

**SEPTEMBER SALES STAY STRONG**

*Rise in new listings prevents further tightening in the resale market*

**Calgary, Oct. 1, 2013** – City of Calgary residential sales totaled 1,923 units in September, 19 per cent higher than last year and 14 per cent higher than long-term averages for the month.

While sales activity over the past three months has been above long-term trends, it was less so in September than in July and August.

“The impact of the floods likely boosted sales throughout July and August, and it appears as though some of that additional demand is starting to ease,” said Ann-Marie Lurie, CREB® chief economist. “Nonetheless, sales growth remains strong, in part because net migration has been stronger than anticipated and rental product is in short supply.”

As Calgary’s market remains in seller’s territory, a notable shift is occurring with new listings. While monthly levels of new listings have been declining since 2011, over the past three months the levels of new listings have improved. The growth was not enough to cause any significant changes in inventory levels, but it has helped prevent further tightening in the market.

“The increase in new listings has given buyers more choice,” said Becky Walters, CREB® President.

Activity varies by community, property type and price. Consumers searching for lower-priced single family homes often have to adjust expectations or consider alternative communities or property types. While many buyers think the seller’s market conditions should lead to a significant price premium for their property, consumers remain price sensitive.

“Selection is limited in the lower price ranges, but choice has improved for higher prices homes,” said Walters.

Condominium apartment and townhouse sales totaled a respective 3,147 and 2,494 after the first three quarters of the year. Year-to-date sales growth is more than double the levels recorded in the single family sector.

“The condominium market offer affordable options for consumers in the city, and the growth reflect that,” said Walters. “But keep in mind condominiums still represent less than one-third of residential sales within city limits.”

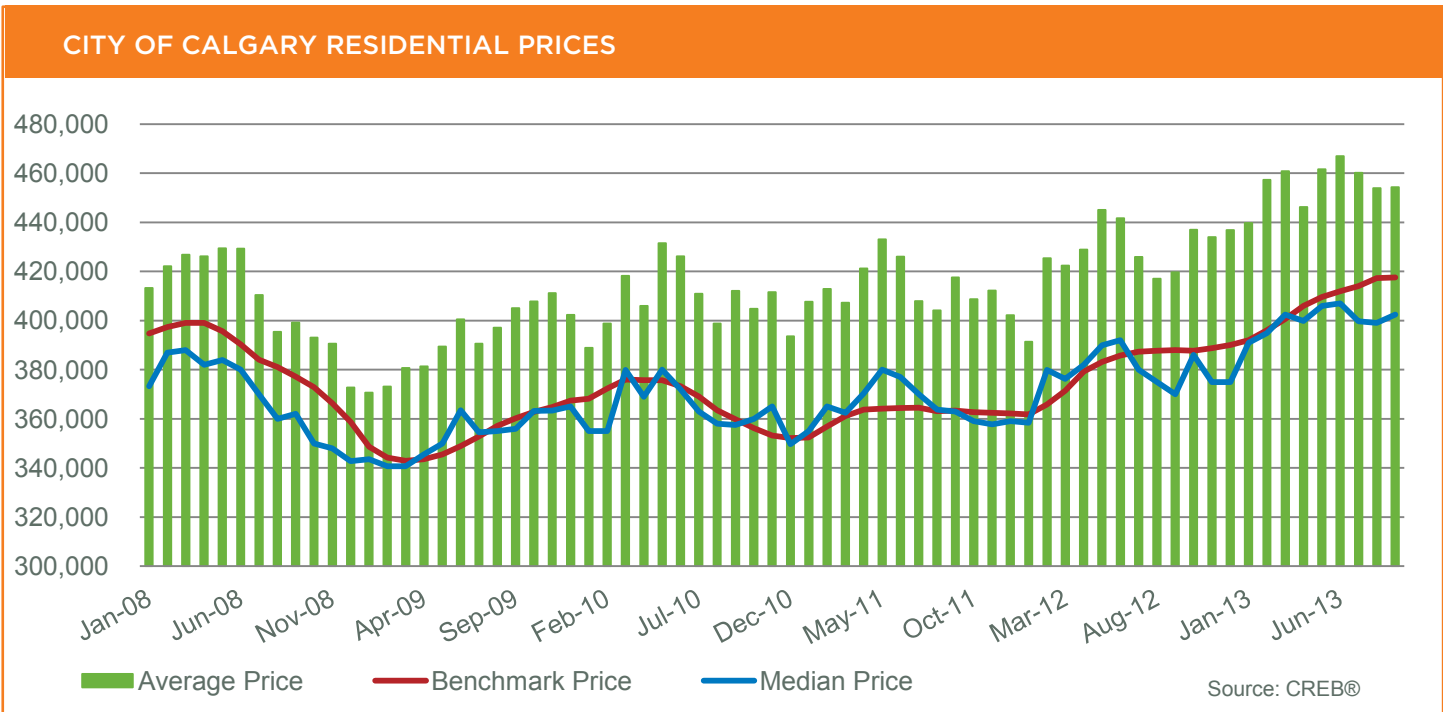
Single family sales totaled 13,006 units after the first three quarters of the year, a 6.7 per cent increase over the previous year. Single family sales increased in the third quarter, while the first two quarters were on pace with activity in 2012.

“Tight market conditions have supported price growth in the Calgary market,” said Lurie. “But the pace of unadjusted monthly growth has eased in September.”

“While prices show strong year-over-year gains, if the level of new listings continues to improve relative to sales activity, prices should level off for the remainder of the year.”

Condominium apartment prices totaled \$272,900 in September, a 9.5 per cent increase over 2012 and 0.9 per cent higher than August figures.

Meanwhile, single family and condominium prices totaled a respective \$463,700 and \$299,100, similar to unadjusted levels recorded in August and more than seven per cent higher on a year-over-year basis.



## CREB® - SUMMARY STATS

	Sep-12	Sep-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,096	2,549	21.61%	21,822	24,278	11.25%
Total Sales Volume	\$880,258,780	\$1,154,680,124	31.18%	\$9,285,077,251	\$10,918,712,905	17.59%
New Listings	3,620	3,780	4.42%	37,393	37,366	-0.07%
Active Listings	8,650	7,152	-17.32%	N/A	N/A	
Sales to New Listings Ratio	0.58	0.67	16.46%	0.58	0.65	11.34%
Sales \$ / List \$	97.08%	97.66%	0.58%	97.19%	97.61%	0.42%
Average DOM	54	45	-16.12%	52	42	-19.23%
Average Price	\$419,971	\$452,993	7.86%	\$425,492	\$449,737	5.70%
Benchmark Price	\$381,900	\$409,700	7.28%			
Index	180	193	7.28%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,610	1,923	19.44%	17,006	18,647	9.65%
Total Sales Volume	\$675,647,596	\$873,719,547	29.32%	\$7,259,086,140	\$8,513,306,232	17.28%
New Listings	2,680	2,796	4.33%	27,021	26,838	-0.68%
Active Listings	5,098	3,922	-23.07%	N/A	N/A	
Sales to New Listings Ratio	0.60	0.69	14.49%	0.63	0.69	10.40%
Sales \$ / List \$	97.26%	97.88%	0.62%	97.38%	97.78%	0.40%
Average DOM	45	36	-19.82%	44	36	-18.18%
Average Price	\$419,657	\$454,352	8.27%	\$426,854	\$456,551	6.96%
Benchmark Price	\$388,000	\$417,600	7.63%			
Index	181	195	7.63%			
<b>CREB® TOWNS</b>						
Total Sales	321	377	17.45%	3,211	3,540	10.25%
Total Sales Volume	\$110,896,800	\$142,783,286	28.75%	\$1,125,023,879	\$1,295,474,874	15.15%
New Listings	498	550	10.44%	5,842	5,696	-2.50%
Active Listings	1,637	1,443	-11.85%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.69	6.34%	0.55	0.62	13.07%
Sales \$ / List \$	97.12%	97.92%	0.80%	97.23%	97.65%	0.42%
Average DOM	70	58	-16.84%	75	68	-9.33%
Average Price	\$345,473	\$378,736	9.63%	\$350,366	\$365,953	4.45%
Benchmark Price	\$327,900	\$345,800	5.46%			
Index	173	182	5.45%			
<b>CREB® CRES</b>						
Total Sales	69	96	39.13%	704	746	5.97%
Total Sales Volume	\$58,980,584	\$79,595,391	34.95%	\$563,671,406	\$600,211,220	6.48%
New Listings	243	208	-14.40%	2,300	2,264	-1.57%
Active Listings	1,104	1,034	-6.34%	N/A	N/A	
Sales to New Listings Ratio	0.28	0.46	62.54%	0.31	0.33	7.65%
Sales \$ / List \$	95.04%	94.93%	-0.10%	94.94%	95.11%	0.17%
Average DOM	124	98	-21.46%	104	101	-2.88%
Average Price	\$854,791	\$829,119	-3.00%	\$800,670	\$804,573	0.49%
Median Price	\$720,000	\$698,500	-2.99%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

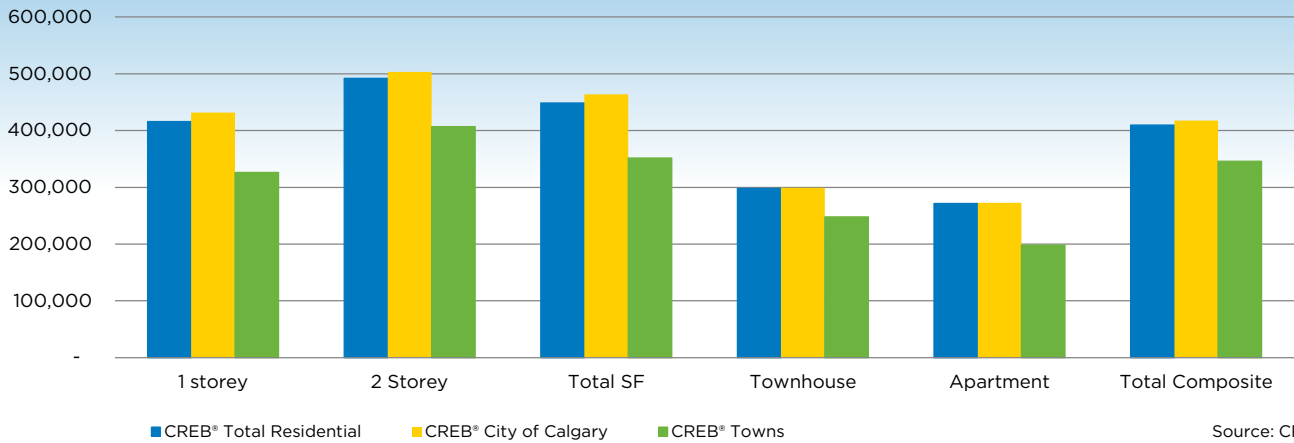
	Sep-12	Sep-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	1,126	1,354	20.25%	12,186	13,006	6.73%
Total Sales Volume	\$528,053,815	\$693,733,949	31.38%	\$5,832,511,195	\$6,733,329,453	15.44%
New Listings	1,887	1,975	4.66%	18,991	18,949	-0.22%
Active Listings	3,486	2,789	-19.99%	N/A	N/A	
Sales to New Listings Ratio	0.60	0.69	14.89%	0.64	0.69	6.97%
Sales \$ / List \$	97.32%	97.94%	0.62%	97.45%	97.84%	0.39%
Average DOM	42	37	-12.92%	41	35	-14.63%
Average Price	\$468,964	\$512,359	9.25%	\$478,624	\$517,709	8.17%
Benchmark Price	\$432,900	\$463,700	7.11%			
Index	184	197	7.13%			
<b>CONDO APARTMENT</b>						
Total Sales	276	324	17.39%	2,759	3,147	14.06%
Total Sales Volume	\$78,995,936	\$96,799,711	22.54%	\$773,614,291	\$937,343,206	21.16%
New Listings	496	459	-7.46%	4,866	4,580	-5.88%
Active Listings	1,064	683	-35.81%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.71	26.85%	0.57	0.69	21.19%
Sales \$ / List \$	96.58%	97.61%	1.03%	96.86%	97.29%	0.43%
Average DOM	54	39	-27.57%	52	42	-19.23%
Average Price	\$286,217	\$298,765	4.38%	\$280,397	\$297,853	6.23%
Benchmark Price	\$249,300	\$272,900	9.47%			
Index	174	191	9.48%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	208	245	17.79%	2,061	2,494	21.01%
Total Sales Volume	\$68,597,845	\$83,185,887	21.27%	\$652,960,654	\$842,633,573	29.05%
New Listings	297	362	21.89%	3,164	3,309	4.58%
Active Listings	548	450	-17.88%	N/A	N/A	
Sales to New Listings Ratio	0.70	0.68	-3.36%	0.65	0.75	15.71%
Sales \$ / List \$	97.58%	97.69%	0.11%	97.38%	97.87%	0.49%
Average DOM	51	31	-39.92%	47	36	-23.40%
Average Price	\$329,797	\$339,534	2.95%	\$316,817	\$337,864	6.64%
Benchmark Price	\$277,700	\$299,100	7.71%			
Index	174	187	7.72%			

