

CALGARY'S RESALE MARKET CONTINUES TO IMPROVE

January sales and prices rise over previous year

Calgary, February 1, 2013 – Residential real estate sales in the city of Calgary started the year on a positive note, increasing by 15 per cent over the same month in 2012.

Total sales were 1,230 units, a significant increase over the 1,068 units last year. But sales remain well below January levels recorded through the peak years of 2003 – 2008.

“While activity is typically slower in the winter months, recent improvements in single family new listings helped support improved sales in that market,” said CREB® President Becky Walters. “Overall indicators put the market in balanced conditions.”

Single family sales totaled 879 units in January, a 15 per cent increase over January 2012 levels. New listings remained just above levels recorded at the same time in 2012, for a total of 1,737. The slight improvement in listings helped support sales growth, although inventory levels remain down by double-digits.

“Inventory levels have improved relative to December, as is the seasonal trend,” said Walters.

The lower level of inventories can pose a challenge for buyers, as they will have to make their buying decision quicker than buyers have done over the past four years.

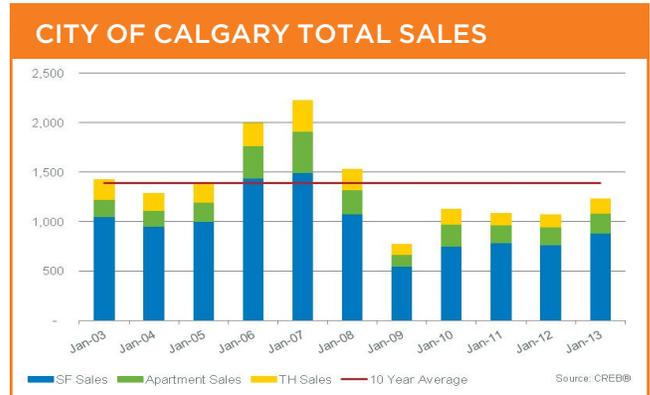
“However, this is by no means a signal that the seller has the advantage,” said Walters. “Consumers are fairly price-sensitive and look for value in their purchase.”

Unadjusted single family benchmark prices are showing improvement over January 2012, increasing by nine per cent. They are relatively unchanged over figures reported in December 2012.

“Prices have improved in the Calgary market, but as always it is important to keep some perspective on this,” said Ann-Marie Lurie, CREB® Chief Economist. “While January’s year-over-year increase seems significant, price recovery occurred in the spring months of 2012 under tighter market conditions and home prices leveled off for the remainder of the year.”

Apartment and townhouse condominiums recorded respective sales of 204 and 147 units in January 2013. Although sales increased, the number of new listings declined.

“With excess supply relative to demand persisting for several years, the condominium apartment market has been slow to recover,” said Lurie. “Sales growth amidst declining listings has supported recent improvements in condominium apartment prices, something that has already been occurring in the single family sector.”



The unadjusted benchmark apartment price totaled \$251,300 in January, a 7.5 per cent increase over the 2012, and a one per cent increase over December figures.

Meanwhile, the condominium townhouse benchmark price was \$283,400 in January, 4.9 per cent higher than January 2012, and slightly lower than levels recorded in December.

“There is cautious optimism over the economic situation in Calgary,” said Lurie.

While energy companies face market access challenges, several options are being considered to reach more diverse markets, she said.

“If some of these options are economically viable and pass regulatory approval, this would support economic growth moving forward.”

CREB® - SUMMARY STATS

	Jan-12	Jan-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	1,326	1,591	19.98%	1,326	1,591	19.98%
Total Sales Volume	\$522,149,047	\$696,490,185	33.39%	\$522,149,047	\$696,490,185	33.39%
New Listings	3,477	3,464	-0.37%	3,477	3,464	-0.37%
Active Listings	7,256	5,713	-21.27%	N/A	N/A	
Sales to New Listings Ratio	0.38	0.46	20.44%	0.38	0.46	20.44%
Sales \$ / List \$	96.65%	97.08%	0.43%	96.65%	97.08%	0.43%
Average DOM	69	59	-14.60%	61	62	1.64%
Average Price	\$393,778	\$437,769	11.17%	\$393,778	\$437,769	11.17%
Benchmark Price	\$356,700	\$385,300	8.02%			
Index	168	182	8.03%			
CREB® CITY OF CALGARY						
Total Sales	1,068	1,230	15.17%	1,068	1,230	15.17%
Total Sales Volume	\$417,985,314	\$540,794,922	29.38%	\$417,985,314	\$540,794,922	29.38%
New Listings	2,530	2,493	-1.46%	2,530	2,493	-1.46%
Active Listings	4,367	3,084	-29.38%	N/A	N/A	
Sales to New Listings Ratio	0.42	0.49	16.88%	0.42	0.49	16.88%
Sales \$ / List \$	96.86%	97.46%	0.60%	96.86%	97.46%	0.60%
Average DOM	60	50	-16.32%	60	50	-16.67%
Average Price	\$391,372	\$439,671	12.34%	\$391,372	\$439,671	12.34%
Benchmark Price	\$361,800	\$392,000	8.35%			
Index	169	183	8.36%			
CREB® TOWNS						
Total Sales	187	245	31.02%	187	245	31.02%
Total Sales Volume	\$65,661,933	\$85,557,307	30.30%	\$65,661,933	\$85,557,307	30.30%
New Listings	632	547	-13.45%	632	547	-13.45%
Active Listings	1,845	1,218	-33.98%	N/A	N/A	
Sales to New Listings Ratio	0.30	0.45	51.38%	0.30	0.45	51.38%
Sales \$ / List \$	97.05%	97.11%	0.06%	97.05%	97.11%	0.06%
Average DOM	97	82	-15.28%	67	105	56.72%
Average Price	\$351,133	\$349,213	-0.55%	\$351,133	\$349,213	-0.55%
Benchmark Price	\$310,000	\$329,200	6.19%			
Index	163	173	6.19%			
CREB® CRES						
Total Sales	39	35	-10.26%	39	35	-10.26%
Total Sales Volume	\$27,168,000	\$40,890,900	50.51%	\$27,168,000	\$40,890,900	50.51%
New Listings	215	235	9.30%	215	235	9.30%
Active Listings	760	741	-2.50%	N/A	N/A	
Sales to New Listings Ratio	0.18	0.15	-17.89%	0.18	0.15	-17.89%
Sales \$ / List \$	93.65%	92.25%	-1.40%	93.65%	92.25%	-1.40%
Average DOM	127	151	18.82%	126	150	19.05%
Average Price	\$696,615	\$1,168,311	67.71%	\$696,615	\$1,168,311	67.71%
Median Price	\$655,000	\$835,000	27.48%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

