

**CALGARY RESALE MARKET REACHING NORMAL**

*2012 saw end to four years of weaker sales activity*

**Calgary, Jan. 2, 2013** – Residential real estate sales in the city of Calgary ended the year on a high note, with sales volume up 15 per cent in 2012 compared to 2011, and benchmark prices up five per cent.

“Calgary’s housing market has finally started to recover,” said Ann-Marie Lurie, CREB®’s chief economist. “While prices remain shy of the highs recorded in 2007, this is a move in the right direction.”

Much of the sustainable recovery is fueled from the growth in the energy sector, spilling over into all aspects of our economy, including housing, said Lurie. “There is no question employment and migration growth has supported housing demand, a trend that is expected to continue this year, albeit at a slower pace.”

The single family market sales growth outpaced increases in the total condominium market within city limits. Single family sales rose by 15 per cent in 2012 compared to 2011. New listings did not keep pace, declining by seven per cent over the same period. This has significantly reduced the inventory of single family homes in the market, pushing prices up.

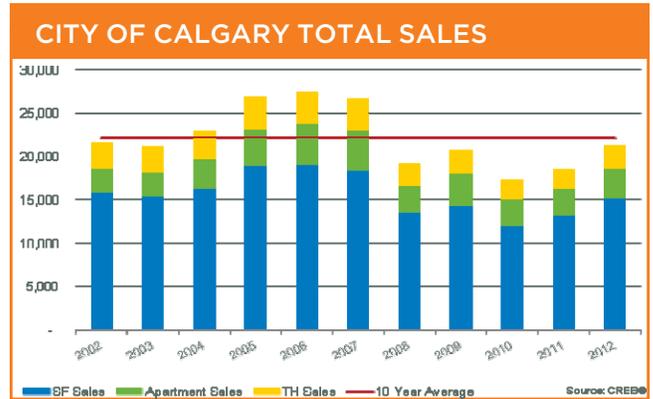
“Consumers in the market were looking for value and, if a home was priced right based on a longer term view of their housing needs, they were buying,” said 2012 CREB® President Bob Jablonski.

The price spread is expected to narrow as balanced market conditions support further price growth, he said. But in most communities, prices remain lower than 2007 levels.

The unadjusted single family benchmark price was \$434,800 for the month of December, 8.7-per-cent higher than 2011. On average, single family prices are up by seven per cent for the year, and remain two per cent below peak pricing in 2007.

Condominium sales are improving, as lower supply levels and rising prices in the single family market drove consumers to explore alternatives. Sales in the apartment and townhouse sector recorded annual increases of 12 and 16 per cent, respectively. Meanwhile, listings are declining in both sectors, keeping both markets in balanced conditions. Price growth has not been at the same pace as what was recorded in the single family sector.

Condominium apartment benchmark prices totaled 248,700 in December, a 5.4 per cent increase over 2011. Annual average benchmark increases were two per cent, significantly lower than the five per cent increase in the annual average price.



The average price increase is misleading, as there were several multimillion-dollar condominium sales in 2012 that skewed figures up. With more sales occurring at the higher end of the spectrum, average and median prices are trending higher than the benchmark, which represents price growth for the same type of property. “Calgary’s 2013 housing sector growth will ease both in terms of sales and price growth, differing from the declines expected on a national level,” said Lurie.

Calgary’s housing market did not recover at the same pace as other Canadian centres and 2012 was the first time resale sales returned to more normal levels of activity, she said.

“It is expected that continued weakness in the natural gas sector, combined with the more cautious expansion approach in the oil sector, will persist this year. While economic activity will be strong enough to support moderate housing growth, the notion of an overheated housing market in 2013 is unlikely, given the economic backdrop.”

## CREB® - SUMMARY STATS

	Dec-11	Dec-12	Y/Y %	2011	2012	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	1,289	1,370	6.28%	22,898	27,212	18.84%
Total Sales Volume	\$528,745,625	\$588,618,169	11.32%	\$9,542,133,433	\$11,604,473,474	21.61%
New Listings	1,501	1,302	-13.26%	45,612	44,079	-3.36%
Active Listings	6,613	5,167	-21.87%	N/A	N/A	
Sales to New Listings Ratio	0.86	1.05	22.53%	0.50	0.62	22.97%
Sales \$ / List \$	96.17%	96.54%	0.36%	96.68%	97.12%	0.44%
Average DOM	67	64	-3.76%	58	53	-8.62%
Average Price	\$410,198	\$429,648	4.74%	\$416,723	\$426,447	2.33%
Benchmark Price	\$357,100	\$383,400	7.36%			
Index	168	181	7.37%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,025	1,083	5.66%	18,496	21,207	14.66%
Total Sales Volume	\$412,219,504	\$473,037,398	14.75%	\$7,664,579,045	\$9,090,476,165	18.60%
New Listings	1,076	882	-18.03%	34,068	31,847	-6.52%
Active Listings	3,989	2,722	-31.76%	N/A	N/A	
Sales to New Listings Ratio	0.95	1.23	28.90%	0.54	0.67	22.65%
Sales \$ / List \$	96.43%	96.78%	0.35%	96.86%	97.32%	0.45%
Average DOM	60	54	-9.37%	48	45	-6.25%
Average Price	\$402,165	\$436,784	8.61%	\$414,391	\$428,655	3.44%
Benchmark Price	\$362,200	\$390,100	7.70%			
Index	169	182	7.70%			
<b>CREB® TOWNS</b>						
Total Sales	186	175	-5.91%	3,293	3,970	20.56%
Total Sales Volume	\$65,281,779	\$59,157,394	-9.38%	\$1,156,196,540	\$1,383,881,210	19.69%
New Listings	271	220	-18.82%	7,378	6,883	-6.71%
Active Listings	1,653	1,134	-31.40%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.80	15.90%	0.45	0.58	29.23%
Sales \$ / List \$	96.37%	96.69%	0.32%	96.89%	97.19%	0.30%
Average DOM	81	89	9.17%	81	78	-3.70%
Average Price	\$350,977	\$338,042	-3.69%	\$351,107	\$348,585	-0.72%
Benchmark Price	\$311,000	\$327,000	5.14%			
Index	164	172	5.13%			
<b>CREB® CRES</b>						
Total Sales	47	36	-23.40%	676	873	29.14%
Total Sales Volume	\$38,947,042	\$25,739,800	-33.91%	\$552,058,735	\$692,337,706	25.41%
New Listings	98	72	-26.53%	2,589	2,633	1.70%
Active Listings	683	674	-1.32%	N/A	N/A	
Sales to New Listings Ratio	0.48	0.50	4.26%	0.26	0.33	26.98%
Sales \$ / List \$	93.33%	91.88%	-1.45%	94.06%	94.81%	0.75%
Average DOM	105	108	3.08%	103	108	4.85%
Average Price	\$828,660	\$714,994	-13.72%	\$816,655	\$793,056	-2.89%
Median Price	\$785,000	\$637,000	-18.85%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

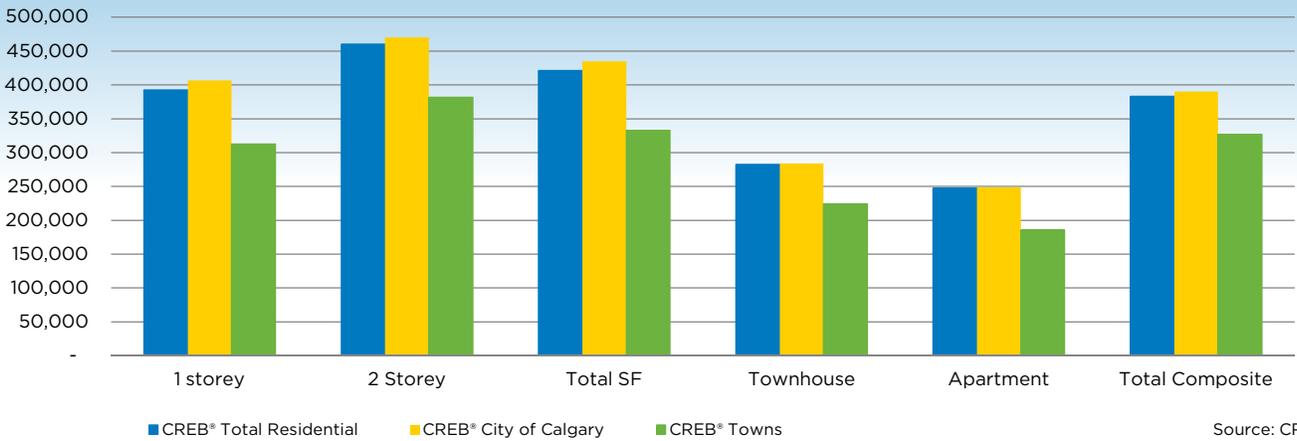
	Dec-11	Dec-12	Y/Y %	2011	2012	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	717	745	3.91%	13,120	15,109	15.16%
Total Sales Volume	\$326,229,481	\$369,993,837	13.42%	\$6,120,564,590	\$7,271,000,704	18.80%
New Listings	753	626	-16.87%	24,055	22,396	-6.90%
Active Listings	2,705	1,859	-31.28%	N/A	N/A	
Sales to New Listings Ratio	0.95	1.19	24.98%	0.55	0.67	23.69%
Sales \$ / List \$	96.49%	96.84%	0.36%	96.92%	97.38%	0.47%
Average DOM	58	51	-11.87%	46	42	-8.70%
Average Price	\$454,992	\$496,636	9.15%	\$466,506	\$481,236	3.16%
Benchmark Price	\$399,900	\$434,800	8.73%			
Index	170	185	8.72%			
<b>CONDO APARTMENT</b>						
Total Sales	183	219	19.67%	3,139	3,501	11.53%
Total Sales Volume	\$49,421,489	\$66,668,145	34.90%	\$852,356,955	\$996,743,041	16.94%
New Listings	199	143	-28.14%	5,982	5,711	-4.53%
Active Listings	805	553	-31.30%	N/A	N/A	
Sales to New Listings Ratio	0.92	1.53	66.54%	0.52	0.61	16.82%
Sales \$ / List \$	95.82%	96.41%	0.59%	96.36%	96.79%	0.43%
Average DOM	67	67	0.52%	54	54	0.00%
Average Price	\$270,063	\$304,421	12.72%	\$271,538	\$284,702	4.85%
Benchmark Price	\$236,000	\$248,700	5.38%			
Index	165	174	5.40%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	125	119	-4.80%	2,237	2,597	16.09%
Total Sales Volume	\$36,568,534	\$36,375,416	-0.53%	\$691,657,500	\$822,732,420	18.95%
New Listings	124	113	-8.87%	4,031	3,740	-7.22%
Active Listings	479	310	-35.28%	N/A	N/A	
Sales to New Listings Ratio	1.01	1.05	4.47%	0.55	0.69	25.13%
Sales \$ / List \$	96.75%	96.82%	0.07%	97.01%	97.36%	0.36%
Average DOM	61	51	-16.83%	53	48	-9.43%
Average Price	\$292,548	\$305,676	4.49%	\$309,190	\$316,801	2.46%
Benchmark Price	\$272,700	\$284,100	4.18%			
Index	170	178	4.17%			

