

**SALES GROWTH BOOSTED BY CONDOMINIUM ACTIVITY**

*Lack of choice in single family sector impacts sale growth.*

**Calgary, March. 3, 2014** – Following double digit gains last month, sales growth in the city of Calgary totaled 1,854 units, or an 8.68 per cent increase over the same period in 2013. Slower sales growth resulted in a reduction of listings in the single family sector. However, single family sales still totalled 1,230 units, a 1.9 per cent increase over the previous year.

“Demand growth in the single family sector has been restricted by the availability of product,” says CREB® Chief Economist Ann-Marie Lurie. “New listings in this sector fell for the second consecutive month, causing further tightening in an already undersupplied market.”

Despite the pull back in the single family sector, condominium sales continue to surge. After the first two months of the year, both condominium apartment and townhouse sales increased by 28 per cent compared to last year.

“Consumers who are in the market for single family homes priced below \$300,000 do not have many options, and when product does become available, it typically does not stay on the market for long,” says CREB® President Bill Kirk. “However, nearly 54 per cent of the new condominium apartment listings this year are priced below \$300,000, which is providing options for consumers looking for affordable product.”

The condominium market benefited from significant gains in new listings. Year-to-date, condominium apartment and townhouse listings improved by a respective 17 and 4 per cent for a combined total of 1,737 units.

“As we move into the spring market we expect that listings will improve in all sectors,” says Kirk. “The rise in listings will help ease some of the tightness in the market, with price growth impacts varying by community and property type.”

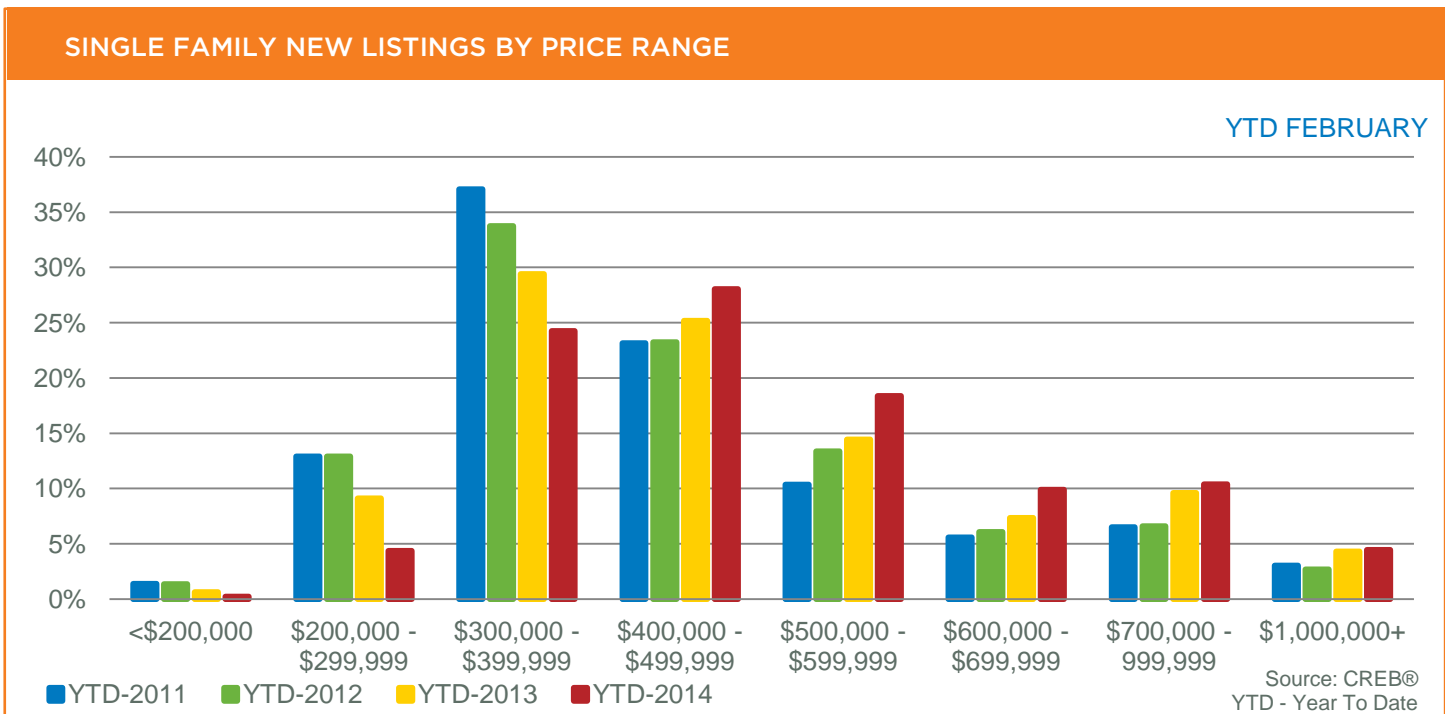
With no significant additions to the housing supply, resale prices continued to rise.

The unadjusted single family benchmark price totalled \$482,800 in February, a 1.28 per cent increase over the previous month and a 9.1 per cent increase over the previous year.

Meanwhile condominium apartment and townhouse prices totalled a respective \$283,400 and \$309,700. Condominium apartment price increases remain at double digit levels this month with a year-over-year gain of 12.4 per cent.

Despite the strong gains in condominium prices, overall benchmark prices in both the apartment and townhouse sector continue to remain below peak records set back in 2007.

“Resale market conditions have favoured the seller, and this has translated into price gains, which is strongest in the condominium sector,” says Lurie. “However, it is important to note that condominium prices have not yet risen above previous highs, whereas single family prices recovered last year.”



## CREB® - SUMMARY STATS

	Feb-13	Feb-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,128	2,397	12.64%	3,716	4,240	14.10%
Total Sales Volume	\$964,800,791	\$1,135,849,317	17.73%	\$1,650,639,976	\$1,974,938,799	19.65%
New Listings	3,635	3,662	0.74%	7,097	6,968	-1.82%
Active Listings	6,366	5,291	-16.89%	N/A	N/A	
Sales to New Listings Ratio	0.59	0.65	11.81%	0.52	0.61	16.21%
Sales \$ / List \$	97.37%	98.29%	0.92%	97.33%	98.13%	0.79%
Average DOM	47	39	-16.98%	52	38	-26.92%
Average Price	\$453,384	\$473,863	4.52%	\$444,198	\$465,787	4.86%
Benchmark Price	\$389,300	\$424,800	9.12%			
Index	184	200	9.10%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,706	1,854	8.68%	2,935	3,293	12.20%
Total Sales Volume	\$780,238,166	\$894,609,926	14.66%	\$1,320,707,088	\$1,559,542,737	18.08%
New Listings	2,670	2,711	1.54%	5,163	5,104	-1.14%
Active Listings	3,539	2,892	-18.28%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.68	7.03%	0.57	0.65	13.49%
Sales \$ / List \$	97.53%	98.59%	1.05%	97.50%	98.36%	0.86%
Average DOM	38	30	-22.16%	43	34	-20.93%
Average Price	\$457,349	\$482,530	5.51%	\$449,985	\$473,593	5.25%
Benchmark Price	\$396,100	\$434,100	9.59%			
Index	185	202	9.58%			
<b>CREB® TOWNS</b>						
Total Sales	256	359	40.23%	501	610	21.76%
Total Sales Volume	\$86,664,027	\$139,028,415	60.42%	\$172,221,334	\$234,170,736	35.97%
New Listings	559	544	-2.68%	1,101	1,095	-0.54%
Active Listings	1,381	1,202	-12.96%	N/A	N/A	
Sales to New Listings Ratio	0.46	0.66	44.10%	0.46	0.56	22.42%
Sales \$ / List \$	97.61%	98.24%	0.63%	97.36%	98.03%	0.67%
Average DOM	69	56	-18.10%	93	69	-25.81%
Average Price	\$338,531	\$387,266	14.40%	\$343,755	\$383,886	11.67%
Benchmark Price	\$332,500	\$351,300	5.65%			
Index	175	185	5.66%			
<b>CREB® CRES</b>						
Total Sales	72	60	-16.67%	106	119	12.26%
Total Sales Volume	\$59,847,922	\$53,127,500	-11.23%	\$90,488,822	\$97,089,300	7.29%
New Listings	209	209	0.00%	448	407	-9.15%
Active Listings	761	696	-8.54%	N/A	N/A	
Sales to New Listings Ratio	0.34	0.29	-16.67%	0.24	0.29	23.57%
Sales \$ / List \$	95.19%	94.23%	-0.97%	95.05%	95.21%	0.16%
Average DOM	104	126	21.36%	118	113	-4.24%
Average Price	\$831,221	\$885,458	6.53%	\$853,668	\$815,876	-4.43%
Median Price	\$758,750	\$756,500	-0.30%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

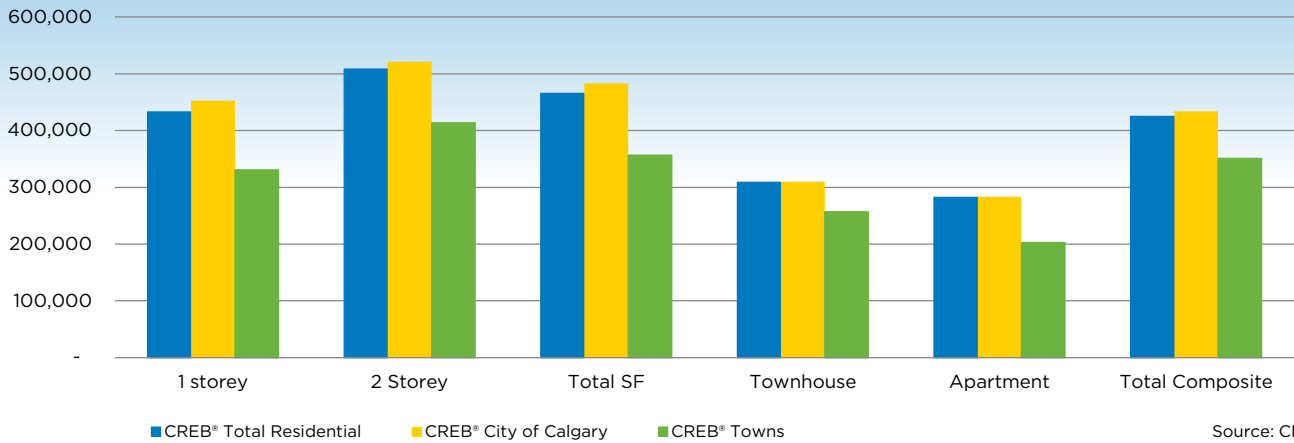
	Feb-13	Feb-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	1,207	1,230	1.91%	2,085	2,203	5.66%
Total Sales Volume	\$625,804,902	\$676,883,874	8.16%	\$1,062,013,468	\$1,183,503,098	11.44%
New Listings	1,874	1,785	-4.75%	3,606	3,367	-6.63%
Active Listings	2,408	1,894	-21.35%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.69	6.99%	0.58	0.65	13.16%
Sales \$ / List \$	97.57%	98.63%	1.06%	97.57%	98.40%	0.83%
Average DOM	37	29	-20.67%	41	34	-17.07%
Average Price	\$518,480	\$550,312	6.14%	\$509,359	\$537,223	5.47%
Benchmark Price	\$442,500	\$482,800	9.11%			
Index	188	205	9.11%			
<b>CONDO APARTMENT</b>						
Total Sales	279	359	28.67%	483	619	28.16%
Total Sales Volume	\$80,277,616	\$117,719,899	46.64%	\$137,411,304	\$199,536,073	45.21%
New Listings	453	574	26.71%	904	1,059	17.15%
Active Listings	704	677	-3.84%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.63	1.55%	0.53	0.58	9.40%
Sales \$ / List \$	97.24%	97.95%	0.72%	97.05%	97.86%	0.81%
Average DOM	45	33	-25.87%	52	36	-30.77%
Average Price	\$287,733	\$327,911	13.96%	\$284,495	\$322,352	13.31%
Benchmark Price	\$252,900	\$283,400	12.06%			
Index	177	198	12.06%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	220	265	20.45%	367	471	28.34%
Total Sales Volume	\$74,155,648	\$100,006,153	34.86%	\$121,282,316	\$176,503,566	45.53%
New Listings	343	352	2.62%	653	678	3.83%
Active Listings	427	324	-24.12%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.75	17.37%	0.56	0.69	23.61%
Sales \$ / List \$	97.54%	99.03%	1.49%	97.42%	98.67%	1.26%
Average DOM	38	28	-26.62%	43	32	-25.58%
Average Price	\$337,071	\$377,382	11.96%	\$330,470	\$374,742	13.40%
Benchmark Price	\$283,000	\$309,700	9.43%			
Index	177	194	9.45%			

