

**Condominium sector boosts Calgary resale housing activity**

*Citywide year-over-year sales growth reaches double digits*

**Calgary, October 1, 2014** – Calgary’s condo sectors continue to set the pace for the city’s residential resale housing market, which recorded 2,148 sales in September, nearly 12 per cent higher than the same period last year.

“September’s sales growth was stronger than expected, due largely to a surge in condominium apartment and townhouse sales,” said CREB® chief economist Ann-Marie Lurie, who credits Calgary’s strong economy and fewer options in the lower-priced single-family market behind the continued demand.

For the fifth consecutive month, year-over-year condominium apartment sales growth outpaced growth in the single-family sector. Year-to-date condominium apartment sales totaled 3,819, a 21 per cent increase over last year. This compares with a seven per cent increase to 13,842 units in the single-family market over the same time frame.

Added supply in the condominium apartment sector, meanwhile, is providing more choices. New listings increased by 48 per cent in September over last year and nearly five per cent over last month, further improving inventory levels and pushing this market into balanced territory.

In the condominium townhouse market, sales and listings continued its year-to date trend, rising 20 and 21 per cent, respectively, compared to the same period a year ago. Over the first three quarters, 3,002 units have exchanged hands, relative to the 4,011 new listings.

Despite an increase in new listings, the condominium townhouse market continues to be relatively tight, with absorption rates remaining below two months.

“While overall supply levels have improved, the condominium townhouse sector continues to reflect the tightest market conditions in Calgary,” said CREB® president Bill Kirk.

New listings in the single-family market similarly increased in September, helping to improve inventory levels above two months. A total of 2,148 units entered the market during the month, a jump of nearly nine per cent compared to the same period last year.

“While conditions are now more balanced, the composition of the single-family market has changed,” said Lurie. “One-quarter of year-to-date sales in the sector has been for product priced below \$400,000. Last year, it represented 35 per cent of the market share. Two years ago, it accounted for 44 per cent of all single-family sales.”

The single-family benchmark price topped \$512,800 in September, similar to August, but a 10.6 per cent increase year-over-year.

Condominium apartment and townhouse benchmark prices grew to a respective \$298,800 and \$330,200, reflecting gains of more than 9.5 per cent relative to last year.

“Calgary’s housing market throughout the spring favoured the seller, resulting in higher-than-expected price gains,” said Kirk. “Now, a more balanced market is relaxing some of that upward pressure on home prices, and prices are leveling off relative to the previous month. Year-over-year, however, gains are still in the double-digit range.”

Recent price gains have encouraged listings growth and, ultimately, supply in all sectors, said Lurie.

“However, citywide inventory levels continue to remain below historical norms, and current demand levels continue to point toward healthy absorption rates,” she said.



## CREB® - SUMMARY STATS

	Sep-13	Sep-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,545	2,915	14.54%	24,262	27,634	13.90%
Total Sales Volume	\$1,152,471,324	\$1,395,719,803	21.11%	\$10,907,881,929	\$13,149,111,802	20.55%
New Listings	3,776	4,377	15.92%	37,370	41,373	10.71%
Active Listings	7,152	7,740	8.22%	N/A	N/A	
Sales to New Listings Ratio	0.67	0.67	-1.19%	0.65	0.67	2.88%
Sales \$ / List \$	97.65%	97.85%	0.20%	97.60%	98.18%	0.57%
Average DOM	45	43	-5.12%	42	34	-19.05%
Average Price	\$452,837	\$478,806	5.73%	\$449,587	\$475,831	5.84%
Benchmark Price	\$409,500	\$451,100	10.16%			
Index	193	212	10.17%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,919	2,148	11.93%	18,631	20,663	10.91%
Total Sales Volume	\$871,515,747	\$1,046,719,875	20.10%	\$8,502,705,256	\$9,974,052,973	17.30%
New Listings	2,793	3,260	16.72%	26,833	29,945	11.60%
Active Listings	3,922	4,589	17.01%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.66	-4.10%	0.69	0.69	-0.62%
Sales \$ / List \$	97.87%	98.00%	0.14%	97.78%	98.42%	0.64%
Average DOM	36	36	-2.12%	36	31	-13.89%
Average Price	\$454,151	\$487,300	7.30%	\$456,374	\$482,701	5.77%
Benchmark Price	\$417,600	\$460,400	10.25%			
Index	195	215	10.27%			
<b>CREB® TOWNS</b>						
Total Sales	377	470	24.67%	3,539	4,449	25.71%
Total Sales Volume	\$142,783,286	\$184,953,340	29.53%	\$1,295,239,874	\$1,758,908,627	35.80%
New Listings	549	633	15.30%	5,694	6,394	12.29%
Active Listings	1,443	1,364	-5.47%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.74	8.12%	0.62	0.70	11.95%
Sales \$ / List \$	97.92%	97.93%	0.01%	97.65%	98.18%	0.53%
Average DOM	58	55	-5.92%	68	54	-20.59%
Average Price	\$378,736	\$393,518	3.90%	\$365,990	\$395,349	8.02%
Benchmark Price	\$343,800	\$377,800	9.89%			
Index	178	196	9.87%			
<b>CREB® CRES</b>						
Total Sales	96	104	8.33%	748	862	15.24%
Total Sales Volume	\$79,595,391	\$90,953,075	14.27%	\$600,471,220	\$752,446,763	25.31%
New Listings	210	196	-6.67%	2,277	2,184	-4.08%
Active Listings	1,034	948	-8.32%	N/A	N/A	
Sales to New Listings Ratio	0.46	0.53	16.07%	0.33	0.39	20.15%
Sales \$ / List \$	94.93%	96.06%	1.13%	95.11%	95.44%	0.33%
Average DOM	98	91	-6.97%	101	92	-8.91%
Average Price	\$829,119	\$874,549	5.48%	\$802,769	\$872,908	8.74%
Median Price	\$698,500	\$776,500	11.17%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

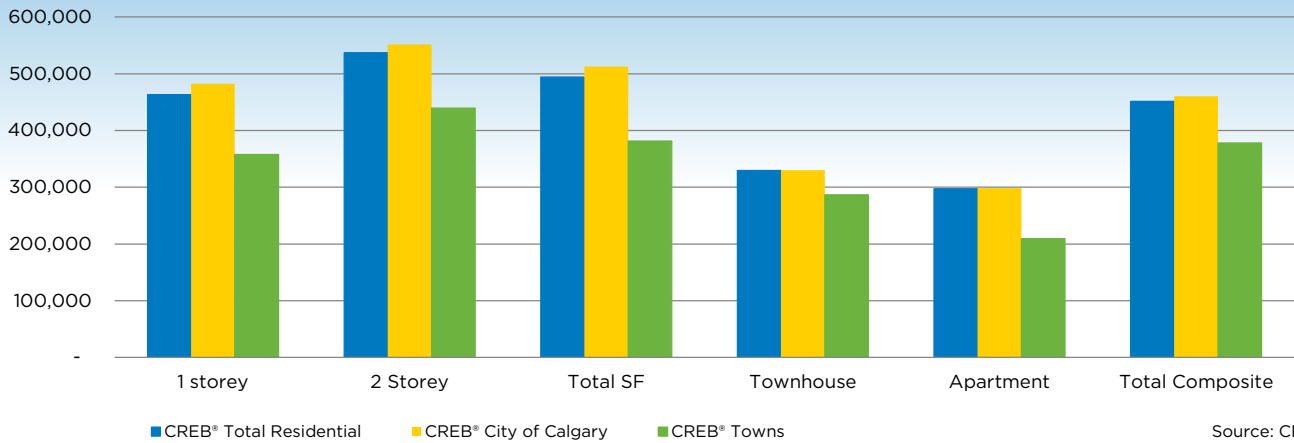
	Sep-13	Sep-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
<b>SINGLE FAMILY</b>						
Total Sales	1,351	1,398	3.48%	12,995	13,842	6.52%
Total Sales Volume	\$692,112,149	\$793,579,291	14.66%	\$6,721,957,377	\$7,646,482,185	13.75%
New Listings	1,972	2,148	8.92%	18,939	20,023	5.72%
Active Listings	2,789	2,961	6.17%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.65	-5.00%	0.69	0.69	0.75%
Sales \$ / List \$	97.93%	97.98%	0.05%	97.84%	98.47%	0.62%
Average DOM	37	35	-4.27%	35	29	-17.14%
Average Price	\$512,296	\$567,653	10.81%	\$517,273	\$552,412	6.79%
Benchmark Price	\$463,700	\$512,800	10.59%			
Index	197	218	10.57%			
<b>CONDO APARTMENT</b>						
Total Sales	324	432	33.33%	3,145	3,819	21.43%
Total Sales Volume	\$96,792,711	\$140,946,092	45.62%	\$937,089,306	\$1,241,408,556	32.47%
New Listings	460	681	48.04%	4,580	5,911	29.06%
Active Listings	683	1,081	58.27%	N/A	N/A	
Sales to New Listings Ratio	0.70	0.63	-9.94%	0.69	0.65	-5.91%
Sales \$ / List \$	97.60%	97.79%	0.19%	97.29%	97.98%	0.69%
Average DOM	39	39	-0.29%	42	36	-14.29%
Average Price	\$298,743	\$326,264	9.21%	\$297,962	\$325,061	9.09%
Benchmark Price	\$272,900	\$298,800	9.49%			
Index	191	209	9.50%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	244	318	30.33%	2,491	3,002	20.51%
Total Sales Volume	\$82,610,887	\$112,194,492	35.81%	\$843,658,573	\$1,086,162,232	28.74%
New Listings	361	431	19.39%	3,314	4,011	21.03%
Active Listings	450	552	22.67%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.74	9.16%	0.75	0.75	-0.43%
Sales \$ / List \$	97.67%	98.45%	0.78%	97.84%	98.56%	0.72%
Average DOM	31	33	7.01%	36	29	-19.44%
Average Price	\$338,569	\$352,813	4.21%	\$338,683	\$361,813	6.83%
Benchmark Price	\$299,100	\$330,200	10.40%			
Index	187	206	10.38%			

