

JUNE SALES EXCEED EXPECTATIONS

Too soon to see impact of flood on resale statistics

Calgary, July 2, 2013 - Sales activity in June exceeded growth expectations.

City of Calgary monthly residential sales totaled 2,317, a six per cent increase over June 2012 figures, and nearly five per cent higher than levels recorded in the first half of 2012. However, the impact of recent flooding is expected to trickle into the housing statistics over coming months.

"While sales and prices continue to show improvement, the city and residents of communities impacted by the recent flooding will face significant remediation challenges over the coming months," said Ann-Marie Lurie, CREB® chief economist. "Until the extent of the damage is known, it is difficult to accurately assess the full impact this will have on the city's housing market."

The level of new listings totaled 3,003 units in the city, a nine per cent drop over the previous year. The rise in sales, combined with the drop in listings, is keeping overall market balance in favour of the seller.

Active listings totalled 4,584 units in June, of which more than 660 units are listed in flood-affected areas. Active listings are nearly 20 per cent less than last year.

"In the coming months, flood victims, particularly those who were planning on selling their homes, will have some big decisions to make," said Becky Walters, CREB® President. "Will they take a discounted price? Or will they stay and fully remediate the property? Either way, in the short term, housing supply will likely be relatively tight."

Condominium sales growth outpaced gains in the single family sector, as less availability of single-family homes priced at less than \$500,000 have improved the demand for the relatively affordable condominium market.

After the first six months of the year, condominium apartment sales totalled 2,034 units a 9.5 per cent increase over 2012. Meanwhile, year-to-date condominium townhouse sales amounted to 1,672 units, up from 1,374 sales recorded in the first half of 2012.

"The tighter market conditions are placing upward pressure on pricing in all city sectors," said Lurie. "While the areas affected by the flood may face some short-term impacts on pricing, any adjustments occurring are unlikely to outweigh the impacts on the overall city wide price growth."

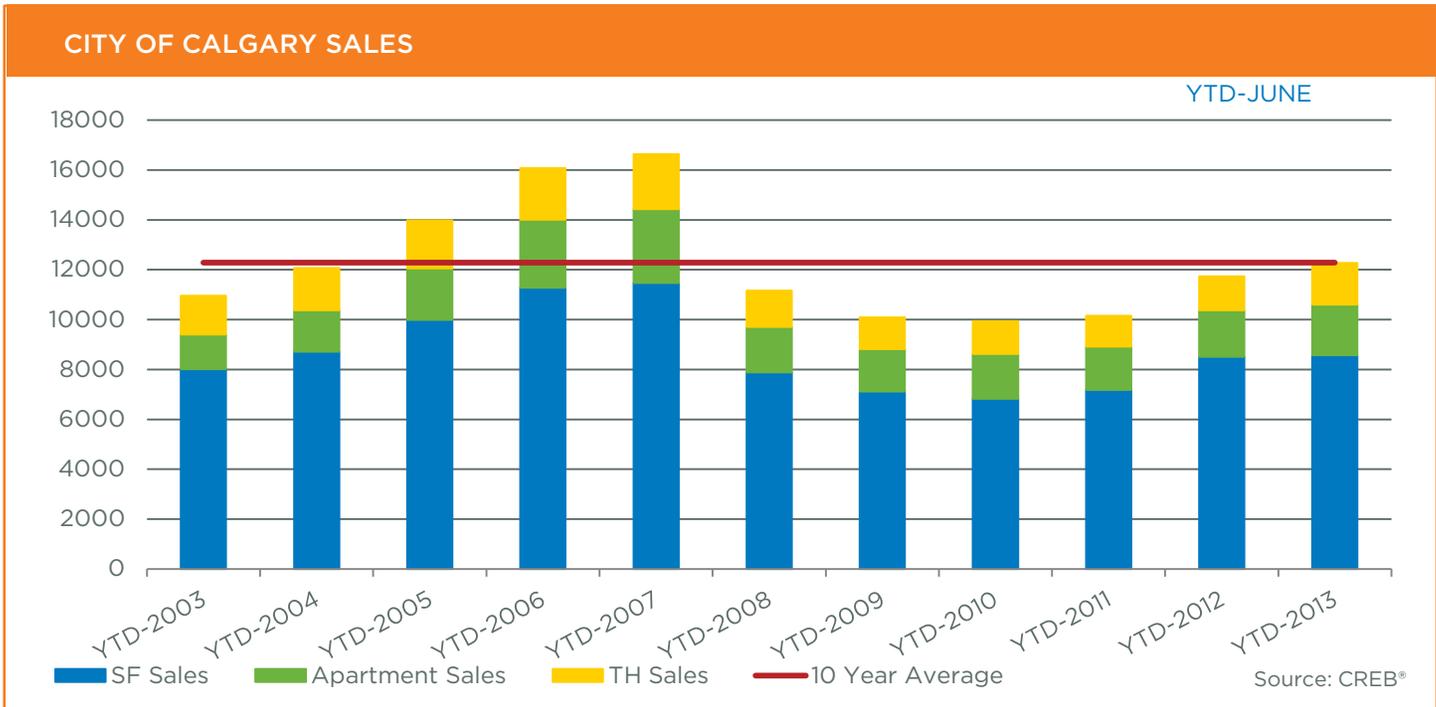
The benchmark price for condominium apartments and townhouses were a respective \$264,000 and \$295,000 for the month of June 2013. Condominium prices have increased by more than six per cent on a year-over-year basis, but remain below unadjusted peak levels.

Single-family sales activity totalled 1,638 units in June, a two per cent increase over 2012. However, after the first two quarters, single-family sales totalled 8,573 units, a one per cent increase over last year.

The single-family market moved into seller's territory ahead of the condominium market, supporting stronger price growth. As of June the single-family benchmark price reached \$459,700, a 6.7 per cent increase over the previous year.

"Prior to the events of the flood, our market was demonstrating tight supply levels, particularly for lower price product," said Lurie.

Meanwhile economic indicators supported the growing demand in the city. Both the economic fallout and housing impact are yet to be seen. However, long-term economic prospects remain favourable for Calgary.



CREB® - SUMMARY STATS

	Jun-12	Jun-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	2,903	3,071	5.79%	14,909	15,829	6.17%
Total Sales Volume	\$1,262,540,716	\$1,405,001,115	11.28%	\$6,380,052,429	\$7,117,404,823	11.56%
New Listings	4,565	4,188	-8.26%	26,483	25,792	-2.61%
Active Listings	9,802	8,189	-16.46%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.73	15.31%	0.56	0.61	9.02%
Sales \$ / List \$	97.38%	97.56%	0.18%	97.23%	97.59%	0.36%
Average DOM	49	42	-13.63%	52	43	-17.31%
Average Price	\$434,909	\$457,506	5.20%	\$427,933	\$449,643	5.07%
Benchmark Price	\$379,600	\$404,800	6.64%			
Index	179	191	6.65%			
CREB® CITY OF CALGARY						
Total Sales	2,196	2,317	5.51%	11,742	12,279	4.57%
Total Sales Volume	\$970,013,655	\$1,080,783,696	11.42%	\$5,042,385,027	\$5,608,794,006	11.23%
New Listings	3,305	3,003	-9.14%	19,108	18,553	-2.90%
Active Listings	5,715	4,584	-19.79%	N/A	N/A	
Sales to New Listings Ratio	0.66	0.77	16.12%	0.61	0.66	7.70%
Sales \$ / List \$	97.55%	97.74%	0.19%	97.42%	97.77%	0.35%
Average DOM	40	35	-12.43%	43	36	-16.28%
Average Price	\$441,718	\$466,458	5.60%	\$429,432	\$456,779	6.37%
Benchmark Price	\$385,800	\$412,000	6.79%			
Index	180	192	6.78%			
CREB® TOWNS						
Total Sales	476	473	-0.63%	2,159	2,259	4.63%
Total Sales Volume	\$167,800,446	\$175,094,423	4.35%	\$761,611,128	\$817,770,446	7.37%
New Listings	678	589	-13.13%	4,186	3,893	-7.00%
Active Listings	2,001	1,606	-19.74%	N/A	N/A	
Sales to New Listings Ratio	0.70	0.80	14.38%	0.52	0.58	12.51%
Sales \$ / List \$	97.23%	97.46%	0.24%	97.22%	97.57%	0.35%
Average DOM	71	62	-12.60%	77	71	-7.79%
Average Price	\$352,522	\$370,178	5.01%	\$352,761	\$362,006	2.62%
Benchmark Price	\$325,400	\$346,200	6.39%			
Index	171	182	6.37%			
CREB® CRES						
Total Sales	96	99	3.13%	464	465	0.22%
Total Sales Volume	\$73,542,500	\$80,629,163	9.64%	\$370,841,627	\$375,909,604	1.37%
New Listings	289	264	-8.65%	1,641	1,591	-3.05%
Active Listings	1,221	1,138	-6.80%	N/A	N/A	
Sales to New Listings Ratio	0.33	0.38	12.89%	0.28	0.29	3.36%
Sales \$ / List \$	95.61%	95.51%	-0.10%	95.13%	95.11%	-0.02%
Average DOM	114	87	-23.73%	100	101	1.00%
Average Price	\$766,068	\$814,436	6.31%	\$799,228	\$808,408	1.15%
Median Price	\$739,250	\$710,000	-3.96%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

