



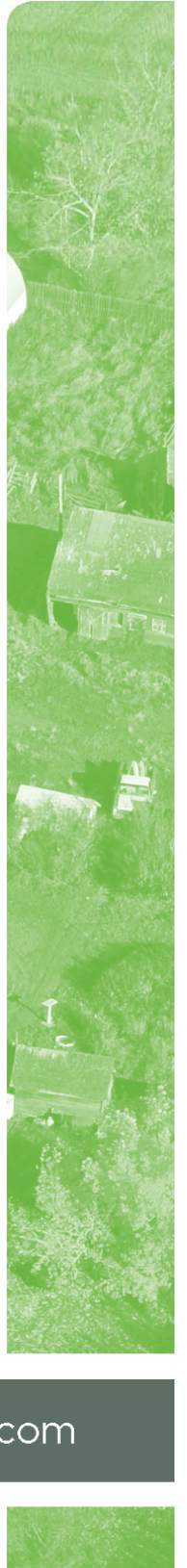
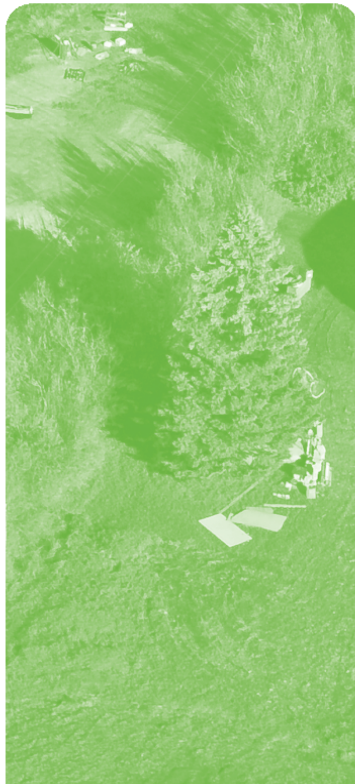
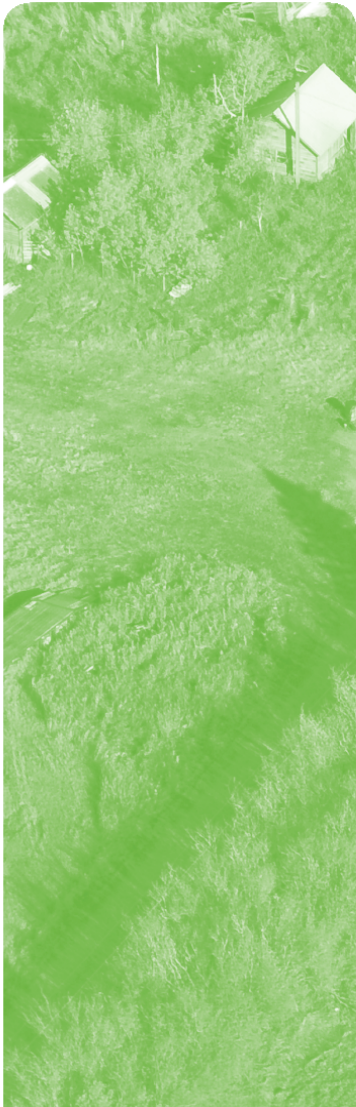
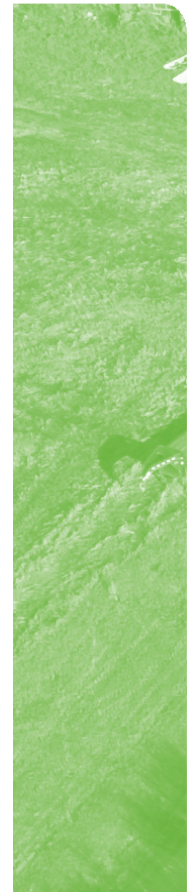
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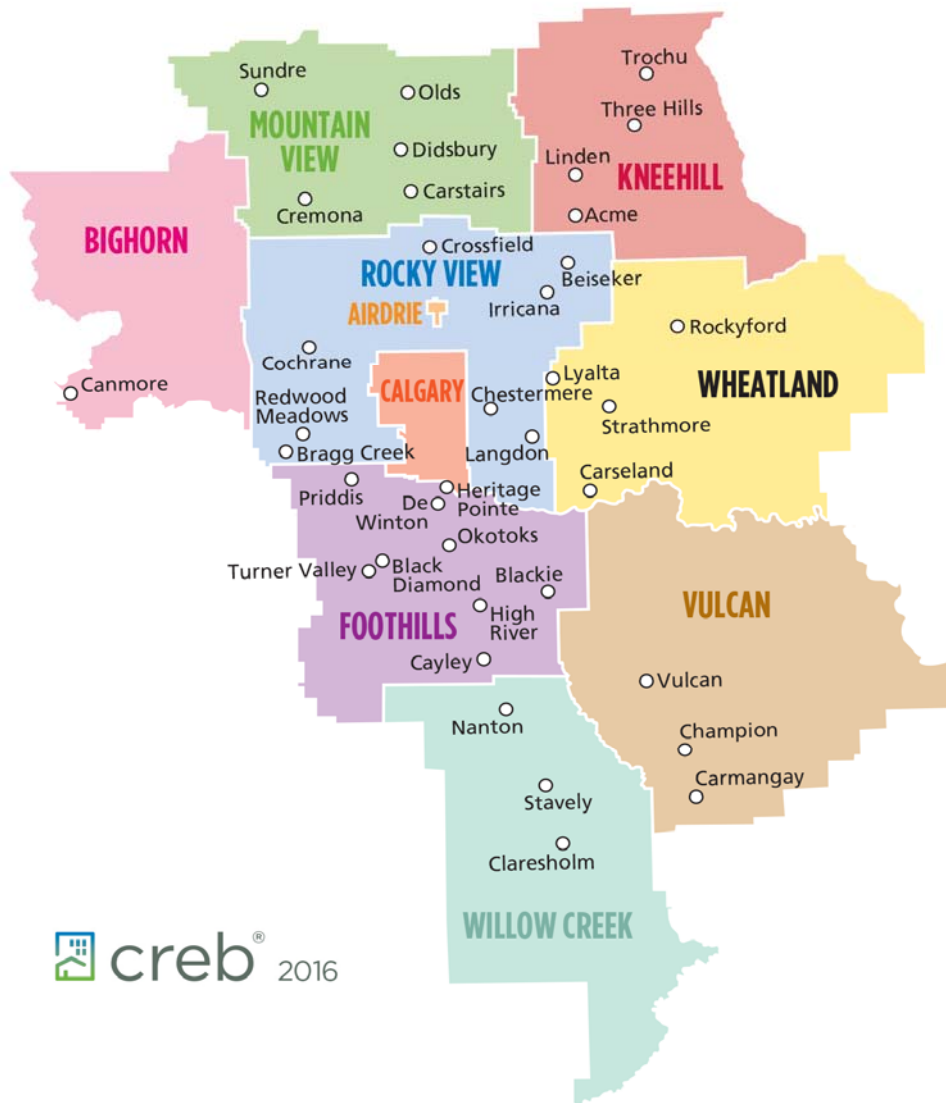
MONTHLY STATISTICS PACKAGE

Calgary Region

March 2017



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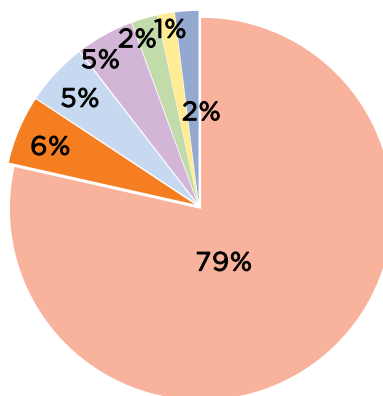
REGIONAL HIGHLIGHTS

April 3, 2017

- First quarter sales totalled 294 units in Airdrie, which is ten per cent above the same period last year and comparable to the long-term average. Much of the gain was due to a rise in the number of attached sales.
- Persistently lower new listings in Airdrie also helped prevent further inventory gains in the resale market. However, competition from the new home market continues to weigh on resale pricing, particularly in the attached market. The unadjusted benchmark price for detached homes averaged \$381,433 in the first quarter of 2017, similar to the previous quarter, but 2.6 per cent below the same time last year.
- There were 114 residential sales in Okotoks through the first quarter of 2017. Improved demand in March led sales to a twelve per cent increase year-over-year in first three months of the year. Stronger sales, combined with steady reductions in inventory, have prevented steeper price adjustments. The unadjusted benchmark price for a detached home totalled \$431,333 during the first quarter of 2017, which is 0.20 per cent below levels from the previous quarter and 2.9 per cent below the first quarter of last year.
- First quarter sales in Cochrane were the second highest on record and remain well above long term trends. Increased activity in the attached sector has been a key driver for this market. The attached segment now accounts for a 31 per cent share of total residential sales activity compared to only 25 per cent in 2014. The overall quarterly benchmark price of \$422,700 was similar to last quarter, but 1.5 per cent above last year's levels.

SHARE OF SALES March 2017

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



Source: CREB®

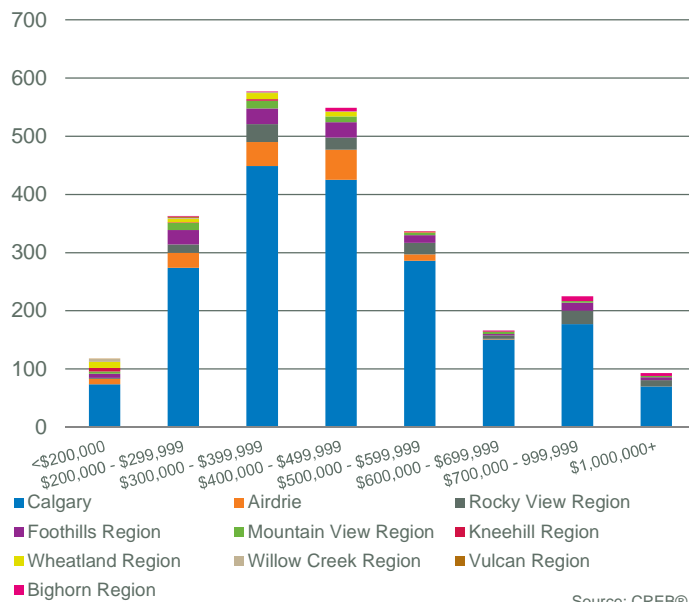
*CREB®'s analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index

Mar. 17

March 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	1,906	3,245	58.74%	5,114	2.68	439,400	490,534	435,000	79%
Airdrie	140	231	60.61%	395	2.82	356,300	375,769	388,000	6%
Rocky View Region	128	335	38.21%	794	6.20	541,700	584,747	474,000	5%
Foothills Region	119	228	52.19%	537	4.51	384,100	455,077	408,000	5%
Mountain View Region	52	115	45.22%	319	6.13	301,500	421,714	364,000	2%
Kneehill Region	12	24	50.00%	78	6.50	-	274,363	241,000	0%
Wheatland Region	35	65	53.85%	185	5.29	224,500	303,303	300,000	1%
Willow Creek Region	10	20	50.00%	93	9.30	-	229,700	196,500	0%
Vulcan Region	3	14	21.43%	64	21.33	-	187,667	224,000	0%
Bighorn Region	23	42	54.76%	79	3.43	-	802,380	745,000	1%
CREB® Economic Region	2,428	4,319	56.22%	7,659	3.15	435,500	483,410	426,750	100%