## MLS® HPI SUMMARY

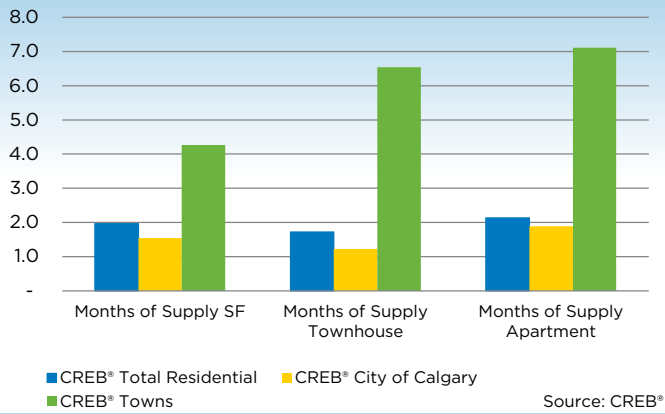
	February 2014		% Changes				
	Benchmark Price	Index (HPI)	Jan-14	Aug-13	Feb-13	Feb-11	Feb-09
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	465,500	202	1.3%	3.4%	8.6%	21.8%	26.5%
Townhouse	308,700	194	0.6%	3.8%	9.7%	16.2%	16.4%
Apartment	282,200	198	1.0%	4.7%	12.0%	19.4%	22.1%
<b>COMPOSITE</b>	<b>424,800</b>	<b>200</b>	<b>1.2%</b>	<b>3.6%</b>	<b>9.1%</b>	<b>20.8%</b>	<b>24.7%</b>
<b>CREB® TOWNS</b>							
Single Family	356,800	184	1.4%	0.7%	5.3%	14.7%	14.6%
Townhouse	256,700	207	1.8%	5.6%	13.8%	23.0%	15.5%
Apartment	202,700	174	1.2%	3.9%	6.4%	9.5%	3.7%
<b>COMPOSITE</b>	<b>351,300</b>	<b>185</b>	<b>1.4%</b>	<b>0.9%</b>	<b>5.7%</b>	<b>14.9%</b>	<b>14.1%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	482,800	205	1.3%	3.9%	9.1%	23.1%	28.6%
Townhouse	309,700	194	0.5%	3.8%	9.4%	15.8%	16.6%
Apartment	283,400	198	1.0%	4.7%	12.1%	19.6%	22.5%
<b>COMPOSITE</b>	<b>434,100</b>	<b>202</b>	<b>1.1%</b>	<b>4.0%</b>	<b>9.6%</b>	<b>21.6%</b>	<b>26.1%</b>

# COMPARISONS

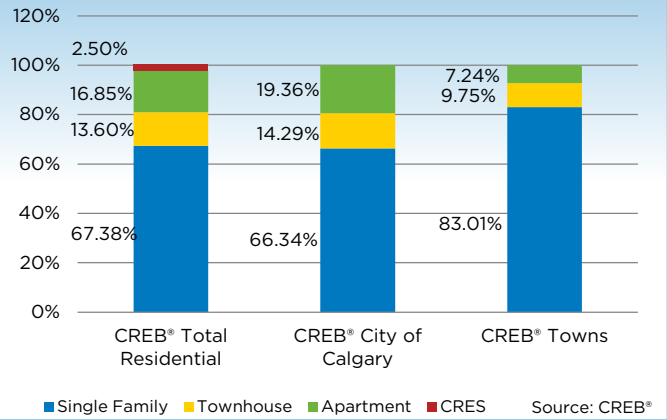
**Benchmark Price - February**



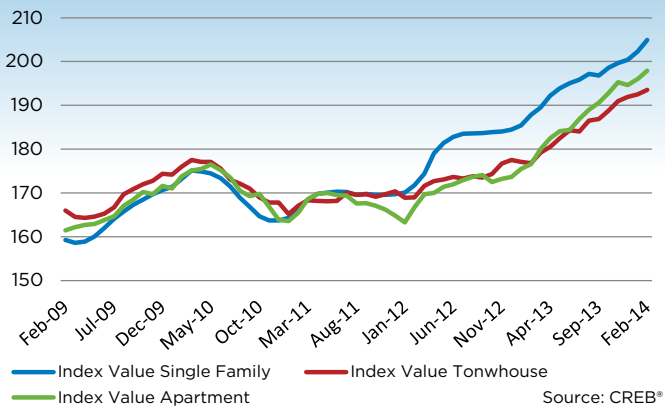
**Months of Supply - February**



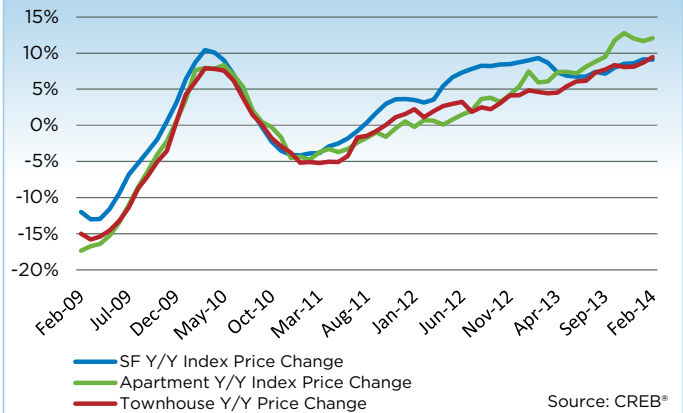
**Sales Distribution - February**



**CALGARY INDEX VALUE**



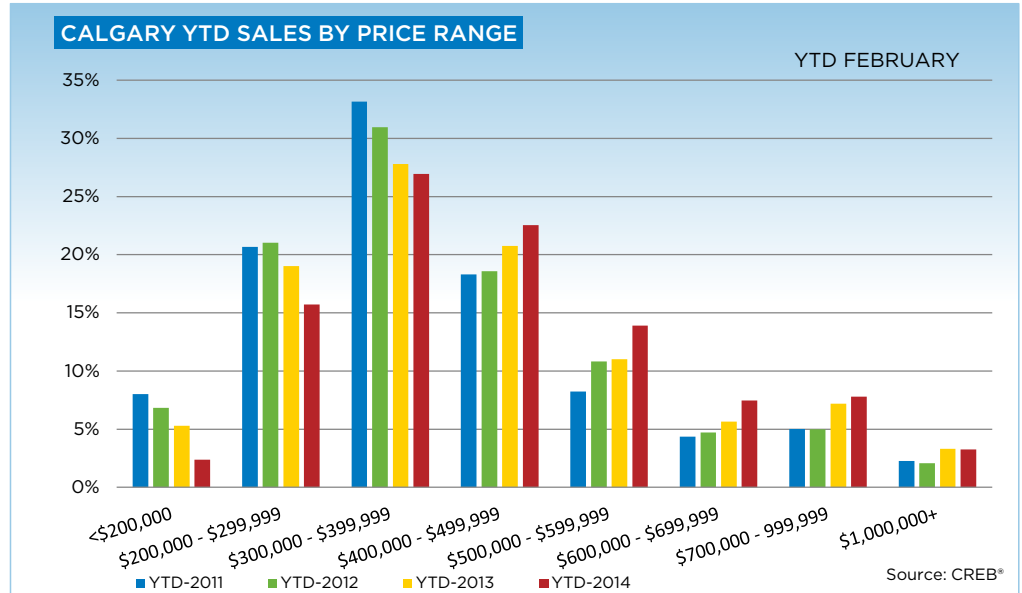
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



