

CONDITIONS CONTINUE TO FAVOUR THE SELLER

New listings remain below expectations in the single family sector

Calgary, April 1, 2014 – Residential sales activity improved across all sectors in March. However, declining new listings in the single family sector combined with further gains in sales activity decreased single family inventory to the lowest March level since 2006.

“There are several factors contributing to the growth in housing demand, including the inflow of people to our province over the past two years, strong gains in employment and tight rental conditions,” says CREB® chief economist Ann-Marie Lurie. “However, supply conditions vary amongst the different property segments, impacting the number of sales and price growth. If supply constraints persist in the single family sector, prices are expected to record further gains as we move into the spring market.”

Single family sales at the end of the first quarter totalled 3,901 units, a 9.5 per cent increase over the same period last year. Meanwhile, the amount of new listings declined by nearly five per cent. As sales growth outpaced the amount of new listings growth in the market, inventory levels dropped to just over 2,000 units.

Persistently tight market conditions prevented any relief in terms of price gains. The unadjusted single family benchmark price totalled \$490,600 in March, a 9.9 per cent increase over the previous year and monthly increase of 1.6 per cent.

“With tight market conditions, particularly in the single family market, purchasers should ensure they have a clear understanding of what they can afford and what they are willing to pay for a home,” says Bill Kirk, CREB® president. “However, both sellers and buyers need to be aware that

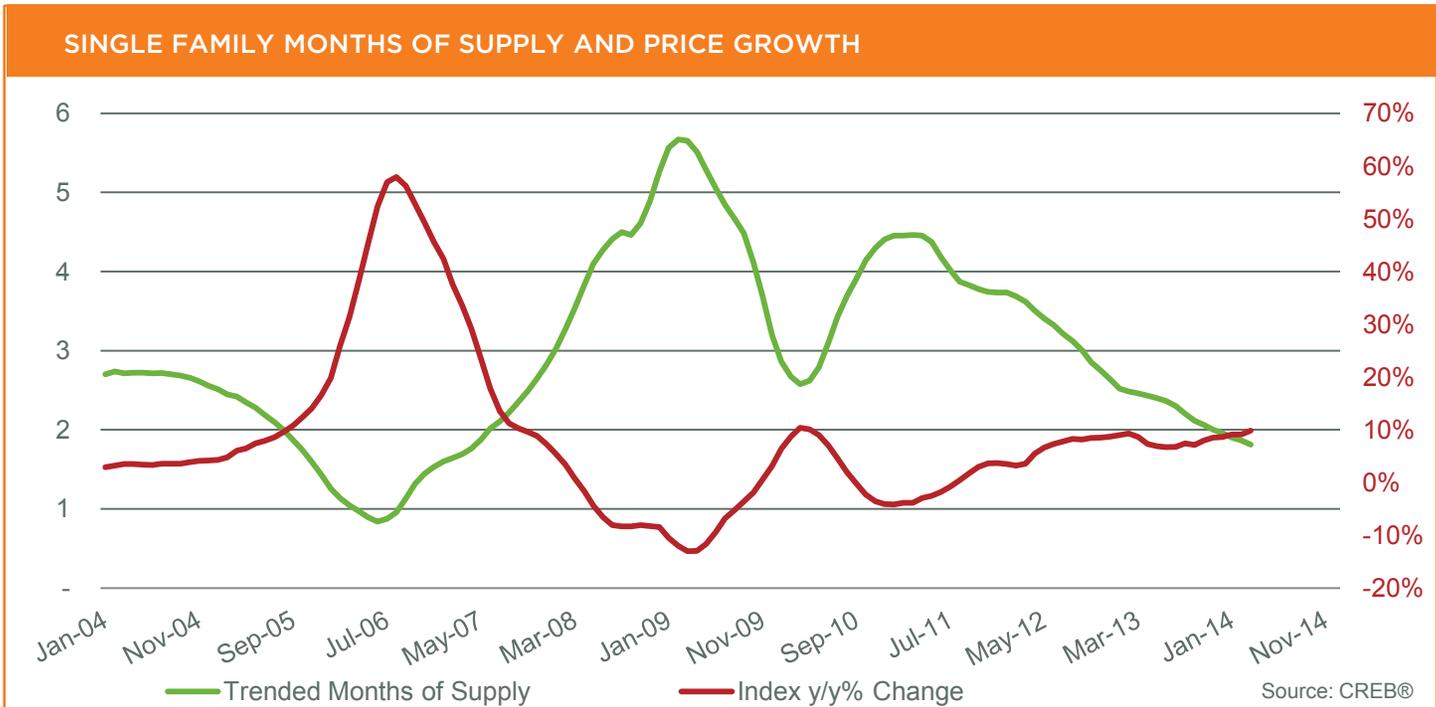
conditions are dependent on the community and price range that you are targeting.”

Condominium apartment sales totalled 1,062 after the first quarter. Sales growth was strongest in this sector due to the availability of listings. New listings after the first quarter totalled 1,722, an 18 per cent increase over the previous year. While demand continued to outpace listing growth, keeping market conditions relatively tight, inventory levels are similar to the previous year.

“Nearly 50 per cent of new listings in the apartment sector are priced in the range of \$200,000 - \$299,999, providing options for those looking for affordable product,” says Kirk. “However, there are far fewer options for those looking to spend less than \$200,000. After the first quarter, apartment product priced below \$200,000 has dropped from over 16 per cent of the market last year to 6.4 per cent.”

Condominium apartment and townhouse prices totalled a respective \$287,200 and \$313,100. Condominium apartment price recorded a year-over-year increase of 11.5 per cent and are the highest relative to the townhouse and single family sector. Despite strong price gains across all sectors, overall the condominium sector continues to record price levels below peak records.

“Some easing of the supply pressure in the condominium market is expected as new construction projects are completed,” says Lurie. “However, thanks to Calgary’s strong economy, it is expected that most new supply can be absorbed without risk of oversupply and condominium price correction.”



CREB® - SUMMARY STATS

	Mar-13	Mar-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	2,676	3,233	20.81%	6,392	7,470	16.86%
Total Sales Volume	\$1,208,646,445	\$1,545,881,397	27.90%	\$2,859,286,421	\$3,520,136,477	23.11%
New Listings	4,425	4,562	3.10%	11,522	11,529	0.06%
Active Listings	7,169	5,783	-19.33%	N/A	N/A	
Sales to New Listings Ratio	0.60	0.71	17.19%	0.55	0.65	16.79%
Sales \$ / List \$	97.70%	98.41%	0.72%	97.49%	98.25%	0.77%
Average DOM	42	34	-18.65%	47	34	-27.66%
Average Price	\$451,662	\$478,157	5.87%	\$447,323	\$471,236	5.35%
Benchmark Price	\$393,800	\$431,100	9.47%			
Index	186	203	9.48%			
CREB® CITY OF CALGARY						
Total Sales	2,107	2,485	17.94%	5,042	5,775	14.54%
Total Sales Volume	\$971,407,308	\$1,205,020,258	24.05%	\$2,292,114,396	\$2,763,879,276	20.58%
New Listings	3,192	3,319	3.98%	8,355	8,423	0.81%
Active Listings	4,007	3,233	-19.32%	N/A	N/A	
Sales to New Listings Ratio	0.66	0.75	13.43%	0.60	0.69	13.61%
Sales \$ / List \$	97.90%	98.66%	0.76%	97.67%	98.50%	0.83%
Average DOM	35	28	-20.48%	39	31	-20.51%
Average Price	\$461,038	\$484,918	5.18%	\$454,604	\$478,594	5.28%
Benchmark Price	\$400,600	\$440,500	9.96%			
Index	187	205	9.96%			
CREB® TOWNS						
Total Sales	364	494	35.71%	865	1,104	27.63%
Total Sales Volume	\$132,760,886	\$193,930,484	46.08%	\$304,982,220	\$428,101,220	40.37%
New Listings	659	705	6.98%	1,760	1,799	2.22%
Active Listings	1,533	1,243	-18.92%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.70	26.86%	0.49	0.61	24.86%
Sales \$ / List \$	97.39%	98.36%	0.96%	97.38%	98.18%	0.80%
Average DOM	55	49	-11.12%	83	56	-32.53%
Average Price	\$364,728	\$392,572	7.63%	\$352,581	\$387,773	9.98%
Benchmark Price	\$336,100	\$356,800	6.16%			
Index	177	188	6.17%			
CREB® CRES						
Total Sales	72	99	37.50%	178	218	22.47%
Total Sales Volume	\$55,730,600	\$85,627,818	53.65%	\$146,219,422	\$182,717,118	24.96%
New Listings	258	213	-17.44%	706	620	-12.18%
Active Listings	897	729	-18.73%	N/A	N/A	
Sales to New Listings Ratio	0.28	0.46	66.55%	0.25	0.35	39.46%
Sales \$ / List \$	95.25%	95.87%	0.62%	95.13%	95.52%	0.39%
Average DOM	107	88	-17.91%	114	101	-11.40%
Average Price	\$774,036	\$864,927	11.74%	\$821,457	\$838,152	2.03%
Median Price	\$746,000	\$835,000	11.93%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

