

Market moves toward balanced conditions

Growth in new listings outpace sales growth in July, supporting double-digit inventory gains

Calgary, August 1, 2014 – Residential sales this month totaled 2,336 units, a record level for July activity. However, year-over-year sales growth slowed to 3.18 per cent.

“While July’s sales growth seems like a dramatic departure from the double-digit gains recorded in the first half of this year, it is in comparison to exceptionally strong sales during the same period last year,” said CREB® chief economist Ann-Marie Lurie, noting July sales this year are nearly 19 per cent above long-term averages for the month.

New listings in July totaled 3,219 units, an 18 per cent increase over the previous year. The rise outpaced sales growth during the month, pushing inventory to 4,659 units, nearly 14 per cent higher than July 2013 levels.

“More selection is welcome news for many potential purchasers. However, improving supply levels have only come after nearly three consecutive years of declines,” said CREB® president Bill Kirk. “Along with improving inventories, other indicators support the notion that market conditions are moving toward more sustainable levels.”

Single-family unadjusted benchmark prices totaled \$511,600 in July, just above May figures, but 10.8 per cent higher than \$461,600 in July 2013.

“Following two years of annual increases and several months of monthly gains that exceeded one per cent, unadjusted benchmark prices appear to be leveling off,” said Lurie. “This fits with our expectations as the market moves into more balanced territory.”

Single-family sales totaled 1,553 units in July, a 1.3 per cent decline compared to the same period in 2013 and a 8.3 per cent increase year-to-date.

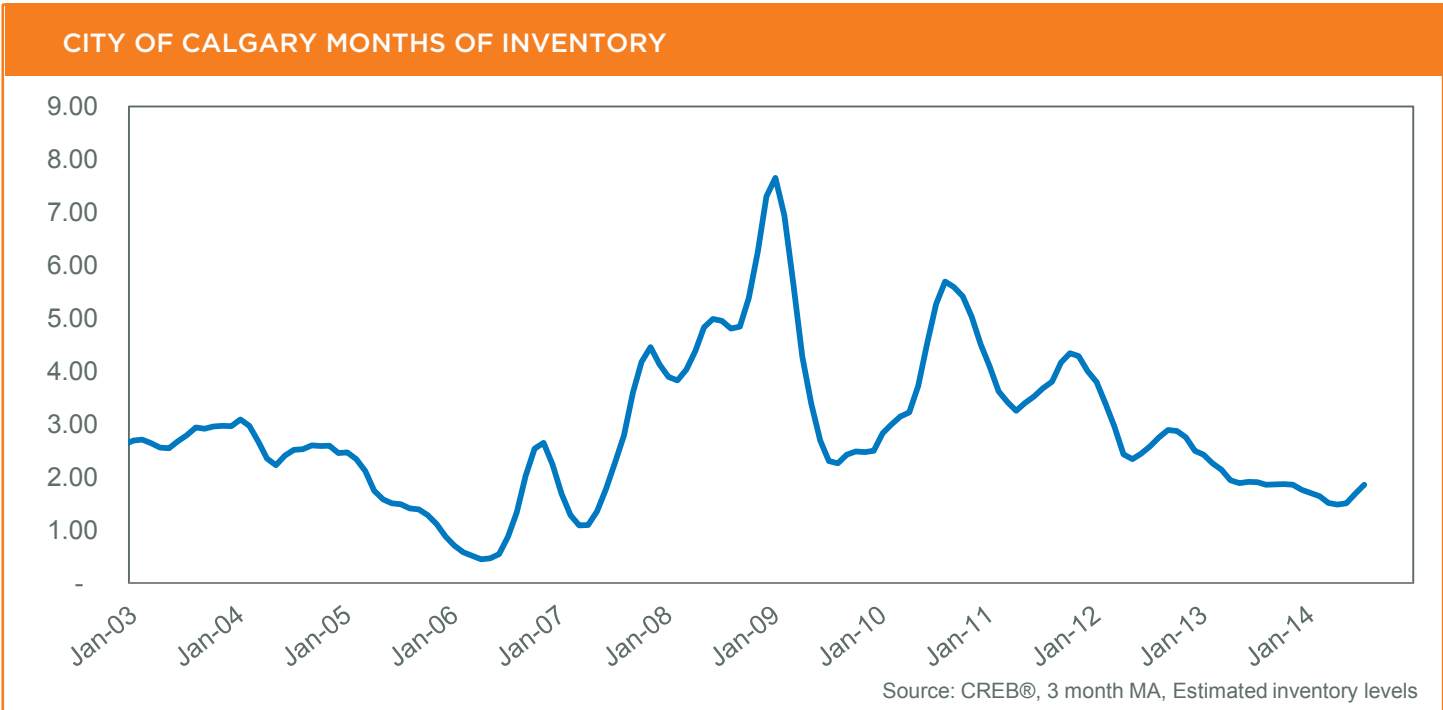
While overall single-family sales remain higher than long-term trends for this month, the year-over-year monthly decline reflects fewer sales and listings in properties priced under \$400,000.

“With declining choices in the lower-priced single-family market sector, consumers are considering both condominium apartment and townhouse segments,” said Kirk.

Year-to-date condominium apartment and townhouse sales increased by 21 and 19 per cent, respectively. New listing growth far outpaced sales growth, particularly in the apartment sector, thus boosting inventory levels.

For buyers, more choice has helped ease some of the upward pressure on benchmark prices. Unadjusted prices in both apartment and townhouse-style condominiums were similar to levels recorded the previous month. Despite slower monthly gains, year-over-year price growth grew by 11 per cent in the condominium sector. Benchmark prices for apartment and townhouse-style condominiums in July totaled \$298,100 and \$327,000, respectively.

“Calgary’s housing market continues to demonstrate exceptional levels of sales, and strong year-over-year price gains,” said Lurie. “This is a reflection of the economic factors supporting this market, including gains in net migration, employment, wage growth and favourable lending rates.”



CREB® - SUMMARY STATS

	Jul-13	Jul-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	3,023	3,258	7.77%	18,823	21,691	15.24%
Total Sales Volume	\$1,364,619,786	\$1,551,550,408	13.70%	\$8,465,446,814	\$10,323,677,146	21.95%
New Listings	3,957	4,569	15.47%	29,745	32,657	9.79%
Active Listings	7,646	8,057	5.38%	N/A	N/A	
Sales to New Listings Ratio	0.76	0.71	-6.66%	0.63	0.66	4.96%
Sales \$ / List \$	97.60%	98.00%	0.40%	97.59%	98.27%	0.68%
Average DOM	47	41	-12.74%	43	34	-20.93%
Average Price	\$451,412	\$476,228	5.50%	\$449,740	\$475,943	5.83%
Benchmark Price Index	\$407,000	\$449,600	10.47%			
	192	212	10.48%			
CREB® CITY OF CALGARY						
Total Sales	2,264	2,336	3.18%	14,520	16,261	11.99%
Total Sales Volume	\$1,041,849,398	\$1,127,089,829	8.18%	\$6,636,331,109	\$7,850,173,313	18.29%
New Listings	2,725	3,219	18.13%	21,267	23,535	10.66%
Active Listings	4,092	4,659	13.86%	N/A	N/A	
Sales to New Listings Ratio	0.83	0.73	-12.65%	0.68	0.69	1.20%
Sales \$ / List \$	97.73%	98.14%	0.41%	97.76%	98.52%	0.76%
Average DOM	39	33	-15.34%	36	29	-19.44%
Average Price	\$460,181	\$482,487	4.85%	\$457,048	\$482,761	5.63%
Benchmark Price Index	\$414,100	\$459,200	10.89%			
	193	214	10.88%			
CREB® TOWNS						
Total Sales	480	558	16.25%	2,731	3,496	28.01%
Total Sales Volume	\$179,842,674	\$222,283,926	23.60%	\$995,142,620	\$1,385,038,309	39.18%
New Listings	671	728	8.49%	4,556	5,107	12.09%
Active Listings	1,570	1,499	-4.52%	N/A	N/A	
Sales to New Listings Ratio	0.72	0.77	7.15%	0.60	0.68	14.20%
Sales \$ / List \$	97.80%	98.20%	0.40%	97.61%	98.25%	0.64%
Average DOM	60	53	-12.95%	68	55	-19.12%
Average Price	\$374,672	\$398,358	6.32%	\$364,388	\$396,178	8.72%
Benchmark Price Index	\$346,400	\$373,700	7.88%			
	182	197	7.90%			
CREB® CRES						
Total Sales	90	104	15.56%	557	663	19.03%
Total Sales Volume	\$73,030,800	\$90,925,450	24.50%	\$449,200,404	\$574,955,488	28.00%
New Listings	236	262	11.02%	1,845	1,772	-3.96%
Active Listings	1,132	1,028	-9.19%	N/A	N/A	
Sales to New Listings Ratio	0.38	0.40	4.09%	0.30	0.37	23.93%
Sales \$ / List \$	95.27%	96.21%	0.94%	95.13%	95.49%	0.36%
Average DOM	96	97	0.53%	100	95	-5.00%
Average Price	\$811,453	\$874,283	7.74%	\$806,464	\$867,203	7.53%
Median Price	\$695,000	\$796,500	14.60%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

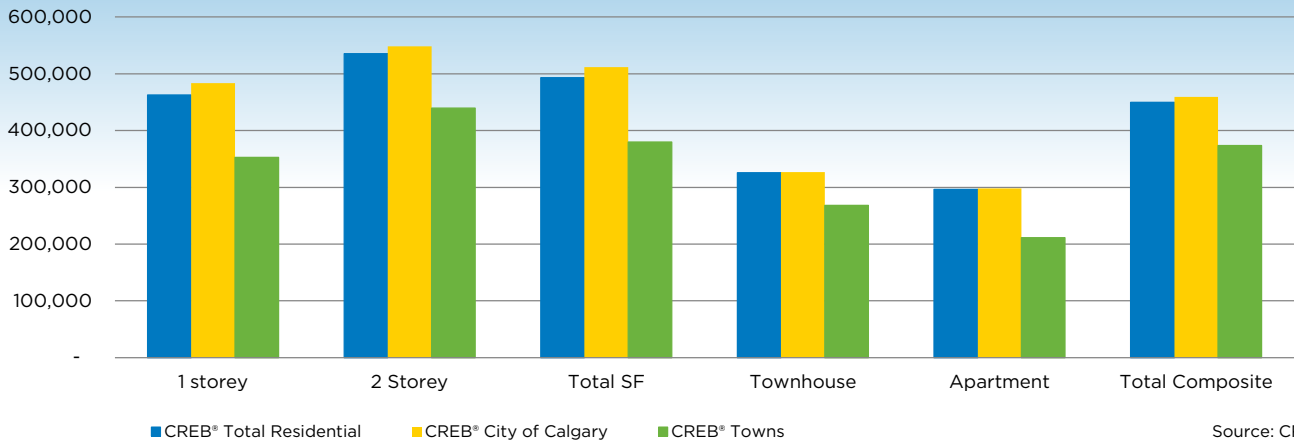
	Jul-13	Jul-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,573	1,553	-1.27%	10,131	10,976	8.34%
Total Sales Volume	\$825,786,944	\$859,509,012	4.08%	\$5,247,311,798	\$6,051,727,623	15.33%
New Listings	1,956	2,134	9.10%	15,004	15,817	5.42%
Active Listings	2,917	3,056	4.77%	N/A	N/A	
Sales to New Listings Ratio	0.80	0.73	-9.51%	0.68	0.69	2.77%
Sales \$ / List \$	97.79%	98.23%	0.44%	97.83%	98.58%	0.74%
Average DOM	37	32	-14.06%	34	28	-17.65%
Average Price	\$524,976	\$553,451	5.42%	\$517,946	\$551,360	6.45%
Benchmark Price	\$461,600	\$511,600	10.83%			
Index	196	217	10.82%			
CONDO APARTMENT						
Total Sales	397	444	11.84%	2,424	2,938	21.20%
Total Sales Volume	\$120,004,298	\$143,485,012	19.57%	\$722,067,308	\$951,359,922	31.76%
New Listings	466	653	40.13%	3,669	4,576	24.72%
Active Listings	768	1,070	39.32%	N/A	N/A	
Sales to New Listings Ratio	0.85	0.68	-20.19%	0.66	0.64	-2.82%
Sales \$ / List \$	97.31%	97.45%	0.14%	97.21%	98.05%	0.84%
Average DOM	50	40	-19.41%	43	35	-18.60%
Average Price	\$302,278	\$323,164	6.91%	\$297,883	\$323,812	8.70%
Benchmark Price	\$267,600	\$298,100	11.40%			
Index	187	208	11.40%			
CONDO TOWNHOUSE						
Total Sales	294	339	15.31%	1,965	2,347	19.44%
Total Sales Volume	\$96,058,156	\$124,095,805	29.19%	\$666,952,003	\$847,085,768	27.01%
New Listings	303	432	42.57%	2,594	3,142	21.13%
Active Listings	407	536	31.70%	N/A	N/A	
Sales to New Listings Ratio	0.97	0.78	-19.13%	0.76	0.75	-1.39%
Sales \$ / List \$	97.77%	98.38%	0.61%	97.82%	98.66%	0.84%
Average DOM	38	31	-17.15%	38	28	-26.32%
Average Price	\$326,728	\$366,064	12.04%	\$339,416	\$360,923	6.34%
Benchmark Price	\$294,500	\$327,000	11.04%			
Index	184	204	11.03%			

