

CALGARY REAL ESTATE MARKET AS EXPECTED

Sales activity trending towards long-term stability

Calgary, July 3, 2012 – Residential sales in the City of Calgary totaled 11,752 for the first half of this year, a 16-per-cent increase over the same period last year. The rise in sales has brought activity levels closer to long-term trends in the city.

“Recent mortgage rule changes may dampen some of the gains in the resale market,” says Ann-Marie Lurie, CREB®’s chief economist. “But this is not expected to cause a full reversal of either sales or price growth, provided the global economic situation does not significantly worsen.”

“Our housing market is returning to normal levels of activity, supported by the improvements in our employment sector and rise in migration.”

Single Family monthly sales reached 1,609 units in June, a decline over the previous month, but 16 per cent higher than levels recorded in June 2011. However, new listings are declining as consumers appear to delay putting units on the market until they see further price recovery. Despite the decline, with a current inventory of 3,817, the supply constraint has eased and the single family market is moving towards more balanced levels.

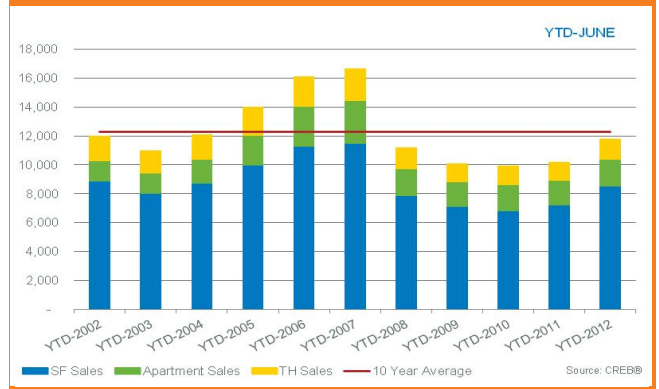
“Overall the Calgary market is trending towards long-term stability,” says Bob Jablonski, president of CREB®. “Activity levels are consistent with our expectations, and are not demonstrating an overheated market. We’ve seen a slight lack of supply in single-family homes, but this is not the case in the broader residential market, including surrounding towns,”

The single-family benchmark price for the month of June 2012 was \$430,800, a 7.3-per-cent increase over the previous year. Year-over-year price increases have been particularly strong in the recent months, in part due to the decline in months of supply. As the city moves towards balance, we can expect price growth to ease in following months.

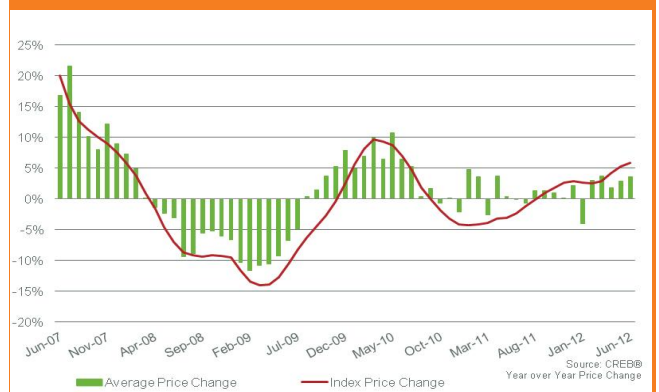
“Homebuyers are confident about the long-term prospects in our city, and continue to search for homes in those communities that align with their needs,” Jablonski says. “People who are in the market to buy right now have to make their decisions quicker, but they are well informed and they continue to seek out value for their money.”

While June sales activity showed a modest improvement over last year, year-to-date condominium apartment sales totaled 1,858, a 7 per cent increase over the first half of 2011. Both monthly and year-to-date sales remain consistent with long-term trends. The rise in sales over the first half of the year combined with a decline in listings helped reduce the excess supply. With supply hovering just above three months, the

CALGARY SALES COMPARISON



CALGARY RESIDENTIAL PRICE GROWTH



condominium apartment market remains in balance.

The condominium-apartment market recorded a modest improvement in pricing, with a benchmark price of \$246,300 in June 2012, a year-over-year price gain of 1.5 per cent. The condominium-townhome benchmark price grew by 3.3 per cent over 2011, and is now \$278,000.

“Recent reports have mentioned an overvalued Canadian housing market, and it is important to note that the Calgary market has already recorded a correction,” says Lurie, who notes benchmark prices in the entire CREB® residential market remain 8 per cent below peak levels. “Alberta was slow to recover from the recession, but this year our province is expected to lead the country in economic growth. This growth will continue to support gains in full-time employment and encourage positive momentum in our local housing market by way of both demand and price recovery,” Lurie concludes.

CREB® SUMMARY STATISTICS

	Jun-11	Jun-12	YY % Change	2011YTD	2012YTD	YY % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,458	2,909	18.35%	12,411	14,924	20.25%
Total Sales Volume	\$1,047,684,880	\$1,264,541,228	20.70%	\$5,212,209,396	\$6,388,395,741	22.57%
New Listings	4,590	4,572	-0.39%	26,204	26,511	1.17%
Active Listings	11,014	9,802	-11.00%	N/A	N/A	
Sales to New Listings Ratio	0.54	0.64	18.81%	0.47	0.56	18.86%
Sales \$ / List \$	96.89%	97.38%	0.49%	96.79%	97.23%	0.44%
Average DOM	51	49	-3.39%	52	51	-1.92%
Average Price	\$426,235	\$434,700	1.99%	\$419,967	\$428,062	1.93%
Benchmark Price	\$359,400	\$379,600	5.62%			
Index	169	179	5.61%			
CREB® CITY OF CALGARY						
Total Sales	1,964	2,202	12.12%	10,150	11,752	15.78%
Total Sales Volume	\$836,761,080	\$972,003,167	16.16%	\$4,251,209,566	\$5,046,935,339	18.72%
New Listings	3,353	3,312	-1.22%	19,608	19,119	-2.49%
Active Listings	6,660	5,715	-14.19%	N/A	N/A	
Sales to New Listings Ratio	0.59	0.66	13.51%	0.52	0.61	18.74%
Sales \$ / List \$	96.99%	97.55%	0.56%	96.96%	97.42%	0.46%
Average DOM	46	40	-12.28%	46	43	-6.52%
Average Price	\$426,049	\$441,418	3.61%	\$418,838	\$429,453	2.53%
Benchmark Price	\$364,400	\$385,800	5.87%			
Index	170	180	5.89%			
CREB® TOWNS						
Total Sales	431	609	41.30%	1,932	2,703	39.91%
Total Sales Volume	\$155,138,850	\$218,223,561	40.66%	\$683,436,903	\$968,656,775	41.73%
New Listings	921	972	5.54%	5,093	5,748	12.86%
Active Listings	3,081	2,866	-6.98%	N/A	N/A	
Sales to New Listings Ratio	0.47	0.63	33.89%	0.38	0.47	23.96%
Sales \$ / List \$	97.16%	97.27%	0.11%	96.84%	97.11%	0.27%
Average DOM	68	70	3.16%	76	75	-1.32%
Average Price	\$359,951	\$358,331	-0.45%	\$353,746	\$358,364	1.31%
Benchmark Price	\$313,700	\$325,400	3.73%			
Index	165	171	3.76%			
CREB® CRES						
Total Sales	63	96	52.38%	329	464	41.03%
Total Sales Volume	\$55,784,950	\$73,542,500	31.83%	\$277,562,927	\$370,841,627	33.61%
New Listings	315	288	-8.57%	1,497	1,640	9.55%
Active Listings	1,166	1,221	4.72%	N/A	N/A	
Sales to New Listings Ratio	0.20	0.33	66.67%	0.22	0.28	28.74%
Sales \$ / List \$	94.70%	95.61%	0.91%	94.16%	95.13%	0.98%
Average DOM	86	114	32.32%	100	100	0.00%
Average Price	\$885,475	\$766,068	-13.49%	\$843,656	\$799,228	-5.27%
Median Price	\$830,000	\$739,250	-10.93%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

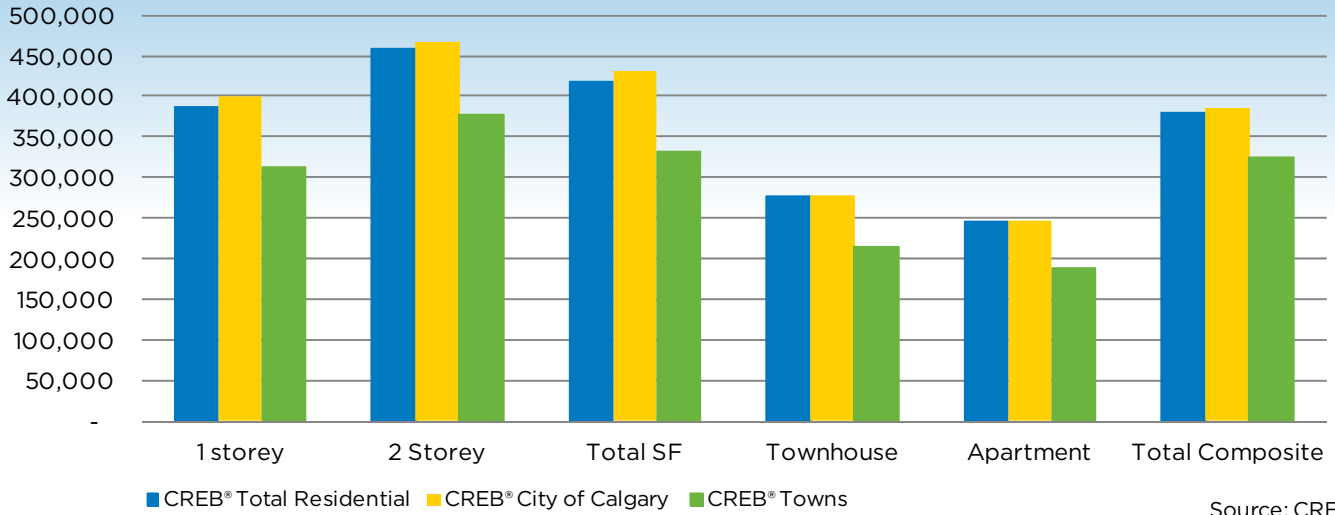
	Jun-11	Jun-12	YY % Change	2011YTD	2012YTD	YY % Change
SINGLE FAMILY						
Total Sales	1,385	1,609	16.17%	7,188	8,520	18.53%
Total Sales Volume	\$665,192,032	\$787,237,769	18.35%	\$3,395,429,613	\$4,092,104,920	20.52%
New Listings	2,394	2,372	-0.92%	13,826	13,428	-2.88%
Active Listings	4,648	3,817	-17.88%	N/A	N/A	
Sales to New Listings Ratio	0.58	0.68	17.25%	0.52	0.63	22.04%
Sales \$ / List \$	97.05%	97.69%	0.65%	97.02%	97.50%	0.48%
Average DOM	43	36	-14.82%	43	41	-4.65%
Average Price	\$480,283	\$489,271	1.87%	\$472,375	\$480,294	1.68%
Benchmark Price	\$401,300	\$430,800	7.35%			
Index	170	183	7.34%			
CONDO APARTMENT						
Total Sales	337	340	0.89%	1,734	1,858	7.15%
Total Sales Volume	\$92,979,517	\$102,273,908	10.00%	\$476,193,907	\$516,597,738	8.48%
New Listings	572	546	-4.55%	3,440	3,441	0.03%
Active Listings	1,228	1,205	-1.87%	N/A	N/A	
Sales to New Listings Ratio	0.59	0.62	5.69%	0.50	0.54	7.12%
Sales \$ / List \$	96.74%	96.65%	-0.09%	96.50%	96.85%	0.36%
Average DOM	53	55	3.44%	52	51	-1.92%
Average Price	\$275,904	\$300,806	9.03%	\$274,622	\$278,040	1.24%
Benchmark Price	\$242,700	\$246,300	1.48%			
Index	170	172	1.47%			
CONDO TOWNHOUSE						
Total Sales	242	253	4.55%	1,228	1,374	11.89%
Total Sales Volume	\$78,589,531	\$82,491,490	4.96%	\$379,586,046	\$438,232,681	15.45%
New Listings	387	394	1.81%	2,342	2,250	-3.93%
Active Listings	784	693	-11.61%	N/A	N/A	
Sales to New Listings Ratio	0.63	0.64	2.69%	0.52	0.61	16.46%
Sales \$ / List \$	96.79%	97.26%	0.47%	97.01%	97.30%	0.29%
Average DOM	54	45	-16.46%	52	47	-9.62%
Average Price	\$324,750	\$326,053	0.40%	\$309,109	\$318,947	3.18%
Benchmark Price	\$269,200	\$278,000	3.27%			
Index	168	174	3.27%			