## MLS® HPI SUMMARY

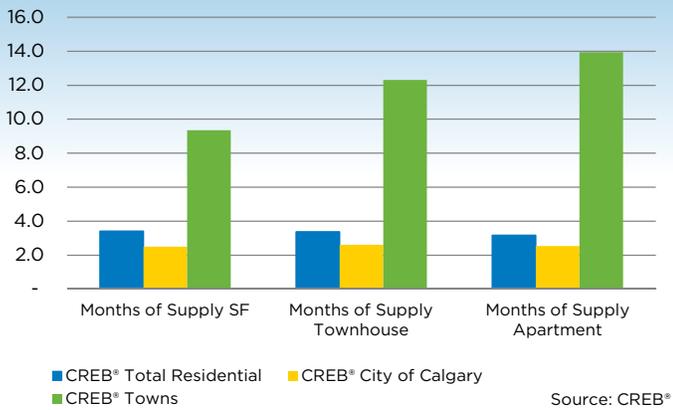
	December 2012		% Changes				
	Benchmark Price	Index (HPI)	Nov-12	Jun-12	Dec-11	Dec-09	Dec-07
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	421,400	183	0.2%	0.8%	8.2%	7.5%	0.9%
Townhouse	282,500	178	0.5%	2.3%	4.1%	1.7%	-9.1%
Apartment	247,700	173	0.2%	0.9%	5.3%	1.2%	-11.1%
<b>COMPOSITE</b>	<b>383,400</b>	<b>181</b>	<b>0.2%</b>	<b>1.0%</b>	<b>7.4%</b>	<b>5.9%</b>	<b>-2.2%</b>
<b>CREB® TOWNS</b>							
Single Family	333,100	172	-0.8%	0.3%	5.3%	4.1%	-5.7%
Townhouse	224,200	181	0.7%	4.7%	4.0%	1.9%	-13.2%
Apartment	185,900	160	-2.0%	-0.7%	-1.0%	-1.4%	-19.1%
<b>COMPOSITE</b>	<b>327,000</b>	<b>172</b>	<b>-0.8%</b>	<b>0.5%</b>	<b>5.1%</b>	<b>3.7%</b>	<b>-6.5%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	434,800	185	0.3%	0.9%	8.7%	8.1%	2.1%
Townhouse	284,100	178	0.5%	2.2%	4.2%	1.8%	-8.9%
Apartment	248,700	174	0.3%	1.0%	5.4%	1.2%	-10.9%
<b>COMPOSITE</b>	<b>390,100</b>	<b>182</b>	<b>0.3%</b>	<b>1.1%</b>	<b>7.7%</b>	<b>6.2%</b>	<b>-1.6%</b>

# COMPARISONS

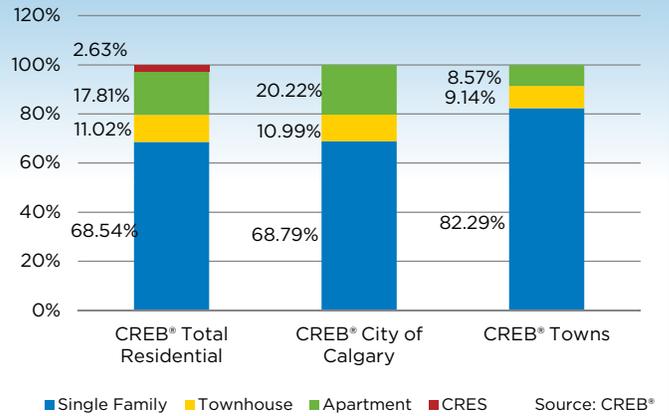
**Benchmark Price - December**



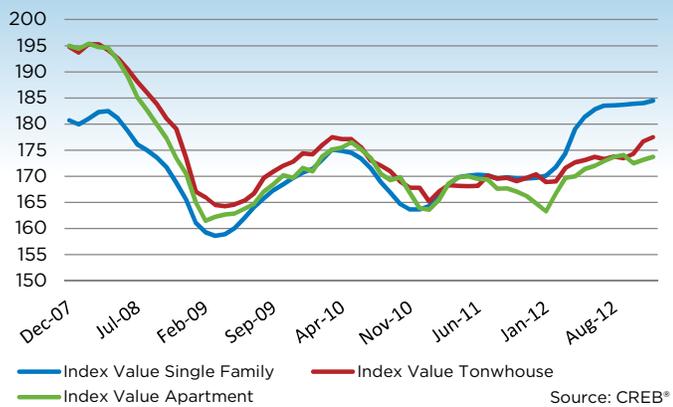
**Months of Supply - December**



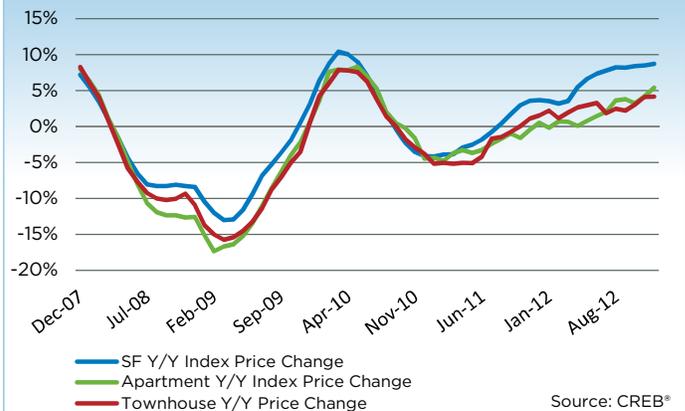
**Sales Distribution - December**



**CALGARY INDEX VALUE**



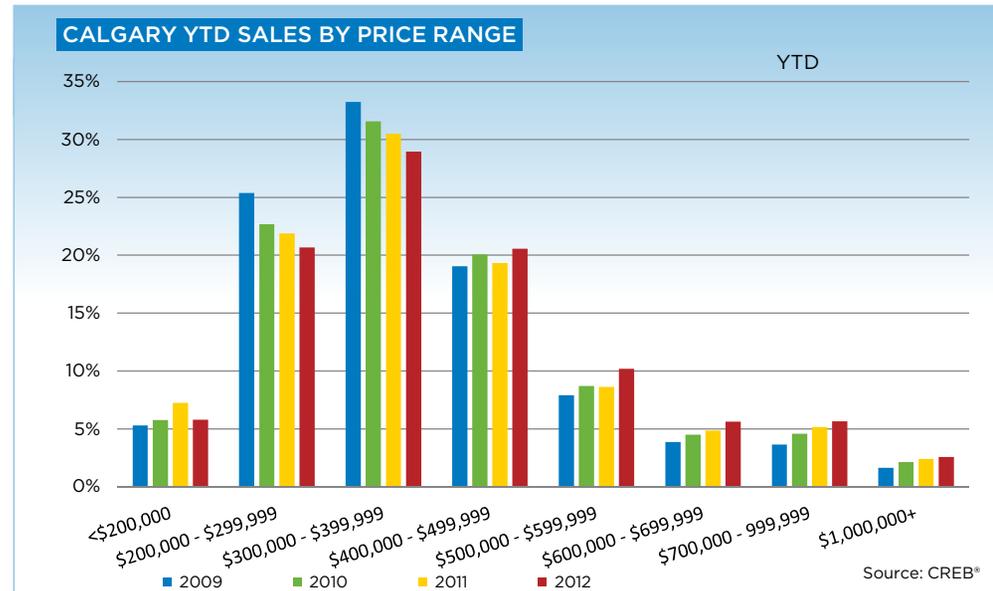
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