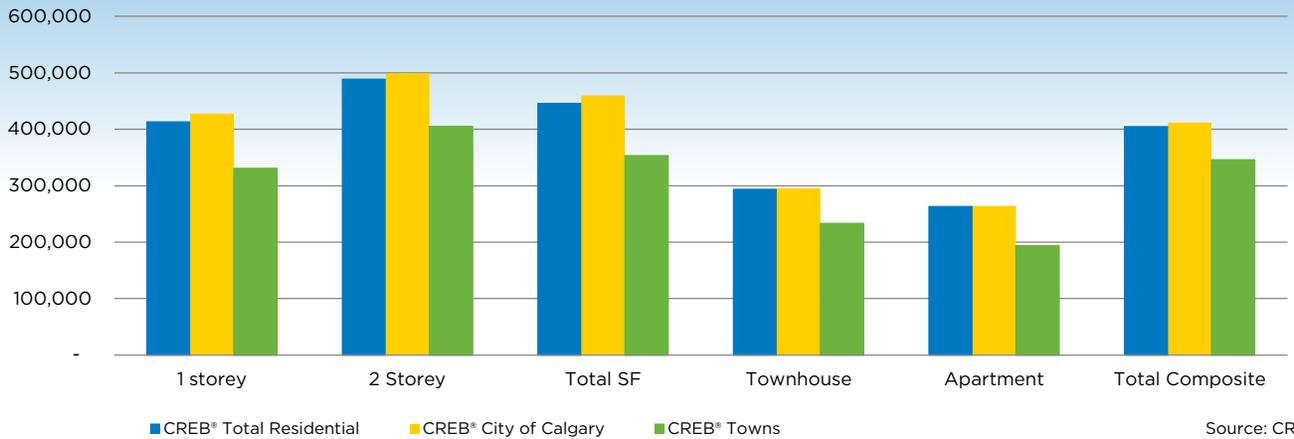
	Jun-12	Jun-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,605	1,638	2.06%	8,511	8,573	0.73%
Total Sales Volume	\$785,692,757	\$863,490,746	9.90%	\$4,087,974,908	\$4,434,368,649	8.47%
New Listings	2,366	2,151	-9.09%	13,415	13,061	-2.64%
Active Listings	3,817	3,199	-16.19%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.76	12.26%	0.63	0.66	3.46%
Sales \$ / List \$	97.70%	97.78%	0.08%	97.50%	97.84%	0.34%
Average DOM	36	34	-7.24%	41	34	-17.07%
Average Price	\$489,528	\$527,162	7.69%	\$480,317	\$517,248	7.69%
Benchmark Price	\$430,800	\$459,700	6.71%			
Index	183	195	6.73%			
CONDO APARTMENT						
Total Sales	339	362	6.78%	1,857	2,034	9.53%
Total Sales Volume	\$102,465,408	\$109,031,716	6.41%	\$516,789,238	\$605,176,510	17.10%
New Listings	544	494	-9.19%	3,439	3,208	-6.72%
Active Listings	1,205	896	-25.64%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.73	17.59%	0.54	0.63	17.42%
Sales \$ / List \$	96.64%	97.46%	0.82%	96.85%	97.17%	0.32%
Average DOM	55	38	-30.27%	51	41	-19.61%
Average Price	\$302,258	\$301,193	-0.35%	\$278,293	\$297,530	6.91%
Benchmark Price	\$246,300	\$264,000	7.19%			
Index	172	184	7.21%			
CONDO TOWNHOUSE						
Total Sales	252	317	25.79%	1,374	1,672	21.69%
Total Sales Volume	\$81,855,490	\$108,261,234	32.26%	\$437,620,881	\$569,248,847	30.08%
New Listings	395	358	-9.37%	2,254	2,284	1.33%
Active Listings	693	489	-29.44%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.89	38.79%	0.61	0.73	20.09%
Sales \$ / List \$	97.28%	97.72%	0.44%	97.30%	97.85%	0.54%
Average DOM	45	39	-12.48%	47	38	-19.15%
Average Price	\$324,823	\$341,518	5.14%	\$318,501	\$340,460	6.89%
Benchmark Price	\$278,000	\$295,000	6.12%			
Index	174	184	6.10%			

MLS® HPI SUMMARY

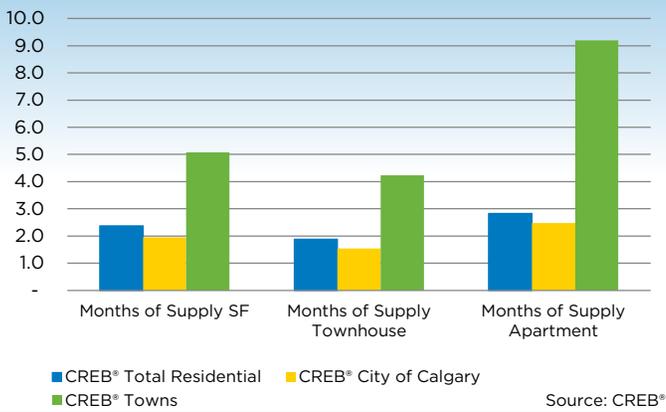
	June 2013		% Changes				
	Benchmark Price	Index (HPI)	May-13	Dec-12	Jun-12	Jun-10	Jun-08
CREB® TOTAL RESIDENTIAL							
Single Family	445,600	193	0.6%	5.8%	6.6%	11.7%	7.9%
Townhouse	293,500	185	1.0%	3.9%	6.3%	5.1%	-3.5%
Apartment	262,900	184	0.1%	6.1%	7.1%	5.2%	-2.7%
COMPOSITE	404,800	191	0.5%	5.6%	6.7%	10.0%	4.9%
CREB® TOWNS							
Single Family	353,100	182	0.7%	6.0%	6.3%	7.5%	1.5%
Townhouse	233,100	188	1.2%	4.0%	8.9%	6.4%	-8.2%
Apartment	193,900	167	0.6%	4.3%	3.6%	4.6%	-12.3%
COMPOSITE	346,200	182	0.7%	5.9%	6.4%	7.3%	0.5%
CREB® CITY OF CALGARY							
Single Family	459,700	195	0.6%	5.7%	6.7%	12.5%	9.1%
Townhouse	295,000	184	1.0%	3.8%	6.1%	5.0%	-3.3%
Apartment	264,000	184	0.2%	6.2%	7.2%	5.3%	-2.5%
COMPOSITE	412,000	192	0.6%	5.6%	6.8%	10.4%	5.5%