MLS® HPI SUMMARY

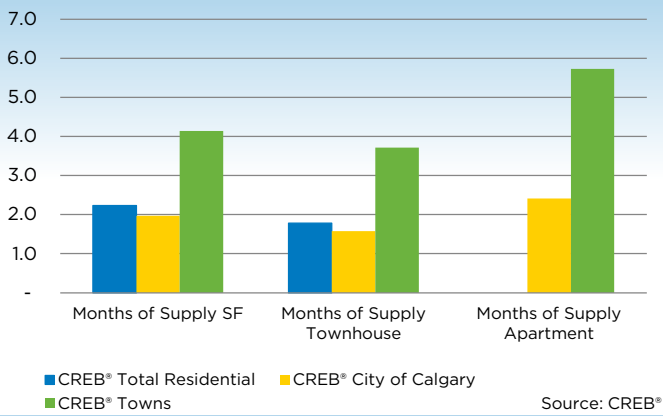
	July 2014		% Changes				
	Benchmark Price	Index (HPI)	Jun-14	Jan-14	Jul-13	Jul-11	Jul-09
CREB® TOTAL RESIDENTIAL							
Single Family	493,400	214	0.4%	7.4%	10.3%	26.1%	30.4%
Townhouse	325,900	205	0.2%	6.2%	11.1%	20.3%	22.6%
Apartment	296,600	208	-0.5%	6.1%	11.3%	22.7%	26.1%
COMPOSITE	449,600	212	0.3%	7.1%	10.5%	25.0%	28.9%
CREB® TOWNS							
Single Family	380,000	196	0.6%	8.0%	7.7%	18.6%	20.6%
Townhouse	268,400	217	-0.6%	6.4%	11.8%	24.2%	24.3%
Apartment	211,300	181	0.8%	5.5%	8.7%	12.6%	13.3%
COMPOSITE	373,700	197	0.5%	7.8%	7.9%	18.6%	20.5%
CREB® CITY OF CALGARY							
Single Family	511,600	217	0.4%	7.3%	10.8%	27.6%	32.3%
Townhouse	327,000	204	0.3%	6.1%	11.0%	20.1%	22.6%
Apartment	298,100	208	-0.5%	6.2%	11.4%	22.9%	26.4%
COMPOSITE	459,200	214	0.2%	7.0%	10.9%	25.9%	30.2%

