

TIGHTENED HOUSING SUPPLY CURBS SALES VOLUME

First quarter sales improve in condominium market, while declining in single family sector

Calgary, April 2, 2013 –The inventory of active homes for sale in Calgary are the lowest March levels in more than five years. The decline in new listings hampered resale sales growth, which declined by more than two per cent in March compared to March 2012.

New listings in March are five per cent lower than levels recorded in 2012, and five per cent lower after the first quarter. The overall active listings stand at just 4,006 units, up from February’s levels but well below the number available one year ago.

“Less resale product available to consumers is ultimately limiting sales growth,” said CREB® President Becky Walters. “In addition, resale homes are selling in less time and with continued upward pressure on prices.”

Walters said buyers have grown accustomed to a market when they have more time to make decisions because there was ample supply. But, as market conditions have tightened, if they are serious about purchasing a resale home, they can no longer significantly delay that decision, she said.

“While market conditions are a far cry from activity witnessed throughout the frenzy in 2006 and 2007, there has been a noticeable change over what became the norm over the past few years.” Walters said.

Single-family, year-over-year sales growth declined by six per cent in March, a reflection of declining supply. Active inventory totaled 2,713 units, 22 per cent lower than levels recorded in 2012, and the lowest March inventory level recorded since 2007. The market balance continues to trend into seller’s territory in this segment causing a year-over-year price increase of nearly nine per cent, for a total of \$446,500 in March 2013.

“Tighter rental conditions and continued employment growth has supported housing demand growth,” said Ann-Marie Laurie, CREB®’s chief economist. “However, for those looking for more affordable single family home products, their choices continue to narrow.”

She said new single-family listings under \$500,000 are declining at double-digit rates, driving consumers at that price point to either surrounding towns, condominiums or the new home market.

The condominium townhouse market is the only category to record a year-over-year rise in sales activity for the month. This is in part because the level of new listings improved in March 2013 relative to March 2012. Condominium year-over-year apartment sales declined by nearly three per cent in March.

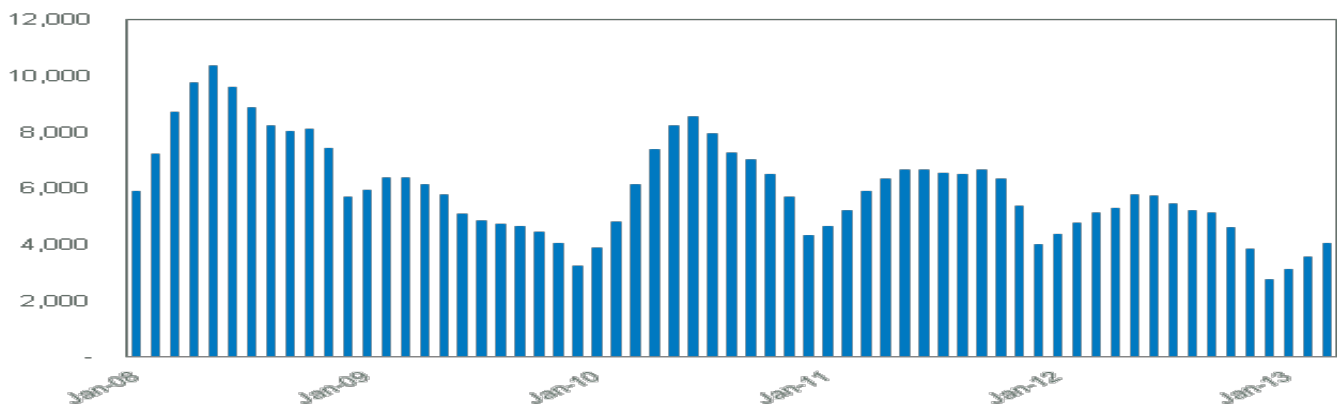
However, after the first quarter, sales activity totaled 830 units a 6 per cent increase over the previous year. Condominium townhouse sales totaled 652 units at the end of the first quarter, a 15 per cent increase over the previous year.

“The condominium apartment market remains in balance,” said Lurie. “While it has moved to the lower end of the spectrum, it remains better supplied than the single family market and the majority of product available is in an affordable price range.”

The benchmark apartment price totaled \$257,700 in March, a six per cent increase over the previous year. Meanwhile, the condominium townhouse benchmark price experienced a year-over-year increase of 4 per cent, to \$286,800.

“Despite tighter market conditions, it is unlikely that we will have another significant run-up in prices,” said Lurie. “Outside of easing economic factors expected this year, consumers have options in the total housing market.” Said Lurie.

CALGARY TOTAL INVENTORY



Source: CREB®

CREB® - SUMMARY STATS

	Mar-12	Mar-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	2,698	2,679	-0.70%	6,178	6,399	3.58%
Total Sales Volume	\$1,139,677,146	\$1,209,604,945	6.14%	\$2,569,661,475	\$2,861,739,909	11.37%
New Listings	4,746	4,429	-6.68%	12,125	11,529	-4.92%
Active Listings	8,650	7,169	-17.12%	N/A	N/A	
Sales to New Listings Ratio	0.57	0.60	6.40%	0.51	0.56	8.93%
Sales \$ / List \$	97.25%	97.71%	0.46%	97.05%	97.49%	0.44%
Average DOM	48	42	-12.95%	57	47	-17.54%
Average Price	\$422,416	\$451,514	6.89%	\$415,937	\$447,217	7.52%
Benchmark Price	\$365,600	\$393,800	7.71%			
Index	172	186	7.72%			
CREB® CITY OF CALGARY						
Total Sales	2,166	2,110	-2.59%	4,966	5,047	1.63%
Total Sales Volume	\$914,819,780	\$972,215,808	6.27%	\$2,069,568,403	\$2,293,430,896	10.82%
New Listings	3,348	3,194	-4.60%	8,761	8,358	-4.60%
Active Listings	5,092	4,007	-21.31%	N/A	N/A	
Sales to New Listings Ratio	0.65	0.66	2.11%	0.57	0.60	6.53%
Sales \$ / List \$	97.38%	97.90%	0.52%	97.20%	97.67%	0.48%
Average DOM	42	35	-17.05%	48	39	-18.75%
Average Price	\$422,354	\$460,766	9.09%	\$416,748	\$454,415	9.04%
Benchmark Price	\$371,400	\$400,600	7.86%			
Index	173	187	7.85%			
CREB® TOWNS						
Total Sales	372	364	-2.15%	863	865	0.23%
Total Sales Volume	\$129,632,466	\$132,860,886	2.49%	\$294,666,882	\$305,082,220	3.53%
New Listings	785	662	-15.67%	2,019	1,765	-12.58%
Active Listings	1,954	1,533	-21.55%	N/A	N/A	
Sales to New Listings Ratio	0.47	0.55	16.03%	0.43	0.49	14.66%
Sales \$ / List \$	97.40%	97.47%	0.07%	97.25%	97.41%	0.16%
Average DOM	69	55	-20.11%	82	83	1.22%
Average Price	\$348,474	\$365,002	4.74%	\$341,445	\$352,696	3.30%
Benchmark Price	\$313,700	\$336,100	7.14%			
Index	165	177	7.15%			
CREB® CRES						
Total Sales	76	72	-5.26%	181	179	-1.10%
Total Sales Volume	\$62,419,000	\$55,780,600	-10.64%	\$144,739,040	\$146,766,422	1.40%
New Listings	309	257	-16.83%	745	705	-5.37%
Active Listings	962	897	-6.76%	N/A	N/A	
Sales to New Listings Ratio	0.25	0.28	13.91%	0.24	0.25	4.51%
Sales \$ / List \$	95.22%	95.34%	0.11%	95.02%	95.14%	0.13%
Average DOM	91	107	17.92%	99	114	15.15%
Average Price	\$821,303	\$774,731	-5.67%	\$799,663	\$819,924	2.53%
Median Price	\$742,500	\$746,000	0.47%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

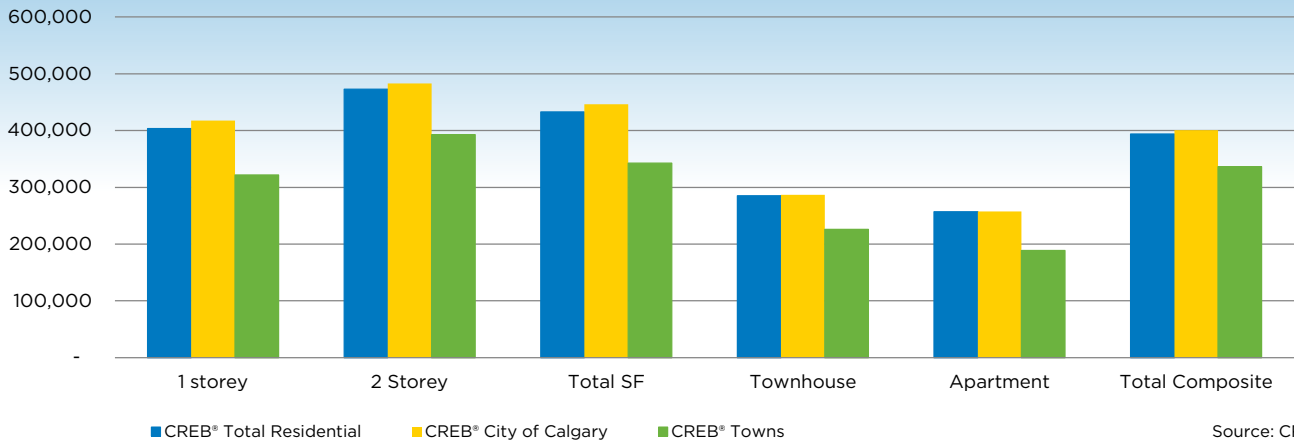
	Mar-12	Mar-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,575	1,480	-6.03%	3,619	3,565	-1.49%
Total Sales Volume	\$744,499,335	\$767,220,500	3.05%	\$1,682,696,054	\$1,829,233,968	8.71%
New Listings	2,346	2,239	-4.56%	6,059	5,850	-3.45%
Active Listings	3,367	2,727	-19.01%	N/A	N/A	
Sales to New Listings Ratio	0.67	0.66	-1.54%	0.60	0.61	2.03%
Sales \$ / List \$	97.48%	97.99%	0.51%	97.26%	97.74%	0.49%
Average DOM	40	33	-17.34%	47	37	-21.28%
Average Price	\$472,698	\$518,392	9.67%	\$464,962	\$513,109	10.36%
Benchmark Price	\$411,000	\$446,500	8.64%			
Index	174	190	8.66%			
CONDO APARTMENT						
Total Sales	356	347	-2.53%	781	830	6.27%
Total Sales Volume	\$96,733,863	\$104,401,894	7.93%	\$212,188,485	\$241,813,198	13.96%
New Listings	644	560	-13.04%	1,657	1,464	-11.65%
Active Listings	1,119	796	-28.87%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.62	12.09%	0.47	0.57	20.28%
Sales \$ / List \$	96.75%	97.11%	0.35%	96.76%	97.07%	0.32%
Average DOM	48	40	-15.78%	52	47	-9.62%
Average Price	\$271,724	\$300,870	10.73%	\$271,688	\$291,341	7.23%
Benchmark Price	\$243,000	\$257,700	6.05%			
Index	170	180	6.07%			
CONDO TOWNHOUSE						
Total Sales	235	283	20.43%	566	652	15.19%
Total Sales Volume	\$73,586,582	\$100,593,414	36.70%	\$174,683,864	\$222,383,730	27.31%
New Listings	358	395	10.34%	1,045	1,044	-0.10%
Active Listings	606	484	-20.13%	N/A	N/A	
Sales to New Listings Ratio	0.66	0.72	9.15%	0.54	0.62	15.30%
Sales \$ / List \$	97.28%	98.10%	0.83%	97.15%	97.73%	0.57%
Average DOM	49	39	-20.10%	52	41	-21.15%
Average Price	\$313,134	\$355,454	13.51%	\$308,629	\$341,079	10.51%
Benchmark Price	\$274,600	\$286,800	4.44%			
Index	172	179	4.43%			

