



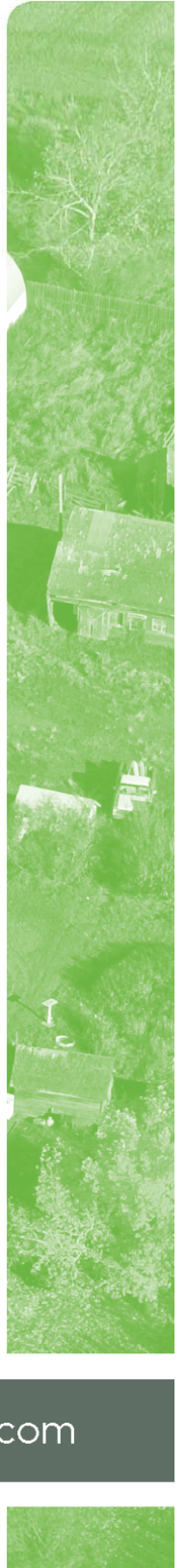
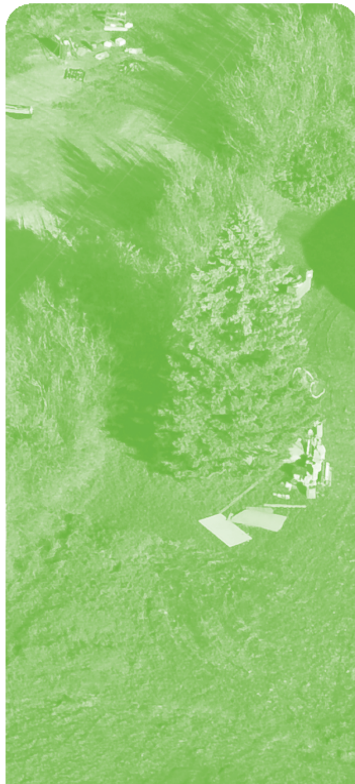
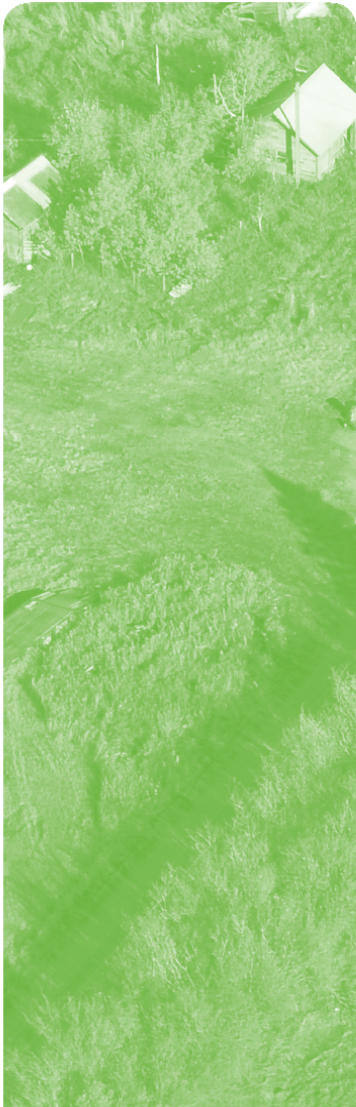
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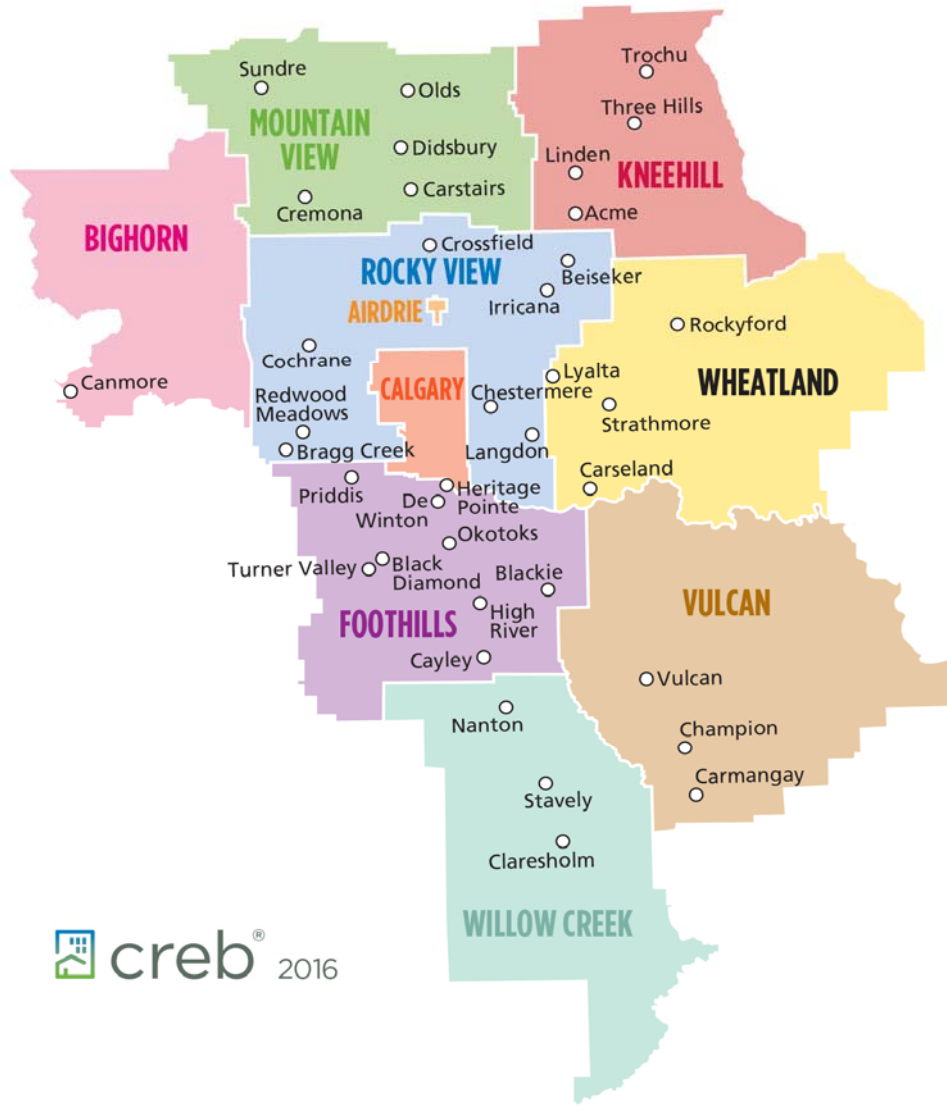
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2017



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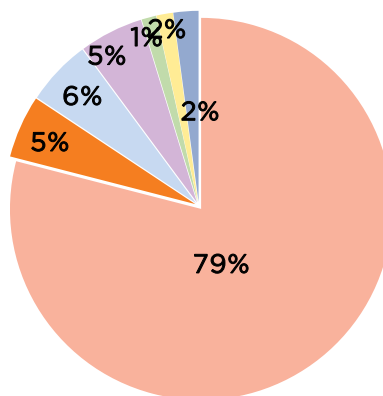
REGIONAL HIGHLIGHTS

May 1, 2017

- Total residential sales in Airdrie dipped 6.5 per cent to 129 units in April, compared to the same month last year. Despite the single month drop, year-to-date sales still remained 4.4 per cent above levels recorded in 2016.
- Inventory reductions continued in Airdrie for the third consecutive month, bringing the average months of supply to 3.7 in 2017, an improvement over last year. Airdrie's detached benchmark price totaled \$384,500 in April, similar to the previous month, but 1.4 per cent below last year.
- Year-to-date sales in Cochrane totalled 192 units at the end of April, which was 8.5 per cent above the same period in 2016 and 6.5 per cent above the five year average. Most of the gain was due to improvements in the apartment and attached sector.
- The year-to-date detached benchmark price in Cochrane averaged \$421,575, a 1.3 per cent increase over last year's levels.
- Year-to-date sales increased in Okotoks by 15 per cent, while new listings declined by 15 per cent. The rise in sales with respect to new listings helped place downward pressure on inventory levels.
- Total residential inventory in Okotoks averaged 173 units after the first four months in 2017, 26 per cent below 2016 levels. While the market trended toward more balanced conditions, prices continued to adjust in April. The detached benchmark price has averaged \$431,475 this year, 2.7 per cent below 2016 levels.

SHARE OF SALES April 2017

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



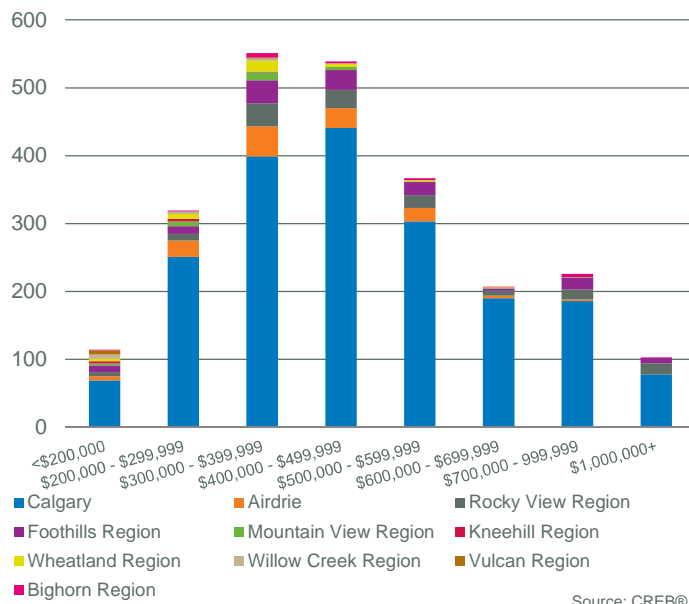
Source: CREB®

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

April 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	1,917	3,296	58.16%	5,495	2.87	439,600	495,387	445,000	79%
Airdrie	129	240	53.75%	451	3.50	356,500	391,510	378,000	5%
Rocky View Region	134	343	39.07%	885	6.60	539,300	606,966	471,250	6%
Foothills Region	131	228	57.46%	571	4.36	386,000	498,123	432,000	5%
Mountain View Region	30	139	21.58%	386	12.87	295,900	351,750	348,000	1%
Kneehill Region	8	31	25.81%	93	11.63	-	201,375	220,000	0%
Wheatland Region	34	81	41.98%	208	6.12	215,000	336,226	352,500	1%
Willow Creek Region	14	29	48.28%	95	6.79	-	251,436	231,750	1%
Vulcan Region	8	20	40.00%	67	8.38	-	185,500	175,500	0%
Bighorn Region	21	26	80.77%	78	3.71	-	554,647	465,000	1%
CREB® Economic Region	2,426	4,433	54.73%	8,329	3.43	435,500	489,281	435,000	100%

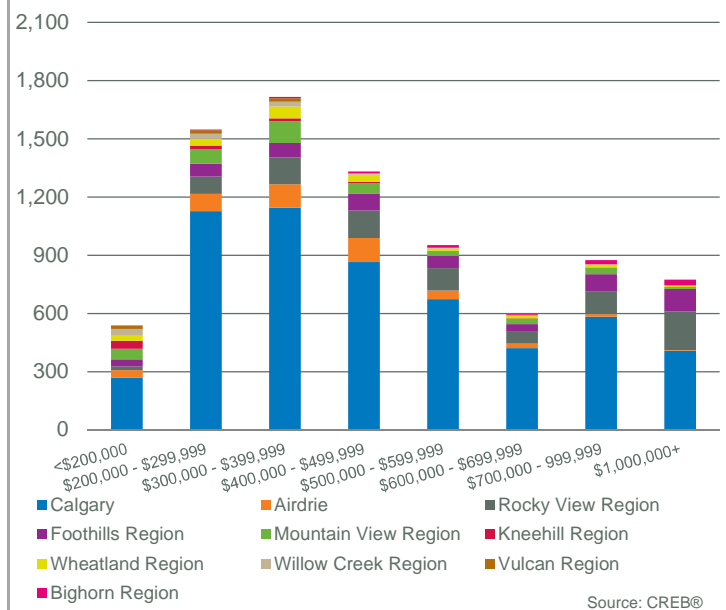
CREB® SALES BY PRICE RANGE

APRIL



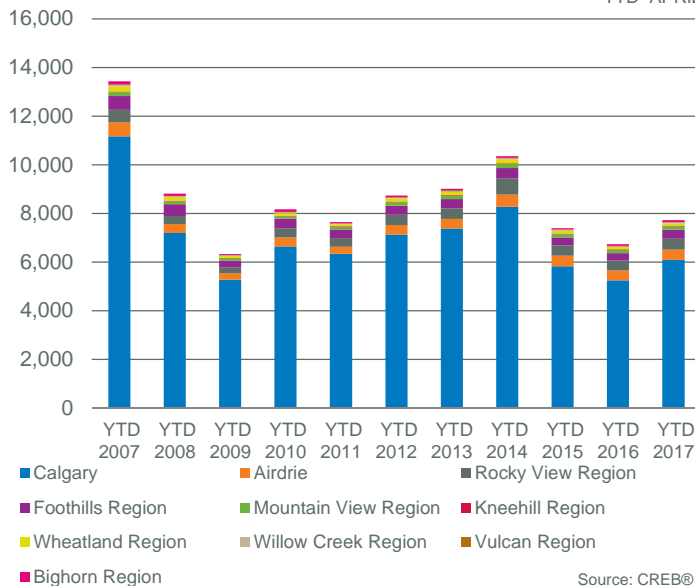
CREB® INVENTORY BY PRICE RANGE

APRIL



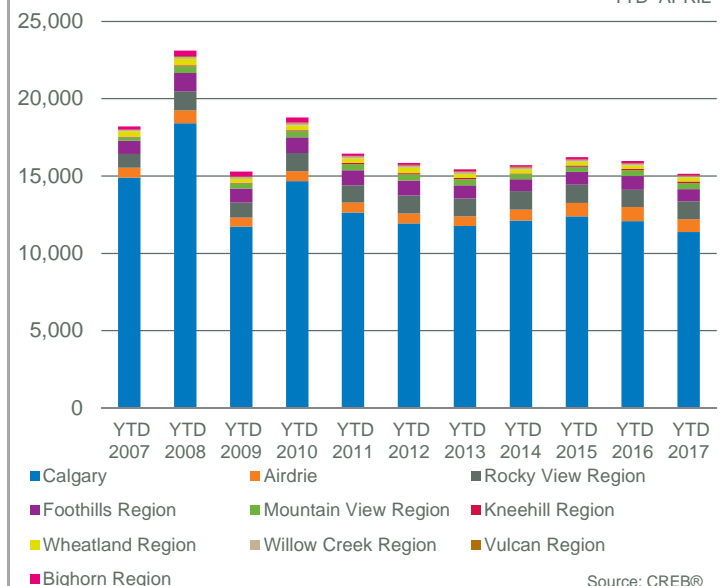
CREB® TOTAL SALES: YEAR-TO-DATE

YTD APRIL



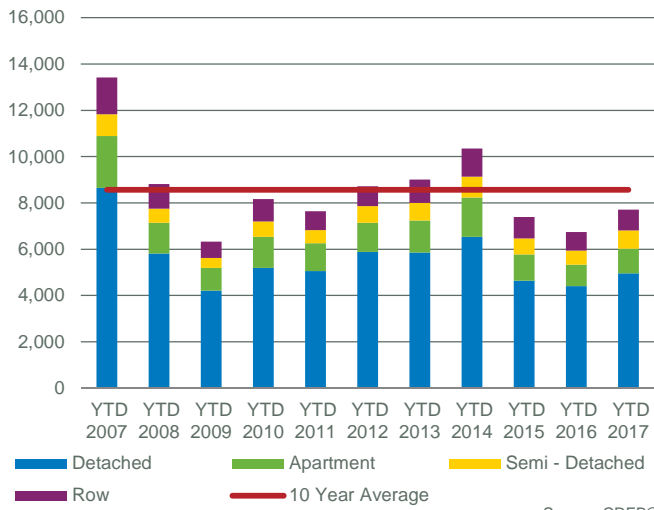
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



