



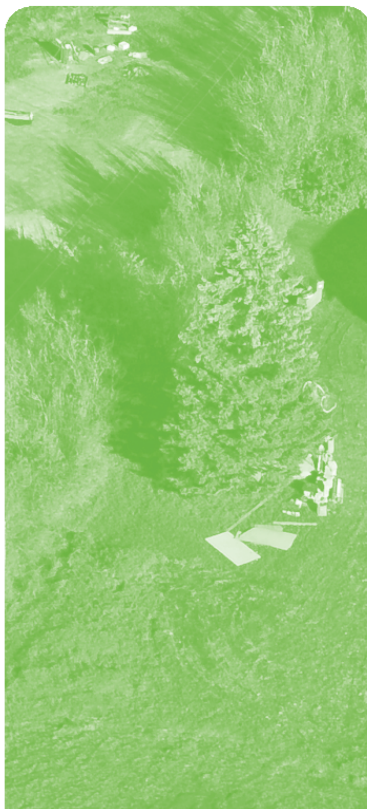
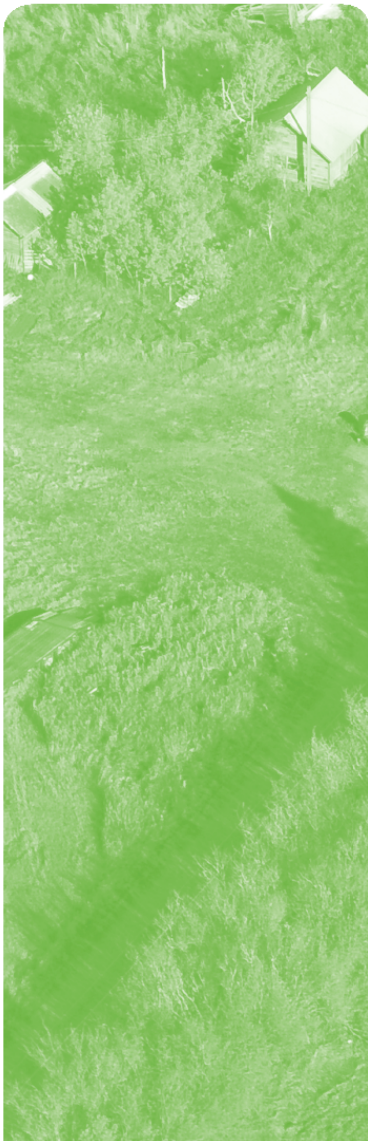
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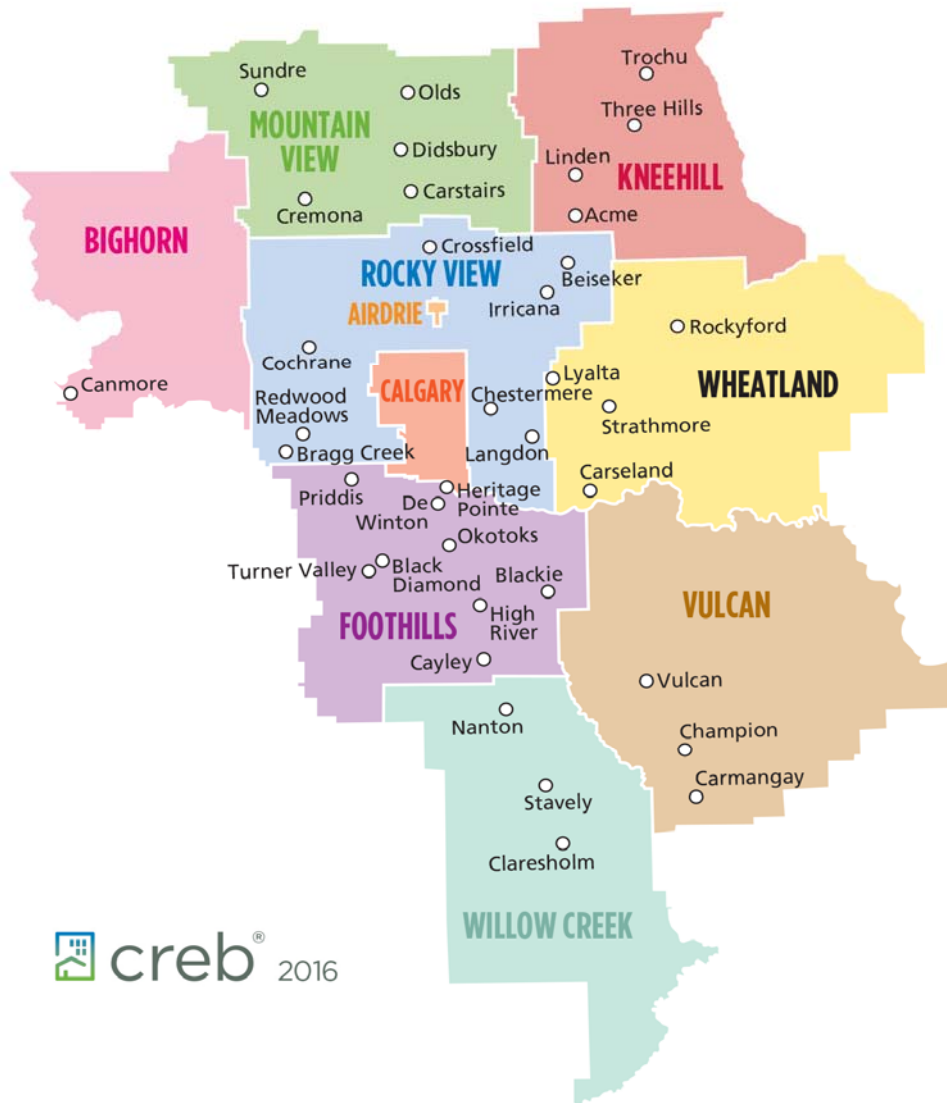
MONTHLY STATISTICS PACKAGE

Calgary Region

February 2017



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REGIONAL HIGHLIGHTS

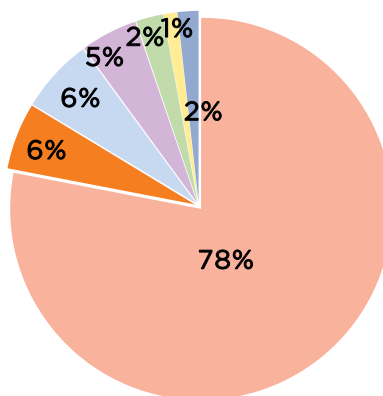
March 1, 2016

- Year-to-date new listings continued to fall in Airdrie this year, totalling 349 units and holding new listings 10 per cent below the same period in 2016. Reduced listings combined with stable sales activity helped prevent significant inventory gains and ease downward price pressure.
- In February, the unadjusted benchmark price for a detached home totalled \$385,100 in Airdrie, which is a 1.81 per cent decline from the same month in 2016. To date, detached home prices have eased by 3.6 per cent from the February 2015 high.
- While year-to-date sales activity eased in Okotoks, a contraction in new listings outpaced the decline in sales activity and caused inventories to ease over last year's levels preventing further price declines. The overall detached benchmark price in Okotoks totalled \$432,800 in February, one per cent higher than last month, but 2.5 per cent lower than last year's levels.
- Year-to-date sales activity in Cochrane remained comparable to last year. At the same time, new listings continue to ease, mostly due to pullback in the detached sector. This helped prevent any significant adjustments in year-to-date average detached prices. After the first two months of the year, detached benchmark prices averaged \$421,350 in Cochrane, similar to levels recorded last year.

**CREB's analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index*

SHARE OF SALES February 2017

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



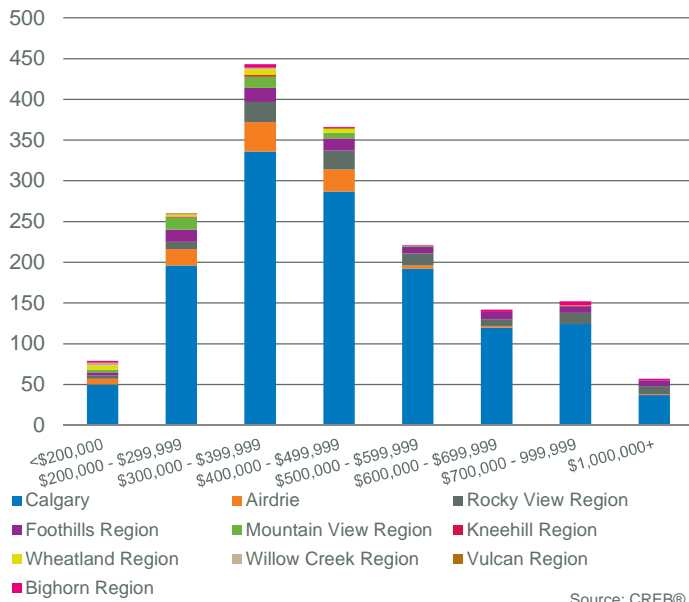
Source: CREB®

Feb. 17

February 2017	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	1,342	2,457	54.62%	4,493	3.35	438,100	479,648	427,250	78%
Airdrie	97	190	51.05%	376	3.88	356,700	374,380	373,500	6%
Rocky View Region	108	215	50.23%	688	6.37	539,900	579,864	454,250	6%
Foothills Region	83	190	43.68%	503	6.06	384,900	531,916	419,987	5%
Mountain View Region	40	80	50.00%	299	7.48	303,300	319,573	307,000	2%
Kneehill Region	3	22	13.64%	73	24.33	-	302,333	312,000	0%
Wheatland Region	20	46	43.48%	176	8.80	223,200	338,010	371,000	1%
Willow Creek Region	6	27	22.22%	95	15.83	-	222,667	197,000	0%
Vulcan Region	3	10	30.00%	54	18.00	-	271,633	225,000	0%
Bighorn Region	18	23	78.26%	66	3.67	-	715,569	668,250	1%
CREB® Economic Region	1,720	3,260	52.76%	6,823	3.97	434,400	478,057	420,000	100%

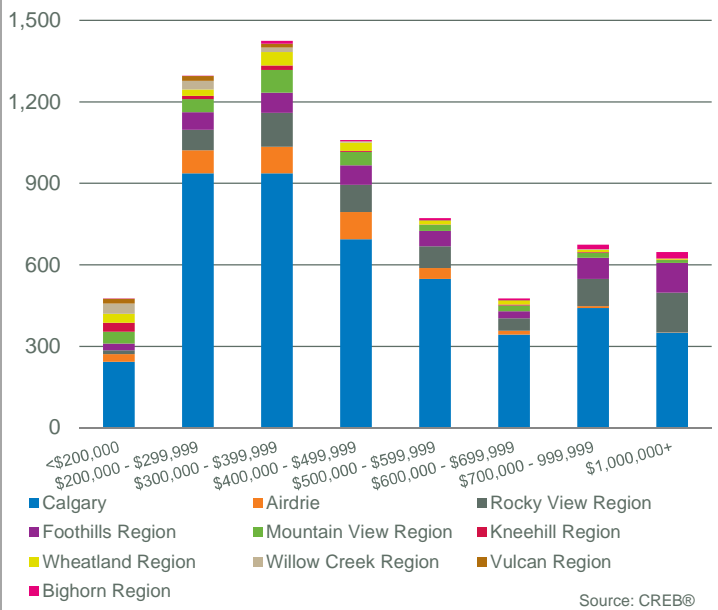
CREB® SALES BY PRICE RANGE

FEBRUARY



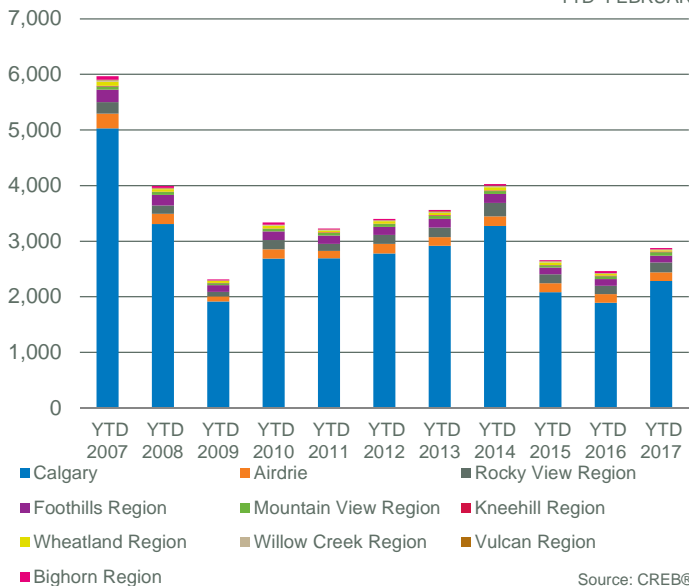
CREB® INVENTORY BY PRICE RANGE

FEBRUARY



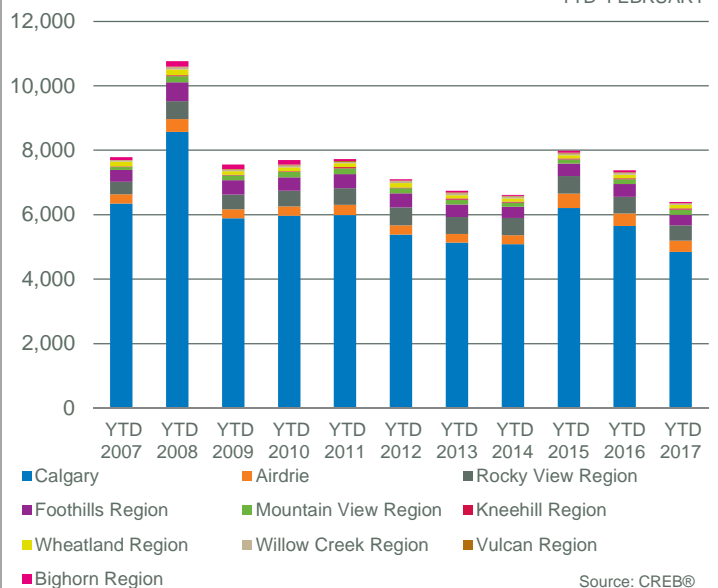
CREB® TOTAL SALES: YEAR-TO-DATE

YTD FEBRUARY



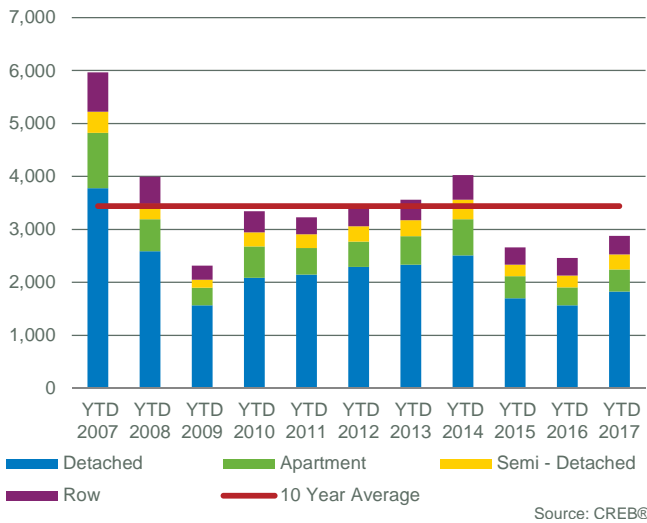
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



