



REAL ESTATE REVIEW

NOVEMBER 2015

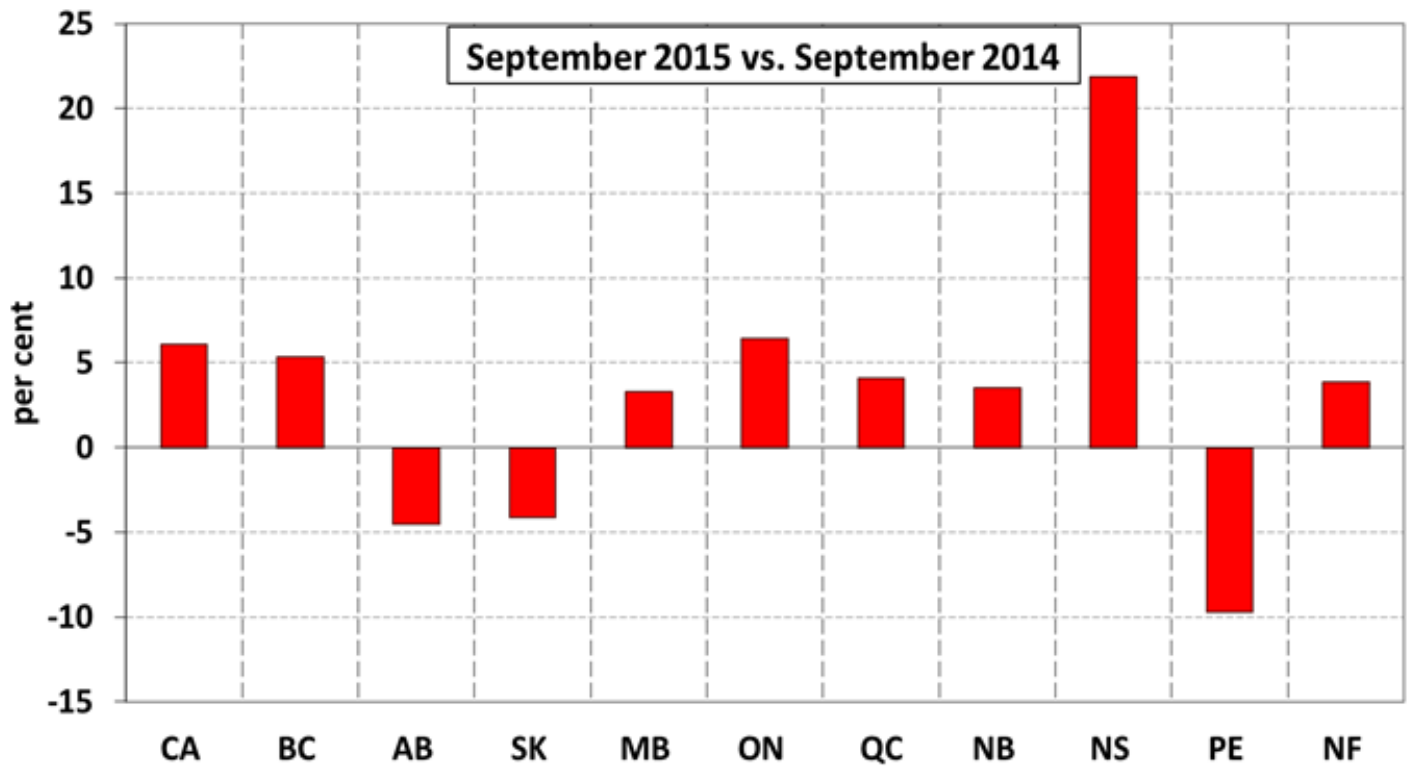


REAL ESTATE REVIEW – NOVEMBER 2015

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

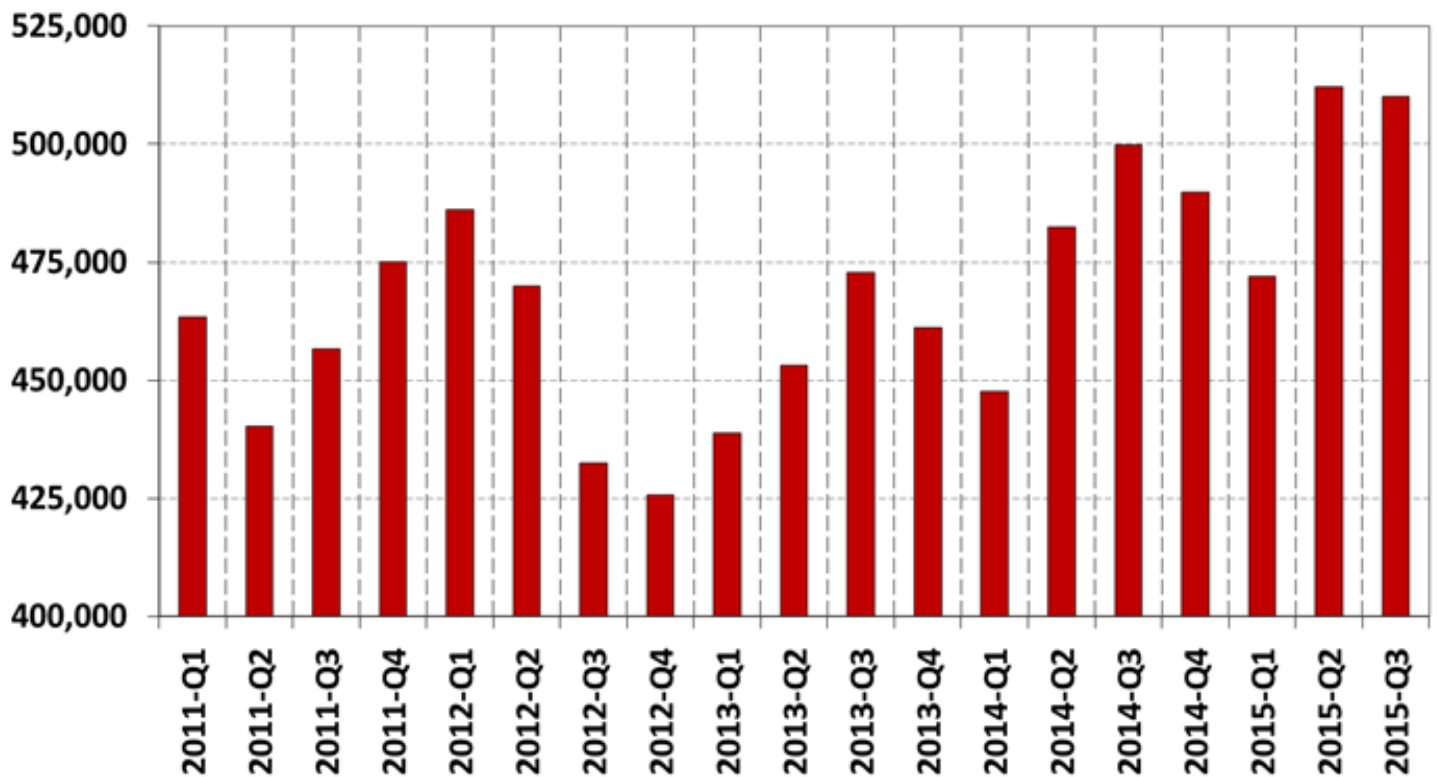
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

