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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2023



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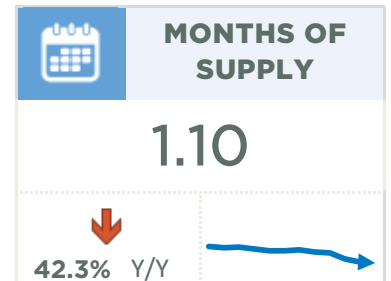
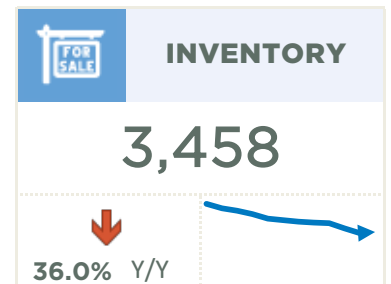
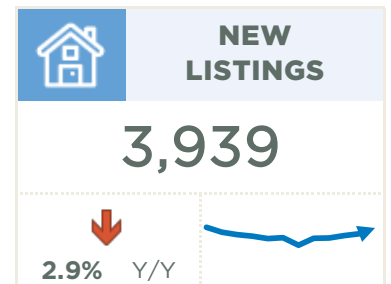
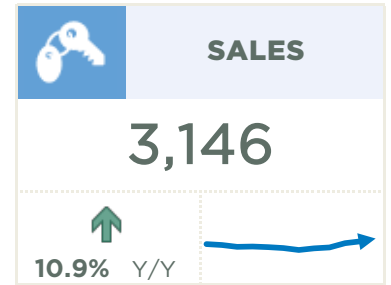
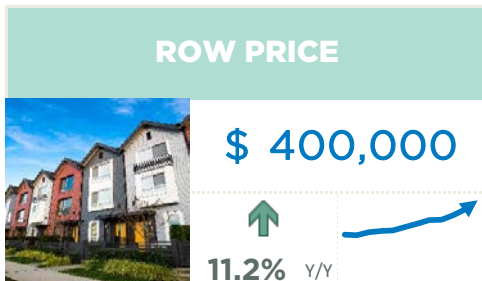
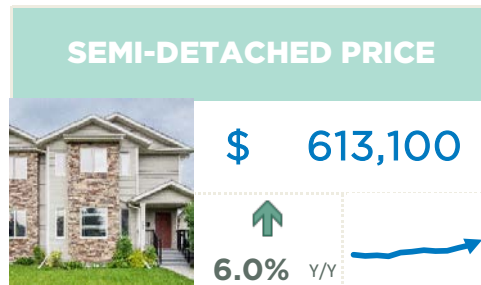
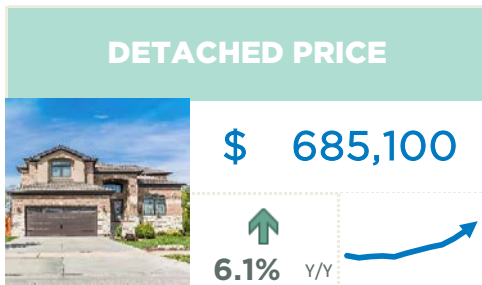
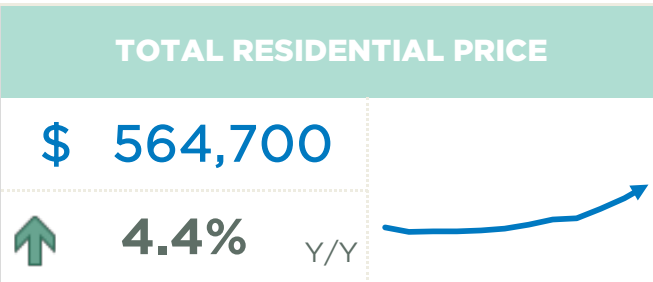
June 2023

Another record-high month for Calgary

City of Calgary, July 4, 2023 - The housing market in Calgary witnessed a surge in apartment condominium sales, setting a new total residential record with 3,146 sales achieved in June. Although year-to-date sales are currently 23 percent lower than last year, they remain significantly higher than pre-pandemic levels. Notably, there has been a positive trend in new listings, providing relief and a monthly increase in inventory levels. However, despite these improvements, the inventory for June stood at 3,458 units, marking a decline of over 36 percent from last year and reaching the lowest levels for June in nearly two decades.

“The demand for housing remains robust, bolstered by a healthy labour market and increased migration levels, which helps offset the impact of higher lending rates,” said CREB® Chief Economist Ann-Marie Lurie. “Although we have seen some recent improvements in new listings, particularly for apartment condominiums, it is not enough to cause any substantial change from the low inventory situation in our city. While new home starts are on the rise, it will take time to observe their impact on supply.”

With a supply of just over one month, the current market conditions continue to favour sellers, placing upward pressure on home prices. In June, the total residential benchmark price reached \$564,700, representing a monthly unadjusted gain of one percent and four percent higher than last year’s levels.



June 2023

June 2023

| | Sales | | New Listings | | Inventory | | S/NL | Months of Supply | | Benchmark Price | |
|--------------------------|--------------|------------|--------------|------------|--------------|-------------|------------|------------------|-------------|------------------|-----------|
| | Actual | Y/Y% | Actual | Y/Y% | Actual | Y/Y% | Ratio | Actual | Y/Y% | Actual | Y/Y% |
| Detached | 1,525 | 3% | 1,950 | -10% | 1,651 | -38% | 78% | 1.08 | -40% | \$685,100 | 6% |
| Semi | 240 | 8% | 320 | 3% | 268 | -35% | 75% | 1.12 | -40% | \$613,100 | 6% |
| Row | 524 | -6% | 608 | -7% | 423 | -47% | 86% | 0.81 | -44% | \$400,000 | 11% |
| Apartment | 857 | 48% | 1,061 | 14% | 1,116 | -27% | 81% | 1.30 | -51% | \$303,200 | 12% |
| Total Residential | 3,146 | 11% | 3,939 | -3% | 3,458 | -36% | 80% | 1.10 | -42% | \$564,700 | 4% |

Year-to-Date

June 2023

| | Sales | | New Listings | | Inventory | | S/NL | Months of Supply | | Benchmark Price | |
|--------------------------|---------------|-------------|---------------|-------------|--------------|-------------|-----------|------------------|------------|------------------|-----------|
| | Actual | Y/Y% | Actual | Y/Y% | Actual | Y/Y% | Ratio | Actual | Y/Y% | Actual | Y/Y% |
| Detached | 6,810 | -34% | 8,848 | -38% | 1,428 | -31% | NA | 1.26 | 3% | \$655,267 | 4% |
| Semi | 1,221 | -25% | 1,477 | -32% | 259 | -28% | NA | 1.27 | -4% | \$585,567 | 4% |
| Row | 2,348 | -28% | 2,753 | -34% | 378 | -43% | NA | 0.97 | -20% | \$378,100 | 9% |
| Apartment | 3,936 | 11% | 5,196 | 4% | 991 | -21% | NA | 1.51 | -29% | \$289,767 | 11% |
| Total Residential | 14,315 | -23% | 18,274 | -28% | 3,055 | -30% | NA | 1.28 | -8% | \$543,433 | 3% |



Detached

A monthly gain in new listings supported a monthly increase in inventory levels. However, with only 1,651 units available in June, levels hit a new record low for the month. Inventories declined across most price ranges, but the steepest declines occurred in homes priced below \$600,000. Of all the inventory in June, only 24 per cent was priced below \$600,000, a significant drop from last year, where that market segment represented 45 per cent of the supply. Limited inventory, especially in the lower price ranges, ensured that the market continued to favour the buyer, driving further gains in home prices. As of June, the benchmark price reached \$685,100, an unadjusted monthly gain of nearly two per cent and a year-over-year increase of six per cent. Year-over-year gains were the highest in the most affordable North East and East districts.



Semi-Detached

New listings in June improved, helping support modest monthly gains in inventory levels. However, with 268 units in inventory and 240 sales, the months of supply remained exceptionally tight at just over one month. The persistently tight market conditions have contributed to further price gains for this property type. As of June, the benchmark price reached \$613,100, over two per cent higher than last month and nearly six per cent higher than levels reported in the previous year at this time. Persistently tight conditions across all districts supported price growth. Year-over-year price growth ranged from a low of 4.5 per cent in the city centre to a high of 17 per cent in the East district.



Row

Both sales and new listings trended up over the levels reported last month. Still, with a sales-to-new-listings ratio of 86 per cent and months of inventory below one month, conditions continued to favour the buyer placing upward pressure on home prices. In June, the benchmark price reached \$400,000, over two per cent higher than last month and over 11 per cent higher than last year. Prices improved across all districts in the city, with the most significant monthly gains occurring in the East, North East and South districts. These districts have also reported year-over-year price gains of nearly 20 per cent.

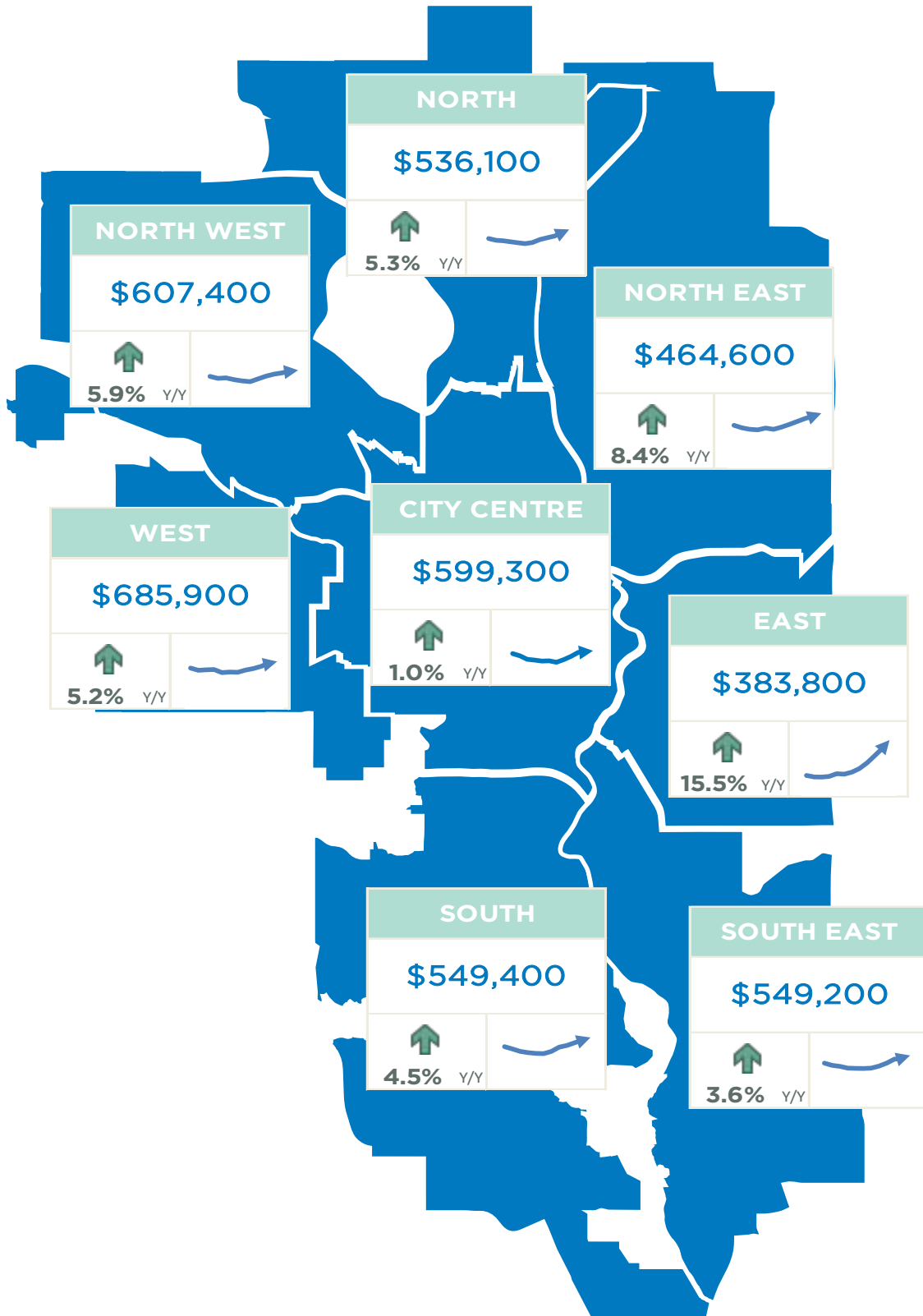


Apartment

Sales in June reached 857 units, 48 per cent higher than last year. Over the past three months, sales growth was enough to cause year-to-date sales to rise by 11 per cent over last year. The gain in sales was possible thanks to improving new listings. However, persistently strong demand for affordable product has prevented inventories from improving. In June, inventory levels reached 1,116 units, the lowest level for the month reported since June 2013. Persistently tight conditions contributed to the sixth consecutive month where prices rose. As of June, the benchmark price reached \$303,200, nearly two per cent higher than last month and 12 per cent higher than last year's levels. While unadjusted prices have hit a new record high, prices remain below the peak in the City Centre, North East and East districts.

June 2023

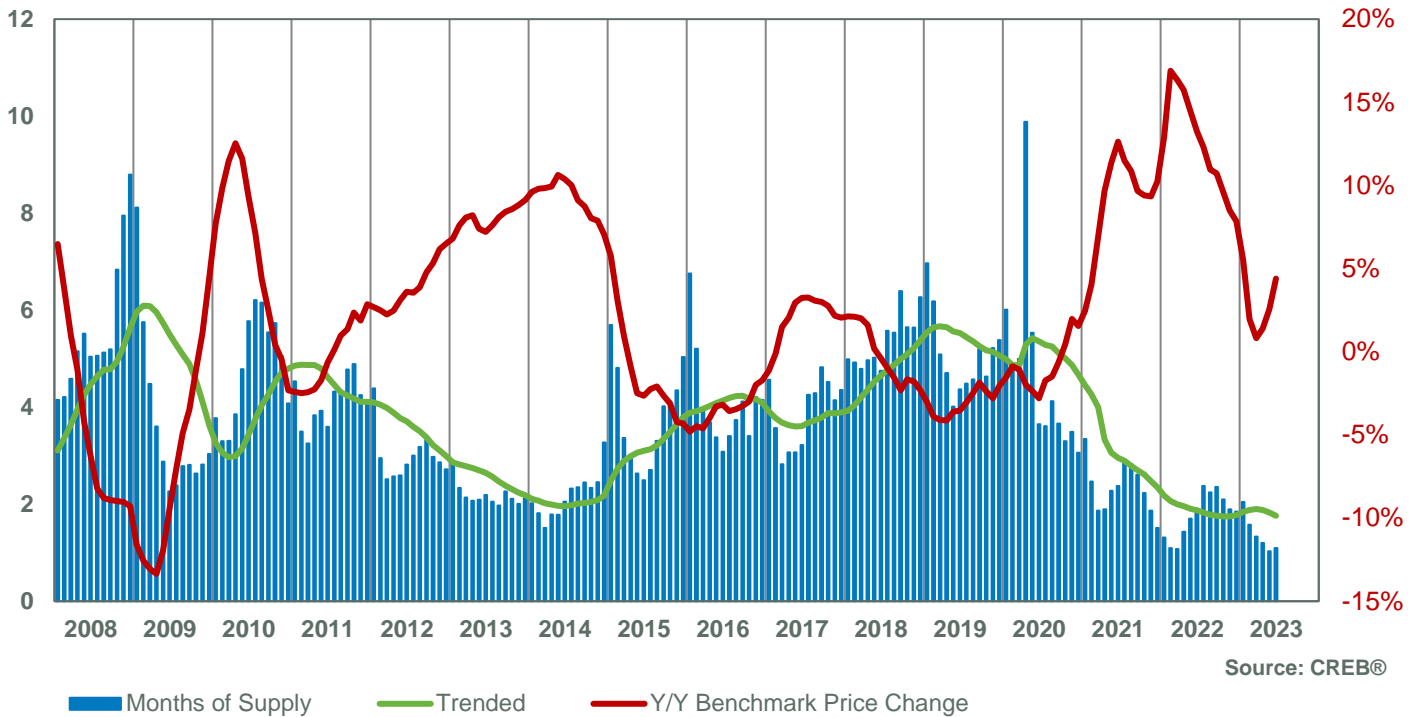
District Total Residential Benchmark Price



| | Jun-22 | Jun-23 | Y/Y % Change | 2022 YTD | 2023 YTD | % Change |
|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|
| CITY OF CALGARY | | | | | | |
| Total Sales | 2,837 | 3,146 | 10.89% | 18,687 | 14,315 | -23.40% |
| Total Sales Volume | \$1,468,637,808 | \$1,737,449,912 | 18.30% | \$9,900,867,460 | \$7,725,349,415 | -21.97% |
| New Listings | 4,055 | 3,939 | -2.86% | 25,554 | 18,274 | -28.49% |
| Inventory | 5,407 | 3,458 | -36.05% | 4,354 | 3,055 | -29.84% |
| Months of Supply | 1.91 | 1.10 | -42.33% | 1.40 | 1.28 | -8.41% |
| Sales to New Listings | 69.96% | 79.87% | 9.90% | 73.13% | 78.34% | 5.21% |
| Sales to List Price | 99.11% | 100.95% | 1.84% | 100.97% | 100.23% | -0.74% |
| Days on Market | 27 | 22 | -17.57% | 26 | 27 | 4.13% |
| Benchmark Price | \$540,900 | \$564,700 | 4.40% | \$528,900 | \$543,433 | 2.75% |
| Median Price | \$465,000 | \$510,000 | 9.68% | \$490,000 | \$495,000 | 1.02% |
| Average Price | \$517,673 | \$552,273 | 6.68% | \$529,826 | \$539,668 | 1.86% |
| Index | 252 | 263 | 4.41% | 234 | 248 | 6.17% |

