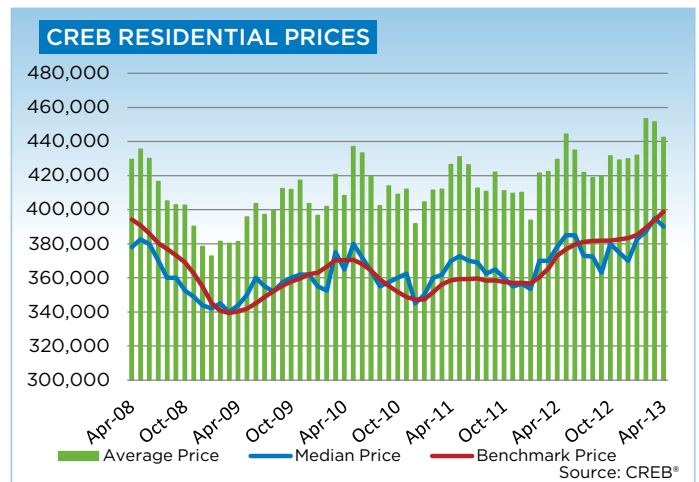
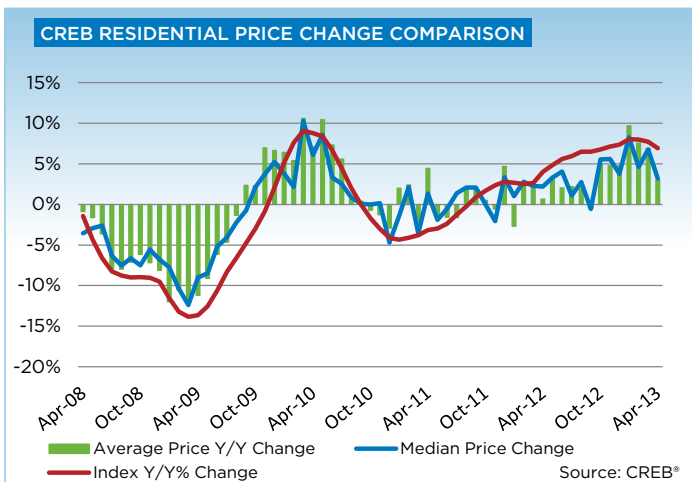
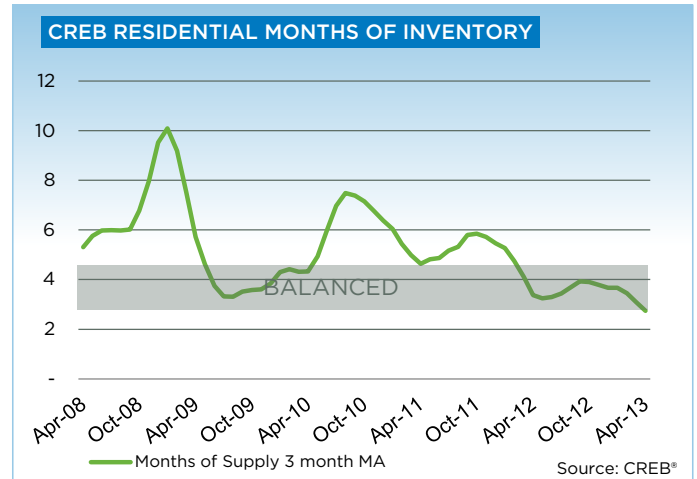
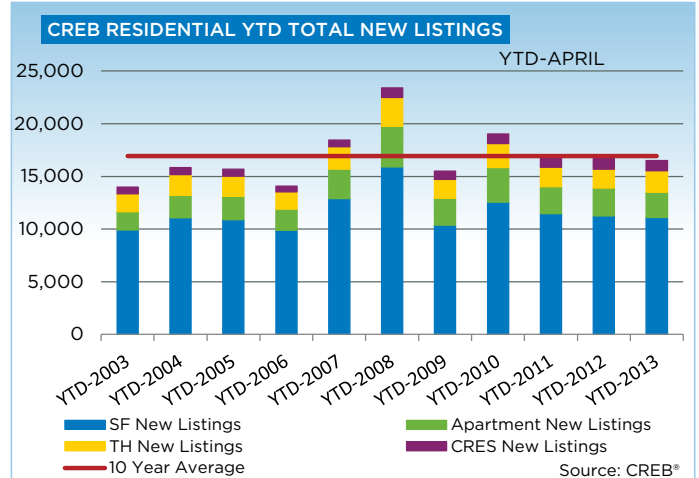
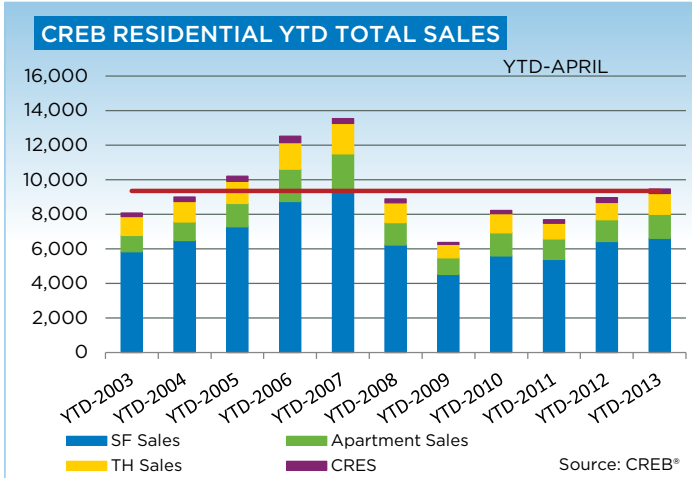
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,326	2,154	2,698	2,787	3,041	2,903	2,556	2,261	2,096	2,151	1,866	1,369	27,208
New Listings	3,478	3,902	4,746	4,562	5,230	4,565	3,732	3,558	3,620	3,133	2,250	1,299	44,075
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758	5,167	
AverageDOM	69	56	48	49	48	49	52	54	54	54	57	64	53
Average Price	393,778	421,465	422,416	429,419	444,281	434,909	421,747	418,745	419,971	431,596	429,197	429,796	426,445
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600	383,400	
Index	168	170	172	176	178	179	180	180	180	180	180	181	
<b>2013</b>													
Sales	1,588	2,131	2,676										9,450
New Listings	3,463	3,639	4,430										16,418
Active Listings	5,713	6,366	7,169										
AverageDOM	59	47	42										45
Average Price	431,889	453,299	451,555										445,696
Benchmark Price	385,300	389,300	393,800										
Index	182	184	186										