## MLS® HPI SUMMARY

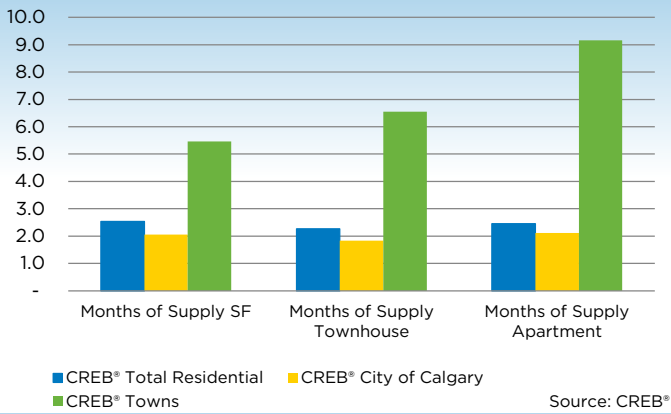
	September 2013		% Changes				
	Benchmark Price	Index (HPI)	Aug-13	Mar-13	Sep-12	Sep-10	Sep-08
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	448,600	194	-0.3%	3.6%	6.8%	16.7%	11.9%
Townhouse	298,200	188	0.3%	4.6%	7.9%	9.7%	1.6%
Apartment	271,700	190	0.8%	5.9%	9.4%	12.5%	5.7%
<b>COMPOSITE</b>	<b>409,700</b>	<b>193</b>	<b>-0.1%</b>	<b>4.0%</b>	<b>7.3%</b>	<b>15.3%</b>	<b>9.8%</b>
<b>CREB® TOWNS</b>							
Single Family	351,400	181	-0.9%	2.5%	5.2%	9.9%	4.1%
Townhouse	247,800	200	1.9%	9.8%	11.0%	18.1%	0.4%
Apartment	198,400	170	1.7%	5.1%	5.2%	7.9%	-8.2%
<b>COMPOSITE</b>	<b>345,800</b>	<b>182</b>	<b>-0.7%</b>	<b>2.9%</b>	<b>5.4%</b>	<b>10.2%</b>	<b>3.4%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	463,700	197	-0.2%	3.9%	7.1%	17.9%	13.4%
Townhouse	299,100	187	0.2%	4.3%	7.7%	9.3%	1.7%
Apartment	272,900	191	0.8%	5.9%	9.5%	12.6%	5.9%
<b>COMPOSITE</b>	<b>417,600</b>	<b>195</b>	<b>0.1%</b>	<b>4.2%</b>	<b>7.6%</b>	<b>16.0%</b>	<b>10.7%</b>

# COMPARISONS

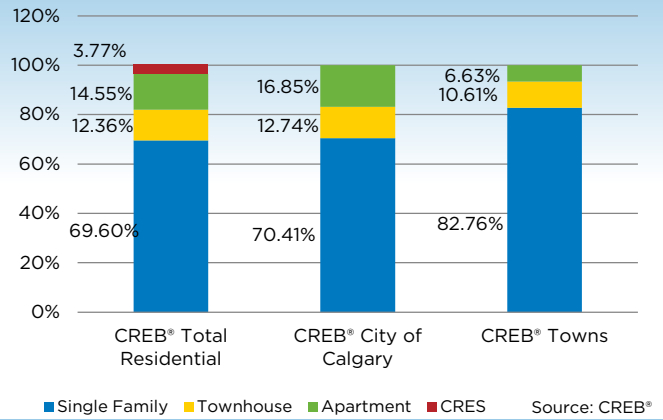
**Benchmark Price - September**



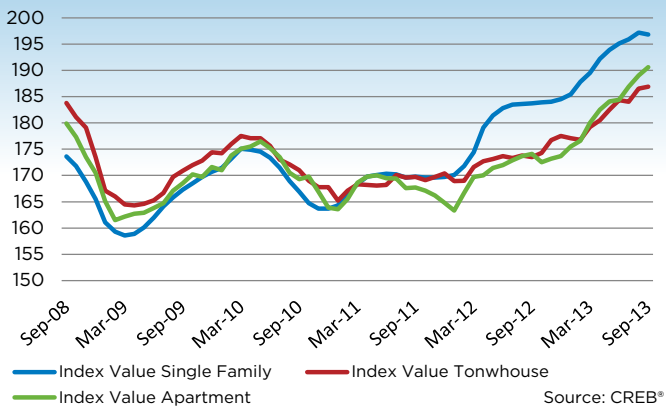
**Months of Supply - September**



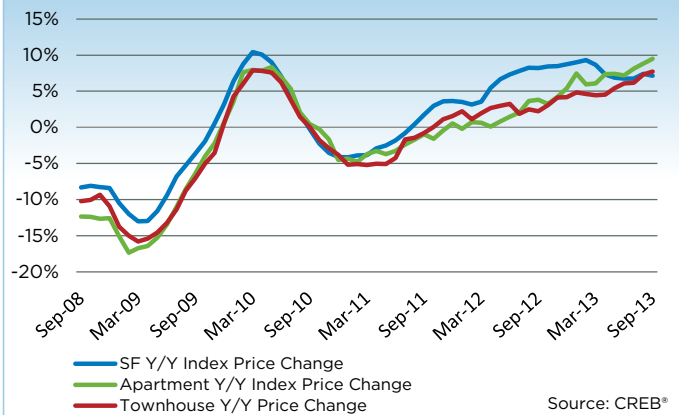
**Sales Distribution - September**



**CALGARY INDEX VALUE**



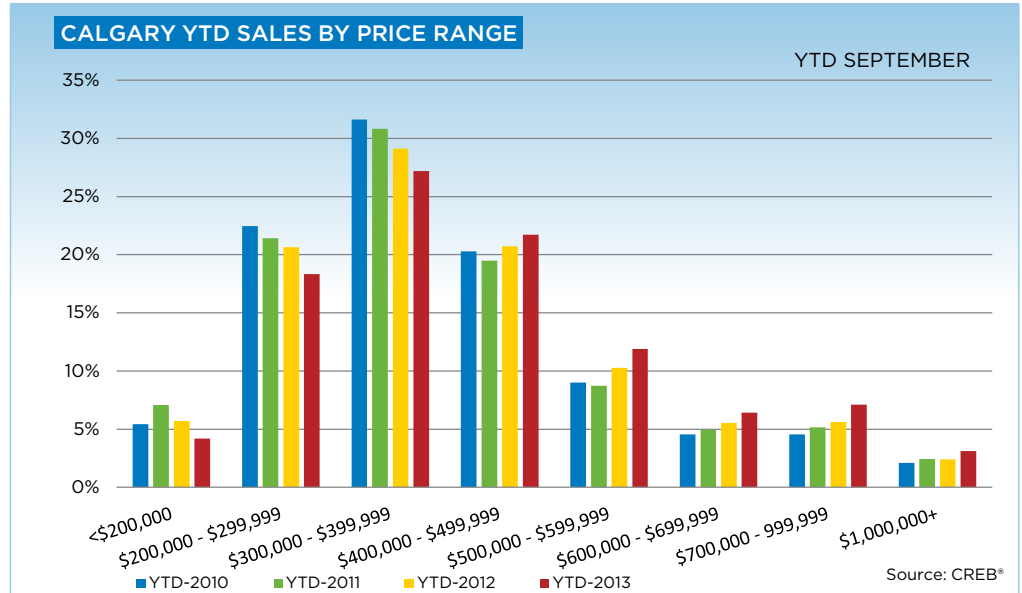
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