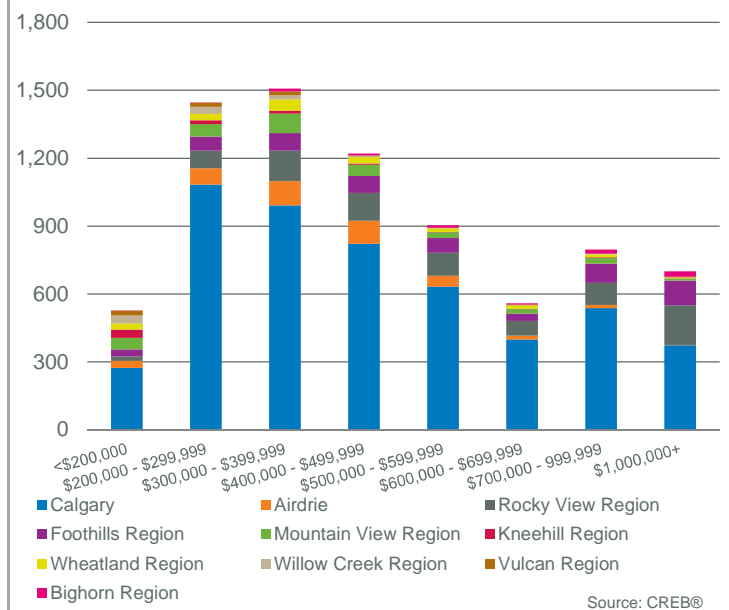
CREB® SALES BY PRICE RANGE

MARCH



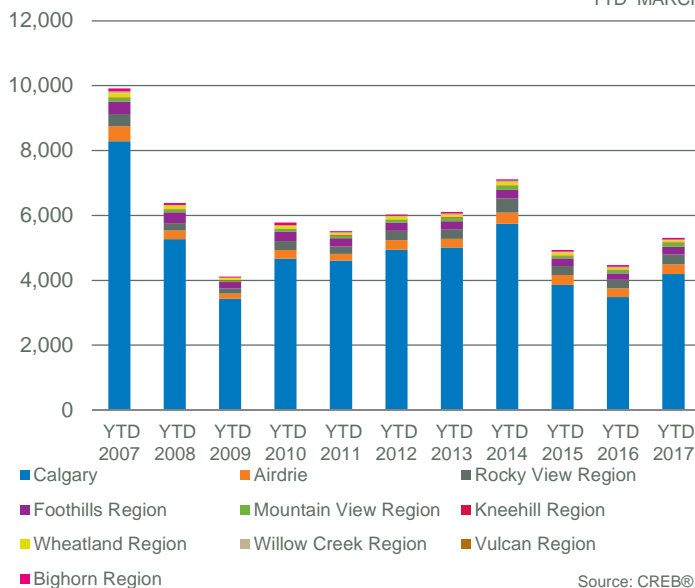
CREB® INVENTORY BY PRICE RANGE

MARCH



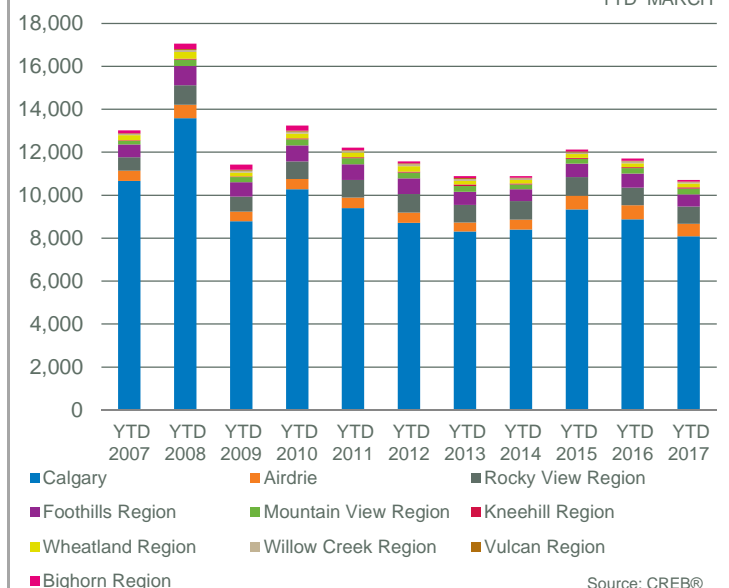
CREB® TOTAL SALES: YEAR-TO-DATE

YTD MARCH

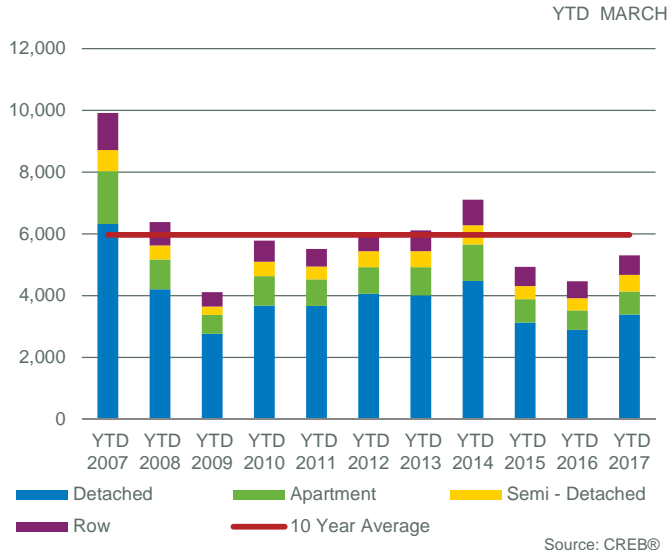


CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

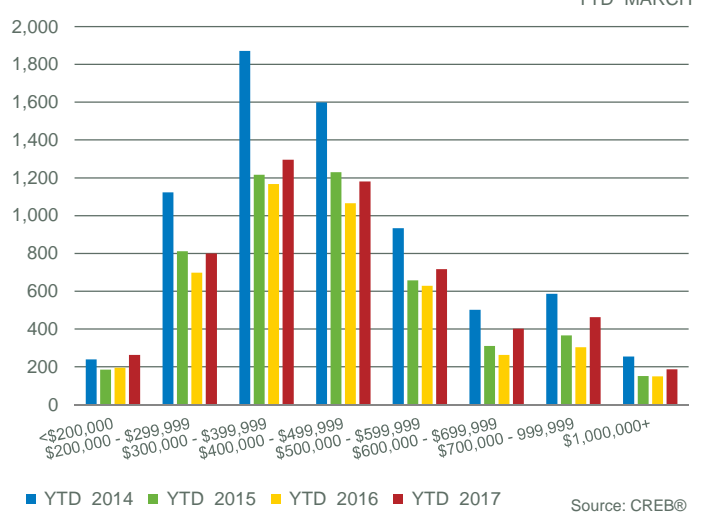
YTD MARCH



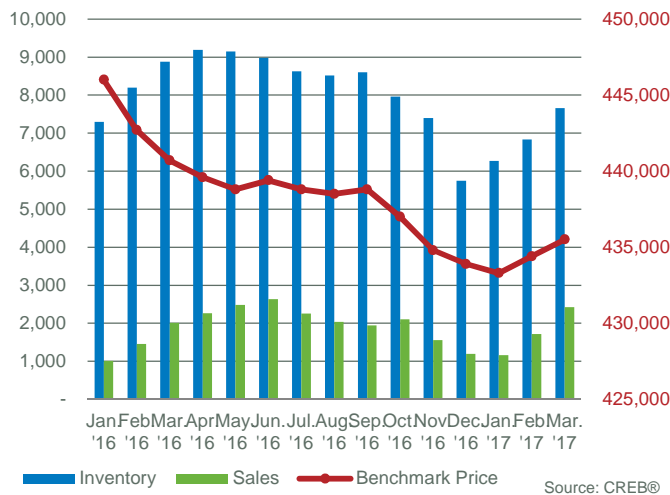
CREB® ECONOMIC REGION TOTAL SALES



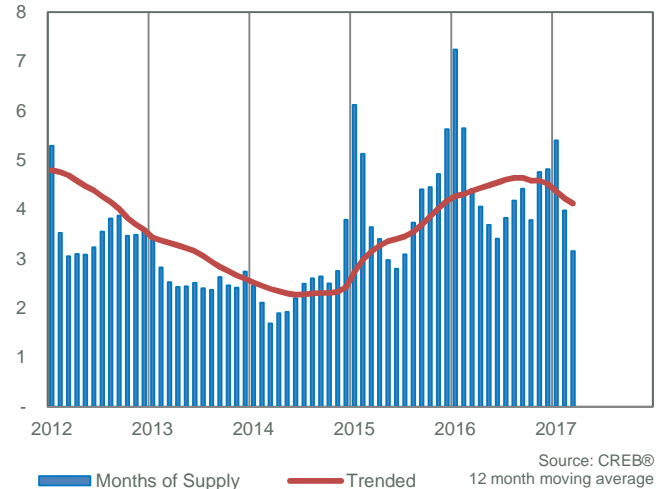
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



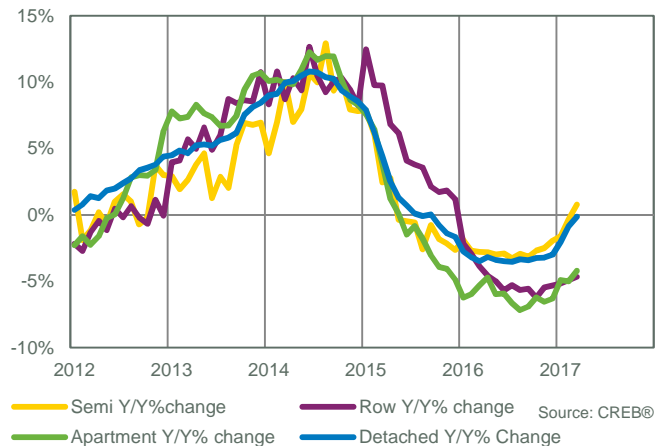
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

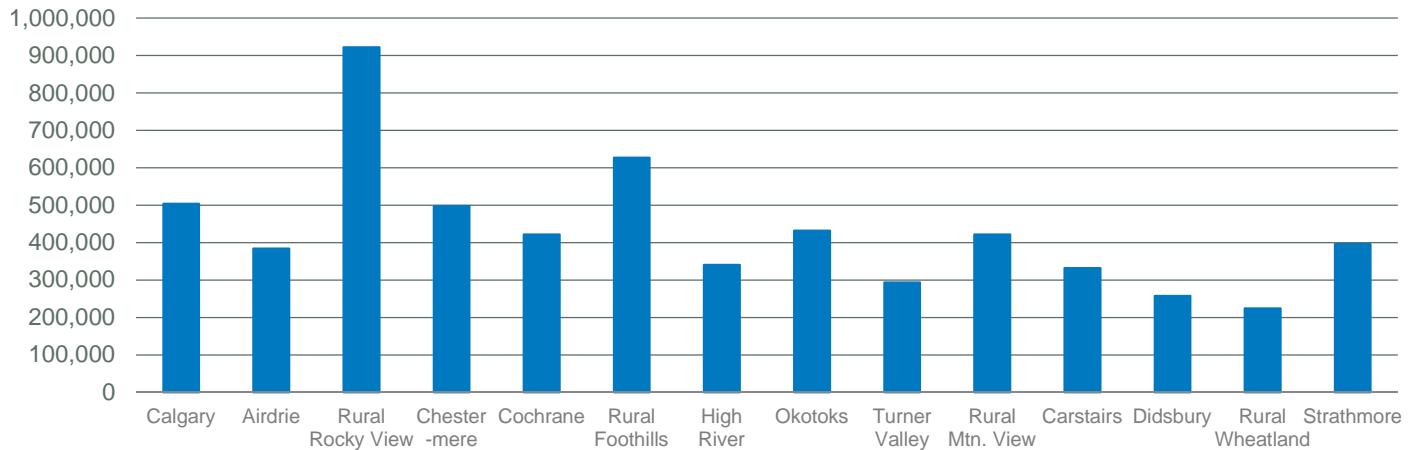


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

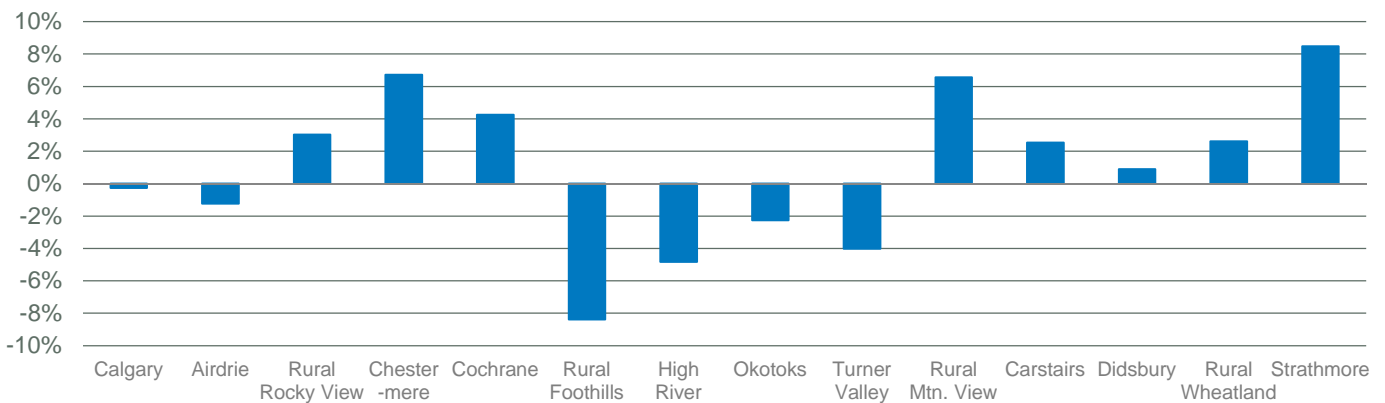
MARCH



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

MARCH



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

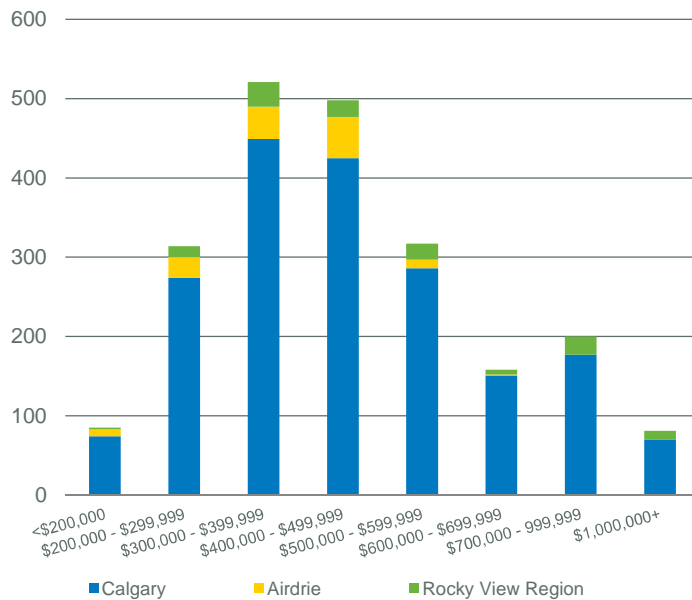
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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

Mar. 17

March 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	1,906	3,245	58.74%	5,114	2.68	439,400	490,534	435,000	88%
Airdrie	140	231	60.61%	395	2.82	356,300	375,769	388,000	6%
Rocky View Region	128	335	38.21%	794	6.20	541,700	584,747	474,000	6%
Calgary CMA	2,174	3,811	57.05%	6,303	2.90	438,800	488,690	430,750	100%

CALGARY CMA SALES BY PRICE RANGE

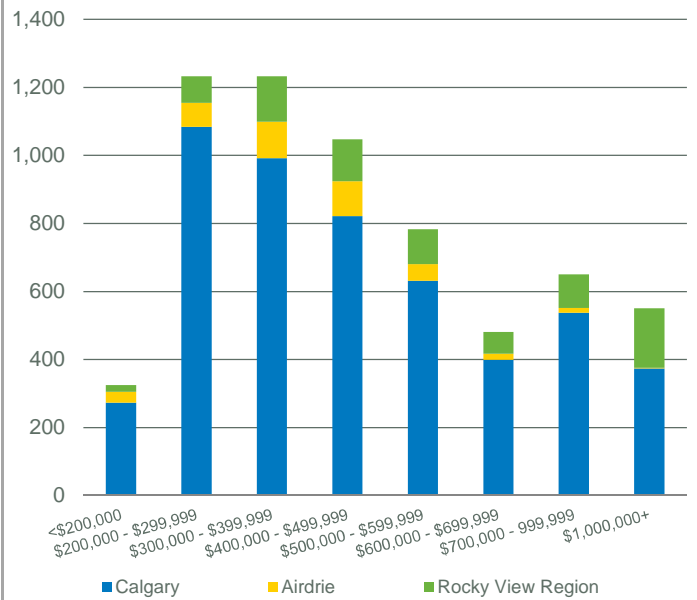
MARCH



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

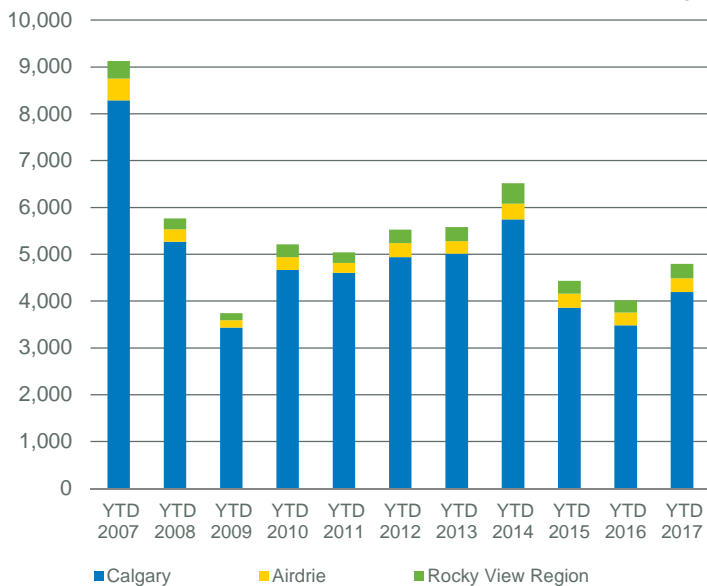
MARCH



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

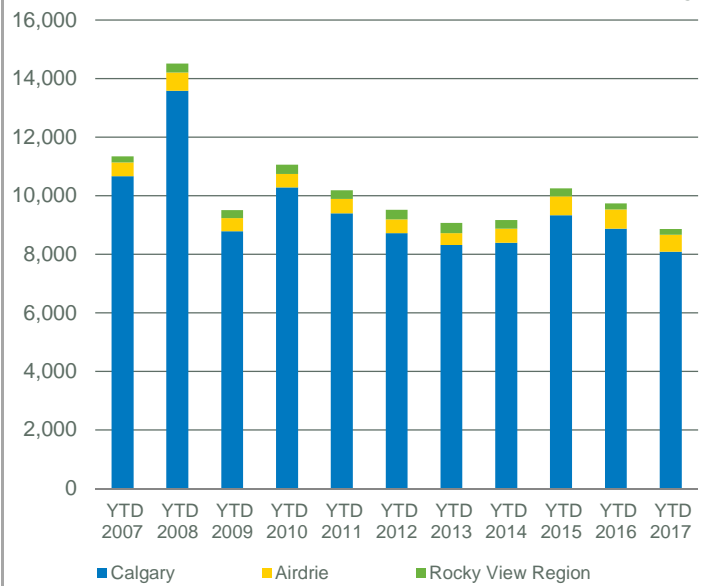
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Source: CREB®

