



# **REAL ESTATE REVIEW**

## **SEPTEMBER 2015**

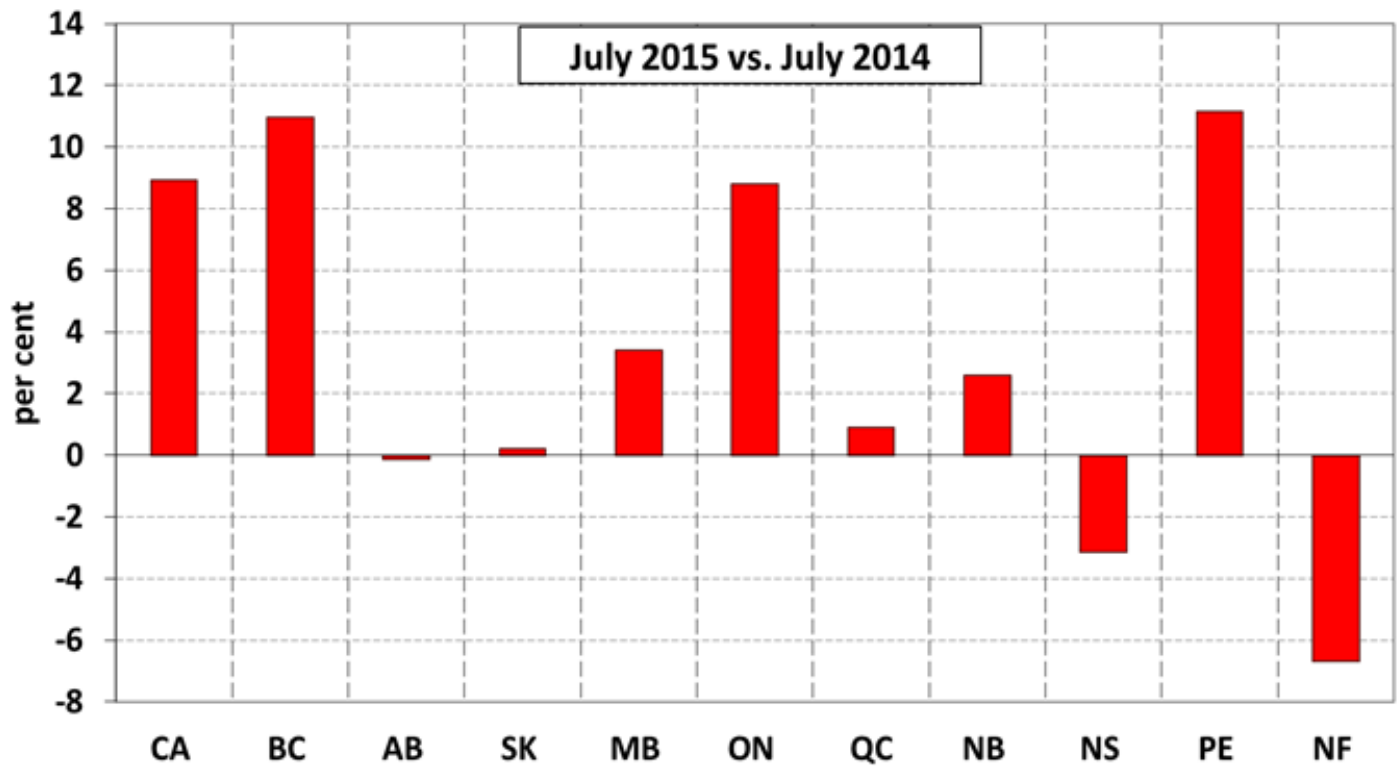


REAL ESTATE REVIEW – SEPTEMBER 2015

# NATIONAL HOUSING STATISTIC REVIEW

## Residential average price\*

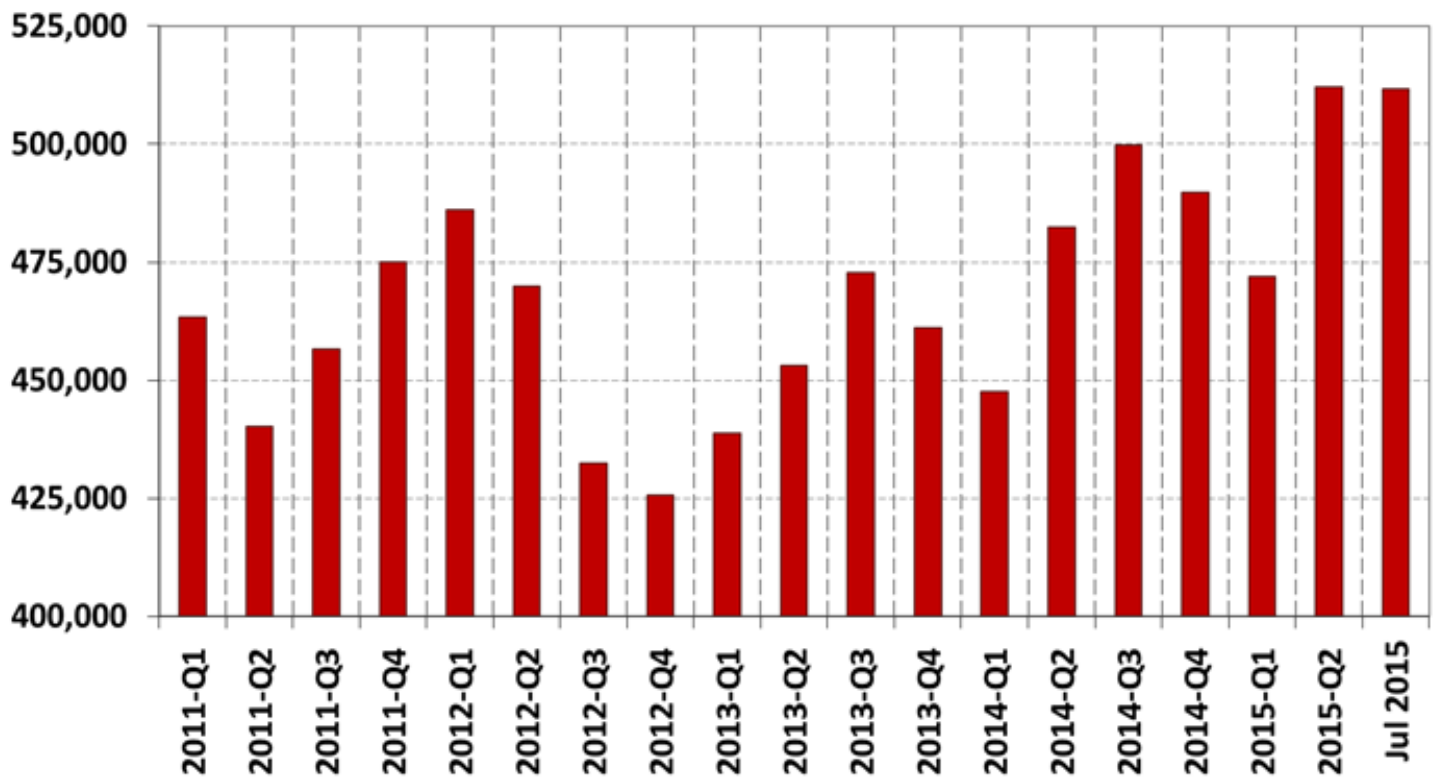
Year-over-year percentage change



\*actual (not seasonally adjusted)

