

Calgary resale housing market moves toward more balanced conditions

Price growth eases as supply improves

Calgary, November 3, 2014 - Continued double-digit gains in the condominium apartment sector helped to fuel a 10 per cent increase in Calgary's residential resale housing market in October. Overall sales for the month totaled 2,147 units, compared with 1,948 during the same period last year.

"Two consecutive years of relatively strong employment and population growth, combined with rising wages and low lending rates, have supported demand growth in our housing sector," said CREB® chief economist Ann-Marie Lurie.

With a 14 per cent gain, the city's condominium apartment sector recorded the largest year-over-year growth. It represents the sixth consecutive month that sales in this category have increased by double digits - due, in large part, to better selection of relatively affordable product. More than half of this year's new listings have been priced below \$300,000.

"Tight rental market conditions combined with low mortgage rates have supported demand growth for condominium product in Calgary," said CREB® president Bill Kirk, noting apartment sales have also set a year-to-date record, totaling 4,202 units. "Much of this demand is coming from both first-time homebuyers and investors."

While sales improved, year-to-date condominium apartment listings also increased by nearly 30 per cent to 6,528 units. The pace of growth has exceeded sales growth causing a rise in inventory levels.

"Rising listings relative to sales activity has caused apartment inventories to improve," said Kirk. "This has pushed this sector into more balanced territory, reducing some upward pricing pressures and giving buyers more options."

Meanwhile, year-over-year condominium townhouse sales growth eased to eight per cent in October compared to the

same period last year. Year-to-date sales, however, are still up 19 per cent to 3,303 units. New listings have similarly kept pace, creating access to more inventory for buyers.

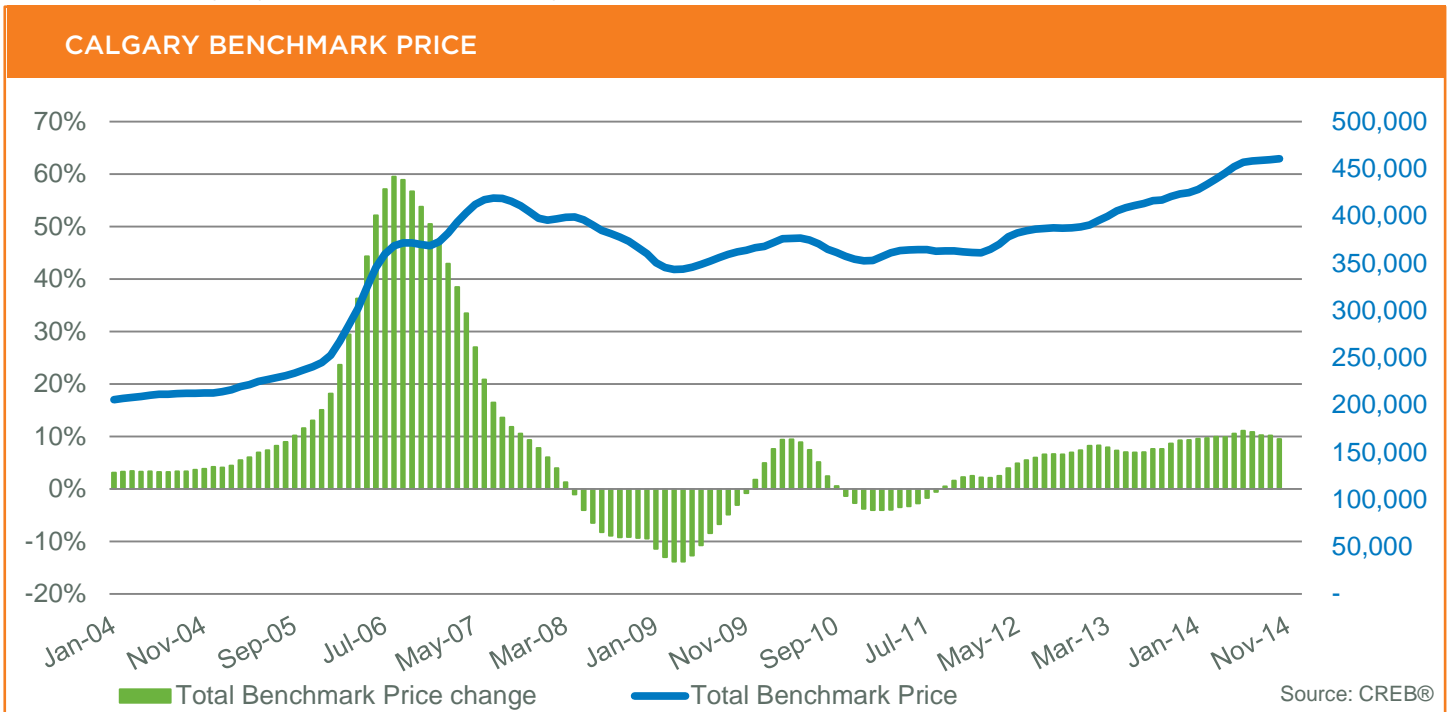
Much like the condominium sectors, October sales in the single-family market experienced healthy gains, growing by 9.7 per cent to 1,462 units compared to same period last year. Meanwhile, new listings totaled 1,871 units. Year-to-date single-family sales and new listings have totaled 15,301 and 21,890 units respectively.

As of October, only 18 per cent of new single-family listings were priced below \$400,000 and only 387 remained in inventory by the end of the month

"While buyers can still find single-family product priced under this threshold in Calgary, the selection has consistently declined over the past four years," said Kirk. "As our market moves into more balanced conditions, there has been a notable shift in the composition of the market. Not only do condominiums represent a larger share of total activity, but product availability by price range and property type has shifted."

Single-family, apartment and townhouse benchmark prices totaled a respective \$513,500, \$299,800, and \$337,800 in October. While all sectors saw unadjusted monthly prices level off and growth ease, year-over-year increases remained above nine per cent across all categories due to gains achieved this past spring.

"All citywide resale segments have recorded a moderate easing of supply constraints, which should help stabilize prices as we approach the end of the calendar year," said Lurie. "Nonetheless, consumers should be aware that market conditions can vary significantly depending on the location and property type."



CREB® - SUMMARY STATS

	Oct-13	Oct-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,541	2,911	14.56%	26,803	30,541	13.95%
Total Sales Volume	\$1,149,251,283	\$1,396,290,498	21.50%	\$12,057,133,212	\$14,543,569,800	20.62%
New Listings	3,451	3,917	13.50%	40,822	45,294	10.95%
Active Listings	6,944	7,294	5.04%	N/A	N/A	
Sales to New Listings Ratio	0.74	0.74	0.93%	0.66	0.67	2.70%
Sales \$ / List \$	97.62%	97.80%	0.18%	97.61%	98.14%	0.53%
Average DOM	46	45	-3.88%	43	35	-18.60%
Average Price	\$452,283	\$479,660	6.05%	\$449,843	\$476,198	5.86%
Benchmark Price	\$412,300	\$451,300	9.46%			
Index	194	213	9.47%			
CREB® CITY OF CALGARY						
Total Sales	1,948	2,147	10.22%	20,579	22,806	10.82%
Total Sales Volume	\$893,460,726	\$1,048,753,384	17.38%	\$9,396,165,982	\$11,021,038,857	17.29%
New Listings	2,521	2,919	15.79%	29,354	32,862	11.95%
Active Listings	3,841	4,428	15.28%	N/A	N/A	
Sales to New Listings Ratio	0.77	0.74	-4.81%	0.70	0.69	-1.01%
Sales \$ / List \$	97.76%	97.89%	0.12%	97.78%	98.37%	0.59%
Average DOM	40	37	-6.46%	37	31	-16.22%
Average Price	\$458,655	\$488,474	6.50%	\$456,590	\$483,252	5.84%
Benchmark Price	\$420,700	\$460,700	9.51%			
Index	197	215	9.51%			
CREB® TOWNS						
Total Sales	382	486	27.23%	3,921	4,934	25.84%
Total Sales Volume	\$145,303,813	\$200,244,517	37.81%	\$1,440,543,687	\$1,958,963,144	35.99%
New Listings	513	595	15.98%	6,207	6,988	12.58%
Active Listings	1,390	1,251	-10.00%	N/A	N/A	
Sales to New Listings Ratio	0.74	0.82	9.69%	0.63	0.71	11.77%
Sales \$ / List \$	97.51%	98.15%	0.64%	97.64%	98.18%	0.54%
Average DOM	59	56	-5.31%	67	53	-20.90%
Average Price	\$380,376	\$412,026	8.32%	\$367,392	\$397,033	8.07%
Benchmark Price	\$346,900	\$379,600	9.43%			
Index	178	195	9.43%			
CREB® CRES						
Total Sales	80	92	15.00%	828	955	15.34%
Total Sales Volume	\$66,208,406	\$78,790,800	19.00%	\$666,679,626	\$831,362,563	24.70%
New Listings	185	177	-4.32%	2,463	2,368	-3.86%
Active Listings	1,007	874	-13.21%	N/A	N/A	
Sales to New Listings Ratio	0.43	0.52	20.20%	0.34	0.40	19.97%
Sales \$ / List \$	96.08%	96.00%	-0.08%	95.21%	95.49%	0.29%
Average DOM	110	103	-6.44%	101	94	-6.93%
Average Price	\$827,605	\$856,422	3.48%	\$805,169	\$870,537	8.12%
Median Price	\$715,000	\$702,250	-1.78%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

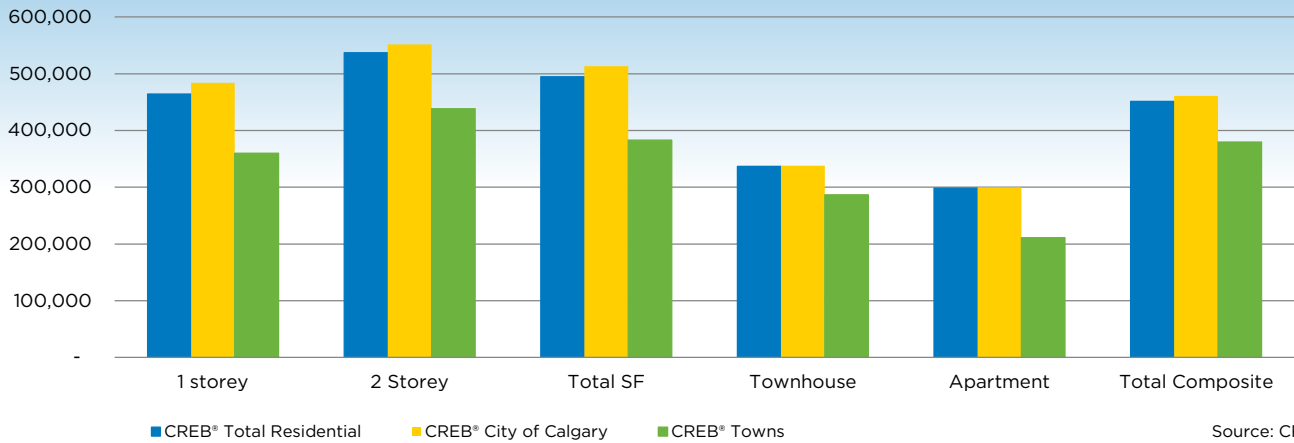
	Oct-13	Oct-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
SINGLE FAMILY						
Total Sales	1,333	1,462	9.68%	14,328	15,301	6.79%
Total Sales Volume	\$688,327,573	\$811,777,458	17.93%	\$7,410,284,950	\$8,456,974,643	14.12%
New Listings	1,736	1,871	7.78%	20,675	21,890	5.88%
Active Listings	2,705	2,780	2.77%	N/A	N/A	
Sales to New Listings Ratio	0.77	0.78	1.76%	0.69	0.70	0.86%
Sales \$ / List \$	97.78%	97.87%	0.09%	97.84%	98.41%	0.57%
Average DOM	38	37	-3.97%	35	30	-14.29%
Average Price	\$516,375	\$555,251	7.53%	\$517,189	\$552,707	6.87%
Benchmark Price	\$468,000	\$513,500	9.72%			
Index	199	218	9.72%			
CONDO APARTMENT						
Total Sales	337	385	14.24%	3,482	4,202	20.68%
Total Sales Volume	\$104,272,803	\$124,107,822	19.02%	\$1,041,362,109	\$1,364,778,878	31.06%
New Listings	450	616	36.89%	5,030	6,528	29.78%
Active Listings	692	1,088	57.23%	N/A	N/A	
Sales to New Listings Ratio	0.75	0.63	-16.54%	0.69	0.64	-7.01%
Sales \$ / List \$	97.42%	97.69%	0.27%	97.30%	97.96%	0.65%
Average DOM	43	40	-7.01%	42	36	-14.29%
Average Price	\$309,415	\$322,358	4.18%	\$299,070	\$324,793	8.60%
Benchmark Price	\$276,100	\$299,800	8.58%			
Index	193	209	8.61%			
CONDO TOWNHOUSE						
Total Sales	278	300	7.91%	2,769	3,303	19.28%
Total Sales Volume	\$100,860,350	\$112,868,104	11.91%	\$944,518,923	\$1,199,285,336	26.97%
New Listings	335	432	28.96%	3,649	4,444	21.79%
Active Listings	444	568	27.93%	N/A	N/A	
Sales to New Listings Ratio	0.83	0.69	-16.32%	0.76	0.74	-2.05%
Sales \$ / List \$	98.02%	98.20%	0.18%	97.86%	98.53%	0.67%
Average DOM	43	36	-16.76%	37	30	-18.92%
Average Price	\$362,807	\$376,227	3.70%	\$341,105	\$363,090	6.45%
Benchmark Price	\$307,800	\$337,800	9.75%			
Index	190	208	9.75%			