MLS® HPI SUMMARY

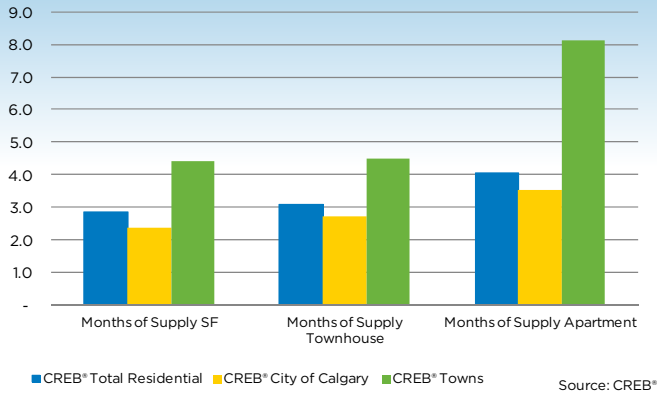
	June 2012		% Changes				
	Benchmark Price	Index (HPI)	May-12	Dec-11	Jun-11	Jun-09	Jun-07
CREB® TOTAL RESIDENTIAL							
Single Family	418,200	181	0.8%	7.3%	6.9%	12.0%	-4.9%
Townhouse	276,100	174	0.3%	1.8%	3.0%	4.7%	-15.8%
Apartment	245,400	172	0.4%	4.3%	1.5%	4.9%	-16.6%
COMPOSITE	379,600	179	0.7%	6.3%	5.6%	10.0%	-8.2%
CREB® TOWNS							
Single Family	332,200	172	1.4%	5.0%	4.1%	6.7%	-7.5%
Townhouse	214,000	173	0.6%	-0.7%	-0.3%	-1.4%	-14.4%
Apartment	187,200	161	-0.9%	-0.3%	-0.5%	0.7%	-23.0%
COMPOSITE	325,400	171	1.2%	4.6%	3.8%	6.0%	-8.4%
CREB® CITY OF CALGARY							
Single Family	430,800	183	0.8%	7.7%	7.3%	12.8%	-4.4%
Townhouse	278,000	174	0.3%	1.9%	3.3%	5.1%	-15.8%
Apartment	246,300	172	0.4%	4.4%	1.5%	5.0%	-16.4%
COMPOSITE	385,800	180	0.7%	6.5%	5.9%	10.6%	-8.0%