COMPARISONS

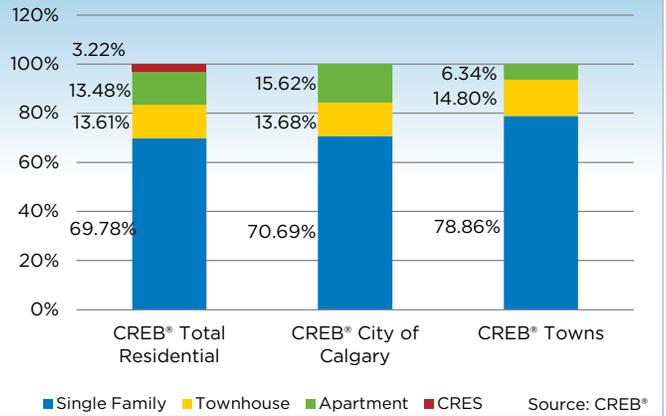
Benchmark Price - June



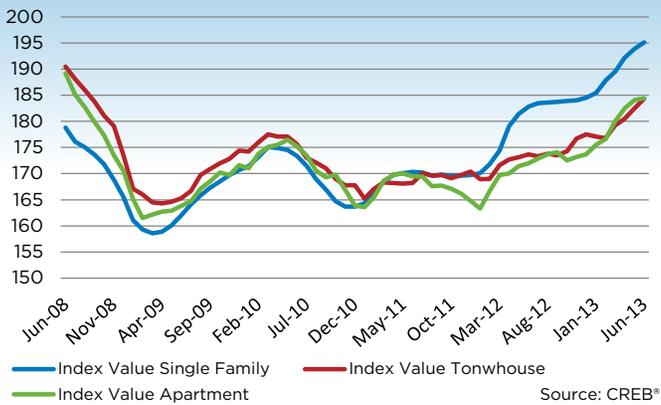
Months of Supply - June



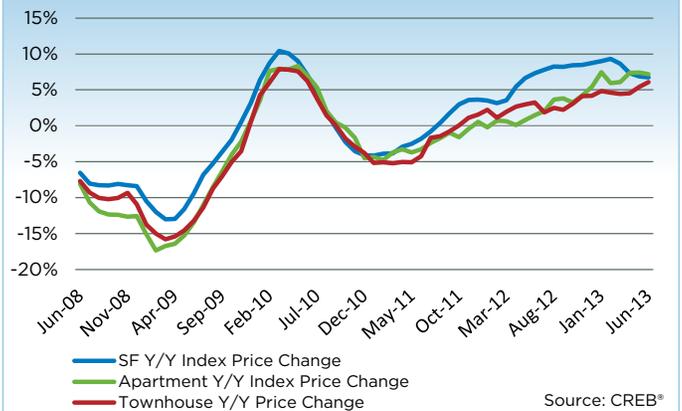
Sales Distribution - June



CALGARY INDEX VALUE



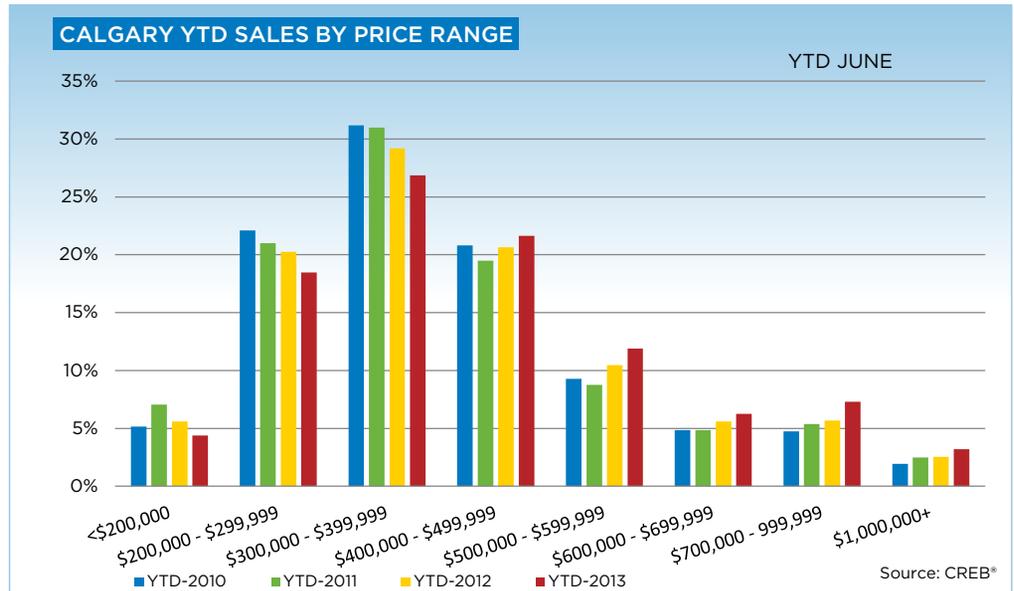
CALGARY INDEX YEAR OVER YEAR COMPARISON



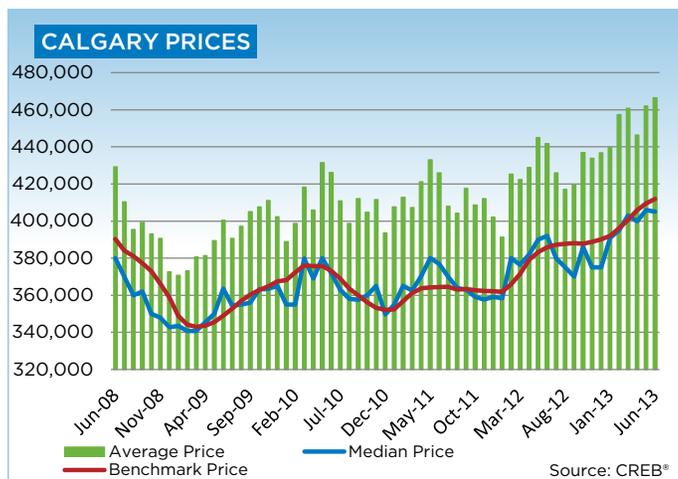
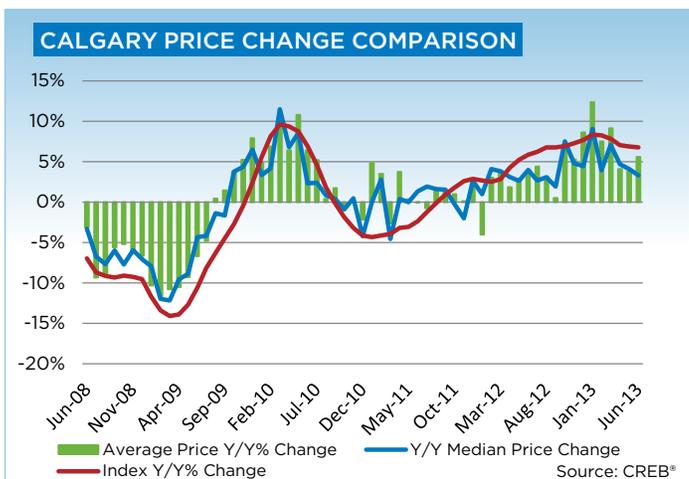
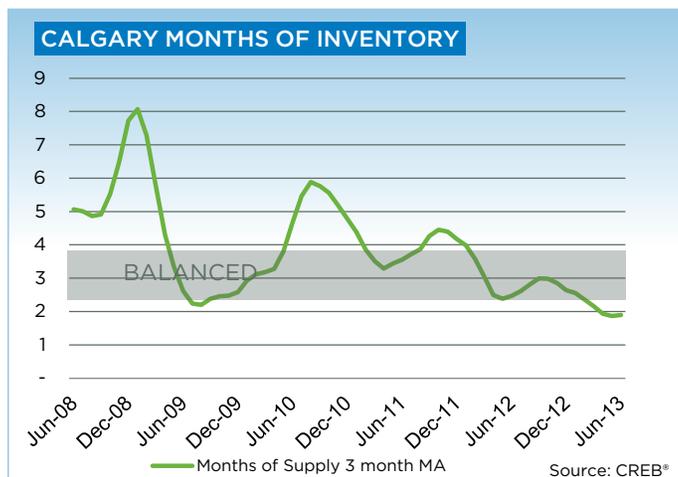
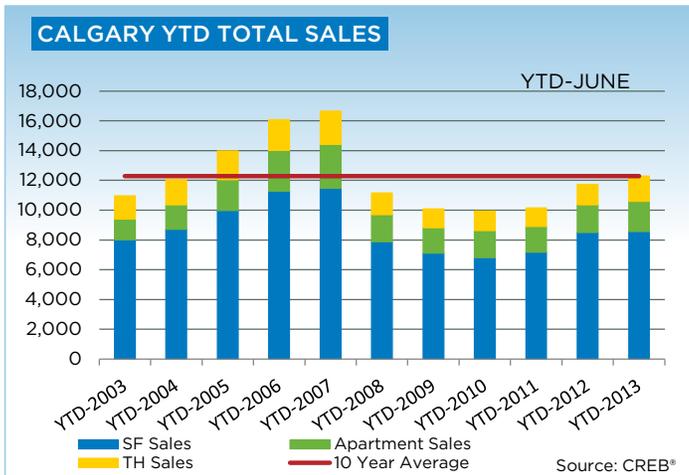
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,082	21,204
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,632	880	31,845
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	441,718	425,927	417,051	419,657	437,030	433,931	436,899	428,649
Benchmark Price	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	
2013													
Sales	1,229	1,706	2,107	2,378	2,542	2,317							12,279
New Listings	2,493	2,670	3,193	3,477	3,717	3,003							18,553
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584							
AverageDOM	50	38	35	33	32	35							36
Average Price	439,763	457,349	460,903	446,452	462,045	466,458							456,779
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000							
Index	183	185	187	189	191	192							

Calgary Total	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	-	2	12	14
\$100,000 - \$199,999	116	82	646	523
\$200,000 - \$299,999	411	413	2,379	2,268
\$300,000 - \$349,999	313	271	1,758	1,572
\$350,000 - \$399,999	300	356	1,670	1,726
\$400,000 - \$449,999	273	290	1,409	1,505
\$450,000 - \$499,999	222	202	1,014	1,151
\$500,000 - \$549,999	124	169	724	848
\$550,000 - \$599,999	86	145	505	614
\$600,000 - \$649,999	86	78	392	441
\$650,000 - \$699,999	64	58	266	326
\$700,000 - \$799,999	71	98	362	487
\$800,000 - \$899,999	50	55	190	276
\$900,000 - \$999,999	22	24	116	134
\$1,000,000 - \$1,249,999	31	31	146	186
\$1,250,000 - \$1,499,999	9	22	66	87
\$1,500,000 - \$1,749,999	6	7	36	43
\$1,750,000 - \$1,999,999	5	3	18	27
\$2,000,000 - \$2,499,999	4	4	19	28
\$2,500,000 - \$2,999,999	1	3	10	15
\$3,000,000 - \$3,499,999	1	1	2	2
\$3,500,000 - \$3,999,999	1	1	1	3
\$4,000,000 +	-	2	1	3
	2,196	2,317	11,742	12,279