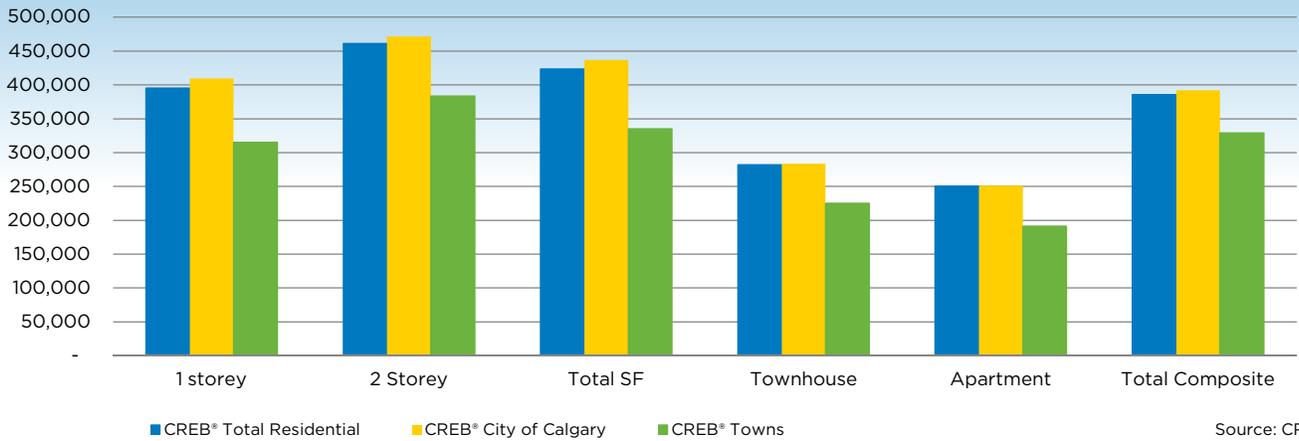
	Jan-12	Jan-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	763	879	15.20%	763	879	15.20%
Total Sales Volume	\$336,084,816	\$436,492,566	29.88%	\$336,084,816	\$436,492,566	29.88%
New Listings	1,714	1,737	1.34%	1,714	1,737	1.34%
Active Listings	2,918	2,075	-28.89%	N/A	N/A	
Sales to New Listings Ratio	0.45	0.51	13.68%	0.45	0.51	13.68%
Sales \$ / List \$	96.96%	97.57%	0.61%	96.96%	97.57%	0.61%
Average DOM	59	47	-19.99%	59	47	-20.34%
Average Price	\$440,478	\$496,579	12.74%	\$440,478	\$496,579	12.74%
Benchmark Price	\$400,800	\$436,900	9.01%			
Index	170	185	8.99%			
CONDO APARTMENT						
Total Sales	179	204	13.97%	179	204	13.97%
Total Sales Volume	\$44,362,855	\$57,175,688	28.88%	\$44,362,855	\$57,175,688	28.88%
New Listings	504	450	-10.71%	504	450	-10.71%
Active Listings	929	640	-31.11%	N/A	N/A	
Sales to New Listings Ratio	0.36	0.45	27.64%	0.36	0.45	27.64%
Sales \$ / List \$	96.32%	96.85%	0.53%	96.32%	96.85%	0.53%
Average DOM	64	62	-2.55%	63	62	-1.59%
Average Price	\$247,837	\$280,273	13.09%	\$247,837	\$280,273	13.09%
Benchmark Price	\$233,800	\$251,300	7.49%			
Index	163	176	7.47%			
CONDO TOWNHOUSE						
Total Sales	126	147	16.67%	126	147	16.67%
Total Sales Volume	\$37,537,643	\$47,126,668	25.55%	\$37,537,643	\$47,126,668	25.55%
New Listings	312	306	-1.92%	312	306	-1.92%
Active Listings	520	369	-29.04%	N/A	N/A	
Sales to New Listings Ratio	0.40	0.48	18.95%	0.40	0.48	18.95%
Sales \$ / List \$	96.63%	97.22%	0.58%	96.63%	97.22%	0.58%
Average DOM	61	52	-14.94%	60	51	-15.00%
Average Price	\$297,918	\$320,590	7.61%	\$297,918	\$320,590	7.61%
Benchmark Price	\$270,300	\$283,400	4.85%			
Index	169	177	4.85%			

MLS® HPI SUMMARY

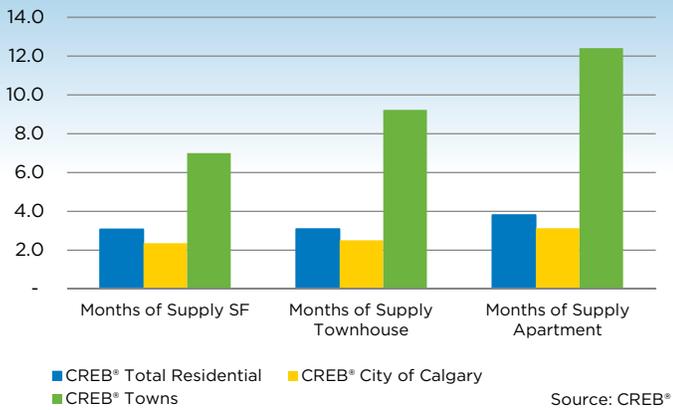
	January 2013		% Changes				
	Benchmark Price	Index (HPI)	Dec-12	Jul-12	Jan-12	Jan-10	Jan-08
CREB® TOTAL RESIDENTIAL							
Single Family	423,500	184	0.5%	0.9%	8.6%	7.5%	1.9%
Townhouse	282,000	177	-0.2%	2.2%	4.8%	1.7%	-8.7%
Apartment	250,400	175	1.1%	1.5%	7.3%	2.6%	-9.8%
COMPOSITE	385,300	182	0.5%	1.1%	8.0%	6.1%	-1.3%
CREB® TOWNS							
Single Family	335,300	173	0.6%	0.9%	6.4%	4.1%	-4.3%
Townhouse	225,300	182	0.5%	4.1%	5.0%	3.3%	-11.4%
Apartment	191,400	164	2.9%	1.5%	2.9%	1.6%	-15.6%
COMPOSITE	329,200	173	0.7%	1.0%	6.2%	4.0%	-5.1%
CREB® CITY OF CALGARY							
Single Family	436,900	185	0.5%	1.0%	9.0%	8.2%	3.1%
Townhouse	283,400	177	-0.2%	2.2%	4.9%	1.7%	-8.6%
Apartment	251,300	176	1.0%	1.5%	7.5%	2.6%	-9.7%
COMPOSITE	392,000	183	0.5%	1.2%	8.4%	6.5%	-0.7%