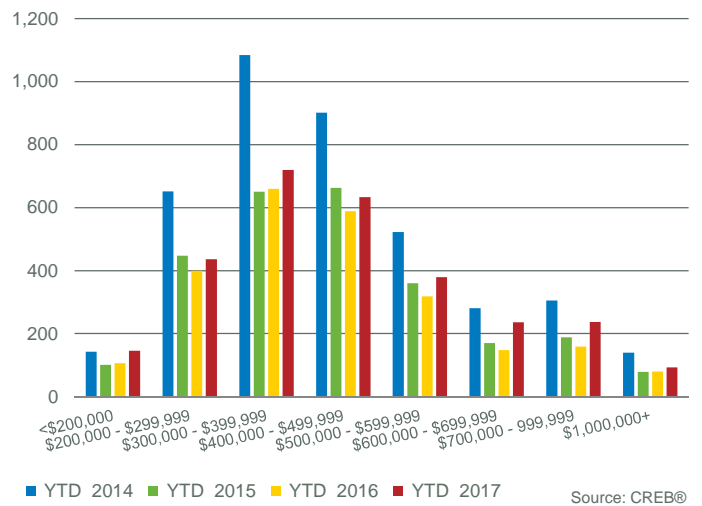
CREB® ECONOMIC REGION TOTAL SALES

YTD FEBRUARY

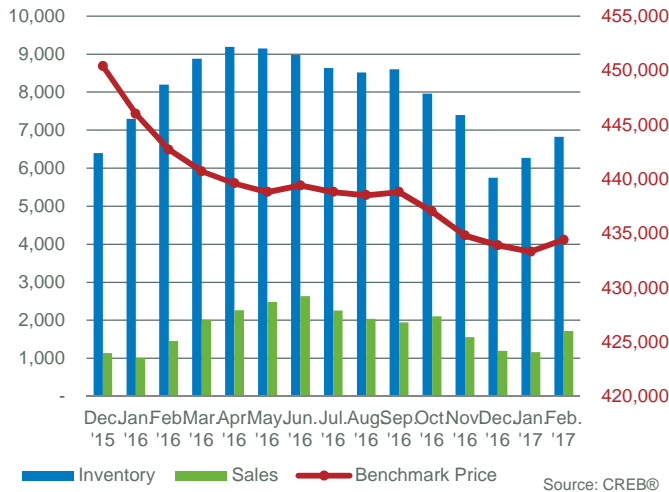


CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

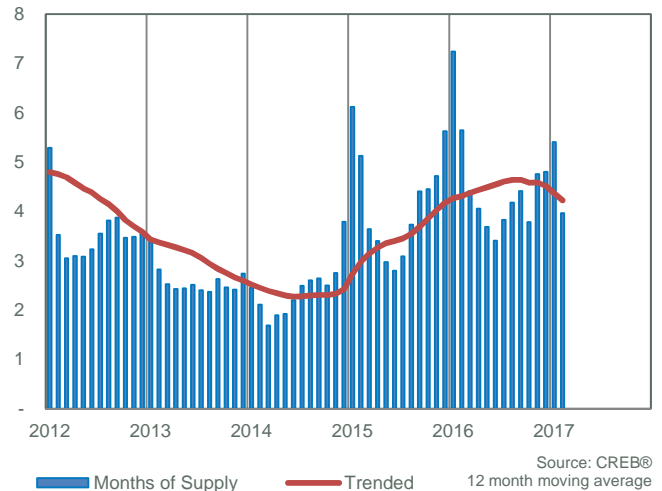
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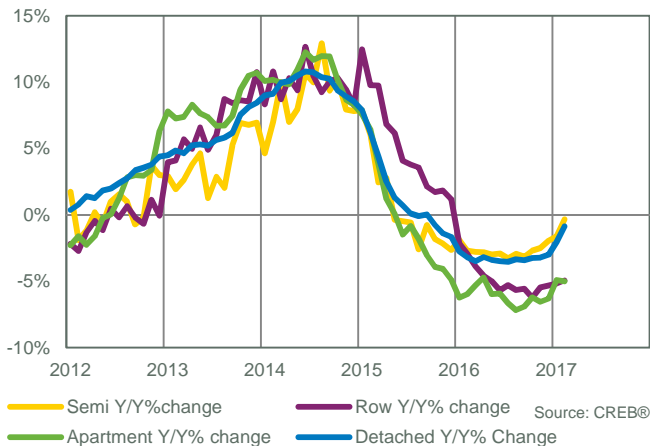
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

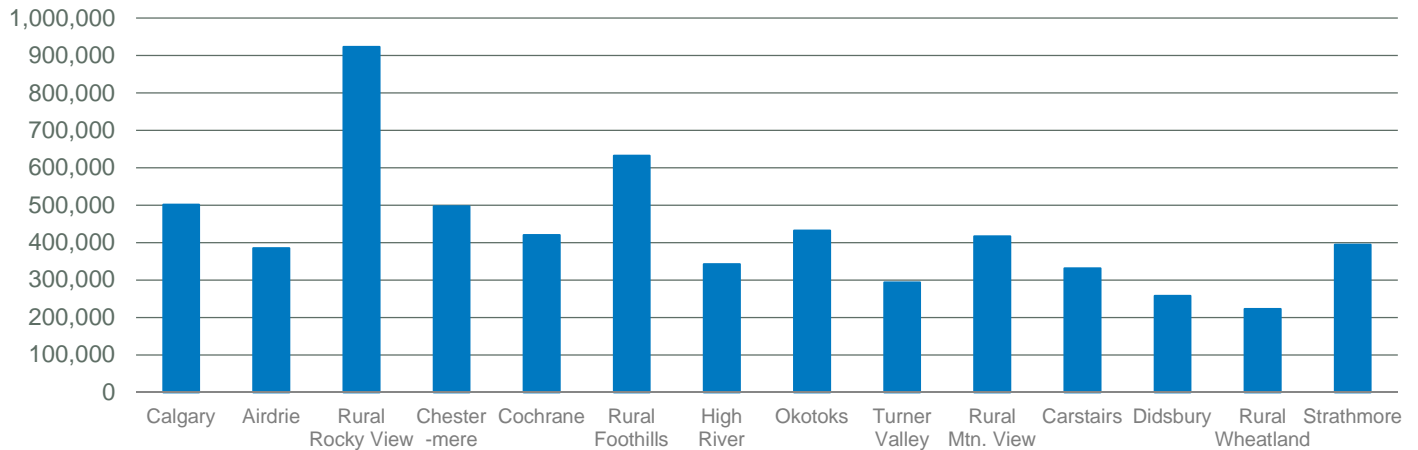


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

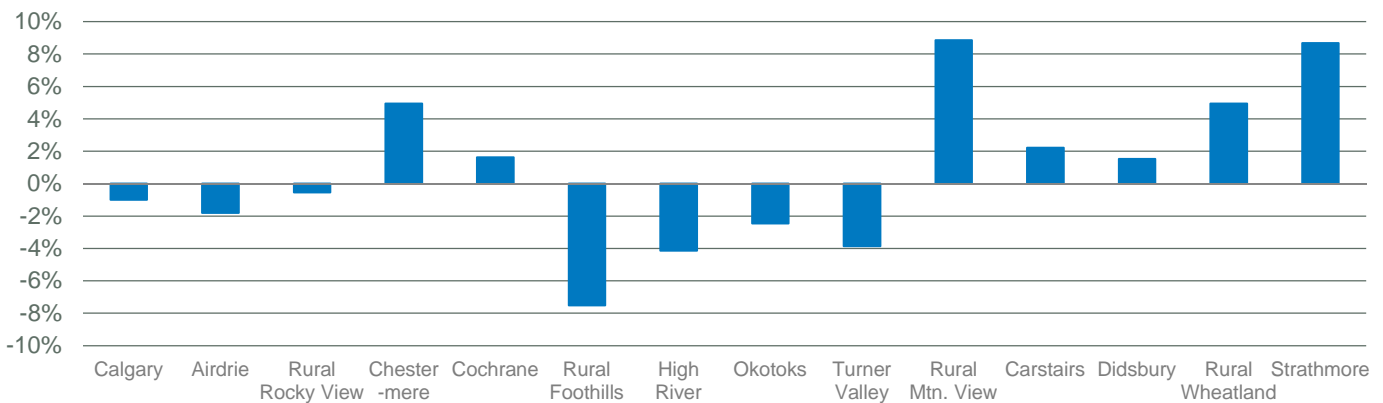
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

FEBRUARY



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

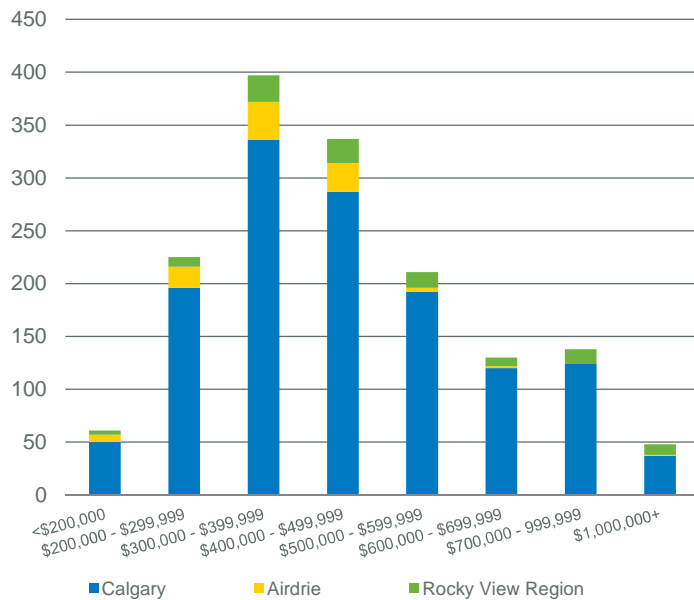
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

Feb. 17

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City of Calgary	1,342	2,457	54.62%	4,493	3.35	438,100	479,648	427,250	87%
Airdrie	97	190	51.05%	376	3.88	356,700	374,380	373,500	6%
Rocky View Region	108	215	50.23%	688	6.37	539,900	579,864	454,250	7%
Calgary CMA	1,547	2,862	54.05%	5,557	3.59	437,700	480,044	424,000	100%

CALGARY CMA SALES BY PRICE RANGE

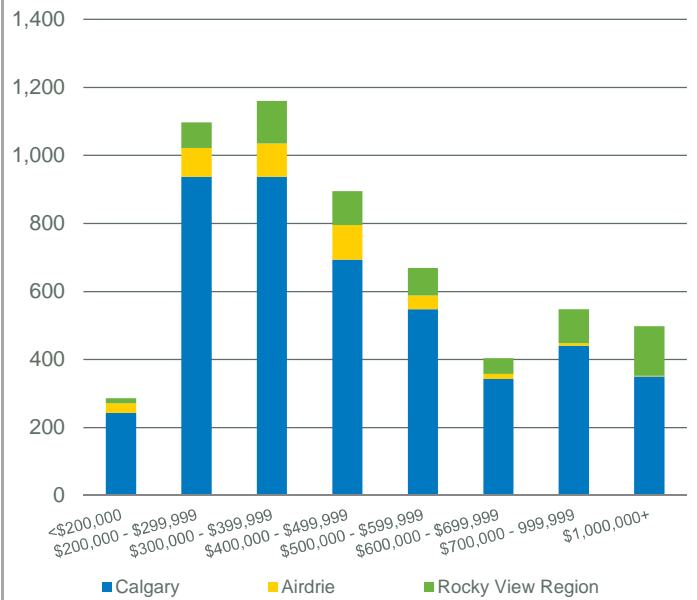
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

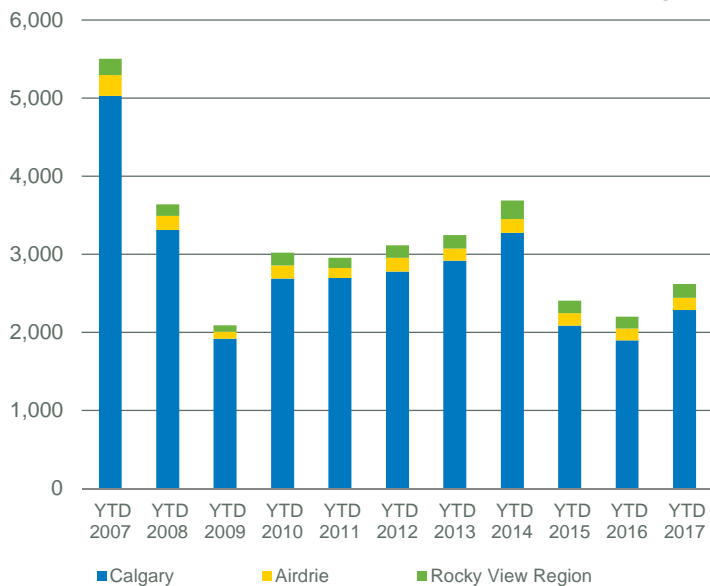
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

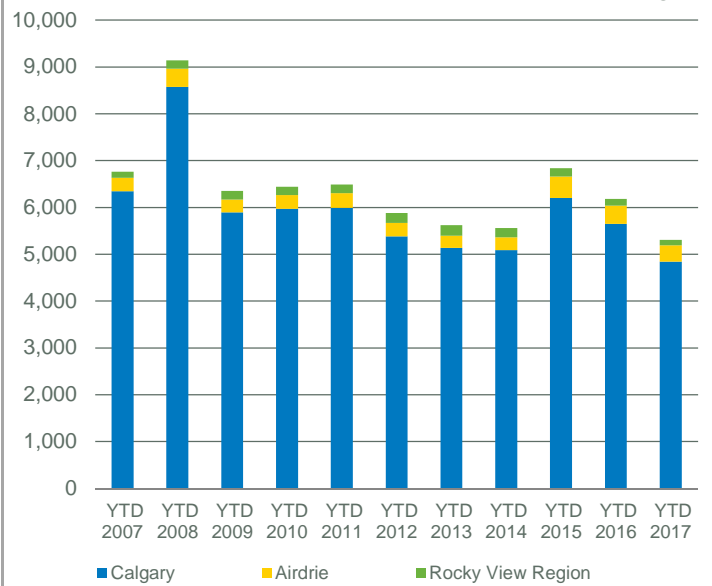
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Source: CREB®

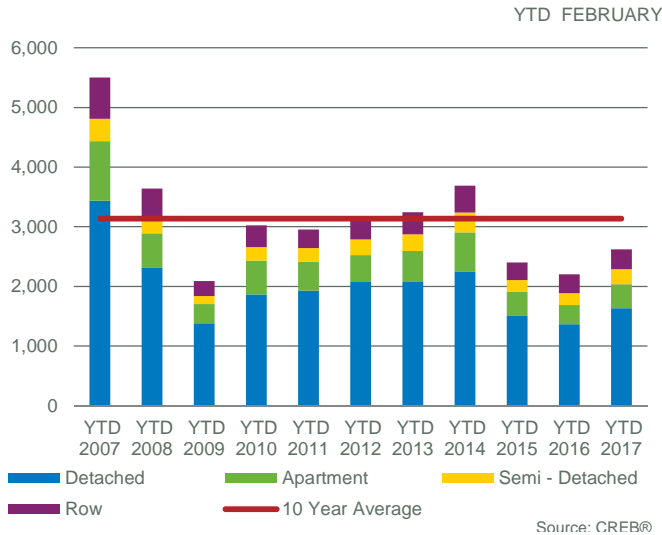
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

