creb®

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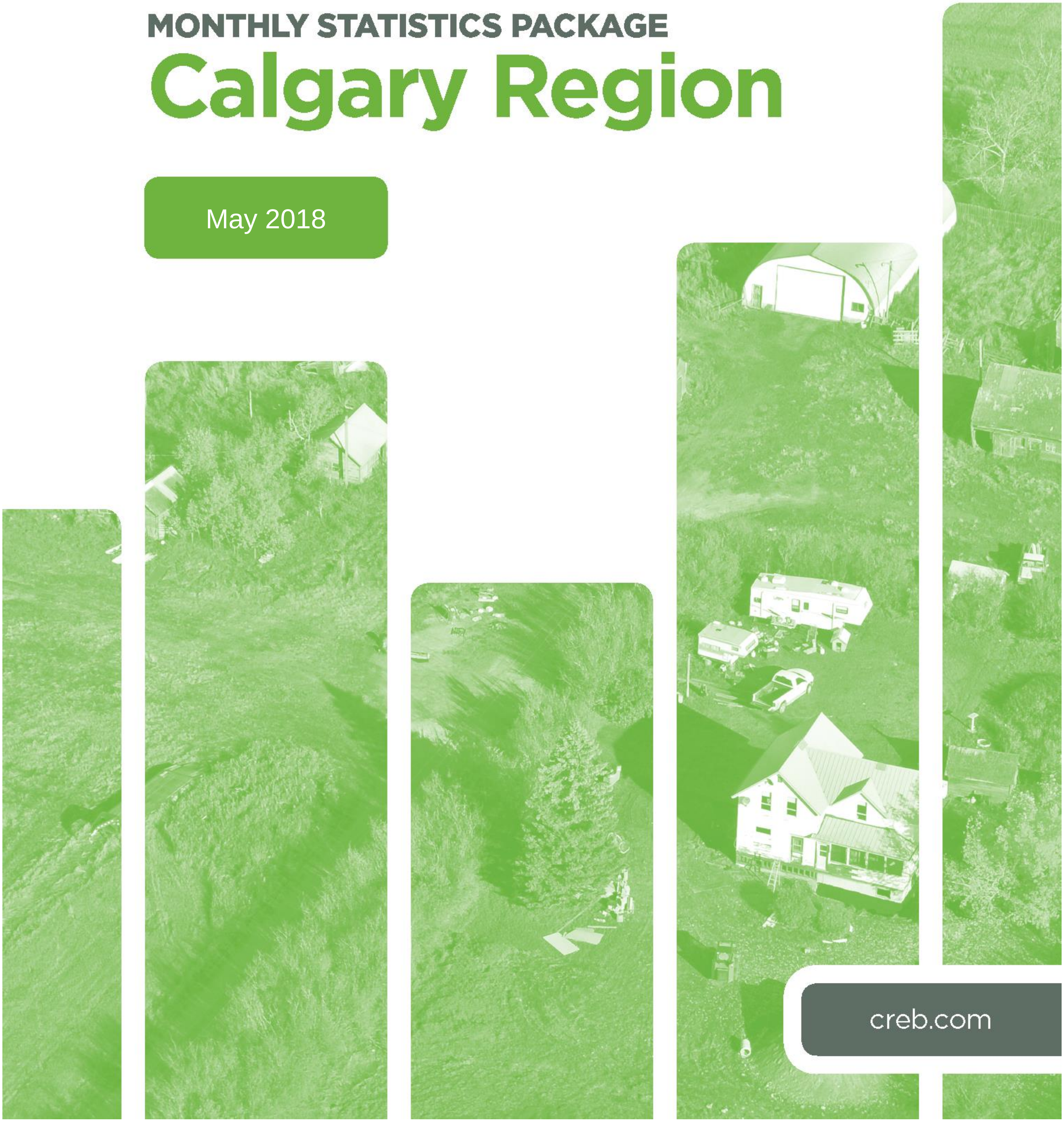
MONTHLY STATISTICS PACKAGE

Calgary Region

May 2018



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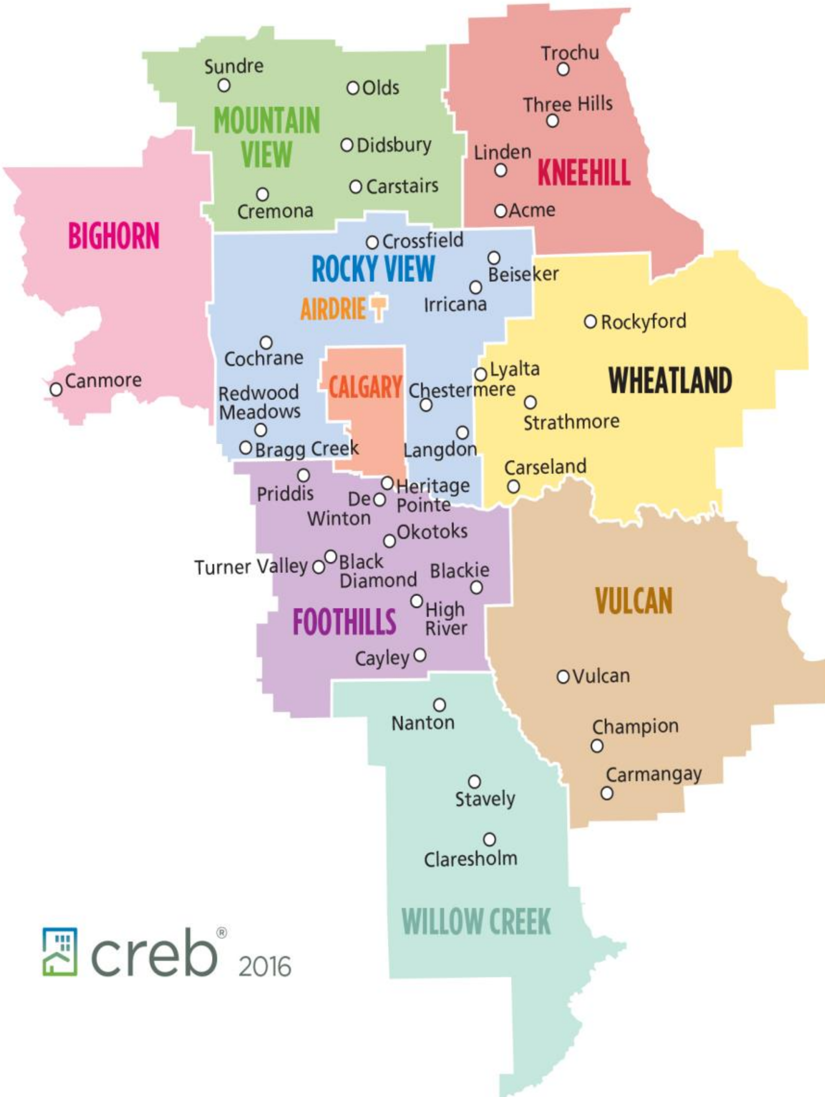
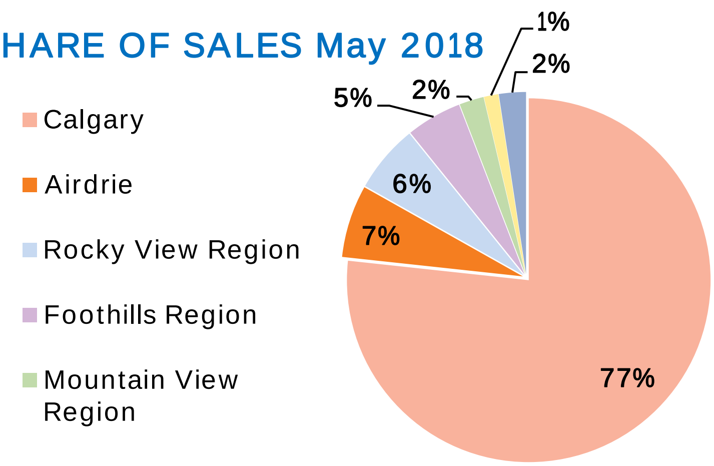


SHARE OF SALES May 2018



Source: CREB®

REGIONAL HIGHLIGHTS

June 1, 2018

Airdrie

- Year-to-date sales for 2018 have totalled to 503 units. This is nearly 12 per cent below sales levels for the equivalent period in 2017 and lower in the periods for each of the previous six years.
- Year-to-date new listings totalled 1,170 units for 2018 and have achieved a historical peak. This is eight per cent above last year and 16 per cent above long-term trends. Average inventories year-to-date have also increased by 26 percent compared to last year and are exhibiting a similar growing trend.
- Year-to-date benchmark prices for detached properties in Airdrie have been demonstrating a declining trend for the past two years. The year-to-date benchmark price of $373,140 is nearly one per cent lower that levels recorded in same period in the previous year.

Cochrane

- Year-to-date residential sales totalled 254 units at the end of May. This is three per cent below the same period in 2017, but comparable to activity over the past five years.
- Easing sales and rising new listings caused further inventory gains, resulting in historical peaks. However, the months of supply which remaining elevated averaging nearly seven months this year, remain below historical highs achieved in 2009.
- While supply levels do remain elevated when compared to sales, detached prices have remained relatively flat in Cochrane. Year-to-date Cochrane detached benchmark prices averaged $422,520, similar to levels recorded in the previous year.

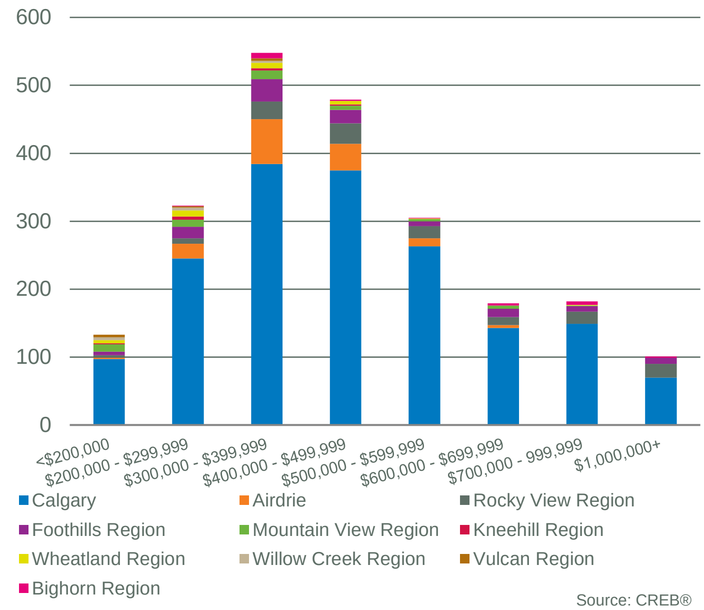
Okotoks

- Residential sales in Okotoks totalled 204 units from January to the end of May. This is 16 per cent lower than the same time last year and below sales levels from similar periods in previous years.
- Inventories have been on a rise since January with year-to-date average inventory increasing by 30 per cent. Rising supply compared to sales has caused upward pressure on the months of supply. However, prices have managed to remain resilient.
- Year-to-date benchmark prices for detached properties averaged $434,760 this year, a one per cent increase over the same time last year but still below pre-recession highs.

May 2018	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	1,726	4,368	39.51%	8,450	4.90	436,900	487,665	427,250	77%
Airdrie	145	290	50.00%	627	4.32	344,700	384,968	372,000	6%
Rocky View Region	136	390	34.87%	1,139	8.38	547,300	660,199	501,950	6%
Foothills Region	111	335	33.13%	806	7.26	390,500	498,916	404,000	5%
Mountain View Region	49	138	35.51%	431	8.80	308,500	354,377	315,500	2%
Kneehill Region	11	22	50.00%	111	10.09	-	286,705	280,000	0%
Wheatland Region	29	93	31.18%	271	9.34	224,700	316,864	315,000	1%
Willow Creek Region	11	34	32.35%	104	9.45	-	239,591	231,000	0%
Vulcan Region	10	27	37.04%	78	7.80	-	219,700	217,500	0%
Bighorn Region	22	44	50.00%	103	4.68	-	602,922	499,700	1%
CREB® Economic Region	2,250	5,741	39.19%	12,120	5.39	431,500	484,667	420,000	100%

CREB® SALES BY PRICE RANGE

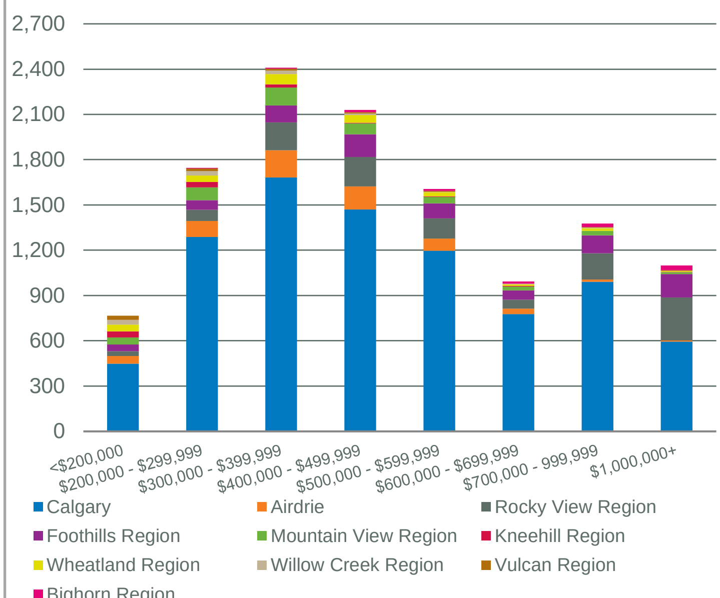
MAY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

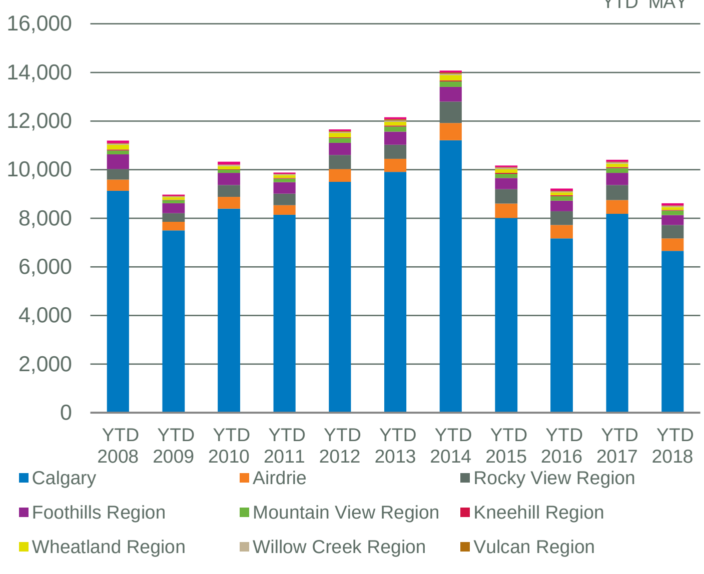
MAY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

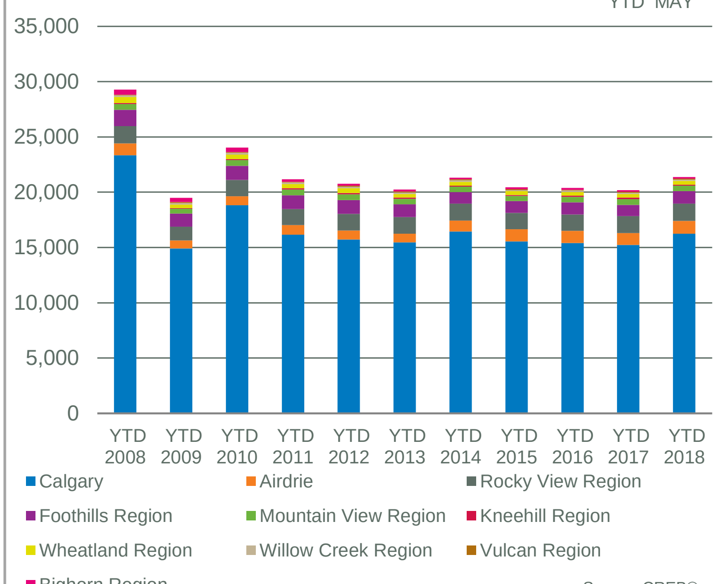
YTD MAY



Source: CREB®

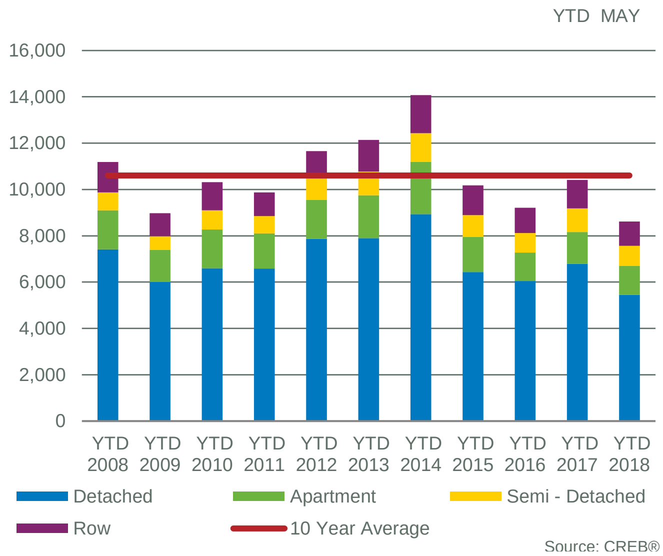
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD MAY

