

## CALGARY RESALE MARKET REMAINS IN BALANCE

*Inventories continue to fall, but sales growth eases to keep market stable*

**Calgary, December 3, 2012** – Residential sales in the City of Calgary have increased by 15 per cent on a year-to-date basis, and were up 8-per-cent in November compared to the same month in 2011.

Nearly eight consecutive months of double-digit, year-over-year sales growth has caused inventory levels to decline because new listings have not kept up. However, the ratio between sales and inventory indicates the market remains in balanced territory.

“With fewer inventories in the market, consumers are eager to view new listings and if consumers see value they will buy,” said Bob Jablonski, CREB® President. “However, the market is not demonstrating the same frenzy that we saw during the overheated period.

“Clients are more cautious today and considering all their options. They have reverted back to considering if this is a home they can stay in for many years, because the quick equity gains are less likely.”

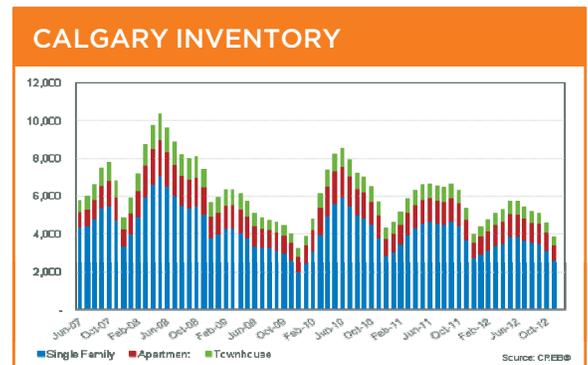
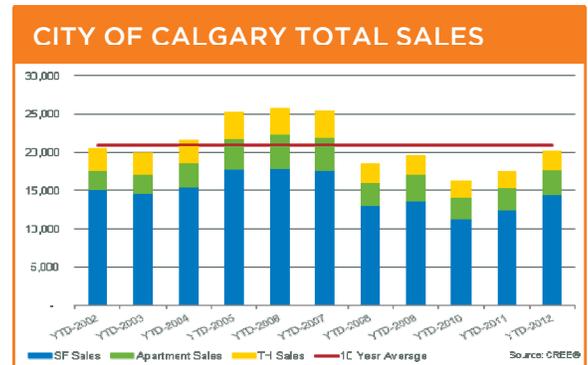
The 15-per-cent year-to-date increase in the city brings sales activity to levels more consistent with long term trends. Meanwhile, new listings have declined by 6 per cent after the first 11 months of the year, resulting in an average 17-per-cent decline in inventory levels, which were considered elevated. The months of supply have stayed within the lower range of the balanced territory throughout the year, and this has supported the city-wide average year-to-date benchmark price growth of 5 per cent.

Single family sales totaled 1,006 for the month of November, a 5-per-cent increase compared to 2011. Winter season typically sees a drop in sales activity, new listings and ultimately lower inventory levels.

Inventories declined to 2,586 units and sales activity also declined over the previous month, keeping the market in balance. Meanwhile the unadjusted benchmark price for single family homes was \$433,600 in November 2012, unchanged compared to the previous month, and 8.5-per-cent higher than levels recorded in November 2011.

After 11 months of the year, condominium apartment and townhouse sales increased by a respective 11 and 17 per cent compared to the same period in 2011. The apartment market has remained in balance throughout most of the year, leading to some price gains following the declines recorded throughout much of 2011.

As of November, the benchmark price for an apartment condominium in Calgary was \$248,000, while townhomes were \$282,800. Both sectors of the condominium market recorded a 4-per-cent increase this month relative to November 2012. However, on a year-to-date average, this growth drops to 2 and 3 per cent for apartment and townhouse respectively.



“Despite elevated concerns regarding household debt and activity in other Canadian markets, the housing market continues to demonstrate resilience in Calgary,” said Ann-Marie Lurie, CREB® Chief Economist. “This is related to the migration, wage and employment growth recorded in the city.”

“Price growth has been stronger than expected, mostly due the single family market. However, it has leveled off as consumers’ sensitivity to price has encouraged them to consider their housing options in the well-supplied surrounding areas and the condominium market.”

“While the Calgary area market has been improving, it is not on the cusp of a dramatic rise or fall. Slower growth trends in the employment market along with changes in lending policy and near-term challenges in the oil sector will likely dampen demand, preventing a boom. The decline in new listings will compensate for any adjustment in demand, helping maintain price stability in the market.”

## CREB® - SUMMARY STATS

	Nov-11	Nov-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	1,698	1,866	9.89%	21,610	25,848	19.61%
Total Sales Volume	\$695,741,216	\$800,885,927	15.11%	\$9,013,659,808	\$11,018,711,055	22.24%
New Listings	2,452	2,253	-8.12%	44,111	42,780	-3.02%
Active Listings	8,863	6,758	-23.75%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.83	19.60%	0.49	0.60	23.33%
Sales \$ / List \$	96.52%	96.86%	0.33%	96.71%	97.16%	0.44%
Average DOM	60	57	-4.96%	57	53	-7.02%
Average Price	\$409,742	\$429,199	4.75%	\$417,106	\$426,289	2.20%
Benchmark Price	\$357,100	\$382,600	7.14%			
Index	168	180	7.13%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,345	1,457	8.33%	17,471	20,128	15.21%
Total Sales Volume	\$554,429,578	\$632,241,948	14.03%	\$7,252,359,541	\$8,618,963,067	18.84%
New Listings	1,837	1,631	-11.21%	32,992	30,965	-6.14%
Active Listings	5,338	3,831	-28.23%	N/A	N/A	
Sales to New Listings Ratio	0.73	0.89	22.01%	0.53	0.65	22.75%
Sales \$ / List \$	96.56%	97.11%	0.56%	96.89%	97.35%	0.46%
Average DOM	53	51	-4.88%	48	44	-8.33%
Average Price	\$412,215	\$433,934	5.27%	\$415,108	\$428,208	3.16%
Benchmark Price	\$362,400	\$388,800	7.28%			
Index	169	181	7.28%			
<b>CREB® TOWNS</b>						
Total Sales	298	356	19.46%	3,508	4,878	39.05%
Total Sales Volume	\$99,953,263	\$121,933,329	21.99%	\$1,247,258,574	\$1,731,188,082	38.80%
New Listings	478	514	7.53%	8,613	9,247	7.36%
Active Listings	2,531	2,037	-19.52%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.69	11.10%	0.41	0.53	29.52%
Sales \$ / List \$	96.96%	96.78%	-0.17%	96.80%	97.11%	0.31%
Average DOM	82	72	-12.18%	81	76	-6.17%
Average Price	\$335,414	\$342,509	2.12%	\$355,547	\$354,897	-0.18%
Benchmark Price	\$310,200	\$329,400	6.19%			
Index	163	173	6.19%			
<b>CREB® CRES</b>						
Total Sales	54	53	-1.85%	629	837	33.07%
Total Sales Volume	\$41,163,375	\$46,710,650	13.48%	\$513,111,693	\$666,597,906	29.91%
New Listings	134	106	-20.90%	2,491	2,561	2.81%
Active Listings	894	872	-2.46%	N/A	N/A	
Sales to New Listings Ratio	0.40	0.50	24.07%	0.25	0.33	29.43%
Sales \$ / List \$	95.03%	93.71%	-1.31%	94.12%	94.93%	0.81%
Average DOM	101	125	23.17%	103	108	4.85%
Average Price	\$762,285	\$881,333	15.62%	\$815,758	\$796,413	-2.37%
Median Price	\$687,500	\$800,000	16.36%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

