

**SINGLE FAMILY LEADS CALGARY HOUSING GROWTH**

*New listings at a good price generating a lot of activity*

**Calgary, April 2, 2012** – City of Calgary residential sales continued to rise in March 2012, reaching 2,167 units, an increase of 12.6 per cent over last March.

“The rise in activity is related to the continued improvement of our economy and consumer confidence, as some concerns regarding the global economy have eased,” says Ann-Marie Lurie, CREB® chief economist.

After the first quarter of 2012, sales are up by 7.3 per cent over the same time last year. While the increase is significant, when compared to historic activity, residential sales continue to remain below the long-term trend. Monthly new listings remain slightly lower than last year, whereas year-to-date figures show 7.2 per cent fewer listings have come onto the market in the first quarter of this year.

“While the number of listings for the first quarter of 2012 remains low compared to last year, the level of decline has lessened,” says Bob Jablonski, president of CREB®; “therefore pointing to the fact that those people who have been on the fence are starting to list their homes, and this trend is expected to continue.”

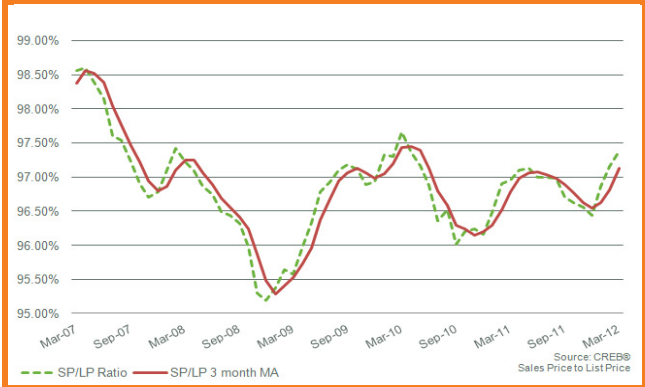
The year-over-year decline in new listings, combined with improving sales, has pushed down inventory levels to 5,092 units from 5,866 last year, as well as months of supply. However, as Jablonski notes, “it is not uncommon for the months of supply to decline in March as we transition from the winter season to the spring season.”

Recently, the tightening supply has brought about much discussion of multiple offers on houses. “It is important to note that multiple offers can happen during any market with a well-priced listing or a unique property,” says Jablonski. “New listings coming onto the market at a good price are generating a lot of activity, but year-over-year index price growth for the typical home in Calgary in March was 2.9 per cent, which is considered a normal range. Also, the sales-price to list-price ratio does not reflect levels recorded during the peak of the market, when there were supply shortages,” Jablonski adds.

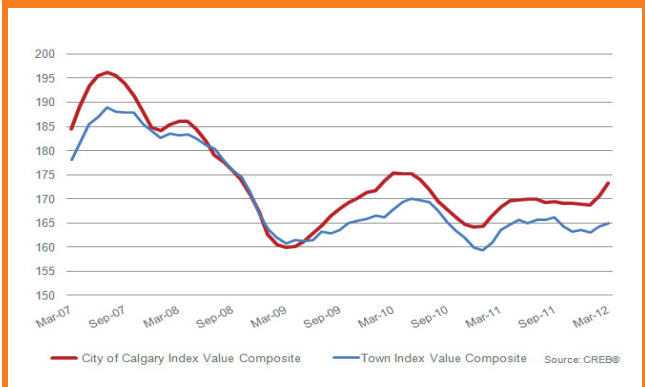
Single family homes continue to record strong activity, with sales increasing by 10.3 per cent at the end of the first quarter. Meanwhile, quarter totals for listings of single-family homes remain 8.3 per cent lower, resulting in a tightening of supply. The benchmark price reached \$433,500, while the MLS® Home Price Index points towards a price growth of 3.6 per cent compared to last year.

The apartment condominium market continues to exhibit lower sales, with 782 sales recorded in the first quarter of 2012, a decline of 2.1 per cent compared to last year. However, March sales activity did post a 7.2 per cent gain over last year and is closer in line with typical March sales in this sector. New listings recorded a

**CALGARY SALES PRICE TO LIST PRICE**



**INDEX VALUE COMPARISON**



year-over-year improvement of 9.1 per cent for the month of March, but still remain 2.3 per cent lower than last year at the end of the first quarter. Despite the monthly rise in new listings, inventories continue to decline. Overall market conditions continue to favour the buyer.

The condominium apartment and townhouse benchmark price for the month of March was \$247,800 and \$293,600, respectively. While the apartment index price has remained relatively stable compared to last year, the condominium townhouse index recorded a modest improvement of 1.96 per cent over last year.

“The single family market continues to lead the housing growth in both sales activity and pricing, and the condominium market appears to have turned the corner as well,” Jablonski concludes. “Overall, the Calgary real estate market continues to move in the right direction, with all indicators pointing towards stable growth and a move towards typical levels of activity.”

CREB® SUMMARY STATISTICS

	Mar-11	Mar-12	YY % Change	2011YTD	2012YTD	YY % Change
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,304	2,701	17.23%	5,556	6,184	11.30%
Total Sales Volume	\$949,334,255	\$1,142,912,646	20.39%	\$2,278,860,266	\$2,574,011,689	12.95%
New Listings	4,544	4,754	4.62%	12,376	12,134	-1.96%
Active Listings	9,309	8,650	-7.08%	N/A	N/A	
Sales to New Listings Ratio	0.51	0.57	12.05%	0.45	0.51	13.52%
Sales \$ / List \$	96.93%	97.24%	0.31%	96.73%	97.05%	0.31%
Average DOM	48	48	0.32%	53	55	3.77%
Average Price	\$412,037	\$423,144	2.70%	\$410,162	\$416,237	1.48%
Benchmark Price	\$364,100	\$378,700	4.01%			
Index	168	172	2.62%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,924	2,167	12.63%	4,631	4,970	7.32%
Total Sales Volume	\$783,476,535	\$915,030,280	16.79%	\$1,895,651,368	\$2,070,893,617	9.24%
New Listings	3,416	3,352	-1.87%	9,449	8,765	-7.24%
Active Listings	5,866	5,092	-13.19%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.65	14.78%	0.49	0.57	15.70%
Sales \$ / List \$	96.96%	97.38%	0.43%	96.83%	97.19%	0.37%
Average DOM	42	42	-0.01%	47	48	2.13%
Average Price	\$407,212	\$422,257	3.69%	\$409,340	\$416,679	1.79%
Benchmark Price	\$369,300	\$385,000	4.25%			
Index	168	173	2.85%			
<b>CREB® TOWNS</b>						
Total Sales	322	457	41.93%	791	1,030	30.21%
Total Sales Volume	\$115,028,520	\$164,728,366	43.21%	\$274,043,298	\$357,189,032	30.34%
New Listings	891	1,095	22.90%	2,296	2,625	14.33%
Active Listings	2,549	2,596	1.84%	N/A	N/A	
Sales to New Listings Ratio	0.36	0.42	15.48%	0.34	0.39	13.89%
Sales \$ / List \$	97.27%	97.31%	0.04%	96.95%	97.11%	0.15%
Average DOM	74	69	-7.39%	79	79	0.00%
Average Price	\$357,231	\$360,456	0.90%	\$346,452	\$346,785	0.10%
Benchmark Price	\$325,000	\$328,900	1.20%			
Index	164	165	0.86%			
<b>CREB® CRES</b>						
Total Sales	58	76	31.03%	134	181	35.07%
Total Sales Volume	\$50,829,200	\$62,419,000	22.80%	\$109,165,600	\$144,739,040	32.59%
New Listings	236	306	29.66%	629	741	17.81%
Active Listings	823	962	16.89%	N/A	N/A	
Sales to New Listings Ratio	0.25	0.25	1.06%	0.21	0.24	14.66%
Sales \$ / List \$	95.74%	95.22%	-0.52%	94.60%	95.02%	0.42%
Average DOM	91	91	0.04%	107	99	-7.48%
Average Price	\$876,366	\$821,303	-6.28%	\$814,669	\$799,663	-1.84%
Median Price	\$750,000	\$742,500	-1.00%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

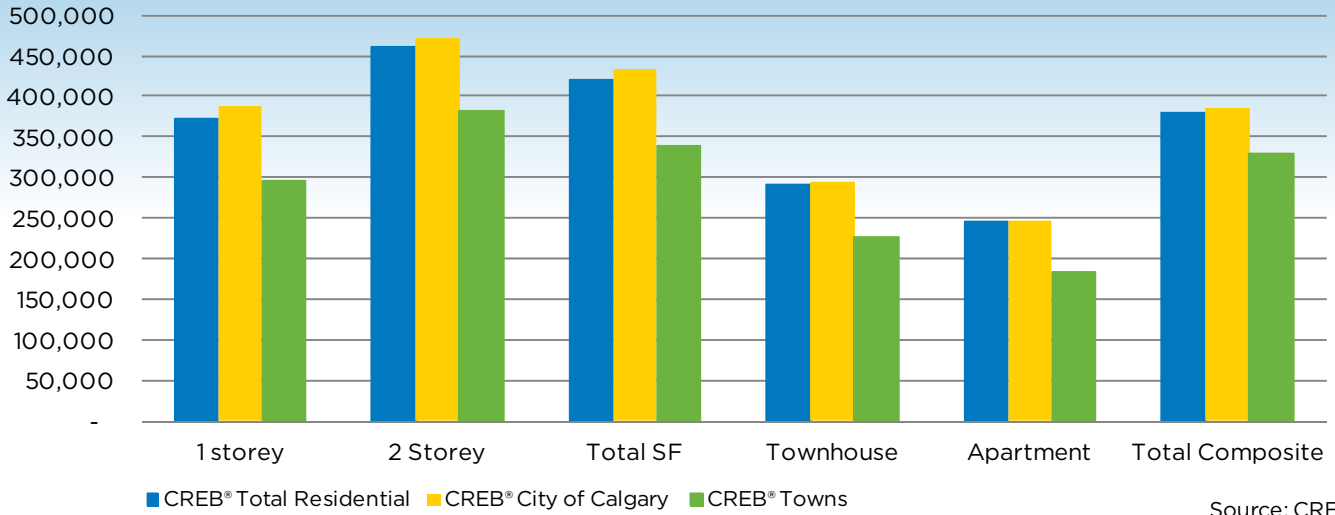
	Mar-11	Mar-12	YY % Change	2011YTD	2012YTD	YY % Change
<b>SINGLE FAMILY</b>						
Total Sales	1,344	1,576	17.26%	3,284	3,622	10.29%
Total Sales Volume	\$620,362,771	\$744,604,835	20.03%	\$1,510,368,788	\$1,683,630,268	11.47%
New Listings	2,417	2,351	-2.73%	6,611	6,065	-8.26%
Active Listings	3,958	3,367	-14.93%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.67	20.55%	0.50	0.60	20.22%
Sales \$ / List \$	97.00%	97.47%	0.48%	96.87%	97.25%	0.39%
Average DOM	39	40	2.96%	45	47	4.44%
Average Price	\$461,579	\$472,465	2.36%	\$459,917	\$464,834	1.07%
Benchmark Price	\$414,700	\$433,500	4.53%			
Index	168	174	3.56%			
<b>CONDO APARTMENT</b>						
Total Sales	332	356	7.23%	799	782	-2.13%
Total Sales Volume	\$86,275,293	\$96,733,863	12.12%	\$217,820,071	\$212,474,485	-2.45%
New Listings	591	645	9.14%	1,697	1,658	-2.30%
Active Listings	1,166	1,119	-4.03%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.55	-1.75%	0.47	0.47	0.17%
Sales \$ / List \$	96.49%	96.75%	0.26%	96.32%	96.76%	0.43%
Average DOM	49	48	-1.15%	53	52	-1.89%
Average Price	\$259,865	\$271,724	4.56%	\$272,616	\$271,707	-0.33%
Benchmark Price	\$244,400	\$247,800	1.39%			
Index	169	170	0.65%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	248	235	-5.24%	548	566	3.28%
Total Sales Volume	\$76,838,471	\$73,691,582	-4.10%	\$167,462,509	\$174,788,864	4.37%
New Listings	408	356	-12.75%	1,141	1,042	-8.68%
Active Listings	742	606	-18.33%	N/A	N/A	
Sales to New Listings Ratio	0.61	0.66	8.60%	0.48	0.54	13.10%
Sales \$ / List \$	97.13%	97.27%	0.14%	97.11%	97.15%	0.04%
Average DOM	52	49	-7.08%	53	52	-1.89%
Average Price	\$309,833	\$313,581	1.21%	\$305,589	\$308,814	1.06%
Benchmark Price	\$281,400	\$293,600	4.34%			
Index	168	172	1.96%			