MLS® HPI SUMMARY

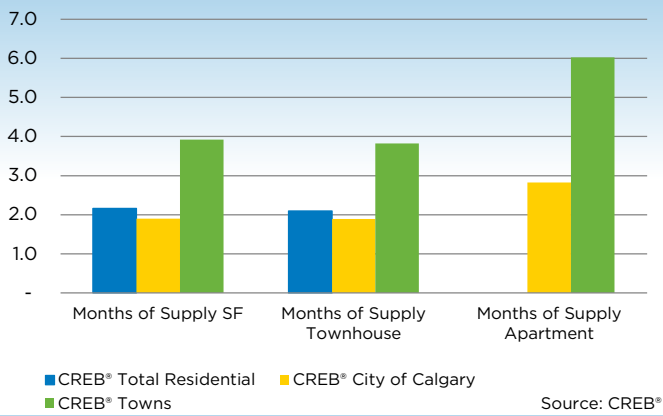
	October 2014		% Changes				
	Benchmark Price	Index (HPI)	Sep-14	Apr-14	Oct-13	Oct-11	Oct-09
CREB® TOTAL RESIDENTIAL							
Single Family	494,800	214	0.1%	3.4%	9.6%	27.0%	27.6%
Townhouse	336,800	208	0.4%	4.6%	9.7%	19.3%	21.0%
Apartment	298,600	209	0.4%	2.9%	8.6%	25.2%	23.0%
COMPOSITE	451,300	213	0.2%	3.5%	9.5%	26.0%	26.1%
CREB® TOWNS							
Single Family	383,300	195	-0.2%	4.1%	9.3%	19.8%	19.2%
Townhouse	286,500	201	0.0%	1.6%	8.9%	19.6%	20.1%
Apartment	211,200	178	0.7%	8.3%	14.4%	24.9%	14.2%
COMPOSITE	379,600	195	-0.1%	4.2%	9.4%	19.9%	19.2%
CREB® CITY OF CALGARY							
Single Family	513,500	218	0.1%	3.4%	9.7%	28.5%	29.3%
Townhouse	337,800	208	0.4%	4.7%	9.7%	19.4%	21.0%
Apartment	299,800	209	0.3%	2.8%	8.6%	25.3%	23.0%
COMPOSITE	460,700	215	0.2%	3.4%	9.5%	26.9%	27.2%

