



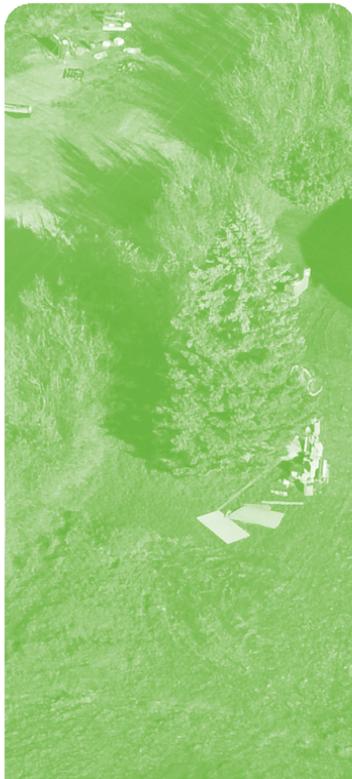
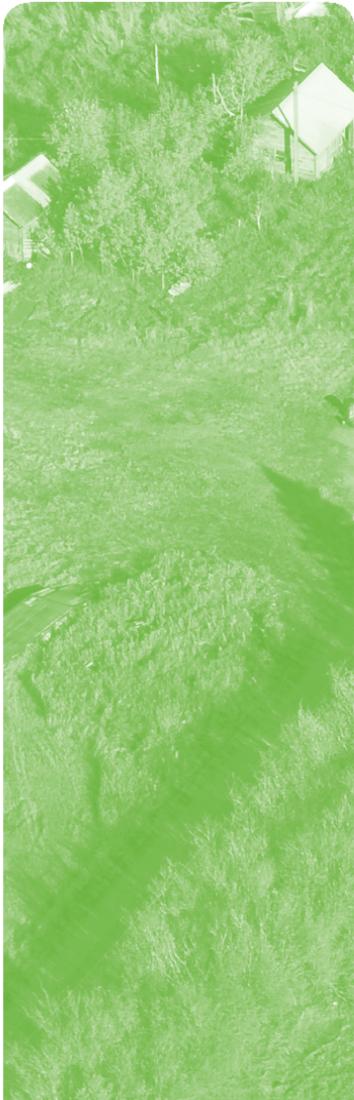
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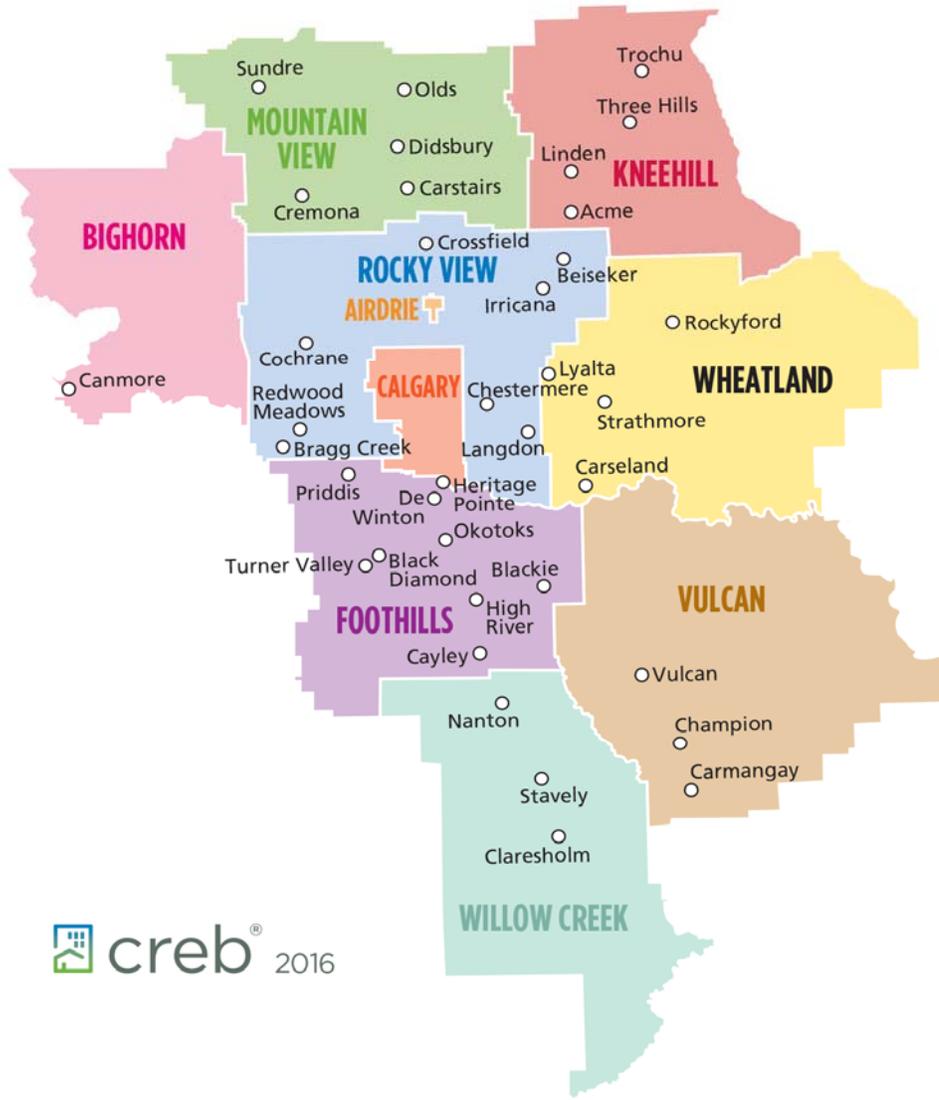
MONTHLY STATISTICS PACKAGE

# Calgary Region

May 2017

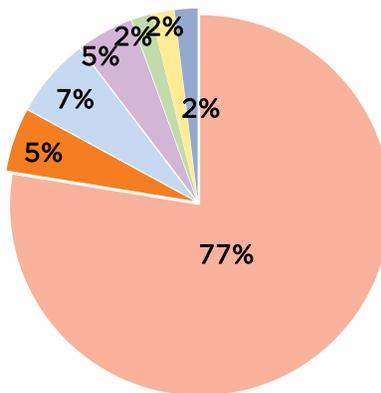


[creb.com](http://creb.com)



**SHARE OF SALES May 2017**

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



Source: CREB®

**REGIONAL HIGHLIGHTS**

June 1, 2017

**Airdrie**

- Modest year-over-year sales growth continued in Airdrie during the month of May totalling 146 units. This brings total residential sales to 569 units since January, which is four per cent above sales levels for the same period in 2016.

- Year-to-date new listings totalled 1,081 units from January to end of May. This is 2.7 per cent below last year. Similarly, average inventories this year have declined by 3.9 percent compared to the same time period last year.

- Improvements in the supply demand balance have supported some price stabilization in the detached sector. However, the year-to-date average benchmark price for a detached property remains 1.5 per cent below last year's levels.

**Cochrane**

- Year-to-date residential sales totalled 262 units at the end of May. This is 11.5 per cent above the same period for Cochrane in 2016. So far this year the sales growth outpaced the growth in new listings, contributing to the easing of inventories and months of supply compared to last year.
- Total residential months of supply averaged 5.7 from January to the end of May. This is a 9.8 per cent year-over-year decrease compared to 2016.
- In the detached and attached property types, year-to-date benchmark home prices are \$422,040 and \$325,080. This is a year-over-year increase of 0.6 and 1.4 per cent.

**Okotoks**

- Residential sales in Okotoks totalled 245 units from January to the end of May, six per cent higher than the same time last year.
- A decline in new listings supported the improvement in the sales-to-new listings ratio, which has averaged 0.56 so far in 2017. Rising sales combined with listings easing has placed downward pressure on inventories.
- As the resale market has been trending to more balanced conditions, there has been some evidence of price stability. However, year-to-date detached benchmark prices still remain 2.6 per cent below last year.

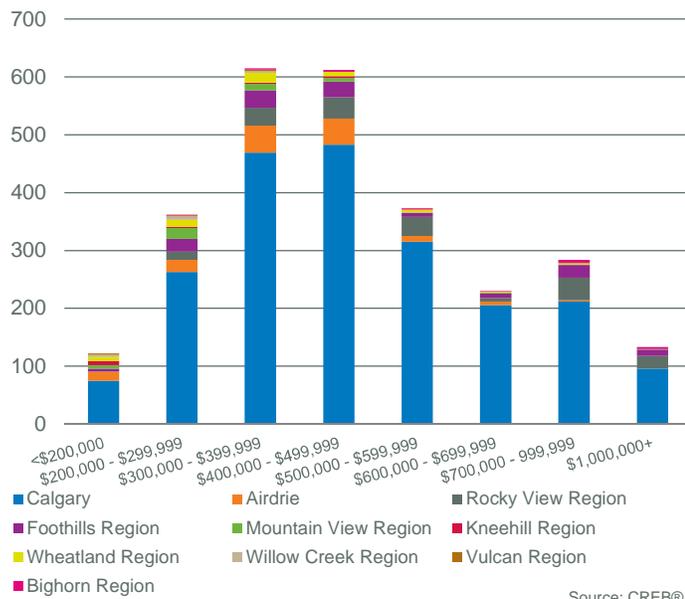
\*CREB's analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index

May. 17

May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>City of Calgary</b>	2,119	3,866	54.81%	6,188	2.92	443,800	503,846	448,000	78%
<b>Airdrie</b>	146	262	55.73%	482	3.30	360,700	384,181	383,500	5%
<b>Rocky View Region</b>	183	359	50.97%	968	5.29	542,300	626,807	520,000	7%
<b>Foothills Region</b>	132	224	58.93%	584	4.42	384,100	527,226	424,000	5%
<b>Mountain View Region</b>	46	119	38.66%	420	9.13	297,800	336,448	295,000	2%
<b>Kneehill Region</b>	14	51	27.45%	102	7.29	-	226,707	184,500	1%
<b>Wheatland Region</b>	53	76	69.74%	214	4.04	220,300	362,934	330,000	2%
<b>Willow Creek Region</b>	13	36	36.11%	107	8.23	-	233,154	255,000	0%
<b>Vulcan Region</b>	8	17	47.06%	75	9.38	-	323,813	297,500	0%
<b>Bighorn Region</b>	17	43	39.53%	89	5.24	-	852,653	685,000	1%
<b>CREB® Economic Region</b>	2,731	5,053	54.05%	9,229	3.38	439,400	500,199	440,000	100%

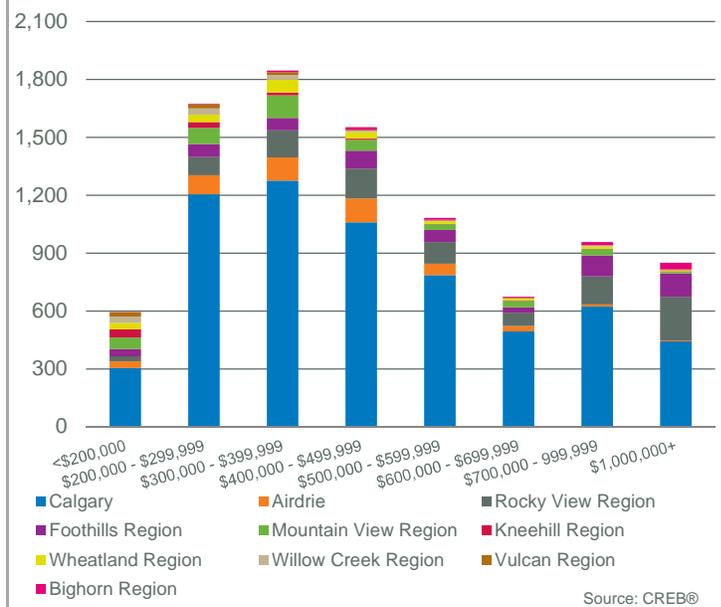
CREB® SALES BY PRICE RANGE

MAY



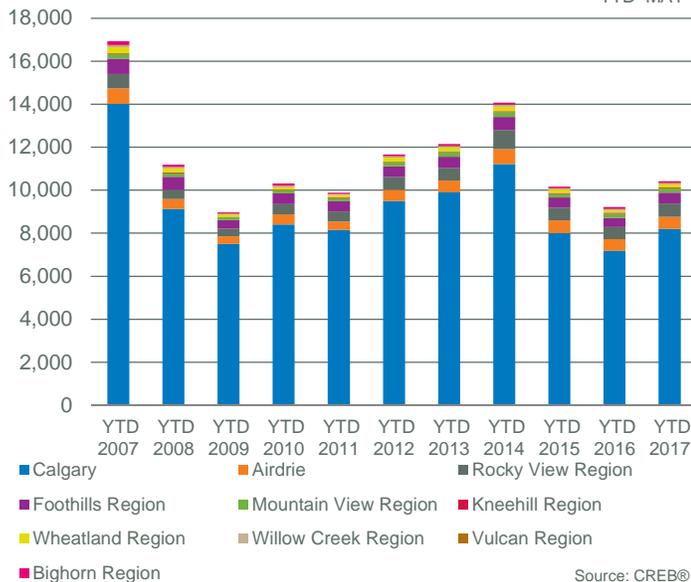
CREB® INVENTORY BY PRICE RANGE

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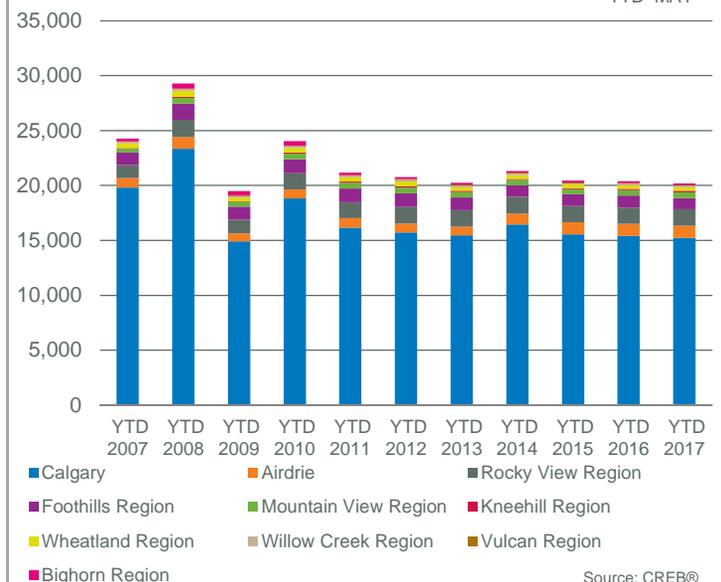
CREB® TOTAL SALES: YEAR-TO-DATE

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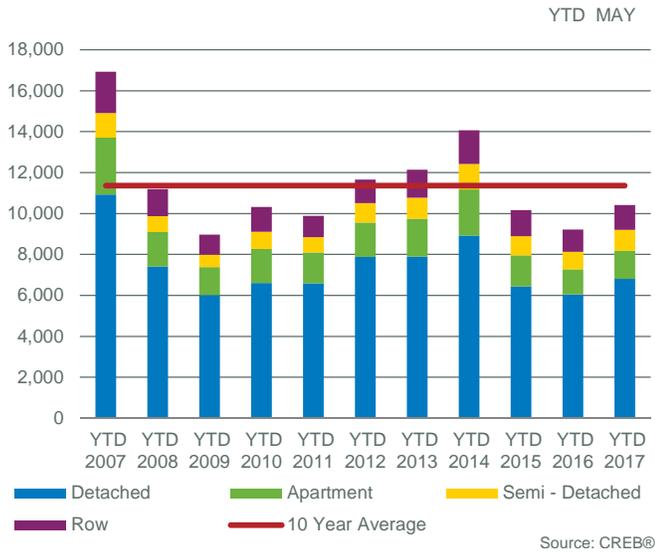


CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

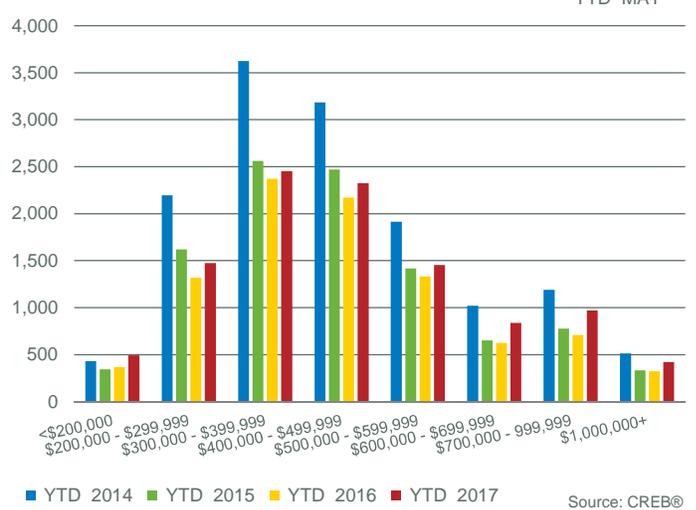
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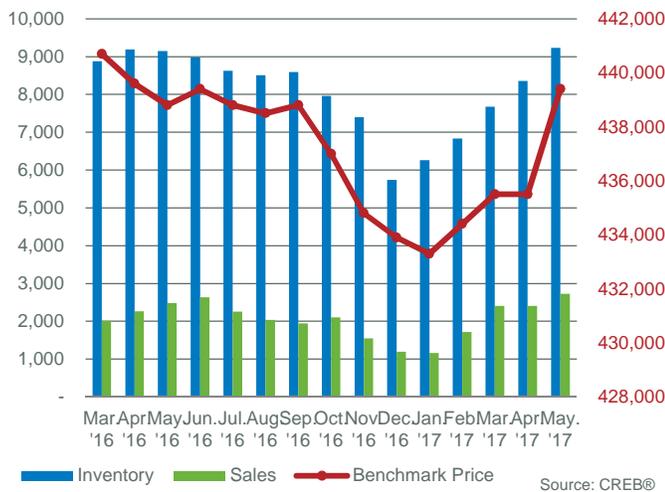
CREB® ECONOMIC REGION TOTAL SALES



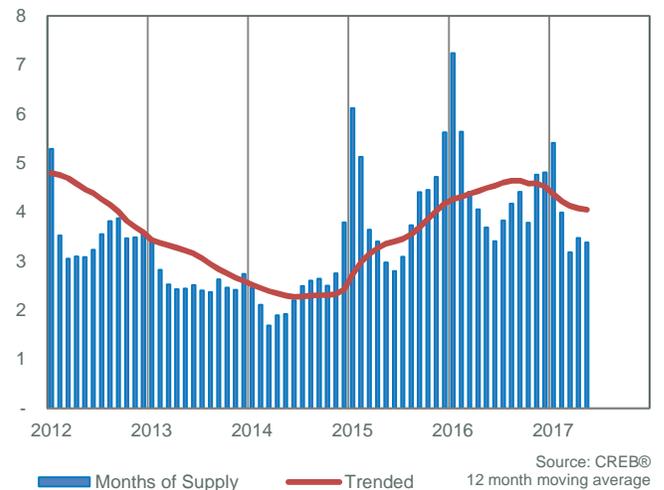
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



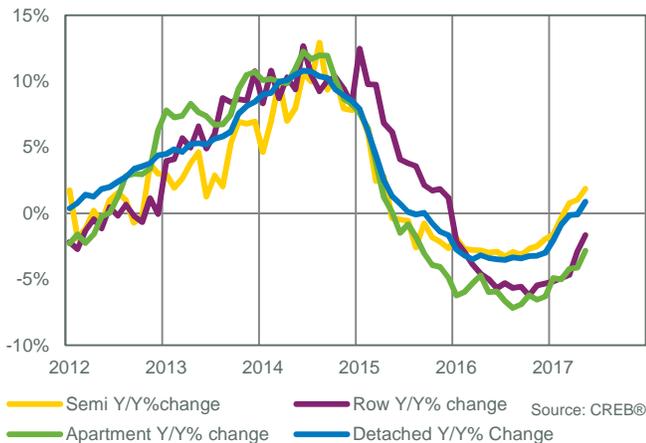
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



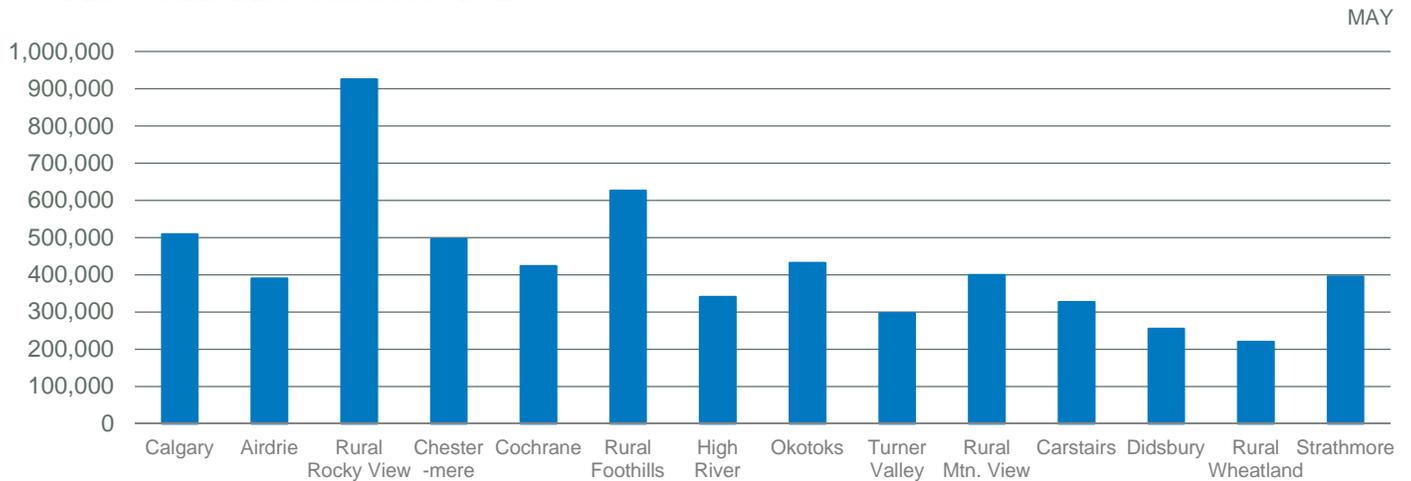
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

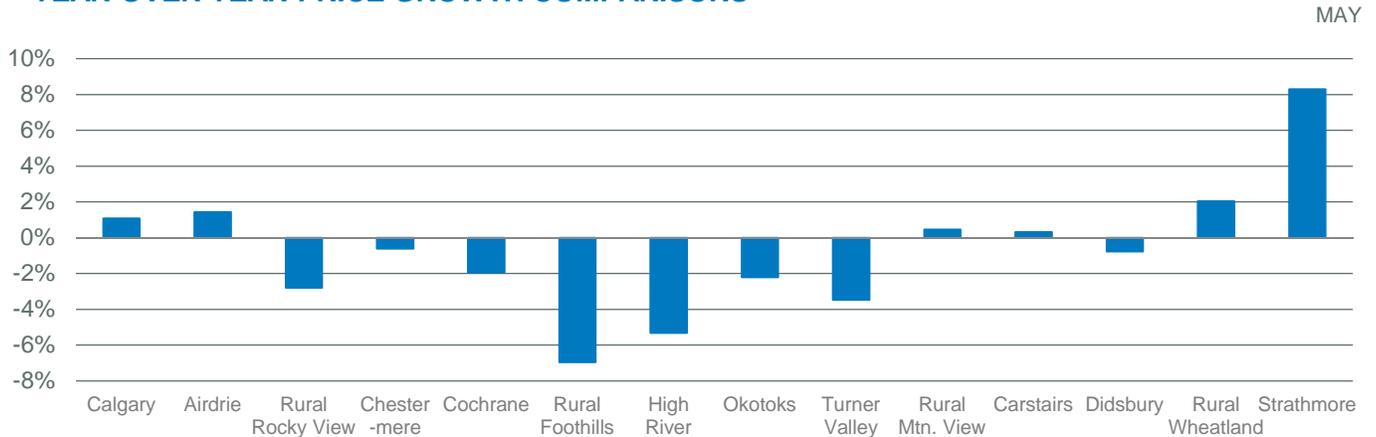


**DETACHED BENCHMARK PRICE**



Source: CREB®

**YEAR OVER YEAR PRICE GROWTH COMPARISONS**



Source: CREB®

**TYPICAL HOME ATTRIBUTES - DETACHED HOMES**

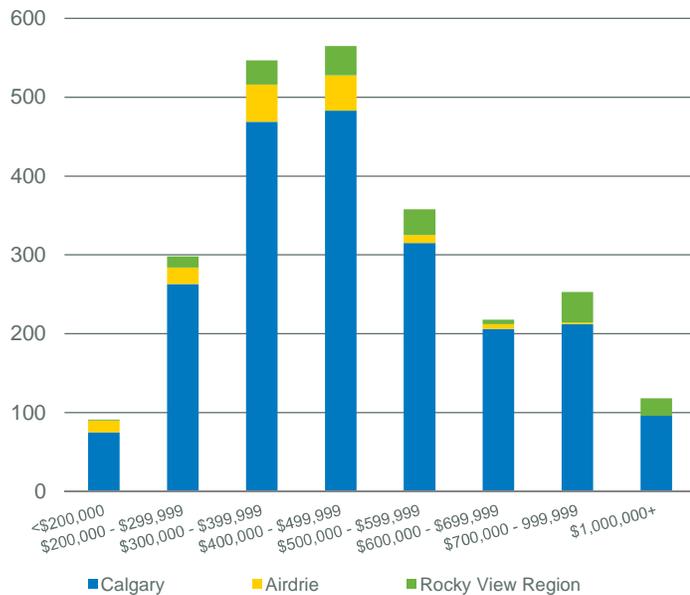
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

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Airdrie	146	262	55.73%	482	3.30	360,700	384,181	383,500	6%
Rocky View Region	183	359	50.97%	968	5.29	542,300	626,807	520,000	7%
<b>Calgary CMA</b>	<b>2,448</b>	<b>4,487</b>	<b>54.56%</b>	<b>7,638</b>	<b>3.12</b>	<b>443,300</b>	<b>505,901</b>	<b>448,500</b>	<b>100%</b>

CALGARY CMA SALES BY PRICE RANGE

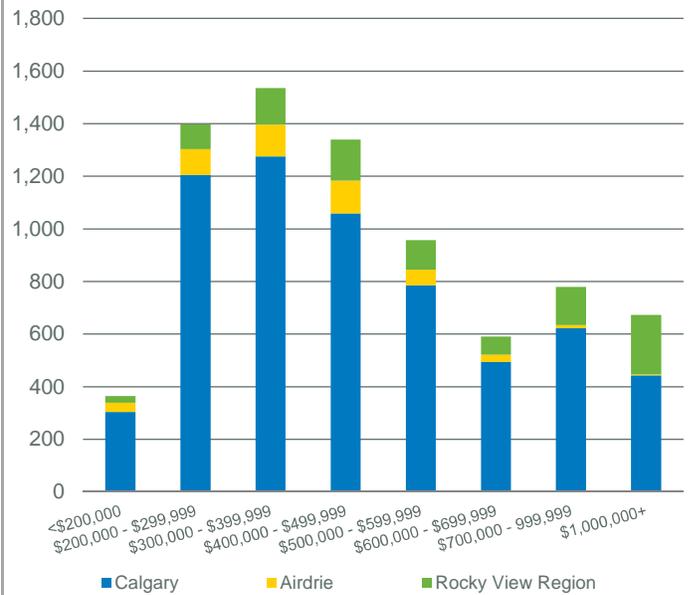
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

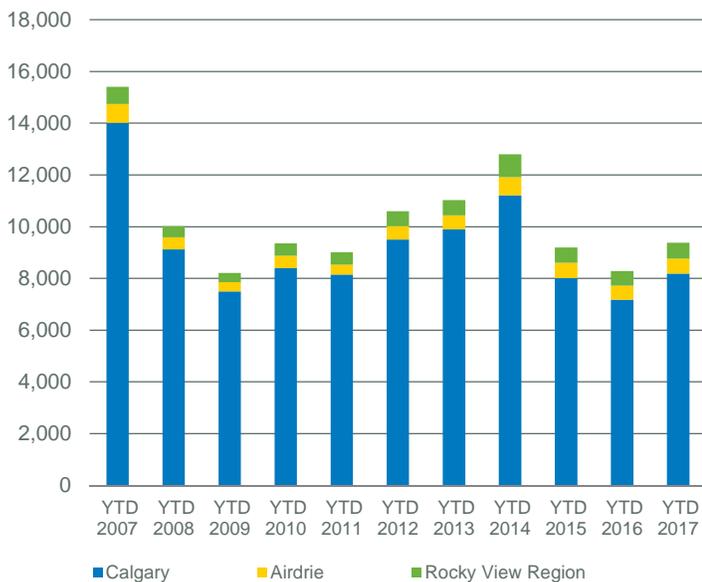
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

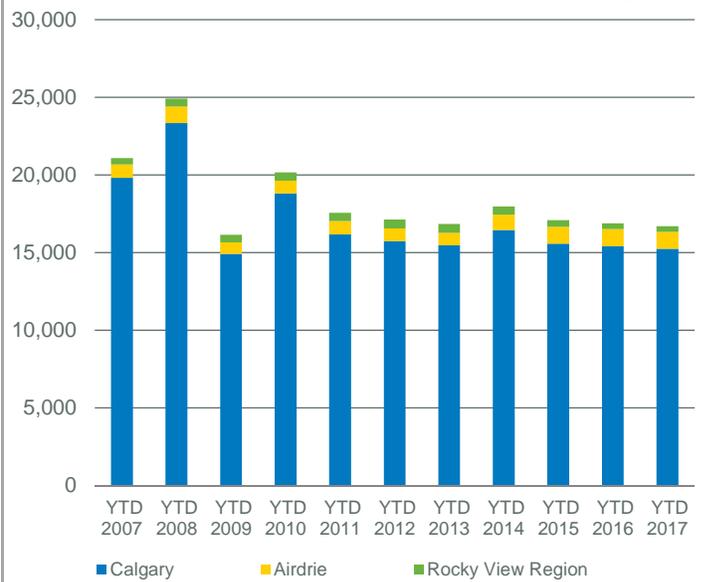
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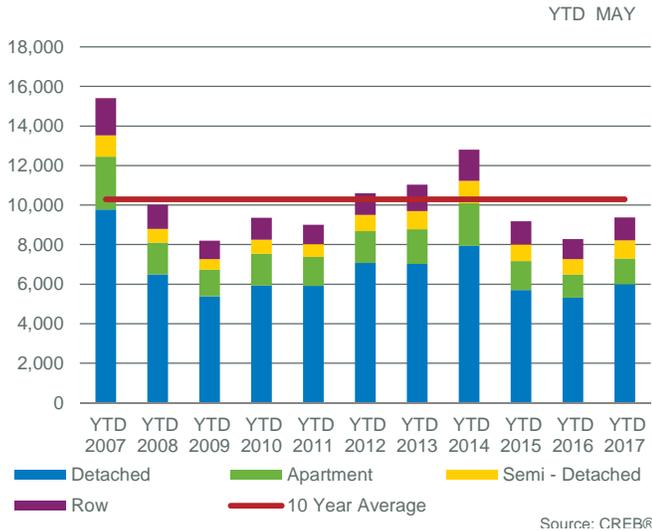
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

