

CALGARY BUCKS NATIONAL TREND

Double digit year-over-year sales growth demonstrates differences between city and national trends

Calgary, August 1, 2012 – Calgary continues to buck national housing sale trends. The 1,936 residential units sold in July represent a 21.3-per-cent increase over 2011.

“Recent mortgage rule changes prompted much discussion of a national housing correction. While the two largest cities (Vancouver and Toronto) have started to witness declines in home sales activity, Calgary continues to record improving sales and prices,” says Ann-Marie Lurie, Chief Economist for CREB®.

“The gains were supported from the economic growth in the region,” Lurie says. “Last year, Alberta led the country in economic growth and – with Calgary being the energy capital of the country – the city has benefited from growth in full-time employment, migration and overall improved confidence.”

Year-to-date City of Calgary sales totaled 13,684, a 16.5-per-cent increase over the same time in 2011. Other sectors within the city limits have also recorded significant growth. The single-family market recorded the largest gains at 18.9 per cent, while the condominium apartment posted a 9.4-per-cent rise year-to-date.

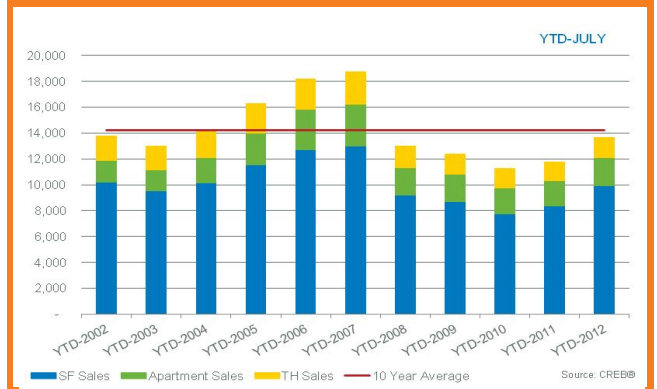
“The housing growth positions us with sales activity that is more consistent with long-term trends, of which we significantly fell short of since the recession,” says Bob Jablonski, President of CREB®. “Consumers have been cautious of the housing market coming out of the recession, but housing sales have improved considerably, driven by home prices that are still below peak, favourable interest rates and bullish forecasts on the local economy,.”

Consumers have delayed adding listings to the market, and, as a result, there are 7.5 per cent fewer single family listings and 3.1 per cent fewer condominium apartment listings, compared to this July 2011. July sales activity showed seasonal slowing over June’s level, providing some relief on the balance between supply and demand. Citywide months of supply trended upwards towards 3 months.

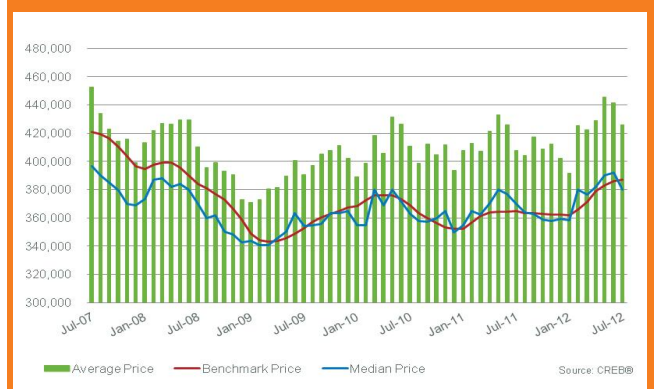
With tighter mortgage rules and tighter supply, consumers planning on “moving up” may be forced to reevaluate what is within their budget. This may cause some homeowners to delay listing their homes, contributing to the diminished number of listings. However, if supply levels remain low, this will encourage consumers to turn toward the new home market.

Single family inventory levels were 3,646 units in June, nearly 20-per-cent lower than supply levels recorded in 2011.

CALGARY SALES COMPARISON



CALGARY RESIDENTIAL PRICE



Lower inventory, combined with increased sales, has resulted in stronger-than-anticipated price gains. The single family benchmark price reached \$432,400 in July, a 7.8-per-cent increase over 2011, but on average only 5 per cent higher on a year-to-date basis. The increase in price has narrowed the variance from the peak of the market, but a 4-per-cent price gap remains.

Both the condominium apartment and townhouse market recorded year-over-year benchmark price gains of 2 per cent in July, for respective prices of \$247,600 and \$277,400.

“While the economic risks continue to weigh on the market, many consumers continue to see employment opportunities in the city,” says Lurie. “They have a better sense of job security and are taking advantage of a stable housing market.”

CREB® SUMMARY STATISTICS

	Jul-11	Jul-12	Y/Y % Change	2011 YTD	2012 YTD	Y/Y % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,010	2,561	27.41%	14,420	17,480	21.22%
Total Sales Volume	\$829,188,352	\$1,082,483,668	30.55%	\$6,040,707,748	\$7,469,634,897	23.65%
New Listings	3,948	3,742	-5.22%	30,152	30,254	0.34%
Active Listings	10,980	9,433	-14.09%	N/A	N/A	
Sales to New Listings Ratio	0.51	0.68	34.43%	0.48	0.58	20.81%
Sales \$ / List \$	96.85%	97.15%	0.30%	96.80%	97.22%	0.42%
Average DOM	56	52	-6.85%	52	51	-1.92%
Average Price	\$412,532	\$422,680	2.46%	\$418,912	\$427,325	2.01%
Benchmark Price	\$359,600	\$381,100	5.98%			
Index	170	180	5.96%			
CREB® CITY OF CALGARY						
Total Sales	1,596	1,936	21.30%	11,745	13,684	16.51%
Total Sales Volume	\$651,130,613	\$824,764,957	26.67%	\$4,901,650,179	\$5,870,586,784	19.77%
New Listings	2,856	2,660	-6.86%	22,464	21,779	-3.05%
Active Listings	6,537	5,430	-16.93%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.73	30.24%	0.52	0.63	20.17%
Sales \$ / List \$	96.99%	97.27%	0.28%	96.96%	97.40%	0.43%
Average DOM	49	43	-11.87%	46	43	-6.52%
Average Price	\$407,977	\$426,015	4.42%	\$417,339	\$429,011	2.80%
Benchmark Price	\$364,600	\$387,300	6.23%			
Index	170	181	6.24%			
CREB® TOWNS						
Total Sales	355	539	51.83%	2,287	3,241	41.71%
Total Sales Volume	\$128,925,989	\$193,078,816	49.76%	\$812,362,892	\$1,161,604,591	42.99%
New Listings	848	863	1.77%	5,941	6,612	11.29%
Active Listings	3,141	2,806	-10.67%	N/A	N/A	
Sales to New Listings Ratio	0.42	0.62	49.19%	0.38	0.49	27.33%
Sales \$ / List \$	96.90%	97.30%	0.40%	96.85%	97.14%	0.29%
Average DOM	80	75	-6.23%	77	75	-2.60%
Average Price	\$363,172	\$358,217	-1.36%	\$355,209	\$358,409	0.90%
Benchmark Price	\$315,000	\$326,000	3.49%			
Index	166	172	3.50%			
CREB® CRES						
Total Sales	59	86	45.76%	388	550	41.75%
Total Sales Volume	\$49,131,750	\$64,639,895	31.56%	\$326,694,677	\$435,481,522	33.30%
New Listings	243	217	-10.70%	1,740	1,857	6.72%
Active Listings	1,206	1,198	-0.66%	N/A	N/A	
Sales to New Listings Ratio	0.24	0.40	63.23%	0.22	0.30	32.82%
Sales \$ / List \$	94.90%	95.19%	0.29%	94.27%	95.14%	0.87%
Average DOM	87	100	15.23%	98	100	2.04%
Average Price	\$832,742	\$751,627	-9.74%	\$841,997	\$791,785	-5.96%
Median Price	\$830,000	\$635,000	-23.49%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

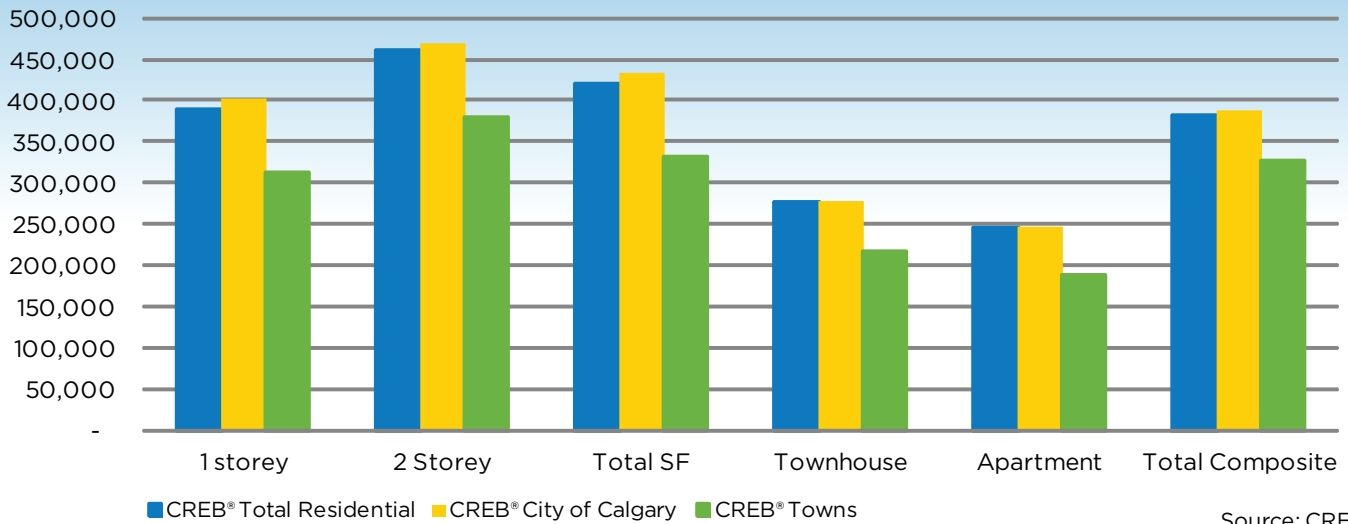
	Jul-11	Jul-12	Y/Y % Change	2011 YTD	2012 YTD	Y/Y % Change
SINGLE FAMILY						
Total Sales	1,142	1,386	21.37%	8,329	9,903	18.90%
Total Sales Volume	\$521,178,548	\$663,239,532	27.26%	\$3,915,918,161	\$4,754,347,940	21.41%
New Listings	2,031	1,878	-7.53%	15,857	15,305	-3.48%
Active Listings	4,544	3,646	-19.76%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.74	31.25%	0.53	0.65	23.19%
Sales \$ / List \$	97.01%	97.32%	0.31%	97.02%	97.48%	0.46%
Average DOM	49	41	-16.70%	44	41	-6.82%
Average Price	\$456,374	\$478,528	4.85%	\$470,155	\$480,092	2.11%
Benchmark Price	\$401,100	\$432,400	7.80%			
Index	170	184	7.81%			
CONDO APARTMENT						
Total Sales	248	311	25.40%	1,982	2,168	9.38%
Total Sales Volume	\$67,128,101	\$89,017,711	32.61%	\$543,322,008	\$605,498,449	11.44%
New Listings	491	476	-3.05%	3,931	3,917	-0.36%
Active Listings	1,230	1,161	-5.61%	N/A	N/A	
Sales to New Listings Ratio	0.51	0.65	29.36%	0.50	0.55	9.78%
Sales \$ / List \$	96.60%	96.75%	0.15%	96.51%	96.84%	0.33%
Average DOM	50	55	9.81%	52	52	0.00%
Average Price	\$270,678	\$286,231	5.75%	\$274,128	\$279,289	1.88%
Benchmark Price	\$242,600	\$247,600	2.06%			
Index	169	173	2.07%			
CONDO TOWNHOUSE						
Total Sales	206	239	16.02%	1,434	1,613	12.48%
Total Sales Volume	\$62,823,964	\$72,507,714	15.41%	\$442,410,010	\$510,740,395	15.45%
New Listings	334	306	-8.38%	2,676	2,557	-4.45%
Active Listings	763	623	-18.35%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.78	26.64%	0.54	0.63	17.72%
Sales \$ / List \$	97.26%	97.48%	0.23%	97.05%	97.33%	0.28%
Average DOM	52	45	-12.50%	52	47	-9.62%
Average Price	\$304,971	\$303,380	-0.52%	\$308,515	\$316,640	2.63%
Benchmark Price	\$272,200	\$277,400	1.91%			
Index	170	173	1.88%			

