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MONTHLY STATISTICS PACKAGE

Calgary Region

April 2018



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REGIONAL HIGHLIGHTS

May 1, 2018

Airdrie

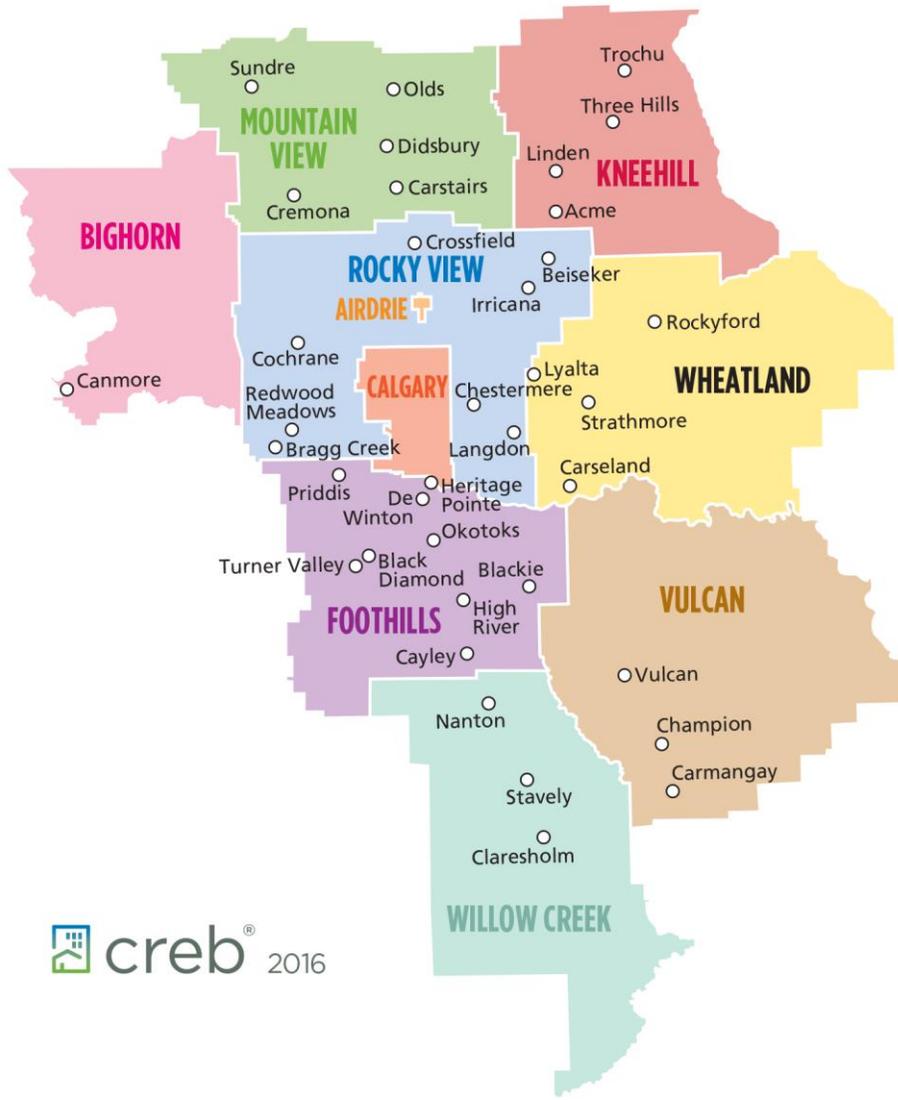
- April sales totalled 94 units in Airdrie, which brings total residential sales to 358 since January. These levels are lower than the long-term trends and considerably lower than the same period in 2017.
- Year-to-date levels for new listings were recorded at 880 units and continue to exhibit a rising trend compared to previous years. These levels are well above long-term averages, which is keeping inventories at higher levels. Average inventory levels from January to April of 2018 were 23 per cent higher than the first four months of 2017.
- Total Excess supply in the market has weighed on home prices. The year-to-date unadjusted benchmark price for detached homes is \$373,125. This is nearly one per cent below the same period in 2017.

Cochrane

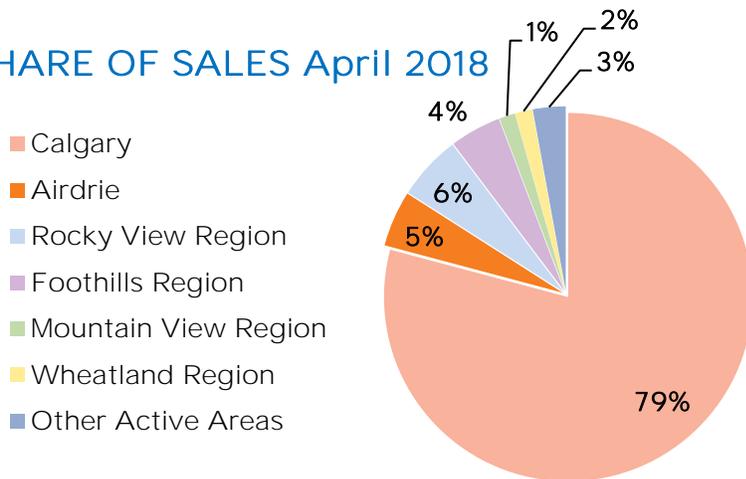
- Sales activity in Cochrane for the first four months of 2018 totalled 189 units, comparable to last year. However, new listings continue to rise, contributing to a level of inventory that is approximately 13 per cent higher than the same period in 2017.
- Elevated months of supply have hindered price recovery in this market. The year-to-date benchmark price for detached properties was recorded at \$421,125, which is similar to the same period in 2017.

Okotoks

- Year-to-date sales activity in Okotoks of 155 units was considerably lower than last year, while new listings have increased by nearly five per cent over the same period. This contributed to an increase in inventory averages for this four-month period to 209, which is 20 per cent higher than last year's levels.
- Increases in inventory levels compared to sales have placed some downward pressure on monthly prices. However, year-to-date detached prices remain nearly one per cent above the same time last year.



SHARE OF SALES April 2018



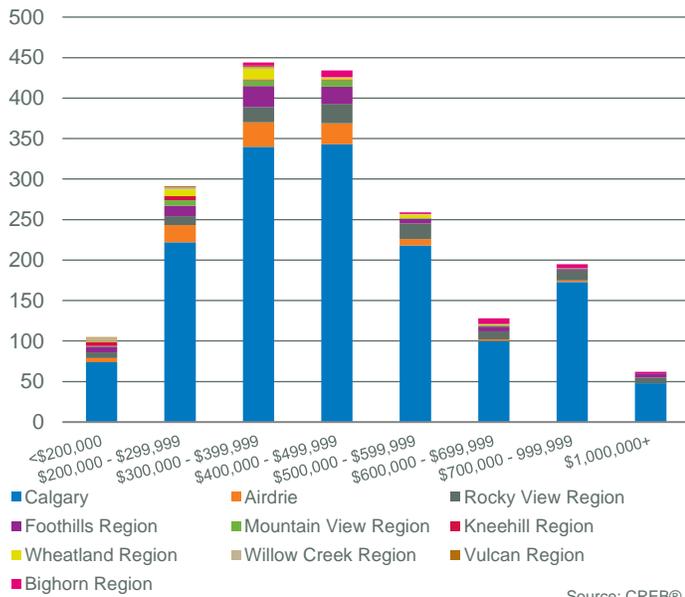
Source: CREB®

Apr. 18

April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,518	3,569	42.53%	7,324	4.82	436,500	478,596	431,000	79%
Airdrie	94	278	33.81%	587	6.24	344,900	379,268	358,500	5%
Rocky View Region	109	338	32.25%	1,016	9.32	547,600	557,247	482,500	6%
Foothills Region	86	242	35.54%	672	7.81	381,400	435,950	386,150	4%
Mountain View Region	27	107	25.23%	378	14.00	302,900	383,904	350,000	1%
Kneehill Region	12	18	66.67%	103	8.58	-	214,625	230,500	1%
Wheatland Region	29	99	29.29%	240	8.28	224,600	358,100	350,000	2%
Willow Creek Region	11	32	34.38%	89	8.09	-	263,773	277,000	1%
Vulcan Region	4	15	26.67%	69	17.25	-	278,000	278,500	0%
Bighorn Region	28	41	68.29%	92	3.29	-	607,410	562,450	1%
CREB® Economic Region	1,918	4,739	40.47%	10,570	5.51	430,700	471,709	423,250	100%

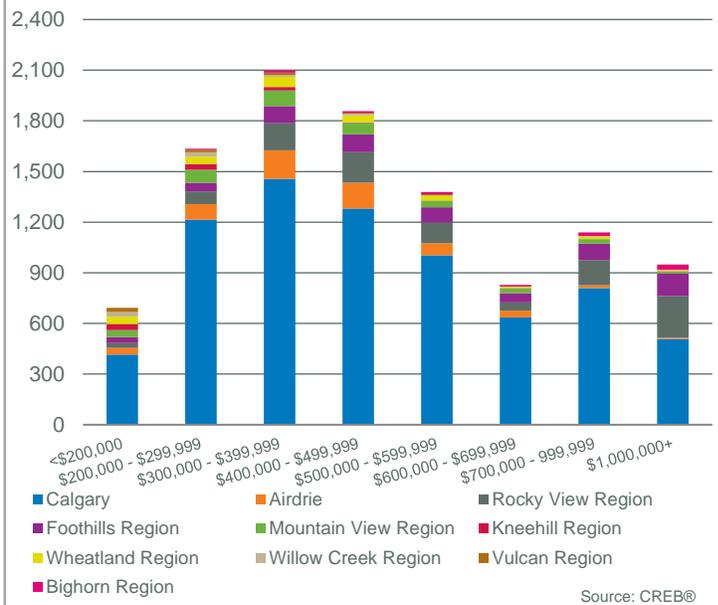
CREB® SALES BY PRICE RANGE

APRIL



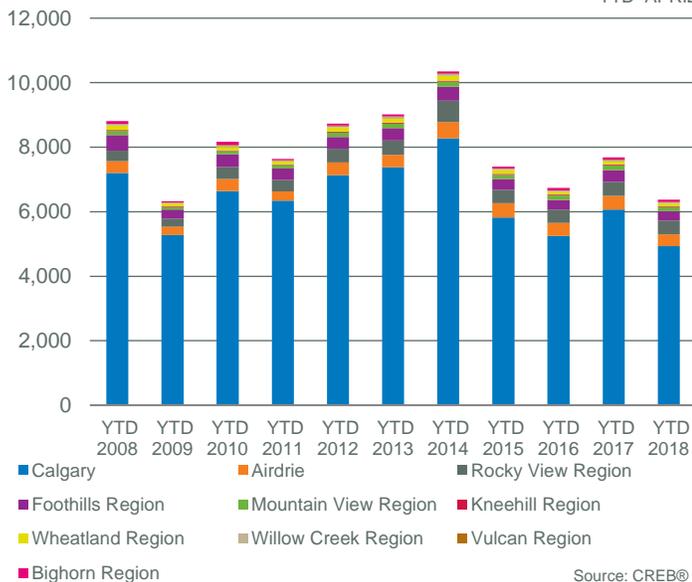
CREB® INVENTORY BY PRICE RANGE

APRIL



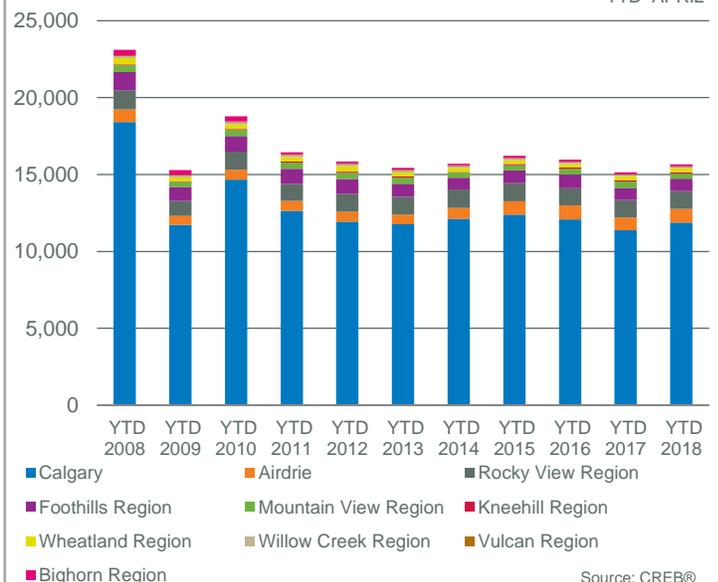
CREB® TOTAL SALES: YEAR-TO-DATE

YTD APRIL



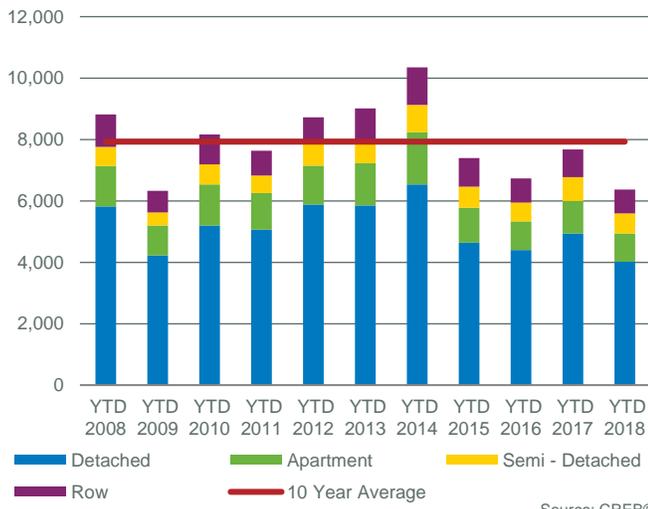
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



