

Market moves toward balanced conditions

Calgary housing prices change direction in May

Calgary, June 1, 2015 - For the first time since December 2014, Calgary's residential unadjusted benchmark prices improved over the previous month. Within the city of Calgary, housing prices totaled \$454,100 in May, a monthly and year-over-year increase of 0.55 and 0.96 per cent.

"For the third month in the row, new listings have eased compared to last year, helping push the market toward more balanced conditions, despite the current environment of slower sales activity," said CREB[®] chief economist Ann-Marie Lurie. "This has helped prevent further declines in the unadjusted benchmark price."

New listings in the city of Calgary totaled 3,161 units in May, a 27 per cent decrease over last year. Meanwhile, total inventory levels for the month were 5,342 units, 16 per cent higher than last year, but eight per cent lower than May levels recorded over the past five years and three per cent lower than average levels over the past 10 years.

Two measures of balance are the months of supply and the sales to

new listings ratio. In May, the months of supply decreased to 2.43, while the sales to new listings ratio was 69 per cent, both within the norms for balanced conditions.

"Back in January, higher inventory levels relative to sales activity caused months of supply to rise above five months," said CREB[®] president Corinne Lyall. "While some challenges continue to exist for sellers, depending on the property type, price and location, the decline in the months of supply points toward more stability for both buyers and sellers."

Year-to-date the detached sector recorded the largest decline in new listings at eight per cent. While overall inventory levels are 12 per cent higher than last year's levels, they remain well below the five and 10 year averages for May.

Detached sales activity in May totaled 1,366 units, with the majority of transactions occurring below \$500,000. While conditions are not as tight as last year's market conditions, which favoured the seller, over the first five months of this year activity in this price range has remained relatively balanced.

"This segment of the detached

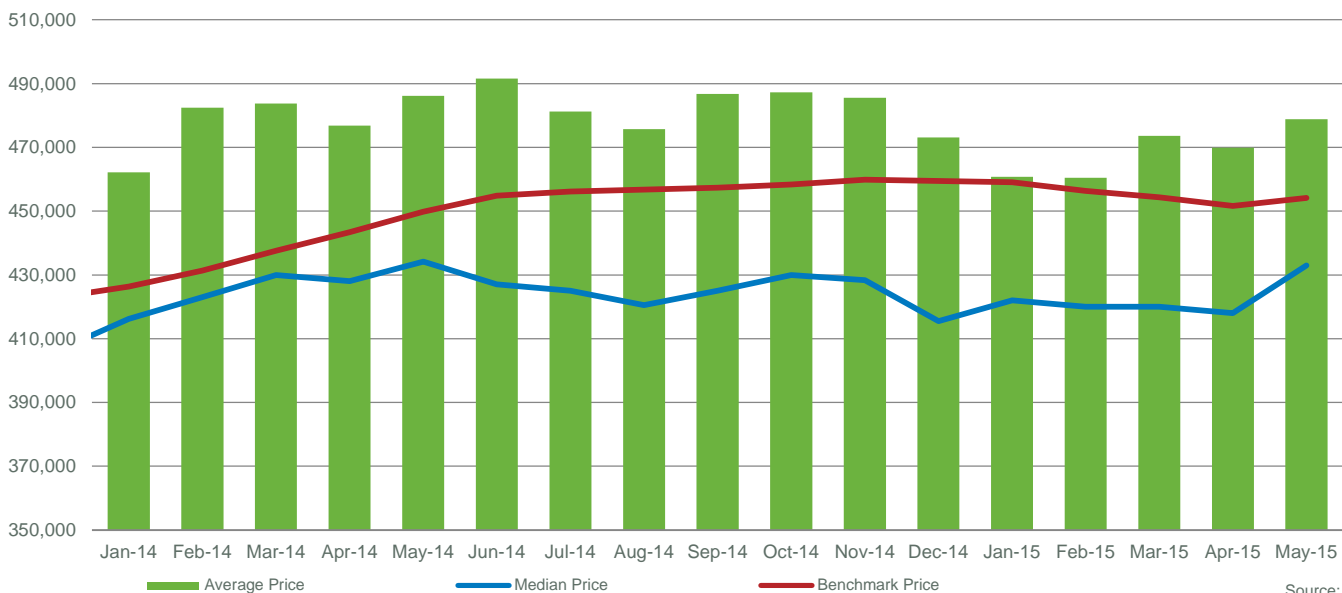
market continues to have a good amount of consumer activity, as many have taken advantage of the improved selection compared to last year," said Lyall. "While some have waited for steeper price declines, to this point it just hasn't happened across all areas of the market. This is partly related to activity in the under \$500,000 segment."

Meanwhile, year-to-date apartment sales and new listings totaled 1,383 and 3,229 units respectively. The May apartment benchmark price of \$294,800 increased by 1.20 per cent compared to last month, but remains 0.2 per cent below May 2014 figures.

The apartment sector continues to remain the only sector where prices have contracted relative to last year's figures.

"While the resale market has recorded an easing of upward inventory pressures, the new home sector has started to record some gains in inventory," said Lurie. "Current new home inventories remain relatively low. However, the overall impact on Calgary's housing prices will ultimately depend on the duration of the economic slowdown and the amount of inventory build-up in the new home sector."

CITY OF CALGARY TOTAL RESIDENTIAL PRICES



Source: CREB[®]

	May-14	May-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,938	2,190	-25.46%	11,203	8,013	-28.47%
Total Sales Volume	\$1,428,192,632	\$1,048,549,989	-26.58%	\$5,375,460,157	\$3,771,948,464	-29.83%
New Listings	4,311	3,161	-26.68%	16,436	15,552	-5.38%
Inventory	4,598	5,342	16.18%	3,314	5,427	63.75%
Months of Supply	1.57	2.44	55.86%	1.48	3.39	128.93%
Sales to New Listings Ratio	0.68	0.69	1.66%	0.68	0.52	-24.41%
Sales to List Price Ratio	98.73%	97.57%	-1.17%	98.62%	97.40%	-1.24%
Days on Market	27	41	48.24%	29	39	34.48%
Benchmark Price	\$449,800	\$454,100	0.96%	\$437,700	\$455,080	3.97%
Median Price	\$434,150	\$433,000	-0.26%	\$427,177	\$423,000	-0.98%
Average Price	\$486,110	\$478,790	-1.51%	\$479,823	\$470,729	-1.90%
Index	210	212	0.95%	204	212	3.97%
SURROUNDING AREA						
Total Sales	683	516	-24.45%	2,496	1,862	-25.40%
Total Sales Volume	\$342,914,523	\$255,682,702	-25.44%	\$1,200,941,788	\$884,737,442	-26.33%
New Listings	1,045	858	-17.89%	4,044	4,053	0.22%
Inventory	1,741	2,168	24.53%	1,458	1,878	28.76%
Months of Supply	2.55	4.20	64.83%	2.92	5.04	72.60%
Sales to New Listings Ratio	0.65	0.60	-7.99%	0.62	0.46	-25.57%
Sales to List Price Ratio	97.43%	96.75%	-0.70%	97.49%	96.83%	-0.67%
Days on Market	46	52	11.54%	51	56	9.80%
Benchmark Price	\$416,900	\$434,600	4.25%	\$405,060	\$433,500	7.02%
Median Price	\$422,500	\$416,750	-1.36%	\$408,000	\$405,000	-0.74%
Average Price	\$502,071	\$495,509	-1.31%	\$481,147	\$475,154	-1.25%
Index	184	192	4.24%	179	191	7.02%
CREB® ECONOMIC REGION						
Total Sales	3,621	2,706	-25.27%	13,699	9,875	-27.91%
Total Sales Volume	\$1,771,107,155	\$1,304,232,692	-26.36%	\$6,576,401,945	\$4,656,685,907	-29.19%
New Listings	5,356	4,019	-24.96%	20,480	19,605	-4.27%
Inventory	6,339	7,460	17.68%	4,773	7,305	53.06%
Months of Supply	1.75	2.76	57.48%	1.74	3.70	112.33%
Sales to New Listings Ratio	0.68	0.67	-0.41%	0.67	0.50	-24.70%
Sales to List Price Ratio	98.48%	97.41%	-1.08%	98.41%	97.29%	-1.14%
Days on Market	31	43	37.95%	35	44	25.71%
Benchmark Price	\$445,000	\$450,400	1.21%	\$432,840	\$451,060	4.21%
Median Price	\$430,000	\$430,000	0.00%	\$425,000	\$420,000	-1.18%
Average Price	\$489,121	\$481,978	-1.46%	\$480,064	\$471,563	-1.77%
Index	207	209	1.21%	201	210	4.21%

For a list of definitions, see page 28.

	May-14	May-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,774	1,366	-23.00%	6,750	4,871	-27.84%
Total Sales Volume	\$995,357,887	\$739,801,032	-25.67%	\$3,728,735,739	\$2,626,276,503	-29.57%
New Listings	2,576	1,879	-27.06%	9,748	8,930	-8.39%
Inventory	2,589	2,913	12.51%	1,852	2,907	56.94%
Months of Supply	1.46	2.13	46.12%	1.37	2.98	117.48%
Sales to New Listings Ratio	0.69	0.73	5.56%	0.69	0.55	-21.23%
Sales to List Price Ratio	98.82%	97.58%	-1.25%	98.67%	97.40%	-1.28%
Days on Market	25	38	48.63%	28	37	32.14%
Benchmark Price	\$508,300	\$512,800	0.89%	\$494,140	\$514,280	4.08%
Median Price	\$497,000	\$484,500	-2.52%	\$486,000	\$478,500	-1.54%
Average Price	\$561,081	\$541,582	-3.48%	\$552,405	\$539,166	-2.40%
Index	211	213	0.90%	205	213	4.08%
ATTACHED						
Total Sales	649	465	-28.35%	2,409	1,759	-26.98%
Total Sales Volume	\$270,174,704	\$190,806,392	-29.38%	\$997,908,140	\$715,091,457	-28.34%
New Listings	917	671	-26.83%	3,436	3,393	-1.25%
Inventory	907	1,136	25.25%	659	1,189	80.50%
Months of Supply	1.40	2.44	74.81%	1.37	3.38	147.21%
Sales to New Listings Ratio	0.71	0.69	-2.08%	0.70	0.52	-26.06%
Sales to List Price Ratio	98.77%	97.78%	-1.01%	98.78%	97.64%	-1.15%
Days on Market	28	43	54.27%	30	40	33.33%
Benchmark Price	\$347,800	\$354,000	1.78%	\$338,340	\$354,540	4.79%
Median Price	\$350,000	\$352,500	0.71%	\$348,000	\$349,000	0.29%
Average Price	\$416,294	\$410,336	-1.43%	\$414,242	\$406,533	-1.86%
Index	204	207	1.77%	198	208	4.78%
APARTMENT						
Total Sales	515	359	-30.29%	2,044	1,383	-32.34%
Total Sales Volume	\$162,660,041	\$117,942,565	-27.49%	\$648,816,278	\$430,580,505	-33.64%
New Listings	818	611	-25.31%	3,252	3,229	-0.71%
Inventory	1,102	1,293	17.33%	804	1,332	65.70%
Months of Supply	2.14	3.60	68.32%	1.97	4.81	144.90%
Sales to New Listings Ratio	0.63	0.59	-6.67%	0.63	0.43	-31.86%
Sales to List Price Ratio	98.11%	97.18%	-0.95%	98.14%	97.01%	-1.15%
Days on Market	33	48	43.63%	34	46	35.29%
Benchmark Price	\$295,400	\$294,800	-0.20%	\$287,860	\$294,820	2.42%
Median Price	\$284,000	\$281,500	-0.88%	\$284,000	\$273,000	-3.87%
Average Price	\$315,845	\$328,531	4.02%	\$317,425	\$311,338	-1.92%
Index	206	206	-0.19%	201	206	2.42%
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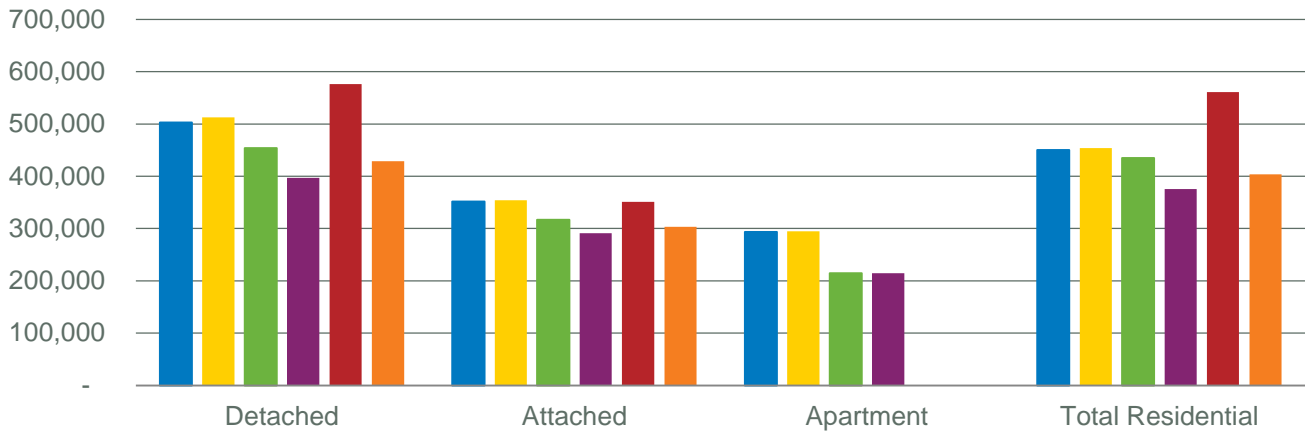
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Index	210	212	0.95%	204	212	3.97%
AIRDRIE						
Total Sales	197	153	-22.34%	702	593	-15.53%
Total Sales Volume	\$78,518,411	\$60,508,171	-22.94%	\$274,717,169	\$231,196,085	-15.84%
New Listings	289	223	-22.84%	982	1,086	10.59%
Inventory	251	370	47.41%	167	348	108.25%
Months of Supply	1.27	2.42	89.80%	1.19	2.94	146.53%
Sales to New Listings Ratio	0.68	0.69	0.65%	0.71	0.55	-23.62%
Sales to List Price Ratio	98.90%	98.28%	-0.63%	98.79%	98.25%	-0.55%
Days on Market	27	38	43.59%	29	39	34.48%
Benchmark Price	\$361,500	\$375,300	3.82%	\$351,500	\$376,460	7.10%
Median Price	\$395,000	\$392,500	-0.63%	\$388,950	\$392,000	0.78%
Average Price	\$398,571	\$395,478	-0.78%	\$391,335	\$389,875	-0.37%
Index	191	198	3.83%	186	199	7.10%
ROCKYVIEW						
Total Sales	224	174	-22.32%	889	587	-33.97%
Total Sales Volume	\$145,498,707	\$106,159,367	-27.04%	\$536,235,761	\$356,505,190	-33.52%
New Listings	353	297	-15.86%	1,545	1,466	-5.11%
Inventory	731	872	19.29%	656	773	17.80%
Months of Supply	3.26	5.01	53.57%	3.69	6.58	78.40%
Sales to New Listings Ratio	0.63	0.59	-7.67%	0.58	0.40	-30.41%
Sales to List Price Ratio	96.91%	95.70%	-1.25%	96.87%	95.86%	-1.04%
Days on Market	54	54	-1.19%	58	60	3.45%
Benchmark Price	\$535,200	\$560,900	4.80%	\$520,400	\$562,800	8.15%
Median Price	\$524,000	\$500,000	-4.58%	\$494,000	\$487,500	-1.32%
Average Price	\$649,548	\$610,111	-6.07%	\$603,190	\$607,334	0.69%
Index	173	182	4.79%	168	182	8.15%
CALGARY CMA						
Total Sales	3,359	2,517	-25.07%	12,794	9,193	-28.15%
Total Sales Volume	\$1,652,209,750	\$1,215,217,528	-26.45%	\$6,186,413,087	\$4,359,649,740	-29.53%
New Listings	4,953	3,681	-25.68%	18,963	18,104	-4.53%
Inventory	5,580	6,584	17.99%	4,138	6,548	58.26%
Months of Supply	1.66	2.62	57.46%	1.62	3.56	120.25%
Sales to New Listings Ratio	0.68	0.68	0.83%	0.67	0.51	-24.74%
Sales to List Price Ratio	98.57%	97.44%	-1.15%	98.48%	97.32%	-1.18%
Days on Market	29	41	41.94%	31	41	32.26%
Benchmark Price	\$449,300	\$454,200	1.09%	\$437,000	\$455,320	4.19%
Median Price	\$435,000	\$433,000	-0.46%	\$428,000	\$423,000	-1.17%
Average Price	\$491,875	\$482,804	-1.84%	\$483,540	\$474,236	-1.92%
Index	208	210	1.11%	202	211	4.20%

For a list of definitions, see page 28.

