



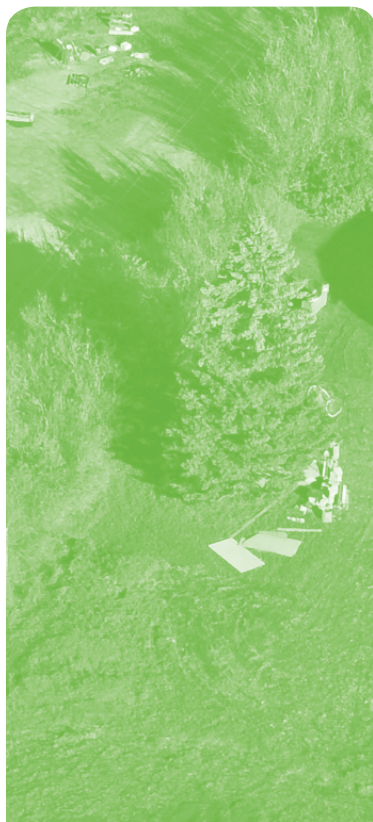
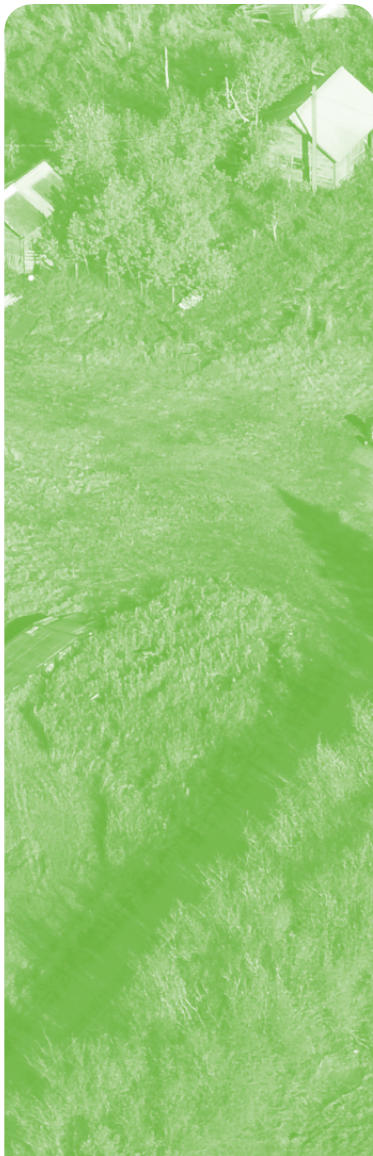
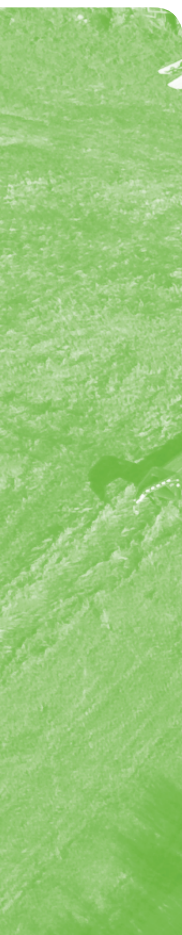
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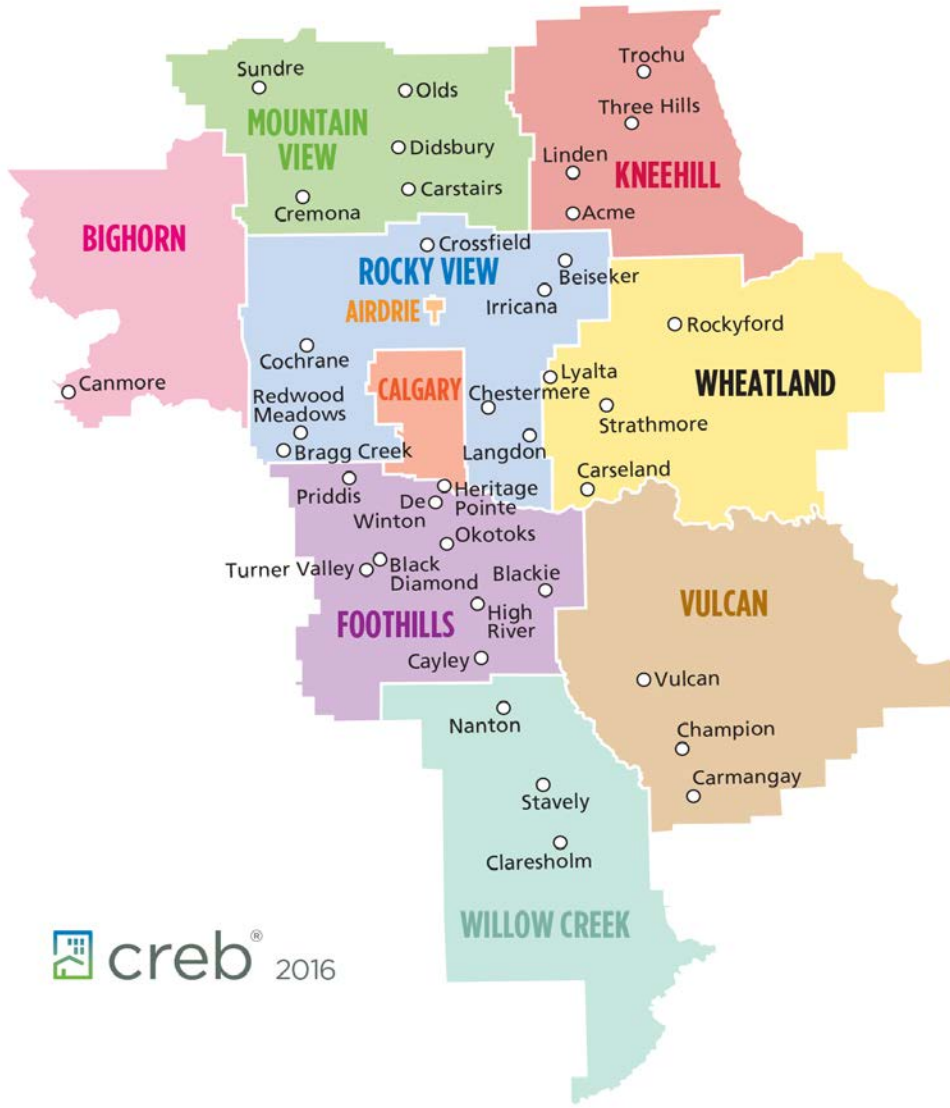
MONTHLY STATISTICS PACKAGE

Calgary Region

May 2016



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REGIONAL HIGHLIGHTS

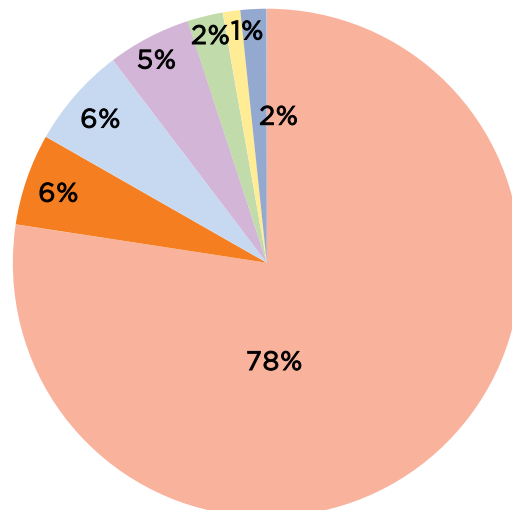
June 1, 2016

- Year-to-date average detached benchmark prices have recorded the steepest decline in the Rural Rocky View area*. Meanwhile, areas such as Okotoks and Strathmore have seen benchmark prices remain similar to levels recorded last year.
- Despite the recent gain in detached sales in Okotoks, sales activity remains well below long-term averages.
- Airdrie and Cochrane remain consistent with long-term trends when looking at sales activity for May.
- Inventories in Cochrane increased to new highs for May. Much of the increase was due to gains in the apartment, row and semi-detached categories.

**only considering surrounding areas with enough activity to generate the MLS® Home Price Index.*

SHARE OF SALES May 2016

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



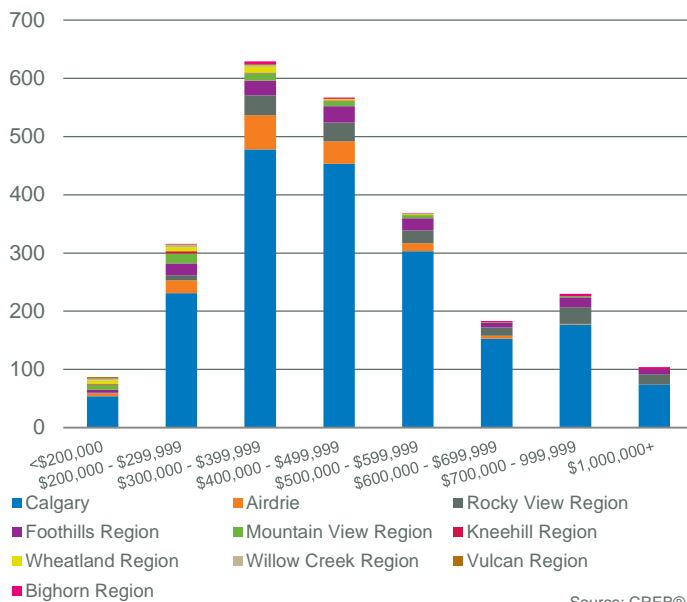
Source: CREB®

May 2016

May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,923	3,319	57.94%	6,148	3.20	439,700	494,078	433,000	77%
Airdrie	145	217	66.82%	485	3.34	359,100	385,060	380,000	6%
Rocky View Region	159	323	49.23%	876	5.51	549,100	615,414	510,000	6%
Foothills Region	132	240	55.00%	658	4.98	395,300	520,365	459,750	5%
Mountain View Region	56	121	46.28%	381	6.80	299,400	339,763	321,250	2%
Kneehill Region	7	20	35.00%	89	12.71	-	266,386	250,000	0%
Wheatland Region	28	89	31.46%	196	7.00	216,000	310,905	311,250	1%
Willow Creek Region	10	30	33.33%	98	9.80	-	224,100	248,750	0%
Vulcan Region	6	20	30.00%	67	11.17	-	212,000	202,250	0%
Bighorn Region	18	39	46.15%	119	6.61	-	789,170	696,582	1%
CREB® Economic Region	2,484	4,418	56.22%	9,117	3.67	436,500	491,062	429,900	100%

CREB® SALES BY PRICE RANGE

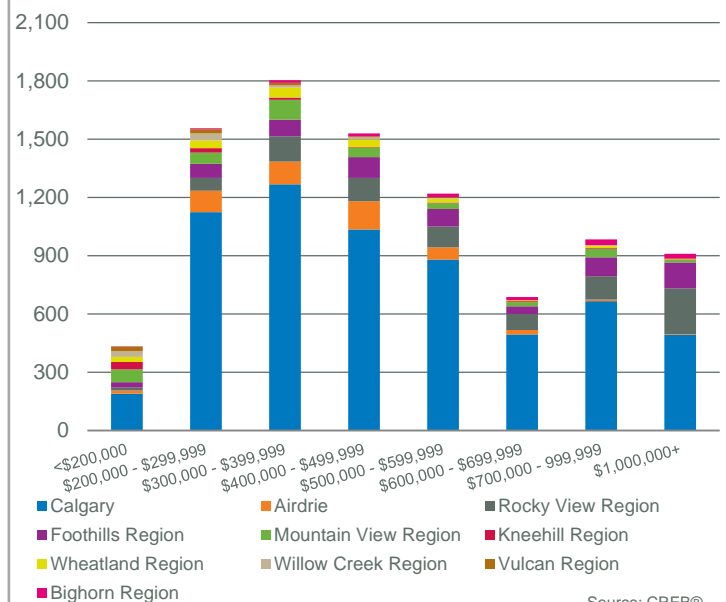
MAY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

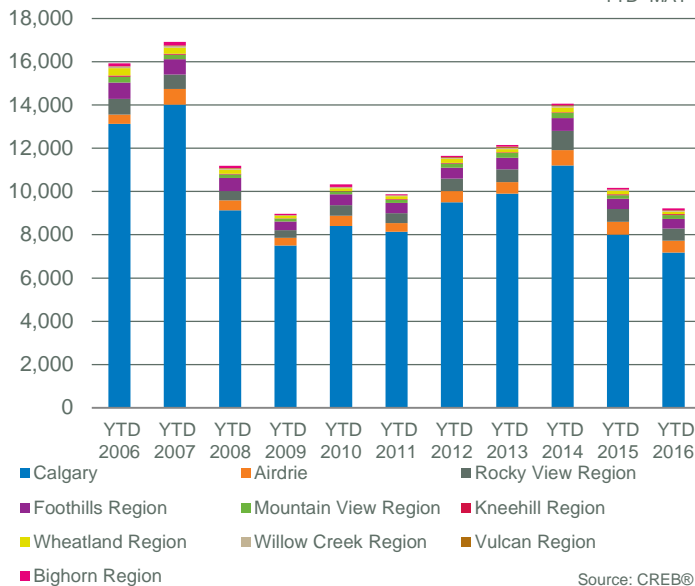
MAY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

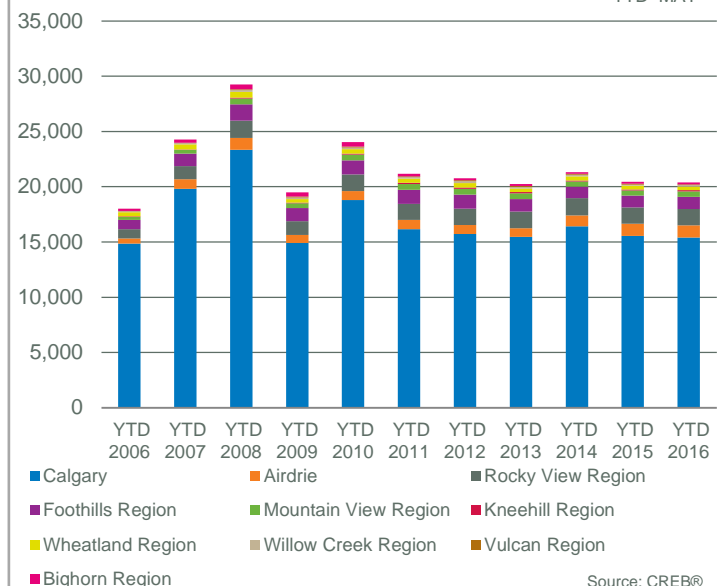
YTD MAY



Source: CREB®

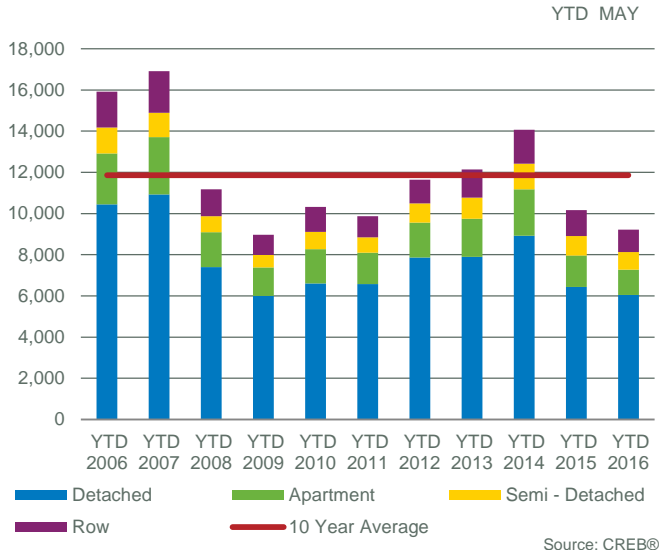
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD MAY

