

POSITIVE START TO THE NEW YEAR

Sales activity and prices improve over 2013

Calgary, Feb. 3, 2014 - On the heels of a strong year of sales growth, January sales in the city of Calgary totaled 1,440 units, a 17 per cent increase over the previous year.

"Sales growth continues at the double digit pace seen over the later portion of 2013, mostly due to the gains in the condominium sector," said CREB® chief economist Ann-Marie Lurie. "While these are the highest January sales levels since 2008, total sales transactions are in line with long-term trends."

Condominium apartment and townhouse sales totaled 466 units in January, a 33 per cent increase over the same period in 2013. This is relative to the 974 sales in the single family sector, only a 11 per cent increase over the previous year.

"Consumers looking for more affordable product turned to Calgary's condominium market, which was the only sector to record growth in new listings, compared to January 2013," explained CREB® president Bill Kirk. "The improvement in listings helped ease some of the tightness in the condominium market, however overall conditions continue to favour the seller."

New listings in the condominium apartment and townhouse market totaled 809 units, a combined increase of six per cent. Meanwhile, the single family sector lost momentum with new listings recording an eight per cent year-over-year decline. Overall market conditions continue to remain tight with months of supply remaining below two months.

"Two consecutive years of strong migration levels are expected to support improving housing demand this year, but at a slower pace," said Lurie. "However, with no

significant change in the supply situation this month, prices continue to rise at higher than expected levels."

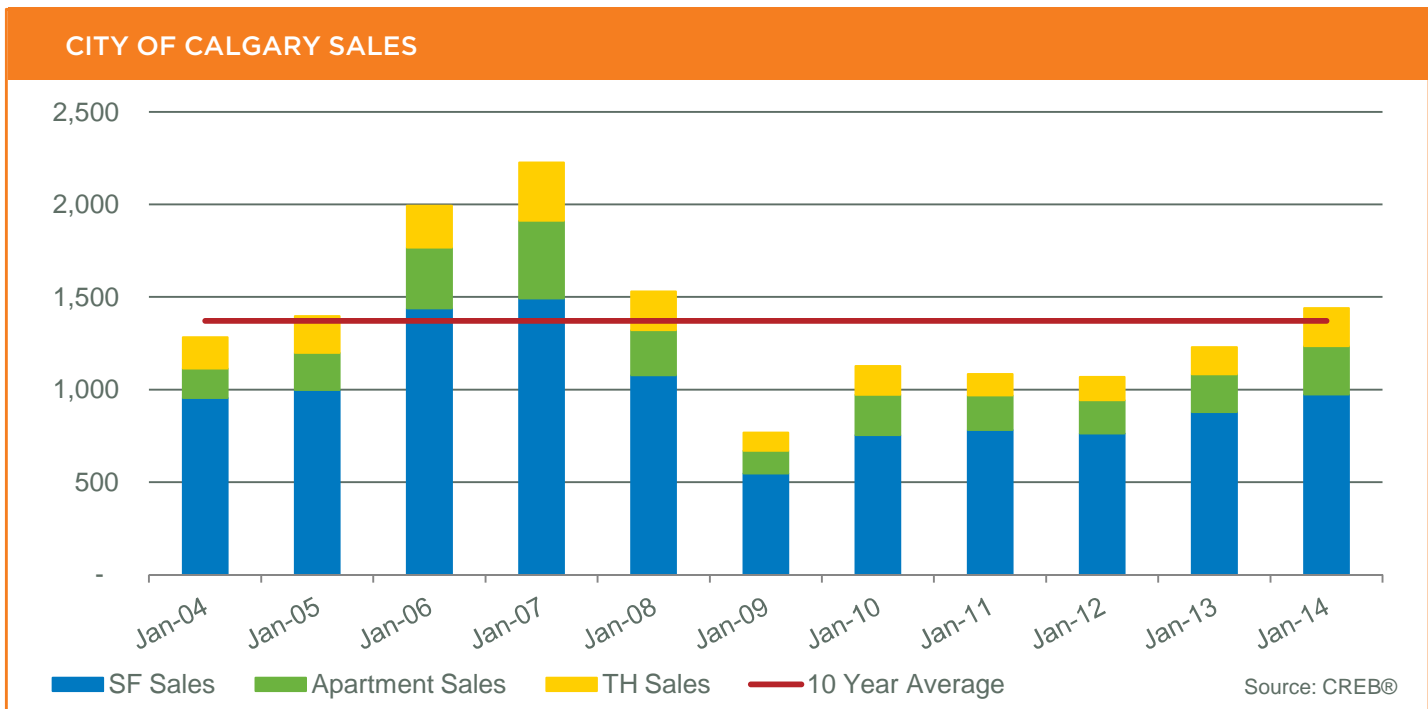
The unadjusted single family benchmark price was \$476,700 in January, a 0.95 per cent increase over the previous month and a 9.1 per cent increase over the previous year.

The availability of lower price single-family product continues to decline, resulting in a shift in sales distribution. In January, 29 per cent of the single family sales activity occurred in the \$400,000 - \$499,999 price range, making it the category with the highest share of sales. In previous years, the majority of the single family transactions occurred in the \$300,000 - \$399,000 range.

Condominium apartment and townhouse prices totaled \$280,600 and \$308,100 respectively in January. On average, year-over-year price growth in the townhouse market totaled just more than 8 per cent, compared to the apartment sector increase of nearly 12 per cent.

While year-over-year condominium apartment price gains have pushed into double digit growth territory, the unadjusted benchmark price remains 5.5 per cent lower than levels recorded during the high.

Kirk noted that "While supply pressures have not yet eased in the market, it is important to note that we remain in one of the traditionally slower months of activity in our housing sector as many consumers are waiting for the more robust spring market."



CREB® - SUMMARY STATS

	Jan-13	Jan-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	1,588	1,844	16.12%	1,588	1,844	16.12%
Total Sales Volume	\$685,839,185	\$839,678,482	22.43%	\$685,839,185	\$839,678,482	22.43%
New Listings	3,462	3,307	-4.48%	3,462	3,307	-4.48%
Active Listings	5,713	4,830	-15.46%	N/A	N/A	
Sales to New Listings Ratio	0.46	0.56	21.56%	0.46	0.56	21.56%
Sales \$ / List \$	97.27%	97.90%	0.63%	97.27%	97.90%	0.63%
Average DOM	59	49	-16.65%	62	45	-27.42%
Average Price	\$431,889	\$455,357	5.43%	\$431,889	\$455,357	5.43%
Benchmark Price	\$385,300	\$419,900	8.98%			
Index	182	198	8.98%			
CREB® CITY OF CALGARY						
Total Sales	1,229	1,440	17.17%	1,229	1,440	17.17%
Total Sales Volume	\$540,468,922	\$665,521,811	23.14%	\$540,468,922	\$665,521,811	23.14%
New Listings	2,493	2,393	-4.01%	2,493	2,393	-4.01%
Active Listings	3,084	2,524	-18.16%	N/A	N/A	
Sales to New Listings Ratio	0.49	0.60	22.06%	0.49	0.60	22.06%
Sales \$ / List \$	97.45%	98.07%	0.61%	97.45%	98.07%	0.61%
Average DOM	50	40	-19.71%	50	40	-20.00%
Average Price	\$439,763	\$462,168	5.09%	\$439,763	\$462,168	5.09%
Benchmark Price	\$392,000	\$429,100	9.46%			
Index	183	200	9.46%			
CREB® TOWNS						
Total Sales	245	251	2.45%	245	251	2.45%
Total Sales Volume	\$85,557,307	\$95,142,321	11.20%	\$85,557,307	\$95,142,321	11.20%
New Listings	542	553	2.03%	542	553	2.03%
Active Listings	1,218	1,141	-6.32%	N/A	N/A	
Sales to New Listings Ratio	0.45	0.45	0.41%	0.45	0.45	0.41%
Sales \$ / List \$	97.11%	97.72%	0.61%	97.11%	97.72%	0.61%
Average DOM	82	68	-16.63%	105	79	-24.76%
Average Price	\$349,213	\$379,053	8.54%	\$349,213	\$379,053	8.54%
Benchmark Price	\$329,200	\$346,500	5.26%			
Index	173	182	5.25%			
CREB® CRES						
Total Sales	34	59	73.53%	34	59	73.53%
Total Sales Volume	\$30,640,900	\$43,961,800	43.47%	\$30,640,900	\$43,961,800	43.47%
New Listings	239	197	-17.57%	239	197	-17.57%
Active Listings	741	649	-12.42%	N/A	N/A	
Sales to New Listings Ratio	0.14	0.30	110.53%	0.14	0.30	110.53%
Sales \$ / List \$	94.78%	96.43%	1.65%	94.78%	96.43%	1.65%
Average DOM	155	100	-35.61%	150	99	-34.00%
Average Price	\$901,203	\$745,115	-17.32%	\$901,203	\$745,115	-17.32%
Median Price	\$832,500	\$727,500	-12.61%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

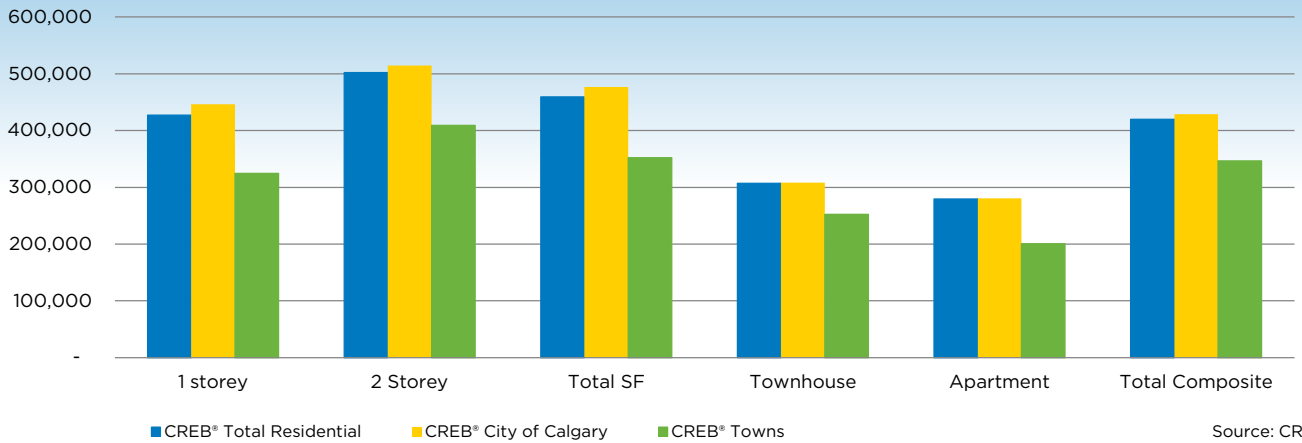
	Jan-13	Jan-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	878	974	10.93%	878	974	10.93%
Total Sales Volume	\$436,208,566	\$507,148,224	16.26%	\$436,208,566	\$507,148,224	16.26%
New Listings	1,732	1,584	-8.55%	1,732	1,584	-8.55%
Active Listings	2,075	1,671	-19.47%	N/A	N/A	
Sales to New Listings Ratio	0.51	0.61	21.30%	0.51	0.61	21.30%
Sales \$ / List \$	97.57%	98.09%	0.52%	97.57%	98.09%	0.52%
Average DOM	47	40	-14.72%	47	40	-14.89%
Average Price	\$496,821	\$520,686	4.80%	\$496,821	\$520,686	4.80%
Benchmark Price	\$436,900	\$476,700	9.11%			
Index	185	202	9.12%			
CONDO APARTMENT						
Total Sales	204	260	27.45%	204	260	27.45%
Total Sales Volume	\$57,133,688	\$81,816,174	43.20%	\$57,133,688	\$81,816,174	43.20%
New Listings	451	485	7.54%	451	485	7.54%
Active Listings	640	577	-9.84%	N/A	N/A	
Sales to New Listings Ratio	0.45	0.54	18.52%	0.45	0.54	18.52%
Sales \$ / List \$	96.78%	97.72%	0.94%	96.78%	97.72%	0.94%
Average DOM	62	42	-32.23%	62	42	-32.26%
Average Price	\$280,067	\$314,678	12.36%	\$280,067	\$314,678	12.36%
Benchmark Price	\$251,300	\$280,600	11.66%			
Index	176	196	11.68%			
CONDO TOWNHOUSE						
Total Sales	147	206	40.14%	147	206	40.14%
Total Sales Volume	\$47,126,668	\$76,557,413	62.45%	\$47,126,668	\$76,557,413	62.45%
New Listings	310	324	4.52%	310	324	4.52%
Active Listings	369	277	-24.93%	N/A	N/A	
Sales to New Listings Ratio	0.47	0.64	34.08%	0.47	0.64	34.08%
Sales \$ / List \$	97.22%	98.29%	1.07%	97.22%	98.29%	1.07%
Average DOM	52	38	-25.80%	51	38	-25.49%
Average Price	\$320,590	\$371,638	15.92%	\$320,590	\$371,638	15.92%
Benchmark Price	\$283,400	\$308,100	8.72%			
Index	177	193	8.70%			