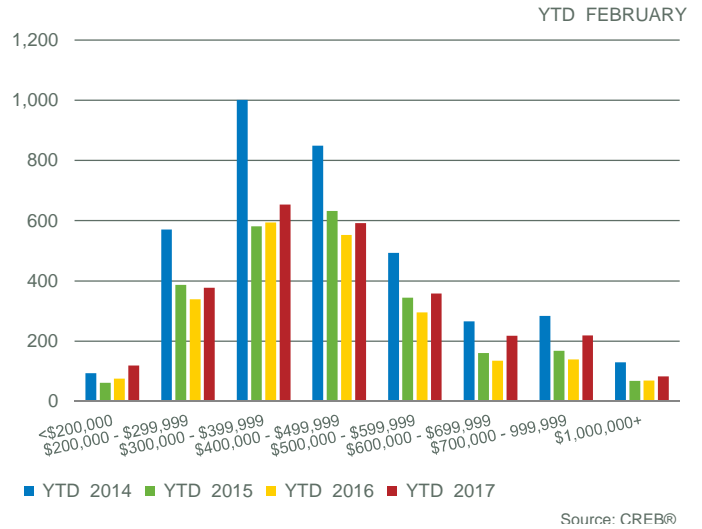


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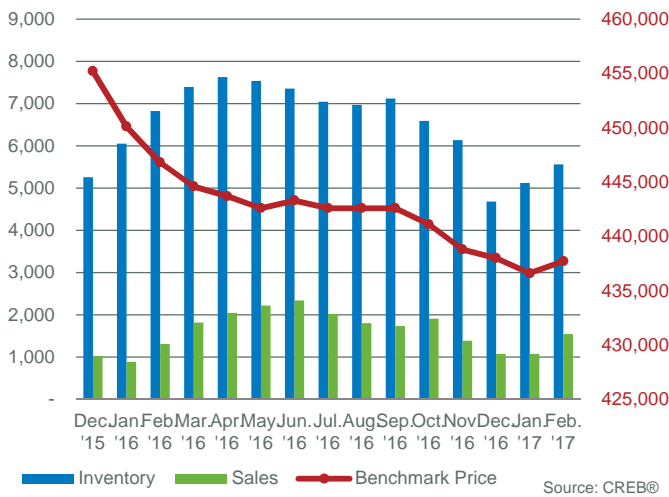
CALGARY CMA TOTAL SALES



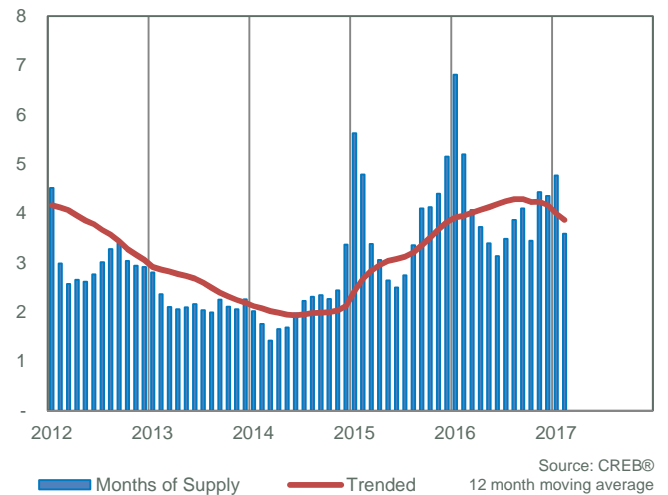
CALGARY CMA TOTAL SALES BY PRICE RANGE



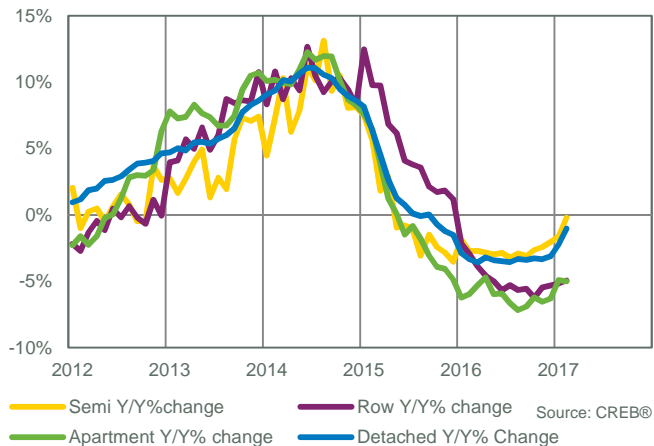
CALGARY CMA INVENTORY AND SALES



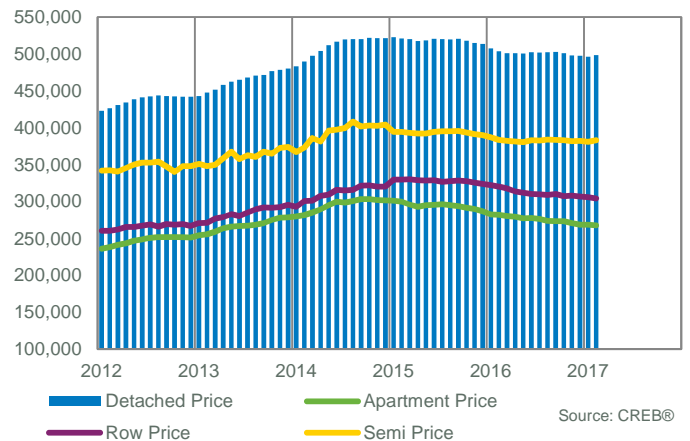
CALGARY CMA MONTHS OF INVENTORY



CALGARY CMA PRICE CHANGE

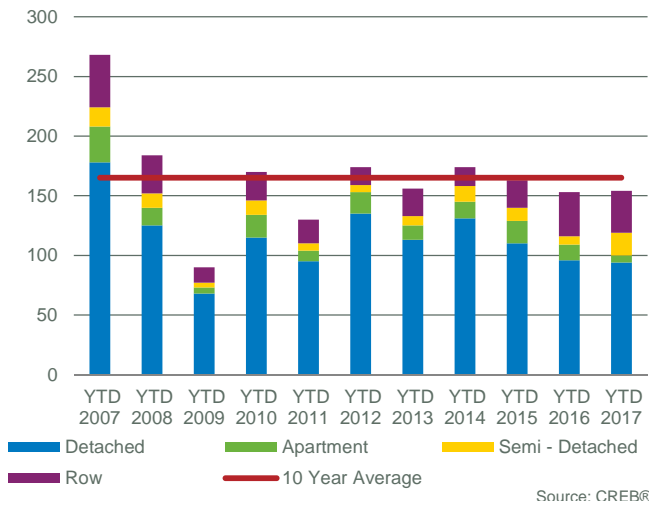


CALGARY CMA PRICES



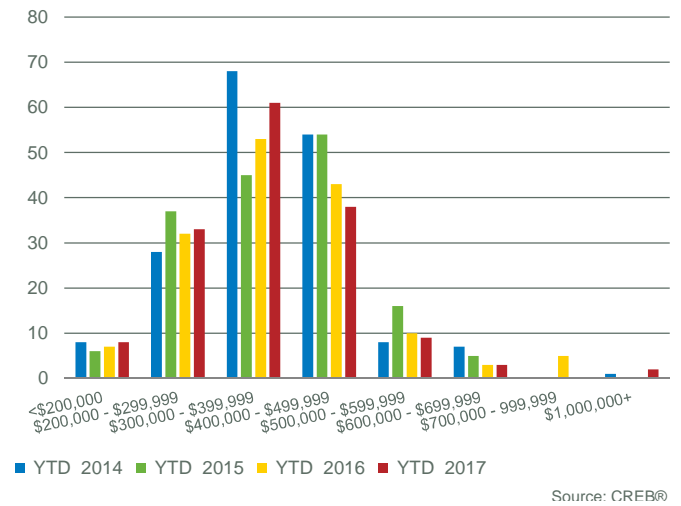
AIRDRIE TOTAL SALES

YTD FEBRUARY

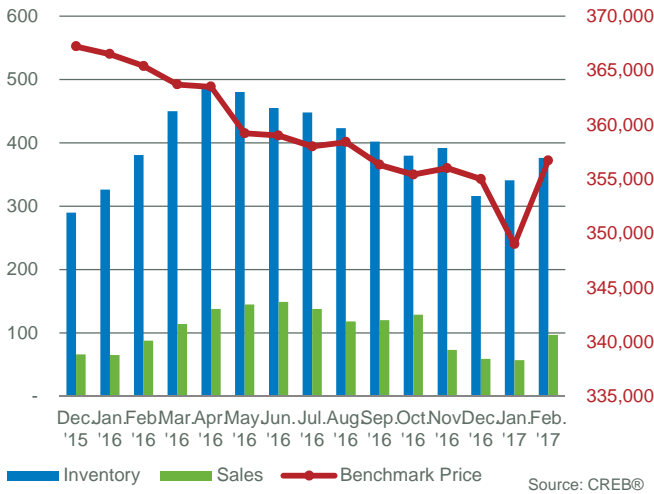


AIRDRIE TOTAL SALES BY PRICE RANGE

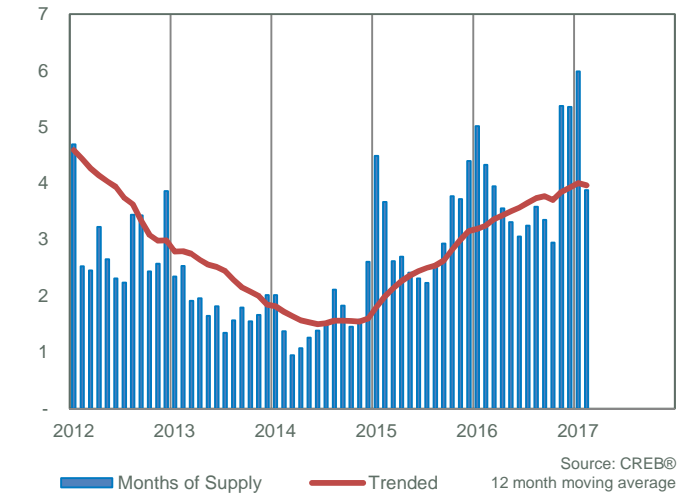
YTD FEBRUARY



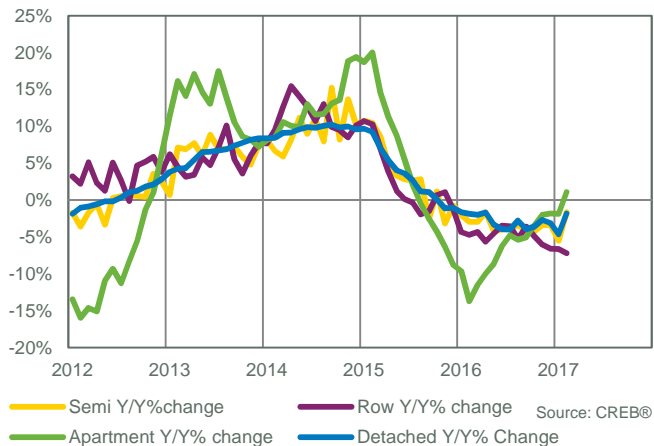
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



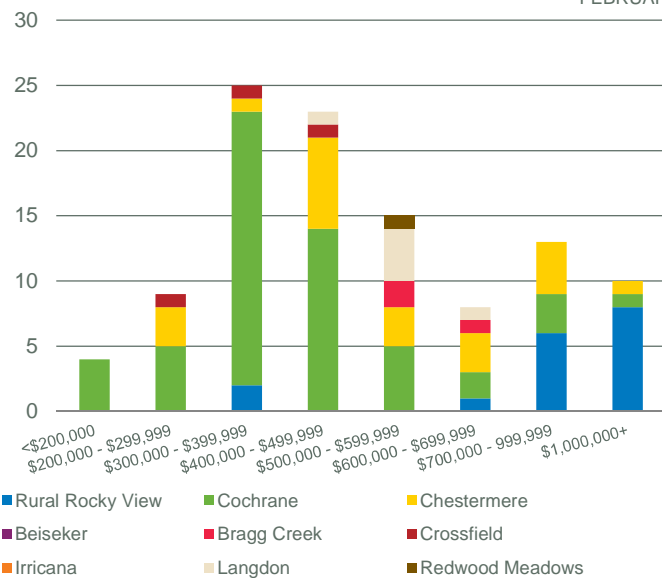
AIRDRIE PRICES



February 2017	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	108	215	50.23%	688	6.37	539,900	579,864	454,250	100%
Rural Rocky View	17	55	30.91%	208	12.24	923,100	1,173,688	942,500	16%
Beiseker	0	1	0.00%	10	-	-	-	-	0%
Bragg Creek	3	1	300.00%	6	2.00	-	597,333	588,000	3%
Chestermere	22	44	50.00%	128	5.82	485,500	556,311	485,000	20%
Cochrane	55	81	67.90%	263	4.78	421,000	416,107	390,000	51%
Crossfield	3	10	30.00%	31	10.33	-	364,633	319,000	3%
Irricana	0	2	0.00%	7	-	-	-	-	0%
Langdon	6	15	40.00%	26	4.33	-	538,667	537,500	6%
Redwood Meadows	1	5	20.00%	7	7.00	-	545,000	545,000	1%
Other	1	1	100.00%	2	2.00	-	885,000	885,000	1%

SALES BY PRICE RANGE

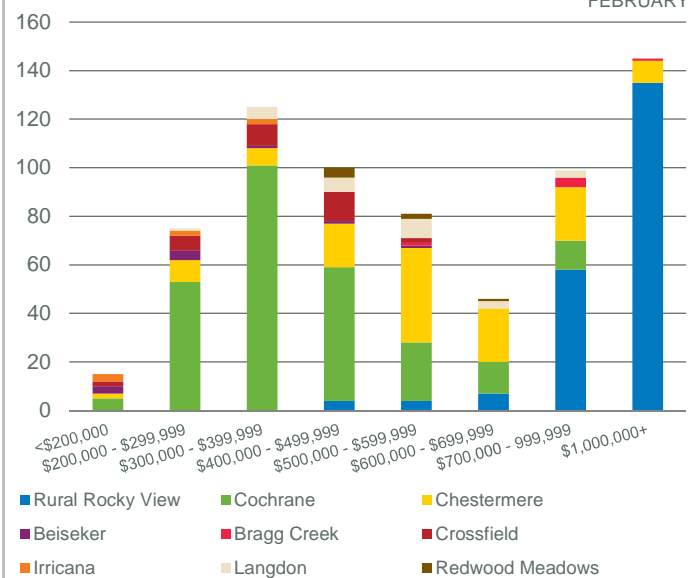
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Source: CREB®

INVENTORY BY PRICE RANGE

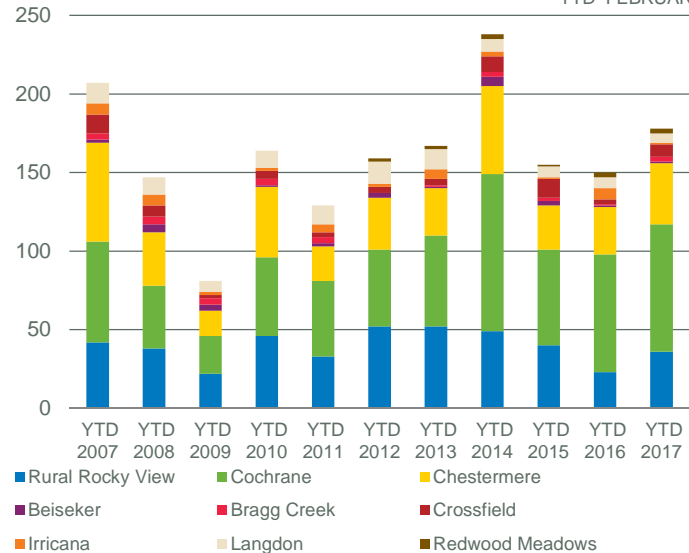
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