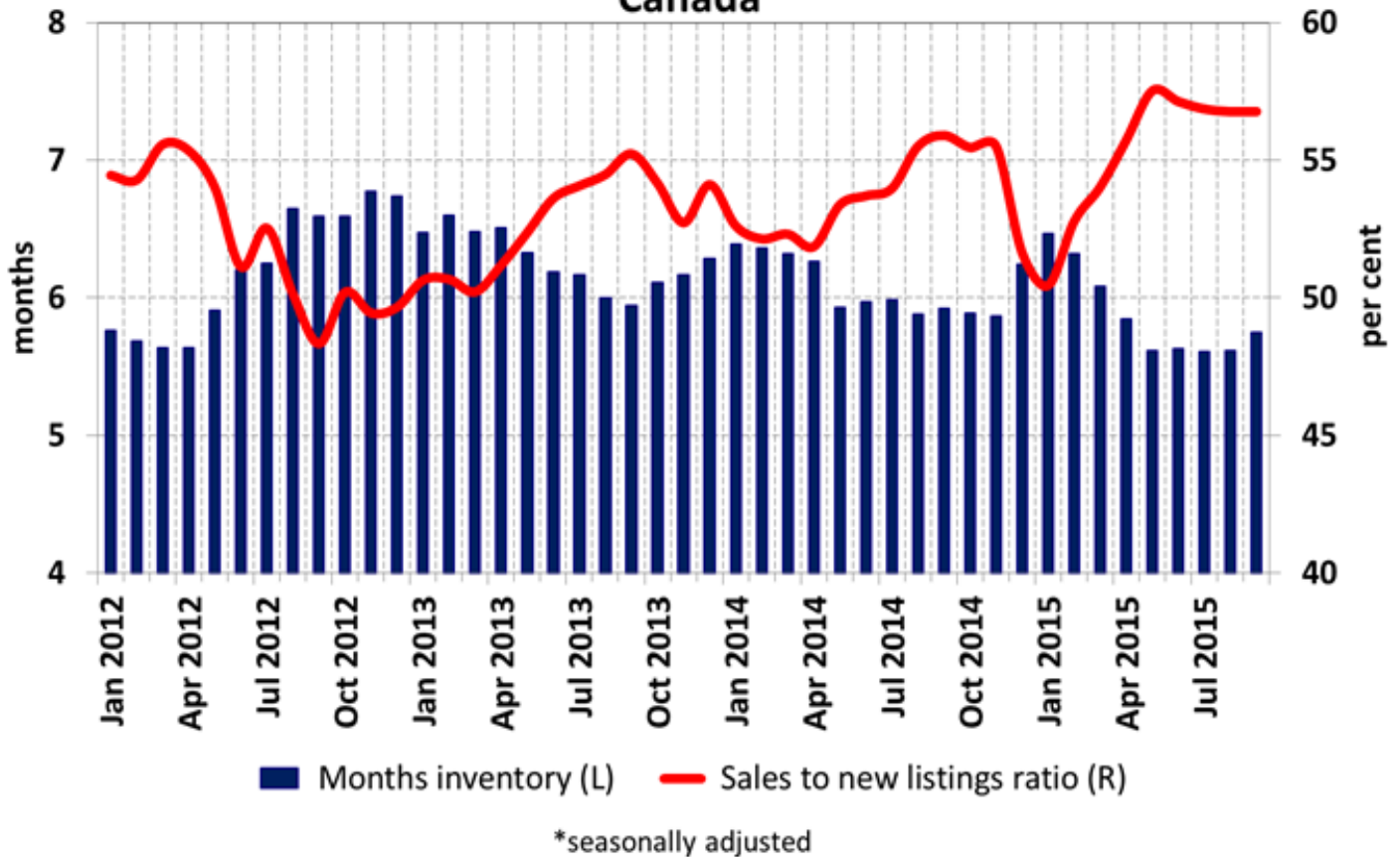
Canada



*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:

ACTIVE LISTINGS

SALES PER MONTH

=

TYPE OF MARKET

Pricing strategies based on absorption rates:

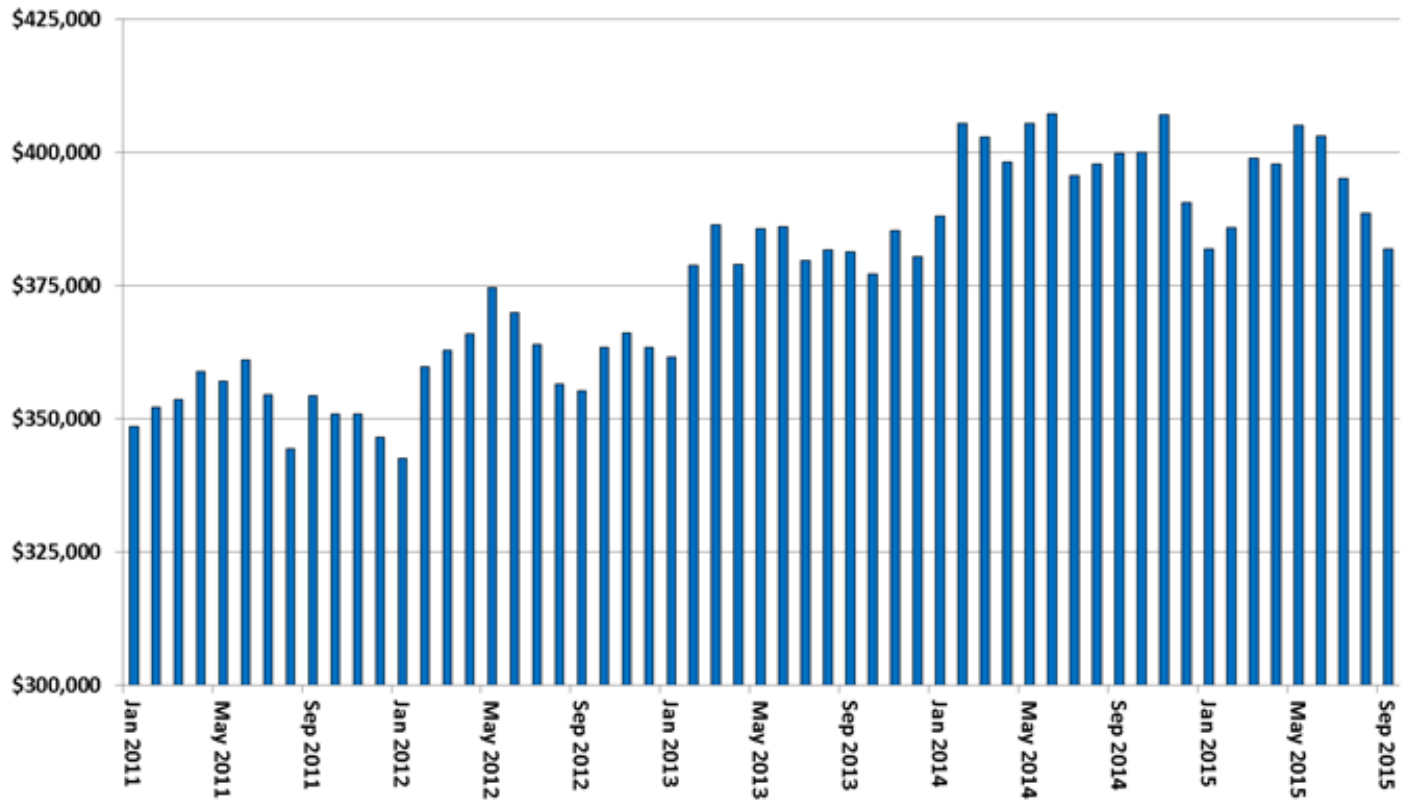
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – NOVEMBER 2015