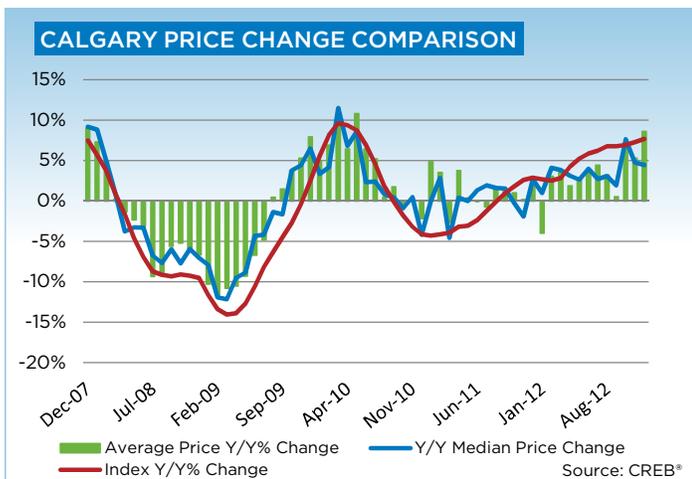
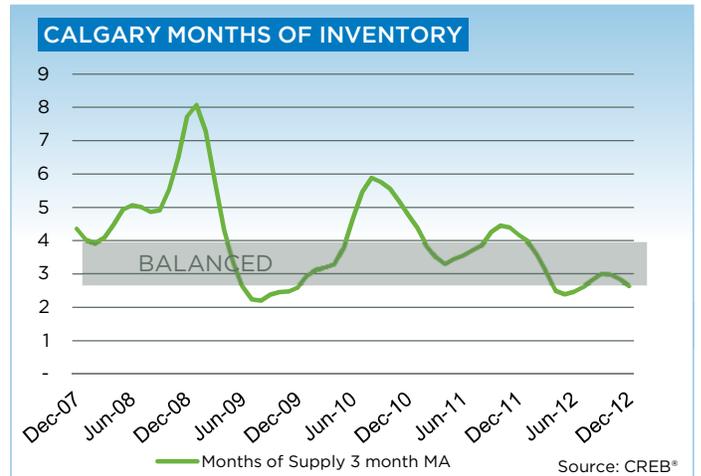
# CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,084	1,622	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,345	1,025	18,496
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,855	2,960	3,202	2,530	1,837	1,076	34,068
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,809	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	412,215	402,165	414,391
Benchmark Price Index	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	
Index	164	166	168	170	170	170	170	169	169	169	169	169	
<b>2012</b>													
Sales	1,068	1,732	2,166	2,199	2,381	2,197	1,932	1,722	1,610	1,660	1,457	1,083	21,207
New Listings	2,530	2,883	3,349	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,631	882	31,847
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831	2,722	
AverageDOM	60	49	42	41	40	40	43	45	45	46	51	54	45
Average Price	391,372	425,383	422,354	428,912	445,034	441,788	425,927	417,052	419,657	437,061	433,929	436,784	428,655
Benchmark Price Index	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
Index	169	171	173	177	179	180	181	181	181	181	181	182	

Calgary Total	Dec-11	Dec-12	2011	2012
>\$100,000	2	1	46	24
\$100,000 - \$199,999	81	64	1,296	1,201
\$200,000 - \$299,999	239	240	4,049	4,383
\$300,000 - \$349,999	168	162	2,879	3,188
\$350,000 - \$399,999	147	143	2,761	2,954
\$400,000 - \$449,999	99	131	2,095	2,557
\$450,000 - \$499,999	76	85	1,478	1,801
\$500,000 - \$549,999	51	60	922	1,278
\$550,000 - \$599,999	43	39	674	884
\$600,000 - \$649,999	33	32	490	707
\$650,000 - \$699,999	14	21	407	485
\$700,000 - \$799,999	27	33	484	643
\$800,000 - \$899,999	18	23	322	352
\$900,000 - \$999,999	10	10	147	206
\$1,000,000 - \$1,249,999	9	13	188	263
\$1,250,000 - \$1,499,999	5	13	126	118
\$1,500,000 - \$1,749,999	2	5	43	68
\$1,750,000 - \$1,999,999	-	3	34	29
\$2,000,000 - \$2,499,999	-	3	26	33
\$2,500,000 - \$2,999,999	-	1	19	23
\$3,000,000 - \$3,499,999	-	-	4	5
\$3,500,000 - \$3,999,999	-	1	3	3
\$4,000,000 +	1	-	3	2
	1,025	1,083	18,496	21,207



