creb®

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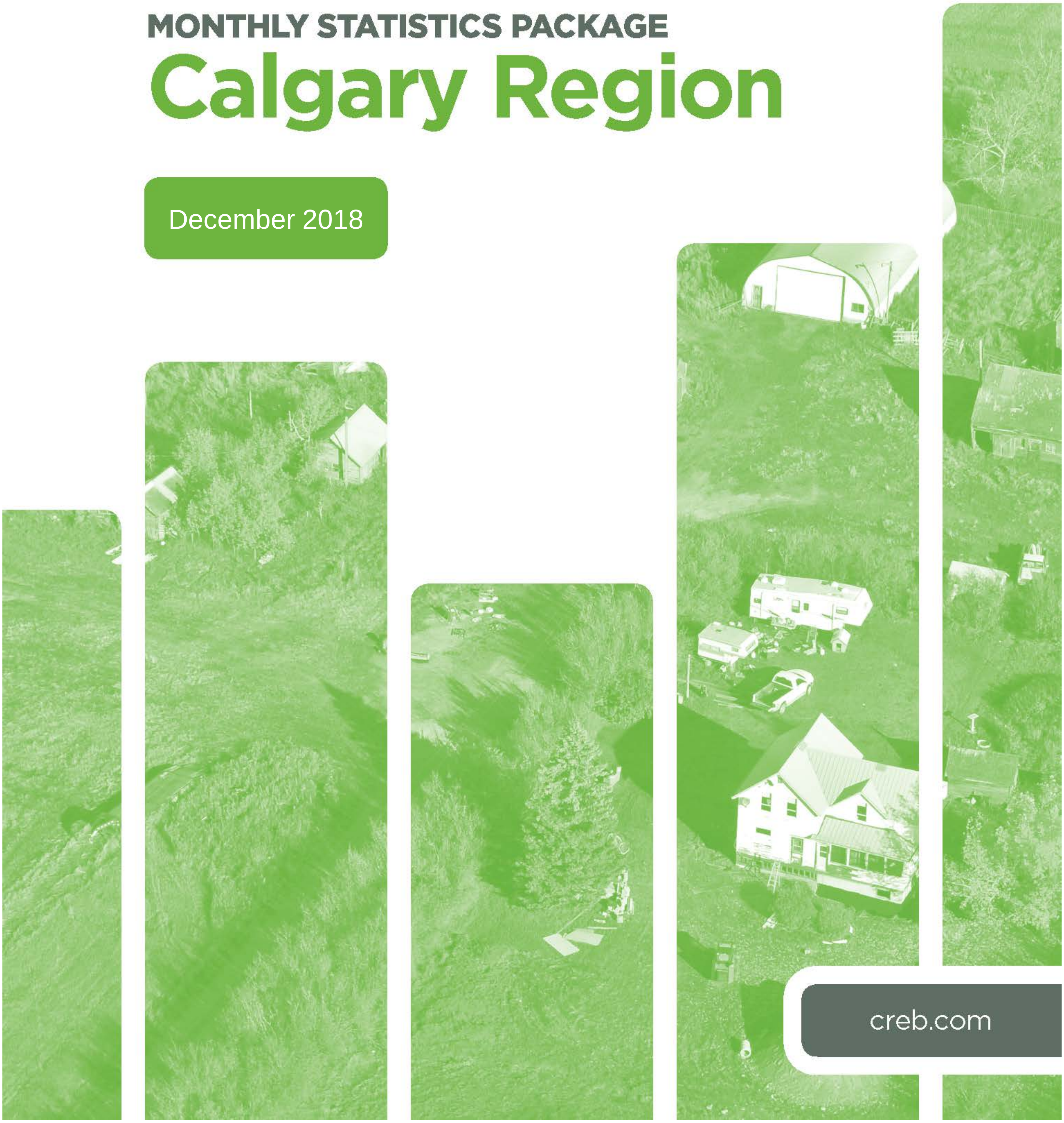
MONTHLY STATISTICS PACKAGE

Calgary Region

December 2018



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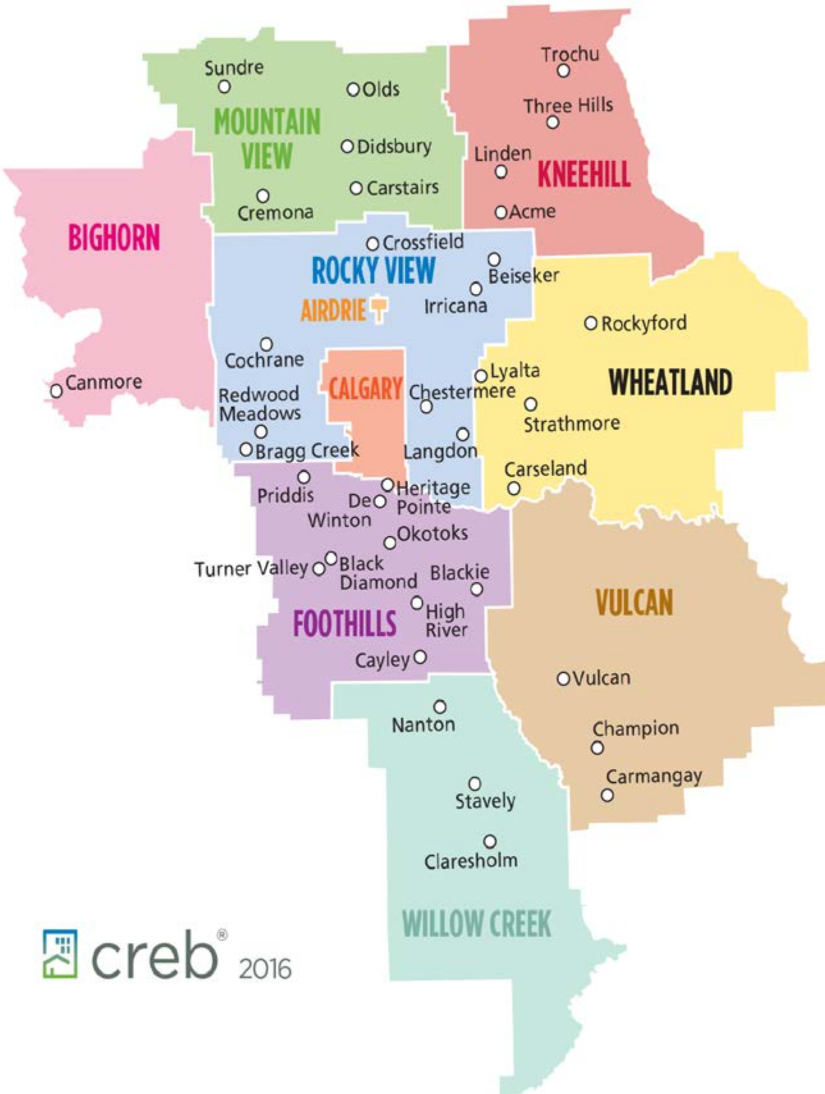
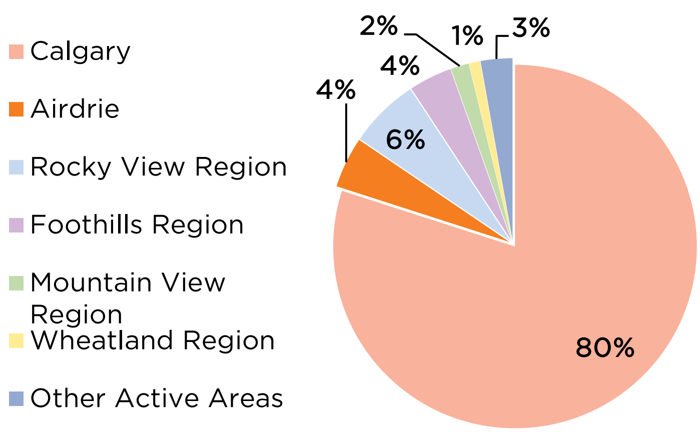


SHARE OF SALES December 2018



Source: CREB®

REGIONAL HIGHLIGHTS

January 2, 2019

Airdrie

- In 2018, the Airdrie housing market was distinctly marked by oversupply and signs of buyers' market conditions. Compared to last year, inventory levels and months of supply have been significantly higher, combined with lower levels of sales. This has led to downward pressures on the benchmark price for detached homes.
- Annual residential sales exhibited a year-over-year decline of 14 per cent and were almost 19 per cent lower than activity over the past 5 years. This consistent decline was observed across all product types.
- Supply in 2018 was at record-high levels, with new listings achieving a new year-to-date peak for most of the year. Inventories have also been continuously increasing throughout this year and are 12 per cent higher than in 2017. Months of supply have increased steadily and averaged 5.6 months in 2018.
- Persistent oversupply has resulted in a decline in Airdrie prices. In 2018 detached benchmark prices averaged $369,042, over two percent below last year.

Cochrane

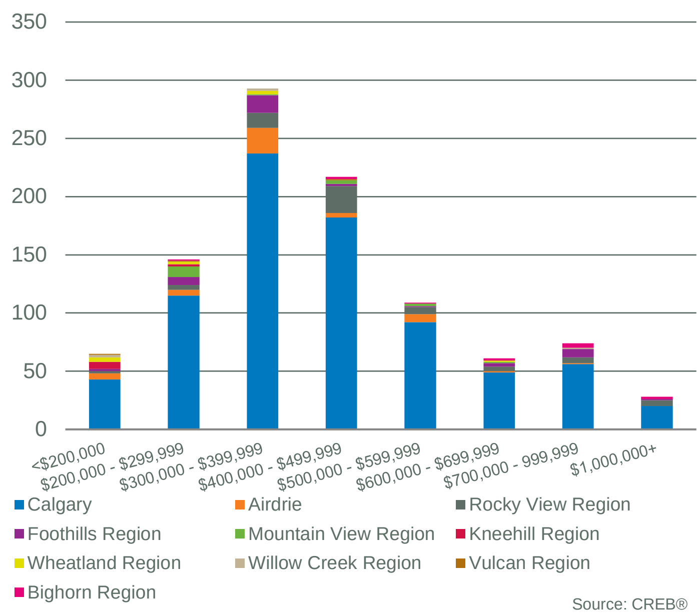
- Declining by 64 units, 2018 sales in Cochrane were lower than the previous year. However, an annual count of 599 sales remains comparable to activity over the past three years.
- In 2018 there were 1,288 new listings, the highest on record. Elevated new listings and easing sales resulted in rising inventories and months of supply that averaged nearly 7 months.
- Elevated supply has caused detached prices to trend down over the second half of the year, however, it was not enough to offset earlier gains. In 2018, detached benchmark prices have remained comparable to last year.

Okotoks

- 2018 residential sales in Okotoks were 463 units, a decline over last year and comparable to 2010 activity.
- Gains in new listings combined with slower sales resulted in rising inventory and excess supply in this market.
- Despite increased supply and weak sales, detached home prices in Okotoks showed modest increases in 2018. The average detached benchmark price totalled $434,875, which is one per cent higher than last year.

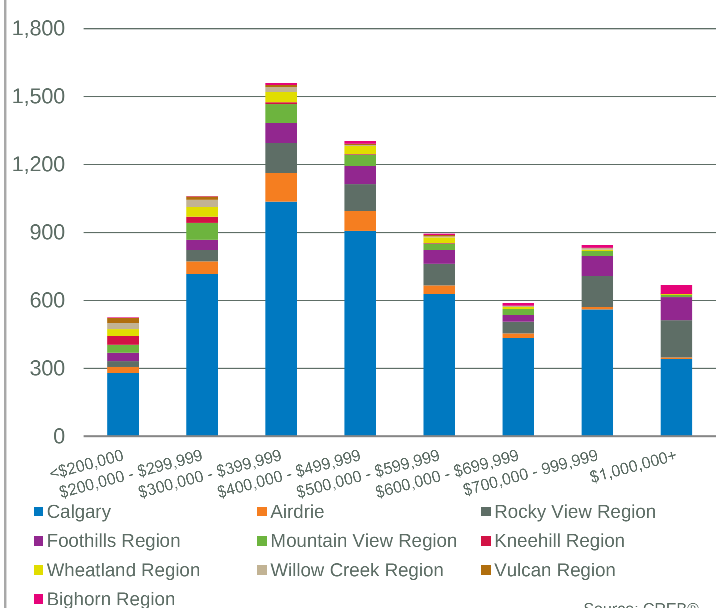
December 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	794	1,047	75.84%	4,904	6.18	418,500	446,963	400,000	80%
Airdrie	45	68	66.18%	375	8.33	330,400	362,158	355,000	5%
Rocky View Region	62	120	51.67%	772	12.45	533,400	543,366	450,000	6%
Foothills Region	38	79	48.10%	534	14.05	373,800	468,978	376,250	4%
Mountain View Region	16	33	48.48%	332	20.75	297,600	359,406	283,500	2%
Kneehill Region	8	5	160.00%	80	10.00	-	156,075	139,500	1%
Wheatland Region	10	30	33.33%	196	19.60	216,400	260,075	252,875	1%
Willow Creek Region	5	12	41.67%	99	19.80	-	333,740	312,200	1%
Vulcan Region	3	5	60.00%	61	20.33	-	264,000	268,000	0%
Bighorn Region	12	16	75.00%	90	7.50	-	701,652	687,500	1%
CREB® Economic Region	993	1,415	70.18%	7,443	7.50	413,900	446,300	396,000	100%

CREB® SALES BY PRICE RANGE



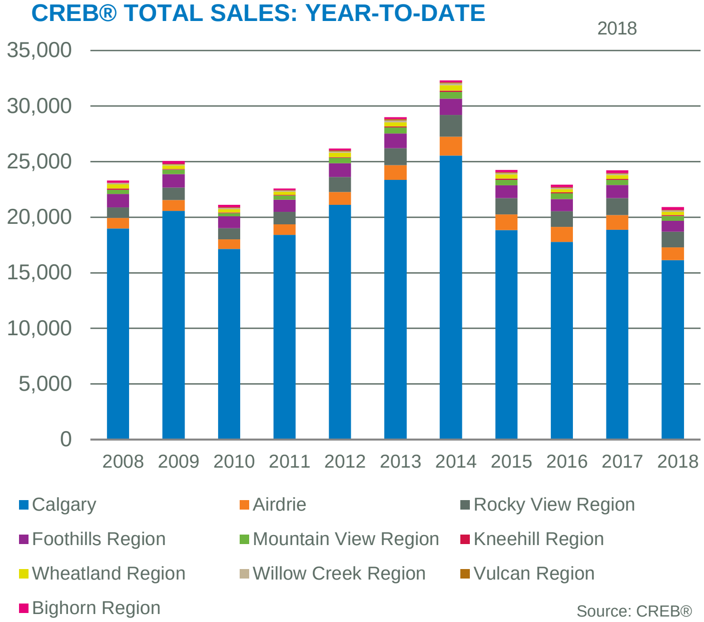
Source: CREB®

CREB® INVENTORY BY PRICE RANGE



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE



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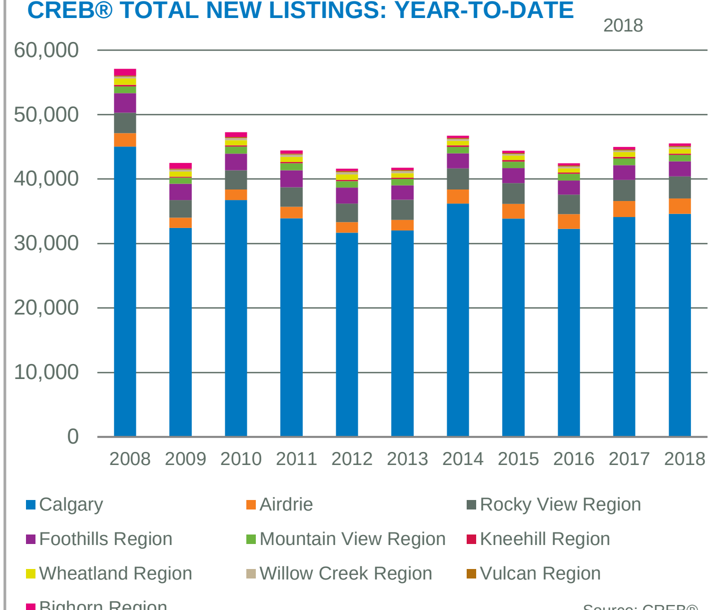
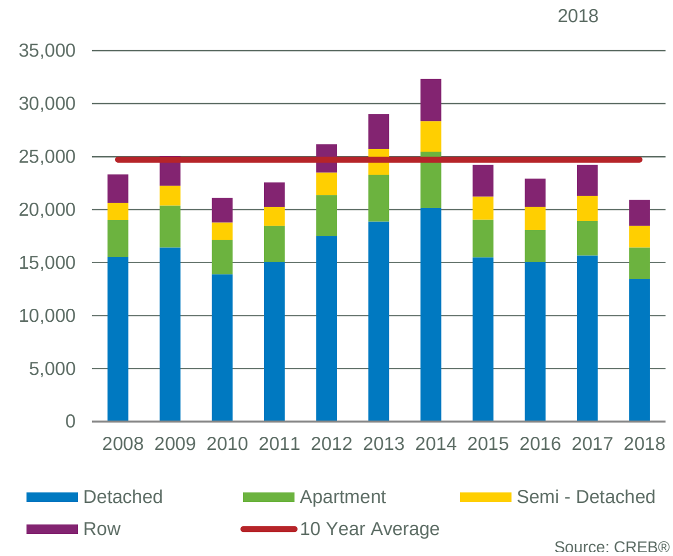
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