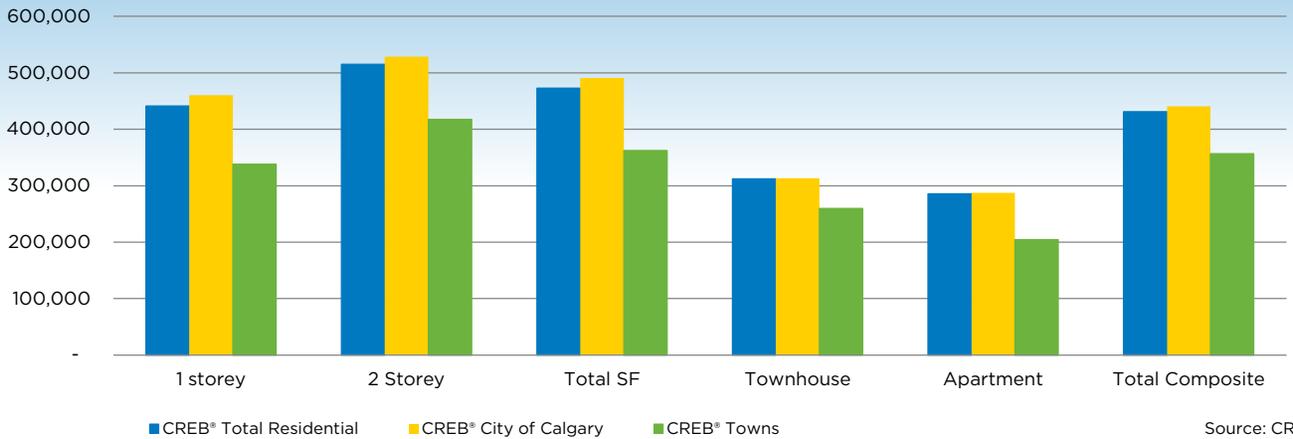
	Mar-13	Mar-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,479	1,699	14.87%	3,564	3,901	9.46%
Total Sales Volume	\$766,814,000	\$945,326,343	23.28%	\$1,828,827,468	\$2,128,547,622	16.39%
New Listings	2,234	2,200	-1.52%	5,840	5,566	-4.69%
Active Listings	2,727	2,052	-24.75%	N/A	N/A	
Sales to New Listings Ratio	0.66	0.77	16.65%	0.61	0.70	14.84%
Sales \$ / List \$	97.99%	98.69%	0.69%	97.75%	98.53%	0.78%
Average DOM	33	27	-17.33%	37	31	-16.22%
Average Price	\$518,468	\$556,402	7.32%	\$513,139	\$545,642	6.33%
Benchmark Price	\$446,500	\$490,600	9.88%			
Index	190	208	9.87%			
CONDO APARTMENT						
Total Sales	346	445	28.61%	829	1,062	28.11%
Total Sales Volume	\$104,269,894	\$138,428,360	32.76%	\$241,681,198	\$337,562,533	39.67%
New Listings	560	664	18.57%	1,464	1,722	17.62%
Active Listings	796	791	-0.63%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.67	8.47%	0.57	0.62	8.91%
Sales \$ / List \$	97.01%	98.31%	1.30%	97.03%	98.04%	1.01%
Average DOM	41	31	-22.60%	47	34	-27.66%
Average Price	\$301,358	\$311,075	3.22%	\$291,533	\$317,855	9.03%
Benchmark Price	\$257,700	\$287,200	11.45%			
Index	180	201	11.44%			
CONDO TOWNHOUSE						
Total Sales	282	341	20.92%	649	812	25.12%
Total Sales Volume	\$100,323,414	\$121,265,555	20.87%	\$221,605,730	\$297,769,121	34.37%
New Listings	398	455	14.32%	1,051	1,135	7.99%
Active Listings	484	389	-19.63%	N/A	N/A	
Sales to New Listings Ratio	0.71	0.75	5.77%	0.62	0.72	15.86%
Sales \$ / List \$	98.11%	98.90%	0.79%	97.73%	98.76%	1.04%
Average DOM	39	26	-32.90%	41	29	-29.27%
Average Price	\$355,757	\$355,617	-0.04%	\$341,457	\$366,711	7.40%
Benchmark Price	\$286,800	\$313,100	9.17%			
Index	179	196	9.15%			

MLS® HPI SUMMARY

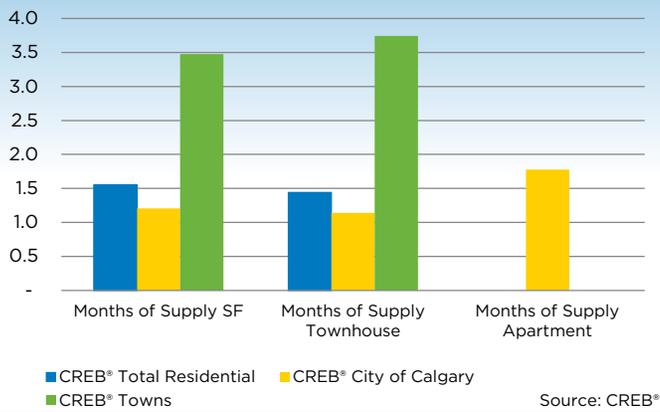
	March 2014		% Changes				
	Benchmark Price	Index (HPI)	Feb-14	Sep-13	Mar-13	Mar-11	Mar-09
CREB® TOTAL RESIDENTIAL							
Single Family	472,800	205	1.6%	5.4%	9.2%	22.2%	29.1%
Townhouse	312,100	196	1.1%	4.6%	9.4%	16.5%	18.9%
Apartment	285,900	200	1.3%	5.2%	11.4%	18.8%	23.4%
COMPOSITE	431,100	203	1.5%	5.2%	9.5%	21.0%	27.0%
CREB® TOWNS							
Single Family	362,400	187	1.6%	3.1%	5.7%	14.5%	17.1%
Townhouse	259,600	210	1.1%	4.8%	15.0%	23.4%	20.5%
Apartment	204,200	175	0.7%	2.9%	8.2%	8.5%	6.3%
COMPOSITE	356,800	188	1.6%	3.2%	6.2%	14.7%	16.8%
CREB® CITY OF CALGARY							
Single Family	490,600	208	1.6%	5.8%	9.9%	23.6%	31.3%
Townhouse	313,100	196	1.1%	4.7%	9.2%	16.2%	18.9%
Apartment	287,200	201	1.4%	5.2%	11.4%	19.0%	23.7%
COMPOSITE	440,500	205	1.5%	5.5%	10.0%	22.0%	28.5%