COMPARISONS

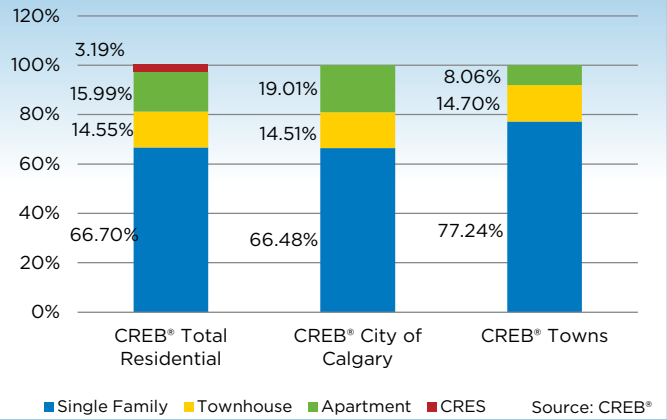
Benchmark Price - July



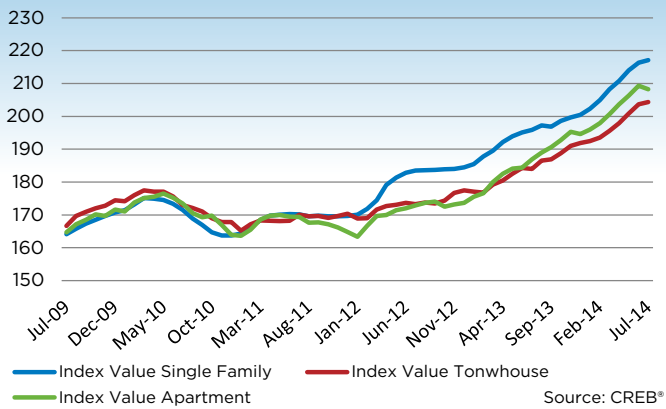
Months of Supply - July



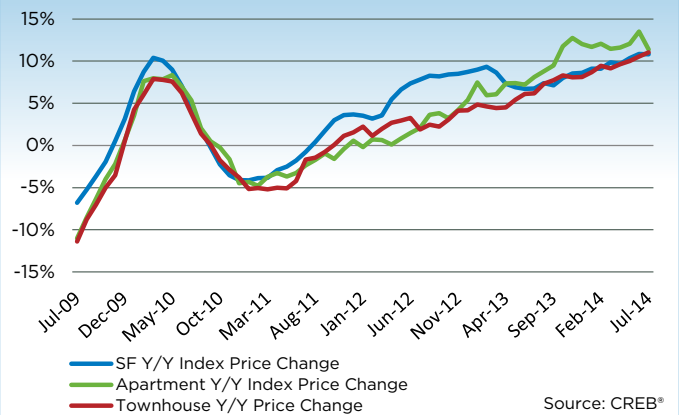
Sales Distribution - July



CALGARY INDEX VALUE



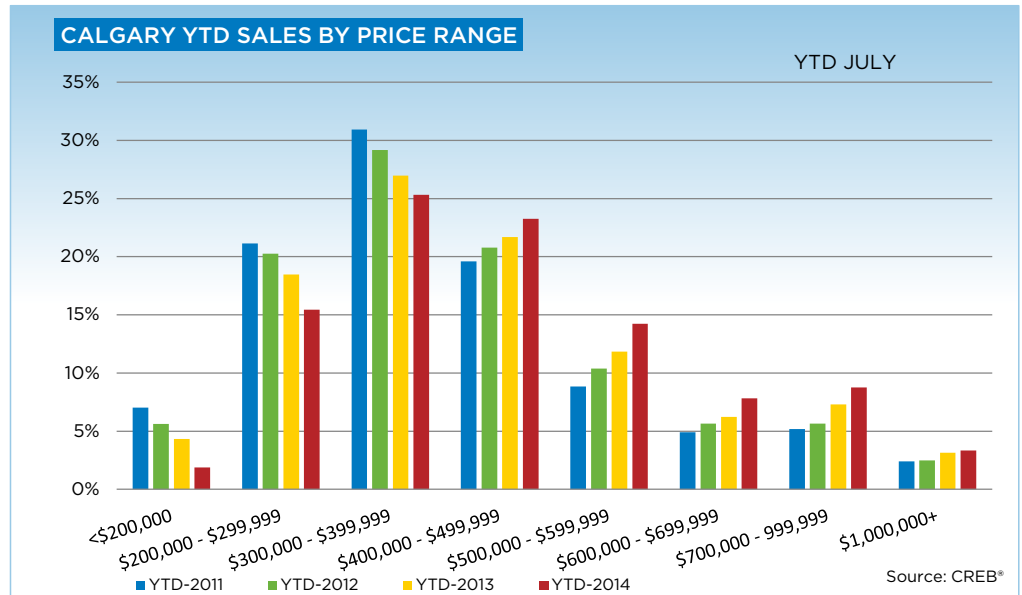
CALGARY INDEX YEAR OVER YEAR COMPARISON



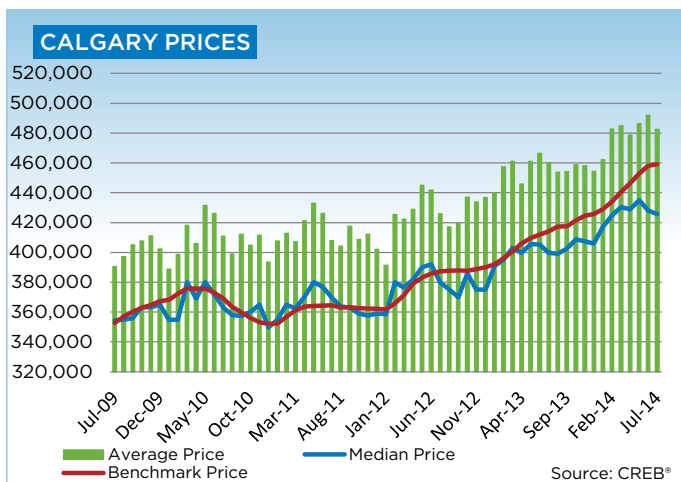
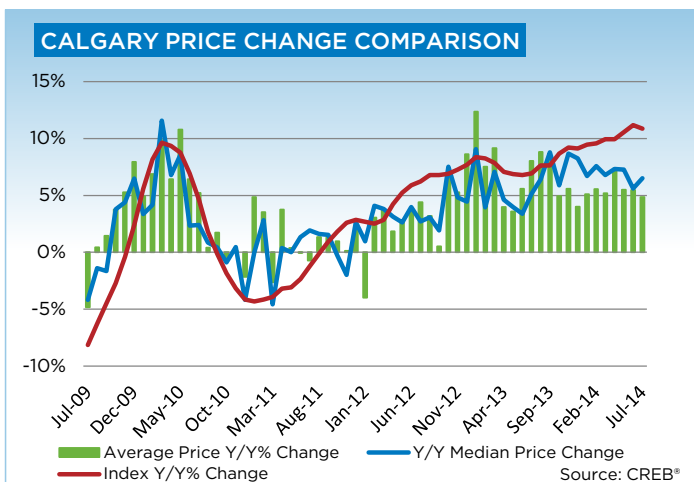
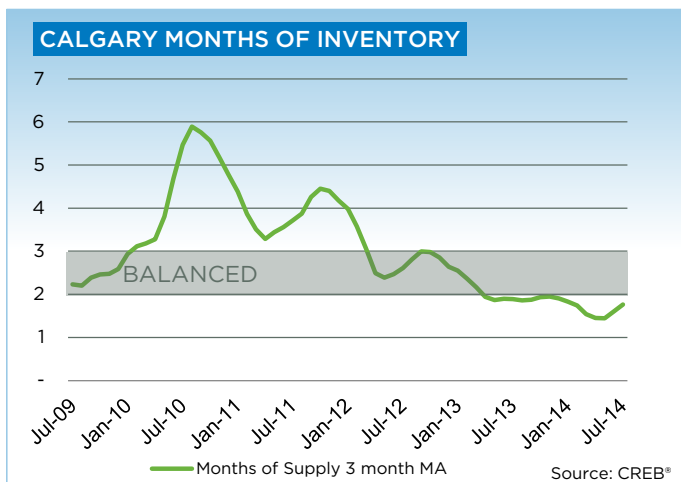
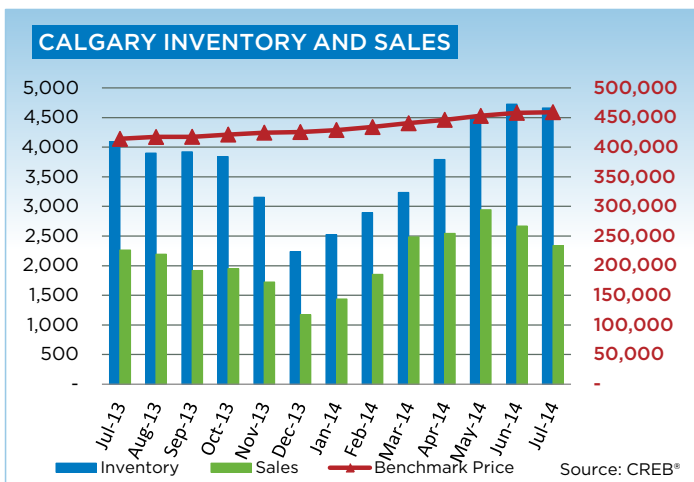
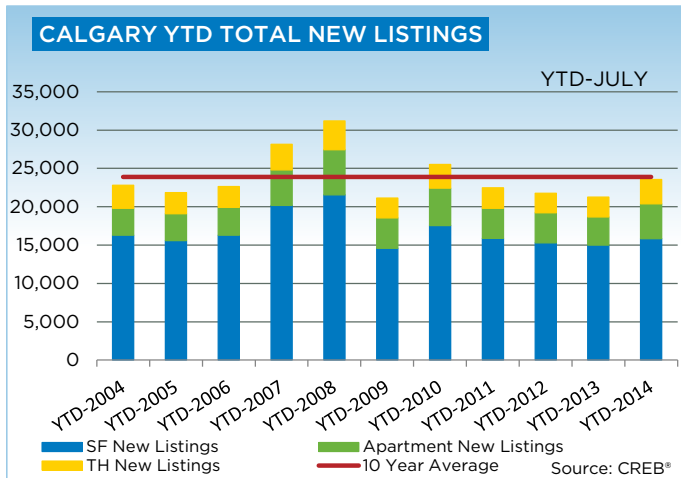
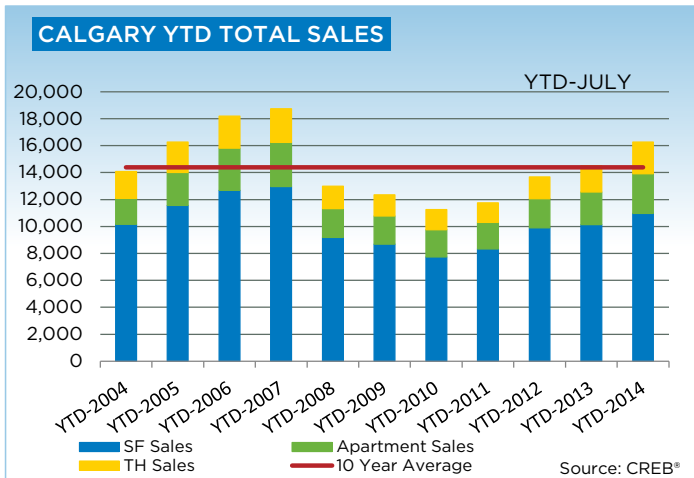
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,374	2,534	2,306	2,264	2,192	1,919	1,948	1,724	1,171	23,474
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,793	2,521	1,824	972	32,150
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	445,955	461,006	466,384	460,181	453,859	454,151	458,655	458,157	454,387	456,595
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	
2014													
Sales	1,438	1,851	2,482	2,541	2,945	2,668	2,336						16,261
New Listings	2,394	2,709	3,318	3,754	4,327	3,814	3,219						23,535
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726	4,659						
AverageDOM	40	30	28	27	27	29	33						29
Average Price	462,234	482,782	484,911	478,748	486,376	491,880	482,487						482,761
Benchmark Price	429,100	434,100	440,500	446,300	452,900	458,100	459,200						
Index	200	202	205	208	211	214	214						

	Jul-13	Jul-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	1	-	14	5
\$100,000 - \$199,999	93	46	616	301
\$200,000 - \$299,999	419	378	2,682	2,509
\$300,000 - \$349,999	311	231	1,882	1,917
\$350,000 - \$399,999	310	332	2,034	2,201
\$400,000 - \$449,999	283	307	1,788	2,065
\$450,000 - \$499,999	211	254	1,361	1,717
\$500,000 - \$549,999	149	203	995	1,387
\$550,000 - \$599,999	111	145	724	925
\$600,000 - \$649,999	88	93	525	709
\$650,000 - \$699,999	55	81	380	561
\$700,000 - \$799,999	89	105	575	747
\$800,000 - \$899,999	46	54	322	444
\$900,000 - \$999,999	30	27	164	231
\$1,000,000 - \$1,249,999	21	35	206	236
\$1,250,000 - \$1,499,999	19	16	106	142
\$1,500,000 - \$1,749,999	8	14	49	67
\$1,750,000 - \$1,999,999	7	5	33	40
\$2,000,000 - \$2,499,999	6	4	34	34
\$2,500,000 - \$2,999,999	3	1	18	8
\$3,000,000 - \$3,499,999	-	1	2	6
\$3,500,000 - \$3,999,999	-	3	3	6
\$4,000,000 +	4	1	7	3
	2,264	2,336	14,520	16,261



