

**MONTHLY STATISTICS PACKAGE**  
**Calgary Region**

December 2017



[creb.com](http://creb.com)

REGIONAL HIGHLIGHTS

January 2, 2018

Airdrie

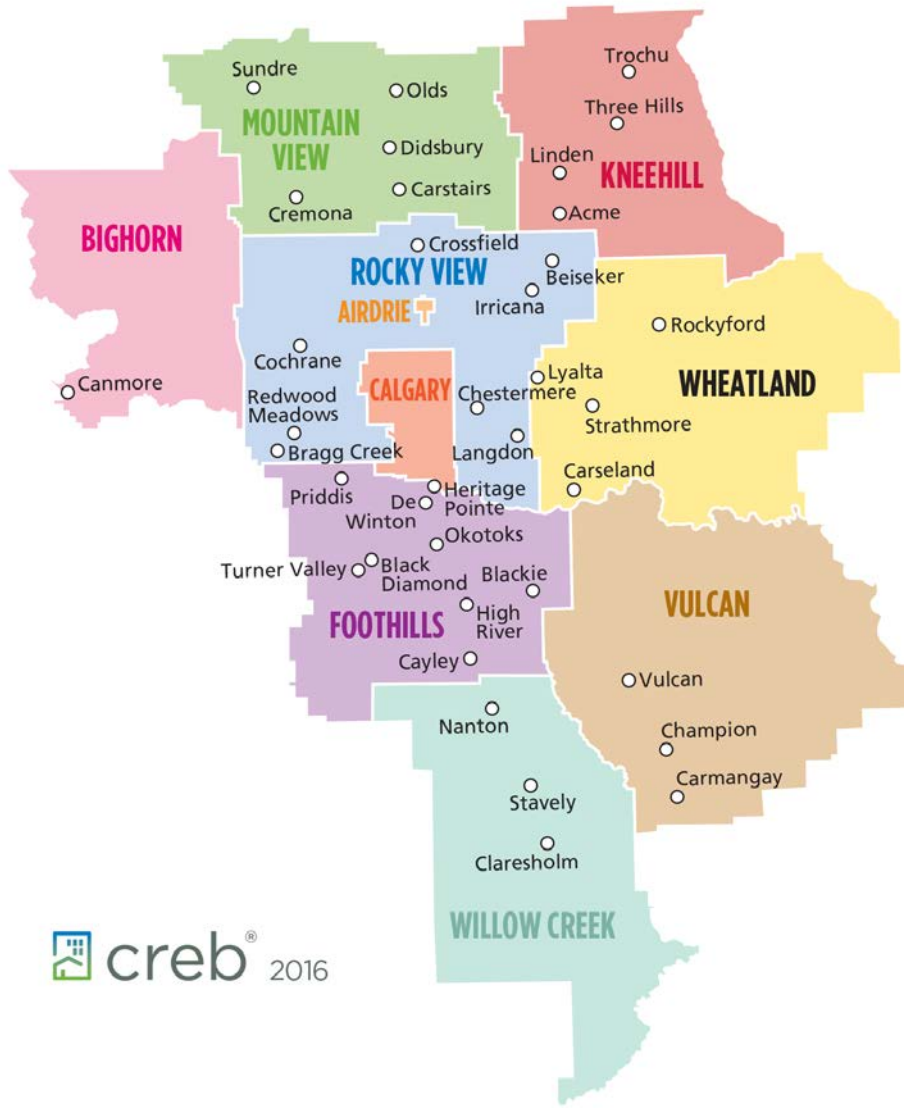
- For the second consecutive month, the large jump in sales activity was accompanied by a rise in new listings. Improvements in the sales-to-new-listings ratio helped place some downward pressure on inventory levels and caused some recent improvements in the months-of-supply.
- On an annual basis, stable sales were paired with rising listings. This is causing further gains in inventory levels and general downward pressure on prices. There has also been a significant amount of competition coming from the new home sector, which is placing some limits on resale price growth.
- On an annual basis, detached benchmark prices in Airdrie totaled \$377,485. This is 0.6 per cent below last year's levels and four per cent below annual highs.

Cochrane

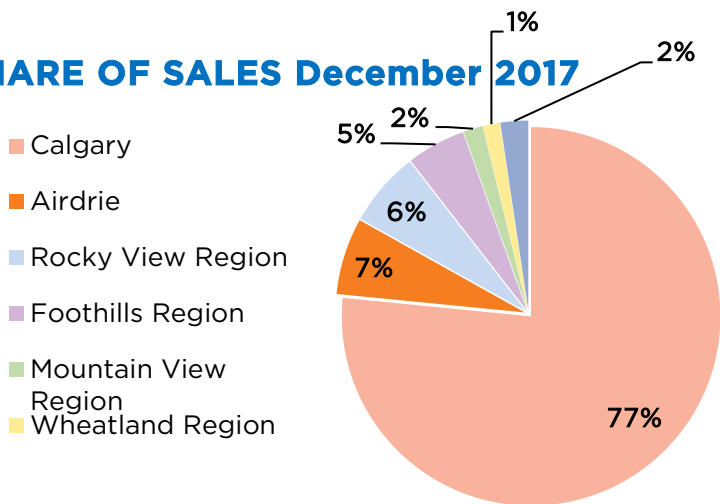
- Annual sales in Cochrane totaled 663 units, 12 per cent higher than last year. New listings rose by three per cent.
- Months of inventory remain elevated, which continues to place further downward pressure on prices. However, months-of-supply have been trending down over last year, which could support the transition to a more stable market.
- Annual detached benchmark prices have averaged \$420,583. This is 0.8 per cent below last year's levels, but remain five per cent below annual highs.

Okotoks

- Annual sales totaled 548 units, three per cent above last year's levels. The rise in sales was matched by higher new listings, preventing any significant adjustments in inventory levels.
- Despite some monthly variability, the months-of-supply have generally edged down this year. However, competition from the new home market, combined with the supply in the resale market, has been enough to weigh on prices.
- The average annual detached benchmark price totaled \$429,733. This is nearly one per cent lower than last year and four per cent lower than the annual high.



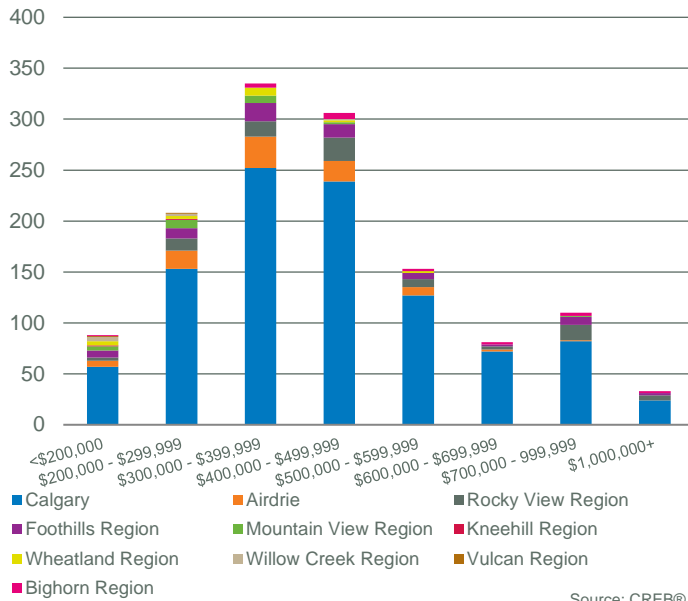
SHARE OF SALES December 2017



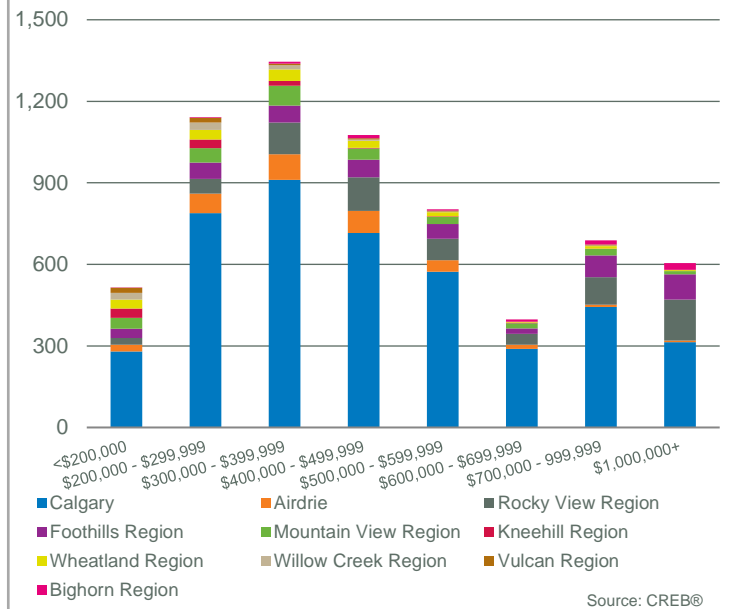
Source: CREB®

December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>City of Calgary</b>	1,006	1,222	82.32%	4,314	4.29	433,200	451,587	410,000	77%
<b>Airdrie</b>	86	85	101.18%	345	4.01	345,800	374,328	375,000	7%
<b>Rocky View Region</b>	84	118	71.19%	688	8.19	520,100	558,087	451,500	6%
<b>Foothills Region</b>	66	86	76.74%	471	7.14	376,100	444,902	387,400	5%
<b>Mountain View Region</b>	22	44	50.00%	286	13.00	316,700	310,937	282,000	2%
<b>Kneehill Region</b>	2	13	15.38%	94	47.00	-	208,750	208,750	0%
<b>Wheatland Region</b>	19	17	111.76%	166	8.74	217,000	336,026	340,000	1%
<b>Willow Creek Region</b>	7	9	77.78%	77	11.00	-	194,057	150,000	1%
<b>Vulcan Region</b>	2	3	66.67%	56	28.00	-	177,500	177,500	0%
<b>Bighorn Region</b>	20	14	142.86%	72	3.60	-	847,020	482,500	2%
<b>CREB® Economic Region</b>	1,314	1,611	81.56%	6,569	5.00	427,400	452,837	405,000	100%

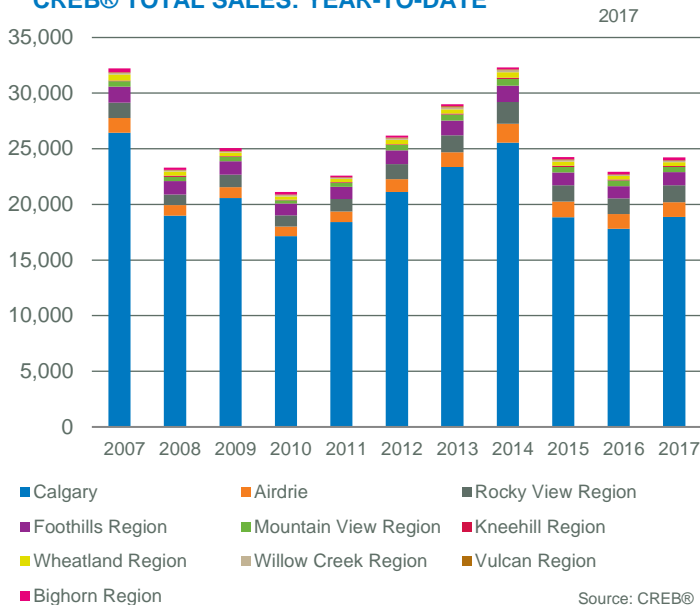
**CREB® SALES BY PRICE RANGE**



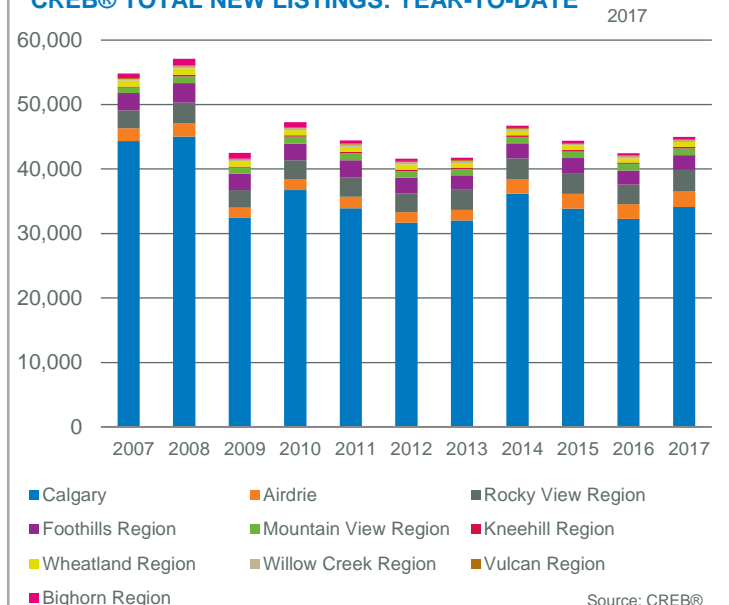
**CREB® INVENTORY BY PRICE RANGE**



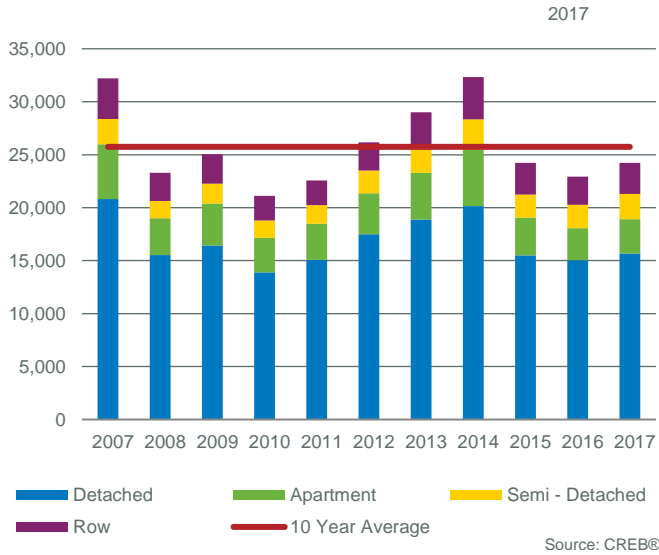
**CREB® TOTAL SALES: YEAR-TO-DATE**



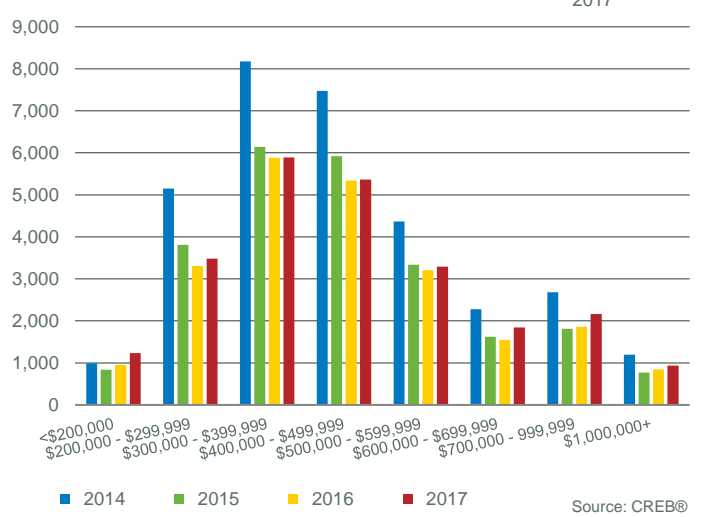
**CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE**