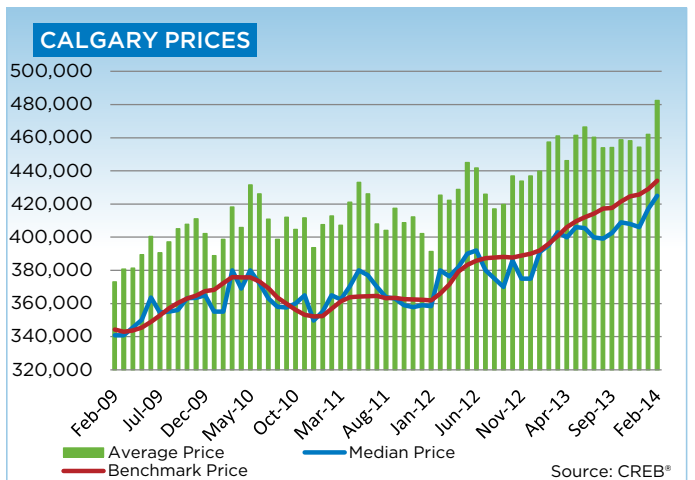
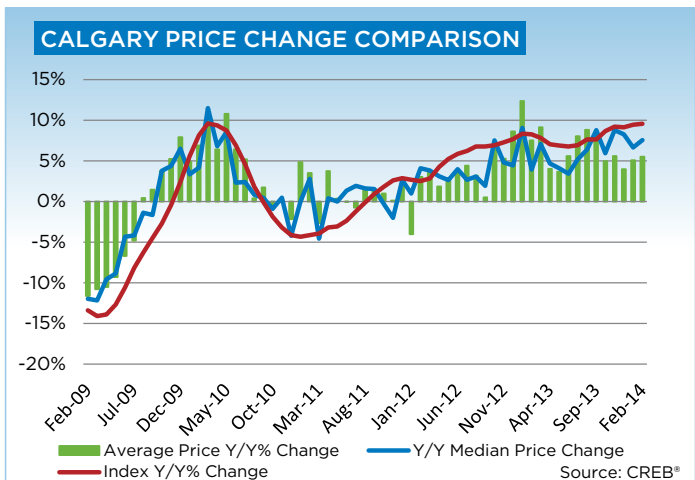
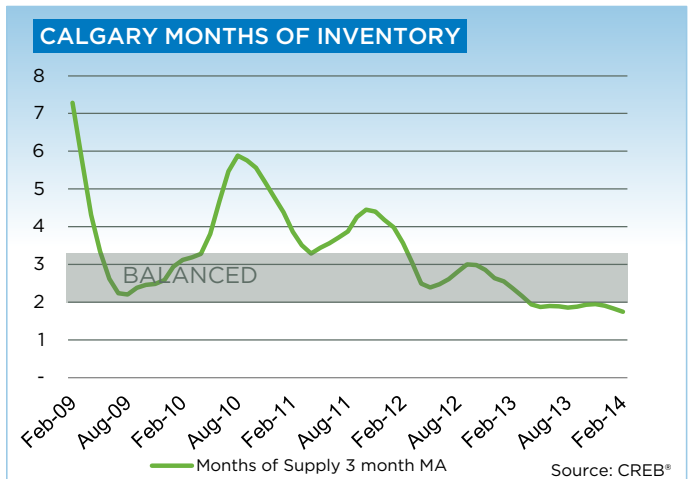
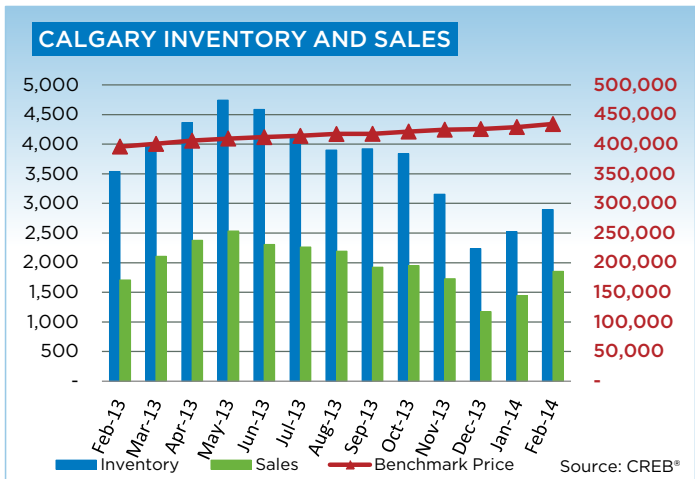
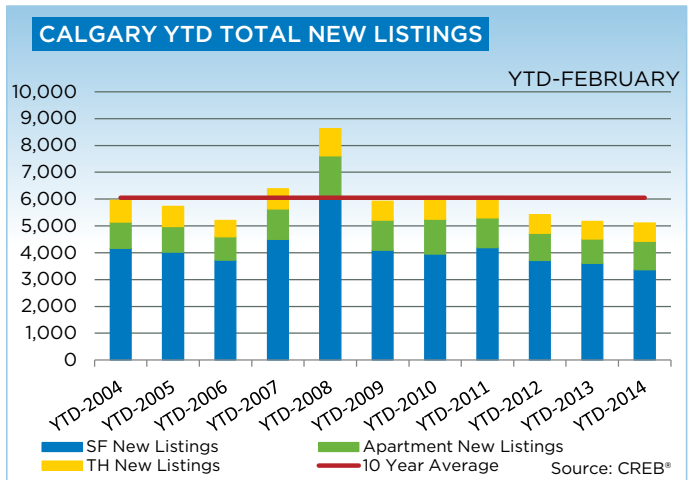
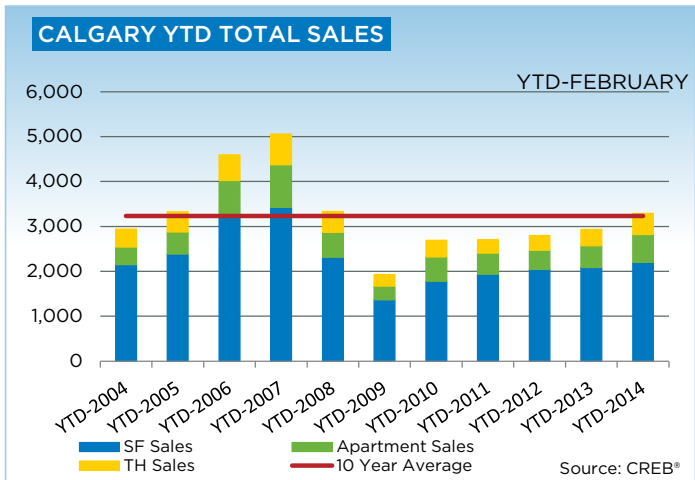
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	1,229	1,706	2,107	2,377	2,535	2,307	2,265	2,193	1,920	1,949	1,725	1,171	23,484
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,794	2,521	1,824	972	32,151
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	454,214	458,761	458,162	454,387	456,696
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
Index	183	185	187	189	191	192	193	195	195	197	198	199	
<b>2014</b>													
Sales	1,439	1,854											3,293
New Listings	2,393	2,711											5,104
Active Listings	2,524	2,892											
AverageDOM	40	30											34
Average Price	462,080	482,530											473,593
Benchmark Price	429,100	434,100											
Index	200	202											

	Feb-13	Feb-14	YTD2013	YTD2014
<b>Calgary Total</b>				
>\$100,000	4	-	6	-
\$100,000 - \$199,999	76	37	149	78
\$200,000 - \$299,999	326	283	558	518
\$300,000 - \$349,999	251	240	409	424
\$350,000 - \$399,999	224	257	407	463
\$400,000 - \$449,999	205	223	355	404
\$450,000 - \$499,999	148	185	254	338
\$500,000 - \$549,999	106	151	190	284
\$550,000 - \$599,999	83	99	133	174
\$600,000 - \$649,999	56	86	92	129
\$650,000 - \$699,999	47	70	74	117
\$700,000 - \$799,999	64	83	114	133
\$800,000 - \$899,999	38	48	63	85
\$900,000 - \$999,999	15	26	34	39
\$1,000,000 - \$1,249,999	31	32	46	49
\$1,250,000 - \$1,499,999	15	12	25	22
\$1,500,000 - \$1,749,999	4	10	9	15
\$1,750,000 - \$1,999,999	5	6	7	10
\$2,000,000 - \$2,499,999	4	3	5	6
\$2,500,000 - \$2,999,999	2	-	3	2
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	1	2	1	2
\$4,000,000 +	1	-	1	-
	1,706	1,854	2,935	3,293