CREB® ECONOMIC REGION TOTAL SALES

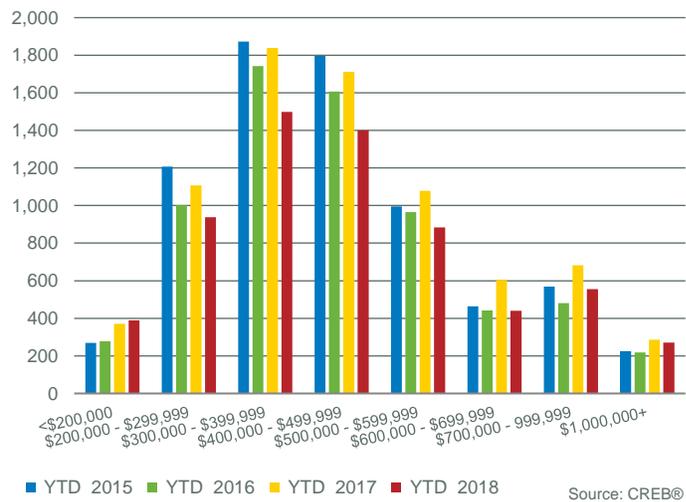
YTD APRIL



Source: CREB®

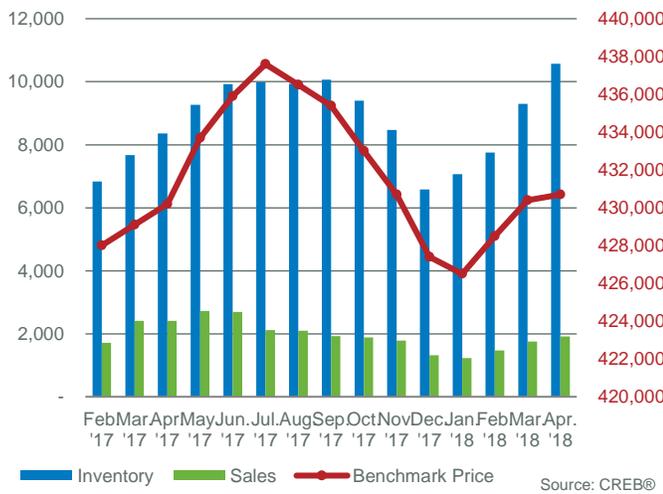
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD APRIL



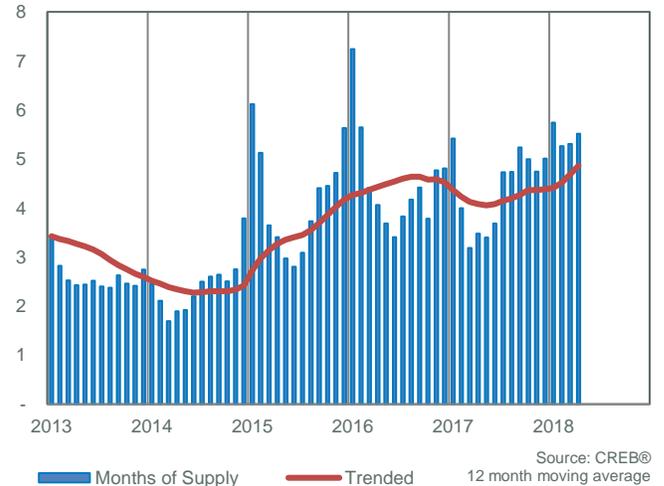
Source: CREB®

CREB® ECONOMIC REGION INVENTORY AND SALES



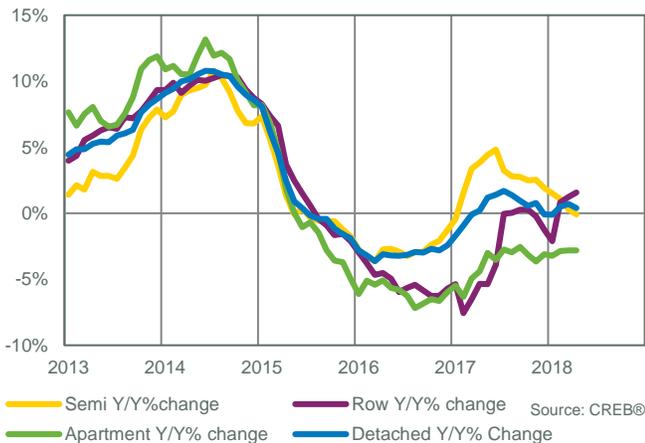
Source: CREB®

CREB® ECONOMIC REGION MONTHS OF INVENTORY



Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

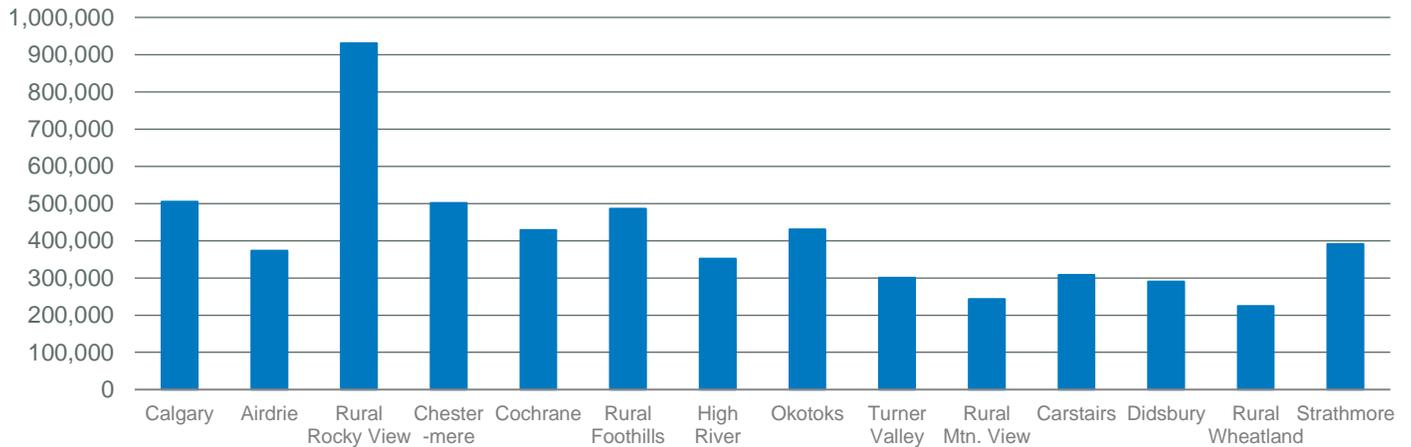
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

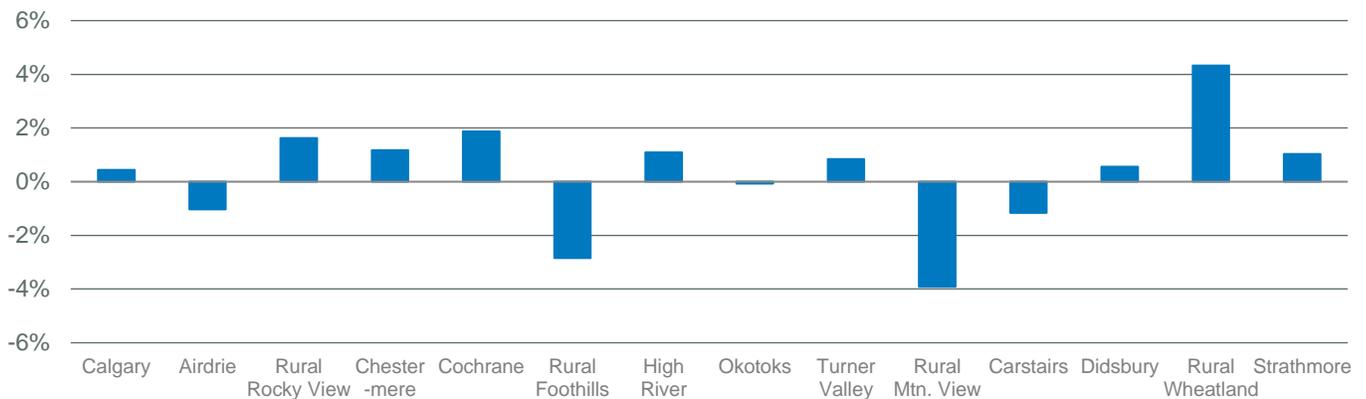
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

APRIL



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

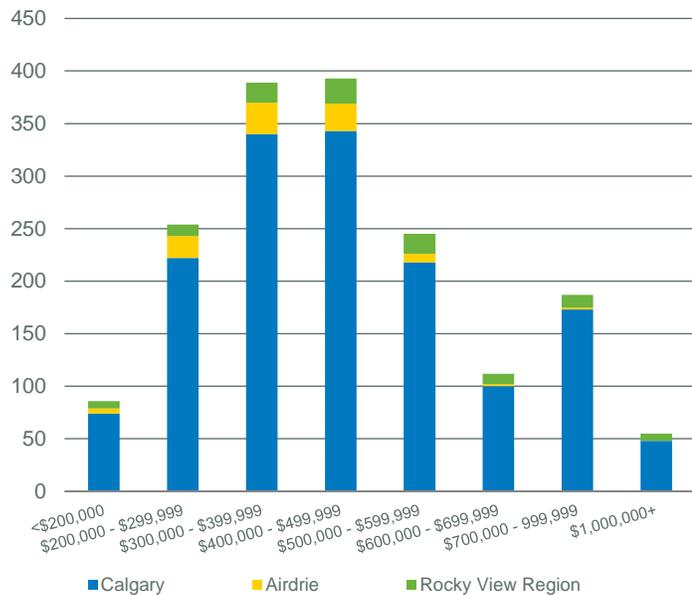
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	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	94	278	33.81%	587	6.24	344,900	379,268	358,500	5%
Rocky View Region	109	338	32.25%	1,016	9.32	547,600	557,247	482,500	6%
Calgary CMA	1,721	4,185	41.12%	8,927	5.19	435,500	478,152	429,900	100%

CALGARY CMA SALES BY PRICE RANGE

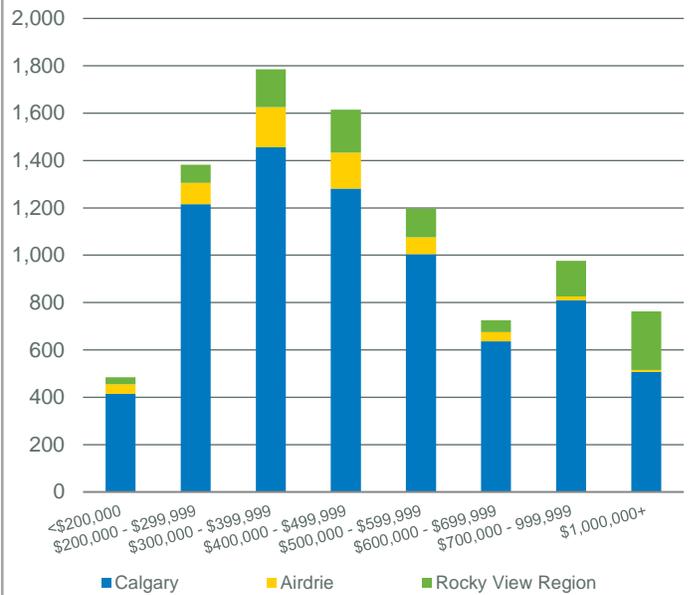
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

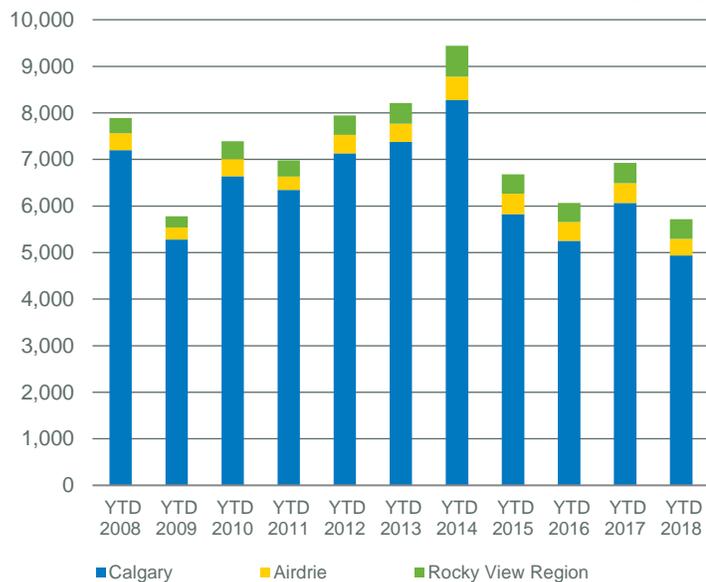
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

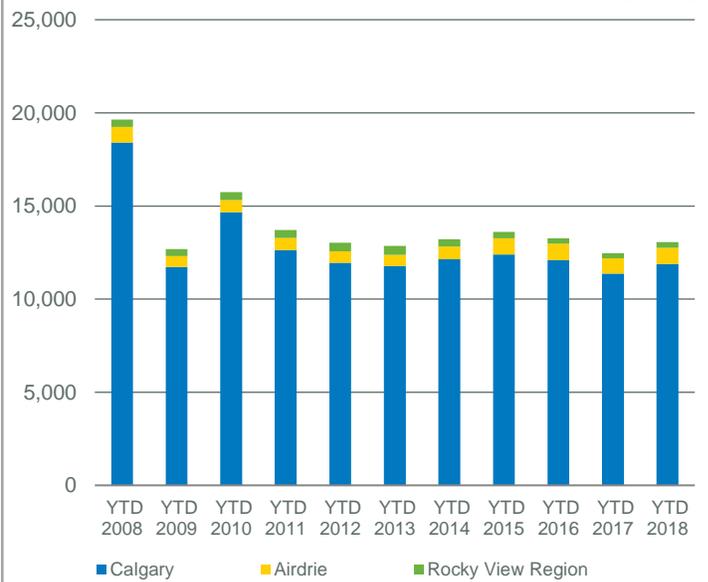
YTD APRIL



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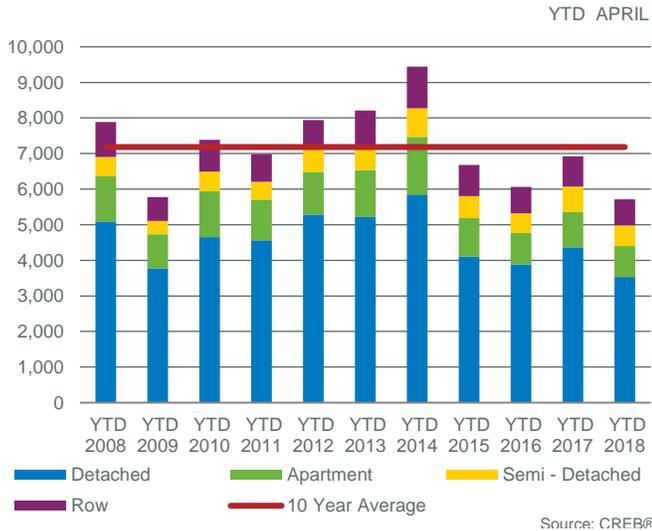
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

