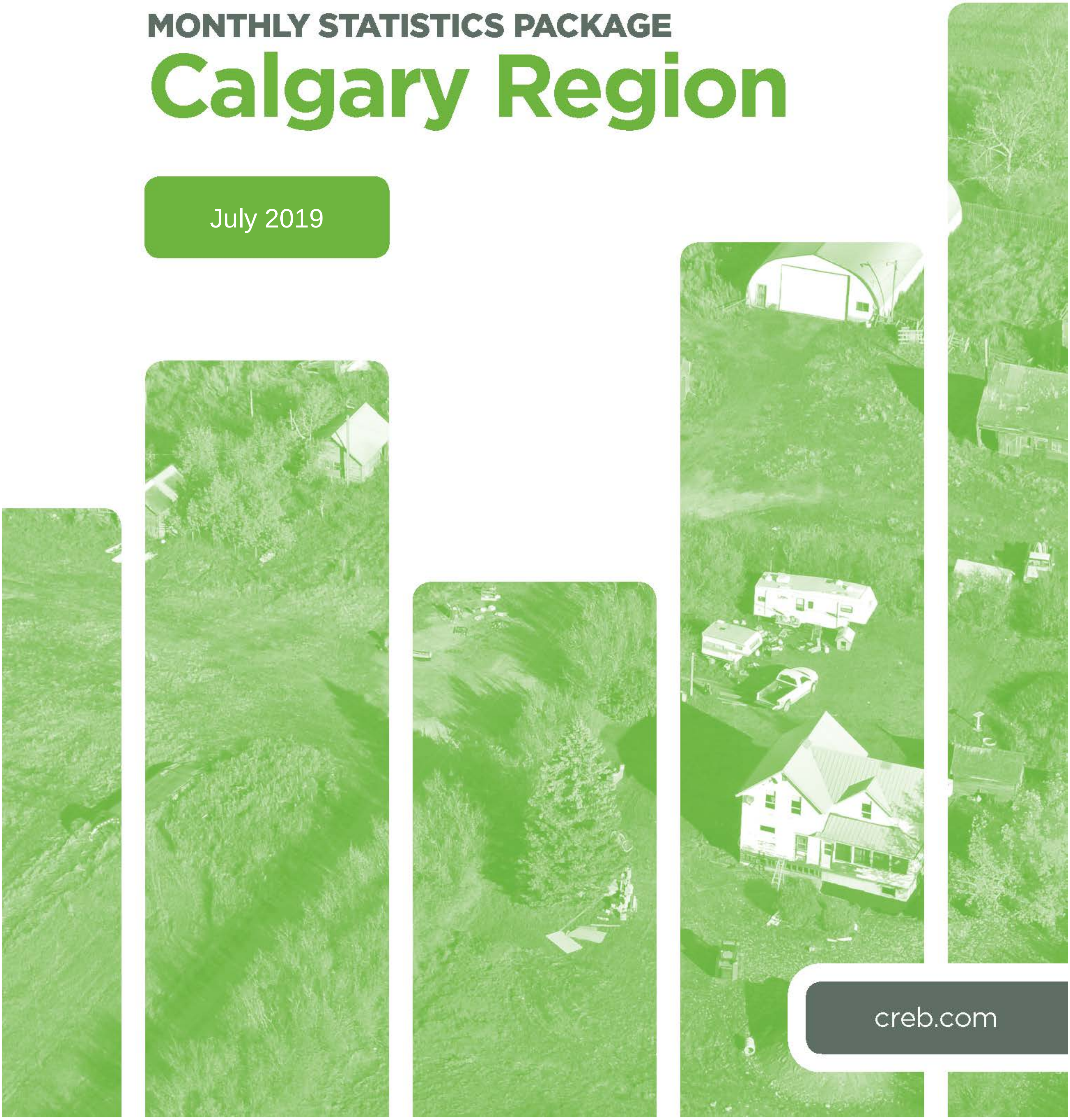
creb®

serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

July 2019



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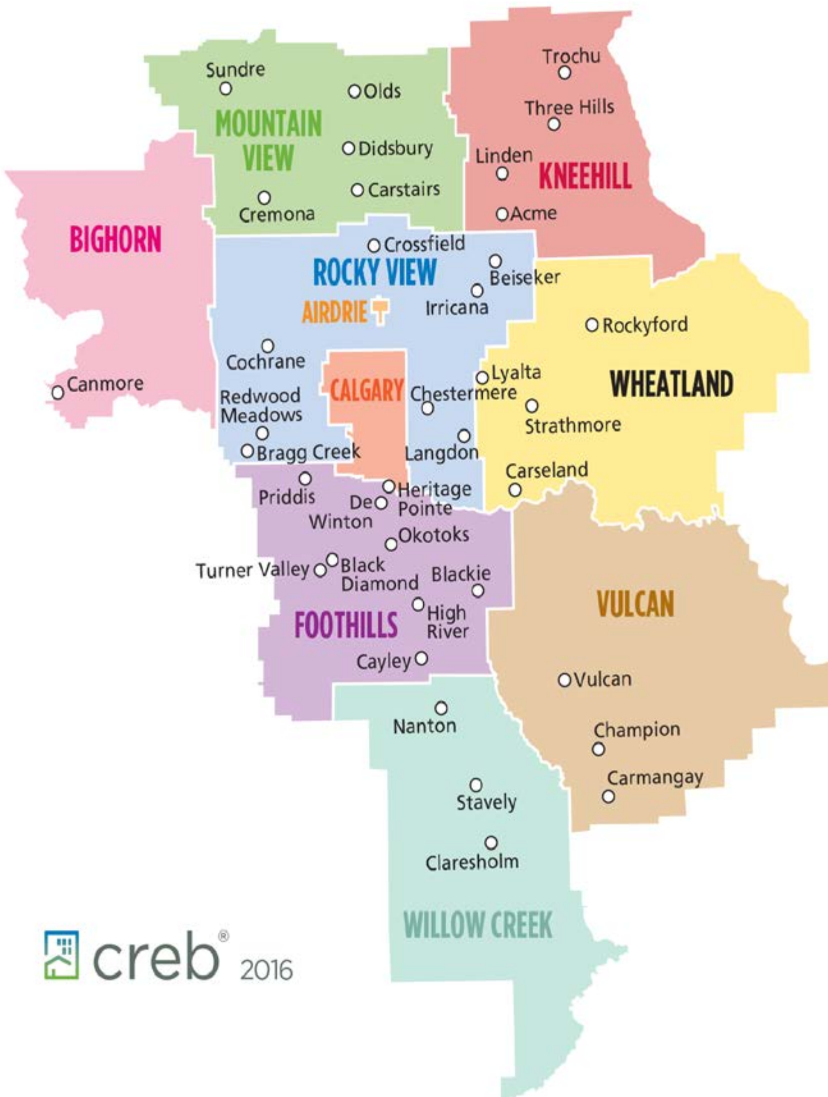


REGIONAL HIGHLIGHTS

August 1, 2019

Airdrie

- For the fifth consecutive month, year-over-year sales improved in Airdrie. Year-to-date sales reached 757 units, over three per cent higher than last year. Improving sales combined with declines in new listings have resulted in less inventory in the market compared to last year. This market is moving toward balanced conditions.
- Oversupply is easing, but July benchmark prices remain over three per cent below last year's levels. There are steeper price declines occurring in the higher density sectors of the market.

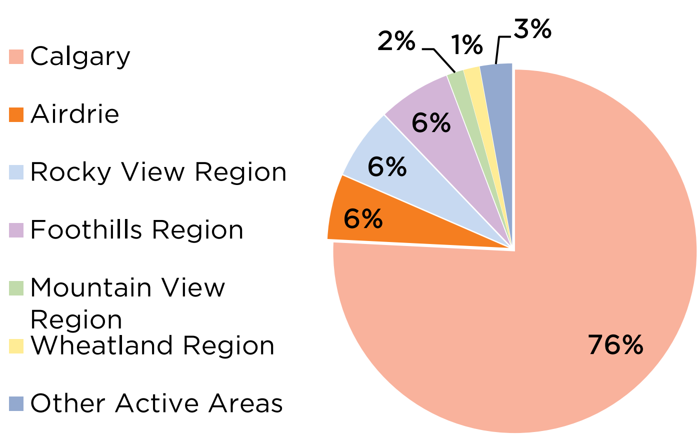
Cochrane

- Year-to-date residential sales in Cochrane totalled 376 units, slightly lower then last year's levels. New listings have been in decline, resulting in the fourth consecutive month with a year-over-year decline in inventory.
- This has caused the amount of oversupply to ease, supporting more stability in pricing. As of July, the benchmark price in Cochrane is $408,300, over four per cent lower than last year's levels.

Okotoks

- Total residential sales in Okotoks have totalled 321 units so far in 2019. This is similar to last year, but below long-term trends. New listings continue to trend down, supporting inventory declines and easing in the months of supply.
- As the amount of oversupply in the market eases, prices have been showing signs of improvement compared to the previous month. However, year-to-date benchmark prices remain over four per cent lower than last year's levels.

SHARE OF SALES July 2019



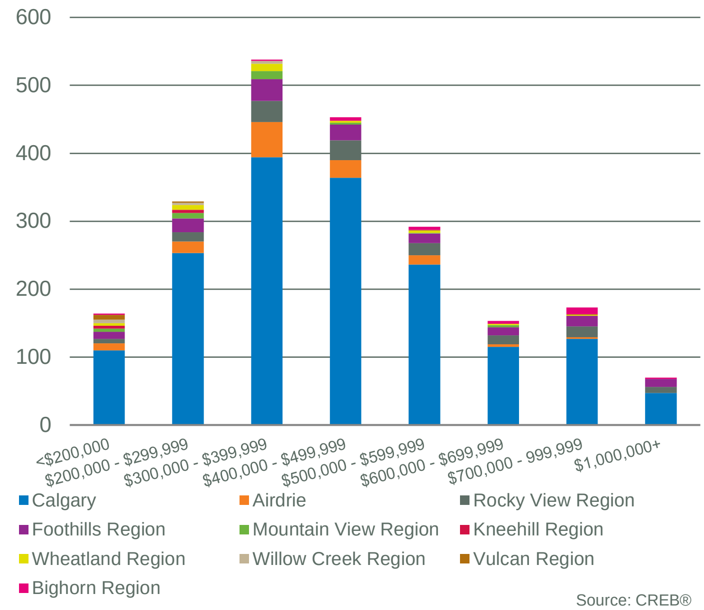
Source: CREB®

Jul. 19

July 2019	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	1,646	2,720	60.51%	7,179	4.36	425,700	453,104	416,500	76%
Airdrie	125	184	67.93%	517	4.14	331,100	380,225	374,000	6%
Rocky View Region	137	284	48.24%	1,103	8.05	524,100	521,495	451,000	6%
Foothills Region	139	200	69.50%	727	5.23	369,300	521,019	429,000	6%
Mountain View Region	32	90	35.56%	443	13.84	308,500	344,022	335,750	1%
Kneehill Region	9	10	90.00%	95	10.56	180,700	193,222	200,000	0%
Wheatland Region	31	60	51.67%	277	8.94	207,600	359,735	342,500	1%
Willow Creek Region	12	18	66.67%	124	10.33	199,300	227,042	230,500	1%
Vulcan Region	11	10	110.00%	111	10.09	232,900	229,727	165,000	1%
Bighorn Region	30	44	68.18%	150	5.00	770,600	655,747	608,250	1%
CREB® Economic Region	2,172	3,620	60.00%	10,726	4.94	419,900	453,972	410,000	100%

CREB® SALES BY PRICE RANGE

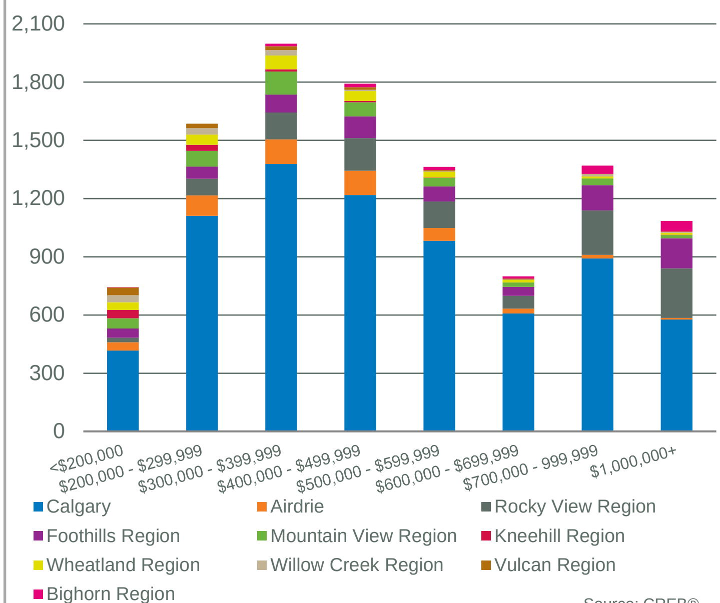
JULY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

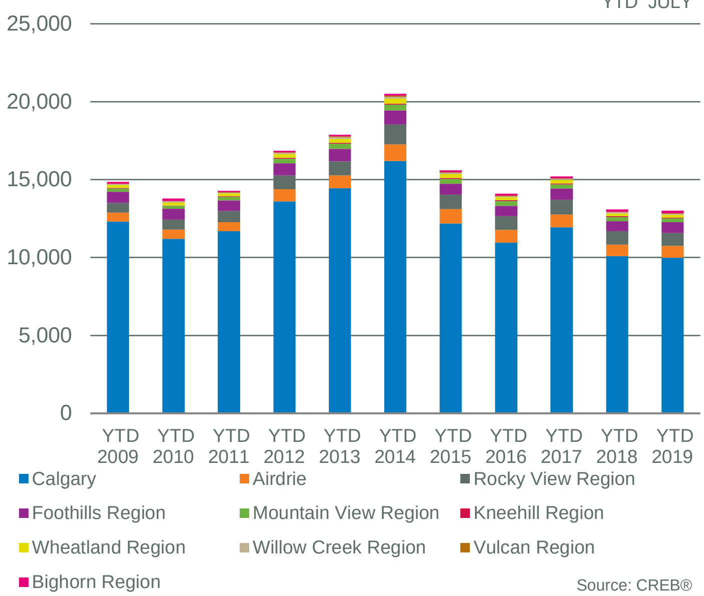
JULY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

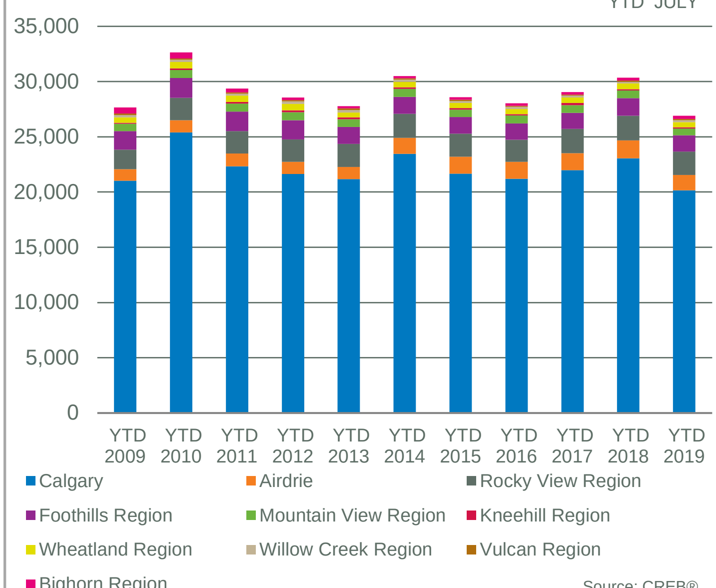
YTD JULY



Source: CREB®

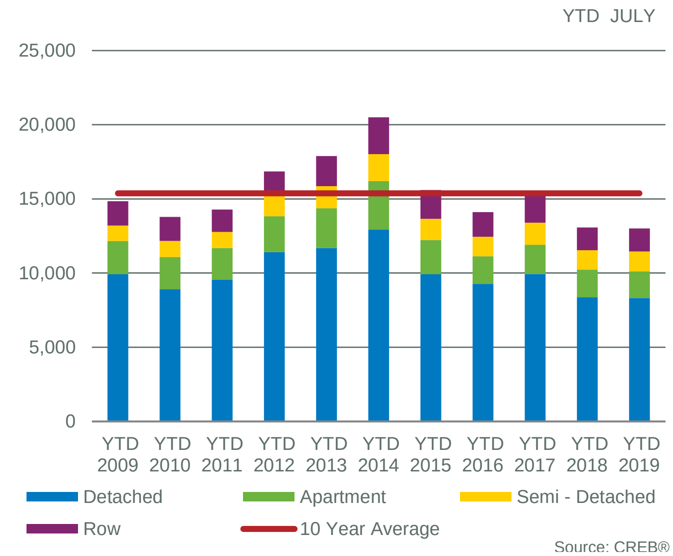
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JULY

