

**TIGHT MARKET CONDITIONS SUPPORT PRICE GROWTH**

*Sales enjoy second consecutive year of double-digit growth*

**Calgary, Jan. 2, 2014** – December’s 8 per cent year-over-year increase in sales volume in the city of Calgary capped a year that saw an 11 per cent growth in sales volume for the entire 12 months.

City residential sales totaled 1,172 units in December, bringing total sold units for 2013 to 23,489. Prices for the year were up by 8.6 per cent over 2012.

“Sales growth exceeded expectations in 2013, pushing above long-term trends,” said Ann-Marie Lurie, CREB®’s chief economist. “Two consecutive years of elevated levels of net migration, combined with an improving job outlook and confidence surrounding long-term economic prospects, supported the demand growth.”

As expected, both new listings and transactions in December eased over the previous months because it is typically a slower time of the year for sales. However, sales activity for the month was in line with long-term averages, despite poor weather conditions just before the holiday season.

“Typically, fewer sellers list their homes in December,” said Becky Walters, CREB® president. “There were more new listings this year than in 2012 because some sellers saw the continued price gains and decided it was the right time to list.”

Market conditions favoured the seller for much of 2013, causing price gains in both the single-family and condominium sectors in the city.

The single family benchmark price was \$472,200 in December, a 0.3 per cent increase over the previous month and an 8.6 per cent increase over the previous year. On an annual basis, unadjusted single family prices grew by more than seven per cent in 2013, exceeding previous highs.

“Prices have recovered in the single-family market, but sellers need to keep in mind there are differences between communities and types of homes,” said Walters. “Higher-end homes (priced above \$500,000) have recorded slower price growth than those in the lower-price segment. And there are many communities where prices have not surpassed previous highs.”

There were 16,302 single-family homes sold in 2013, an 8 per cent increase over the previous year. Meanwhile, the 22,569 new listings were nearly one per cent higher than in 2012.

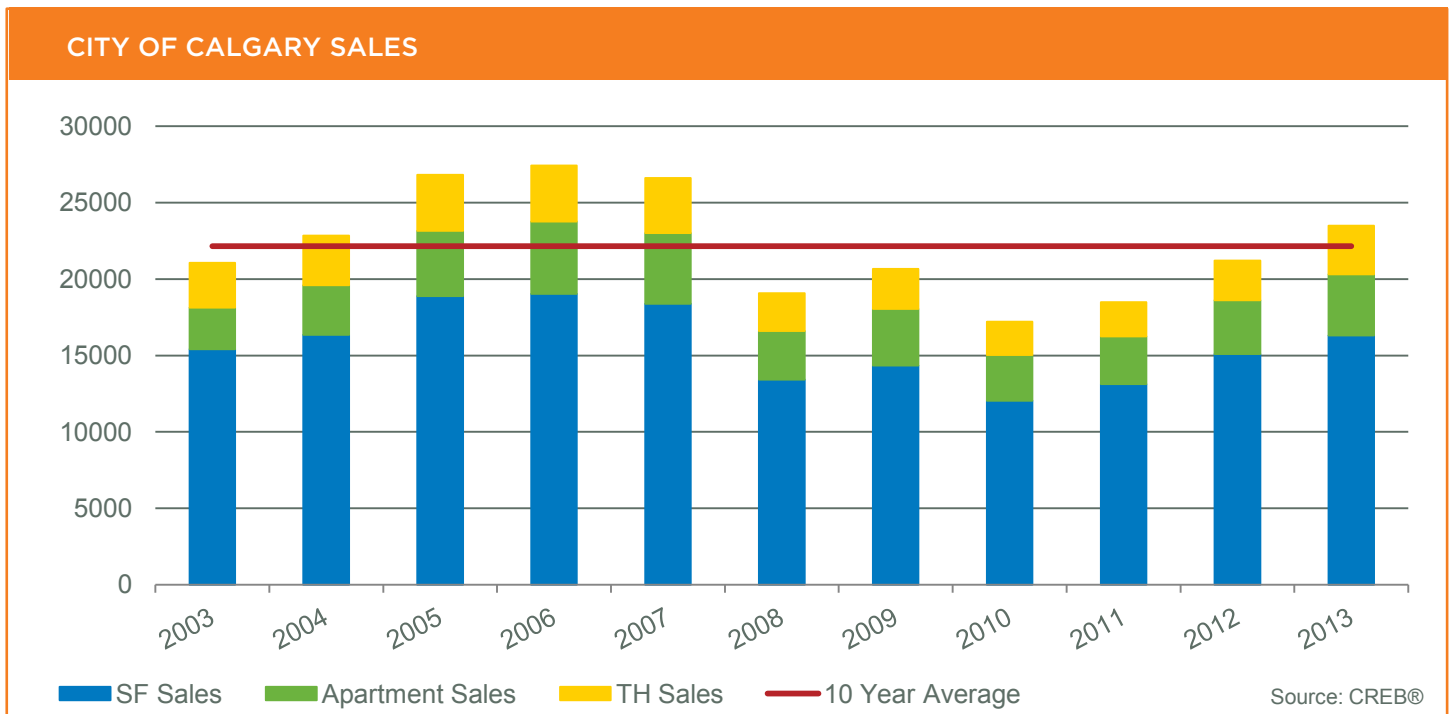
Condominium apartment sales totaled 4,007 units in 2013, more than 14 per cent higher than in 2012. Condominium townhouse sales totaled 3,180 units a 22 per cent increase over 2012.

“The condominium market is more affordable than single family, and that is attractive to first-time buyers who are weighing rising rental costs against ownership costs,” said Walters. “Investors are also attracted to condos, because prices have not yet fully recovered to their previous highs.”

Condominium apartment and townhouse prices totaled \$278,600 and \$307,100 respectively in December. On average, annual benchmark price growth in the townhouse market totaled just more than six per cent, compared to the apartment sector increase of nearly nine per cent.

“In 2014, both sales activity and prices are expected to improve, but not at the same pace recorded this year,” said Lurie “While factors influencing demand will support growth in 2014, rising listings and increased competition from the new home sector should alleviate some of the supply pressure in the market.”

Those factors, combined with potential increases in long-term lending rates, should take some of the steam off the exceptionally strong price growth recorded in 2013, said Lurie.



## CREB® - SUMMARY STATS

	Dec-12	Dec-13	Y/Y %	2012	2013	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	1,368	1,500	9.65%	27,207	30,544	12.27%
Total Sales Volume	\$588,070,429	\$687,565,946	16.92%	\$11,602,392,734	\$13,790,159,842	18.86%
New Listings	1,299	1,348	3.77%	44,076	44,617	1.23%
Active Listings	5,167	4,437	-14.13%	N/A	N/A	
Sales to New Listings Ratio	1.05	1.11	5.66%	0.62	0.68	10.90%
Sales \$ / List \$	96.54%	97.40%	0.87%	97.12%	97.57%	0.44%
Average DOM	64	52	-18.00%	53	43	-18.87%
Average Price	\$429,876	\$458,377	6.63%	\$426,449	\$451,485	5.87%
Benchmark Price	\$383,400	\$416,900	8.74%			
Index	181	197	8.74%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,082	1,172	8.32%	21,204	23,489	10.78%
Total Sales Volume	\$472,724,658	\$532,386,783	12.62%	\$9,089,080,425	\$10,727,500,561	18.03%
New Listings	880	972	10.45%	31,844	32,153	0.97%
Active Listings	2,722	2,236	-17.85%	N/A	N/A	
Sales to New Listings Ratio	1.23	1.21	-1.93%	0.67	0.73	9.71%
Sales \$ / List \$	96.78%	97.72%	0.94%	97.32%	97.76%	0.45%
Average DOM	54	46	-14.99%	45	37	-17.78%
Average Price	\$436,899	\$454,255	3.97%	\$428,649	\$456,703	6.54%
Benchmark Price	\$390,100	\$425,700	9.13%			
Index	182	199	9.13%			
<b>CREB® TOWNS</b>						
Total Sales	174	201	15.52%	3,968	4,440	11.90%
Total Sales Volume	\$58,922,394	\$75,721,863	28.51%	\$1,383,196,210	\$1,640,969,566	18.64%
New Listings	219	218	-0.46%	6,879	6,805	-1.08%
Active Listings	1,134	1,008	-11.11%	N/A	N/A	
Sales to New Listings Ratio	0.79	0.92	16.05%	0.58	0.65	13.11%
Sales \$ / List \$	96.68%	97.08%	0.40%	97.19%	97.53%	0.34%
Average DOM	88	65	-26.32%	78	68	-12.82%
Average Price	\$338,634	\$376,726	11.25%	\$348,588	\$369,588	6.02%
Benchmark Price	\$327,000	\$346,500	5.96%			
Index	172	182	5.99%			
<b>CREB® CRES</b>						
Total Sales	36	50	38.89%	873	955	9.39%
Total Sales Volume	\$25,739,800	\$46,899,500	82.21%	\$692,337,706	\$787,386,016	13.73%
New Listings	72	71	-1.39%	2,638	2,629	-0.34%
Active Listings	674	638	-5.34%	N/A	N/A	
Sales to New Listings Ratio	0.50	0.70	40.85%	0.33	0.36	9.77%
Sales \$ / List \$	91.88%	94.60%	2.71%	94.81%	95.21%	0.40%
Average DOM	108	100	-7.26%	108	102	-5.56%
Average Price	\$714,994	\$937,990	31.19%	\$793,056	\$824,488	3.96%
Median Price	\$637,000	\$737,350	15.75%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