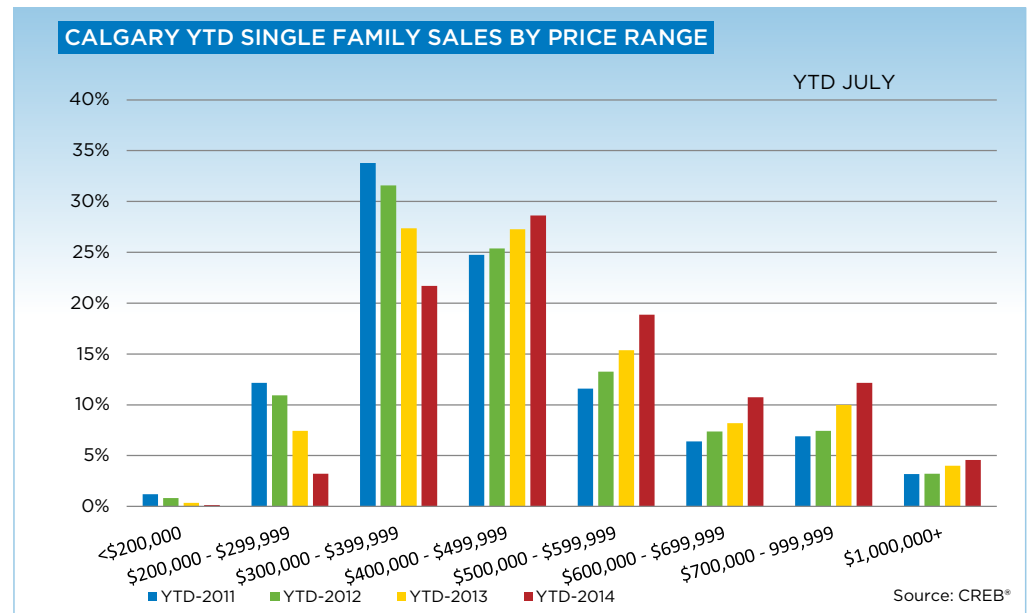
CITY OF CALGARY



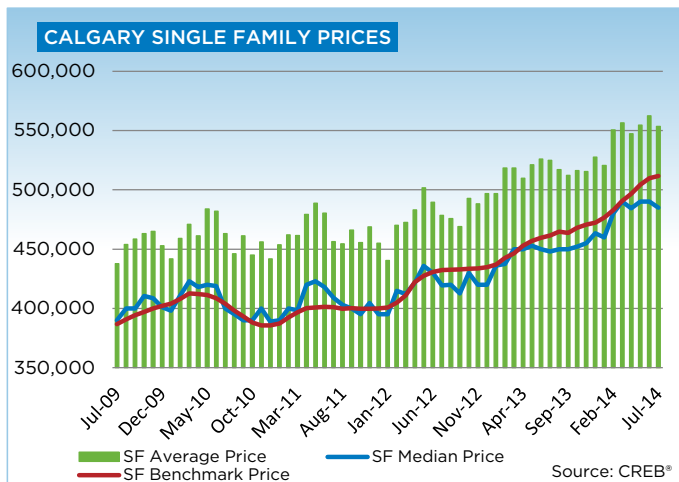
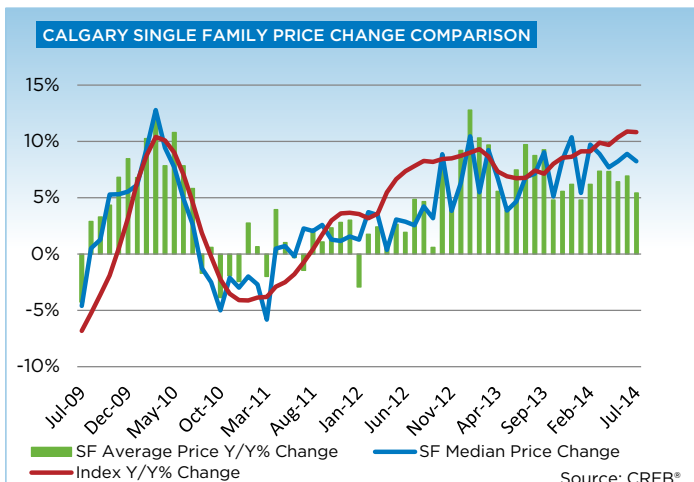
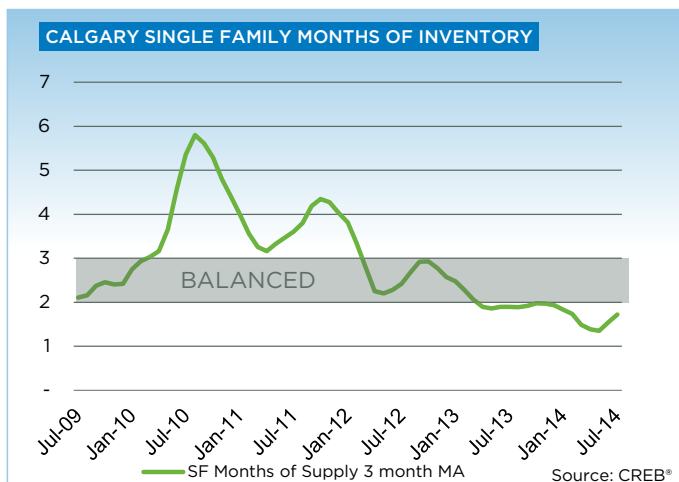
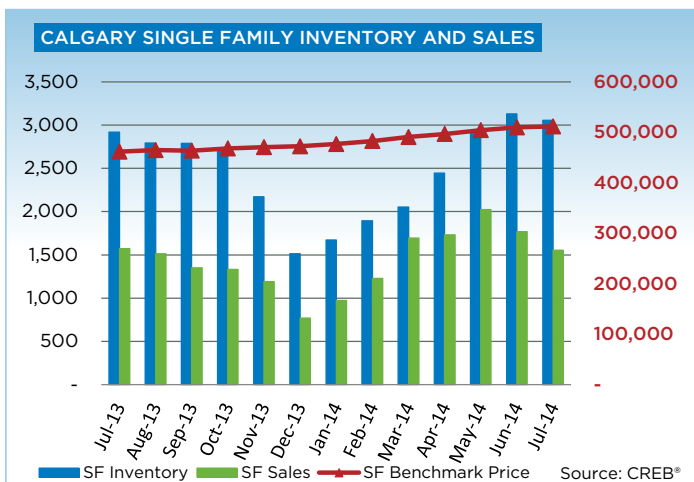
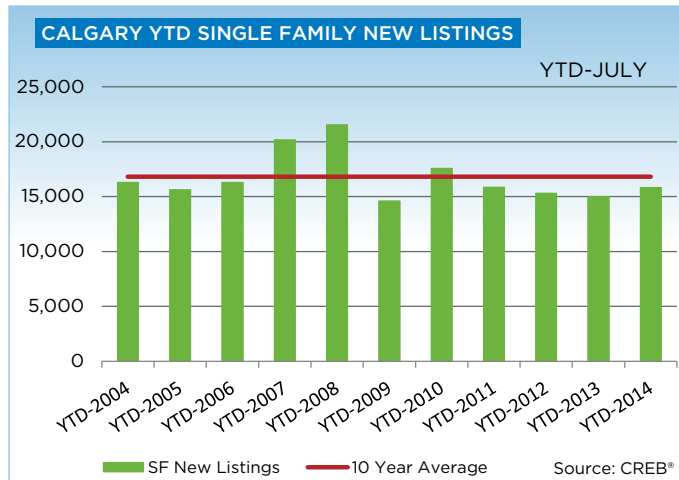
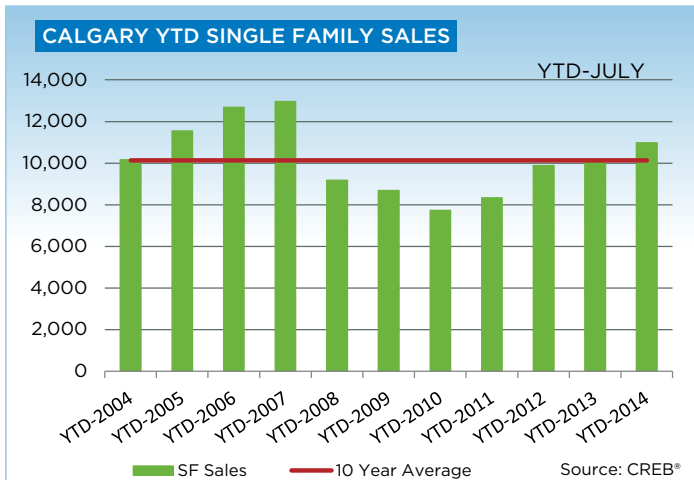
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,606	1,758	1,630	1,573	1,513	1,351	1,333	1,193	772	16,293
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,972	1,736	1,233	649	22,557
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	33	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	509,942	521,226	526,021	524,976	517,206	512,296	516,375	515,491	527,634	517,560
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	
2014													
Sales	973	1,229	1,696	1,733	2,025	1,767	1,553						10,976
New Listings	1,581	1,780	2,198	2,582	2,945	2,597	2,134						15,817
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128	3,056						
AverageDOM	40	29	27	25	26	28	32						28
Average Price	520,678	550,531	556,522	547,220	554,597	562,390	553,451						551,360
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700	511,600						
Index	202	205	208	211	214	216	217						

	Jul-13	Jul-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	2	1
\$100,000 - \$199,999	3	1	34	14
\$200,000 - \$299,999	109	49	752	352
\$300,000 - \$349,999	182	98	1,166	861
\$350,000 - \$399,999	245	222	1,606	1,521
\$400,000 - \$449,999	252	250	1,549	1,676
\$450,000 - \$499,999	199	214	1,214	1,464
\$500,000 - \$549,999	132	184	902	1,228
\$550,000 - \$599,999	99	129	656	844
\$600,000 - \$649,999	81	83	477	661
\$650,000 - \$699,999	51	73	353	517
\$700,000 - \$799,999	86	100	550	702
\$800,000 - \$899,999	44	51	311	418
\$900,000 - \$999,999	28	24	152	215
\$1,000,000 - \$1,249,999	18	34	175	222
\$1,250,000 - \$1,499,999	18	14	97	130
\$1,500,000 - \$1,749,999	8	13	46	61
\$1,750,000 - \$1,999,999	6	5	31	38
\$2,000,000 - \$2,499,999	5	4	32	33
\$2,500,000 - \$2,999,999	3	1	14	8
\$3,000,000 - \$3,499,999	-	1	2	2
\$3,500,000 - \$3,999,999	-	3	3	6
\$4,000,000 +	4	-	7	2
	1,573	1,553	10,131	10,976



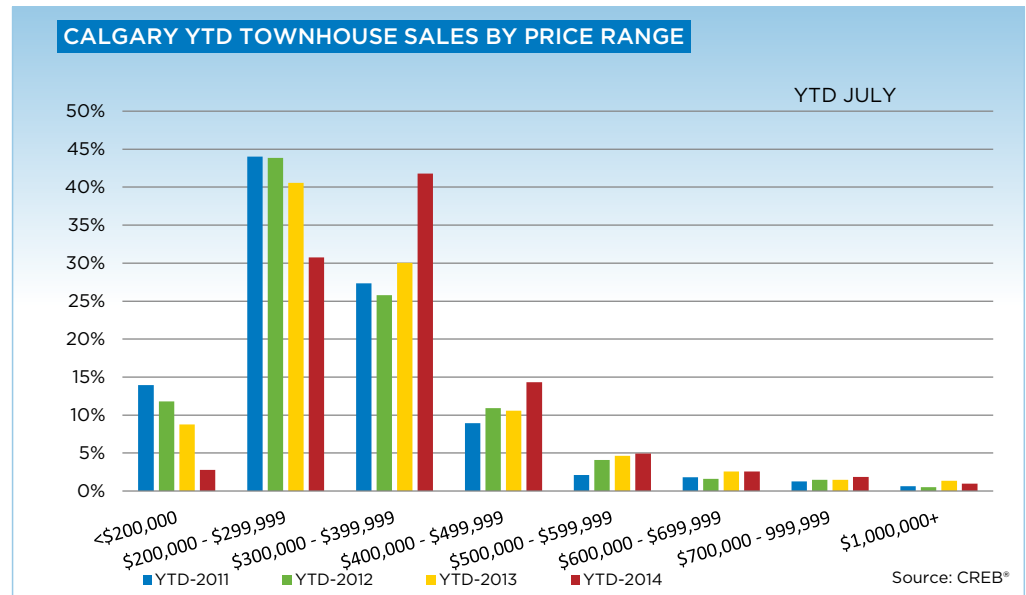
CITY OF CALGARY SINGLE FAMILY



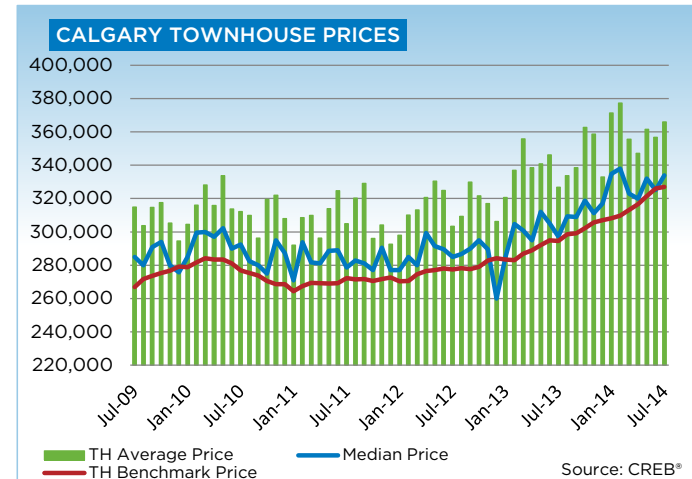
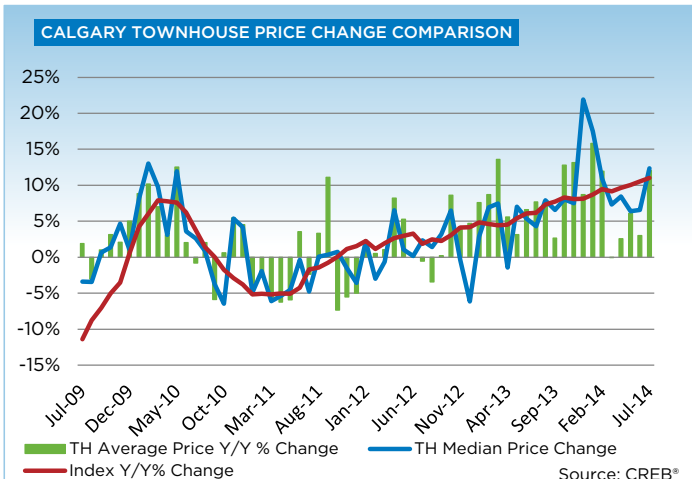
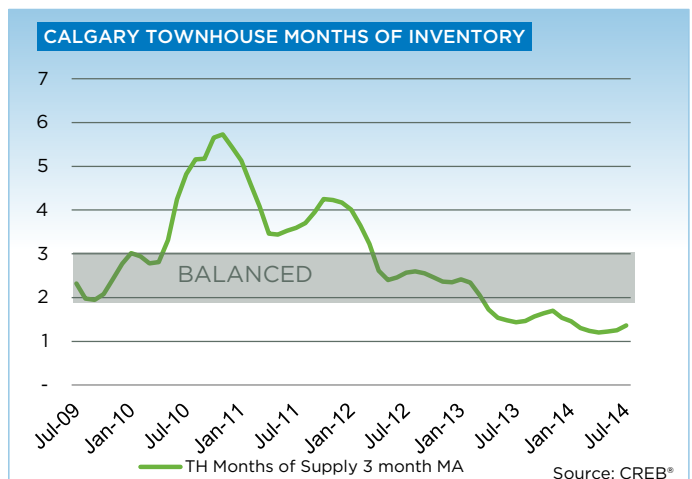
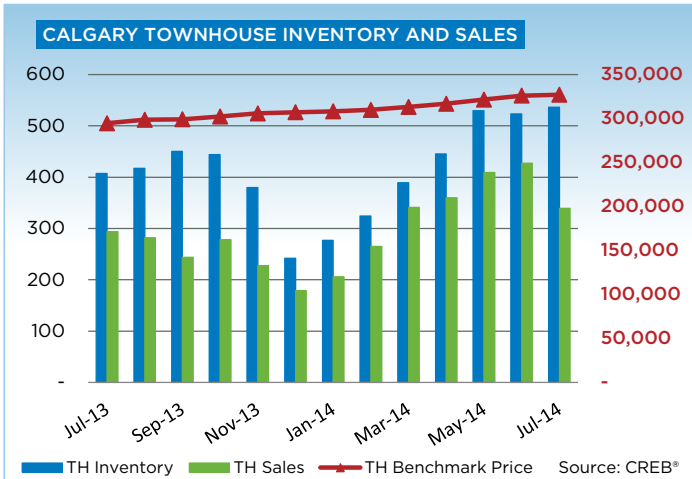
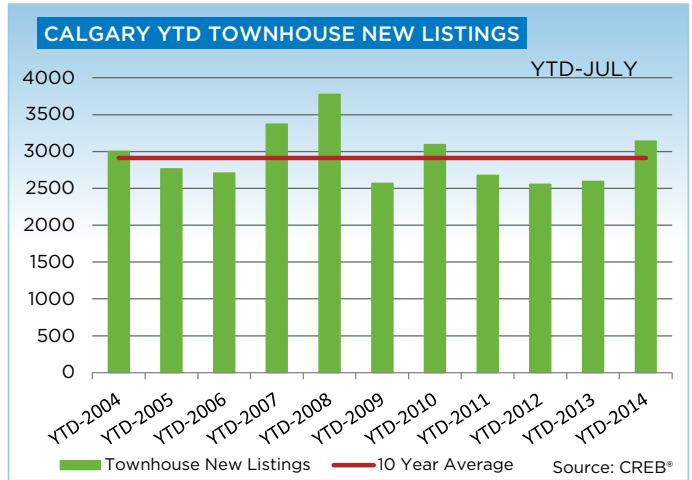
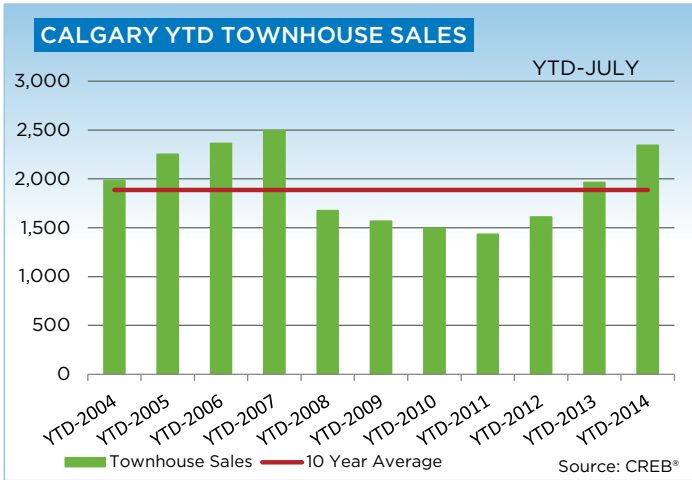
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	339	365	318	294	282	244	278	228	179	3,176
New Listings	310	343	399	454	423	362	303	359	361	335	238	112	3,999
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	40	38	34	31	43	39	48	38
Average Price	320,590	337,071	355,757	338,474	340,889	346,293	326,728	333,673	338,569	362,807	358,625	332,893	341,900
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	
2014													
Sales	206	265	341	360	409	427	339						2,347
New Listings	328	356	457	486	578	505	432						3,142
Active Listings	277	324	389	445	529	523	536						
AverageDOM	38	28	26	25	28	28	31						28
Average Price	371,347	377,382	355,617	347,169	361,577	356,803	366,064						360,923
Benchmark Price	308,100	309,700	313,100	316,700	321,400	326,000	327,000						
Index	193	194	196	198	201	204	204						