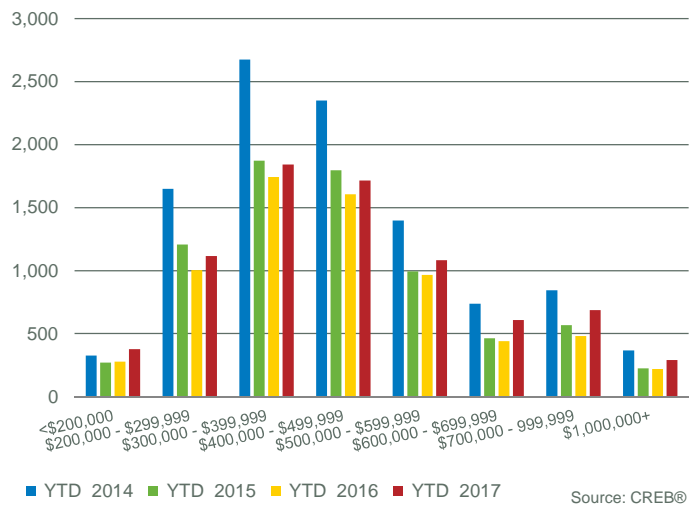
CREB® ECONOMIC REGION TOTAL SALES

YTD APRIL

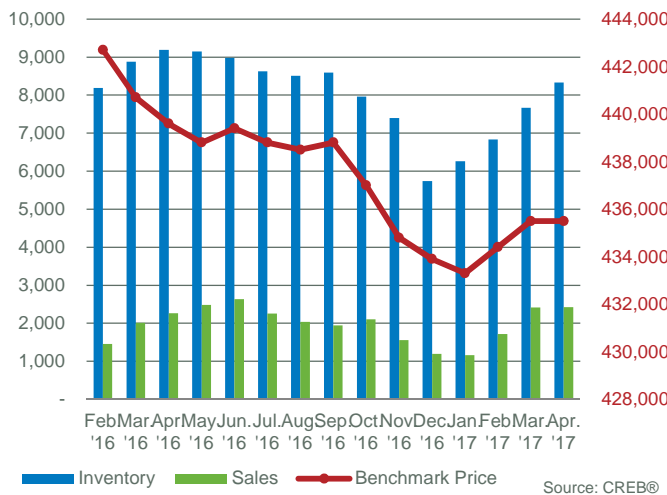


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

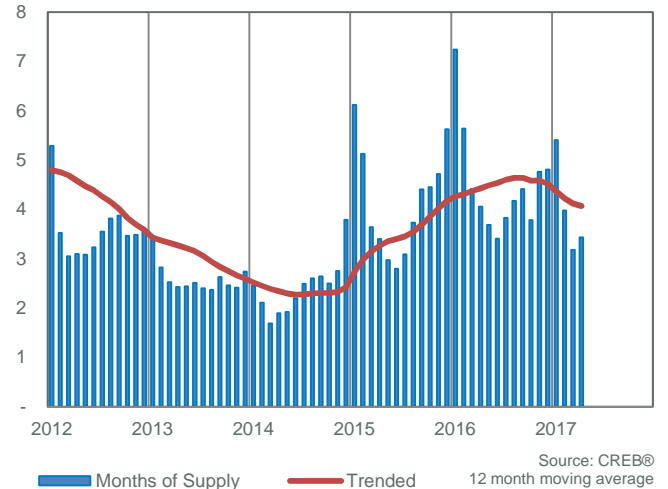
YTD APRIL



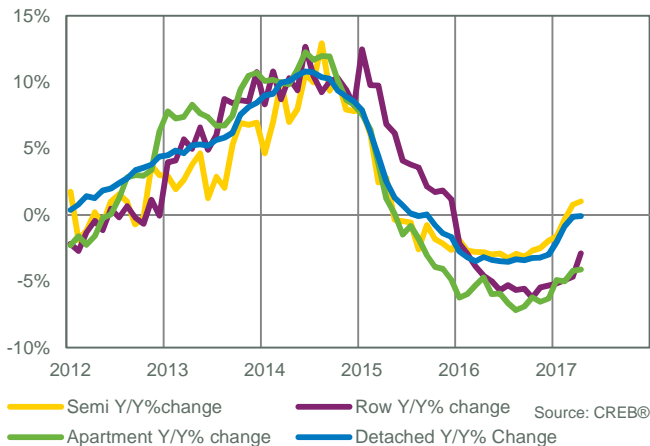
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

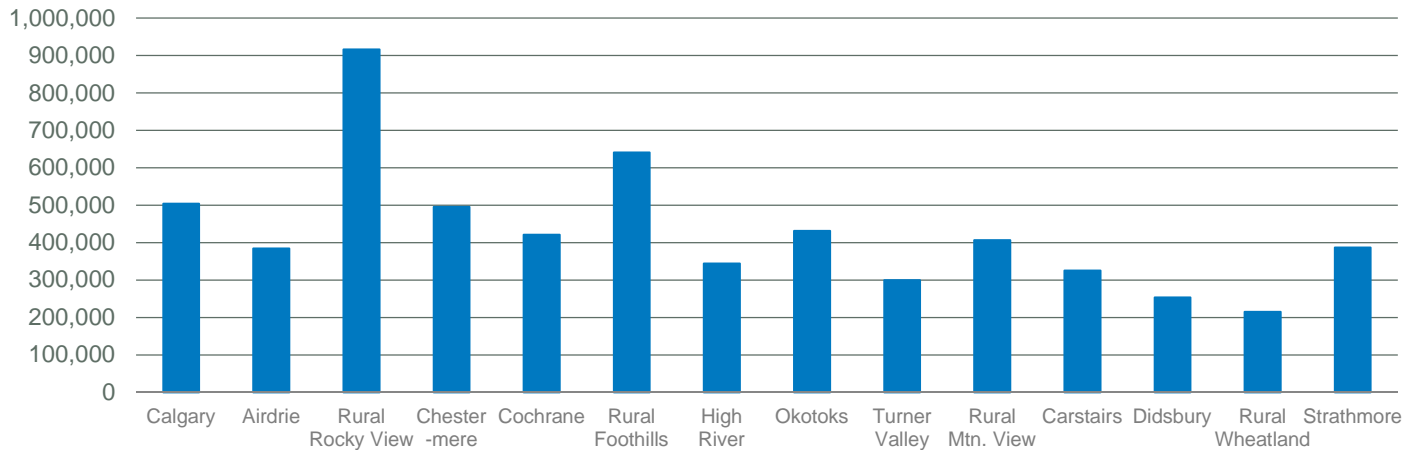


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

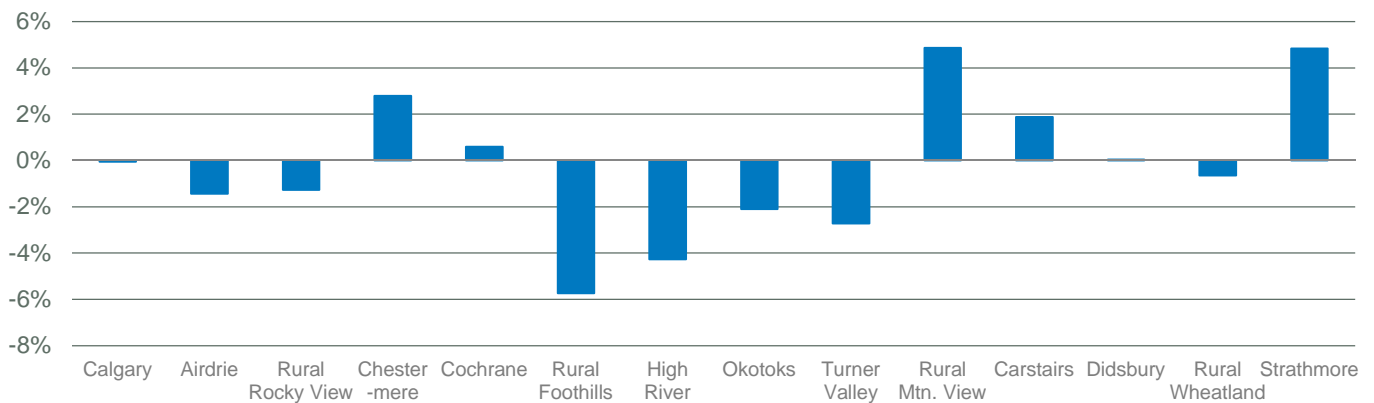
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

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Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

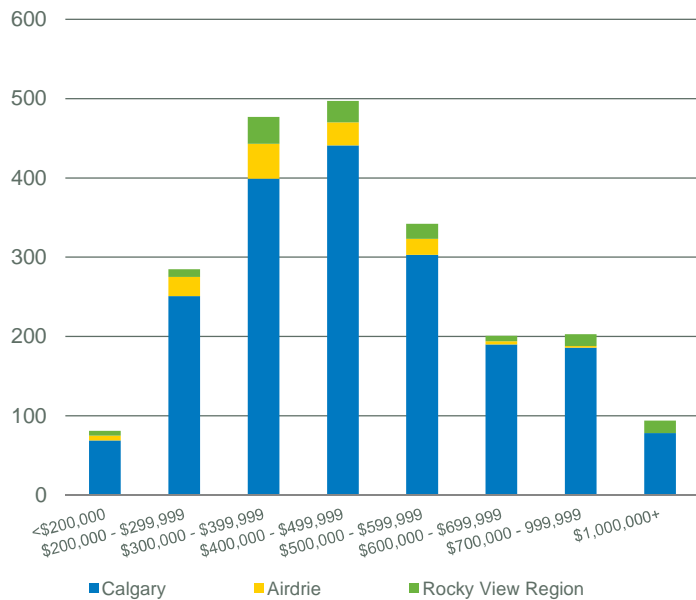
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

Apr. 17

April 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	1,917	3,296	58.16%	5,495	2.87	439,600	495,387	445,000	88%
Airdrie	129	240	53.75%	451	3.50	356,500	391,510	378,000	6%
Rocky View Region	134	343	39.07%	885	6.60	539,300	606,966	471,250	6%
Calgary CMA	2,180	3,879	56.20%	6,831	3.13	439,100	496,099	440,000	100%

CALGARY CMA SALES BY PRICE RANGE

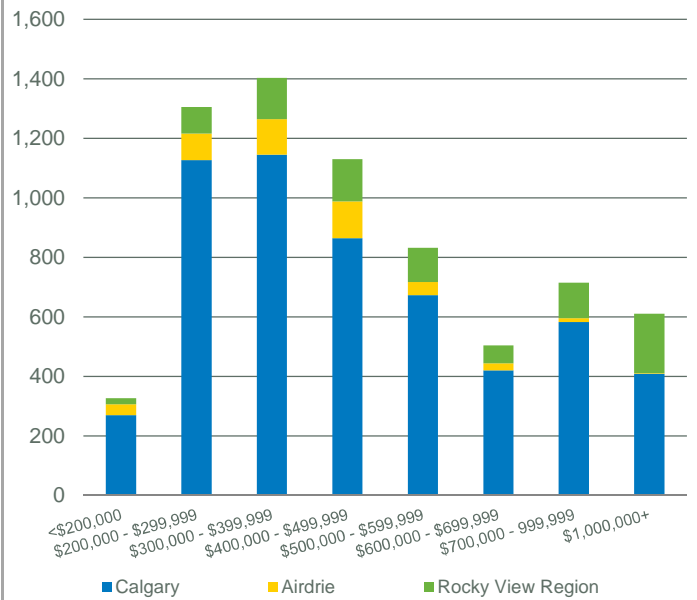
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

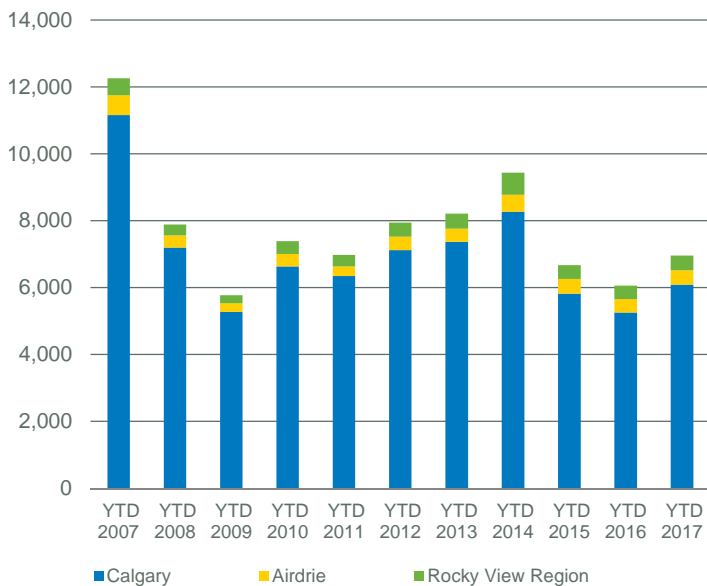
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

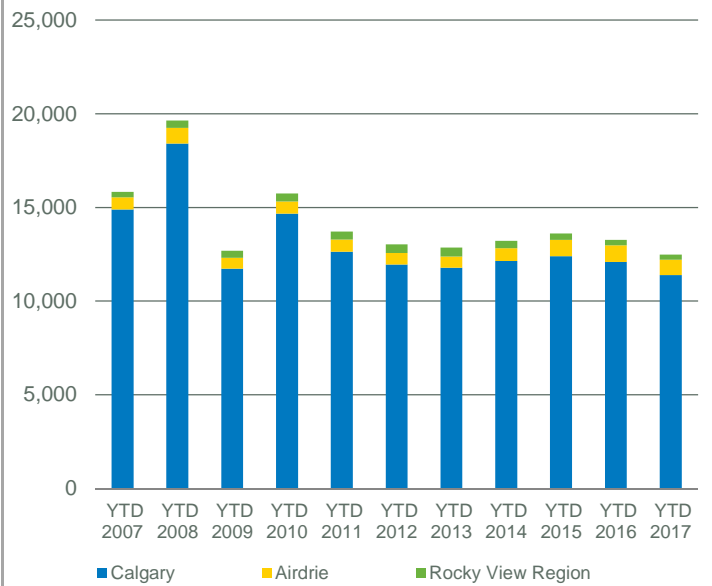
YTD APRIL



Source: CREB®

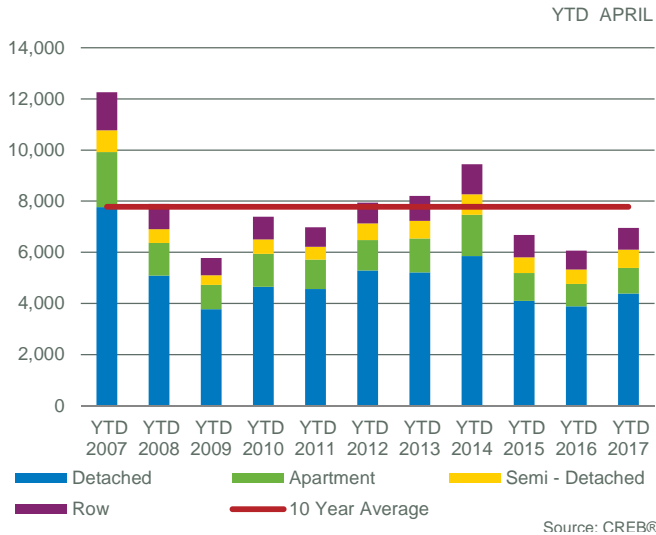
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