COMPARISONS

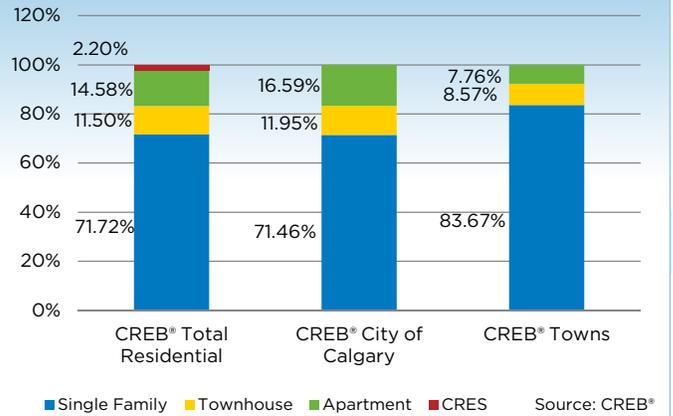
Benchmark Price - January



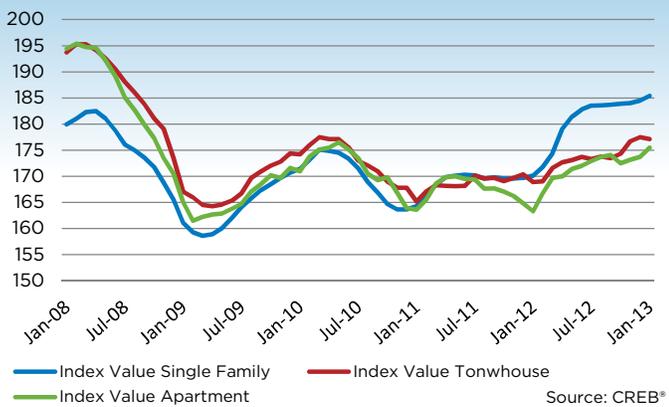
Months of Supply - January



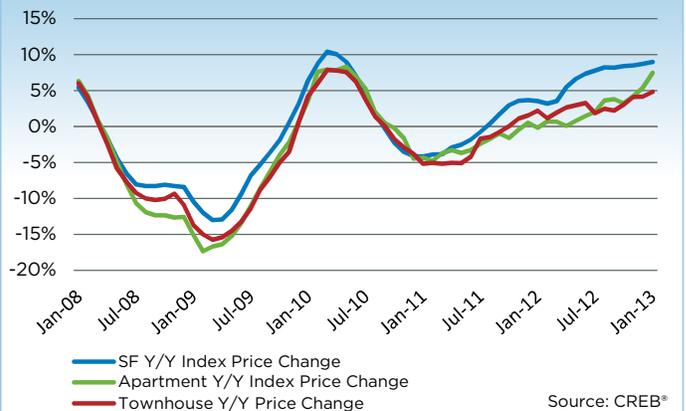
Sales Distribution - January



CALGARY INDEX VALUE



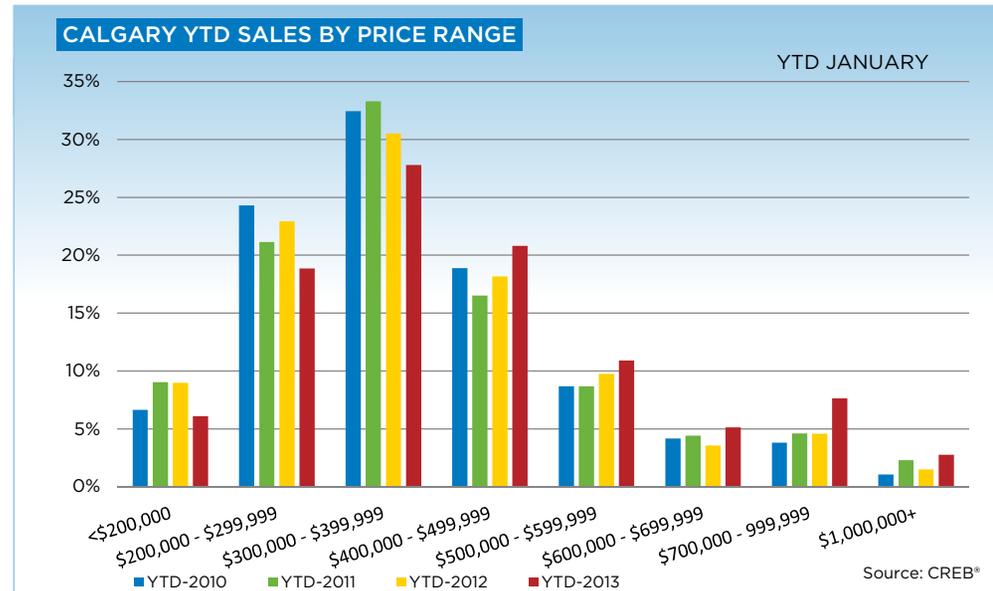
CALGARY INDEX YEAR OVER YEAR COMPARISON



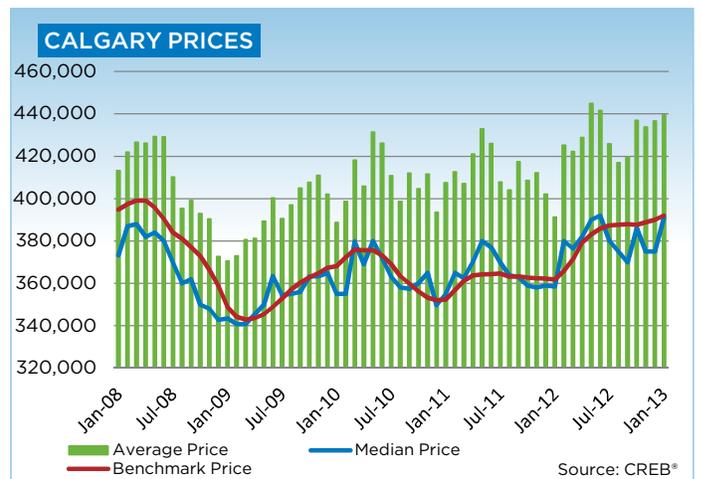
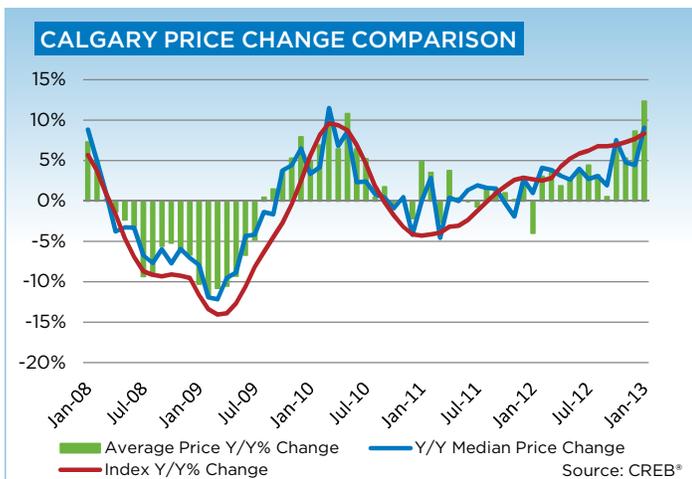
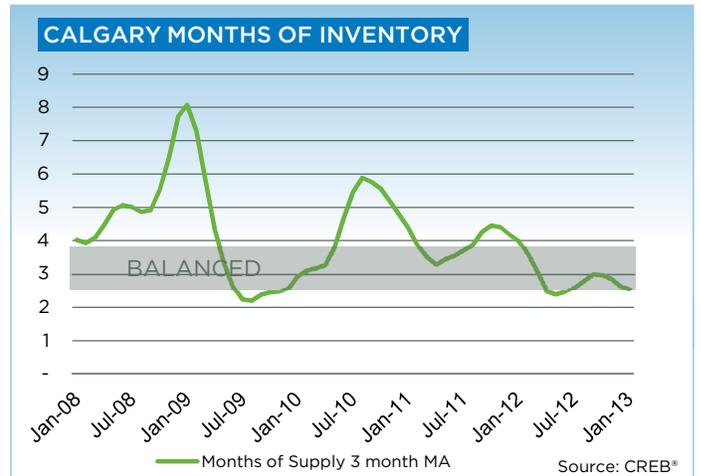
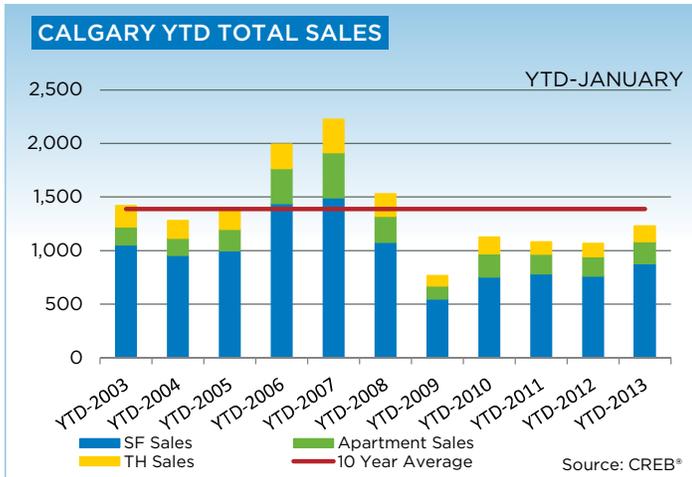
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,083	21,205
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,631	882	31,846
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831	2,722	
AverageDOM	60	49	42	41	40	40	43	45	45	46	51	54	45
Average Price	391,372	425,383	422,354	428,912	445,034	441,718	425,927	417,052	419,657	437,030	433,929	436,791	428,644
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
Index	169	171	173	177	179	180	181	181	181	181	181	182	
2013													
Sales	1,230												1,230
New Listings	2,493												2,493
Active Listings	3,084												
AverageDOM	50												50
Average Price	439,671												439,671
Benchmark Price	392,000												
Index	183												

Calgary Total	Jan-12	Jan-13	YTD2012	YTD2013
>\$100,000	2	2	2	2
\$100,000 - \$199,999	94	73	94	73
\$200,000 - \$299,999	245	232	245	232
\$300,000 - \$349,999	171	159	171	159
\$350,000 - \$399,999	155	183	155	183
\$400,000 - \$449,999	109	150	109	150
\$450,000 - \$499,999	85	106	85	106
\$500,000 - \$549,999	67	84	67	84
\$550,000 - \$599,999	37	50	37	50
\$600,000 - \$649,999	23	36	23	36
\$650,000 - \$699,999	15	27	15	27
\$700,000 - \$799,999	27	50	27	50
\$800,000 - \$899,999	10	25	10	25
\$900,000 - \$999,999	12	19	12	19
\$1,000,000 - \$1,249,999	10	15	10	15
\$1,250,000 - \$1,499,999	3	10	3	10
\$1,500,000 - \$1,749,999	1	5	1	5
\$1,750,000 - \$1,999,999	1	2	1	2
\$2,000,000 - \$2,499,999	1	1	1	1
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	1,068	1,230	1,068	1,230