MLS® HPI SUMMARY

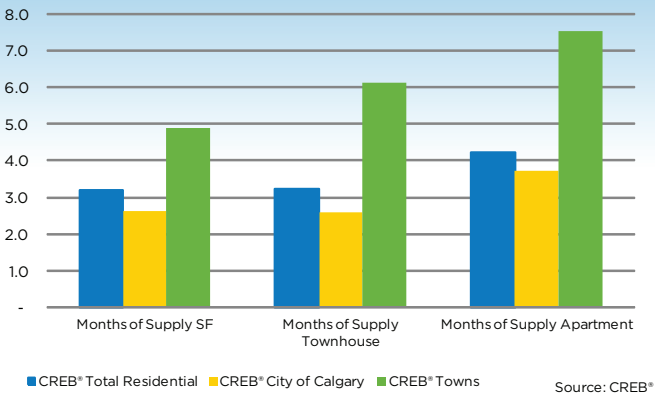
	July 2012		% Changes				
	Benchmark Price	Index (HPI)	Jun-12	Jan-12	Jul-11	Jul-09	Jul-07
CREB® TOTAL RESIDENTIAL							
Single Family	419,800	182	0.4%	7.6%	7.3%	11.0%	-4.8%
Townhouse	275,800	173	-0.1%	2.5%	1.8%	3.8%	-16.4%
Apartment	246,700	173	0.5%	5.8%	2.1%	4.9%	-16.7%
COMPOSITE	381,100	180	0.4%	6.8%	6.0%	9.2%	-8.1%
CREB® TOWNS							
Single Family	332,400	172	0.1%	5.5%	3.7%	5.5%	-8.4%
Townhouse	216,500	175	1.2%	0.9%	0.2%	0.2%	-15.2%
Apartment	188,500	162	0.7%	1.4%	0.4%	1.1%	-22.7%
COMPOSITE	326,000	172	0.2%	5.2%	3.5%	5.1%	-9.3%
CREB® CITY OF CALGARY							
Single Family	432,400	184	0.4%	7.9%	7.8%	11.8%	-4.2%
Townhouse	277,400	173	-0.2%	2.6%	1.9%	4.0%	-16.4%
Apartment	247,600	173	0.5%	5.9%	2.1%	5.0%	-16.6%
COMPOSITE	387,300	181	0.4%	7.1%	6.2%	9.8%	-8.0%