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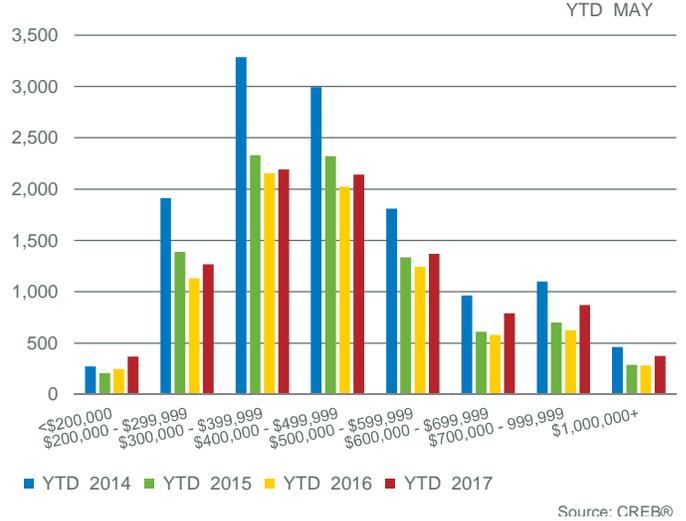


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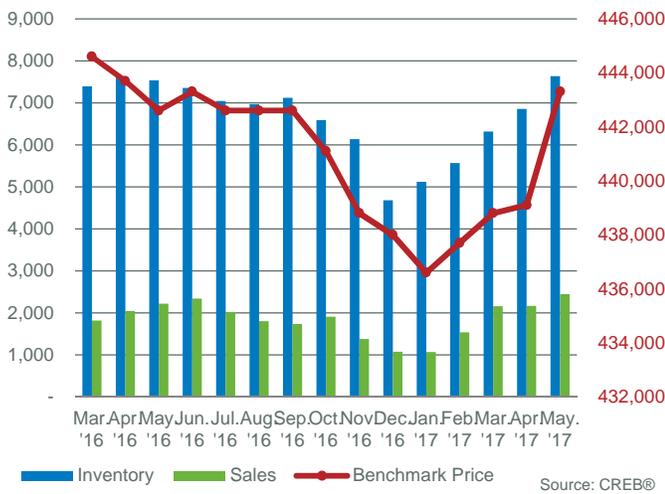
**CALGARY CMA TOTAL SALES**



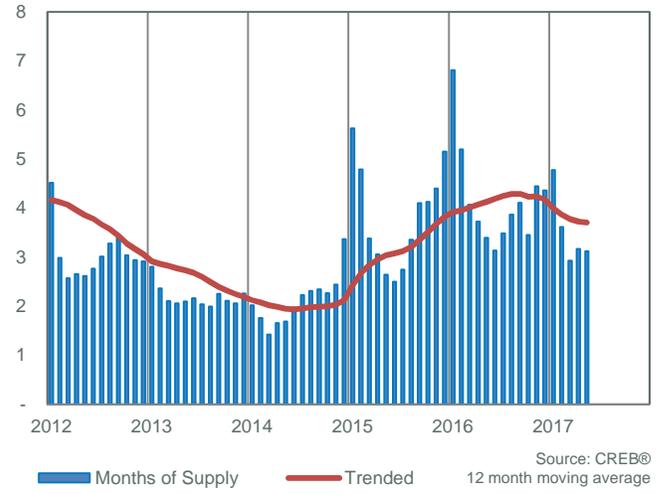
**CALGARY CMA TOTAL SALES BY PRICE RANGE**



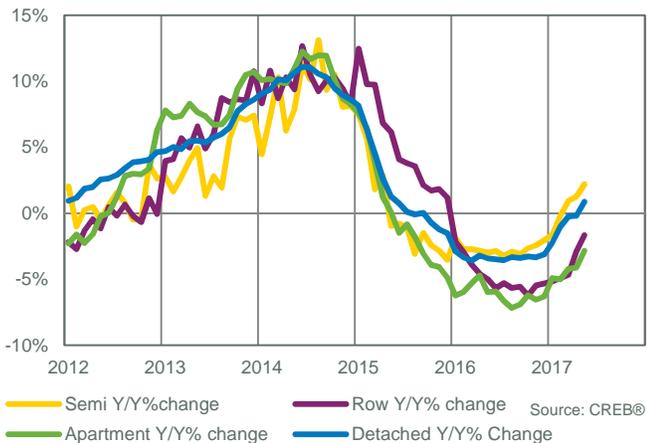
**CALGARY CMA INVENTORY AND SALES**



**CALGARY CMA MONTHS OF INVENTORY**



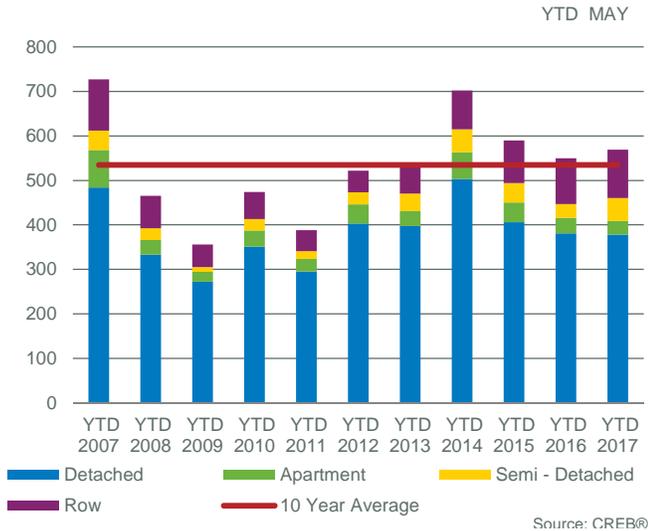
**CALGARY CMA PRICE CHANGE**



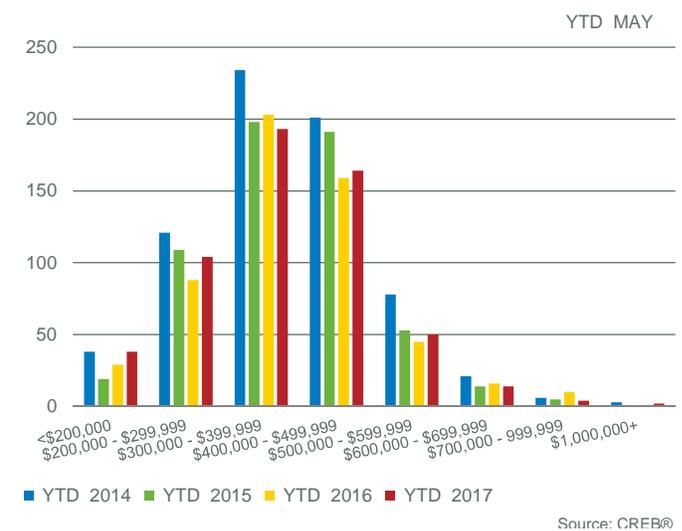
**CALGARY CMA PRICES**



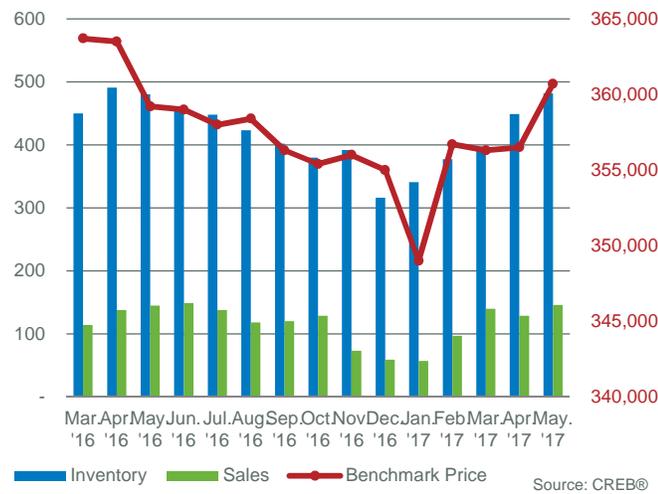
**AIRDRIE TOTAL SALES**



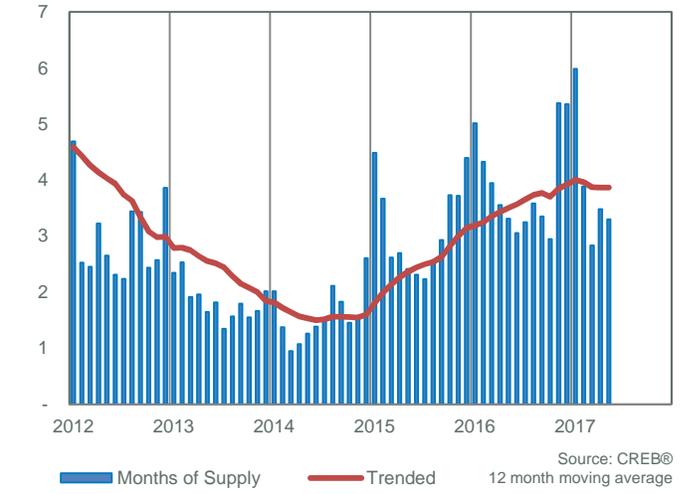
**AIRDRIE TOTAL SALES BY PRICE RANGE**



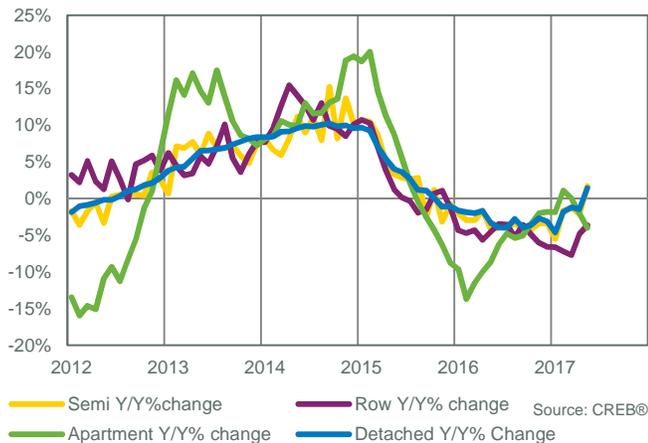
**AIRDRIE INVENTORY AND SALES**



**AIRDRIE MONTHS OF INVENTORY**



**AIRDRIE PRICE CHANGE**



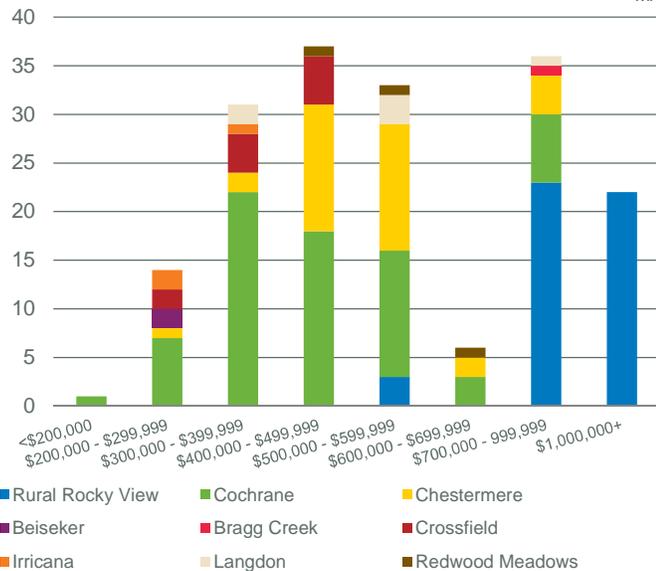
**AIRDRIE PRICES**



May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Rocky View Region</b>	<b>183</b>	<b>359</b>	<b>50.97%</b>	<b>968</b>	<b>5.29</b>	<b>542,300</b>	<b>626,807</b>	<b>520,000</b>	<b>100%</b>
Rural Rocky View	48	103	46.60%	293	6.10	924,700	1,051,788	960,250	26%
Beiseker	2	3	66.67%	10	5.00	-	238,750	238,750	1%
Bragg Creek	1	6	16.67%	13	13.00	-	880,000	880,000	1%
Chestermere	35	72	48.61%	191	5.46	485,200	528,786	500,500	19%
Cochrane	71	132	53.79%	350	4.93	424,400	453,464	439,800	39%
Crossfield	11	14	78.57%	38	3.45	-	371,673	361,500	6%
Irricana	3	7	42.86%	14	4.67	-	284,000	260,000	2%
Langdon	6	17	35.29%	44	7.33	-	516,083	522,250	3%
Redwood Meadows	3	3	100.00%	10	3.33	-	569,000	540,000	2%
Other	3	2	150.00%	5	1.67	-	805,000	760,000	2%

SALES BY PRICE RANGE

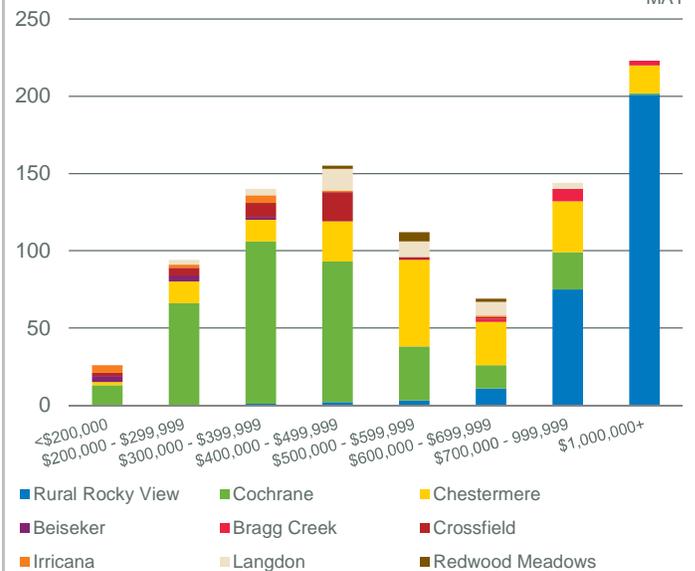
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Source: CREB®

INVENTORY BY PRICE RANGE

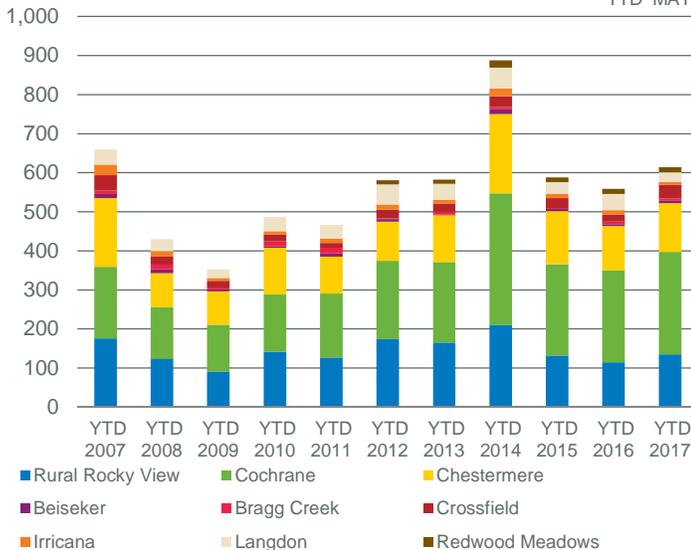
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