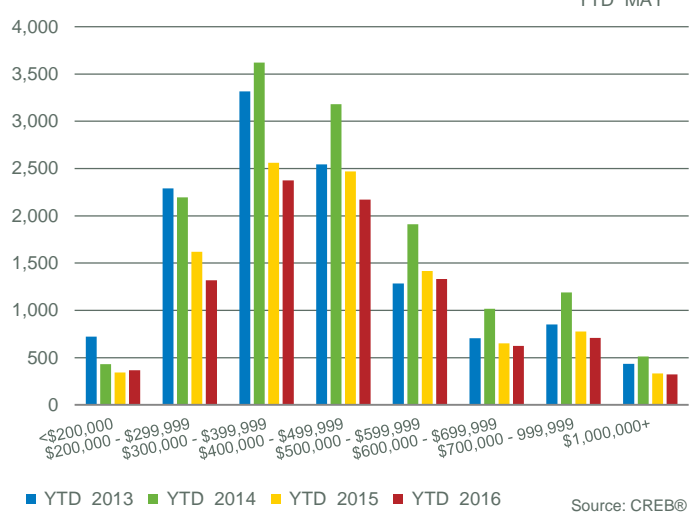


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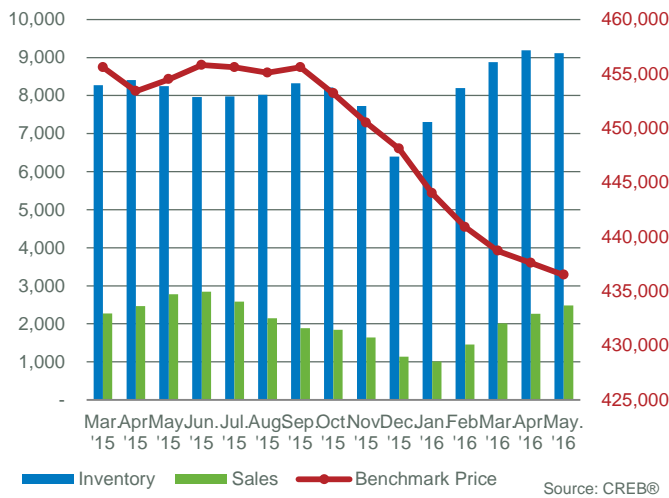
CREB® ECONOMIC REGION TOTAL SALES



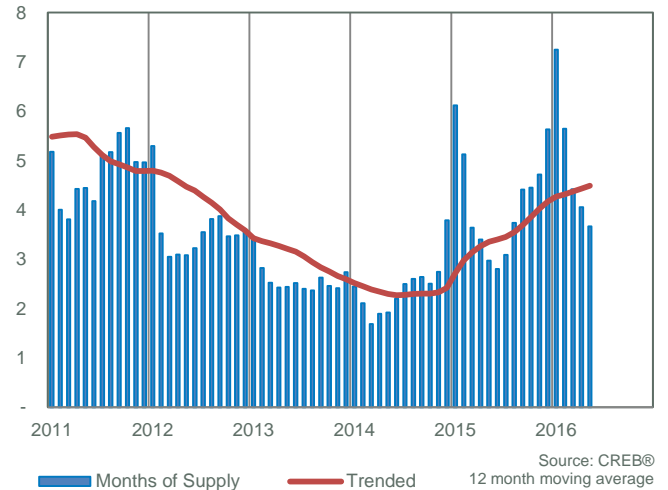
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



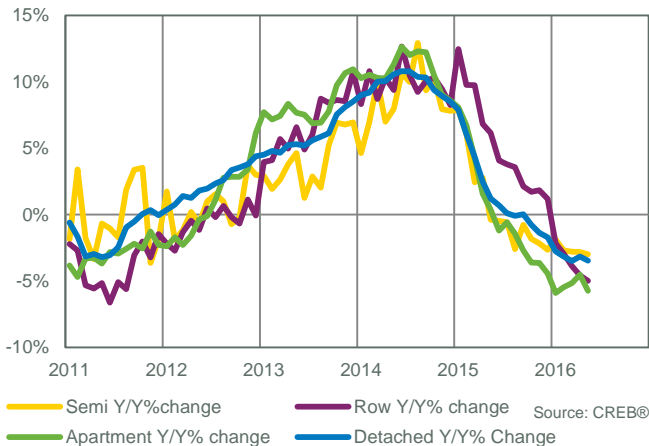
CREB® ECONOMIC REGION INVENTORY AND SALES



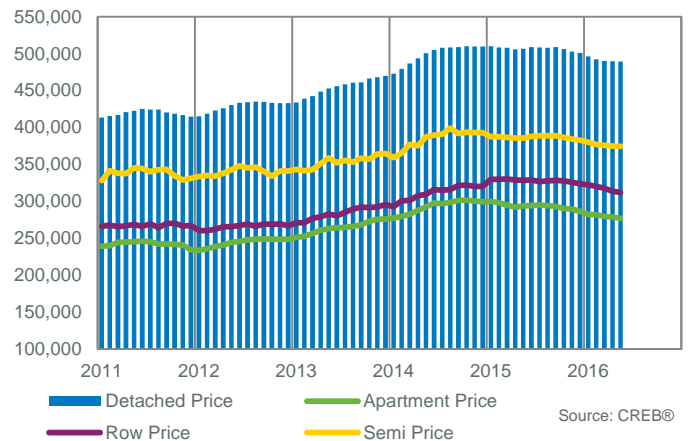
CREB® ECONOMIC REGION MONTHS OF INVENTORY



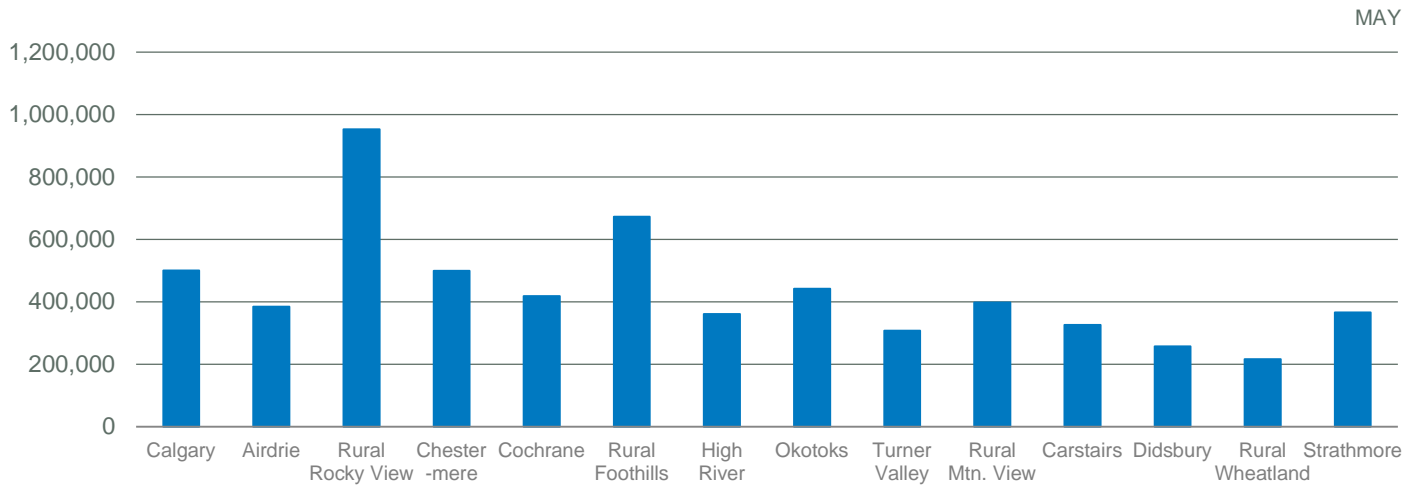
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

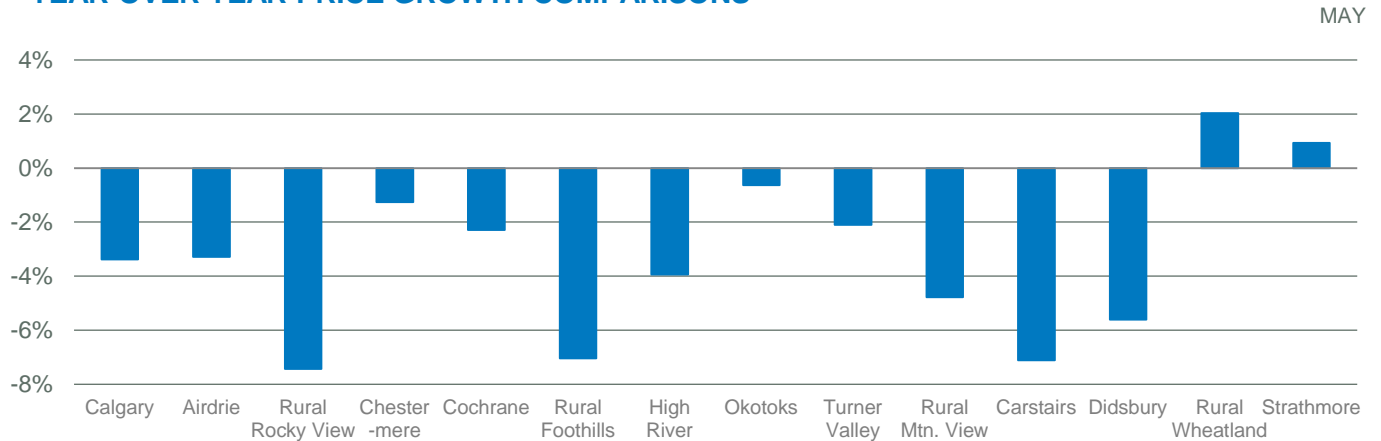


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

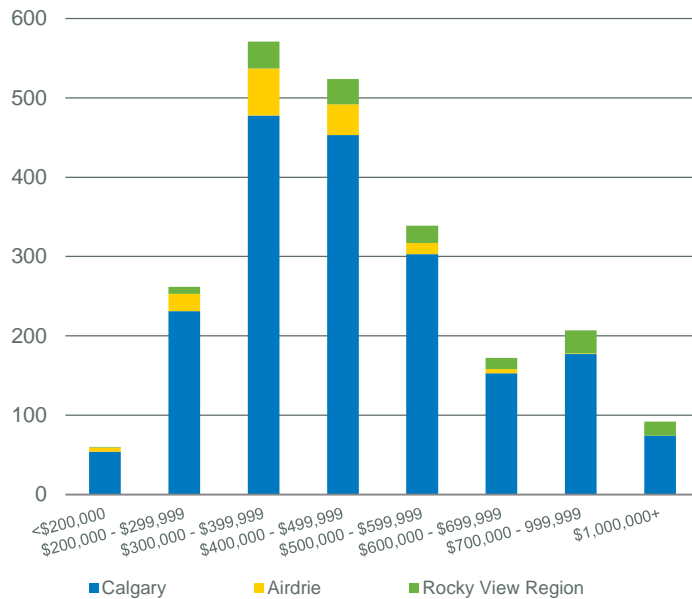
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	176,418	3	1987	2	0
High River	1,287	5,629	3	1985	2	0
Okotoks	1,454	5,038	3	1997	2	1
Turner Valley	1,215	6,335	3	1981	2	0
Rural Mountain View	1,256	7,393	3	1980	2	0
Carstairs	1,266	6,668	3	1987	2	0
Didsbury	1,189	6,384	3	1978	2	0
Rural Wheatland	1,206	11,335	3	1970	2	0
Strathmore	1,255	5,606	3	1996	2	0

May 2016

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City of Calgary	1,923	3,319	57.94%	6,148	3.20	439,700	494,078	433,000	86%
Airdrie	145	217	66.82%	485	3.34	359,100	385,060	380,000	7%
Rocky View Region	159	323	49.23%	876	5.51	549,100	615,414	510,000	7%
Calgary CMA	2,227	3,859	57.71%	7,509	3.37	440,300	495,642	431,500	100%

CALGARY CMA SALES BY PRICE RANGE

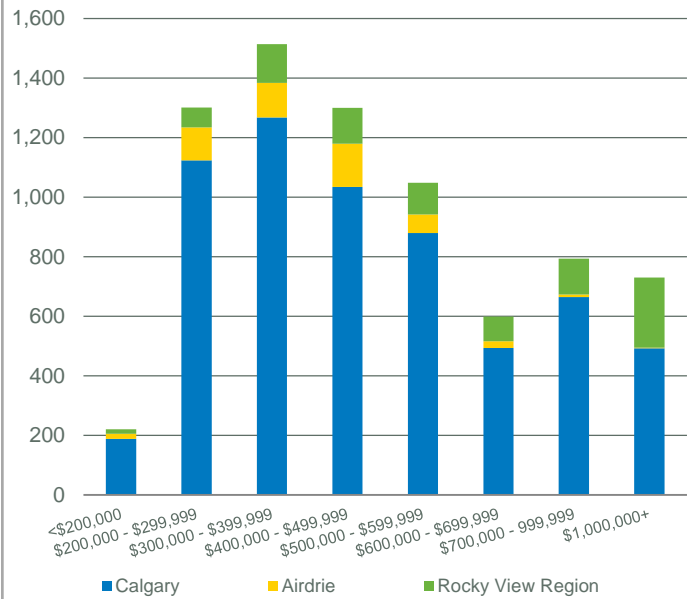
MAY



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

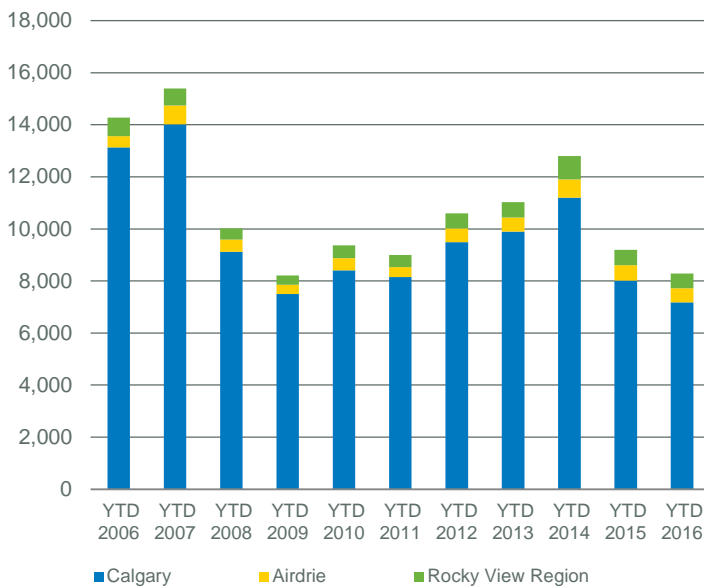
MAY



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

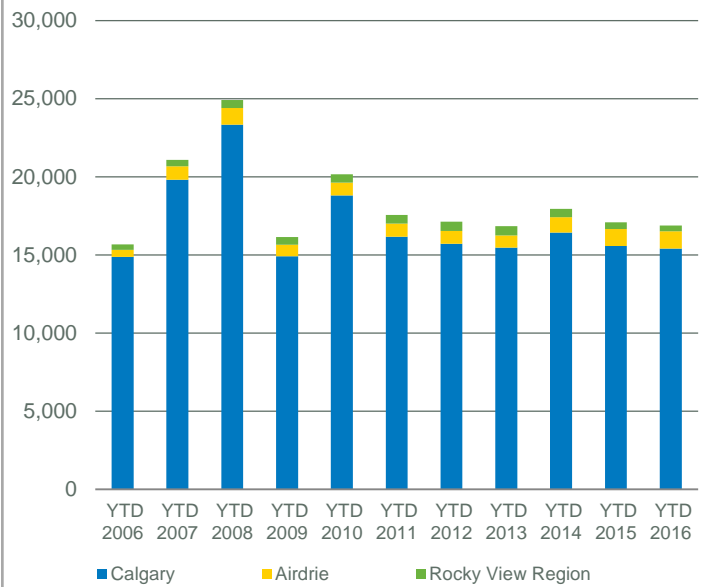
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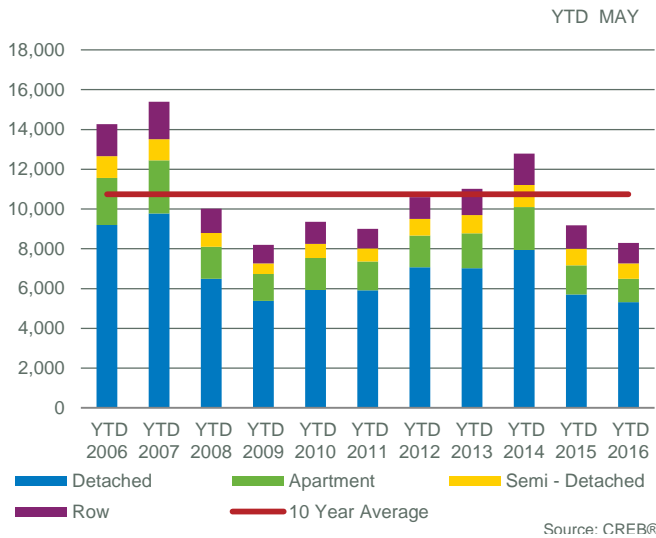
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

