

June sales consistent with typical levels

Calgary inventory levels ease

Calgary, July 2, 2015 - Despite the 18 per cent year-over-year decline in June home sales, for a total of 2,183 units, transaction levels remain only five per cent below the 10 year average for June and three per cent above levels over the past five years.

“We’ve seen less concern from consumers lately,” said CREB[®] president Corinne Lyall. “One of the main reasons is that we haven’t seen the worst case scenarios play out in the energy and housing sectors.”

“Consumers who were waiting for wide-spread price declines have been surprised to see that it just hasn’t happened yet, and so they’ve decided to take advantage of the improved selection and lower lending rates,” said Lyall.”

The level of new listings that came on the market in June totaled 3,122 units, resulting in the second month of elevated absorption rates, which placed downward pressure on inventory levels. The overall months of supply continues to remain balanced at 2.3 months.

With conditions remaining relatively stable in June, there was minimal pressure on home prices. The city-

wide benchmark price totaled \$455,400, a respective monthly and year-over-year gain of 0.29 and 0.13 per cent.

“Even though city-wide prices were essentially unchanged in June, it’s important to note that activity can vary significantly depending on community, property type and price range,” said Lyall. “Every transaction has its own unique features, which is why we always encourage consumers to discuss these differences with local experts.”

Second quarter results pointed towards more stability in the market. The year-over-year decline in sales activity eased from 32 per cent in the first quarter to 22 per cent in the second quarter. Meanwhile, the level of pullback of new listings outweighed the gains recorded in the first quarter, resulting in a year-to-date decline of nearly eight per cent.

While both sales and new listings have slowed for each property type within the city, the apartment sector continues to report the weakest absorption rates.

The weaker rates in this sector are now impacting prices. Despite last month’s improvement in price, the

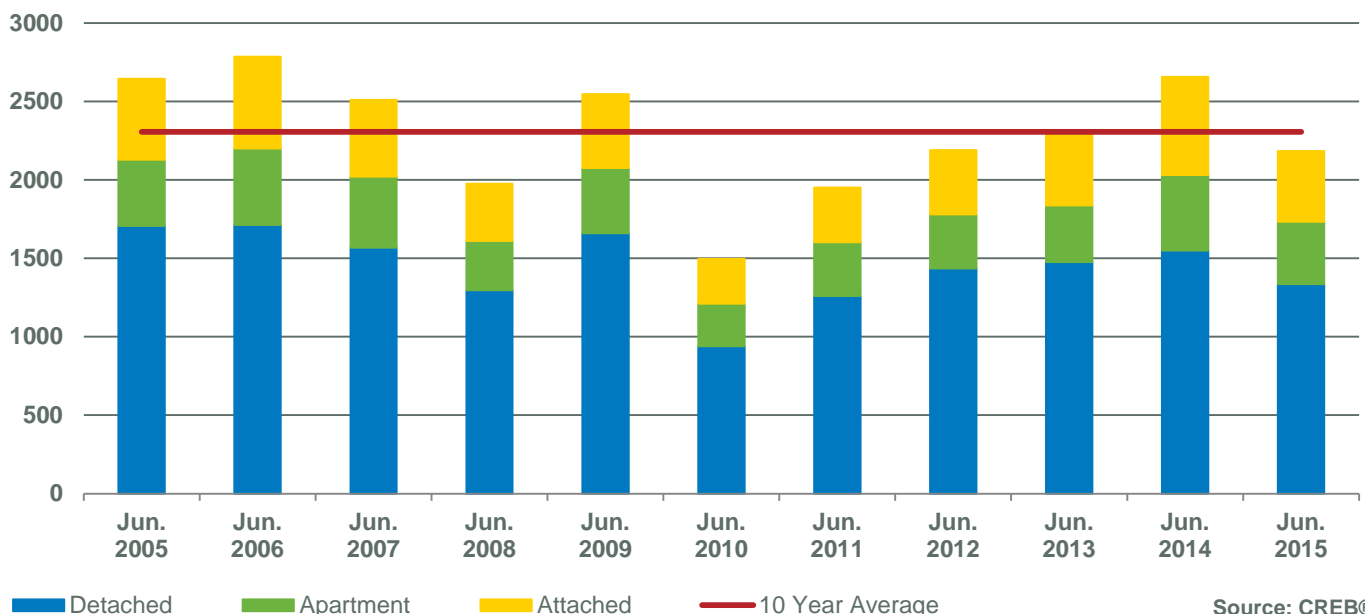
second quarter benchmark price was 0.81 per cent below levels recorded last year and 0.93 per cent below first quarter figures. Year-to-date unadjusted apartment averages continue to remain 1.65 per cent above last year’s levels.

In the detached segment, benchmark prices totaled \$515,500 in June, slightly higher than last month and 0.4 per cent higher than June 2014 prices. Meanwhile, the year-to-date benchmark price for detached properties remained 3.44 per cent above last year’s figures.

Against this backdrop, the year-to-date average and median detached home price for Calgary has reported declines of 2.26 and 1.54 per cent city-wide. This doesn’t come as a surprise, given that the share of sales activity has declined in the higher price ranges.

“The housing market is showing some signs of stability right now,” said CREB[®] chief economist Ann-Marie Lurie. “However, there are several risk factors that could influence the market in the second half of the year,” said Lurie. “Many of these factors will be addressed in CREB[®]’s mid-year forecast update, which will be released at the end of July.”

CITY OF CALGARY JUNE SALES



Source: CREB[®]

	Jun-14	Jun-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,657	2,183	-17.84%	13,860	10,197	-26.43%
Total Sales Volume	\$1,306,151,563	\$1,055,258,897	-19.21%	\$6,681,591,720	\$4,827,917,584	-27.74%
New Listings	3,799	3,122	-17.82%	20,235	18,678	-7.69%
Inventory	4,820	5,070	5.19%	3,565	5,457	53.09%
Months of Supply	1.81	2.32	28.03%	1.54	3.21	108.08%
Sales to New Listings Ratio	0.70	0.70	-0.02%	0.68	0.55	-13.90%
Sales to List Price Ratio	98.43%	97.63%	-0.80%	98.58%	97.45%	-1.13%
Days on Market	29	40	37.35%	29	40	37.93%
Benchmark Price	\$454,800	\$455,400	0.13%	\$440,550	\$455,133	3.31%
Median Price	\$427,000	\$430,000	0.70%	\$427,000	\$425,000	-0.47%
Average Price	\$491,589	\$483,398	-1.67%	\$482,077	\$473,465	-1.79%
Index	212	212	0.14%	205	212	3.31%
SURROUNDING AREA						
Total Sales	646	550	-14.86%	3,142	2,413	-23.20%
Total Sales Volume	\$303,328,865	\$274,769,634	-9.42%	\$1,504,270,653	\$1,159,730,439	-22.90%
New Listings	955	870	-8.90%	4,999	4,924	-1.50%
Inventory	1,787	2,168	21.32%	1,514	1,927	27.30%
Months of Supply	2.77	3.94	42.50%	2.89	4.79	65.76%
Sales to New Listings Ratio	0.68	0.63	-4.43%	0.63	0.49	-13.85%
Sales to List Price Ratio	97.49%	96.41%	-1.08%	97.49%	96.73%	-0.76%
Days on Market	47	60	27.10%	50	57	14.00%
Benchmark Price	\$417,800	\$435,000	4.12%	\$407,183	\$433,750	6.52%
Median Price	\$404,500	\$407,750	0.80%	\$407,000	\$405,000	-0.49%
Average Price	\$469,549	\$499,581	6.40%	\$478,762	\$480,618	0.39%
Index	184	192	4.12%	180	191	6.52%
CREB® ECONOMIC REGION						
Total Sales	3,303	2,733	-17.26%	17,002	12,610	-25.83%
Total Sales Volume	\$1,609,480,428	\$1,330,028,531	-17.36%	\$8,185,862,373	\$5,987,648,023	-26.85%
New Listings	4,754	3,992	-16.03%	25,234	23,602	-6.47%
Inventory	6,607	7,148	8.19%	5,078	7,384	45.40%
Months of Supply	2.00	2.62	30.75%	1.79	3.51	96.04%
Sales to New Listings Ratio	0.69	0.68	-1.02%	0.67	0.53	-13.95%
Sales to List Price Ratio	98.25%	97.38%	-0.88%	98.38%	97.31%	-1.07%
Days on Market	33	44	34.81%	35	44	25.71%
Benchmark Price	\$449,300	\$451,400	0.47%	\$435,583	\$451,117	3.57%
Median Price	\$424,100	\$425,000	0.21%	\$424,900	\$420,000	-1.15%
Average Price	\$487,278	\$486,655	-0.13%	\$481,465	\$474,833	-1.38%
Index	209	210	0.48%	202	210	3.57%

For a list of definitions, see page 28.

	Jun-14	Jun-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,550	1,335	-13.87%	8,300	6,207	-25.22%
Total Sales Volume	\$877,661,794	\$739,705,772	-15.72%	\$4,606,377,533	\$3,366,793,497	-26.91%
New Listings	2,282	1,832	-19.72%	12,030	10,760	-10.56%
Inventory	2,772	2,760	-0.43%	2,006	2,930	46.09%
Months of Supply	1.79	2.07	15.60%	1.45	2.83	95.35%
Sales to New Listings Ratio	0.68	0.73	4.95%	0.69	0.58	-11.31%
Sales to List Price Ratio	98.41%	97.69%	-0.72%	98.62%	97.47%	-1.15%
Days on Market	27	37	33.74%	28	37	32.14%
Benchmark Price	\$513,600	\$515,500	0.37%	\$497,383	\$514,483	3.44%
Median Price	\$493,500	\$492,500	-0.20%	\$487,650	\$480,125	-1.54%
Average Price	\$566,233	\$554,087	-2.15%	\$554,985	\$542,419	-2.26%
Index	213	214	0.38%	206	213	3.45%
ATTACHED						
Total Sales	627	449	-28.39%	3,036	2,208	-27.27%
Total Sales Volume	\$259,640,362	\$186,974,788	-27.99%	\$1,257,548,502	\$902,076,245	-28.27%
New Listings	797	678	-14.93%	4,233	4,076	-3.71%
Inventory	923	1,114	20.69%	702	1,199	70.84%
Months of Supply	1.47	2.48	68.54%	1.39	3.26	134.90%
Sales to New Listings Ratio	0.79	0.66	-12.45%	0.72	0.54	-17.55%
Sales to List Price Ratio	98.60%	97.69%	-0.91%	98.74%	97.65%	-1.09%
Days on Market	28	44	58.54%	29	41	41.38%
Benchmark Price	\$351,400	\$354,500	0.88%	\$340,517	\$354,533	4.12%
Median Price	\$340,100	\$344,900	1.41%	\$347,000	\$348,000	0.29%
Average Price	\$414,099	\$416,425	0.56%	\$414,212	\$408,549	-1.37%
Index	206	208	0.87%	199	208	4.11%
APARTMENT						
Total Sales	480	399	-16.88%	2,524	1,782	-29.40%
Total Sales Volume	\$168,849,407	\$128,578,337	-23.85%	\$817,665,685	\$559,047,842	-31.63%
New Listings	720	612	-15.00%	3,972	3,842	-3.27%
Inventory	1,125	1,196	6.31%	857	1,328	54.93%
Months of Supply	2.34	3.00	27.89%	2.04	4.47	119.44%
Sales to New Listings Ratio	0.67	0.65	-1.47%	0.64	0.46	-17.16%
Sales to List Price Ratio	98.29%	97.23%	-1.06%	98.17%	97.06%	-1.11%
Days on Market	37	48	28.26%	35	47	34.29%
Benchmark Price	\$299,700	\$293,600	-2.04%	\$289,833	\$294,617	1.65%
Median Price	\$282,750	\$275,000	-2.74%	\$283,950	\$273,250	-3.77%
Average Price	\$351,770	\$322,251	-8.39%	\$323,956	\$313,719	-3.16%
Index	209	205	-2.05%	203	206	1.65%
CITY OF CALGARY						
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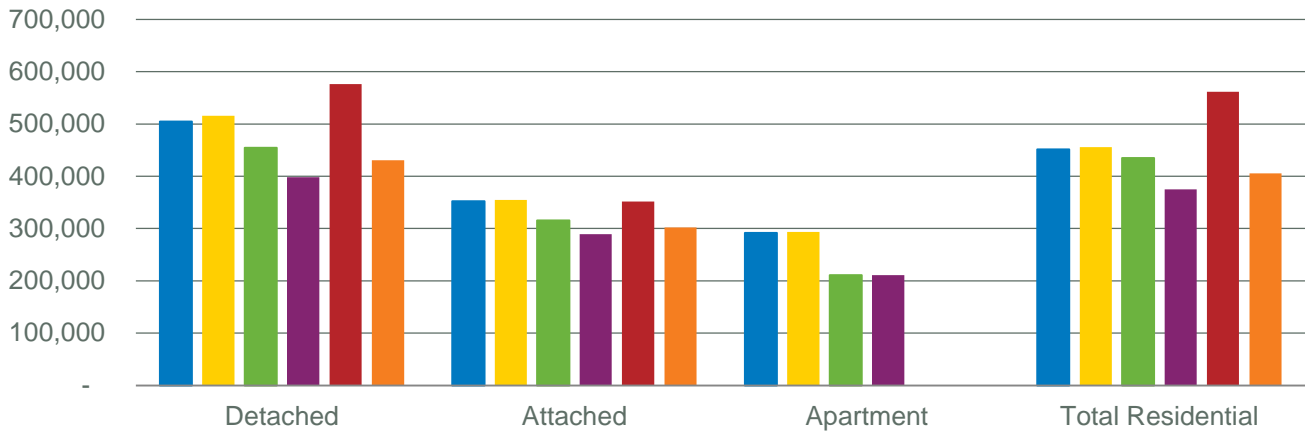
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Inventory	4,820	5,070	5.19%	3,565	5,457	53.09%
Months of Supply	1.81	2.32	28.03%	1.54	3.21	108.08%
Sales to New Listings Ratio	0.70	0.70	-0.02%	0.68	0.55	-13.90%
Sales to List Price Ratio	98.43%	97.63%	-0.80%	98.58%	97.45%	-1.13%
Days on Market	29	40	37.35%	29	40	37.93%
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Median Price	\$427,000	\$430,000	0.70%	\$427,000	\$425,000	-0.47%
Average Price	\$491,589	\$483,398	-1.67%	\$482,077	\$473,465	-1.79%
Index	212	212	0.14%	205	212	3.31%
AIRDRIE						
Total Sales	197	166	-15.74%	899	759	-15.57%
Total Sales Volume	\$75,694,727	\$65,457,170	-13.52%	\$350,411,896	\$295,842,155	-15.57%
New Listings	254	243	-4.33%	1,236	1,329	7.52%
Inventory	270	384	42.22%	184	357	93.85%
Months of Supply	1.37	2.31	68.78%	1.23	2.82	129.61%
Sales to New Listings Ratio	0.78	0.68	-9.25%	0.73	0.57	-15.62%
Sales to List Price Ratio	98.80%	98.25%	-0.55%	98.80%	98.25%	-0.55%
Days on Market	30	47	58.69%	29	41	41.38%
Benchmark Price	\$364,500	\$374,900	2.85%	\$353,667	\$376,200	6.37%
Median Price	\$390,000	\$387,400	-0.67%	\$389,900	\$390,000	0.03%
Average Price	\$384,237	\$394,320	2.62%	\$389,780	\$389,779	0.00%
Index	192	198	2.86%	187	199	6.38%
ROCKYVIEW						
Total Sales	194	198	2.06%	1,083	785	-27.52%
Total Sales Volume	\$112,188,002	\$128,313,229	14.37%	\$648,423,763	\$484,788,419	-25.24%
New Listings	359	311	-13.37%	1,904	1,777	-6.67%
Inventory	769	832	8.19%	675	788	16.79%
Months of Supply	3.96	4.20	6.01%	3.74	6.03	61.13%
Sales to New Listings Ratio	0.54	0.64	9.63%	0.57	0.44	-12.70%
Sales to List Price Ratio	96.98%	94.94%	-2.05%	96.89%	95.61%	-1.28%
Days on Market	57	68	18.71%	58	62	6.90%
Benchmark Price	\$532,800	\$561,800	5.44%	\$522,467	\$562,633	7.69%
Median Price	\$475,000	\$517,450	8.94%	\$485,500	\$495,000	1.96%
Average Price	\$578,289	\$648,047	12.06%	\$598,729	\$617,565	3.15%
Index	172	182	5.45%	169	182	7.69%
CALGARY CMA						
Total Sales	3,048	2,547	-16.44%	15,842	11,741	-25.89%
Total Sales Volume	\$1,494,034,292	\$1,249,029,296	-16.40%	\$7,680,427,379	\$5,608,548,158	-26.98%
New Listings	4,412	3,676	-16.68%	23,375	21,784	-6.81%
Inventory	5,859	6,286	7.29%	4,424	6,603	49.25%
Months of Supply	1.92	2.47	28.39%	1.68	3.37	101.38%
Sales to New Listings Ratio	0.69	0.69	0.20%	0.68	0.54	-13.88%
Sales to List Price Ratio	98.34%	97.38%	-0.96%	98.45%	97.33%	-1.12%
Days on Market	31	43	37.74%	31	41	32.26%
Benchmark Price	\$453,800	\$455,500	0.37%	\$439,800	\$455,350	3.54%
Median Price	\$426,000	\$430,000	0.94%	\$428,000	\$425,000	-0.70%
Average Price	\$490,169	\$490,392	0.05%	\$484,814	\$477,689	-1.47%
Index	210	211	0.38%	203	211	3.54%

