



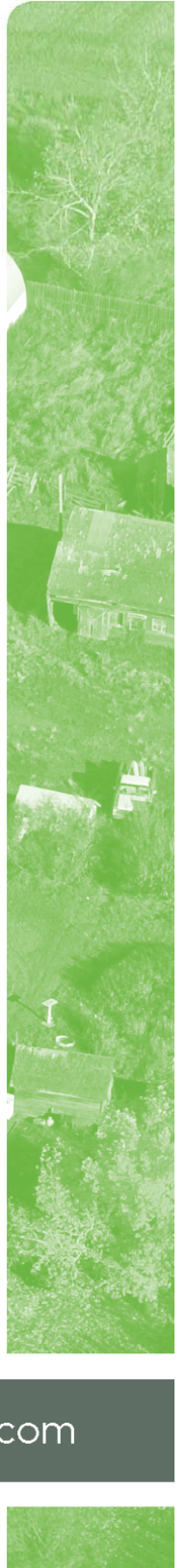
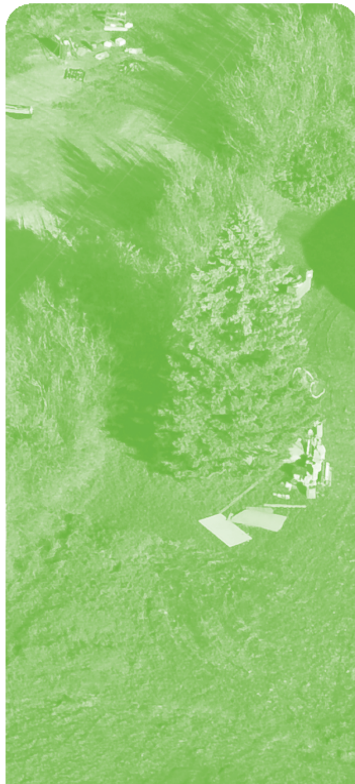
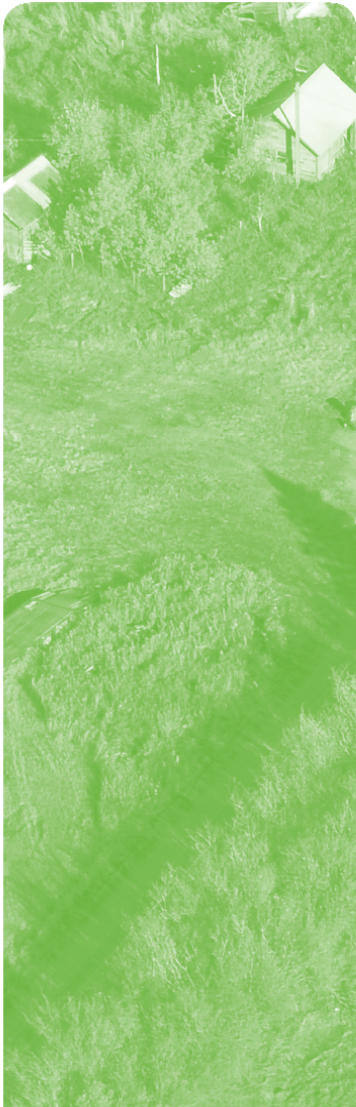
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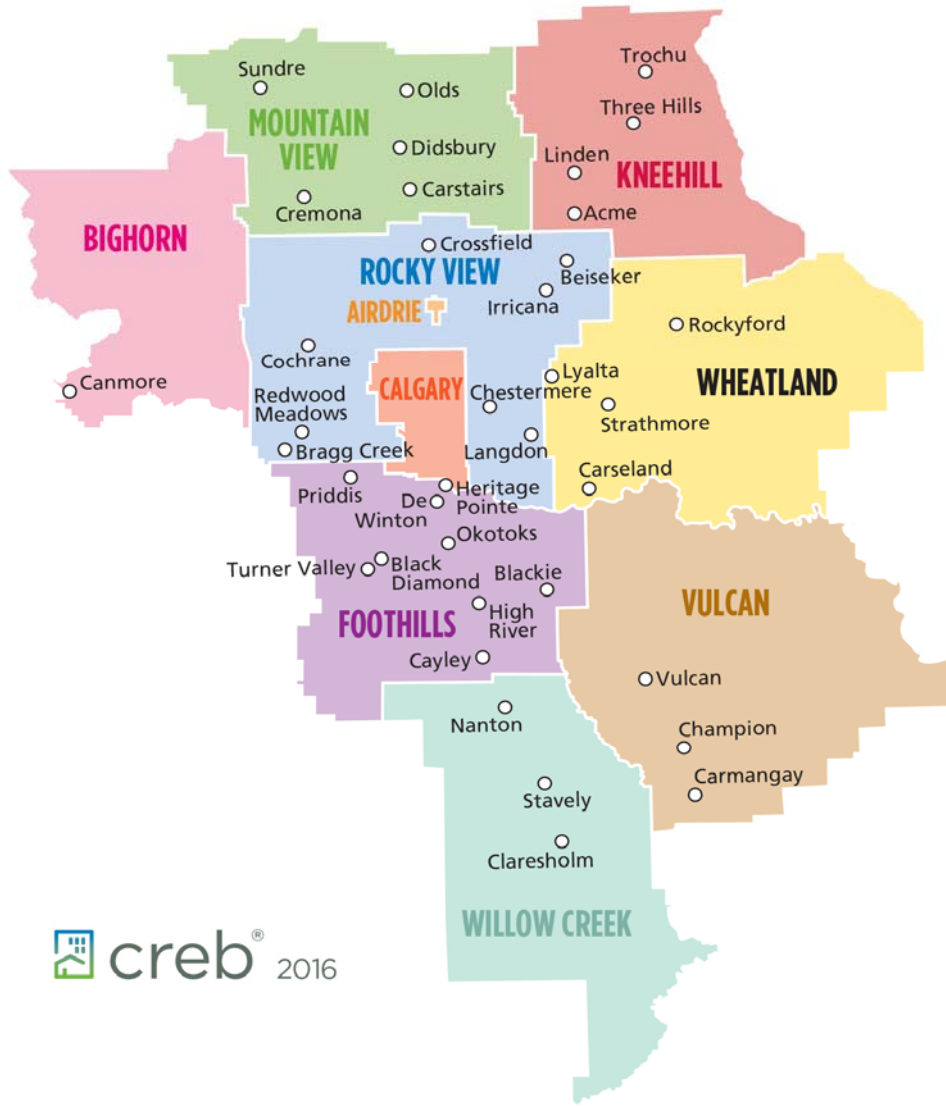
MONTHLY STATISTICS PACKAGE

Calgary Region

January 2017



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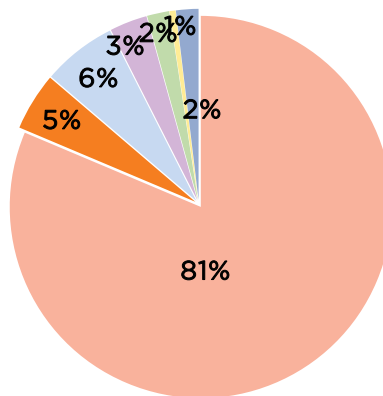
REGIONAL HIGHLIGHTS

February 1, 2016

- Elevated inventory levels compared to sales continued to impact pricing in Airdrie's resale market. Inventories were 338 in January, which was higher than last year, but mostly due to gains in the higher density sectors. The overall detached benchmark price totalled \$374,500 in January, a 4.7 per cent decrease relative to January 2016 and a 1.9 per cent decline over last month.
- Sales activity in Okotoks eased, but steep reductions in new listings caused inventories to decline. However, elevated months of supply continued to weigh on prices. In January, detached prices totalled \$428,400, a monthly decline of 0.2 and four per cent below last year's levels.
- Detached sales levels in Cochrane totalled 18 units, which was well below norms for January. However, detached new listings also eased and caused inventories to fall. The detached benchmark price totalled \$422,700 in January, similar to last month and a 1.26 per cent decrease from the same month in 2016.

SHARE OF SALES January 2017

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



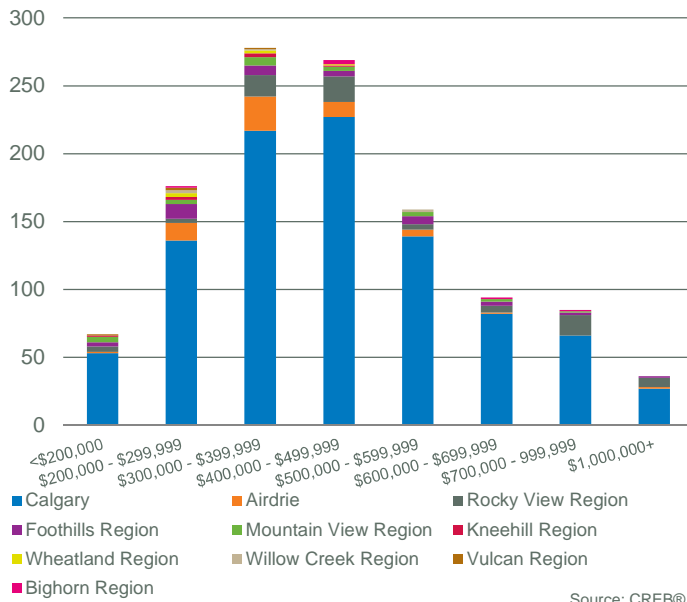
Source: CREB®

**CREB's analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index*

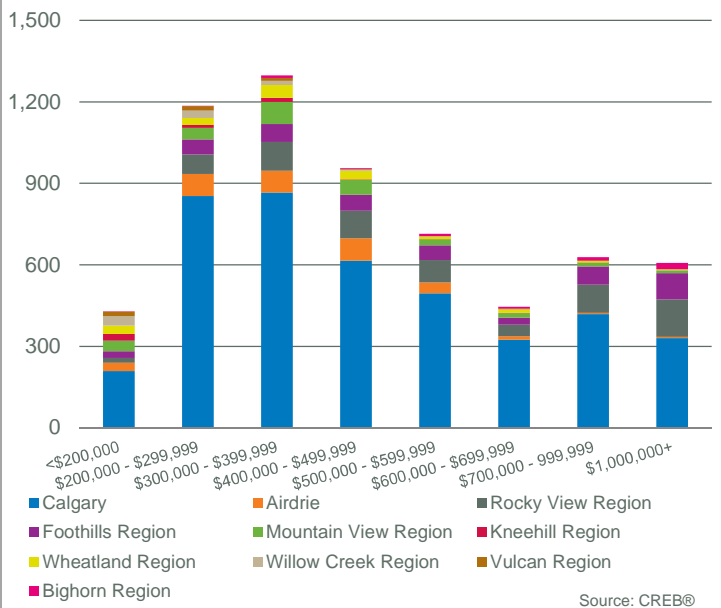
Jan. 17

January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	947	2,385	39.71%	4,112	4.34	437,400	466,574	425,000	81%
Airdrie	57	159	35.85%	338	5.93	349,000	381,921	377,000	5%
Rocky View Region	73	263	27.76%	663	9.08	541,700	604,625	474,290	6%
Foothills Region	37	138	26.81%	450	12.16	383,000	410,564	363,000	3%
Mountain View Region	22	75	29.33%	278	12.64	302,000	375,477	367,500	2%
Kneehill Region	7	19	36.84%	58	8.29	-	278,857	325,000	1%
Wheatland Region	6	61	9.84%	165	27.50	220,800	308,833	312,500	1%
Willow Creek Region	5	15	33.33%	84	16.80	-	403,600	355,000	0%
Vulcan Region	4	4	100.00%	50	12.50	-	243,750	205,000	0%
Bighorn Region	6	17	35.29%	63	10.50	-	481,625	444,750	1%
CREB® Economic Region	1,164	3,136	37.12%	6,261	5.38	433,300	464,684	420,000	100%

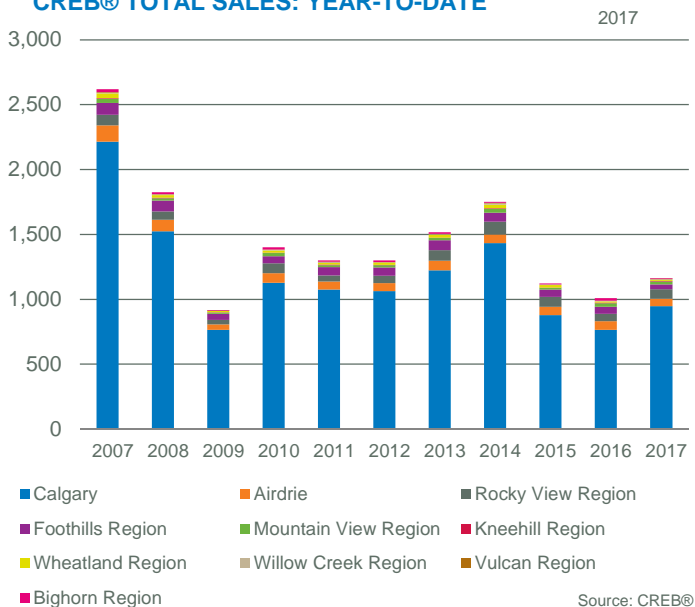
CREB® SALES BY PRICE RANGE



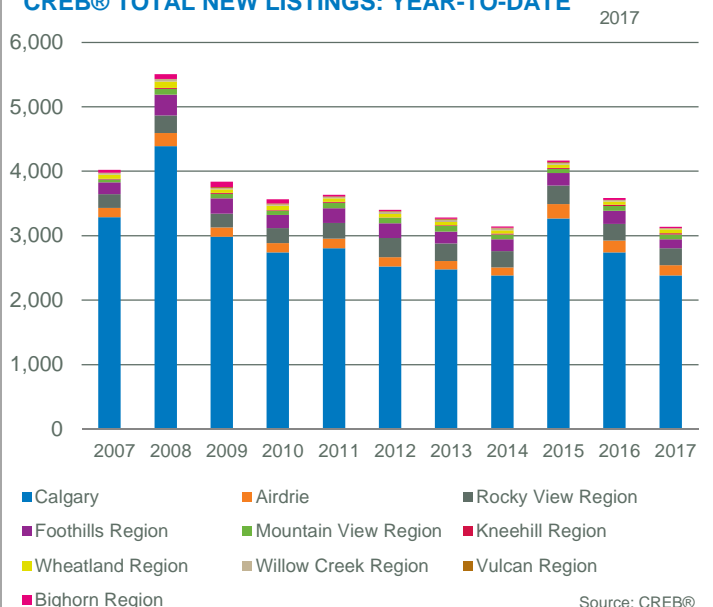
CREB® INVENTORY BY PRICE RANGE



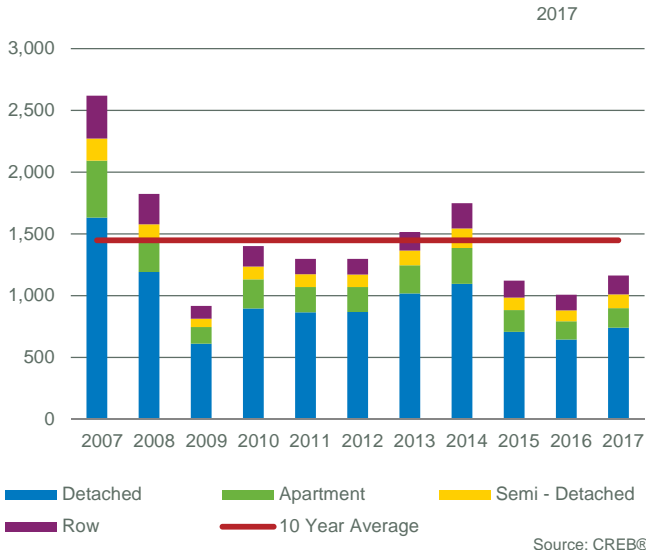
CREB® TOTAL SALES: YEAR-TO-DATE



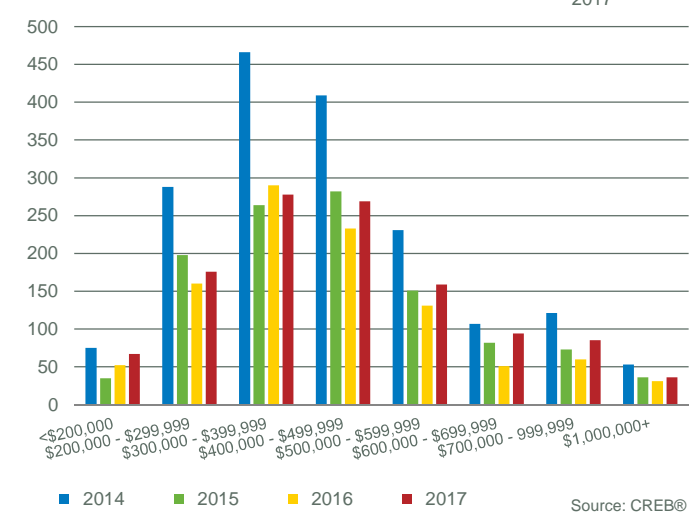
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE



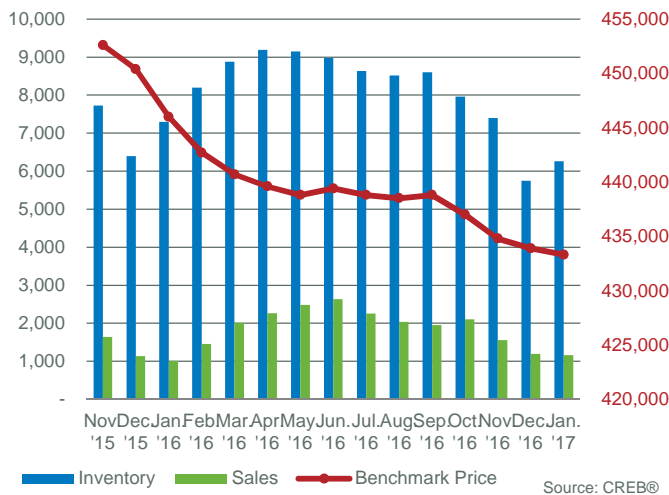
CREB® ECONOMIC REGION TOTAL SALES



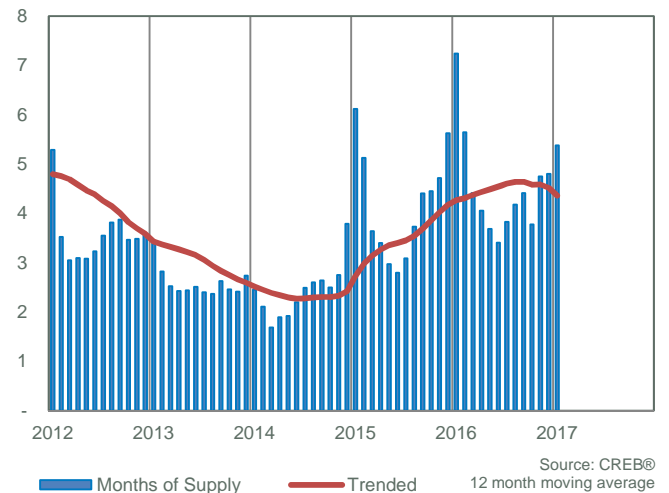
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



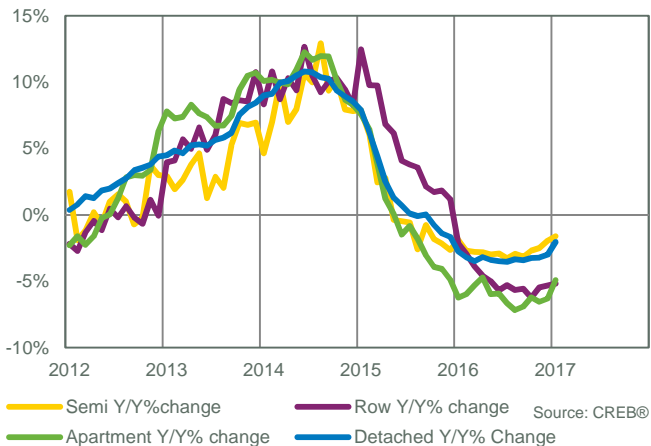
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



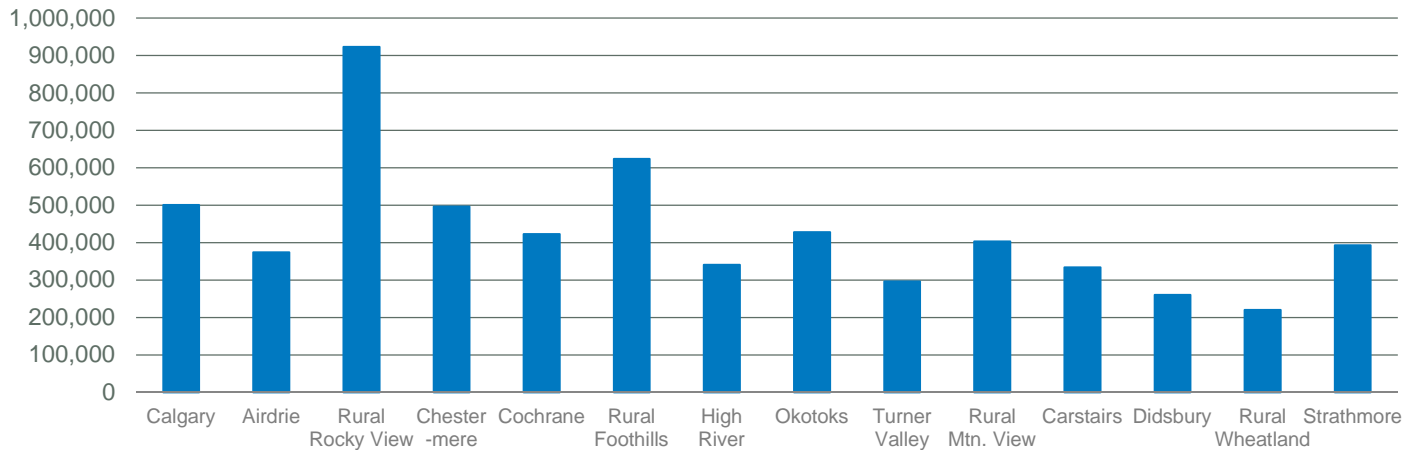
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

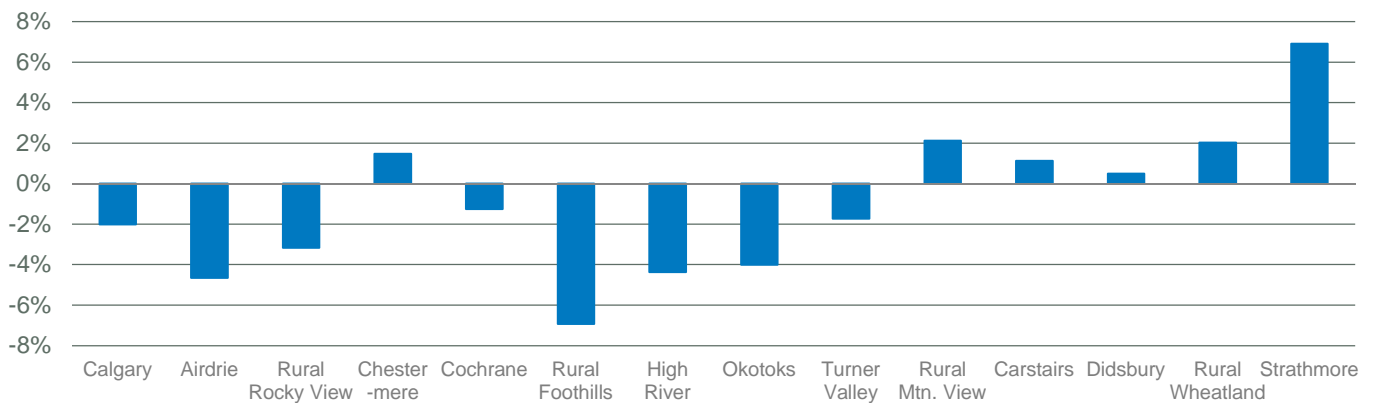


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

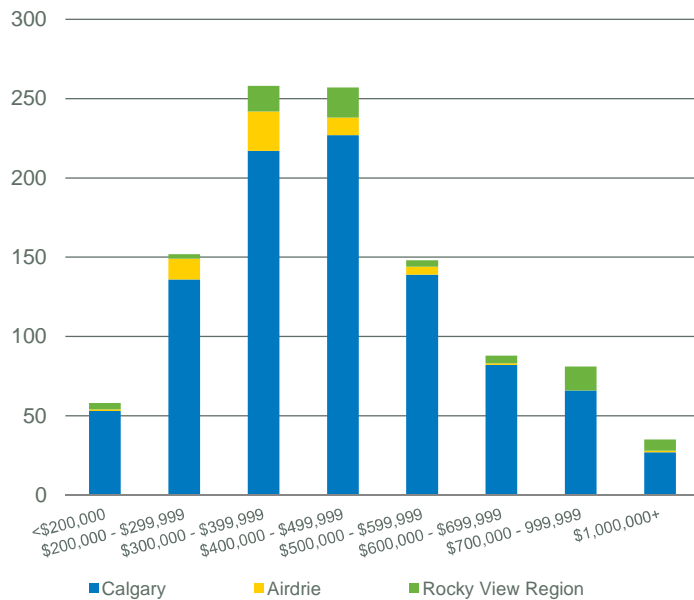
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	176,418	3	1987	2	0
High River	1,287	5,629	3	1985	2	0
Okotoks	1,454	5,038	3	1997	2	1
Turner Valley	1,215	6,335	3	1981	2	0
Rural Mountain View	1,256	7,393	3	1980	2	0
Carstairs	1,266	6,668	3	1987	2	0
Didsbury	1,189	6,384	3	1978	2	0
Rural Wheatland	1,206	11,335	3	1970	2	0
Strathmore	1,255	5,606	3	1996	2	0

Jan. 17

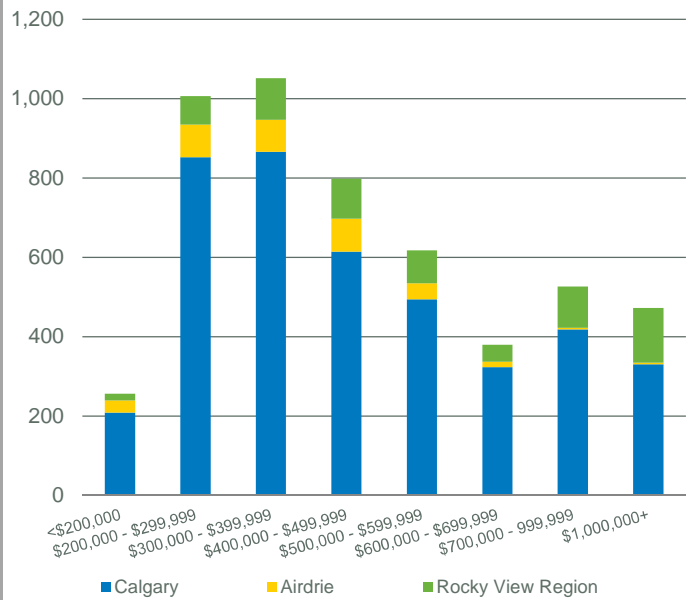
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Airdrie	57	159	35.85%	338	5.93	349,000	381,921	377,000	5%
Rocky View Region	73	263	27.76%	663	9.08	541,700	604,625	474,290	7%
Calgary CMA	1,077	2,807	38.37%	5,113	4.75	436,600	471,451	425,000	100%

CALGARY CMA SALES BY PRICE RANGE



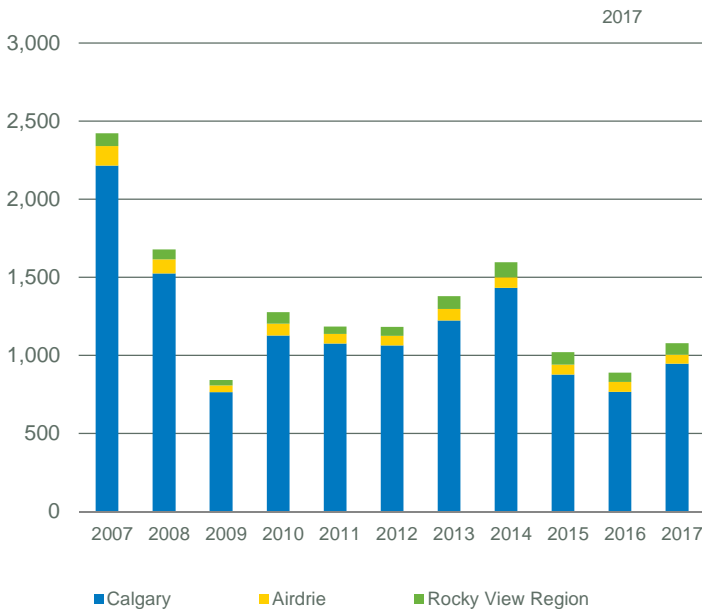
Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE



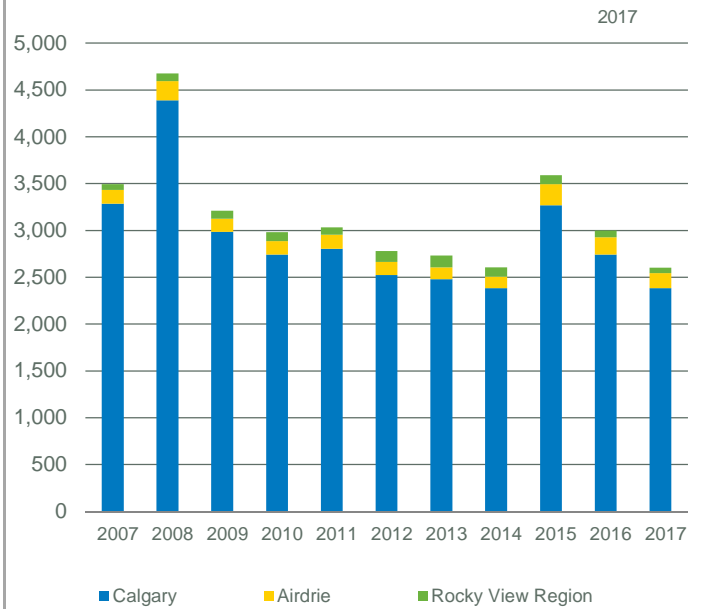
Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE



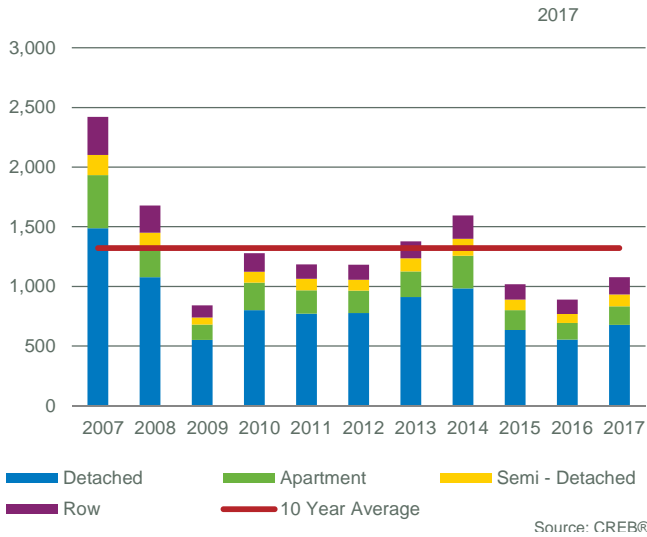
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CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