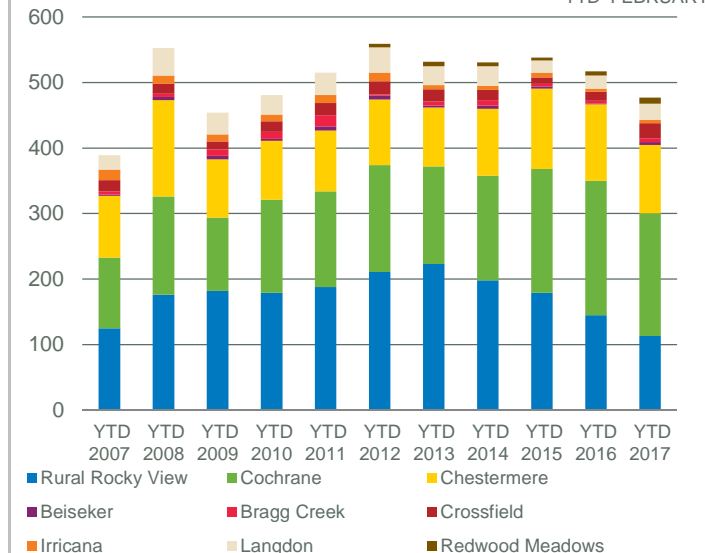
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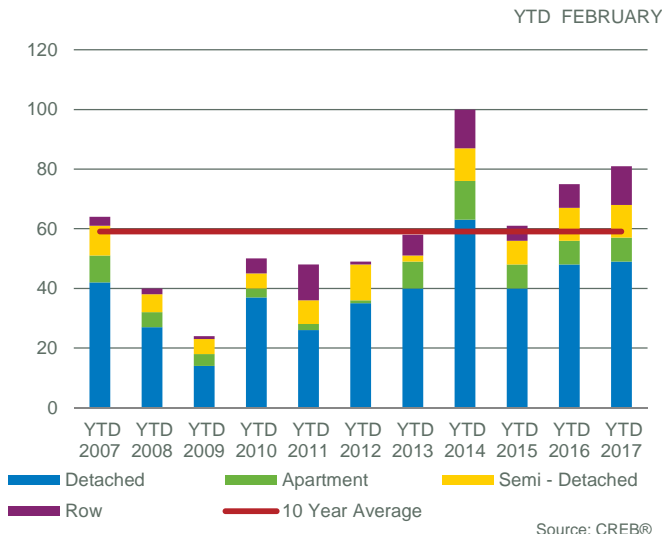
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

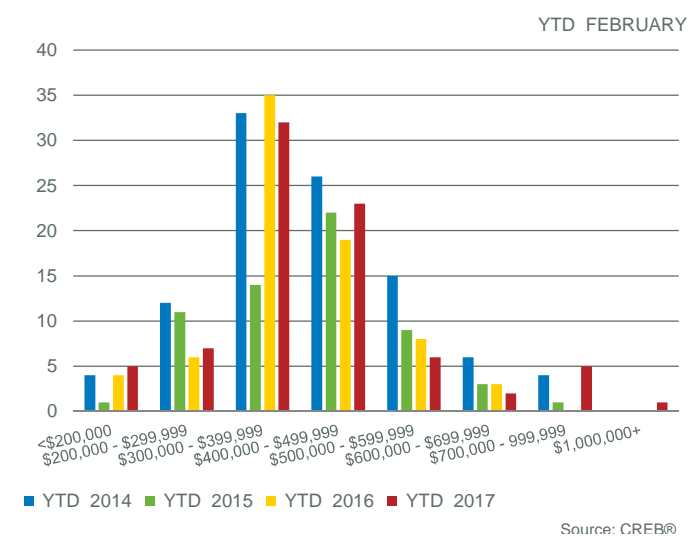


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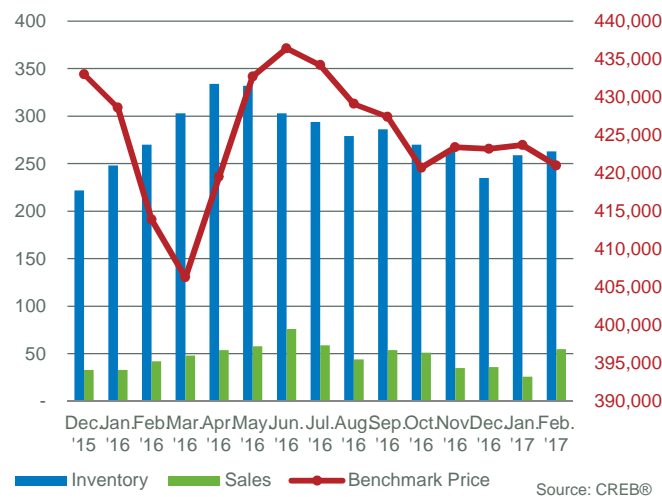
COCHRANE TOTAL SALES



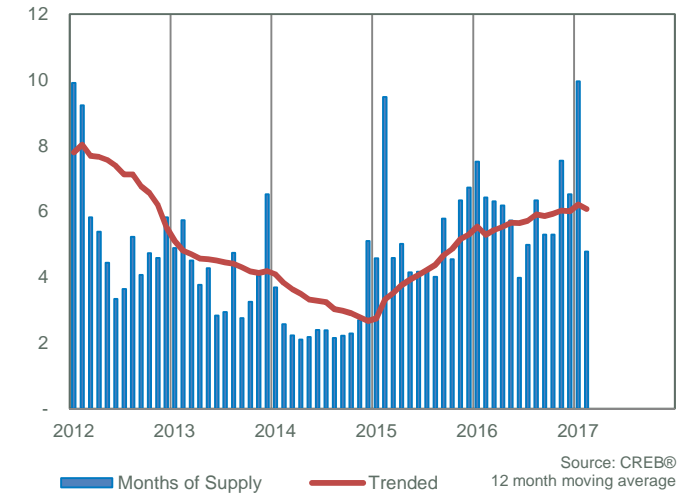
COCHRANE TOTAL SALES BY PRICE RANGE



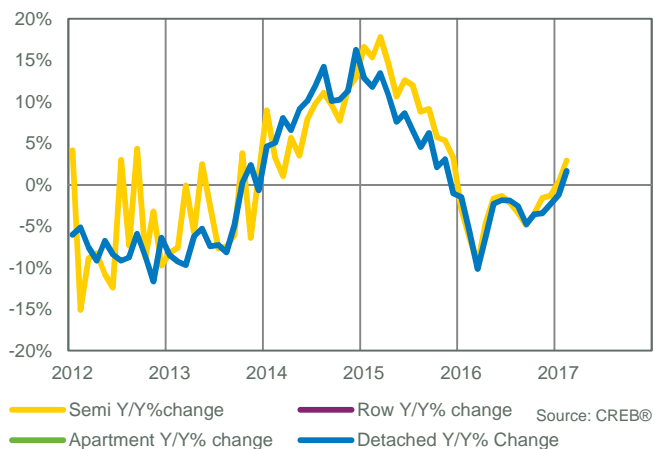
COCHRANE INVENTORY AND SALES



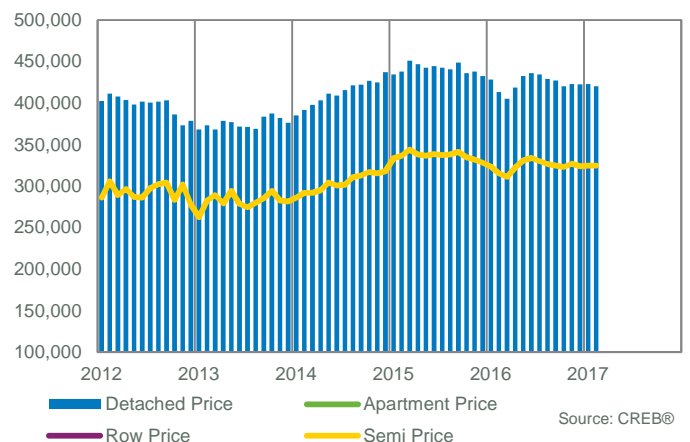
COCHRANE MONTHS OF INVENTORY



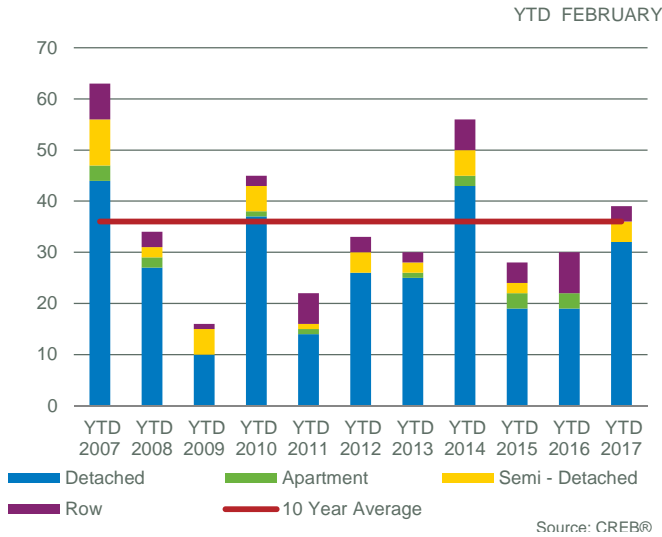
COCHRANE PRICE CHANGE



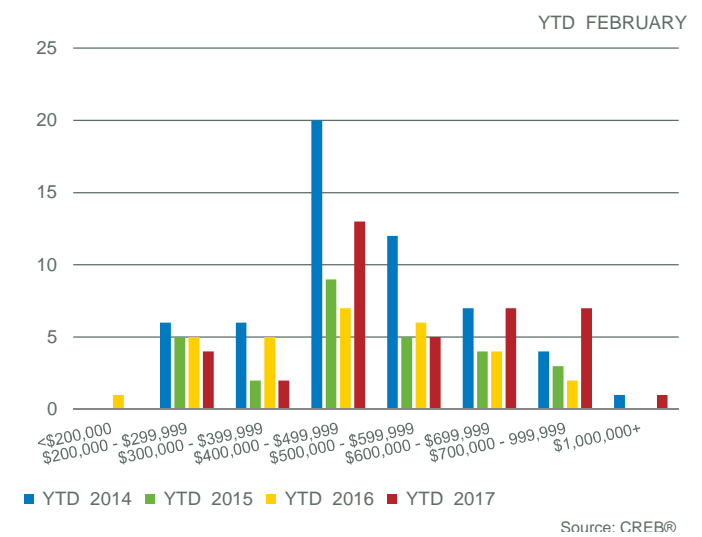
COCHRANE PRICES



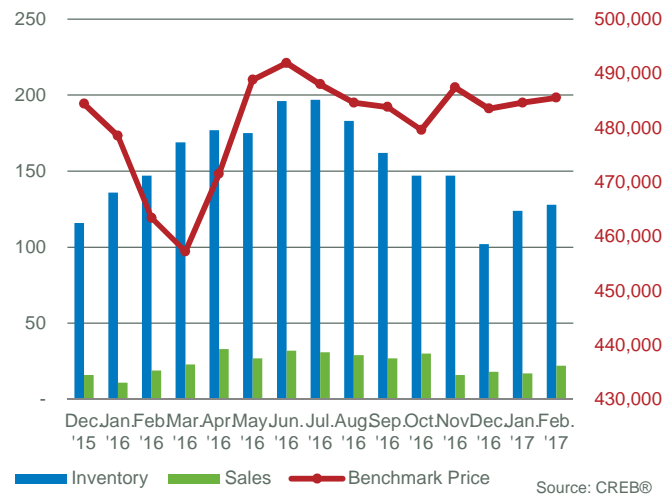
CHESTERMERE TOTAL SALES



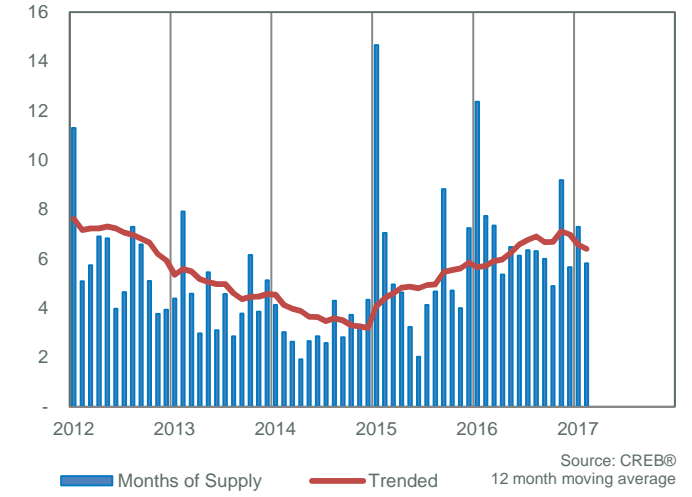
CHESTERMERE TOTAL SALES BY PRICE RANGE



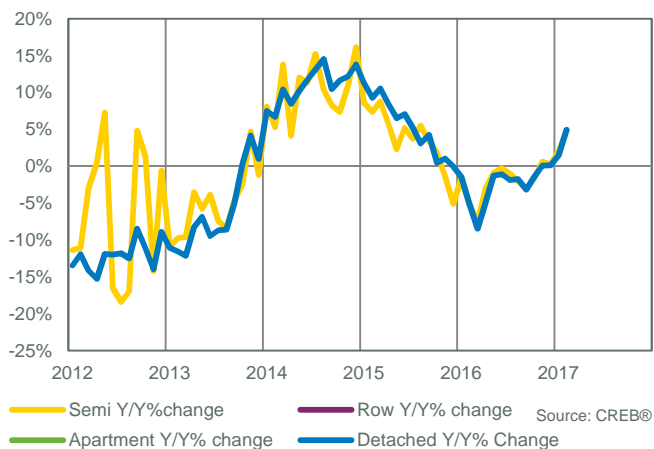
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