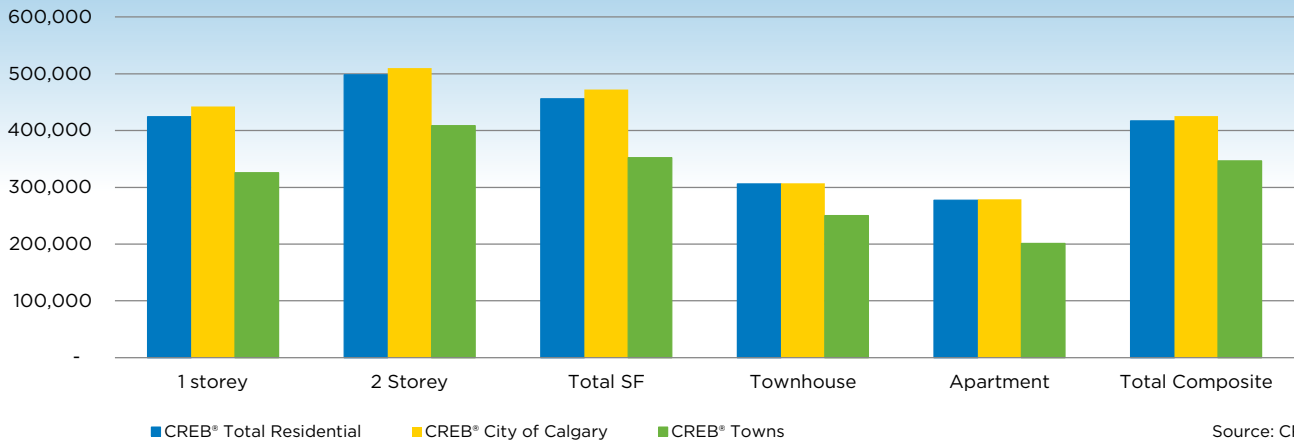
	Dec-12	Dec-13	Y/Y %	2012	2013	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	744	772	3.76%	15,105	16,302	7.92%
Total Sales Volume	\$369,625,587	\$407,433,571	10.23%	\$7,269,424,454	\$8,442,586,021	16.14%
New Listings	620	649	4.68%	22,382	22,569	0.84%
Active Listings	1,859	1,515	-18.50%	N/A	N/A	
Sales to New Listings Ratio	1.20	1.19	-0.87%	0.67	0.72	7.03%
Sales \$ / List \$	96.84%	97.78%	0.94%	97.38%	97.82%	0.43%
Average DOM	51	45	-12.78%	42	36	-14.29%
Average Price	\$496,809	\$527,764	6.23%	\$481,259	\$517,887	7.61%
Benchmark Price	\$434,800	\$472,200	8.60%			
Index	185	200	8.62%			
<b>CONDO APARTMENT</b>						
Total Sales	218	221	1.38%	3,501	4,007	14.45%
Total Sales Volume	\$66,348,145	\$65,365,331	-1.48%	\$997,059,041	\$1,200,166,282	20.37%
New Listings	143	211	47.55%	5,711	5,594	-2.05%
Active Listings	553	479	-13.38%	N/A	N/A	
Sales to New Listings Ratio	1.52	1.05	-31.29%	0.61	0.72	16.85%
Sales \$ / List \$	96.40%	97.27%	0.86%	96.79%	97.29%	0.51%
Average DOM	67	50	-25.24%	54	43	-20.37%
Average Price	\$304,349	\$295,771	-2.82%	\$284,793	\$299,517	5.17%
Benchmark Price	\$248,700	\$278,600	12.02%			
Index	174	195	12.03%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	120	179	49.17%	2,598	3,180	22.40%
Total Sales Volume	\$36,750,926	\$59,587,881	62.14%	\$822,596,930	\$1,084,748,258	31.87%
New Listings	117	112	-4.27%	3,751	3,990	6.37%
Active Listings	310	242	-21.94%	N/A	N/A	
Sales to New Listings Ratio	1.03	1.60	55.83%	0.69	0.80	15.07%
Sales \$ / List \$	96.87%	97.79%	0.92%	97.37%	97.89%	0.52%
Average DOM	51	48	-5.37%	48	38	-20.83%
Average Price	\$306,258	\$332,893	8.70%	\$316,627	\$341,116	7.73%
Benchmark Price	\$284,100	\$307,100	8.10%			
Index	178	192	8.11%			

## MLS® HPI SUMMARY

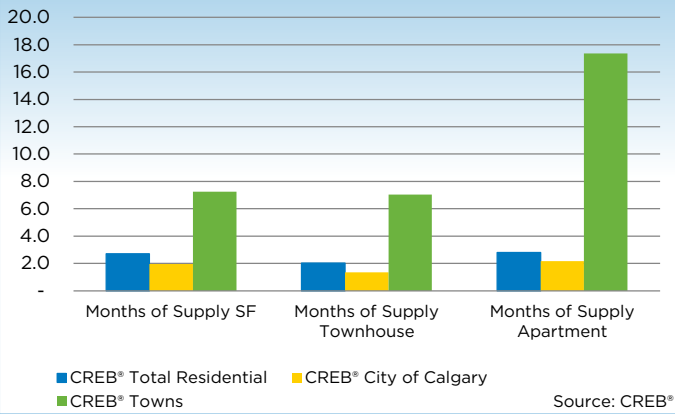
	December 2013		% Changes				
	Benchmark Price	Index (HPI)	Nov-13	Jun-13	Dec-12	Dec-10	Dec-08
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	455,800	198	0.2%	2.3%	8.2%	21.2%	19.4%
Townhouse	305,900	192	0.4%	4.2%	8.3%	14.4%	10.4%
Apartment	277,400	194	-0.4%	5.5%	12.0%	18.6%	13.8%
<b>COMPOSITE</b>	416,900	197	0.2%	3.0%	8.7%	20.0%	17.5%
<b>CREB® TOWNS</b>							
Single Family	352,100	182	-0.4%	-0.3%	5.7%	14.1%	10.0%
Townhouse	250,200	202	-0.2%	7.3%	11.6%	17.2%	7.5%
Apartment	200,800	172	1.4%	3.5%	8.0%	9.9%	-1.3%
<b>COMPOSITE</b>	346,500	182	-0.4%	0.1%	6.0%	14.0%	9.4%
<b>CREB® CITY OF CALGARY</b>							
Single Family	472,200	200	0.4%	2.7%	8.6%	22.4%	21.1%
Townhouse	307,100	192	0.5%	4.1%	8.1%	14.4%	10.6%
Apartment	278,600	195	-0.4%	5.5%	12.0%	18.7%	14.1%
<b>COMPOSITE</b>	425,700	199	0.3%	3.3%	9.1%	20.9%	18.6%

# COMPARISONS

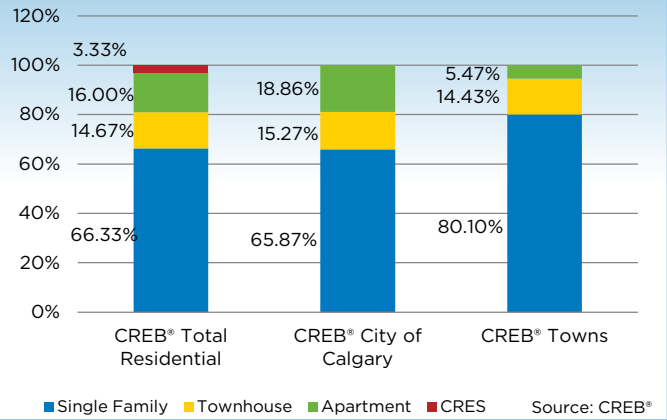
**Benchmark Price - December**



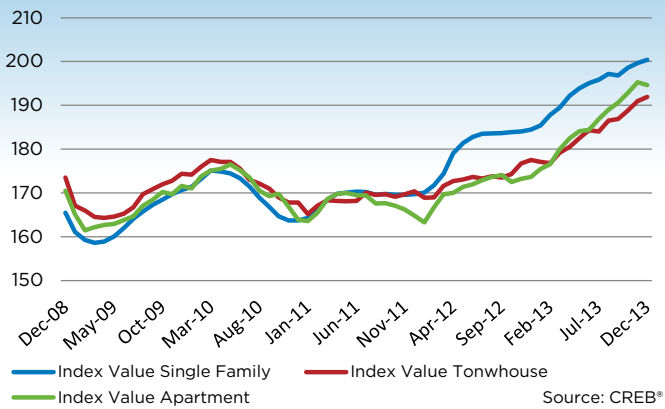
**Months of Supply - December**



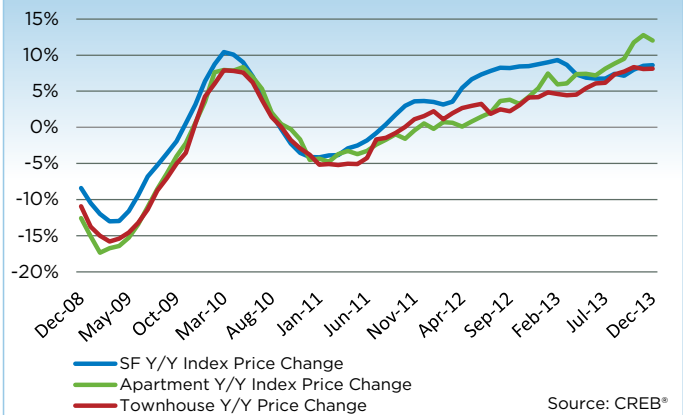
**Sales Distribution - December**



**CALGARY INDEX VALUE**



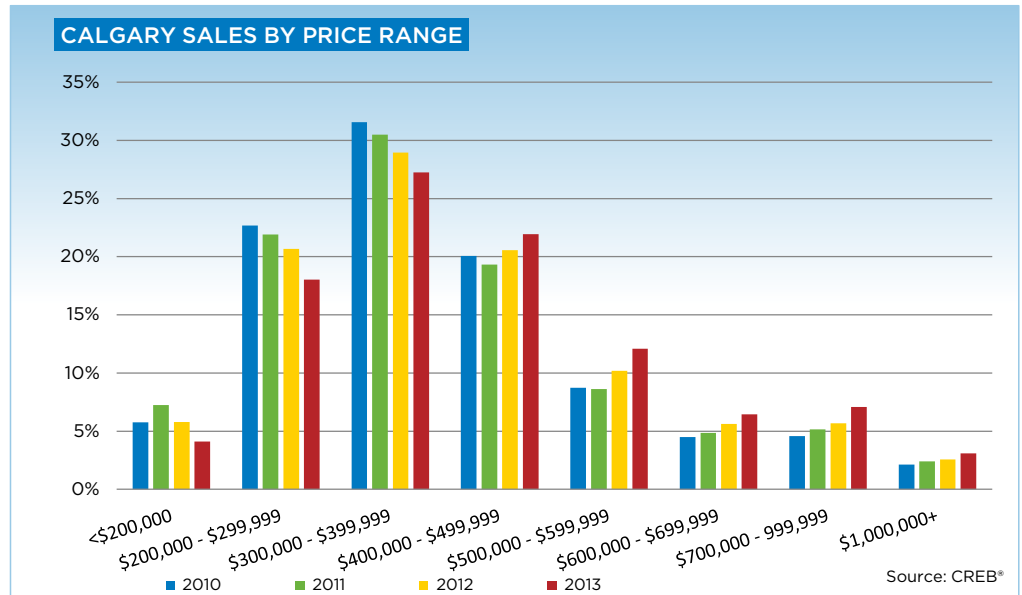
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