COMPARISONS

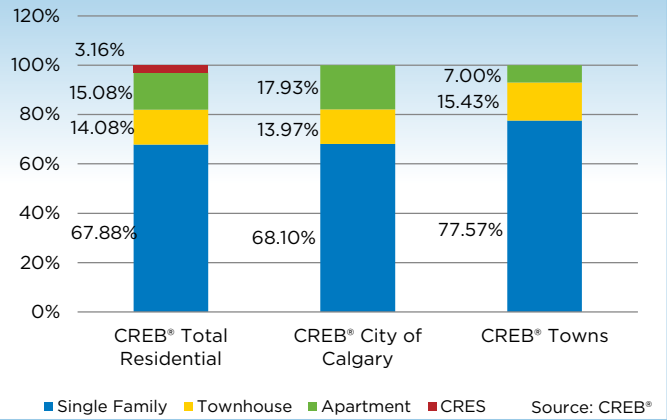
Benchmark Price - October



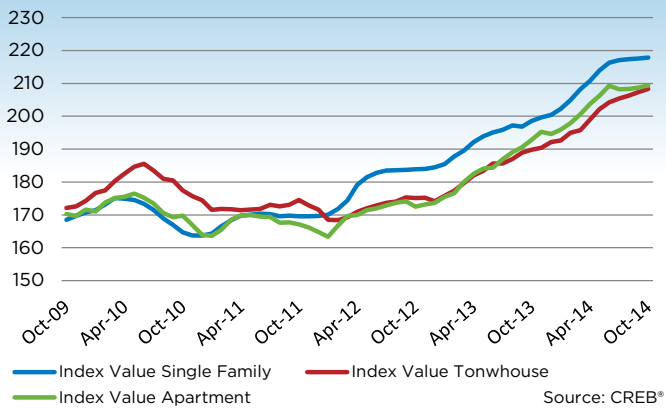
Months of Supply - October



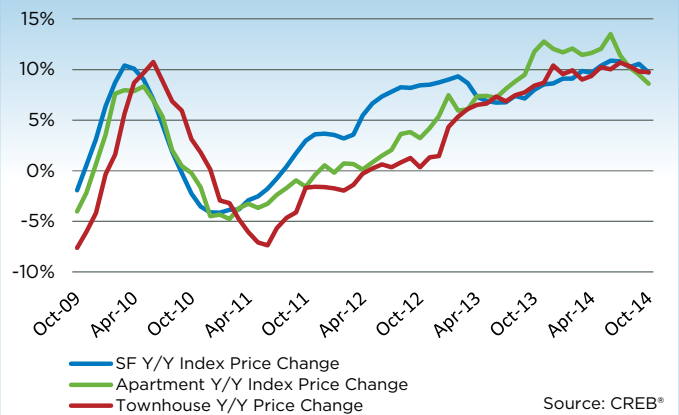
Sales Distribution - October



CALGARY INDEX VALUE



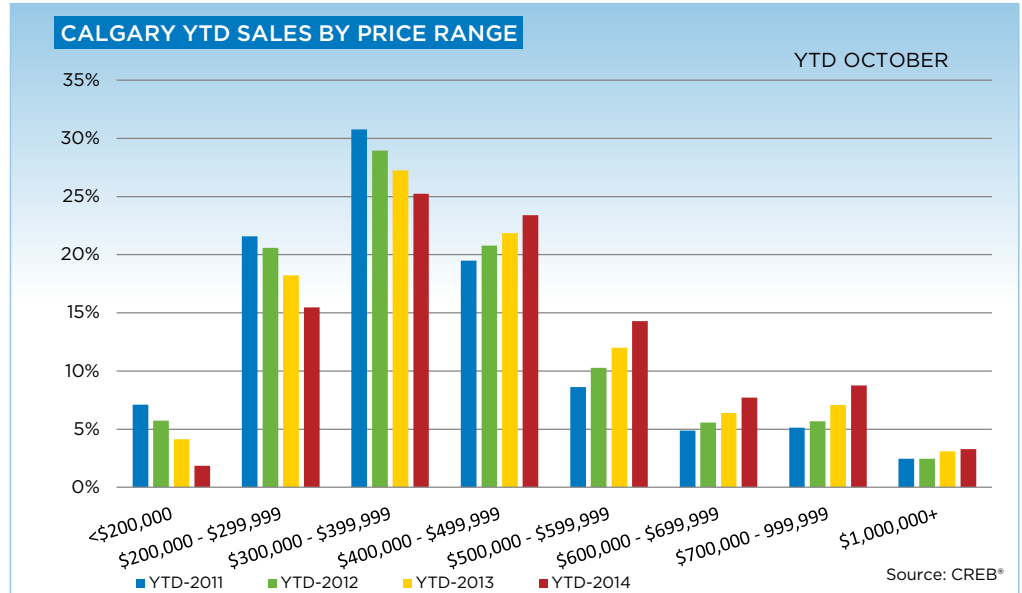
CALGARY INDEX YEAR OVER YEAR COMPARISON



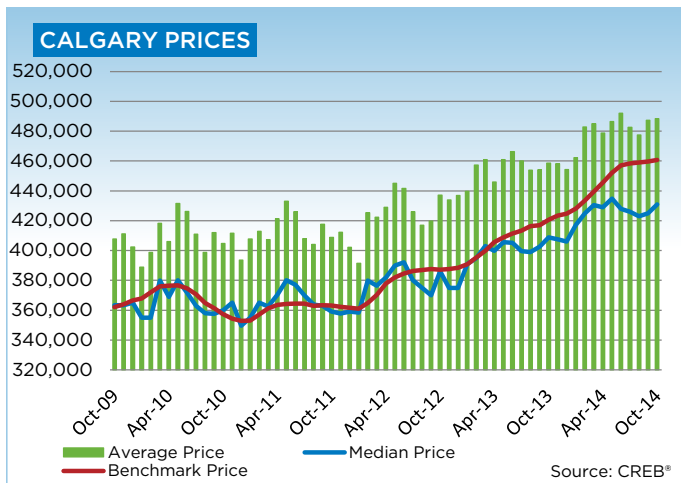
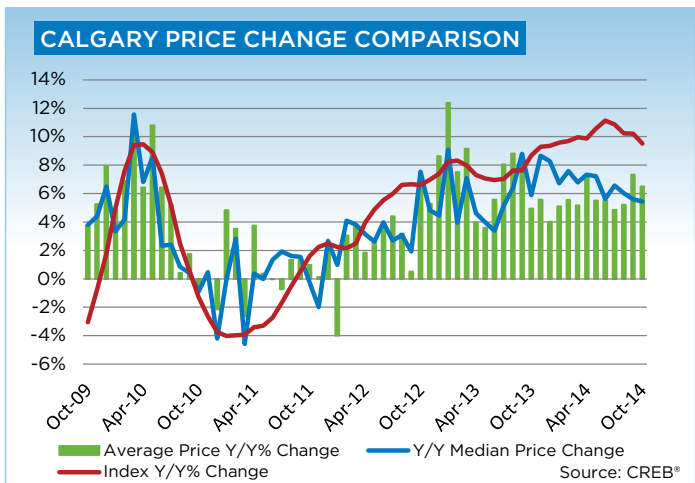
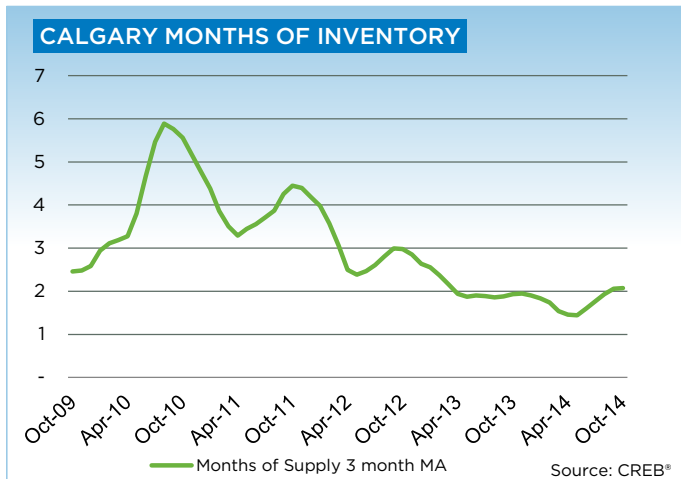
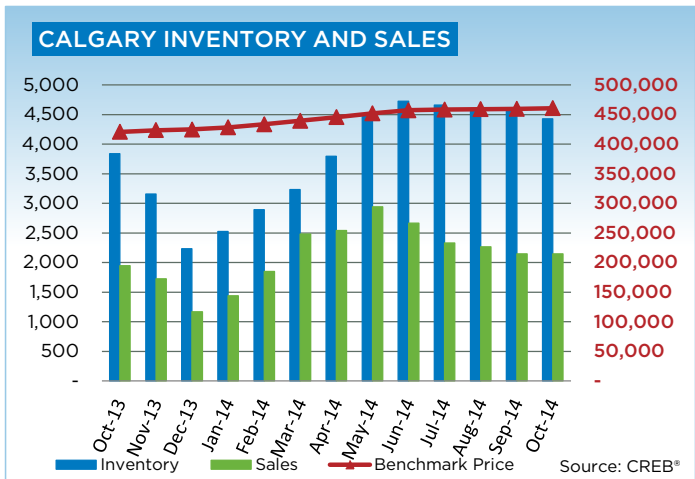
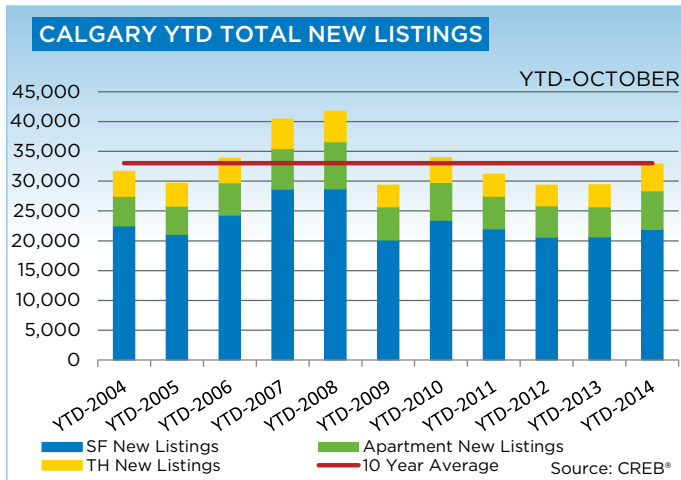
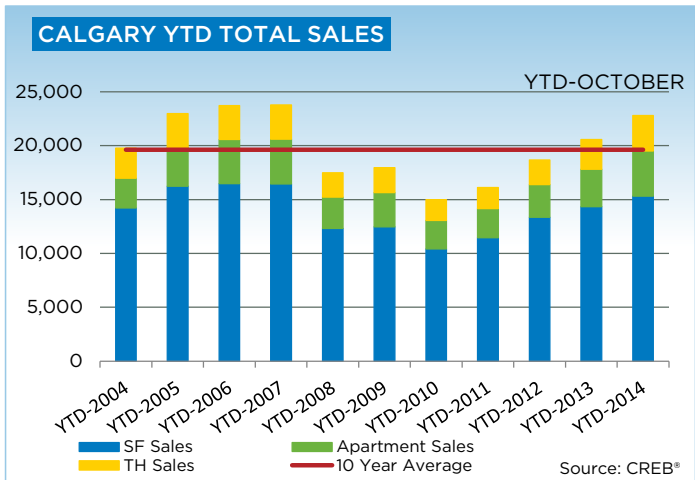
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,374	2,534	2,306	2,264	2,192	1,919	1,948	1,724	1,171	23,474
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,793	2,521	1,824	972	32,150
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	445,955	461,006	466,384	460,181	453,859	454,151	458,655	458,157	454,387	456,595
Benchmark Price	390,700	395,200	399,700	405,500	408,900	411,300	413,400	416,400	417,000	420,700	423,500	424,700	
Index	183	185	187	190	191	192	193	195	195	197	198	199	
2014													
Sales	1,438	1,850	2,482	2,540	2,944	2,665	2,329	2,264	2,147	2,147			22,806
New Listings	2,394	2,709	3,318	3,754	4,327	3,815	3,219	3,149	3,258	2,919			32,862
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726	4,659	4,596	4,589	4,428			
AverageDOM	40	30	28	27	27	29	33	35	36	37			31
Average Price	462,234	482,783	484,911	478,759	486,371	492,147	482,523	477,541	487,398	488,474			483,252
Benchmark Price	428,200	433,500	439,500	445,500	452,100	457,100	458,300	459,000	459,600	460,700			
Index	200	203	205	208	211	214	214	215	215	215			

	Oct-13	Oct-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	2	-	17	5
\$100,000 - \$199,999	66	32	833	418
\$200,000 - \$299,999	330	324	3,749	3,527
\$300,000 - \$349,999	274	240	2,712	2,647
\$350,000 - \$399,999	265	284	2,895	3,107
\$400,000 - \$449,999	240	280	2,543	2,951
\$450,000 - \$499,999	208	226	1,955	2,385
\$500,000 - \$549,999	155	185	1,429	1,907
\$550,000 - \$599,999	99	138	1,039	1,353
\$600,000 - \$649,999	74	90	773	963
\$650,000 - \$699,999	48	76	542	795
\$700,000 - \$799,999	60	97	781	1,029
\$800,000 - \$899,999	40	76	438	647
\$900,000 - \$999,999	30	34	235	323
\$1,000,000 - \$1,249,999	23	25	288	320
\$1,250,000 - \$1,499,999	13	18	142	190
\$1,500,000 - \$1,749,999	7	7	73	96
\$1,750,000 - \$1,999,999	2	5	46	52
\$2,000,000 - \$2,499,999	7	6	48	49
\$2,500,000 - \$2,999,999	5	2	25	17
\$3,000,000 - \$3,499,999	-	-	3	12
\$3,500,000 - \$3,999,999	-	1	5	8
\$4,000,000 +	-	1	8	5
	1,948	2,147	20,579	22,806