COMPARISONS

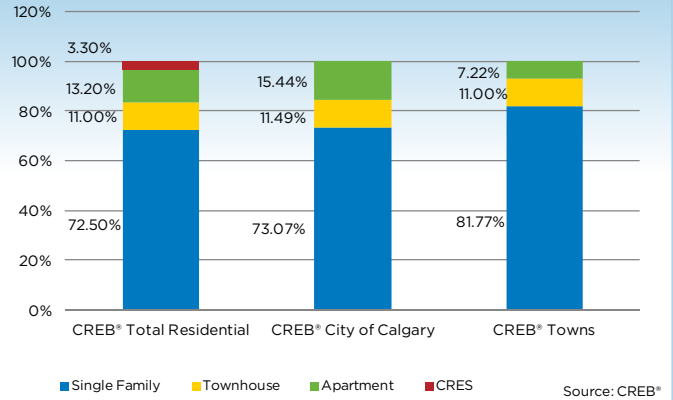
Benchmark Price - June



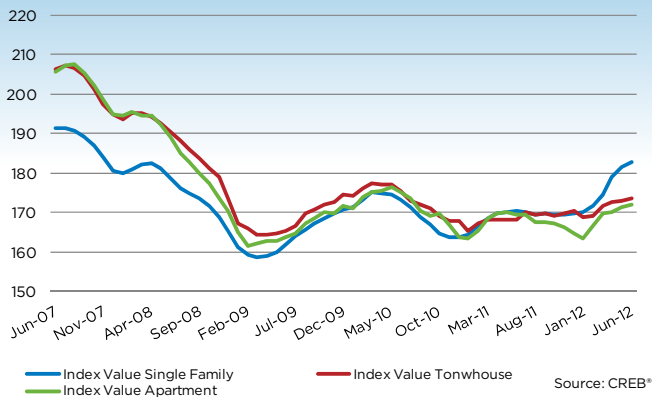
Months of Supply - June



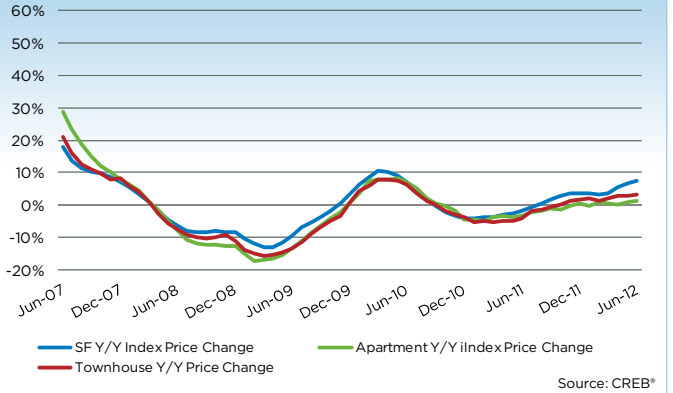
Sales Distribution - June



CALGARY INDEX VALUE



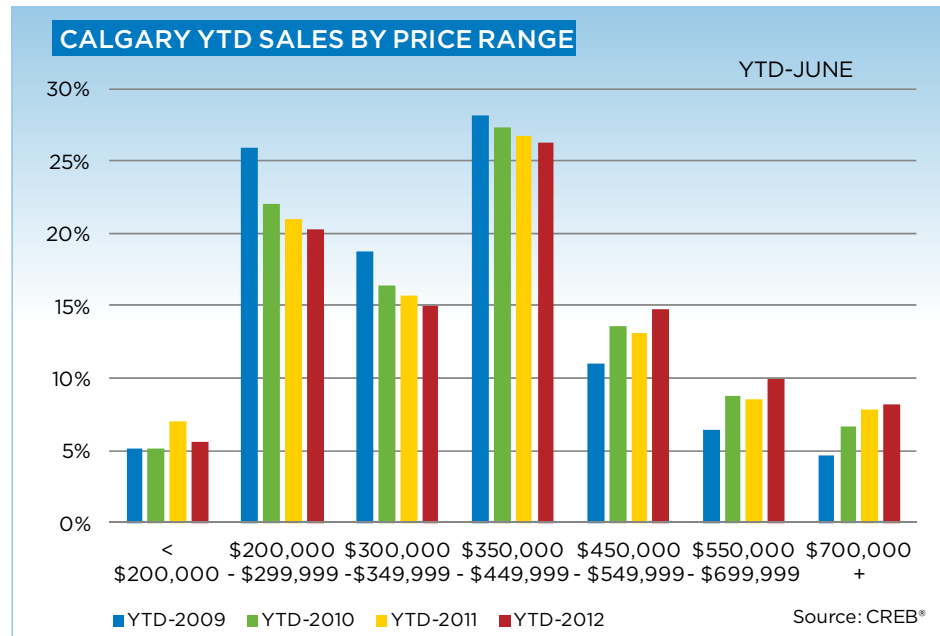
CALGARY YEAR OVER YEAR PRICE CHANGES



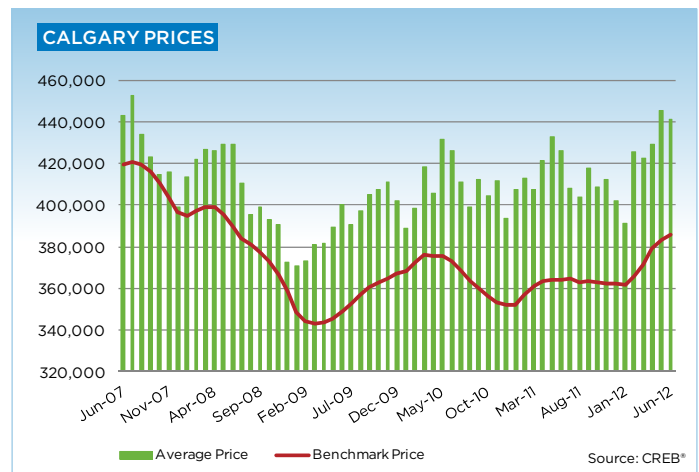
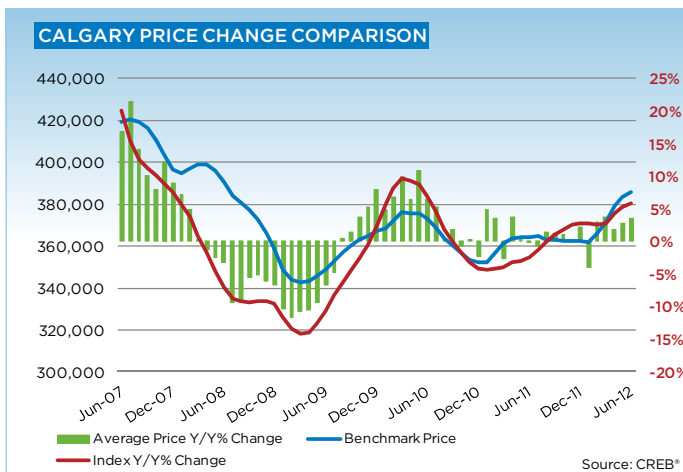
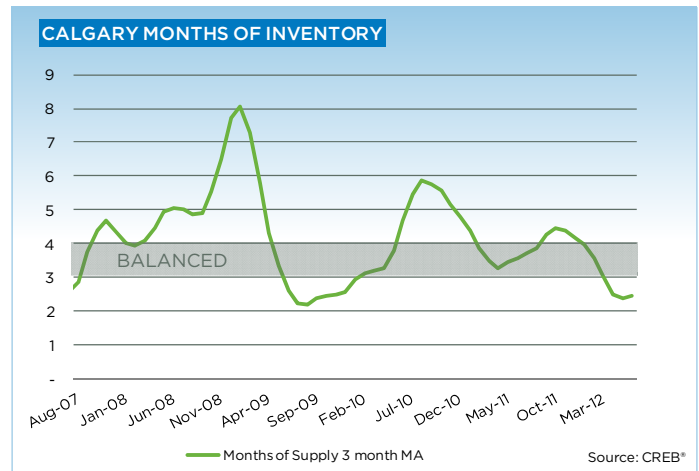
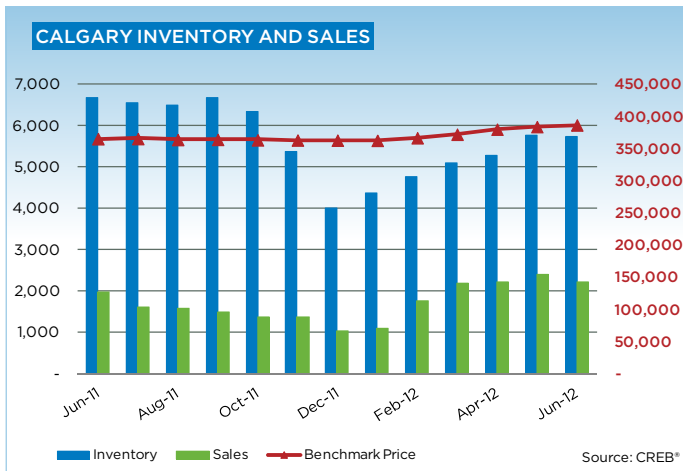
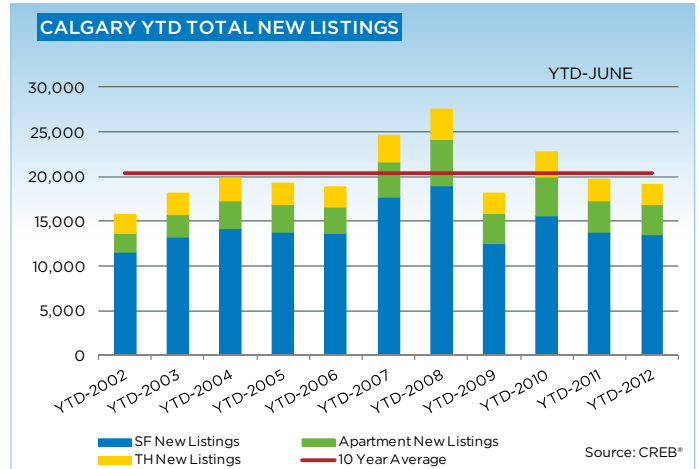
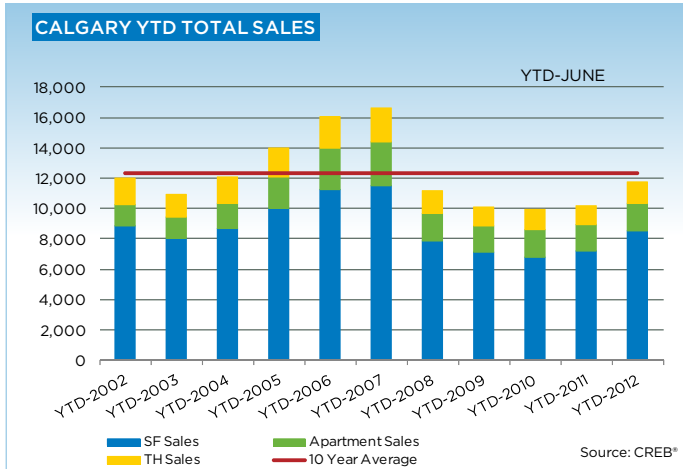
CITY OF CALGARY TOTAL

	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	1,345	1,026	18,498
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	412,215	402,136	414,404
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	2,202							11,752
New Listings	2,530	2,883	3,351	3,239	3,804	3,312							19,119
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715							
AverageDOM	60	49	42	41	40	40							43
Average Price	391,372	425,383	422,354	428,972	445,306	441,418							429,453
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800							
Index	169	171	173	177	179	180							

	Jun-11	Jun-12	YTD2011	YTD2012
Calgary Total				
>\$100,000	11	-	33	12
\$100,000 - \$199,999	115	117	684	647
\$200,000 - \$299,999	401	413	2,131	2,380
\$300,000 - \$349,999	317	314	1,588	1,761
\$350,000 - \$399,999	271	301	1,556	1,672
\$400,000 - \$449,999	243	273	1,161	1,408
\$450,000 - \$499,999	155	222	818	1,016
\$500,000 - \$549,999	111	124	514	724
\$550,000 - \$599,999	75	87	376	506
\$600,000 - \$649,999	48	86	263	392
\$650,000 - \$699,999	41	64	229	266
\$700,000 - \$799,999	59	71	274	362
\$800,000 - \$899,999	43	50	190	190
\$900,000 - \$999,999	17	22	81	116
\$1,000,000 - \$1,249,999	23	31	96	147
\$1,250,000 - \$1,499,999	18	9	70	66
\$1,500,000 - \$1,749,999	7	6	23	36
\$1,750,000 - \$1,999,999	4	5	27	18
\$2,000,000 - \$2,499,999	3	4	18	19
\$2,500,000 - \$2,999,999	2	1	13	10
\$3,000,000 - \$3,499,999	-	1	3	2
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	-	-	1	1
	1,964	2,202	10,150	11,752