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ROCKYVIEW REGION						
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Total Sales Volume	\$145,498,707	\$106,159,367	-27.04%	\$536,235,761	\$356,505,190	-33.52%
New Listings	353	297	-15.86%	1,545	1,466	-5.11%
Inventory	731	872	19.29%	656	773	17.80%
Months of Supply	3.26	5.01	53.57%	3.69	6.58	78.40%
Sales to New Listings Ratio	0.63	0.59	-7.67%	0.58	0.40	-30.41%
Sales to List Price Ratio	96.91%	95.70%	-1.25%	96.87%	95.86%	-1.04%
Days on Market	54	54	-1.19%	58	60	3.45%
Benchmark Price	\$535,200	\$560,900	4.80%	\$520,400	\$562,800	8.15%
Median Price	\$524,000	\$500,000	-4.58%	\$494,000	\$487,500	-1.32%
Average Price	\$649,548	\$610,111	-6.07%	\$603,190	\$607,334	0.69%
Index	173	182	4.79%	168	182	8.15%
FOOTHILLS REGION						
Total Sales	170	127	-25.29%	598	467	-21.91%
Total Sales Volume	\$90,159,155	\$71,477,138	-20.72%	\$298,461,458	\$233,267,771	-21.84%
New Listings	271	233	-14.02%	1,054	1,075	1.99%
Inventory	534	639	19.66%	440	554	25.92%
Months of Supply	3.14	5.03	60.18%	3.68	5.93	61.24%
Sales to New Listings Ratio	0.63	0.55	-13.11%	0.57	0.43	-23.43%
Sales to List Price Ratio	96.84%	96.93%	0.09%	97.48%	96.82%	-0.68%
Days on Market	51	60	19.53%	56	69	23.21%
Benchmark Price	\$386,700	\$403,900	4.45%	\$376,860	\$399,280	5.95%
Median Price	\$437,500	\$461,500	5.49%	\$420,000	\$415,000	-1.19%
Average Price	\$530,348	\$562,812	6.12%	\$499,099	\$499,503	0.08%
Index	180	188	4.45%	175	185	5.95%
AIRDRIE						
Total Sales	197	153	-22.34%	702	593	-15.53%
Total Sales Volume	\$78,518,411	\$60,508,171	-22.94%	\$274,717,169	\$231,196,085	-15.84%
New Listings	289	223	-22.84%	982	1,086	10.59%
Inventory	251	370	47.41%	167	348	108.25%
Months of Supply	1.27	2.42	89.80%	1.19	2.94	146.53%
Sales to New Listings Ratio	0.68	0.69	0.65%	0.71	0.55	-23.62%
Sales to List Price Ratio	98.90%	98.28%	-0.63%	98.79%	98.25%	-0.55%
Days on Market	27	38	43.59%	29	39	34.48%
Benchmark Price	\$361,500	\$375,300	3.82%	\$351,500	\$376,460	7.10%
Median Price	\$395,000	\$392,500	-0.63%			
Average Price	\$398,571	\$395,478	-0.78%	\$391,335	\$389,875	-0.37%
Index	191	198	3.83%	186	199	7.10%
OTHER ACTIVE AREAS						
Total Sales	92	62	-32.61%	307	215	-29.97%
Total Sales Volume	\$28,738,250	\$17,538,026	-38.97%	\$91,527,400	\$63,768,396	-30.33%
New Listings	132	105	-20.45%	463	426	-7.99%
Inventory	225	237	5.33%	195	203	3.90%
Months of Supply	2.45	3.82	56.30%	3.18	4.71	48.36%
Sales to New Listings Ratio	0.70	0.59	-15.28%	0.66	0.50	-23.88%
Sales to List Price Ratio	98.00%	97.28%	-0.74%	97.35%	97.33%	-0.01%
Days on Market	62	62	0.25%			
Median Price	\$312,500	\$281,500	-9.92%			
Average Price	\$312,372	\$282,871	-9.44%	\$298,135	\$296,597	-0.52%
SURROUNDING AREA						
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Inventory	1,741	2,118	21.65%	1,458	1,878	28.76%
Months of Supply	2.55	4.10	61.03%	2.92	5.04	73.0%
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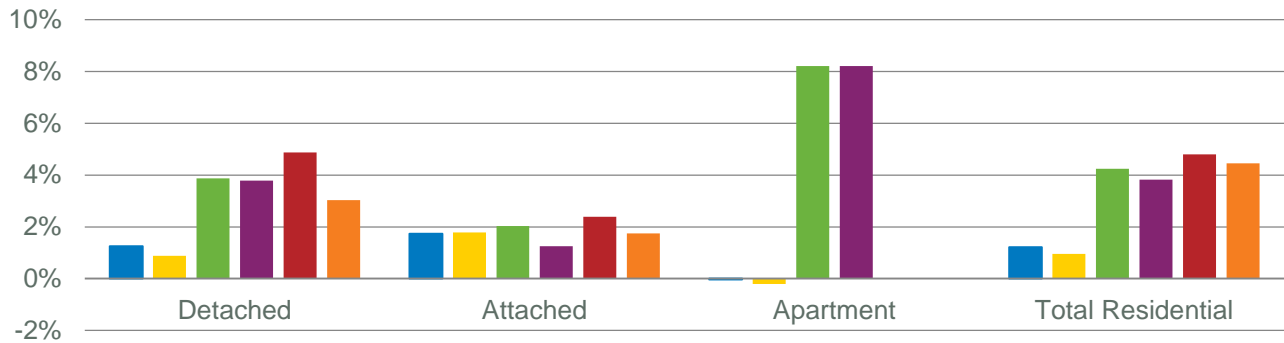
For a list of definitions, see page 28.

BENCHMARK PRICE - MAY



■ CREB® Economic Region ■ City of Calgary ■ CREB® Surrounding Area ■ Airdrie ■ Rockyview ■ Foothills Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - MAY

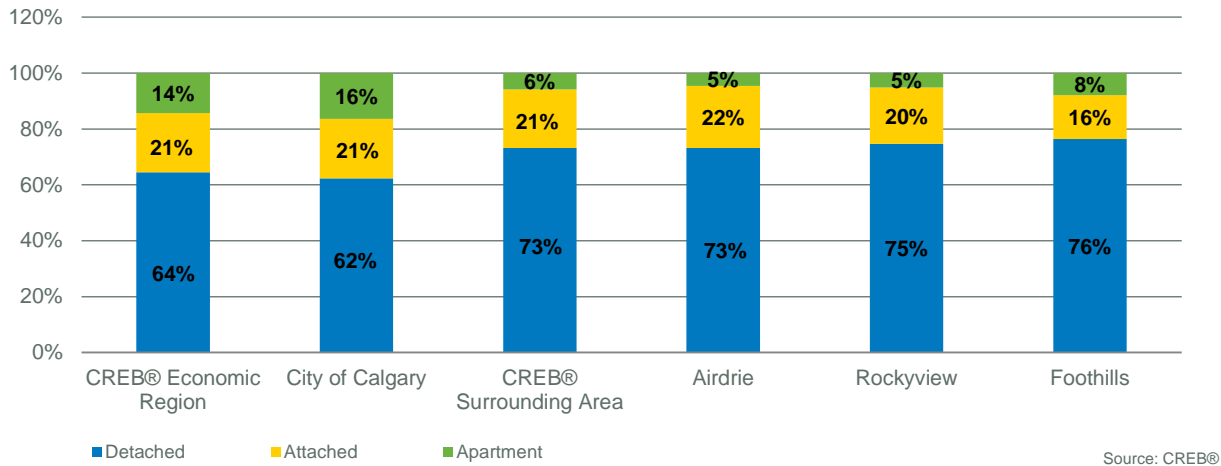


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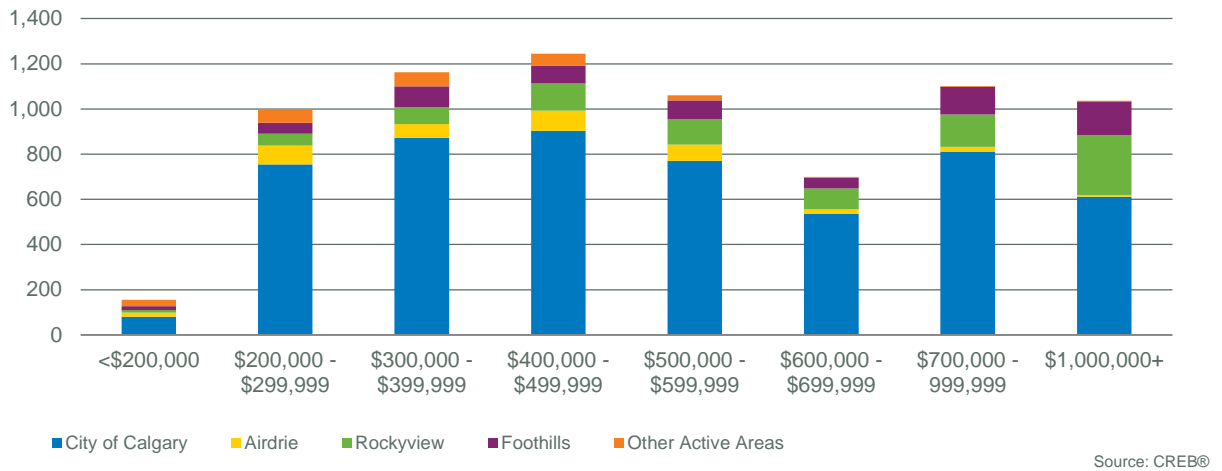
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1296	1449	1743	1403	1426
Lot Size	4868	4665	6061	5597	5481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1991	2002	1999	1999	1999
Covered Parking Spaces	2	2	2	2	2
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

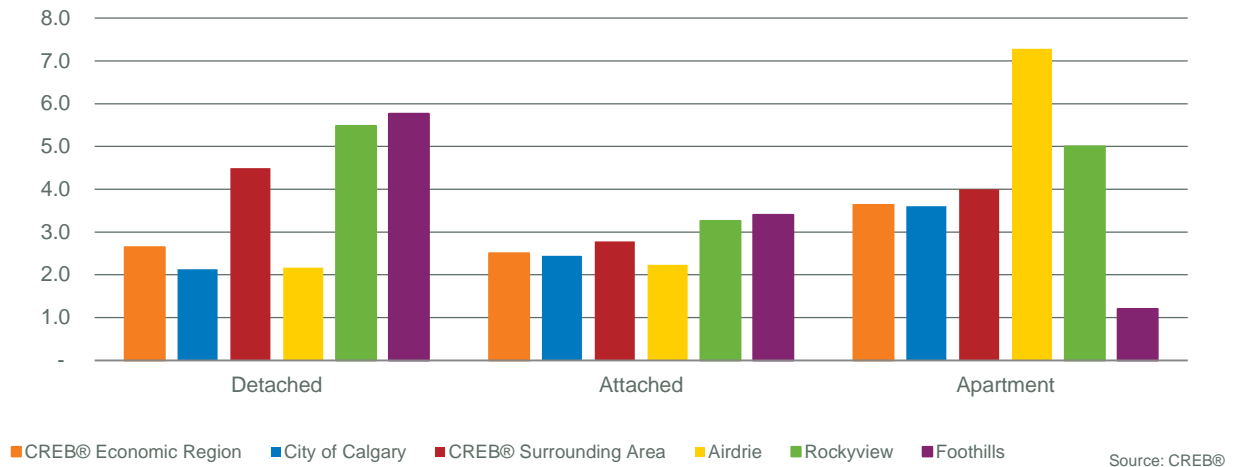
SALES DISTRIBUTION - MAY



INVENTORY BY PRICE RANGE - MAY



MONTHS OF SUPPLY - MAY

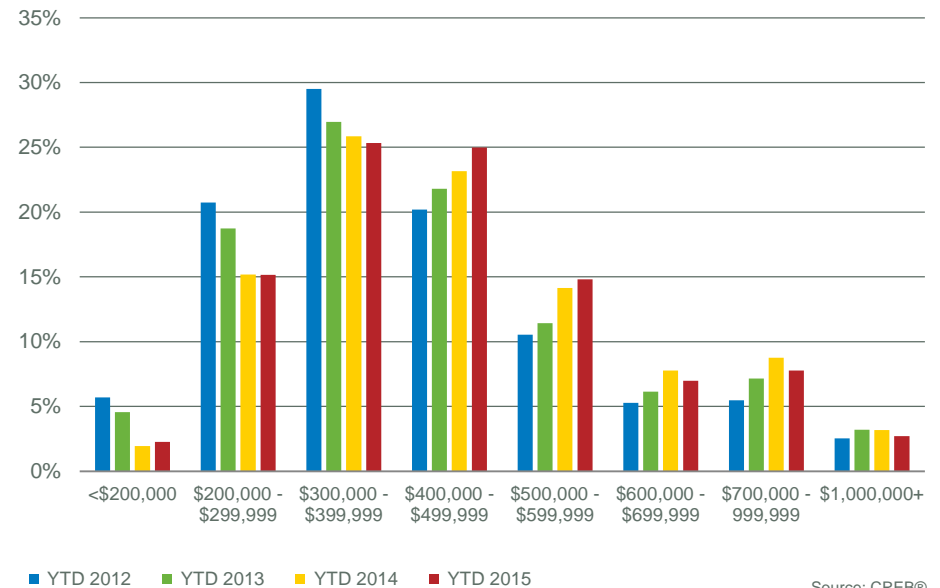


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,470	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,074
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,255	2,715	3,108	3,896	4,598	4,821	4,744	4,659	4,618	4,360	3,751	2,954
Days on Market	40	30	28	27	27	29	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	456,700	457,300	458,400	459,900	459,500
Median Price	416,250	423,000	430,000	428,000	434,150	427,000	425,000	420,500	425,000	430,000	428,300	415,500
Average Price	462,170	482,389	483,714	476,837	486,110	491,589	481,219	475,676	486,743	487,210	485,540	473,132
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	876	1,208	1,776	1,963	2,190							
New Listings	3,268	2,934	3,127	3,062	3,161							
Inventory	4,481	5,358	5,693	5,579	5,342							
Days on Market	41	35	39	40	41							
Benchmark Price	459,100	456,300	454,300	451,600	454,100							
Median Price	422,000	420,000	420,000	418,000	433,000							
Average Price	460,782	460,498	473,602	469,870	478,790							
Index	214	213	212	211	212							