## MLS® HPI SUMMARY

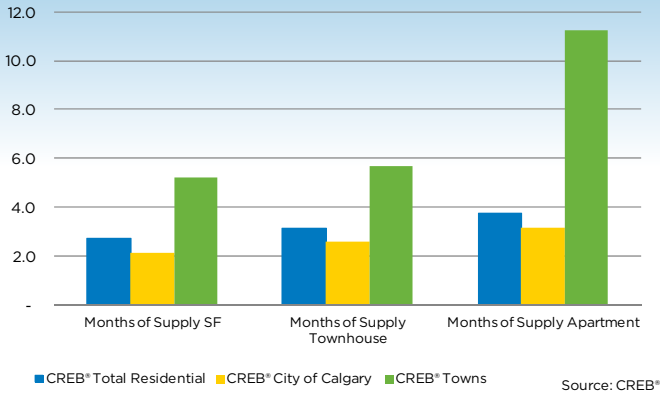
	March 2012		% Changes				
	Benchmark Price	Index (HPI)	Feb-12	Sep-11	Mar-11	Mar-09	Mar-07
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	419,900	173	1.3%	2.2%	3.2%	9.0%	-4.0%
Townhouse	290,300	172	1.5%	0.9%	2.0%	4.1%	-11.4%
Apartment	246,600	170	1.8%	1.1%	0.6%	4.5%	-12.2%
COMPOSITE	378,700	172	1.4%	2.0%	2.6%	7.7%	-6.3%
<b>CREB® TOWNS</b>							
Single Family	338,000	165	0.5%	-0.5%	0.9%	3.2%	-6.5%
Townhouse	226,000	173	0.5%	-2.0%	1.8%	-0.6%	-9.8%
Apartment	182,200	156	0.9%	-2.0%	-3.2%	-5.2%	-24.6%
COMPOSITE	328,900	165	0.5%	-0.7%	0.9%	2.7%	-7.4%
<b>CREB® CITY OF CALGARY</b>							
Single Family	433,500	174	1.5%	2.7%	3.6%	10.0%	-3.5%
Townhouse	293,600	172	1.5%	1.1%	2.0%	4.3%	-11.5%
Apartment	247,800	170	1.8%	1.2%	0.7%	4.6%	-12.0%
COMPOSITE	385,000	173	1.5%	2.2%	2.9%	8.3%	-6.1%