MLS® HPI SUMMARY

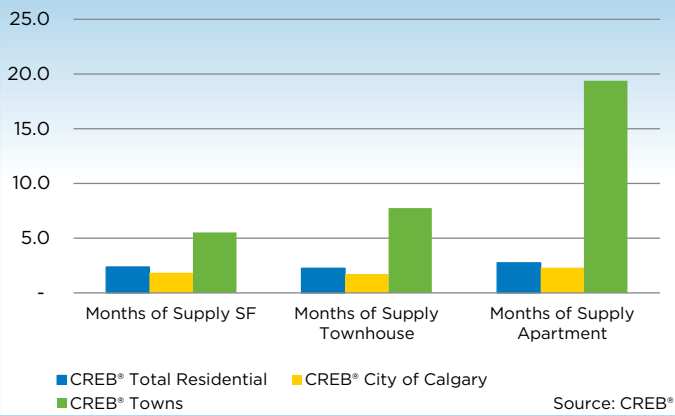
	March 2013		% Changes				
	Benchmark Price	Index (HPI)	Feb-13	Sep-12	Mar-12	Mar-10	Mar-08
CREB® TOTAL RESIDENTIAL							
Single Family	432,900	188	1.0%	3.0%	8.4%	7.9%	3.0%
Townhouse	285,200	179	1.3%	3.2%	4.4%	1.0%	-8.3%
Apartment	256,600	180	1.8%	3.3%	6.0%	2.8%	-7.8%
COMPOSITE	393,800	186	1.1%	3.1%	7.7%	6.4%	-0.1%
CREB® TOWNS							
Single Family	342,800	177	1.2%	2.6%	7.3%	5.6%	-2.6%
Townhouse	225,600	182	0.1%	1.1%	5.3%	1.9%	-9.7%
Apartment	188,700	162	-0.9%	0.1%	3.6%	1.9%	-16.1%
COMPOSITE	336,100	177	1.1%	2.5%	7.2%	5.4%	-3.4%
CREB® CITY OF CALGARY							
Single Family	446,500	190	0.9%	3.2%	8.7%	8.2%	3.9%
Townhouse	286,800	179	1.4%	3.3%	4.4%	1.0%	-8.2%
Apartment	257,700	180	1.9%	3.4%	6.1%	2.8%	-7.6%
COMPOSITE	400,600	187	1.1%	3.3%	7.9%	6.6%	0.4%