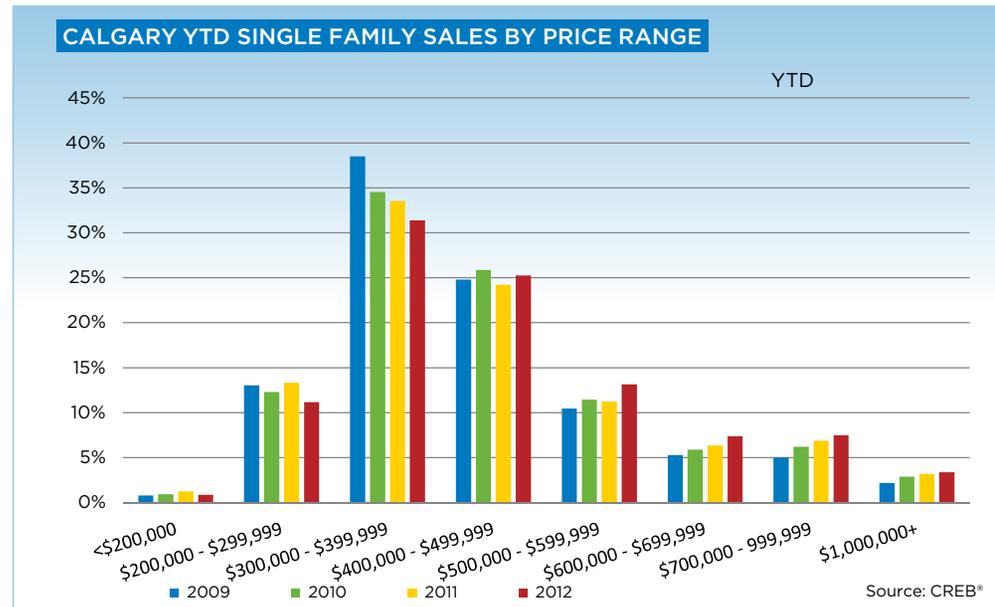
# CITY OF CALGARY



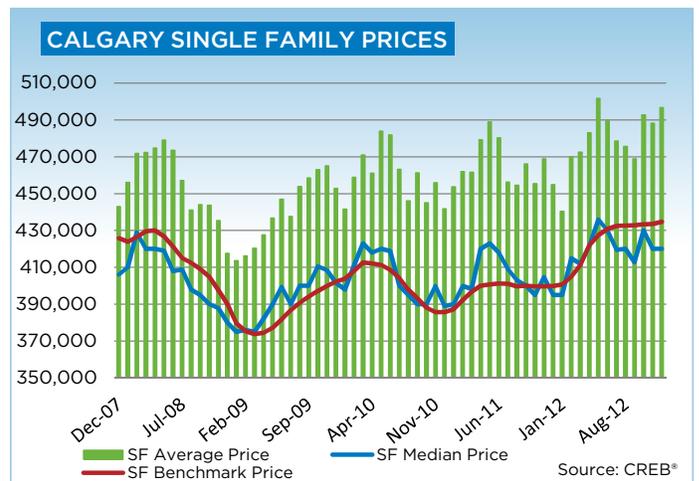
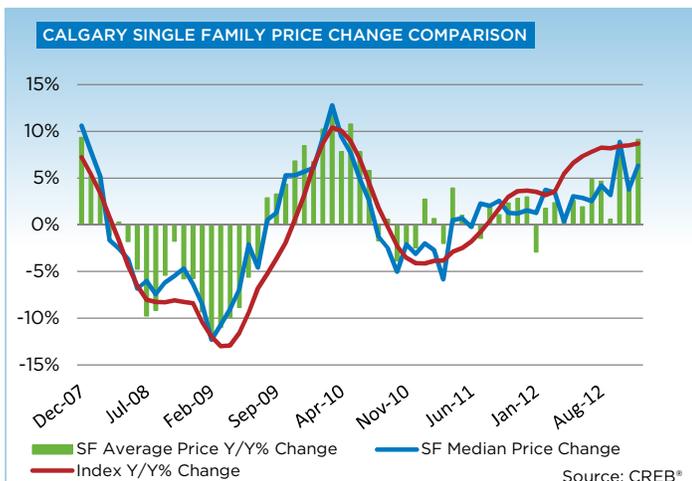
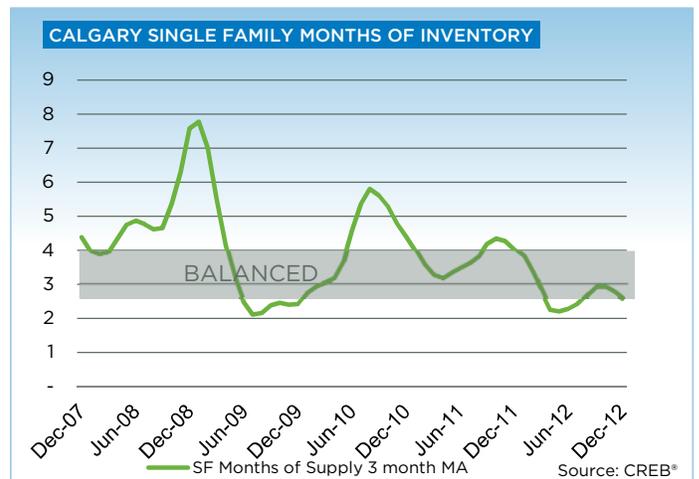
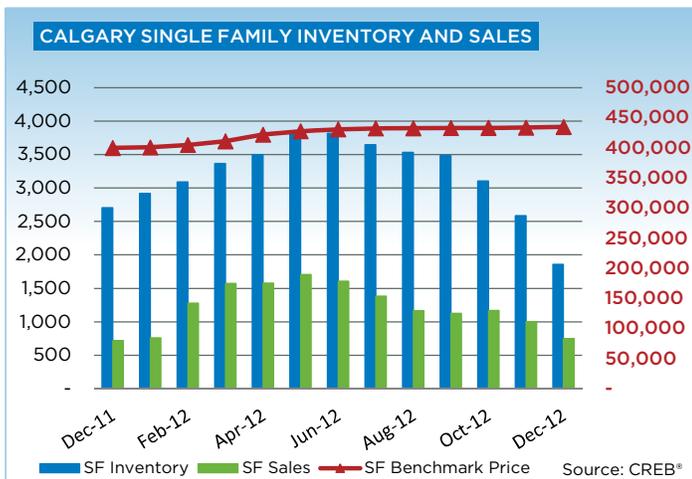
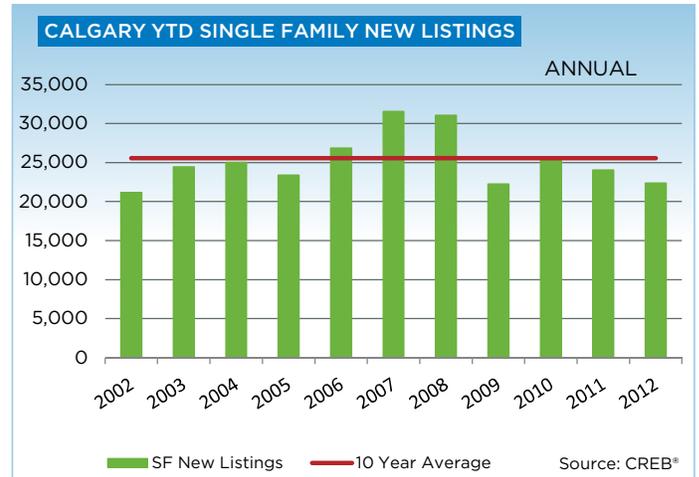
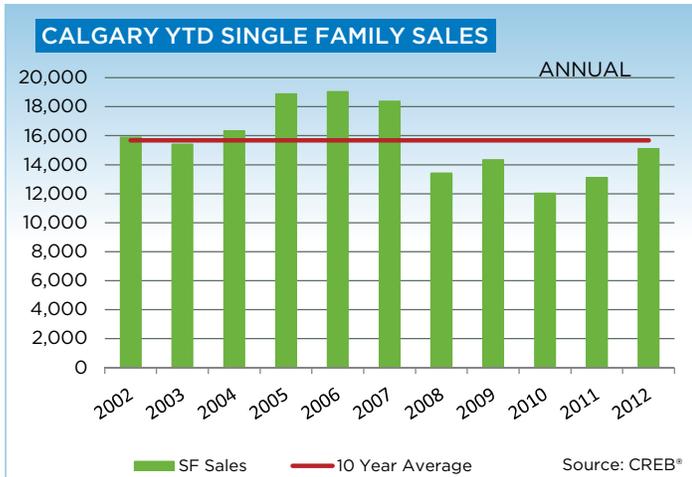
## CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	782	1,157	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	954	717	13,120
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,030	2,095	2,303	1,773	1,275	753	24,055
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	461,946	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	468,861	454,992	466,506
Benchmark Price	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	
Index	164	167	168	170	170	170	170	170	170	170	170	170	
<b>2012</b>													
Sales	763	1,281	1,576	1,580	1,707	1,606	1,382	1,167	1,126	1,170	1,006	745	15,109
New Listings	1,714	2,000	2,346	2,287	2,706	2,366	1,879	1,811	1,888	1,616	1,157	626	22,396
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586	1,859	
AverageDOM	59	48	40	38	37	36	40	43	42	43	49	51	42
Average Price	440,478	470,033	472,477	483,045	501,684	489,594	478,557	475,679	468,964	492,770	488,304	496,636	481,236
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600	434,800	
Index	170	172	174	179	181	183	184	184	184	184	184	185	

	Dec-11	Dec-12	2011	2012
<b>Calgary SF</b>				
>\$100,000	-	1	1	3
\$100,000 - \$199,999	10	6	164	127
\$200,000 - \$299,999	108	83	1,746	1,686
\$300,000 - \$349,999	132	114	2,129	2,288
\$350,000 - \$399,999	118	118	2,272	2,451
\$400,000 - \$449,999	82	110	1,875	2,208
\$450,000 - \$499,999	69	77	1,305	1,607
\$500,000 - \$549,999	43	55	851	1,171
\$550,000 - \$599,999	39	34	621	816
\$600,000 - \$649,999	32	30	454	655
\$650,000 - \$699,999	14	20	378	458
\$700,000 - \$799,999	27	32	461	601
\$800,000 - \$899,999	18	20	301	334
\$900,000 - \$999,999	9	9	142	196
\$1,000,000 - \$1,249,999	8	13	176	248
\$1,250,000 - \$1,499,999	5	12	117	111
\$1,500,000 - \$1,749,999	2	5	41	62
\$1,750,000 - \$1,999,999	-	3	34	28
\$2,000,000 - \$2,499,999	-	1	25	30
\$2,500,000 - \$2,999,999	-	1	18	21
\$3,000,000 - \$3,499,999	-	-	4	3
\$3,500,000 - \$3,999,999	-	1	3	3
\$4,000,000 +	1	-	2	2
	717	745	13,120	15,109