For a list of definitions, see page 28.

	Jun-14	Jun-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	194	198	2.06%	1,083	785	-27.52%
Total Sales Volume	\$112,188,002	\$128,313,229	14.37%	\$648,423,763	\$484,788,419	-25.24%
New Listings	359	311	-13.37%	1,904	1,777	-6.67%
Inventory	769	832	8.19%	675	788	16.79%
Months of Supply	3.96	4.20	6.01%	3.74	6.03	61.13%
Sales to New Listings Ratio	0.54	0.64	9.63%	0.57	0.44	-12.70%
Sales to List Price Ratio	96.98%	94.94%	-2.05%	96.89%	95.61%	-1.28%
Days on Market	57	68	18.71%	58	62	6.90%
Benchmark Price	\$532,800	\$561,800	5.44%	\$522,467	\$562,633	7.69%
Median Price	\$475,000	\$517,450	8.94%	\$485,500	\$495,000	1.96%
Average Price	\$578,289	\$648,047	12.06%	\$598,729	\$617,565	3.15%
Index	172	182	5.45%	169	182	7.69%
FOOTHILLS REGION						
Total Sales	164	124	-24.39%	762	592	-22.31%
Total Sales Volume	\$86,911,086	\$62,179,235	-28.46%	\$385,372,544	\$296,511,469	-23.06%
New Listings	243	230	-5.35%	1,297	1,306	0.69%
Inventory	535	641	19.81%	457	573	25.45%
Months of Supply	3.26	5.17	58.46%	3.59	5.80	61.47%
Sales to New Listings Ratio	0.67	0.54	-13.58%	0.59	0.45	-13.42%
Sales to List Price Ratio	96.93%	97.36%	0.43%	97.35%	96.96%	-0.40%
Days on Market	49	60	21.61%	55	67	21.82%
Benchmark Price	\$385,200	\$405,800	5.35%	\$378,250	\$400,367	5.85%
Median Price	\$432,500	\$404,250	-6.53%	\$425,000	\$411,750	-3.12%
Average Price	\$529,946	\$501,445	-5.38%	\$505,738	\$500,864	-0.96%
Index	179	189	5.37%	176	186	5.85%
AIRDRIE						
Total Sales	197	166	-15.74%	899	759	-15.57%
Total Sales Volume	\$75,694,727	\$65,457,170	-13.52%	\$350,411,896	\$295,842,155	-15.57%
New Listings	254	243	-4.33%	1,236	1,329	7.52%
Inventory	270	384	42.22%	184	357	93.85%
Months of Supply	1.37	2.31	68.78%	1.23	2.82	129.61%
Sales to New Listings Ratio	0.78	0.68	-9.25%	0.73	0.57	-15.62%
Sales to List Price Ratio	98.80%	98.25%	-0.55%	98.80%	98.25%	-0.55%
Days on Market	30	47	58.69%	29	41	41.38%
Benchmark Price	\$364,500	\$374,900	2.85%	\$353,667	\$376,200	6.37%
Median Price	\$390,000	\$387,400	-0.67%			
Average Price	\$384,237	\$394,320	2.62%	\$389,780	\$389,779	0.00%
Index	192	198	2.86%	187	199	6.38%
OTHER ACTIVE AREAS						
Total Sales	91	62	-31.87%	398	277	-30.40%
Total Sales Volume	\$28,535,050	\$18,820,000	-34.05%	\$120,062,450	\$82,588,396	-31.21%
New Listings	99	86	-13.13%	562	512	-8.90%
Inventory	213	221	3.76%	198	209	5.47%
Months of Supply	2.34	3.56	52.29%	2.98	4.52	51.54%
Sales to New Listings Ratio	0.92	0.72	-19.83%	0.71	0.54	-16.72%
Sales to List Price Ratio	97.79%	97.15%	-0.64%	97.45%	97.29%	-0.16%
Days on Market	58	66	13.88%			
Median Price	\$324,900	\$305,000	-6.12%			
Average Price	\$313,572	\$303,548	-3.20%	\$301,664	\$298,153	-1.16%
SURROUNDING AREA						
Total Sales	646	550	-14.86%	3,142	2,413	-23.20%
Total Sales Volume	\$303,328,865	\$274,769,634	-9.42%	\$1,504,270,653	\$1,159,730,439	-22.90%
New Listings	955	870	-8.90%	4,999	4,924	-1.50%
Inventory	1,787	2,078	16.28%	1,514	1,927	27.30%
Months of Supply	2.77	3.78	36.58%	2.89	4.79	66.06%
Sales to New Listings Ratio	0.68	0.63	-6.54%	0.63	0.49	-22.03%
Sales to List Price Ratio	97.49%	96.41%	-1.11%	97.49%	96.73%	-0.78%
Days on Market	47	60	27.10%	50	57	14.00%
Benchmark Price	\$417,800	\$435,000	4.12%	\$407,183	\$433,750	6.52%
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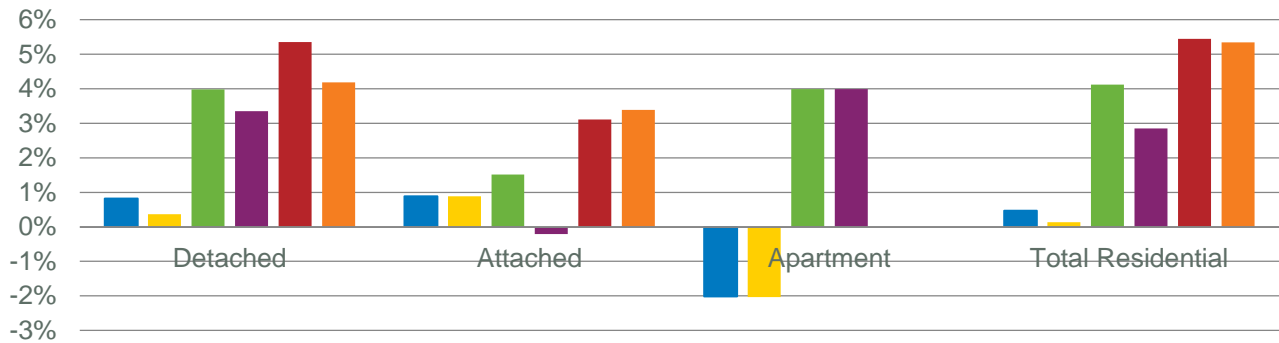
For a list of definitions, see page 28.

BENCHMARK PRICE - JUNE



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

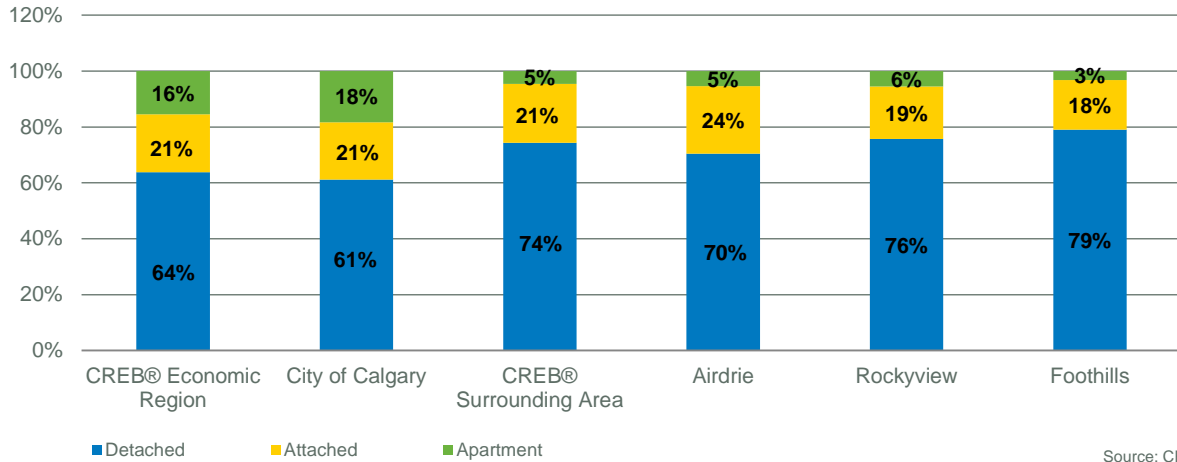


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TYPICAL HOME ATTRIBUTES - DETACHED HOMES

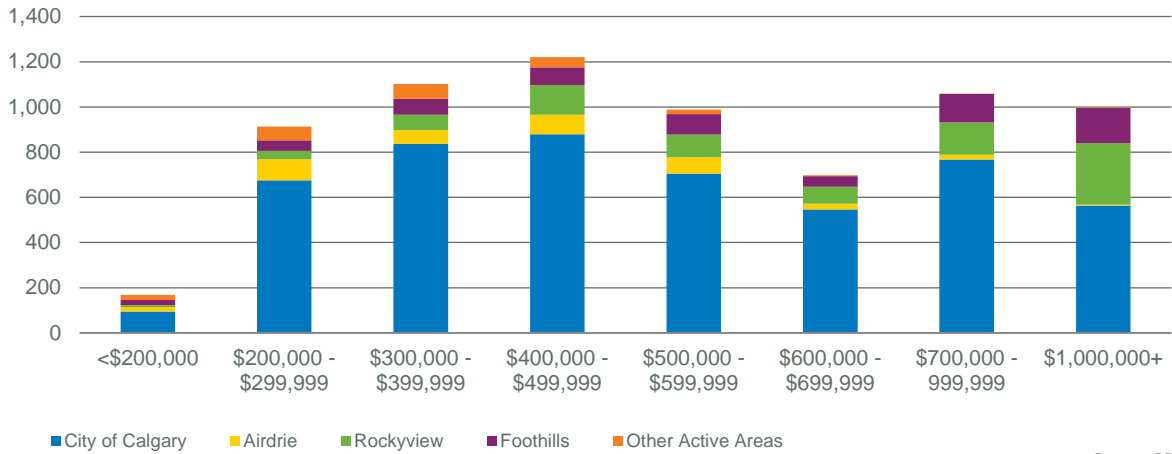
	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1296	1449	1743	1403	1426
Lot Size	4868	4665	6061	5597	5481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1991	2002	1999	1999	1999
Covered Parking Spaces	2	2	2	2	2
Full Bathrooms	2	2	2	2	2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