## MLS® HPI SUMMARY

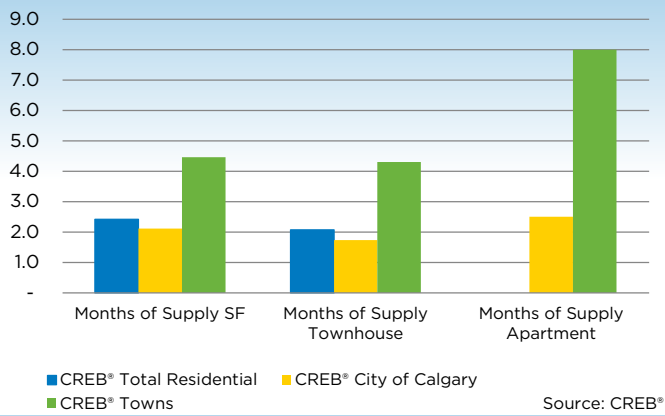
	September 2014		% Changes				
	Benchmark Price	Index (HPI)	Aug-14	Mar-14	Sep-13	Sep-11	Sep-09
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	494,300	214	0.2%	4.6%	10.4%	26.6%	28.4%
Townhouse	329,400	206	0.5%	5.4%	10.4%	21.4%	20.7%
Apartment	297,500	208	0.2%	4.1%	9.5%	24.3%	23.6%
<b>COMPOSITE</b>	451,100	212	0.2%	4.6%	10.2%	25.7%	26.8%
<b>CREB® TOWNS</b>							
Single Family	381,500	196	0.7%	5.5%	9.7%	19.0%	20.3%
Townhouse	286,700	201	-0.3%	3.2%	10.2%	18.5%	20.2%
Apartment	209,600	176	2.1%	9.4%	14.5%	21.4%	13.5%
<b>COMPOSITE</b>	377,800	196	0.7%	5.5%	9.9%	19.1%	20.3%
<b>CREB® CITY OF CALGARY</b>							
Single Family	512,800	218	0.1%	4.5%	10.6%	28.2%	30.1%
Townhouse	330,200	206	0.6%	5.5%	10.4%	21.6%	20.7%
Apartment	298,800	209	0.2%	4.0%	9.5%	24.4%	23.9%
<b>COMPOSITE</b>	460,400	215	0.1%	4.5%	10.3%	26.7%	27.8%

# COMPARISONS

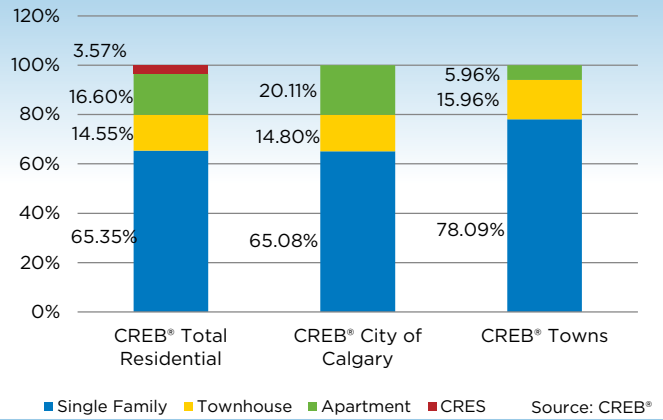
**Benchmark Price - September**



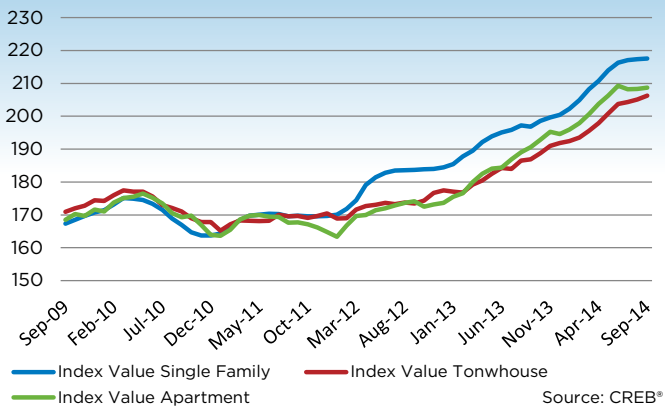
**Months of Supply - September**



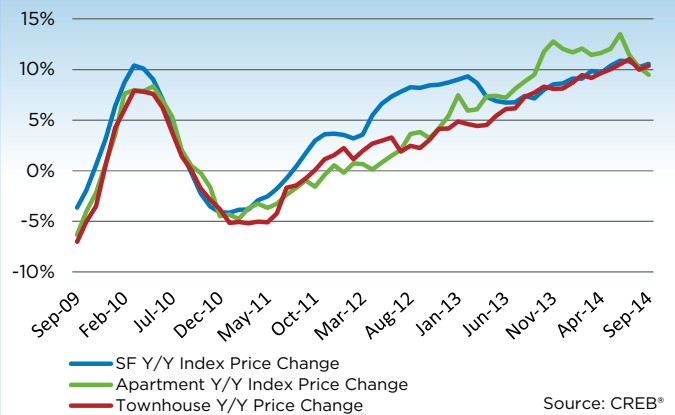
**Sales Distribution - September**



**CALGARY INDEX VALUE**



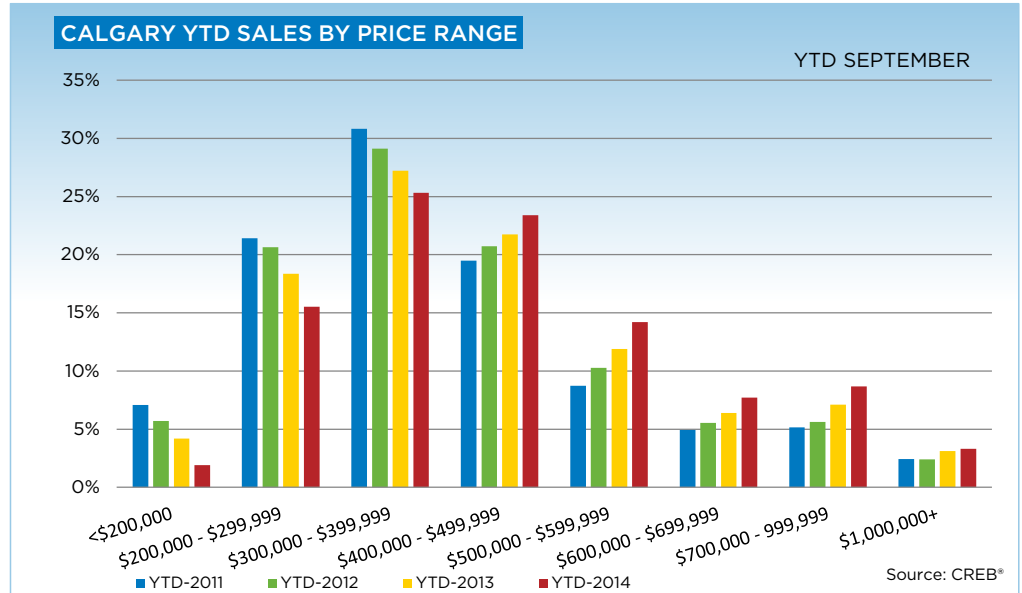
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



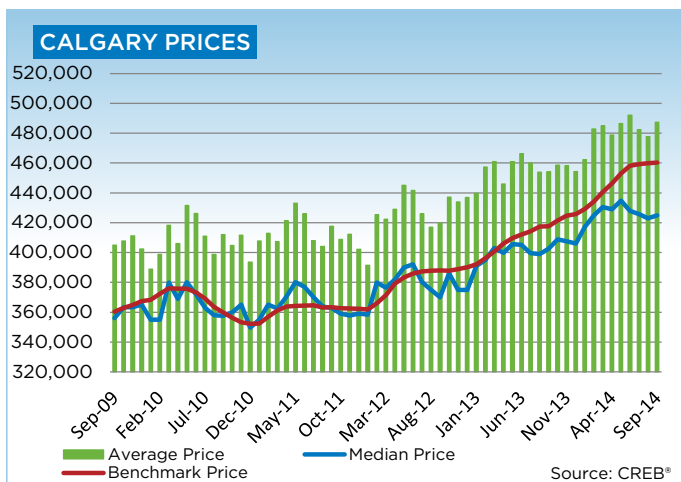
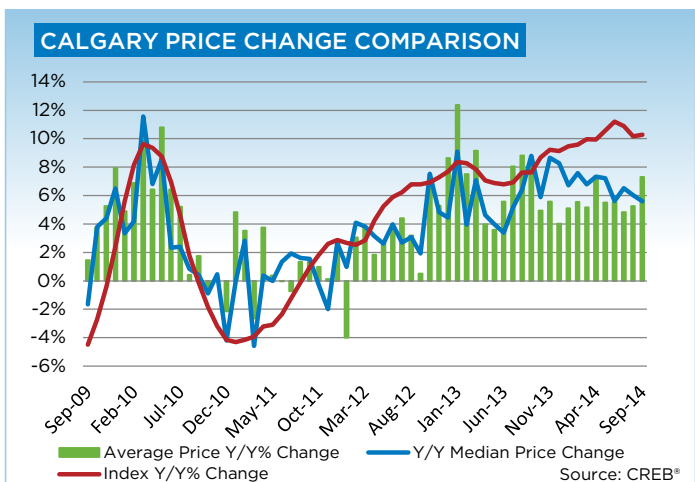
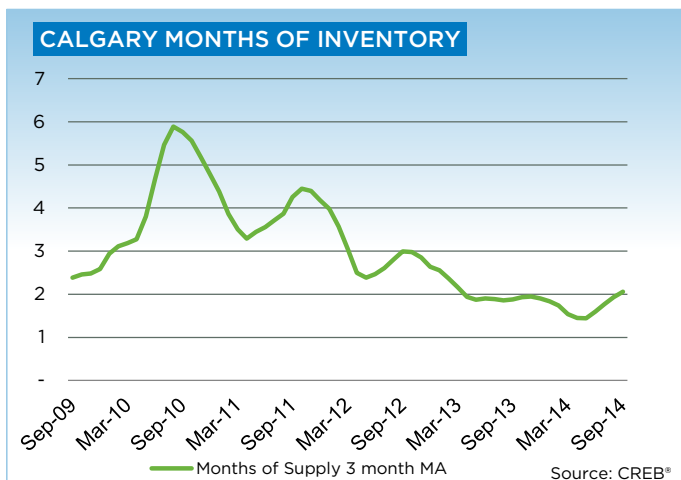
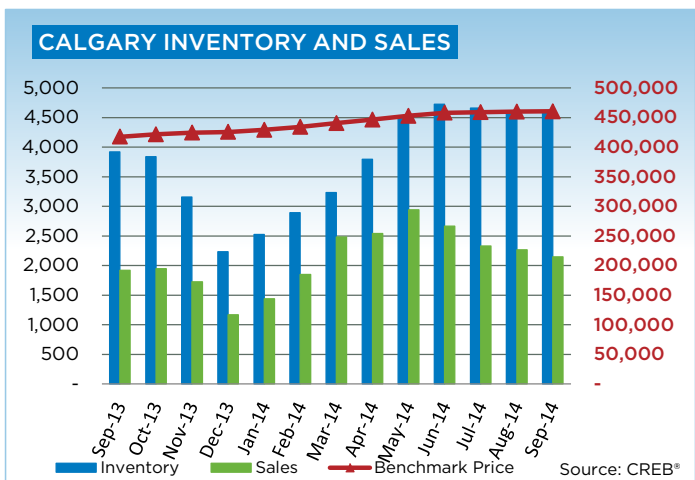
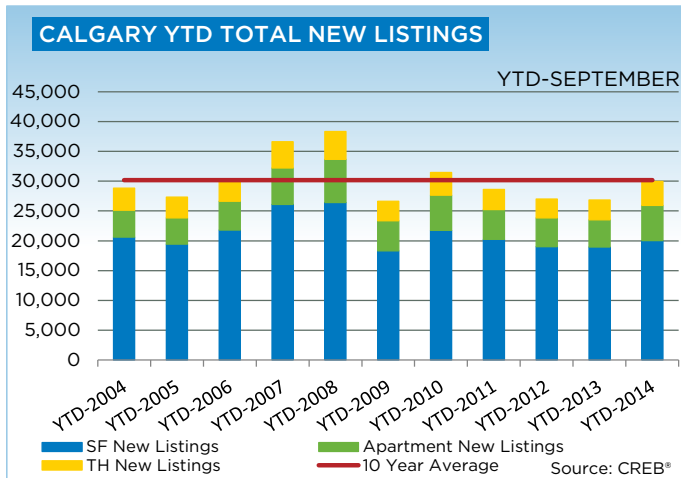
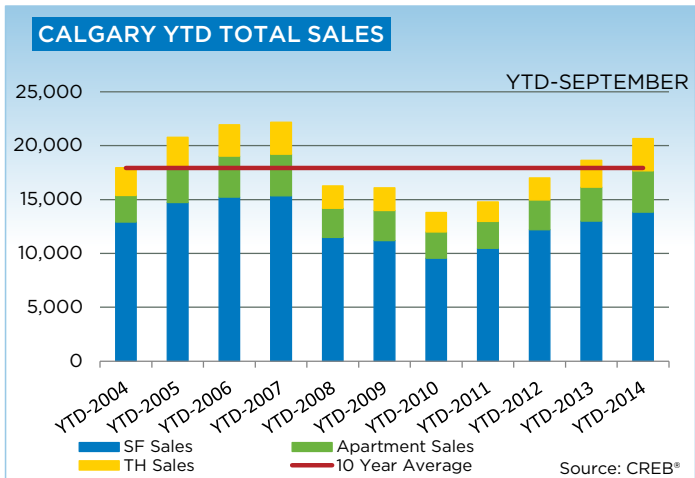
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
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	
<b>2014</b>													
Sales	1,438	1,850	2,482	2,541	2,944	2,665	2,330	2,265	2,148				20,663
New Listings	2,394	2,709	3,318	3,754	4,327	3,815	3,219	3,149	3,260				29,945
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726	4,659	4,596	4,589				
AverageDOM	40	30	28	27	27	29	33	35	36				31
Average Price	462,234	482,783	484,911	478,748	486,371	492,136	482,439	477,677	487,300				482,701
Benchmark Price	429,100	434,100	440,500	446,300	452,900	458,100	459,200	459,800	460,400				
Index	200	202	205	208	211	214	214	214	215				