# COMPARISONS

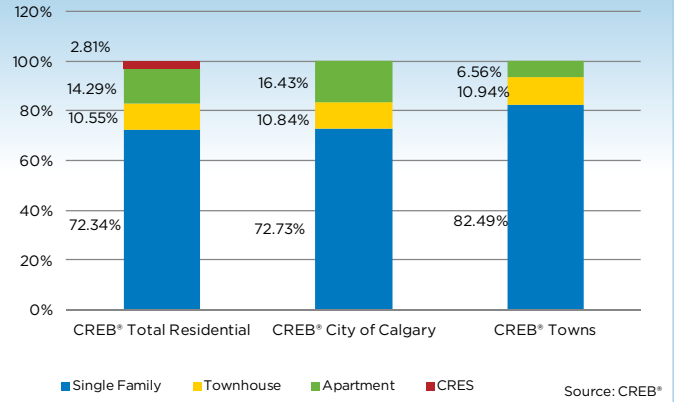
## Benchmark Price - March



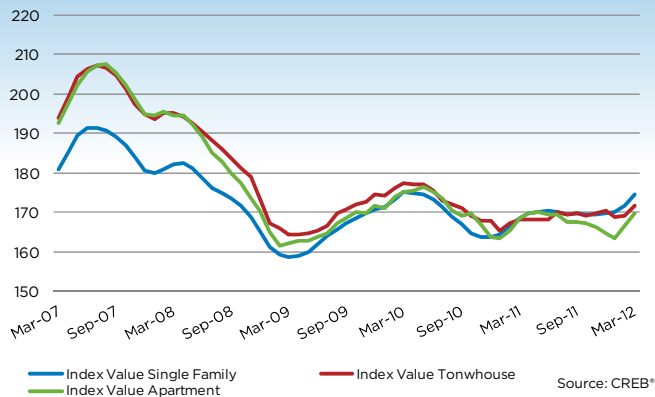
## Months of Supply - March



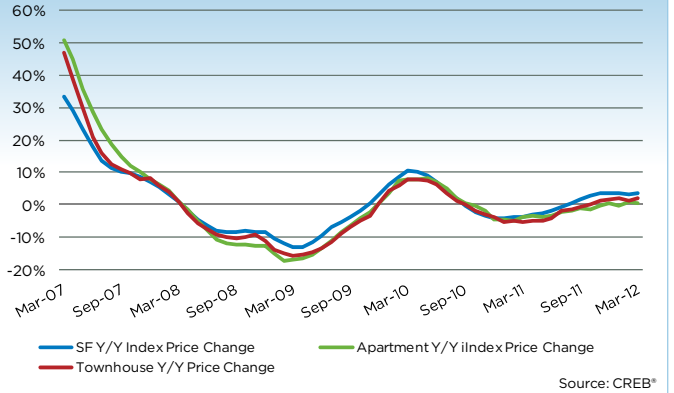
## Sales Distribution - March



## CALGARY INDEX VALUE



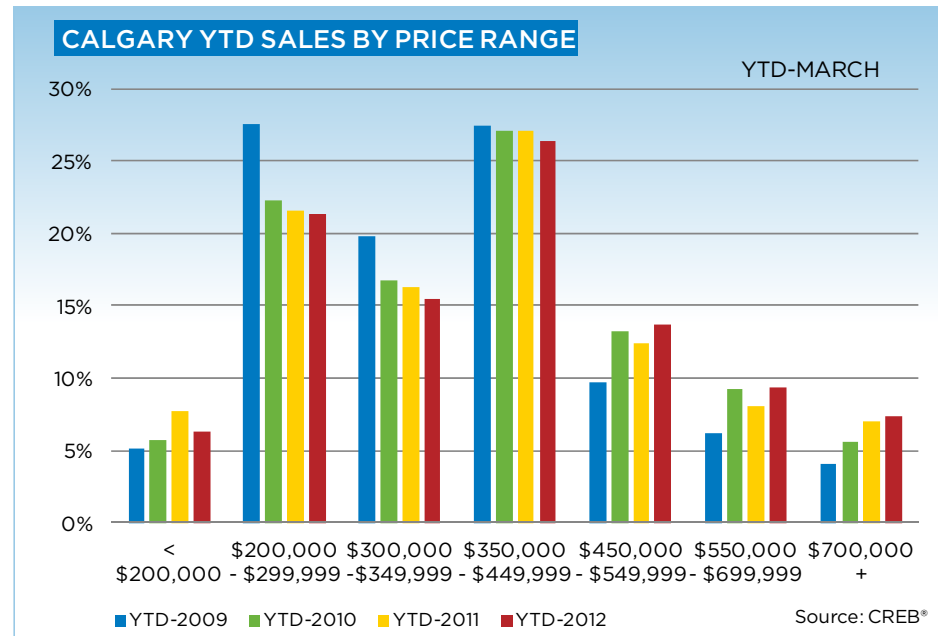
## CALGARY YEAR OVER YEAR PRICE CHANGES



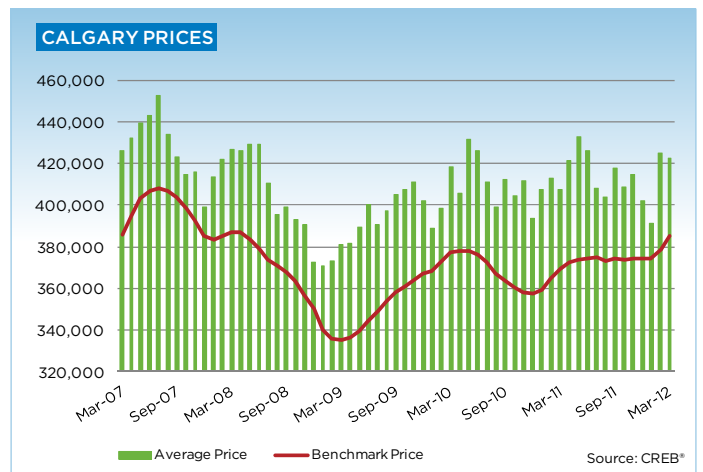
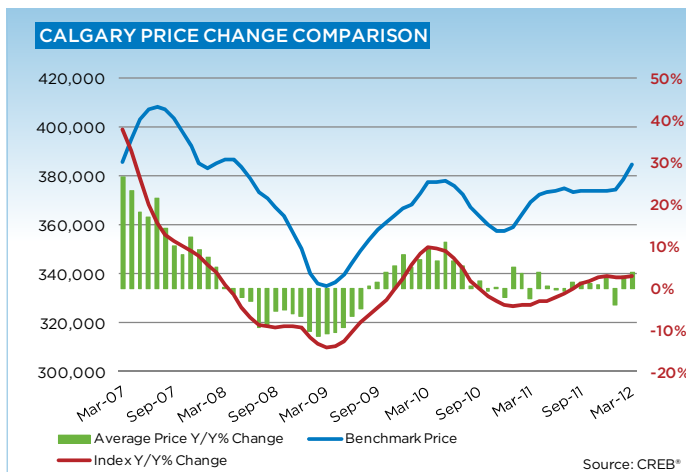
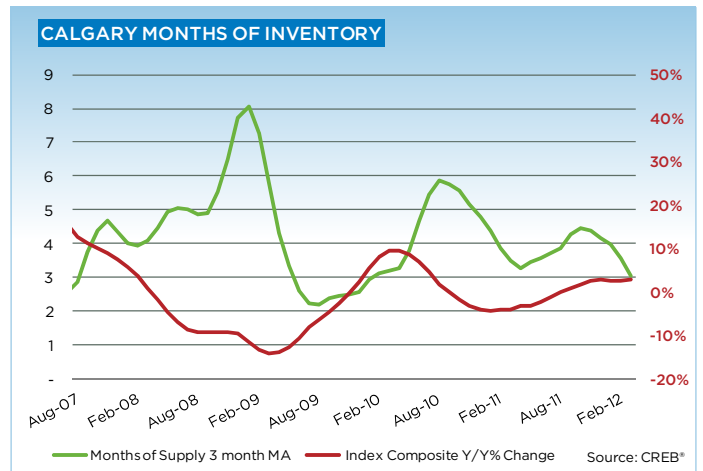
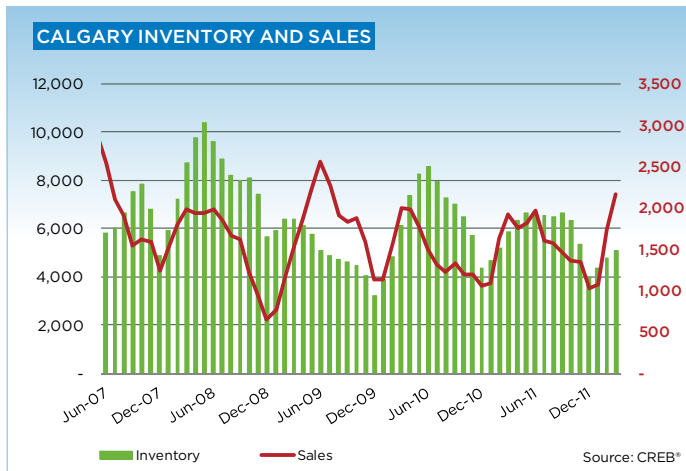
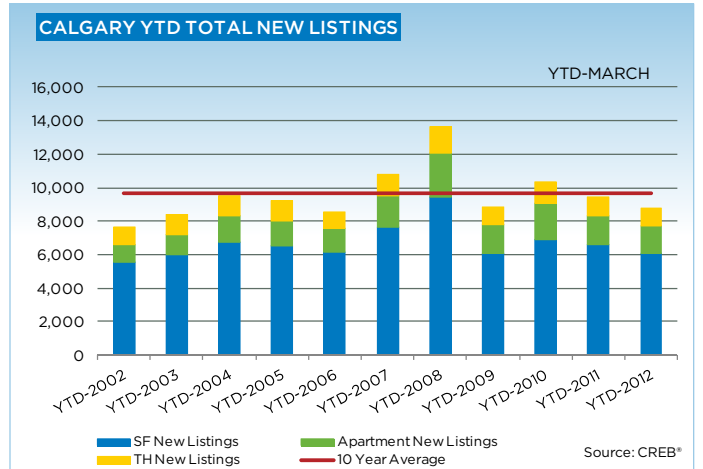
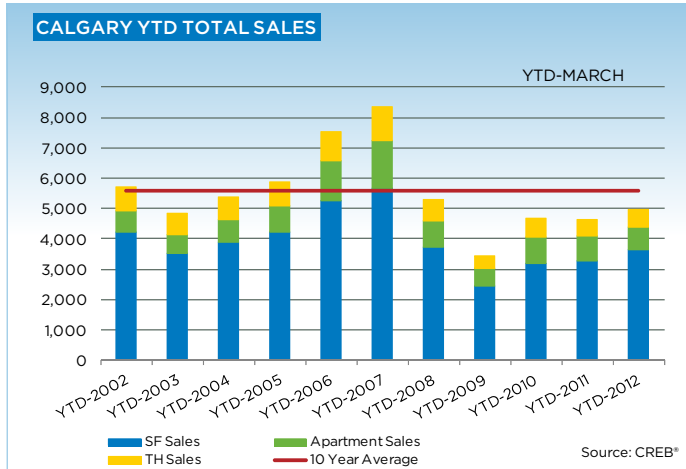
CITY OF CALGARY TOTAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,084	1,623	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,346	1,026	18,499
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,856	2,960	3,202	2,530	1,837	1,076	34,069
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,980	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	414,509	402,136	414,571
Benchmark Price	359,100	364,500	369,300	372,300	373,600	374,200	374,900	373,400	374,300	373,900	374,300	374,300	374,554
Index	164	166	168	170	170	170	170	169	169	169	169	169	169
<b>2012</b>													
Sales	1,069	1,734	2,167										4,970
New Listings	2,530	2,883	3,352										8,765
Active Listings	4,367	4,736	5,092										
AverageDOM	60	49	42										48
Average Price	391,533	425,211	422,257										416,679
Benchmark Price	374,400	378,800	385,000										
Index	169	171	173										

	Mar-11	Mar-12	YTD2011	YTD2012
<b>Calgary Total</b>				
>\$100,000	11	5	15	10
\$100,000 - \$199,999	128	118	341	304
\$200,000 - \$299,999	440	469	999	1,059
\$300,000 - \$349,999	291	314	752	771
\$350,000 - \$399,999	321	329	757	740
\$400,000 - \$449,999	198	281	499	570
\$450,000 - \$499,999	174	153	368	384
\$500,000 - \$549,999	83	115	205	299
\$550,000 - \$599,999	65	94	166	214
\$600,000 - \$649,999	40	78	94	145
\$650,000 - \$699,999	47	44	112	109
\$700,000 - \$799,999	43	58	114	137
\$800,000 - \$899,999	29	30	74	68
\$900,000 - \$999,999	9	23	29	46
\$1,000,000 - \$1,249,999	15	26	34	61
\$1,250,000 - \$1,499,999	11	13	29	24
\$1,500,000 - \$1,749,999	4	11	12	15
\$1,750,000 - \$1,999,999	9	2	14	5
\$2,000,000 - \$2,499,999	3	3	9	7
\$2,500,000 - \$2,999,999	3	1	6	2
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	1,924	2,167	4,631	4,970



