

ACTIVE SPRING MARKET IN THE CALGARY REGION

Low supply in the single-family market boosting activity across all sectors

Calgary, June 1, 2012 – May 2012 residential sales in the City of Calgary increased by 31.8 per cent over last year, to 2,385, making it the highest May activity since the recession.

“In the past month, easing concerns regarding Calgary’s long- term economic prospects combined with continued full-time job growth and low interest rates, has contributed to the rise in housing demand, pushing sales to levels more consistent with long term trends,” says Ann-Marie Lurie, CREB®’s chief economist. “However, we are not out of the woods in terms or economic risks, as recent indicators point towards weak growth in the U.S. economy and increased uncertainty in global markets.”

Demand growth continues to outpace supply in the single-family market. Monthly sales reached 1,710 units in May, resulting in year-to-date sales 19.1 per cent higher than the same period last year. While new listings recorded a year-over-year increase of 6.7 per cent, this did little to alleviate the supply constraint in the single-family market. Inventories totaled 3,842 in May, keeping months of supply in seller territory, with less than 2.5 months of supply.

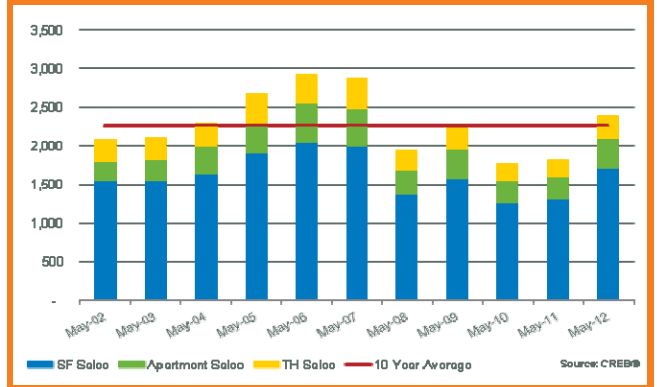
“With less supply in the single-family market, buyers are making their decisions quicker,” says Becky Walters, CREB®’s president-elect. “As a result, we’ve seen a reduction in the amount of time homes stay on the market, and sellers are getting figures closer to their list price.”

The single-family benchmark price for the month of May 2012 was \$427,500, a 6.7-per-cent increase over the previous year. Prices were expected to record modest gains this year and, while the increase is higher than expected, the single-family benchmark price remains 5.3-per-cent below the peak price of \$451,400, reached in July 2007.

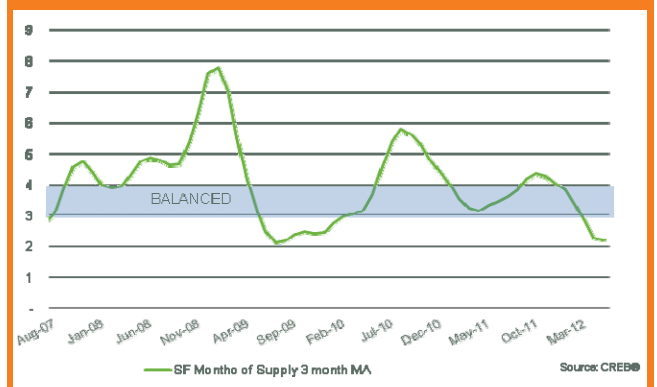
“Buyers are also turning to surrounding areas and the condominium markets, both of which have adequate supply levels and price growth that remain below single-family levels,” Walters says.

After the first five months of the year, condominium-apartment sales totaled 1,518, an 8.7-per-cent increase over the same period last year. New listings for the month rose by 5.4 per cent compared to last year, but on a year-to-date basis, they remain at comparable levels. As the number of sales outpaced new listings, total inventory levels of apartment condominiums have retracted by 3 per cent over May 2011, and with three months of supply, firmly moved into balanced territory.

CALGARY MAY SALES COMPARISON



CALGARY SINGLE FAMILY ABSORPTION



The condominium-apartment market recorded a modest improvement in pricing, with a benchmark price of \$245,400 in May 2012, a year-over-year price gain of one per cent. Meanwhile, condominium-townhome benchmark prices appreciated by 3 per cent over last year for a monthly price of \$277,000.

“While there have been some conflicting opinions on the national housing market, particularly with price expectations, the Calgary housing market does not appear to reflect either a boom or a bust scenario, and is simply returning to activity levels consistent with a normal market,” says Lurie. “The current low supply in the single-family market has pushed up pricing slightly higher than anticipated. However, sufficient supply in the remaining housing industry combined with economic uncertainty will likely prevent a repeat of the price jumps recorded in the not-so-distant past.”

CREB® SUMMARY STATISTICS

	May-11	May-12	YY % Change	2011YTD	2012YTD	YY % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,264	3,050	34.72%	9,953	12,017	20.74%
Total Sales Volume	\$975,777,312	\$1,354,771,493	38.84%	\$4,164,524,516	\$5,124,336,527	23.05%
New Listings	4,866	5,233	7.54%	21,614	21,936	1.49%
Active Listings	10,798	9,864	-8.65%	N/A	N/A	
Sales to New Listings Ratio	0.47	0.58	25.27%	0.46	0.55	18.97%
Sales \$ / List \$	96.87%	97.27%	0.40%	96.77%	97.19%	0.43%
Average DOM	51	48	-5.59%	52	51	-1.92%
Average Price	\$430,997	\$444,187	3.06%	\$418,419	\$426,424	1.91%
Benchmark Price	\$359,400	\$376,800	4.84%			
Index	169	178	4.84%			
CREB® CITY OF CALGARY						
Total Sales	1,810	2,385	31.77%	8,186	9,550	16.66%
Total Sales Volume	\$783,855,498	\$1,062,122,221	35.50%	\$3,414,448,486	\$4,074,955,186	19.34%
New Listings	3,552	3,802	7.04%	16,255	15,805	-2.77%
Active Listings	6,626	5,739	-13.39%	N/A	N/A	
Sales to New Listings Ratio	0.51	0.63	23.10%	0.50	0.60	19.98%
Sales \$ / List \$	97.13%	97.57%	0.44%	96.95%	97.39%	0.44%
Average DOM	43	40	-8.72%	46	44	-4.35%
Average Price	\$433,069	\$445,334	2.83%	\$417,108	\$426,697	2.30%
Benchmark Price	\$364,200	\$383,200	5.22%			
Index	170	179	5.24%			
CREB® TOWNS						
Total Sales	386	568	47.15%	1,501	2,096	39.64%
Total Sales Volume	\$134,761,714	\$212,703,630	57.84%	\$528,298,053	\$750,892,214	42.13%
New Listings	1,011	1,081	6.92%	4,172	4,776	14.48%
Active Listings	3,029	2,935	-3.10%	N/A	N/A	
Sales to New Listings Ratio	0.38	0.53	37.62%	0.36	0.44	21.98%
Sales \$ / List \$	96.36%	96.90%	0.53%	96.75%	97.06%	0.31%
Average DOM	77	76	-0.66%	78	76	-2.56%
Average Price	\$349,124	\$374,478	7.26%	\$351,964	\$358,250	1.79%
Benchmark Price	\$314,800	\$321,400	2.10%			
Index	166	169	2.11%			
CREB® CRES						
Total Sales	68	97	42.65%	266	368	38.35%
Total Sales Volume	\$57,160,100	\$79,945,642	39.86%	\$221,777,977	\$297,299,127	34.05%
New Listings	303	350	15.51%	1,182	1,351	14.30%
Active Listings	1,061	1,190	12.16%	N/A	N/A	
Sales to New Listings Ratio	0.22	0.28	23.49%	0.23	0.27	21.04%
Sales \$ / List \$	94.65%	94.50%	-0.16%	94.02%	95.01%	0.99%
Average DOM	112	98	-12.75%	105	97	-7.62%
Average Price	\$840,590	\$824,182	-1.95%	\$833,752	\$807,878	-3.10%
Median Price	\$767,500	\$712,500	-7.17%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

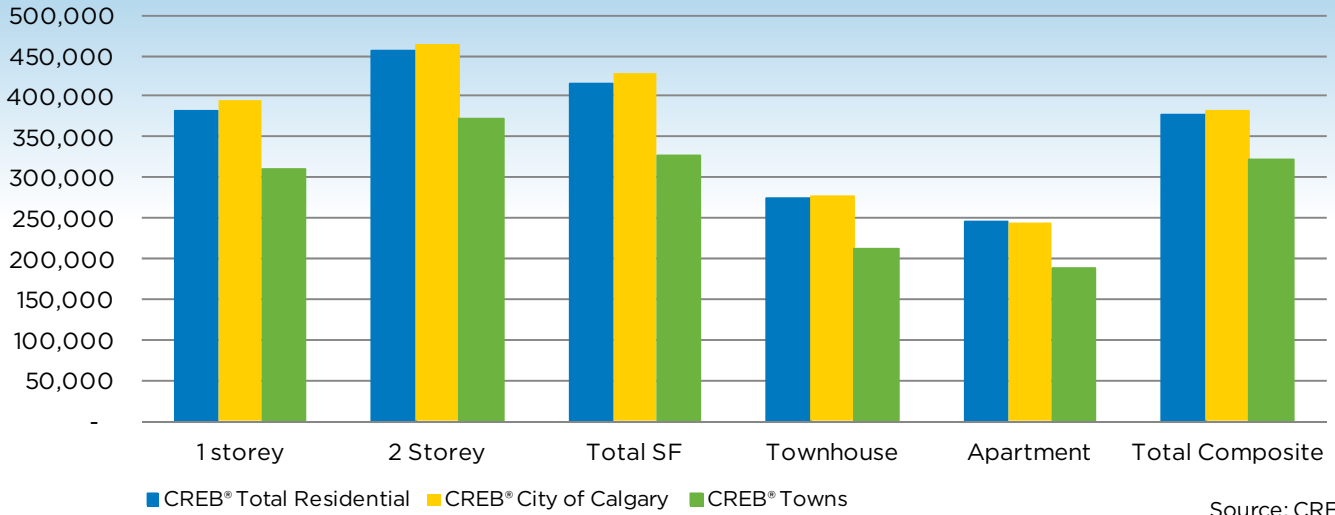
	May-11	May-12	YY % Change	2011YTD	2012YTD	YY % Change
SINGLE FAMILY						
Total Sales	1,308	1,710	30.73%	5,803	6,911	19.09%
Total Sales Volume	\$639,431,499	\$858,531,848	34.26%	\$2,730,237,581	\$3,304,890,165	21.05%
New Listings	2,536	2,706	6.70%	11,432	11,054	-3.31%
Active Listings	4,545	3,842	-15.47%	N/A	N/A	
Sales to New Listings Ratio	0.52	0.63	22.52%	0.51	0.63	23.17%
Sales \$ / List \$	97.19%	97.60%	0.41%	97.01%	97.46%	0.44%
Average DOM	41	37	-8.56%	43	42	-2.33%
Average Price	\$488,862	\$502,065	2.70%	\$470,487	\$478,207	1.64%
Benchmark Price	\$400,800	\$427,500	6.66%			
Index	170	181	6.64%			
CONDO APARTMENT						
Total Sales	288	386	34.03%	1,397	1,518	8.66%
Total Sales Volume	\$77,260,958	\$108,091,463	39.90%	\$383,214,390	\$414,323,830	8.12%
New Listings	607	640	5.44%	2,868	2,894	0.91%
Active Listings	1,260	1,222	-3.02%	N/A	N/A	
Sales to New Listings Ratio	0.47	0.60	27.12%	0.49	0.52	7.69%
Sales \$ / List \$	96.37%	97.13%	0.76%	96.44%	96.91%	0.47%
Average DOM	53	50	-4.59%	53	51	-3.77%
Average Price	\$268,267	\$280,030	4.38%	\$274,312	\$272,941	-0.50%
Benchmark Price	\$243,400	\$245,400	0.82%			
Index	170	171	0.82%			
CONDO TOWNHOUSE						
Total Sales	214	289	35.05%	986	1,121	13.69%
Total Sales Volume	\$67,163,041	\$95,438,904	42.19%	\$300,996,515	\$355,741,191	18.19%
New Listings	409	456	11.49%	1,955	1,857	-5.01%
Active Listings	821	675	-17.78%	N/A	N/A	
Sales to New Listings Ratio	0.52	0.63	21.13%	0.50	0.60	19.69%
Sales \$ / List \$	97.38%	97.74%	0.35%	97.07%	97.31%	0.24%
Average DOM	46	38	-16.67%	52	47	-9.62%
Average Price	\$313,846	\$330,446	5.29%	\$305,270	\$317,343	3.95%
Benchmark Price	\$269,000	\$277,000	2.97%			
Index	168	173	2.97%			