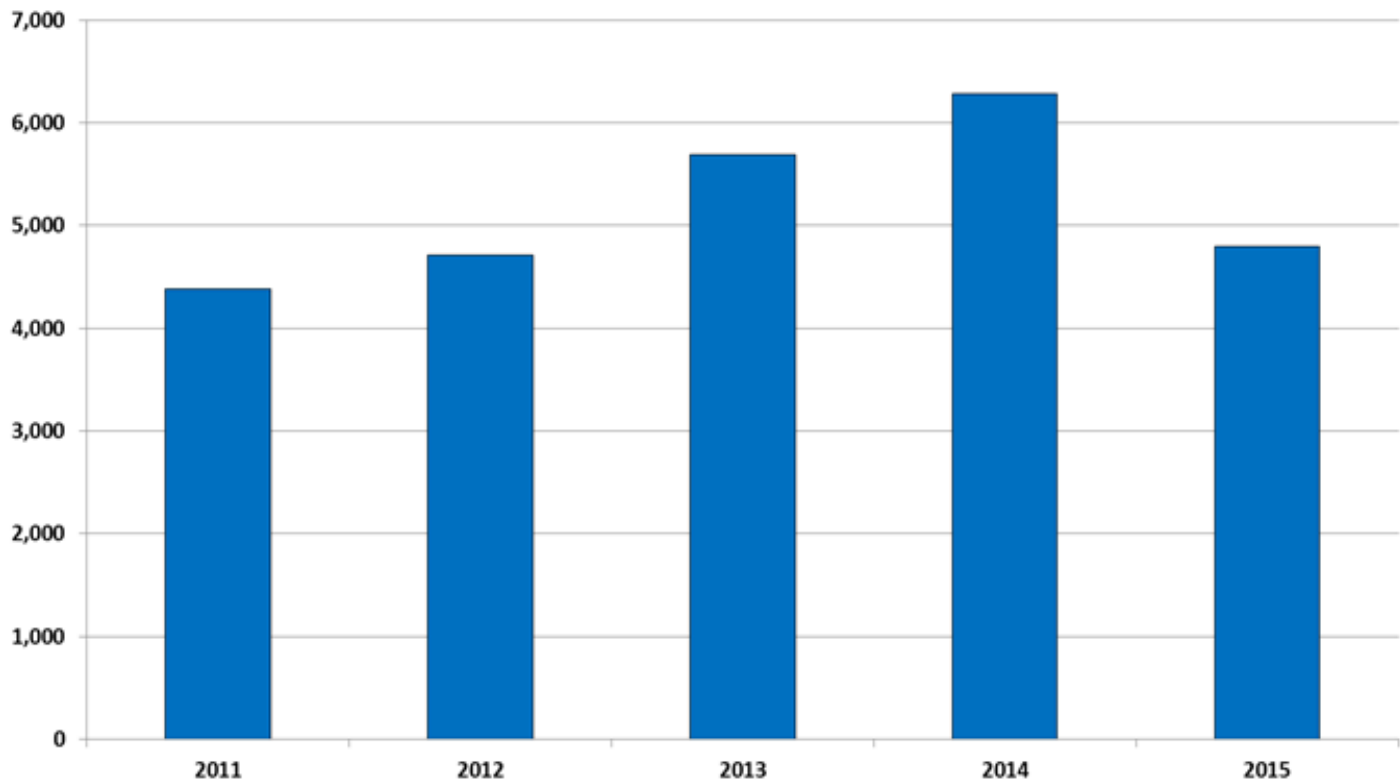
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (September only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

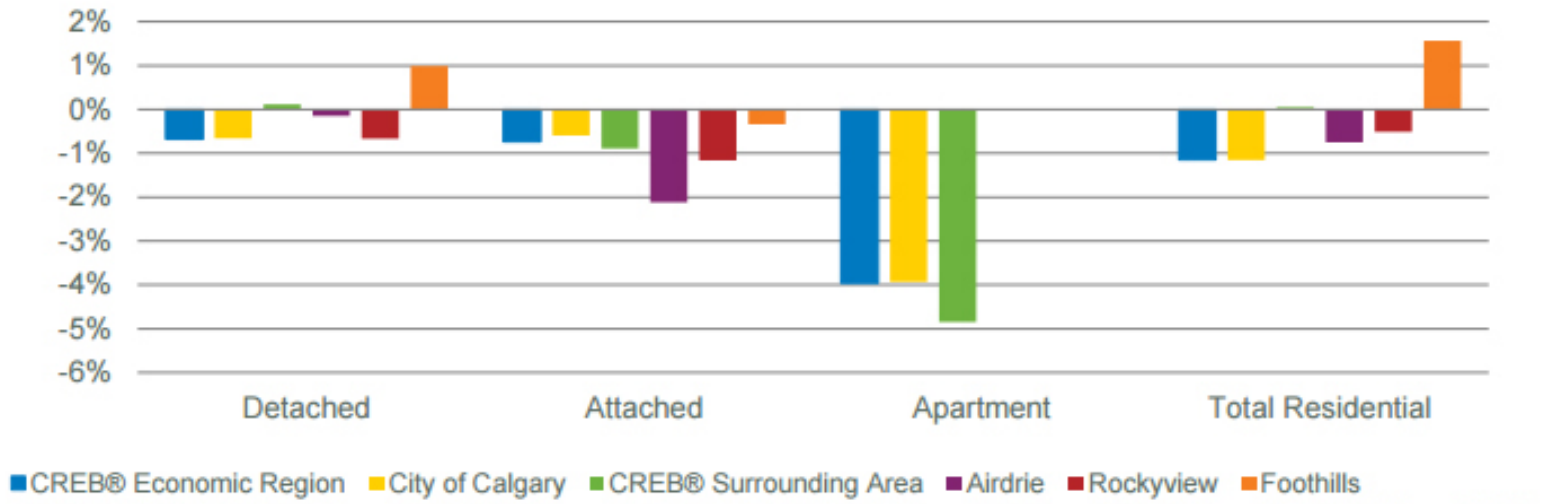
September 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$34,474,720	\$38,096,720	\$337,987
Calgary	\$828,070,446	\$888,322,394	\$443,768
Central Alberta	\$123,121,613	\$135,968,613	\$299,566
Edmonton (Total Board)	\$607,228,271	\$708,494,473	\$362,958
Fort McMurray	\$42,939,258	\$42,939,258	\$536,741
Grande Prairie	\$78,646,496	\$85,051,749	\$324,986
Lethbridge	\$49,654,882	\$53,938,382	\$253,341
Lloydminster	\$19,494,300	\$20,689,300	\$336,109
Medicine Hat	\$38,302,071	\$40,168,071	\$296,915
South Central Alberta	\$7,450,800	\$8,411,300	\$212,880
Alberta	\$1,829,382,857	\$2,022,080,260	\$381,758