Calgary Townhouse	Jul-13	Jul-14	YTD2013	YTD2014
>\$100,000	-	-	2	-
\$100,000 - \$199,999	28	10	170	65
\$200,000 - \$299,999	123	107	797	722
\$300,000 - \$349,999	62	76	367	634
\$350,000 - \$399,999	33	59	223	347
\$400,000 - \$449,999	15	22	131	186
\$450,000 - \$499,999	6	24	77	150
\$500,000 - \$549,999	7	9	47	74
\$550,000 - \$599,999	8	10	44	42
\$600,000 - \$649,999	5	7	36	28
\$650,000 - \$699,999	2	6	15	32
\$700,000 - \$799,999	1	3	13	26
\$800,000 - \$899,999	1	3	9	14
\$900,000 - \$999,999	2	-	7	4
\$1,000,000 - \$1,249,999	1	1	19	10
\$1,250,000 - \$1,499,999	-	1	5	8
\$1,500,000 - \$1,749,999	-	1	2	5
\$1,750,000 - \$1,999,999	-	-	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 +	-	-	-	-
	294	339	1965	2347



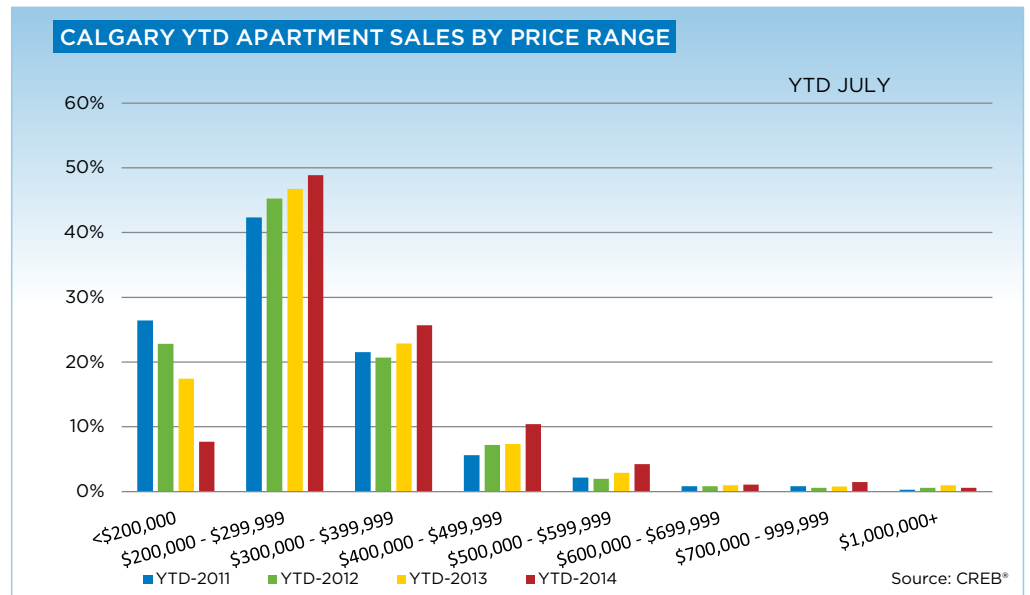
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



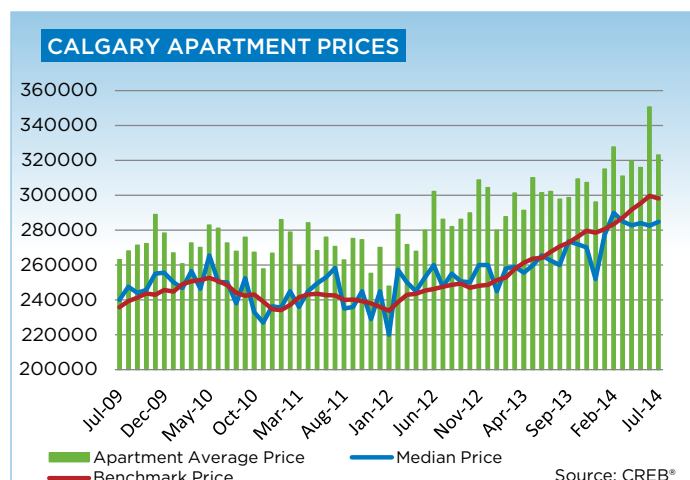
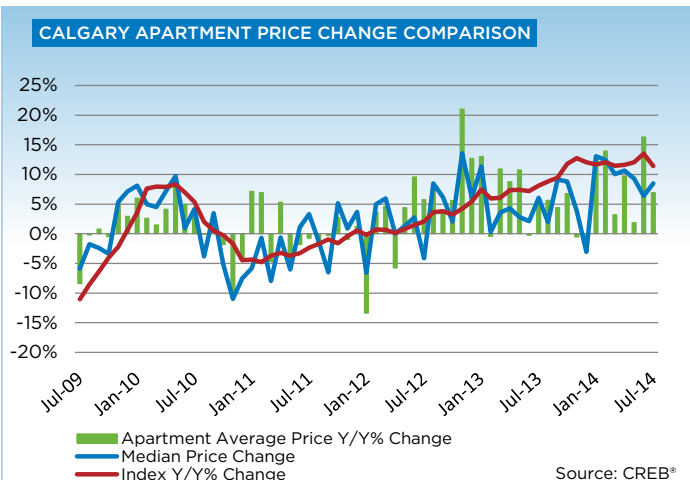
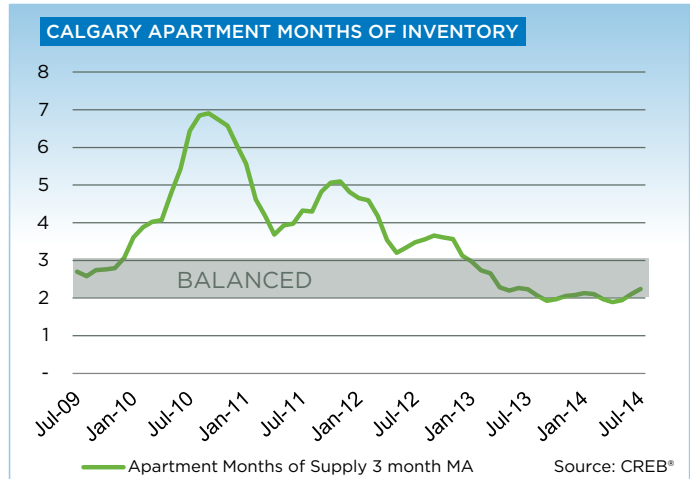
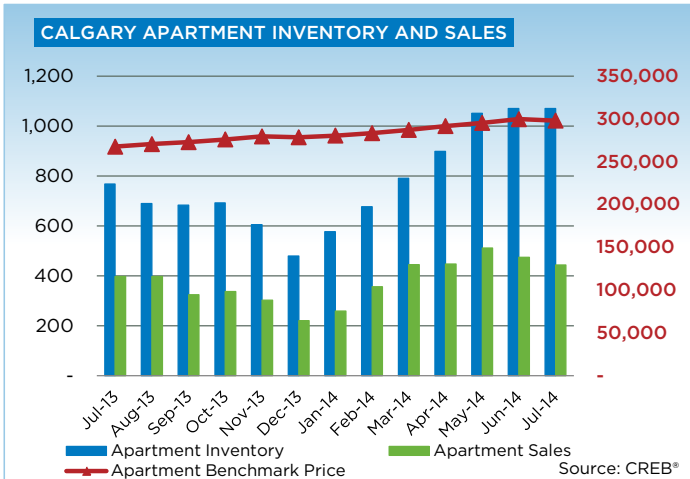
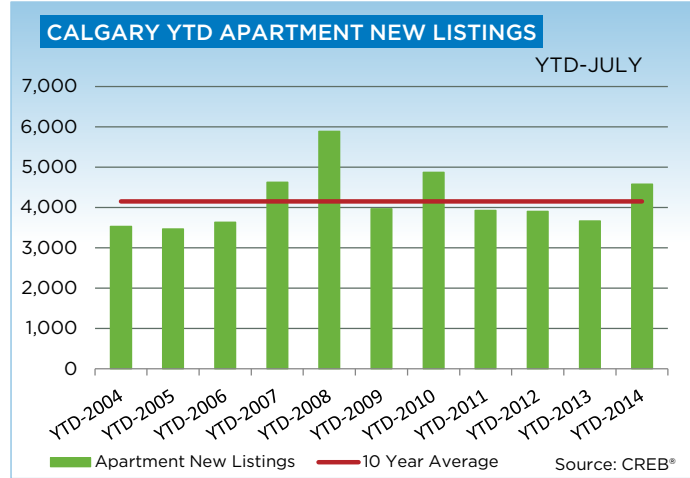
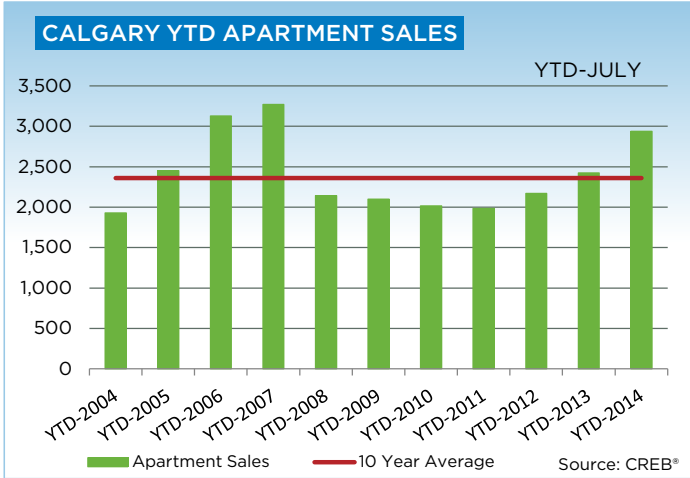
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
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	
2014													
Sales	259	357	445	448	511	474	444						2,938
New Listings	485	573	663	686	804	712	653						4,576
Active Listings	577	677	791	898	1,051	1,071	1,070						
AverageDOM	42	33	31	34	34	37	40						35
Average Price	314,966	327,788	311,064	319,610	315,914	350,712	323,164						323,812
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700	298,100						
Index	196	198	201	204	206	209	208						

