



REAL ESTATE REVIEW

JANUARY 2016

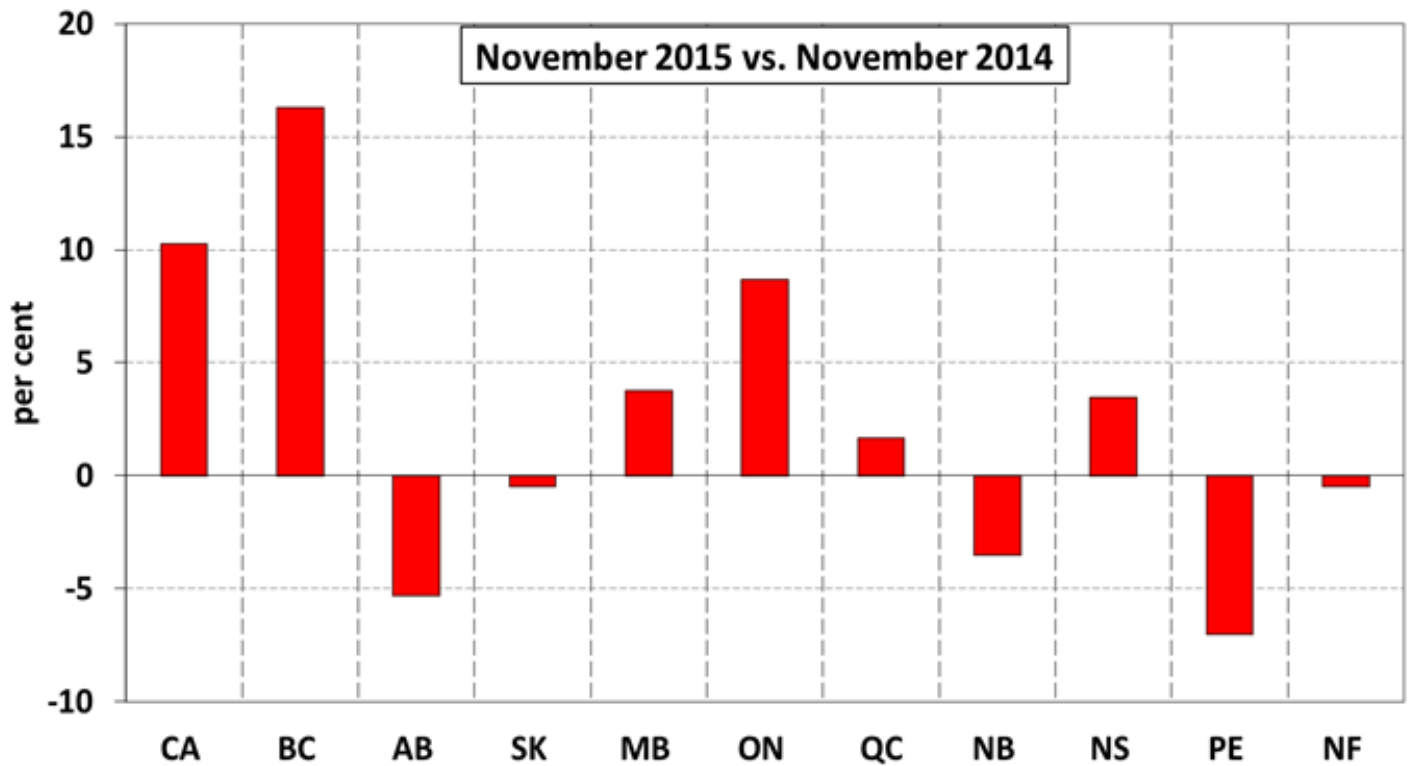


REAL ESTATE REVIEW – JANUARY 2016

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

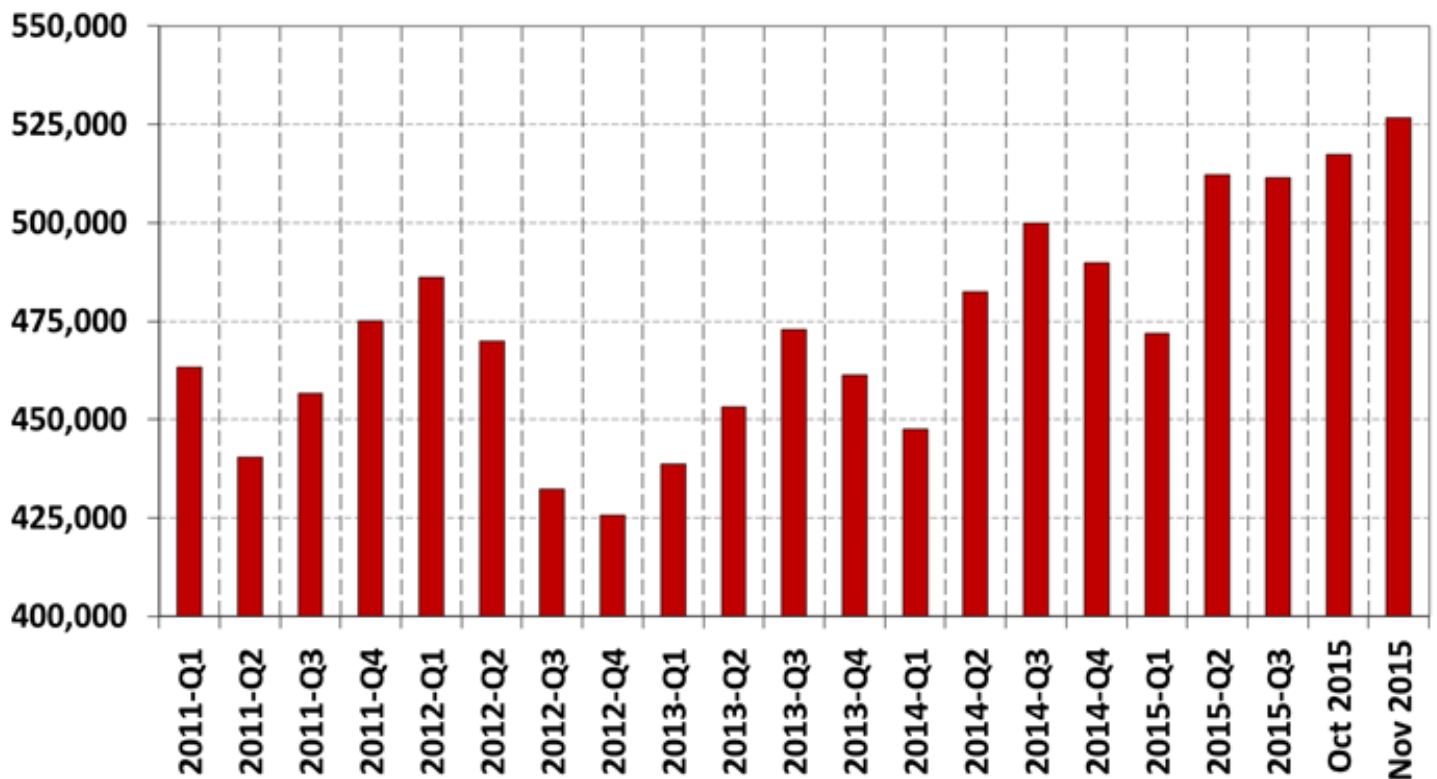
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