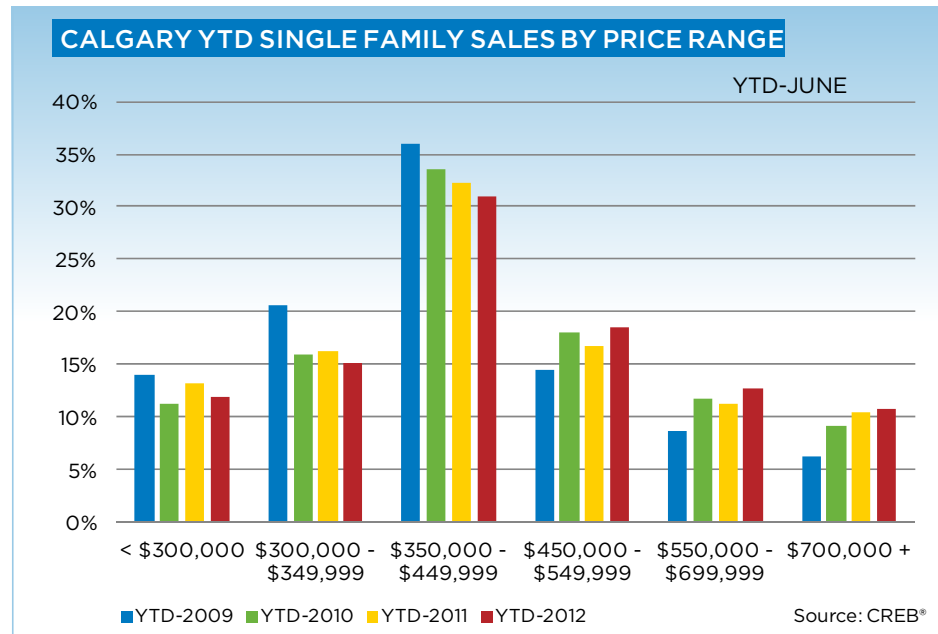
CITY OF CALGARY



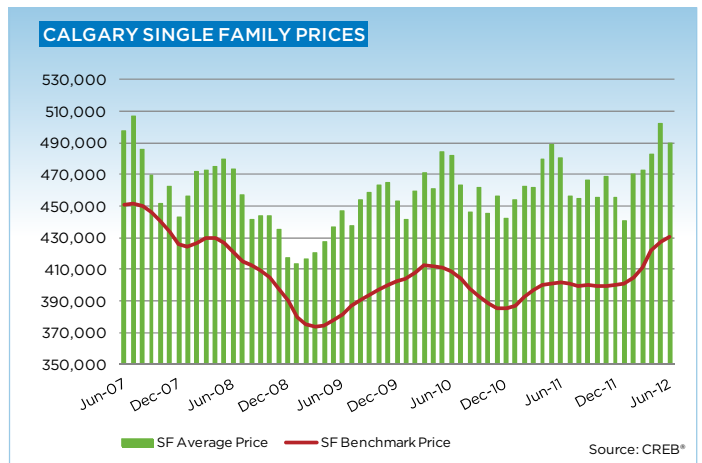
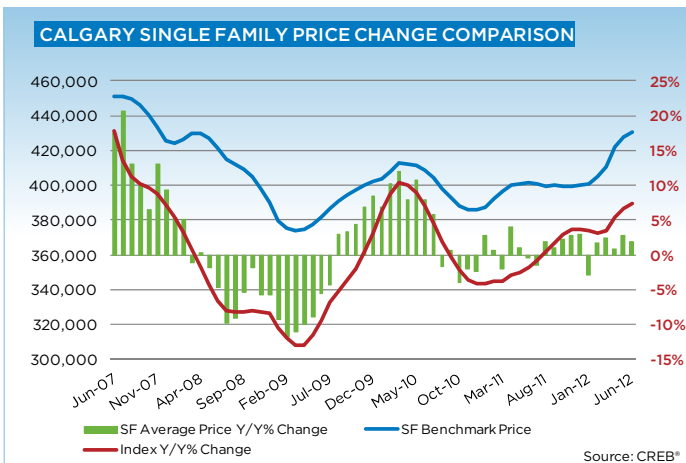
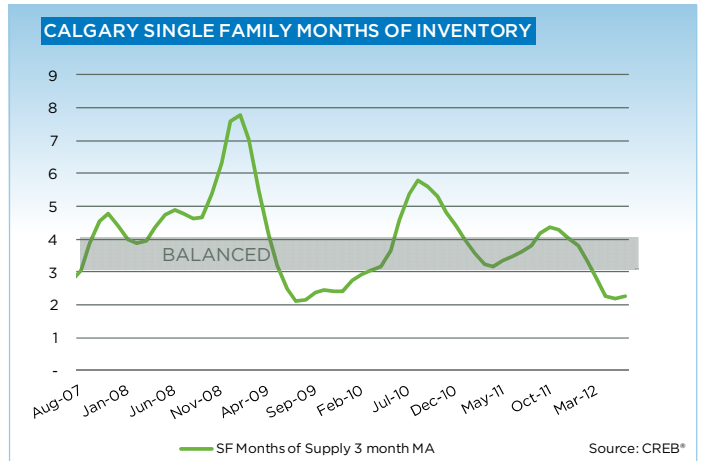
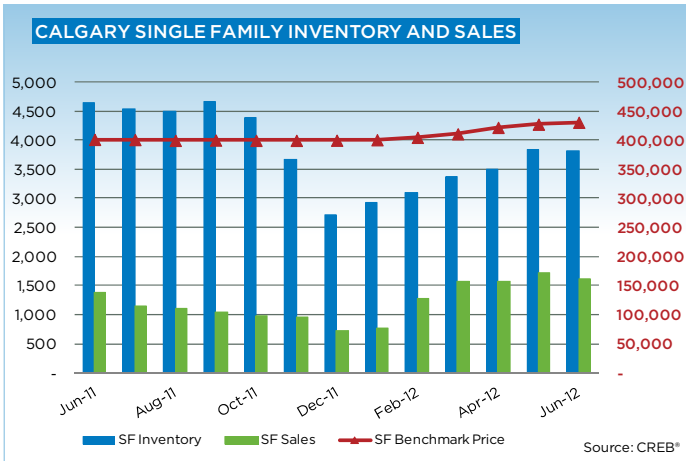
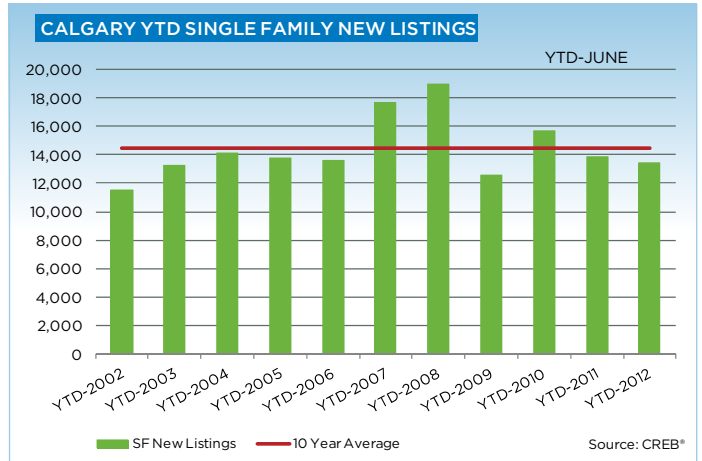
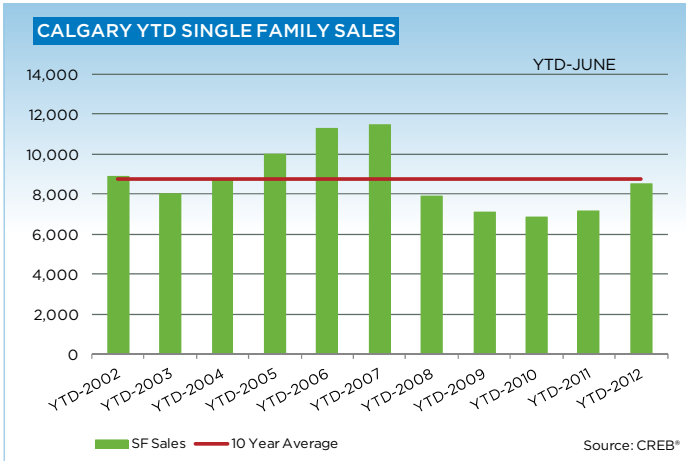
CITY OF CALGARY SINGLE FAMILY

	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	954	717	13,121
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	468,861	454,992	466,523
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	1,609							8,520
New Listings	1,714	2,000	2,348	2,287	2,707	2,372							13,428
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817							
AverageDOM	59	48	40	38	37	36							41
Average Price	440,478	470,033	472,477	482,974	502,026	489,271							480,294
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800							
Index	170	172	174	179	181	183							

	Jun-11	Jun-12	YTD2011	YTD2012
Calgary SF				
>\$100,000	-	-	1	1
\$100,000 - \$199,999	12	16	83	71
\$200,000 - \$299,999	159	159	860	941
\$300,000 - \$349,999	227	231	1,169	1,286
\$350,000 - \$399,999	212	249	1,266	1,404
\$400,000 - \$449,999	215	239	1,047	1,231
\$450,000 - \$499,999	138	195	729	915
\$500,000 - \$549,999	100	111	477	663
\$550,000 - \$599,999	73	81	348	469
\$600,000 - \$649,999	48	78	248	368
\$650,000 - \$699,999	37	61	208	252
\$700,000 - \$799,999	57	68	260	346
\$800,000 - \$899,999	40	48	174	182
\$900,000 - \$999,999	17	21	80	110
\$1,000,000 - \$1,249,999	21	28	91	136
\$1,250,000 - \$1,499,999	14	9	64	64
\$1,500,000 - \$1,749,999	6	4	22	33
\$1,750,000 - \$1,999,999	4	5	27	17
\$2,000,000 - \$2,499,999	3	4	18	18
\$2,500,000 - \$2,999,999	2	1	12	10
\$3,000,000 - \$3,499,999	-	-	3	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	-	-	-	1
	1,385	1,609	7,188	8,520