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



Jun. 2023

| | Jun-22 | Jun-23 | Y/Y % Change | 2022 YTD | 2023 YTD | % Change |
|--------------------------------------|---------------|-----------------|-----------------|-----------------|-----------------|----------|
| DETACHED | | | | | | |
| Total Sales | 1,481 | 1,525 | 2.97% | 10,255 | 6,810 | -33.59% |
| Total Sales Volume | \$989,933,543 | \$1,113,706,238 | 12.50% | \$6,817,933,224 | \$4,875,228,724 | -28.49% |
| New Listings | 2,159 | 1,950 | -9.68% | 14,234 | 8,848 | -37.84% |
| Inventory | 2,668 | 1,651 | -38.12% | 2,082 | 1,428 | -31.41% |
| Months of Supply | 1.80 | 1.08 | -39.90% | 1.22 | 1.26 | 3.29% |
| Sales to New Listings Ratio | 68.60% | 78.21% | 9.61% | 72.05% | 76.97% | 4.92% |
| Sales to List Price Ratio | 99.65% | 101.28% | 1.63% | 102.12% | 100.57% | -1.55% |
| Days on Market | 24 | 20 | -17.47% | 20 | 25 | 26.59% |
| Benchmark Price | \$645,800 | \$685,100 | 6.09% | \$629,167 | \$655,267 | 4.15% |
| Median Price | \$591,000 | \$650,000 | 9.98% | \$601,500 | \$642,150 | 6.76% |
| Average Price | \$668,422 | \$730,299 | 9.26% | \$664,840 | \$715,893 | 7.68% |
| APARTMENT | | | | | | |
| Total Sales | 578 | 857 | 48.27% | 3,539 | 3,936 | 11.22% |
| Total Sales Volume | \$161,599,998 | \$258,750,933 | 60.12% | \$994,868,901 | \$1,176,124,999 | 18.22% |
| New Listings | 931 | 1,061 | 13.96% | 5,010 | 5,196 | 3.71% |
| Inventory | 1,527 | 1,116 | -26.92% | 1,253 | 991 | -20.96% |
| Months of Supply | 2.64 | 1.30 | -50.71% | 2.12 | 1.51 | -28.93% |
| Sales to New Listings Ratio | 62.08% | 80.77% | 18.69% | 70.64% | 75.75% | 5.11% |
| Sales to List Price Ratio | 97.63% | 99.34% | 1.70% | 97.88% | 98.85% | 0.98% |
| Days on Market | 34 | 28 | -16.71% | 42 | 31 | -26.52% |
| Benchmark Price | \$271,300 | \$303,200 | 11.76% | \$260,367 | \$289,767 | 11.29% |
| Median Price | \$246,250 | \$280,000 | 13.71% | \$250,000 | \$271,500 | 8.60% |
| Average Price | \$279,585 | \$301,926 | 7.99% | \$281,116 | \$298,812 | 6.30% |
| CITY OF CALGARY SEMI-DETACHED | | | | | | |
| Total Sales | 223 | 240 | 7.62% | 1,630 | 1,221 | -25.09% |
| Total Sales Volume | \$120,683,315 | \$150,669,671 | 24.85% | \$913,878,586 | \$739,127,439 | -19.12% |
| New Listings | 311 | 320 | 2.89% | 2,164 | 1,477 | -31.75% |
| Inventory | 415 | 268 | -35.42% | 359 | 259 | -27.98% |
| Months of Supply | 1.86 | 1.12 | -40.00% | 1.32 | 1.27 | -3.86% |
| Sales to New Listings Ratio | 71.70% | 75.00% | 3.30% | 75.32% | 82.67% | 7.34% |
| Sales to List Price Ratio | 99.26% | 101.60% | 2.35% | 101.08% | 100.58% | -0.49% |
| Days on Market | 25 | 19 | -21.11% | 25 | 28 | 13.00% |
| Benchmark Price | \$578,500 | \$613,100 | 5.98% | \$563,950 | \$585,567 | 3.83% |
| Median Price | \$485,000 | \$559,500 | 15.36% | \$503,750 | \$540,000 | 7.20% |
| Average Price | \$541,181 | \$627,790 | 16.00% | \$560,662 | \$605,346 | 7.97% |
| CITY OF CALGARY ROW | | | | | | |
| Total Sales | 555 | 524 | -5.59% | 3,263 | 2,348 | -28.04% |
| Total Sales Volume | \$196,420,952 | \$214,323,070 | 9.11% | \$1,174,186,749 | \$934,868,253 | -20.38% |
| New Listings | 654 | 608 | -7.03% | 4,146 | 2,753 | -33.60% |
| Inventory | 797 | 423 | -46.93% | 660 | 378 | -42.76% |
| Months of Supply | 1.44 | 0.81 | -43.79% | 1.21 | 0.97 | -20.46% |
| Sales to New Listings Ratio | 84.86% | 86.18% | 1.32% | 78.70% | 85.29% | 6.59% |
| Sales to List Price Ratio | 99.16% | 102.34% | 3.21% | 100.63% | 101.35% | 0.72% |
| Days on Market | 27 | 19 | -28.97% | 27 | 24 | -10.51% |
| Benchmark Price | \$359,600 | \$400,000 | 11.23% | \$346,183 | \$378,100 | 9.22% |
| Median Price | \$345,500 | \$395,000 | 14.33% | \$350,000 | \$383,740 | 9.64% |
| Average Price | \$353,912 | \$409,013 | 15.57% | \$359,849 | \$398,155 | 10.65% |

For a list of definitions, see page 29.

| June 2023 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Year-over-year benchmark price change | Month-over-month benchmark price change |
|----------------------|--------------|--------------|-----------------------------|--------------|------------------|------------------|---------------------------------------|---|
| Detached | | | | | | | | |
| City Centre | 178 | 241 | 73.86% | 356 | 2.00 | \$857,500 | 2.85% | 1.37% |
| North East | 222 | 288 | 77.08% | 257 | 1.16 | \$529,000 | 9.68% | 2.10% |
| North | 204 | 255 | 80.00% | 164 | 0.80 | \$631,100 | 7.00% | 2.34% |
| North West | 227 | 266 | 85.34% | 179 | 0.79 | \$716,200 | 7.52% | 0.55% |
| West | 158 | 217 | 72.81% | 193 | 1.22 | \$877,500 | 6.47% | 1.26% |
| South | 275 | 367 | 74.93% | 283 | 1.03 | \$657,500 | 5.54% | 1.75% |
| South East | 196 | 240 | 81.67% | 164 | 0.84 | \$662,300 | 5.08% | 2.03% |
| East | 61 | 70 | 87.14% | 43 | 0.70 | \$446,800 | 16.96% | 3.59% |
| TOTAL CITY | 1,525 | 1,950 | 78.21% | 1,651 | 1.08 | \$685,100 | 6.09% | 1.65% |
| Apartment | | | | | | | | |
| City Centre | 383 | 480 | 79.79% | 641 | 1.67 | \$328,200 | 9.44% | 0.80% |
| North East | 60 | 73 | 82.19% | 57 | 0.95 | \$249,400 | 14.61% | 2.34% |
| North | 58 | 75 | 77.33% | 53 | 0.91 | \$286,300 | 17.82% | 3.13% |
| North West | 70 | 79 | 88.61% | 78 | 1.11 | \$274,200 | 10.74% | 1.67% |
| West | 63 | 102 | 61.76% | 101 | 1.60 | \$313,100 | 13.77% | 1.46% |
| South | 126 | 142 | 88.73% | 104 | 0.83 | \$270,800 | 15.83% | 2.73% |
| South East | 79 | 83 | 95.18% | 58 | 0.73 | \$313,500 | 14.17% | 1.79% |
| East | 18 | 27 | 66.67% | 24 | 1.33 | \$203,300 | 16.77% | 3.15% |
| TOTAL CITY | 857 | 1,061 | 80.77% | 1,116 | 1.30 | \$303,200 | 11.76% | 1.54% |
| Semi-detached | | | | | | | | |
| City Centre | 69 | 100 | 69.00% | 131 | 1.90 | \$847,300 | 4.54% | 1.83% |
| North East | 33 | 45 | 73.33% | 25 | 0.76 | \$377,800 | 12.11% | 2.08% |
| North | 17 | 24 | 70.83% | 15 | 0.88 | \$483,500 | 6.29% | 1.88% |
| North West | 20 | 22 | 90.91% | 16 | 0.80 | \$585,900 | 7.09% | 1.98% |
| West | 20 | 26 | 76.92% | 20 | 1.00 | \$746,800 | 8.56% | 1.16% |
| South | 42 | 57 | 73.68% | 29 | 0.69 | \$477,700 | 5.87% | 1.34% |
| South East | 26 | 30 | 86.67% | 18 | 0.69 | \$468,300 | 4.91% | 2.27% |
| East | 12 | 13 | 92.31% | 11 | 0.92 | \$336,300 | 16.93% | 3.41% |
| TOTAL CITY | 240 | 320 | 75.00% | 268 | 1.12 | \$613,100 | 5.98% | 2.10% |
| Row | | | | | | | | |
| City Centre | 79 | 85 | 92.94% | 89 | 1.13 | \$544,800 | 9.49% | 1.62% |
| North East | 87 | 106 | 82.08% | 77 | 0.89 | \$307,700 | 20.62% | 4.13% |
| North | 92 | 101 | 91.09% | 56 | 0.61 | \$379,800 | 10.99% | 1.91% |
| North West | 45 | 49 | 91.84% | 33 | 0.73 | \$390,600 | 8.98% | 2.76% |
| West | 50 | 69 | 72.46% | 57 | 1.14 | \$408,400 | 9.55% | 0.79% |
| South | 83 | 89 | 93.26% | 48 | 0.58 | \$353,600 | 18.74% | 5.08% |
| South East | 73 | 94 | 77.66% | 56 | 0.77 | \$403,600 | 10.39% | 2.05% |
| East | 12 | 12 | 100.00% | 6 | 0.50 | \$233,900 | 19.76% | 6.56% |
| TOTAL CITY | 524 | 608 | 86.18% | 423 | 0.81 | \$400,000 | 11.23% | 2.43% |

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

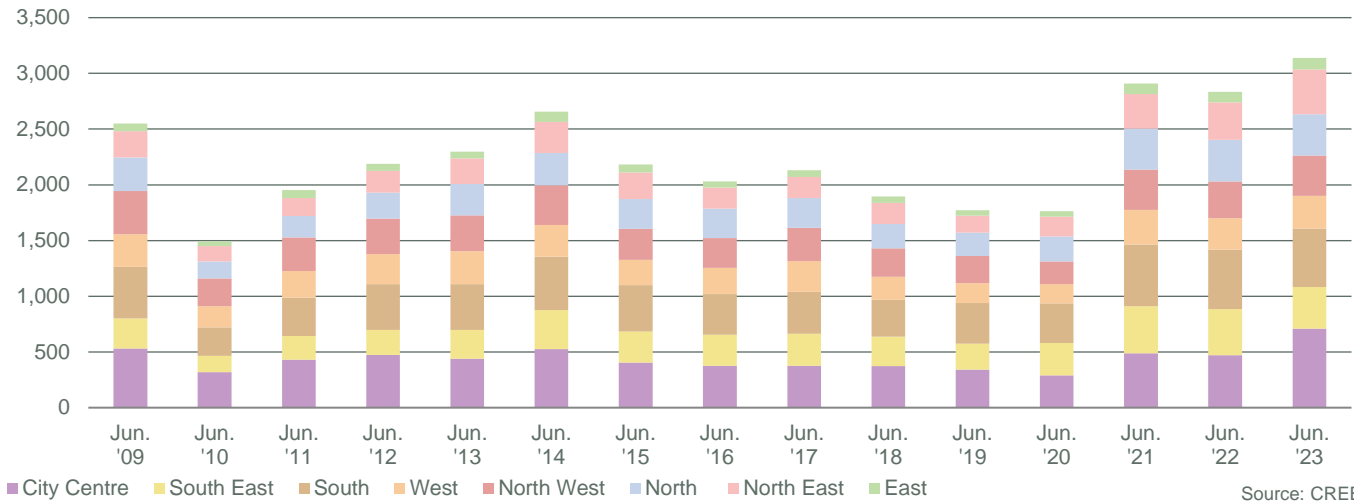
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2023

TOTAL SALES

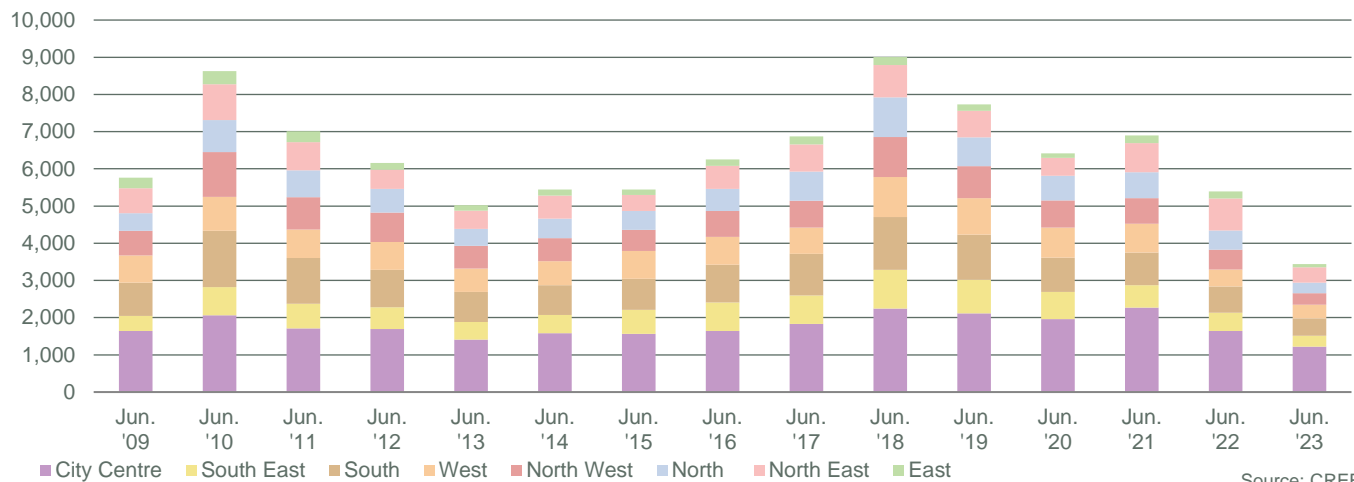
JUNE



Source: CREB®

TOTAL INVENTORY

JUNE



Source: CREB®

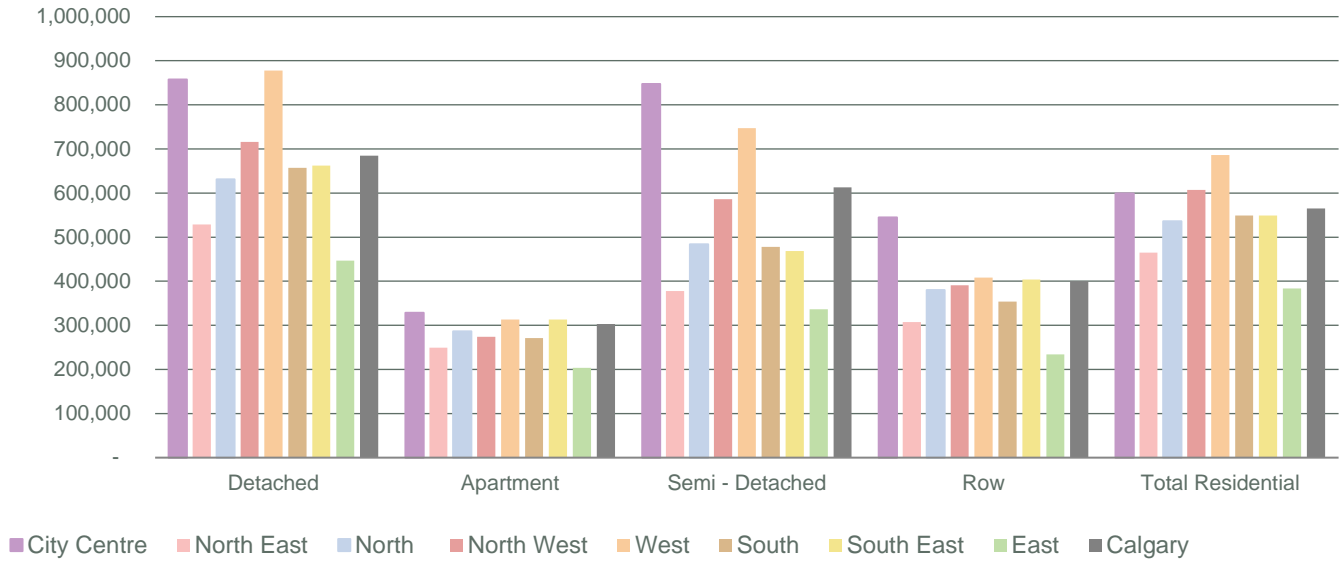
MONTHS OF SUPPLY

JUNE



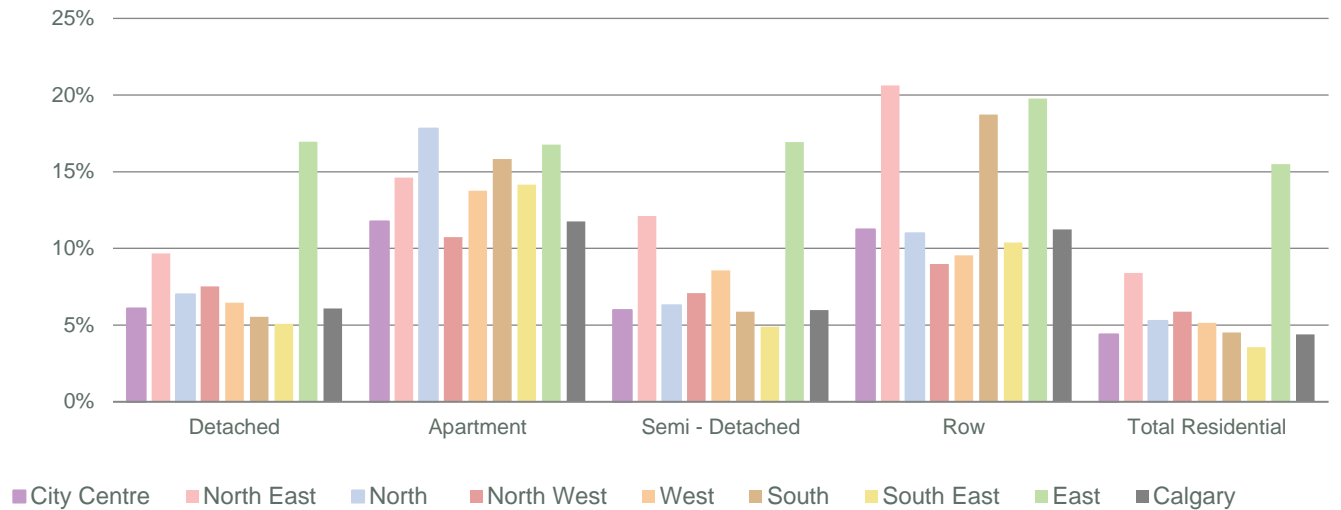
Source: CREB®

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

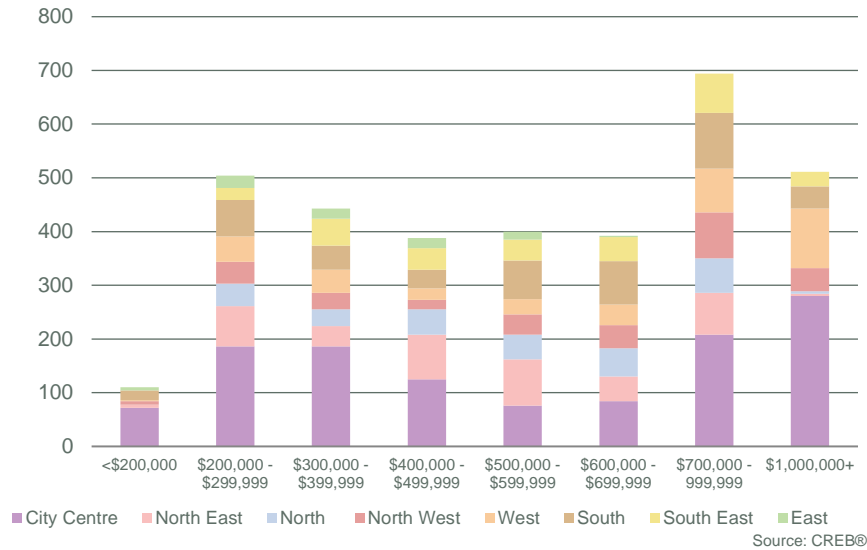


Source: CREB®

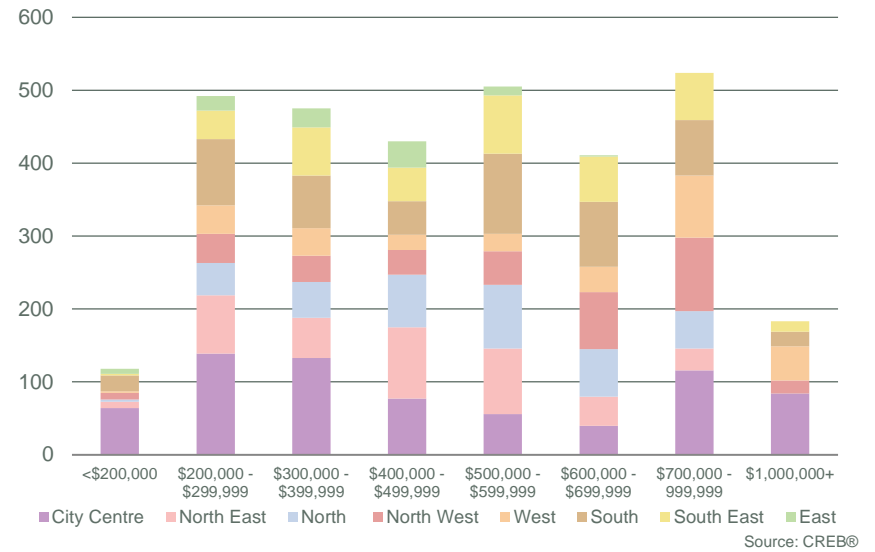
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

| | City Centre | North East | North | North West | West | South | South East | East | City of Calgary |
|----------------------------------|-------------|------------|-------|------------|------|-------|------------|------|-----------------|
| Gross Living Area (Above Ground) | 1257 | 1198 | 1396 | 1582 | 1769 | 1450 | 1522 | 1103 | 1410 |
| Lot Size | 5252 | 4119 | 4380 | 5349 | 5608 | 5242 | 4262 | 4871 | 4897 |
| Above Ground Bedrooms | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Year Built | 1952 | 1985 | 1998 | 1994 | 1998 | 1984 | 2001 | 1973 | 1992 |
| Full Bathrooms | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Half Bathrooms | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 |