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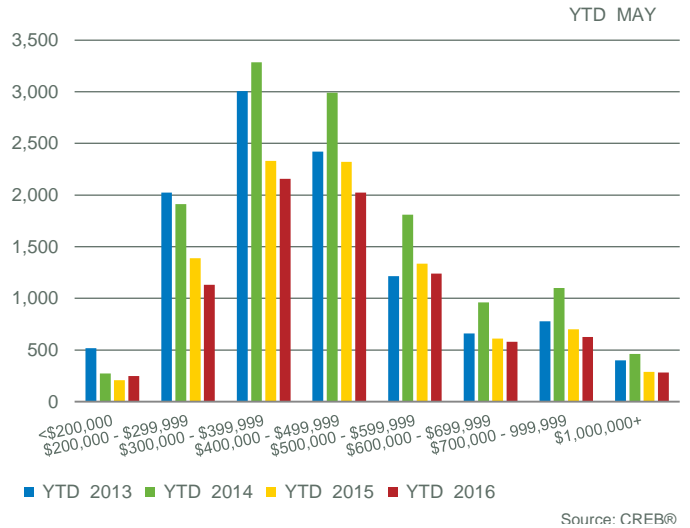


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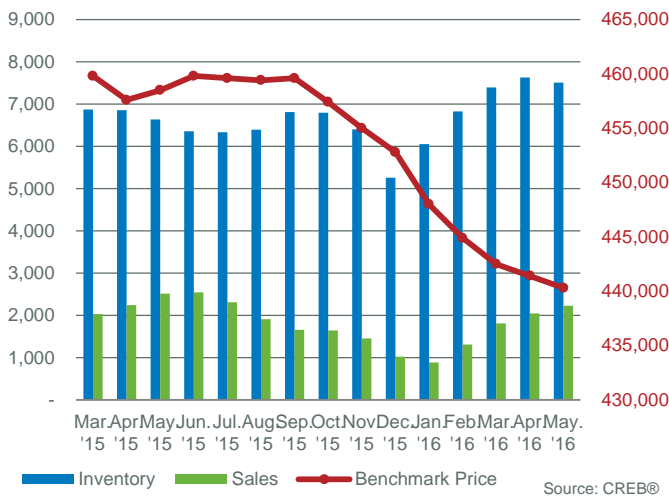
CALGARY CMA TOTAL SALES



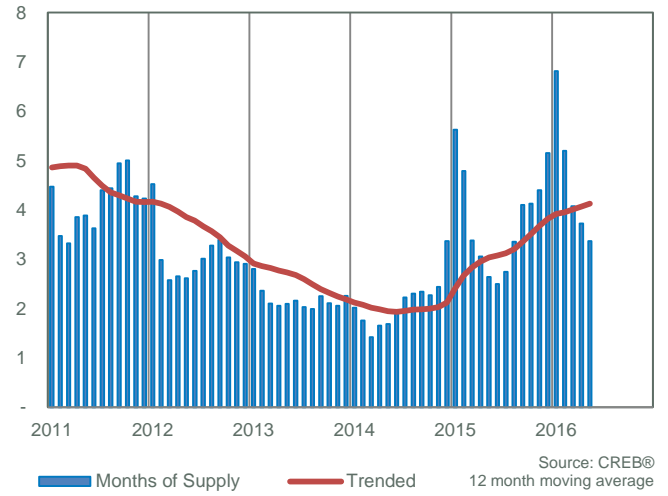
CALGARY CMA TOTAL SALES BY PRICE RANGE



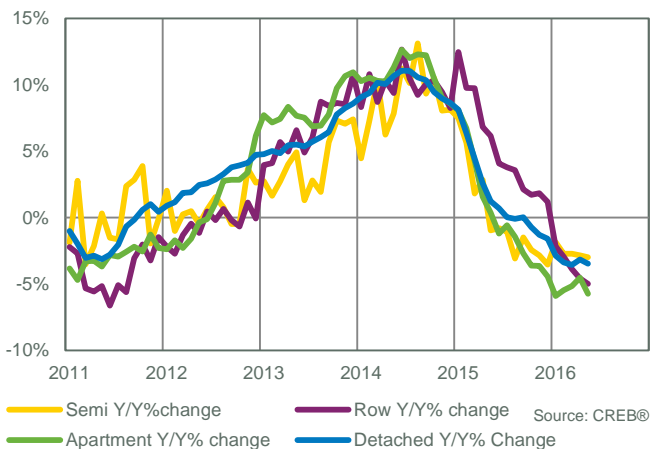
CALGARY CMA INVENTORY AND SALES



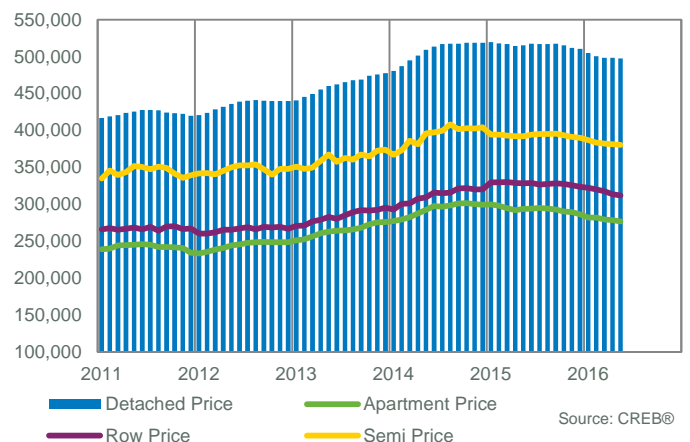
CALGARY CMA MONTHS OF INVENTORY



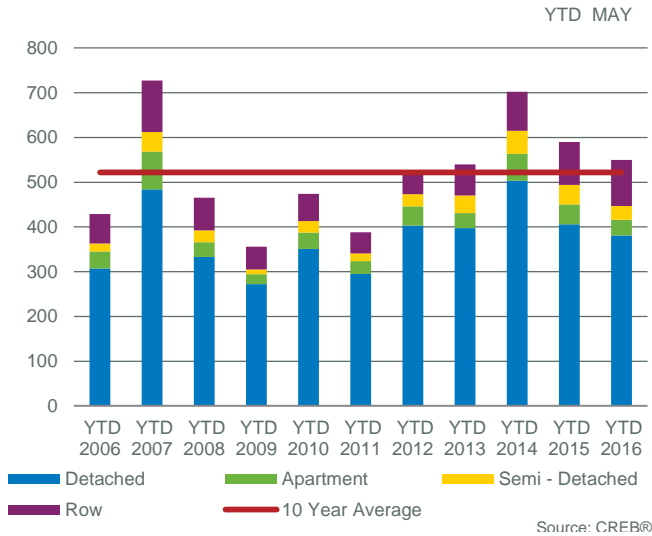
CALGARY CMA PRICE CHANGE



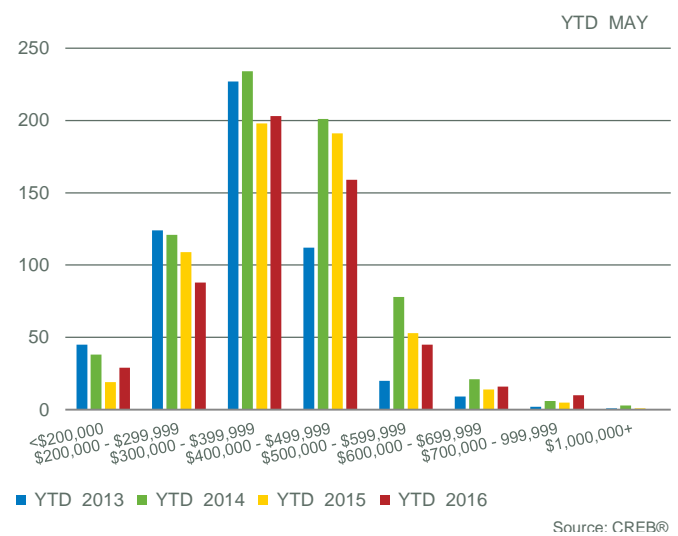
CALGARY CMA PRICES



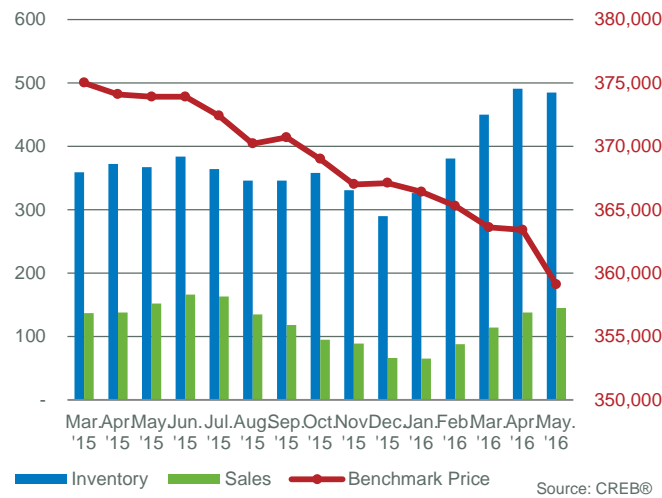
AIRDRIE TOTAL SALES



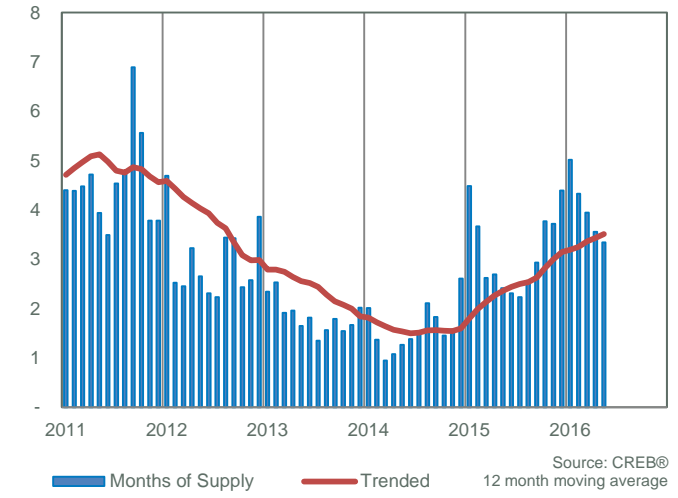
AIRDRIE TOTAL SALES BY PRICE RANGE



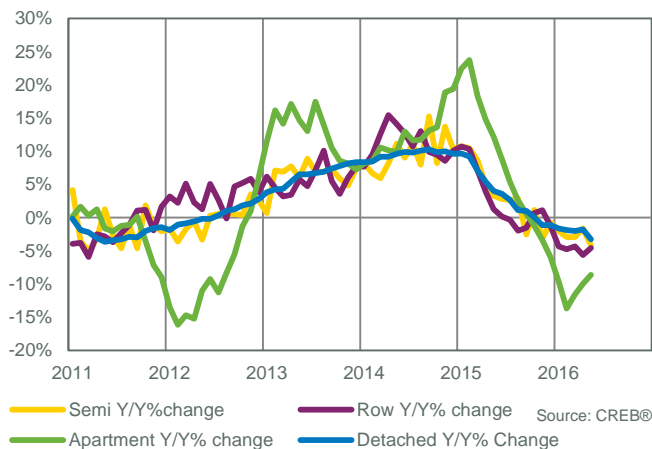
AIRDRIE INVENTORY AND SALES



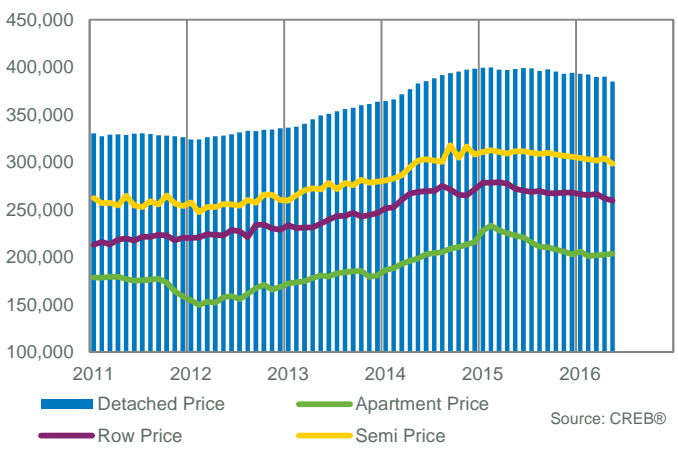
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



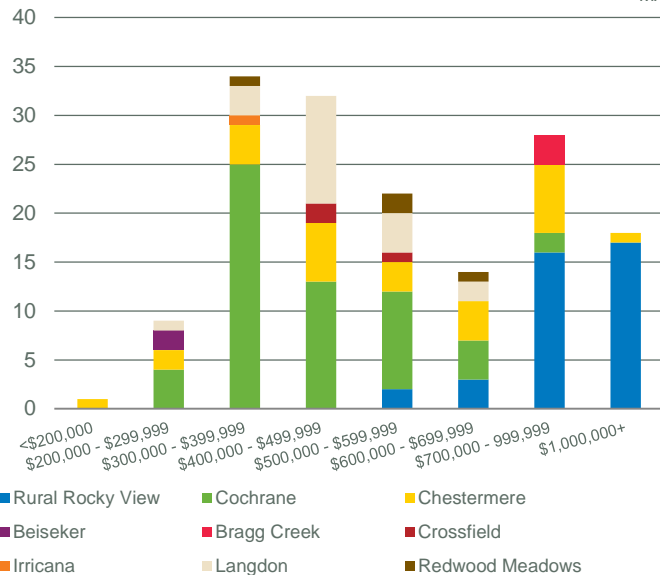
AIRDRIE PRICES



May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	159	323	49.23%	876	5.51	549,100	615,414	510,000	100%
Rural Rocky View	38	79	48.10%	281	7.39	953,800	1,021,114	952,125	24%
Beiseker	2	3	66.67%	6	3.00	-	270,000	270,000	1%
Bragg Creek	3	3	100.00%	13	4.33	-	785,000	760,000	2%
Chestermere	28	71	39.44%	174	6.21	488,800	585,648	515,000	18%
Cochrane	58	126	46.03%	332	5.72	432,700	435,995	403,720	36%
Crossfield	3	12	25.00%	25	8.33	-	491,400	481,200	2%
Irricana	1	2	50.00%	6	6.00	-	330,000	330,000	1%
Langdon	21	18	116.67%	21	1.00	-	464,762	455,000	13%
Redwood Meadows	4	5	80.00%	5	1.25	-	504,625	508,250	3%
Other	1	4	25.00%	13	13.00	-	885,000	885,000	1%

SALES BY PRICE RANGE

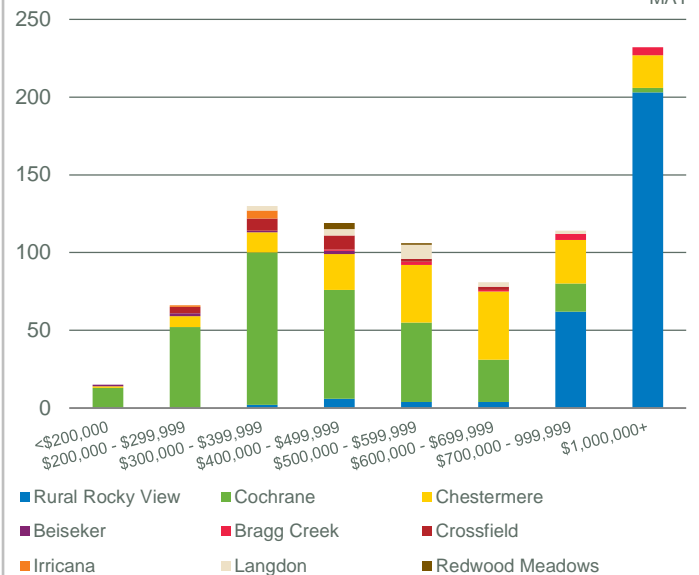
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