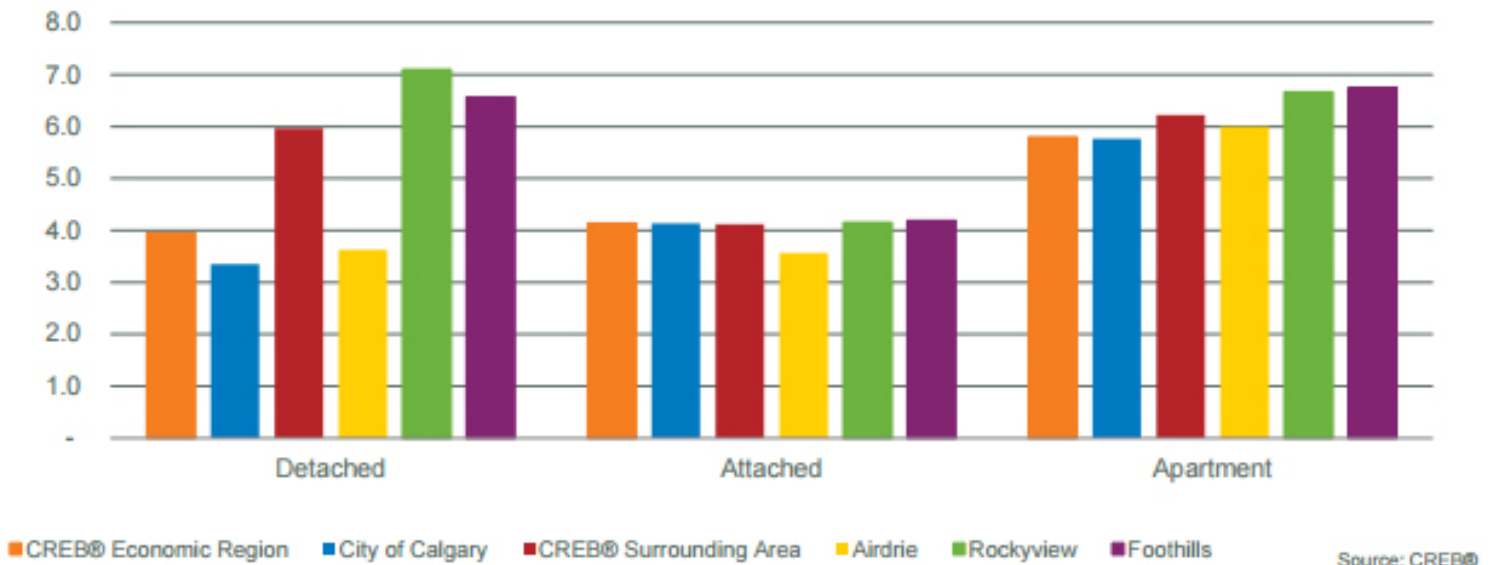
REAL ESTATE REVIEW – NOVEMBER 2015

CALGARY HOUSING STATISTIC REVIEW

YEAR OVER YEAR PRICE GROWTH COMPARISON - OCTOBER



MONTHS OF SUPPLY - OCTOBER



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,471	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,073
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,498	2,898	3,205	3,936	4,684	4,969	4,917	4,838	4,801	4,643	4,058	3,384
Days on Market	40	30	28	27	27	29	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	456,700	457,300	458,400	459,900	459,500
Median Price	416,250	423,000	430,000	428,000	434,150	427,000	425,000	420,500	425,000	430,000	428,300	415,000
Average Price	462,170	482,389	483,634	476,893	486,110	491,609	481,219	475,676	486,743	487,210	485,540	472,000
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	876	1,207	1,776	1,963	2,186	2,180	1,992	1,643	1,448	1,421		
New Listings	3,267	2,934	3,127	3,063	3,165	3,122	2,981	2,734	3,085	2,680		
Inventory	4,796	5,533	5,706	5,641	5,394	5,142	5,130	5,200	5,576	5,578		
Days on Market	41	35	39	40	41	40	40	40	40	41		
Benchmark Price	459,100	466,300	454,300	451,600	454,100	455,400	455,400	456,300	456,100	453,100		
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,000	425,000	419,000		
Average Price	460,782	459,968	473,602	469,826	478,850	483,666	476,608	465,386	457,639	457,513		
Index	214	213	212	211	212	212	212	213	213	211		

CALGARY TOTAL SALES	Oct-14	Oct-15	YTD2014	YTD2015
>\$100,000	-	-	5	2
\$100,000 - \$199,999	32	33	418	366
\$200,000 - \$299,999	322	211	3,526	2,533
\$300,000 - \$349,999	239	167	2,646	1,812
\$350,000 - \$399,999	284	206	3,106	2,341
\$400,000 - \$449,999	280	209	2,947	2,337
\$450,000 - \$499,999	225	163	2,379	1,874
\$500,000 - \$549,999	183	121	1,899	1,411
\$550,000 - \$599,999	136	81	1,339	1,060
\$600,000 - \$649,999	90	62	954	702
\$650,000 - \$699,999	73	48	775	531
\$700,000 - \$799,999	96	52	1,014	711
\$800,000 - \$899,999	74	20	633	366
\$900,000 - \$999,999	32	16	316	197
\$1,000,000 - \$1,249,999	24	20	315	232
\$1,250,000 - \$1,499,999	18	6	187	97
\$1,500,000 - \$1,749,999	7	2	96	50
\$1,750,000 - \$1,999,999	5	2	52	32
\$2,000,000 - \$2,499,999	6	-	50	18
\$2,500,000 - \$2,999,999	2	1	17	10
\$3,000,000 - \$3,499,999	-	1	12	4
\$3,500,000 - \$3,999,999	1	-	8	5
\$4,000,000 +	1	-	5	1
TOTAL	2,130	1,421	22,699	16,692