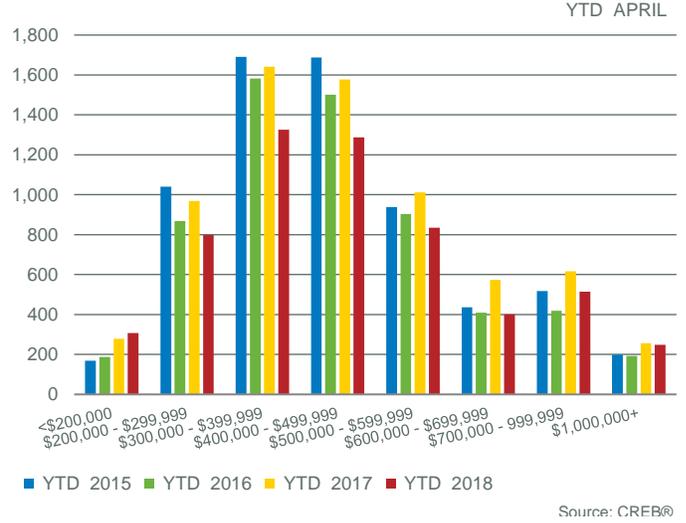


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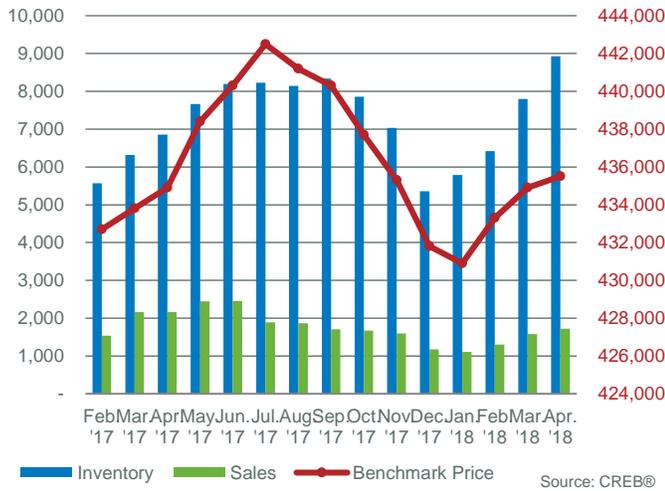
CALGARY CMA TOTAL SALES



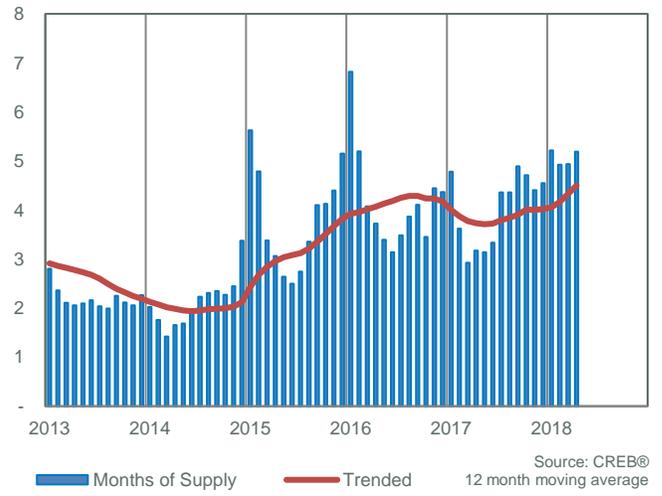
CALGARY CMA TOTAL SALES BY PRICE RANGE



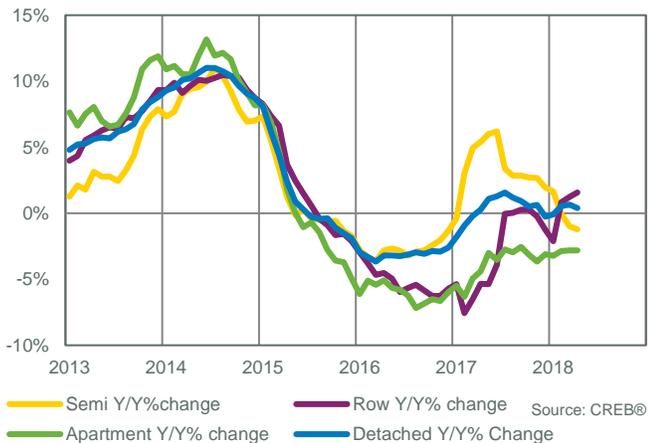
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



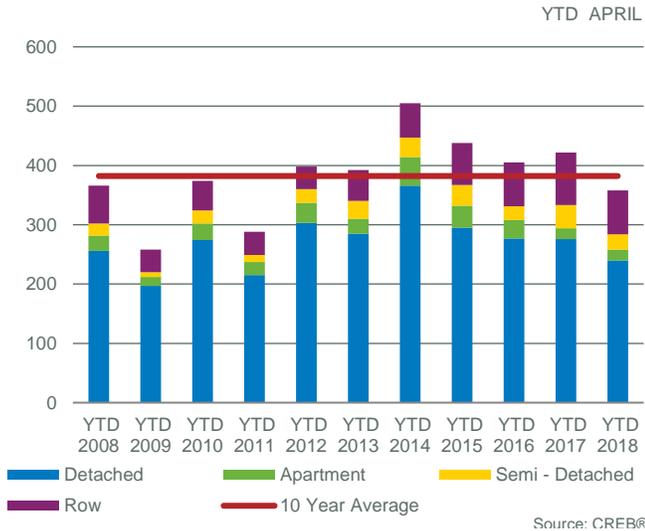
CALGARY CMA PRICE CHANGE



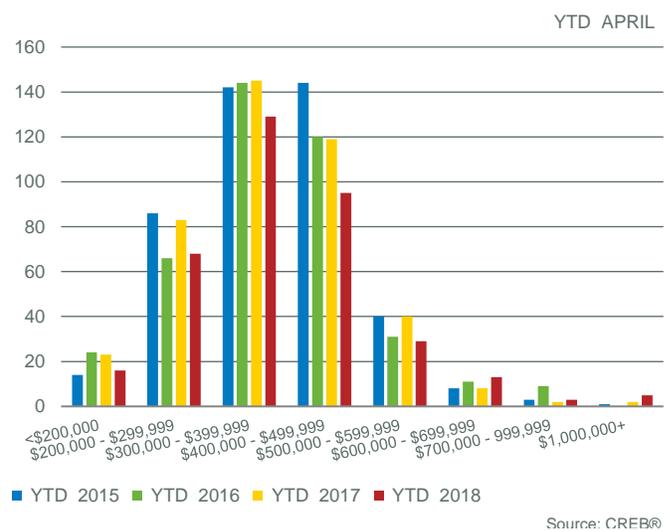
CALGARY CMA PRICES



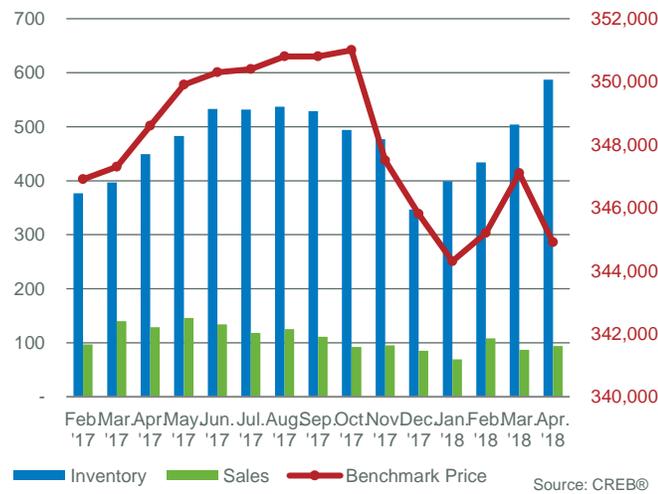
AIRDRIE TOTAL SALES



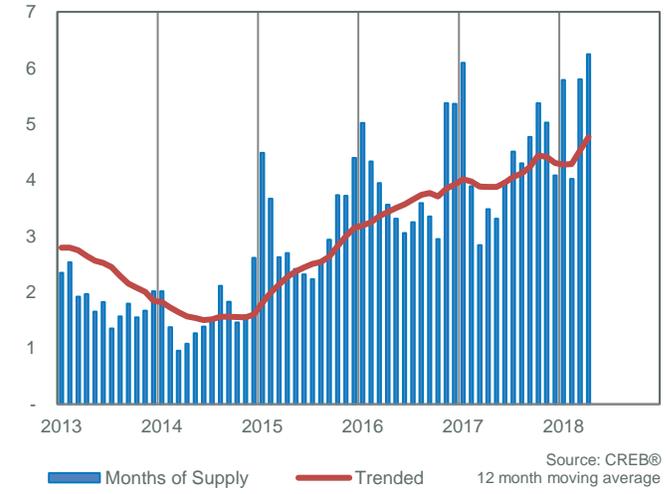
AIRDRIE TOTAL SALES BY PRICE RANGE



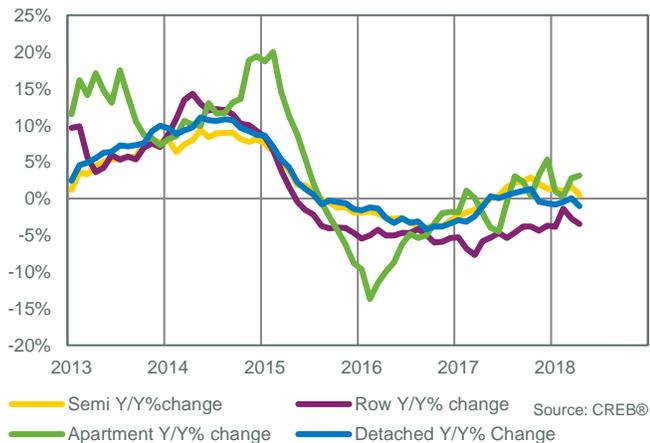
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



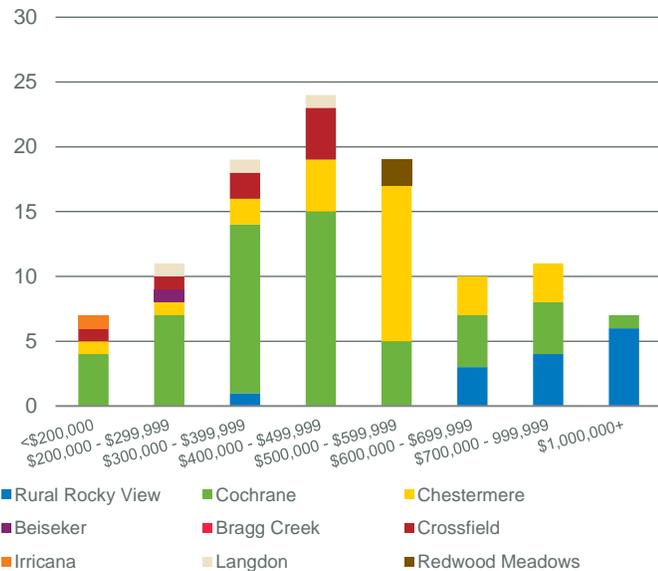
AIRDRIE PRICES



April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	109	338	32.25%	1,016	9.32	547,600	557,247	482,500	100%
Rural Rocky View	14	88	15.91%	319	22.79	931,800	1,249,071	917,500	13%
Beiseker	1	1	100.00%	10	10.00	-	235,000	235,000	1%
Bragg Creek	0	2	0.00%	19	-	-	-	-	0%
Chestermere	26	74	35.14%	168	6.46	490,000	518,611	518,250	24%
Cochrane	53	136	38.97%	381	7.19	429,100	446,176	437,500	49%
Crossfield	8	17	47.06%	52	6.50	-	348,525	393,500	7%
Irricana	1	5	20.00%	21	21.00	-	149,500	149,500	1%
Langdon	3	8	37.50%	31	10.33	-	361,000	390,000	3%
Redwood Meadows	2	3	66.67%	6	3.00	-	540,500	540,500	2%
Other	1	4	25.00%	9	9.00	-	785,000	785,000	1%

SALES BY PRICE RANGE

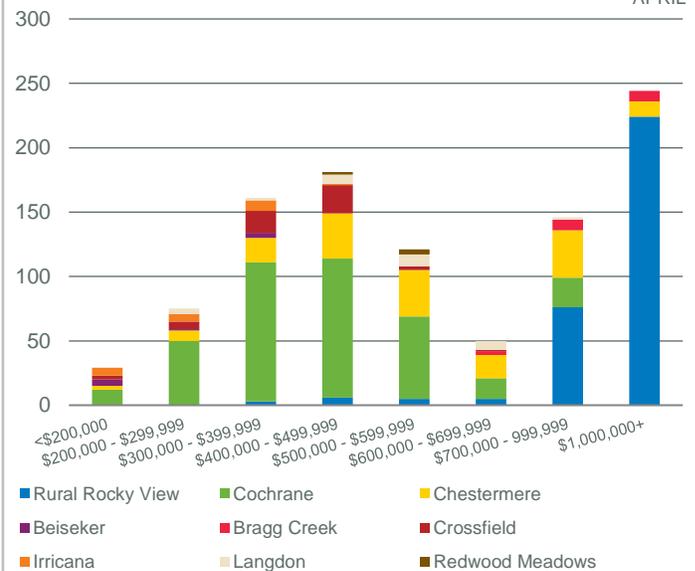
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Source: CREB®