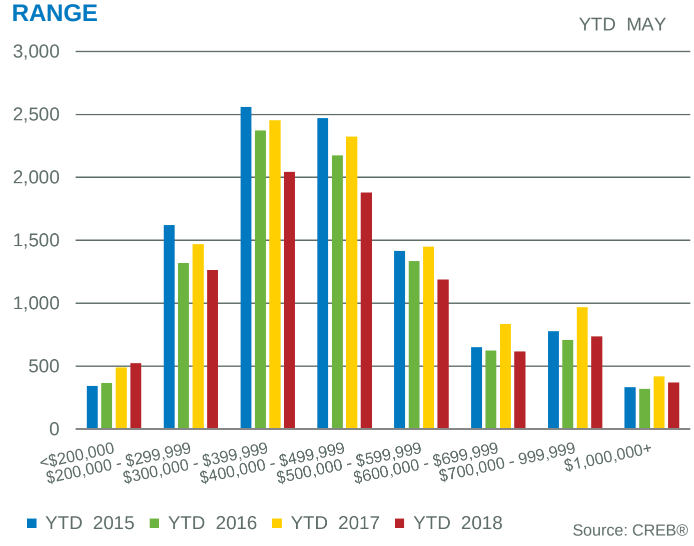


Source: CREB®

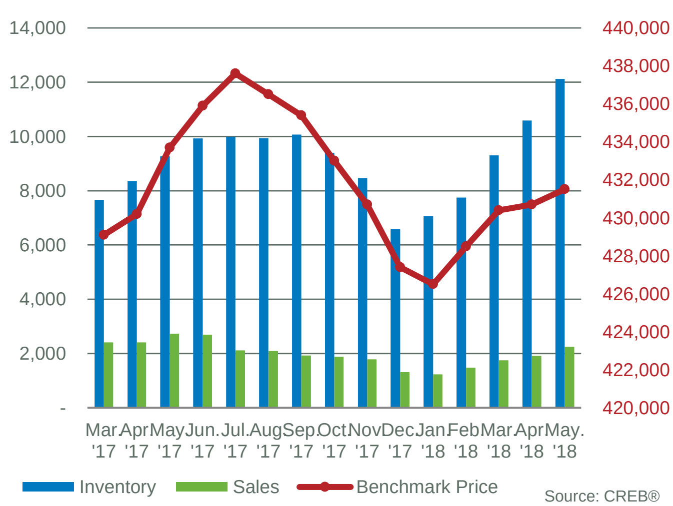
CREB® ECONOMIC REGION TOTAL SALES



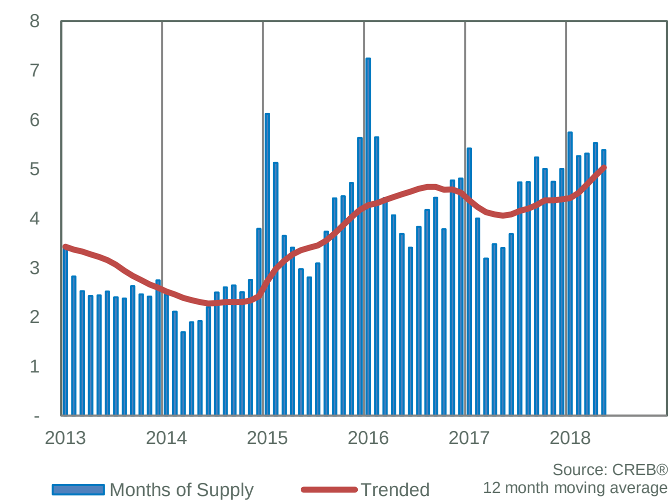
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



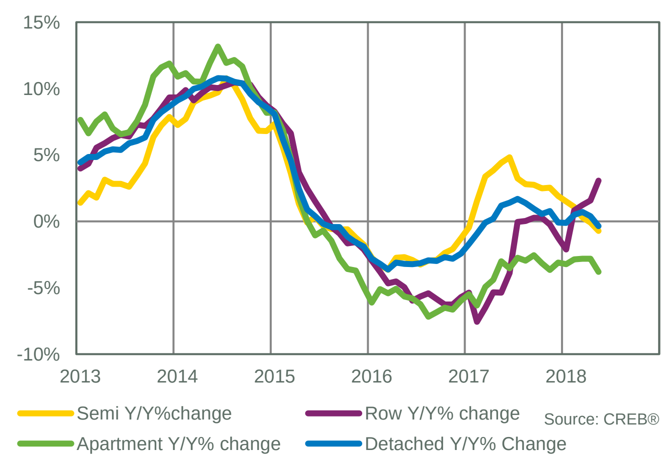
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY

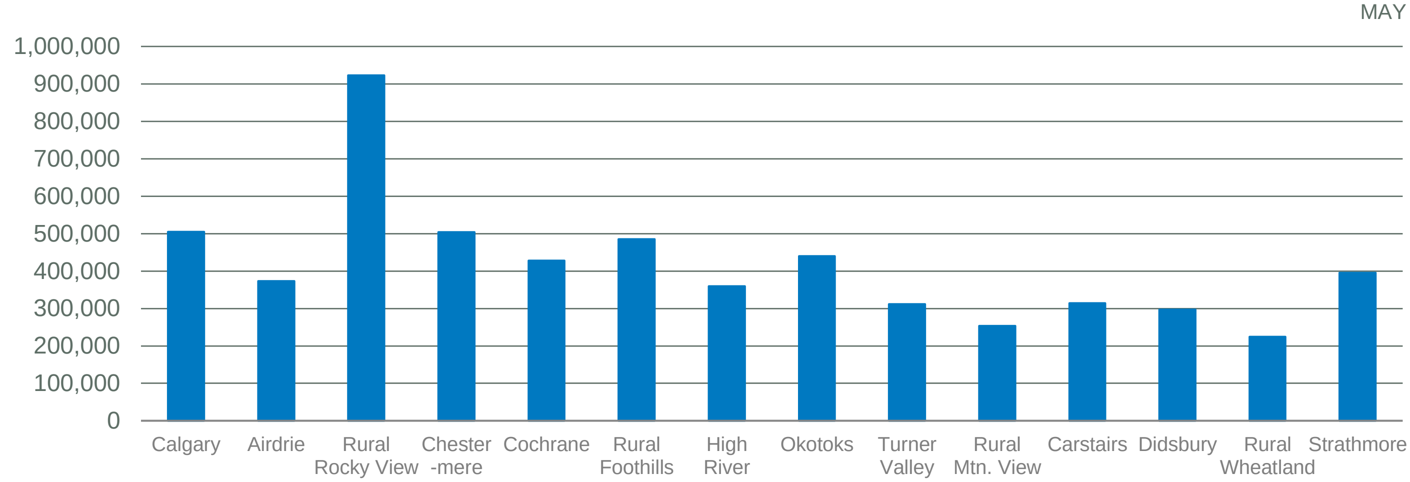


CREB® ECONOMIC REGION PRICE CHANGE



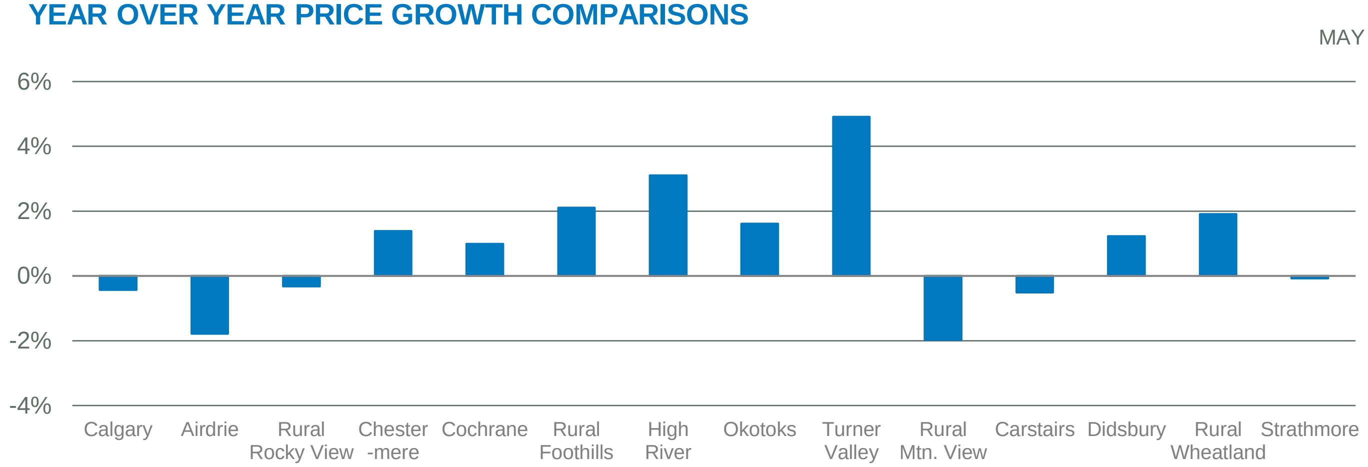
CREB® ECONOMIC REGION PRICES

DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

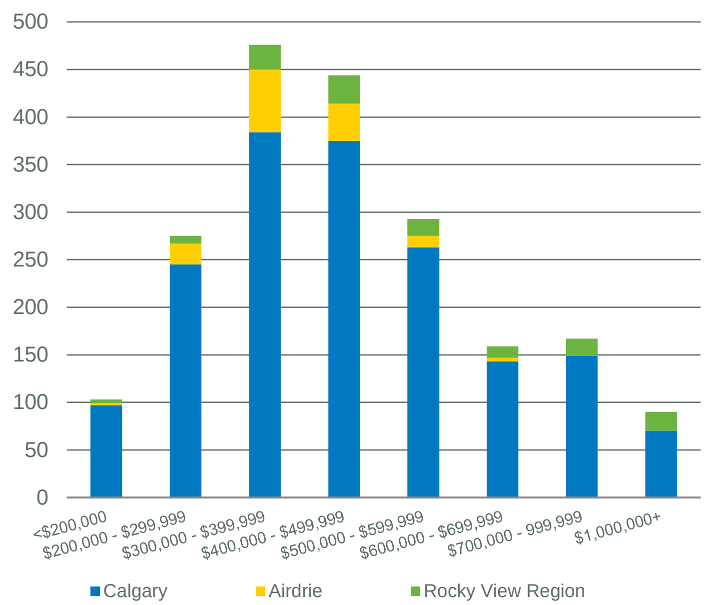
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

May 2018	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	1,726	4,368	39.51%	8,450	4.90	436,900	487,665	427,250	86%
Airdrie	145	290	50.00%	627	4.32	344,700	384,968	372,000	7%
Rocky View Region	136	390	34.87%	1,139	8.38	547,300	660,199	501,950	7%
Calgary CMA	2,007	5,048	39.76%	10,216	5.09	436,000	491,937	425,278	100%

CALGARY CMA SALES BY PRICE RANGE

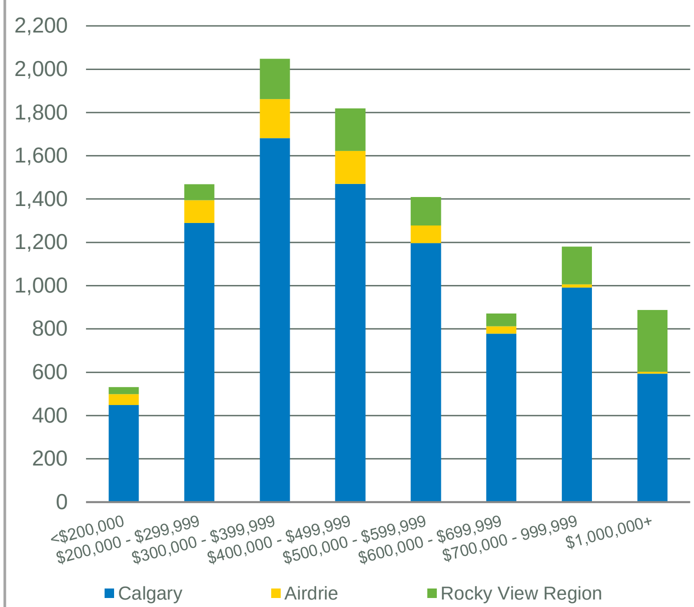
MAY



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

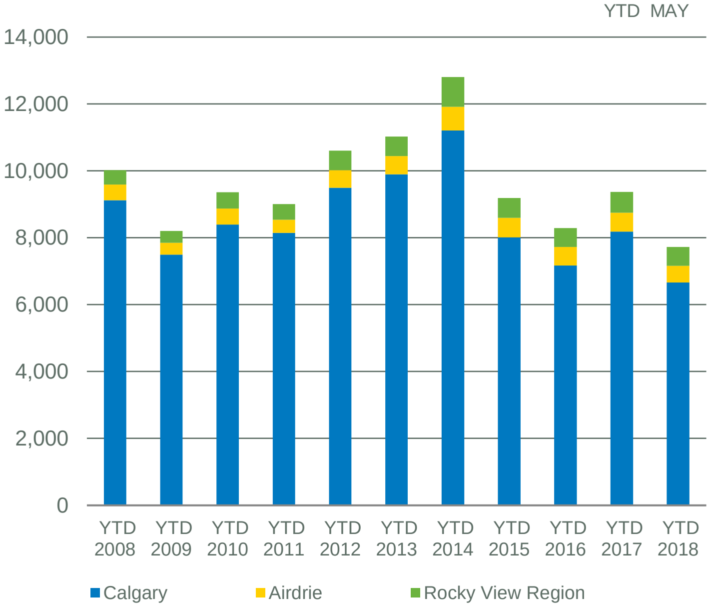
MAY



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

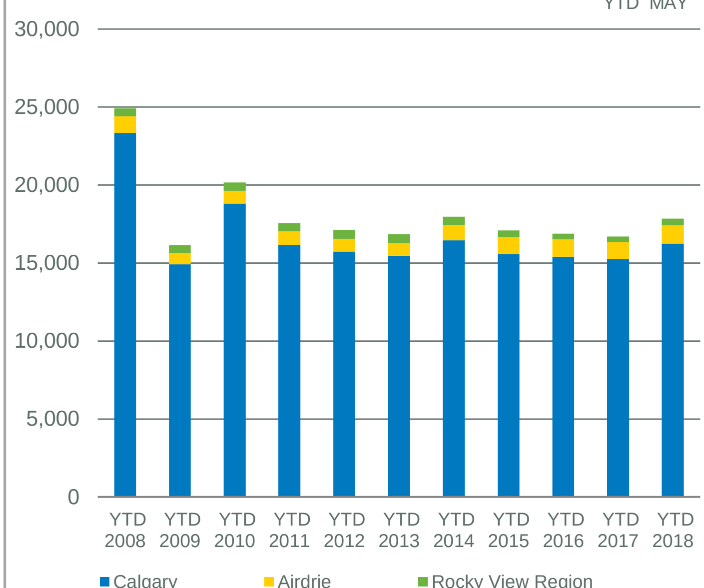
YTD MAY



Source: CREB®

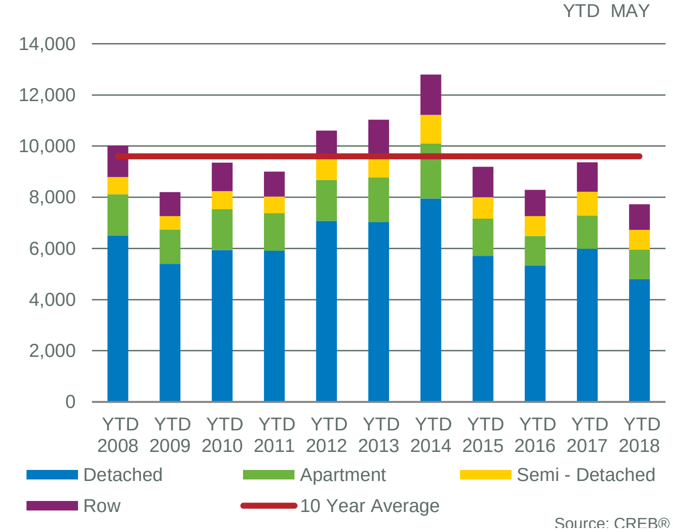
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD MAY