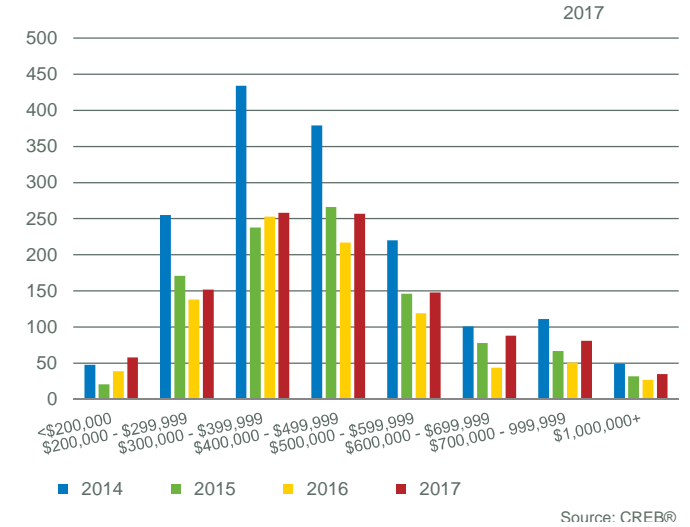


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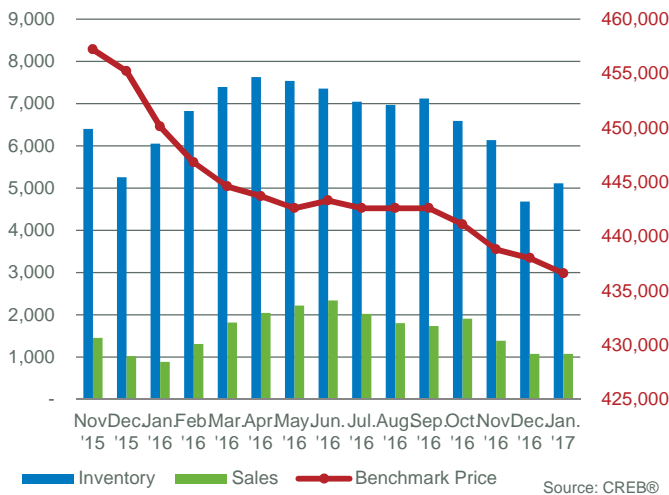
CALGARY CMA TOTAL SALES



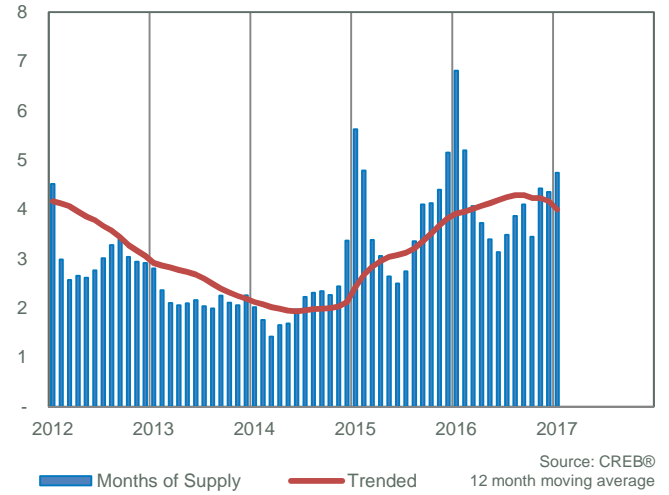
CALGARY CMA TOTAL SALES BY PRICE RANGE



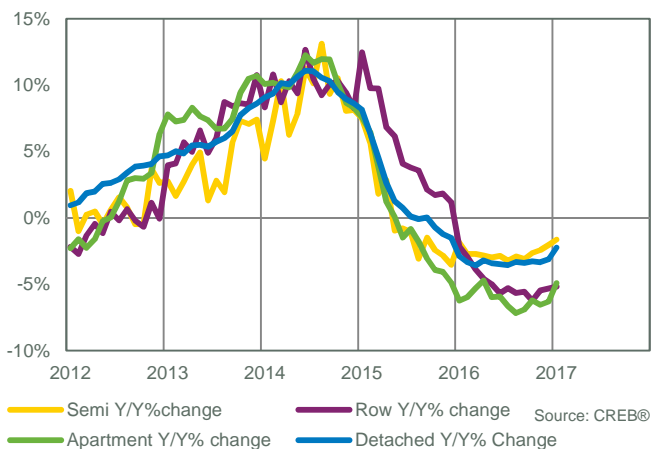
CALGARY CMA INVENTORY AND SALES



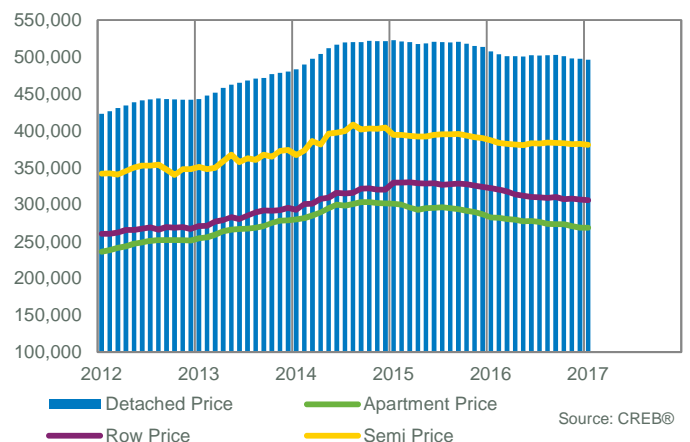
CALGARY CMA MONTHS OF INVENTORY



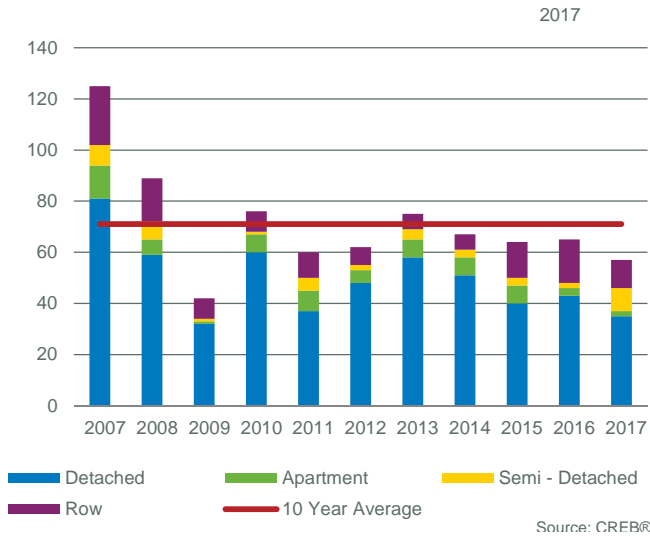
CALGARY CMA PRICE CHANGE



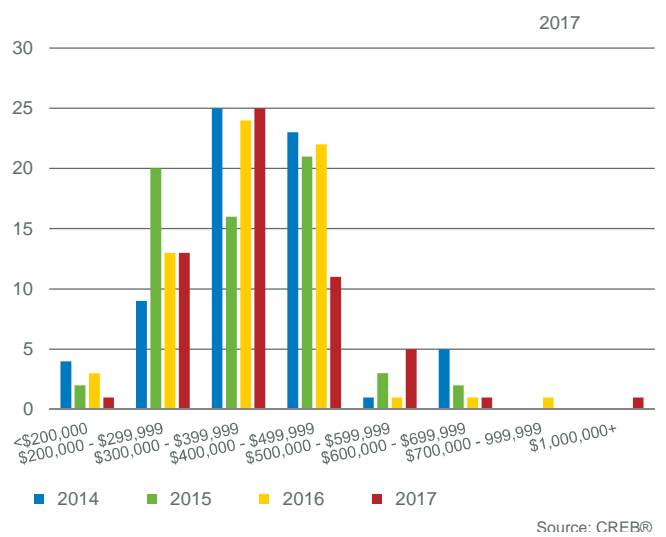
CALGARY CMA PRICES



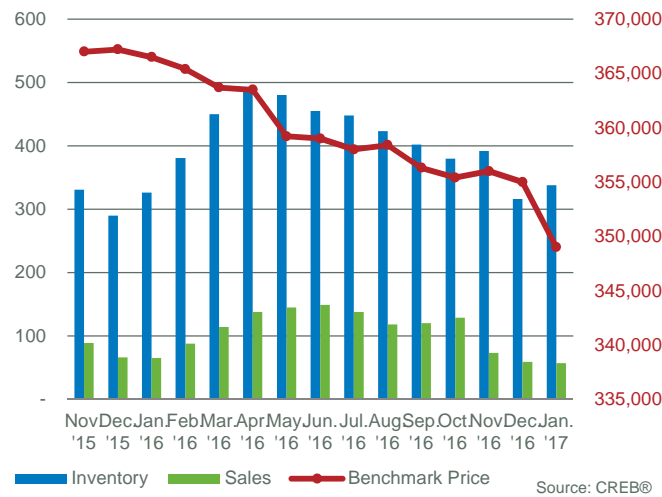
AIRDRIE TOTAL SALES



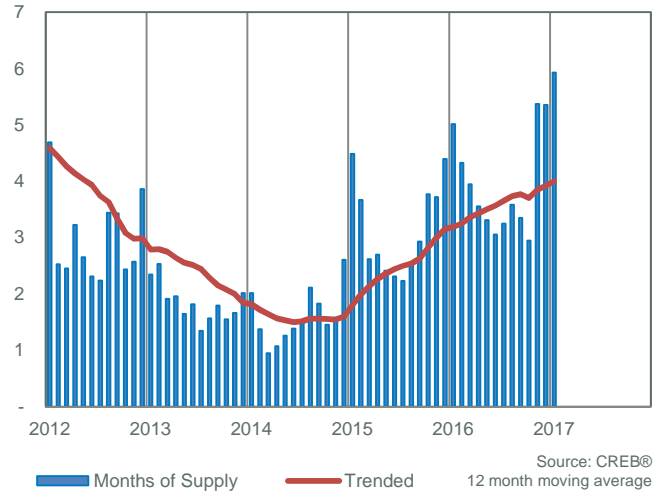
AIRDRIE TOTAL SALES BY PRICE RANGE



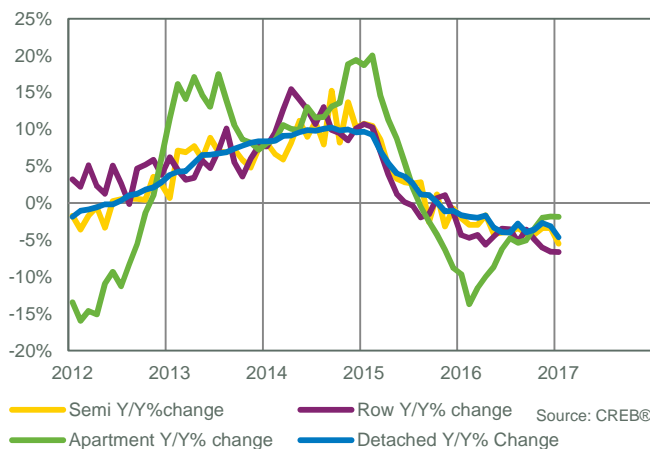
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



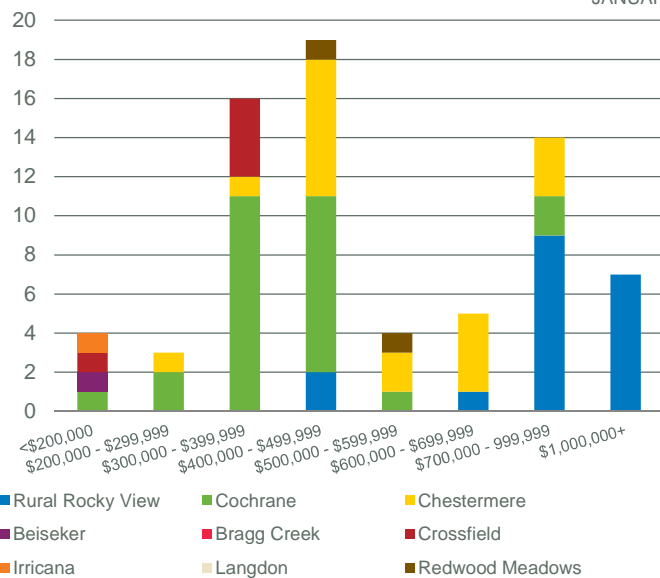
AIRDRIE PRICES



January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	73	263	27.76%	663	9.08	541,700	604,625	474,290	100%
Rural Rocky View	19	57	33.33%	193	10.16	924,700	1,040,469	870,000	26%
Beiseker	1	3	33.33%	10	10.00	-	155,000	155,000	1%
Bragg Creek	0	5	0.00%	9	-	-	-	-	0%
Chestermere	18	61	29.51%	124	6.89	484,600	543,208	499,500	25%
Cochrane	26	106	24.53%	260	10.00	423,700	420,192	393,500	36%
Crossfield	5	13	38.46%	30	6.00	-	306,000	339,000	7%
Irricana	1	3	33.33%	5	5.00	-	115,000	115,000	1%
Langdon	0	10	0.00%	25	-	-	-	-	0%
Redwood Meadows	2	4	50.00%	4	2.00	-	500,500	500,500	3%
Other	1	1	100.00%	3	3.00	-	865,000	865,000	1%

SALES BY PRICE RANGE

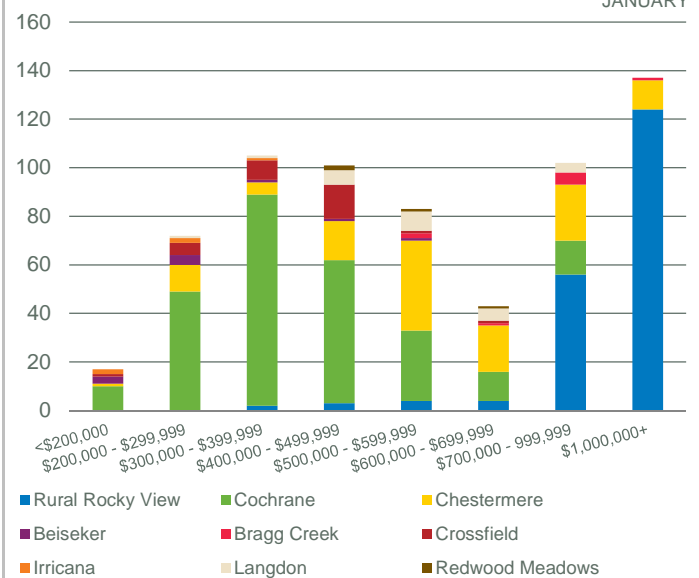
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Source: CREB®

INVENTORY BY PRICE RANGE

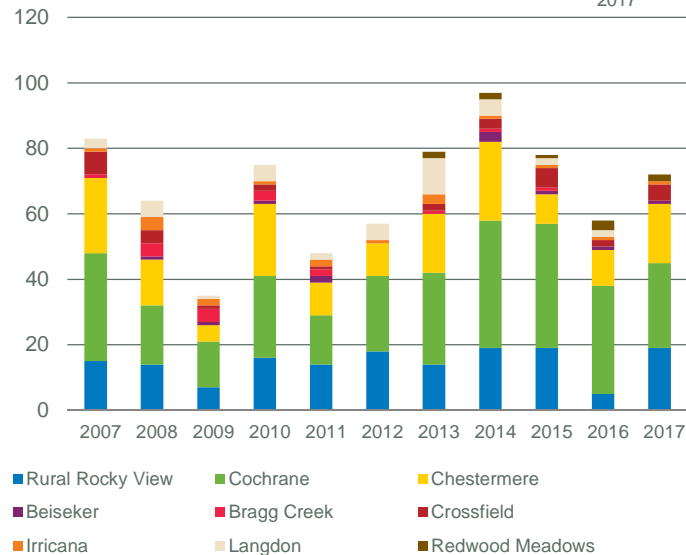
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