CREB Total	Apr-12	Apr-13	YTD2012	YTD2013
>\$100,000	13	17	58	67
\$100,000 - \$199,999	161	152	584	507
\$200,000 - \$299,999	573	600	1,885	1,802
\$300,000 - \$349,999	416	403	1,403	1,292
\$350,000 - \$399,999	392	417	1,298	1,311
\$400,000 - \$449,999	345	387	1,019	1,139
\$450,000 - \$499,999	233	285	672	828
\$500,000 - \$549,999	172	195	522	580
\$550,000 - \$599,999	109	126	355	392
\$600,000 - \$649,999	92	110	265	328
\$650,000 - \$699,999	62	70	196	220
\$700,000 - \$799,999	73	103	242	348
\$800,000 - \$899,999	44	62	139	198
\$900,000 - \$999,999	28	33	89	114
\$1,000,000 - \$1,249,999	27	45	116	160
\$1,250,000 - \$1,499,999	19	17	51	73
\$1,500,000 - \$1,749,999	8	16	28	37
\$1,750,000 - \$1,999,999	5	8	13	22
\$2,000,000 - \$2,499,999	8	5	18	18
\$2,500,000 - \$2,999,999	4	2	9	9
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	1	2	1	3
\$4,000,000 +	1	-	1	1
	2,787	3,055	8,965	9,450



# 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

**Benchmark Price** - Price of the typical home, based on the value consumers assign to various attributes

**MLS® Home Price Index** - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.

**LP** - List Price

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

**CRES** - Country residential properties

**YTD** - Year to Date

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

## HOW THESE STATISTICS ARE CALCULATED

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

The new package provides more information and data exclusions to 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.

### 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 - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

### TOTAL MLS®

- Changed to **CREB® Total Residential**
- 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 were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

### CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

## 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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