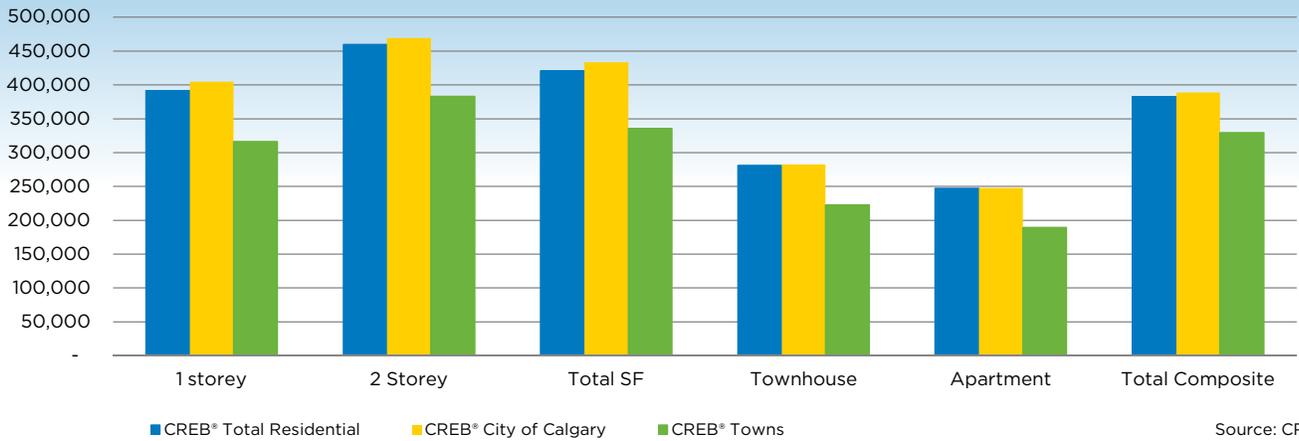
	Nov-11	Nov-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	954	1,006	5.45%	12,403	14,367	15.83%
Total Sales Volume	\$447,293,114	\$491,241,163	9.83%	\$5,794,335,109	\$6,902,203,667	19.12%
New Listings	1,275	1,157	-9.25%	23,302	21,770	-6.57%
Active Listings	3,674	2,586	-29.61%	N/A	N/A	
Sales to New Listings Ratio	0.75	0.87	16.21%	0.53	0.66	23.99%
Sales \$ / List \$	96.57%	97.14%	0.57%	96.94%	97.41%	0.47%
Average DOM	52	49	-5.55%	46	42	-8.70%
Average Price	\$468,861	\$488,311	4.15%	\$467,172	\$480,421	2.84%
Benchmark Price	\$399,700	\$433,600	8.48%			
Index	170	184	8.49%			
<b>CONDO APARTMENT</b>						
Total Sales	241	253	4.98%	2,956	3,283	11.06%
Total Sales Volume	\$61,519,385	\$78,555,444	27.69%	\$802,935,466	\$930,402,396	15.88%
New Listings	338	286	-15.38%	5,783	5,568	-3.72%
Active Listings	1,052	819	-22.15%	N/A	N/A	
Sales to New Listings Ratio	0.71	0.88	24.07%	0.51	0.59	15.35%
Sales \$ / List \$	96.15%	96.70%	0.55%	96.39%	96.81%	0.43%
Average DOM	56	58	3.81%	54	53	-1.85%
Average Price	\$255,267	\$310,496	21.64%	\$271,629	\$283,400	4.33%
Benchmark Price	\$238,000	\$248,000	4.20%			
Index	166	173	4.21%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	150	198	32.00%	2,112	2,478	17.33%
Total Sales Volume	\$45,617,079	\$62,445,341	36.89%	\$655,088,966	\$786,357,004	20.04%
New Listings	224	188	-16.07%	3,907	3,627	-7.17%
Active Listings	612	426	-30.39%	N/A	N/A	
Sales to New Listings Ratio	0.67	1.05	57.28%	0.54	0.68	26.39%
Sales \$ / List \$	96.97%	97.39%	0.42%	97.02%	97.39%	0.37%
Average DOM	59	50	-14.23%	53	48	-9.43%
Average Price	\$304,114	\$315,381	3.70%	\$310,175	\$317,335	2.31%
Benchmark Price	\$271,600	\$282,800	4.12%			
Index	170	177	4.12%			

## MLS® HPI SUMMARY

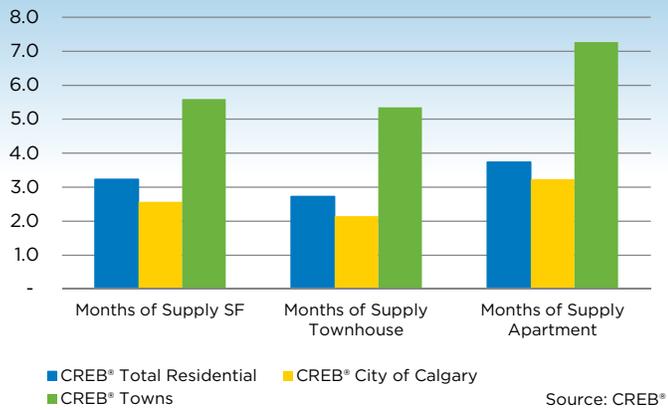
	November 2012		% Changes				
	Benchmark Price	Index (HPI)	Oct-12	May-12	Nov-11	Nov-09	Nov-07
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	420,700	182	-0.1%	1.4%	8.1%	7.9%	-0.9%
Townhouse	281,200	177	1.4%	2.2%	4.1%	2.2%	-10.8%
Apartment	247,200	173	0.4%	1.1%	4.3%	2.1%	-12.9%
<b>COMPOSITE</b>	<b>382,600</b>	<b>180</b>	<b>0.2%</b>	<b>1.5%</b>	<b>7.1%</b>	<b>6.4%</b>	<b>-4.0%</b>
<b>CREB® TOWNS</b>							
Single Family	335,900	173	-0.2%	2.5%	6.4%	5.1%	-5.6%
Townhouse	222,700	180	1.0%	4.7%	3.0%	0.8%	-15.4%
Apartment	189,600	163	0.6%	0.4%	6.8%	0.0%	-17.3%
<b>COMPOSITE</b>	<b>329,400</b>	<b>173</b>	<b>-0.1%</b>	<b>2.5%</b>	<b>6.2%</b>	<b>4.7%</b>	<b>-6.6%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	433,600	184	0.1%	1.4%	8.5%	8.4%	0.0%
Townhouse	282,800	177	1.4%	2.1%	4.1%	2.3%	-10.5%
Apartment	248,000	173	0.4%	1.1%	4.2%	2.1%	-12.8%
<b>COMPOSITE</b>	<b>388,800</b>	<b>181</b>	<b>0.3%</b>	<b>1.5%</b>	<b>7.3%</b>	<b>6.6%</b>	<b>-3.7%</b>

# COMPARISONS

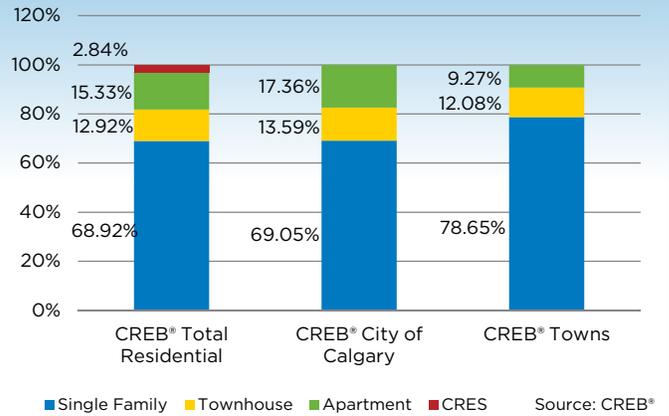
**Benchmark Price - November**



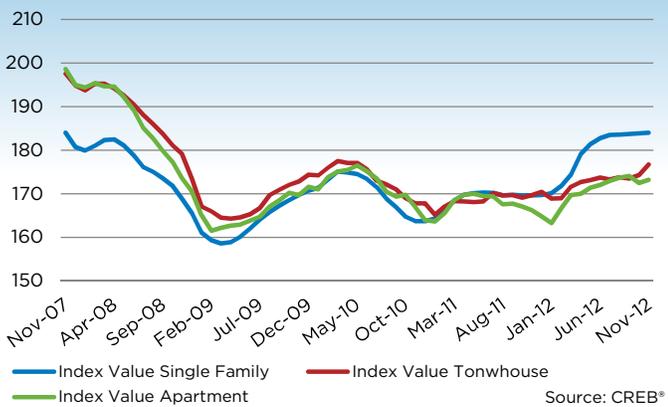
**Months of Supply - November**



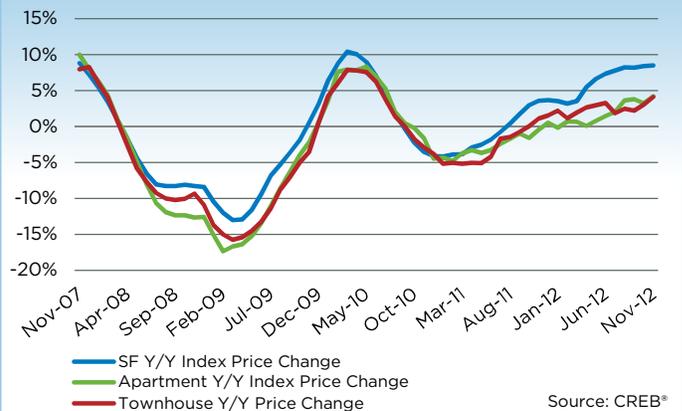
**Sales Distribution - November**



**CALGARY INDEX VALUE**



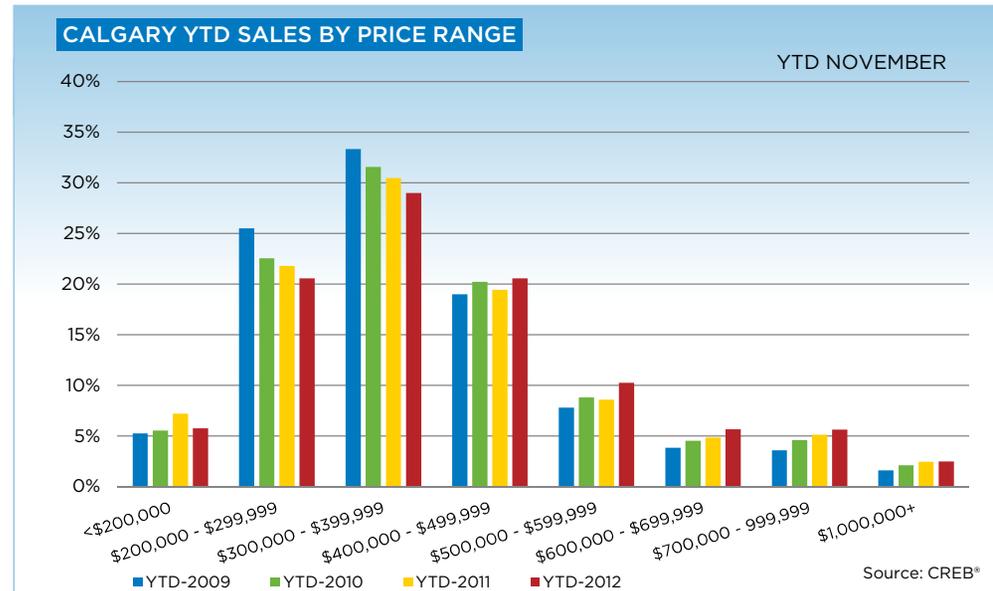
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