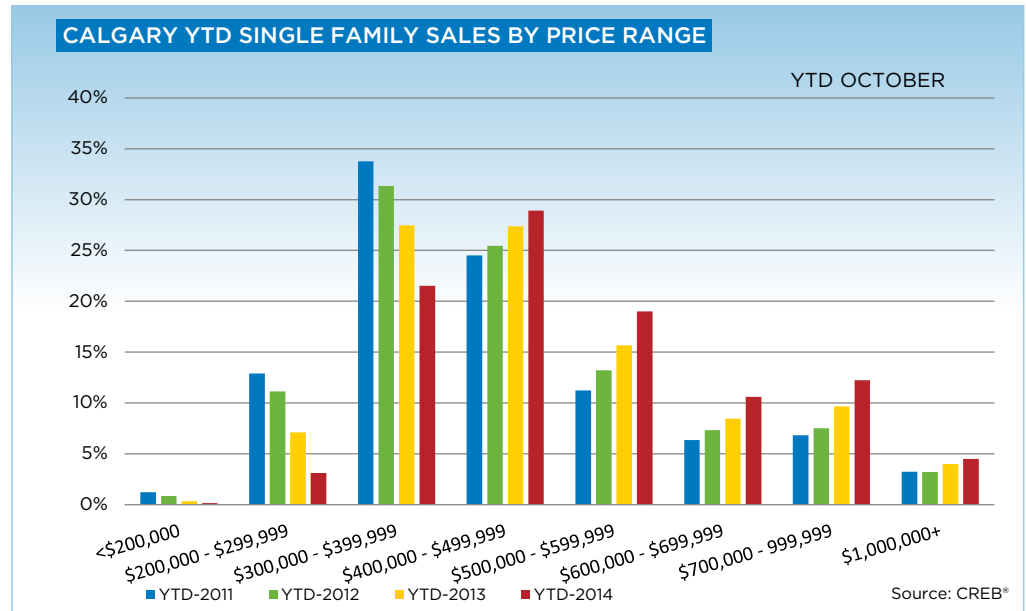
CITY OF CALGARY



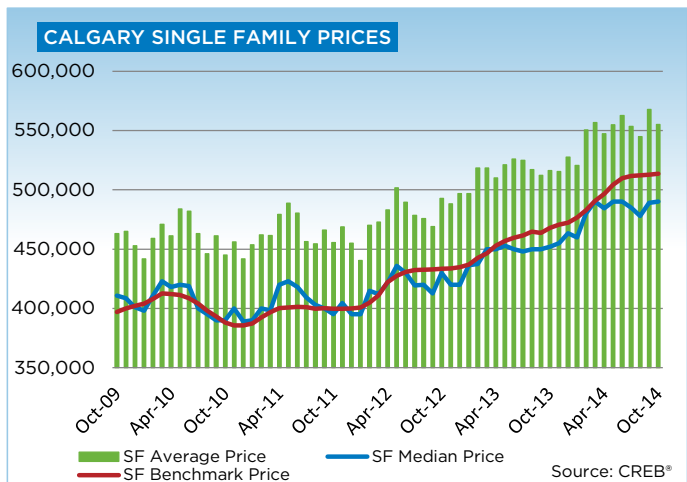
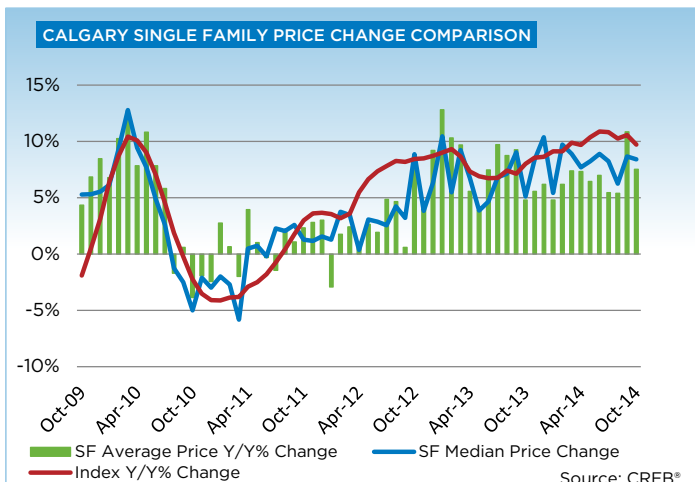
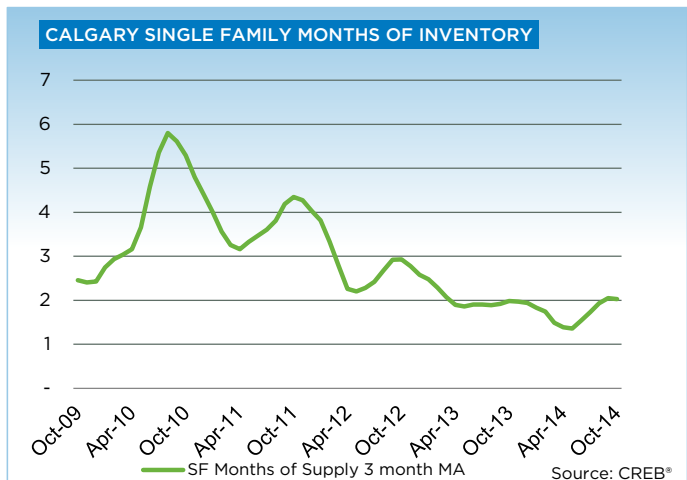
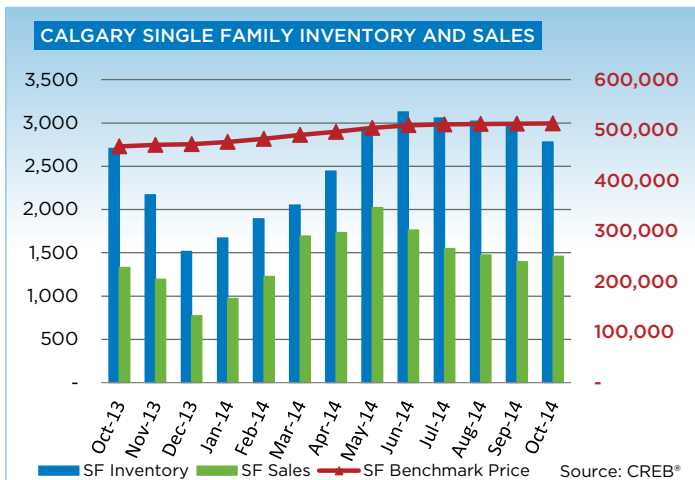
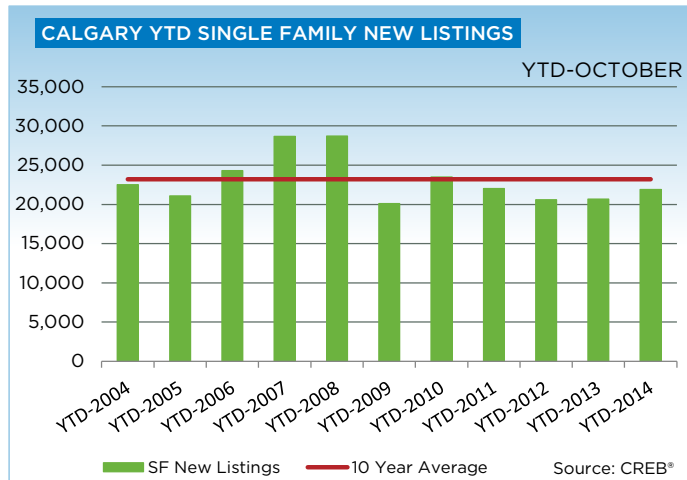
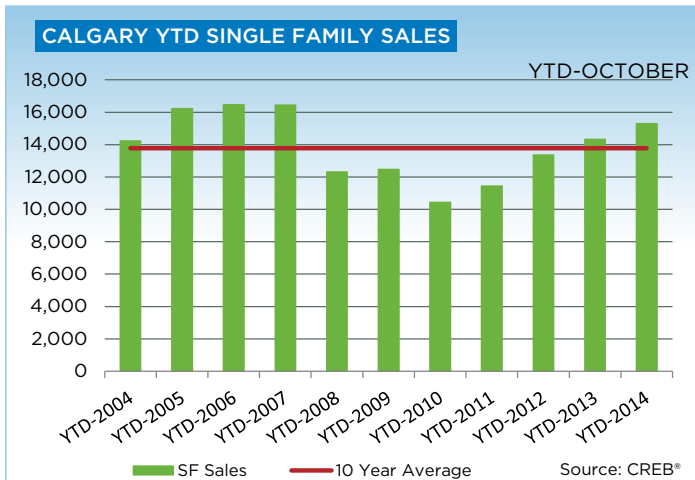
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,606	1,758	1,630	1,573	1,513	1,351	1,333	1,193	772	16,293
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,972	1,736	1,233	649	22,557
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	33	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	509,942	521,226	526,021	524,976	517,206	512,296	516,375	515,491	527,634	517,560
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	973	1,229	1,695	1,733	2,024	1,765	1,549	1,474	1,397	1,462			15,301
New Listings	1,581	1,779	2,197	2,581	2,945	2,598	2,135	2,058	2,145	1,871			21,890
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128	3,056	3,021	2,961	2,780			
AverageDOM	40	29	27	25	26	28	32	34	35	37			30
Average Price	520,678	550,531	556,726	547,220	554,745	562,714	553,490	545,005	567,863	555,251			552,707
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700	511,600	512,300	512,800	513,500			
Index	202	205	208	211	214	216	217	217	218	218			

	Oct-13	Oct-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	1	-	3	1
\$100,000 - \$199,999	2	2	43	22
\$200,000 - \$299,999	86	49	1,018	475
\$300,000 - \$349,999	155	100	1,649	1,157
\$350,000 - \$399,999	204	198	2,285	2,135
\$400,000 - \$449,999	199	228	2,185	2,390
\$450,000 - \$499,999	174	192	1,736	2,032
\$500,000 - \$549,999	142	165	1,298	1,686
\$550,000 - \$599,999	91	122	946	1,219
\$600,000 - \$649,999	67	85	708	890
\$650,000 - \$699,999	42	74	504	733
\$700,000 - \$799,999	55	88	740	963
\$800,000 - \$899,999	36	70	420	608
\$900,000 - \$999,999	29	30	221	301
\$1,000,000 - \$1,249,999	20	20	251	299
\$1,250,000 - \$1,499,999	12	18	131	170
\$1,500,000 - \$1,749,999	6	7	68	87
\$1,750,000 - \$1,999,999	1	5	41	50
\$2,000,000 - \$2,499,999	7	5	45	47
\$2,500,000 - \$2,999,999	4	2	20	16
\$3,000,000 - \$3,499,999	-	-	3	8
\$3,500,000 - \$3,999,999	-	1	5	8
\$4,000,000 +	-	1	8	4
	1,333	1,462	14,328	15,301



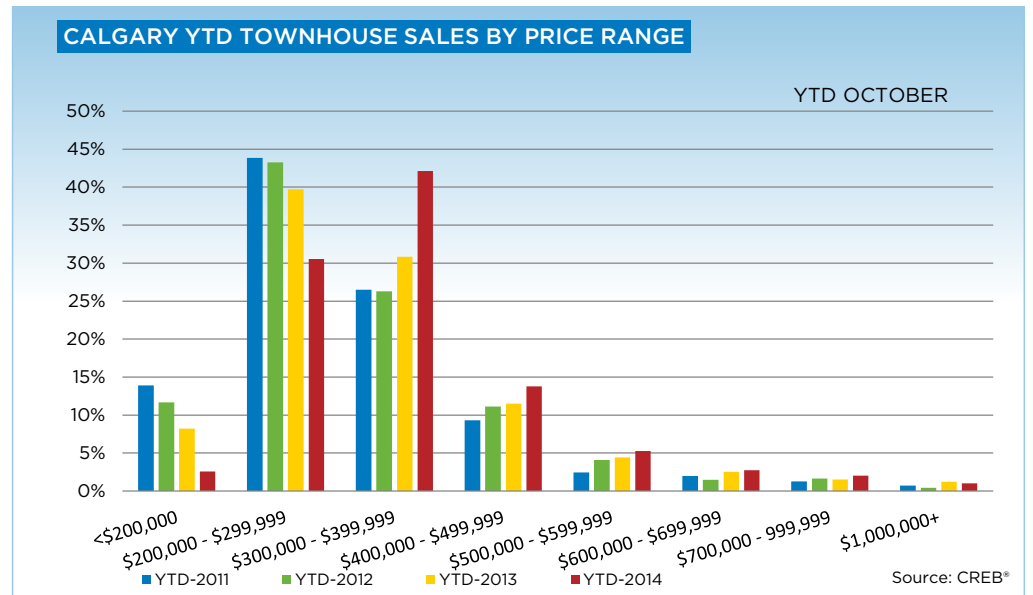
CITY OF CALGARY SINGLE FAMILY



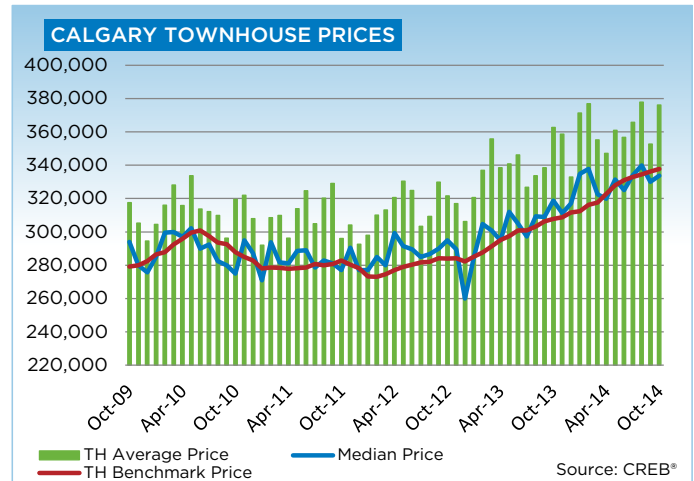
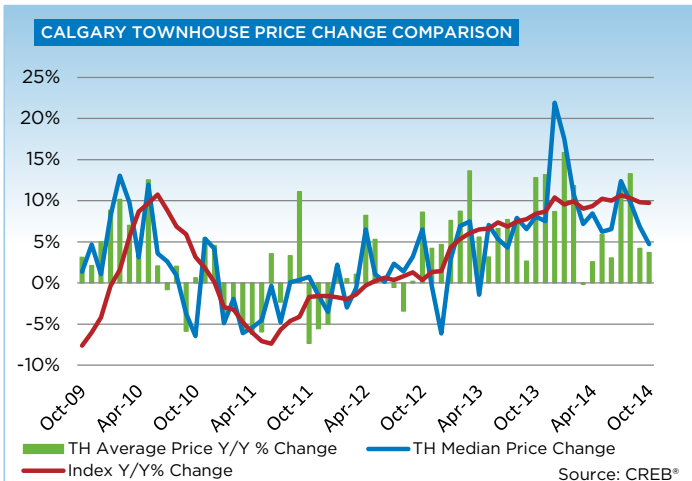
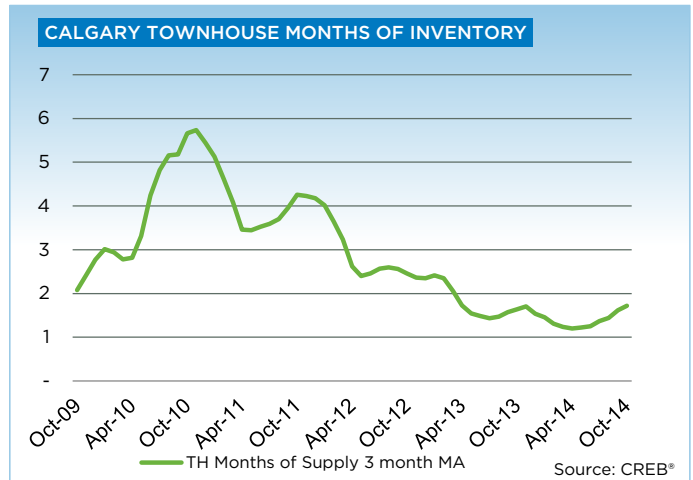
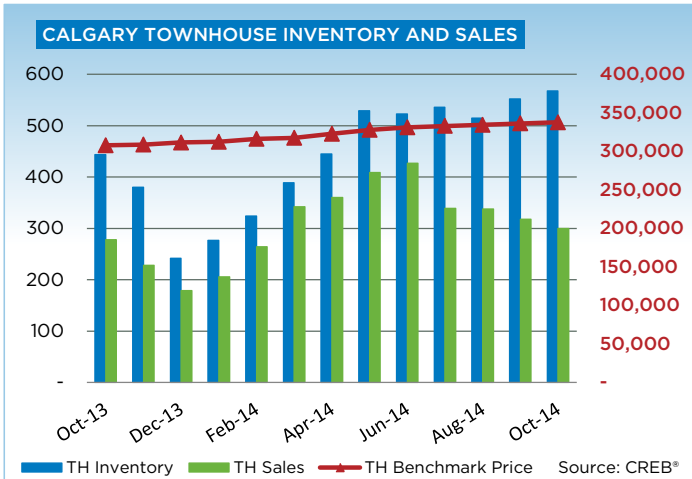
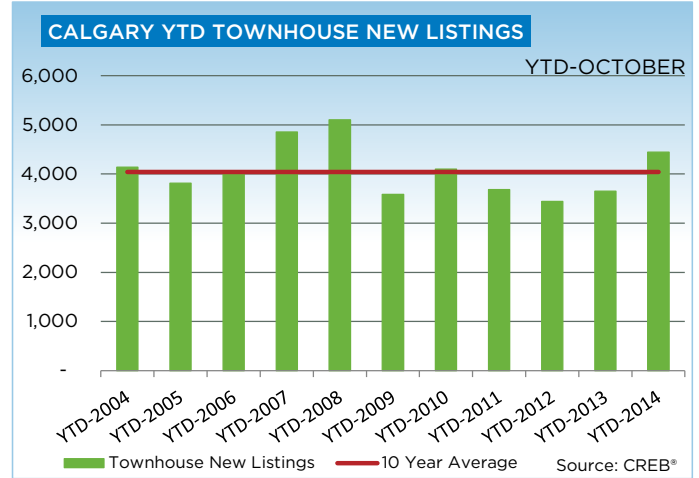
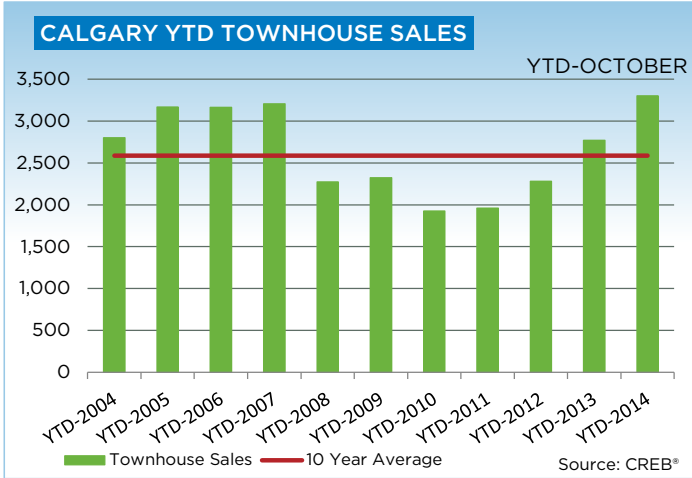
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	339	365	318	294	282	244	278	228	179	3,176
New Listings	310	343	399	454	423	362	303	359	361	335	238	112	3,999
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	40	38	34	31	43	39	48	38
Average Price	320,590	337,071	355,757	338,474	340,889	346,293	326,728	333,673	338,569	362,807	358,625	332,893	341,900
Benchmark Price	285,100	287,600	291,200	295,100	297,400	300,900	300,900	303,200	306,300	307,800	308,700	311,600	
Index	176	177	180	182	183	186	186	187	189	190	190	192	
2014													
Sales	206	264	342	360	409	427	339	338	318	300			3,303
New Listings	328	357	458	487	578	504	428	441	431	432			4,444
Active Listings	277	324	389	445	529	523	536	515	552	568			
AverageDOM	38	28	26	25	28	28	31	34	33	36			30
Average Price	371,347	376,993	355,195	347,169	360,981	356,803	365,769	377,958	352,813	376,227			363,090
Benchmark Price	312,300	316,200	317,500	322,700	327,900	331,100	333,000	334,500	336,300	337,800			
Index	193	195	196	199	202	204	205	206	207	208			