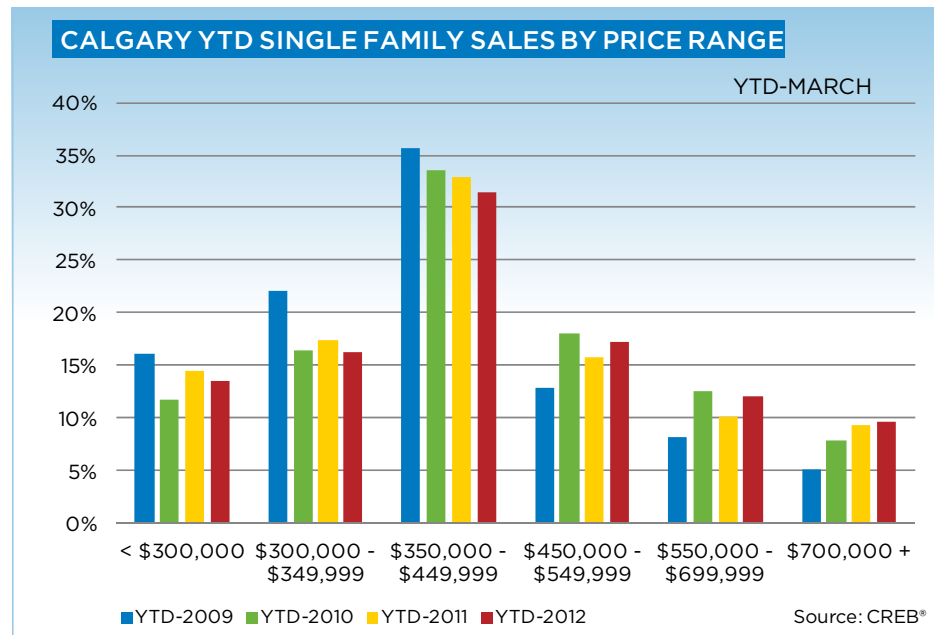
# CITY OF CALGARY



CITY OF CALGARY SINGLE FAMILY

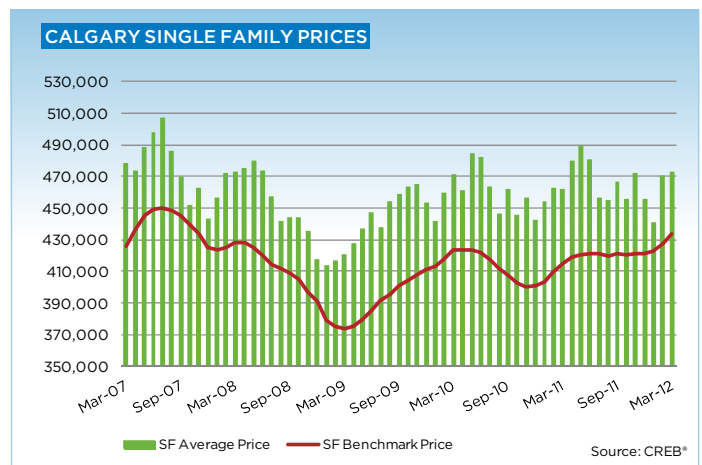
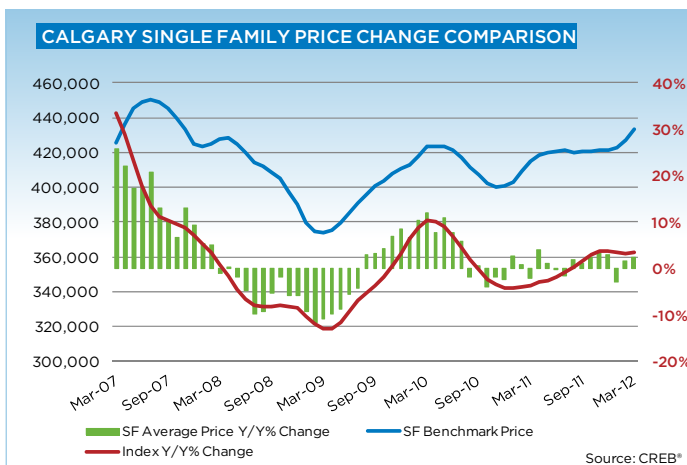
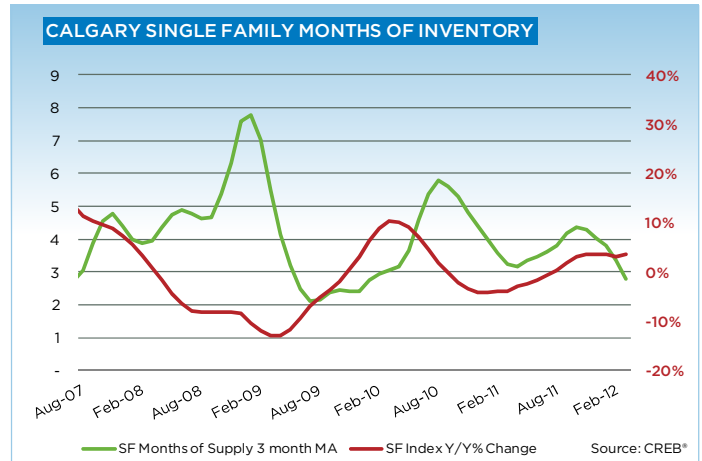
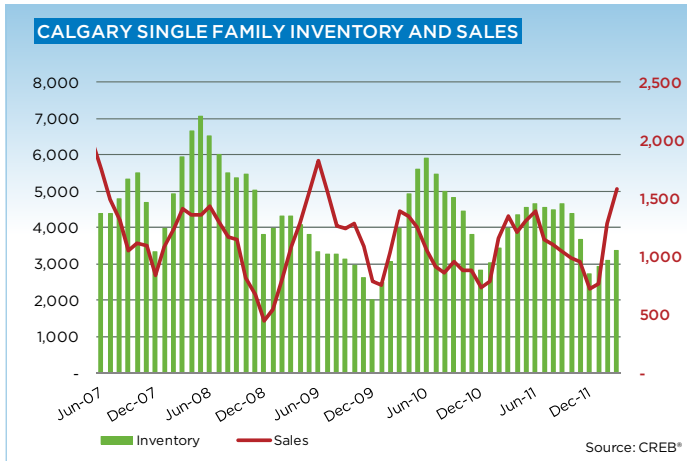
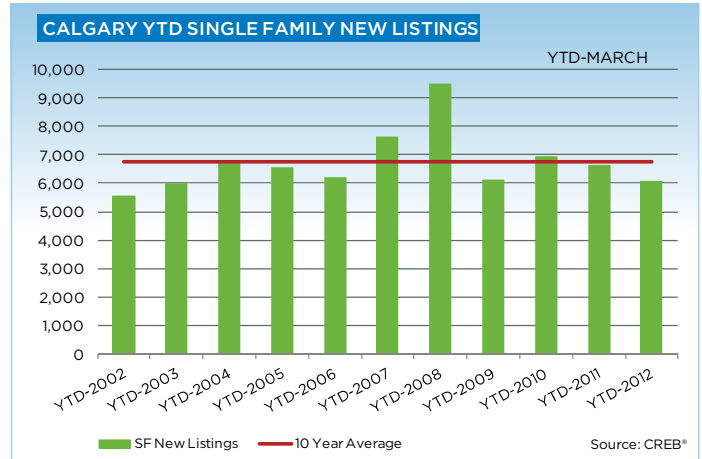
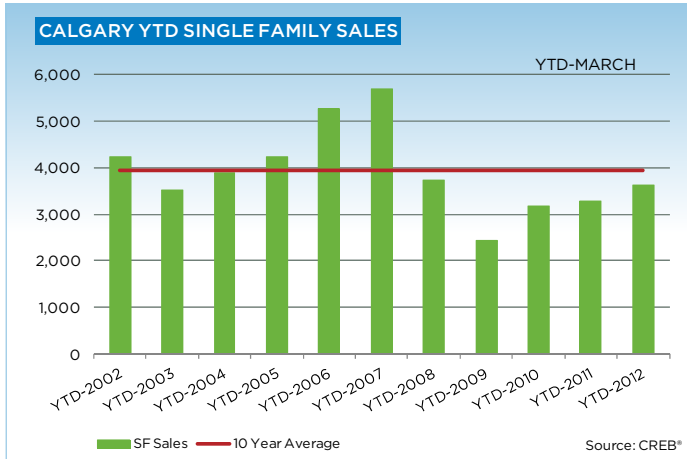
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	782	1,158	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	955	717	13,122
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,031	2,095	2,303	1,773	1,275	753	24,056
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	462,143	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	472,035	454,992	466,755
Benchmark Price	403,300	409,300	414,700	418,500	420,000	421,000	421,300	419,900	420,900	420,600	421,200	421,400	421,778
Index	164	167	168	170	170	170	170	170	170	170	170	170	170
<b>2012</b>													
Sales	764	1,282	1,576										3,622
New Listings	1,714	2,000	2,351										6,065
Active Listings	2,918	3,093	3,367										
AverageDOM	59	48	40										47
Average Price	440,639	469,873	472,465										464,834
Benchmark Price	422,600	427,000	433,500										
Index	170	172	174										

Calgary SF	Mar-11	Mar-12	YTD2011	YTD2012
>\$100,000	-	-	-	1
\$100,000 - \$199,999	15	10	42	37
\$200,000 - \$299,999	182	186	432	450
\$300,000 - \$349,999	210	237	573	587
\$350,000 - \$399,999	267	286	623	627
\$400,000 - \$449,999	181	252	455	512
\$450,000 - \$499,999	158	132	333	347
\$500,000 - \$549,999	74	110	187	279
\$550,000 - \$599,999	60	88	148	193
\$600,000 - \$649,999	37	77	88	140
\$650,000 - \$699,999	41	41	99	102
\$700,000 - \$799,999	41	54	108	129
\$800,000 - \$899,999	26	29	65	67
\$900,000 - \$999,999	9	20	29	42
\$1,000,000 - \$1,249,999	13	26	32	59
\$1,250,000 - \$1,499,999	11	13	28	24
\$1,500,000 - \$1,749,999	4	10	12	14
\$1,750,000 - \$1,999,999	9	2	14	4
\$2,000,000 - \$2,499,999	3	2	9	6
\$2,500,000 - \$2,999,999	3	1	6	2
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	1,344	1,576	3,284	3,622





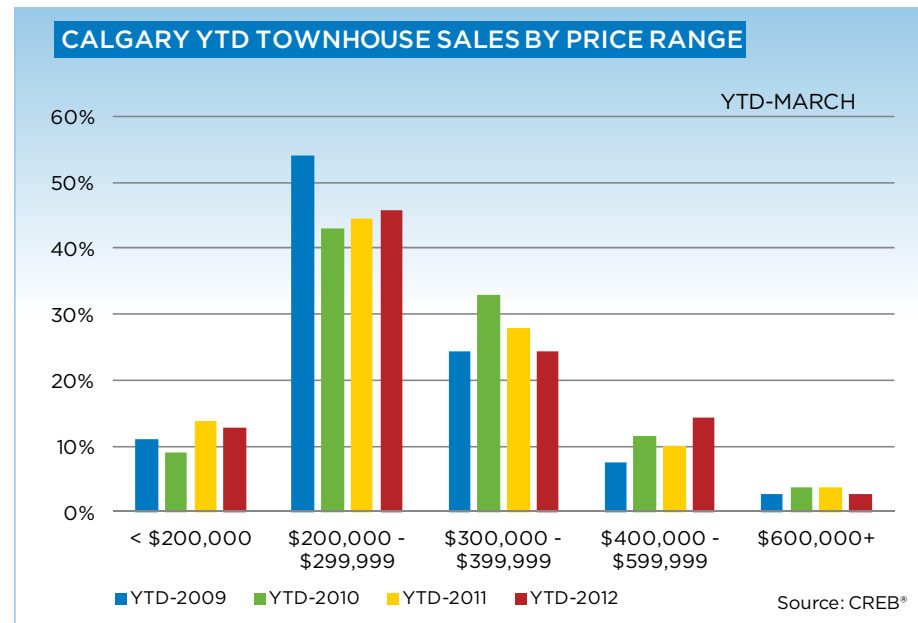
# CITY OF CALGARY SINGLE FAMILY



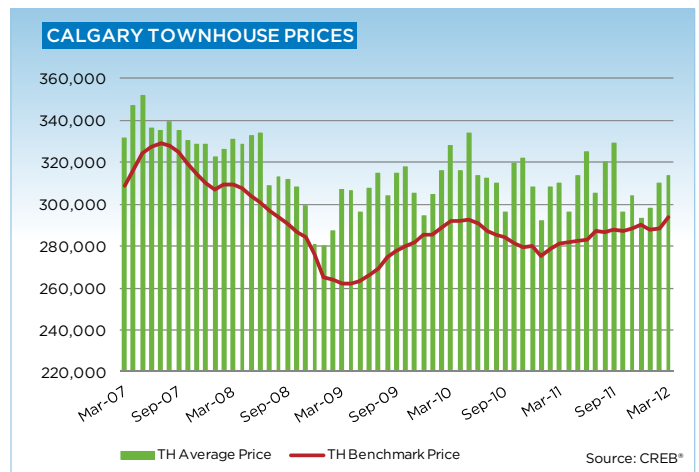
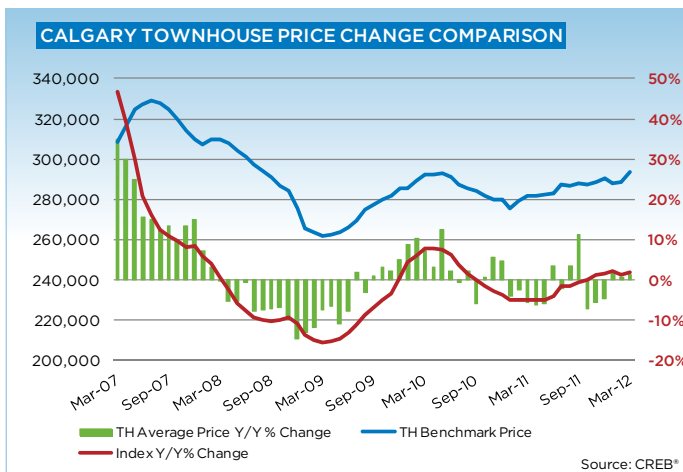
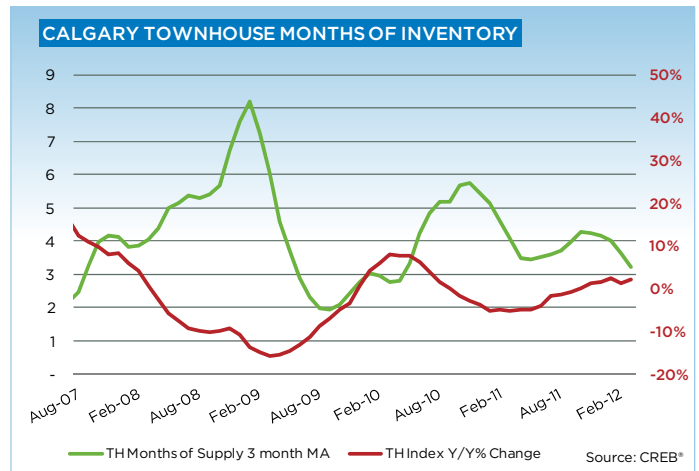
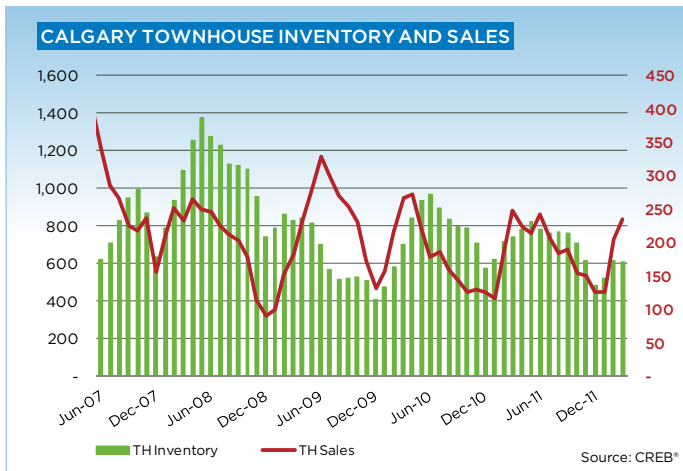
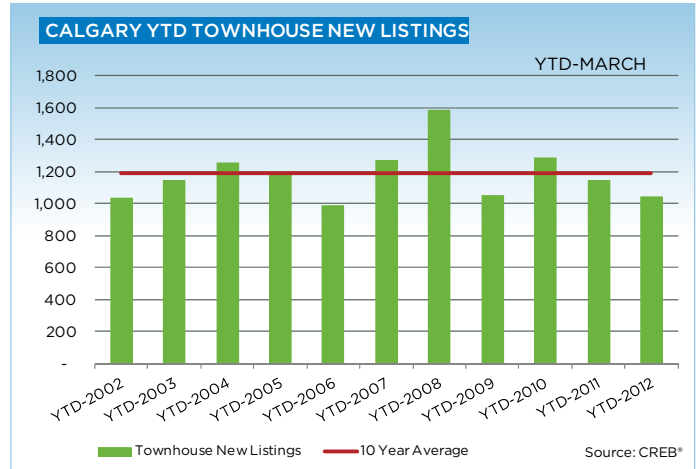
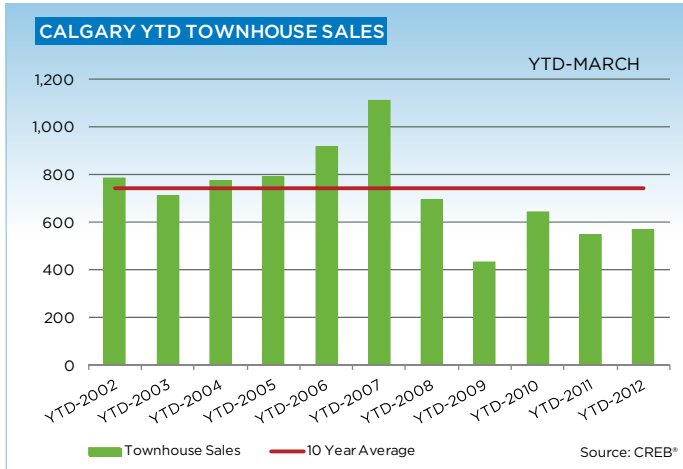
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	116	184	248	224	214	242	206	184	190	154	150	126	2,238
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	62	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	293,179	309,218
Benchmark Price	275,500	279,000	281,400	281,600	282,500	283,200	287,300	286,800	287,900	287,000	288,500	290,500	292,243
Index	165	167	168	168	168	168	170	170	170	169	170	170	171
<b>2012</b>													
Sales	126	205	235										566
New Listings	312	374	356										1,042
Active Listings	520	612	606										
AverageDOM	61	51	49										52
Average Price	297,918	310,047	313,581										308,814
Benchmark Price	287,900	288,600	293,600										
Index	169	169	172										