	Sep-13	Sep-14	YTD2013	YTD2014
<b>Calgary Total</b>				
>\$100,000	-	-	15	5
\$100,000 - \$199,999	72	45	767	386
\$200,000 - \$299,999	317	331	3,419	3,205
\$300,000 - \$349,999	275	236	2,438	2,407
\$350,000 - \$399,999	277	294	2,630	2,823
\$400,000 - \$449,999	240	310	2,303	2,671
\$450,000 - \$499,999	190	207	1,747	2,160
\$500,000 - \$549,999	130	166	1,274	1,722
\$550,000 - \$599,999	105	151	940	1,215
\$600,000 - \$649,999	77	83	699	873
\$650,000 - \$699,999	56	65	494	719
\$700,000 - \$799,999	67	85	721	933
\$800,000 - \$899,999	38	67	398	572
\$900,000 - \$999,999	16	35	205	288
\$1,000,000 - \$1,249,999	31	27	265	295
\$1,250,000 - \$1,499,999	10	17	129	172
\$1,500,000 - \$1,749,999	7	13	66	89
\$1,750,000 - \$1,999,999	6	3	44	47
\$2,000,000 - \$2,499,999	4	4	41	43
\$2,500,000 - \$2,999,999	1	5	20	15
\$3,000,000 - \$3,499,999	-	2	3	12
\$3,500,000 - \$3,999,999	-	1	5	7
\$4,000,000 +	-	1	8	4
	1,919	2,148	18,631	20,663



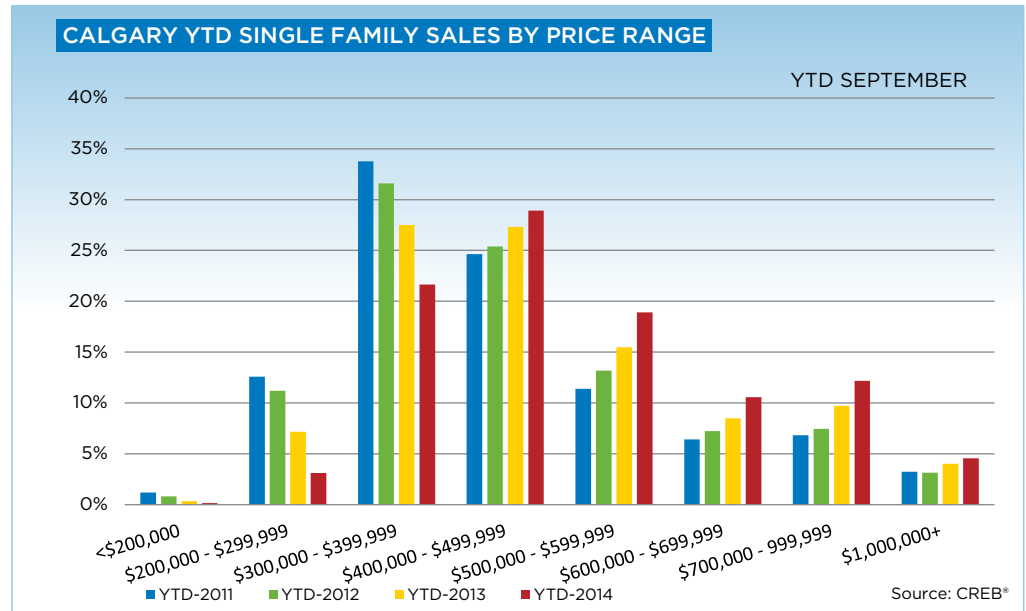
# CITY OF CALGARY



## CREB® CITY OF CALGARY SINGLE FAMILY

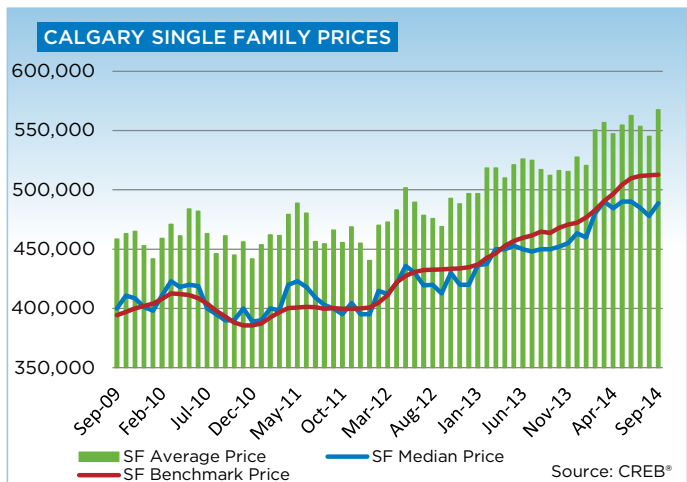
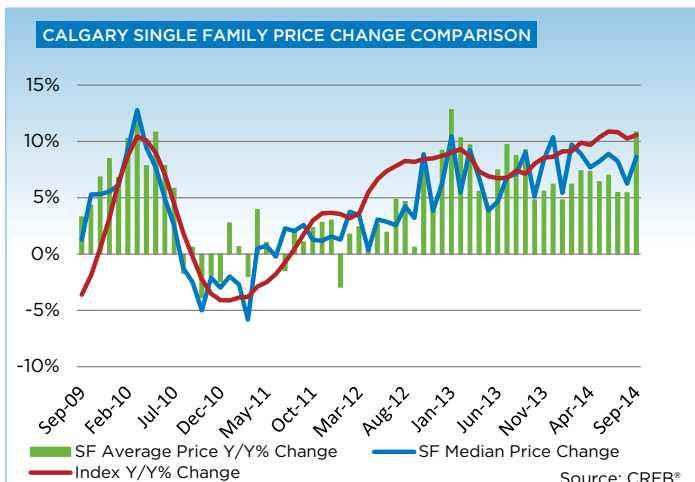
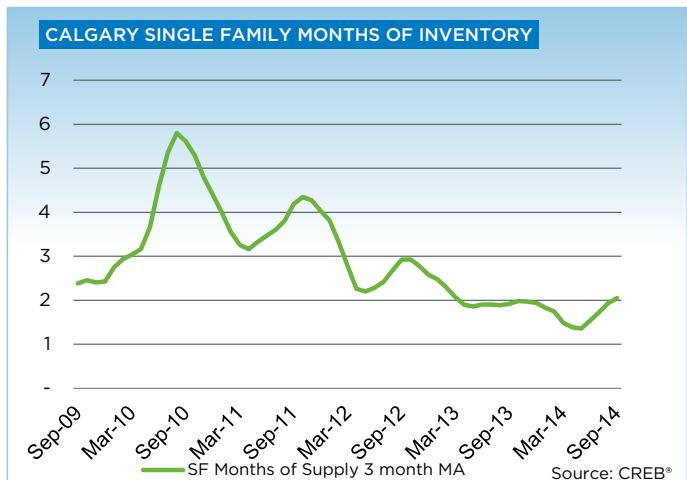
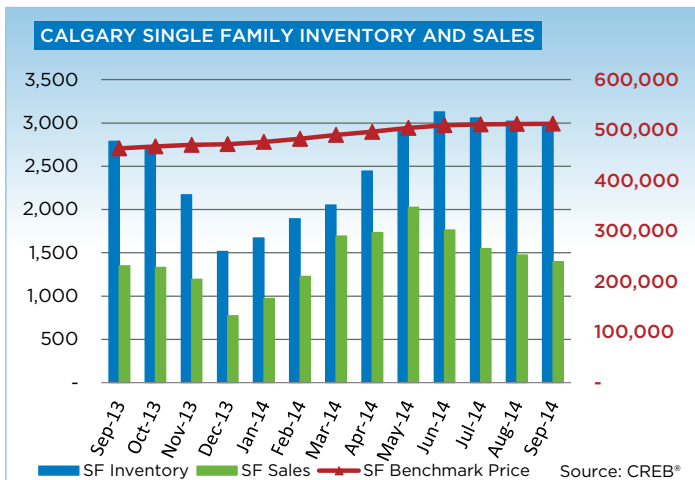
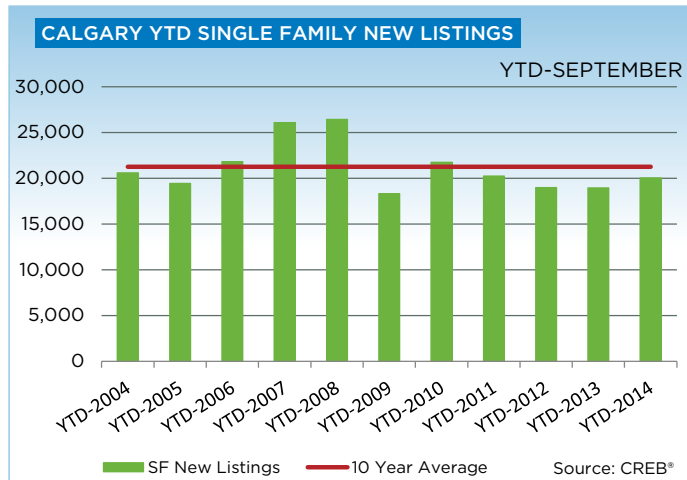
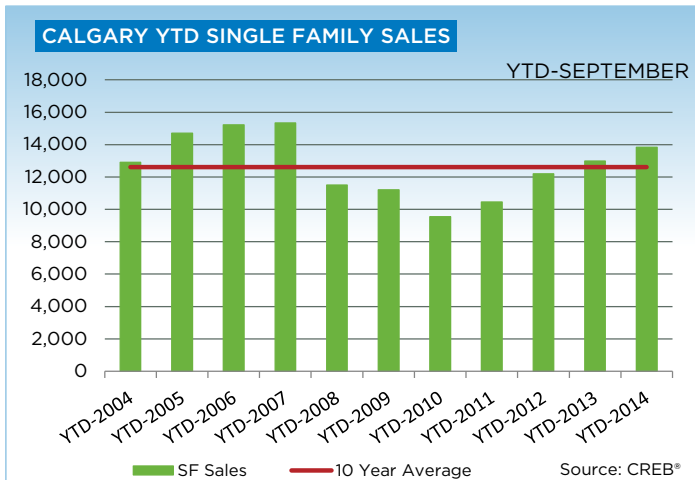
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	878	1,207	1,479	1,606	1,758	1,630	1,573	1,513	1,351	1,333	1,193	772	16,293
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,972	1,736	1,233	649	22,557
Active Listings	2,075	2,408	2,727	2,977	3,311	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	
<b>2014</b>													
Sales	973	1,229	1,695	1,733	2,025	1,765	1,549	1,475	1,398				13,842
New Listings	1,581	1,779	2,197	2,582	2,945	2,598	2,135	2,058	2,148				20,023
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128	3,056	3,021	2,961				
AverageDOM	40	29	27	25	26	28	32	34	35				29
Average Price	520,678	550,531	556,726	547,220	554,597	562,697	553,490	545,167	567,653				552,412
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700	511,600	512,300	512,800				
Index	202	205	208	211	214	216	217	217	218				