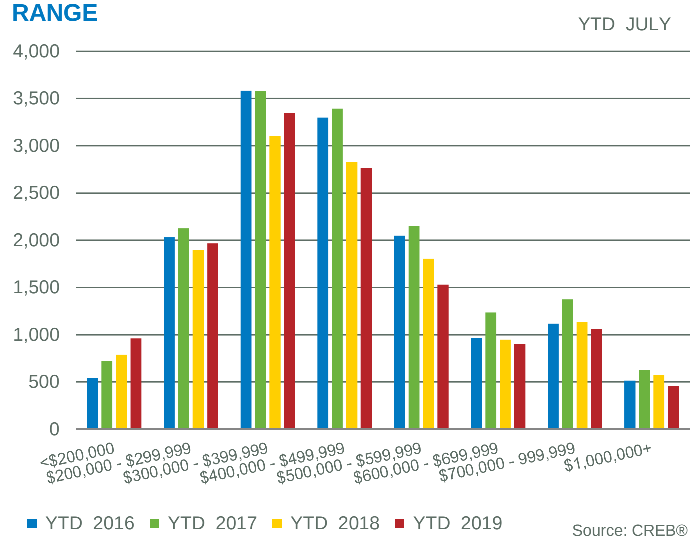


Source: CREB®

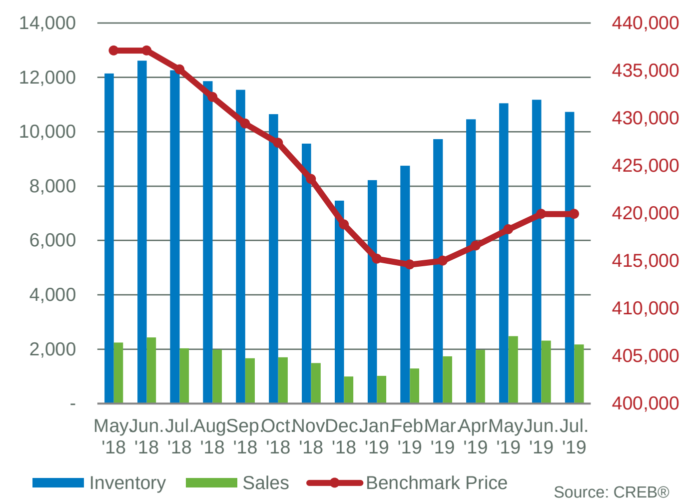
CREB® ECONOMIC REGION TOTAL SALES



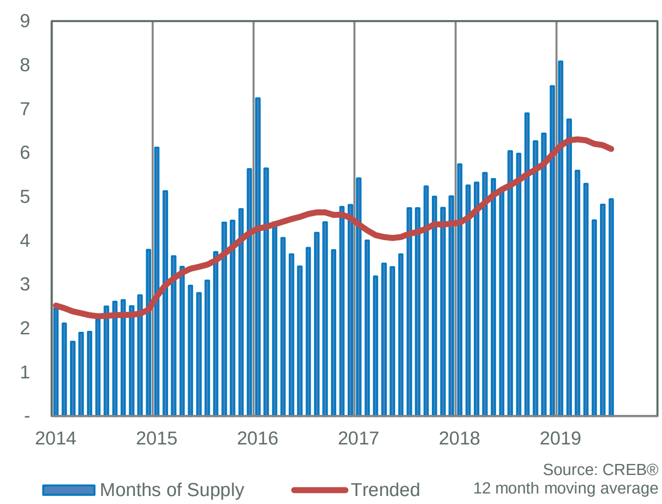
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



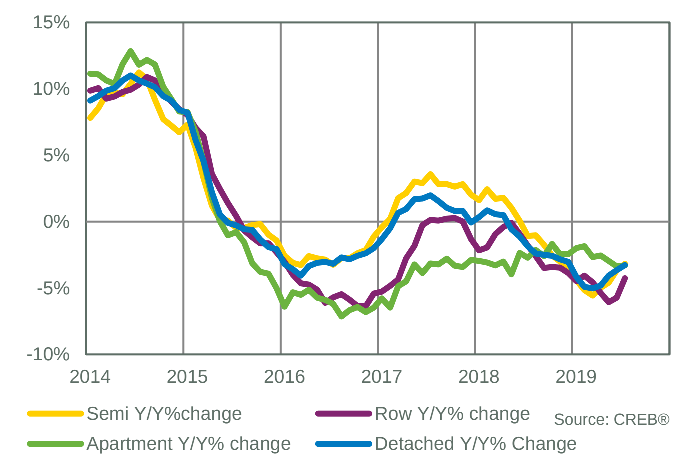
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY

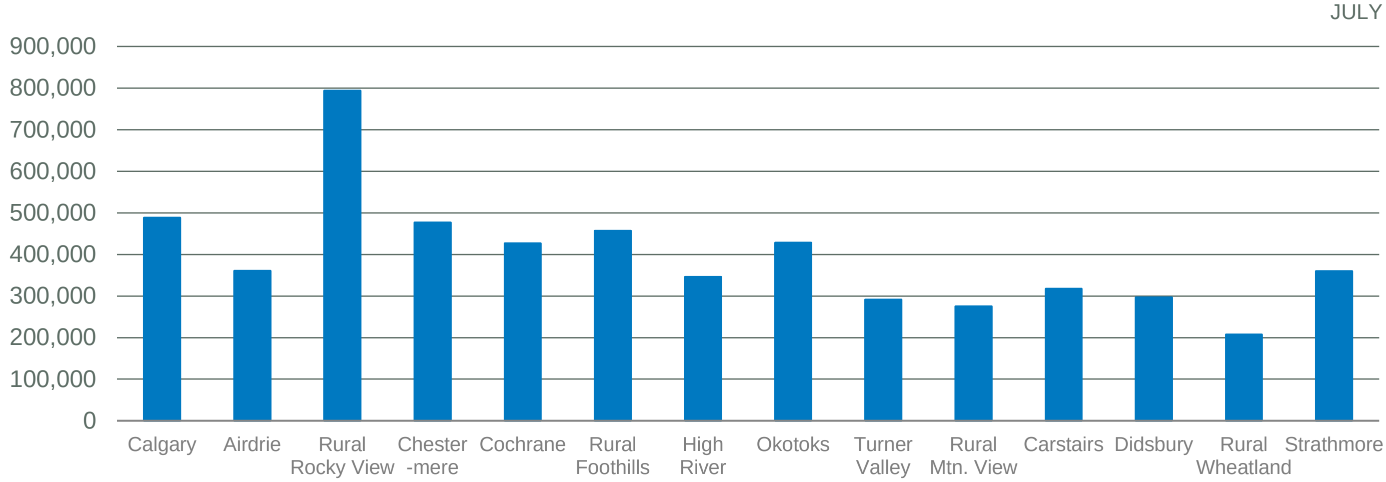


CREB® ECONOMIC REGION PRICE CHANGE



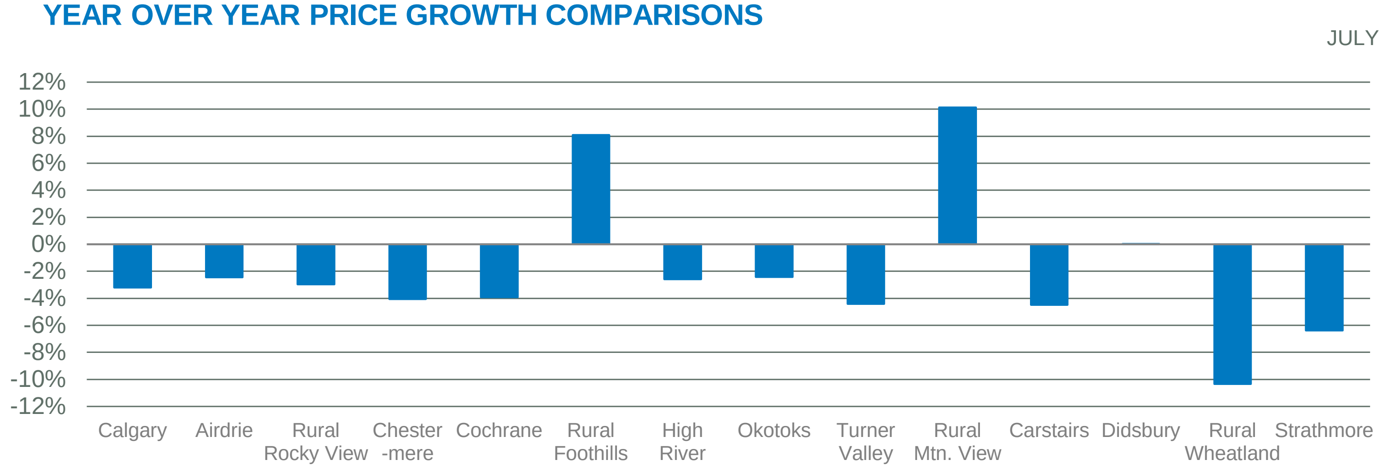
CREB® ECONOMIC REGION PRICES

DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

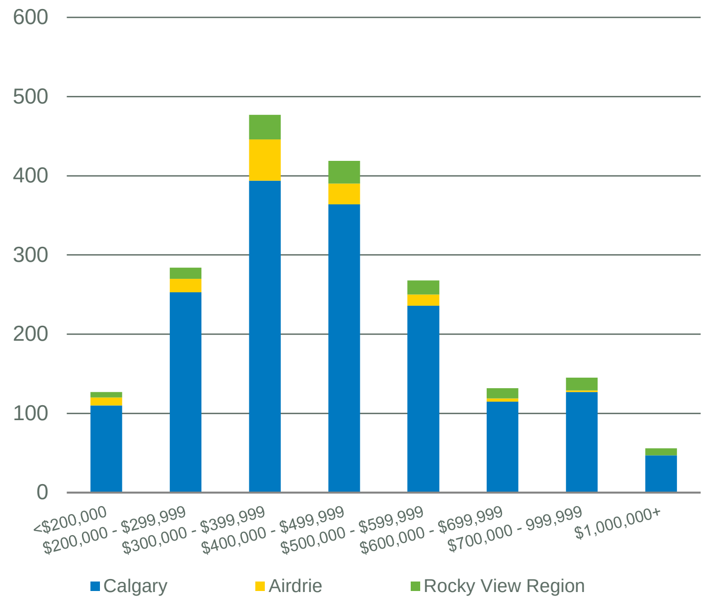
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable	3	1995	2	0
High River	1341	5646	3	1997	2	0
Okotoks	1541	4972	3	2002	2	1
Turner Valley	1232	6200	3	1994	2	0
Rural Mountain View	1345	6027	3	1989	2	0
Carstairs	1335	6504	3	2001	2	0
Didsbury	1251	6473	3	1982	2	0
Rural Wheatland	1264	6135	3	1979	2	0
Strathmore	1302	5562	3	2000	2	0

July 2019	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	1,646	2,720	60.51%	7,179	4.36	425,700	453,104	416,500	86%
Airdrie	125	184	67.93%	517	4.14	331,100	380,225	374,000	7%
Rocky View Region	137	284	48.24%	1,103	8.05	524,100	521,495	451,000	7%
Calgary CMA	1,908	3,188	59.85%	8,799	4.61	424,300	453,240	414,750	100%

CALGARY CMA SALES BY PRICE RANGE

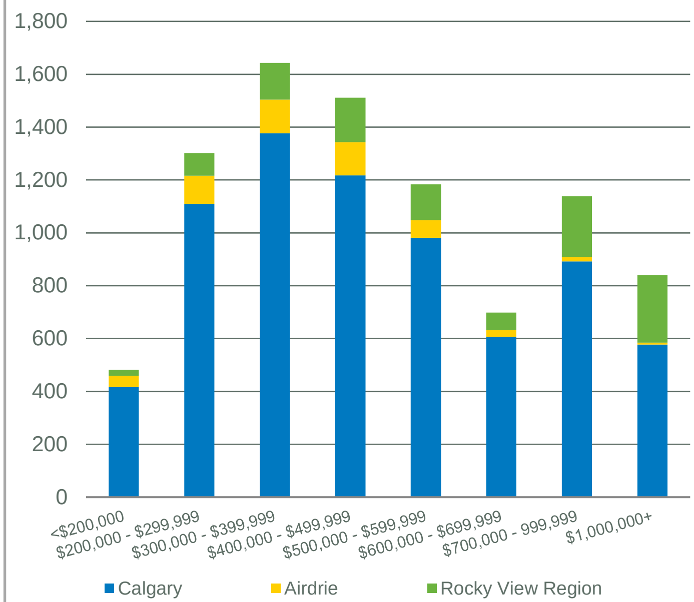
JULY



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

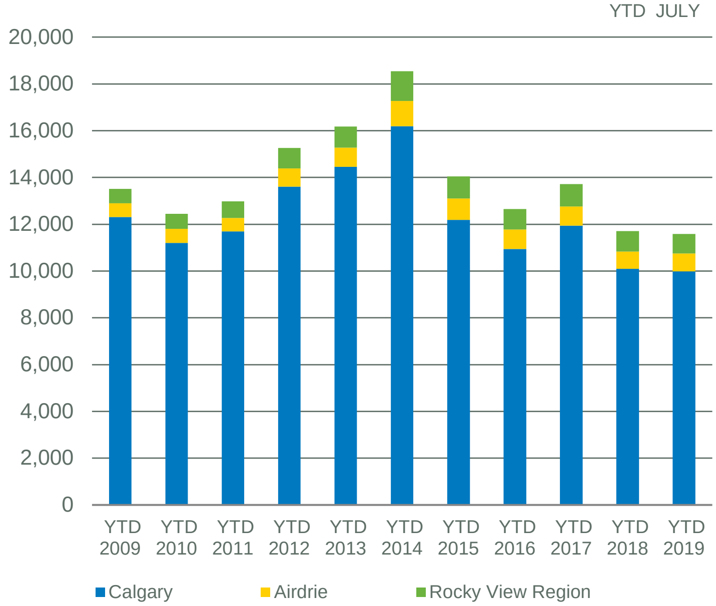
JULY



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

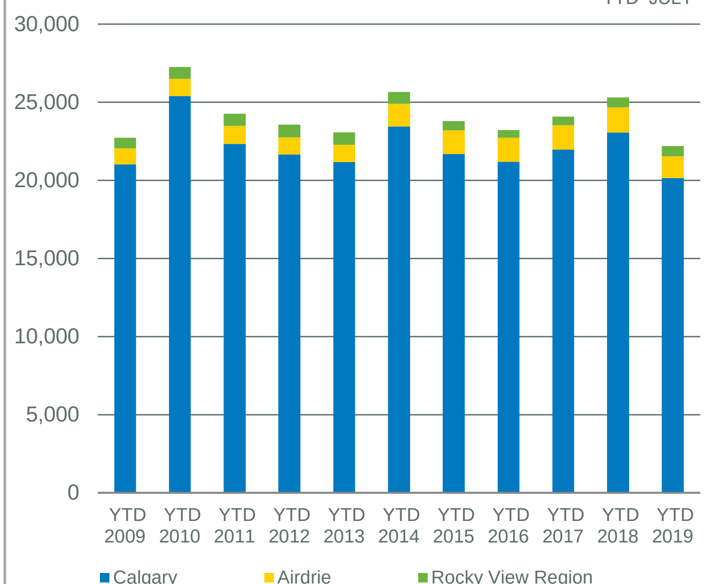
YTD JULY



Source: CREB®

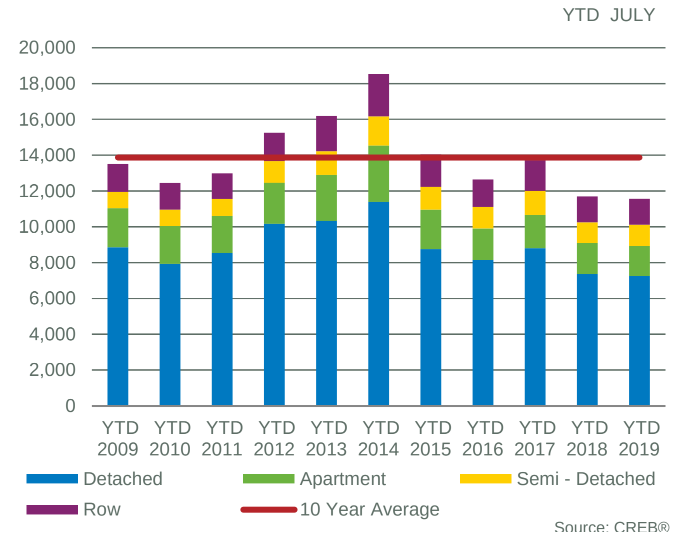
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JULY