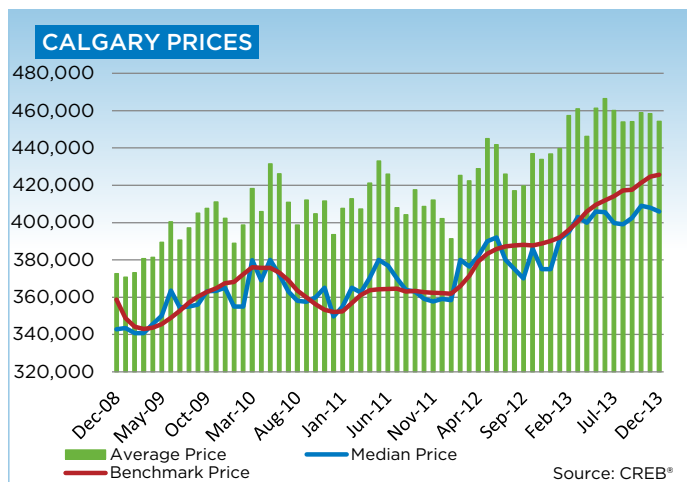
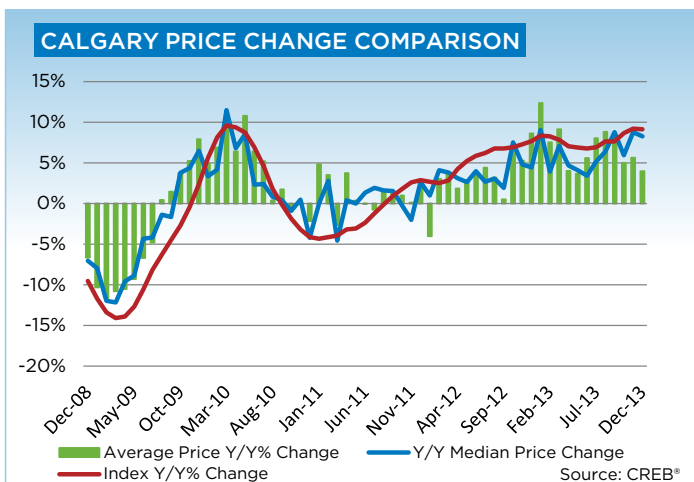
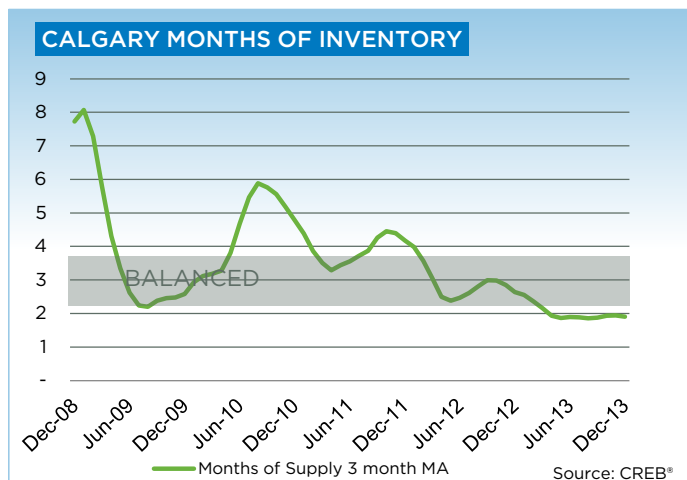
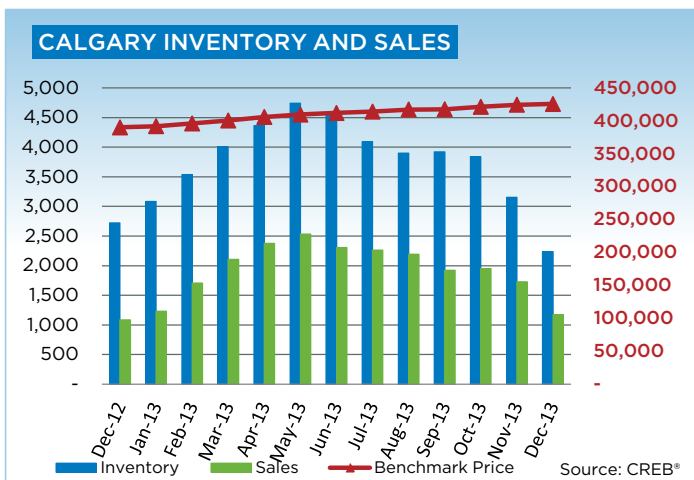
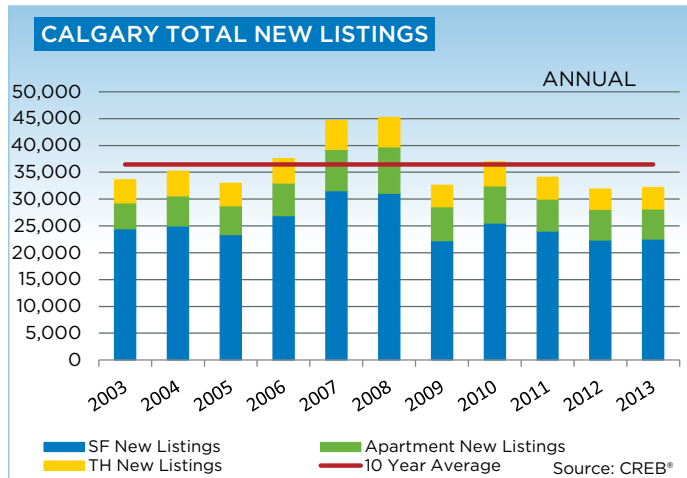
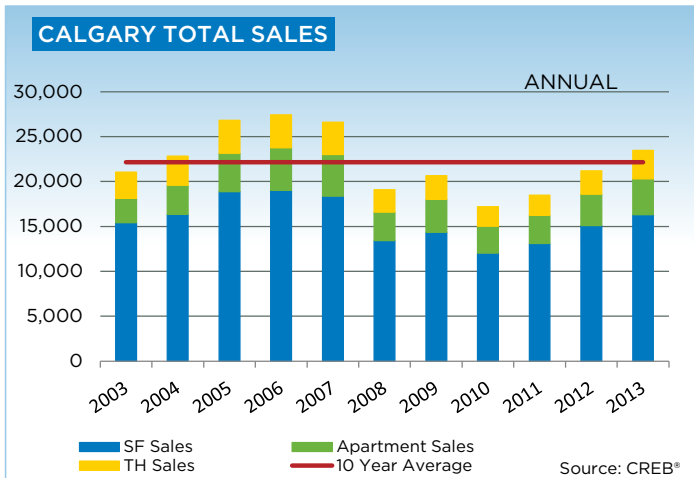
**CREB® CITY OF CALGARY**

	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	2,582	2,680	2,312	1,632	880	31,844
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 Index	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
	169	171	173	177	179	180	181	181	181	181	181	182	
<b>2013</b>													
Sales	1,229	1,706	2,107	2,377	2,535	2,307	2,265	2,193	1,921	1,950	1,727	1,172	23,489
New Listings	2,493	2,670	3,192	3,475	3,714	2,999	2,725	2,773	2,795	2,522	1,823	972	32,153
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	446,168	461,409	466,466	460,232	453,953	454,097	458,877	458,352	454,255	456,703
Benchmark Price Index	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
	183	185	187	189	191	192	193	195	195	197	198	199	

	Dec-12	Dec-13	2012	2013
<b>Calgary Total</b>				
>\$100,000	1	1	24	18
\$100,000 - \$199,999	64	56	1,201	947
\$200,000 - \$299,999	240	197	4,383	4,237
\$300,000 - \$349,999	161	164	3,187	3,094
\$350,000 - \$399,999	143	155	2,954	3,305
\$400,000 - \$449,999	131	134	2,557	2,899
\$450,000 - \$499,999	85	123	1,800	2,255
\$500,000 - \$549,999	60	82	1,278	1,645
\$550,000 - \$599,999	39	56	883	1,191
\$600,000 - \$649,999	32	46	707	889
\$650,000 - \$699,999	21	35	485	622
\$700,000 - \$799,999	33	45	643	885
\$800,000 - \$899,999	23	27	352	503
\$900,000 - \$999,999	10	13	206	272
\$1,000,000 - \$1,249,999	13	23	263	333
\$1,250,000 - \$1,499,999	13	7	118	163
\$1,500,000 - \$1,749,999	5	2	68	79
\$1,750,000 - \$1,999,999	3	3	29	52
\$2,000,000 - \$2,499,999	3	3	33	58
\$2,500,000 - \$2,999,999	1	-	23	26
\$3,000,000 - \$3,499,999	-	-	5	3
\$3,500,000 - \$3,999,999	1	-	3	5
\$4,000,000 +	-	-	2	8
	1,082	1,172	21,204	23,489