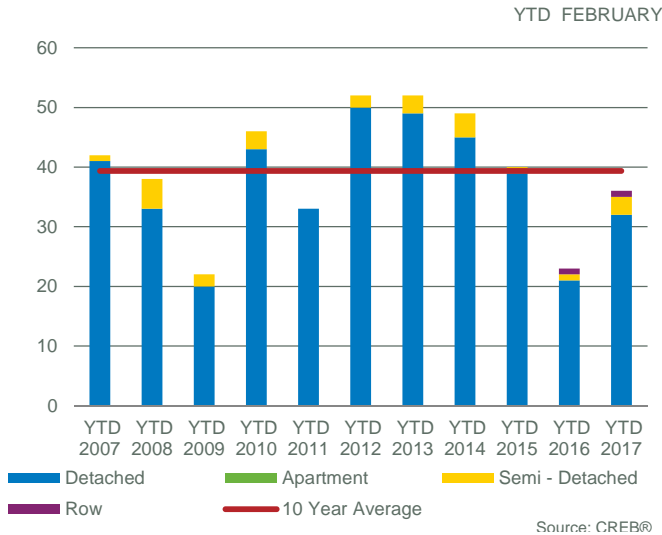
CHESTERMERE PRICE CHANGE



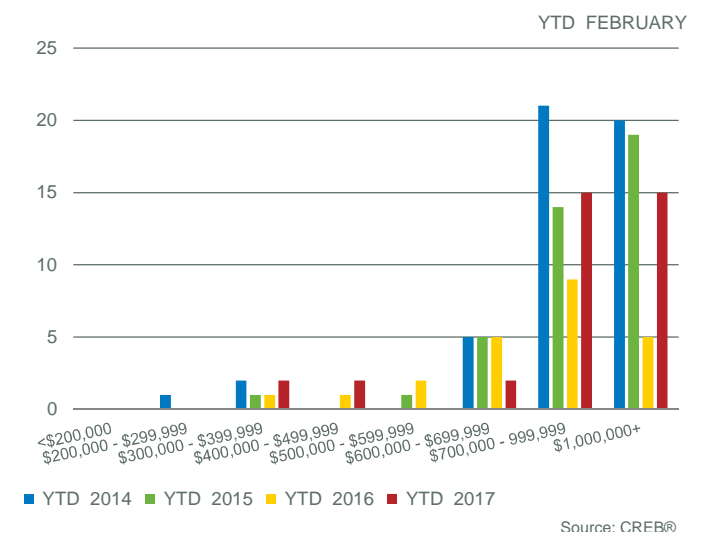
CHESTERMERE PRICES



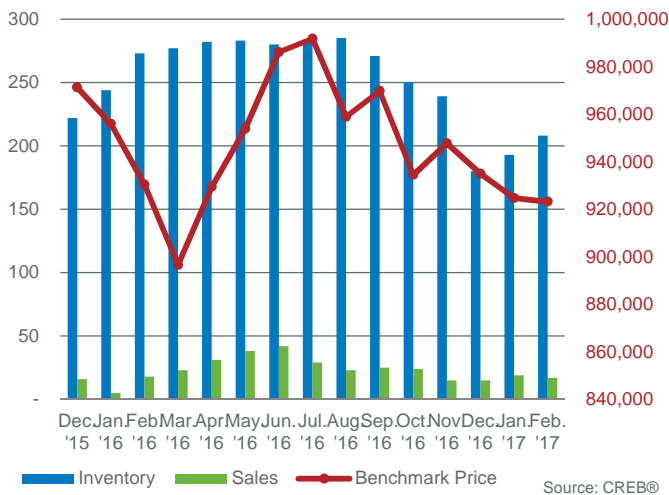
RURAL ROCKY VIEW TOTAL SALES



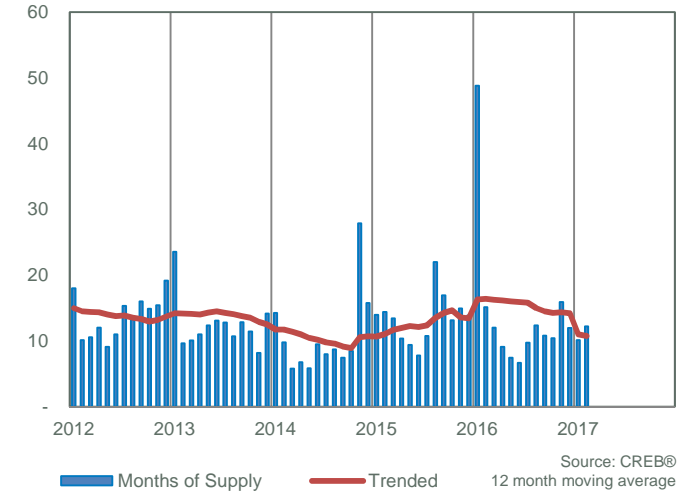
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



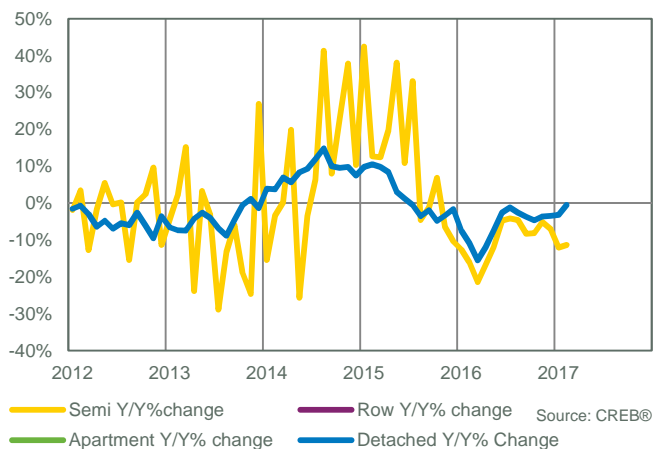
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



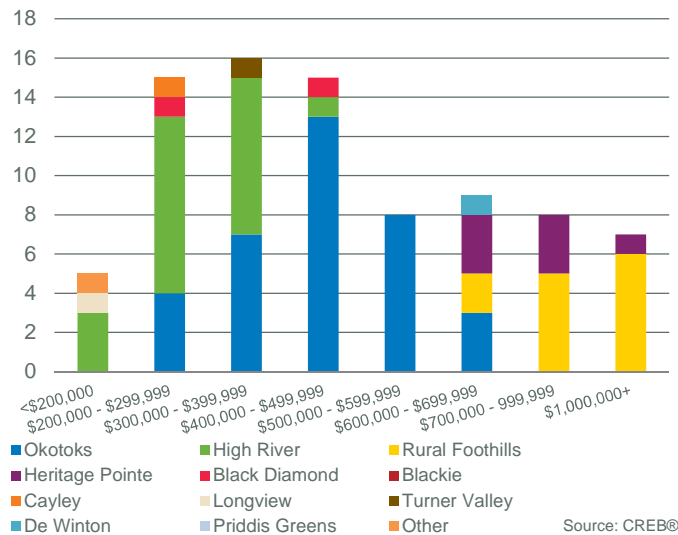
RURAL ROCKY VIEW PRICES



February 2017	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	83	190	43.68%	674	8.12	384,900	531,916	419,987	100%
Rural Foothills	13	35	37.14%	128	9.85	637,700	1,118,808	999,999	15%
Black Diamond	2	6	33.33%	16	8.00	-	337,494	337,494	2%
Blackie	0	0	-	1	-	-	-	-	0%
Cayley	1	1	100.00%	3	3.00	-	270,000	270,000	1%
De Winton	1	0	-	4	4.00	-	685,000	685,000	1%
Heritate Pointe	7	13	53.85%	33	4.71	-	813,286	725,000	8%
High River	21	44	47.73%	106	5.05	323,800	279,524	285,000	25%
Okotoks	35	79	44.30%	170	4.86	425,600	442,901	428,500	42%
Turner Valley	1	10	10.00%	24	24.00	282,300	340,000	340,000	1%
Priddis Greens	1	2	50.00%	11	11.00	-	380,000	380,000	1%
Longview	1	0	-	2	2.00	-	190,000	190,000	1%
Other	1	0	-	7	7.00	-	190,000	190,000	1%

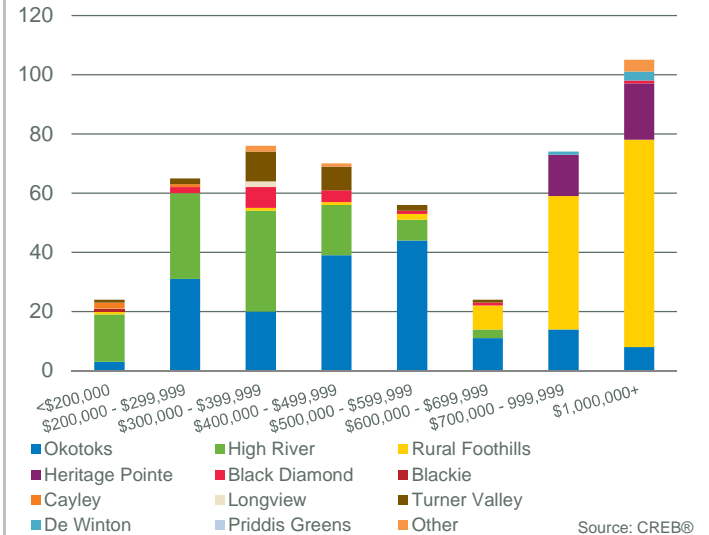
SALES BY PRICE RANGE

FEBRUARY



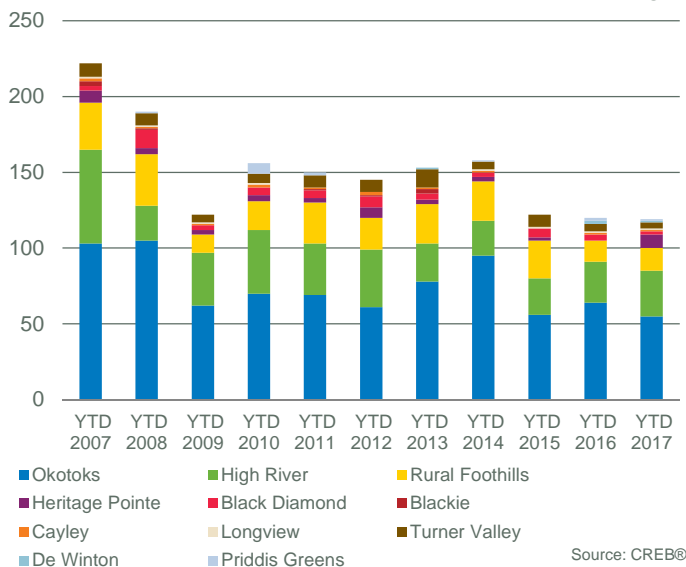
INVENTORY BY PRICE RANGE

FEBRUARY



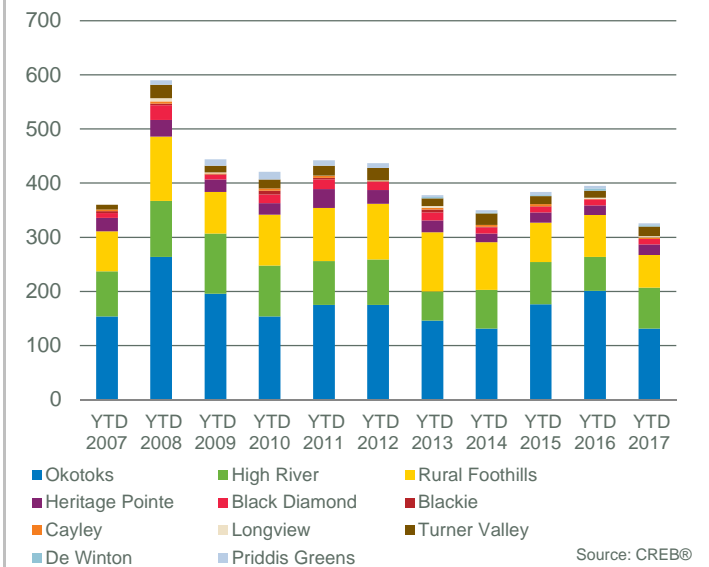
FOOTHILLS SALES: YEAR-TO-DATE

YTD FEBRUARY

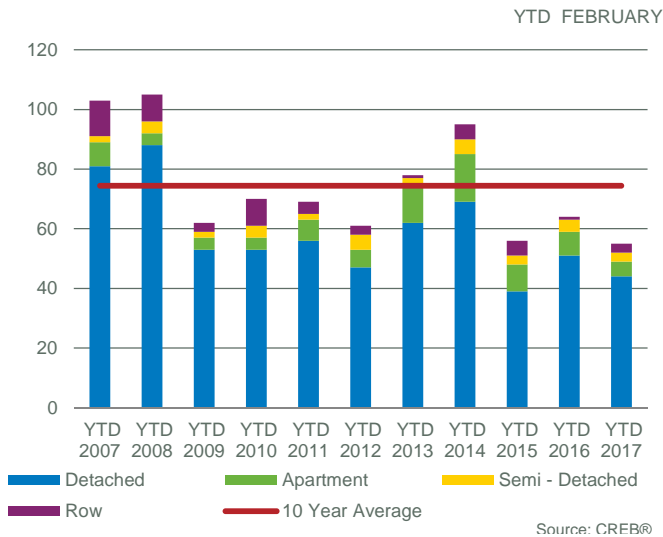


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

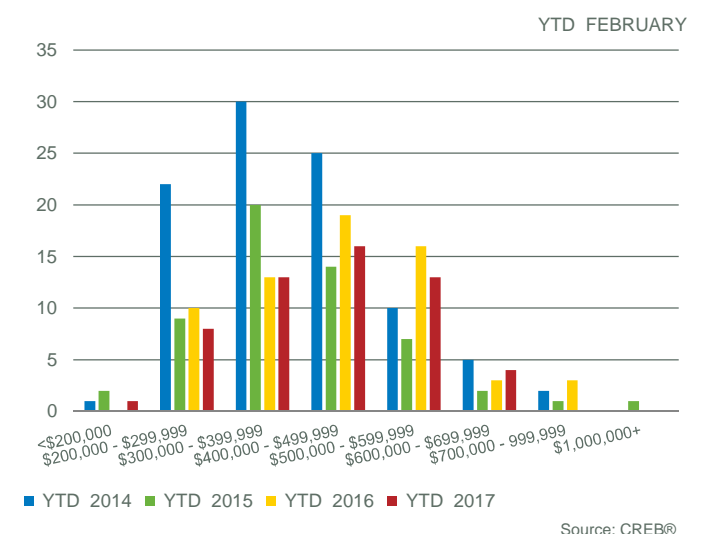
YTD FEBRUARY



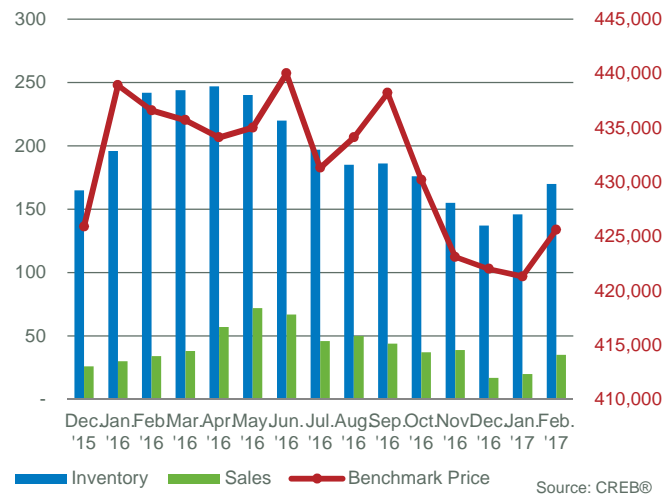
OKOTOKS TOTAL SALES



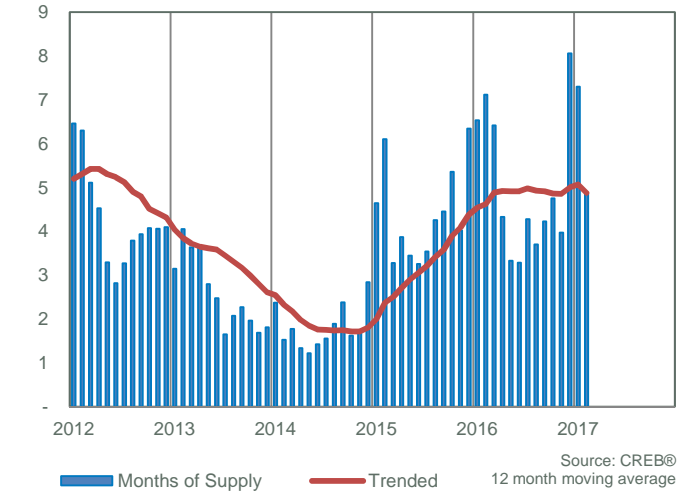
OKOTOKS TOTAL SALES BY PRICE RANGE



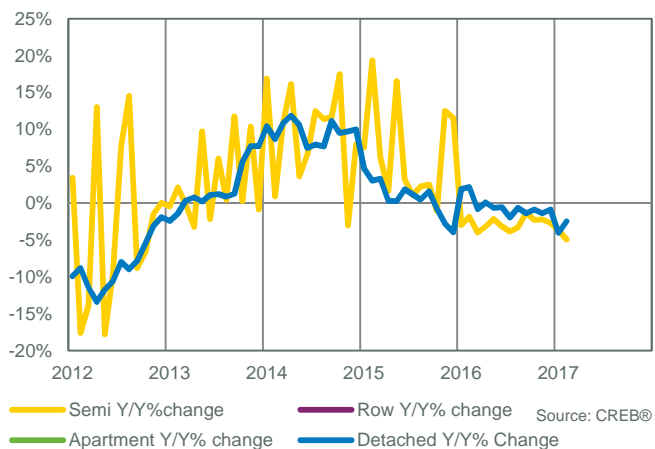
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