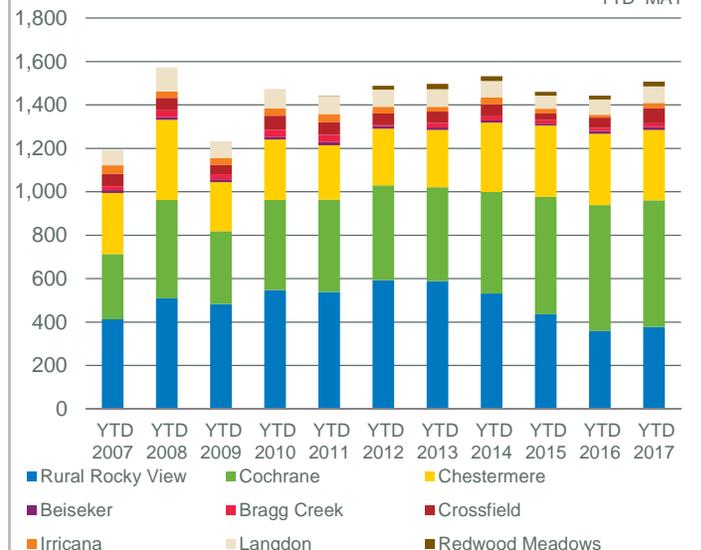
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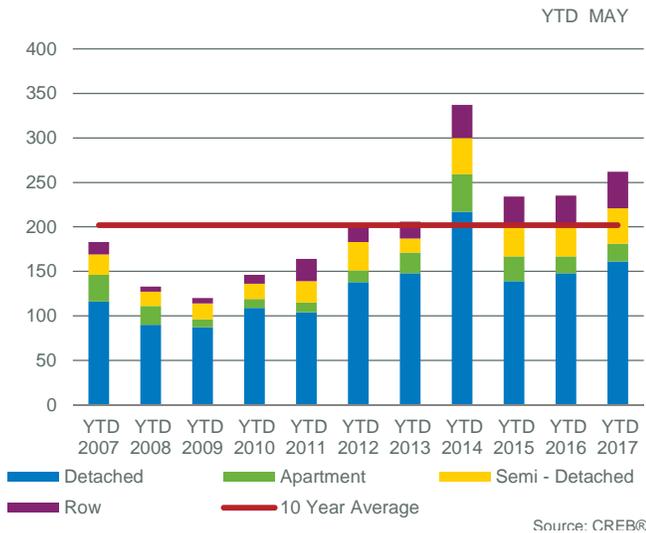
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

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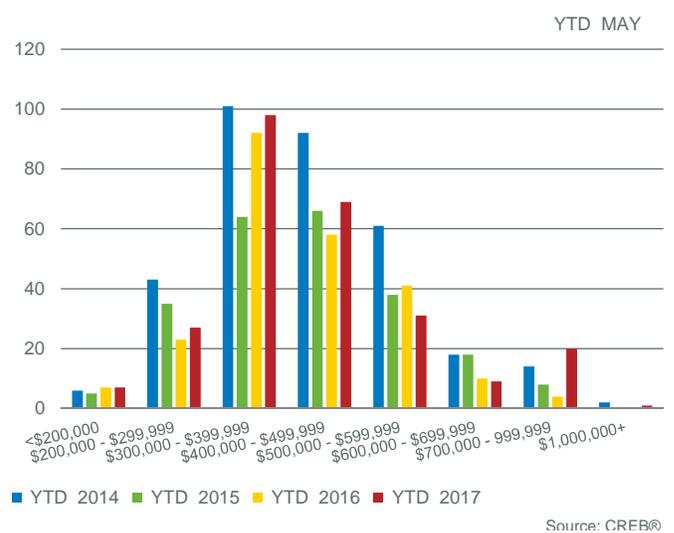


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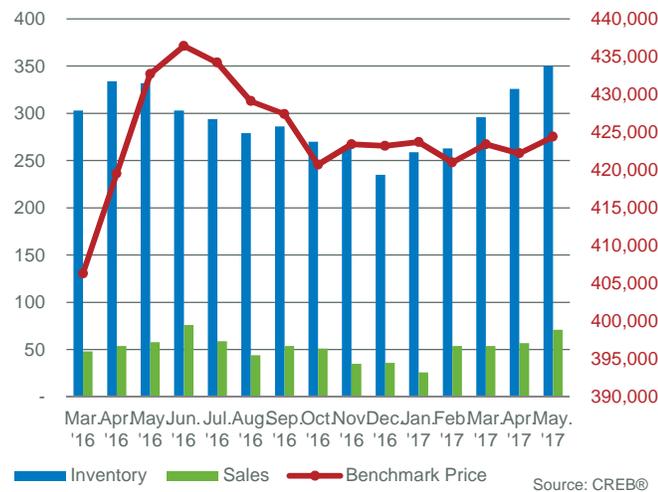
COCHRANE TOTAL SALES



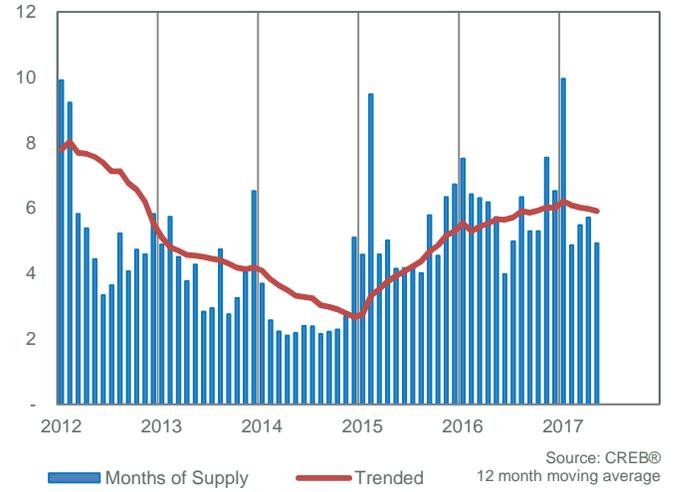
COCHRANE TOTAL SALES BY PRICE RANGE



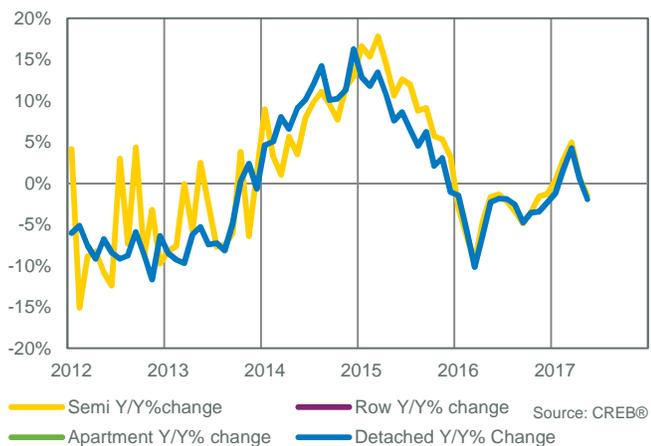
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



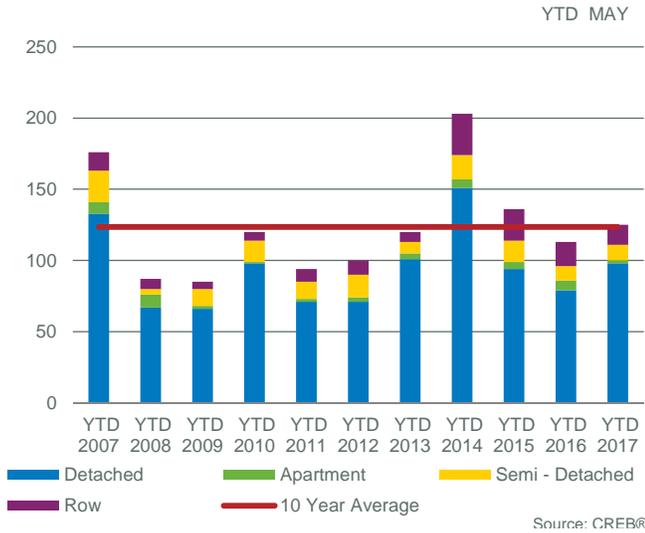
COCHRANE PRICE CHANGE



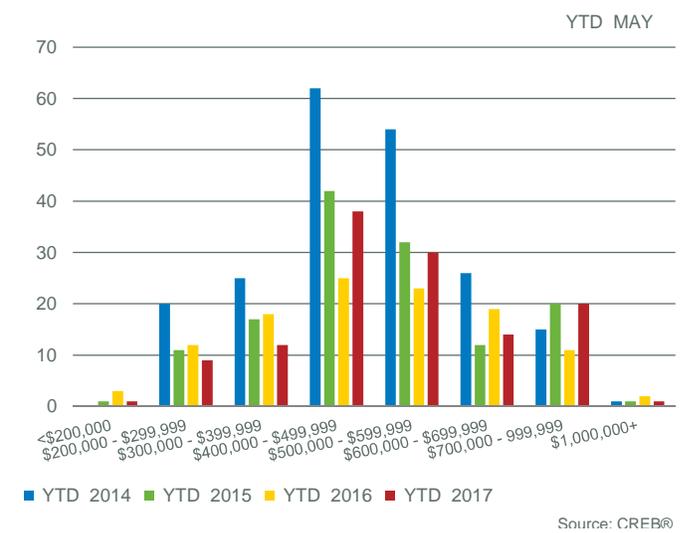
COCHRANE PRICES



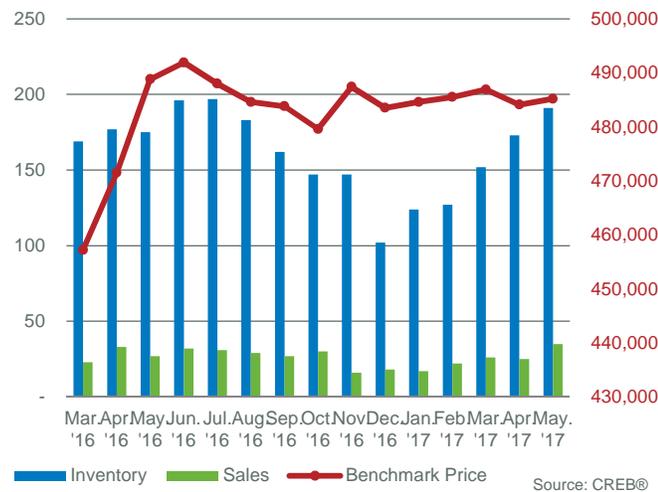
CHESTERMERE TOTAL SALES



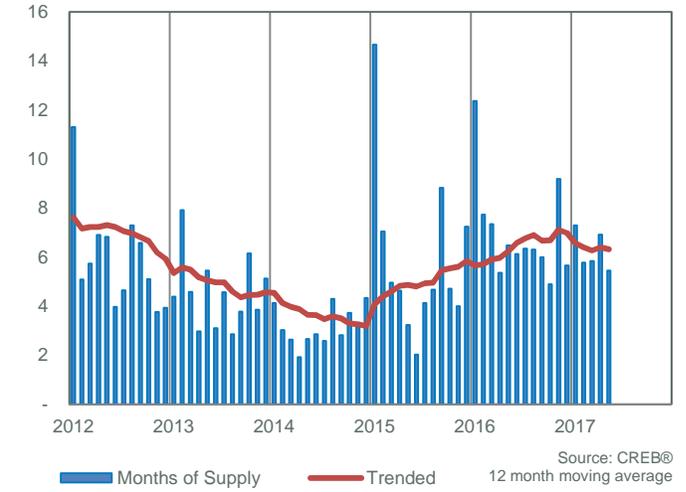
CHESTERMERE TOTAL SALES BY PRICE RANGE



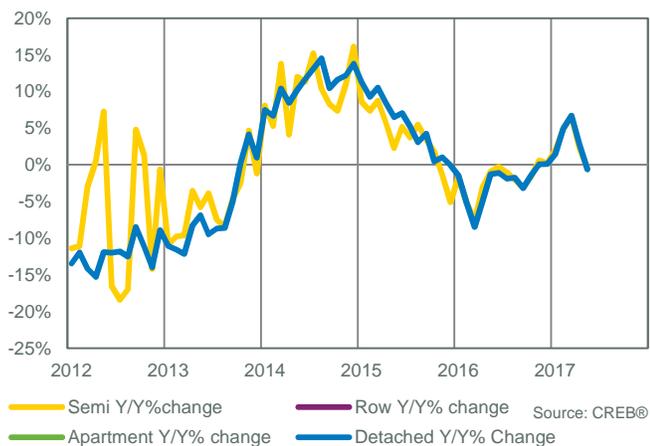
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



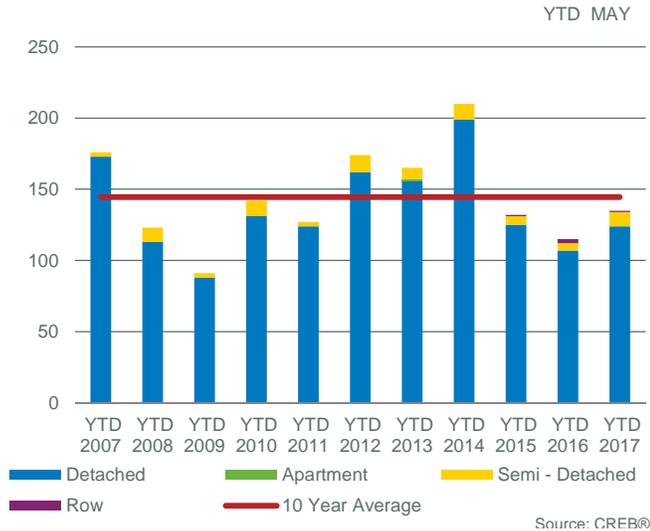
CHESTERMERE PRICE CHANGE



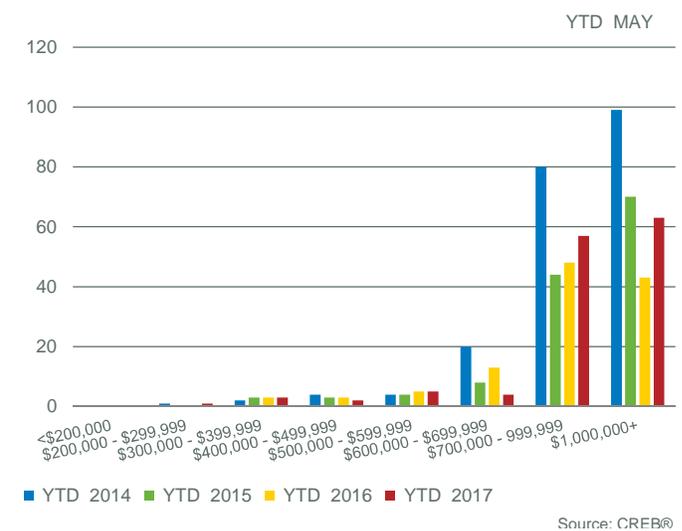
CHESTERMERE PRICES



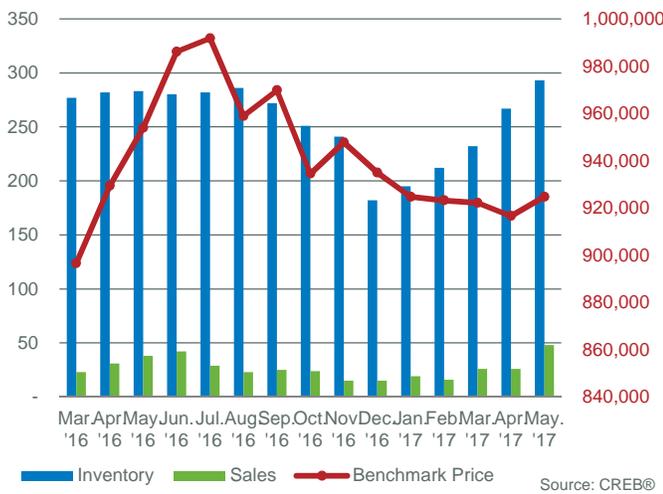
RURAL ROCKY VIEW TOTAL SALES



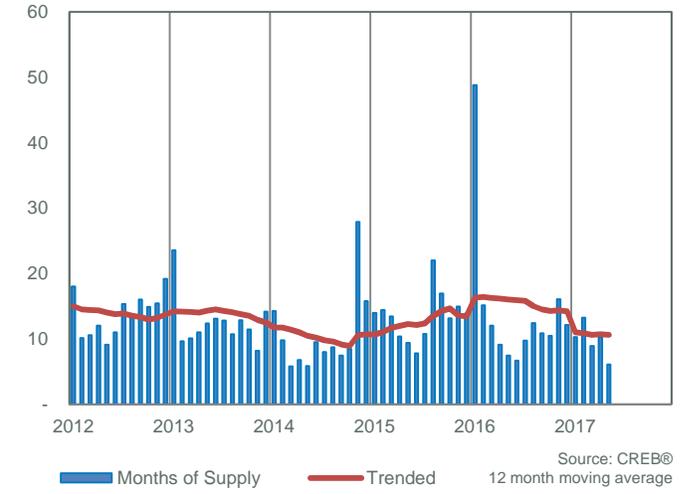
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