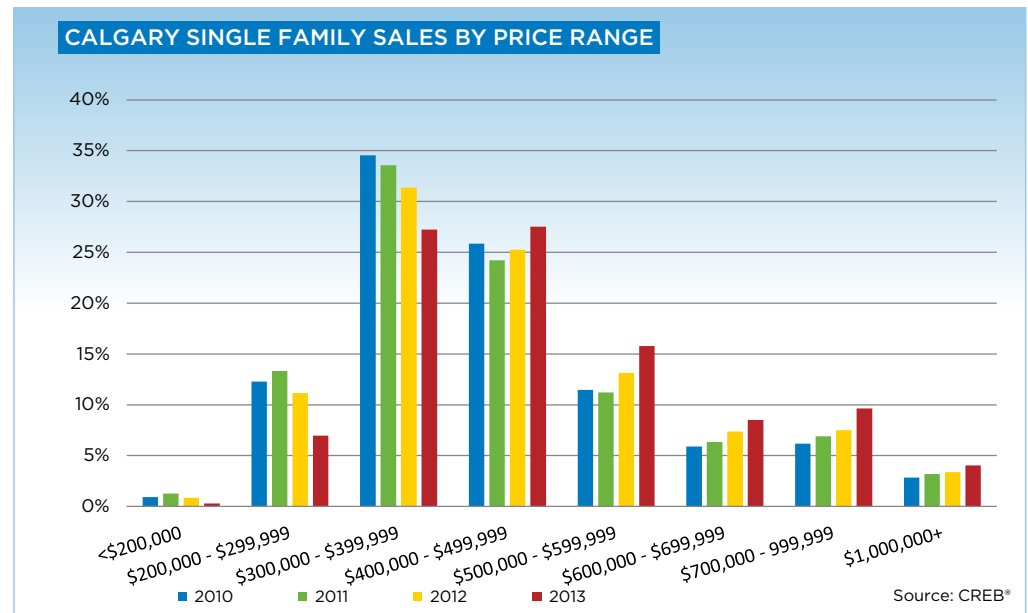
# CITY OF CALGARY



## CREB® CITY OF CALGARY SINGLE FAMILY

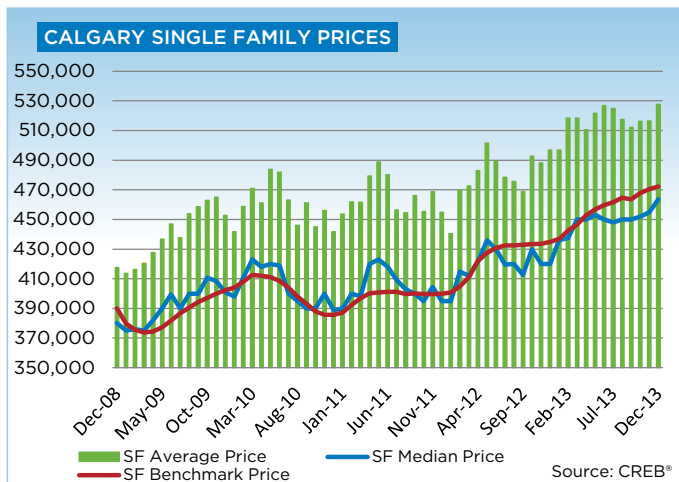
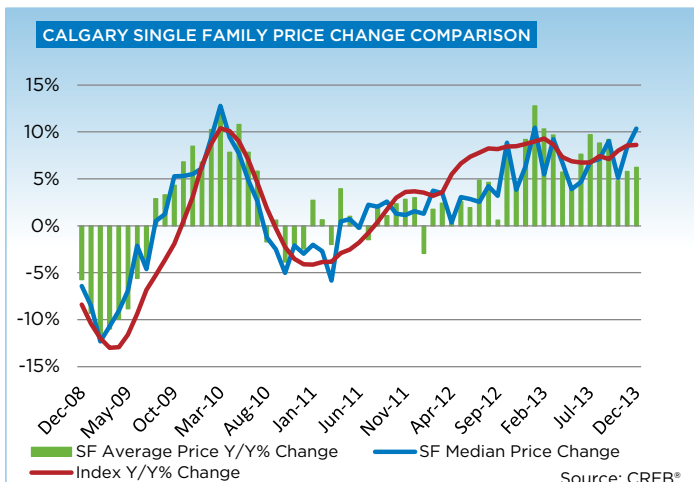
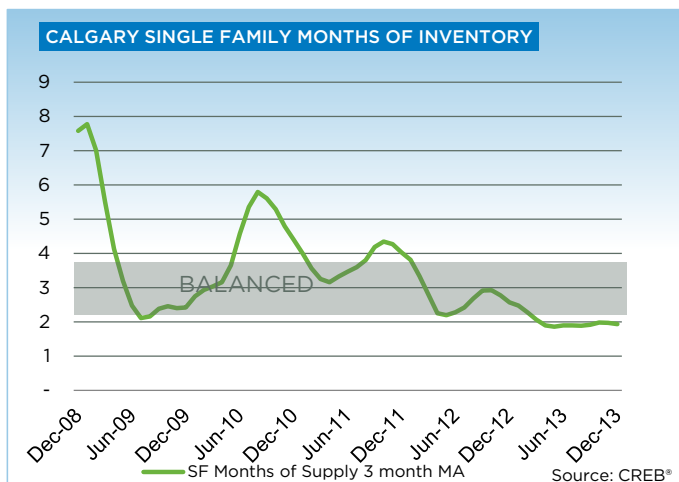
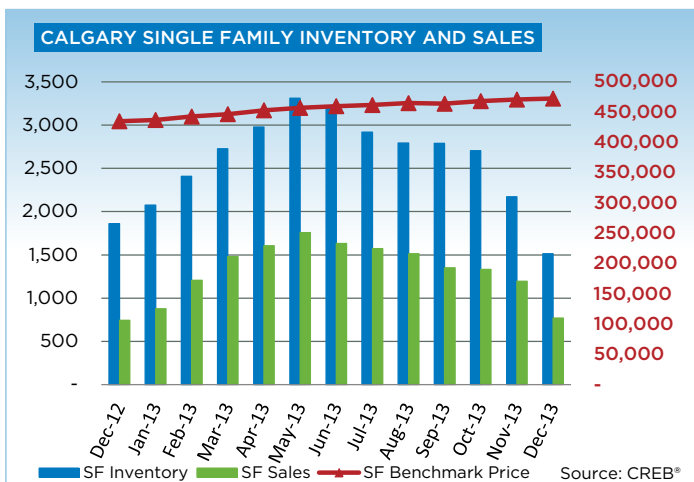
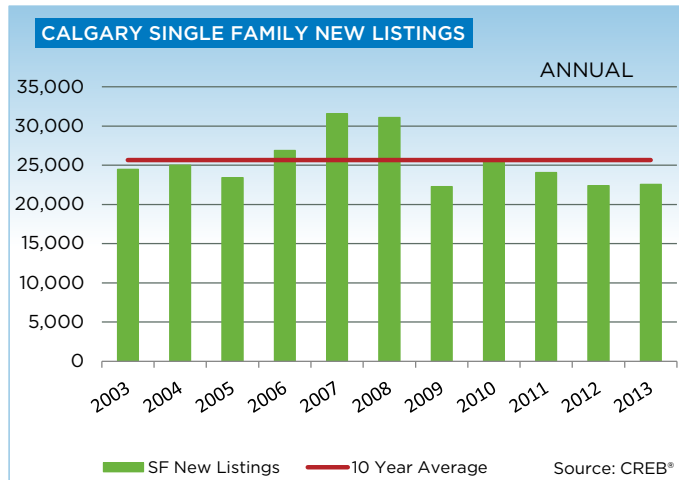
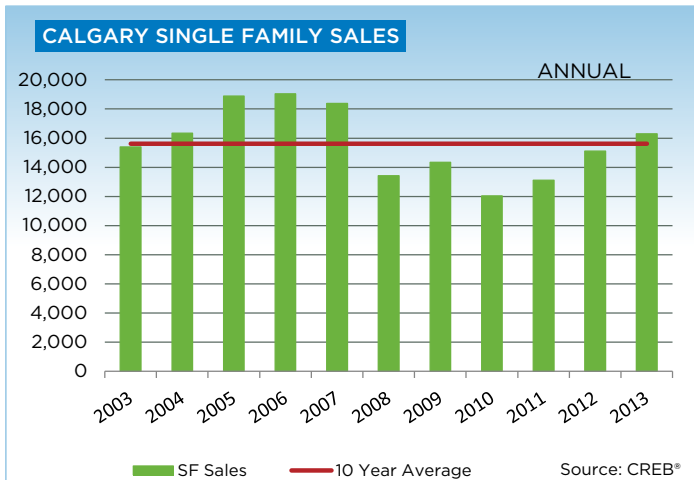
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,809	1,887	1,615	1,157	620	22,382
Active Listings	2,918	3,093	3,367	3,501	3,842	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 Index	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	1,759	1,632	1,573	1,514	1,352	1,333	1,196	772	16,302
New Listings	1,734	1,874	2,234	2,407	2,657	2,147	1,957	1,964	1,974	1,740	1,232	649	22,569
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	34	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	510,639	521,773	526,918	524,976	517,651	512,087	516,375	516,571	527,764	517,887
Benchmark Price Index	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	

	Dec-12	Dec-13	2012	2013
<b>Calgary SF</b>				
>\$100,000	1	-	3	3
\$100,000 - \$199,999	6	-	126	47
\$200,000 - \$299,999	83	41	1,686	1,137
\$300,000 - \$349,999	114	75	2,288	1,835
\$350,000 - \$399,999	117	123	2,450	2,607
\$400,000 - \$449,999	110	114	2,208	2,487
\$450,000 - \$499,999	77	103	1,606	1,998
\$500,000 - \$549,999	55	75	1,171	1,492
\$550,000 - \$599,999	34	51	815	1,081
\$600,000 - \$649,999	30	44	655	815
\$650,000 - \$699,999	20	30	458	570
\$700,000 - \$799,999	32	42	601	837
\$800,000 - \$899,999	20	24	334	477
\$900,000 - \$999,999	9	13	196	257
\$1,000,000 - \$1,249,999	13	23	248	295
\$1,250,000 - \$1,499,999	12	7	111	151
\$1,500,000 - \$1,749,999	5	2	62	75
\$1,750,000 - \$1,999,999	3	2	28	46
\$2,000,000 - \$2,499,999	1	3	30	55
\$2,500,000 - \$2,999,999	1	-	21	21
\$3,000,000 - \$3,499,999	-	-	3	3
\$3,500,000 - \$3,999,999	1	-	3	5
\$4,000,000 +	-	-	2	8
	744	772	15,105	16,302