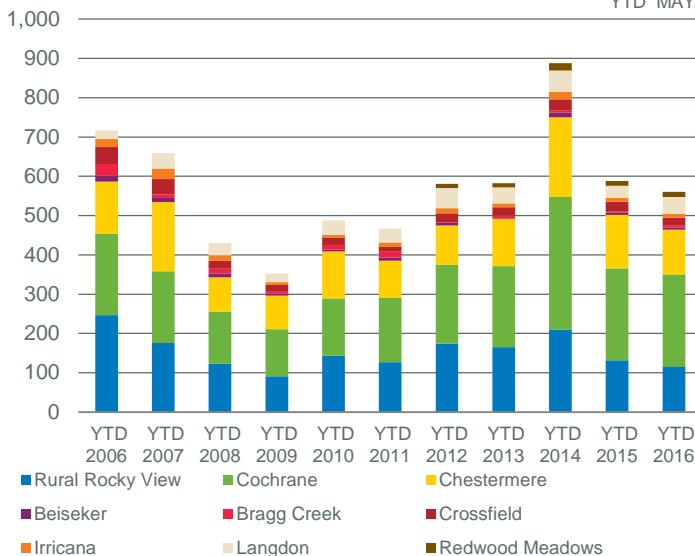
MAY



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

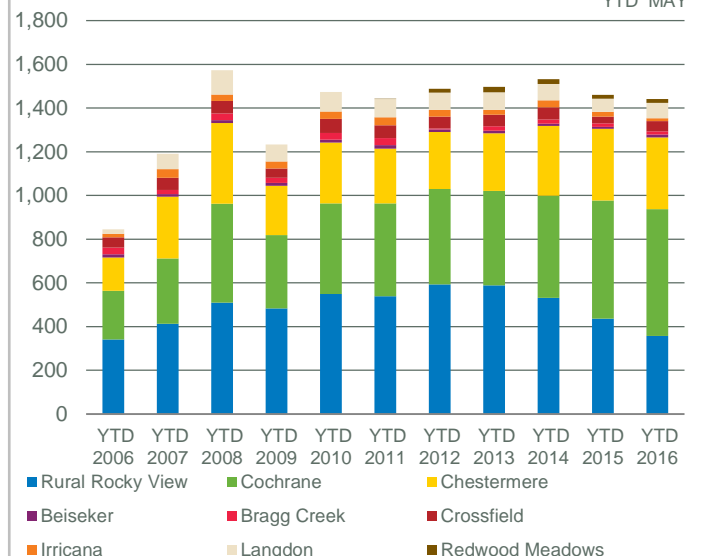
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Source: CREB®

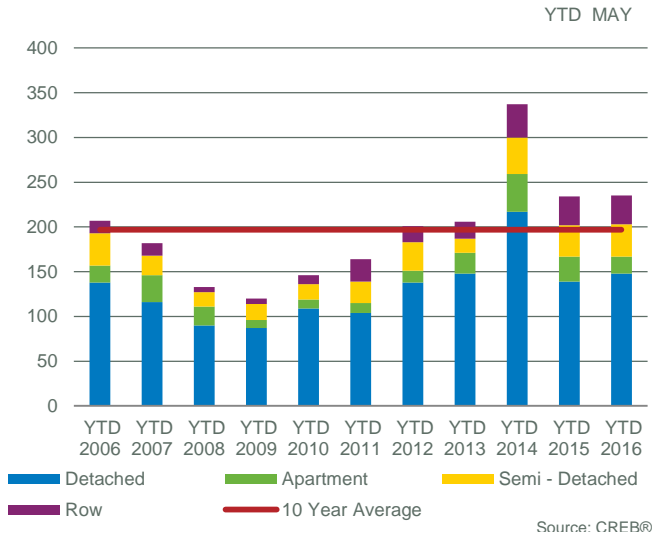
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD MAY

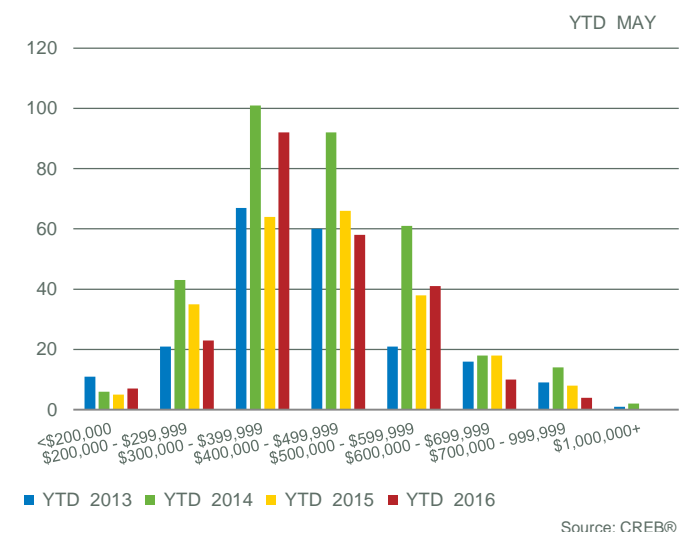


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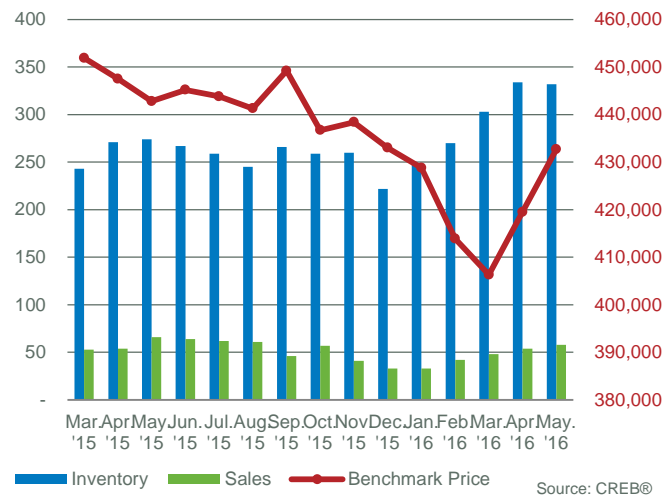
COCHRANE TOTAL SALES