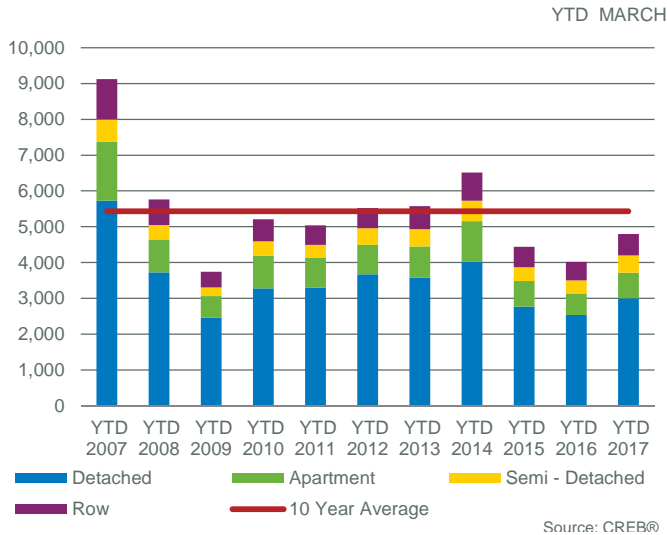
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

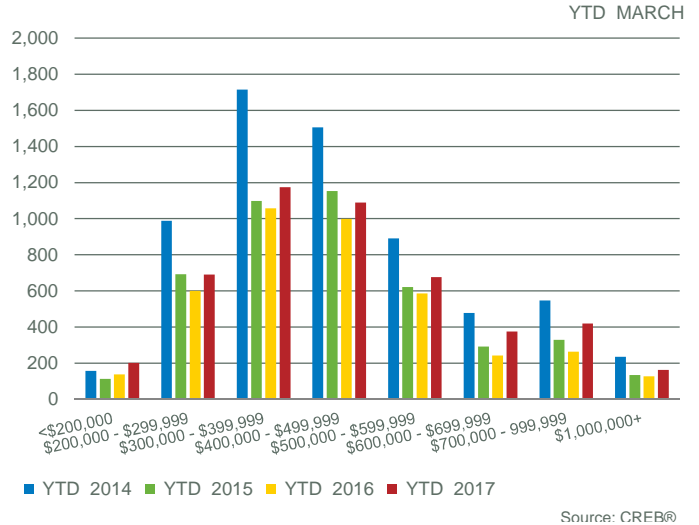


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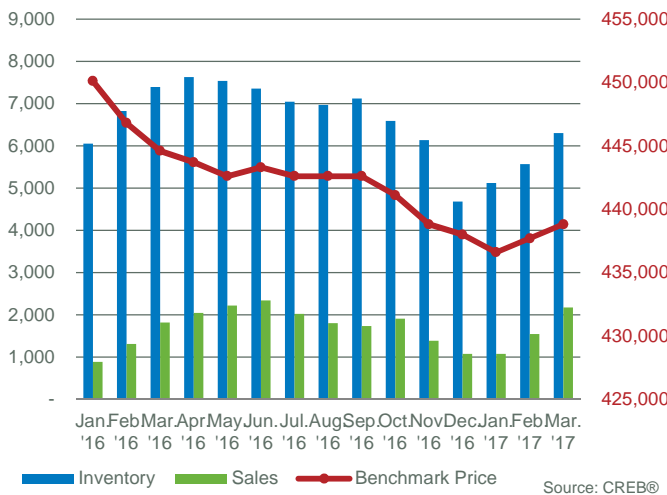
CALGARY CMA TOTAL SALES



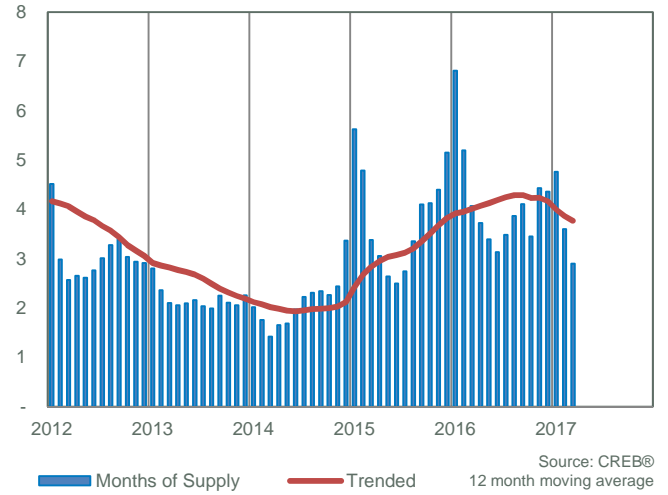
CALGARY CMA TOTAL SALES BY PRICE RANGE



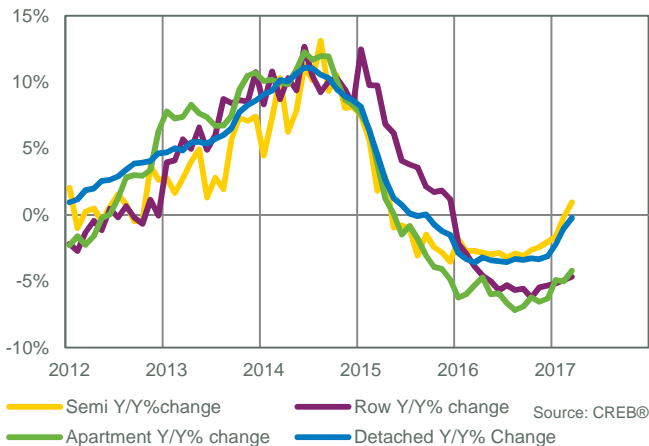
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



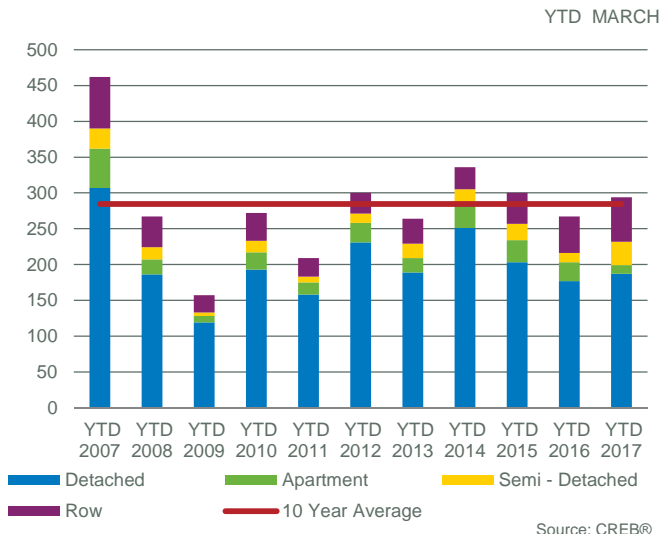
CALGARY CMA PRICE CHANGE



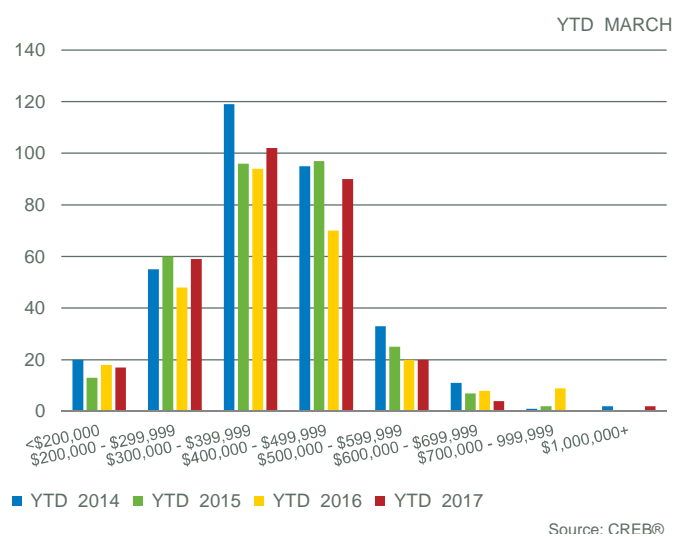
CALGARY CMA PRICES



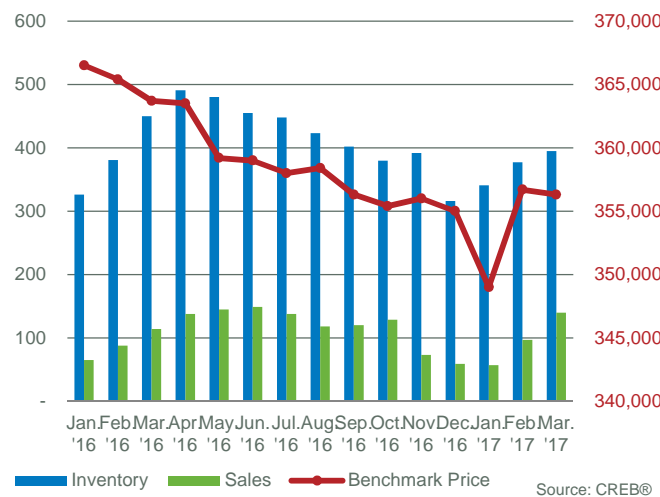
AIRDRIE TOTAL SALES



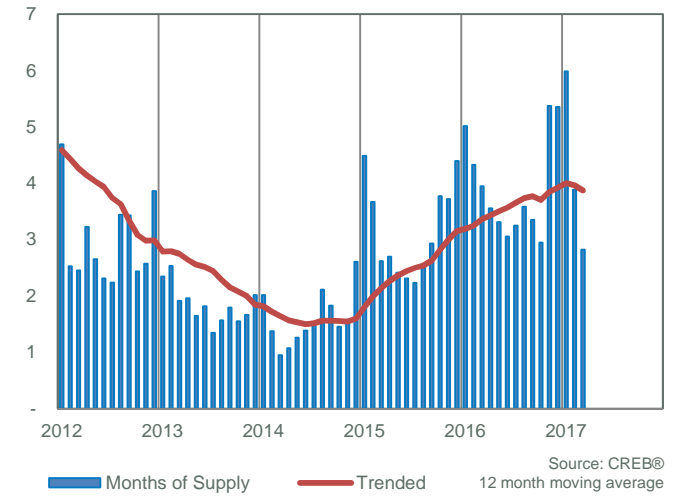
AIRDRIE TOTAL SALES BY PRICE RANGE



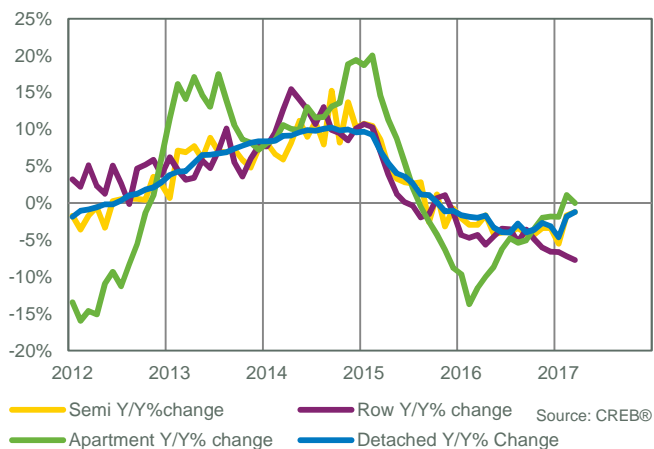
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



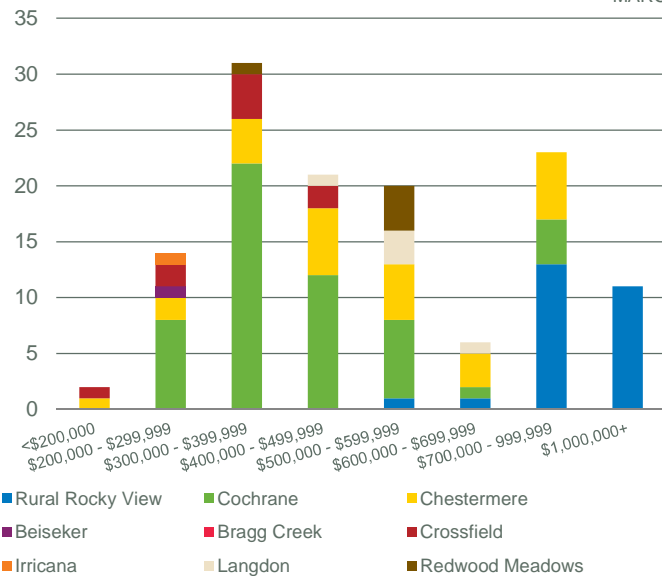
AIRDRIE PRICES



March 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	128	335	38.21%	794	6.20	541,700	584,747	474,000	100%
Rural Rocky View	26	77	33.77%	230	8.85	922,100	1,118,135	944,000	20%
Beiseker	1	3	33.33%	11	11.00	-	235,000	235,000	1%
Bragg Creek	0	4	0.00%	9	-	-	-	-	0%
Chestermere	27	78	34.62%	152	5.63	486,900	533,326	500,000	21%
Cochrane	54	125	43.20%	295	5.46	423,400	423,533	383,766	42%
Crossfield	9	13	69.23%	32	3.56	-	325,677	339,500	7%
Irricana	1	5	20.00%	11	11.00	-	212,000	212,000	1%
Langdon	5	20	25.00%	40	8.00	-	524,600	518,000	4%
Redwood Meadows	5	5	100.00%	7	1.40	-	500,900	524,500	4%
Other	0	5	0.00%	7	-	-	-	-	0%