MLS® HPI SUMMARY

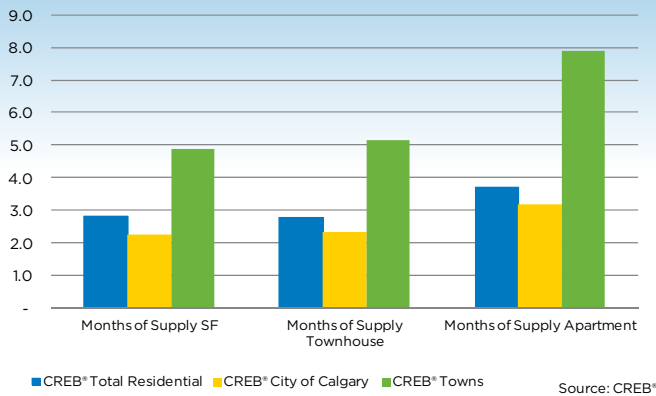
	May 2012		% Changes				
	Benchmark Price	Index (HPI)	Apr-12	Nov-11	May-11	May-09	May-07
CREB® TOTAL RESIDENTIAL							
Single Family	414,700	180	1.2%	6.5%	6.1%	12.2%	-4.8%
Townhouse	275,200	173	0.2%	1.8%	2.7%	4.8%	-15.3%
Apartment	244,600	171	0.8%	3.2%	0.8%	5.2%	-15.3%
COMPOSITE	376,800	178	1.0%	5.5%	4.8%	10.2%	-7.8%
CREB® TOWNS							
Single Family	327,700	169	0.7%	3.8%	2.3%	5.3%	-8.0%
Townhouse	212,800	172	0.2%	-1.5%	-1.4%	-1.5%	-13.8%
Apartment	188,900	162	2.0%	6.4%	0.6%	1.4%	-21.7%
COMPOSITE	321,400	169	0.7%	3.6%	2.1%	4.8%	-8.8%
CREB® CITY OF CALGARY							
Single Family	427,500	181	1.3%	7.0%	6.6%	13.3%	-4.2%
Townhouse	277,000	173	0.2%	2.0%	3.0%	5.2%	-15.4%
Apartment	245,400	171	0.8%	3.1%	0.8%	5.2%	-15.2%
COMPOSITE	383,200	179	1.1%	5.7%	5.2%	10.9%	-7.6%