Calgary Apartment	Jul-13	Jul-14	YTD2013	YTD2014
>\$100,000	1	-	10	4
\$100,000 - \$199,999	62	35	412	222
\$200,000 - \$299,999	187	222	1,133	1,435
\$300,000 - \$349,999	67	57	349	422
\$350,000 - \$399,999	32	51	205	333
\$400,000 - \$449,999	16	35	108	203
\$450,000 - \$499,999	6	16	70	103
\$500,000 - \$549,999	10	10	46	85
\$550,000 - \$599,999	4	6	24	39
\$600,000 - \$649,999	2	3	12	20
\$650,000 - \$699,999	2	2	12	12
\$700,000 - \$799,999	2	2	12	19
\$800,000 - \$899,999	1	-	2	12
\$900,000 - \$999,999	-	3	5	12
\$1,000,000 - \$1,249,999	2	-	12	4
\$1,250,000 - \$1,499,999	1	1	4	4
\$1,500,000 - \$1,749,999	-	-	1	1
\$1,750,000 - \$1,999,999	1	-	1	2
\$2,000,000 - \$2,499,999	1	-	2	1
\$2,500,000 - \$2,999,999	-	-	4	-
\$3,000,000 - \$3,499,999	-	-	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	1	-	1
	397	444	2,424	2,938



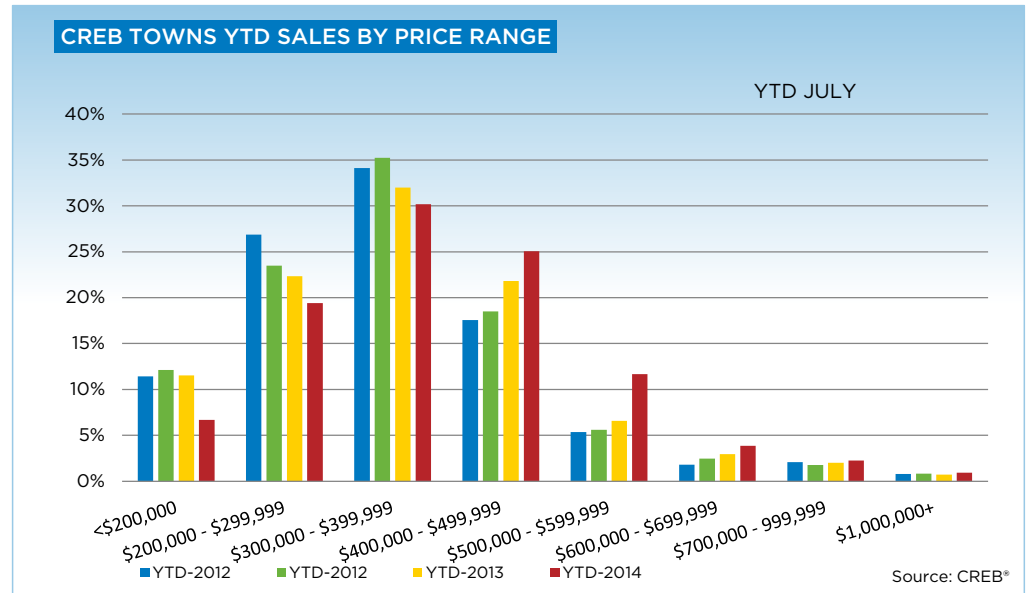
CITY OF CALGARY CONDOMINIUM APARTMENTS



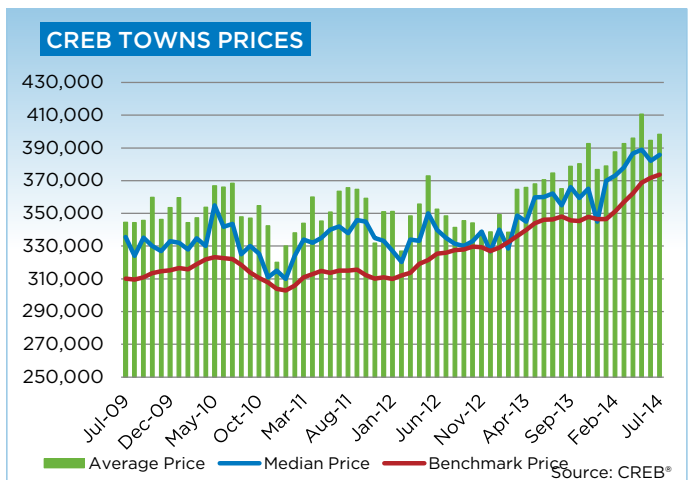
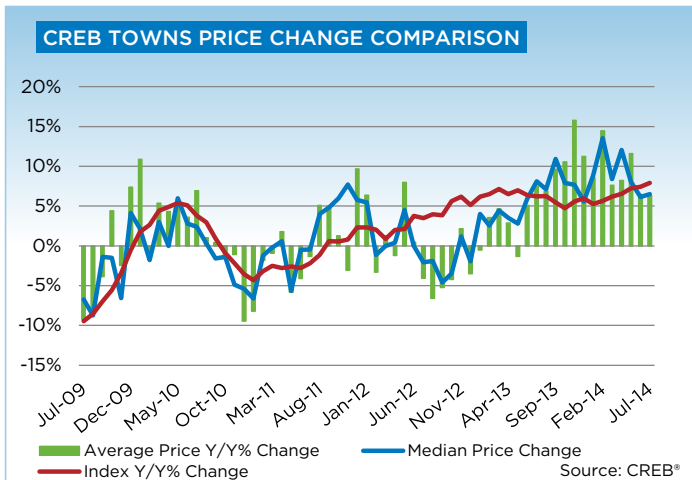
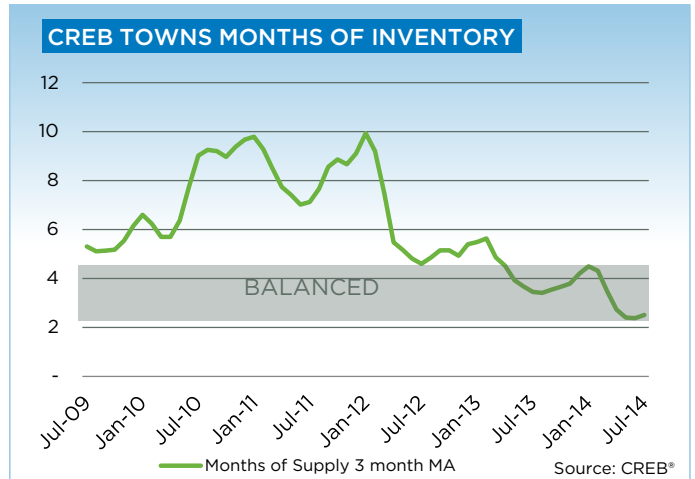
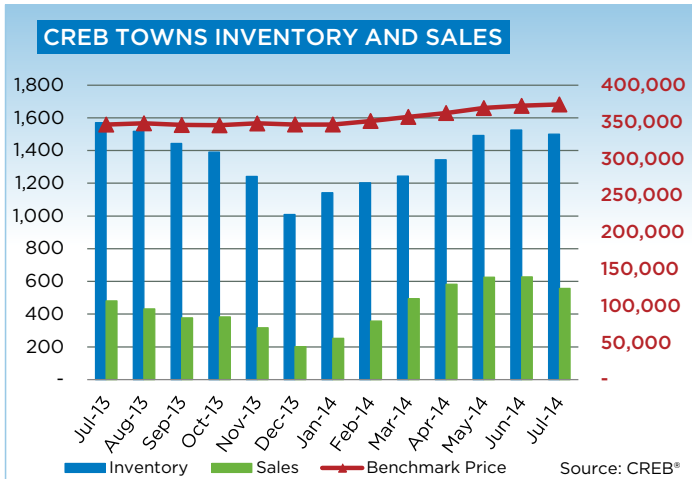
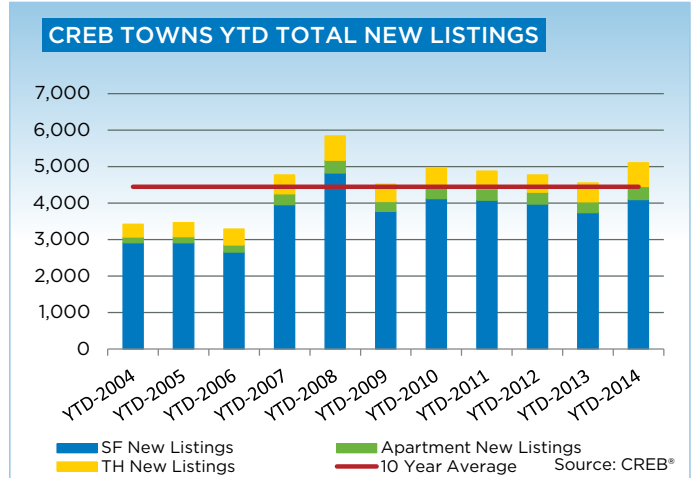
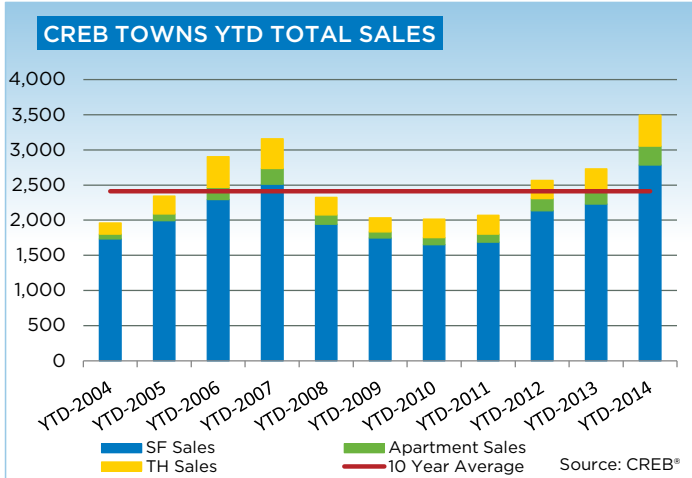
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	485	470	480	431	377	382	317	201	4,439
New Listings	542	559	659	765	773	587	671	590	549	513	379	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	367,972	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,618
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	
2014													
Sales	251	358	494	582	626	627	558						3,496
New Listings	551	544	705	812	930	837	728						5,107
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525	1,499						
AverageDOM	68	56	49	46	44	46	53						55
Average Price	379,053	387,568	392,572	396,006	410,643	394,568	398,358						396,178
Benchmark Price	346,500	351,300	356,800	362,100	368,800	371,800	373,700						
Index	182	185	188	191	194	196	197						