COMPARISONS

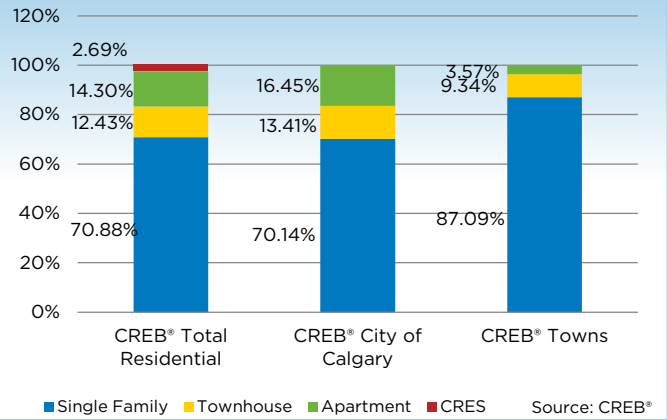
Benchmark Price - March



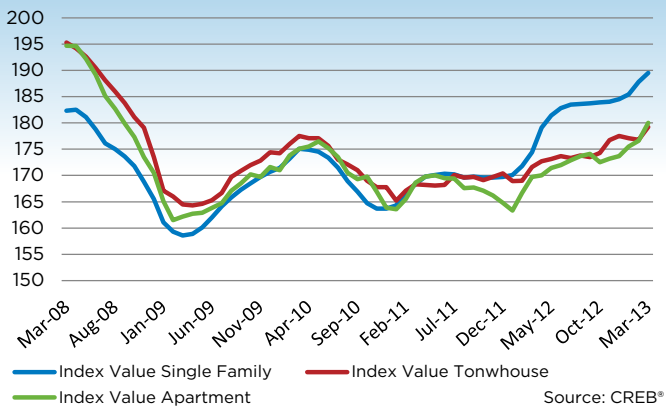
Months of Supply - March



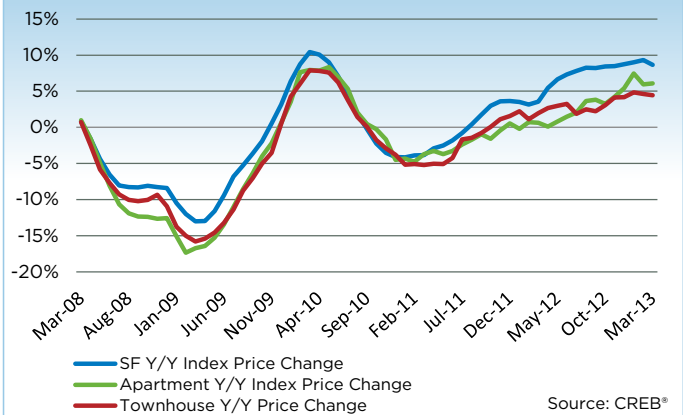
Sales Distribution - March



CALGARY INDEX VALUE



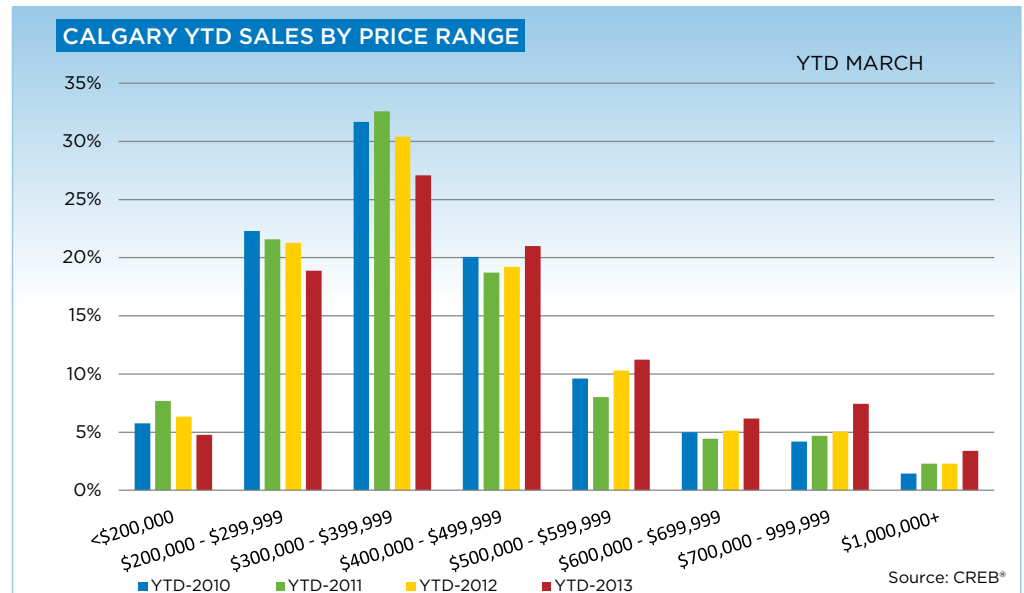
CALGARY INDEX YEAR OVER YEAR COMPARISON



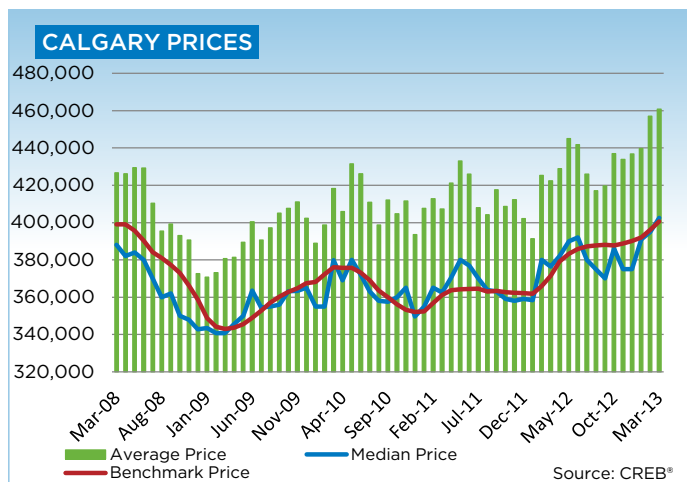
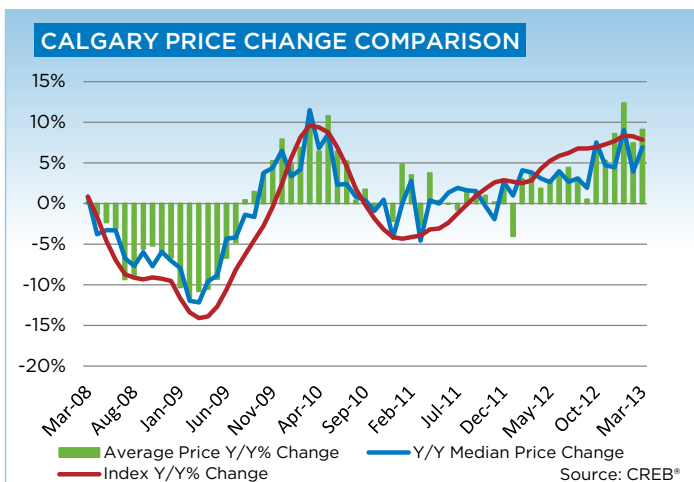
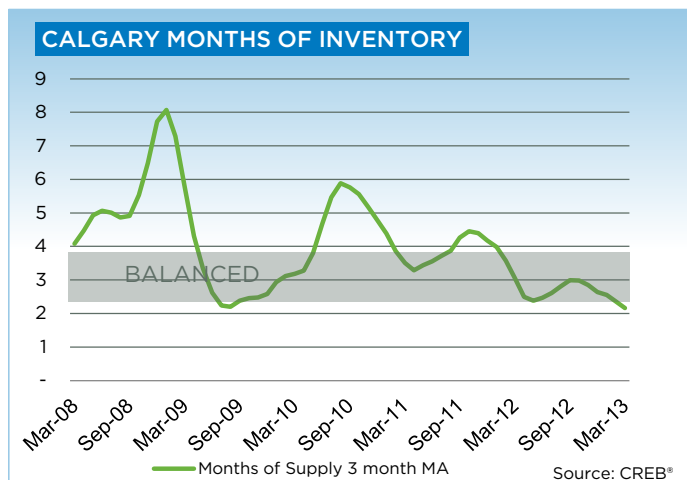
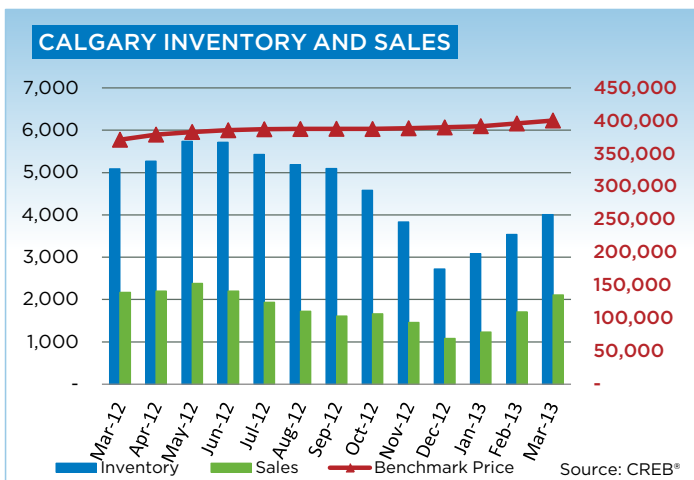
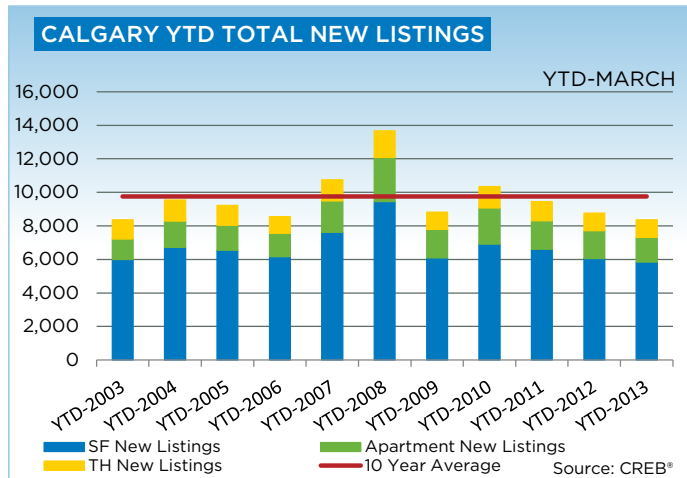
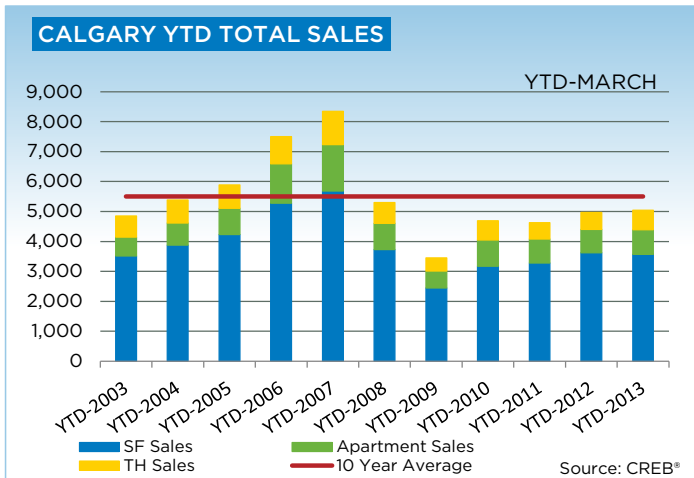
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,083	21,205
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,632	880	31,845
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831	2,722	
AverageDOM	60	49	42	41	40	40	43	45	45	46	51	54	45
Average Price	391,372	425,383	422,354	428,912	445,034	441,718	425,927	417,052	419,657	437,030	433,929	436,791	428,644
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
Index	169	171	173	177	179	180	181	181	181	181	181	182	
2013													
Sales	1,229	1,708	2,110										5,047
New Listings	2,493	2,671	3,194										8,358
Active Listings	3,084	3,539	4,007										
AverageDOM	50	38	35										39
Average Price	439,763	457,111	460,766										454,415
Benchmark Price	392,000	396,100	400,600										
Index	183	185	187										

	Mar-12	Mar-13	YTD2012	YTD2013
Calgary Total				
>\$100,000	5	1	10	7
\$100,000 - \$199,999	118	84	304	234
\$200,000 - \$299,999	468	395	1,057	953
\$300,000 - \$349,999	314	263	770	673
\$350,000 - \$399,999	329	287	740	694
\$400,000 - \$449,999	281	259	570	614
\$450,000 - \$499,999	153	192	384	446
\$500,000 - \$549,999	115	147	299	337
\$550,000 - \$599,999	94	97	213	230
\$600,000 - \$649,999	78	90	145	182
\$650,000 - \$699,999	44	56	109	130
\$700,000 - \$799,999	58	95	137	209
\$800,000 - \$899,999	30	46	67	109
\$900,000 - \$999,999	23	24	47	58
\$1,000,000 - \$1,249,999	26	40	61	86
\$1,250,000 - \$1,499,999	13	14	24	39
\$1,500,000 - \$1,749,999	11	7	15	16
\$1,750,000 - \$1,999,999	2	5	5	12
\$2,000,000 - \$2,499,999	3	4	7	9
\$2,500,000 - \$2,999,999	1	3	2	6
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	2,166	2,110	4,966	5,047



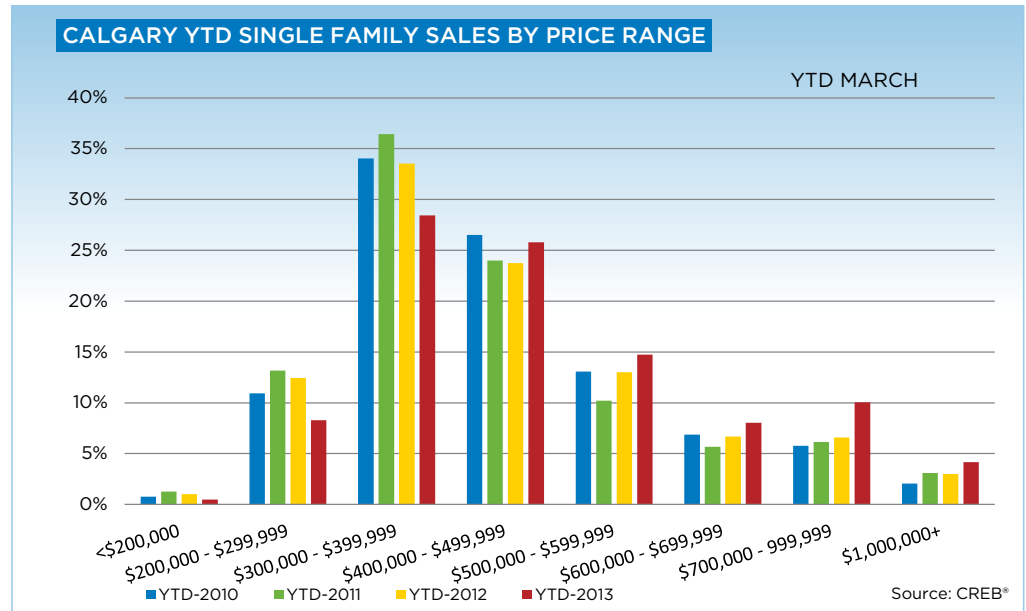
CITY OF CALGARY



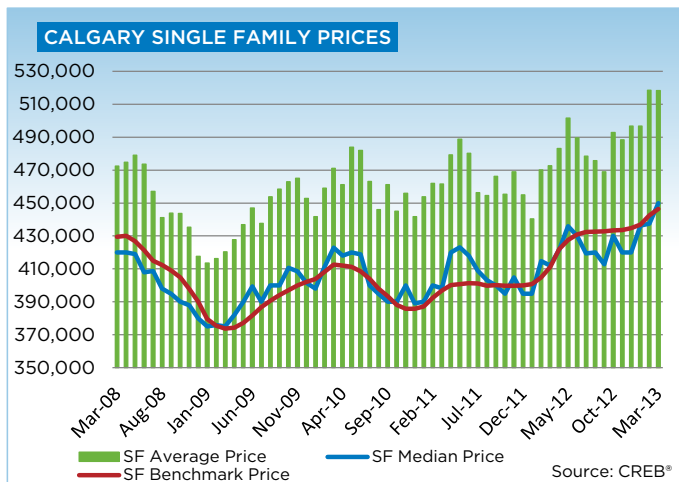
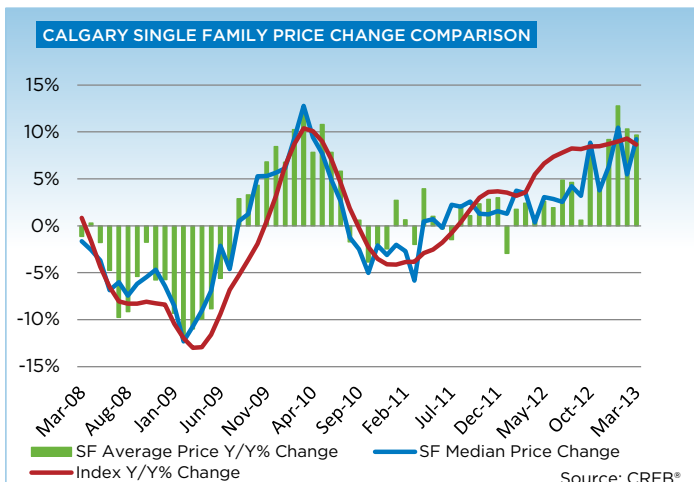
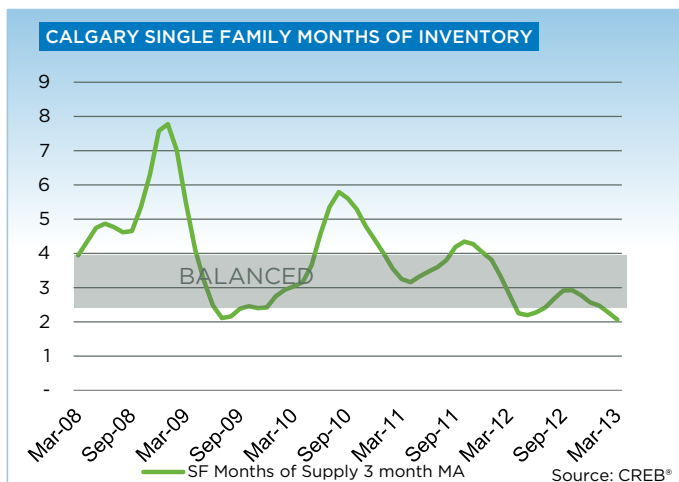
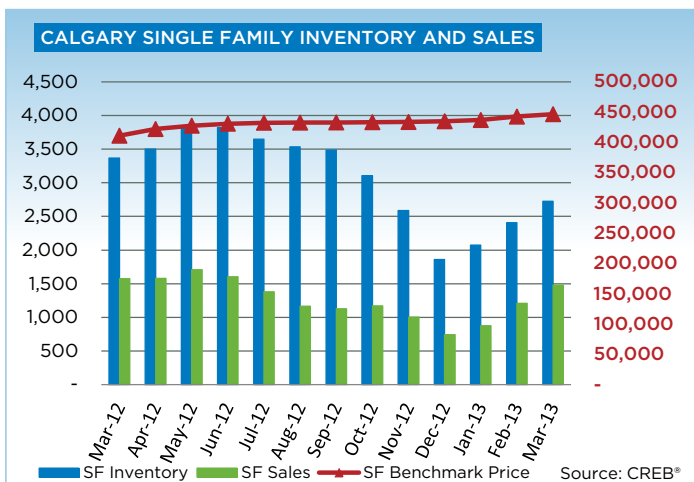
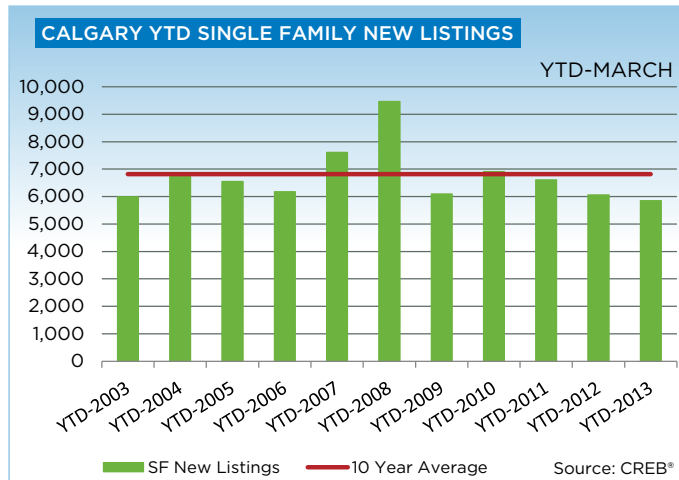
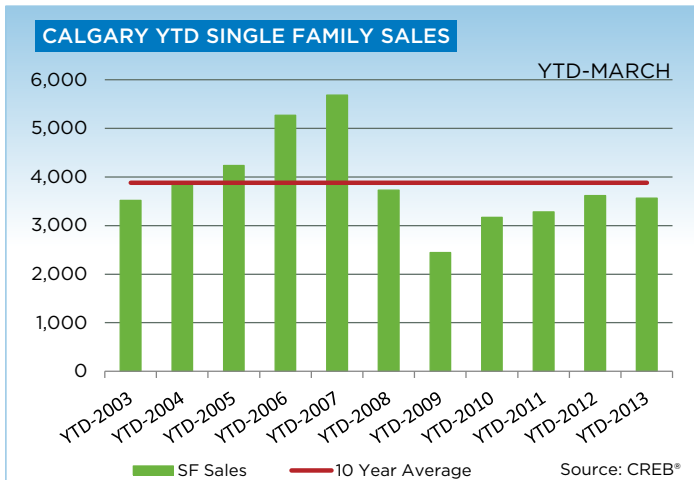
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,810	1,887	1,616	1,157	620	22,384
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586	1,859	
AverageDOM	59	48	40	38	37	36	40	43	42	43	49	51	42
Average Price	440,478	470,033	472,698	483,045	501,684	489,528	478,557	475,679	468,964	492,772	488,304	496,809	481,259
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600	434,800	
Index	170	172	174	179	181	183	184	184	184	184	184	185	
2013													
Sales	878	1,207	1,480										3,565
New Listings	1,735	1,876	2,239										5,850
Active Listings	2,075	2,408	2,727										
AverageDOM	47	37	33										37
Average Price	496,821	518,480	518,392										513,109
Benchmark Price	436,900	442,500	446,500										
Index	185	188	190										