COMPARISONS

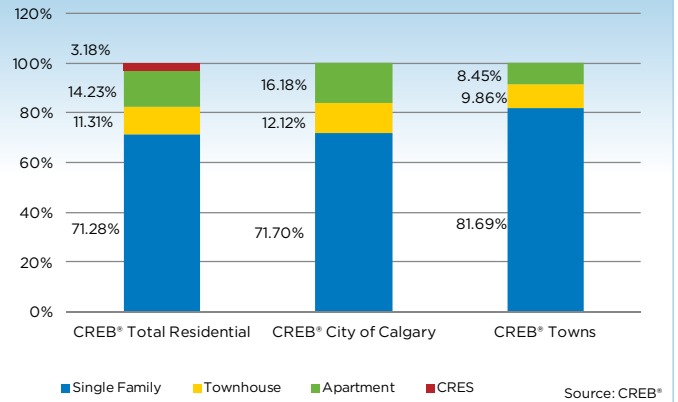
Benchmark Price - May



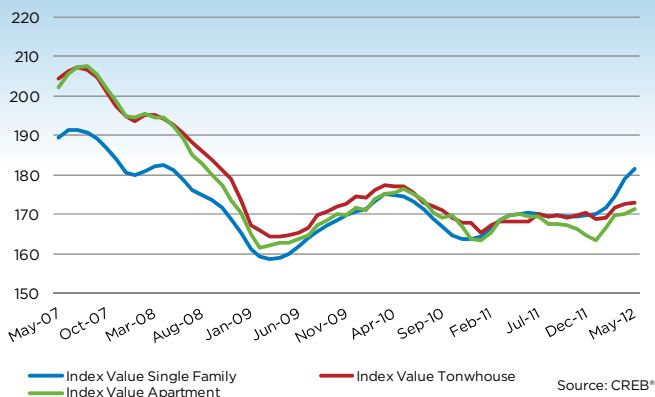
Months of Supply - May



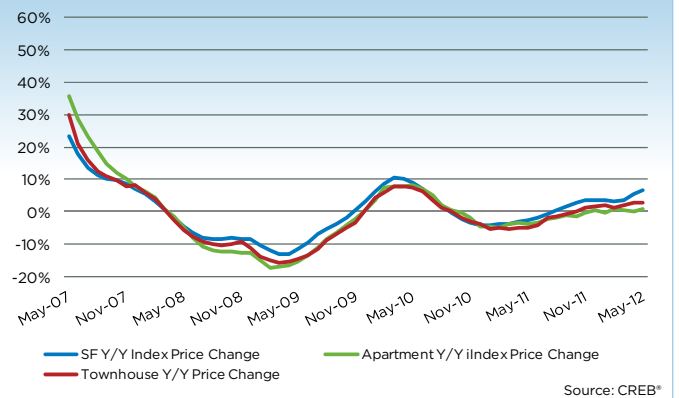
Sales Distribution - May



CALGARY INDEX VALUE



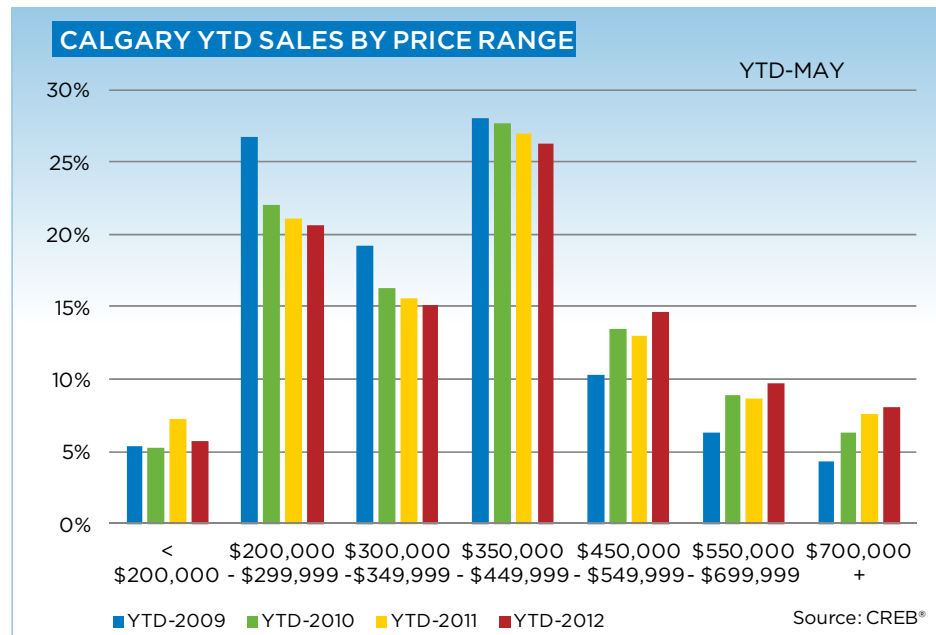
CALGARY YEAR OVER YEAR PRICE CHANGES



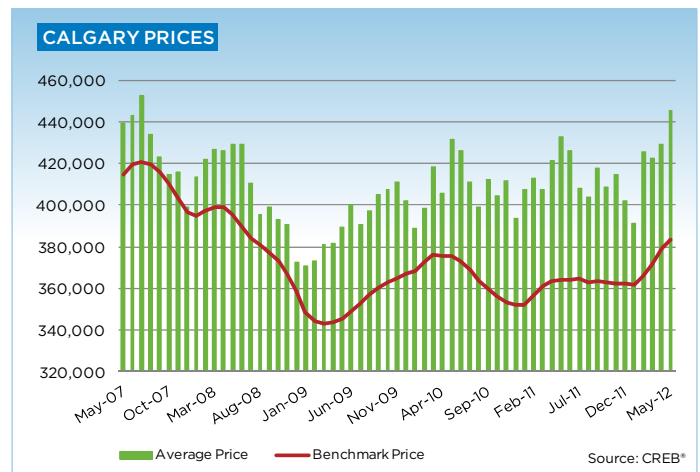
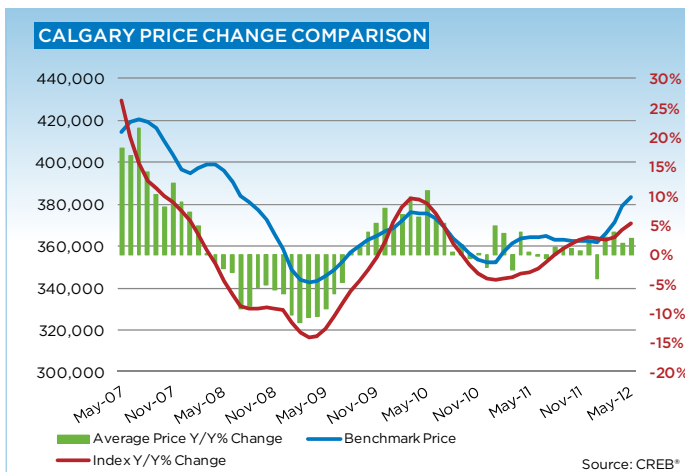
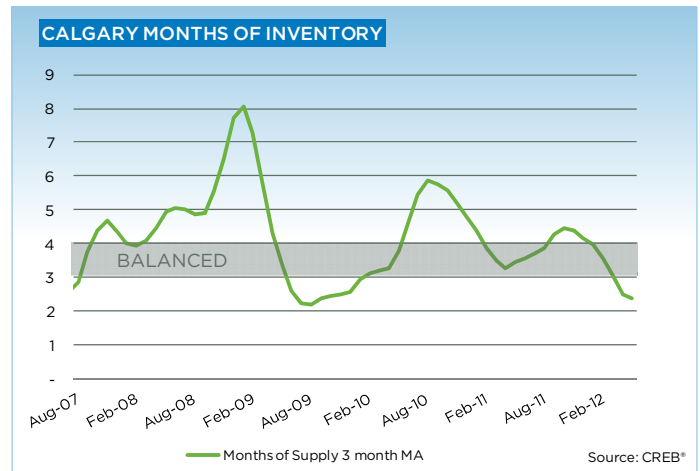
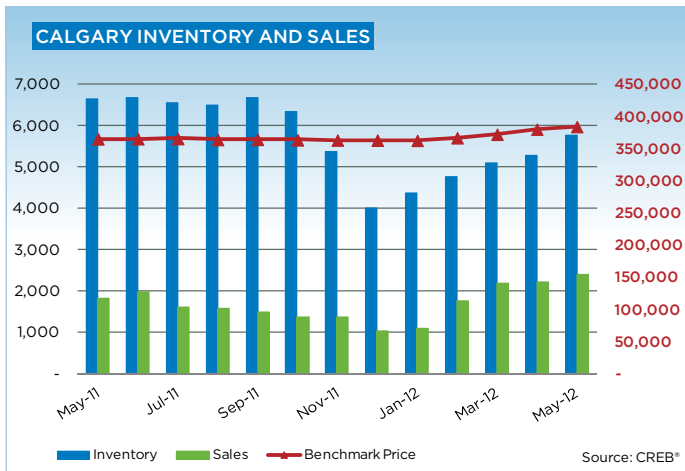
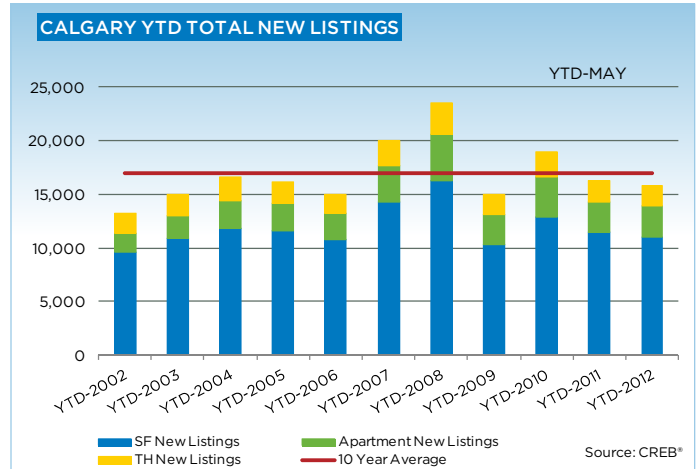
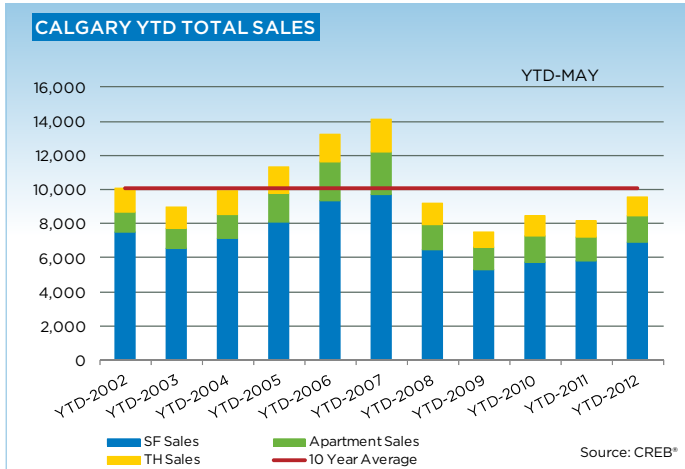
CITY OF CALGARY TOTAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	374,554
Index	164	166	168	170	170	170	170	169	169	169	169	169	169
2012													
Sales	1,068	1,732	2,166	2,199	2,385								9,550
New Listings	2,530	2,883	3,351	3,239	3,802								15,805
Active Listings	4,367	4,736	5,092	5,270	5,739								
AverageDOM	60	49	42	41	40								44
Average Price	391,372	425,357	422,354	428,972	445,334								426,697
Benchmark Price	361,800	365,900	371,400	379,200	383,200								
Index	169	171	173	177	179								

Calgary Total	May-11	May-12	YTD2011	YTD2012
>\$100,000	3	1	22	12
\$100,000 - \$199,999	104	113	569	530
\$200,000 - \$299,999	360	477	1,730	1,967
\$300,000 - \$349,999	259	337	1,271	1,447
\$350,000 - \$399,999	268	311	1,285	1,371
\$400,000 - \$449,999	231	293	918	1,135
\$450,000 - \$499,999	153	213	663	794
\$500,000 - \$549,999	101	155	403	600
\$550,000 - \$599,999	72	117	301	419
\$600,000 - \$649,999	61	79	215	306
\$650,000 - \$699,999	39	49	188	202
\$700,000 - \$799,999	54	91	215	291
\$800,000 - \$899,999	36	42	147	141
\$900,000 - \$999,999	18	26	64	93
\$1,000,000 - \$1,249,999	23	36	73	116
\$1,250,000 - \$1,499,999	14	23	52	57
\$1,500,000 - \$1,749,999	1	10	16	30
\$1,175,000 - \$1,999,999	6	5	23	13
\$2,000,000 - \$2,499,999	2	4	15	15
\$2,500,000 - \$2,999,999	4	3	11	9
\$3,000,000 - \$3,499,999	1	-	3	1
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	-	1	1
	1,810	2,385	8,186	9,550