SALES DISTRIBUTION - JUNE



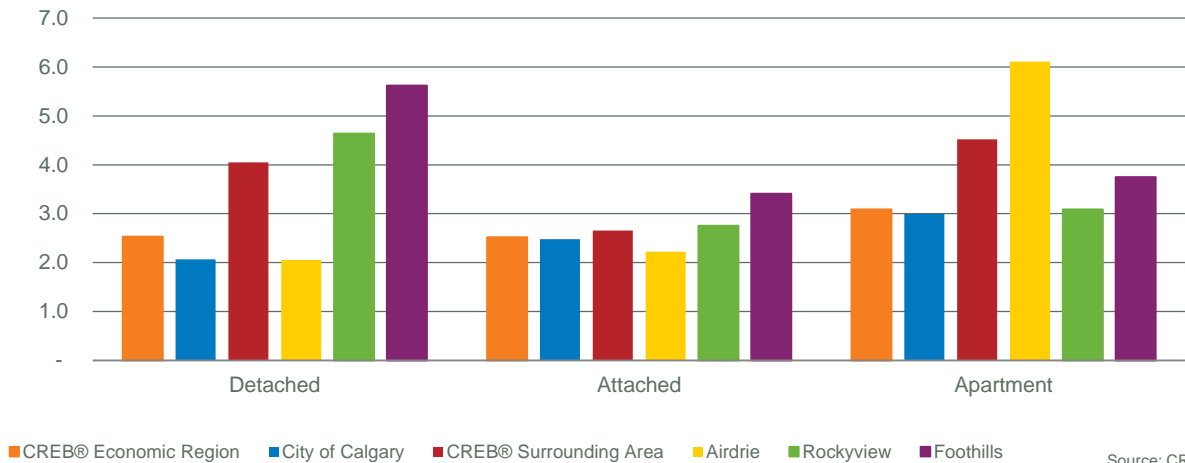
Source: CREB®

INVENTORY BY PRICE RANGE - JUNE



Source: CREB®

MONTHS OF SUPPLY - JUNE



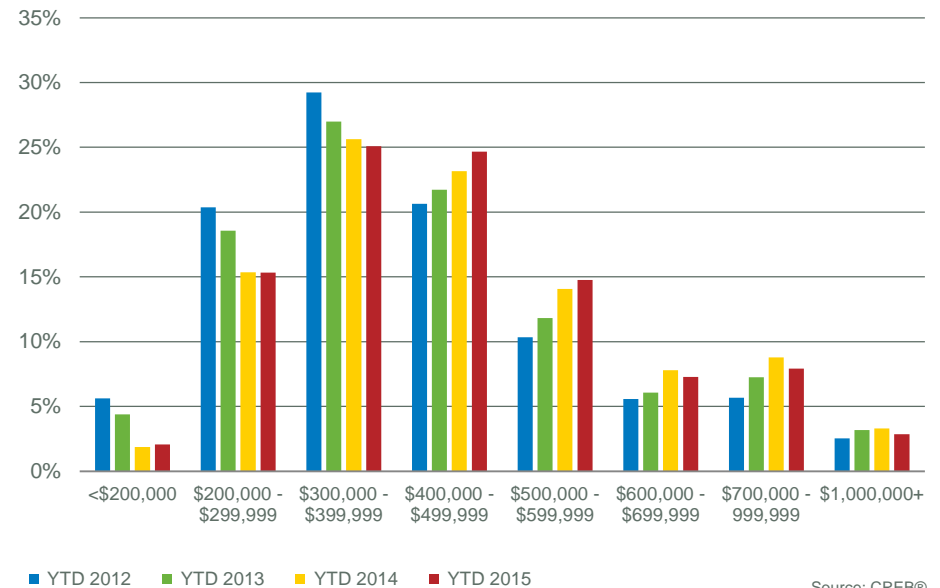
Source: CREB®

	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	2,254	2,714	3,107	3,895	4,597	4,820	4,743	4,658	4,617	4,359	3,750	2,953
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	476,829	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	1,962	2,192	2,183						
New Listings	3,268	2,934	3,127	3,062	3,165	3,122						
Inventory	4,480	5,357	5,693	5,579	5,342	5,070						
Days on Market	41	35	39	40	41	40						
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400						
Median Price	422,000	420,000	420,000	418,250	433,000	430,000						
Average Price	460,782	460,498	473,602	469,924	478,843	483,398						
Index	214	213	212	211	212	212						

	Jun-14	Jun-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	5	-
\$100,000 - \$199,999	43	31	255	212
\$200,000 - \$299,999	428	348	2,130	1,564
\$300,000 - \$349,999	317	240	1,684	1,135
\$350,000 - \$399,999	338	289	1,867	1,422
\$400,000 - \$449,999	348	289	1,755	1,408
\$450,000 - \$499,999	269	223	1,456	1,107
\$500,000 - \$549,999	212	180	1,180	845
\$550,000 - \$599,999	152	137	770	660
\$600,000 - \$649,999	120	116	610	421
\$650,000 - \$699,999	91	68	471	322
\$700,000 - \$799,999	120	106	634	468
\$800,000 - \$899,999	72	55	382	218
\$900,000 - \$999,999	43	26	202	123
\$1,000,000 - \$1,249,999	39	38	199	142
\$1,250,000 - \$1,499,999	31	13	124	60
\$1,500,000 - \$1,749,999	11	10	53	39
\$1,750,000 - \$1,999,999	9	7	35	22
\$2,000,000 - \$2,499,999	7	5	31	14
\$2,500,000 - \$2,999,999	3	-	7	7
\$3,000,000 - \$3,499,999	3	-	5	3
\$3,500,000 - \$3,999,999	1	2	3	4
\$4,000,000 +	-	-	2	1
	2,657	2,183	13,860	10,197

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

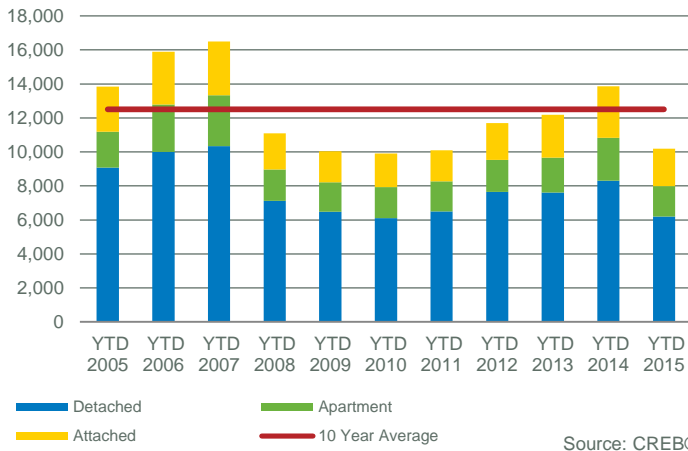
YTD JUNE



Source: CREB®

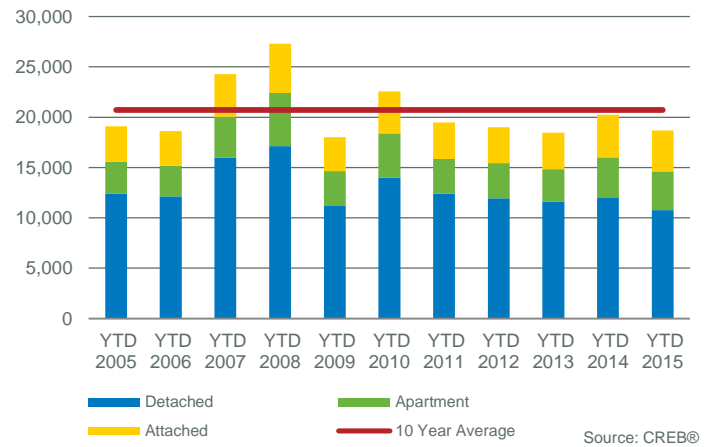
CITY OF CALGARY TOTAL SALES

YTD JUNE

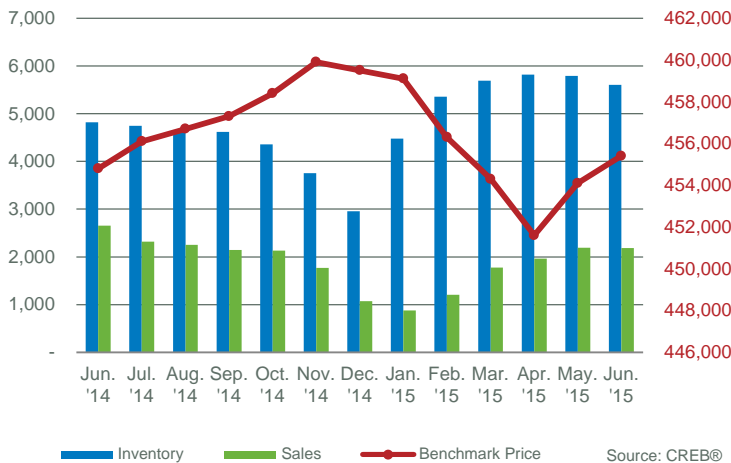


CITY OF CALGARY TOTAL NEW LISTINGS

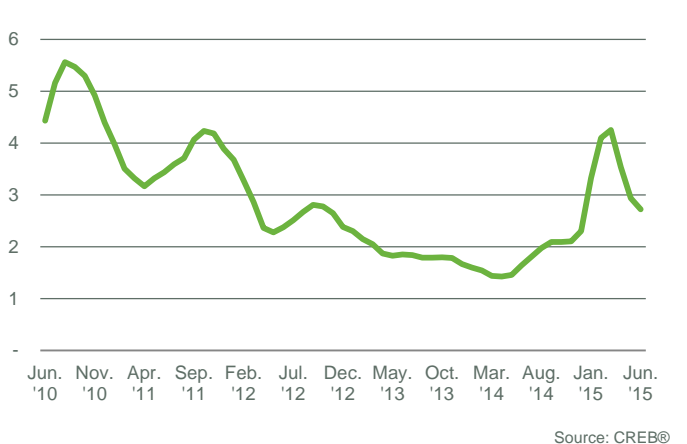
YTD JUNE



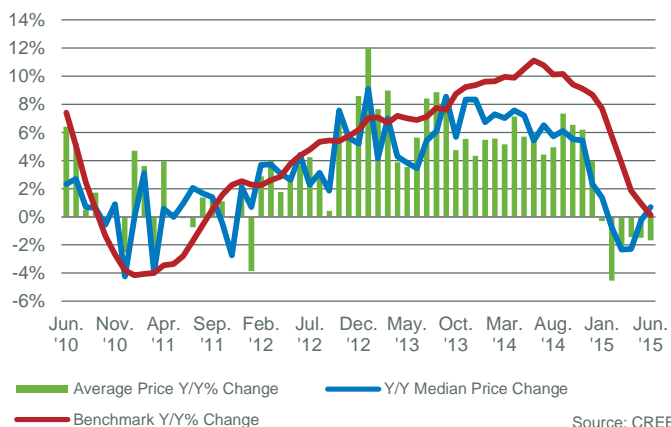
CITY OF CALGARY INVENTORY AND SALES



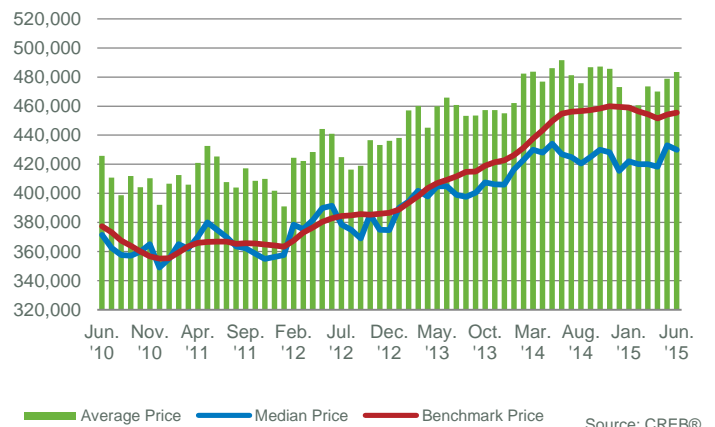
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

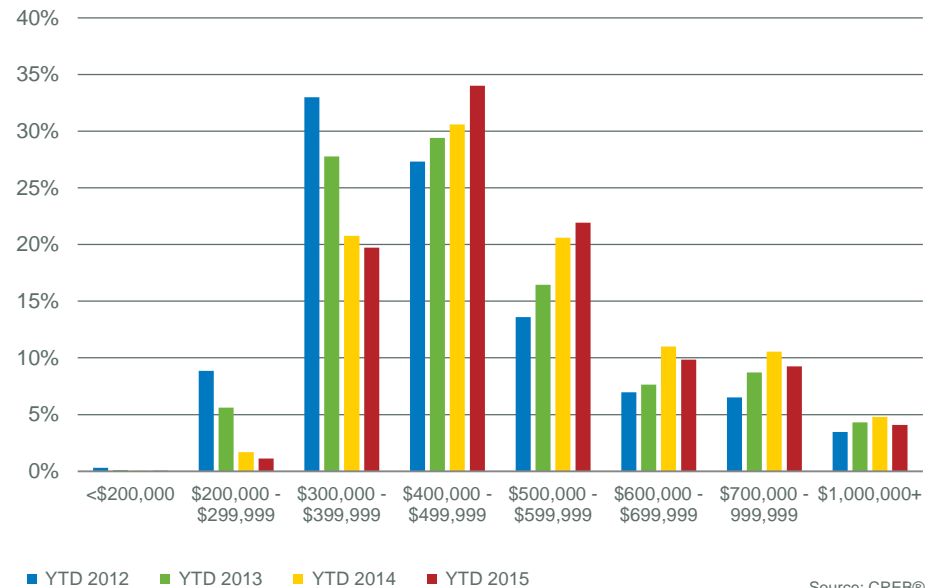


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	605
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,273	1,502	1,708	2,189	2,589	2,772	2,708	2,651	2,606	2,339	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	549,870	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	1,151	1,368	1,335						
New Listings	1,836	1,671	1,774	1,770	1,877	1,832						
Inventory	2,383	2,862	3,016	3,024	2,913	2,760						
Days on Market	37	34	37	38	38	37						
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500						
Median Price	481,000	470,000	475,000	479,400	485,000	492,500						
Average Price	525,826	526,271	545,296	545,166	541,649	554,087						
Index	215	214	213	211	213	214						

	Jun-14	Jun-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	-	-	3	3
\$200,000 - \$299,999	21	7	140	70
\$300,000 - \$349,999	94	72	575	356
\$350,000 - \$399,999	209	174	1,148	868
\$400,000 - \$449,999	269	243	1,341	1,176
\$450,000 - \$499,999	214	190	1,197	934
\$500,000 - \$549,999	183	166	1,026	757
\$550,000 - \$599,999	131	124	683	603
\$600,000 - \$649,999	103	100	533	356
\$650,000 - \$699,999	66	59	380	255
\$700,000 - \$799,999	91	79	462	332
\$800,000 - \$899,999	55	45	265	159
\$900,000 - \$999,999	33	16	149	84
\$1,000,000 - \$1,249,999	32	29	162	121
\$1,250,000 - \$1,499,999	23	10	109	51
\$1,500,000 - \$1,749,999	9	10	51	38
\$1,750,000 - \$1,999,999	7	6	32	19
\$2,000,000 - \$2,499,999	6	5	30	14
\$2,500,000 - \$2,999,999	3	-	7	6
\$3,000,000 - \$3,499,999	-	-	1	3
\$3,500,000 - \$3,999,999	1	-	3	1
\$4,000,000 +	-	-	2	1
	1,550	1,335	8,300	6,207

CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD JUNE



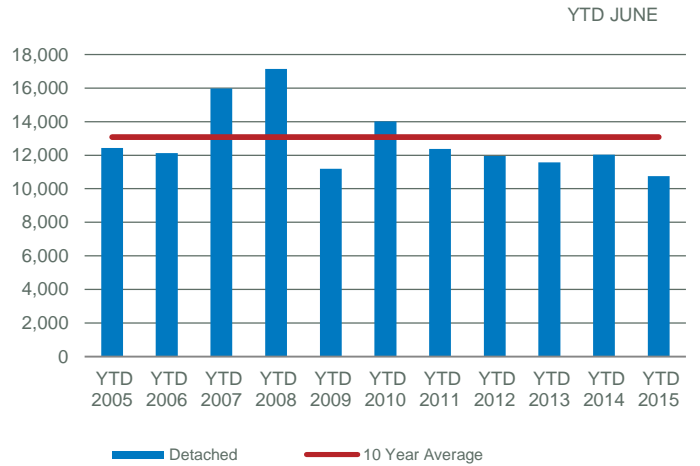
Source: CREB®

CALGARY DETACHED TOTAL SALES



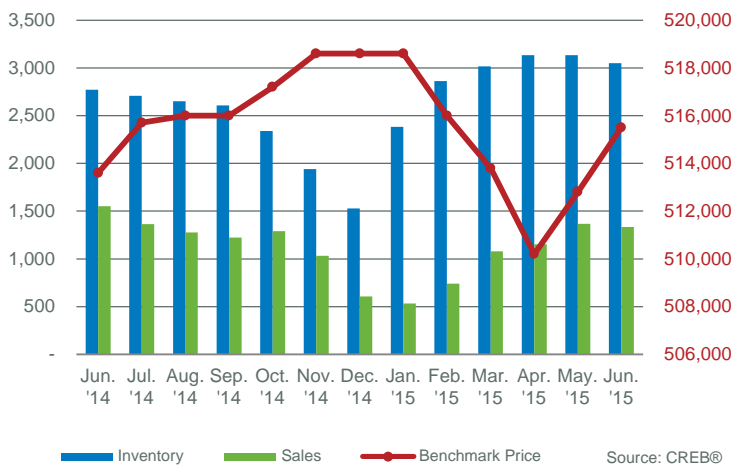
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



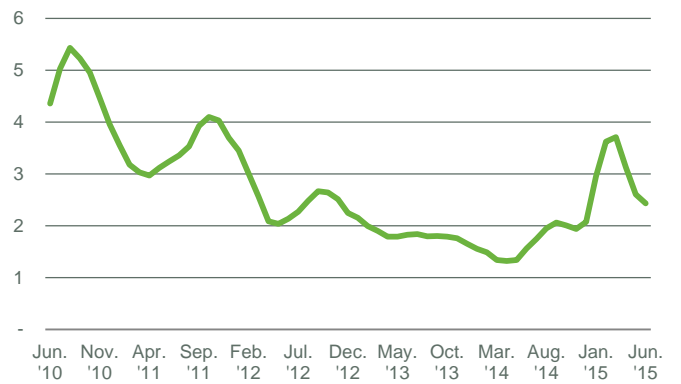
Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



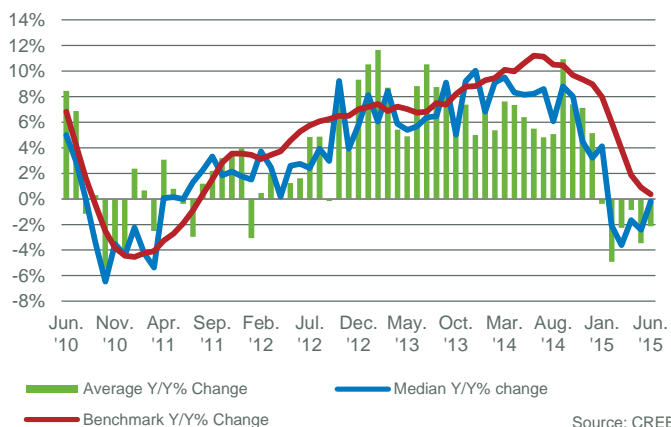
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



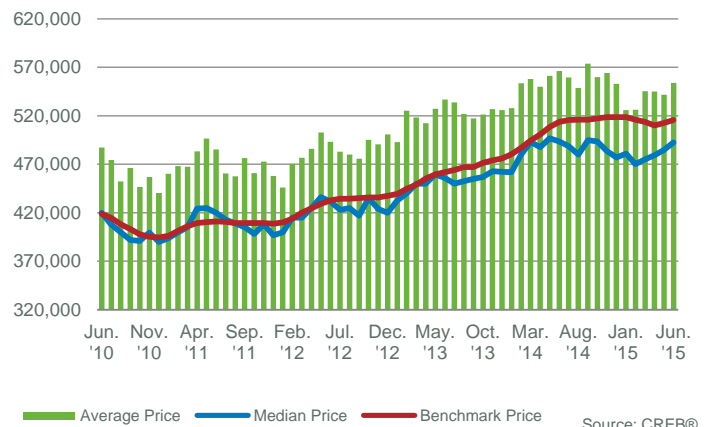
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



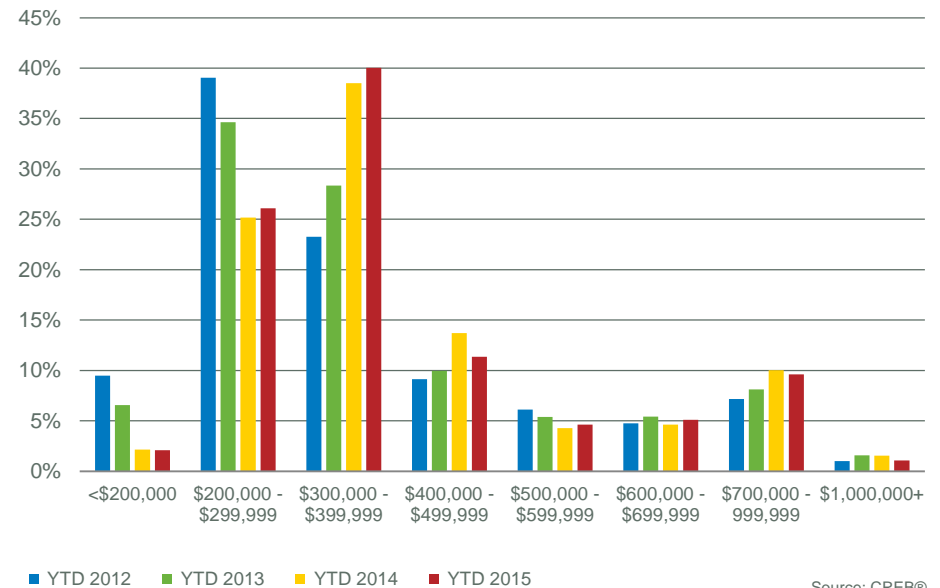
Source: CREB®

	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	450	543	619	770	906	923	928	909	905	919	810	651
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	449						
New Listings	687	670	681	684	676	678						
Inventory	952	1,189	1,258	1,207	1,136	1,114						
Days on Market	42	34	39	41	43	44						
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500						
Median Price	342,000	345,000	346,250	350,500	352,500	344,900						
Average Price	403,897	396,866	405,580	409,890	410,358	416,425						
Index	209	208	208	207	207	208						

	Jun-14	Jun-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	9	6	65	46
\$200,000 - \$299,999	172	121	764	576
\$300,000 - \$349,999	152	108	736	496
\$350,000 - \$399,999	87	74	433	388
\$400,000 - \$449,999	46	25	243	140
\$450,000 - \$499,999	38	20	173	111
\$500,000 - \$549,999	14	13	78	60
\$550,000 - \$599,999	14	10	52	42
\$600,000 - \$649,999	9	11	60	50
\$650,000 - \$699,999	22	7	81	63
\$700,000 - \$799,999	26	26	155	125
\$800,000 - \$899,999	15	8	105	53
\$900,000 - \$999,999	9	8	44	34
\$1,000,000 - \$1,249,999	7	8	33	15
\$1,250,000 - \$1,499,999	5	3	12	8
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	1	1	1	1
\$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 +	-	-	-	-
	627	449	3,036	2,208

CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD JUNE



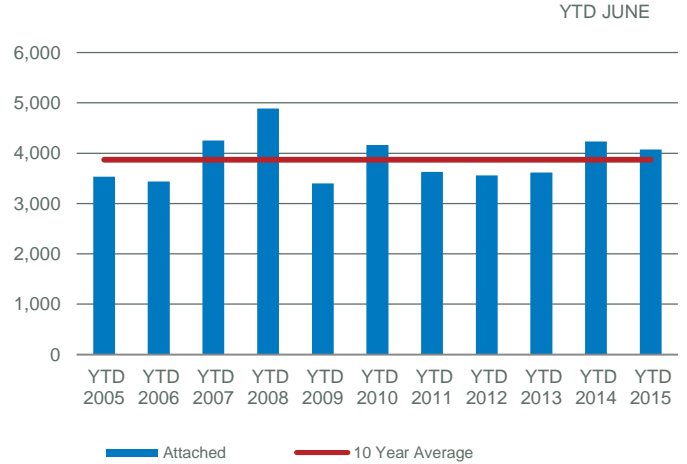
Source: CREB®

CALGARY ATTACHED TOTAL SALES



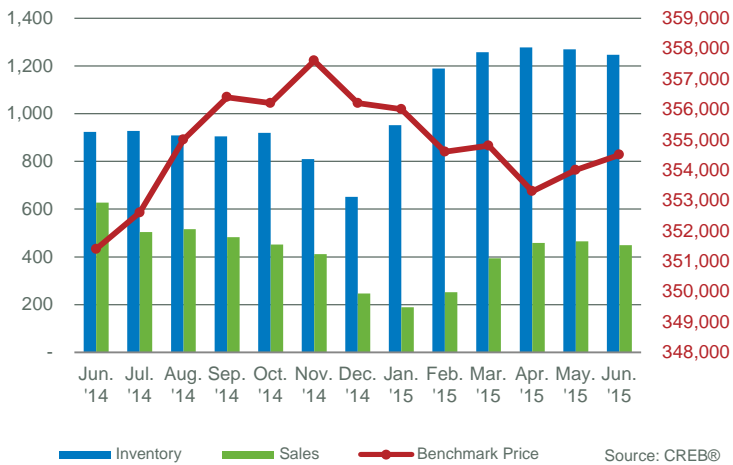
Source: CREB®

CALGARY ATTACHED TOTAL NEW LISTINGS



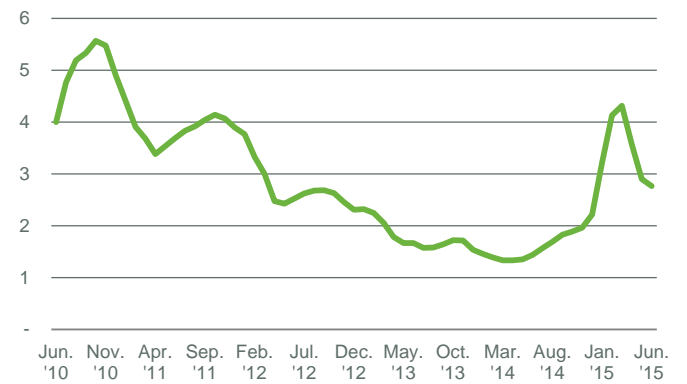
Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



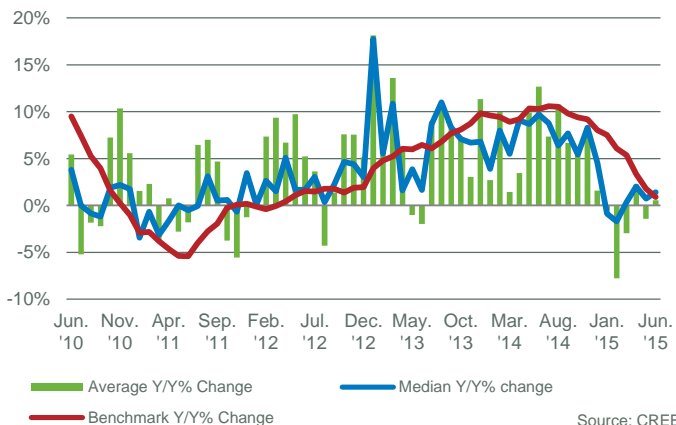
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



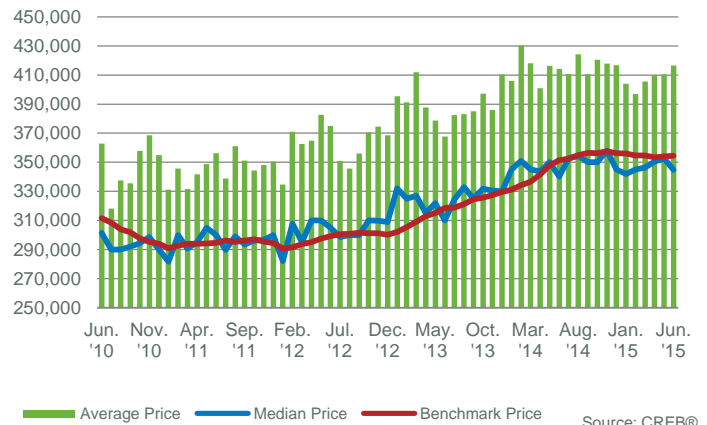
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES



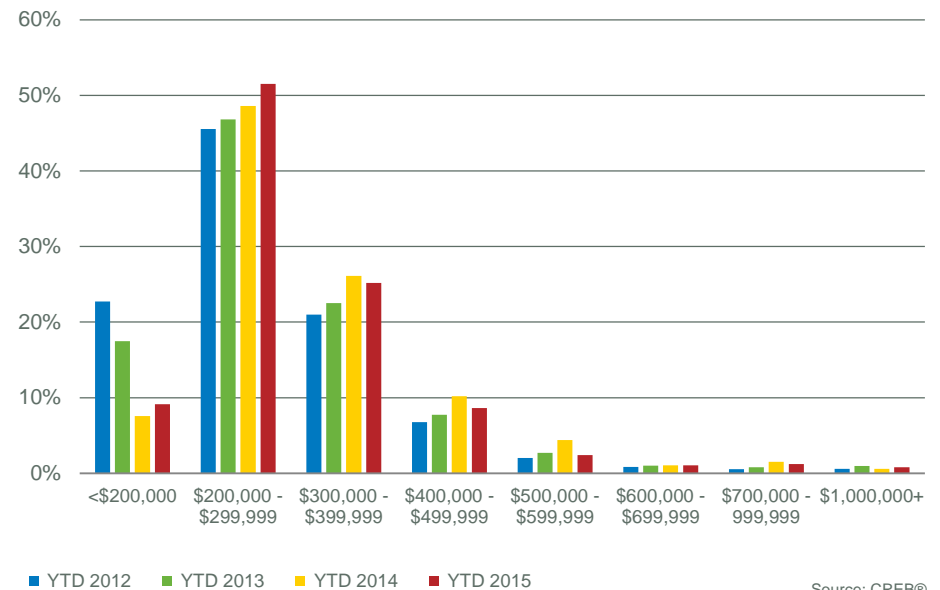
Source: CREB®

	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	399						
New Listings	745	593	672	608	612	612						
Inventory	1,145	1,306	1,419	1,348	1,293	1,196						
Days on Market	55	40	43	45	48	48						
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600						
Median Price	268,875	267,500	271,500	274,750	280,500	275,000						
Average Price	305,473	309,400	305,957	302,175	328,222	322,251						
Index	209	207	205	204	206	205						

	Jun-14	Jun-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	-
\$100,000 - \$199,999	34	25	187	163
\$200,000 - \$299,999	235	220	1,226	918
\$300,000 - \$349,999	71	60	373	283
\$350,000 - \$399,999	42	41	286	166
\$400,000 - \$449,999	33	21	171	92
\$450,000 - \$499,999	17	13	86	62
\$500,000 - \$549,999	15	1	76	28
\$550,000 - \$599,999	7	3	35	15
\$600,000 - \$649,999	8	5	17	15
\$650,000 - \$699,999	3	2	10	4
\$700,000 - \$799,999	3	1	17	11
\$800,000 - \$899,999	2	2	12	6
\$900,000 - \$999,999	1	2	9	5
\$1,000,000 - \$1,249,999	-	1	4	6
\$1,250,000 - \$1,499,999	3	-	3	1
\$1,500,000 - \$1,749,999	1	-	1	1
\$1,750,000 - \$1,999,999	1	-	2	2
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	3	-	4	-
\$3,500,000 - \$3,999,999	-	2	-	3
\$4,000,000 +	-	-	-	-
	480	399	2,524	1,782

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE

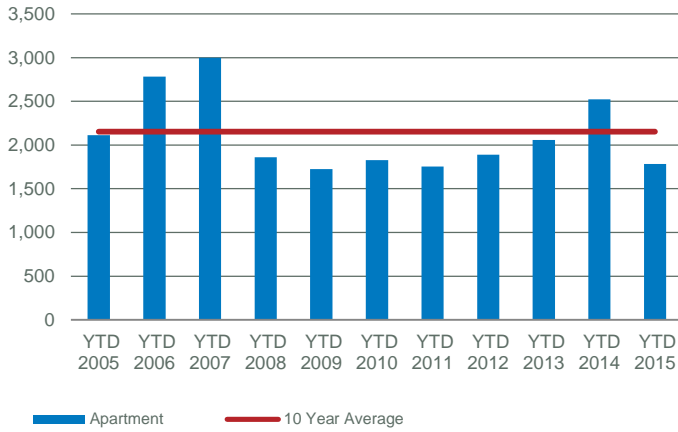
YTD JUNE



Source: CREB®

CALGARY APARTMENT TOTAL SALES

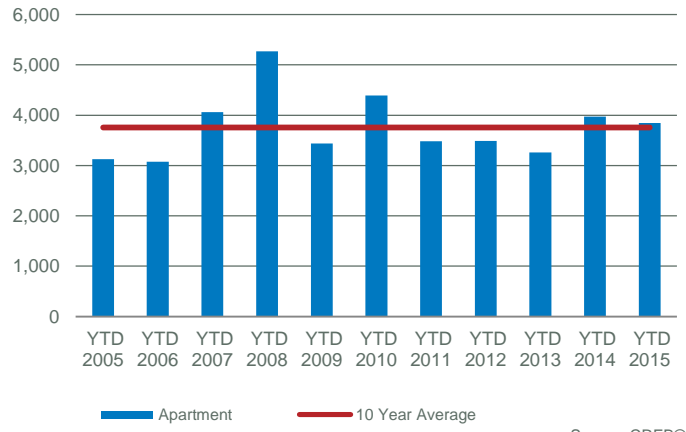
YTD JUNE



Source: CREB®

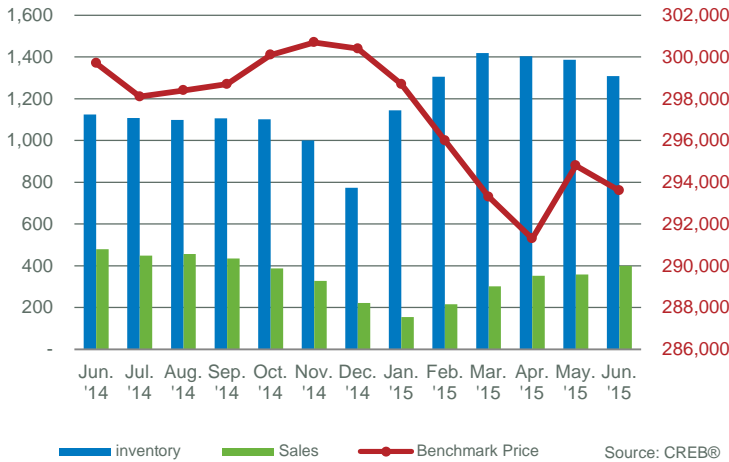
CALGARY APARTMENT TOTAL NEW LISTINGS

YTD JUNE



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



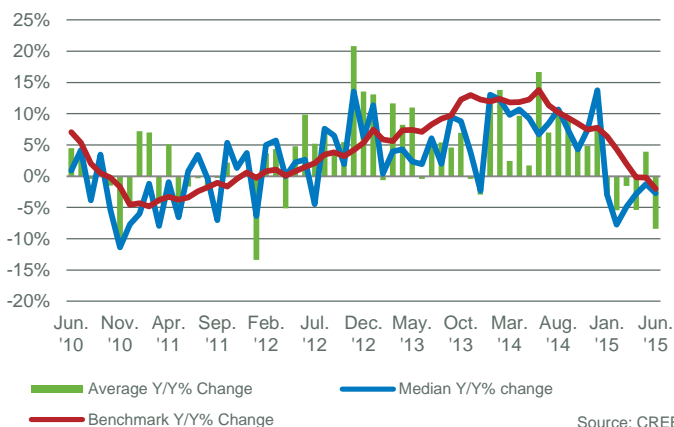
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



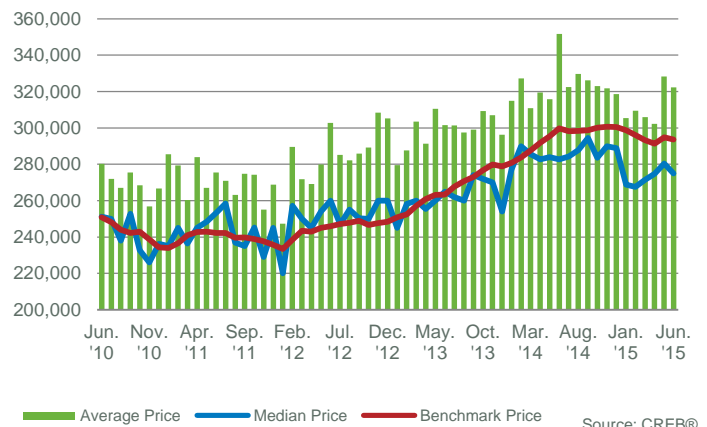
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



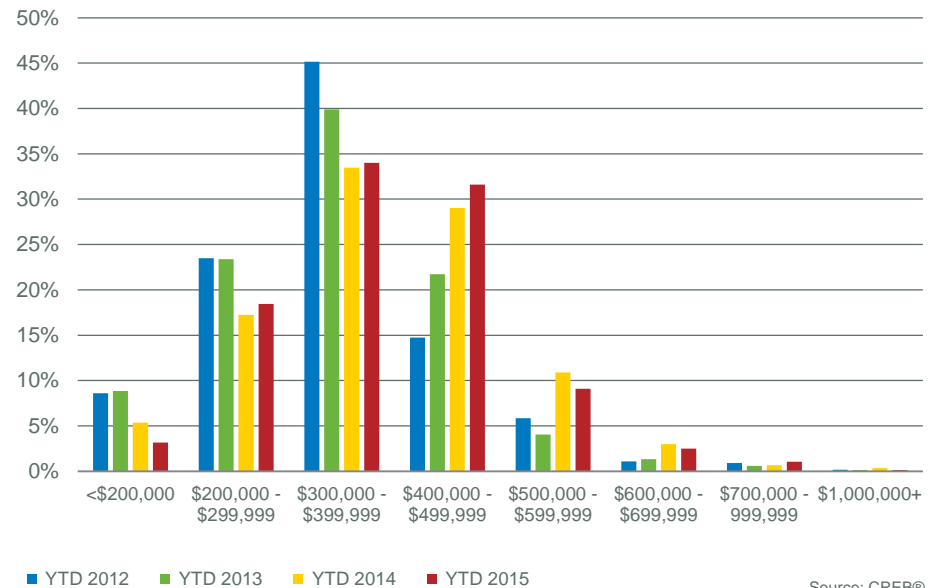
Source: CREB®

	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	65	99	138	138	153	166						
New Listings	224	231	194	214	223	243						
Inventory	262	351	360	371	370	384						
Days on Market	41	35	39	40	38	47						
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900						
Median Price	376,000	395,000	384,000	396,500	392,500	387,400						
Average Price	365,156	398,714	378,408	394,555	395,478	394,320						
Index	199	200	199	198	198	198						

	Jun-14	Jun-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	10	3	48	24
\$200,000 - \$299,999	34	31	155	140
\$300,000 - \$349,999	27	14	106	89
\$350,000 - \$399,999	40	46	195	169
\$400,000 - \$449,999	39	32	170	148
\$450,000 - \$499,999	21	16	91	92
\$500,000 - \$549,999	12	10	62	49
\$550,000 - \$599,999	8	6	36	20
\$600,000 - \$649,999	3	4	17	16
\$650,000 - \$699,999	3	1	10	3
\$700,000 - \$799,999	-	1	4	4
\$800,000 - \$899,999	-	1	1	2
\$900,000 - \$999,999	-	1	1	2
\$1,000,000 - \$1,249,999	-	-	2	-
\$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	166	899	759

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD JUNE

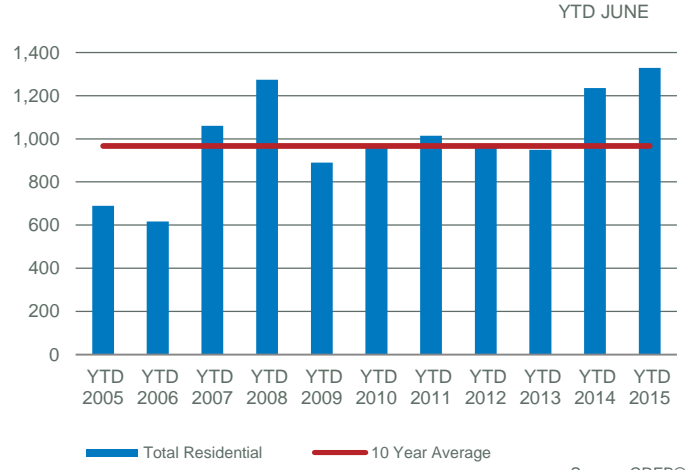


Source: CREB®

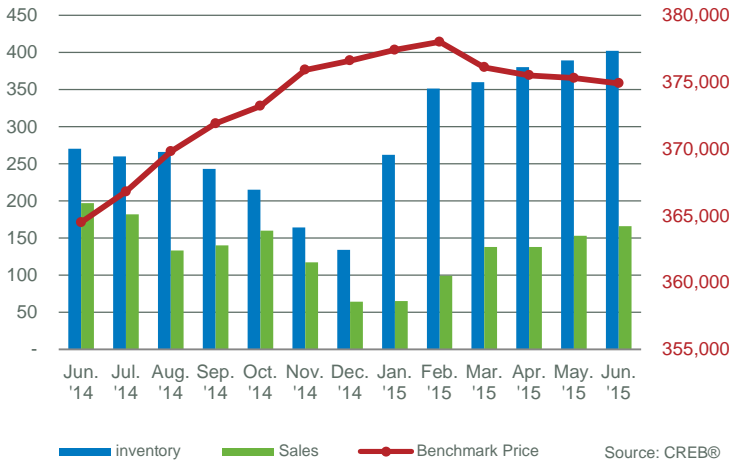
AIRDRIE TOTAL SALES



AIRDRIE TOTAL NEW LISTINGS



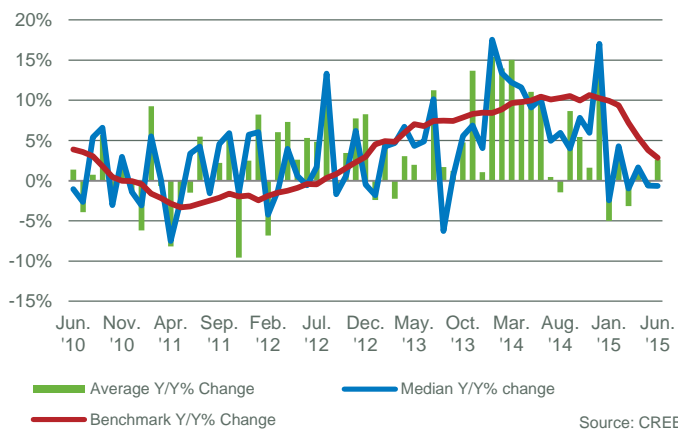
AIRDRIE INVENTORY AND SALES



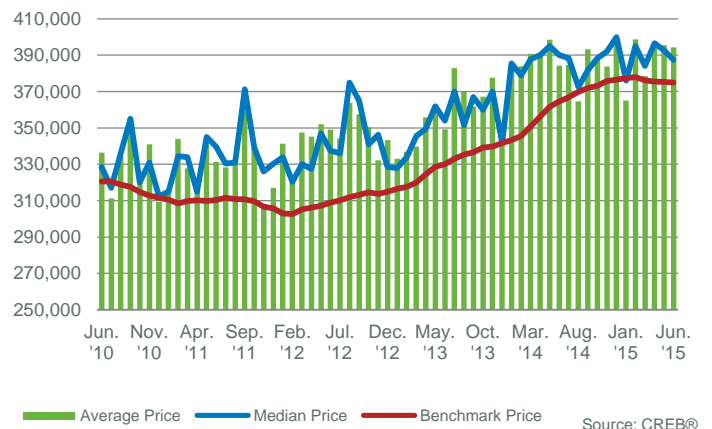
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