	May-14	May-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	1	-	5	-
\$100,000 - \$199,999	52	33	212	181
\$200,000 - \$299,999	422	309	1,702	1,215
\$300,000 - \$349,999	346	229	1,367	895
\$350,000 - \$399,999	401	327	1,529	1,135
\$400,000 - \$449,999	351	296	1,407	1,120
\$450,000 - \$499,999	334	260	1,187	883
\$500,000 - \$549,999	264	201	968	664
\$550,000 - \$599,999	149	150	618	522
\$600,000 - \$649,999	144	91	490	305
\$650,000 - \$699,999	97	66	380	254
\$700,000 - \$799,999	154	91	514	362
\$800,000 - \$899,999	87	45	310	163
\$900,000 - \$999,999	42	27	159	97
\$1,000,000 - \$1,249,999	40	32	160	104
\$1,250,000 - \$1,499,999	28	13	93	47
\$1,500,000 - \$1,749,999	10	8	42	29
\$1,750,000 - \$1,999,999	8	5	26	15
\$2,000,000 - \$2,499,999	7	2	24	9
\$2,500,000 - \$2,999,999	-	4	4	7
\$3,000,000 - \$3,499,999	-	-	2	3
\$3,500,000 - \$3,999,999	-	1	2	2
\$4,000,000 +	1	-	2	1
	2,938	2,190	11,203	8,013

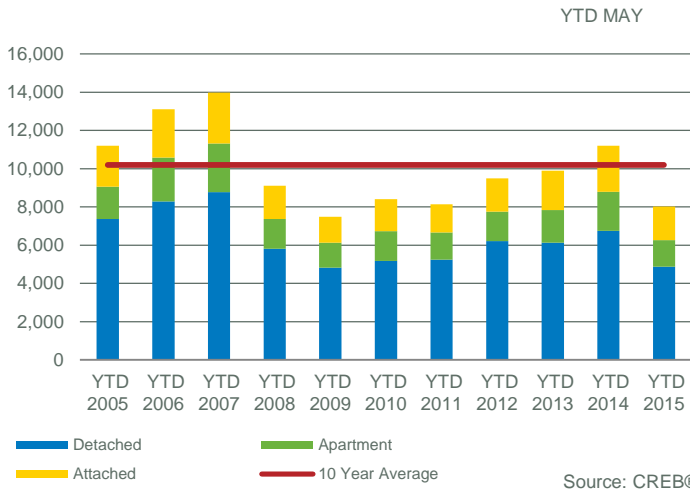
CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

YTD MAY

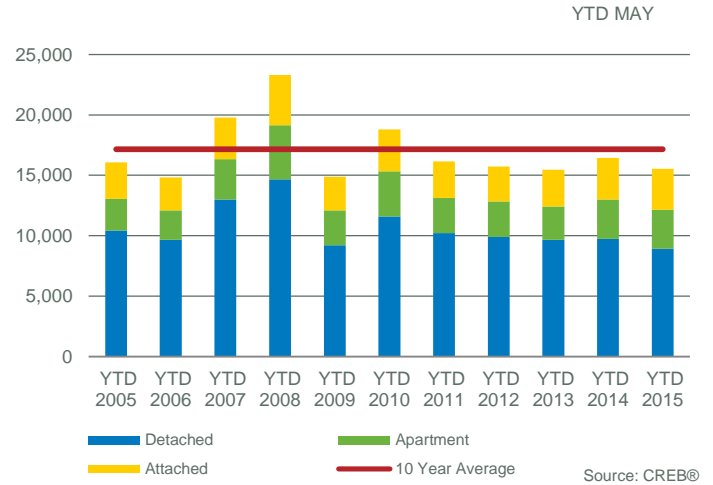


Source: CREB®

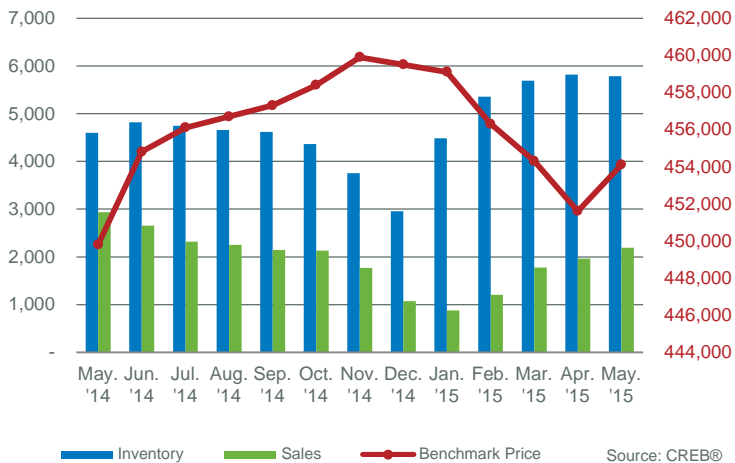
CITY OF CALGARY TOTAL SALES



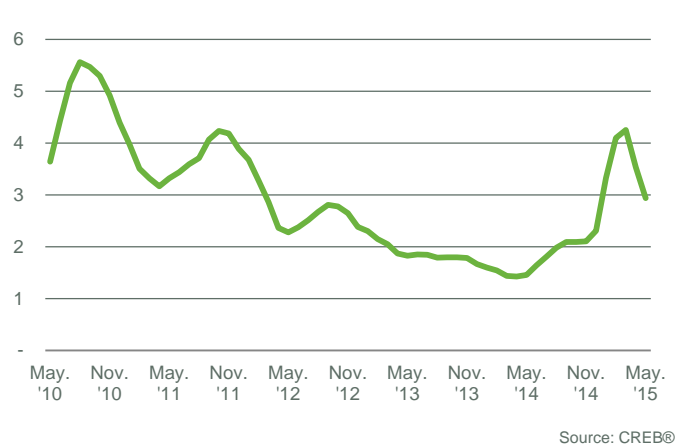
CITY OF CALGARY TOTAL NEW LISTINGS



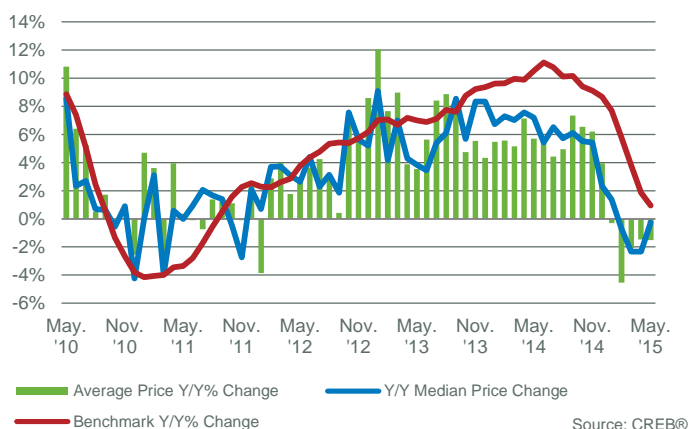
CITY OF CALGARY INVENTORY AND SALES



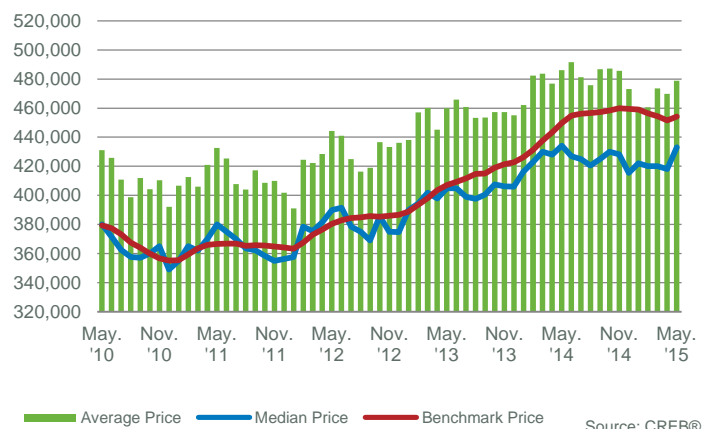
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

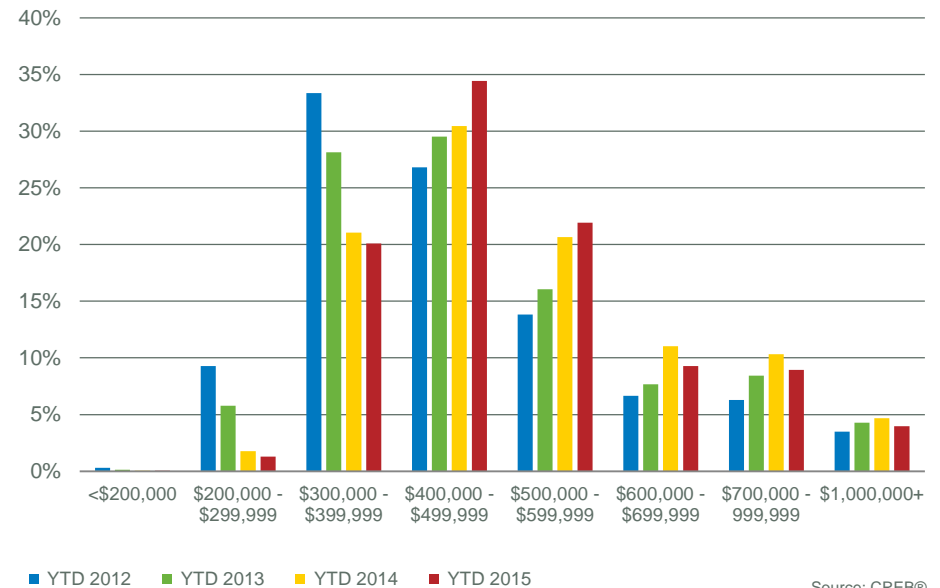


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	605
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,273	1,502	1,708	2,189	2,589	2,772	2,708	2,651	2,606	2,339	1,940	1,528
Days on Market	40	29	26	25	25	27	32	33	35	36	38	41
Benchmark Price	480,300	486,800	494,500	500,800	508,300	513,600	515,700	516,000	516,000	517,200	518,600	518,600
Median Price	462,000	480,000	492,750	487,500	497,000	493,500	488,750	480,000	495,000	493,500	483,786	477,000
Average Price	527,799	553,493	557,976	549,883	561,081	566,233	559,445	548,516	573,864	559,956	564,300	552,853
Index	199	202	205	208	211	213	214	214	214	214	215	215
2015												
Sales	533	740	1,080	1,152	1,366							
New Listings	1,836	1,671	1,774	1,770	1,879							
Inventory	2,383	2,862	3,016	3,024	2,913							
Days on Market	37	34	37	38	38							
Benchmark Price	518,600	516,000	513,800	510,200	512,800							
Median Price	481,000	470,000	475,000	479,200	484,500							
Average Price	525,826	526,271	545,296	545,008	541,582							
Index	215	214	213	211	213							

	May-14	May-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	1	-	1	-
\$100,000 - \$199,999	-	-	3	3
\$200,000 - \$299,999	21	13	119	63
\$300,000 - \$349,999	110	68	481	284
\$350,000 - \$399,999	236	201	939	695
\$400,000 - \$449,999	264	250	1,072	934
\$450,000 - \$499,999	273	216	983	743
\$500,000 - \$549,999	234	176	843	590
\$550,000 - \$599,999	137	139	552	478
\$600,000 - \$649,999	131	78	430	256
\$650,000 - \$699,999	78	57	314	196
\$700,000 - \$799,999	115	61	371	253
\$800,000 - \$899,999	56	32	210	114
\$900,000 - \$999,999	33	17	116	68
\$1,000,000 - \$1,249,999	34	28	130	92
\$1,250,000 - \$1,499,999	25	12	86	41
\$1,500,000 - \$1,749,999	10	8	42	28
\$1,750,000 - \$1,999,999	8	5	25	13
\$2,000,000 - \$2,499,999	7	2	24	9
\$2,500,000 - \$2,999,999	-	3	4	6
\$3,000,000 - \$3,499,999	-	-	1	3
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	1	-	2	1
	1,774	1,366	6,750	4,871

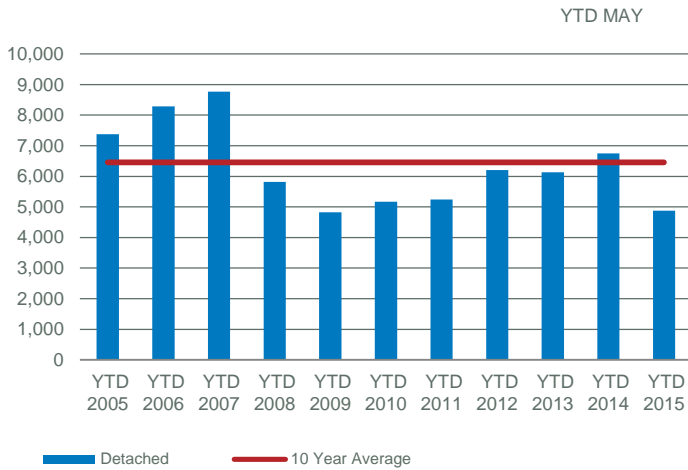
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD MAY



Source: CREB®

CALGARY DETACHED TOTAL SALES



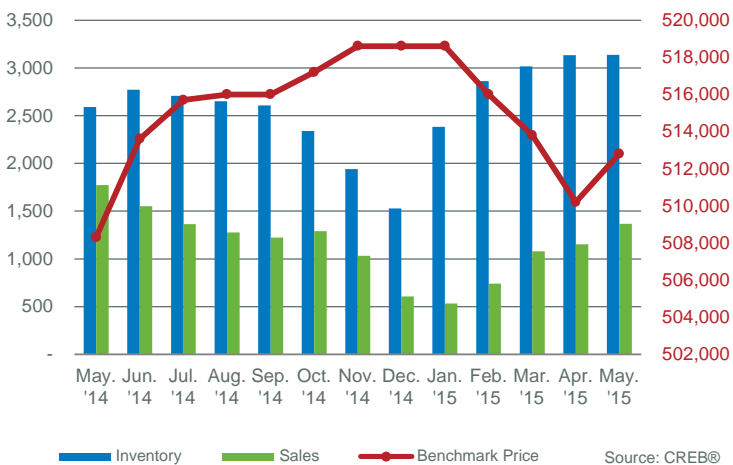
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