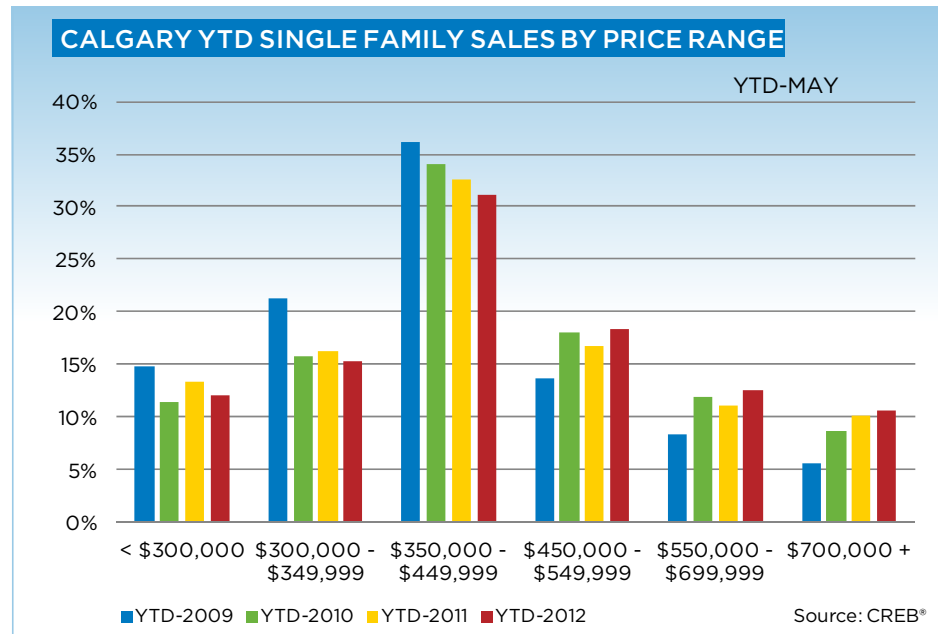
CITY OF CALGARY



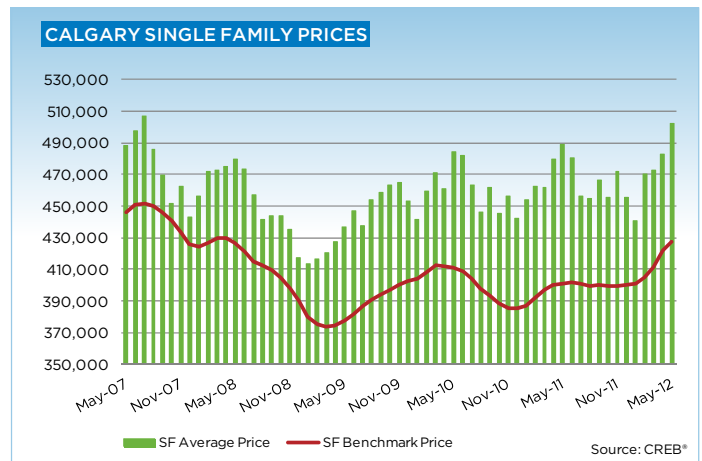
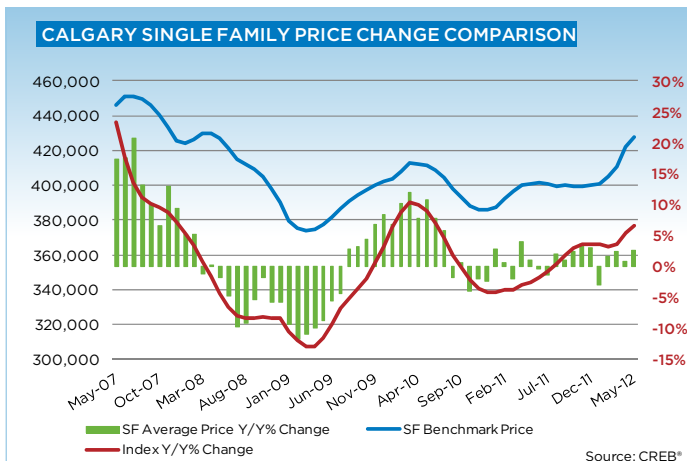
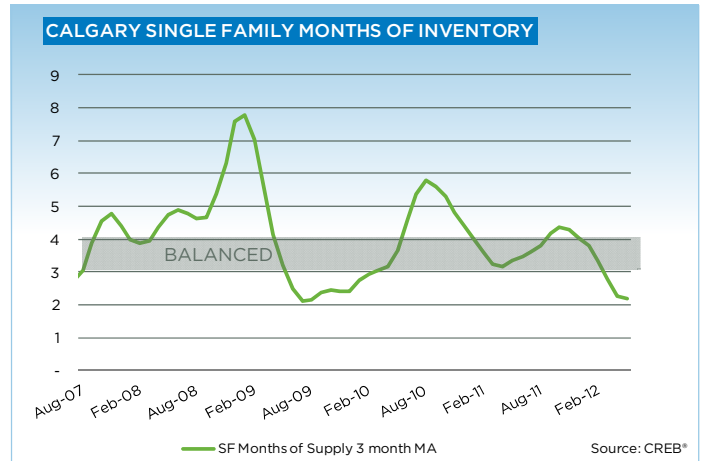
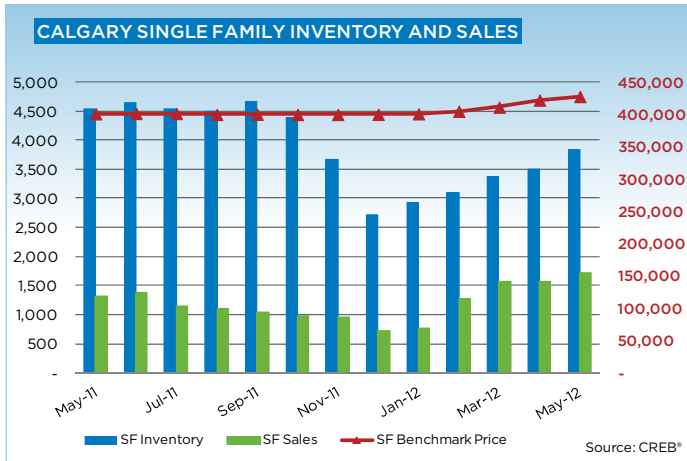
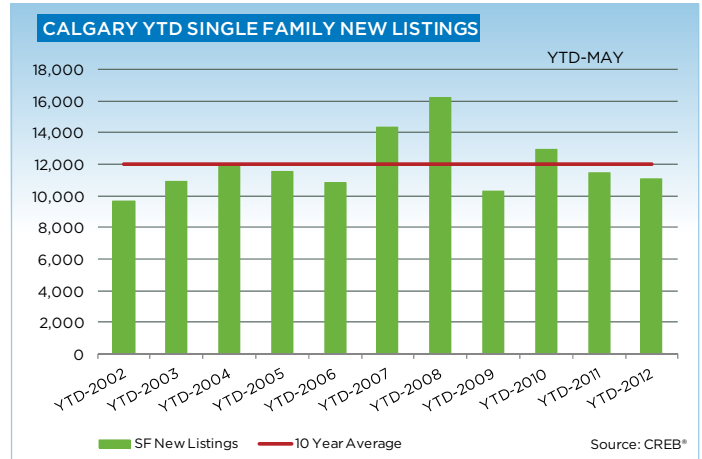
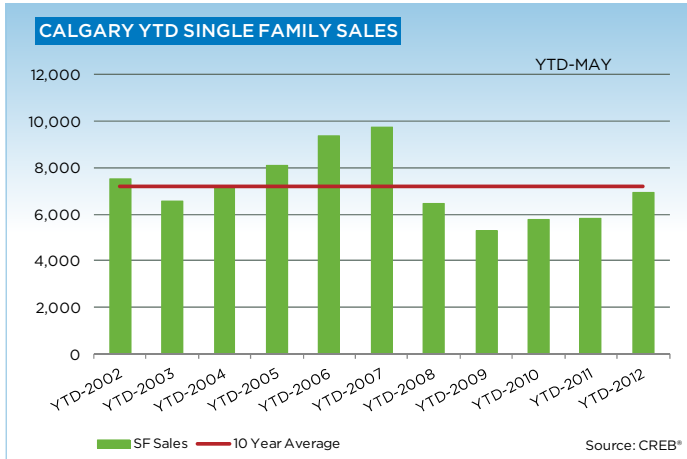
CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	421,778
Index	164	167	168	170	170	170	170	170	170	170	170	170	170
2012													
Sales	763	1,281	1,576	1,581	1,710								6,911
New Listings	1,714	2,000	2,348	2,286	2,706								11,054
Active Listings	2,918	3,093	3,367	3,501	3,842								
AverageDOM	59	48	40	38	37								42
Average Price	440,478	469,998	472,477	482,974	502,065								478,207
Benchmark Price	400,800	404,800	411,000	422,000	427,500								
Index	170	172	174	179	181								

	May-11	May-12	YTD2011	YTD2012
Calgary SF				
>\$100,000	-	-	1	1
\$100,000 - \$199,999	13	12	71	55
\$200,000 - \$299,999	138	170	701	782
\$300,000 - \$349,999	190	234	942	1,055
\$350,000 - \$399,999	219	255	1,054	1,155
\$400,000 - \$449,999	206	247	832	992
\$450,000 - \$499,999	130	195	591	720
\$500,000 - \$549,999	97	136	377	552
\$550,000 - \$599,999	68	113	275	388
\$600,000 - \$649,999	57	72	200	290
\$650,000 - \$699,999	36	47	171	191
\$700,000 - \$799,999	49	89	203	278
\$800,000 - \$899,999	36	40	134	135
\$900,000 - \$999,999	18	25	63	88
\$1,000,000 - \$1,249,999	23	32	70	108
\$1,250,000 - \$1,499,999	14	21	50	55
\$1,500,000 - \$1,749,999	1	10	16	29
\$1,750,000 - \$1,999,999	6	5	23	12
\$2,000,000 - \$2,499,999	2	4	15	14
\$2,500,000 - \$2,999,999	4	3	10	9
\$3,000,000 - \$3,499,999	1	-	3	1
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	-	-	1
	1,308	1,710	5,803	6,911



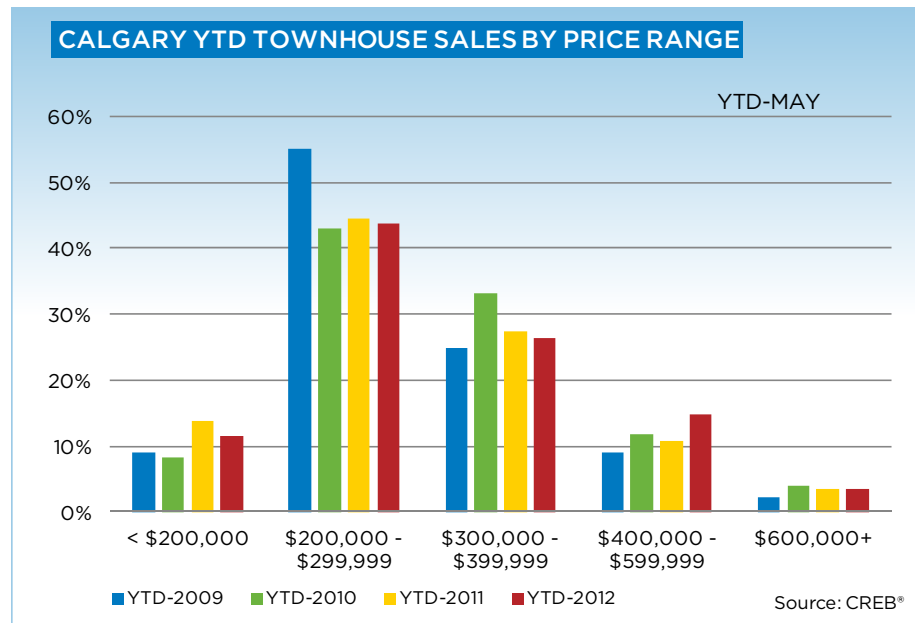
CITY OF CALGARY SINGLE FAMILY



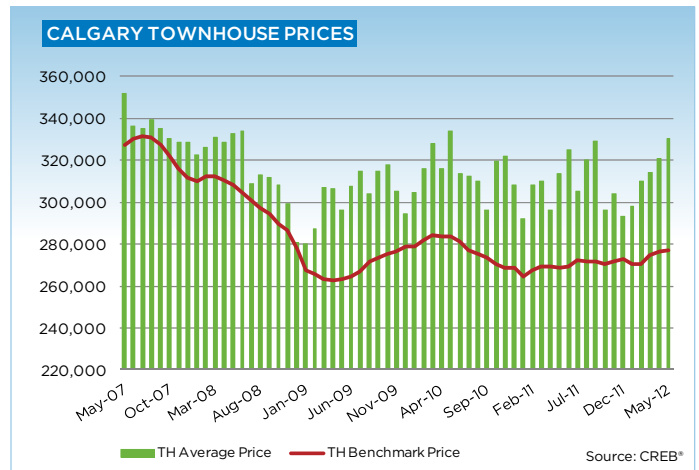
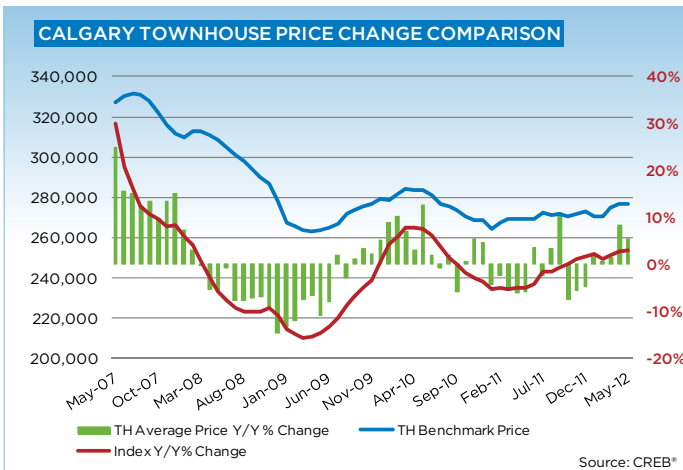
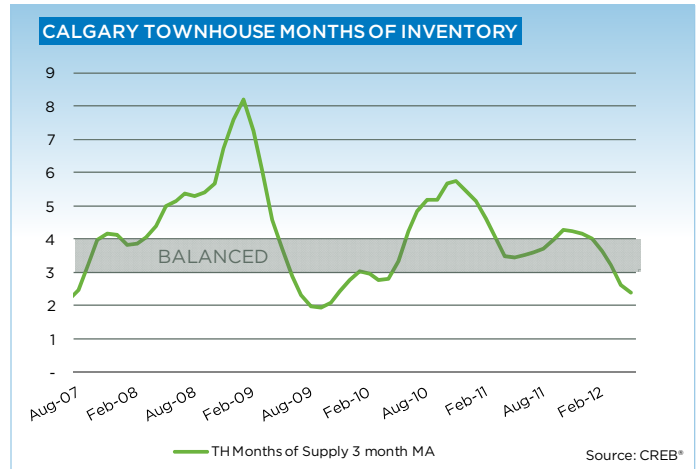
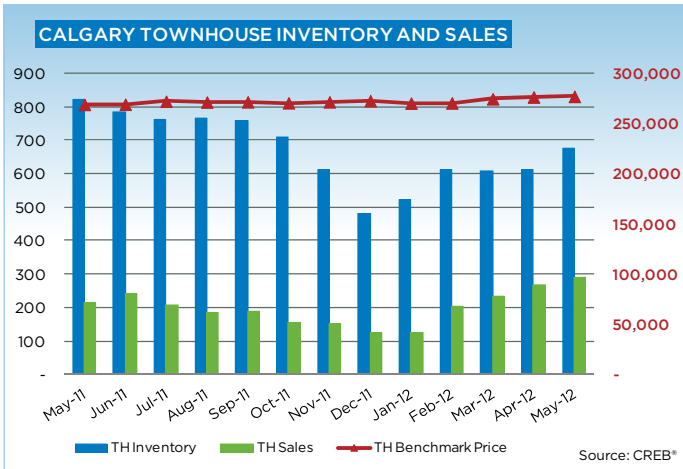
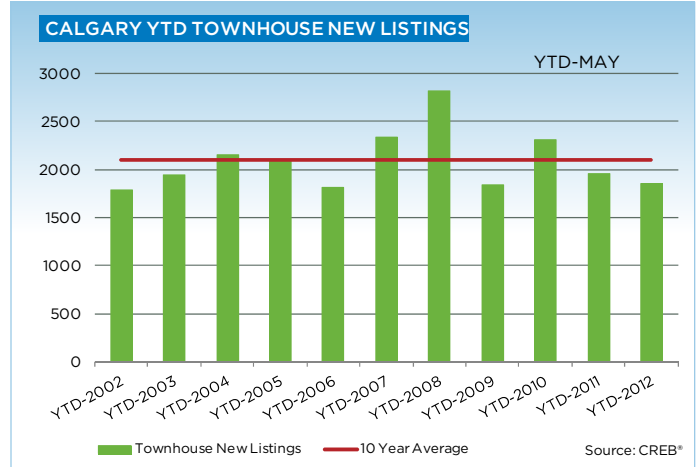
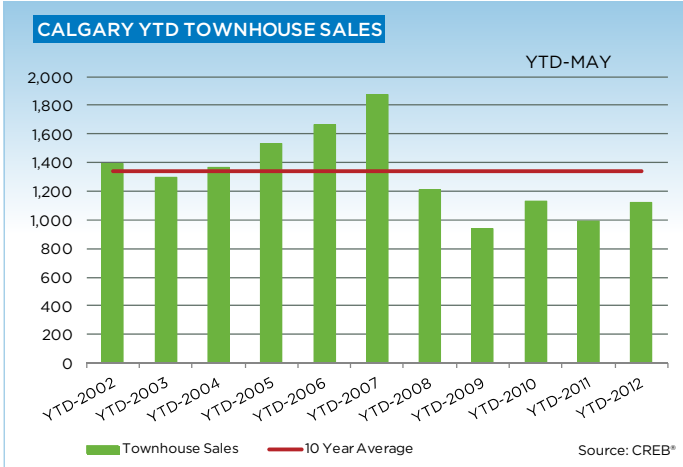
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	
Average DOM	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	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	292,243
Index	165	167	168	168	168	168	170	170	170	169	170	170	171
2012													
Sales	126	205	234	267	289								1,121
New Listings	312	374	358	357	456								1,857
Active Listings	520	612	606	612	675								
Average DOM	61	51	49	49	38								47
Average Price	297,918	310,047	313,938	320,912	330,446								317,343
Benchmark Price	270,300	270,500	274,600	276,400	277,000								
Index	169	169	172	173	173								