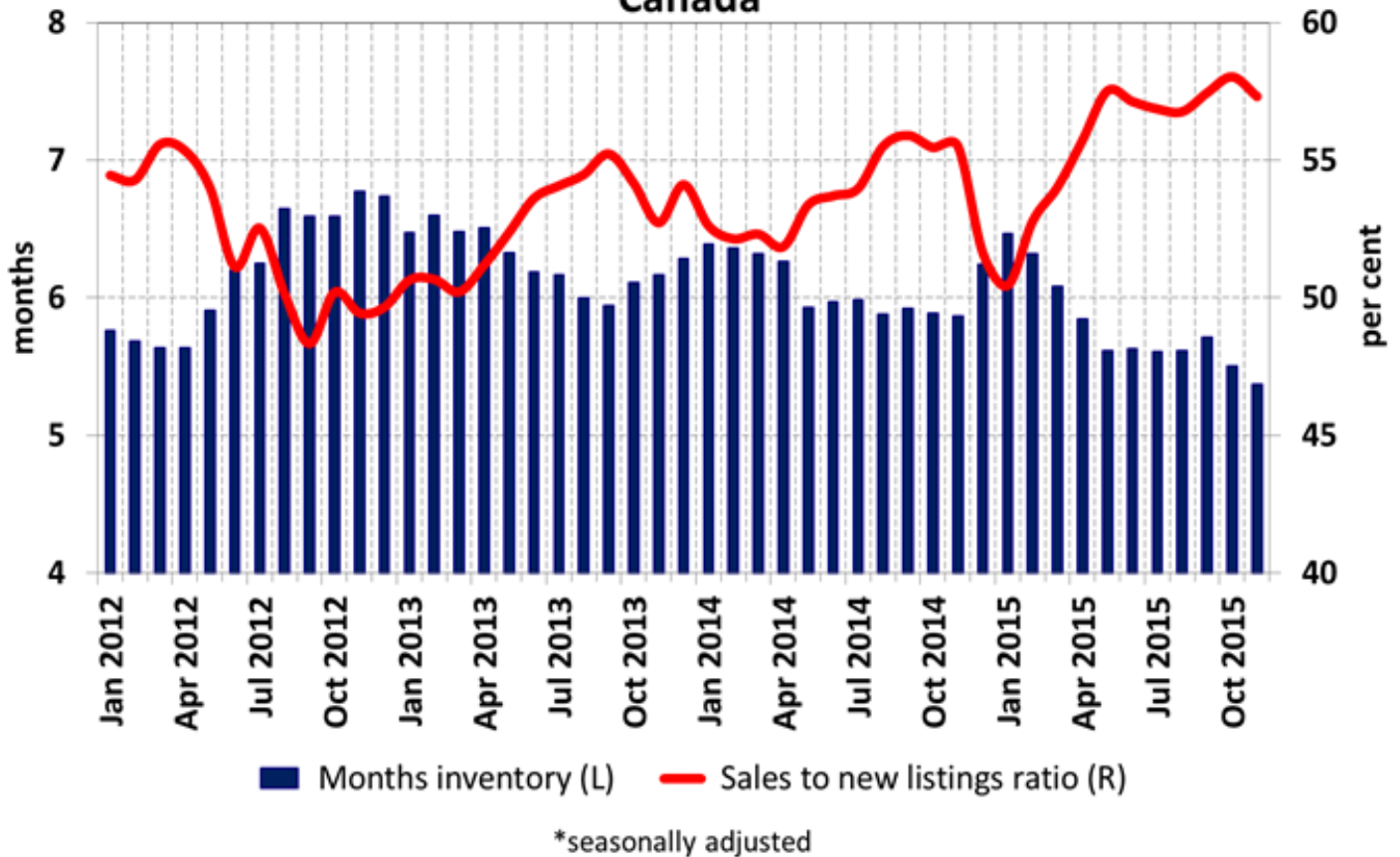
Canada



*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

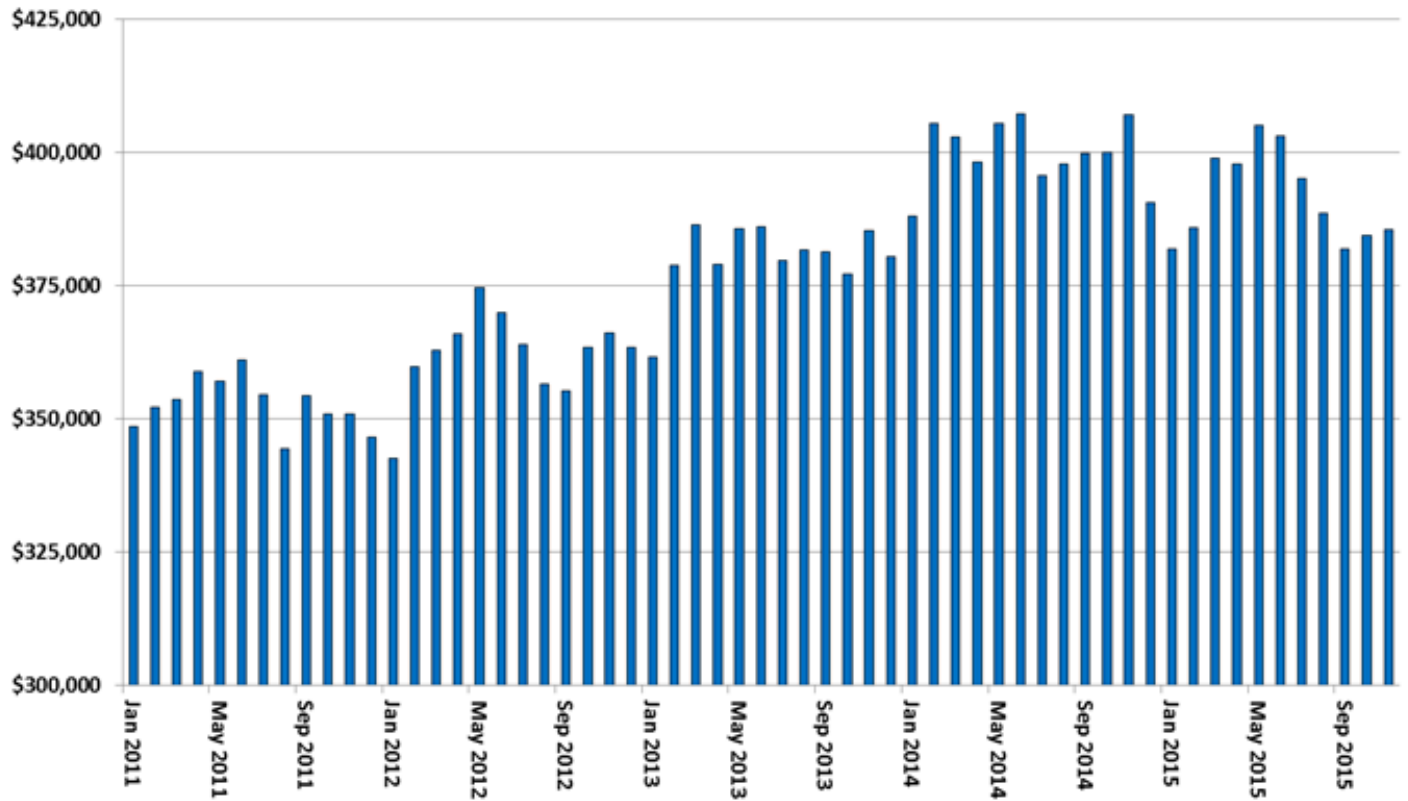
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW – JANUARY 2016

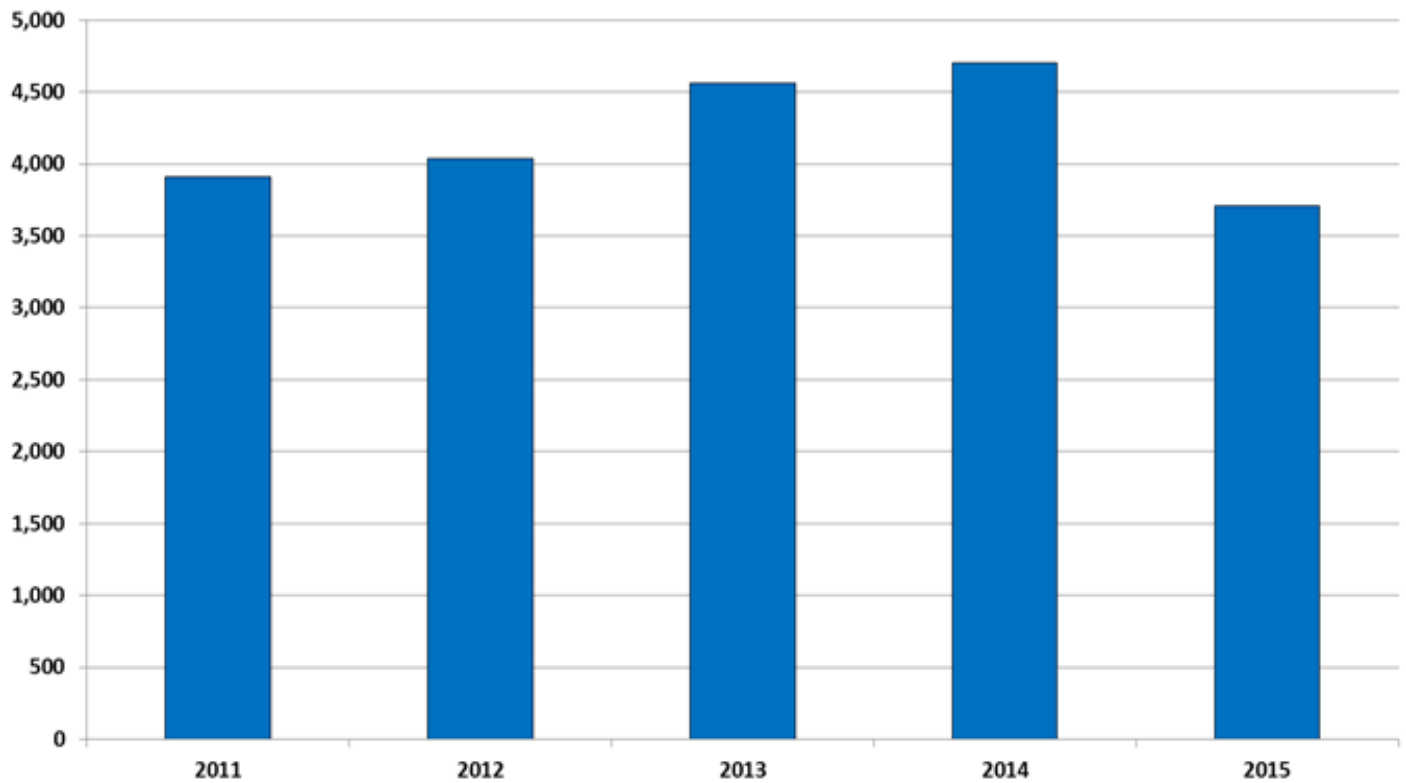
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (November only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

