

Housing prices trend down in March

Unemployment impacting housing activity

Calgary, April 1, 2016 – Home prices declined further in March as economic conditions weigh on Calgary’s housing market.

Calgary’s benchmark price totaled \$442,800 in March, a 0.49 per cent decline over February and 3.51 per cent lower than levels recorded last year.

“With no improvement in the labour market, it’s no surprise that we continue to face downward pressure on housing sales activity and prices,” said CREB[®] chief economist Ann- Marie Lurie.

“Provincial unemployment rates are at the highest level recorded since the early ‘90s,” said Lurie, adding that Calgary’s unemployment rate in February rose to 8.4 per cent, which is higher than the provincial average of 7.9 per cent.

March home sales in Calgary totaled 1,588 units, 11 per cent below the same time last year and 28 per cent lower than long-term averages for the month.

Calgary also saw housing supply gains in most price ranges. Inventory levels rose by seven per cent to 6,084 units in March. Overall, months of supply has averaged five months in the first quarter of 2016.

“As we move into spring, we are starting to see more foot traffic at open houses and showings from potential buyers,” said CREB[®] president Cliff Stevenson. “For now, this activity hasn’t translated into improved sales in most segments of the market.”

The apartment sector has been the hardest hit by the recent downturn. After the first quarter of the year, apartment sales totaled 554 units, a 17 per cent decline over the same period last year.

Apartment benchmark prices have been trending down since late 2014. In March, benchmark apartment prices totaled \$281,300, seven per cent lower than levels recorded prior to the slide and 4.93 per cent lower than levels recorded last year.

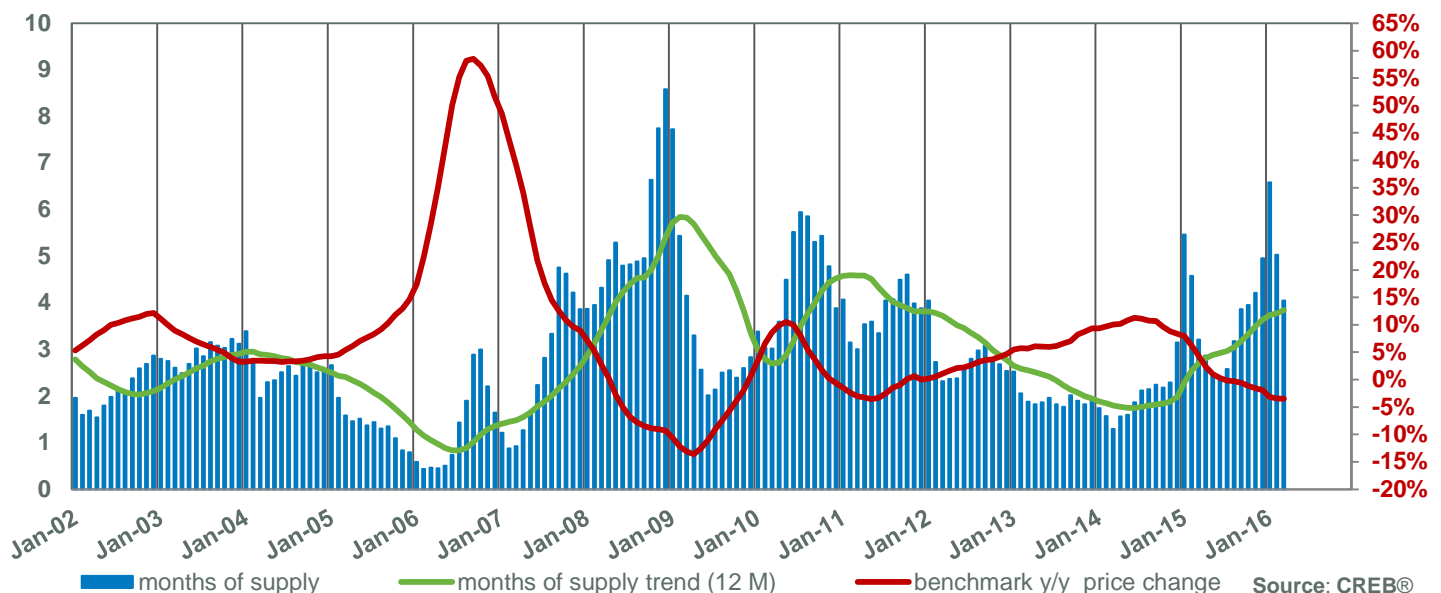
The detached and attached sector has also felt the brunt of Calgary’s weakening economy. Detached and attached home prices have dropped by four per cent from the recent peak.

“Homebuyers continue to wait and see if there are going to be further declines in home prices before making an offer,” said Stevenson. “Timing the bottom of the market is proving to be quite a challenge in the housing market we are faced with now.”

Beginning next month, the monthly statistics will be separated into two packages in order to provide a more comprehensive analysis of the housing market.

One package will contain Calgary housing statistics and district information to show the activity within areas throughout the city. The other package will show housing activity in areas surrounding Calgary and provide a more regional perspective.

CITY OF CALGARY MONTHS OF SUPPLY AND PRICE CHANGE



	Mar-15	Mar-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	1,777	1,588	-10.64%	3,861	3,483	-9.79%
Total Sales Volume	\$841,713,732	\$744,092,320	-11.60%	\$1,800,967,767	\$1,629,165,065	-9.54%
New Listings	3,129	3,227	3.13%	9,333	8,879	-4.86%
Inventory	5,704	6,084	6.66%	5,342	5,597	4.77%
Months of Supply	3.21	3.83	19.36%	4.15	4.82	16.14%
Sales to New Listings Ratio	0.57	0.49	-7.58%	0.41	0.39	-2.14%
Sales to List Price Ratio	97.16%	96.80%	-0.35%	97.38%	96.65%	-0.73%
Days on Market	38	43	10.64%	38	45	18.42%
Benchmark Price	\$458,900	\$442,800	-3.51%	\$460,733	\$445,200	-3.37%
Median Price	\$420,000	\$422,000	0.48%	\$420,000	\$420,000	0.00%
Average Price	\$473,671	\$468,572	-1.08%	\$466,451	\$467,748	0.28%
Index	211	203	-3.51%	211	204	-3.37%
SURROUNDING AREA						
Total Sales	415	342	-17.59%	906	810	-10.60%
Total Sales Volume	\$188,496,692	\$157,004,435	-16.71%	\$424,471,274	\$356,879,840	-15.92%
New Listings	845	928	9.82%	2,360	2,371	0.47%
Inventory	1,962	2,162	10.19%	1,755	1,942	10.62%
Months of Supply	4.73	6.32	33.71%	5.81	7.19	23.73%
Sales to New Listings Ratio	0.49	0.37	-12.26%	0.38	0.34	-4.23%
Sales to List Price Ratio	96.96%	96.22%	-0.74%	96.83%	96.57%	-0.25%
Days on Market	55	65	19.78%	58	66	13.79%
Benchmark Price	\$441,000	\$421,300	-4.47%	\$437,300	\$424,400	-2.95%
Median Price	\$400,000	\$404,000	1.00%	\$400,000	\$392,500	-1.88%
Average Price	\$454,209	\$459,077	1.07%	\$468,511	\$440,592	-5.96%
Index	193	185	-4.45%	192	186	-2.95%
CREB® ECONOMIC REGION						
Total Sales	2,192	1,930	-11.95%	4,767	4,293	-9.94%
Total Sales Volume	\$1,030,210,424	\$901,096,755	-12.53%	\$2,225,439,041	\$1,986,044,905	-10.76%
New Listings	3,974	4,155	4.55%	11,693	11,250	-3.79%
Inventory	7,666	8,246	7.57%	7,098	7,539	6.22%
Months of Supply	3.50	4.27	22.17%	4.47	5.27	17.95%
Sales to New Listings Ratio	0.55	0.46	-8.71%	0.41	0.38	-2.61%
Sales to List Price Ratio	97.12%	96.70%	-0.42%	97.27%	96.63%	-0.64%
Days on Market	42	47	12.25%	44	50	13.64%
Benchmark Price	\$455,600	\$438,700	-3.71%	\$456,767	\$441,200	-3.41%
Median Price	\$416,850	\$420,000	0.76%	\$417,000	\$415,000	-0.48%
Average Price	\$469,987	\$466,890	-0.66%	\$466,843	\$462,624	-0.90%
Index	208	201	-3.69%	209	202	-3.40%

For a list of definitions, see page 28.

	Mar-15	Mar-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
DETACHED						
Total Sales	1,079	1,005	-6.86%	2,353	2,164	-8.03%
Total Sales Volume	\$588,675,004	\$540,706,810	-8.15%	\$1,258,611,339	\$1,161,604,779	-7.71%
New Listings	1,774	1,821	2.65%	5,281	4,920	-6.84%
Inventory	3,027	3,077	1.65%	2,861	2,855	-0.22%
Months of Supply	2.81	3.06	9.14%	3.65	3.96	8.49%
Sales to New Listings Ratio	0.61	0.55	-5.63%	0.45	0.44	-0.57%
Sales to List Price Ratio	97.11%	96.78%	-0.33%	97.37%	96.60%	-0.77%
Days on Market	37	41	10.73%	36	42	16.67%
Benchmark Price	\$519,500	\$502,400	-3.29%	\$521,133	\$504,933	-3.11%
Median Price	\$475,000	\$480,000	1.05%	\$475,000	\$470,000	-1.05%
Average Price	\$545,575	\$538,017	-1.39%	\$534,896	\$536,786	0.35%
Index	213	206	-3.29%	214	207	-3.10%
ATTACHED						
Total Sales	396	326	-17.68%	837	765	-8.60%
Total Sales Volume	\$160,639,642	\$126,580,990	-21.20%	\$336,646,089	\$302,970,871	-10.00%
New Listings	683	724	6.00%	2,042	2,041	-0.05%
Inventory	1,251	1,473	17.75%	1,161	1,349	16.26%
Months of Supply	3.16	4.52	43.03%	4.16	5.29	27.20%
Sales to New Listings Ratio	0.58	0.45	-12.95%	0.41	0.37	-3.51%
Sales to List Price Ratio	97.45%	97.11%	-0.34%	97.64%	97.01%	-0.63%
Days on Market	39	44	11.83%	38	47	23.68%
Benchmark Price	\$348,200	\$336,500	-3.36%	\$348,333	\$339,000	-2.68%
Median Price	\$346,250	\$336,000	-2.96%	\$345,000	\$338,800	-1.80%
Average Price	\$405,656	\$388,285	-4.28%	\$402,206	\$396,040	-1.53%
Index	207	200	-3.34%	207	201	-2.68%
APARTMENT						
Total Sales	302	257	-14.90%	671	554	-17.44%
Total Sales Volume	\$92,399,087	\$76,804,521	-16.88%	\$205,710,340	\$164,589,415	-19.99%
New Listings	672	682	1.49%	2,010	1,918	-4.58%
Inventory	1,426	1,534	7.57%	1,321	1,393	5.50%
Months of Supply	4.72	5.97	26.41%	5.90	7.55	27.78%
Sales to New Listings Ratio	0.45	0.38	-7.26%	0.33	0.29	-4.50%
Sales to List Price Ratio	96.95%	96.44%	-0.51%	97.01%	96.29%	-0.72%
Days on Market	43	48	10.38%	45	51	13.33%
Benchmark Price	\$295,900	\$281,300	-4.93%	\$298,733	\$282,900	-5.30%
Median Price	\$271,500	\$275,000	1.29%	\$270,000	\$266,000	-1.48%
Average Price	\$305,957	\$298,850	-2.32%	\$306,573	\$297,093	-3.09%
Index	202	192	-4.94%	204	194	-5.30%
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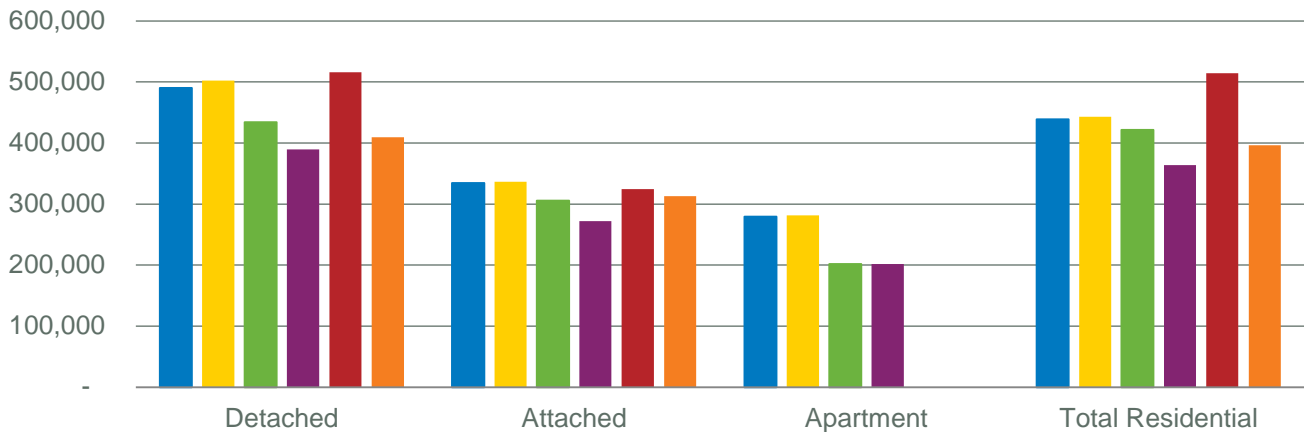
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Index	211	203	-3.51%	211	204	-3.37%
AIRDRIE						
Total Sales	137	113	-17.52%	300	266	-11.33%
Total Sales Volume	\$52,032,330	\$43,878,686	-15.67%	\$115,112,696	\$102,486,296	-10.97%
New Listings	194	265	36.60%	648	654	0.93%
Inventory	359	447	24.51%	336	385	14.57%
Months of Supply	2.62	3.96	50.96%	3.36	4.35	29.21%
Sales to New Listings Ratio	0.71	0.43	-27.98%	0.46	0.41	-5.62%
Sales to List Price Ratio	97.88%	97.47%	-0.41%	98.20%	97.60%	-0.60%
Days on Market	39	50	28.81%	39	51	30.77%
Benchmark Price	\$375,000	\$363,600	-3.04%	\$376,167	\$365,100	-2.94%
Median Price	\$385,000	\$388,500	0.91%	\$389,400	\$380,000	-2.41%
Average Price	\$379,798	\$388,307	2.24%	\$383,709	\$385,287	0.41%
Index	200	194	-3.05%	200	194	-2.95%
ROCKYVIEW						
Total Sales	118	110	-6.78%	274	263	-4.01%
Total Sales Volume	\$70,953,899	\$59,145,549	-16.64%	\$170,457,625	\$131,991,149	-22.57%
New Listings	317	300	-5.36%	861	820	-4.76%
Inventory	808	836	3.47%	732	765	4.60%
Months of Supply	6.85	7.60	10.99%	8.01	8.73	8.98%
Sales to New Listings Ratio	0.37	0.37	-0.56%	0.32	0.32	0.25%
Sales to List Price Ratio	96.07%	95.50%	-0.57%	95.82%	95.94%	0.12%
Days on Market	60	75	25.26%	64	72	12.50%
Benchmark Price	\$575,700	\$514,500	-10.63%	\$565,500	\$527,067	-6.80%
Median Price	\$486,000	\$502,500	3.40%	\$486,950	\$447,000	-8.20%
Average Price	\$601,304	\$537,687	-10.58%	\$622,108	\$501,867	-19.33%
Index	186	167	-10.63%	183	171	-6.79%
CALGARY CMA						
Total Sales	2,032	1,811	-10.88%	4,435	4,012	-9.54%
Total Sales Volume	\$964,699,961	\$847,116,555	-12.19%	\$2,086,538,088	\$1,863,642,510	-10.68%
New Listings	3,640	3,792	4.18%	10,842	10,353	-4.51%
Inventory	6,871	7,367	7.22%	6,410	6,748	5.27%
Months of Supply	3.38	4.07	20.30%	4.34	5.05	16.37%
Sales to New Listings Ratio	0.56	0.48	-8.07%	0.41	0.39	-2.15%
Sales to List Price Ratio	97.11%	96.74%	-0.37%	97.29%	96.65%	-0.65%
Days on Market	40	45	13.24%	40	47	17.50%
Benchmark Price	\$459,800	\$442,500	-3.76%	\$461,367	\$445,133	-3.52%
Median Price	\$420,000	\$422,000	0.48%	\$420,000	\$416,250	-0.89%
Average Price	\$474,754	\$467,762	-1.47%	\$470,471	\$464,517	-1.27%
Index	209	201	-3.77%	210	203	-3.52%

For a list of definitions, see page 28.