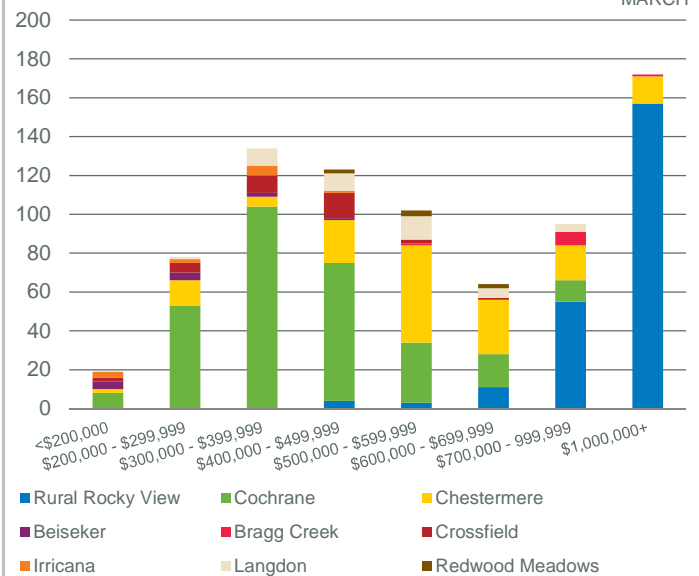
SALES BY PRICE RANGE

MARCH



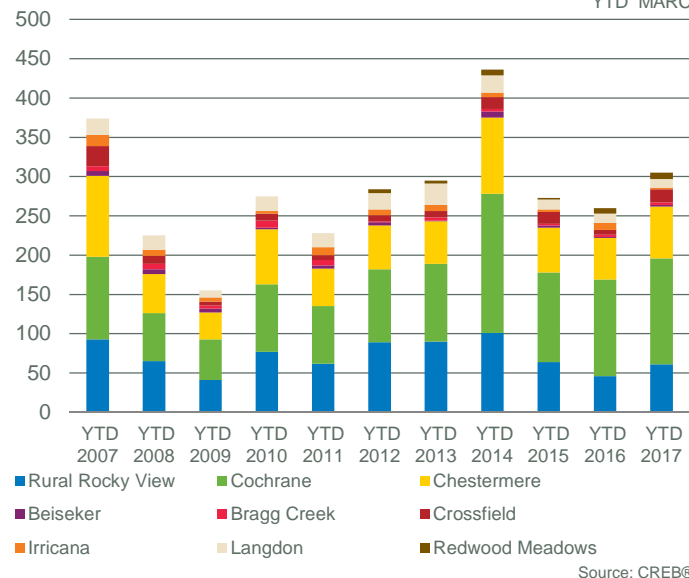
INVENTORY BY PRICE RANGE

MARCH



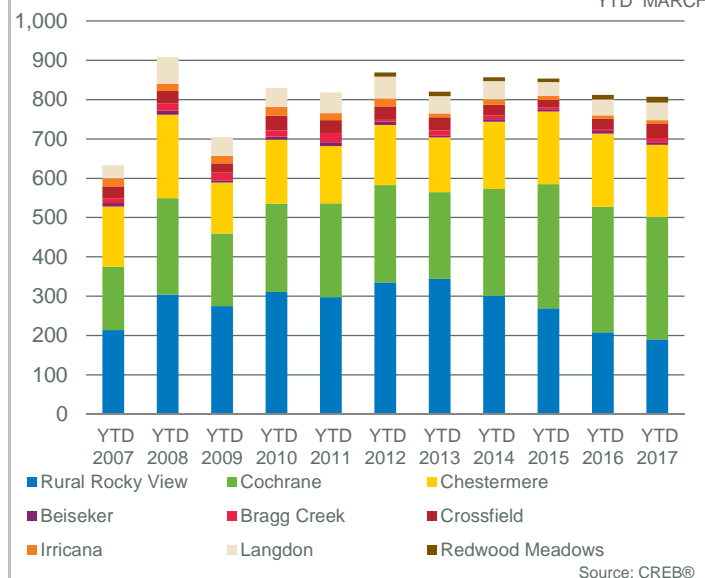
ROCKY VIEW SALES: YEAR-TO-DATE

YTD MARCH

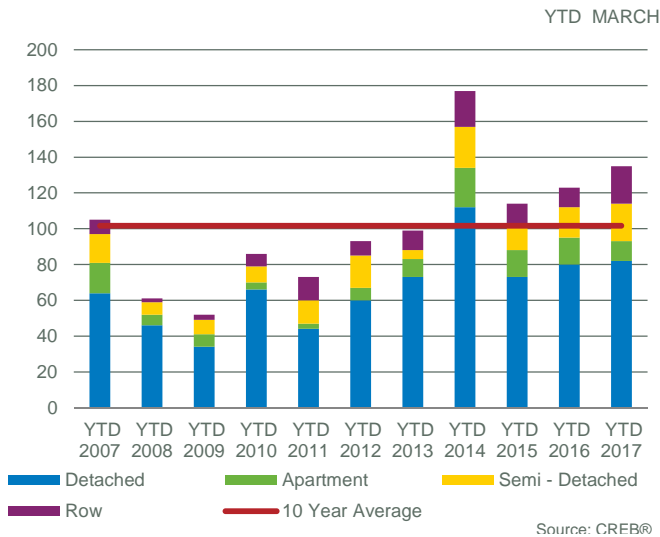


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

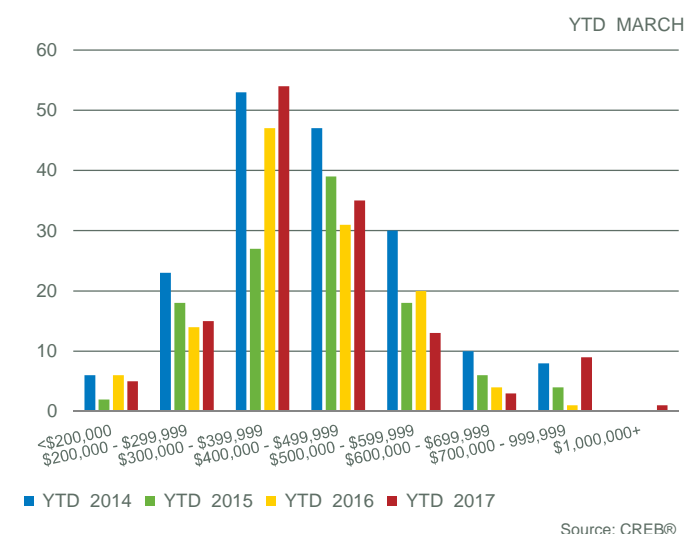
YTD MARCH



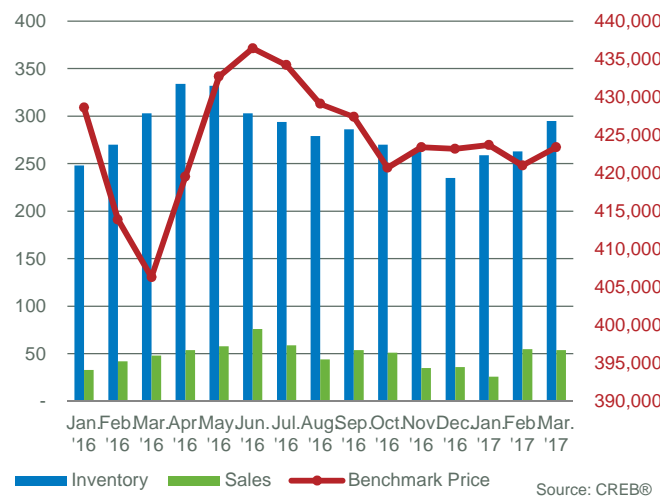
COCHRANE TOTAL SALES



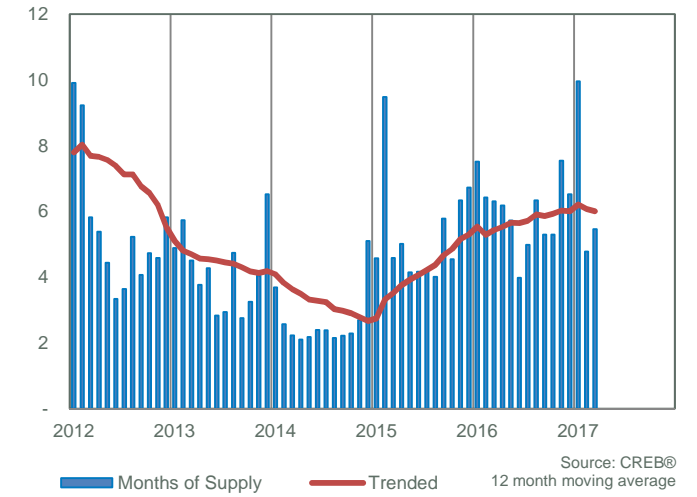
COCHRANE TOTAL SALES BY PRICE RANGE



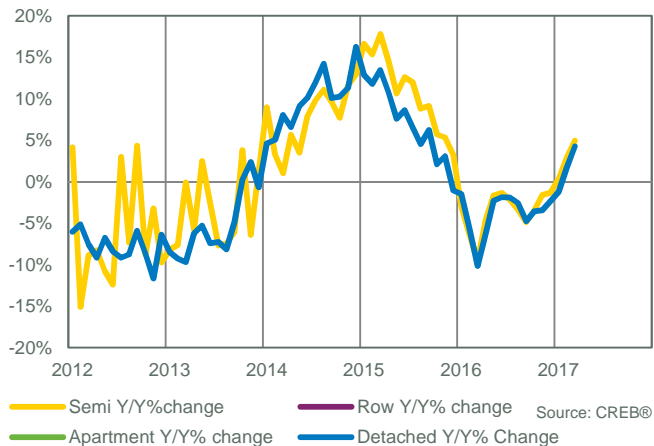
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



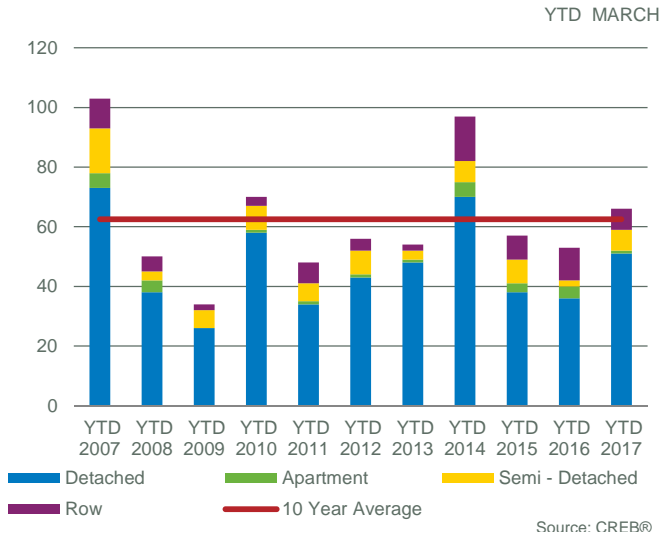
COCHRANE PRICE CHANGE



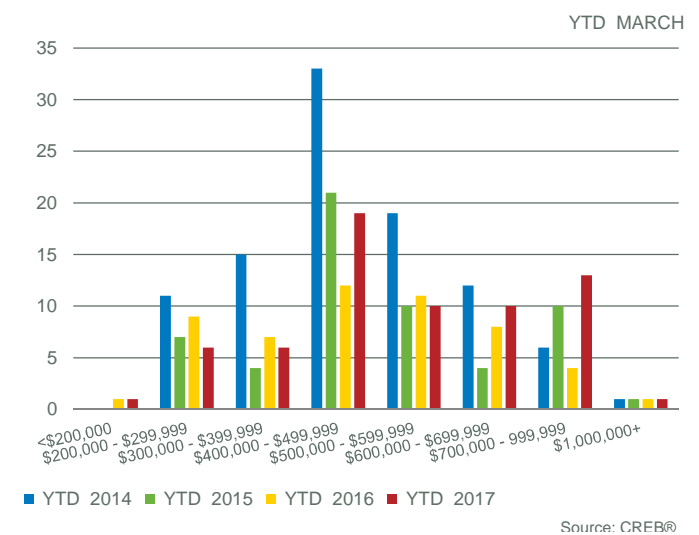
COCHRANE PRICES



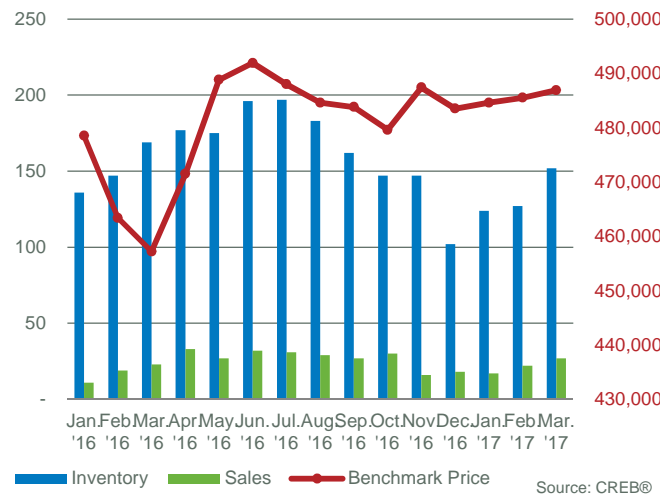
CHESTERMERE TOTAL SALES



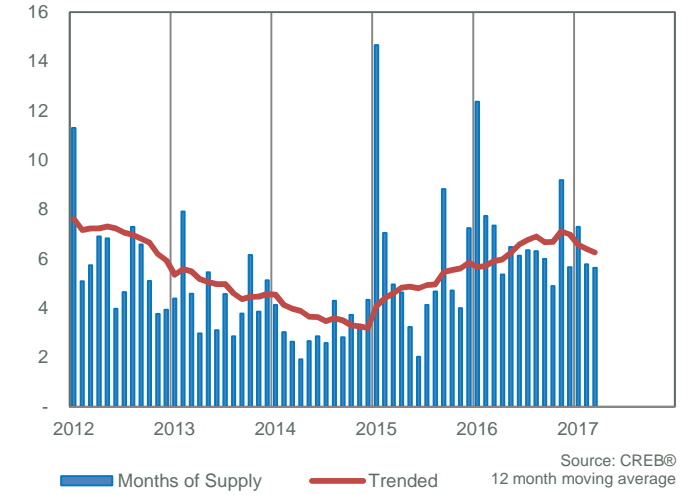
CHESTERMERE TOTAL SALES BY PRICE RANGE



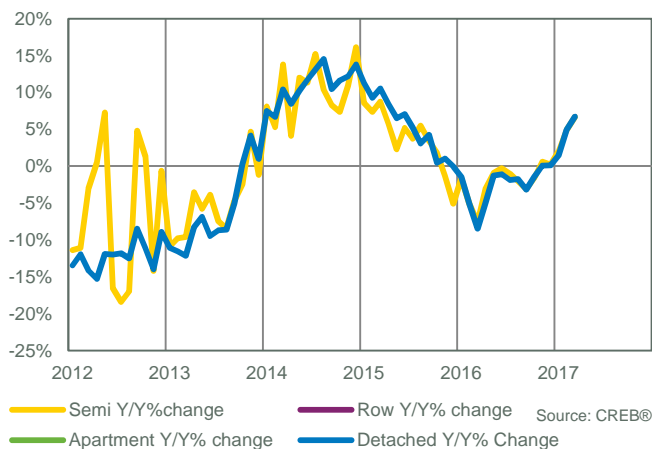
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