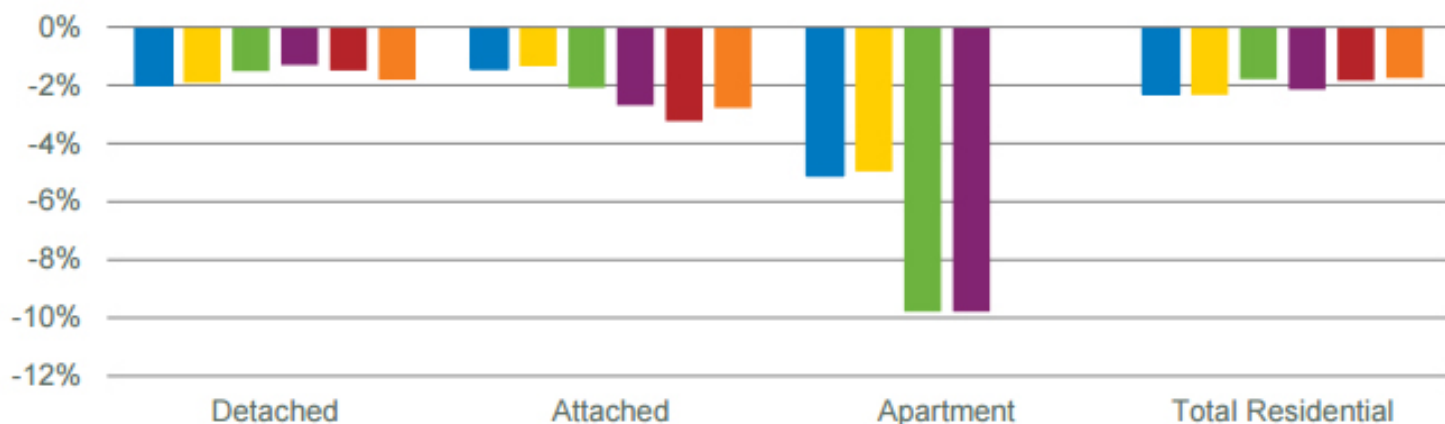
November 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$21,130,300	\$24,402,450	\$335,401.58
Calgary	\$719,498,535	\$777,425,785	\$444,958.89
Central Alberta	\$77,356,408	\$85,098,158	\$298,673.38
Edmonton (Total Board)	\$455,271,088	\$525,083,284	\$362,476.98
Fort McMurray	\$31,151,584	\$31,251,584	\$519,193.06
Grande Prairie	\$43,736,826	\$46,283,149	\$314,653.42
Lethbridge	\$40,427,749	\$41,392,749	\$242,082.32
Lloydminster (AB)	\$8,640,400	\$10,605,400	\$308,585.71
Medicine Hat	\$27,040,599	\$33,369,349	\$284,637.88
South Central Alberta	\$5,307,000	\$5,387,000	\$212,280
Alberta	\$1,429,560,489	\$1,580,298,908	\$385,430.16



REAL ESTATE REVIEW – JANUARY 2016

CALGARY HOUSING STATISTIC REVIEW

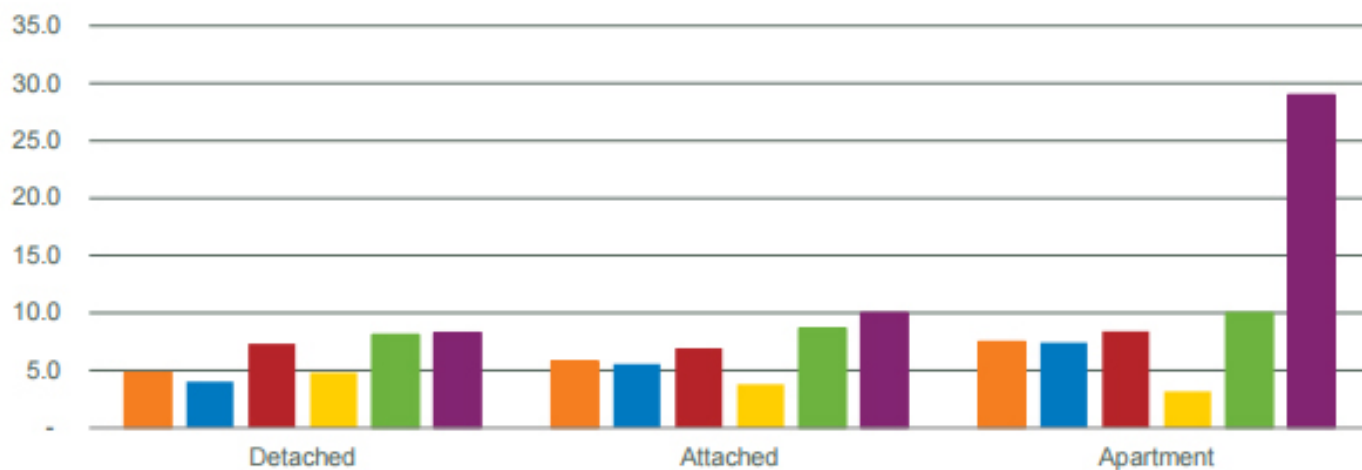
YEAR OVER YEAR PRICE GROWTH COMPARISON - DECEMBER



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

Source: CREB

MONTHS OF SUPPLY - DECEMBER



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

Source: CREB

	2014	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Sales	1,432	1,842	2,471	2,521	2,938	2,657	2,316	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	3,205	3,131	3,240	2,911	2,083	1,388
Inventory	2,498	2,898	3,205	3,936	4,584	4,960	4,917	4,917	4,838	4,801	4,643	4,058	3,384
Days on Market	40	30	28	27	27	29	33	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	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	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	481,219	475,676	486,743	487,210	485,540	472,000
Index	199	201	204	207	210	212	213	213	213	213	214	215	214

	2015
Sales	876
New Listings	3,267
Inventory	4,796
Days on Market	41
Benchmark Price	459,100
Median Price	422,000
Average Price	460,782
Index	214

	Dec-14	Dec-15	2014	2015
CALGARY TOTAL SALES	1	-	6	2
>\$100,000	27	24	480	424
\$100,000 - \$199,999	181	137	3,978	2,862
\$200,000 - \$299,999	125	111	2,948	2,068
\$300,000 - \$349,999	150	142	3,511	2,698
\$350,000 - \$399,999	139	127	3,341	2,632
\$400,000 - \$449,999	122	94	2,683	2,102
\$450,000 - \$499,999	72	64	2,093	1,581
\$500,000 - \$549,999	60	51	1,513	1,176
\$550,000 - \$599,999	46	28	1,086	778
\$600,000 - \$649,999	23	21	863	582
\$650,000 - \$699,999	39	24	1,129	778
\$700,000 - \$799,999	38	14	717	404
\$800,000 - \$899,999	10	12	349	232
\$900,000 - \$999,999	23	8	369	257
\$1,000,000 - \$1,249,999	8	12	210	117
\$1,250,000 - \$1,499,999	2	3	106	55
\$1,500,000 - \$1,749,999	2	2	58	36
\$1,750,000 - \$1,999,999	2	2	53	22
\$2,000,000 - \$2,499,999	3	1	22	13
\$2,500,000 - \$2,999,999	-	1	14	5
\$3,000,000 - \$3,499,999	-	-	8	5
\$3,500,000 - \$3,999,999	-	-	6	1
\$4,000,000 +	1,073	878	25,543	18,830