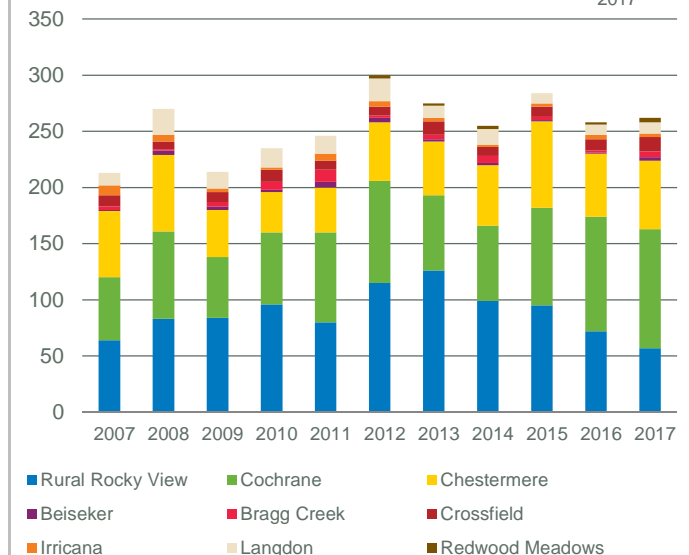
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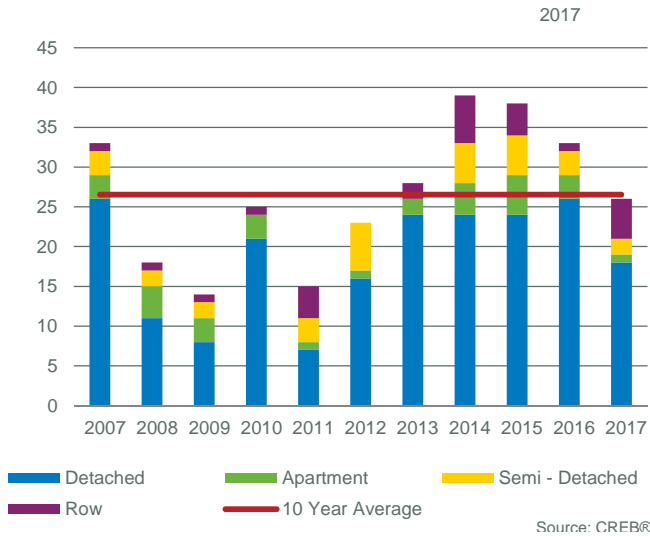
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

2017

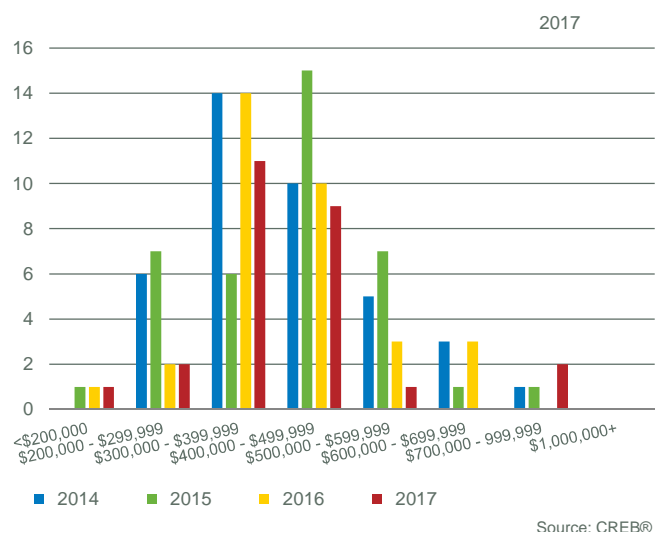


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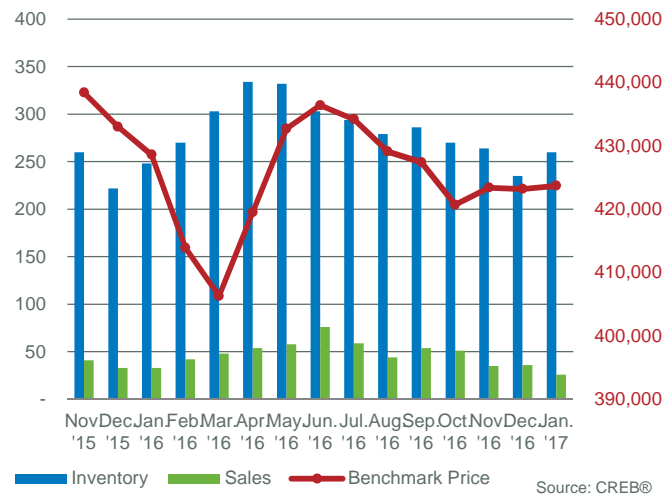
COCHRANE TOTAL SALES