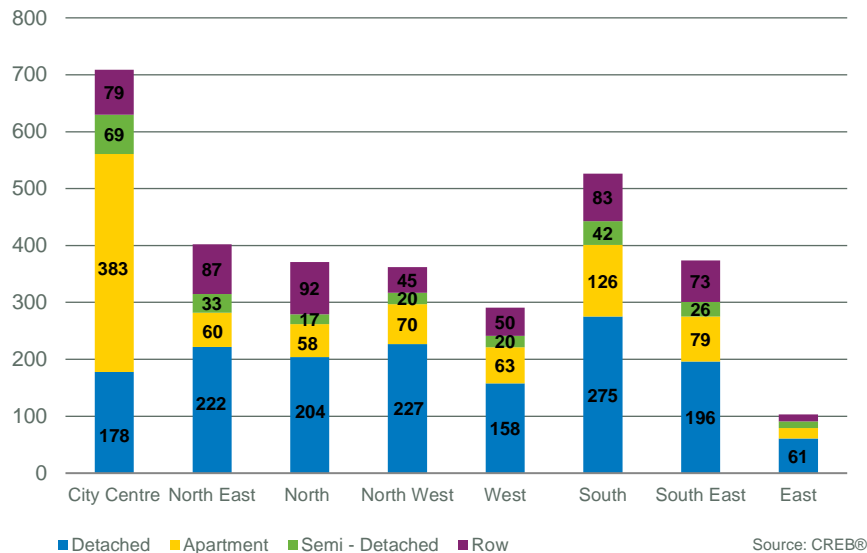
TOTAL INVENTORY BY PRICE RANGE - JUNE



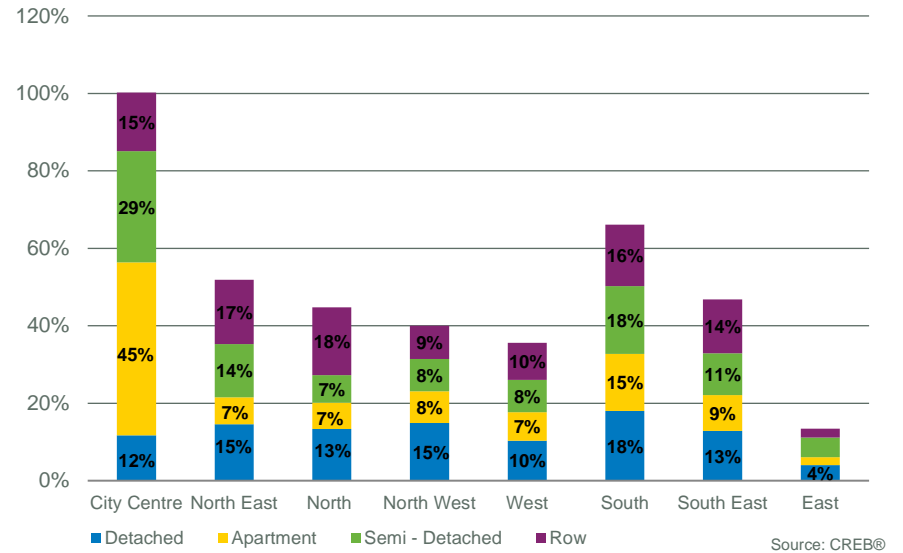
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



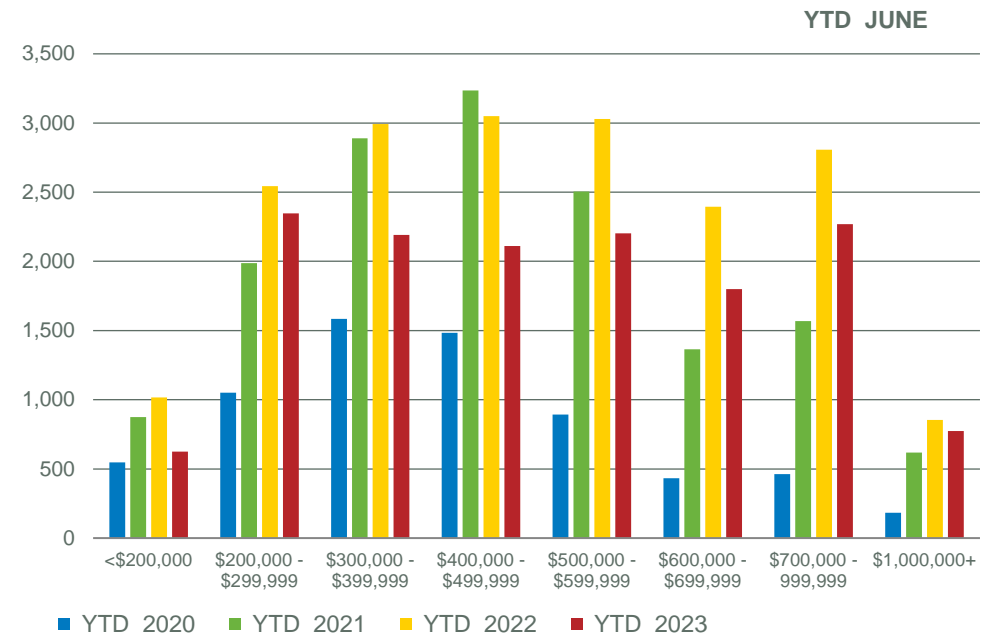
SHARE OF CITY WIDE SALES - JUNE



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | | | | | | | | | | | | |
| Sales | 2,004 | 3,293 | 4,091 | 3,399 | 3,063 | 2,837 | 2,249 | 2,133 | 1,893 | 1,855 | 1,642 | 1,200 |
| New Listings | 2,474 | 4,651 | 5,492 | 4,585 | 4,297 | 4,055 | 3,178 | 2,718 | 2,624 | 2,169 | 1,611 | 1,031 |
| Inventory | 2,628 | 3,608 | 4,390 | 4,875 | 5,215 | 5,407 | 5,346 | 4,786 | 4,463 | 3,888 | 3,115 | 2,219 |
| Days on Market | 44 | 25 | 20 | 22 | 25 | 27 | 31 | 35 | 39 | 40 | 40 | 46 |
| Benchmark Price | 492,900 | 520,300 | 534,700 | 541,600 | 543,000 | 540,900 | 537,200 | 528,900 | 524,700 | 521,200 | 517,300 | 516,200 |
| Median Price | 467,000 | 520,000 | 501,000 | 491,000 | 479,000 | 465,000 | 440,000 | 438,400 | 460,000 | 460,000 | 445,000 | 451,750 |
| Average Price | 511,944 | 547,868 | 537,853 | 532,310 | 519,911 | 517,673 | 491,452 | 485,173 | 497,867 | 509,710 | 490,293 | 495,605 |
| Index | 229 | 242 | 249 | 252 | 253 | 252 | 250 | 246 | 244 | 242 | 241 | 240 |
| 2023 | | | | | | | | | | | | |
| Sales | 1,198 | 1,738 | 2,425 | 2,687 | 3,121 | 3,146 | | | | | | |
| New Listings | 1,852 | 2,386 | 3,314 | 3,132 | 3,651 | 3,939 | | | | | | |
| Inventory | 2,451 | 2,746 | 3,232 | 3,232 | 3,209 | 3,458 | | | | | | |
| Days on Market | 42 | 33 | 27 | 24 | 24 | 22 | | | | | | |
| Benchmark Price | 520,100 | 530,500 | 539,100 | 549,200 | 557,000 | 564,700 | | | | | | |
| Median Price | 465,000 | 460,000 | 486,000 | 500,880 | 507,000 | 510,000 | | | | | | |
| Average Price | 508,515 | 506,823 | 535,966 | 548,565 | 552,428 | 552,273 | | | | | | |
| Index | 242 | 247 | 251 | 255 | 259 | 263 | | | | | | |

| | Jun-22 | Jun-23 | YTD 2022 | YTD 2023 |
|----------------------------|--------------|--------------|---------------|---------------|
| CALGARY TOTAL SALES | | | | |
| <\$100,000 | - | 1 | 13 | 6 |
| \$100,000 - \$149,999 | 27 | 13 | 207 | 100 |
| \$150,000 - \$199,999 | 125 | 104 | 796 | 519 |
| \$200,000 - \$249,999 | 248 | 218 | 1,310 | 1,104 |
| \$250,000 - \$299,999 | 209 | 274 | 1,234 | 1,242 |
| \$300,000 - \$349,999 | 219 | 226 | 1,393 | 1,056 |
| \$350,000 - \$399,999 | 251 | 249 | 1,600 | 1,135 |
| \$400,000 - \$449,999 | 248 | 216 | 1,534 | 1,067 |
| \$450,000 - \$499,999 | 255 | 215 | 1,515 | 1,043 |
| \$500,000 - \$549,999 | 230 | 261 | 1,490 | 1,173 |
| \$550,000 - \$599,999 | 209 | 247 | 1,539 | 1,030 |
| \$600,000 - \$649,999 | 173 | 220 | 1,302 | 947 |
| \$650,000 - \$699,999 | 144 | 192 | 1,092 | 852 |
| \$700,000 - \$749,999 | 104 | 151 | 816 | 668 |
| \$750,000 - \$799,999 | 90 | 112 | 665 | 518 |
| \$800,000 - \$849,999 | 52 | 87 | 476 | 397 |
| \$850,000 - \$899,999 | 62 | 80 | 409 | 300 |
| \$900,000 - \$949,999 | 24 | 40 | 237 | 191 |
| \$950,000 - \$999,999 | 30 | 55 | 204 | 194 |
| \$1,000,000 - \$1,299,999 | 67 | 102 | 483 | 412 |
| \$1,300,000 - \$1,499,999 | 25 | 31 | 150 | 135 |
| \$1,500,000 - \$1,999,999 | 27 | 34 | 142 | 138 |
| \$2,000,000 + | 18 | 18 | 80 | 88 |
| | 2,837 | 3,146 | 18,687 | 14,315 |

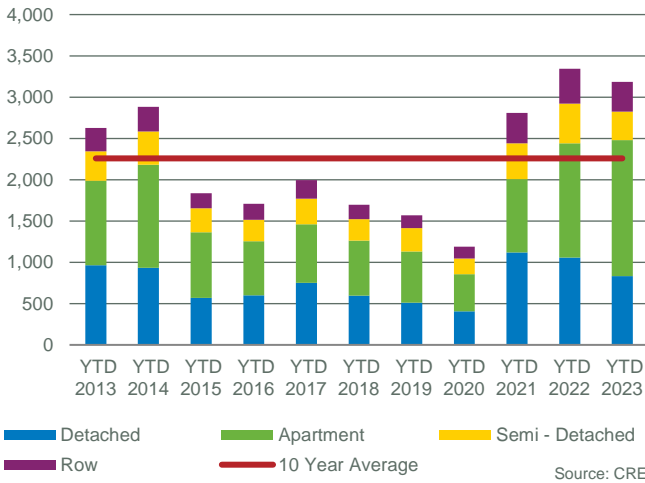
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

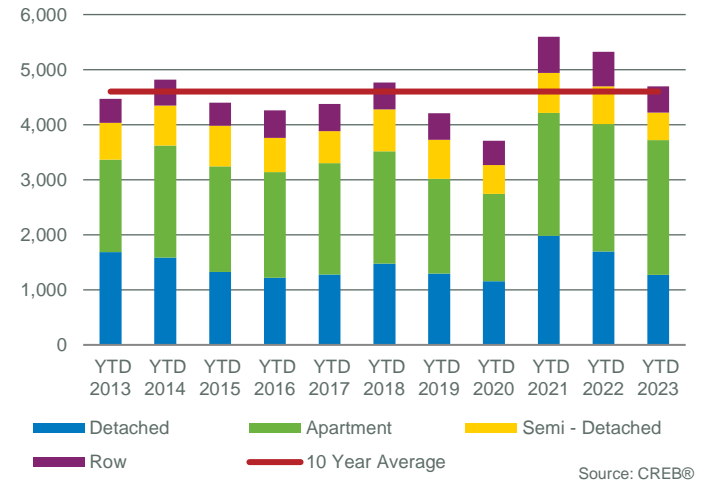
CITY OF CALGARY TOTAL SALES

YTD JUNE

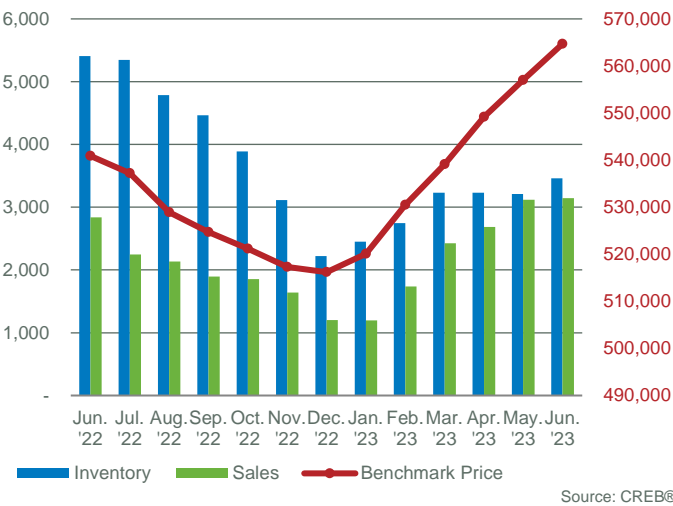


CITY OF CALGARY TOTAL NEW LISTINGS

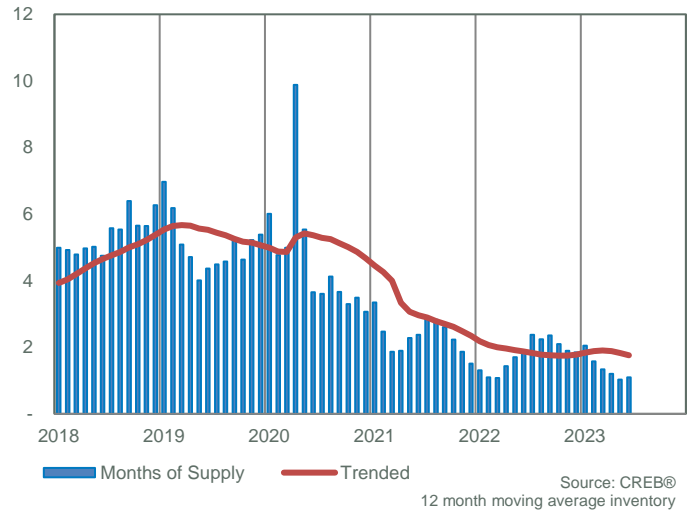
YTD JUNE



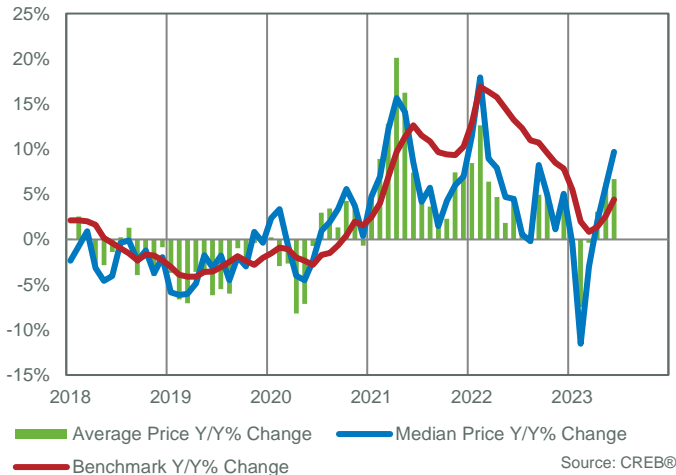
CITY OF CALGARY TOTAL INVENTORY AND SALES



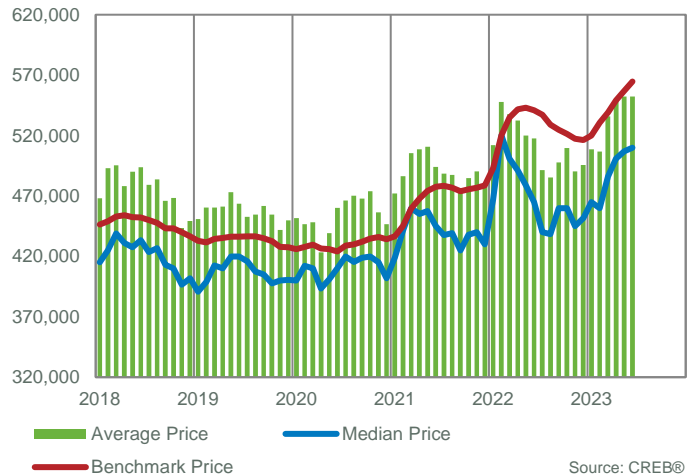
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