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE



Source: CREBB



JANUARY 2016

NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



		Sales						New Listings						Inventory DOM						SP/LP						Median Price						Average Price						Benchmark Price						Index	
		Dec-15		Y/Y%		YTD		Dec-15		Y/Y%		YTD		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15		Dec-15											
		878	263	-18.17%	-22%	1,483	492	18,830	5,983	1,483	8%	33,860	10,646	4,336	49	96.36%	407,750	445,000	463,500	462,657	-2%	424,000	469,337	469,337	448,800	-2%	454,267	209	466,518	-4%	476,435	210													
City of Calgary		878	263	-18.17%	-22%	1,483	492	18,830	5,983	1,483	8%	33,860	4,336	49	96.36%	407,750	445,000	463,500	462,657	-2%	424,000	469,337	469,337	448,800	-2%	454,267	209	466,518	-4%	476,435	210														
ZONE A		263	-	-22%	-	5,983	-	5,983	-	5,983	17%	10,646	1,300	45	96.76%	445,000	445,000	463,500	471,079	-8%	490,757	490,757	NA	NA	NA	NA	NA	466,518	-4%	476,435	210														
Arbour Lake	8	-	-20%	143	15	25%	230	30	32	97.44%	460,988	30	32	97.44%	495,750	27%	460,988	490,436	10%	468,403	468,403	466,518	-4%	476,435	210	466,518	-4%	476,435	210																
Balmoral	3	-	-25%	90	8	-11%	201	38	62	97.00%	518,250	38	62	97.00%	465,000	-7%	518,250	483,333	-1%	530,944	530,944	459,344	-5%	459,829	203	459,344	-5%	459,829	203																
Banff Trail	2	-	-50%	46	10	233%	93	19	48	97.08%	666,500	19	48	97.08%	611,000	-14%	666,500	611,000	-14%	698,872	698,872	629,945	-3%	626,504	210	629,945	-3%	626,504	210																
Beddington	6	-	0%	144	8	0%	203	14	23	96.98%	366,840	14	23	96.98%	364,000	-3%	366,840	366,000	1%	367,951	367,951	357,265	-2%	359,680	209	357,265	-2%	359,680	209																
Bowness	5	-	-44%	148	17	89%	271	37	45	96.17%	370,000	37	45	96.17%	292,000	-29%	370,000	274,000	-38%	382,734	382,734	314,742	-6%	330,520	214	314,742	-6%	330,520	214																
Brentwood	2	-	-50%	84	10	43%	145	20	70	95.03%	527,250	20	70	95.03%	400,000	-28%	527,250	400,000	-26%	507,313	507,313	463,158	-9%	487,980	194	463,158	-9%	487,980	194																
Briar Hill	-	-	-	45	2	-50%	82	11	-	-	530,000	11	-	-	530,000	-	530,000	-	-	683,358	683,358	596,932	-5%	604,594	221	596,932	-5%	604,594	221																
Bridgeland	5	-	67%	87	14	17%	238	42	64	95.45%	467,750	42	64	95.45%	565,000	15%	467,750	614,500	-5%	530,742	530,742	485,244	-4%	495,312	223	485,244	-4%	495,312	223																
Cambrian Heights	-	-	-	12	-	-60%	33	2	-	-	540,500	2	-	-	540,500	-	540,500	-	-	542,367	542,367	525,243	-9%	552,379	224	525,243	-9%	552,379	224																
Capitol Hill	3	-	-50%	74	2	-60%	151	12	55	95.34%	610,000	12	55	95.34%	718,000	17%	610,000	694,333	11%	620,389	620,389	600,307	-2%	589,726	226	600,307	-2%	589,726	226																
Charleswood	-	-	-	32	4	300%	71	10	-	-	582,500	10	-	-	582,500	-	582,500	-	-	593,446	593,446	554,693	-5%	560,549	207	554,693	-5%	560,549	207																
Citadel	9	-	-36%	183	9	0%	250	22	52	97.76%	445,000	22	52	97.76%	436,000	-1%	445,000	414,000	-6%	434,714	434,714	428,398	-2%	435,967	198	428,398	-2%	435,967	198																
Collingwood	1	-	-	22	3	200%	60	12	15	100.79%	575,250	12	15	100.79%	512,000	-	575,250	512,000	-	642,477	642,477	564,311	-8%	594,518	226	564,311	-8%	594,518	226																
Country Hills	3	-	0%	64	-	-	80	3	41	97.58%	383,500	3	41	97.58%	389,900	30%	383,500	407,800	38%	394,507	394,507	388,163	3%	382,339	207	388,163	3%	382,339	207																
Country Hills Village	4	-	100%	87	6	0%	144	12	53	97.16%	274,000	12	53	97.16%	303,250	39%	274,000	299,875	37%	285,009	285,009	303,108	0%	303,484	190	303,108	0%	303,484	190																
Coventry Hills	20	-	-5%	300	19	6%	409	27	29	97.62%	408,500	27	29	97.62%	400,000	-4%	408,500	396,625	-3%	410,761	410,761	442,056	1%	440,288	215	442,056	1%	440,288	215																
Crescent Heights	5	-	-55%	93	9	200%	229	30	34	93.18%	438,250	30	34	93.18%	365,000	24%	438,250	582,300	48%	472,279	472,279	429,468	-4%	430,197	199	429,468	-4%	430,197	199																
Dalhousie	6	-	0%	101	4	-56%	165	19	42	97.77%	479,250	19	42	97.77%	519,000	-9%	479,250	443,481	-30%	461,741	461,741	376,772	-8%	396,706	203	376,772	-8%	396,706	203																
Edgemont	5	-	-58%	159	9	-18%	281	25	65	95.70%	566,000	25	65	95.70%	468,000	-19%	566,000	428,400	-28%	557,138	557,138	513,470	-9%	539,398	207	513,470	-9%	539,398	207																
Evanston	24	-	60%	309	37	131%	562	88	61	97.98%	441,700	88	61	97.98%	441,700	-4%	463,500	449,106	-8%	474,363	474,363	475,228	-4%	482,761	203	475,228	-4%	482,761	203																
Greenview	1	-	0%	41	1	-75%	64	5	64	93.82%	225,000	5	64	93.82%	127,500	-42%	225,000	127,500	-42%	259,894	259,894	247,056	-3%	252,130	194	247,056	-3%	252,130	194																
Hamptons	4	-	0%	101	7	250%	185	16	33	96.97%	640,000	16	33	96.97%	640,000	-20%	640,000	632,625	-26%	724,657	724,657	691,462	-7%	723,430	211	691,462	-7%	723,430	211																
Hanson Ranch	1	-	-	38	1	-67%	61	2	23	95.90%	535,250	2	23	95.90%	302,000	-	535,250	302,000	-	512,963	512,963	462,049	-4%	470,846	195	462,049	-4%	470,846	195																
Harvest Hills	2	-	-60%	101	5	150%	154	13	71	95.42%	428,994	13	71	95.42%	400,250	4%	428,994	400,250	-2%	409,525	409,525	430,746	4%	421,771	210	430,746	4%	421,771	210																
Hawkwood	5	-	0%	110	7	17%	171	12	33	97.81%	494,750	12	33	97.81%	477,500	-3%	494,750	509,500	2%	499,822	499,822	501,595	-1%	510,741	201	501,595	-1%	510,741	201																
Hidden Valley	9	-	50%	133	8	-11%	172	15	45	96.33%	427,000	15	45	96.33%	391,000	-13%	427,000	411,833	-9%	432,138	432,138	440,271	-1%	438,614	202	440,271	-1%	438,614	202																
Highland Park	3	-	0%	66	9	29%	183	31	54	95.88%	510,000	31	54	95.88%	535,000	49%	510,000	535,000	30%	520,832	520,832	500,464	-4%	505,530	220	500,464	-4%	505,530	220																
Highwood	-	-	-	24	-	-	52	6	-	-	484,500	6	-	-	484,500	-	484,500	-	-	497,979	497,979	470,868	-9%	498,397	202	470,868	-9%	498,397	202																
Hillhurst	5	-	67%	83	12	9%	220	43	34	97.57%	715,500	43	34	97.57%	465,000	13%	715,500	640,400	29%	754,683	754,683	570,974	-6%	593,473	198	570,974	-6%	593,473	198																
Huntington Hills	6	-	-54%	150	6	-45%	191	8	22	97.53%	390,000	8	22	97.53%	322,500	4%	390,000	350,000	6%	371,751	371,751	368,585	-2%	370,549	203	368,585	-2%	370,549	203																
Kincora	1	-	-80%	97	3	-70%	165	18	101	97.29%	497,000	18	101	97.29%	592,500	2%	497,000	592,500	4%	485,969	485,969	559,782	-5%	571,365	190	559,782	-5%	571,365	190																
Lynx Ridge	-	-	-	1	-	-	6	3	3	97.58%	430,050	3	3	97.58%	400,000	-18%	430,050	400,000	-18%	439,608	439,608	432,623	-1%	431,177	196	432,623	-1%	431,177	196																
MacEwan Glen	1	-	-50%	60	3	0%	95	5	1	97.58%	430,050	5	1	97.58%	400,000	-18%	430,050	400,000	-18%	439,608	439,608	432,623	-1%	431,177	196	432,623	-1%	431,177	196																
Montgomery	3	-	-63%	72	1	-90%	153	21	44	96.26%	489,000	21	44	96.26%	475,000	-10%	489,000	407,000	-27%	519,522	519,522	473,909	-3%	469,651	225	473,909	-3%	469,651	225																
Mount Pleasant	3	-	-57%	106	13	30%	267	53	50	94.35%	630,000	53	50	94.35%	580,000	-19%	630,000	511,000	-33%	647,415	647,415	614,143	-4%	609,637	222	614,143	-4%	609,637	222																
Mountview/Winston Heights	1	-	-50%	53	9	29%	134	23	83	99.18%	596,500	23	83	99.18%	595,000	4%	596,500	595,000	4%	562,156	562,156	501,347	-6%	507,212	206	501,347	-6%	507,212	206																
Nolan Hill	7	-	133%	86	18	125%	169	35	55	98.38%	494,042	35	55	98.38%	545,000	15%	494,042	529,629	6%	509,049	509,049	477,567	-8%	504,897	215	477,567	-8%																		