## Residential sales activity\*

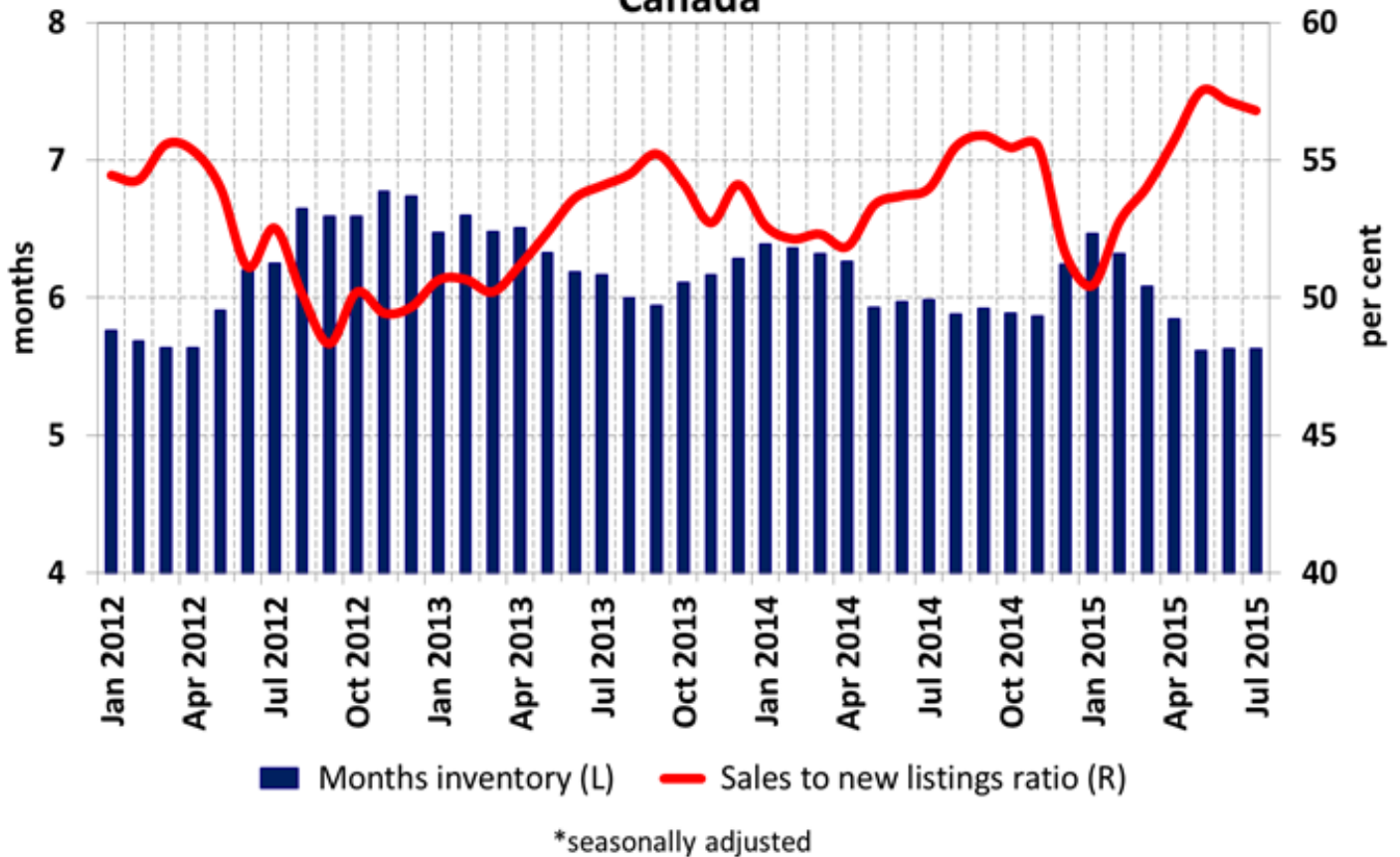
Canada



\*Seasonally adjusted data at annualized rates

# Residential market balance\*

## Canada



## ABSORPTION RATE

The ABSORPTION RATE is the rate at which the market can support sales in a neighborhood:

Pricing strategies based on absorption rates:

ACTIVE LISTINGS

SALES PER MONTH

=

TYPE OF MARKET

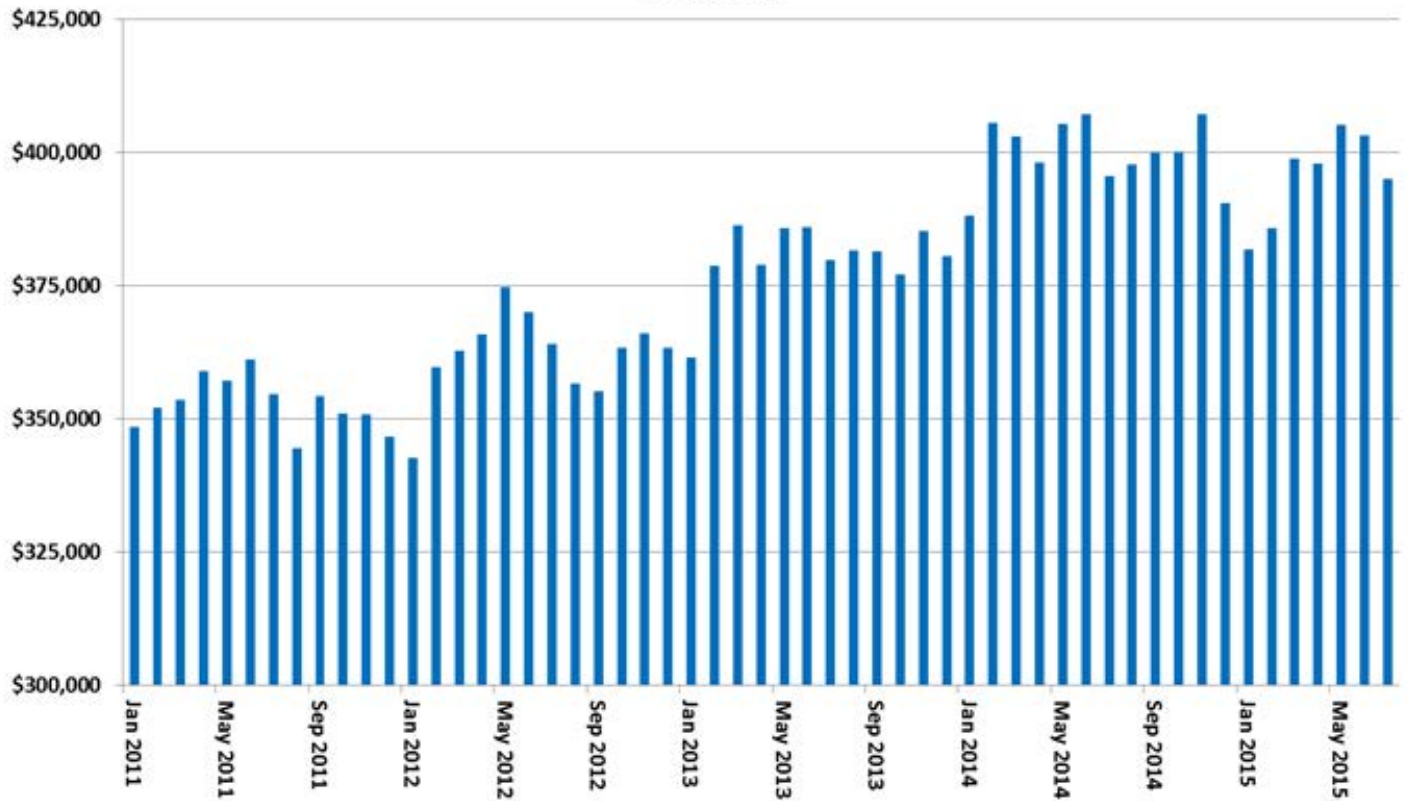
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – SEPTEMBER 2015