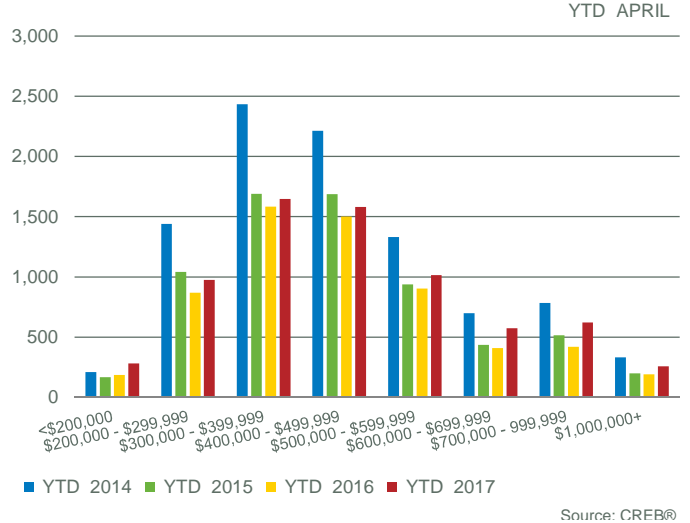


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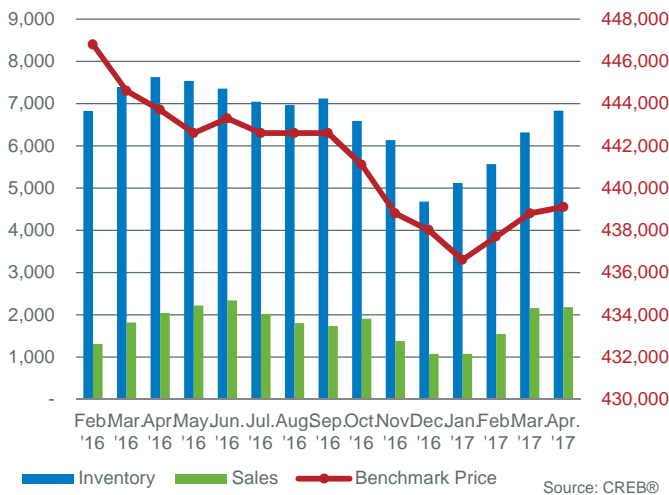
CALGARY CMA TOTAL SALES



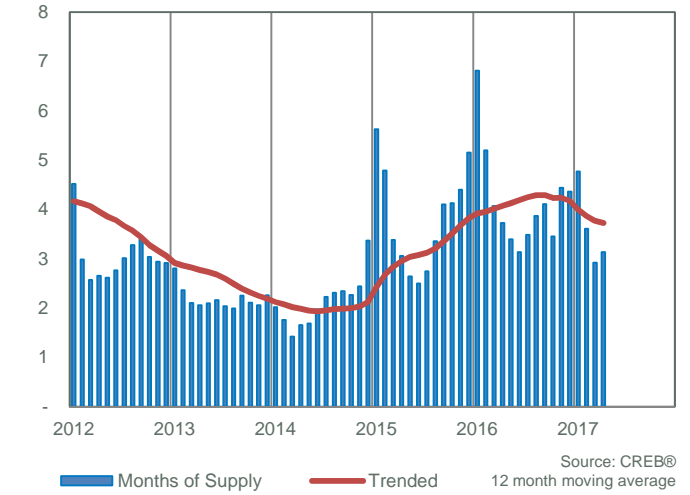
CALGARY CMA TOTAL SALES BY PRICE RANGE



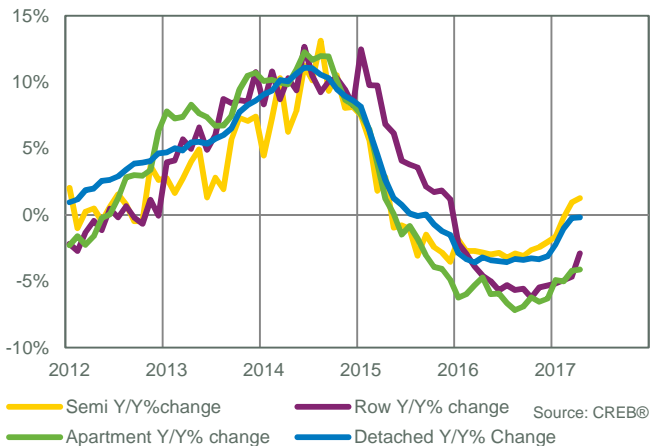
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



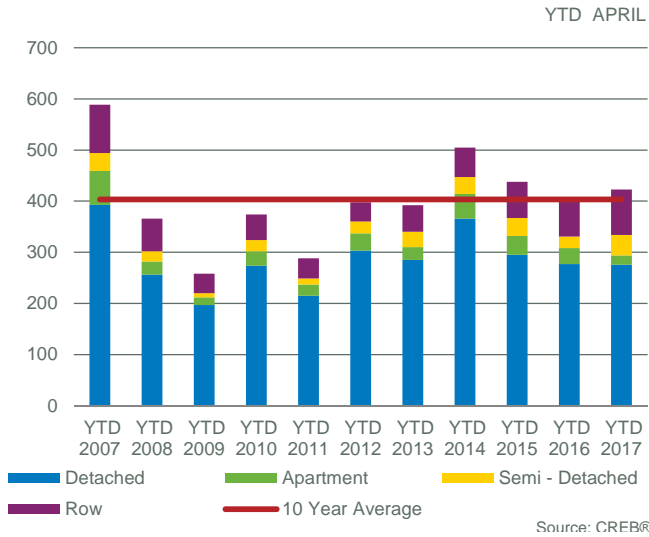
CALGARY CMA PRICE CHANGE



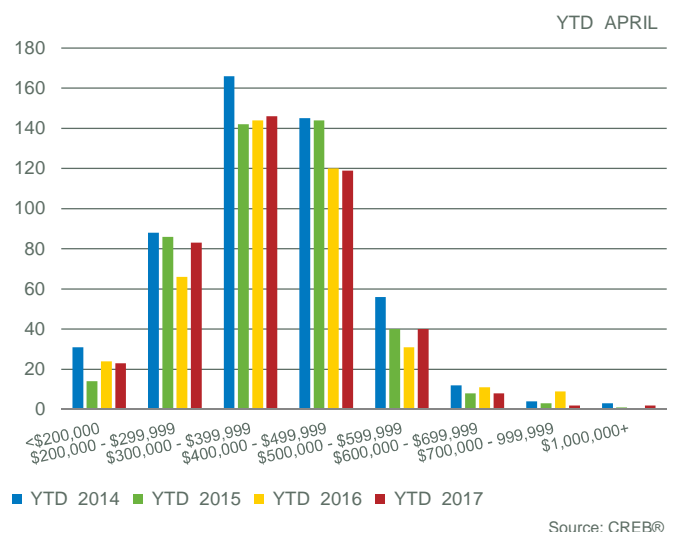
CALGARY CMA PRICES



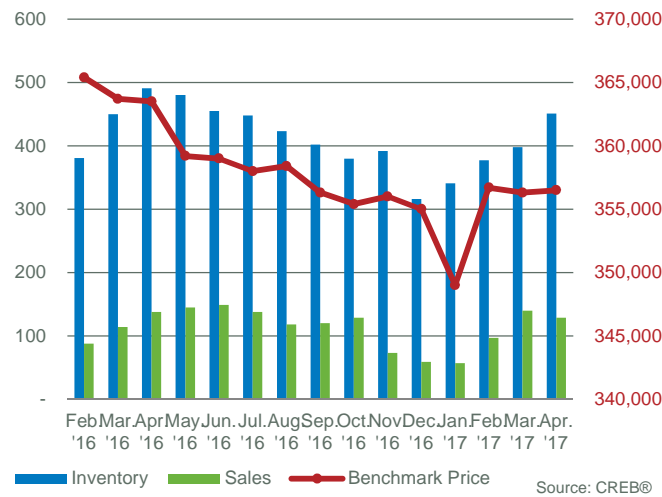
AIRDRIE TOTAL SALES



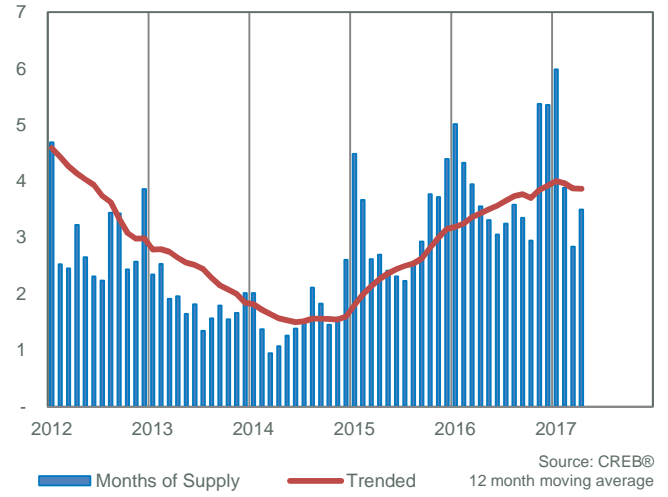
AIRDRIE TOTAL SALES BY PRICE RANGE



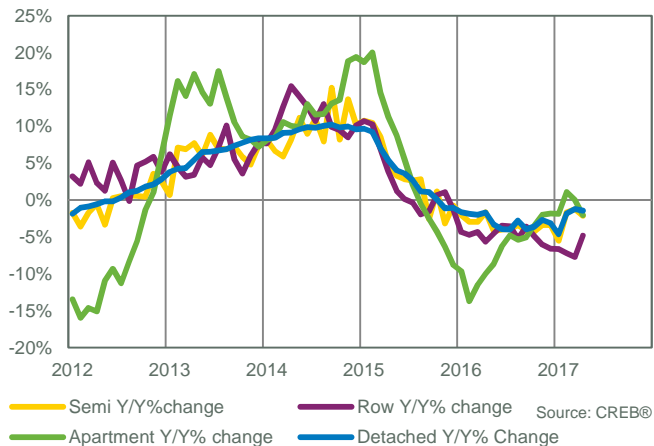
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



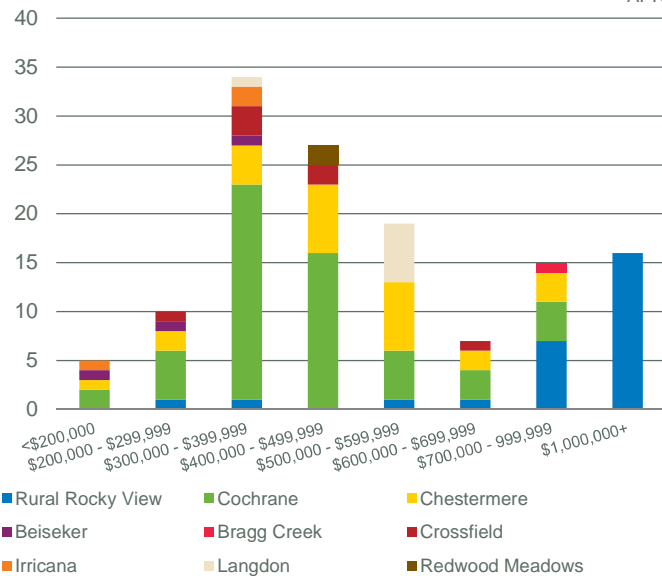
AIRDRIE PRICES



April 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	134	343	39.07%	885	6.60	539,300	606,966	471,250	100%
Rural Rocky View	27	84	32.14%	264	9.78	916,500	1,275,492	1,225,000	20%
Beiseker	3	3	100.00%	10	3.33	-	228,000	252,000	2%
Bragg Creek	1	2	50.00%	9	9.00	-	740,000	740,000	1%
Chestermere	26	69	37.68%	173	6.65	484,100	492,959	488,500	19%
Cochrane	57	139	41.01%	325	5.70	422,200	427,780	385,000	43%
Crossfield	7	20	35.00%	38	5.43	-	417,343	346,500	5%
Irricana	3	7	42.86%	11	3.67	-	290,167	337,500	2%
Langdon	7	13	53.85%	40	5.71	-	504,129	522,500	5%
Redwood Meadows	2	5	40.00%	9	4.50	-	410,000	410,000	1%
Other	1	1	100.00%	6	6.00	-	130,000	130,000	1%

SALES BY PRICE RANGE

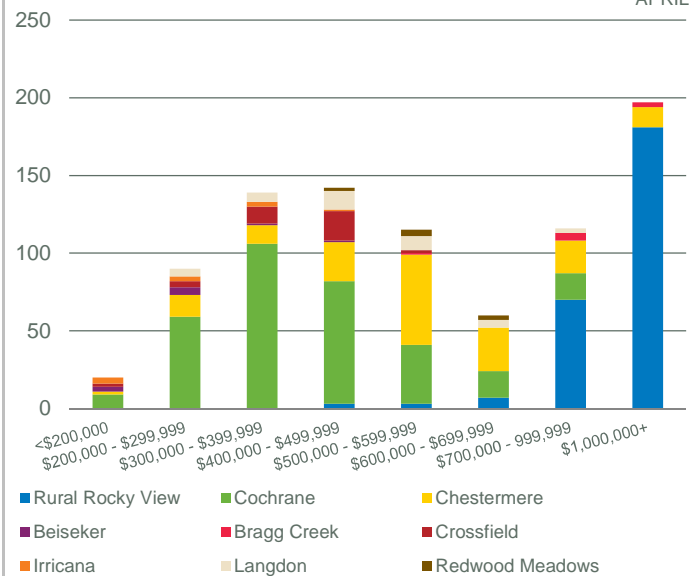
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

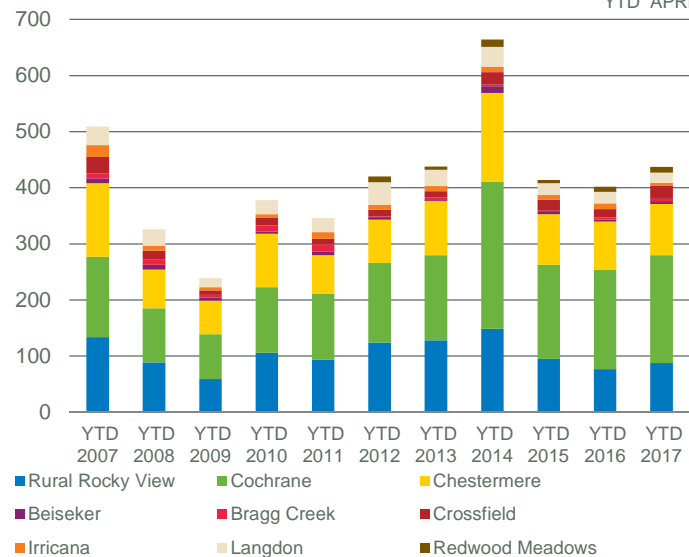
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