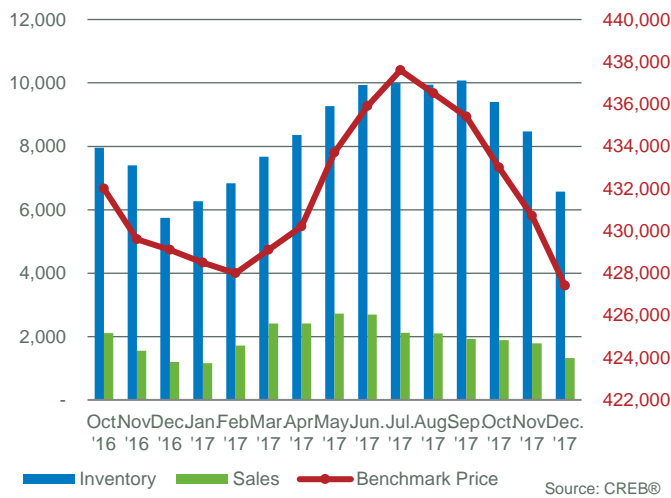
CREB® ECONOMIC REGION TOTAL SALES



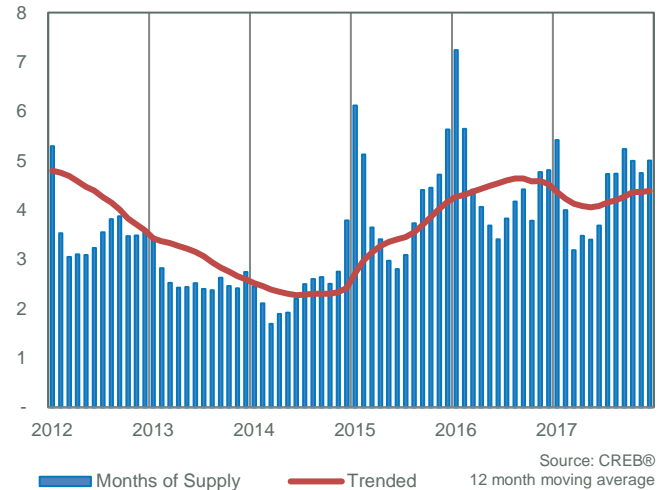
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



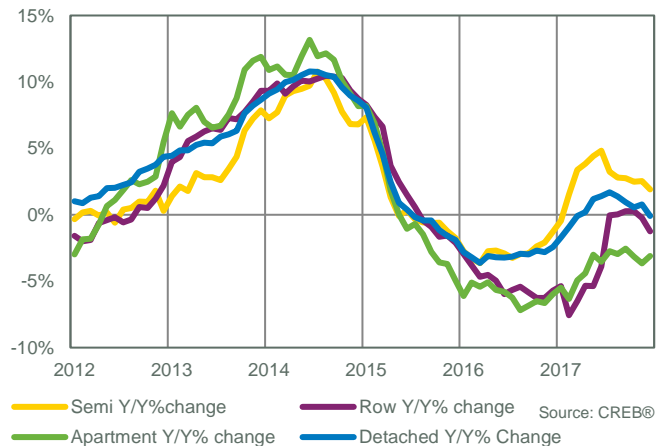
CREB® ECONOMIC REGION INVENTORY AND SALES



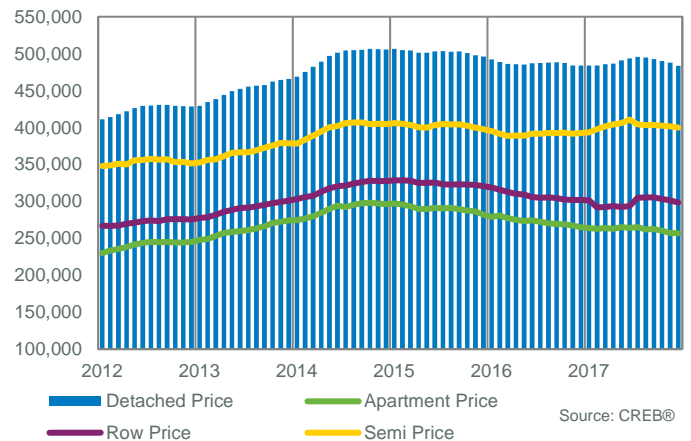
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

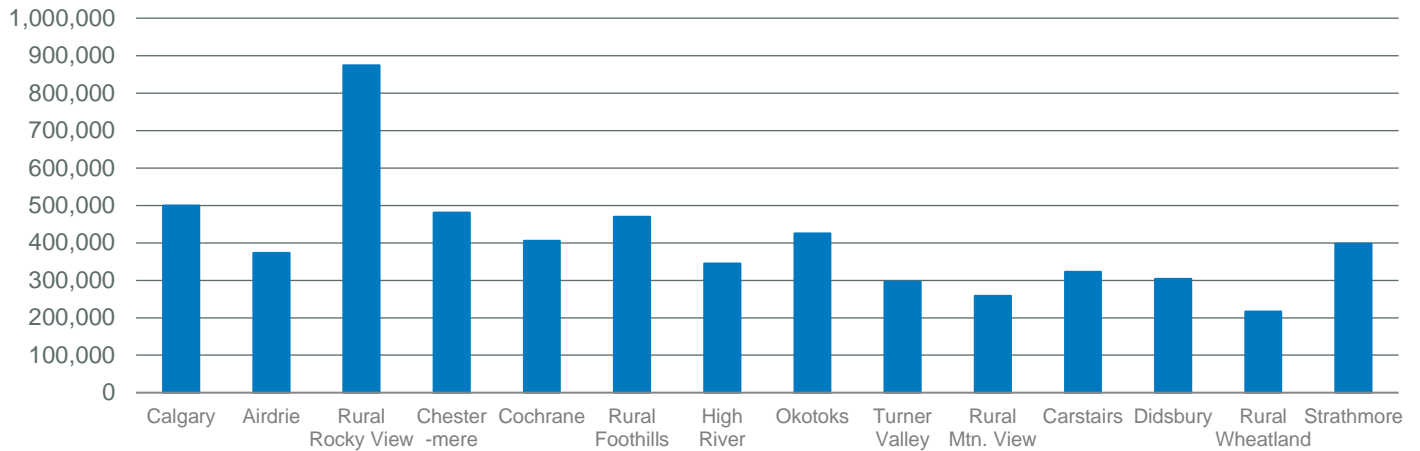


CREB® ECONOMIC REGION PRICES



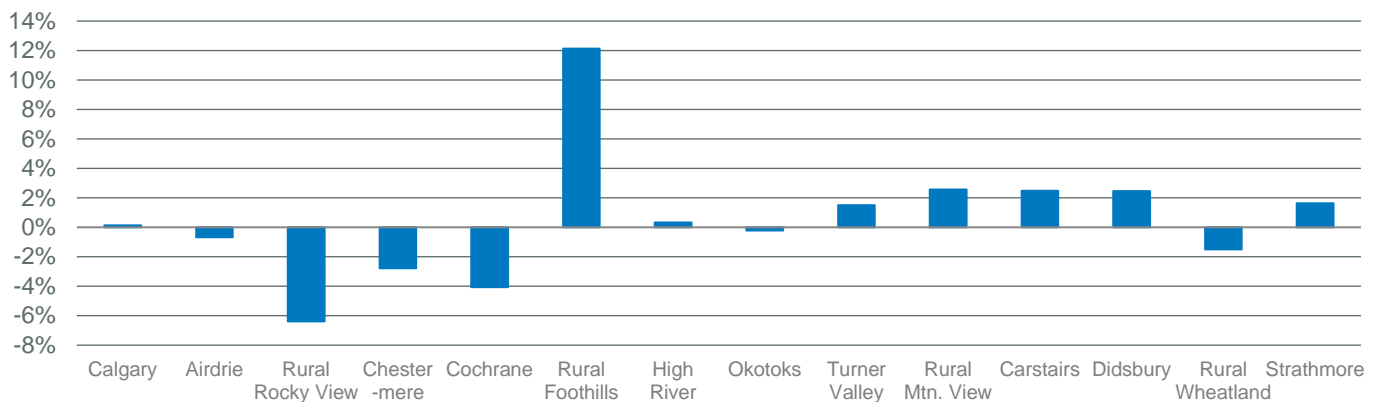


**DETACHED BENCHMARK PRICE**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISONS**



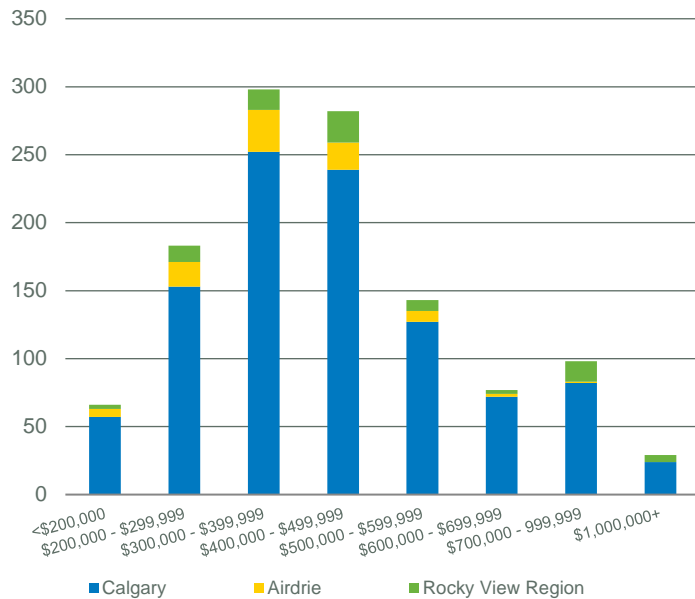
Source: CREB®

**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	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

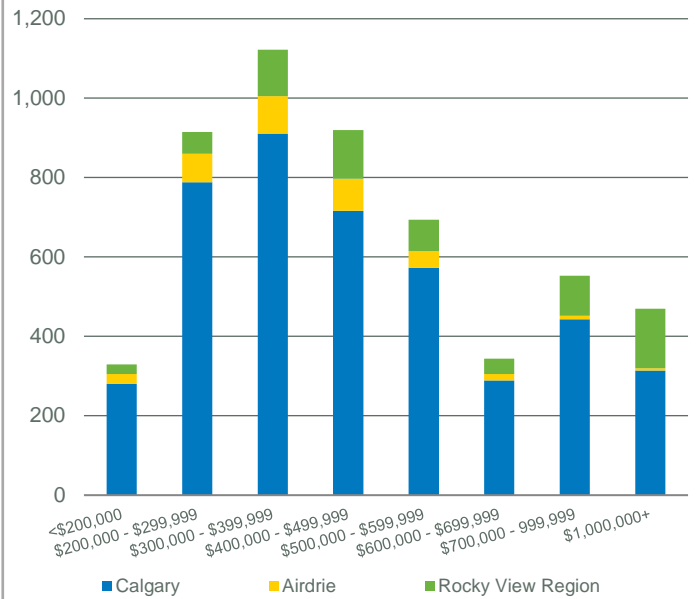
December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,006	1,222	82.32%	4,314	4.29	433,200	451,587	410,000	86%
Airdrie	86	85	101.18%	345	4.01	345,800	374,328	375,000	7%
Rocky View Region	84	118	71.19%	688	8.19	520,100	558,087	451,500	7%
<b>Calgary CMA</b>	<b>1,176</b>	<b>1,425</b>	<b>82.53%</b>	<b>5,347</b>	<b>4.55</b>	<b>431,800</b>	<b>453,544</b>	<b>410,000</b>	<b>100%</b>

CALGARY CMA SALES BY PRICE RANGE



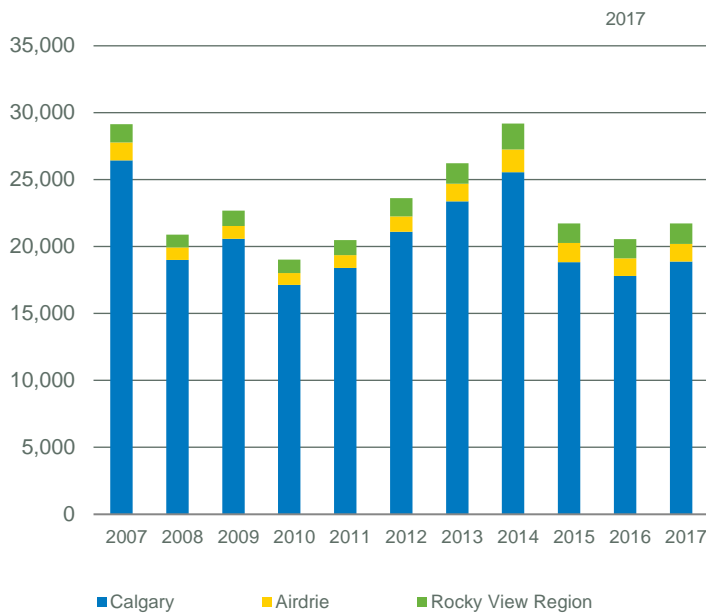
Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE



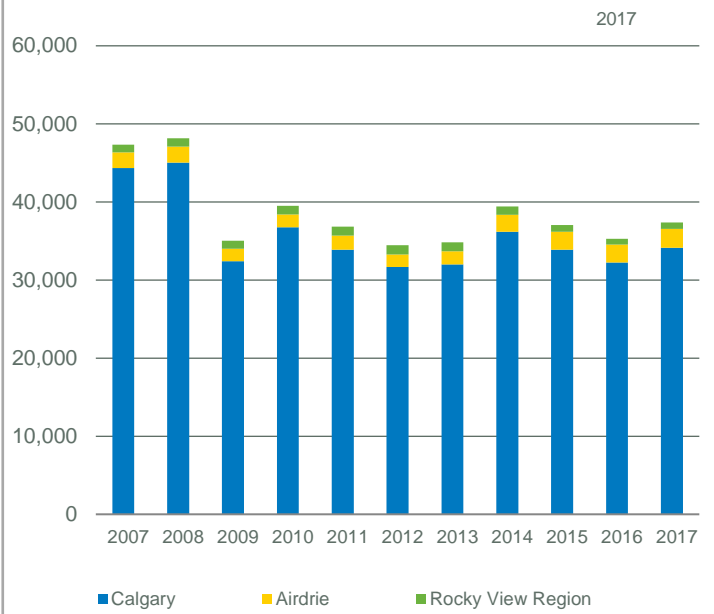
Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE



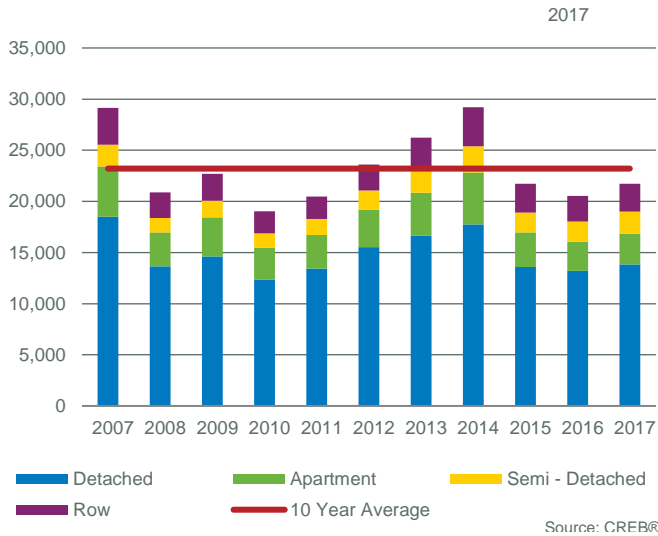
Source: CREB®

CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

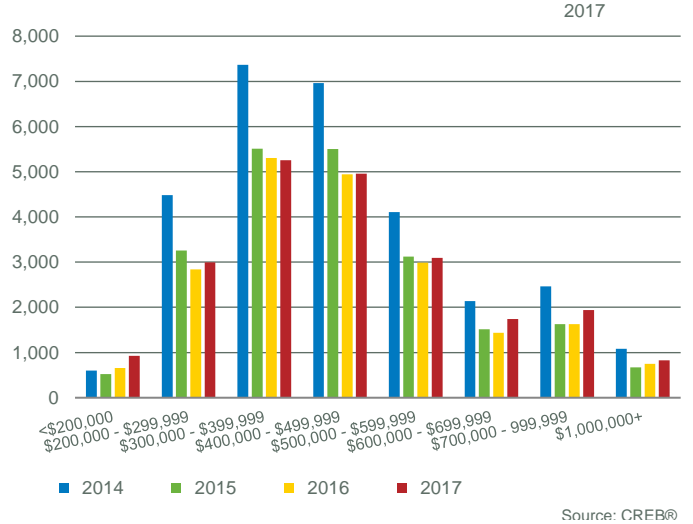


Source: CREB®

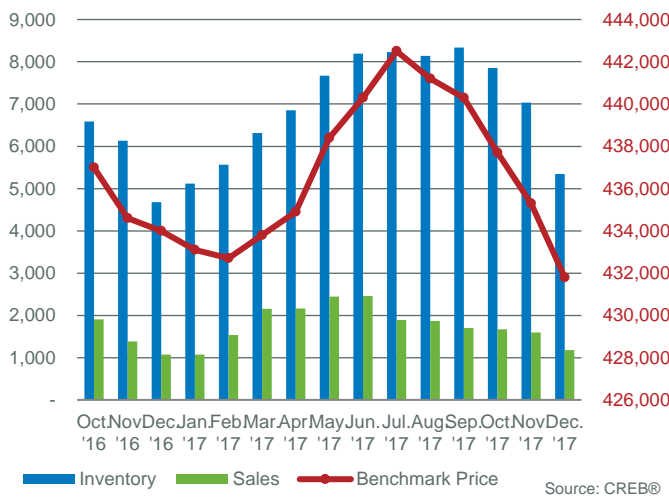
CALGARY CMA TOTAL SALES



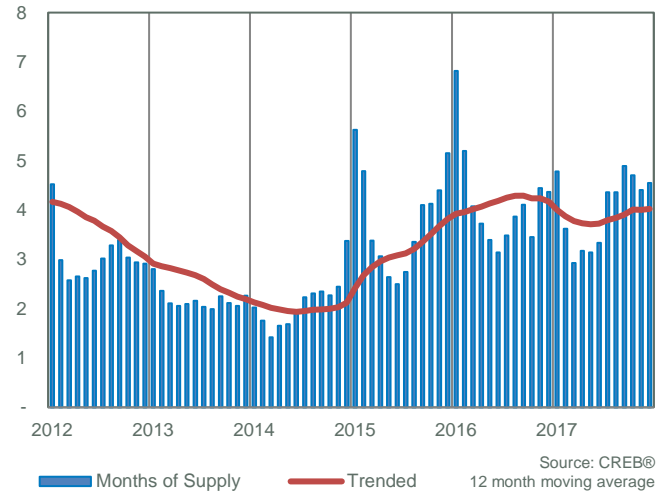
CALGARY CMA TOTAL SALES BY PRICE RANGE



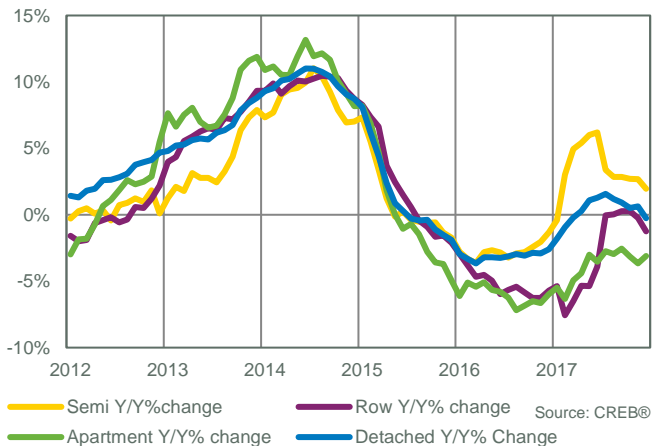
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



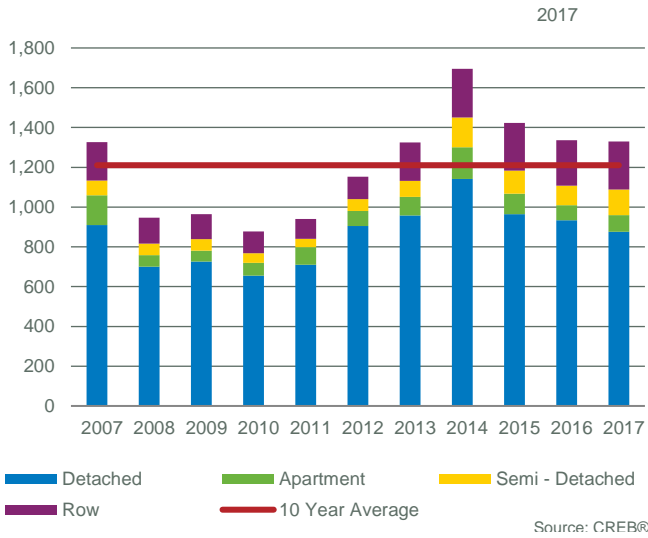
CALGARY CMA PRICE CHANGE



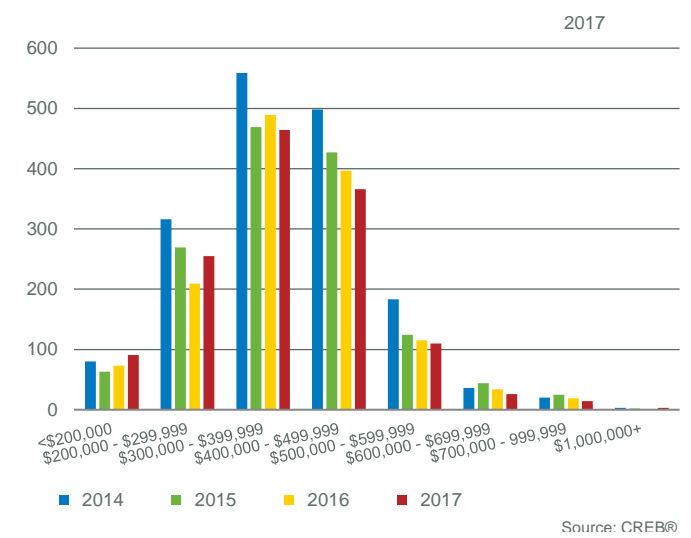
CALGARY CMA PRICES



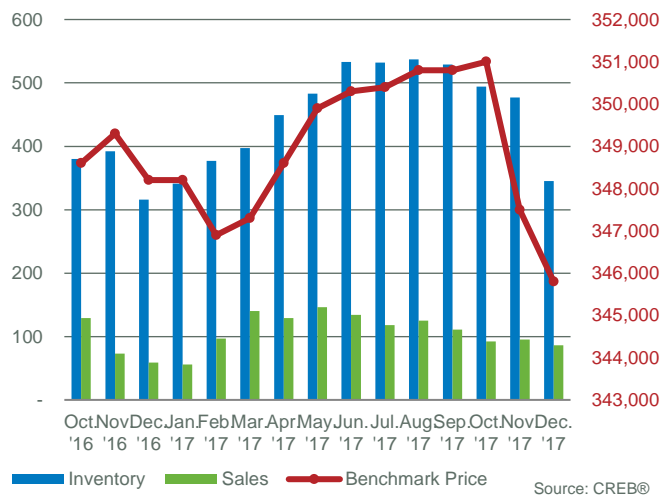
**AIRDRIE TOTAL SALES**



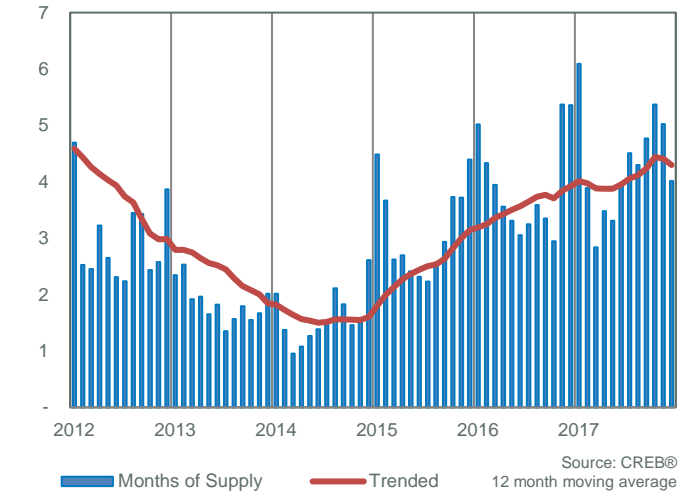
**AIRDRIE TOTAL SALES BY PRICE RANGE**



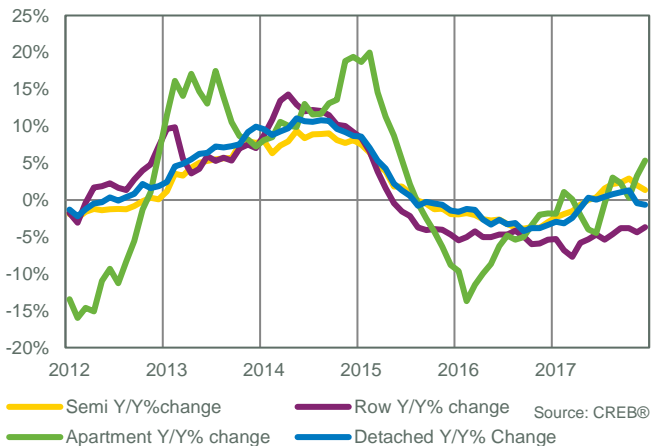
**AIRDRIE INVENTORY AND SALES**



**AIRDRIE MONTHS OF INVENTORY**



**AIRDRIE PRICE CHANGE**



**AIRDRIE PRICES**

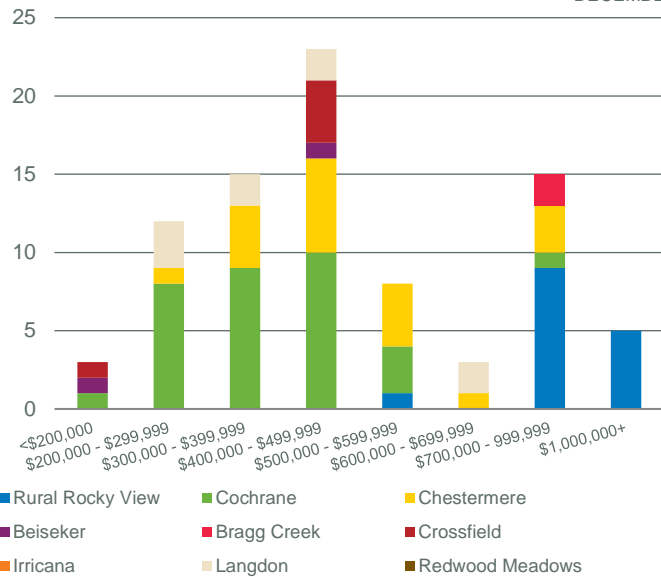




December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Rocky View Region</b>	<b>84</b>	<b>118</b>	<b>71.19%</b>	<b>688</b>	<b>8.19</b>	<b>520,100</b>	<b>558,087</b>	<b>451,500</b>	<b>100%</b>
Rural Rocky View	15	22	68.18%	205	13.67	876,600	1,161,102	945,000	18%
Beiseker	2	1	200.00%	10	5.00	-	244,250	244,250	2%
Bragg Creek	2	1	200.00%	16	8.00	-	802,500	802,500	2%
Chestermere	19	33	57.58%	121	6.37	470,400	499,968	490,000	23%
Cochrane	32	49	65.31%	252	7.88	407,500	381,873	374,575	38%
Crossfield	5	8	62.50%	41	8.20	-	381,680	419,900	6%
Irricana	0	0	-	9	-	-	-	-	0%
Langdon	9	3	300.00%	19	2.11	-	415,722	386,500	11%
Redwood Meadows	0	0	-	10	-	-	-	-	0%
Other	0	1	0.00%	5	-	-	-	-	0%

SALES BY PRICE RANGE

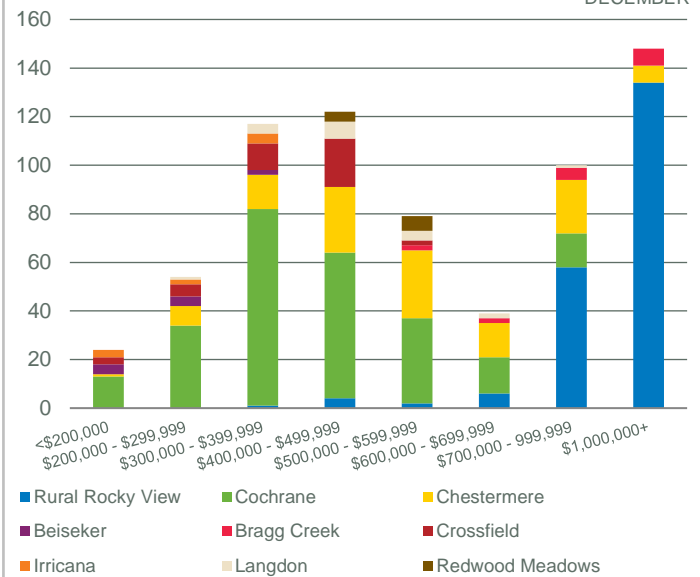
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

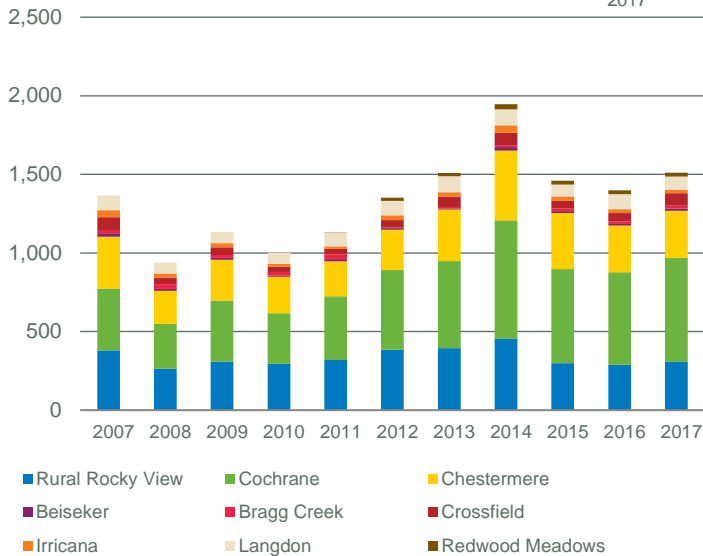
DECEMBER



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

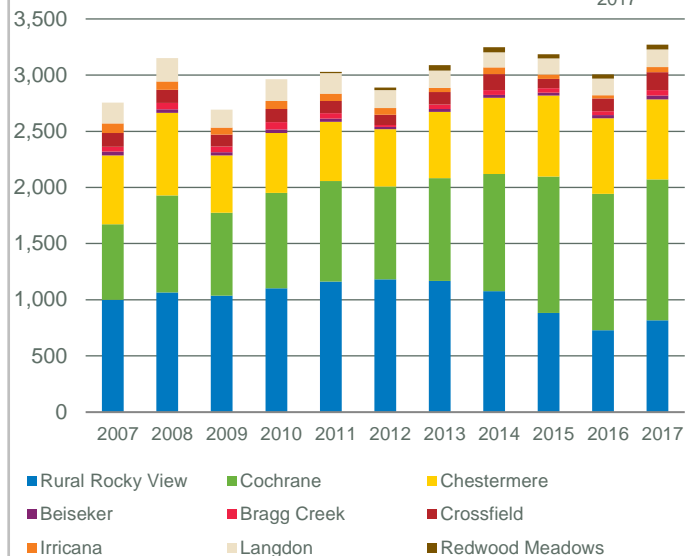
2017



Source: CREB®

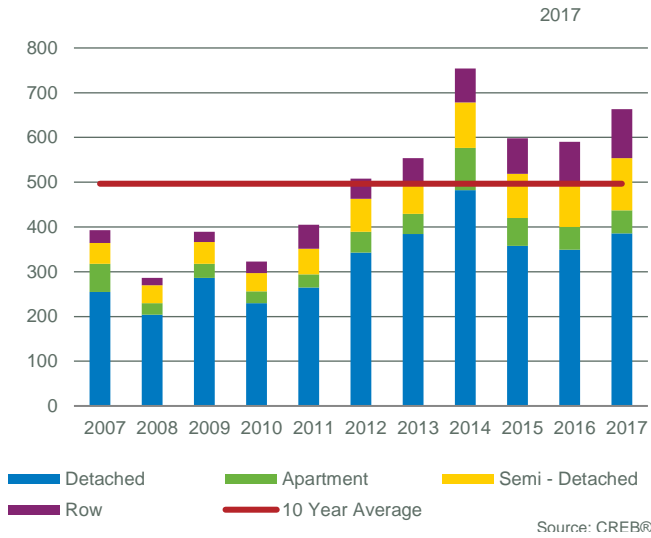
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