	Mar-12	Mar-13	YTD2012	YTD2013
Calgary SF				
>\$100,000	-	-	1	1
\$100,000 - \$199,999	9	4	36	16
\$200,000 - \$299,999	186	106	450	296
\$300,000 - \$349,999	237	167	586	452
\$350,000 - \$399,999	286	234	627	562
\$400,000 - \$449,999	252	223	512	521
\$450,000 - \$499,999	132	171	347	398
\$500,000 - \$549,999	110	137	279	311
\$550,000 - \$599,999	88	88	192	215
\$600,000 - \$649,999	77	81	140	165
\$650,000 - \$699,999	41	52	102	121
\$700,000 - \$799,999	54	91	129	200
\$800,000 - \$899,999	29	45	66	105
\$900,000 - \$999,999	20	22	43	53
\$1,000,000 - \$1,249,999	26	29	59	71
\$1,250,000 - \$1,499,999	13	12	24	34
\$1,500,000 - \$1,749,999	10	6	14	15
\$1,750,000 - \$1,999,999	2	5	4	12
\$2,000,000 - \$2,499,999	2	4	6	9
\$2,500,000 - \$2,999,999	1	2	2	5
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	1,575	1,480	3,619	3,565



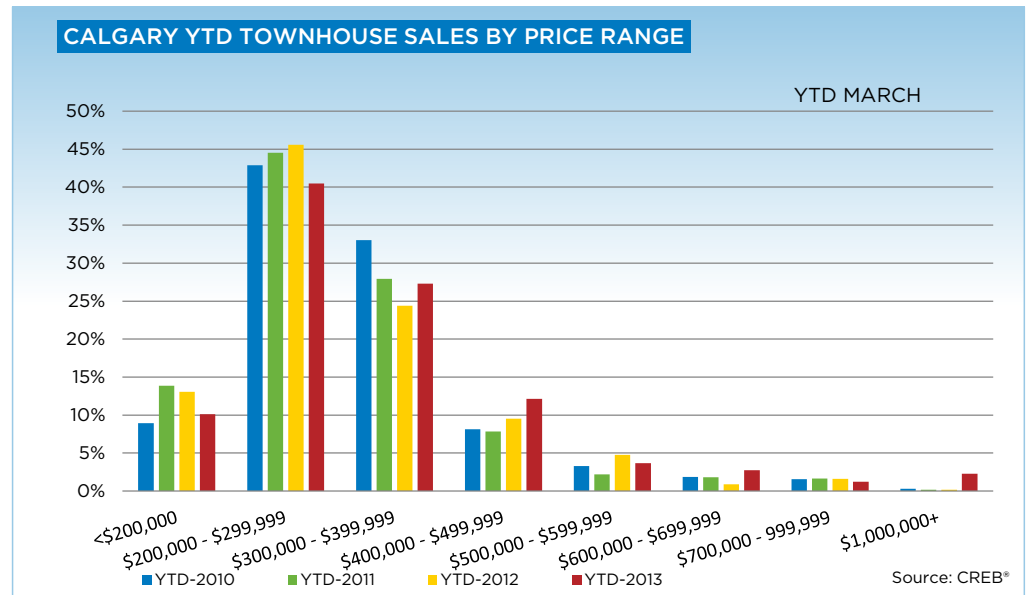
CITY OF CALGARY SINGLE FAMILY



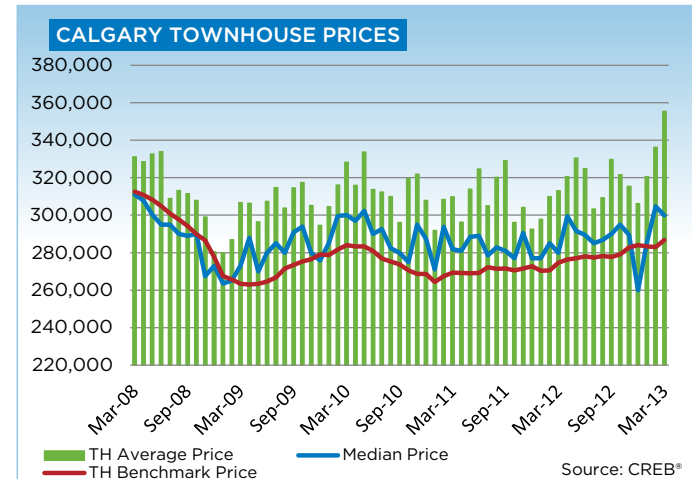
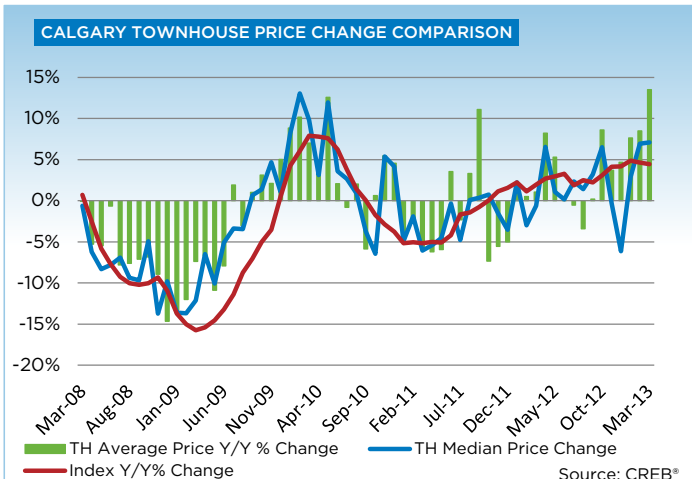
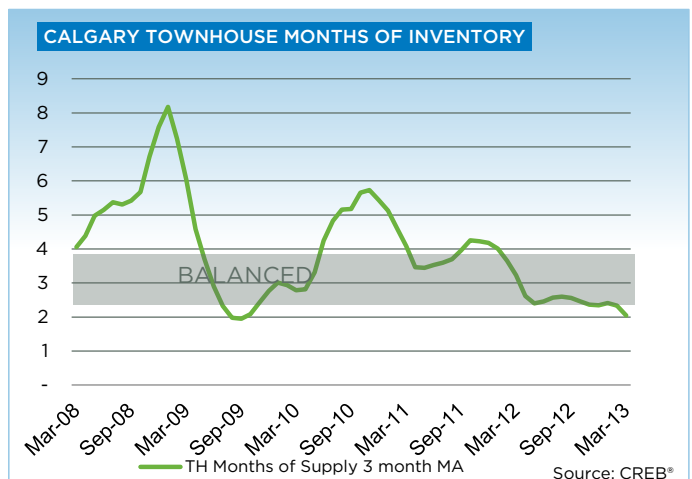
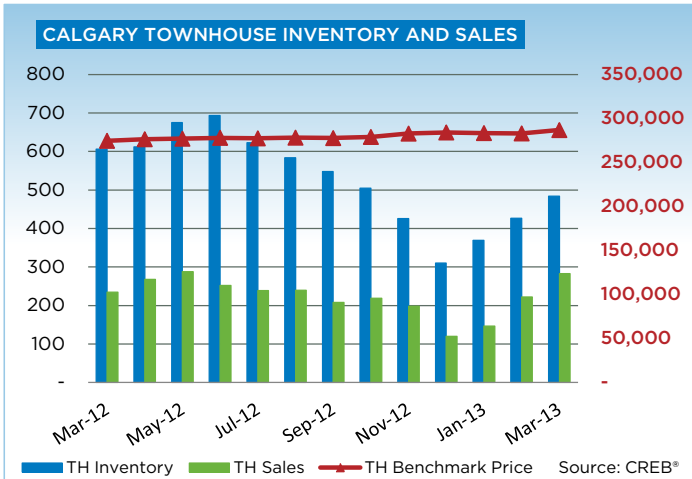
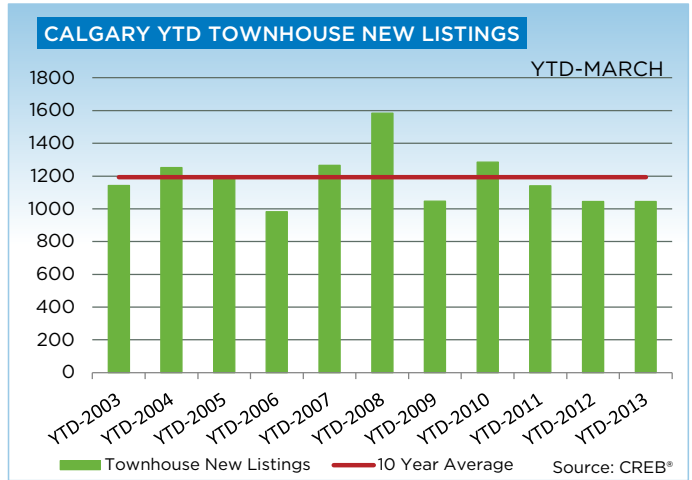
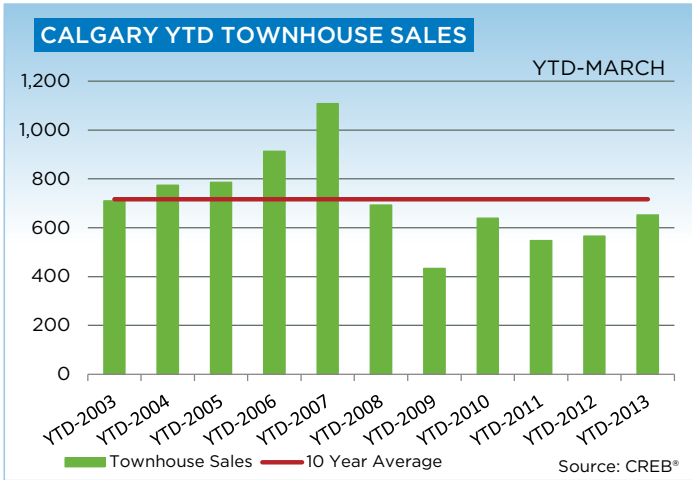
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	126	205	235	268	288	252	239	240	208	219	198	120	2,598
New Listings	312	375	358	360	454	395	304	309	297	280	189	117	3,750
Active Listings	520	612	606	612	675	693	623	584	548	505	426	310	
AverageDOM	61	51	49	49	38	45	45	50	51	50	50	51	48
Average Price	297,918	310,047	313,134	320,607	330,413	324,823	303,380	309,309	329,797	321,644	315,381	306,258	316,627
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800	284,100	
Index	169	169	172	173	173	174	173	174	174	174	177	178	
2013													
Sales	147	222	283										652
New Listings	307	342	395										1,044
Active Listings	369	427	484										
AverageDOM	52	38	39										41
Average Price	320,590	336,323	355,454										341,079
Benchmark Price	283,400	283,000	286,800										
Index	177	177	179										