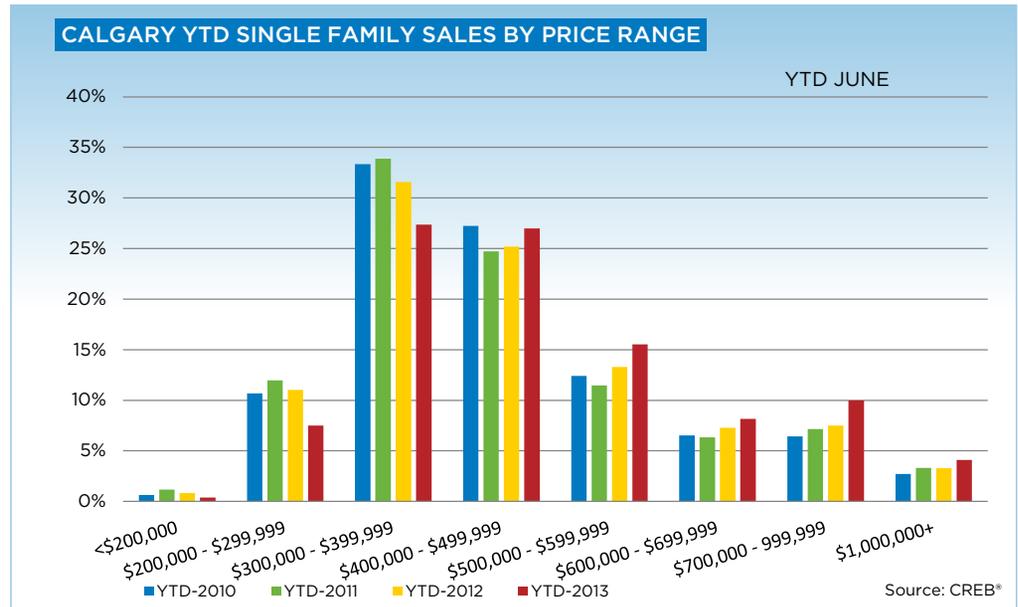
CITY OF CALGARY



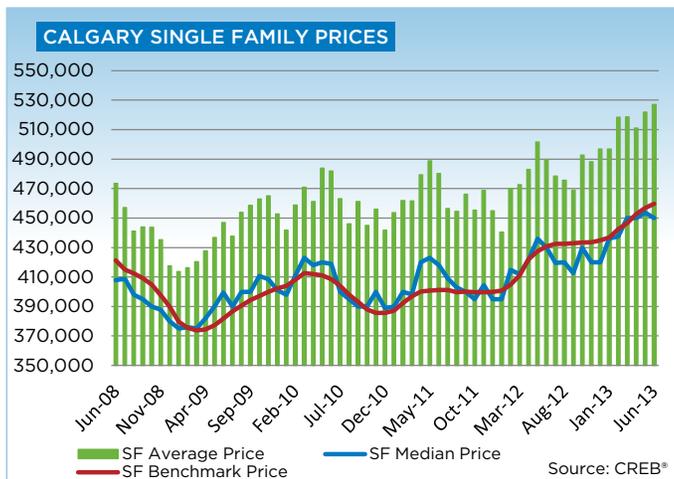
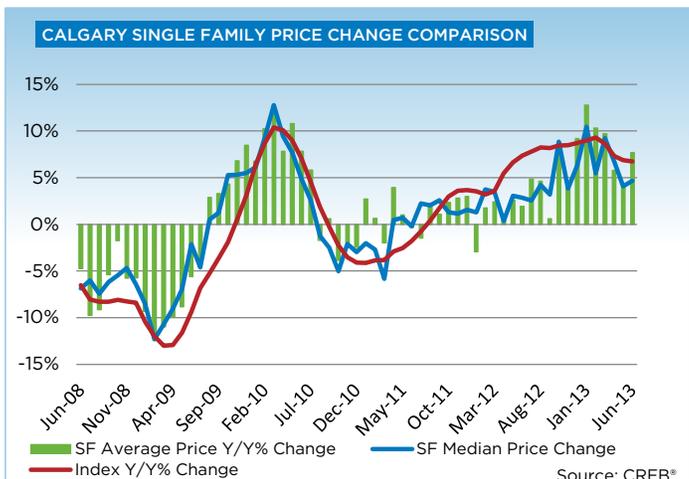
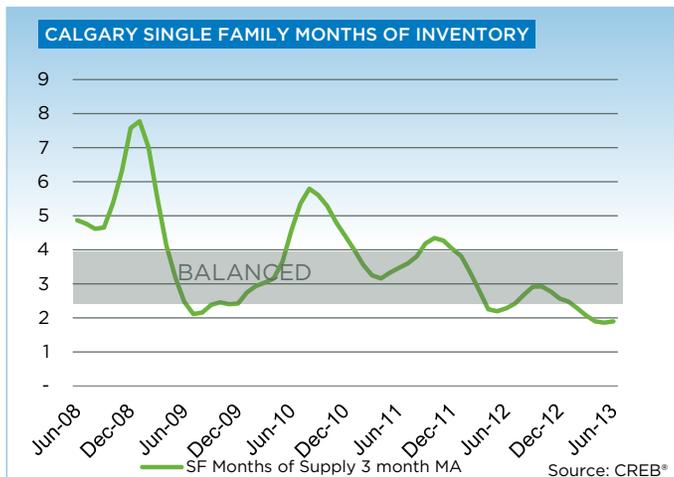
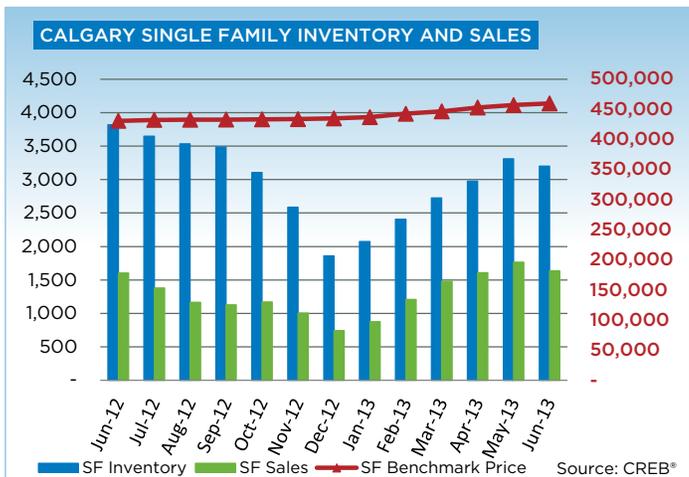
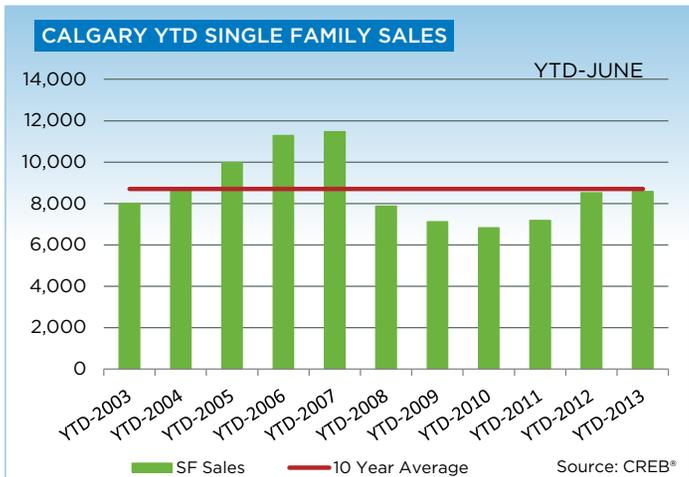
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,810	1,887	1,616	1,157	620	22,384
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	472,698	483,045	501,684	489,528	478,557	475,679	468,964	492,772	488,307	496,809	481,259
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	
2013													
Sales	878	1,207	1,478	1,608	1,764	1,638							8,573
New Listings	1,734	1,874	2,234	2,409	2,659	2,151							13,061
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199							
AverageDOM	47	37	33	31	31	34							34
Average Price	496,821	518,480	518,604	511,018	521,911	527,162							517,248
Benchmark Price	436,900	442,500	446,500	452,000	456,900	459,700							
Index	185	188	190	192	194	195							

	Jun-12	Jun-13	YTD2012	YTD2013
Calgary SF				
>\$100,000	-	-	1	2
\$100,000 - \$199,999	16	7	70	31
\$200,000 - \$299,999	157	118	939	644
\$300,000 - \$349,999	231	154	1,285	985
\$350,000 - \$399,999	248	275	1,402	1,362
\$400,000 - \$449,999	239	254	1,232	1,297
\$450,000 - \$499,999	195	184	913	1,016
\$500,000 - \$549,999	111	155	663	772
\$550,000 - \$599,999	80	126	468	558
\$600,000 - \$649,999	78	73	368	397
\$650,000 - \$699,999	61	54	252	302
\$700,000 - \$799,999	68	95	346	465
\$800,000 - \$899,999	48	55	182	267
\$900,000 - \$999,999	21	21	110	124
\$1,000,000 - \$1,249,999	28	26	135	159
\$1,250,000 - \$1,499,999	9	21	64	80
\$1,500,000 - \$1,749,999	4	7	33	41
\$1,750,000 - \$1,999,999	5	3	17	25
\$2,000,000 - \$2,499,999	4	4	18	27
\$2,500,000 - \$2,999,999	1	2	10	11
\$3,000,000 - \$3,499,999	-	1	1	2
\$3,500,000 - \$3,999,999	1	1	1	3
\$4,000,000 +	-	2	1	3
	1,605	1,638	8,511	8,573