COMPARISONS

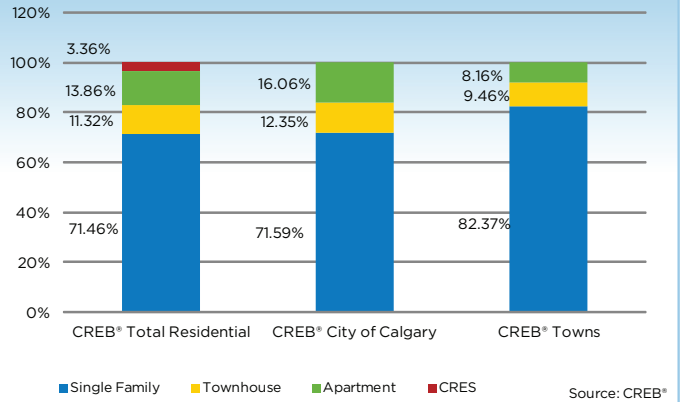
Benchmark Price - July



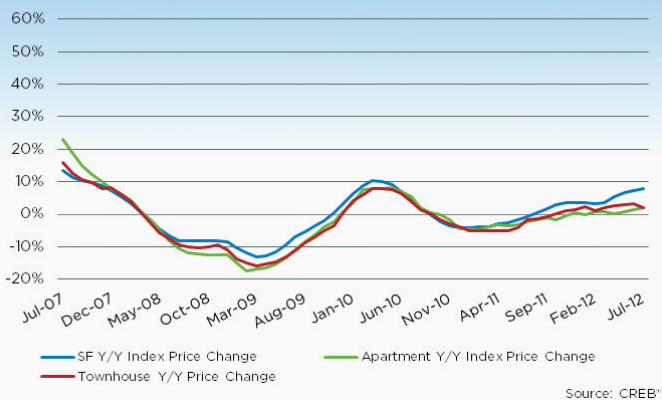
Months of Supply - July



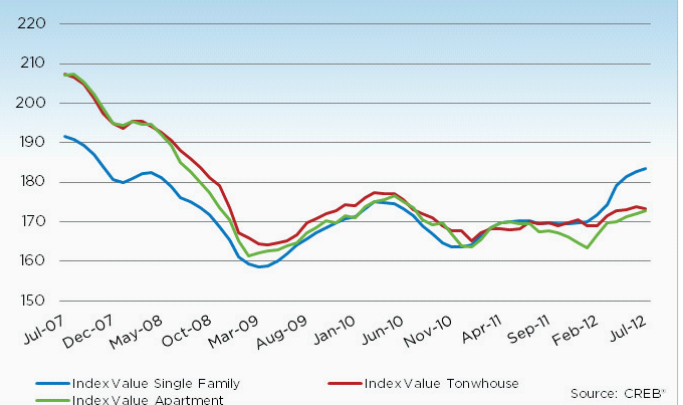
Sales Distribution - July



CALGARY YEAR OVER YEAR PRICE CHANGES



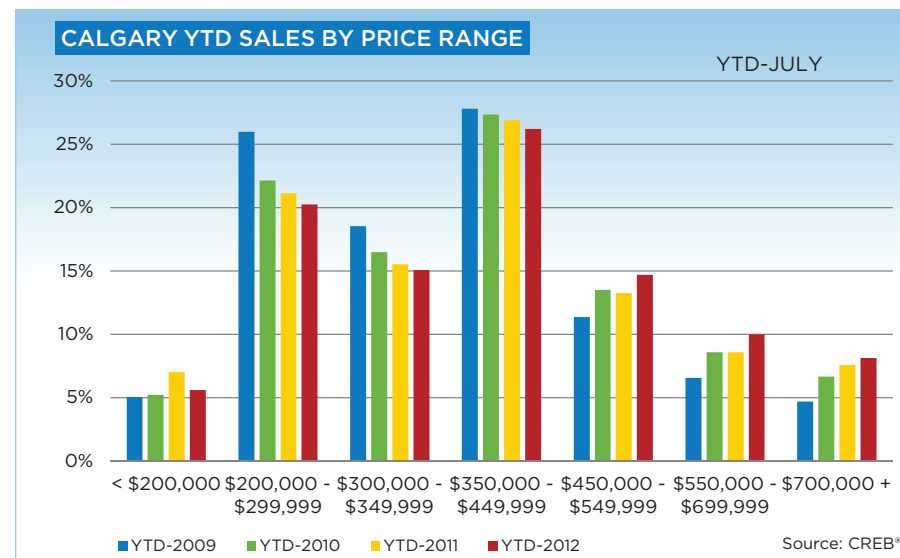
CALGARY INDEX VALUE



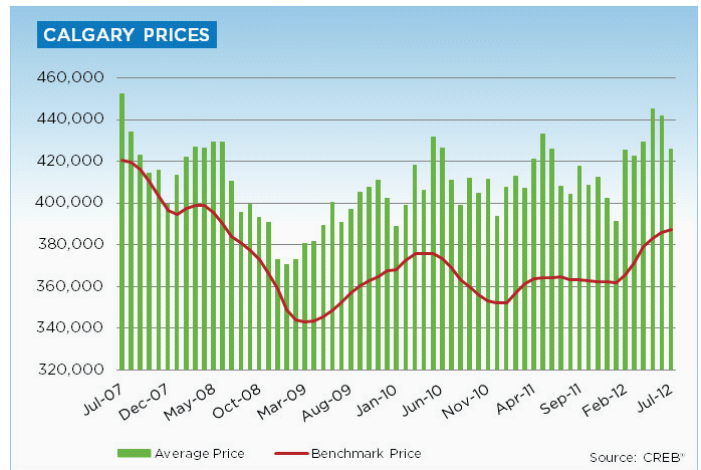
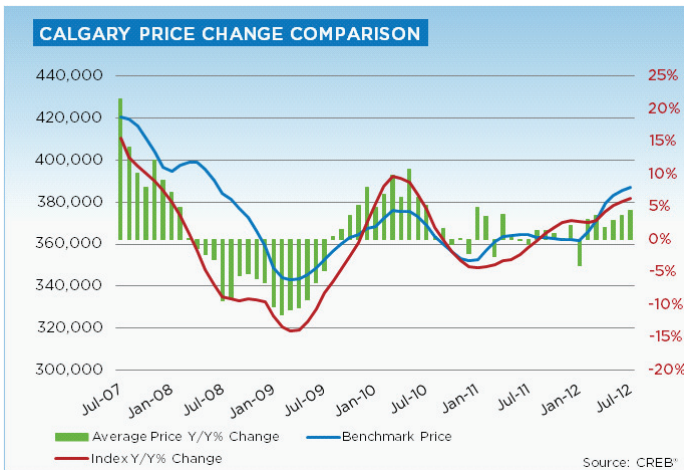
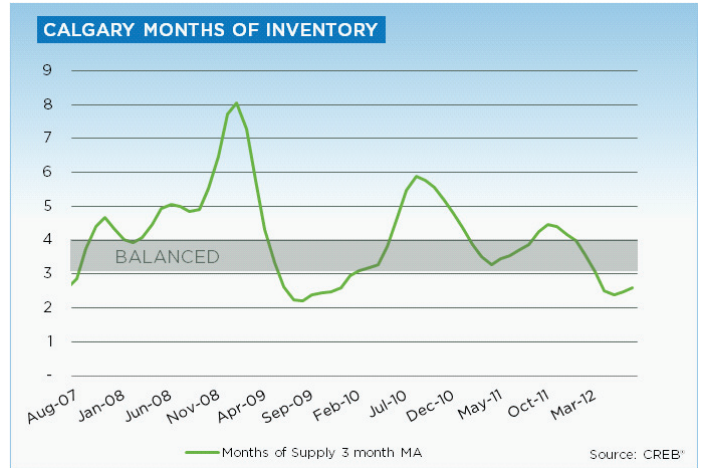
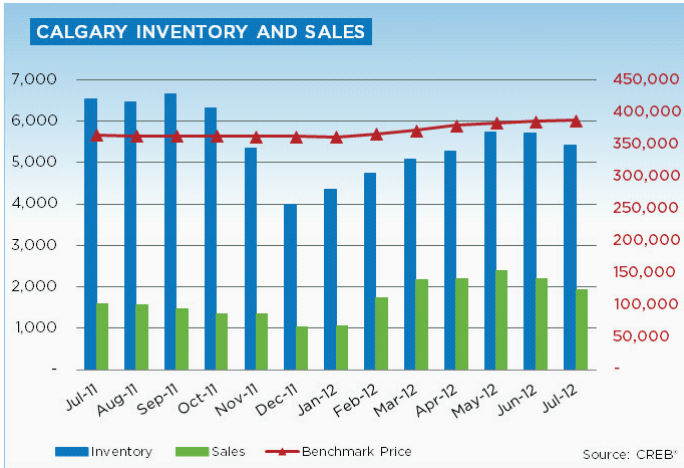
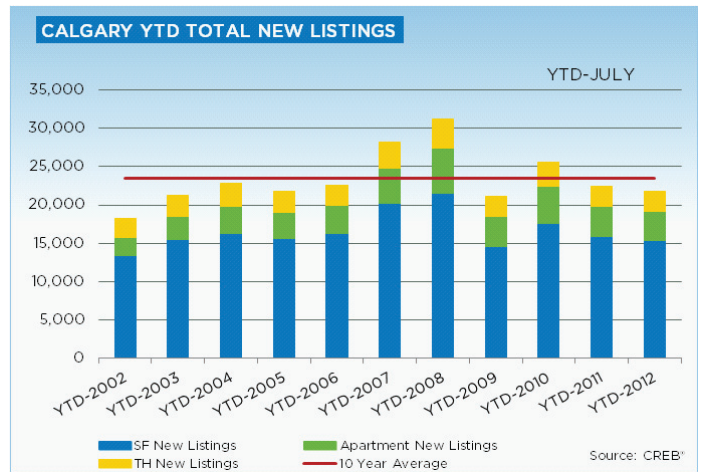
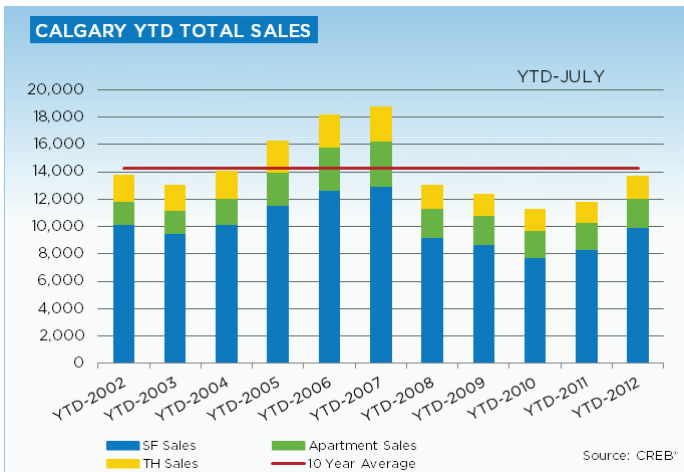
CITY OF CALGARY TOTAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,084	1,622	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,345	1,026	18,497
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,856	2,960	3,202	2,530	1,837	1,076	34,069
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,809	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	412,215	402,136	414,389
Benchmark Price	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	374,554
Index	164	166	168	170	170	170	170	169	169	169	169	169	169
2012													
Sales	1,068	1,732	2,166	2,198	2,384	2,200	1,936						13,684
New Listings	2,530	2,883	3,351	3,239	3,804	3,312	2,660						21,779
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430						
AverageDOM	60	49	42	41	40	40	43						43
Average Price	391,372	425,383	422,354	428,999	445,351	441,635	426,015						429,011
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300						
Index	169	171	173	177	179	180	181						

	Jul-11	Jul-12	YTD2011	YTD2012
Calgary Total				
>\$100,000	5	2	38	14
\$100,000 - \$199,999	102	107	786	753
\$200,000 - \$299,999	351	393	2,482	2,772
\$300,000 - \$349,999	236	303	1,824	2,063
\$350,000 - \$399,999	254	258	1,810	1,929
\$400,000 - \$449,999	188	250	1,349	1,658
\$450,000 - \$499,999	134	171	952	1,187
\$500,000 - \$549,999	90	101	604	825
\$550,000 - \$599,999	58	91	434	597
\$600,000 - \$649,999	43	67	306	459
\$650,000 - \$699,999	42	48	270	314
\$700,000 - \$799,999	37	53	311	415
\$800,000 - \$899,999	19	32	209	222
\$900,000 - \$999,999	8	21	89	137
\$1,000,000 - \$1,249,999	12	16	108	163
\$1,250,000 - \$1,499,999	8	8	78	74
\$1,500,000 - \$1,749,999	1	7	24	43
\$1,750,000 - \$1,999,999	3	-	30	18
\$2,000,000 - \$2,499,999	3	4	21	23
\$2,500,000 - \$2,999,999	1	2	14	12
\$3,000,000 - \$3,499,999	-	2	3	4
\$3,500,000 - \$3,999,999	1	-	2	1
\$4,000,000 +	-	-	1	1
	1,596	1,936	11,745	13,684



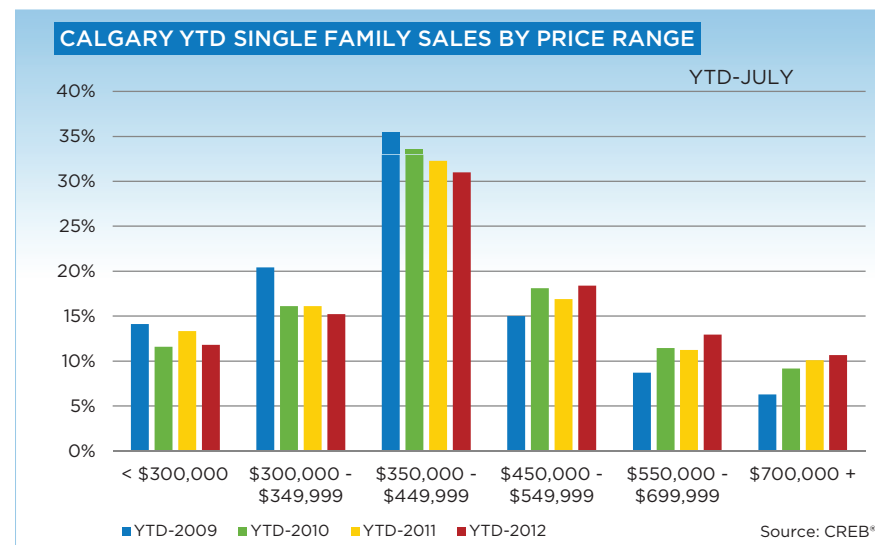
CITY OF CALGARY



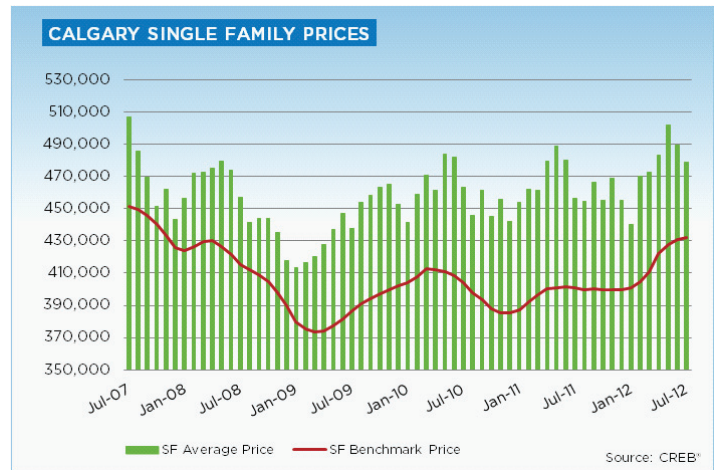
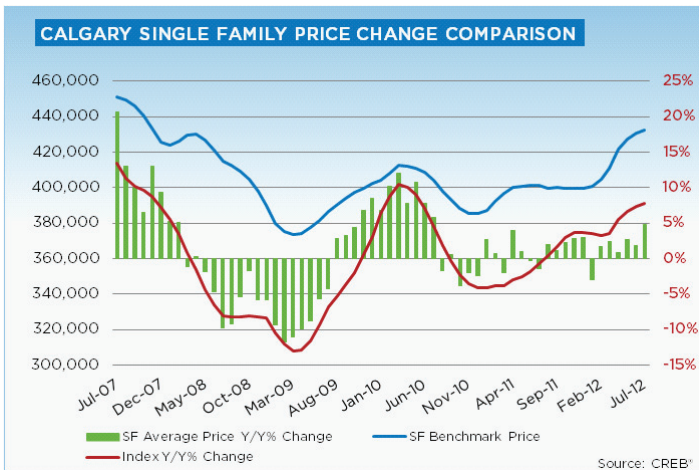
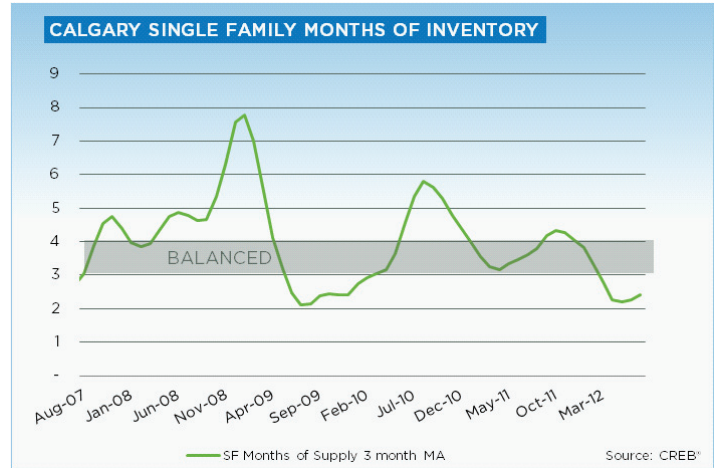
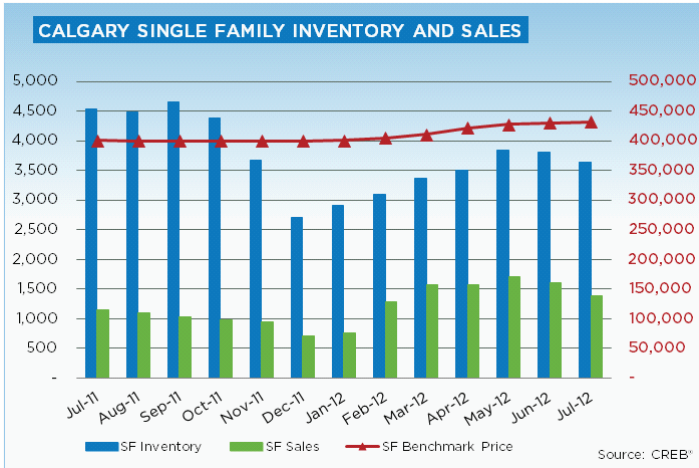
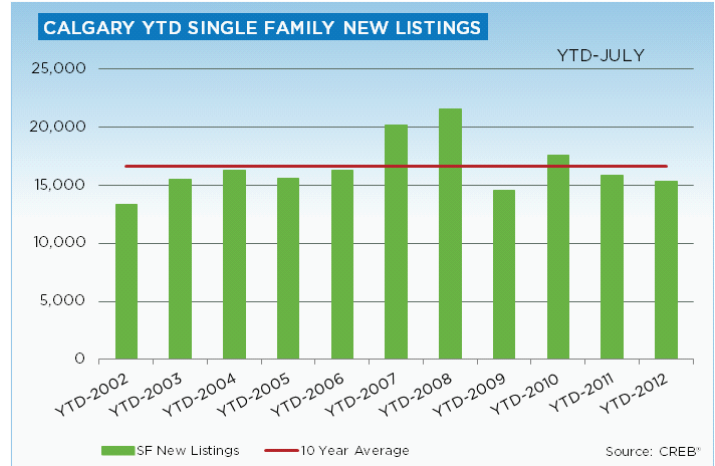
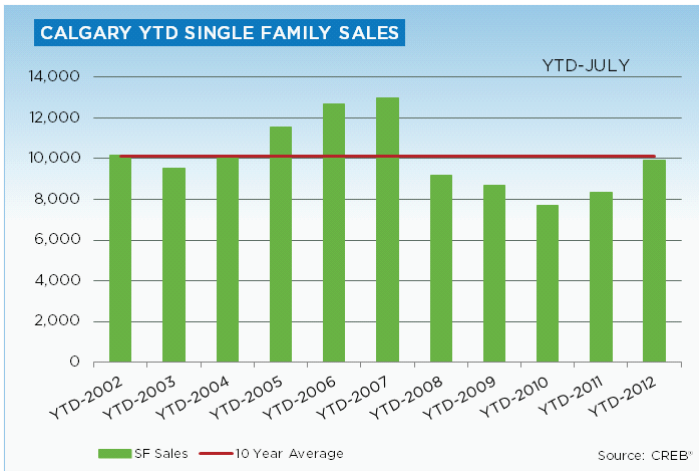
CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	782	1,157	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	954	717	13,120
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,031	2,095	2,303	1,773	1,275	753	24,056
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	461,946	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	468,861	454,992	466,506
Benchmark Price	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	#N/A
Index	164	167	168	170	170	170	170	170	170	170	170	170	170
2012													
Sales	763	1,281	1,576	1,580	1,709	1,608	1,386						9,903
New Listings	1,714	2,000	2,348	2,286	2,707	2,372	1,878						15,305
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646						
AverageDOM	59	48	40	38	37	36	41						41
Average Price	440,478	470,033	472,477	483,045	502,123	489,396	478,528						480,092
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400						
Index	170	172	174	179	181	183	184						