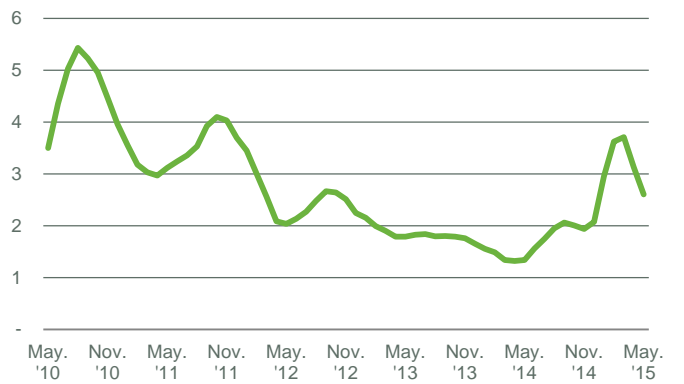
Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



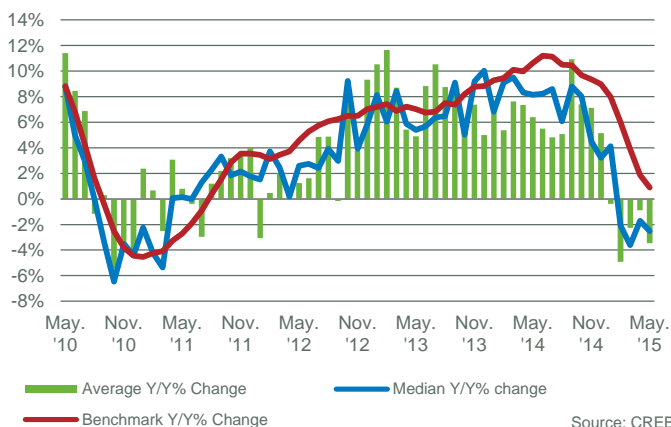
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



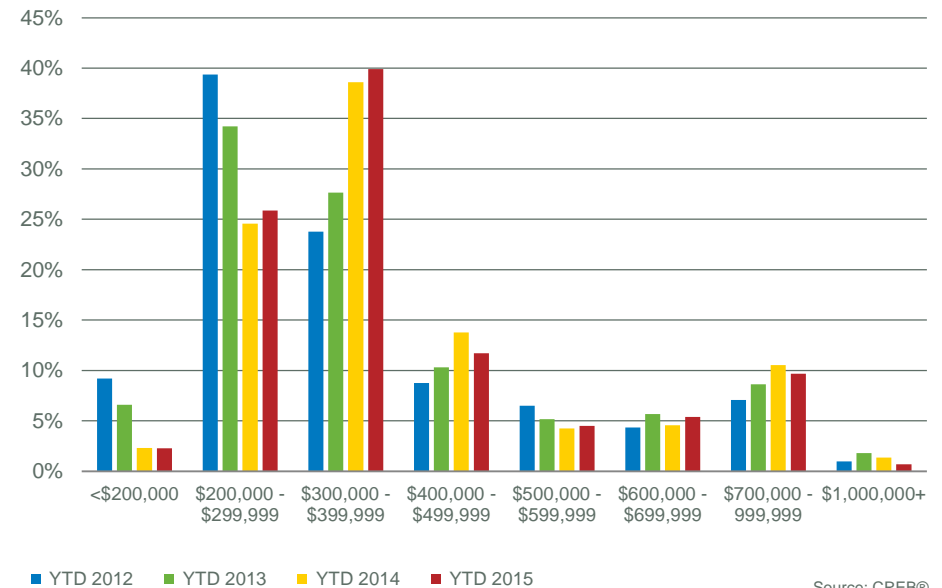
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	534	649	627	504	516	483	452	411	247
New Listings	492	568	673	786	917	797	680	682	680	663	481	303
Inventory	451	544	620	771	907	924	929	910	906	920	811	652
Days on Market	40	30	29	27	28	28	32	34	34	37	36	45
Benchmark Price	331,100	334,300	336,700	341,800	347,800	351,400	352,600	355,000	356,400	356,200	357,600	356,200
Median Price	345,000	351,000	345,000	343,600	350,000	340,100	353,000	354,250	350,000	350,000	358,000	345,000
Average Price	405,980	430,262	417,941	400,967	416,294	414,099	410,608	424,267	410,642	420,564	417,830	416,711
Index	194	196	197	200	204	206	207	208	209	209	209	209
2015												
Sales	189	252	394	459	465							
New Listings	687	670	681	684	671							
Inventory	953	1,190	1,258	1,207	1,136							
Days on Market	42	34	39	40	43							
Benchmark Price	356,000	354,600	354,800	353,300	354,000							
Median Price	342,000	345,000	346,250	350,500	352,500							
Average Price	403,897	396,866	405,580	409,890	410,336							
Index	209	208	208	207	207							

	May-14	May-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	16	9	56	40
\$200,000 - \$299,999	152	116	592	455
\$300,000 - \$349,999	156	99	584	388
\$350,000 - \$399,999	106	88	346	314
\$400,000 - \$449,999	48	32	197	115
\$450,000 - \$499,999	42	27	135	91
\$500,000 - \$549,999	13	15	64	47
\$550,000 - \$599,999	7	6	38	32
\$600,000 - \$649,999	13	11	51	39
\$650,000 - \$699,999	17	9	59	56
\$700,000 - \$799,999	34	29	129	99
\$800,000 - \$899,999	29	11	90	45
\$900,000 - \$999,999	8	10	35	26
\$1,000,000 - \$1,249,999	5	2	26	7
\$1,250,000 - \$1,499,999	3	1	7	5
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	649	465	2,409	1,759

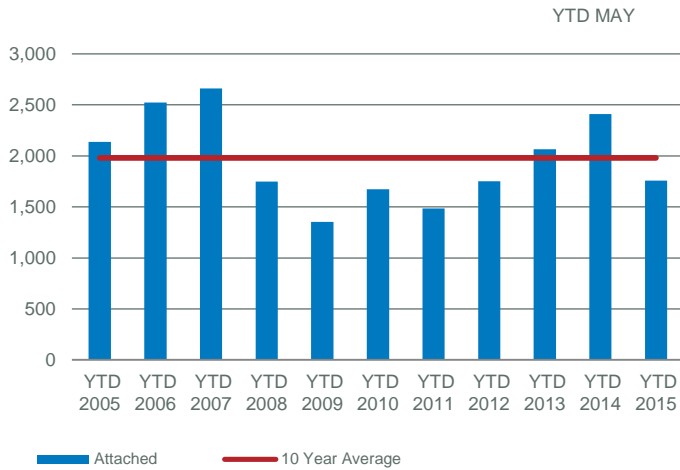
CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD MAY

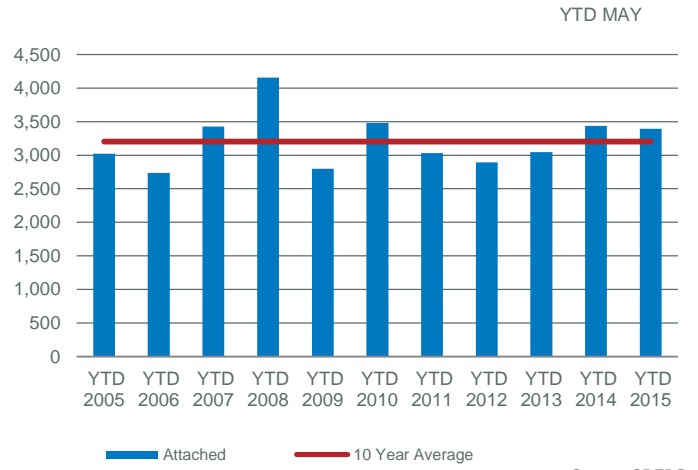


Source: CREB®

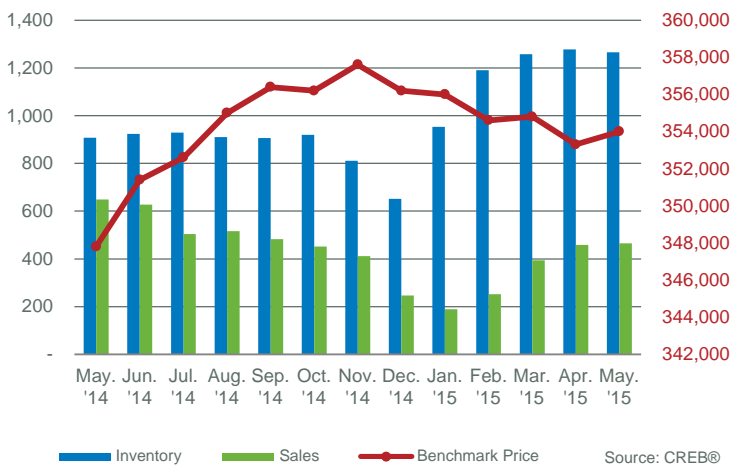
CALGARY ATTACHED TOTAL SALES



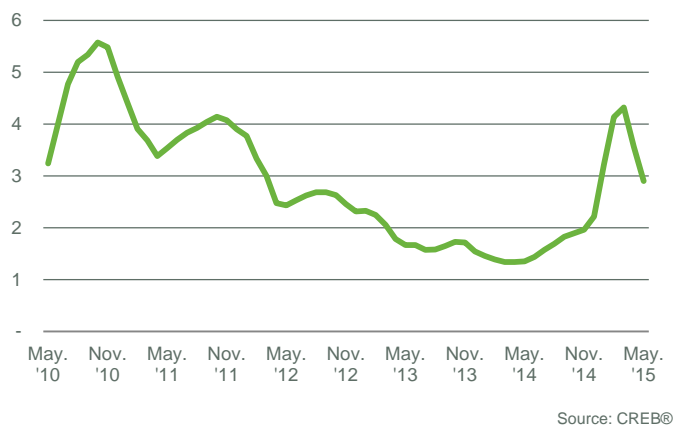
CALGARY ATTACHED TOTAL NEW LISTINGS



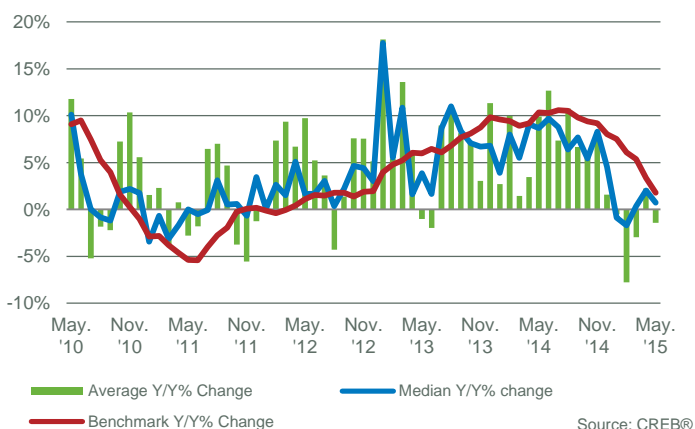
CALGARY ATTACHED INVENTORY AND SALES



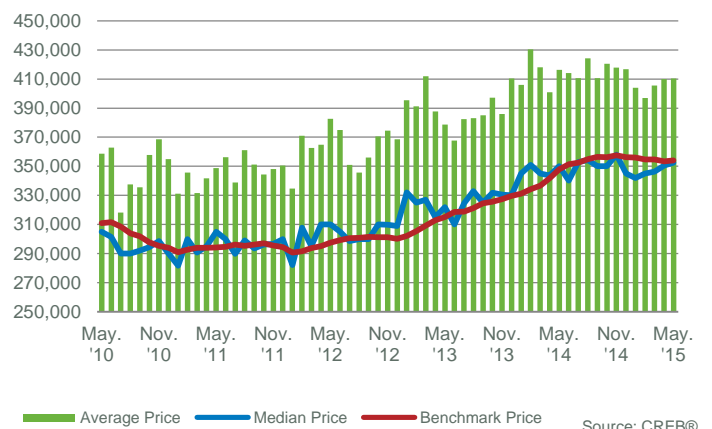
CALGARY ATTACHED MONTHS OF INVENTORY



CALGARY ATTACHED PRICE CHANGE



CALGARY ATTACHED PRICES

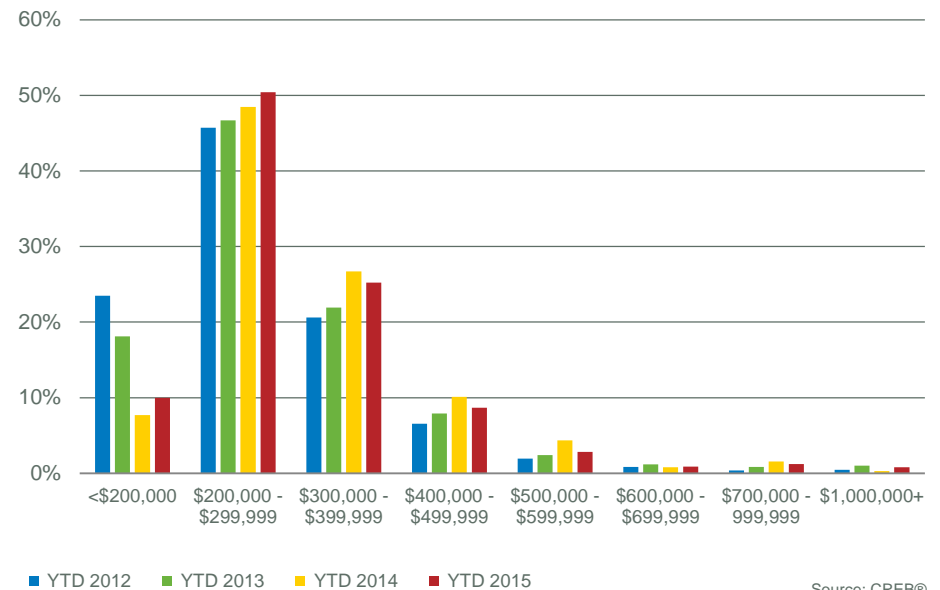


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	452	454	515	480	448	456	435	388	327	222
New Listings	490	579	671	694	818	720	663	656	692	622	476	304
Inventory	531	669	780	936	1,102	1,125	1,107	1,098	1,106	1,101	1,000	774
Days on Market	43	33	31	34	33	37	40	40	39	40	41	46
Benchmark Price	280,800	283,700	287,600	291,800	295,400	299,700	298,100	298,400	298,700	300,100	300,700	300,400
Median Price	277,000	289,950	285,500	282,750	284,000	282,750	284,223	287,750	294,500	283,650	290,000	288,900
Average Price	314,971	327,288	310,785	319,428	315,845	351,770	322,486	329,704	326,100	322,985	321,836	318,652
Index	196	198	201	204	206	209	208	209	209	210	210	210
2015												
Sales	154	216	302	352	359							
New Listings	745	593	672	608	611							
Inventory	1,145	1,306	1,419	1,348	1,293							
Days on Market	55	40	43	45	48							
Benchmark Price	298,700	296,000	293,300	291,300	294,800							
Median Price	268,875	267,500	271,500	274,750	281,500							
Average Price	305,473	309,400	305,957	302,175	328,531							
Index	209	207	205	204	206							