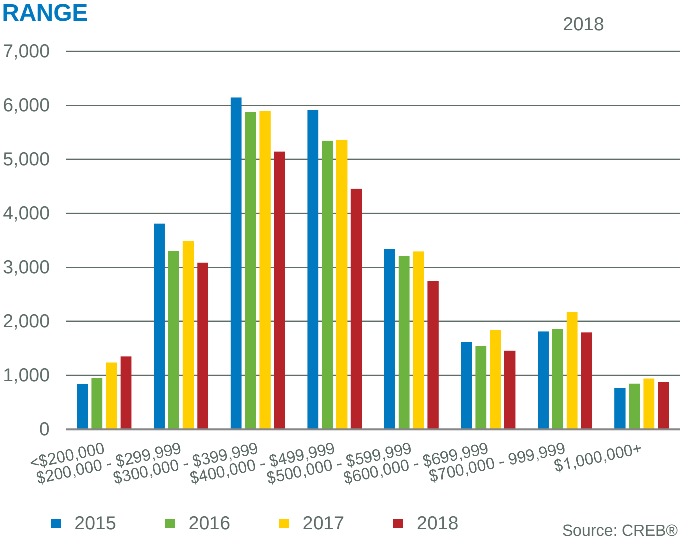


Source: CREB®

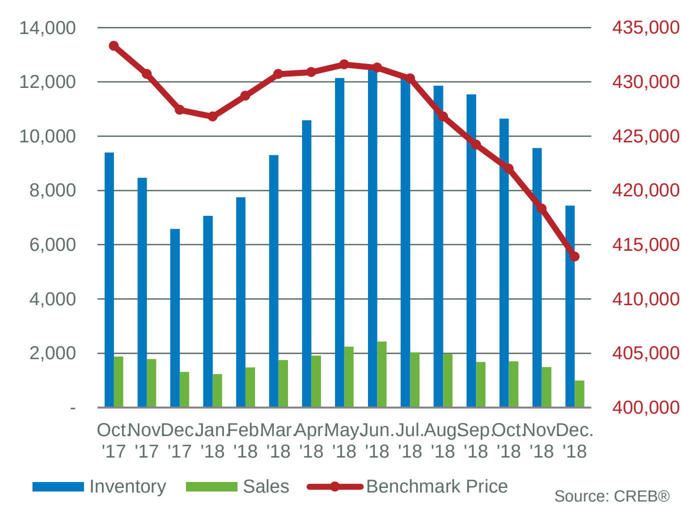
CREB® ECONOMIC REGION TOTAL SALES



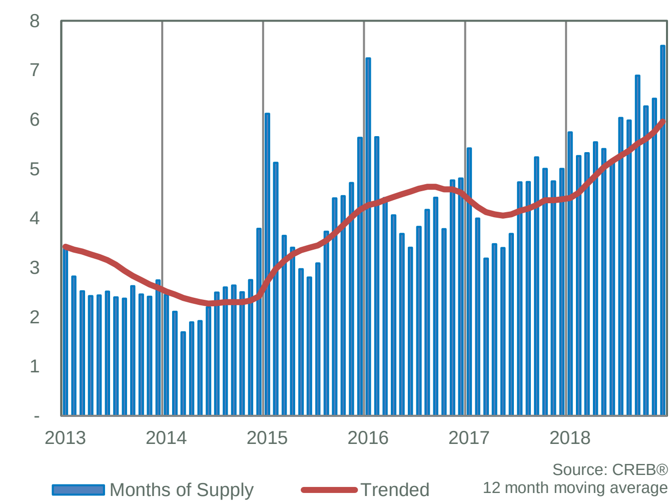
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



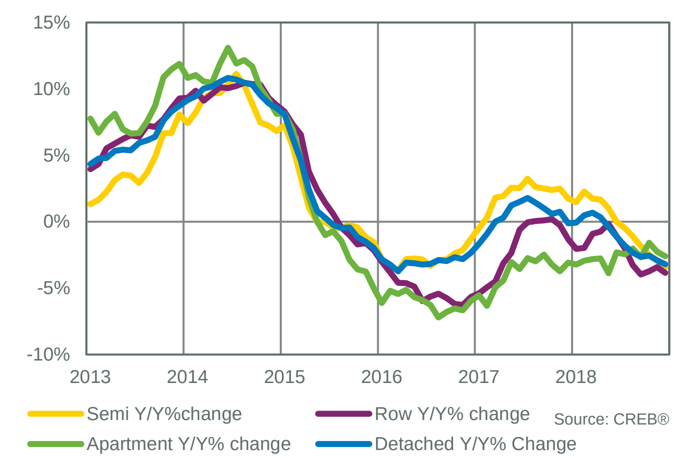
CREB® ECONOMIC REGION INVENTORY AND SALES



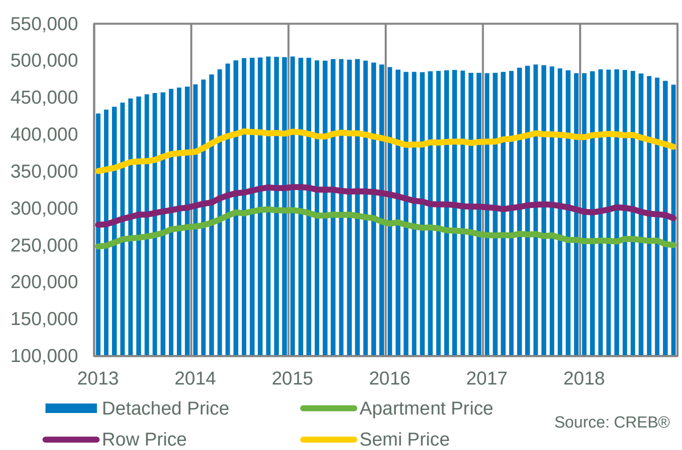
CREB® ECONOMIC REGION MONTHS OF INVENTORY



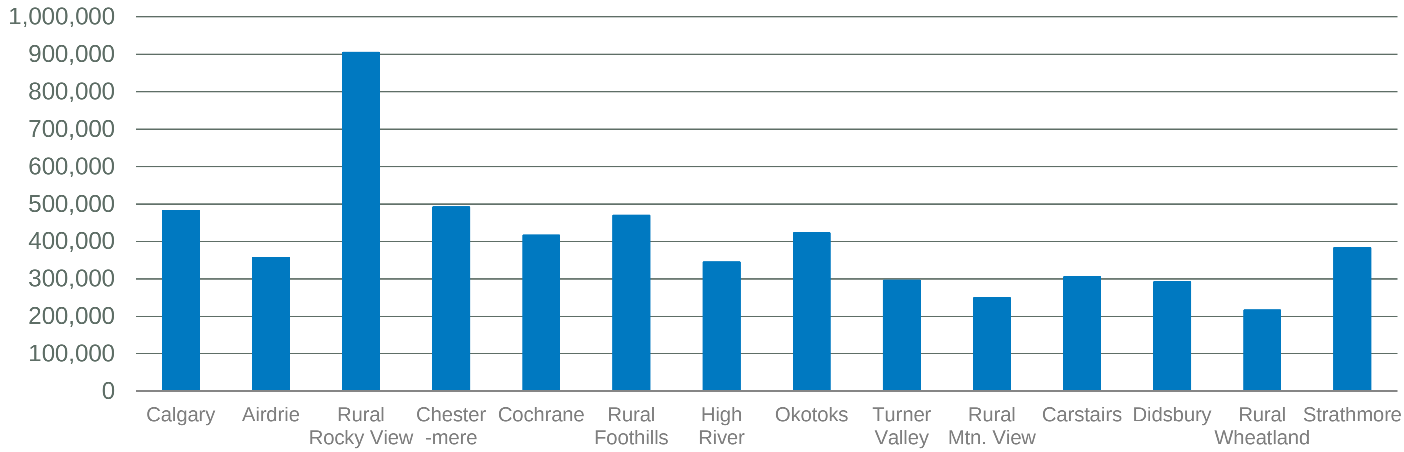
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

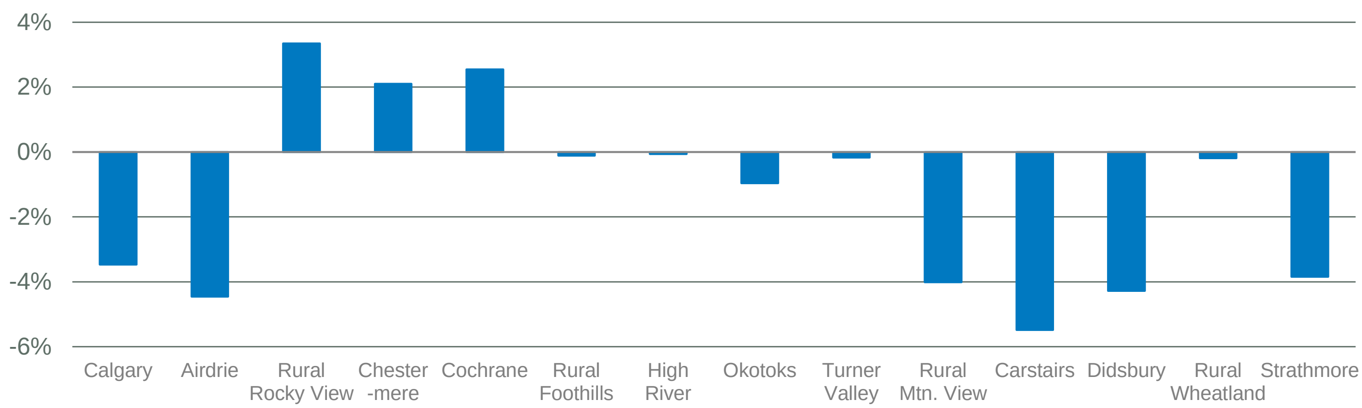


DETACHED BENCHMARK PRICE



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	1,341	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

Dec. 18

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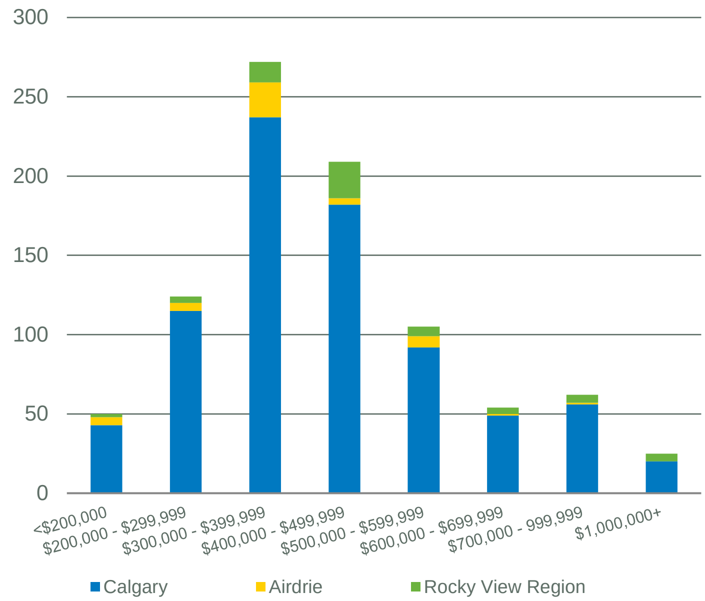
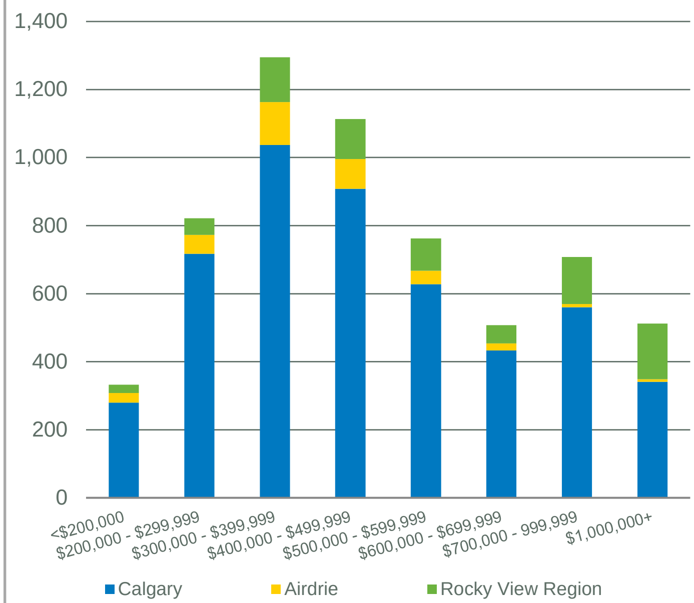
City of Calgary	794	1,047	75.84%	4,904	6.18	418,500	446,963	400,000	88%
Airdrie	45	68	66.18%	375	8.33	330,400	362,158	355,000	5%
Rocky View Region	62	120	51.67%	772	12.45	533,400	543,366	450,000	7%
Calgary CMA	901	1,235	72.96%	6,051	6.72	417,800	449,361	403,000	100%

CALGARY CMA SALES BY PRICE RANGE



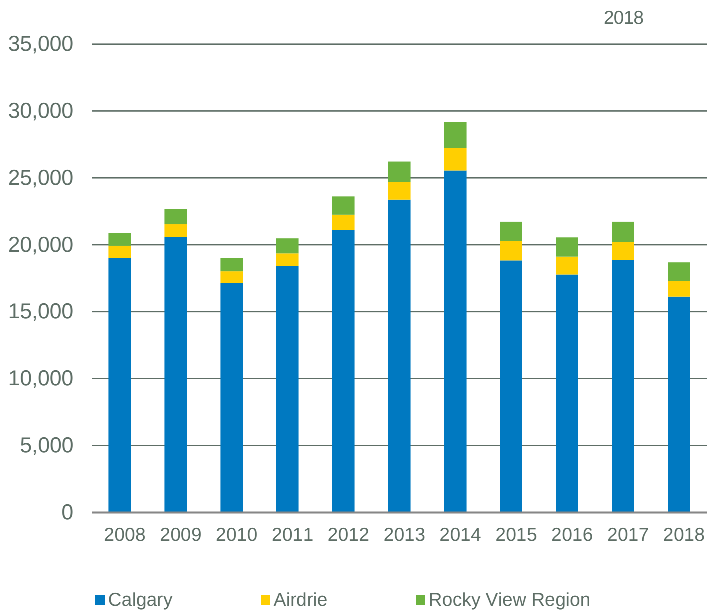
Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE



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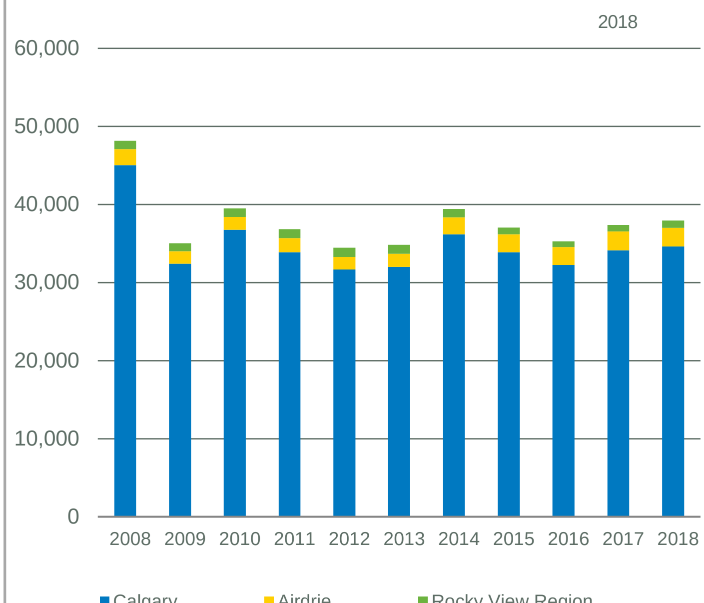
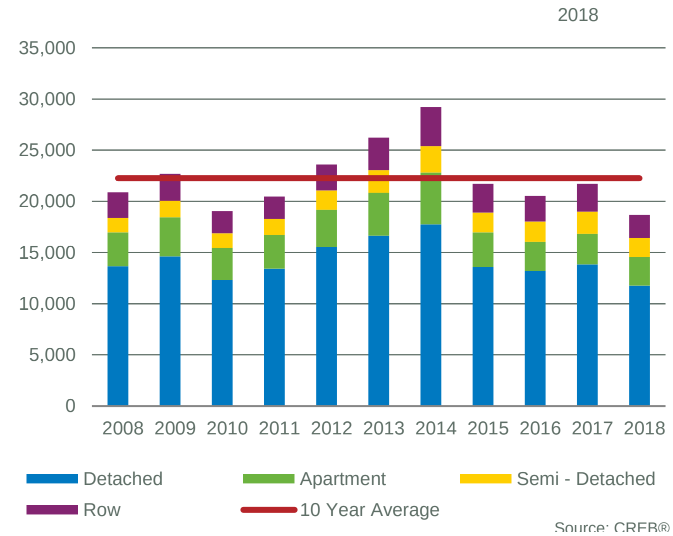
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