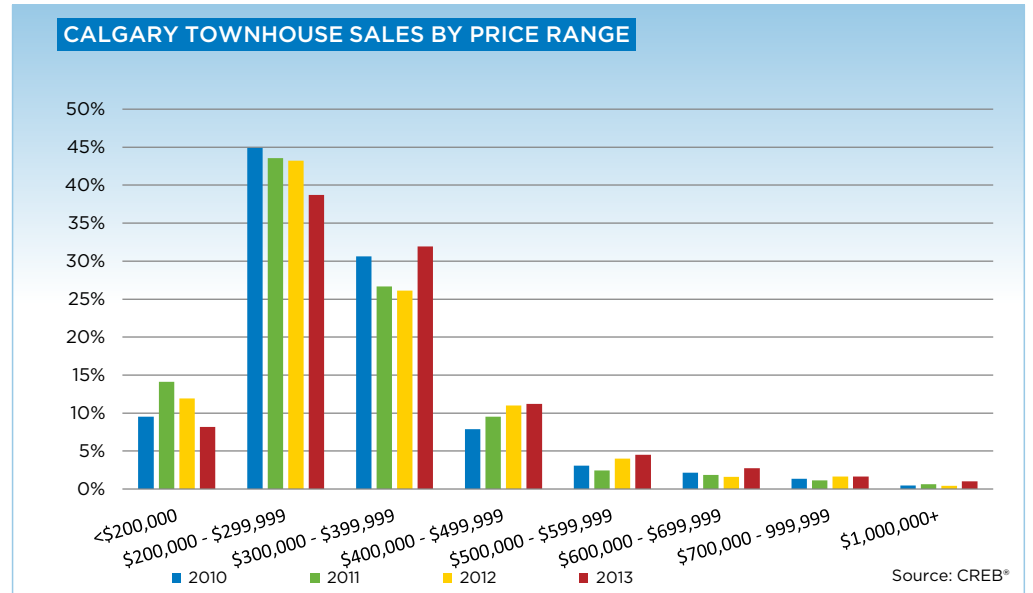
# CITY OF CALGARY SINGLE FAMILY



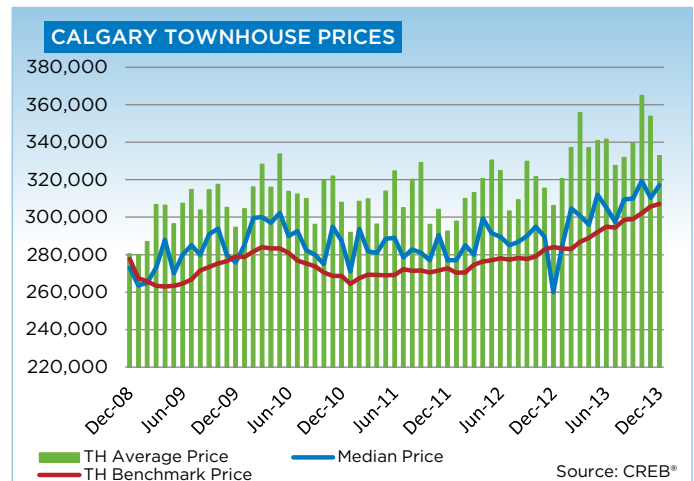
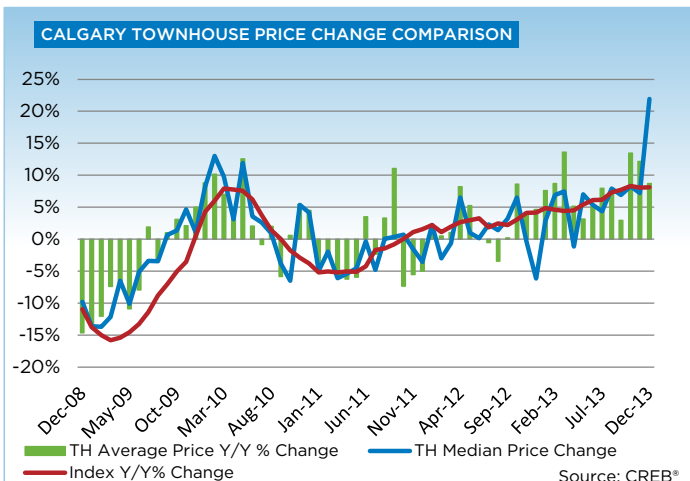
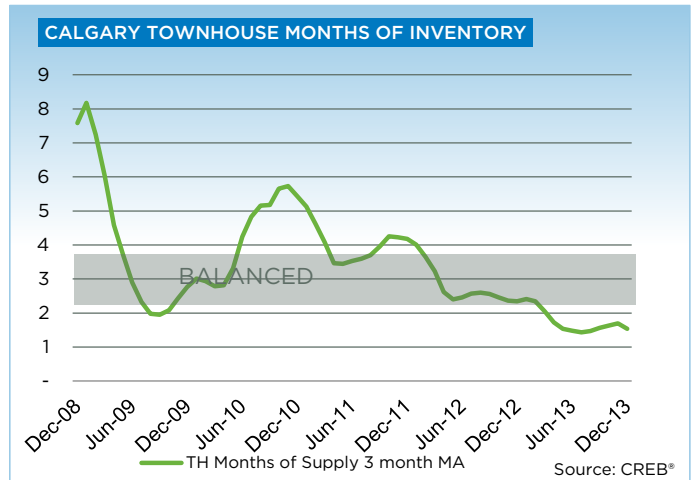
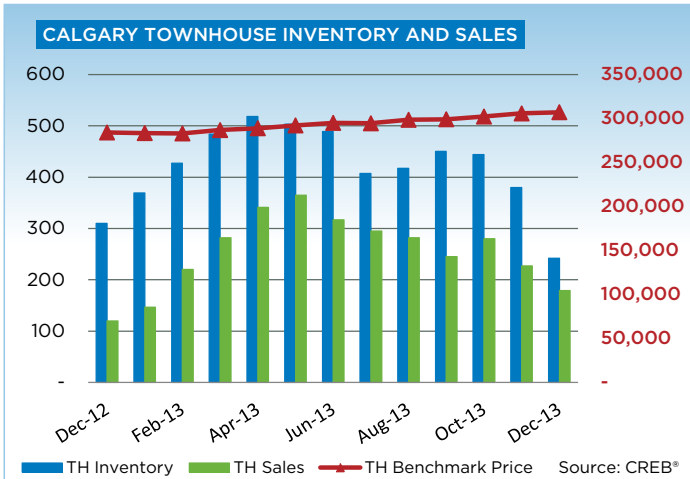
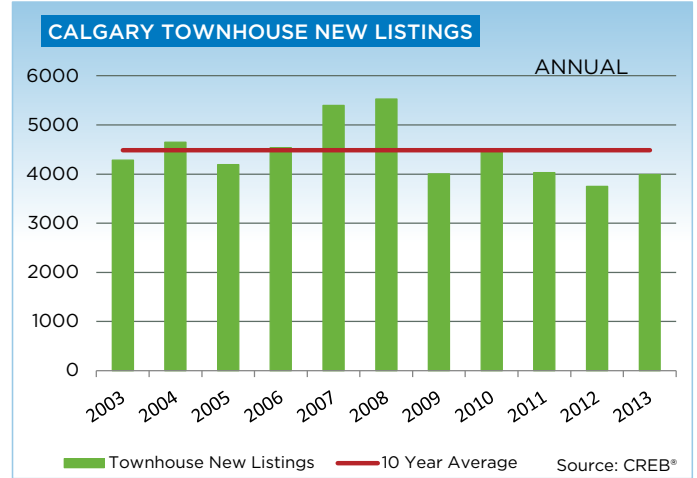
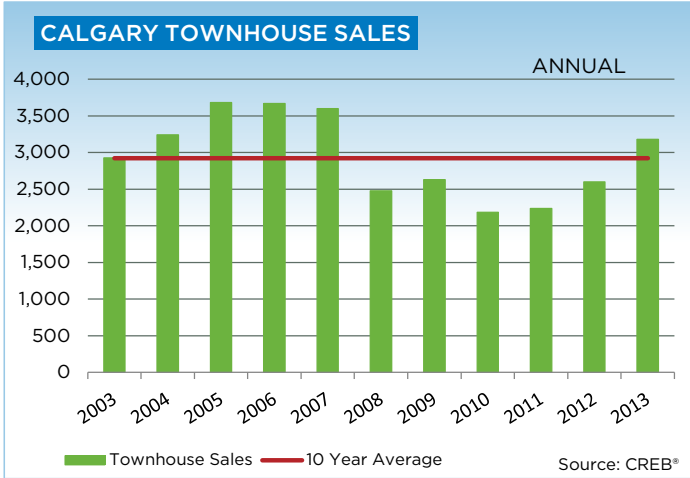
## CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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	280	227	179	3,180
New Listings	308	343	398	453	423	361	302	359	361	332	238	112	3,990
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	39	38	34	31	44	38	48	38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793	339,534	365,037	353,817	332,893	341,116
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100	302,200	305,700	307,100	
Index	177	177	179	181	183	184	184	187	187	189	191	192	

	Dec-12	Dec-13	2012	2013
<b>Calgary Townhouse</b>				
>\$100,000	-	-	-	3
\$100,000 - \$199,999	18	18	310	257
\$200,000 - \$299,999	55	52	1,123	1,231
\$300,000 - \$349,999	19	60	446	662
\$350,000 - \$399,999	6	20	233	353
\$400,000 - \$449,999	10	8	175	228
\$450,000 - \$499,999	2	5	111	129
\$500,000 - \$549,999	2	3	65	76
\$550,000 - \$599,999	3	4	39	68
\$600,000 - \$649,999	1	2	28	54
\$650,000 - \$699,999	1	3	14	33
\$700,000 - \$799,999	-	2	24	26
\$800,000 - \$899,999	2	2	13	17
\$900,000 - \$999,999	1	-	6	10
\$1,000,000 - \$1,249,999	-	-	8	23
\$1,250,000 - \$1,499,999	-	-	3	6
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	120	179	2598	3180



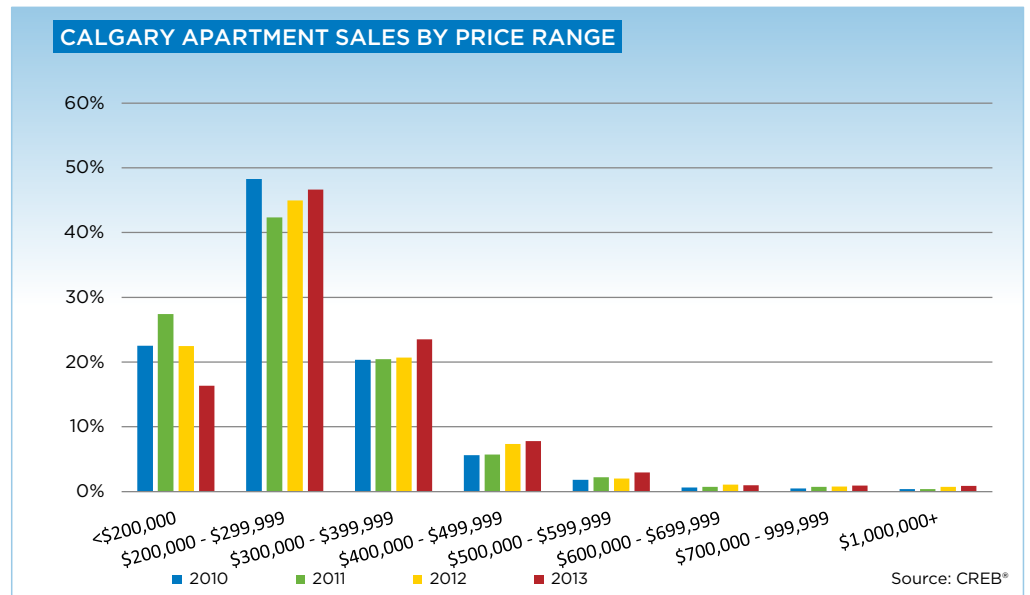
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



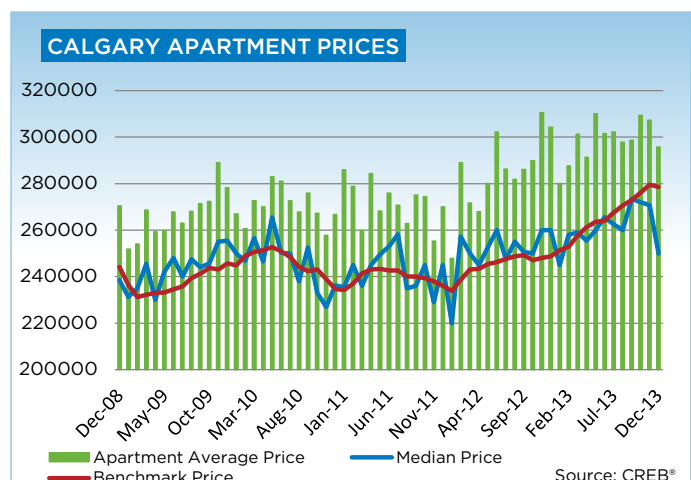
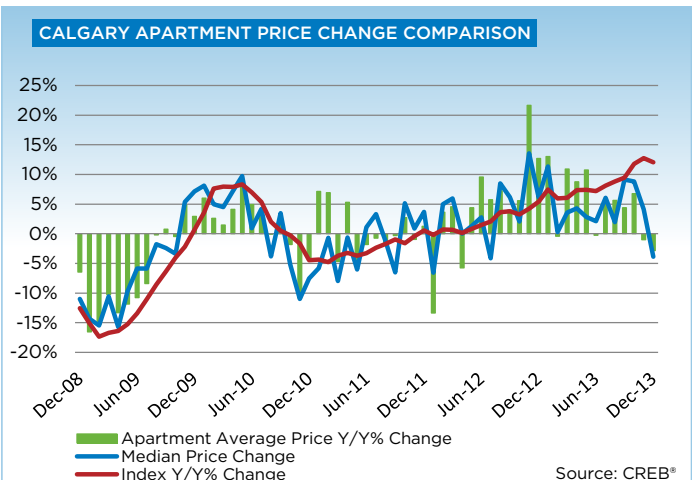
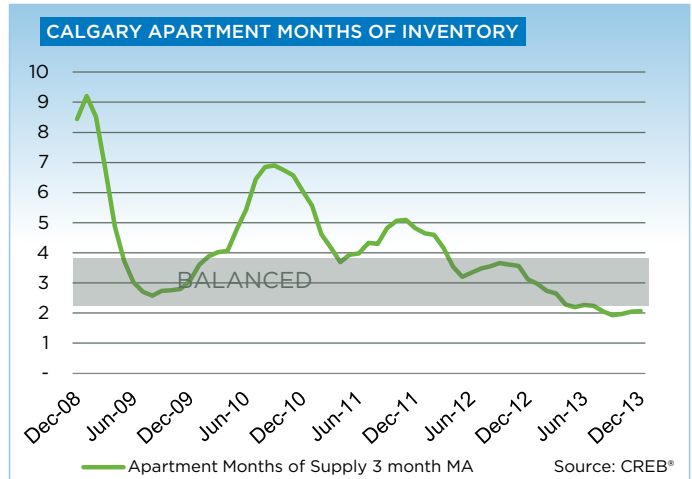
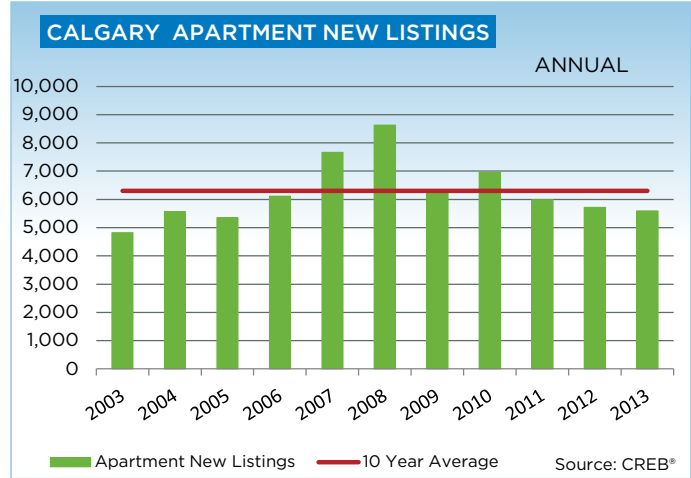
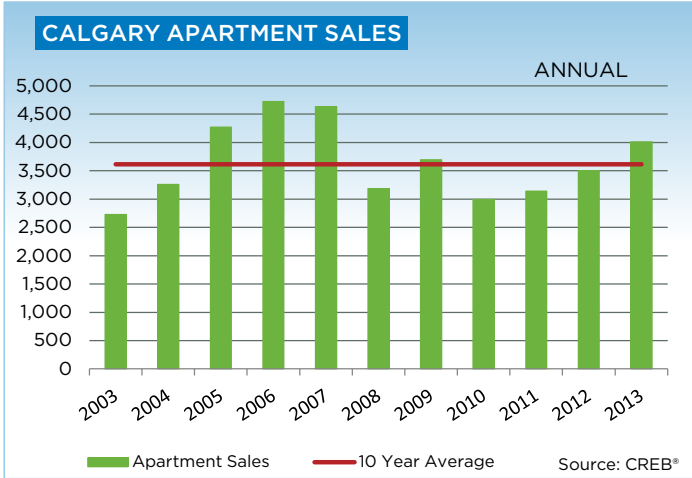
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	346	429	411	358	397	397	324	337	304	221	4,007
New Listings	451	453	560	615	634	491	466	450	460	450	353	211	5,594
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,345	310,096	301,523	302,278	297,807	298,743	309,415	307,365	295,771	299,517
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	