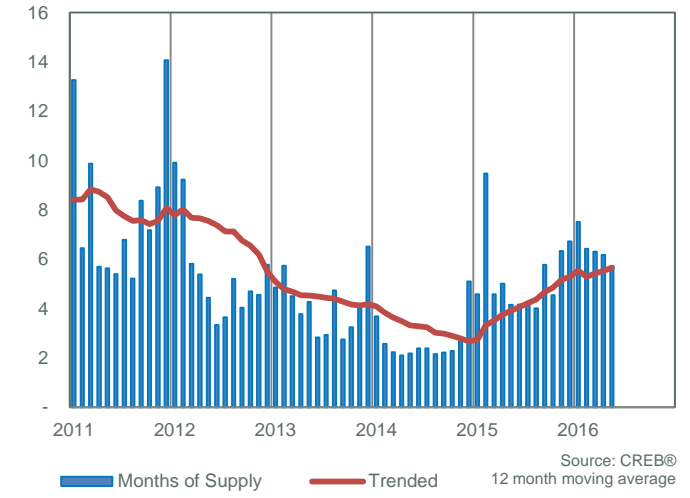
COCHRANE TOTAL SALES BY PRICE RANGE



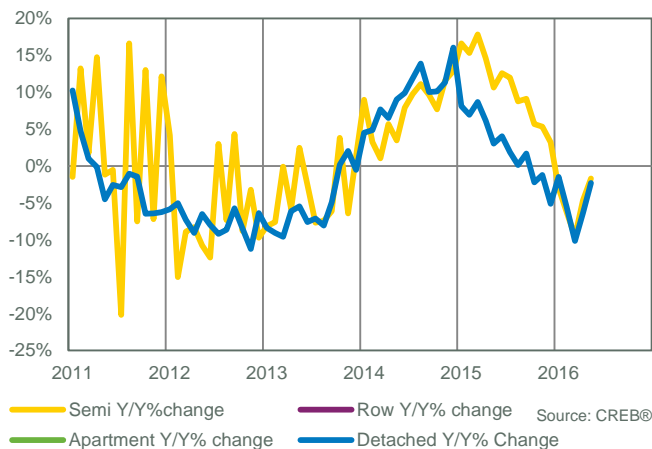
COCHRANE INVENTORY AND SALES



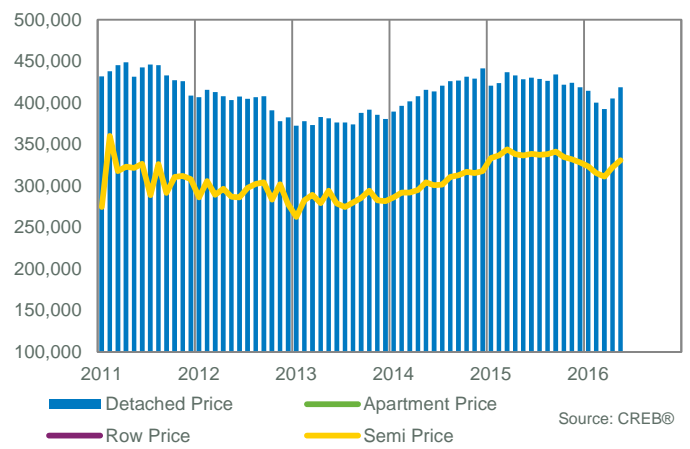
COCHRANE MONTHS OF INVENTORY



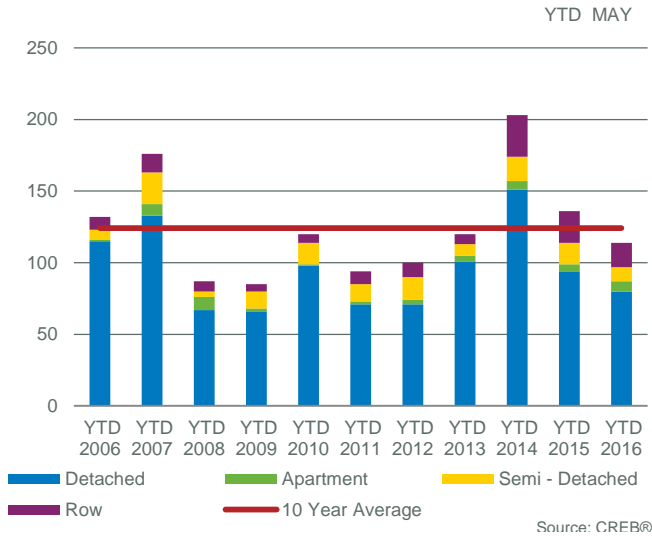
COCHRANE PRICE CHANGE



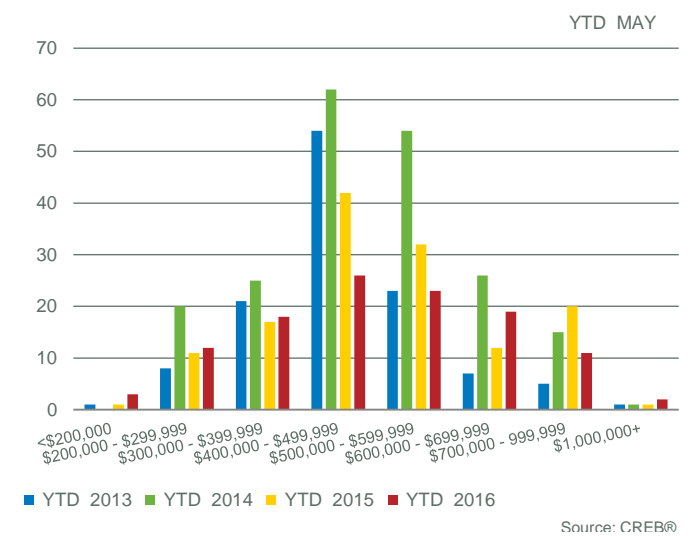
COCHRANE PRICES



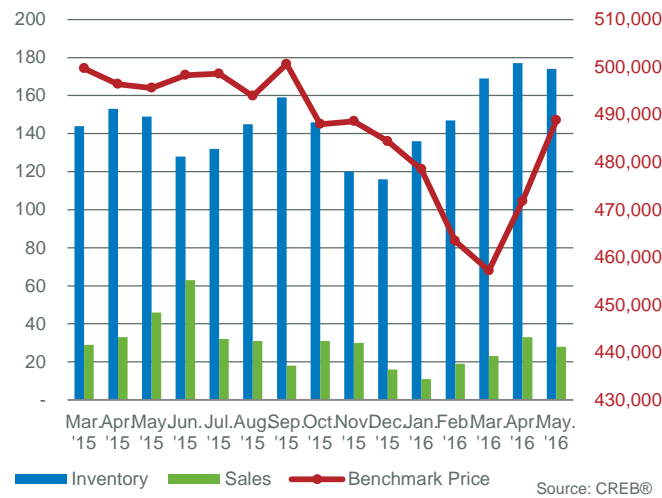
CHESTERMERE TOTAL SALES



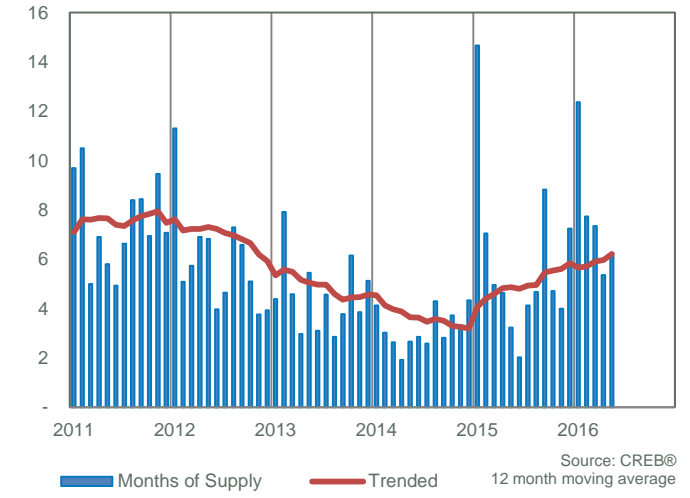
CHESTERMERE TOTAL SALES BY PRICE RANGE



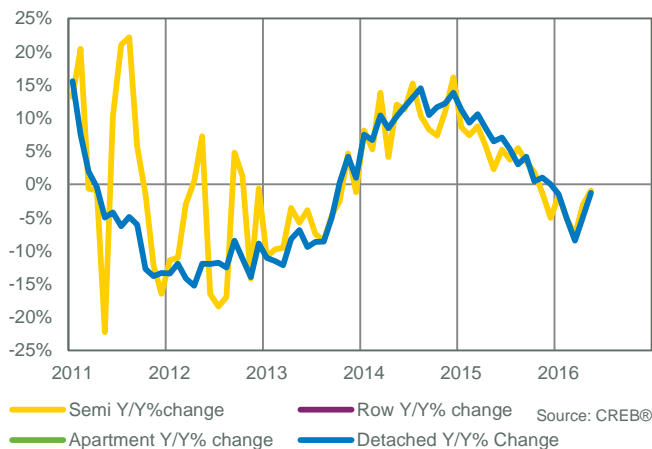
CHESTERMERE INVENTORY AND SALES



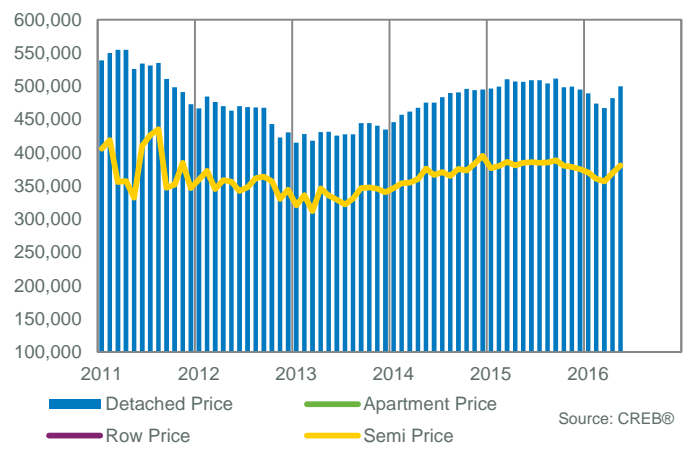
CHESTERMERE MONTHS OF INVENTORY



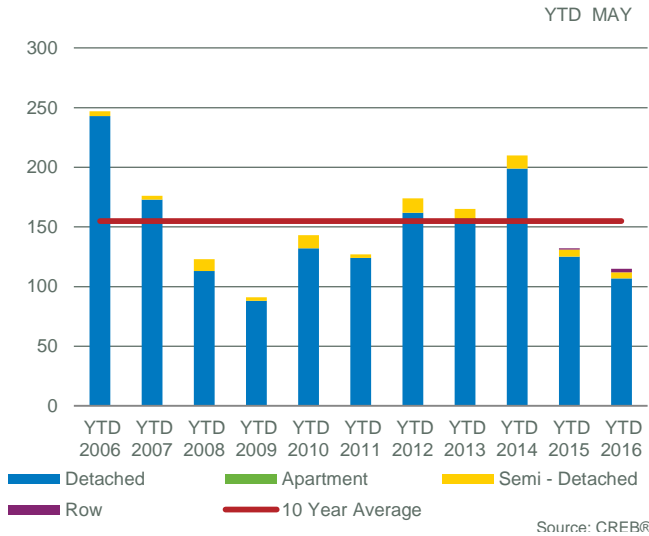
CHESTERMERE PRICE CHANGE



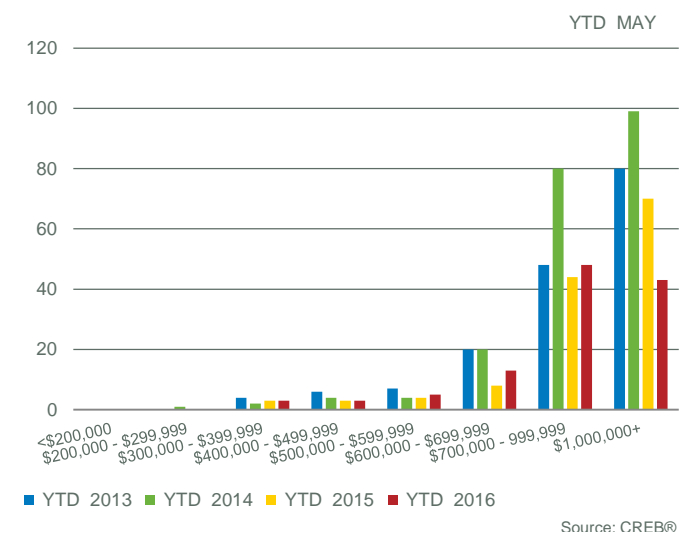
CHESTERMERE PRICES



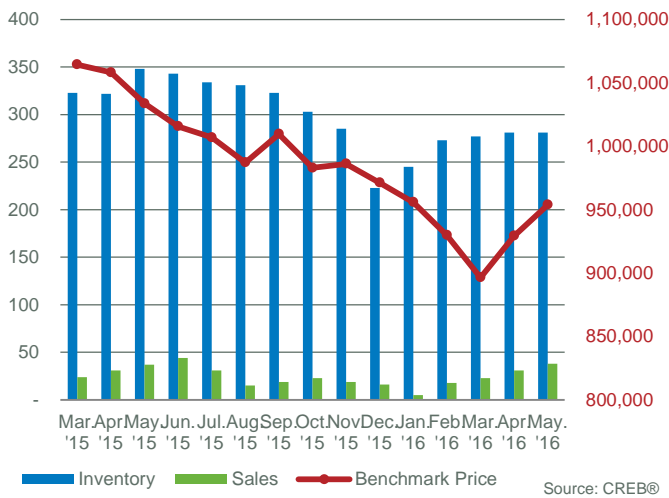
RURAL ROCKY VIEW TOTAL SALES



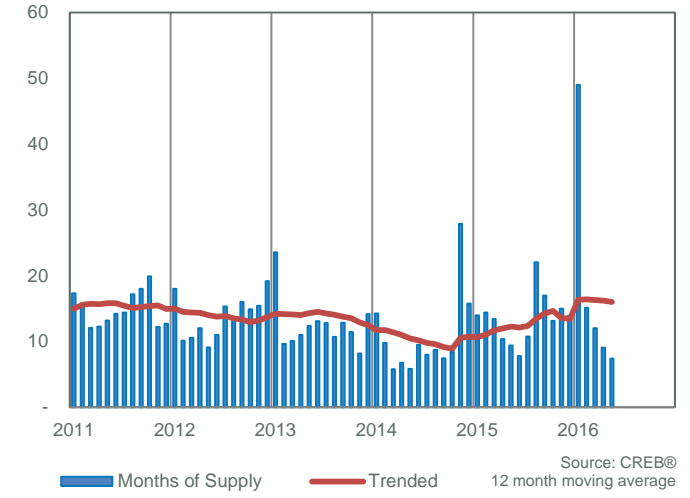
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



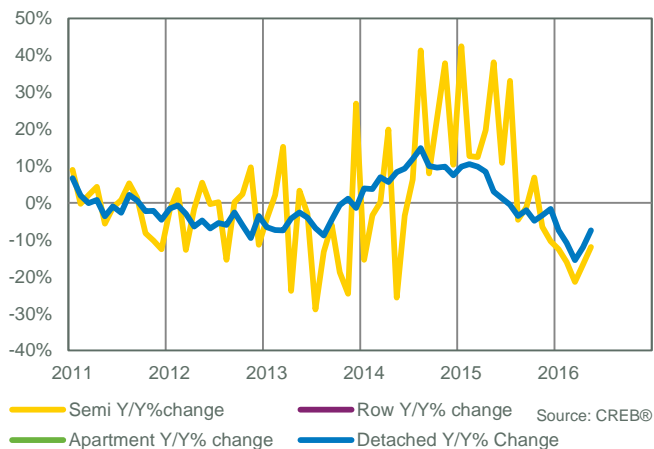
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



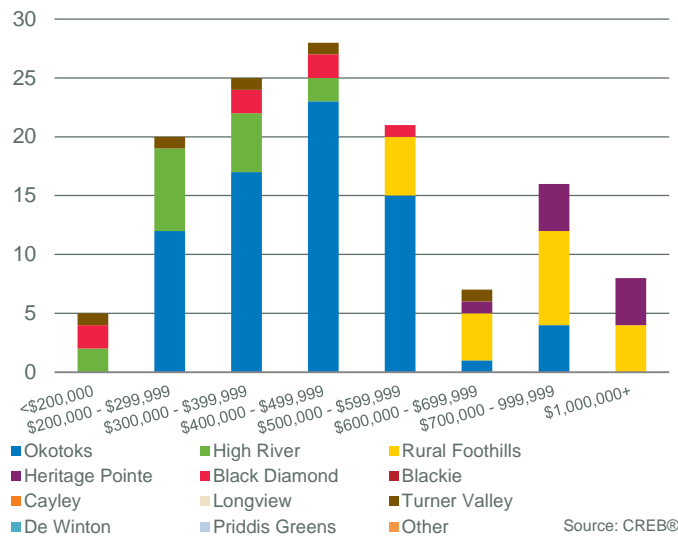
RURAL ROCKY VIEW PRICES



May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	132	240	55.00%	674	5.11	395,300	520,365	459,750	100%
Rural Foothills	21	44	47.73%	152	7.24	675,500	807,476	715,000	16%
Black Diamond	7	7	100.00%	22	3.14	-	334,189	370,000	5%
Blackie	0	0	-	1	-	-	-	-	0%
Cayley	0	0	-	3	-	-	-	-	0%
De Winton	0	3	0.00%	8	-	-	-	-	0%
Heritage Pointe	9	13	69.23%	57	6.33	-	1,071,500	936,000	7%
High River	16	43	37.21%	121	7.56	341,600	292,592	283,500	12%
Okotoks	72	105	68.57%	240	3.33	435,000	439,255	440,000	55%
Turner Valley	5	14	35.71%	28	5.60	295,800	377,800	388,000	4%
Priddis Greens	2	7	28.57%	17	8.50	-	775,750	775,750	2%
Longview	0	1	0.00%	2	-	-	-	-	0%
Other	0	4	0.00%	9	-	-	-	-	0%