	May-11	May-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	1	-	2	-
\$100,000 - \$199,999	25	27	134	129
\$200,000 - \$299,999	90	128	439	490
\$300,000 - \$349,999	32	53	157	198
\$350,000 - \$399,999	26	21	113	99
\$400,000 - \$449,999	14	20	49	70
\$450,000 - \$499,999	12	14	37	46
\$500,000 - \$549,999	2	11	9	32
\$550,000 - \$599,999	3	2	12	18
\$600,000 - \$649,999	4	4	9	9
\$650,000 - \$699,999	2	-	10	5
\$700,000 - \$799,999	3	2	9	9
\$800,000 - \$899,999	-	2	3	6
\$900,000 - \$999,999	-	1	1	4
\$1,000,000 - \$1,249,999	-	2	2	4
\$1,250,000 - \$1,499,999	-	2	-	2
\$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 +	-	-	-	-
	214	289	986	1121



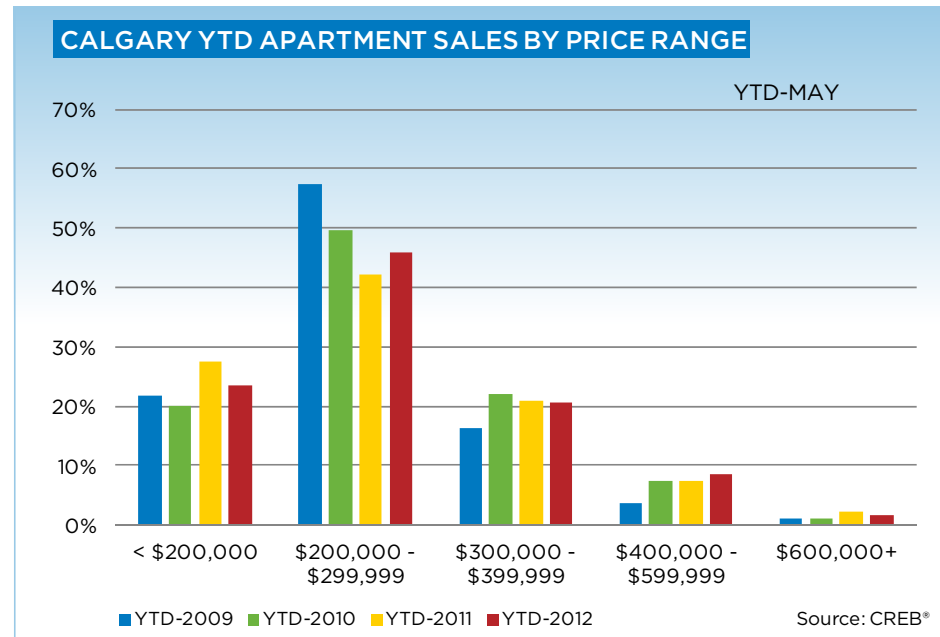
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



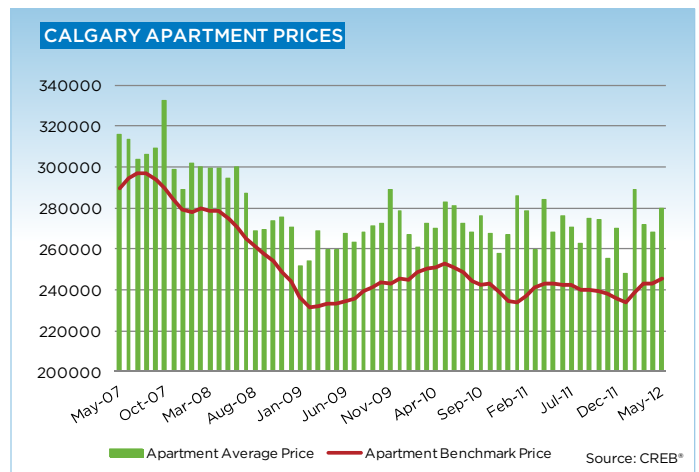
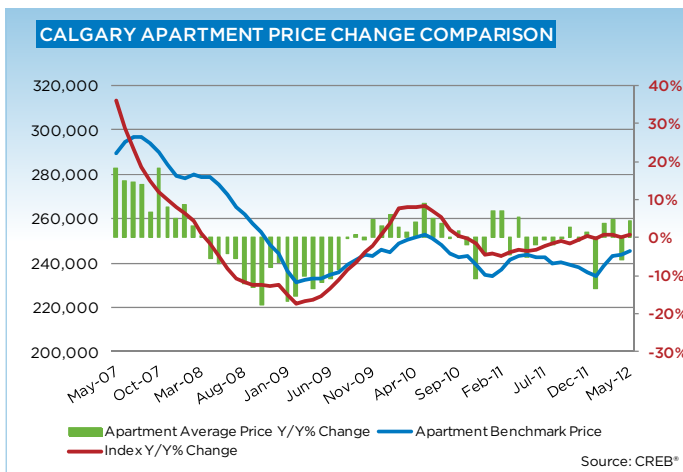
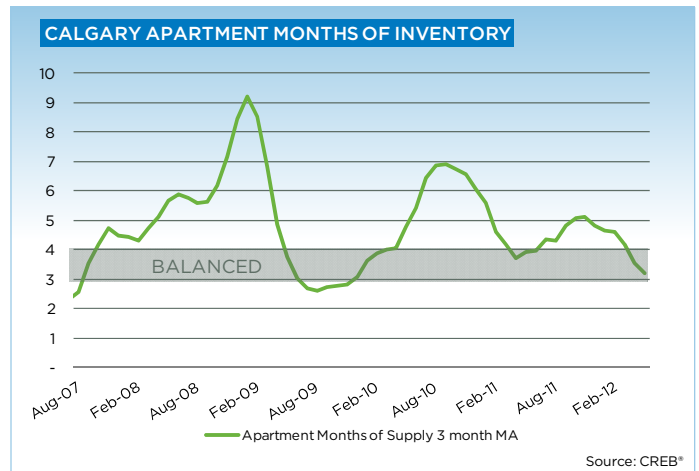
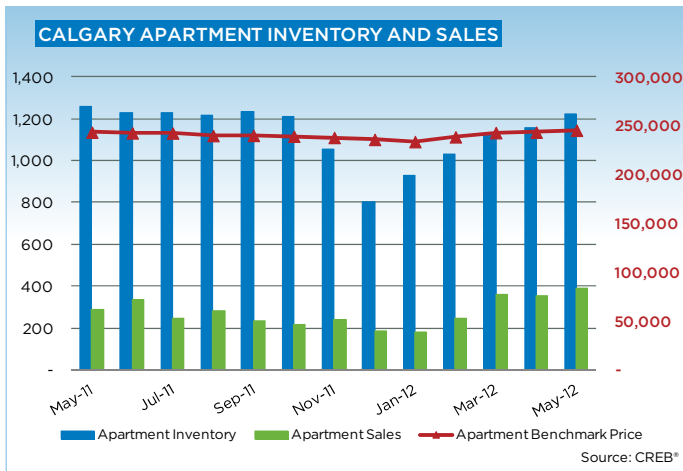
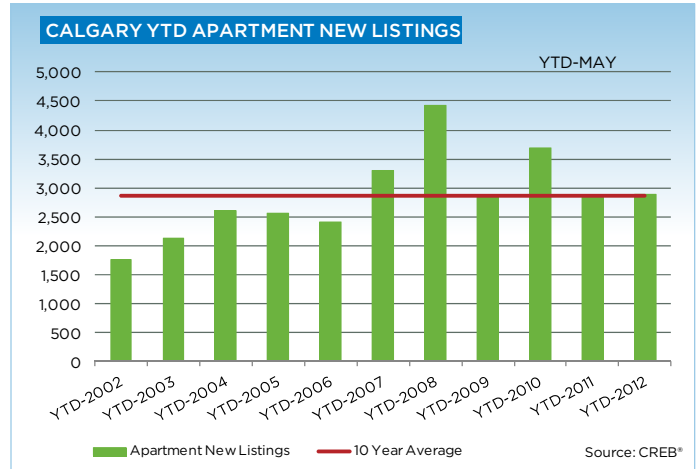
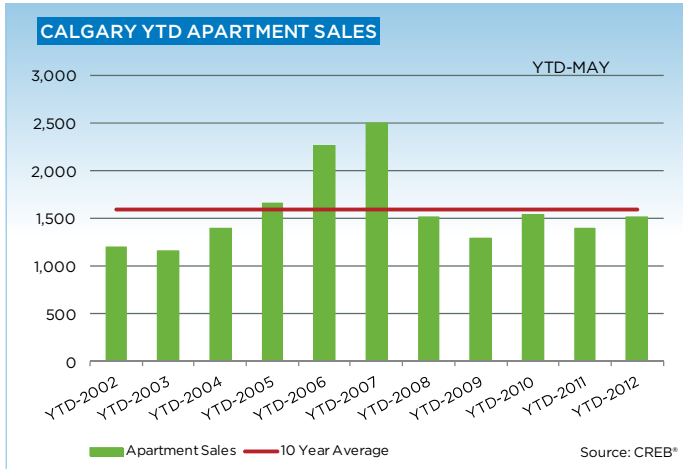
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	239,676
Index	164	166	169	170	170	170	169	168	168	167	166	165	164
2012													
Sales	179	246	356	351	386								1,518
New Listings	504	509	645	596	640								2,894
Active Listings	929	1,031	1,119	1,157	1,222								
Average DOM	64	51	48	50	50								51
Average Price	247,837	288,991	271,724	267,931	280,030								272,941
Benchmark Price	233,800	238,700	243,000	243,400	245,400								
Index	163	167	170	170	171								