	May-14	May-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	-
\$100,000 - \$199,999	36	24	153	138
\$200,000 - \$299,999	249	180	991	697
\$300,000 - \$349,999	80	62	302	223
\$350,000 - \$399,999	59	38	244	126
\$400,000 - \$449,999	39	14	138	71
\$450,000 - \$499,999	19	17	69	49
\$500,000 - \$549,999	17	10	61	27
\$550,000 - \$599,999	5	5	28	12
\$600,000 - \$649,999	-	2	9	10
\$650,000 - \$699,999	2	-	7	2
\$700,000 - \$799,999	5	1	14	10
\$800,000 - \$899,999	2	2	10	4
\$900,000 - \$999,999	1	-	8	3
\$1,000,000 - \$1,249,999	1	2	4	5
\$1,250,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	1	2
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	-	-	-
	515	359	2,044	1,383

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE

YTD MAY



Source: CREB®

CALGARY APARTMENT TOTAL SALES



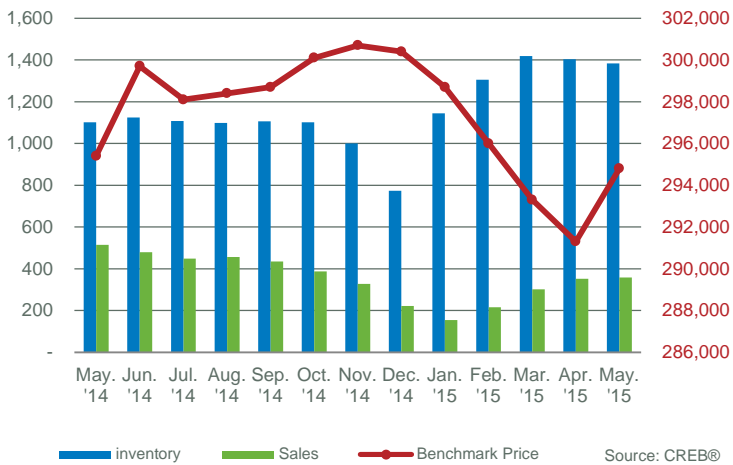
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



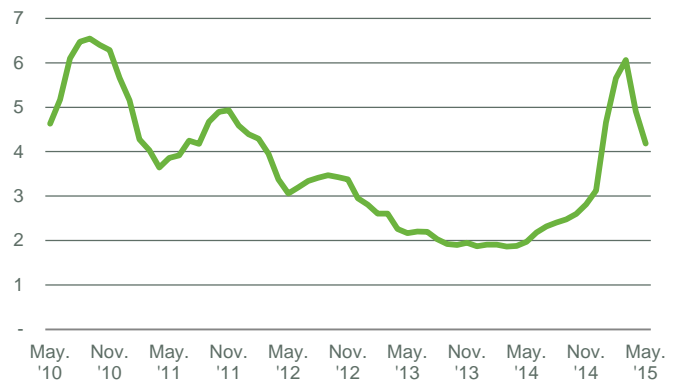
Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



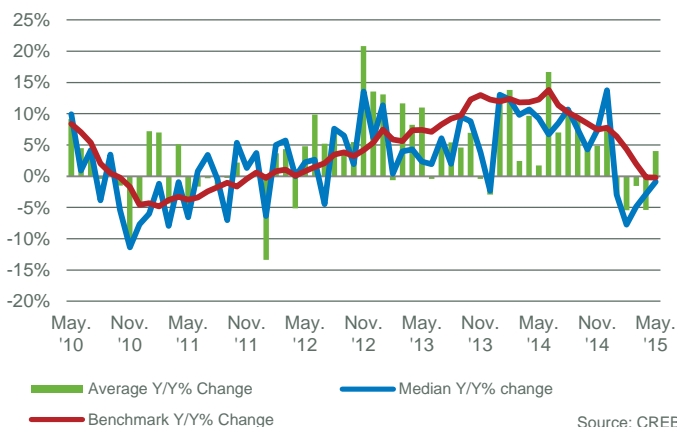
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



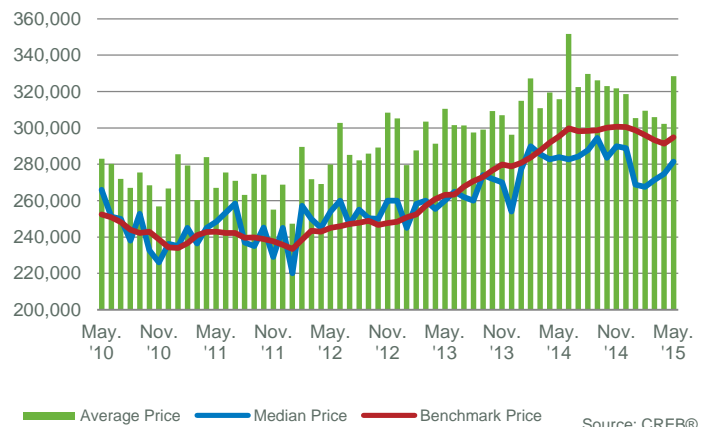
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



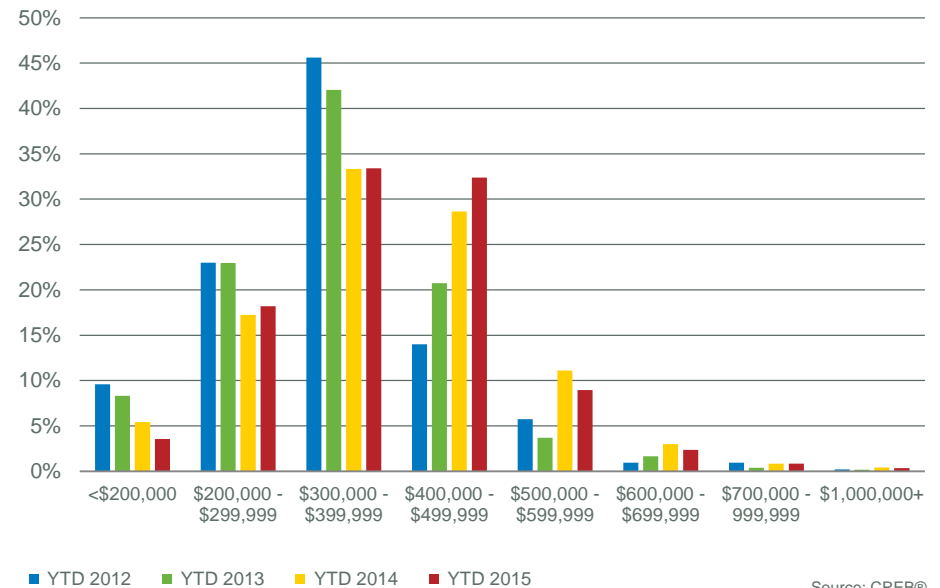
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	107	162	169	197	197	182	133	140	160	117	64
New Listings	125	149	200	219	289	254	209	187	178	183	115	80
Inventory	112	132	153	188	251	270	260	266	243	215	164	134
Days on Market	42	33	26	26	27	30	32	32	41	42	38	45
Benchmark Price	343,300	345,600	350,900	356,200	361,500	364,500	366,800	369,800	371,900	373,200	375,900	376,600
Median Price	385,500	378,750	387,750	390,000	395,000	390,000	388,300	372,400	381,750	388,250	392,000	400,000
Average Price	384,409	383,951	390,754	390,878	398,571	384,237	384,658	364,498	393,210	387,240	383,670	396,018
Index	181	182	185	188	191	192	194	195	196	197	198	199
2015												
Sales	66	98	138	138	153							
New Listings	224	231	194	214	223							
Inventory	261	351	360	371	370							
Days on Market	44	35	39	40	38							
Benchmark Price	377,400	378,000	376,100	375,500	375,300							
Median Price	376,491	400,000	384,000	396,500	392,500							
Average Price	376,290	399,835	378,408	394,555	395,478							
Index	199	200	199	198	198							

	May-14	May-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	7	5	38	21
\$200,000 - \$299,999	33	23	121	108
\$300,000 - \$349,999	23	21	79	75
\$350,000 - \$399,999	45	35	155	123
\$400,000 - \$449,999	34	31	131	116
\$450,000 - \$499,999	22	17	70	76
\$500,000 - \$549,999	13	12	50	39
\$550,000 - \$599,999	9	1	28	14
\$600,000 - \$649,999	6	4	14	12
\$650,000 - \$699,999	3	2	7	2
\$700,000 - \$799,999	2	2	4	3
\$800,000 - \$899,999	-	-	1	1
\$900,000 - \$999,999	-	-	1	1
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	197	153	702	593

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD MAY



Source: CREB®

AIRDRIE TOTAL SALES



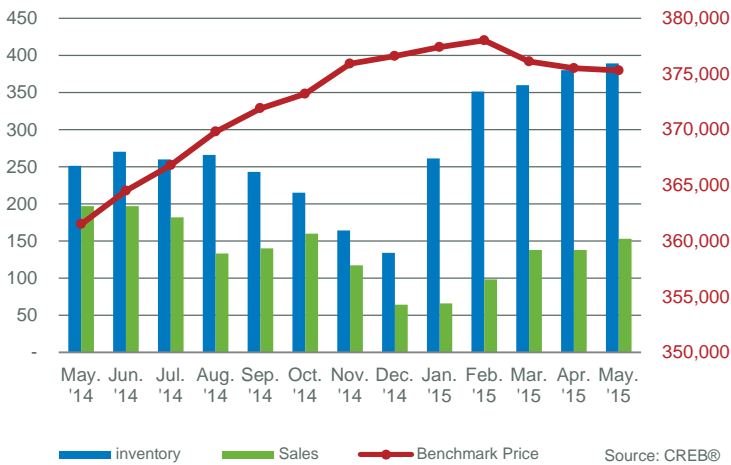
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



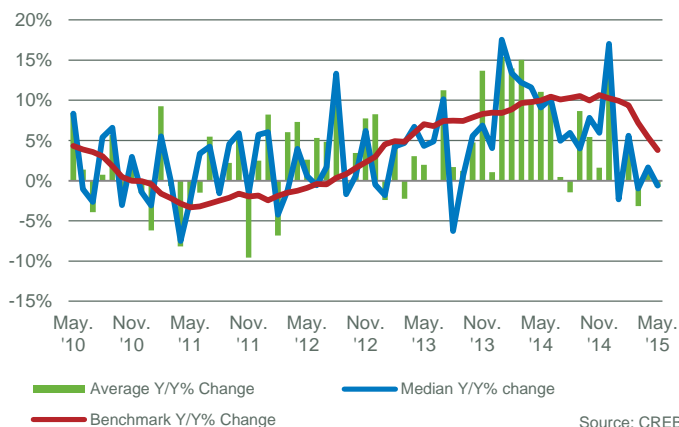
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



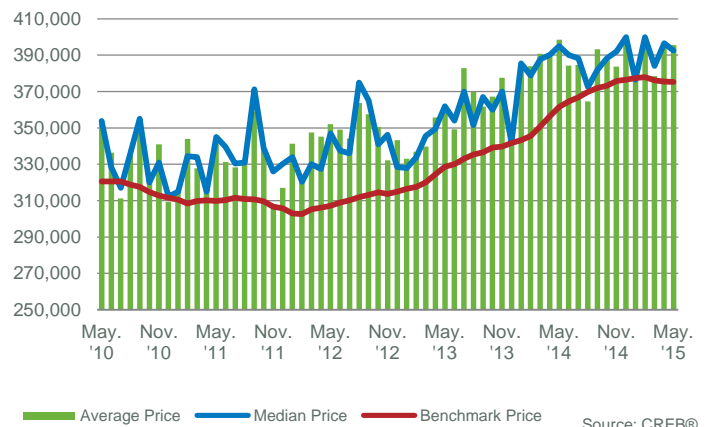
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES

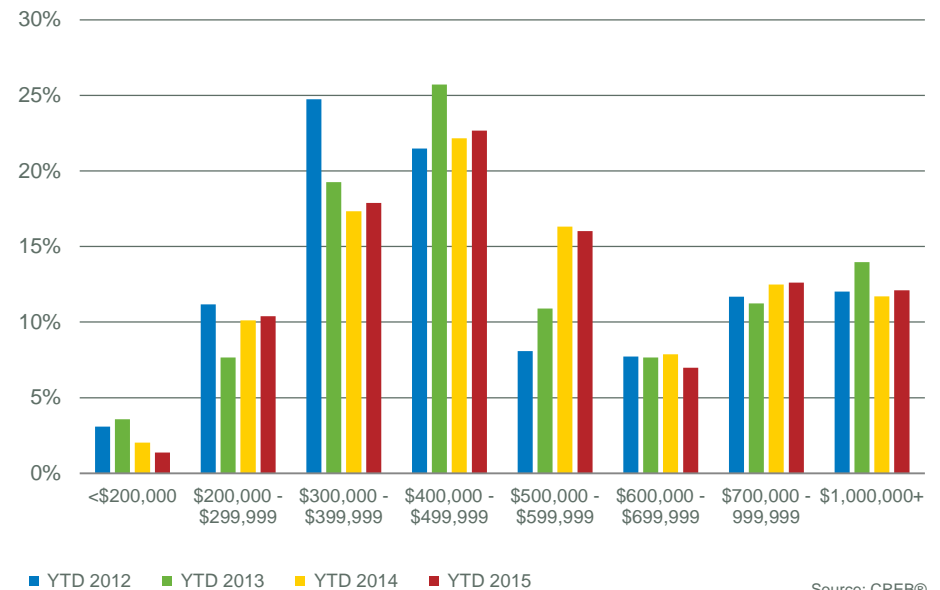


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	171	179	152	108	74
New Listings	256	278	327	331	353	359	289	264	255	237	196	128
Inventory	565	626	661	698	731	769	760	756	679	636	603	498
Days on Market	76	73	55	49	54	57	63	58	58	69	54	70
Benchmark Price	506,500	513,300	521,000	526,000	535,200	532,800	539,000	545,100	546,400	551,900	547,900	554,700
Median Price	475,500	470,000	485,000	495,500	524,000	475,000	490,000	521,000	505,000	520,000	435,000	475,000
Average Price	537,753	587,005	599,022	599,400	649,548	578,289	618,967	636,616	623,188	671,762	504,264	557,609
Index	164	166	169	170	173	172	174	176	177	179	177	180
2015												
Sales	78	78	116	141	174							
New Listings	287	254	317	311	297							
Inventory	617	713	798	845	872							
Days on Market	76	57	61	61	54							
Benchmark Price	554,700	558,400	572,300	567,700	560,900							
Median Price	478,750	497,500	487,250	465,000	500,000							
Average Price	625,531	650,542	607,473	569,824	610,111							
Index	180	181	185	184	182							