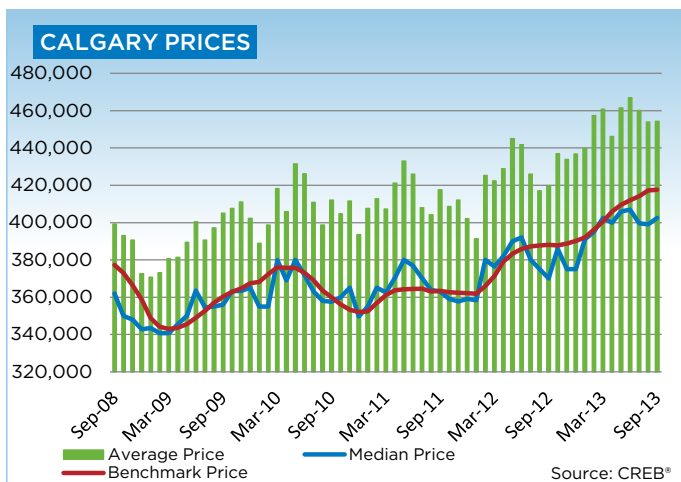
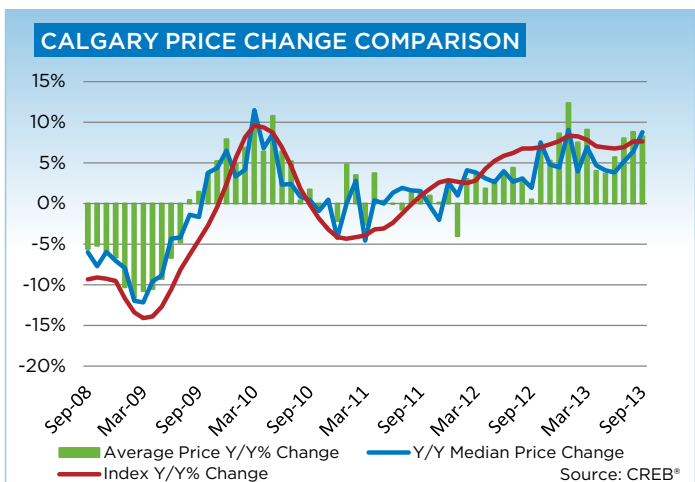
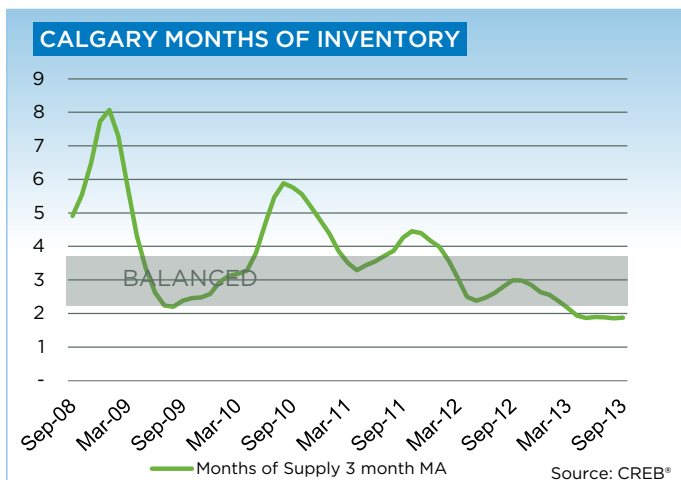
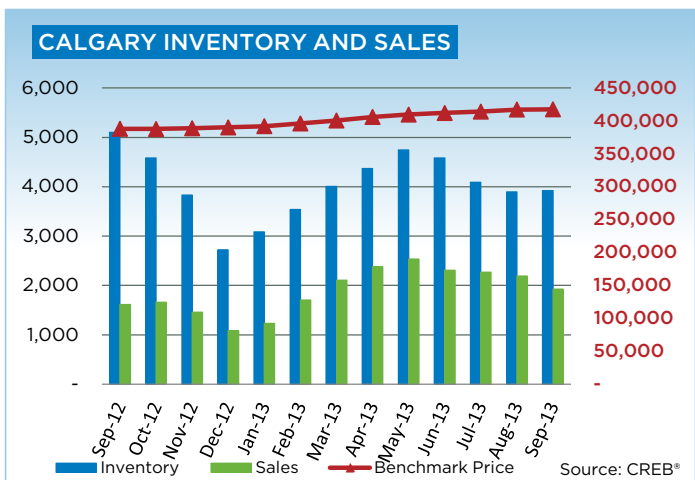
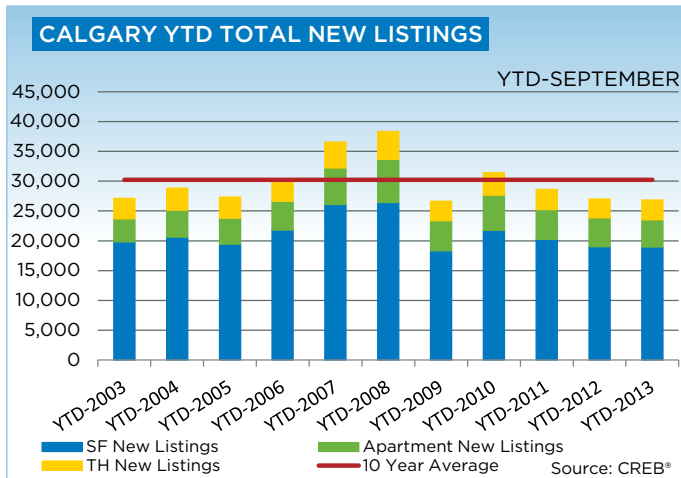
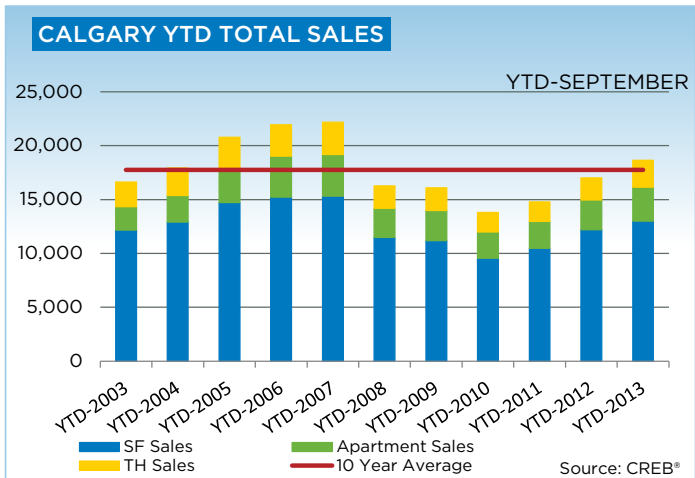
**CREB® CITY OF CALGARY**

	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	1,082	21,204
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	417,051	419,657	437,030	433,931	436,899	428,649
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	1,706	2,108	2,377	2,536	2,309	2,266	2,193	1,923				18,647
New Listings	2,493	2,670	3,193	3,475	3,714	2,999	2,725	2,773	2,796				26,838
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922				
AverageDOM	50	38	35	33	32	35	39	38	36				36
Average Price	439,763	457,349	460,835	446,168	461,542	466,986	460,123	453,953	454,352				456,551
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600				
Index	183	185	187	189	191	192	193	195	195				

Calgary Total	Sep-12	Sep-13	YTD2012	YTD2013
>\$100,000	1	-	18	16
\$100,000 - \$199,999	96	72	952	767
\$200,000 - \$299,999	352	317	3,508	3,420
\$300,000 - \$349,999	244	275	2,565	2,438
\$350,000 - \$399,999	224	278	2,386	2,631
\$400,000 - \$449,999	198	240	2,058	2,303
\$450,000 - \$499,999	121	191	1,467	1,748
\$500,000 - \$549,999	110	130	1,033	1,275
\$550,000 - \$599,999	68	106	713	942
\$600,000 - \$649,999	52	77	556	702
\$650,000 - \$699,999	30	56	386	496
\$700,000 - \$799,999	41	67	519	722
\$800,000 - \$899,999	22	39	275	399
\$900,000 - \$999,999	14	16	163	205
\$1,000,000 - \$1,249,999	20	31	196	265
\$1,250,000 - \$1,499,999	6	10	88	129
\$1,500,000 - \$1,749,999	8	7	55	68
\$1,750,000 - \$1,999,999	-	6	21	44
\$2,000,000 - \$2,499,999	-	4	23	41
\$2,500,000 - \$2,999,999	1	1	16	20
\$3,000,000 - \$3,499,999	-	-	4	3
\$3,500,000 - \$3,999,999	1	-	2	5
\$4,000,000 +	1	-	2	8
	1,610	1,923	17,006	18,647