INVENTORY BY PRICE RANGE

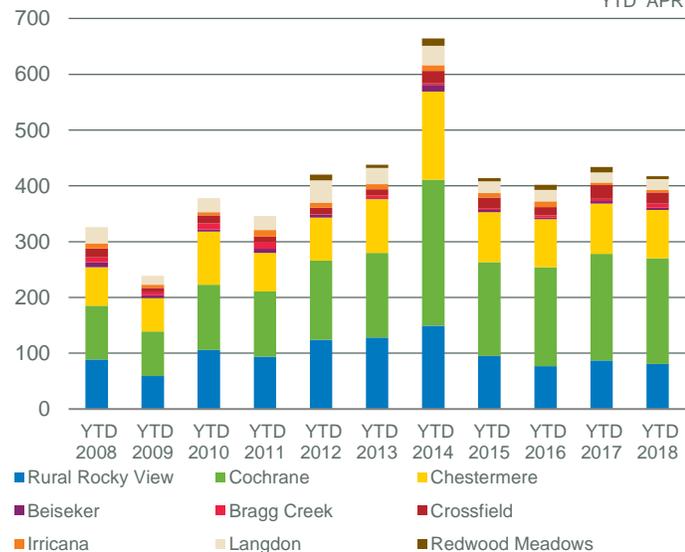
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

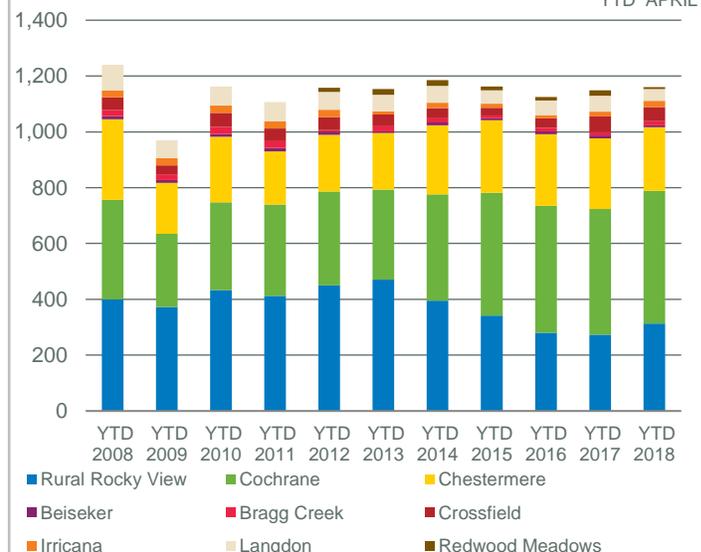
YTD APRIL



Source: CREB®

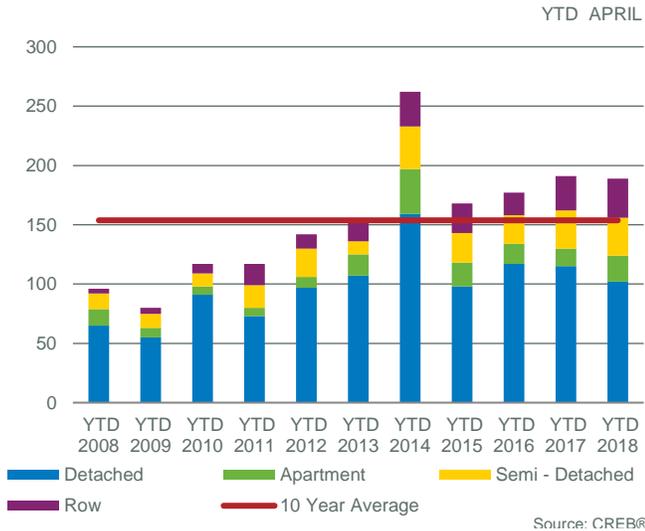
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

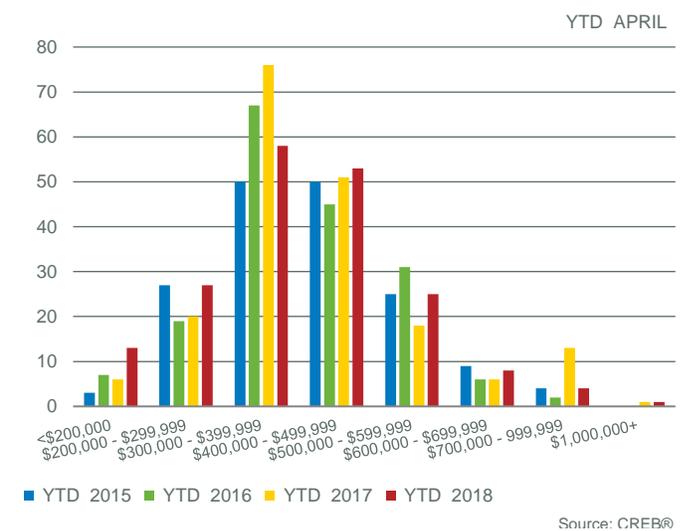


Source: CREB®

COCHRANE TOTAL SALES



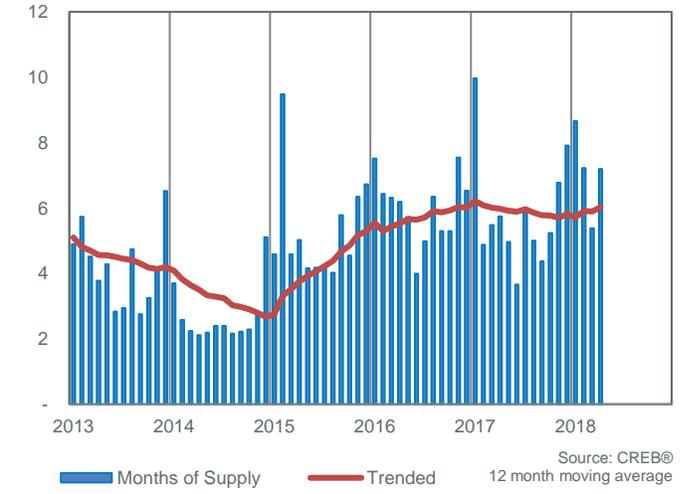
COCHRANE TOTAL SALES BY PRICE RANGE



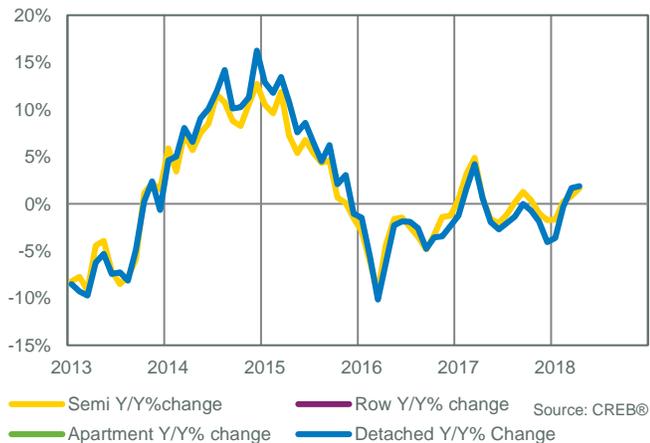
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



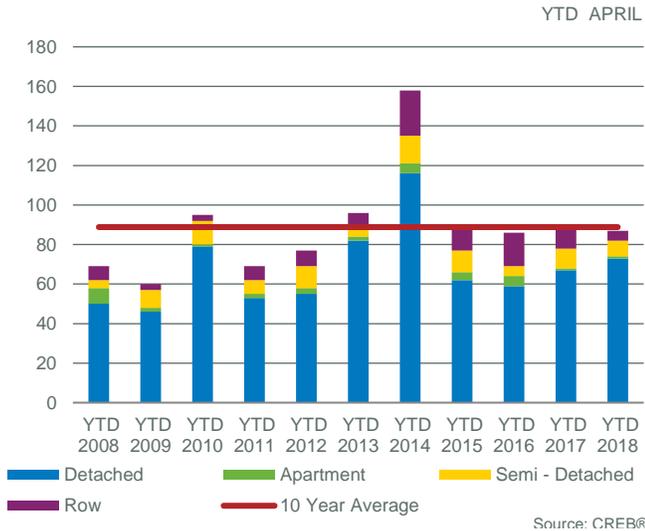
COCHRANE PRICE CHANGE



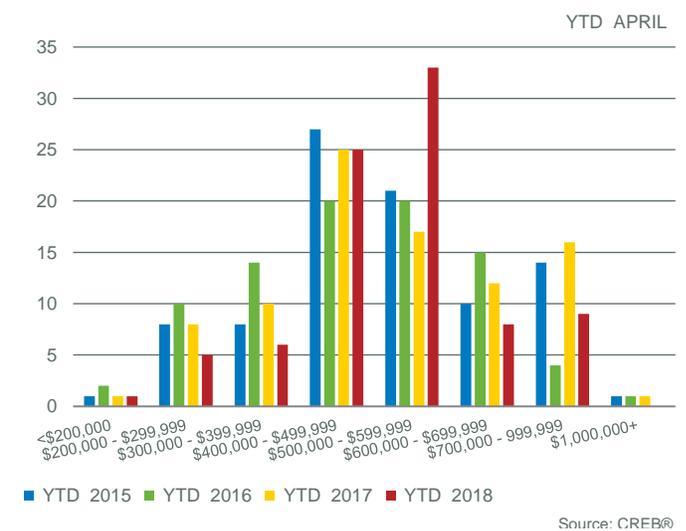
COCHRANE PRICES



CHESTERMERE TOTAL SALES



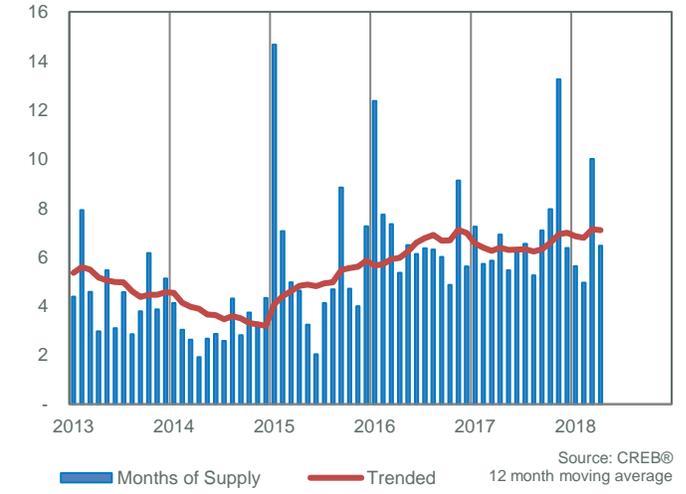
CHESTERMERE TOTAL SALES BY PRICE RANGE



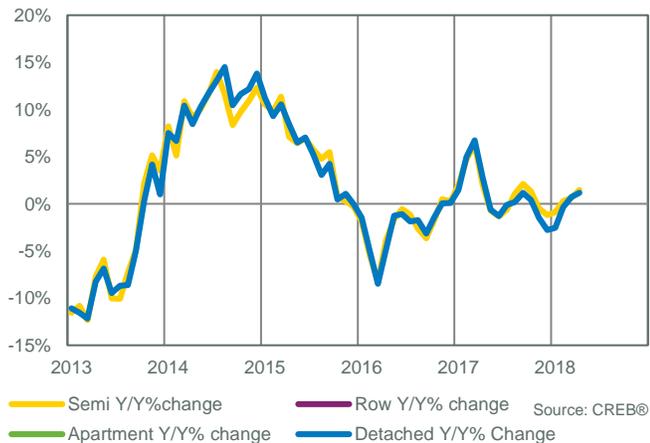
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



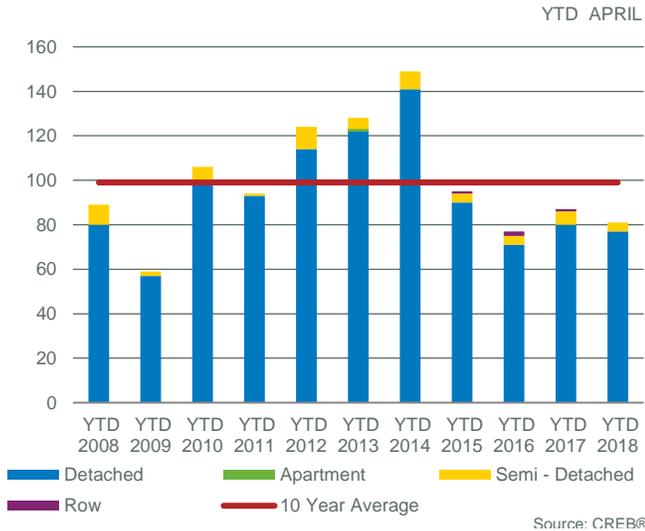
CHESTERMERE PRICE CHANGE



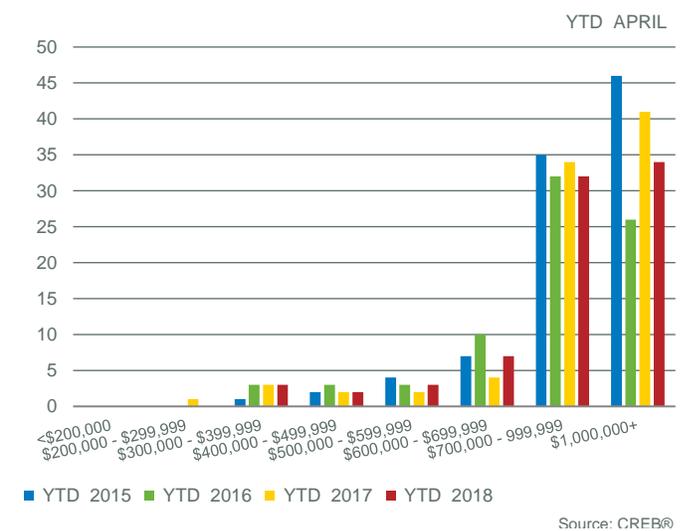
CHESTERMERE PRICES



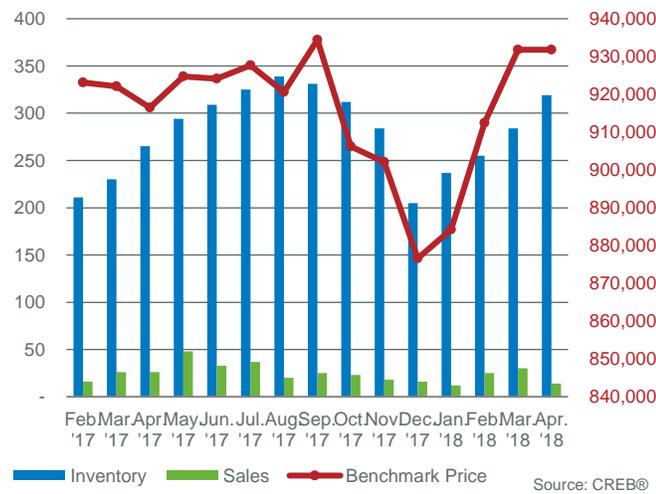
RURAL ROCKY VIEW TOTAL SALES



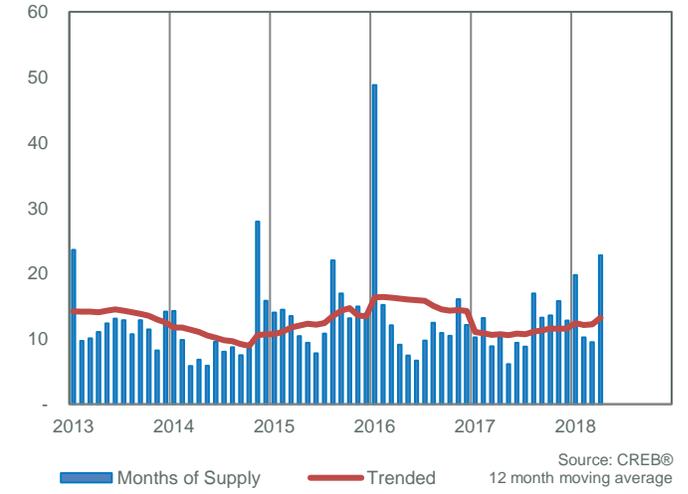
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