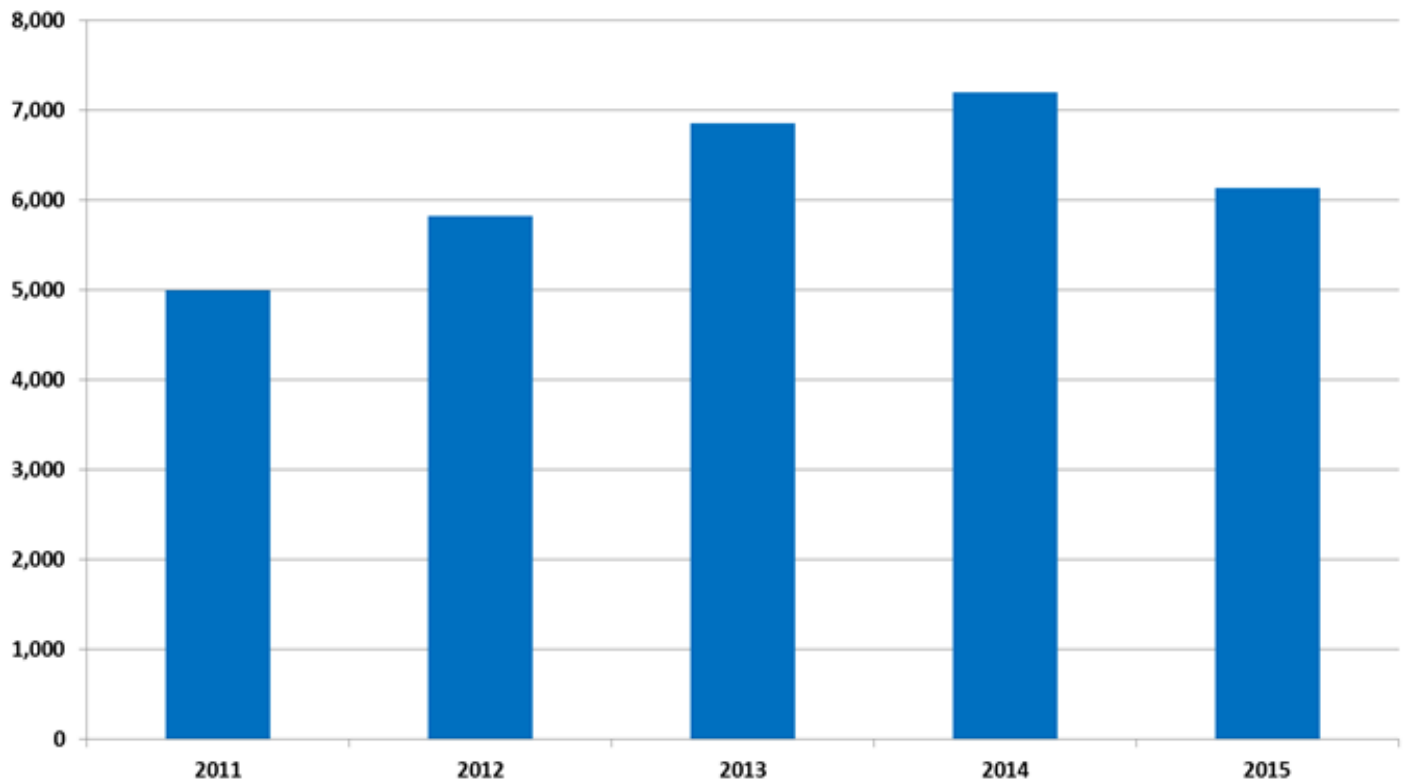
# ALBERTA HOUSING STATISTIC REVIEW

## Residential Average Price Alberta



Source: The Canadian Real Estate Association

## Residential sales activity (July only) Alberta



Source: The Canadian Real Estate Association

## Alberta Monthly Summary

July 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$45,747,802	\$52,898,745	\$381,232
Calgary	\$1,178,871,590	\$1,264,839,546	\$459,958
Central Alberta	\$163,082,676	\$173,290,116	\$320,398
Edmonton (Total Board)	\$761,043,832	\$891,124,604	\$368,010
Fort McMurray	\$53,292,499	\$53,617,499	\$573,038
Grande Prairie	\$76,213,450	\$80,832,051	\$322,938
Lethbridge	\$70,482,151	\$73,915,401	\$244,730
Lloydminster	\$23,821,250	\$24,626,250	\$309,367
Medicine Hat	\$42,210,045	\$43,399,545	\$293,125
South Central Alberta	\$8,022,960	\$8,882,960	\$222,860
<b>Alberta</b>	<b>\$2,422,788,255</b>	<b>\$2,667,426,717</b>	<b>\$394,977</b>