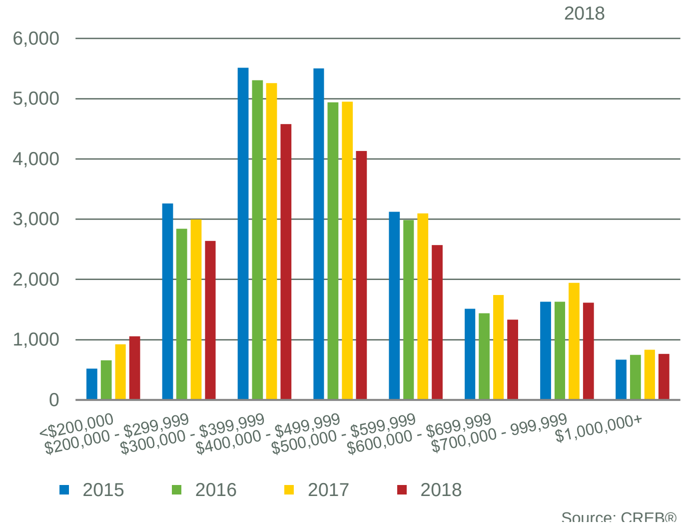


Source: CREB®

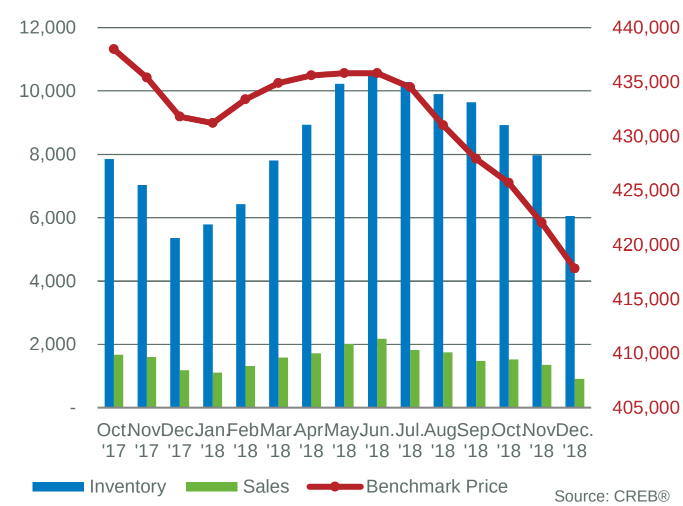
CALGARY CMA TOTAL SALES



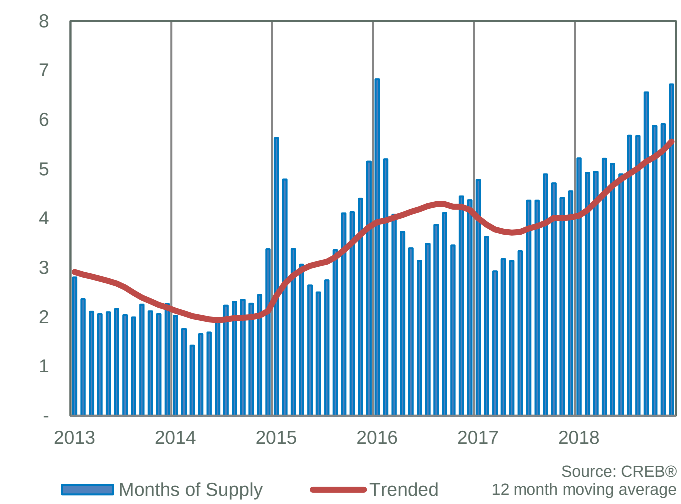
CALGARY CMA TOTAL SALES BY PRICE RANGE



CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



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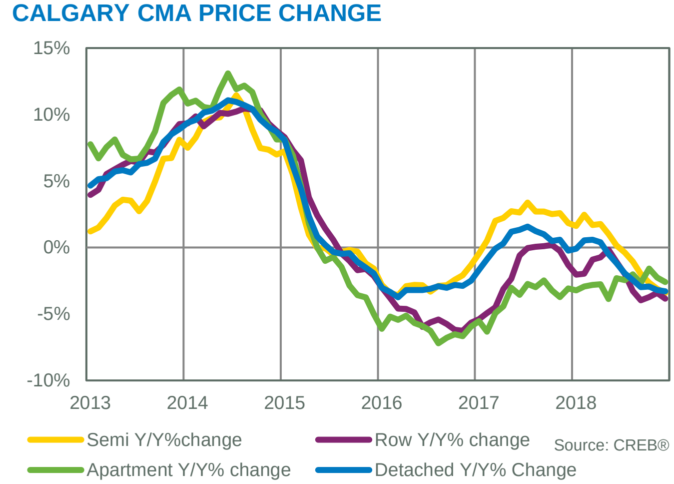
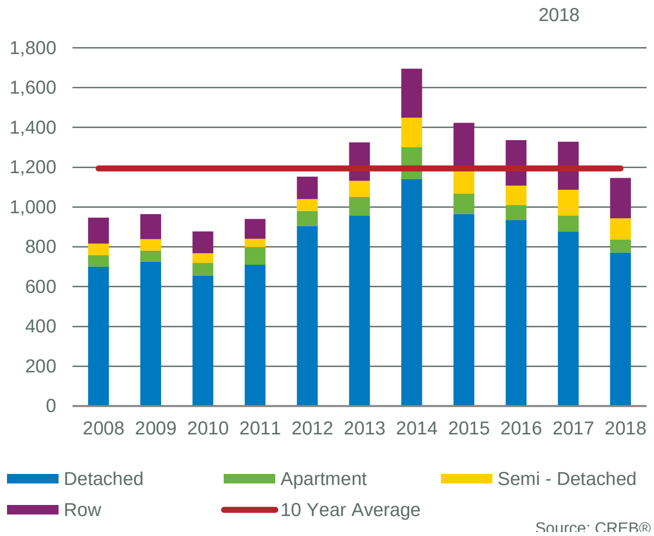
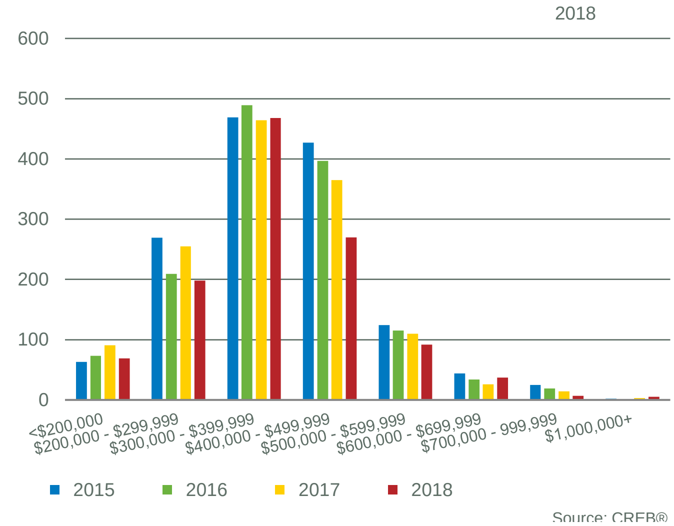


CALGARY CMA PRICES

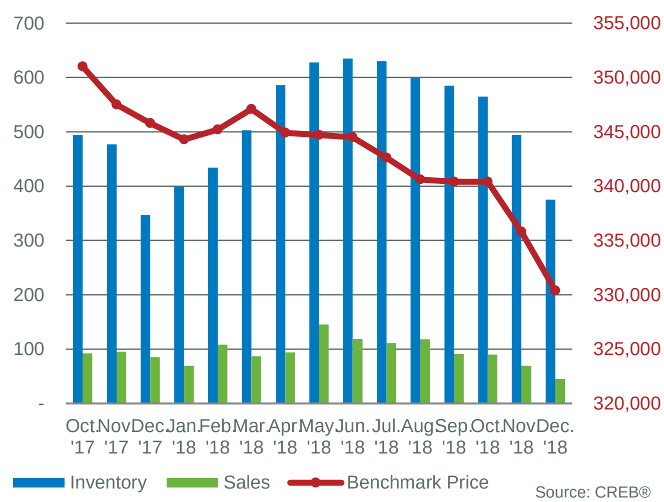
AIRDRIE TOTAL SALES



AIRDRIE TOTAL SALES BY PRICE RANGE



AIRDRIE INVENTORY AND SALES



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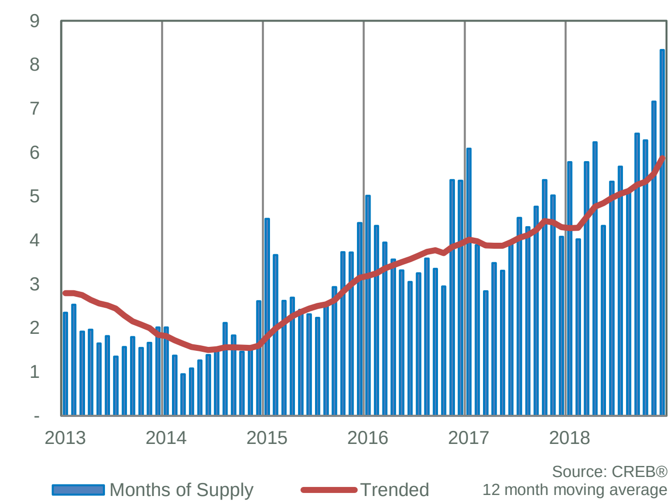

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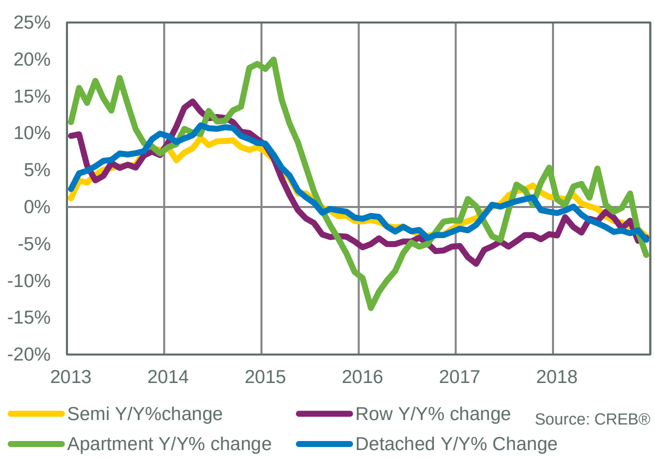
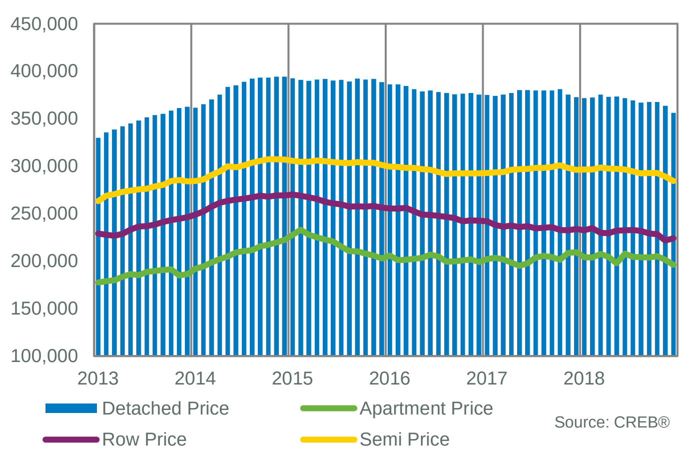
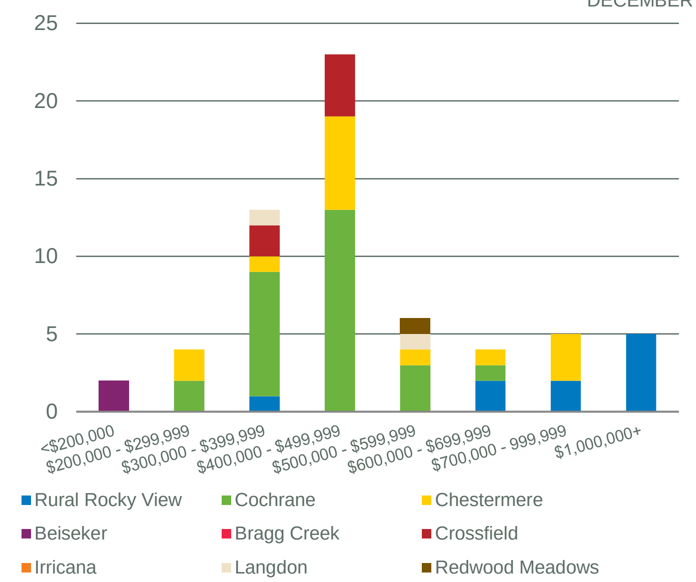


AIRDRIE PRICES



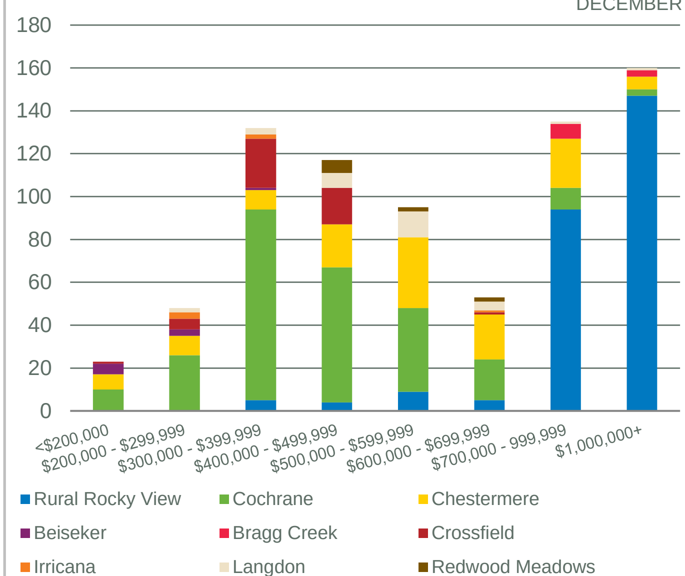
December 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	**62**	**120**	**51.67%**	**772**	**12.45**	**533,400**	**543,366**	**450,000**	**100%**
Rural Rocky View	10	37	27.03%	264	26.40	902,100	1,054,360	920,300	16%
Beiseker	2	1	200.00%	9	4.50	-	175,050	175,050	3%
Bragg Creek	0	1	0.00%	10	-	-	-	-	0%
Chestermere	14	29	48.28%	128	9.14	480,400	526,207	466,700	23%
Cochrane	27	37	72.97%	259	9.59	417,100	430,300	440,000	44%
Crossfield	6	6	100.00%	47	7.83	-	396,500	404,000	10%
Irricana	0	3	0.00%	6	-	-	-	-	0%
Langdon	2	4	50.00%	30	15.00	-	460,500	460,500	3%
Redwood Meadows	1	1	100.00%	10	10.00	-	510,000	510,000	2%
Other	0	1	0.00%	9	-	-	-	-	0%