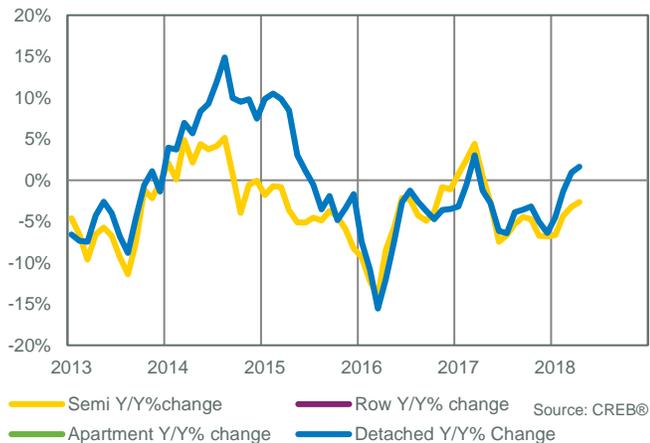
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



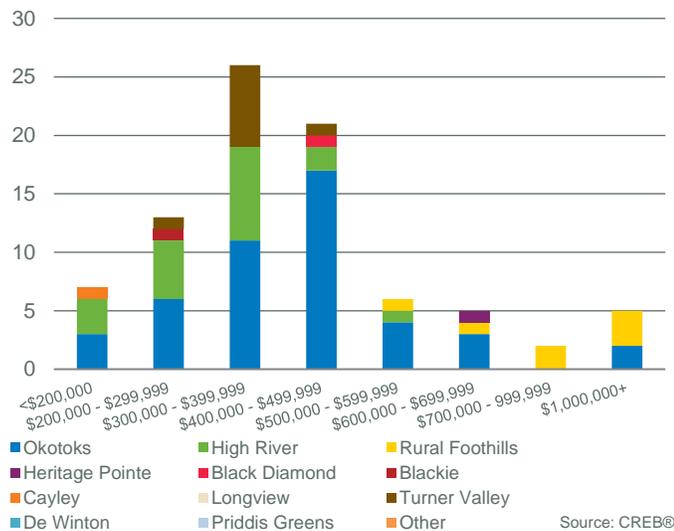
RURAL ROCKY VIEW PRICES



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Total Foothills Region	86	242	35.54%	674	7.84	381,400	435,950	386,150	100%
Rural Foothills	7	51	13.73%	164	23.43	473,300	881,908	844,900	8%
Black Diamond	1	11	9.09%	31	31.00	-	424,900	424,900	1%
Blackie	1	1	100.00%	5	5.00	-	280,000	280,000	1%
Cayley	1	0	-	9	9.00	-	128,000	128,000	1%
De Winton	0	0	-	0	-	-	-	-	0%
Heritage Pointe	1	11	9.09%	41	41.00	-	662,000	662,000	1%
High River	19	48	39.58%	111	5.84	344,600	313,863	314,000	22%
Okotoks	46	99	46.46%	257	5.59	422,100	436,925	420,000	53%
Turner Valley	9	18	50.00%	35	3.89	297,000	347,389	340,000	10%
Priddis Greens	1	3	33.33%	16	16.00	-	635,000	635,000	1%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	0	-	3	-	-	-	-	0%

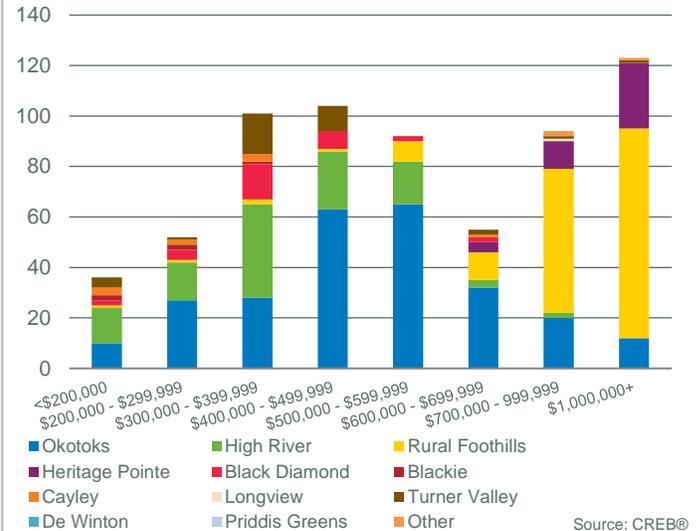
SALES BY PRICE RANGE

APRIL



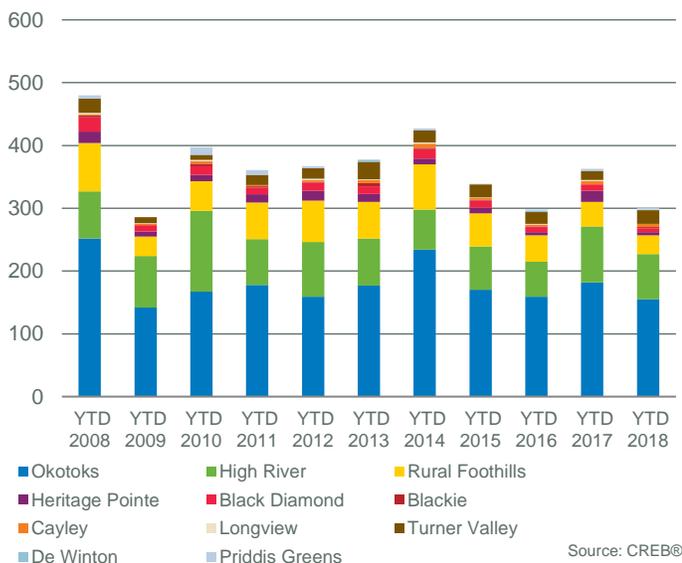
INVENTORY BY PRICE RANGE

APRIL



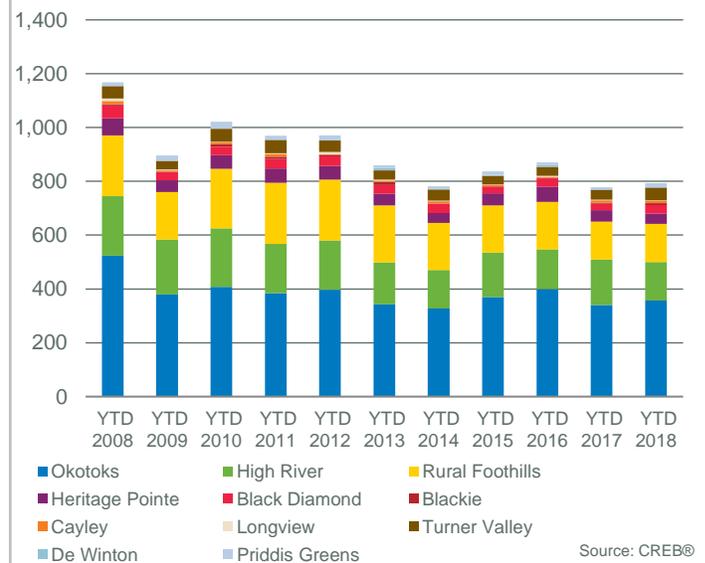
FOOTHILLS SALES: YEAR-TO-DATE

YTD APRIL



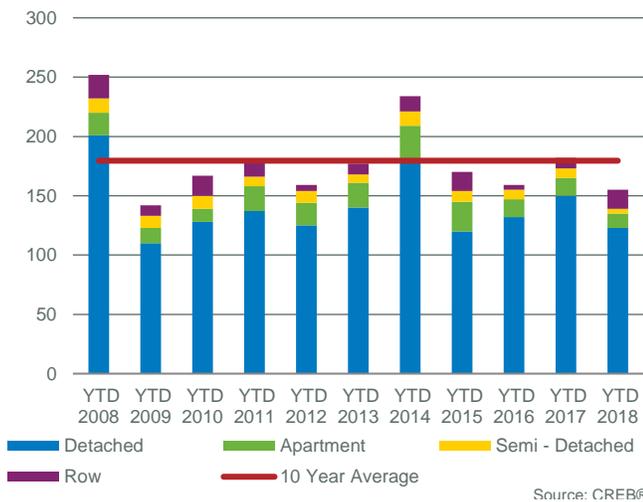
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



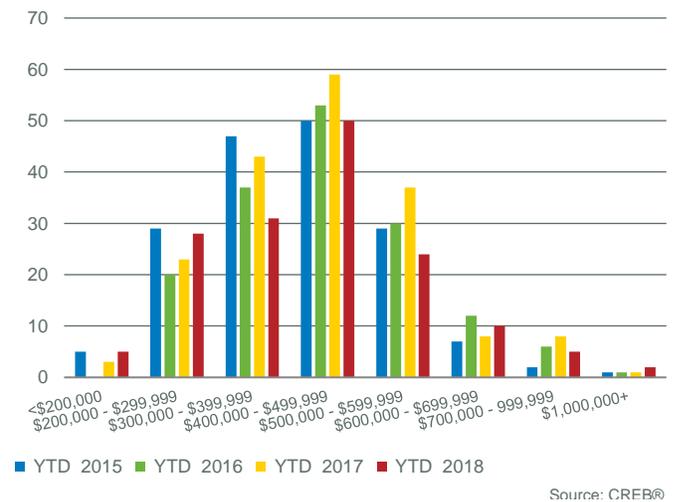
OKOTOKS TOTAL SALES

YTD APRIL

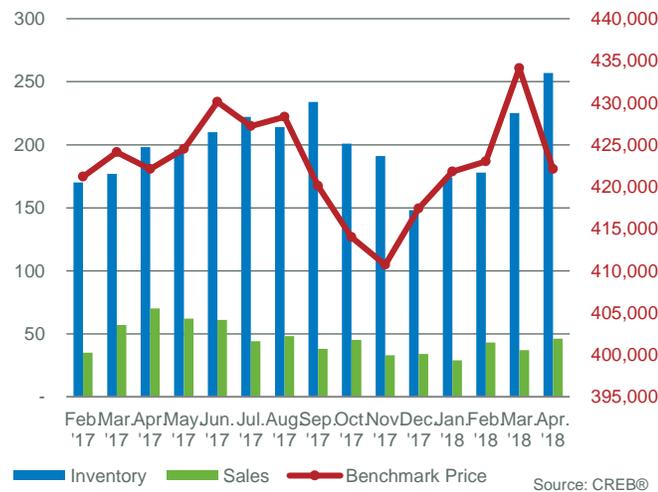


OKOTOKS TOTAL SALES BY PRICE RANGE

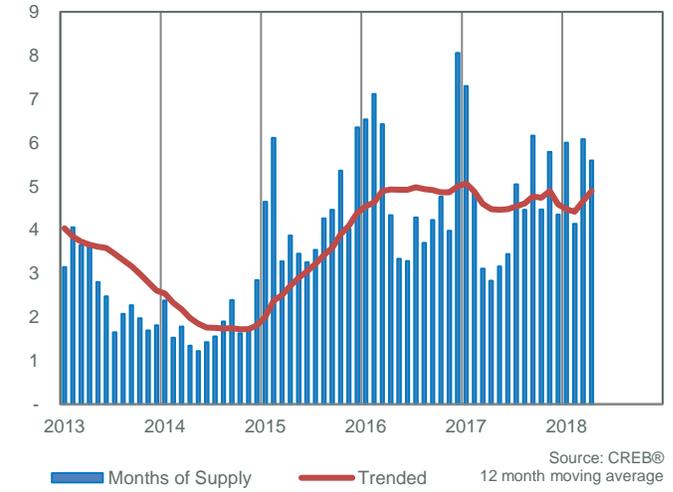
YTD APRIL



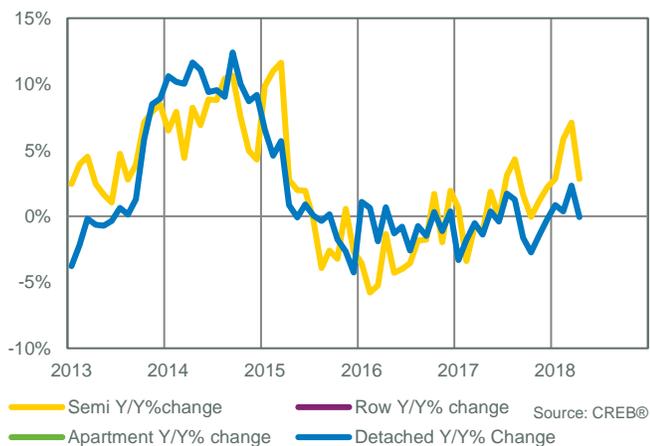
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