Calgary Townhouse	Mar-12	Mar-13	YTD2012	YTD2013
>\$100,000	-	-	-	2
\$100,000 - \$199,999	30	19	74	64
\$200,000 - \$299,999	107	123	258	264
\$300,000 - \$349,999	32	50	86	111
\$350,000 - \$399,999	20	27	52	67
\$400,000 - \$449,999	20	20	33	55
\$450,000 - \$499,999	9	11	21	24
\$500,000 - \$549,999	5	4	14	15
\$550,000 - \$599,999	5	6	13	9
\$600,000 - \$649,999	1	7	2	13
\$650,000 - \$699,999	-	2	3	5
\$700,000 - \$799,999	3	2	5	3
\$800,000 - \$899,999	1	1	1	3
\$900,000 - \$999,999	2	1	3	2
\$1,000,000 - \$1,249,999	-	9	1	12
\$1,250,000 - \$1,499,999	-	-	-	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 +	-	-	-	-
	235	283	566	652



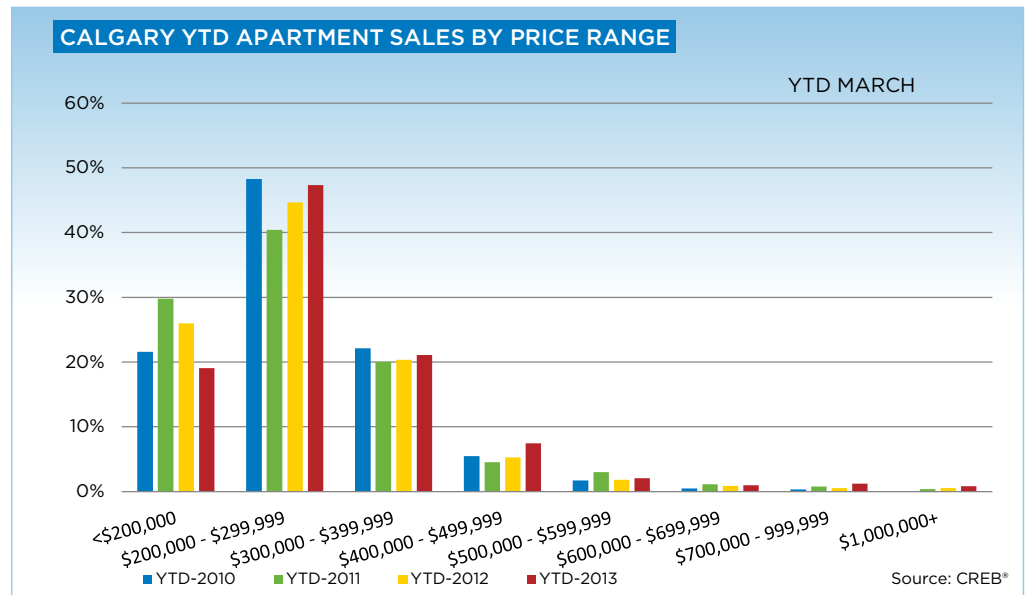
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



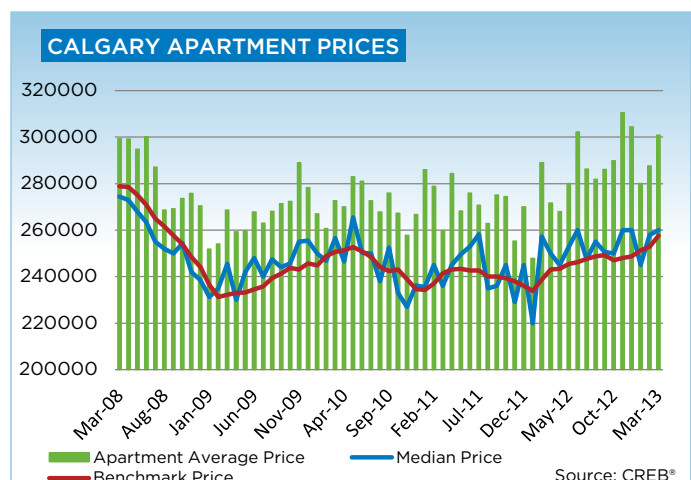
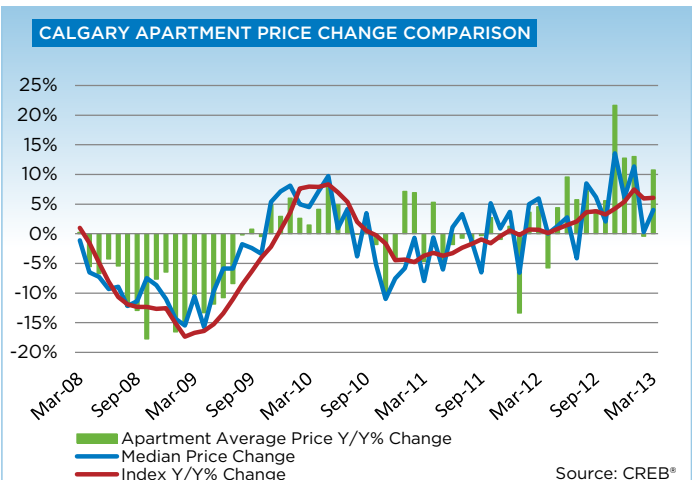
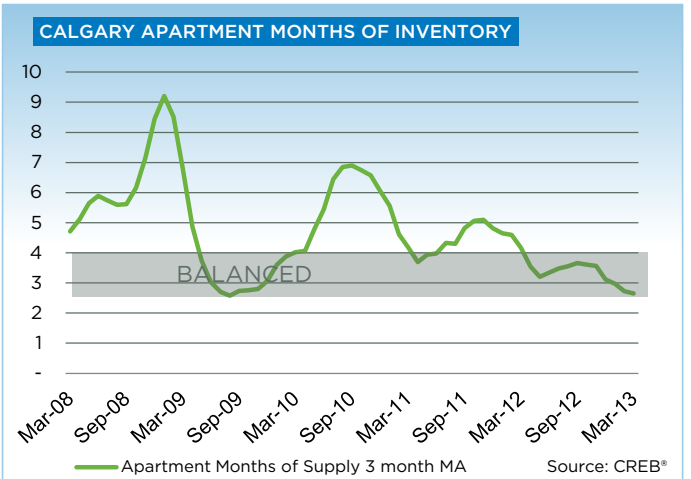
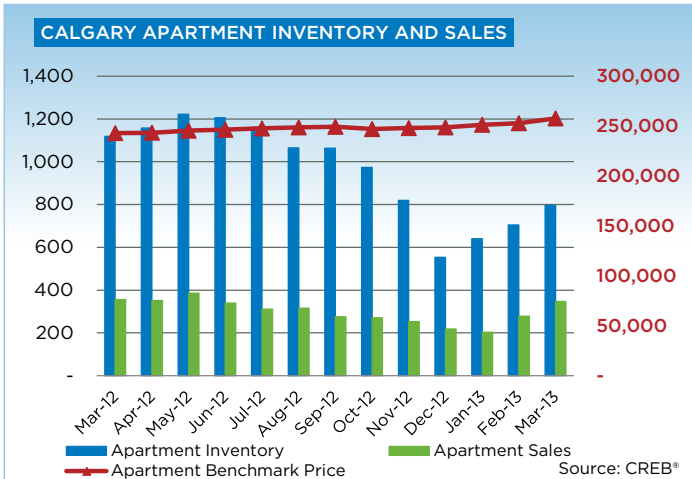
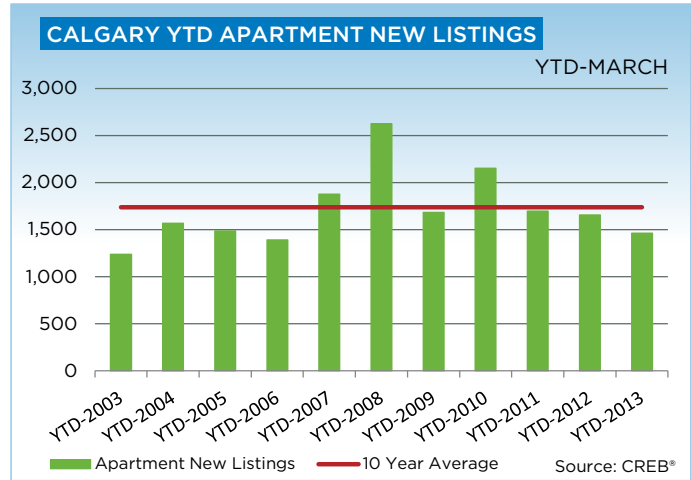
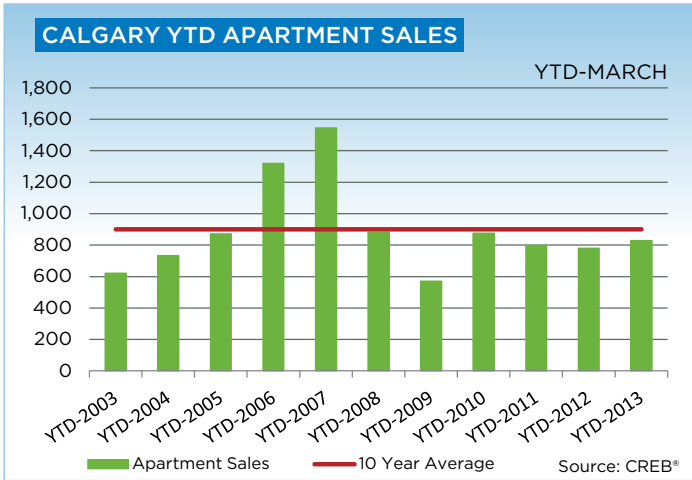
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	179	246	356	351	386	339	311	315	276	271	253	219	3,502
New Listings	504	509	644	595	643	544	467	464	496	416	286	143	5,711
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819	553	
AverageDOM	64	51	48	50	50	55	55	52	54	55	58	67	54
Average Price	247,837	288,991	271,724	267,931	280,030	302,258	286,231	281,941	286,217	289,820	310,496	304,421	284,803
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000	248,700	
Index	163	167	170	170	171	172	173	174	174	173	173	174	
2013													
Sales	204	279	347										830
New Listings	451	453	560										1,464
Active Listings	640	704	796										
AverageDOM	62	45	40										47
Average Price	280,067	287,733	300,870										291,341
Benchmark Price	251,300	252,900	257,700										
Index	176	177	180										