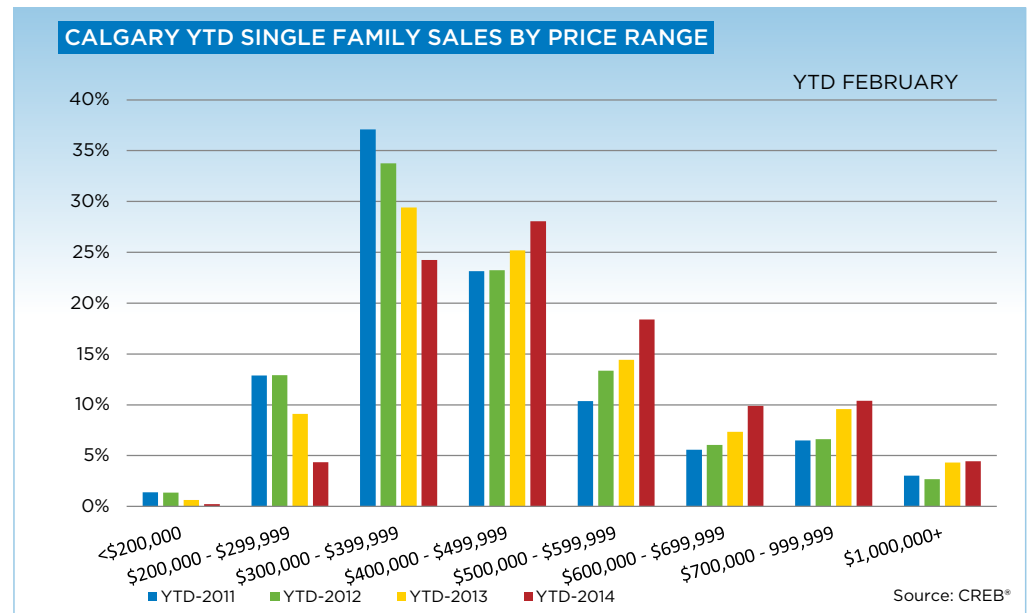
# CITY OF CALGARY



## CREB® CITY OF CALGARY SINGLE FAMILY

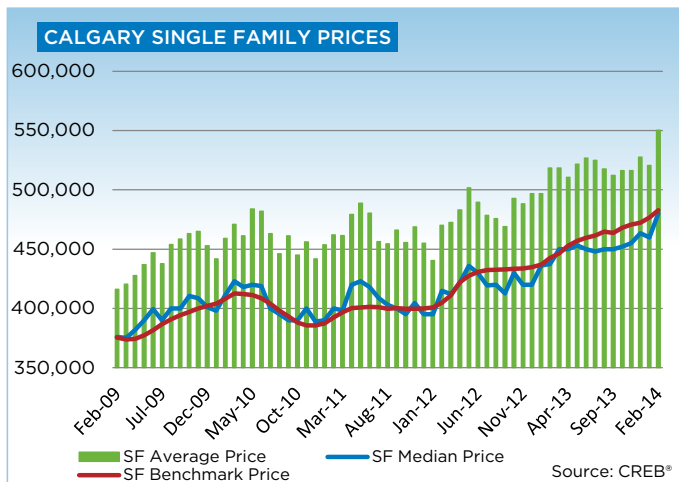
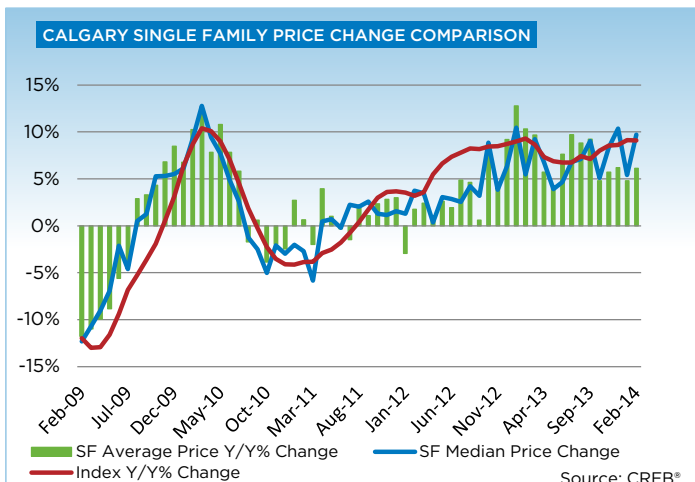
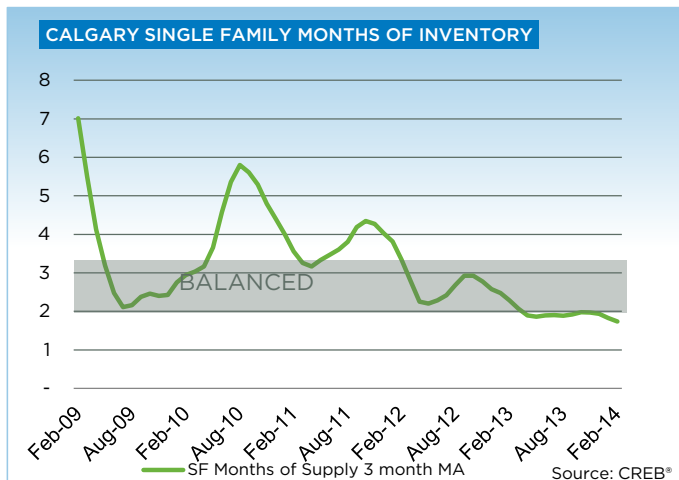
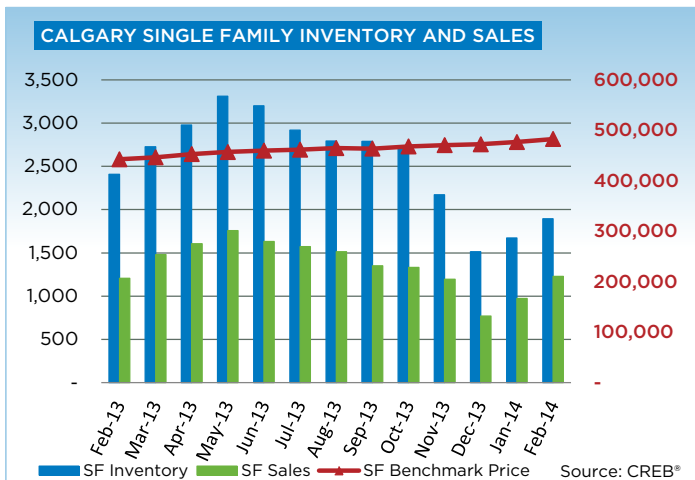
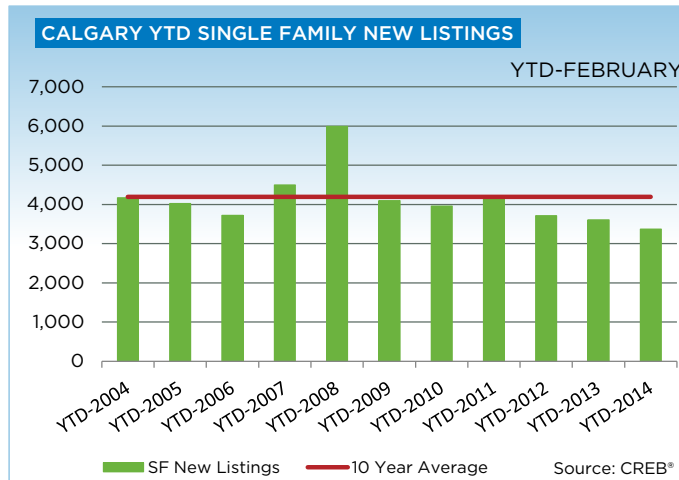
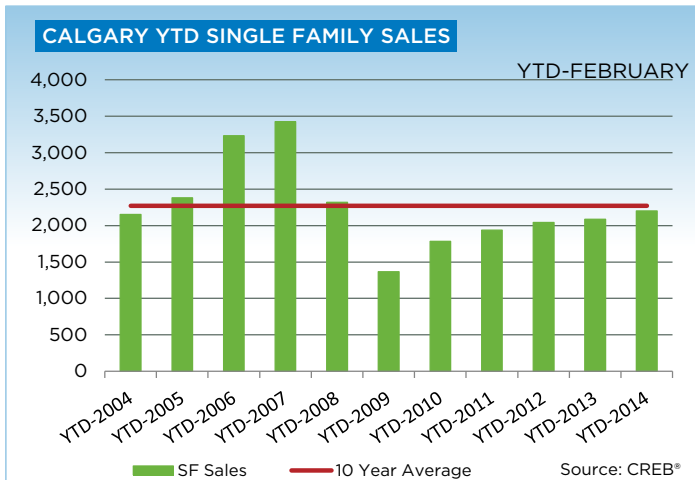
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	878	1,207	1,479	1,607	1,759	1,632	1,573	1,514	1,351	1,333	1,195	772	16,300
New Listings	1,732	1,874	2,234	2,407	2,657	2,147	1,957	1,964	1,973	1,736	1,233	649	22,563
Active Listings	2,075	2,408	2,727	2,977	3,311	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	512,296	516,375	516,234	527,634	517,873
Benchmark Price	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	
<b>2014</b>													
Sales	973	1,230											2,203
New Listings	1,582	1,785											3,367
Active Listings	1,671	1,894											
AverageDOM	40	29											34
Average Price	520,678	550,312											537,223
Benchmark Price	476,700	482,800											
Index	202	205											

	Feb-13	Feb-14	YTD2013	YTD2014
<b>Calgary SF</b>				
>\$100,000	1	-	1	-
\$100,000 - \$199,999	8	1	12	5
\$200,000 - \$299,999	114	49	190	96
\$300,000 - \$349,999	163	108	285	207
\$350,000 - \$399,999	186	173	328	327
\$400,000 - \$449,999	170	176	298	326
\$450,000 - \$499,999	125	159	227	292
\$500,000 - \$549,999	98	134	174	247
\$550,000 - \$599,999	77	89	127	158
\$600,000 - \$649,999	50	77	84	113
\$650,000 - \$699,999	44	63	69	105
\$700,000 - \$799,999	62	76	109	122
\$800,000 - \$899,999	37	43	60	74
\$900,000 - \$999,999	13	22	31	33
\$1,000,000 - \$1,249,999	28	30	42	45
\$1,250,000 - \$1,499,999	14	10	22	20
\$1,500,000 - \$1,749,999	4	9	9	13
\$1,750,000 - \$1,999,999	5	5	7	9
\$2,000,000 - \$2,499,999	4	3	5	6
\$2,500,000 - \$2,999,999	2	-	3	2
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	1	2	1	2
\$4,000,000 +	1	-	1	-
	1,207	1,230	2,085	2,203