	Sales			New Listings			Inventory			Median Price			Average Price			Benchmark Price			Index
	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	DOM	SP/LP	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	
Royal Oak	9	-25%	210	19	73%	343	39	43	98.24%	450,000	1%	468,000	441,861	1%	470,074	566,751	-3%	578,721	196
Sage Hill	9	29%	138	12	50%	217	29	61	97.75%	389,000	-6%	459,500	401,922	-2%	453,090	520,191	-4%	527,658	186
Saint Andrews	1	-50%	18	-	-	41	8	36	89.75%	1,480,000	120%	655,000	1,480,000	120%	709,194	800,411	-4%	808,101	225
Sandstone	1	-67%	73	-	-	97	7	21	94.68%	416,500	-9%	415,750	416,500	-1%	412,265	434,940	-1%	435,295	199
Scenic Acres	3	-25%	89	13	117%	156	18	64	96.05%	538,500	5%	532,500	491,357	-16%	558,672	526,763	-3%	535,772	204
Sherwood	2	-33%	49	2	0%	105	15	58	96.91%	639,500	137%	530,000	639,500	94%	502,731	594,654	-4%	602,021	200
Silver Springs	4	-33%	108	4	-20%	157	18	16	97.53%	459,000	-6%	509,950	442,000	-4%	506,840	433,562	-3%	451,247	201
Sunnyside	1	-90%	50	15	114%	141	30	47	95.85%	575,000	6%	373,250	575,000	2%	424,260	441,432	-5%	442,819	206
Thorncliffe	8	700%	101	6	20%	136	11	40	97.49%	432,000	-24%	411,000	416,688	-27%	390,024	363,841	-3%	365,720	207
Tuscany	15	-17%	323	21	11%	477	45	45	97.30%	520,000	7%	500,000	489,007	-6%	521,696	504,766	-6%	520,614	218
Tuxedo	3	-25%	90	8	-11%	201	38	62	97.00%	465,000	-7%	518,250	483,333	-1%	530,944	459,344	-5%	459,829	203
University Heights	-	-	15	2	100%	23	3	-	-	832,000	-	832,000	-	-	787,527	696,630	-4%	715,078	223
Valley Ridge	3	-25%	88	10	25%	188	19	38	98.52%	595,000	-16%	604,500	591,000	-19%	614,313	650,031	-3%	668,553	224
Varsity Acres	4	0%	88	7	40%	139	18	66	97.56%	280,000	-49%	374,000	280,863	-48%	415,530	431,635	-4%	450,628	202
Varsity Estates	2	200%	29	3	200%	77	9	59	95.48%	1,083,750	8%	781,000	1,083,750	8%	813,697	743,063	-5%	774,022	195
Varsity Village	5	67%	62	5	-29%	107	16	35	97.71%	410,000	8%	283,000	380,000	1%	400,723	402,999	-4%	422,950	195
West Hillhurst	5	-17%	102	10	-23%	268	46	47	94.03%	995,000	10%	777,250	1,021,255	6%	824,234	652,728	-7%	685,877	194
ZONE B	131	-28%	2,829	216	-14%	4,450	502	46	96.96%	329,900	-2%	345,000	331,552	-2%	346,184	NA	NA	NA	NA
Abbeydale	3	-57%	67	7	17%	95	16	81	96.07%	315,000	2%	320,000	313,667	5%	313,599	349,336	10%	343,720	240
Albert Park	1	-50%	34	5	25%	74	16	141	92.23%	285,000	-4%	296,000	285,000	-4%	323,532	314,493	-5%	325,316	212
Applewood	-	-	52	3	-40%	81	12	-	-	360,000	-	360,000	-	-	329,894	417,450	8%	411,354	216
Castleridge	5	-17%	58	2	-50%	87	6	47	93.53%	270,000	-19%	335,000	291,350	-10%	329,788	367,022	6%	356,794	244
Castleridge Estates	-	-	8	-	-	11	-	-	-	406,000	-	406,000	-	-	397,375	464,159	4%	454,022	236
Coral Springs	2	100%	48	1	-50%	75	4	20	98.60%	522,500	16%	493,500	522,500	16%	488,436	572,556	7%	558,063	230
Dover	3	200%	68	3	0%	89	7	23	98.04%	282,000	28%	292,000	297,333	35%	277,446	313,779	2%	316,748	230
Dover Glen	2	100%	57	6	100%	83	14	50	95.49%	179,000	-42%	264,900	179,000	-42%	274,669	296,322	2%	299,819	226
Erin Woods	9	50%	90	8	-11%	127	14	39	96.93%	289,000	-10%	325,000	277,794	-10%	304,288	339,601	1%	341,392	222
Falconridge	11	-21%	146	11	-27%	221	22	36	96.44%	295,600	-5%	302,000	294,055	-2%	299,984	336,900	6%	329,800	240
Fonda	-	-	31	1	-50%	44	4	-	-	283,000	-	283,000	-	-	262,182	272,132	-1%	273,036	219
Forest Heights	2	-33%	39	1	0%	59	6	88	99.32%	337,150	-4%	315,000	337,150	-9%	305,072	298,818	-3%	305,285	210
Forest Lawn	5	-44%	45	4	-50%	82	14	89	96.86%	304,900	0%	298,500	301,380	-1%	299,804	291,550	-2%	299,221	204
Golden Triangle	-	-	1	-	-	2	-	-	-	265,000	-	265,000	-	-	265,000	-	-	-	-
Marlborough	5	67%	96	6	20%	129	15	35	97.90%	314,000	50%	360,000	315,600	24%	349,058	347,495	-3%	358,683	204
Marlborough Park	5	-17%	84	8	60%	109	13	33	97.02%	329,900	-8%	316,000	301,680	-14%	301,124	347,699	6%	341,475	223
Martindale	12	-20%	245	14	-39%	338	32	39	96.53%	363,750	4%	356,500	378,229	6%	362,798	376,533	5%	367,969	234
Mayland Heights	1	-	50	1	-67%	85	8	27	98.95%	424,500	-	412,500	424,500	-	390,608	347,582	-3%	356,340	209
Mayland Heights East	-	-	6	-	-	10	1	-	-	205,000	-	205,000	-	-	260,583	-	-	-	-
McCall Ind. Park/ Airways Ind. Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monterey Park	7	17%	97	7	0%	158	11	41	98.18%	397,500	1%	390,000	377,014	-7%	396,085	444,402	9%	435,542	217
Penbrooke	5	0%	98	5	-44%	138	12	49	96.31%	203,000	-6%	295,000	216,420	0%	270,428	292,735	7%	289,611	234
Pineridge	3	-73%	126	11	-8%	197	17	63	96.98%	313,000	-2%	287,650	274,333	-12%	288,767	325,929	5%	322,911	216
Radisson Heights	-	-	22	3	-40%	40	4	-	-	360,000	-	360,000	-	-	345,532	340,448	-4%	352,071	207
Red Carpet/Mountview Mobile Park	1	0%	23	1	0%	49	9	82	96.71%	235,000	12%	167,500	235,000	12%	179,767	-	-	-	-
Redstone	2	-60%	33	2	-50%	82	15	102	99.56%	537,500	54%	426,000	537,500	49%	445,804	-	-	-	-
Rundle	3	0%	107	4	-33%	156	18	13	96.67%	325,000	-19%	363,000	337,667	-15%	321,125	311,823	-3%	320,235	202
Saddle Ridge	6	-68%	297	24	-8%	489	57	31	97.48%	352,000	-4%	403,000	360,250	-5%	393,943	496,168	10%	476,422	237
Saddle Ridge Ind/Westwinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skyview Ranch	9	29%	163	13	-43%	281	37	62	97.24%	420,000	0%	410,000	398,185	-8%	402,860	454,486	14%	428,099	244
Southview	-	-	21	-	-	26	-	-	-	367,500	-	367,500	-	-	390,452	375,889	-6%	385,066	213
Stoney Ind.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taradale	12	0%	254	28	8%	414	48	44	96.32%	362,000	-15%	375,250	371,458	-8%	372,284	386,629	3%	381,819	224
Temple	9	-25%	139	16	33%	200	23	32	95.86%	335,000	-4%	323,500	319,358	-6%	322,426	365,349	4%	359,104	219
Valleyfield	-	-	1	-	-	2	-	-	-	265,000	-	265,000	-	-	265,000	-	-	-	-
Vista Heights	1	0%	24	2	100%	37	5	43	94.62%	350,000	-7%	353,000	350,000	-7%	319,696	306,539	-	307,887	226
West Dover	1	-86%	29	2	-	63	10	102	96.99%	290,000	21%	262,500	290,000	0%	270,883	290,208	-1%	293,626	217