	Mar-15	Mar-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	118	110	-6.78%	274	263	-4.01%
Total Sales Volume	\$70,953,899	\$59,145,549	-16.64%	\$170,457,625	\$131,991,149	-22.57%
New Listings	317	300	-5.36%	861	820	-4.76%
Inventory	808	836	3.47%	732	765	4.60%
Months of Supply	6.85	7.60	10.99%	8.01	8.73	8.98%
Sales to New Listings Ratio	0.37	0.37	-0.56%	0.32	0.32	0.25%
Sales to List Price Ratio	96.07%	95.50%	-0.57%	95.82%	95.94%	0.12%
Days on Market	60	75	25.26%	64	72	12.50%
Benchmark Price	\$575,700	\$514,500	-10.63%	\$565,500	\$527,067	-6.80%
Median Price	\$486,000	\$502,500	3.40%	\$486,950	\$447,000	-8.20%
Average Price	\$601,304	\$537,687	-10.58%	\$622,108	\$501,867	-19.33%
Index	186	167	-10.63%	183	171	-6.79%
FOOTHILLS REGION						
Total Sales	113	79	-30.09%	236	199	-15.68%
Total Sales Volume	\$51,404,693	\$42,674,500	-16.98%	\$110,115,633	\$97,274,300	-11.66%
New Listings	236	256	8.47%	624	653	4.65%
Inventory	587	643	9.54%	511	577	12.92%
Months of Supply	5.19	8.14	56.68%	6.49	8.69	33.92%
Sales to New Listings Ratio	0.48	0.31	-17.02%	0.38	0.30	-7.35%
Sales to List Price Ratio	97.09%	95.74%	-1.35%	96.88%	96.18%	-0.70%
Days on Market	64	78	21.92%	72	75	4.17%
Benchmark Price	\$405,200	\$396,200	-2.22%	\$398,300	\$396,033	-0.57%
Median Price	\$400,000	\$427,000	6.75%	\$387,250	\$422,500	9.10%
Average Price	\$454,909	\$540,184	18.75%	\$466,592	\$488,816	4.76%
Index	188	184	-2.23%	185	184	-0.58%
AIRDRIE						
Total Sales	137	113	-17.52%	300	266	-11.33%
Total Sales Volume	\$52,032,330	\$43,878,686	-15.67%	\$115,112,696	\$102,486,296	-10.97%
New Listings	194	265	36.60%	648	654	0.93%
Inventory	359	447	24.51%	336	385	14.57%
Months of Supply	2.62	3.96	50.96%	3.36	4.35	29.21%
Sales to New Listings Ratio	0.71	0.43	-27.98%	0.46	0.41	-5.62%
Sales to List Price Ratio	97.88%	97.47%	-0.41%	98.20%	97.60%	-0.60%
Days on Market	39	50	28.81%	39	51	30.77%
Benchmark Price	\$375,000	\$363,600	-3.04%	\$376,167	\$365,100	-2.94%
Median Price	\$385,000	\$388,500	0.91%	\$389,400	\$380,000	-2.41%
Average Price	\$379,798	\$388,307	2.24%	\$383,709	\$385,287	0.41%
Index	200	194	-3.05%	200	194	-2.95%
OTHER ACTIVE AREAS						
Total Sales	47	40	-14.89%	96	82	-14.58%
Total Sales Volume	\$14,105,770	\$11,305,700	-19.85%	\$28,785,320	\$25,128,095	-12.71%
New Listings	98	107	9.18%	227	244	7.49%
Inventory	208	236	13.46%	177	214	21.32%
Months of Supply	4.43	5.90	33.32%	5.52	7.84	42.03%
Sales to New Listings Ratio	0.48	0.37	-10.58%	0.42	0.34	-8.68%
Sales to List Price Ratio	97.58%	97.01%	-0.58%	97.24%	97.31%	0.07%
Days on Market	65	58	-10.81%			
Median Price	\$292,000	\$291,000	-0.34%			
Average Price	\$300,123	\$282,643	-5.82%	\$299,847	\$306,440	2.20%
SURROUNDING AREA						
Total Sales	415	342	-17.59%	906	810	-10.60%
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Inventory	1,962	2,162	10.19%	1,755	1,942	10.62%
Months of Supply	4.73	6.32	33.71%	5.81	7.19	0.24
Sales to New Listings Ratio	0.49	0.37	-24.96%	0.38	0.34	-11.01%
Sales to List Price Ratio	96.96%	96.22%	-0.76%	96.83%	96.57%	-0.26%
Days on Market	55	65	19.78%	58	66	13.79%
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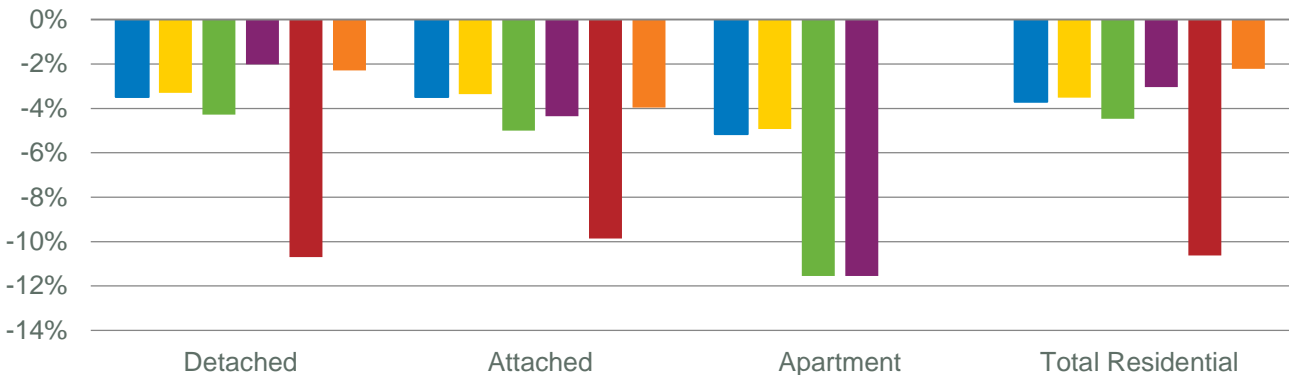
For a list of definitions, see page 28.

BENCHMARK PRICE - MARCH



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - MARCH

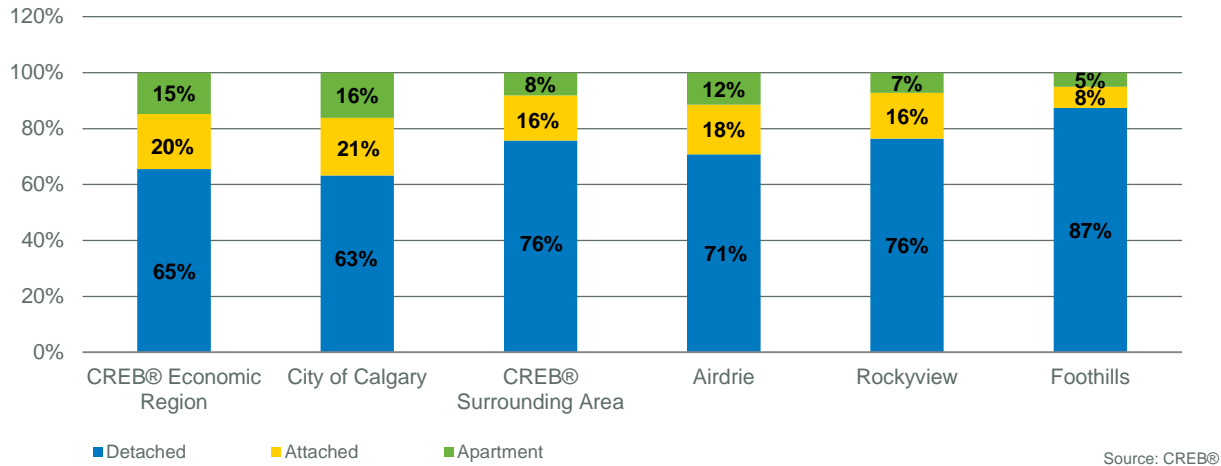


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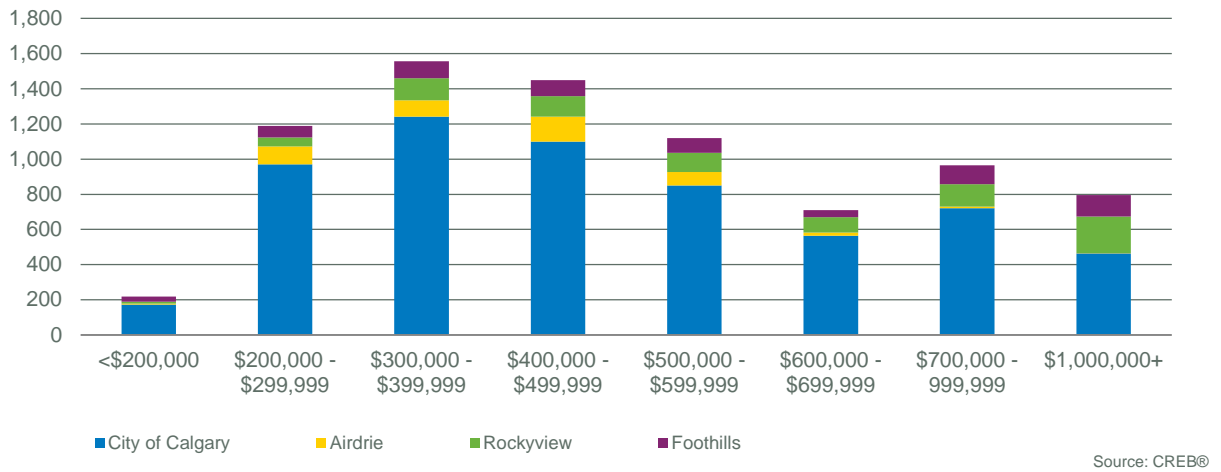
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1,307	1,463	1,767	1,410	1,453
Lot Size	4,854	4,651	6,067	5,602	5,405
Above Ground Bedrooms	3	3	4	3	3
Year Built	1984	1998	1996	1991	1994
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

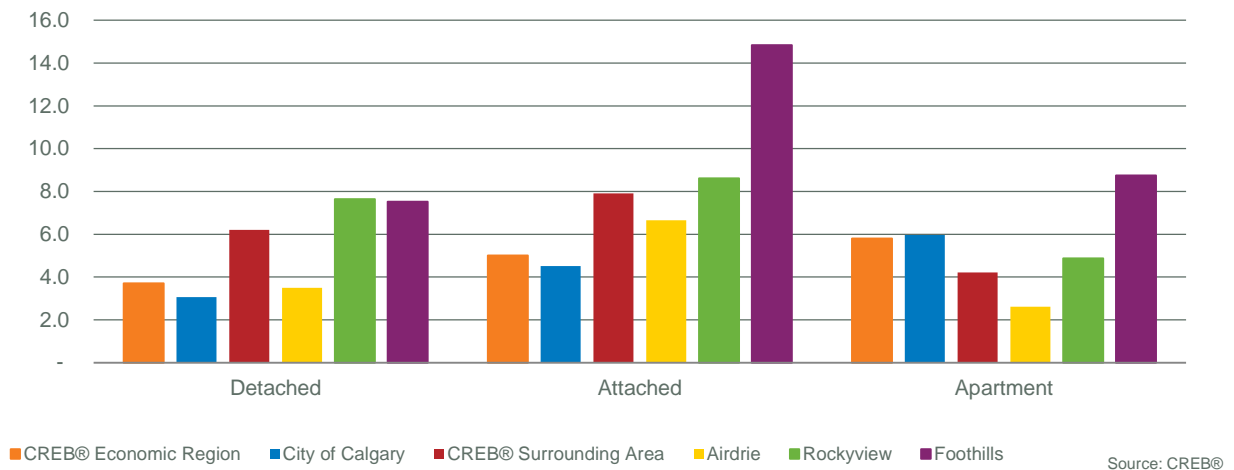
SALES DISTRIBUTION - MARCH



INVENTORY BY PRICE RANGE - MARCH



MONTHS OF SUPPLY - MARCH

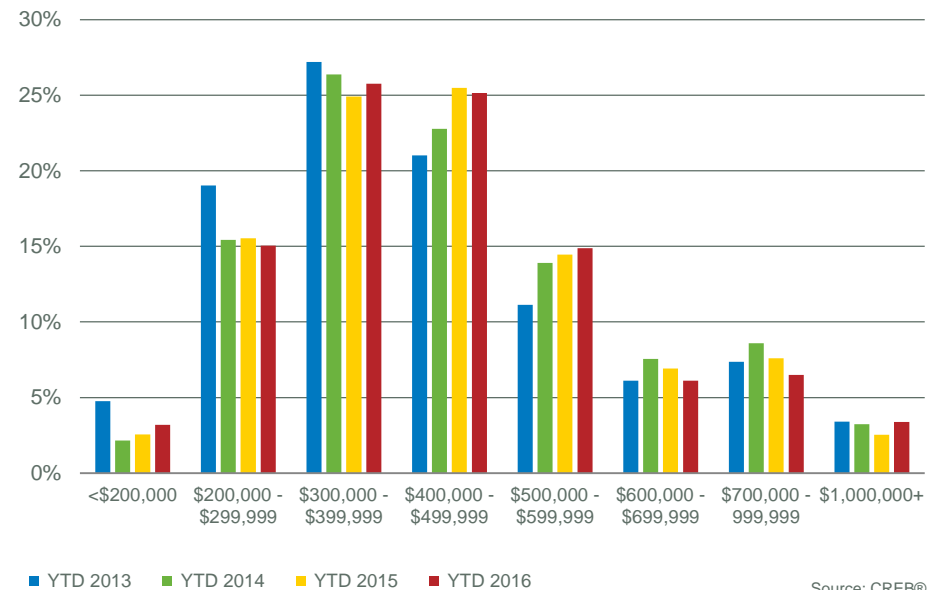


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,262	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,181	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,320	4,340
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,575	408,000
Average Price	460,646	460,039	473,671	469,572	478,850	483,706	476,520	465,421	458,655	457,591	461,303	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
2016												
Sales	765	1,130	1,588									
New Listings	2,744	2,908	3,227									
Inventory	5,024	5,684	6,084									
Days on Market	51	43	43									
Benchmark Price	447,800	445,000	442,800									
Median Price	407,500	420,000	422,000									
Average Price	456,889	473,940	468,572									
Index	206	204	203									