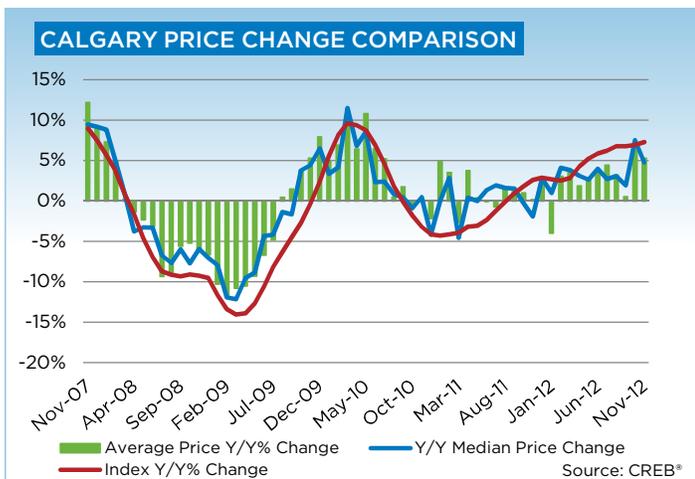
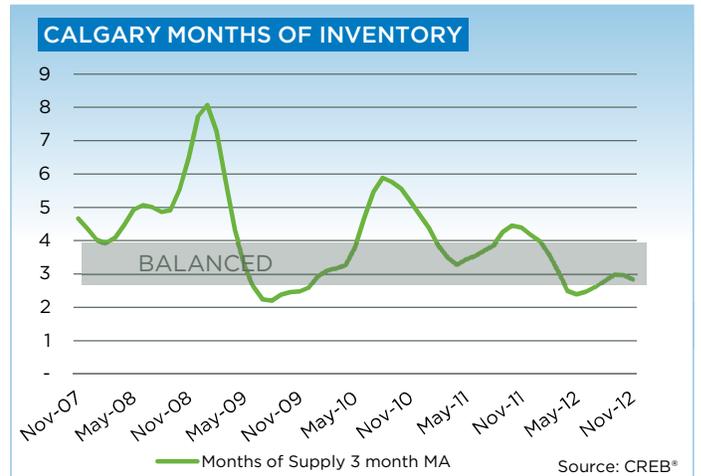
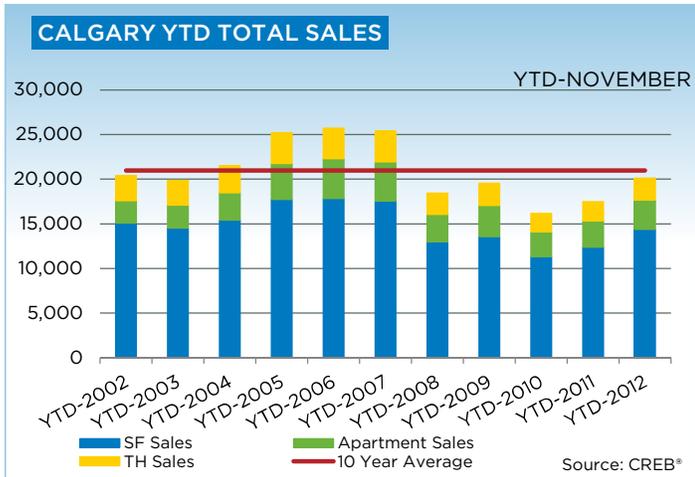
# CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,084	1,622	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,345	1,026	18,497
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,855	2,960	3,202	2,530	1,837	1,076	34,068
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,809	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	412,215	402,136	414,389
Benchmark Price	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	
Index	164	166	168	170	170	170	170	169	169	169	169	169	
<b>2012</b>													
Sales	1,068	1,732	2,166	2,199	2,381	2,198	1,933	1,722	1,611	1,661	1,457		20,128
New Listings	2,530	2,883	3,349	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,631		30,965
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831		
AverageDOM	60	49	42	41	40	40	43	45	45	46	51		44
Average Price	391,372	425,383	422,354	428,912	445,034	441,736	425,924	417,052	419,651	437,015	433,934		428,208
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800		
Index	169	171	173	177	179	180	181	181	181	181	181		

	Nov-11	Nov-12	YTD2011	YTD2012
<b>Calgary Total</b>				
>\$100,000	-	4	44	23
\$100,000 - \$199,999	115	88	1,215	1,137
\$200,000 - \$299,999	330	303	3,810	4,143
\$300,000 - \$349,999	197	228	2,711	3,027
\$350,000 - \$399,999	169	207	2,614	2,812
\$400,000 - \$449,999	155	152	1,996	2,428
\$450,000 - \$499,999	100	109	1,402	1,716
\$500,000 - \$549,999	56	84	871	1,218
\$550,000 - \$599,999	55	61	631	845
\$600,000 - \$649,999	33	64	457	675
\$650,000 - \$699,999	31	34	393	464
\$700,000 - \$799,999	31	37	457	610
\$800,000 - \$899,999	25	22	304	329
\$900,000 - \$999,999	14	16	137	196
\$1,000,000 - \$1,249,999	14	27	179	250
\$1,250,000 - \$1,499,999	9	8	121	105
\$1,500,000 - \$1,749,999	7	2	41	63
\$1,750,000 - \$1,999,999	1	3	34	26
\$2,000,000 - \$2,499,999	-	3	26	30
\$2,500,000 - \$2,999,999	-	4	19	22
\$3,000,000 - \$3,499,999	1	1	4	5
\$3,500,000 - \$3,999,999	1	-	3	2
\$4,000,000 +	1	-	2	2
	1,345	1,457	17,471	20,128