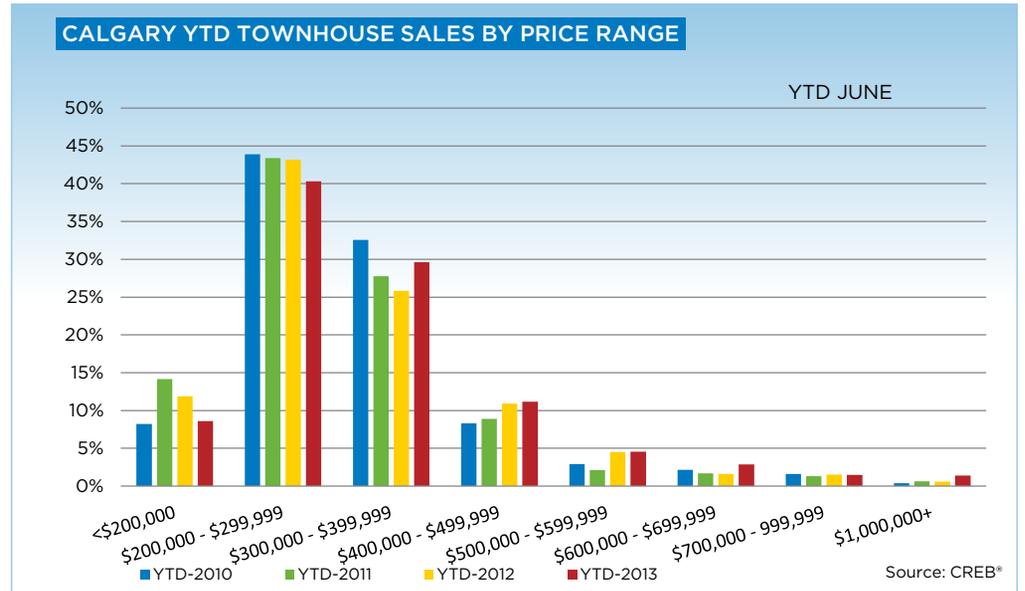
CITY OF CALGARY SINGLE FAMILY



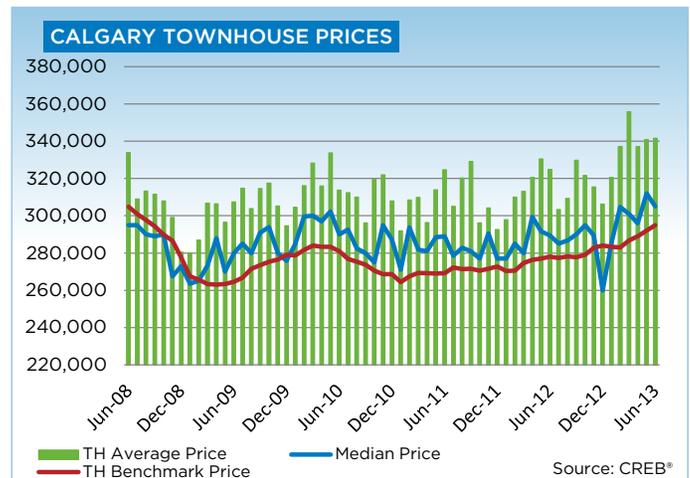
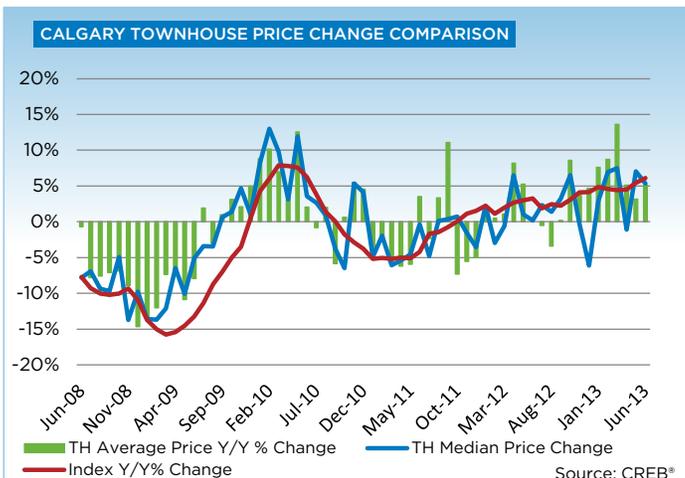
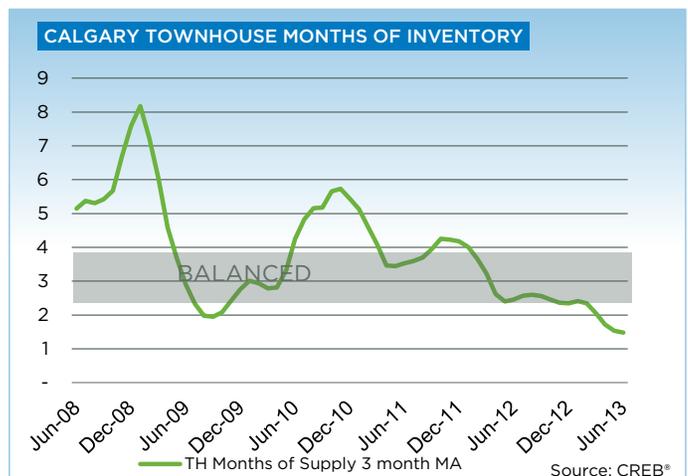
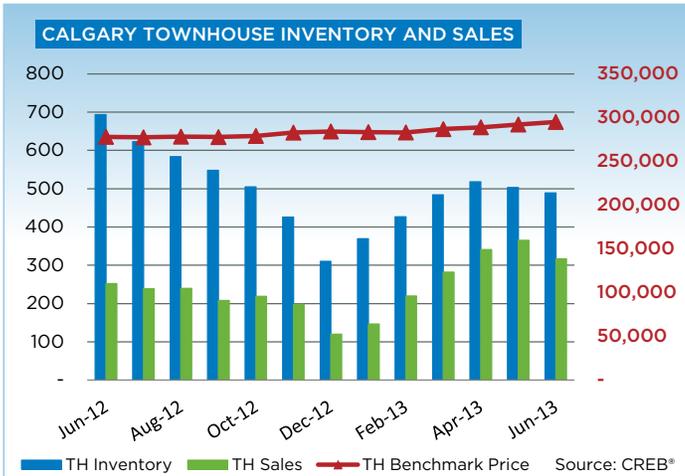
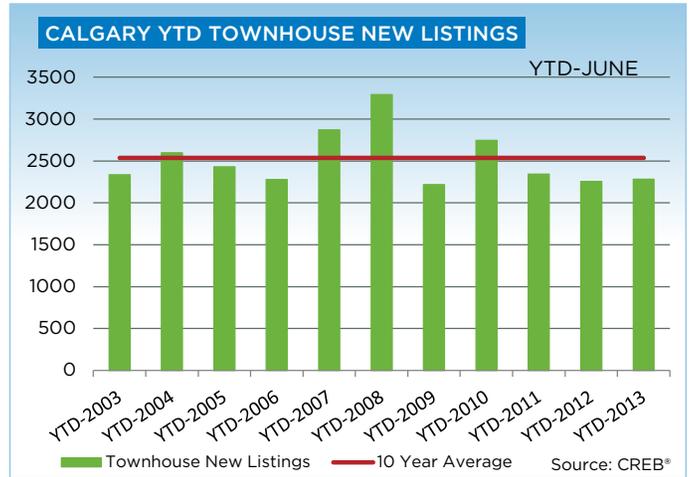
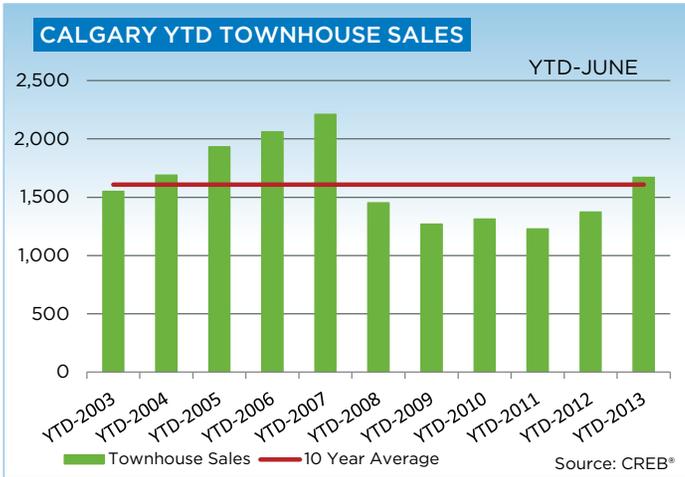
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	126	205	235	268	288	252	239	240	208	219	198	120	2,598
New Listings	312	375	358	360	454	395	304	309	297	280	189	117	3,750
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	313,134	320,607	330,413	324,823	303,380	309,309	329,797	321,644	315,381	306,258	316,627
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	
2013													
Sales	147	220	282	341	365	317							1,672
New Listings	308	343	398	453	424	358							2,284
Active Listings	369	427	484	518	503	489							
AverageDOM	52	38	39	36	33	39							38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518							340,460
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000							
Index	177	177	179	181	183	184							

Calgary Townhouse	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	-	-	-	2
\$100,000 - \$199,999	33	24	163	142
\$200,000 - \$299,999	102	123	593	674
\$300,000 - \$349,999	39	71	236	305
\$350,000 - \$399,999	20	35	119	190
\$400,000 - \$449,999	18	19	88	116
\$450,000 - \$499,999	16	11	62	71
\$500,000 - \$549,999	8	6	40	40
\$550,000 - \$599,999	4	12	22	36
\$600,000 - \$649,999	5	4	14	34
\$650,000 - \$699,999	3	4	8	14
\$700,000 - \$799,999	1	2	10	12
\$800,000 - \$899,999	1	-	7	8
\$900,000 - \$999,999	-	2	4	5
\$1,000,000 - \$1,249,999	2	3	6	17
\$1,250,000 - \$1,499,999	-	1	2	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$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 +	-	-	-	-
	252	317	1374	1672



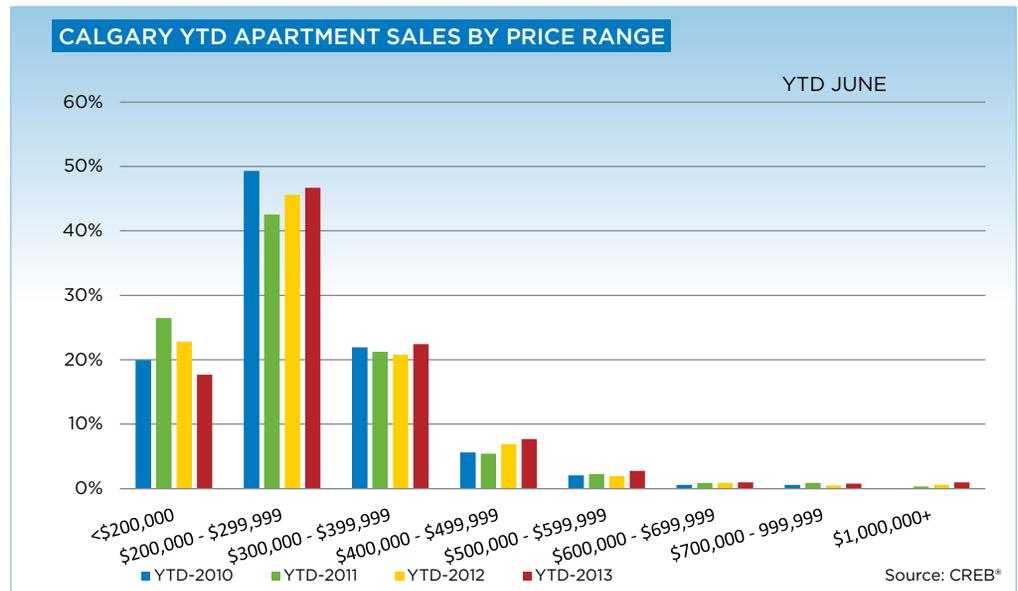
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