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	DOM	SP/LP	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	
	292	-15%	5,958	499	9%	12,141	1,731	55	95.47%	425,000	-2%	442,000	532,881	3%	518,558	NA	NA	NA	NA	NA	NA	
Whitehorn	4	-33%	130	9	-36%	218	20	27	100.17%	334,950	5%	344,000	333,725	-1%	338,646	341,705	4%	337,959	341,705	4%	337,959	224
ZONE C	292	-15%	5,958	499	9%	12,141	1,731	55	95.47%	425,000	-2%	442,000	532,881	3%	518,558	NA	NA	NA	NA	NA	NA	NA
Altadore/River Park	11	57%	207	12	-14%	513	73	55	94.39%	776,000	34%	749,950	801,205	2%	800,801	622,532	-1%	623,794	622,532	-1%	623,794	222
Aspen Woods	7	-13%	174	14	-26%	391	65	34	94.84%	640,000	-30%	722,000	693,014	-22%	745,199	870,814	-3%	894,651	870,814	-3%	894,651	250
Bankview	4	-33%	122	10	-29%	259	47	82	97.43%	417,500	61%	310,000	480,975	45%	362,203	361,787	-4%	366,457	361,787	-4%	366,457	202
Bayview	2	100%	8	1	0%	15	1	120	89.60%	1,697,500	-33%	900,000	1,697,500	-33%	1,103,000	1,211,277	13%	1,146,181	1,211,277	13%	1,146,181	201
Bel Aire	-	-	4	1	0%	20	4	4	-	2,487,500	-	2,487,500	-	-	2,316,000	-	-	-	-	-	-	-
Braeside	8	0%	95	9	-10%	147	17	53	95.99%	354,000	50%	364,000	355,750	37%	366,842	317,384	-5%	331,599	317,384	-5%	331,599	191
Bridlewood	11	-15%	263	15	-6%	332	31	49	97.57%	412,000	-6%	405,000	373,545	-9%	384,364	439,169	2%	431,939	439,169	2%	431,939	211
Britannia	-	-	7	3	50%	31	12	45	96.06%	290,000	-18%	313,000	332,500	-10%	346,660	1,145,476	-5%	1,118,765	1,145,476	-5%	1,118,765	176
Canyon Meadows	5	-17%	121	8	-11%	181	23	45	96.06%	290,000	-18%	313,000	332,500	-10%	346,660	323,226	-6%	333,369	323,226	-6%	333,369	196
Canyon Meadows Estates	-	-	10	2	0%	30	9	42	97.23%	385,000	1%	342,500	371,000	-1%	351,872	709,728	-8%	742,102	709,728	-8%	742,102	194
Cedarbrae	3	-57%	97	5	-38%	142	9	42	97.23%	385,000	1%	342,500	371,000	-1%	351,872	342,996	-2%	347,108	342,996	-2%	347,108	201
CFB Currie	-	-	14	1	-	66	21	4	-	686,450	-	686,450	-	-	738,407	-	-	-	-	-	-	-
Chinook Park	-	-	14	-	-	34	4	4	-	775,000	-	775,000	-	-	841,679	636,685	-2%	620,624	636,685	-2%	620,624	211
Christie Park	2	100%	30	3	50%	55	6	57	98.60%	539,750	-40%	675,000	539,750	-40%	688,243	655,529	-2%	666,911	655,529	-2%	666,911	199
Cliff Bungalow	-	-	31	6	50%	92	14	14	-	321,000	-	321,000	-	-	379,290	381,779	1%	373,865	381,779	1%	373,865	197
Coach Hill	2	-50%	67	2	-33%	133	14	28	97.38%	443,000	-19%	371,000	443,000	-32%	419,175	407,535	-4%	416,820	407,535	-4%	416,820	200
Connaught	15	-42%	310	35	30%	670	99	49	94.98%	360,000	4%	330,000	368,400	-5%	355,235	299,980	-6%	309,565	299,980	-6%	309,565	206
Cougar Ridge	3	-63%	106	16	129%	200	26	26	98.34%	532,000	-10%	557,000	609,667	-10%	612,448	645,021	-1%	655,302	645,021	-1%	655,302	234
Crestmont	1	-	14	4	100%	40	7	63	99.47%	547,000	-	588,750	547,000	-	668,093	665,690	0%	676,633	665,690	0%	676,633	228
Discovery Ridge	5	0%	84	2	-78%	188	24	47	97.04%	375,000	11%	623,000	611,100	54%	663,974	793,987	-7%	819,799	793,987	-7%	819,799	191
Downtown	6	50%	74	6	-40%	181	32	34	96.30%	208,750	-28%	370,000	264,667	-10%	447,792	250,230	-7%	260,044	250,230	-7%	260,044	211
Eagle Ridge	-	-	4	2	-	15	3	3	-	1,400,000	-	1,400,000	-	-	1,576,250	-	-	-	-	-	-	-
East Village	6	500%	25	10	67%	98	35	90	96.34%	403,200	27%	335,000	391,067	23%	346,796	373,384	-1%	377,907	373,384	-1%	377,907	245
Eau Claire	2	-	38	10	67%	142	34	59	96.25%	658,750	-	542,500	658,750	-	681,395	551,333	-4%	564,594	551,333	-4%	564,594	228
Elbow Park	1	-	37	6	50%	113	26	159	95.01%	950,000	-	1,265,000	950,000	-	1,424,374	1,224,210	-11%	1,280,126	1,224,210	-11%	1,280,126	204
Elboya	1	0%	18	4	-20%	56	16	6	96.52%	2,220,000	-9%	855,000	2,220,000	-9%	1,222,139	944,290	-4%	935,191	944,290	-4%	935,191	242
Erlton	-	-	37	1	-75%	89	10	10	-	430,000	-	430,000	-	-	563,298	516,402	-10%	546,434	516,402	-10%	546,434	216
Evergreen	19	-21%	349	14	17%	539	49	68	97.74%	377,500	-3%	412,500	372,294	-7%	417,765	466,434	-1%	468,203	466,434	-1%	468,203	206
Evergreen Estates/Shawnee	4	100%	69	7	17%	166	29	78	96.97%	701,000	2%	615,000	820,500	20%	612,085	629,212	-8%	657,701	629,212	-8%	657,701	197
Garrison Green	-	-	33	1	-75%	69	10	10	-	530,000	-	530,000	-	-	542,923	320,005	0%	321,684	320,005	0%	321,684	235
Garrison Woods	3	200%	48	-	-	76	5	44	96.76%	488,000	60%	537,500	495,000	62%	600,281	363,576	-2%	371,873	363,576	-2%	371,873	214
Glamorgan	3	-40%	105	3	-40%	172	19	34	96.52%	201,000	-61%	382,500	308,167	-36%	403,186	345,917	-4%	356,793	345,917	-4%	356,793	212
Glenbrook	5	25%	107	5	-50%	187	25	69	98.70%	443,000	0%	489,000	419,400	-14%	469,644	524,015	-4%	540,760	524,015	-4%	540,760	218
Glendale	1	-	27	2	-50%	53	7	104	92.32%	600,000	-	588,600	600,000	-	572,948	361,618	-6%	367,610	361,618	-6%	367,610	203
Haysboro	6	20%	129	15	50%	227	29	32	95.82%	377,500	-15%	420,000	355,250	-24%	389,787	649,024	-1%	645,577	649,024	-1%	645,577	198
Kelvin Grove	1	-	19	9	800%	42	10	11	95.67%	937,500	-	352,500	937,500	-	635,132	649,024	-1%	645,577	649,024	-1%	645,577	198
Killarney	11	22%	174	15	-12%	378	60	46	95.05%	650,000	-18%	597,500	650,091	-7%	600,153	507,660	-5%	520,180	507,660	-5%	520,180	207
Kingsland	4	33%	50	4	100%	103	9	105	94.27%	675,000	6%	657,500	636,000	-8%	619,743	410,797	-1%	404,875	410,797	-1%	404,875	211
Lakeview	4	33%	67	5	25%	122	12	49	97.91%	571,950	-1%	570,000	629,975	18%	579,536	547,081	-3%	559,940	547,081	-3%	559,940	209
Lakeview Village	1	-	11	1	-	24	4	9	106.57%	1,800,000	173%	1,650,000	1,800,000	234%	1,536,229	1,187,674	-8%	1,238,373	1,187,674	-8%	1,238,373	199
Lincoln Park	-	-	44	4	-43%	93	17	17	-	285,000	-	285,000	-	-	293,064	300,207	-2%	305,109	300,207	-2%	305,109	193
Lower Mount Royal	2	-87%	82	8	0%	184	28	58	97.25%	313,500	-8%	320,000	313,500	-18%	398,159	373,857	-5%	380,205	373,857	-5%	380,205	201
Mayfair	-	-	7	-	-	10	1	1	-	1,377,500	-	1,377,500	-	-	1,529,143	1,067,721	2%	1,047,002	1,067,721	2%	1,047,002	218
Meadowlark Park	1	-	13	2	-	31	4	22	96.50%	617,500	-	724,000	617,500	-	745,830	610,584	-2%	587,507	610,584	-2%	587,507	224
Millrise	7	-22%	143	9	50%	214	18	54	96.17%	307,000	-28%	372,500	292,714	-25%	360,991	403,447	-1%	403,421	403,447	-1%	403,421	204
Mission	2	-82%	99	11	-8%	262	41	56	95.48%	262,500	-33%	366,250	262,500	-34%	496,107	291,332	7%	288,869	291,332	7%	288,869	213
Mount Royal	3	200%	24	4	0%	68	9	39	91.87%	1,368,000	173%	1,650,000	1,676,000	234%	1,536,229	1,583,071	0%	1,569,923	1,583,071	0%	1,569,923	215
North Glenmore Park	1	-	35	6	500%	94	14	55	92.00%	1,380,000	117%	645,000	1,380,000	43%	683,511	565,223	-2%	573,202	565,223	-2%	573,202	199
Oakridge	5	67%	59	3	-25%	101	14	33	97.54%	514,000	117%	320,500	441,815	43%	398,804	413,527	0%	416,769	413,527	0%	416,769	195
Oakridge Estates	-	-	18	1	-	33	6	6														