MLS® HPI SUMMARY

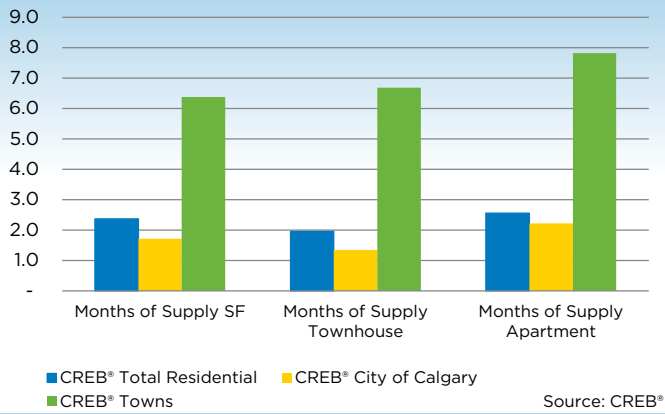
	January 2014		% Changes				
	Benchmark Price	Index (HPI)	Dec-13	Jul-13	Jan-13	Jan-11	Jan-09
CREB® TOTAL RESIDENTIAL							
Single Family	459,500	199	0.8%	2.7%	8.5%	21.8%	23.4%
Townhouse	307,000	193	0.4%	4.6%	8.9%	16.7%	14.9%
Apartment	279,400	196	0.7%	4.9%	11.6%	19.6%	18.4%
COMPOSITE	419,900	198	0.7%	3.2%	9.0%	20.9%	21.6%
CREB® TOWNS							
Single Family	351,900	182	-0.1%	-0.3%	5.0%	14.3%	11.8%
Townhouse	252,200	204	0.8%	5.1%	11.9%	20.2%	11.7%
Apartment	200,300	172	-0.2%	3.1%	4.7%	7.7%	1.4%
COMPOSITE	346,500	182	0.0%	0.1%	5.3%	14.4%	11.4%
CREB® CITY OF CALGARY							
Single Family	476,700	202	0.9%	3.3%	9.1%	23.1%	25.6%
Townhouse	308,100	193	0.3%	4.6%	8.7%	16.5%	15.2%
Apartment	280,600	196	0.7%	4.9%	11.7%	19.8%	18.7%
COMPOSITE	429,100	200	0.8%	3.6%	9.5%	21.8%	23.1%