	Mar-15	Mar-16	YTD2015	YTD2016
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	44	48	99	110
\$200,000 - \$299,999	272	231	600	524
\$300,000 - \$349,999	205	178	437	409
\$350,000 - \$399,999	243	227	525	488
\$400,000 - \$449,999	262	214	567	494
\$450,000 - \$499,999	183	183	417	382
\$500,000 - \$549,999	138	146	314	302
\$550,000 - \$599,999	113	107	244	216
\$600,000 - \$649,999	69	63	144	133
\$650,000 - \$699,999	54	31	123	80
\$700,000 - \$799,999	84	64	172	130
\$800,000 - \$899,999	36	25	77	59
\$900,000 - \$999,999	25	16	44	37
\$1,000,000 - \$1,249,999	18	27	45	52
\$1,250,000 - \$1,499,999	12	11	24	23
\$1,500,000 - \$1,749,999	10	10	15	24
\$1,750,000 - \$1,999,999	3	3	5	7
\$2,000,000 - \$2,499,999	2	1	4	9
\$2,500,000 - \$2,999,999	2	1	2	1
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	1	-	1	-
	1,777	1,588	3,861	3,483

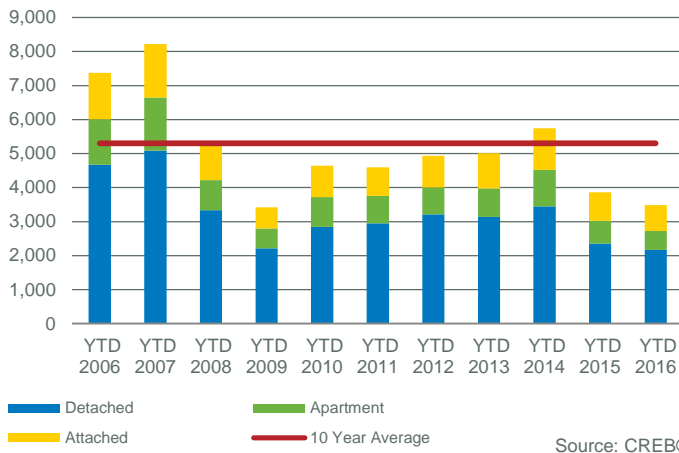
CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

YTD MARCH



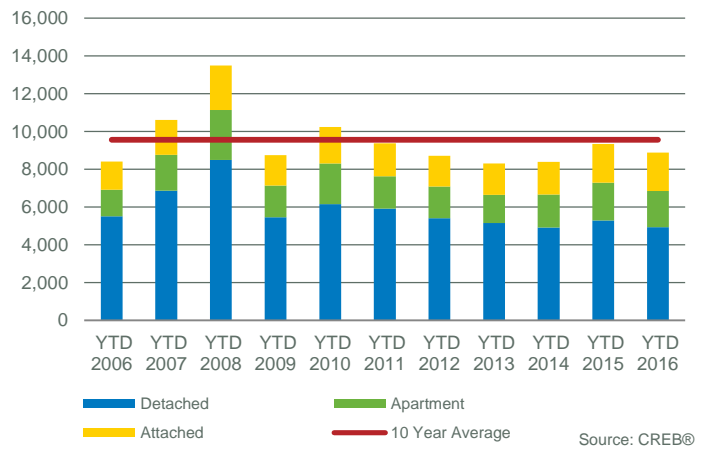
CITY OF CALGARY TOTAL SALES

YTD MARCH

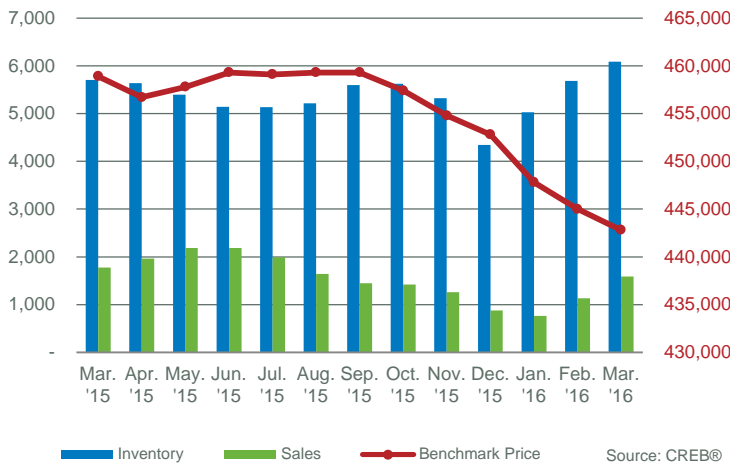


CITY OF CALGARY TOTAL NEW LISTINGS

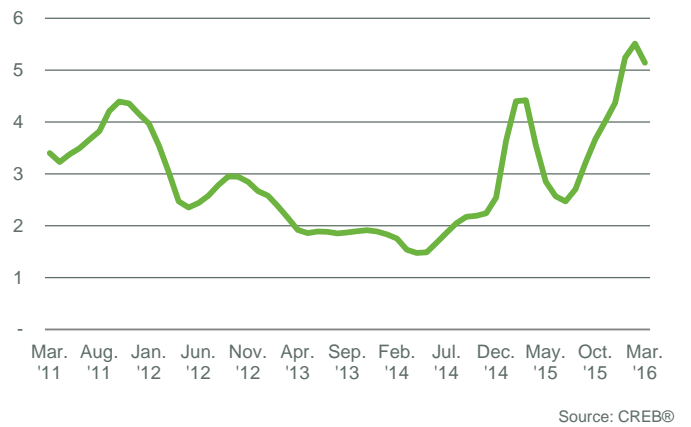
YTD MARCH



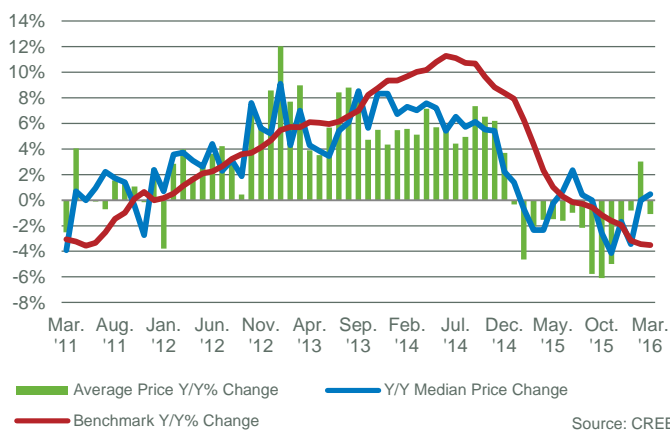
CITY OF CALGARY INVENTORY AND SALES



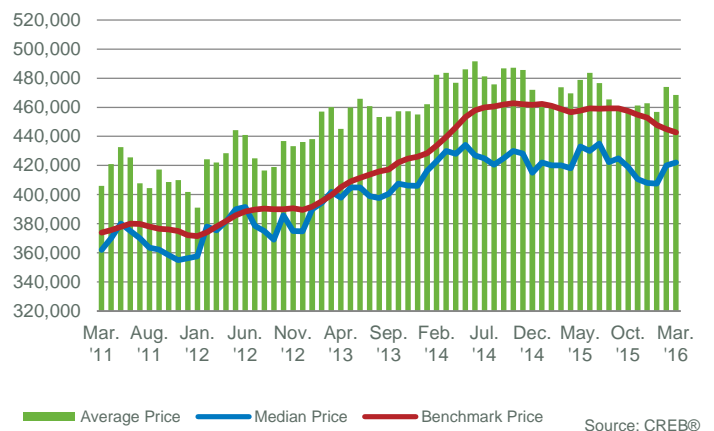
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

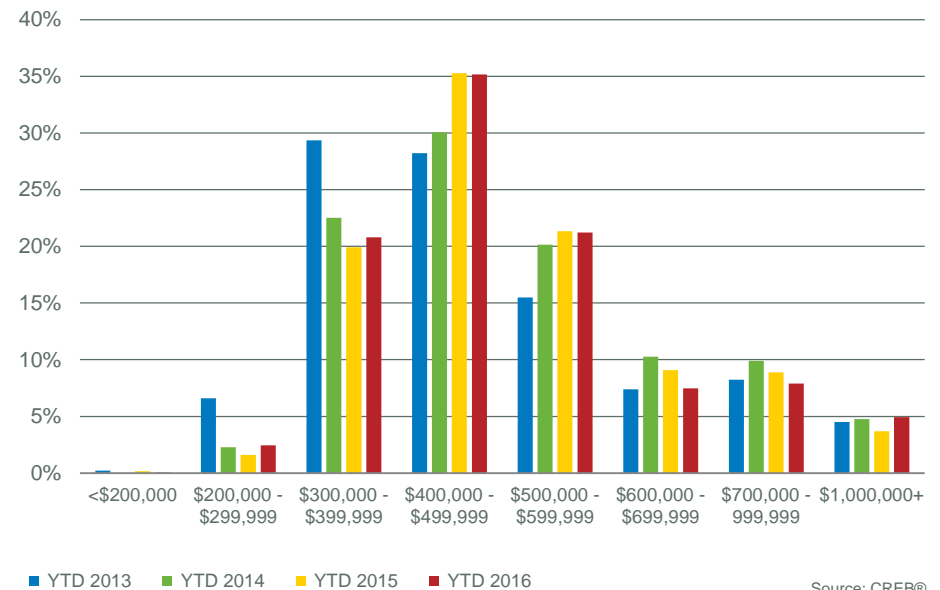


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	798	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,183	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,680	2,132
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	524,211	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
2016												
Sales	466	693	1,005									
New Listings	1,487	1,612	1,821									
Inventory	2,536	2,951	3,077									
Days on Market	49	38	41									
Benchmark Price	508,000	504,400	502,400									
Median Price	458,750	467,500	480,000									
Average Price	526,408	541,979	538,017									
Index	208	207	206									

	Mar-15	Mar-16	YTD2015	YTD2016
CALGARY TOTAL SALES				
>\$100,000	-	1	-	1
\$100,000 - \$199,999	2	-	4	-
\$200,000 - \$299,999	15	21	38	53
\$300,000 - \$349,999	62	65	142	148
\$350,000 - \$399,999	159	140	327	302
\$400,000 - \$449,999	217	183	472	425
\$450,000 - \$499,999	153	160	358	336
\$500,000 - \$549,999	123	135	278	275
\$550,000 - \$599,999	101	94	224	184
\$600,000 - \$649,999	60	51	121	98
\$650,000 - \$699,999	41	23	93	64
\$700,000 - \$799,999	60	48	125	99
\$800,000 - \$899,999	24	19	52	44
\$900,000 - \$999,999	18	14	32	28
\$1,000,000 - \$1,249,999	15	25	40	45
\$1,250,000 - \$1,499,999	11	11	20	22
\$1,500,000 - \$1,749,999	9	9	14	22
\$1,750,000 - \$1,999,999	3	3	4	7
\$2,000,000 - \$2,499,999	2	1	4	8
\$2,500,000 - \$2,999,999	2	1	2	1
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	1	-	1	-
	1,079	1,005	2,353	2,164

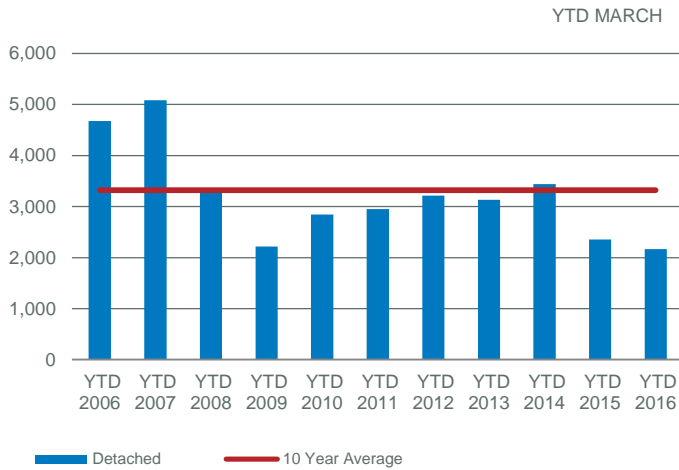
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD MARCH



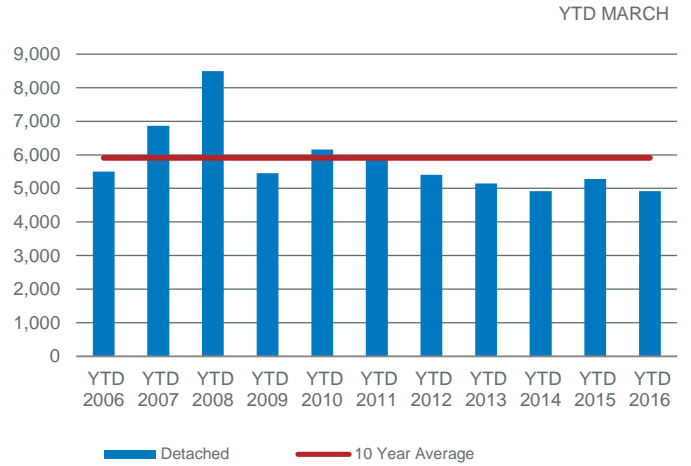
Source: CREB®

CALGARY DETACHED TOTAL SALES



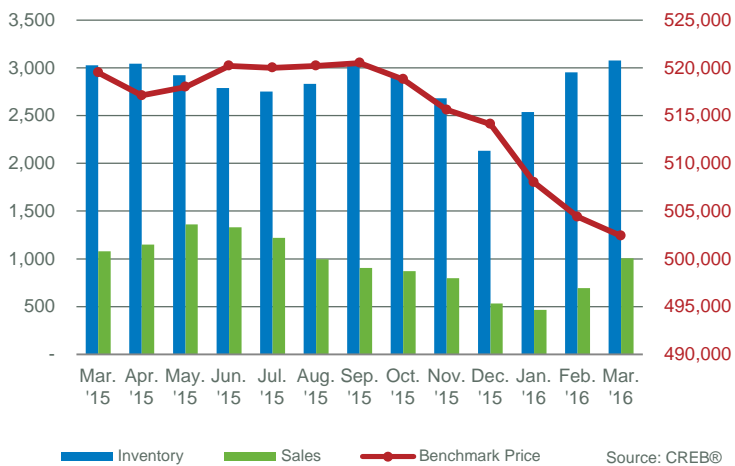
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