	Sales		New Listings		Inventory		SP/LP		Median Price		Average Price		Benchmark Price		Index
	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Y/Y%	
Pump Hill	2		2		4	96	87.13%	1,433,750	917,500	1,433,750	951,525	1,037,494	3%	1,036,691	219
Richmond	4	-33%	9	50%	44	76	95.29%	754,450	662,500	754,450	685,111	584,650	-7%	601,271	208
Richmond Hill	5	-17%	6	20%	21	52	96.64%	385,000	482,500	385,000	486,116	468,469	-7%	488,114	206
Rideau Park	-		1	-50%	3				700,000		800,091	341,748	0%	340,679	215
Rosscarrock	-		3	200%	12				645,000		574,833	415,553	-3%	427,121	208
Roxboro	-		-		1			1,175,000			1,582,500				
Rutland Park	3		2	100%	4	65	97.50%	562,400	575,000	562,400	539,047	572,560	-2%	583,905	207
Scarboro	3		1	0%	2	60	95.74%	675,000	820,000	675,000	1,051,138	707,811	-7%	713,568	163
Shaganappi	2	0%	-		9	85	91.37%	157,500	630,000	157,500	601,790	557,255	-6%	572,063	208
Shawnessy	8	60%	5	-29%	17	25	96.95%	383,000	411,324	383,000	396,418	393,677	-2%	396,656	192
Signal Hill	4	33%	4	100%	9	105	94.27%	675,000	657,500	675,000	619,743	699,804	-7%	728,875	212
Signature Parke	3	50%	3		16	16	97.41%	570,000	574,500	570,000	544,762	546,419	-4%	561,760	196
Silverado	5	-38%	23	360%	33	29	96.81%	440,000	415,000	440,000	432,711	438,719	-6%	449,302	188
Somerset	4	0%	10	150%	27	30	97.55%	410,500	407,000	410,500	383,592	403,617	-4%	407,060	211
South Calgary	4	-67%	9	-36%	50	72	97.84%	609,250	565,000	609,250	647,550	524,925	-6%	534,869	206
Southwood	6	200%	4	33%	15	37	96.44%	425,750	424,250	425,750	397,416	330,495	-6%	344,416	199
Springbank Hill	5	-17%	11	22%	45	75	91.86%	665,000	655,000	665,000	702,696	670,479	-7%	691,073	215
Spruce Cliff	4	-20%	2	-71%	26	44	96.58%	339,500	384,250	339,500	424,687	370,617	-5%	382,801	163
Strathcona Park	4	33%	6	0%	17	22	98.28%	616,000	650,000	616,000	656,754	638,943	-1%	648,212	221
Sunalta	1	-80%	5	-44%	18	113	97.50%	312,000	303,500	312,000	332,431	311,493	-6%	318,899	206
The Slopes	-		-		4			1,250,000			1,566,000				
Upper Scarboro	1		1		1	131	92.31%	1,200,000	805,000	1,200,000	930,000	789,027	-7%	815,927	213
Victoria Park	14	-33%	26	8%	75	53	95.82%	323,500	357,500	323,500	379,112	340,267	-5%	336,814	256
West End	2	0%	8	300%	28	101	89.97%	418,250	405,000	418,250	421,721	446,462	-6%	458,280	212
West Springs	7	0%	15	50%	41	59	96.91%	630,000	597,000	630,000	687,583	683,998	0%	693,275	239
Westgate	4	300%	4	33%	11	53	96.16%	483,500	500,000	483,500	475,606	421,439	-5%	437,945	206
Wildwood	1	-67%	1	-80%	7	78	99.64%	697,400	630,000	697,400	662,413	577,039	-6%	598,570	216
Windsor Park	4	-20%	10	43%	35	50	92.62%	289,750	263,500	289,750	391,978	367,438	0%	365,162	203
Woodbine	6	-40%	5	25%	15	56	96.63%	331,250	444,250	331,250	473,744	456,853	0%	455,613	207
Woodlands	-		2	-50%	13			473,250			473,497	470,164	-1%	475,414	205
ZONE D	197	-7%	280	17%	803	50	97.18%	408,840	427,500	408,840	452,140	NA	NA	NA	NA
Acadia	7	-22%	7	0%	13	28	96.77%	377,000	393,250	377,000	373,134	322,531	-7%	337,286	184
Auburn Bay	11	-45%	22	-19%	64	36	97.02%	520,000	461,121	520,000	482,563	514,064	1%	516,730	203
Chaparral	5	-29%	12	71%	28	59	92.83%	525,000	470,000	525,000	508,455	464,272	-6%	477,548	191
Chaparral Valley	-		3	50%	5				429,900		454,018				
Copperfield	17	21%	19	46%	64	53	98.15%	375,000	395,000	375,000	389,576	437,771	-3%	443,289	198
Cranston	18	-31%	27	0%	80	55	97.36%	411,920	430,000	411,920	462,413	505,026	0%	508,877	213
Deer Ridge	4	100%	6	50%	19	34	97.73%	308,500	335,000	308,500	350,580	367,360	-5%	376,355	171
Deer River Estates	-		-		-			615,000			609,750				
Deer Run	2	-60%	2	-33%	4	25	98.84%	481,800	435,000	481,800	452,933	397,318	-4%	405,493	196
Diamond Cove	-		2		5			611,500			656,458	608,183	-3%	612,757	188
Douglas Glen	2	-50%	2	0%	5	26	97.21%	345,000	454,450	345,000	451,994	451,457	-4%	456,755	202
Douglas Ridge	2	0%	6	200%	6	19	100.13%	425,250	448,000	425,250	455,340	462,198	-4%	467,517	200
Douglasdale Estates	4	100%	5	-38%	18	56	96.07%	459,500	507,000	459,500	539,566	538,167	-6%	553,814	190
Fairview	3	200%	1		4	58	94.83%	380,000	430,000	380,000	432,865	402,701	-3%	392,225	206
Highfield	-		-		-										
Inglewood	4		7	250%	20	41	97.90%	302,000	440,000	302,000	478,350	477,624	-6%	490,927	213
Lake Bonavista	4	-43%	6	-40%	23	76	96.81%	552,000	537,500	552,000	497,806	481,478	-8%	506,048	191
Lake Bonavista Downs	-		-		2			441,250			448,003	392,210	-9%	419,551	183
Lake Bonavista Estates	1	0%	2	-33%	7	147	89.66%	1,430,000	835,500	1,430,000	891,831	784,669	-9%	832,231	197
Lynnwood Ridge	2	-50%	1	-50%	3	57	93.03%	258,125	370,000	258,125	367,131	335,452	0%	334,621	217
Mahogany	13	44%	15	-12%	73	60	97.97%	547,500	482,500	547,500	502,796				
Manchester	-		-		1			263,950			248,271				
Maple Ridge	2	100%	2		8	81	97.34%	518,250	515,000	518,250	537,428	479,194	-10%	510,458	184
McKenzie Lake	12	0%	18	64%	51	47	97.34%	374,500	441,000	374,500	510,405	500,671	0%	498,148	211