	Mar-11	Mar-12	YTD2011	YTD2012
<b>Calgary Townhouse</b>				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	34	29	75	73
\$200,000 - \$299,999	109	108	244	259
\$300,000 - \$349,999	41	32	86	86
\$350,000 - \$399,999	28	20	67	52
\$400,000 - \$449,999	10	20	28	33
\$450,000 - \$499,999	9	9	15	21
\$500,000 - \$549,999	3	5	6	14
\$550,000 - \$599,999	3	5	6	13
\$600,000 - \$649,999	1	1	2	2
\$650,000 - \$699,999	5	-	8	3
\$700,000 - \$799,999	2	3	6	5
\$800,000 - \$899,999	2	1	3	1
\$900,000 - \$999,999	-	2	-	3
\$1,000,000 - \$1,249,999	1	-	1	1
\$1,250,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	248	235	548	566



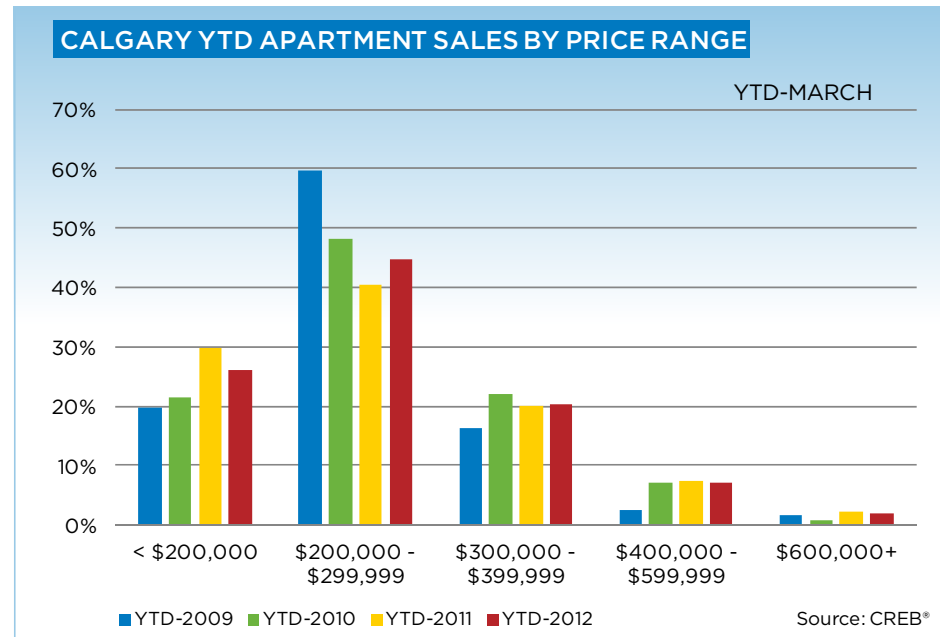
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



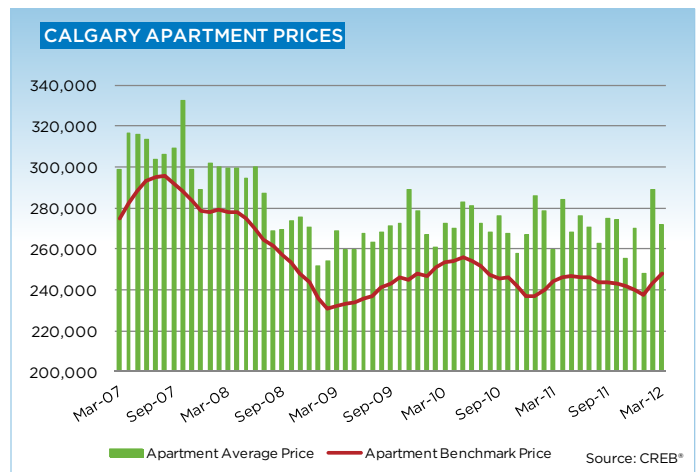
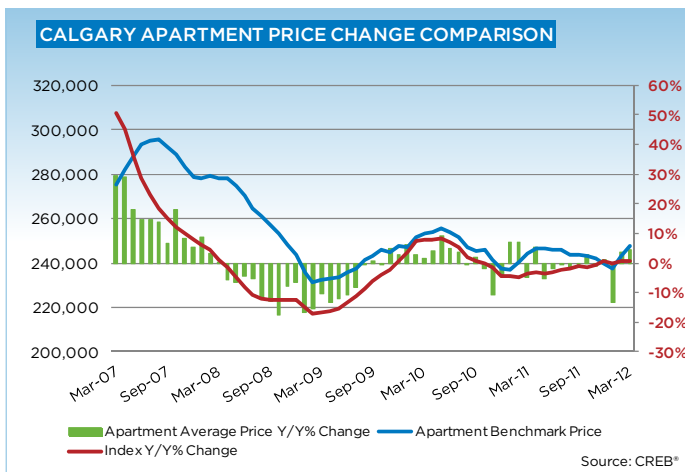
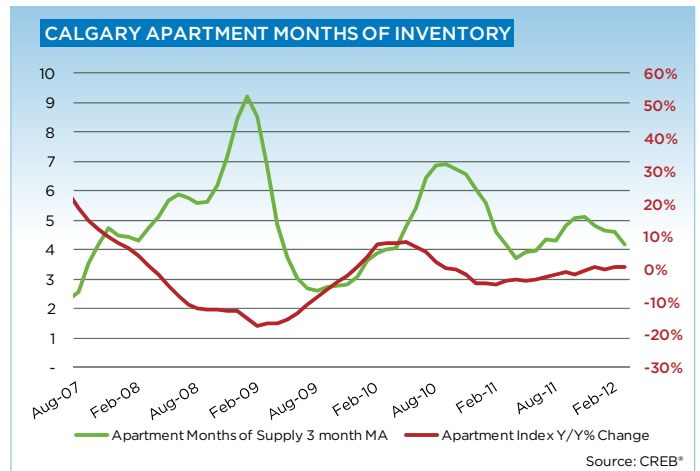
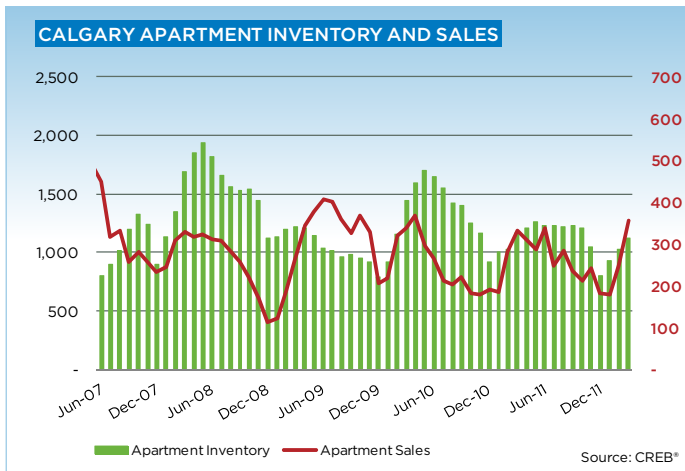
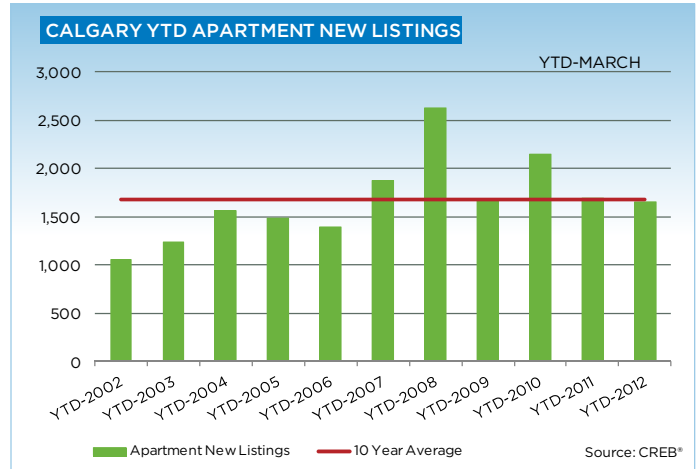
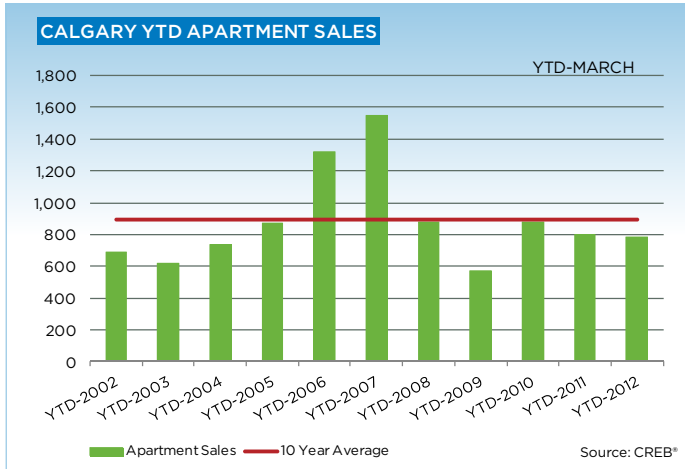
# CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
Average DOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	237,100	240,100	244,400	246,400	246,700	246,200	246,100	243,500	243,900	243,200	241,700	239,800	239,676
Index	164	166	169	170	170	170	169	168	168	167	166	165	164
<b>2012</b>													
Sales	179	247	356										782
New Listings	504	509	645										1,658
Active Listings	929	1,031	1,119										
Average DOM	64	51	48										52
Average Price	247,837	288,979	271,724										271,707
Benchmark Price	237,500	242,900	247,800										
Index	163	167	170										