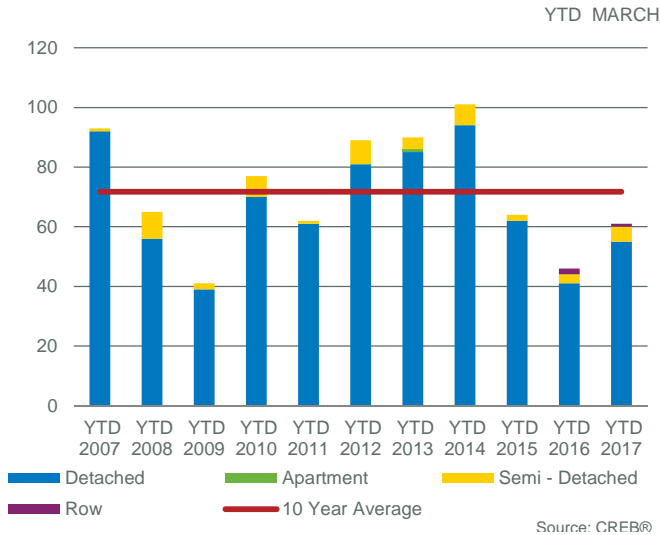
CHESTERMERE PRICE CHANGE



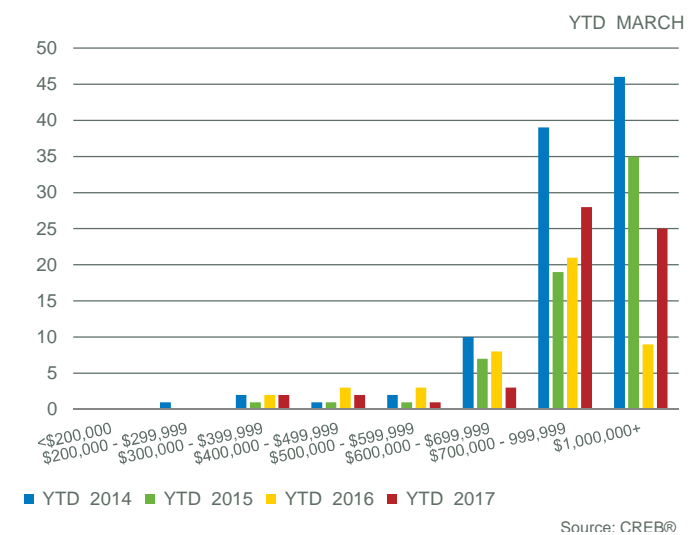
CHESTERMERE PRICES



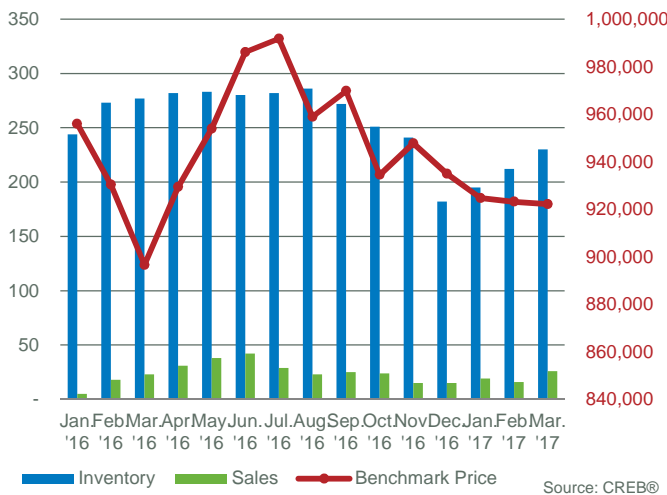
RURAL ROCKY VIEW TOTAL SALES



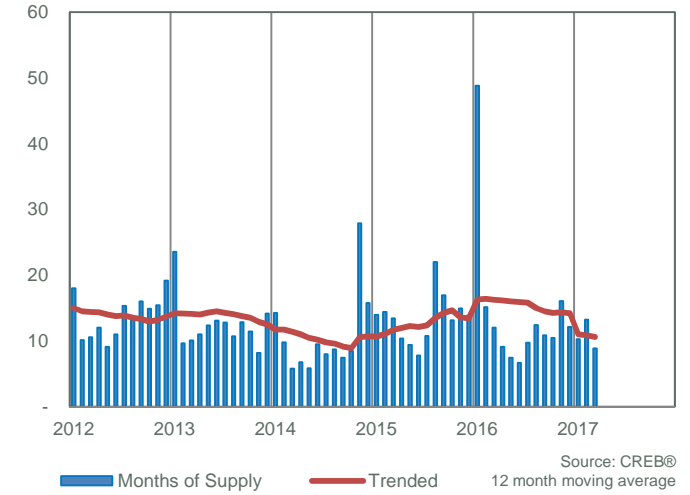
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



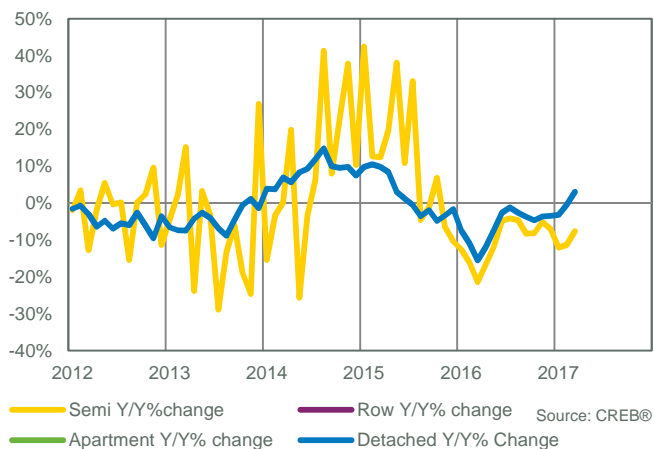
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



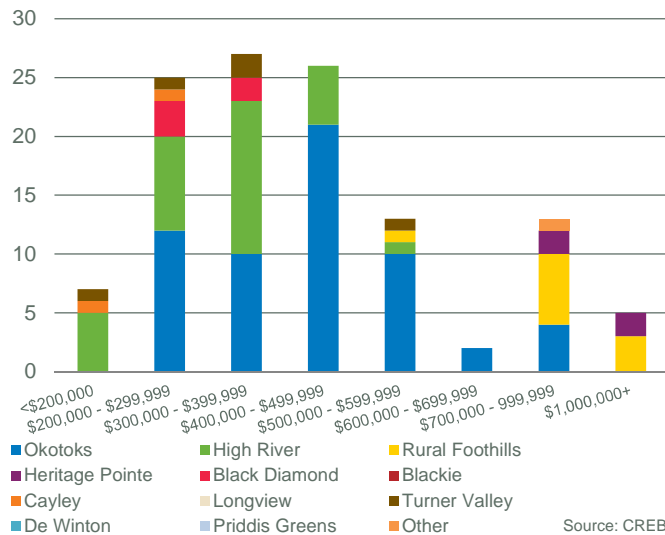
RURAL ROCKY VIEW PRICES



March 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	119	228	52.19%	674	5.66	384,100	455,077	408,000	100%
Rural Foothills	10	40	25.00%	140	14.00	634,100	884,000	910,000	8%
Black Diamond	5	9	55.56%	22	4.40	-	279,300	265,000	4%
Blackie	0	3	0.00%	4	-	-	-	-	0%
Cayley	2	3	66.67%	3	1.50	-	180,000	180,000	2%
De Winton	0	2	0.00%	4	-	-	-	-	0%
Heritate Pointe	4	7	57.14%	32	8.00	-	1,056,250	1,035,000	3%
High River	32	51	62.75%	109	3.41	321,800	312,900	324,750	27%
Okotoks	59	98	60.20%	175	2.97	425,600	441,151	430,000	50%
Turner Valley	5	11	45.45%	26	5.20	281,900	299,400	342,000	4%
Priddis Greens	1	0	-	10	10.00	-	975,000	975,000	1%
Longview	0	0	-	2	-	-	-	-	0%
Other	1	4	25.00%	12	12.00	-	820,000	820,000	1%

SALES BY PRICE RANGE

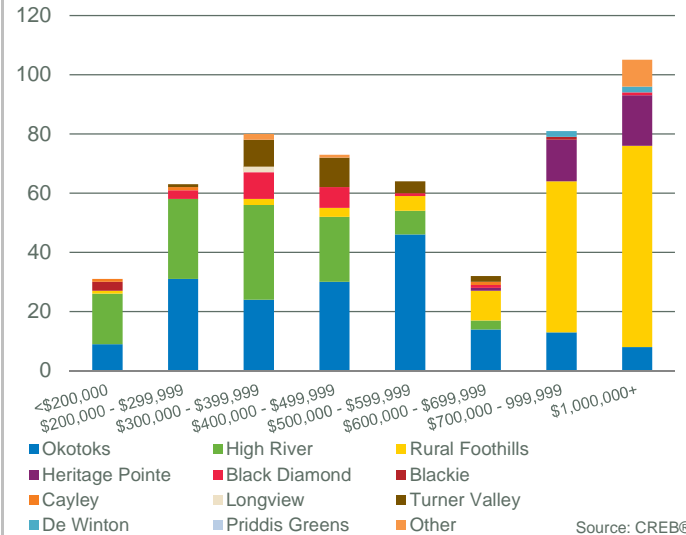
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

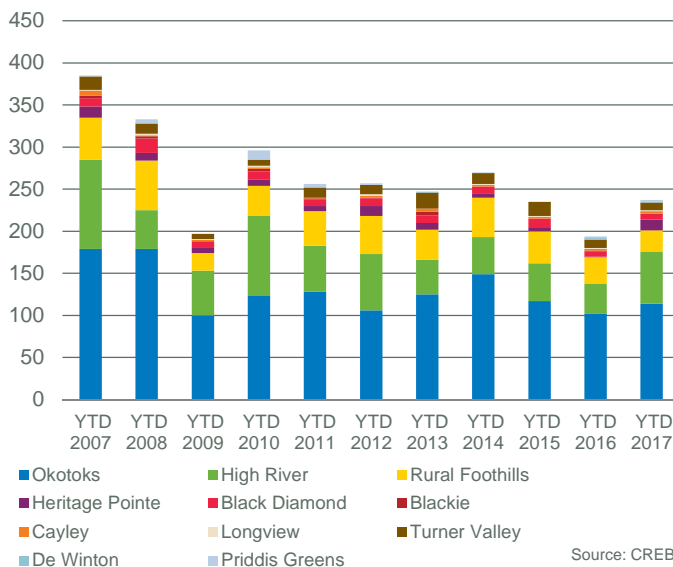
MARCH



Source: CREB®

FOOTHILLS SALES: YEAR-TO-DATE

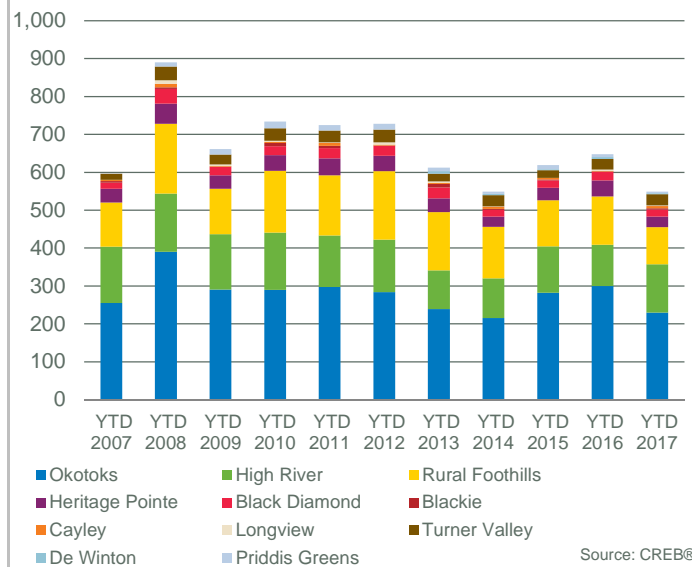
YTD MARCH



Source: CREB®

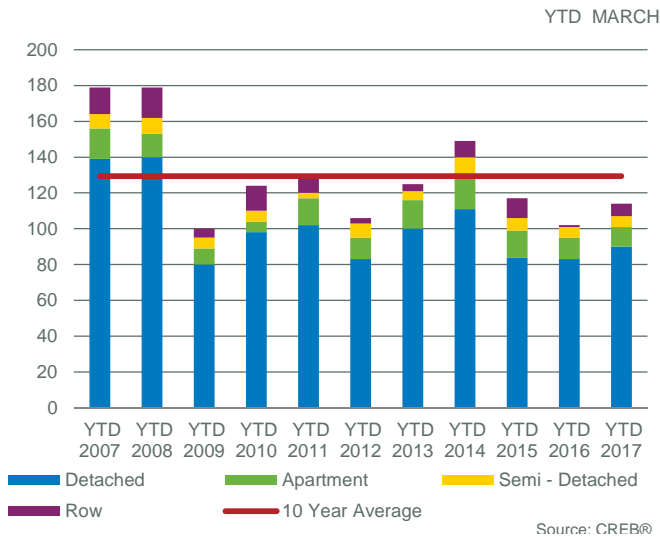
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

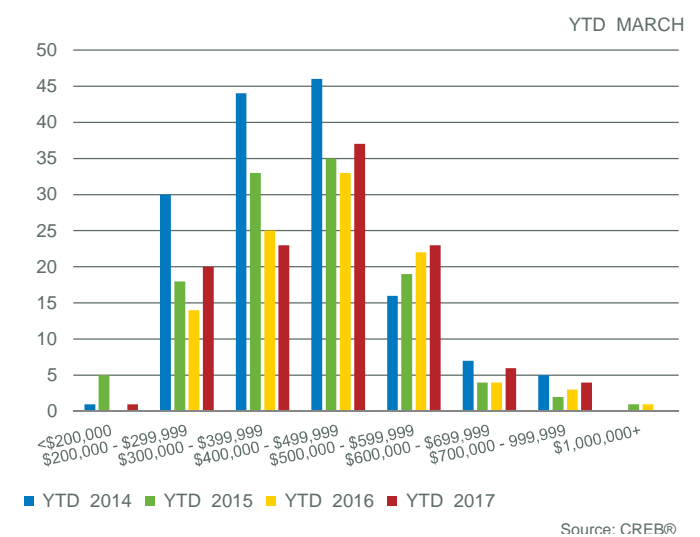


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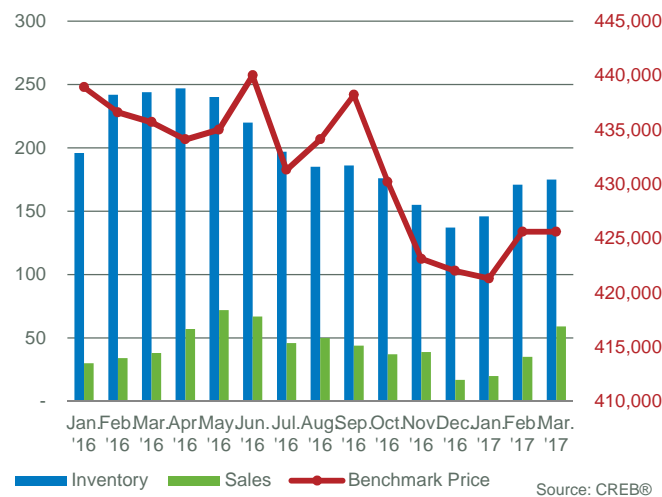
OKOTOKS TOTAL SALES



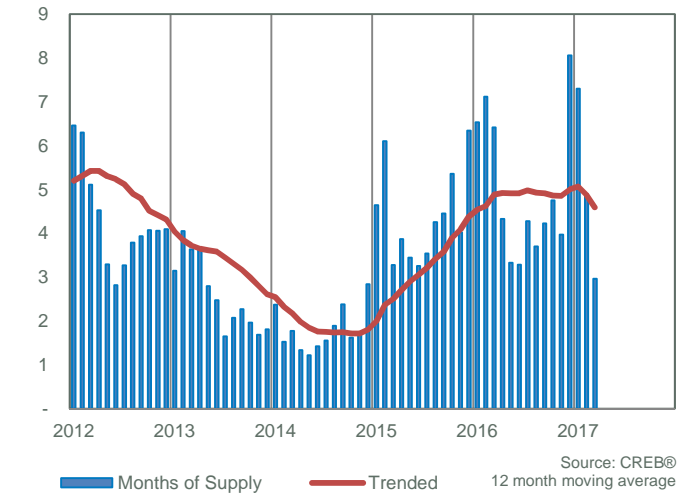
OKOTOKS TOTAL SALES BY PRICE RANGE



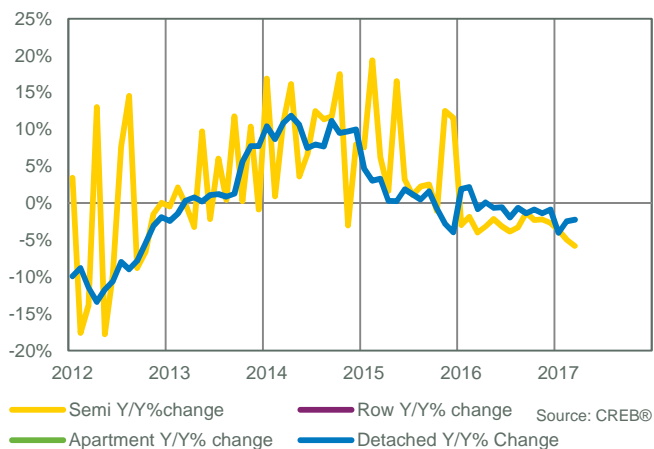
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