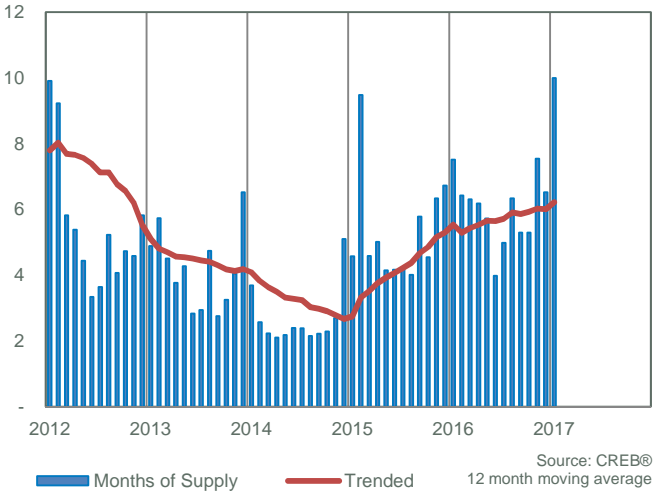
COCHRANE TOTAL SALES BY PRICE RANGE



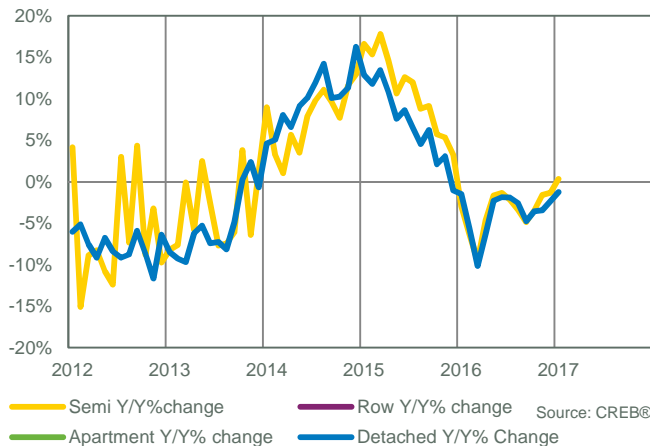
COCHRANE INVENTORY AND SALES



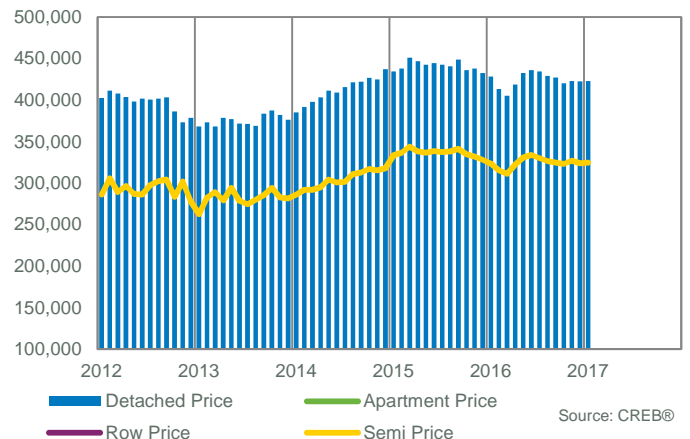
COCHRANE MONTHS OF INVENTORY



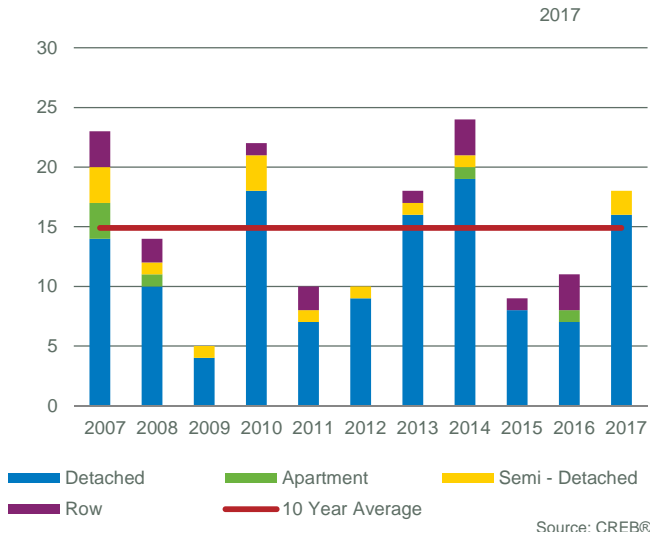
COCHRANE PRICE CHANGE



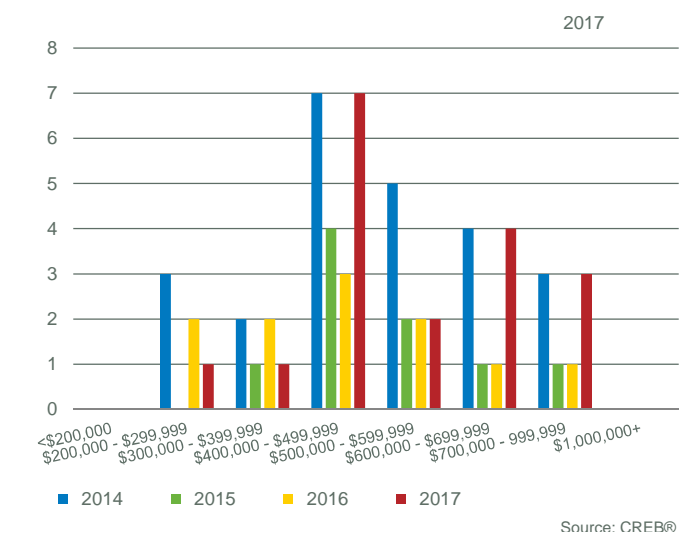
COCHRANE PRICES



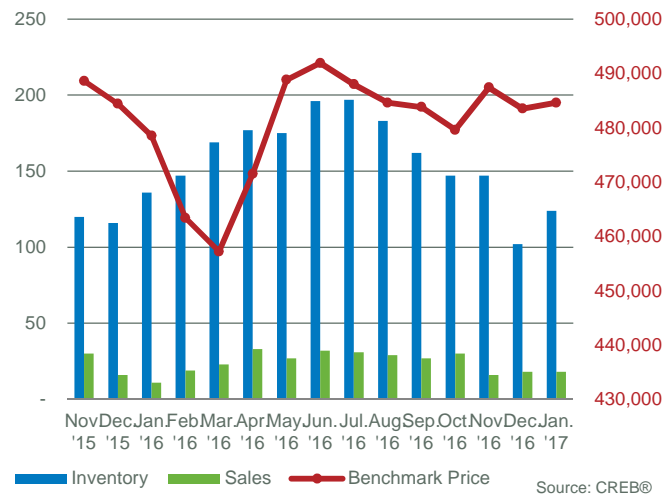
CHESTERMERE TOTAL SALES



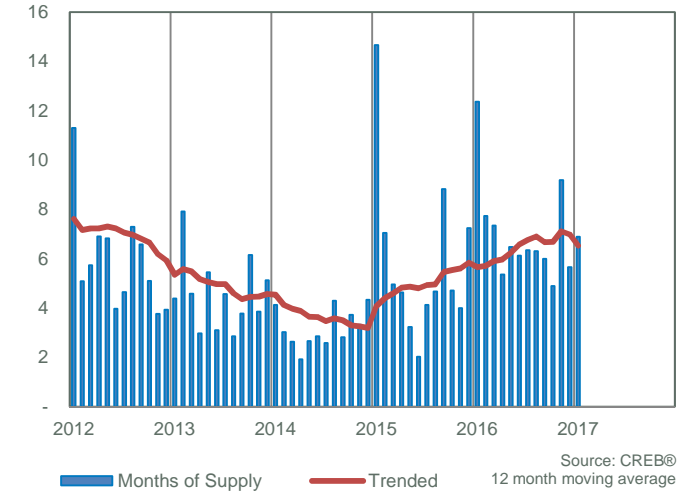
CHESTERMERE TOTAL SALES BY PRICE RANGE



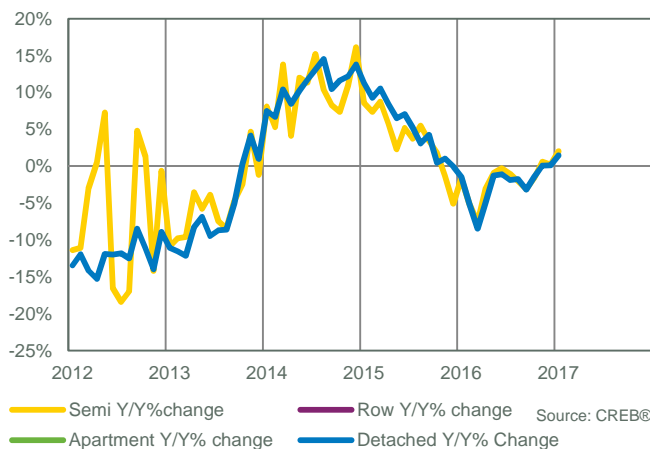
CHESTERMERE INVENTORY AND SALES



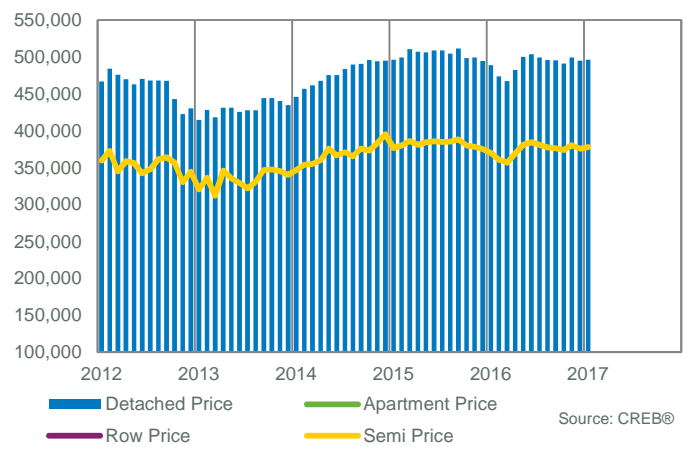
CHESTERMERE MONTHS OF INVENTORY



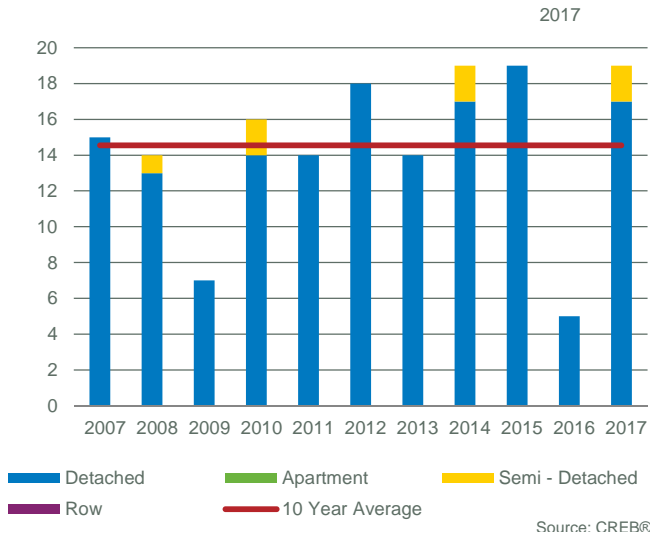
CHESTERMERE PRICE CHANGE



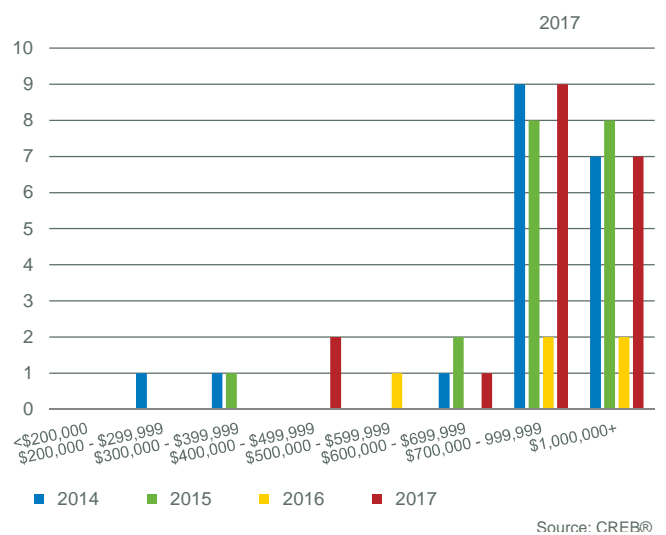
CHESTERMERE PRICES



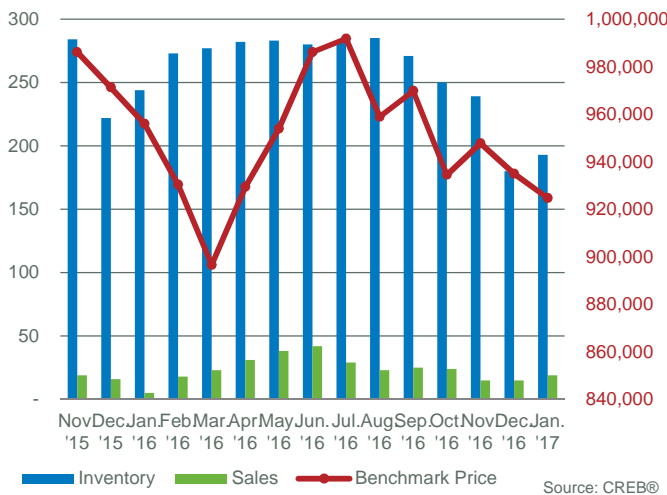
RURAL ROCKY VIEW TOTAL SALES



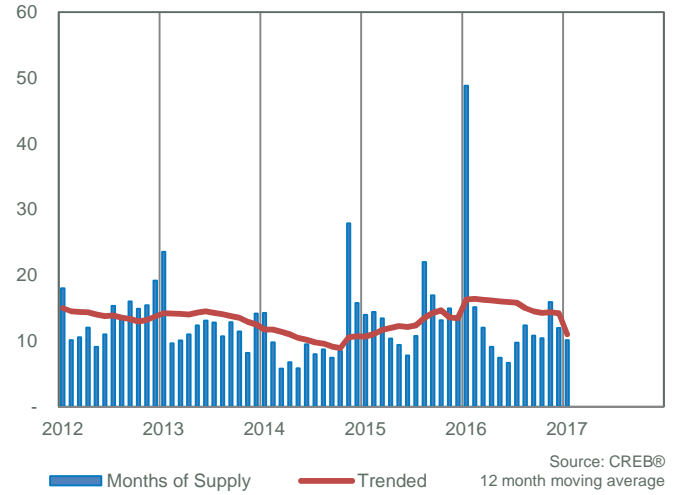
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



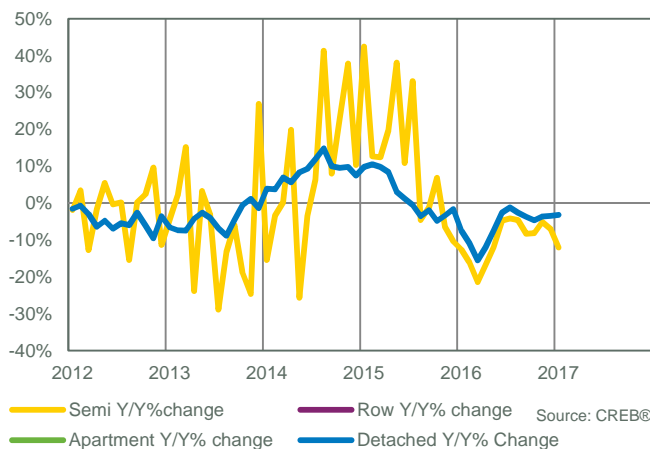
RURAL ROCKY VIEW INVENTORY AND SALES



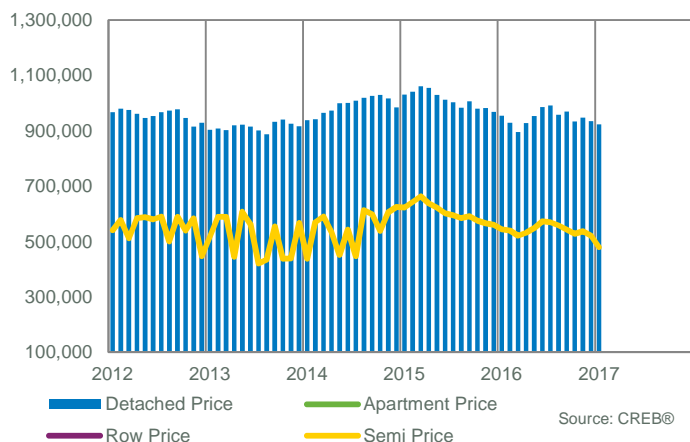
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



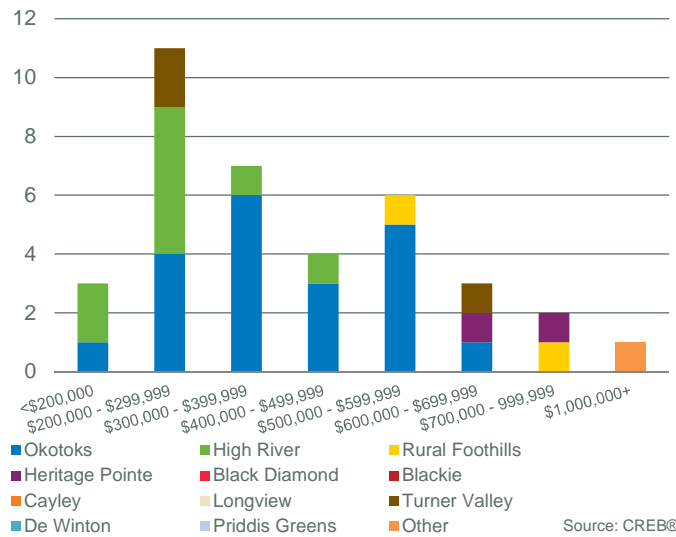
RURAL ROCKY VIEW PRICES



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Total Foothills Region	37	138	26.81%	674	18.22	383,000	410,564	363,000	100%
Rural Foothills	2	25	8.00%	115	57.50	627,600	705,750	705,750	5%
Black Diamond	0	4	0.00%	15	-	-	-	-	0%
Blackie	0	0	-	2	-	-	-	-	0%
Cayley	0	2	0.00%	4	-	-	-	-	0%
De Winton	0	2	0.00%	6	-	-	-	-	0%
Heritate Pointe	2	7	28.57%	28	14.00	-	701,129	701,129	5%
High River	9	32	28.13%	95	10.56	322,800	258,989	255,000	24%
Okotoks	20	52	38.46%	147	7.35	421,300	389,695	370,500	54%
Turner Valley	3	8	37.50%	17	5.67	284,700	377,433	294,300	8%
Priddis Greens	0	2	0.00%	10	-	-	-	-	0%
Longview	0	2	0.00%	4	-	-	-	-	0%
Other	1	4	25.00%	11	11.00	-	1,120,000	1,120,000	3%

SALES BY PRICE RANGE

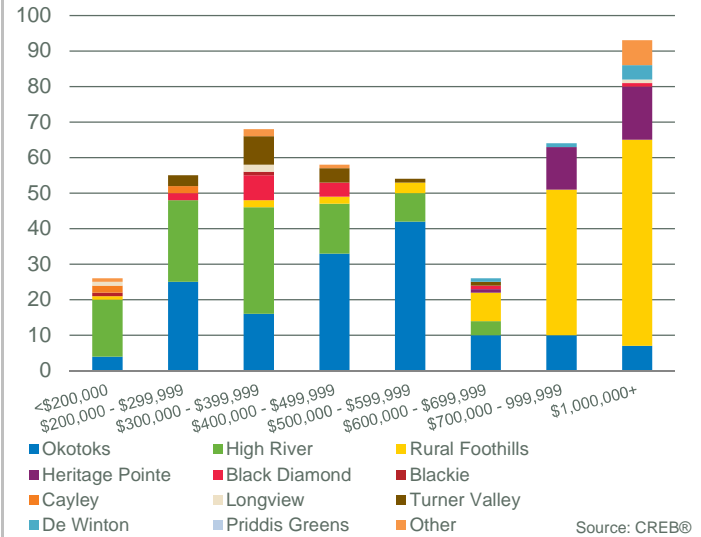
JANUARY



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INVENTORY BY PRICE RANGE

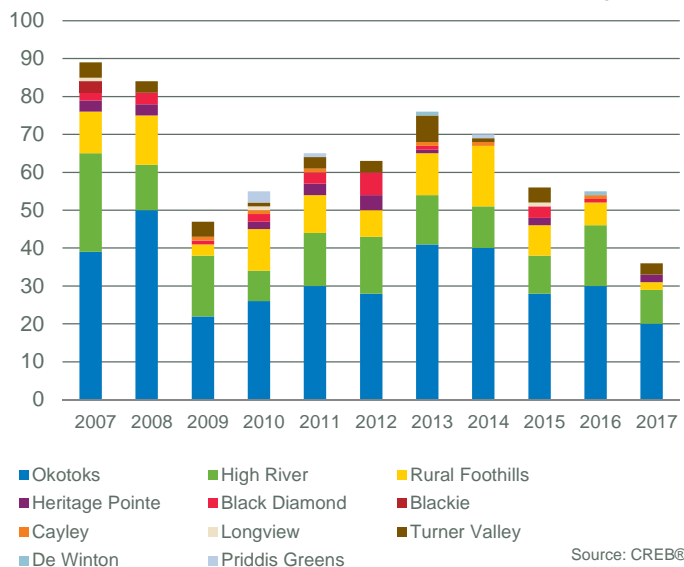
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FOOTHILLS SALES: YEAR-TO-DATE

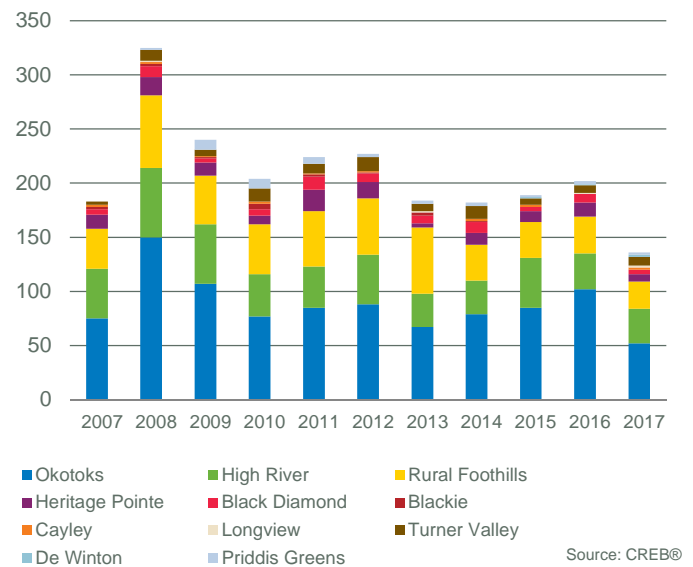
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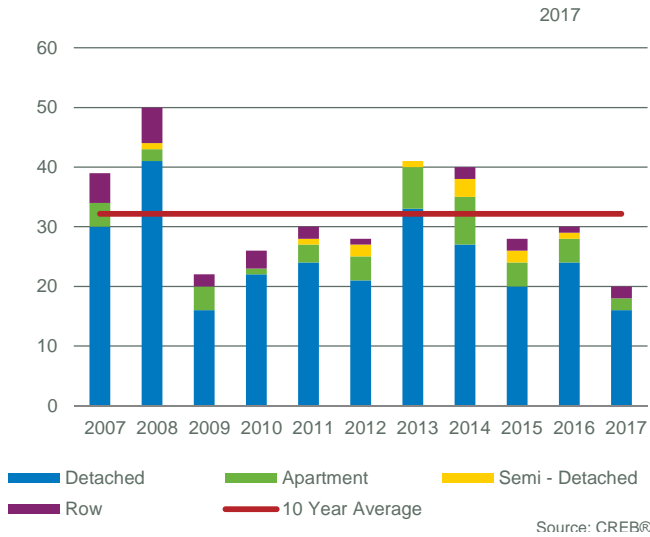
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

2017

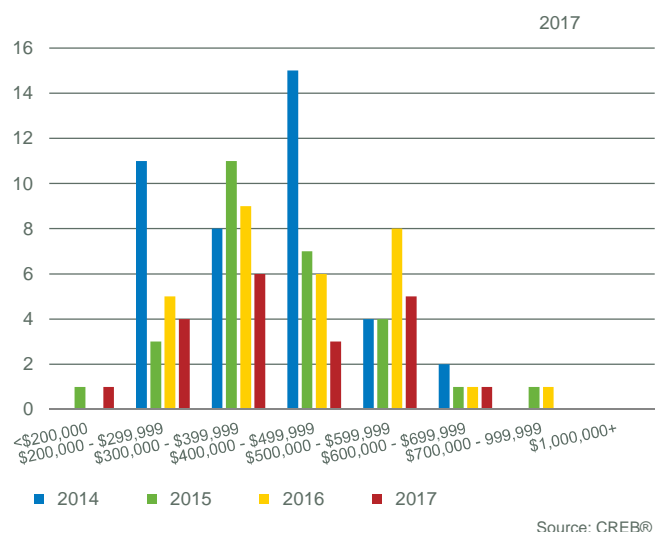


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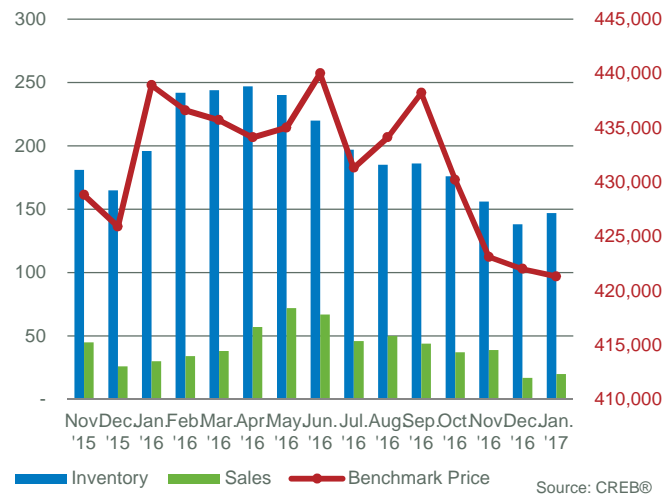
OKOTOKS TOTAL SALES