2017

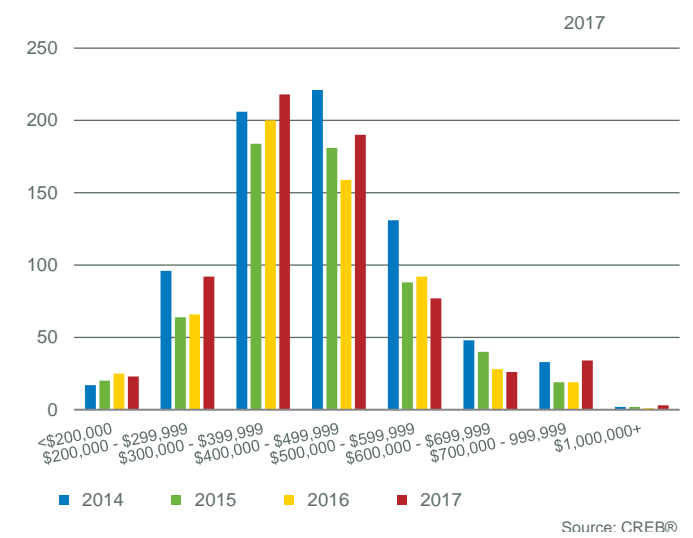


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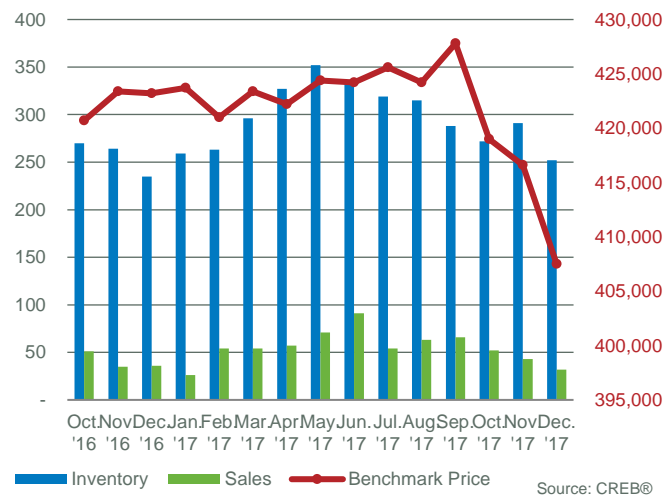
COCHRANE TOTAL SALES



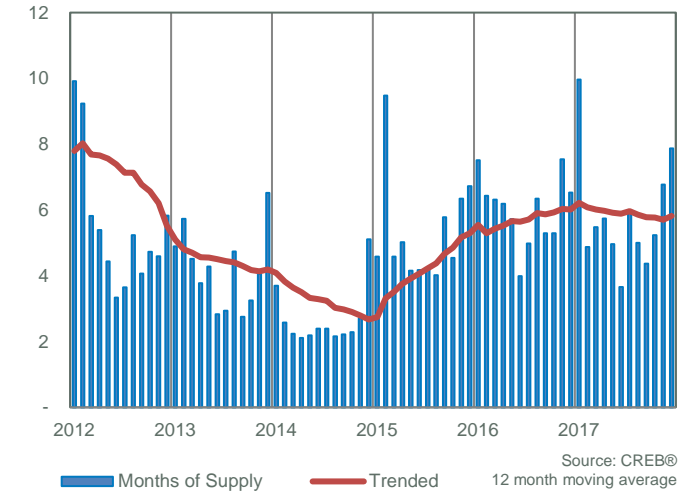
COCHRANE TOTAL SALES BY PRICE RANGE



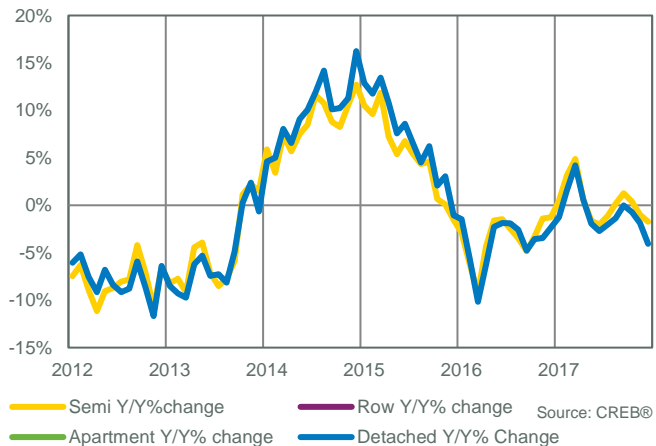
COCHRANE INVENTORY AND SALES



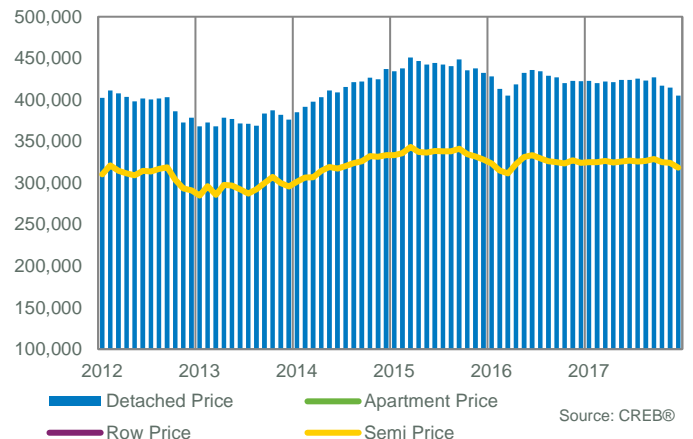
COCHRANE MONTHS OF INVENTORY



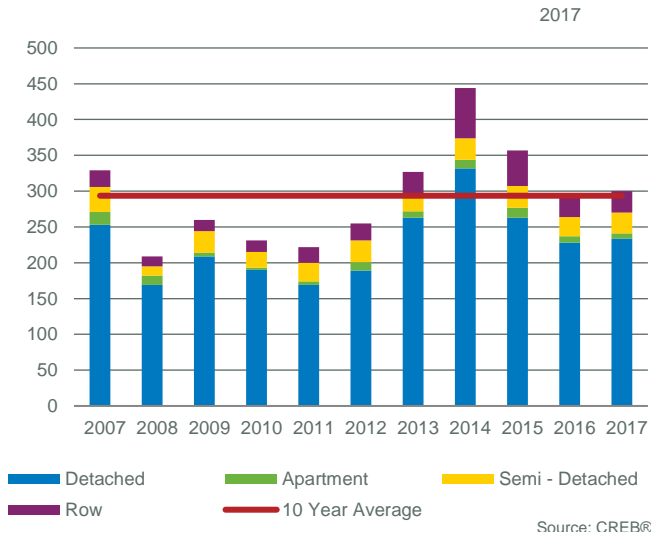
COCHRANE PRICE CHANGE



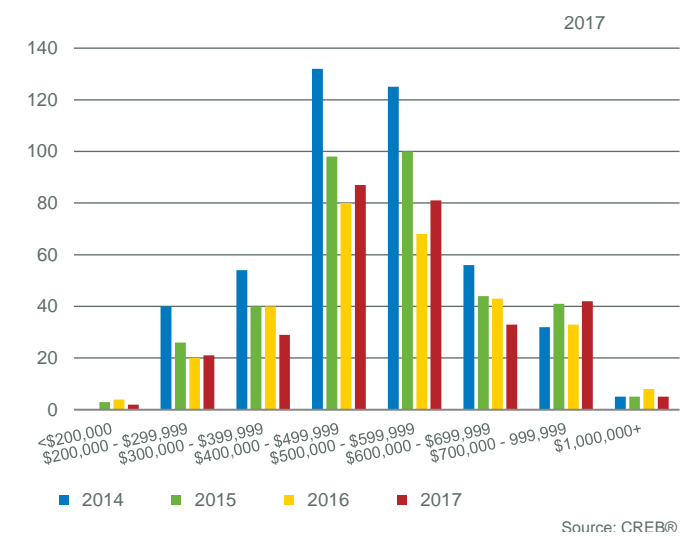
COCHRANE PRICES



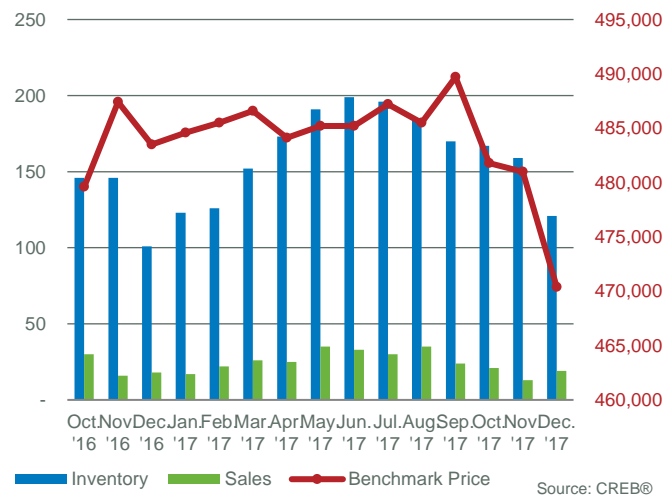
**CHESTERMERE TOTAL SALES**



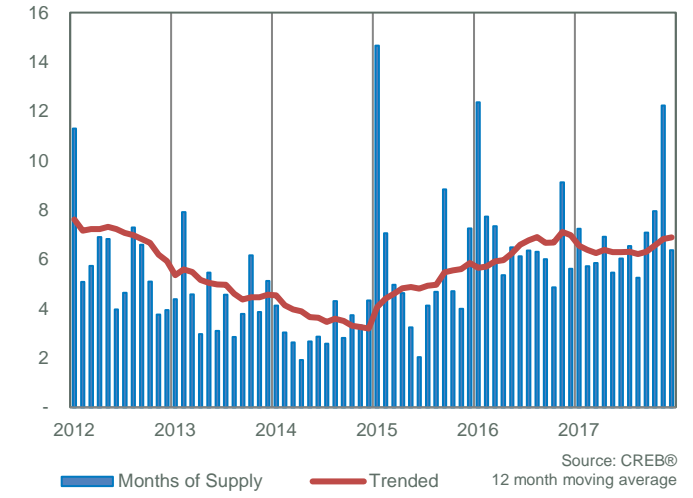
**CHESTERMERE TOTAL SALES BY PRICE RANGE**



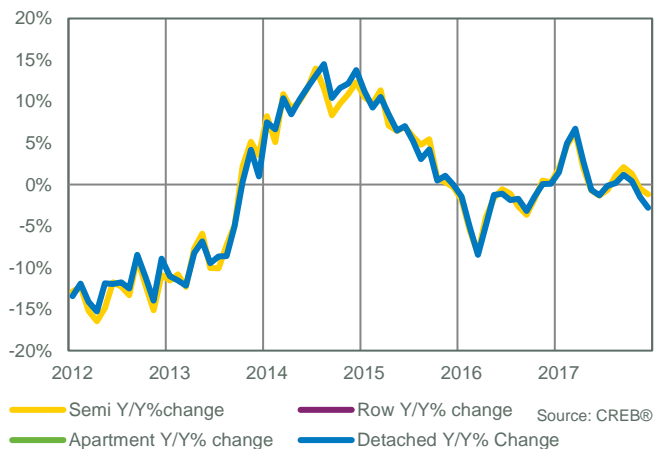
**CHESTERMERE INVENTORY AND SALES**



**CHESTERMERE MONTHS OF INVENTORY**



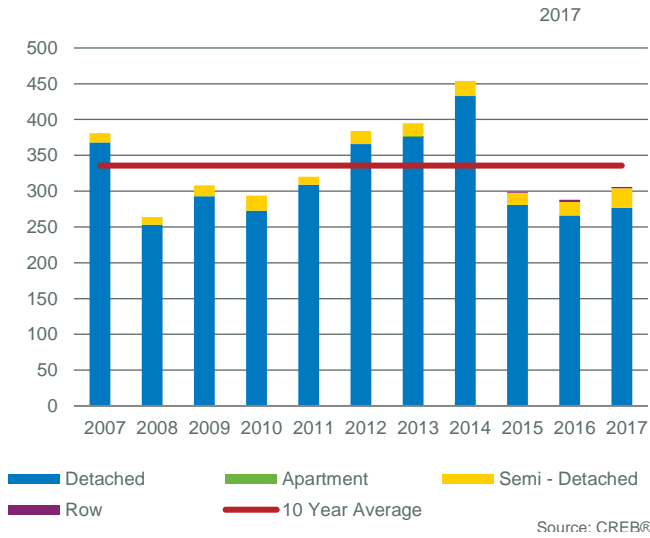
**CHESTERMERE PRICE CHANGE**



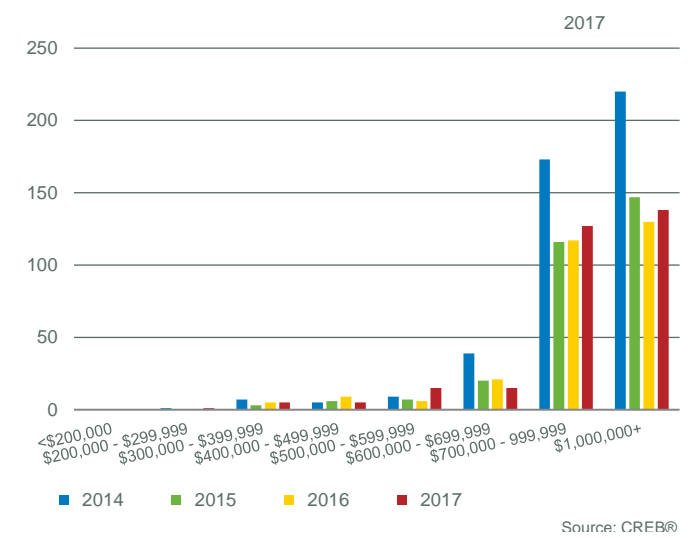
**CHESTERMERE PRICES**



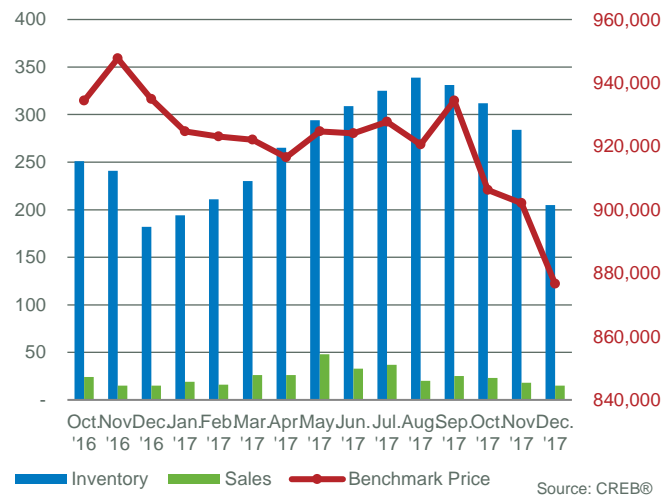
RURAL ROCKY VIEW TOTAL SALES



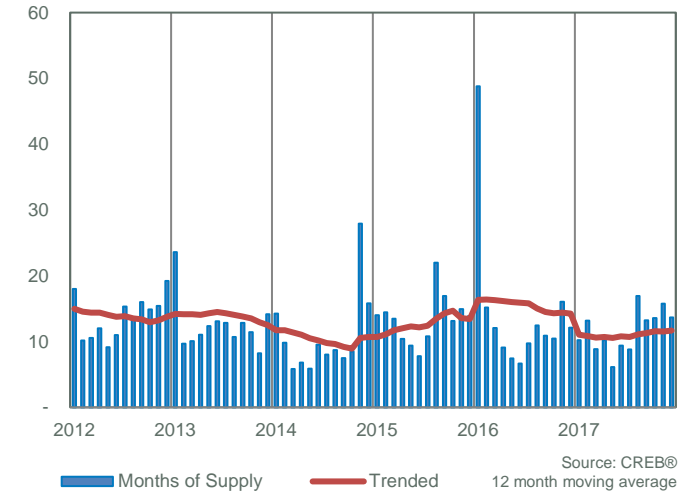
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