SALES BY PRICE RANGE



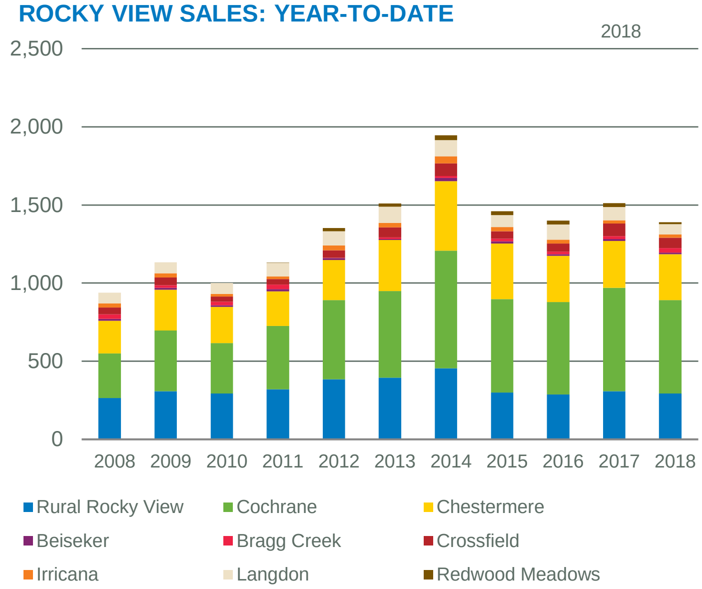
Source: CREB®

INVENTORY BY PRICE RANGE



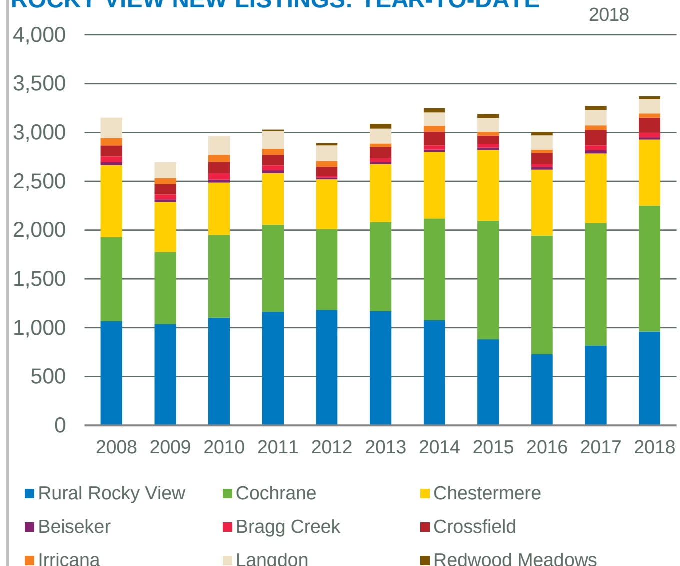
Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE



Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE



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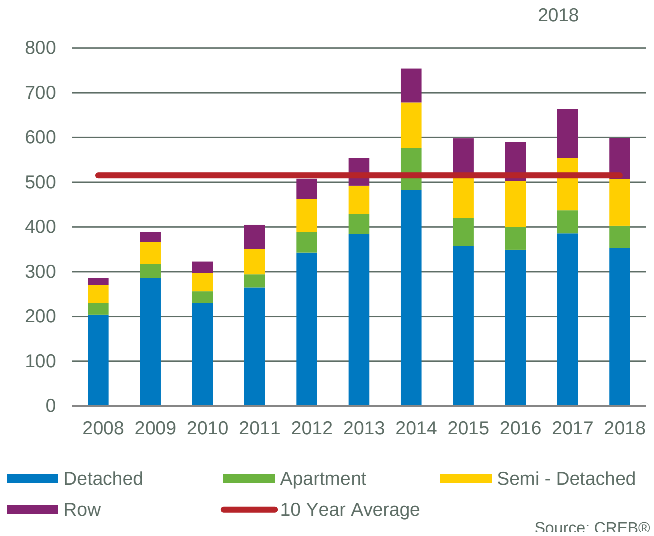
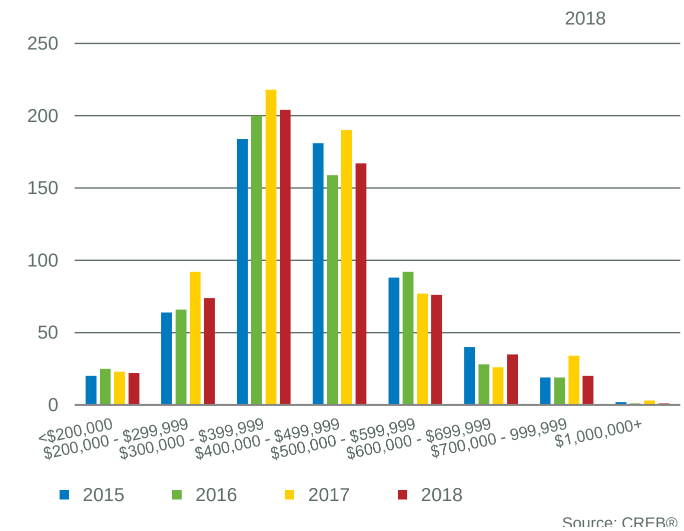
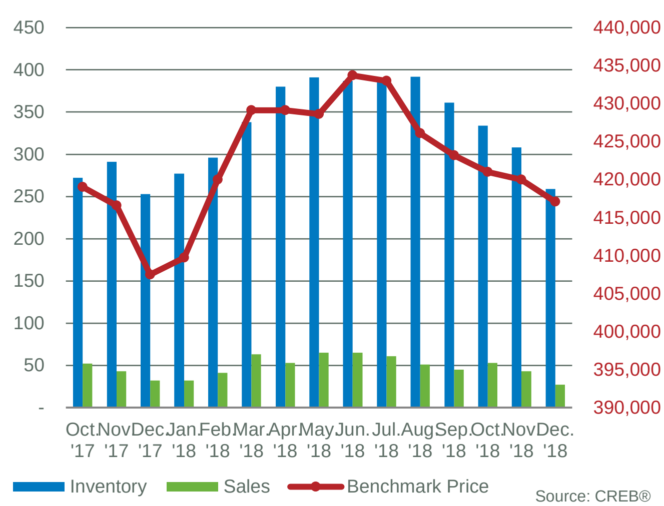
COCHRANE TOTAL SALES



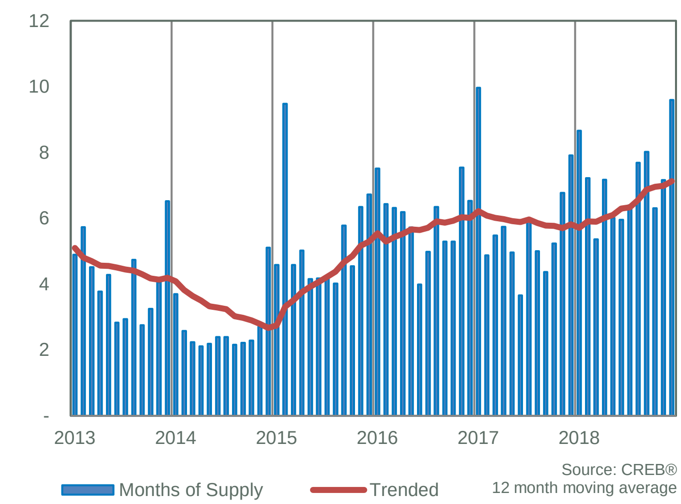
COCHRANE TOTAL SALES BY PRICE RANGE



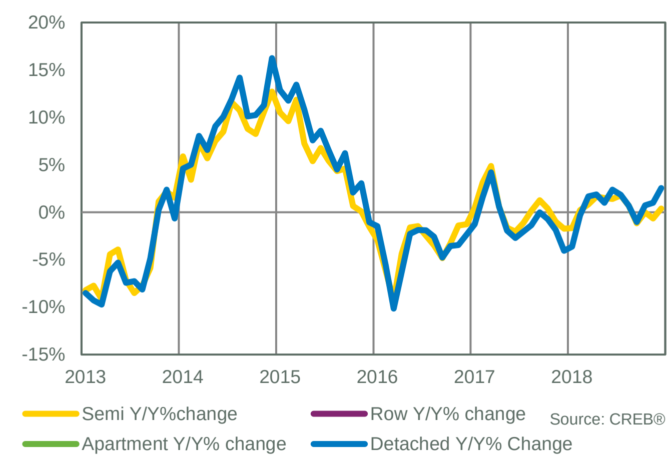
COCHRANE INVENTORY AND SALES



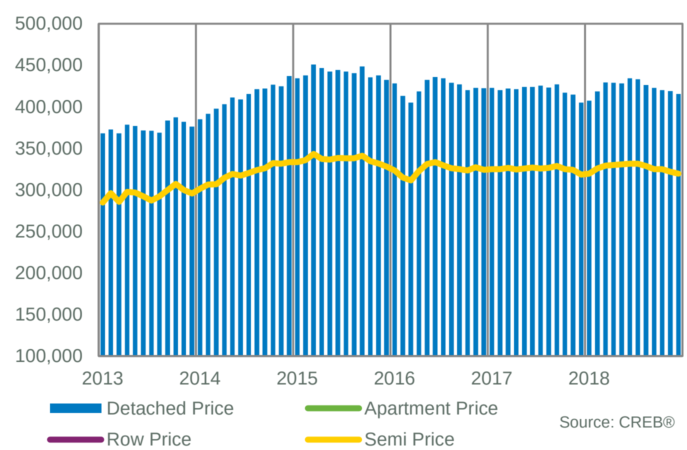
COCHRANE MONTHS OF INVENTORY



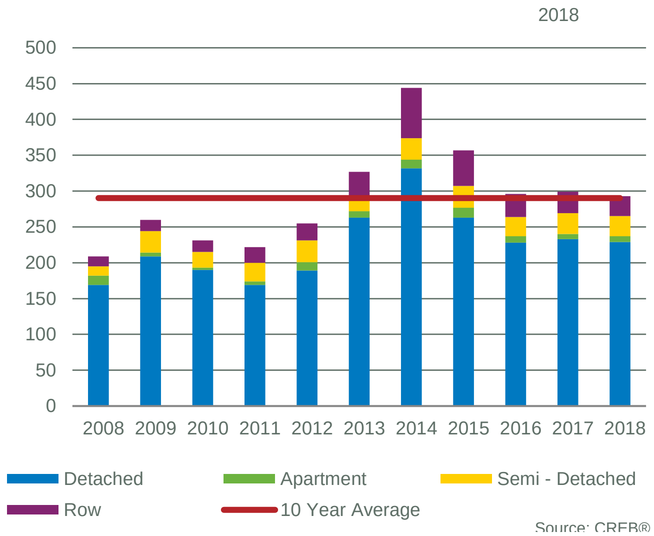
COCHRANE PRICE CHANGE



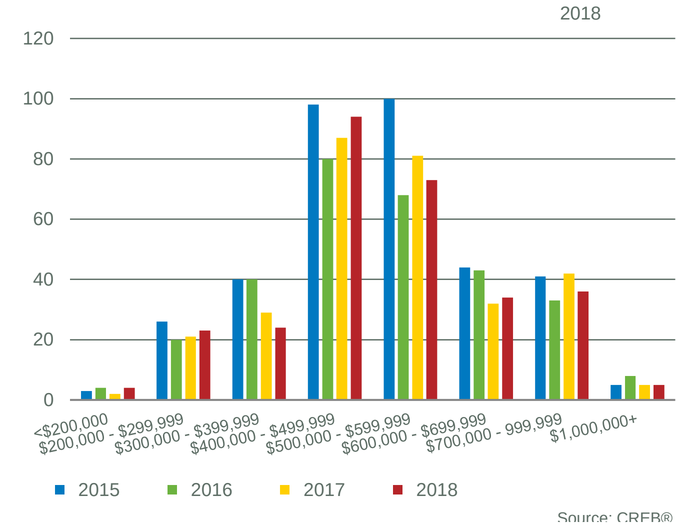
COCHRANE PRICES



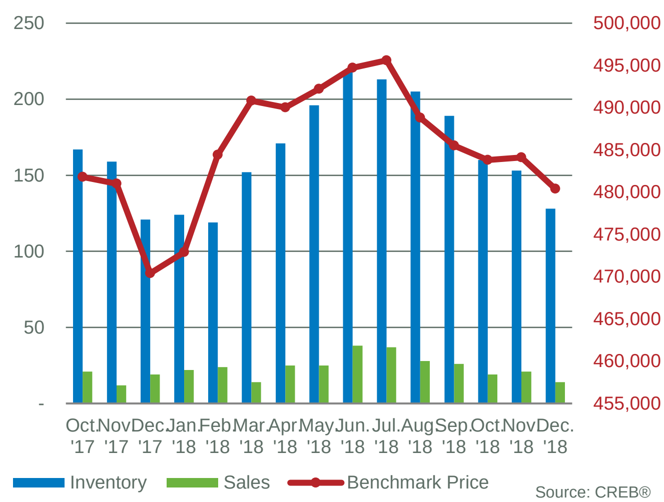
CHESTERMERE TOTAL SALES



CHESTERMERE TOTAL SALES BY PRICE RANGE



CHESTERMERE INVENTORY AND SALES



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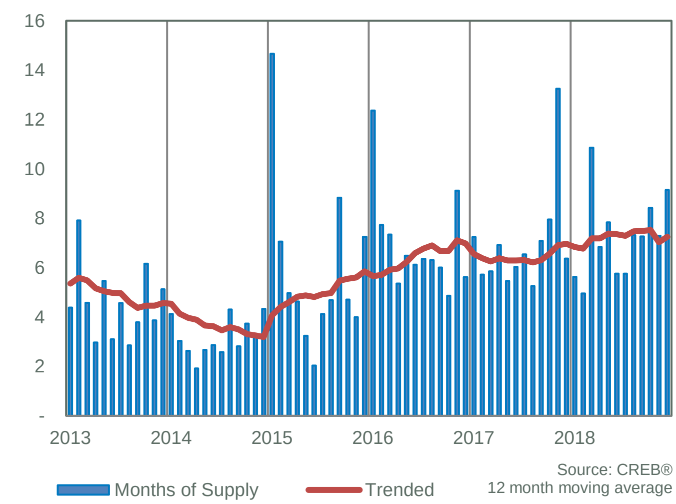

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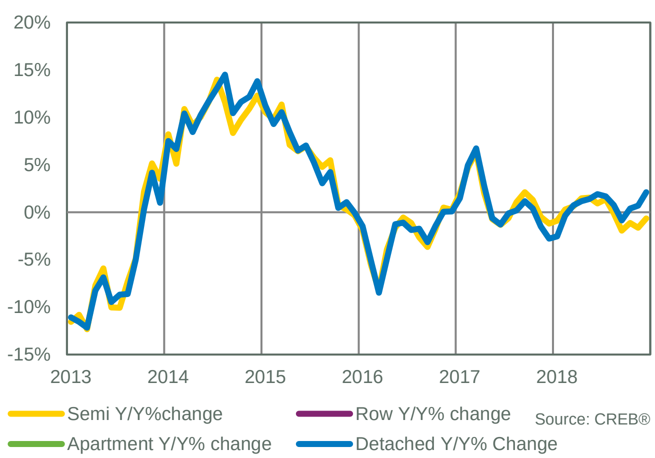

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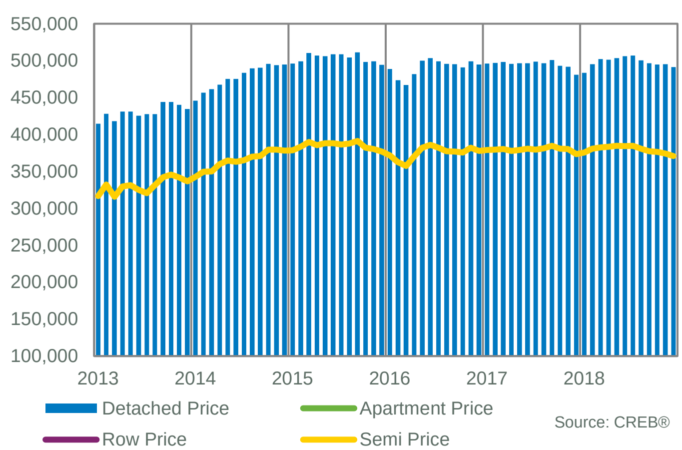
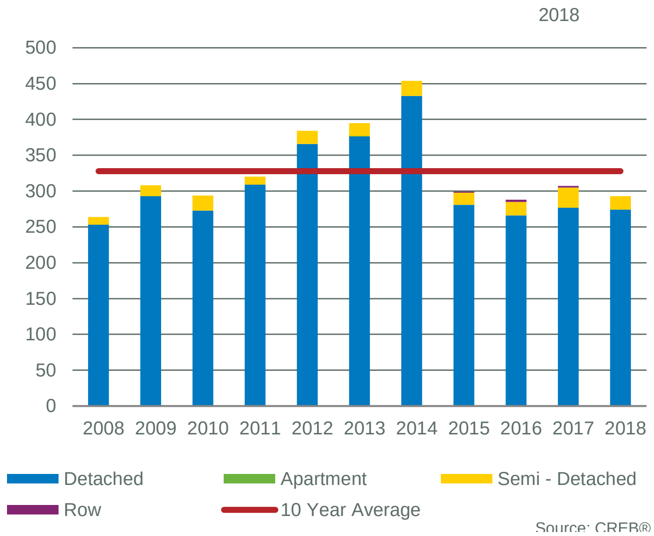
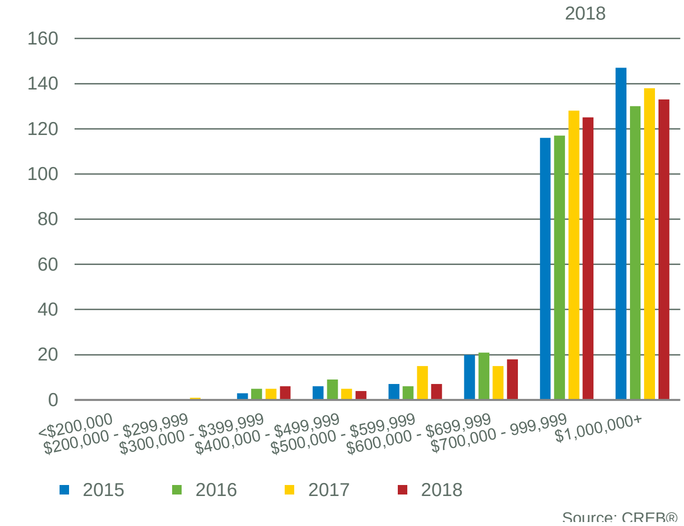