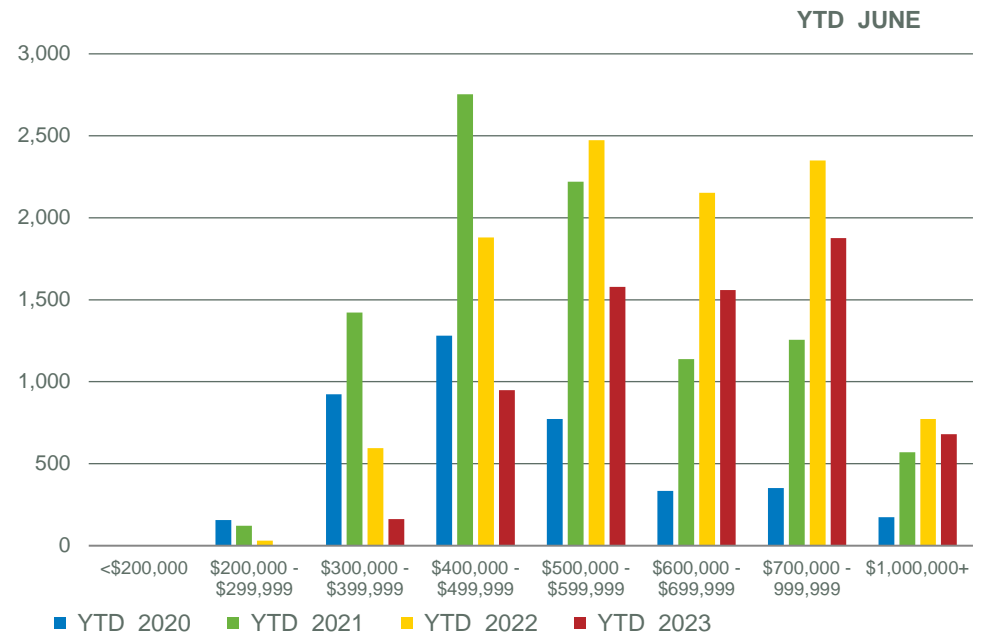
CITY OF CALGARY TOTAL PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | | | | | | | | | | | | |
| Sales | 1,146 | 1,896 | 2,267 | 1,849 | 1,616 | 1,481 | 1,131 | 1,064 | 967 | 941 | 814 | 614 |
| New Listings | 1,293 | 2,870 | 3,153 | 2,539 | 2,220 | 2,159 | 1,609 | 1,480 | 1,380 | 1,148 | 849 | 495 |
| Inventory | 898 | 1,691 | 2,205 | 2,468 | 2,559 | 2,668 | 2,599 | 2,395 | 2,223 | 1,949 | 1,571 | 1,064 |
| Days on Market | 33 | 14 | 14 | 18 | 22 | 24 | 29 | 31 | 36 | 36 | 37 | 46 |
| Benchmark Price | 582,100 | 618,600 | 636,700 | 644,800 | 647,000 | 645,800 | 642,000 | 631,400 | 626,600 | 622,400 | 618,100 | 618,000 |
| Median Price | 570,600 | 625,000 | 612,000 | 610,000 | 595,000 | 591,000 | 580,000 | 575,000 | 570,000 | 582,000 | 561,250 | 570,000 |
| Average Price | 626,121 | 678,360 | 670,542 | 669,575 | 659,734 | 668,422 | 637,536 | 637,127 | 637,841 | 655,711 | 624,073 | 640,083 |
| Index | 239 | 254 | 262 | 265 | 266 | 265 | 264 | 259 | 257 | 256 | 254 | 254 |
| 2023 | | | | | | | | | | | | |
| Sales | 561 | 793 | 1,141 | 1,303 | 1,487 | 1,525 | | | | | | |
| New Listings | 879 | 1,136 | 1,609 | 1,478 | 1,796 | 1,950 | | | | | | |
| Inventory | 1,139 | 1,288 | 1,543 | 1,462 | 1,483 | 1,651 | | | | | | |
| Days on Market | 42 | 31 | 26 | 22 | 22 | 20 | | | | | | |
| Benchmark Price | 623,900 | 637,300 | 648,800 | 662,500 | 674,000 | 685,100 | | | | | | |
| Median Price | 599,000 | 603,000 | 635,000 | 655,000 | 657,464 | 650,000 | | | | | | |
| Average Price | 670,893 | 679,616 | 707,139 | 728,323 | 733,265 | 730,299 | | | | | | |
| Index | 256 | 262 | 266 | 272 | 277 | 281 | | | | | | |

| | Jun-22 | Jun-23 | YTD 2022 | YTD 2023 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| <\$100,000 | - | - | - | - |
| \$100,000 - \$149,999 | - | - | - | - |
| \$150,000 - \$199,999 | - | - | 2 | - |
| \$200,000 - \$249,999 | 1 | - | 4 | 2 |
| \$250,000 - \$299,999 | 5 | - | 27 | 2 |
| \$300,000 - \$349,999 | 23 | 3 | 138 | 25 |
| \$350,000 - \$399,999 | 68 | 20 | 457 | 137 |
| \$400,000 - \$449,999 | 126 | 57 | 846 | 385 |
| \$450,000 - \$499,999 | 177 | 118 | 1,034 | 564 |
| \$500,000 - \$549,999 | 183 | 174 | 1,146 | 770 |
| \$550,000 - \$599,999 | 182 | 184 | 1,328 | 808 |
| \$600,000 - \$649,999 | 157 | 190 | 1,179 | 804 |
| \$650,000 - \$699,999 | 126 | 173 | 973 | 756 |
| \$700,000 - \$749,999 | 94 | 133 | 722 | 588 |
| \$750,000 - \$799,999 | 81 | 96 | 561 | 425 |
| \$800,000 - \$849,999 | 35 | 72 | 373 | 319 |
| \$850,000 - \$899,999 | 48 | 64 | 330 | 231 |
| \$900,000 - \$949,999 | 21 | 33 | 196 | 152 |
| \$950,000 - \$999,999 | 26 | 49 | 167 | 162 |
| \$1,000,000 - \$1,299,999 | 61 | 82 | 418 | 347 |
| \$1,300,000 - \$1,499,999 | 24 | 26 | 142 | 125 |
| \$1,500,000 - \$1,999,999 | 26 | 33 | 136 | 128 |
| \$2,000,000 + | 17 | 18 | 76 | 80 |
| | 1,481 | 1,525 | 10,255 | 6,810 |

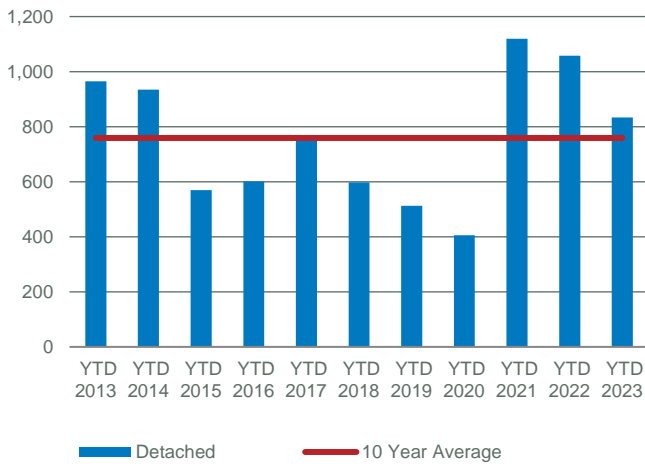
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

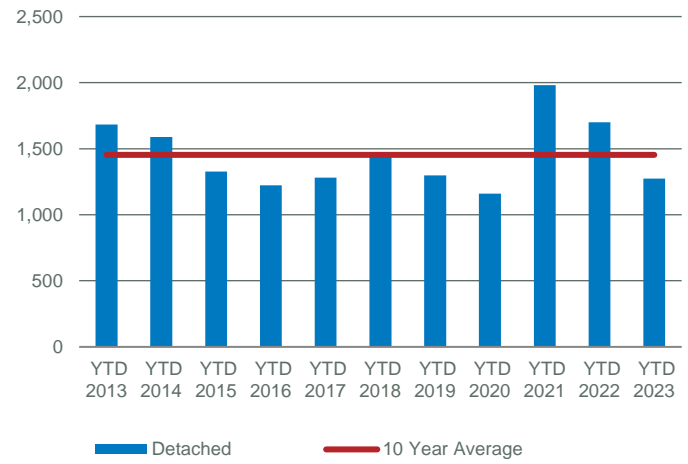
YTD JUNE



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



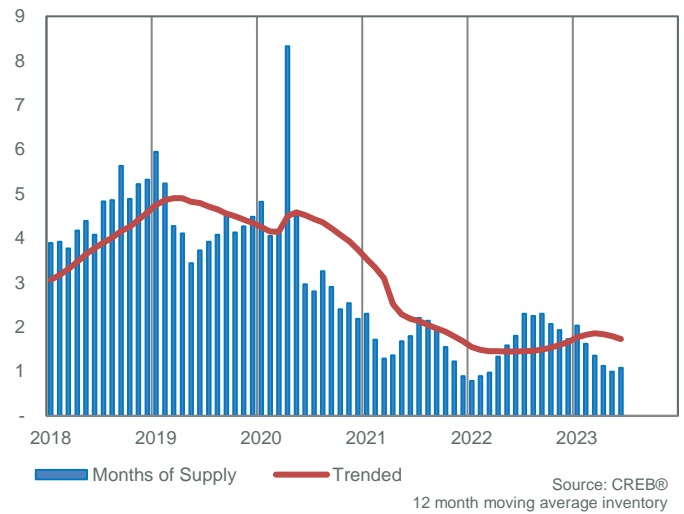
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



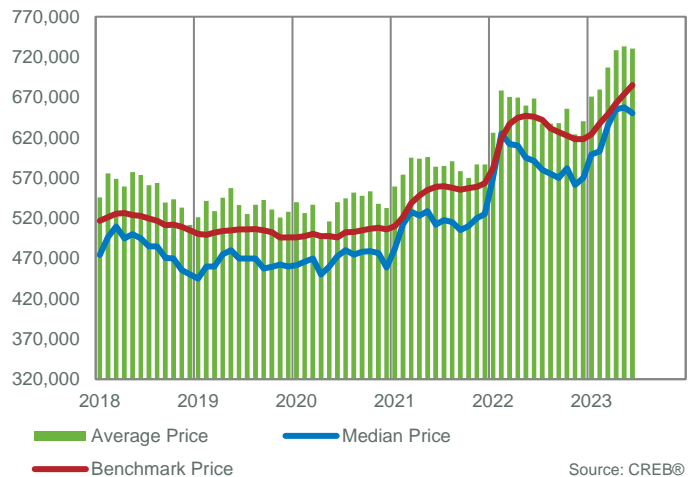
Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

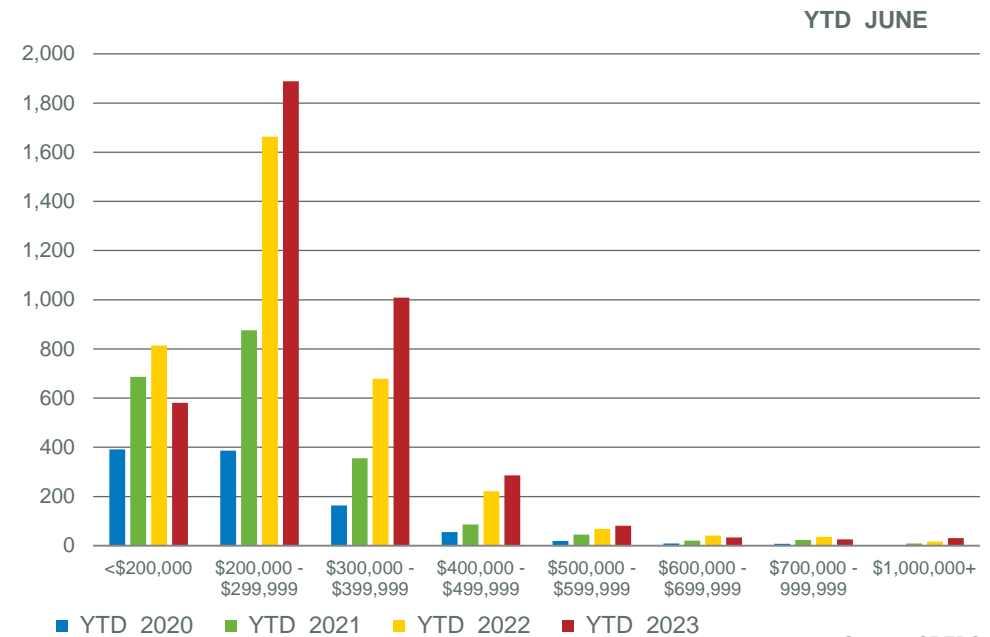


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | | | | | | | | | | | | |
| Sales | 355 | 565 | 770 | 642 | 629 | 578 | 513 | 524 | 449 | 436 | 448 | 311 |
| New Listings | 550 | 694 | 994 | 893 | 948 | 931 | 795 | 653 | 605 | 532 | 379 | 287 |
| Inventory | 1,062 | 1,070 | 1,167 | 1,278 | 1,416 | 1,527 | 1,574 | 1,395 | 1,274 | 1,140 | 889 | 651 |
| Days on Market | 71 | 57 | 38 | 34 | 34 | 34 | 37 | 44 | 46 | 52 | 47 | 49 |
| Benchmark Price | 246,400 | 251,000 | 258,800 | 265,400 | 269,300 | 271,300 | 272,800 | 272,300 | 272,300 | 272,700 | 271,700 | 269,800 |
| Median Price | 234,000 | 252,500 | 259,000 | 249,950 | 254,500 | 246,250 | 248,900 | 240,000 | 247,000 | 250,000 | 250,000 | 258,500 |
| Average Price | 268,056 | 274,158 | 290,839 | 276,383 | 289,072 | 279,585 | 276,145 | 270,176 | 303,391 | 297,527 | 292,124 | 283,333 |
| Index | 180 | 184 | 189 | 194 | 197 | 199 | 200 | 199 | 199 | 200 | 199 | 197 |
| 2023 | | | | | | | | | | | | |
| Sales | 317 | 491 | 679 | 734 | 858 | 857 | | | | | | |
| New Listings | 545 | 696 | 919 | 950 | 1,025 | 1,061 | | | | | | |
| Inventory | 772 | 876 | 1,002 | 1,089 | 1,089 | 1,116 | | | | | | |
| Days on Market | 44 | 36 | 32 | 27 | 29 | 28 | | | | | | |
| Benchmark Price | 273,000 | 281,200 | 288,500 | 294,100 | 298,600 | 303,200 | | | | | | |
| Median Price | 258,000 | 262,500 | 268,000 | 272,250 | 277,500 | 280,000 | | | | | | |
| Average Price | 284,526 | 280,701 | 305,439 | 296,950 | 307,694 | 301,926 | | | | | | |
| Index | 200 | 206 | 211 | 215 | 218 | 222 | | | | | | |

| | Jun-22 | Jun-23 | YTD 2022 | YTD 2023 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| <\$100,000 | - | - | 13 | 5 |
| \$100,000 - \$149,999 | 23 | 13 | 185 | 98 |
| \$150,000 - \$199,999 | 93 | 102 | 616 | 478 |
| \$200,000 - \$249,999 | 185 | 185 | 935 | 908 |
| \$250,000 - \$299,999 | 111 | 212 | 728 | 980 |
| \$300,000 - \$349,999 | 61 | 157 | 417 | 637 |
| \$350,000 - \$399,999 | 48 | 90 | 262 | 372 |
| \$400,000 - \$449,999 | 22 | 41 | 134 | 181 |
| \$450,000 - \$499,999 | 9 | 24 | 87 | 105 |
| \$500,000 - \$549,999 | 9 | 8 | 40 | 49 |
| \$550,000 - \$599,999 | 2 | 6 | 28 | 32 |
| \$600,000 - \$649,999 | 6 | 4 | 24 | 21 |
| \$650,000 - \$699,999 | 3 | 2 | 17 | 13 |
| \$700,000 - \$749,999 | 1 | 3 | 7 | 7 |
| \$750,000 - \$799,999 | - | 1 | 8 | 5 |
| \$800,000 - \$849,999 | 1 | - | 5 | 6 |
| \$850,000 - \$899,999 | - | - | 6 | 4 |
| \$900,000 - \$949,999 | - | - | 3 | 3 |
| \$950,000 - \$999,999 | 1 | - | 7 | 1 |
| \$1,000,000 - \$1,299,999 | - | 5 | 7 | 13 |
| \$1,300,000 - \$1,499,999 | 1 | 3 | 3 | 5 |
| \$1,500,000 - \$1,999,999 | 1 | 1 | 3 | 5 |
| \$2,000,000 + | 1 | - | 4 | 8 |
| | 578 | 857 | 3,539 | 3,936 |

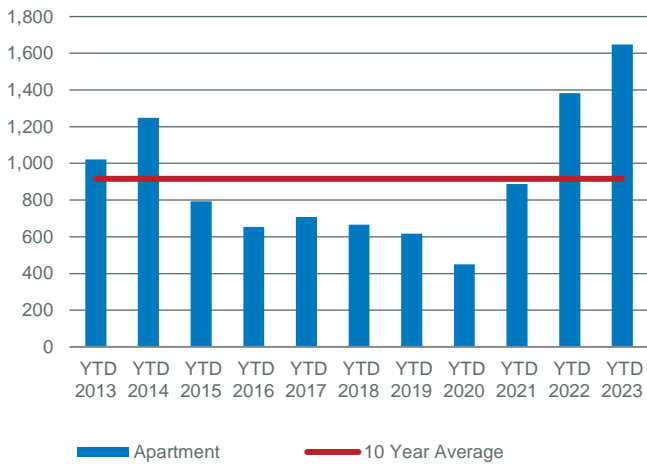
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

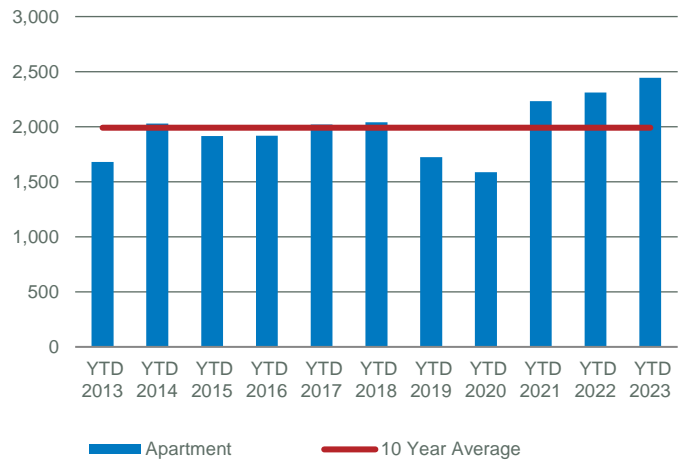
YTD JUNE



Source: CREB®

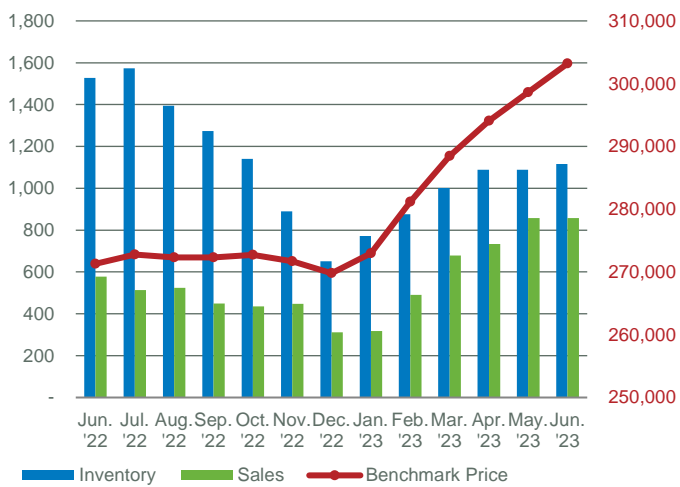
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



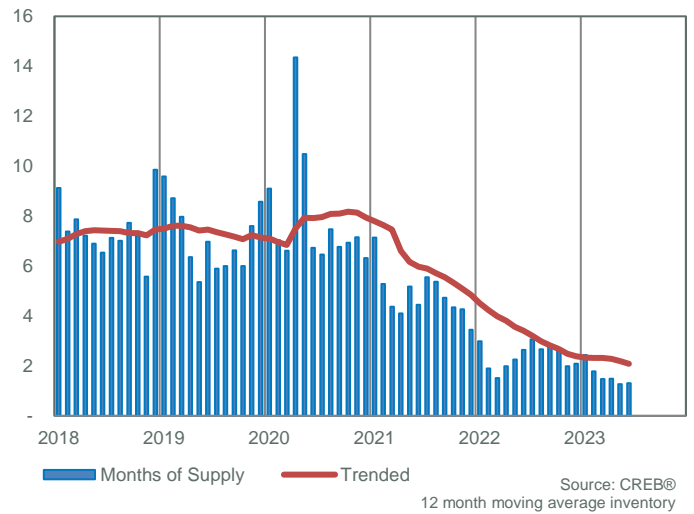
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