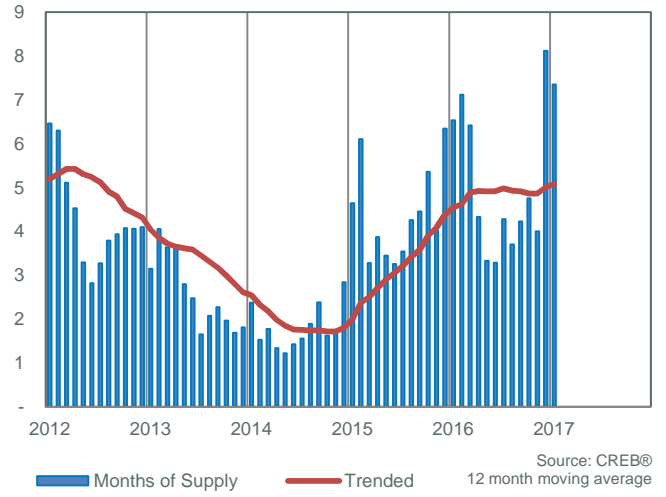
OKOTOKS TOTAL SALES BY PRICE RANGE



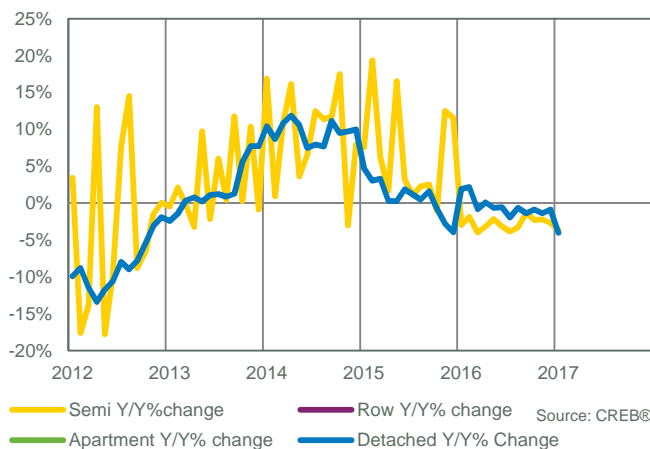
OKOTOKS INVENTORY AND SALES



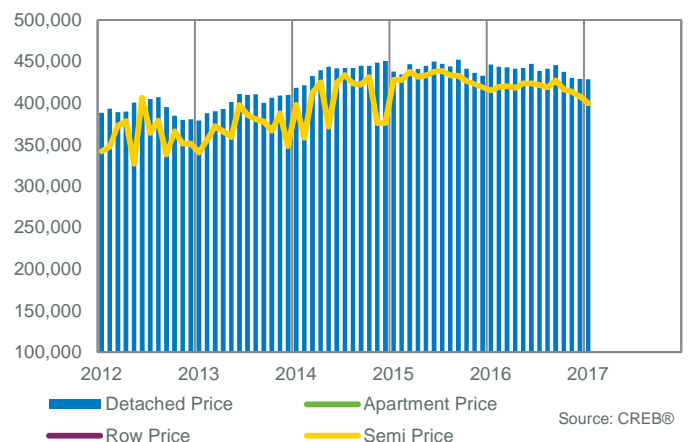
OKOTOKS MONTHS OF INVENTORY



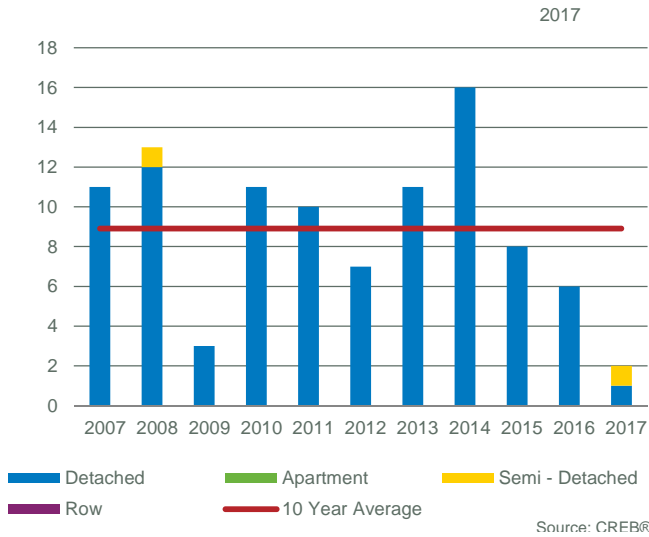
OKOTOKS PRICE CHANGE



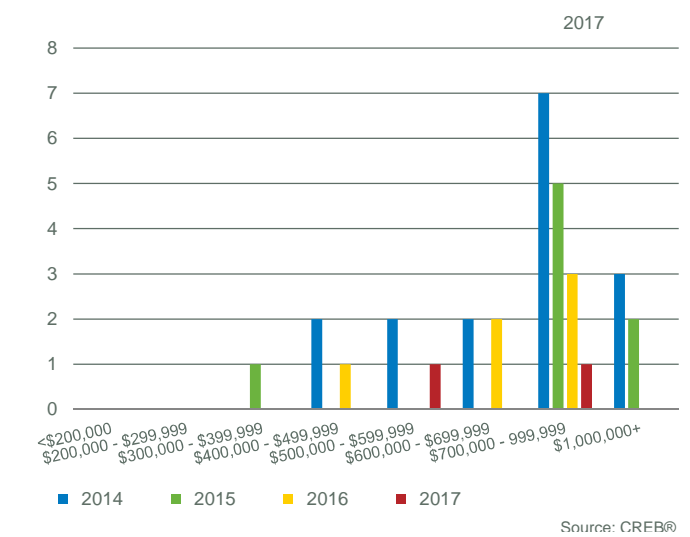
OKOTOKS PRICES



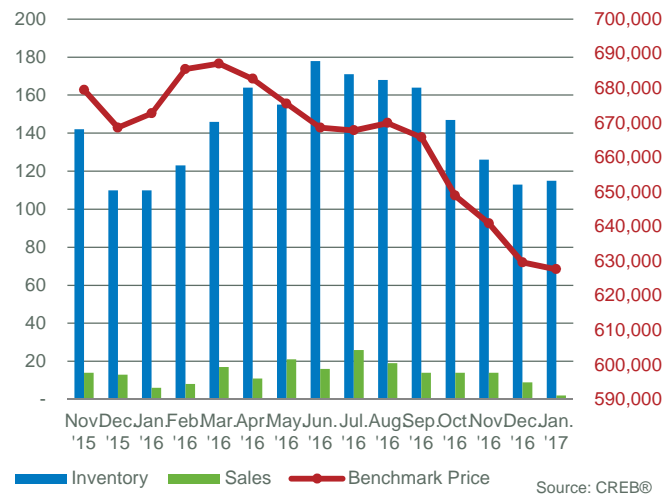
RURAL FoothILLS TOTAL SALES



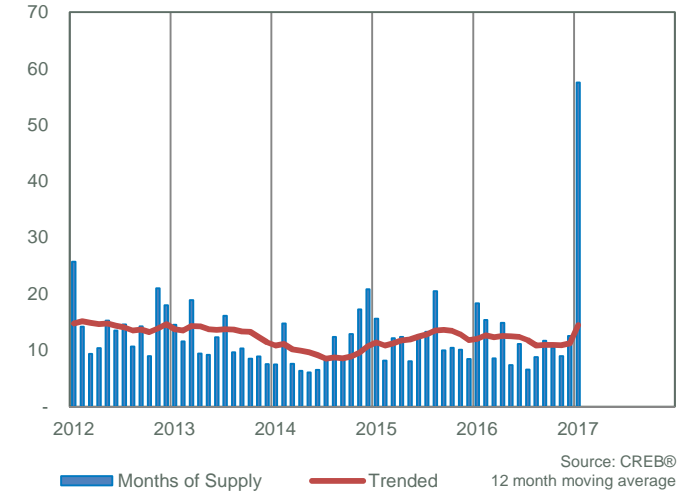
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



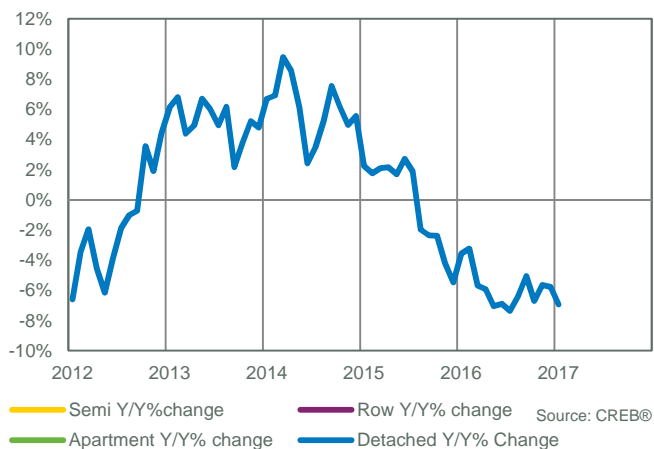
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

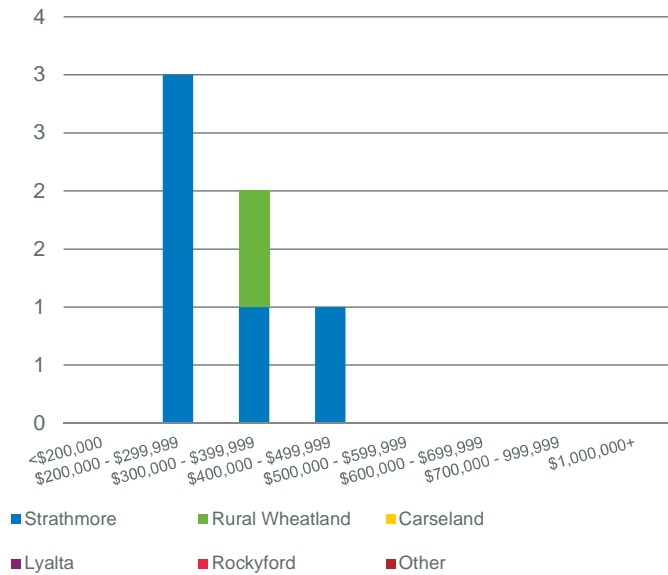


January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	6	61	9.84%	165	27.50	220,800	308,833	312,500	100%
Rural Wheatland*	1	6	16.67%	24	24.00	220,800	380,000	380,000	17%
Carseland*	0	5	0.00%	9	-	-	-	-	0%
Lyalta*	0	2	0.00%	10	-	-	-	-	0%
Rockyford*	0	0	-	3	-	-	-	-	0%
Strathmore	5	43	11.63%	98	19.60	391,000	294,600	285,000	83%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	0	5	0.00%	21	-	-	-	-	0%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

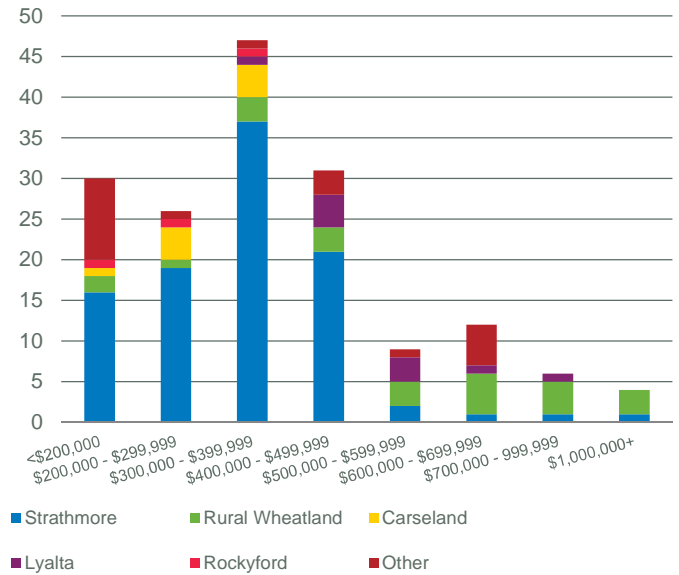
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

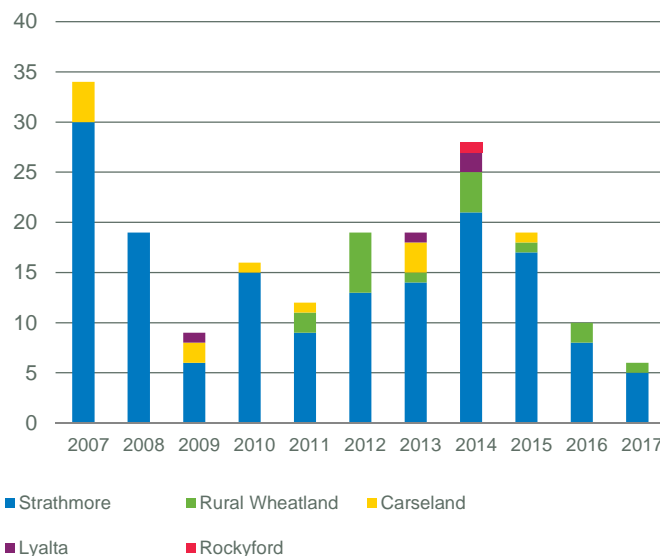
JANUARY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

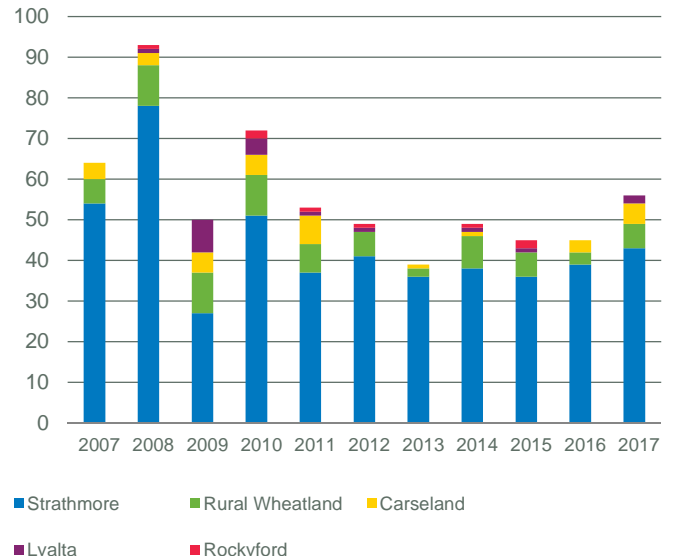
2017



Source: CREB®

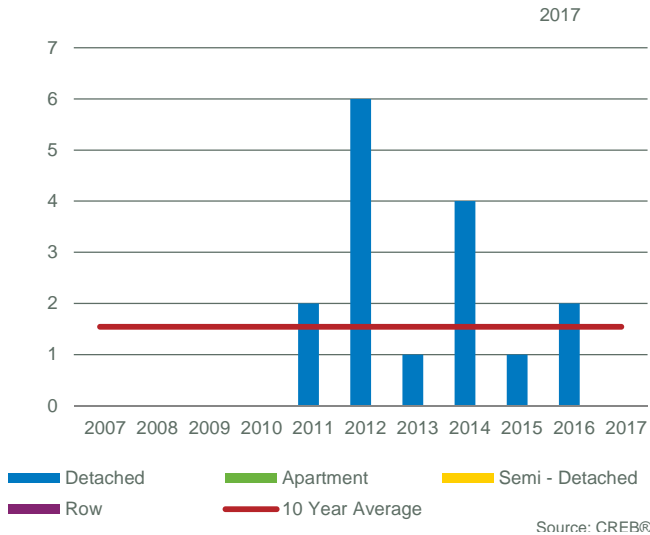
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