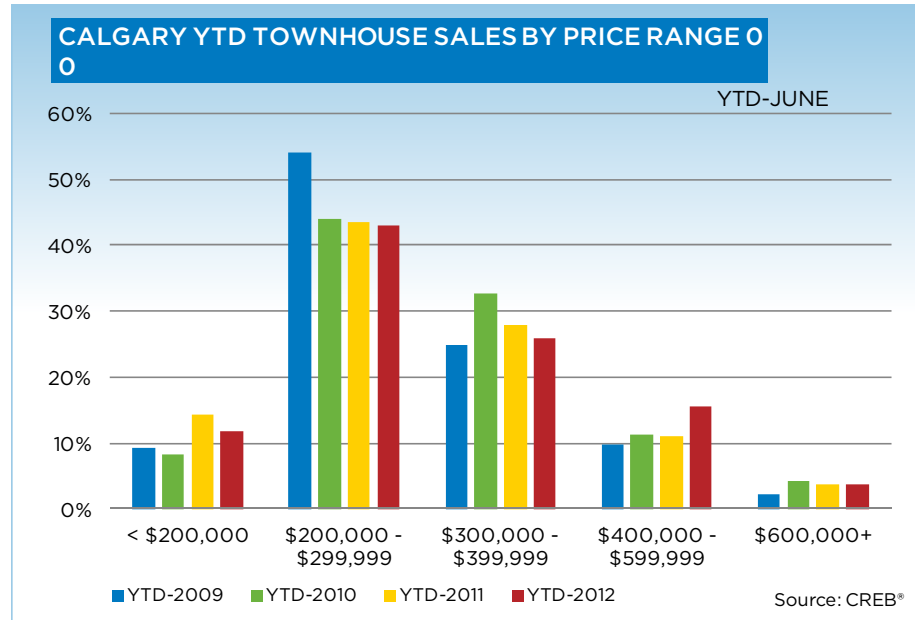
CITY OF CALGARY SINGLE FAMILY



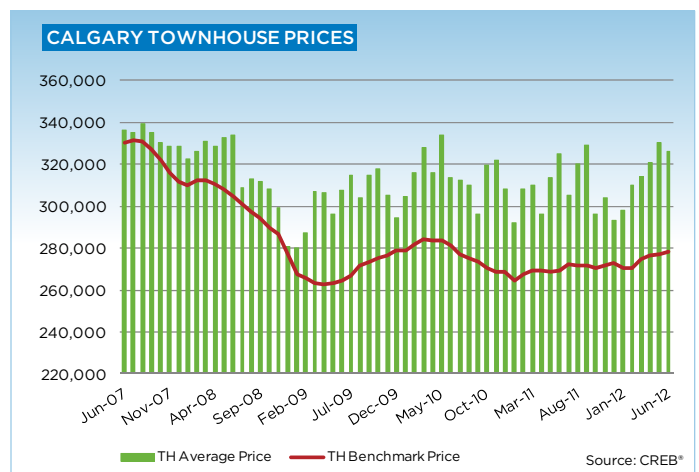
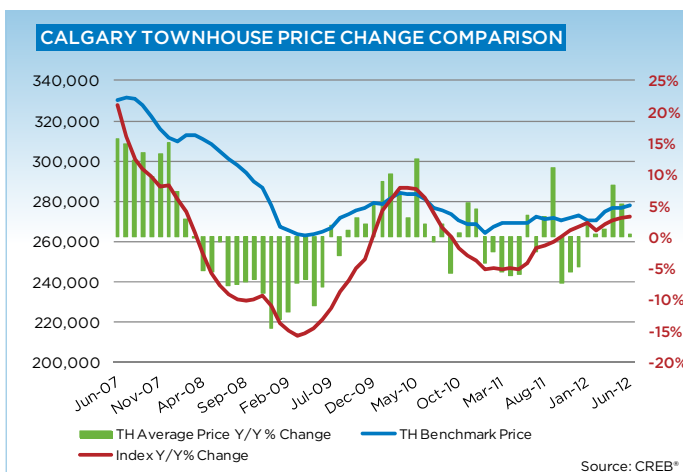
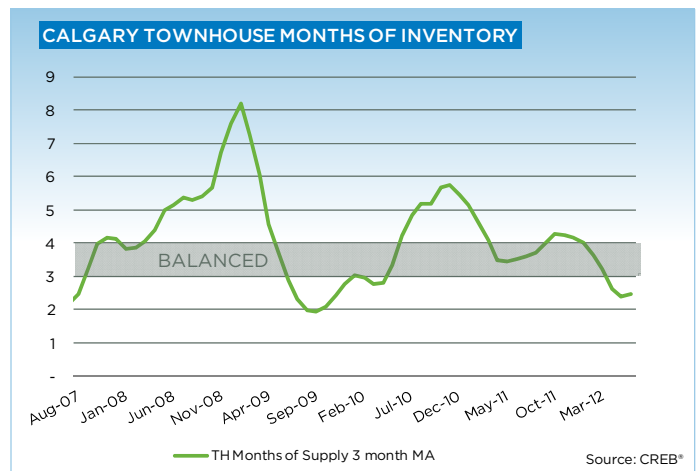
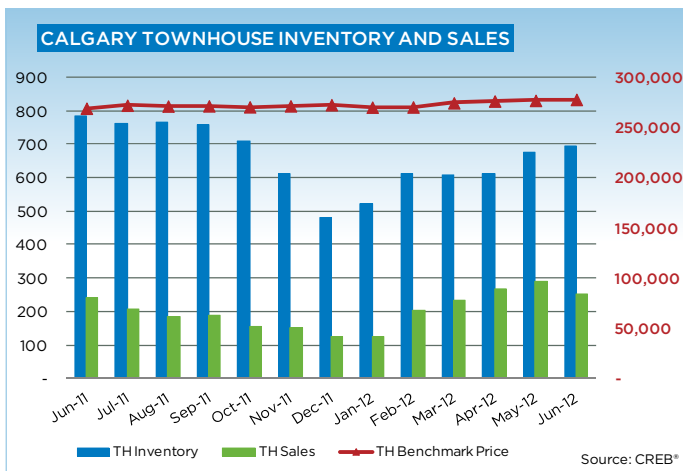
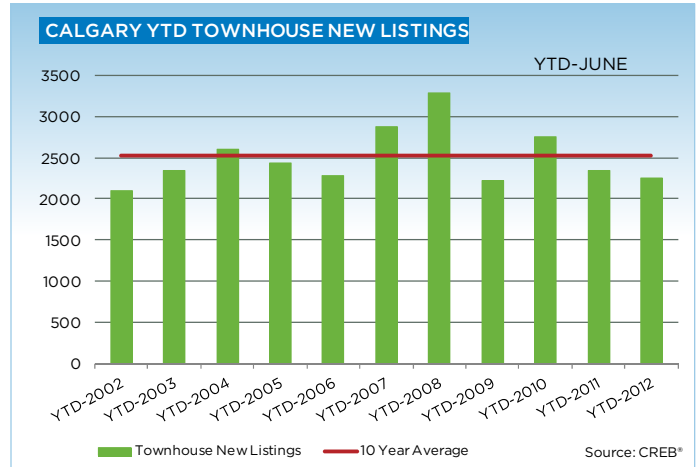
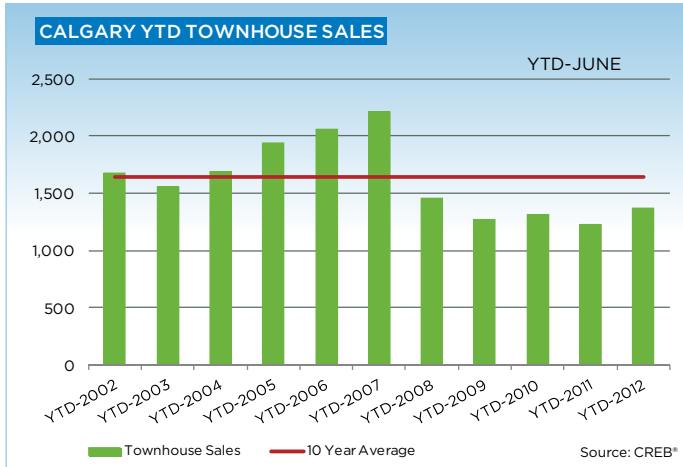
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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	253							1,374
New Listings	312	374	358	357	455	394							2,250
Active Listings	520	612	606	612	675	693							
Average DOM	61	51	49	49	38	45							47
Average Price	297,918	310,047	313,938	320,912	330,446	326,053							318,947
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000							
Index	169	169	172	173	173	174							

	Jun-11	Jun-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	1	-	3	-
\$100,000 - \$199,999	37	33	171	162
\$200,000 - \$299,999	94	102	533	592
\$300,000 - \$349,999	38	39	195	237
\$350,000 - \$399,999	33	20	146	119
\$400,000 - \$449,999	17	18	66	88
\$450,000 - \$499,999	6	16	43	62
\$500,000 - \$549,999	4	8	13	40
\$550,000 - \$599,999	1	4	13	22
\$600,000 - \$649,999	-	6	9	15
\$650,000 - \$699,999	2	3	12	8
\$700,000 - \$799,999	1	1	10	10
\$800,000 - \$899,999	2	1	5	7
\$900,000 - \$999,999	-	-	1	4
\$1,000,000 - \$1,249,999	2	2	4	6
\$1,250,000 - \$1,499,999	3	-	3	2
\$1,500,000 - \$1,749,999	1	-	1	-
\$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 +	-	-	-	-
	242	253	1228	1374



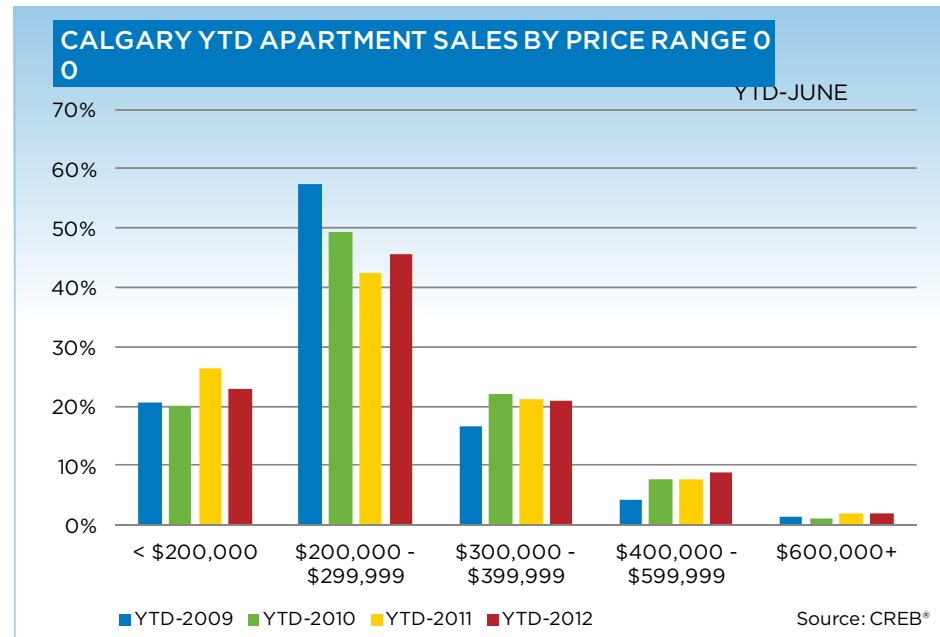
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



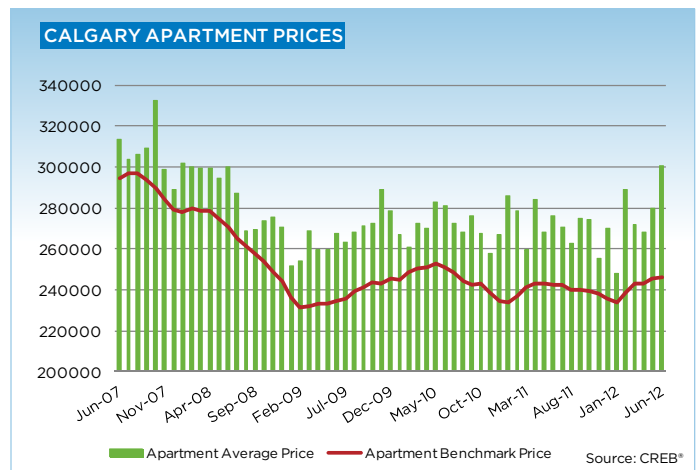
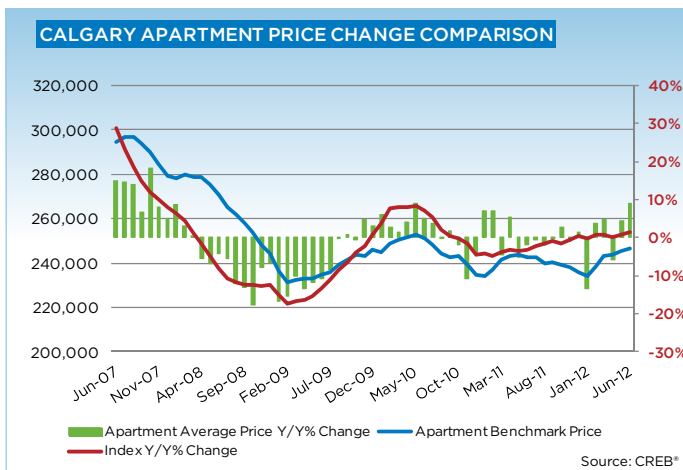
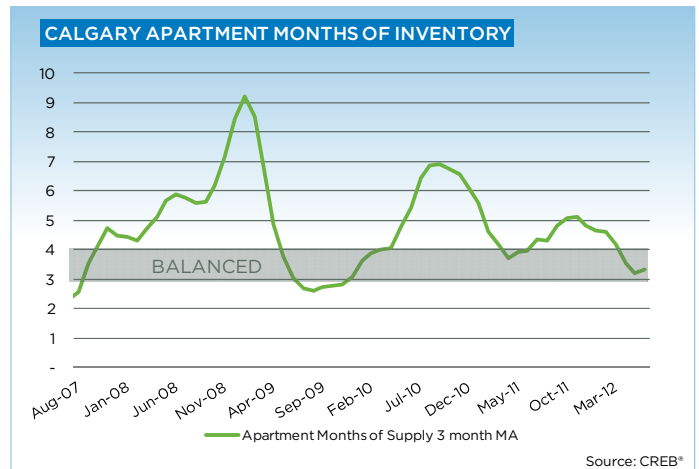
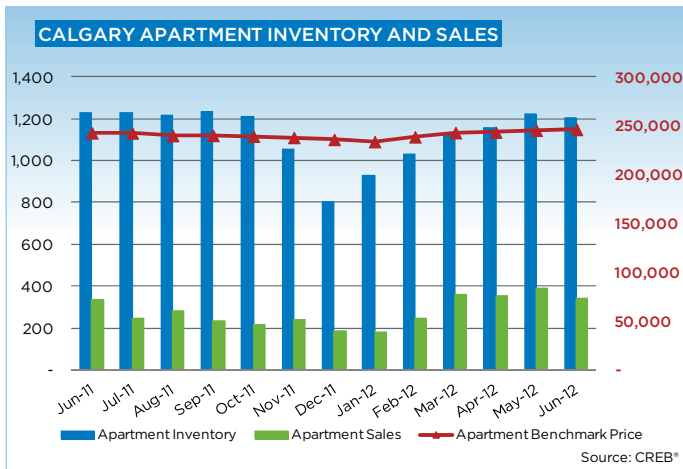
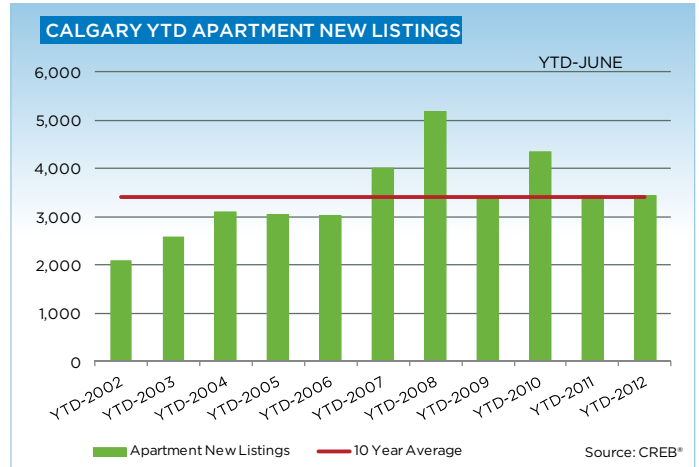
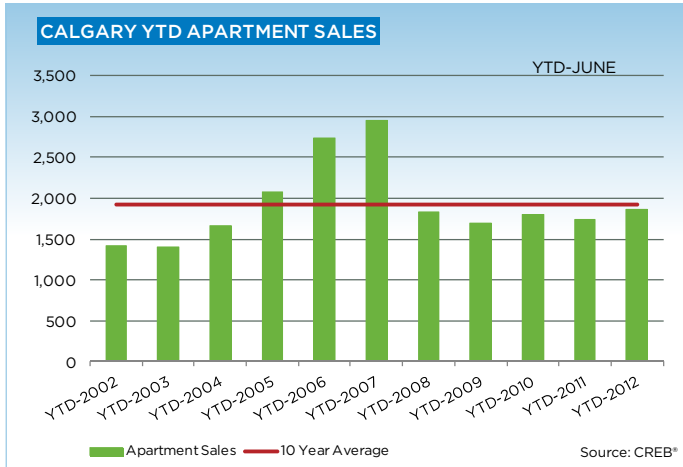
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	340							1,858
New Listings	504	509	645	595	642	546							3,441
Active Listings	929	1,031	1,119	1,157	1,222	1,205							
Average DOM	64	51	48	50	50	55							51
Average Price	247,837	288,991	271,724	267,931	280,030	300,806							278,040
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300							
Index	163	167	170	170	171	172							