COMPARISONS

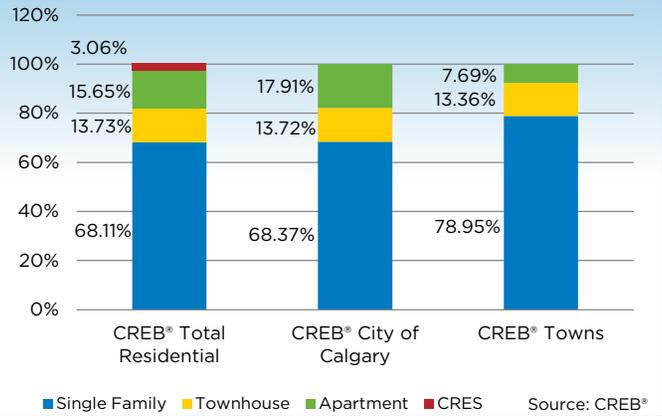
Benchmark Price - March



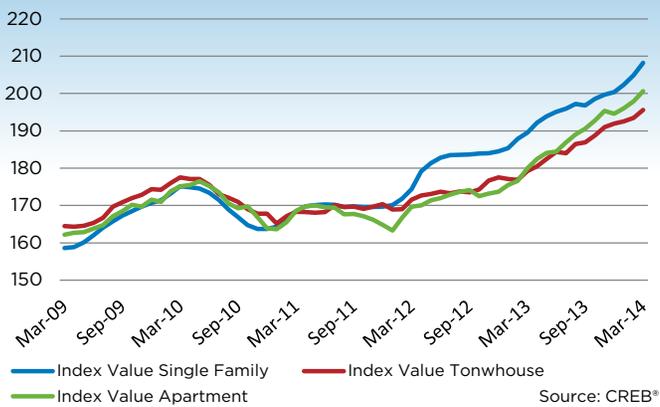
Months of Supply - March



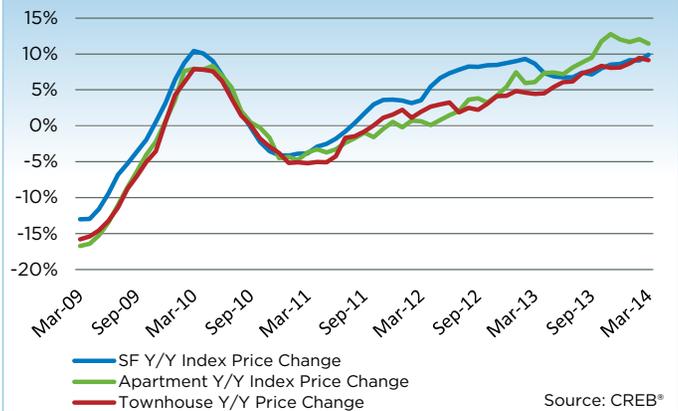
Sales Distribution - March



CALGARY INDEX VALUE



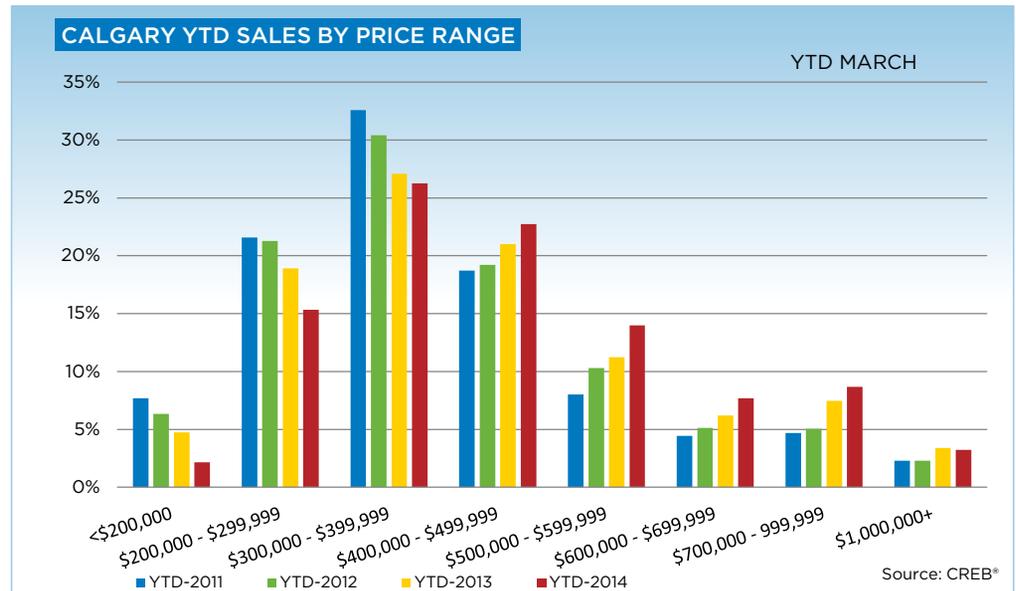
CALGARY INDEX YEAR OVER YEAR COMPARISON



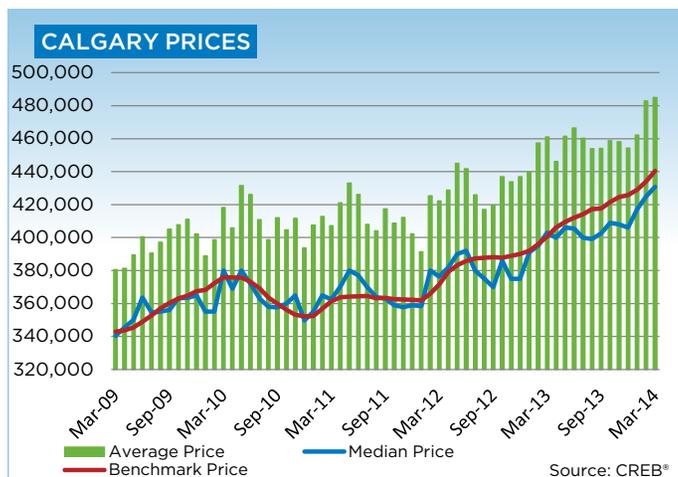
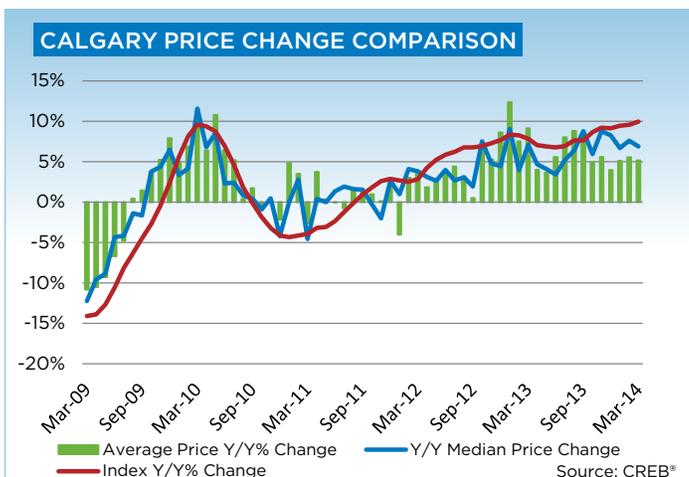
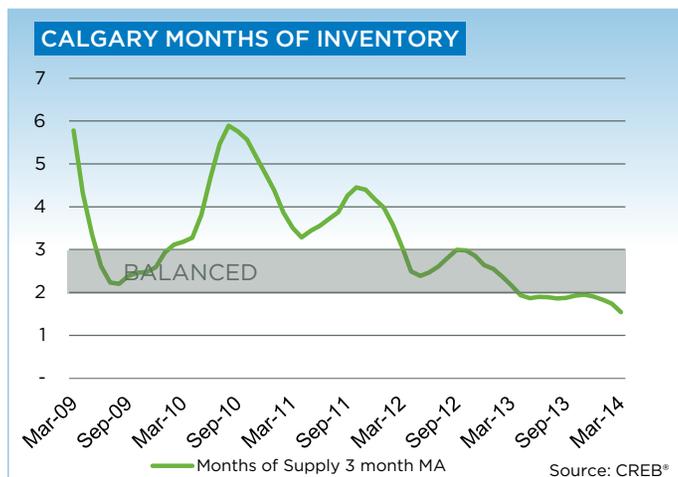
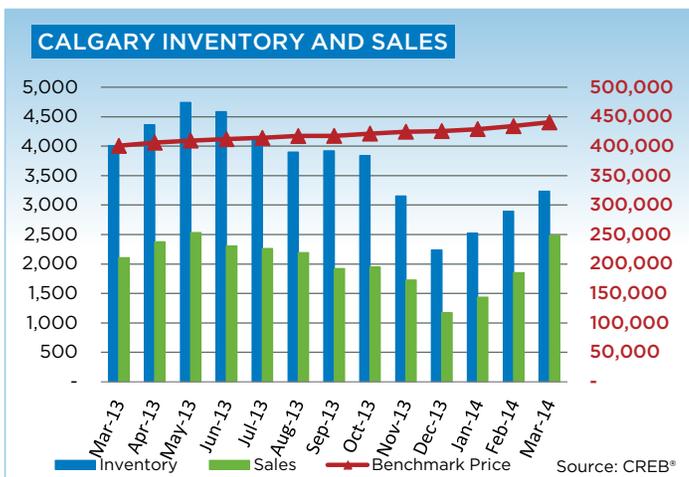
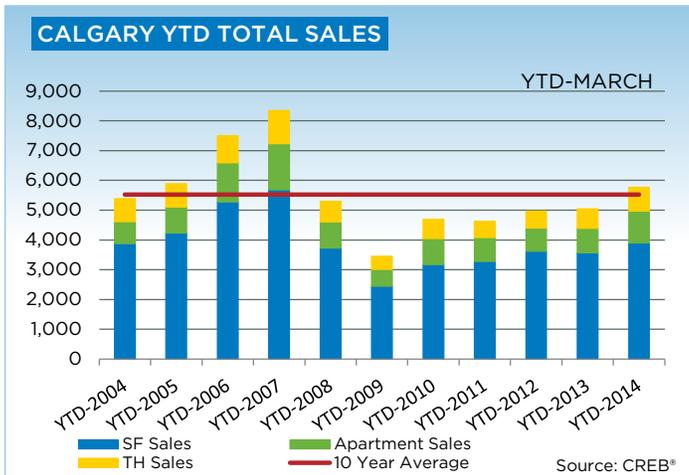
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,377	2,535	2,307	2,265	2,193	1,920	1,949	1,725	1,171	23,484
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,794	2,521	1,824	972	32,151
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	446,168	461,422	466,466	460,232	453,953	454,214	458,761	458,162	454,387	456,697
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
Index	183	185	187	189	191	192	193	195	195	197	198	199	
2014													
Sales	1,438	1,852	2,485										5,775
New Listings	2,394	2,710	3,319										8,423
Active Listings	2,524	2,892	3,233										
AverageDOM	40	30	28										31
Average Price	462,234	482,811	484,918										478,594
Benchmark Price	429,100	434,100	440,500										
Index	200	202	205										

	Mar-13	Mar-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	-	1	6	1
\$100,000 - \$199,999	84	46	233	123
\$200,000 - \$299,999	395	368	953	885
\$300,000 - \$349,999	262	309	671	733
\$350,000 - \$399,999	287	321	694	783
\$400,000 - \$449,999	258	321	613	725
\$450,000 - \$499,999	192	250	446	588
\$500,000 - \$549,999	147	200	337	484
\$550,000 - \$599,999	97	149	230	323
\$600,000 - \$649,999	89	112	181	241
\$650,000 - \$699,999	57	85	131	202
\$700,000 - \$799,999	95	127	209	260
\$800,000 - \$899,999	46	75	109	160
\$900,000 - \$999,999	24	42	58	81
\$1,000,000 - \$1,249,999	40	38	86	87
\$1,250,000 - \$1,499,999	14	22	39	44
\$1,500,000 - \$1,749,999	7	7	16	22
\$1,750,000 - \$1,999,999	5	4	12	14
\$2,000,000 - \$2,499,999	4	6	9	12
\$2,500,000 - \$2,999,999	3	1	6	3
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	1	1	1
	2,107	2,485	5,042	5,775