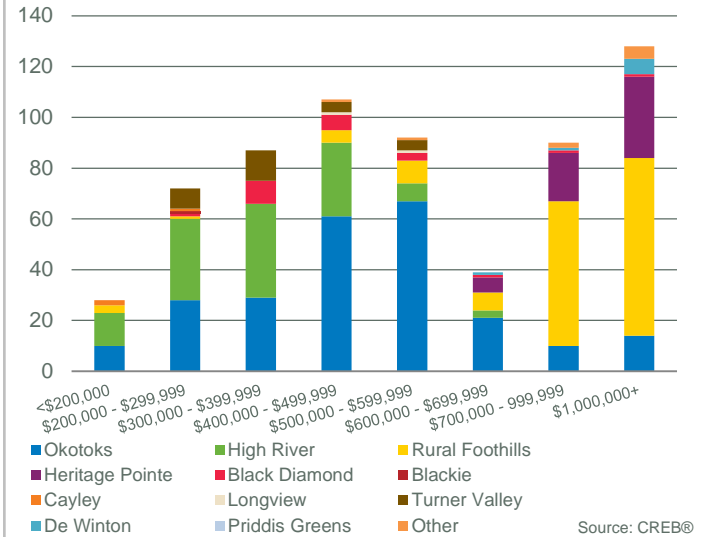
SALES BY PRICE RANGE

MAY



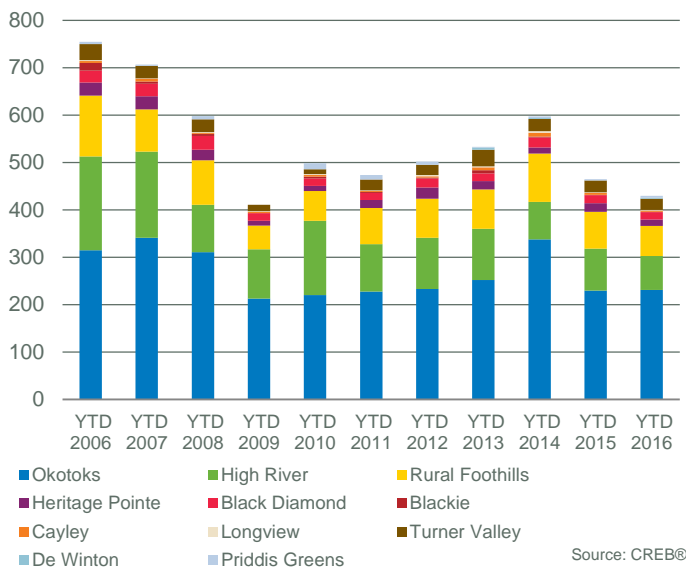
INVENTORY BY PRICE RANGE

MAY



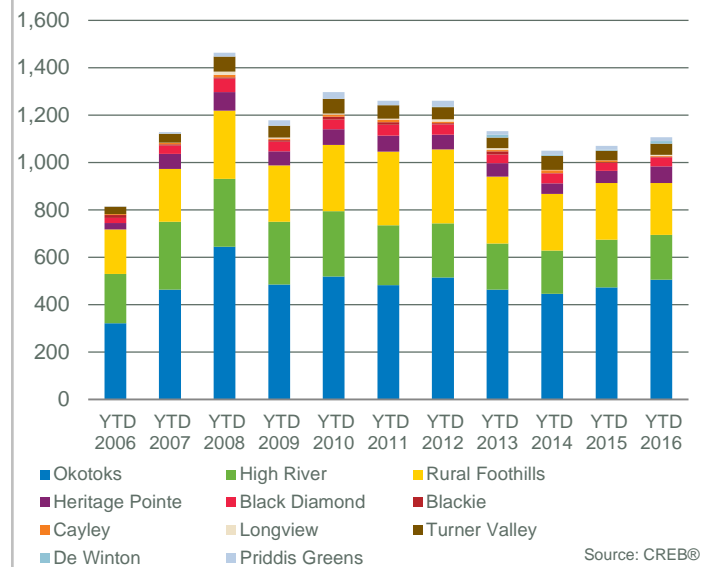
FOOTHILLS SALES: YEAR-TO-DATE

YTD MAY

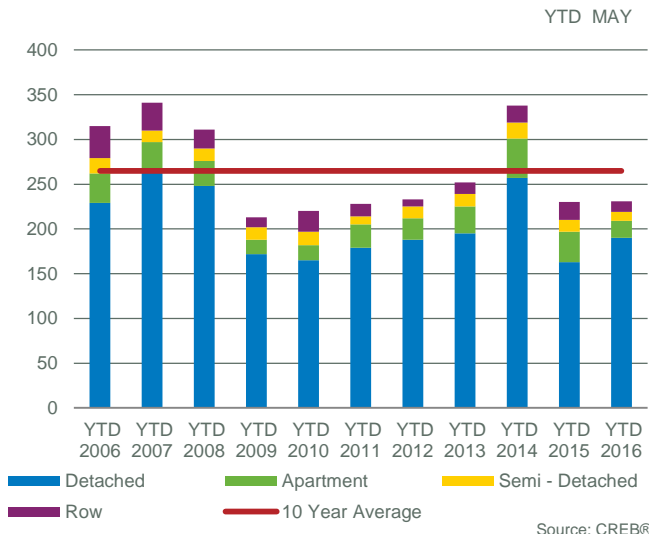


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

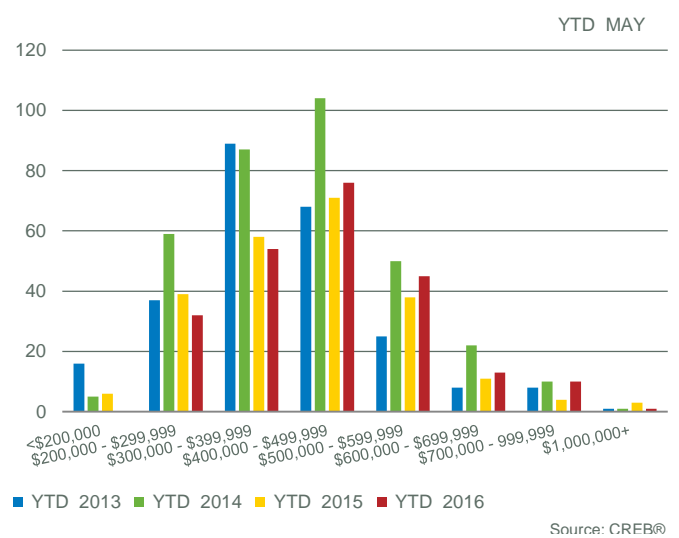
YTD MAY



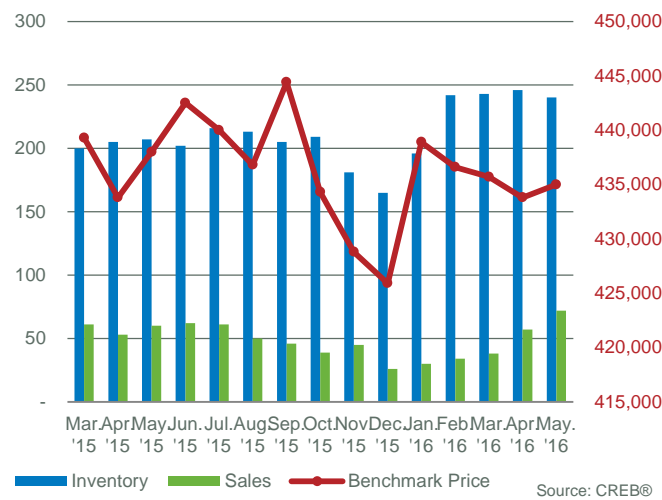
OKOTOKS TOTAL SALES



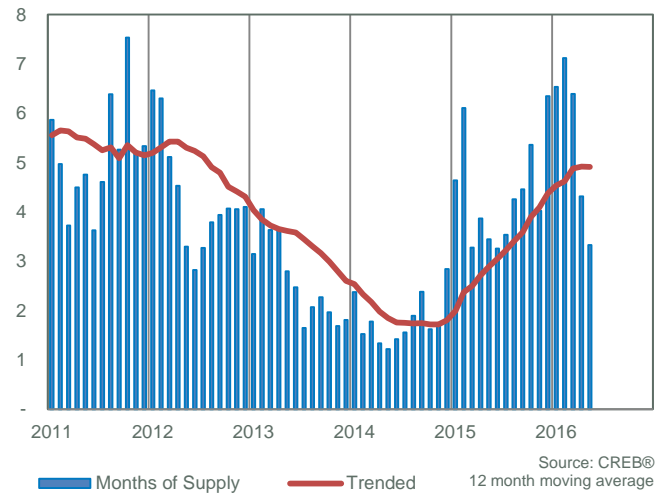
OKOTOKS TOTAL SALES BY PRICE RANGE



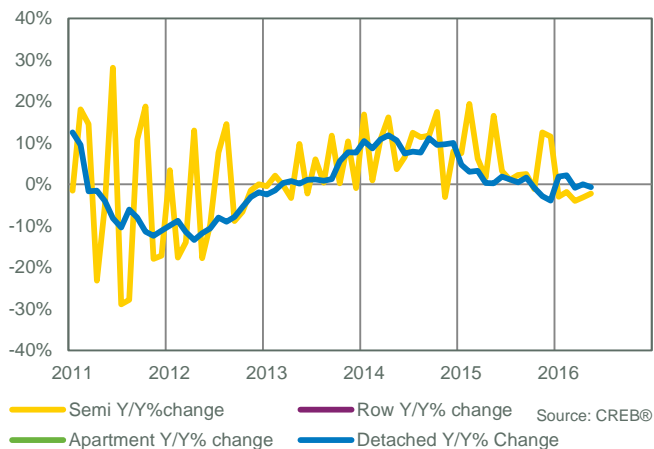
OKOTOKS INVENTORY AND SALES



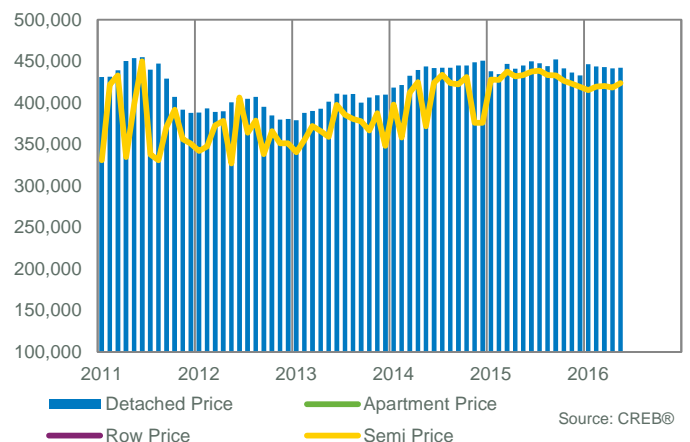
OKOTOKS MONTHS OF INVENTORY



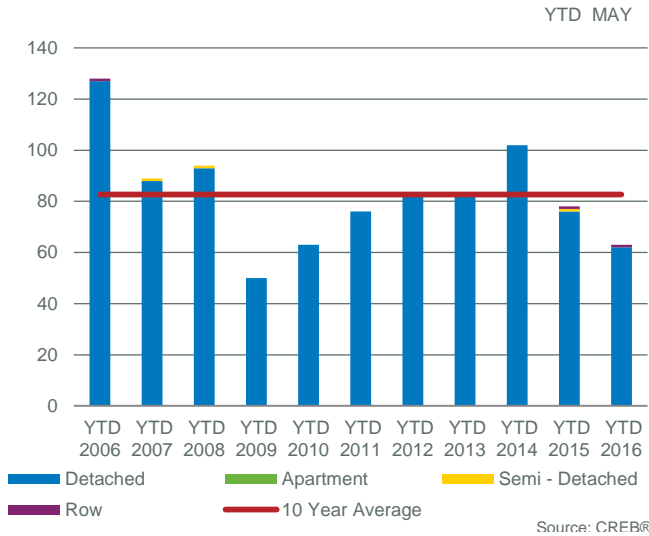
OKOTOKS PRICE CHANGE



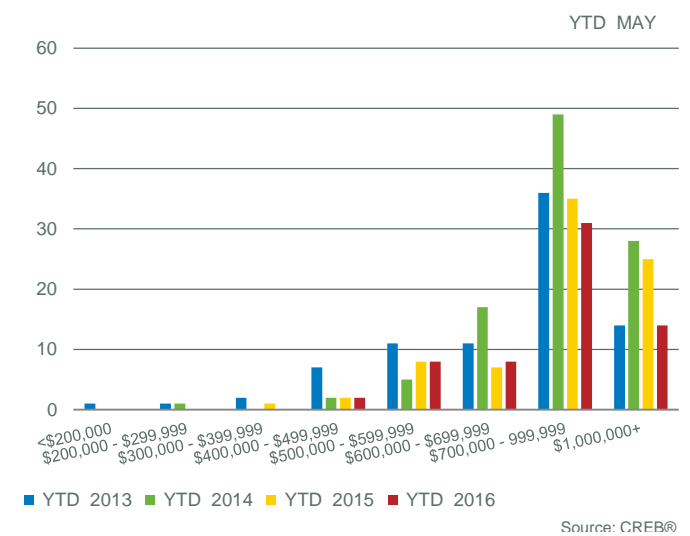
OKOTOKS PRICES



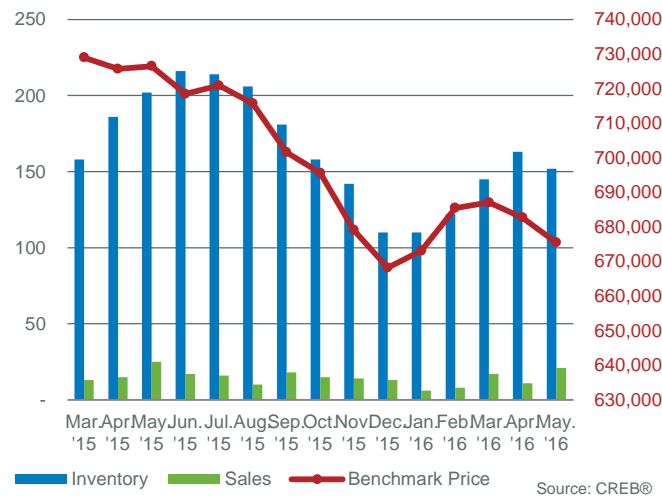
RURAL FoothILLS TOTAL SALES



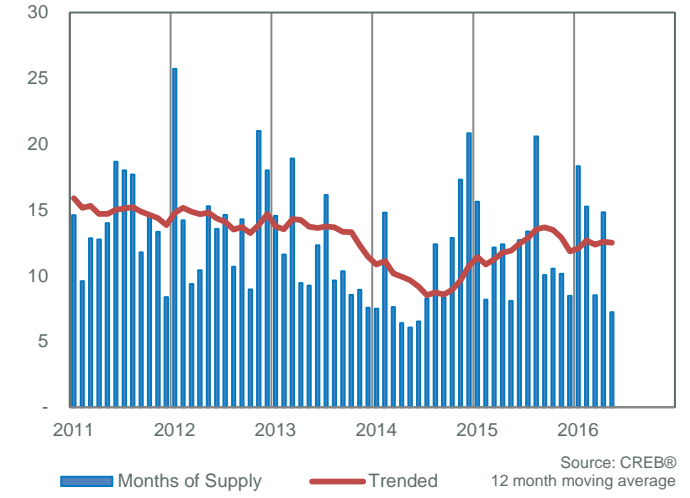
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



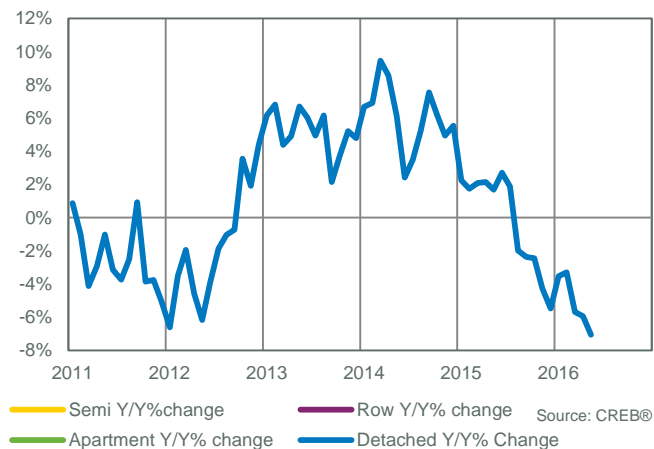
RURAL FoothILLS INVENTORY AND SALES



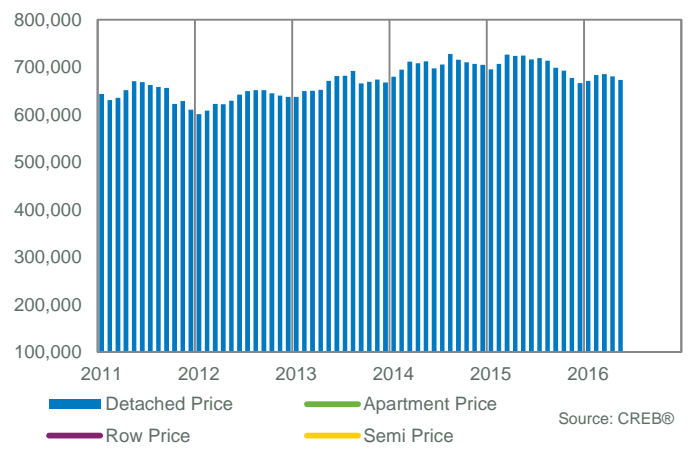
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

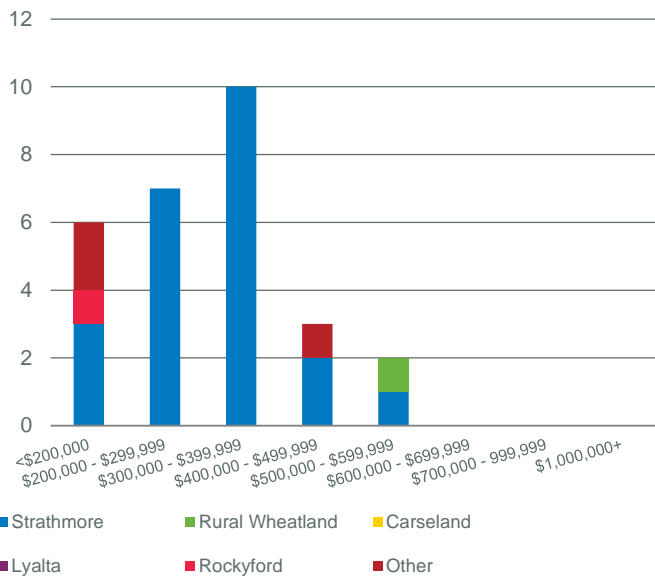


May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	28	89	31.46%	196	7.00	216,000	310,905	311,250	89%
Rural Wheatland*	1	14	7.14%	31	31.00	215,900	525,000	525,000	4%
Carseland*	0	3	0.00%	2	-	-	-	-	0%
Lyalta*	0	4	0.00%	8	-	-	-	-	0%
Rockyford*	1	1	100.00%	2	2.00	-	195,000	195,000	4%
Strathmore	23	59	38.98%	132	5.74	363,800	316,820	322,500	82%
Gleichen	0	0	-	7	-	-	-	-	0%
Other*	3	8	37.50%	21	7.00	-	232,833	156,500	11%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

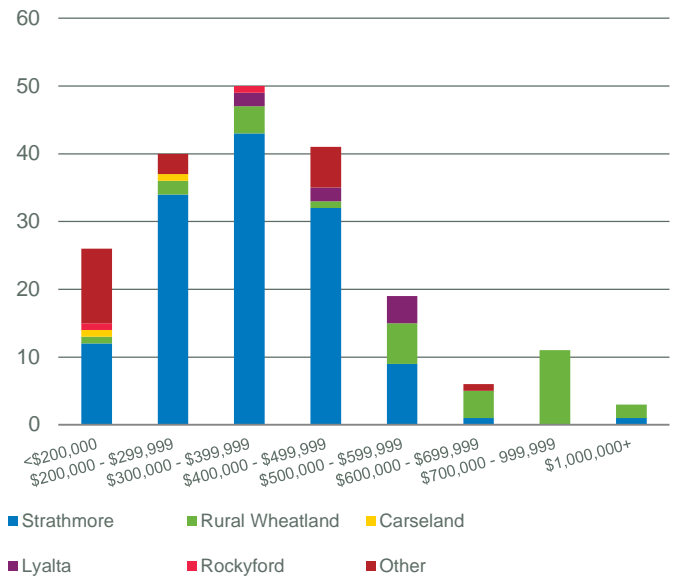
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

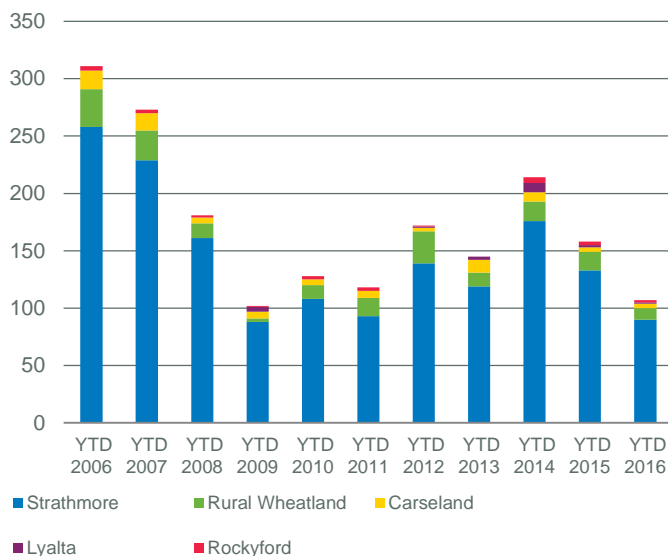
MAY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

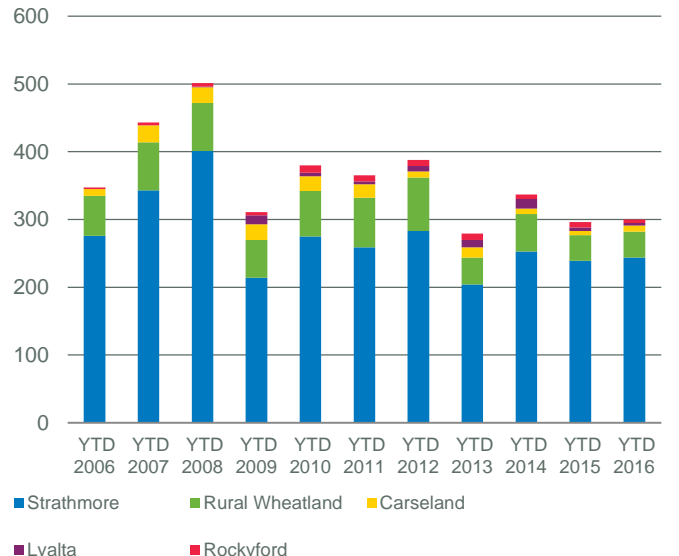
YTD MAY



Source: CREB®

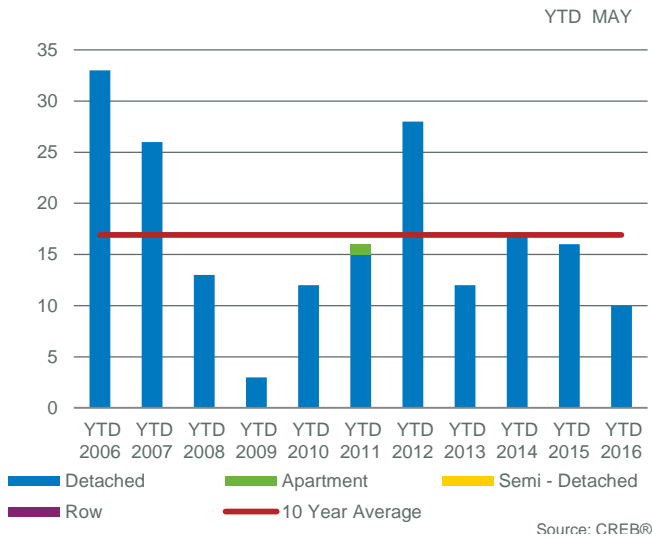
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD MAY