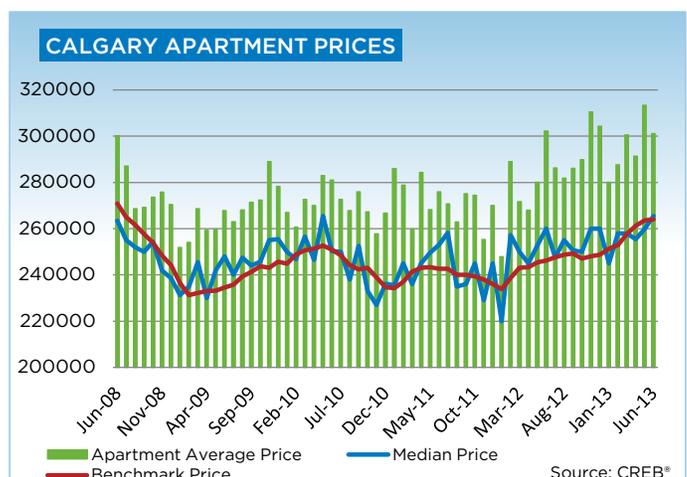
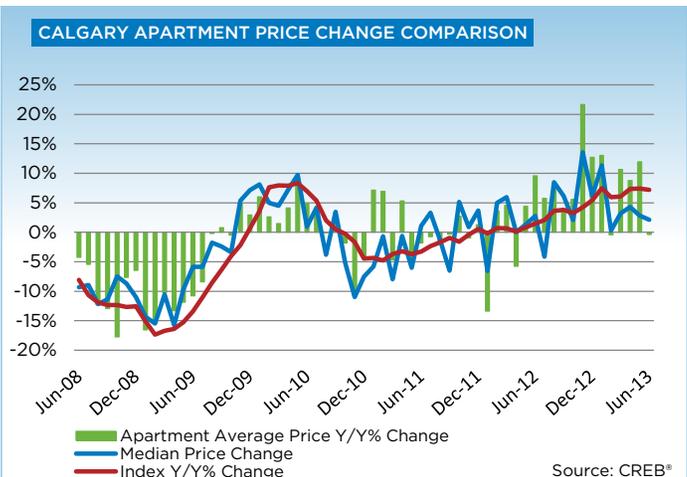
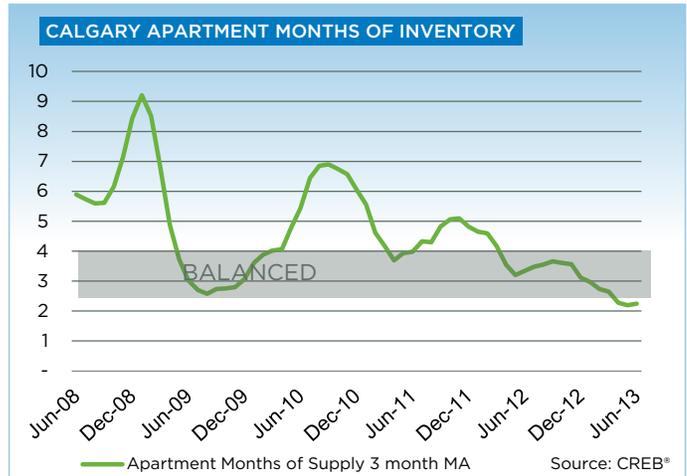
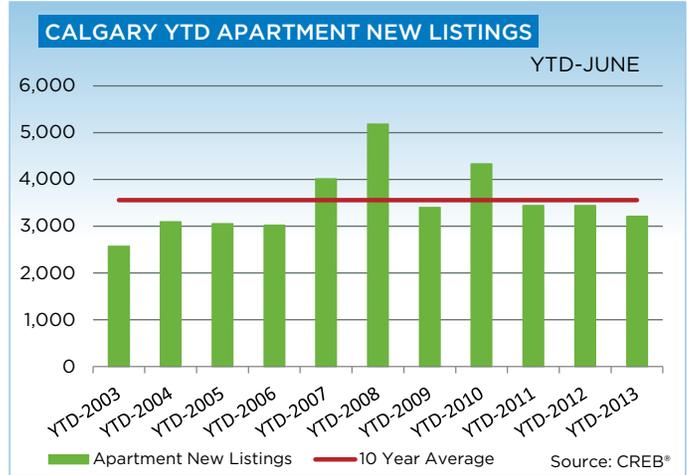
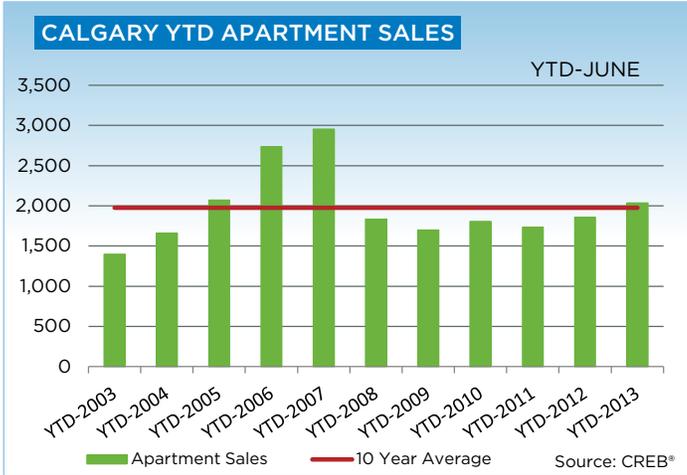
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	179	246	356	351	386	339	311	315	276	271	253	218	3,501
New Listings	504	509	644	595	643	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	302,258	286,231	281,941	286,217	289,820	310,496	304,349	284,793
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	
2013													
Sales	204	279	347	429	413	362							2,034
New Listings	451	453	561	615	634	494							3,208
Active Listings	640	704	796	871	929	896							
AverageDOM	62	45	40	41	35	38							41
Average Price	280,067	287,733	300,582	291,345	313,425	301,193							297,530
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000							
Index	176	177	180	183	184	184							

Calgary Apartment	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	-	2	11	10
\$100,000 - \$199,999	67	51	413	350
\$200,000 - \$299,999	152	172	847	950
\$300,000 - \$349,999	43	46	237	282
\$350,000 - \$399,999	32	46	149	174
\$400,000 - \$449,999	16	17	89	92
\$450,000 - \$499,999	11	7	39	64
\$500,000 - \$549,999	5	8	21	36
\$550,000 - \$599,999	2	7	15	20
\$600,000 - \$649,999	3	1	10	10
\$650,000 - \$699,999	-	-	6	10
\$700,000 - \$799,999	2	1	6	10
\$800,000 - \$899,999	1	-	1	1
\$900,000 - \$999,999	1	1	2	5
\$1,000,000 - \$1,249,999	1	2	5	10
\$1,250,000 - \$1,499,999	-	-	-	3
\$1,500,000 - \$1,749,999	2	-	3	1
\$1,750,000 - \$1,999,999	-	-	1	1
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	-	1	-	4
\$3,000,000 - \$3,499,999	1	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	339	362	1,857	2,034