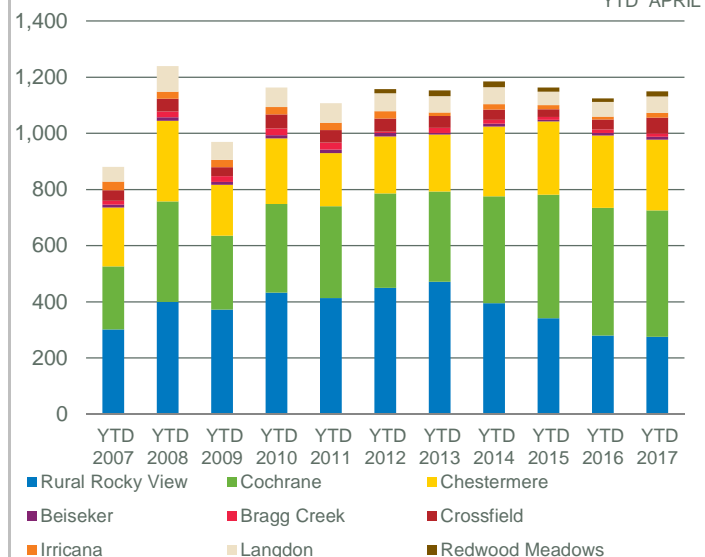
YTD APRIL



Source: CREB®

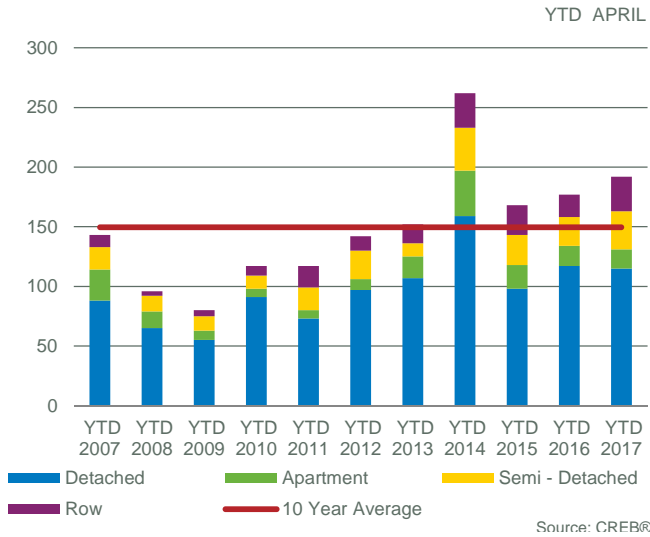
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

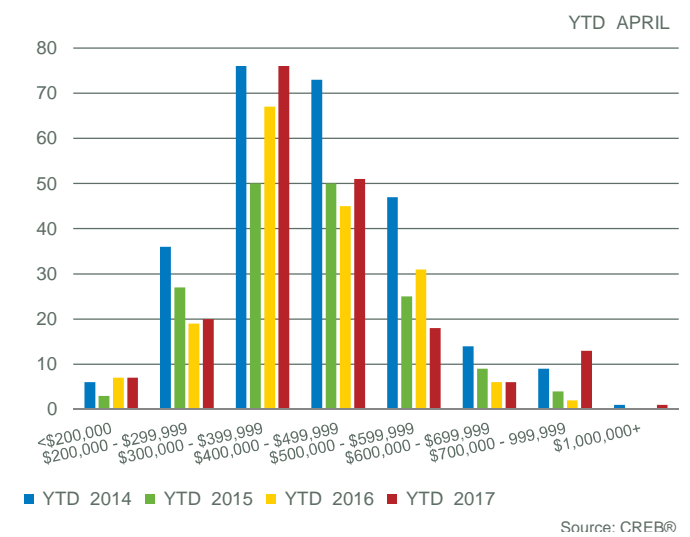


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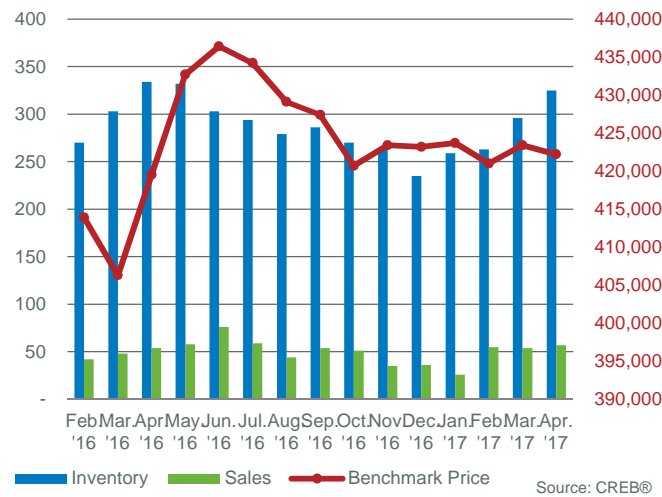
COCHRANE TOTAL SALES