	Sep-13	Sep-14	YTD2013	YTD2014
<b>Calgary SF</b>				
>\$100,000	-	-	2	1
\$100,000 - \$199,999	5	4	41	20
\$200,000 - \$299,999	77	37	932	428
\$300,000 - \$349,999	153	90	1,494	1,057
\$350,000 - \$399,999	226	186	2,081	1,937
\$400,000 - \$449,999	209	251	1,986	2,162
\$450,000 - \$499,999	172	175	1,562	1,840
\$500,000 - \$549,999	117	144	1,156	1,521
\$550,000 - \$599,999	96	130	855	1,097
\$600,000 - \$649,999	73	73	641	805
\$650,000 - \$699,999	54	58	462	659
\$700,000 - \$799,999	61	82	685	876
\$800,000 - \$899,999	36	64	384	539
\$900,000 - \$999,999	15	34	192	270
\$1,000,000 - \$1,249,999	31	26	231	279
\$1,250,000 - \$1,499,999	10	15	119	152
\$1,500,000 - \$1,749,999	7	13	62	80
\$1,750,000 - \$1,999,999	5	3	40	45
\$2,000,000 - \$2,499,999	3	4	38	42
\$2,500,000 - \$2,999,999	1	5	16	14
\$3,000,000 - \$3,499,999	-	2	3	8
\$3,500,000 - \$3,999,999	-	1	5	7
\$4,000,000 +	-	1	8	3
	1,351	1,398	12,995	13,842





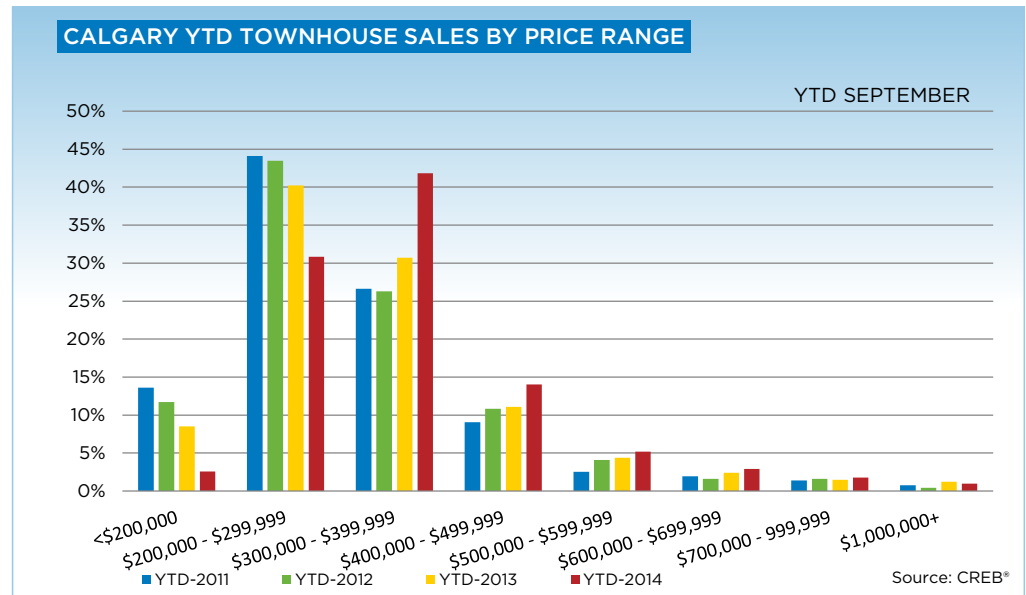
# CITY OF CALGARY SINGLE FAMILY



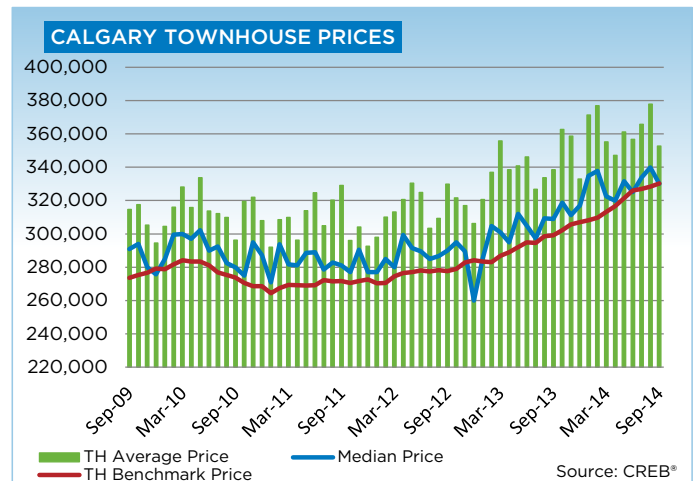
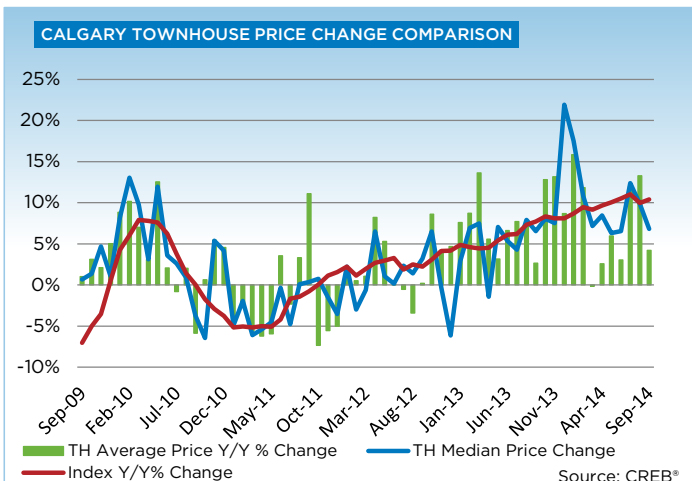
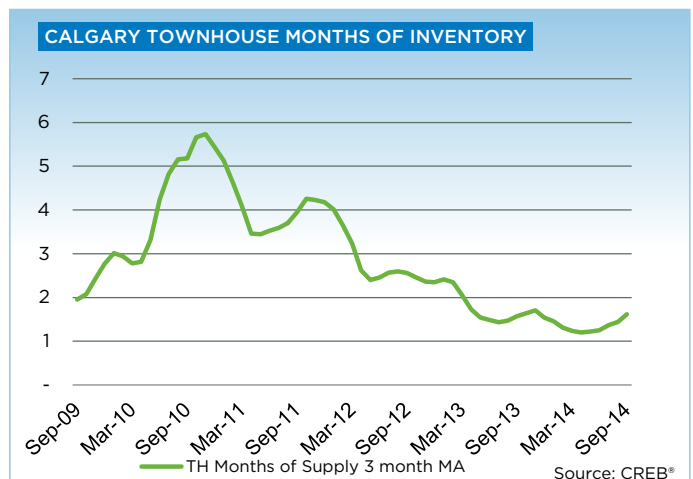
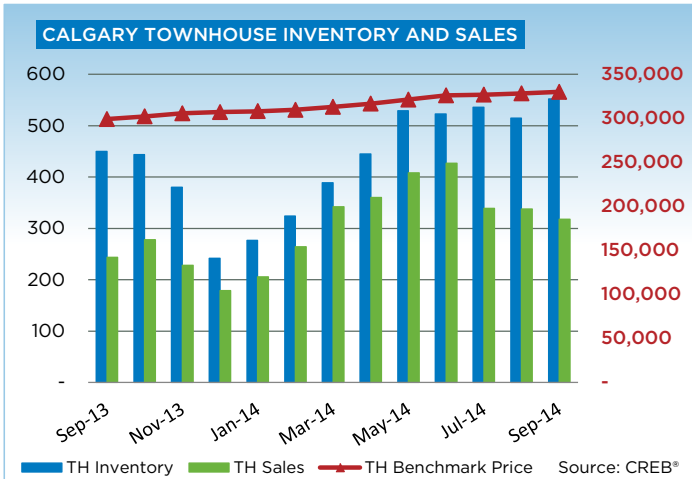
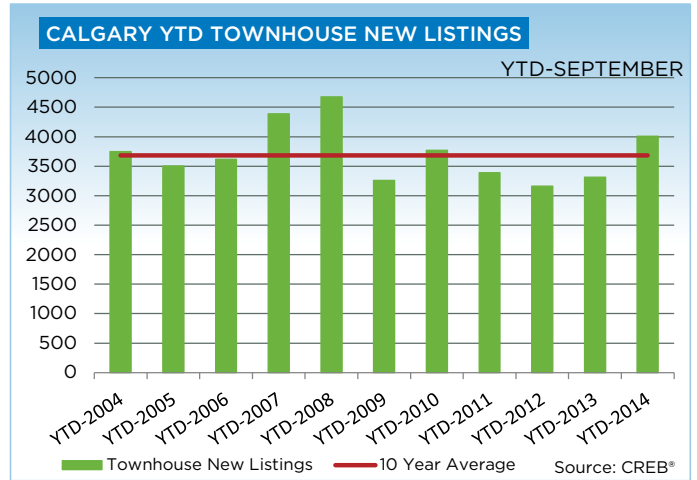
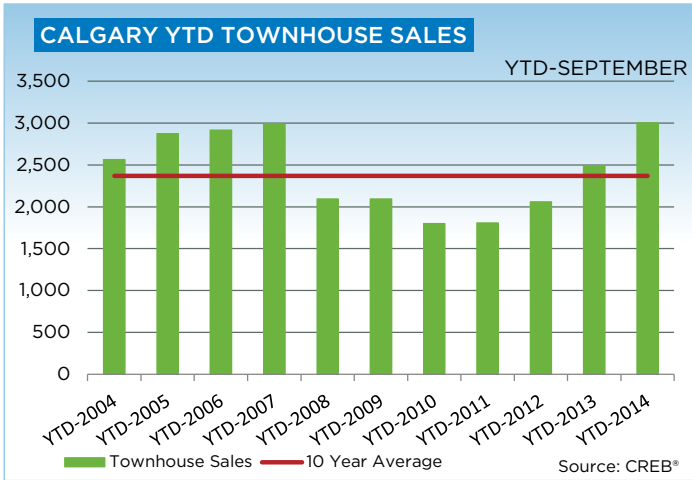
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	147	220	282	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	
<b>2014</b>													
Sales	206	264	342	360	408	427	339	338	318				3,002
New Listings	328	357	458	486	578	504	428	441	431				4,011
Active Listings	277	324	389	445	529	523	536	515	552				
AverageDOM	38	28	26	25	28	28	31	34	33				29
Average Price	371,347	376,993	355,195	347,169	361,240	356,803	365,769	377,958	352,813				361,813
Benchmark Price	308,100	309,700	313,100	316,700	321,400	326,000	327,000	328,300	330,200				
Index	193	194	196	198	201	204	204	205	206				