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE



Source: CREB®



NOVEMBER 2015

NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



		Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
		Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	DOM	SP/LP	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15
City of Calgary		1,421	-33.29%	16,692	2,680	-8%	30,158	5,578	41	96.98%	419,000	-3%	425,000	457,513	-6%	470,296	453,100	-1%	455,170	453,100	-1%	455,170	211
ZONE A																							
Arbour Lake	10	-33%	125	16	-45%	194	28	32	98.04%	460,000	-3%	462,000	425,300	-7%	471,294	480,500	0%	477,460	480,500	0%	477,460	216	
Balmoral	7	-46%	79	12	-25%	173	34	44	96.79%	320,000	-33%	518,000	413,857	-16%	528,303	459,000	-3%	460,010	459,000	-3%	460,010	202	
Banff Trail	4	-33%	40	9	29%	78	19	19	97.94%	550,000	-19%	649,750	555,750	-19%	693,810	629,300	-1%	625,100	629,300	-1%	625,100	209	
Beddington	6	-67%	126	14	-13%	184	20	18	98.35%	335,000	-17%	365,340	334,500	-17%	366,994	360,900	-1%	359,850	360,900	-1%	359,850	212	
Bowness	16	-20%	134	23	28%	242	51	36	97.04%	356,500	-30%	380,000	356,849	-36%	389,496	330,800	-2%	332,910	330,800	-2%	332,910	224	
Brentwood	11	38%	78	6	-25%	126	11	37	96.44%	497,500	-7%	527,250	462,126	-3%	506,324	478,900	-6%	492,190	478,900	-6%	492,190	200	
Briar Hill	4	33%	42	4	-64%	73	15	89	91.50%	392,000	-43%	527,500	888,500	44%	692,317	600,800	-3%	605,520	600,800	-3%	605,520	222	
Bridgeland	6	-54%	78	25	25%	206	49	41	96.23%	372,500	-9%	440,000	389,250	-25%	510,167	493,000	-1%	497,020	493,000	-1%	497,020	227	
Cambrian Heights	3	50%	11	3	0%	31	6	30	97.25%	492,900	-22%	555,000	494,633	-22%	561,218	532,400	-8%	557,420	532,400	-8%	557,420	227	
Capitol Hill	4	-43%	65	11	-35%	147	34	53	97.39%	777,500	2%	600,000	764,250	8%	611,020	592,500	-2%	587,600	592,500	-2%	587,600	223	
Charleswood	3	-67%	29	4	-56%	59	10	28	95.88%	645,000	-8%	580,000	634,333	-17%	591,285	563,700	-3%	560,530	563,700	-3%	560,530	211	
Citadel	15	-17%	162	20	25%	218	24	19	98.28%	430,000	-5%	450,000	437,703	0%	437,532	434,400	-1%	436,620	434,400	-1%	436,620	201	
Collingwood	3	-50%	19	8	100%	54	12	46	91.25%	475,000	-13%	590,000	465,333	-23%	674,763	578,800	-5%	600,360	578,800	-5%	600,360	232	
Country Hills	6	-25%	57	5	25%	75	7	23	97.56%	391,500	3%	380,000	378,597	-1%	391,089	383,900	3%	381,290	383,900	3%	381,290	205	
Country Hills Village	7	-36%	75	9	-25%	130	17	26	97.40%	312,000	15%	275,000	310,786	5%	284,837	306,100	2%	303,820	306,100	2%	303,820	191	
Coventry Hills	21	-54%	257	31	-18%	367	38	36	98.43%	423,000	4%	410,000	405,402	0%	412,985	444,100	3%	440,290	444,100	3%	440,290	216	
Crescent Heights	6	-40%	83	17	-11%	148	38	16	98.03%	433,250	7%	449,950	441,583	-5%	464,385	432,500	-3%	430,230	432,500	-3%	430,230	200	
Dalhousie	8	-50%	87	12	9%	148	30	41	94.12%	452,750	82%	484,500	442,900	25%	467,575	389,700	-3%	400,210	389,700	-3%	400,210	210	
Edgemont	13	-28%	137	20	-43%	253	34	18	96.77%	515,000	-6%	570,000	510,846	-4%	560,464	522,600	-6%	543,450	522,600	-6%	543,450	211	
Evanston	26	-13%	257	47	34%	488	101	43	98.24%	462,500	4%	470,000	466,327	-1%	480,894	482,100	-2%	483,970	482,100	-2%	483,970	206	
Greenview	4	33%	36	5	25%	61	10	43	97.06%	308,250	28%	228,000	314,125	38%	272,101	251,000	-1%	253,350	251,000	-1%	253,350	198	
Hamptons	4	-67%	90	9	-31%	166	27	26	96.75%	764,900	1%	710,250	747,200	-7%	726,768	697,000	-6%	727,660	697,000	-6%	727,660	213	
Hanson Ranch	2	-50%	37	1	-80%	59	7	53	98.66%	453,750	10%	537,000	453,750	3%	518,665	471,300	-2%	472,630	471,300	-2%	472,630	199	
Harvest Hills	6	-25%	94	8	-11%	141	16	48	97.83%	364,900	-18%	430,000	348,300	-21%	410,437	424,000	3%	420,240	424,000	3%	420,240	207	
Hawkwood	6	-25%	94	13	0%	157	21	40	97.72%	446,250	-9%	495,850	481,500	-8%	504,427	519,300	5%	511,150	519,300	5%	511,150	209	
Hidden Valley	11	-39%	115	15	-12%	153	20	46	97.25%	425,000	1%	433,000	426,727	-3%	437,672	439,700	-1%	438,340	439,700	-1%	438,340	201	
Highland Park	6	-40%	57	19	0%	158	39	49	96.72%	647,250	5%	507,500	560,400	-8%	514,384	499,600	-2%	505,970	499,600	-2%	505,970	219	
Highwood	2	-50%	24	4	-20%	49	6	27	98.30%	427,500	-19%	484,500	427,500	-18%	497,979	489,100	-4%	503,660	489,100	-4%	503,660	210	
Hillhurst	4	-69%	73	14	-36%	186	49	45	97.02%	371,000	-34%	715,500	412,250	-39%	765,670	592,400	-5%	597,100	592,400	-5%	597,100	205	
Huntington Hills	12	-20%	136	13	-38%	176	10	38	97.21%	436,500	11%	397,000	426,667	14%	374,816	367,700	-2%	371,090	367,700	-2%	371,090	202	
Kincora	6	-54%	88	11	-39%	153	24	38	96.90%	494,500	-5%	490,000	466,167	-11%	480,926	570,400	-3%	573,420	570,400	-3%	573,420	193	
Lynx Ridge	-		1	1		5	3					1,182,500											
MacEwan Glen	7	250%	55	7	75%	89	13	57	98.51%	406,000	-2%	439,888	419,400	1%	443,526	433,400	-1%	430,790	433,400	-1%	430,790	197	
Montgomery	4	-56%	63	13	-19%	142	31	26	97.83%	663,500	20%	490,000	649,250	6%	527,280	474,100	-1%	468,300	474,100	-1%	468,300	225	
Mount Pleasant	5	-69%	96	16	-45%	221	48	42	96.25%	755,000	8%	640,500	671,000	-3%	651,135	607,900	-2%	608,780	607,900	-2%	608,780	220	
Mountview/Winston Heights	5	-29%	49	11	-39%	116	31	49	95.84%	617,500	0%	621,250	597,900	3%	567,699	499,600	-3%	508,340	499,600	-3%	508,340	206	
Nolan Hill	5	400%	72	9	-18%	133	28	55	96.85%	485,000	-24%	493,185	468,300	-26%	507,476								
North Haven	5	67%	20	3	-25%	34	4	16	95.99%	420,000	-29%	516,250	436,500	-27%	514,295	497,000	-3%	510,090	497,000	-3%	510,090	224	
North Haven Upper	-		6	-		10	-					535,000											
Panorama Hills	32	-26%	348	34	-56%	572	64	45	96.98%	400,500	13%	420,000	422,298	8%	428,390	544,300	0%	543,860	544,300	0%	543,860	204	
Parkdale	5	400%	42	8	-27%	106	24	57	94.04%	1,115,000	72%	745,000	965,500	49%	814,413	678,800	-3%	680,430	678,800	-3%	680,430	218	
Point McKay	2	-50%	46	7	-22%	72	14	22	98.17%	385,250	14%	405,750	385,250	11%	382,430	420,500	0%	428,080	420,500	0%	428,080	224	
Ranchlands	10	-17%	90	5	-62%	122	11	27	97.69%	367,500	17%	362,500	352,345	4%	361,009	361,000	4%	355,100	361,000	4%	355,100	218	
Ranchlands Estates	1	-80%	13	1	-75%	23	3	16	98.13%	363,000	-34%	480,000	363,000	-36%	457,985	531,400	5%	521,920	531,400	5%	521,920	222	
Regal Terrace/Renfrew	5	-29%	104	18	-28%	231	52	28	97.37%	458,000	31%	399,950	431,300	9%	471,215	426,100	-2%	433,260	426,100	-2%	433,260	211	
Rocky Ridge	-		125	-		214	51				NA												
Rosedale	2	-33%	20	3	-40%	37	8	45	97.47%	960,000	9%	743,250	960,000	2%	877,600	843,300	-5%	866,480	843,300	-5%	866,480	199	
Rosemont	1		12	3	50%	28	3	25	98.91%	820,000		632,500	820,000		707,075	619,100	-5%	633,230	619,100	-5%	633,230	234	