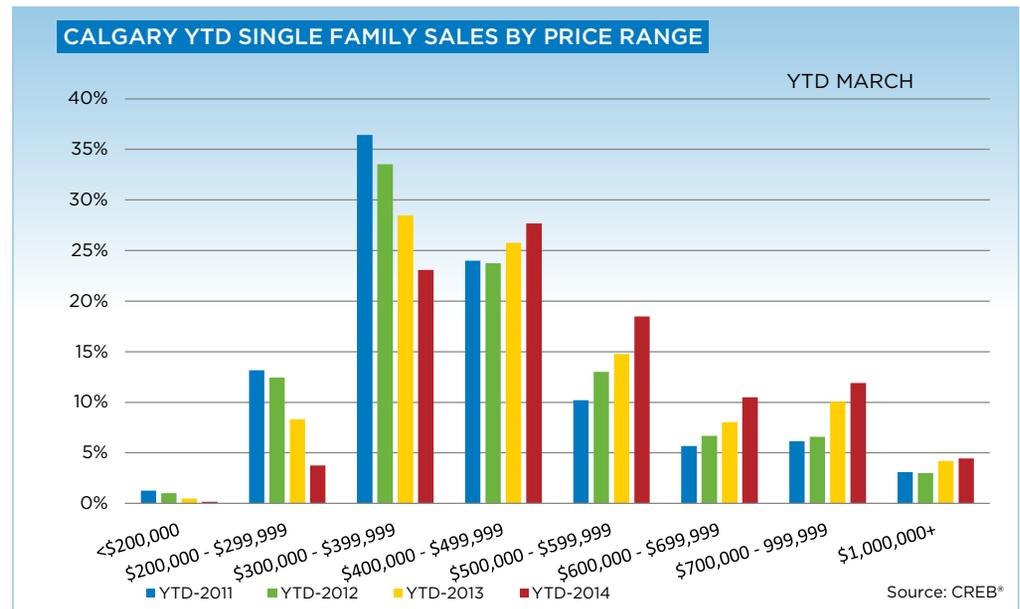
CITY OF CALGARY



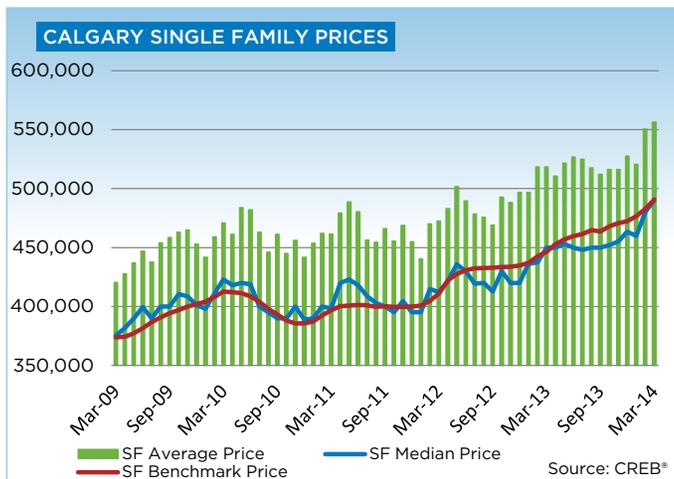
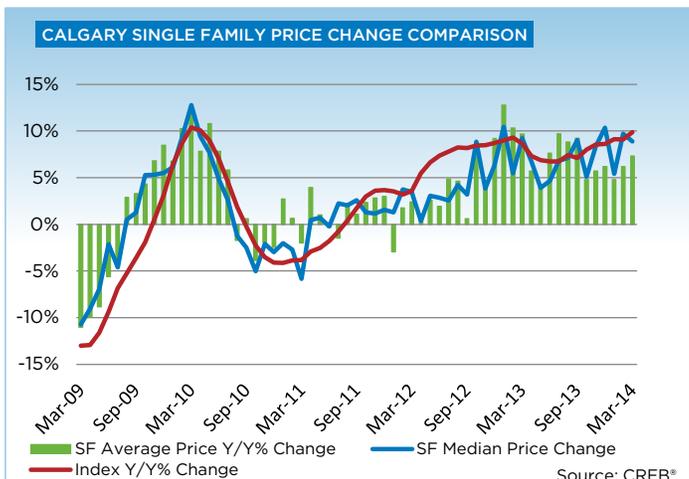
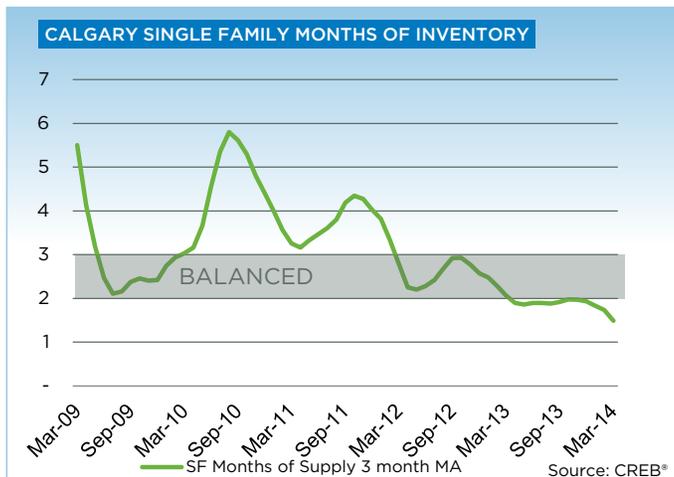
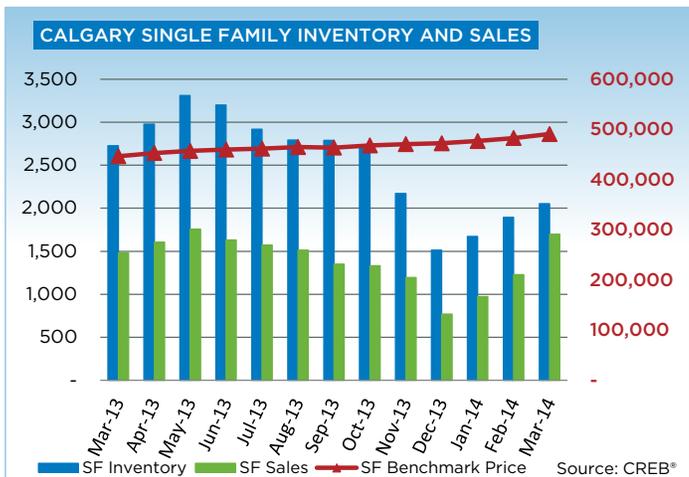
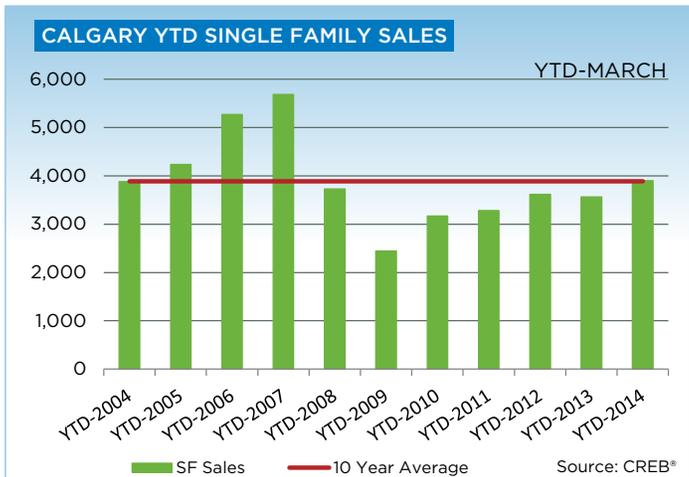
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,607	1,759	1,632	1,573	1,514	1,351	1,333	1,195	772	16,300
New Listings	1,732	1,874	2,234	2,407	2,657	2,147	1,957	1,964	1,973	1,736	1,233	649	22,563
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	34	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	510,639	521,791	526,918	524,976	517,651	512,296	516,375	516,234	527,634	517,875
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	
2014													
Sales	973	1,229	1,699										3,901
New Listings	1,583	1,783	2,200										5,566
Active Listings	1,671	1,894	2,052										
AverageDOM	40	29	27										31
Average Price	520,678	550,531	556,402										545,642
Benchmark Price	476,700	482,800	490,600										
Index	202	205	208										

	Mar-13	Mar-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	4	2	16	7
\$200,000 - \$299,999	106	51	296	147
\$300,000 - \$349,999	167	148	452	355
\$350,000 - \$399,999	234	219	562	545
\$400,000 - \$449,999	222	249	520	575
\$450,000 - \$499,999	171	213	398	505
\$500,000 - \$549,999	137	180	311	427
\$550,000 - \$599,999	88	136	215	294
\$600,000 - \$649,999	80	108	164	221
\$650,000 - \$699,999	53	83	122	188
\$700,000 - \$799,999	91	122	200	244
\$800,000 - \$899,999	45	73	105	147
\$900,000 - \$999,999	22	40	53	73
\$1,000,000 - \$1,249,999	29	36	71	81
\$1,250,000 - \$1,499,999	12	20	34	40
\$1,500,000 - \$1,749,999	6	7	15	20
\$1,750,000 - \$1,999,999	5	4	12	13
\$2,000,000 - \$2,499,999	4	6	9	12
\$2,500,000 - \$2,999,999	2	1	5	3
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	1	1	1
	1,479	1,699	3,564	3,901