	Jul-11	Jul-12	YTD2011	YTD2012
Calgary SF				
>\$100,000	-	-	1	1
\$100,000 - \$199,999	16	11	99	82
\$200,000 - \$299,999	152	145	1,012	1,085
\$300,000 - \$349,999	174	221	1,343	1,506
\$350,000 - \$399,999	206	216	1,472	1,619
\$400,000 - \$449,999	170	220	1,217	1,451
\$450,000 - \$499,999	116	147	845	1,062
\$500,000 - \$549,999	85	96	562	759
\$550,000 - \$599,999	55	85	403	554
\$600,000 - \$649,999	39	62	287	430
\$650,000 - \$699,999	40	47	247	299
\$700,000 - \$799,999	35	46	295	392
\$800,000 - \$899,999	18	32	192	214
\$900,000 - \$999,999	8	21	88	131
\$1,000,000 - \$1,249,999	11	16	102	152
\$1,250,000 - \$1,499,999	8	7	72	71
\$1,500,000 - \$1,749,999	1	6	23	39
\$1,750,000 - \$1,999,999	3	-	30	17
\$2,000,000 - \$2,499,999	3	4	21	22
\$2,500,000 - \$2,999,999	1	2	13	12
\$3,000,000 - \$3,499,999	-	2	3	3
\$3,500,000 - \$3,999,999	1	-	2	1
\$4,000,000 +	-	-	-	1
	1,142	1,386	8,329	9,903



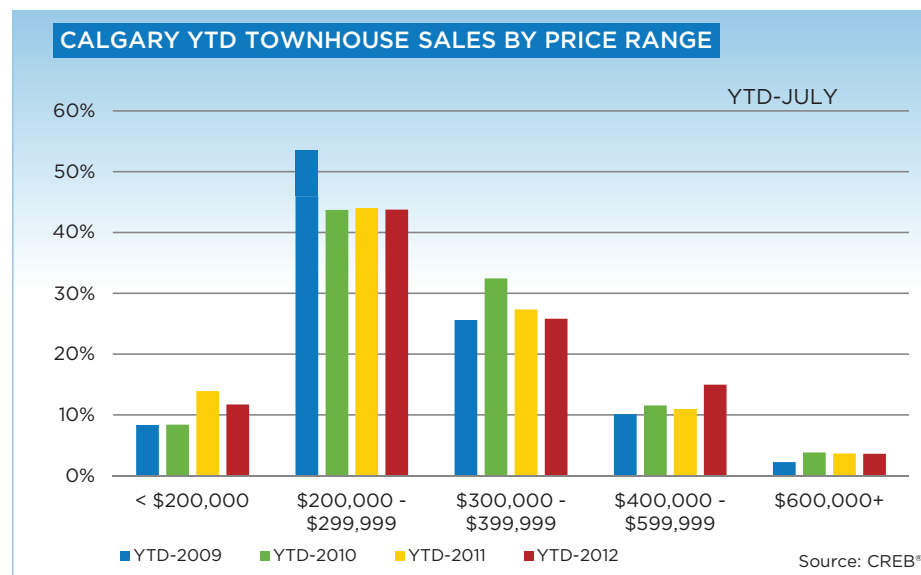
CITY OF CALGARY SINGLE FAMILY



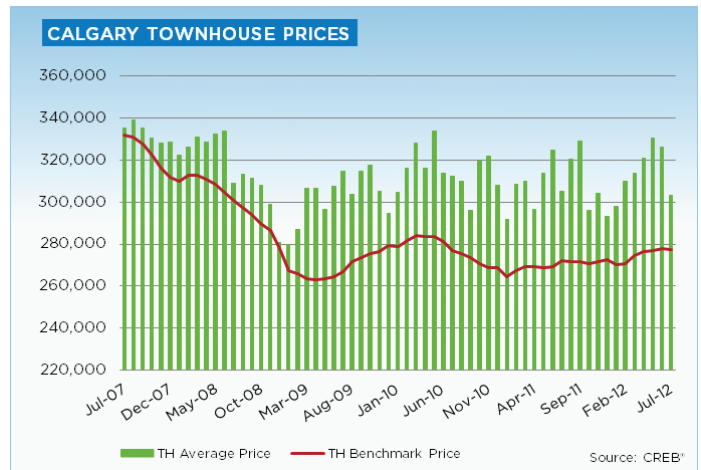
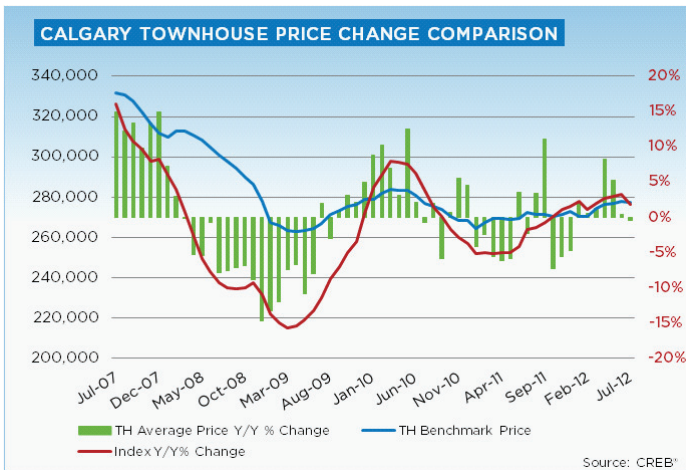
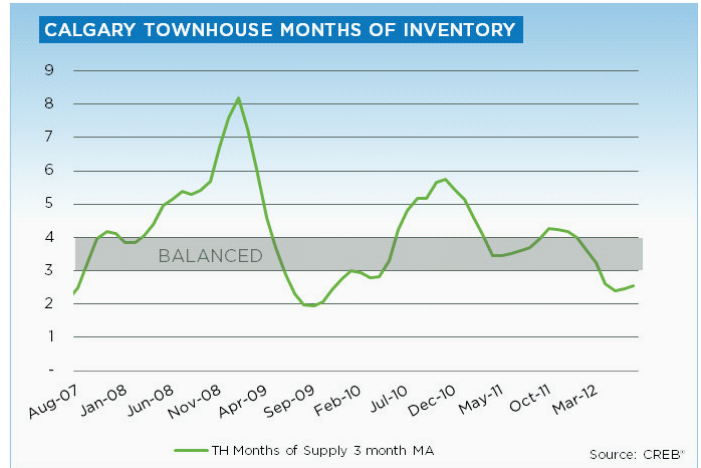
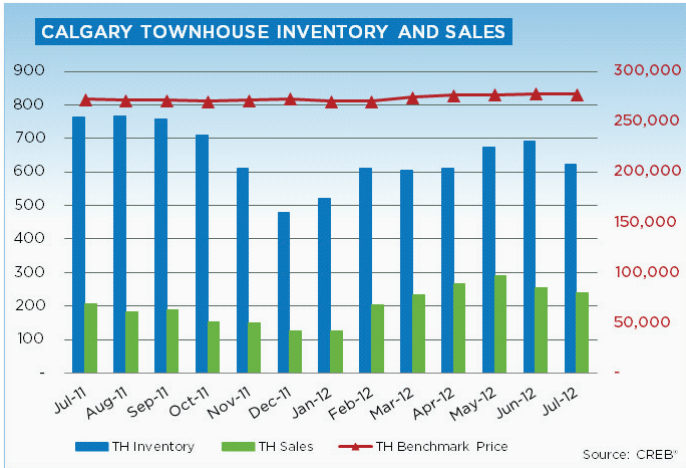
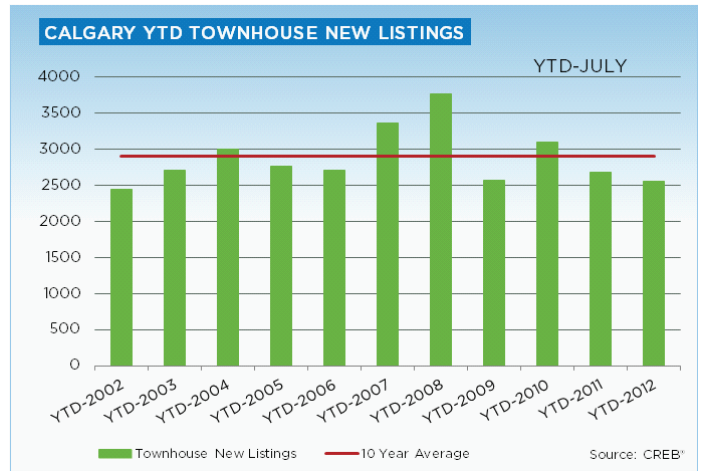
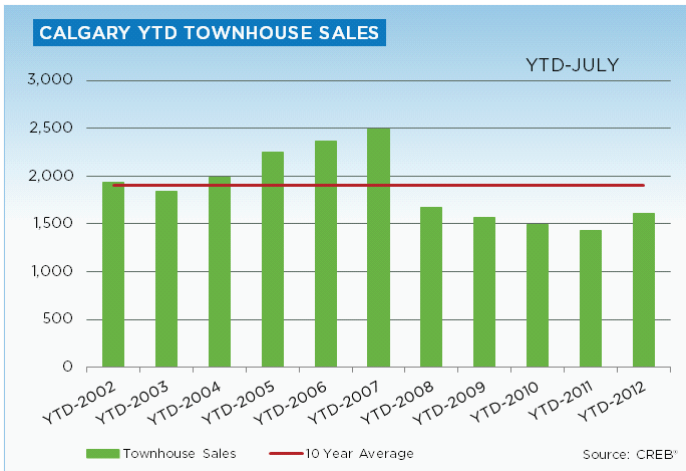
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	116	184	248	224	214	242	206	184	190	154	150	126	2,238
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	62	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	293,179	309,218
Benchmark Price	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	292,243
Index	165	167	168	168	168	168	170	170	170	169	170	170	171
2012													
Sales	126	205	234	267	289	253	239						1,613
New Listings	312	374	358	357	455	395	306						2,557
Active Listings	520	612	606	612	675	693	623						
AverageDOM	61	51	49	49	38	45	45						47
Average Price	297,918	310,047	313,938	320,912	330,446	326,053	303,380						316,640
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400						
Index	169	169	172	173	173	174	173						