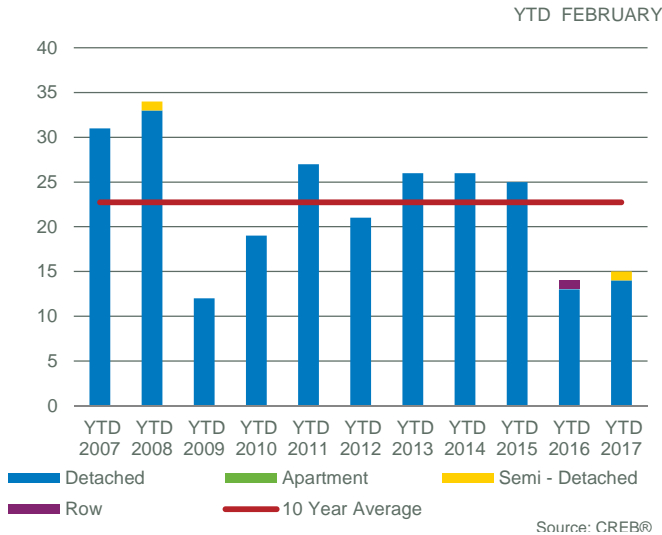
OKOTOKS PRICE CHANGE



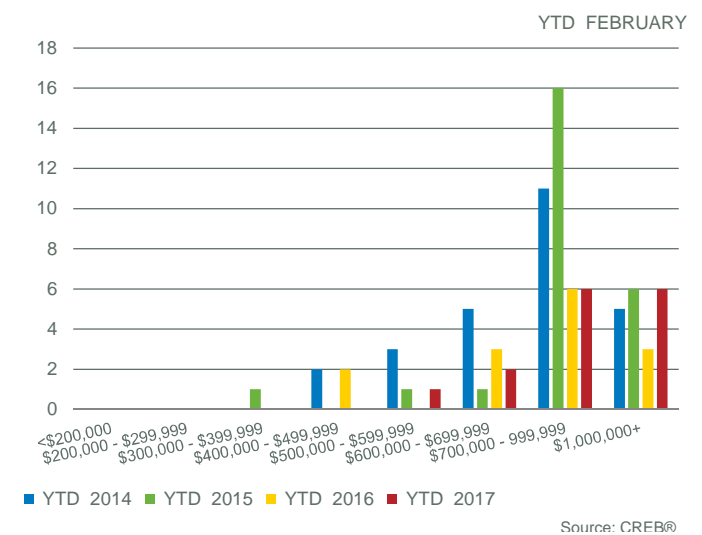
OKOTOKS PRICES



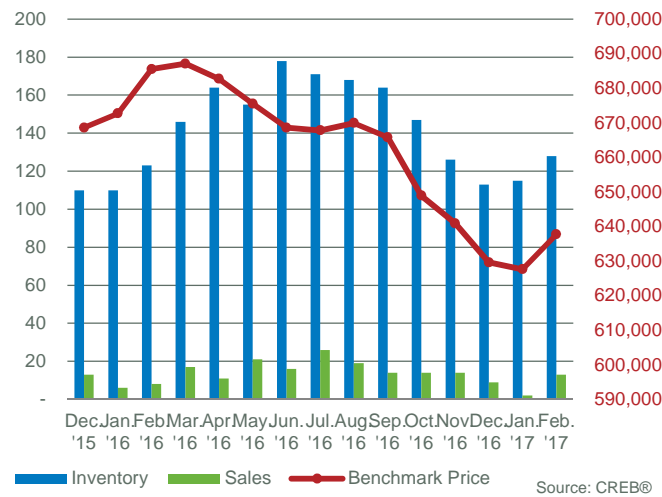
RURAL FoothILLS TOTAL SALES



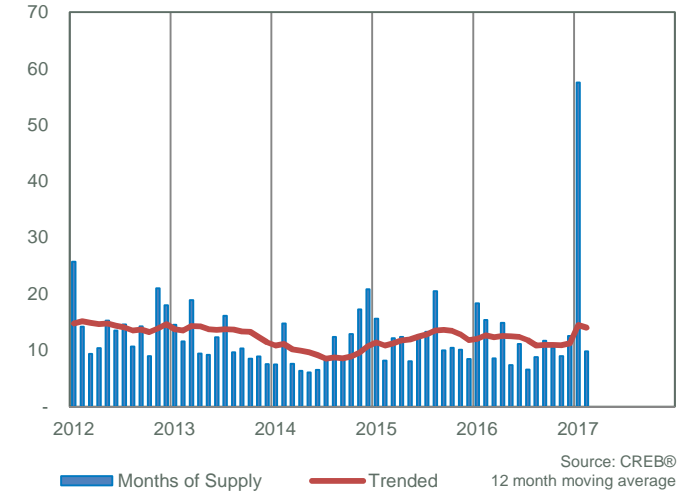
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



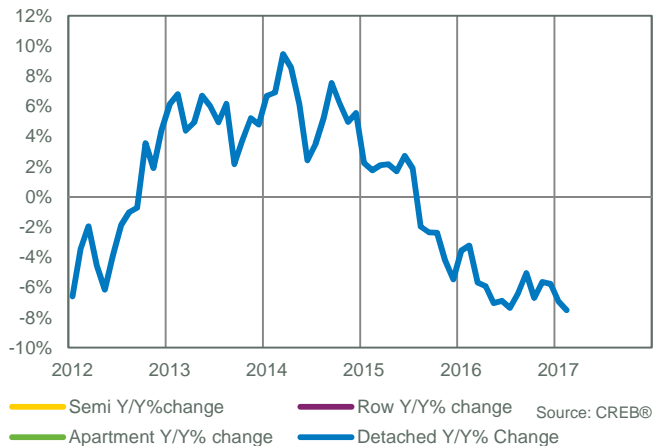
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

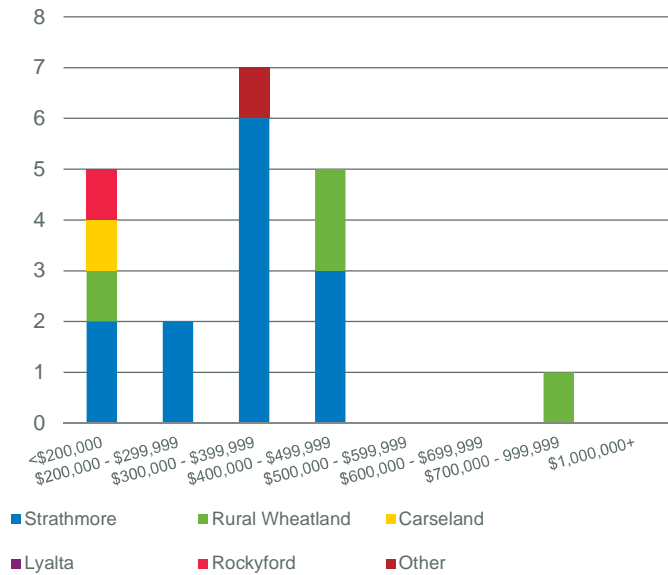


February 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	20	46	43.48%	176	8.80	223,200	338,010	371,000	95%
Rural Wheatland*	4	4	100.00%	25	6.25	223,200	456,500	460,000	20%
Carseland*	1	1	100.00%	7	7.00	-	147,500	147,500	5%
Lyalta*	0	1	0.00%	13	-	-	-	-	0%
Rockyford*	1	2	50.00%	4	4.00	-	108,000	108,000	5%
Strathmore	13	35	37.14%	108	8.31	392,800	335,477	377,000	65%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	1	3	33.33%	19	19.00	-	317,500	317,500	5%

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

SALES BY PRICE RANGE

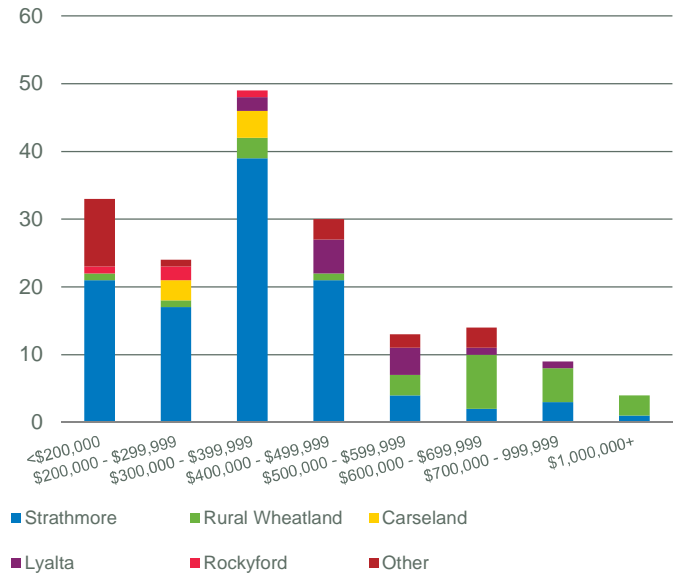
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

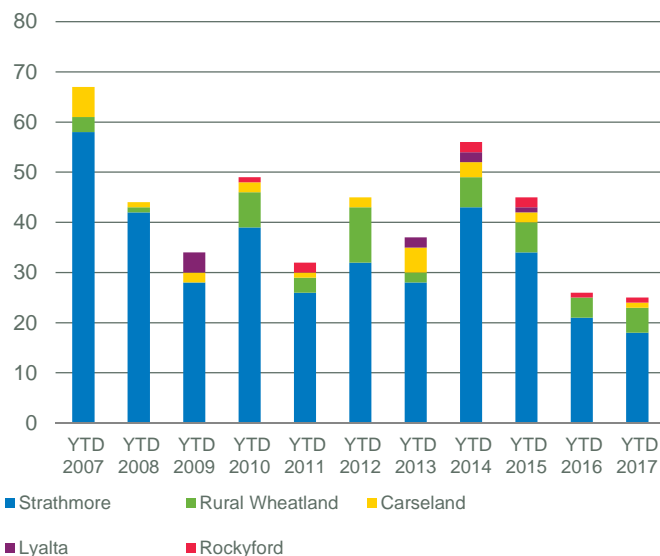
FEBRUARY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD FEBRUARY



Source: CREB®

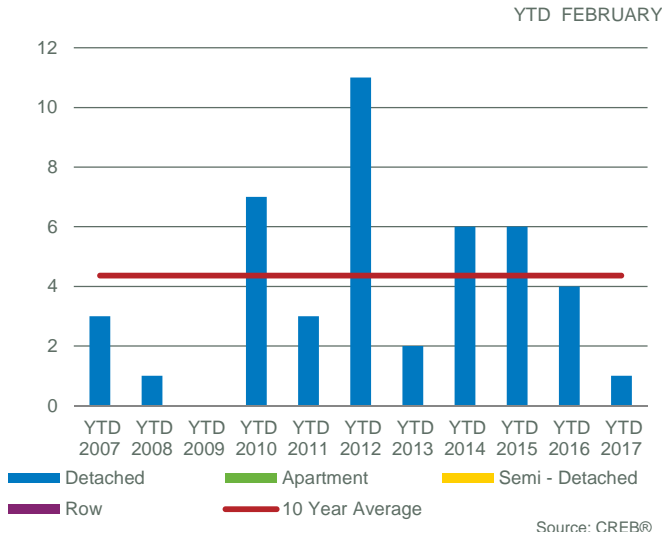
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

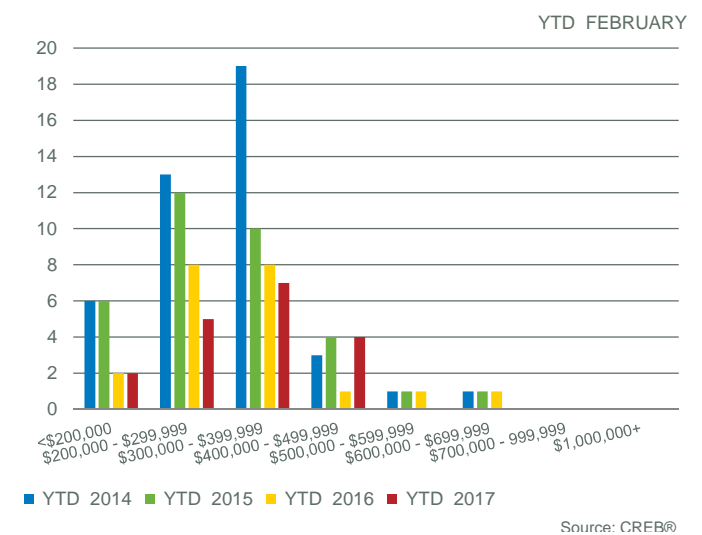


Source: CREB®

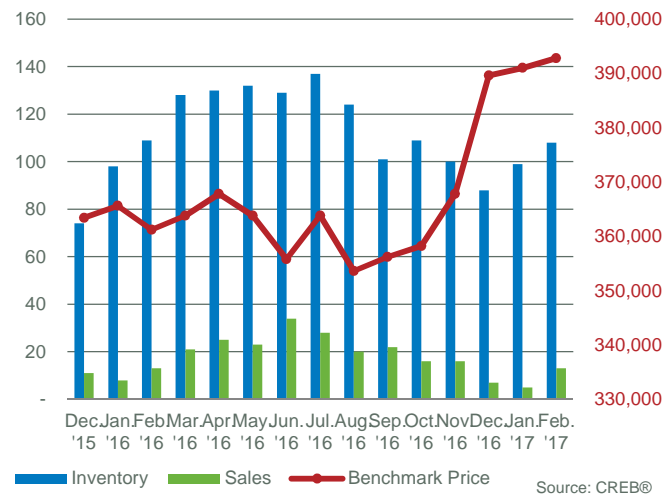
STRATHMORE TOTAL SALES



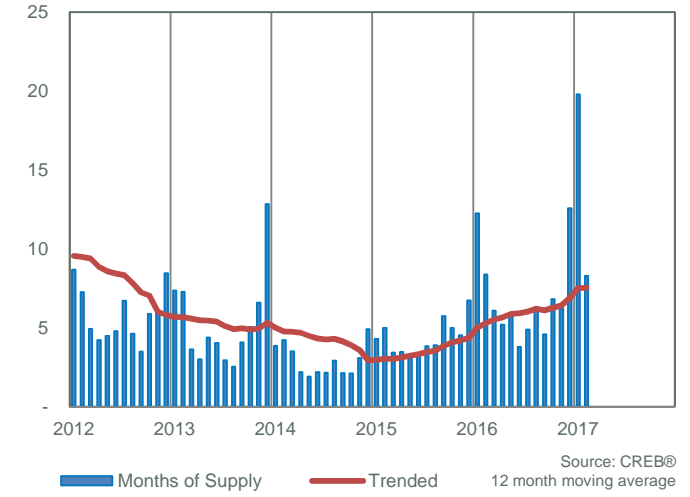
STRATHMORE TOTAL SALES BY PRICE RANGE



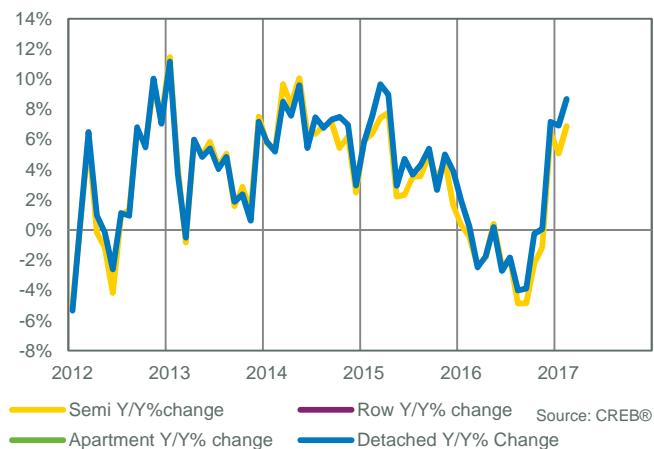
STRATHMORE INVENTORY AND SALES



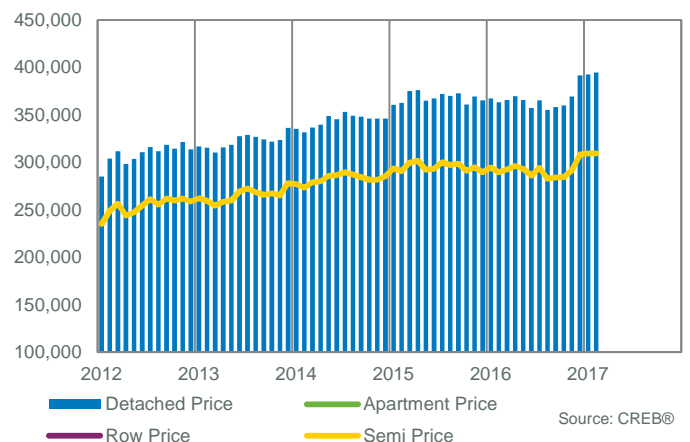
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