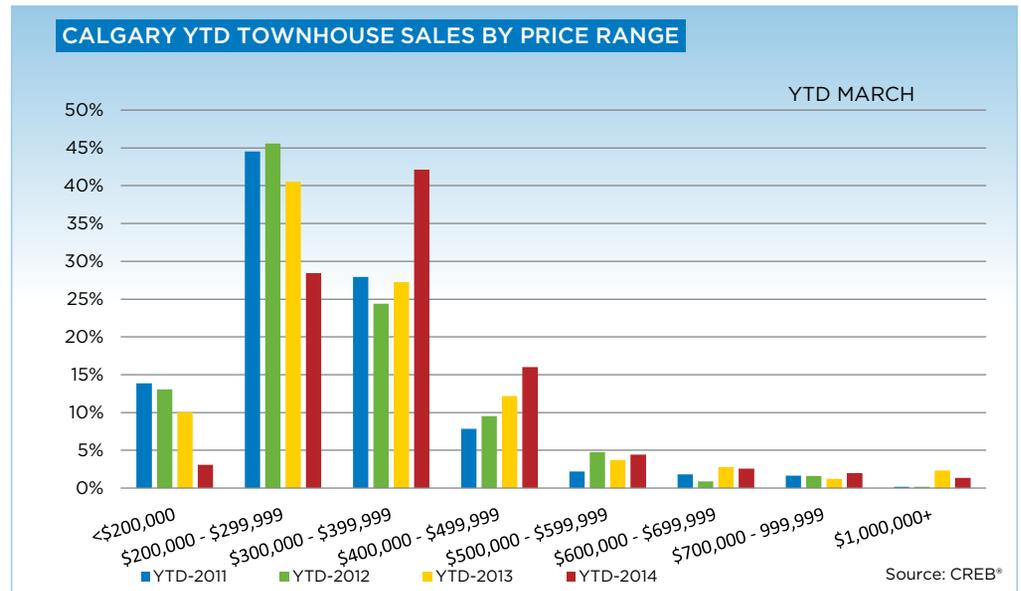
CITY OF CALGARY SINGLE FAMILY



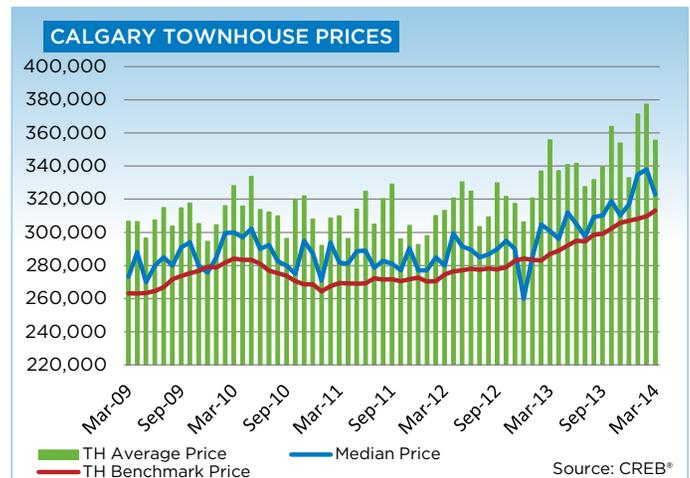
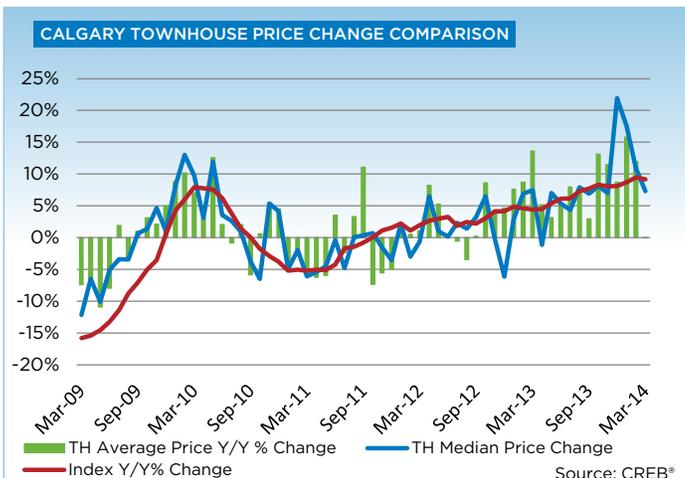
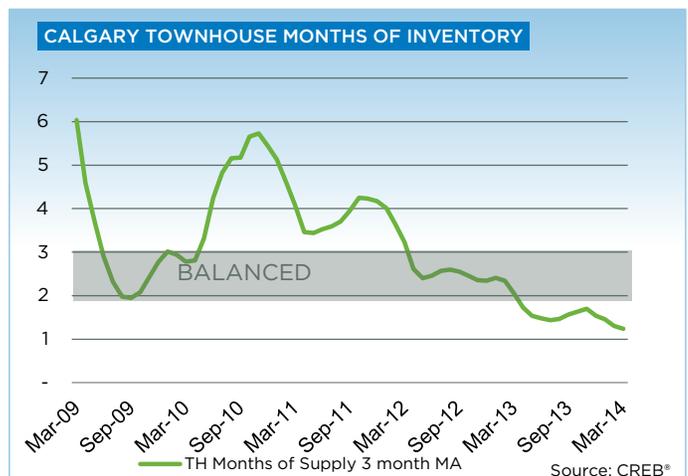
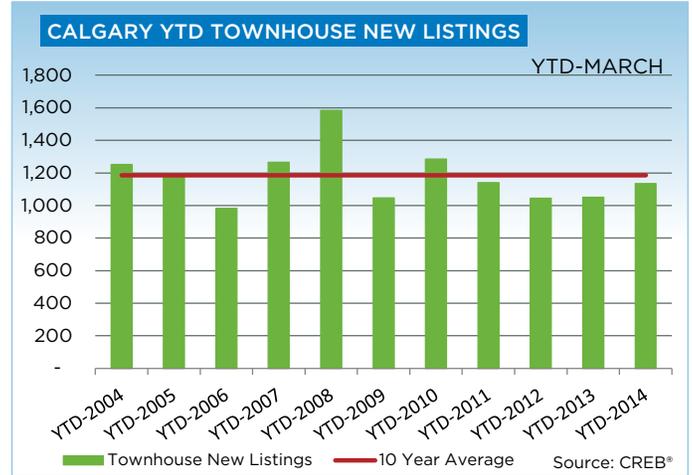
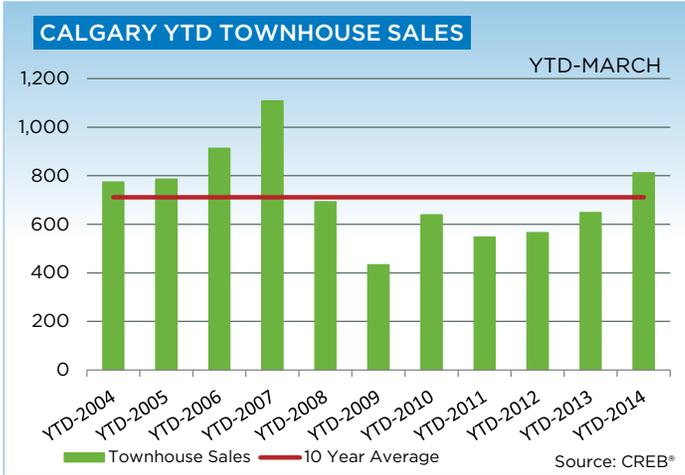
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	341	365	317	295	282	245	279	227	179	3,179
New Listings	310	343	398	453	423	361	302	358	361	335	238	112	3,994
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	39	38	34	31	43	38	48	38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793	339,534	363,890	353,817	332,893	341,008
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100	302,200	305,700	307,100	
Index	177	177	179	181	183	184	184	187	187	189	191	192	
2014													
Sales	206	265	341										812
New Listings	326	354	455										1,135
Active Listings	277	324	389										
AverageDOM	38	28	26										29
Average Price	371,347	377,382	355,617										366,711
Benchmark Price	308,100	309,700	313,100										
Index	193	194	196										

	Mar-13	Mar-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	19	9	63	25
\$200,000 - \$299,999	122	101	263	231
\$300,000 - \$349,999	50	99	110	225
\$350,000 - \$399,999	27	44	67	117
\$400,000 - \$449,999	20	40	55	79
\$450,000 - \$499,999	11	22	24	51
\$500,000 - \$549,999	4	10	15	23
\$550,000 - \$599,999	6	6	9	13
\$600,000 - \$649,999	7	1	13	11
\$650,000 - \$699,999	2	2	5	10
\$700,000 - \$799,999	2	1	3	8
\$800,000 - \$899,999	1	2	3	6
\$900,000 - \$999,999	1	-	2	2
\$1,000,000 - \$1,249,999	9	2	12	5
\$1,250,000 - \$1,499,999	-	2	2	4
\$1,500,000 - \$1,749,999	1	-	1	2
\$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 +	-	-	-	-
	282	341	649	812



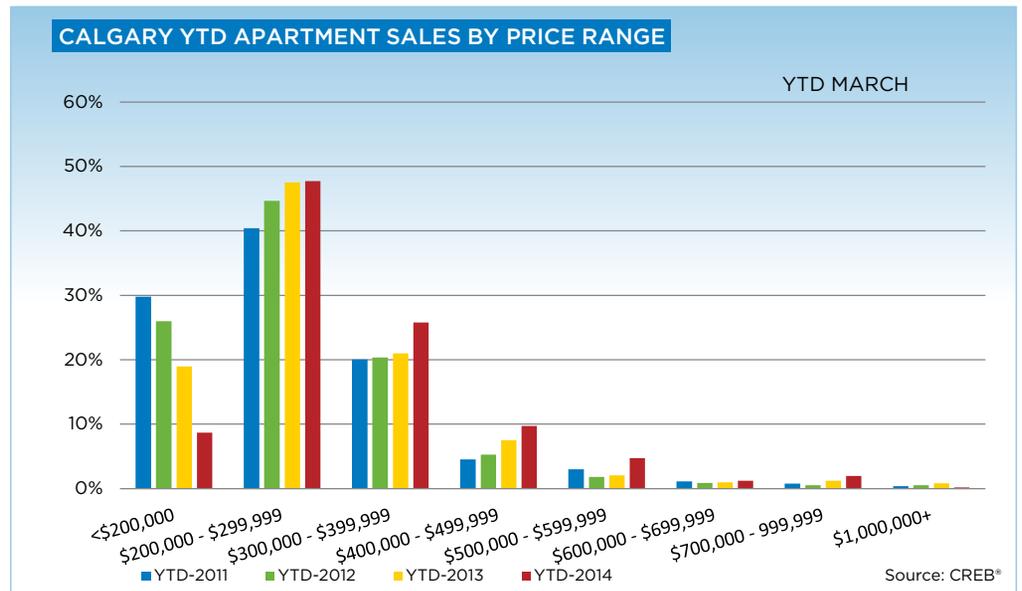
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