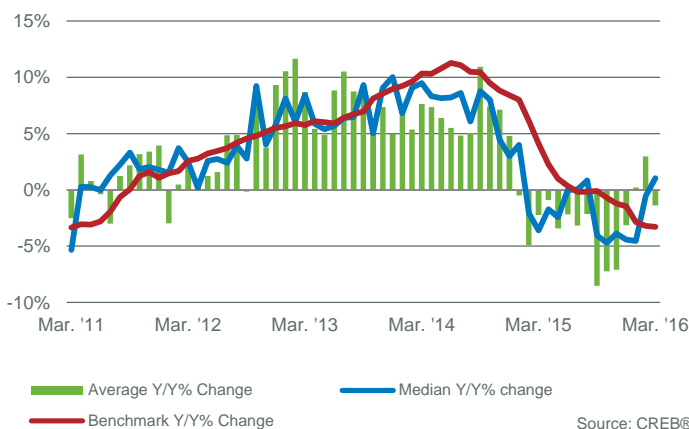
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



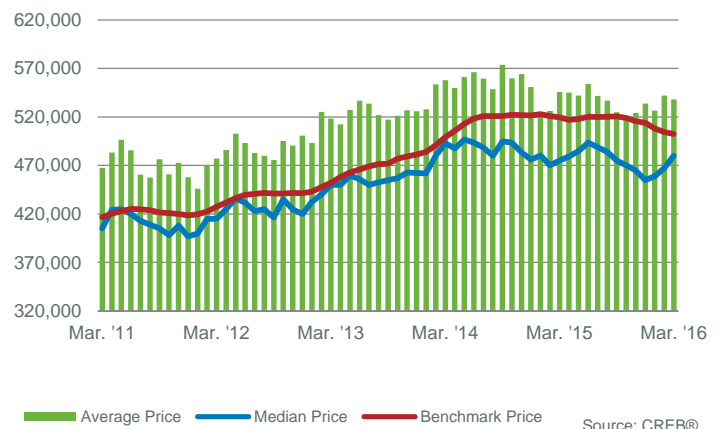
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



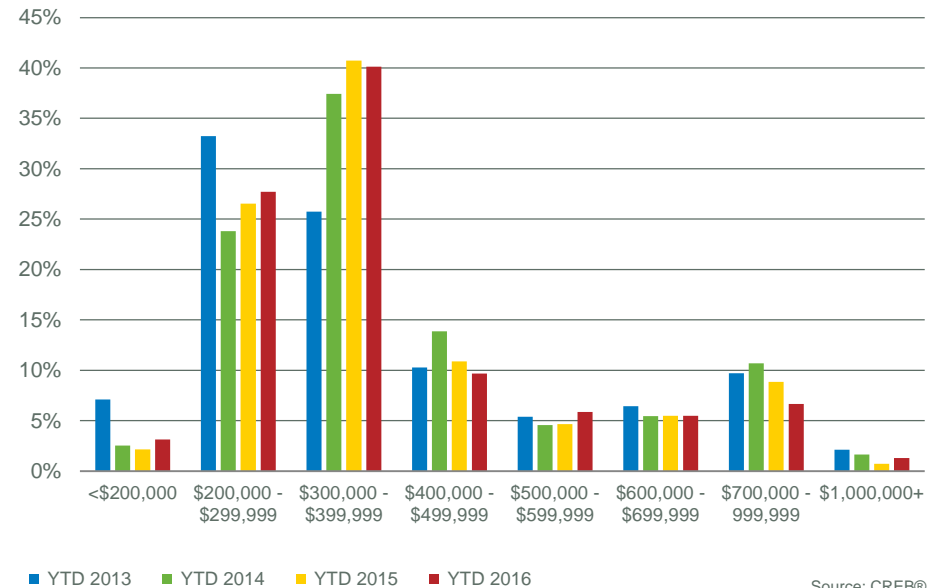
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	190	251	396	461	465	452	447	367	284	313	269	194
New Listings	688	671	683	686	680	680	675	585	670	663	509	357
Inventory	1,015	1,216	1,251	1,226	1,160	1,137	1,137	1,155	1,277	1,334	1,287	1,088
Days on Market	42	34	39	40	43	44	44	44	41	41	49	49
Benchmark Price	348,300	348,500	348,200	347,000	347,100	348,200	347,000	347,300	348,300	347,000	345,300	343,400
Median Price	341,850	345,000	346,250	350,000	352,500	345,000	353,000	355,000	340,750	335,708	340,000	332,430
Average Price	403,570	395,730	405,656	409,122	410,358	419,169	418,161	402,313	394,771	391,015	391,718	391,034
Index	207	207	207	206	206	207	206	206	207	206	205	204
2016												
Sales	170	269	326									
New Listings	658	659	724									
Inventory	1,235	1,340	1,473									
Days on Market	48	50	44									
Benchmark Price	341,600	338,900	336,500									
Median Price	336,500	347,000	336,000									
Average Price	400,485	402,630	388,285									
Index	203	201	200									

	Mar-15	Mar-16	YTD2015	YTD2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	8	9	18	24
\$200,000 - \$299,999	103	96	222	212
\$300,000 - \$349,999	94	77	198	180
\$350,000 - \$399,999	63	53	143	127
\$400,000 - \$449,999	27	21	52	48
\$450,000 - \$499,999	20	11	39	26
\$500,000 - \$549,999	10	9	23	21
\$550,000 - \$599,999	10	8	16	24
\$600,000 - \$649,999	7	9	18	27
\$650,000 - \$699,999	13	8	28	15
\$700,000 - \$799,999	21	14	40	28
\$800,000 - \$899,999	12	6	23	14
\$900,000 - \$999,999	6	2	11	9
\$1,000,000 - \$1,249,999	1	2	3	7
\$1,250,000 - \$1,499,999	1	-	3	1
\$1,500,000 - \$1,749,999	-	1	-	2
\$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 +	-	-	-	-
	396	326	837	765

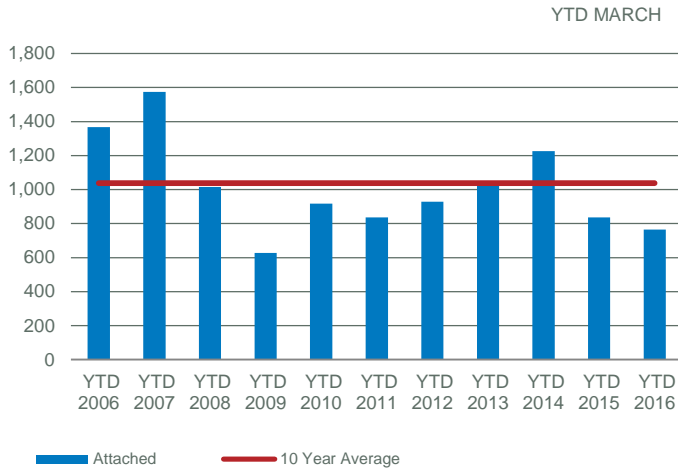
CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD MARCH



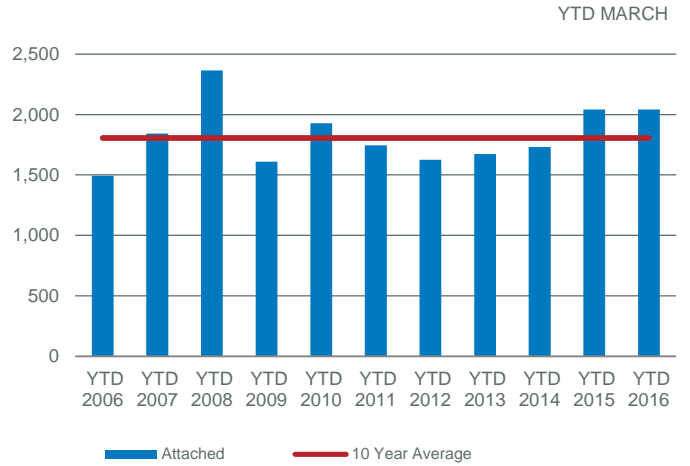
Source: CREB®

CALGARY ATTACHED TOTAL SALES



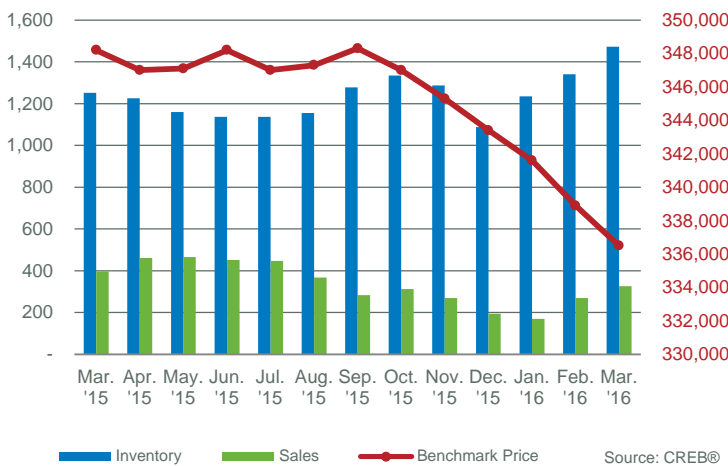
Source: CREB®

CALGARY ATTACHED TOTAL NEW LISTINGS



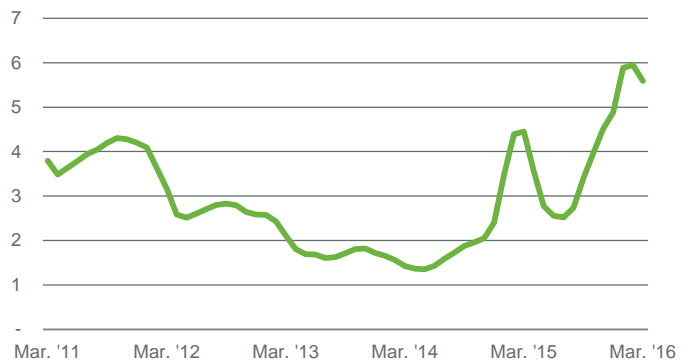
Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



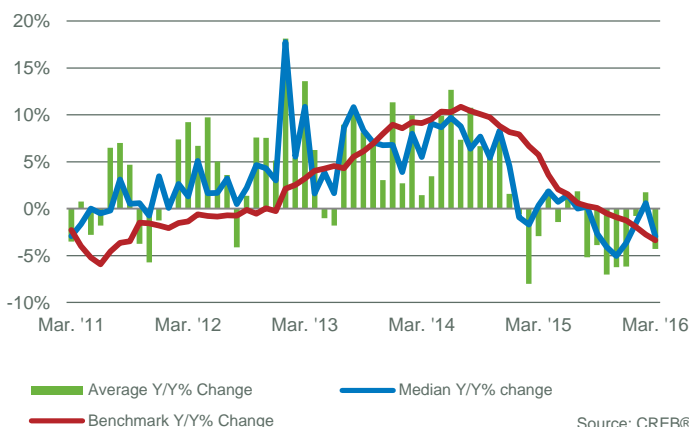
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



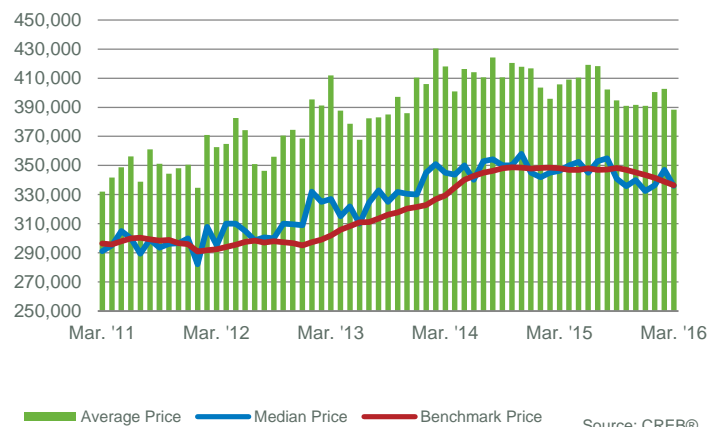
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES



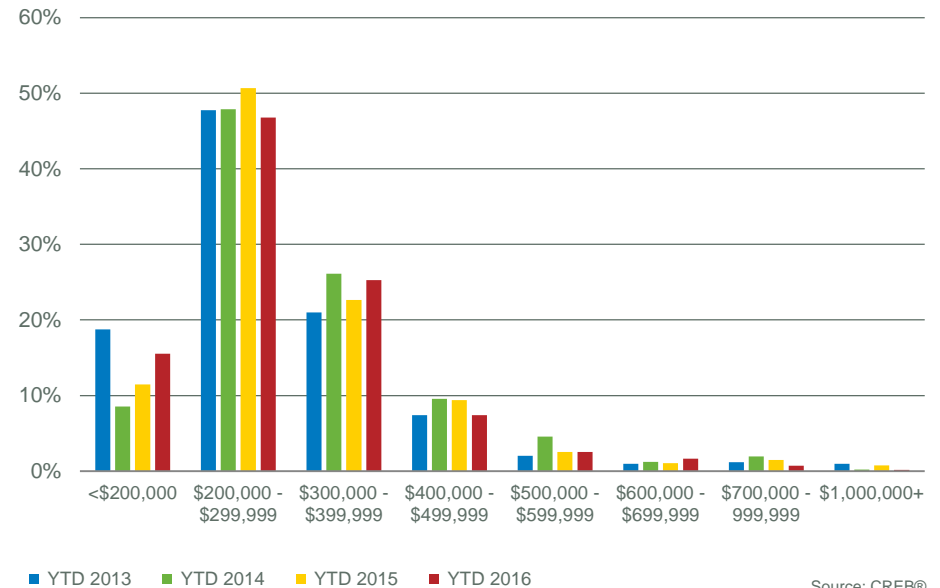
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	153	216	302	352	359	399	324	281	259	237	195	152
New Listings	745	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,198	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,120
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,655	305,957	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
2016												
Sales	129	168	257									
New Listings	599	637	682									
Inventory	1,253	1,393	1,534									
Days on Market	59	50	48									
Benchmark Price	283,800	283,600	281,300									
Median Price	251,000	268,000	275,000									
Average Price	280,088	307,461	298,850									
Index	194	194	192									

	Mar-15	Mar-16	YTD2015	YTD2016
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	34	39	77	86
\$200,000 - \$299,999	154	114	340	259
\$300,000 - \$349,999	49	36	97	81
\$350,000 - \$399,999	21	34	55	59
\$400,000 - \$449,999	18	10	43	21
\$450,000 - \$499,999	10	12	20	20
\$500,000 - \$549,999	5	2	13	6
\$550,000 - \$599,999	2	5	4	8
\$600,000 - \$649,999	2	3	5	8
\$650,000 - \$699,999	-	-	2	1
\$700,000 - \$799,999	3	2	7	3
\$800,000 - \$899,999	-	-	2	1
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	2	-	2	-
\$1,250,000 - \$1,499,999	-	-	1	-
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	-	1	-
\$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	-	-	-	-
\$4,000,000 +	-	-	-	-
	302	257	671	554

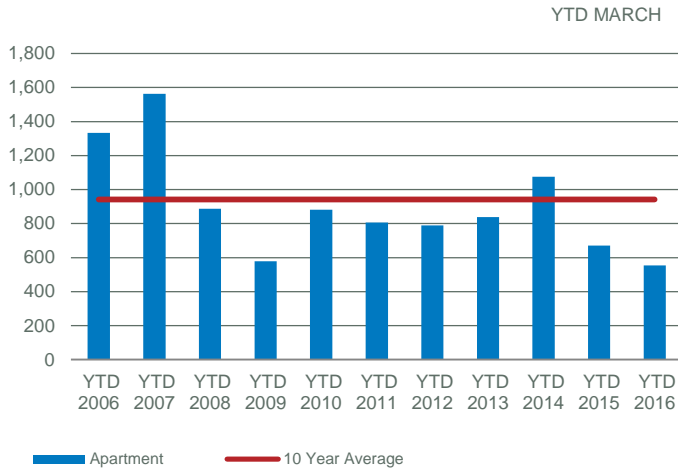
CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE

YTD MARCH



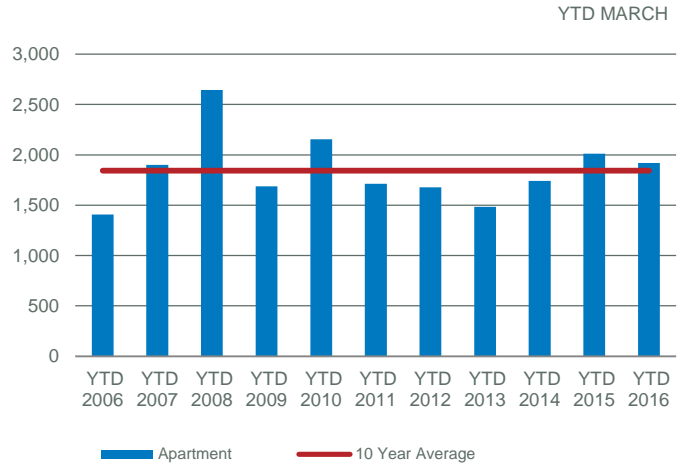
Source: CREB®

CALGARY APARTMENT TOTAL SALES



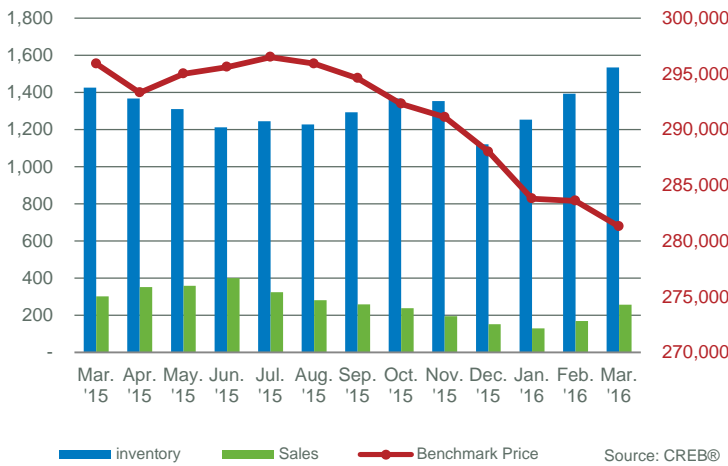
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



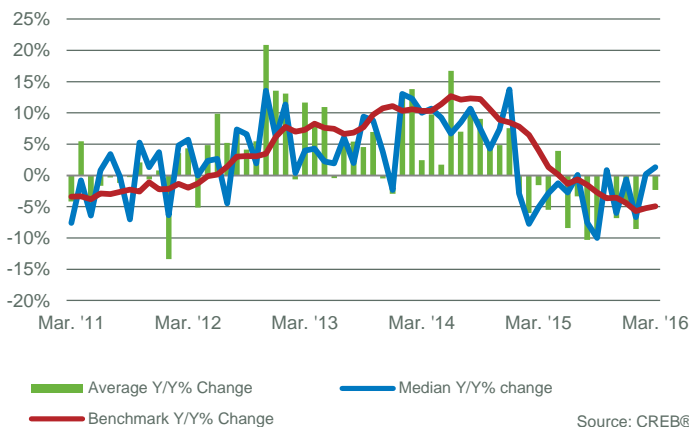
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



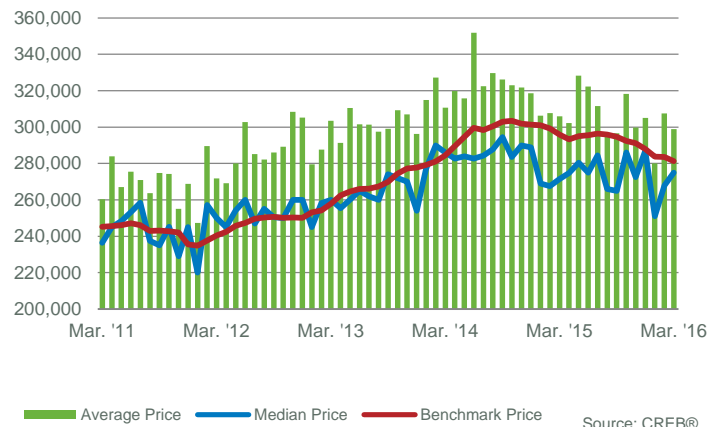
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



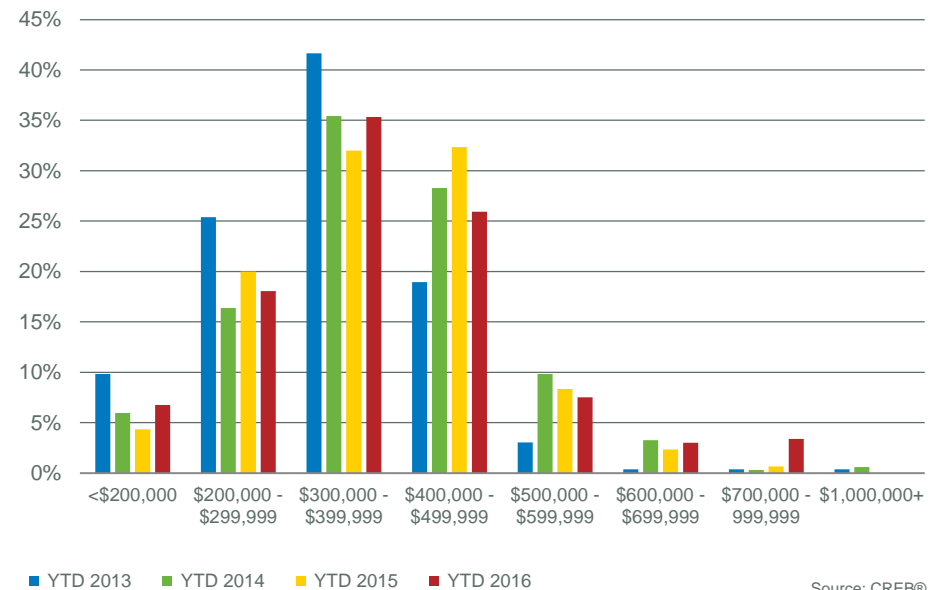
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	64	99	137	138	152	166	163	135	118	95	89	66
New Listings	224	230	194	214	223	243	197	184	179	184	129	88
Inventory	287	363	359	372	367	384	364	346	346	358	331	290
Days on Market	41	35	39	40	38	47	41	42	50	51	47	58
Benchmark Price	376,200	377,300	375,000	374,100	373,900	373,900	372,400	370,200	370,700	369,000	367,000	367,100
Median Price	376,491	395,000	385,000	396,500	392,500	387,400	382,500	375,000	410,750	386,500	360,000	365,450
Average Price	368,869	398,714	379,798	394,555	395,152	394,320	394,454	380,909	416,978	392,074	378,645	369,606
Index	200	201	200	199	199	199	198	197	197	197	195	196
2016												
Sales	65	88	113									
New Listings	184	205	265									
Inventory	327	382	447									
Days on Market	59	46	50									
Benchmark Price	366,400	365,300	363,600									
Median Price	367,900	380,000	388,500									
Average Price	367,525	394,528	388,307									
Index	195	195	194									

	Mar-15	Mar-16	YTD2015	YTD2016
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	7	11	13	18
\$200,000 - \$299,999	23	16	60	48
\$300,000 - \$349,999	16	10	31	35
\$350,000 - \$399,999	35	31	65	59
\$400,000 - \$449,999	26	17	56	43
\$450,000 - \$499,999	17	9	41	26
\$500,000 - \$549,999	8	7	17	12
\$550,000 - \$599,999	1	3	8	8
\$600,000 - \$649,999	2	3	7	5
\$650,000 - \$699,999	-	2	-	3
\$700,000 - \$799,999	-	4	-	5
\$800,000 - \$899,999	1	-	1	3
\$900,000 - \$999,999	1	-	1	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	137	113	300	266

AIRDRIE SHARE OF SALES BY PRICE RANGE

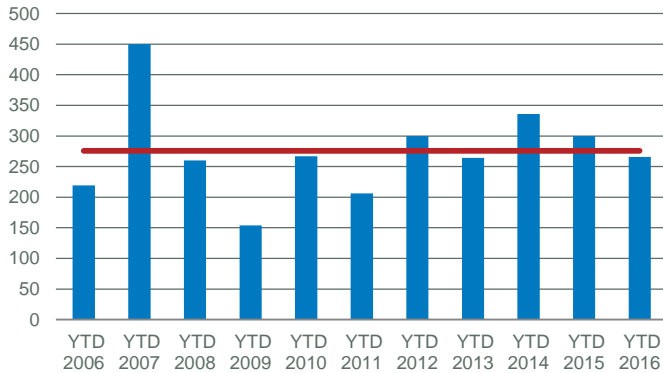
YTD MARCH



Source: CREB®

AIRDRIE TOTAL SALES

YTD MARCH

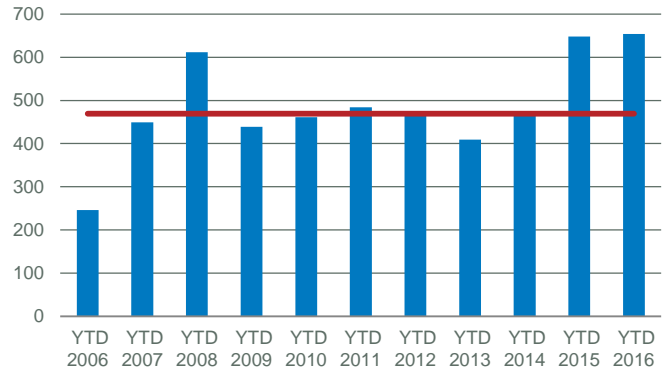


Total Residential 10 Year Average

Source: CREB®

AIRDRIE TOTAL NEW LISTINGS

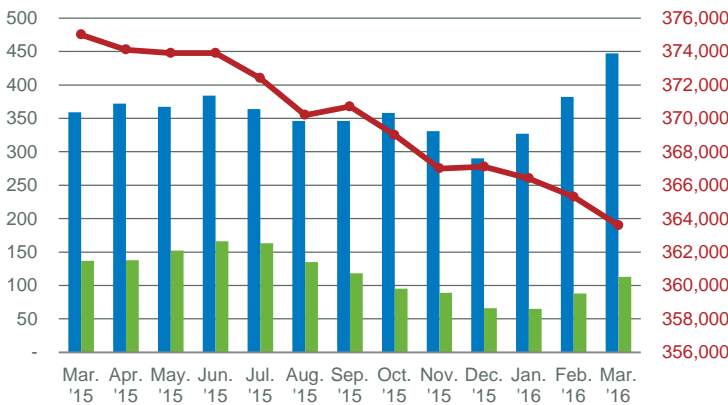
YTD MARCH



Total Residential 10 Year Average

Source: CREB®

AIRDRIE INVENTORY AND SALES



inventory Sales Benchmark Price

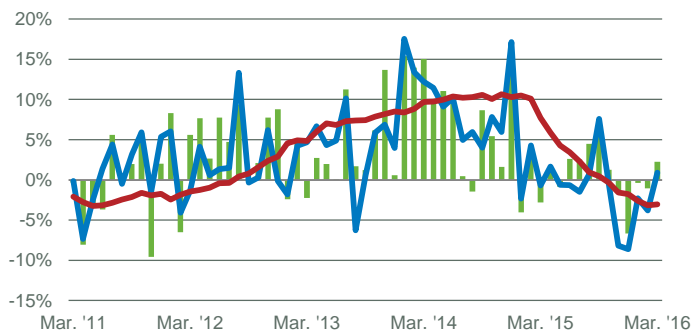
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



Source: CREB®

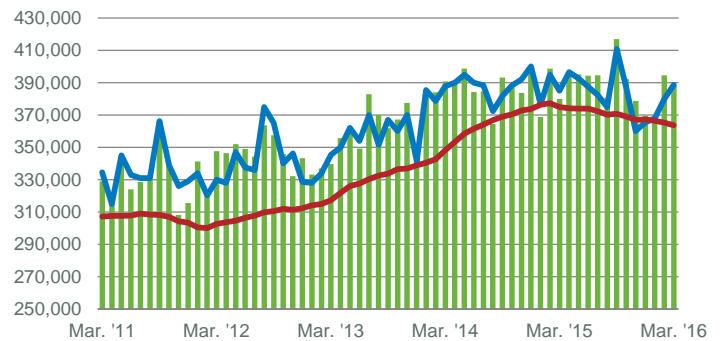
AIRDRIE PRICE CHANGE



Average Y/Y Change Median Y/Y change Benchmark Y/Y Change

Source: CREB®

AIRDRIE PRICES



Average Price Median Price Benchmark Price

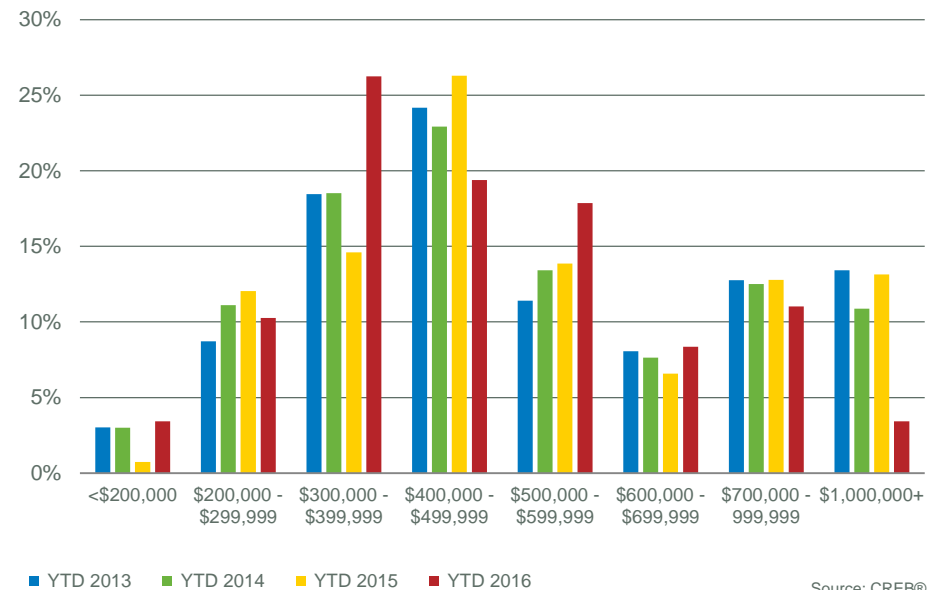
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	78	78	118	141	174	198	153	129	94	129	104	76
New Listings	288	256	317	311	298	311	294	281	283	238	201	146
Inventory	652	735	808	848	874	837	837	834	865	812	750	630
Days on Market	76	57	60	60	54	68	66	53	68	58	78	77
Benchmark Price	558,700	562,100	575,700	570,700	564,200	565,200	563,300	557,700	567,300	552,500	554,300	548,200
Median Price	478,750	497,500	486,000	465,000	500,000	515,000	495,500	485,000	445,000	462,500	514,850	472,500
Average Price	625,531	650,157	601,304	569,824	610,111	645,612	584,906	554,722	548,404	563,345	600,602	598,074
Index	181	182	186	185	183	183	182	181	184	179	179	177
2016												
Sales	58	95	110									
New Listings	258	262	300									
Inventory	702	758	836									
Days on Market	73	69	75									
Benchmark Price	542,000	524,700	514,500									
Median Price	427,500	415,000	502,500									
Average Price	472,715	478,191	537,687									
Index	175	170	167									