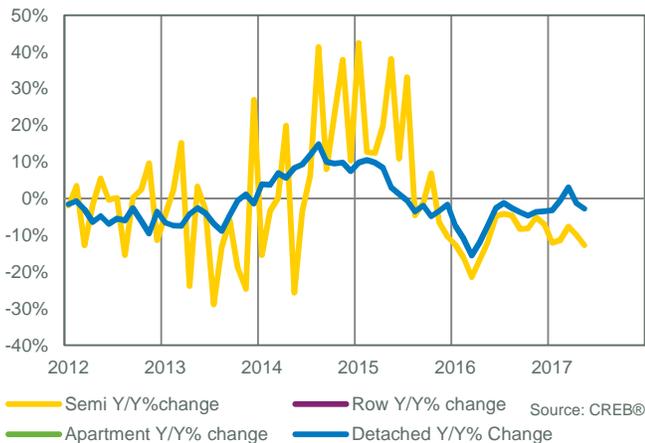
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



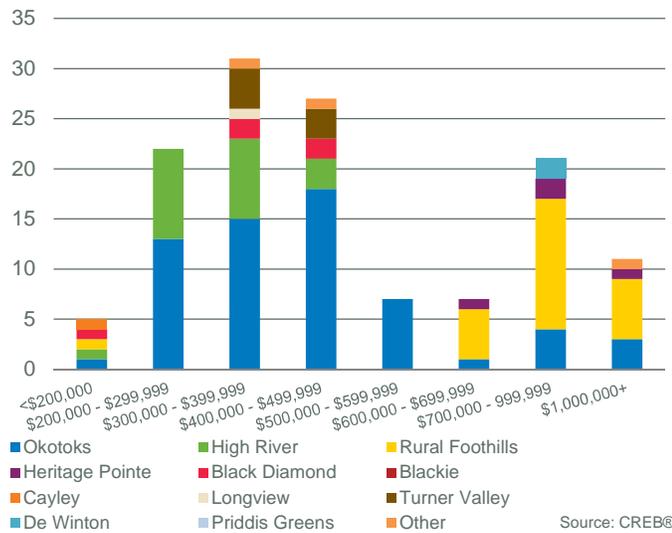
RURAL ROCKY VIEW PRICES



May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Foothills Region</b>	<b>132</b>	<b>224</b>	<b>58.93%</b>	<b>674</b>	<b>5.11</b>	<b>384,100</b>	<b>527,226</b>	<b>424,000</b>	<b>100%</b>
Rural Foothills	25	48	52.08%	158	6.32	632,100	867,476	815,000	19%
Black Diamond	5	5	100.00%	20	4.00	-	365,020	388,000	4%
Blackie	0	0	-	4	-	-	-	-	0%
Cayley	1	1	100.00%	4	4.00	-	120,000	120,000	1%
De Winton	2	1	200.00%	3	1.50	-	908,750	908,750	2%
Heritate Pointe	4	17	23.53%	45	11.25	-	798,650	750,700	3%
High River	21	35	60.00%	113	5.38	321,800	316,548	300,000	16%
Okotoks	62	99	62.63%	197	3.18	425,400	456,651	407,500	47%
Turner Valley	7	12	58.33%	24	3.43	285,100	403,056	392,000	5%
Priddis Greens	2	3	66.67%	9	4.50	-	697,500	697,500	2%
Longview	1	0	-	1	1.00	-	341,000	341,000	1%
Other	3	3	100.00%	7	2.33	-	591,167	420,000	2%

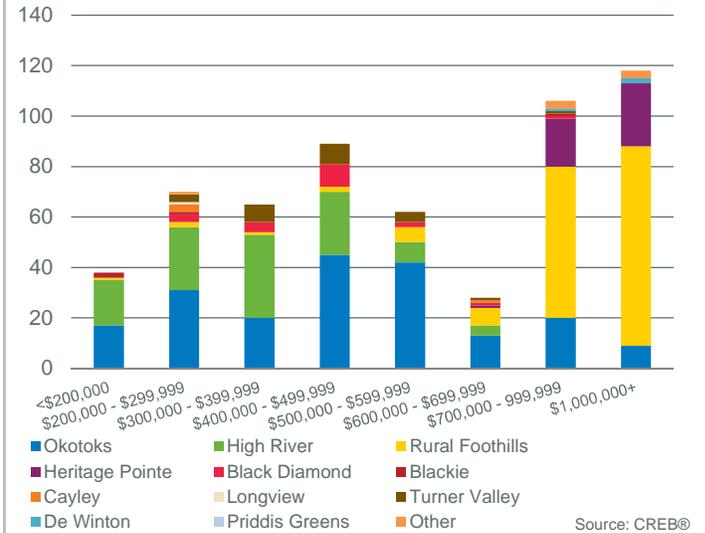
SALES BY PRICE RANGE

MAY



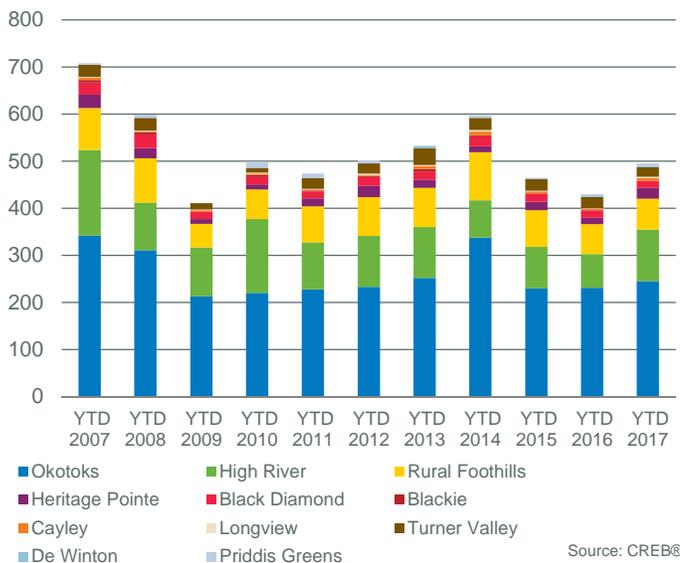
INVENTORY BY PRICE RANGE

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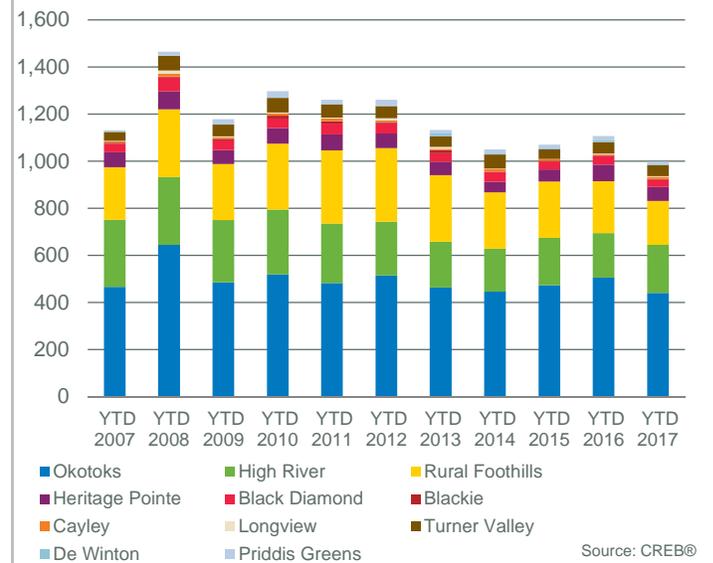
FOOTHILLS SALES: YEAR-TO-DATE

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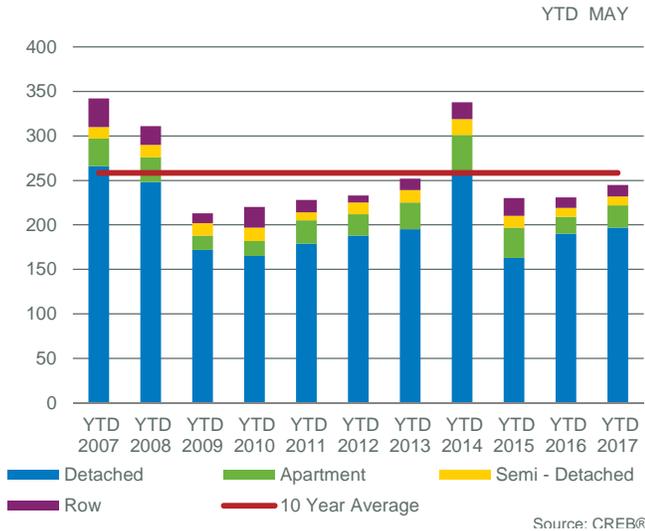