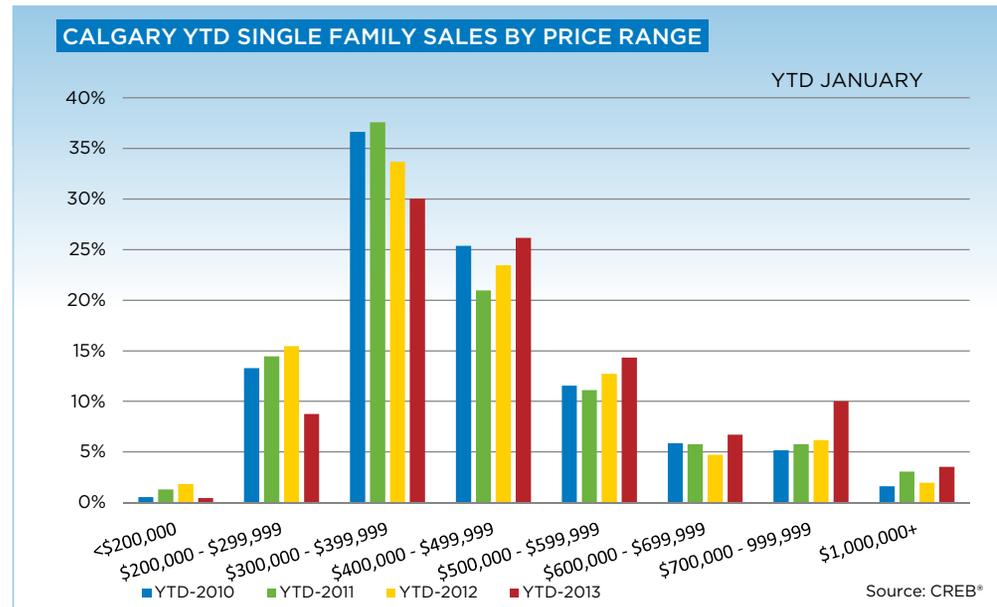
CITY OF CALGARY



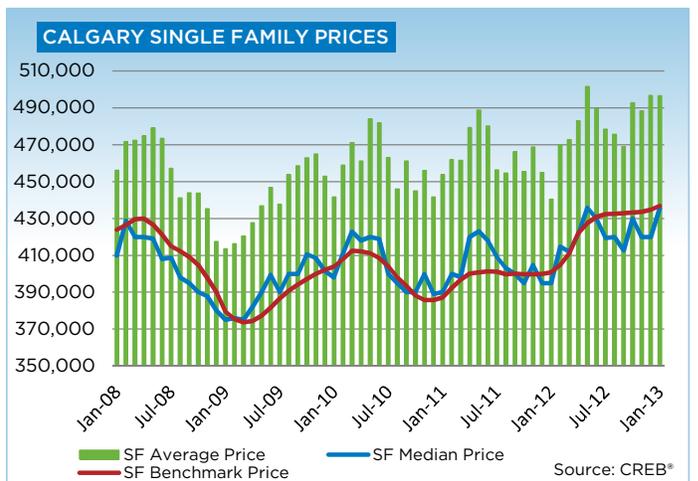
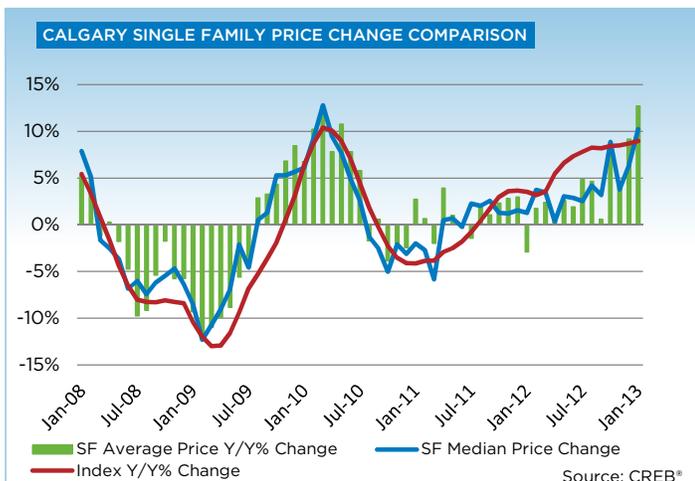
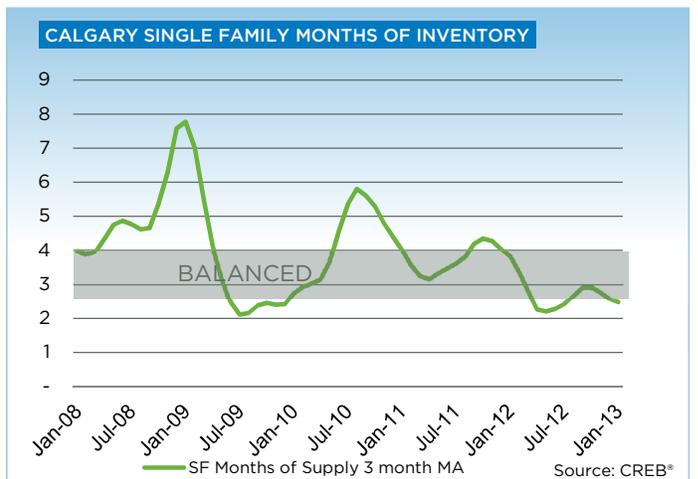
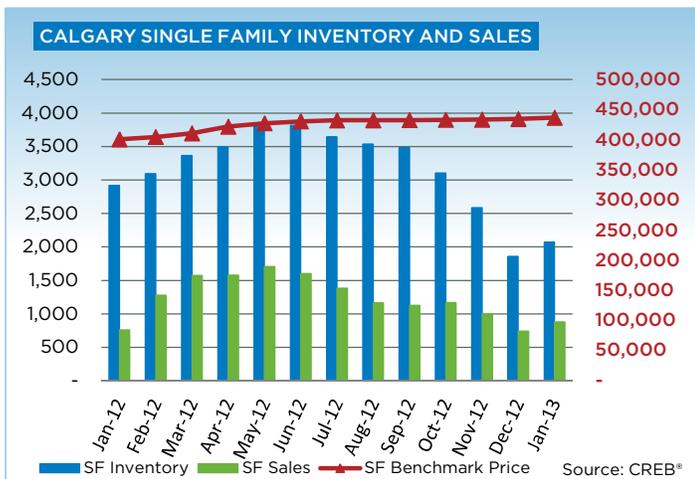
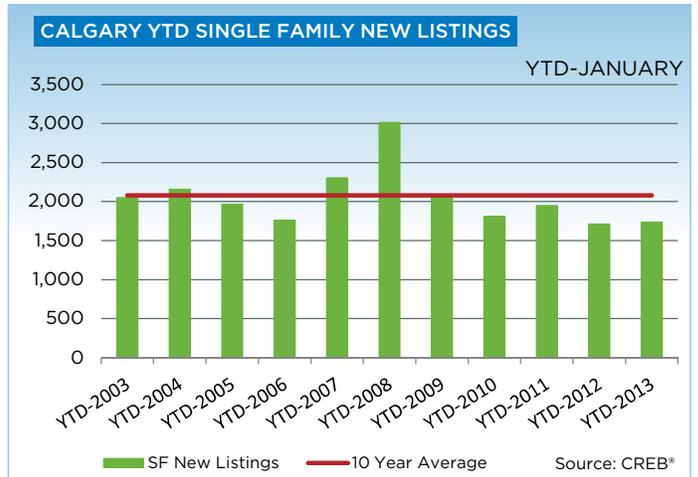
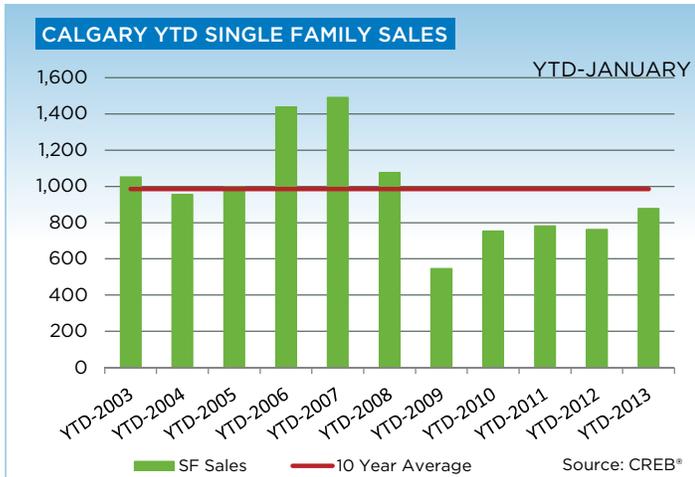
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,287	2,706	2,366	1,879	1,811	1,888	1,616	1,157	623	22,392
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586	1,859	
AverageDOM	59	48	40	38	37	36	40	43	42	43	49	51	42
Average Price	440,478	470,033	472,698	483,045	501,684	489,528	478,557	475,679	468,964	492,772	488,304	496,809	481,259
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600	434,800	
Index	170	172	174	179	181	183	184	184	184	184	184	185	
2013													
Sales	879												879
New Listings	1,737												1,737
Active Listings	2,075												
AverageDOM	47												47
Average Price	496,579												496,579
Benchmark Price	436,900												
Index	185												