	Mar-15	Mar-16	YTD2015	YTD2016
ROCKYVIEW TOTAL SAL				
>\$100,000	-	-	-	1
\$100,000 - \$199,999	1	2	2	8
\$200,000 - \$299,999	11	13	33	27
\$300,000 - \$349,999	8	11	15	38
\$350,000 - \$399,999	10	9	25	31
\$400,000 - \$449,999	18	9	37	27
\$450,000 - \$499,999	15	11	35	24
\$500,000 - \$549,999	13	15	24	23
\$550,000 - \$599,999	4	11	14	24
\$600,000 - \$649,999	1	5	7	9
\$650,000 - \$699,999	5	4	11	13
\$700,000 - \$799,999	9	6	15	8
\$800,000 - \$899,999	3	6	14	12
\$900,000 - \$999,999	3	4	6	9
\$1,000,000 - \$1,249,999	10	-	19	2
\$1,250,000 - \$1,499,999	3	3	6	6
\$1,500,000 - \$1,749,999	3	-	4	-
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	1	3	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	3	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	118	110	274	263

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

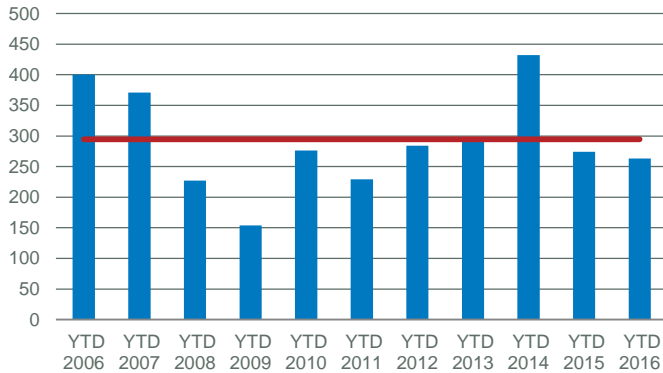
YTD MARCH



Source: CREB®

ROCKYVIEW TOTAL SALES

YTD MARCH

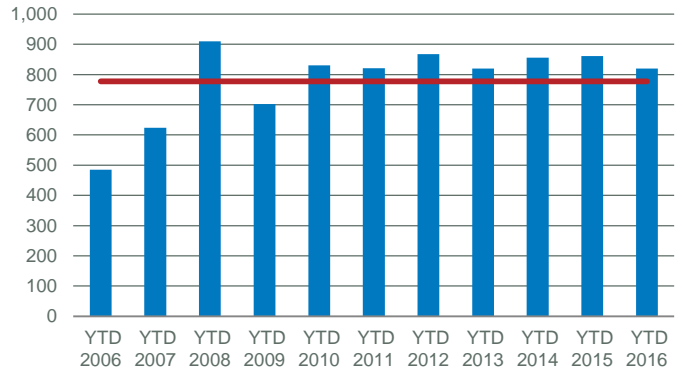


Total Residential 10 Year Average

Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS

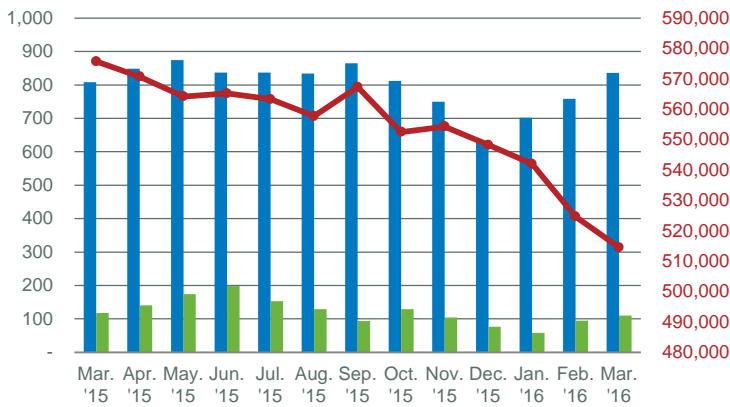
YTD MARCH



Total Residential 10 Year Average

Source: CREB®

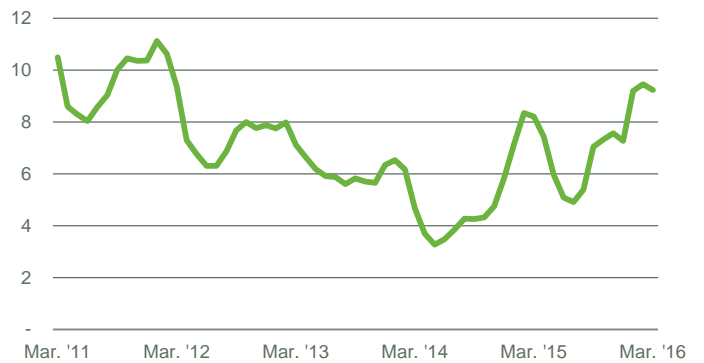
ROCKYVIEW INVENTORY AND SALES



inventory Sales Benchmark Price

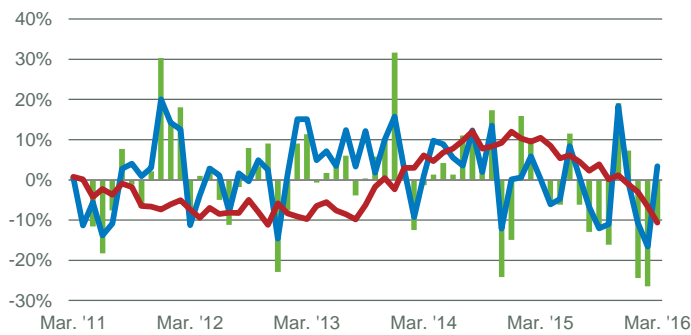
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



Source: CREB®

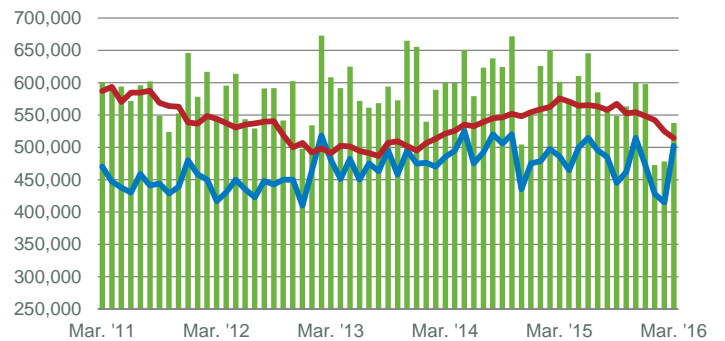
ROCKYVIEW PRICE CHANGE



Average Y/Y% Change Median Y/Y% change Benchmark Y/Y% Change

Source: CREB®

ROCKYVIEW PRICES



Average Price Median Price Benchmark Price

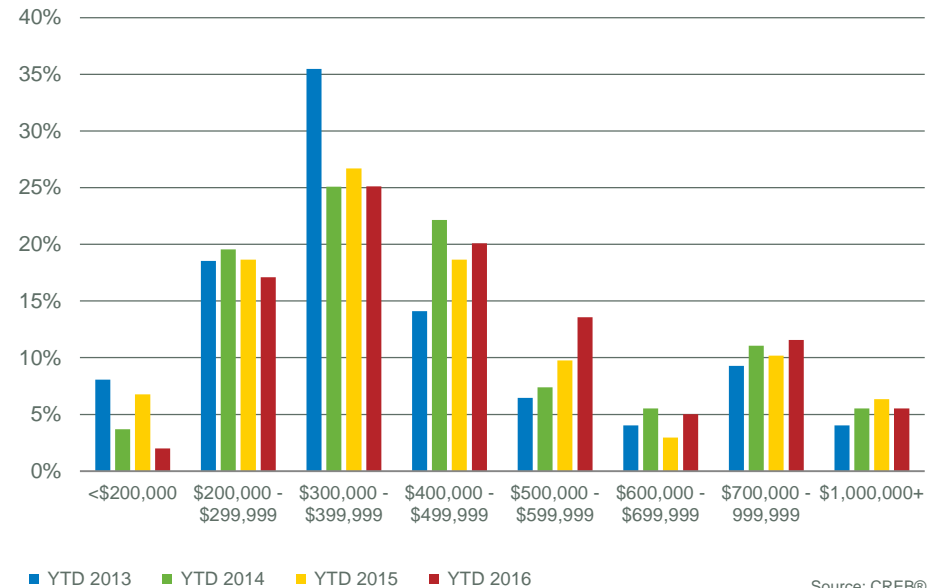
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	56	67	113	104	127	124	109	106	105	94	88	52
New Listings	191	197	236	219	234	230	211	187	189	180	137	105
Inventory	436	509	587	640	643	649	661	642	615	579	530	462
Days on Market	85	71	64	71	61	60	71	69	81	81	75	75
Benchmark Price	395,300	394,400	405,200	401,100	404,800	406,700	405,000	401,700	405,200	397,200	392,100	388,000
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750	410,000	419,000	419,750	480,000
Average Price	457,085	494,242	454,909	495,971	567,143	501,445	627,925	467,709	526,671	489,709	454,372	555,408
Index	184	183	188	186	188	189	188	187	188	185	182	180
2016												
Sales	55	65	79									
New Listings	203	194	256									
Inventory	510	577	643									
Days on Market	79	69	78									
Benchmark Price	395,500	396,400	396,200									
Median Price	389,000	427,000	427,000									
Average Price	426,695	478,948	540,184									
Index	184	184	184									

	Mar-15	Mar-16	YTD2015	YTD2016
FOOTHILLS TOTAL SALE:				
>\$100,000	1	-	2	-
\$100,000 - \$199,999	7	-	14	4
\$200,000 - \$299,999	19	6	44	34
\$300,000 - \$349,999	18	10	37	23
\$350,000 - \$399,999	10	13	26	27
\$400,000 - \$449,999	14	14	22	26
\$450,000 - \$499,999	14	3	22	14
\$500,000 - \$549,999	6	7	12	19
\$550,000 - \$599,999	8	4	11	8
\$600,000 - \$649,999	2	1	3	5
\$650,000 - \$699,999	1	2	4	5
\$700,000 - \$799,999	2	6	9	8
\$800,000 - \$899,999	2	3	13	8
\$900,000 - \$999,999	2	3	2	7
\$1,000,000 - \$1,249,999	4	6	8	9
\$1,250,000 - \$1,499,999	3	1	6	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	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 +	-	-	-	-
	113	79	236	199

FOOTHILLS SHARE OF SALES BY PRICE RANGE

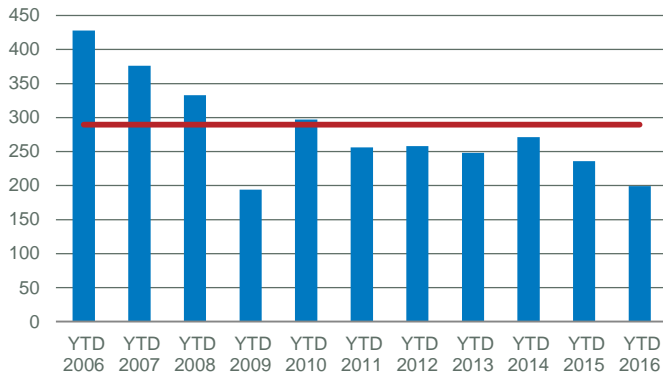
YTD MARCH



Source: CREB®

FOOTHILLS TOTAL SALES

YTD MARCH

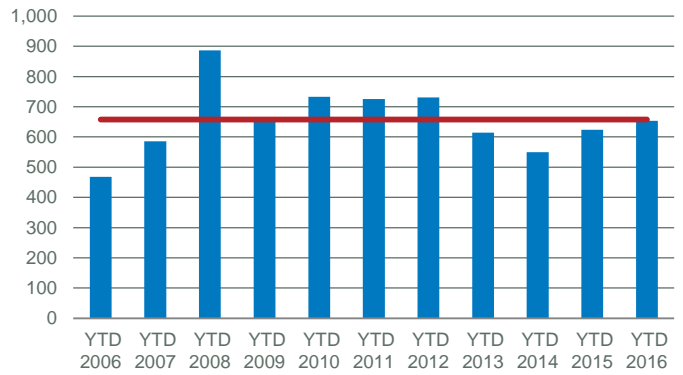


■ Total Residential — 10 Year Average

Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS

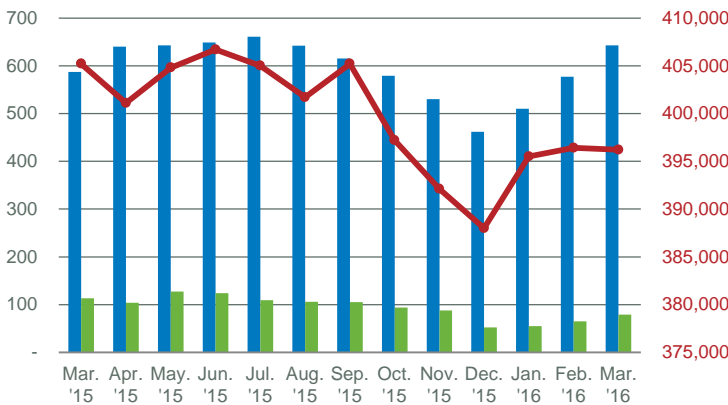
YTD MARCH



■ Total Residential — 10 Year Average

Source: CREB®

FOOTHILLS INVENTORY AND SALES



■ inventory ■ Sales — Benchmark Price

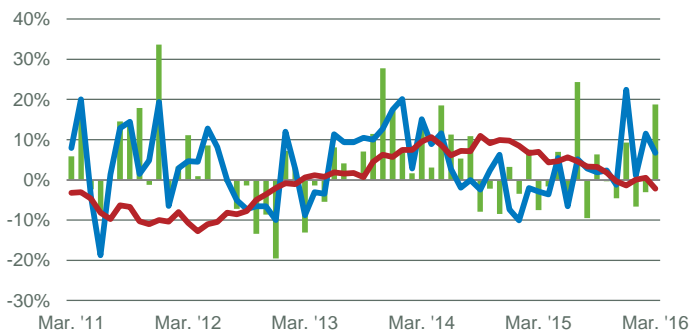
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