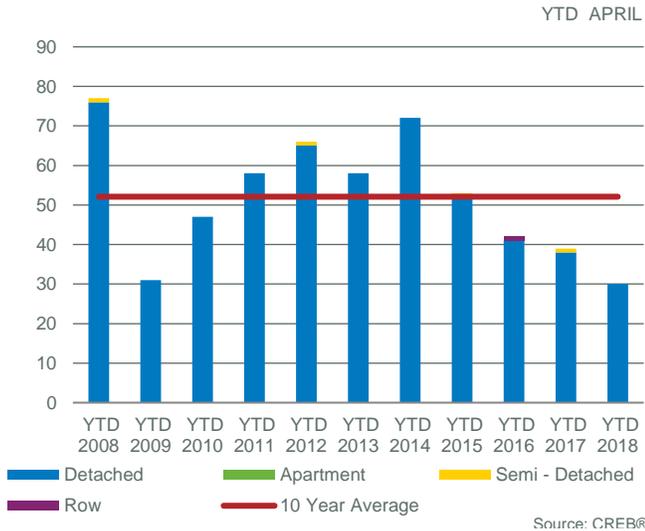
OKOTOKS PRICE CHANGE



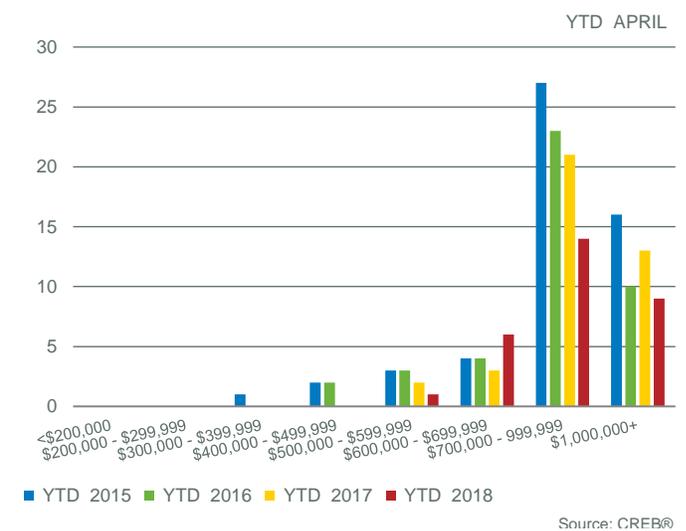
OKOTOKS PRICES



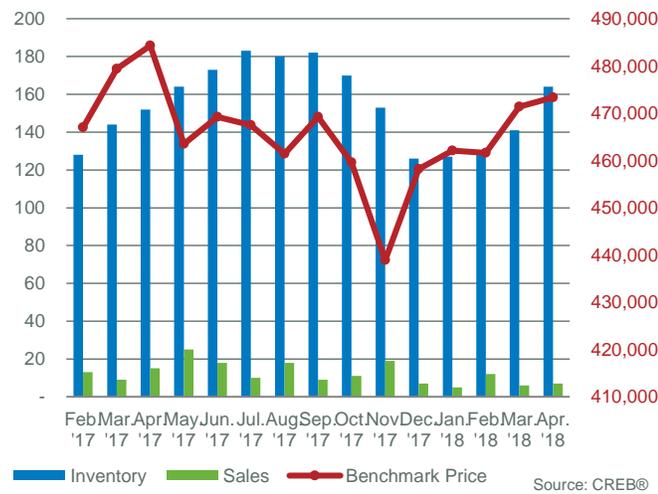
RURAL FoothILLS TOTAL SALES



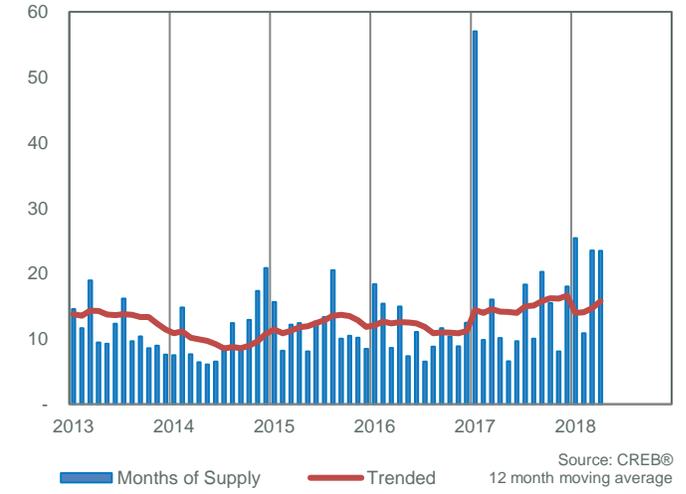
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

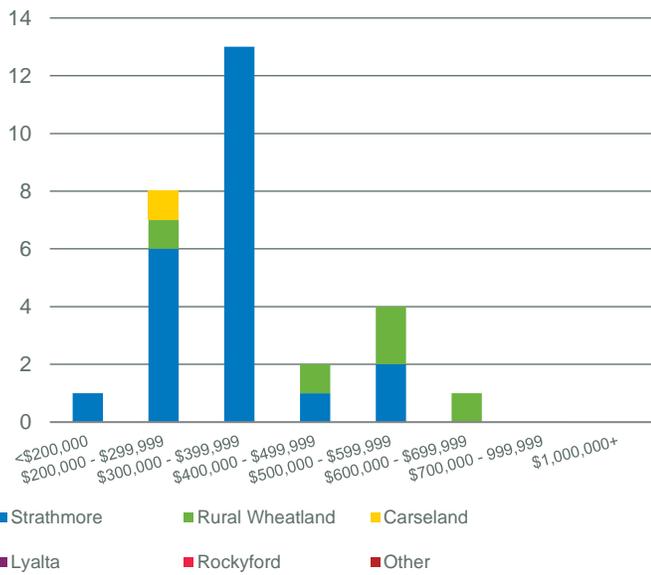


April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	29	99	29.29%	240	8.28	224,600	358,100	350,000	100%
Rural Wheatland*	5	7	71.43%	37	7.40	224,600	485,800	531,500	17%
Carseland*	1	1	100.00%	4	4.00	-	215,000	215,000	3%
Lyalta*	0	1	0.00%	9	-	-	-	-	0%
Rockyford*	0	4	0.00%	5	-	-	-	-	0%
Strathmore	23	76	30.26%	163	7.09	389,400	336,561	348,000	79%
Gleichen	0	2	0.00%	5	-	-	-	-	0%
Other*	0	10	0.00%	22	-	-	-	-	0%

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

SALES BY PRICE RANGE

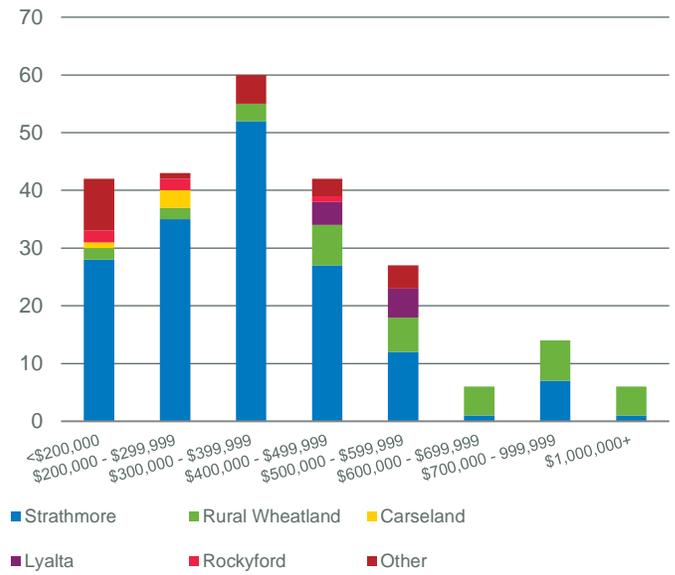
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

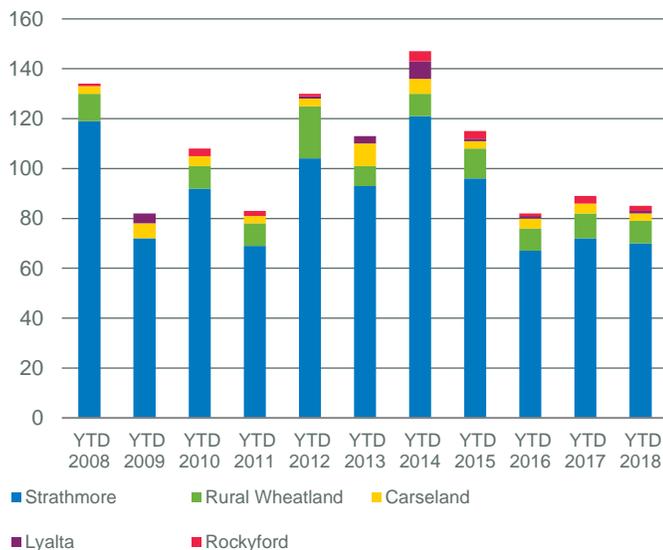
APRIL



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD APRIL



Source: CREB®

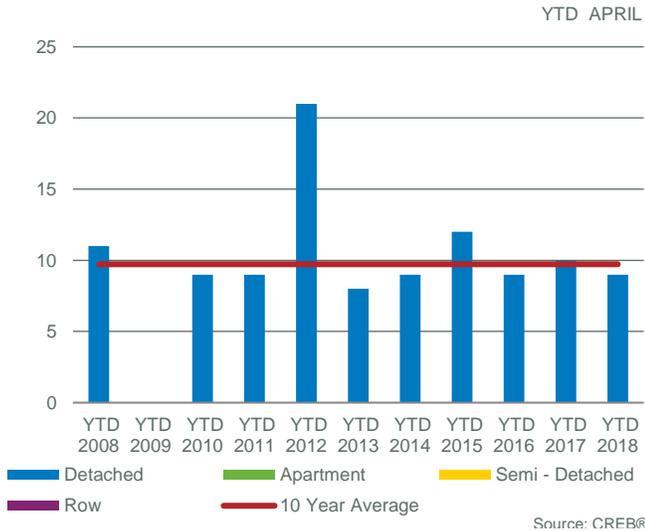
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

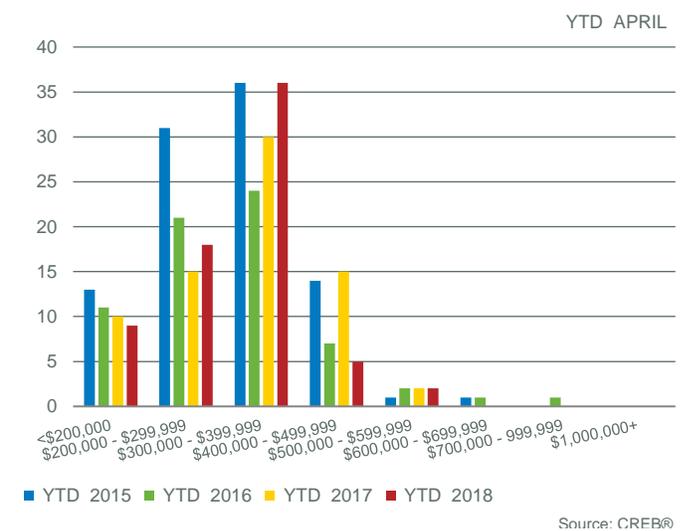


Source: CREB®

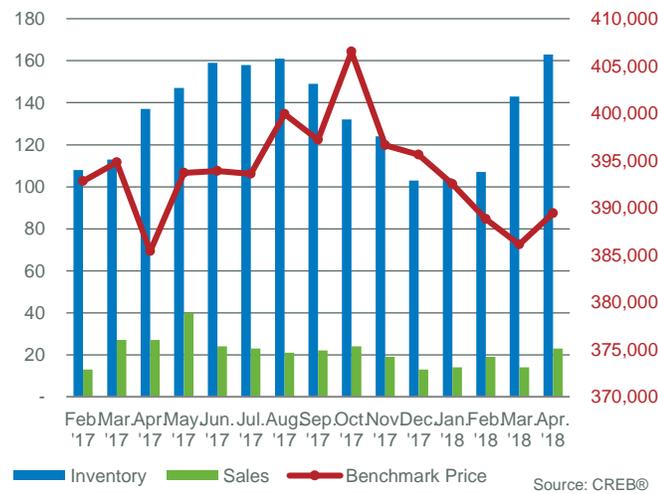
STRATHMORE TOTAL SALES



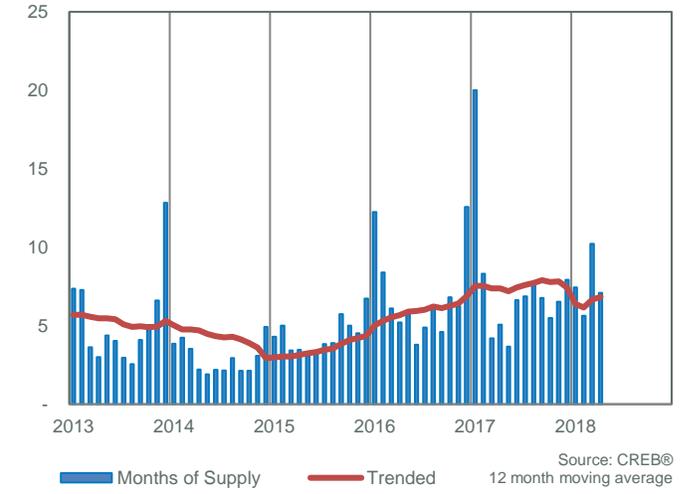
STRATHMORE TOTAL SALES BY PRICE RANGE



STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

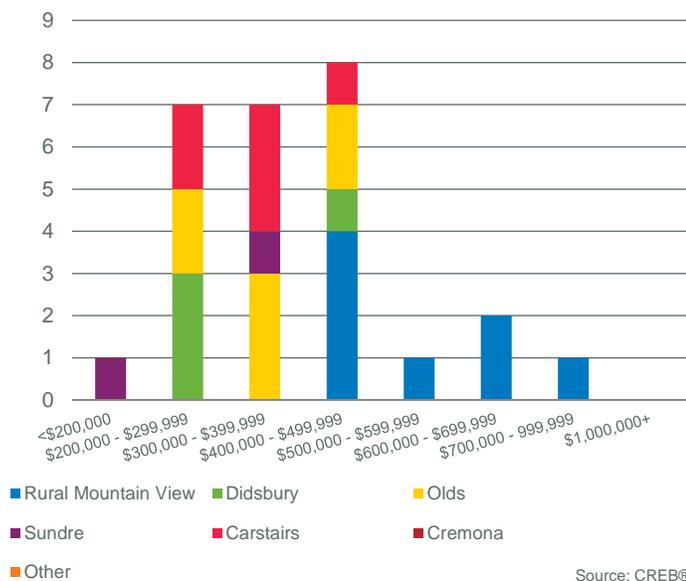


April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	27	107	25.23%	378	14.00	302,900	383,904	350,000	100%
Rural Mountain View*	8	26	30.77%	90	11.25	242,900	544,250	535,000	30%
Carstairs	6	22	27.27%	71	11.83	310,000	326,233	324,200	22%
Cremona	0	1	0.00%	4	-	-	-	-	0%
Didsbury	4	15	26.67%	52	13.00	291,500	292,750	256,500	15%
Olds*	7	29	24.14%	120	17.14	335,700	335,071	313,500	26%
Sundre*	2	13	15.38%	32	16.00	263,500	268,750	268,750	7%
Other*	0	1	0.00%	9	-	-	-	-	0%