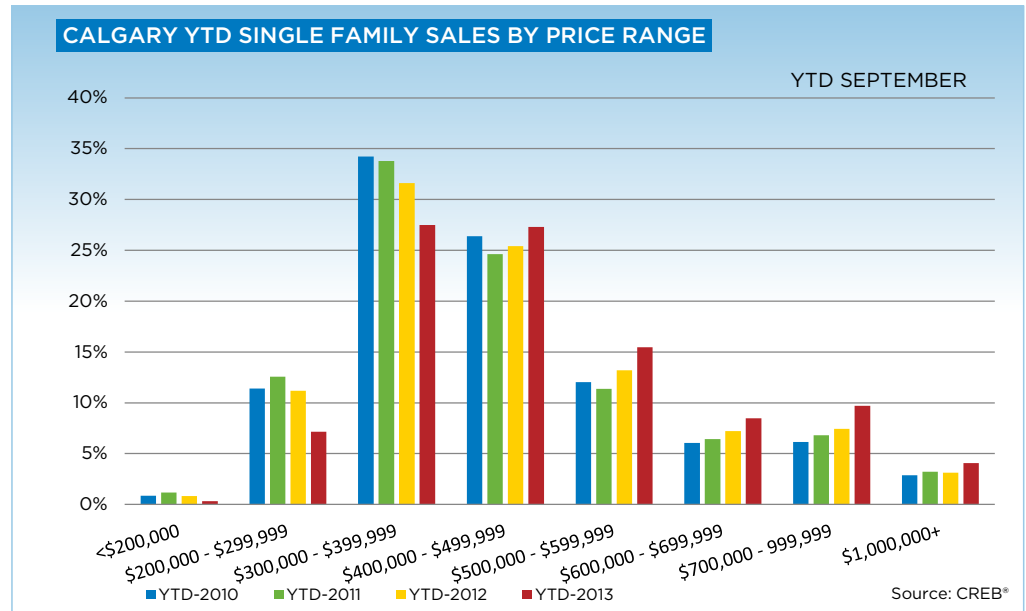
# CITY OF CALGARY



# CREB® CITY OF CALGARY SINGLE FAMILY

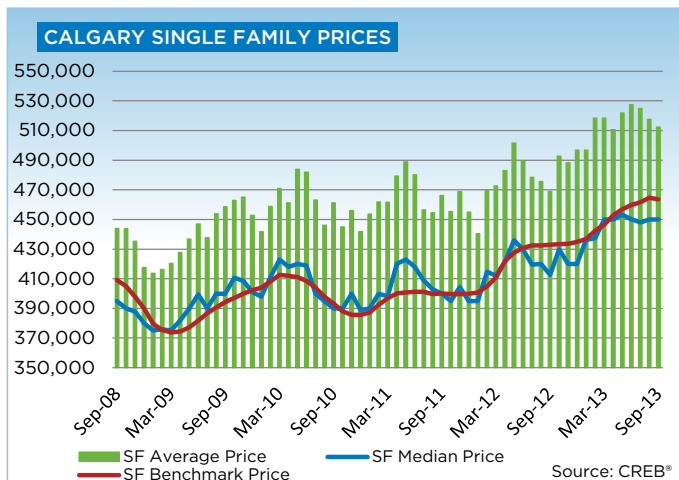
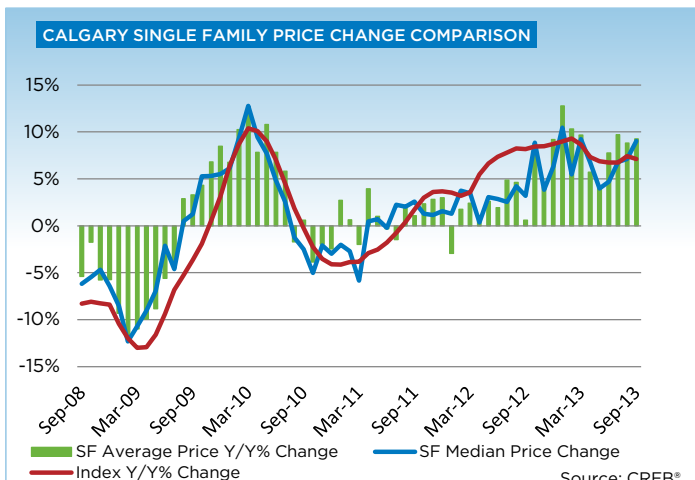
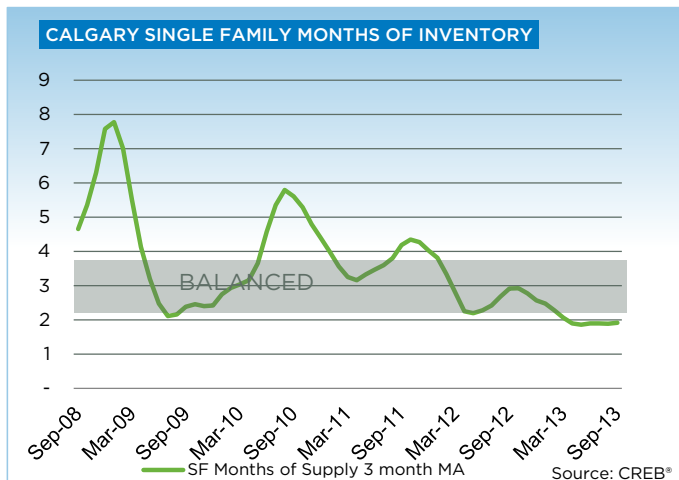
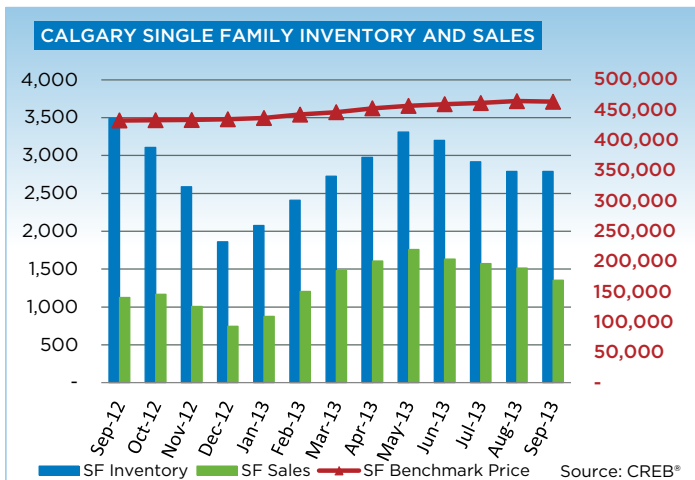
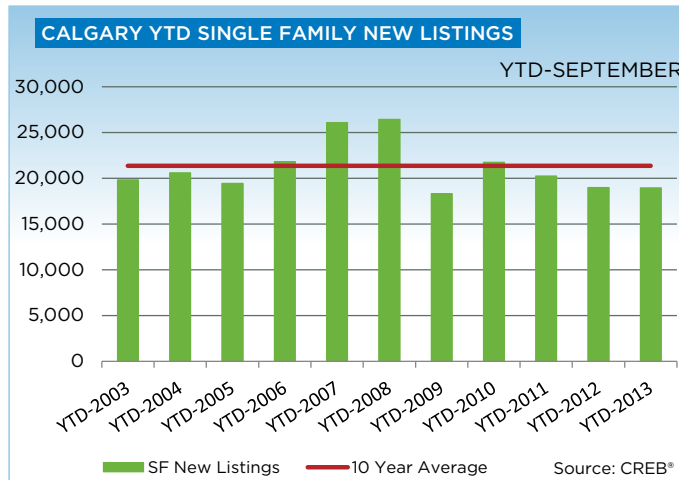
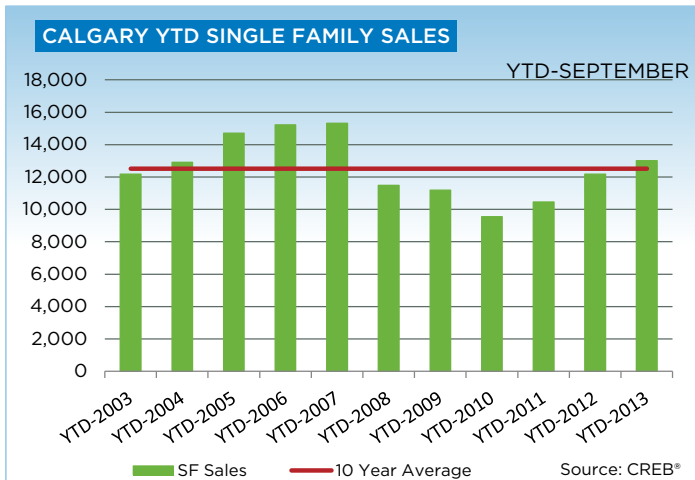
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,810	1,887	1,615	1,157	620	22,383
Active Listings	2,918	3,093	3,367	3,501	3,842	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	481,259
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	1,479	1,607	1,760	1,634	1,573	1,514	1,354				13,006
New Listings	1,734	1,874	2,234	2,407	2,657	2,147	1,957	1,964	1,975				18,949
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789				
AverageDOM	47	37	33	31	31	34	37	37	37				35
Average Price	496,821	518,480	518,468	510,639	521,929	527,579	524,976	517,651	512,359				517,709
Benchmark Price	436,900	442,500	446,500	452,900	452,900	459,700	461,600	464,700	463,700				
Index	185	188	190	192	194	195	196	197	197				

	Sep-12	Sep-13	YTD2012	YTD2013
<b>Calgary SF</b>				
>\$100,000	-	-	2	2
\$100,000 - \$199,999	8	5	98	41
\$200,000 - \$299,999	147	77	1,363	932
\$300,000 - \$349,999	182	153	1,865	1,494
\$350,000 - \$399,999	181	227	1,986	2,082
\$400,000 - \$449,999	164	209	1,789	1,986
\$450,000 - \$499,999	110	173	1,306	1,563
\$500,000 - \$549,999	101	117	948	1,157
\$550,000 - \$599,999	60	96	659	855
\$600,000 - \$649,999	43	73	514	641
\$650,000 - \$699,999	28	54	367	462
\$700,000 - \$799,999	35	61	488	686
\$800,000 - \$899,999	20	37	263	385
\$900,000 - \$999,999	13	15	156	192
\$1,000,000 - \$1,249,999	18	31	183	233
\$1,250,000 - \$1,499,999	6	10	85	120
\$1,500,000 - \$1,749,999	7	7	50	65
\$1,750,000 - \$1,999,999	-	5	20	40
\$2,000,000 - \$2,499,999	-	3	22	38
\$2,500,000 - \$2,999,999	1	1	15	16
\$3,000,000 - \$3,499,999	-	-	3	3
\$3,500,000 - \$3,999,999	1	-	2	5
\$4,000,000 +	1	-	2	8
	1,126	1,354	12,186	13,006





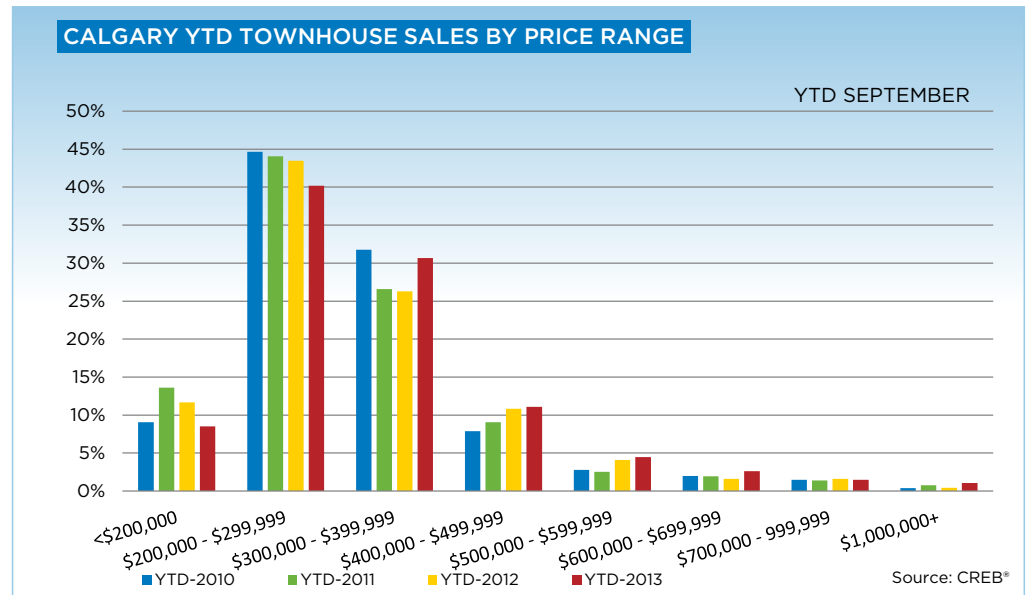
# CITY OF CALGARY SINGLE FAMILY



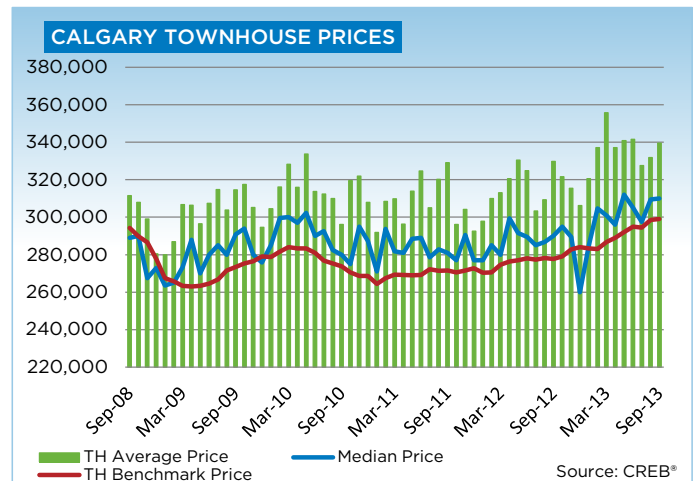
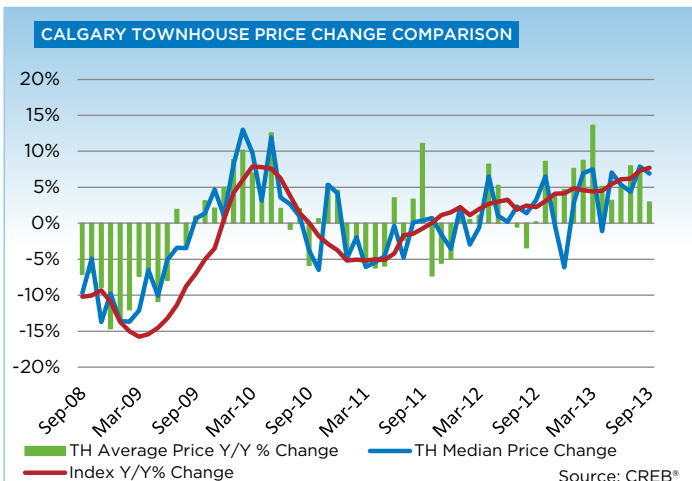
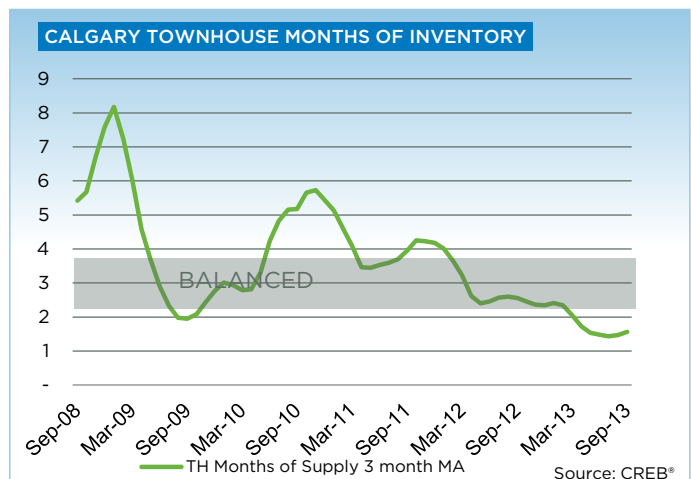
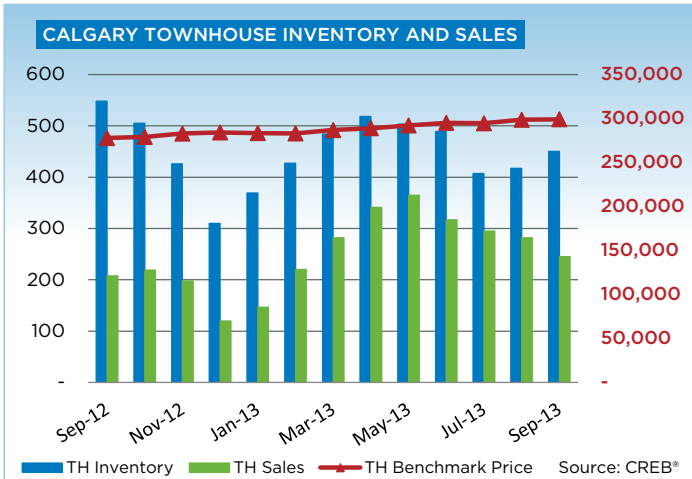
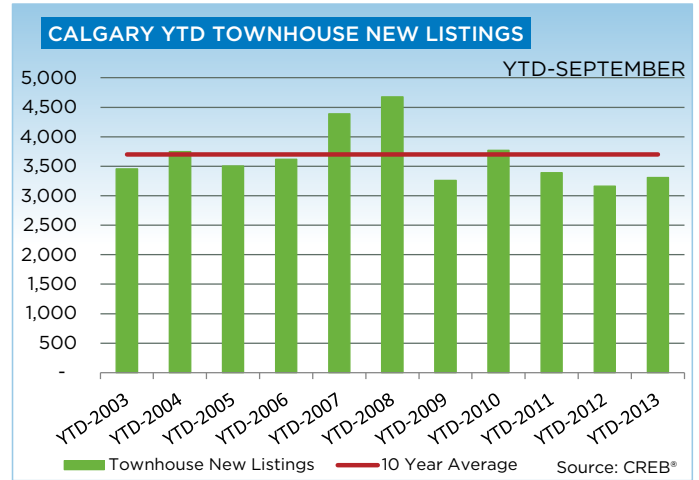
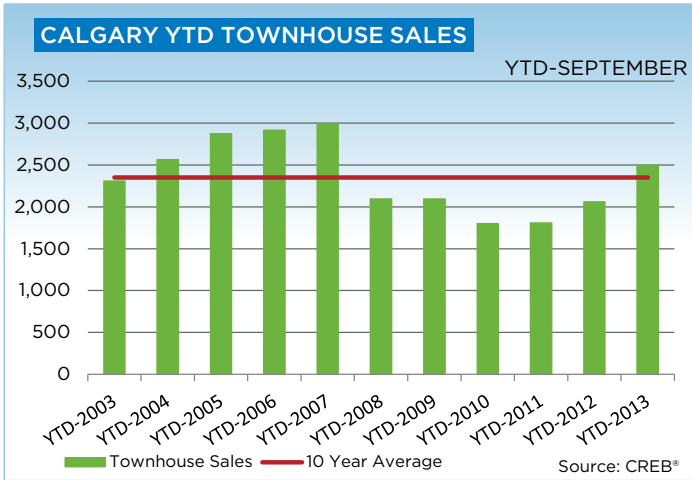
## CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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	281	189	117	3,751
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	220	282	341	365	317	295	282	245				2,494
New Listings	308	343	398	453	423	361	302	359	362				3,309
Active Listings	369	427	484	518	503	489	407	417	450				
AverageDOM	52	38	39	36	33	39	38	34	31				36
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793	339,534				337,864
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100				
Index	177	177	179	181	183	184	184	187	187				