	Jul-11	Jul-12	YTD2011	YTD2012
Calgary Townhouse				
>\$100,000	-	-	3	-
\$100,000 - \$199,999	26	27	197	189
\$200,000 - \$299,999	98	114	631	706
\$300,000 - \$349,999	30	39	225	276
\$350,000 - \$399,999	21	22	167	141
\$400,000 - \$449,999	11	13	77	101
\$450,000 - \$499,999	8	13	51	75
\$500,000 - \$549,999	2	2	15	42
\$550,000 - \$599,999	2	2	15	24
\$600,000 - \$649,999	3	3	12	18
\$650,000 - \$699,999	2	1	14	9
\$700,000 - \$799,999	2	3	12	13
\$800,000 - \$899,999	-	-	5	7
\$900,000 - \$999,999	-	-	1	4
\$1,000,000 - \$1,249,999	1	-	5	6
\$1,250,000 - \$1,499,999	-	-	3	2
\$1,500,000 - \$1,749,999	-	-	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 +	-	-	-	-
	206	239	1434	1613



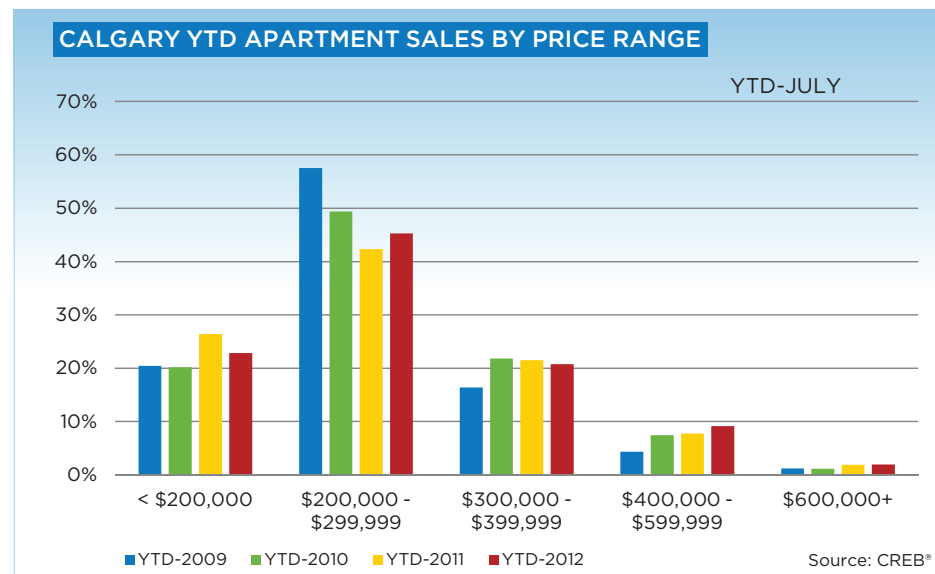
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



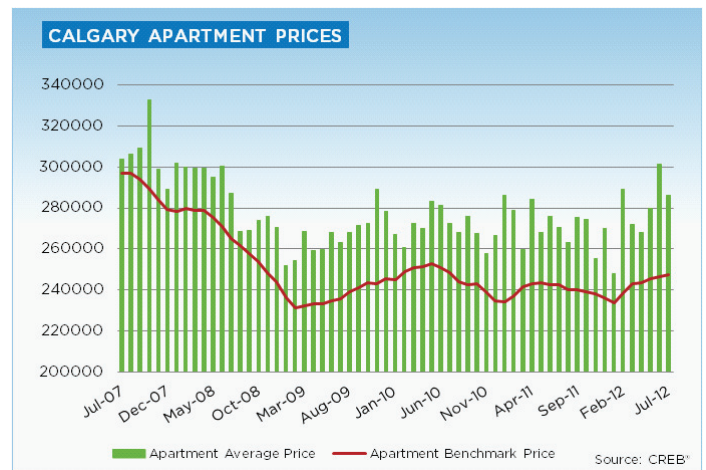
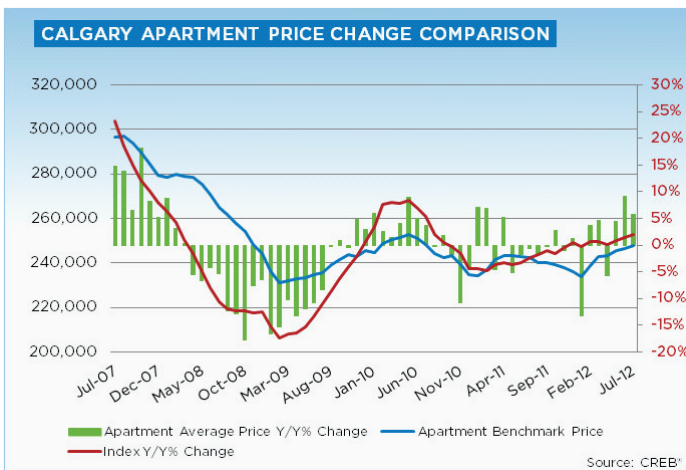
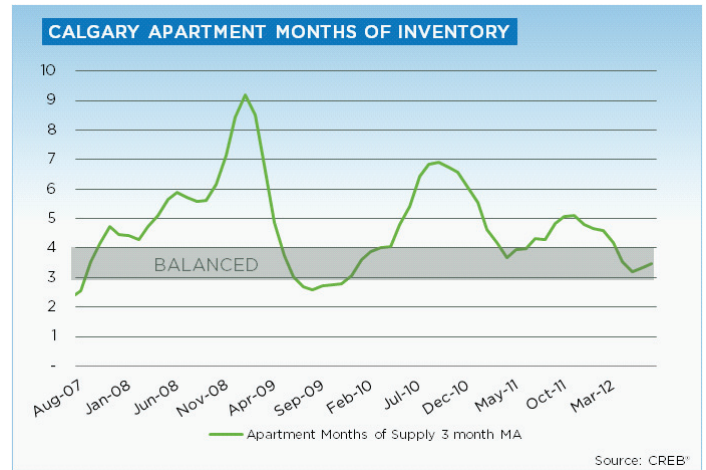
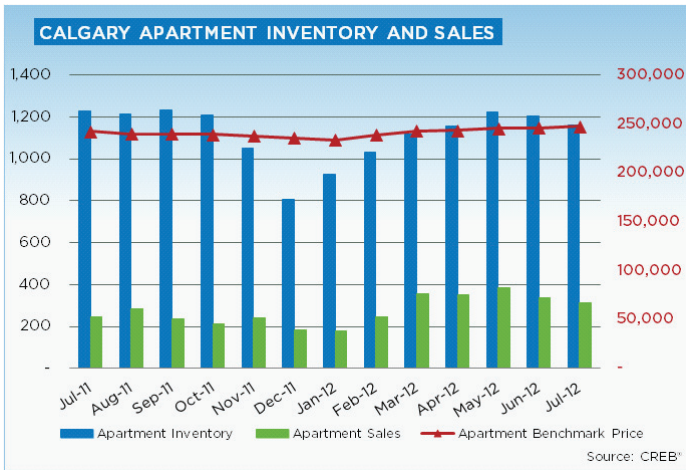
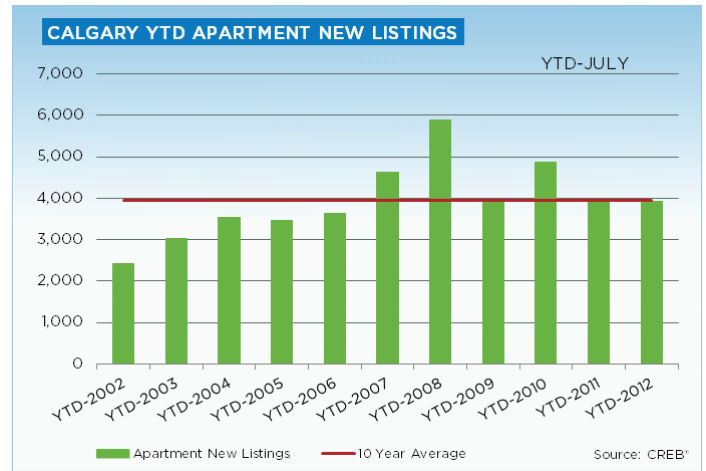
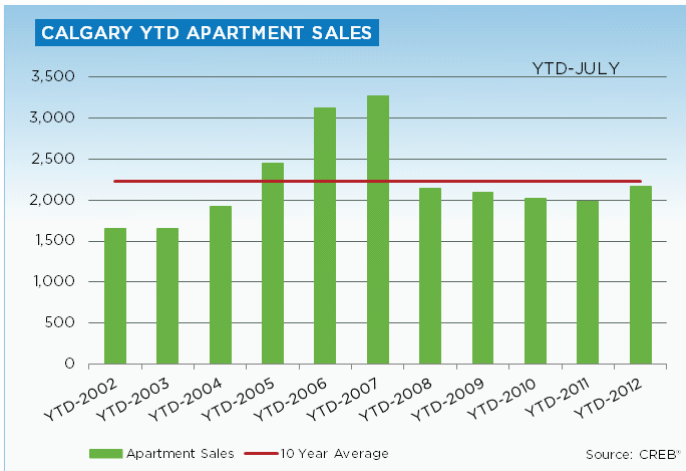
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
AverageDOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	239,676
Index	164	166	169	170	170	170	169	168	168	167	166	165	164
2012													
Sales	179	246	356	351	386	339	311						2,168
New Listings	504	509	645	596	642	545	476						3,917
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161						
AverageDOM	64	51	48	50	50	55	55						52
Average Price	247,837	288,991	271,724	267,931	280,030	301,348	286,231						279,289
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600						
Index	163	167	170	170	171	172	173						