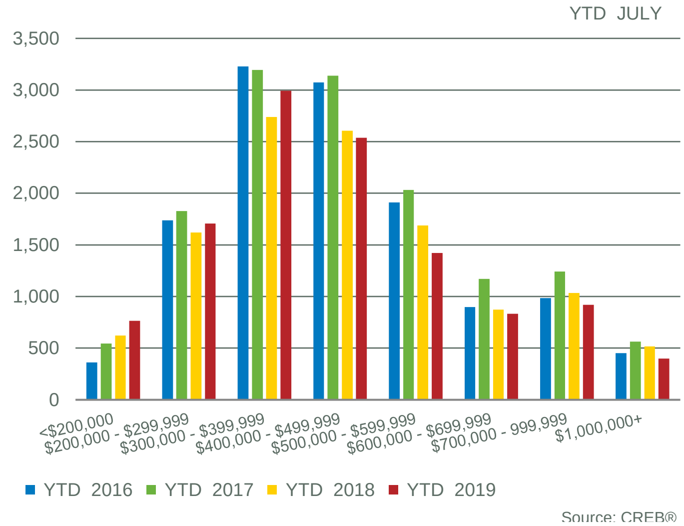


Source: CREB®

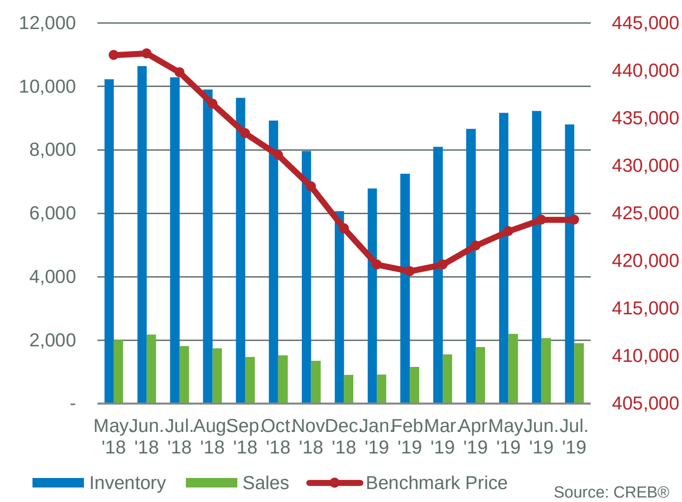
CALGARY CMA TOTAL SALES



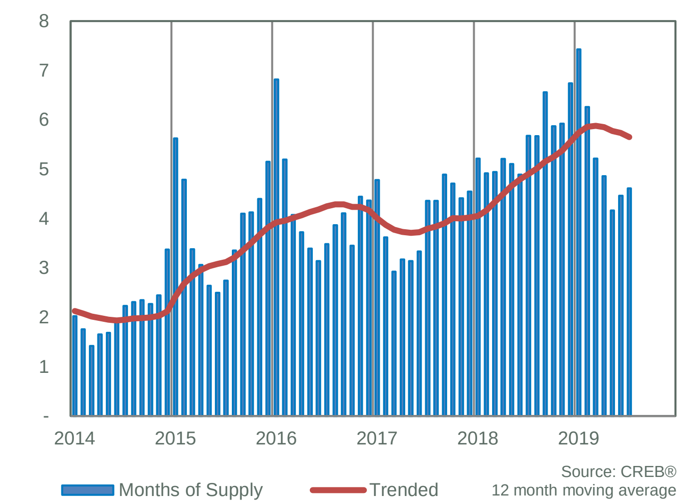
CALGARY CMA TOTAL SALES BY PRICE RANGE



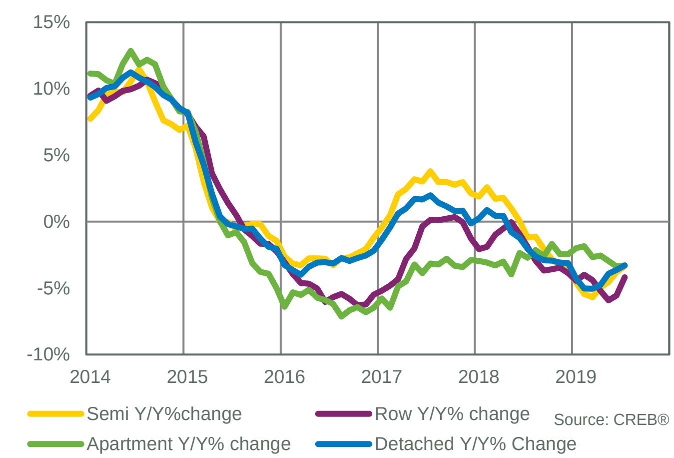
CALGARY CMA INVENTORY AND SALES



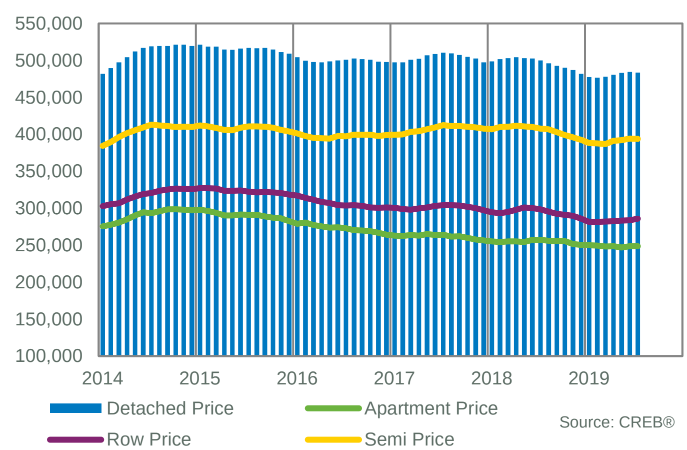
CALGARY CMA MONTHS OF INVENTORY



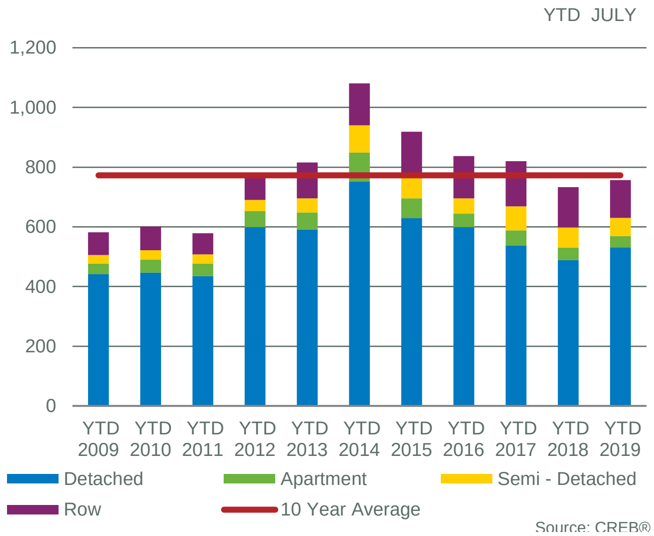
CALGARY CMA PRICE CHANGE



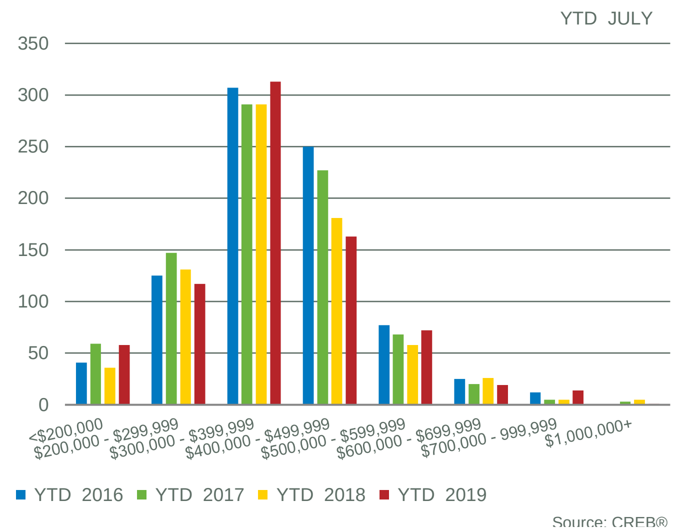
CALGARY CMA PRICES



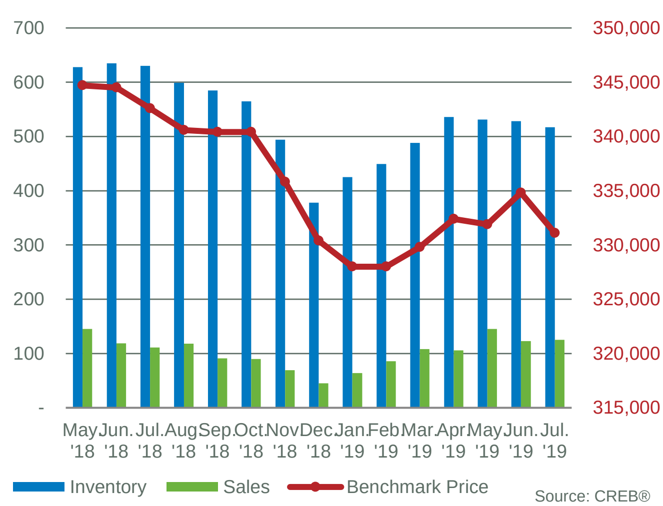
AIRDRIE TOTAL SALES



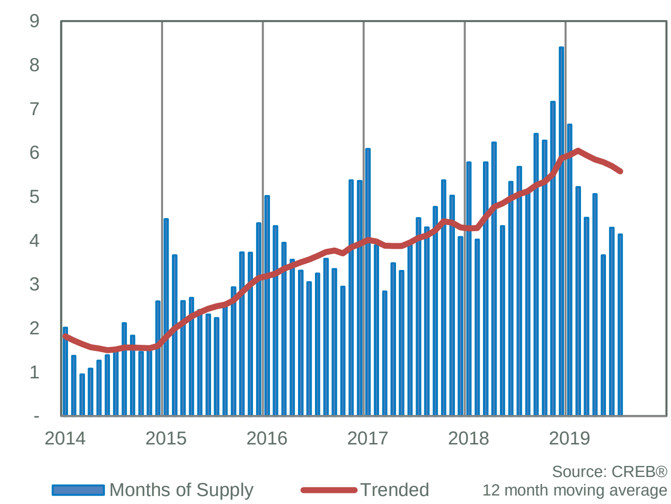
AIRDRIE TOTAL SALES BY PRICE RANGE



AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



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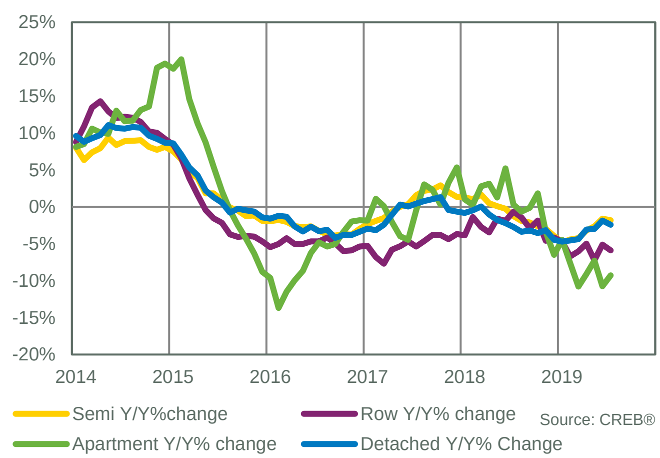
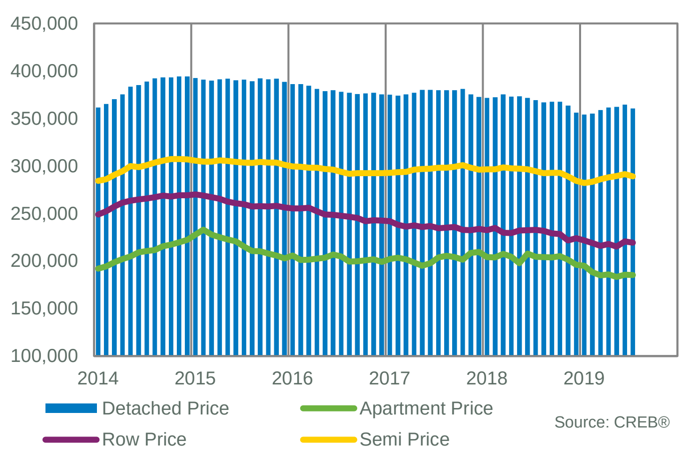
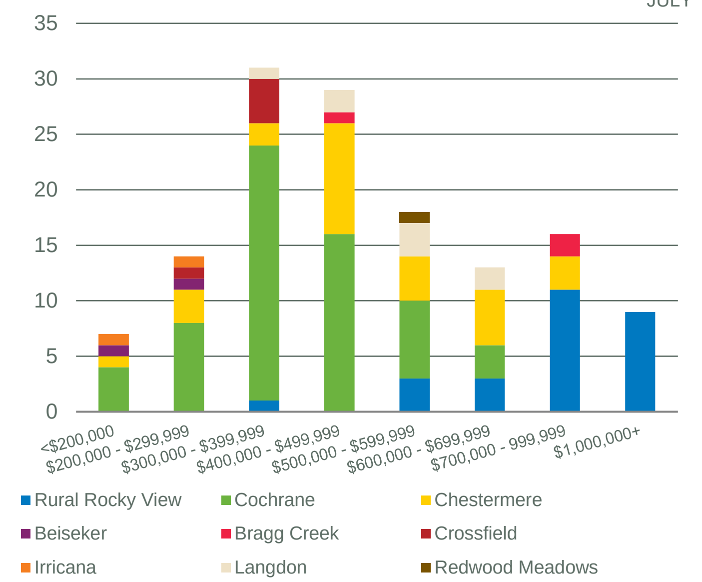


AIRDRIE PRICES



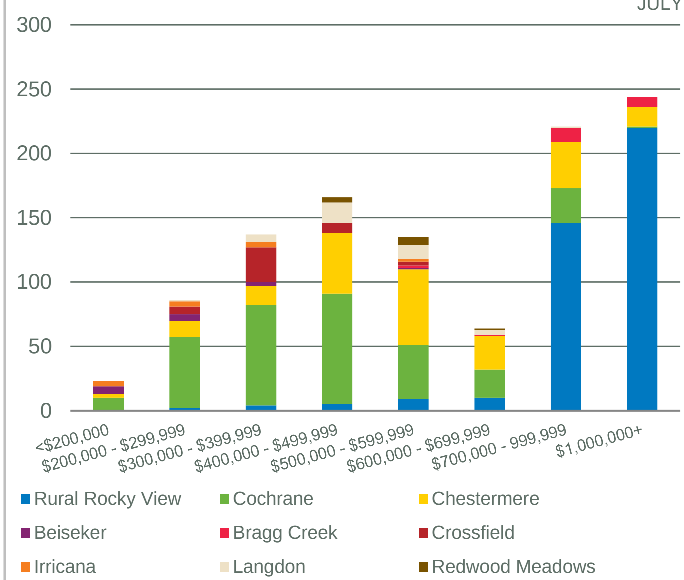
July 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	**137**	**284**	**48.24%**	**1,103**	**8.05**	**524,100**	**521,495**	**451,000**	**100%**
Rural Rocky View	27	68	39.71%	396	14.67	789,000	911,742	839,400	20%
Beiseker	2	4	50.00%	15	7.50	-	202,900	202,900	1%
Bragg Creek	3	8	37.50%	22	7.33	-	716,352	770,000	2%
Chestermere	28	66	42.42%	214	7.64	459,800	505,893	471,750	20%
Cochrane	61	94	64.89%	321	5.26	408,300	384,131	369,000	45%
Crossfield	5	11	45.45%	44	8.80	-	319,700	330,000	4%
Irricana	2	7	28.57%	14	7.00	-	223,750	223,750	1%
Langdon	8	10	80.00%	39	4.88	-	512,675	509,950	6%
Redwood Meadows	1	5	20.00%	11	11.00	-	528,500	528,500	1%
Other	0	11	0.00%	27	-	-	NA	NA	0%