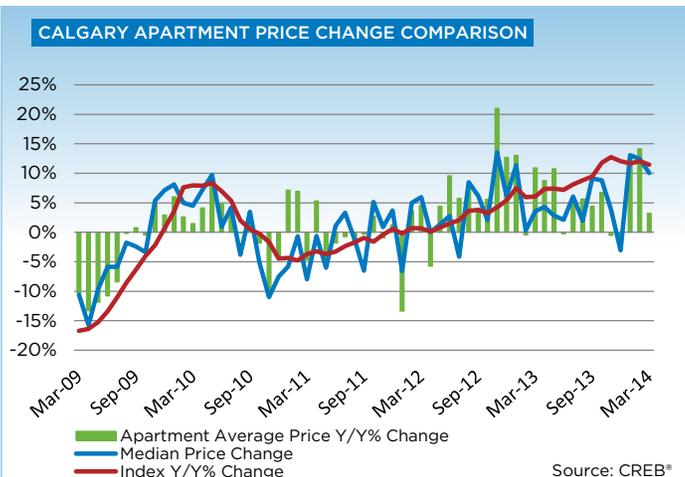
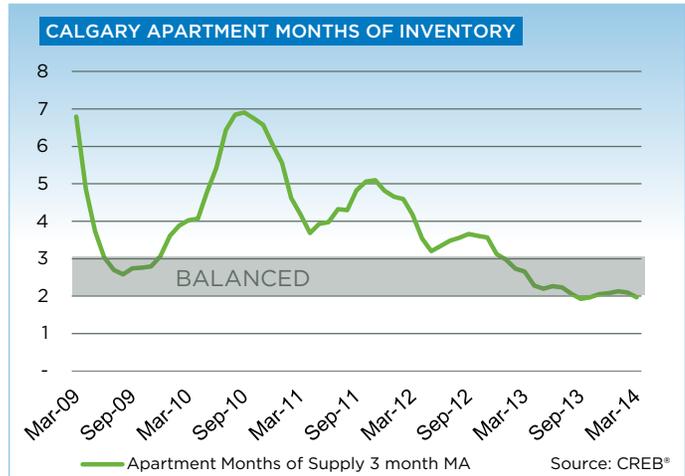
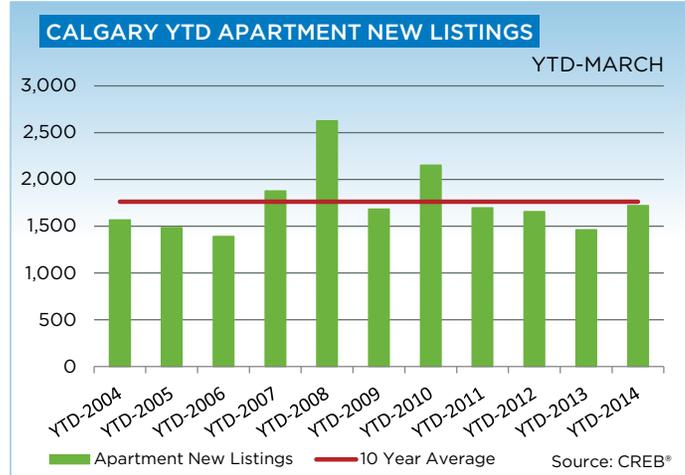
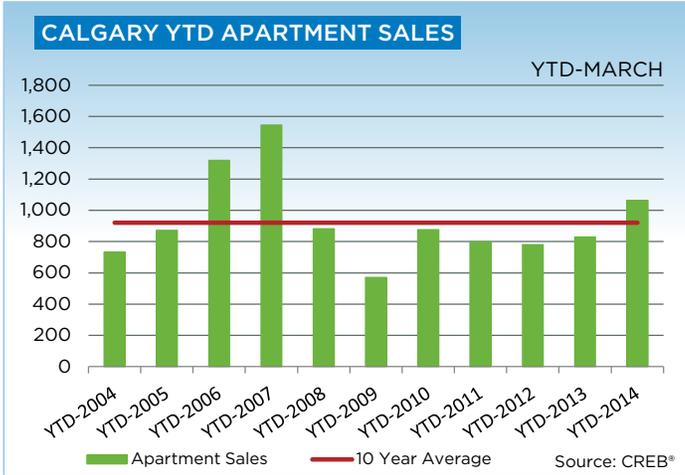
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	451	460	450	353	211	5,594
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,345	310,096	301,523	302,278	297,807	298,743	309,415	307,308	296,207	299,536
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	
2014													
Sales	259	358	445										1,062
New Listings	485	573	664										1,722
Active Listings	577	677	791										
AverageDOM	42	33	31										34
Average Price	314,966	328,374	311,075										317,855
Benchmark Price	280,600	283,400	287,200										
Index	196	198	201										

Calgary Apartment	Mar-13	Mar-14	YTD2013	YTD2014
>\$100,000	-	1	3	1
\$100,000 - \$199,999	61	35	154	91
\$200,000 - \$299,999	167	216	394	507
\$300,000 - \$349,999	45	62	109	153
\$350,000 - \$399,999	26	58	65	121
\$400,000 - \$449,999	16	32	38	71
\$450,000 - \$499,999	10	15	24	32
\$500,000 - \$549,999	6	10	11	34
\$550,000 - \$599,999	3	7	6	16
\$600,000 - \$649,999	2	3	4	9
\$650,000 - \$699,999	2	-	4	4
\$700,000 - \$799,999	2	4	6	8
\$800,000 - \$899,999	-	-	1	7
\$900,000 - \$999,999	1	2	3	6
\$1,000,000 - \$1,249,999	2	-	3	1
\$1,250,000 - \$1,499,999	2	-	3	-
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	1	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	346	445	829	1,062