Calgary Apartment	Dec-12	Dec-13	2012	2013
>\$100,000	-	1	21	12
\$100,000 - \$199,999	40	38	765	643
\$200,000 - \$299,999	102	104	1,574	1,869
\$300,000 - \$349,999	28	29	453	597
\$350,000 - \$399,999	20	12	271	345
\$400,000 - \$449,999	11	12	174	184
\$450,000 - \$499,999	6	15	83	128
\$500,000 - \$549,999	3	4	42	77
\$550,000 - \$599,999	2	1	29	42
\$600,000 - \$649,999	1	-	24	20
\$650,000 - \$699,999	-	2	13	19
\$700,000 - \$799,999	1	1	18	22
\$800,000 - \$899,999	1	1	5	9
\$900,000 - \$999,999	-	-	4	5
\$1,000,000 - \$1,249,999	-	-	7	15
\$1,250,000 - \$1,499,999	1	-	4	6
\$1,500,000 - \$1,749,999	-	-	6	3
\$1,750,000 - \$1,999,999	-	1	1	5
\$2,000,000 - \$2,499,999	2	-	3	2
\$2,500,000 - \$2,999,999	-	-	2	4
\$3,000,000 - \$3,499,999	-	-	2	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	218	221	3,501	4,007



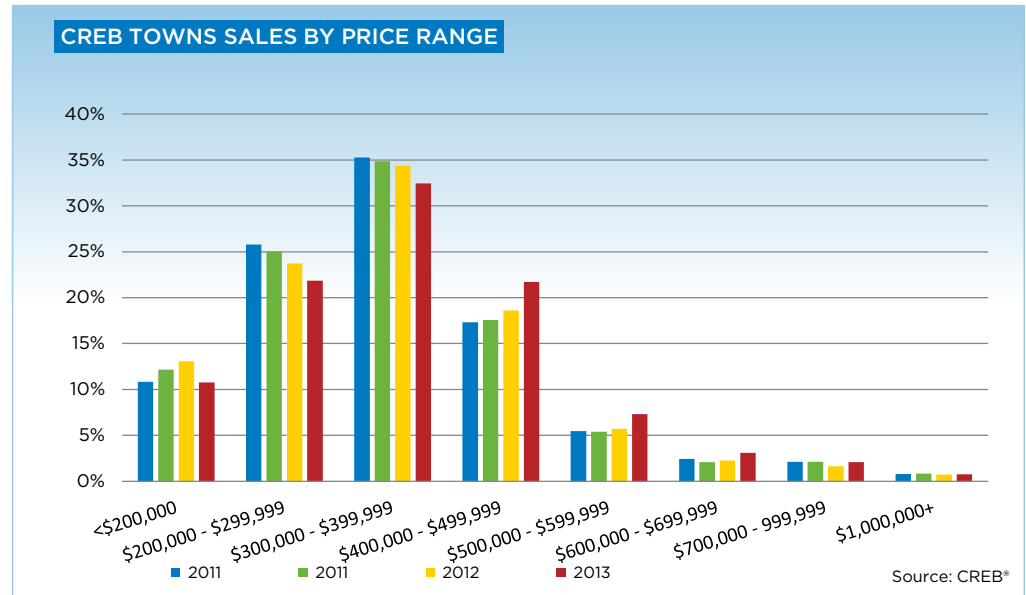
# CITY OF CALGARY CONDOMINIUM APARTMENTS



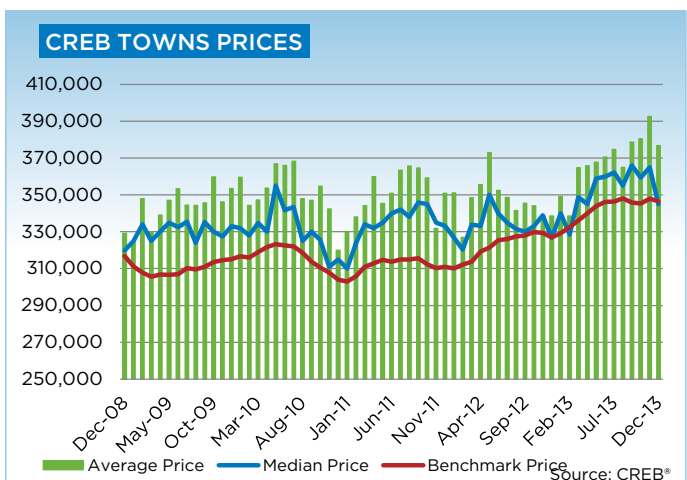
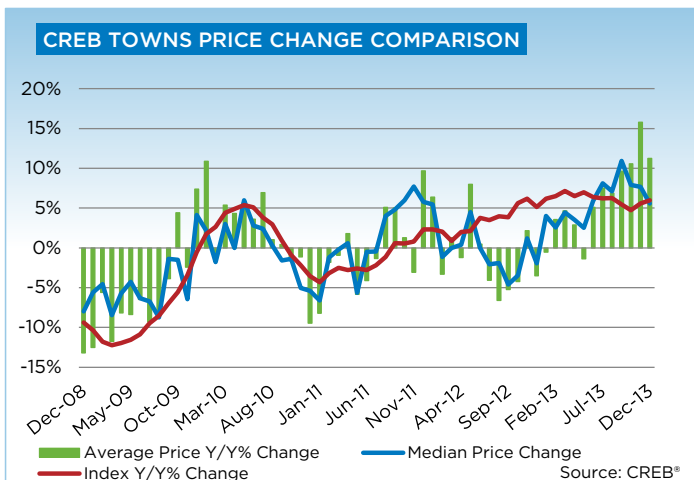
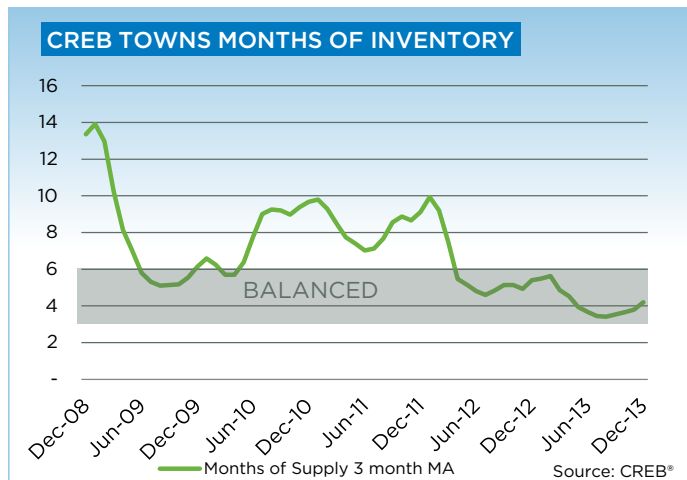
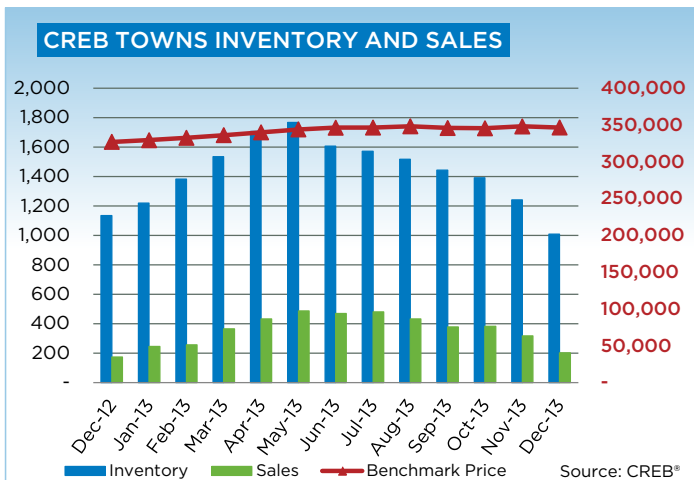
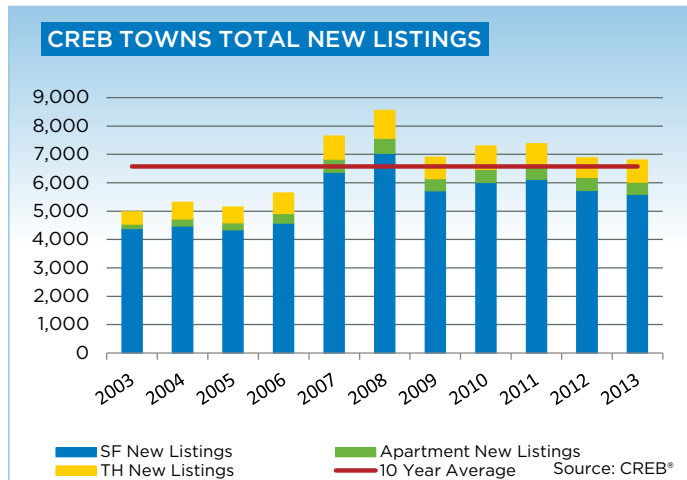
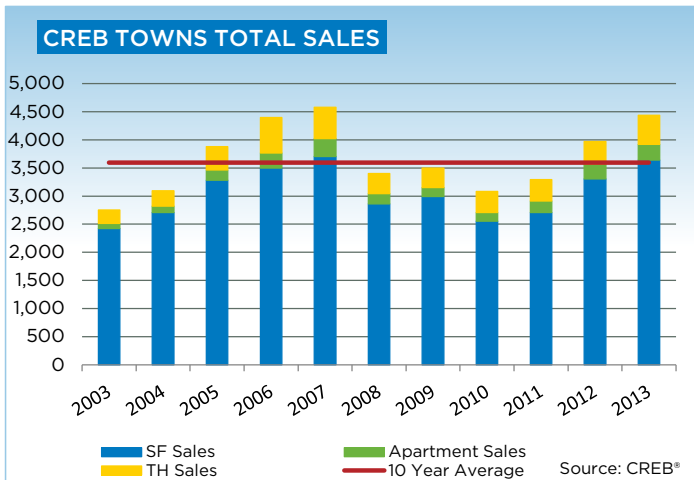
# CREB® TOWNS