	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	DOM	SP/LP	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	
	16	-30%	191	31	3%	302	46	36	95.94%	371,000	-25%	470,000	407,775	-10%	469,577	571,600	-4%	581,090	
Royal Oak	11	57%	122	12	33%	183	31	40	97.90%	478,000	-2%	465,000	492,627	1%	458,890	526,400	-2%	528,950	
Sage Hill	1	0%	15	1	-50%	35	11	79	94.55%	850,000	9%	635,000	850,000	9%	675,800	802,200	-4%	807,480	
Saint Andrews	2	-87%	70	9	-10%	93	8	19	98.81%	449,500	16%	417,500	449,500	10%	413,019	434,100	-1%	435,450	
Sandstone	5	-44%	81	10	67%	137	23	45	98.77%	485,000	-21%	535,000	492,800	-22%	565,777	546,200	1%	536,510	
Scenic Acres	4	-20%	44	9	80%	98	26	49	96.08%	461,573	-16%	532,500	457,036	-25%	500,269	598,000	-3%	603,690	
Sherwood	10	0%	100	11	-21%	141	16	26	97.92%	528,000	2%	510,000	508,000	4%	507,697	447,800	-3%	454,330	
Silver Springs	5	-38%	43	11	-31%	113	26	59	97.60%	375,000	-9%	355,000	381,400	-26%	402,081	445,800	-3%	442,590	
Sunnyside	8	-33%	87	10	-9%	121	16	31	96.96%	398,000	3%	410,000	384,188	3%	390,345	363,000	-3%	366,180	
Thorncliffe	19	-51%	282	35	-24%	426	62	40	97.46%	523,150	-5%	503,750	532,574	-5%	521,995	516,400	-3%	522,550	
Tuscany	7	-46%	79	12	-25%	173	34	44	96.79%	320,000	-33%	518,000	413,857	-16%	528,303	459,000	-3%	460,010	
Tuxedo	-	-	15	1	0%	20	3	3	-	832,000	-	832,000	787,527	-	787,527	708,900	-1%	717,630	
University Heights	10	-29%	81	16	0%	167	32	51	96.33%	541,750	-12%	605,000	585,670	-3%	616,963	668,200	-1%	671,490	
Valley Ridge	8	0%	76	16	100%	123	22	30	97.41%	442,450	-20%	374,000	424,613	-18%	417,279	440,400	-5%	453,700	
Varsity Acres	4	0%	25	5	67%	70	17	30	92.70%	532,500	-42%	781,000	623,750	-36%	780,388	770,900	-3%	779,060	
Varsity Estates	3	-25%	53	2	-82%	92	16	79	94.21%	260,000	-71%	259,000	286,333	-66%	401,101	416,800	-1%	425,540	
Varsity Village	7	-42%	87	33	50%	236	56	20	97.00%	665,000	-16%	779,000	677,429	-13%	823,571	676,100	-6%	691,250	
West Hillhurst	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE B																			
Abbeysdale	6	20%	61	6	-45%	82	12	35	97.59%	323,250	6%	324,000	320,333	1%	315,634	349,100	8%	342,980	
Albert Park	1	0%	28	12	71%	62	16	27	96.51%	357,000	13%	305,500	357,000	13%	324,361	324,400	0%	326,970	
Applewood	2	-50%	47	7	-13%	71	11	14	98.23%	274,500	10%	360,000	274,500	-1%	328,979	415,100	5%	410,680	
Castleridge	7	-42%	50	5	-50%	80	14	40	97.66%	340,000	5%	335,500	329,550	4%	333,099	366,400	7%	354,300	
Castleridge Estates	1	-	8	-	-	11	1	104	95.69%	363,500	-	406,000	363,500	4%	397,375	462,700	5%	450,660	
Coral Springs	5	-17%	41	2	-75%	69	8	37	96.37%	415,000	-14%	487,000	439,500	-8%	482,879	562,700	5%	555,580	
Dover	6	-14%	59	8	0%	81	15	26	96.54%	293,500	14%	292,500	293,833	11%	276,946	315,800	4%	317,040	
Dover Glen	8	100%	50	7	133%	73	19	51	96.50%	232,944	-20%	271,000	237,424	-17%	276,513	298,100	3%	300,210	
Erin Woods	6	-45%	76	13	86%	109	17	40	96.35%	302,750	-4%	325,000	307,583	-1%	307,490	340,100	3%	341,610	
Falconridge	9	13%	122	16	-6%	189	29	35	96.46%	310,000	-6%	304,000	298,944	-2%	298,609	337,500	7%	327,980	
Fonda	1	-86%	26	5	25%	40	8	54	95.34%	305,000	7%	283,000	305,000	8%	265,256	270,200	-3%	273,270	
Forest Heights	4	-20%	33	4	33%	55	10	36	95.93%	336,500	-2%	312,500	325,750	-3%	299,651	299,400	-2%	306,720	
Forest Lawn	7	-30%	38	6	-54%	67	12	26	97.66%	295,000	-6%	297,000	285,600	-10%	299,450	296,600	-1%	300,220	
Golden Triangle	-	-	1	-	0%	2	-	-	-	265,000	-	265,000	265,000	-	265,000	-	-	-	
Marlborough	8	-11%	83	7	-56%	110	16	26	94.08%	331,500	-7%	360,000	320,438	-9%	351,603	361,900	1%	359,550	
Marlborough Park	7	-61%	76	4	-73%	93	7	34	96.46%	236,100	-19%	316,000	260,371	-9%	301,842	348,700	6%	340,970	
Martindale	19	-27%	219	35	35%	302	51	25	97.32%	384,300	8%	359,900	390,553	8%	363,791	374,000	5%	366,680	
Mayland Heights	6	20%	45	6	-14%	77	11	17	99.05%	470,500	9%	415,000	477,500	5%	387,511	357,900	1%	357,360	
Mayland Heights East	-	-	6	1	0%	9	3	3	-	205,000	-	205,000	260,583	-	260,583	-	-	-	
McCall Ind. Park/ Airways Ind. Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Monterey Park	9	-10%	82	14	-13%	143	18	36	98.03%	375,000	-3%	389,500	379,000	-2%	395,288	437,400	5%	434,440	
Penbrooke	7	-22%	88	8	-38%	125	21	34	97.17%	345,000	15%	295,000	332,250	19%	274,448	293,300	6%	289,160	
Pineridge	13	-35%	109	13	-41%	177	30	47	96.47%	279,000	-4%	286,000	284,962	-6%	286,345	325,200	5%	322,850	
Radisson Heights	-	-	20	3	50%	37	7	7	-	362,500	-	362,500	347,635	-	347,635	344,100	-4%	354,110	
Radisson/Mountview Mobile Park	1	0%	22	3	0%	44	10	31	96.71%	203,000	-6%	165,000	203,000	-6%	177,257	-	-	-	
Redstone	1	-67%	29	13	550%	76	20	49	98.16%	505,500	10%	423,950	505,500	13%	437,991	-	-	-	
Rundle	7	-22%	95	12	-8%	140	26	48	95.84%	275,000	-25%	365,000	290,179	-11%	322,219	324,300	1%	320,950	
Saddle Ridge	16	-41%	269	31	-22%	436	66	29	98.09%	352,500	-5%	405,000	351,063	-10%	396,416	485,900	8%	473,290	
Saddle Ridge Ind/Westwinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Skyview Ranch	14	-33%	140	26	44%	251	50	30	98.15%	437,500	5%	410,000	403,843	-8%	403,656	439,200	11%	423,640	
Southview	3	-40%	20	1	-67%	25	-	46	96.79%	390,000	-11%	370,500	515,833	25%	394,975	372,200	-7%	387,280	
Stoney Ind.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taradale	15	-29%	227	34	6%	362	68	40	97.51%	405,000	4%	378,000	383,907	0%	374,216	384,700	3%	381,100	
Temple	9	-31%	118	16	-43%	173	28	25	96.49%	299,900	-19%	308,500	306,433	-9%	319,620	356,700	3%	357,970	
Valleyfield	-	-	1	-	-	2	-	-	-	265,000	-	265,000	265,000	-	265,000	-	-	-	
Vista Heights	2	0%	22	2	-33%	33	5	77	96.62%	333,250	18%	355,000	333,250	18%	316,668	311,600	-2%	307,490	
West Dover	2	0%	26	2	-33%	55	11	33	96.62%	234,250	-14%	262,500	234,250	-14%	270,389	286,800	-2%	294,270	