	Jan-12	Jan-13	YTD2012	YTD2013
Calgary SF				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	14	4	14	4
\$200,000 - \$299,999	118	77	118	77
\$300,000 - \$ 349,999	127	122	127	122
\$350,000 - \$399,999	130	142	130	142
\$400,000 - \$449,999	100	128	100	128
\$450,000 - \$499,999	79	102	79	102
\$500,000 - \$549,999	63	76	63	76
\$550,000 - \$599,999	34	50	34	50
\$600,000 - \$649,999	23	34	23	34
\$650,000 - \$699,999	13	25	13	25
\$700,000 - \$799,999	25	47	25	47
\$800,000 - \$899,999	10	23	10	23
\$900,000 - \$999,999	12	18	12	18
\$1,000,000 - \$1,249,999	9	14	9	14
\$1,250,000 - \$1,499,999	3	8	3	8
\$1,500,000 - \$1,749,999	1	5	1	5
\$1,750,000 - \$1,999,999	1	2	1	2
\$2,000,000 - \$2,499,99	1	1	1	1
\$2,500,000 - \$2,999,99	-	1	-	1
\$3,000,000 - \$3,499,99	-	-	-	-
\$3,500,000 - \$3,999,99	-	-	-	-
\$4,000,000 +	-	-	-	-
	763	879	763	879



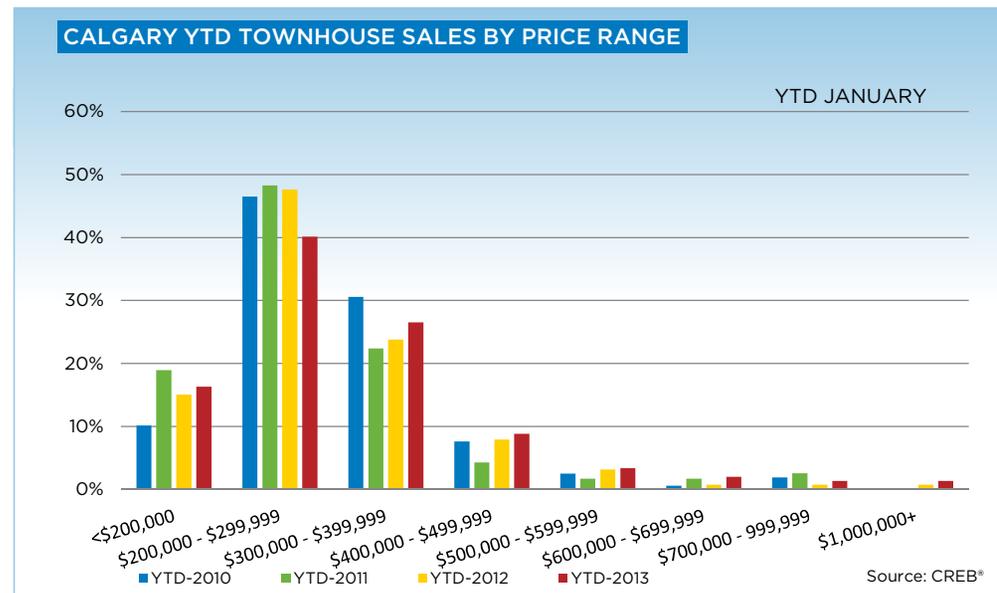
CITY OF CALGARY SINGLE FAMILY



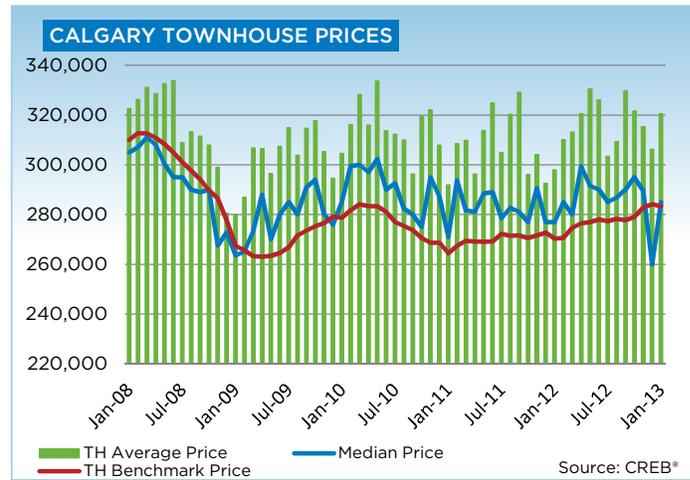
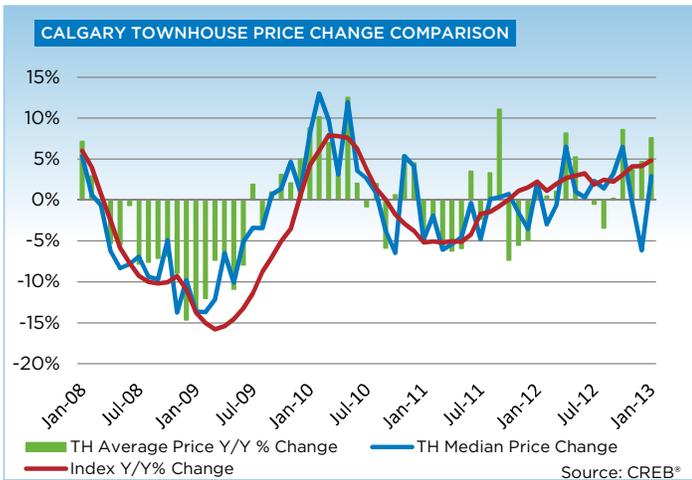
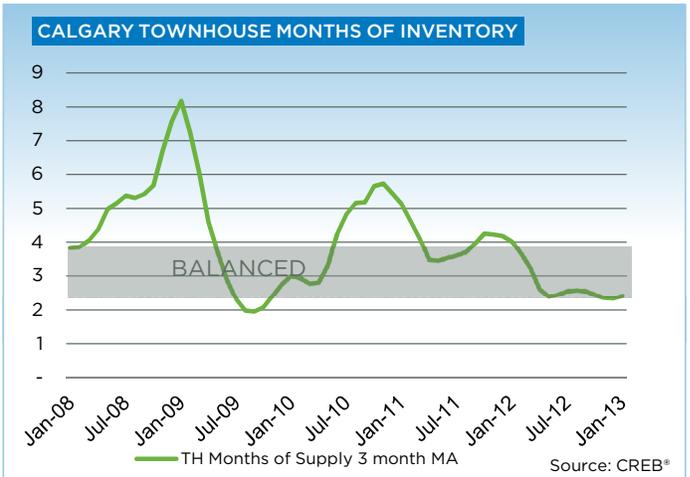
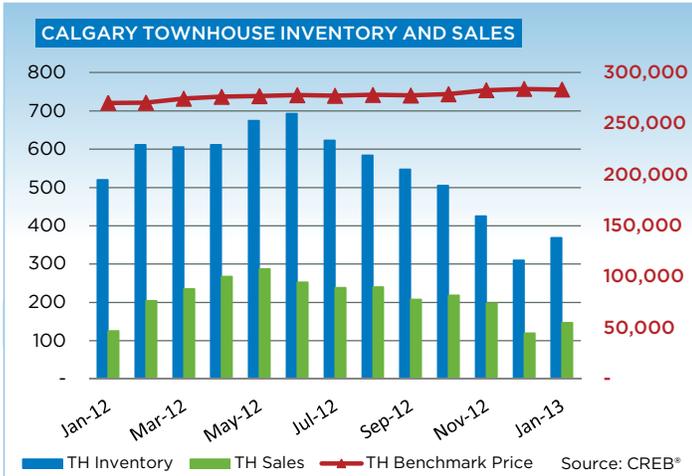
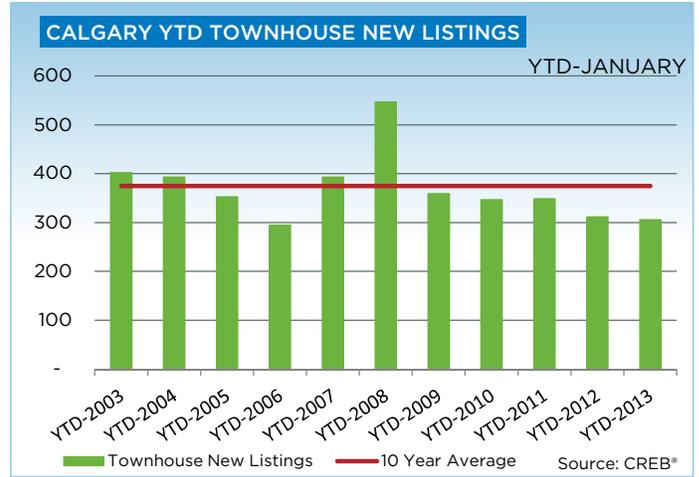
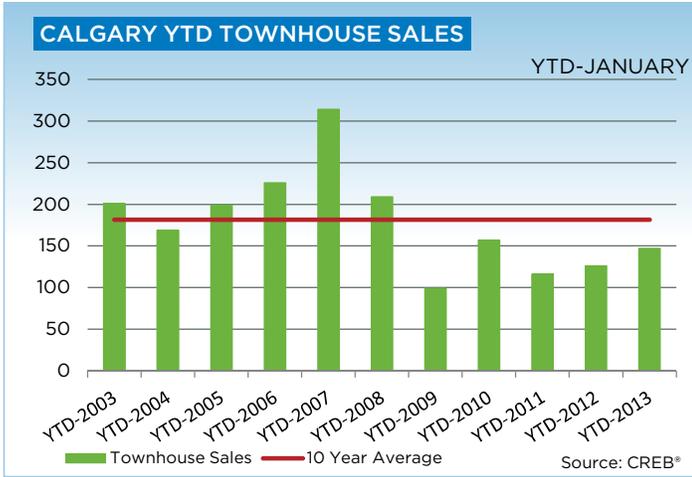
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	126	205	235	268	288	253	239	240	208	219	198	120	2,599
New Listings	312	375	358	357	455	395	304	308	296	280	188	116	3,744
Active Listings	520	612	606	612	675	693	623	584	548	505	426	310	
AverageDOM	61	51	49	49	38	45	45	50	51	50	50	51	48
Average Price	297,918	310,047	313,134	320,607	330,413	326,053	303,380	309,309	329,797	321,644	315,381	306,258	316,750
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800	284,100	
Index	169	169	172	173	173	174	173	174	174	174	177	178	
2013													
Sales	147												147
New Listings	306												306
Active Listings	369												
AverageDOM	52												51
Average Price	320,590												320,590
Benchmark Price	283,400												
Index	177												