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

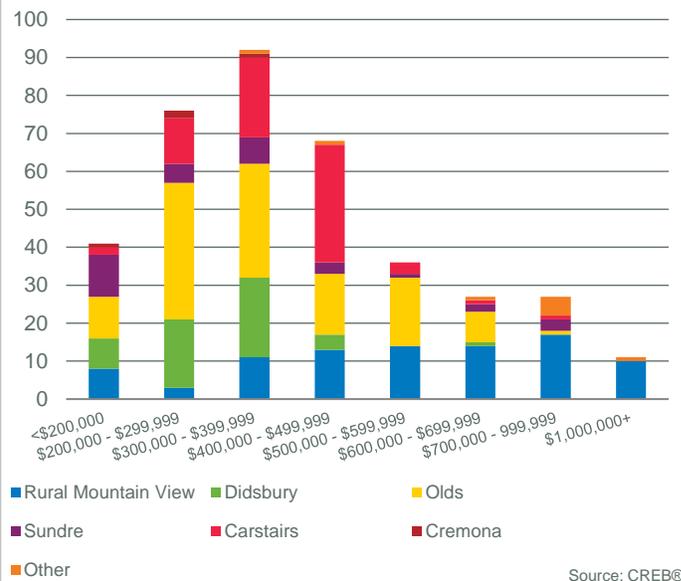
SALES BY PRICE RANGE

APRIL



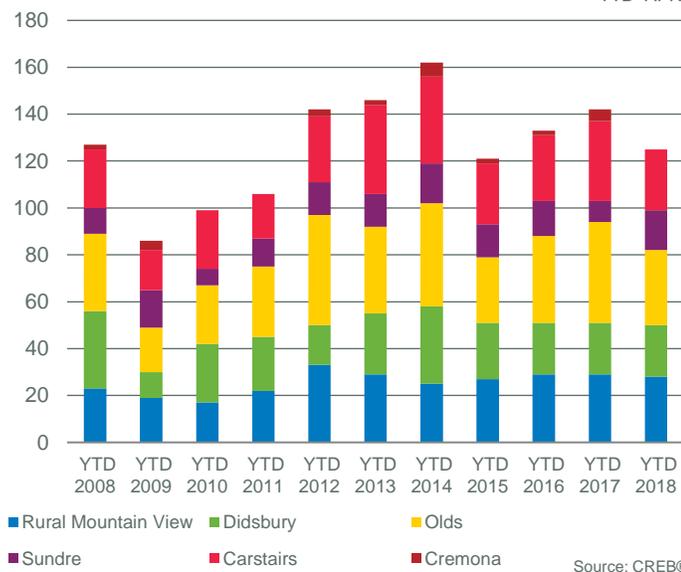
INVENTORY BY PRICE RANGE

APRIL



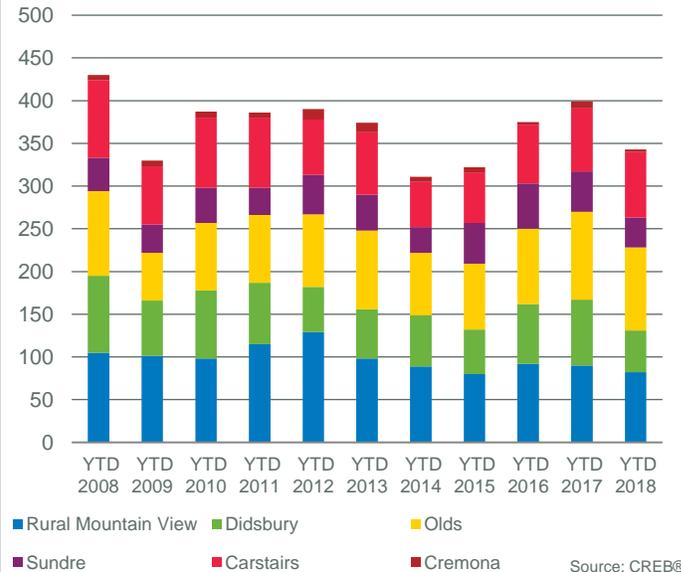
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD APRIL



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

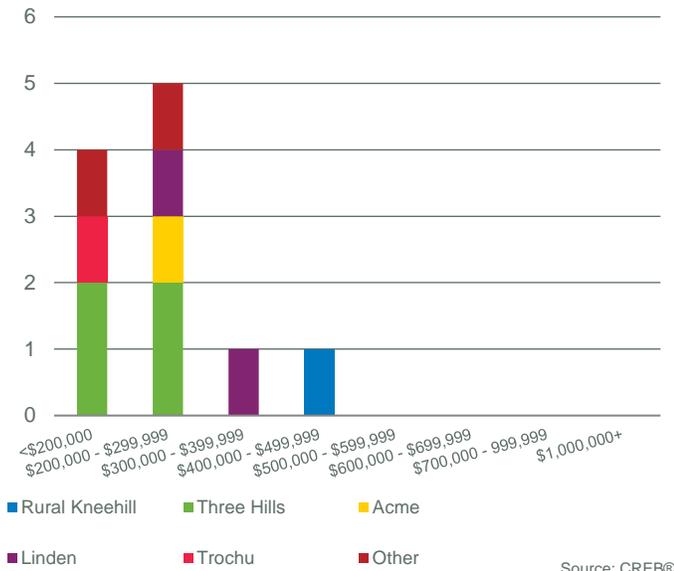


April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	12	18	66.67%	103	8.58	-	214,625	230,500	83%
Rural Kneehill*	1	2	50.00%	9	9.00	-	463,000	463,000	8%
Acme*	1	2	50.00%	16	16.00	-	263,000	263,000	8%
Linden*	2	3	66.67%	7	3.50	-	269,500	269,500	17%
Three Hills*	4	6	66.67%	32	8.00	-	173,750	202,500	33%
Torrington*	1	1	100.00%	3	3.00	-	43,500	43,500	8%
Trochu*	1	3	33.33%	26	26.00	-	175,000	175,000	8%
Other*	2	1	200.00%	13	6.50	-	198,500	198,500	17%

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

SALES BY PRICE RANGE

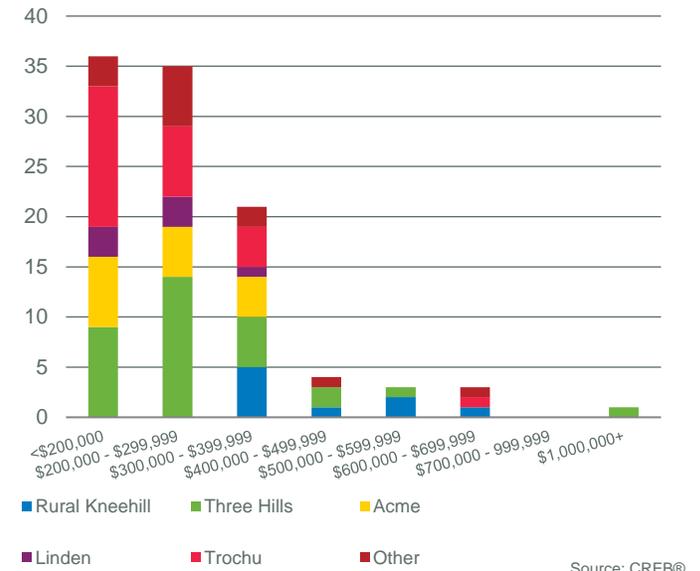
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

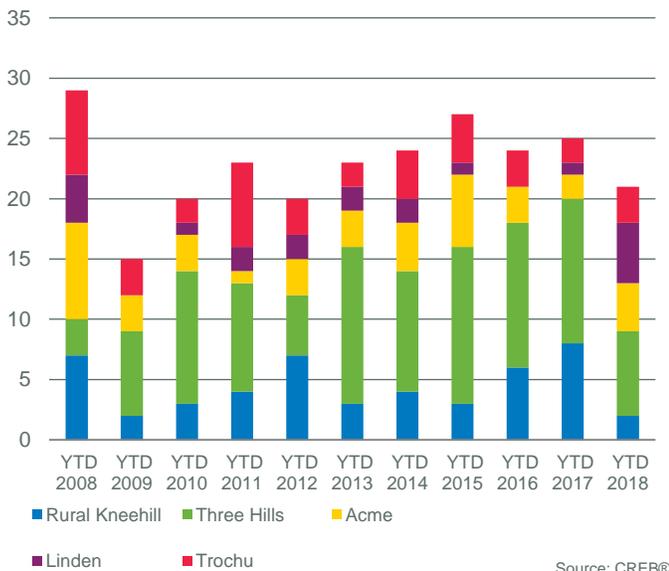
APRIL



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

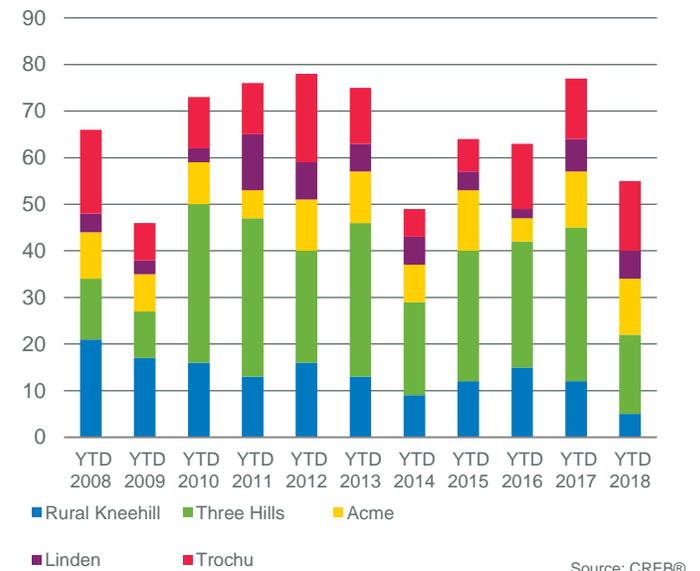
YTD APRIL



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



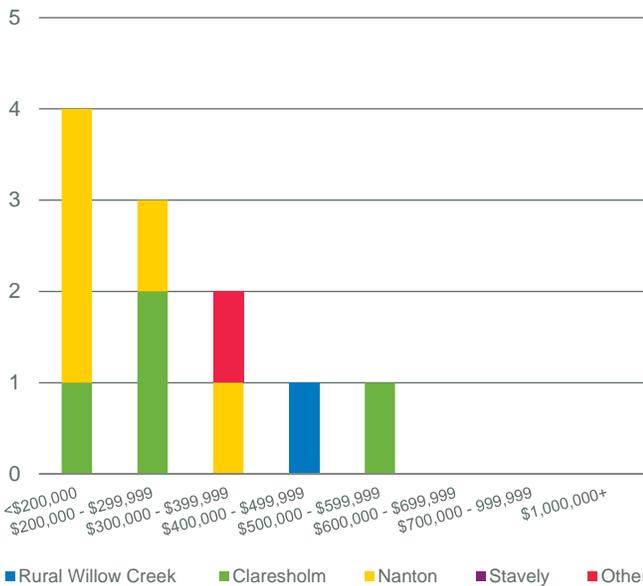
Source: CREB®

April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	11	32	34.38%	89	8.09	-	263,773	277,000	100%
Rural Willow Creek*	1	6	16.67%	12	12.00	-	415,000	415,000	9%
Claresholm*	4	11	36.36%	32	8.00	-	300,000	272,500	36%
Nanton*	5	11	45.45%	30	6.00	-	193,300	135,000	45%
Stavely*	0	3	0.00%	14	-	-	-	-	0%
Other*	1	1	100.00%	1	1.00	-	320,000	320,000	9%

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

SALES BY PRICE RANGE

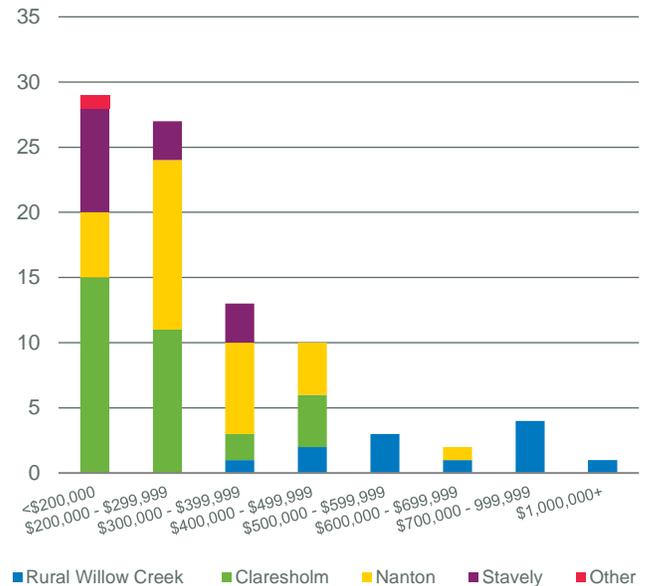
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Source: CREB®