	Sep-12	Sep-13	YTD2012	YTD2013
<b>Calgary Townhouse</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	22	21	241	210
\$200,000 - \$299,999	88	92	896	1,002
\$300,000 - \$349,999	31	59	353	481
\$350,000 - \$399,999	24	24	189	284
\$400,000 - \$449,999	14	20	129	178
\$450,000 - \$499,999	6	8	94	98
\$500,000 - \$549,999	5	6	52	58
\$550,000 - \$599,999	6	4	32	53
\$600,000 - \$649,999	4	2	23	44
\$650,000 - \$699,999	1	2	10	21
\$700,000 - \$799,999	4	4	19	19
\$800,000 - \$899,999	1	1	9	10
\$900,000 - \$999,999	1	1	5	8
\$1,000,000 - \$1,249,999	1	-	7	19
\$1,250,000 - \$1,499,999	-	-	2	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	208	245	2061	2494



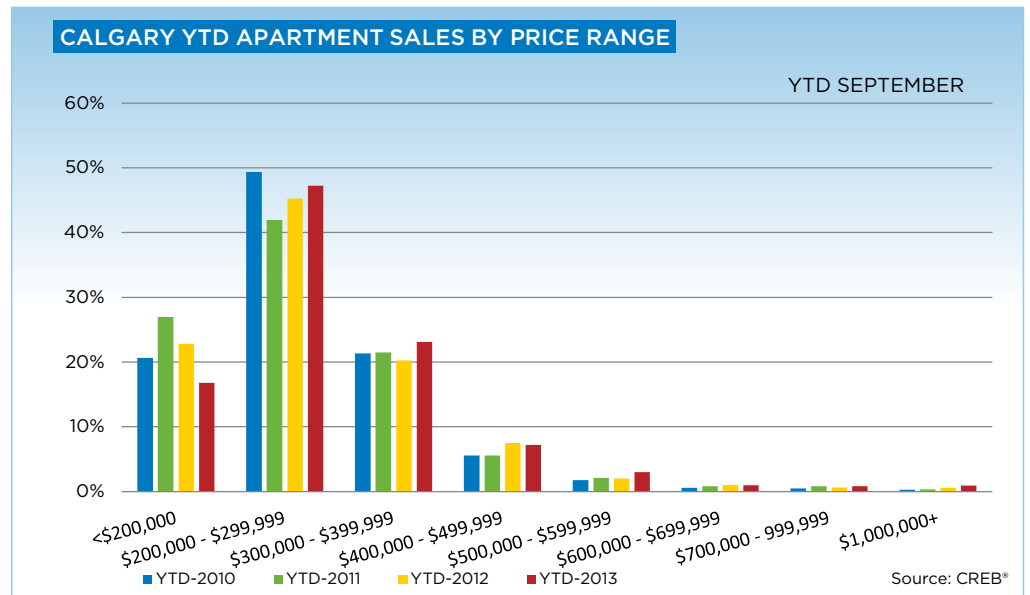
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



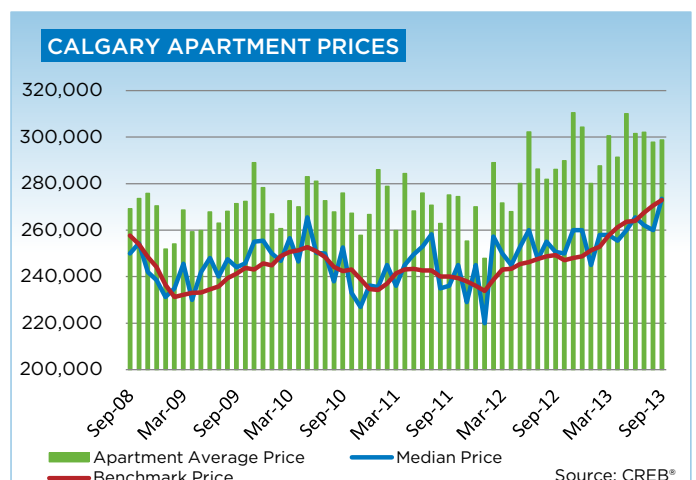
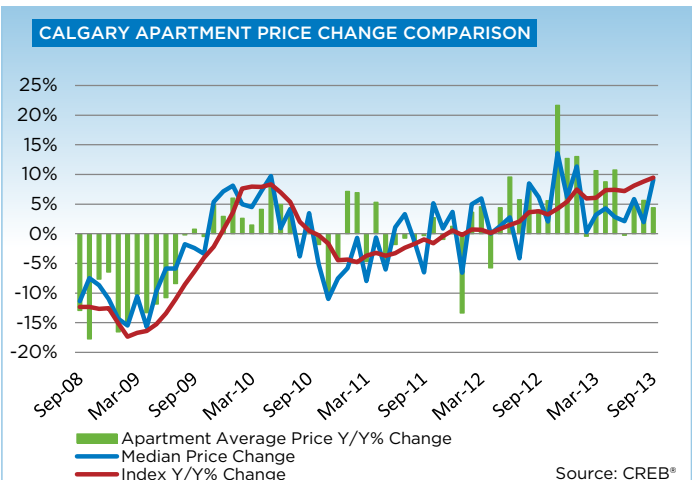
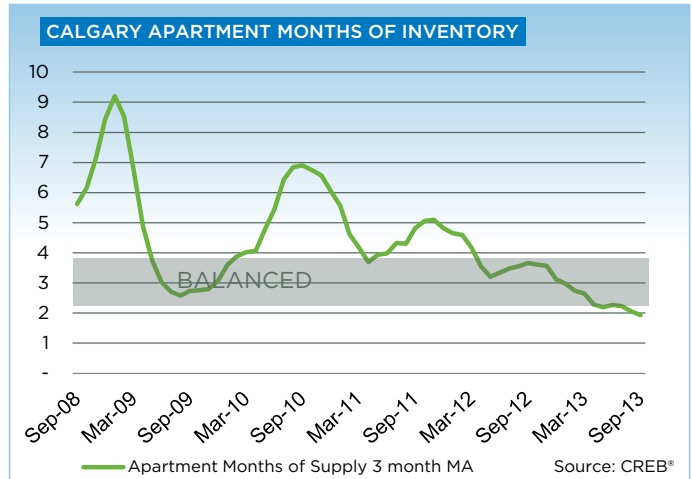
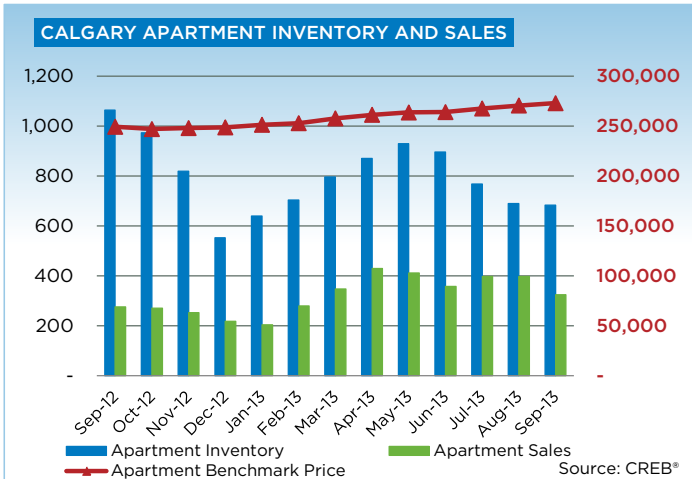
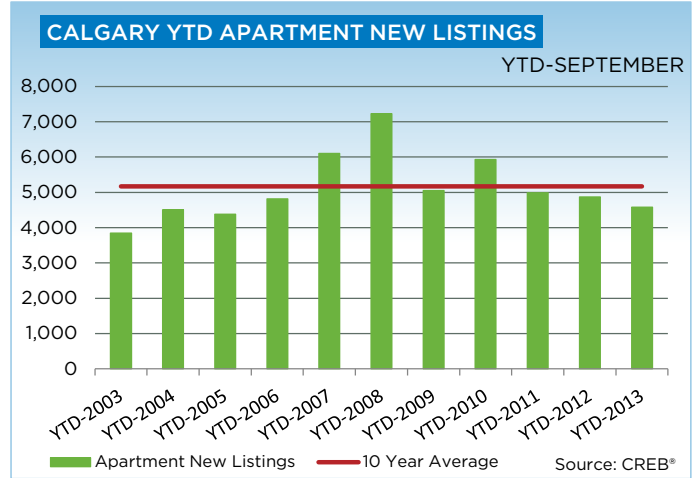
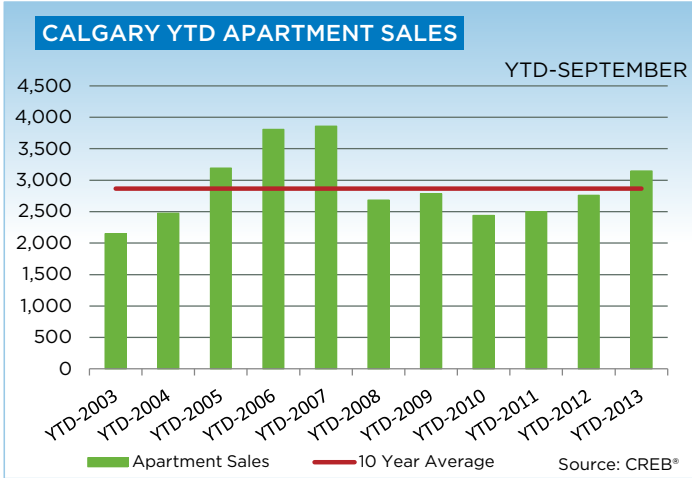
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	218	3,501
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	304,349	284,793
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	411	358	398	397	324				3,147
New Listings	451	453	561	615	634	491	466	450	459				4,580
Active Listings	640	704	796	871	929	896	768	690	683				
AverageDOM	62	45	40	41	35	38	49	43	39				42
Average Price	280,067	287,733	300,582	291,345	310,096	301,523	302,058	297,807	298,765				297,853
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900				
Index	176	177	180	183	184	184	187	189	191				