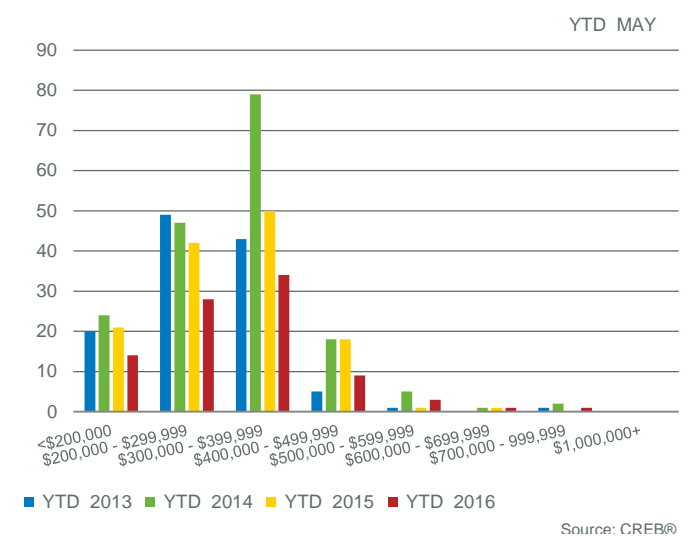


Source: CREB®

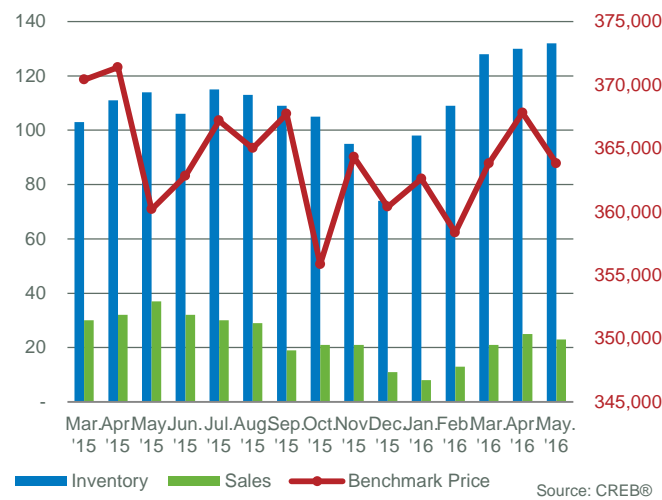
STRATHMORE TOTAL SALES



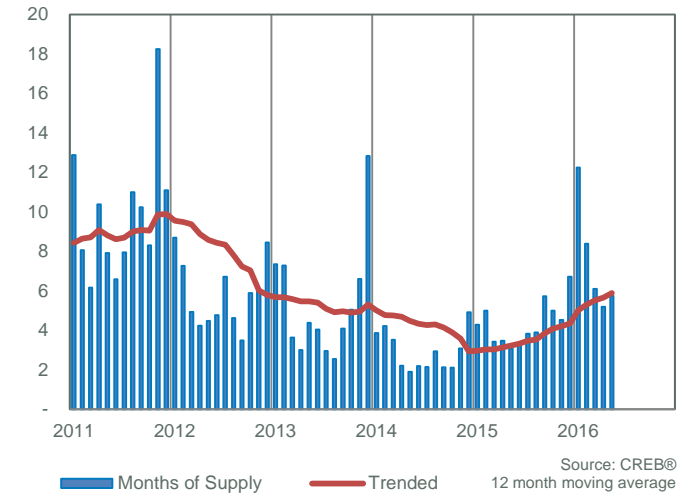
STRATHMORE TOTAL SALES BY PRICE RANGE



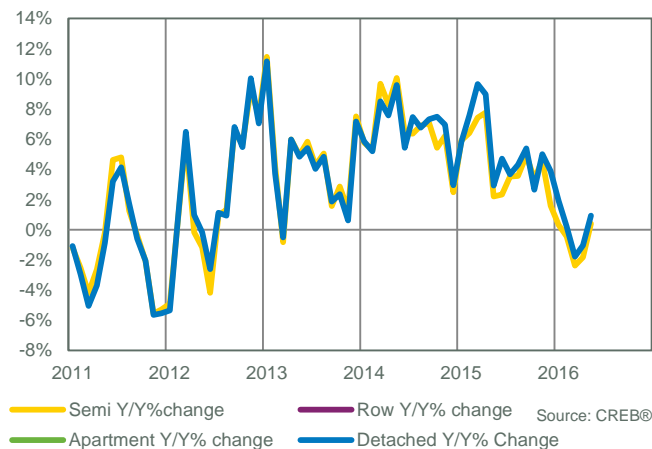
STRATHMORE INVENTORY AND SALES



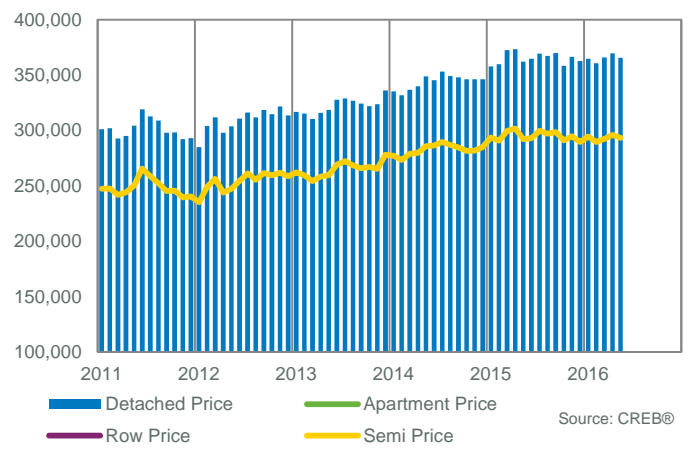
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

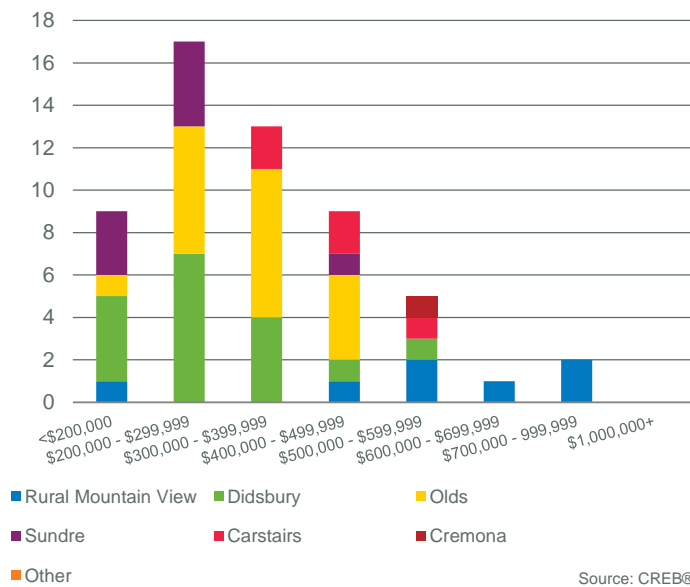


May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	56	121	46.28%	381	6.80	299,400	339,763	321,250	100%
Rural Mountain View*	7	30	23.33%	114	16.29	400,600	557,500	547,500	13%
Carstairs	5	29	17.24%	64	12.80	325,500	434,000	425,000	9%
Cremona	1	2	50.00%	4	4.00	-	505,000	505,000	2%
Didsbury	17	12	141.67%	42	2.47	256,100	285,684	283,500	30%
Olds*	18	29	62.07%	90	5.00	297,900	326,700	324,000	32%
Sundre*	8	19	42.11%	64	8.00	275,800	214,000	225,000	14%
Other*	0	0	-	3	-	-	-	-	0%

*Data within these areas may not accurately reflect total resale activity and trends

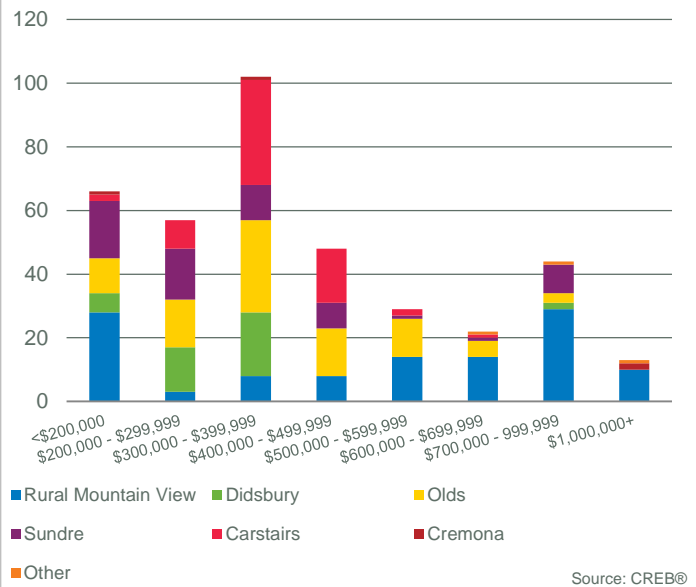
SALES BY PRICE RANGE

MAY



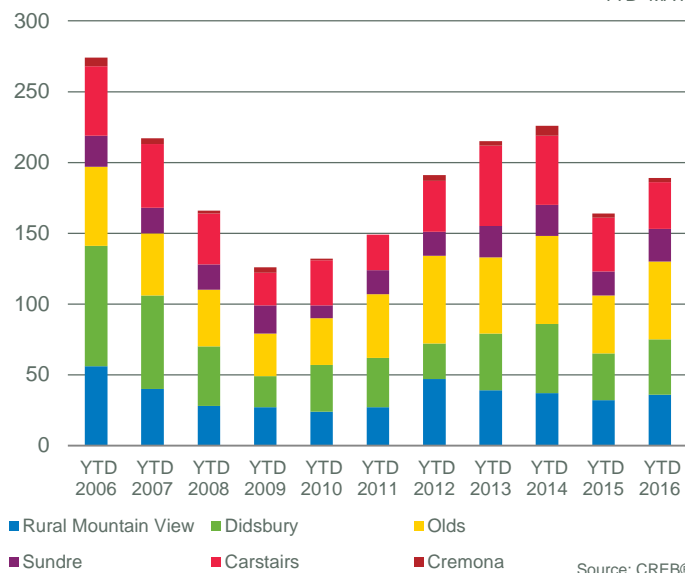
INVENTORY BY PRICE RANGE

MAY



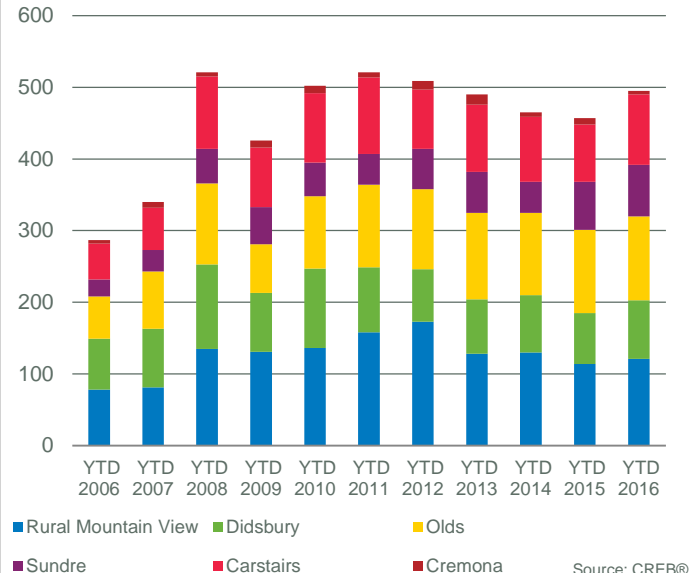
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD MAY



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD MAY

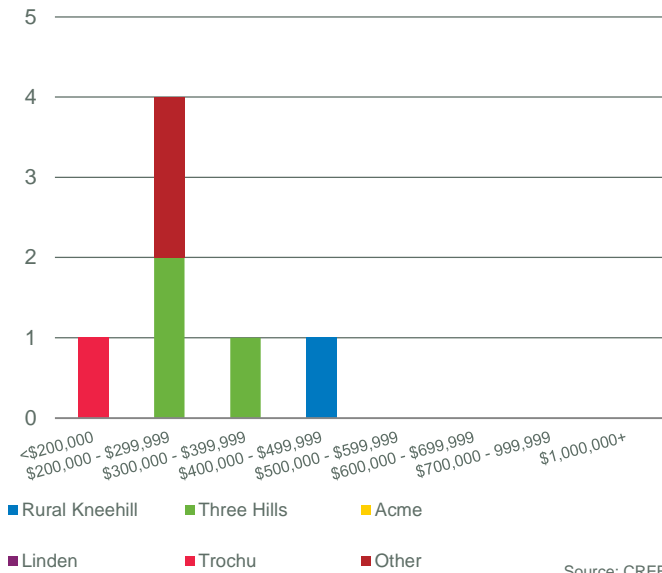


May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	7	20	35.00%	89	12.71	-	266,386	250,000	71%
Rural Kneehill*	1	3	33.33%	18	18.00	-	457,500	457,500	14%
Acme*	0	1	0.00%	6	-	-	-	-	0%
Linden*	0	1	0.00%	5	-	-	-	-	0%
Three Hills*	3	10	30.00%	27	9.00	-	252,000	225,000	43%
Torrington*	0	1	0.00%	3	-	-	-	-	0%
Trochu*	1	4	25.00%	24	24.00	-	111,200	111,200	14%
Other*	2	0	-	9	4.50	-	270,000	270,000	29%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

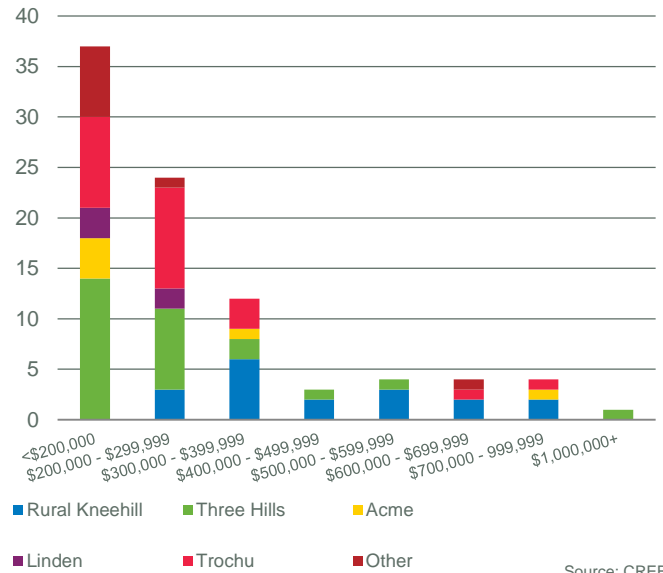
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

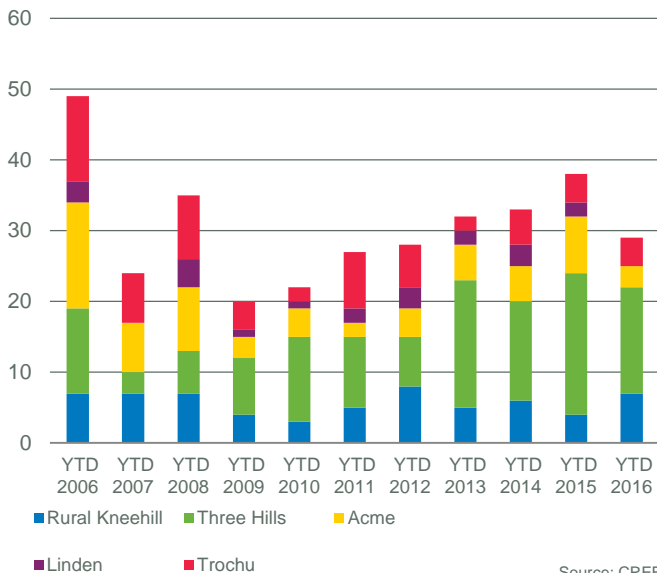
MAY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

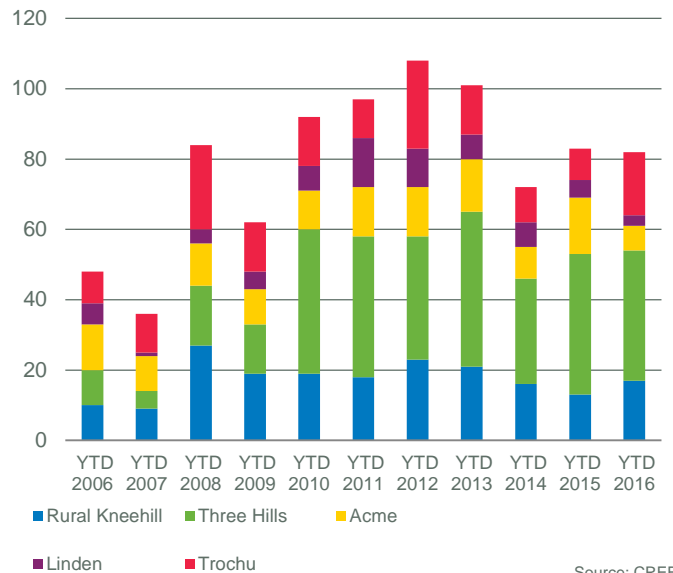
YTD MAY



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD MAY



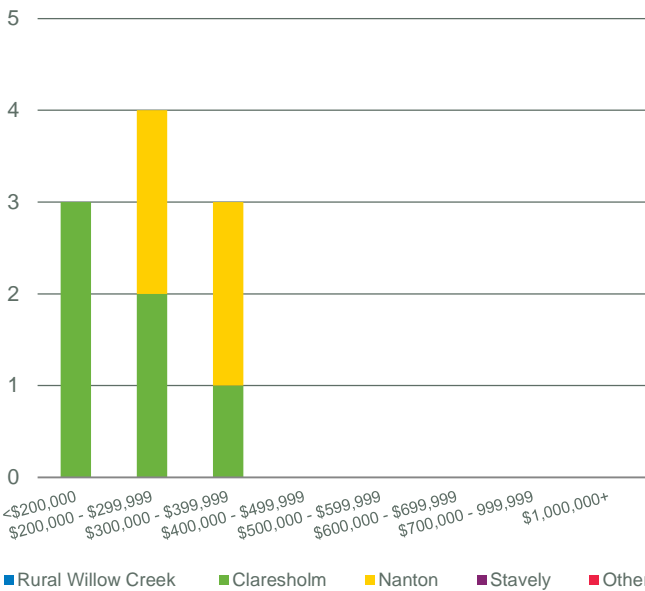
Source: CREB®

May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	10	30	33.33%	98	9.80	-	224,100	248,750	100%
Rural Willow Creek*	0	0	-	12	-	-	-	-	0%
Claresholm*	6	10	60.00%	40	6.67	-	183,667	177,500	60%
Nanton*	4	9	44.44%	26	6.50	-	284,750	290,750	40%
Stavely*	0	9	0.00%	13	-	-	-	-	0%
Other*	0	2	0.00%	7	-	-	-	-	0%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