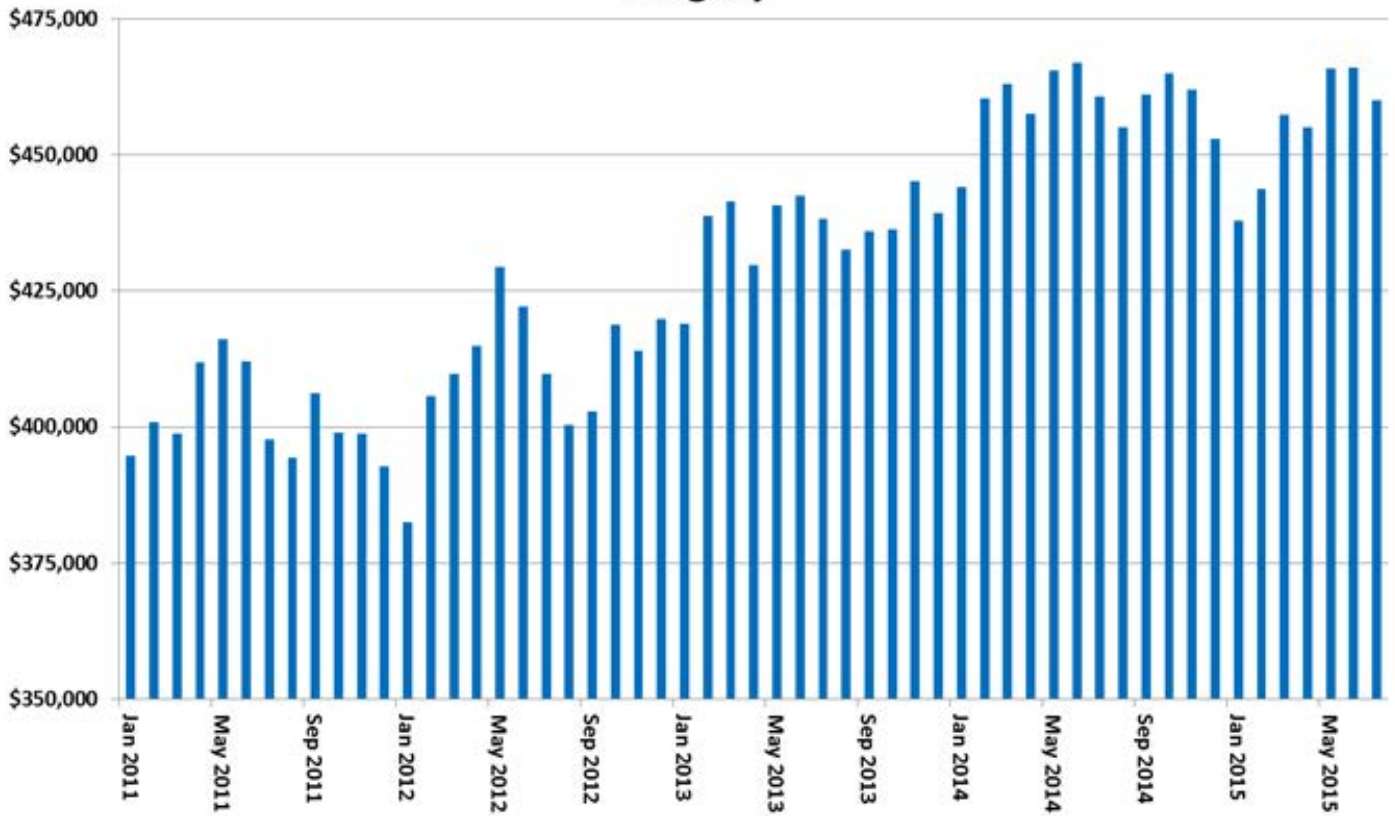


REAL ESTATE REVIEW – SEPTEMBER 2015

# CALGARY HOUSING STATISTIC REVIEW

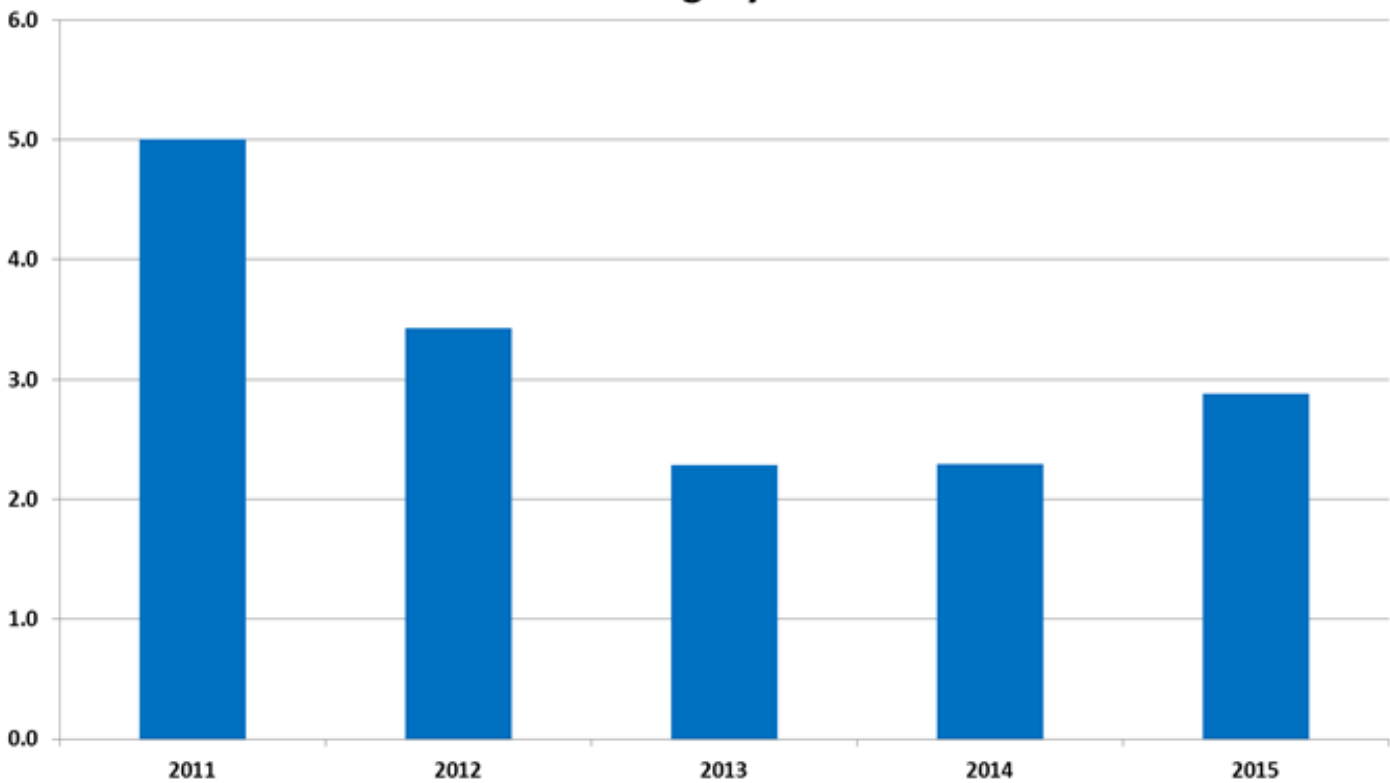