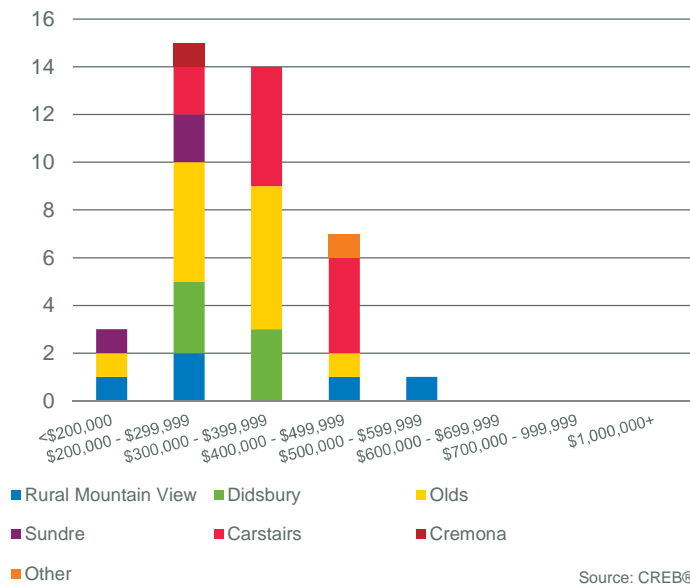


February 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	40	80	50.00%	299	7.48	303,300	319,573	307,000	100%
Rural Mountain View*	5	15	33.33%	86	17.20	419,100	295,200	264,000	13%
Carstairs	11	15	73.33%	50	4.55	331,400	370,355	385,000	28%
Cremona	1	5	20.00%	10	10.00	-	268,000	268,000	3%
Didsbury	6	13	46.15%	34	5.67	257,100	302,417	313,000	15%
Olds*	13	29	44.83%	80	6.15	305,300	308,596	305,000	33%
Sundre*	3	2	150.00%	36	12.00	283,700	224,583	260,000	8%
Other*	1	1	100.00%	3	3.00	-	465,000	465,000	3%

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

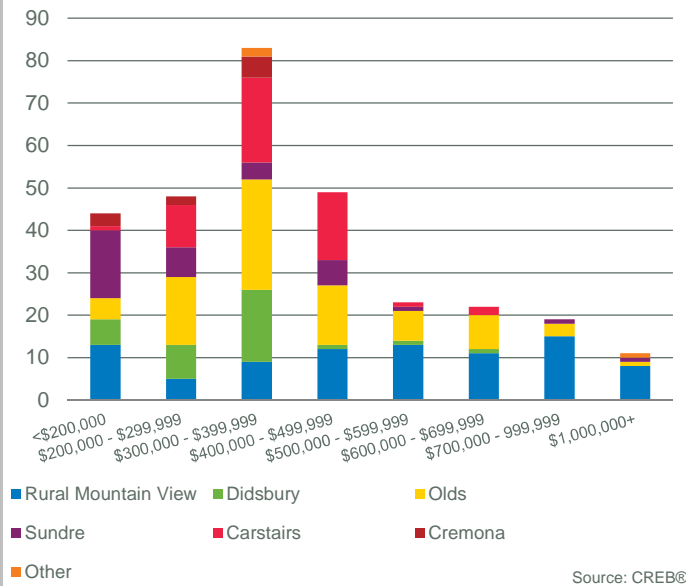
SALES BY PRICE RANGE

FEBRUARY



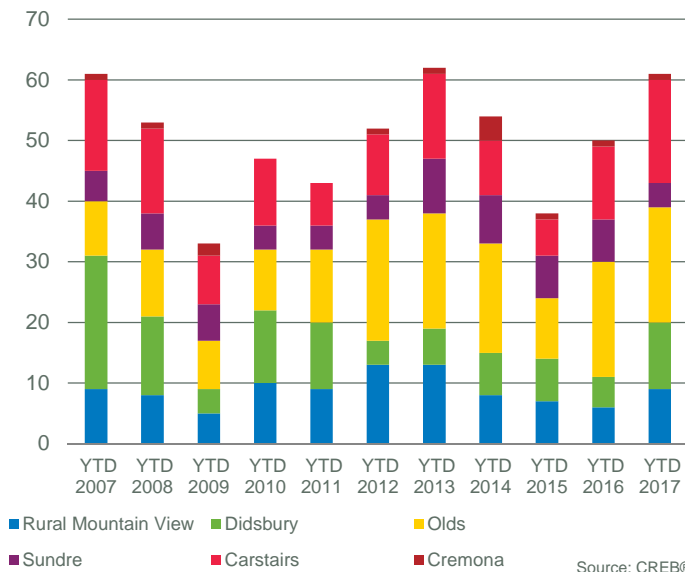
INVENTORY BY PRICE RANGE

FEBRUARY



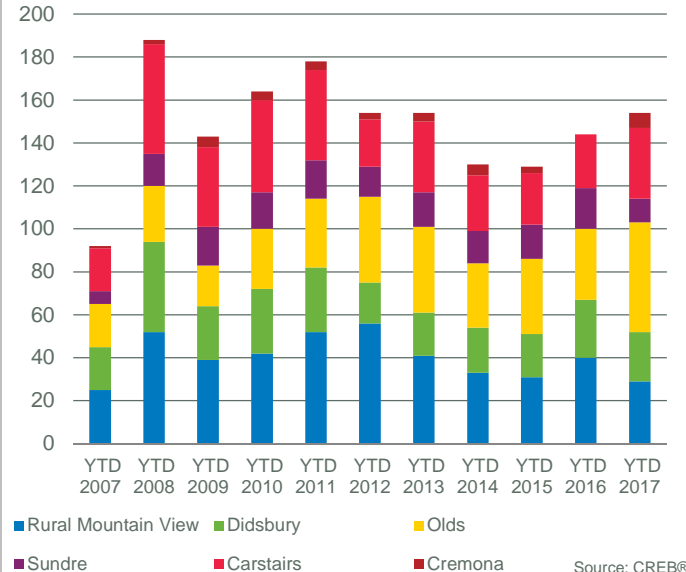
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD FEBRUARY



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

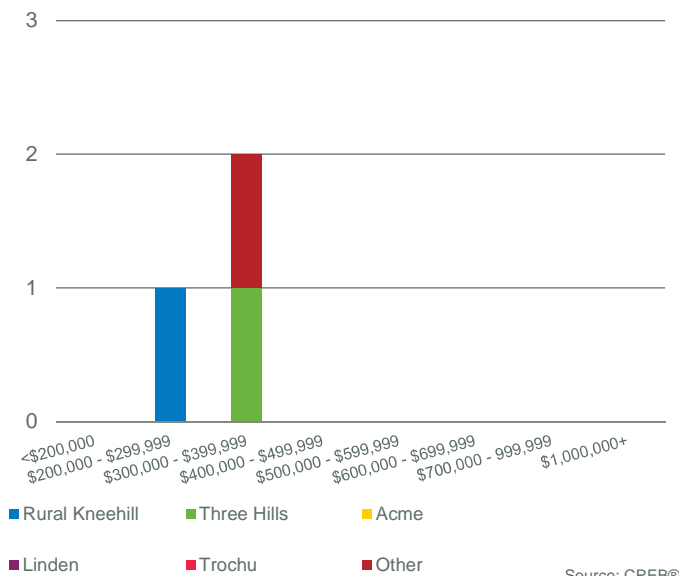


February 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	3	22	13.64%	73	24.33	-	302,333	312,000	67%
Rural Kneehill*	1	4	25.00%	10	10.00	-	235,000	235,000	33%
Acme*	0	4	0.00%	11	-	-	-	-	0%
Linden*	0	2	0.00%	3	-	-	-	-	0%
Three Hills*	1	4	25.00%	19	19.00	-	312,000	312,000	33%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	0	4	0.00%	21	-	-	-	-	0%
Other*	1	3	33.33%	9	9.00	-	360,000	360,000	33%

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

SALES BY PRICE RANGE

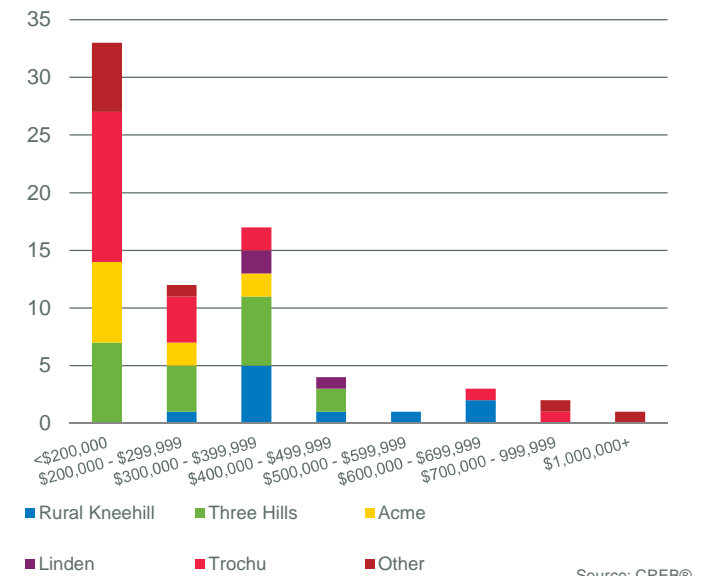
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

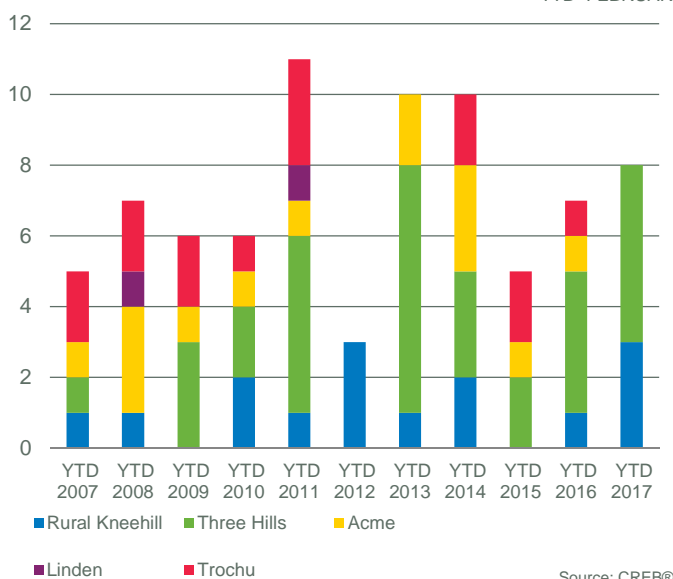
FEBRUARY



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

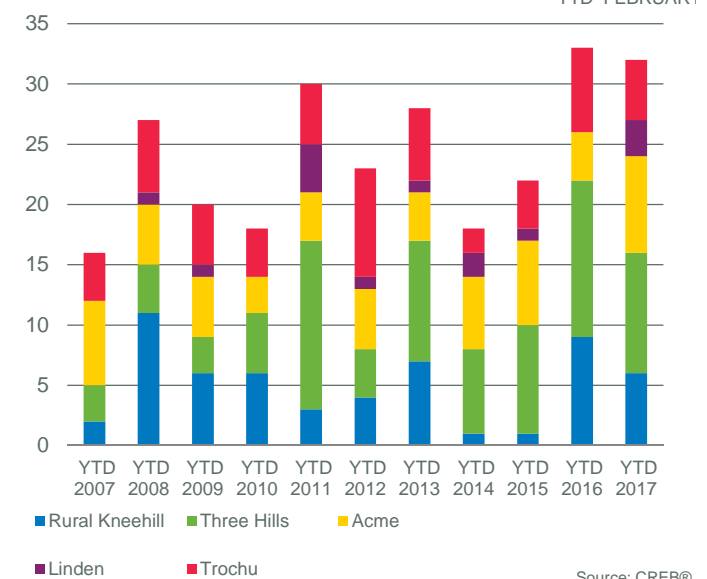
YTD FEBRUARY



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



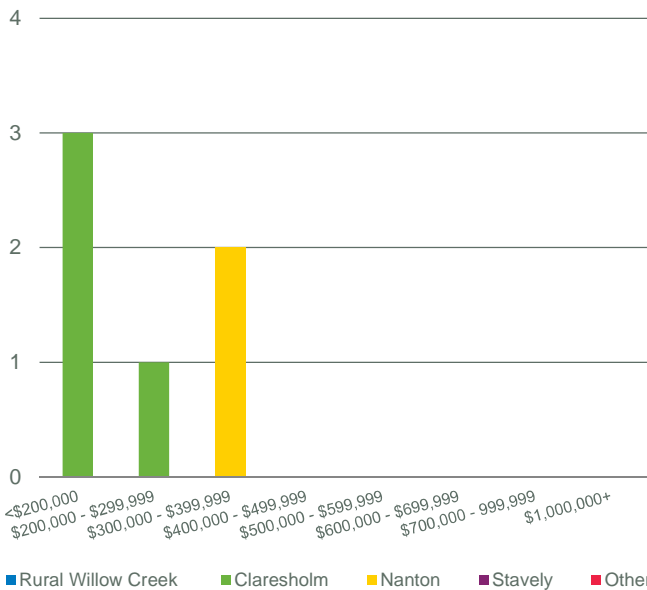
Source: CREB®

February 2017	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*	6	27	22.22%	95	15.83	-	222,667	197,000	100%
Rural Willow Creek*	0	1	0.00%	6	-	-	-	-	0%
Claresholm*	4	9	44.44%	46	11.50	-	157,750	164,000	67%
Nanton*	2	13	15.38%	26	13.00	-	352,500	352,500	33%
Stavely*	0	4	0.00%	12	-	-	-	-	0%
Other*	0	0	-	5	-	-	-	-	0%