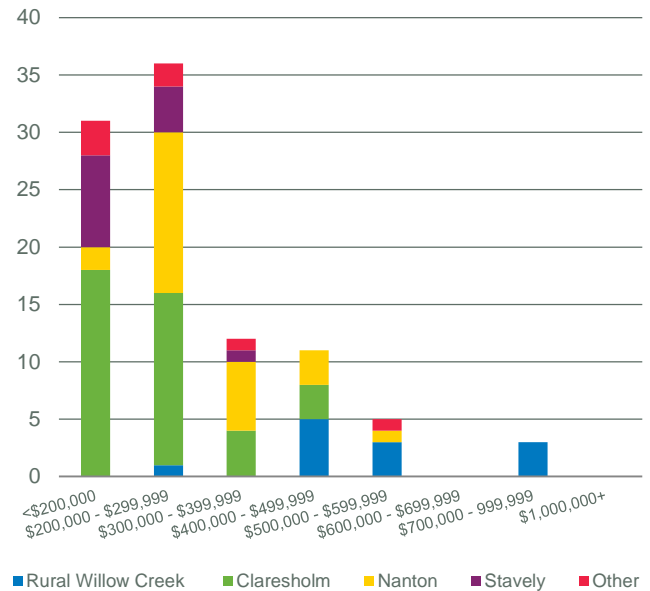
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Source: CREB®

INVENTORY BY PRICE RANGE

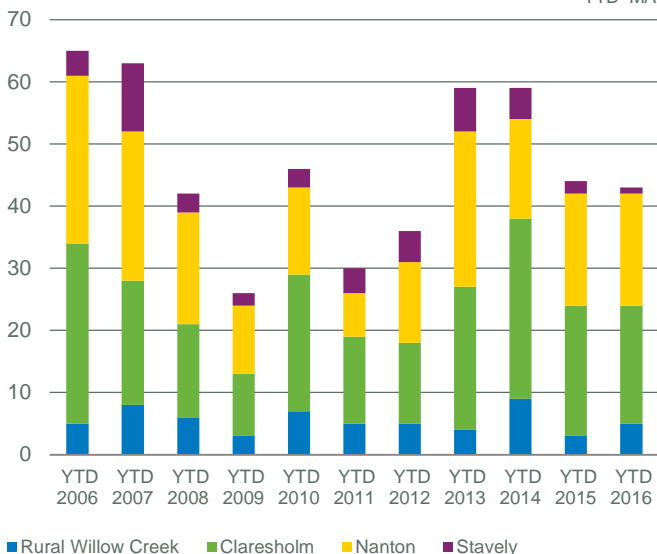
MAY



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

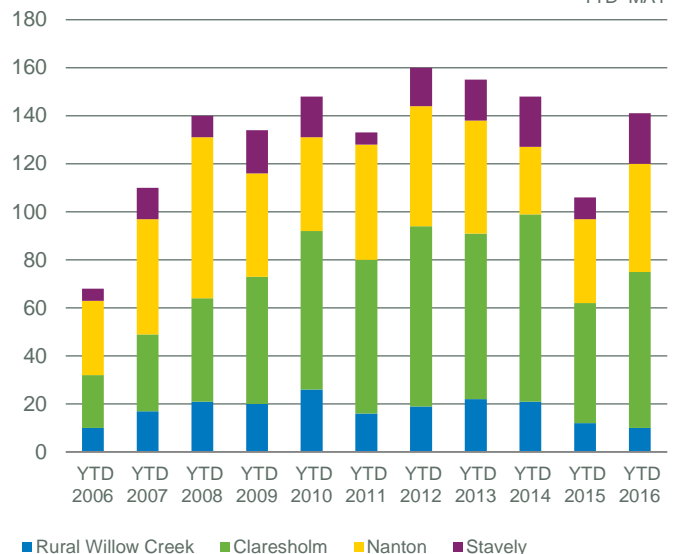
YTD MAY



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD MAY



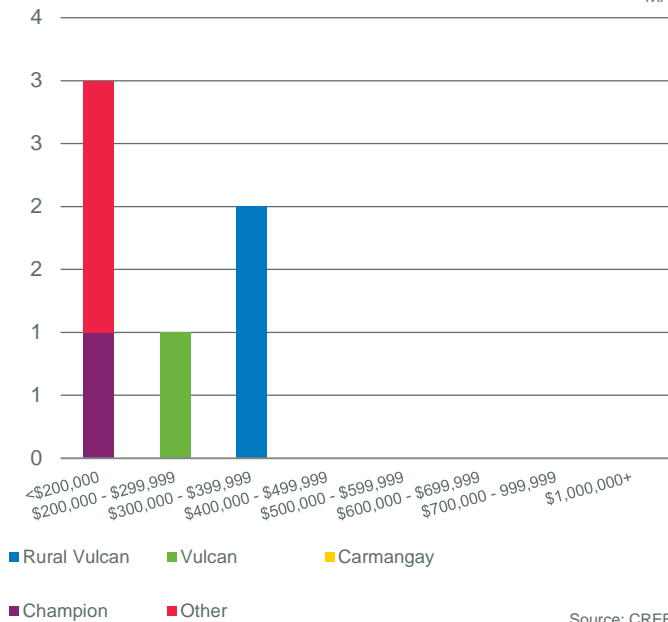
Source: CREB®

May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	6	20	30.00%	67	11.17	-	212,000	202,250	100%
Rural Vulcan*	2	6	33.33%	22	11.00	-	353,500	353,500	33%
Vulcan*	1	7	14.29%	22	22.00	-	232,000	232,000	17%
Carmangay*	0	1	0.00%	5	-	-	-	-	0%
Champion*	1	1	100.00%	5	5.00	-	95,000	95,000	17%
Other*	2	5	40.00%	13	6.50	-	119,000	119,000	33%

**Data within these areas may not accurately reflect total resale activity and trends*

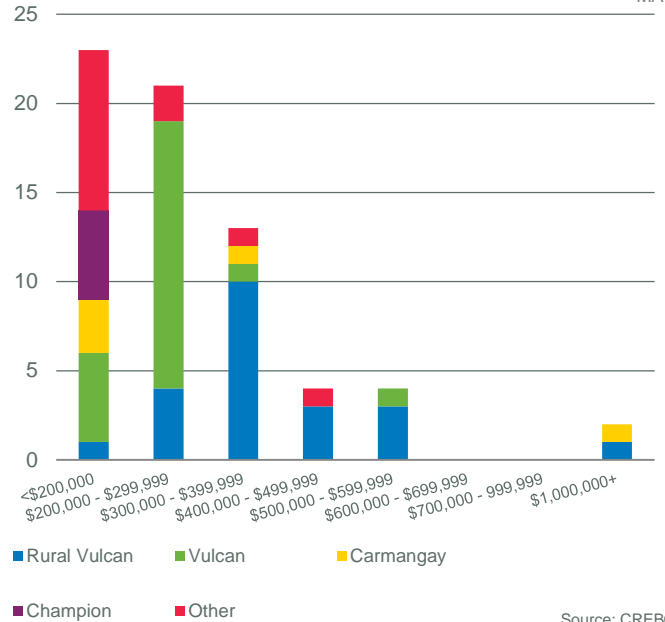
SALES BY PRICE RANGE

MAY



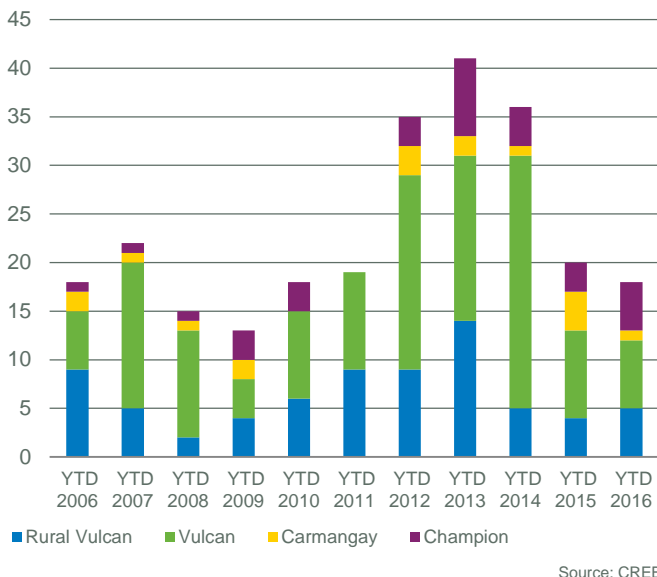
INVENTORY BY PRICE RANGE

MAY



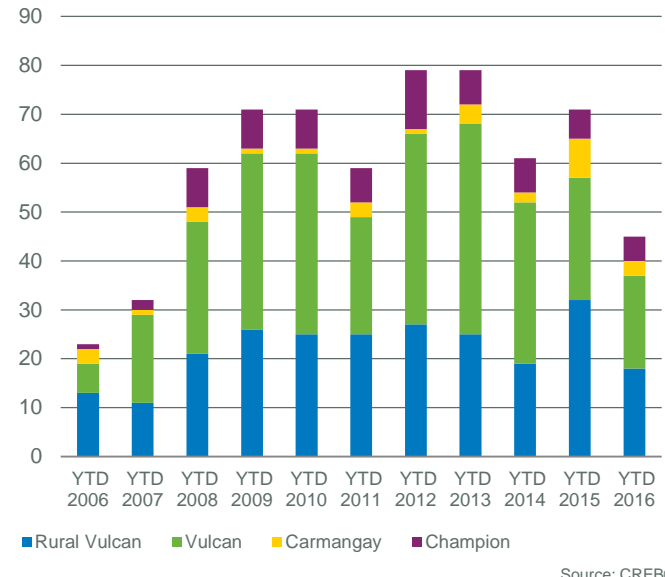
VULCAN SALES: YEAR-TO-DATE

YTD MAY



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD MAY



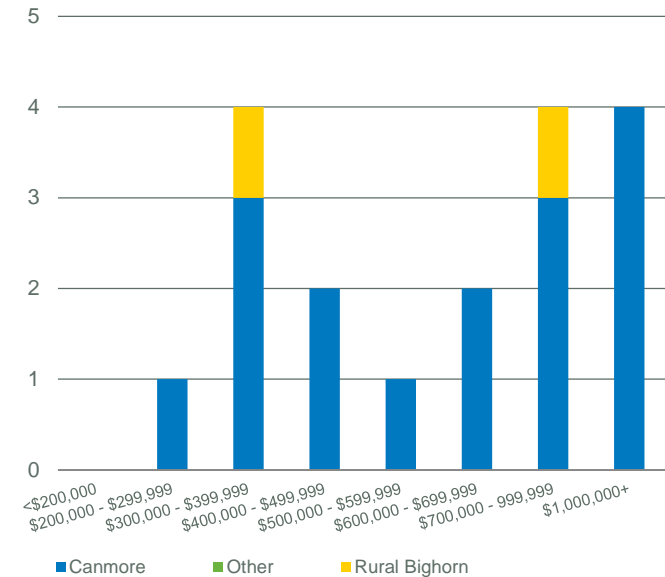
May 2016

May 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	18	39	46.15%	119	6.61	-	789,170	696,582	100%
Rural Bighorn*	2	2	100.00%	7	3.50	-	558,750	558,750	11%
Canmore*	16	37	43.24%	107	6.69	-	817,973	696,582	89%
Other*	0	0	-	5	-	-	-	-	0%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

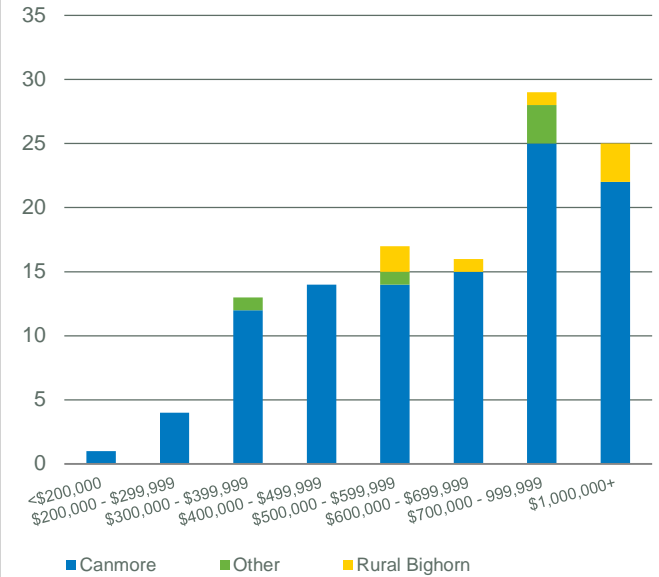
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

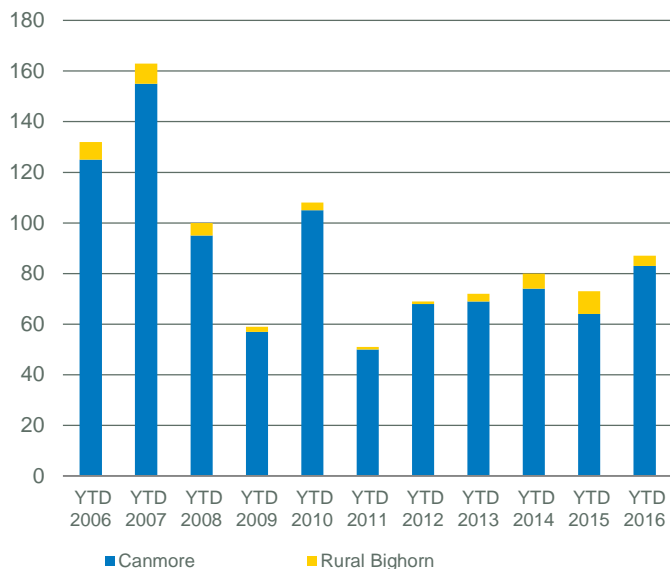
MAY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

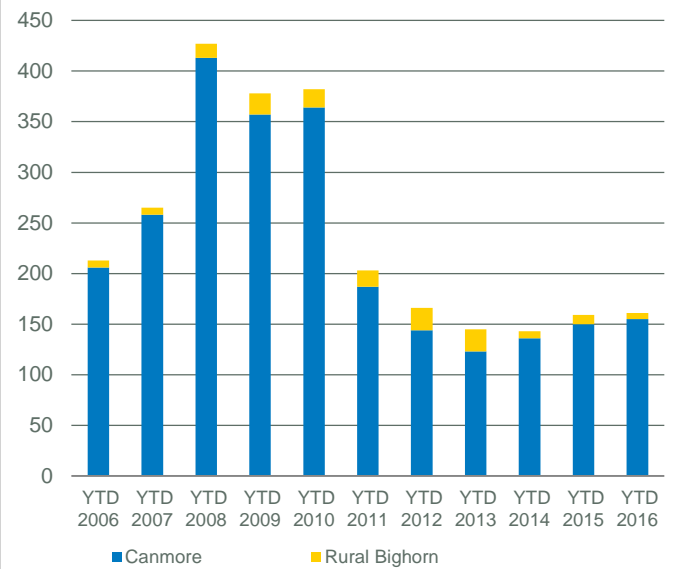
YTD MAY



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD MAY



Source: CREB®

BIGHORN*

Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

MOUNTAIN VIEW*

Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

VULCAN*

Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirkcaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

FOOTHILLS

Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

ROCKY VIEW

Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

WHEATLAND*

Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

KNEEHILL*

Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Torrington**
Trochu
 Wimborne**

WILLOW CREEK*

Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

Months of Supply - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that shares one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - High-rise and low-rise condominium properties with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Rural - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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