Calgary Apartment	Sep-12	Sep-13	YTD2012	YTD2013
>\$100,000	1	-	16	12
\$100,000 - \$199,999	66	46	613	516
\$200,000 - \$299,999	117	148	1,249	1,486
\$300,000 - \$349,999	31	63	347	463
\$350,000 - \$399,999	19	27	211	265
\$400,000 - \$449,999	20	11	140	139
\$450,000 - \$499,999	5	10	67	87
\$500,000 - \$549,999	4	7	33	60
\$550,000 - \$599,999	2	6	22	34
\$600,000 - \$649,999	5	2	19	17
\$650,000 - \$699,999	1	-	9	13
\$700,000 - \$799,999	2	2	12	17
\$800,000 - \$899,999	1	1	3	4
\$900,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,249,999	1	-	6	13
\$1,250,000 - \$1,499,999	-	-	1	5
\$1,500,000 - \$1,749,999	1	-	5	2
\$1,750,000 - \$1,999,999	-	1	1	3
\$2,000,000 - \$2,499,999	-	-	1	2
\$2,500,000 - \$2,999,999	-	-	1	4
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	276	324	2,759	3,147



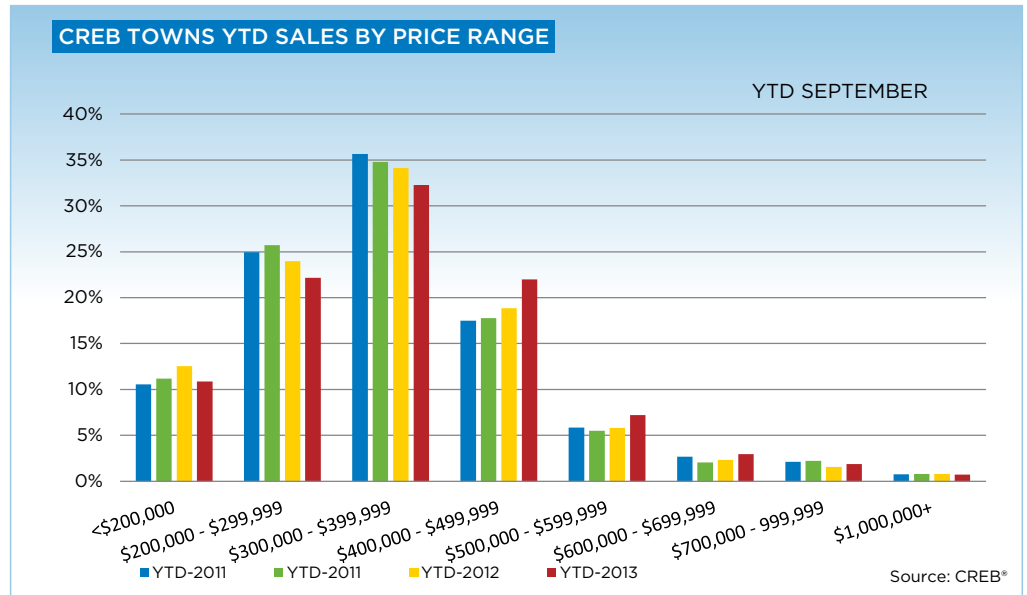
# CITY OF CALGARY CONDOMINIUM APARTMENTS



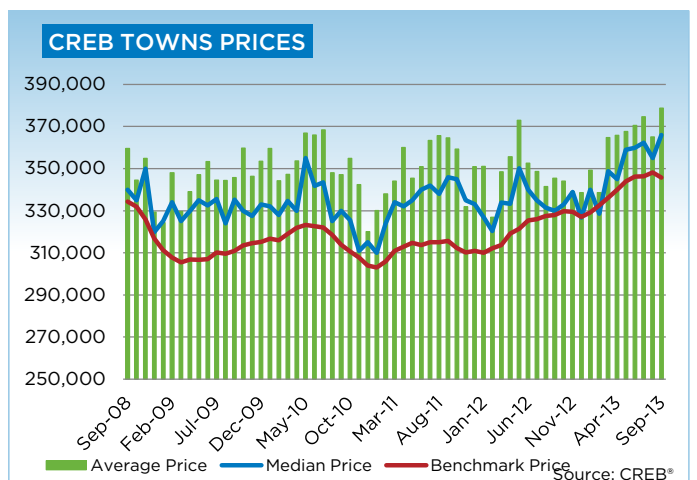
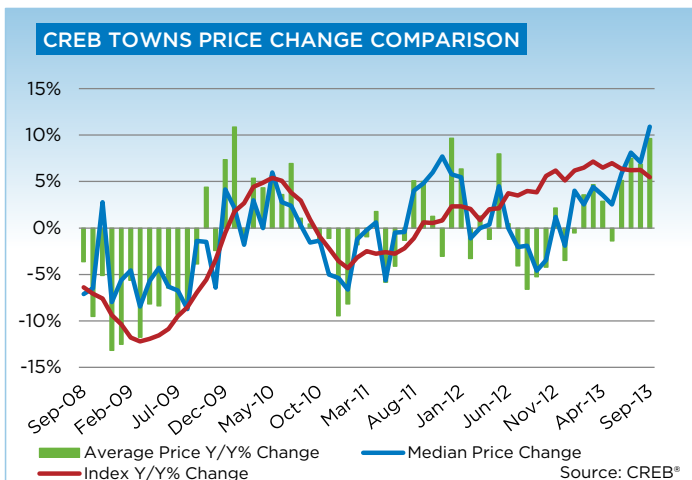
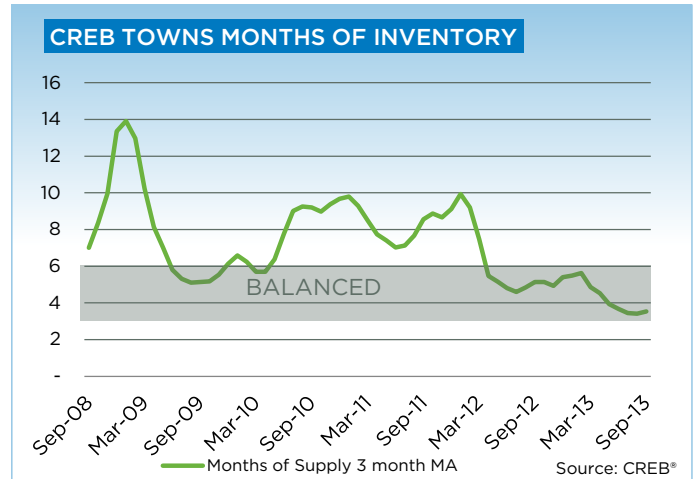
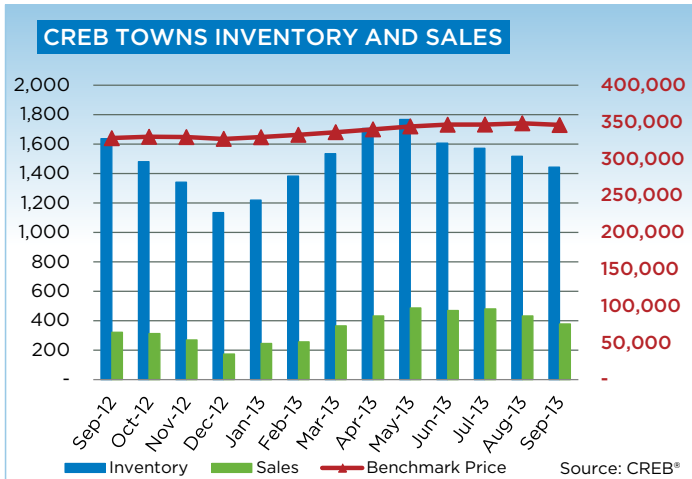
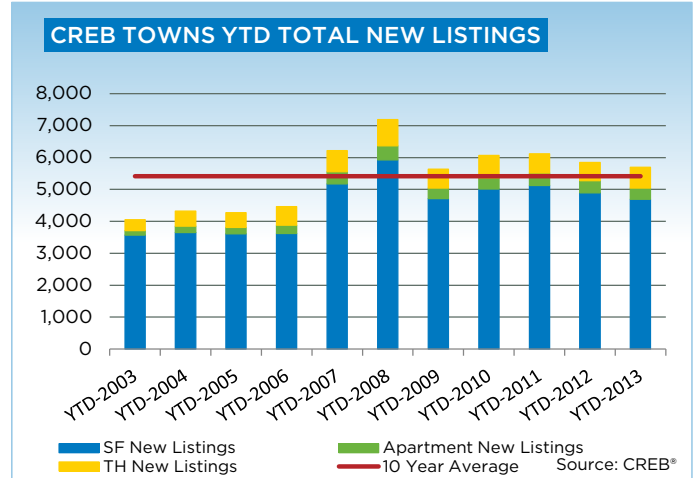
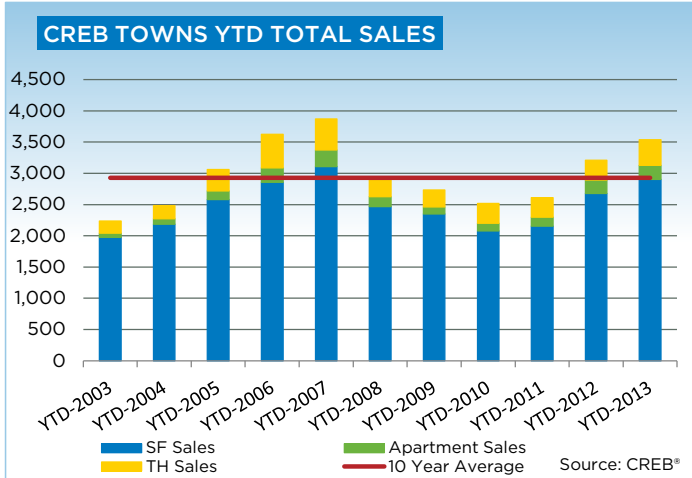
# CREB® TOWNS