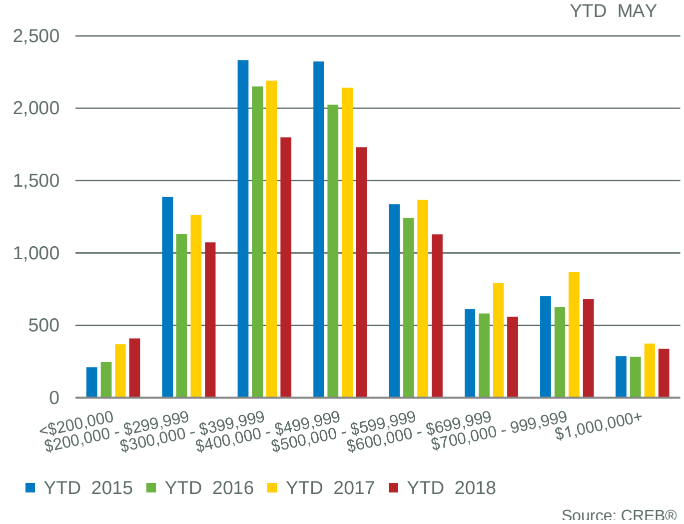


Source: CREB®

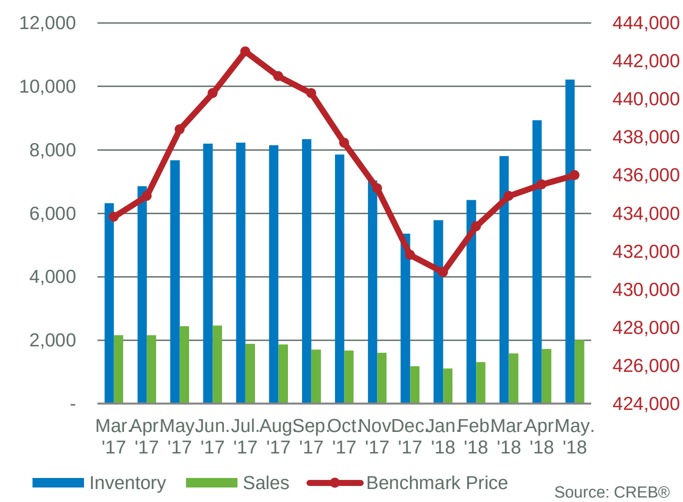
CALGARY CMA TOTAL SALES



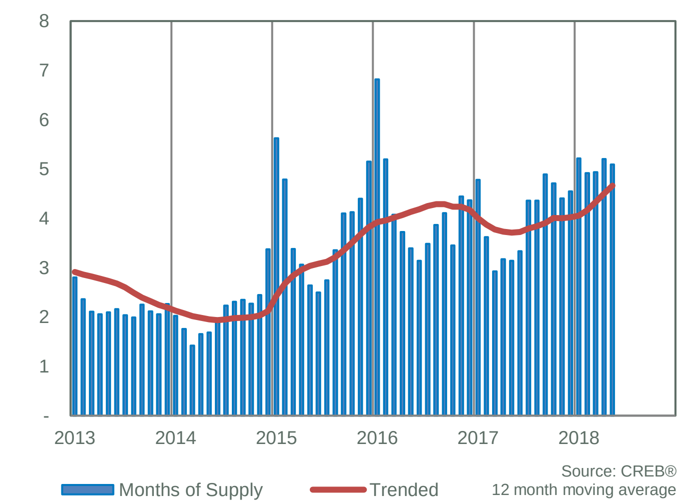
CALGARY CMA TOTAL SALES BY PRICE RANGE



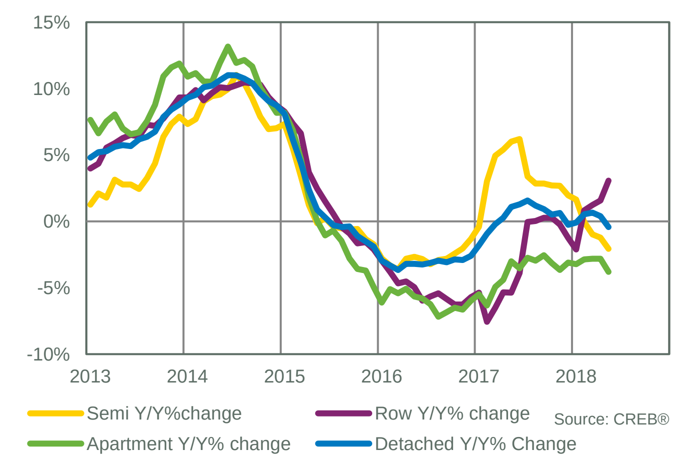
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY

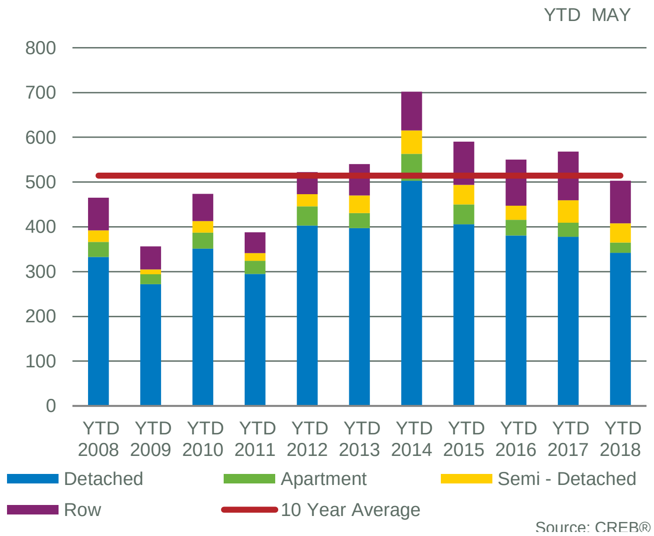


CALGARY CMA PRICE CHANGE

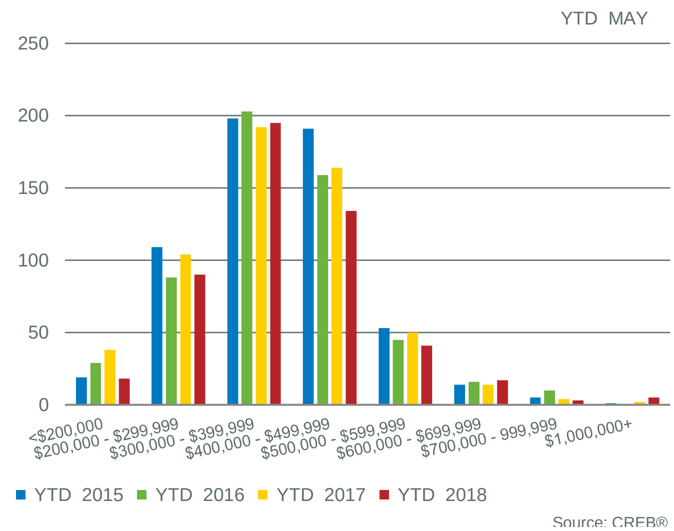


CALGARY CMA PRICES

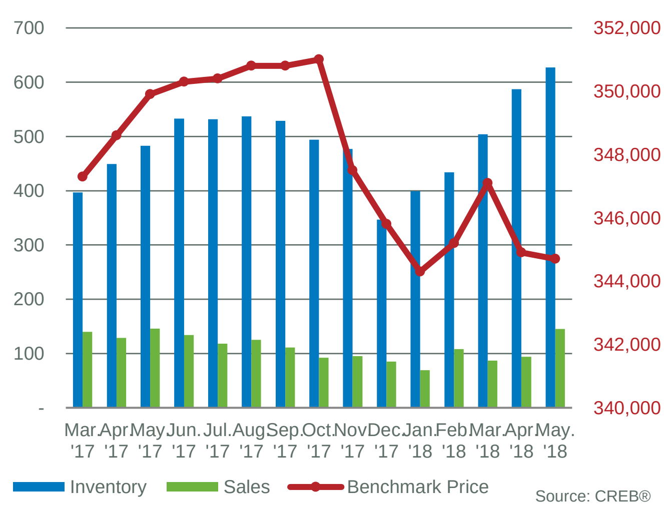
AIRDRIE TOTAL SALES



AIRDRIE TOTAL SALES BY PRICE RANGE



AIRDRIE INVENTORY AND SALES



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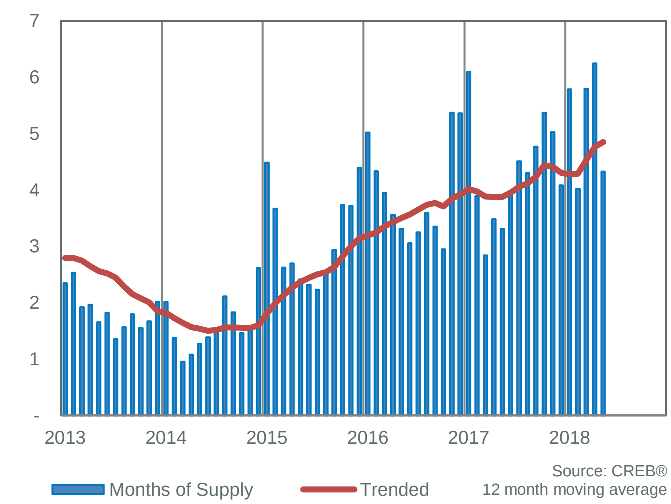
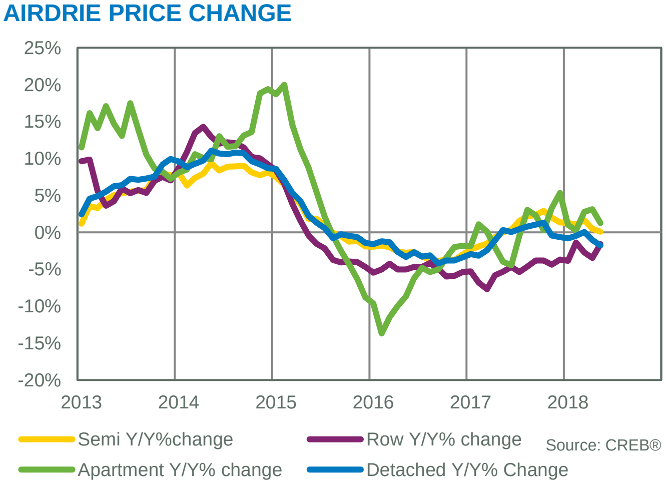
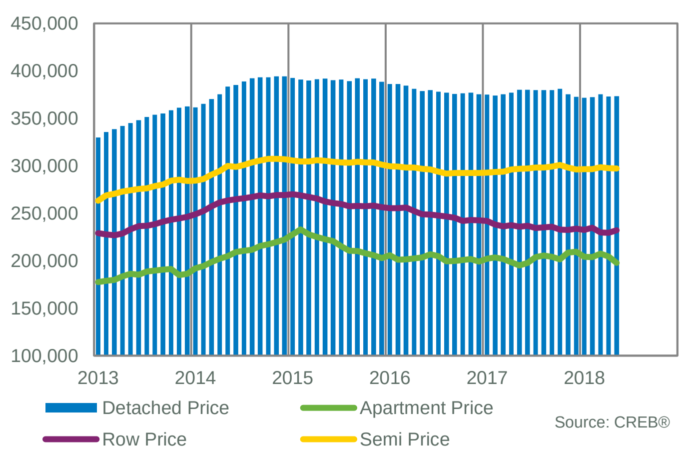


AIRDRIE PRICE CHANGE



AIRDRIE PRICES

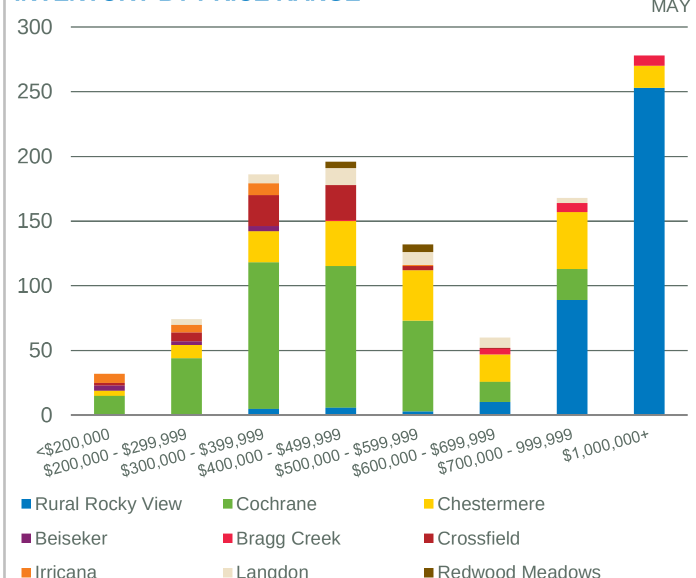


May 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	**136**	**390**	**34.87%**	**1,139**	**8.38**	**547,300**	**660,199**	**501,950**	**100%**
Rural Rocky View	29	117	24.79%	366	12.62	926,700	1,263,831	1,150,000	21%
Beiseker	0	2	0.00%	11	-	-	-	-	0%
Bragg Creek	4	7	57.14%	20	5.00	-	1,166,125	947,250	3%
Chestermere	25	77	32.47%	194	7.76	492,200	563,595	480,000	18%
Cochrane	65	126	51.59%	391	6.02	428,600	443,904	421,000	48%
Crossfield	4	17	23.53%	64	16.00	-	349,250	401,250	3%
Irricana	2	8	25.00%	23	11.50	-	172,500	172,500	1%
Langdon	6	25	24.00%	46	7.67	-	532,808	515,000	4%
Redwood Meadows	1	6	16.67%	11	11.00	-	589,000	589,000	1%
Other	0	5	0.00%	13	-	-	-	-	0%

SALES BY PRICE RANGE

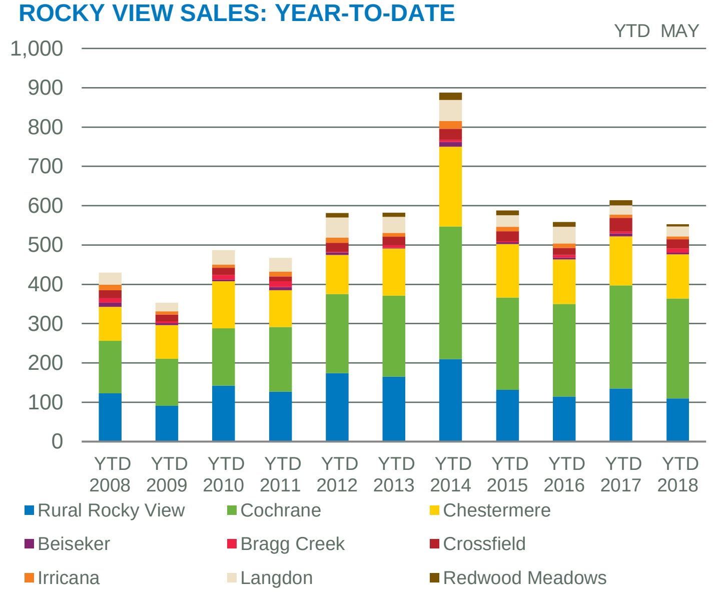
Source: CREB®

INVENTORY BY PRICE RANGE



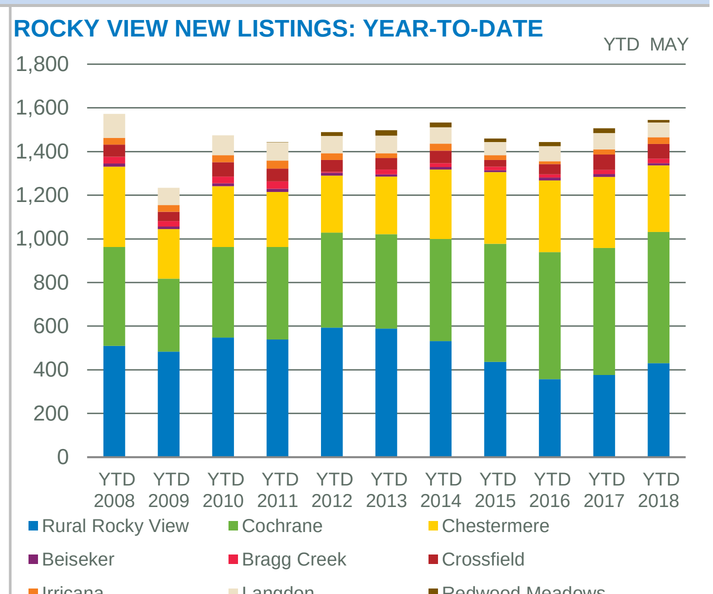
Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE



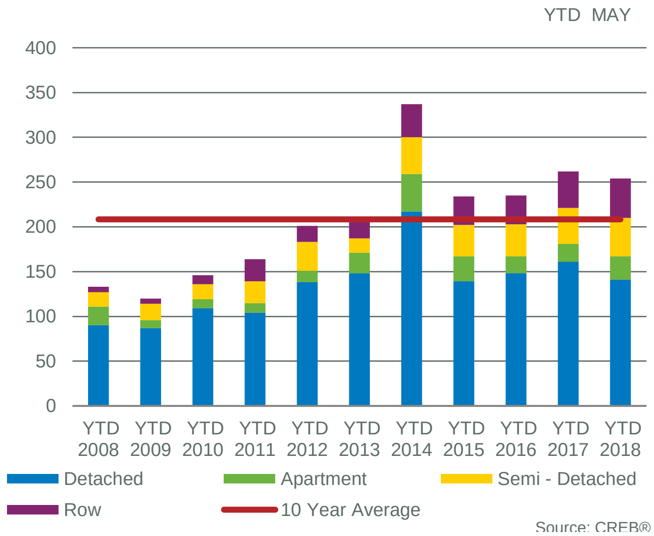
Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

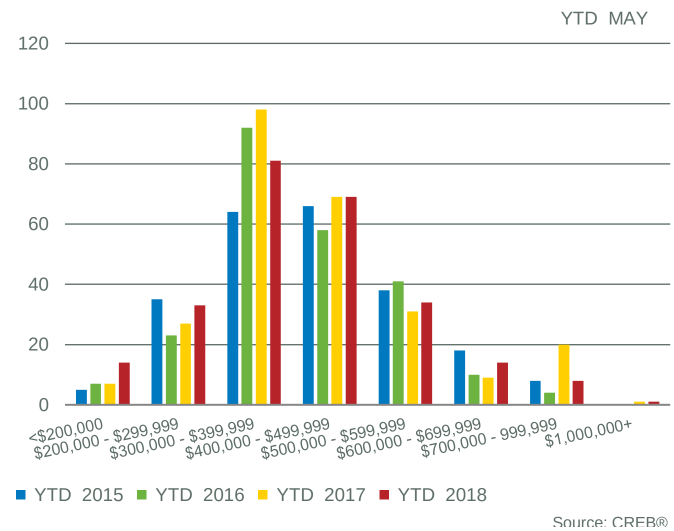


Source: CREB®

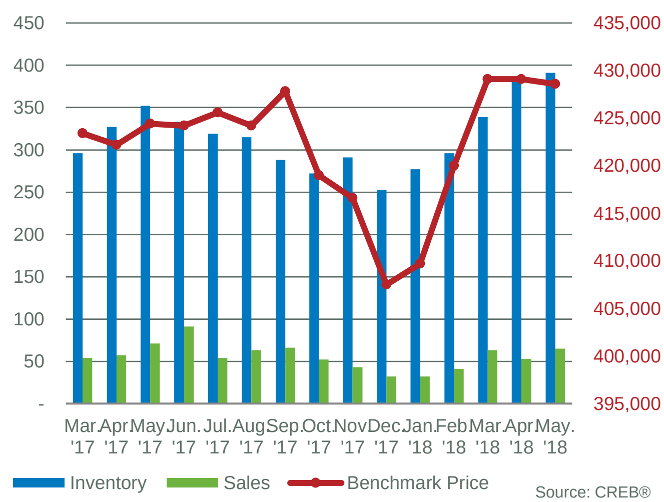
COCHRANE TOTAL SALES



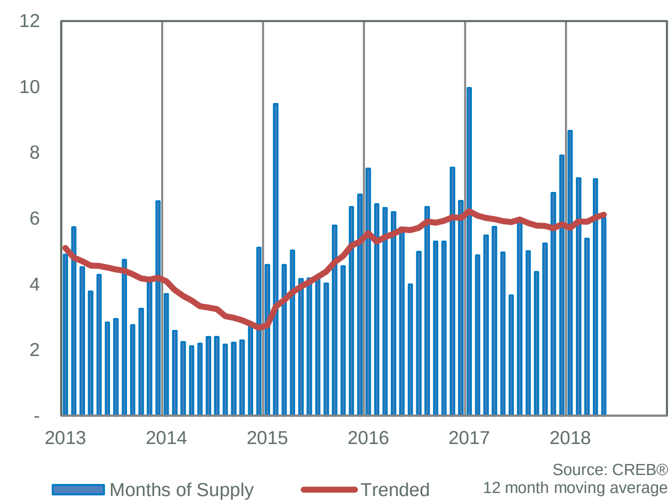
COCHRANE TOTAL SALES BY PRICE RANGE



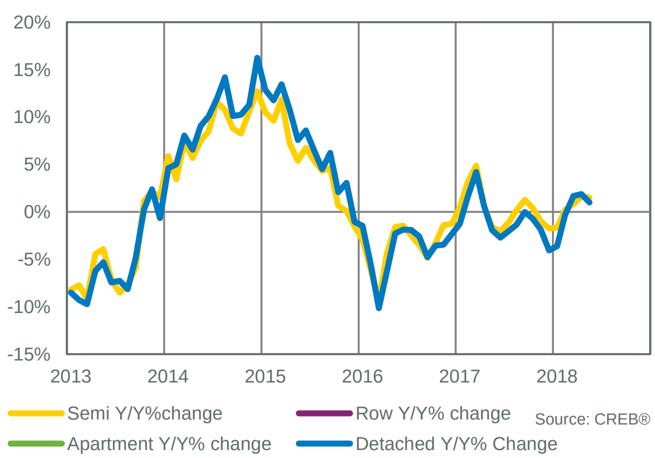
COCHRANE INVENTORY AND SALES



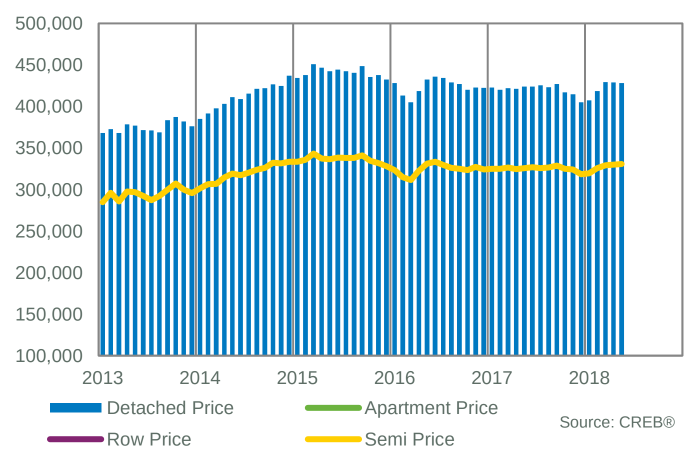
COCHRANE MONTHS OF INVENTORY



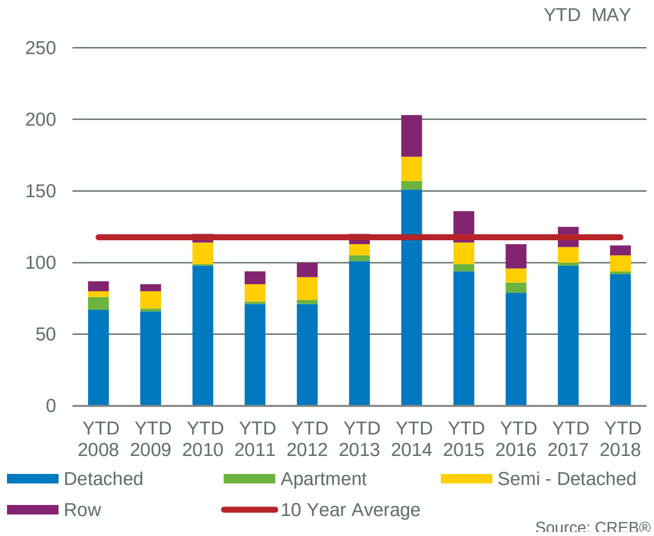
COCHRANE PRICE CHANGE



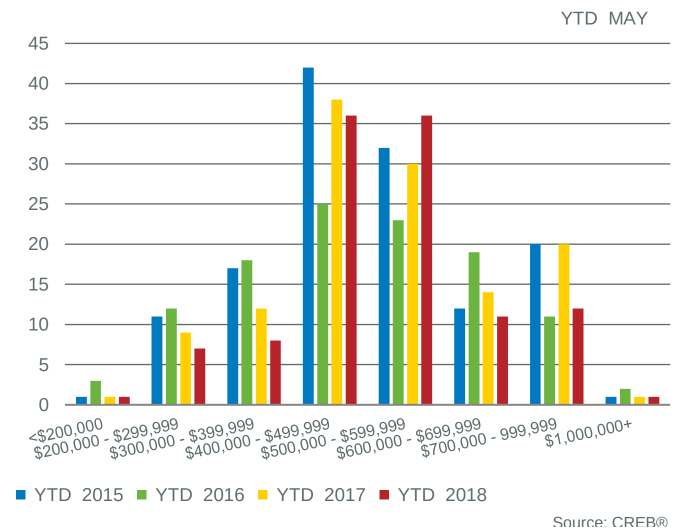
COCHRANE PRICES



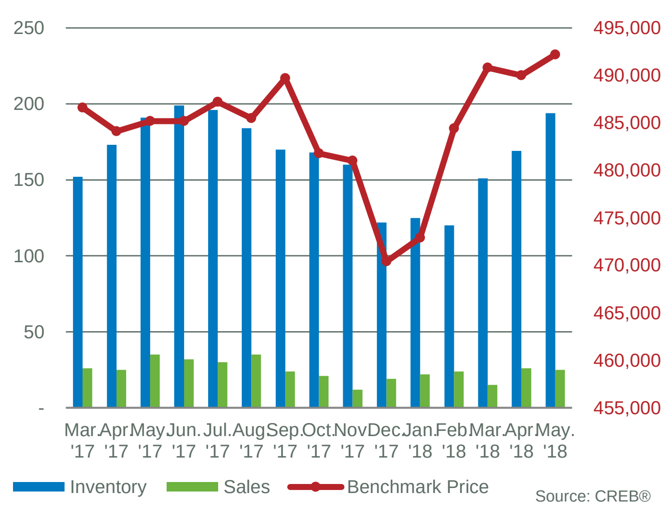
CHESTERMERE TOTAL SALES



CHESTERMERE TOTAL SALES BY PRICE RANGE



CHESTERMERE INVENTORY AND SALES



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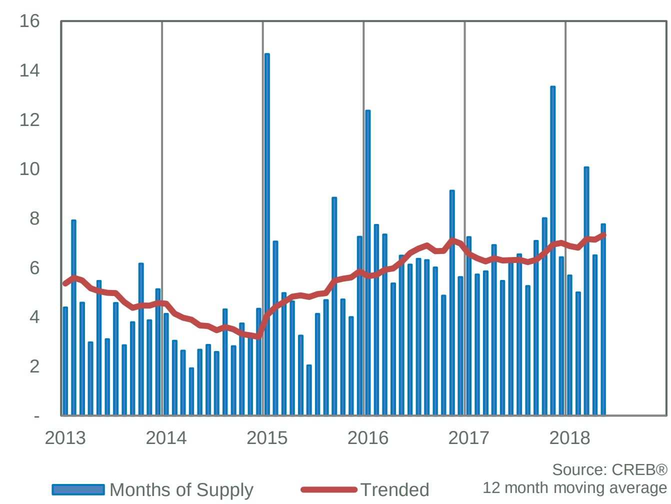
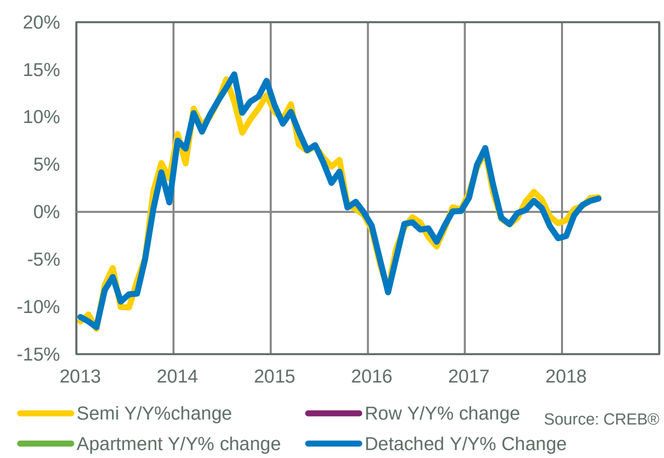


CHESTERMERE PRICE CHANGE



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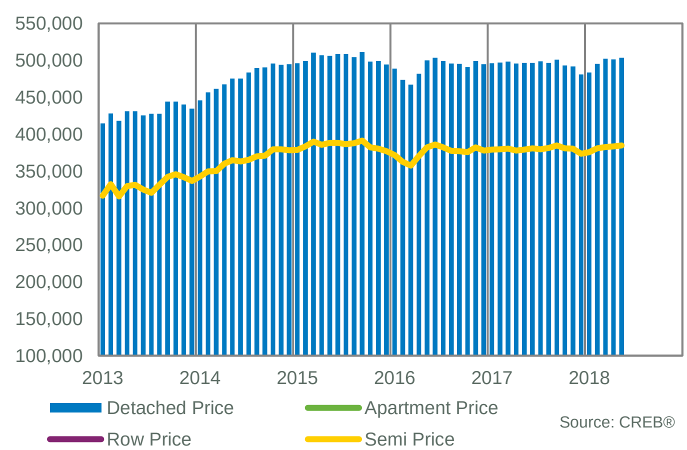
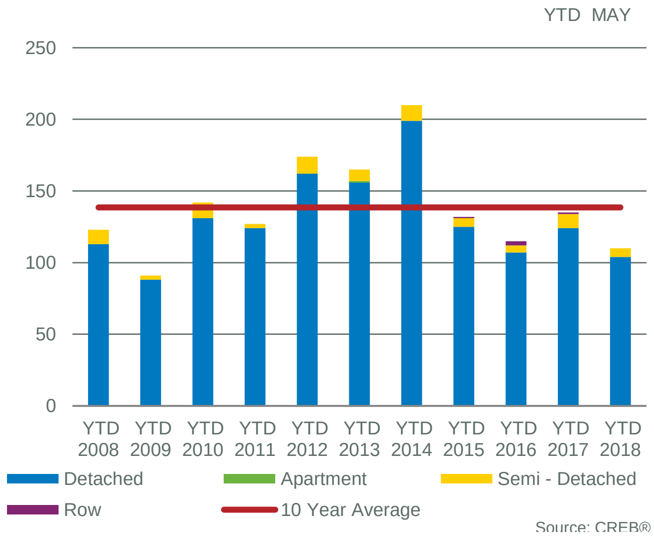
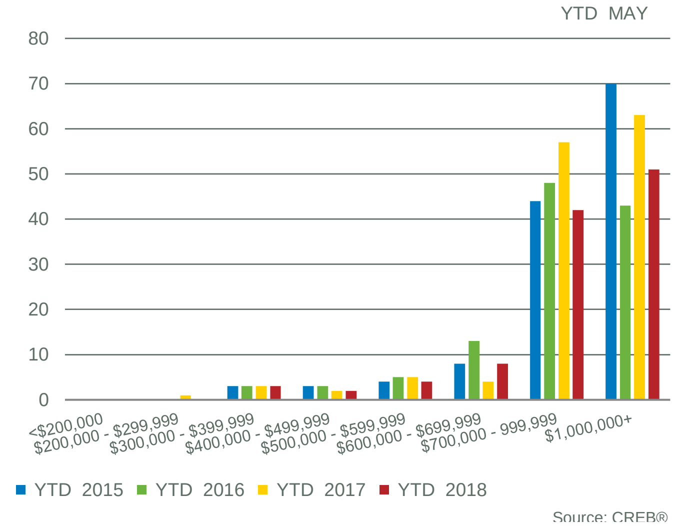