Calgary Apartment	Jun-11	Jun-12	YTD2011	YTD2012
>\$100,000	10	-	29	11
\$100,000 - \$199,999	66	68	430	414
\$200,000 - \$299,999	148	152	738	847
\$300,000 - \$349,999	52	44	224	238
\$350,000 - \$399,999	26	32	144	149
\$400,000 - \$449,999	11	16	48	89
\$450,000 - \$499,999	11	11	46	39
\$500,000 - \$549,999	7	5	24	21
\$550,000 - \$599,999	1	2	15	15
\$600,000 - \$649,999	-	2	6	9
\$650,000 - \$699,999	2	-	9	6
\$700,000 - \$799,999	1	2	4	6
\$800,000 - \$899,999	1	1	11	1
\$900,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,249,999	-	1	1	5
\$1,250,000 - \$1,499,999	1	-	3	-
\$1,500,000 - \$1,749,999	-	2	-	3
\$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	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	337	340	1,734	1,858



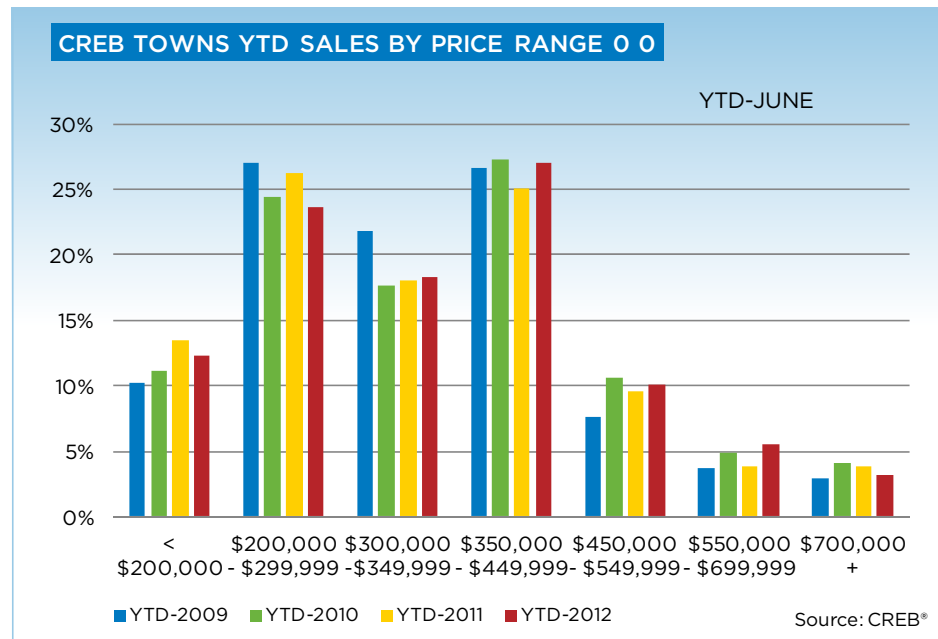
CITY OF CALGARY CONDOMINIUM APARTMENTS



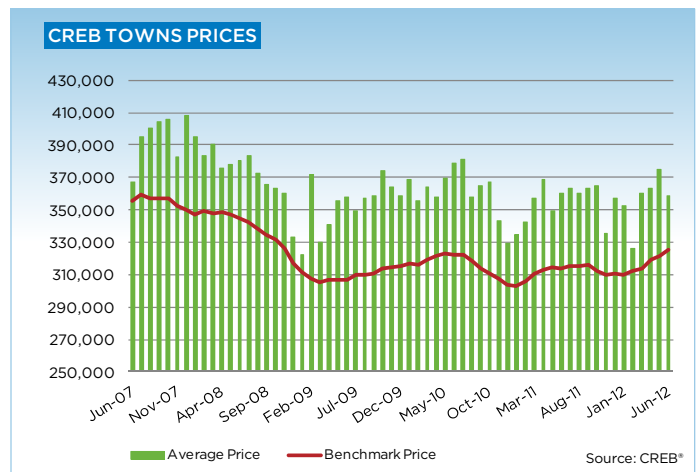
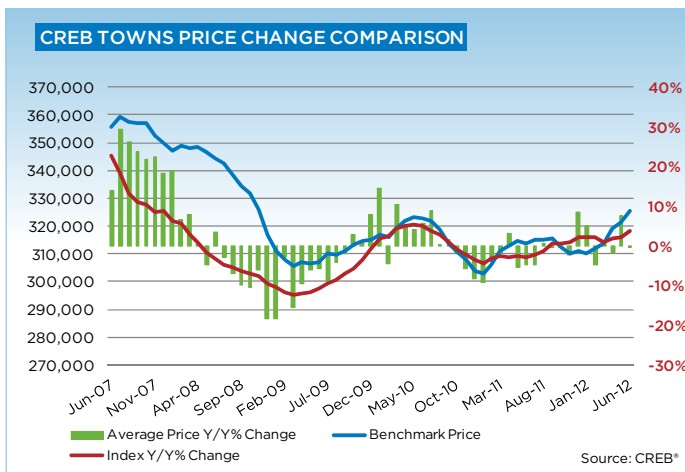
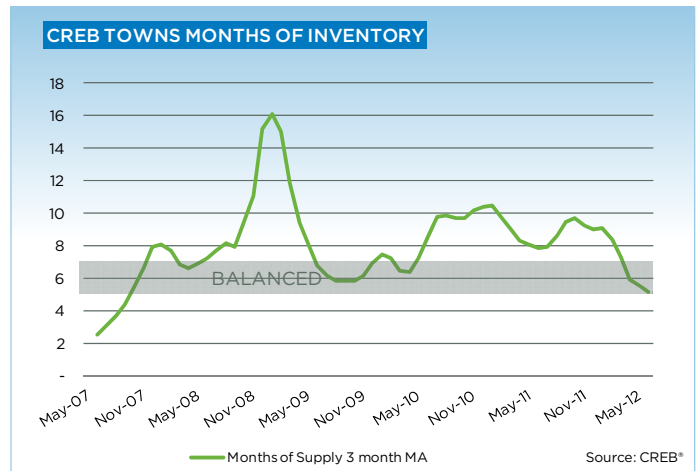
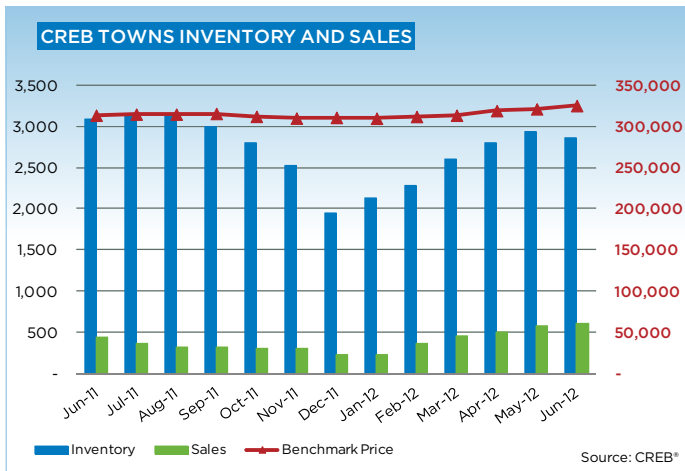
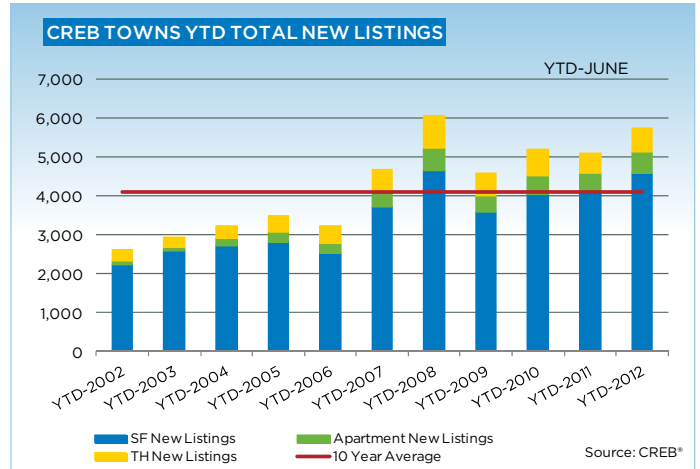
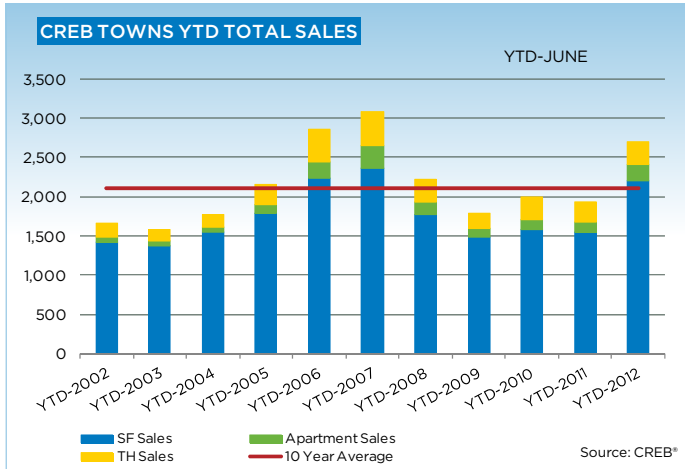
CREB® TOWNS