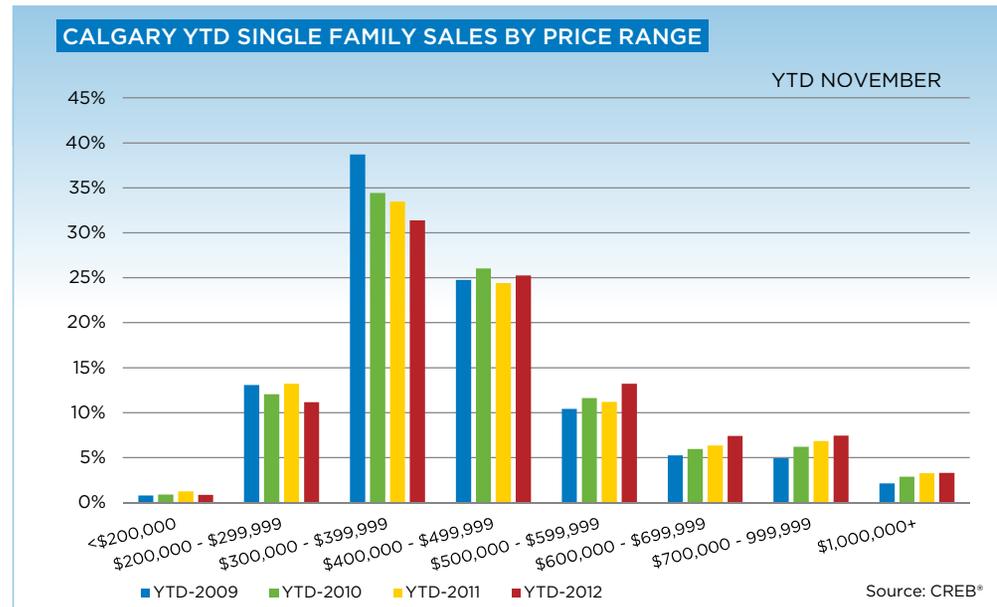
# CITY OF CALGARY



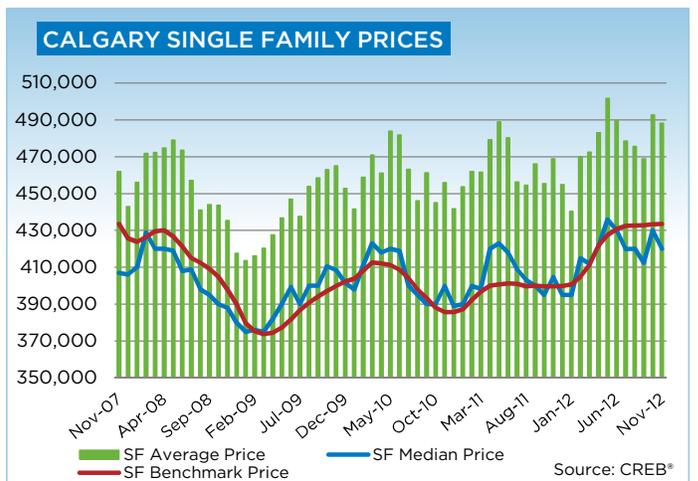
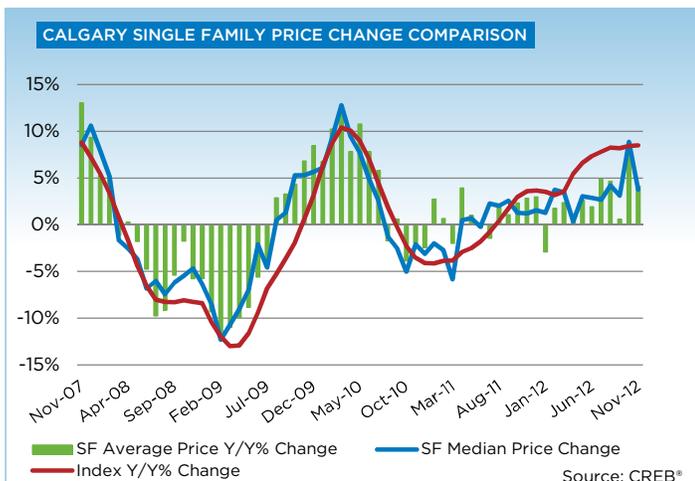
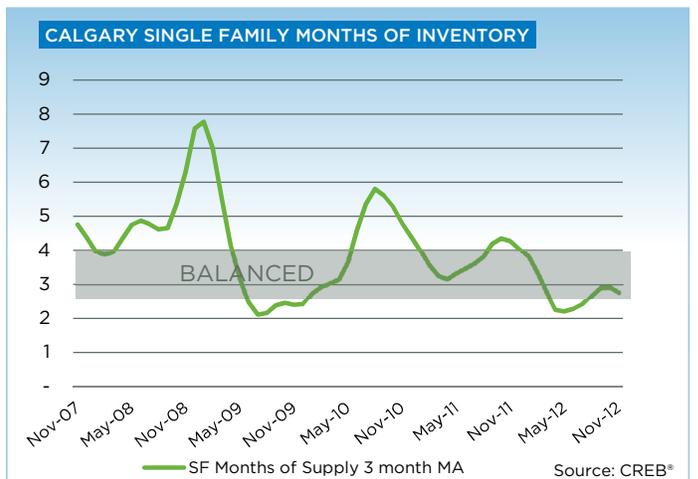
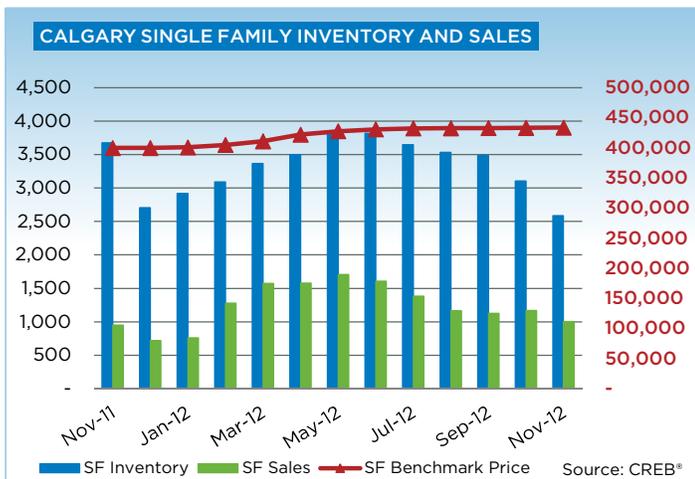
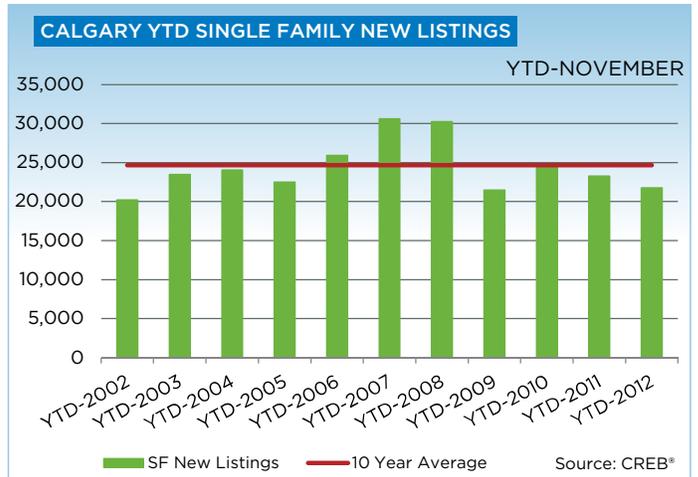
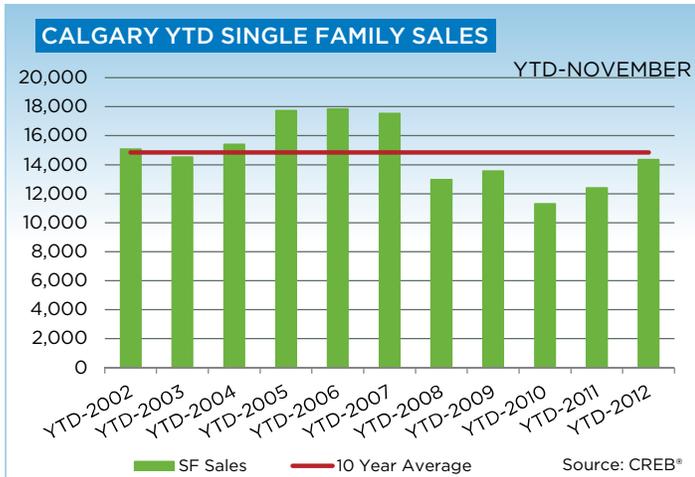
## CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	782	1,157	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	954	717	13,120
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,030	2,095	2,303	1,773	1,275	753	24,055
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	461,946	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	468,861	454,992	466,506
Benchmark Price	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	
Index	164	167	168	170	170	170	170	170	170	170	170	170	
<b>2012</b>													
Sales	763	1,281	1,576	1,580	1,707	1,606	1,383	1,167	1,127	1,171	1,006		14,367
New Listings	1,714	2,000	2,346	2,287	2,706	2,366	1,879	1,811	1,888	1,616	1,157		21,770
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586		
AverageDOM	59	48	40	38	37	36	40	43	42	43	49		42
Average Price	440,478	470,033	472,477	483,045	501,684	489,594	478,514	475,679	468,912	492,657	488,311		480,421
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600		
Index	170	172	174	179	181	183	184	184	184	184	184		

	Nov-11	Nov-12	YTD2011	YTD2012
<b>Calgary SF</b>				
>\$100,000	-	-	1	2
\$100,000 - \$199,999	17	9	154	121
\$200,000 - \$299,999	163	117	1,638	1,603
\$300,000 - \$349,999	139	154	1,997	2,174
\$350,000 - \$399,999	146	169	2,154	2,334
\$400,000 - \$449,999	136	127	1,793	2,100
\$450,000 - \$499,999	86	99	1,236	1,530
\$500,000 - \$549,999	54	78	808	1,116
\$550,000 - \$599,999	50	56	582	782
\$600,000 - \$649,999	31	58	422	625
\$650,000 - \$699,999	30	29	364	438
\$700,000 - \$799,999	30	31	434	569
\$800,000 - \$899,999	25	21	283	314
\$900,000 - \$999,999	14	15	133	187
\$1,000,000 - \$1,249,999	14	25	168	235
\$1,250,000 - \$1,499,999	9	6	112	99
\$1,500,000 - \$1,749,999	6	2	39	57
\$1,750,000 - \$1,999,999	1	3	34	25
\$2,000,000 - \$2,499,999	-	3	25	29
\$2,500,000 - \$2,999,999	-	4	18	20
\$3,000,000 - \$3,499,999	1	-	4	3
\$3,500,000 - \$3,999,999	1	-	3	2
\$4,000,000 +	1	-	1	2
	954	1,006	12,403	14,367