	Oct-13	Oct-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	1	-	3	-
\$100,000 - \$199,999	15	8	225	85
\$200,000 - \$299,999	98	82	1,100	1,008
\$300,000 - \$349,999	62	85	543	883
\$350,000 - \$399,999	27	51	311	508
\$400,000 - \$449,999	21	18	199	251
\$450,000 - \$499,999	21	16	119	204
\$500,000 - \$549,999	9	11	67	105
\$550,000 - \$599,999	5	8	56	69
\$600,000 - \$649,999	6	2	47	43
\$650,000 - \$699,999	4	1	23	47
\$700,000 - \$799,999	2	8	21	40
\$800,000 - \$899,999	2	5	12	22
\$900,000 - \$999,999	1	1	9	5
\$1,000,000 - \$1,249,999	2	3	23	15
\$1,250,000 - \$1,499,999	1	-	6	11
\$1,500,000 - \$1,749,999	-	-	2	6
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	1	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 +	-	-	-	-
	278	300	2769	3303



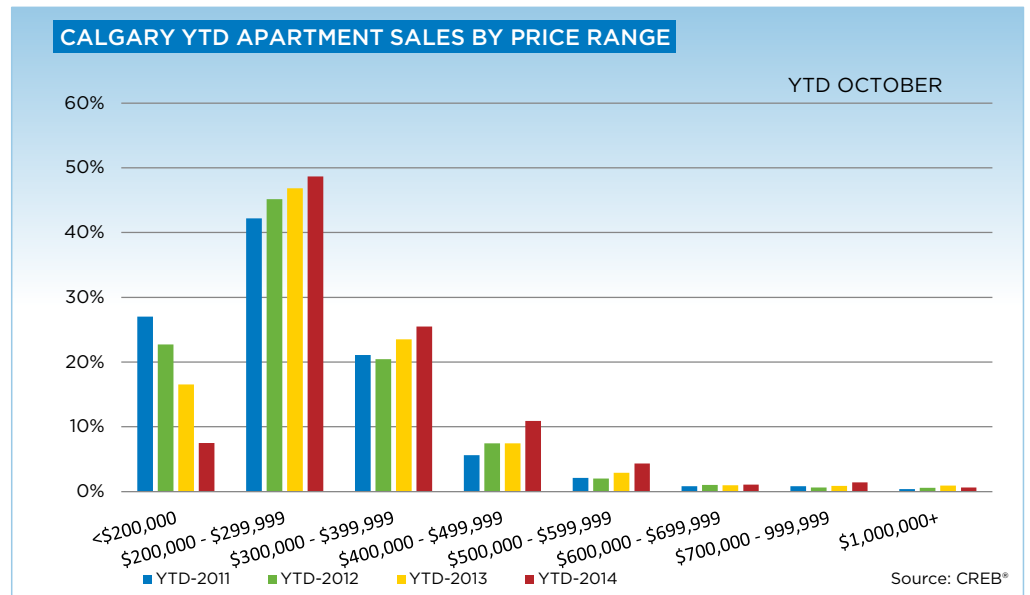
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



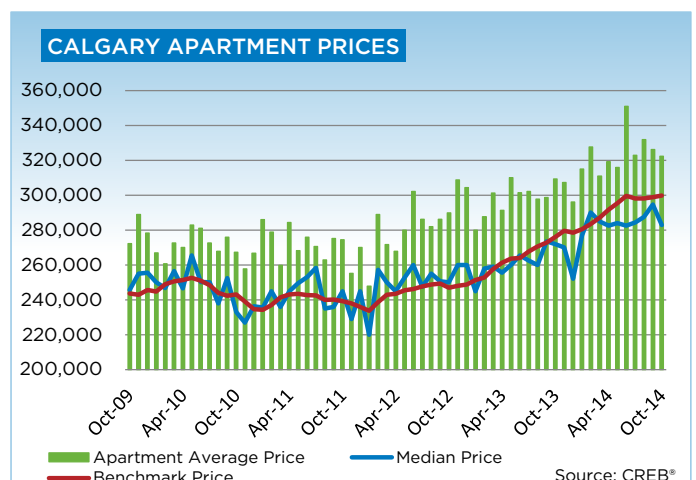
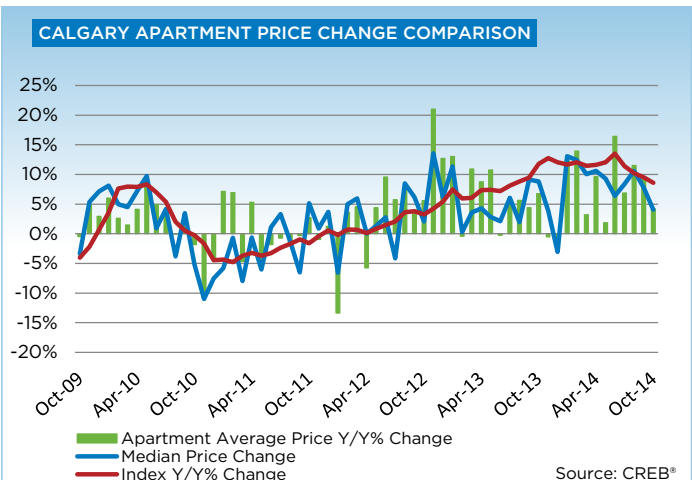
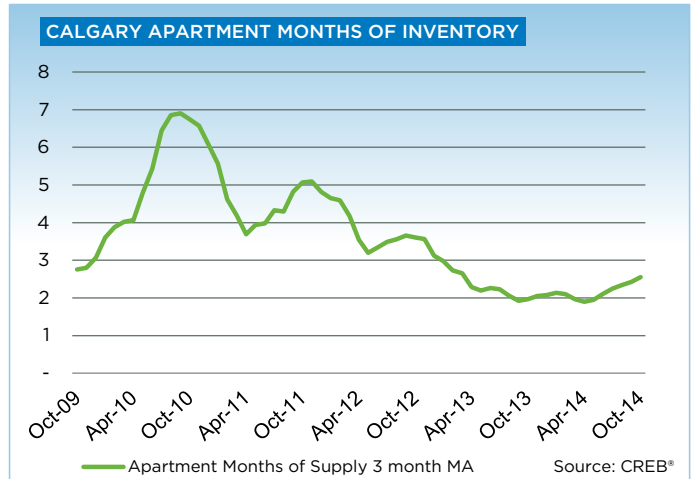
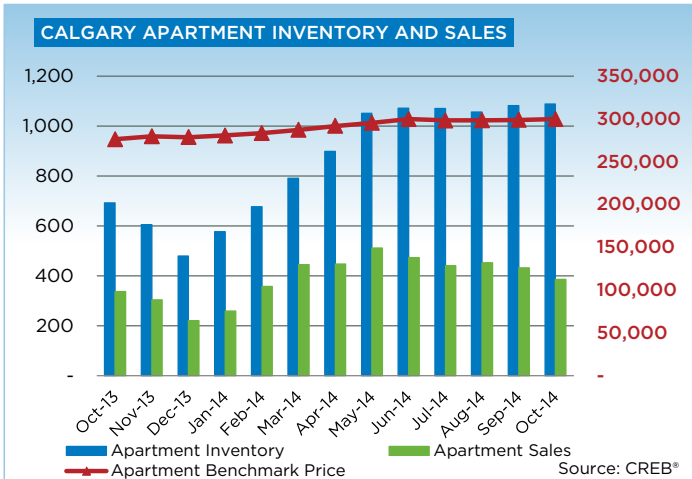
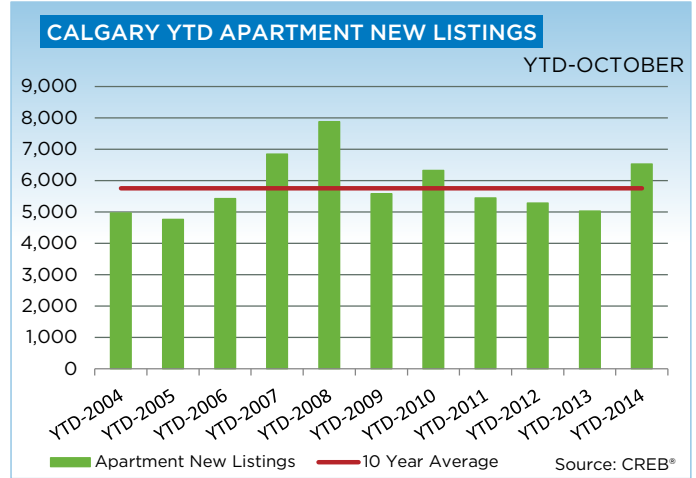
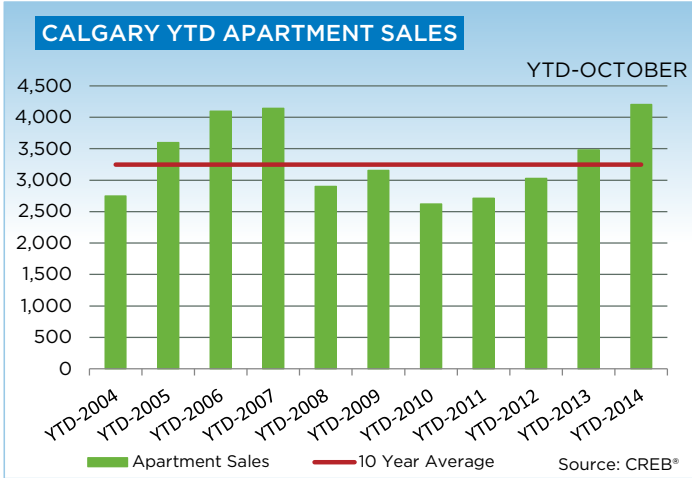
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	451	460	450	353	211	5,594
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	296,207	299,536
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	259	357	445	447	511	473	441	452	432	385			4,202
New Listings	485	573	663	686	804	713	656	650	682	616			6,528
Active Listings	577	677	791	898	1,051	1,071	1,070	1,056	1,081	1,088			
AverageDOM	42	33	31	34	34	37	40	40	39	40			36
Average Price	314,966	327,788	311,064	319,319	315,914	351,010	323,002	332,006	326,263	322,358			324,793
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700	298,100	298,200	298,800	299,800			
Index	196	198	201	204	206	209	208	208	209	209			