COMPARISONS

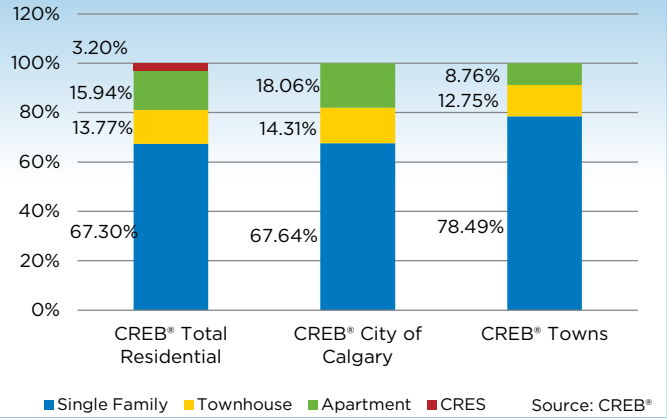
Benchmark Price - January



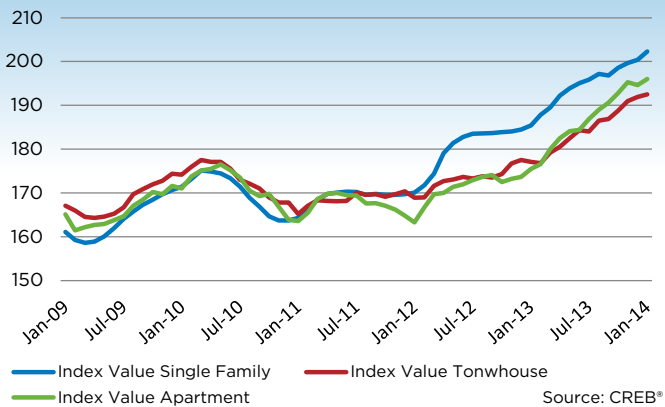
Months of Supply - January



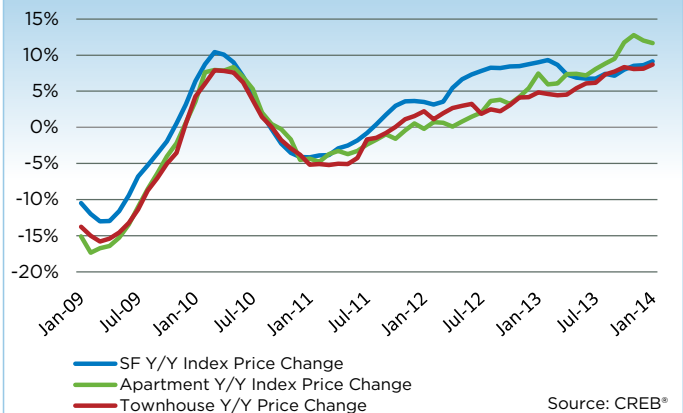
Sales Distribution - January



CALGARY INDEX VALUE



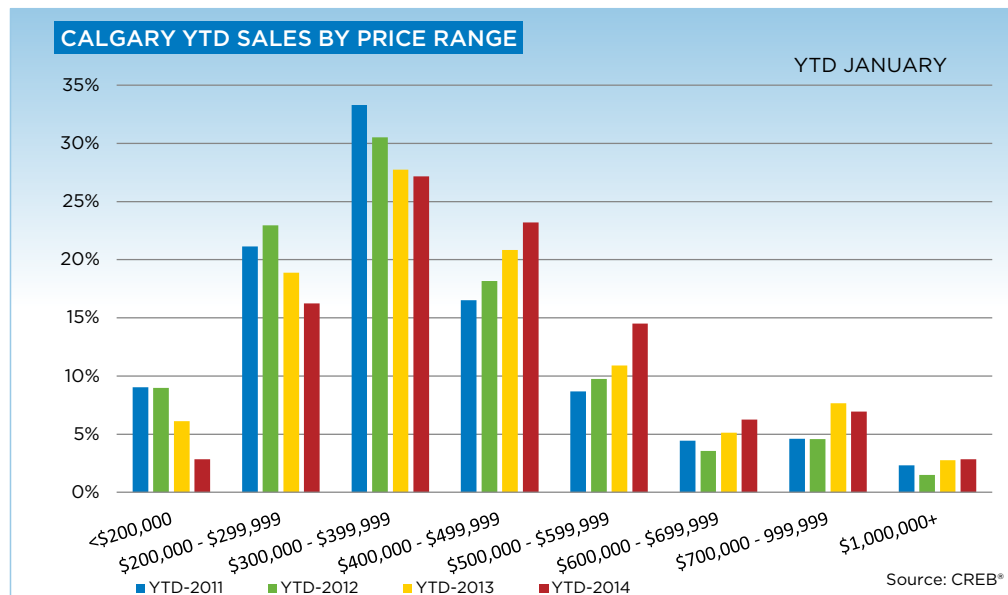
CALGARY INDEX YEAR OVER YEAR COMPARISON



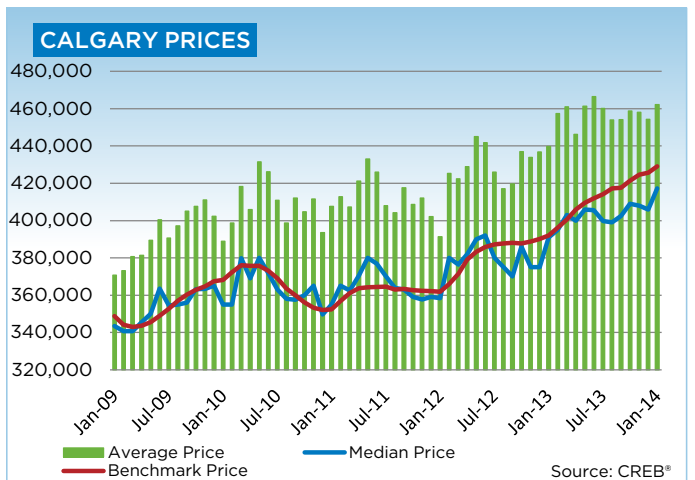
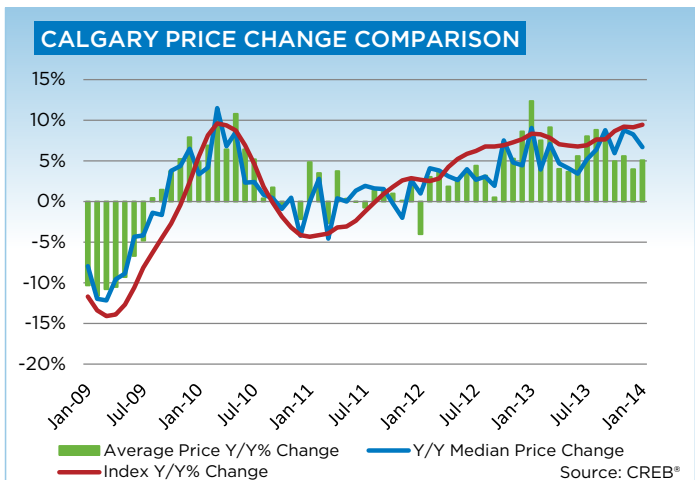
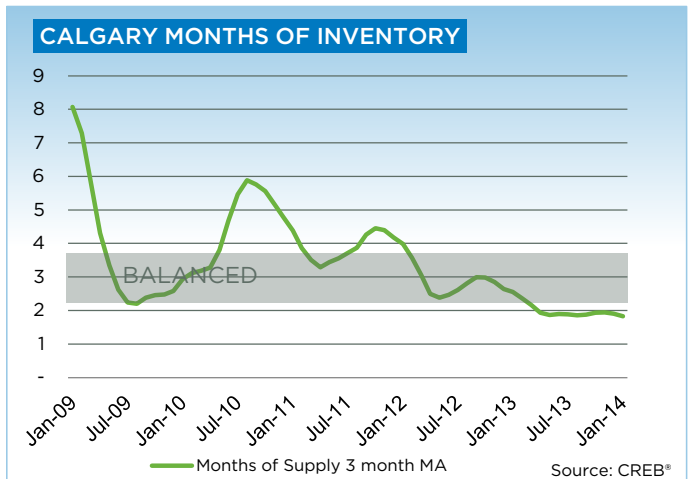
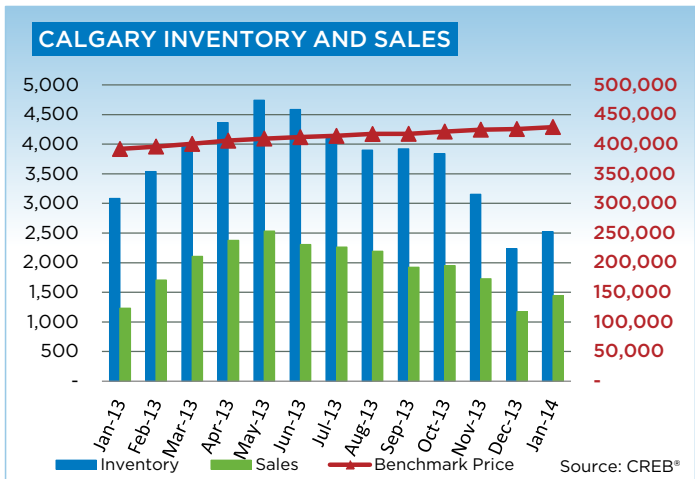
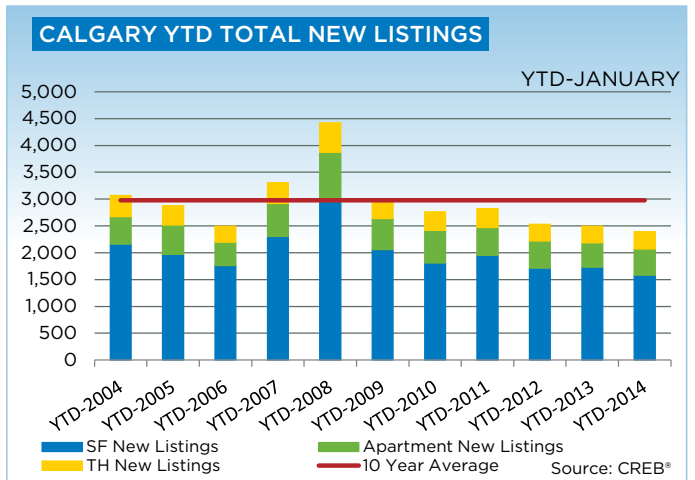
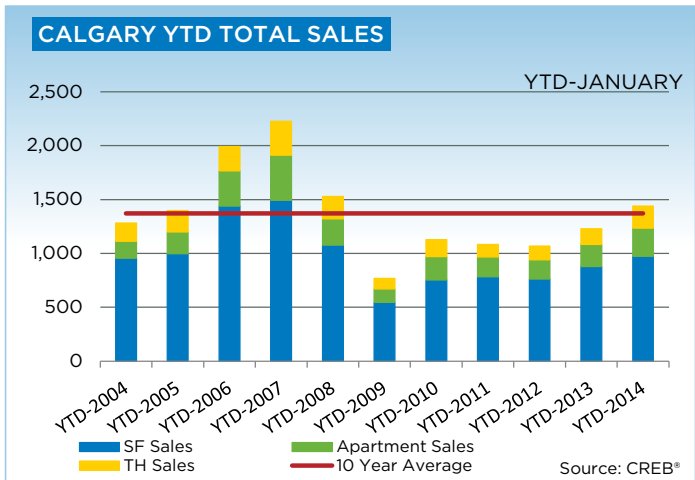
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,377	2,535	2,307	2,265	2,193	1,921	1,949	1,725	1,171	23,485
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,794	2,521	1,824	972	32,151
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	446,168	461,409	466,466	460,232	453,953	454,097	458,761	458,162	454,381	456,686
Benchmark Price Index	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
	183	185	187	189	191	192	193	195	195	197	198	199	
2014													
Sales	1,440												1,440
New Listings	2,393												2,393
Active Listings	2,524												
AverageDOM	40												40
Average Price	462,168												462,168
Benchmark Price Index	429,100												
	200												

	Jan-13	Jan-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	2	-	2	-
\$100,000 - \$199,999	73	41	73	41
\$200,000 - \$299,999	232	234	232	234
\$300,000 - \$349,999	158	185	158	185
\$350,000 - \$399,999	183	206	183	206
\$400,000 - \$449,999	150	181	150	181
\$450,000 - \$499,999	106	153	106	153
\$500,000 - \$549,999	84	134	84	134
\$550,000 - \$599,999	50	75	50	75
\$600,000 - \$649,999	36	43	36	43
\$650,000 - \$699,999	27	47	27	47
\$700,000 - \$799,999	50	50	50	50
\$800,000 - \$899,999	25	37	25	37
\$900,000 - \$999,999	19	13	19	13
\$1,000,000 - \$1,249,999	15	17	15	17
\$1,250,000 - \$1,499,999	10	10	10	10
\$1,500,000 - \$1,749,999	5	5	5	5
\$1,750,000 - \$1,999,999	2	4	2	4
\$2,000,000 - \$2,499,999	1	3	1	3
\$2,500,000 - \$2,999,999	1	2	1	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	1,229	1,440	1,229	1,440