	May-14	May-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SAL				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	3	3	17	8
\$200,000 - \$299,999	18	14	90	61
\$300,000 - \$349,999	17	18	70	49
\$350,000 - \$399,999	19	14	84	56
\$400,000 - \$449,999	18	18	89	71
\$450,000 - \$499,999	22	19	108	62
\$500,000 - \$549,999	29	17	86	52
\$550,000 - \$599,999	16	14	59	42
\$600,000 - \$649,999	9	10	39	21
\$650,000 - \$699,999	5	4	31	20
\$700,000 - \$799,999	16	6	50	31
\$800,000 - \$899,999	14	5	38	26
\$900,000 - \$999,999	2	8	23	17
\$1,000,000 - \$1,249,999	15	12	48	31
\$1,250,000 - \$1,499,999	10	5	18	17
\$1,500,000 - \$1,749,999	6	4	17	12
\$1,750,000 - \$1,999,999	3	3	10	4
\$2,000,000 - \$2,499,999	2	-	6	3
\$2,500,000 - \$2,999,999	-	-	4	1
\$3,000,000 - \$3,499,999	-	-	1	3
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	224	174	889	587

ROCKYVIEW SHARE OF SALES BY PRICE RANGE



ROCKYVIEW TOTAL SALES



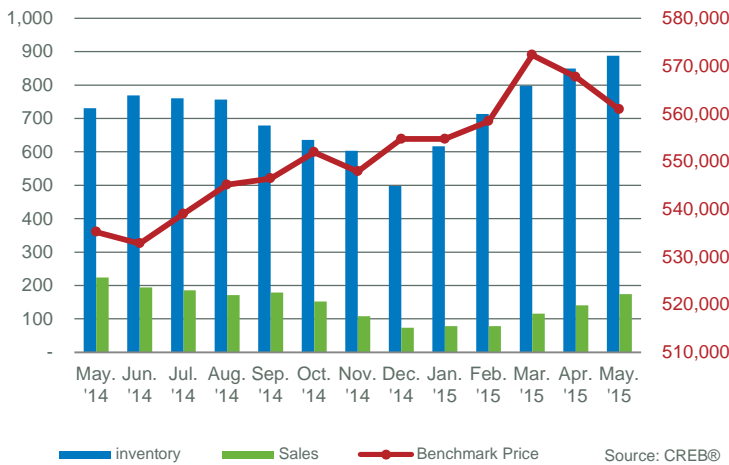
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



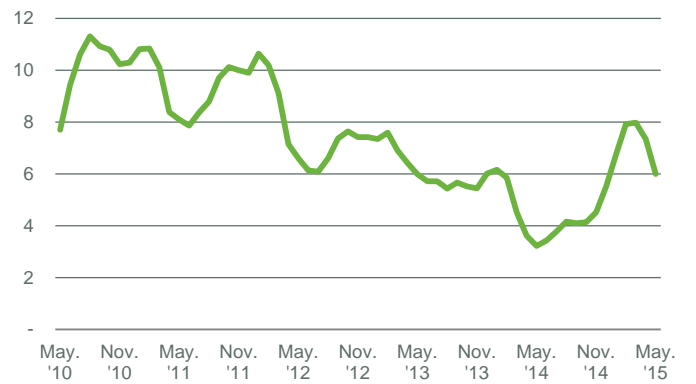
Source: CREB®

ROCKYVIEW INVENTORY AND SALES



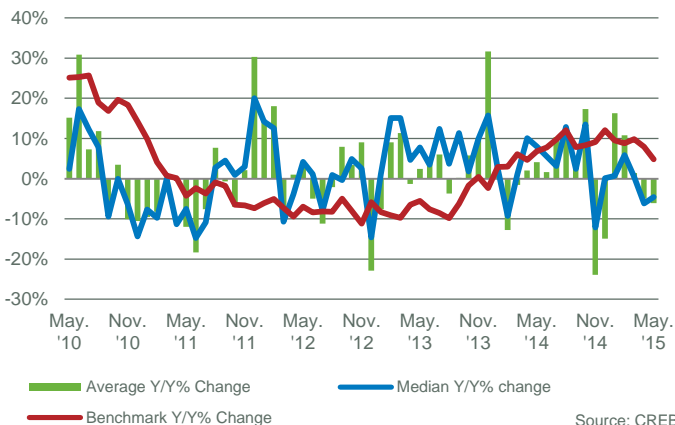
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



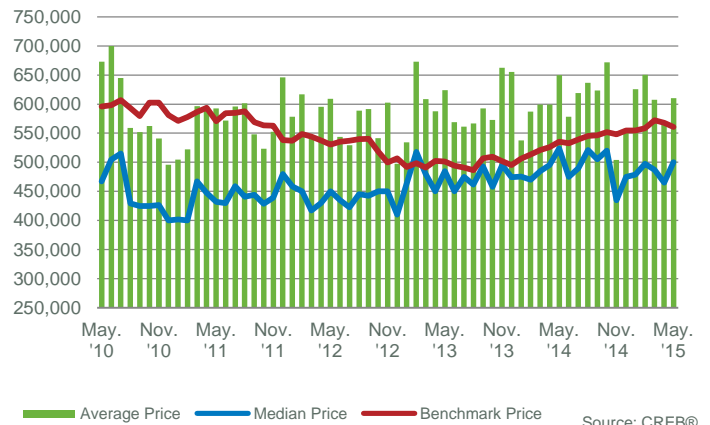
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES

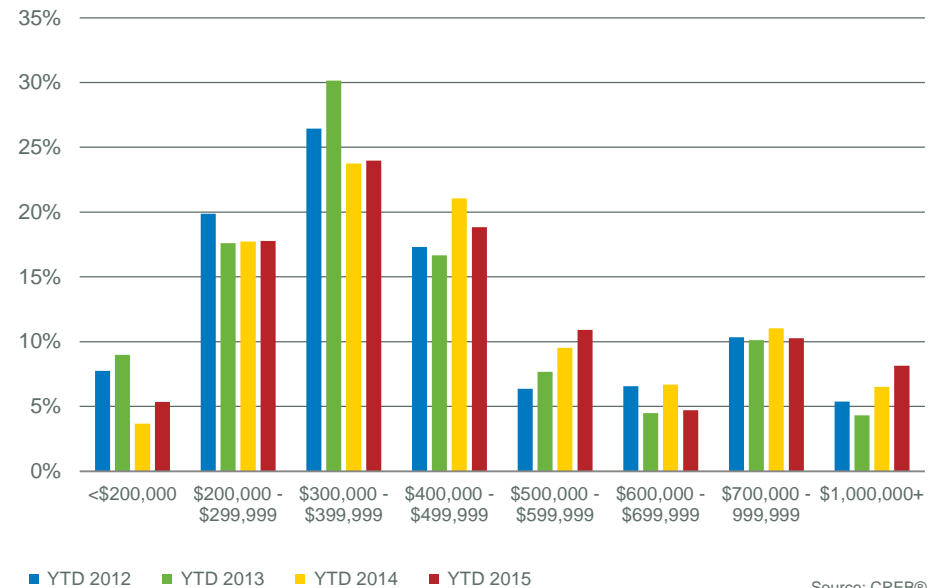


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	70	89	112	157	170	164	151	135	124	139	97	59
New Listings	182	169	199	233	271	243	243	216	218	173	127	81
Inventory	352	394	440	479	534	534	552	554	550	496	439	348
Days on Market	73	60	47	60	51	49	53	51	57	59	58	73
Benchmark Price	364,300	369,900	378,900	384,500	386,700	385,200	387,300	388,800	392,500	390,300	393,300	393,600
Median Price	427,837	390,900	412,000	430,000	437,500	432,500	407,000	410,000	402,500	409,500	424,900	392,000
Average Price	473,452	459,478	492,041	504,194	530,348	529,946	504,947	517,009	495,263	491,495	476,317	508,311
Index	169	172	176	179	180	179	180	181	182	181	183	183
2015												
Sales	56	67	112	105	127							
New Listings	191	196	236	219	233							
Inventory	414	499	582	634	639							
Days on Market	85	71	66	71	60							
Benchmark Price	394,400	393,600	404,300	400,200	403,900							
Median Price	384,870	383,000	400,000	420,000	461,500							
Average Price	457,085	494,242	451,417	500,200	562,812							
Index	183	183	188	186	188							

	May-14	May-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	-	-	3
\$100,000 - \$199,999	5	5	22	22
\$200,000 - \$299,999	29	22	106	83
\$300,000 - \$349,999	17	7	61	56
\$350,000 - \$399,999	21	12	81	56
\$400,000 - \$449,999	19	15	69	45
\$450,000 - \$499,999	15	11	57	43
\$500,000 - \$549,999	9	7	33	25
\$550,000 - \$599,999	10	9	24	26
\$600,000 - \$649,999	10	4	24	9
\$650,000 - \$699,999	3	5	16	13
\$700,000 - \$799,999	7	4	26	17
\$800,000 - \$899,999	8	6	20	21
\$900,000 - \$999,999	5	4	20	10
\$1,000,000 - \$1,249,999	8	11	26	23
\$1,250,000 - \$1,499,999	-	2	7	10
\$1,500,000 - \$1,749,999	2	1	4	1
\$1,750,000 - \$1,999,999	1	2	1	3
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	170	127	598	467

FOOTHILLS SHARE OF SALES BY PRICE RANGE



Source: CREB®

FOOTHILLS TOTAL SALES



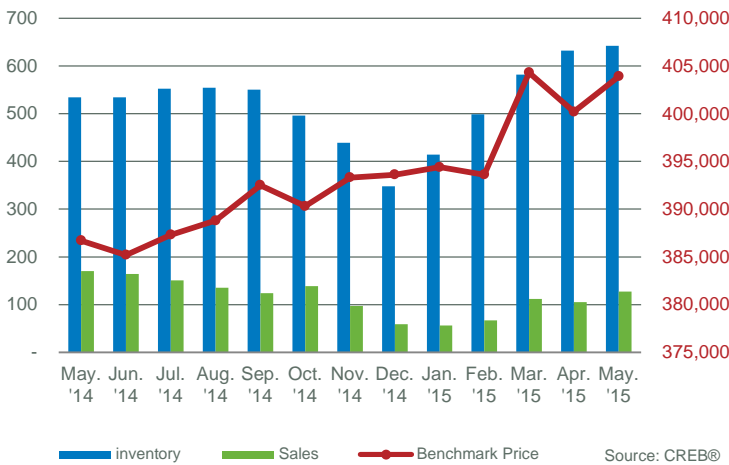
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



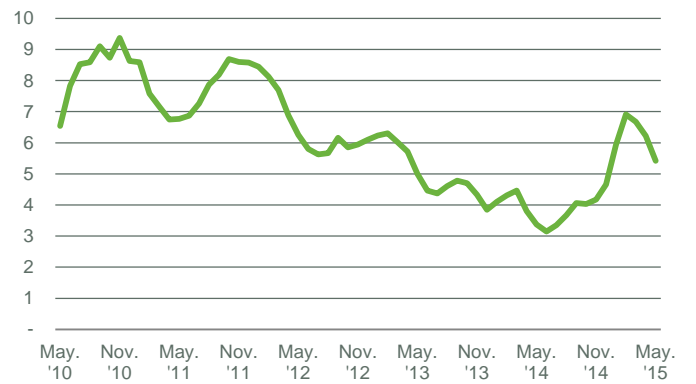
Source: CREB®

FOOTHILLS INVENTORY AND SALES



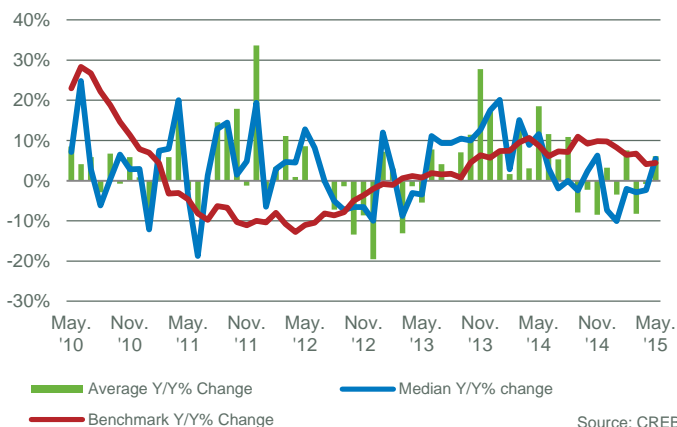
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



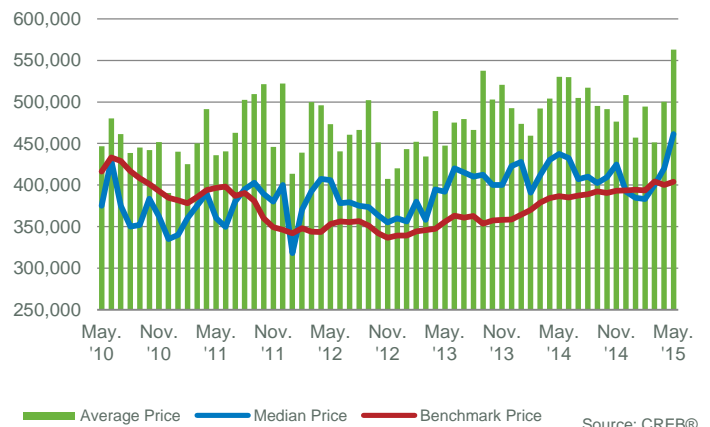
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