2017

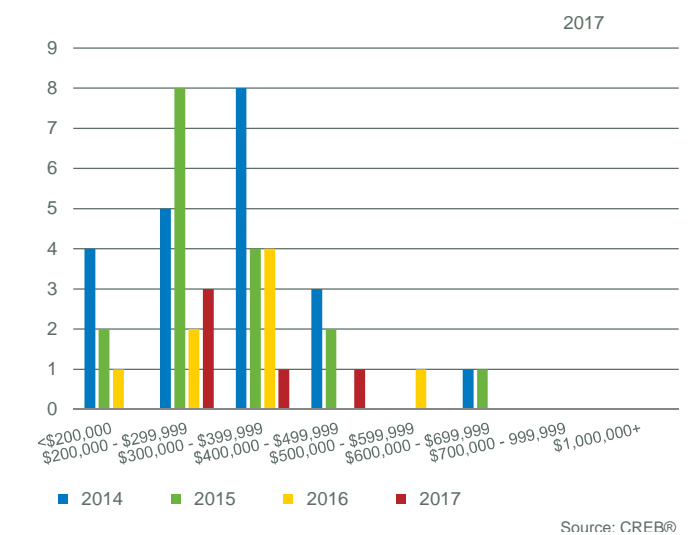


Source: CREB®

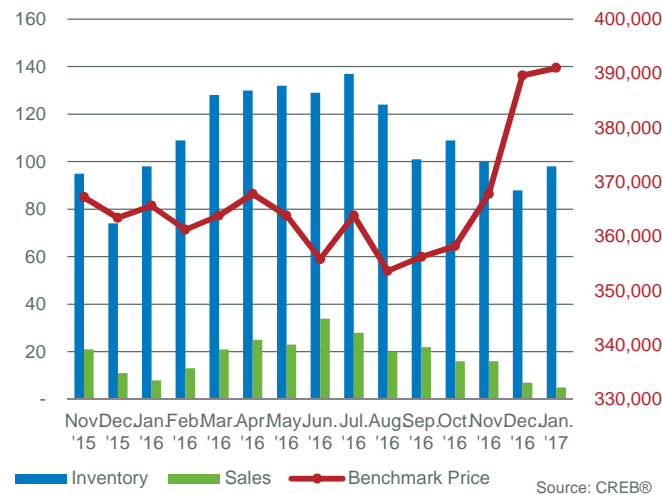
STRATHMORE TOTAL SALES



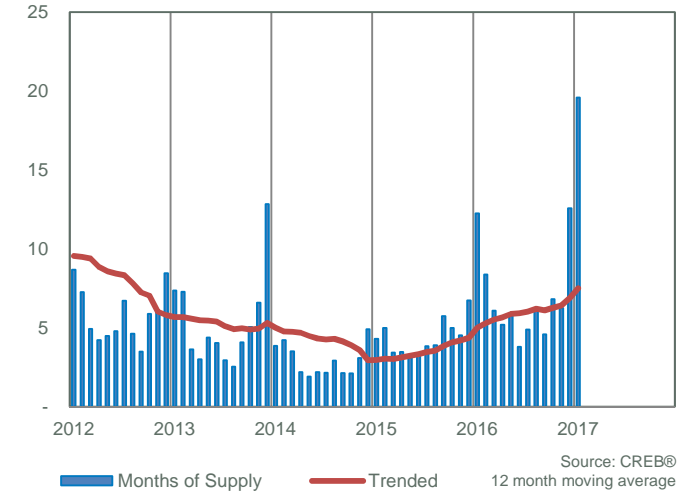
STRATHMORE TOTAL SALES BY PRICE RANGE



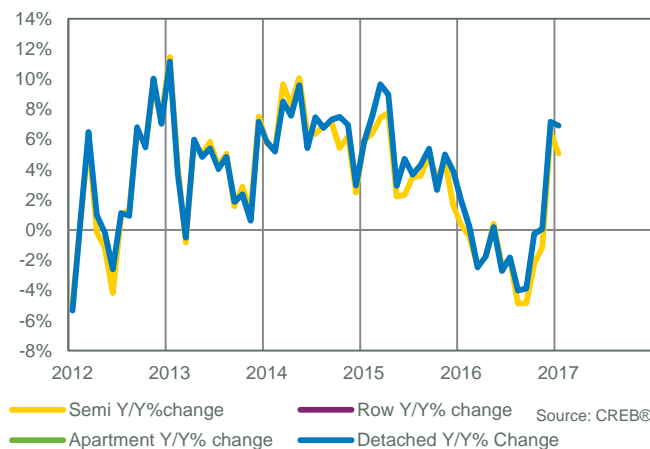
STRATHMORE INVENTORY AND SALES



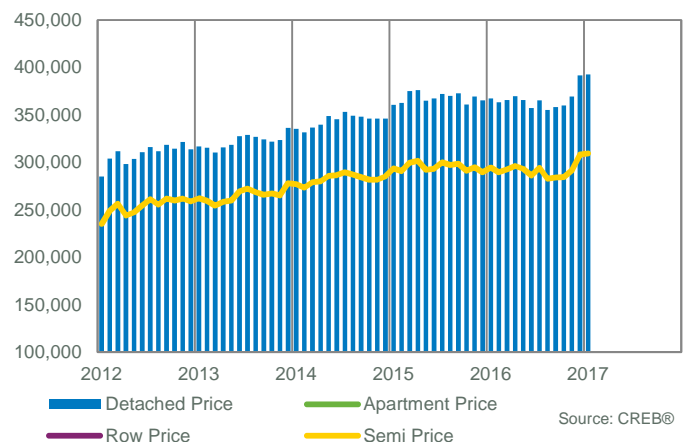
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

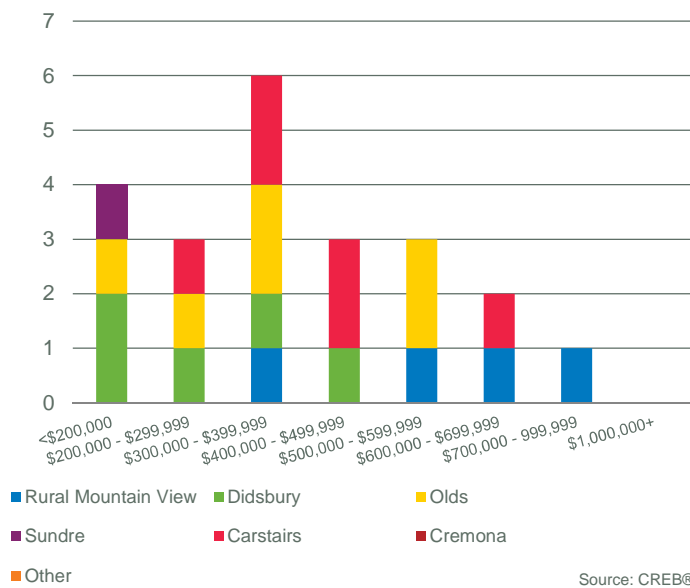


January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	22	75	29.33%	278	12.64	302,000	375,477	367,500	100%
Rural Mountain View*	4	15	26.67%	82	20.50	405,300	555,000	560,000	18%
Carstairs	6	18	33.33%	49	8.17	333,400	414,417	397,500	27%
Cremona	0	2	0.00%	7	-	-	-	-	0%
Didsbury	5	10	50.00%	29	5.80	259,500	260,300	265,000	23%
Olds*	6	22	27.27%	69	11.50	303,700	358,750	356,250	27%
Sundre*	1	8	12.50%	39	39.00	284,100	100,000	100,000	5%
Other*	0	0	-	3	-	-	-	-	0%

*Data within these areas may not accurately reflect total resale activity and trends

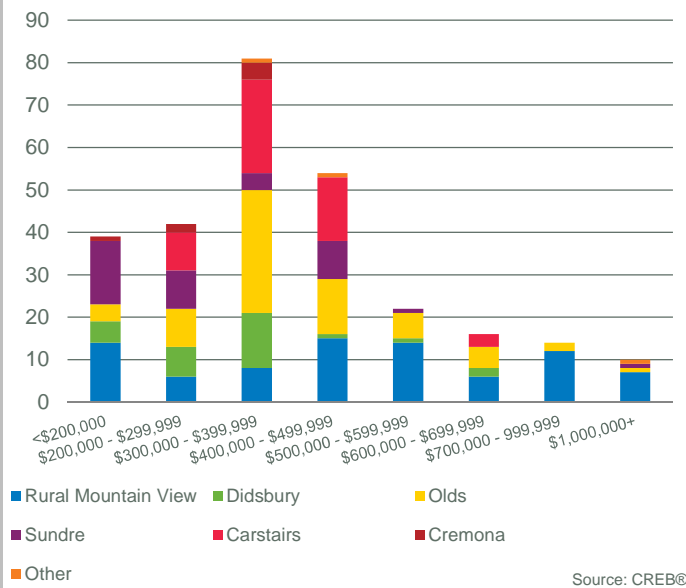
SALES BY PRICE RANGE

JANUARY



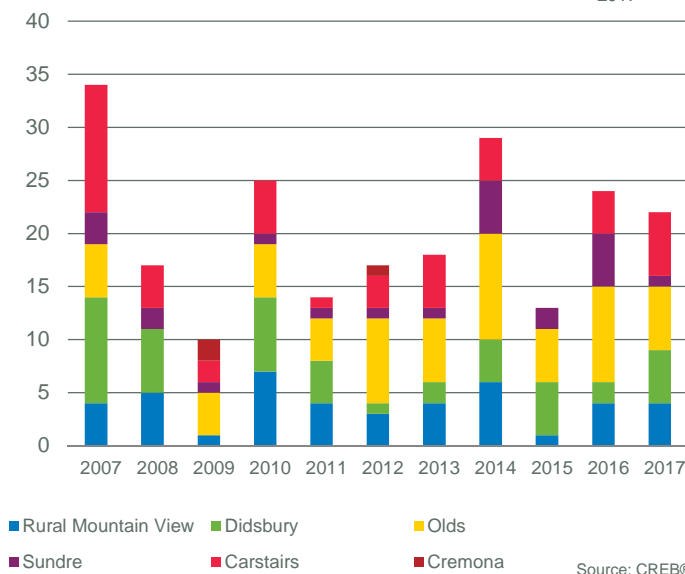
INVENTORY BY PRICE RANGE

JANUARY



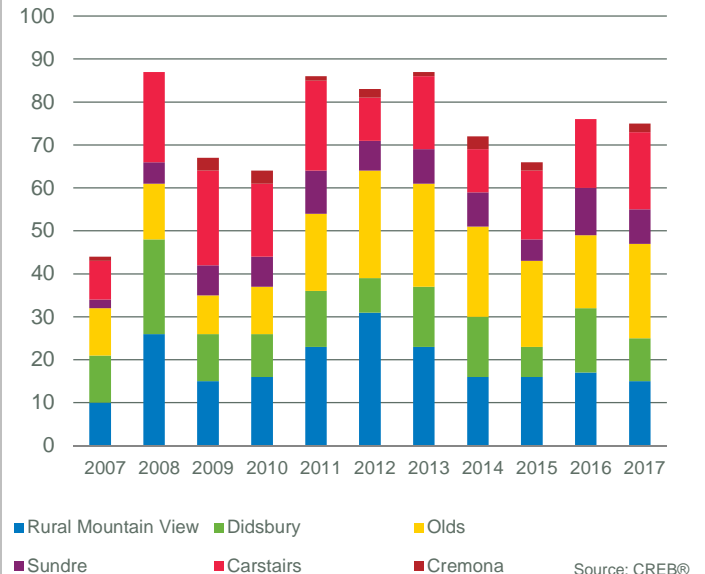
MOUNTAIN VIEW SALES: YEAR-TO-DATE

2017



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

2017

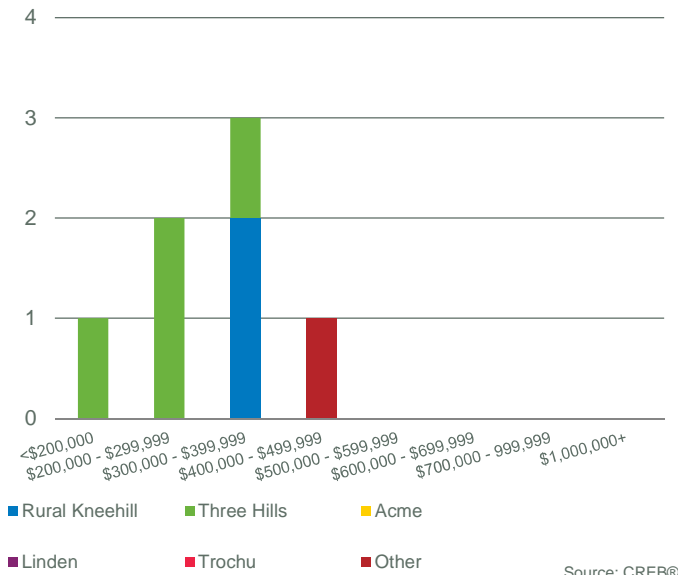


January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	7	19	36.84%	58	8.29	-	278,857	325,000	86%
Rural Kneehill*	2	2	100.00%	7	3.50	-	335,000	335,000	29%
Acme*	0	4	0.00%	8	-	-	-	-	0%
Linden*	0	1	0.00%	2	-	-	-	-	0%
Three Hills*	4	6	66.67%	17	4.25	-	220,500	214,000	57%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	0	1	0.00%	18	-	-	-	-	0%
Other*	1	4	25.00%	6	6.00	-	400,000	400,000	14%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

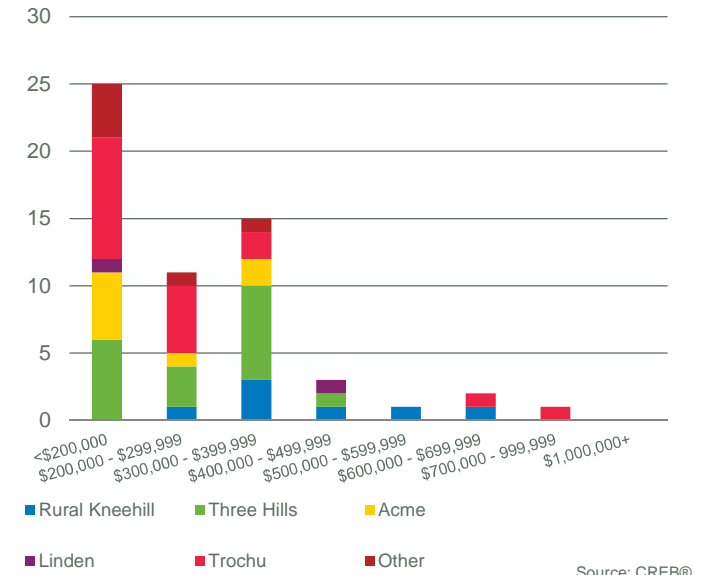
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

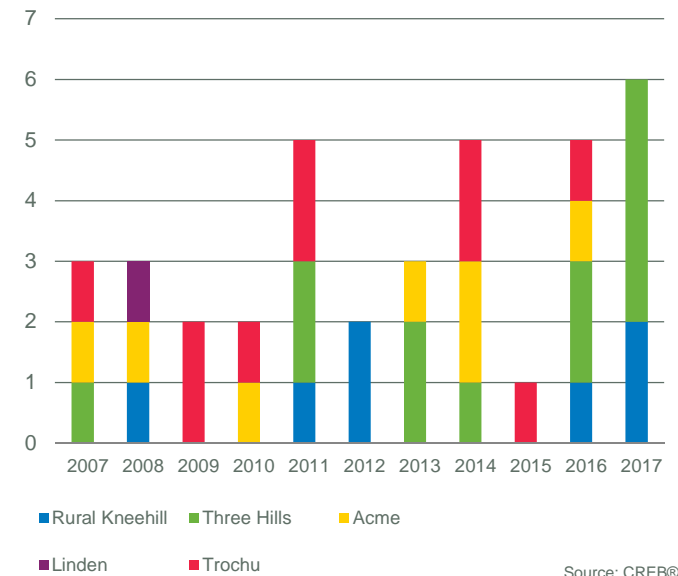
JANUARY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

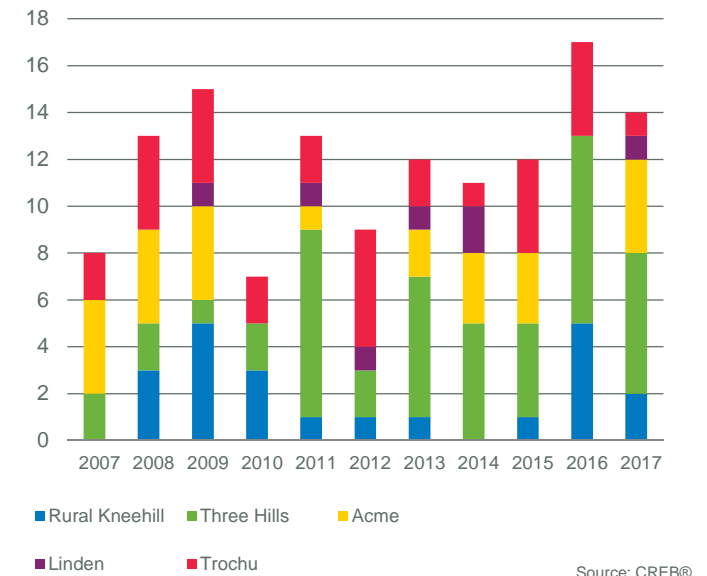
2017



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

2017



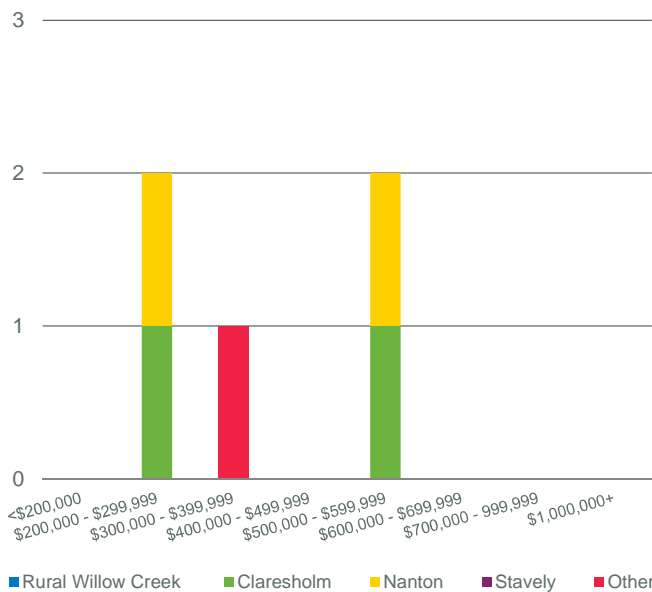
Source: CREB®

January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	5	15	33.33%	84	16.80	-	403,600	355,000	100%
Rural Willow Creek*	0	0	-	6	-	-	-	-	0%
Claresholm*	2	7	28.57%	47	23.50	-	396,500	396,500	40%
Nanton*	2	4	50.00%	17	8.50	-	435,000	435,000	40%
Stavely*	0	2	0.00%	9	-	-	-	-	0%
Other*	1	2	50.00%	5	5.00	-	355,000	355,000	20%