Calgary Apartment	Oct-13	Oct-14	YTD2013	YTD2014
>\$100,000	-	-	11	4
\$100,000 - \$199,999	49	22	565	311
\$200,000 - \$299,999	146	193	1,631	2,044
\$300,000 - \$349,999	57	55	520	607
\$350,000 - \$399,999	34	35	299	464
\$400,000 - \$449,999	20	34	159	310
\$450,000 - \$499,999	13	18	100	149
\$500,000 - \$549,999	4	9	64	116
\$550,000 - \$599,999	3	8	37	65
\$600,000 - \$649,999	1	3	18	30
\$650,000 - \$699,999	2	1	15	15
\$700,000 - \$799,999	3	1	20	26
\$800,000 - \$899,999	2	1	6	17
\$900,000 - \$999,999	-	3	5	17
\$1,000,000 - \$1,249,999	1	2	14	6
\$1,250,000 - \$1,499,999	-	-	5	9
\$1,500,000 - \$1,749,999	1	-	3	3
\$1,750,000 - \$1,999,999	1	-	4	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	4	1
\$3,000,000 - \$3,499,999	-	-	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	337	385	3,482	4,202



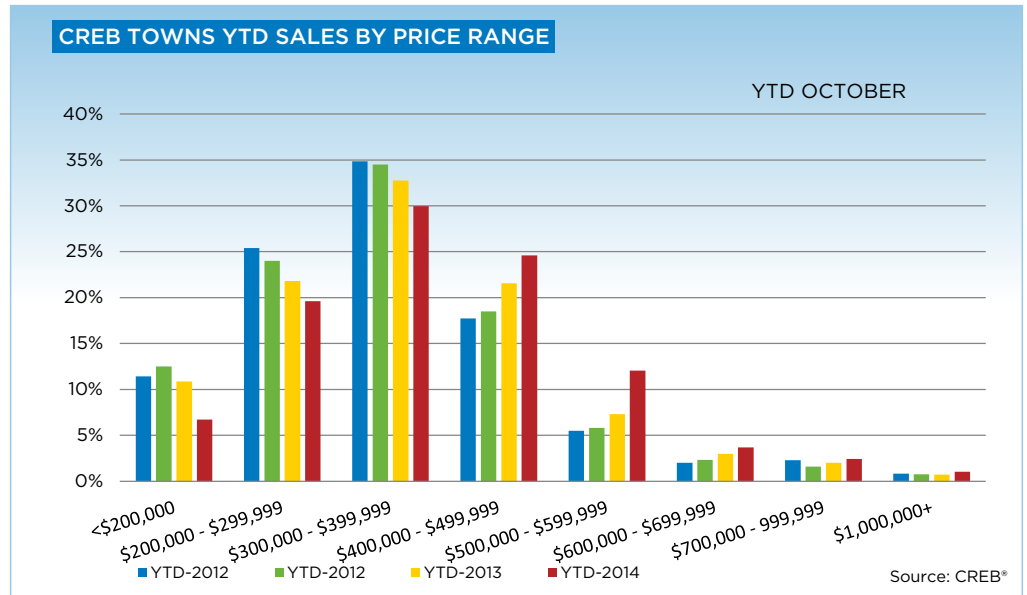
CITY OF CALGARY CONDOMINIUM APARTMENTS



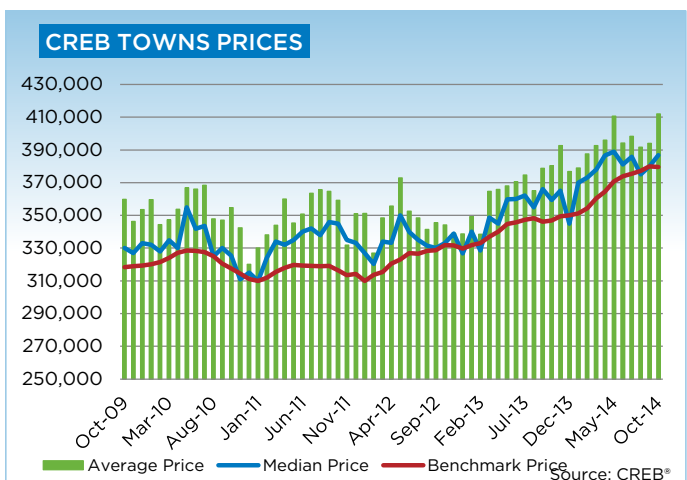
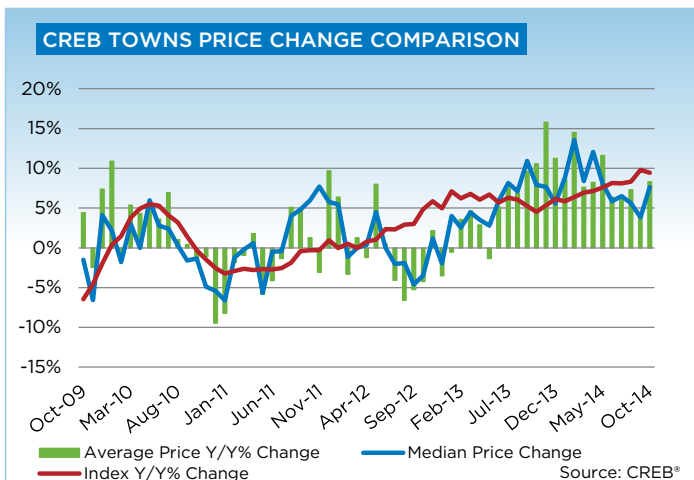
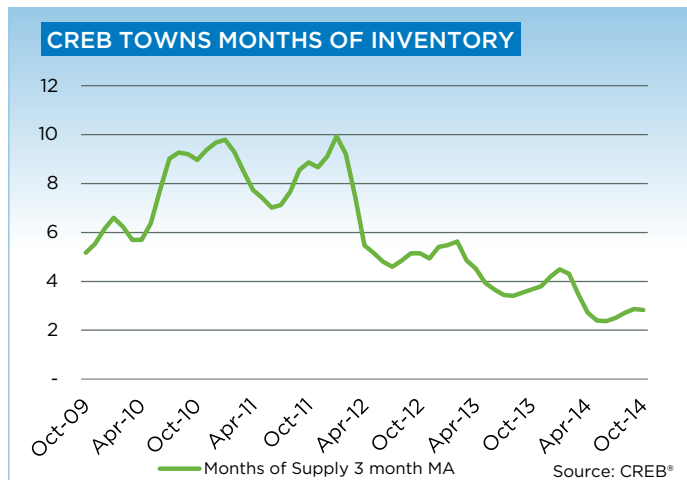
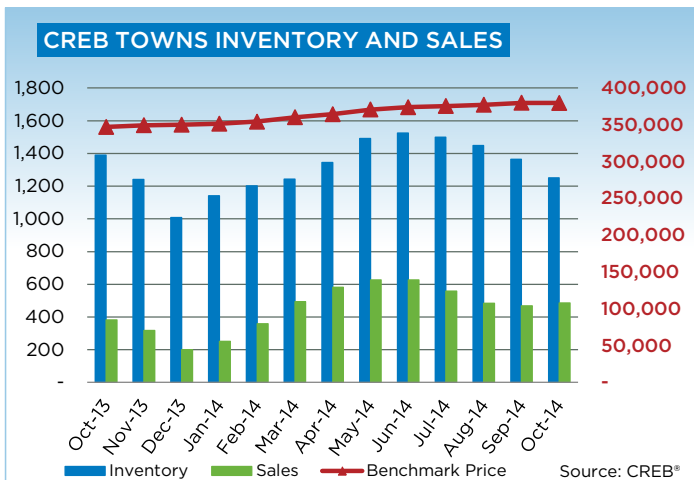
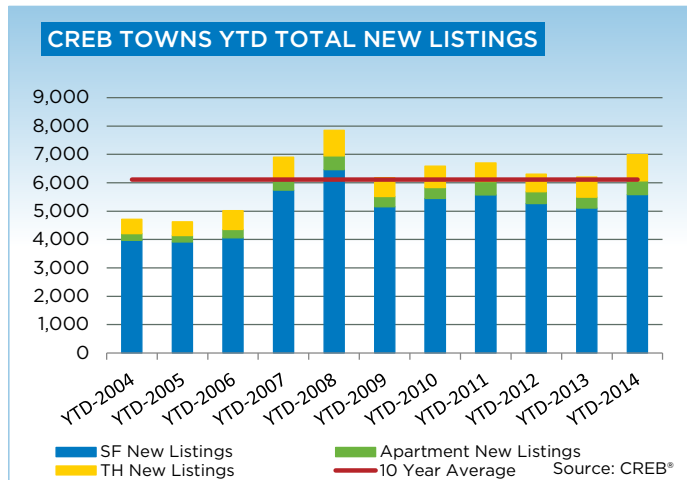
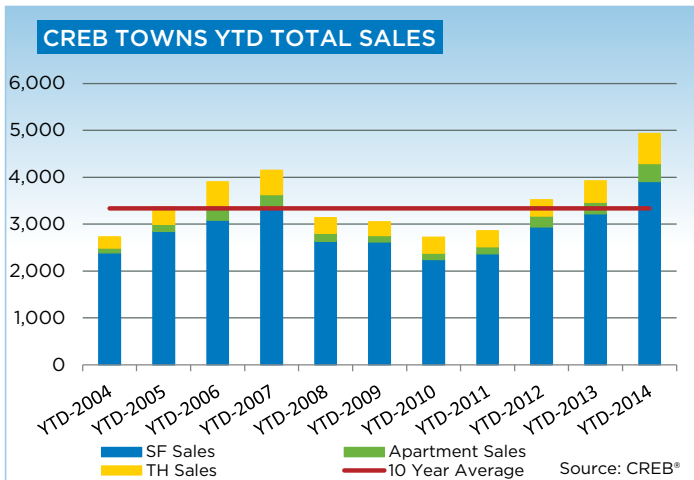
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	485	470	480	431	377	382	317	201	4,439
New Listings	542	559	659	765	773	586	671	590	549	513	379	218	6,804
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	367,972	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,618
Benchmark Price	331,900	333,000	336,900	340,000	344,700	345,700	347,200	348,200	346,100	346,900	349,400	350,000	
Index	171	171	173	175	177	178	178	179	178	178	180	180	
2014													
Sales	251	358	494	582	626	626	558	484	469	486			4,934
New Listings	551	544	705	812	930	836	726	657	632	595			6,988
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525	1,499	1,449	1,364	1,251			
AverageDOM	68	56	49	46	44	46	53	46	55	56			53
Average Price	379,053	387,568	392,572	396,006	410,643	394,216	398,358	391,595	393,952	412,026			397,033
Benchmark Price	351,300	354,300	360,300	364,400	370,800	373,900	375,500	377,200	379,900	379,600			
Index	181	182	185	187	191	192	193	194	195	195			