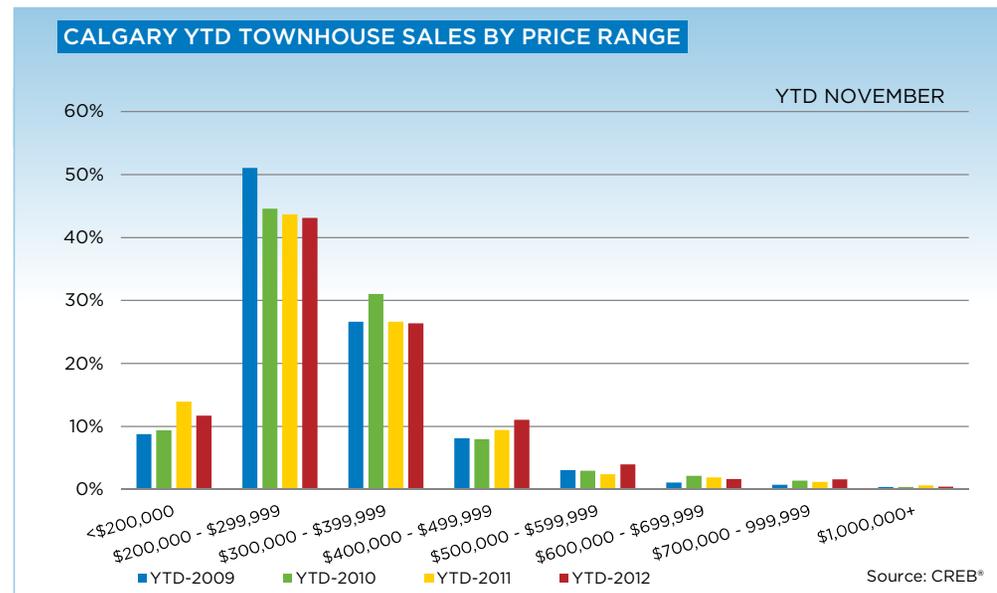
# CITY OF CALGARY SINGLE FAMILY



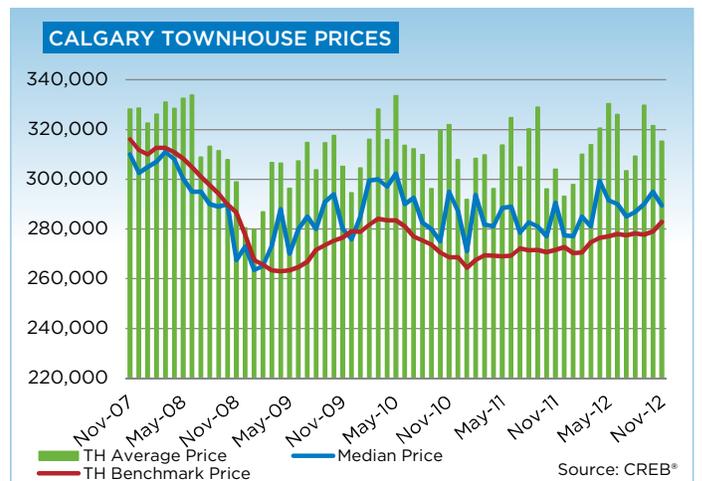
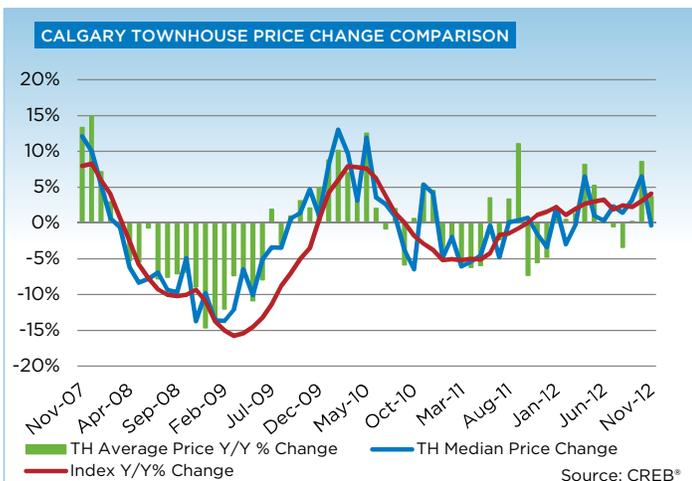
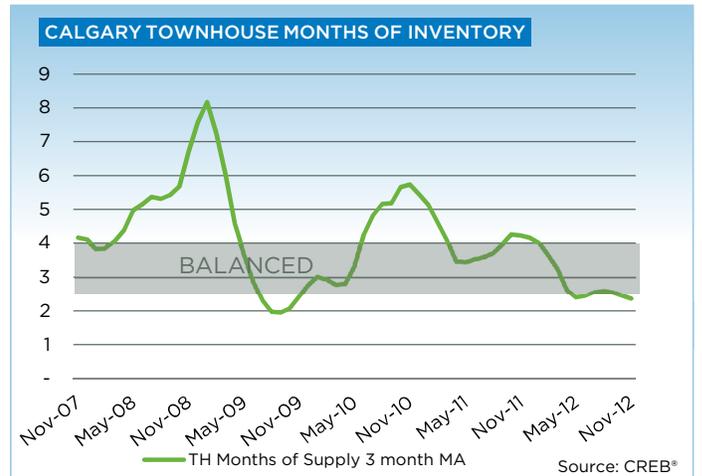
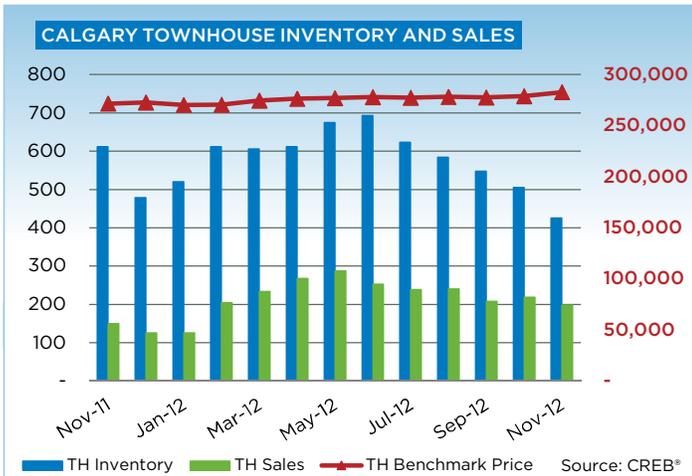
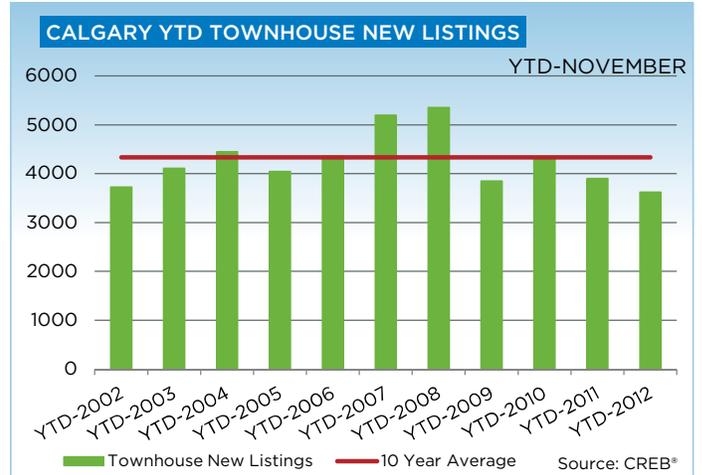
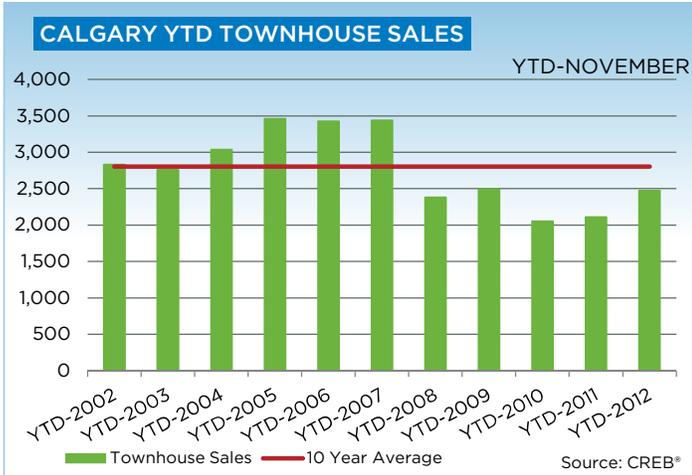
## CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	116	184	248	224	214	242	206	184	190	154	150	126	2,238
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	62	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	293,179	309,218
Benchmark Price	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	
Index	165	167	168	168	168	168	170	170	170	169	170	170	
<b>2012</b>													
Sales	126	205	234	268	288	253	239	240	208	219	198		2,478
New Listings	312	374	358	357	455	395	304	308	296	280	188		3,627
Active Listings	520	612	606	612	675	693	623	584	548	505	426		
AverageDOM	61	51	49	49	38	45	45	50	51	50	50		48
Average Price	297,918	310,047	313,938	320,607	330,413	326,053	303,380	309,309	329,797	321,644	315,381		317,335
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800		
Index	169	169	172	173	173	174	173	174	174	174	177		

	Nov-11	Nov-12	YTD2011	YTD2012
<b>Calgary Townhouse</b>				
>\$100,000	-	-	4	-
\$100,000 - \$199,999	22	26	291	291
\$200,000 - \$299,999	62	82	922	1,068
\$300,000 - \$349,999	26	38	327	427
\$350,000 - \$399,999	17	17	236	227
\$400,000 - \$449,999	9	14	116	165
\$450,000 - \$499,999	8	6	84	109
\$500,000 - \$549,999	-	4	26	63
\$550,000 - \$599,999	3	2	25	36
\$600,000 - \$649,999	2	3	23	28
\$650,000 - \$699,999	-	3	18	13
\$700,000 - \$799,999	1	2	18	24
\$800,000 - \$899,999	-	-	6	11
\$900,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,249,999	-	1	8	8
\$1,250,000 - \$1,499,999	-	-	5	3
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	150	198	2112	2478



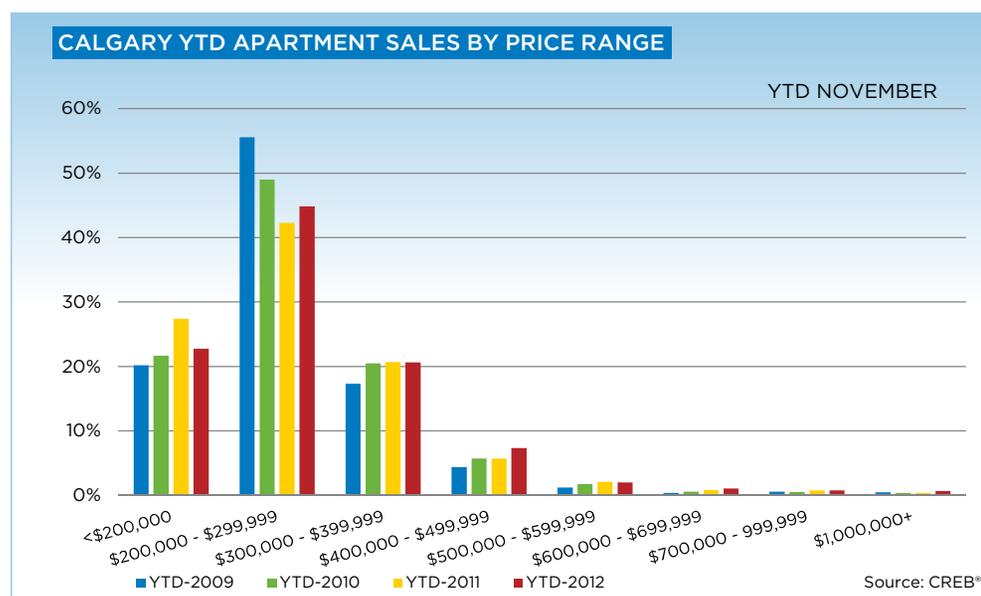
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