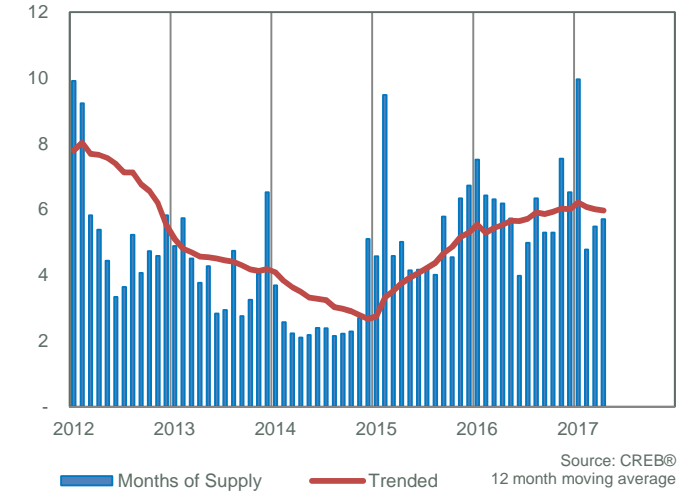
COCHRANE TOTAL SALES BY PRICE RANGE



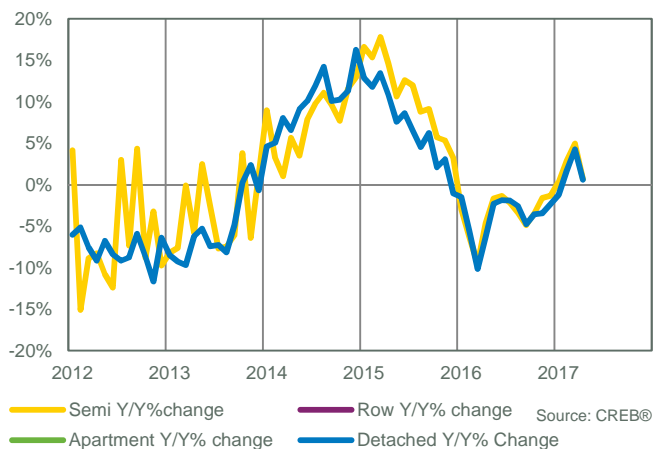
COCHRANE INVENTORY AND SALES



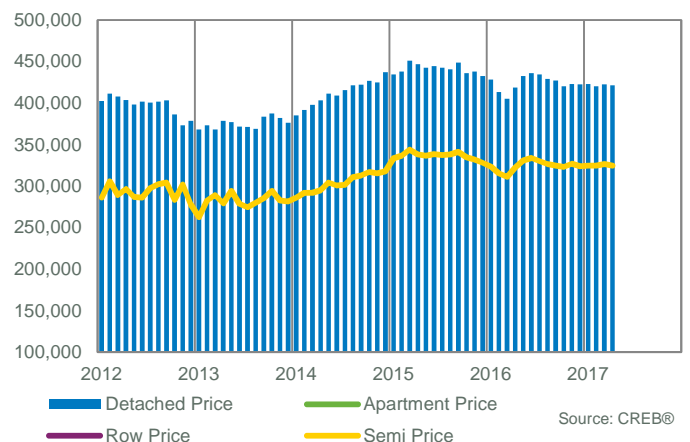
COCHRANE MONTHS OF INVENTORY



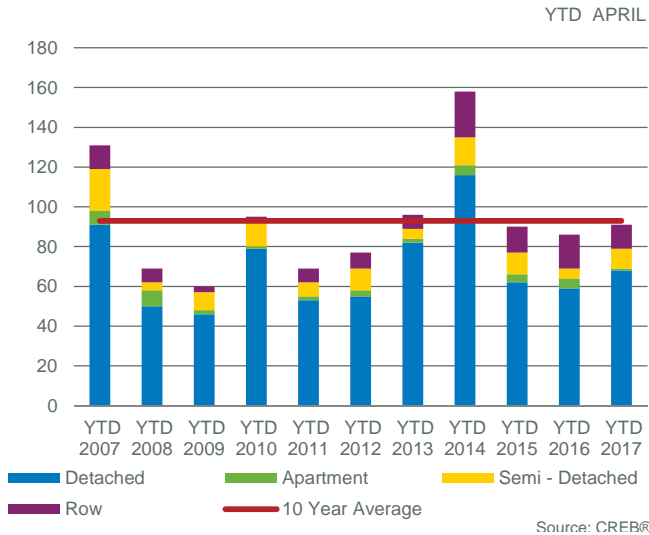
COCHRANE PRICE CHANGE



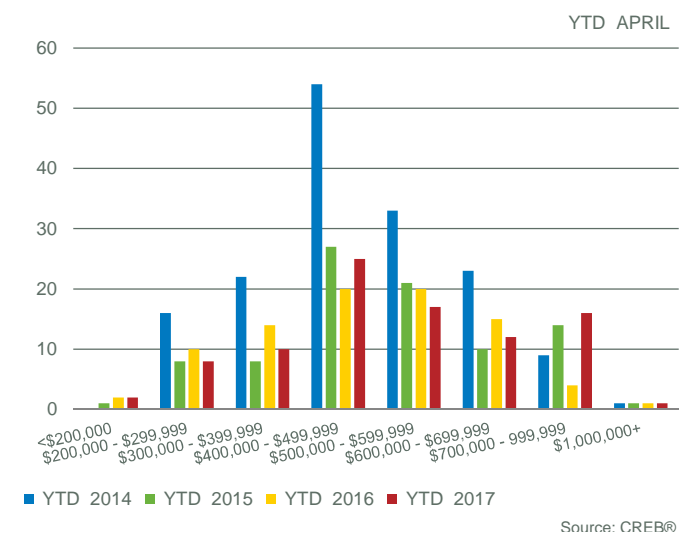
COCHRANE PRICES



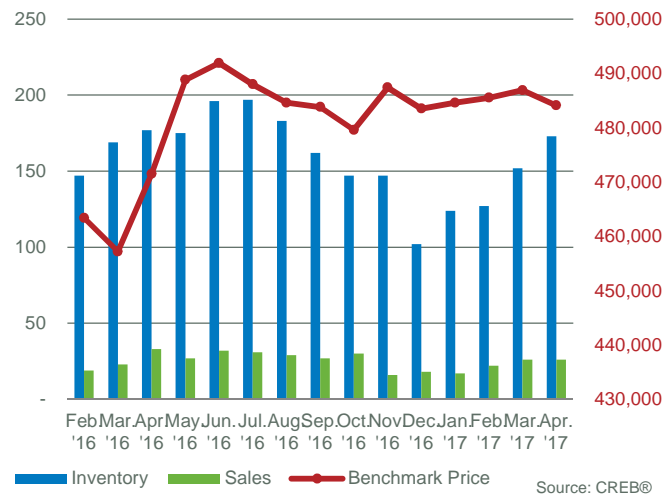
CHESTERMERE TOTAL SALES



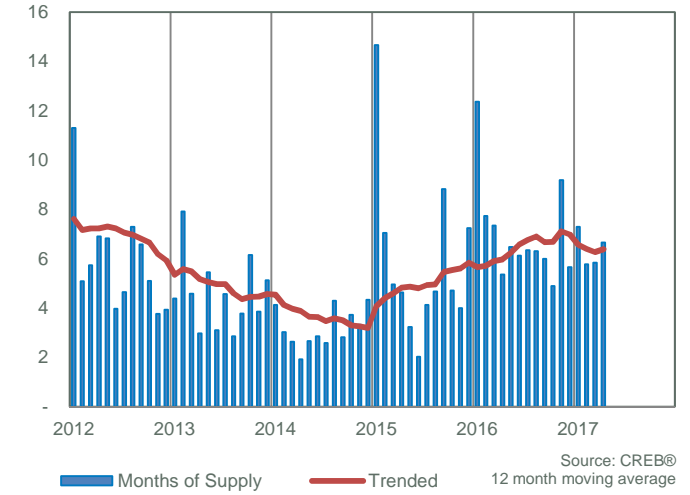
CHESTERMERE TOTAL SALES BY PRICE RANGE



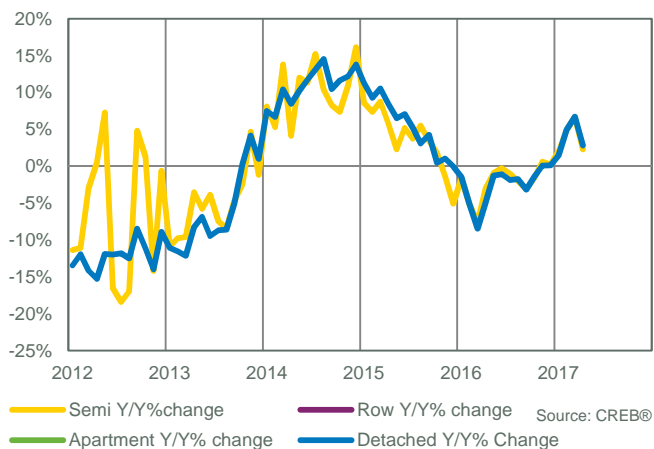
CHESTERMERE INVENTORY AND SALES



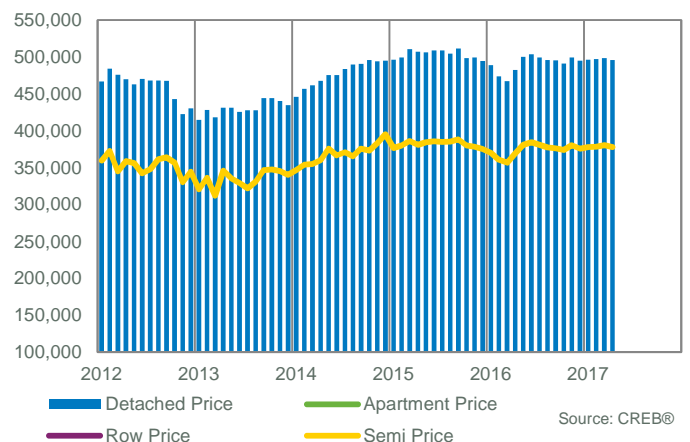
CHESTERMERE MONTHS OF INVENTORY



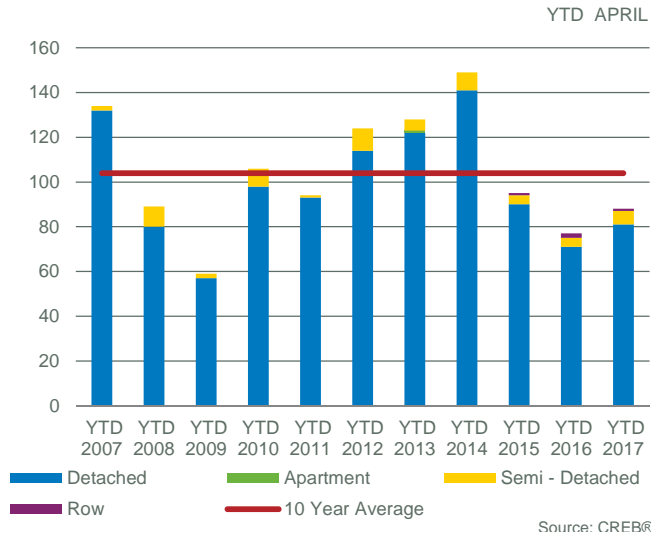
CHESTERMERE PRICE CHANGE



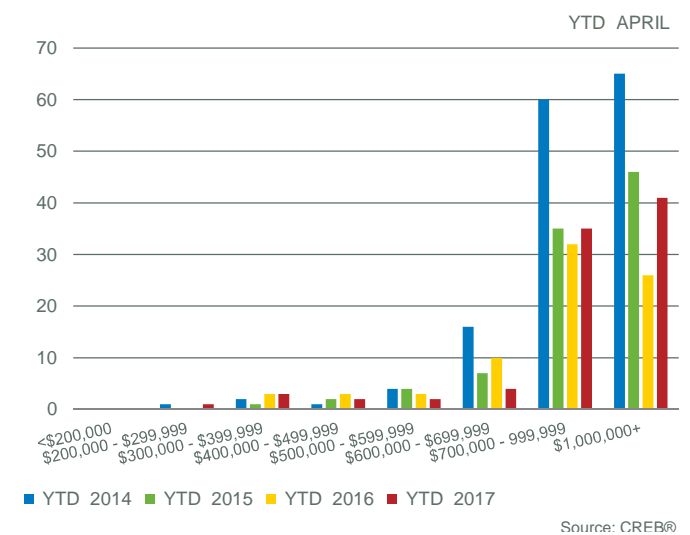
CHESTERMERE PRICES



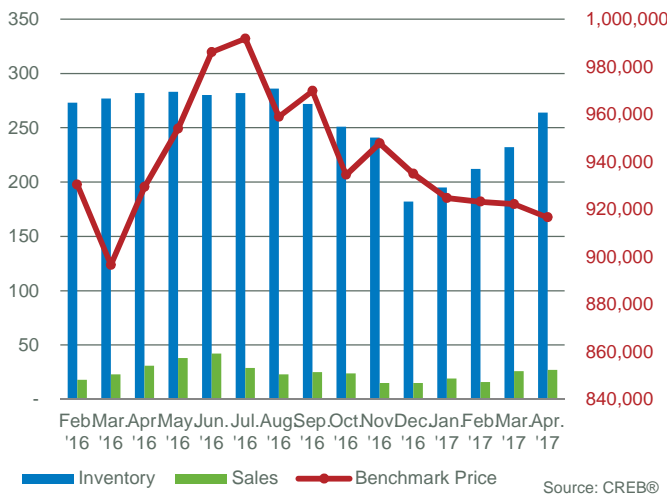
RURAL ROCKY VIEW TOTAL SALES



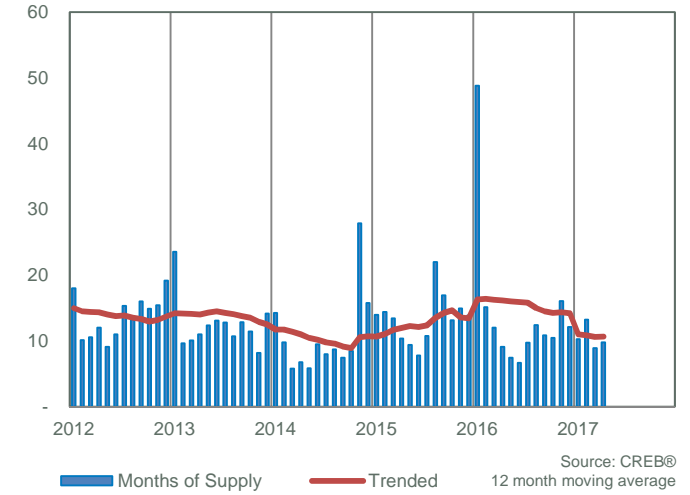
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



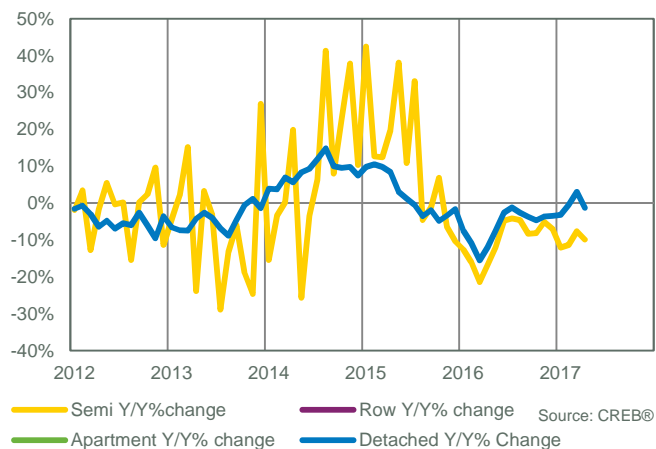
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



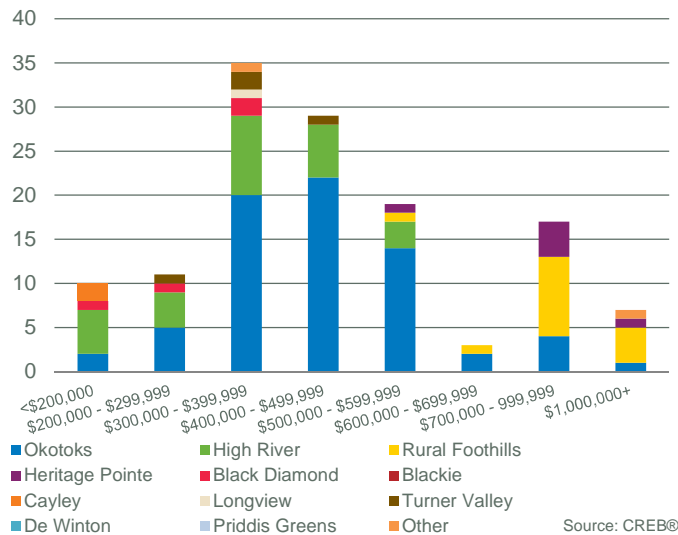
RURAL ROCKY VIEW PRICES



April 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	131	228	57.46%	674	5.15	386,000	498,123	432,000	100%
Rural Foothills	15	37	40.54%	147	9.80	645,300	884,364	855,000	11%
Black Diamond	4	5	80.00%	23	5.75	-	297,450	314,000	3%
Blackie	0	1	0.00%	5	-	-	-	-	0%
Cayley	2	3	66.67%	4	2.00	-	182,000	182,000	2%
De Winton	0	2	0.00%	3	-	-	-	-	0%
Heritate Pointe	6	15	40.00%	36	6.00	-	901,667	771,750	5%
High River	27	43	62.79%	114	4.22	325,800	334,376	323,500	20%
Okotoks	70	112	62.50%	197	2.81	424,700	452,524	427,500	53%
Turner Valley	4	6	66.67%	23	5.75	287,800	346,750	317,250	3%
Priddis Greens	1	2	50.00%	9	9.00	-	1,085,000	1,085,000	1%
Longview	1	1	100.00%	2	2.00	-	348,000	348,000	1%
Other	2	2	100.00%	10	5.00	-	924,000	924,000	2%

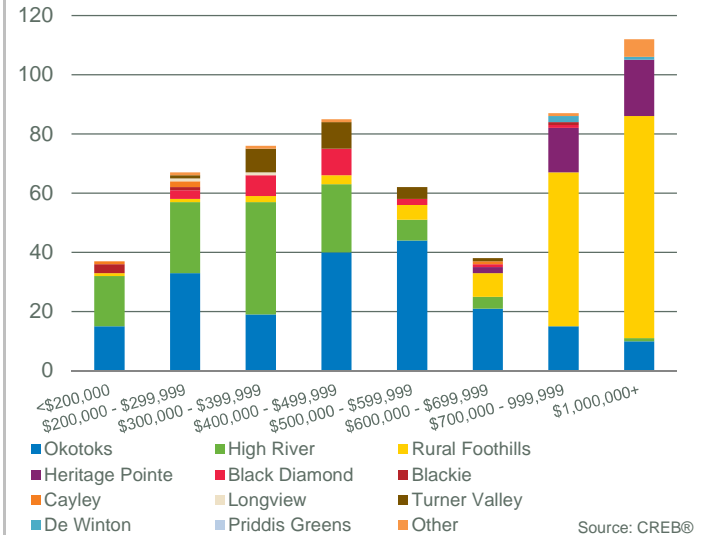
SALES BY PRICE RANGE

APRIL



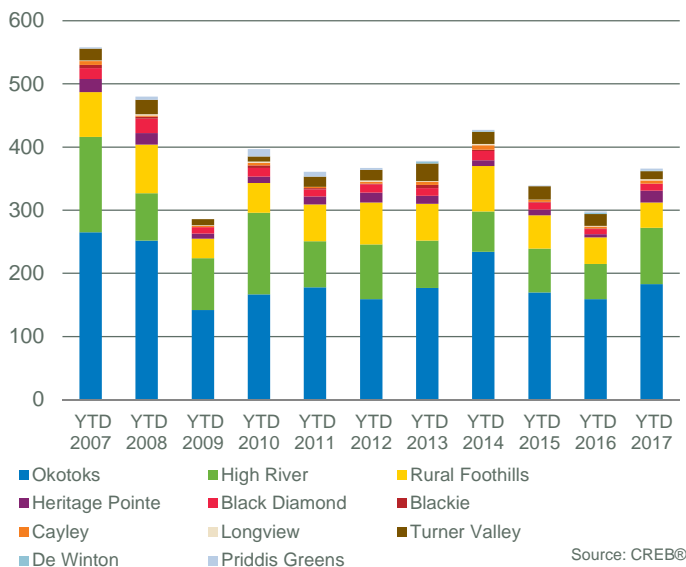
INVENTORY BY PRICE RANGE

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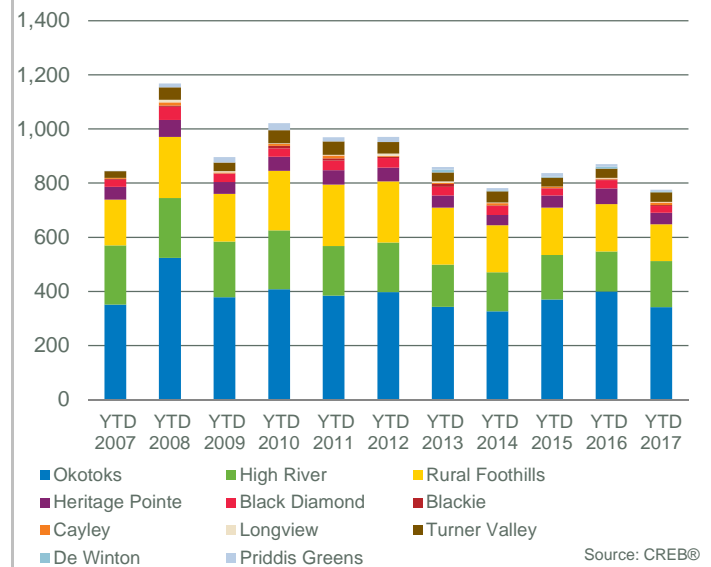
FOOTHILLS SALES: YEAR-TO-DATE

YTD APRIL

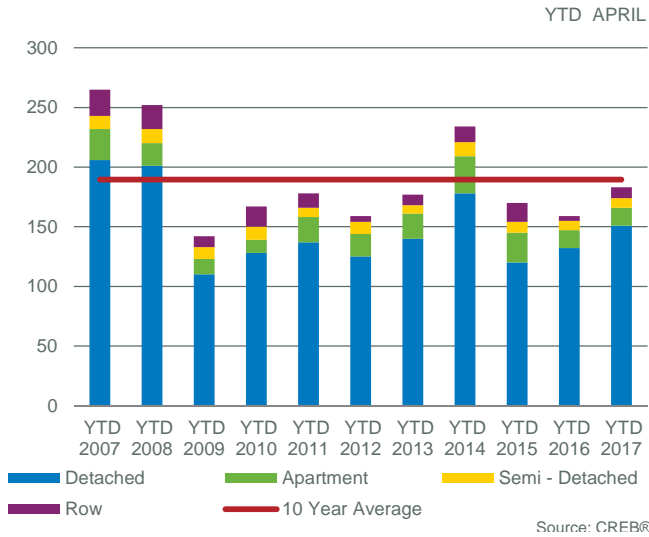


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

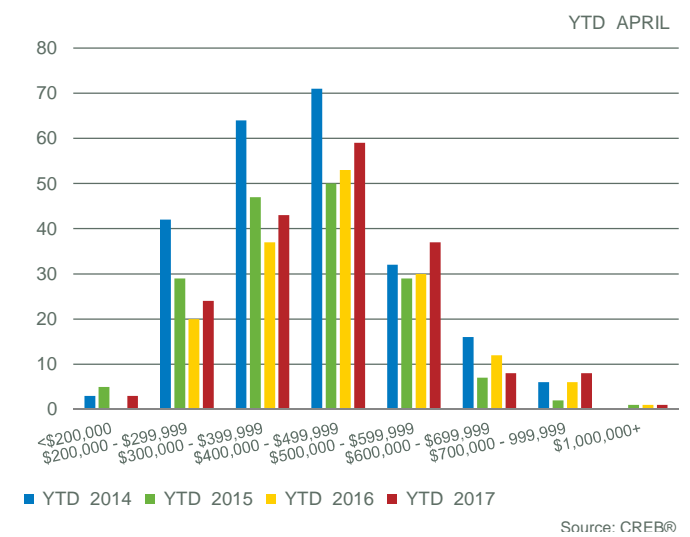
YTD APRIL



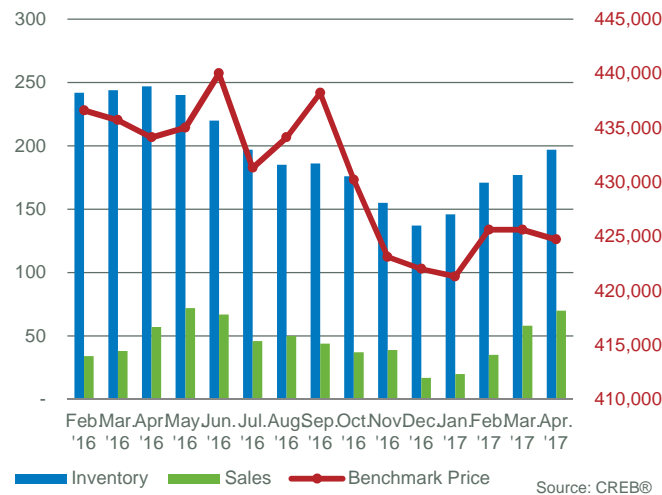
OKOTOKS TOTAL SALES



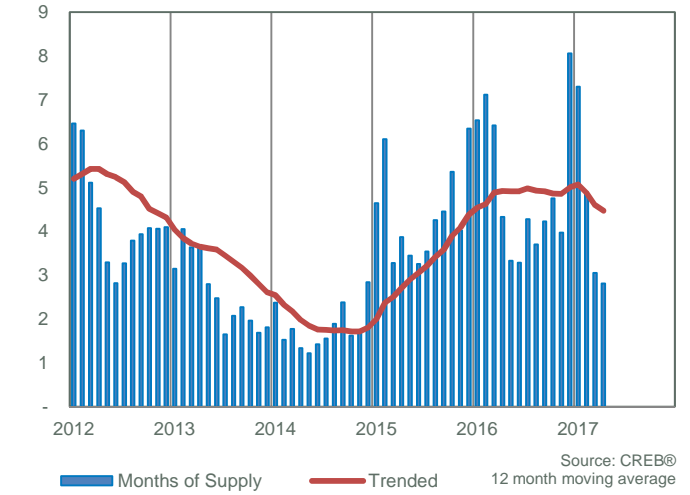
OKOTOKS TOTAL SALES BY PRICE RANGE



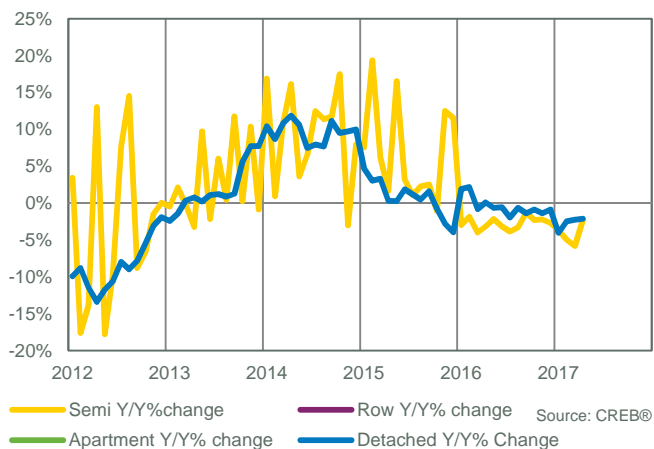
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