	Jul-11	Jul-12	YTD2011	YTD2012
Calgary Apartment				
>\$100,000	5	2	34	13
\$100,000 - \$199,999	60	69	490	482
\$200,000 - \$299,999	101	134	839	981
\$300,000 - \$349,999	32	43	256	281
\$350,000 - \$399,999	27	20	171	169
\$400,000 - \$449,999	7	17	55	106
\$450,000 - \$499,999	10	11	56	50
\$500,000 - \$549,999	3	3	27	24
\$550,000 - \$599,999	1	4	16	19
\$600,000 - \$649,999	1	2	7	11
\$650,000 - \$699,999	-	-	9	6
\$700,000 - \$799,999	-	4	4	10
\$800,000 - \$899,999	1	-	12	1
\$900,000 - \$999,999	-	-	-	2
\$1,000,000 - \$1,249,999	-	-	1	5
\$1,250,000 - \$1,499,999	-	1	3	1
\$1,500,000 - \$1,749,999	-	1	-	4
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	248	311	1,982	2,168



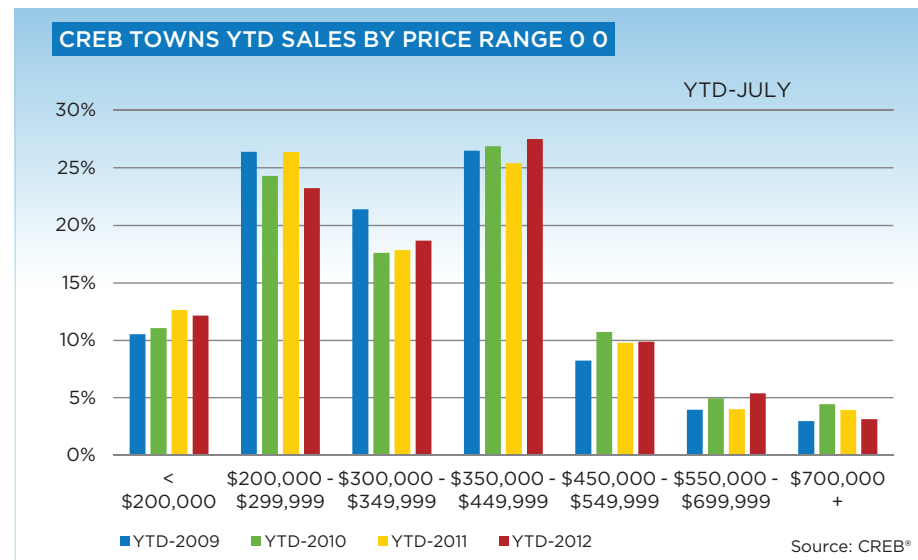
CITY OF CALGARY CONDOMINIUM APARTMENTS



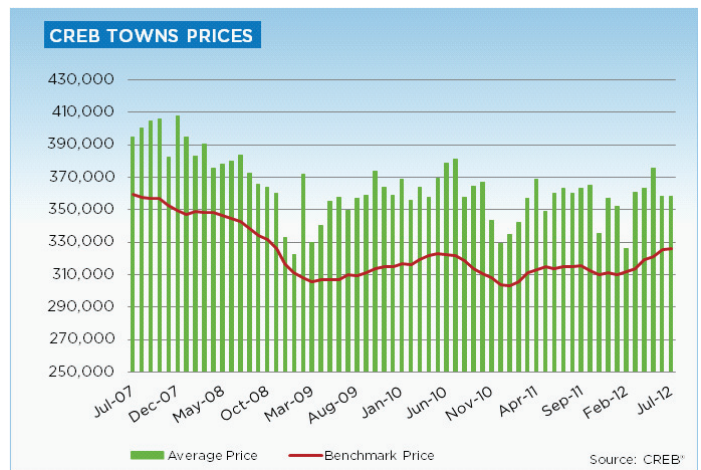
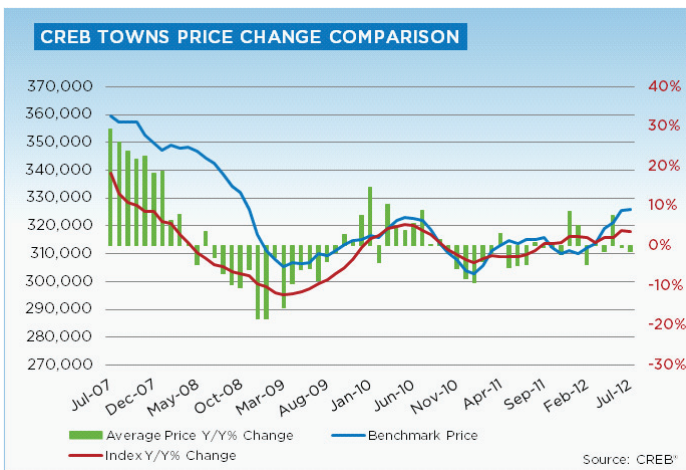
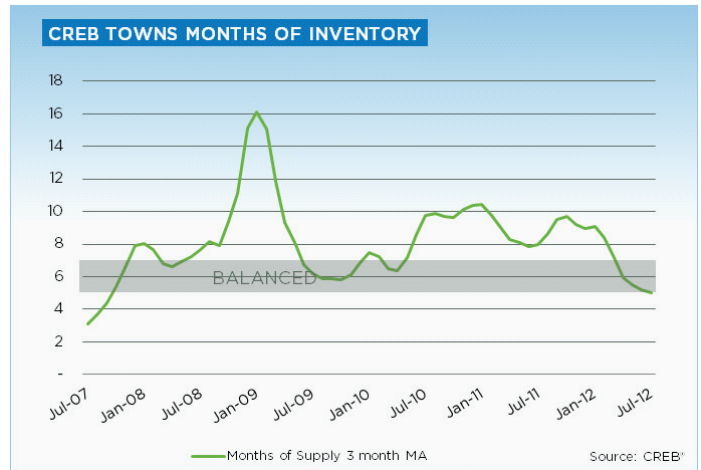
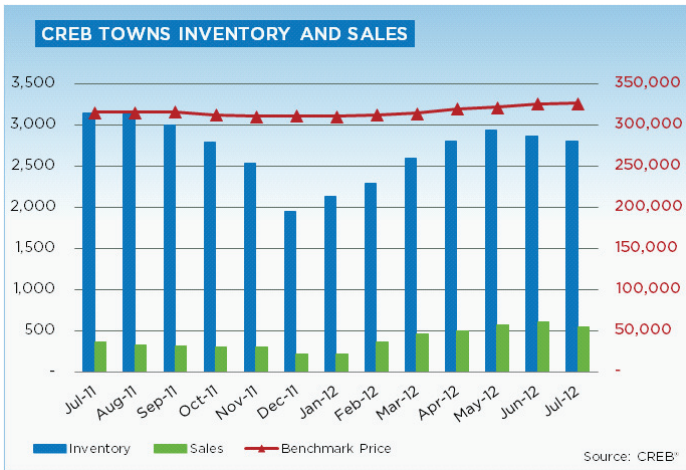
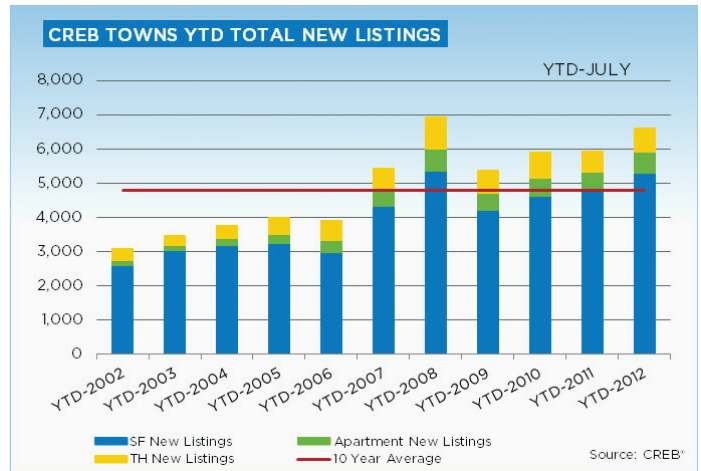
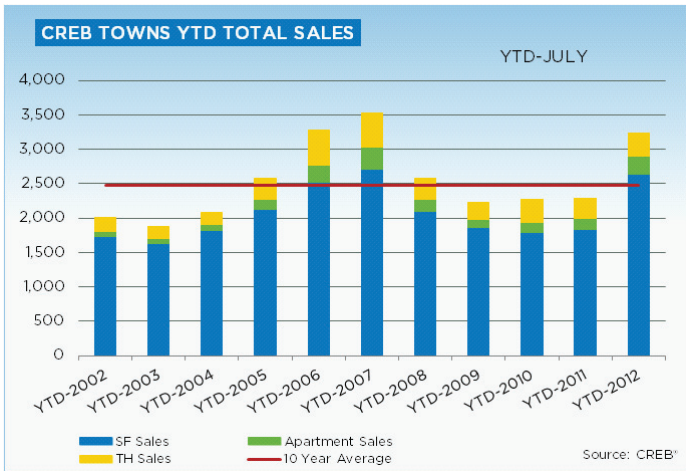
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	199	270	322	324	386	431	355	318	309	296	298	216	3,724
New Listings	688	717	891	865	1,011	921	848	799	707	687	479	327	8,940
Active Listings	2,121	2,274	2,549	2,757	3,029	3,081	3,141	3,153	3,000	2,793	2,531	1,941	
AverageDOM	82	83	74	81	77	68	80	75	85	83	82	90	79
Average Price	334,831	342,161	357,231	368,806	349,124	359,951	363,172	360,359	363,356	365,105	335,414	357,287	355,648
Benchmark Price	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	325,980
Index	159	161	164	165	166	165	166	166	166	164	163	164	164
2012													
Sales	218	355	457	498	565	609	539						3,241
New Listings	730	800	1,094	1,071	1,081	973	863						6,612
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866	2,806						
AverageDOM	102	81	69	72	77	70	75						75
Average Price	352,113	325,915	360,456	363,453	375,442	358,313	358,217						358,409
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000						
Index	163	164	165	168	169	171	172						

	Jul-11	Jul-12	YTD2011	YTD2012
CREB Towns				
>\$100,000	7	13	40	83
\$100,000 - \$199,999	23	50	249	311
\$200,000 - \$299,999	95	113	603	753
\$300,000 - \$349,999	60	112	408	605
\$350,000 - \$399,999	61	82	336	495
\$400,000 - \$449,999	37	79	245	397
\$450,000 - \$499,999	23	31	143	194
\$500,000 - \$549,999	15	16	81	126
\$550,000 - \$599,999	11	15	42	81
\$600,000 - \$649,999	2	6	20	56
\$650,000 - \$699,999	6	6	30	38
\$700,000 - \$799,999	7	6	26	27
\$800,000 - \$899,999	3	3	18	28
\$900,000 - \$999,999	2	3	16	15
\$1,000,000 - \$1,249,999	1	2	14	16
\$1,250,000 - \$1,499,999	2	-	13	9
\$1,500,000 - \$1,749,999	-	2	1	4
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	355	539	2,287	3,241