## Residential Average Price Calgary



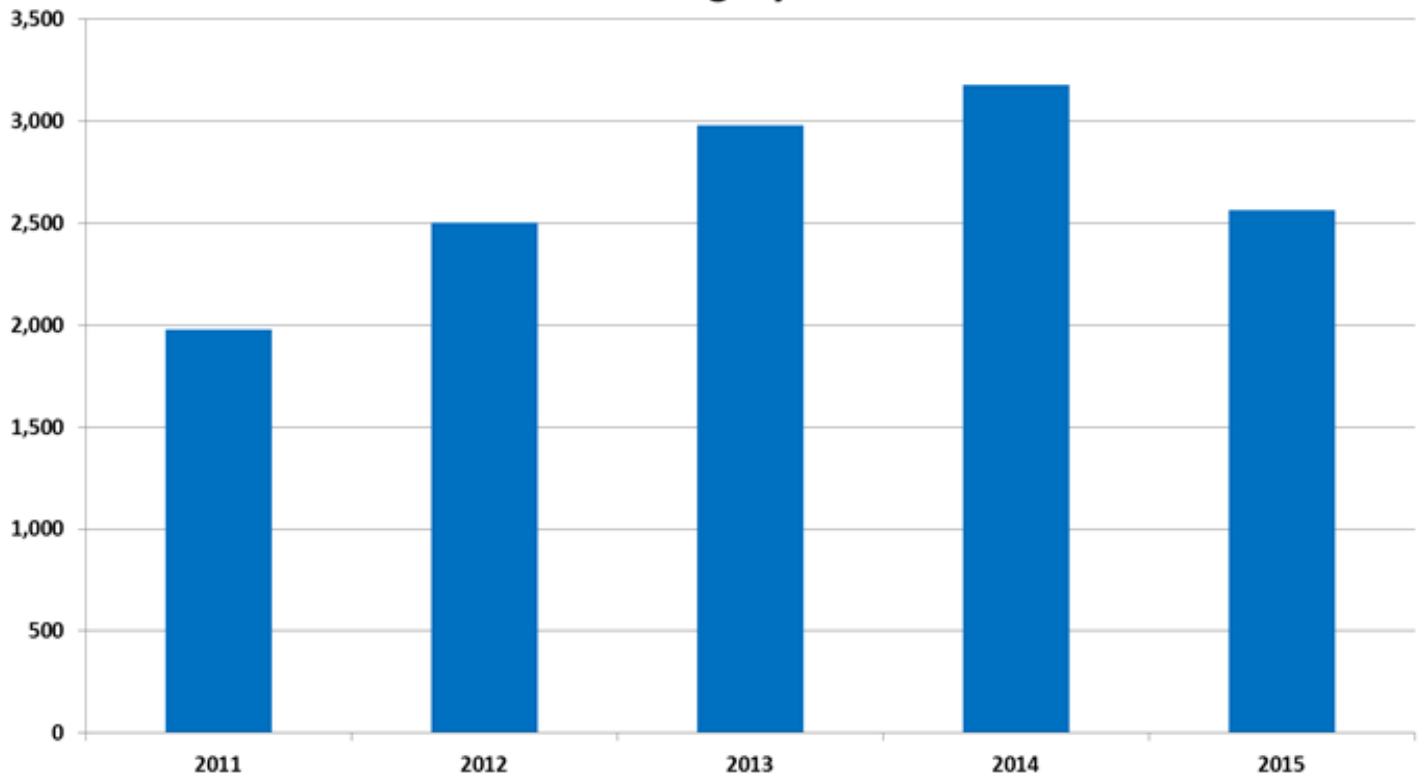
Source: The Canadian Real Estate Association