Calgary Apartment	Mar-12	Mar-13	YTD2012	YTD2013
>\$100,000	5	1	9	4
\$100,000 - \$199,999	79	61	194	154
\$200,000 - \$299,999	175	166	349	393
\$300,000 - \$349,999	45	46	98	110
\$350,000 - \$399,999	23	26	61	65
\$400,000 - \$449,999	9	16	25	38
\$450,000 - \$499,999	12	10	16	24
\$500,000 - \$549,999	-	6	6	11
\$550,000 - \$599,999	1	3	8	6
\$600,000 - \$649,999	-	2	3	4
\$650,000 - \$699,999	3	2	4	4
\$700,000 - \$799,999	1	2	3	6
\$800,000 - \$899,999	-	-	-	1
\$900,000 - \$999,999	1	1	1	3
\$1,000,000 - \$1,249,999	-	2	1	3
\$1,250,000 - \$1,499,999	-	2	-	3
\$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	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	356	347	781	830



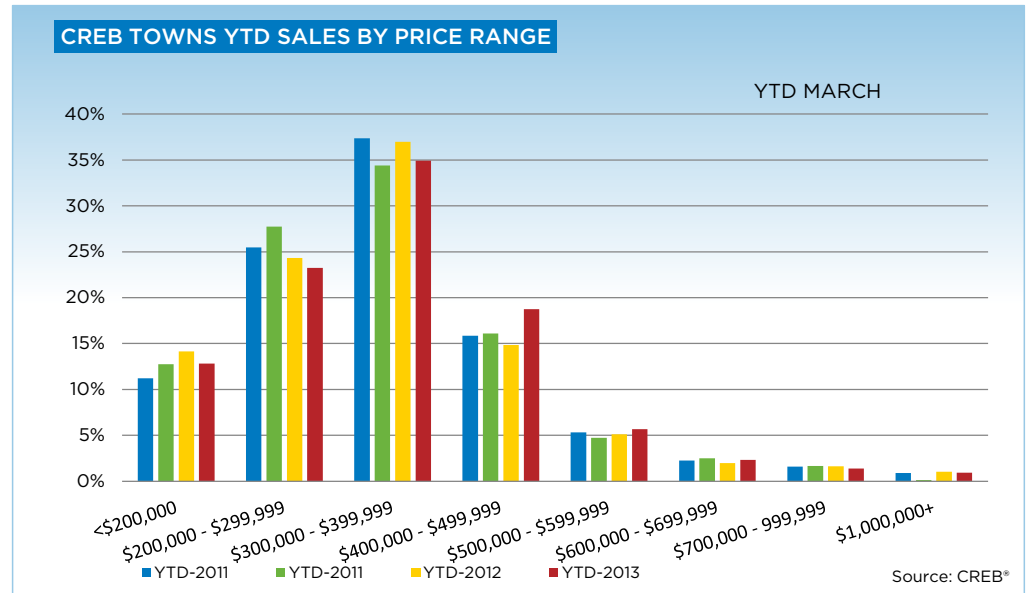
CITY OF CALGARY CONDOMINIUM APARTMENTS



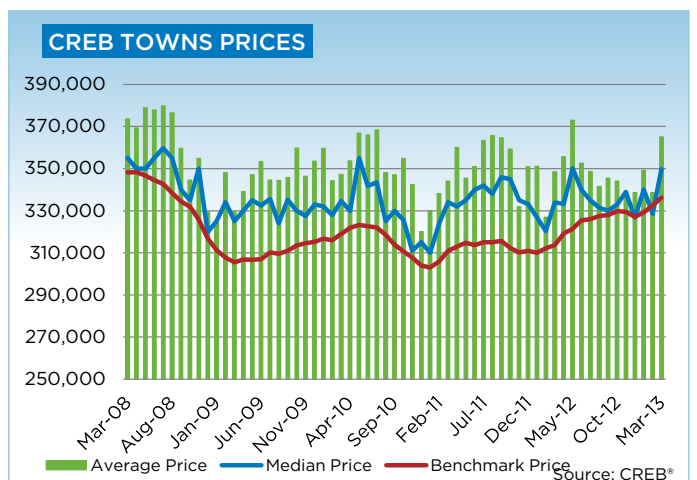
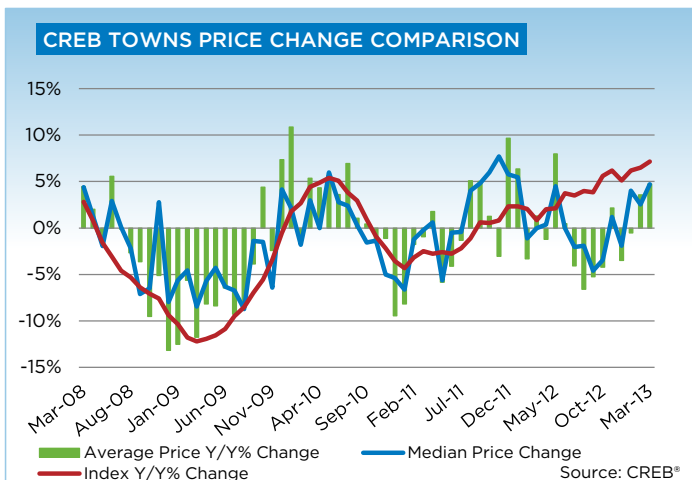
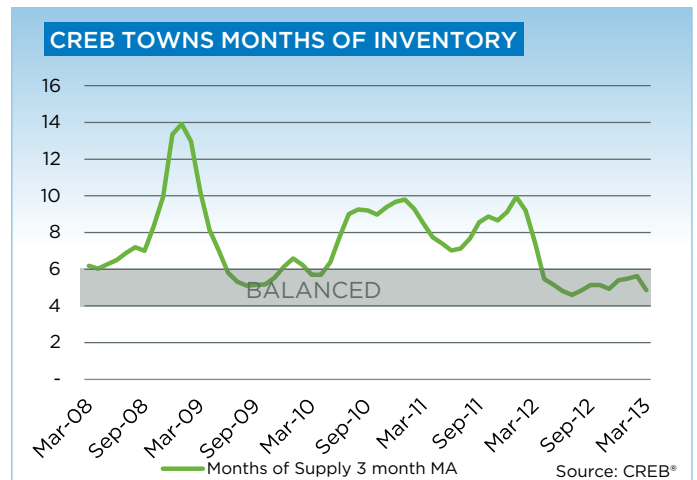
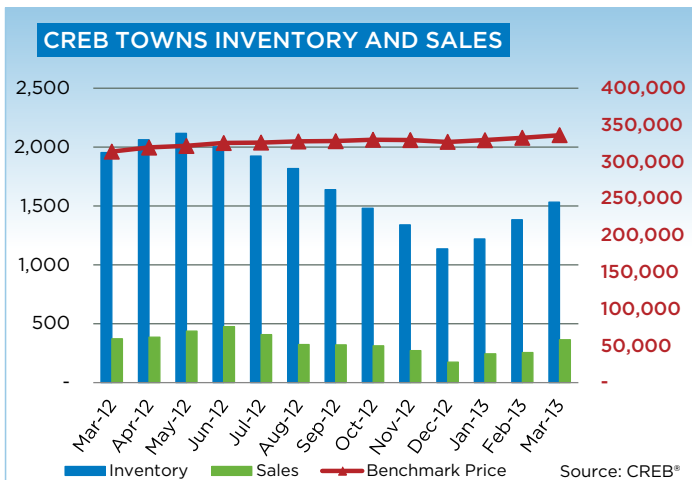
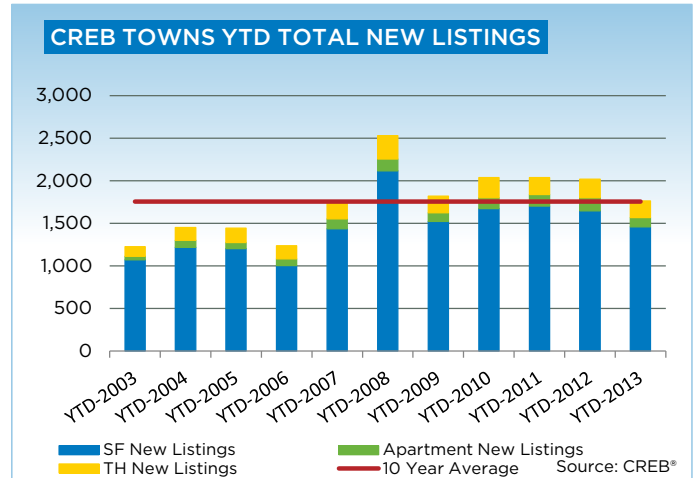
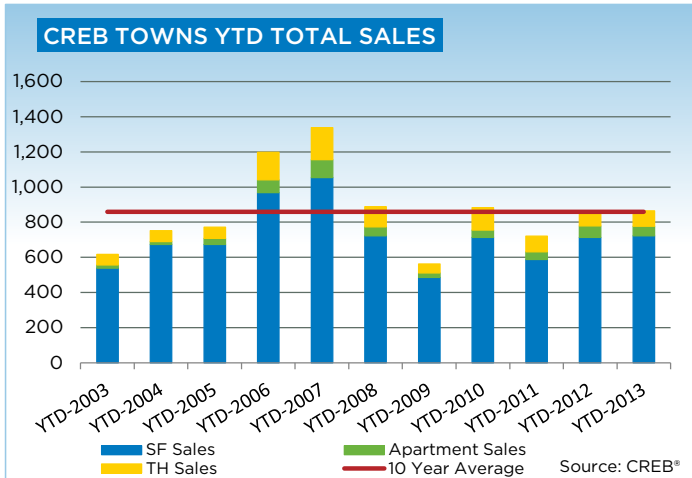
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	187	304	372	384	436	476	407	324	321	313	270	174	3,968
New Listings	632	602	785	738	751	678	588	571	498	459	359	219	6,880
Active Listings	2,129	1,761	1,954	2,061	2,116	2,001	1,922	1,817	1,637	1,479	1,340	1,134	
AverageDOM	97	78	69	73	75	71	75	74	70	73	69	88	78
Average Price	351,133	326,883	348,474	355,614	372,909	352,522	348,561	341,517	345,473	344,085	339,079	338,634	348,588
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400	327,000	
Index	163	164	165	168	169	171	172	172	173	174	173	172	
2013													
Sales	245	256	364										865
New Listings	543	560	662										1,765
Active Listings	1,218	1,381	1,533										
AverageDOM	82	69	55										83
Average Price	349,213	338,531	365,002										352,696
Benchmark Price	329,200	332,500	336,100										
Index	173	175	177										