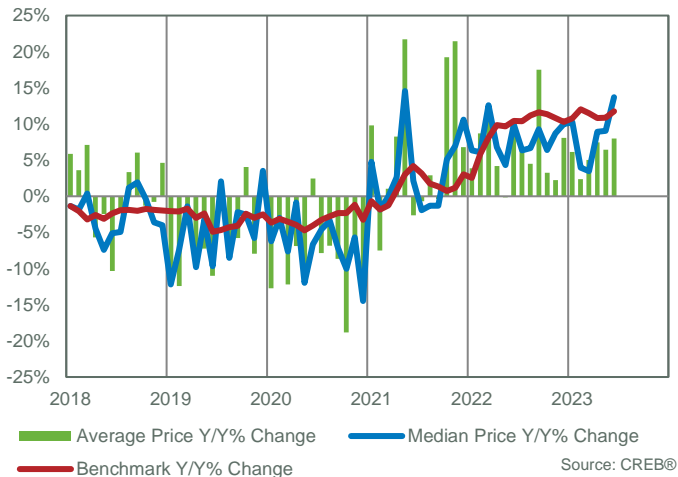
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



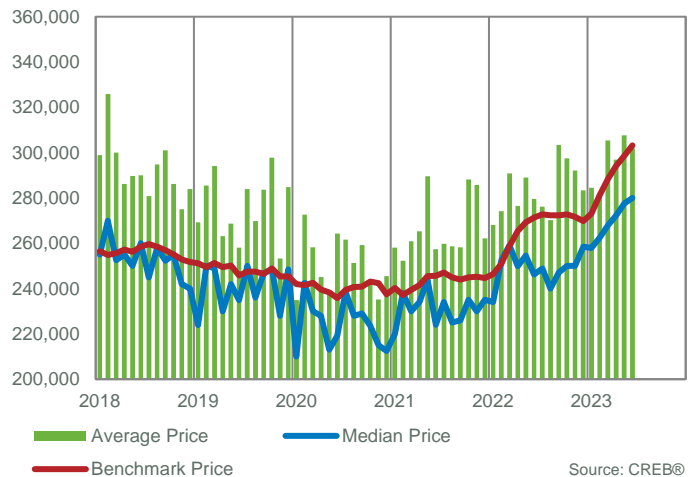
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

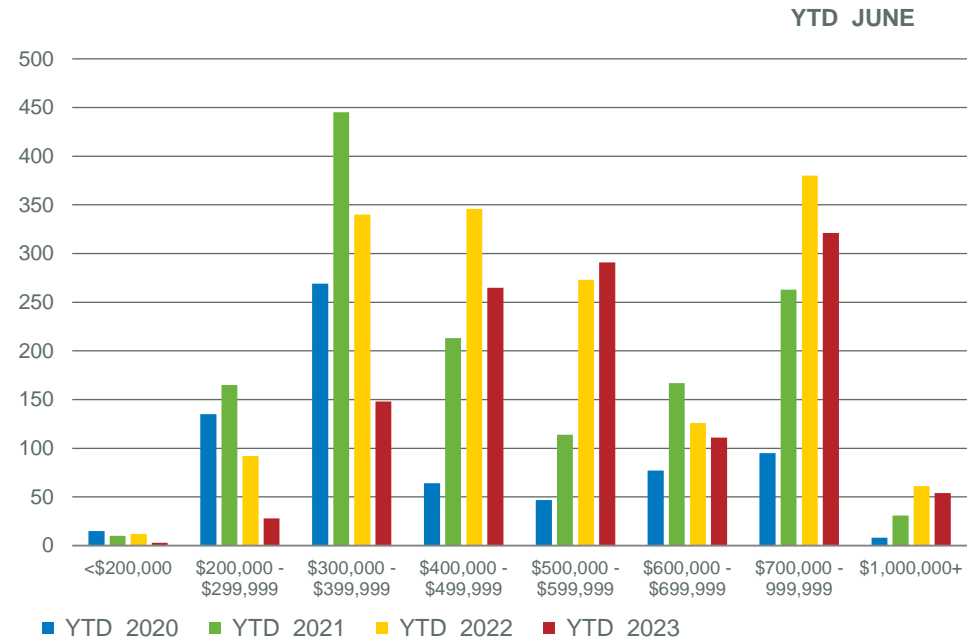


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | | | | | | | | | | | | |
| Sales | 198 | 296 | 345 | 304 | 264 | 223 | 173 | 170 | 152 | 158 | 132 | 87 |
| New Listings | 267 | 395 | 462 | 371 | 358 | 311 | 274 | 207 | 238 | 186 | 132 | 101 |
| Inventory | 243 | 314 | 384 | 391 | 408 | 415 | 435 | 379 | 381 | 334 | 270 | 225 |
| Days on Market | 35 | 25 | 20 | 22 | 24 | 25 | 29 | 34 | 36 | 39 | 45 | 43 |
| Benchmark Price | 525,500 | 550,900 | 569,600 | 577,300 | 581,900 | 578,500 | 574,200 | 566,000 | 559,500 | 555,800 | 559,800 | 560,100 |
| Median Price | 512,500 | 510,500 | 515,000 | 506,759 | 485,000 | 485,000 | 430,000 | 472,500 | 472,769 | 468,750 | 494,500 | 512,000 |
| Average Price | 558,489 | 563,081 | 584,388 | 563,340 | 541,943 | 541,181 | 512,733 | 514,793 | 507,623 | 536,375 | 588,216 | 543,851 |
| Index | 282 | 296 | 306 | 310 | 312 | 310 | 308 | 304 | 300 | 298 | 300 | 301 |
| 2023 | | | | | | | | | | | | |
| Sales | 111 | 140 | 217 | 234 | 279 | 240 | | | | | | |
| New Listings | 150 | 193 | 280 | 266 | 268 | 320 | | | | | | |
| Inventory | 225 | 255 | 286 | 285 | 233 | 268 | | | | | | |
| Days on Market | 47 | 36 | 29 | 25 | 25 | 19 | | | | | | |
| Benchmark Price | 561,600 | 566,900 | 579,300 | 592,000 | 600,500 | 613,100 | | | | | | |
| Median Price | 530,000 | 533,940 | 550,000 | 529,950 | 530,000 | 559,500 | | | | | | |
| Average Price | 583,025 | 585,265 | 614,126 | 601,368 | 601,503 | 627,790 | | | | | | |
| Index | 301 | 304 | 311 | 318 | 322 | 329 | | | | | | |

| | Jun-22 | Jun-23 | YTD 2022 | YTD 2023 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| <\$100,000 | - | - | - | - |
| \$100,000 - \$149,999 | 1 | - | 2 | - |
| \$150,000 - \$199,999 | - | - | 10 | 3 |
| \$200,000 - \$249,999 | 4 | 6 | 16 | 15 |
| \$250,000 - \$299,999 | 17 | 2 | 76 | 13 |
| \$300,000 - \$349,999 | 17 | 5 | 166 | 55 |
| \$350,000 - \$399,999 | 22 | 20 | 174 | 93 |
| \$400,000 - \$449,999 | 29 | 19 | 163 | 120 |
| \$450,000 - \$499,999 | 29 | 19 | 183 | 145 |
| \$500,000 - \$549,999 | 24 | 35 | 188 | 192 |
| \$550,000 - \$599,999 | 11 | 31 | 85 | 99 |
| \$600,000 - \$649,999 | 6 | 13 | 54 | 61 |
| \$650,000 - \$699,999 | 9 | 12 | 72 | 50 |
| \$700,000 - \$749,999 | 8 | 10 | 70 | 51 |
| \$750,000 - \$799,999 | 8 | 12 | 87 | 75 |
| \$800,000 - \$849,999 | 14 | 12 | 89 | 69 |
| \$850,000 - \$899,999 | 13 | 16 | 66 | 64 |
| \$900,000 - \$949,999 | 3 | 6 | 38 | 33 |
| \$950,000 - \$999,999 | 3 | 6 | 30 | 29 |
| \$1,000,000 - \$1,299,999 | 5 | 14 | 55 | 44 |
| \$1,300,000 - \$1,499,999 | - | 2 | 5 | 5 |
| \$1,500,000 - \$1,999,999 | - | - | 1 | 5 |
| \$2,000,000 + | - | - | - | - |
| | 223 | 240 | 1,630 | 1,221 |

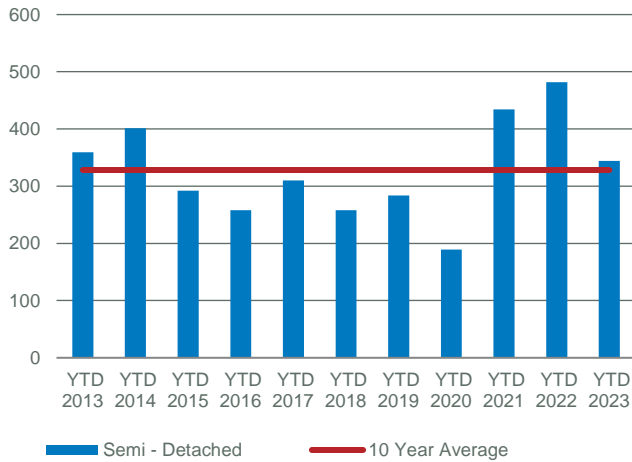
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

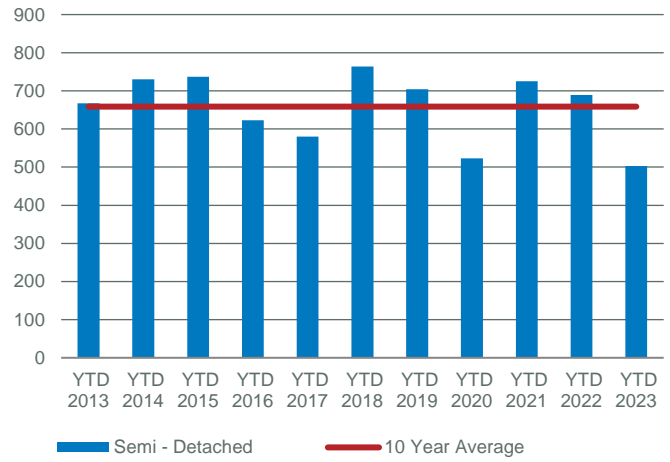
YTD JUNE



Source: CREB®

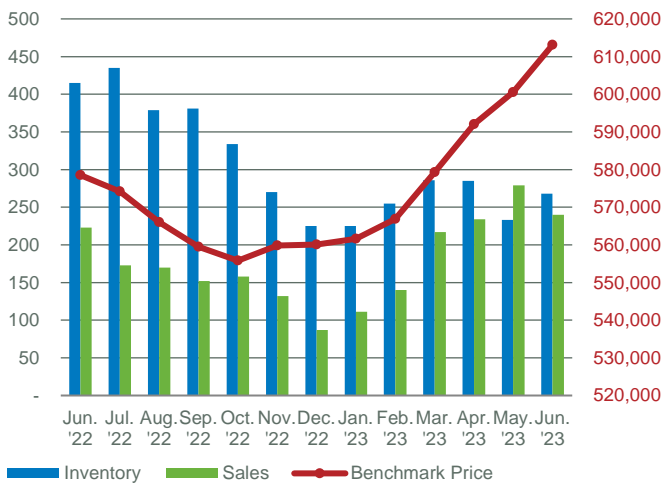
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



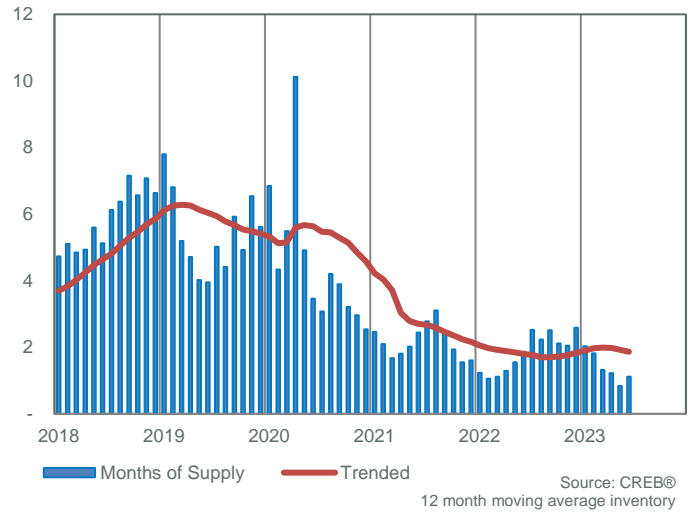
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



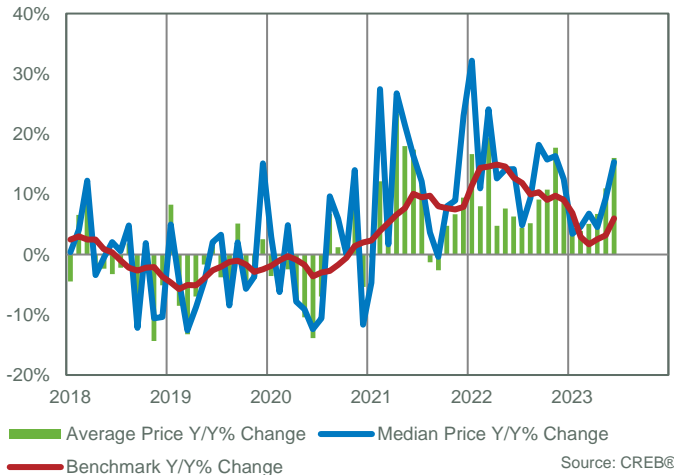
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



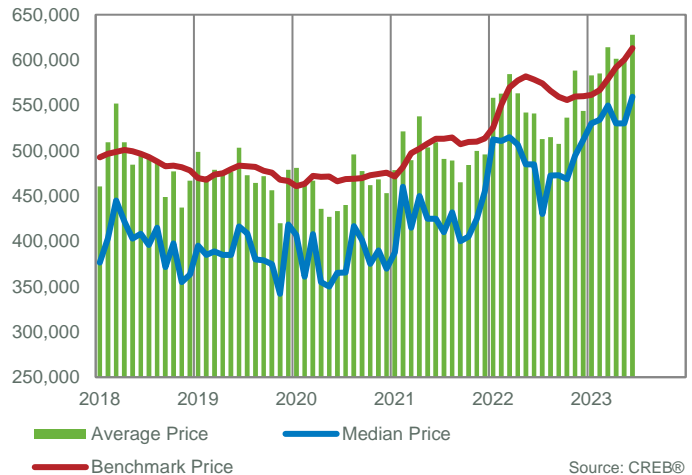
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

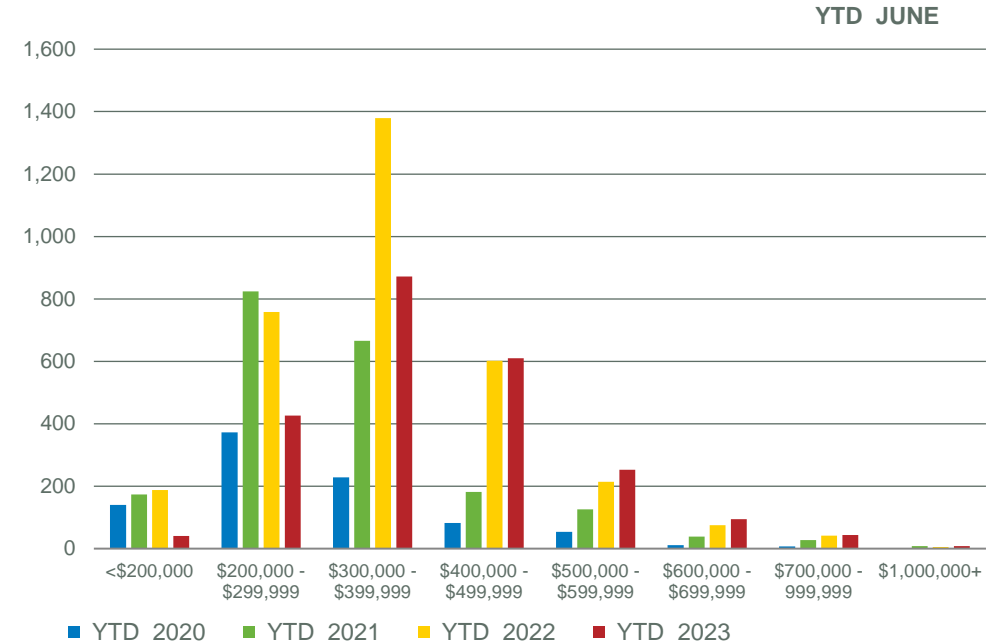


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | | | | | | | | | | | | |
| Sales | 305 | 536 | 709 | 604 | 554 | 555 | 432 | 375 | 325 | 320 | 248 | 188 |
| New Listings | 364 | 692 | 883 | 782 | 771 | 654 | 500 | 378 | 401 | 303 | 251 | 148 |
| Inventory | 425 | 533 | 634 | 738 | 832 | 797 | 738 | 617 | 585 | 465 | 385 | 279 |
| Days on Market | 58 | 30 | 19 | 20 | 24 | 27 | 30 | 35 | 38 | 37 | 35 | 43 |
| Benchmark Price | 318,300 | 335,300 | 347,900 | 356,700 | 359,300 | 359,600 | 358,400 | 357,200 | 358,000 | 356,800 | 354,500 | 354,300 |
| Median Price | 314,000 | 355,559 | 351,400 | 355,050 | 355,000 | 345,500 | 350,000 | 339,500 | 330,000 | 335,000 | 352,750 | 350,250 |
| Average Price | 336,589 | 366,395 | 359,205 | 368,516 | 363,644 | 353,912 | 356,149 | 341,022 | 345,502 | 356,314 | 357,054 | 352,571 |
| Index | 204 | 215 | 223 | 228 | 230 | 230 | 229 | 229 | 229 | 228 | 227 | 227 |
| 2023 | | | | | | | | | | | | |
| Sales | 209 | 314 | 388 | 416 | 497 | 524 | | | | | | |
| New Listings | 278 | 361 | 506 | 438 | 562 | 608 | | | | | | |
| Inventory | 315 | 327 | 401 | 396 | 404 | 423 | | | | | | |
| Days on Market | 39 | 34 | 21 | 22 | 20 | 19 | | | | | | |
| Benchmark Price | 356,200 | 367,400 | 372,800 | 381,700 | 390,500 | 400,000 | | | | | | |
| Median Price | 365,000 | 373,200 | 380,000 | 385,000 | 386,000 | 395,000 | | | | | | |
| Average Price | 372,820 | 389,050 | 392,303 | 399,780 | 406,322 | 409,013 | | | | | | |
| Index | 228 | 235 | 239 | 244 | 250 | 256 | | | | | | |