	Sep-13	Sep-14	YTD2013	YTD2014
<b>Calgary Townhouse</b>				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	21	7	210	77
\$200,000 - \$299,999	92	100	1,002	925
\$300,000 - \$349,999	59	81	481	798
\$350,000 - \$399,999	24	60	284	457
\$400,000 - \$449,999	20	19	178	233
\$450,000 - \$499,999	8	20	98	188
\$500,000 - \$549,999	6	9	58	94
\$550,000 - \$599,999	3	8	51	61
\$600,000 - \$649,999	2	5	41	41
\$650,000 - \$699,999	2	5	19	46
\$700,000 - \$799,999	4	1	19	32
\$800,000 - \$899,999	1	2	10	17
\$900,000 - \$999,999	1	-	8	4
\$1,000,000 - \$1,249,999	-	1	21	12
\$1,250,000 - \$1,499,999	-	-	5	11
\$1,500,000 - \$1,749,999	-	-	2	6
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	244	318	2491	3002



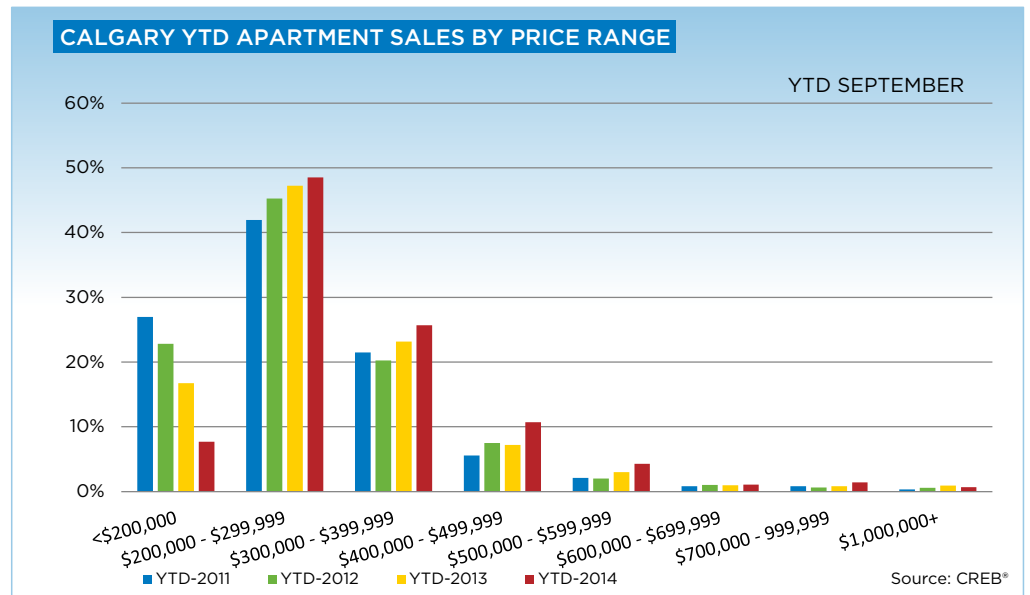
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



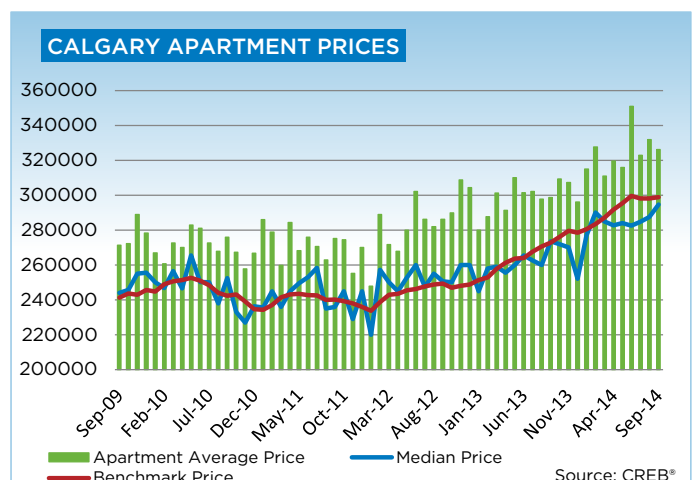
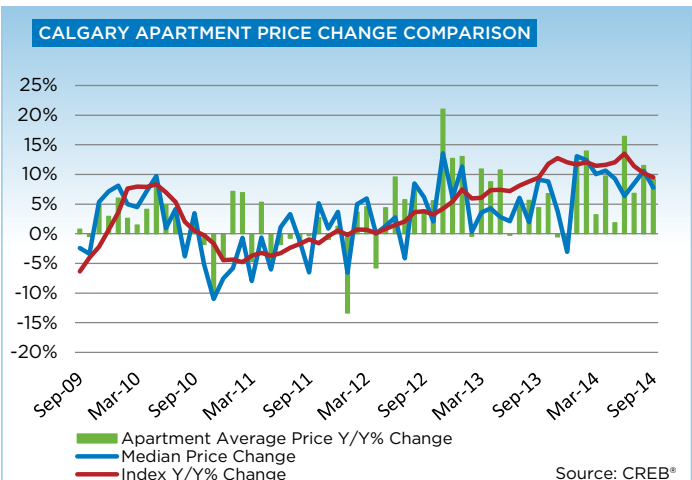
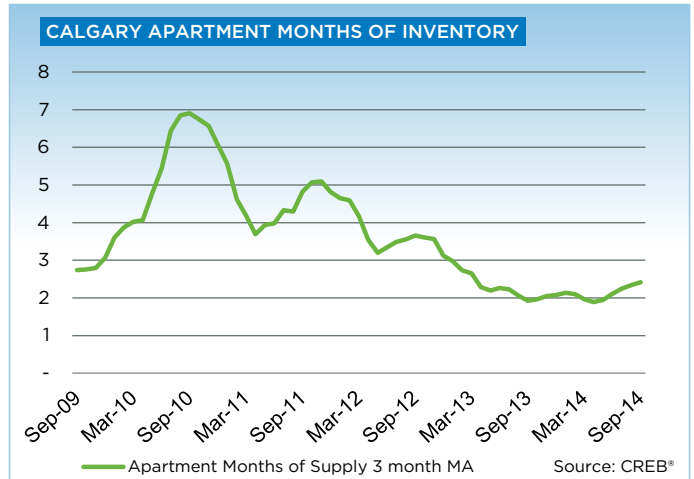
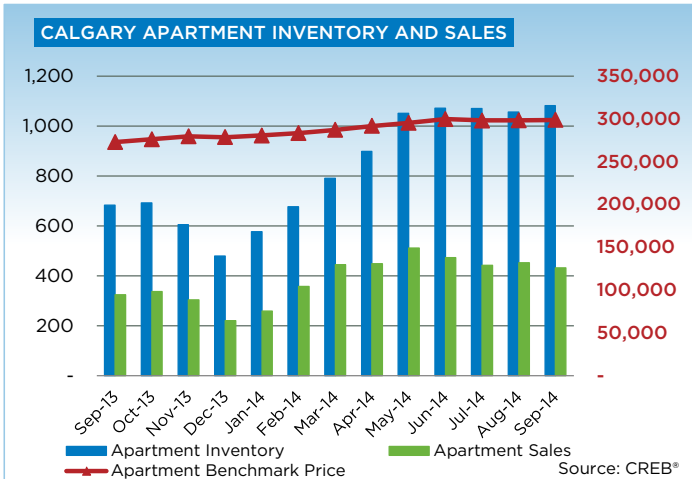
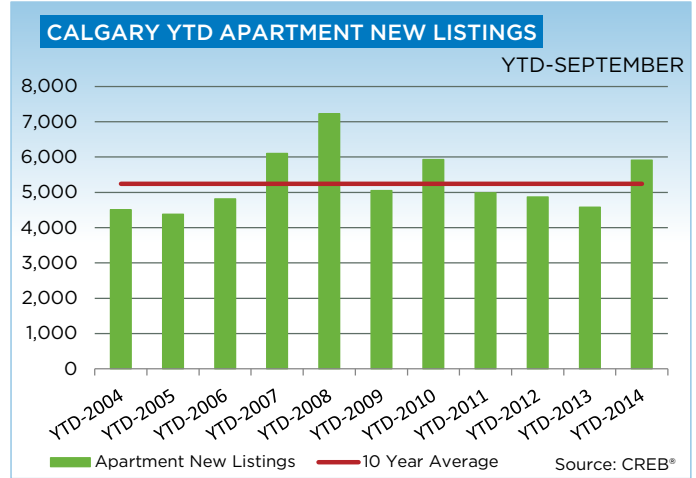
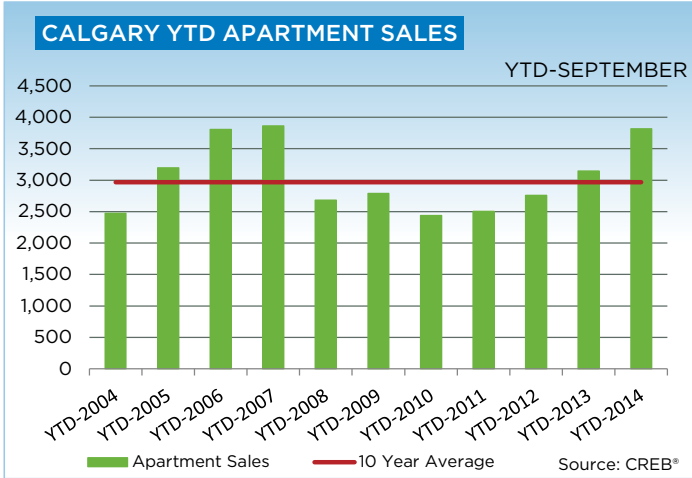
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	259	357	445	448	511	473	442	452	432				3,819
New Listings	485	573	663	686	804	713	656	650	681				5,911
Active Listings	577	677	791	898	1,051	1,071	1,070	1,056	1,081				
AverageDOM	42	33	31	34	34	37	40	40	39				36
Average Price	314,966	327,788	311,064	319,610	315,914	351,010	322,921	332,006	326,264				325,061
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700	298,100	298,200	298,800				
Index	196	198	201	204	206	209	208	208	209				