Calgary Apartment	May-11	May-12	YTD2011	YTD2012
>\$100,000	2	1	19	11
\$100,000 - \$199,999	66	74	364	346
\$200,000 - \$299,999	132	179	590	695
\$300,000 - \$349,999	37	50	172	194
\$350,000 - \$399,999	23	35	118	117
\$400,000 - \$449,999	11	26	37	73
\$450,000 - \$499,999	11	4	35	28
\$500,000 - \$549,999	2	8	17	16
\$550,000 - \$599,999	1	2	14	13
\$600,000 - \$649,999	-	3	6	7
\$650,000 - \$699,999	1	2	7	6
\$700,000 - \$799,999	2	-	3	4
\$800,000 - \$899,999	-	-	10	-
\$900,000 - \$999,999	-	-	-	1
\$1,000,000 - \$1,249,999	-	2	1	4
\$1,250,000 - \$1,499,999	-	-	2	-
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	288	386	1,397	1,518



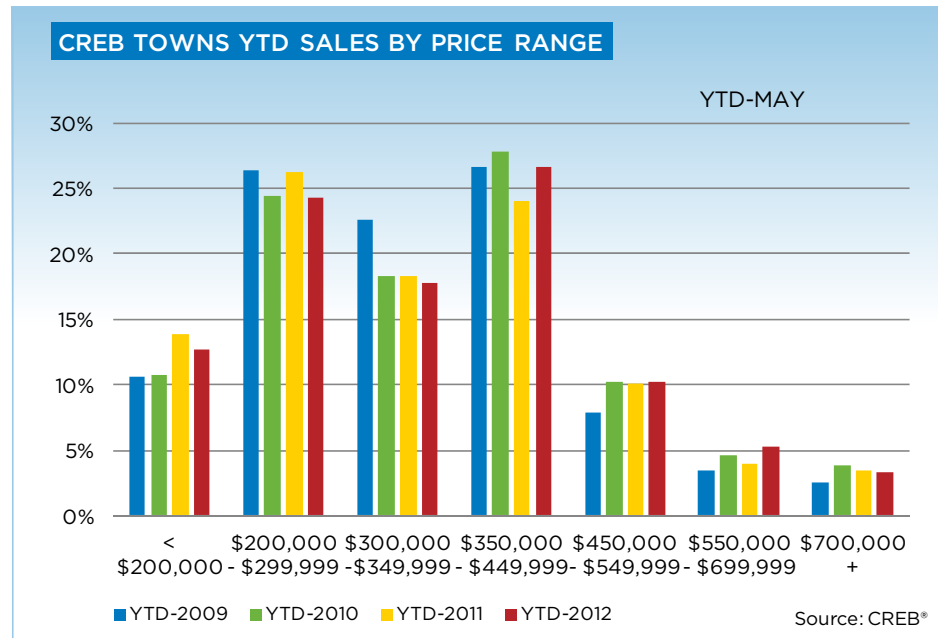
CITY OF CALGARY CONDOMINIUM APARTMENTS



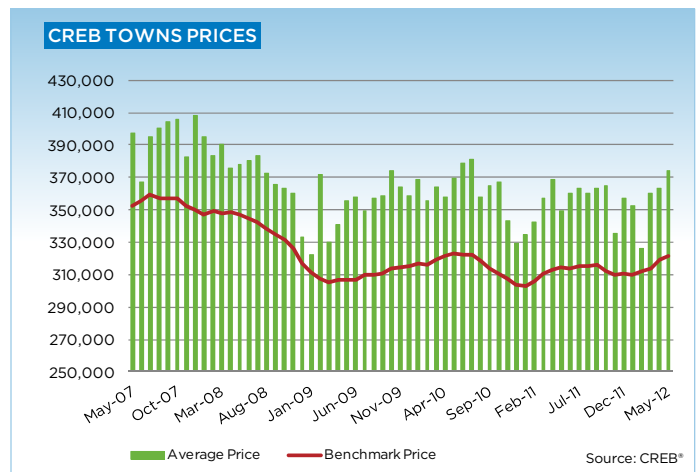
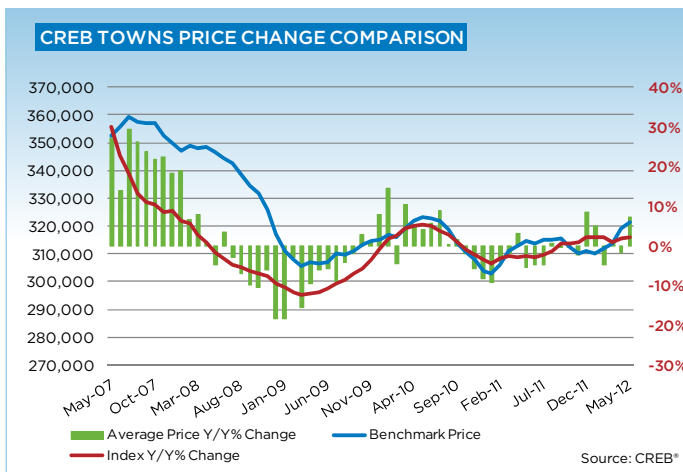
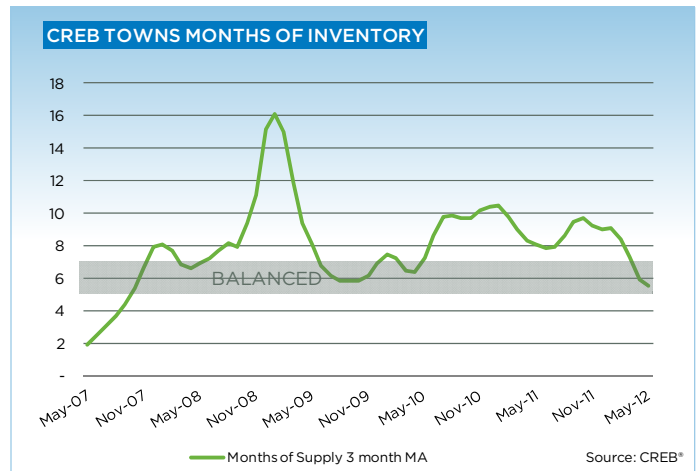
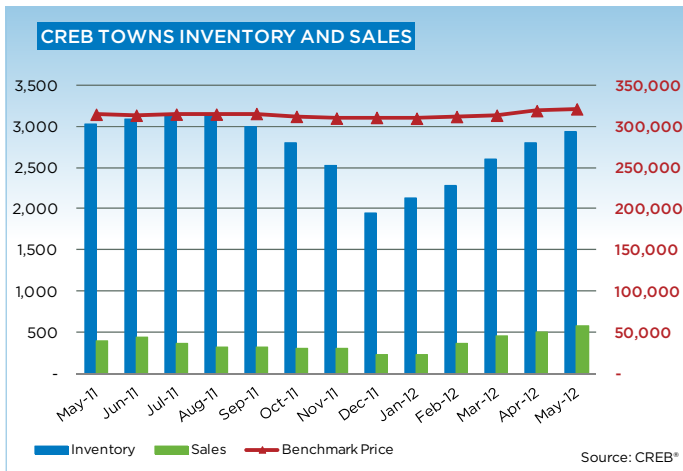
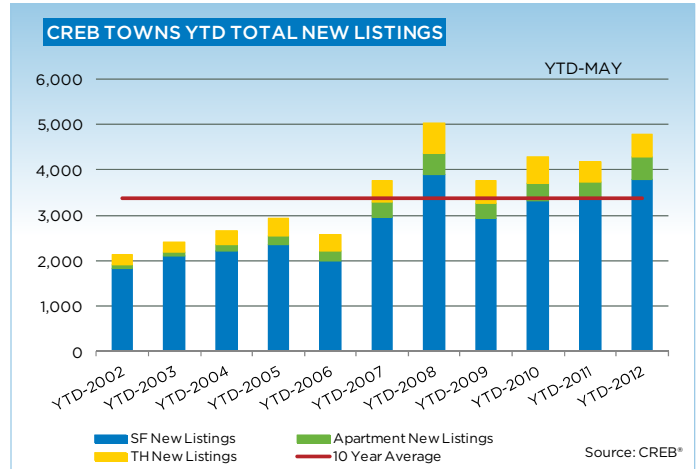
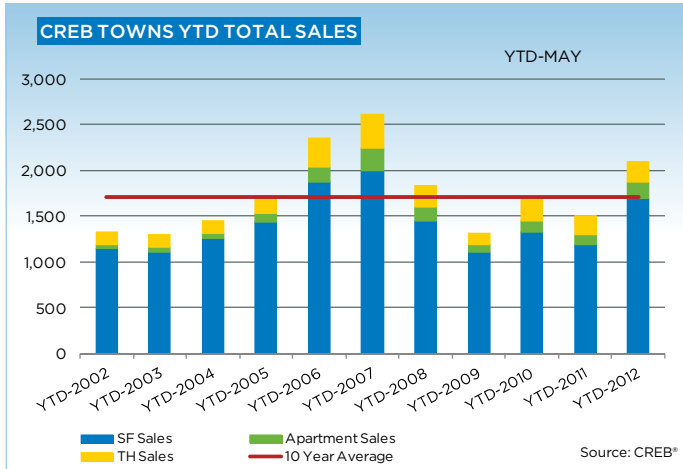
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	325,980
Index	159	161	164	165	166	165	166	166	166	164	163	164	164
2012													
Sales	218	355	457	498	568								2,096
New Listings	730	800	1,094	1,071	1,081								4,776
Active Listings	2,129	2,285	2,596	2,801	2,935								
Average DOM	102	81	69	72	76								76
Average Price	352,113	325,915	360,456	363,453	374,478								358,250
Benchmark Price	310,000	312,100	313,700	319,200	321,400								
Index	163	164	165	168	169								