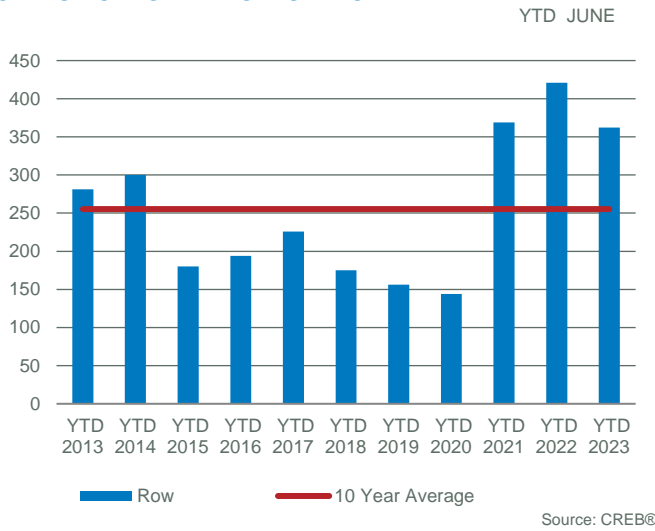
| | Jun-22 | Jun-23 | YTD 2022 | YTD 2023 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| <\$100,000 | - | 1 | - | 1 |
| \$100,000 - \$149,999 | 3 | - | 20 | 2 |
| \$150,000 - \$199,999 | 32 | 2 | 168 | 38 |
| \$200,000 - \$249,999 | 58 | 27 | 355 | 179 |
| \$250,000 - \$299,999 | 76 | 60 | 403 | 247 |
| \$300,000 - \$349,999 | 118 | 61 | 672 | 339 |
| \$350,000 - \$399,999 | 113 | 119 | 707 | 533 |
| \$400,000 - \$449,999 | 71 | 99 | 391 | 381 |
| \$450,000 - \$499,999 | 40 | 54 | 211 | 229 |
| \$500,000 - \$549,999 | 14 | 44 | 116 | 162 |
| \$550,000 - \$599,999 | 14 | 26 | 98 | 91 |
| \$600,000 - \$649,999 | 4 | 13 | 45 | 61 |
| \$650,000 - \$699,999 | 6 | 5 | 30 | 33 |
| \$700,000 - \$749,999 | 1 | 5 | 17 | 22 |
| \$750,000 - \$799,999 | 1 | 3 | 9 | 13 |
| \$800,000 - \$849,999 | 2 | 3 | 9 | 3 |
| \$850,000 - \$899,999 | 1 | - | 7 | 1 |
| \$900,000 - \$949,999 | - | 1 | - | 3 |
| \$950,000 - \$999,999 | - | - | - | 2 |
| \$1,000,000 - \$1,299,999 | 1 | 1 | 3 | 8 |
| \$1,300,000 - \$1,499,999 | - | - | - | - |
| \$1,500,000 - \$1,999,999 | - | - | 2 | - |
| \$2,000,000 + | - | - | - | - |
| | 555 | 524 | 3,263 | 2,348 |

CITY OF CALGARY ROW SALES BY PRICE RANGE

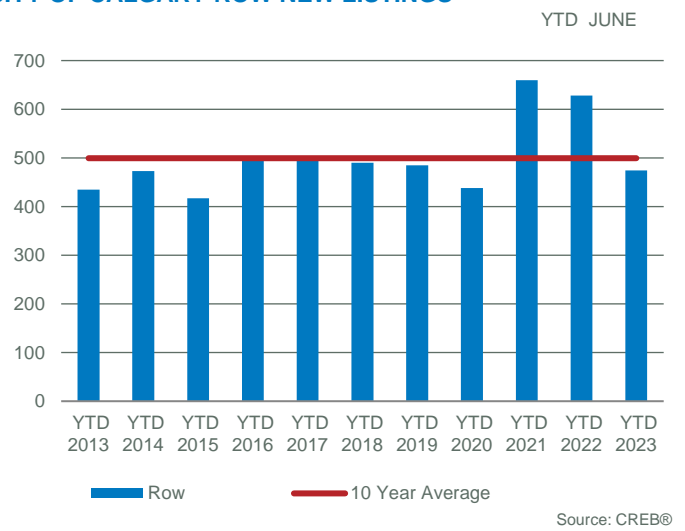


Source: CREB®

CITY OF CALGARY ROW SALES



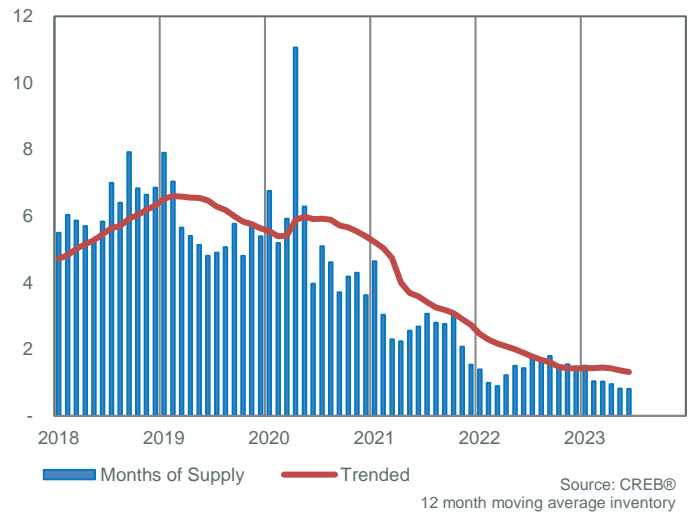
CITY OF CALGARY ROW NEW LISTINGS



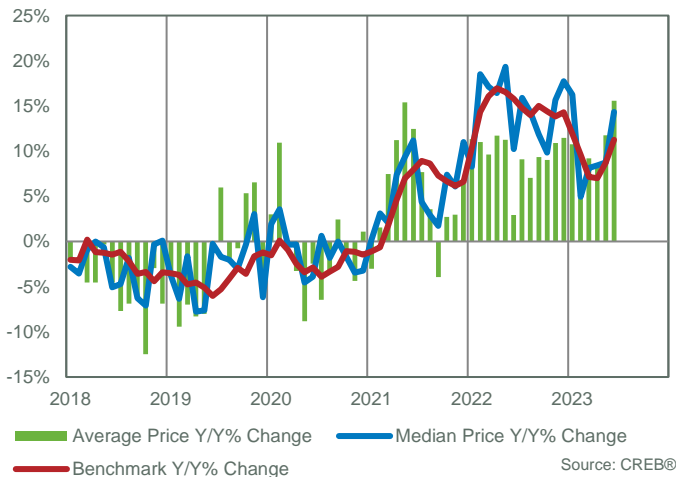
CITY OF CALGARY ROW INVENTORY AND SALES



CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

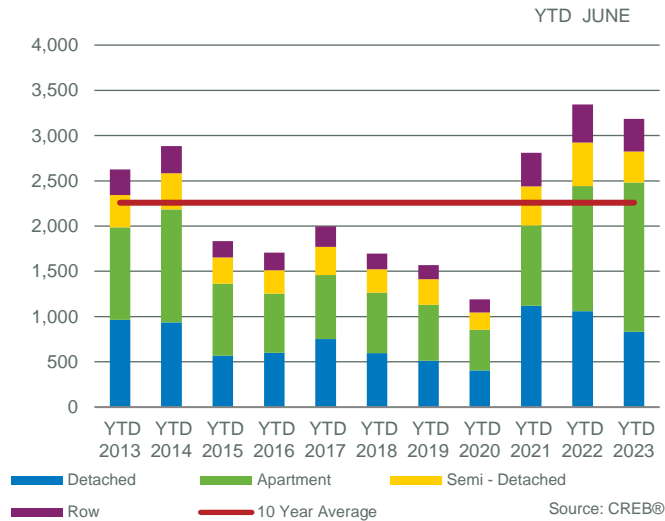


CITY OF CALGARY ROW PRICES

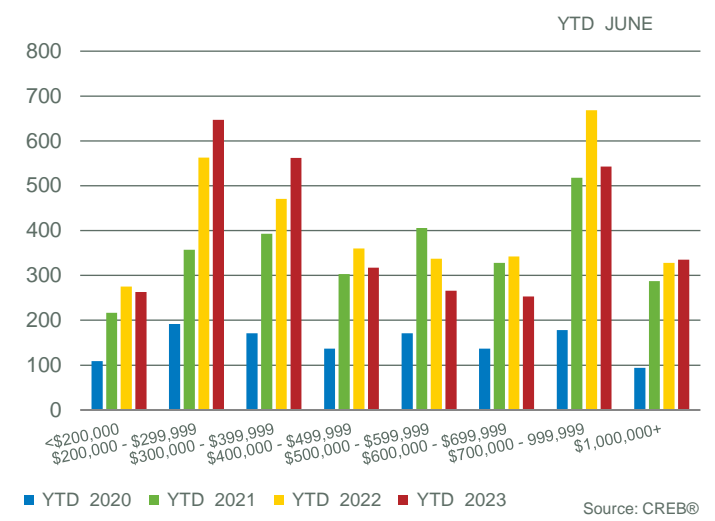


CITY CENTRE

CITY CENTRE TOTAL SALES



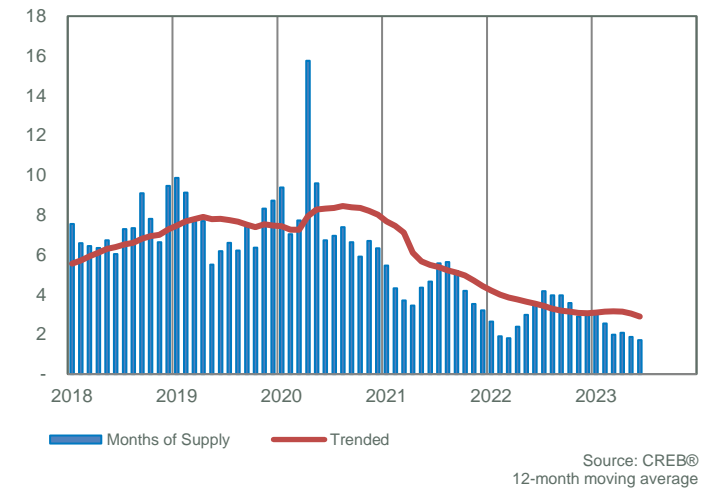
CITY CENTRE TOTAL SALES BY PRICE RANGE



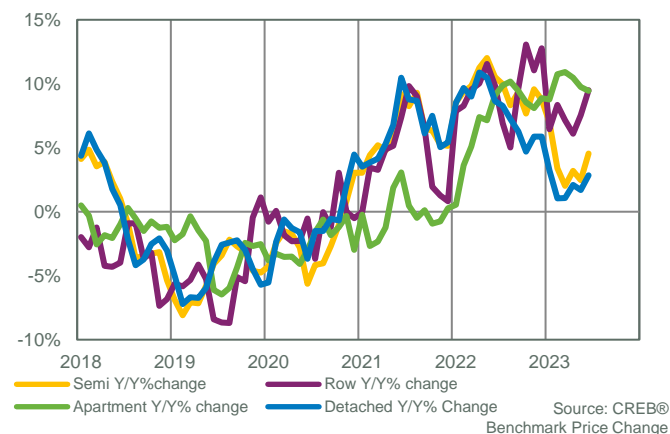
CITY CENTRE INVENTORY AND SALES



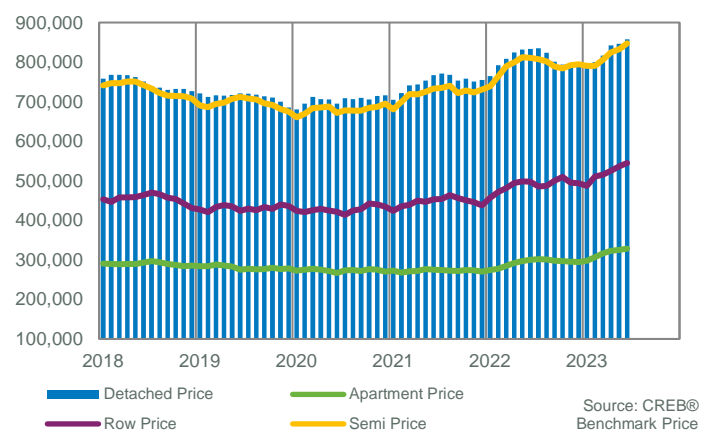
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

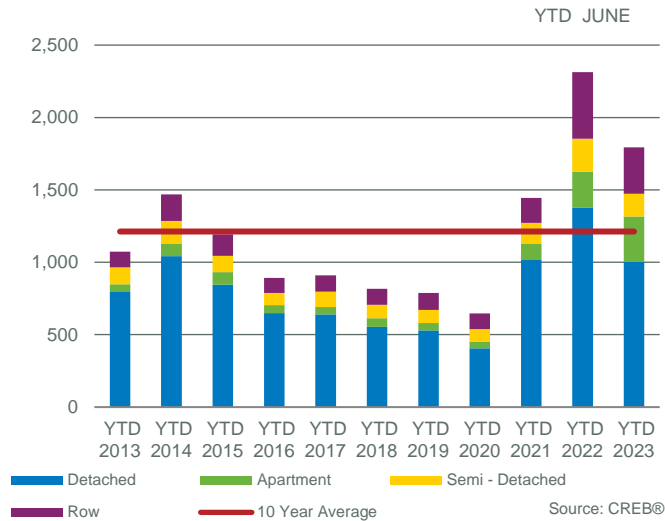


CITY CENTRE PRICES

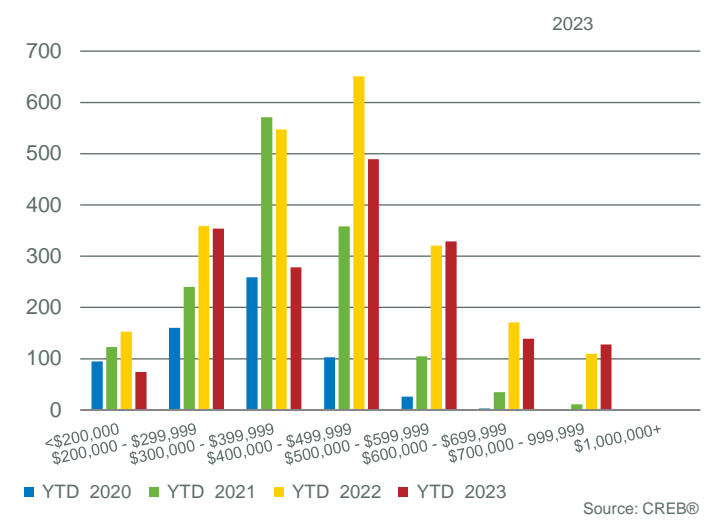


NORTHEAST

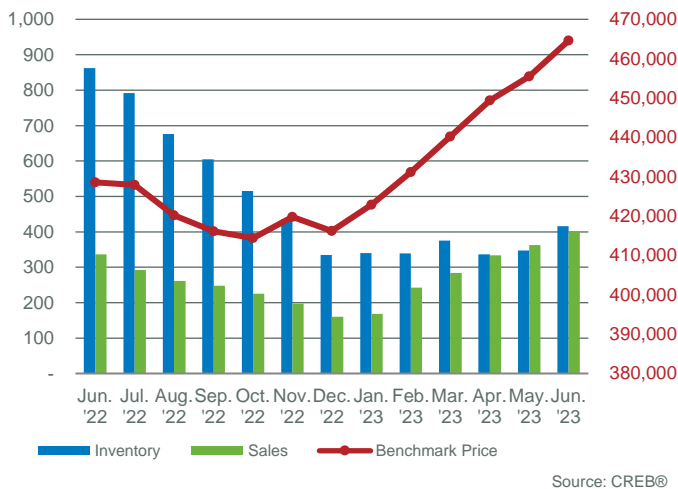
NORTHEAST TOTAL SALES



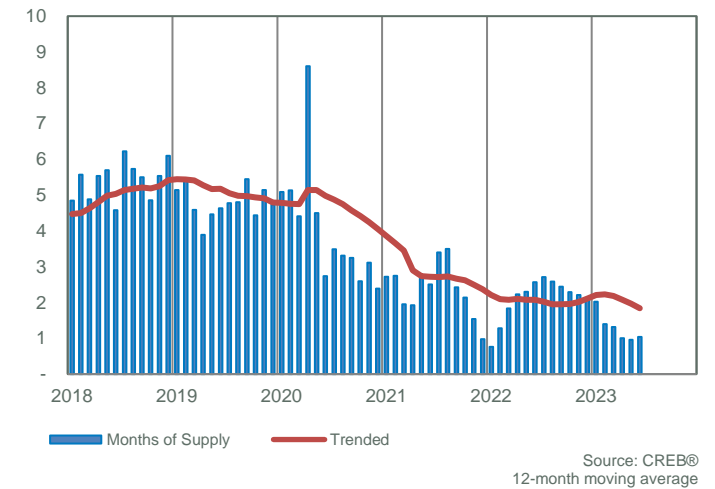
NORTHEAST TOTAL SALES BY PRICE RANGE



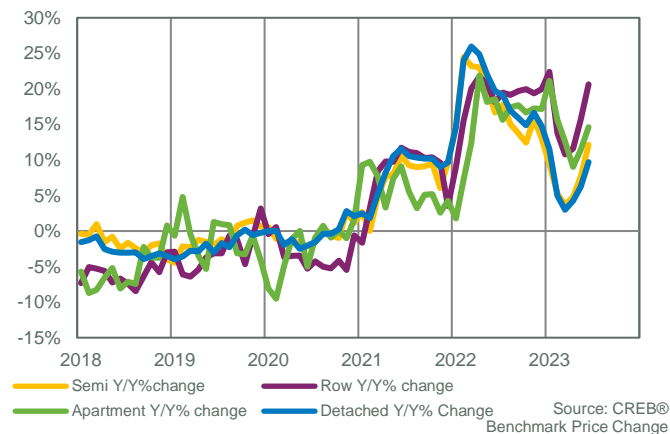
NORTHEAST INVENTORY AND SALES



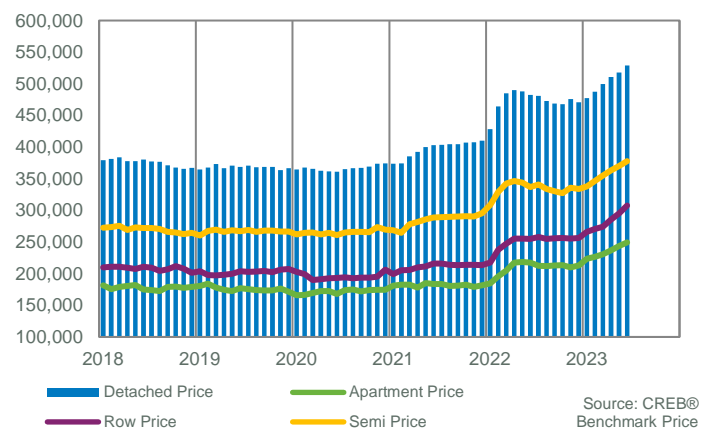
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