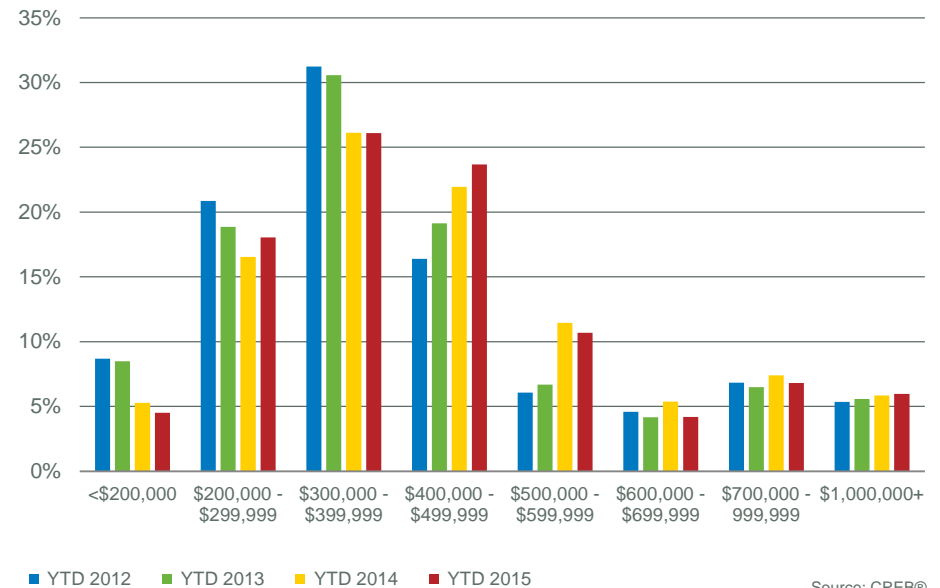
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	267	373	536	637	683	646	586	499	510	513	360	220
New Listings	631	667	819	882	1,045	955	833	746	722	665	491	303
Inventory	1,188	1,335	1,456	1,571	1,741	1,786	1,772	1,768	1,640	1,503	1,362	1,098
Days on Market	68	60	47	48	46	47	50	48	54	57	49	62
Benchmark Price	394,000	398,100	405,300	411,000	416,900	417,800	421,400	423,900	426,200	427,300	428,400	430,000
Median Price	400,000	389,900	406,750	415,000	422,500	404,500	409,419	415,000	410,000	410,000	392,964	400,250
Average Price	453,538	468,419	477,978	480,402	502,071	469,549	480,548	494,082	488,599	491,609	434,834	471,965
Index	174	176	179	181	184	184	186	187	188	189	189	190
2015												
Sales	222	269	413	442	516							
New Listings	766	746	845	838	858							
Inventory	1,440	1,734	1,953	2,072	2,118							
Days on Market	68	53	55	56	52							
Benchmark Price	430,500	431,200	436,400	434,800	434,600							
Median Price	399,950	405,000	400,000	399,500	416,750							
Average Price	475,997	487,015	453,636	463,857	495,509							
Index	190	190	193	192	192							

	May-14	May-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	-	-	5	4
\$100,000 - \$199,999	30	22	127	80
\$200,000 - \$299,999	106	86	413	336
\$300,000 - \$349,999	80	58	287	215
\$350,000 - \$399,999	99	69	365	271
\$400,000 - \$449,999	78	69	309	253
\$450,000 - \$499,999	60	48	239	188
\$500,000 - \$549,999	52	36	172	117
\$550,000 - \$599,999	38	24	114	82
\$600,000 - \$649,999	26	18	78	43
\$650,000 - \$699,999	11	11	56	35
\$700,000 - \$799,999	26	12	82	51
\$800,000 - \$899,999	22	11	59	48
\$900,000 - \$999,999	7	12	44	28
\$1,000,000 - \$1,249,999	23	23	76	55
\$1,250,000 - \$1,499,999	10	7	26	28
\$1,500,000 - \$1,749,999	8	5	21	13
\$1,750,000 - \$1,999,999	4	5	11	7
\$2,000,000 - \$2,499,999	2	-	6	4
\$2,500,000 - \$2,999,999	-	-	4	1
\$3,000,000 - \$3,499,999	-	-	1	3
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	683	516	2,496	1,862

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD MAY



SURROUNDING AREA SALES



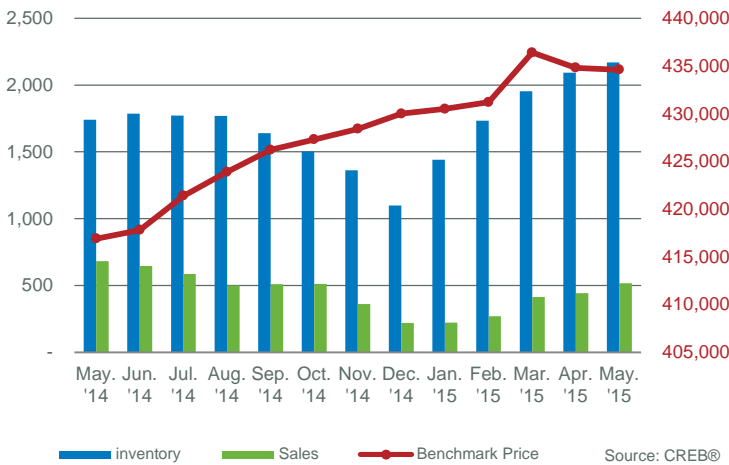
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



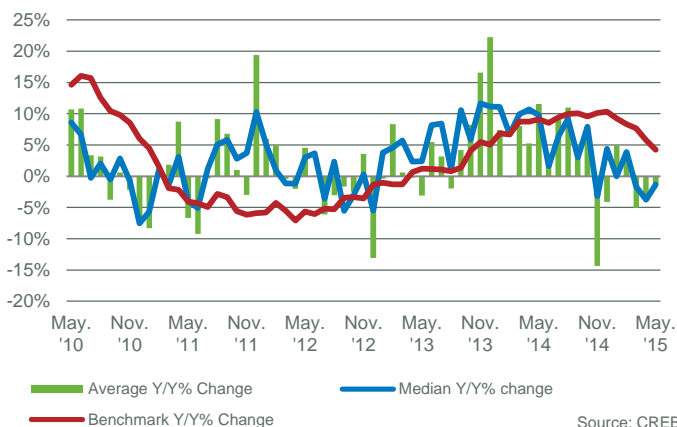
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



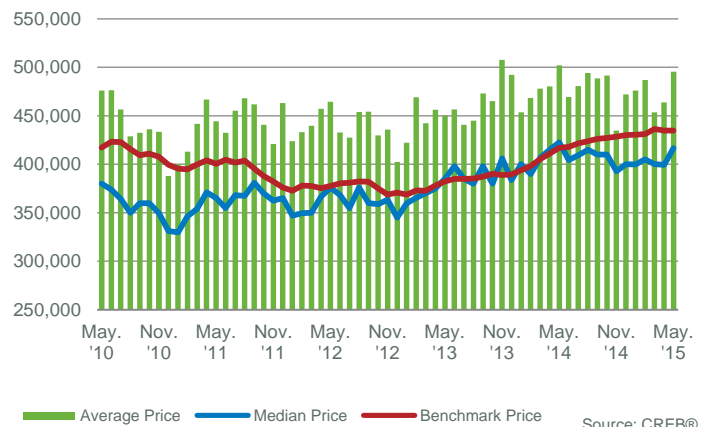
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES

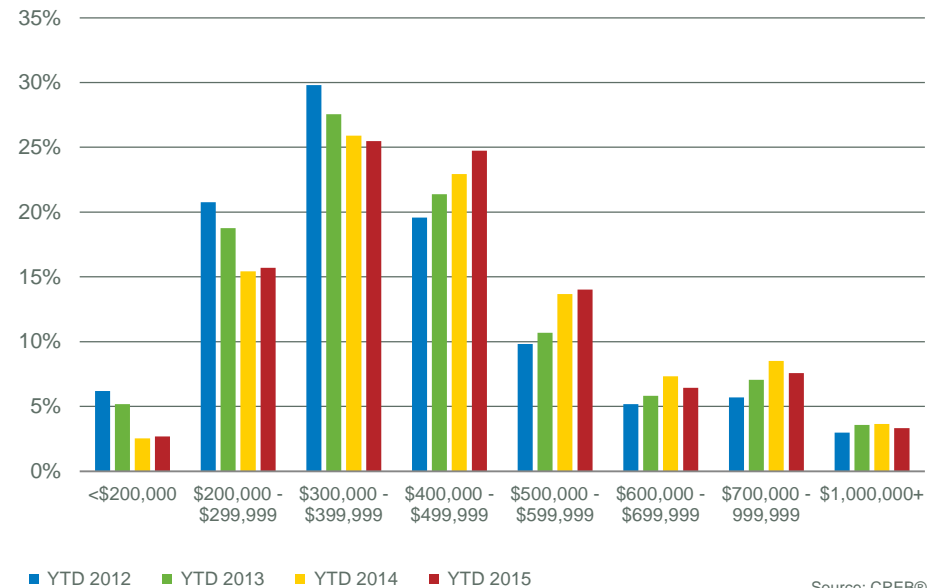


Source: CREB®

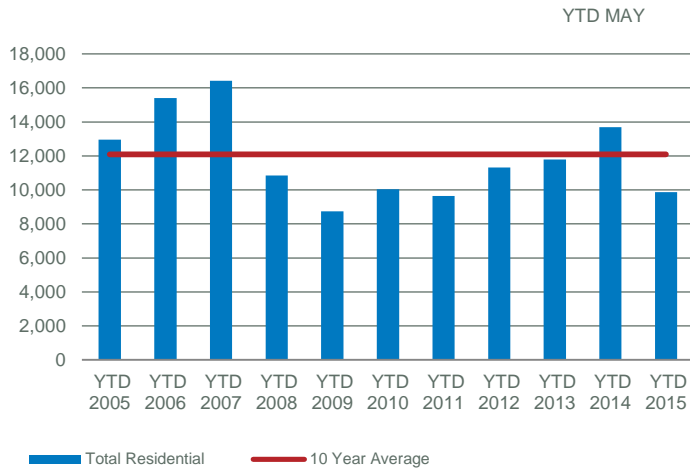
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,699	2,215	3,006	3,158	3,621	3,303	2,902	2,749	2,652	2,643	2,131	1,294
New Listings	3,012	3,370	4,126	4,616	5,356	4,754	4,038	3,877	3,962	3,576	2,574	1,671
Inventory	3,443	4,050	4,564	5,467	6,339	6,607	6,516	6,427	6,258	5,863	5,113	4,052
Days on Market	45	35	31	31	31	33	37	37	39	41	40	46
Benchmark Price	421,500	426,500	432,700	438,500	445,000	449,300	450,800	451,600	452,500	453,600	454,900	454,400
Median Price	414,500	417,000	425,950	425,000	430,000	424,100	423,000	420,000	422,885	427,000	420,500	414,750
Average Price	460,813	480,037	482,691	477,556	489,121	487,278	481,084	479,017	487,100	488,063	476,974	472,934
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,098	1,477	2,189	2,405	2,706							
New Listings	4,034	3,680	3,972	3,900	4,019							
Inventory	5,921	7,092	7,646	7,651	7,460							
Days on Market	47	38	42	43	43							
Benchmark Price	454,200	451,900	450,600	448,200	450,400							
Median Price	416,750	418,000	416,800	415,000	430,000							
Average Price	463,858	465,327	469,835	468,765	481,978							
Index	211	210	209	208	209							

	May-14	May-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	1	-	10	4
\$100,000 - \$199,999	82	55	339	261
\$200,000 - \$299,999	528	395	2,115	1,551
\$300,000 - \$349,999	426	287	1,654	1,110
\$350,000 - \$399,999	500	396	1,894	1,406
\$400,000 - \$449,999	429	365	1,716	1,373
\$450,000 - \$499,999	394	308	1,426	1,071
\$500,000 - \$549,999	316	237	1,140	781
\$550,000 - \$599,999	187	174	732	604
\$600,000 - \$649,999	170	109	568	348
\$650,000 - \$699,999	108	77	436	289
\$700,000 - \$799,999	180	103	596	413
\$800,000 - \$899,999	109	56	369	211
\$900,000 - \$999,999	49	39	203	125
\$1,000,000 - \$1,249,999	63	55	236	159
\$1,250,000 - \$1,499,999	38	20	119	75
\$1,500,000 - \$1,749,999	18	13	63	42
\$1,750,000 - \$1,999,999	12	10	37	22
\$2,000,000 - \$2,499,999	9	2	30	13
\$2,500,000 - \$2,999,999	-	4	8	8
\$3,000,000 - \$3,499,999	-	-	3	6
\$3,500,000 - \$3,999,999	1	1	3	2
\$4,000,000 +	1	-	2	1
	3,621	2,706	13,699	9,875

CREB® SHARE OF SALES BY PRICE RANGE



CREB® SALES



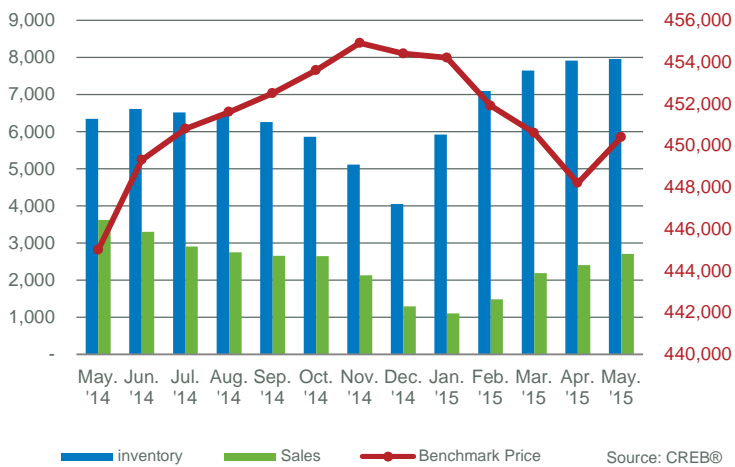
Source: CREB®

CREB® NEW LISTINGS



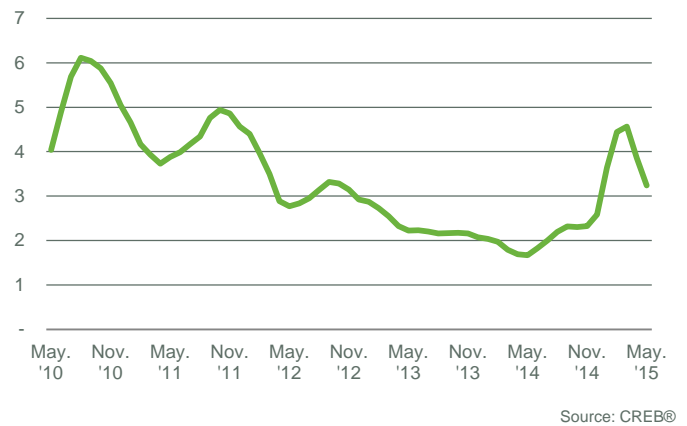
Source: CREB®

CREB® INVENTORY AND SALES



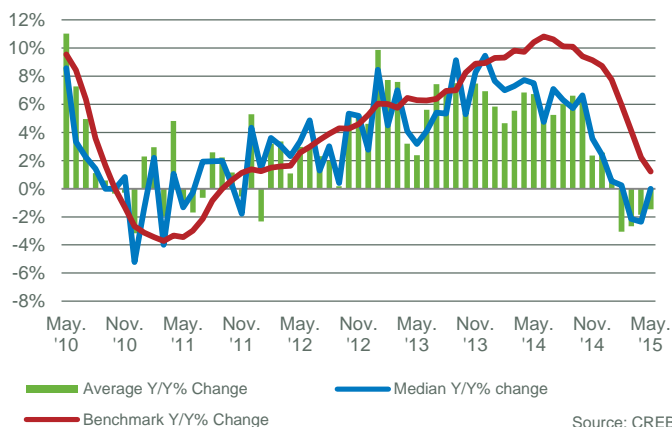
Source: CREB®

CREB® MONTHS OF INVENTORY



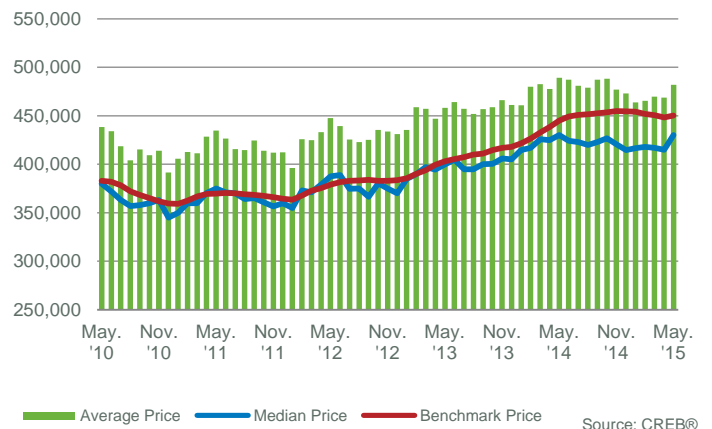
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