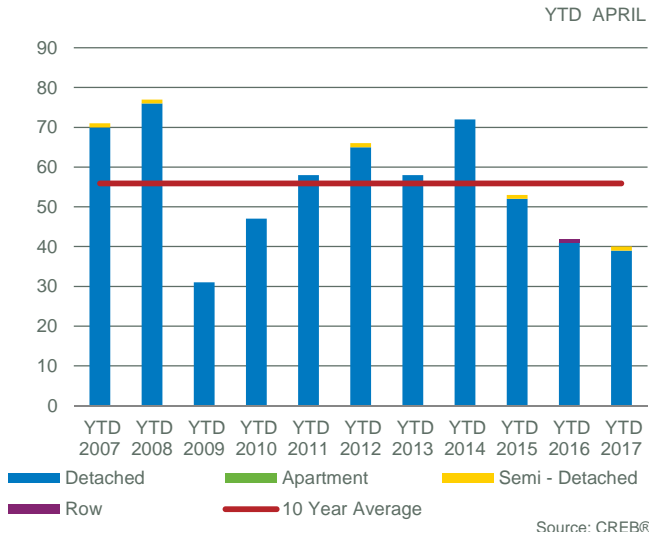
OKOTOKS PRICE CHANGE



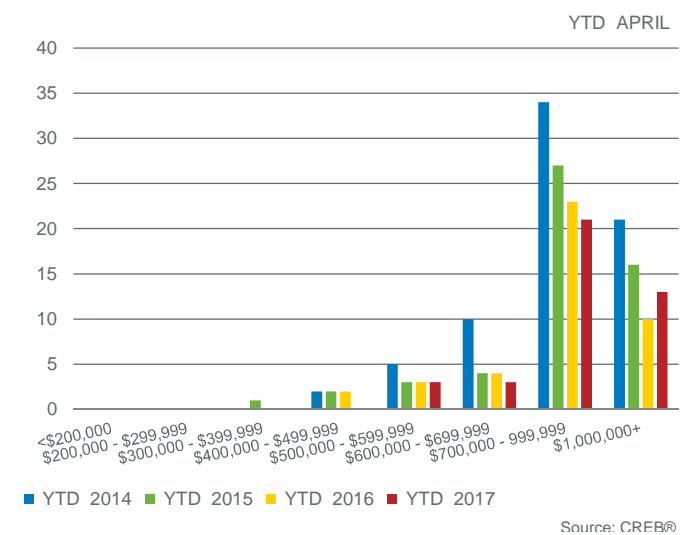
OKOTOKS PRICES



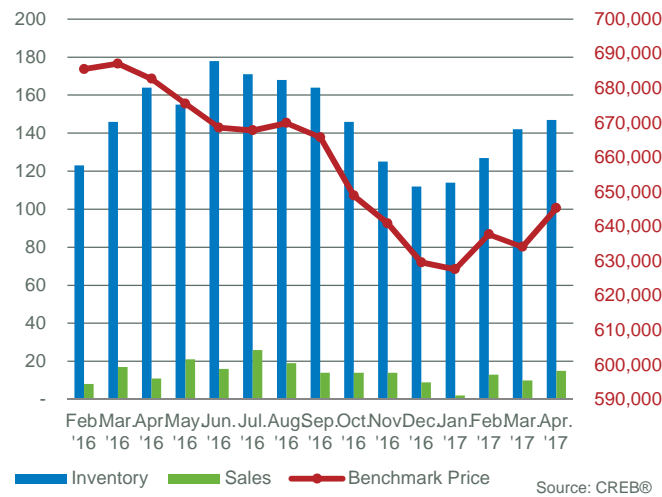
RURAL FoothILLS TOTAL SALES



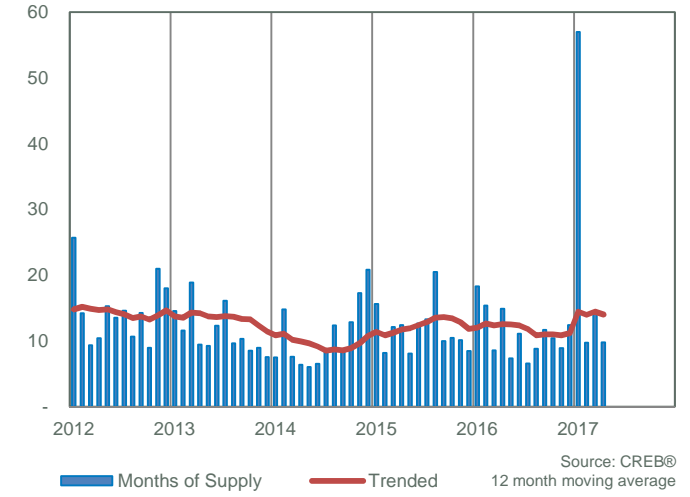
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



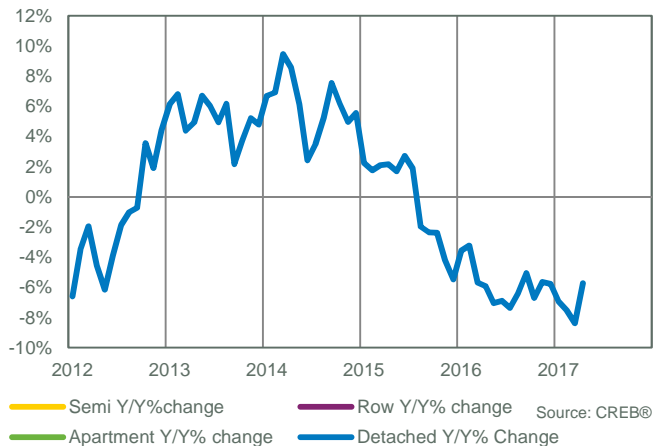
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

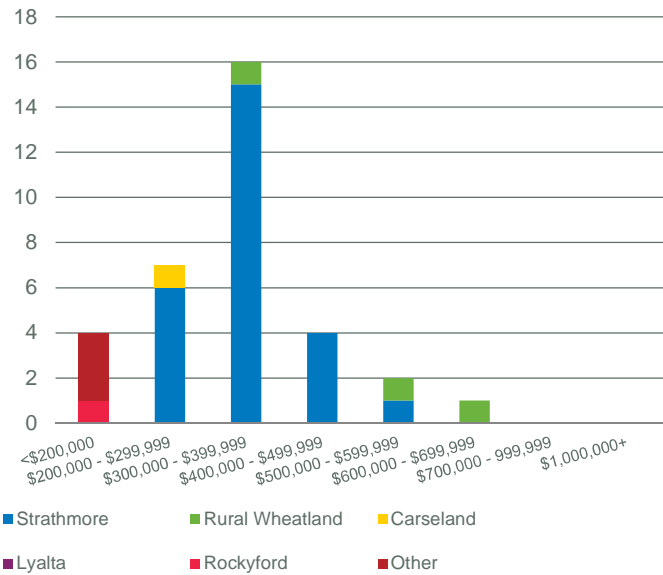


April 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	34	81	41.98%	208	6.12	215,000	336,226	352,500	91%
Rural Wheatland*	3	8	37.50%	33	11.00	215,000	509,000	545,000	9%
Carseland*	1	0	-	4	4.00	-	260,000	260,000	3%
Lyalta*	0	2	0.00%	14	-	-	-	-	0%
Rockyford*	1	1	100.00%	4	4.00	-	75,000	75,000	3%
Strathmore	26	65	40.00%	136	5.23	385,400	352,877	361,500	76%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	3	5	60.00%	17	5.67	-	131,633	140,000	9%

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

SALES BY PRICE RANGE

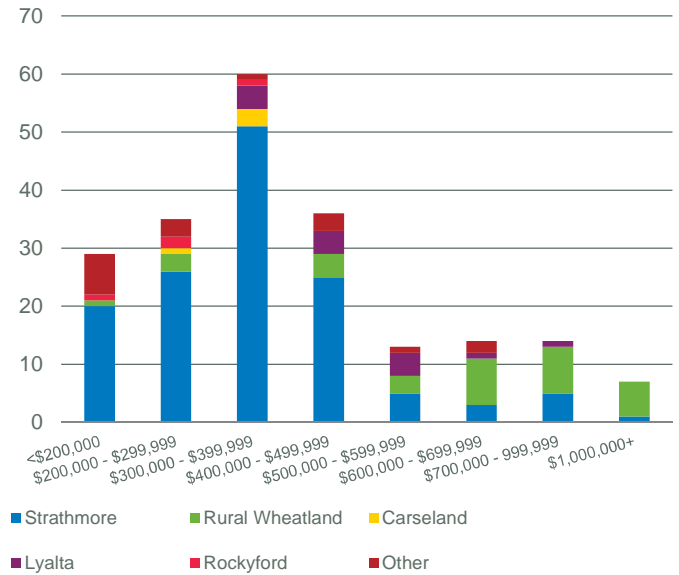
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

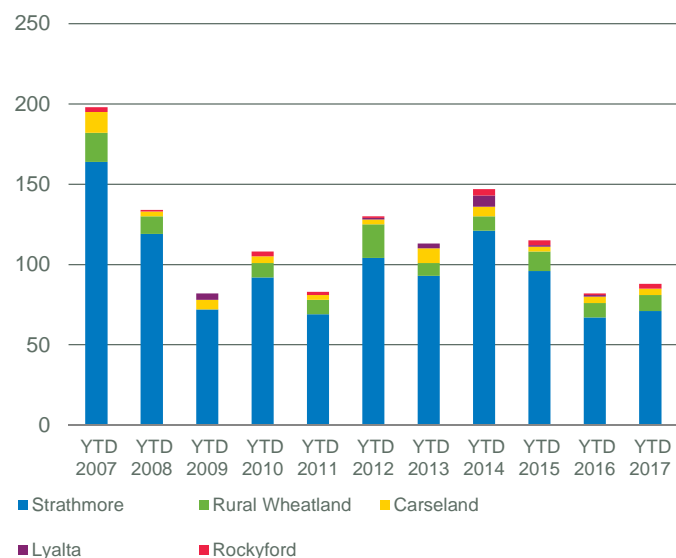
APRIL



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD APRIL



Source: CREB®

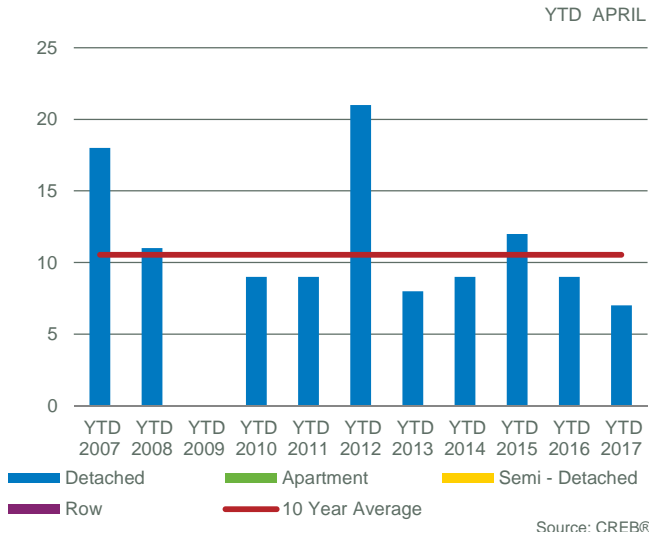
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