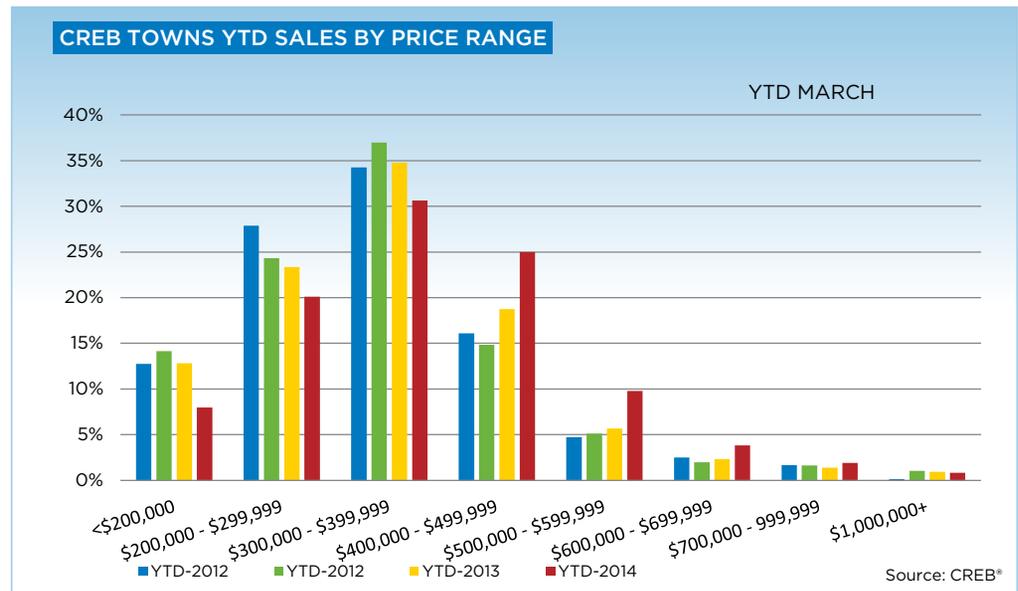
CITY OF CALGARY CONDOMINIUM APARTMENTS



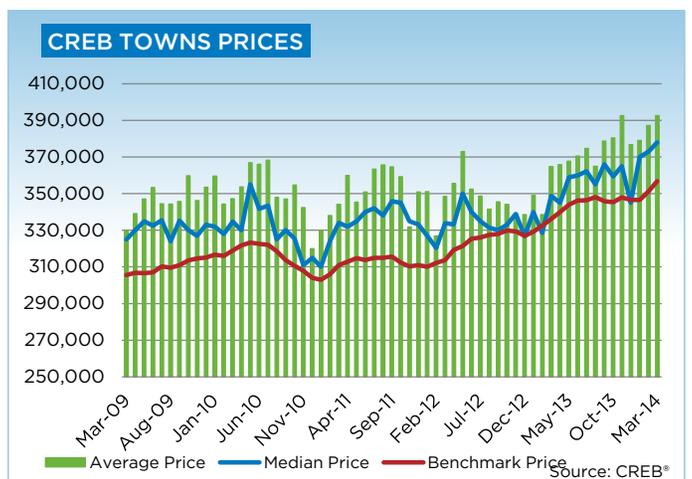
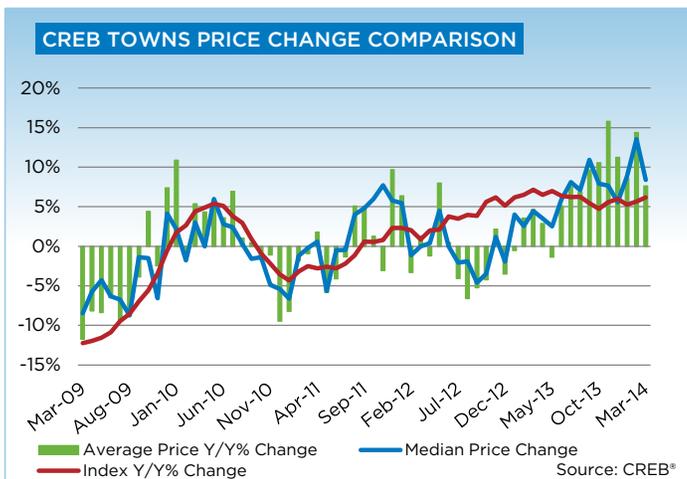
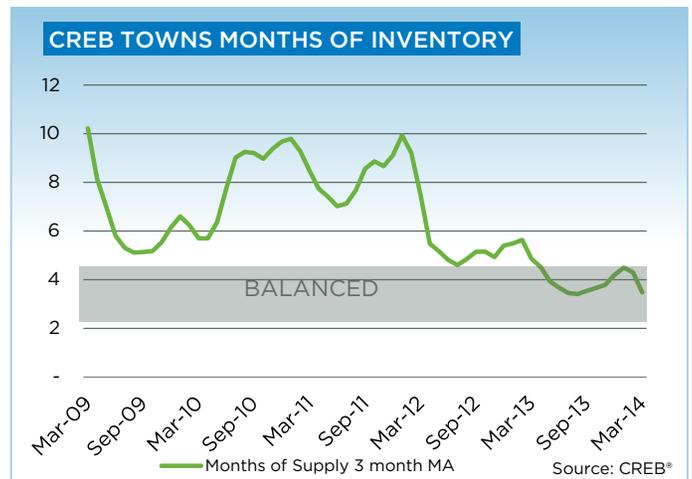
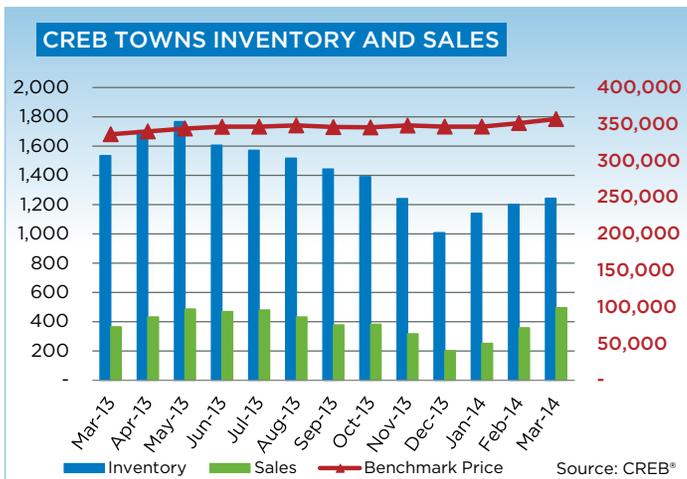
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	486	470	480	431	377	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	590	549	513	379	218	6,805
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,588
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800	345,400	347,900	346,500	
Index	173	175	177	179	181	182	182	183	182	182	183	182	
2014													
Sales	251	359	494										1,104
New Listings	551	543	705										1,799
Active Listings	1,141	1,202	1,243										
AverageDOM	68	56	49										56
Average Price	379,053	387,266	392,572										387,773
Benchmark Price	346,500	351,300	356,800										
Index	182	185	188										

CREB Towns	Mar-13	Mar-14	YTD2013	YTD2014
>\$100,000	6	1	20	4
\$100,000 - \$199,999	33	40	91	84
\$200,000 - \$299,999	85	94	202	222
\$300,000 - \$349,999	60	64	152	135
\$350,000 - \$399,999	68	85	149	203
\$400,000 - \$449,999	41	69	90	154
\$450,000 - \$499,999	31	54	72	122
\$500,000 - \$549,999	8	32	29	62
\$550,000 - \$599,999	13	25	20	46
\$600,000 - \$649,999	8	5	14	23
\$650,000 - \$699,999	2	10	6	19
\$700,000 - \$799,999	1	7	7	12
\$800,000 - \$899,999	2	1	3	5
\$900,000 - \$999,999	2	3	2	4
\$1,000,000 - \$1,249,999	1	2	3	5
\$1,250,000 - \$1,499,999	2	-	3	2
\$1,500,000 - \$1,749,999	-	1	1	1
\$1,750,000 - \$1,999,999	1	1	1	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 +	-	-	-	-
	364	494	865	1,104



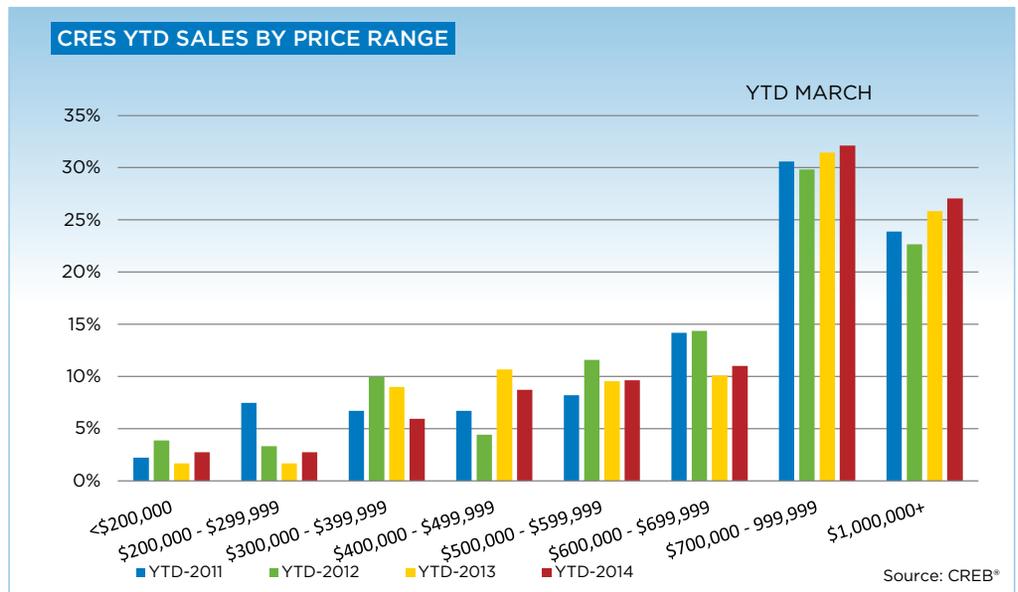
CREB® TOWNS



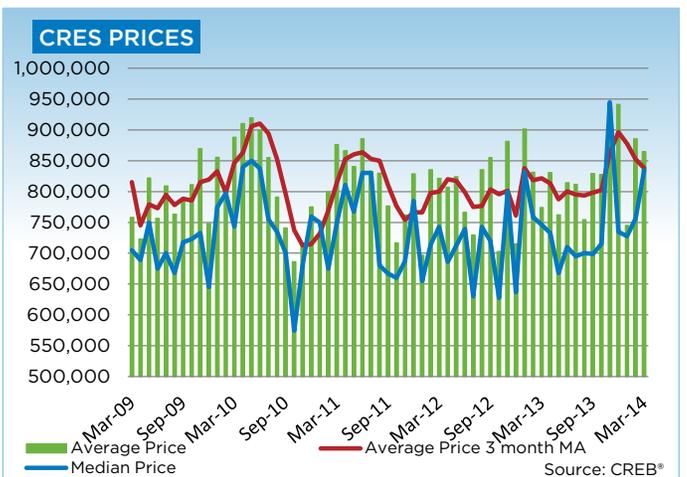
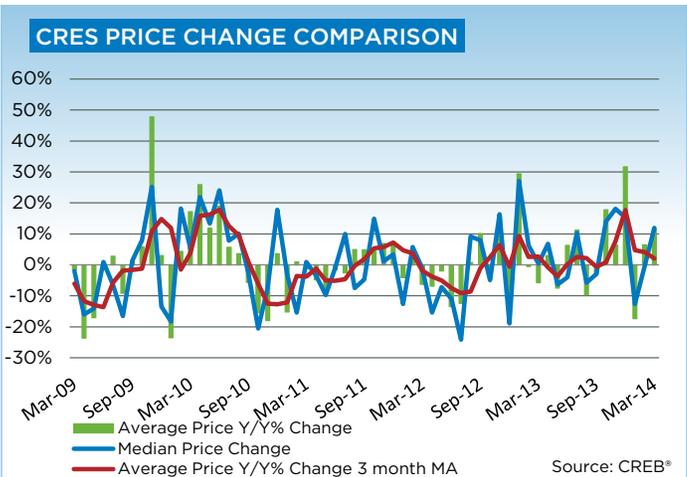
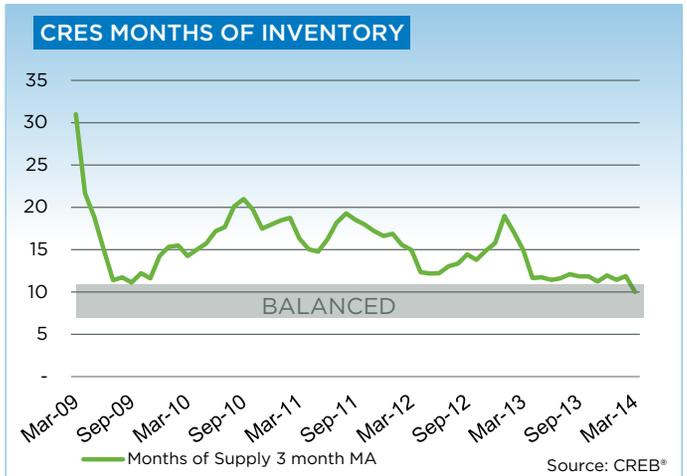
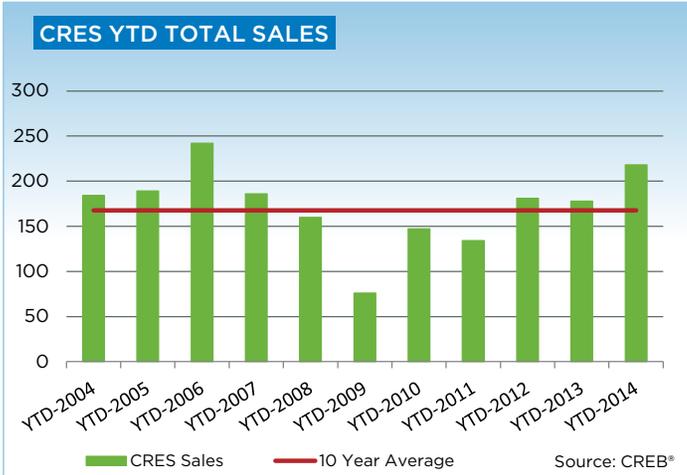
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	104	99	90	95	96	80	79	49	954
New Listings	239	209	258	290	334	270	237	222	209	185	107	71	2,631
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	101	102
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	754,478	829,119	827,605	937,556	941,214	824,535
2014													
Sales	59	60	99										218
New Listings	198	209	213										620
Active Listings	649	696	729										
AverageDOM	100	126	88										101
Average Price	745,115	885,458	864,927										838,152