	Jan-12	Jan-13	YTD2012	YTD2013
Calgary Townhouse				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	19	24	19	24
\$200,000 - \$299,999	60	59	60	59
\$300,000 - \$349,999	20	19	20	19
\$350,000 - \$399,999	10	20	10	20
\$400,000 - \$449,999	6	11	6	11
\$450,000 - \$499,999	4	2	4	2
\$500,000 - \$549,999	3	5	3	5
\$550,000 - \$599,999	1	-	1	-
\$600,000 - \$649,999	-	1	-	1
\$650,000 - \$699,999	1	2	1	2
\$700,000 - \$799,999	1	-	1	-
\$800,000 - \$899,999	-	2	-	2
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	1	1	1	1
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$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 +	-	-	-	-
	126	147	126	147



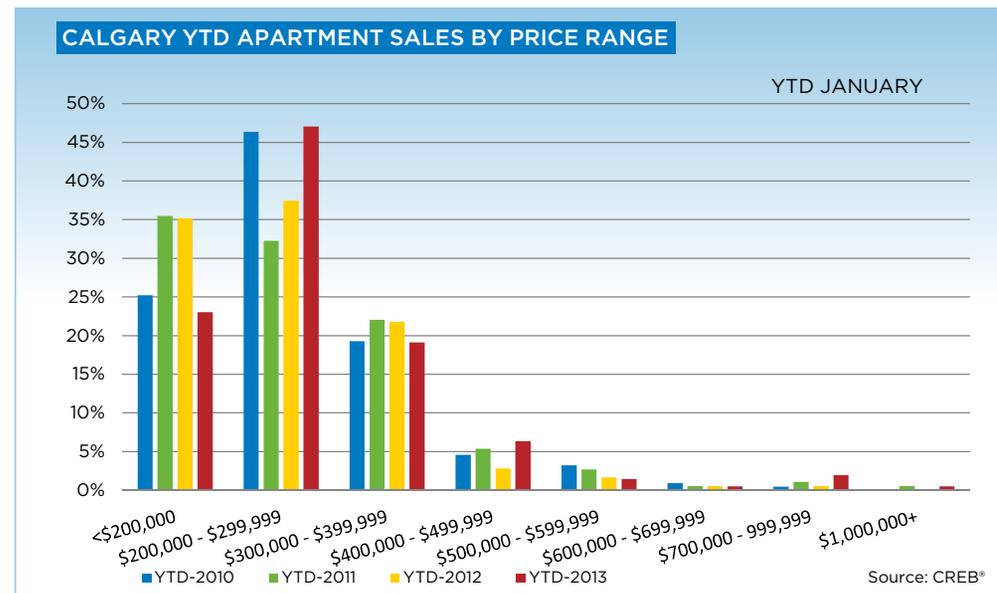
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