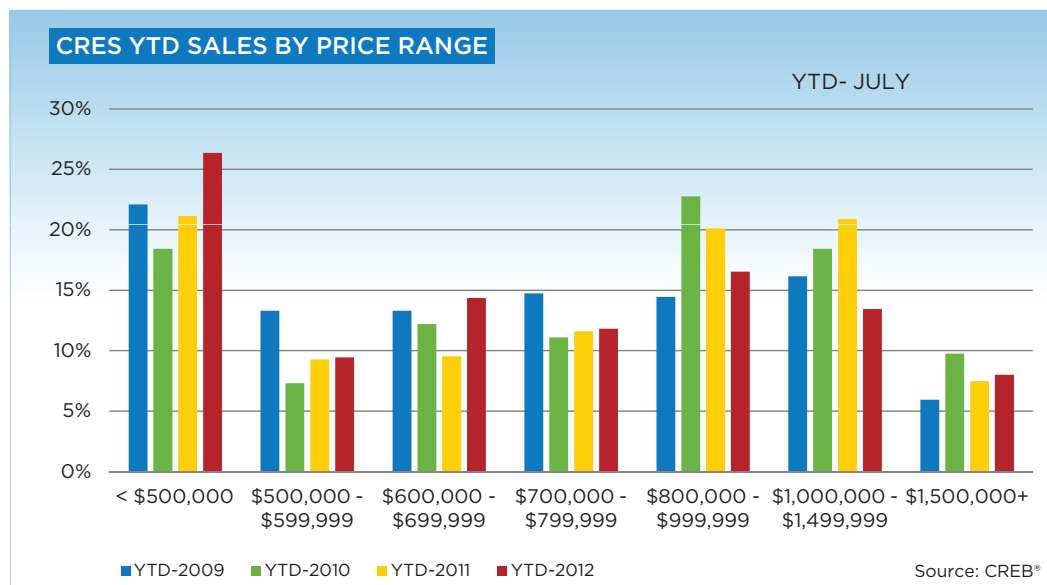
CREB® TOWNS



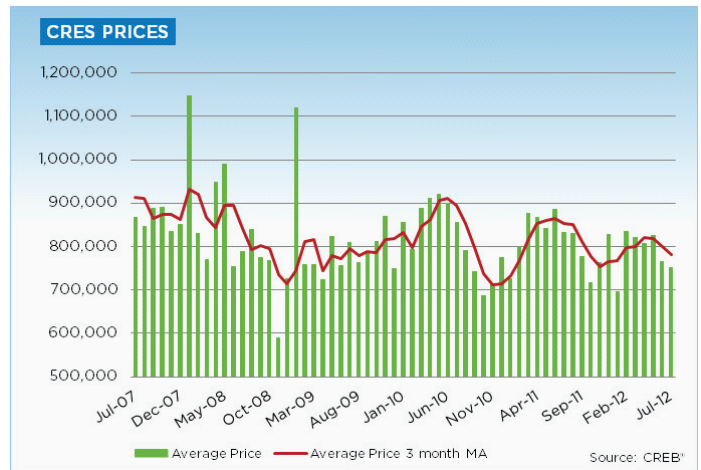
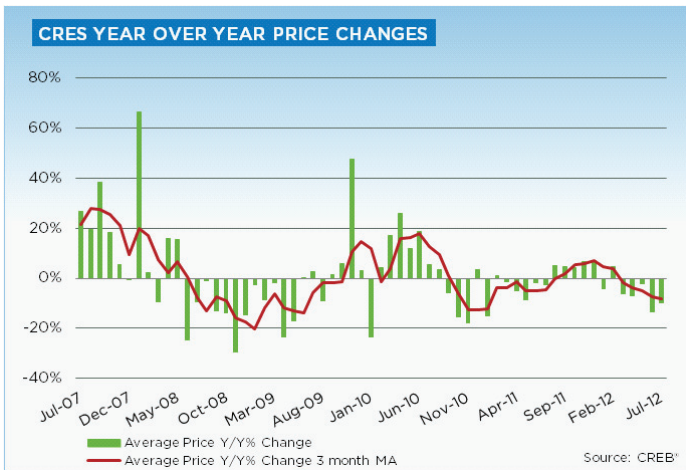
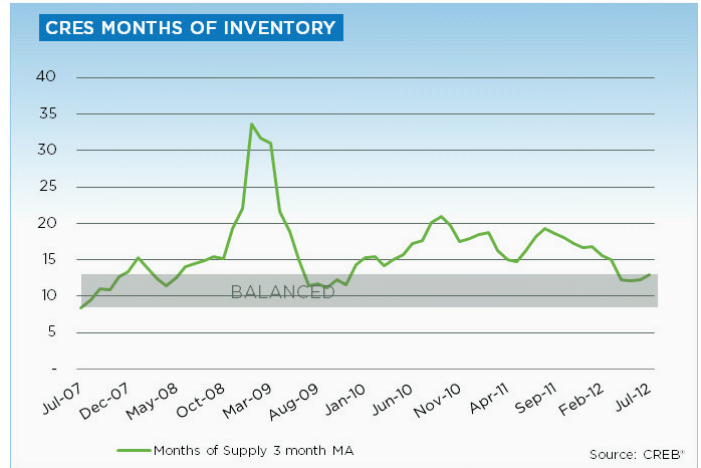
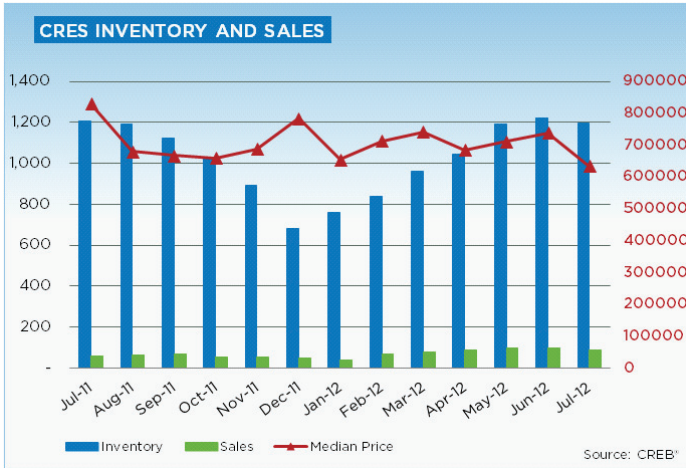
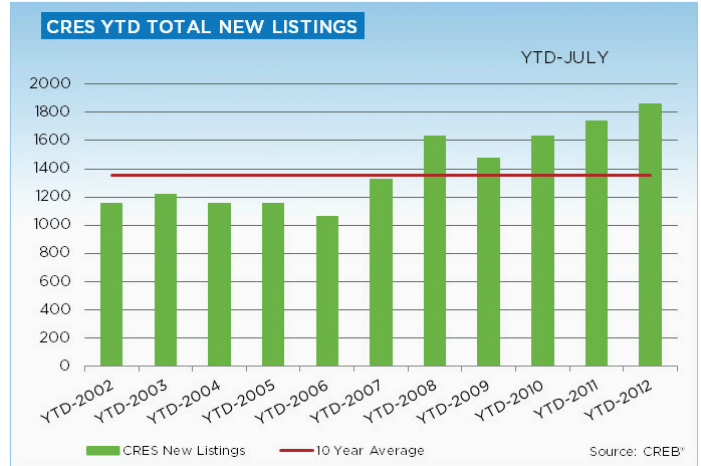
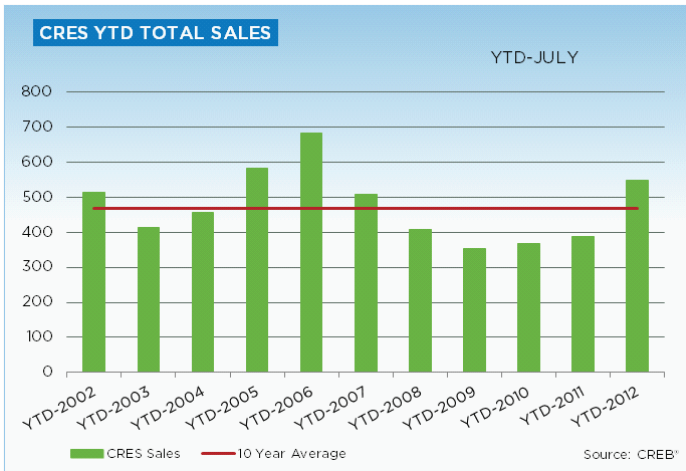
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	315	243	225	224	169	134	98	2,590
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
AverageDOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
2012													
Sales	39	66	76	90	97	96	86						550
New Listings	215	221	309	257	350	288	217						1,857
Active Listings	760	837	962	1,044	1,190	1,221	1,198						
AverageDOM	127	94	91	93	98	114	100						100
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	751,627						791,785

	Jul-11	Jul-12	YTD2011	YTD2012
CRES				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	-	-	10	12
\$200,000 - \$299,999	2	7	26	25
\$300,000 - \$349,999	1	3	10	28
\$350,000 - \$399,999	4	9	15	25
\$400,000 - \$449,999	3	7	14	23
\$450,000 - \$499,999	1	7	7	28
\$500,000 - \$549,999	3	-	16	24
\$550,000 - \$599,999	1	4	20	28
\$600,000 - \$649,999	3	9	16	34
\$650,000 - \$699,999	1	6	21	45
\$700,000 - \$799,999	6	6	45	65
\$800,000 - \$899,999	16	8	48	55
\$900,000 - \$999,999	6	4	30	36
\$1,000,000 - \$1,249,999	8	6	62	53
\$1,250,000 - \$1,499,999	1	3	19	21
\$1,500,000 - \$1,749,999	2	4	11	17
\$1,750,000 - \$1,999,999	-	-	5	7
\$2,000,000 - \$2,499,999	-	1	8	13
\$2,500,000 - \$2,999,999	-	1	4	4
\$3,000,000 - \$3,499,999	1	1	1	2
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	-
	59	86	388	550