CREB Towns	Oct-13	Oct-14	YTD2013	YTD2014
>\$100,000	1	2	44	24
\$100,000 - \$199,999	41	29	382	307
\$200,000 - \$299,999	71	87	855	967
\$300,000 - \$349,999	57	70	620	679
\$350,000 - \$399,999	86	82	665	799
\$400,000 - \$449,999	43	68	507	704
\$450,000 - \$499,999	24	40	338	510
\$500,000 - \$549,999	16	48	178	365
\$550,000 - \$599,999	15	22	108	229
\$600,000 - \$649,999	5	10	74	119
\$650,000 - \$699,999	7	8	43	62
\$700,000 - \$799,999	8	11	43	78
\$800,000 - \$899,999	3	1	21	26
\$900,000 - \$999,999	2	-	15	15
\$1,000,000 - \$1,249,999	-	4	14	26
\$1,250,000 - \$1,499,999	-	2	4	12
\$1,500,000 - \$1,749,999	2	-	5	8
\$1,750,000 - \$1,999,999	1	-	5	2
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	382	486	3,921	4,934



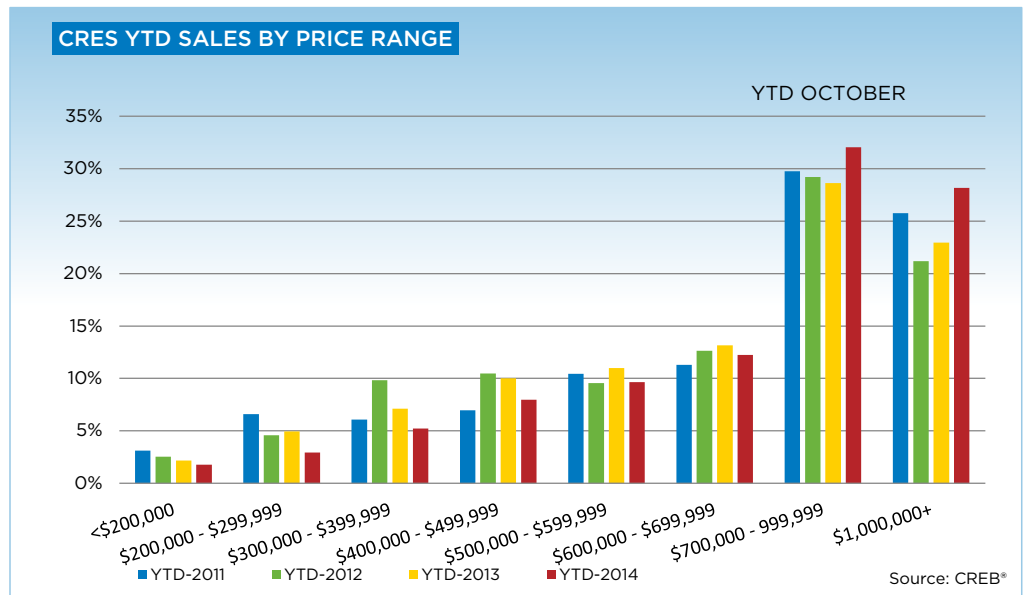
CREB® TOWNS



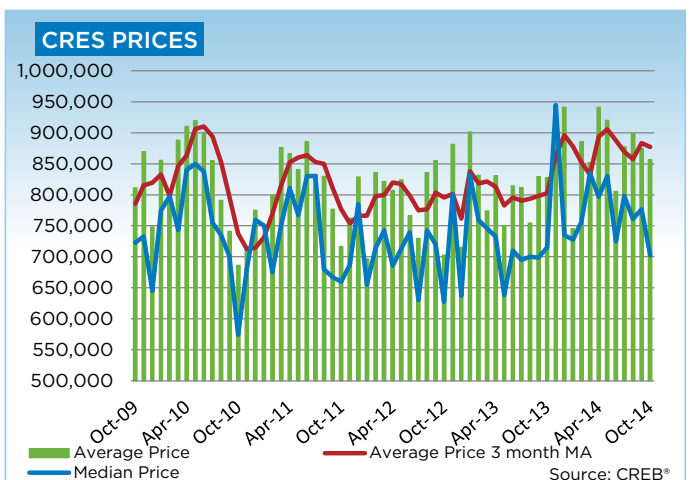
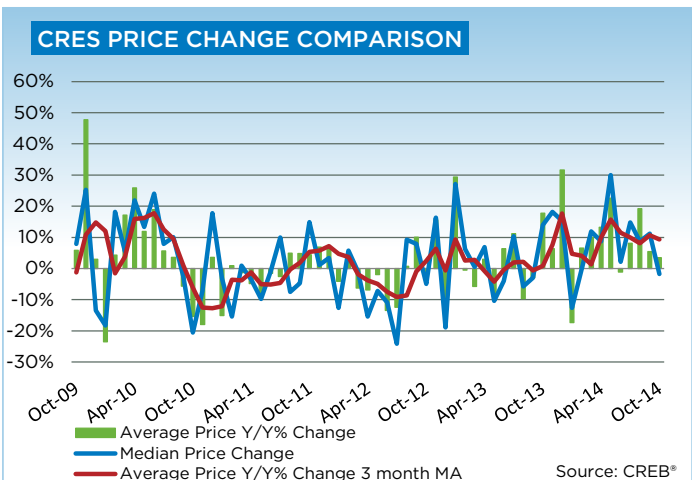
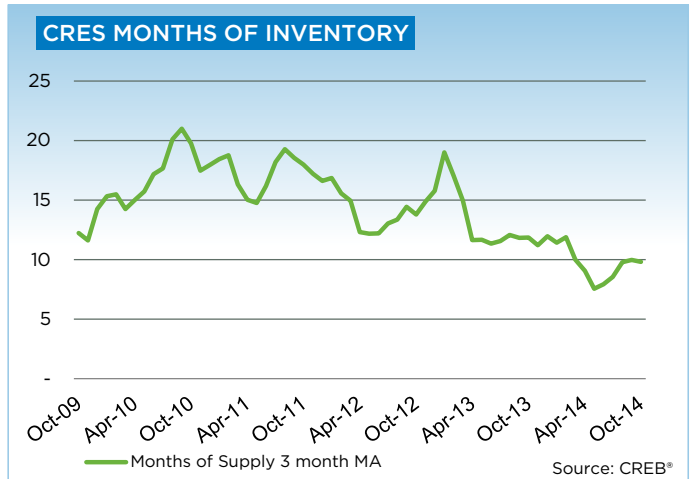
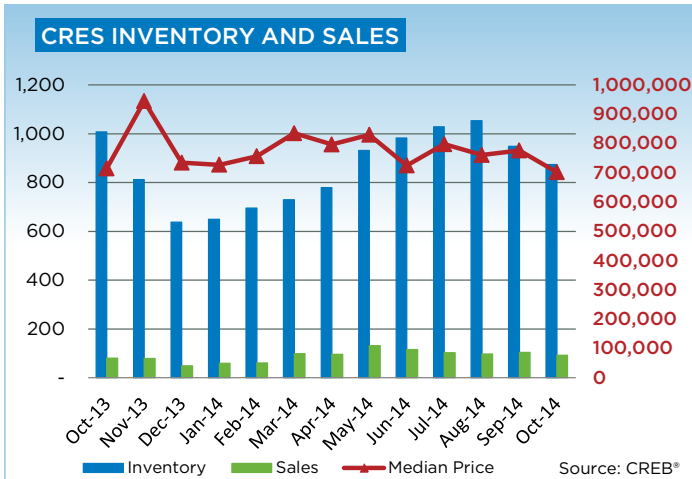
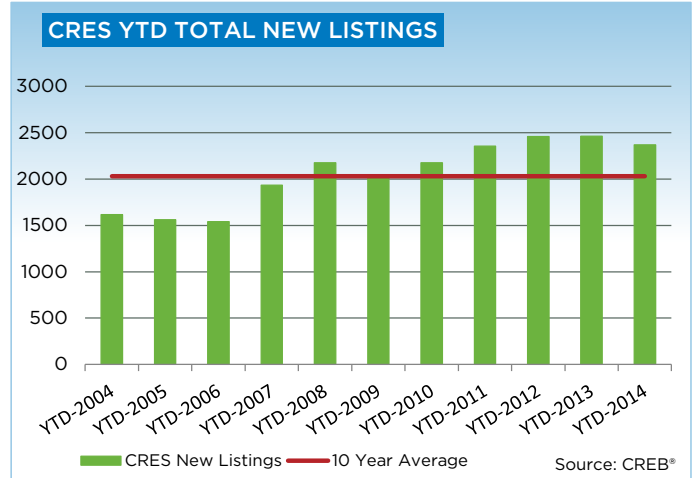
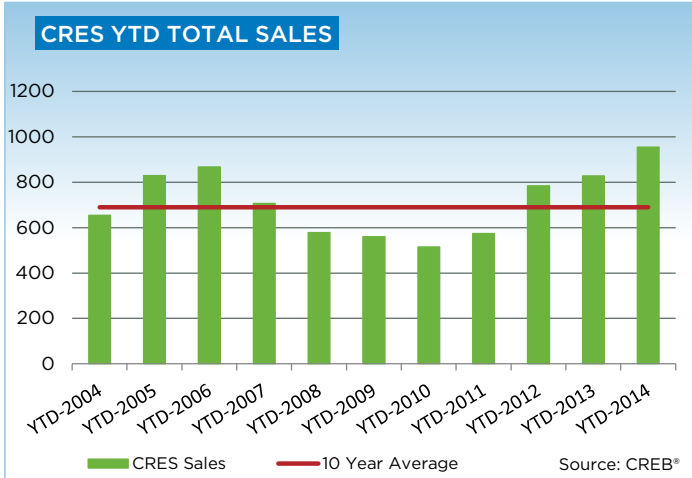
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	106	99	90	95	96	80	79	49	956
New Listings	239	212	258	294	337	269	237	222	210	185	107	71	2,641
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	101	102
Average Price	901,203	831,221	774,036	830,942	750,207	814,436	811,453	754,478	829,119	827,605	937,556	941,214	823,082
2014													
Sales	59	60	98	96	131	115	103	97	104	92			955
New Listings	198	209	216	223	363	304	262	219	197	177			2,368
Active Listings	649	696	729	779	932	983	1,028	1,053	948	874			
AverageDOM	100	126	87	102	86	86	97	83	91	103			94
Average Price	745,115	885,458	851,814	941,363	919,840	805,201	877,140	899,363	874,549	856,422			870,537