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

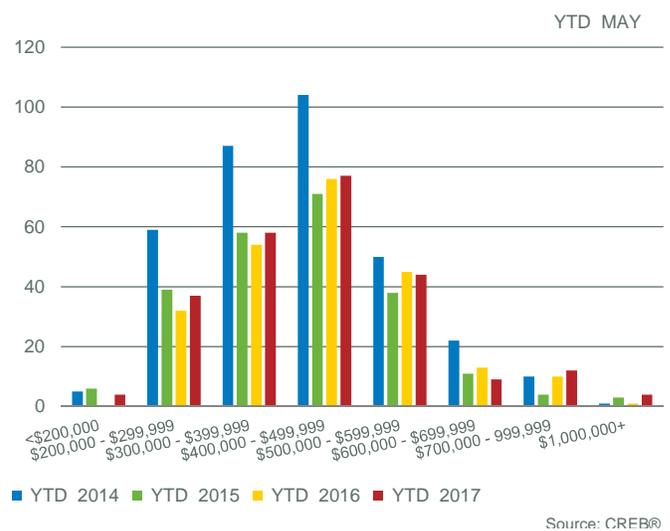
YTD MAY



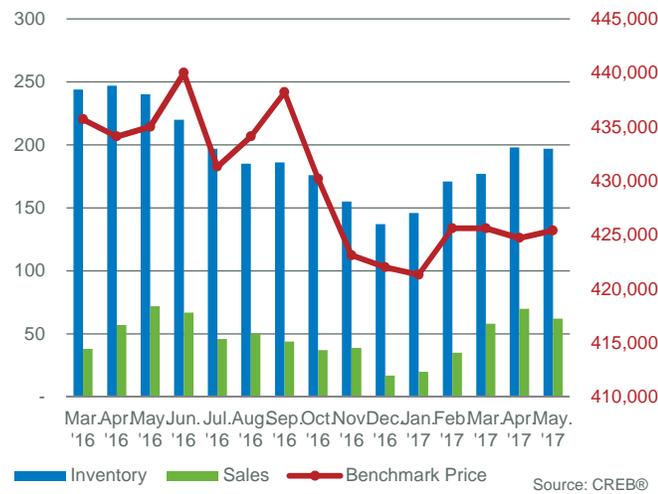
**OKOTOKS TOTAL SALES**



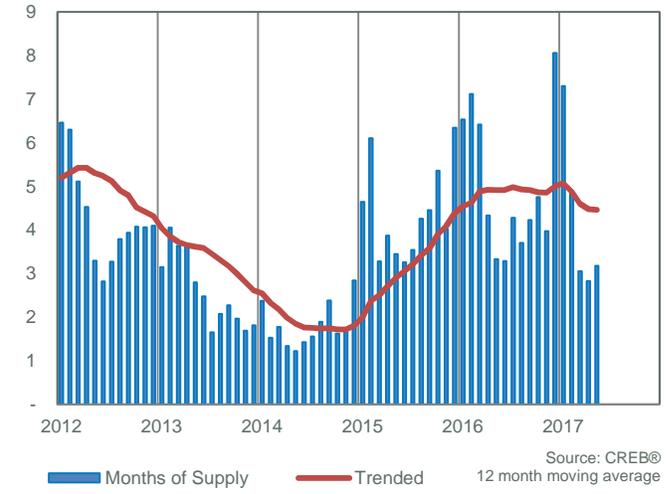
**OKOTOKS TOTAL SALES BY PRICE RANGE**



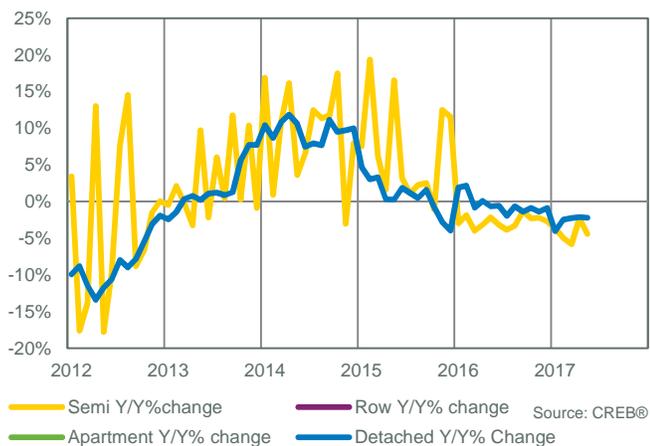
**OKOTOKS INVENTORY AND SALES**



**OKOTOKS MONTHS OF INVENTORY**



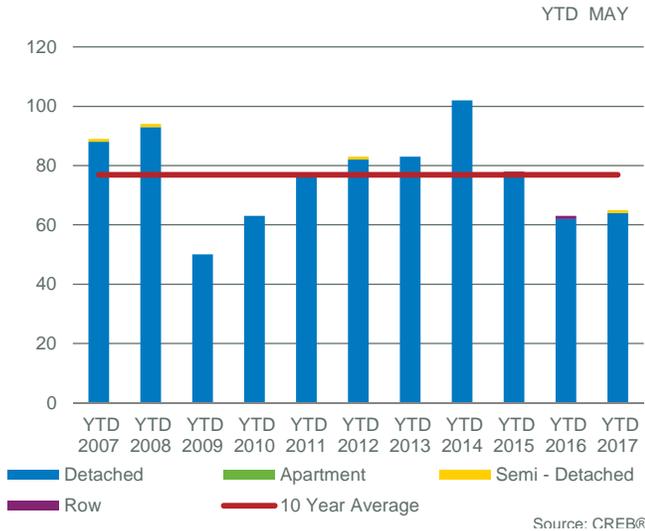
**OKOTOKS PRICE CHANGE**



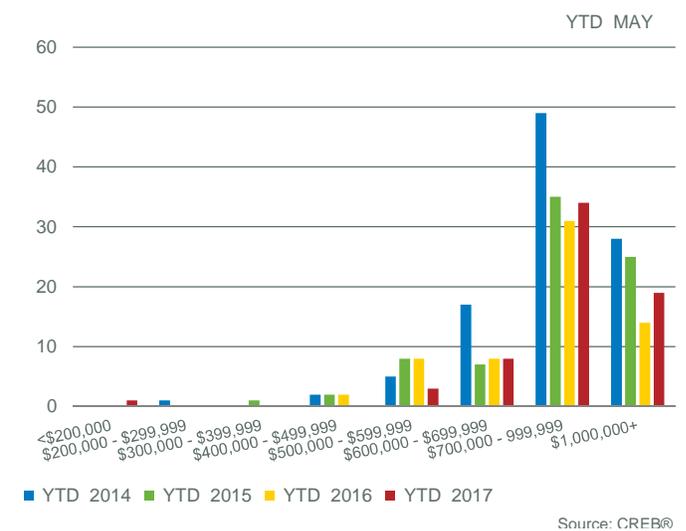
**OKOTOKS PRICES**



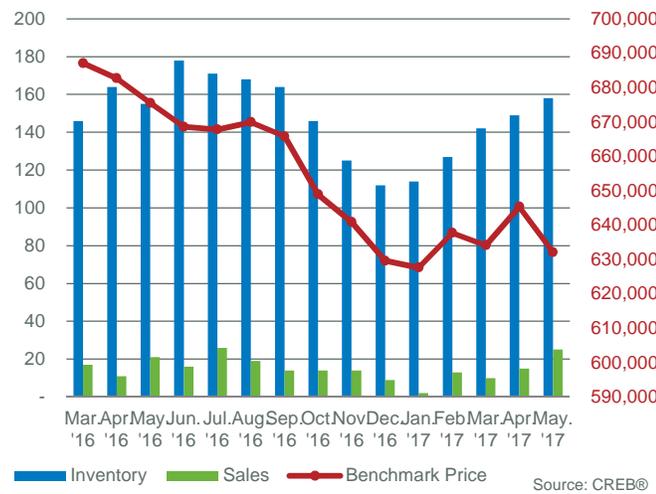
RURAL FoothILLS TOTAL SALES



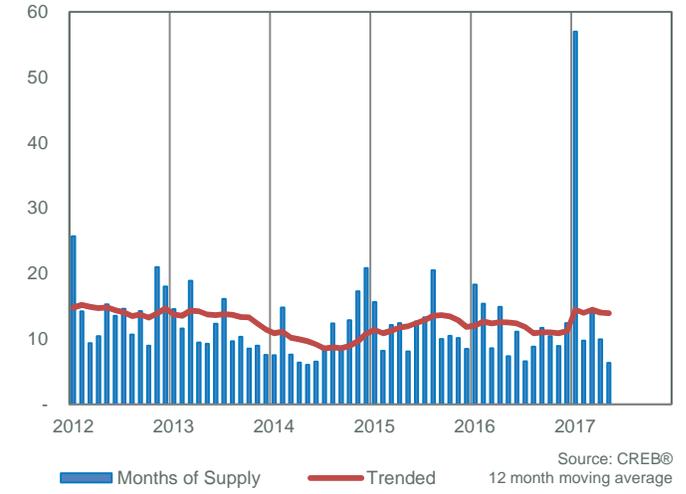
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

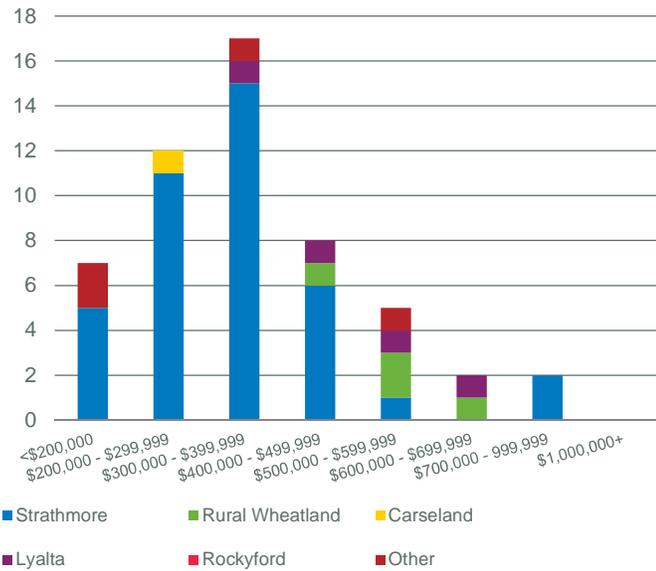


May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Wheatland Region*</b>	<b>53</b>	<b>76</b>	<b>69.74%</b>	<b>214</b>	<b>4.04</b>	<b>220,300</b>	<b>362,934</b>	<b>330,000</b>	<b>92%</b>
Rural Wheatland*	4	10	40.00%	33	8.25	220,300	550,250	563,000	8%
Carseland*	1	0	-	2	2.00	-	278,000	278,000	2%
Lyalta*	4	2	200.00%	11	2.75	-	507,475	507,450	8%
Rockyford*	0	2	0.00%	5	-	-	-	-	0%
Strathmore	40	57	70.18%	146	3.65	393,700	341,740	317,000	75%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	4	5	80.00%	17	4.25	-	264,250	218,750	8%

\*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

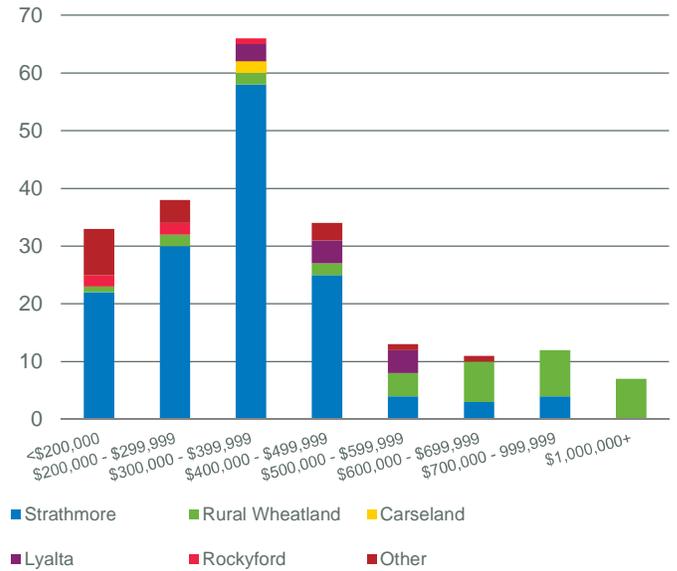
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

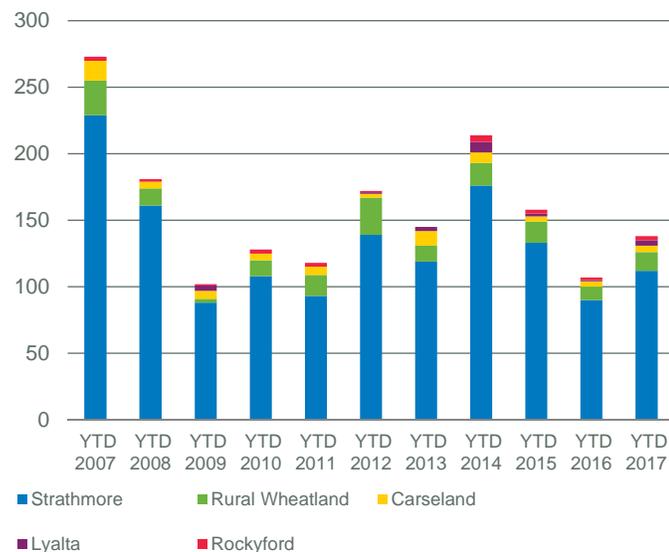
MAY



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD MAY



Source: CREB®

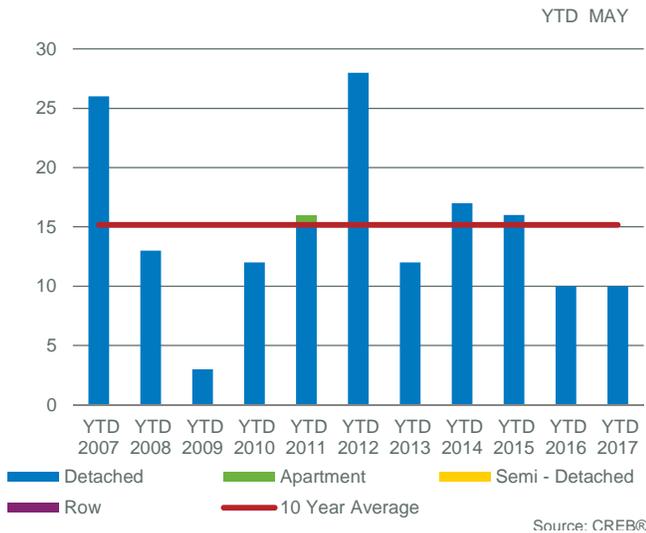
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD MAY

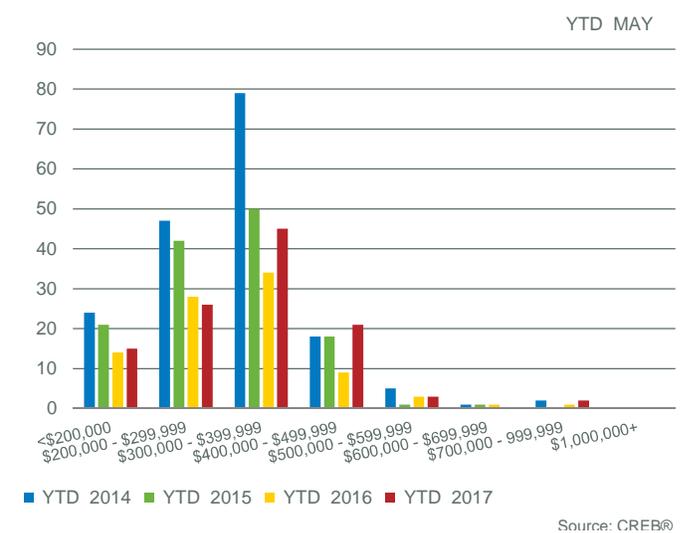


Source: CREB®

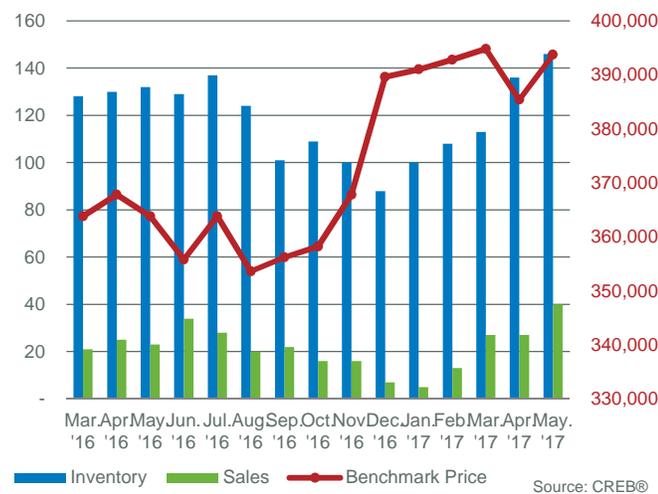
STRATHMORE TOTAL SALES



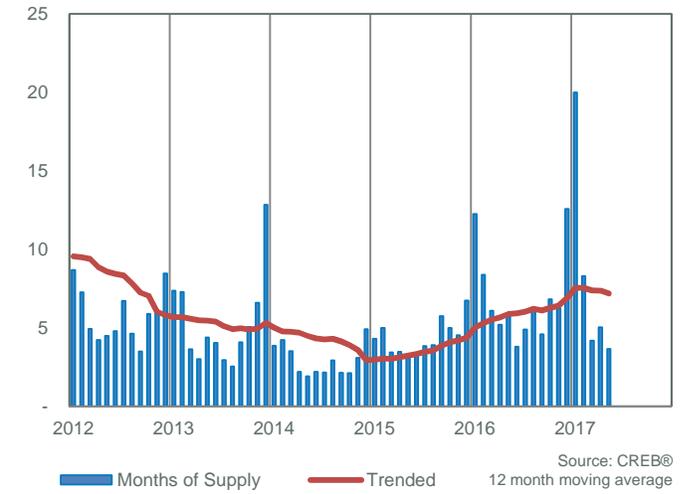
STRATHMORE TOTAL SALES BY PRICE RANGE



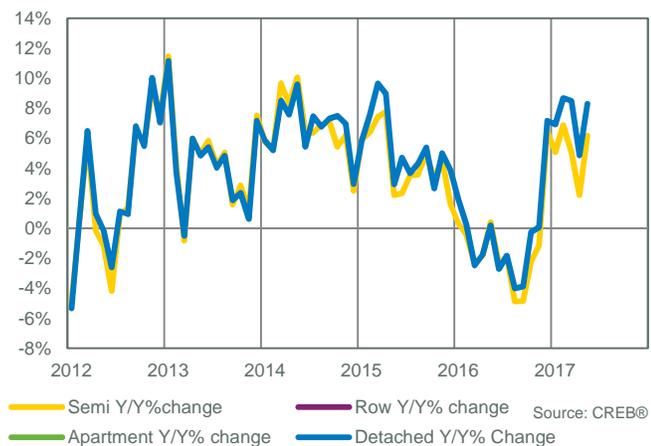
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

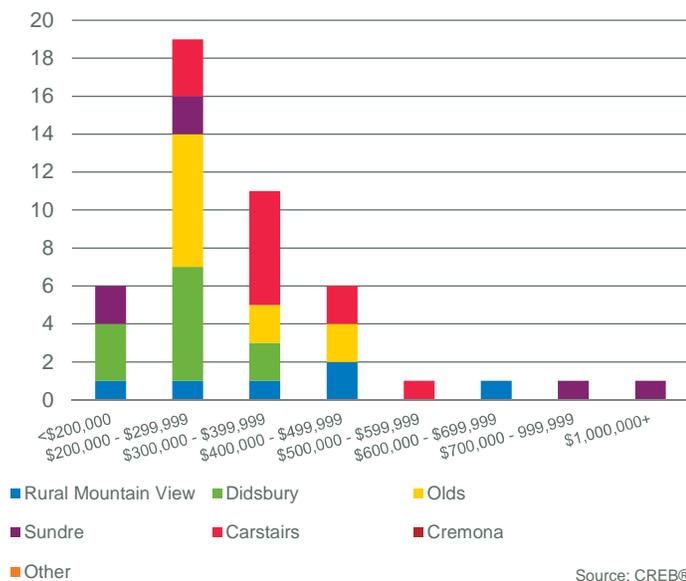


May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Mountain View Region*</b>	<b>46</b>	<b>119</b>	<b>38.66%</b>	<b>420</b>	<b>9.13</b>	<b>297,800</b>	<b>336,448</b>	<b>295,000</b>	<b>100%</b>
Rural Mountain View*	6	29	20.69%	115	19.17	402,200	377,083	370,000	13%
Carstairs	12	25	48.00%	70	5.83	326,300	368,167	344,500	26%
Cremona	0	4	0.00%	6	-	-	-	-	0%
Didsbury	11	20	55.00%	65	5.91	254,100	253,691	248,000	24%
Olds*	11	27	40.74%	101	9.18	300,500	287,864	268,000	24%
Sundre*	6	13	46.15%	55	9.17	277,500	473,167	275,000	13%
Other*	0	1	0.00%	8	-	-	-	-	0%

\*Data within these areas many not accurately reflect total resale activity and trends