CREB Towns	May-11	May-12	YTD2011	YTD2012
>\$100,000	11	13	26	58
\$100,000 - \$199,999	41	48	182	208
\$200,000 - \$299,999	97	128	393	508
\$300,000 - \$349,999	72	99	275	373
\$350,000 - \$399,999	51	88	198	317
\$400,000 - \$449,999	56	72	163	241
\$450,000 - \$499,999	15	46	96	127
\$500,000 - \$549,999	20	22	56	86
\$550,000 - \$599,999	7	11	26	49
\$600,000 - \$649,999	3	11	13	35
\$650,000 - \$699,999	4	7	21	25
\$700,000 - \$799,999	1	6	14	15
\$800,000 - \$899,999	4	5	10	18
\$900,000 - \$999,999	-	2	7	9
\$1,000,000 - \$1,249,999	1	4	9	13
\$1,250,000 - \$1,499,999	2	3	10	9
\$1,500,000 - \$1,749,999	-	1	1	2
\$1,750,000 - \$1,999,999	-	2	-	3
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	386	568	1,501	2,096



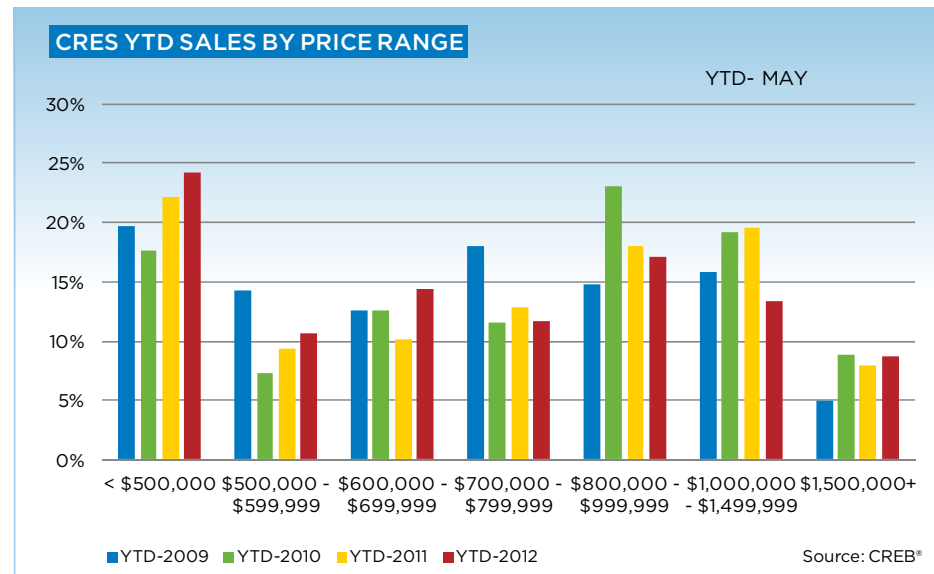
CREB® TOWNS



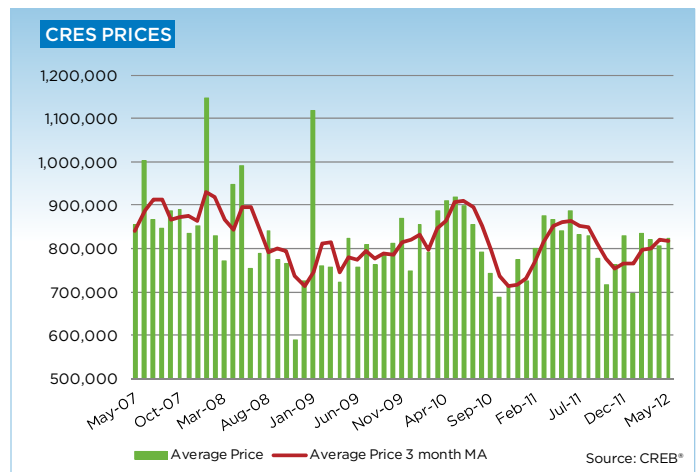
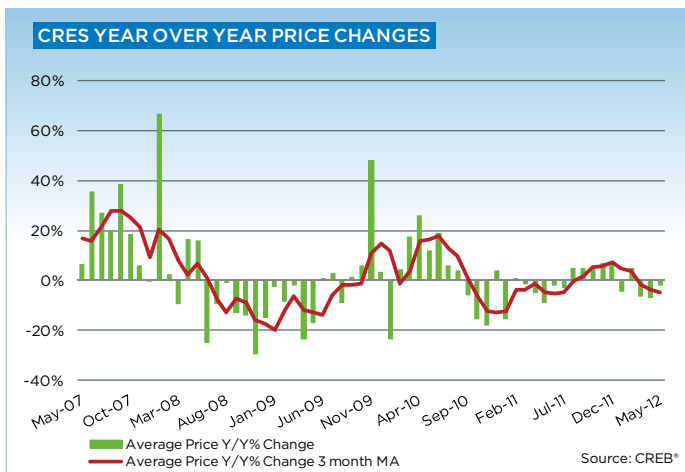
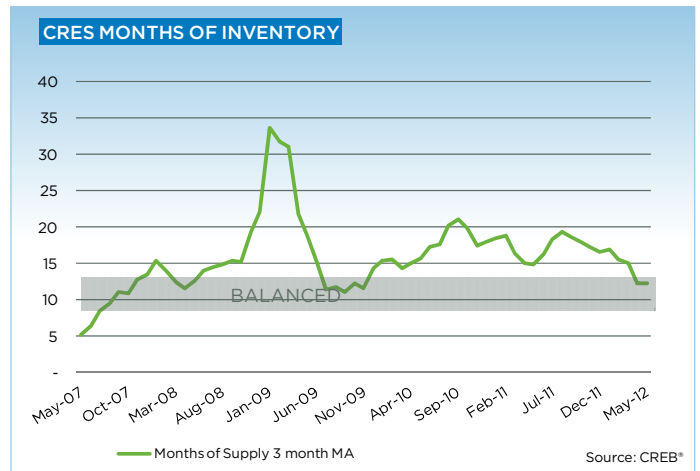
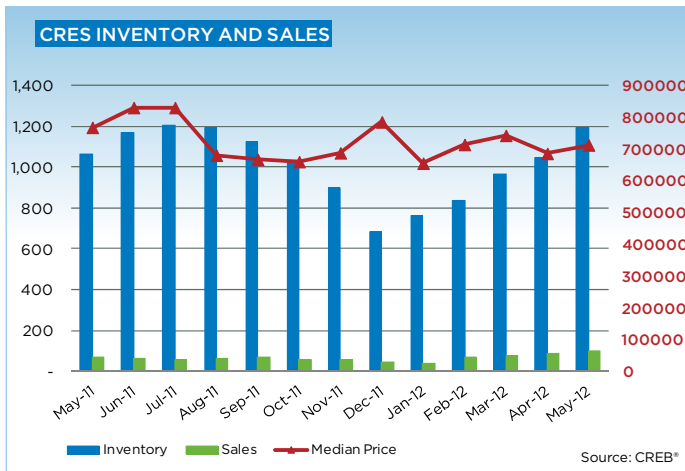
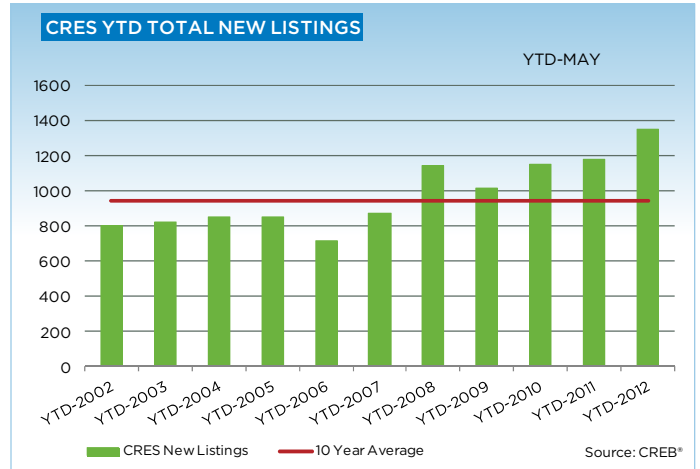
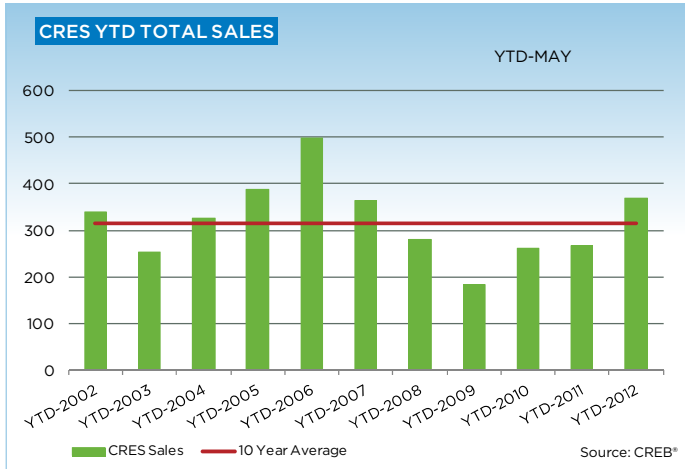
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	315	243	225	224	169	134	98	2,590
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
2012													
Sales	39	66	76	90	97								368
New Listings	216	221	308	256	350								1,351
Active Listings	760	837	962	1,044	1,190								
Average DOM	127	94	91	93	98								97
Average Price	696,615	835,637	821,303	806,827	824,182								807,878