## Residential months of inventory (July only) Calgary



Source: The Canadian Real Estate Association

## Residential sales activity (July only) Calgary



Source: The Canadian Real Estate Association



SEPTEMBER 2015

# NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



		Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
		Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	Aug-15	DOM	SP/LP	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	
<b>City of Calgary</b>		1,643	-26.98%	13,824	2,733	-13%	24,393	5,146	40	97.46%	422,500	0%	425,000	466,570	-2%	473,104	456,300	0%	455,313	213
<b>ZONE A</b>																				
Arbour Lake	10	-47%	99	19	-10%	161	29	26	97.30%	427,500	0%	460,000	473,500	13%	473,248	480,500	-1%	476,950	216	
Balmoral	10	-33%	65	21	40%	148	47	49	97.40%	600,000	23%	520,000	602,450	17%	539,522	461,300	-1%	460,013	203	
Banff Trail	3	-63%	31	4	-69%	56	NA	31	98.54%	590,000	-21% NA		583,333	-22%	711,758	627,800	-1%	623,863	209	
Beddington	17	42%	111	16	23%	156	18	24	98.84%	387,000	13%	365,680	387,876	9%	368,752	360,400	1%	359,363	211	
Bowness	13	-38%	106	22	-19%	185	49	47	97.92%	390,000	22%	385,000	410,154	17%	397,362	340,400	3%	333,238	231	
Brentwood	8	-43%	60	17	70%	104	20	32	97.84%	537,500	4%	539,400	523,625	13%	524,965	500,600	-1%	493,550	210	
Briar Hill	3	-50%	36	4	-43%	61	15	60	96.42%	535,000	-23%	527,500	437,000	-52%	630,369	609,500	-1%	605,550	225	
Bridgeland	8	-11%	66	16	-24%	157	43	50	94.30%	328,500	-27%	440,000	471,563	-7%	518,402	492,800	-2%	498,125	227	
Cambrian Heights	1	-67%	6	7	75%	26	7	29	99.24%	455,000	-28%	543,000	455,000	-27%	574,917	541,800	-6%	562,125	231	
Capitol Hill	10	100%	55	20	43%	123	30	39	99.22%	566,750	-12%	580,000	581,530	-8%	599,387	593,000	-1%	586,550	223	
Charleswood	1	-88%	24	4	-60%	50	13	27	97.60%	815,000	35%	571,250	815,000	33%	591,032	556,700	-4%	559,575	208	
Citadel	15	-32%	132	24	-14%	176	25	28	99.81%	460,000	14%	452,350	470,053	13%	438,726	436,500	1%	437,125	202	
Collingwood	1	-50%	15	6	100%	41	13	18	98.86%	869,000	61%	670,000	869,000	61%	727,500	583,600	-6%	603,813	233	
Country Hills	4	-56%	43	6	-14%	59	9	36	97.11%	387,500	5%	380,000	410,225	10%	394,095	384,800	3%	380,763	205	
Country Hills Village	7	0%	60	10	-44%	106	22	53	95.67%	267,000	-1%	272,500	284,857	4%	283,598	304,600	1%	303,450	191	
Coventry Hills	25	-39%	205	51	-6%	304	56	25	98.26%	393,000	-6%	405,000	397,788	-4%	412,133	443,300	3%	439,188	215	
Crescent Heights	14	17%	71	22	83%	161	38	29	98.40%	375,000	-11%	454,750	404,586	-7%	469,613	429,300	-1%	430,113	199	
Dalhousie	10	0%	75	19	73%	124	33	35	96.91%	374,950	-31%	506,087	371,140	-38%	475,764	403,800	-1%	401,925	218	
Edgemont	26	8%	115	19	-30%	215	37	51	97.38%	614,750	-1%	585,000	602,784	1%	573,248	540,600	-3%	546,775	218	
Evanston	31	-22%	208	46	-6%	391	97	31	98.29%	463,000	-1%	478,000	465,218	-4%	485,648	476,500	-2%	484,438	203	
Greenview	2	-60%	31	4	-50%	50	7	65	97.05%	221,750	2%	222,500	221,750	-14%	267,634	250,800	-1%	253,900	197	
Hamptons	13	117%	82	22	38%	141	18	19	97.72%	747,500	5%	710,250	741,873	11%	731,711	712,400	-3%	733,363	217	
Hanson Ranch	1	-88%	33	3	-67%	53	9	34	97.41%	316,500	-27%	553,800	316,500	-28%	522,730	466,300	-1%	473,075	197	
Harvest Hills	12	20%	78	16	0%	121	17	31	97.82%	456,000	5%	434,000	424,783	-3%	416,904	423,000	3%	419,500	206	
Hawkwood	14	75%	76	21	0%	130	24	21	97.85%	531,500	4%	497,350	585,871	14%	512,735	509,600	0%	509,825	205	
Hidden Valley	9	-36%	97	14	-36%	121	16	24	99.44%	445,600	2%	435,000	466,789	5%	437,473	436,200	-2%	438,250	200	
Highland Park	5	-29%	46	20	150%	125	41	52	96.82%	527,000	-16%	500,000	528,000	-6%	513,783	506,500	-2%	506,875	222	
Highwood	6	20%	19	4	33%	41	9	60	95.84%	529,500	15%	487,500	522,500	16%	504,158	493,800	-5%	505,950	212	
Hillhurst	11	-15%	63	16	-27%	153	49	74	95.44%	775,000	57%	739,000	834,101	38%	810,881	600,500	-2%	598,125	208	
Huntington Hills	12	-40%	113	16	-27%	152	15	30	98.32%	413,250	23%	390,000	360,233	2%	367,256	369,800	1%	371,625	204	
Kincora	5	-67%	75	11	-31%	127	27	35	98.38%	490,000	-13%	492,500	449,500	-10%	480,067	561,300	-3%	574,288	190	
Lynx Ridge	-		1	1	-50%	3	1			1,182,500					1,182,500					
MacEwan Glen	7	40%	47	10	67%	73	19	19	98.00%	406,000	19%	439,888	398,929	5%	447,025	429,600	-1%	430,413	195	
Montgomery	4	-64%	54	10	-9%	116	28	47	96.47%	474,200	-11%	488,750	445,850	-13%	517,169	471,100	-2%	466,913	223	
Mount Pleasant	8	-53%	86	21	17%	187	56	59	95.90%	530,000	-24%	649,500	563,938	-18%	658,244	610,900	0%	608,550	221	
Mountview/Winston Heights	6	-60%	39	13	-38%	90	29	40	96.23%	422,500	-31%	633,500	507,242	-18%	568,712	506,400	-2%	509,438	208	
Nolan Hill	6		61	8	-11%	105	21	54	98.41%	558,750		498,200	562,650		505,709					
North Haven	2	-67%	12	4	-20%	25	5	32	96.89%	631,750	8%	567,000	631,750	4%	551,042	501,000	-5%	512,125	226	
North Haven Upper	3	200%	6	2		10	1	15	98.68%	540,000	-15%	535,000	544,333	-14%	546,333	532,200	-5%	546,438	213	
Panorama Hills	31	-28%	284	44	-24%	484	92	39	97.51%	432,000	-13%	418,400	438,515	-9%	426,839	556,000	3%	542,225	209	
Parkdale	3	-70%	33	8	-38%	83	24	17	98.57%	929,000	30%	750,000	1,129,800	50%	802,524	682,200	-3%	680,913	219	
Point McKay	5	67%	39	6	100%	54	8	35	97.44%	415,000	-1%	404,000	380,500	-10%	377,687	430,700	1%	430,350	230	
Ranchlands	11	-21%	74	9	-18%	100	10	39	96.49%	343,888	8%	343,888	368,426	7%	360,439	356,200	2%	354,250	216	
Ranchlands Estates	1	-75%	12	1	-88%	20	4	61	97.32%	360,000	-16%	482,500	360,000	-16%	465,900	516,800	0%	520,625	216	
Regal Terrace/Renfrew	6	-65%	84	15	-21%	198	62	33	98.10%	503,750	-12%	389,000	486,333	-8%	477,780	427,700	-2%	434,300	212	
Rocky Ridge	17	-29%	116	20	-29%	185	30	29	98.18%	423,000	-14%	439,000	419,941	-14%	447,615	509,400	0%	505,250	218	
Rosedale	3	200%	17	4	-43%	32	8	43	97.07%	740,000	-61%	743,500	736,000	-61%	884,235	862,300	-3%	869,050	204	
Rosemont	2	0%	11	1		23	4	78	97.19%	675,000	-21%	595,000	675,000	-21%	696,809	610,600	-8%	636,200	231	