	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	566	609							2,703
New Listings	730	800	1,094	1,071	1,081	972							5,748
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866							
Average DOM	102	81	69	72	77	70							75
Average Price	352,113	325,915	360,456	363,453	374,991	358,331							358,364
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400							
Index	163	164	165	168	169	171							

	Jun-11	Jun-12	YTD2011	YTD2012
CREB Towns				
>\$100,000	7	12	33	70
\$100,000 - \$199,999	44	55	226	262
\$200,000 - \$299,999	115	133	508	640
\$300,000 - \$349,999	73	120	348	493
\$350,000 - \$399,999	77	96	275	413
\$400,000 - \$449,999	45	76	208	318
\$450,000 - \$499,999	24	37	120	163
\$500,000 - \$549,999	10	24	66	110
\$550,000 - \$599,999	5	17	31	66
\$600,000 - \$649,999	5	15	18	50
\$650,000 - \$699,999	3	7	24	32
\$700,000 - \$799,999	5	6	19	21
\$800,000 - \$899,999	5	7	15	25
\$900,000 - \$999,999	7	3	14	12
\$1,000,000 - \$1,249,999	4	1	13	14
\$1,250,000 - \$1,499,999	1	-	11	9
\$1,500,000 - \$1,749,999	-	-	1	2
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	431	609	1,932	2,703



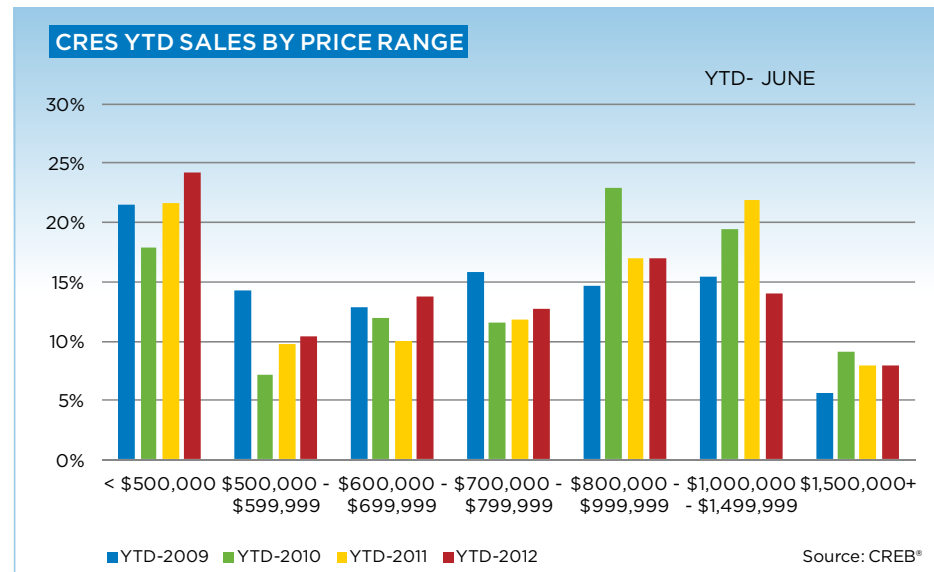
CREB® TOWNS



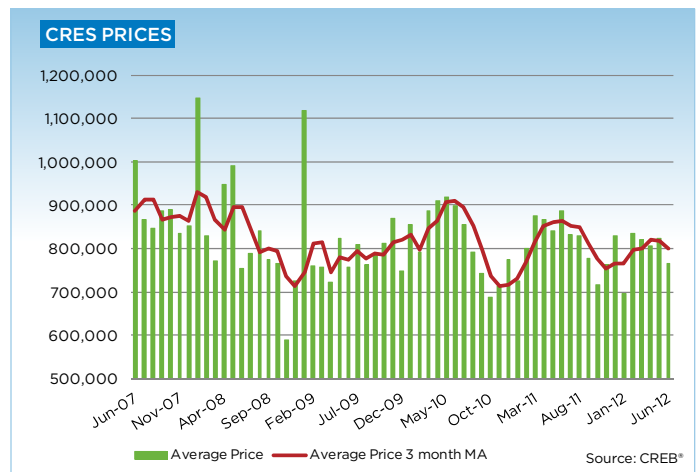
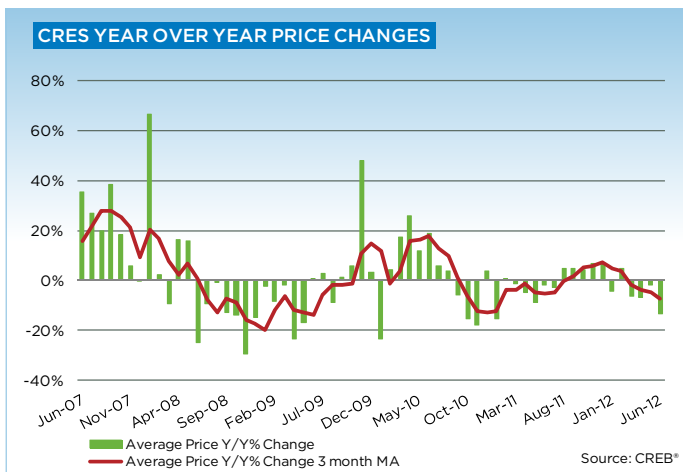
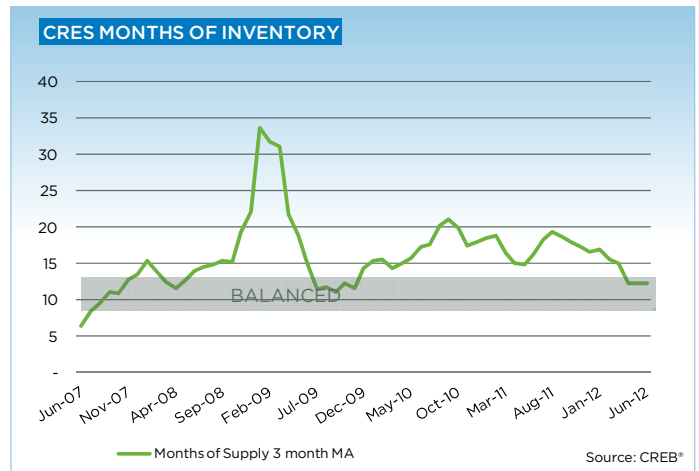
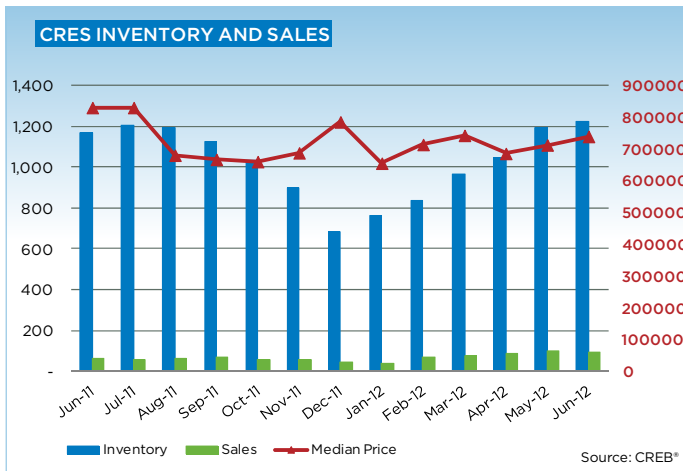
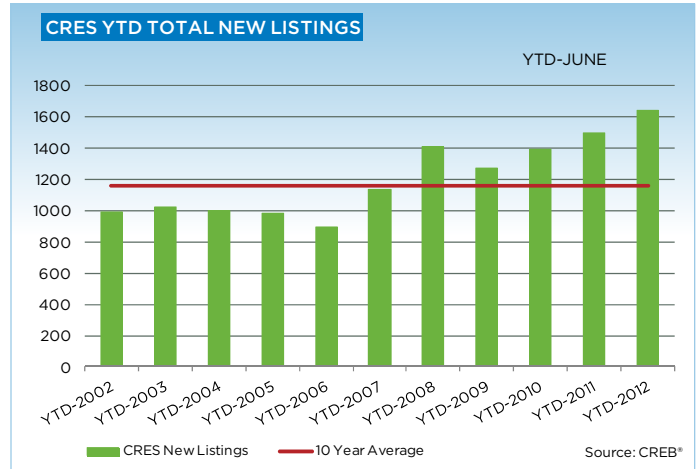
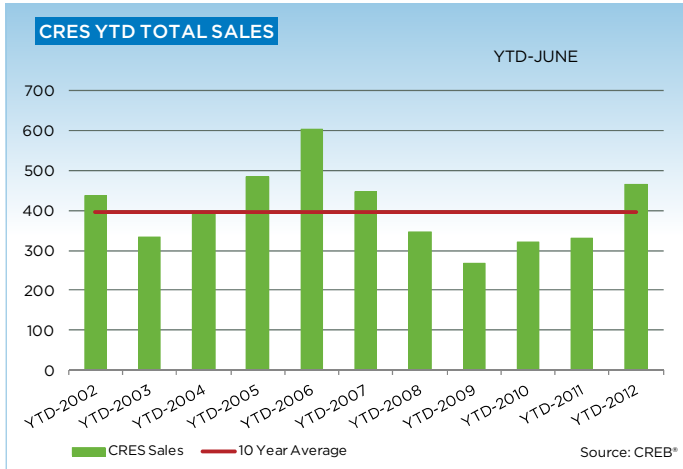
CREB® COUNTRY RESIDENTIAL

	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	96							464
New Listings	215	221	309	257	350	288							1,640
Active Listings	760	837	962	1,044	1,190	1,221							
Average DOM	127	94	91	93	98	114							100
Average Price	696,615	835,637	821,303	806,827	824,182	766,068							799,228