INVENTORY BY PRICE RANGE

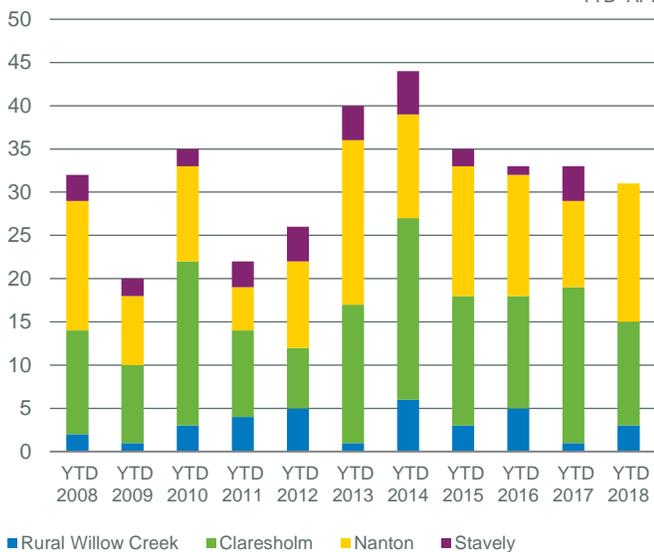
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Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

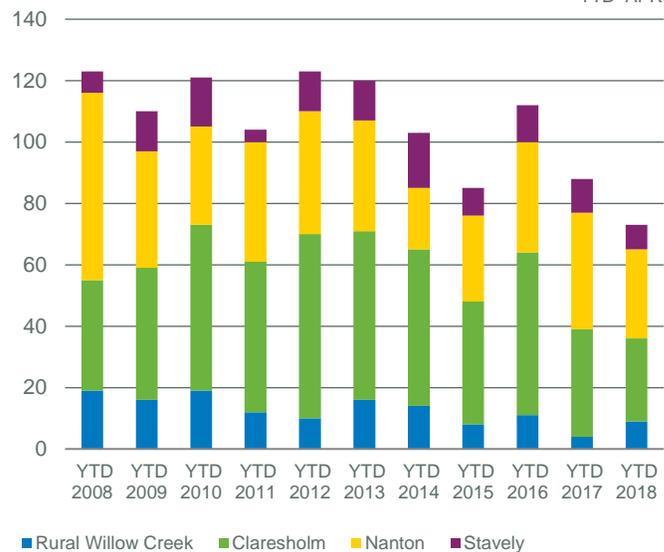
YTD APRIL



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



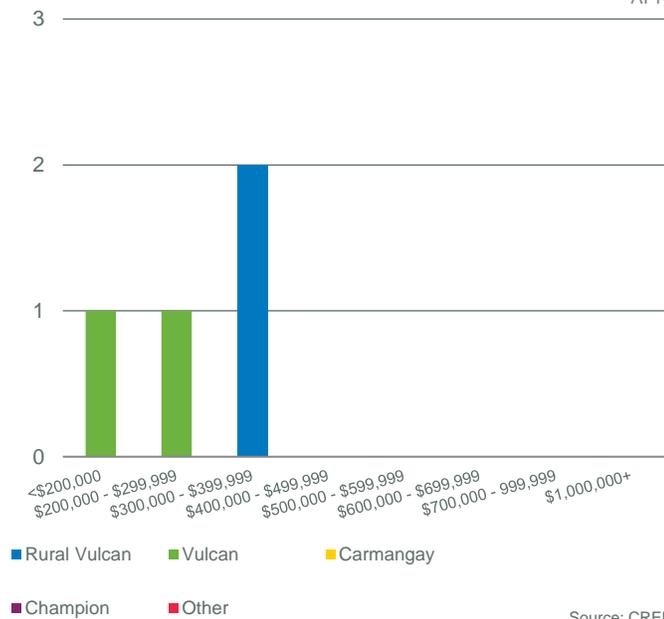
Source: CREB®

April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	4	15	26.67%	69	17.25	-	278,000	278,500	100%
Rural Vulcan*	2	7	28.57%	26	13.00	-	355,000	355,000	50%
Vulcan*	2	4	50.00%	19	9.50	-	201,000	201,000	50%
Carmangay*	0	0	-	5	-	-	-	-	0%
Champion*	0	0	-	4	-	-	-	-	0%
Other*	0	4	0.00%	15	-	-	-	-	0%

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

SALES BY PRICE RANGE

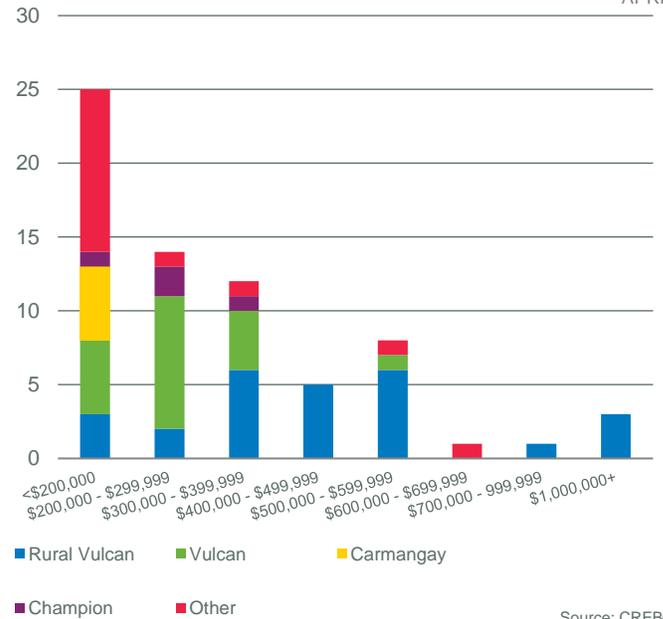
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Source: CREB®

INVENTORY BY PRICE RANGE

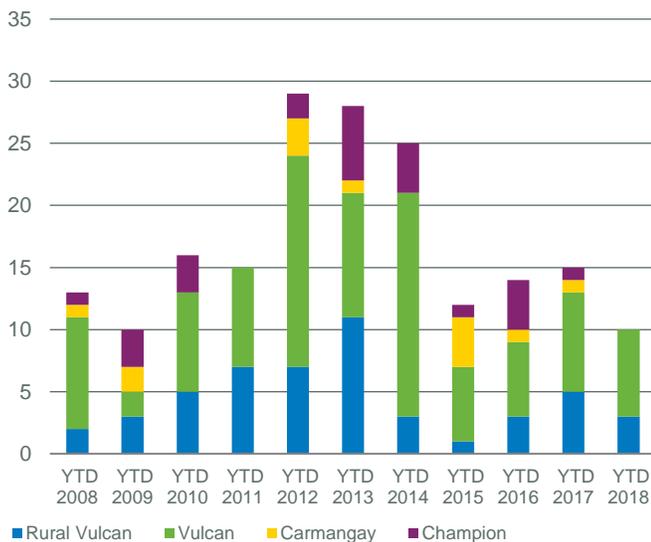
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Source: CREB®

VULCAN SALES: YEAR-TO-DATE

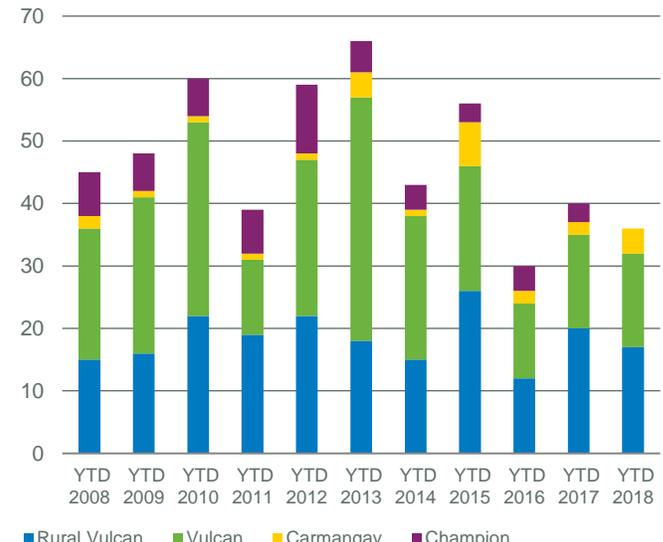
YTD APRIL



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



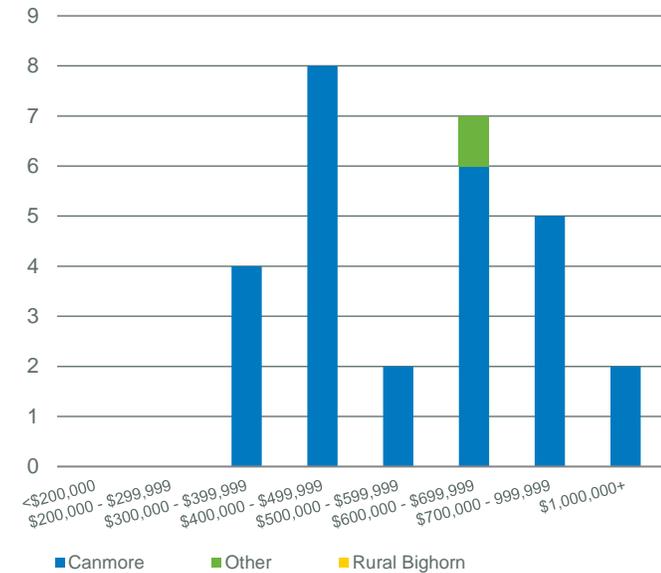
Source: CREB®

April 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	28	41	68.29%	92	3.29	-	607,410	562,450	100%
Rural Bighorn*	0	1	0.00%	6	-	-	-	-	0%
Canmore*	27	37	72.97%	76	2.81	-	605,092	519,900	96%
Other*	1	3	33.33%	10	10.00	-	670,000	670,000	4%

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SALES BY PRICE RANGE

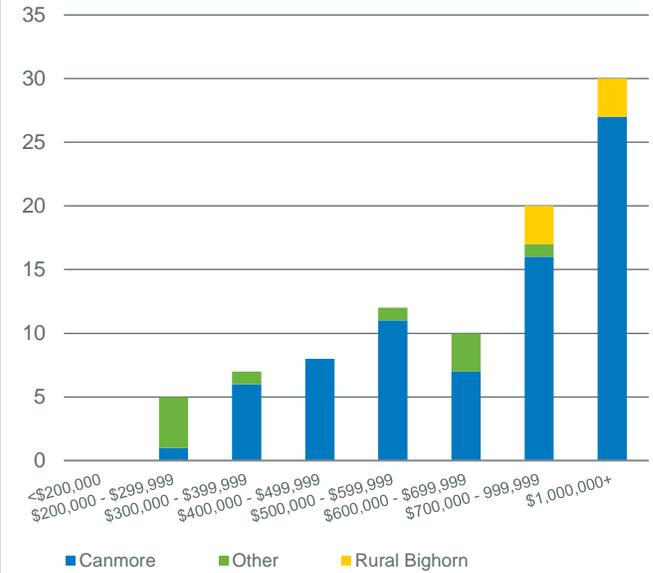
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Source: CREB®

INVENTORY BY PRICE RANGE

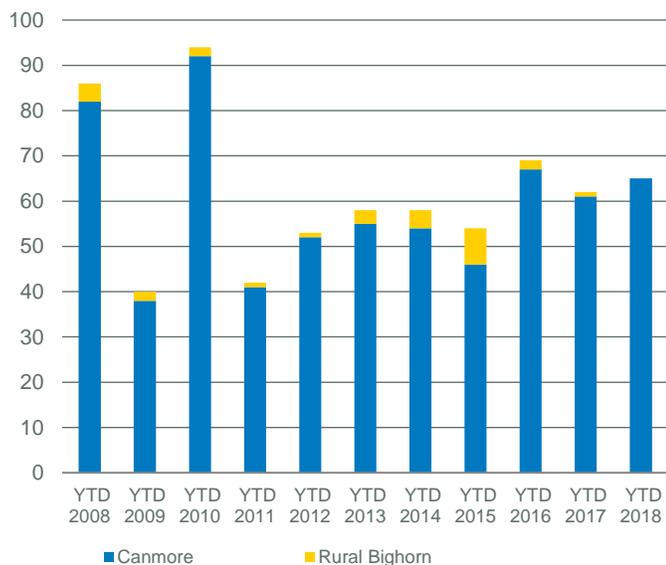
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Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

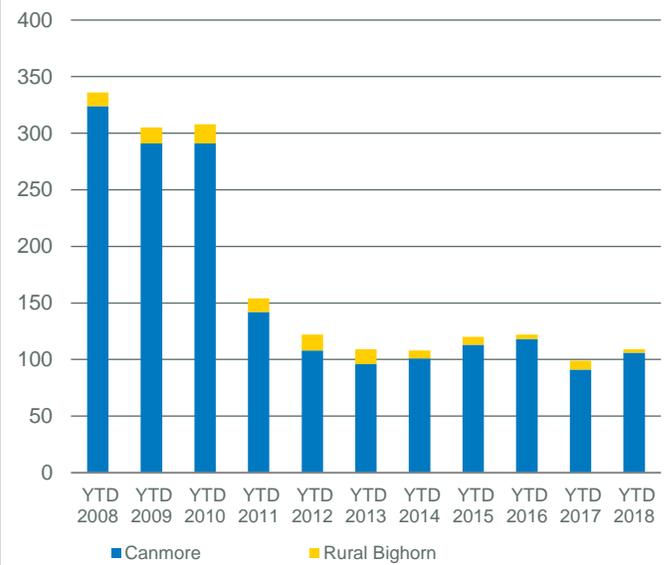
YTD APRIL



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



Source: CREB®

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

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

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

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

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

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

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

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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