	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index	
	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	Aug-15	Aug-15	SP/LP	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD		
Pump Hill	1	-50%	9	4	0%	24	7	6	100.01%	770,000	-58%	910,000	770,000	-58%	878,600	1,056,700	8%	1,032,213	223	
Richmond	10	-38%	75	19	-27%	192	51	44	96.44%	612,000	-13%	670,000	688,100	3%	694,117	610,400	-2%	608,313	217	
Richmond Hill	6	-57%	65	20	18%	130	32	60	97.33%	406,250	13%	495,000	467,667	9%	479,379	483,900	-2%	493,925	213	
Rideau Park	2	100%	9	2	-60%	18	7	16	95.45%	518,750	-52%	712,500	518,750	-52%	862,222	333,500	-1%	342,988	210	
Rosscarrock	6	50%	31	7	17%	61	12	44	97.61%	372,500	-42%	695,000	449,583	-31%	604,097	434,600	0%	428,950	218	
Roxboro	-		3	1		8	2			1,275,000					1,791,667					
Rutland Park	-		8	3	0%	18	7			578,000					527,250	595,800	-1%	584,638	216	
Scarboro	1	0%	7	5	400%	25	9	65	92.80%	1,160,000	-45%	899,900	1,160,000	-45%	1,254,257	716,800	-3%	719,963	165	
Shaganappi	1	-67%	22	4	0%	44	8	47	96.57%	675,000	309%	635,000	675,000	38%	655,750	578,800	-2%	575,500	216	
Shawnessy	13	-13%	86	16	-20%	130	27	38	97.92%	415,000	2%	415,000	390,108	-1%	393,955	391,700	-4%	397,450	191	
Signal Hill	3	-63%	34	10	-41%	82	23	18	97.34%	510,000	-30%	659,750	504,167	-32%	630,218	725,000	-1%	737,175	220	
Signature Parke	7	250%	36	7	-13%	85	23	39	95.86%	585,000	16%	568,000	542,814	7%	535,464	560,900	0%	567,013	202	
Silverado	8	-43%	91	26	18%	171	39	52	97.38%	391,500	-4%	414,500	433,250	3%	432,300	451,000	-3%	449,663	194	
Somerset	6	-67%	110	10	-52%	155	21	27	97.65%	374,625	0%	411,000	354,042	0%	386,602	409,300	-2%	407,863	214	
South Calgary	5	-62%	64	14	-36%	168	47	62	95.45%	760,000	11%	570,000	941,560	38%	645,457	535,700	-3%	539,825	210	
Southwood	5	0%	47	8	-20%	83	13	54	97.52%	355,000	22%	406,250	321,180	15%	381,317	347,900	0%	347,663	210	
Springbank Hill	12	-20%	104	21	-9%	235	61	39	95.52%	663,250	4%	667,000	766,042	9%	726,629	678,000	-1%	698,675	217	
Spruce Cliff	6	-60%	53	17	0%	146	41	53	98.24%	353,000	-14%	385,000	368,667	-20%	430,657	383,600	-1%	384,975	168	
Strathcona Park	6	-33%	62	8	-11%	119	26	43	96.21%	750,000	14%	660,000	756,150	24%	654,416	650,400	0%	647,550	225	
Sunalta	3	-57%	45	9	-50%	107	21	33	97.23%	245,000	-20%	298,000	355,333	-4%	330,204	333,400	4%	321,163	221	
The Slopes	-		2	-		9	3			1,724,000					1,724,000					
Upper Scarboro	-		1	-		7	3			785,000					785,000	814,600	-4%	820,913	220	
Victoria Park	14	-50%	124	35	-24%	278	61	52	97.48%	405,000	2%	361,500	400,107	-17%	385,490	337,700	-5%	337,113	254	
West End	6	-45%	31	11	-8%	97	35	33	97.55%	356,944	-7%	420,945	364,731	-13%	436,403	483,200	6%	463,175	229	
West Springs	19	0%	135	23	0%	267	53	45	97.04%	562,500	-9%	594,787	660,868	3%	673,378	692,000	0%	693,963	242	
Westgate	3	0%	33	7	40%	61	13	75	97.24%	612,000	9%	512,500	503,000	-4%	498,541	441,700	-2%	441,188	216	
Wildwood	1	-67%	27	6	20%	61	20	16	94.24%	1,145,000	98%	639,000	1,145,000	78%	653,585	601,900	-4%	602,363	225	
Windsor Park	14	180%	70	15	25%	123	30	34	97.43%	265,500	6%	256,000	419,750	-28%	401,994	366,900	1%	364,438	203	
Woodbine	15	88%	96	20	25%	151	27	33	96.44%	443,398	-15%	443,449	495,813	-19%	474,849	461,900	2%	454,375	209	
Woodlands	7	40%	55	10	25%	92	22	49	97.14%	507,500	37%	470,000	443,857	12%	453,360	483,100	3%	476,338	211	
<b>ZONE D</b>																				
Acadia	11	0%	105	13	-28%	149	19	38	97.38%	325,000	-23%	406,622	336,645	-16%	381,947	335,800	-2%	341,350	191	
Auburn Bay	33	27%	252	45	-10%	439	83	49	98.37%	450,000	-11%	453,550	461,086	-6%	476,578	513,400	0%	515,663	203	
Chaparral	15	-21%	136	27	-23%	208	40	21	98.48%	530,000	13%	470,000	496,737	-6%	514,650	481,400	-3%	479,388	198	
Chaparral Valley	1	-80%	38	4	-67%	59	9	33	97.80%	445,000	2%	429,900	445,000	2%	451,408					
Copperfield	23	-32%	266	35	-29%	393	65	44	98.03%	358,000	-14%	395,000	376,963	-8%	390,851	443,600	0%	445,588	201	
Cranston	29	-26%	283	56	-13%	538	109	35	98.52%	415,000	-11%	430,000	439,278	-11%	455,817	506,700	-1%	507,950	214	
Deer Ridge	1	-88%	40	4	-64%	49	7	14	99.14%	277,500	-19%	349,500	277,500	-23%	361,916	374,700	-1%	376,213	175	
Deer River Estates	1		4	-		5	-	56	97.21%	520,000		615,000	520,000		609,750					
Deer Run	10	-9%	48	3	-73%	70	8	49	97.27%	443,000	17%	439,500	436,121	17%	452,384	407,400	1%	405,338	201	
Diamond Cove	1	-50%	11	3		21	5	26	95.45%	1,049,000	85%	615,000	1,049,000	85%	669,545	611,100	-6%	612,100	189	
Douglas Glen	1	-80%	40	6	0%	52	9	70	98.47%	541,500	20%	462,900	541,500	13%	461,508	456,100	1%	459,375	204	
Douglas Ridge	1	-75%	15	2	-67%	23	3	63	96.93%	533,000	18%	465,000	533,000	18%	461,100	467,000	0%	470,638	202	
Douglasdale Estates	6	-50%	59	8	-43%	106	21	114	97.22%	565,750	8%	535,500	574,167	8%	557,331	553,800	-1%	557,538	195	
Fairview	3	-40%	28	7	0%	40	8	33	98.35%	406,000	-7%	431,500	413,000	-6%	436,997	396,100	-4%	389,100	203	
Highfield	-		-	-		-	-	-												
Inglewood	7	0%	47	11	83%	101	32	63	96.89%	452,500	5%	451,300	451,571	9%	491,019	489,700	-1%	494,288	219	
Lake Bonavista	12	-50%	108	21	31%	173	41	34	98.04%	473,500	-4%	537,500	413,750	-12%	495,365	499,500	-4%	512,575	198	
Lake Bonavista Downs	1	-50%	10	-		13	2	34	97.15%	422,500	-9%	441,519	422,500	-9%	458,104	418,300	0%	425,488	195	
Lake Bonavista Estates	2	100%	34	4	100%	57	9	56	97.79%	765,000	-12%	832,000	765,000	-12%	876,762	837,000	-1%	842,613	210	
Lynnwood Ridge	4	-33%	31	4	-20%	35	2	42	97.44%	408,000	32%	368,500	412,375	32%	371,073	330,700	1%	334,913	214	
Mahogany	12	100%	129	37	270%	221	59	67	98.86%	409,950	-22%	516,500	402,767	-27%	511,079					
Manchester	-		4	-		9	1			279,000					267,000					
Maple Ridge	3	50%	18	8	167%	41	13	53	97.12%	515,000	-14%	535,000	504,333	-16%	532,078	502,300	-5%	517,300	193	
McKenzie Lake	20	-20%	151	33	-25%	261	57	51	97.31%	479,500	-14%	464,500	511,810	-7%	518,293	503,000	3%	495,863	212	