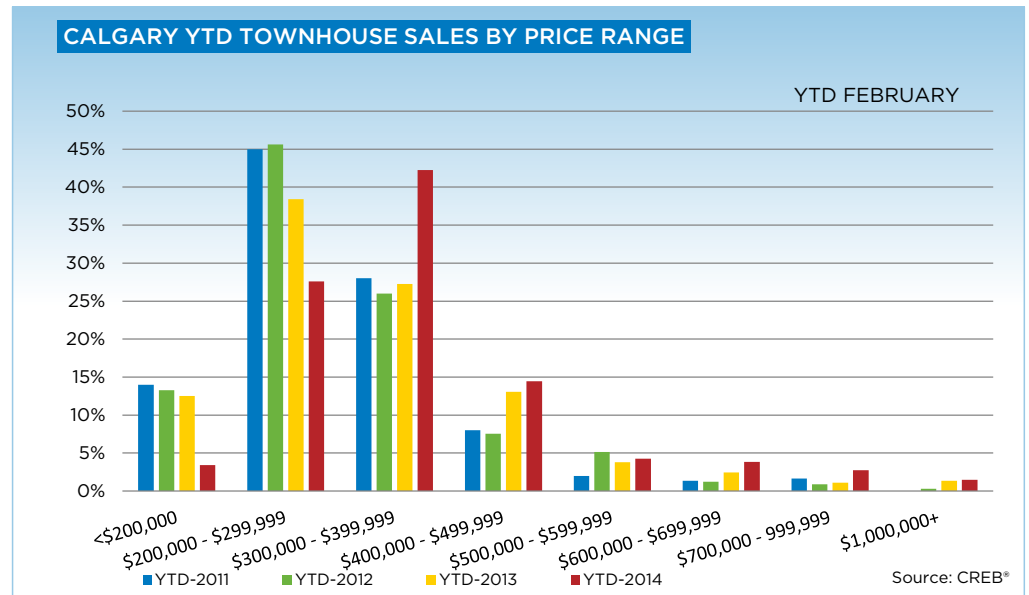
# CITY OF CALGARY SINGLE FAMILY



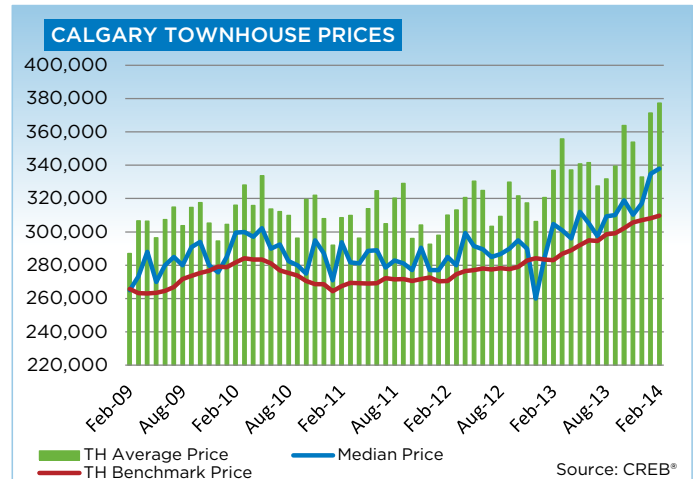
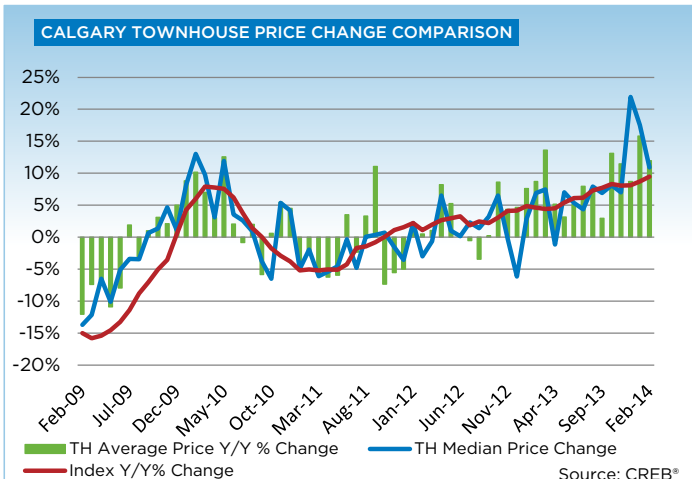
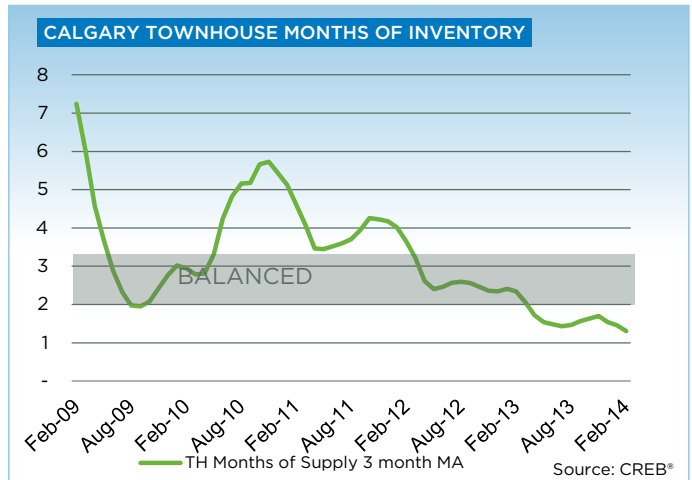
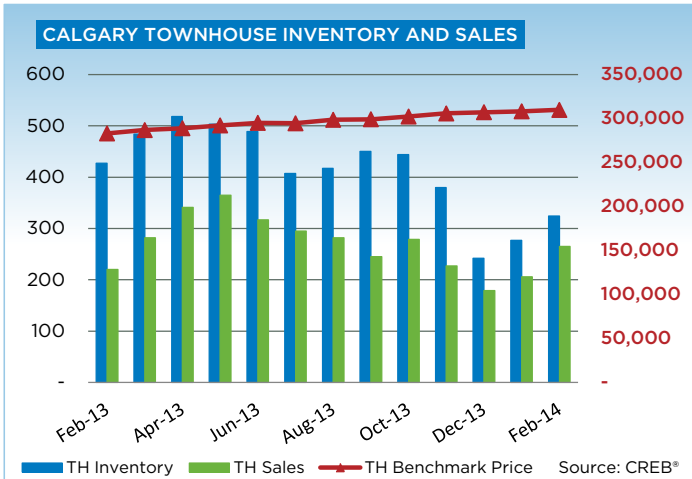
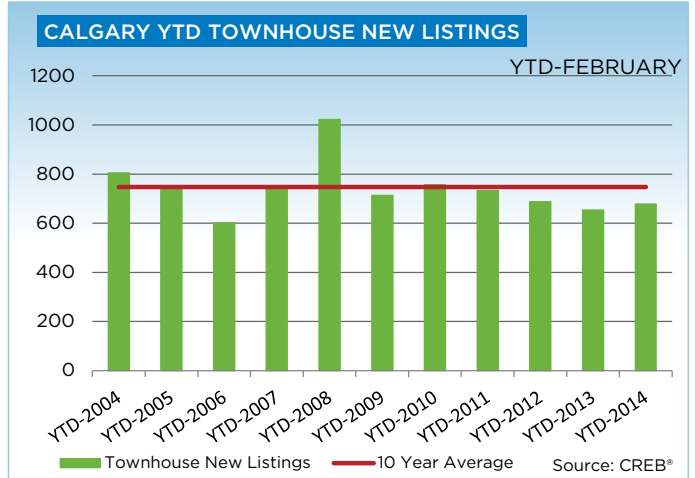
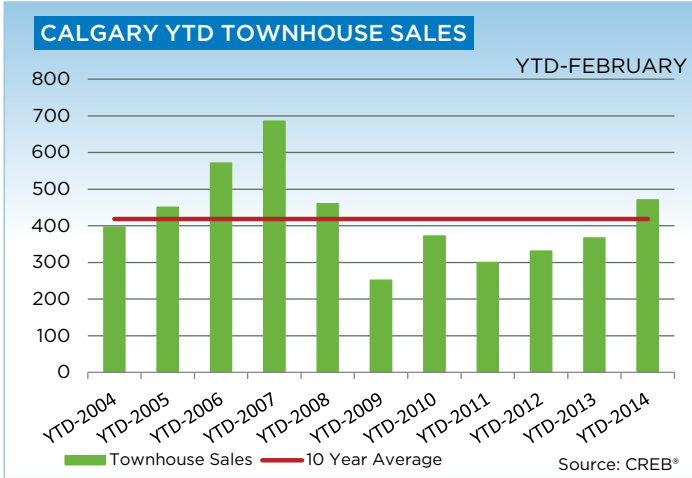
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	147	220	282	341	365	317	295	282	245	279	227	179	3,179
New Listings	310	343	398	453	423	361	302	358	361	335	238	112	3,994
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	39	38	34	31	43	38	48	38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793	339,534	363,890	353,817	332,893	341,008
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	
<b>2014</b>													
Sales	206	265											471
New Listings	326	352											678
Active Listings	277	324											
AverageDOM	38	28											32
Average Price	371,347	377,382											374,742
Benchmark Price	308,100	309,700											
Index	193	194											

Calgary Townhouse	Feb-13	Feb-14	YTD2013	YTD2014
>\$100,000	2	-	2	-
\$100,000 - \$199,999	20	8	44	16
\$200,000 - \$299,999	82	68	141	130
\$300,000 - \$349,999	41	77	60	126
\$350,000 - \$399,999	20	41	40	73
\$400,000 - \$449,999	24	25	35	39
\$450,000 - \$499,999	11	13	13	29
\$500,000 - \$549,999	6	6	11	13
\$550,000 - \$599,999	3	5	3	7
\$600,000 - \$649,999	5	6	6	10
\$650,000 - \$699,999	1	5	3	8
\$700,000 - \$799,999	1	4	1	7
\$800,000 - \$899,999	-	2	2	4
\$900,000 - \$999,999	1	1	1	2
\$1,000,000 - \$1,249,999	2	1	3	3
\$1,250,000 - \$1,499,999	1	2	2	2
\$1,500,000 - \$1,749,999	-	1	-	2
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	220	265	367	471



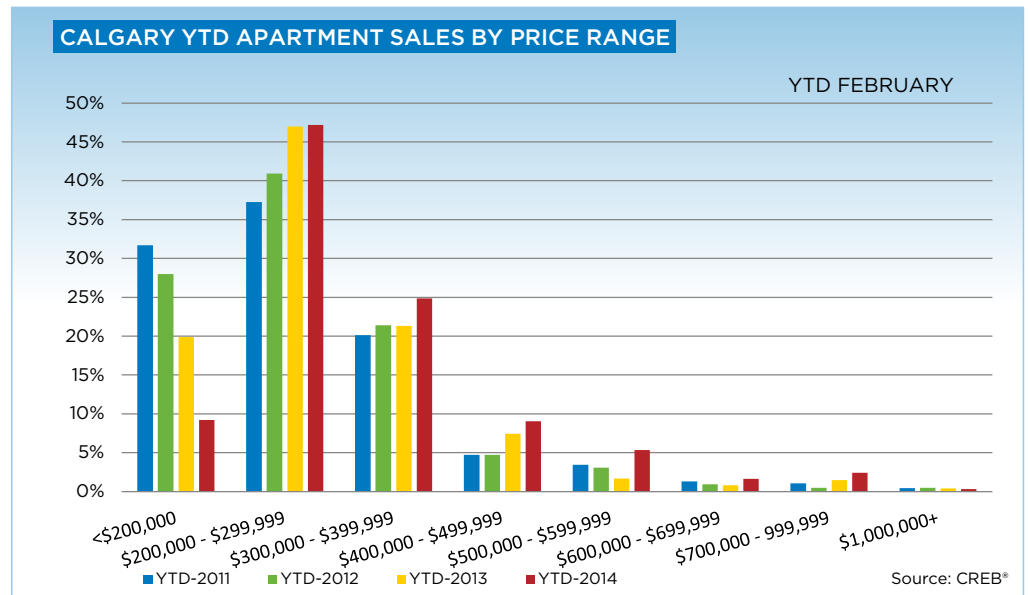
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