AIRDRIE PRICES

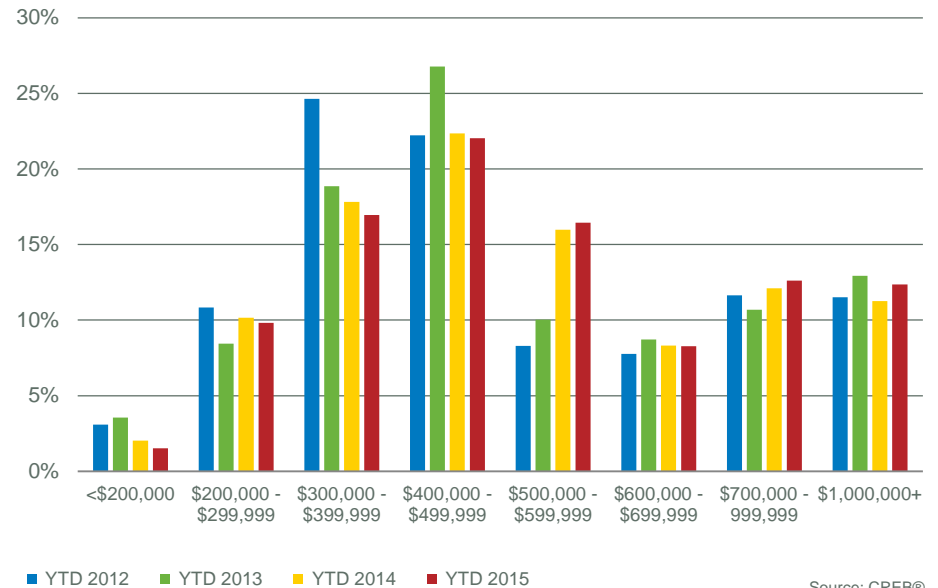


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	171	179	152	108	74
New Listings	256	278	327	331	353	359	289	264	255	237	196	128
Inventory	565	626	661	698	731	769	760	756	679	636	603	498
Days on Market	76	73	55	49	54	57	63	58	58	69	54	70
Benchmark 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	198						
New Listings	287	254	317	311	297	311						
Inventory	617	713	798	845	872	832						
Days on Market	76	57	61	60	54	68						
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800						
Median Price	478,750	497,500	487,250	465,000	500,000	517,450						
Average Price	625,531	650,157	607,473	569,824	610,111	648,047						
Index	180	181	185	184	182	182						

	Jun-14	Jun-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SAL				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	4	4	21	12
\$200,000 - \$299,999	20	16	110	77
\$300,000 - \$349,999	14	13	84	62
\$350,000 - \$399,999	25	15	109	71
\$400,000 - \$449,999	22	20	111	91
\$450,000 - \$499,999	23	20	131	82
\$500,000 - \$549,999	15	19	101	71
\$550,000 - \$599,999	13	16	72	58
\$600,000 - \$649,999	10	15	49	36
\$650,000 - \$699,999	10	9	41	29
\$700,000 - \$799,999	9	9	59	40
\$800,000 - \$899,999	8	6	46	32
\$900,000 - \$999,999	3	10	26	27
\$1,000,000 - \$1,249,999	10	10	58	42
\$1,250,000 - \$1,499,999	2	5	20	21
\$1,500,000 - \$1,749,999	1	3	18	15
\$1,750,000 - \$1,999,999	2	3	12	7
\$2,000,000 - \$2,499,999	1	3	7	6
\$2,500,000 - \$2,999,999	2	-	6	1
\$3,000,000 - \$3,499,999	-	2	1	5
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	194	198	1,083	785

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

YTD JUNE



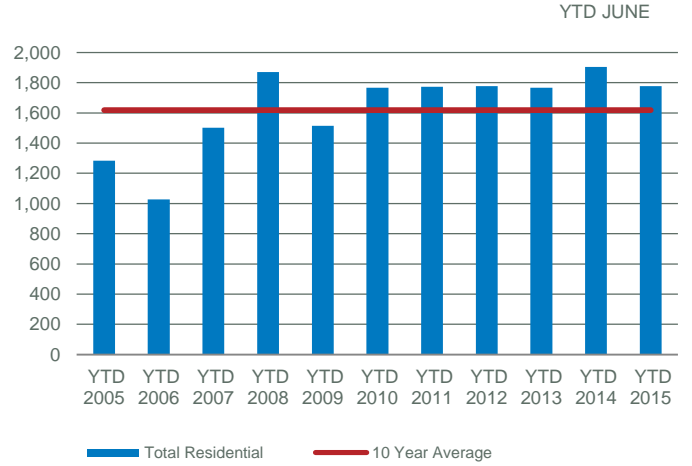
Source: CREB®

ROCKYVIEW TOTAL SALES



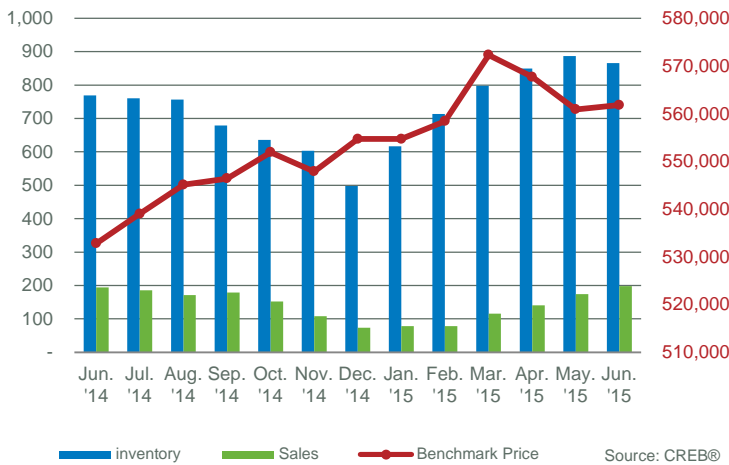
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



Source: CREB®

ROCKYVIEW INVENTORY AND SALES



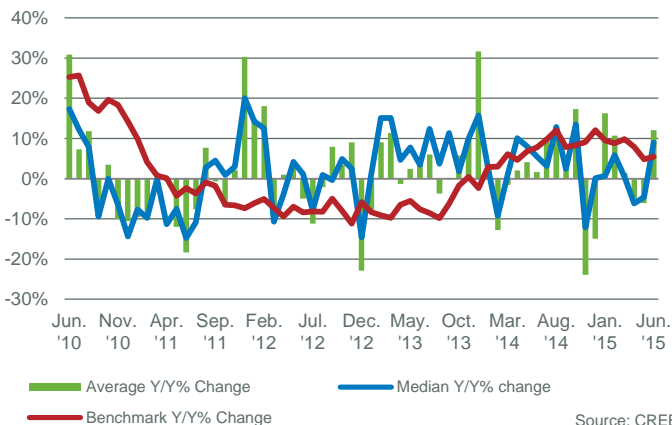
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



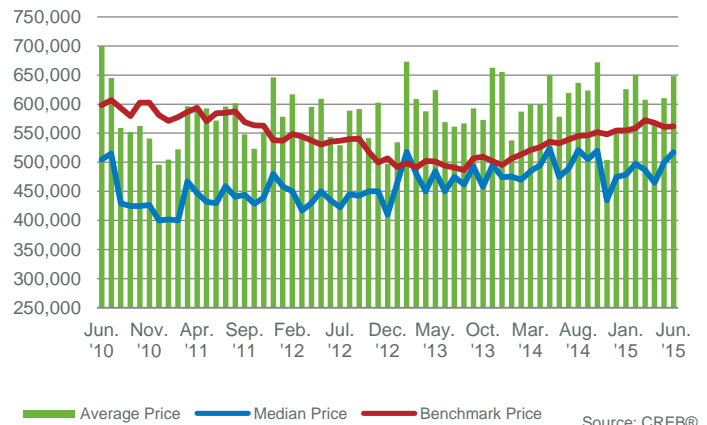
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



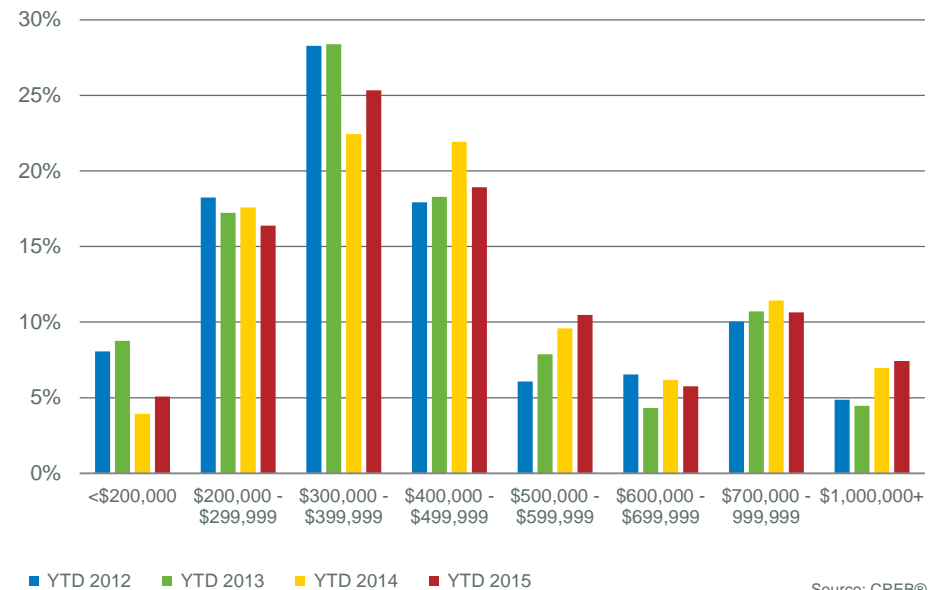
Source: CREB®

	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	353	395	441	480	535	535	553	555	551	497	440	349
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	113	104	128	124						
New Listings	191	196	236	219	234	230						
Inventory	415	500	582	634	639	641						
Days on Market	85	71	65	71	61	60						
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800						
Median Price	384,870	383,000	400,000	414,500	465,750	404,250						
Average Price	457,085	494,242	454,984	495,971	567,400	501,445						
Index	183	183	188	186	188	189						

	Jun-14	Jun-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	-	-	3
\$100,000 - \$199,999	8	5	30	27
\$200,000 - \$299,999	28	14	134	97
\$300,000 - \$349,999	9	23	70	79
\$350,000 - \$399,999	20	15	101	71
\$400,000 - \$449,999	22	21	91	66
\$450,000 - \$499,999	19	3	76	46
\$500,000 - \$549,999	8	3	41	28
\$550,000 - \$599,999	8	8	32	34
\$600,000 - \$649,999	6	7	30	16
\$650,000 - \$699,999	1	5	17	18
\$700,000 - \$799,999	8	4	34	21
\$800,000 - \$899,999	10	5	30	27
\$900,000 - \$999,999	3	6	23	15
\$1,000,000 - \$1,249,999	4	2	30	26
\$1,250,000 - \$1,499,999	6	2	13	12
\$1,500,000 - \$1,749,999	3	-	7	1
\$1,750,000 - \$1,999,999	-	-	1	3
\$2,000,000 - \$2,499,999	1	-	1	1
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	-	-	-
	164	124	762	592

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD JUNE

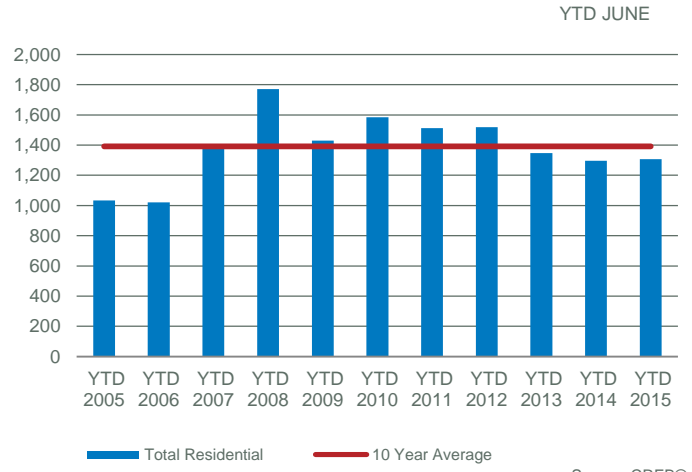


FOOTHILLS TOTAL SALES



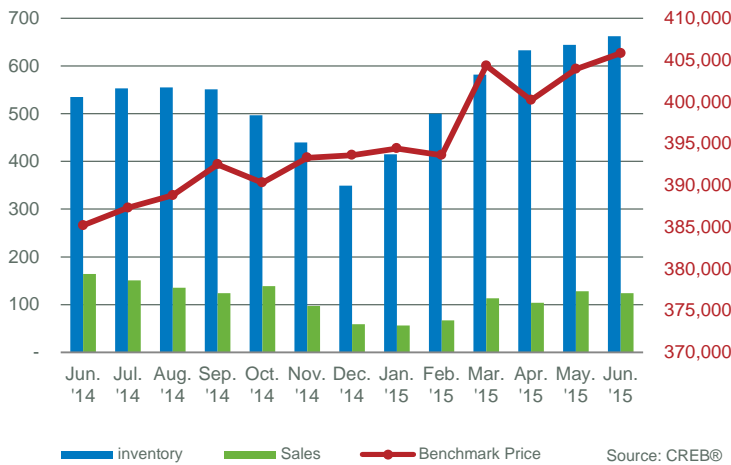
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