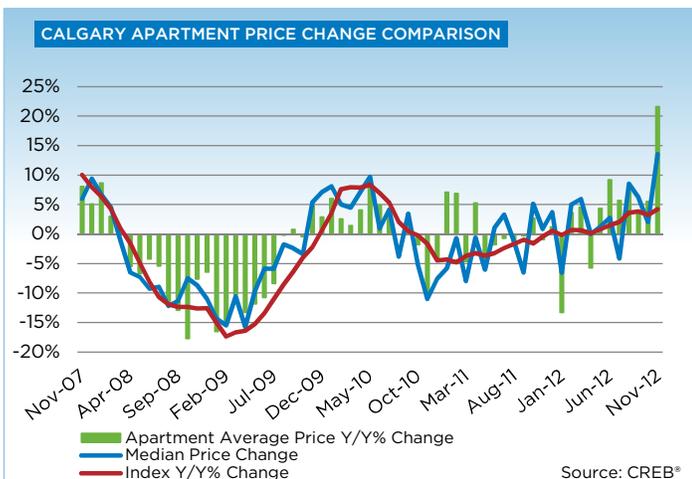
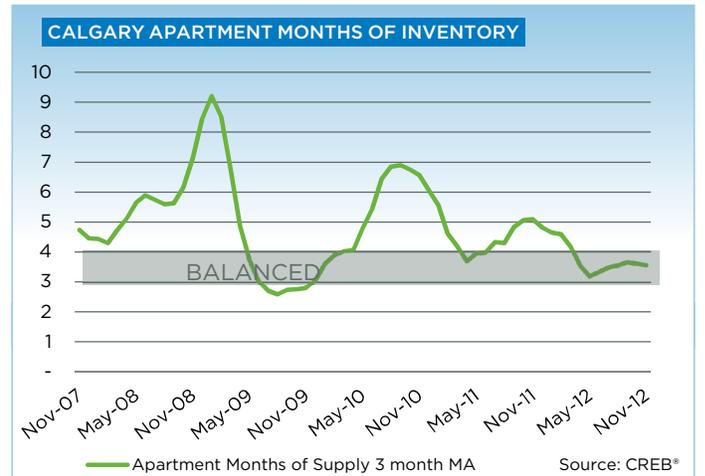
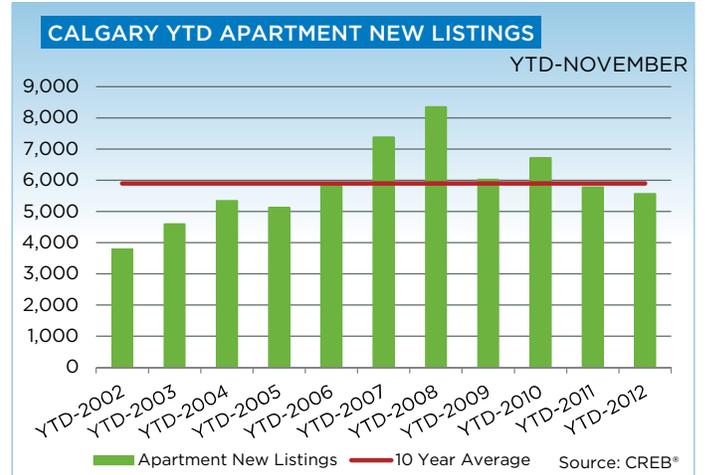
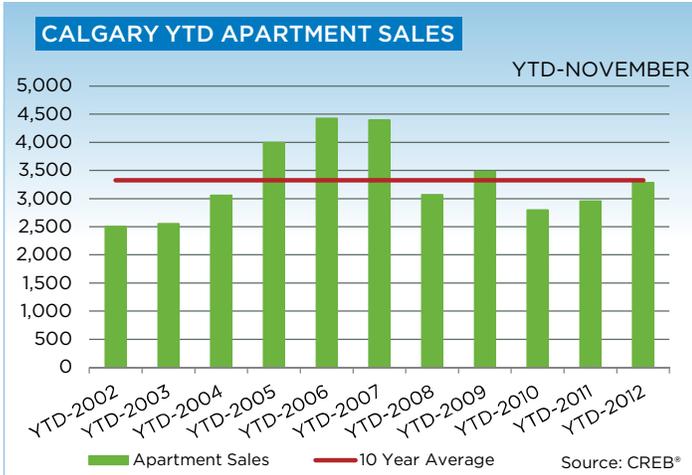
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
AverageDOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	
Index	164	166	169	170	170	170	169	168	168	167	166	165	
<b>2012</b>													
Sales	179	246	356	351	386	339	311	315	276	271	253		3,283
New Listings	504	509	645	595	642	544	467	464	496	416	286		5,568
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819		
AverageDOM	64	51	48	50	50	55	55	52	54	55	58		53
Average Price	247,837	288,991	271,724	267,931	280,030	301,348	286,231	281,941	286,217	289,820	310,496		283,400
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000		
Index	163	167	170	170	171	172	173	174	174	173	173		

Calgary Apartment	Nov-11	Nov-12	YTD2011	YTD2012
>\$100,000	-	4	39	21
\$100,000 - \$199,999	76	53	770	725
\$200,000 - \$299,999	105	104	1,250	1,472
\$300,000 - \$349,999	32	36	387	426
\$350,000 - \$399,999	6	21	224	251
\$400,000 - \$449,999	10	11	87	163
\$450,000 - \$499,999	6	4	82	77
\$500,000 - \$549,999	2	2	37	39
\$550,000 - \$599,999	2	3	24	27
\$600,000 - \$649,999	-	3	12	22
\$650,000 - \$699,999	1	2	11	13
\$700,000 - \$799,999	-	4	5	17
\$800,000 - \$899,999	-	1	15	4
\$900,000 - \$999,999	-	1	2	4
\$1,000,000 - \$1,249,999	-	1	3	7
\$1,250,000 - \$1,499,999	-	2	4	3
\$1,500,000 - \$1,749,999	1	-	1	6
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	-	-	1	2
\$3,000,000 - \$3,499,999	-	1	-	2
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	241	253	2,956	3,283



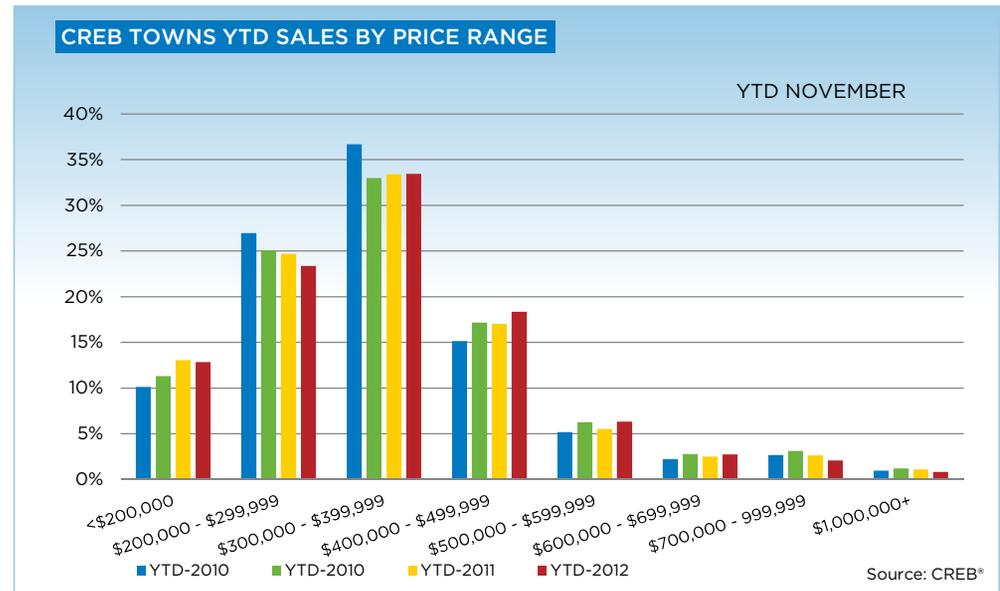
# CITY OF CALGARY CONDOMINIUM APARTMENTS