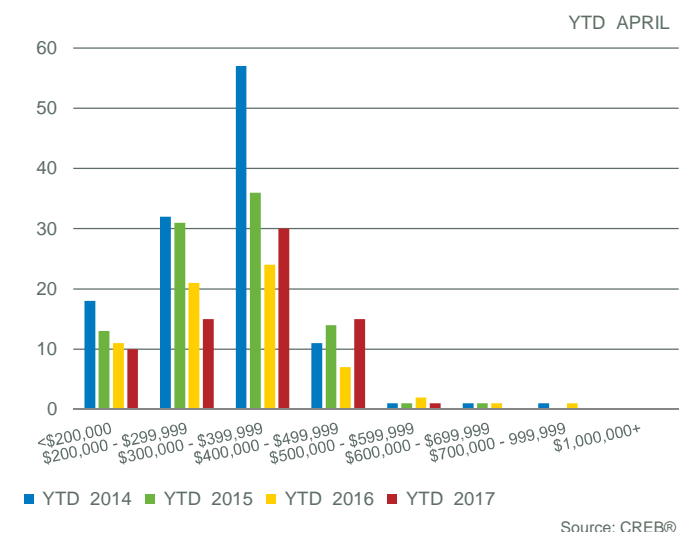


Source: CREB®

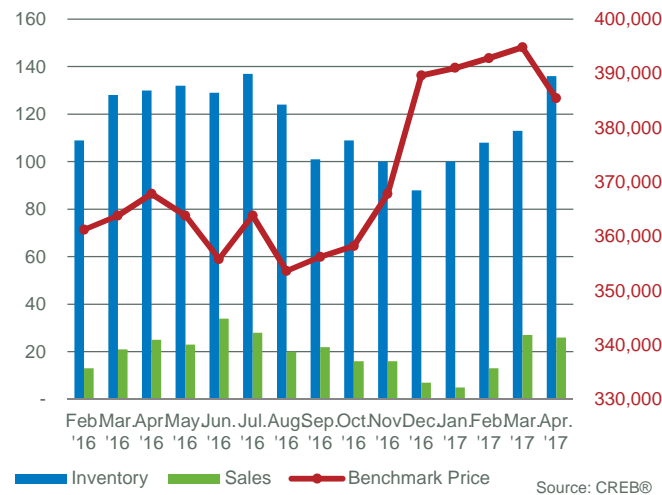
STRATHMORE TOTAL SALES



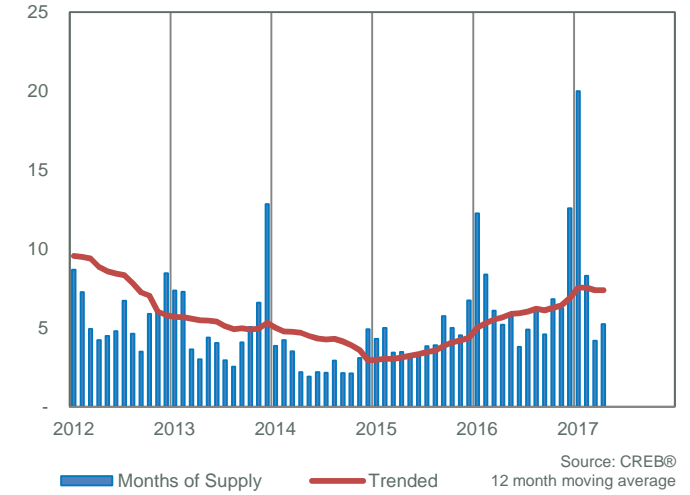
STRATHMORE TOTAL SALES BY PRICE RANGE



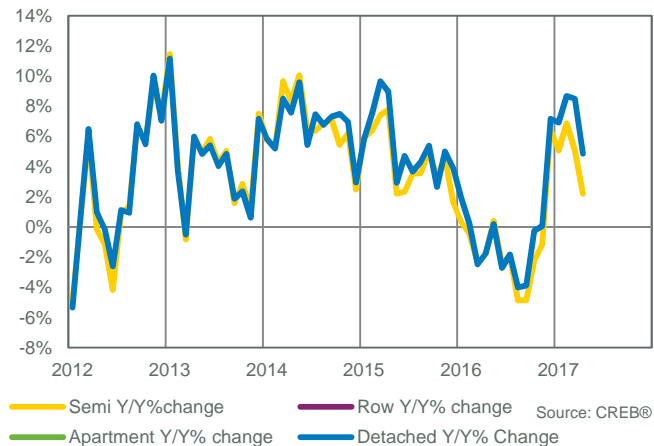
STRATHMORE INVENTORY AND SALES



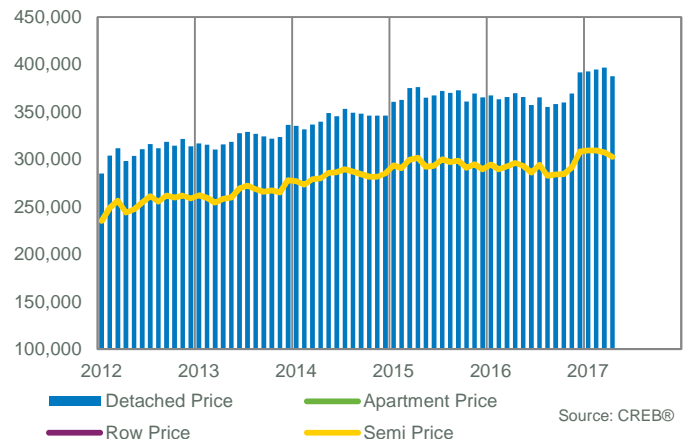
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

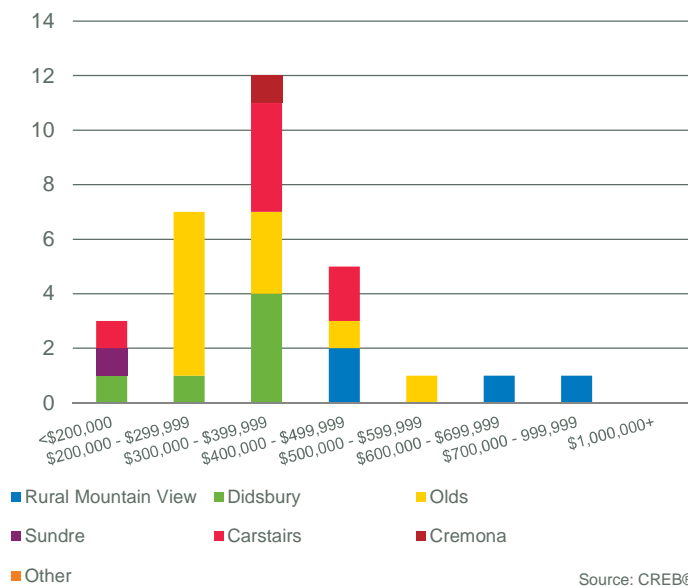


April 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	30	139	21.58%	386	12.87	295,900	351,750	348,000	100%
Rural Mountain View*	4	36	11.11%	96	24.00	408,800	595,625	557,500	13%
Carstairs	7	18	38.89%	66	9.43	325,500	352,714	385,000	23%
Cremona	1	1	100.00%	2	2.00	-	346,000	346,000	3%
Didsbury	6	29	20.69%	66	11.00	252,800	285,250	324,750	20%
Olds*	11	28	39.29%	92	8.36	297,900	323,682	285,000	37%
Sundre*	1	24	4.17%	58	58.00	275,800	83,000	83,000	3%
Other*	0	3	0.00%	6	-	-	-	-	0%

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

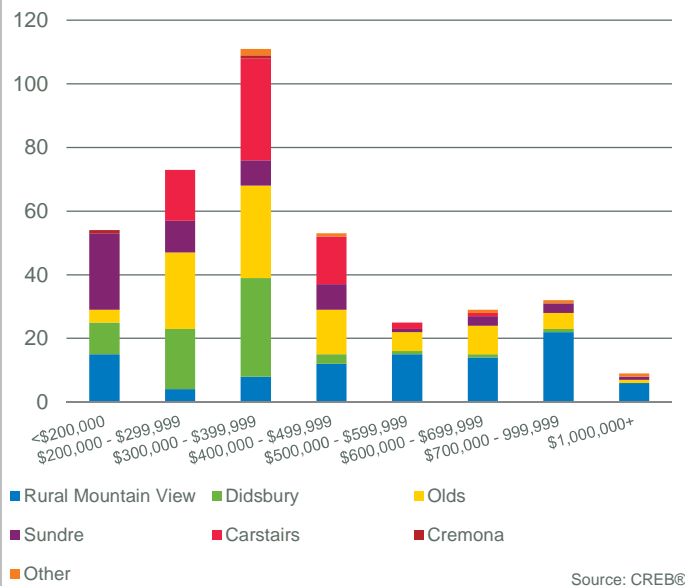
SALES BY PRICE RANGE

APRIL



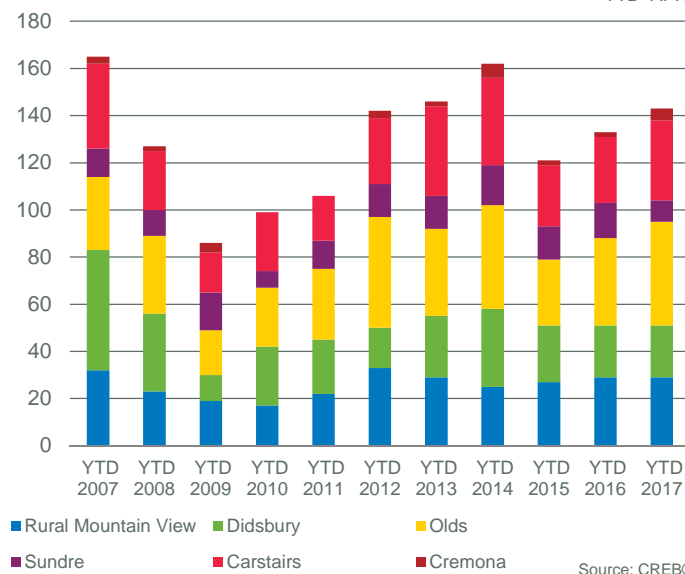
INVENTORY BY PRICE RANGE

APRIL



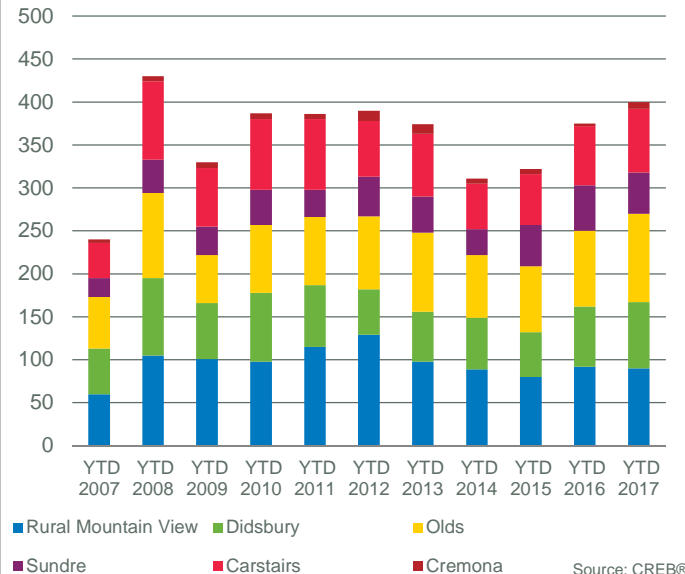
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD APRIL



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

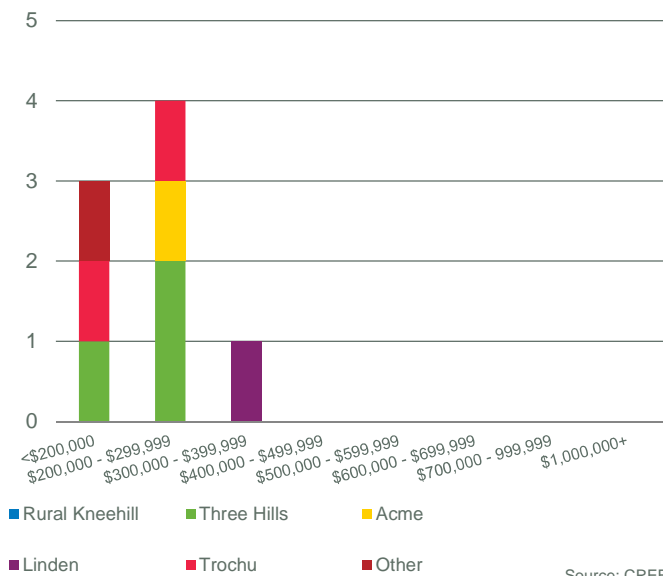


April 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	8	31	25.81%	93	11.63	-	201,375	220,000	88%
Rural Kneehill*	0	3	0.00%	10	-	-	-	-	0%
Acme*	1	3	33.33%	12	12.00	-	240,000	240,000	13%
Linden*	1	2	50.00%	6	6.00	-	312,000	312,000	13%
Three Hills*	3	14	21.43%	27	9.00	-	217,500	240,000	38%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	2	4	50.00%	22	11.00	-	180,000	180,000	25%
Other*	1	4	25.00%	16	16.00	-	46,500	46,500	13%

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

SALES BY PRICE RANGE

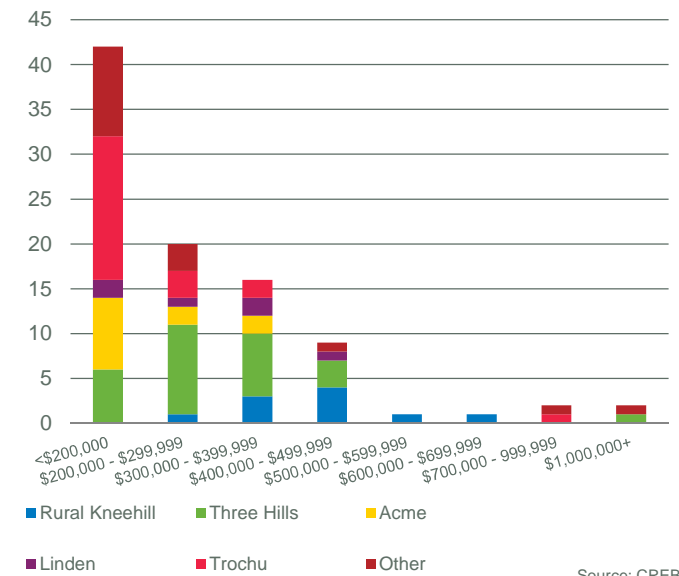
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Source: CREB®

INVENTORY BY PRICE RANGE

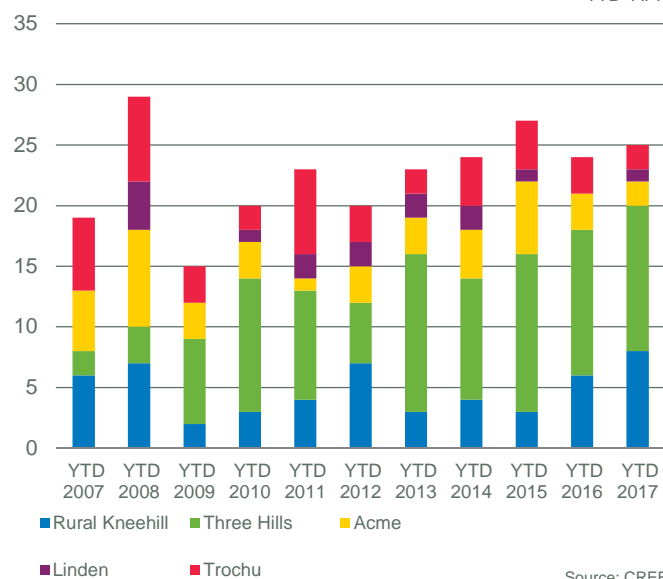
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Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

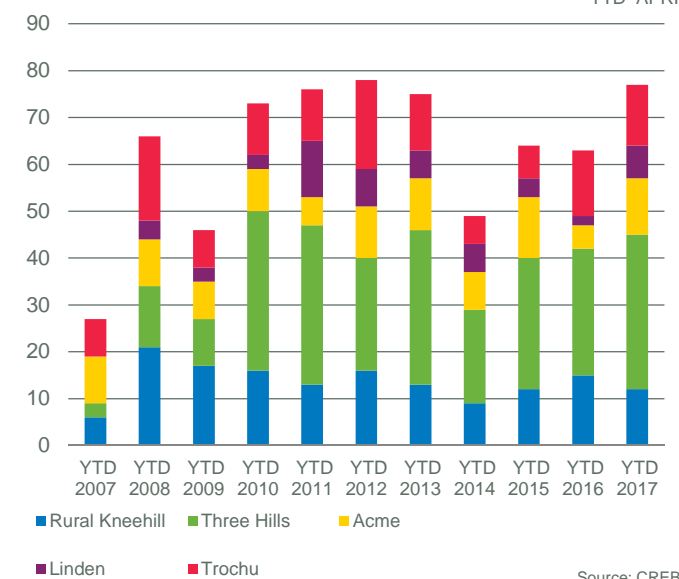
YTD APRIL



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



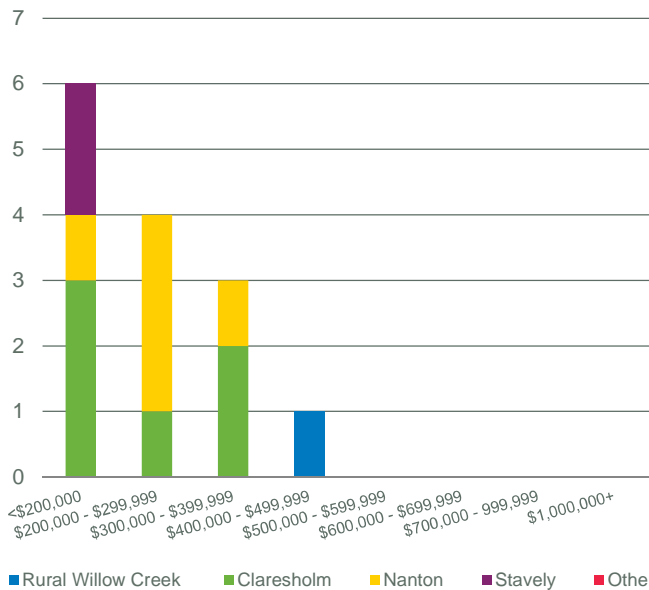
Source: CREB®

April 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*	14	29	48.28%	95	6.79	-	251,436	231,750	100%
Rural Willow Creek*	1	3	33.33%	8	8.00	-	450,000	450,000	7%
Claresholm*	6	12	50.00%	40	6.67	-	232,167	205,750	43%
Nanton*	5	11	45.45%	32	6.40	-	270,000	275,000	36%
Stavely*	2	2	100.00%	12	6.00	-	163,550	163,550	14%
Other*	0	1	0.00%	3	-	-	-	-	0%