SALES BY PRICE RANGE



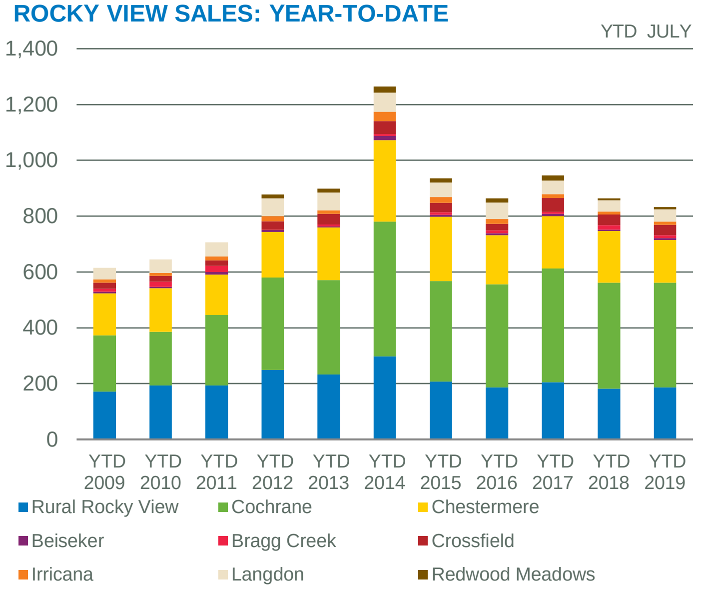
Source: CREB®

INVENTORY BY PRICE RANGE



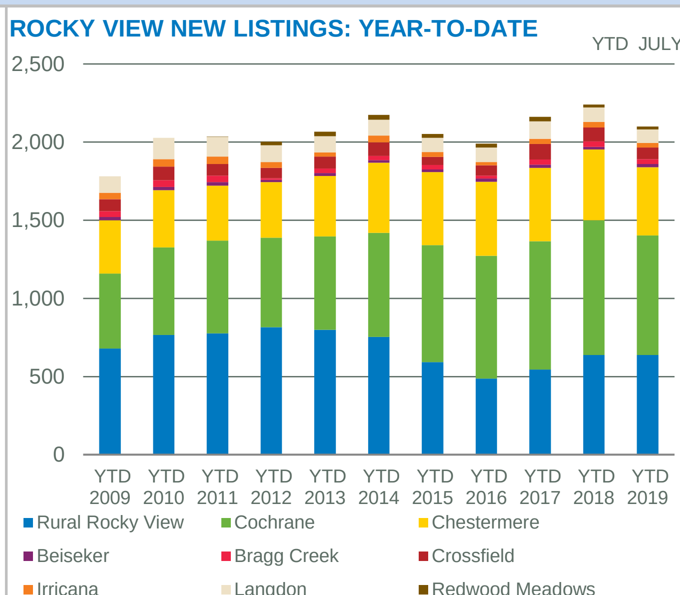
Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE



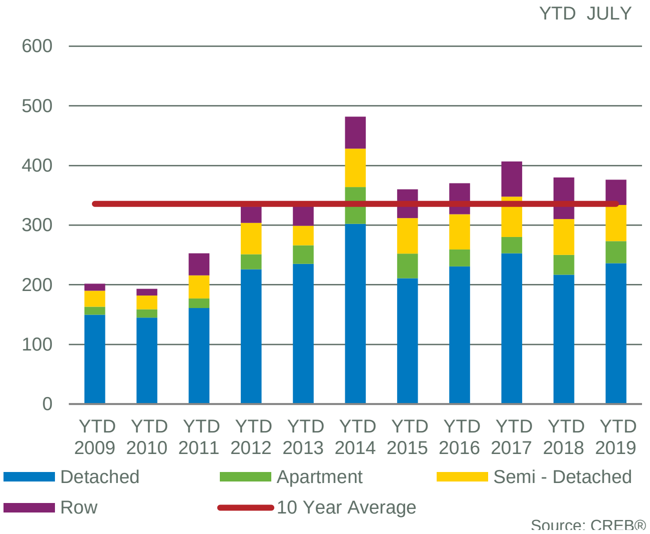
Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