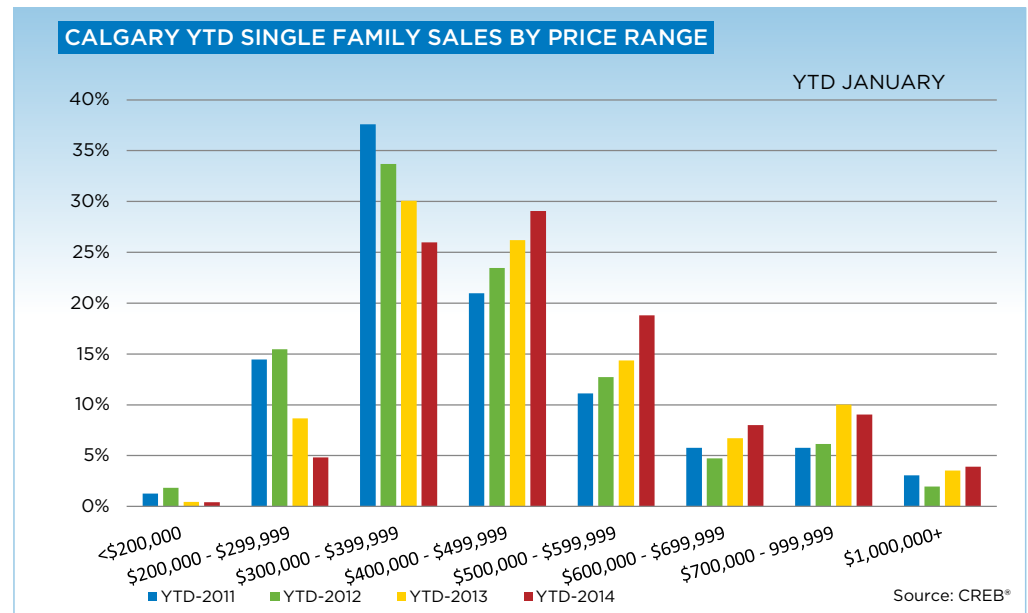
CITY OF CALGARY



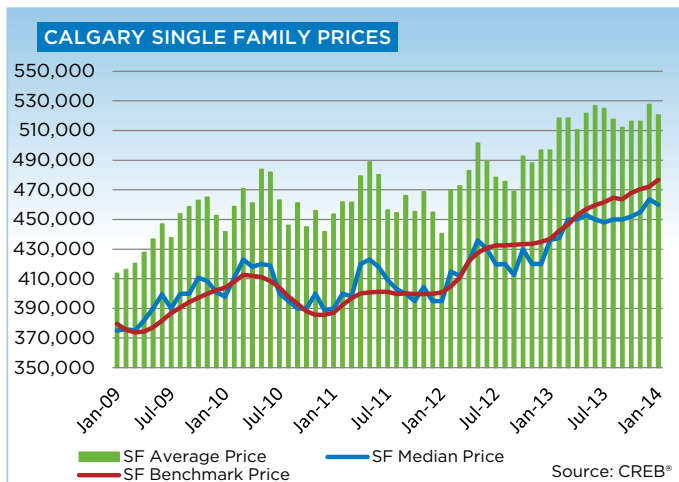
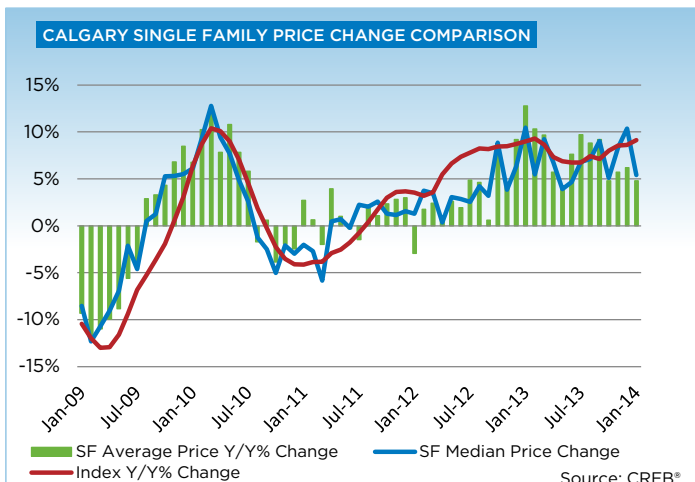
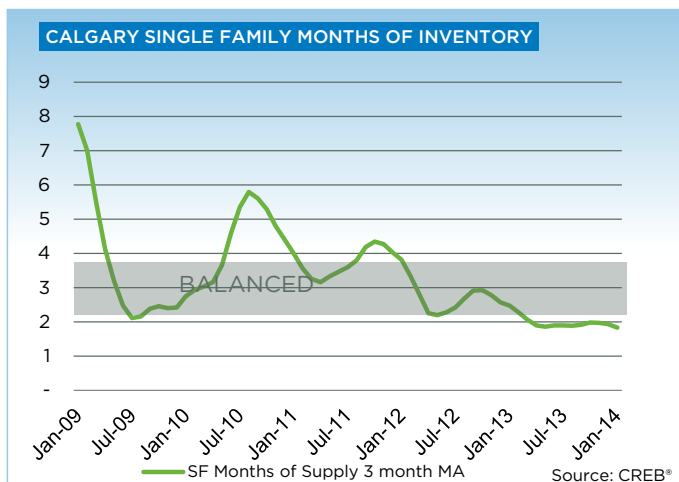
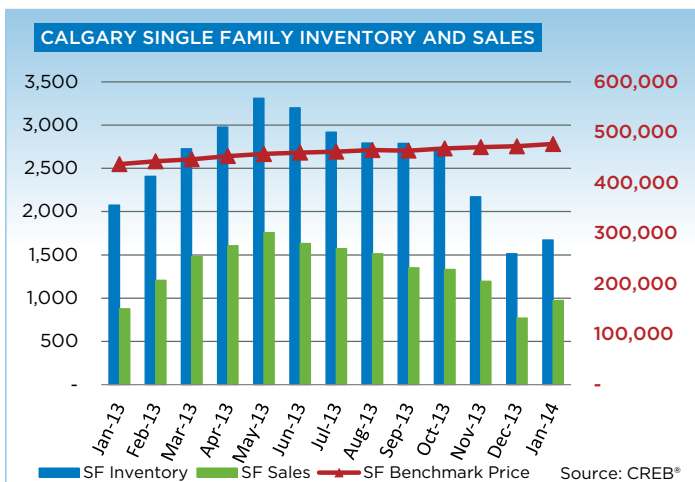
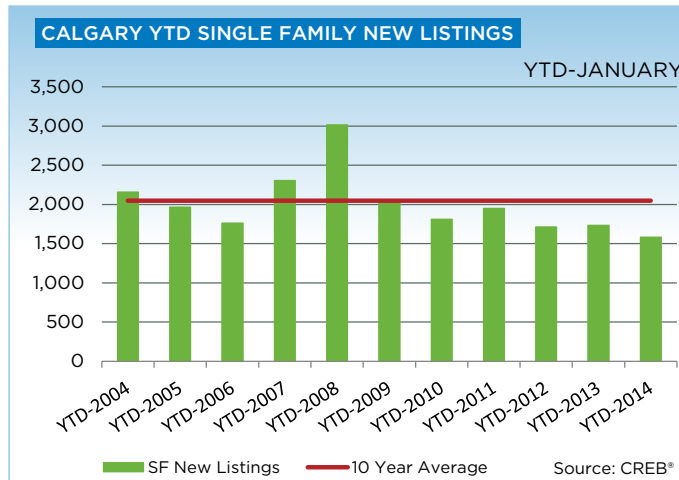
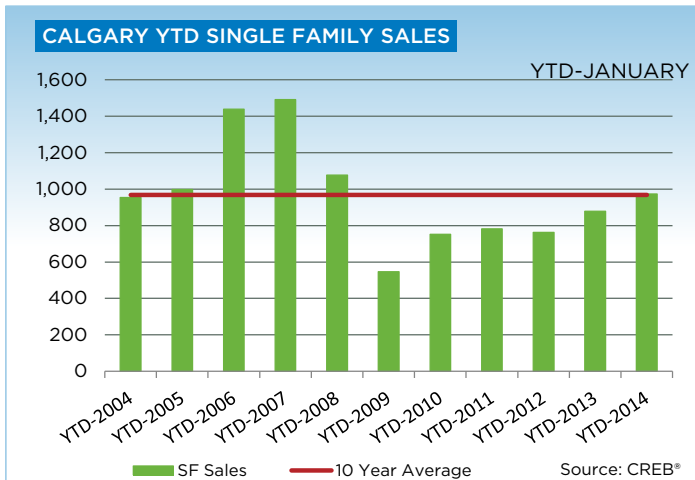
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,607	1,759	1,632	1,573	1,514	1,352	1,333	1,195	772	16,301
New Listings	1,732	1,874	2,234	2,407	2,657	2,147	1,957	1,964	1,973	1,737	1,233	649	22,564
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	34	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	510,639	521,773	526,918	524,976	517,651	512,087	516,375	516,234	527,634	517,856
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	
2014													
Sales	974												974
New Listings	1,584												1,584
Active Listings	1,671												
AverageDOM	40												40
Average Price	520,686												520,686
Benchmark Price	476,700												
Index	202												

	Jan-13	Jan-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	4	4	4	4
\$200,000 - \$299,999	76	47	76	47
\$300,000 - \$349,999	122	99	122	99
\$350,000 - \$399,999	142	154	142	154
\$400,000 - \$449,999	128	150	128	150
\$450,000 - \$499,999	102	133	102	133
\$500,000 - \$549,999	76	114	76	114
\$550,000 - \$599,999	50	69	50	69
\$600,000 - \$649,999	34	36	34	36
\$650,000 - \$699,999	25	42	25	42
\$700,000 - \$799,999	47	46	47	46
\$800,000 - \$899,999	23	31	23	31
\$900,000 - \$999,999	18	11	18	11
\$1,000,000 - \$1,249,999	14	15	14	15
\$1,250,000 - \$1,499,999	8	10	8	10
\$1,500,000 - \$1,749,999	5	4	5	4
\$1,750,000 - \$1,999,999	2	4	2	4
\$2,000,000 - \$2,499,999	1	3	1	3
\$2,500,000 - \$2,999,999	1	2	1	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	878	974	878	974