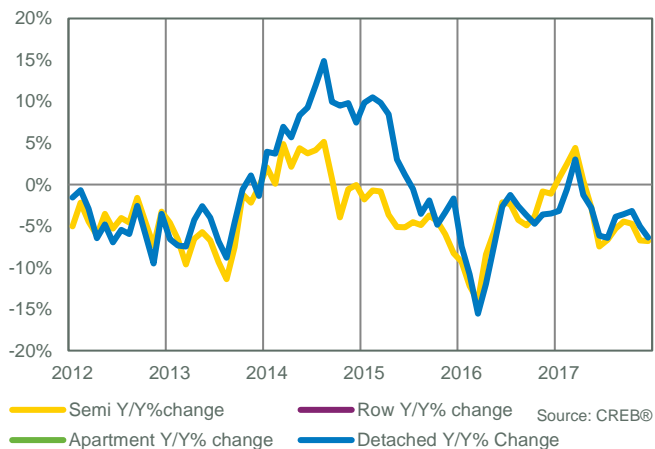
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



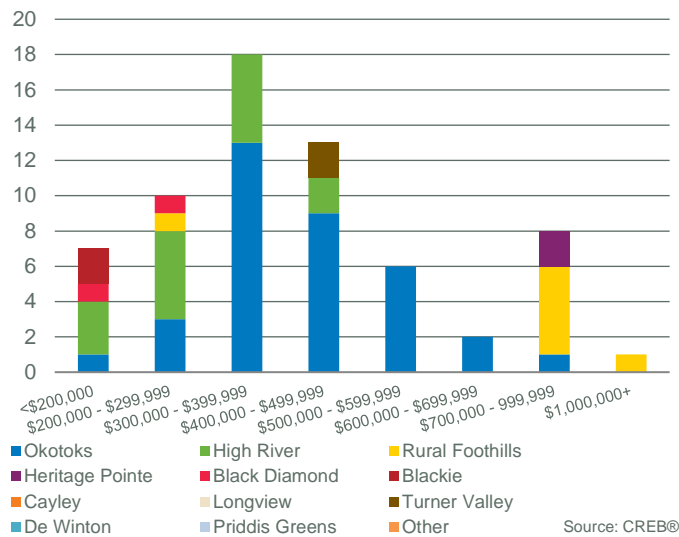
RURAL ROCKY VIEW PRICES



December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Foothills Region</b>	<b>66</b>	<b>86</b>	<b>76.74%</b>	<b>674</b>	<b>10.21</b>	<b>376,100</b>	<b>444,902</b>	<b>387,400</b>	<b>100%</b>
Rural Foothills	7	18	38.89%	125	17.86	458,200	770,357	782,500	11%
Black Diamond	2	1	200.00%	16	8.00	-	209,250	209,250	3%
Blackie	2	1	200.00%	1	0.50	-	144,250	144,250	3%
Cayley	0	2	0.00%	7	-	-	-	-	0%
De Winton	0	0	-	0	-	-	-	-	0%
Heritate Pointe	2	1	200.00%	28	14.00	-	907,500	907,500	3%
High River	15	16	93.75%	85	5.67	337,800	290,507	283,000	23%
Okotoks	35	37	94.59%	148	4.23	417,400	435,358	400,000	53%
Turner Valley	2	10	20.00%	49	24.50	292,600	416,950	416,950	3%
Priddis Greens	1	0	-	7	7.00	-	1,020,000	1,020,000	2%
Longview	0	0	-	0	-	-	-	-	0%
Other	0	0	-	5	-	-	-	-	0%