CREB Towns	Jul-13	Jul-14	YTD2013	YTD2014
>\$100,000	3	1	37	13
\$100,000 - \$199,999	39	30	278	220
\$200,000 - \$299,999	104	106	610	678
\$300,000 - \$349,999	69	81	426	476
\$350,000 - \$399,999	82	89	448	579
\$400,000 - \$449,999	68	77	347	491
\$450,000 - \$499,999	48	77	249	385
\$500,000 - \$549,999	20	35	110	241
\$550,000 - \$599,999	18	25	70	167
\$600,000 - \$649,999	8	11	53	90
\$650,000 - \$699,999	8	1	28	45
\$700,000 - \$799,999	6	14	28	52
\$800,000 - \$899,999	3	4	15	14
\$900,000 - \$999,999	3	3	12	13
\$1,000,000 - \$1,249,999	-	2	10	16
\$1,250,000 - \$1,499,999	-	1	4	8
\$1,500,000 - \$1,749,999	1	1	3	7
\$1,750,000 - \$1,999,999	-	-	3	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 +	-	-	-	-
	480	558	2,731	3,496



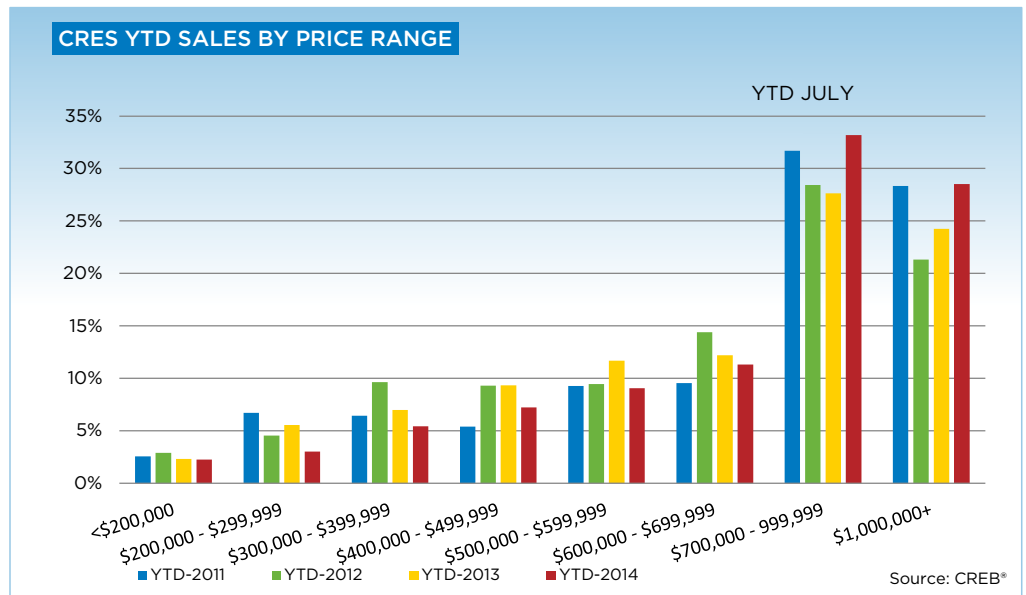
CREB® TOWNS



CREB® COUNTRY RESIDENTIAL

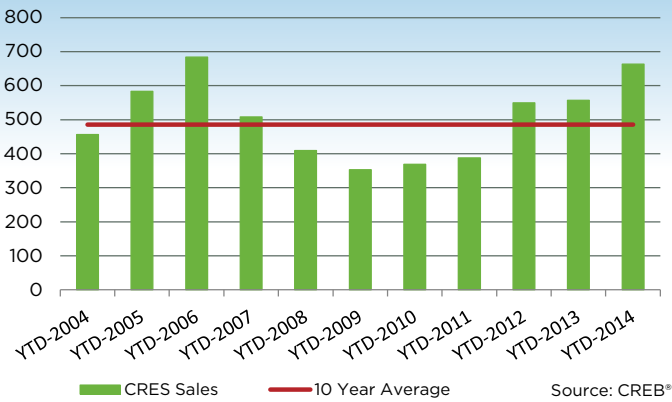
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	106	99	90	95	96	80	79	49	956
New Listings	239	212	258	294	337	269	236	222	210	185	107	71	2,640
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	101	102
Average Price	901,203	831,221	774,036	830,942	750,207	814,436	811,453	754,478	829,119	827,605	937,556	941,214	823,082
2014													
Sales	59	60	98	96	131	115	104						663
New Listings	197	209	215	222	363	304	262						1,772
Active Listings	649	696	729	779	932	983	1,028						
AverageDOM	100	126	87	102	86	86	97						95
Average Price	745,115	885,458	851,814	941,363	919,802	805,201	874,283						867,203

	Jul-13	Jul-14	YTD2013	YTD2014
CRES				
>\$100,000	-	-	4	3
\$100,000 - \$199,999	5	2	9	12
\$200,000 - \$299,999	2	3	31	20
\$300,000 - \$349,999	1	4	16	17
\$350,000 - \$399,999	1	4	23	19
\$400,000 - \$449,999	2	4	25	19
\$450,000 - \$499,999	3	2	27	29
\$500,000 - \$549,999	9	6	33	30
\$550,000 - \$599,999	6	4	32	30
\$600,000 - \$649,999	6	5	32	35
\$650,000 - \$699,999	10	3	36	40
\$700,000 - \$799,999	15	16	65	89
\$800,000 - \$899,999	7	16	44	87
\$900,000 - \$999,999	5	3	45	44
\$1,000,000 - \$1,249,999	5	13	62	91
\$1,250,000 - \$1,499,999	5	12	30	42
\$1,500,000 - \$1,749,999	3	2	19	22
\$1,750,000 - \$1,999,999	3	2	8	14
\$2,000,000 - \$2,499,999	-	1	11	10
\$2,500,000 - \$2,999,999	2	2	3	8
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	-	-	-
	90	104	557	663