Calgary Apartment	Mar-11	Mar-12	YTD2011	YTD2012
>\$100,000	11	5	14	9
\$100,000 - \$199,999	79	79	224	194
\$200,000 - \$299,999	149	175	323	350
\$300,000 - \$349,999	40	45	93	98
\$350,000 - \$399,999	26	23	67	61
\$400,000 - \$449,999	7	9	16	25
\$450,000 - \$499,999	7	12	20	16
\$500,000 - \$549,999	6	-	12	6
\$550,000 - \$599,999	2	1	12	8
\$600,000 - \$649,999	2	-	4	3
\$650,000 - \$699,999	1	3	5	4
\$700,000 - \$799,999	-	1	-	3
\$800,000 - \$899,999	1	-	6	-
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	1	-	1	1
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	332	356	799	782



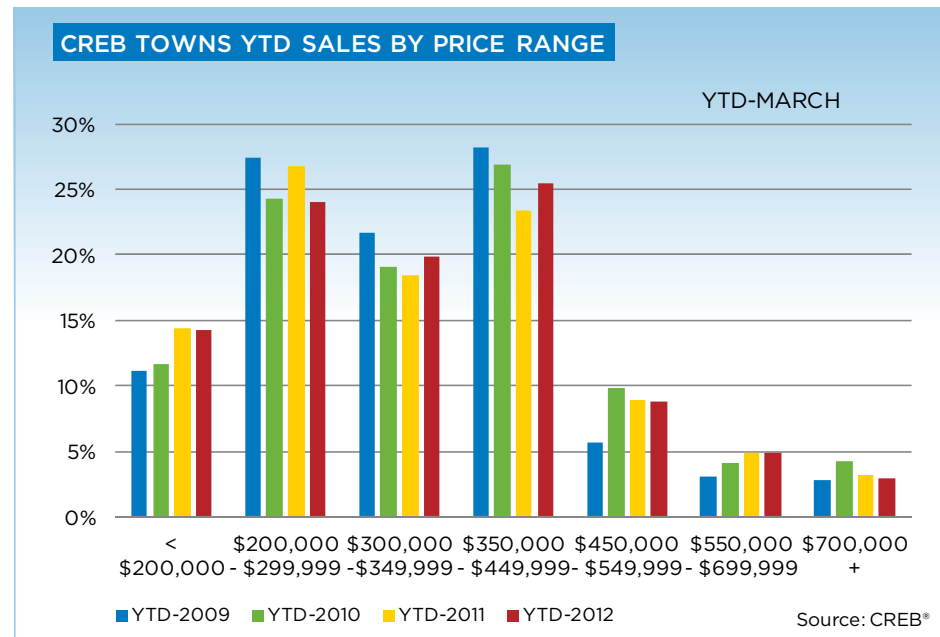
# CITY OF CALGARY CONDOMINIUM APARTMENTS



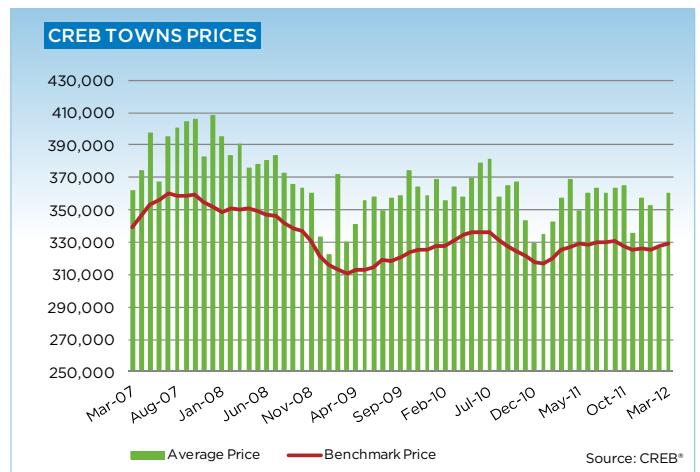
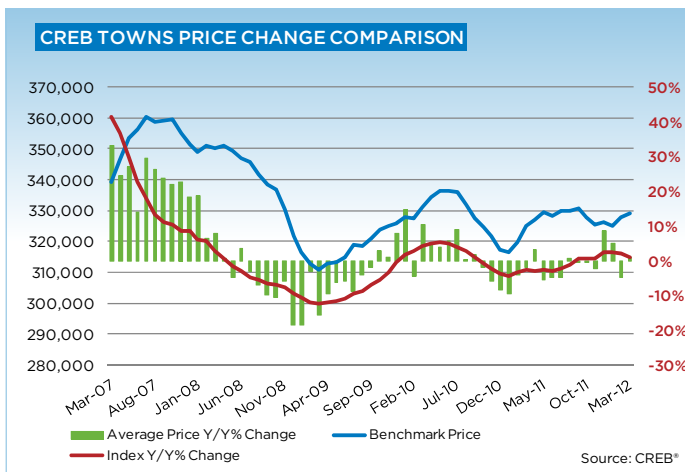
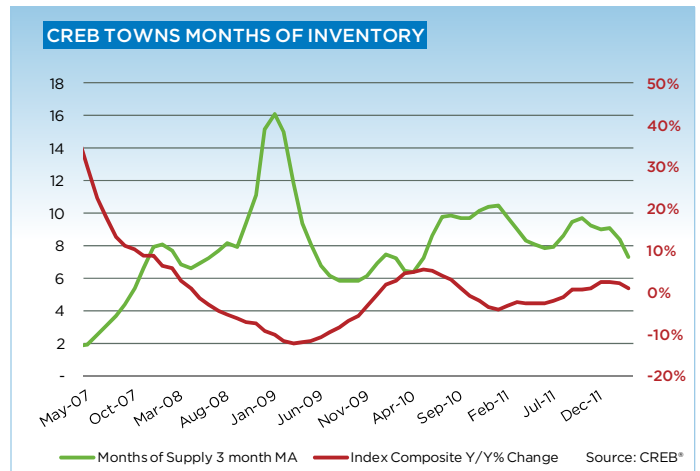
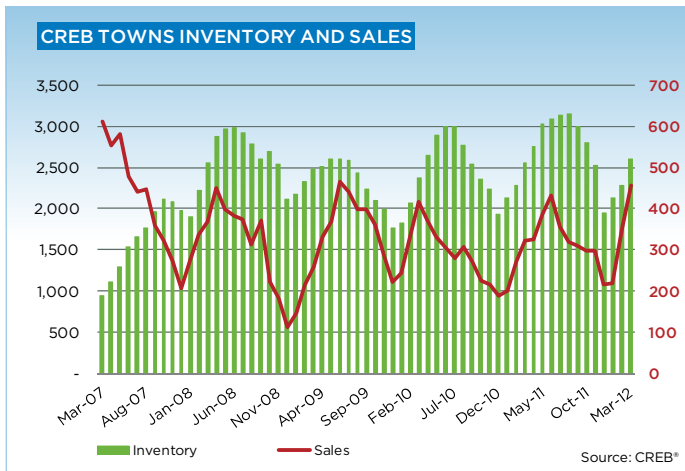
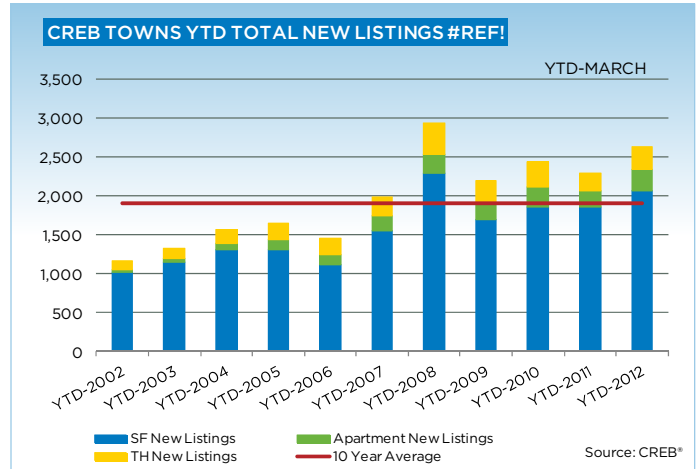
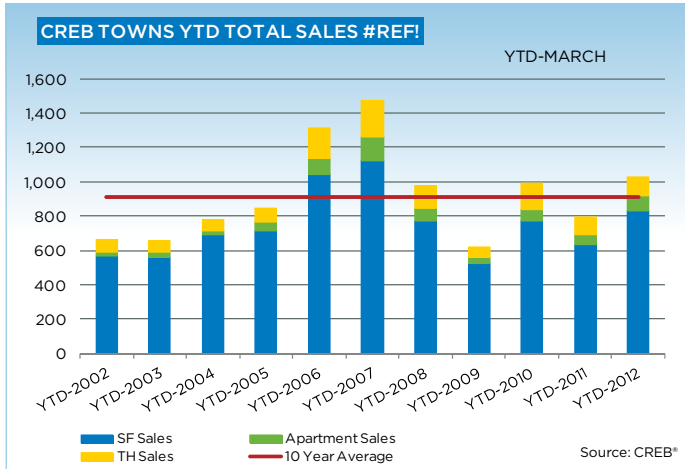
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	199	270	322	324	386	431	355	318	309	296	298	216	3,724
New Listings	688	717	891	865	1,011	921	848	799	707	686	479	327	8,939
Active Listings	2,121	2,274	2,549	2,757	3,029	3,081	3,141	3,153	3,000	2,793	2,531	1,941	
Average DOM	82	83	74	81	77	68	80	75	85	83	82	90	79
Average Price	334,831	342,161	357,231	368,806	349,124	359,951	363,172	360,359	363,356	365,105	335,414	357,287	355,648
Benchmark Price	316,600	319,600	325,000	327,000	329,400	328,300	329,700	329,700	330,800	327,800	325,300	326,300	325,980
Index	159	161	164	165	166	165	166	166	166	164	163	164	164
<b>2012</b>													
Sales	218	355	457										1,030
New Listings	730	800	1,095										2,625
Active Listings	2,129	2,285	2,596										
Average DOM	102	81	69										79
Average Price	352,113	325,915	360,456										346,785
Benchmark Price	325,200	327,700	328,900										
Index	163	164	165										