CRES	Oct-13	Oct-14	YTD2013	YTD2014
>\$100,000	-	-	5	3
\$100,000 - \$199,999	1	1	13	14
\$200,000 - \$299,999	2	5	41	28
\$300,000 - \$349,999	1	-	28	20
\$350,000 - \$399,999	1	3	31	30
\$400,000 - \$449,999	4	3	39	30
\$450,000 - \$499,999	6	5	44	46
\$500,000 - \$549,999	3	7	45	50
\$550,000 - \$599,999	5	5	46	42
\$600,000 - \$649,999	6	8	52	51
\$650,000 - \$699,999	9	8	57	66
\$700,000 - \$799,999	10	7	97	122
\$800,000 - \$899,999	9	5	73	106
\$900,000 - \$999,999	8	8	67	78
\$1,000,000 - \$1,249,999	3	10	84	129
\$1,250,000 - \$1,499,999	6	10	47	63
\$1,500,000 - \$1,749,999	3	1	26	25
\$1,750,000 - \$1,999,999	1	2	10	20
\$2,000,000 - \$2,499,999	1	3	14	19
\$2,500,000 - \$2,999,999	-	1	4	10
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	-	3	1
\$4,000,000 +	-	-	1	1
	80	92	828	955



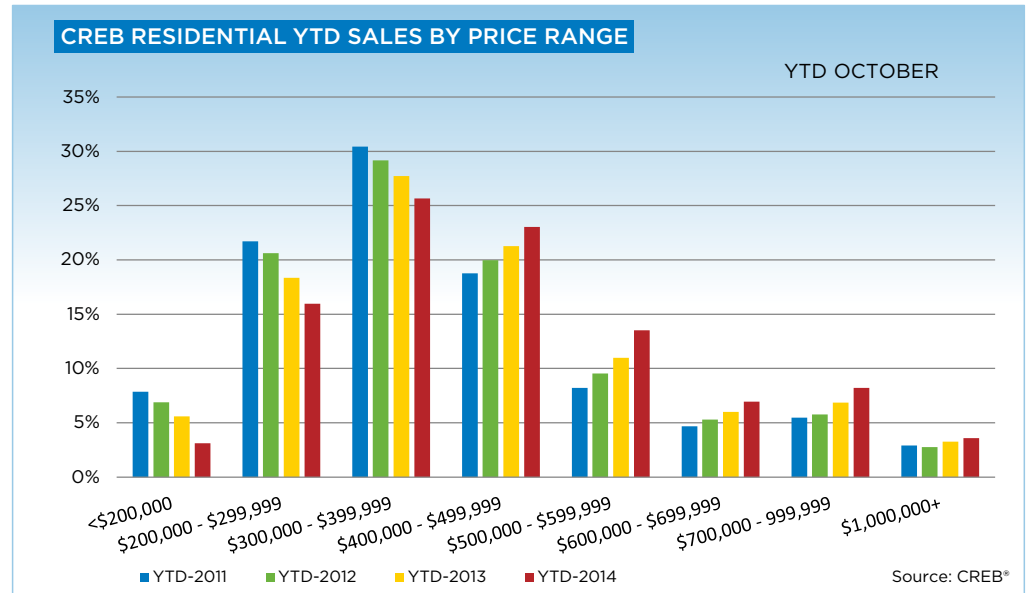
CREB® COUNTRY RESIDENTIAL



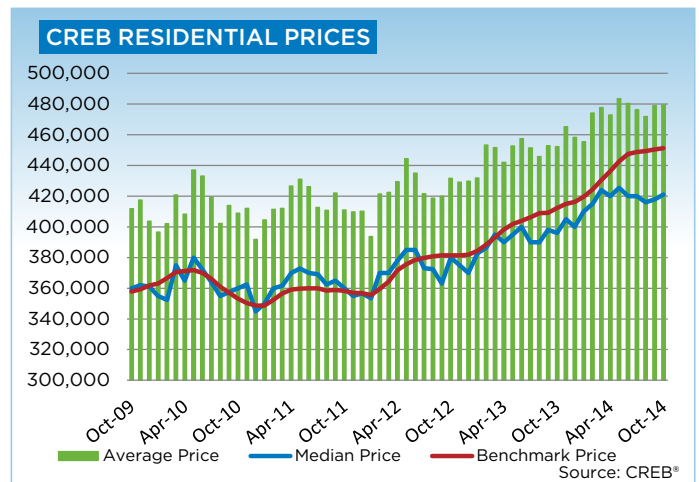
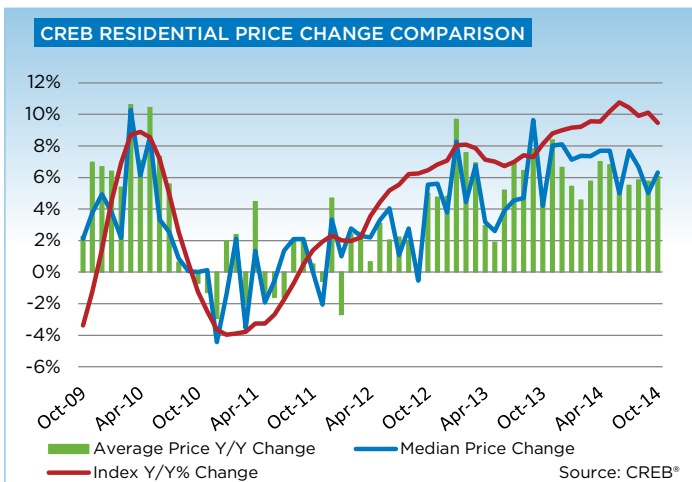
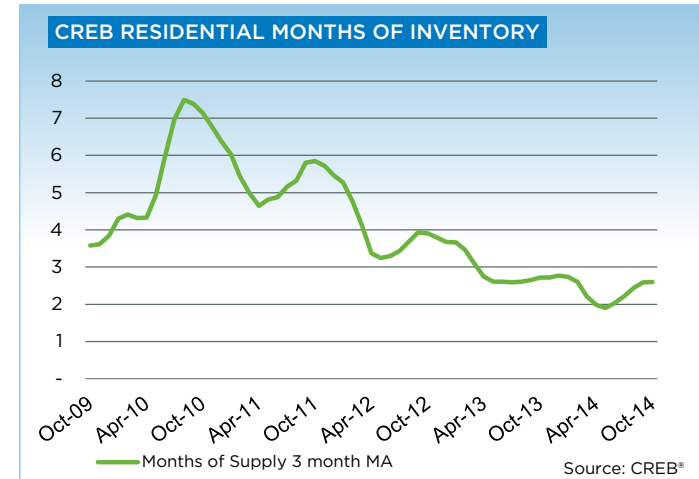
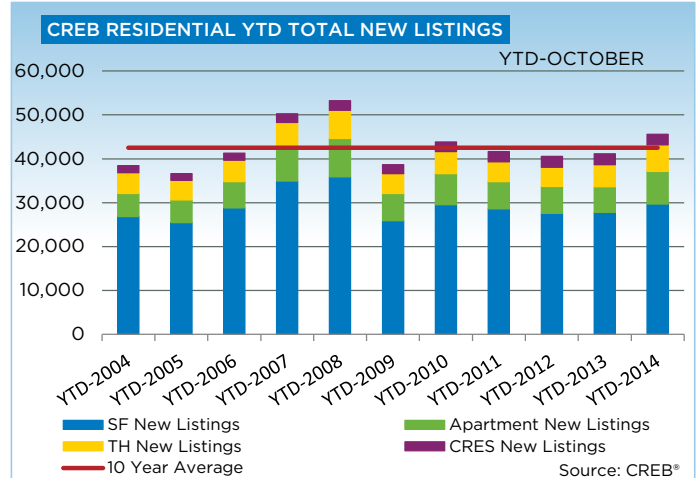
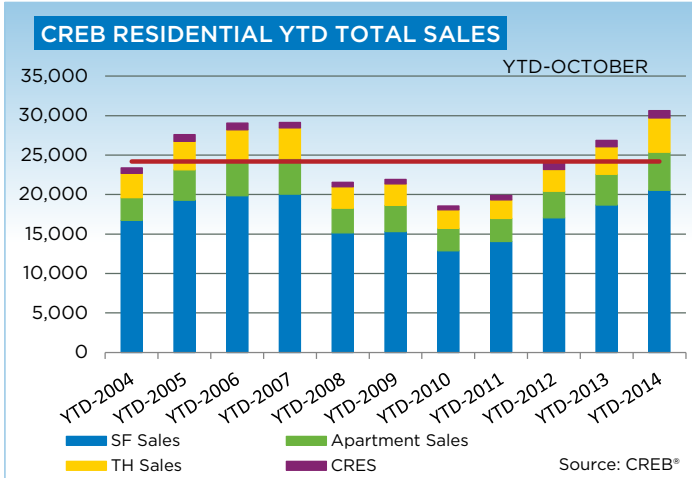
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,048	3,303	3,057	3,023	2,894	2,545	2,541	2,228	1,497	30,528
New Listings	3,462	3,638	4,425	4,889	5,189	4,184	3,958	3,850	3,776	3,451	2,454	1,348	44,624
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	53	43
Average Price	431,889	453,384	451,662	442,076	452,735	457,543	451,412	445,737	452,837	452,283	465,171	458,374	451,380
Benchmark Price	384,300	388,500	393,000	398,300	401,900	404,000	406,300	408,900	409,100	412,300	415,000	416,300	
Index	181	183	185	188	190	191	192	193	193	194	196	196	
2014													
Sales	1,842	2,392	3,229	3,407	3,915	3,641	3,249	3,042	2,913	2,911			30,541
New Listings	3,307	3,660	4,564	5,151	6,036	5,373	4,565	4,346	4,375	3,917			45,294
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090	8,057	7,988	7,740	7,294			
AverageDOM	49	39	34	34	34	36	41	39	43	45			35
Average Price	455,402	474,126	477,690	473,007	483,523	480,466	476,244	471,855	478,975	479,660			476,198
Benchmark Price	419,500	424,400	430,500	436,200	442,800	447,500	448,700	449,400	450,400	451,300			
Index	198	200	203	206	209	211	212	212	212	213			

	Oct-13	Oct-14	YTD2013	YTD2014
CREB Total				
>\$100,000	5	6	124	62
\$100,000 - \$199,999	122	85	1,372	885
\$200,000 - \$299,999	441	452	4,919	4,873
\$300,000 - \$349,999	352	335	3,607	3,614
\$350,000 - \$399,999	373	401	3,823	4,221
\$400,000 - \$449,999	304	375	3,272	3,940
\$450,000 - \$499,999	246	284	2,427	3,099
\$500,000 - \$549,999	177	251	1,713	2,439
\$550,000 - \$599,999	121	166	1,229	1,687
\$600,000 - \$649,999	86	115	938	1,177
\$650,000 - \$699,999	66	94	669	945
\$700,000 - \$799,999	80	118	958	1,274
\$800,000 - \$899,999	53	84	553	803
\$900,000 - \$999,999	40	44	328	432
\$1,000,000 - \$1,249,999	26	40	394	488
\$1,250,000 - \$1,499,999	19	30	197	267
\$1,500,000 - \$1,749,999	12	8	105	129
\$1,750,000 - \$1,999,999	4	7	61	77
\$2,000,000 - \$2,499,999	8	10	64	72
\$2,500,000 - \$2,999,999	5	3	29	27
\$3,000,000 - \$3,499,999	1	1	4	14
\$3,500,000 - \$3,999,999	-	1	8	9
\$4,000,000 +	-	1	9	7
	2,541	2,911	26,803	30,541



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

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.

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