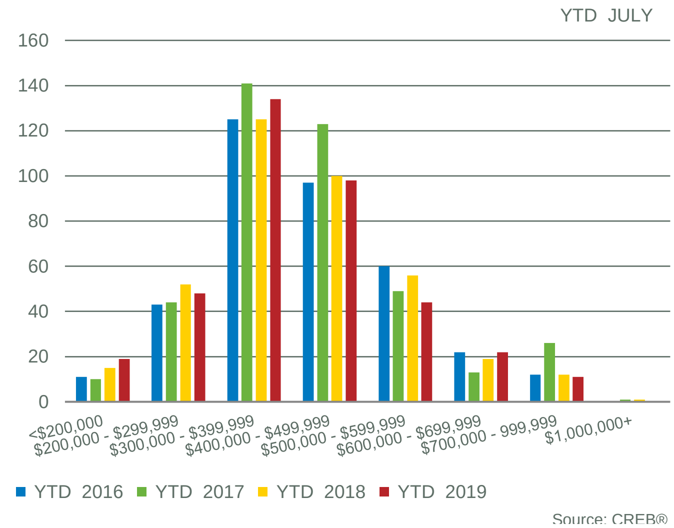


Source: CREB®

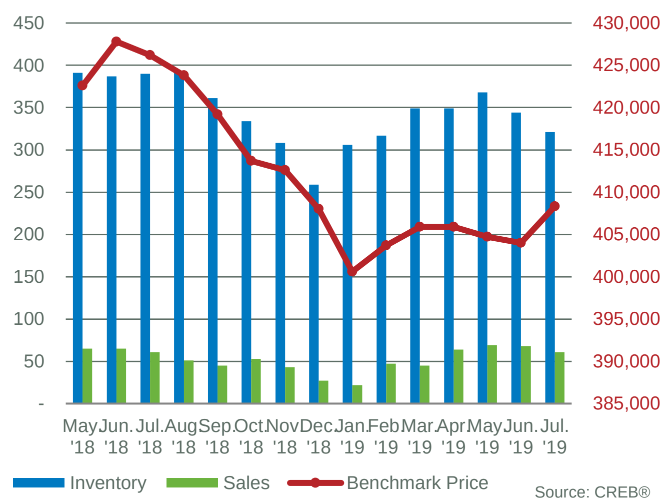
COCHRANE TOTAL SALES



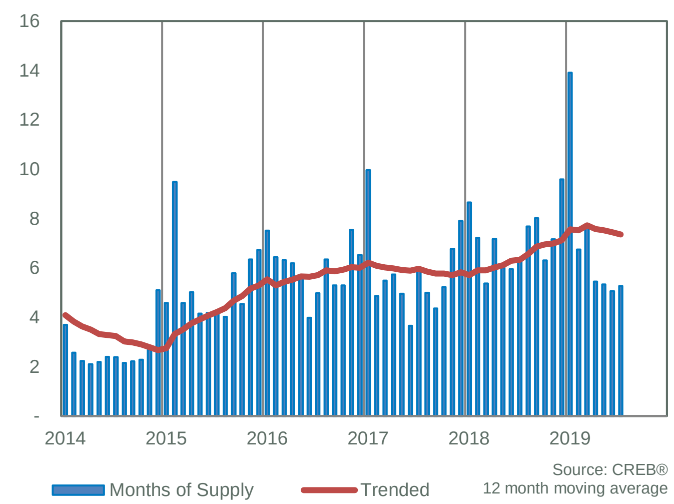
COCHRANE TOTAL SALES BY PRICE RANGE



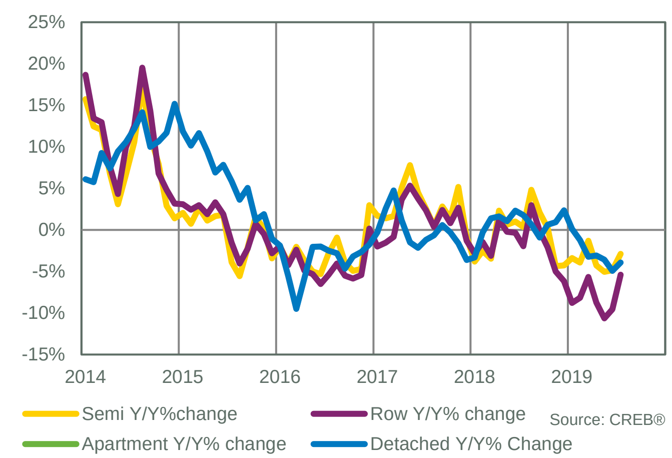
COCHRANE INVENTORY AND SALES



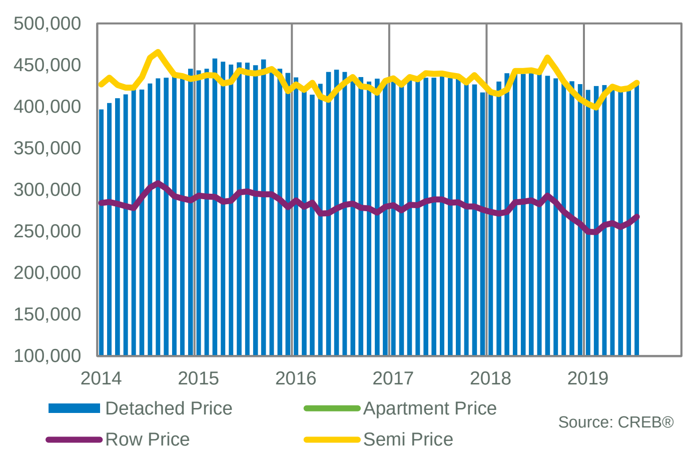
COCHRANE MONTHS OF INVENTORY



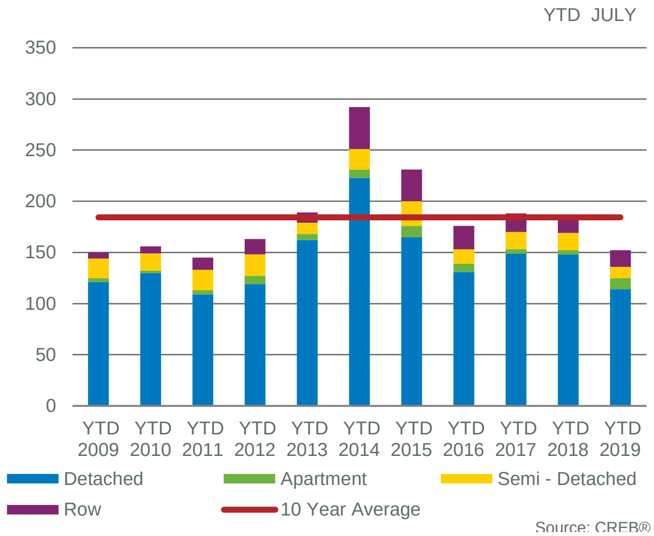
COCHRANE PRICE CHANGE



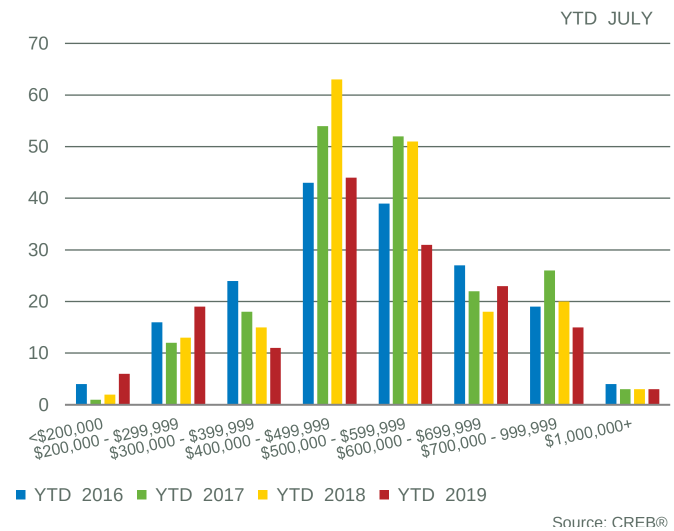
COCHRANE PRICES



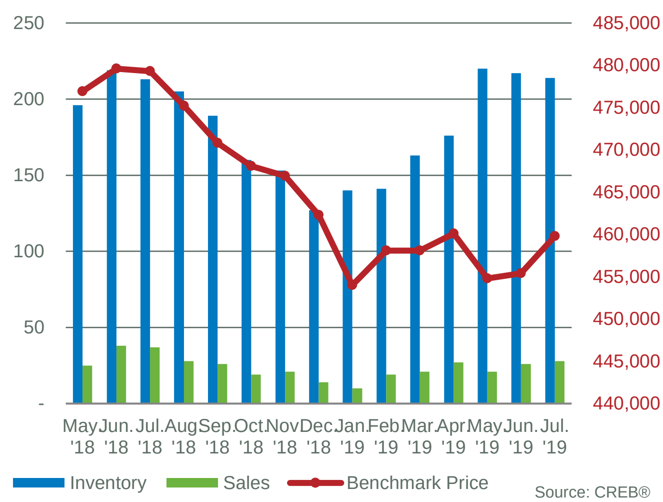
CHESTERMERE TOTAL SALES



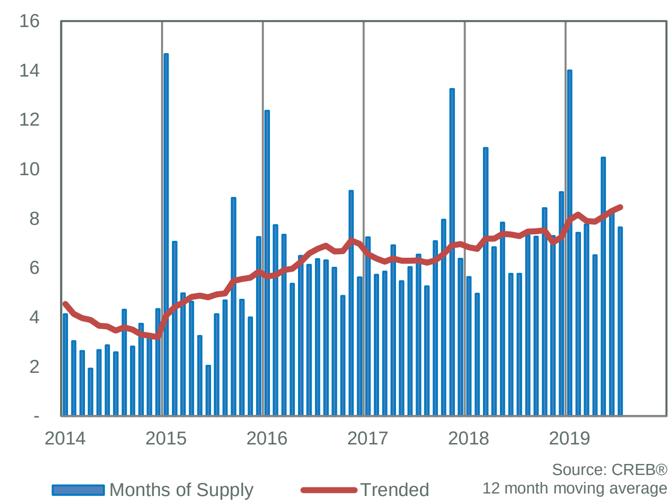
CHESTERMERE TOTAL SALES BY PRICE RANGE



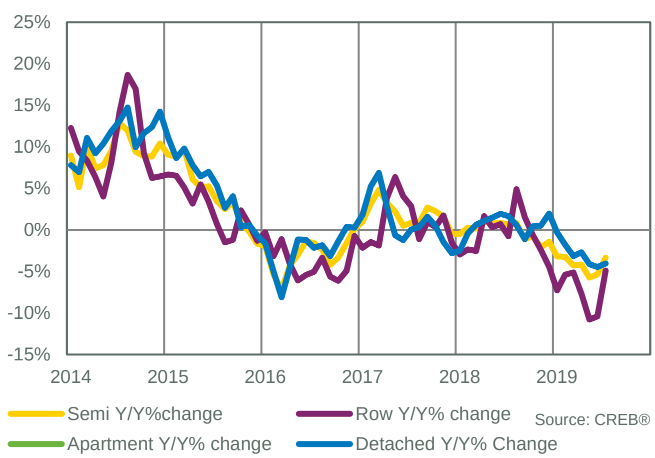
CHESTERMERE INVENTORY AND SALES



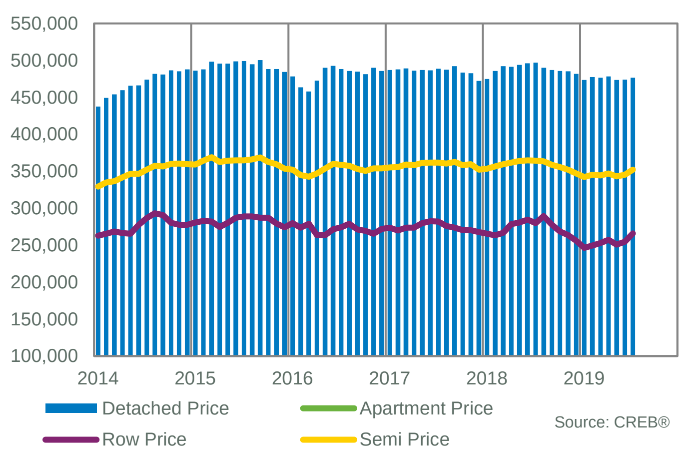
CHESTERMERE MONTHS OF INVENTORY



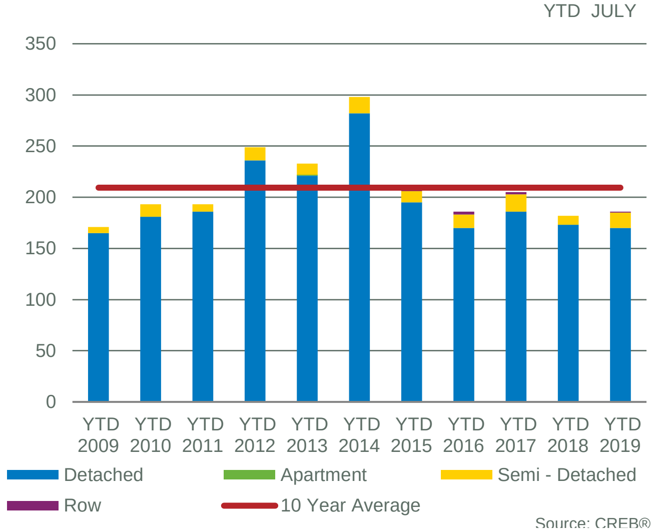
CHESTERMERE PRICE CHANGE



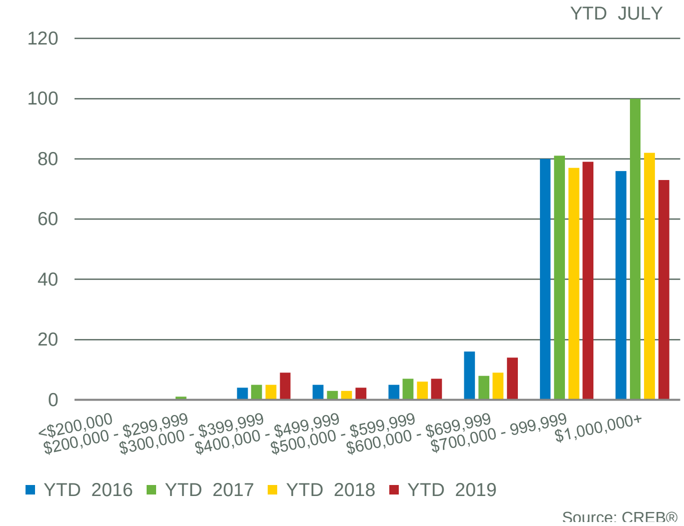
CHESTERMERE PRICES



RURAL ROCKY VIEW TOTAL SALES

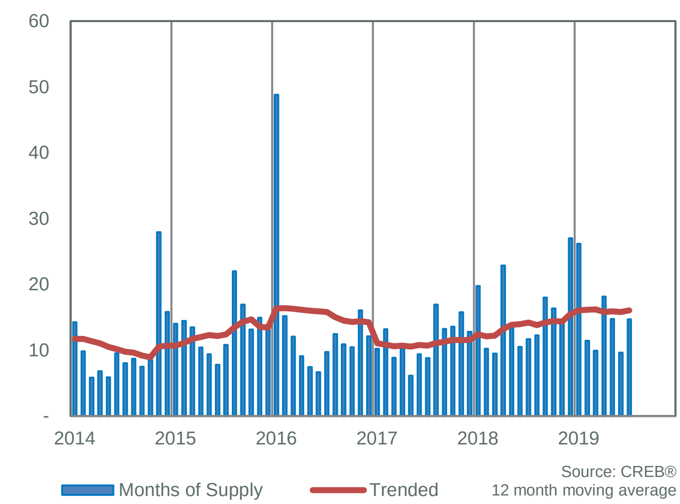


RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE

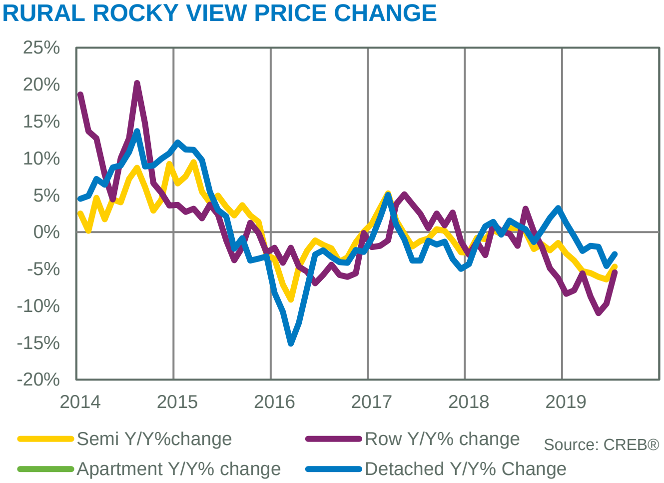


RURAL ROCKY VIEW INVENTORY AND SALES

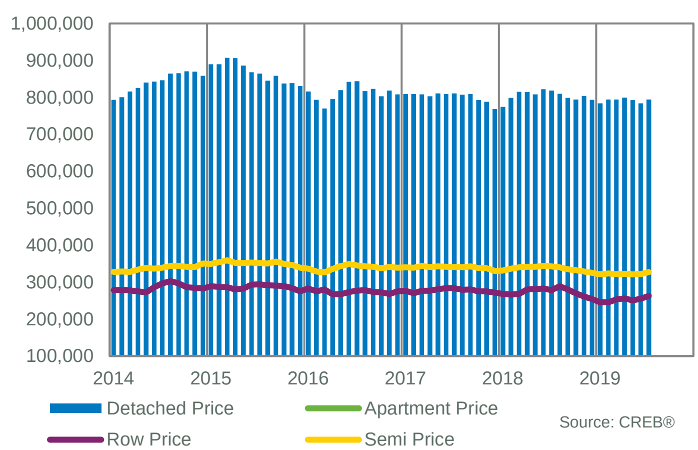
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



RURAL ROCKY VIEW PRICES



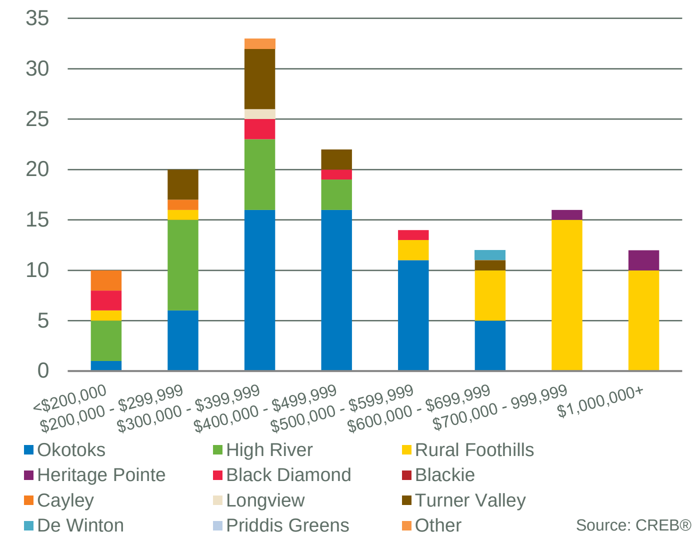
Foothills Region

Jul. 19

July 2019	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	**139**	**200**	**69.50%**	**674**	**4.85**	**369,300**	**521,019**	**429,000**	**100%**
Rural Foothills	34	44	77.27%	230	6.76	444,600	891,603	812,500	24%
Black Diamond	6	9	66.67%	25	4.17	-	330,250	363,000	4%
Blackie	0	0	-	8	-	-	NA	NA	0%
Cayley	3	2	150.00%	3	1.00	-	178,333	195,000	2%
De Winton	1	3	33.33%	7	7.00	-	647,000	647,000	1%
Heritate Pointe	3	8	37.50%	38	12.67	-	1,053,623	1,030,868	2%
High River	23	41	56.10%	131	5.70	315,300	290,864	285,000	16%
Okotoks	55	75	73.33%	232	4.22	415,300	435,738	425,000	39%
Turner Valley	12	12	100.00%	26	2.17	290,400	359,650	341,400	9%
Priddis Greens	1	4	25.00%	14	14.00	-	440,000	440,000	1%
Longview	1	1	100.00%	4	4.00	-	371,500	371,500	1%
Other	1	2	50.00%	13	13.00	-	371,500	371,500	1%

SALES BY PRICE RANGE

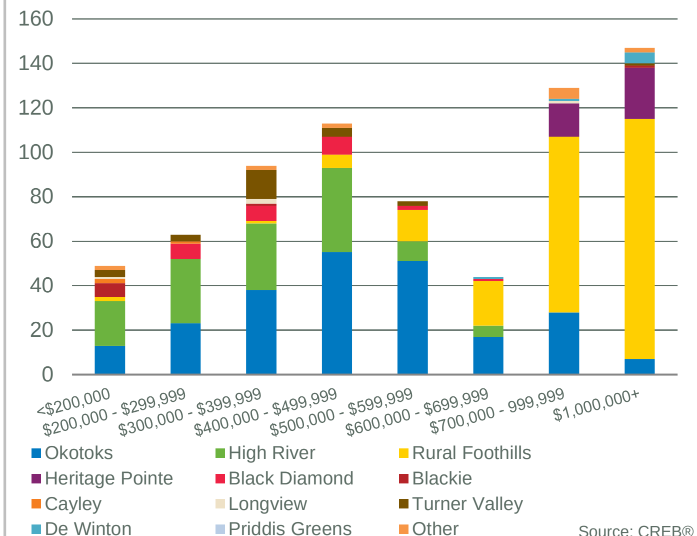
JULY



Source: CREB®

INVENTORY BY PRICE RANGE

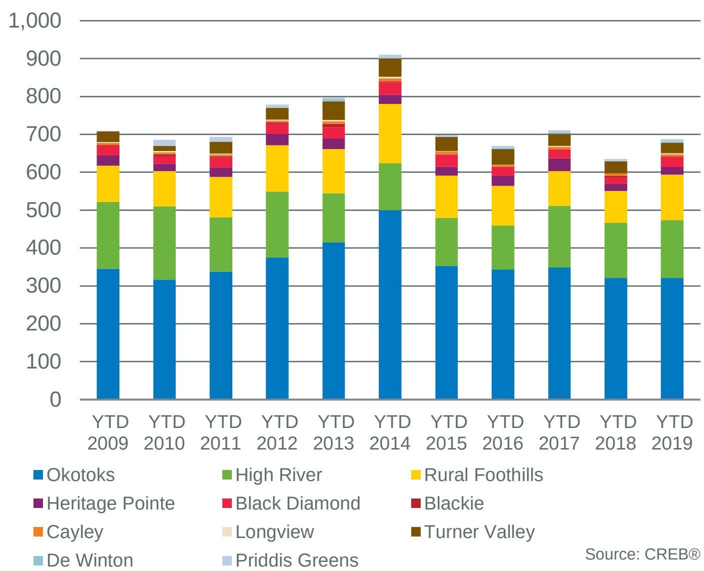
JULY



Source: CREB®

FOOTHILLS SALES: YEAR-TO-DATE

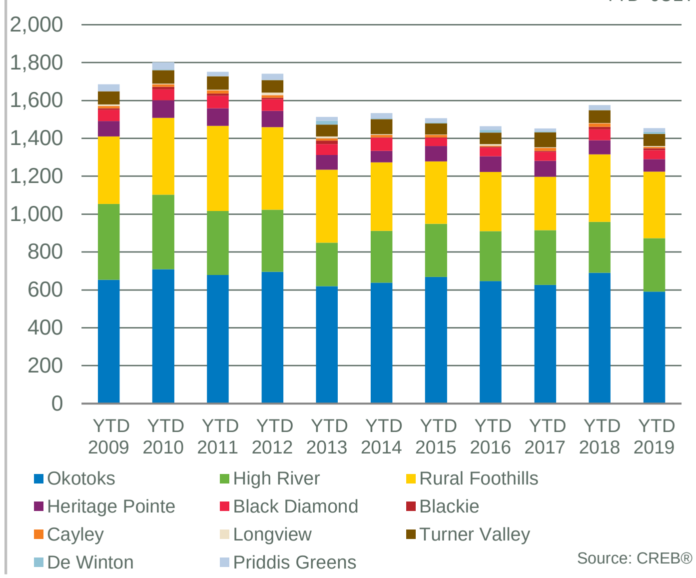
YTD JULY



Source: CREB®

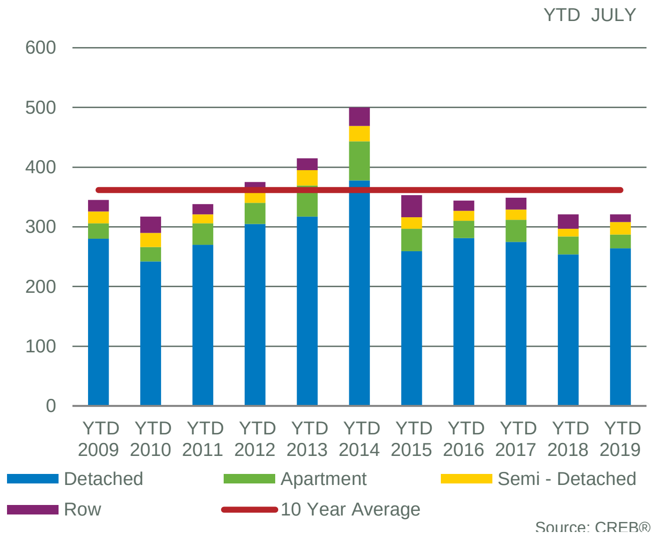
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD JULY