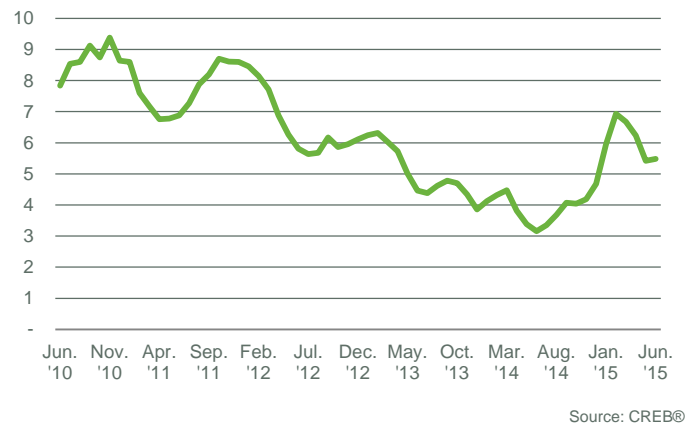
Source: CREB®

FOOTHILLS INVENTORY AND SALES



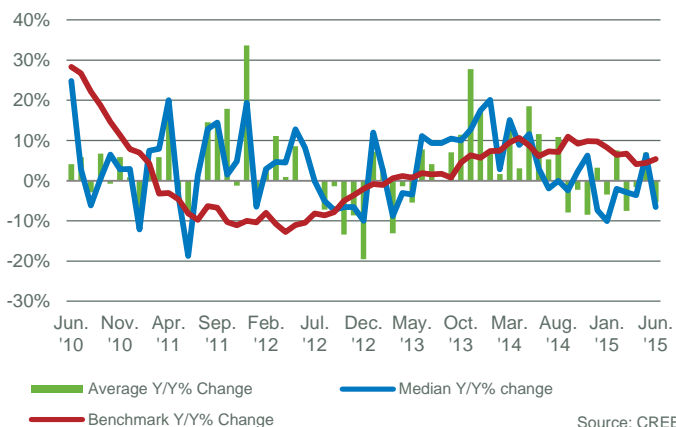
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



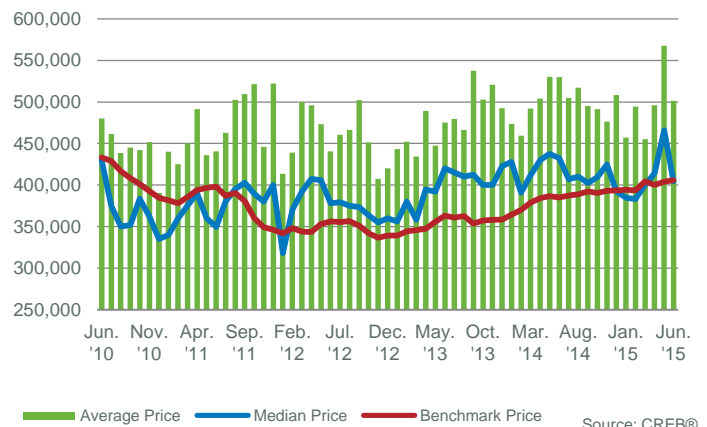
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



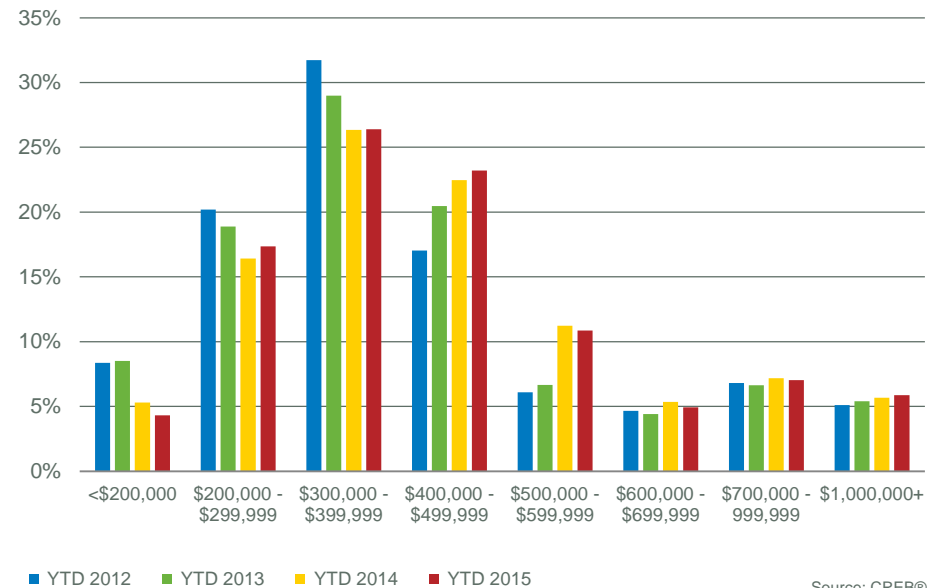
Source: CREB®

	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	1,189	1,336	1,457	1,572	1,742	1,787	1,773	1,769	1,641	1,504	1,363	1,099
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	221	270	414	441	517	550						
New Listings	766	746	845	838	859	870						
Inventory	1,442	1,735	1,953	2,072	2,118	2,078						
Days on Market	67	53	55	56	52	60						
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000						
Median Price	399,900	405,000	402,500	399,500	417,000	407,750						
Average Price	473,173	486,170	454,604	462,777	496,775	499,581						
Index	190	190	193	192	192	192						

	Jun-14	Jun-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	4	-	9	4
\$100,000 - \$199,999	31	20	158	100
\$200,000 - \$299,999	103	82	516	419
\$300,000 - \$349,999	71	66	358	281
\$350,000 - \$399,999	105	85	470	356
\$400,000 - \$449,999	95	77	404	330
\$450,000 - \$499,999	63	42	302	230
\$500,000 - \$549,999	35	32	207	149
\$550,000 - \$599,999	32	31	146	113
\$600,000 - \$649,999	19	26	97	69
\$650,000 - \$699,999	15	15	71	50
\$700,000 - \$799,999	17	14	99	65
\$800,000 - \$899,999	18	12	77	61
\$900,000 - \$999,999	6	17	50	44
\$1,000,000 - \$1,249,999	14	12	90	68
\$1,250,000 - \$1,499,999	8	7	34	34
\$1,500,000 - \$1,749,999	4	3	25	16
\$1,750,000 - \$1,999,999	2	3	13	10
\$2,000,000 - \$2,499,999	2	3	8	7
\$2,500,000 - \$2,999,999	2	1	6	2
\$3,000,000 - \$3,499,999	-	2	1	5
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	-	-	-	-
	646	550	3,142	2,413

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD JUNE



SURROUNDING AREA SALES



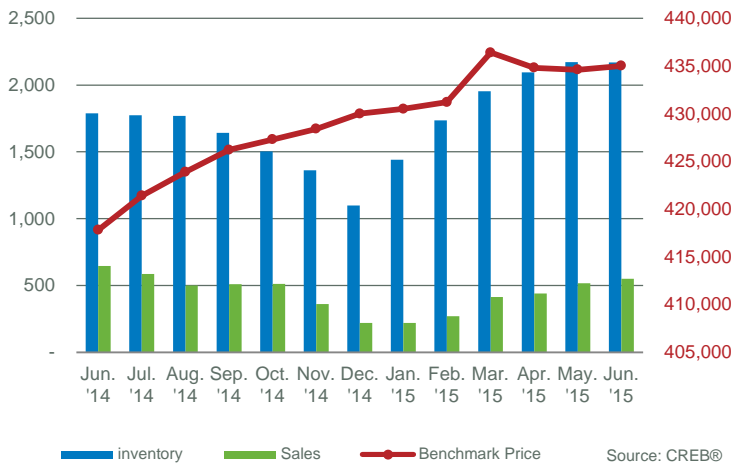
Source: CREB®

SURROUNDING AREA NEW LISTINGS



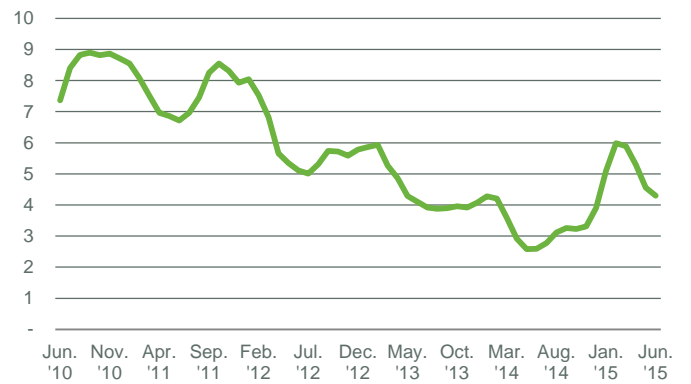
Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



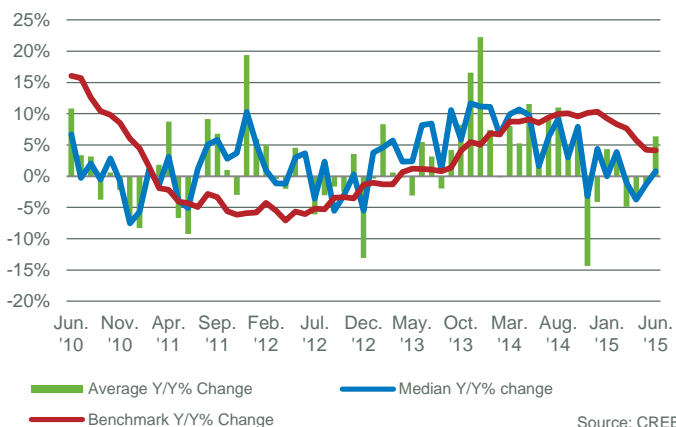
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



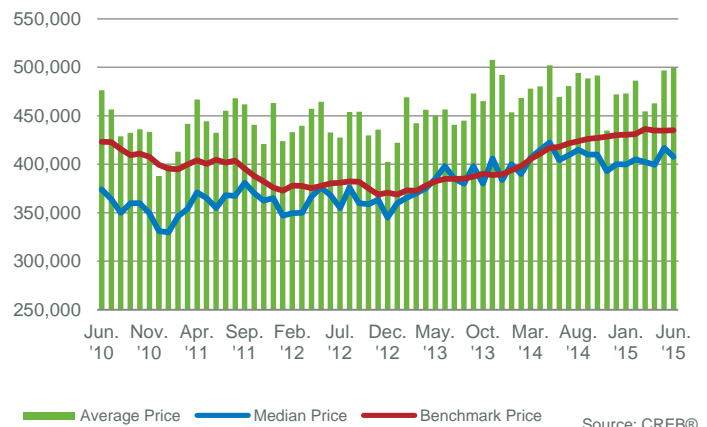
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



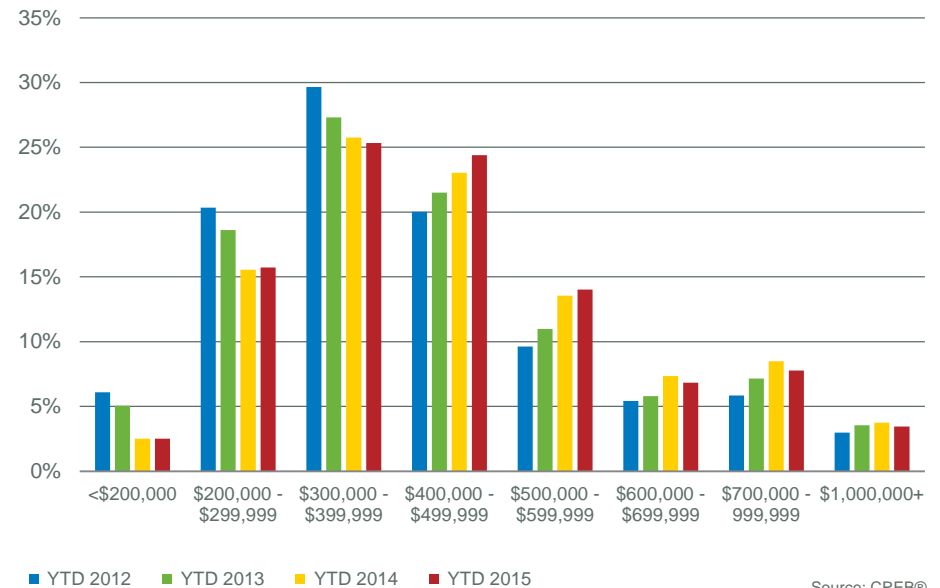
Source: CREB®

	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	477,550	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	1,097	1,478	2,190	2,403	2,709	2,733						
New Listings	4,034	3,680	3,972	3,900	4,024	3,992						
Inventory	5,922	7,092	7,646	7,651	7,460	7,148						
Days on Market	46	38	42	43	43	44						
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400						
Median Price	416,000	417,750	416,850	415,000	430,000	425,000						
Average Price	463,278	465,187	470,011	468,612	482,265	486,655						
Index	211	210	209	208	209	210						

	Jun-14	Jun-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	4	-	14	4
\$100,000 - \$199,999	74	51	413	312
\$200,000 - \$299,999	531	430	2,646	1,983
\$300,000 - \$349,999	388	306	2,042	1,416
\$350,000 - \$399,999	443	374	2,337	1,778
\$400,000 - \$449,999	443	366	2,159	1,738
\$450,000 - \$499,999	332	265	1,758	1,337
\$500,000 - \$549,999	247	212	1,387	994
\$550,000 - \$599,999	184	168	916	773
\$600,000 - \$649,999	139	142	707	490
\$650,000 - \$699,999	106	83	542	372
\$700,000 - \$799,999	137	120	733	533
\$800,000 - \$899,999	90	67	459	279
\$900,000 - \$999,999	49	43	252	167
\$1,000,000 - \$1,249,999	53	50	289	210
\$1,250,000 - \$1,499,999	39	20	158	94
\$1,500,000 - \$1,749,999	15	13	78	55
\$1,750,000 - \$1,999,999	11	10	48	32
\$2,000,000 - \$2,499,999	9	8	39	21
\$2,500,000 - \$2,999,999	5	1	13	9
\$3,000,000 - \$3,499,999	3	2	6	8
\$3,500,000 - \$3,999,999	1	2	4	4
\$4,000,000 +	-	-	2	1
	3,303	2,733	17,002	12,610