	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	587	571	498	459	359	219	6,879
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	486	470	480	431	377				3,540
New Listings	542	559	659	765	773	587	671	590	550				5,696
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443				
AverageDOM	82	69	55	66	64	62	60	57	58				68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998	378,736				365,953
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800				
Index	173	175	177	179	181	182	182	183	182				

CREB Towns	Sep-12	Sep-13	YTD2012	YTD2013
>\$100,000	6	3	66	43
\$100,000 - \$199,999	44	36	337	341
\$200,000 - \$299,999	80	74	770	785
\$300,000 - \$349,999	52	60	613	563
\$350,000 - \$399,999	42	54	483	579
\$400,000 - \$449,999	46	58	402	464
\$450,000 - \$499,999	18	31	203	314
\$500,000 - \$549,999	15	30	116	162
\$550,000 - \$599,999	7	13	71	93
\$600,000 - \$649,999	4	5	49	69
\$650,000 - \$699,999	-	3	26	36
\$700,000 - \$799,999	4	4	21	35
\$800,000 - \$899,999	-	1	18	18
\$900,000 - \$999,999	1	-	11	13
\$1,000,000 - \$1,249,999	1	4	14	14
\$1,250,000 - \$1,499,999	-	-	6	4
\$1,500,000 - \$1,749,999	-	-	2	3
\$1,750,000 - \$1,999,999	-	1	2	4
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	321	377	3,211	3,540



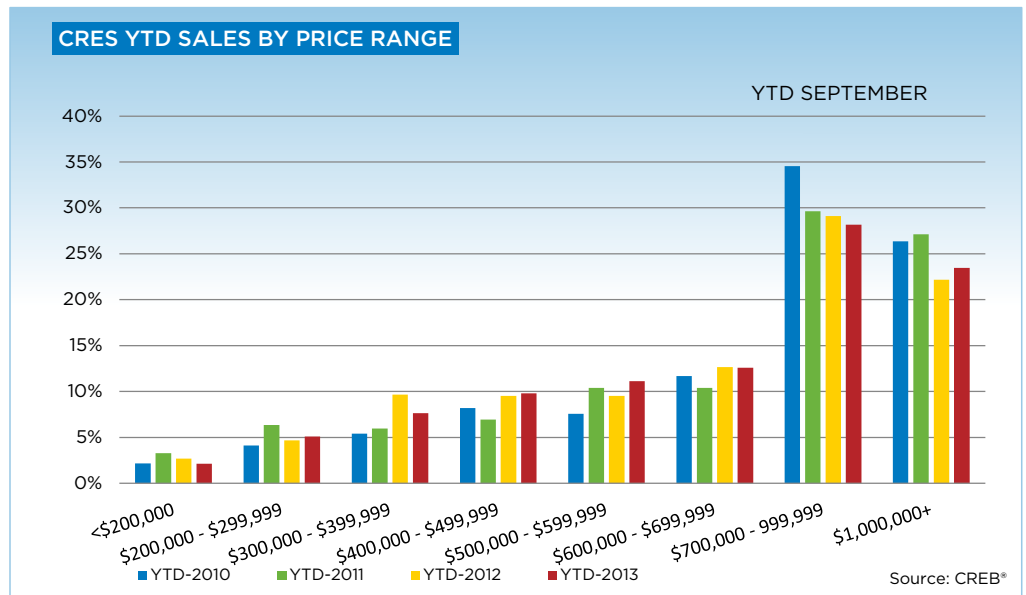
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

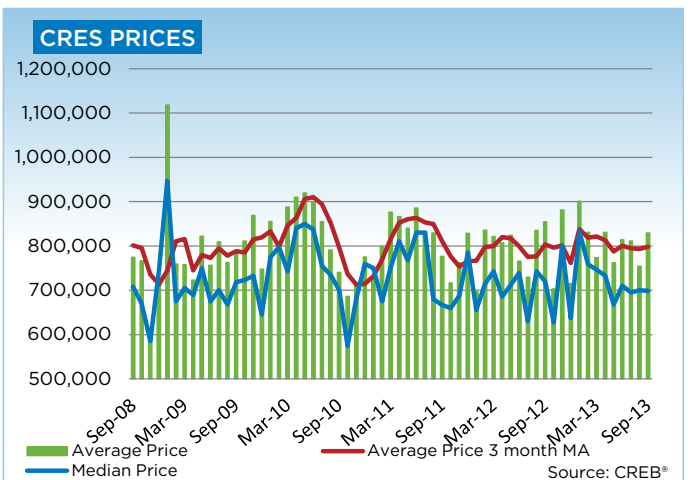
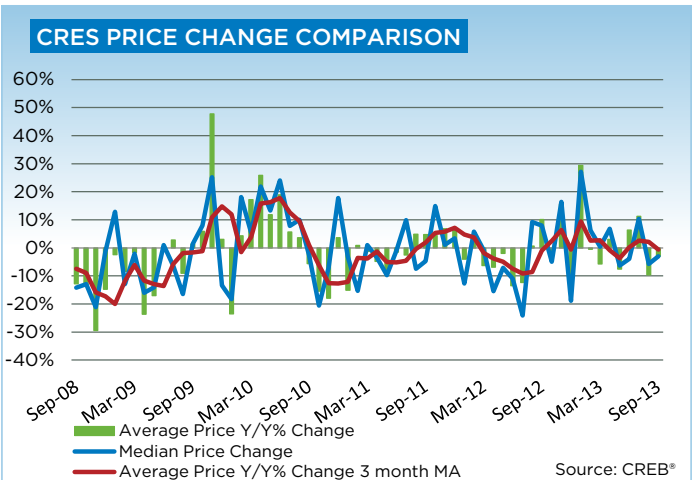
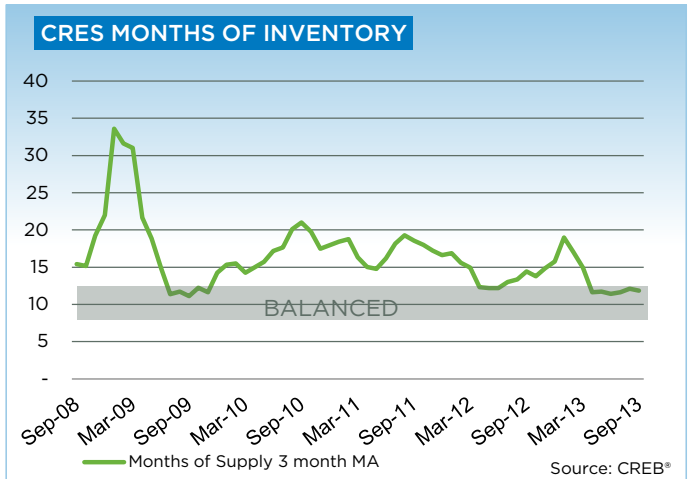
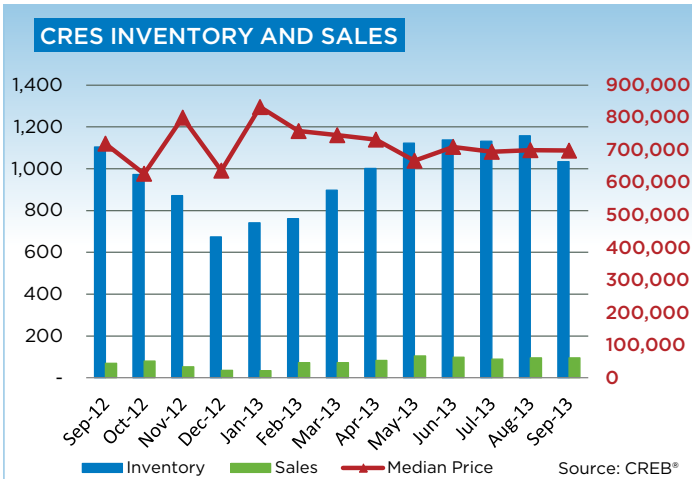
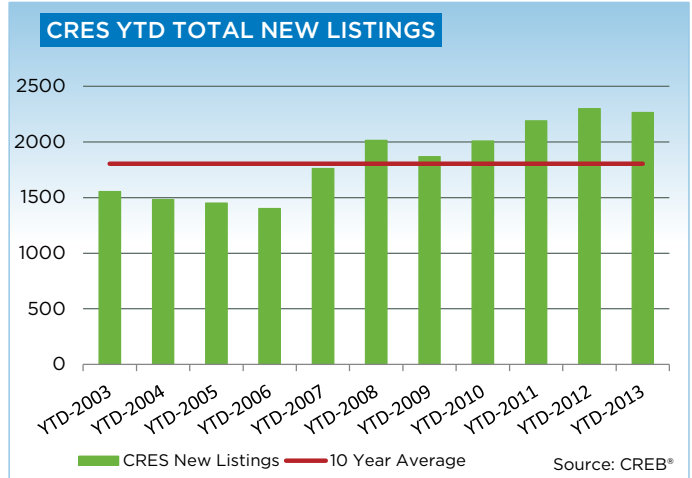
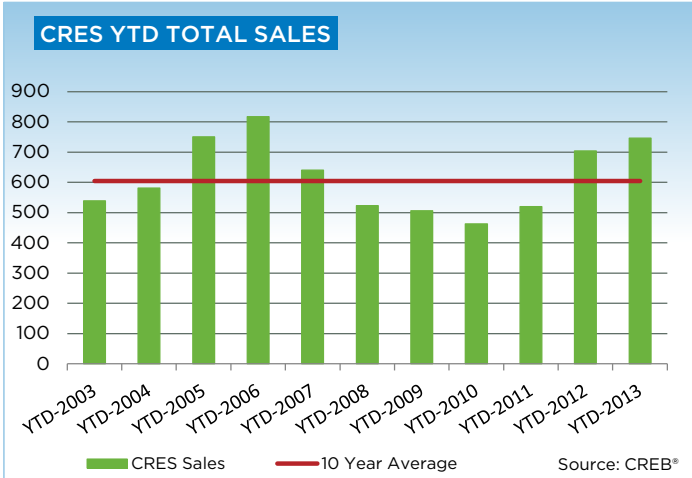
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	216	221	309	257	349	290	218	197	243	159	107	72	2,638
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	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	72	72	84	104	99	90	95	96				746
New Listings	239	209	258	290	333	268	237	222	208				2,264
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034				
AverageDOM	155	104	107	105	91	87	96	105	98				101
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	754,478	829,119				804,573

CRES	Sep-12	Sep-13	YTD2012	YTD2013
>\$100,000	-	1	4	4
\$100,000 - \$199,999	2	2	15	12
\$200,000 - \$299,999	6	4	33	38
\$300,000 - \$349,999	5	6	34	27
\$350,000 - \$399,999	4	6	34	30
\$400,000 - \$449,999	2	5	32	35
\$450,000 - \$499,999	1	5	35	38
\$500,000 - \$549,999	3	7	31	42
\$550,000 - \$599,999	2	2	36	41
\$600,000 - \$649,999	3	8	39	46
\$650,000 - \$699,999	2	2	50	48
\$700,000 - \$799,999	10	9	88	87
\$800,000 - \$899,999	7	11	71	64
\$900,000 - \$999,999	4	7	46	59
\$1,000,000 - \$1,249,999	7	10	70	81
\$1,250,000 - \$1,499,999	2	4	25	41
\$1,500,000 - \$1,749,999	4	1	26	23
\$1,750,000 - \$1,999,999	2	1	11	9
\$2,000,000 - \$2,499,999	2	2	16	13
\$2,500,000 - \$2,999,999	-	1	3	4
\$3,000,000 - \$3,499,999	-	-	3	-
\$3,500,000 - \$3,999,999	-	1	1	3
\$4,000,000 +	1	1	1	1
	69	96	704	746