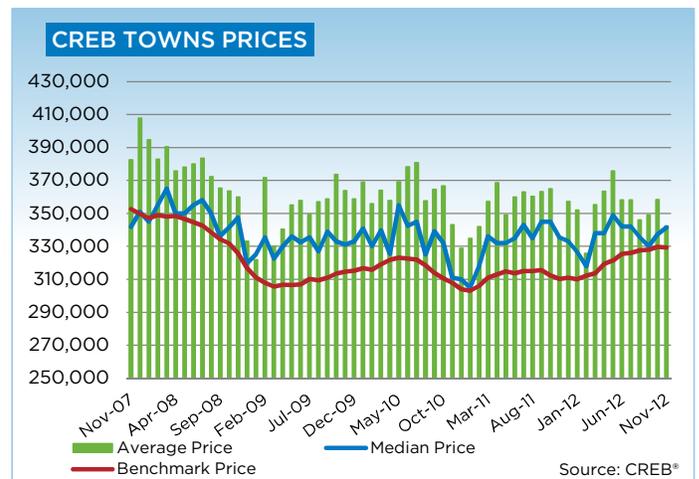
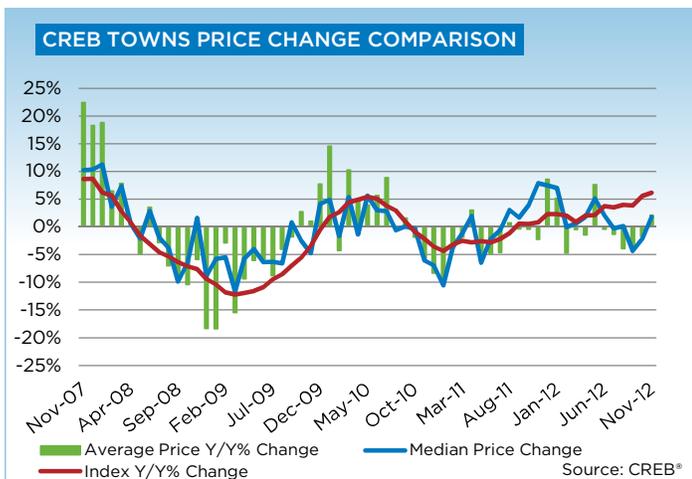
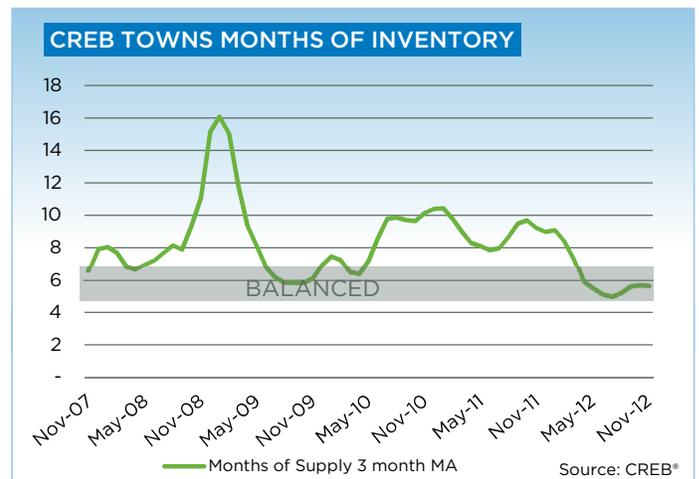
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	199	270	322	324	386	431	355	318	309	296	298	216	3,724
New Listings	688	717	891	865	1,012	921	848	799	707	687	478	327	8,940
Active Listings	2,121	2,274	2,549	2,757	3,029	3,081	3,141	3,153	3,000	2,793	2,531	1,941	
AverageDOM	82	83	74	81	77	68	80	75	85	83	82	90	81
Average Price	334,831	342,161	357,231	368,806	349,124	359,951	363,172	360,359	363,356	365,105	335,414	357,287	355,648
Benchmark Price	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	
Index	159	161	164	165	166	165	166	166	166	164	163	164	
<b>2012</b>													
Sales	218	355	455	498	564	609	539	453	417	414	356		4,878
New Listings	730	798	1,090	1,065	1,078	971	863	778	697	663	514		9,247
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866	2,806	2,653	2,447	2,224	2,037		
AverageDOM	102	81	69	72	76	70	75	77	73	74	72		76
Average Price	352,113	325,915	355,392	363,453	375,776	358,313	358,217	346,103	349,234	358,568	342,509		354,897
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400		
Index	163	164	165	168	169	171	172	172	173	174	173		

CREB Towns	Nov-11	Nov-12	YTD2011	YTD2012
>\$100,000	5	4	58	107
\$100,000 - \$199,999	50	58	400	519
\$200,000 - \$299,999	61	72	867	1,140
\$300,000 - \$349,999	51	51	630	885
\$350,000 - \$399,999	55	67	542	747
\$400,000 - \$449,999	33	44	400	591
\$450,000 - \$499,999	14	28	198	304
\$500,000 - \$549,999	8	8	122	187
\$550,000 - \$599,999	5	9	72	122
\$600,000 - \$649,999	5	6	38	86
\$650,000 - \$699,999	5	1	50	48
\$700,000 - \$799,999	3	2	42	47
\$800,000 - \$899,999	1	4	27	35
\$900,000 - \$999,999	1	1	23	19
\$1,000,000 - \$1,249,999	-	-	17	24
\$1,250,000 - \$1,499,999	1	1	16	9
\$1,500,000 - \$1,749,999	-	-	3	4
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	-	-	2	-
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	298	356	3,508	4,878



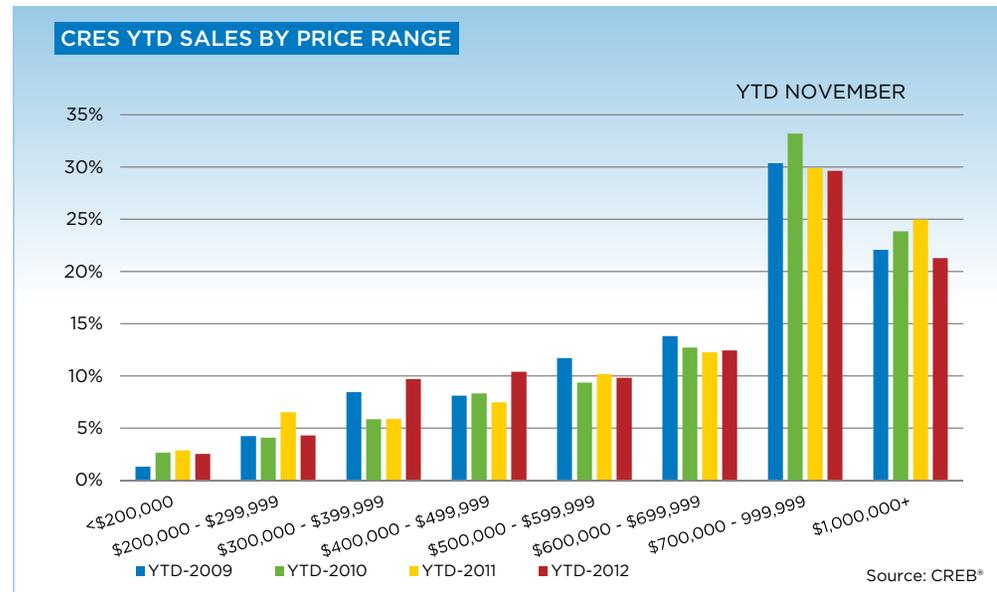
# CREB® TOWNS



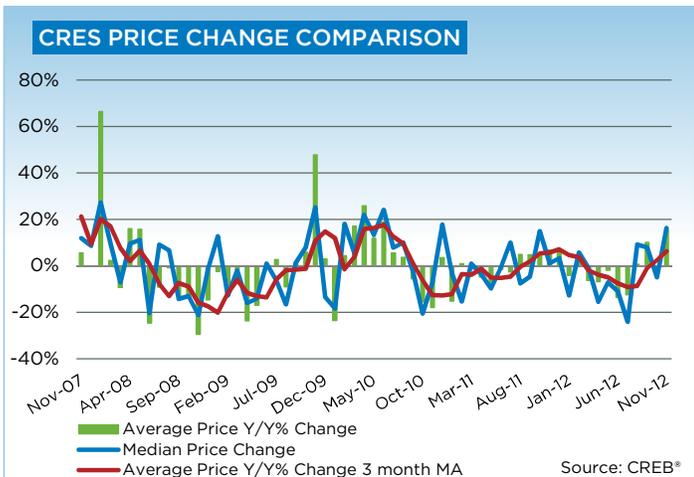
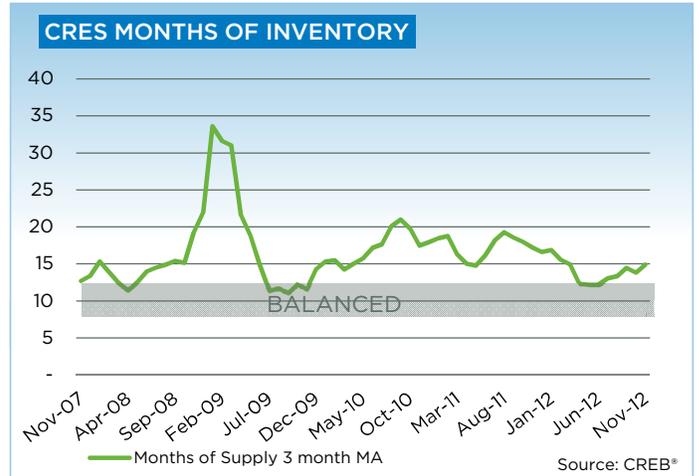
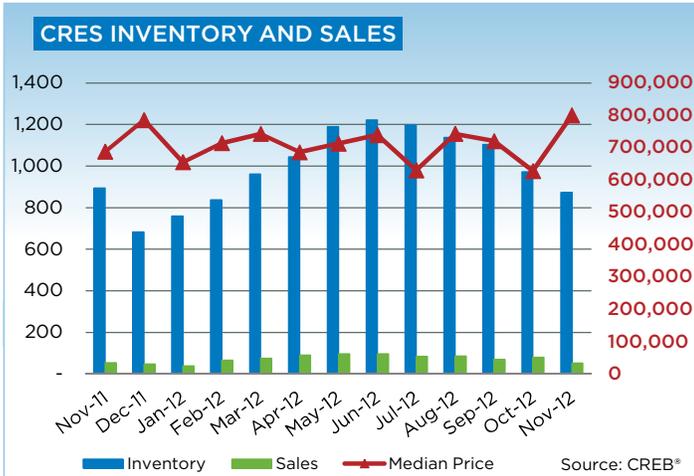
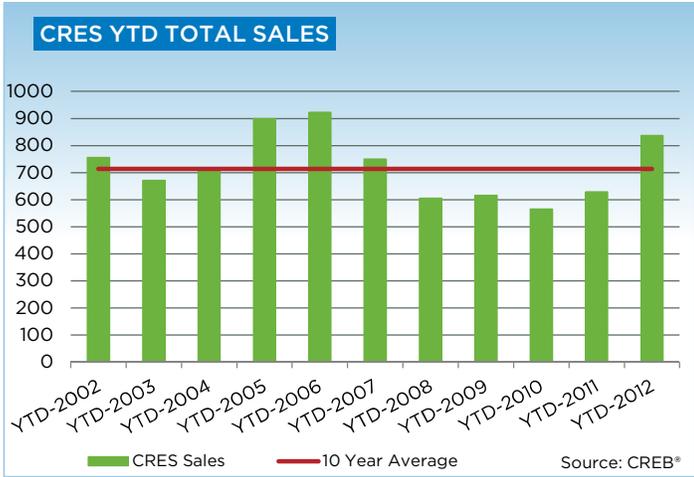
## CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	315	243	225	224	168	134	98	2,589
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
AverageDOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53		837
New Listings	215	221	309	257	348	288	218	198	243	158	106		2,561
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872		
AverageDOM	127	94	91	93	98	114	100	113	124	129	125		108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333		796,413