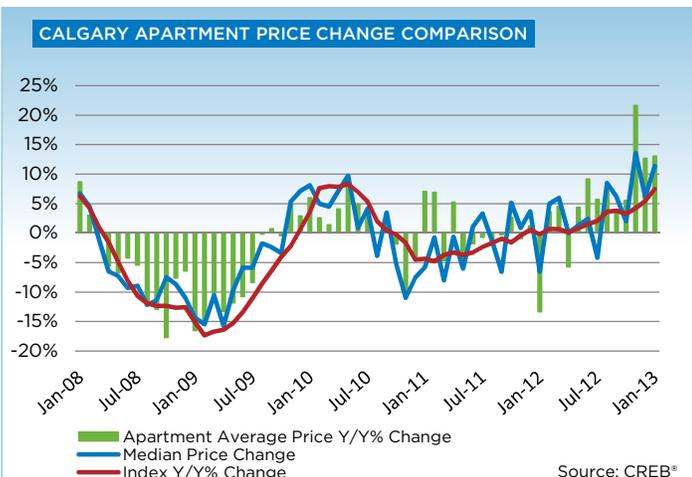
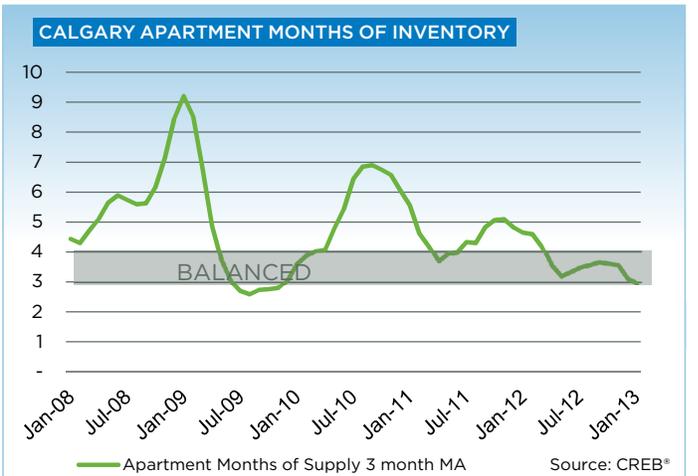
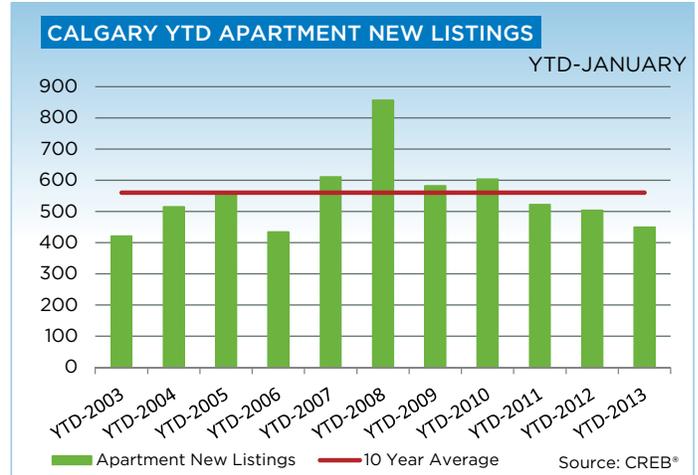
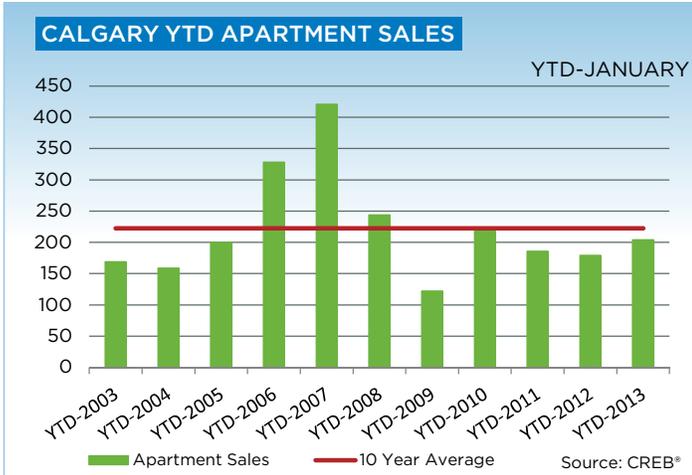
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	179	246	356	351	386	338	311	315	276	271	253	219	3,501
New Listings	504	509	644	595	642	544	467	464	496	416	286	143	5,710
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819	553	
AverageDOM	64	51	48	50	50	55	55	52	54	55	58	67	54
Average Price	247,837	288,991	271,724	267,931	280,030	301,270	286,231	281,941	286,217	289,820	310,496	304,421	284,702
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000	248,700	
Index	163	167	170	170	171	172	173	174	174	173	173	174	
2013													
Sales	204												204
New Listings	450												450
Active Listings	640												
AverageDOM	62												62
Average Price	280,273												280,273
Benchmark Price	251,300												
Index	176												

Calgary Apartment	Jan-12	Jan-13	YTD2012	YTD2013
>\$100,000	2	2	2	2
\$100,000 - \$199,999	61	45	61	45
\$200,000 - \$299,999	67	96	67	96
\$300,000 - \$349,999	24	18	24	18
\$350,000 - \$399,999	15	21	15	21
\$400,000 - \$449,999	3	11	3	11
\$450,000 - \$499,999	2	2	2	2
\$500,000 - \$549,999	1	3	1	3
\$550,000 - \$599,999	2	-	2	-
\$600,000 - \$649,999	-	1	-	1
\$650,000 - \$699,999	1	-	1	-
\$700,000 - \$799,999	1	3	1	3
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	1	-	1
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	1	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$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 +	-	-	-	-
	179	204	179	204



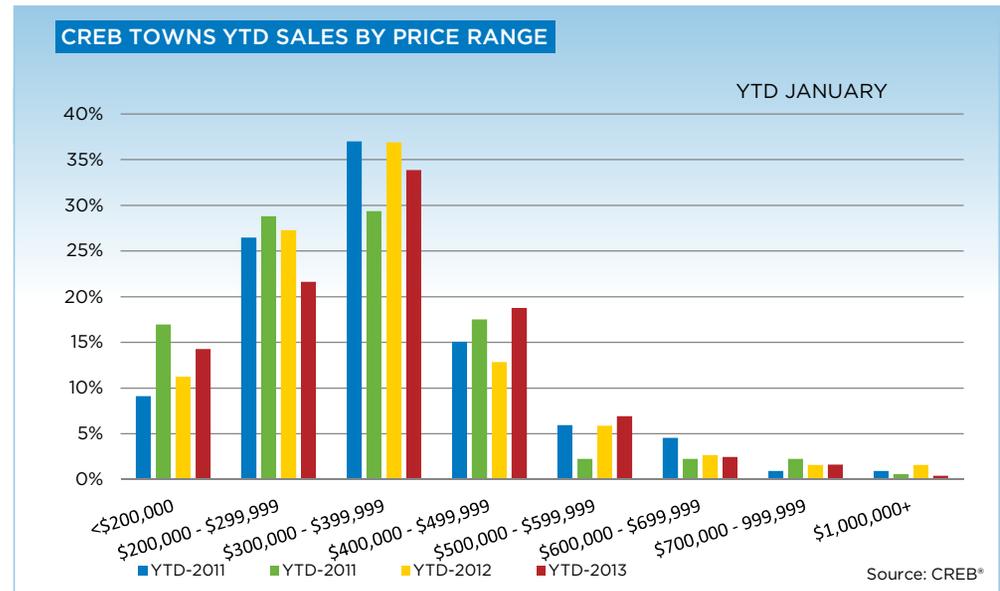
CITY OF CALGARY CONDOMINIUM APARTMENTS



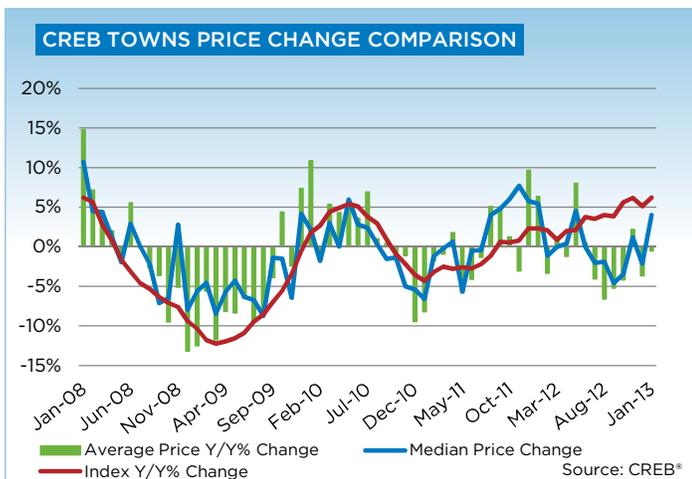
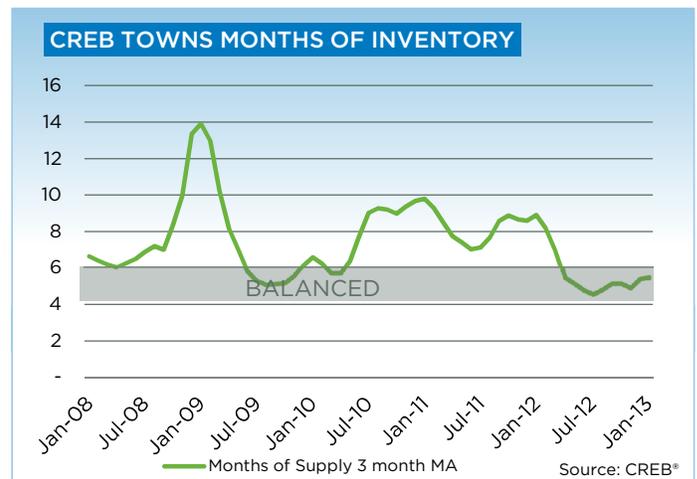
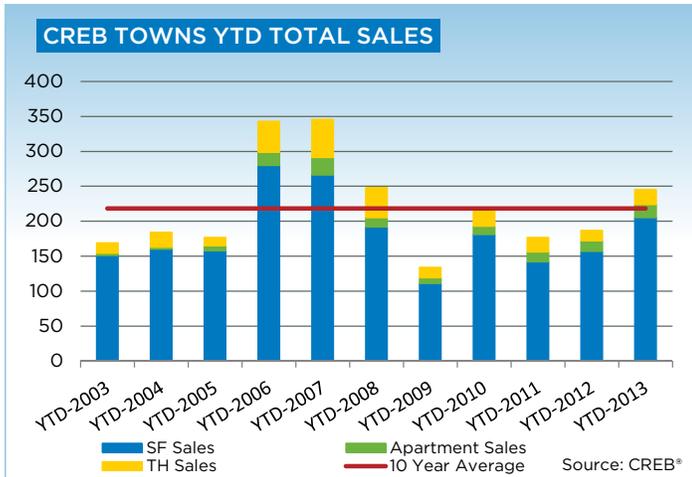
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	187	304	372	384	437	476	407	324	321	313	270	175	3,970
New Listings	632	602	786	738	751	678	588	571	498	459	360	219	6,882
Active Listings	1,845	1,761	1,954	2,061	2,116	2,001	1,922	1,817	1,637	1,479	1,340	1,134	
AverageDOM	97	78	69	73	75	71	75	74	70	73	69	89	78
Average Price	351,133	326,883	348,474	355,614	373,085	352,522	348,561	341,517	345,473	344,085	339,079	338,042	348,585
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400	327,000	
Index	163	164	165	168	169	171	172	172	173	174	173	172	
2013													
Sales	245												245
New Listings	547												547
Active Listings	1,218												
AverageDOM	82												105
Average Price	349,213												349,213
Benchmark Price	329,200												
Index	173												