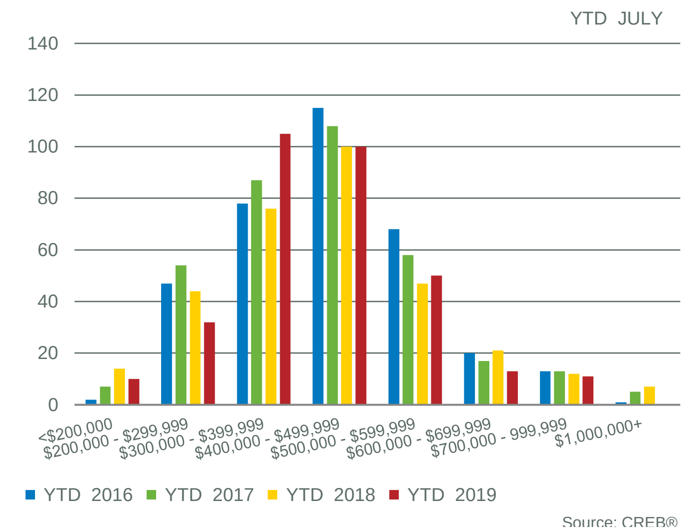


Source: CREB®

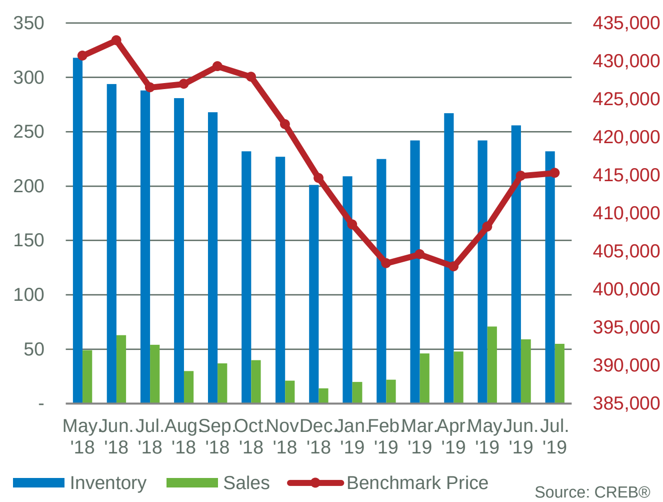
OKOTOKS TOTAL SALES



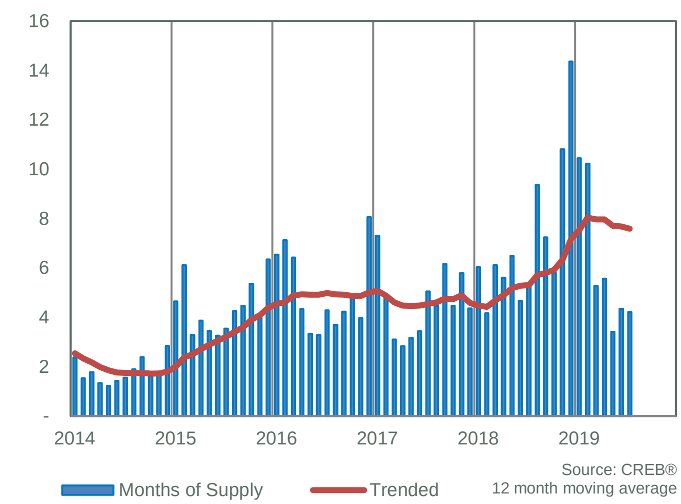
OKOTOKS TOTAL SALES BY PRICE RANGE



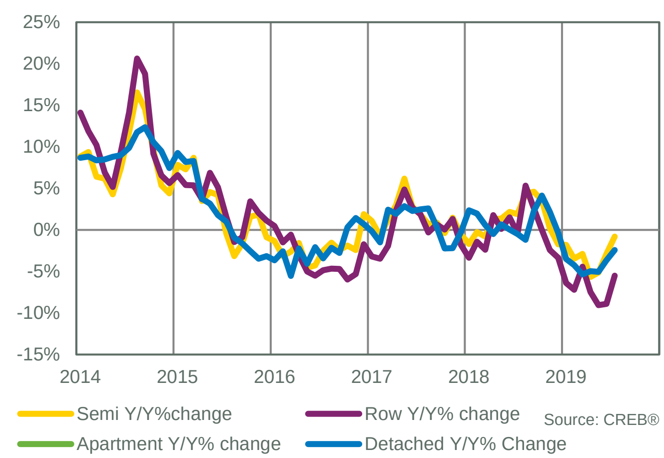
OKOTOKS INVENTORY AND SALES



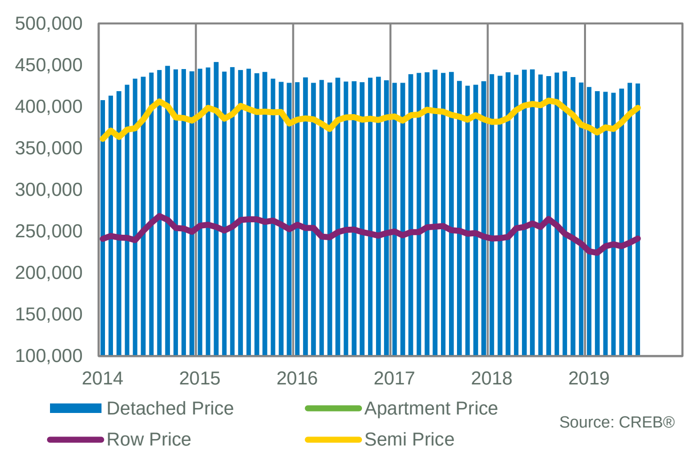
OKOTOKS MONTHS OF INVENTORY



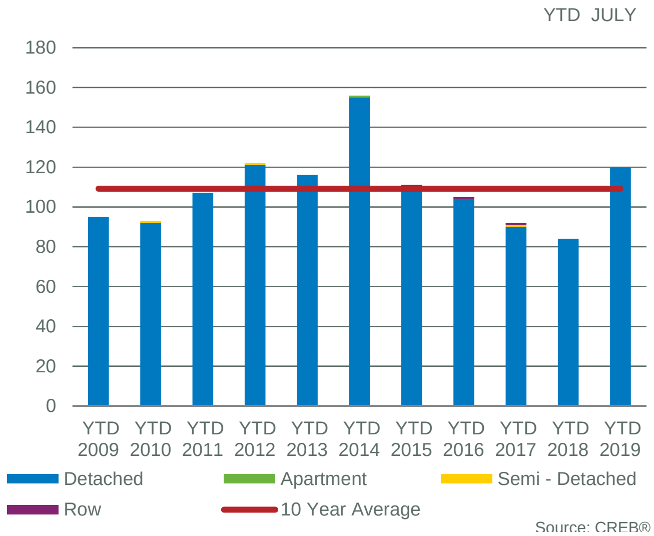
OKOTOKS PRICE CHANGE



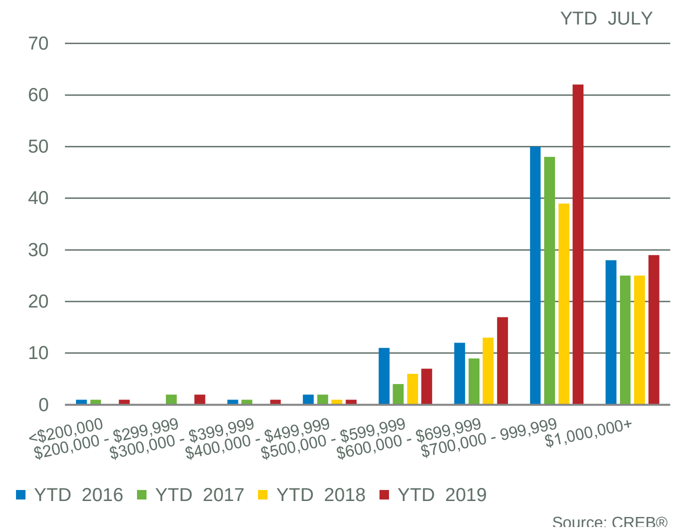
OKOTOKS PRICES



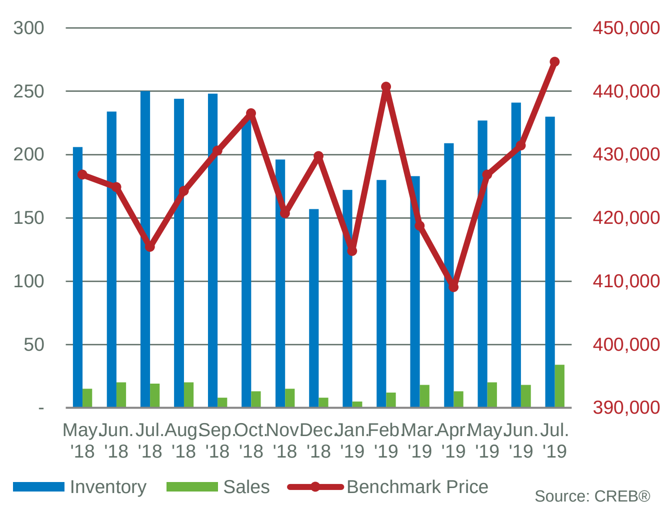
RURAL FOOTHILLS TOTAL SALES



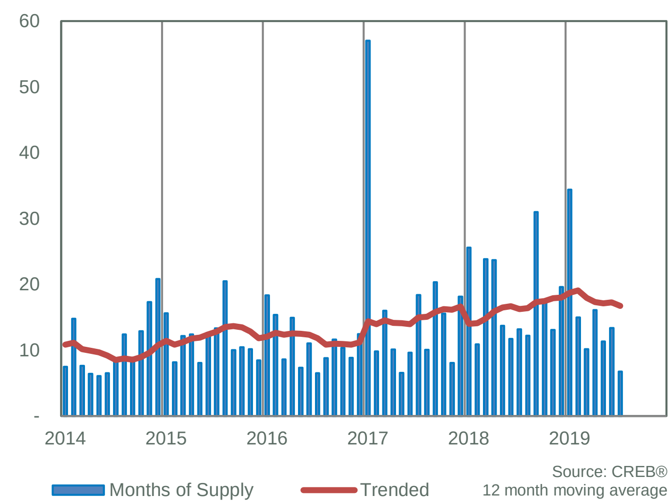
RURAL FOOTHILLS TOTAL SALES BY PRICE RANGE



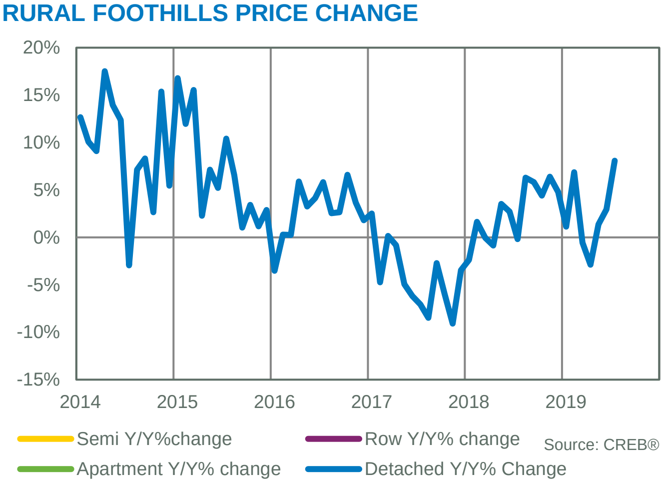
RURAL FOOTHILLS INVENTORY AND SALES



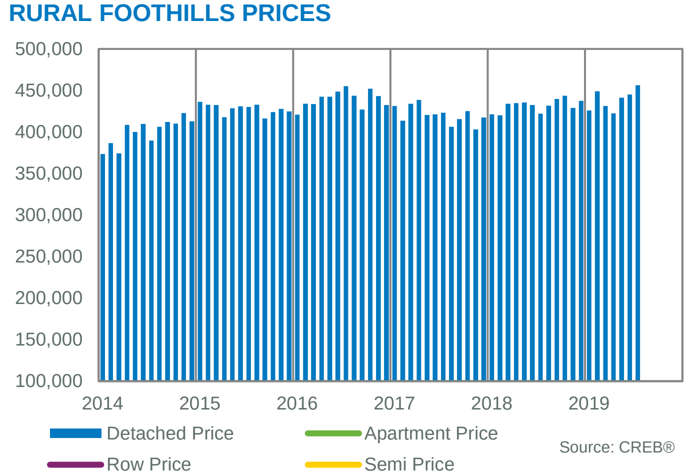
RURAL FOOTHILLS MONTHS OF INVENTORY



RURAL FOOTHILLS PRICE CHANGE



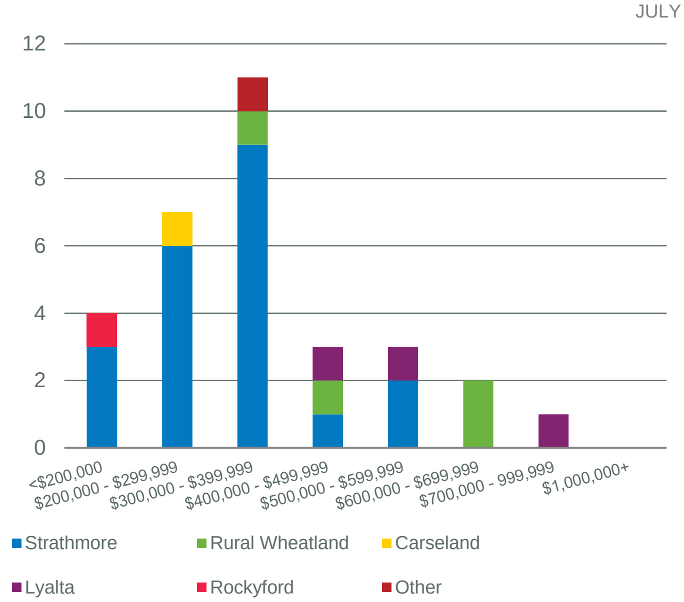
RURAL FOOTHILLS PRICES



July 2019	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*	**31**	**60**	**51.67%**	**277**	**8.94**	**207,600**	**359,735**	**342,500**	**97%**
Rural Wheatland*	4	9	44.44%	63	15.75	207,600	527,500	540,000	13%
Carseland*	1	0	-	2	2.00	-	239,750	239,750	3%
Lyalta*	3	4	75.00%	16	5.33	-	547,333	512,000	10%
Rockyford*	1	3	33.33%	5	5.00	-	161,000	161,000	3%
Strathmore	21	41	51.22%	168	8.00	335,500	318,193	305,000	68%
Gleichen	0	0	-	4	-	-	NA	NA	0%
Other*	1	3	33.33%	23	23.00	-	317,000	317,000	3%

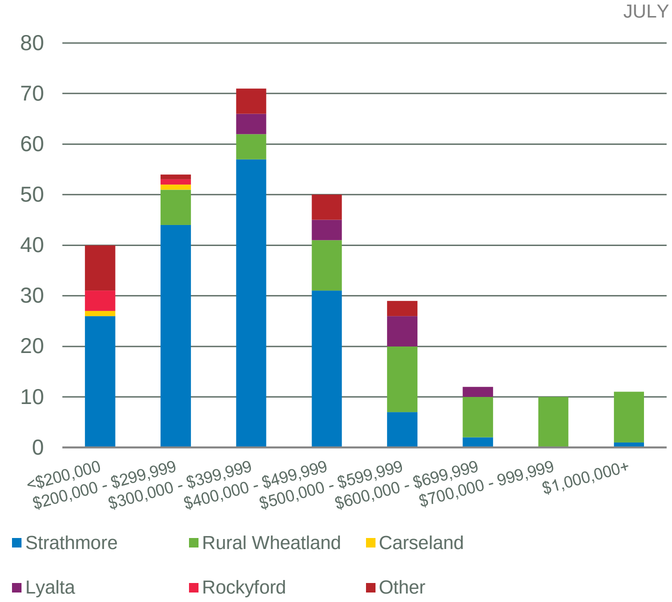
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



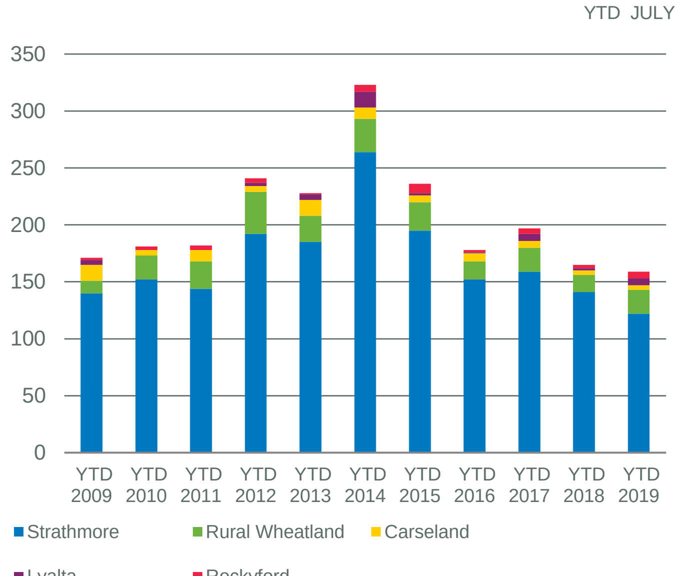
Source: CREB®

INVENTORY BY PRICE RANGE



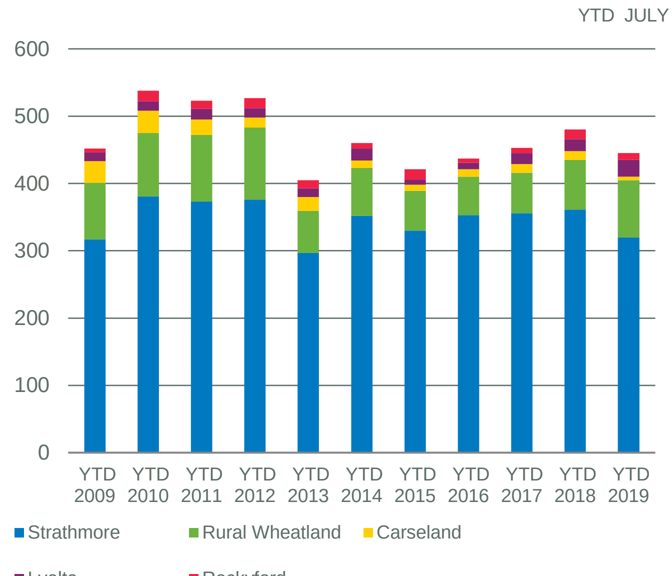
Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE



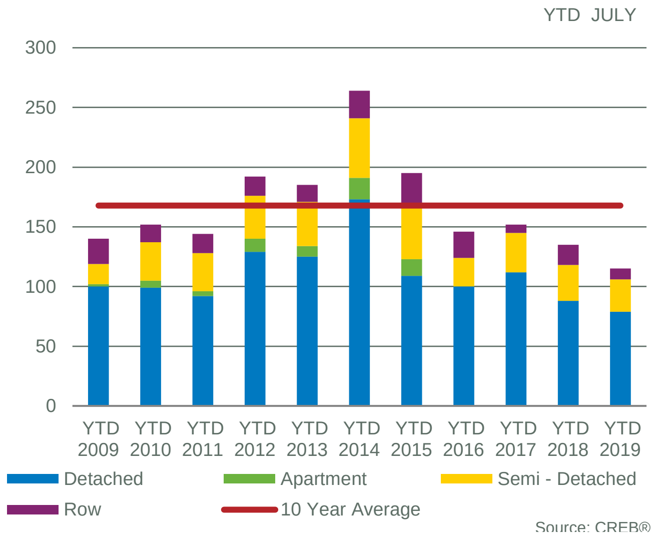
Source: CREB®

WHEATLAND NEW LISTINGS: YEAR-TO-DATE

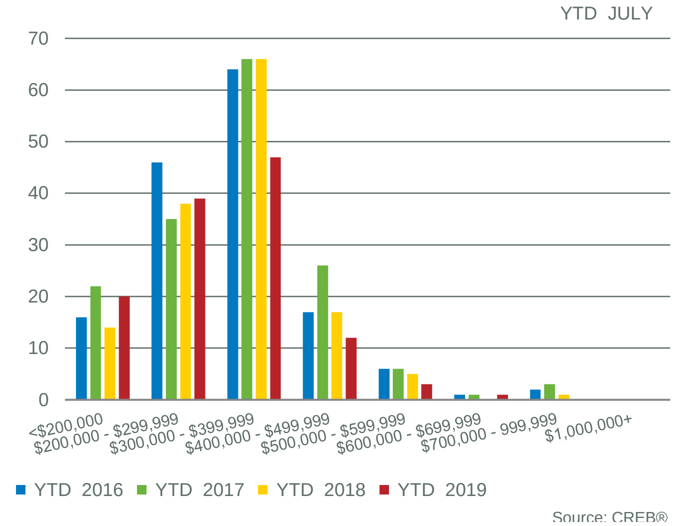


Source: CREB®

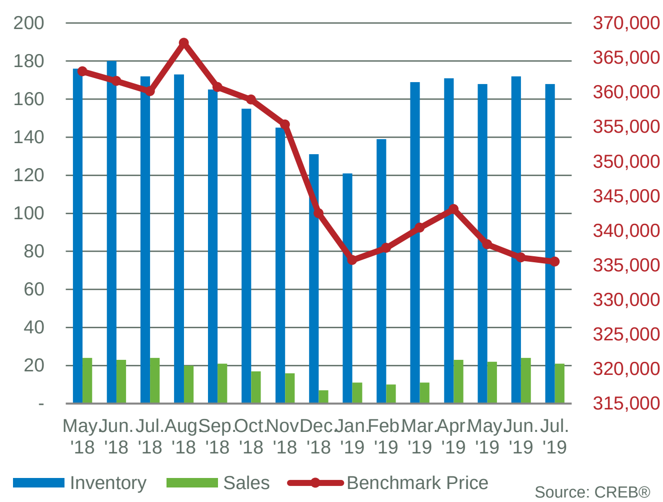
STRATHMORE TOTAL SALES



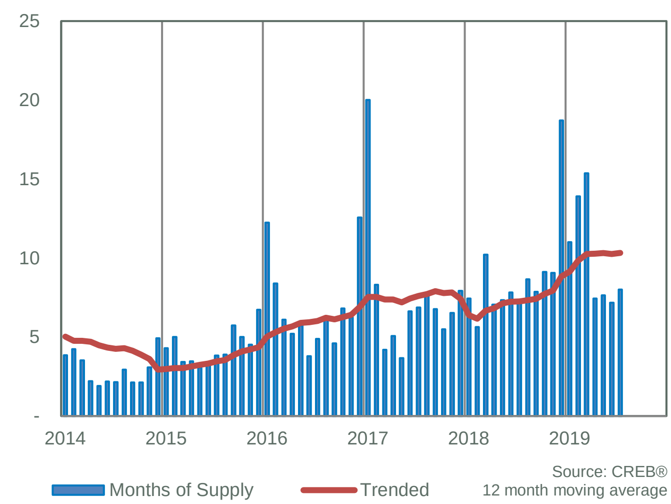
STRATHMORE TOTAL SALES BY PRICE RANGE



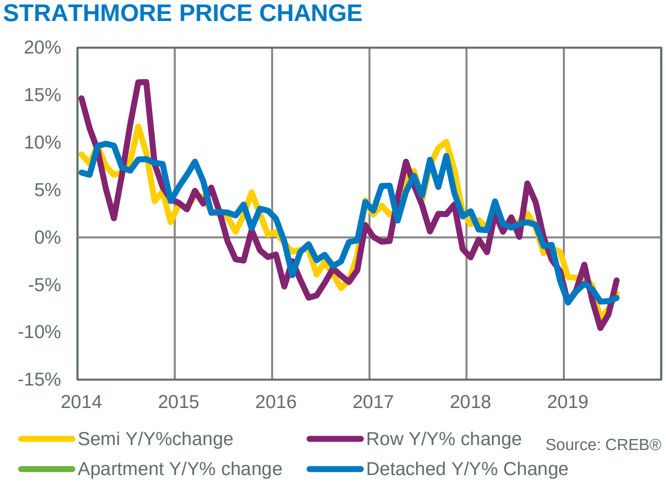
STRATHMORE INVENTORY AND SALES



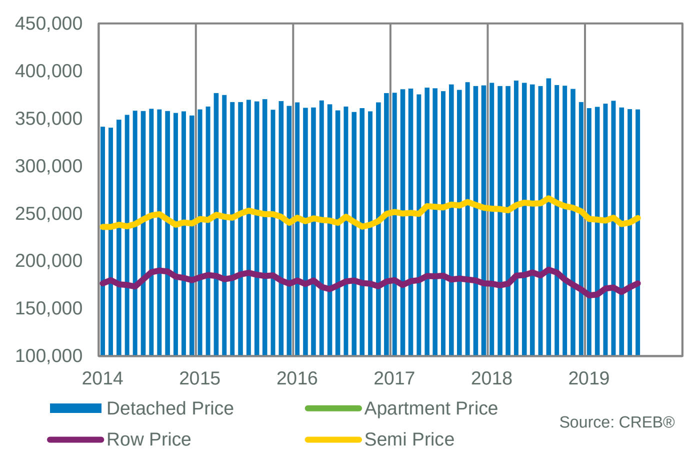
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



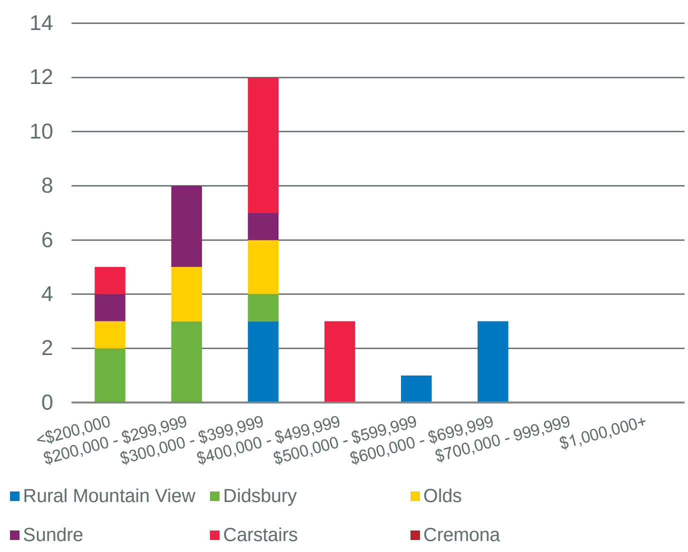
STRATHMORE PRICES



July 2019	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*	**32**	**90**	**35.56%**	**443**	**13.84**	**308,500**	**344,022**	**335,750**	**100%**
Rural Mountain View*	7	28	25.00%	124	17.71	274,800	517,143	552,500	22%
Carstairs	9	15	60.00%	64	7.11	317,100	370,100	385,000	28%
Cremona	0	1	0.00%	8	-	-	NA	NA	0%
Didsbury	6	14	42.86%	45	7.50	297,800	230,317	232,500	19%
Olds*	5	17	29.41%	126	25.20	339,400	272,980	270,000	16%
Sundre*	5	13	38.46%	69	13.80	268,800	262,200	245,500	16%
Other*	0	2	0.00%	7	-	-	NA	NA	0%

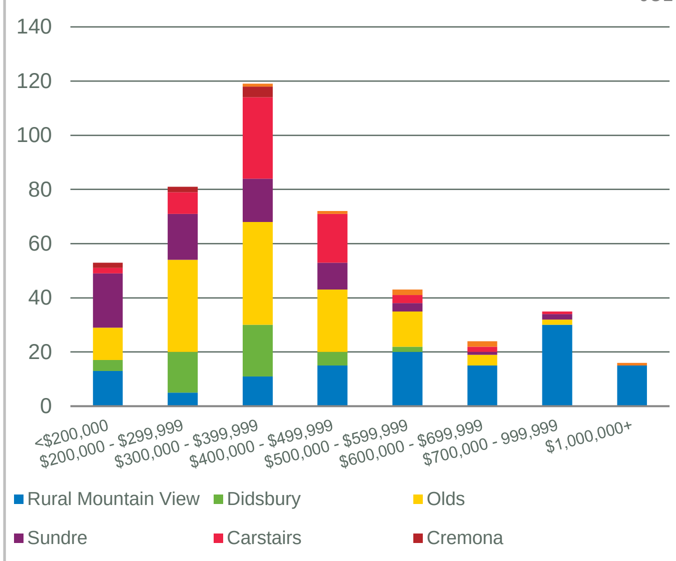
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



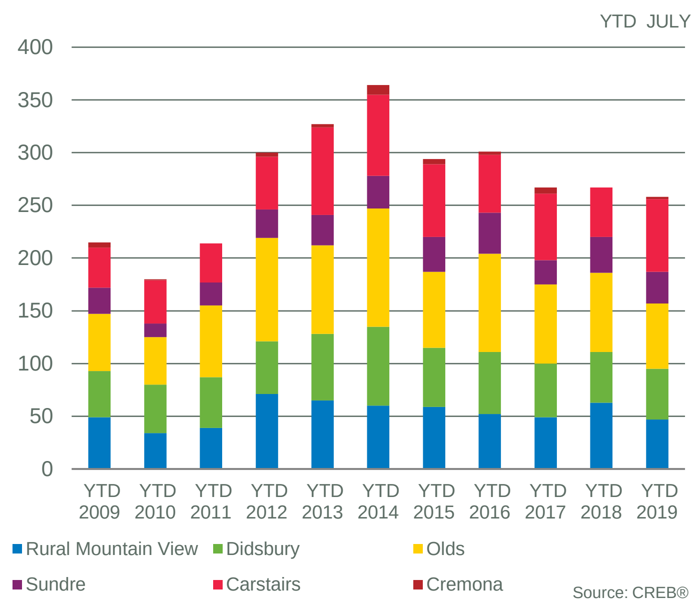
Source: CREB®

INVENTORY BY PRICE RANGE



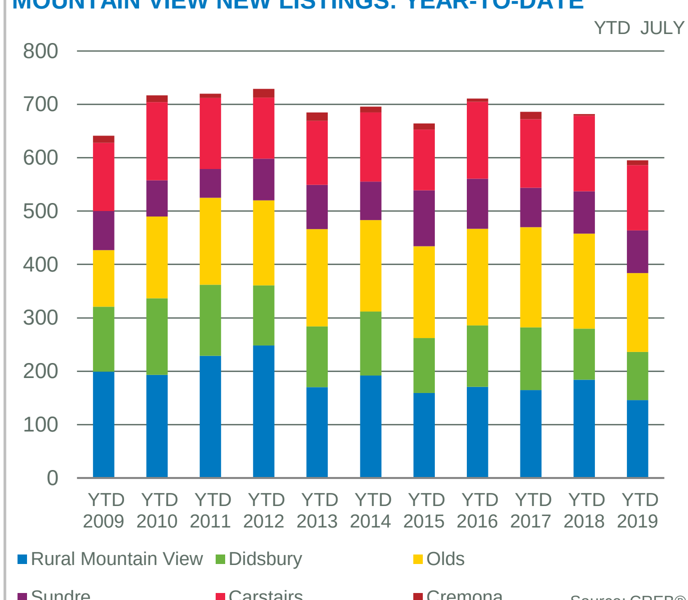
Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE



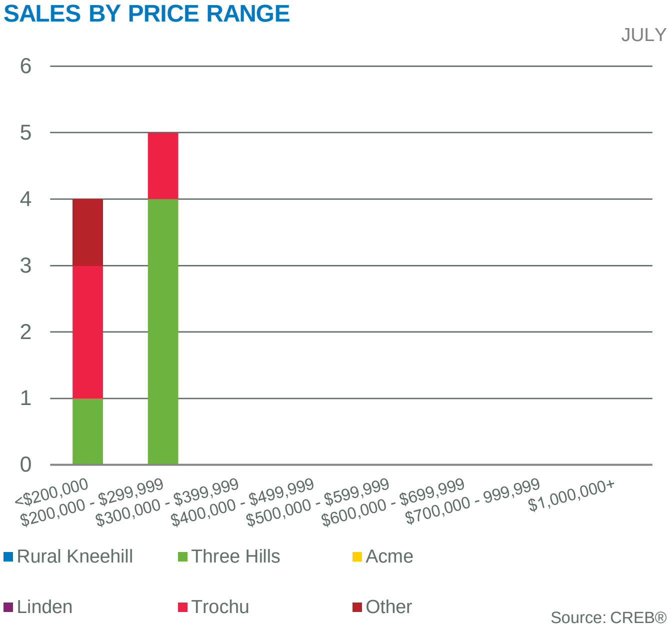
Source: CREB®

Jul. 19

July 2019	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*	**9**	**10**	**90.00%**	**95**	**10.56**	**180,700**	**193,222**	**200,000**	**89%**
Rural Kneehill*	0	3	0.00%	14	-	180,700	NA	NA	0%
Acme*	0	1	0.00%	8	-	-	NA	NA	0%
Linden*	0	2	0.00%	8	-	-	NA	NA	0%
Three Hills*	5	3	166.67%	25	5.00	-	220,800	247,500	56%
Torrington*	0	0	-	4	-	-	NA	NA	0%
Trochu*	3	1	300.00%	18	6.00	-	165,000	165,000	33%
Other*	1	0	-	22	22.00	-	140,000	140,000	11%

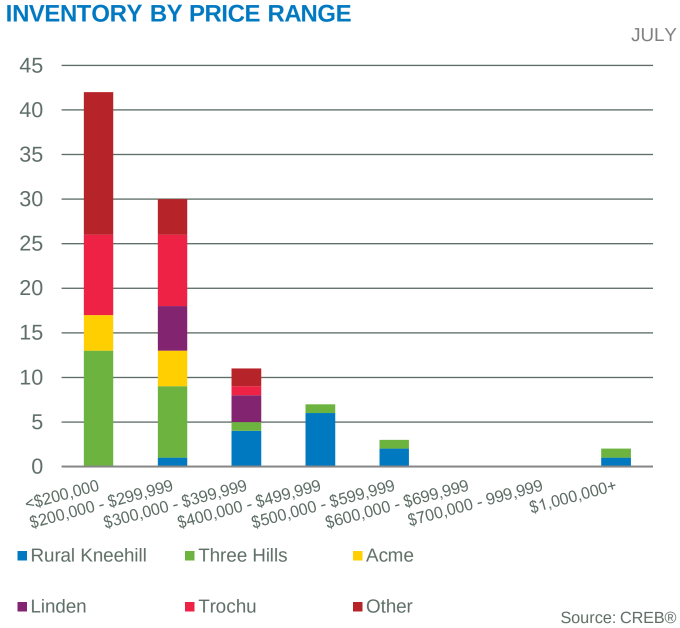
Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



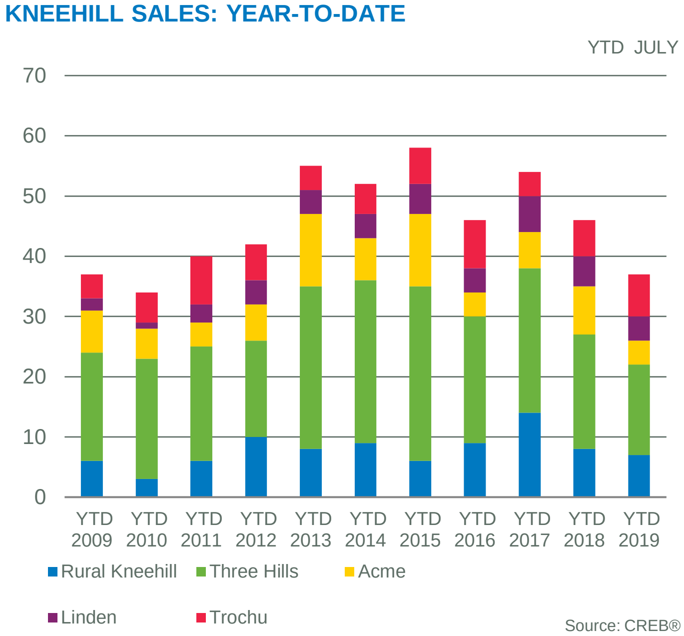
Source: CREB®

INVENTORY BY PRICE RANGE



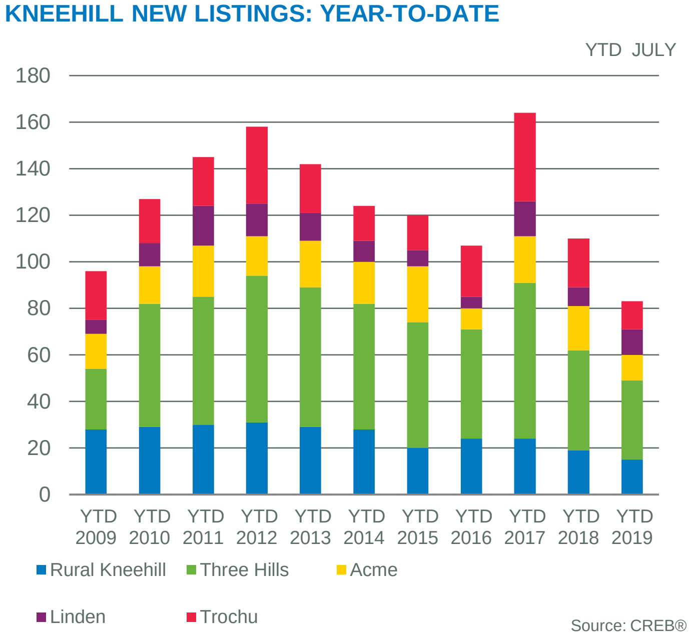
Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

July 2019	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*	12	18	66.67%	124	10.33	199,300	227,042	230,500	100%
Rural Willow Creek*	0	3	0.00%	26	-	198,600	NA	NA	0%
Claresholm*	6	11	54.55%	51	8.50	-	239,583	277,250	50%
Nanton*	5	3	166.67%	30	6.00	-	235,400	240,000	42%
Stavely*	1	1	100.00%	11	11.00	-	110,000	110,000	8%
Other*	0	0	-	6	-	-	NA	NA	0%