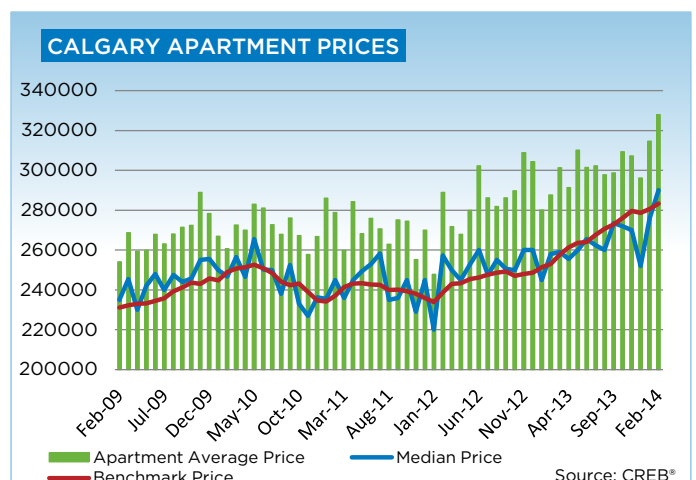
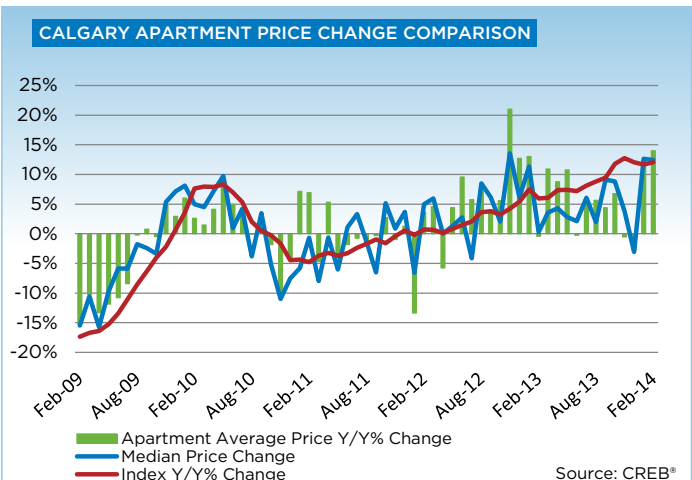
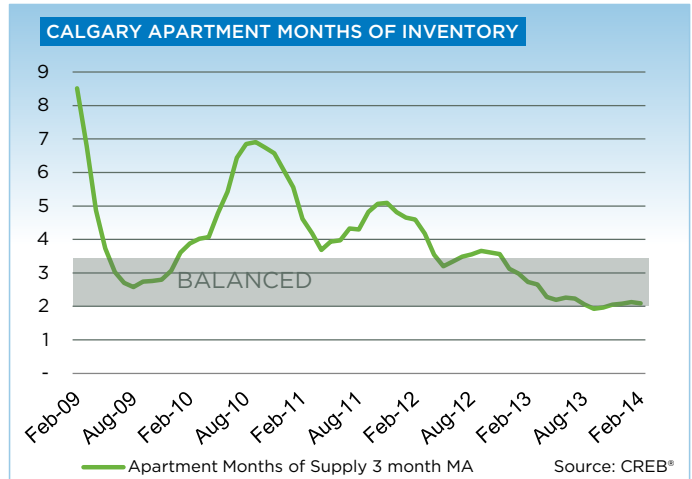
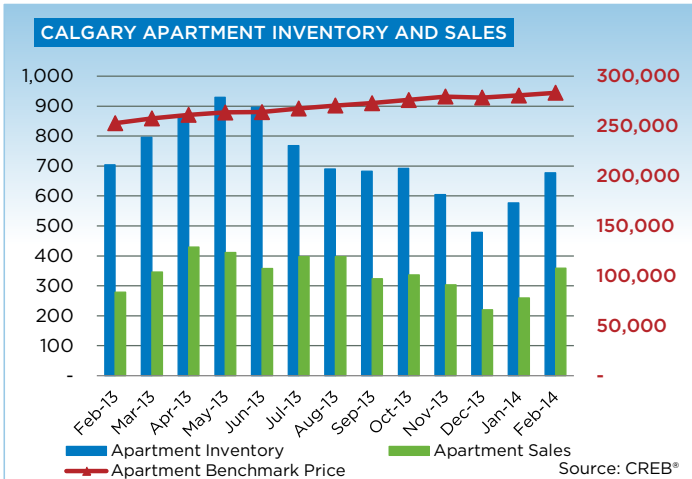
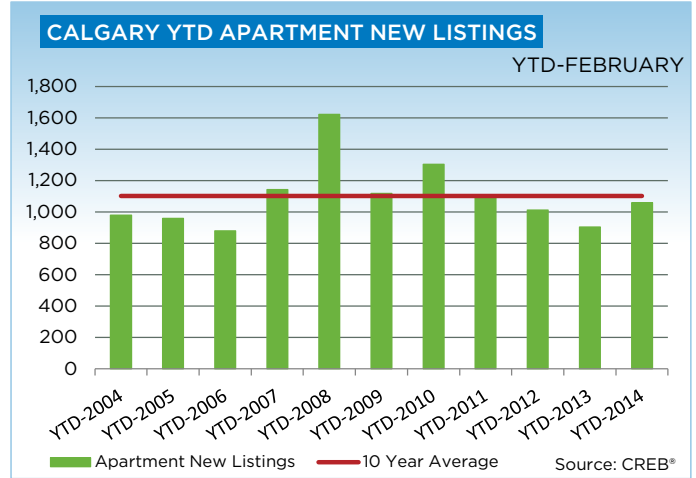
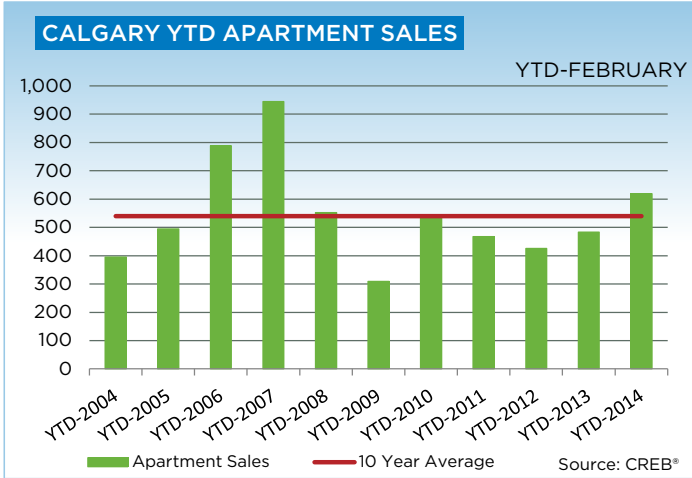
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	451	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	307,308	296,207	299,536
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	
<b>2014</b>													
Sales	260	359											619
New Listings	485	574											1,059
Active Listings	577	677											
AverageDOM	42	33											36
Average Price	314,678	327,911											322,352
Benchmark Price	280,600	283,400											
Index	196	198											

Calgary Apartment	Feb-13	Feb-14	YTD2013	YTD2014
>\$100,000	1	-	3	-
\$100,000 - \$199,999	48	28	93	57
\$200,000 - \$299,999	130	166	227	292
\$300,000 - \$349,999	47	55	64	91
\$350,000 - \$399,999	18	43	39	63
\$400,000 - \$449,999	11	22	22	39
\$450,000 - \$499,999	12	13	14	17
\$500,000 - \$549,999	2	11	5	24
\$550,000 - \$599,999	3	5	3	9
\$600,000 - \$649,999	1	3	2	6
\$650,000 - \$699,999	2	2	2	4
\$700,000 - \$799,999	1	3	4	4
\$800,000 - \$899,999	1	3	1	7
\$900,000 - \$999,999	1	3	2	4
\$1,000,000 - \$1,249,999	1	1	1	1
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$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 +	-	-	-	-
	279	359	483	619



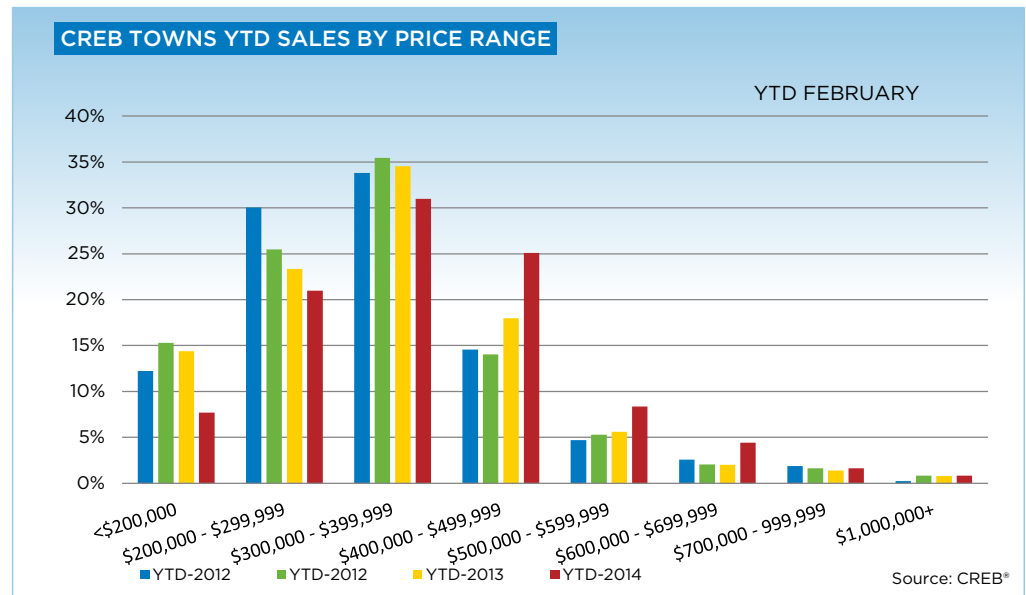
# CITY OF CALGARY CONDOMINIUM APARTMENTS



# CREB® TOWNS

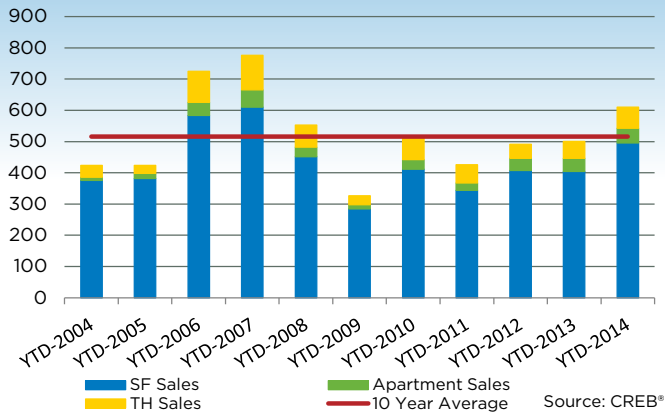
	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	245	256	364	431	486	470	480	431	377	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	591	549	513	379	218	6,806
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
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	
<b>2014</b>													
Sales	251	359											610
New Listings	551	544											1,095
Active Listings	1,141	1,202											
AverageDOM	68	56											69
Average Price	379,053	387,266											383,886
Benchmark Price	346,500	351,300											
Index	182	185											

CREB Towns	Feb-13	Feb-14	YTD2013	YTD2014
>\$100,000	7	2	14	3
\$100,000 - \$199,999	30	24	58	44
\$200,000 - \$299,999	64	77	117	128
\$300,000 - \$349,999	48	45	92	71
\$350,000 - \$399,999	42	71	81	118
\$400,000 - \$449,999	24	46	49	85
\$450,000 - \$499,999	20	37	41	68
\$500,000 - \$549,999	9	19	21	30
\$550,000 - \$599,999	2	15	7	21
\$600,000 - \$649,999	3	6	6	18
\$650,000 - \$699,999	1	5	4	9
\$700,000 - \$799,999	3	4	6	5
\$800,000 - \$899,999	-	3	1	4
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	2	2	2	3
\$1,250,000 - \$1,499,999	1	2	1	2
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	256	359	501	610