	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	DOM	SP/LP	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	
Pump Hill	-		13	4	33%	31	11					877,500			878,992	1,031,600	3%	1,033,180	217
Richmond	12	0%	91	30	15%	244	55	53	97.59%			588,750	-11%		621,375	621,375	-1%	683,124	208
Richmond Hill	6	-14%	81	8	-33%	151	31	52	95.56%			581,000	28%		577,000	482,100	-3%	491,360	212
Rideau Park	1	-50%	11	2	100%	20	4	98	88.79%			665,000	-42%		665,000	340,200	-2%	342,540	214
Rosscarrock	1	-86%	39	4	-43%	73	12	124	98.62%			710,000	1%		710,000	428,100	-2%	428,840	215
Roxboro	-		3	1	0%	9	3				1,275,000			1,791,667					
Rutland Park	3	50%	11	7	250%	30	11	70	97.33%			683,500	0%		632,283	590,800	-1%	585,680	214
Scarboro	1		9	2	100%	29	7	144	94.97%			850,000	-8%		850,000	703,400	-5%	716,080	162
Shaganappi	4	0%	26	5	0%	51	8	35	96.92%			721,207	-3%		610,603	568,400	-5%	574,290	212
Shawnessy	13	0%	110	20	5%	166	26	36	98.48%			397,500	2%		389,308	396,600	-3%	397,180	194
Signal Hill	2	-80%	41	7	-22%	97	19	20	97.25%			820,750	64%		820,750	711,500	-4%	733,290	215
Signature Parke	4	-33%	45	8	-11%	106	23	19	97.00%			617,500	-7%		607,125	553,700	-3%	564,570	199
Silverado	12	-33%	114	18	-28%	216	45	45	97.93%			402,875	1%		416,604	450,000	-4%	450,430	193
Somerset	10	-47%	133	17	-6%	186	19	33	97.54%			420,375	30%		412,475	405,300	-4%	407,600	212
South Calgary	7	-63%	71	24	-14%	216	66	61	95.80%			875,000	5%		764,571	524,300	-6%	537,100	206
Southwood	6	-45%	60	13	30%	112	24	48	98.57%			436,250	-63%		427,217	337,700	-3%	346,240	204
Springbank Hill	7	-63%	119	21	-9%	278	57	31	96.82%			313,000	5%		507,000	680,800	-3%	696,000	218
Spruce Cliff	13	8%	70	20	0%	197	49	47	96.92%			360,000	-15%		404,346	378,400	-4%	384,390	166
Strathcona Park	6	20%	75	13	86%	145	22	33	95.90%			625,000	16%		659,583	657,400	2%	649,320	227
Sunalta	6	-33%	57	9	-53%	134	21	37	97.30%			318,500	45%		395,750	311,800	-4%	320,250	206
The Slopes	1		3	1	-50%	10	3	221	96.19%			1,250,000			1,250,000	1,566,000			
Upper Scarboro	-		2	-		8	3				795,000			795,000	821,200	0%	820,940	222	
Victoria Park	17	6%	155	37	-12%	351	78	36	97.46%			367,000	-13%		391,245	337,700	-4%	336,860	254
West End	3	-50%	38	11	57%	120	33	121	96.37%			325,000	-30%		344,333	442,300	-5%	460,850	210
West Springs	4	-85%	151	24	-20%	309	49	35	97.66%			649,000	4%		637,000	696,800	0%	694,680	243
Westgate	3	-70%	38	8	167%	80	18	47	96.69%			207,500	-53%		207,500	435,600	-4%	440,400	213
Wildwood	5	-17%	34	6	-14%	71	13	37	97.05%			520,000	-2%		611,400	600,000	-3%	602,050	224
Windsor Park	5	-55%	78	20	-5%	158	38	27	97.30%			458,000	34%		414,400	363,800	-3%	364,710	201
Woodbine	9	-31%	116	22	10%	191	34	37	96.93%			402,500	-9%		409,333	458,900	0%	455,190	208
Woodlands	2	-75%	63	9	-10%	106	22	159	97.16%			621,750	28%		621,750	470,000	0%	476,040	205
ZONE D																			
Acadia	10	-33%	128	16	-30%	180	18	21	97.53%			407,500	-11%		371,500	332,800	-4%	339,830	190
Auburn Bay	20	-57%	301	37	-7%	517	82	54	97.71%			417,450	-8%		461,073	517,200	3%	516,900	204
Chaparral	13	-41%	168	23	0%	262	44	51	97.88%			502,000	5%		497,308	474,600	-5%	479,430	195
Chaparral Valley	3	-80%	43	6	-14%	70	5	25	98.89%			420,000	-21%		438,333	433,900	-3%	444,400	197
Copperfield	24	-35%	322	36	-23%	475	77	39	97.82%			400,250	1%		393,129	433,900	-3%	444,400	197
Cranston	31	-34%	345	52	-4%	651	112	43	97.32%			460,000	1%		500,724	507,200	1%	509,200	214
Deer Ridge	3	-57%	46	10	25%	71	15	21	97.39%			300,000	-11%		308,333	381,400	0%	377,420	178
Deer River Estates	-		4	-		6	-				615,000			609,750					
Deer Run	6	0%	57	8	33%	90	10	34	98.59%			458,375	10%		472,958	413,300	1%	406,480	204
Diamond Cove	1	0%	12	1	-67%	23	4	53	89.93%			512,500	-1%		512,500	622,400	-4%	613,220	193
Douglas Glen	3	-25%	49	3	-40%	60	6	32	98.39%			438,000	19%		438,833	453,400	-2%	458,020	203
Douglas Ridge	4	300%	21	6	200%	34	6	29	96.85%			455,500	-16%		455,125	463,300	-3%	468,980	200
Douglasdale Estates	3	-40%	71	9	-36%	127	20	60	96.74%			426,500	-20%		428,833	553,800	-2%	556,540	195
Fairview	4	-20%	35	5	25%	51	9	42	95.04%			430,000	2%		447,250	391,600	-7%	390,890	200
Highfield	-		-	-		-	-												
Inglewood	5	-64%	57	14	-18%	120	26	32	96.13%			460,000	6%		561,000	489,900	-2%	493,120	219
Lake Bonavista	14	40%	133	20	33%	213	39	36	97.73%			522,450	-8%		469,079	497,500	-4%	509,840	197
Lake Bonavista Downs	-		11	1	-50%	14	1				445,000				456,913	417,000	-2%	424,110	194
Lake Bonavista Estates	3	-40%	39	1	-89%	62	6	83	97.15%			924,000	-8%		849,667	825,100	-4%	839,980	207
Lynnwood Ridge	1	-75%	33	4	-43%	42	4	14	94.30%			405,000	24%		405,000	332,100	1%	334,850	215
Mahogany	10	43%	149	37	106%	283	77	56	98.76%			543,450	8%		557,695				
Manchester	2		6	1		12	1	34	94.59%			210,000			210,000				
Maple Ridge	6	200%	28	6	20%	54	12	42	98.20%			542,250	-21%		589,067	505,400	-4%	515,340	194
McKenzie Lake	19	-27%	183	37	-3%	336	74	48	96.93%			407,500	-27%		539,605	507,300	3%	498,290	214