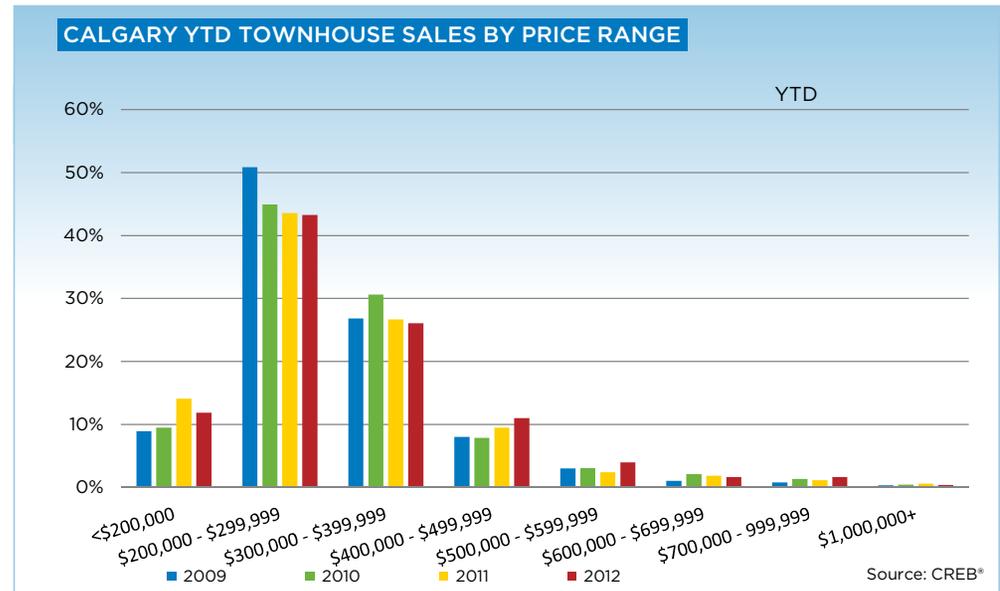
# CITY OF CALGARY SINGLE FAMILY



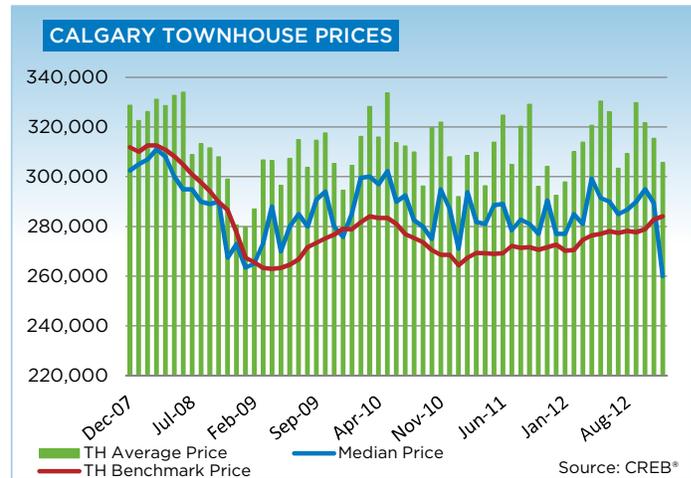
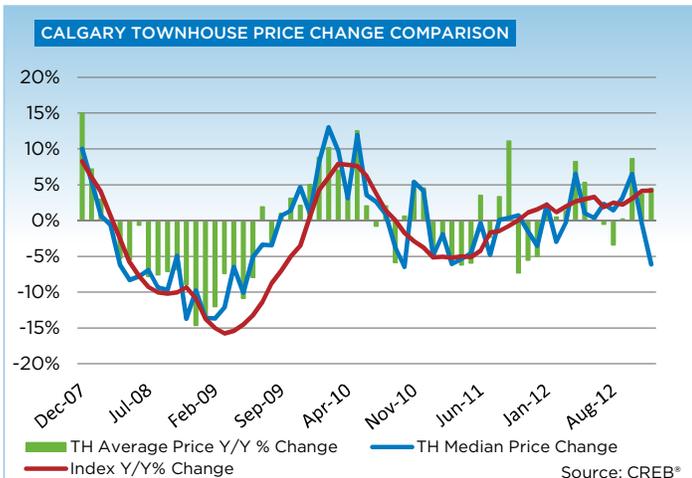
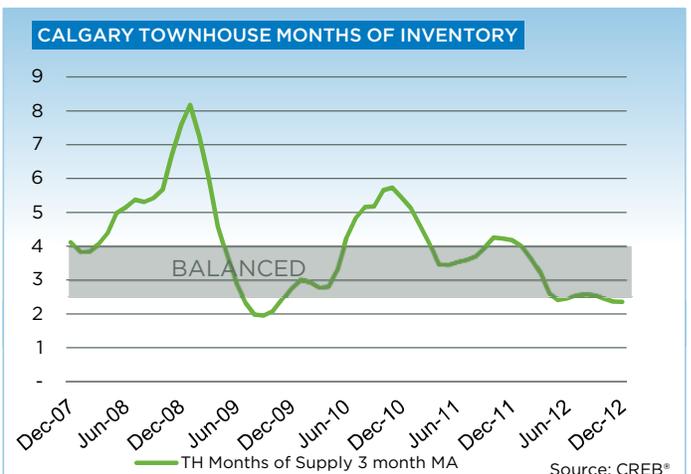
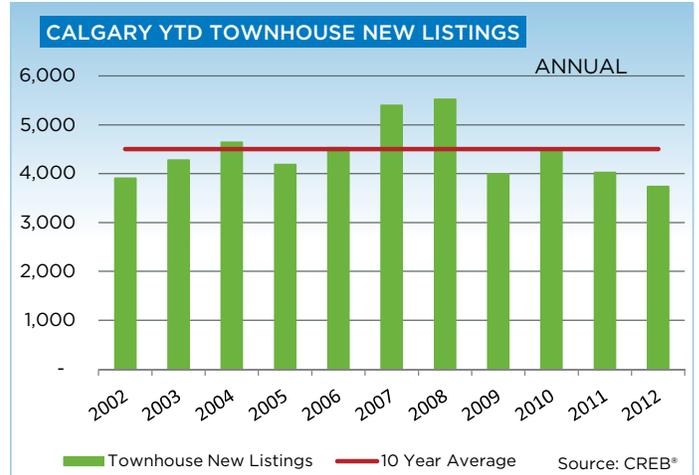
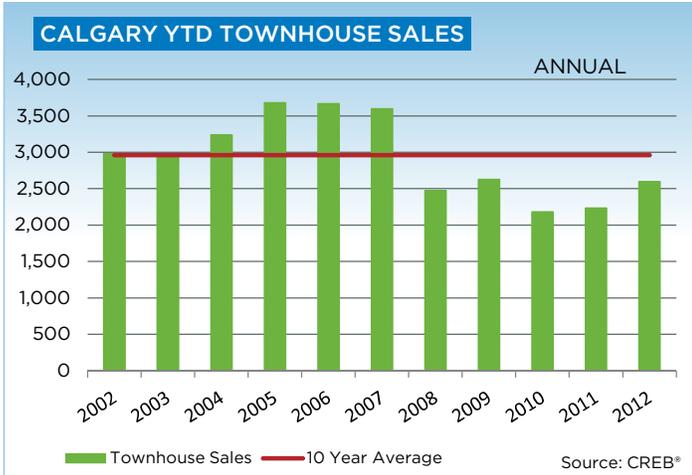
## CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	116	184	248	224	214	242	206	184	190	154	150	125	2,237
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	61	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	292,548	309,190
Benchmark Price	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	
Index	165	167	168	168	168	168	170	170	170	169	170	170	
<b>2012</b>													
Sales	126	205	234	268	288	253	239	240	208	219	198	119	2,597
New Listings	312	374	358	357	455	395	304	308	296	280	188	113	3,740
Active Listings	520	612	606	612	675	693	623	584	548	505	426	310	
AverageDOM	61	51	49	49	38	45	45	50	51	50	50	51	48
Average Price	297,918	310,047	313,938	320,607	330,413	326,053	303,380	309,309	329,797	321,644	315,381	305,676	316,801
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800	284,100	
Index	169	169	172	173	173	174	173	174	174	174	177	178	

	Dec-11	Dec-12	2011	2012
<b>Calgary Townhouse</b>				
>\$100,000	1	-	5	-
\$100,000 - \$199,999	20	18	311	309
\$200,000 - \$299,999	52	55	974	1,123
\$300,000 - \$349,999	17	19	344	446
\$350,000 - \$399,999	17	5	253	232
\$400,000 - \$449,999	9	10	125	175
\$450,000 - \$499,999	4	2	88	111
\$500,000 - \$549,999	2	2	28	65
\$550,000 - \$599,999	2	3	27	39
\$600,000 - \$649,999	1	1	24	29
\$650,000 - \$699,999	-	1	18	14
\$700,000 - \$799,999	-	-	18	24
\$800,000 - \$899,999	-	2	6	13
\$900,000 - \$999,999	-	1	2	6
\$1,000,000 - \$1,249,999	-	-	8	8
\$1,250,000 - \$1,499,999	-	-	5	3
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	125	119	2237	2597



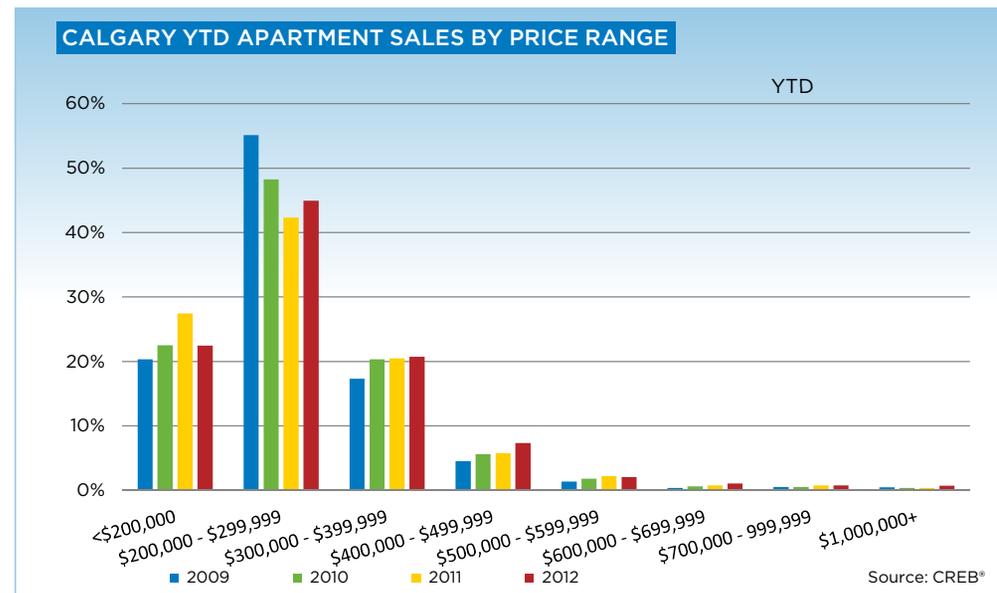
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