Source: CREB®

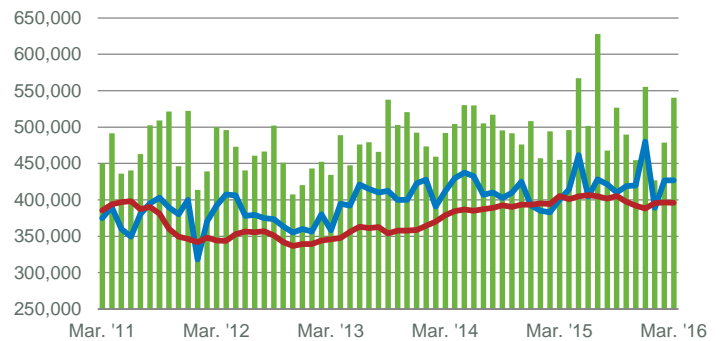
FOOTHILLS PRICE CHANGE



■ Average Y/Y Change ■ Median Y/Y change
— Benchmark Y/Y Change

Source: CREB®

FOOTHILLS PRICES



■ Average Price ■ Median Price — Benchmark Price

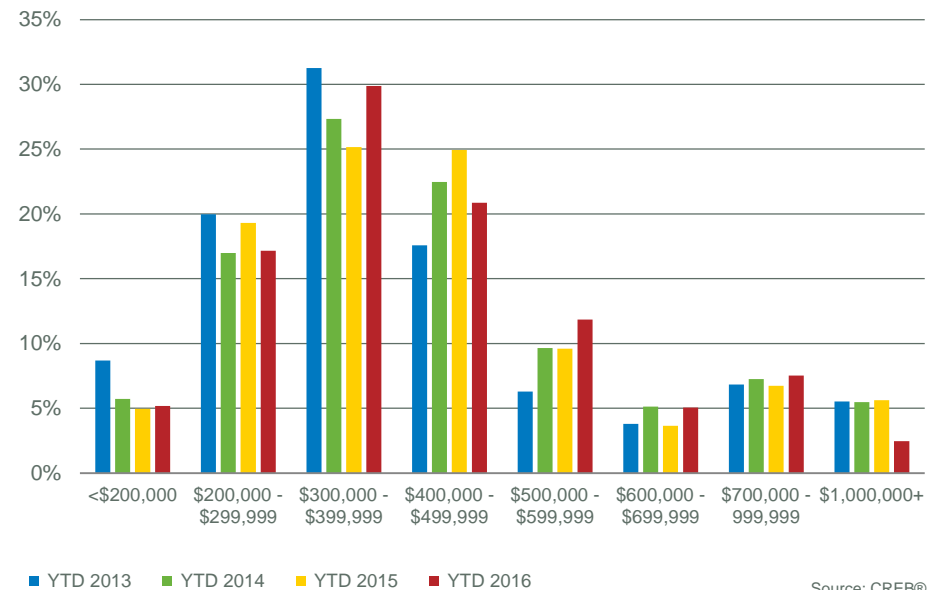
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	220	271	415	441	515	551	489	426	354	354	318	211
New Listings	767	748	845	836	860	869	789	732	711	664	529	382
Inventory	1,527	1,777	1,962	2,081	2,122	2,090	2,082	2,039	2,036	1,954	1,801	1,540
Days on Market	67	53	55	56	52	60	59	56	64	63	66	71
Benchmark Price	435,000	435,900	441,000	439,400	439,100	439,600	438,700	435,300	438,700	432,100	429,800	426,800
Median Price	399,950	405,000	400,000	399,500	416,500	407,500	415,000	400,000	410,000	402,250	401,000	420,000
Average Price	474,744	485,354	454,209	462,777	496,675	498,549	496,934	445,029	472,681	472,725	460,814	496,063
Index	191	191	193	193	193	193	192	191	192	190	189	187
2016												
Sales	192	276	342									
New Listings	716	727	928									
Inventory	1,738	1,925	2,162									
Days on Market	70	64	65									
Benchmark Price	428,000	423,900	421,300									
Median Price	389,000	382,250	404,000									
Average Price	413,424	436,587	459,077									
Index	188	186	185									

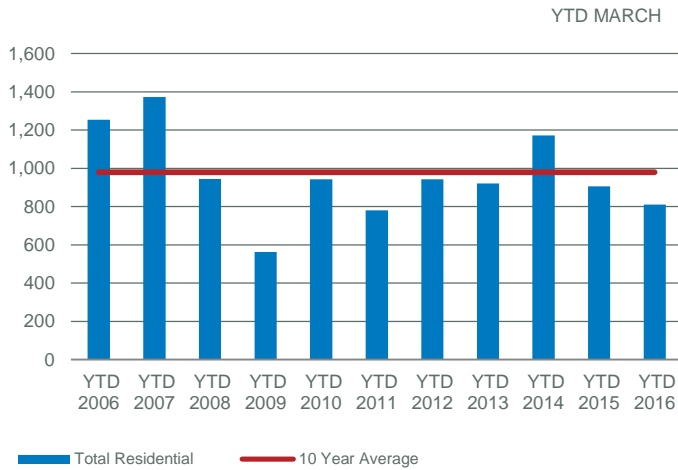
	Mar-15	Mar-16	YTD2015	YTD2016
SURROUNDING AREA SA				
>\$100,000	1	1	3	2
\$100,000 - \$199,999	20	19	42	40
\$200,000 - \$299,999	73	53	175	139
\$300,000 - \$349,999	50	37	94	110
\$350,000 - \$399,999	61	57	134	132
\$400,000 - \$449,999	65	44	125	104
\$450,000 - \$499,999	47	23	101	65
\$500,000 - \$549,999	27	30	54	55
\$550,000 - \$599,999	13	18	33	41
\$600,000 - \$649,999	5	9	18	19
\$650,000 - \$699,999	6	8	15	22
\$700,000 - \$799,999	11	16	24	21
\$800,000 - \$899,999	6	9	28	23
\$900,000 - \$999,999	6	7	9	17
\$1,000,000 - \$1,249,999	14	6	27	11
\$1,250,000 - \$1,499,999	6	4	12	8
\$1,500,000 - \$1,749,999	3	-	4	-
\$1,750,000 - \$1,999,999	1	-	2	-
\$2,000,000 - \$2,499,999	-	1	3	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	3	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	415	342	906	810

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD MARCH



SURROUNDING AREA SALES



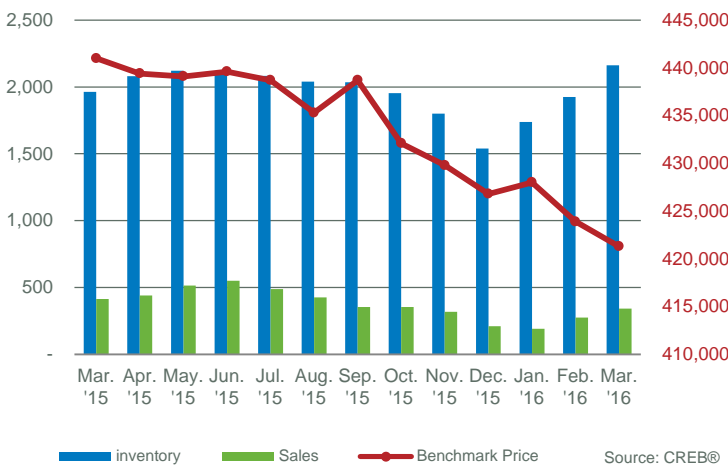
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



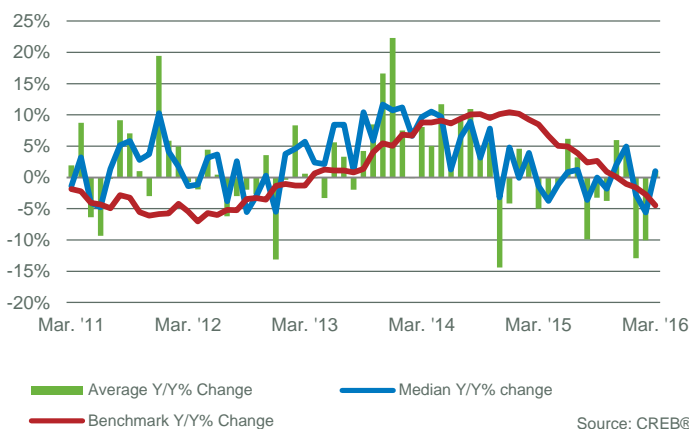
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



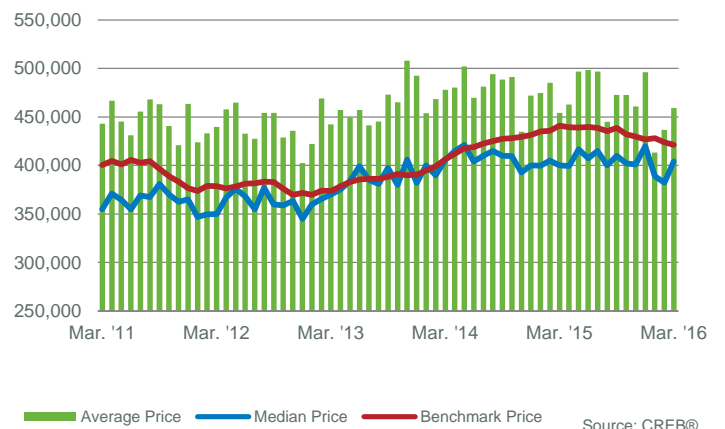
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



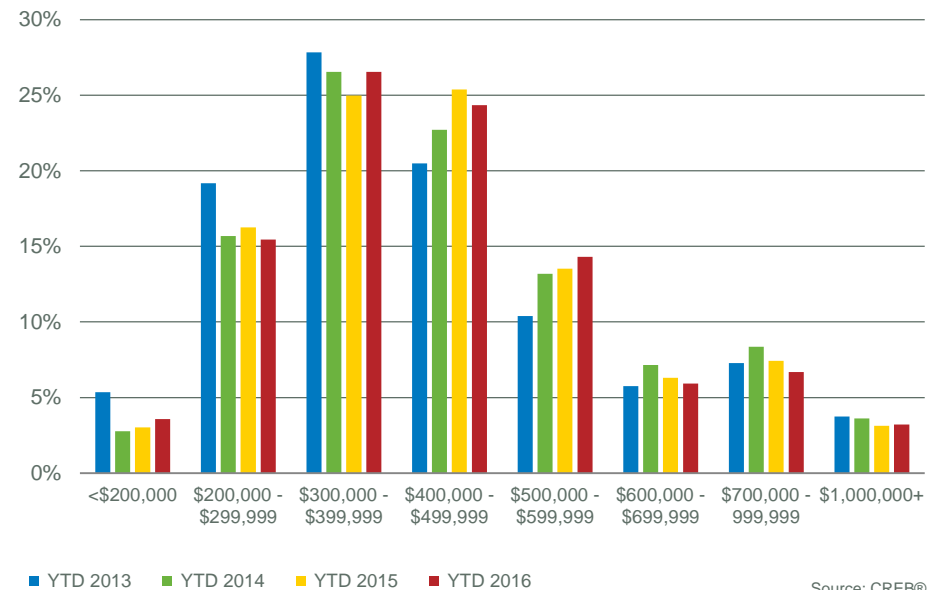
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	1,097	1,478	2,192	2,404	2,701	2,733	2,480	2,068	1,803	1,776	1,580	1,090
New Listings	4,036	3,683	3,974	3,900	4,028	3,990	3,777	3,474	3,806	3,355	2,710	1,873
Inventory	6,319	7,308	7,666	7,718	7,515	7,228	7,216	7,254	7,635	7,575	7,121	5,880
Days on Market	46	38	42	43	43	44	44	43	45	45	49	54
Benchmark Price	458,000	456,700	455,600	453,400	454,500	455,800	455,600	455,100	455,600	453,200	450,500	448,100
Median Price	416,000	417,500	416,850	414,500	430,000	425,000	431,250	418,700	424,000	417,250	410,000	410,000
Average Price	463,473	464,681	469,987	468,326	482,249	486,698	480,545	461,220	461,409	460,608	461,205	469,138
Index	210	209	208	207	208	209	208	208	208	207	206	205
2016												
Sales	957	1,406	1,930									
New Listings	3,460	3,635	4,155									
Inventory	6,762	7,609	8,246									
Days on Market	55	47	47									
Benchmark Price	444,000	440,900	438,700									
Median Price	400,000	415,000	420,000									
Average Price	448,169	466,608	466,890									
Index	203	202	201									

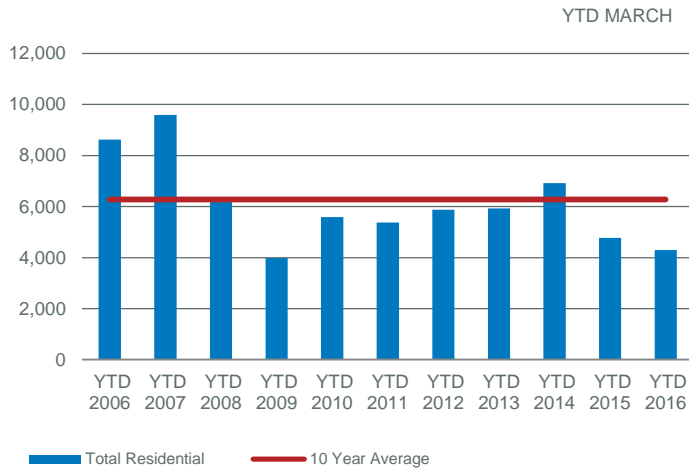
	Mar-15	Mar-16	YTD2015	YTD2016
CREB® SALES				
>\$100,000	1	2	3	3
\$100,000 - \$199,999	64	67	141	150
\$200,000 - \$299,999	345	284	775	663
\$300,000 - \$349,999	255	215	531	519
\$350,000 - \$399,999	304	284	659	620
\$400,000 - \$449,999	327	258	692	598
\$450,000 - \$499,999	230	206	518	447
\$500,000 - \$549,999	165	176	368	357
\$550,000 - \$599,999	126	125	277	257
\$600,000 - \$649,999	74	72	162	152
\$650,000 - \$699,999	60	39	138	102
\$700,000 - \$799,999	95	80	196	151
\$800,000 - \$899,999	42	34	105	82
\$900,000 - \$999,999	31	23	53	54
\$1,000,000 - \$1,249,999	32	33	72	63
\$1,250,000 - \$1,499,999	18	15	36	31
\$1,500,000 - \$1,749,999	13	10	19	24
\$1,750,000 - \$1,999,999	4	3	7	7
\$2,000,000 - \$2,499,999	2	2	7	10
\$2,500,000 - \$2,999,999	2	1	2	1
\$3,000,000 - \$3,499,999	1	-	4	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	1	-	1	-
	2,192	1,930	4,767	4,293