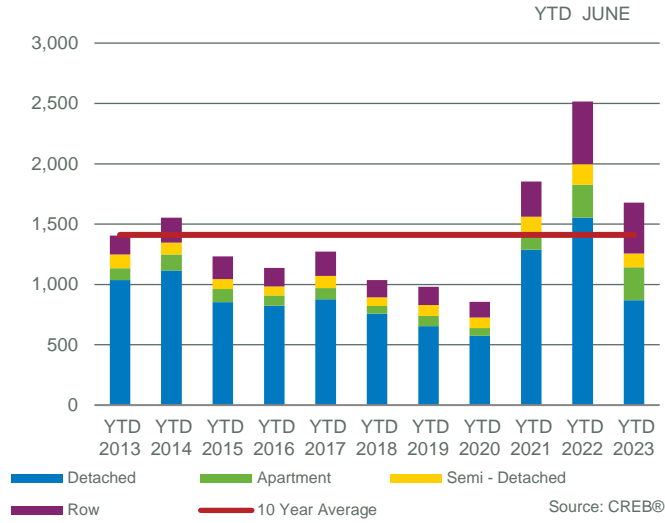


NORTHEAST PRICES

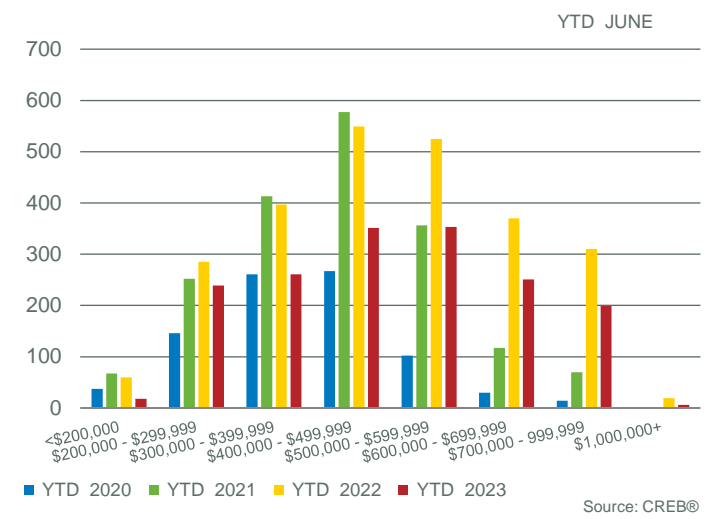


NORTH

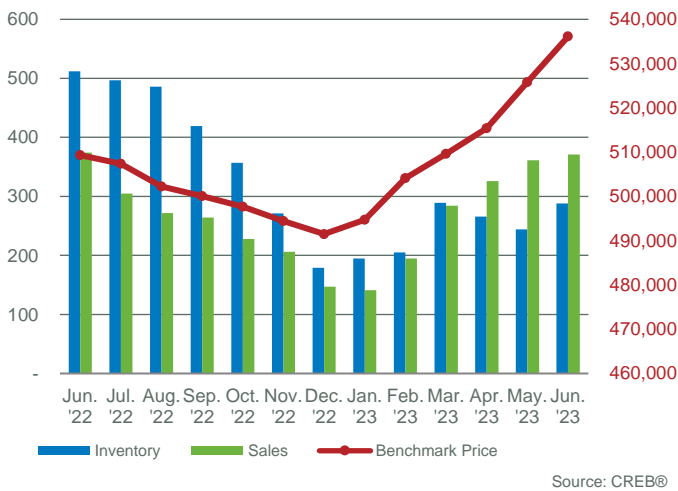
NORTH TOTAL SALES



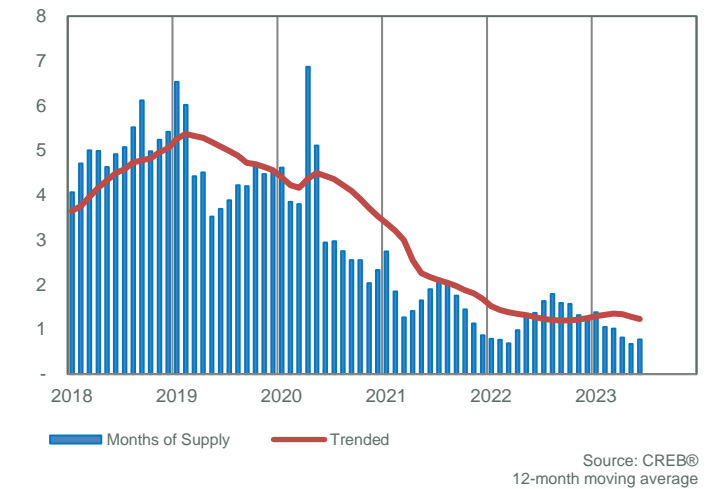
NORTH TOTAL SALES BY PRICE RANGE



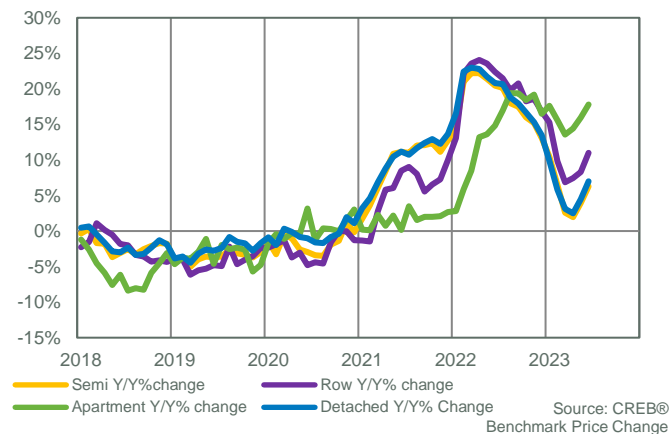
NORTH INVENTORY AND SALES



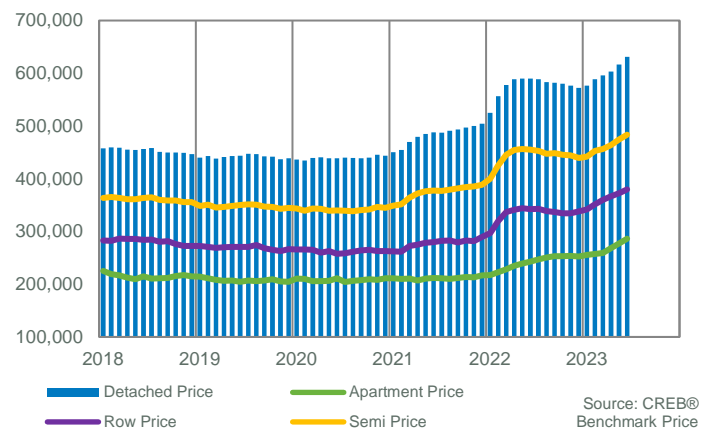
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

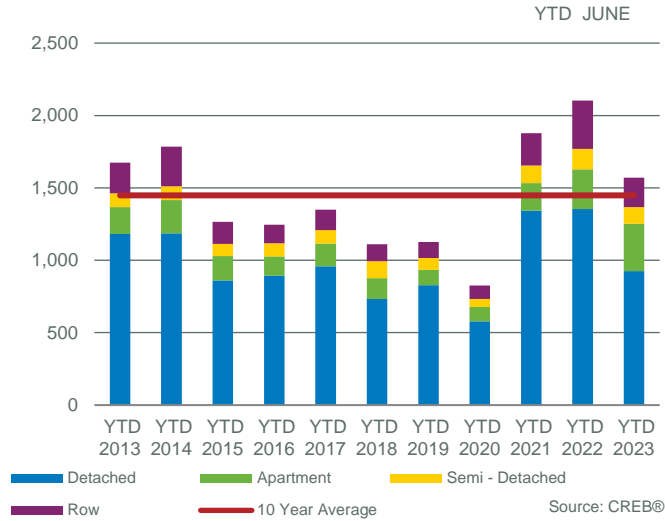


NORTH PRICES

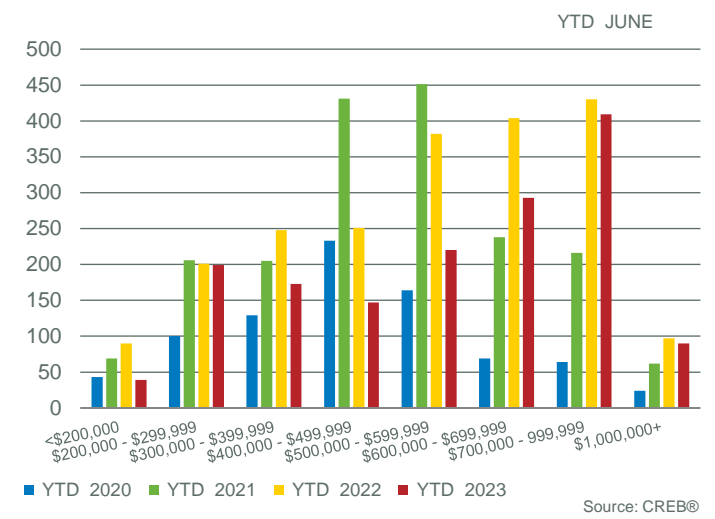


NORTHWEST

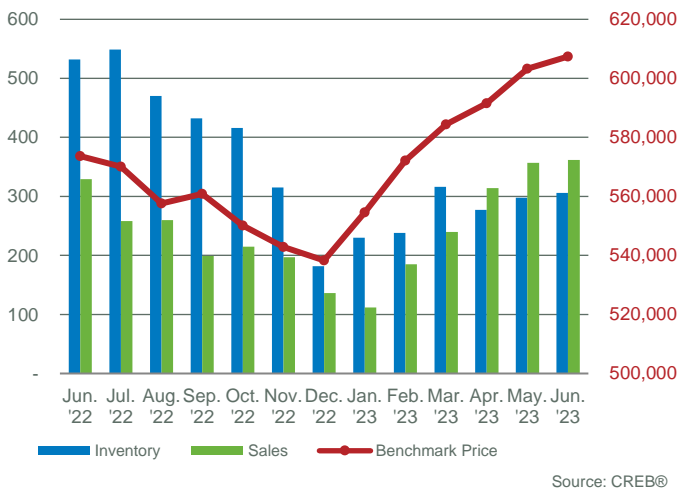
NORTHWEST TOTAL SALES



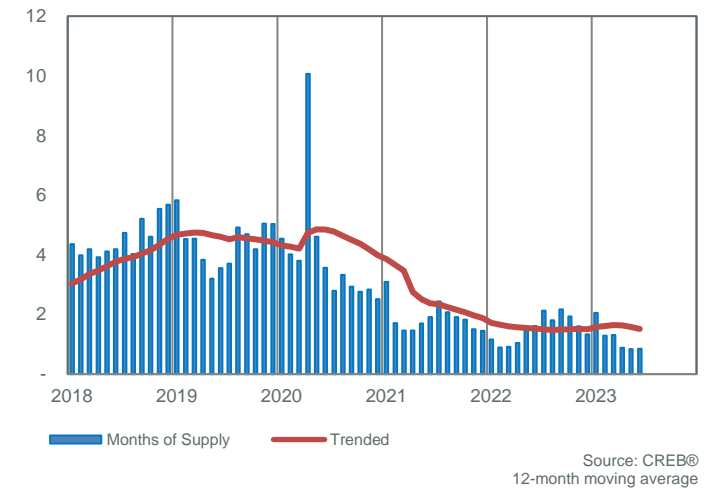
NORTHWEST TOTAL SALES BY PRICE RANGE



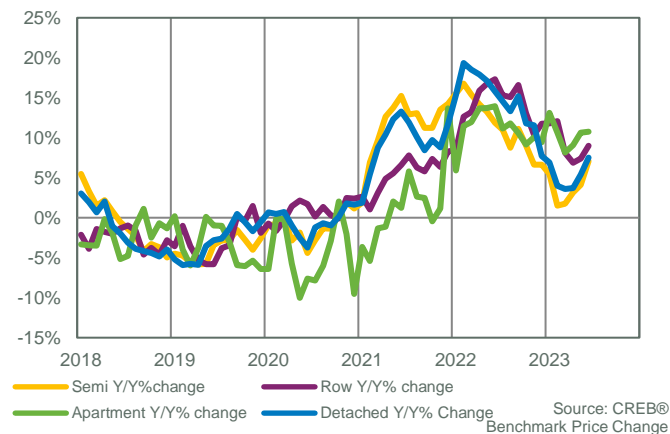
NORTHWEST INVENTORY AND SALES



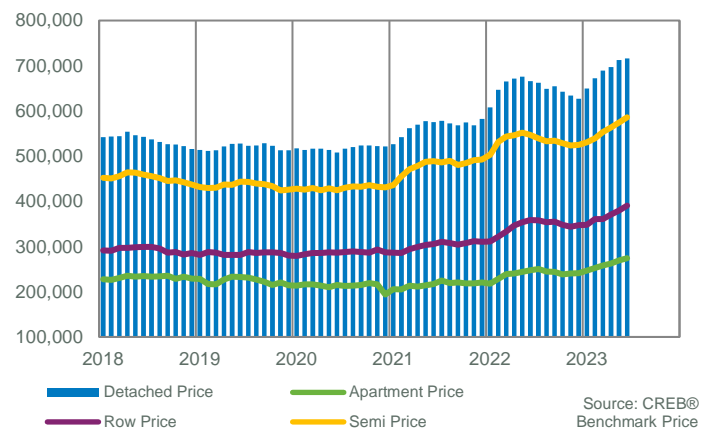
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

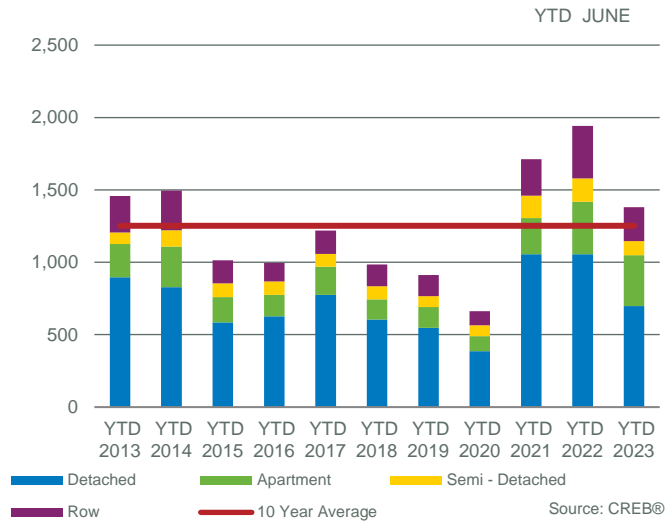


NORTHWEST PRICES

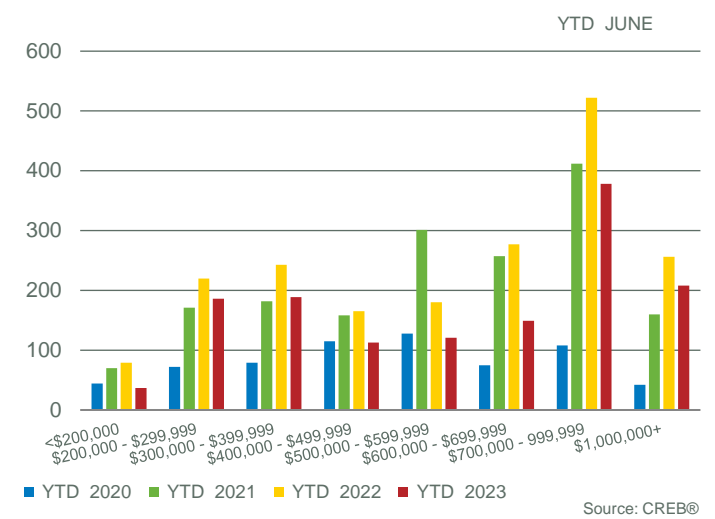


WEST

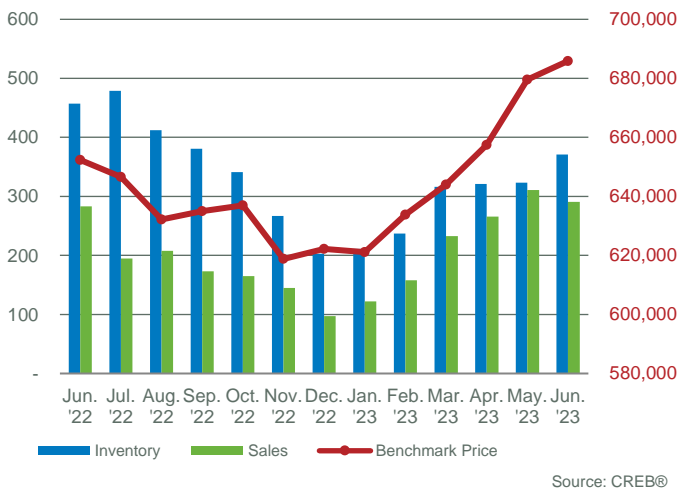
WEST TOTAL SALES



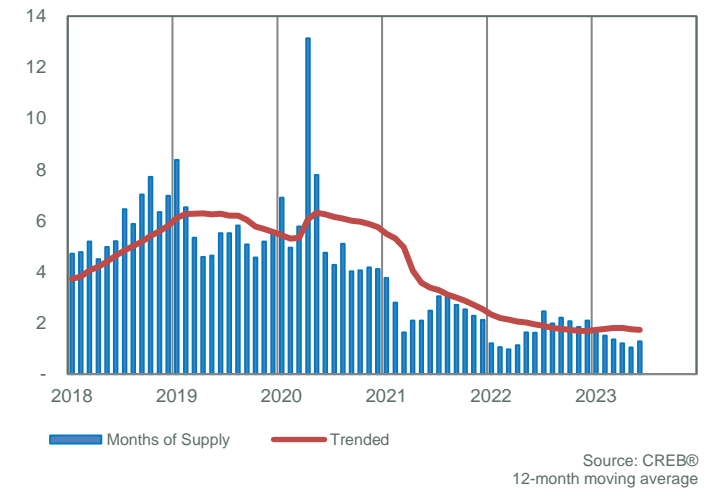
WEST TOTAL SALES BY PRICE RANGE



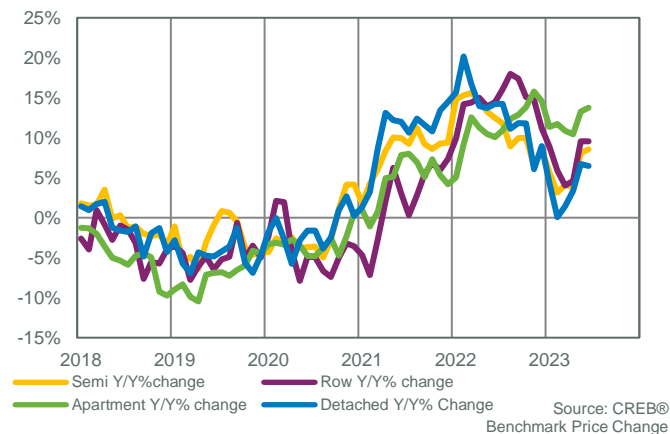
WEST INVENTORY AND SALES



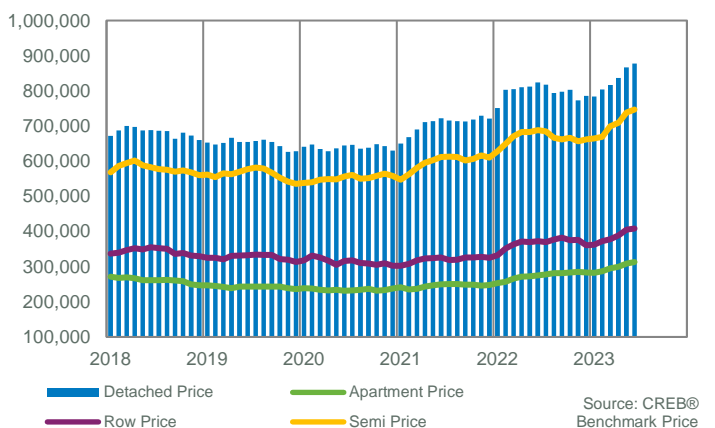
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