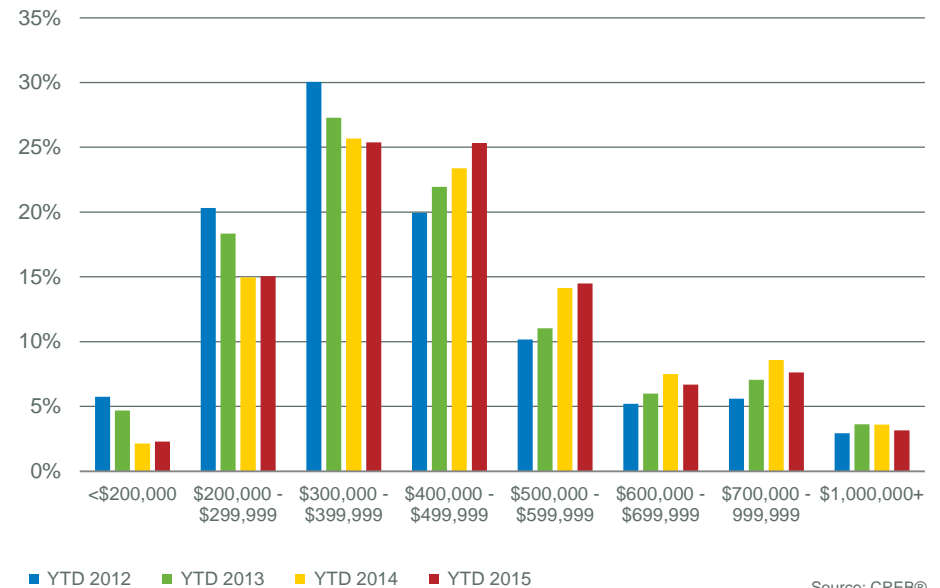
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,830	2,918	3,359	3,048	2,684	2,554	2,461	2,442	1,996	1,212
New Listings	2,762	3,130	3,834	4,284	4,953	4,412	3,703	3,582	3,673	3,331	2,394	1,576
Inventory	2,932	3,473	3,922	4,782	5,580	5,860	5,764	5,681	5,540	5,211	4,518	3,586
Days on Market	43	33	30	28	29	31	35	36	38	39	39	44
Benchmark Price	425,700	430,700	436,700	442,600	449,300	453,800	455,300	456,200	456,800	458,100	459,400	459,200
Median Price	416,000	422,500	430,000	430,000	435,000	426,000	426,150	423,350	425,000	430,000	425,000	417,250
Average Price	463,545	484,408	486,460	481,435	491,875	490,169	484,217	480,662	491,346	492,147	480,581	474,218
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	1,020	1,384	2,030	2,242	2,517							
New Listings	3,779	3,419	3,638	3,587	3,681							
Inventory	5,359	6,422	6,851	6,795	6,584							
Days on Market	44	36	40	41	41							
Benchmark Price	458,800	456,600	454,900	452,100	454,200							
Median Price	420,500	420,000	420,000	417,250	433,000							
Average Price	467,913	466,913	474,781	471,520	482,804							
Index	212	211	210	209	210							

	May-14	May-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	1	-	6	-
\$100,000 - \$199,999	62	41	267	210
\$200,000 - \$299,999	473	346	1,913	1,384
\$300,000 - \$349,999	386	268	1,516	1,019
\$350,000 - \$399,999	465	376	1,768	1,314
\$400,000 - \$449,999	403	345	1,627	1,307
\$450,000 - \$499,999	378	296	1,365	1,021
\$500,000 - \$549,999	306	230	1,104	755
\$550,000 - \$599,999	174	165	705	578
\$600,000 - \$649,999	159	105	543	338
\$650,000 - \$699,999	105	72	418	276
\$700,000 - \$799,999	172	99	568	396
\$800,000 - \$899,999	101	50	349	190
\$900,000 - \$999,999	44	35	183	115
\$1,000,000 - \$1,249,999	55	44	210	136
\$1,250,000 - \$1,499,999	38	18	112	65
\$1,500,000 - \$1,749,999	16	12	59	41
\$1,750,000 - \$1,999,999	11	8	36	19
\$2,000,000 - \$2,499,999	9	2	30	12
\$2,500,000 - \$2,999,999	-	4	8	8
\$3,000,000 - \$3,499,999	-	-	3	6
\$3,500,000 - \$3,999,999	-	1	2	2
\$4,000,000 +	1	-	2	1
	3,359	2,517	12,794	9,193

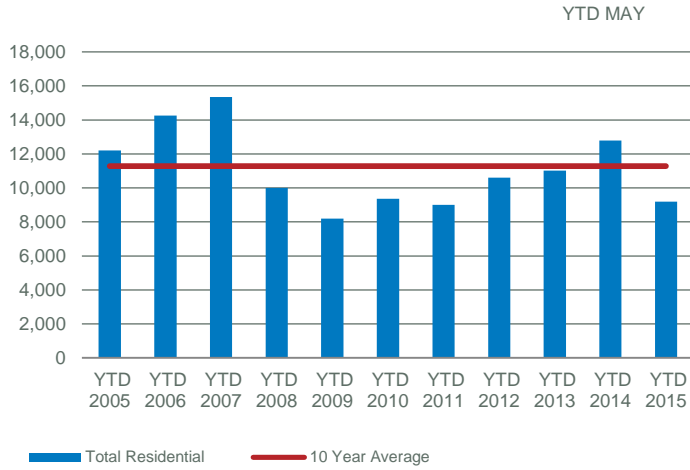
CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD MAY



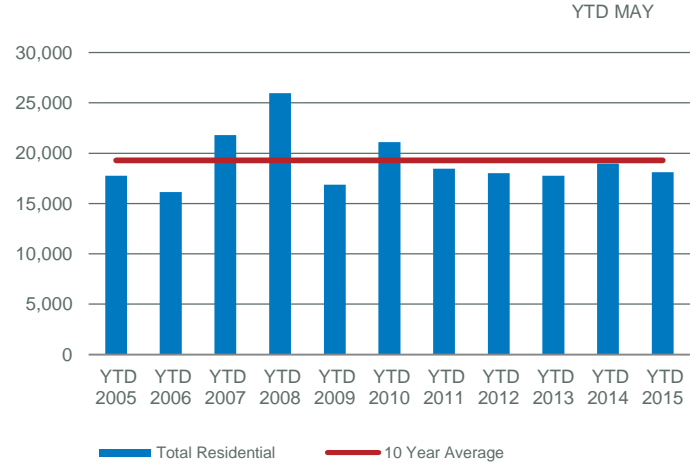
Source: CREB®

CALGARY CMA SALES



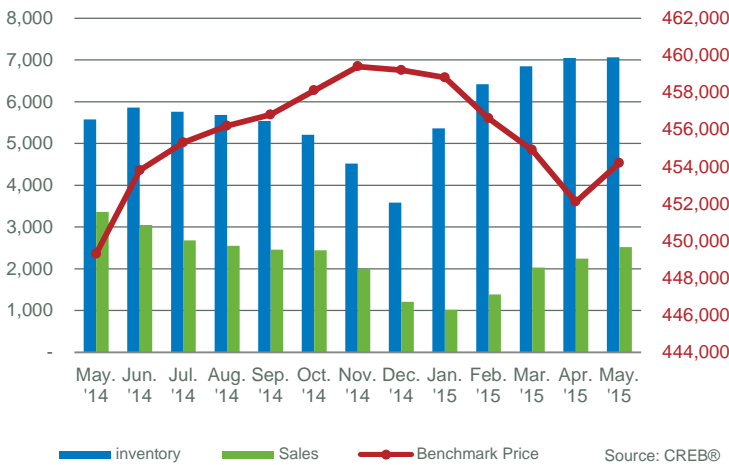
Source: CREB®

CALGARY CMA NEW LISTINGS



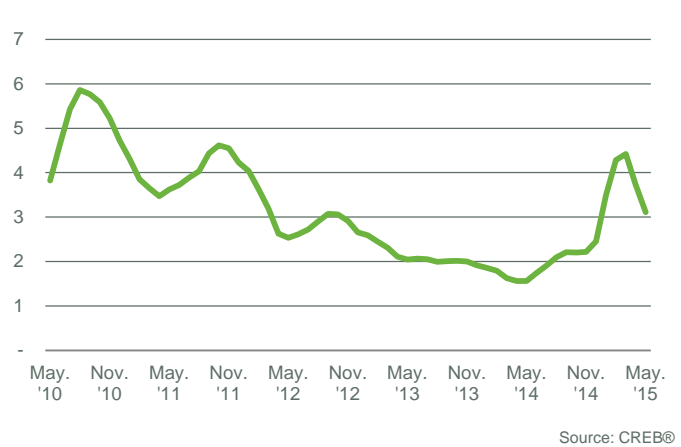
Source: CREB®

CALGARY CMA INVENTORY AND SALES



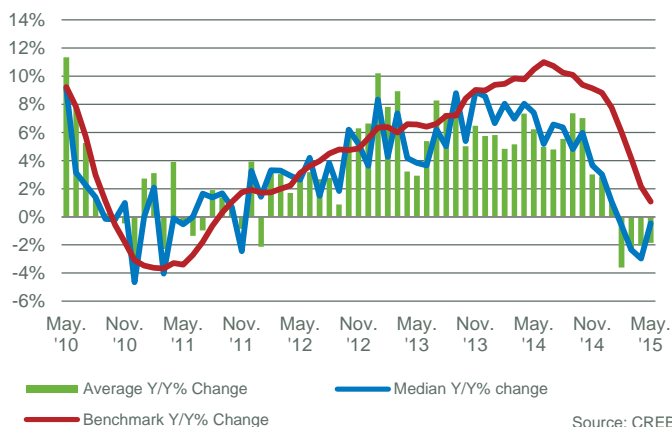
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



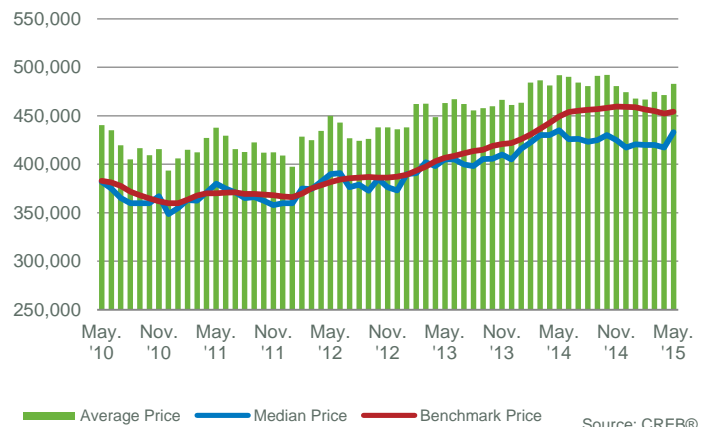
Source: CREB®

CALGARY CMA PRICE CHANGE



Source: CREB®

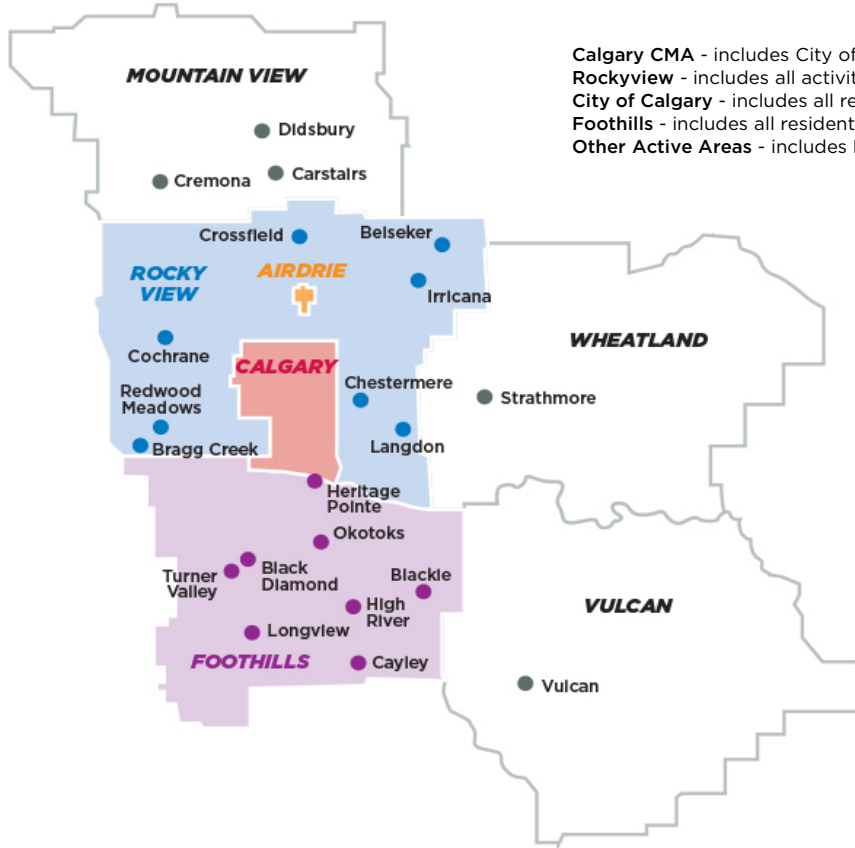
CALGARY CMA PRICES



Source: CREB®

DEFINITIONS

- Total Residential** - includes detached, attached and apartment style properties.
- Active Listings** - Actual figures were used as of January 2015, previous figures represent estimated figures.
- Benchmark Price** - Represent the monthly price of the typical home based on it's attributes, providing the best measure of price trends.
- MLS® Home Price Index** - changes in home prices by comparing current price levels relative to January 2005 price level.
- Exclusions** - Data included in this package do not include activity related to rental, land or leased properties.
- Detached** - A unit that is not attached to any other unit.
- Attached** - A unit that is attached to another unit by at least one common wall.
- Apartment** - An attached unit that has connecting enclosed hallways.



Calgary CMA - includes City of Calgary, Airdrie and the Region of Rockyview
Rockyview - includes all activity in the geographical area excluding Airdrie
City of Calgary - includes all residential activity within city limits
Foothills - includes all residential activity within the Foothills area border
Other Active Areas - includes Didsbury, Cremona, Carstairs, Strathmore, Vulcan

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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