CREB Towns	Mar-12	Mar-13	YTD2012	YTD2013
>\$100,000	7	6	23	20
\$100,000 - \$199,999	40	33	99	91
\$200,000 - \$299,999	85	84	210	201
\$300,000 - \$349,999	91	60	186	152
\$350,000 - \$399,999	54	69	133	150
\$400,000 - \$449,999	38	41	83	90
\$450,000 - \$499,999	21	31	45	72
\$500,000 - \$549,999	12	8	30	29
\$550,000 - \$599,999	6	13	14	20
\$600,000 - \$649,999	2	8	9	14
\$650,000 - \$699,999	5	2	8	6
\$700,000 - \$799,999	1	1	6	7
\$800,000 - \$899,999	3	2	5	3
\$900,000 - \$999,999	2	2	3	2
\$1,000,000 - \$1,249,999	5	1	7	3
\$1,250,000 - \$1,499,999	-	2	2	3
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	1	-	1
\$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 +	-	-	-	-
	372	364	863	865



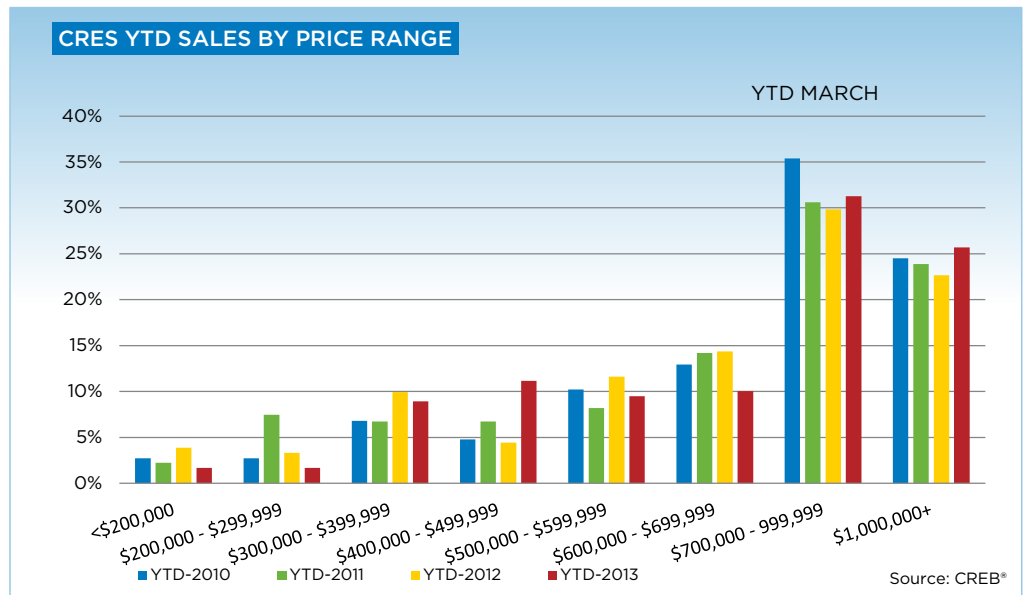
CREB® TOWNS



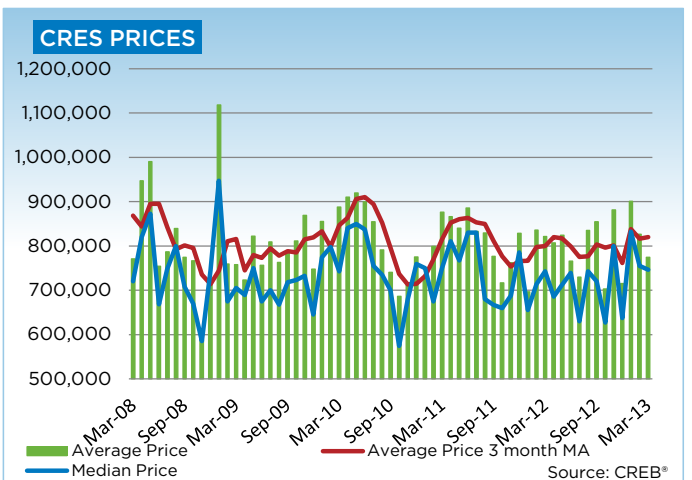
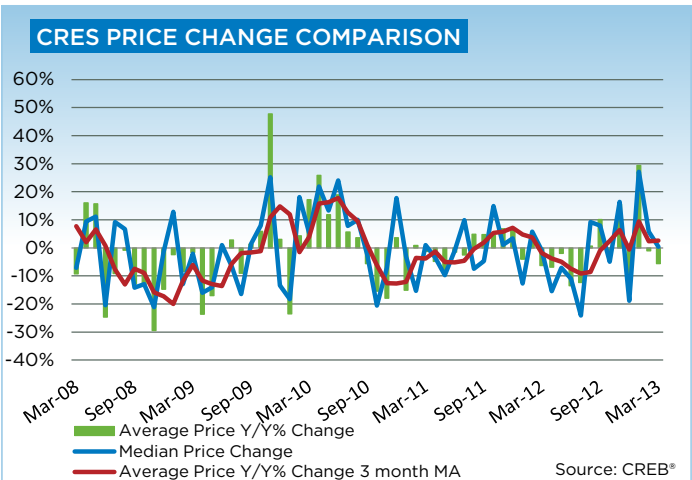
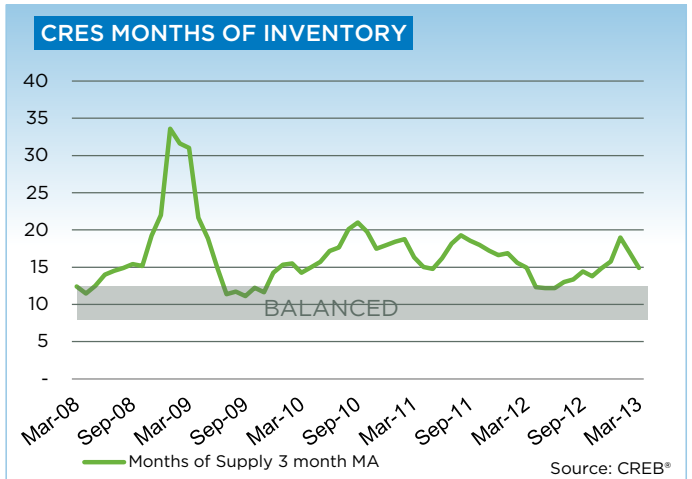
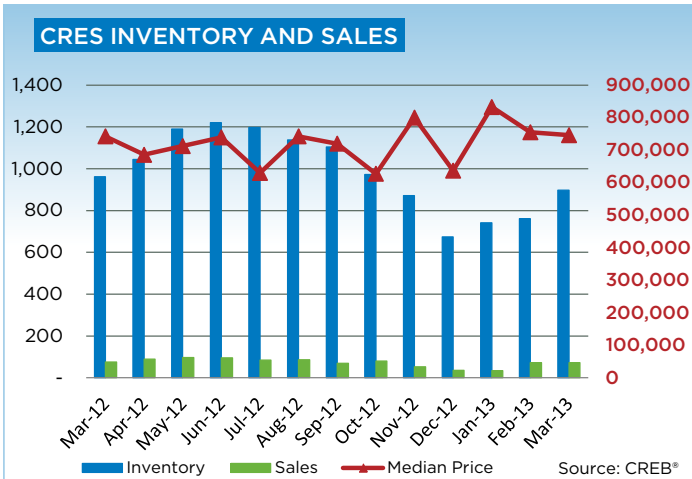
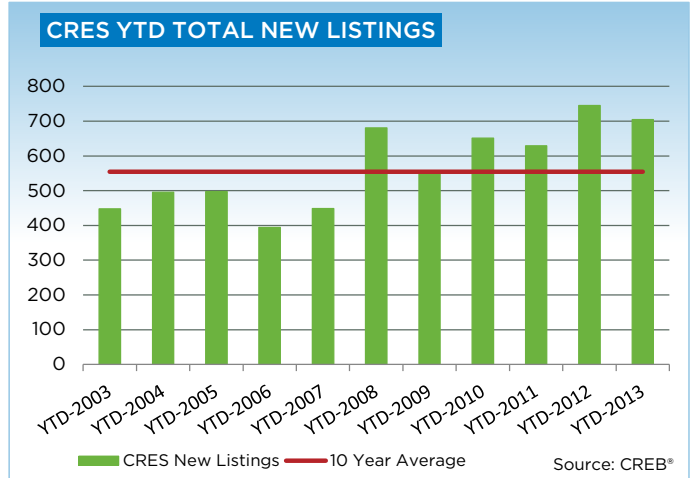
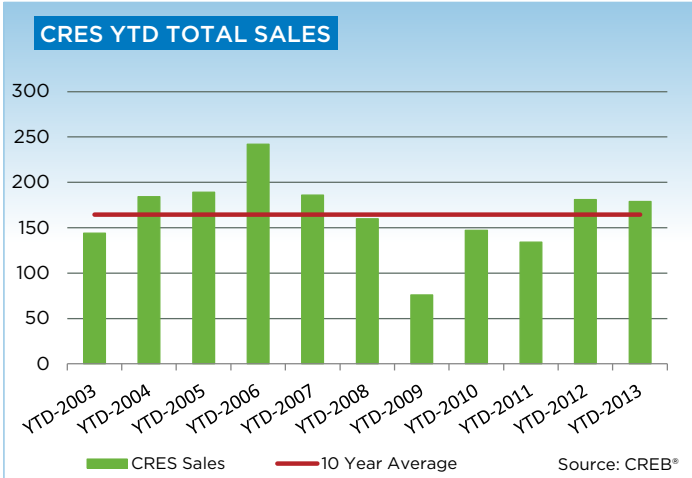
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	215	221	309	257	348	288	217	197	243	158	106	72	2,631
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	98	114	100	113	124	129	125	108	108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333	714,994	793,056
2013													
Sales	34	73	72										179
New Listings	238	210	257										705
Active Listings	741	761	897										
AverageDOM	155	103	107										114
Average Price	901,203	826,643	774,731										819,924

CRES	Mar-12	Mar-13	YTD2012	YTD2013
>\$100,000	-	1	2	2
\$100,000 - \$199,999	2	-	5	1
\$200,000 - \$299,999	2	-	6	3
\$300,000 - \$349,999	5	3	13	7
\$350,000 - \$399,999	2	5	5	9
\$400,000 - \$449,999	1	6	3	9
\$450,000 - \$499,999	2	5	5	11
\$500,000 - \$549,999	5	3	11	8
\$550,000 - \$599,999	4	4	10	9
\$600,000 - \$649,999	5	5	11	10
\$650,000 - \$699,999	5	1	15	8
\$700,000 - \$799,999	8	10	23	20
\$800,000 - \$899,999	8	7	21	17
\$900,000 - \$999,999	7	5	10	19
\$1,000,000 - \$1,249,999	12	10	21	23
\$1,250,000 - \$1,499,999	3	5	6	14
\$1,500,000 - \$1,749,999	2	-	5	3
\$1,750,000 - \$1,999,999	2	-	3	1
\$2,000,000 - \$2,499,999	-	2	3	4
\$2,500,000 - \$2,999,999	1	-	3	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	76	72	181	179