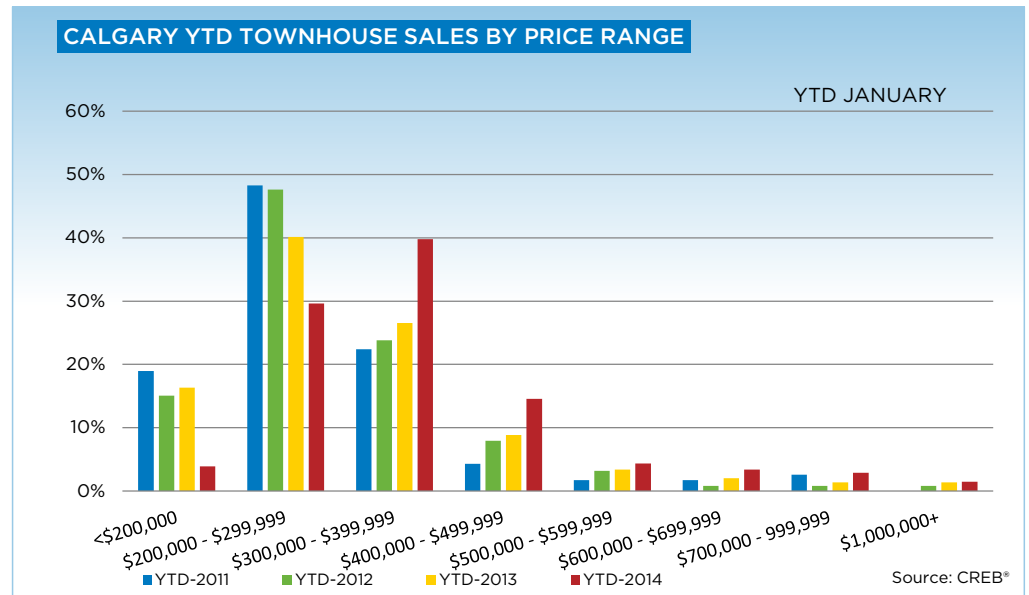
CITY OF CALGARY SINGLE FAMILY



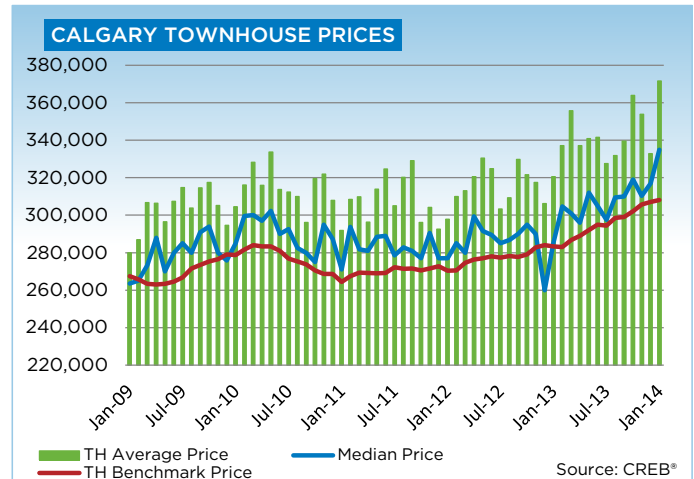
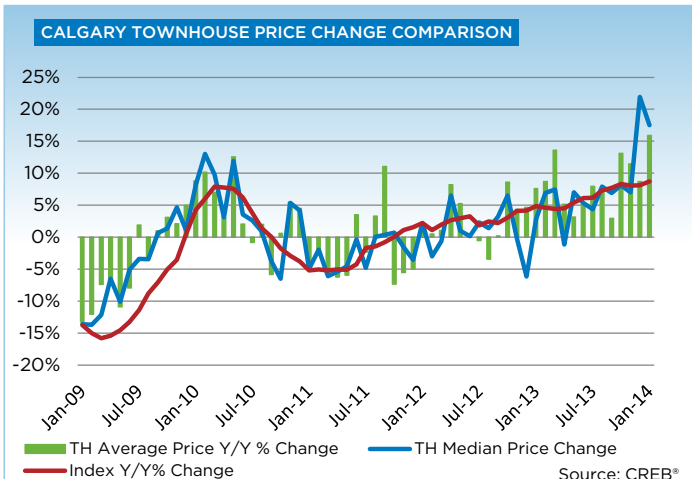
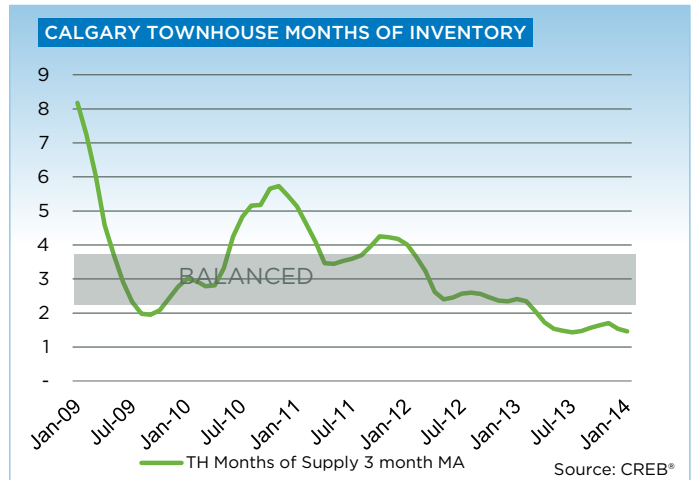
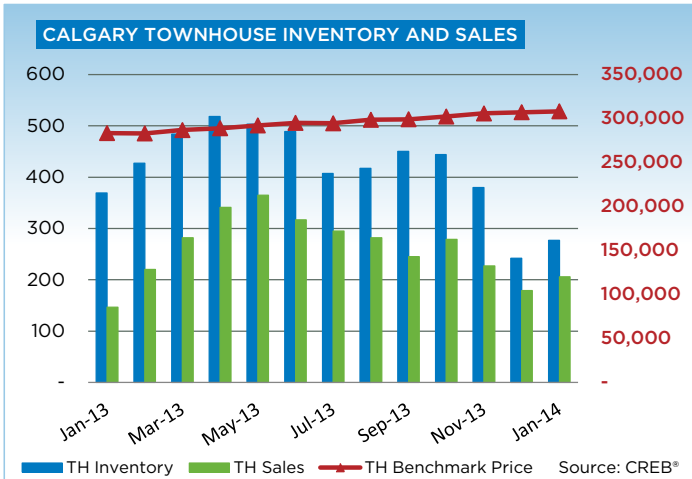
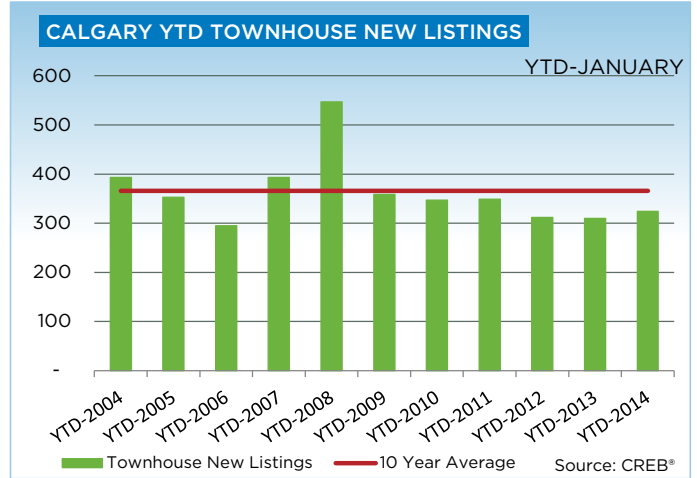
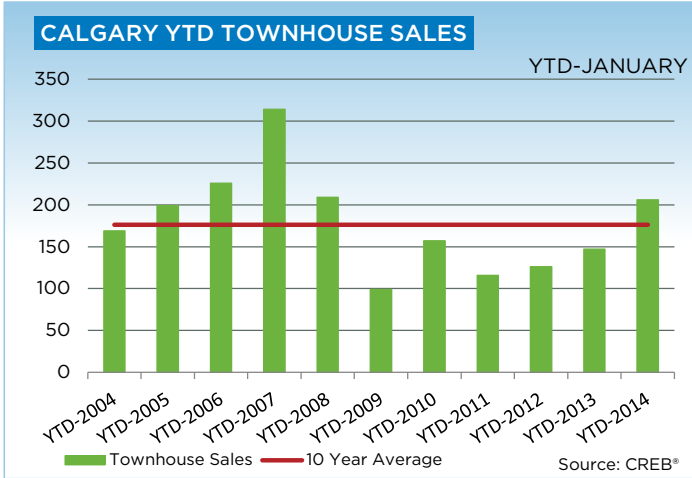
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	341	365	317	295	282	245	279	227	179	3,179
New Listings	310	343	398	453	423	361	302	359	361	334	238	112	3,994
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	39	38	34	31	43	38	48	38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793	339,534	363,890	353,817	332,893	341,008
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100	302,200	305,700	307,100	
Index	177	177	179	181	183	184	184	187	187	189	191	192	
2014													
Sales	206												206
New Listings	324												324
Active Listings	277												
AverageDOM	38												38
Average Price	371,638												371,638
Benchmark Price	308,100												
Index	193												

Calgary Townhouse	Jan-13	Jan-14	YTD2013	YTD2014
>\$100,000	-	-	-	-
\$100,000 - \$199,999	24	8	24	8
\$200,000 - \$299,999	59	61	59	61
\$300,000 - \$349,999	19	50	19	50
\$350,000 - \$399,999	20	32	20	32
\$400,000 - \$449,999	11	14	11	14
\$450,000 - \$499,999	2	16	2	16
\$500,000 - \$549,999	5	7	5	7
\$550,000 - \$599,999	-	2	-	2
\$600,000 - \$649,999	1	4	1	4
\$650,000 - \$699,999	2	3	2	3
\$700,000 - \$799,999	-	3	-	3
\$800,000 - \$899,999	2	2	2	2
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	1	2	1	2
\$1,250,000 - \$1,499,999	1	-	1	-
\$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 +	-	-	-	-
	147	206	147	206



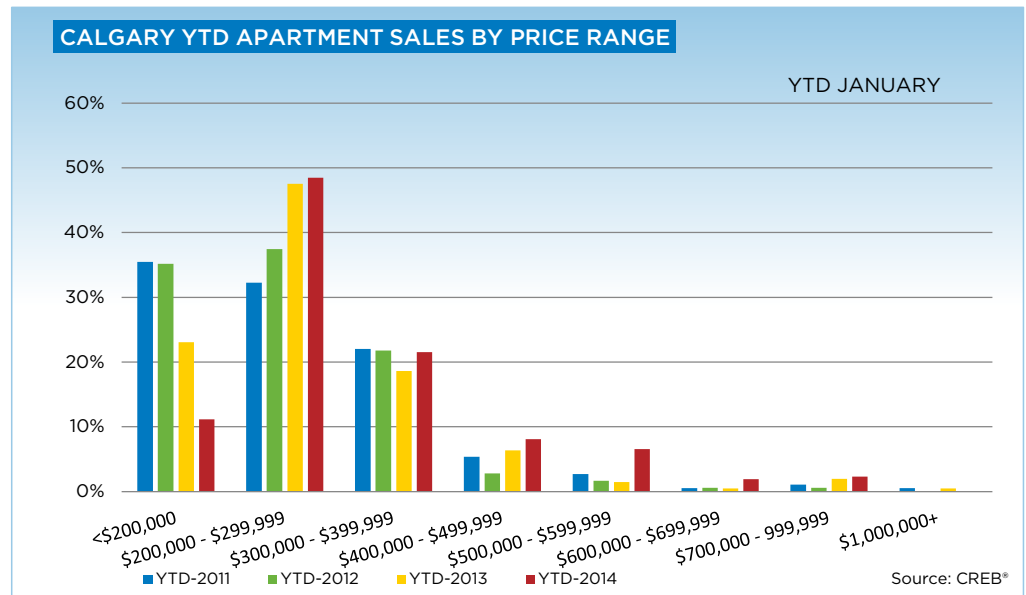
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



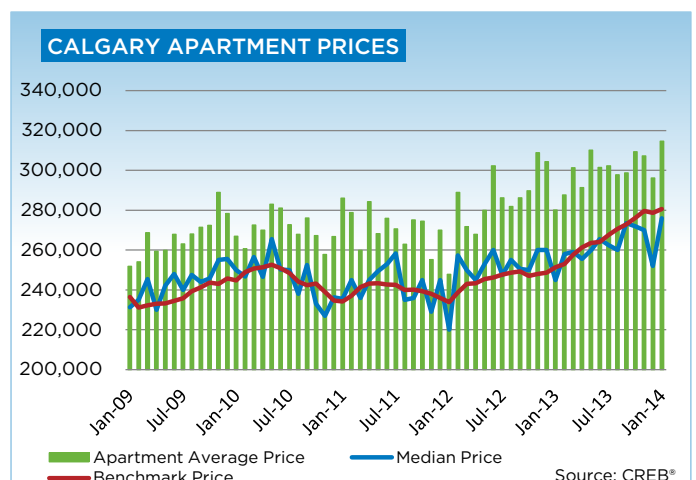
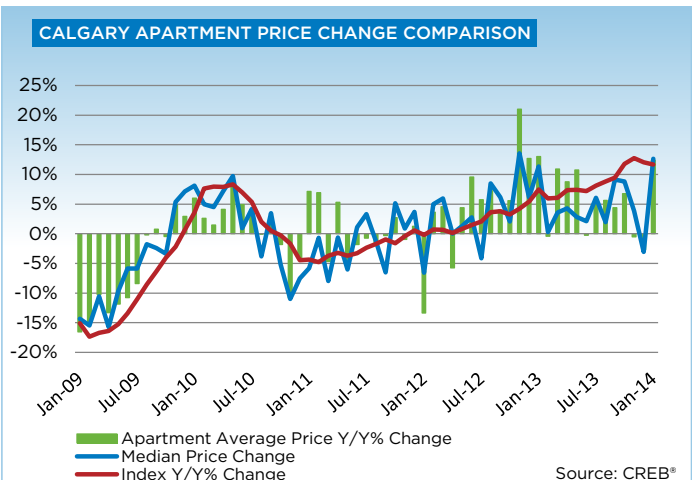
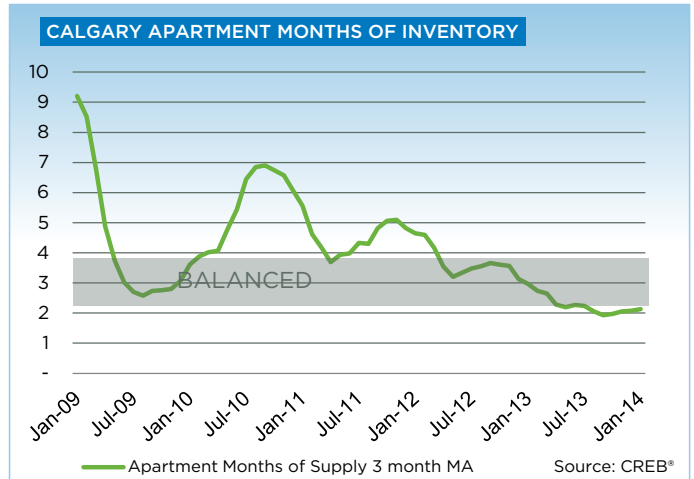
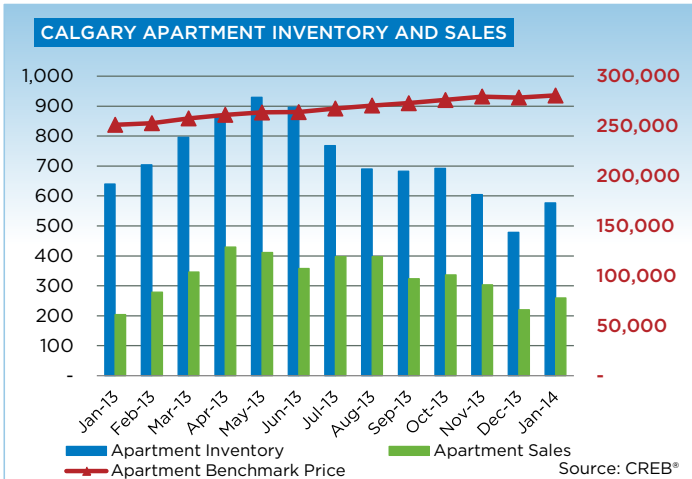
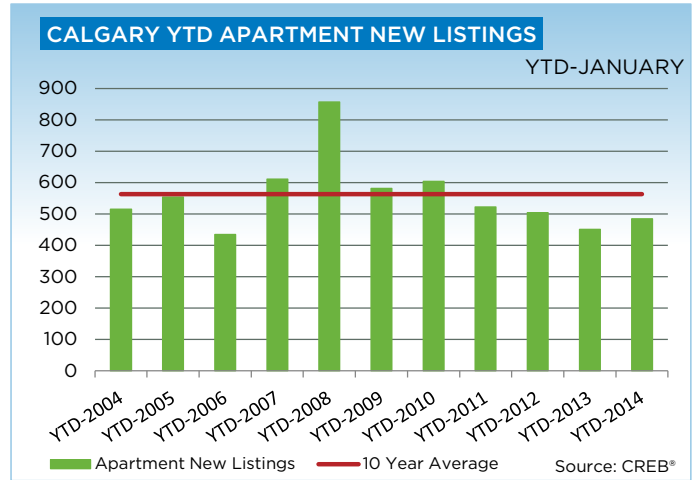
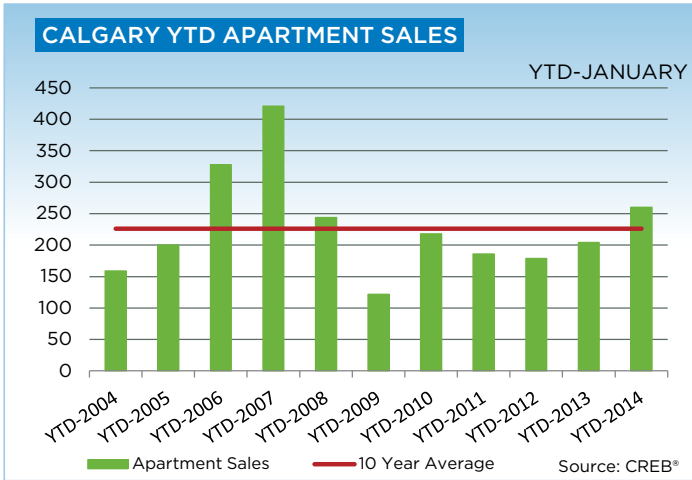
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	450	460	450	353	211	5,593
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,345	310,096	301,523	302,278	297,807	298,743	309,415	307,308	296,174	299,534
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	
2014													
Sales	260												260
New Listings	485												485
Active Listings	577												
AverageDOM	42												42
Average Price	314,678												314,678
Benchmark Price	280,600												
Index	196												