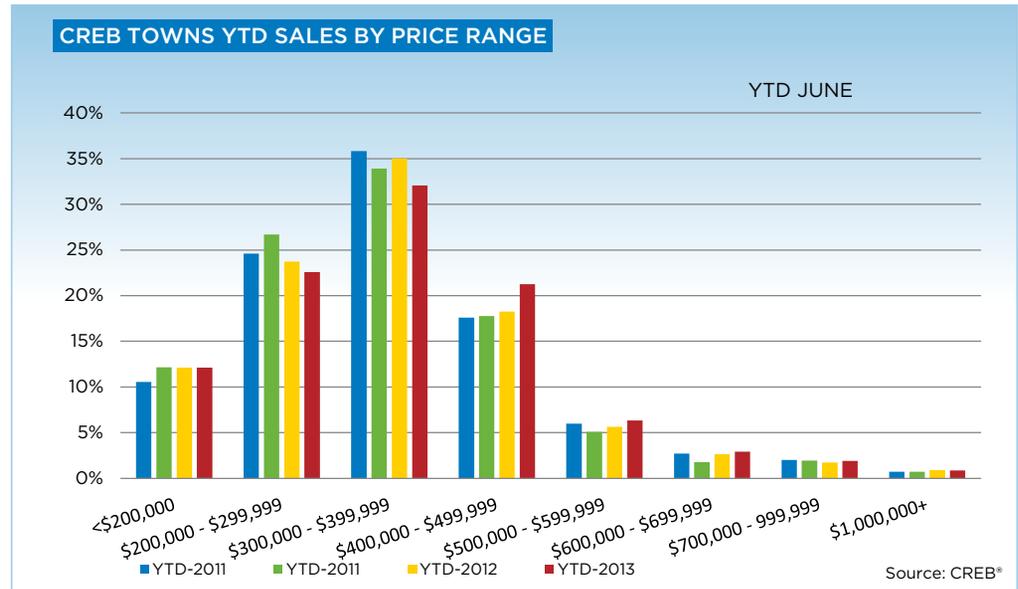
CITY OF CALGARY CONDOMINIUM APARTMENTS



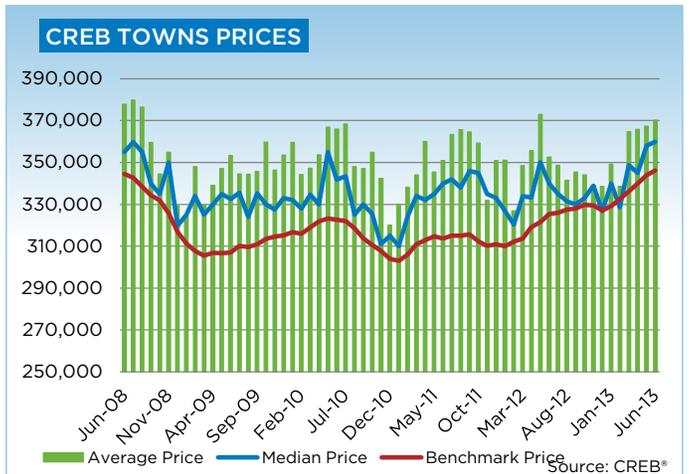
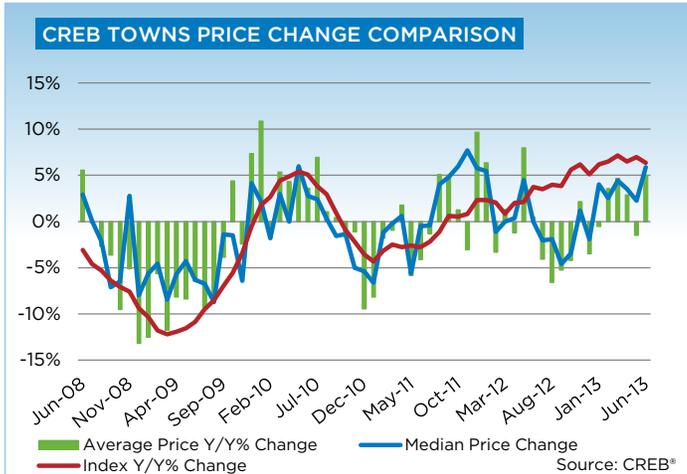
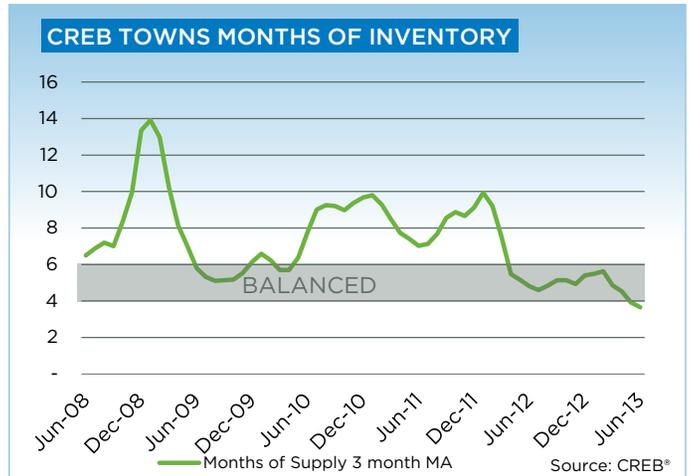
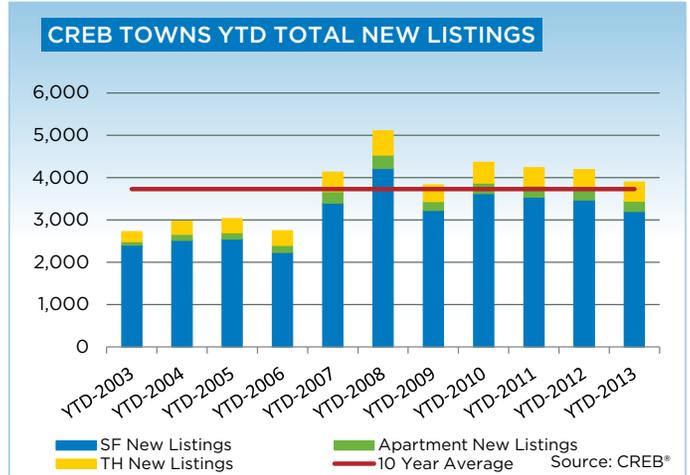
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	187	304	372	384	436	476	407	324	321	313	270	174	3,968
New Listings	632	602	785	738	751	678	587	571	498	459	359	219	6,879
Active Listings	2,129	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	88	78
Average Price	351,133	326,883	348,474	355,614	372,909	352,522	348,561	341,517	345,473	344,085	339,079	338,634	348,588
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	
2013													
Sales	245	256	364	431	490	473							2,259
New Listings	542	559	660	766	777	589							3,893
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606							
AverageDOM	82	69	55	66	65	62							71
Average Price	349,213	338,531	364,728	365,877	367,349	370,178							362,006
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200							
Index	173	175	177	179	181	182							

CREB Towns	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	9	5	51	34
\$100,000 - \$199,999	45	53	211	240
\$200,000 - \$299,999	100	107	512	510
\$300,000 - \$349,999	102	62	424	358
\$350,000 - \$399,999	72	57	332	366
\$400,000 - \$449,999	62	73	256	279
\$450,000 - \$499,999	33	53	138	201
\$500,000 - \$549,999	13	20	72	91
\$550,000 - \$599,999	15	13	50	52
\$600,000 - \$649,999	12	13	34	46
\$650,000 - \$699,999	5	5	23	20
\$700,000 - \$799,999	3	4	14	22
\$800,000 - \$899,999	3	2	16	12
\$900,000 - \$999,999	1	2	7	9
\$1,000,000 - \$1,249,999	1	3	10	10
\$1,250,000 - \$1,499,999	-	-	6	4
\$1,500,000 - \$1,749,999	-	-	1	2
\$1,750,000 - \$1,999,999	-	1	2	3
\$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 +	-	-	-	-
	476	473	2,159	2,259



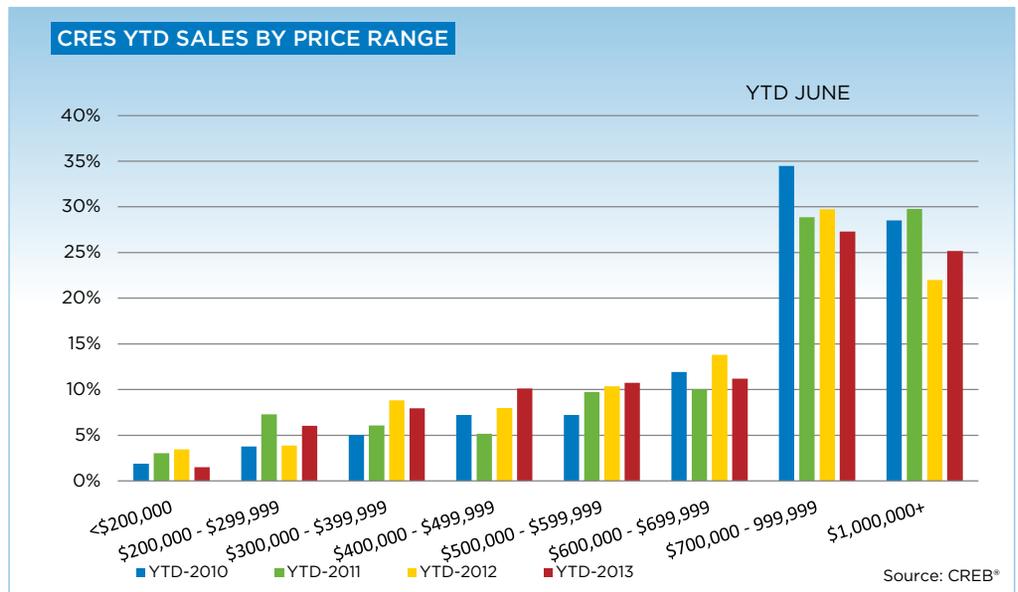
CREB® TOWNS



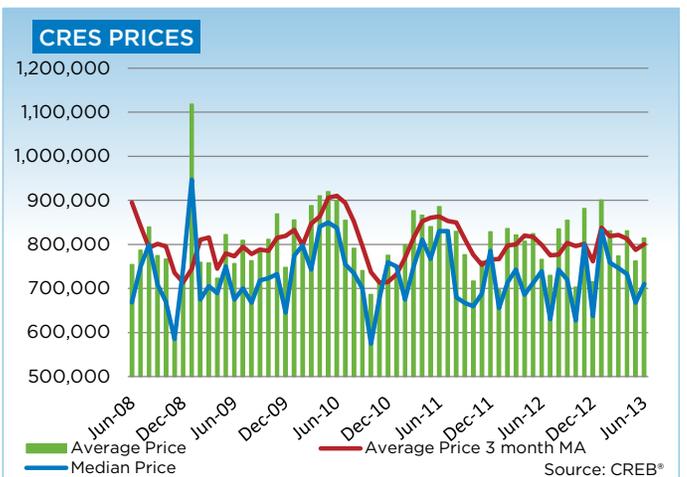
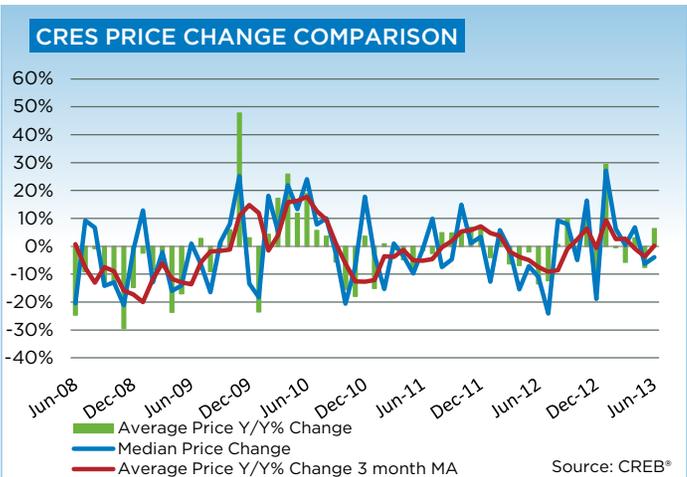
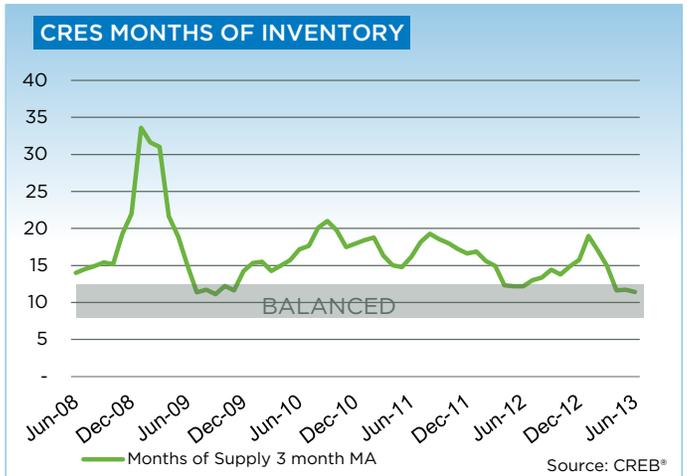
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	216	221	309	257	349	289	218	197	243	158	107	72	2,636
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
2013													
Sales	34	72	72	84	104	99							465
New Listings	240	210	259	286	332	264							1,591
Active Listings	741	761	897	1,001	1,123	1,138							
AverageDOM	155	104	107	105	91	87							101
Average Price	901,203	831,221	774,036	830,942	762,134	814,436							808,408