	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	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	591	549	513	378	218	6,805
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,588
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800	345,400	347,900	346,500	
Index	173	175	177	179	181	182	182	183	182	182	183	182	

CREB Towns	Dec-12	Dec-13	2012	2013
>\$100,000	9	-	81	46
\$100,000 - \$199,999	21	19	437	431
\$200,000 - \$299,999	38	51	941	970
\$300,000 - \$349,999	34	35	756	704
\$350,000 - \$399,999	25	25	607	737
\$400,000 - \$449,999	22	20	483	576
\$450,000 - \$499,999	10	20	255	388
\$500,000 - \$549,999	3	10	136	205
\$550,000 - \$599,999	5	7	90	119
\$600,000 - \$649,999	1	1	58	86
\$650,000 - \$699,999	2	5	32	51
\$700,000 - \$799,999	1	1	29	45
\$800,000 - \$899,999	-	4	22	26
\$900,000 - \$999,999	1	2	13	22
\$1,000,000 - \$1,249,999	1	-	16	15
\$1,250,000 - \$1,499,999	1	1	7	7
\$1,500,000 - \$1,749,999	-	-	2	6
\$1,750,000 - \$1,999,999	-	-	2	5
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	174	201	3,968	4,440



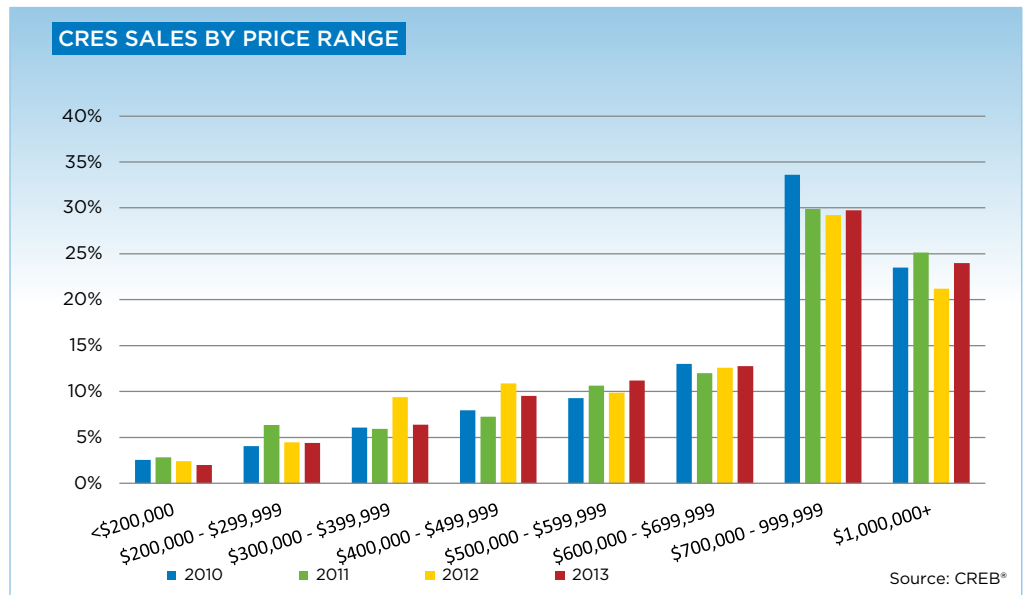
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

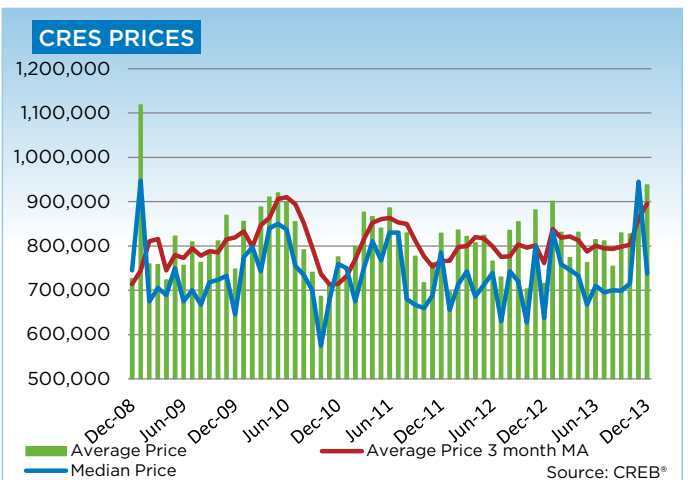
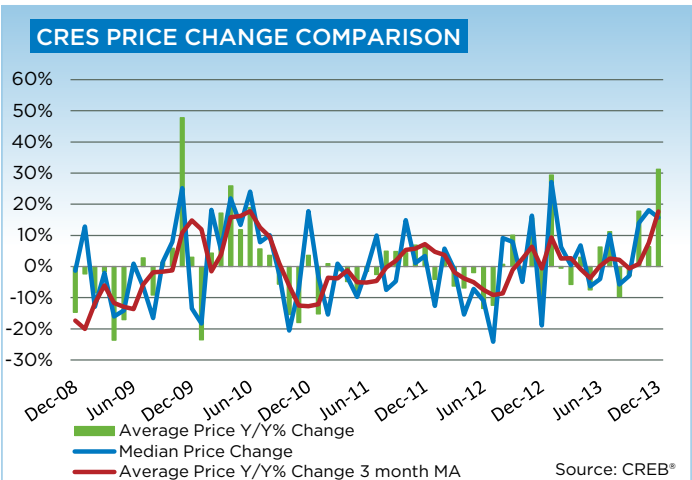
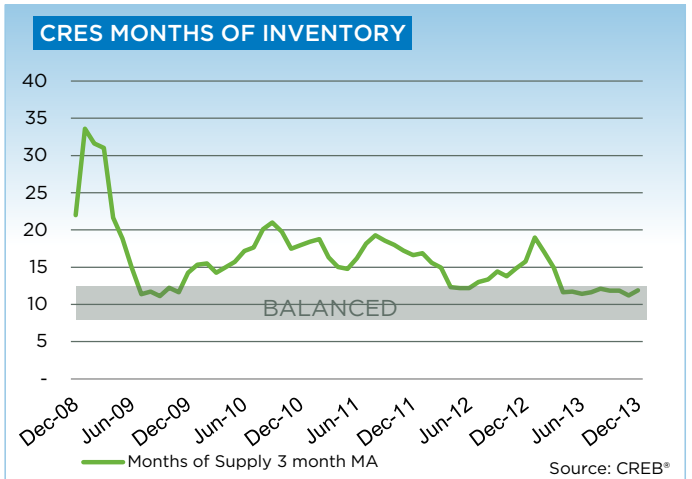
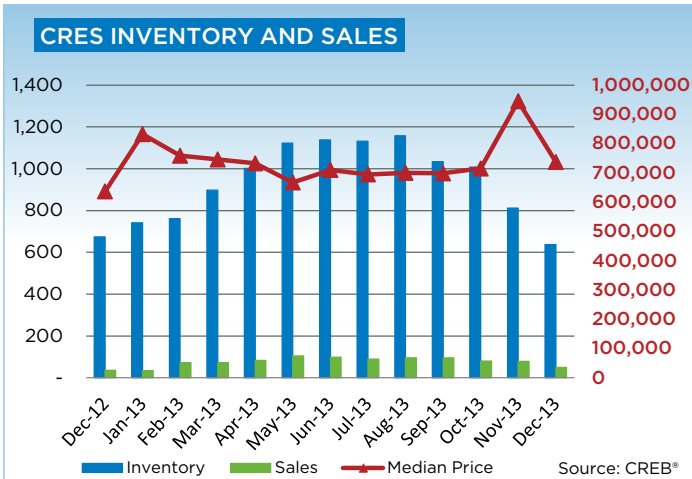
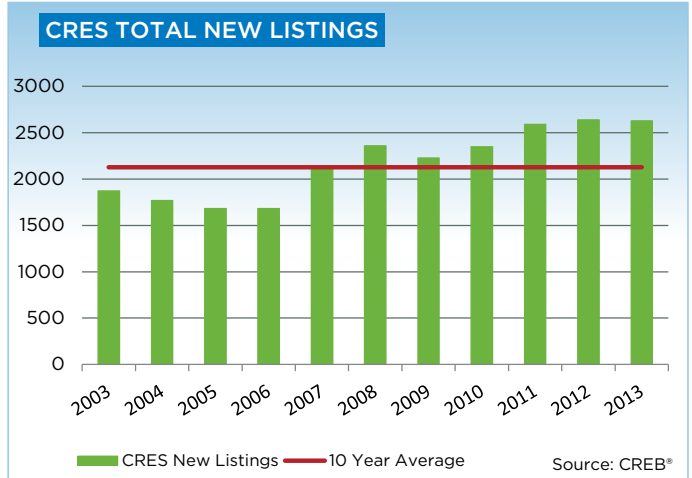
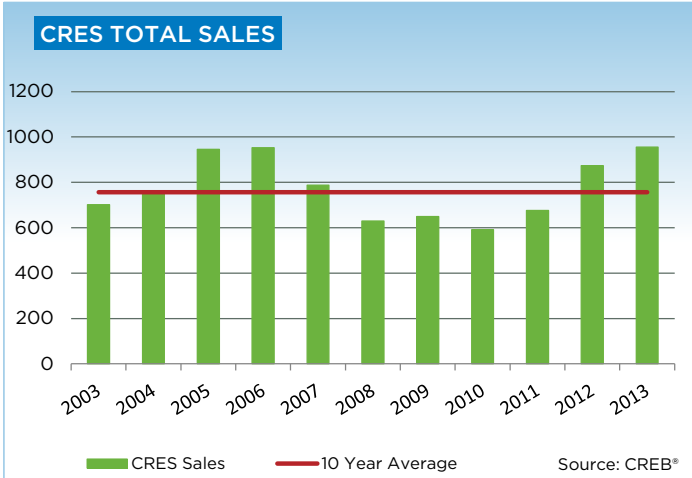
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	216	221	309	257	349	290	218	197	243	159	107	72	2,638
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	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	80	79	50	955
New Listings	239	209	258	290	334	270	236	221	209	185	107	71	2,629
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	100	102
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	754,478	829,119	827,605	937,556	937,990	824,488

CRES	Dec-12	Dec-13	2012	2013
>\$100,000	-	-	4	4
\$100,000 - \$199,999	-	2	17	15
\$200,000 - \$299,999	3	1	39	42
\$300,000 - \$349,999	1	1	43	29
\$350,000 - \$399,999	-	1	39	32
\$400,000 - \$449,999	5	1	45	44
\$450,000 - \$499,999	3	-	50	47
\$500,000 - \$549,999	2	1	42	53
\$550,000 - \$599,999	2	3	44	54
\$600,000 - \$649,999	3	3	49	59
\$650,000 - \$699,999	3	5	61	63
\$700,000 - \$799,999	3	10	104	110
\$800,000 - \$899,999	1	4	90	86
\$900,000 - \$999,999	3	3	61	88
\$1,000,000 - \$1,249,999	5	5	84	100
\$1,250,000 - \$1,499,999	1	5	32	58
\$1,500,000 - \$1,749,999	-	1	27	29
\$1,750,000 - \$1,999,999	-	-	12	14
\$2,000,000 - \$2,499,999	1	3	20	17
\$2,500,000 - \$2,999,999	-	-	5	5
\$3,000,000 - \$3,499,999	-	-	3	1
\$3,500,000 - \$3,999,999	-	1	1	4
\$4,000,000 +	-	-	1	1
	36	50	873	955