Calgary Apartment	Jan-13	Jan-14	YTD2013	YTD2014
>\$100,000	2	-	2	-
\$100,000 - \$199,999	45	29	45	29
\$200,000 - \$299,999	97	126	97	126
\$300,000 - \$349,999	17	36	17	36
\$350,000 - \$399,999	21	20	21	20
\$400,000 - \$449,999	11	17	11	17
\$450,000 - \$499,999	2	4	2	4
\$500,000 - \$549,999	3	13	3	13
\$550,000 - \$599,999	-	4	-	4
\$600,000 - \$649,999	1	3	1	3
\$650,000 - \$699,999	-	2	-	2
\$700,000 - \$799,999	3	1	3	1
\$800,000 - \$899,999	-	4	-	4
\$900,000 - \$999,999	1	1	1	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	1	-	1	-
\$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 +	-	-	-	-
	204	260	204	260



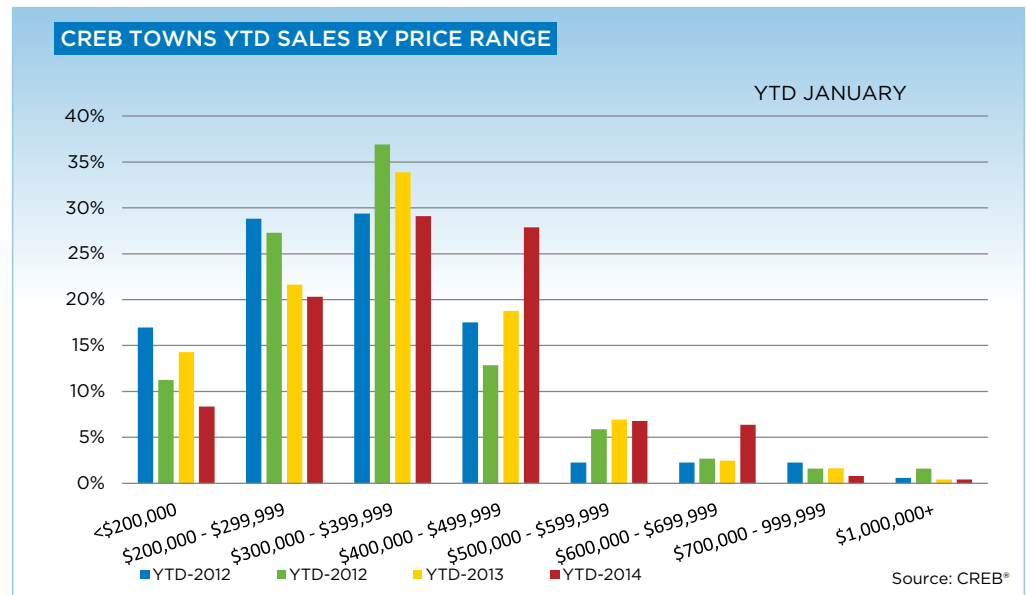
CITY OF CALGARY CONDOMINIUM APARTMENTS



CREB® TOWNS

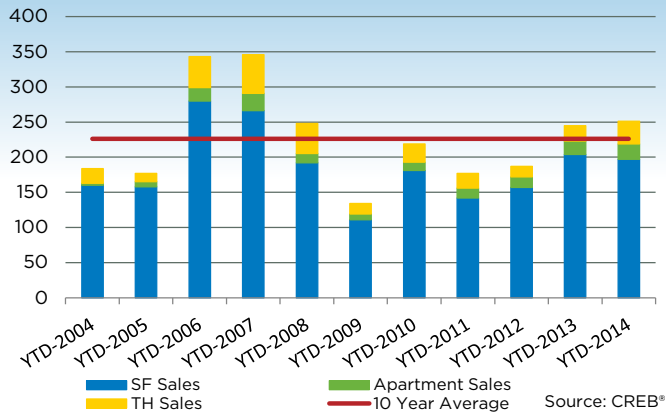
	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	486	470	480	431	377	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	591	549	513	379	218	6,806
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,588
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800	345,400	347,900	346,500	
Index	173	175	177	179	181	182	182	183	182	182	183	182	
2014													
Sales	251												251
New Listings	553												553
Active Listings	1,141												
AverageDOM	68												79
Average Price	379,053												379,053
Benchmark Price	346,500												
Index	182												

CREB Towns	Jan-13	Jan-14	YTD2013	YTD2014
>\$100,000	7	1	7	1
\$100,000 - \$199,999	28	20	28	20
\$200,000 - \$299,999	53	51	53	51
\$300,000 - \$349,999	44	26	44	26
\$350,000 - \$399,999	39	47	39	47
\$400,000 - \$449,999	25	39	25	39
\$450,000 - \$499,999	21	31	21	31
\$500,000 - \$549,999	12	11	12	11
\$550,000 - \$599,999	5	6	5	6
\$600,000 - \$649,999	3	12	3	12
\$650,000 - \$699,999	3	4	3	4
\$700,000 - \$799,999	3	1	3	1
\$800,000 - \$899,999	1	1	1	1
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	1	-	1
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	245	251	245	251