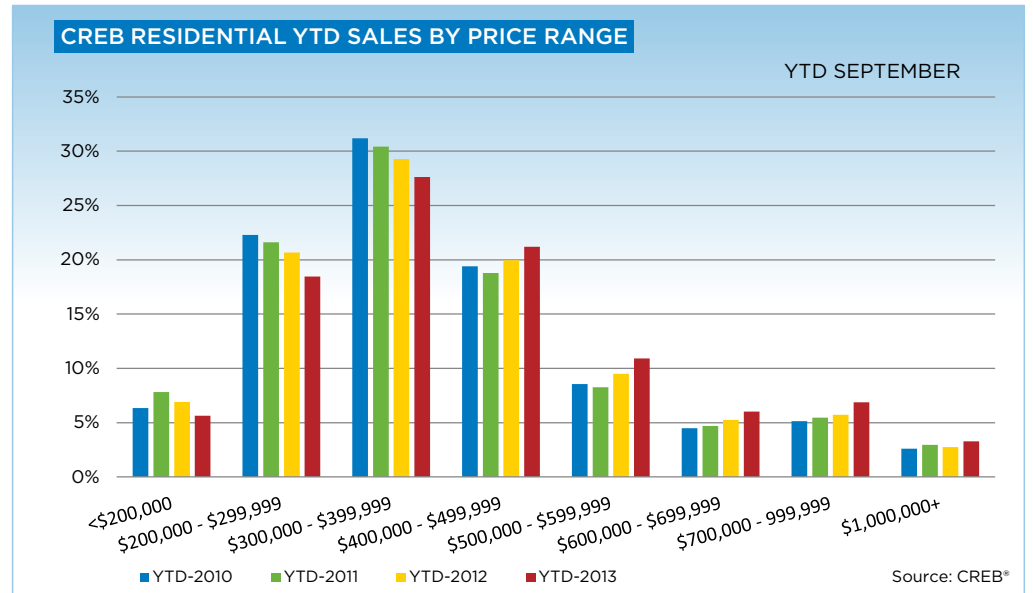
# CREB® COUNTRY RESIDENTIAL



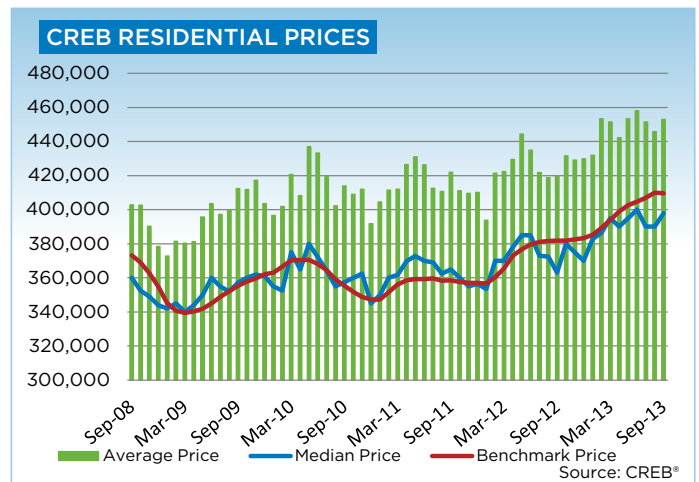
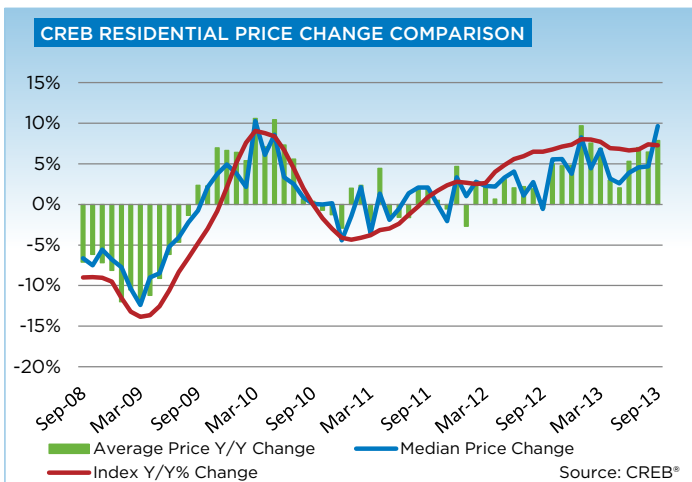
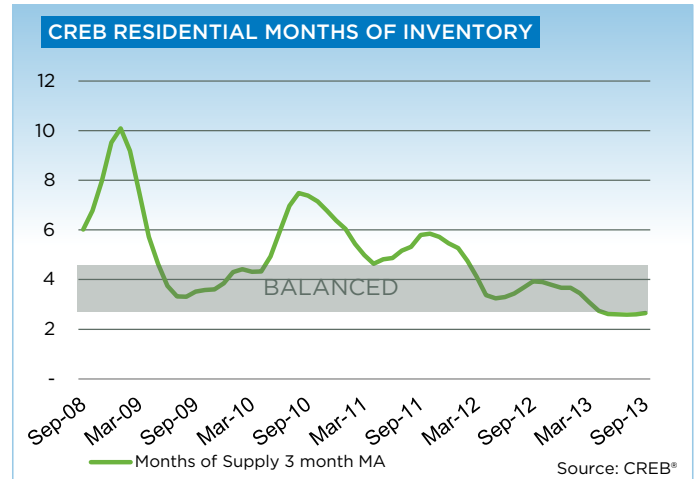
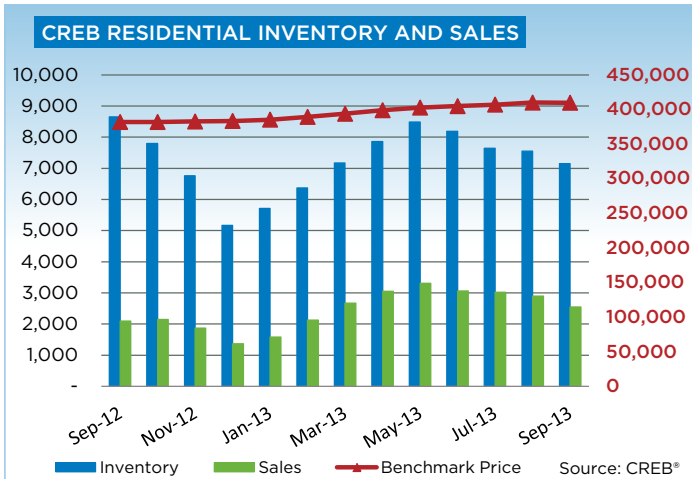
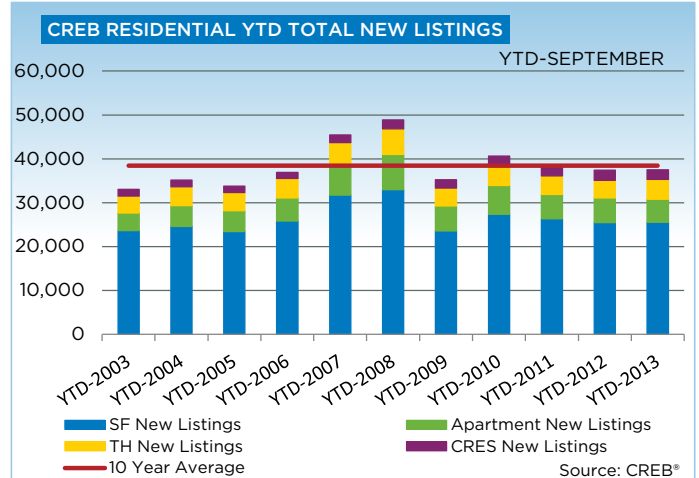
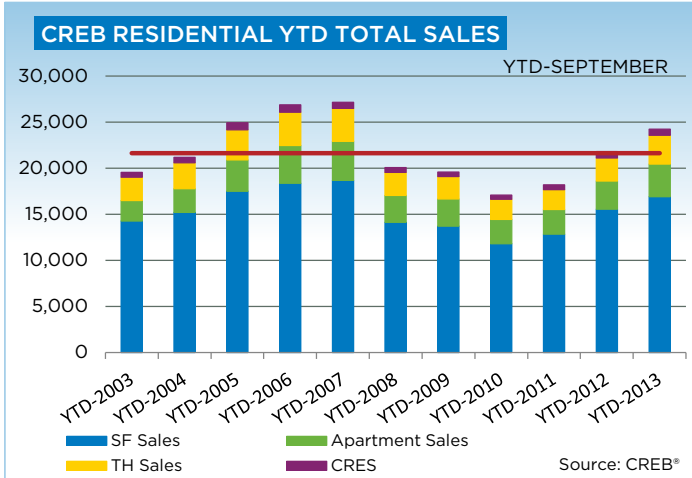
## CREB® TOTAL RESIDENTIAL

	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	1,368	27,207
New Listings	3,478	3,902	4,746	4,562	5,230	4,566	3,731	3,558	3,620	3,134	2,251	1,299	44,077
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	418,744	419,971	431,596	429,197	429,876	426,449
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	2,128	2,677	3,051	3,304	3,060	3,025	2,896	2,549				24,278
New Listings	3,462	3,635	4,426	4,885	5,185	4,185	3,958	3,850	3,780				37,366
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152				
AverageDOM	59	47	42	42	40	42	47	45	45				42
Average Price	431,889	453,384	451,505	442,246	453,281	458,006	451,375	445,744	452,993				449,737
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700				
Index	182	184	186	188	190	191	192	193	193				

	Sep-12	Sep-13	YTD2012	YTD2013
<b>CREB Total</b>				
>\$100,000	9	11	119	119
\$100,000 - \$199,999	156	124	1,388	1,250
\$200,000 - \$299,999	457	429	4,508	4,480
\$300,000 - \$349,999	323	362	3,350	3,255
\$350,000 - \$399,999	279	357	3,038	3,451
\$400,000 - \$449,999	255	325	2,605	2,968
\$450,000 - \$499,999	147	236	1,748	2,182
\$500,000 - \$549,999	132	173	1,226	1,537
\$550,000 - \$599,999	80	123	848	1,110
\$600,000 - \$649,999	61	94	668	855
\$650,000 - \$699,999	34	65	478	605
\$700,000 - \$799,999	55	85	645	879
\$800,000 - \$899,999	30	53	377	501
\$900,000 - \$999,999	19	25	225	288
\$1,000,000 - \$1,249,999	29	46	286	368
\$1,250,000 - \$1,499,999	8	14	121	178
\$1,500,000 - \$1,749,999	13	8	85	95
\$1,750,000 - \$1,999,999	2	8	35	57
\$2,000,000 - \$2,499,999	2	7	39	56
\$2,500,000 - \$2,999,999	2	2	20	24
\$3,000,000 - \$3,499,999	-	-	7	3
\$3,500,000 - \$3,999,999	1	1	3	8
\$4,000,000 +	2	1	3	9
	2,096	2,549	21,822	24,278



# 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®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

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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