	Mar-11	Mar-12	YTD2011	YTD2012
<b>CREB Towns</b>				
>\$100,000	4	10	12	33
\$100,000 - \$199,999	41	46	102	114
\$200,000 - \$299,999	79	97	212	247
\$300,000 - \$349,999	57	102	146	204
\$350,000 - \$399,999	48	71	108	161
\$400,000 - \$449,999	28	49	77	101
\$450,000 - \$499,999	28	24	46	50
\$500,000 - \$549,999	10	19	24	40
\$550,000 - \$599,999	7	11	15	23
\$600,000 - \$649,999	3	6	8	17
\$650,000 - \$699,999	6	7	16	10
\$700,000 - \$799,999	4	1	9	8
\$800,000 - \$899,999	2	5	5	7
\$900,000 - \$999,999	2	2	4	4
\$1,000,000 - \$1,249,999	2	5	3	7
\$1,250,000 - \$1,499,999	1	1	3	3
\$1,500,000 - \$1,749,999	-	1	1	1
\$1,175,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	322	457	791	1,030



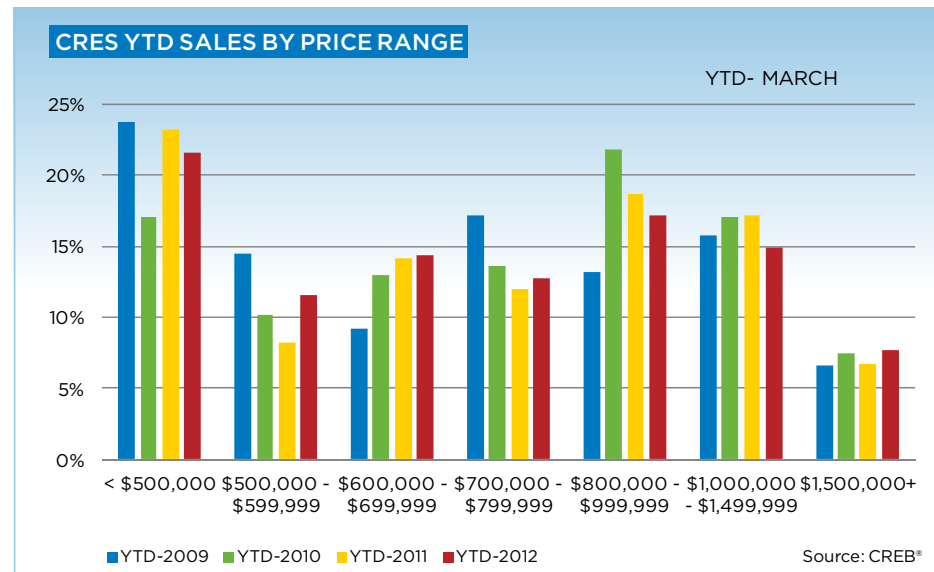
# CREB® TOWNS



CREB® COUNTRY RESIDENTIAL

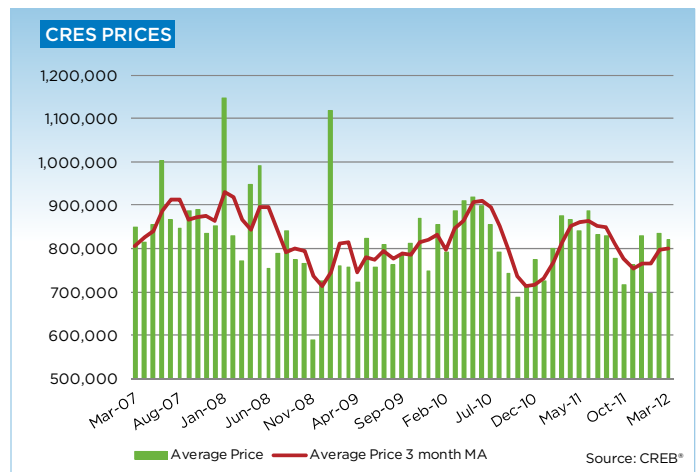
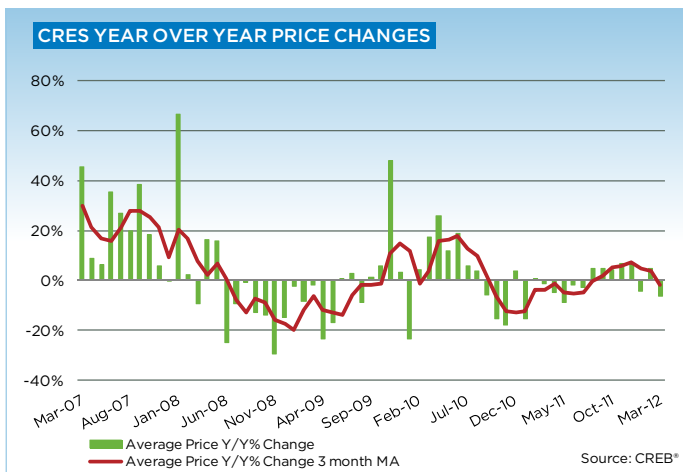
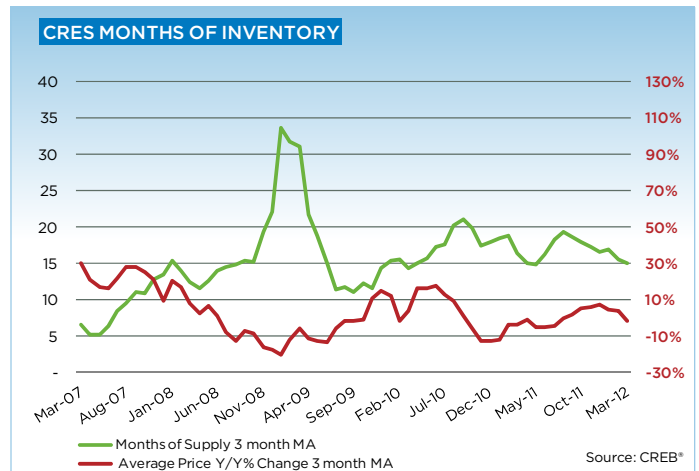
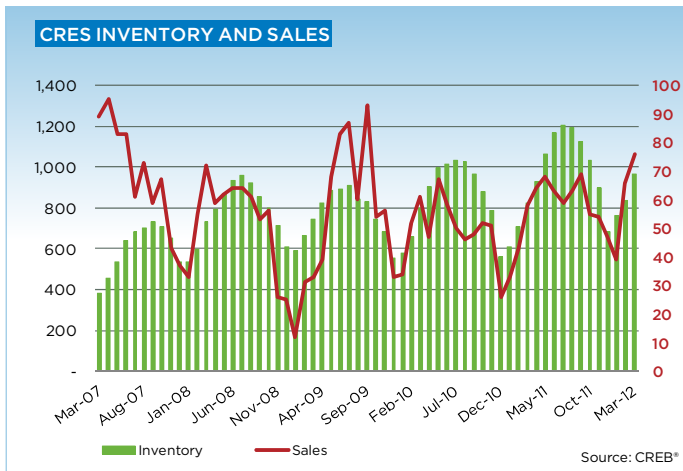
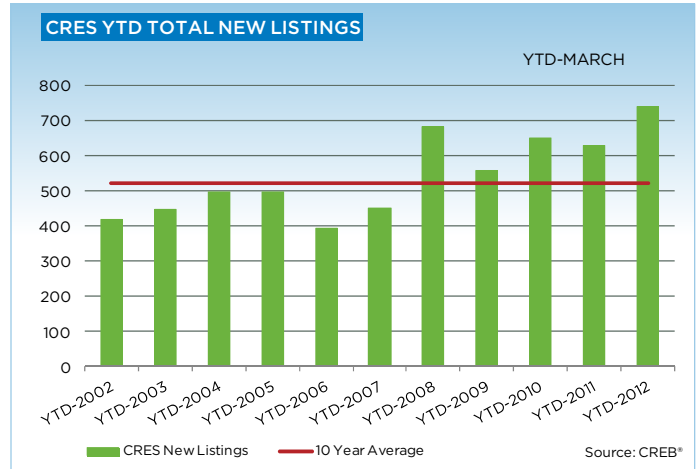
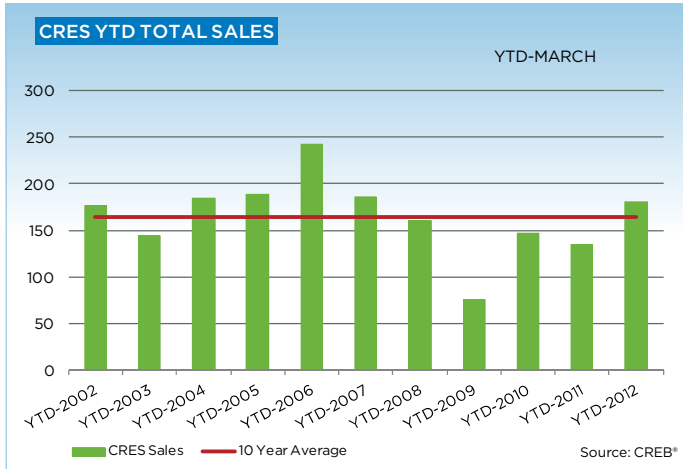
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	313	242	225	224	169	133	98	2,586
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
Average DOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
<b>2012</b>													
Sales	39	66	76										181
New Listings	214	221	306										741
Active Listings	760	837	962										
Average DOM	127	94	91										99
Average Price	696,615	835,637	821,303										799,663

	Mar-11	Mar-12	YTD2011	YTD2012
<b>CREB</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	2	2	3	5
\$200,000 - \$299,999	6	2	10	6
\$300,000 - \$349,999	2	5	5	13
\$350,000 - \$399,999	-	2	4	5
\$400,000 - \$449,999	2	1	5	3
\$450,000 - \$499,999	2	2	4	5
\$500,000 - \$549,999	2	5	3	11
\$550,000 - \$599,999	2	4	8	10
\$600,000 - \$649,999	2	5	7	11
\$650,000 - \$699,999	4	5	12	15
\$700,000 - \$799,999	8	8	16	23
\$800,000 - \$899,999	5	8	12	21
\$900,000 - \$999,999	6	7	13	10
\$1,000,000 - \$1,249,999	6	12	17	21
\$1,250,000 - \$1,499,999	3	3	6	6
\$1,500,000 - \$1,749,999	1	2	3	5
\$1,750,000 - \$1,999,999	1	2	1	3
\$2,000,000 - \$2,499,999	2	-	3	3
\$2,500,000 - \$2,999,999	2	1	2	3
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	58	76	134	181