CREB® COUNTRY RESIDENTIAL

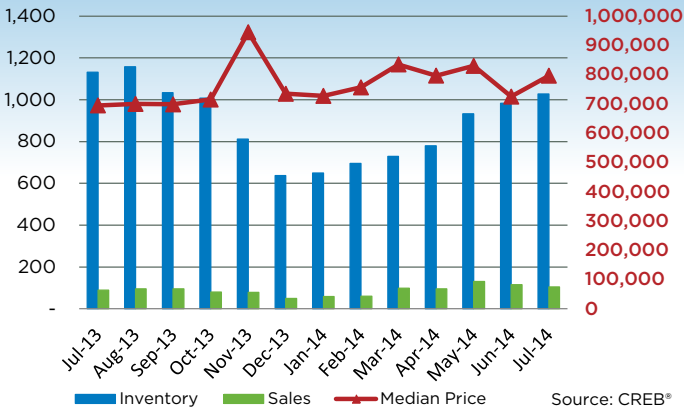
CREB YTD TOTAL SALES



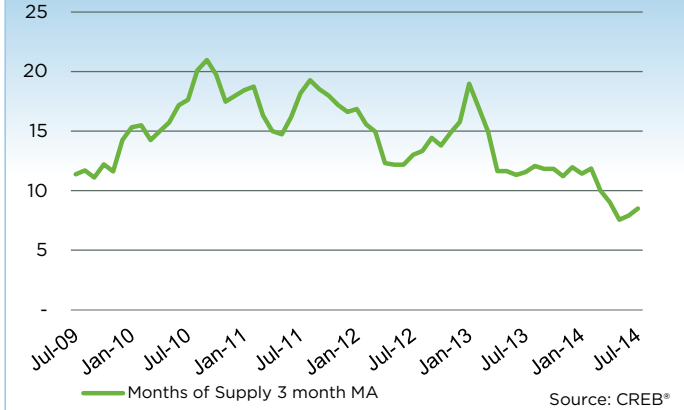
CREB YTD TOTAL NEW LISTINGS



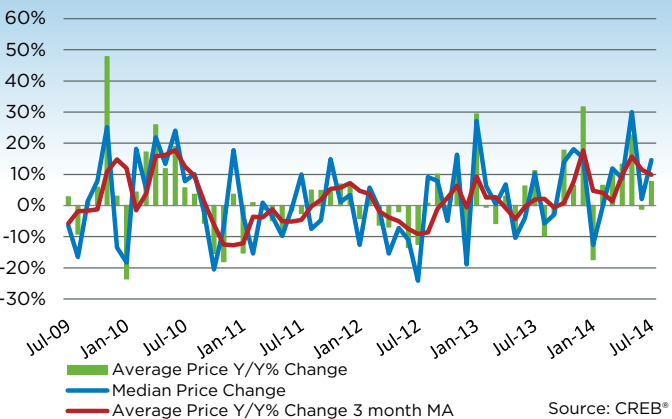
CREB INVENTORY AND SALES



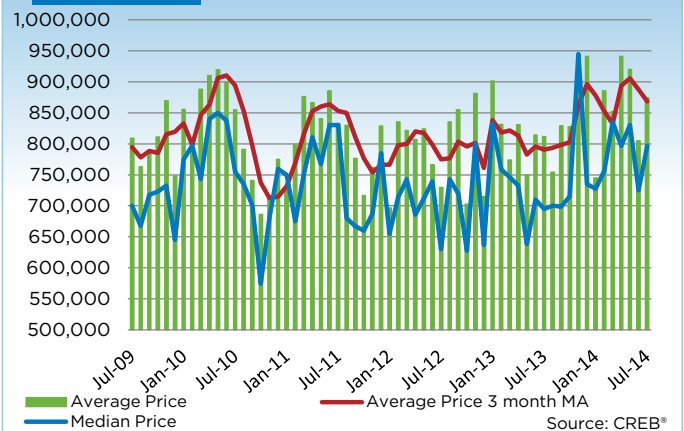
CREB MONTHS OF INVENTORY



CREB PRICE CHANGE COMPARISON



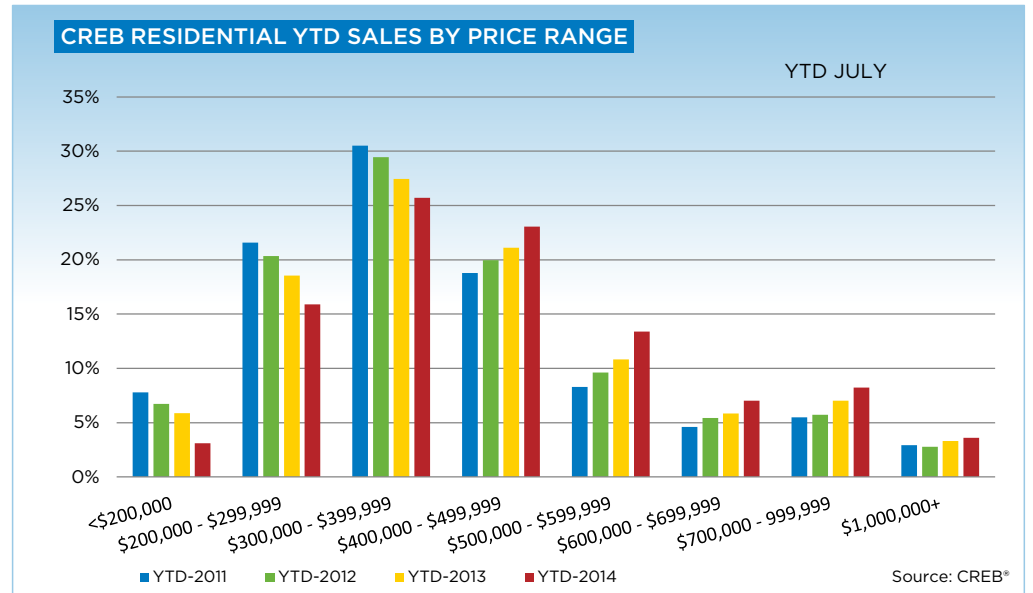
CREB PRICES



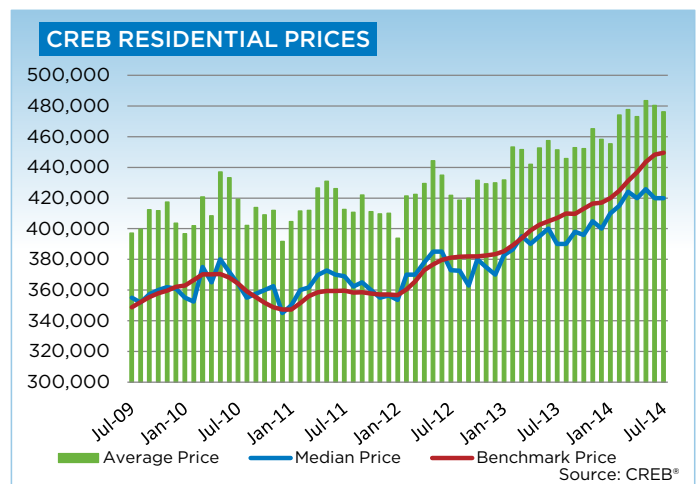
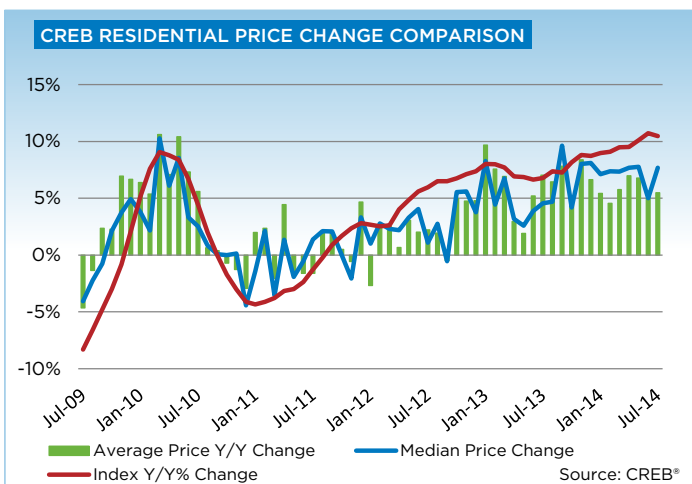
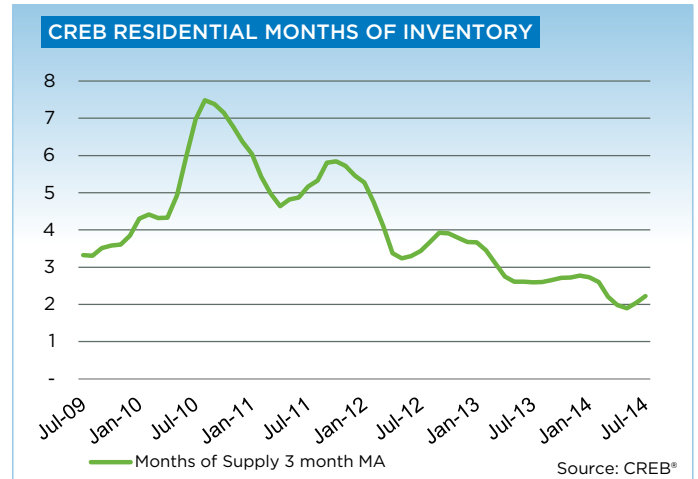
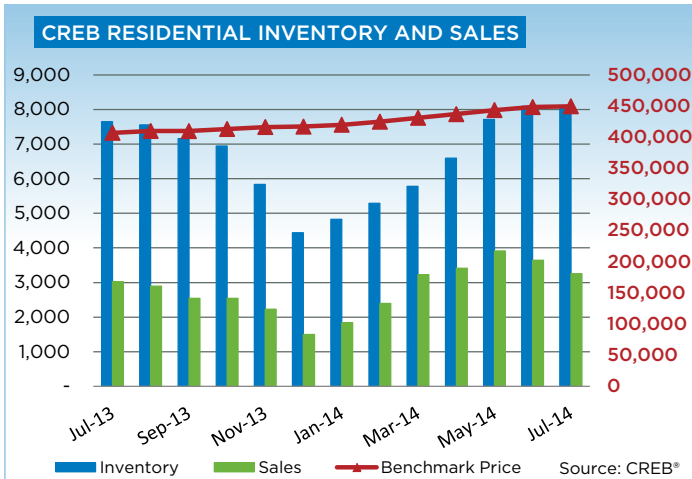
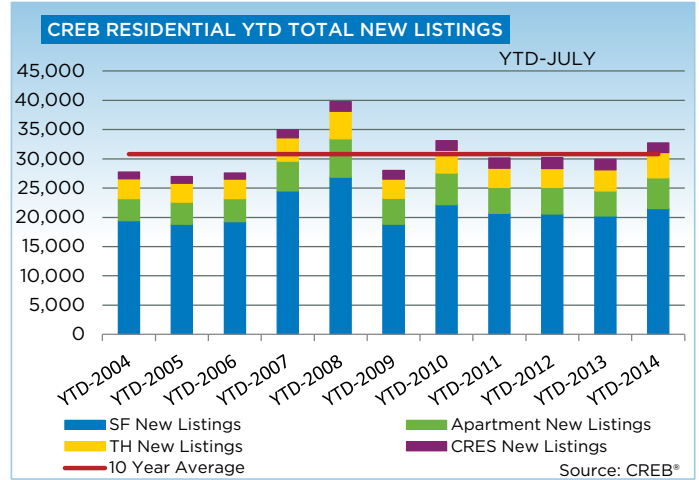
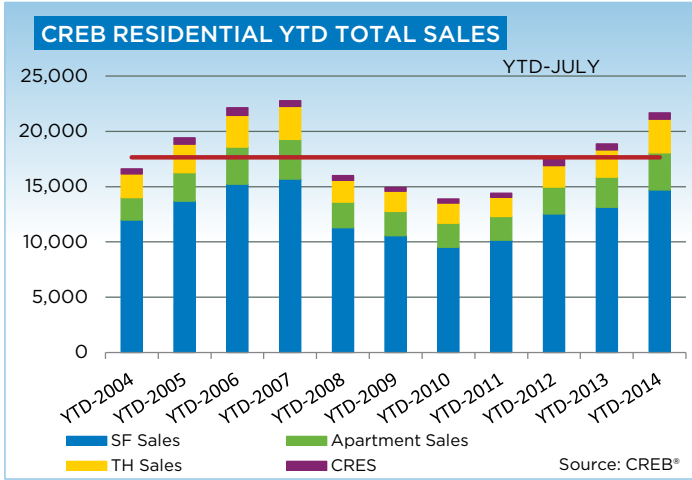
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,048	3,303	3,057	3,023	2,894	2,545	2,541	2,228	1,497	30,528
New Listings	3,462	3,638	4,425	4,889	5,189	4,185	3,957	3,850	3,776	3,451	2,454	1,348	44,624
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	442,076	452,735	457,543	451,412	445,737	452,837	452,283	465,171	458,374	451,380
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	
2014													
Sales	1,842	2,393	3,229	3,408	3,916	3,645	3,258						21,691
New Listings	3,306	3,660	4,563	5,150	6,036	5,373	4,569						32,657
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090	8,057						
AverageDOM	49	39	34	34	34	36	41						34
Average Price	455,402	474,128	477,690	473,000	483,526	480,317	476,228						475,943
Benchmark Price	419,900	424,800	431,100	436,900	443,500	448,300	449,600						
Index	198	200	203	206	209	211	212						

	Jul-13	Jul-14	YTD2013	YTD2014
CREB Total				
>\$100,000	8	4	98	40
\$100,000 - \$199,999	160	95	1,005	635
\$200,000 - \$299,999	560	538	3,493	3,445
\$300,000 - \$349,999	416	346	2,498	2,594
\$350,000 - \$399,999	426	457	2,669	2,981
\$400,000 - \$449,999	374	426	2,281	2,756
\$450,000 - \$499,999	275	365	1,695	2,245
\$500,000 - \$549,999	184	267	1,183	1,738
\$550,000 - \$599,999	141	184	854	1,166
\$600,000 - \$649,999	104	113	639	860
\$650,000 - \$699,999	76	88	461	662
\$700,000 - \$799,999	114	143	696	921
\$800,000 - \$899,999	57	77	398	565
\$900,000 - \$999,999	40	34	229	302
\$1,000,000 - \$1,249,999	26	52	284	352
\$1,250,000 - \$1,499,999	24	29	143	194
\$1,500,000 - \$1,749,999	12	17	72	96
\$1,750,000 - \$1,999,999	10	7	44	58
\$2,000,000 - \$2,499,999	7	7	46	47
\$2,500,000 - \$2,999,999	5	3	21	16
\$3,000,000 - \$3,499,999	-	1	2	7
\$3,500,000 - \$3,999,999	-	3	5	7
\$4,000,000 +	4	2	7	4
	3,023	3,258	18,823	21,691



CREB® TOTAL RESIDENTIAL



DEFINITIONS

SF - Single Family

TH - Condominium Townhouse

Months of Supply - Active Listings (Inventory) / sales

Composite - includes single family, apartment and townhouse activity

Average DOM - Average Days on Market for Sold properties

SP - Sales Price

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

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

LP - List Price

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

CRES - Country residential properties

YTD - Year to Date

3 month MA - 3 month Moving Average

HOW THESE STATISTICS ARE CALCULATED

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

The new package provides more information and data exclusions to provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.

CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

TOTAL MLS®

- Changed to **CREB® Total Residential**
- Excludes: Rural Land, Country Recreational (CREC).
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

CREB® Towns

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

ABOUT CREB®

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