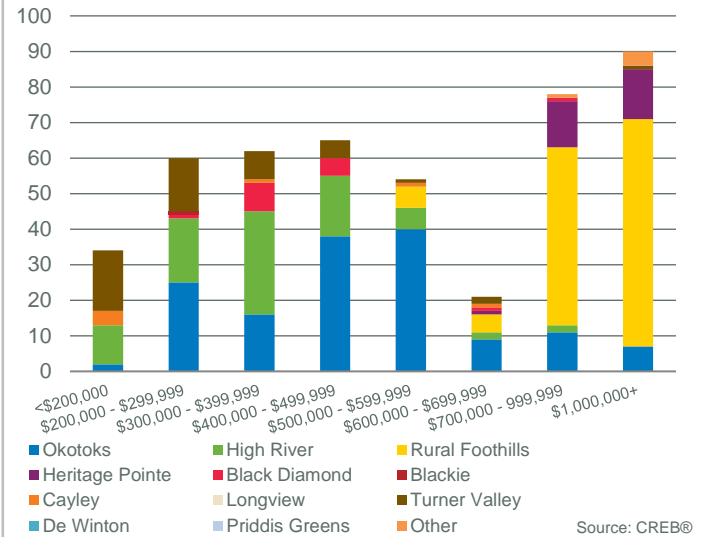
SALES BY PRICE RANGE

DECEMBER



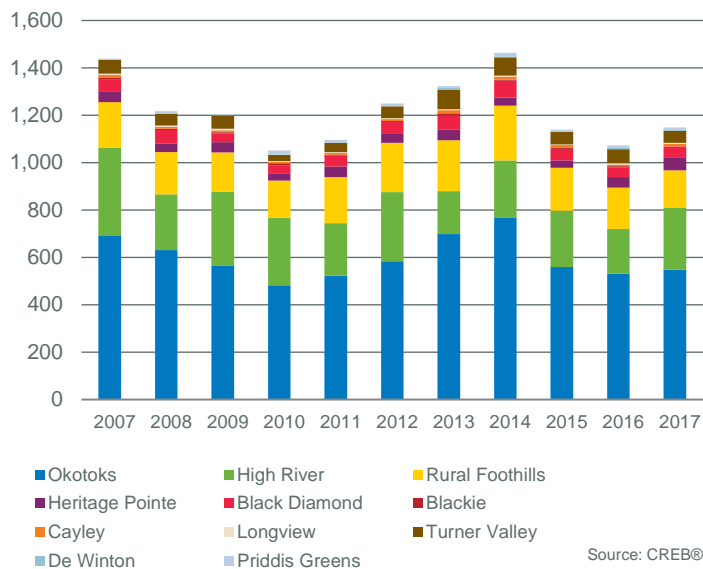
INVENTORY BY PRICE RANGE

DECEMBER



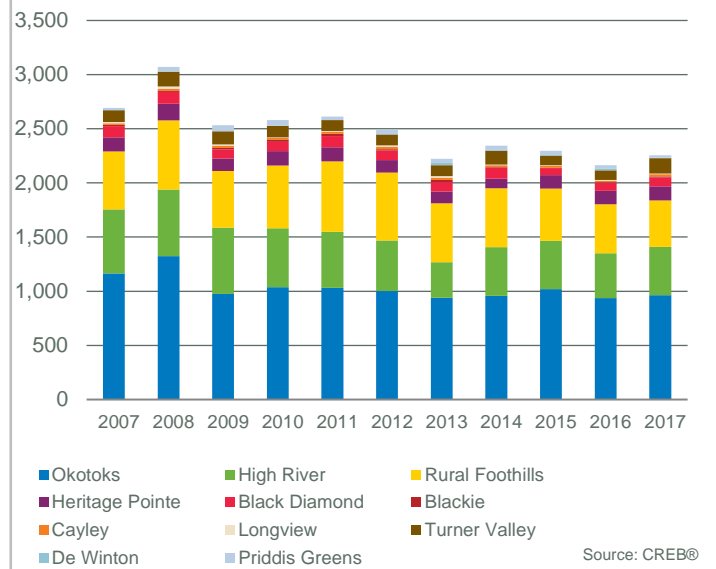
FOOTHILLS SALES: YEAR-TO-DATE

2017

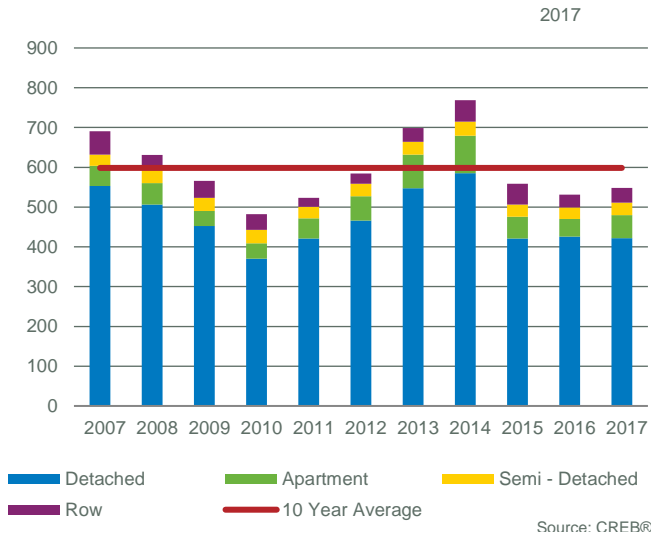


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

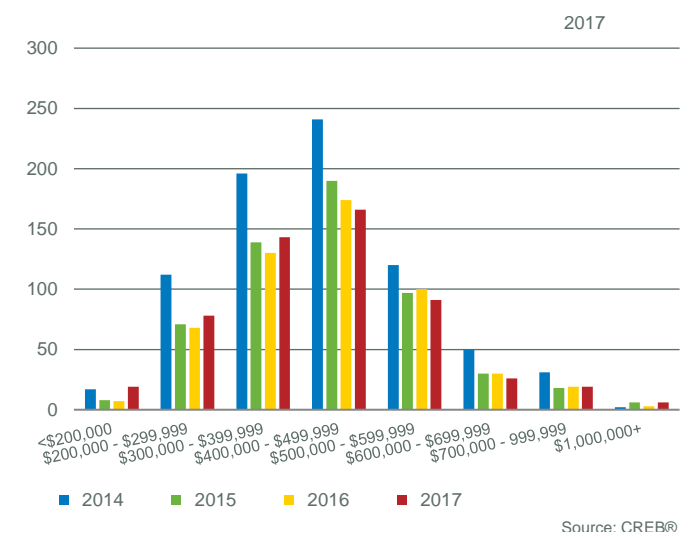
2017



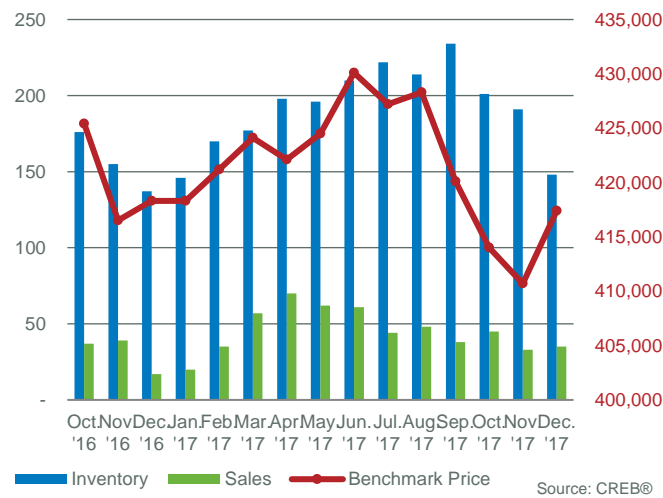
**OKOTOKS TOTAL SALES**



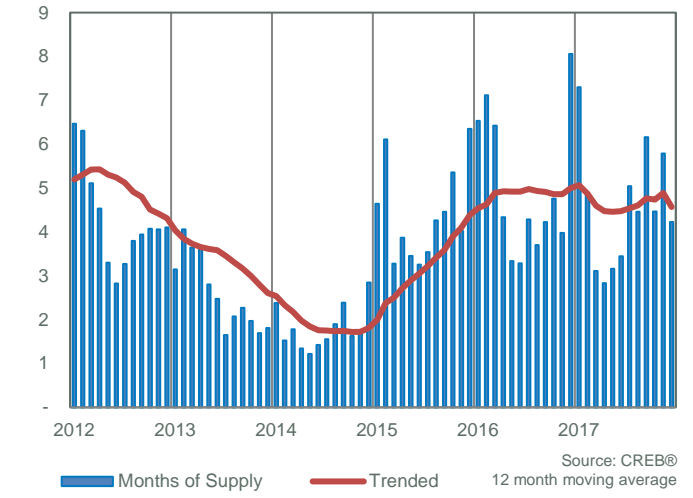
**OKOTOKS TOTAL SALES BY PRICE RANGE**



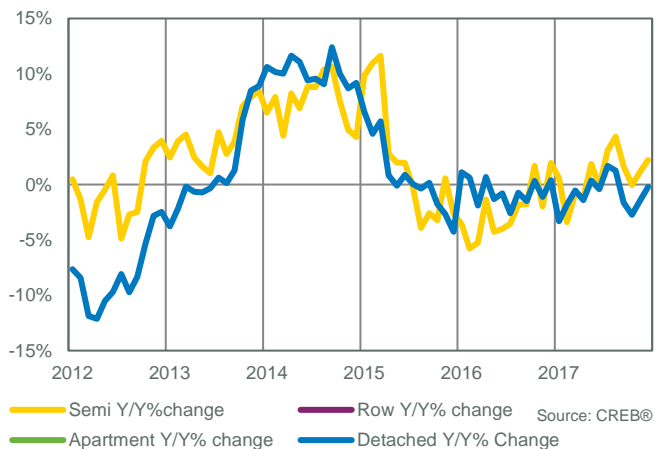
**OKOTOKS INVENTORY AND SALES**



**OKOTOKS MONTHS OF INVENTORY**



**OKOTOKS PRICE CHANGE**

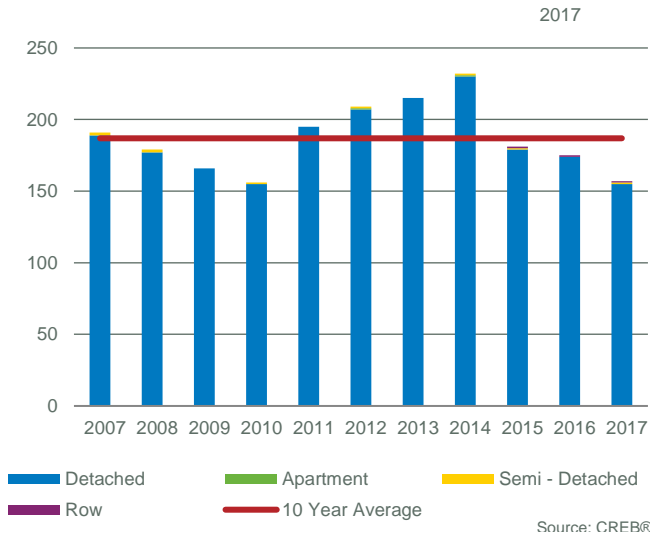


**OKOTOKS PRICES**

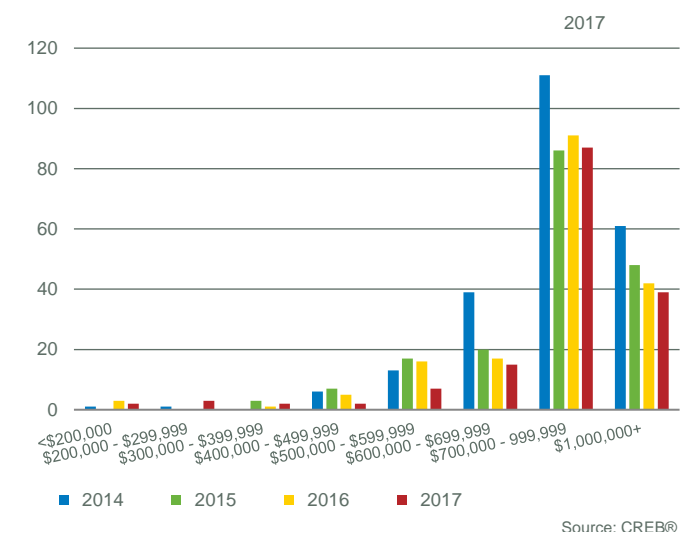




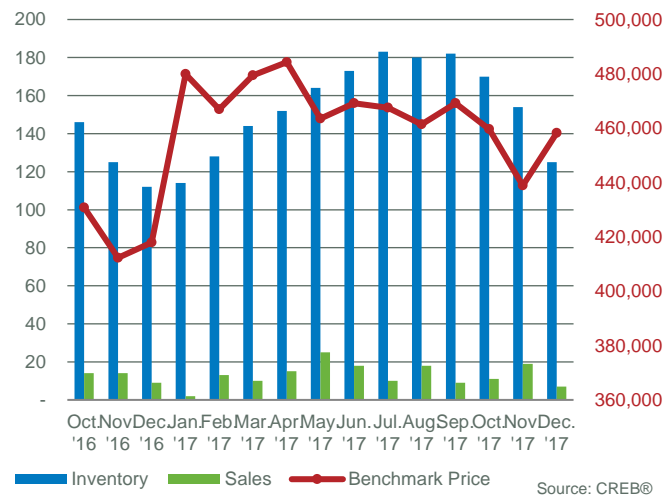
RURAL FoothILLS TOTAL SALES



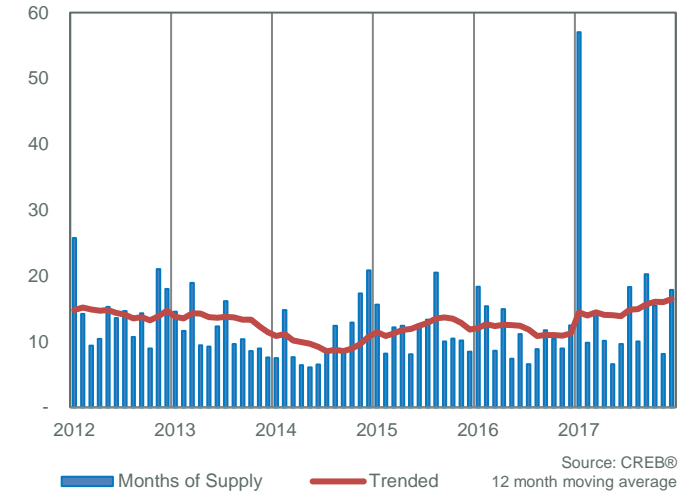
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



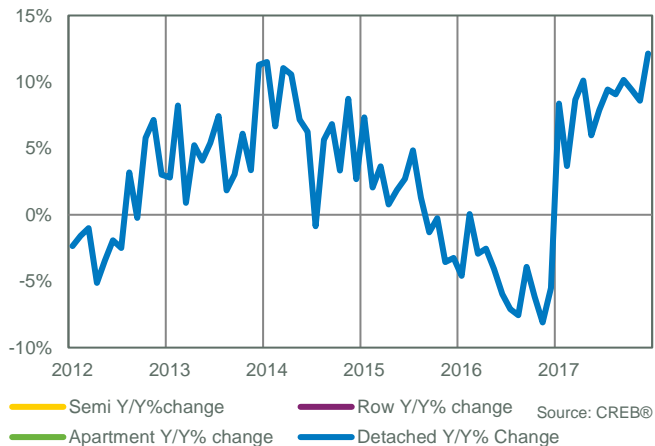
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

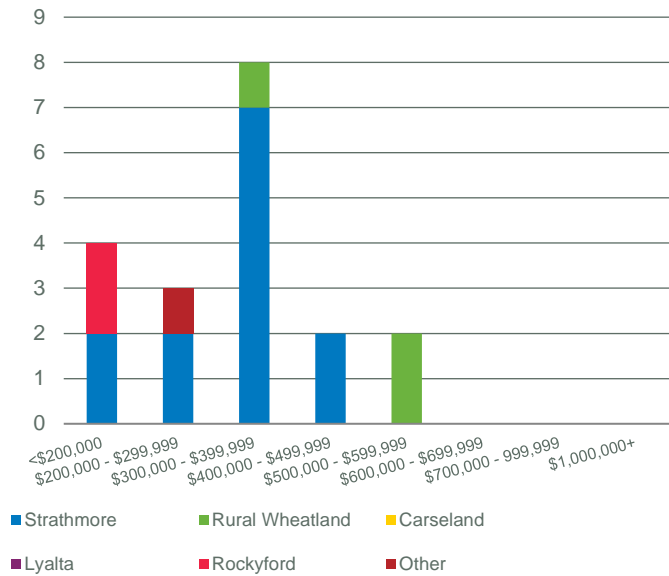


December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Wheatland Region*</b>	<b>19</b>	<b>17</b>	<b>111.76%</b>	<b>166</b>	<b>8.74</b>	<b>217,000</b>	<b>336,026</b>	<b>340,000</b>	<b>95%</b>
Rural Wheatland*	3	3	100.00%	27	9.00	217,000	497,500	537,500	16%
Carseland*	0	1	0.00%	7	-	-	-	-	0%
Lyalta*	0	1	0.00%	9	-	-	-	-	0%
Rockyford*	2	0	-	4	2.00	-	156,500	156,500	11%
Strathmore	13	11	118.18%	101	7.77	395,600	334,731	340,000	68%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	1	1	100.00%	18	18.00	-	227,500	227,500	5%

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

### SALES BY PRICE RANGE

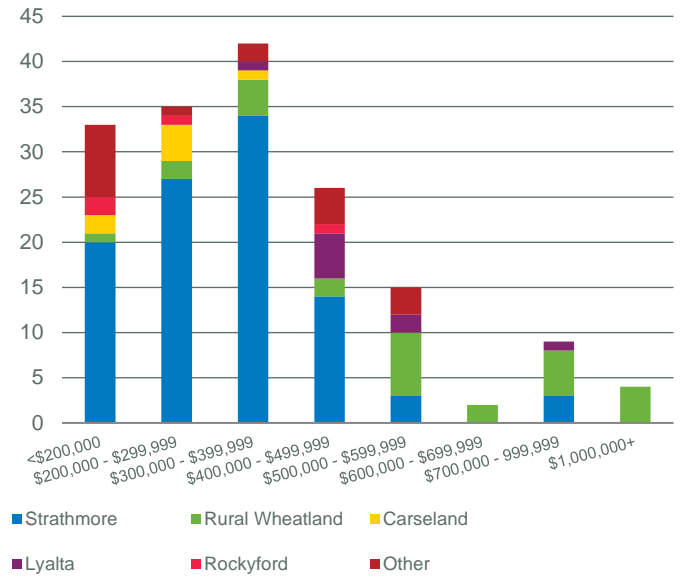
DECEMBER



Source: CREB®

### INVENTORY BY PRICE RANGE

DECEMBER



Source: CREB®

### WHEATLAND SALES: YEAR-TO-DATE

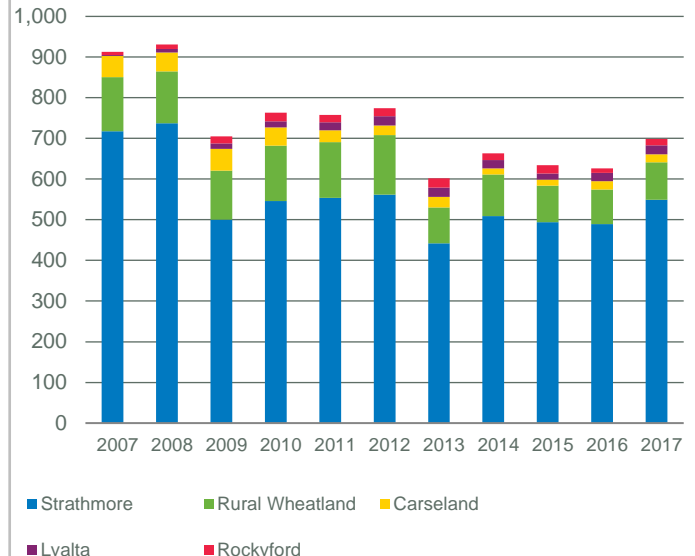
2017



Source: CREB®

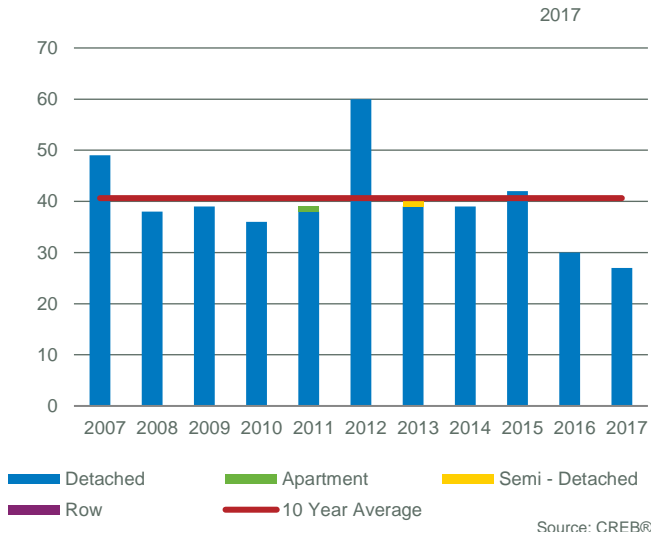
### WHEATLAND NEW LISTINGS: YEAR-TO-DATE

2017

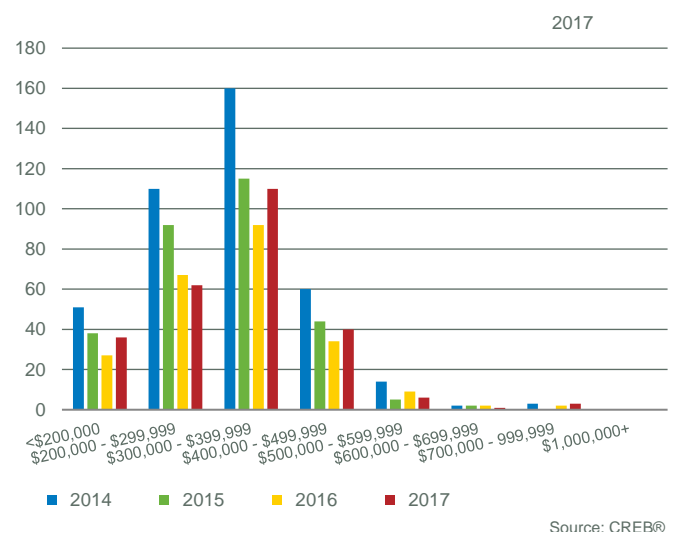


Source: CREB®

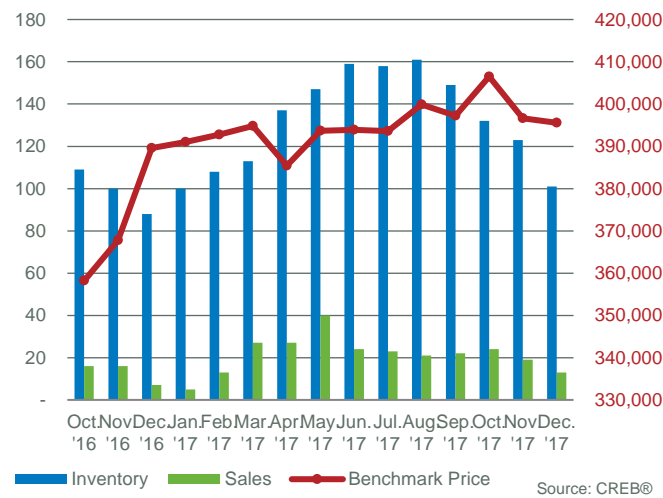
STRATHMORE TOTAL SALES



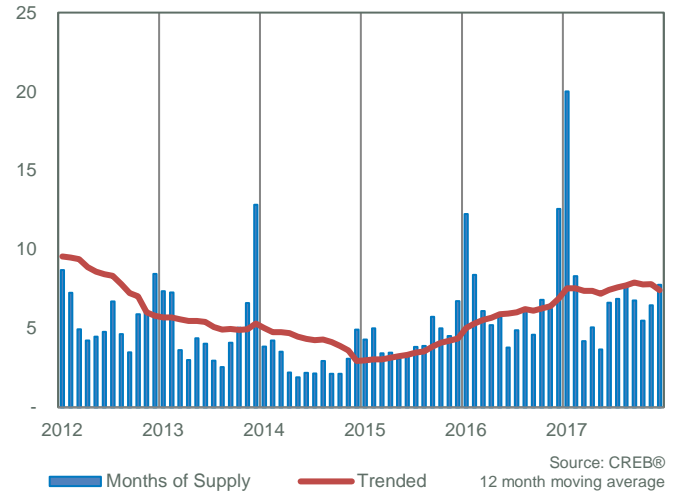
STRATHMORE TOTAL SALES BY PRICE RANGE



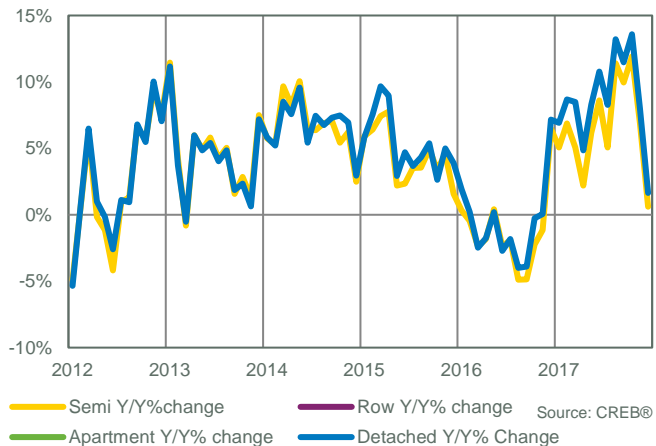
STRATHMORE INVENTORY AND SALES



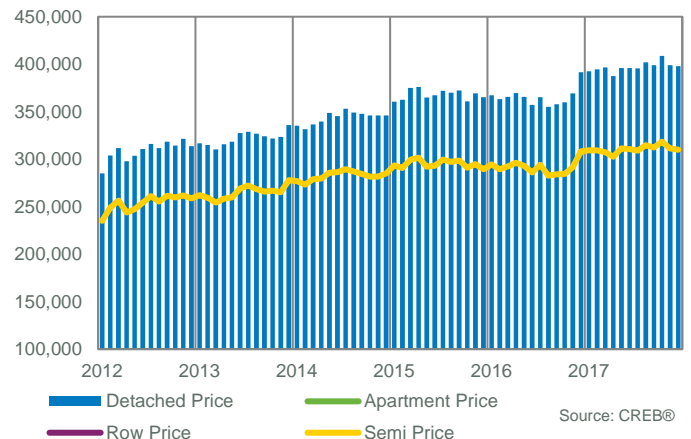
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