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			DOM			SP/LP			Median Price			Average Price			Benchmark Price			Index				
	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	Oct-15	Oct-15			
McKenzie Towne	36	-27%	405	64	-2%	666	102	47	97.79%	368,000	3%	379,500	374,261	5%	382,422	386,400	2%	383,410	374,261	5%	382,422	386,400	2%	383,410	374,261	5%	382,422	203	
Midnapore	5	-38%	71	13	8%	120	21	45	94.94%	429,750	22%	377,000	725,250	111%	403,454	354,900	-4%	357,610	725,250	111%	403,454	354,900	-4%	357,610	725,250	111%	403,454	194	
New Brighton	24	-14%	271	41	28%	435	68	39	98.23%	442,750	2%	432,500	452,371	5%	431,535	485,900	-1%	494,590	452,371	5%	431,535	485,900	-1%	494,590	452,371	5%	431,535	194	
Ogden Lynnwood	4	-64%	45	9	50%	61	9	33	99.15%	292,950	-13%	335,000	298,600	-14%	323,601	315,400	0%	316,260	298,600	-14%	323,601	315,400	0%	316,260	298,600	-14%	323,601	202	
Parkland	4	-50%	43	8	33%	78	14	38	97.14%	543,075	-1%	595,000	483,163	-18%	611,880	562,200	-3%	557,540	483,163	-18%	611,880	562,200	-3%	557,540	483,163	-18%	611,880	283	
Quarry Park	2	-60%	17	4	-20%	49	16	18	96.10%	441,950	-25%	505,000	441,950	-25%	556,994				441,950	-25%	556,994								
Queensland	6	0%	61	6	20%	81	8	20	99.01%	360,250	9%	340,000	356,667	7%	338,383	367,500	4%	358,920	356,667	7%	338,383	367,500	4%	358,920	356,667	7%	338,383	210	
Ramsay	5	-17%	28	8	33%	50	12	68	94.91%	445,000	-16%	477,500	520,000	-12%	531,800	477,900	-5%	494,010	520,000	-12%	531,800	477,900	-5%	494,010	520,000	-12%	531,800	221	
Riverbend	8	-38%	110	7	-61%	143	7	24	97.38%	426,500	2%	435,000	476,188	12%	450,836	450,600	-1%	452,220	476,188	12%	450,836	450,600	-1%	452,220	476,188	12%	450,836	211	
Sundance	10	0%	109	21	75%	163	27	33	98.23%	489,500	-2%	492,500	491,740	-4%	509,485	490,400	-3%	491,050	491,740	-4%	509,485	490,400	-3%	491,050	491,740	-4%	509,485	191	
Walden	4	100%	61	14	56%	104	24	47	98.28%	399,500	-4%	416,000	426,000	3%	451,891				426,000	3%	451,891								
Willow Park	6	-14%	59	5	0%	96	16	35	98.07%	438,325	3%	441,750	428,142	7%	430,875	396,000	-3%	403,450	428,142	7%	430,875	396,000	-3%	403,450	428,142	7%	430,875	201	
Willow Park Estates	2		8	1	0%	26	5	112	96.44%	920,000		867,250	920,000		890,875	682,500	-3%	692,480	920,000		890,875	682,500	-3%	692,480	920,000		890,875	206	

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		DOM		SP/LP		Median Price		Average Price		Benchmark Price		Index
	Oct-15	Y/Y%	Oct-15	Y/Y%	Oct-15	YTD	Oct-15	Oct-15	Oct-15	Oct-15	Oct-15	Y/Y%	YTD	Oct-15	Y/Y%	YTD	
Airdrie	93	-42%	180	-2%	350	2,065	51	98.04%	387,500	0%	390,000	394,712	2%	370,400	-1%	374,520	196
Rockyview Region	126	-17%	238	0%	812	2,874	57	94.98%	465,750	-10%	487,000	562,099	-16%	549,100	-1%	560,300	178
Beiseker	2	0%	4	300%	8	23	54	89.10%	255,000	-6%	262,500	255,000	-6%				
Bragg Creek	5	150%	3	-40%	16	39	92	86.33%	685,000	-16%	697,500	673,000	-18%				
Chestermere	30	0%	47	9%	144	639	42	97.35%	487,500	-2%	505,000	501,100	0%	483,000	1%	489,490	173
Cochrane	55	-7%	107	30%	261	1,076	43	98.02%	398,224	-11%	415,000	404,992	-12%	437,600	2%	444,510	179
Crossfield	3	-25%	5	-50%	19	73	51	97.33%	410,000	10%	385,750	379,333	2%				
Irricana	2	-60%	2	-60%	4	38	49	98.05%	272,000	9%	250,000	272,000	-15%				
Langdon	4	-56%	8	-11%	39	129	61	97.43%	494,750	9%	488,000	467,375	10%				
Redwood Meadows	-		3	-25%	9	30					485,000						
Rural	23	-41%	55	-26%	301	792	103	92.60%	845,000	-32%		1,080,104	-15%	958,400	-7%	998,440	187
Foothills Region	94	-32%	180	4%	580	2,072	81	92.30%	419,000	2%	416,555	489,709	0%	396,400	2%	400,730	184
Blackie	1		-		1	4	22	97.81%	308,000		334,000	308,000					
Black Diamond	3	-67%	5	-44%	16	60	56	97.03%	375,000	9%	372,000	353,333	6%				
Cayley	-		-		5	17					248,500						
Heritage Pointe	-		8	0%	47	108					1,150,000						
High River	31	-9%	36	-14%	96	396	89	96.69%	317,500	-4%	313,000	345,403	4%	344,900	0%	350,860	175
Longview	1		-		3	4	45	97.72%	210,000	-1%	203,500	210,000					
Okotoks	39	-39%	90	50%	211	913	60	97.70%	440,000	-1%	427,000	433,441	-8%	434,500	3%	436,960	190
Rural	14	-13%	35	-10%	158	442	130	94.82%	884,950	29%	771,750	947,136	26%	704,800	-1%	722,040	175
Turner Valley	3	-57%	3	-70%	16	75	116	98.48%	375,000	20%	341,206	361,000	17%	284,500	2%	286,620	179
Active Regional Areas	36	-42%	63	-13%	207	801	64	97.65%	334,950	-2%	305,000	316,492	-1%				
Carstairs	5	-69%	15	-25%	40	155	50	99.66%	391,000	1%	350,000	338,600	-9%	324,459	NA	320,808	204
Cremona	-		-		3	12					250,475						
Didsbury	8	-11%	12	9%	40	143	76	97.25%	289,950	-16%	255,000	291,738	-11%	266,997	NA	262,240	203
Strathmore	21	-38%	32	-14%	105	442	61	97.40%	340,000	10%	316,250	329,467	9%	356,719	NA	364,309	198
Vulcan	2	-33%	4	33%	19	49	81	96.36%	224,000	-5%	209,000	224,000	5%				
Total Surrounding Area	349	-32%	661	-1%	1,949	7,812	63	95.05%	402,500	-2%	405,000	472,662	-4%	427,500	0%	432,910	189
CREB® Economic Region	1,770	-33%	3,341	-7%	7,527	37,970	45	96.58%	417,250	-2%	421,000	460,500	-6%	448,400	-1%	451,000	208
CREB® CMA	1,640	-33%	3,098	-7%	6,740	35,097	43	96.84%	420,000	-2%	425,000	461,987	-6%	452,500	-1%	455,160	209

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.