	Nov-11	Nov-12	YTD2011	YTD2012
<b>CRES</b>				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	-	1	18	17
\$200,000 - \$299,999	3	-	41	36
\$300,000 - \$349,999	1	3	16	42
\$350,000 - \$399,999	1	1	21	39
\$400,000 - \$449,999	2	3	23	40
\$450,000 - \$499,999	5	2	24	47
\$500,000 - \$549,999	4	3	28	40
\$550,000 - \$599,999	-	4	36	42
\$600,000 - \$649,999	5	2	35	46
\$650,000 - \$699,999	7	3	42	58
\$700,000 - \$799,999	6	4	67	101
\$800,000 - \$899,999	6	10	72	89
\$900,000 - \$999,999	5	5	49	58
\$1,000,000 - \$1,249,999	4	5	82	79
\$1,250,000 - \$1,499,999	2	2	31	31
\$1,500,000 - \$1,749,999	1	1	14	27
\$1,750,000 - \$1,999,999	2	1	10	12
\$2,000,000 - \$2,499,999	-	2	12	19
\$2,500,000 - \$2,999,999	-	1	6	5
\$3,000,000 - \$3,499,999	-	-	2	3
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	54	53	629	837



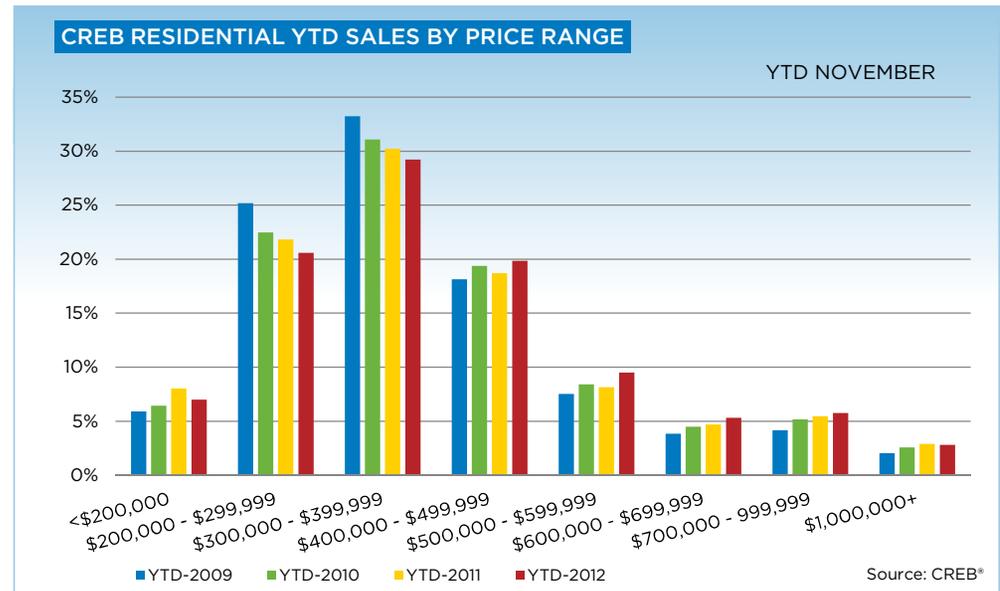
# CREB® COUNTRY RESIDENTIAL



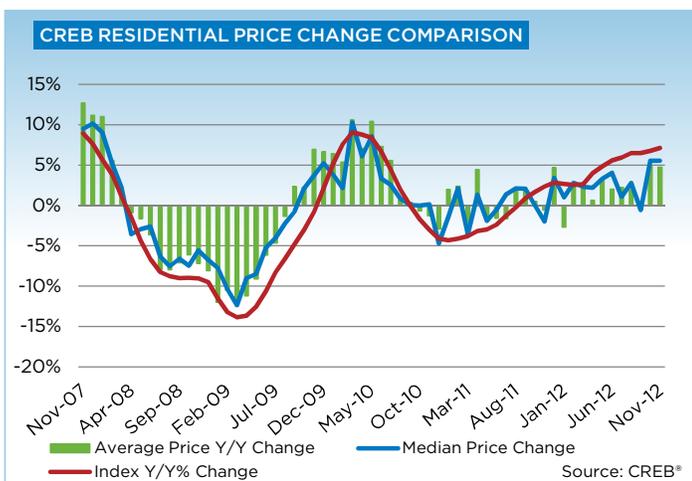
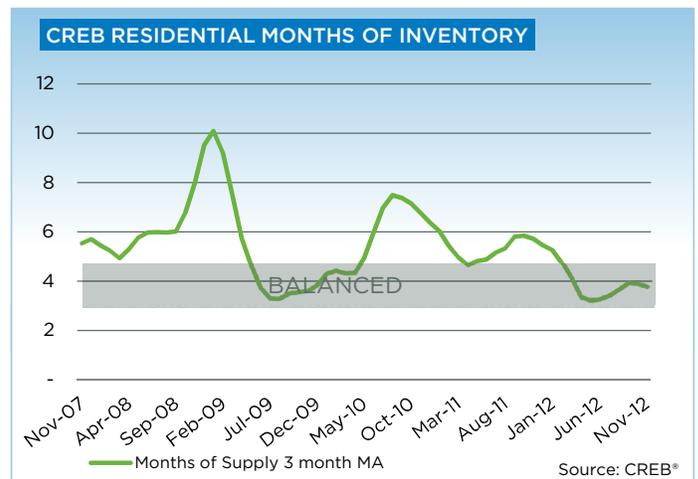
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2011</b>													
Sales	1,316	1,935	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,698	1,290	22,900
New Listings	3,676	4,156	4,544	4,372	4,867	4,590	3,947	3,986	4,135	3,386	2,452	1,501	45,612
Active Listings	7,981	8,839	9,942	10,754	11,551	11,014	11,857	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	58
Average Price	404,637	411,542	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	409,742	410,169	416,715
Benchmark Price	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	
Index	164	166	168	169	169	169	170	169	169	169	168	168	
<b>2012</b>													
Sales	1,326	2,154	2,698	2,787	3,042	2,905	2,557	2,261	2,097	2,155	1,866		25,848
New Listings	3,477	3,902	4,749	4,562	5,229	4,564	3,732	3,559	3,620	3,133	2,253		42,780
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758		
AverageDOM	69	56	48	49	48	49	52	54	53	54	57		53
Average Price	393,778	421,465	422,416	429,419	444,283	434,927	421,746	418,745	419,966	431,807	429,199		426,289
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600		
Index	168	170	172	176	178	179	180	180	180	180	180		

	Nov-11	Nov-12	YTD2011	YTD2012
<b>CREB Total</b>				
>\$100,000	5	8	102	134
\$100,000 - \$199,999	166	147	1,634	1,673
\$200,000 - \$299,999	394	375	4,718	5,321
\$300,000 - \$349,999	249	282	3,357	3,954
\$350,000 - \$399,999	225	275	3,177	3,599
\$400,000 - \$449,999	190	199	2,419	3,060
\$450,000 - \$499,999	119	139	1,624	2,067
\$500,000 - \$549,999	68	95	1,021	1,445
\$550,000 - \$599,999	60	74	739	1,009
\$600,000 - \$649,999	43	72	530	807
\$650,000 - \$699,999	43	38	485	570
\$700,000 - \$799,999	40	43	567	759
\$800,000 - \$899,999	32	36	403	453
\$900,000 - \$999,999	20	22	209	273
\$1,000,000 - \$1,249,999	18	32	278	353
\$1,250,000 - \$1,499,999	12	11	168	145
\$1,500,000 - \$1,749,999	8	3	58	94
\$1,750,000 - \$1,999,999	3	4	44	41
\$2,000,000 - \$2,499,999	-	5	40	49
\$2,500,000 - \$2,999,999	-	5	26	28
\$3,000,000 - \$3,499,999	1	1	6	8
\$3,500,000 - \$3,999,999	1	-	3	3
\$4,000,000 +	1	-	2	3
	1,698	1,866	21,610	25,848



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

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

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

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

**SP** - Sales Price

**Benchmark Price** - Price of the typical home, based on the value consumers assign to various attributes

**MLS® Home Price Index** - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.

**LP** - List Price

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

**CRES** - Country residential properties

**YTD** - Year to Date

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

## HOW THESE STATISTICS ARE CALCULATED

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

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

A summary of these changes is available below:

### MONTHLY STATISTICS PACKAGE

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

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

### CITY OF CALGARY

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

### TOTAL MLS®

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

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