CREB® SHARE OF SALES BY PRICE RANGE

YTD MARCH



CREB® SALES



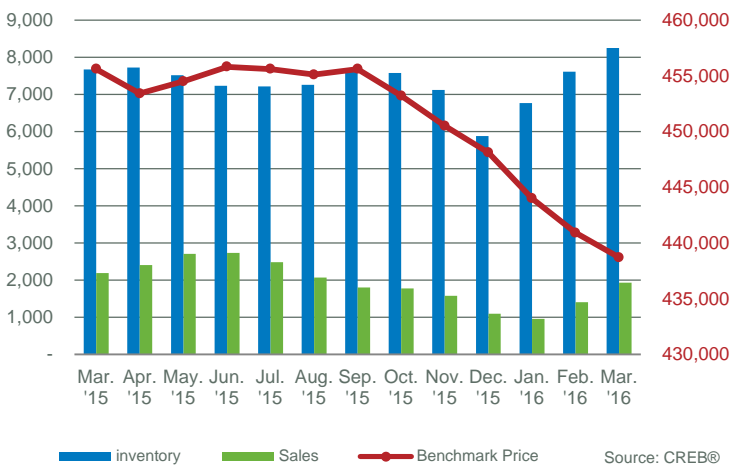
Source: CREB®

CREB® NEW LISTINGS



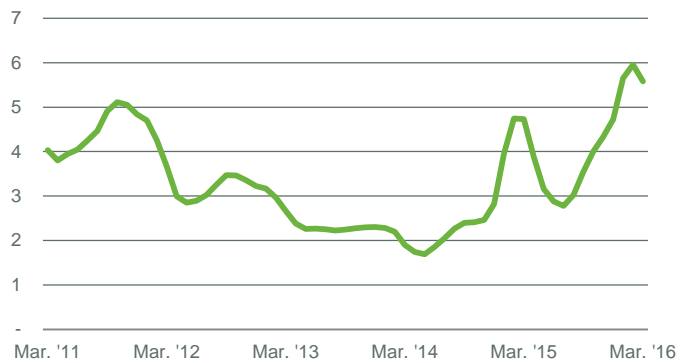
Source: CREB®

CREB® INVENTORY AND SALES



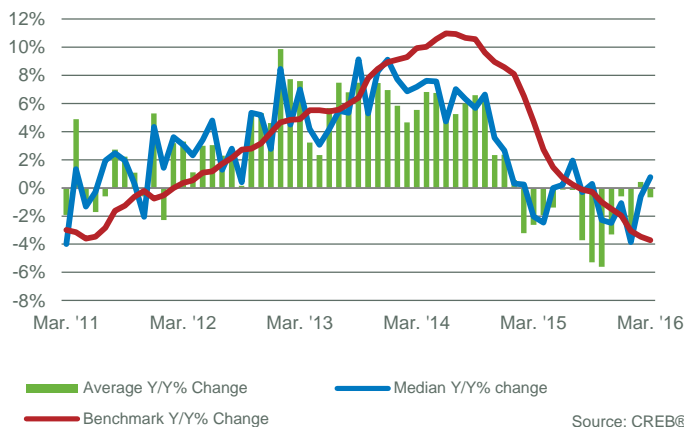
Source: CREB®

CREB® MONTHS OF INVENTORY



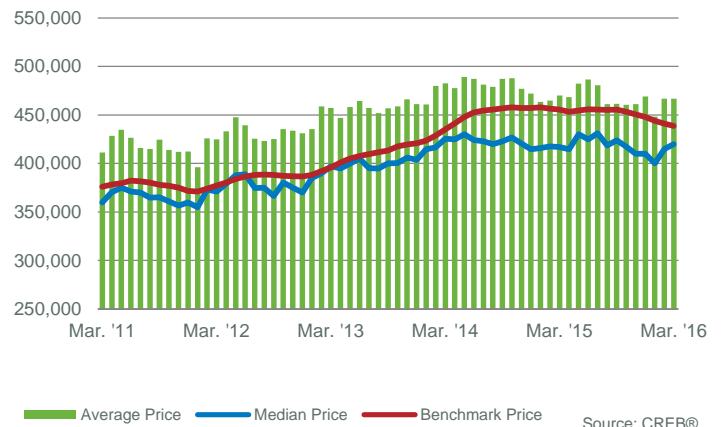
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



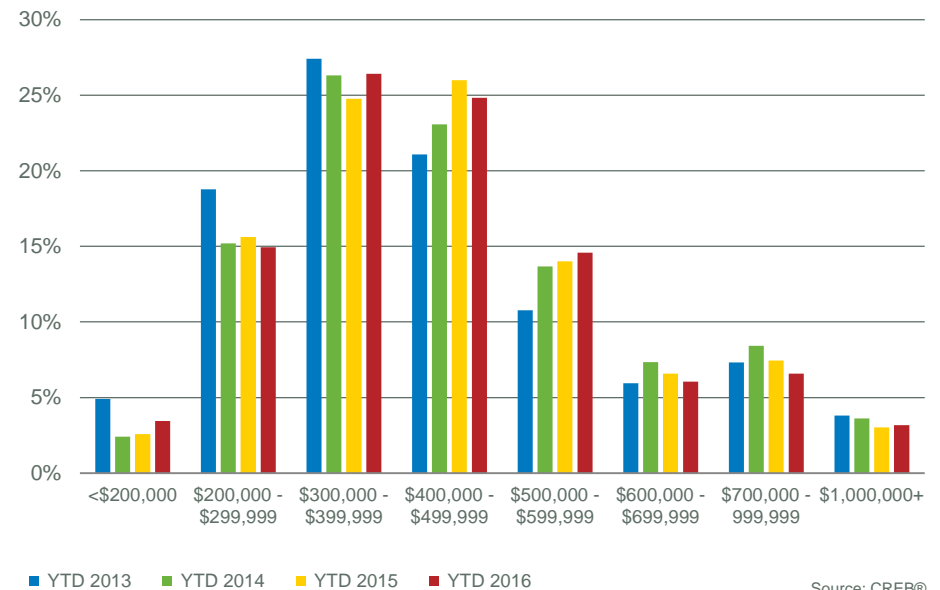
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2015												
Sales	1,019	1,384	2,032	2,242	2,512	2,546	2,307	1,906	1,661	1,646	1,455	1,021
New Listings	3,781	3,421	3,640	3,589	3,689	3,675	3,479	3,207	3,557	3,113	2,511	1,725
Inventory	5,731	6,629	6,871	6,857	6,634	6,359	6,335	6,395	6,810	6,791	6,401	5,260
Days on Market	44	36	40	41	41	43	42	41	42	43	48	52
Benchmark Price	462,900	461,400	459,800	457,600	458,500	459,800	459,600	459,400	459,600	457,400	455,000	452,800
Median Price	420,000	420,000	420,000	417,000	432,500	430,000	435,000	420,250	425,000	420,000	414,000	410,000
Average Price	467,503	466,367	474,754	471,260	482,877	490,469	477,910	465,479	460,773	462,098	466,204	466,737
Index	211	210	209	208	209	209	209	209	209	208	207	206
2016												
Sales	888	1,313	1,811									
New Listings	3,186	3,375	3,792									
Inventory	6,053	6,824	7,367									
Days on Market	53	45	45									
Benchmark Price	448,000	444,900	442,500									
Median Price	403,000	417,200	422,000									
Average Price	451,381	468,926	467,762									
Index	204	203	201									

	Mar-15	Mar-16	YTD2015	YTD2016
CALGARY CMA SALES				
>\$100,000	-	1	-	2
\$100,000 - \$199,999	52	61	114	136
\$200,000 - \$299,999	306	260	693	599
\$300,000 - \$349,999	229	199	483	482
\$350,000 - \$399,999	288	267	615	578
\$400,000 - \$449,999	306	240	660	564
\$450,000 - \$499,999	215	203	493	432
\$500,000 - \$549,999	159	168	355	337
\$550,000 - \$599,999	118	121	266	248
\$600,000 - \$649,999	72	71	158	147
\$650,000 - \$699,999	59	37	134	96
\$700,000 - \$799,999	93	74	187	143
\$800,000 - \$899,999	40	31	92	74
\$900,000 - \$999,999	29	20	51	47
\$1,000,000 - \$1,249,999	28	27	64	54
\$1,250,000 - \$1,499,999	15	14	30	29
\$1,500,000 - \$1,749,999	13	10	19	24
\$1,750,000 - \$1,999,999	4	3	6	7
\$2,000,000 - \$2,499,999	2	2	7	10
\$2,500,000 - \$2,999,999	2	1	2	1
\$3,000,000 - \$3,499,999	1	-	4	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	1	-	1	-
	2,032	1,811	4,435	4,012

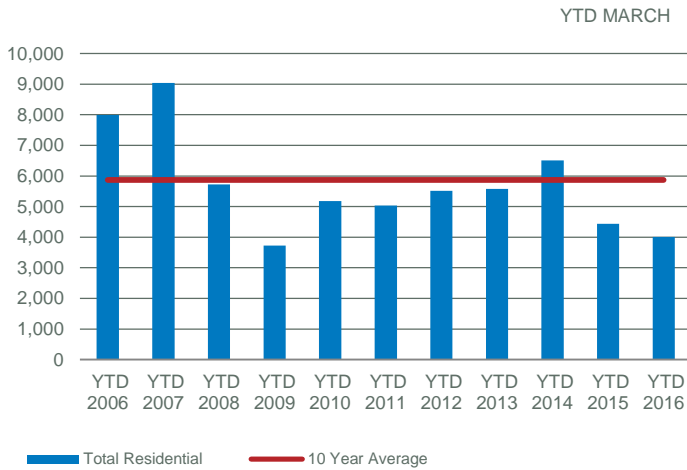
CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD MARCH



Source: CREB®

CALGARY CMA SALES



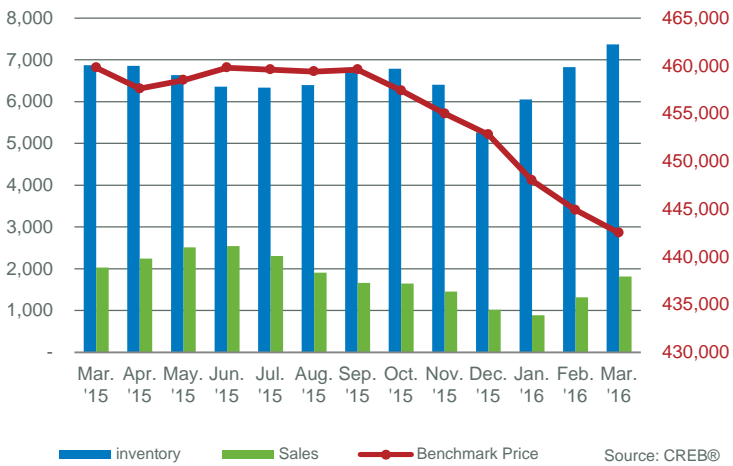
Source: CREB®

CALGARY CMA NEW LISTINGS



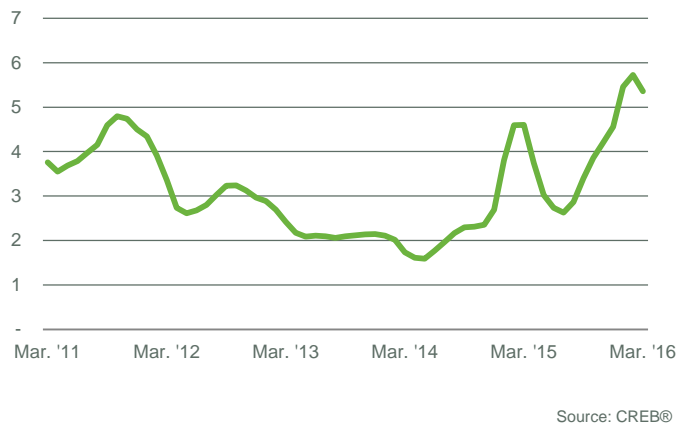
Source: CREB®

CALGARY CMA INVENTORY AND SALES



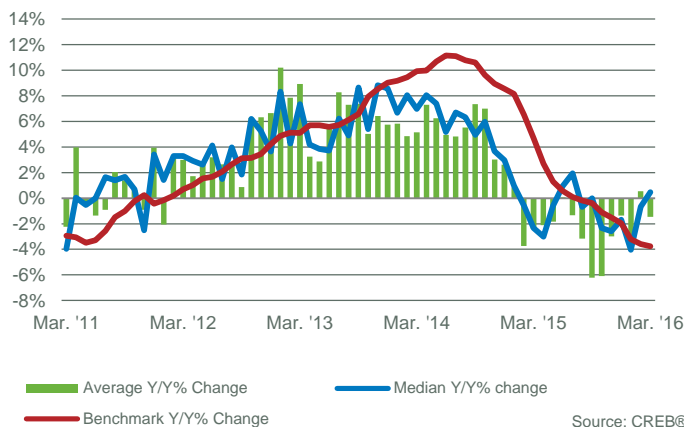
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



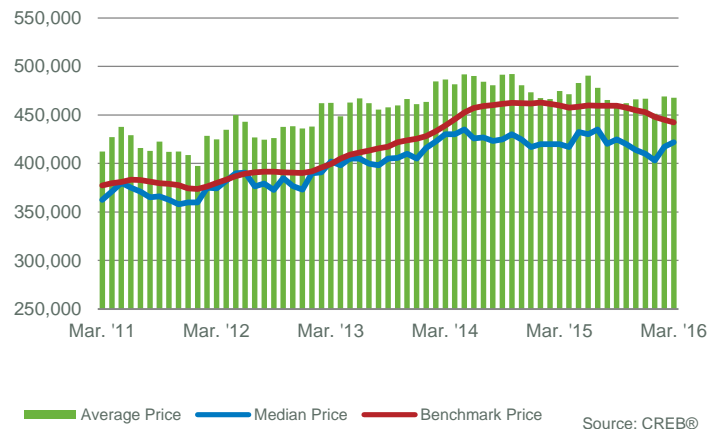
Source: CREB®

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.

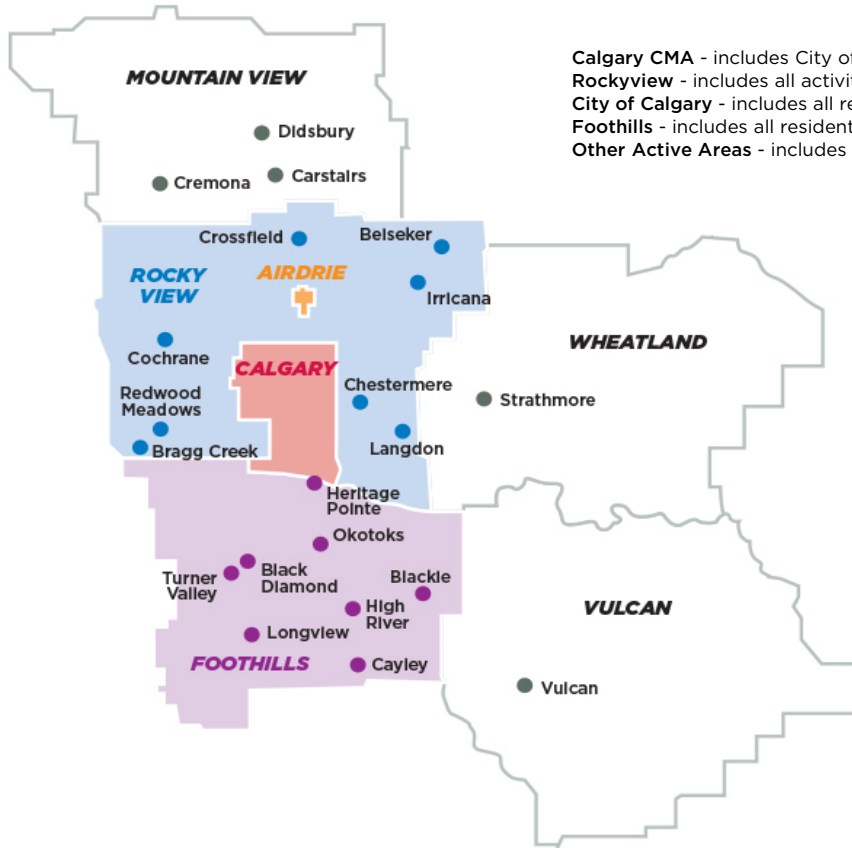
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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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