CREB® SHARE OF SALES BY PRICE RANGE

YTD JUNE



Source: CREB®

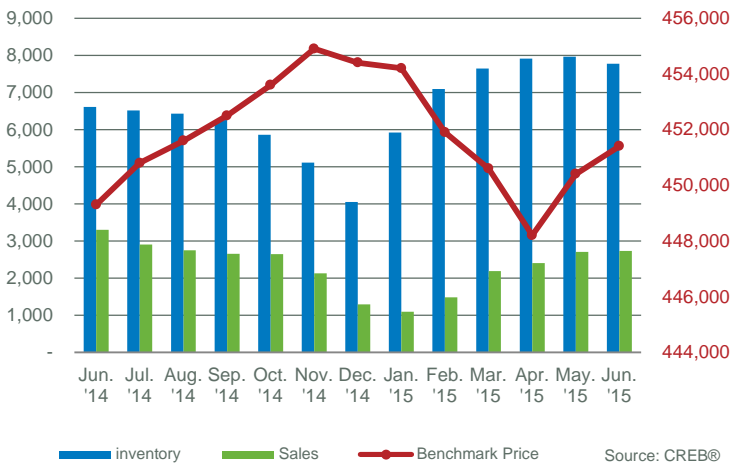
CREB® SALES



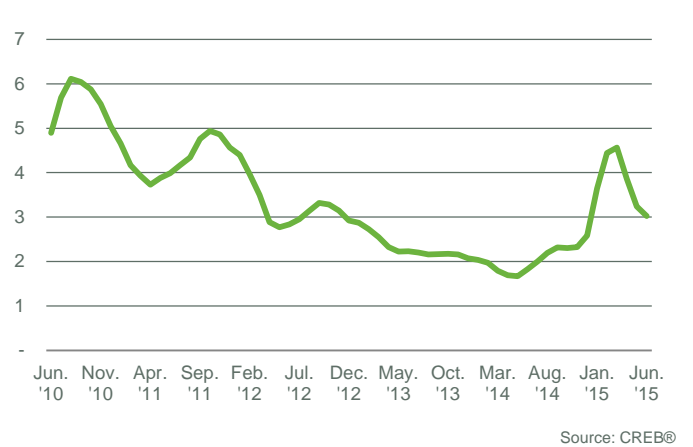
CREB® NEW LISTINGS



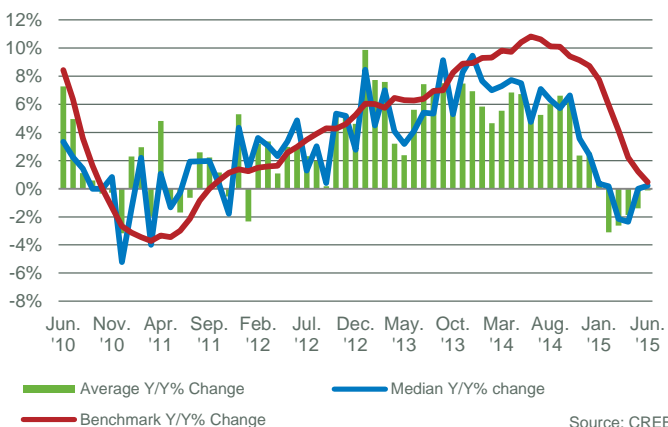
CREB® INVENTORY AND SALES



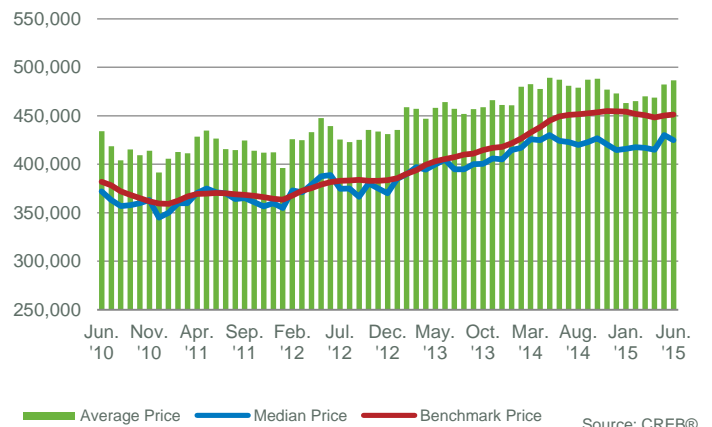
CREB® MONTHS OF INVENTORY



CREB® PRICE CHANGE



CREB® PRICES

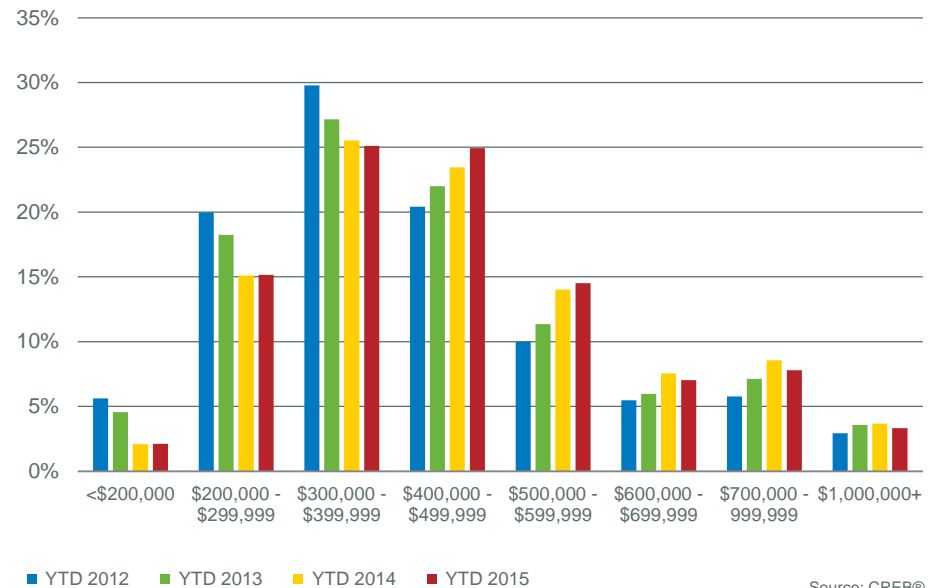


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,830	2,918	3,359	3,048	2,684	2,554	2,461	2,442	1,996	1,212
New Listings	2,762	3,130	3,834	4,284	4,953	4,412	3,703	3,582	3,673	3,331	2,394	1,576
Inventory	2,931	3,472	3,921	4,781	5,579	5,859	5,763	5,680	5,539	5,210	4,517	3,585
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	481,429	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	1,019	1,385	2,030	2,241	2,519	2,547						
New Listings	3,779	3,419	3,638	3,587	3,685	3,676						
Inventory	5,359	6,421	6,851	6,795	6,584	6,286						
Days on Market	44	36	40	41	41	43						
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500						
Median Price	420,000	420,000	420,000	417,500	433,000	430,000						
Average Price	467,293	466,763	474,781	471,568	482,847	490,392						
Index	212	211	210	209	210	211						

	Jun-14	Jun-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	-	-	6	-
\$100,000 - \$199,999	57	38	324	248
\$200,000 - \$299,999	482	395	2,395	1,781
\$300,000 - \$349,999	358	267	1,874	1,286
\$350,000 - \$399,999	403	350	2,171	1,662
\$400,000 - \$449,999	409	341	2,036	1,647
\$450,000 - \$499,999	313	259	1,678	1,281
\$500,000 - \$549,999	239	209	1,343	965
\$550,000 - \$599,999	173	159	878	738
\$600,000 - \$649,999	133	135	676	473
\$650,000 - \$699,999	104	78	522	354
\$700,000 - \$799,999	129	116	697	512
\$800,000 - \$899,999	80	62	429	252
\$900,000 - \$999,999	46	37	229	152
\$1,000,000 - \$1,249,999	49	48	259	184
\$1,250,000 - \$1,499,999	33	18	145	82
\$1,500,000 - \$1,749,999	12	13	71	54
\$1,750,000 - \$1,999,999	11	10	47	29
\$2,000,000 - \$2,499,999	8	8	38	20
\$2,500,000 - \$2,999,999	5	-	13	8
\$3,000,000 - \$3,499,999	3	2	6	8
\$3,500,000 - \$3,999,999	1	2	3	4
\$4,000,000 +	-	-	2	1
	3,048	2,547	15,842	11,741

CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD JUNE



Source: CREB®

CALGARY CMA SALES



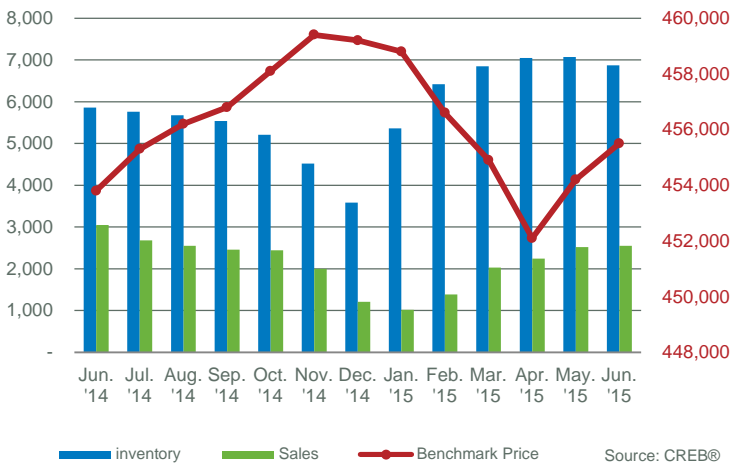
Source: CREB®

CALGARY CMA NEW LISTINGS



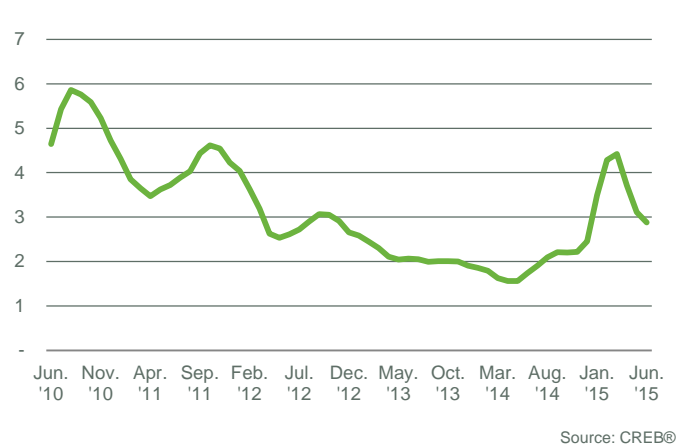
Source: CREB®

CALGARY CMA INVENTORY AND SALES



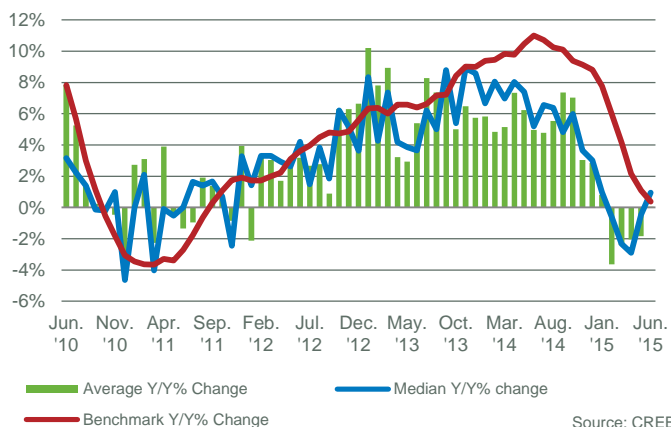
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



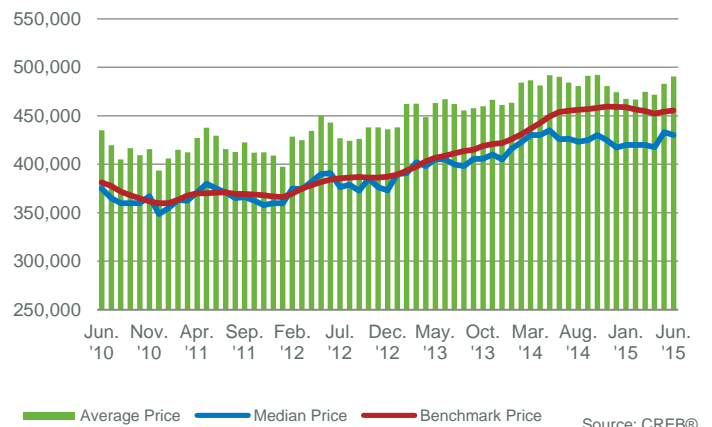
Source: CREB®

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.

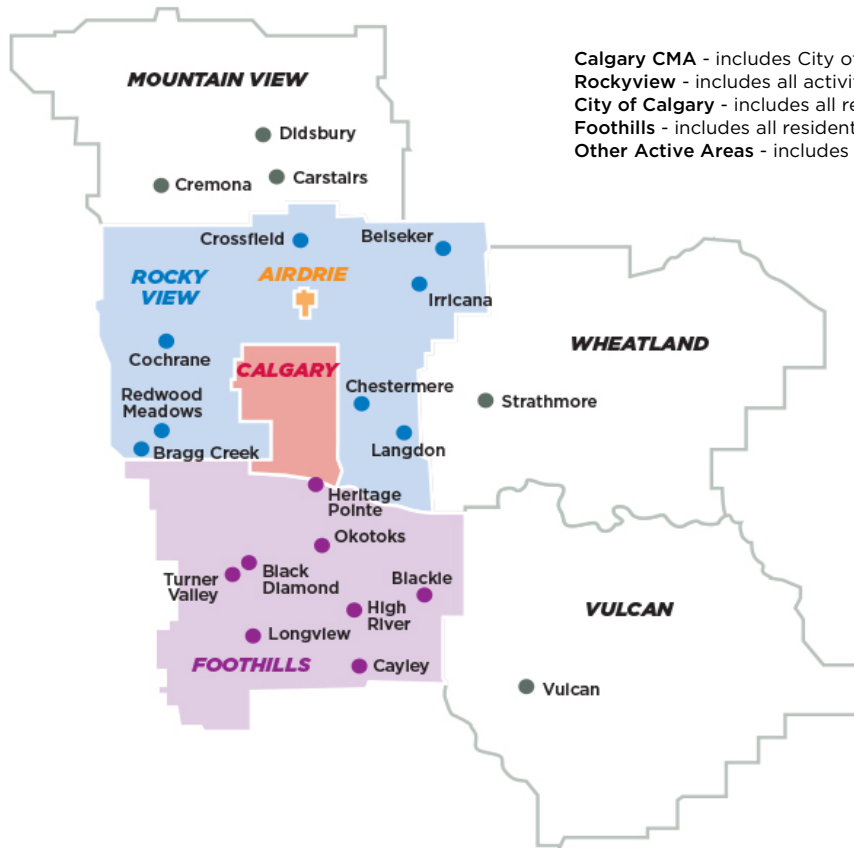
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

For example a ratio of 60 per cent indicates for every 10 listings 6 are being sold. This is useful in determining market tightness.

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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