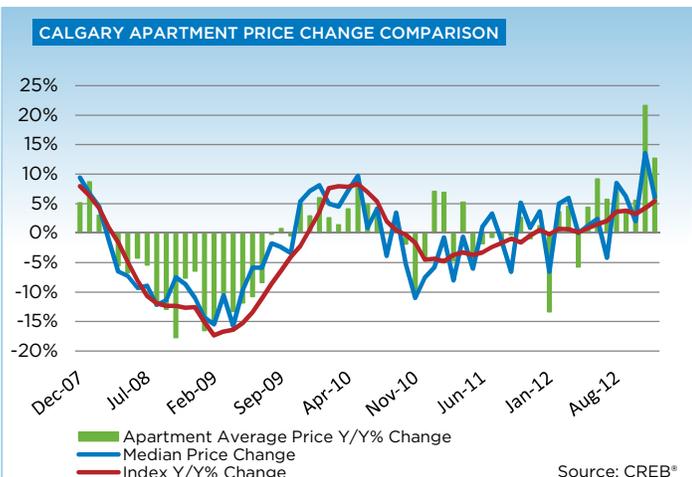
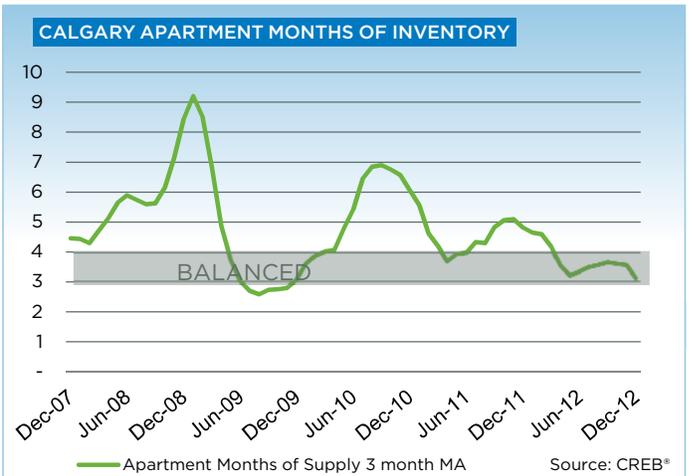
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
AverageDOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	
Index	164	166	169	170	170	170	169	168	168	167	166	165	
<b>2012</b>													
Sales	179	246	356	351	386	338	311	315	276	271	253	219	3,501
New Listings	504	509	645	595	642	544	467	464	496	416	286	143	5,711
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819	553	
AverageDOM	64	51	48	50	50	55	55	52	54	55	58	67	54
Average Price	247,837	288,991	271,724	267,931	280,030	301,270	286,231	281,941	286,217	289,820	310,496	304,421	284,702
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000	248,700	
Index	163	167	170	170	171	172	173	174	174	173	173	174	

Calgary Apartment	Dec-11	Dec-12	2011	2012
>\$100,000	1	-	40	21
\$100,000 - \$199,999	51	40	821	765
\$200,000 - \$299,999	79	102	1,329	1,574
\$300,000 - \$349,999	19	29	406	454
\$350,000 - \$399,999	12	20	236	271
\$400,000 - \$449,999	8	11	95	174
\$450,000 - \$499,999	3	6	85	83
\$500,000 - \$549,999	6	3	43	42
\$550,000 - \$599,999	2	2	26	29
\$600,000 - \$649,999	-	1	12	23
\$650,000 - \$699,999	-	-	11	13
\$700,000 - \$799,999	-	1	5	18
\$800,000 - \$899,999	-	1	15	5
\$900,000 - \$999,999	1	-	3	4
\$1,000,000 - \$1,249,999	1	-	4	7
\$1,250,000 - \$1,499,999	-	1	4	4
\$1,500,000 - \$1,749,999	-	-	1	6
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	2	1	3
\$2,500,000 - \$2,999,999	-	-	1	2
\$3,000,000 - \$3,499,999	-	-	-	2
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	183	219	3,139	3,501



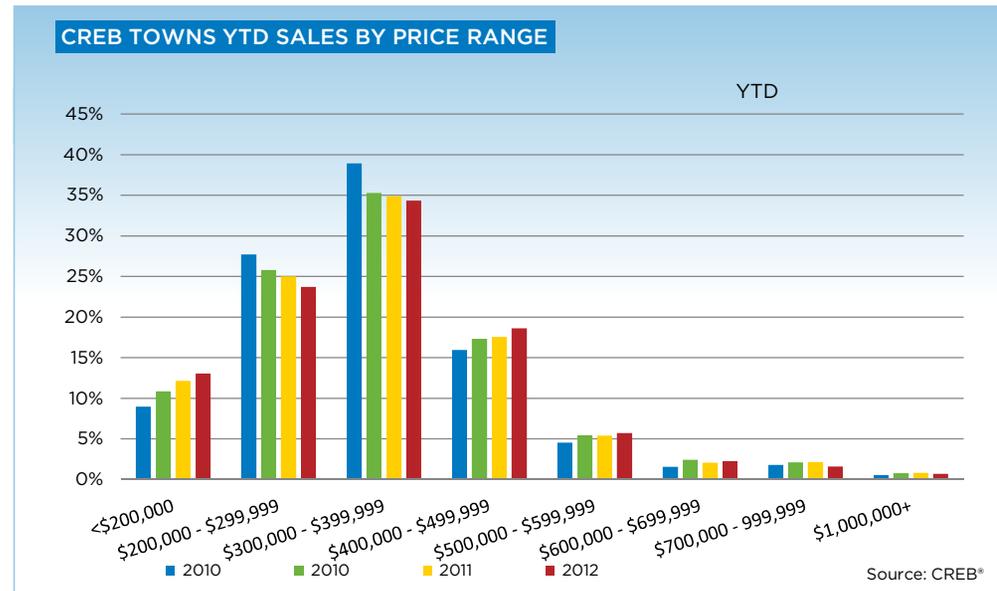
# CITY OF CALGARY CONDOMINIUM APARTMENTS



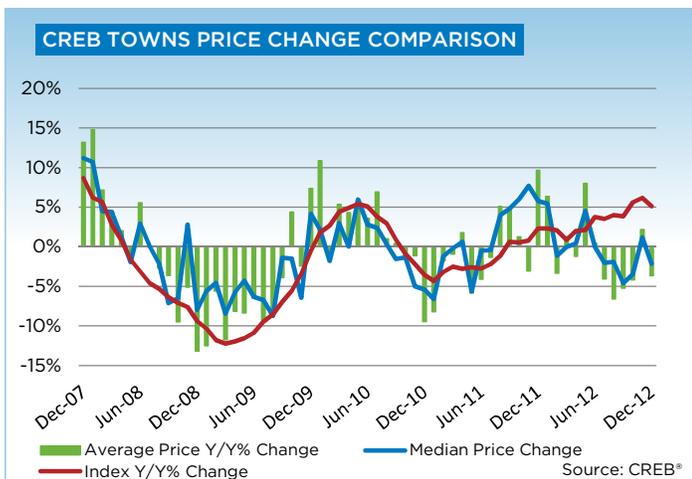
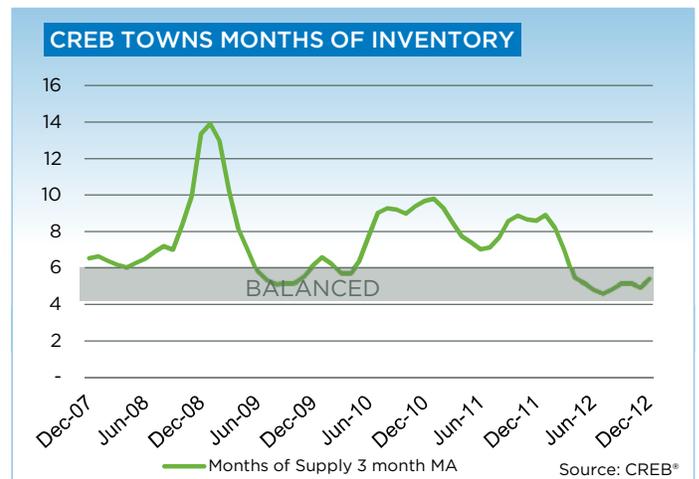
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	177	249	295	305	360	383	303	283	255	247	250	186	3,293
New Listings	624	638	777	695	807	689	647	660	577	582	411	271	7,378
Active Listings	1,761	1,977	2,231	2,349	2,504	2,452	2,428	2,426	2,323	2,200	1,995	1,653	
AverageDOM	77	80	72	77	76	65	77	72	79	82	80	81	81
Average Price	330,088	338,179	344,066	360,004	345,376	350,853	363,422	365,645	364,596	359,251	331,873	350,977	351,107
Benchmark Price	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	
Index	159	161	164	165	166	165	166	166	166	164	163	164	
<b>2012</b>													
Sales	187	304	372	384	437	476	407	324	321	313	270	175	3,970
New Listings	632	602	786	738	751	678	588	571	498	459	360	220	6,883
Active Listings	1,845	1,761	1,954	2,061	2,116	2,001	1,922	1,817	1,637	1,479	1,340	1,134	
AverageDOM	97	78	69	73	75	71	75	74	70	73	69	89	78
Average Price	351,133	326,883	348,474	355,614	373,085	352,522	348,561	341,517	345,473	344,085	339,079	338,042	348,585
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400	327,000	
Index	163	164	165	168	169	171	172	172	173	174	173	172	