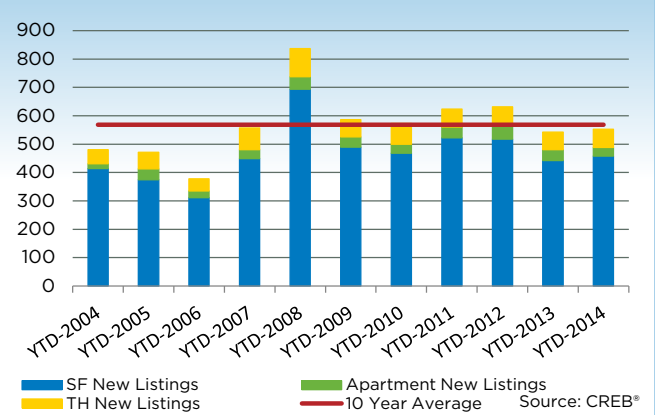


CREB® TOWNS

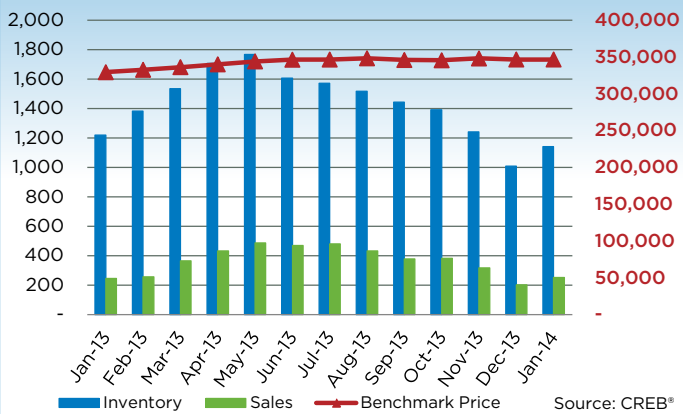
CREB TOWNS YTD TOTAL SALES



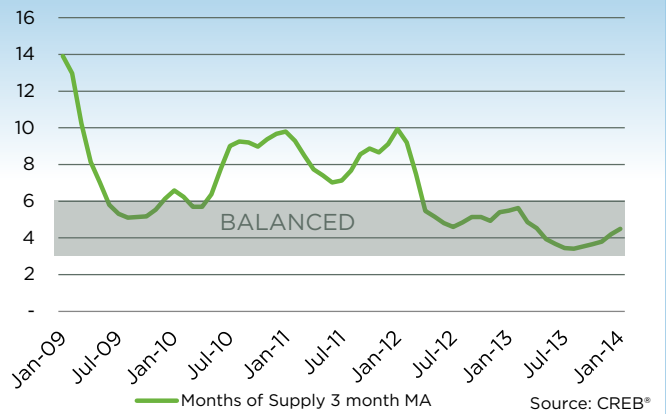
CREB TOWNS YTD TOTAL NEW LISTINGS



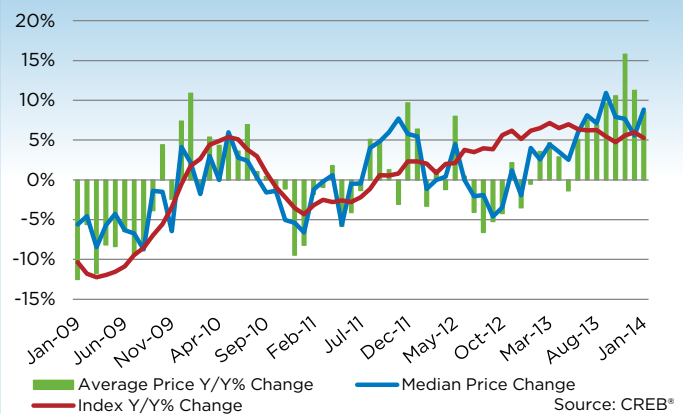
CREB TOWNS INVENTORY AND SALES



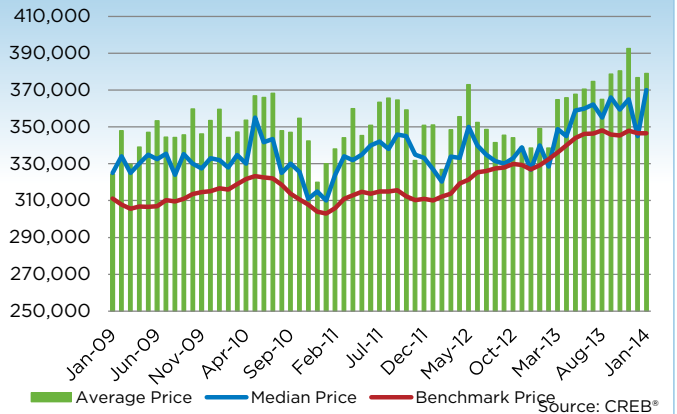
CREB TOWNS MONTHS OF INVENTORY



CREB TOWNS PRICE CHANGE COMPARISON



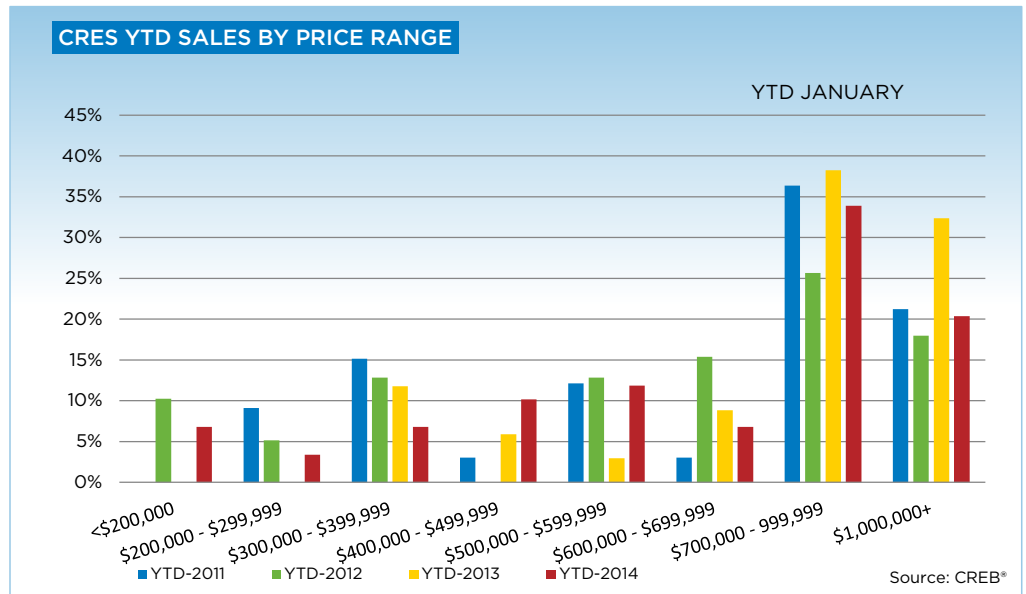
CREB TOWNS PRICES



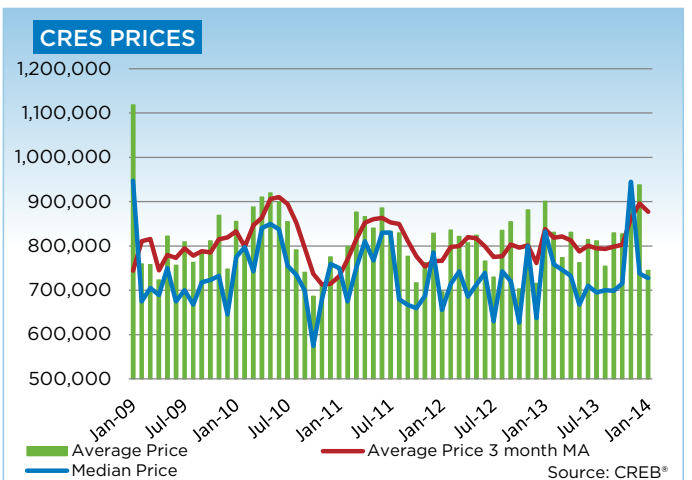
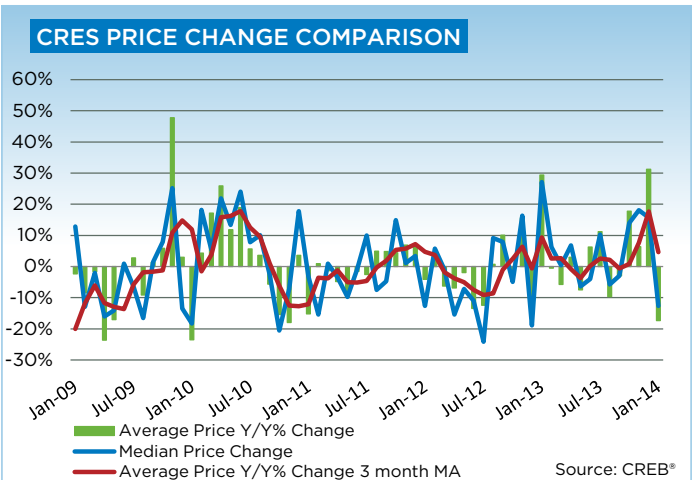
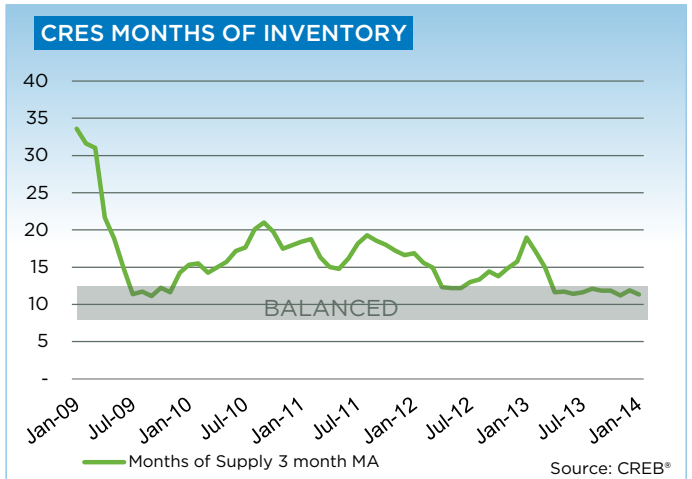
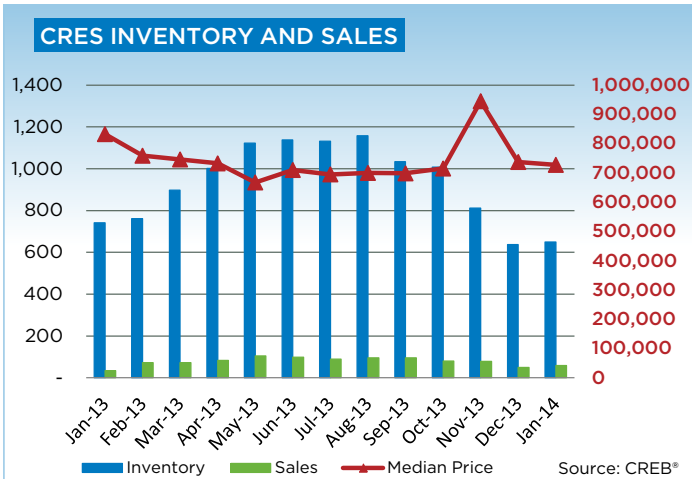
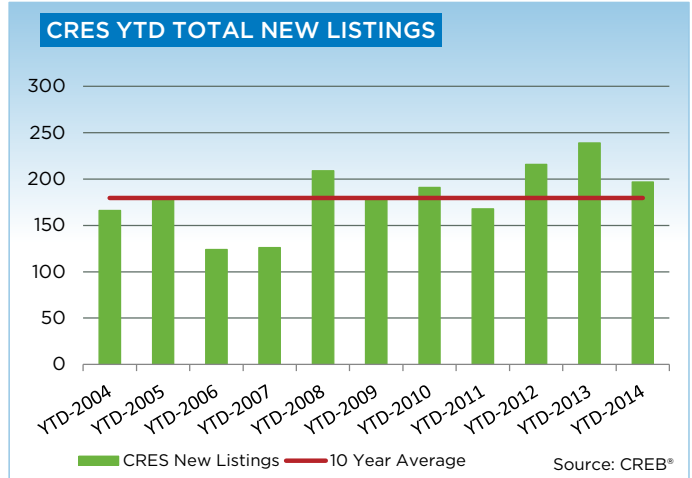
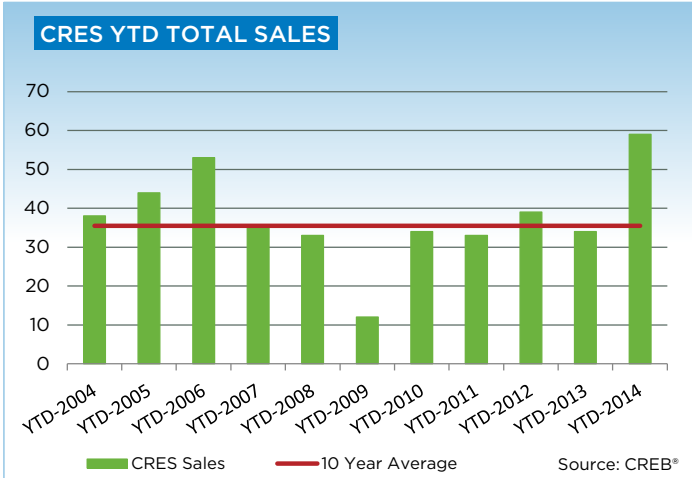
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	104	99	90	95	96	80	79	50	955
New Listings	239	209	258	290	334	270	237	221	209	185	107	71	2,630
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	100	102
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	754,478	829,119	827,605	937,556	937,990	824,488
2014													
Sales	59												59
New Listings	197												197
Active Listings	649												
AverageDOM	100												99
Average Price	745,115												745,115

CREB	Jan-13	Jan-14	YTD2013	YTD2014
>\$100,000	-	1	-	1
\$100,000 - \$199,999	-	3	-	3
\$200,000 - \$299,999	-	2	-	2
\$300,000 - \$349,999	1	1	1	1
\$350,000 - \$399,999	3	3	3	3
\$400,000 - \$449,999	-	1	-	1
\$450,000 - \$499,999	2	5	2	5
\$500,000 - \$549,999	1	5	1	5
\$550,000 - \$599,999	-	2	-	2
\$600,000 - \$649,999	1	2	1	2
\$650,000 - \$699,999	2	2	2	2
\$700,000 - \$799,999	3	11	3	11
\$800,000 - \$899,999	5	4	5	4
\$900,000 - \$999,999	5	5	5	5
\$1,000,000 - \$1,249,999	7	6	7	6
\$1,250,000 - \$1,499,999	2	3	2	3
\$1,500,000 - \$1,749,999	1	1	1	1
\$1,750,000 - \$1,999,999	-	1	-	1
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	34	59	34	59