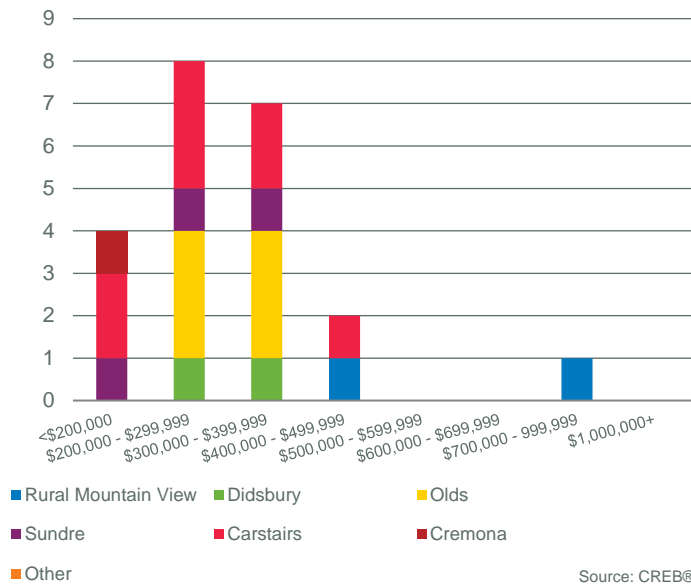


December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Mountain View Region*</b>	<b>22</b>	<b>44</b>	<b>50.00%</b>	<b>286</b>	<b>13.00</b>	<b>316,700</b>	<b>310,937</b>	<b>282,000</b>	<b>100%</b>
Rural Mountain View*	2	6	33.33%	76	38.00	258,900	617,500	617,500	9%
Carstairs	8	12	66.67%	44	5.50	324,400	286,713	256,200	36%
Cremona	1	0	-	3	3.00	-	85,000	85,000	5%
Didsbury	2	3	66.67%	38	19.00	305,100	305,000	305,000	9%
Olds*	6	19	31.58%	88	14.67	351,900	304,500	302,000	27%
Sundre*	3	3	100.00%	31	10.33	273,100	263,300	240,000	14%
Other*	0	1	0.00%	6	-	-	-	-	0%

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

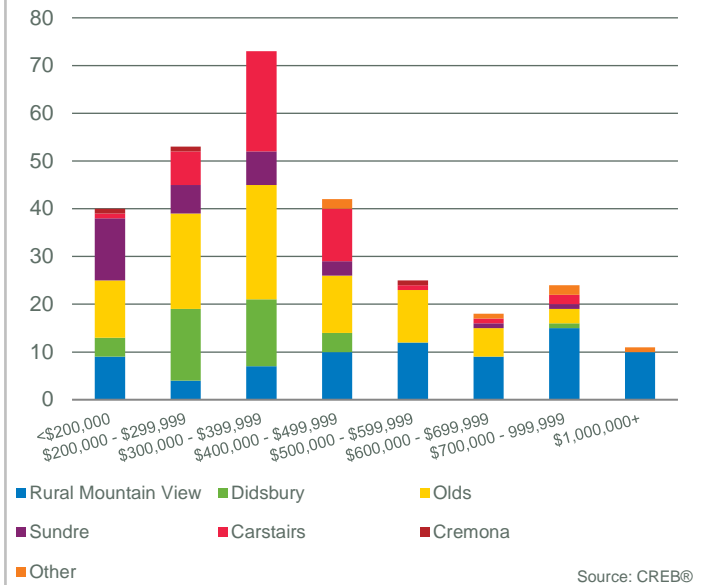
SALES BY PRICE RANGE

DECEMBER



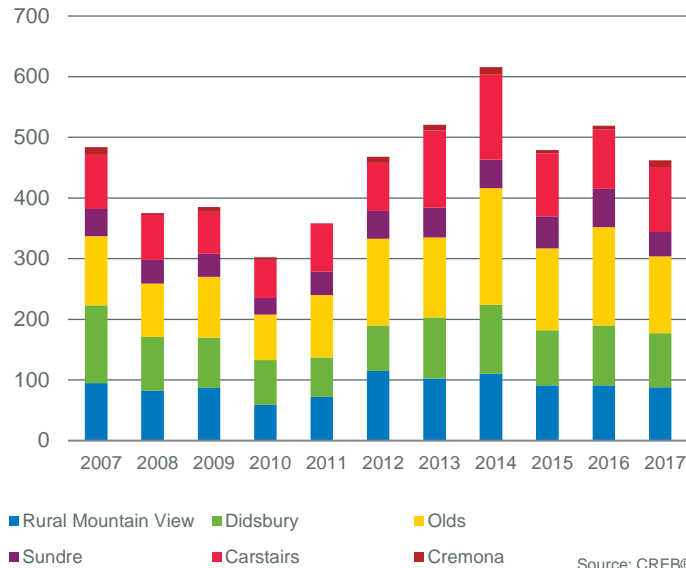
INVENTORY BY PRICE RANGE

DECEMBER



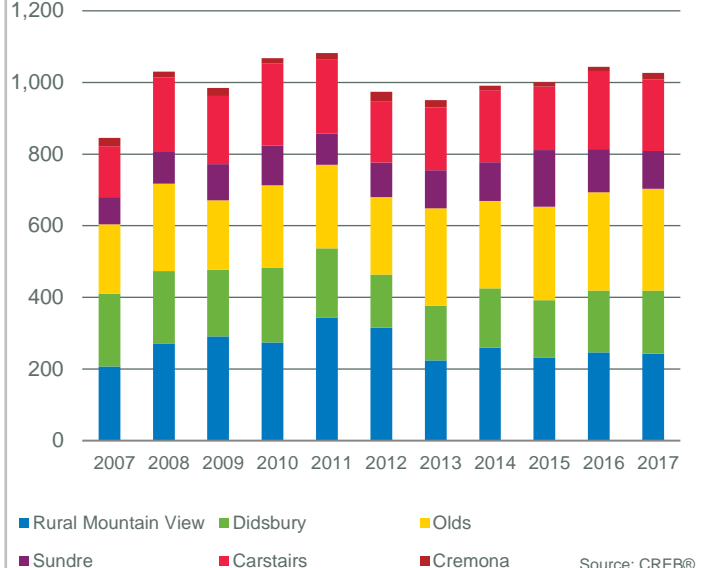
MOUNTAIN VIEW SALES: YEAR-TO-DATE

2017



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

2017

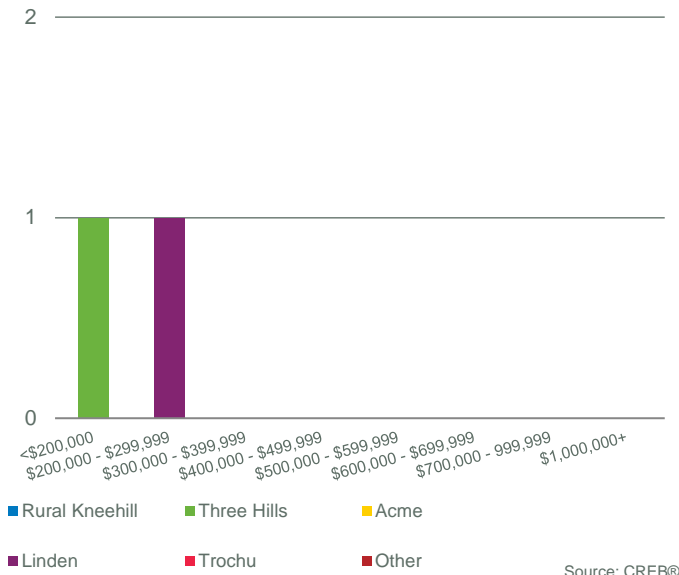


December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Kneehill Region*</b>	<b>2</b>	<b>13</b>	<b>15.38%</b>	<b>94</b>	<b>47.00</b>	<b>-</b>	<b>208,750</b>	<b>208,750</b>	<b>100%</b>
Rural Kneehill*	0	4	0.00%	9	-	-	-	-	0%
Acme*	0	3	0.00%	16	-	-	-	-	0%
Linden*	1	1	100.00%	9	9.00	-	265,000	265,000	50%
Three Hills*	1	3	33.33%	27	27.00	-	152,500	152,500	50%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	0	0	-	19	-	-	-	-	0%
Other*	0	2	0.00%	14	-	-	-	-	0%

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

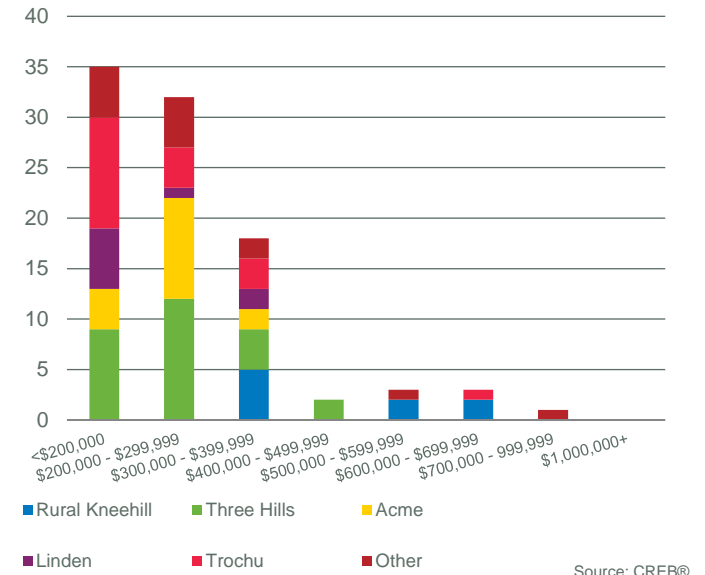
SALES BY PRICE RANGE

DECEMBER



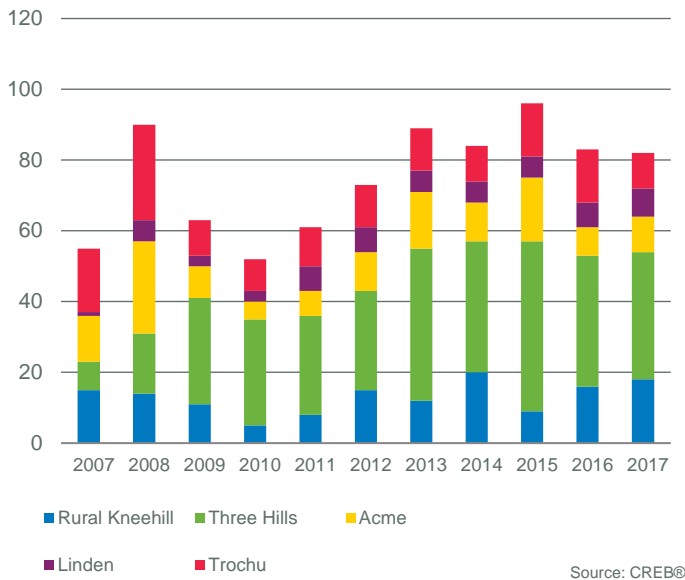
INVENTORY BY PRICE RANGE

DECEMBER



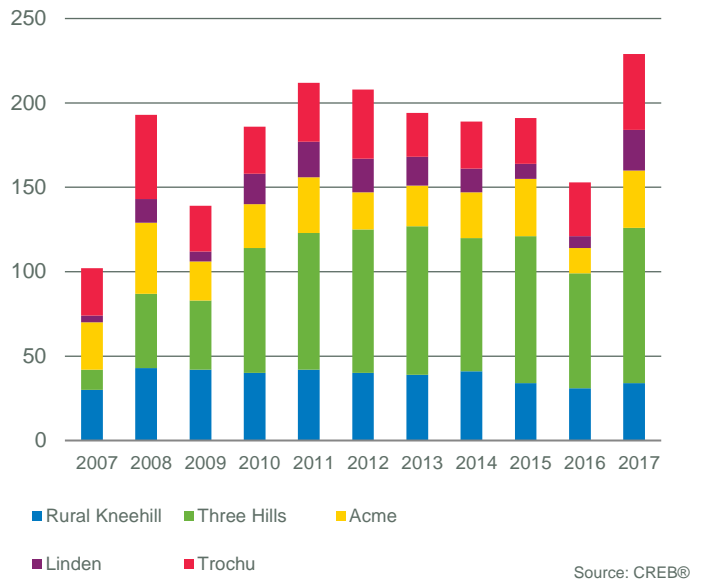
KNEEHILL SALES: YEAR-TO-DATE

2017



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

2017

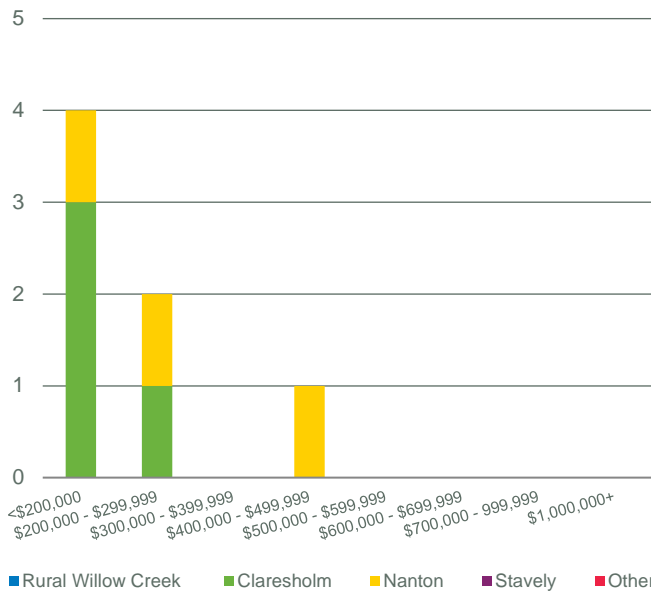


December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Willow Creek Region*</b>	<b>7</b>	<b>9</b>	<b>77.78%</b>	<b>77</b>	<b>11.00</b>	<b>-</b>	<b>194,057</b>	<b>150,000</b>	<b>100%</b>
Rural Willow Creek*	0	1	0.00%	7	-	-	-	-	0%
Claresholm*	4	2	200.00%	27	6.75	-	145,375	125,750	57%
Nanton*	3	2	150.00%	29	9.67	-	258,967	220,000	43%
Stavely*	0	4	0.00%	13	-	-	-	-	0%
Other*	0	0	-	1	-	-	-	-	0%