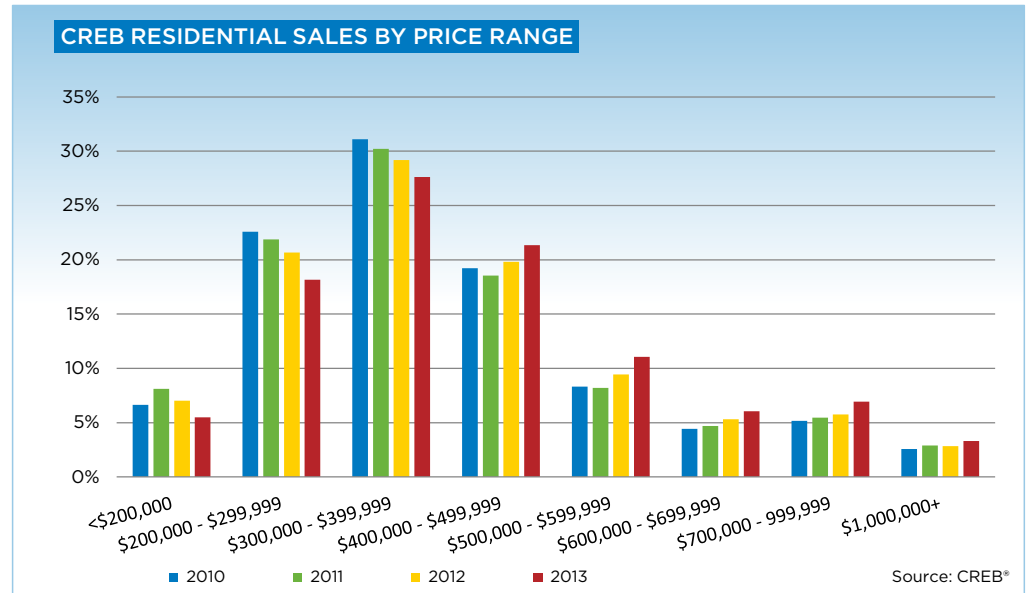
# CREB® COUNTRY RESIDENTIAL



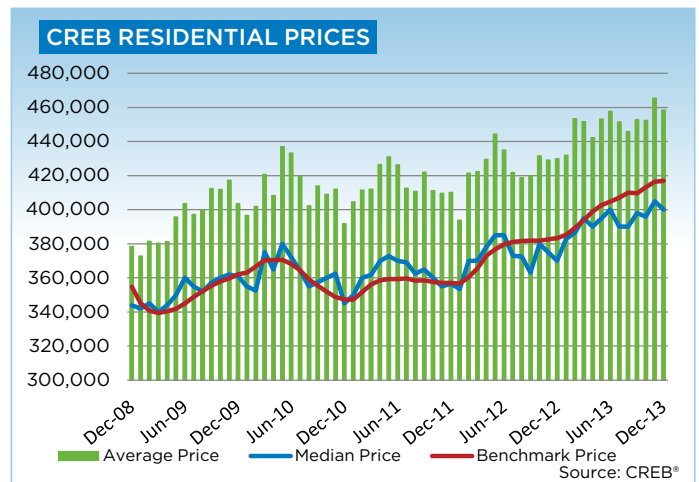
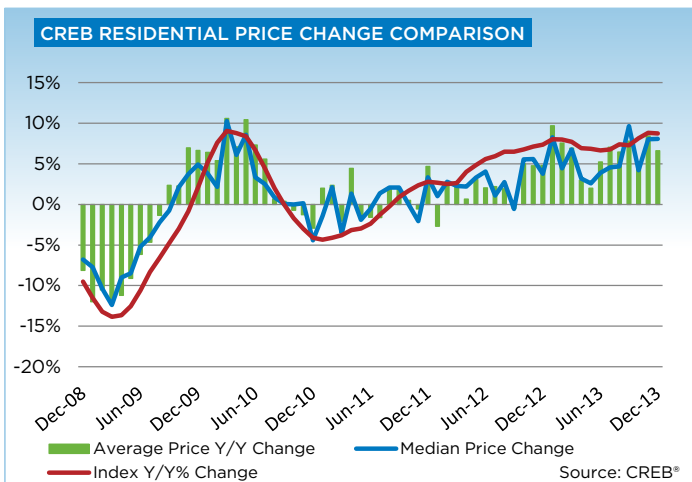
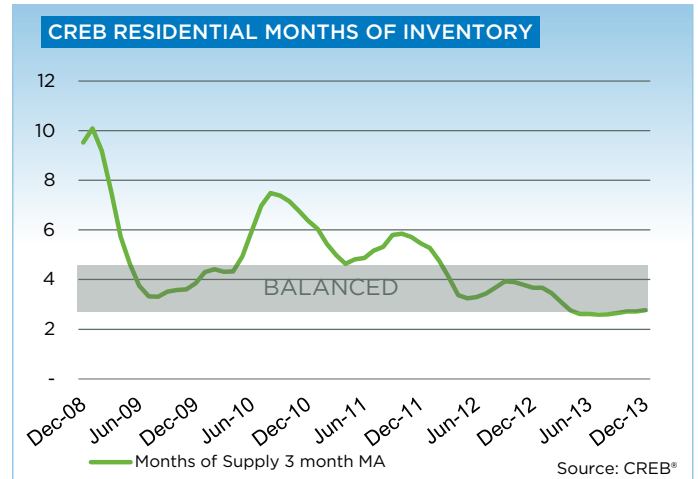
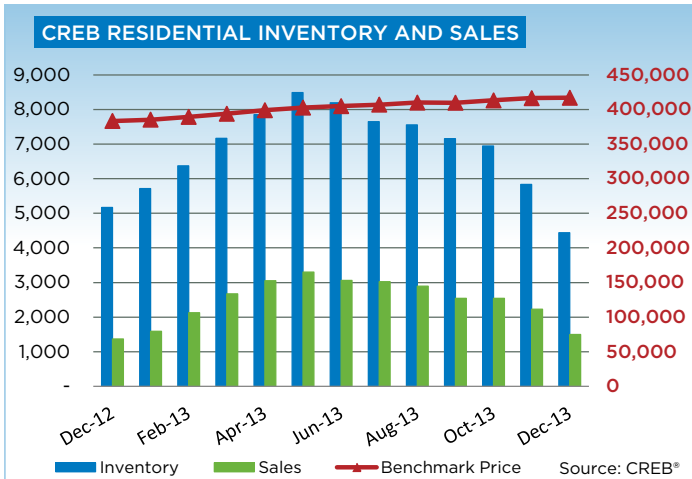
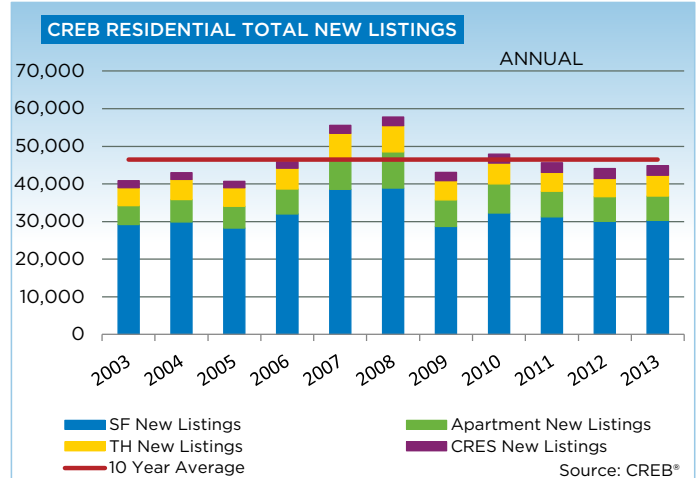
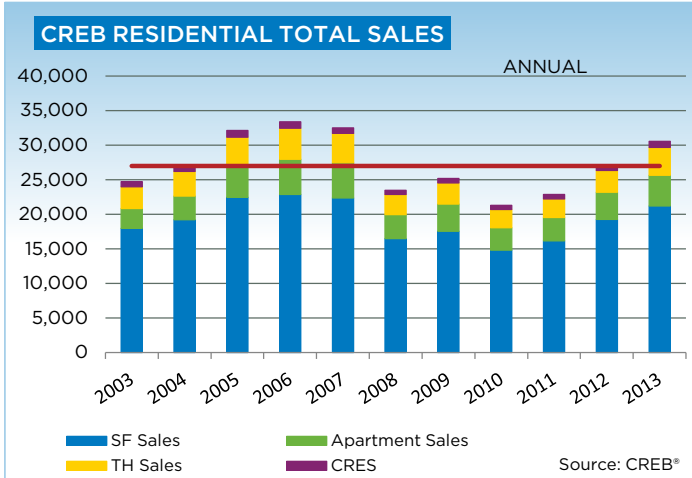
## CREB® TOTAL RESIDENTIAL

	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	3,557	3,620	3,134	2,251	1,299	44,076
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	2,676	3,051	3,303	3,058	3,024	2,895	2,547	2,543	2,231	1,500	30,544
New Listings	3,462	3,635	4,425	4,885	5,186	4,187	3,957	3,850	3,777	3,452	2,453	1,348	44,617
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	52	43
Average Price	431,889	453,384	451,662	442,246	453,177	457,607	451,453	445,811	452,798	452,458	465,313	458,377	451,485
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700	413,100	416,300	416,900	
Index	182	184	186	188	190	191	192	193	193	195	196	197	

	Dec-12	Dec-13	2012	2013
<b>CREB Total</b>				
>\$100,000	11	2	145	130
\$100,000 - \$199,999	92	80	1,765	1,550
\$200,000 - \$299,999	299	260	5,620	5,552
\$300,000 - \$349,999	207	211	4,160	4,103
\$350,000 - \$399,999	183	197	3,780	4,337
\$400,000 - \$449,999	164	165	3,222	3,721
\$450,000 - \$499,999	102	150	2,167	2,797
\$500,000 - \$549,999	65	99	1,510	1,977
\$550,000 - \$599,999	48	69	1,056	1,403
\$600,000 - \$649,999	38	52	845	1,078
\$650,000 - \$699,999	27	46	597	768
\$700,000 - \$799,999	40	59	799	1,083
\$800,000 - \$899,999	25	36	478	641
\$900,000 - \$999,999	18	19	290	394
\$1,000,000 - \$1,249,999	19	28	372	457
\$1,250,000 - \$1,499,999	16	14	161	234
\$1,500,000 - \$1,749,999	5	3	99	115
\$1,750,000 - \$1,999,999	3	3	44	72
\$2,000,000 - \$2,499,999	4	6	53	77
\$2,500,000 - \$2,999,999	1	-	29	31
\$3,000,000 - \$3,499,999	-	-	8	5
\$3,500,000 - \$3,999,999	1	1	4	10
\$4,000,000 +	-	-	3	9
	1,368	1,500	27,207	30,544



# 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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