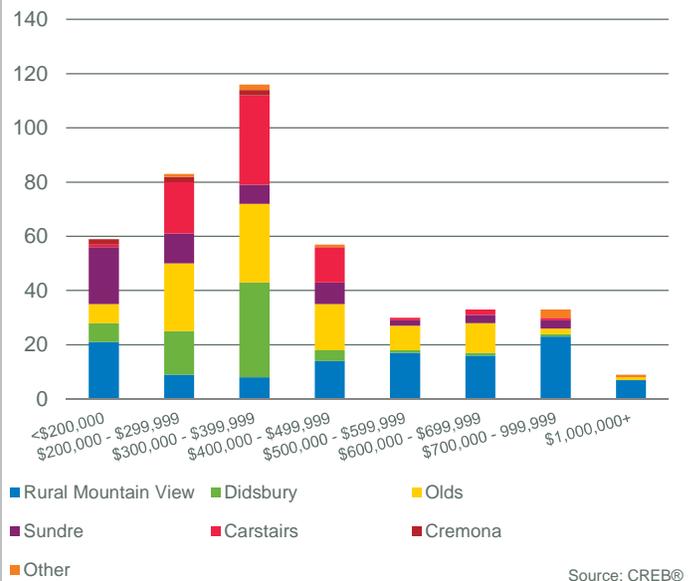
SALES BY PRICE RANGE

MAY



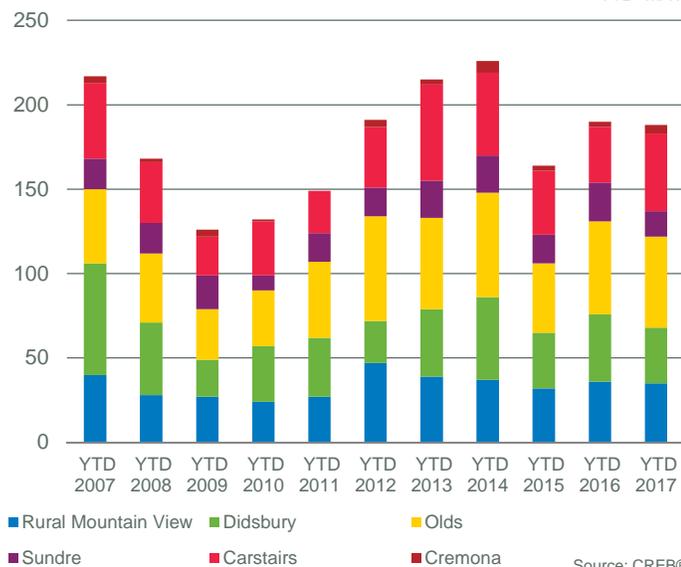
INVENTORY BY PRICE RANGE

MAY



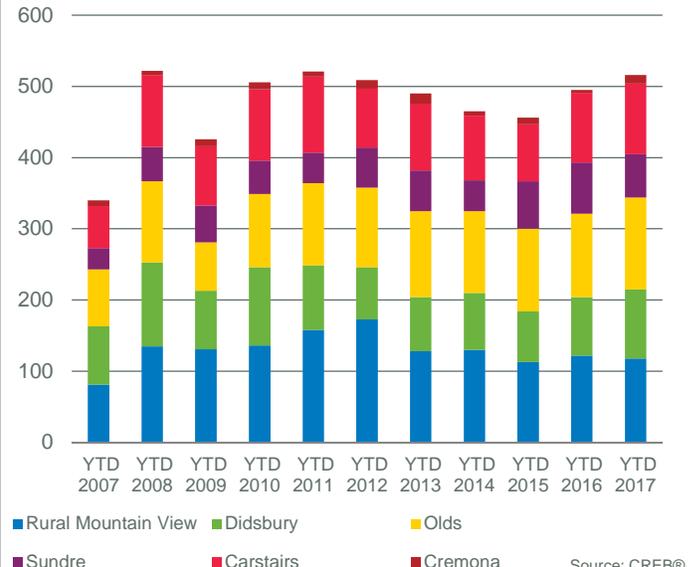
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD MAY



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

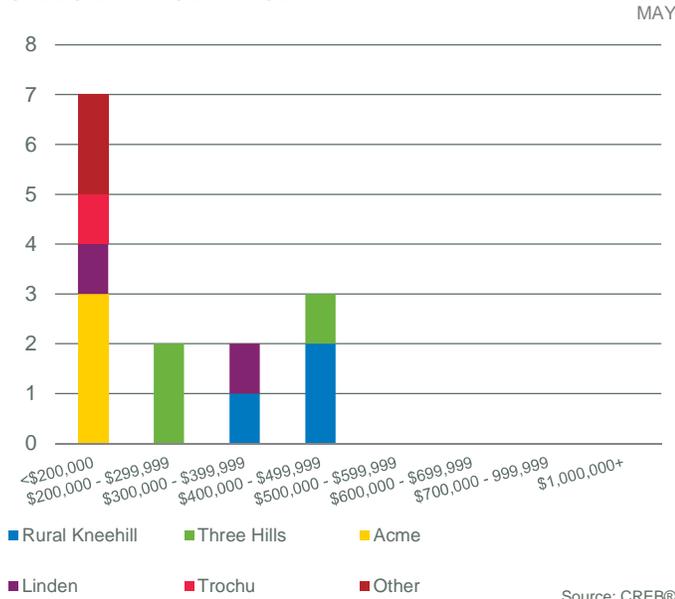
YTD MAY



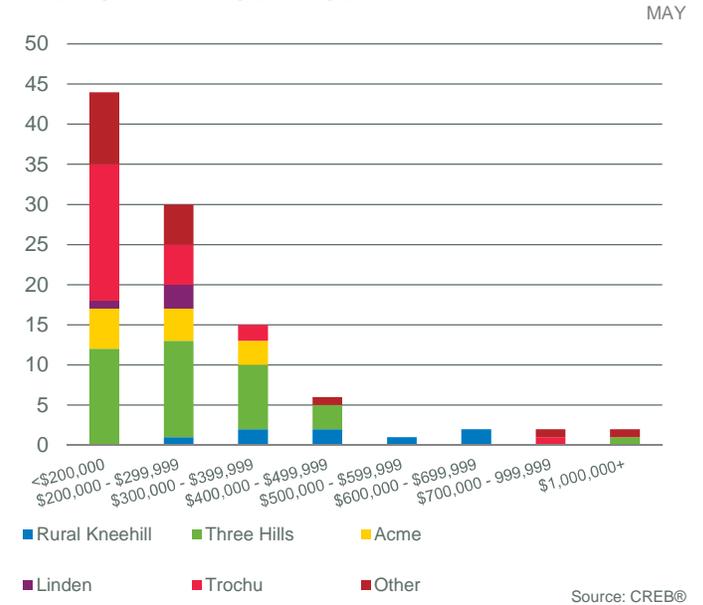
May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Kneehill Region*</b>	<b>14</b>	<b>51</b>	<b>27.45%</b>	<b>102</b>	<b>7.29</b>	<b>-</b>	<b>226,707</b>	<b>184,500</b>	<b>86%</b>
Rural Kneehill*	3	5	60.00%	8	2.67	-	401,333	405,000	21%
Acme*	3	4	75.00%	12	4.00	-	139,333	158,000	21%
Linden*	2	5	40.00%	4	2.00	-	230,950	230,950	14%
Three Hills*	3	17	17.65%	36	12.00	-	305,333	275,000	21%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	1	13	7.69%	25	25.00	-	50,000	50,000	7%
Other*	2	7	28.57%	17	8.50	-	62,000	62,000	14%

\*Data within these areas may not accurately reflect total resale activity and trends

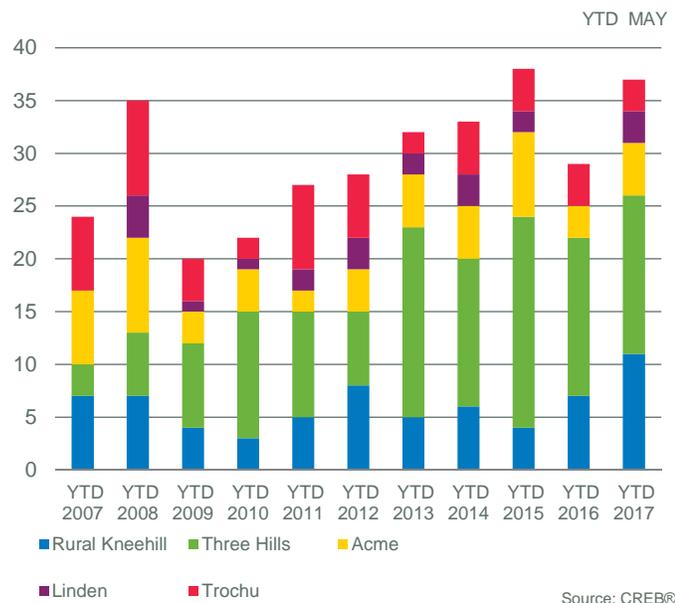
SALES BY PRICE RANGE



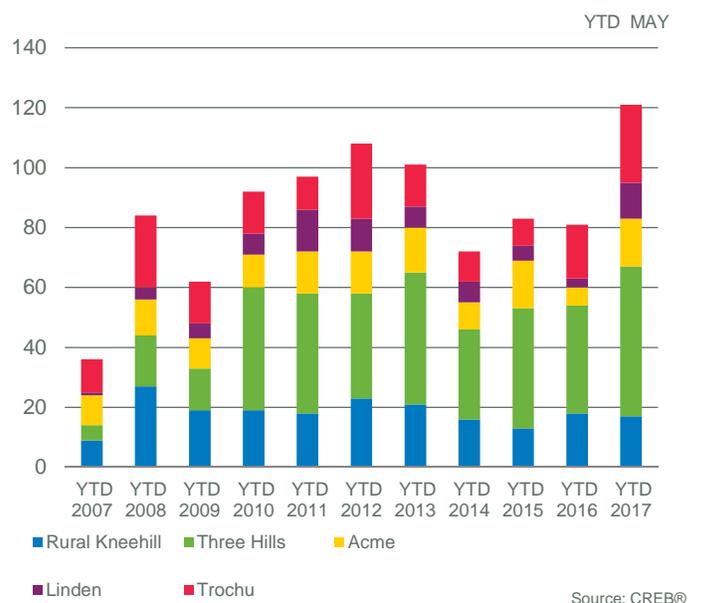
INVENTORY BY PRICE RANGE



KNEEHILL SALES: YEAR-TO-DATE



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

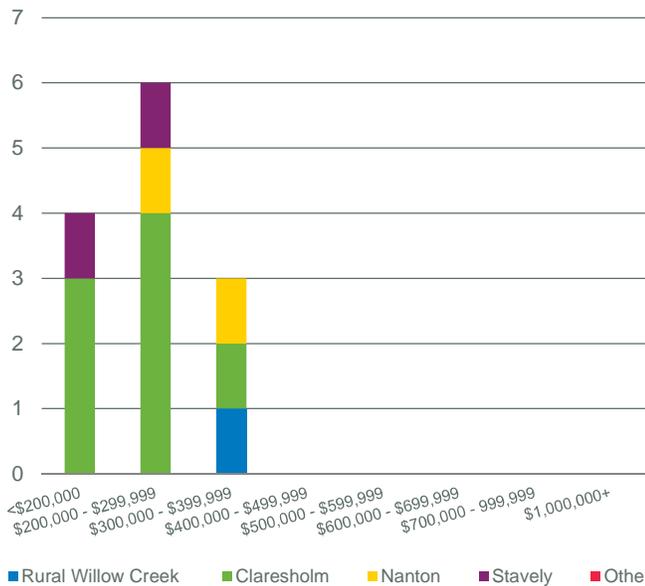


May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Willow Creek Region*</b>	<b>13</b>	<b>36</b>	<b>36.11%</b>	<b>107</b>	<b>8.23</b>	<b>-</b>	<b>233,154</b>	<b>255,000</b>	<b>100%</b>
Rural Willow Creek*	1	2	50.00%	9	9.00	-	300,000	300,000	8%
Claresholm*	8	14	57.14%	40	5.00	-	216,438	224,000	62%
Nanton*	2	15	13.33%	42	21.00	-	295,000	295,000	15%
Stavely*	2	3	66.67%	12	6.00	-	204,750	204,750	15%
Other*	0	2	0.00%	4	-	-	-	-	0%

*\*Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

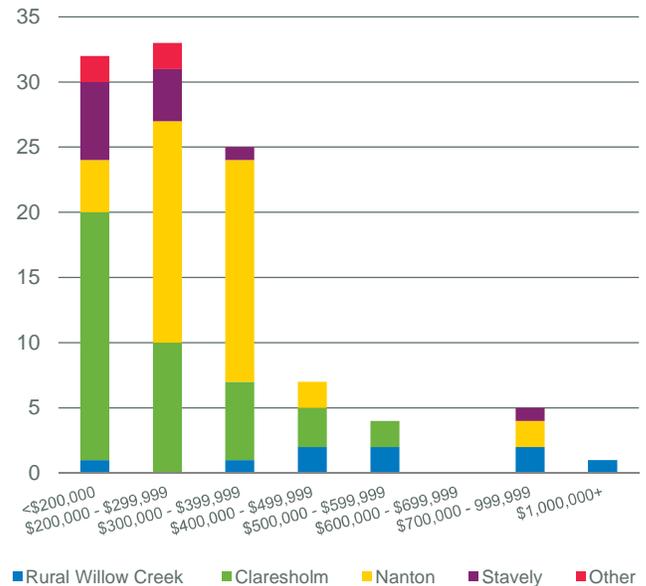
MAY



Source: CREB®

INVENTORY BY PRICE RANGE

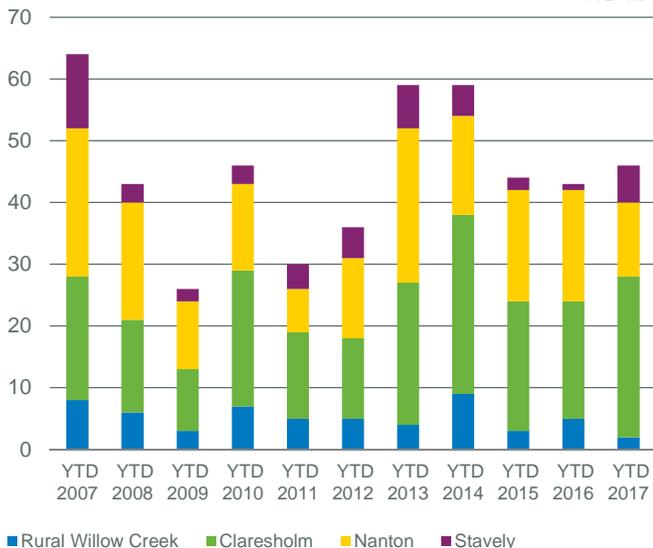
MAY



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

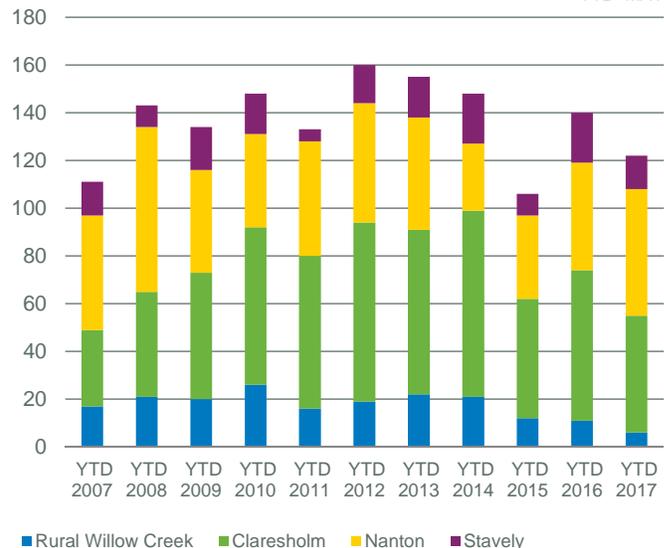
YTD MAY



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD MAY



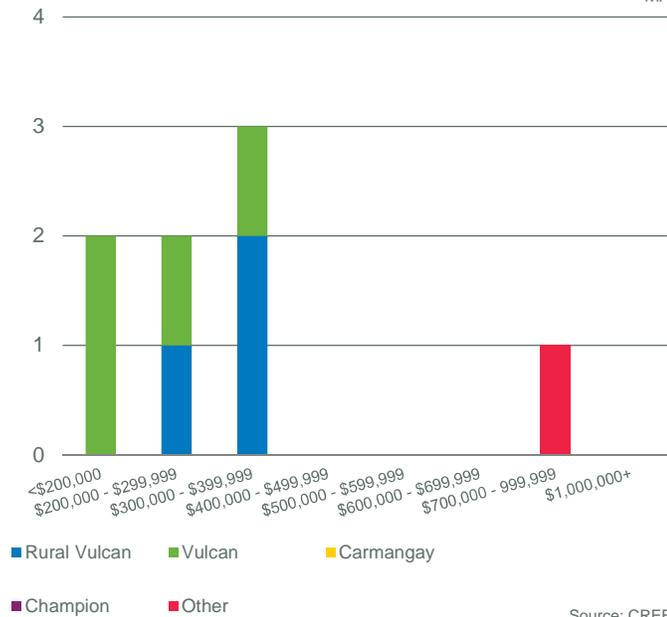
Source: CREB®

May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Vulcan Region*</b>	<b>8</b>	<b>17</b>	<b>47.06%</b>	<b>75</b>	<b>9.38</b>	<b>-</b>	<b>323,813</b>	<b>297,500</b>	<b>100%</b>
Rural Vulcan*	3	4	75.00%	33	11.00	-	322,500	340,000	38%
Vulcan*	4	6	66.67%	20	5.00	-	220,750	196,500	50%
Carmangay*	0	2	0.00%	6	-	-	-	-	0%
Champion*	0	2	0.00%	4	-	-	-	-	0%
Other*	1	3	33.33%	12	12.00	-	740,000	740,000	13%