# CREB® TOWNS

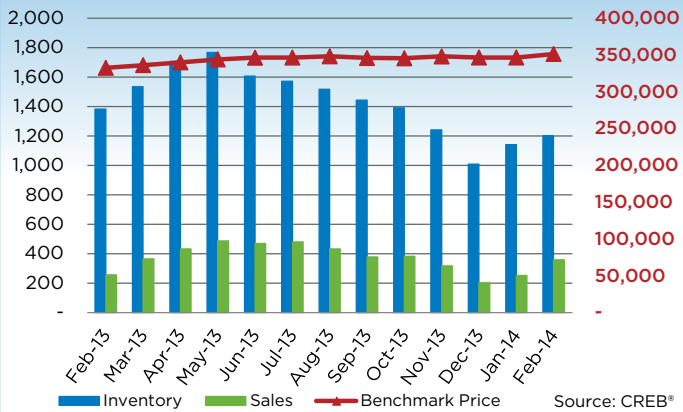
### CREB TOWNS YTD TOTAL SALES



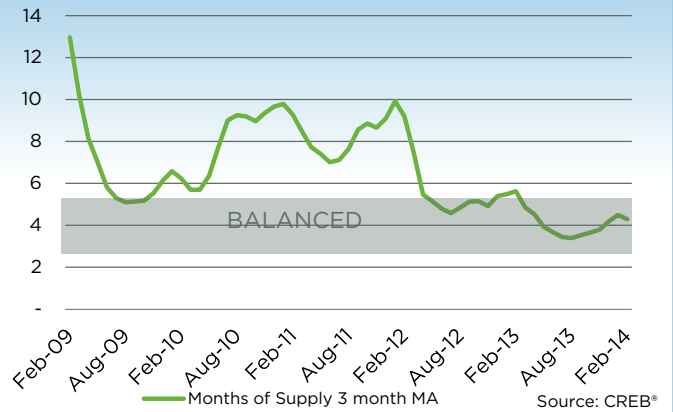
### CREB TOWNS YTD TOTAL NEW LISTINGS



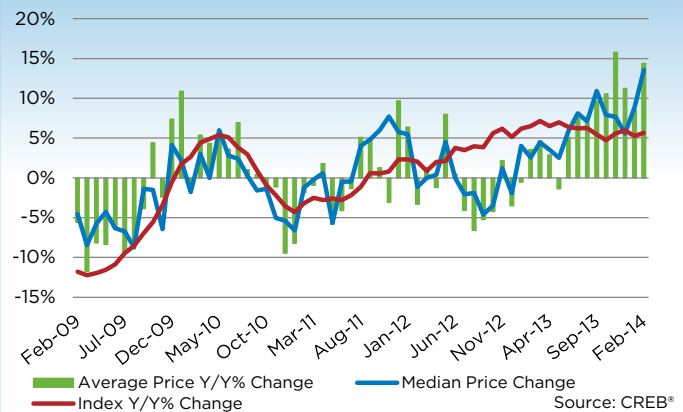
### CREB TOWNS INVENTORY AND SALES



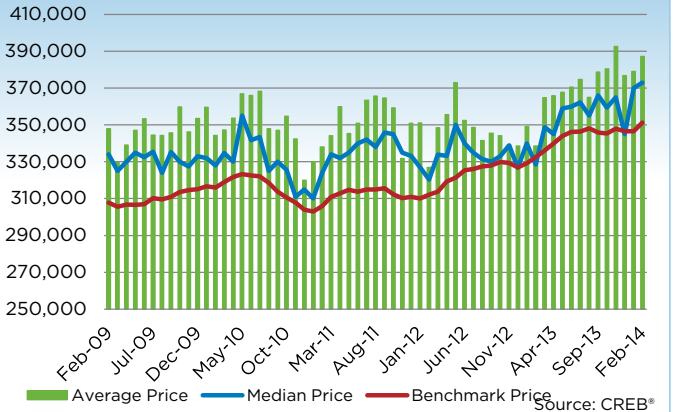
### CREB TOWNS MONTHS OF INVENTORY



### CREB TOWNS PRICE CHANGE COMPARISON



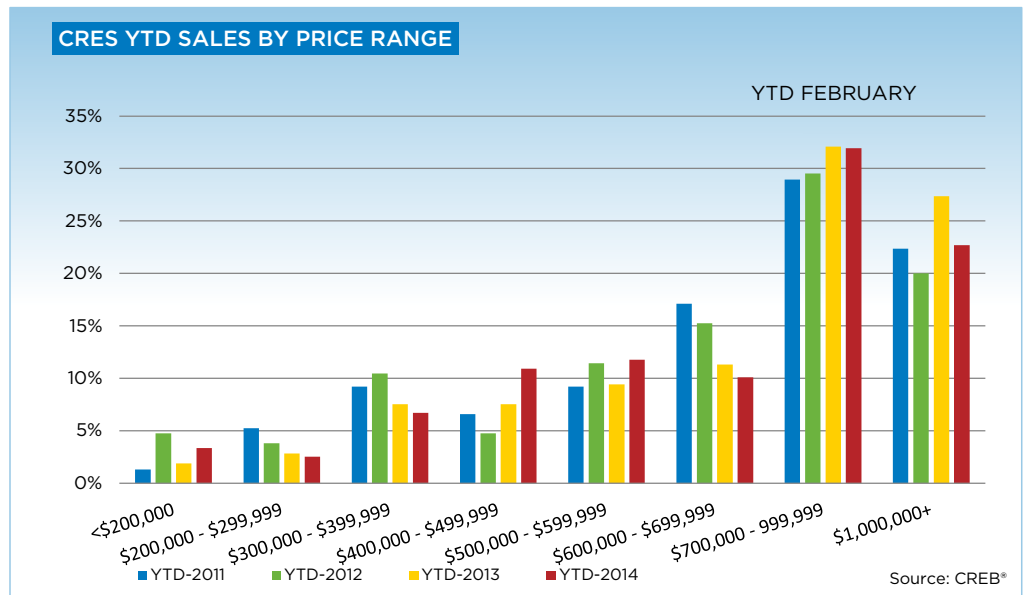
### CREB TOWNS PRICES



# CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<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	237	222	209	185	107	71	2,631
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
<b>2014</b>													
Sales	59	60											119
New Listings	198	209											407
Active Listings	649	696											
AverageDOM	100	126											113
Average Price	745,115	885,458											815,876

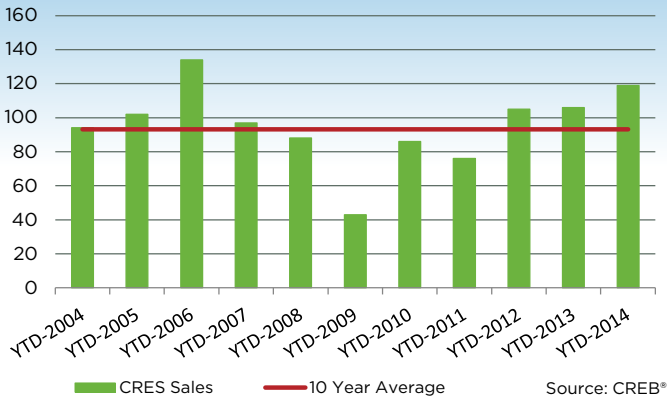
CRES	Feb-13	Feb-14	YTD2013	YTD2014
>\$100,000	1	-	1	1
\$100,000 - \$199,999	1	-	1	3
\$200,000 - \$299,999	3	1	3	3
\$300,000 - \$349,999	3	3	4	4
\$350,000 - \$399,999	1	1	4	4
\$400,000 - \$449,999	3	3	3	4
\$450,000 - \$499,999	3	4	5	9
\$500,000 - \$549,999	4	4	5	9
\$550,000 - \$599,999	5	3	5	5
\$600,000 - \$649,999	4	4	5	6
\$650,000 - \$699,999	5	4	7	6
\$700,000 - \$799,999	7	5	10	16
\$800,000 - \$899,999	5	8	10	12
\$900,000 - \$999,999	9	5	14	10
\$1,000,000 - \$1,249,999	6	6	13	12
\$1,250,000 - \$1,499,999	7	2	9	5
\$1,500,000 - \$1,749,999	2	2	3	3
\$1,750,000 - \$1,999,999	1	2	1	3
\$2,000,000 - \$2,499,999	1	1	2	2
\$2,500,000 - \$2,999,999	1	2	1	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	72	60	106	119





# CREB® COUNTRY RESIDENTIAL

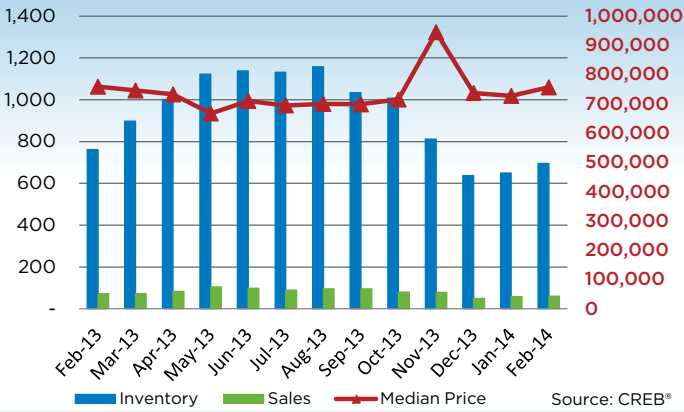
### CREB YTD TOTAL SALES



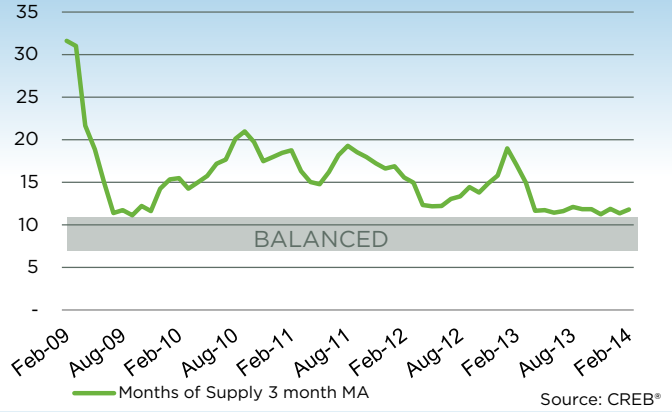
### CREB YTD TOTAL NEW LISTINGS



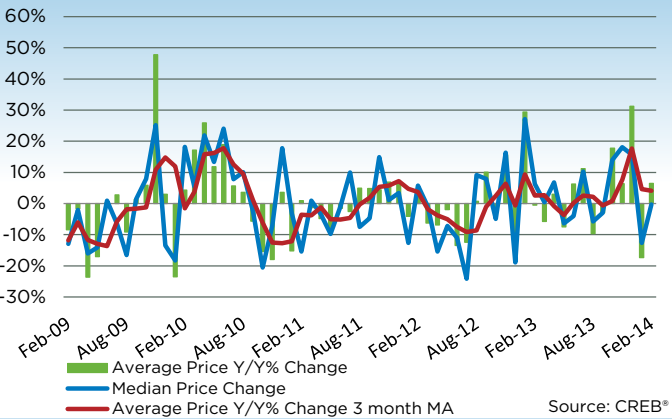
### CREB INVENTORY AND SALES



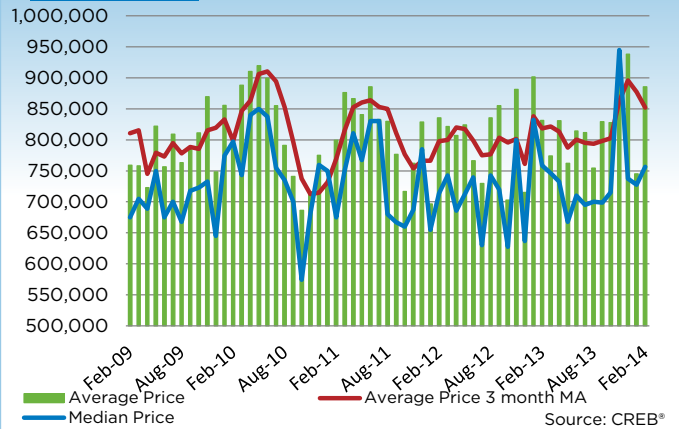
### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