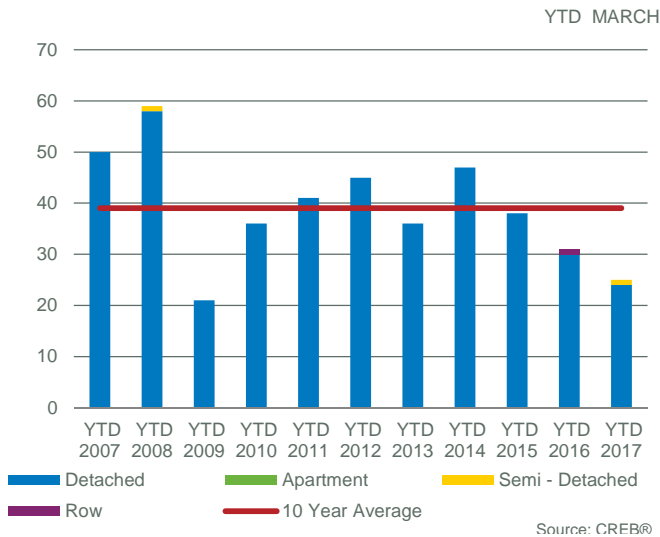
OKOTOKS PRICE CHANGE



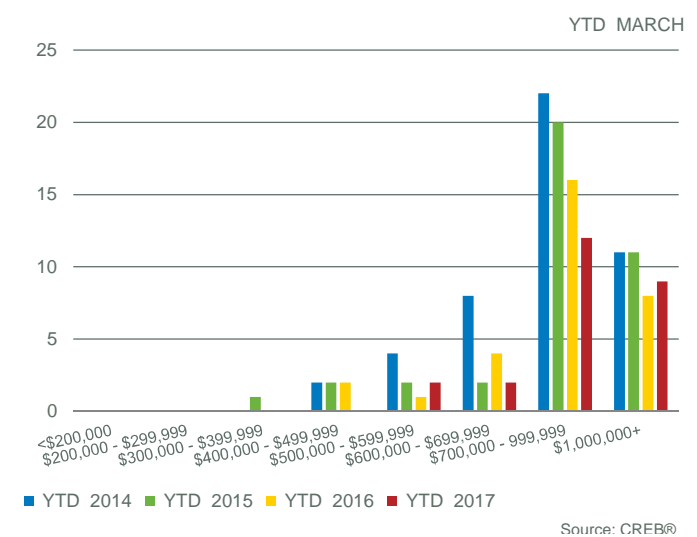
OKOTOKS PRICES



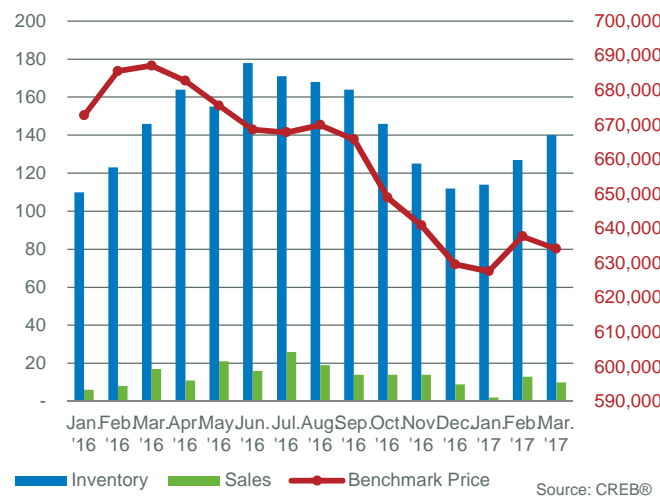
RURAL FoothILLS TOTAL SALES



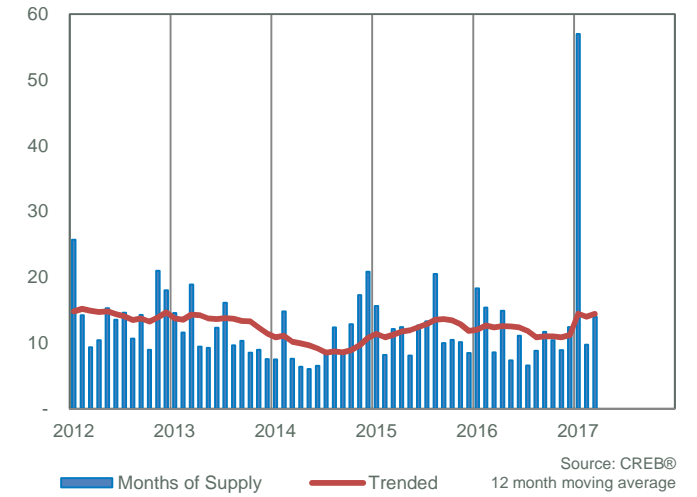
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



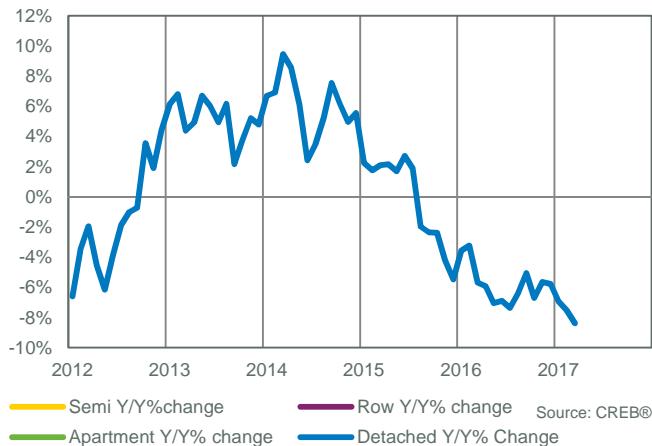
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

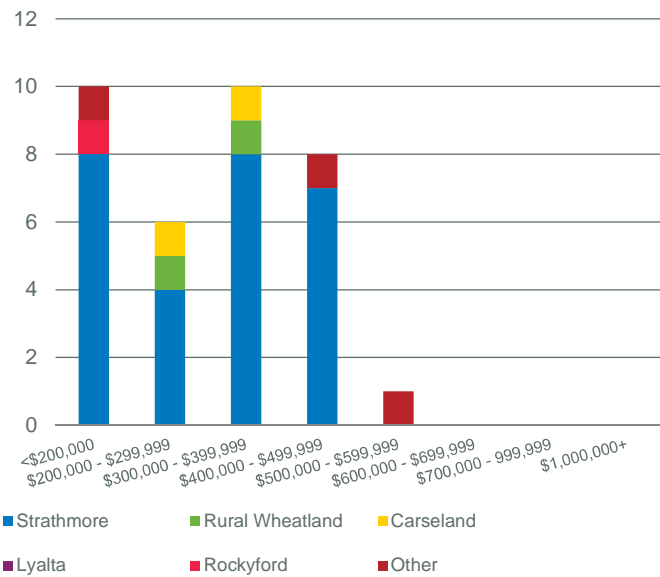


March 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	35	65	53.85%	185	5.29	224,500	303,303	300,000	91%
Rural Wheatland*	2	9	22.22%	32	16.00	224,500	270,500	270,500	6%
Carseland*	2	0	-	5	2.50	-	297,500	297,500	6%
Lyalta*	0	2	0.00%	15	-	-	-	-	0%
Rockyford*	1	1	100.00%	4	4.00	-	177,500	177,500	3%
Strathmore	27	47	57.45%	111	4.11	394,800	301,748	302,000	77%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	3	6	50.00%	18	6.00	-	384,967	449,900	9%

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

SALES BY PRICE RANGE

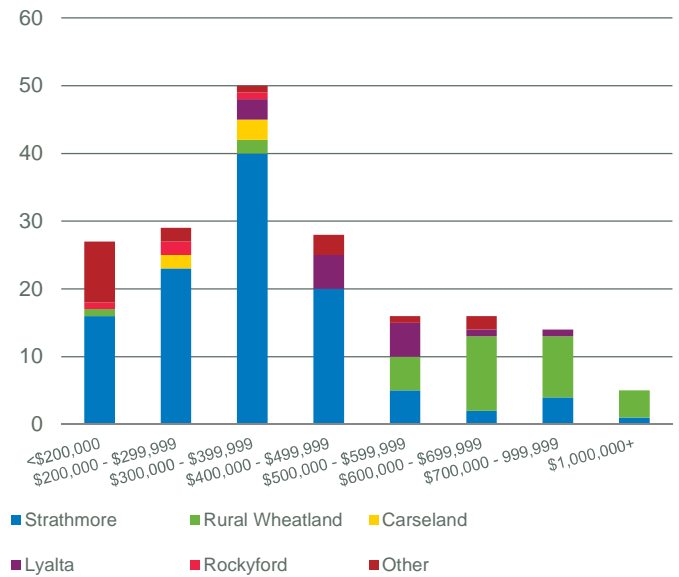
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

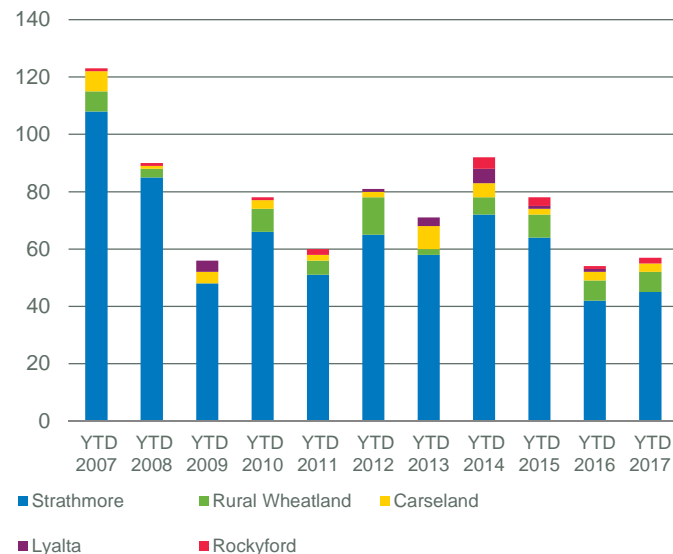
MARCH



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD MARCH



Source: CREB®

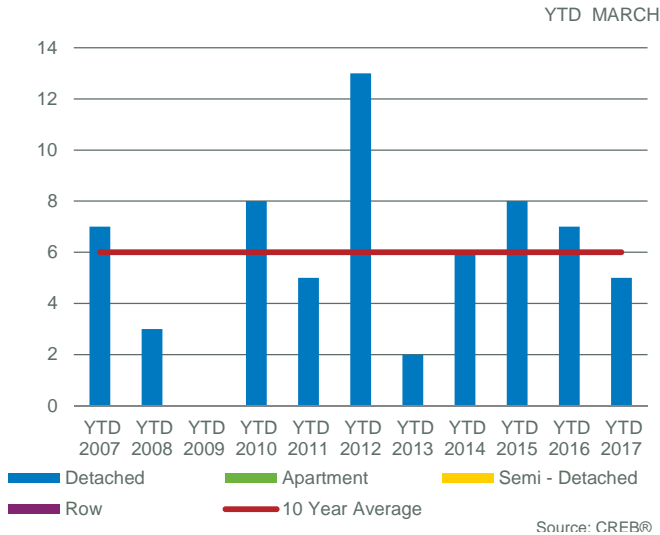
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD MARCH