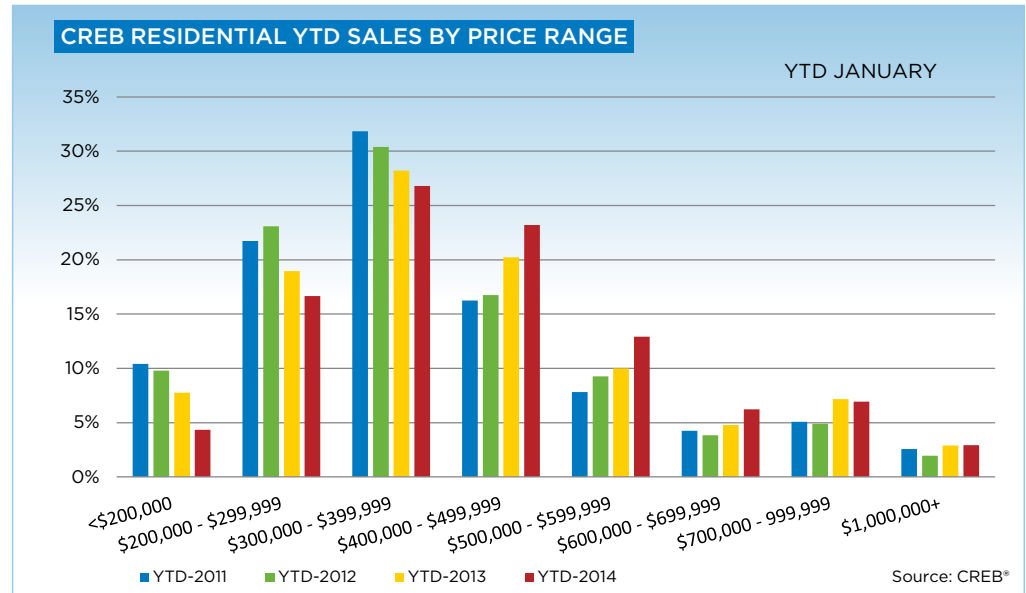
CREB® COUNTRY RESIDENTIAL



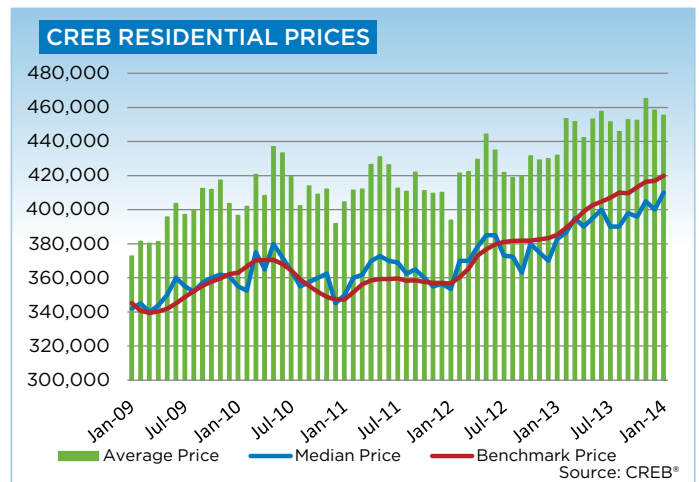
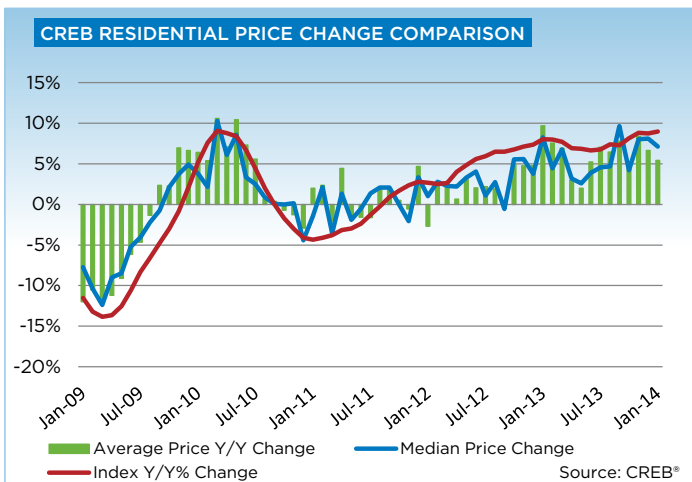
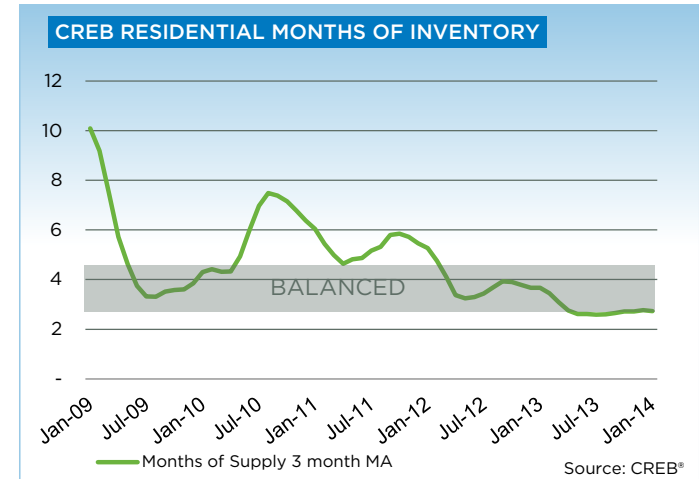
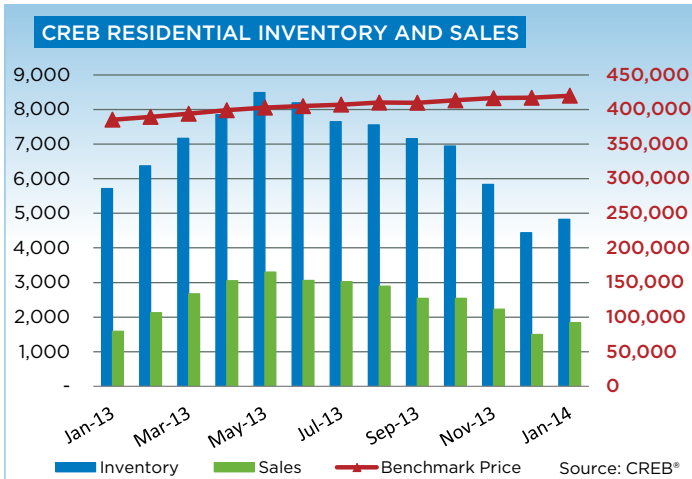
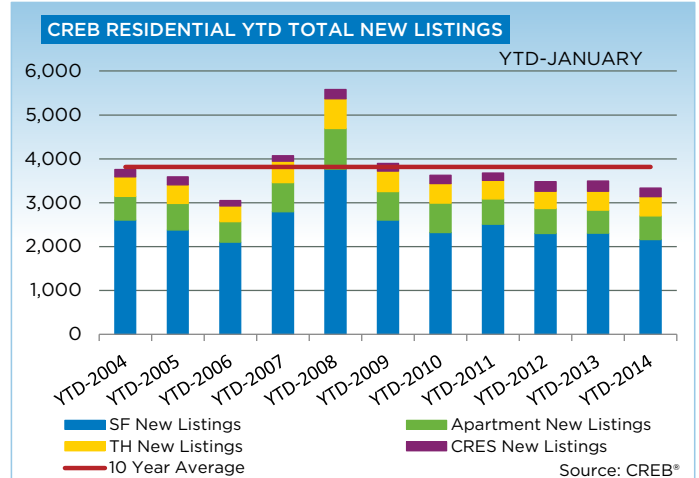
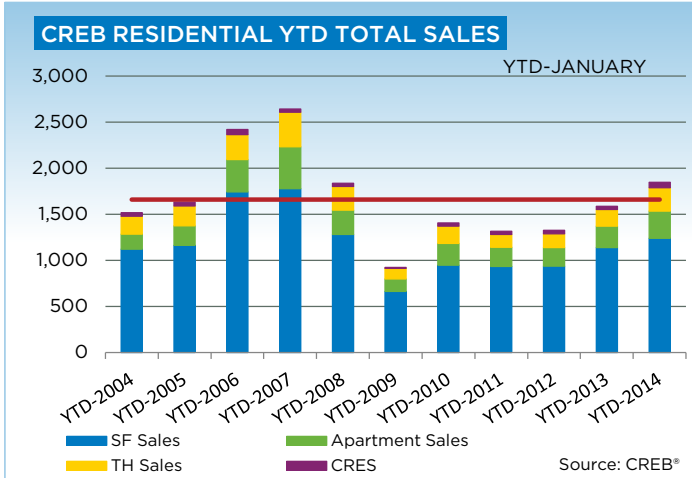
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,051	3,303	3,058	3,024	2,895	2,547	2,542	2,229	1,499	30,540
New Listings	3,462	3,635	4,425	4,885	5,186	4,186	3,958	3,850	3,776	3,451	2,454	1,348	44,616
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	52	43
Average Price	431,889	453,384	451,662	442,246	453,177	457,607	451,453	445,811	452,798	452,367	465,172	458,478	451,471
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700	413,100	416,300	416,900	
Index	182	184	186	188	190	191	192	193	193	195	196	197	
2014													
Sales	1,844												1,844
New Listings	3,307												3,307
Active Listings	4,830												
AverageDOM	49												45
Average Price	455,357												455,357
Benchmark Price	419,900												
Index	198												

CREB Total	Jan-13	Jan-14	YTD2013	YTD2014
>\$100,000	10	6	10	6
\$100,000 - \$199,999	113	74	113	74
\$200,000 - \$299,999	301	307	301	307
\$300,000 - \$349,999	212	221	212	221
\$350,000 - \$399,999	236	273	236	273
\$400,000 - \$449,999	186	230	186	230
\$450,000 - \$499,999	135	198	135	198
\$500,000 - \$549,999	100	155	100	155
\$550,000 - \$599,999	59	83	59	83
\$600,000 - \$649,999	43	59	43	59
\$650,000 - \$699,999	33	56	33	56
\$700,000 - \$799,999	57	65	57	65
\$800,000 - \$899,999	33	43	33	43
\$900,000 - \$999,999	24	20	24	20
\$1,000,000 - \$1,249,999	22	24	22	24
\$1,250,000 - \$1,499,999	12	13	12	13
\$1,500,000 - \$1,749,999	7	6	7	6
\$1,750,000 - \$1,999,999	2	5	2	5
\$2,000,000 - \$2,499,999	2	4	2	4
\$2,500,000 - \$2,999,999	1	2	1	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	1,588	1,844	1,588	1,844



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 ratio

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 to 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.

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 - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

TOTAL MLS®

- Changed to **CREB® Total Residential**
- 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 were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

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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.

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