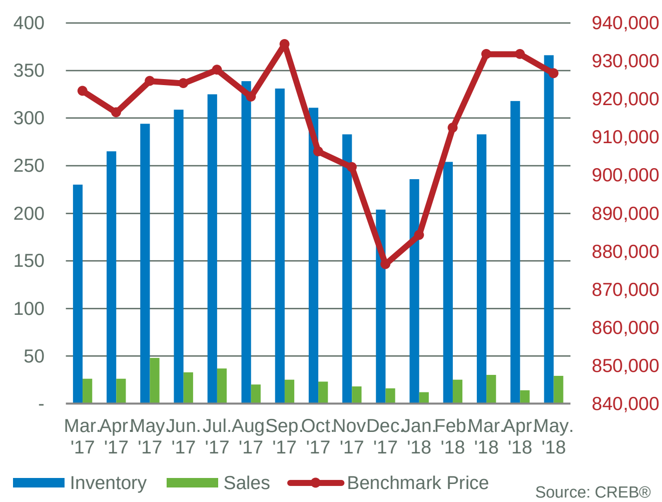
RURAL ROCKY VIEW TOTAL SALES



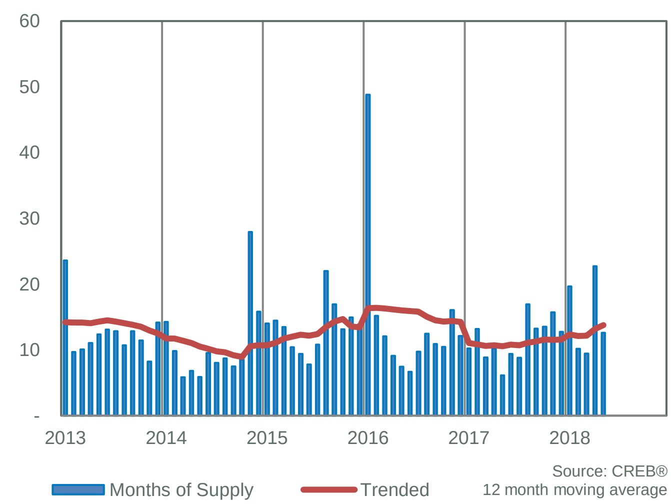
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



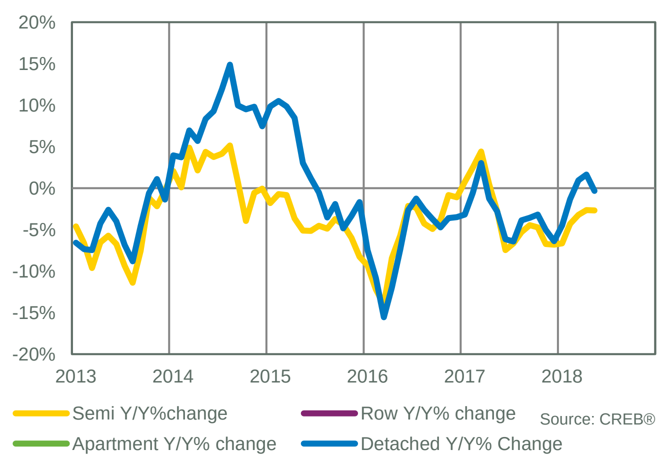
RURAL ROCKY VIEW INVENTORY AND SALES



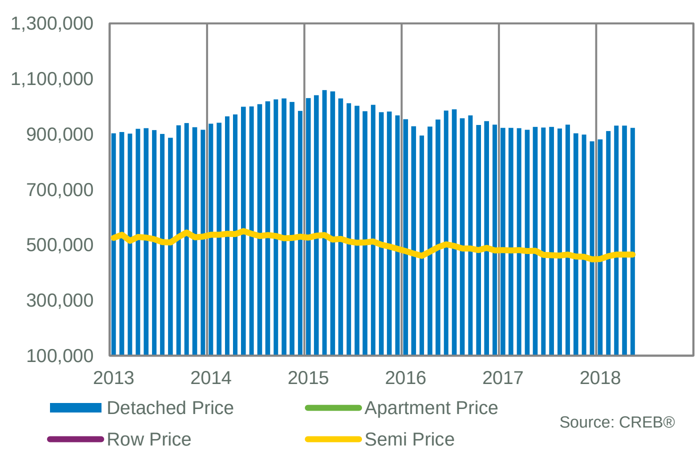
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



RURAL ROCKY VIEW PRICES



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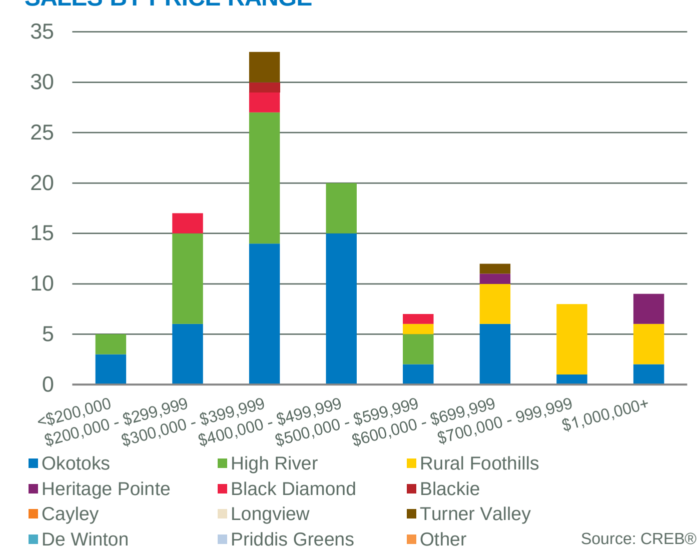
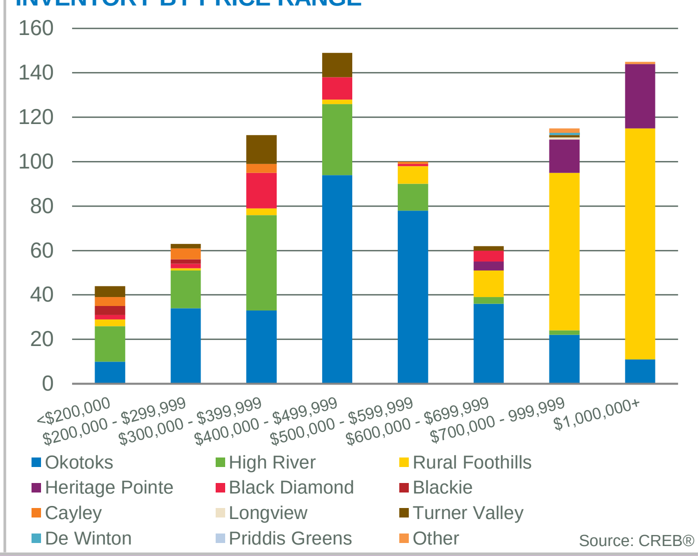
Total Foothills Region	111	335	33.13%	674	6.07	390,500	498,916	404,000	100%
Rural Foothills	16	82	19.51%	204	12.75	473,300	868,650	816,750	14%
Black Diamond	5	15	33.33%	36	7.20	-	332,900	310,000	5%
Blackie	1	2	50.00%	6	6.00	-	375,000	375,000	1%
Cayley	0	7	0.00%	14	-	-	-	-	0%
De Winton	0	1	0.00%	1	-	-	-	-	0%
Heritate Pointe	4	17	23.53%	48	12.00	-	1,220,688	1,257,500	4%
High River	32	50	64.00%	125	3.91	351,900	340,017	336,250	29%
Okotoks	49	149	32.89%	318	6.49	431,600	449,255	419,000	44%
Turner Valley	4	6	66.67%	34	8.50	308,200	416,250	365,000	4%
Priddis Greens	0	6	0.00%	17	-	-	-	-	0%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	0	-	3	-	-	-	-	0%

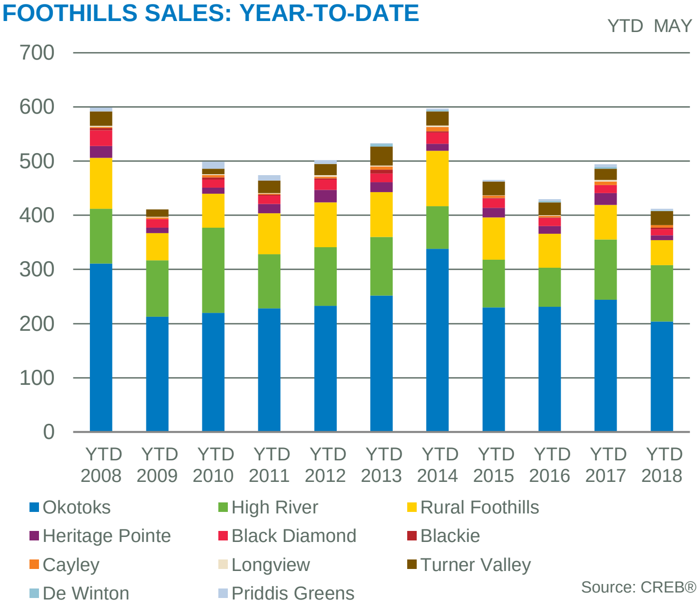
SALES BY PRICE RANGE



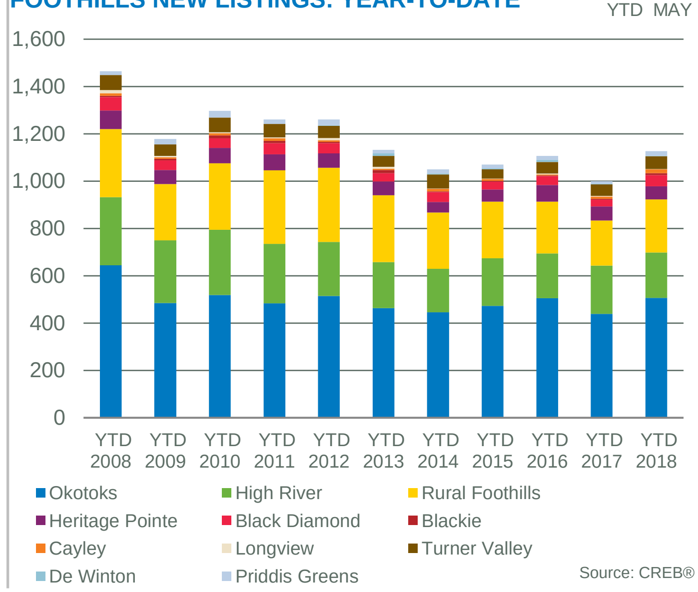
INVENTORY BY PRICE RANGE



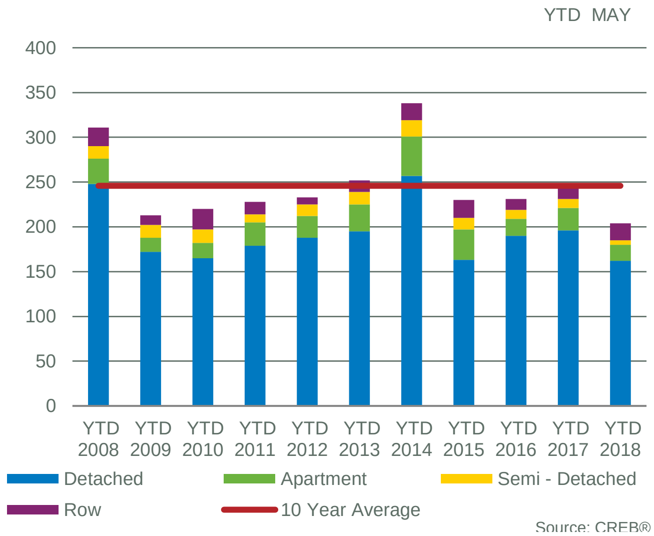
FOOTHILLS SALES: YEAR-TO-DATE



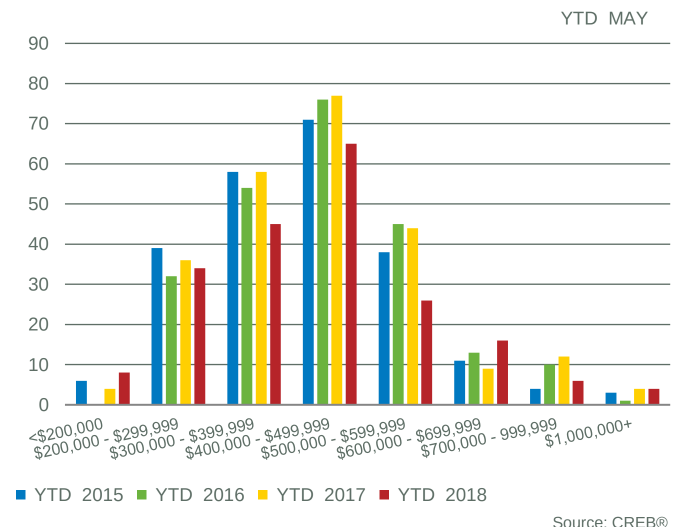
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE



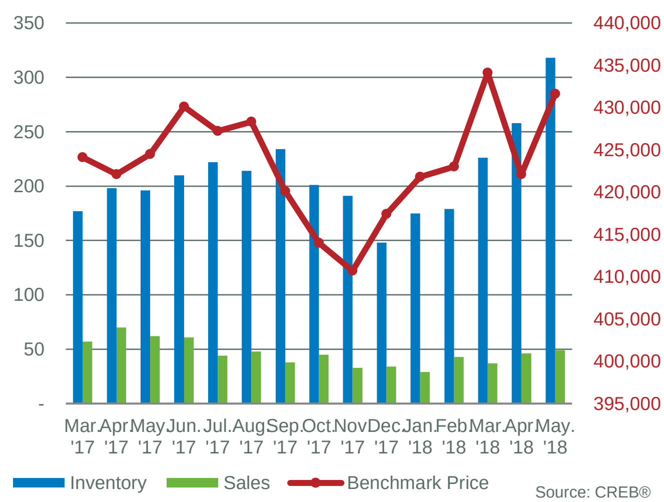
OKOTOKS TOTAL SALES



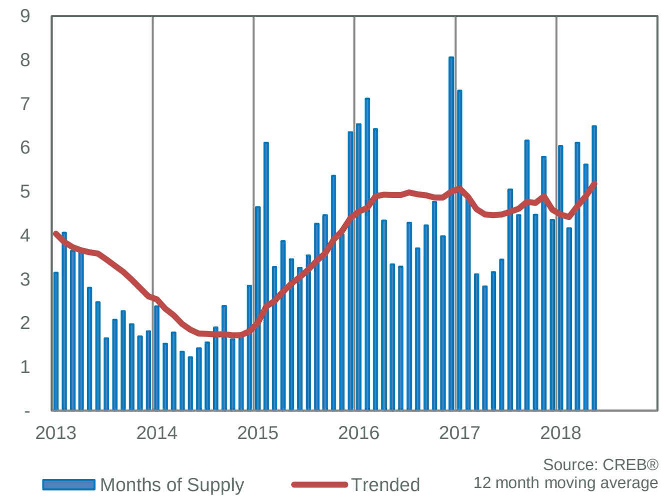
OKOTOKS TOTAL SALES BY PRICE RANGE



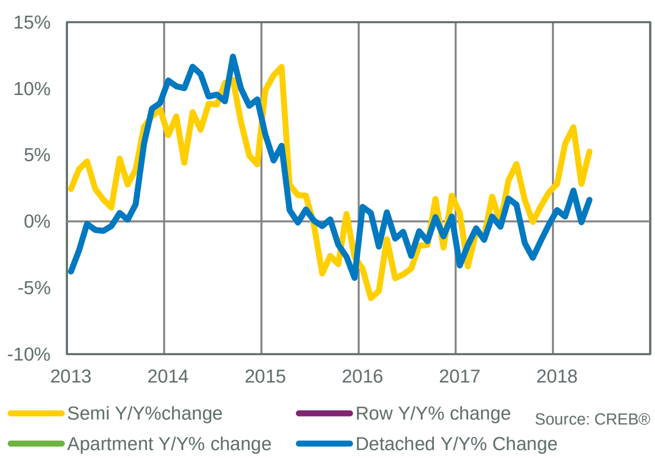
OKOTOKS INVENTORY AND SALES



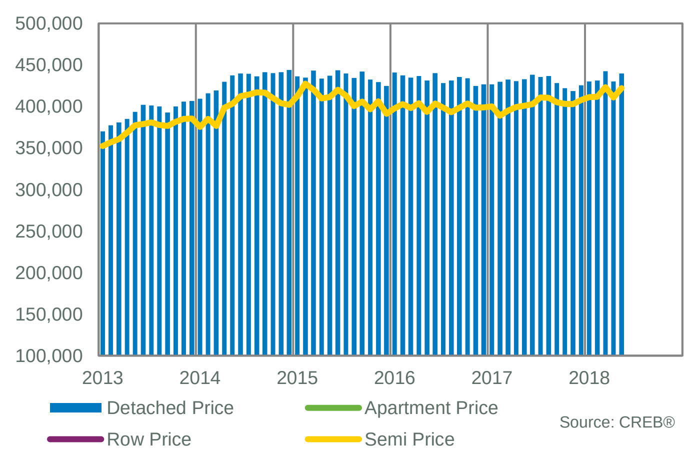
OKOTOKS MONTHS OF INVENTORY



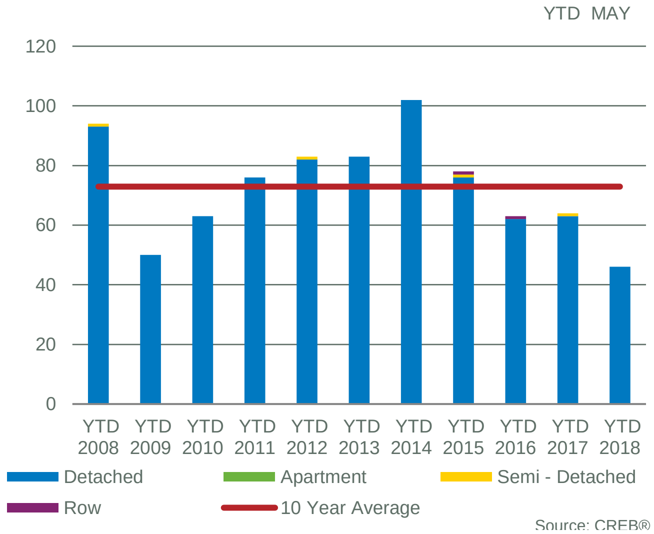
OKOTOKS PRICE CHANGE



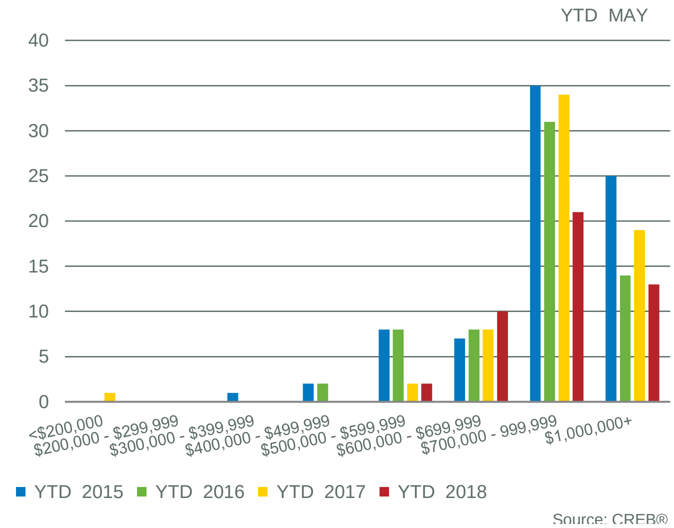
OKOTOKS PRICES



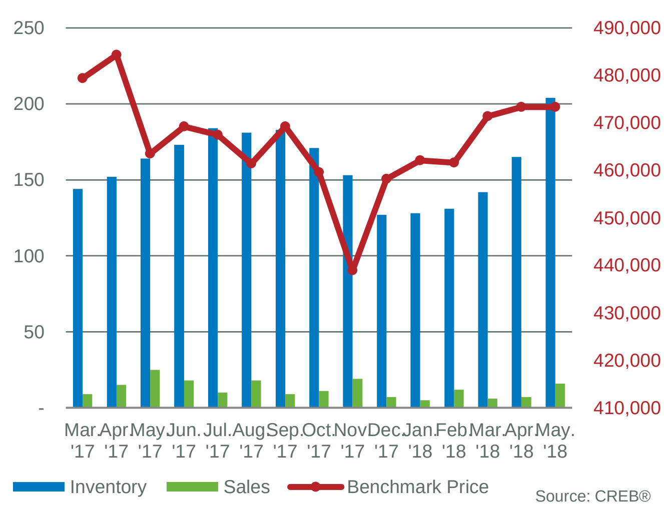
RURAL FOOTHILLS TOTAL SALES



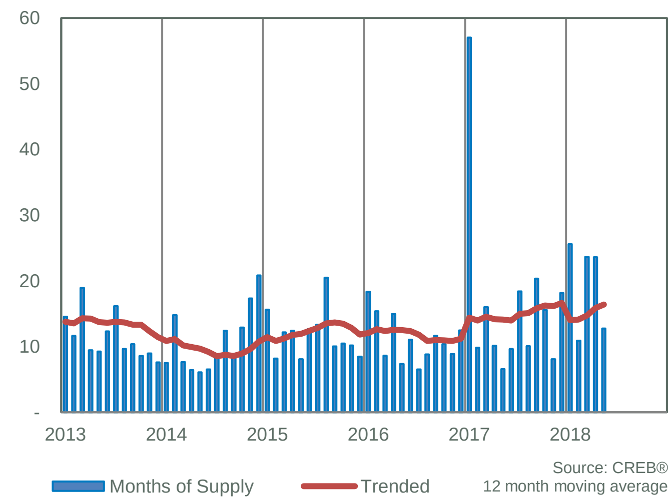
RURAL FOOTHILLS TOTAL SALES BY PRICE RANGE



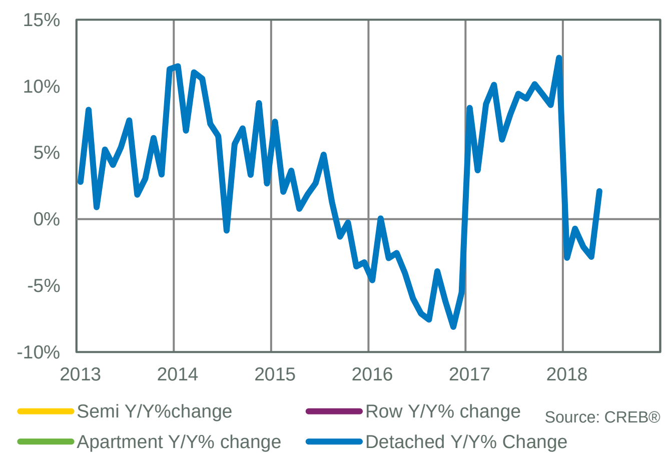
RURAL FOOTHILLS INVENTORY AND SALES



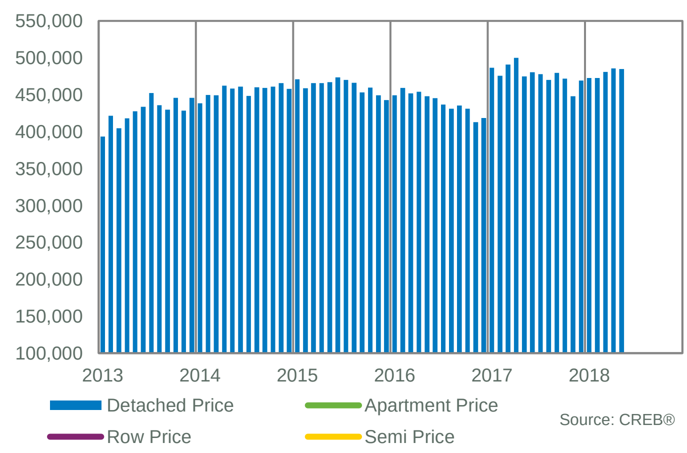
RURAL FOOTHILLS MONTHS OF INVENTORY



RURAL FOOTHILLS PRICE CHANGE



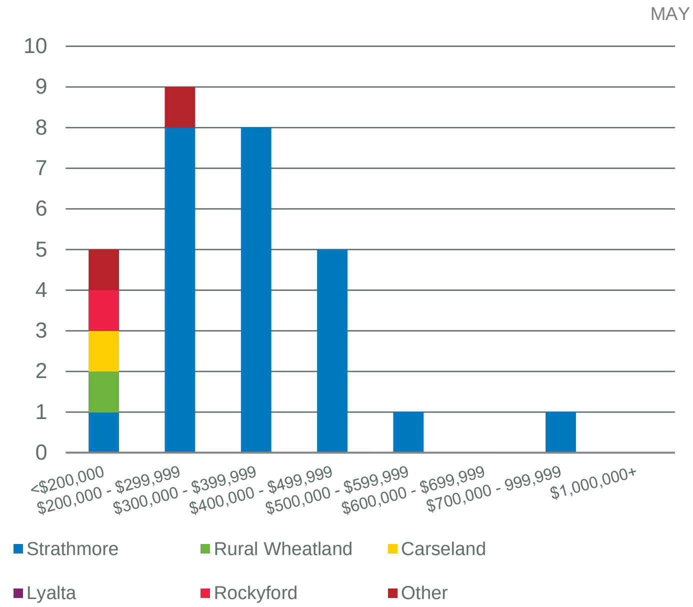
RURAL FOOTHILLS PRICES



May 2018	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*	29	93	31.18%	271	9.34	224,700	316,864	315,000	97%
Rural Wheatland*	1	20	5.00%	50	50.00	224,700	180,000	180,000	3%
Carseland*	1	3	33.33%	6	6.00	-	194,900	194,900	3%
Lyalta*	0	9	0.00%	14	-	-	-	-	0%
Rockyford*	1	3	33.33%	7	7.00	-	59,000	59,000	3%
Strathmore	24	57	42.11%	175	7.29	393,400	349,673	336,200	83%
Gleichen	1	0	-	4	4.00	-	130,500	130,500	3%
Other*	2	1	200.00%	19	9.50	-	181,500	181,500	7%

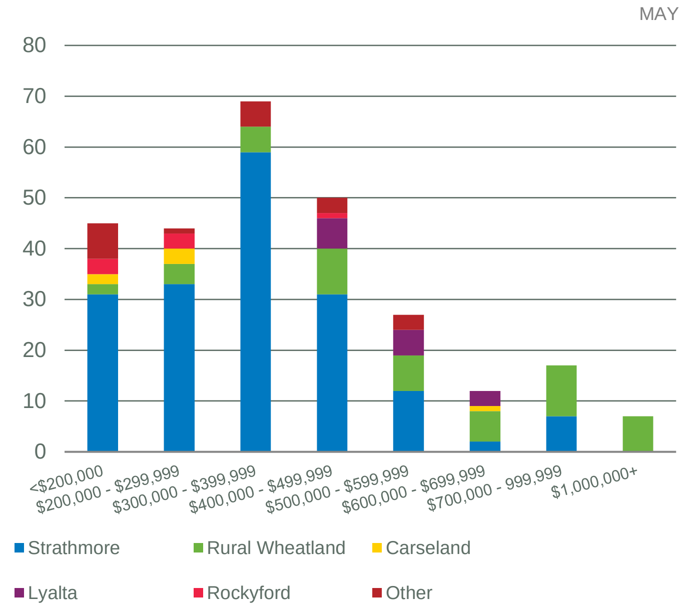
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



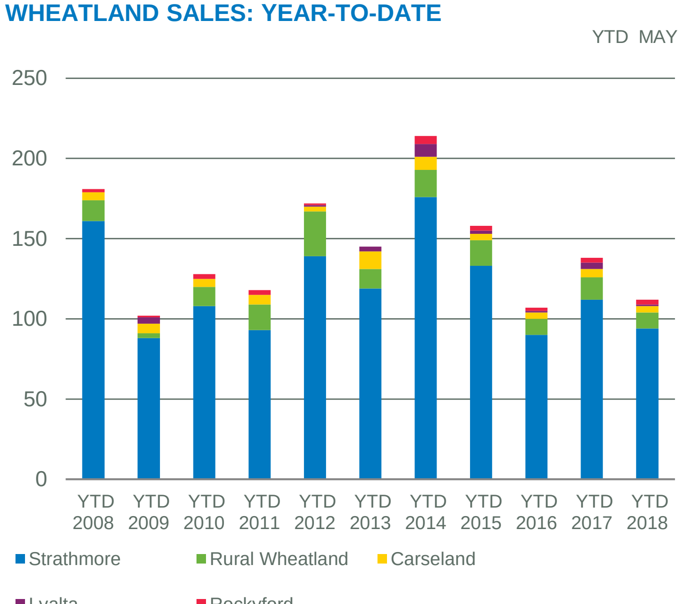
Source: CREB®

INVENTORY BY PRICE RANGE



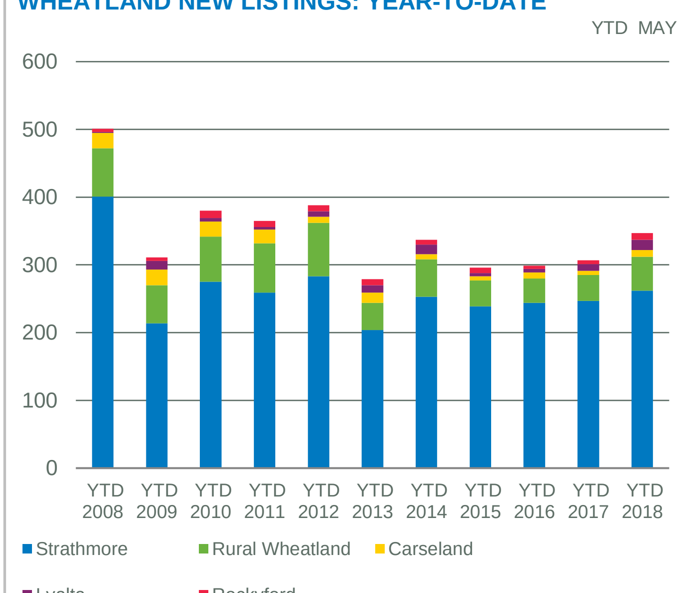
Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE



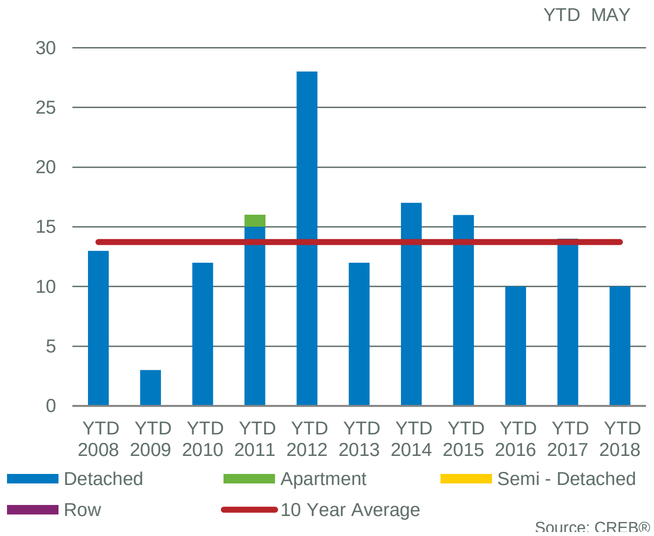
Source: CREB®

WHEATLAND NEW LISTINGS: YEAR-TO-DATE

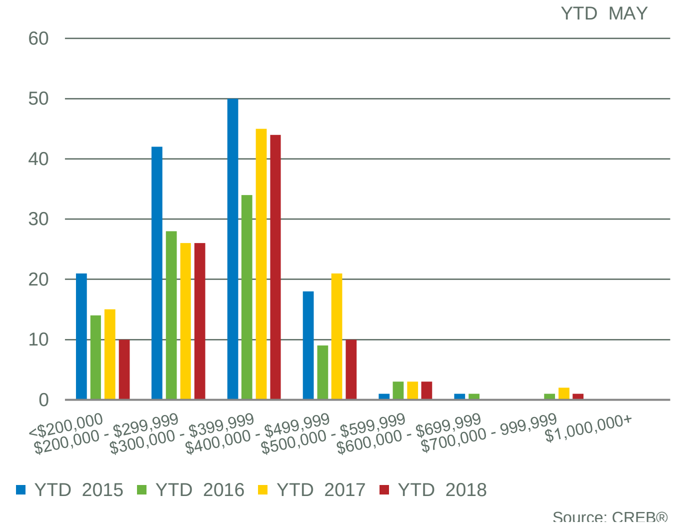


Source: CREB®

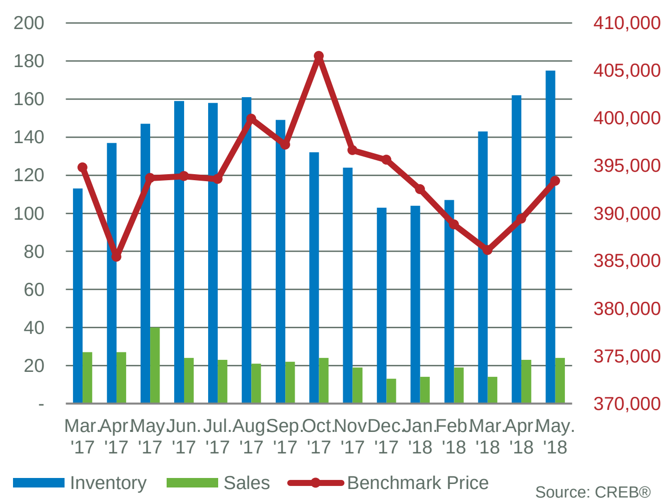
STRATHMORE TOTAL SALES



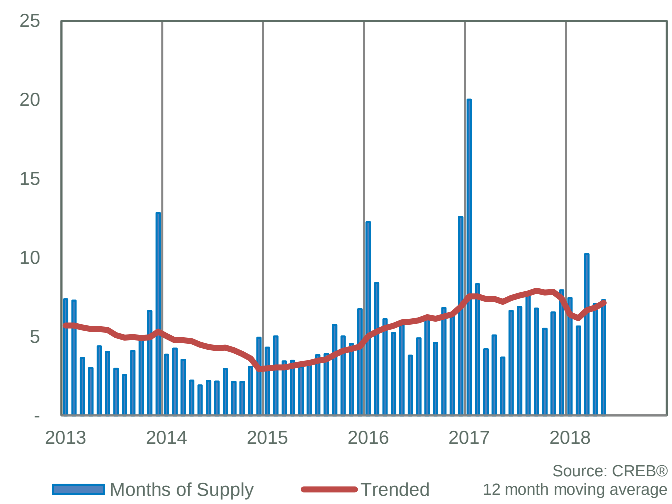
STRATHMORE TOTAL SALES BY PRICE RANGE



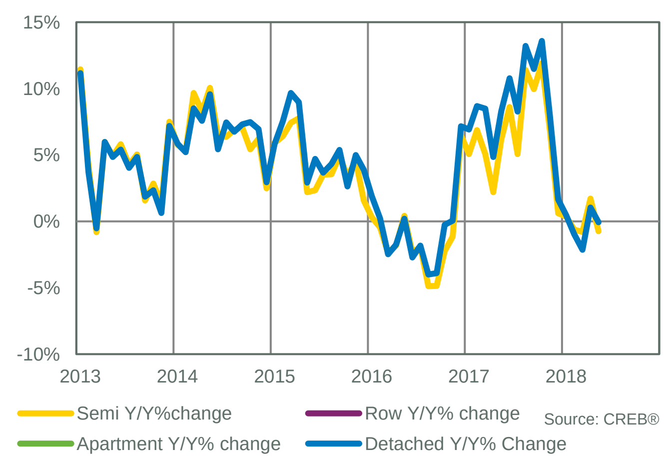
STRATHMORE INVENTORY AND SALES



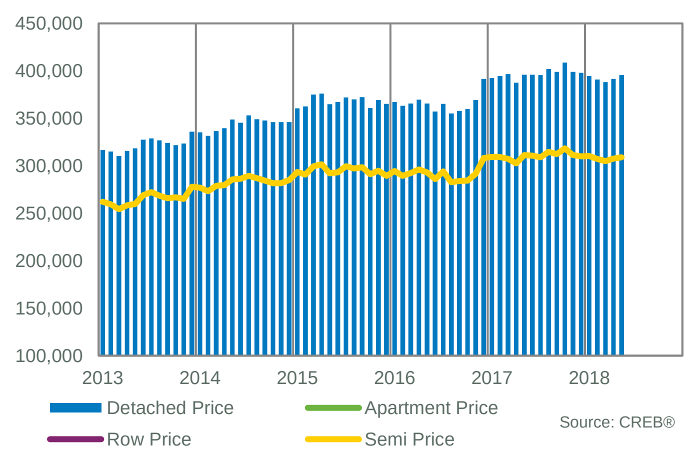
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



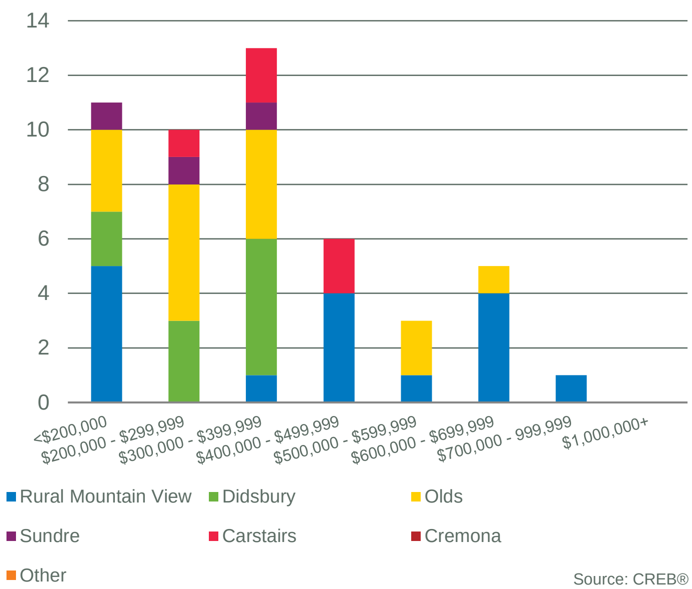
STRATHMORE PRICES



May 2018	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*	49	138	35.51%	431	8.80	308,500	354,377	315,500	100%
Rural Mountain View*	16	40	40.00%	108	6.75	253,700	436,550	452,500	33%
Carstairs	5	31	16.13%	88	17.60	315,800	386,180	380,000	10%
Cremona	0	0	-	4	-	-	-	-	0%
Didsbury	10	15	66.67%	56	5.60	298,000	274,200	275,500	20%
Olds*	15	34	44.12%	126	8.40	340,800	326,783	295,000	31%
Sundre*	3	16	18.75%	40	13.33	269,500	268,333	265,000	6%
Other*	0	2	0.00%	9	-	-	-	-	0%

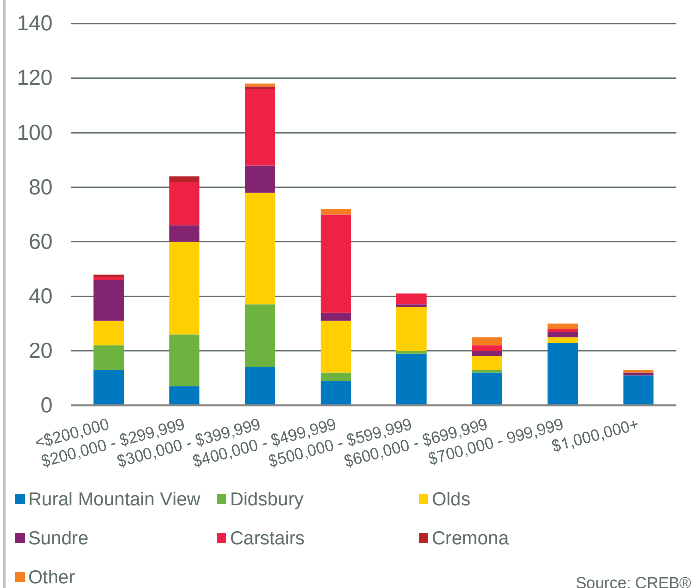
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



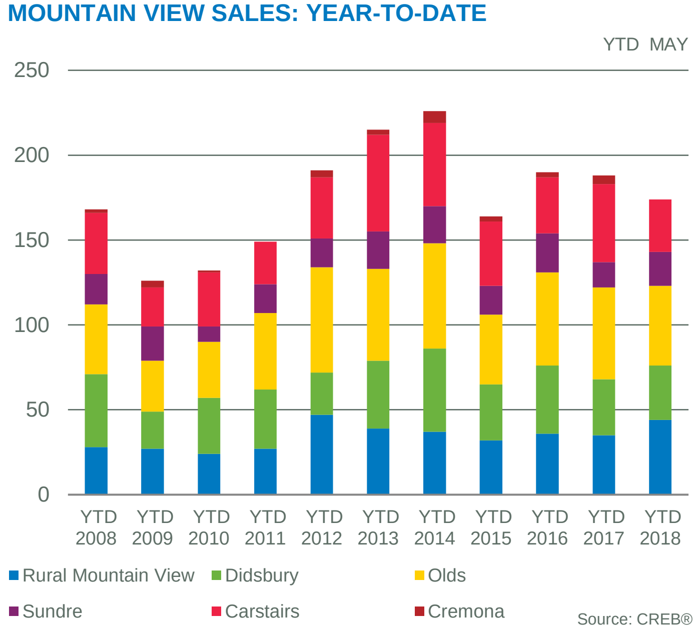
Source: CREB®

INVENTORY BY PRICE RANGE



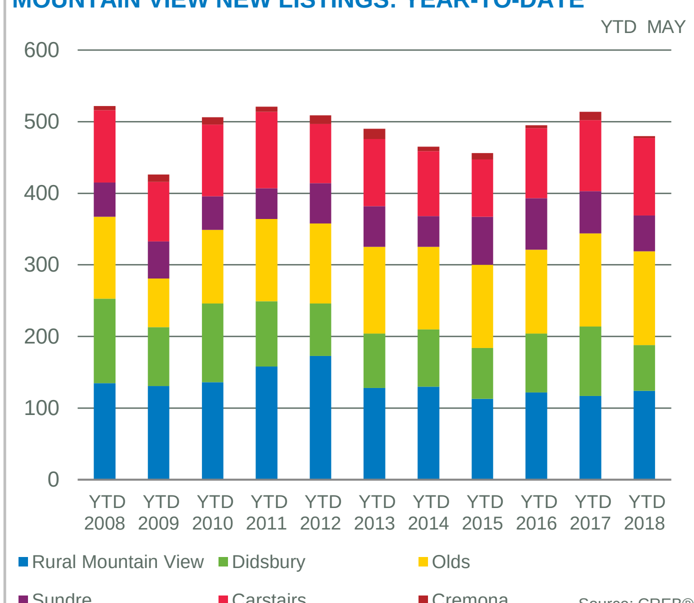
Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

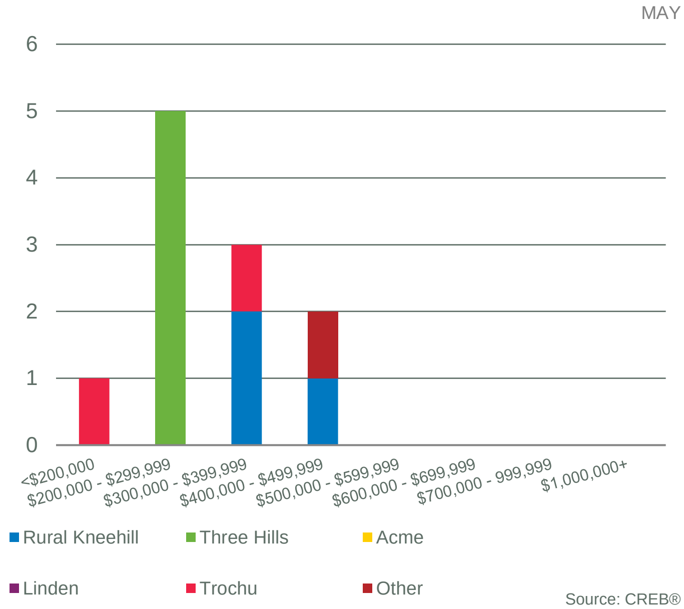


Source: CREB®

May 2018	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*	**11**	**22**	**50.00%**	**111**	**10.09**	**-**	**286,705**	**280,000**	**91%**
Rural Kneehill*	3	6	50.00%	13	4.33	-	366,667	360,000	27%
Acme*	0	3	0.00%	19	-	-	-	-	0%
Linden*	0	2	0.00%	8	-	-	-	-	0%
Three Hills*	5	5	100.00%	31	6.20	-	247,350	240,000	45%
Torrington*	0	1	0.00%	4	-	-	-	-	0%
Trochu*	2	1	200.00%	26	13.00	-	206,000	206,000	18%
Other*	1	4	25.00%	14	14.00	-	405,000	405,000	9%

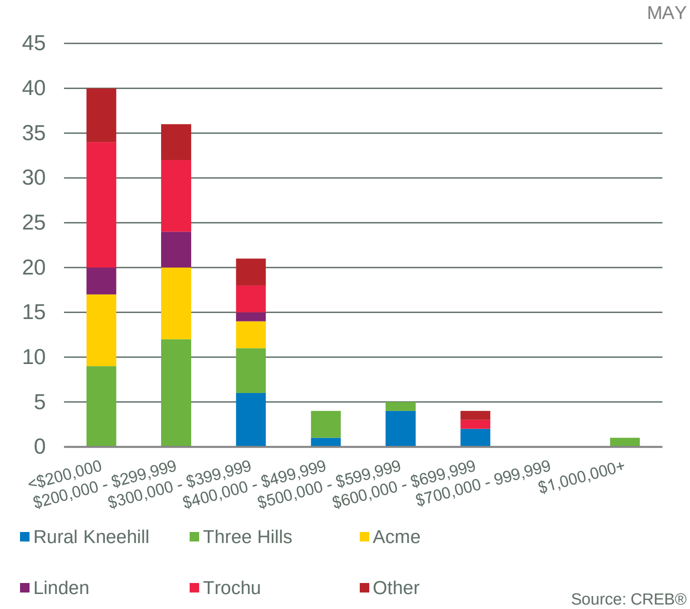
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



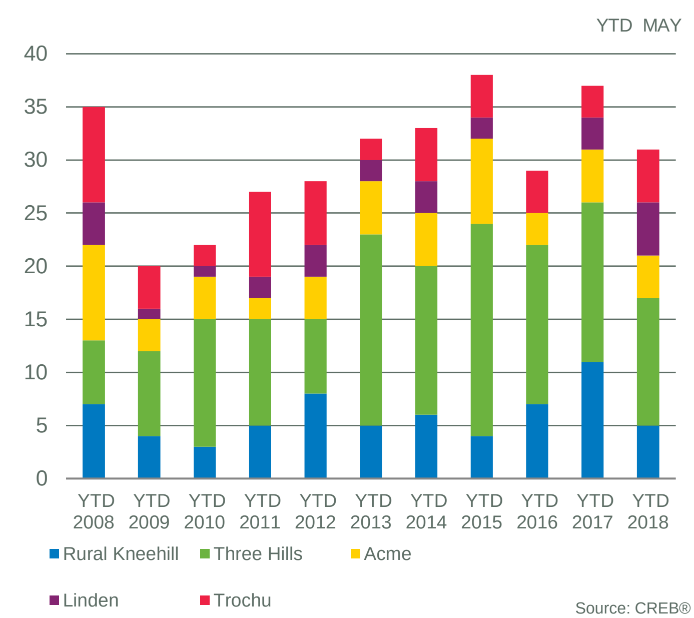
Source: CREB®

INVENTORY BY PRICE RANGE



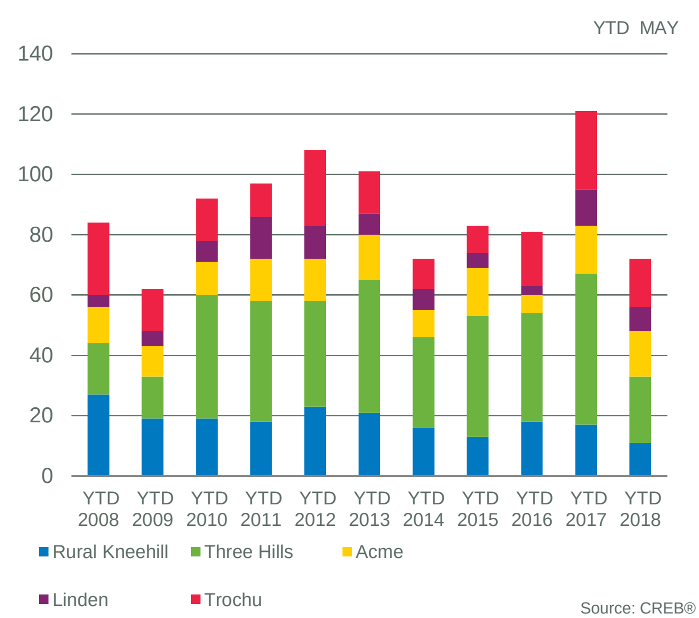
Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE



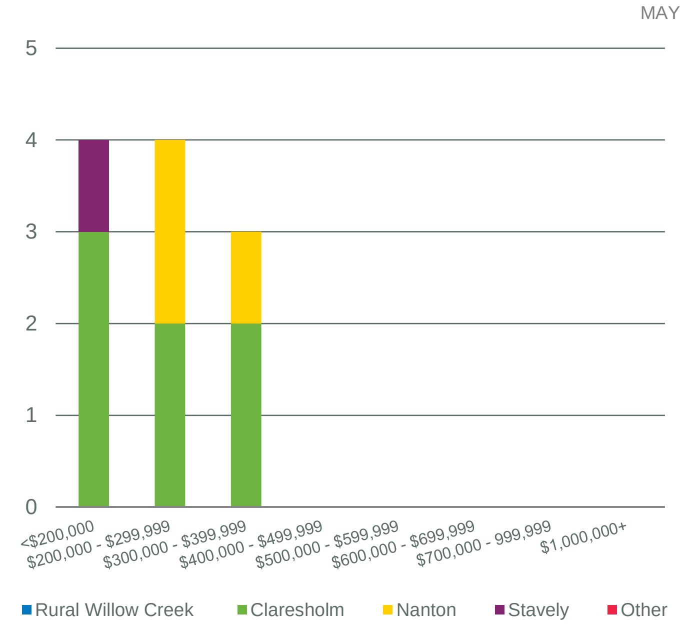
Source: CREB®

May. 18

May 2018	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*	11	34	32.35%	104	9.45	-	239,591	231,000	100%
Rural Willow Creek*	0	3	0.00%	14	-	-	-	-	0%
Claresholm*	7	10	70.00%	34	4.86	-	226,143	222,500	64%
Nanton*	3	15	20.00%	37	12.33	-	285,833	282,500	27%
Stavely*	1	3	33.33%	15	15.00	-	195,000	195,000	9%
Other*	0	3	0.00%	4	-	-	-	-	0%