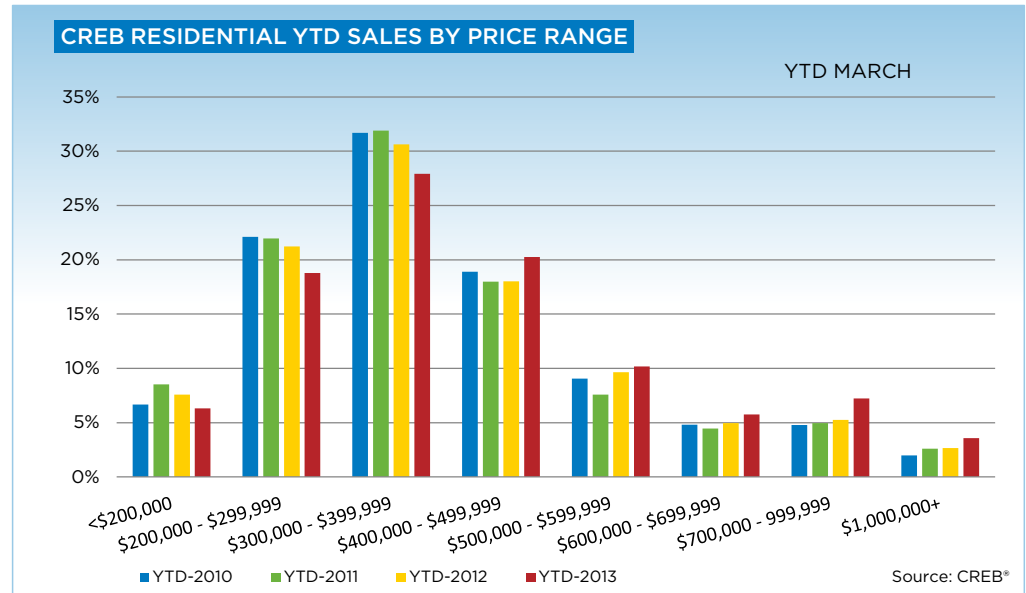
CREB® COUNTRY RESIDENTIAL



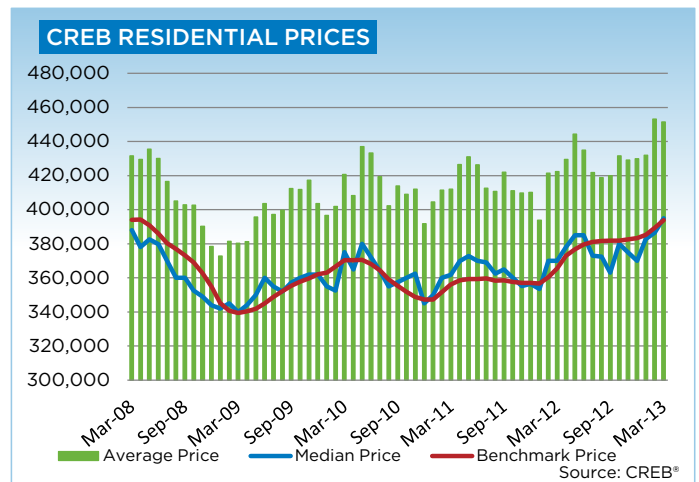
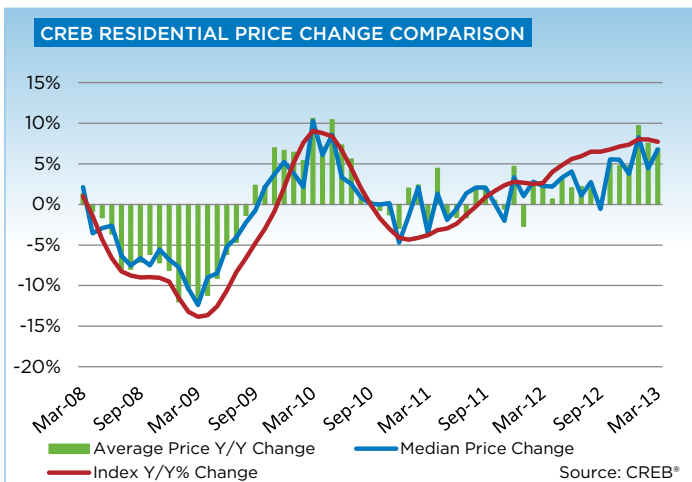
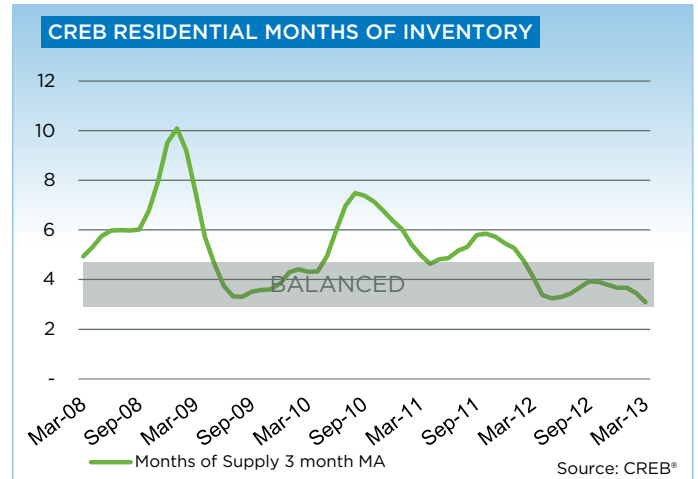
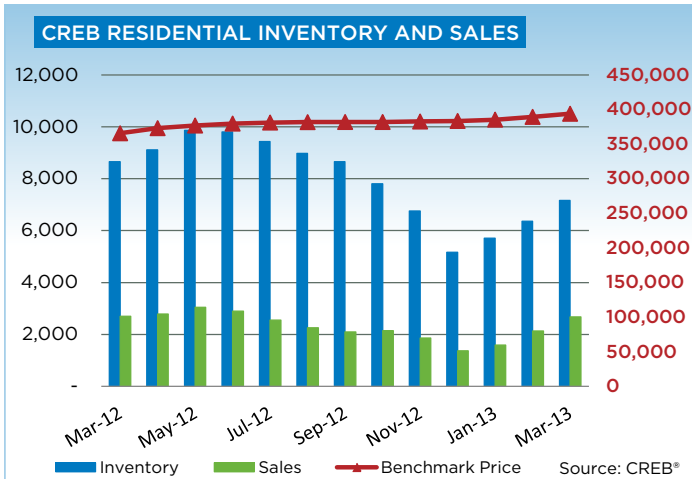
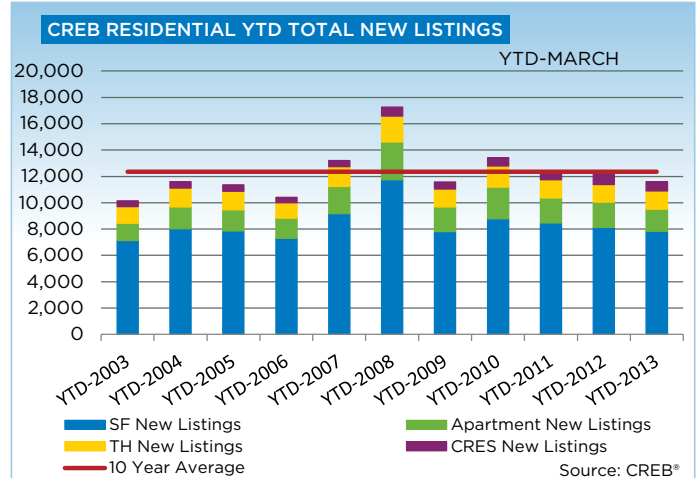
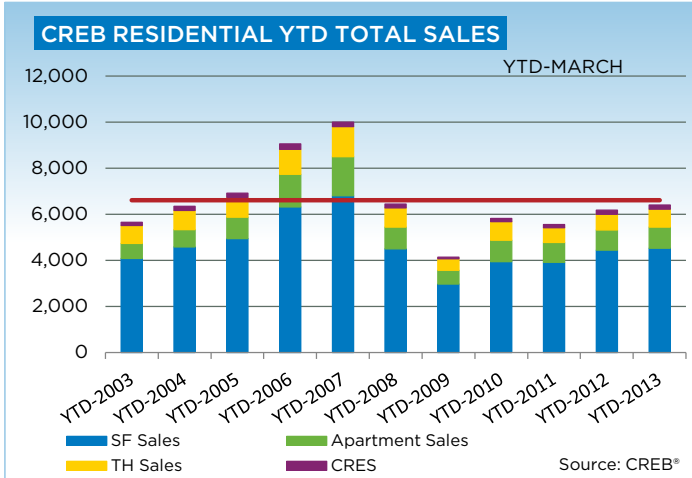
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,326	2,154	2,698	2,787	3,041	2,903	2,556	2,261	2,096	2,151	1,866	1,369	27,208
New Listings	3,477	3,902	4,746	4,562	5,229	4,564	3,731	3,558	3,620	3,133	2,250	1,299	44,071
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758	5,167	
AverageDOM	69	56	48	49	48	49	52	54	54	54	57	64	53
Average Price	393,778	421,465	422,416	429,419	444,281	434,909	421,747	418,745	419,971	431,596	429,196	429,796	426,445
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600	383,400	
Index	168	170	172	176	178	179	180	180	180	180	180	181	
2013													
Sales	1,588	2,132	2,679										6,399
New Listings	3,462	3,638	4,429										11,529
Active Listings	5,713	6,366	7,169										
AverageDOM	59	47	42										47
Average Price	431,889	453,234	451,514										447,217
Benchmark Price	385,300	389,300	393,800										
Index	182	184	186										

	Mar-12	Mar-13	YTD2012	YTD2013
CREB Total				
>\$100,000	15	23	45	50
\$100,000 - \$199,999	166	124	423	355
\$200,000 - \$299,999	567	498	1,312	1,201
\$300,000 - \$349,999	421	354	987	892
\$350,000 - \$399,999	402	377	906	895
\$400,000 - \$449,999	331	327	674	753
\$450,000 - \$499,999	179	232	439	543
\$500,000 - \$549,999	139	160	350	385
\$550,000 - \$599,999	109	117	246	266
\$600,000 - \$649,999	89	109	173	219
\$650,000 - \$699,999	56	60	134	149
\$700,000 - \$799,999	68	112	169	244
\$800,000 - \$899,999	43	59	95	137
\$900,000 - \$999,999	32	31	61	81
\$1,000,000 - \$1,249,999	43	52	89	115
\$1,250,000 - \$1,499,999	16	21	32	56
\$1,500,000 - \$1,749,999	13	7	20	21
\$1,750,000 - \$1,999,999	4	6	8	14
\$2,000,000 - \$2,499,999	3	6	10	13
\$2,500,000 - \$2,999,999	2	3	5	7
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	2,698	2,679	6,178	6,399



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

SP - Sales Price

Benchmark Price - Price of the typical home, based on the value consumers assign to various attributes

MLS® Home Price Index - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.

LP - List Price

Sales \$ / List \$ - sales price to list price ration

CRES - Country residential properties

YTD - Year to Date

3 month MA - 3 month Moving Average

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 Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

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

CREB® Towns

- Includes only areas outside of Calgary that we have majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

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.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com.

CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.