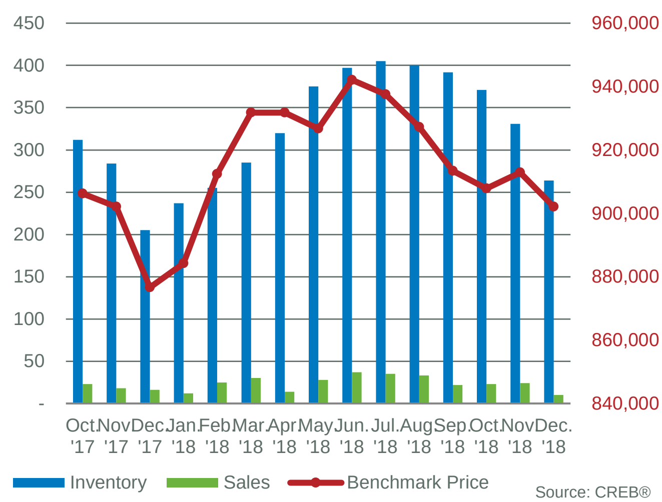
RURAL ROCKY VIEW TOTAL SALES



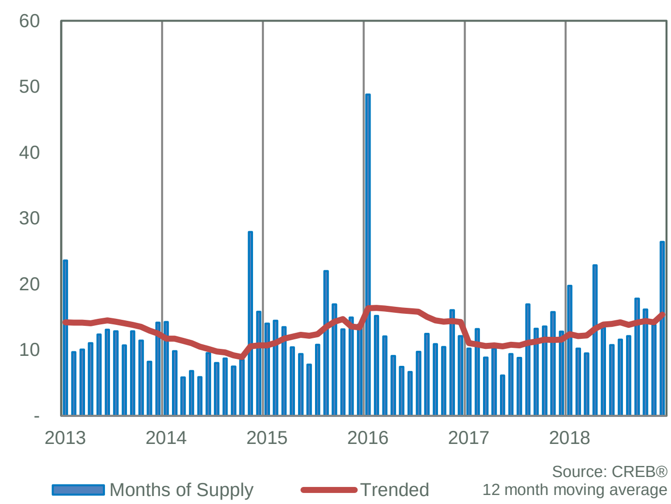
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



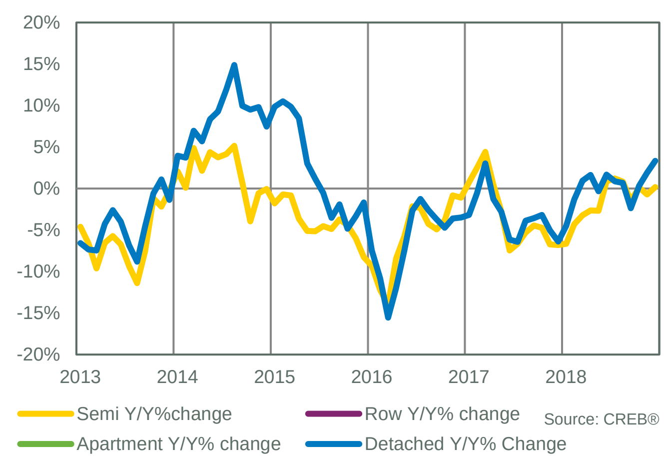
RURAL ROCKY VIEW INVENTORY AND SALES



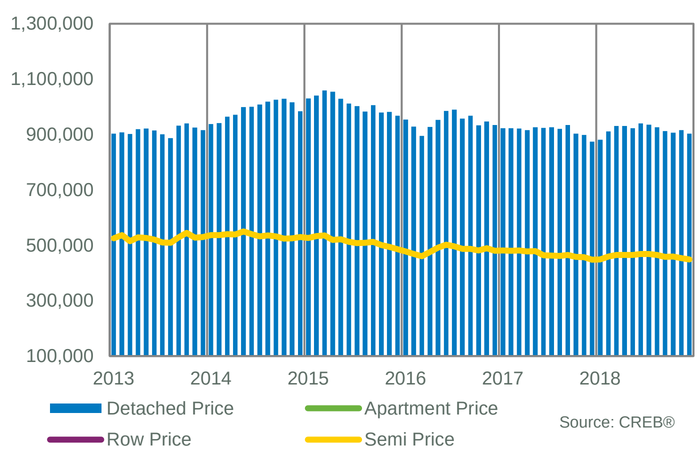
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE

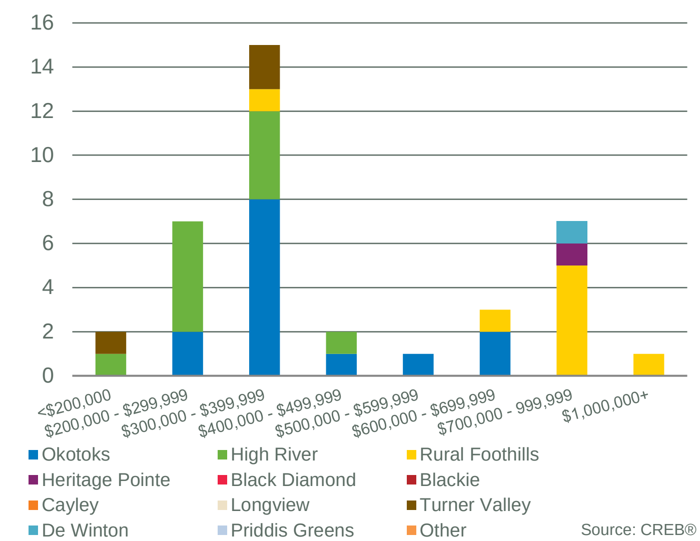


RURAL ROCKY VIEW PRICES



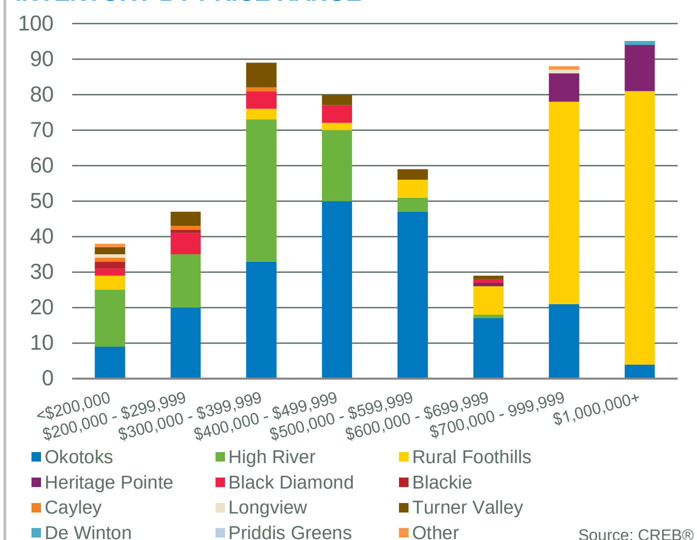
December 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	**38**	**79**	**48.10%**	**674**	**17.74**	**373,800**	**468,978**	**376,250**	**100%**
Rural Foothills	8	10	80.00%	156	19.50	457,700	828,750	832,500	21%
Black Diamond	0	8	0.00%	19	-	-	-	-	0%
Blackie	0	1	0.00%	3	-	-	-	-	0%
Cayley	0	1	0.00%	3	-	-	-	-	0%
De Winton	1	0	-	1	1.00	-	820,000	820,000	3%
Heritate Pointe	1	3	33.33%	22	22.00	-	778,500	778,500	3%
High River	11	16	68.75%	96	8.73	337,000	291,750	265,100	29%
Okotoks	14	37	37.84%	201	14.36	413,400	395,386	376,250	37%
Turner Valley	3	2	150.00%	20	6.67	292,000	282,667	317,500	8%
Priddis Greens	0	1	0.00%	11	-	-	-	-	0%
Longview	0	0	-	2	-	-	-	-	0%
Other	0	0	-	2	-	-	-	-	0%