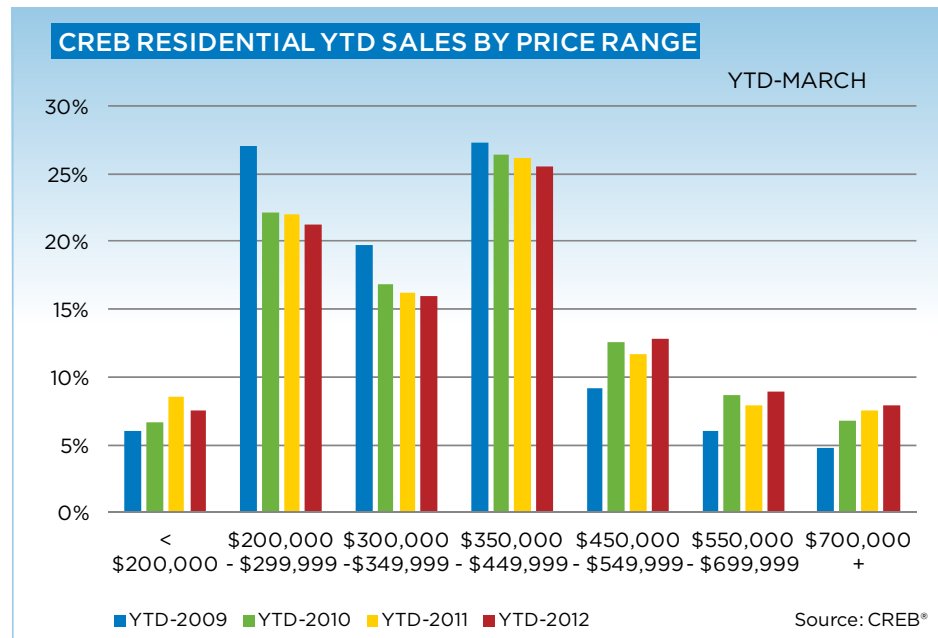
# CREB® COUNTRY RESIDENTIAL



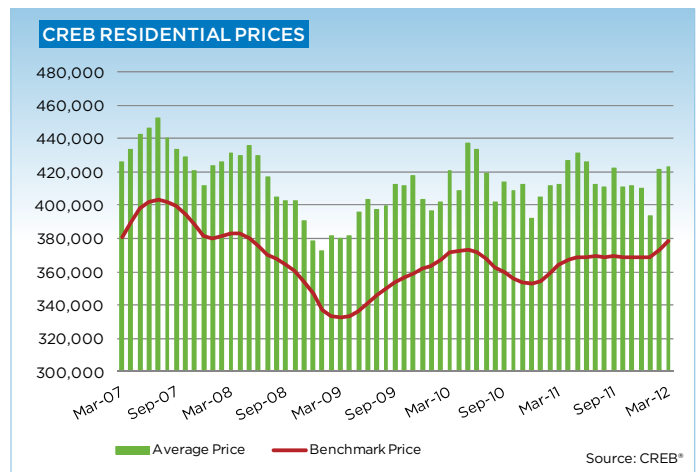
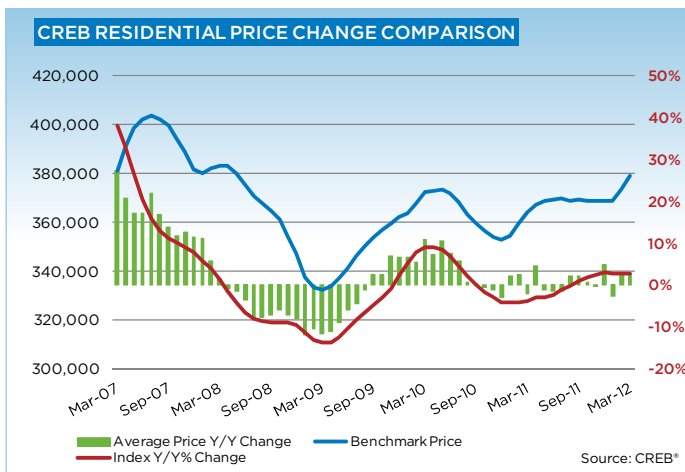
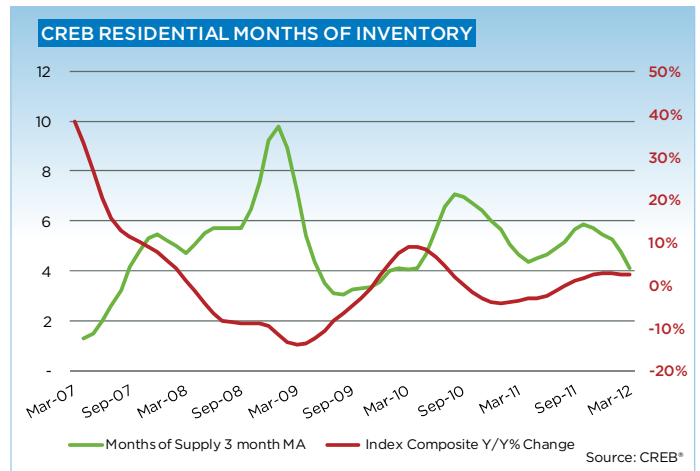
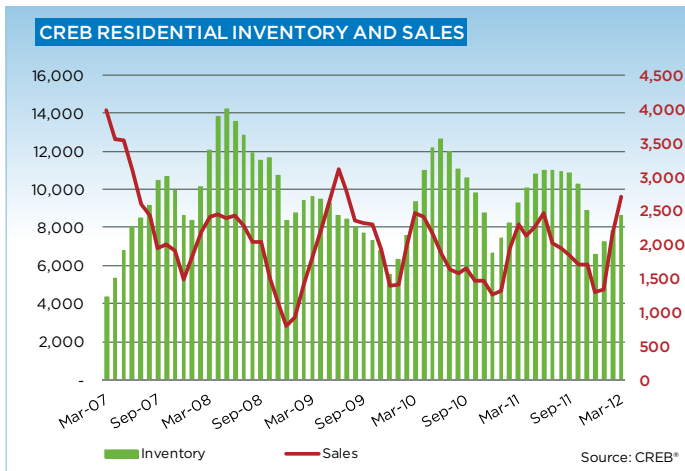
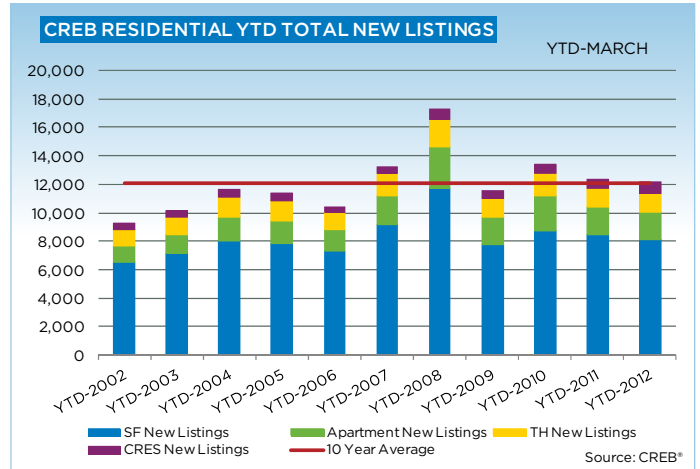
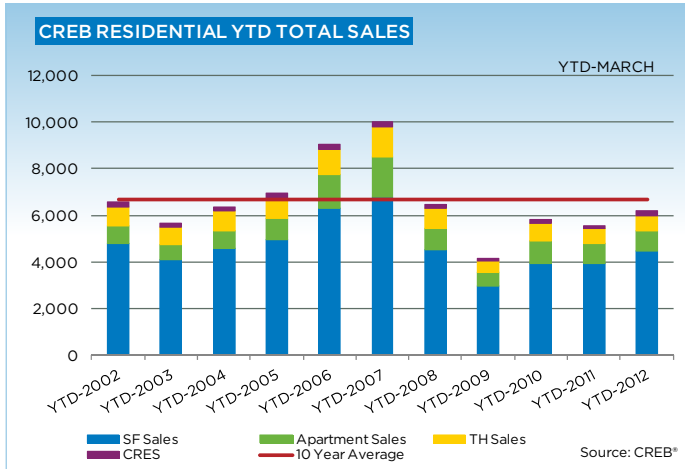
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,316	1,936	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,699	1,290	22,902
New Listings	3,676	4,156	4,544	4,372	4,866	4,588	3,947	3,986	4,135	3,386	2,452	1,501	45,609
Active Listings	7,434	8,234	9,309	10,082	10,798	11,014	10,980	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	55
Average Price	404,637	411,686	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	411,560	410,169	416,862
Benchmark Price	354,100	359,200	364,100	367,000	368,500	368,900	369,700	368,400	369,300	368,700	368,700	368,800	369,059
Index	164	166	168	169	169	169	170	169	169	169	168	168	168
<b>2012</b>													
Sales	1,327	2,156	2,701										6,184
New Listings	3,476	3,904	4,754										12,134
Active Listings	7,256	7,858	8,650										
AverageDOM	69	56	48										55
Average Price	393,905	421,330	423,144										416,237
Benchmark Price	368,800	373,000	378,700										
Index	168	170	172										

	Mar-11	Mar-12	YTD2011	YTD2012
<b>CREB Total</b>				
>\$100,000	15	15	27	45
\$100,000 - \$199,999	171	166	446	423
\$200,000 - \$299,999	525	568	1,221	1,314
\$300,000 - \$349,999	350	421	903	988
\$350,000 - \$399,999	369	402	869	906
\$400,000 - \$449,999	228	331	581	674
\$450,000 - \$499,999	204	179	418	439
\$500,000 - \$549,999	95	139	232	350
\$550,000 - \$599,999	74	109	189	247
\$600,000 - \$649,999	45	89	109	173
\$650,000 - \$699,999	57	56	140	134
\$700,000 - \$799,999	55	68	139	169
\$800,000 - \$899,999	36	43	91	96
\$900,000 - \$999,999	17	32	46	60
\$1,000,000 - \$1,249,999	23	43	54	89
\$1,250,000 - \$1,499,999	15	17	38	33
\$1,500,000 - \$1,749,999	5	14	16	21
\$1,750,000 - \$1,999,999	10	4	15	8
\$2,000,000 - \$2,499,999	5	3	12	10
\$2,500,000 - \$2,999,999	5	2	8	5
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	2,304	2,701	5,556	6,184



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

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

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

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

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

**Active Listings** - Total listings on the market as of 4:30am on the first of day of the month

**LP** - List Price

**SP** - Sales Price

**CRES** - Country residential properties

**YTD** - Year to Date

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

**Y/Y** - Year over Year

**New Listings** - include listings added for a particular month

## HOW THESE STATISTICS ARE CALCULATED

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

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

A summary of these changes is available below:

### MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Condominium Apartment, City of Calgary Condominium Townhouse.

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

### CITY OF CALGARY

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

### TOTAL MLS®

- Changed to **CREB® Total Residential** and excludes the following:
- Excludes: Rural Land, Country Recreational (CREC),
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC inventories could be pulled out of the total MLS® inventory data. No adjustments could be made for Vacant Lots, Time Shares and Parking Stalls, indicating historic figures could be slightly overstated compared to current numbers.

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