CRES	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	1	-	4	3
\$100,000 - \$199,999	2	-	12	4
\$200,000 - \$299,999	4	10	18	28
\$300,000 - \$349,999	2	4	25	15
\$350,000 - \$399,999	3	2	16	22
\$400,000 - \$449,999	5	4	16	23
\$450,000 - \$499,999	6	5	21	24
\$500,000 - \$549,999	5	3	24	24
\$550,000 - \$599,999	4	6	24	26
\$600,000 - \$649,999	6	5	25	26
\$650,000 - \$699,999	5	8	39	26
\$700,000 - \$799,999	16	12	59	50
\$800,000 - \$899,999	11	11	47	37
\$900,000 - \$999,999	5	8	32	40
\$1,000,000 - \$1,249,999	13	8	47	57
\$1,250,000 - \$1,499,999	3	4	18	25
\$1,500,000 - \$1,749,999	2	5	13	16
\$1,750,000 - \$1,999,999	1	1	7	5
\$2,000,000 - \$2,499,999	2	2	12	11
\$2,500,000 - \$2,999,999	-	-	3	1
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	1	1	2
\$4,000,000 +	-	-	-	-
	96	99	464	465



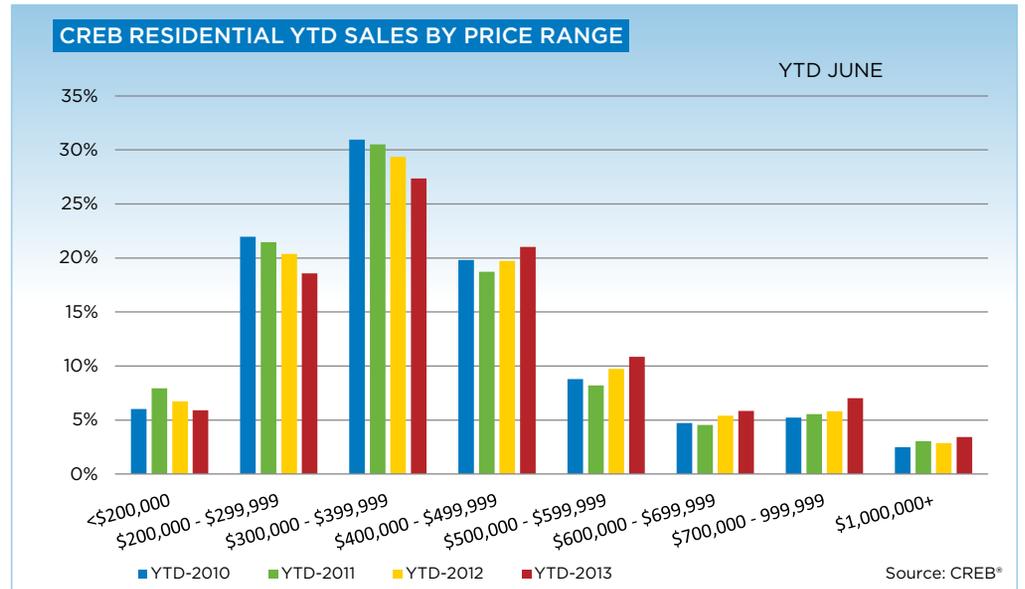
CREB® COUNTRY RESIDENTIAL



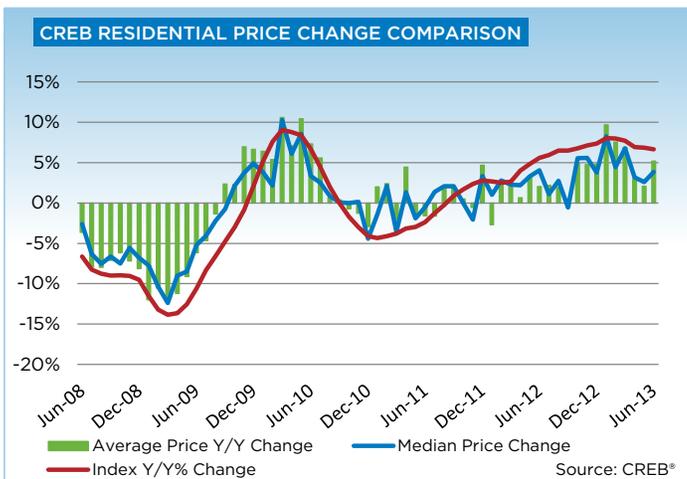
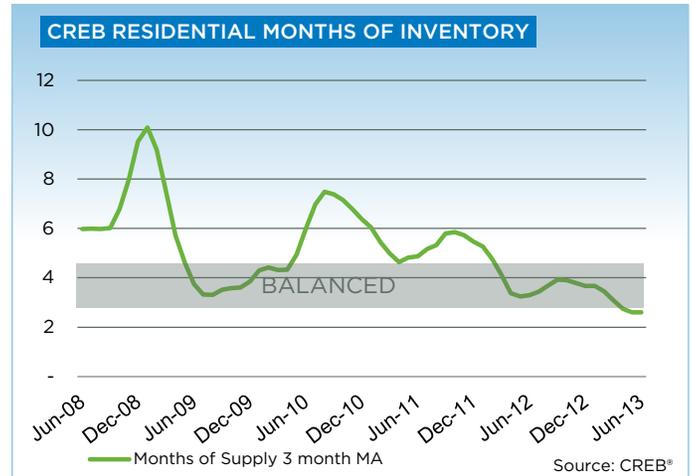
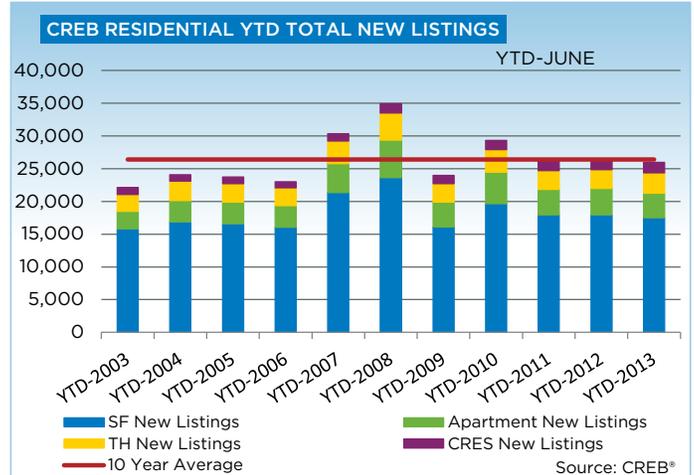
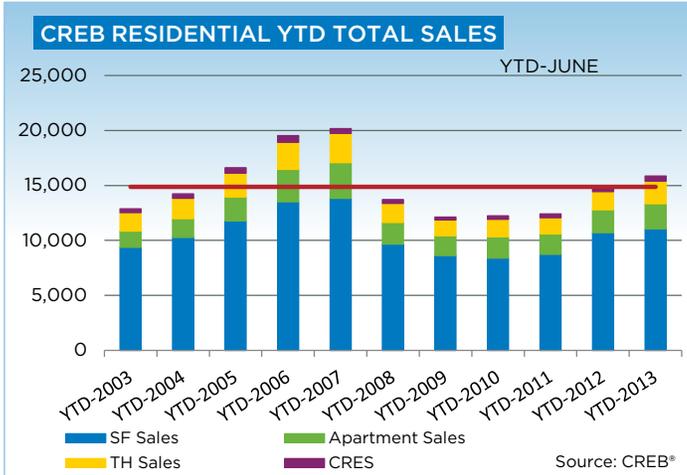
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,326	2,154	2,698	2,787	3,041	2,903	2,556	2,261	2,096	2,151	1,866	1,368	27,207
New Listings	3,478	3,902	4,746	4,562	5,230	4,565	3,731	3,558	3,620	3,133	2,251	1,299	44,075
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	444,281	434,909	421,747	418,744	419,971	431,596	429,197	429,876	426,449
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	
2013													
Sales	1,588	2,128	2,676	3,052	3,314	3,071							15,829
New Listings	3,463	3,636	4,428	4,884	5,193	4,188							25,792
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189							
AverageDOM	59	47	42	42	41	42							43
Average Price	431,889	453,384	451,555	442,468	453,527	457,506							449,643
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800							
Index	182	184	186	188	190	191							

CREB Total	Jun-12	Jun-13	YTD2012	YTD2013
>\$100,000	13	10	86	90
\$100,000 - \$199,999	173	158	918	846
\$200,000 - \$299,999	548	559	3,039	2,941
\$300,000 - \$349,999	435	370	2,276	2,084
\$350,000 - \$399,999	400	440	2,100	2,245
\$400,000 - \$449,999	355	390	1,744	1,907
\$450,000 - \$499,999	265	274	1,197	1,421
\$500,000 - \$549,999	153	201	858	1,002
\$550,000 - \$599,999	107	169	595	714
\$600,000 - \$649,999	107	100	467	540
\$650,000 - \$699,999	76	75	337	386
\$700,000 - \$799,999	93	118	443	582
\$800,000 - \$899,999	68	73	262	342
\$900,000 - \$999,999	30	35	160	189
\$1,000,000 - \$1,249,999	45	42	207	259
\$1,250,000 - \$1,499,999	12	26	92	119
\$1,500,000 - \$1,749,999	8	12	50	62
\$1,750,000 - \$1,999,999	6	5	28	35
\$2,000,000 - \$2,499,999	6	6	31	39
\$2,500,000 - \$2,999,999	1	3	13	16
\$3,000,000 - \$3,499,999	1	1	3	2
\$3,500,000 - \$3,999,999	1	2	2	5
\$4,000,000 +	-	2	1	3
	2,903	3,071	14,909	15,829



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 ratio

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 to 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.

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 - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

TOTAL MLS®

- Changed to **CREB® Total Residential**
- 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 CREC were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

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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.

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