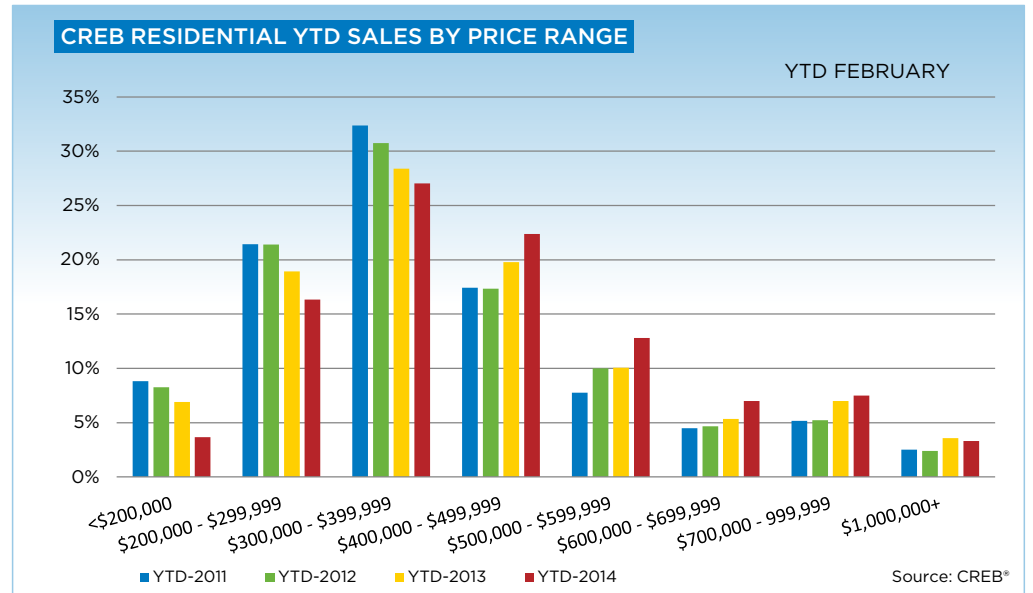
### CREB PRICES



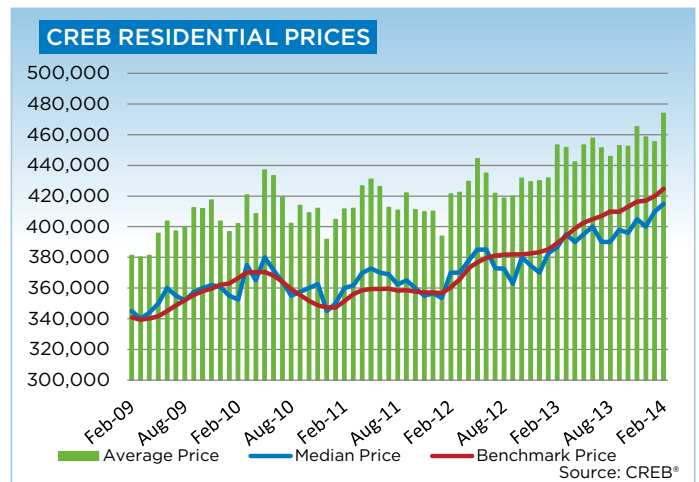
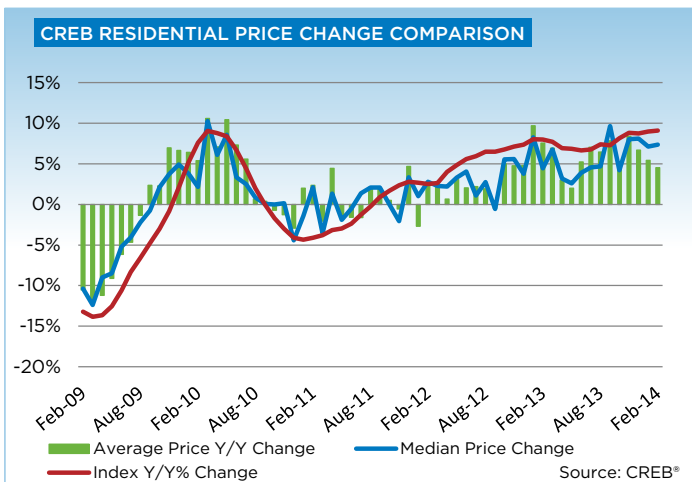
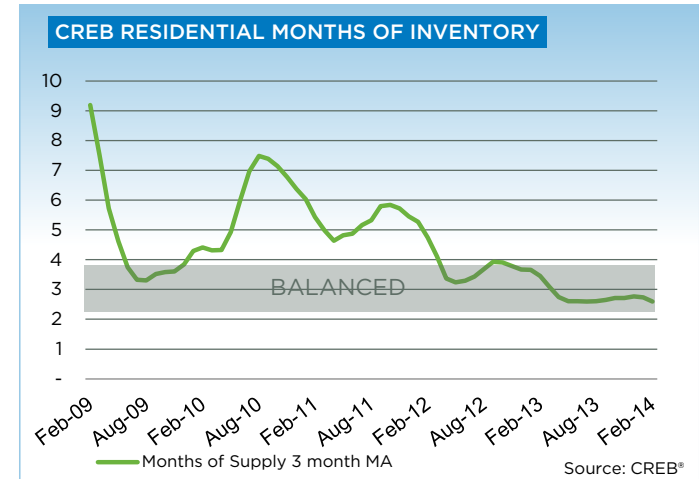
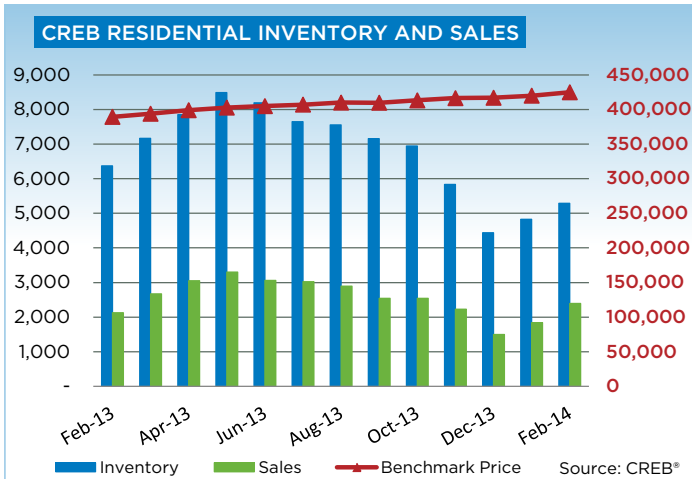
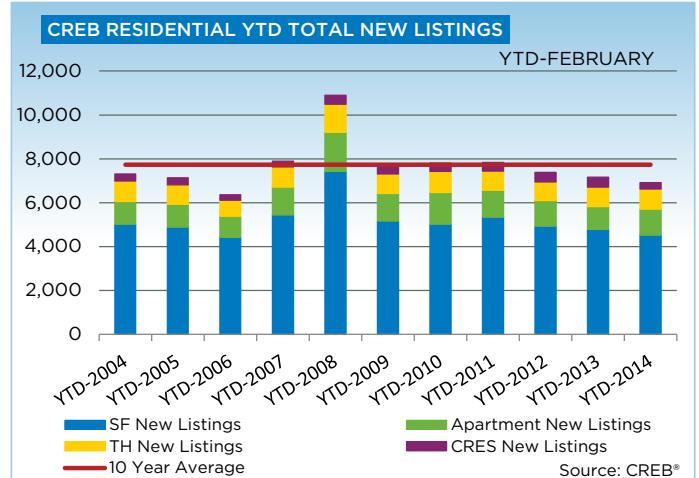
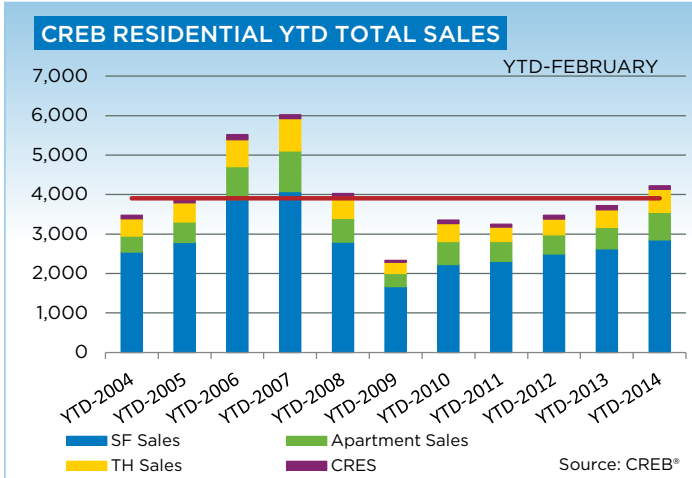
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	1,588	2,128	2,676	3,051	3,303	3,058	3,024	2,895	2,546	2,542	2,229	1,498	30,538
New Listings	3,462	3,635	4,425	4,885	5,186	4,186	3,958	3,851	3,776	3,451	2,454	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	53	43
Average Price	431,889	453,384	451,662	442,246	453,177	457,607	451,453	445,811	452,885	452,367	465,172	458,589	451,483
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	
<b>2014</b>													
Sales	1,843	2,397											4,240
New Listings	3,306	3,662											6,968
Active Listings	4,830	5,291											
AverageDOM	49	39											38
Average Price	455,285	473,863											465,787
Benchmark Price	419,900	424,800											
Index	198	200											

CREB Total	Feb-13	Feb-14	YTD2013	YTD2014
>\$100,000	17	4	27	10
\$100,000 - \$199,999	117	71	230	145
\$200,000 - \$299,999	402	385	703	693
\$300,000 - \$349,999	325	307	537	527
\$350,000 - \$399,999	282	346	518	619
\$400,000 - \$449,999	240	286	426	516
\$450,000 - \$499,999	174	235	309	433
\$500,000 - \$549,999	125	185	225	339
\$550,000 - \$599,999	90	121	149	204
\$600,000 - \$649,999	67	99	110	158
\$650,000 - \$699,999	56	82	89	138
\$700,000 - \$799,999	75	95	132	160
\$800,000 - \$899,999	45	62	78	105
\$900,000 - \$999,999	26	33	50	53
\$1,000,000 - \$1,249,999	41	41	63	65
\$1,250,000 - \$1,499,999	23	16	35	29
\$1,500,000 - \$1,749,999	7	12	14	18
\$1,750,000 - \$1,999,999	6	8	8	13
\$2,000,000 - \$2,499,999	5	4	7	8
\$2,500,000 - \$2,999,999	3	2	4	4
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	1	2	1	2
\$4,000,000 +	1	-	1	-
	2,128	2,397	3,716	4,240



# 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.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at [www.creb.com](http://www.creb.com).

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