CREB Towns	Dec-11	Dec-12	2011	2012
>\$100,000	4	9	37	81
\$100,000 - \$199,999	22	21	363	437
\$200,000 - \$299,999	49	39	823	942
\$300,000 - \$349,999	32	34	617	756
\$350,000 - \$399,999	32	25	532	607
\$400,000 - \$449,999	21	22	382	483
\$450,000 - \$499,999	7	10	196	256
\$500,000 - \$549,999	6	3	112	136
\$550,000 - \$599,999	4	5	66	90
\$600,000 - \$649,999	1	1	28	58
\$650,000 - \$699,999	4	2	40	32
\$700,000 - \$799,999	-	1	30	29
\$800,000 - \$899,999	-	-	25	22
\$900,000 - \$999,999	-	1	15	13
\$1,000,000 - \$1,249,999	1	1	11	16
\$1,250,000 - \$1,499,999	3	1	13	7
\$1,500,000 - \$1,749,999	-	-	2	2
\$1,750,000 - \$1,999,999	-	-	-	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	186	175	3,293	3,970



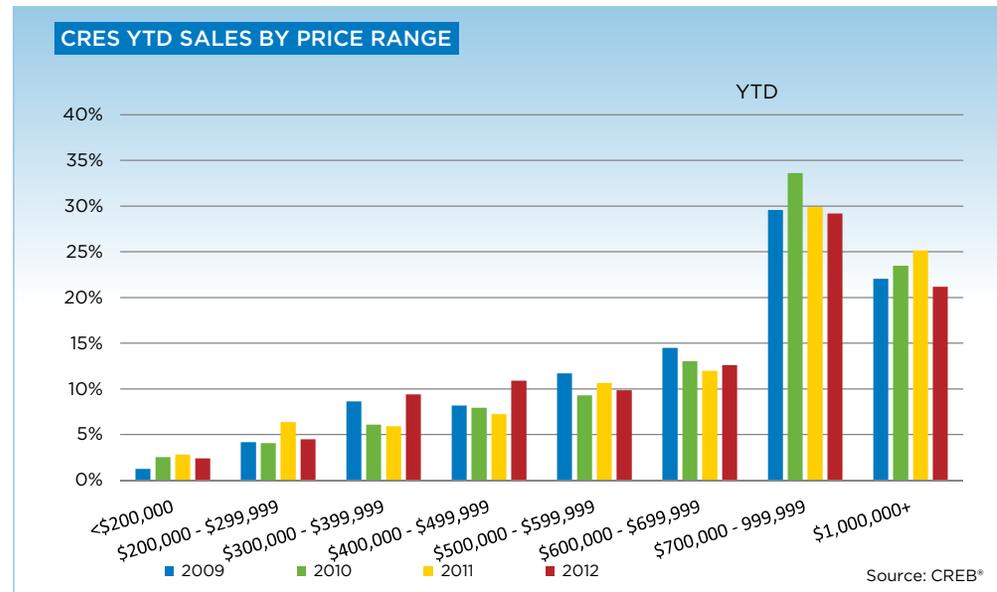
# CREB® TOWNS



## CREB® COUNTRY RESIDENTIAL

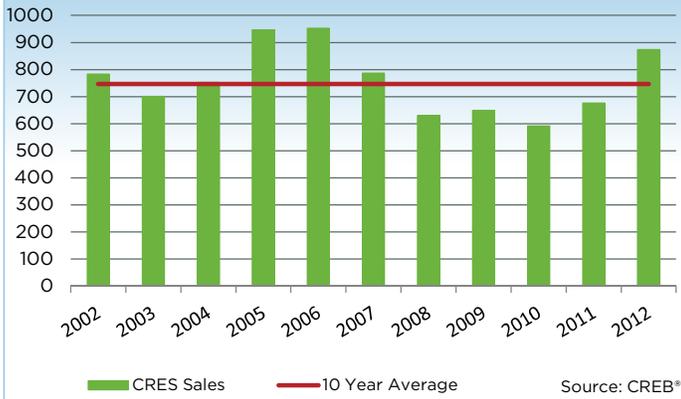
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	315	243	225	224	168	134	98	2,589
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
AverageDOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	215	221	309	257	348	288	218	198	243	158	106	72	2,633
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	98	114	100	113	124	129	125	108	108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333	714,994	793,056

	Dec-11	Dec-12	2011	2012
<b>CRES</b>				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	1	-	19	17
\$200,000 - \$299,999	2	3	43	39
\$300,000 - \$349,999	2	1	18	43
\$350,000 - \$399,999	1	-	22	39
\$400,000 - \$449,999	1	5	24	45
\$450,000 - \$499,999	1	3	25	50
\$500,000 - \$549,999	2	2	30	42
\$550,000 - \$599,999	6	2	42	44
\$600,000 - \$649,999	2	3	37	49
\$650,000 - \$699,999	2	3	44	61
\$700,000 - \$799,999	4	3	71	104
\$800,000 - \$899,999	9	1	81	90
\$900,000 - \$999,999	1	3	50	61
\$1,000,000 - \$1,249,999	5	5	87	84
\$1,250,000 - \$1,499,999	6	1	37	32
\$1,500,000 - \$1,749,999	1	-	15	27
\$1,750,000 - \$1,999,999	-	-	10	12
\$2,000,000 - \$2,499,999	1	1	13	20
\$2,500,000 - \$2,999,999	-	-	6	5
\$3,000,000 - \$3,499,999	-	-	2	3
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	47	36	676	873



# CREB® COUNTRY RESIDENTIAL

### CREB YTD TOTAL SALES



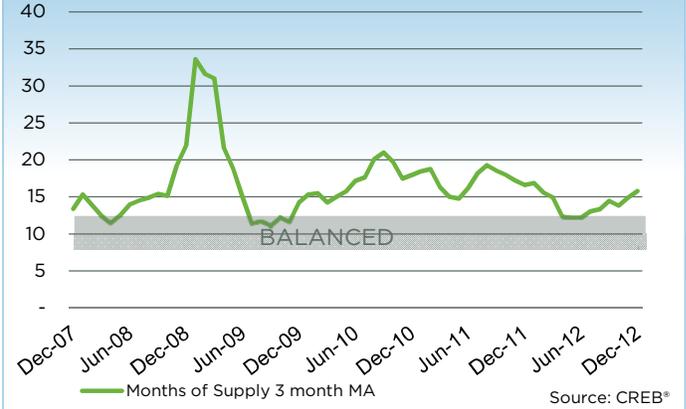
### CREB YTD TOTAL NEW LISTINGS



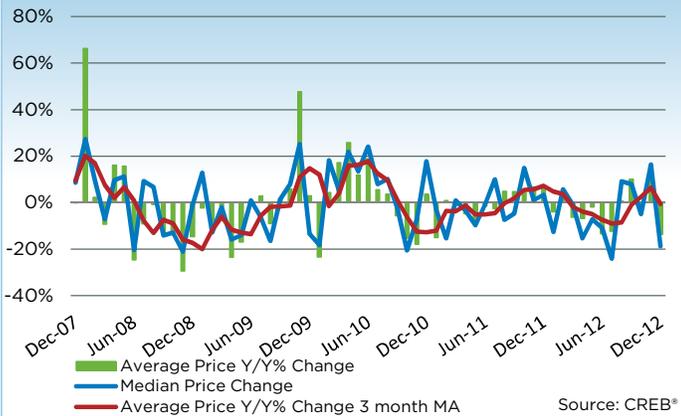
### CREB INVENTORY AND SALES



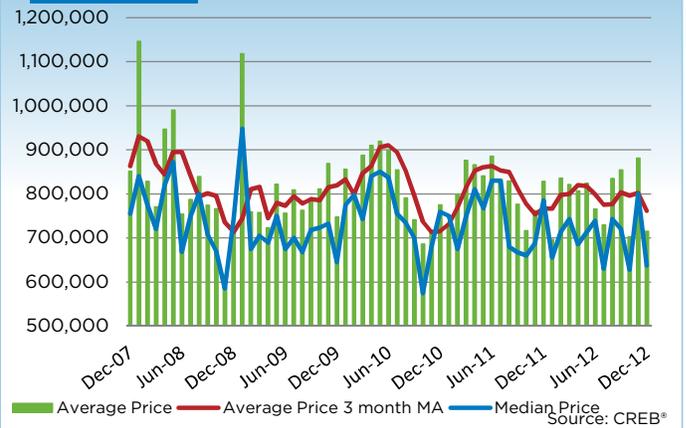
### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