Calgary Apartment	Sep-13	Sep-14	YTD2013	YTD2014
>\$100,000	-	-	11	4
\$100,000 - \$199,999	46	34	516	289
\$200,000 - \$299,999	148	194	1,485	1,852
\$300,000 - \$349,999	63	65	463	552
\$350,000 - \$399,999	27	48	265	429
\$400,000 - \$449,999	11	40	139	276
\$450,000 - \$499,999	10	12	87	132
\$500,000 - \$549,999	7	13	60	107
\$550,000 - \$599,999	6	13	34	57
\$600,000 - \$649,999	2	5	17	27
\$650,000 - \$699,999	-	2	13	14
\$700,000 - \$799,999	2	2	17	25
\$800,000 - \$899,999	1	1	4	16
\$900,000 - \$999,999	-	1	5	14
\$1,000,000 - \$1,249,999	-	-	13	4
\$1,250,000 - \$1,499,999	-	2	5	9
\$1,500,000 - \$1,749,999	-	-	2	3
\$1,750,000 - \$1,999,999	1	-	3	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	4	1
\$3,000,000 - \$3,499,999	-	-	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	324	432	3,145	3,819



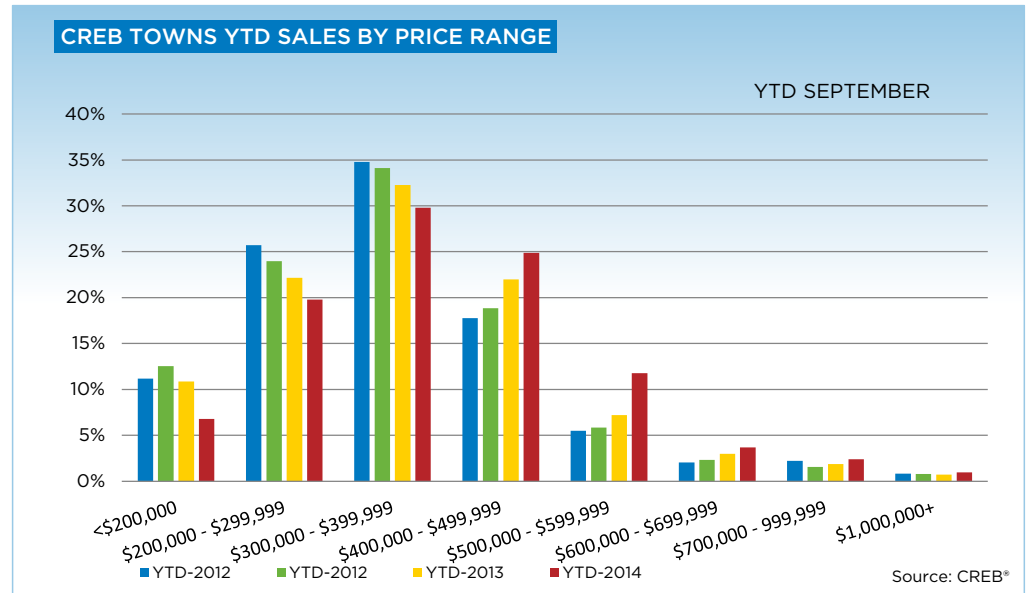
# CITY OF CALGARY CONDOMINIUM APARTMENTS



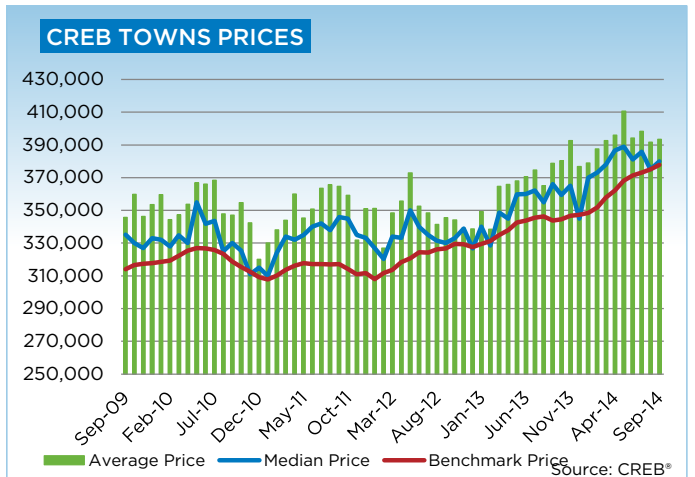
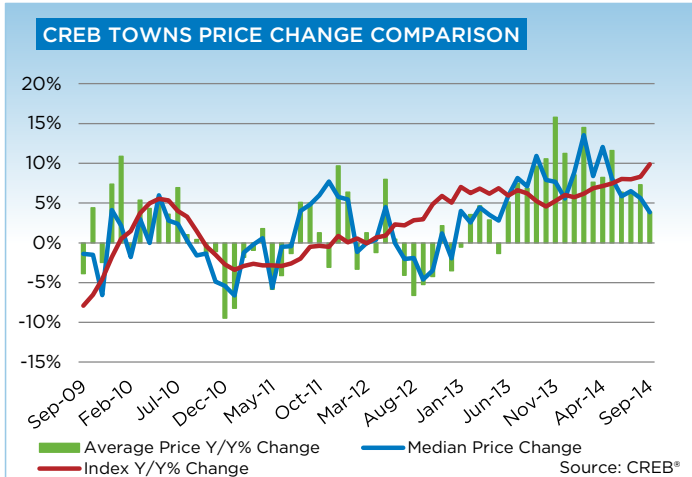
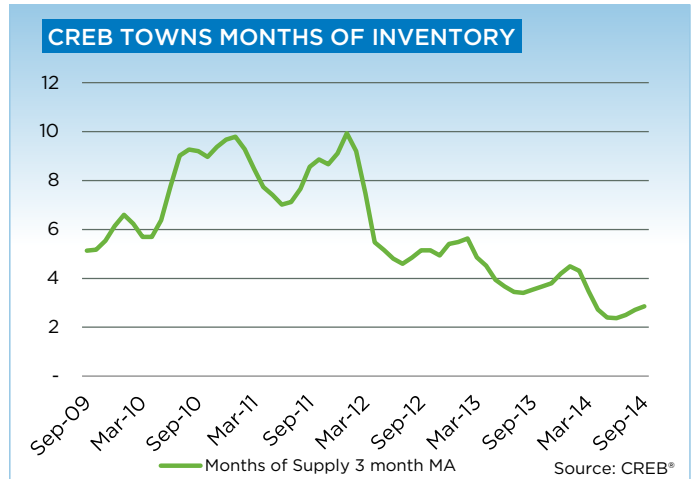
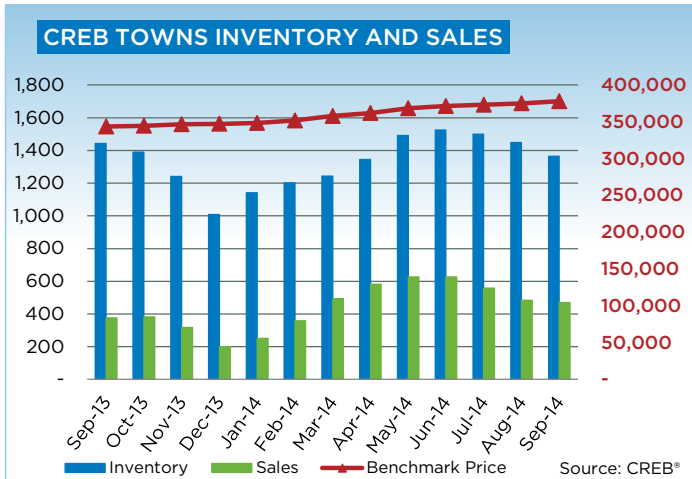
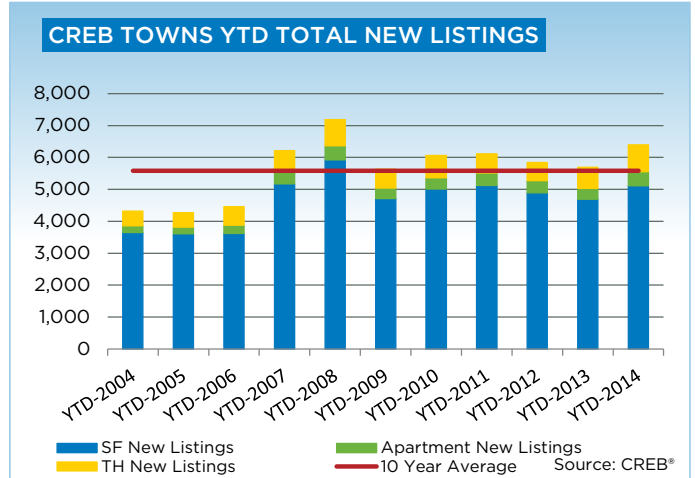
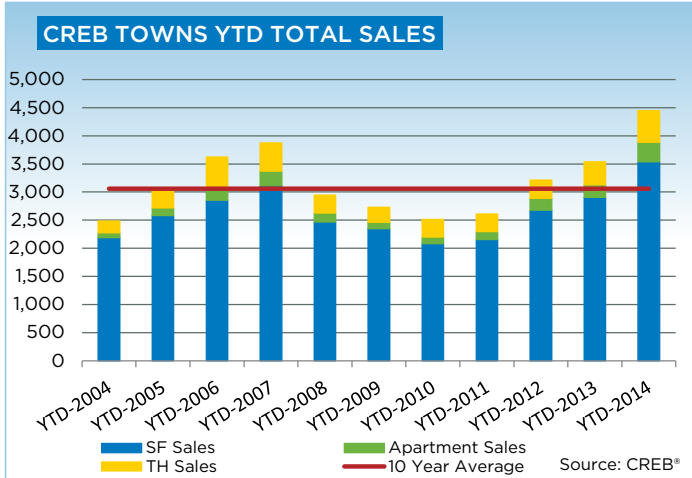
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	245	256	364	431	485	470	480	431	377	382	317	201	4,439
New Listings	542	559	659	765	773	586	671	590	549	513	379	218	6,804
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	329,600	331,300	335,000	338,000	342,700	343,800	345,600	346,300	343,800	344,600	346,700	347,300	
Index	171	172	174	175	178	178	179	180	178	179	180	180	
<b>2014</b>													
Sales	251	358	494	582	626	626	558	484	470				4,449
New Listings	551	544	705	812	930	836	726	657	633				6,394
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525	1,499	1,449	1,364				
AverageDOM	68	56	49	46	44	46	53	46	55				54
Average Price	379,053	387,568	392,572	396,006	410,643	394,216	398,358	391,595	393,518				395,349
Benchmark Price	348,500	351,700	357,900	362,100	368,300	371,400	373,100	375,100	377,800				
Index	181	182	186	188	191	193	194	195	196				