*\*Data within these areas may not accurately reflect total resale activity and trends*

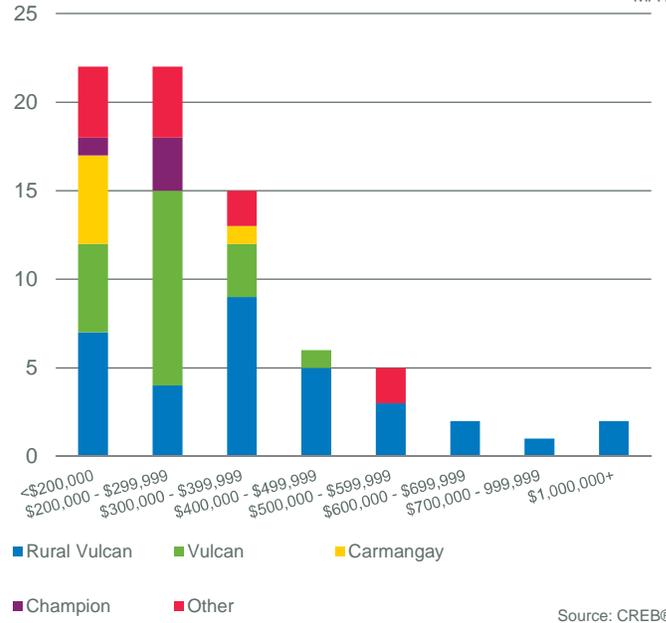
SALES BY PRICE RANGE

MAY



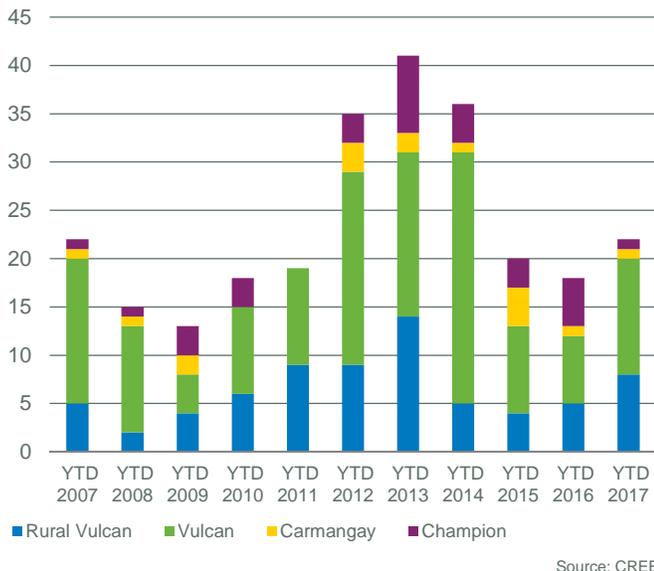
INVENTORY BY PRICE RANGE

MAY



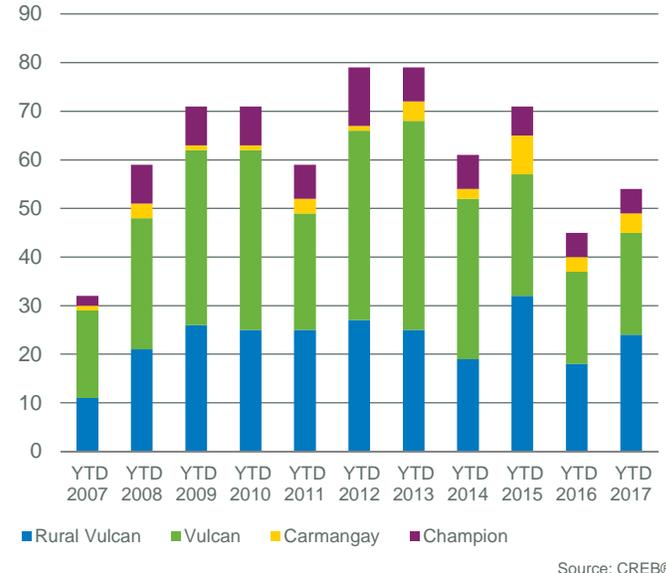
VULCAN SALES: YEAR-TO-DATE

YTD MAY



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD MAY

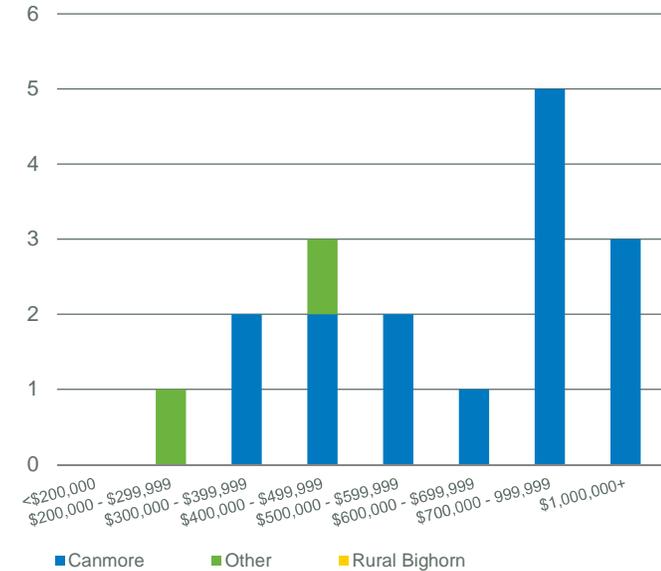


May 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
<b>Total Bighorn Region*</b>	<b>17</b>	<b>43</b>	<b>39.53%</b>	<b>89</b>	<b>5.24</b>	<b>-</b>	<b>852,653</b>	<b>685,000</b>	<b>100%</b>
Rural Bighorn*	0	1	0.00%	8	-	-	-	-	0%
Canmore*	15	35	42.86%	69	4.60	-	921,800	729,000	88%
Other*	2	7	28.57%	12	6.00	-	334,050	334,050	12%

*\*Data within these areas many not accurately reflect total resale activity and trends*

**SALES BY PRICE RANGE**

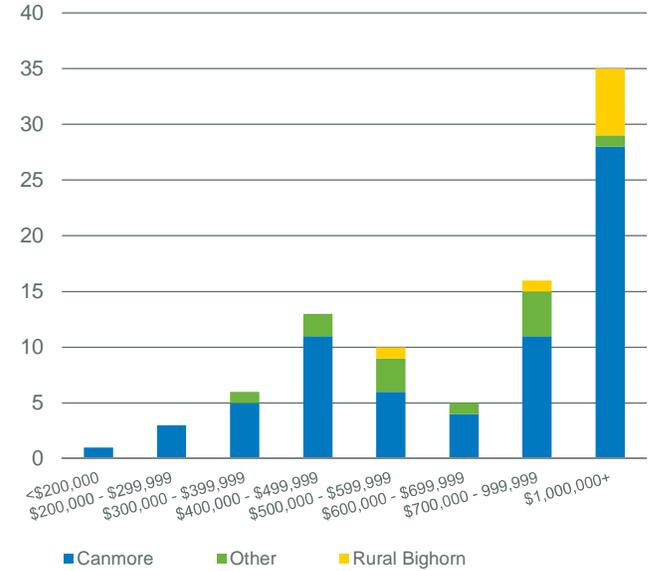
MAY



Source: CREB®

**INVENTORY BY PRICE RANGE**

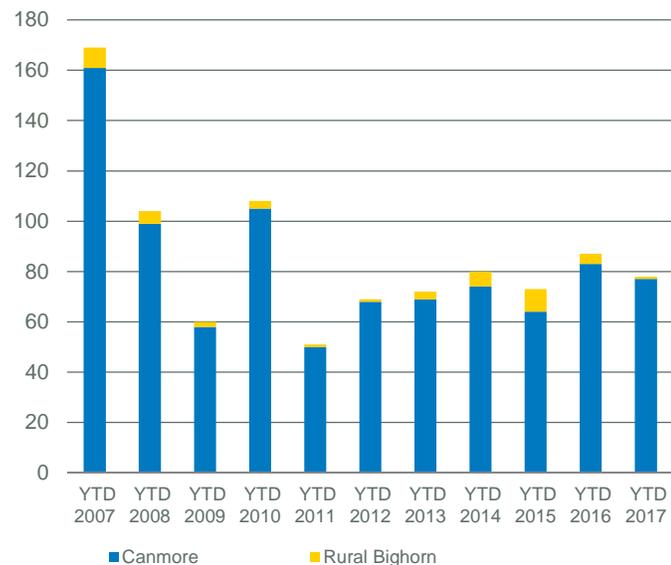
MAY



Source: CREB®

**BIGHORN SALES: YEAR-TO-DATE**

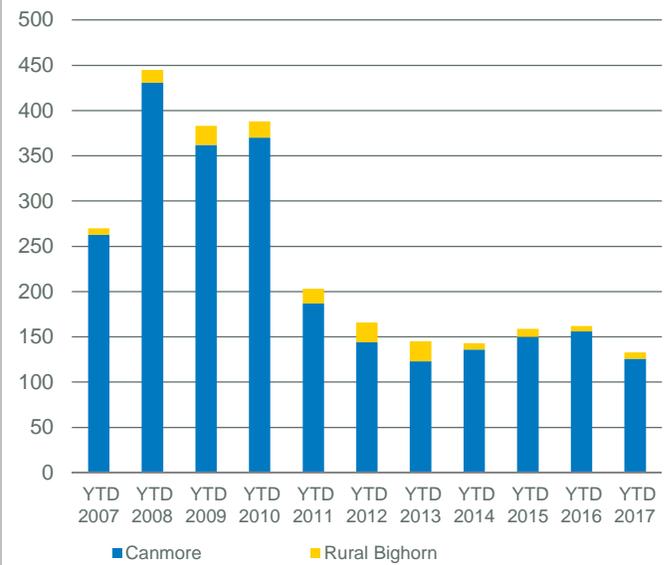
YTD MAY



Source: CREB®

**BIGHORN NEW LISTINGS: YEAR-TO-DATE**

YTD MAY



Source: CREB®

**BIGHORN\***

**Rural Bighorn M.D.**  
 Benchlands\*\*  
**Canmore\***  
 Exshaw\*\*  
 Ghost Lake\*\*  
 Harvie Heights\*\*  
 Lac des Arcs\*\*  
 Seebe\*\*  
 Waiparous\*\*

**MOUNTAIN VIEW\***

**Rural Mountain View County**  
 Bearberry\*\*  
 Bergen\*\*  
**Carstairs**  
**Cremona**  
**Didsbury**  
 Eagle Hill\*\*  
 Elkton\*\*  
**Olds\***  
**Sundre\***  
 Water Valley\*\*  
 Westward Ho\*\*

**VULCAN\***

**Rural Vulcan County\***  
 Arrowwood\*\*  
 Brand\*\*  
**Carmangay\***  
**Champion\***  
 Ensign\*\*  
 Herronton\*\*  
 Kirkcaldy\*\*  
 Lomond\*\*  
 Milo\*\*  
 Mossleigh\*\*  
 Queenstown\*\*  
 Shouldice\*\*  
 Travers\*\*

**FOOTHILLS**

**Rural Foothills M.D.**  
 Aldersyde\*\*  
**Black Diamond**  
**Blackie**  
**Cayley**  
**De Winton**  
**Heritage Pointe**  
**High River**  
 Longview\*\*  
 Millarville\*\*  
**Okotoks**  
**Priddis\*\***  
**Priddis Greens**  
**Turner Valley**

**ROCKY VIEW**

**Rural Rocky View County**  
 Balzac\*\*  
**Beiseker**  
 Bottrel\*\*  
**Bragg Creek**  
**Chestermere**  
**Cochrane**  
 Cochrane Lake\*\*  
 Conrich\*\*  
 Crossfield  
 Dalemead\*\*  
 Dalroy\*\*  
 Delacour\*\*  
 Indus\*\*  
**Irricana**  
 Janet\*\*  
 Kathryn\*\*  
 Keoma\*\*  
**Langdon**  
 Madden\*\*  
**Redwood Meadows**

**WHEATLAND\***

**Rural Wheatland County\***  
 Ardenode\*\*  
**Carseland\***  
 Chancellor\*\*  
 Cheadle\*\*  
 Cluny\*\*  
 Dalum\*\*  
 Gleichen\*\*  
 Hussar\*\*  
**Lyalta\***  
 Namaka\*\*  
**Rockyford\***  
 Rosebud\*\*  
 Standard\*\*

**KNEEHILL\***

**Rural Kneehill County**  
**Acme**  
 Carbon\*\*  
 Huxley\*\*  
**Linden**  
 Swalwell\*\*  
**Three Hills**  
 Torrington\*\*  
**Trochu**  
 Wimborne\*\*

**WILLOW CREEK\***

**Rural Willow Creek County\***  
**Claresholm\***  
 Fort Macleod\*\*  
 Granum\*\*  
**Nanton\***  
 Parkland\*\*

**CREB® REPORTING REGIONS**

\* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

\*\* Resale activity in these areas does not meet the minimum reporting standard.

**DEFINITIONS**

**Benchmark Price** - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

**MLS® Home Price Index** - changes in home prices by comparing current price levels relative to January 2005 price level.

**Absorption Rate** - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

**Months of Supply** - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

**Detached** - A unit that is not attached to any other unit.

**Semi-detached** - A single dwelling built as one of a pair that shares one common wall.

**Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.

**Attached** - Both row and semi-detached properties.

**Apartment** - High-rise and low-rise condominium properties with access through an interior hallway.

**Total Residential** - Includes detached, attached and apartment style properties.

**Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

**Rural** - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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