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

SALES BY PRICE RANGE

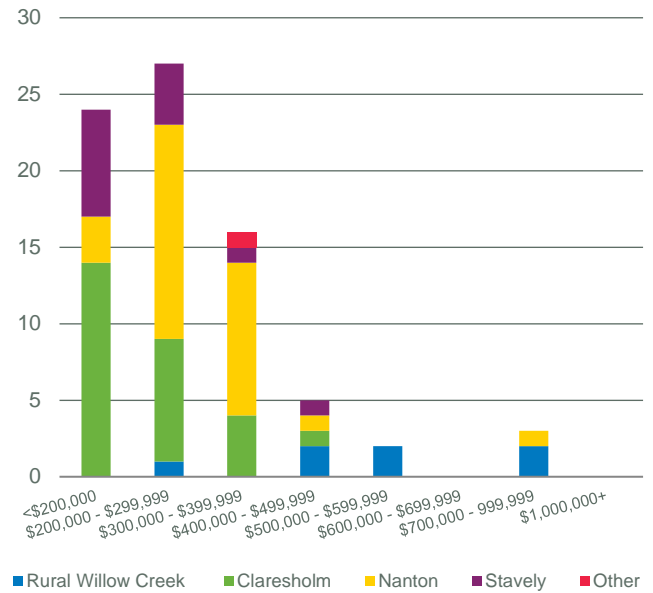
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

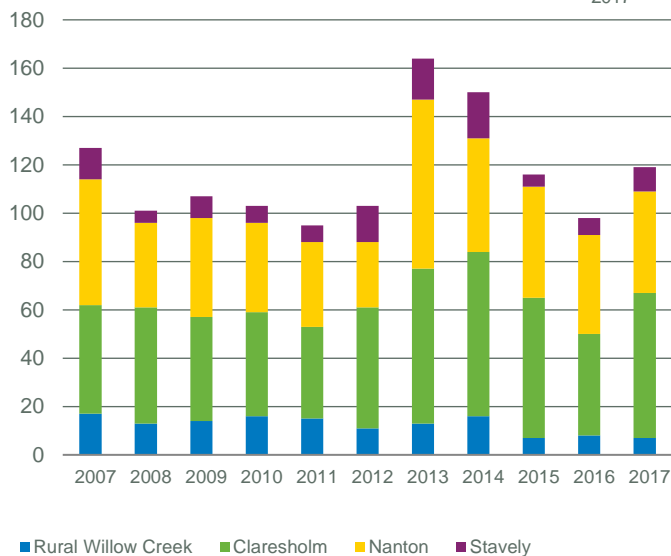
DECEMBER



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

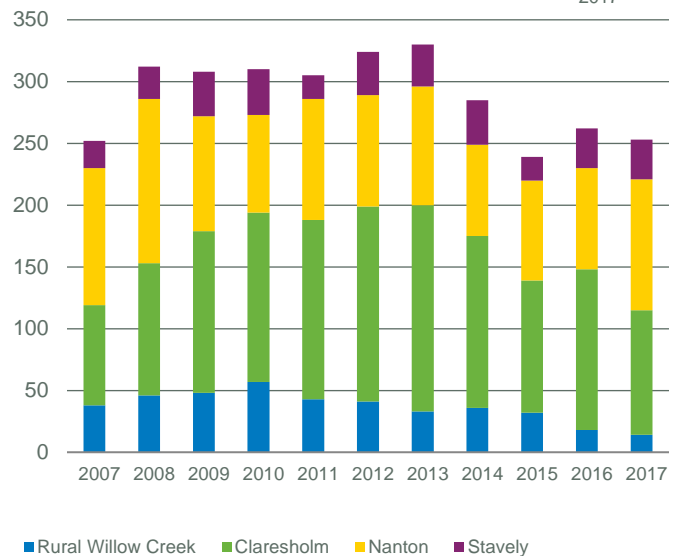
2017



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

2017



Source: CREB®

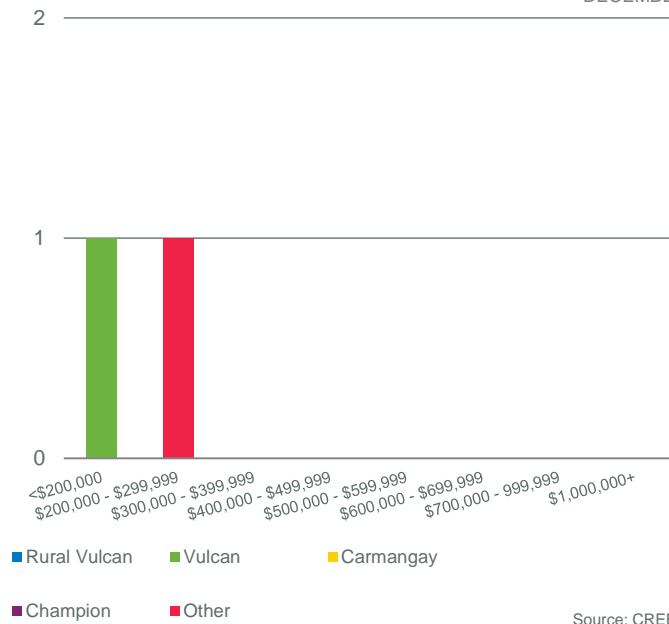


December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Vulcan Region*</b>	<b>2</b>	<b>3</b>	<b>66.67%</b>	<b>56</b>	<b>28.00</b>	<b>-</b>	<b>177,500</b>	<b>177,500</b>	<b>100%</b>
Rural Vulcan*	0	0	-	21	-	-	-	-	0%
Vulcan*	1	3	33.33%	20	20.00	-	145,000	145,000	50%
Carmangay*	0	0	-	2	-	-	-	-	0%
Champion*	0	0	-	5	-	-	-	-	0%
Other*	1	0	-	8	8.00	-	210,000	210,000	50%

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

SALES BY PRICE RANGE

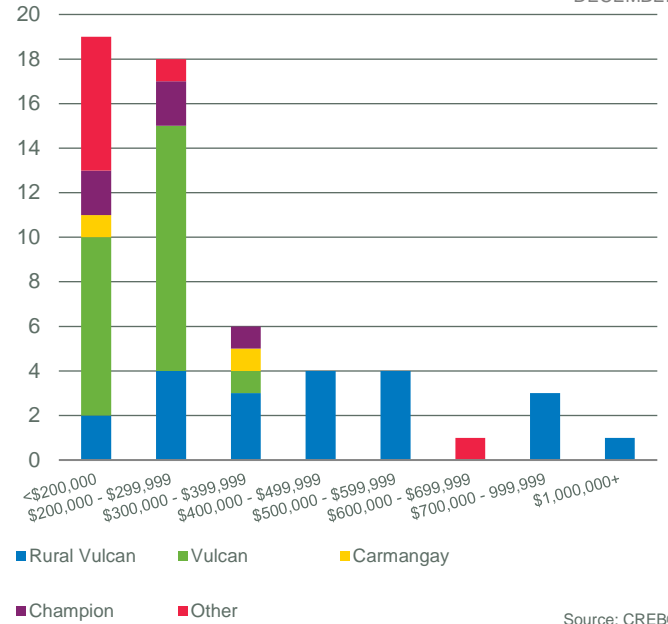
DECEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

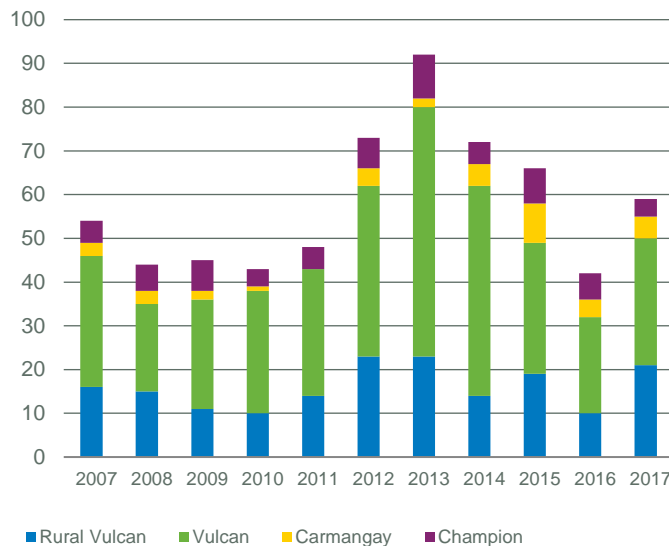
DECEMBER



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

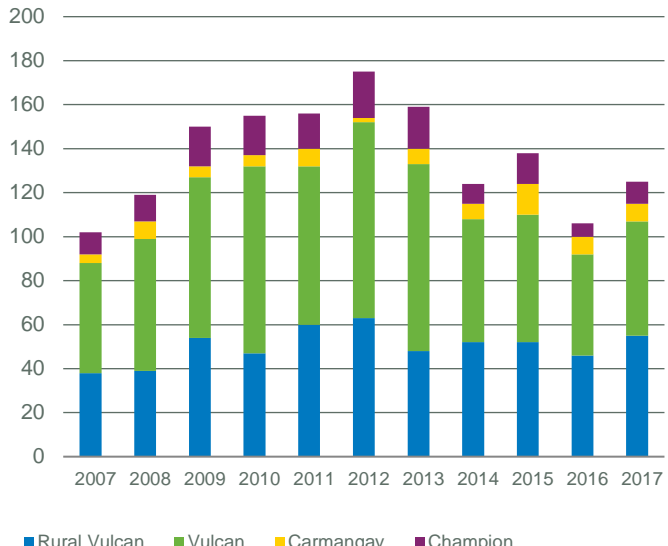
2017



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

2017



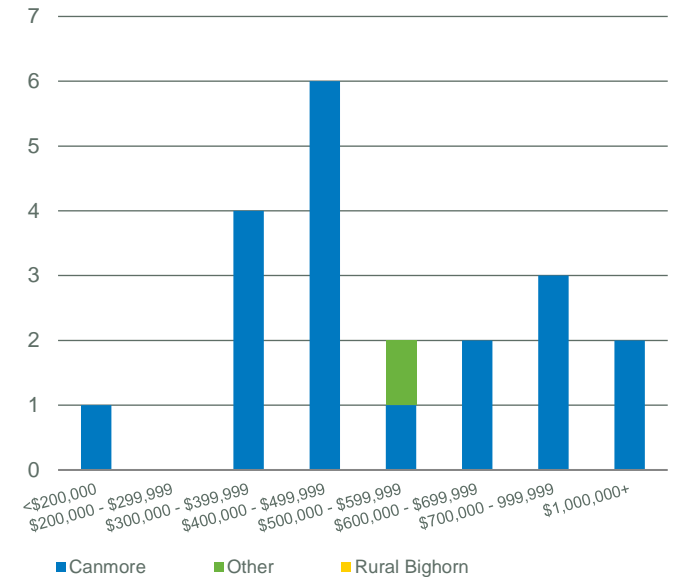
Source: CREB®

December 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Bighorn Region*</b>	<b>20</b>	<b>14</b>	<b>142.86%</b>	<b>72</b>	<b>3.60</b>	<b>-</b>	<b>847,020</b>	<b>482,500</b>	<b>100%</b>
Rural Bighorn*	0	0	-	7	-	-	-	-	0%
Canmore*	19	12	158.33%	54	2.84	-	861,758	475,000	95%
Other*	1	2	50.00%	11	11.00	-	567,000	567,000	5%

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

**SALES BY PRICE RANGE**

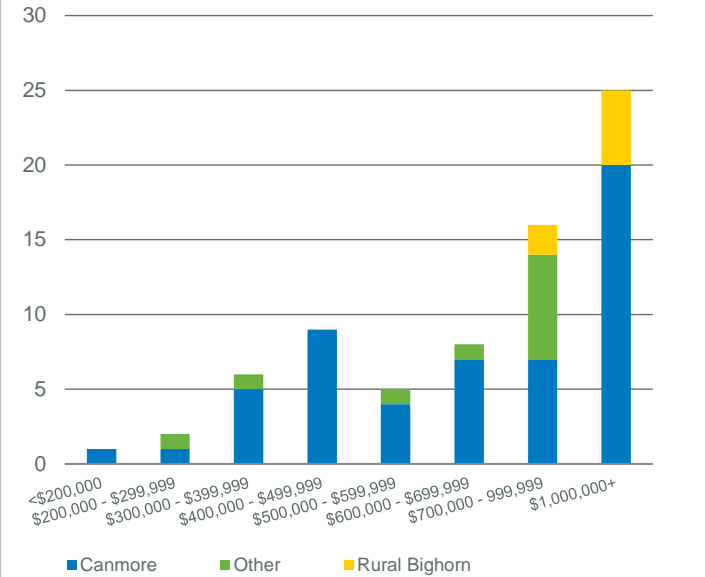
DECEMBER



Source: CREB®

**INVENTORY BY PRICE RANGE**

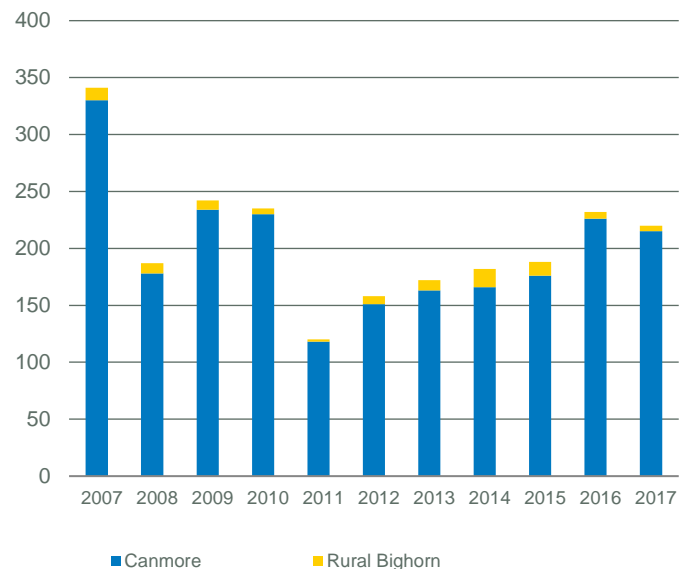
DECEMBER



Source: CREB®

**BIGHORN SALES: YEAR-TO-DATE**

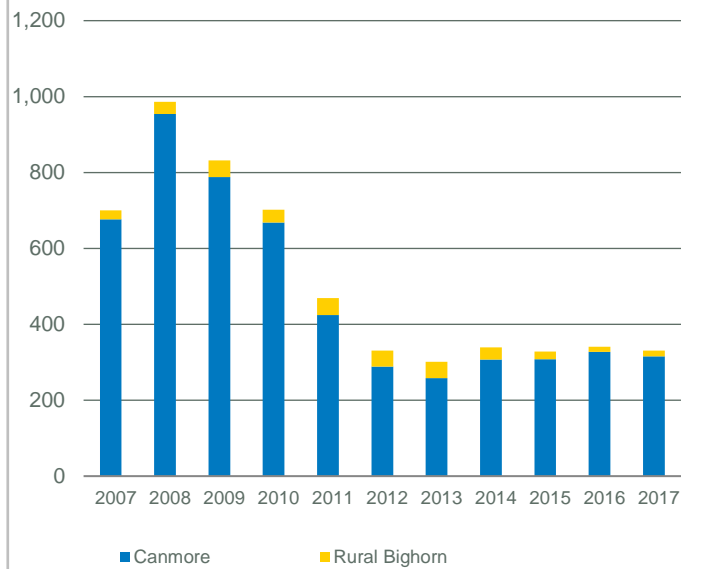
2017



Source: CREB®

**BIGHORN NEW LISTINGS: YEAR-TO-DATE**

2017



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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