CREB Towns	Sep-13	Sep-14	YTD2013	YTD2014
>\$100,000	3	2	43	22
\$100,000 - \$199,999	36	28	341	279
\$200,000 - \$299,999	74	103	784	880
\$300,000 - \$349,999	60	63	563	609
\$350,000 - \$399,999	54	70	579	717
\$400,000 - \$449,999	58	76	464	636
\$450,000 - \$499,999	31	38	314	470
\$500,000 - \$549,999	30	39	162	317
\$550,000 - \$599,999	13	22	93	207
\$600,000 - \$649,999	5	5	69	109
\$650,000 - \$699,999	3	4	36	54
\$700,000 - \$799,999	4	8	35	67
\$800,000 - \$899,999	1	6	18	25
\$900,000 - \$999,999	-	1	13	15
\$1,000,000 - \$1,249,999	4	3	14	22
\$1,250,000 - \$1,499,999	-	1	4	10
\$1,500,000 - \$1,749,999	-	1	3	8
\$1,750,000 - \$1,999,999	1	-	4	2
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	377	470	3,539	4,449



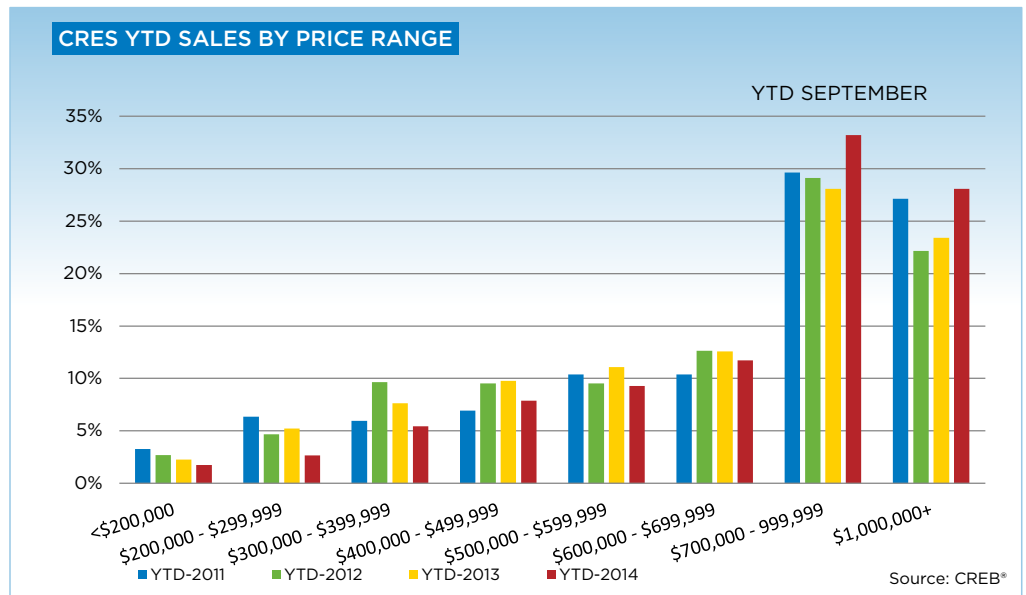
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
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
<b>2014</b>													
Sales	59	60	98	96	131	115	103	96	104				862
New Listings	197	209	215	222	363	304	262	216	196				2,184
Active Listings	649	696	729	779	932	983	1,028	1,053	948				
AverageDOM	100	126	87	102	86	86	97	80	91				92
Average Price	745,115	885,458	851,814	941,363	919,840	805,201	877,140	907,429	874,549				872,908

CRES	Sep-13	Sep-14	YTD2013	YTD2014
>\$100,000	1	-	5	3
\$100,000 - \$199,999	2	-	12	12
\$200,000 - \$299,999	4	-	39	23
\$300,000 - \$349,999	6	1	27	20
\$350,000 - \$399,999	6	5	30	27
\$400,000 - \$449,999	5	4	35	27
\$450,000 - \$499,999	5	5	38	41
\$500,000 - \$549,999	7	2	42	43
\$550,000 - \$599,999	2	5	41	37
\$600,000 - \$649,999	8	4	46	43
\$650,000 - \$699,999	2	12	48	58
\$700,000 - \$799,999	9	19	87	115
\$800,000 - \$899,999	11	8	64	101
\$900,000 - \$999,999	7	15	59	70
\$1,000,000 - \$1,249,999	10	12	81	119
\$1,250,000 - \$1,499,999	4	5	41	53
\$1,500,000 - \$1,749,999	1	1	23	24
\$1,750,000 - \$1,999,999	1	3	9	18
\$2,000,000 - \$2,499,999	2	2	13	16
\$2,500,000 - \$2,999,999	1	1	4	9
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	1	-	3	1
\$4,000,000 +	1	-	1	1
	96	104	748	862



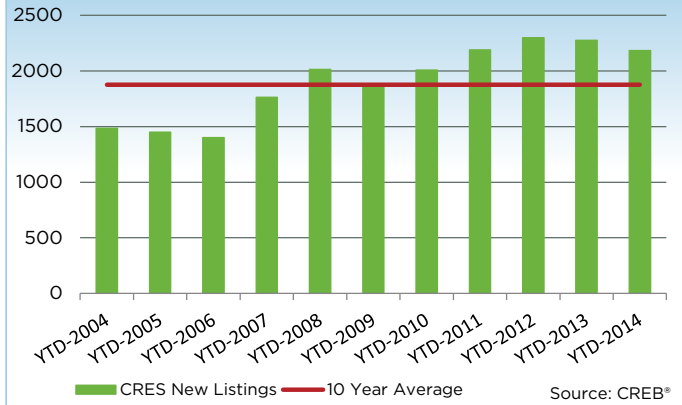


# CREB® COUNTRY RESIDENTIAL

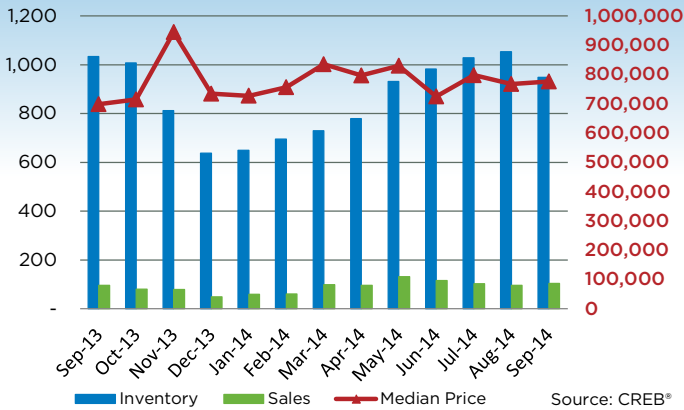
### CREB YTD TOTAL SALES



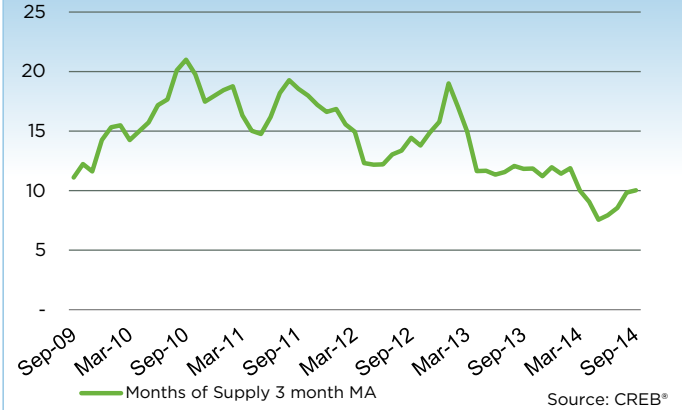
### CREB YTD TOTAL NEW LISTINGS



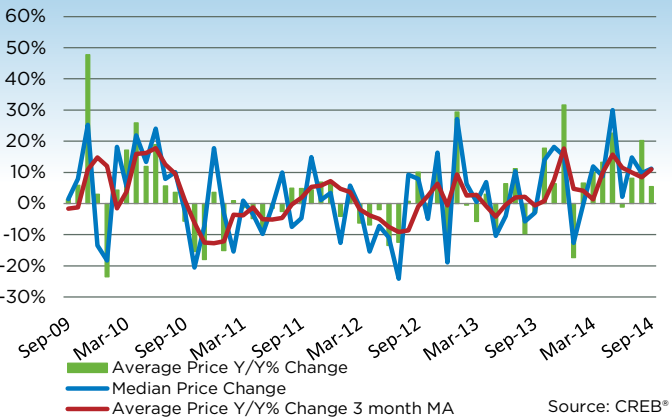
### CREB INVENTORY AND SALES



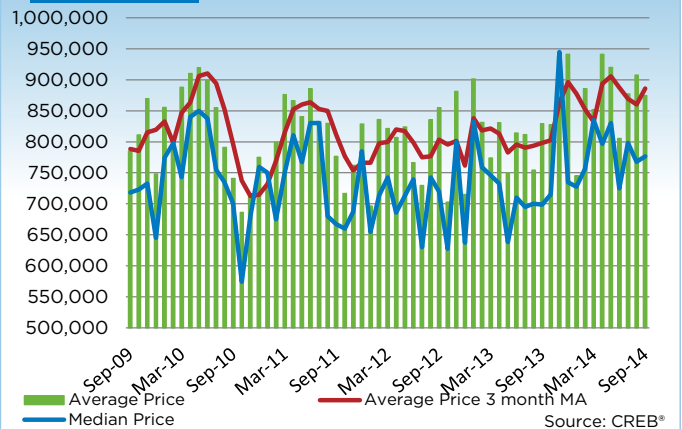
### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