	Mar-13	Mar-14	YTD2013	YTD2014
CRES				
>\$100,000	1	1	2	2
\$100,000 - \$199,999	-	1	1	4
\$200,000 - \$299,999	-	3	3	6
\$300,000 - \$349,999	3	4	7	8
\$350,000 - \$399,999	5	1	9	5
\$400,000 - \$449,999	6	3	9	7
\$450,000 - \$499,999	5	3	10	12
\$500,000 - \$549,999	3	2	8	11
\$550,000 - \$599,999	4	5	9	10
\$600,000 - \$649,999	5	3	10	9
\$650,000 - \$699,999	1	9	8	15
\$700,000 - \$799,999	11	8	21	24
\$800,000 - \$899,999	6	16	16	28
\$900,000 - \$999,999	5	8	19	18
\$1,000,000 - \$1,249,999	10	19	23	31
\$1,250,000 - \$1,499,999	5	4	14	9
\$1,500,000 - \$1,749,999	-	7	3	10
\$1,750,000 - \$1,999,999	-	-	1	3
\$2,000,000 - \$2,499,999	2	2	4	4
\$2,500,000 - \$2,999,999	-	-	1	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	72	99	178	218



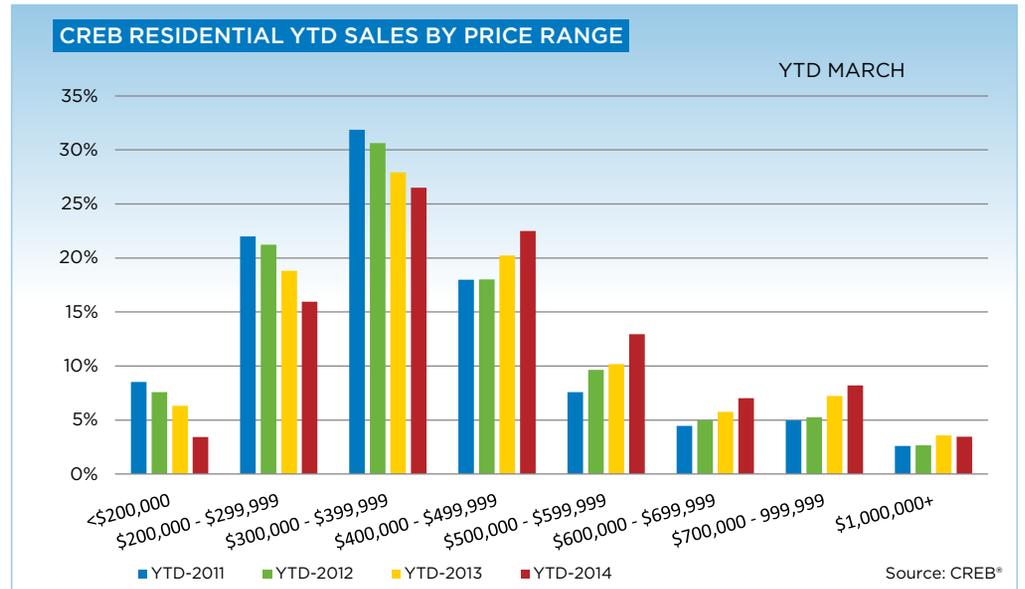
CREB® COUNTRY RESIDENTIAL



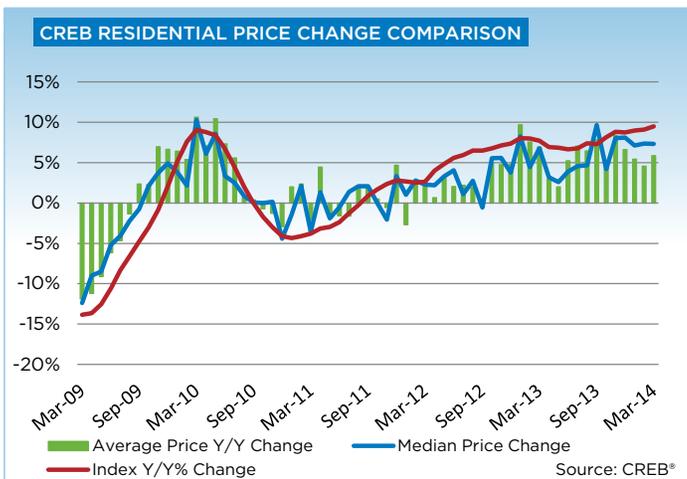
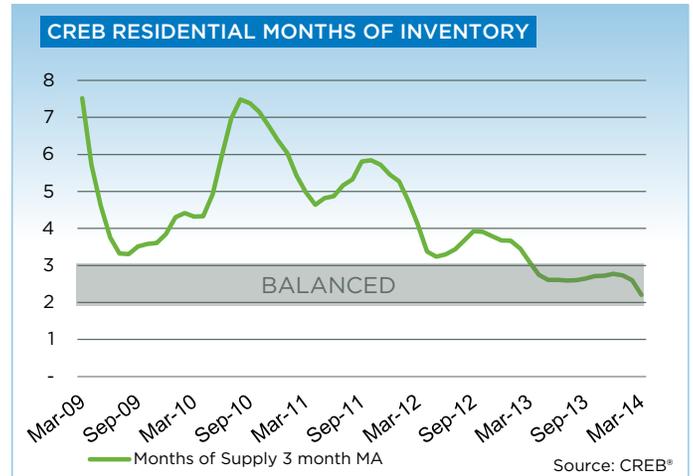
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,051	3,303	3,058	3,024	2,895	2,546	2,542	2,229	1,497	30,537
New Listings	3,462	3,635	4,425	4,885	5,186	4,186	3,958	3,850	3,776	3,451	2,454	1,348	44,616
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	53	43
Average Price	431,889	453,384	451,662	442,246	453,187	457,607	451,453	445,811	452,885	452,367	465,172	458,374	451,474
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700	413,100	416,300	416,900	
Index	182	184	186	188	190	191	192	193	193	195	196	197	
2014													
Sales	1,842	2,395	3,233										7,470
New Listings	3,307	3,660	4,562										11,529
Active Listings	4,830	5,291	5,783										
AverageDOM	49	39	34										34
Average Price	455,402	474,073	478,157										471,236
Benchmark Price	419,900	424,800	431,100										
Index	198	200	203										

CREB Total	Mar-13	Mar-14	YTD2013	YTD2014
>\$100,000	22	4	49	14
\$100,000 - \$199,999	124	97	354	241
\$200,000 - \$299,999	499	499	1,202	1,191
\$300,000 - \$349,999	353	399	890	926
\$350,000 - \$399,999	376	437	894	1,055
\$400,000 - \$449,999	326	416	752	932
\$450,000 - \$499,999	232	316	541	749
\$500,000 - \$549,999	160	238	385	577
\$550,000 - \$599,999	117	187	266	391
\$600,000 - \$649,999	108	122	218	280
\$650,000 - \$699,999	61	106	150	244
\$700,000 - \$799,999	113	147	245	307
\$800,000 - \$899,999	58	94	136	199
\$900,000 - \$999,999	31	53	81	106
\$1,000,000 - \$1,249,999	52	60	115	125
\$1,250,000 - \$1,499,999	21	27	56	56
\$1,500,000 - \$1,749,999	7	15	21	33
\$1,750,000 - \$1,999,999	6	6	14	19
\$2,000,000 - \$2,499,999	6	8	13	16
\$2,500,000 - \$2,999,999	3	1	7	5
\$3,000,000 - \$3,499,999	1	-	1	1
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	1	1	1
	2,676	3,233	6,392	7,470



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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