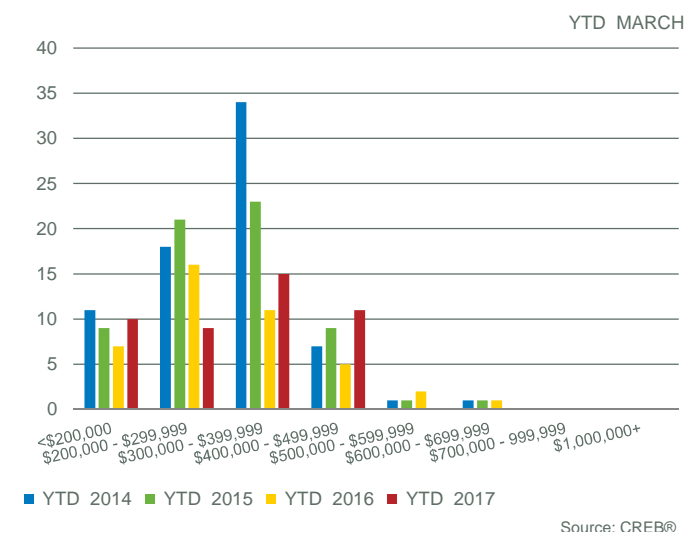


Source: CREB®

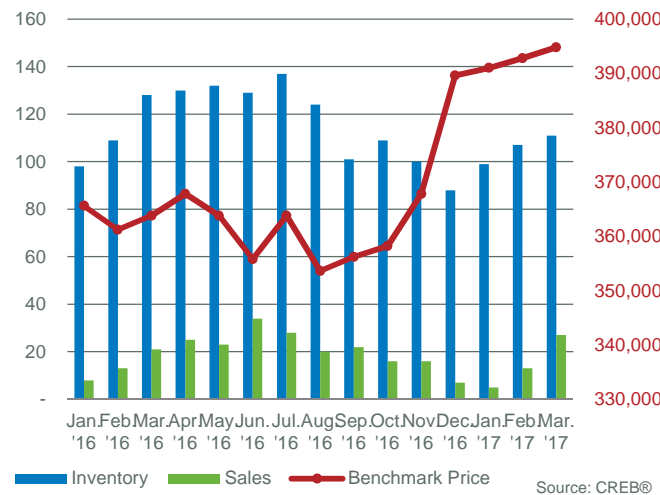
STRATHMORE TOTAL SALES



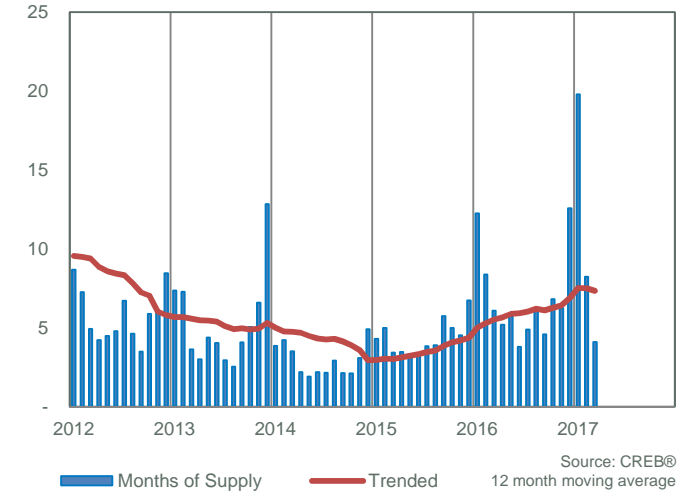
STRATHMORE TOTAL SALES BY PRICE RANGE



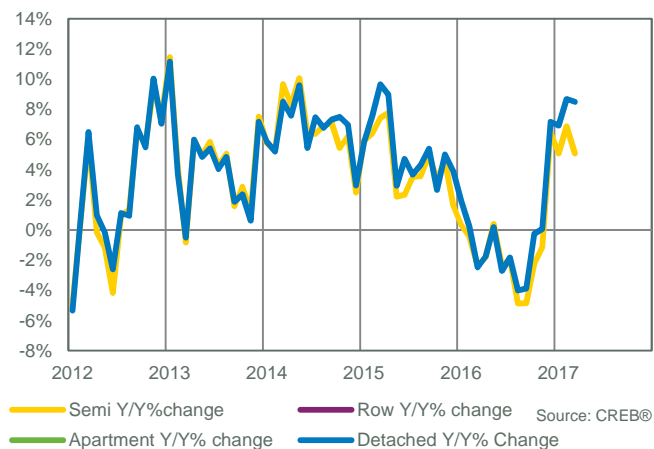
STRATHMORE INVENTORY AND SALES



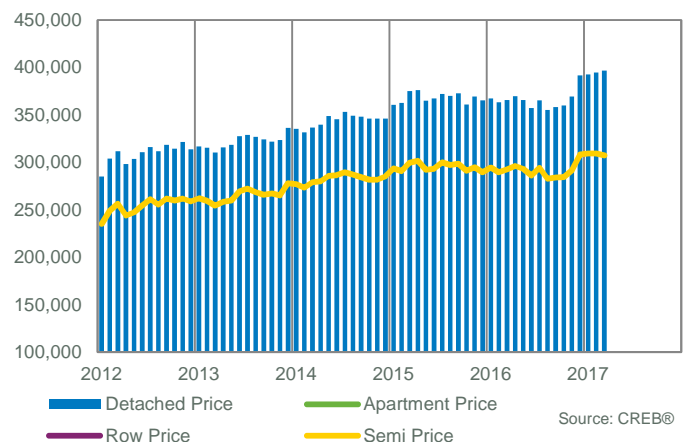
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

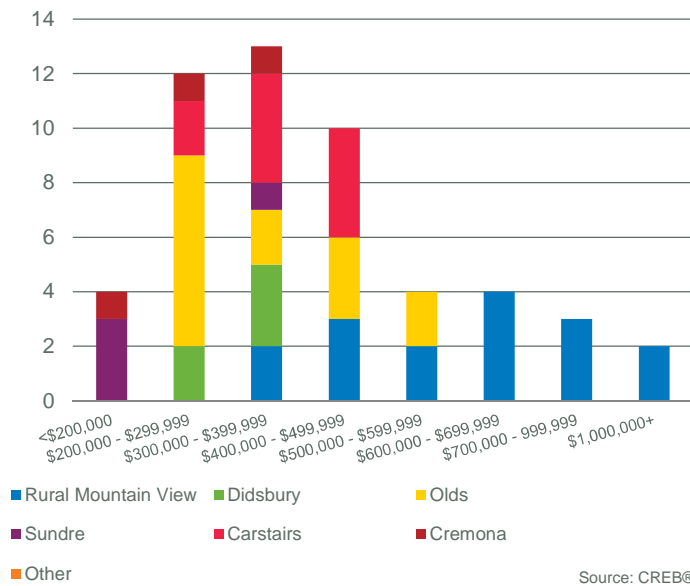


March 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	52	115	45.22%	319	6.13	301,500	421,714	364,000	100%
Rural Mountain View*	16	28	57.14%	87	5.44	424,400	654,244	620,000	31%
Carstairs	10	24	41.67%	56	5.60	332,300	353,550	364,500	19%
Cremona	3	0	-	5	1.67	-	246,633	271,000	6%
Didsbury	5	25	20.00%	46	9.20	256,700	315,900	309,000	10%
Olds*	14	24	58.33%	84	6.00	302,600	343,595	310,000	27%
Sundre*	4	13	30.77%	38	9.50	283,500	199,000	170,000	8%
Other*	0	1	0.00%	3	-	-	-	-	0%

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

SALES BY PRICE RANGE

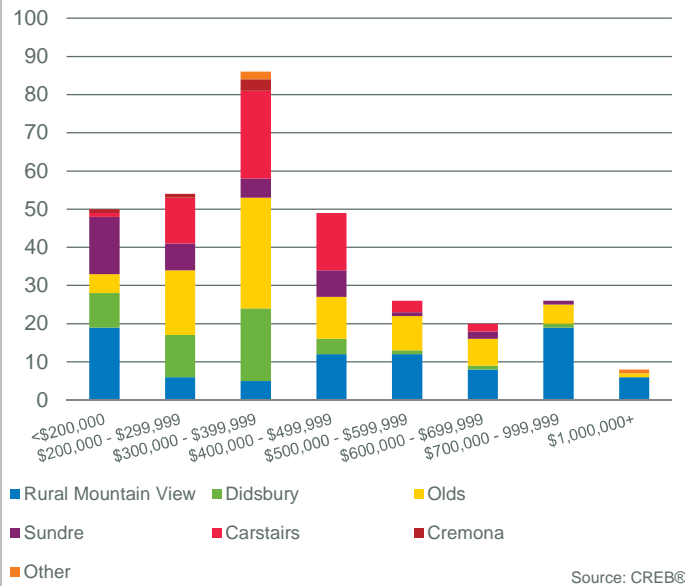
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

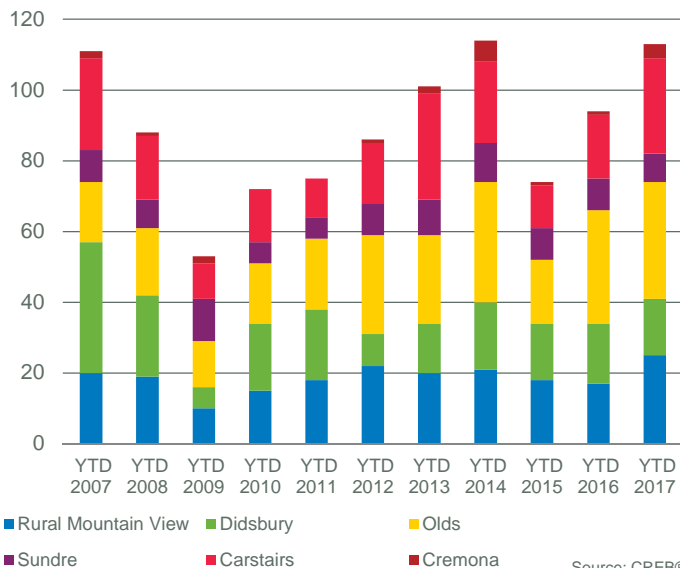
MARCH



Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE

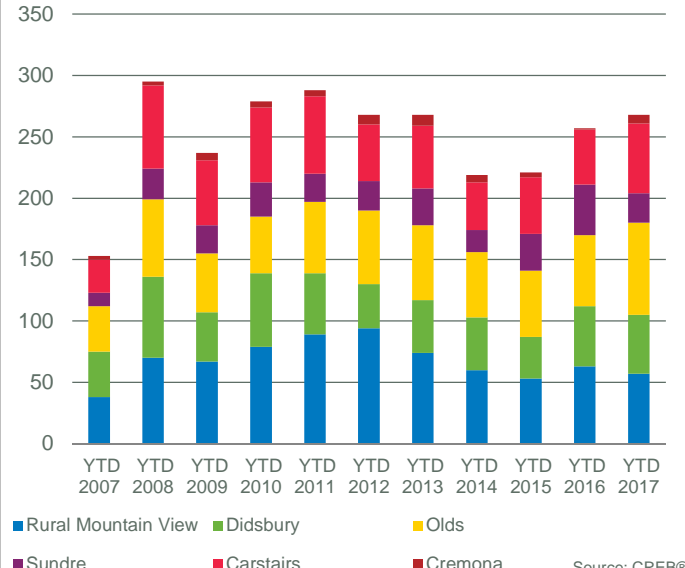
YTD MARCH



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



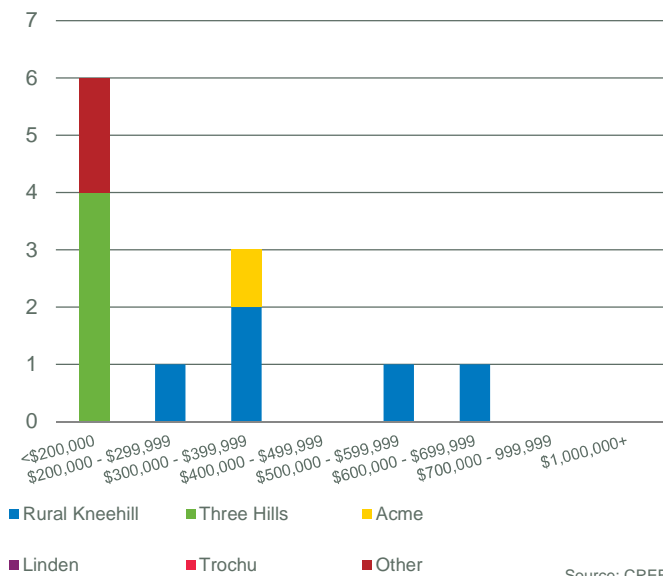
Source: CREB®

March 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*	12	24	50.00%	78	6.50	-	274,363	241,000	83%
Rural Kneehill*	5	3	166.67%	6	1.20	-	422,750	335,000	42%
Acme*	1	1	100.00%	11	11.00	-	333,000	333,000	8%
Linden*	0	2	0.00%	5	-	-	-	-	0%
Three Hills*	4	9	44.44%	21	5.25	-	181,750	185,000	33%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	0	4	0.00%	23	-	-	-	-	0%
Other*	2	5	40.00%	12	6.00	-	59,300	59,300	17%

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

SALES BY PRICE RANGE

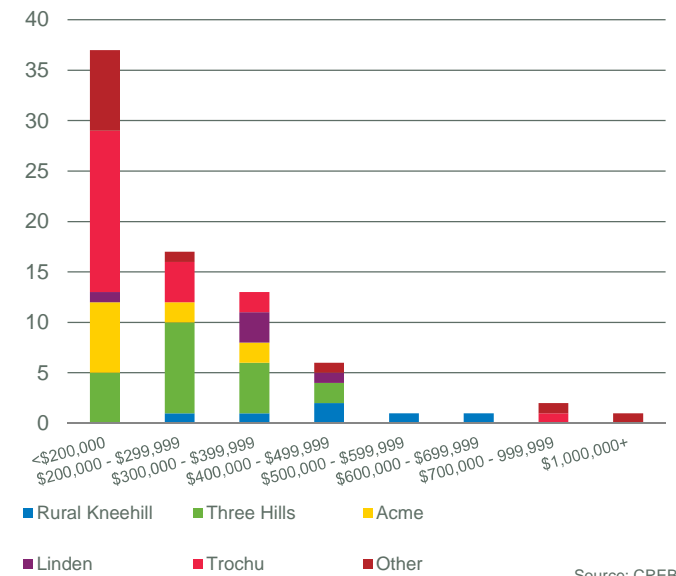
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

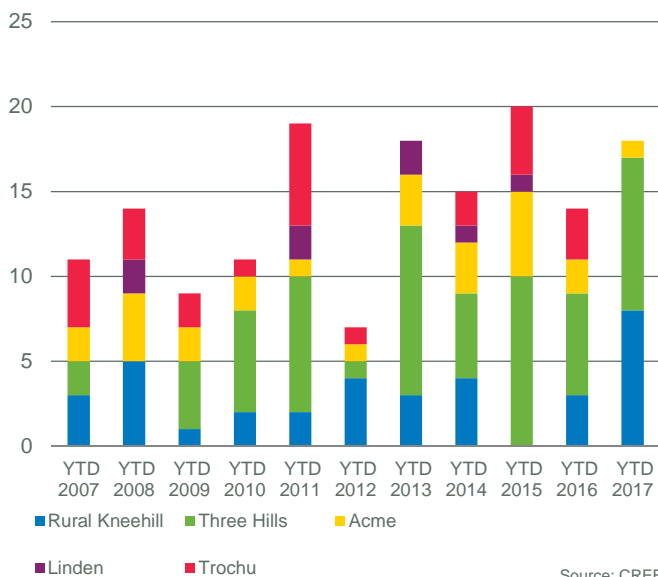
MARCH



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

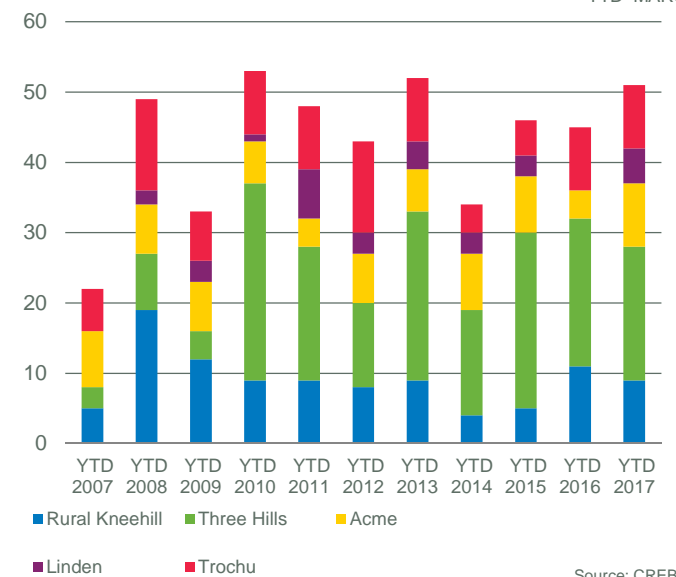
YTD MARCH



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



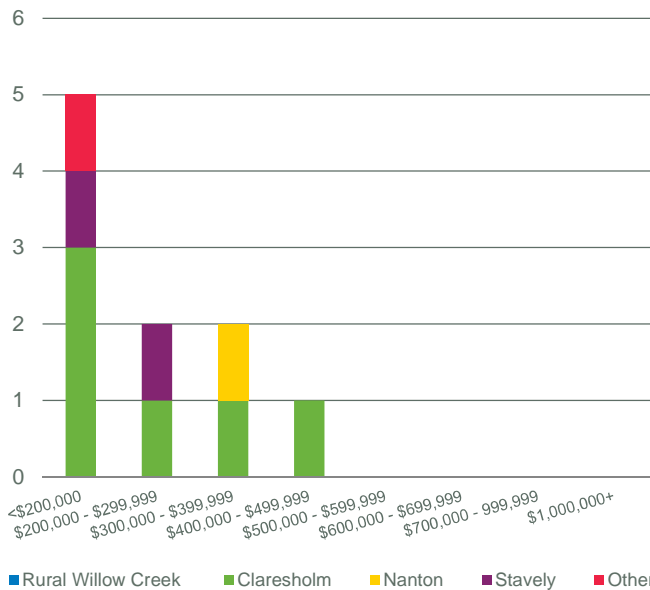
Source: CREB®

March 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*	10	20	50.00%	93	9.30	-	229,700	196,500	100%
Rural Willow Creek*	0	0	-	7	-	-	-	-	0%
Claresholm*	6	7	85.71%	39	6.50	-	231,000	213,000	60%
Nanton*	1	10	10.00%	31	31.00	-	395,000	395,000	10%
Stavelly*	2	3	66.67%	13	6.50	-	196,500	196,500	20%
Other*	1	0	-	3	3.00	-	123,000	123,000	10%