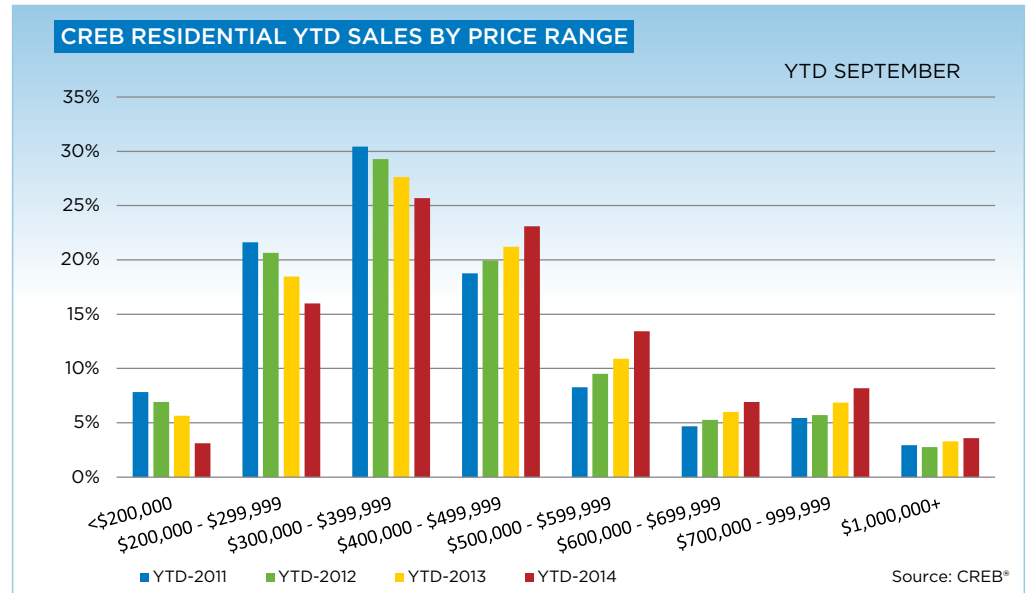
### CREB PRICES



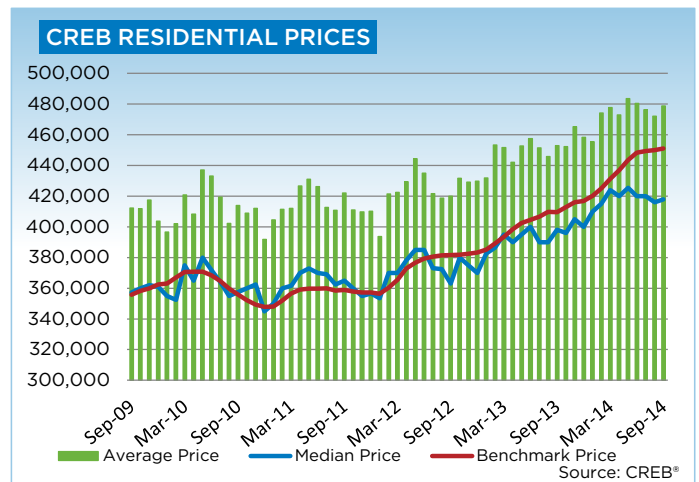
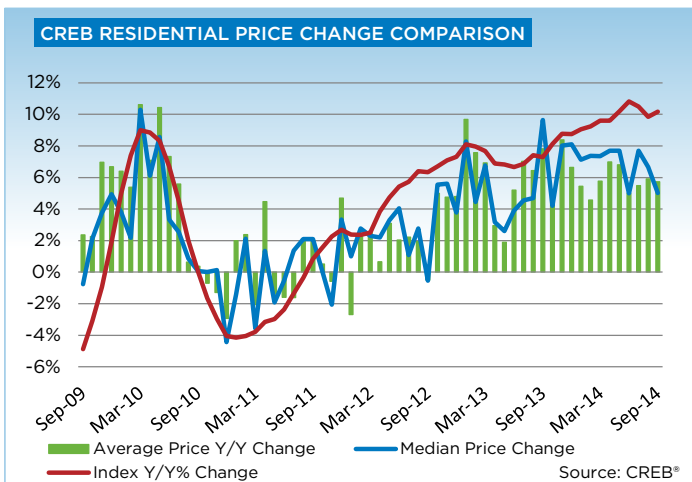
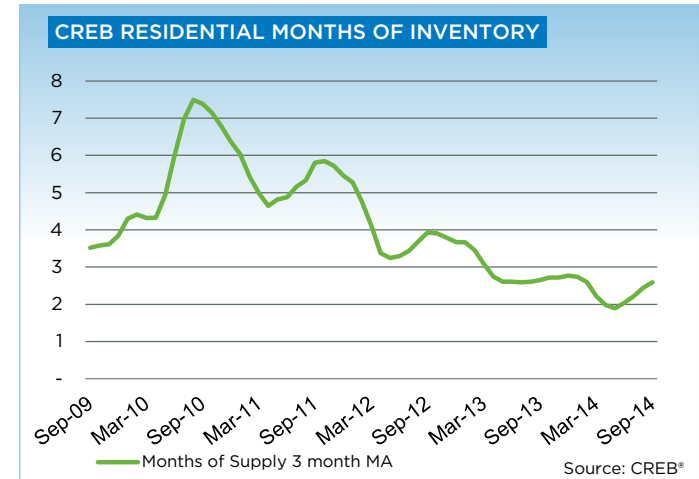
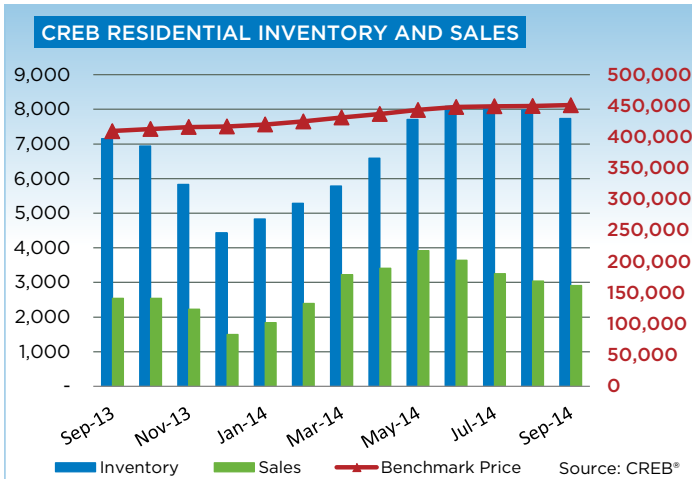
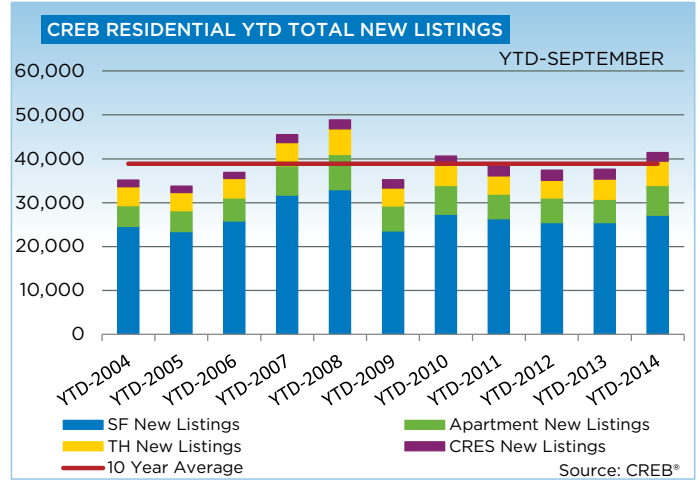
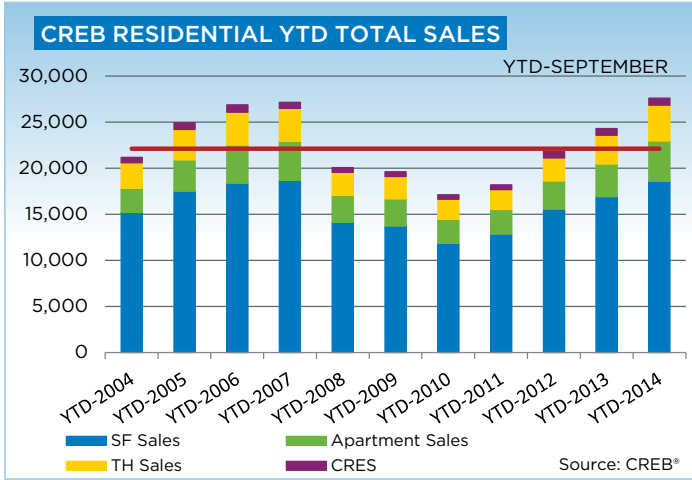
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	1,588	2,128	2,676	3,048	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	4,184	3,957	3,850	3,776	3,451	2,454	1,348	44,623
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	385,200	389,100	393,500	398,600	402,400	404,600	406,700	409,700	409,500	412,900	416,000	416,900	
Index	181	183	185	188	189	190	191	193	193	194	196	196	
<b>2014</b>													
Sales	1,842	2,392	3,229	3,408	3,915	3,641	3,250	3,042	2,915				27,634
New Listings	3,306	3,660	4,563	5,150	6,036	5,373	4,565	4,343	4,377				41,373
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090	8,057	7,988	7,740				
AverageDOM	49	39	34	34	34	36	41	39	43				34
Average Price	455,402	474,126	477,690	473,000	483,523	480,458	476,186	472,072	478,806				475,831
Benchmark Price	420,100	425,000	431,300	436,900	443,500	448,300	449,400	450,000	451,100				
Index	198	200	203	206	209	211	212	212	212				

	Sep-13	Sep-14	YTD2013	YTD2014
<b>CREB Total</b>				
>\$100,000	11	8	119	56
\$100,000 - \$199,999	124	83	1,250	800
\$200,000 - \$299,999	429	465	4,478	4,423
\$300,000 - \$349,999	362	336	3,255	3,279
\$350,000 - \$399,999	356	404	3,450	3,820
\$400,000 - \$449,999	325	416	2,968	3,565
\$450,000 - \$499,999	235	265	2,181	2,816
\$500,000 - \$549,999	173	221	1,536	2,188
\$550,000 - \$599,999	122	188	1,108	1,521
\$600,000 - \$649,999	94	95	852	1,062
\$650,000 - \$699,999	65	83	603	851
\$700,000 - \$799,999	85	116	878	1,157
\$800,000 - \$899,999	52	81	500	720
\$900,000 - \$999,999	25	51	288	387
\$1,000,000 - \$1,249,999	46	43	368	448
\$1,250,000 - \$1,499,999	14	23	178	237
\$1,500,000 - \$1,749,999	8	15	93	121
\$1,750,000 - \$1,999,999	8	6	57	70
\$2,000,000 - \$2,499,999	7	6	56	62
\$2,500,000 - \$2,999,999	2	6	24	24
\$3,000,000 - \$3,499,999	-	2	3	13
\$3,500,000 - \$3,999,999	1	1	8	8
\$4,000,000 +	1	1	9	6
	2,545	2,915	24,262	27,634



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

**Months of Supply** - Active Listings (Inventory) / sales

**Composite** - includes single family, apartment and townhouse activity

**Average DOM** - Average Days on Market for Sold properties

**SP** - Sales Price

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

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

**LP** - List Price

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

**CRES** - Country residential properties

**YTD** - Year to Date

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

## HOW THESE STATISTICS ARE CALCULATED

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

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

### MONTHLY STATISTICS PACKAGE

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

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

### CITY OF CALGARY

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

### TOTAL MLS®

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

### CREB® Towns

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

## ABOUT CREB®

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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