**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

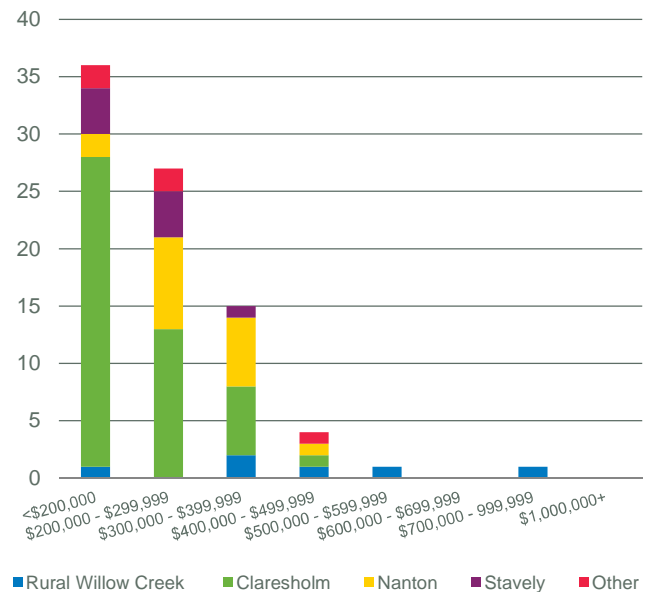
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

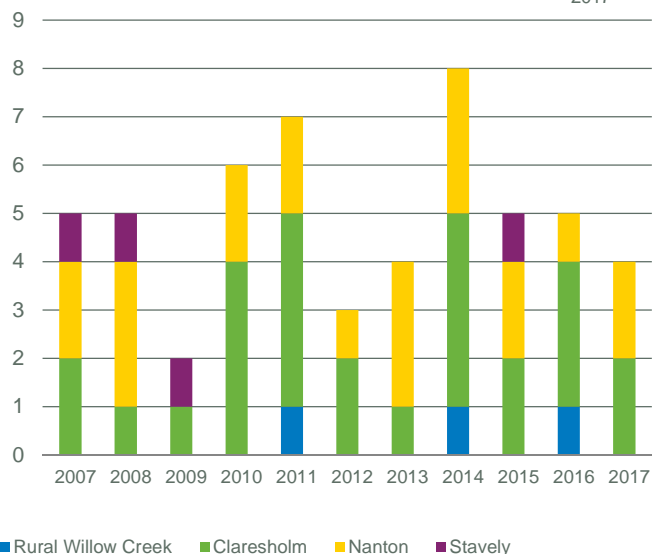
JANUARY



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

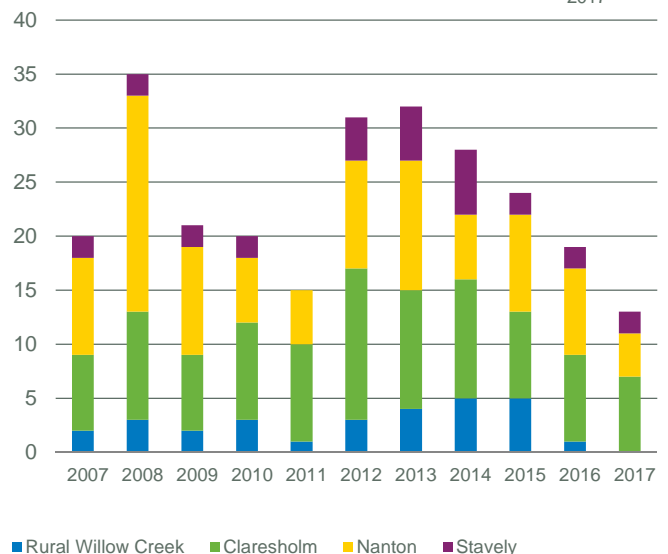
2017



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

2017



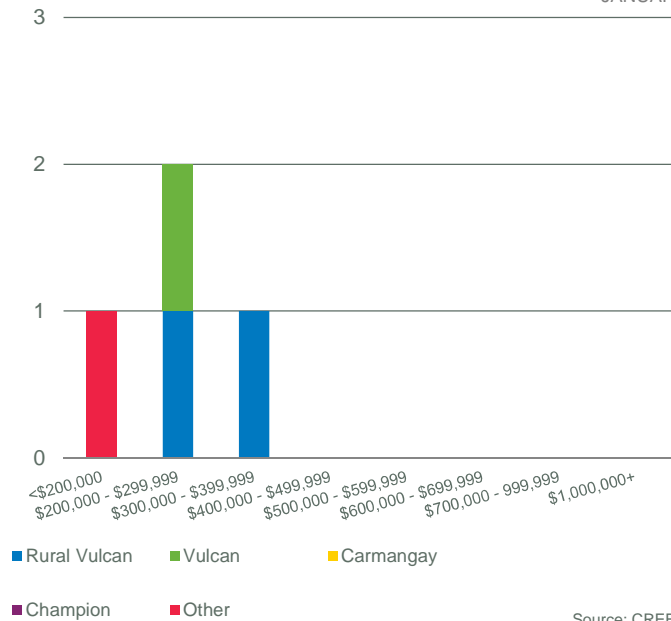
Source: CREB®

January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	4	4	100.00%	50	12.50	-	243,750	205,000	100%
Rural Vulcan*	2	0	-	18	9.00	-	297,500	297,500	50%
Vulcan*	1	3	33.33%	24	24.00	-	200,000	200,000	25%
Carmangay*	0	1	0.00%	5	-	-	-	-	0%
Champion*	0	0	-	0	-	-	-	-	0%
Other*	1	0	-	3	3.00	-	180,000	180,000	25%

**Data within these areas may not accurately reflect total resale activity and trends*

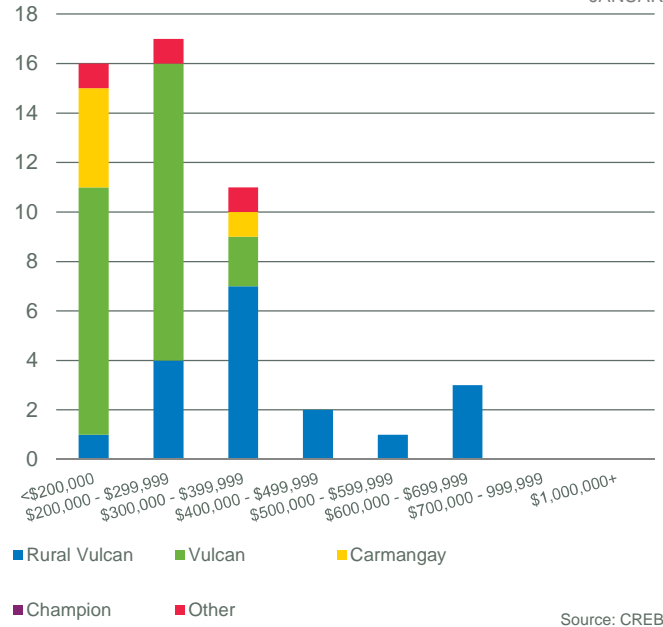
SALES BY PRICE RANGE

JANUARY



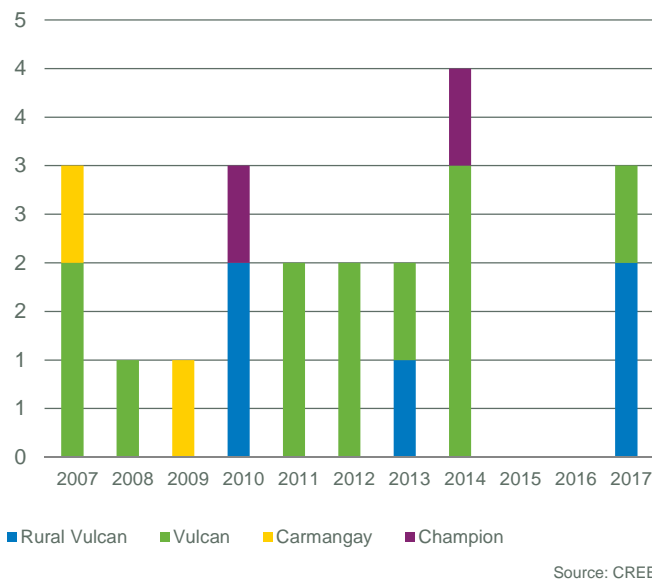
INVENTORY BY PRICE RANGE

JANUARY



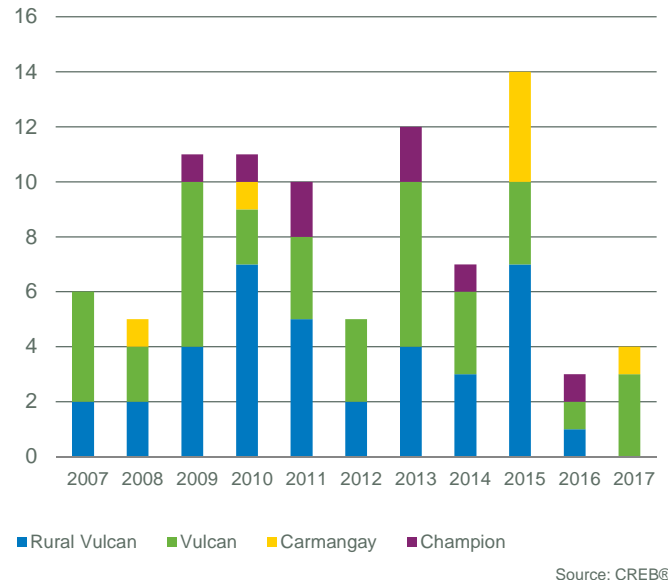
VULCAN SALES: YEAR-TO-DATE

2017



VULCAN NEW LISTINGS: YEAR-TO-DATE

2017

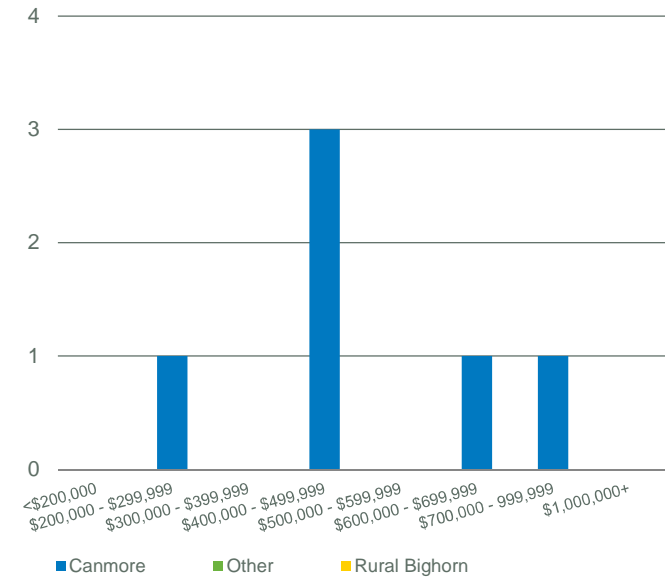


January 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	6	17	35.29%	63	10.50	-	481,625	444,750	100%
Rural Bighorn*	0	0	-	5	-	-	-	-	0%
Canmore*	6	14	42.86%	53	8.83	-	481,625	444,750	100%
Other*	0	3	0.00%	5	-	-	-	-	0%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

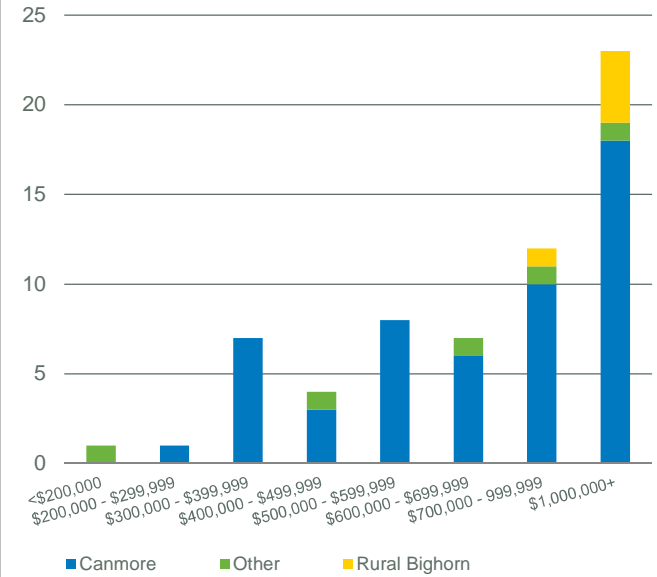
JANUARY



Source: CREB®

INVENTORY BY PRICE RANGE

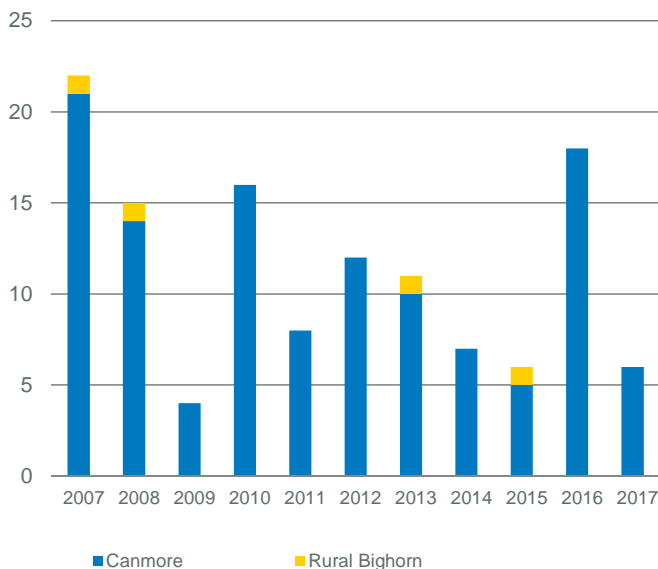
JANUARY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

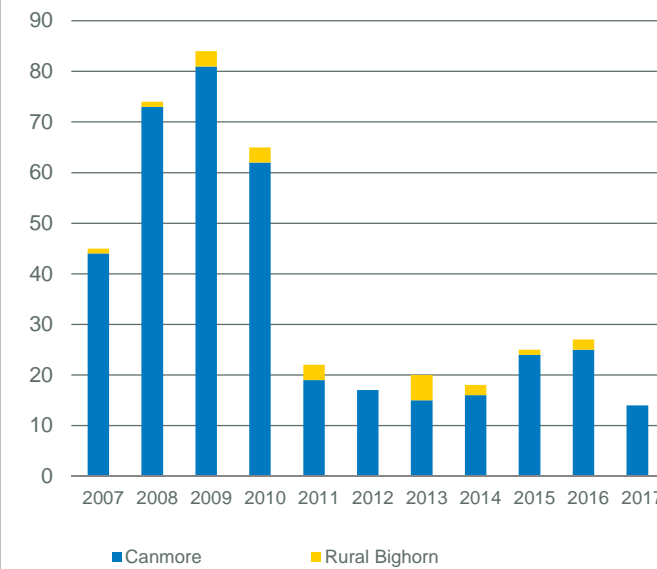
2017



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

2017



Source: CREB®

BIGHORN*

Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

MOUNTAIN VIEW*

Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

VULCAN*

Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirkcaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

FOOTHILLS

Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

ROCKY VIEW

Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

WHEATLAND*

Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

KNEEHILL*

Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Toppington**
Trochu
 Wimborne**

WILLOW CREEK*

Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

Months of Supply - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that shares one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - High-rise and low-rise condominium properties with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Rural - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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