SALES BY PRICE RANGE



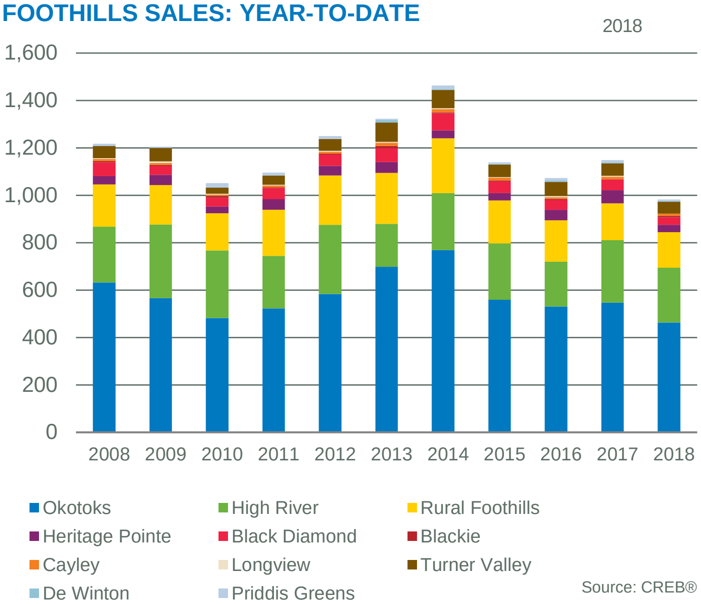
Source: CREB®

INVENTORY BY PRICE RANGE



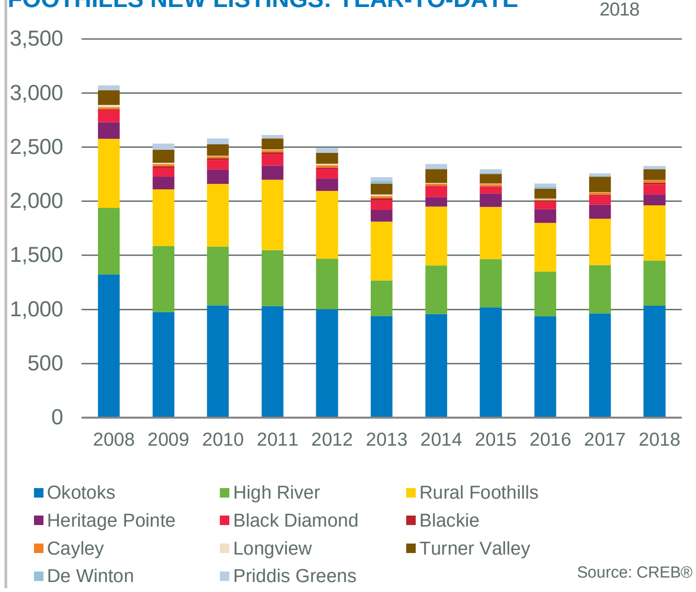
Source: CREB®

FOOTHILLS SALES: YEAR-TO-DATE



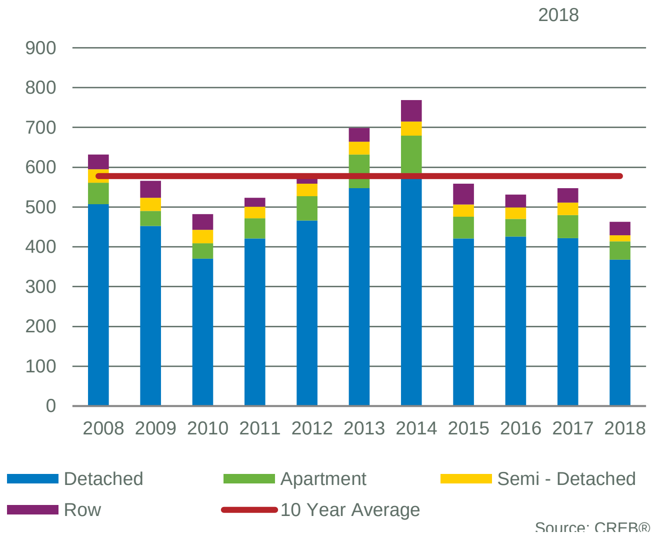
Source: CREB®

FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

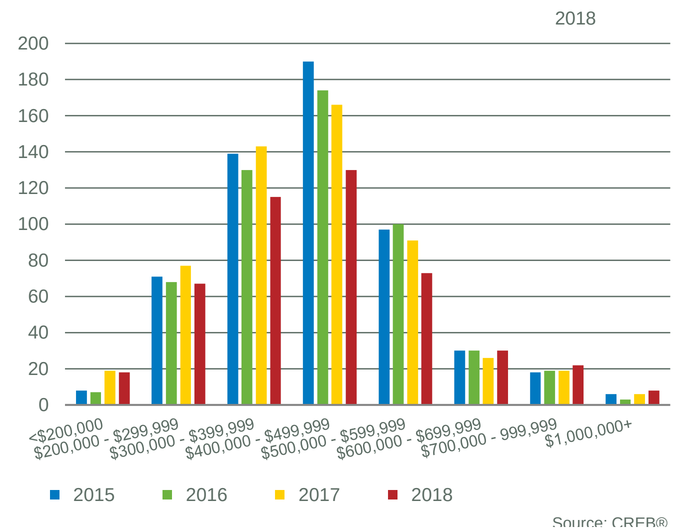


Source: CREB®

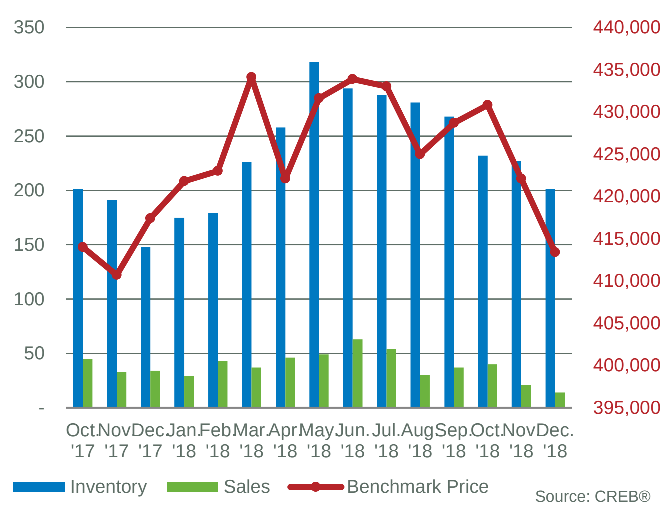
OKOTOKS TOTAL SALES



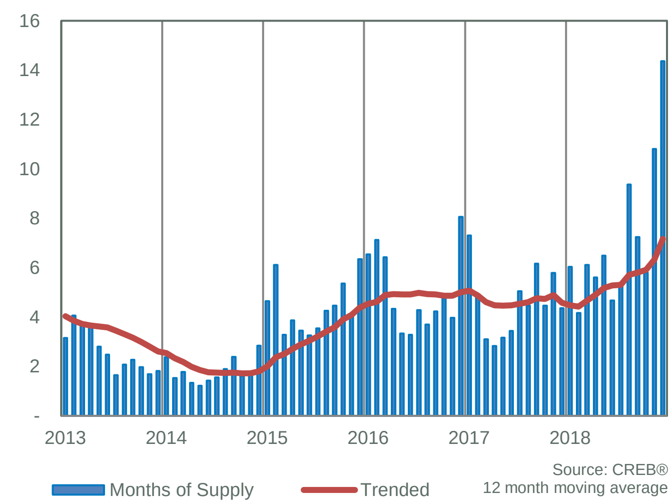
OKOTOKS TOTAL SALES BY PRICE RANGE



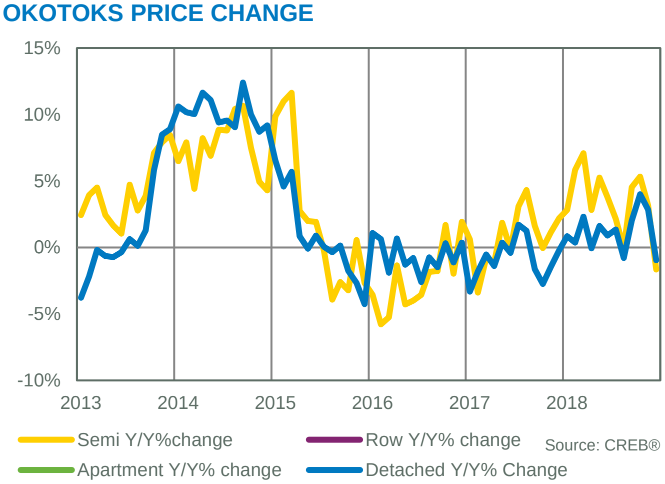
OKOTOKS INVENTORY AND SALES



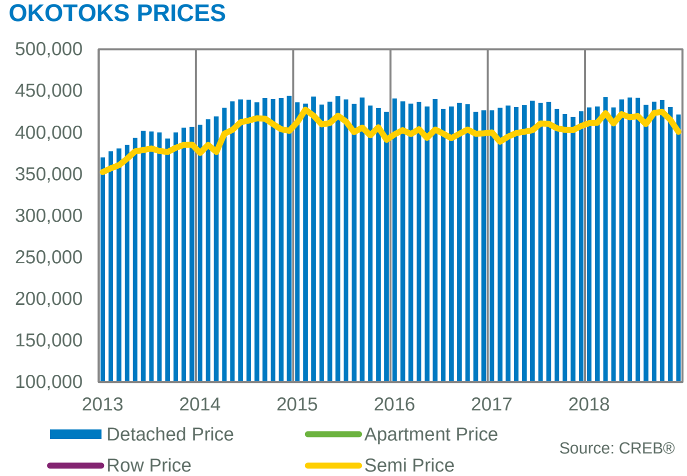
OKOTOKS MONTHS OF INVENTORY



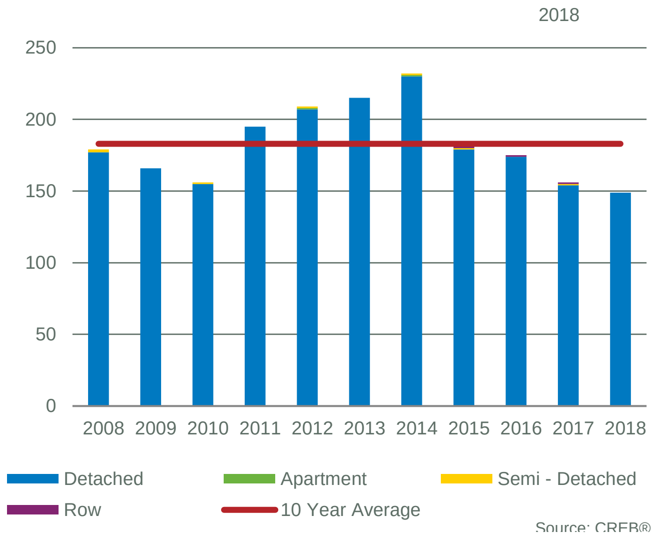
OKOTOKS PRICE CHANGE



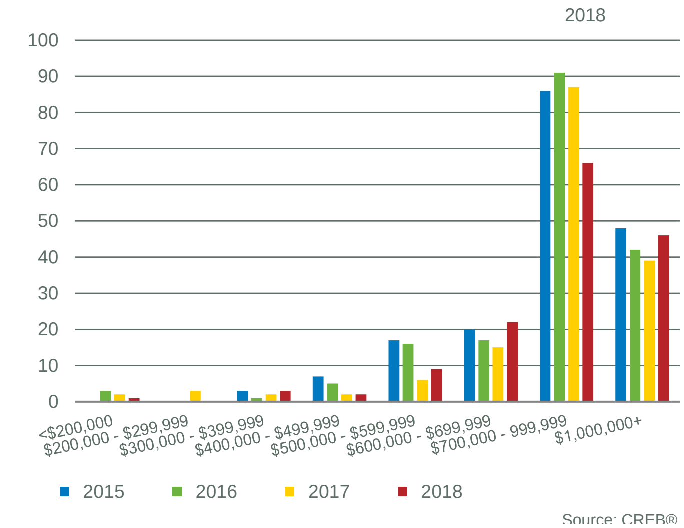
OKOTOKS PRICES



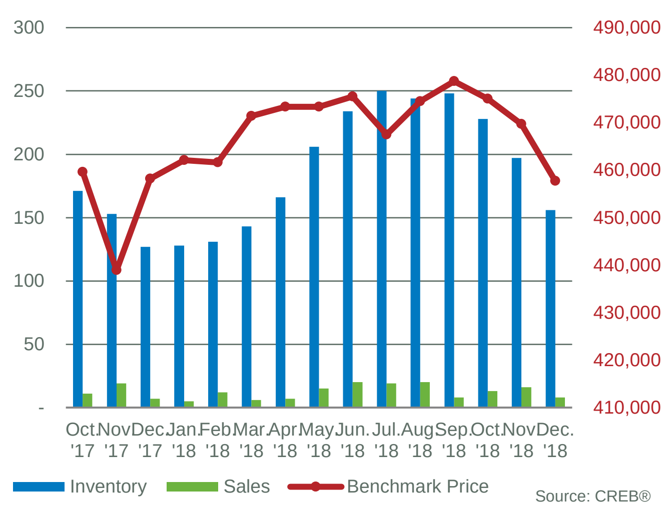
RURAL FOOTHILLS TOTAL SALES



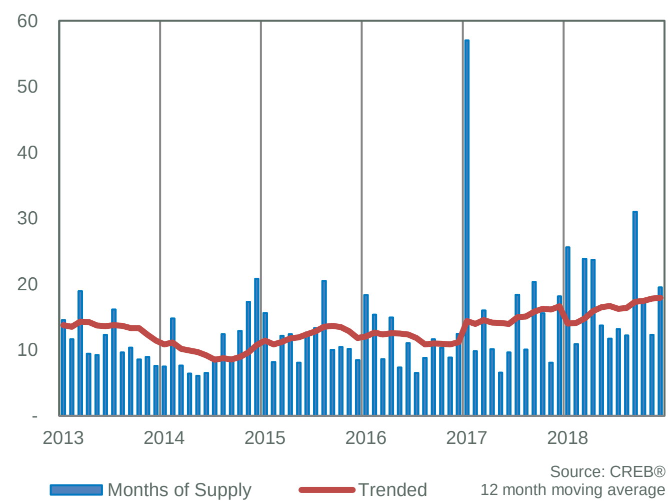
RURAL FOOTHILLS TOTAL SALES BY PRICE RANGE



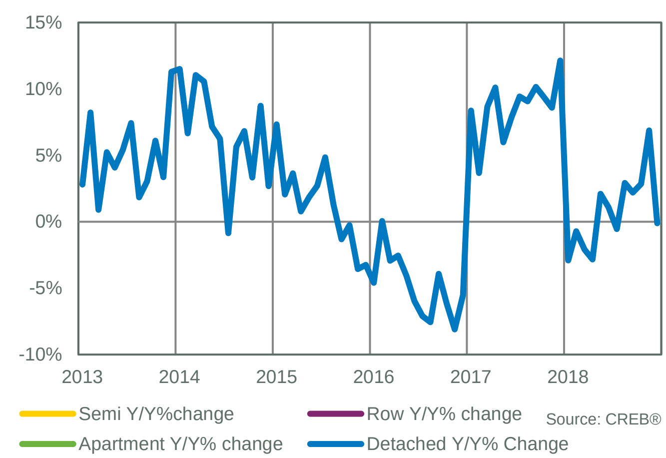
RURAL FOOTHILLS INVENTORY AND SALES



RURAL FOOTHILLS MONTHS OF INVENTORY



RURAL FOOTHILLS PRICE CHANGE

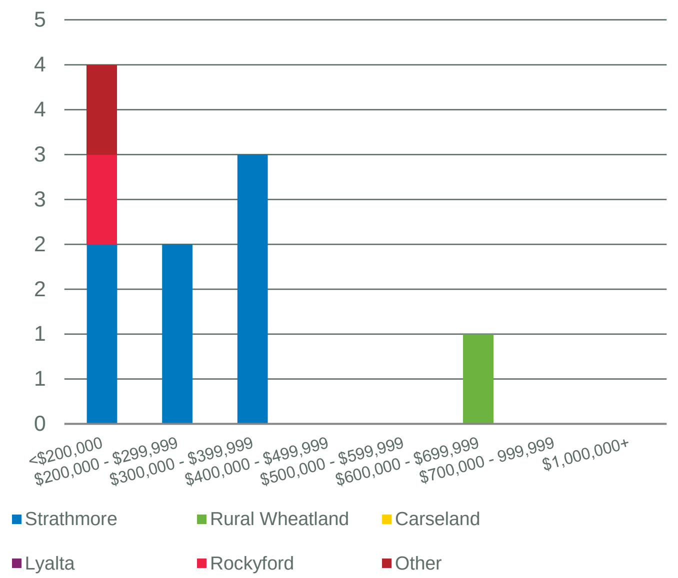


RURAL FOOTHILLS PRICES

December 2018	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*	**10**	**30**	**33.33%**	**196**	**19.60**	**216,400**	**260,075**	**252,875**	**100%**
Rural Wheatland*	1	3	33.33%	30	30.00	216,400	665,000	665,000	10%
Carseland*	0	0	-	3	-	-	-	-	0%
Lyalta*	0	0	-	8	-	-	-	-	0%
Rockyford*	1	3	33.33%	6	6.00	-	177,000	177,000	10%
Strathmore	7	22	31.82%	131	18.71	379,800	248,393	287,750	70%
Gleichen	1	1	100.00%	1	1.00	-	20,000	20,000	10%
Other*	1	2	50.00%	18	18.00	-	20,000	20,000	10%

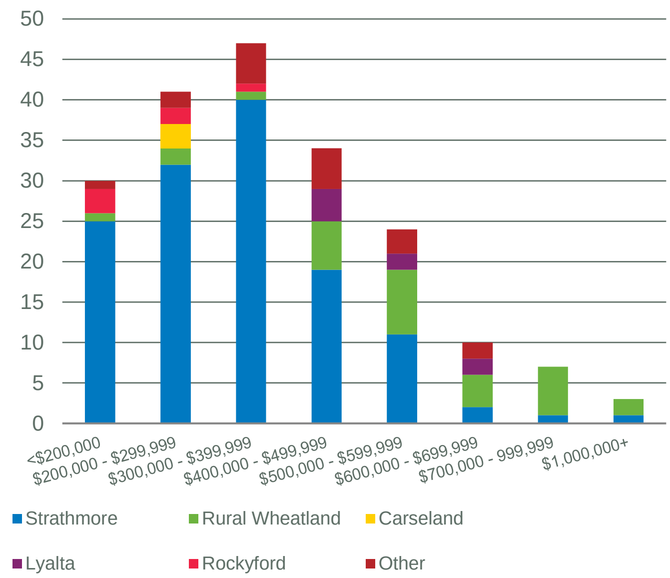
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



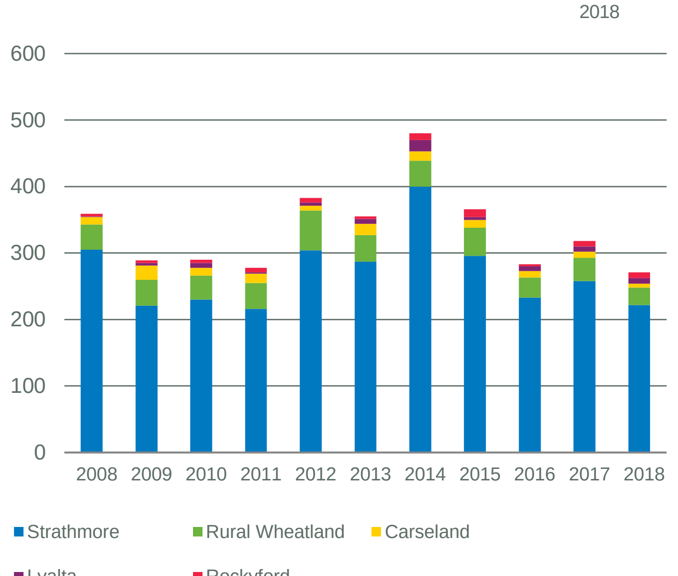
Source: CREB®

INVENTORY BY PRICE RANGE



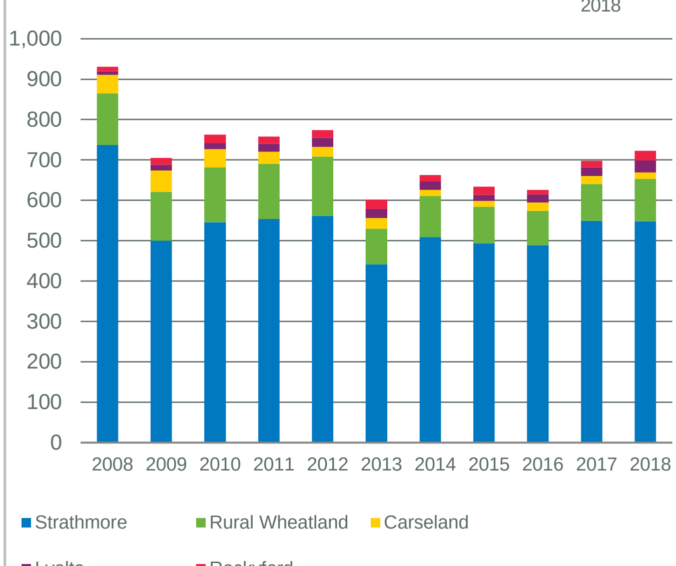
Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE



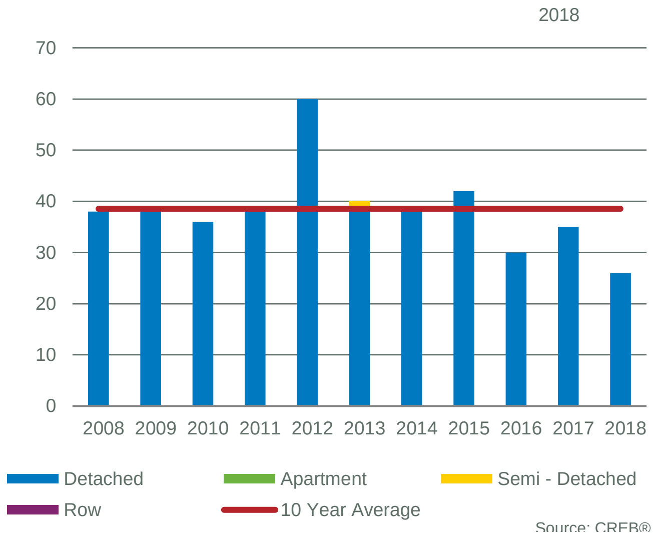
Source: CREB®

WHEATLAND NEW LISTINGS: YEAR-TO-DATE

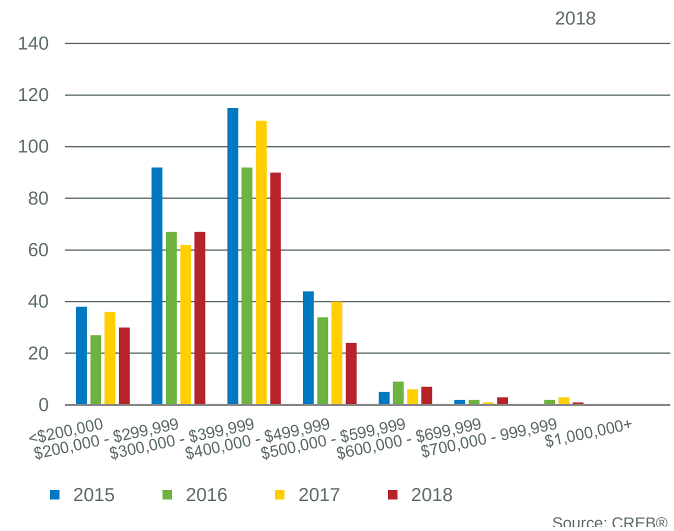


Source: CREB®

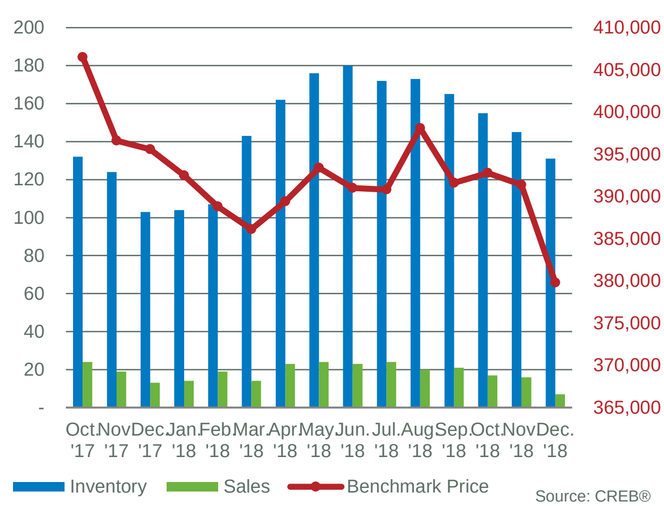
STRATHMORE TOTAL SALES



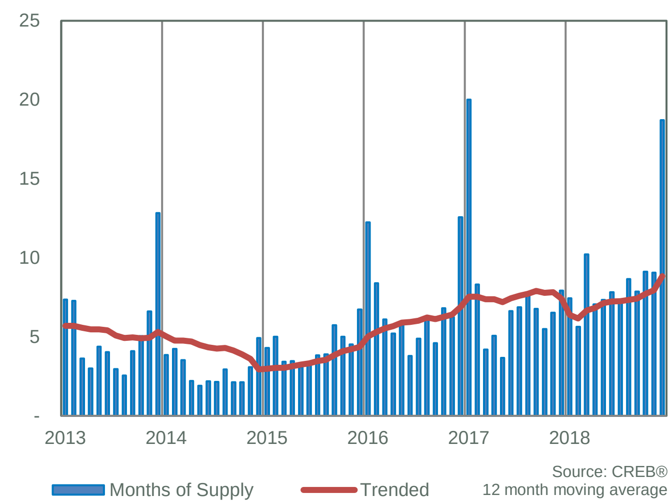
STRATHMORE TOTAL SALES BY PRICE RANGE



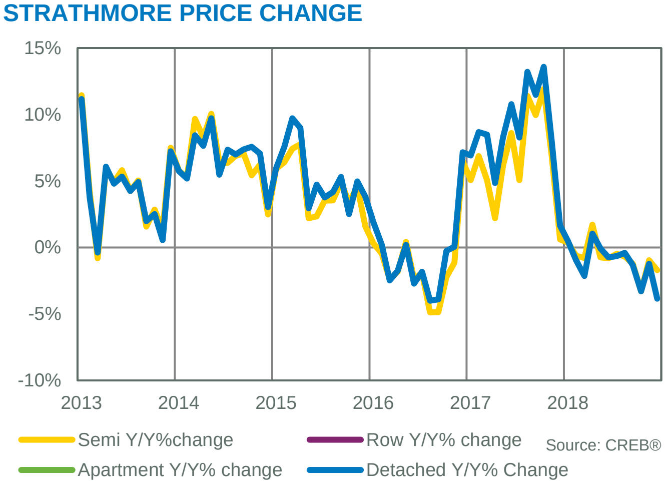
STRATHMORE INVENTORY AND SALES



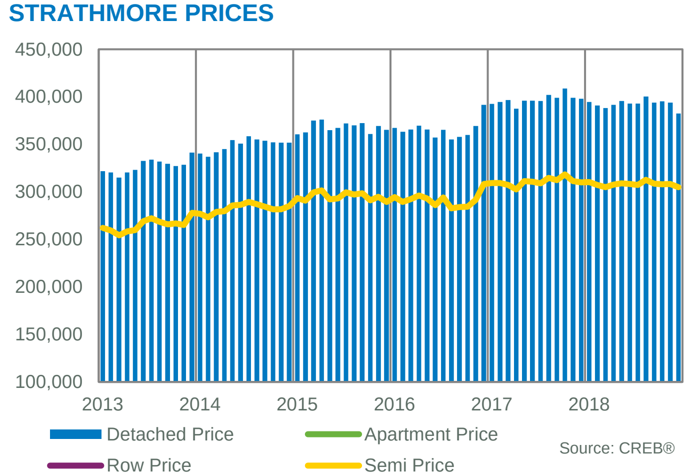
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES



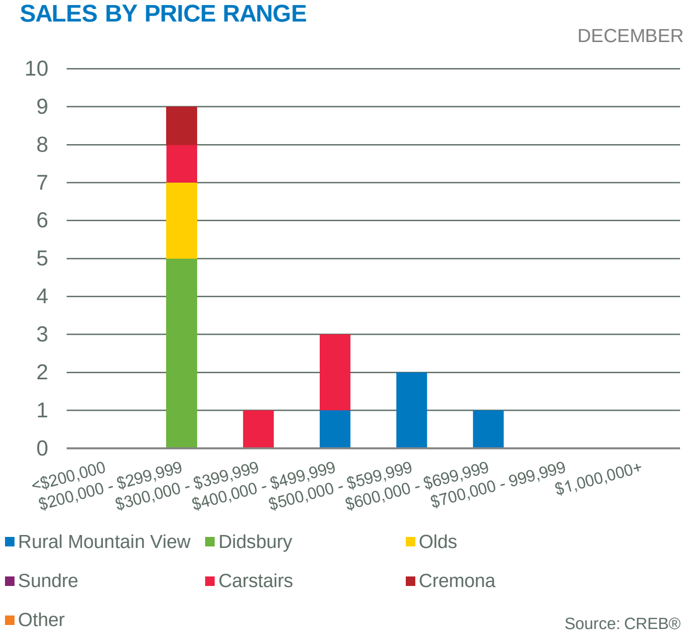
Mountain View Region

Dec. 18

December 2018	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*	**16**	**33**	**48.48%**	**332**	**20.75**	**297,600**	**359,406**	**283,500**	**100%**
Rural Mountain View*	4	6	66.67%	79	19.75	248,500	564,250	552,500	25%
Carstairs	4	10	40.00%	62	15.50	306,700	359,625	396,750	25%
Cremona	1	0	-	3	3.00	-	230,000	230,000	6%
Didsbury	5	5	100.00%	46	9.20	292,000	257,500	267,500	31%
Olds*	2	6	33.33%	96	48.00	330,100	268,750	268,750	13%
Sundre*	0	6	0.00%	40	-	261,500	-	-	0%
Other*	0	0	-	6	-	-	-	-	0%

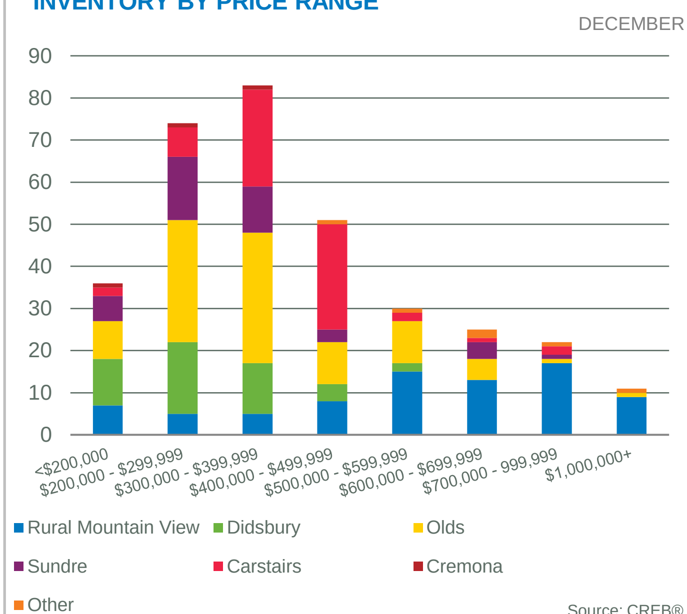
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



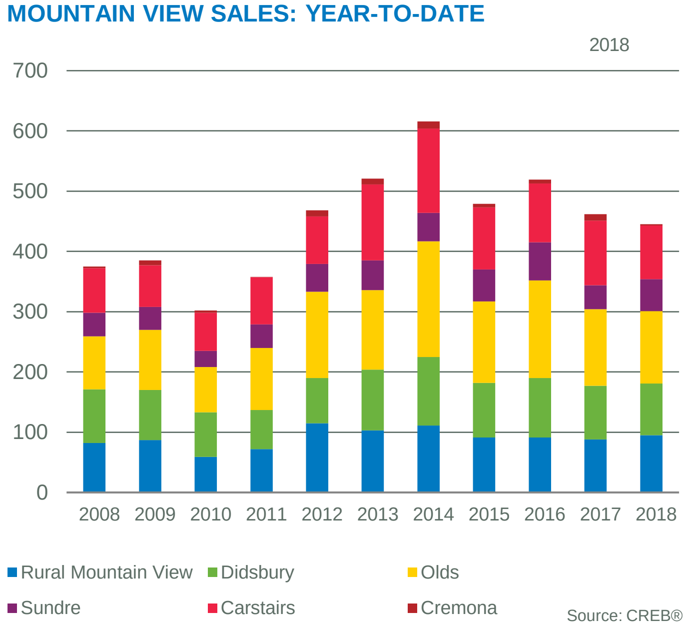
Source: CREB®

INVENTORY BY PRICE RANGE



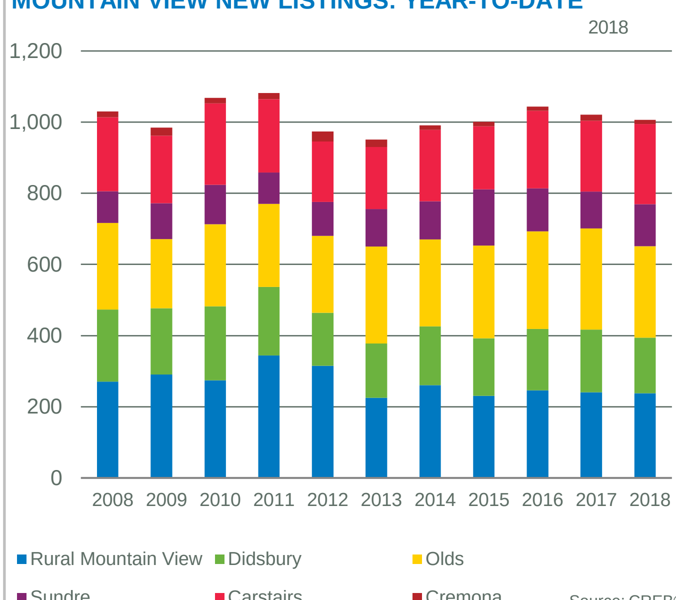
Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE



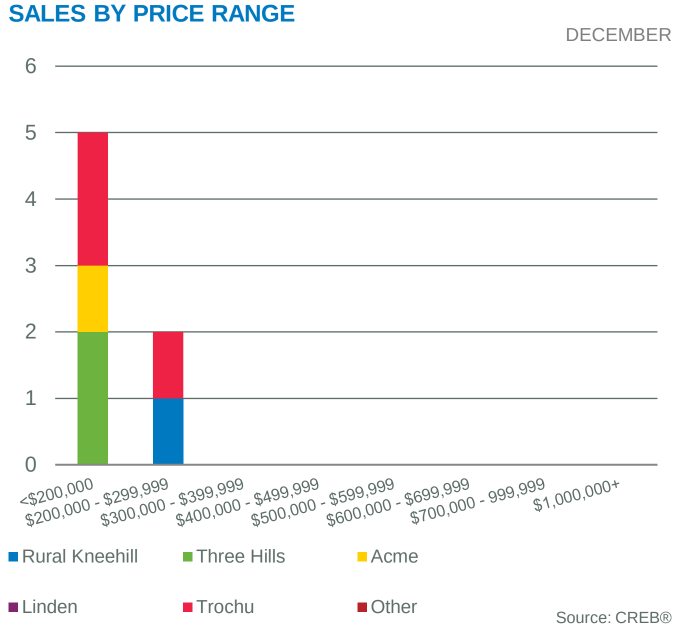
Source: CREB®

Dec. 18

December 2018	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**	**5**	**160.00%**	**80**	**10.00**	**-**	**156,075**	**139,500**	**100%**
Rural Kneehill*	1	0	-	9	9.00	-	264,000	264,000	13%
Acme*	1	1	100.00%	8	8.00	-	82,000	82,000	13%
Linden*	0	0	-	4	-	-	-	-	0%
Three Hills*	2	1	200.00%	30	15.00	-	153,050	153,050	25%
Torrington*	1	1	100.00%	1	1.00	-	132,500	132,500	13%
Trochu*	3	1	300.00%	22	7.33	-	154,667	146,500	38%
Other*	0	1	0.00%	7	-	-	-	-	0%

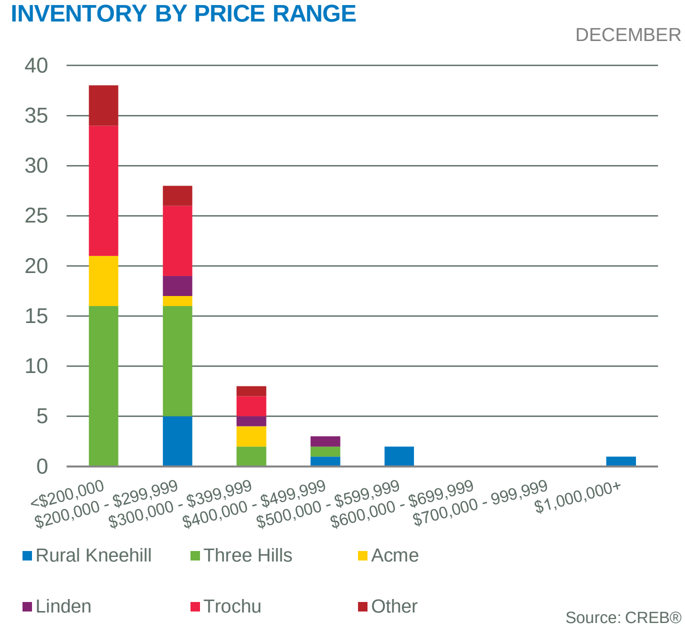
Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



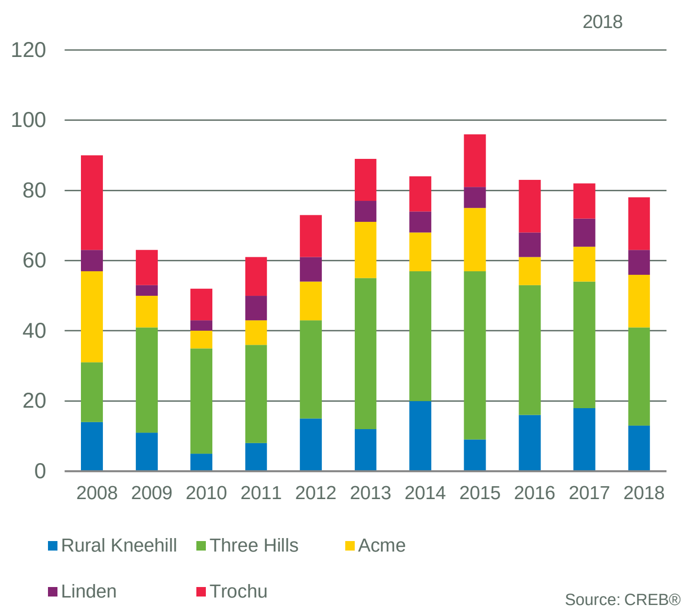
Source: CREB®

INVENTORY BY PRICE RANGE



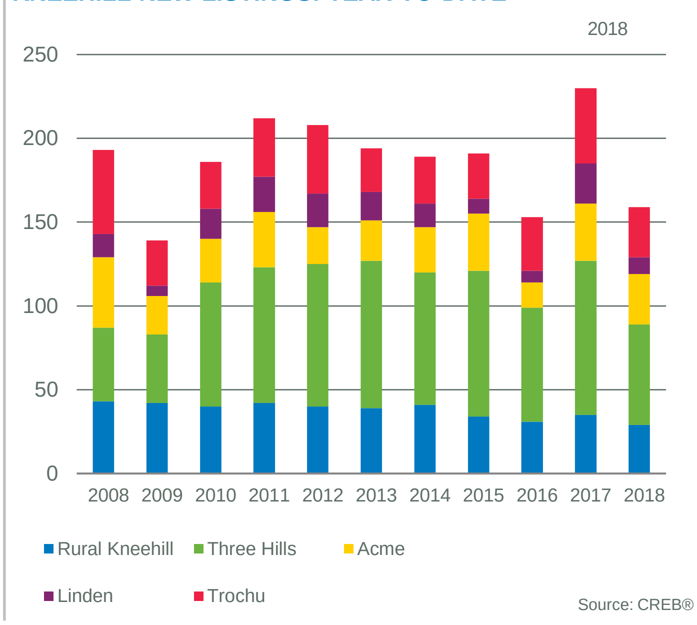
Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE



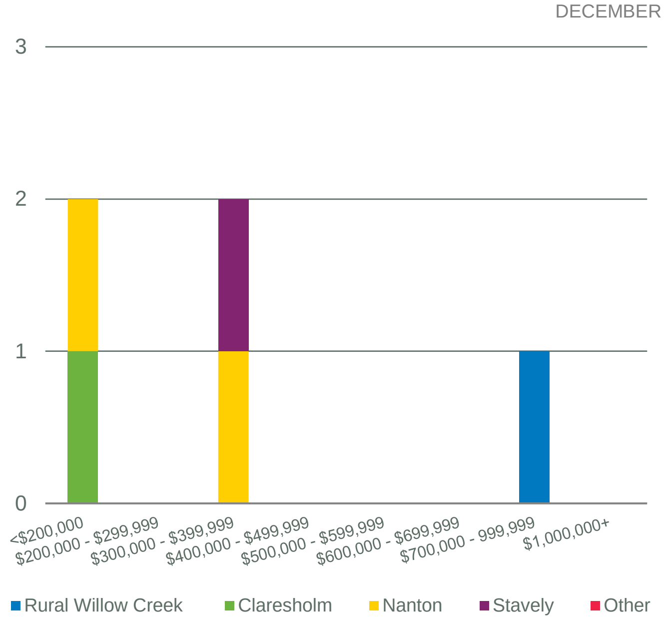
Source: CREB®

Dec. 18

December 2018	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	12	41.67%	99	19.80	-	333,740	312,200	100%
Rural Willow Creek*	1	2	50.00%	13	13.00	-	759,000	759,000	20%
Claresholm*	1	6	16.67%	39	39.00	-	110,000	110,000	20%
Nanton*	2	3	66.67%	30	15.00	-	228,600	228,600	40%
Stavely*	1	1	100.00%	14	14.00	-	342,500	342,500	20%
Other*	0	0	-	3	-	-	-	-	0%