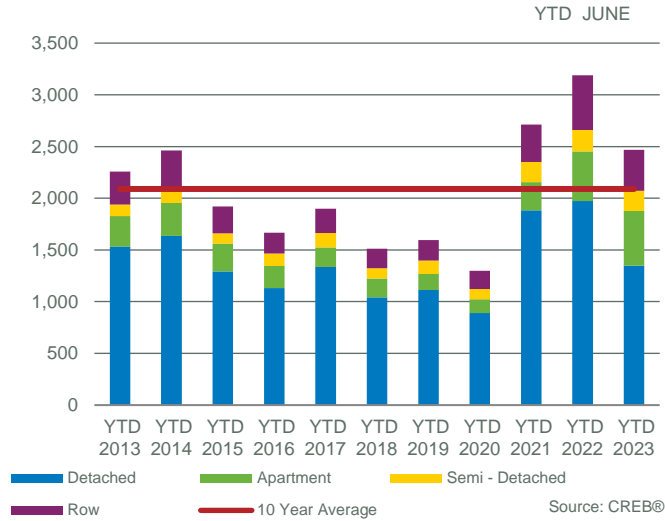


WEST PRICES

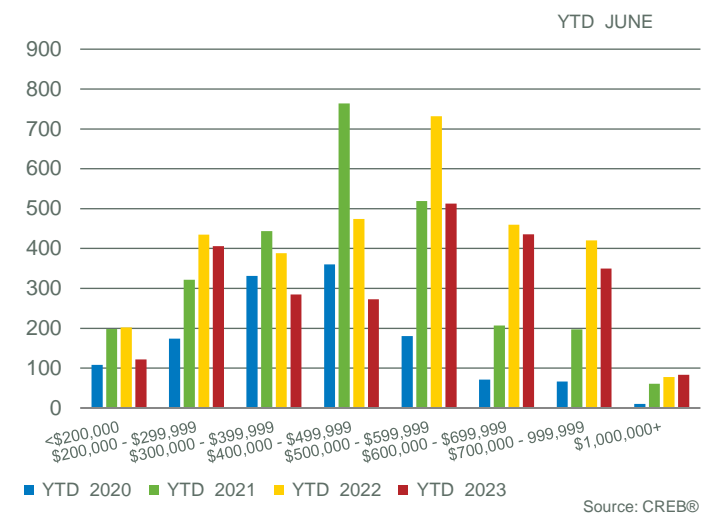


SOUTH

SOUTH TOTAL SALES



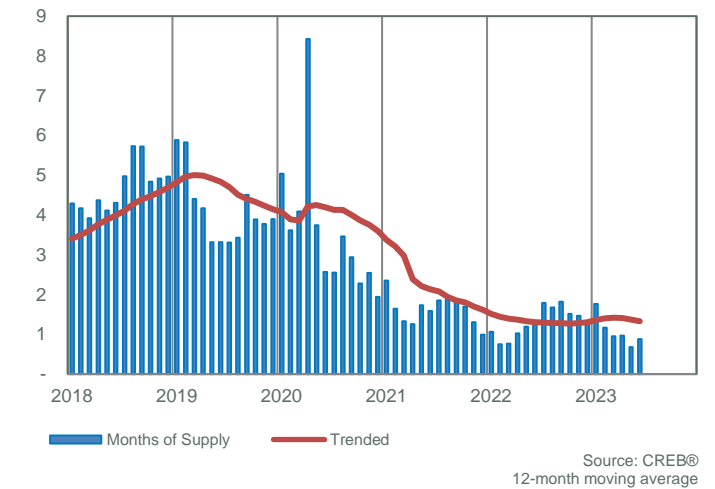
SOUTH TOTAL SALES BY PRICE RANGE



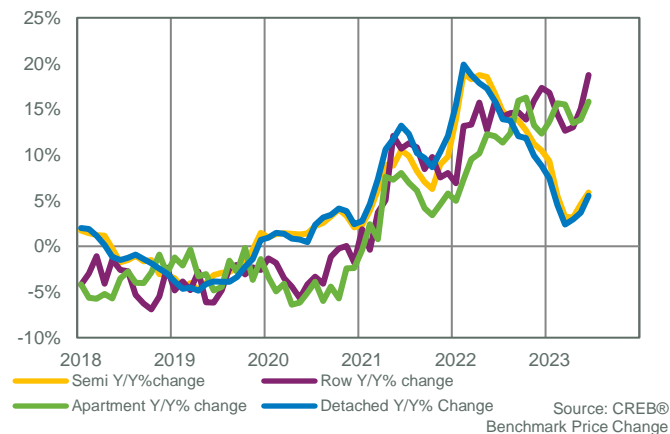
SOUTH INVENTORY AND SALES



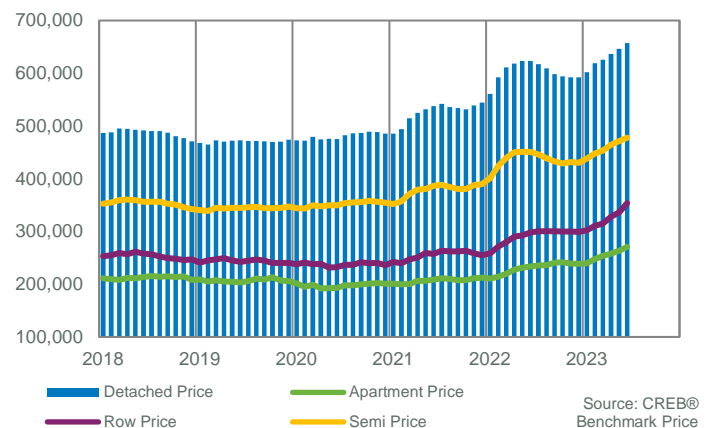
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

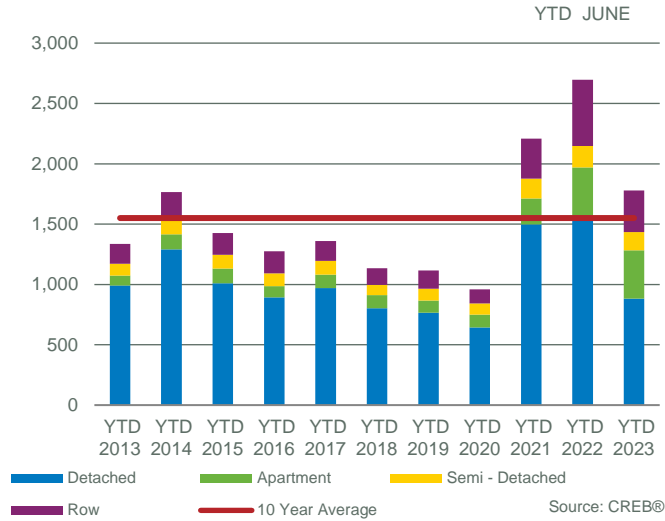


SOUTH PRICES

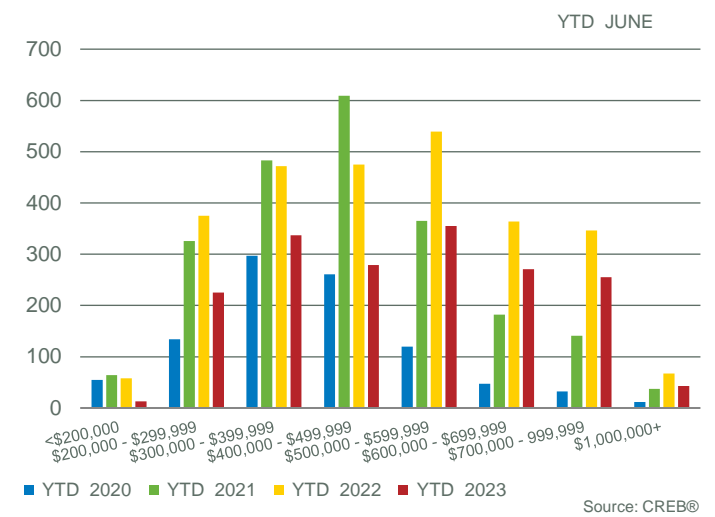


SOUTHEAST

SOUTHEAST TOTAL SALES



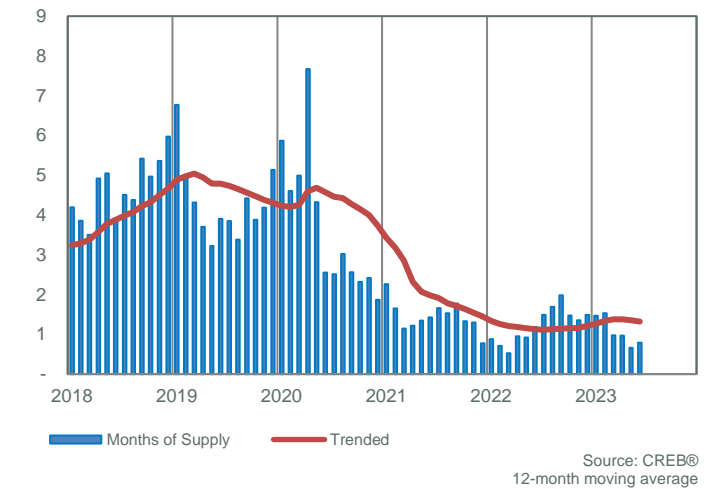
SOUTHEAST TOTAL SALES BY PRICE RANGE



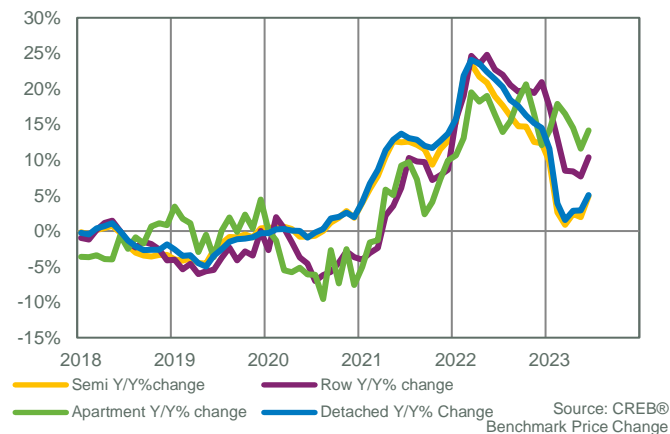
SOUTHEAST INVENTORY AND SALES



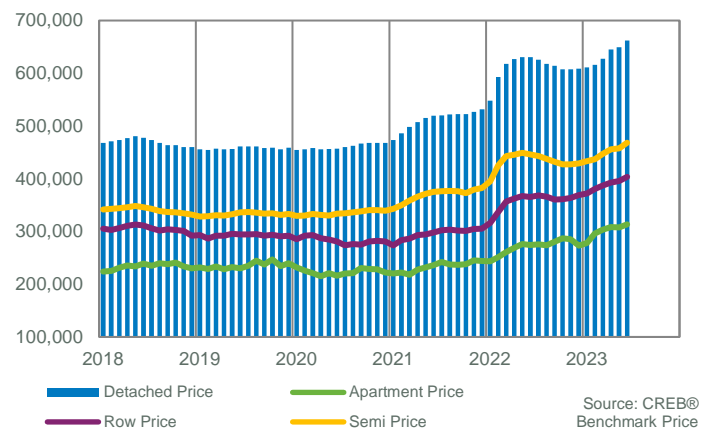
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

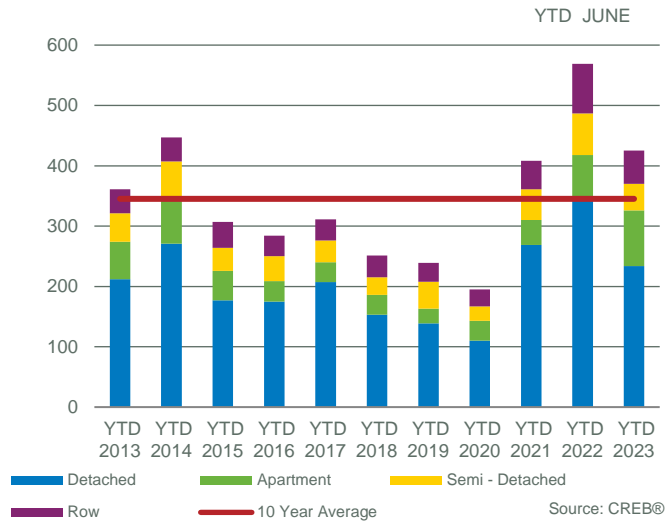


SOUTHEAST PRICES

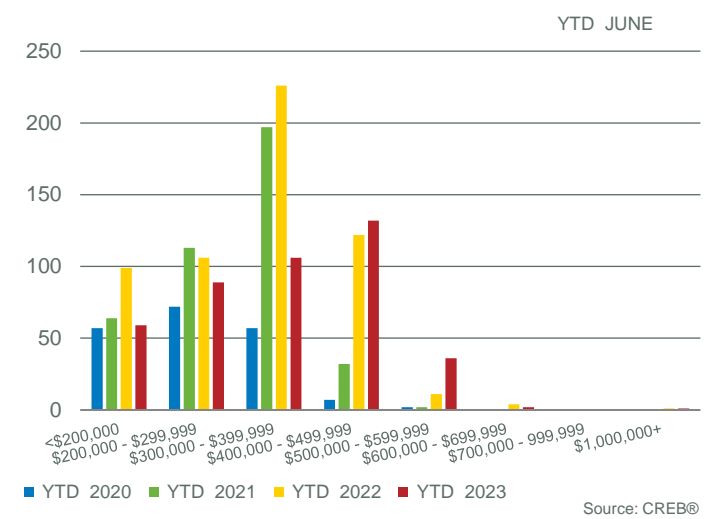


EAST

EAST TOTAL SALES



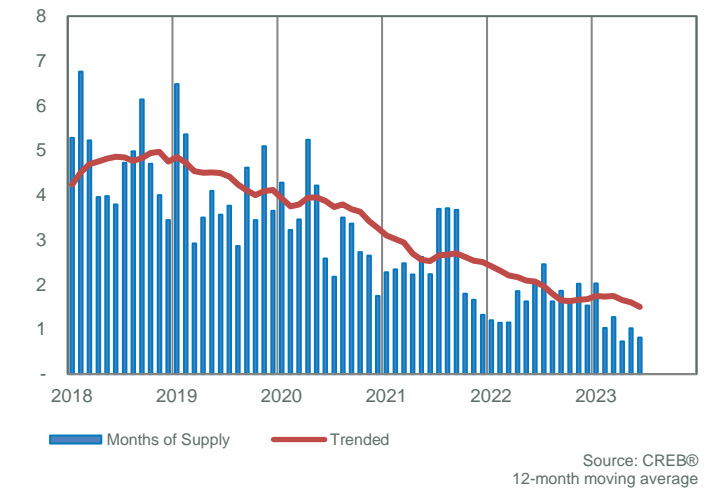
EAST TOTAL SALES BY PRICE RANGE



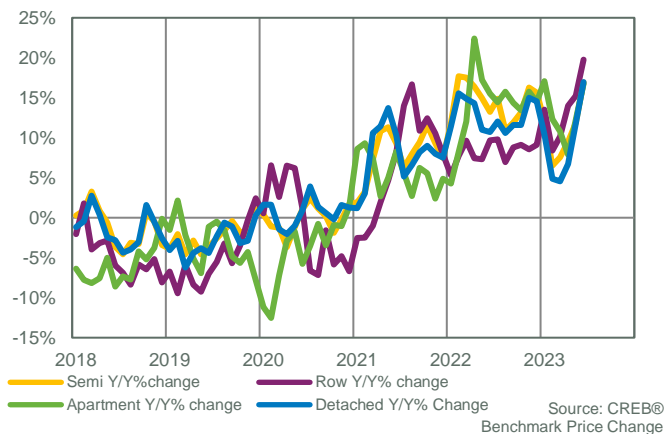
EAST INVENTORY AND SALES



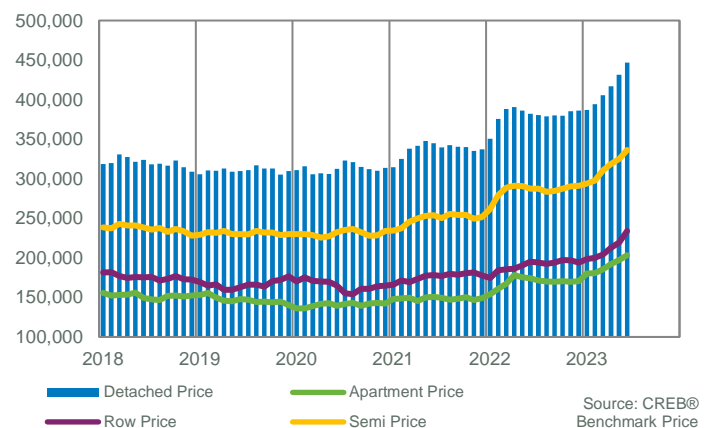
EAST MONTHS OF INVENTORY

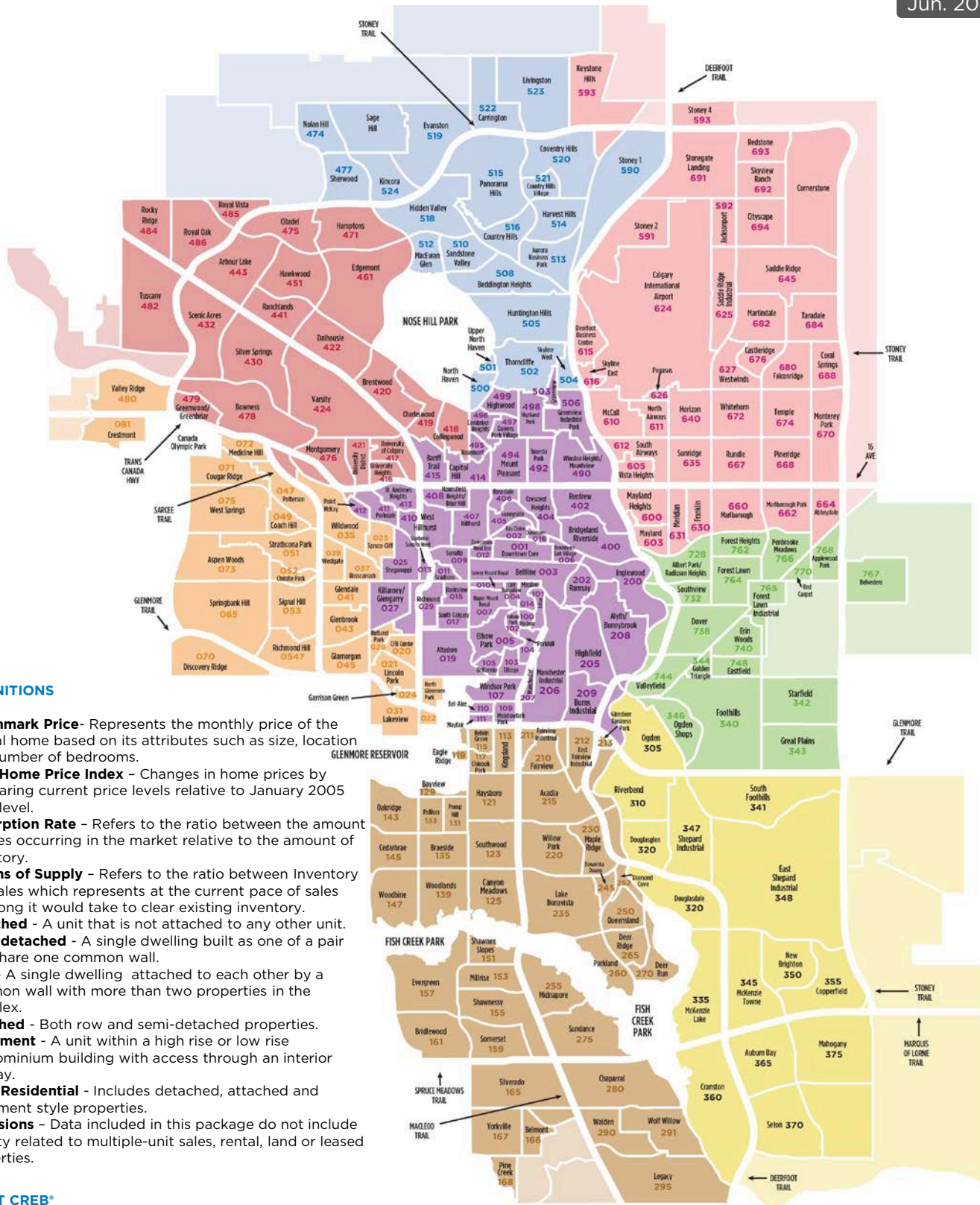


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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