CREB	May-11	May-12	YTD2011	YTD2012
>\$100,000	-	1	-	3
\$100,000 - \$199,999	3	3	9	10
\$200,000 - \$299,999	5	2	22	14
\$300,000 - \$349,999	2	4	7	23
\$350,000 - \$399,999	3	3	7	13
\$400,000 - \$449,999	3	3	10	11
\$450,000 - \$499,999	-	5	4	15
\$500,000 - \$549,999	4	6	11	19
\$550,000 - \$599,999	3	5	14	20
\$600,000 - \$649,999	-	5	9	19
\$650,000 - \$699,999	4	9	18	34
\$700,000 - \$799,999	10	11	34	43
\$800,000 - \$899,999	9	8	28	36
\$900,000 - \$999,999	3	13	20	27
\$1,000,000 - \$1,249,999	11	7	39	34
\$1,250,000 - \$1,499,999	2	3	13	15
\$1,500,000 - \$1,749,999	2	3	7	11
\$1,750,000 - \$1,999,999	1	2	3	6
\$2,000,000 - \$2,499,999	2	3	7	10
\$2,500,000 - \$2,999,999	1	-	4	3
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	-
	68	97	266	368



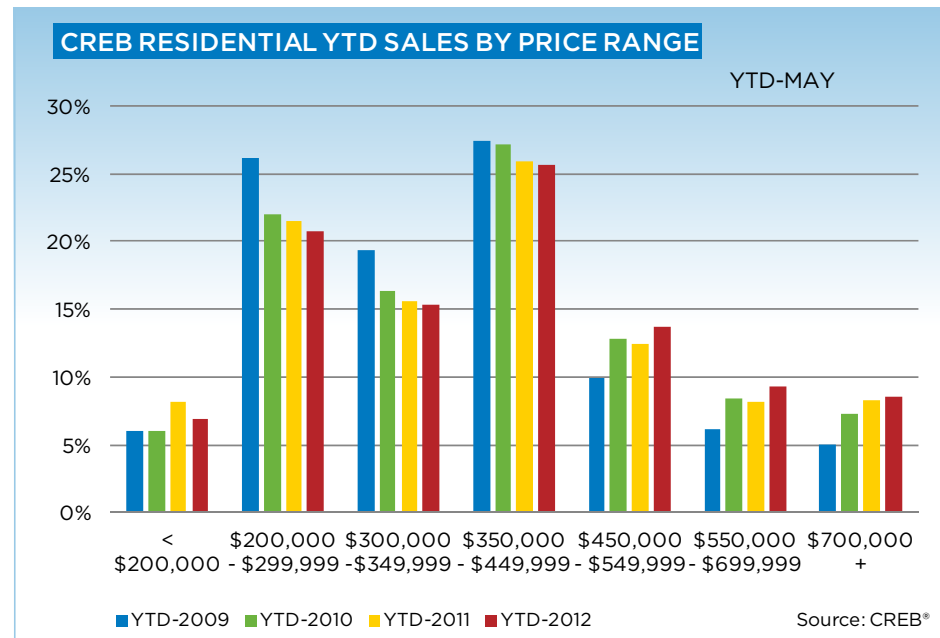
CREB® COUNTRY RESIDENTIAL



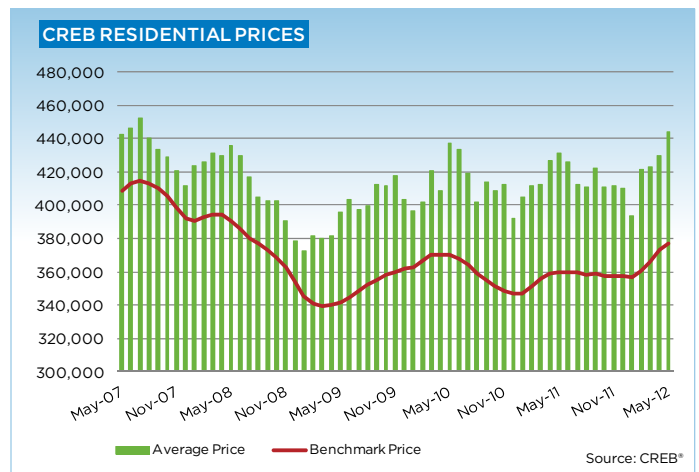
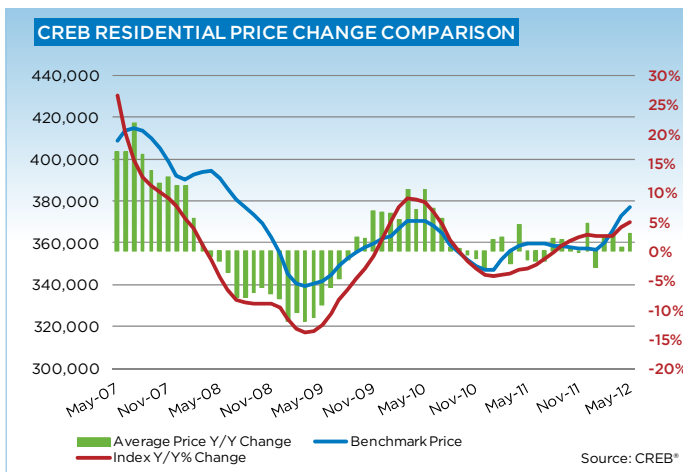
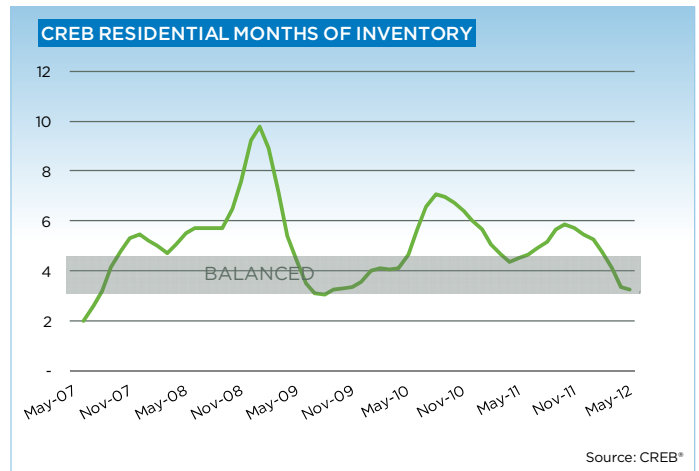
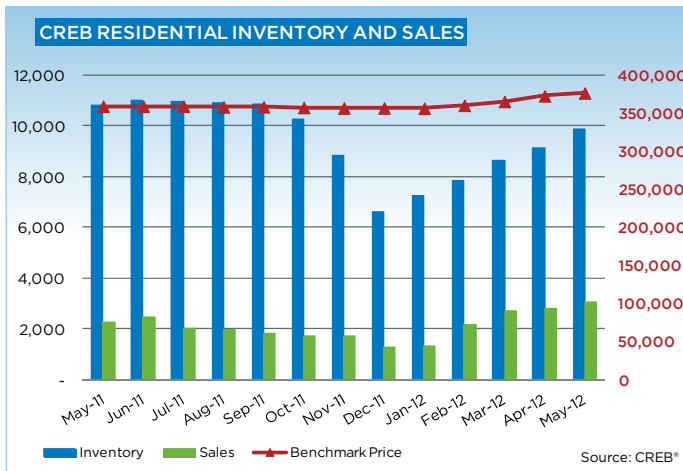
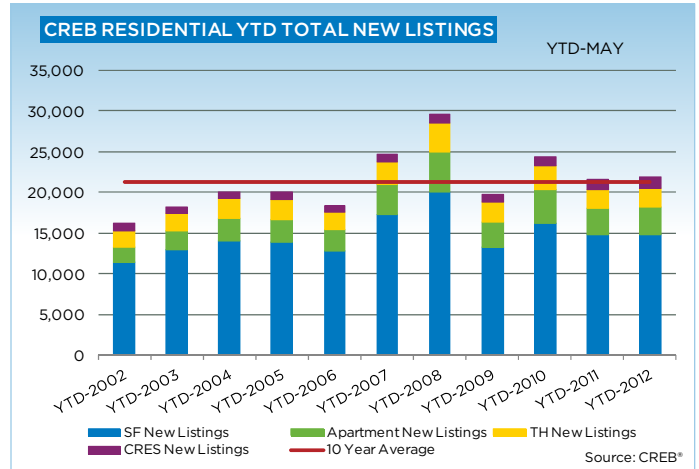
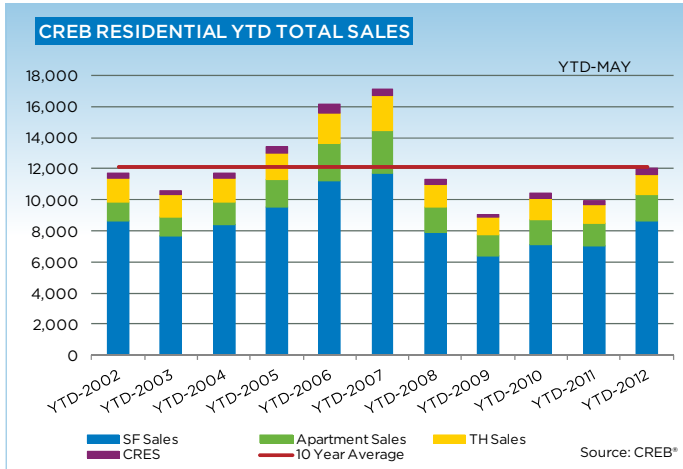
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
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	4,590	3,948	3,986	4,135	3,386	2,453	1,501	45,613
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	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	369,059
Index	164	166	168	169	169	169	170	169	169	169	168	168	168
2012													
Sales	1,326	2,154	2,700	2,787	3,050								12,017
New Listings	3,478	3,904	4,754	4,567	5,233								21,936
Active Listings	7,256	7,858	8,650	9,115	9,864								
AverageDOM	69	56	48	49	48								51
Average Price	393,778	421,444	423,223	429,466	444,187								426,424
Benchmark Price	356,700	360,500	365,600	373,000	376,800								
Index	168	170	172	176	178								

	May-11	May-12	YTD2011	YTD2012
CREB Total				
>\$100,000	14	15	48	73
\$100,000 - \$199,999	148	164	760	748
\$200,000 - \$299,999	462	607	2,145	2,491
\$300,000 - \$349,999	333	440	1,553	1,843
\$350,000 - \$399,999	322	402	1,490	1,701
\$400,000 - \$449,999	290	368	1,091	1,387
\$450,000 - \$499,999	168	264	763	936
\$500,000 - \$549,999	125	183	470	705
\$550,000 - \$599,999	82	133	341	488
\$600,000 - \$649,999	64	95	237	360
\$650,000 - \$699,999	47	65	227	261
\$700,000 - \$799,999	65	108	263	350
\$800,000 - \$899,999	49	55	185	195
\$900,000 - \$999,999	21	41	91	129
\$1,000,000 - \$1,249,999	35	47	121	163
\$1,250,000 - \$1,499,999	18	29	75	81
\$1,500,000 - \$1,749,999	3	14	24	43
\$1,750,000 - \$1,999,999	7	9	26	22
\$2,000,000 - \$2,499,999	4	7	22	25
\$2,500,000 - \$2,999,999	6	3	16	12
\$3,000,000 - \$3,499,999	1	1	3	2
\$3,500,000 - \$3,999,999	-	-	1	1
\$4,000,000 +	-	-	1	1
	2,264	3,050	9,953	12,017



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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