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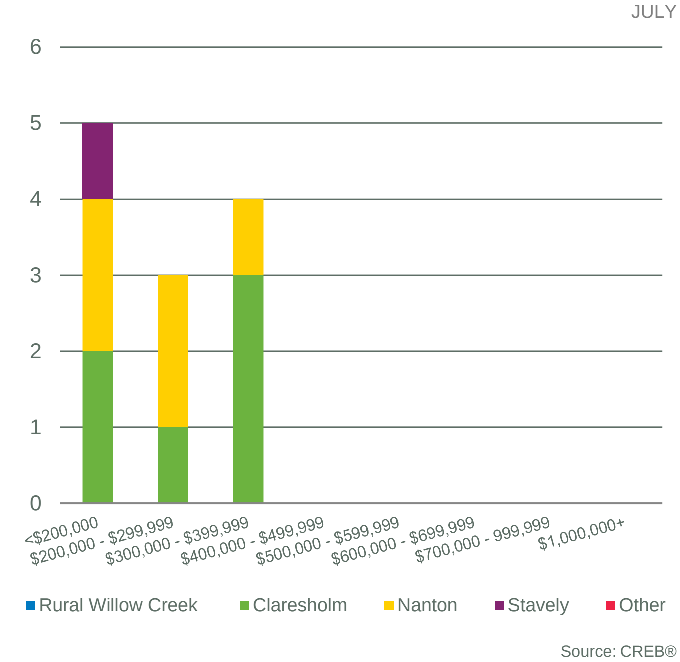
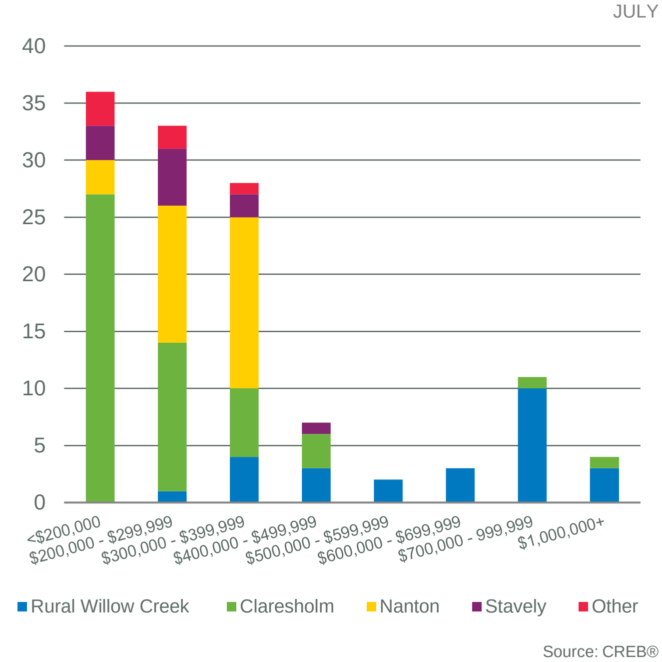
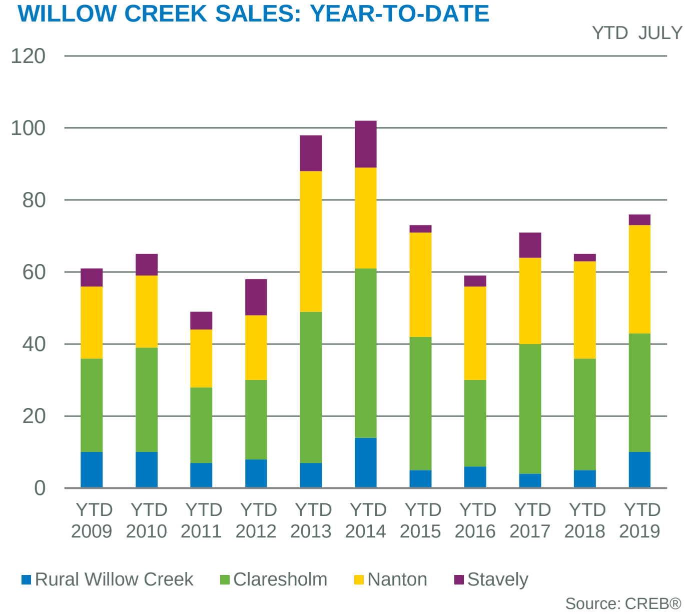
SALES BY PRICE RANGE



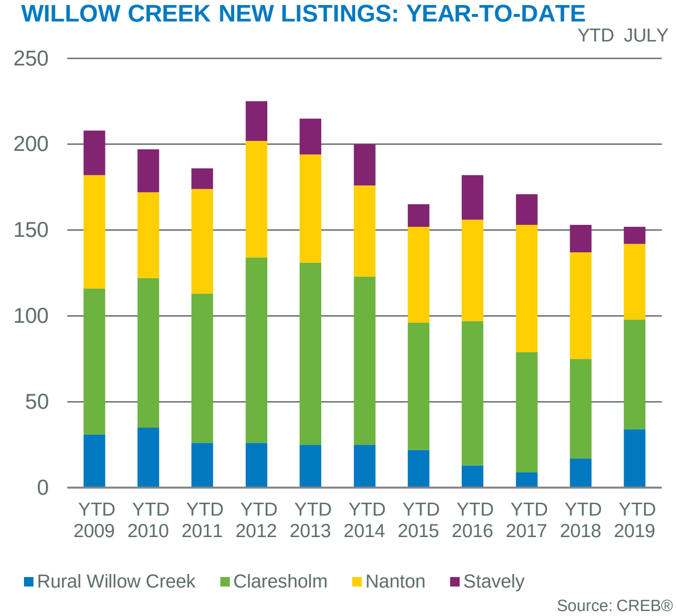
INVENTORY BY PRICE RANGE



WILLOW CREEK SALES: YEAR-TO-DATE



WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



July 2019	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*	**11**	**10**	**110.00%**	**111**	**10.09**	**232,900**	**229,727**	**165,000**	**100%**
Rural Vulcan*	5	4	125.00%	51	10.20	-	363,800	260,000	45%
Vulcan*	4	5	80.00%	33	8.25	-	137,500	150,000	36%
Carmangay*	0	0	-	7	-	-	NA	NA	0%
Champion*	0	0	-	5	-	-	NA	NA	0%
Other*	2	1	200.00%	15	7.50	-	79,000	79,000	18%

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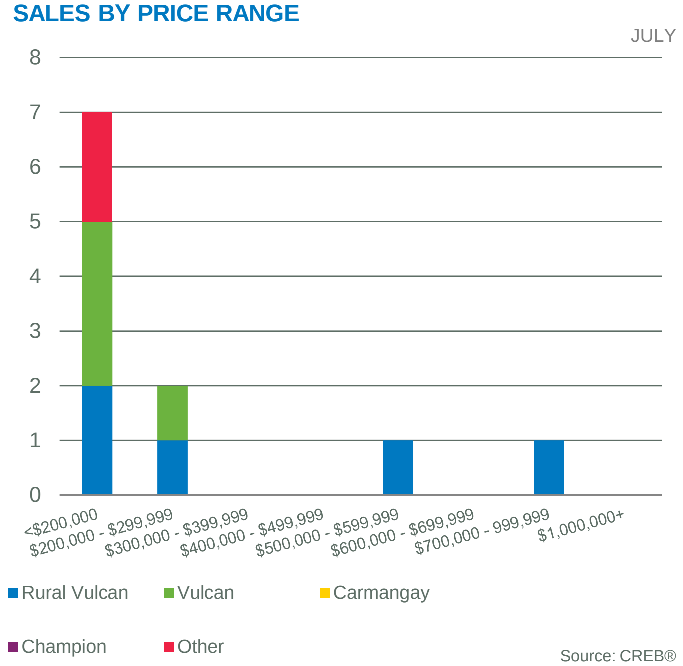
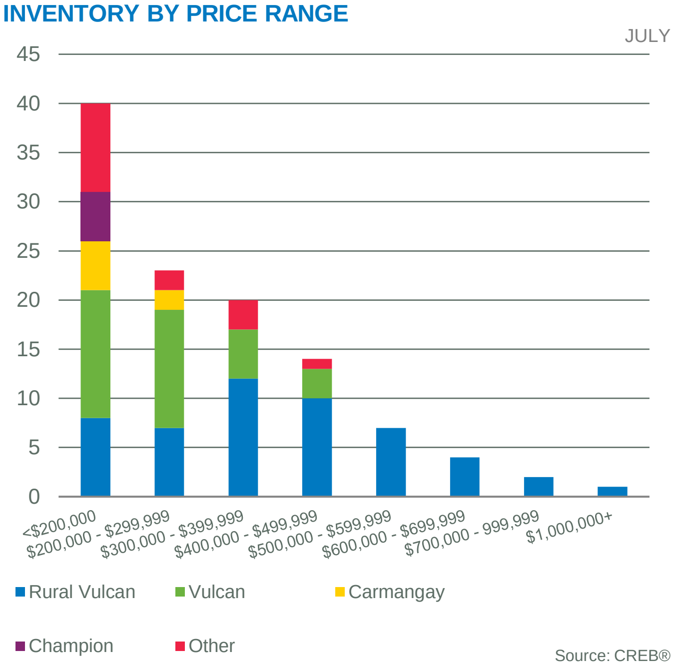
SALES BY PRICE RANGE



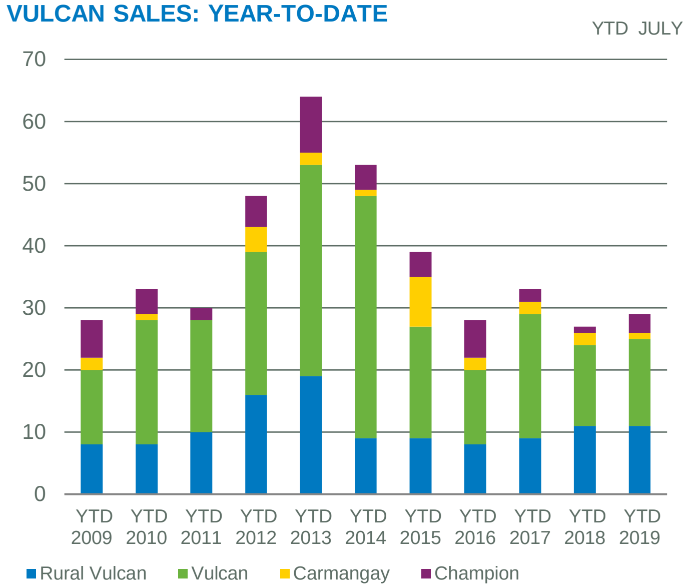
Source: CREB®

INVENTORY BY PRICE RANGE



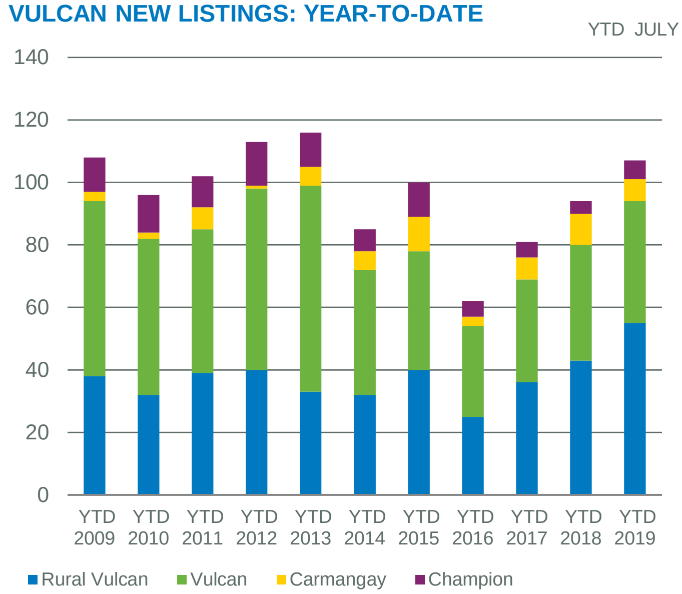
Source: CREB®

VULCAN SALES: YEAR-TO-DATE



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

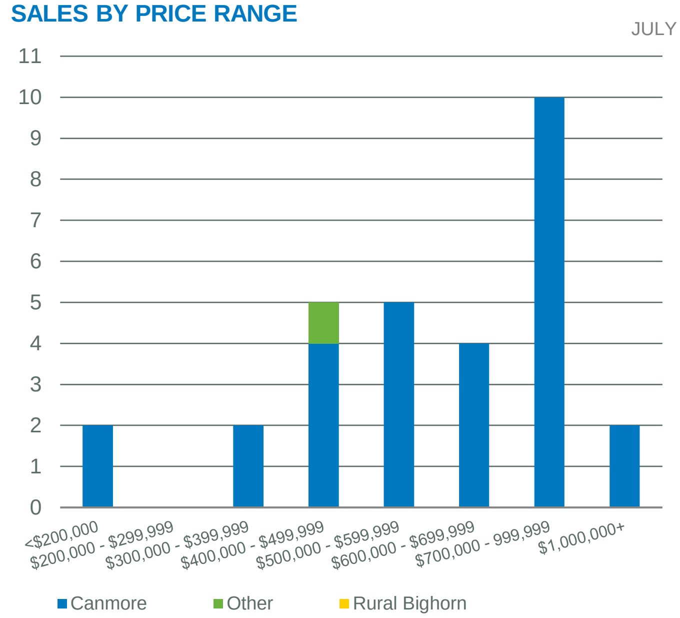


Source: CREB®

July 2019	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*	**30**	**44**	**68.18%**	**150**	**5.00**	**770,600**	**655,747**	**608,250**	**100%**
Rural Bighorn*	0	0	-	9	-	-	NA	NA	0%
Canmore*	29	42	69.05%	129	4.45	-	663,337	615,000	97%
Other*	1	2	50.00%	12	12.00	-	435,645	435,645	3%

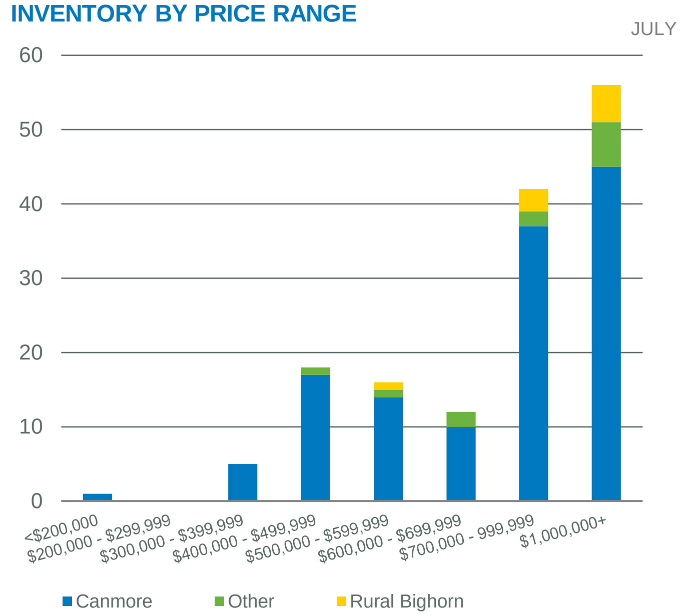
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



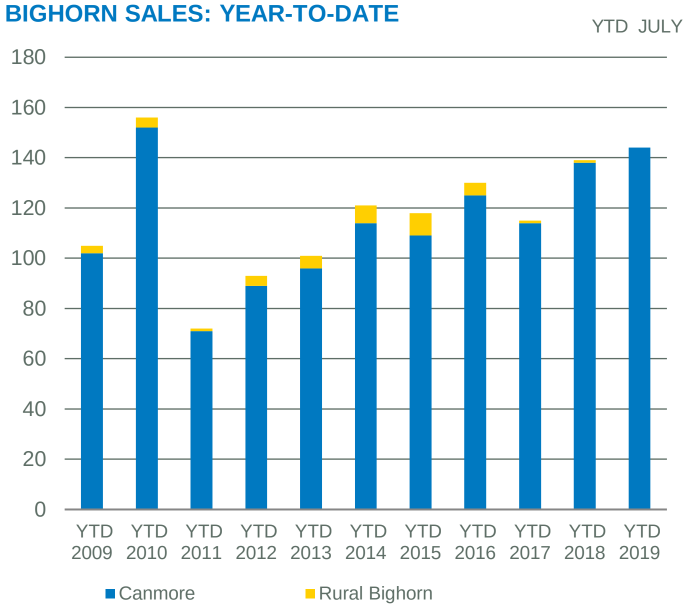
Source: CREB®

INVENTORY BY PRICE RANGE



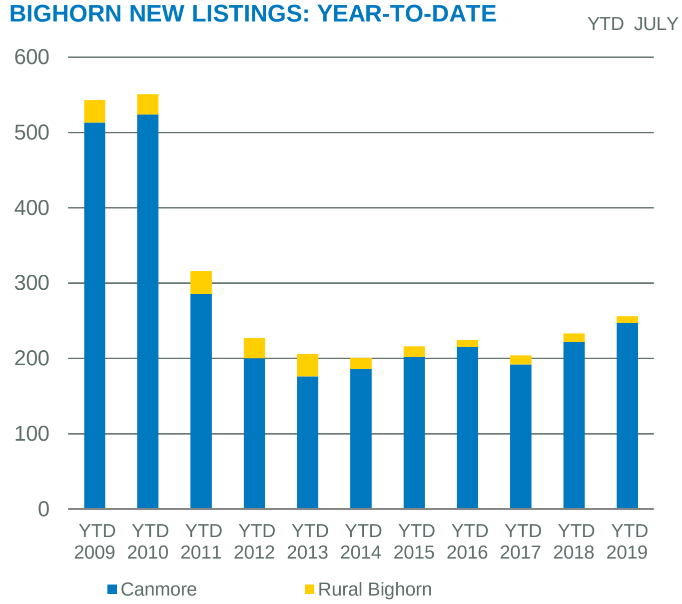
Source: CREB®

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.