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

SALES BY PRICE RANGE

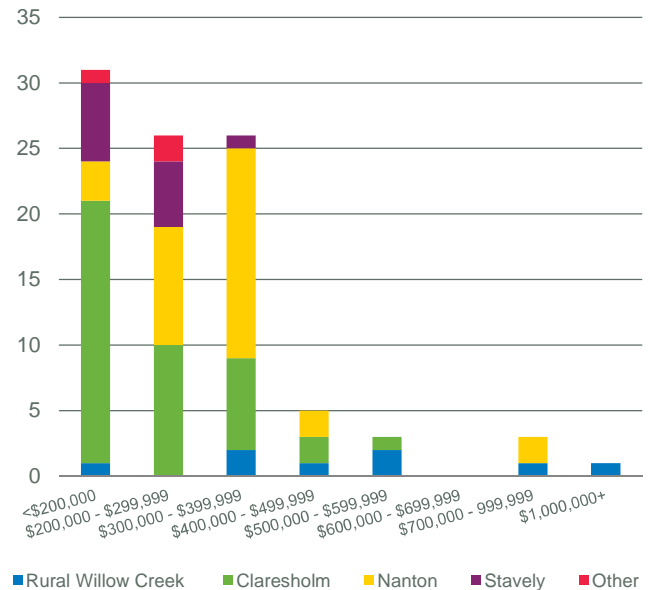
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Source: CREB®

INVENTORY BY PRICE RANGE

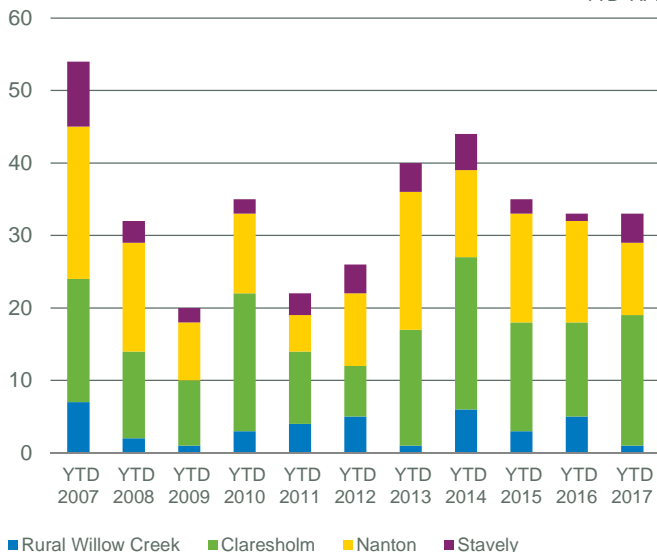
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Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

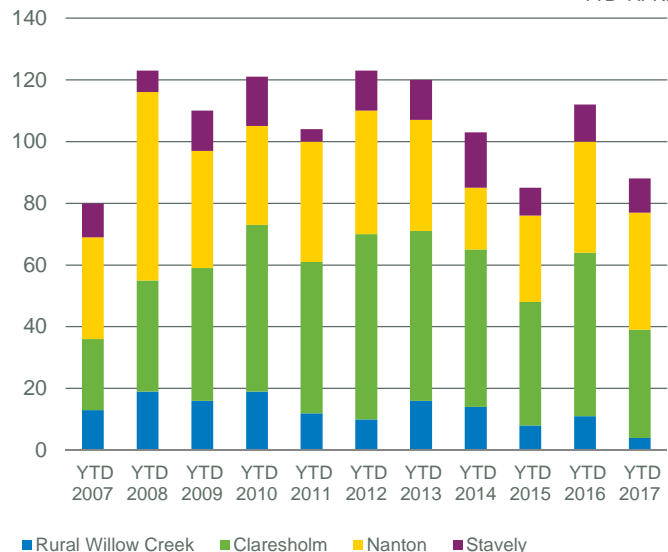
YTD APRIL



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



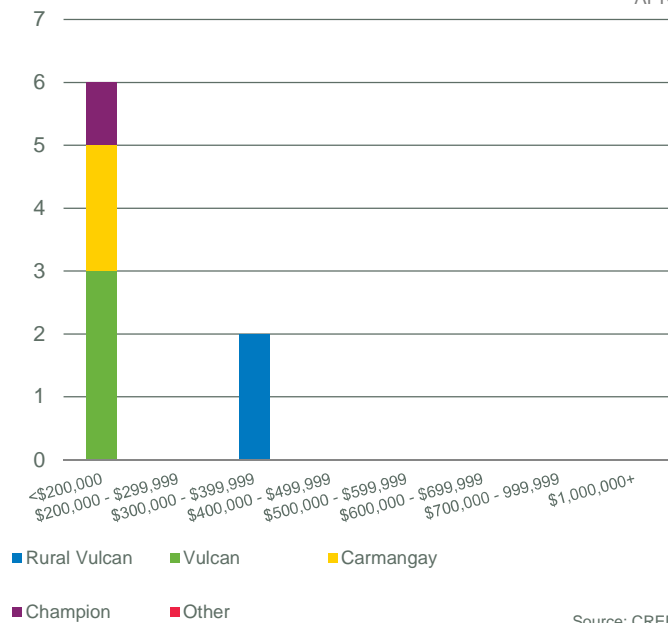
Source: CREB®

April 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*	8	20	40.00%	67	8.38	-	185,500	175,500	100%
Rural Vulcan*	2	8	25.00%	33	16.50	-	346,250	346,250	25%
Vulcan*	3	6	50.00%	18	6.00	-	177,000	176,000	38%
Carmangay*	2	1	200.00%	4	2.00	-	57,750	57,750	25%
Champion*	1	1	100.00%	2	2.00	-	145,000	145,000	13%
Other*	0	4	0.00%	10	-	-	-	-	0%

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

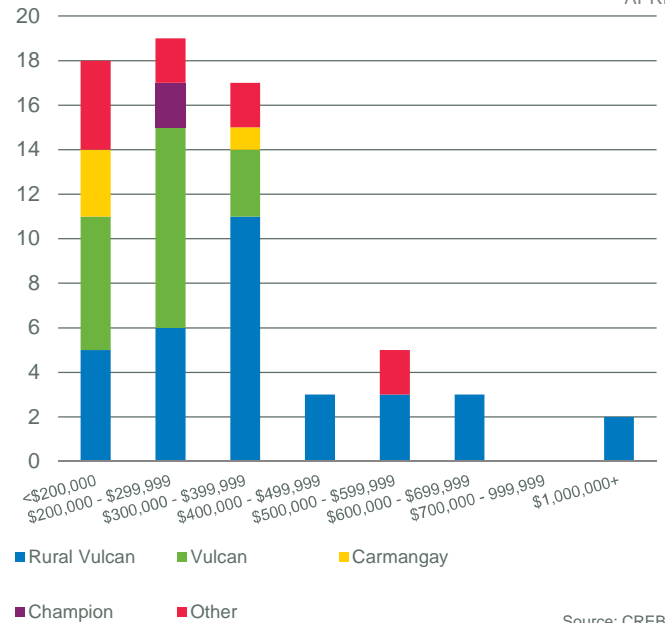
SALES BY PRICE RANGE

APRIL



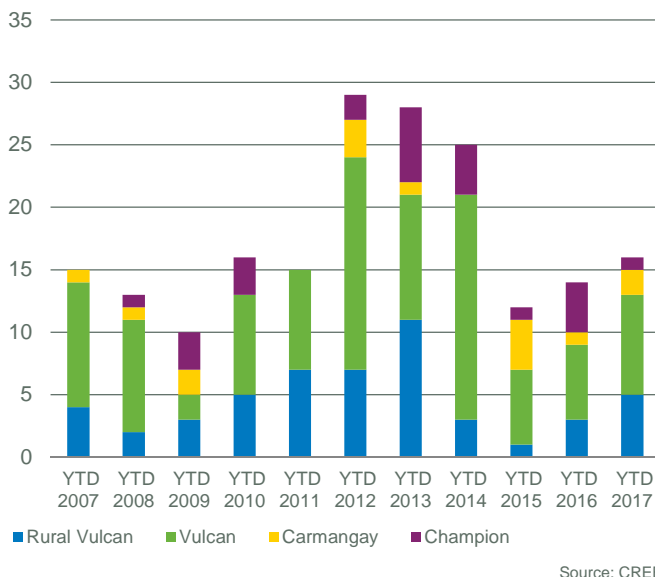
INVENTORY BY PRICE RANGE

APRIL



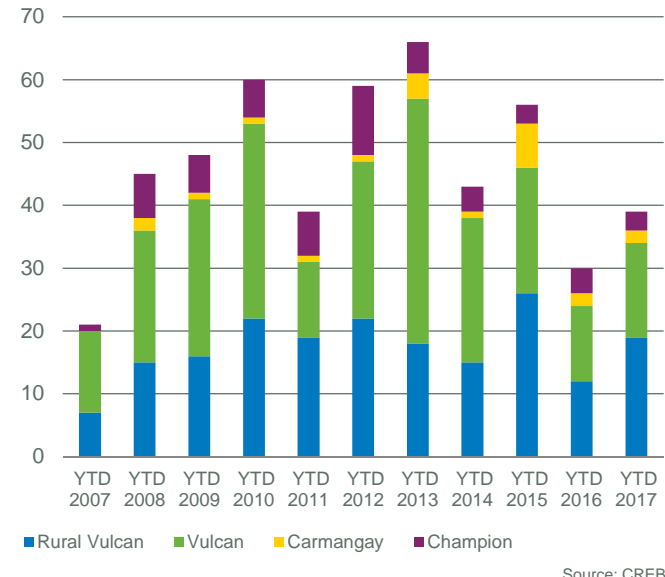
VULCAN SALES: YEAR-TO-DATE

YTD APRIL



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



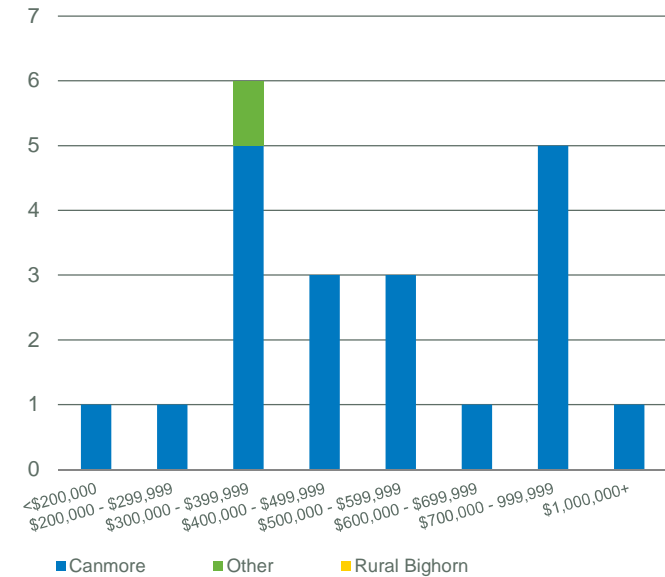
Apr. 17

April 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*	21	26	80.77%	78	3.71	-	554,647	465,000	100%
Rural Bighorn*	0	3	0.00%	9	-	-	-	-	0%
Canmore*	20	19	105.26%	61	3.05	-	566,635	497,500	95%
Other*	1	4	25.00%	8	8.00	-	314,895	314,895	5%

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

SALES BY PRICE RANGE

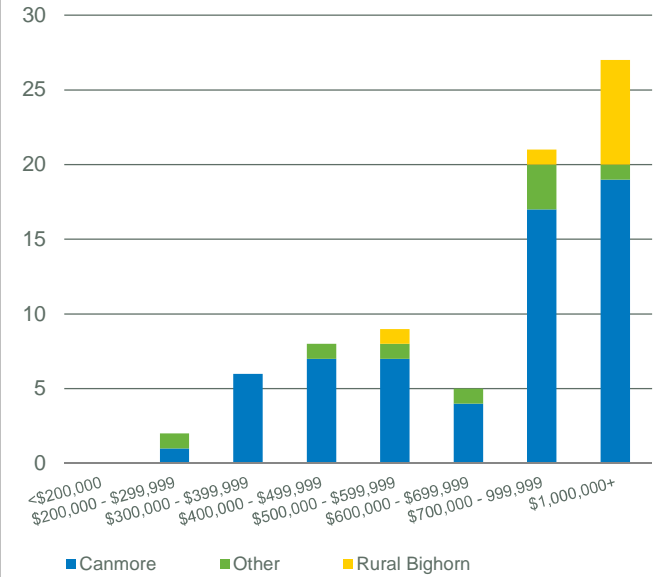
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Source: CREB®

INVENTORY BY PRICE RANGE

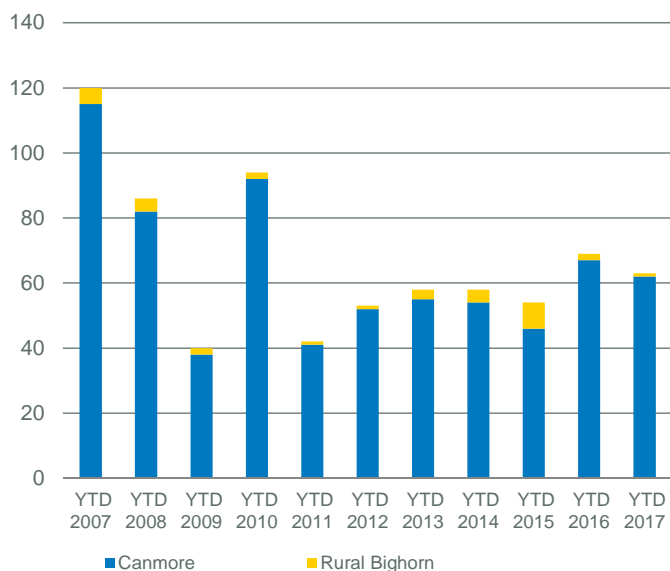
APRIL



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

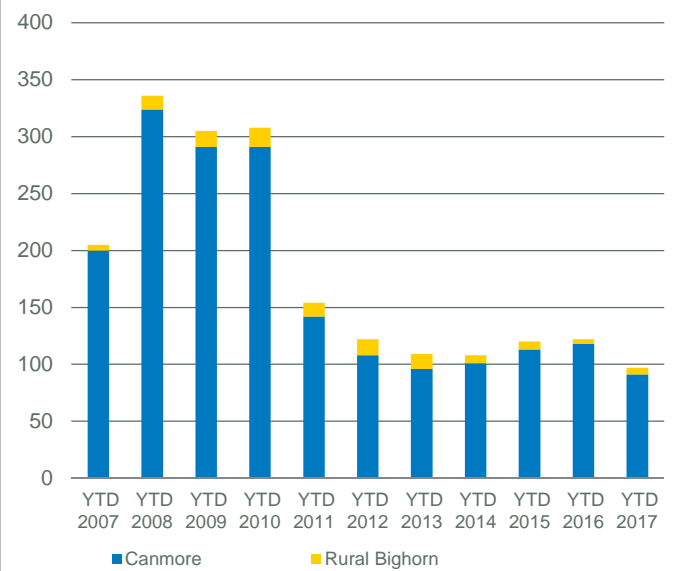
YTD APRIL



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



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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