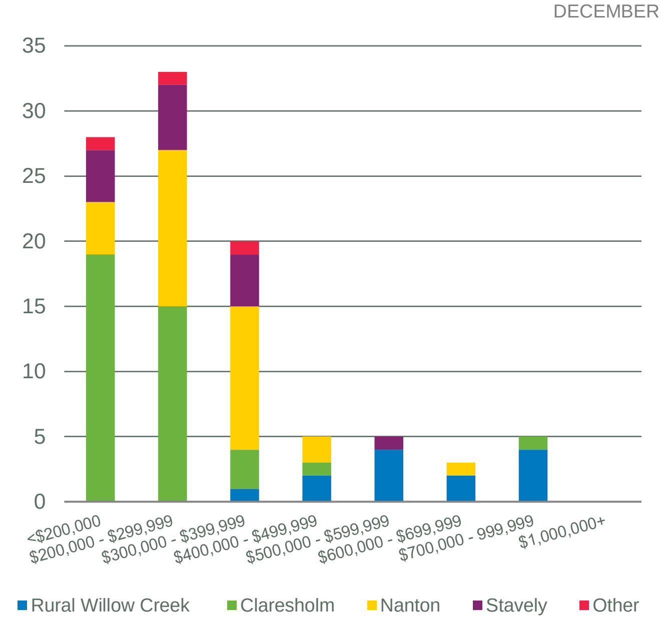
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



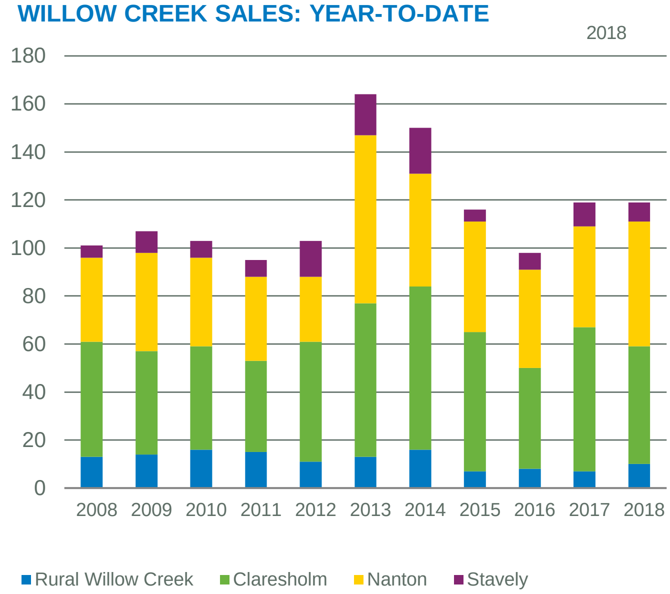
Source: CREB®

INVENTORY BY PRICE RANGE



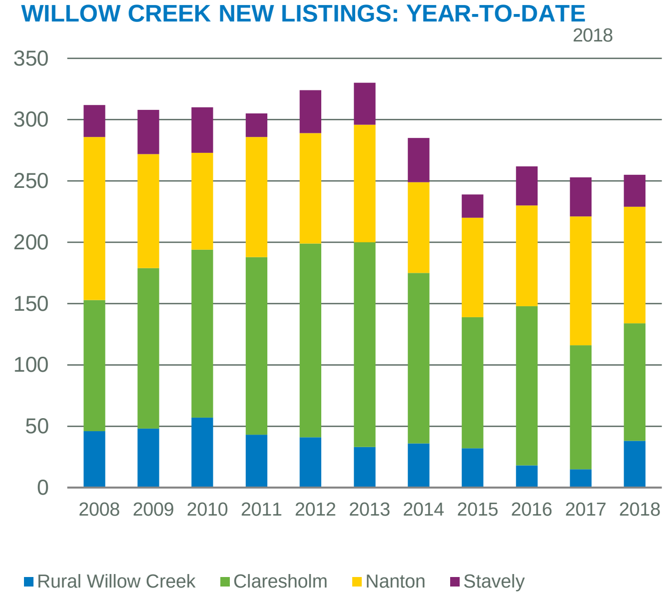
Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

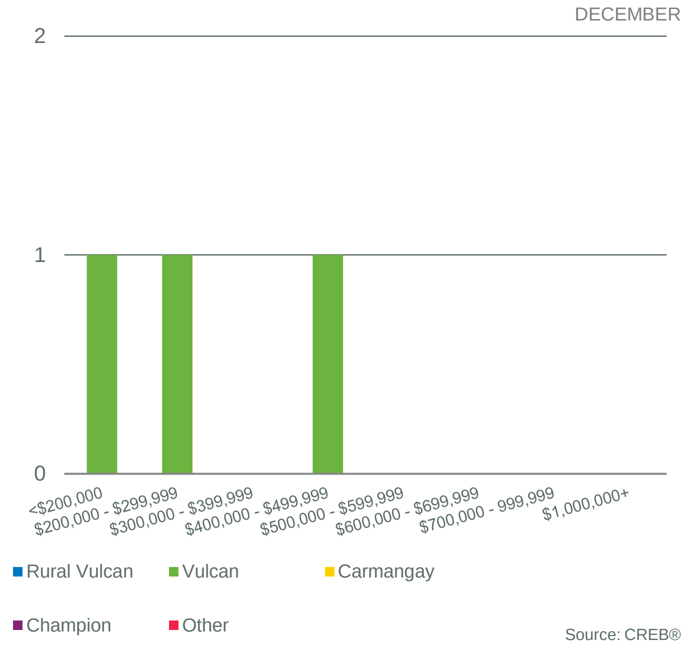
Vulcan Region

Dec. 18

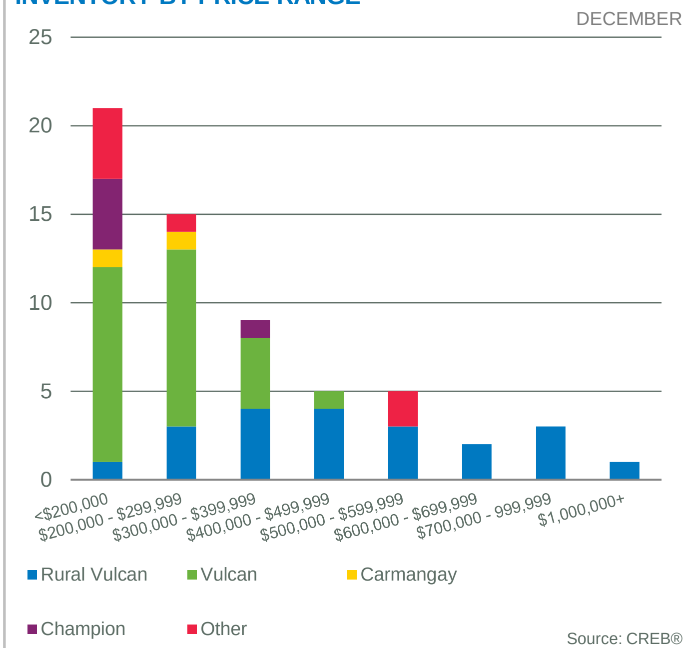
December 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	**3**	**5**	**60.00%**	**61**	**20.33**	**-**	**264,000**	**268,000**	**100%**
Rural Vulcan*	0	1	0.00%	21	-	-	-	-	0%
Vulcan*	3	2	150.00%	26	8.67	-	264,000	268,000	100%
Carmangay*	0	1	0.00%	2	-	-	-	-	0%
Champion*	0	0	-	5	-	-	-	-	0%
Other*	0	1	0.00%	7	-	-	-	-	0%

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

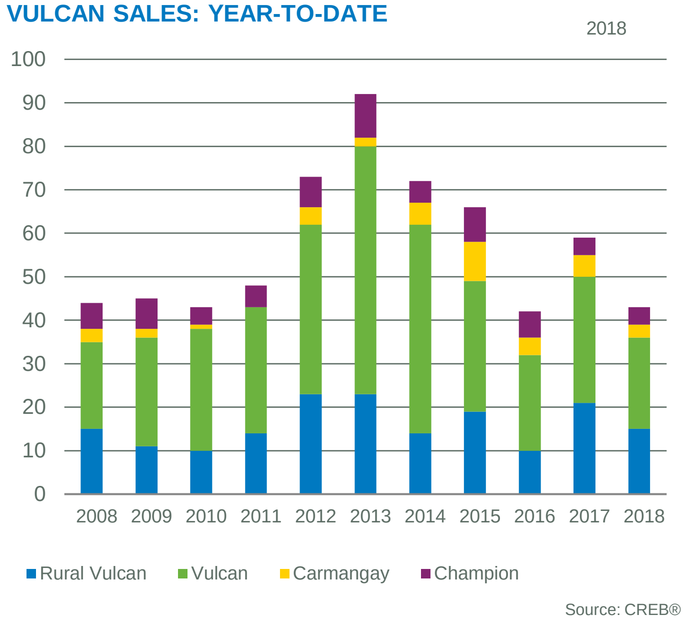
SALES BY PRICE RANGE



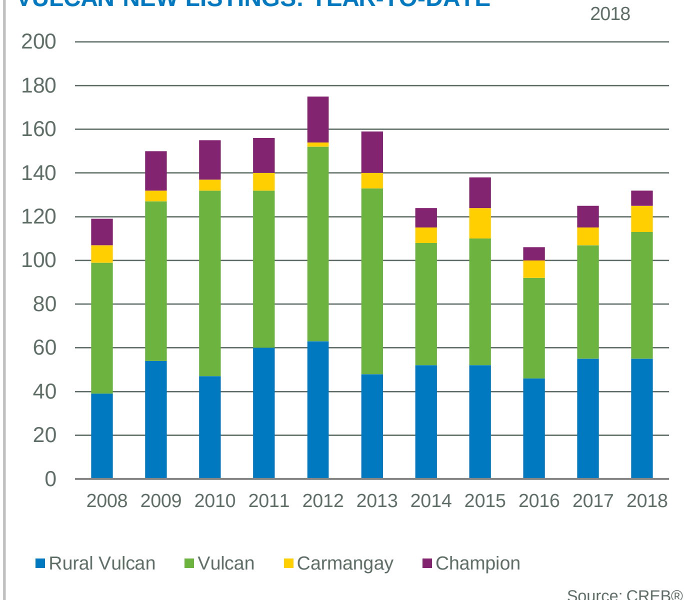
INVENTORY BY PRICE RANGE



VULCAN SALES: YEAR-TO-DATE



VULCAN NEW LISTINGS: YEAR-TO-DATE

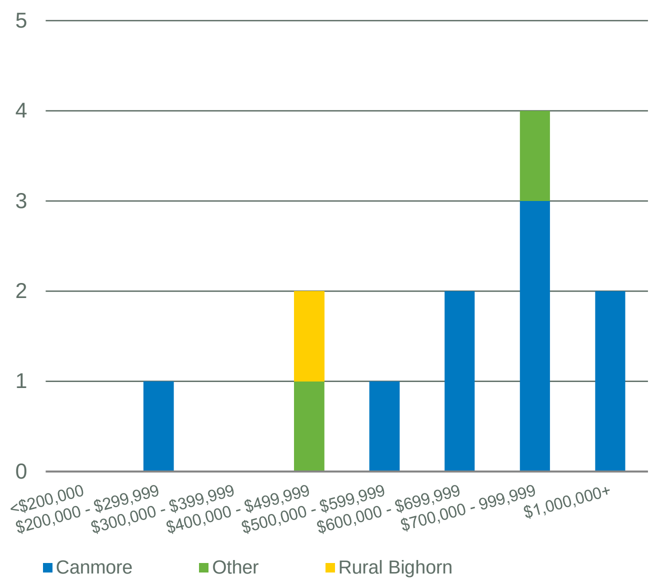


Dec. 18

December 2018	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*	**12**	**16**	**75.00%**	**90**	**7.50**	**-**	**701,652**	**687,500**	**100%**
Rural Bighorn*	1	0	-	3	3.00	-	450,000	450,000	8%
Canmore*	9	14	64.29%	82	9.11	-	756,628	730,000	75%
Other*	2	2	100.00%	5	2.50	-	580,088	580,088	17%

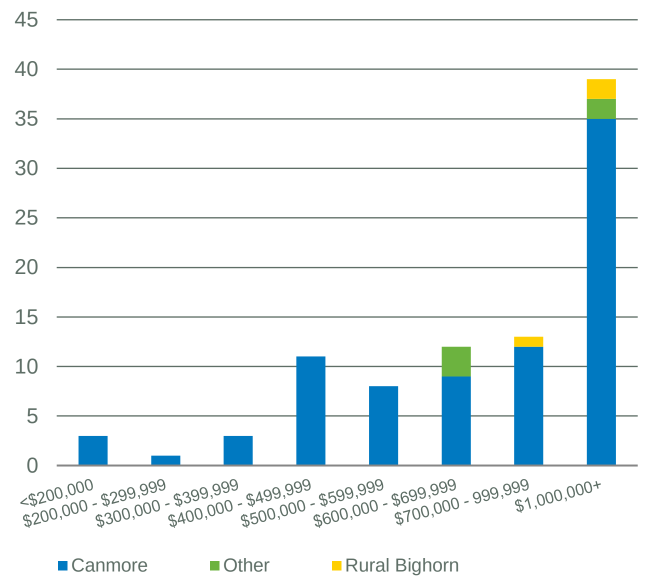
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



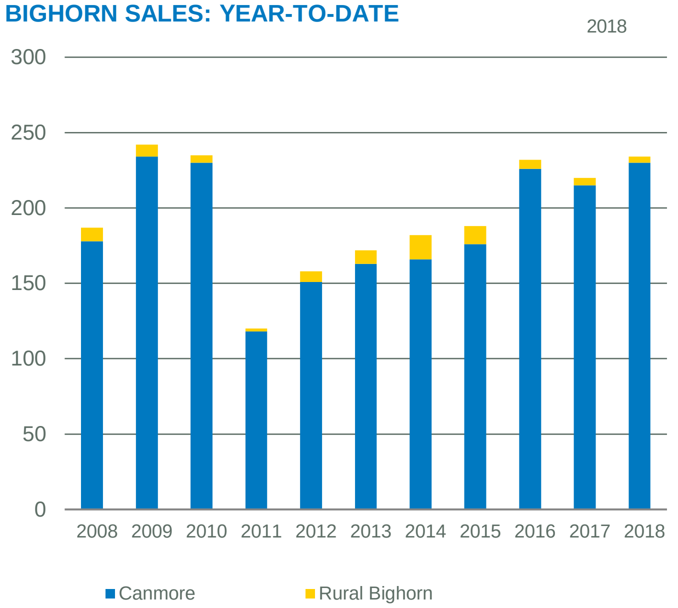
Source: CREB®

INVENTORY BY PRICE RANGE



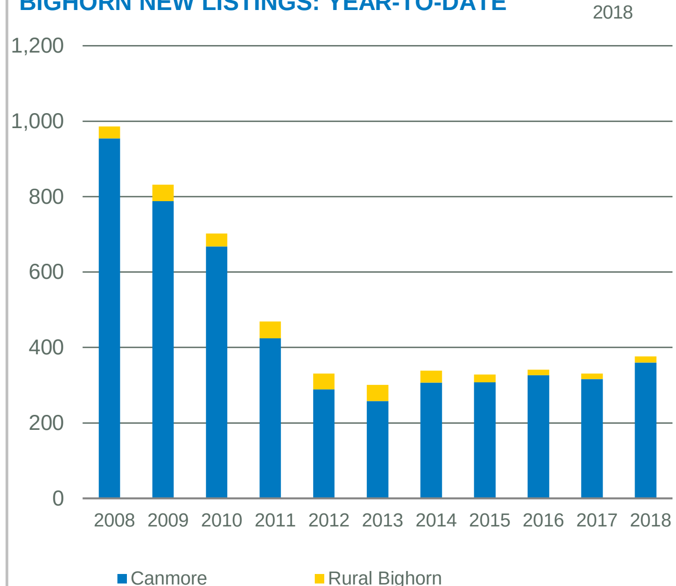
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

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

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

KNEEHILL*
Rural Kneehill County
Acme
Carbon**
Huxley**
Linden
Swalwell**
Three Hills
Torrington**
Trochu

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

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

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

WHEATLAND*
Rural Wheatland County*
Ardenode**
Carseland*
Chancellow**
Cheadle**
Cluny**
Dalum**
Gleichen**
Hussar**
Lyalta*
Namaka**
Rockyford*
Rosebud**

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 signification 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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at ww.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.