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

SALES BY PRICE RANGE

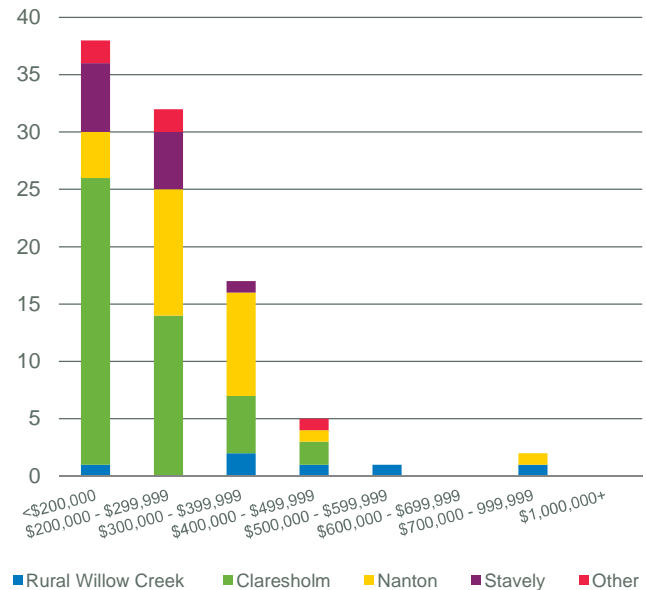
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

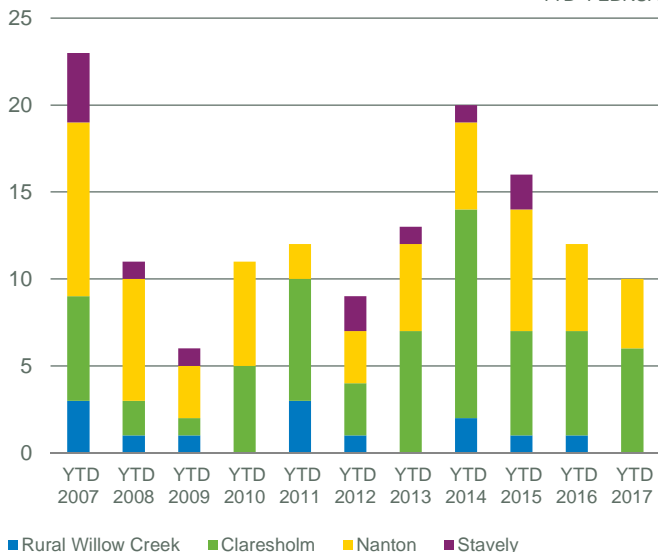
FEBRUARY



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

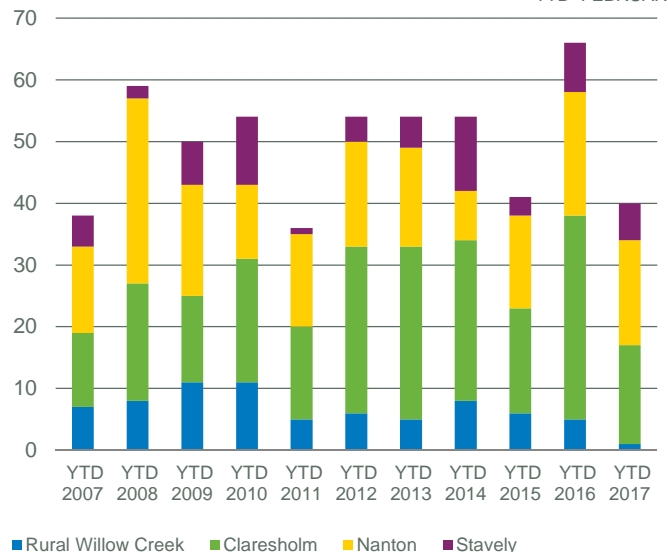
YTD FEBRUARY



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



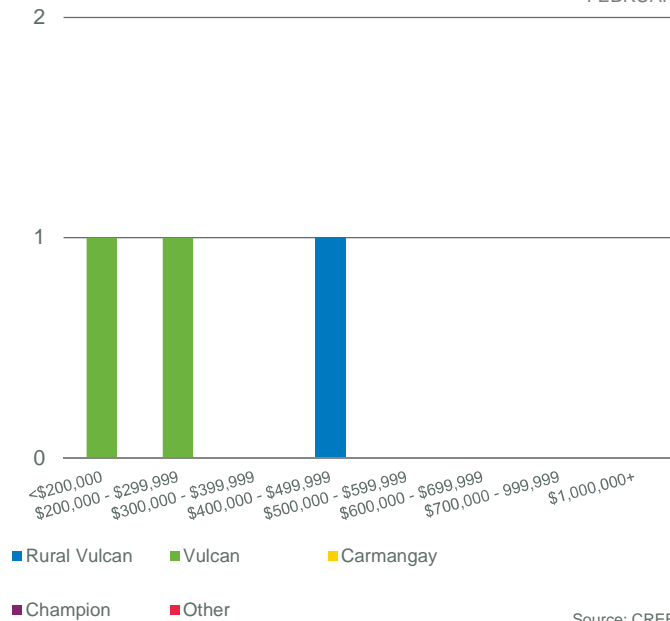
Source: CREB®

February 2017	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*	3	10	30.00%	54	18.00	-	271,633	225,000	100%
Rural Vulcan*	1	5	20.00%	23	23.00	-	459,900	459,900	33%
Vulcan*	2	3	66.67%	21	10.50	-	177,500	177,500	67%
Carmangay*	0	0	-	5	-	-	-	-	0%
Champion*	0	0	-	0	-	-	-	-	0%
Other*	0	2	0.00%	5	-	-	-	-	0%

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

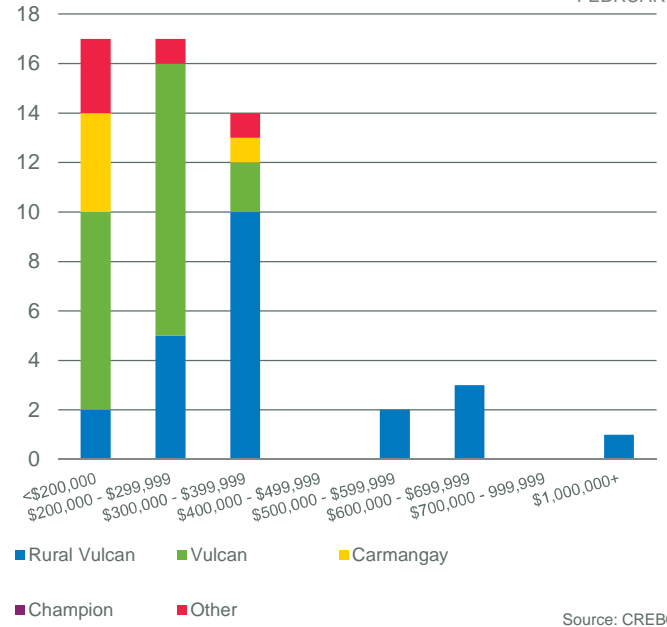
SALES BY PRICE RANGE

FEBRUARY



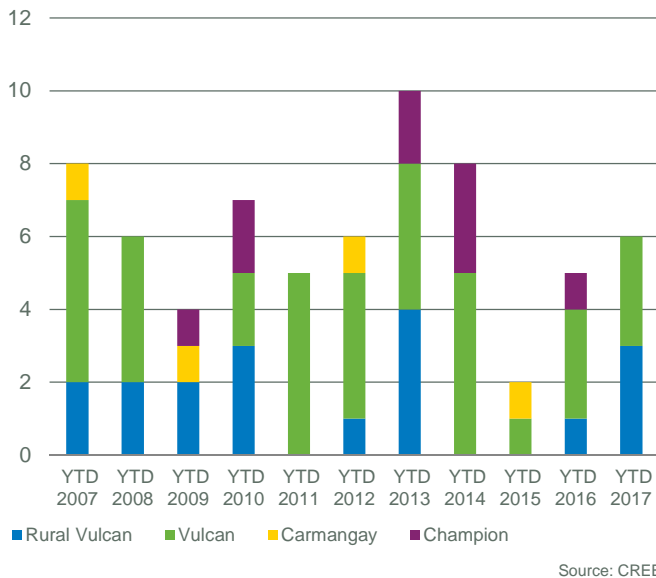
INVENTORY BY PRICE RANGE

FEBRUARY



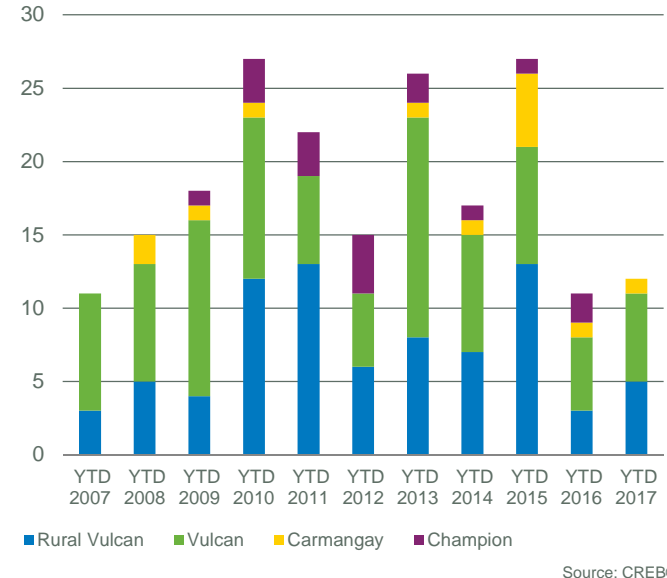
VULCAN SALES: YEAR-TO-DATE

YTD FEBRUARY



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY

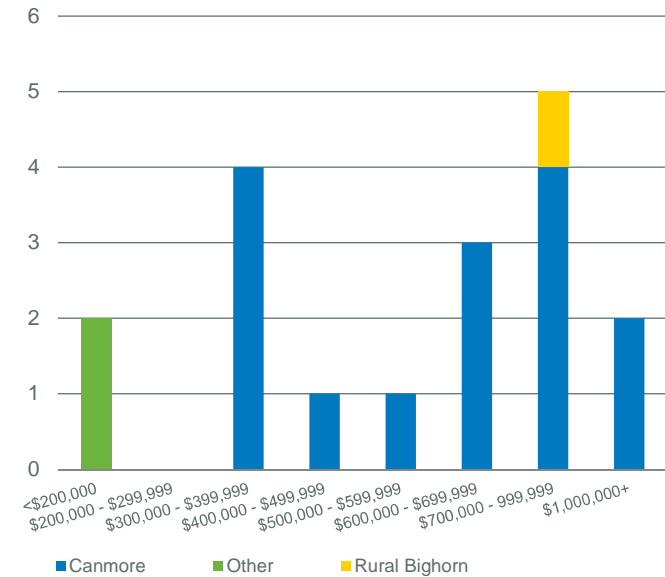


February 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	18	23	78.26%	66	3.67	-	715,569	668,250	100%
Rural Bighorn*	1	1	100.00%	4	4.00	-	849,400	849,400	6%
Canmore*	15	20	75.00%	56	3.73	-	776,773	674,000	83%
Other*	2	2	100.00%	6	3.00	-	189,625	189,625	11%

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SALES BY PRICE RANGE

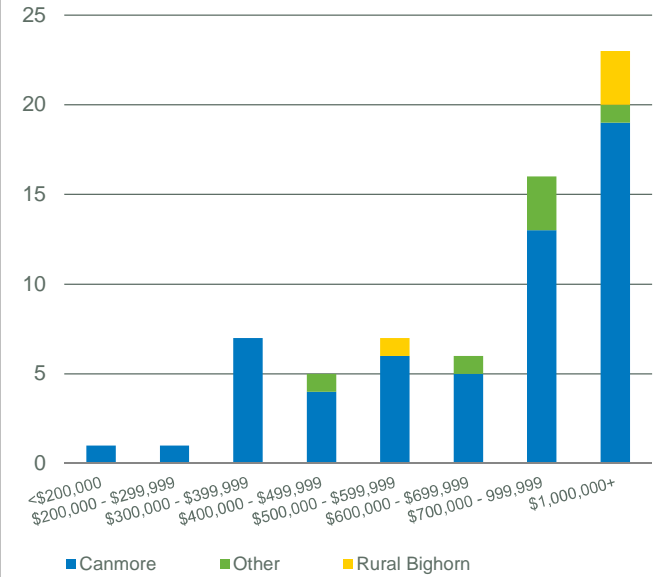
FEBRUARY



Source: CREB®

INVENTORY BY PRICE RANGE

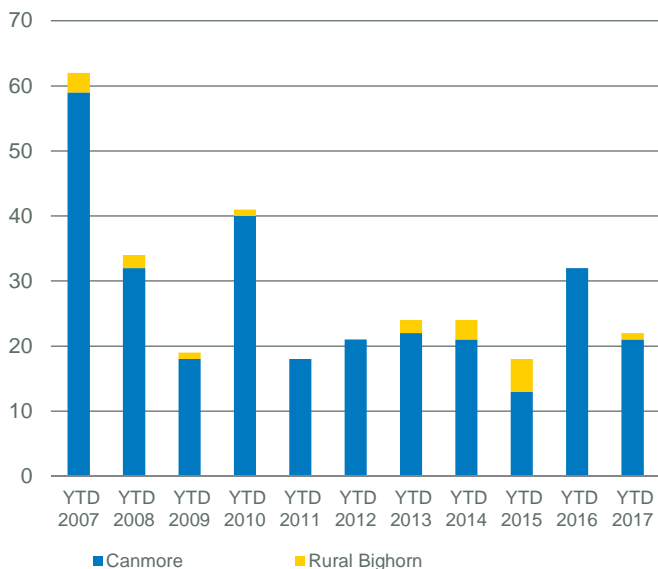
FEBRUARY



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

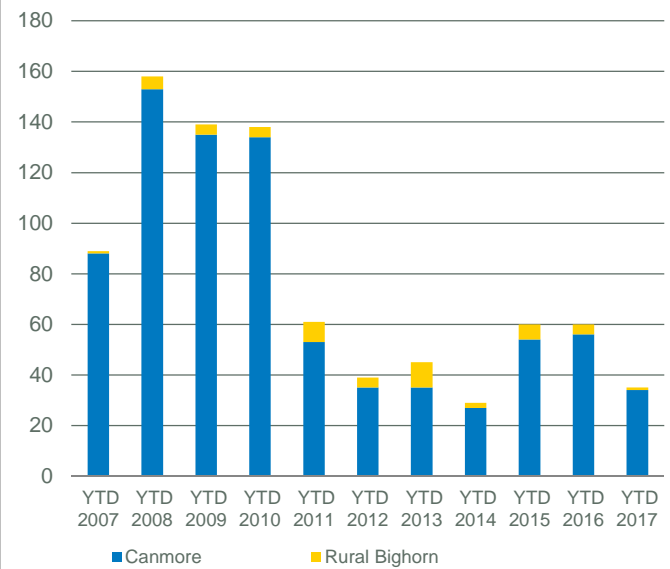
YTD FEBRUARY



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD FEBRUARY



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
 Toppington**
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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