CREB	Jun-11	Jun-12	YTD2011	YTD2012
>\$100,000	-	1	-	4
\$100,000 - \$199,999	1	2	10	12
\$200,000 - \$299,999	2	4	24	18
\$300,000 - \$349,999	2	2	9	25
\$350,000 - \$399,999	4	3	11	16
\$400,000 - \$449,999	1	5	11	16
\$450,000 - \$499,999	2	6	6	21
\$500,000 - \$549,999	2	5	13	24
\$550,000 - \$599,999	5	4	19	24
\$600,000 - \$649,999	4	6	13	25
\$650,000 - \$699,999	2	5	20	39
\$700,000 - \$799,999	5	16	39	59
\$800,000 - \$899,999	4	11	32	47
\$900,000 - \$999,999	4	5	24	32
\$1,000,000 - \$1,249,999	15	13	54	47
\$1,250,000 - \$1,499,999	5	3	18	18
\$1,500,000 - \$1,749,999	2	2	9	13
\$1,750,000 - \$1,999,999	2	1	5	7
\$2,000,000 - \$2,499,999	1	2	8	12
\$2,500,000 - \$2,999,999	-	-	4	3
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	-
	63	96	329	464



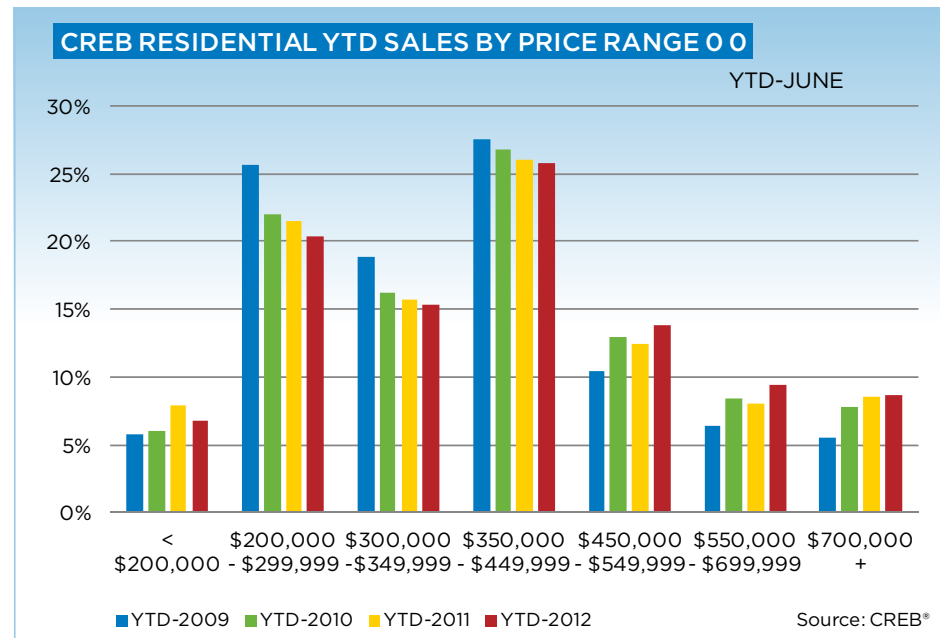
CREB® COUNTRY RESIDENTIAL



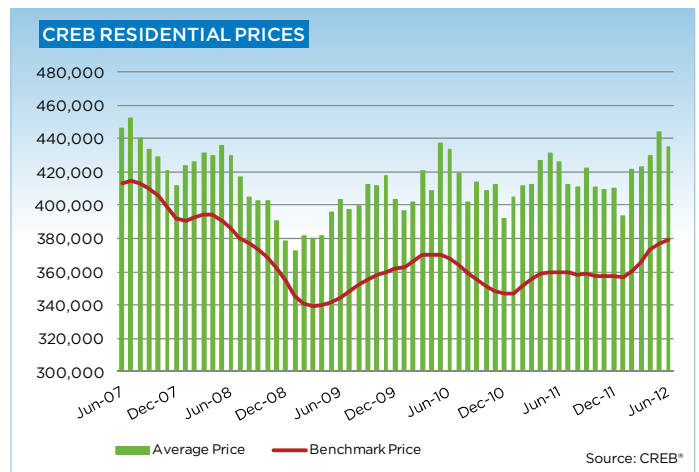
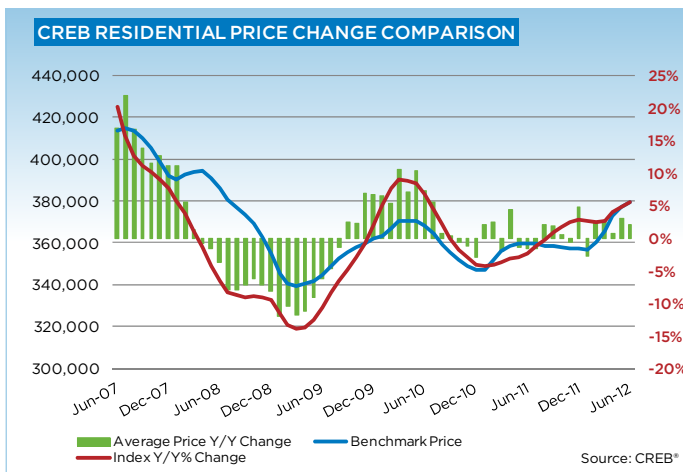
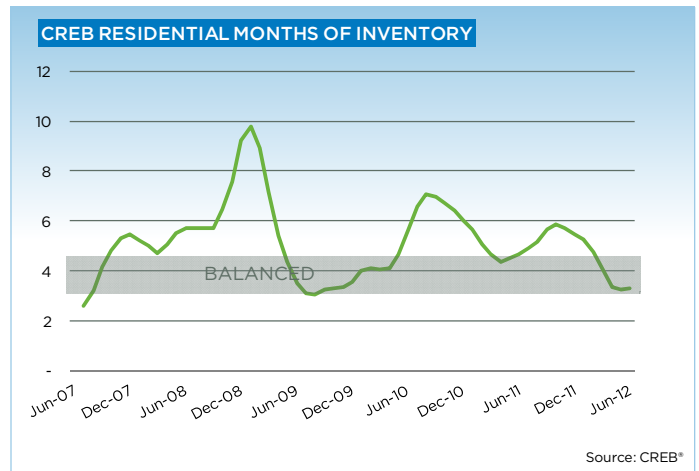
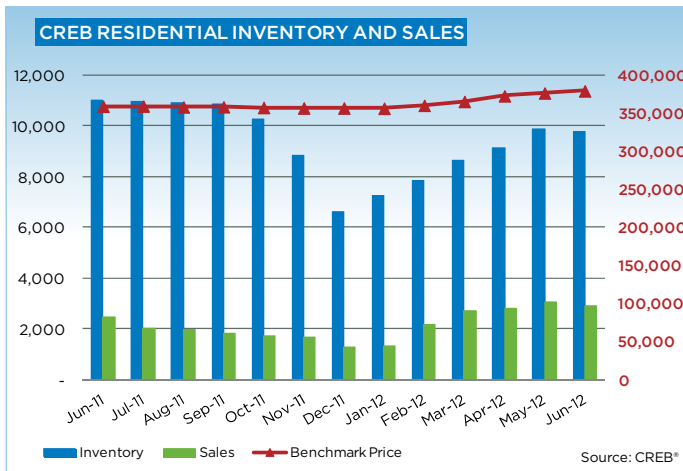
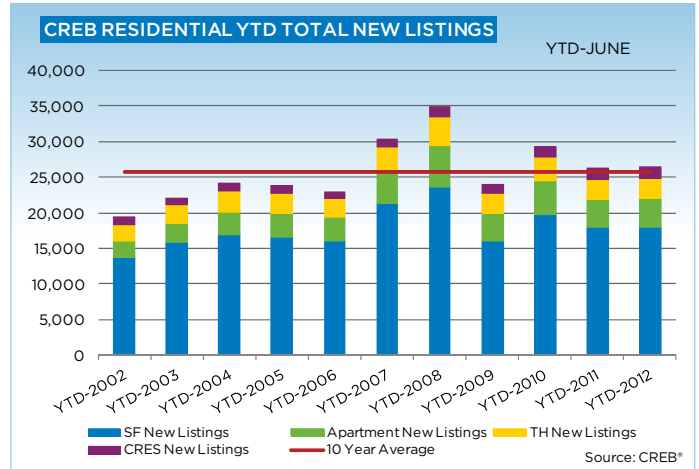
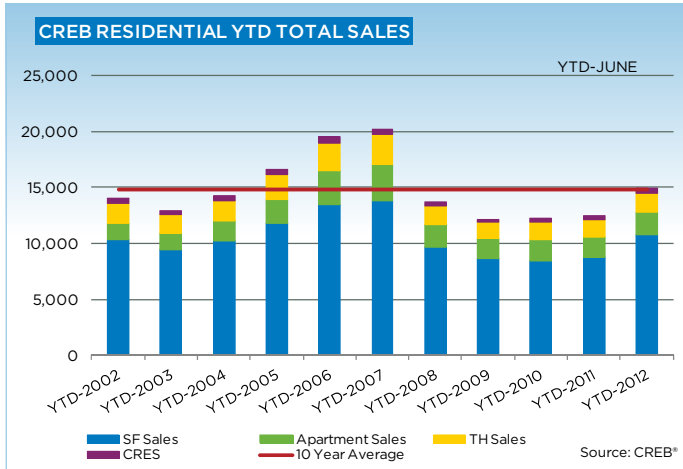
CREB® TOTAL RESIDENTIAL

	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	1,698	1,290	22,901
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	409,742	410,169	416,727
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	3,048	2,909							14,924
New Listings	3,477	3,904	4,755	4,568	5,235	4,572							26,511
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802							
AverageDOM	69	56	48	49	48	49							51
Average Price	393,778	421,465	423,223	429,466	444,306	434,700							428,062
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600							
Index	168	170	172	176	178	179							

CREB Total	Jun-11	Jun-12	YTD2011	YTD2012
>\$100,000	18	13	66	86
\$100,000 - \$199,999	160	174	920	921
\$200,000 - \$299,999	518	550	2,663	3,040
\$300,000 - \$349,999	392	436	1,945	2,279
\$350,000 - \$399,999	352	401	1,842	2,102
\$400,000 - \$449,999	289	355	1,380	1,743
\$450,000 - \$499,999	181	265	944	1,200
\$500,000 - \$549,999	123	153	593	858
\$550,000 - \$599,999	85	108	426	596
\$600,000 - \$649,999	57	107	294	467
\$650,000 - \$699,999	46	76	273	337
\$700,000 - \$799,999	69	93	332	443
\$800,000 - \$899,999	52	68	237	262
\$900,000 - \$999,999	28	30	119	160
\$1,000,000 - \$1,249,999	42	45	163	208
\$1,250,000 - \$1,499,999	24	12	99	93
\$1,500,000 - \$1,749,999	9	8	33	51
\$1,750,000 - \$1,999,999	6	6	32	28
\$2,000,000 - \$2,499,999	5	6	27	31
\$2,500,000 - \$2,999,999	2	1	18	13
\$3,000,000 - \$3,499,999	-	1	3	3
\$3,500,000 - \$3,999,999	-	1	1	2
\$4,000,000 +	-	-	1	1
	2,458	2,909	12,411	14,924



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.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 242 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.

For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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