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

SALES BY PRICE RANGE

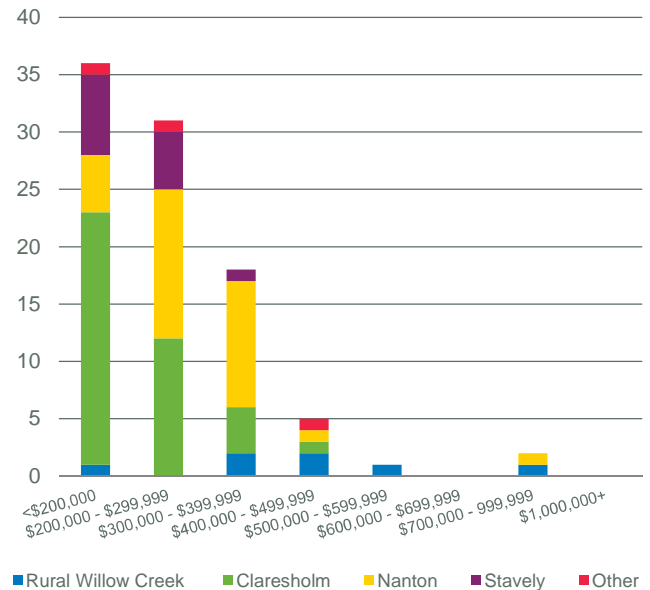
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

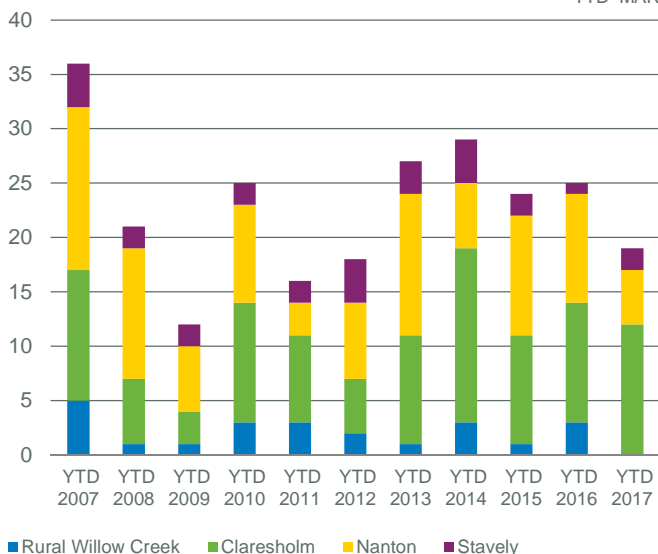
MARCH



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

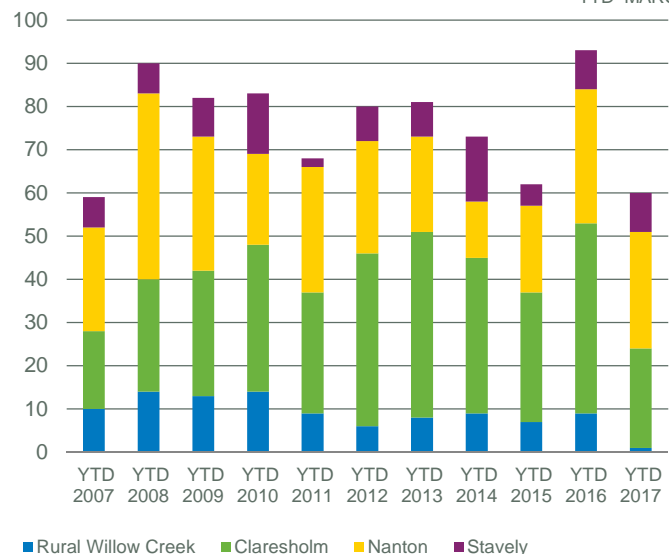
YTD MARCH



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



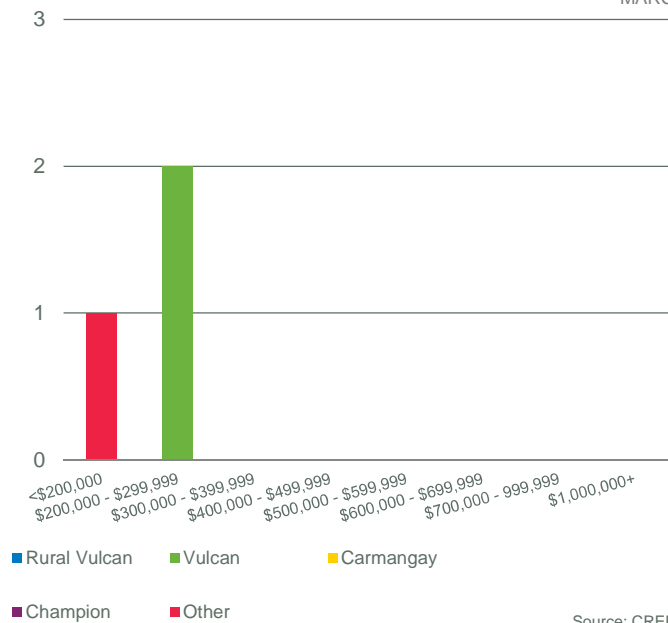
Source: CREB®

March 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	14	21.43%	64	21.33	-	187,667	224,000	100%
Rural Vulcan*	0	6	0.00%	29	-	-	-	-	0%
Vulcan*	2	3	66.67%	21	10.50	-	228,000	228,000	67%
Carmangay*	0	0	-	5	-	-	-	-	0%
Champion*	0	2	0.00%	2	-	-	-	-	0%
Other*	1	3	33.33%	7	7.00	-	107,000	107,000	33%

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

SALES BY PRICE RANGE

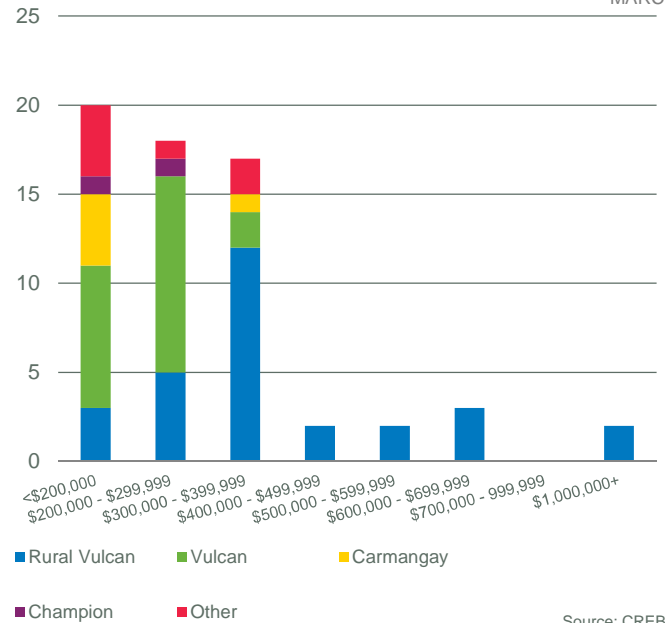
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

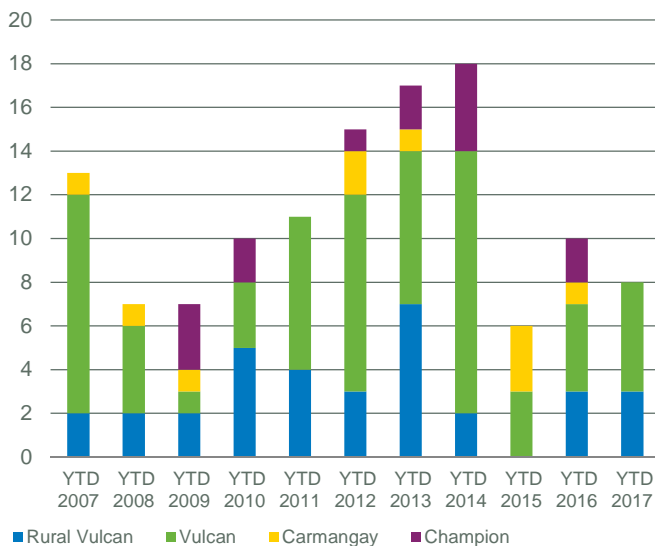
MARCH



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

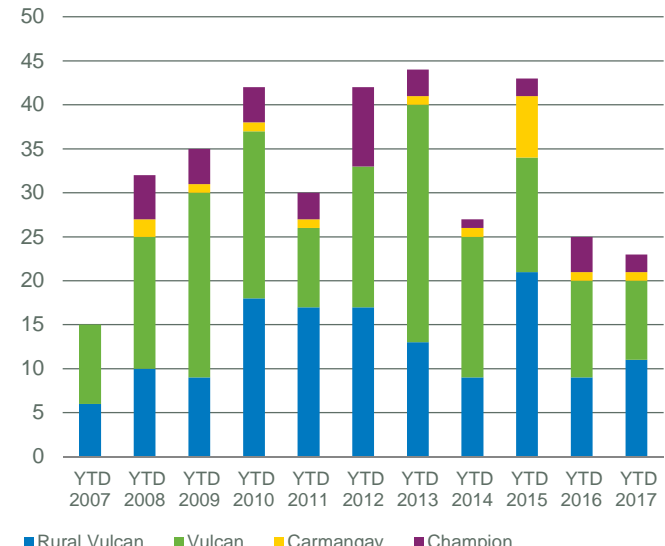
YTD MARCH



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



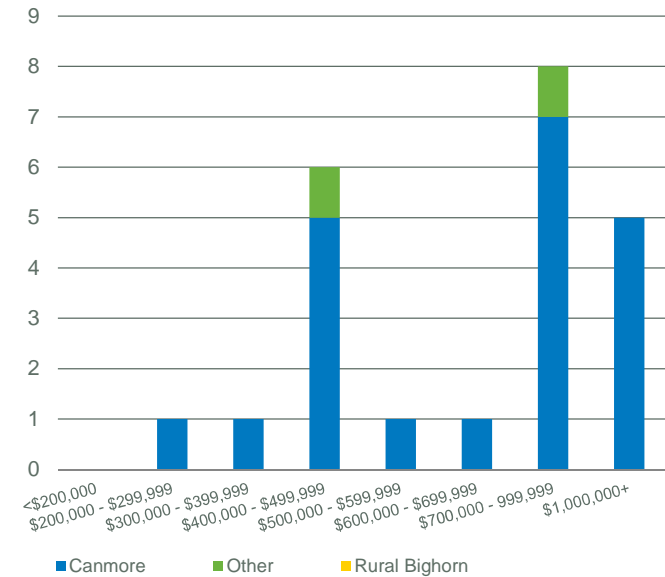
Source: CREB®

March 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*	23	42	54.76%	79	3.43	-	802,380	745,000	100%
Rural Bighorn*	0	2	0.00%	6	-	-	-	-	0%
Canmore*	21	38	55.26%	69	3.29	-	823,702	750,000	91%
Other*	2	2	100.00%	5	2.50	-	578,500	578,500	9%

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SALES BY PRICE RANGE

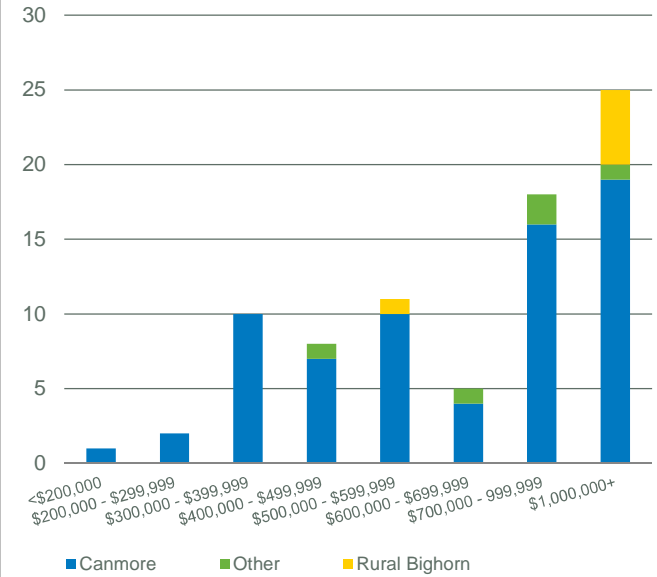
MARCH



Source: CREB®

INVENTORY BY PRICE RANGE

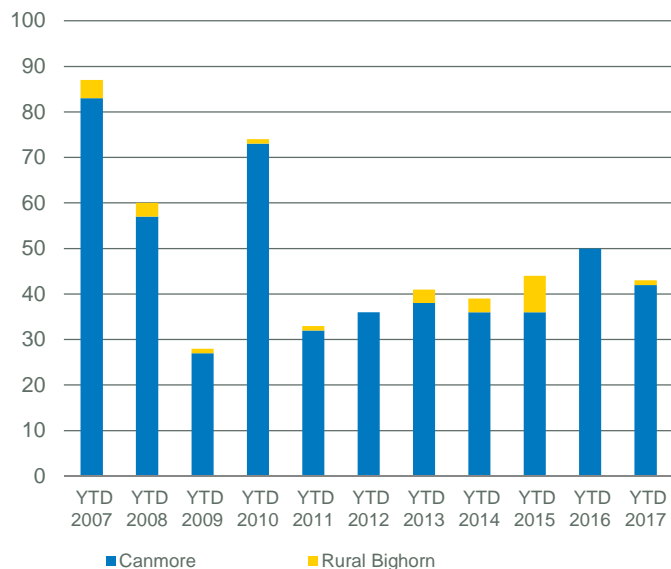
MARCH



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

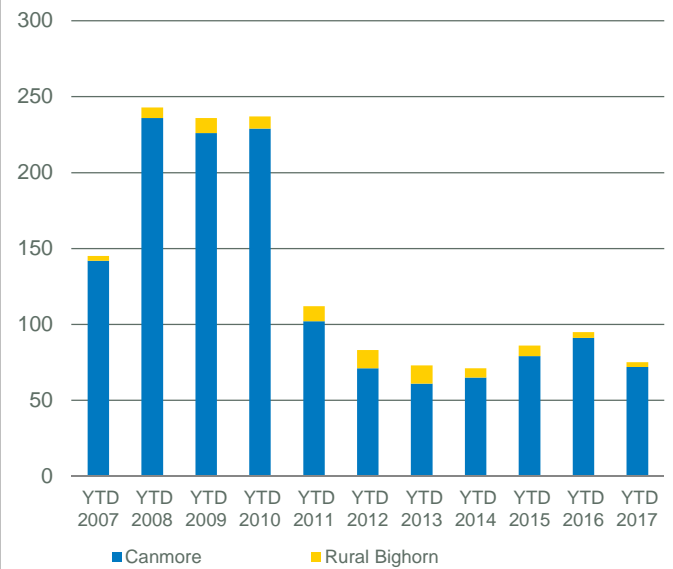
YTD MARCH



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD MARCH



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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