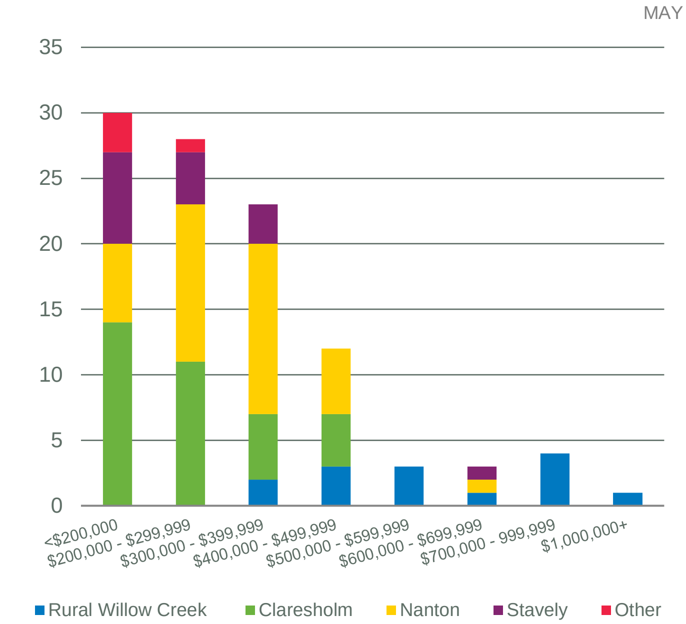
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



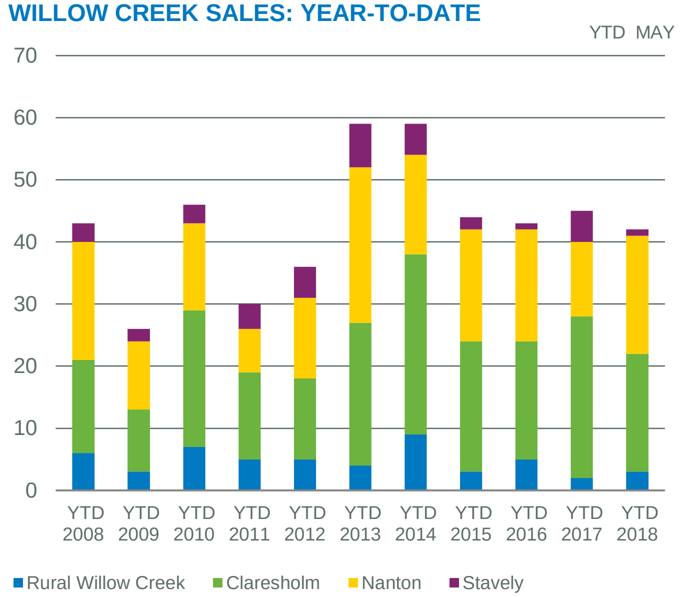
Source: CREB®

INVENTORY BY PRICE RANGE



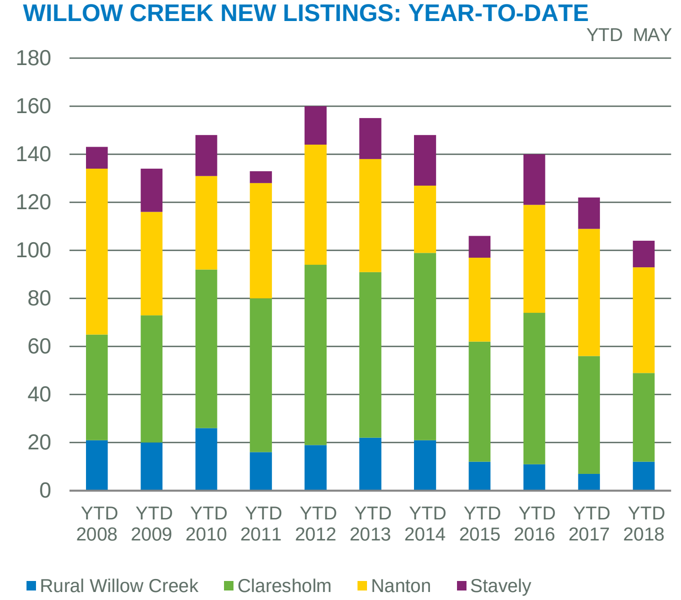
Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

May. 18

May 2018	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*	10	27	37.04%	78	7.80	-	219,700	217,500	100%
Rural Vulcan*	5	11	45.45%	30	6.00	-	269,800	309,000	50%
Vulcan*	3	11	27.27%	22	7.33	-	208,333	215,000	30%
Carmangay*	0	0	-	5	-	-	-	-	0%
Champion*	1	3	33.33%	6	6.00	-	125,000	125,000	10%
Other*	1	2	50.00%	15	15.00	-	98,000	98,000	10%

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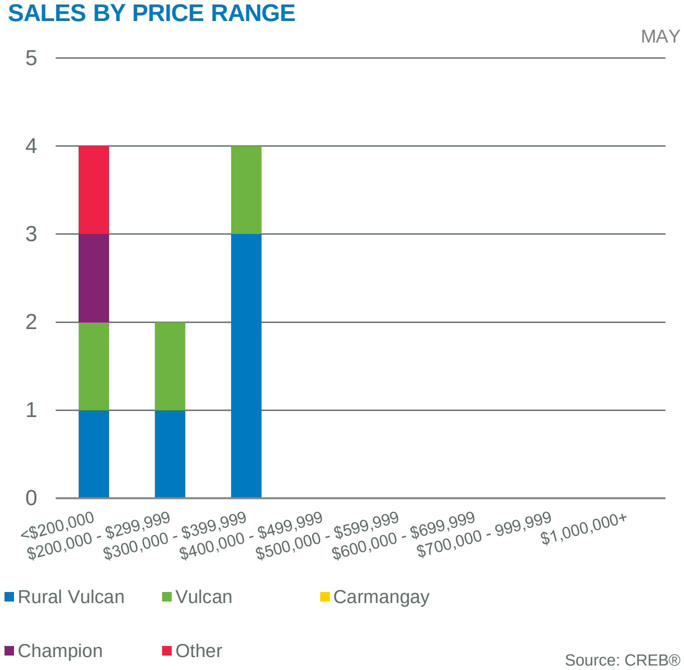
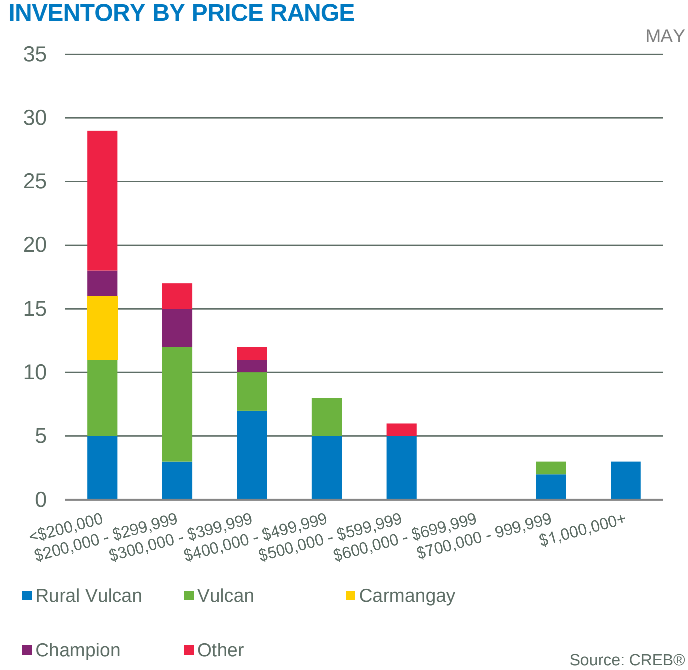
SALES BY PRICE RANGE



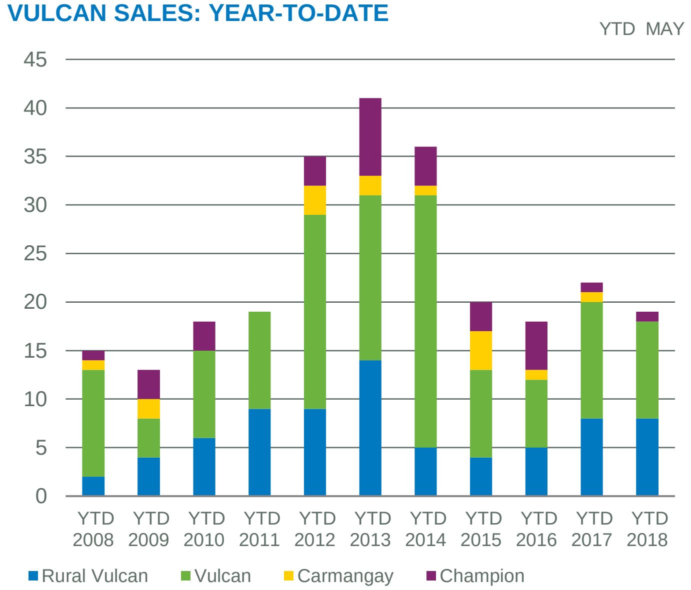
Source: CREB®

INVENTORY BY PRICE RANGE



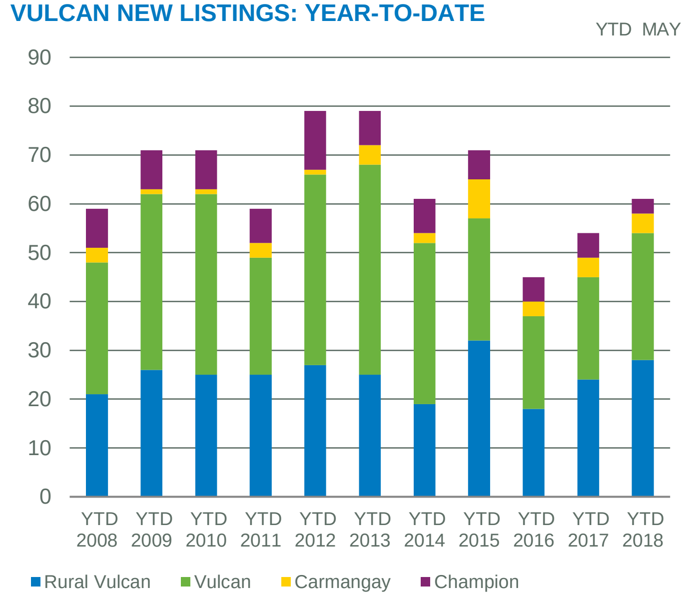
Source: CREB®

VULCAN SALES: YEAR-TO-DATE



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

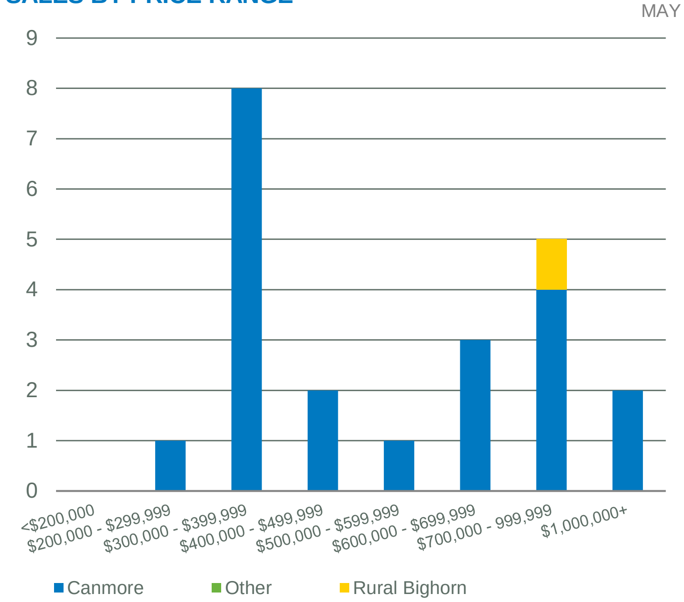


Source: CREB®

May 2018	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*	**22**	**44**	**50.00%**	**103**	**4.68**	**-**	**602,922**	**499,700**	**100%**
Rural Bighorn*	1	3	33.33%	8	8.00	-	785,000	785,000	5%
Canmore*	21	37	56.76%	81	3.86	-	594,252	487,000	95%
Other*	0	4	0.00%	14	-	-	-	-	0%

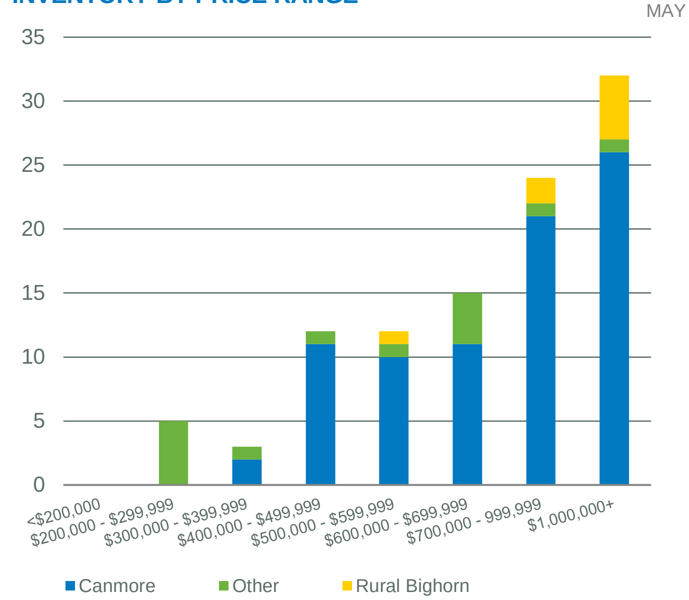
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



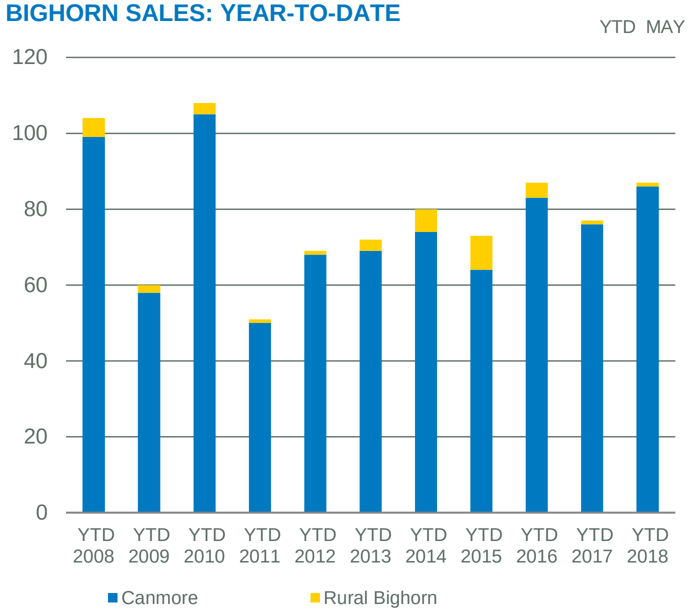
Source: CREB®

INVENTORY BY PRICE RANGE



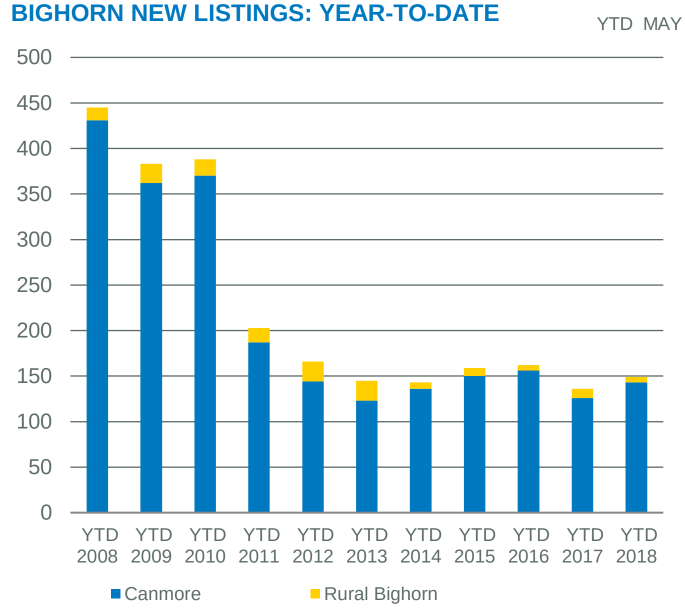
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

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

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

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

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

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

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

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

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 signification 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.

ABOUT CREB®
CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.