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index		
	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Y/Y%	YTD	Dec-15	Dec-15		
McKenzie Towne	19	-34%	465	27	4%	737	75	30	97.74%	355,000	-6%	377,800	390,771	-5%	382,921	384,164	0%	383,130			384,164	0%	383,130	202
Midnapore	3	0%	85	5	25%	132	16	70	97.02%	402,000	75%	380,000	584,500	117%	408,884	351,169	-4%	356,497			351,169	-4%	356,497	192
New Brighton	20	25%	317	23	53%	487	43	53	97.72%	411,250	-6%	429,000	415,350	-4%	430,995	490,675	-1%	493,915			490,675	-1%	493,915	196
Ogden Lynnwood	2	-33%	54	8	60%	75	10	25	93.91%	300,000	20%	317,500	300,000	-7%	320,742	316,982	1%	316,140			316,982	1%	316,140	203
Parkland	2	100%	47	2	-50%	85	9	56	92.98%	529,500	-25%	589,500	529,500	-25%	613,699	539,055	-9%	555,113			539,055	-9%	555,113	272
Quarry Park	-		19	2	0%	61	14					510,000			549,153									
Queensland	4	33%	67	5	0%	93	9	50	98.59%	312,000	16%	330,000	307,250	-11%	335,588	356,004	-2%	358,892			356,004	-2%	358,892	204
Ramsay	1	-83%	33	2	-60%	54	8	177	94.30%	660,000	23%	486,100	660,000	20%	535,285	476,010	-8%	490,951			476,010	-8%	490,951	220
Riverbend	5	-17%	120	4	-33%	155	8	34	95.93%	406,000	2%	434,400	464,200	12%	450,500	449,100	-2%	451,575			449,100	-2%	451,575	211
Sundance	9	29%	126	6	100%	182	22	62	96.96%	478,000	20%	489,000	528,244	19%	507,080	485,524	-3%	490,152			485,524	-3%	490,152	189
Walden	3	50%	71	13	86%	122	22	59	98.26%	355,000	-25%	416,000	411,300	-14%	450,233	385,250	-7%	400,979			385,250	-7%	400,979	195
Willow Park	2	-33%	63	4	-20%	104	12	56	97.21%	500,500	-4%	442,500	500,500	-6%	434,738	677,973	-3%	690,439			677,973	-3%	690,439	205
Willow Park Estates	-		8	1	0%	29	4					867,250			890,875									

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales		New Listings		Inventory		Median Price		Average Price		Benchmark Price		Index
	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Dec-15	Dec-15	Y/Y%	Dec-15	Y/Y%	Dec-15	Y/Y%	
Airdrie	66	3%	88	10%	289	58	365,450	-9%	369,606	-7%	368,500	-2%	195
Rockyview Region	76	3%	146	14%	628	77	472,500	-1%	598,074	7%	544,500	-2%	176
Beiseker	1		1		6	57	264,900		264,900				
Bragg Creek	-		1	-67%	10		700,000		709,895				
Chestermere	16	-11%	35	67%	114	67	570,000	17%	542,863	11%	479,300	-1%	171
Cochrane	33	14%	45	-20%	221	65	400,000	-11%	409,738	-8%	434,000	-1%	177
Crossfield	-		6	-25%	10		380,000		373,327				
Irricana	-		2	-33%	7		250,000		255,067				
Langdon	4	100%	6	100%	24	32	429,250	-1%	449,000	4%	474,240		
Redwood Meadows	6		2	100%	4	48	450,000		429,167				
Rural	16	7%	47	47%	222	136	1,000,000	11%	1,163,163	17%	946,100	-4%	185
Foothills Region	52	-12%	104	28%	460	75	480,000	22%	555,408	9%	386,700	-2%	180
Blackie	-		-		2		334,000		288,250				
Black Diamond	3	0%	2	-50%	9	54	330,000	31%	330,000	7%	348,520		
Cayley	-		-		3		248,500		235,117				
Heritage Pointe	2	100%	7	250%	41	121	1,180,000	2%	1,180,000	2%	1,213,796		
High River	6	-60%	23	53%	86	55	298,000	3%	333,250	10%	336,000	-2%	170
Longview	-		-		2		210,000		296,883				
Okotoks	26	-19%	47	15%	162	63	433,750	5%	459,479	2%	426,100	-1%	187
Rural	13	117%	15	0%	109	98	824,250	-32%	796,942	-44%	676,700	-4%	168
Turner Valley	1	-50%	5	25%	20	213	315,000	36%	315,000	36%	278,100	0%	175
Active Regional Areas	16	-30%	42	200%	159	85	349,000	16%	352,525	12%			
Carstairs	3	-40%	10	400%	33	43	400,000	48%	401,167	39%	308,931	-6%	194
Cremona	-		1		4		250,475		266,408				
Didsbury	3	-40%	9	50%	33	44	235,000	2%	230,000	-18%	251,654	-7%	191
Strathmore	10	-17%	15	150%	73	109	355,000	10%	374,690	6%	361,272	4%	200
Vulcan	-		7		16		206,862		194,328				
Total Surrounding Area	210	-5%	380	25%	1,536	71	420,500	5%	496,996	5%	422,300	-2%	186
CREB® Economic Region	1,088	-16%	1,863	11%	5,872	54	410,000	-1%	469,285	-1%	443,900	-2%	206
CREB® CMA	1,020	-16%	1,717	9%	5,253	52	410,000	-2%	466,726	-1%	448,400	-2%	207

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.