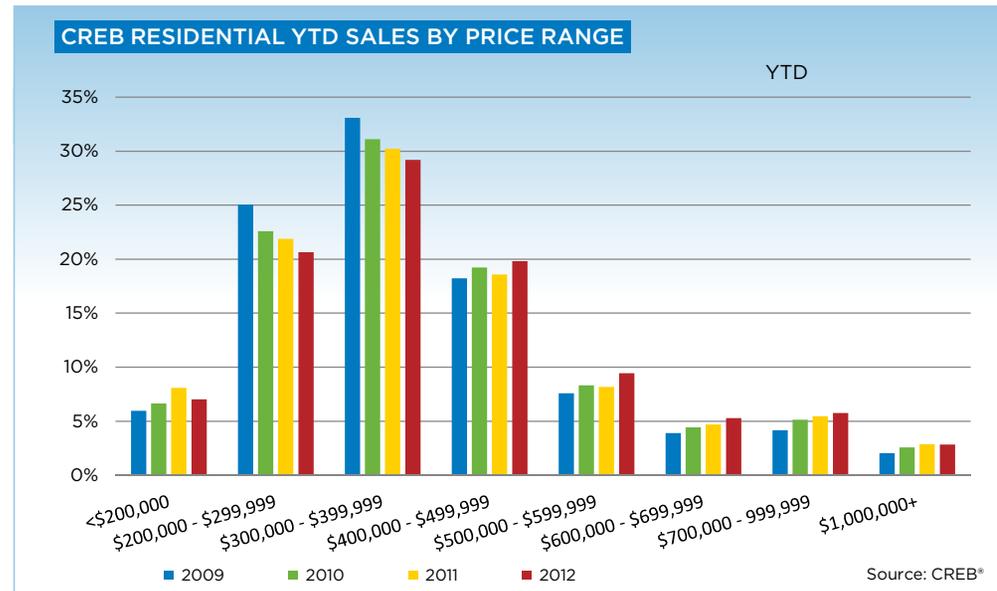
### CREB PRICES



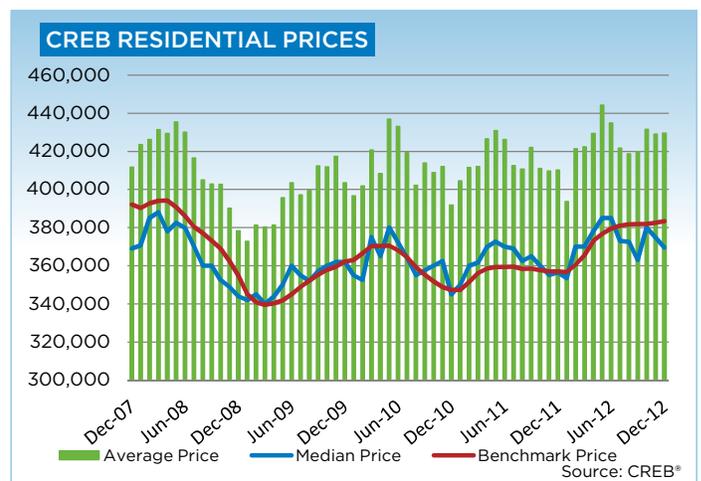
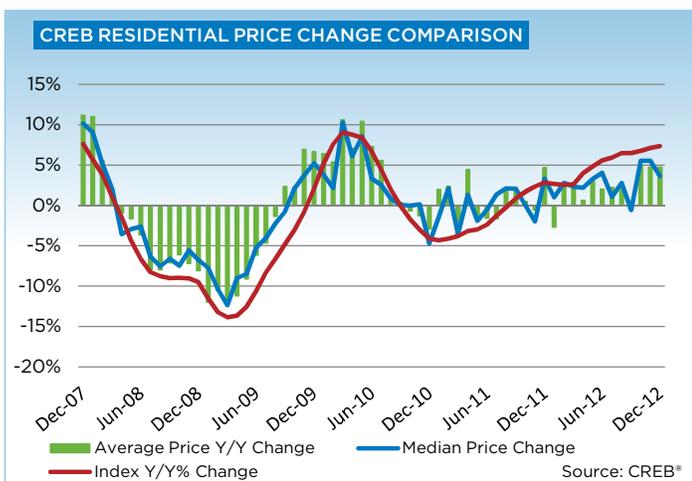
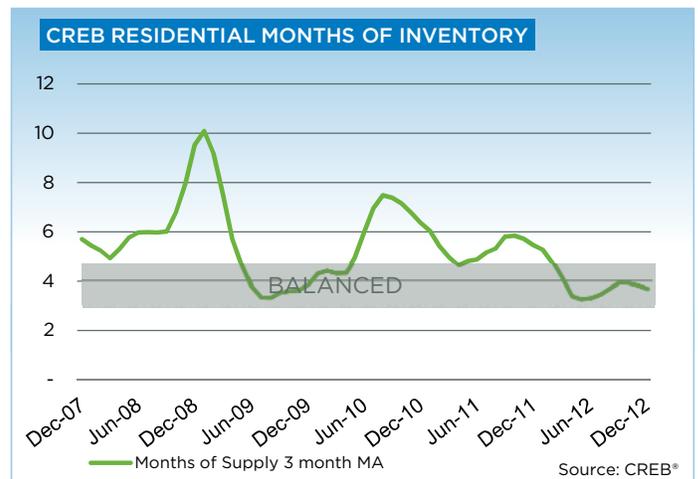
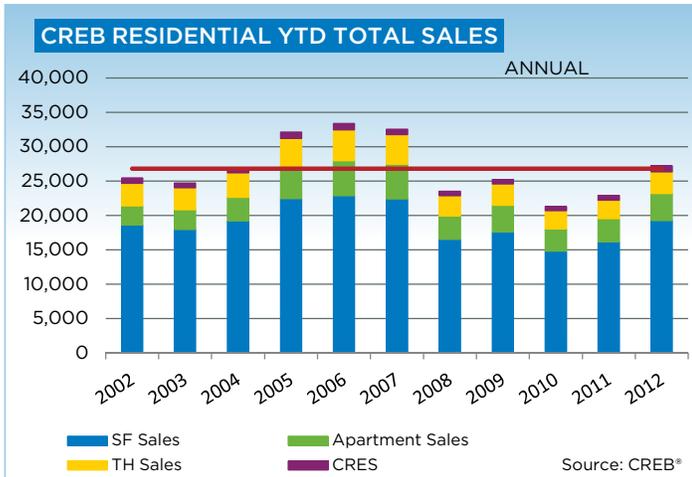
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,316	1,935	2,304	2,133	2,264	2,458	2,009	1,950	1,840	1,702	1,698	1,289	22,898
New Listings	3,676	4,156	4,544	4,372	4,867	4,590	3,947	3,986	4,135	3,386	2,452	1,501	45,612
Active Listings	7,981	8,839	9,942	10,754	11,551	11,014	11,857	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	58
Average Price	404,637	411,542	412,037	426,576	430,997	426,235	412,601	410,757	422,048	411,084	409,742	410,198	416,723
Benchmark Price	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	
Index	164	166	168	169	169	169	170	169	169	169	168	168	
<b>2012</b>													
Sales	1,326	2,154	2,698	2,787	3,042	2,904	2,556	2,261	2,096	2,152	1,866	1,370	27,212
New Listings	3,477	3,902	4,748	4,562	5,229	4,564	3,732	3,559	3,620	3,133	2,251	1,302	44,079
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758	5,167	
AverageDOM	69	56	48	49	48	49	52	54	54	54	57	64	53
Average Price	393,778	421,465	422,416	429,419	444,283	434,964	421,747	418,745	419,971	431,623	429,196	429,648	426,447
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600	383,400	
Index	168	170	172	176	178	179	180	180	180	180	180	181	

	Dec-11	Dec-12	2011	2012
<b>CREB Total</b>				
>\$100,000	8	11	110	145
\$100,000 - \$199,999	111	92	1,745	1,765
\$200,000 - \$299,999	294	300	5,011	5,621
\$300,000 - \$349,999	206	208	3,563	4,161
\$350,000 - \$399,999	181	183	3,358	3,780
\$400,000 - \$449,999	125	164	2,544	3,222
\$450,000 - \$499,999	84	102	1,708	2,169
\$500,000 - \$549,999	62	65	1,083	1,510
\$550,000 - \$599,999	53	48	792	1,057
\$600,000 - \$649,999	38	38	568	845
\$650,000 - \$699,999	21	27	506	597
\$700,000 - \$799,999	32	40	599	799
\$800,000 - \$899,999	27	25	430	478
\$900,000 - \$999,999	12	18	221	290
\$1,000,000 - \$1,249,999	15	19	293	372
\$1,250,000 - \$1,499,999	15	16	183	161
\$1,500,000 - \$1,749,999	3	5	61	99
\$1,750,000 - \$1,999,999	-	3	44	44
\$2,000,000 - \$2,499,999	1	4	41	53
\$2,500,000 - \$2,999,999	-	1	26	29
\$3,000,000 - \$3,499,999	-	-	6	8
\$3,500,000 - \$3,999,999	-	1	3	4
\$4,000,000 +	1	-	3	3
	1,289	1,370	22,898	27,212



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

**Months of Supply** - Active Listings (Inventory) / sales

**Composite** - includes single family, apartment and townhouse activity

**Average DOM** - Average Days on Market for Sold properties

**SP** - Sales Price

**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.

**LP** - List Price

**Sales \$ / List \$** - sales price to list price ration

**CRES** - Country residential properties

**YTD** - Year to Date

**3 month MA** - 3 month Moving Average

## HOW THESE STATISTICS ARE CALCULATED

In order to align our data with the MLS® Home Price Index (HPI), we made several changes to the data that we report, as well as the monthly statistics.

The new package provides more information and data exclusions provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

A summary of these changes is available below:

### MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

**All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.**

### CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - include all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to best reflect the adjustments made to the data.

### TOTAL MLS®

- Changed to **CREB® Total Residential** and excludes the following:
- Excludes: Rural Land, Country Recreational (CREC),
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and

## ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at [www.creb.com](http://www.creb.com).

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