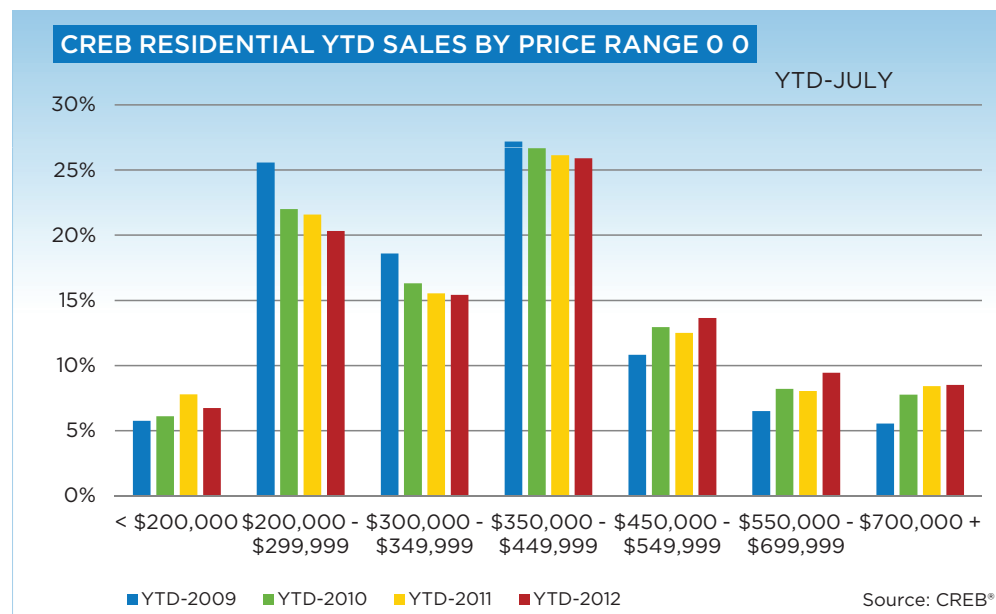
CREB® COUNTRY RESIDENTIAL



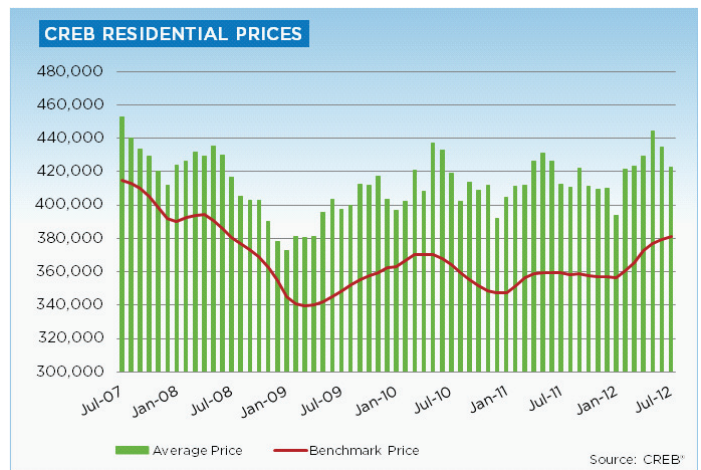
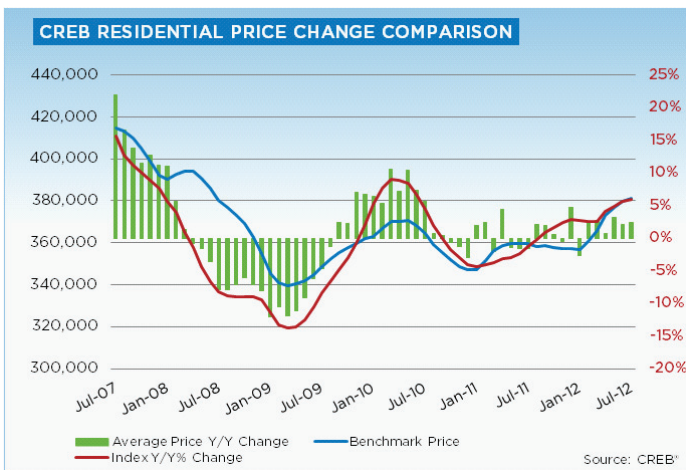
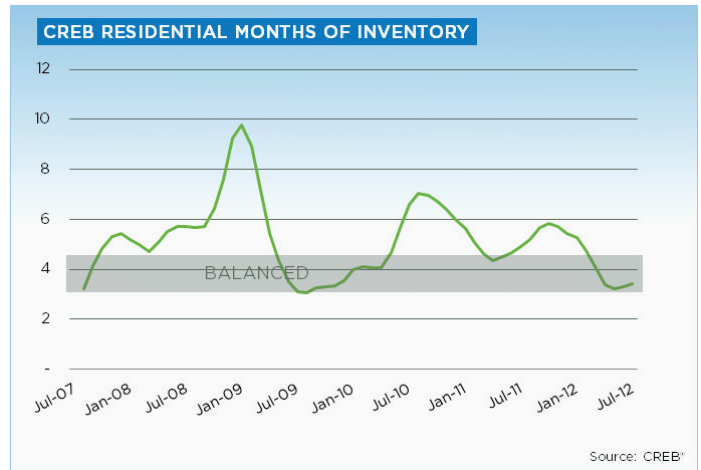
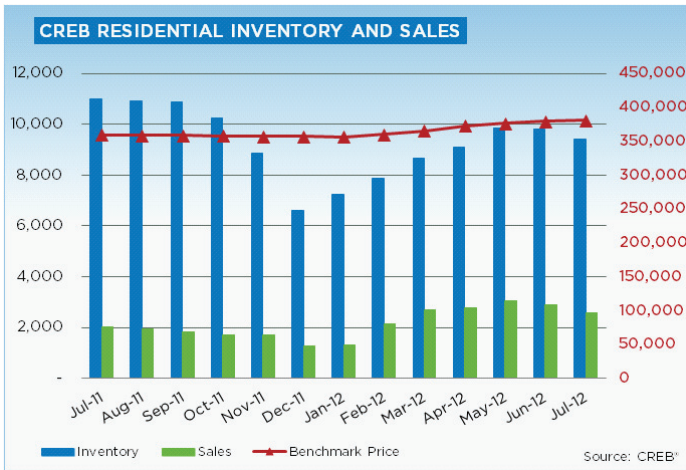
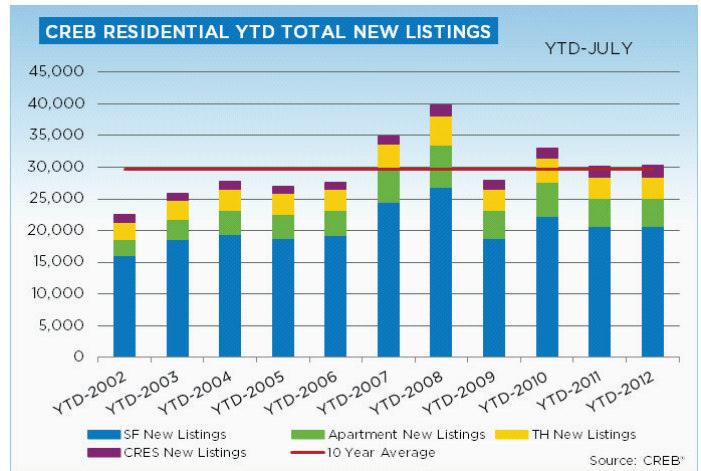
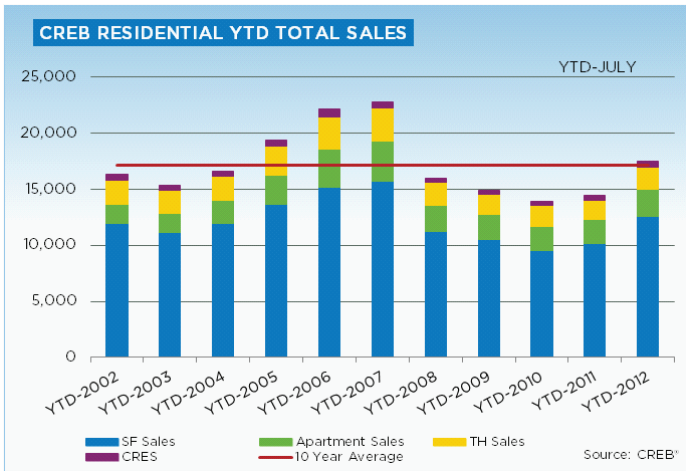
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,316	1,935	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,698	1,290	22,900
New Listings	3,676	4,156	4,544	4,372	4,866	4,590	3,948	3,986	4,135	3,387	2,453	1,501	45,614
Active Listings	7,434	8,234	9,309	10,082	10,798	11,014	10,980	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	55
Average Price	404,637	411,542	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	409,742	410,169	416,715
Benchmark Price	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	369,059
Index	164	166	168	169	169	169	170	169	169	169	168	168	168
2012													
Sales	1,326	2,154	2,700	2,786	3,046	2,907	2,561						17,480
New Listings	3,477	3,904	4,755	4,568	5,235	4,573	3,742						30,254
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433						
AverageDOM	69	56	48	49	48	49	52						51
Average Price	393,778	421,465	423,223	429,488	444,448	434,855	422,680						427,325
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100						
Index	168	170	172	176	178	179	180						

	Jul-11	Jul-12	YTD2011	YTD2012
CREB Total				
>\$100,000	12	15	78	101
\$100,000 - \$199,999	125	157	1,045	1,076
\$200,000 - \$299,999	448	513	3,111	3,552
\$300,000 - \$349,999	297	418	2,242	2,696
\$350,000 - \$399,999	319	349	2,161	2,450
\$400,000 - \$449,999	228	336	1,608	2,079
\$450,000 - \$499,999	158	209	1,102	1,409
\$500,000 - \$549,999	108	117	701	975
\$550,000 - \$599,999	70	110	496	706
\$600,000 - \$649,999	48	82	342	549
\$650,000 - \$699,999	49	60	321	397
\$700,000 - \$799,999	50	65	382	508
\$800,000 - \$899,999	38	43	275	305
\$900,000 - \$999,999	16	28	135	188
\$1,000,000 - \$1,249,999	21	24	184	232
\$1,250,000 - \$1,499,999	11	11	110	104
\$1,500,000 - \$1,749,999	3	13	36	64
\$1,750,000 - \$1,999,999	3	-	35	28
\$2,000,000 - \$2,499,999	3	5	30	36
\$2,500,000 - \$2,999,999	1	3	19	16
\$3,000,000 - \$3,499,999	1	3	4	6
\$3,500,000 - \$3,999,999	1	-	2	2
\$4,000,000 +	-	-	1	1
	2,010	2,561	14,420	17,480



CREB® TOTAL RESIDENTIAL



DEFINITIONS

SF - Single Family

TH - Condominium Townhouse

Months of Supply - Active Listings (Inventory) / sales

Composite - includes single family, apartment and townhouse activity

Average DOM - Average Days on Market for Sold properties

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

Active Listings - Total listings on the market as of 4:30am on the first of day of the month

LP - List Price

SP - Sales Price

CRES - Country residential properties

YTD - Year to Date

3 month MA - 3 month Moving Average

Y/Y - Year over Year

New Listings - include listings added for a particular month

HOW THESE STATISTICS ARE CALCULATED

In order to align our data with the MLS® Home Price Index (HPI), we made several changes to the data that we report, as well as the monthly statistics.

The new package provides more information and data exclusions provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

A summary of these changes is available below:

MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Condominium Apartment, City of Calgary Condominium Townhouse.

All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.

CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - include all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to best reflect the adjustments made to the data.

TOTAL MLS®

- Changed to **CREB® Total Residential** and excludes the following:
- Excludes: Rural Land, Country Recreational (CREC),
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC inventories could be pulled out of the total MLS® inventory data. No adjustments could be made for Vacant Lots, Time Shares and Parking Stalls, indicating historic figures could be slightly overstated compared to current numbers.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 242 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

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

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