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index	
	Aug-15	Y/Y%	YTD	Aug-15	Y/Y%	YTD	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15	Aug-15
McKenzie Towne	47	-36%	339	62	-14%	538	96	36	97.98%	380,000	395,000	1%	380,000	395,109	3%	383,572	385,400	3%	382,213	385,400	3%	382,213	203			
Midnapore	6	-54%	56	12	-50%	95	22	46	95.21%	380,000	371,000	3%	380,000	377,067	-7%	387,920	356,200	-3%	358,038	356,200	-3%	358,038	194			
New Brighton	24	-33%	218	35	-17%	352	52	39	98.18%	426,500	430,500	4%	426,500	429,471	4%	430,110	494,700	1%	495,325	494,700	1%	495,325	197			
Ogden Lynnwood	3	-57%	35	2	-60%	47	6	43	99.14%	340,000	370,000	-5%	340,000	366,667	-7%	329,887	316,200	1%	316,425	316,200	1%	316,425	202			
Parkland	7	600%	36	5	-17%	60	12	66	98.89%	609,000	625,000	8%	609,000	630,829	9%	613,369	545,700	-5%	557,175	545,700	-5%	557,175	275			
Quarry Park	4	300%	13	4	0%	32	11	83	97.82%	595,000	555,000	3%	595,000	545,250	1%	592,462										
Queensland	8	-20%	49	9	-10%	69	10	30	98.15%	320,000	287,500	-22%	320,000	303,500	-17%	329,569	358,900	2%	356,713	358,900	2%	356,713	205			
Ramsay	2	-60%	21	6	100%	37	12	16	98.67%	480,000	404,000	-13%	480,000	404,000	-10%	537,114	497,100	1%	496,663	497,100	1%	496,663	230			
Riverbend	16	100%	86	15	-17%	123	17	25	98.47%	435,000	432,500	4%	435,000	436,078	1%	444,286	451,000	1%	452,763	451,000	1%	452,763	212			
Sundance	12	0%	90	16	-16%	123	23	40	98.12%	490,000	487,500	-3%	490,000	559,125	4%	510,699	492,200	-1%	490,663	492,200	-1%	490,663	192			
Walden	3	-50%	52	9	13%	82	14	23	97.67%	441,450	480,000	-1%	441,450	470,583	2%	454,468	396,600	-3%	405,088	396,600	-3%	405,088	201			
Willow Park	5	-29%	49	9	-25%	81	16	24	98.74%	444,250	420,000	-1%	444,250	387,400	-16%	437,209	692,100	-2%	694,225	692,100	-2%	694,225	209			
Willow Park Estates	-		6	3	50%	24	11	11		822,000			822,000			881,167										



CREB® - CALGARY MONTHLY COMMUNITY SUMMARY  
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index
	Aug-15	Y/Y%	Aug-15	Y/Y%	Aug-15	Aug-15	Aug-15	Y/Y%	Aug-15	Y/Y%	Aug-15	Y/Y%	
<b>Airdrie</b>	134	1%	184	-2%	344	42	375,000	1%	380,393	4%	371,700	1%	196
<b>Rockyview Region</b>	128	-25%	281	6%	828	54	485,000	-7%	549,525	-14%	554,400	2%	179
Beiseker	-		3	200%	9		262,500						
Bragg Creek	2	100%	4	300%	23	64	584,750	-6%	584,750	-6%			
Chestermere	31	3%	66	0%	147	40	520,000	3%	512,981	-4%	488,600	3%	175
Cochrane	61	-14%	104	21%	245	56	430,000	-1%	430,953	-4%	442,600	4%	181
Crossfield	4	-50%	8	-53%	23	106	387,500	16%	388,750	23%			
Irricana	4	300%	4	33%	4	20	249,250	13%	249,600	13%			
Langdon	9	-10%	13	86%	32	39	490,000	13%	445,111	-5%			
Redwood Meadows	1	-83%	1	-80%	10	40	485,000	-1%	485,000	-1%			
Rural	14	-68%	73	-5%	322	80	1,135,000	10%	1,334,121	18%	963,500	-6%	188
<b>Foothills Region</b>	106	-21%	186	-14%	638	69	421,750	3%	467,709	-10%	400,700	3%	186
Blackie	2		-		1	113	242,500		242,500				
Black Diamond	5	-69%	7	-13%	12	187	395,000	34%	406,800	37%			
Cayley	1		1	-50%	4	24	259,000		259,000				
Heritage Pointe	4	300%	4	-33%	35	49	1,075,000	49%	1,171,250	62%			
High River	28	22%	42	8%	112	91	320,000	0%	328,148	8%	348,700	1%	177
Longview	-		1		4		197,000						
Okotoks	50	-24%	79	-4%	213	47	431,500	3%	452,010	3%	437,000	4%	191
Rural	10	-44%	39	-33%	203	56	703,750	-9%	701,050	-40%	723,700	-1%	180
Turner Valley	3	-50%	9	-40%	27	36	380,000	15%	346,667	-6%	288,200	4%	181
<b>Active Regional Areas</b>	55	-8%	80	1%	222	68	303,500	-9%	302,640	-6%			
Carstairs	12	-8%	16	-24%	35	41	368,750	-3%	366,482	-1%	322,287	NA	203
Cremona	-		-		6		219,450						
Didsbury	10	-23%	14	27%	41	53	255,000	-8%	252,840	-9%	261,630	NA	199
Strathmore	28	-7%	44	7%	114	65	307,250	-5%	311,786	-7%	365,909	NA	203
Vulcan	5	150%	6	0%	26	176	209,000	-4%	197,800	-9%			
<b>Total Surrounding Area</b>	423	-15%	731	-2%	2,032	56	400,000	-4%	443,343	-10%	430,900	2%	190
<b>CREB® Economic Region</b>	2,066	-25%	3,464	-11%	7,178	43	418,700	0%	461,814	-4%	451,600	0%	210
<b>CREB® CMA</b>	1,905	-25%	3,198	-11%	6,318	41	420,000	-1%	466,082	-3%	456,000	0%	211

DEFINITIONS

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  
Total Residential - includes detached, attached and apartment style properties  
Exclusions - Data does not include activity related to rental, land or leased properties  
Months of Supply - Active Listings (Inventory) / sales  
Average DOM - Average Days on Market for Sold properties  
Y/Y% - year over year percentage change  
S/NL Ratio - Total number of sales / Total number of new listings  
SP/LP Ratio - Total dollar volume of sales / Total dollar volume of new listings  
Benchmark Price - Price of the typical home, based on the value consumers assign to various attributes  
MLS® Home Price Index - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.