CREB Towns	Jan-12	Jan-13	YTD2012	YTD2013
>\$100,000	3	7	3	7
\$100,000 - \$199,999	18	28	18	28
\$200,000 - \$299,999	51	53	51	53
\$300,000 - \$349,999	38	44	38	44
\$350,000 - \$399,999	31	39	31	39
\$400,000 - \$449,999	15	25	15	25
\$450,000 - \$499,999	9	21	9	21
\$500,000 - \$549,999	8	12	8	12
\$550,000 - \$599,999	3	5	3	5
\$600,000 - \$649,999	4	3	4	3
\$650,000 - \$699,999	1	3	1	3
\$700,000 - \$799,999	2	3	2	3
\$800,000 - \$899,999	1	1	1	1
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	2	-	2	-
\$1,250,000 - \$1,499,999	1	-	1	-
\$1,500,000 - \$1,749,999	-	1	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,99	-	-	-	-
\$2,500,000 - \$2,999,99	-	-	-	-
\$3,000,000 - \$3,499,99	-	-	-	-
\$3,500,000 - \$3,999,99	-	-	-	-
\$4,000,000 +	-	-	-	-
	187	245	187	245



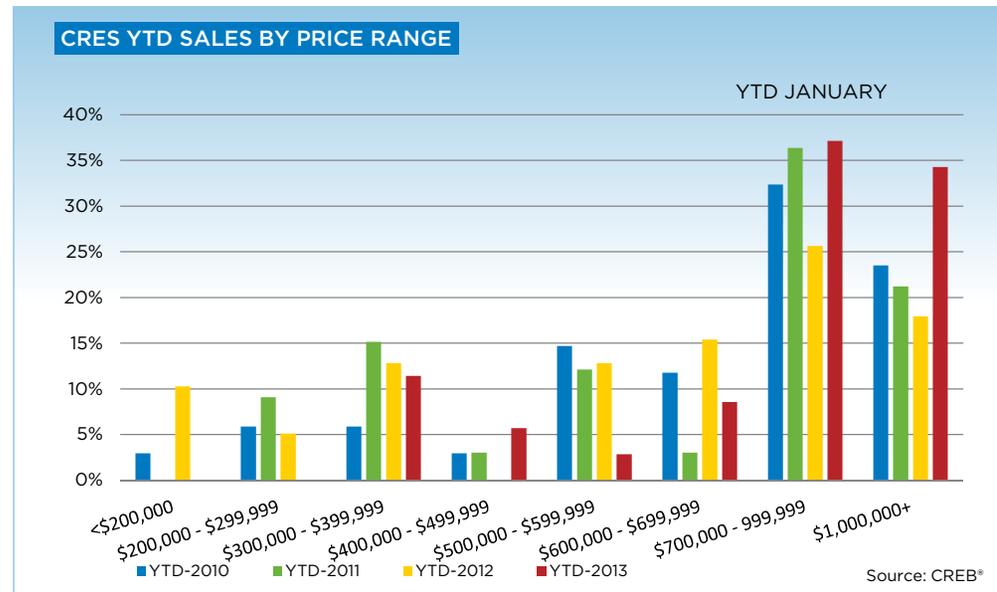
CREB® TOWNS



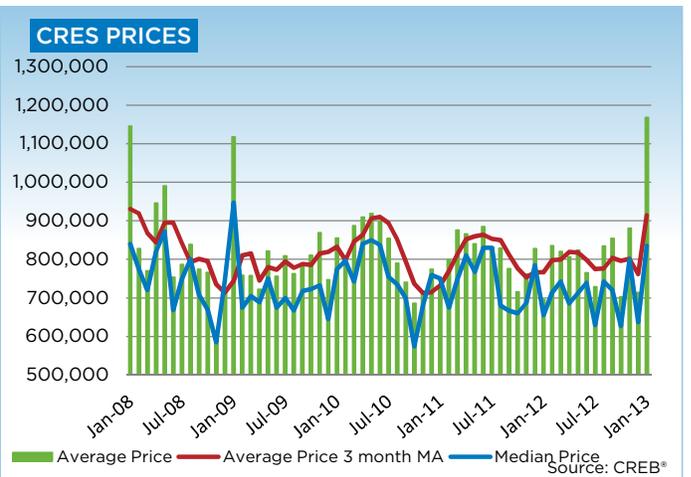
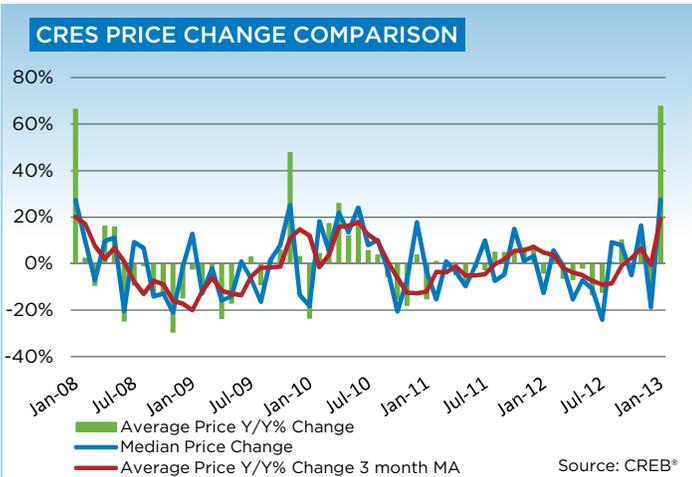
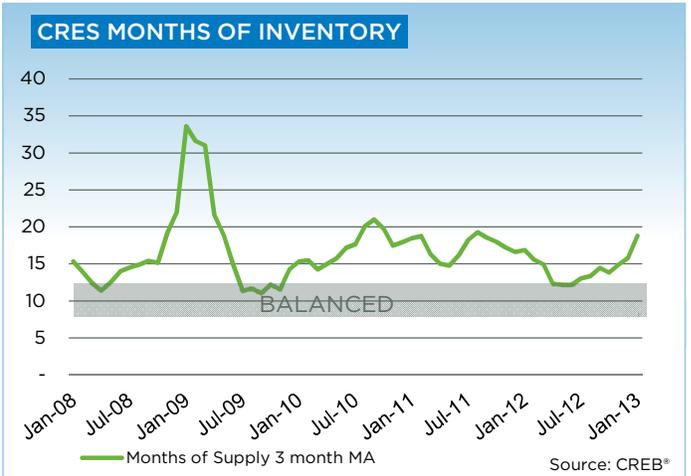
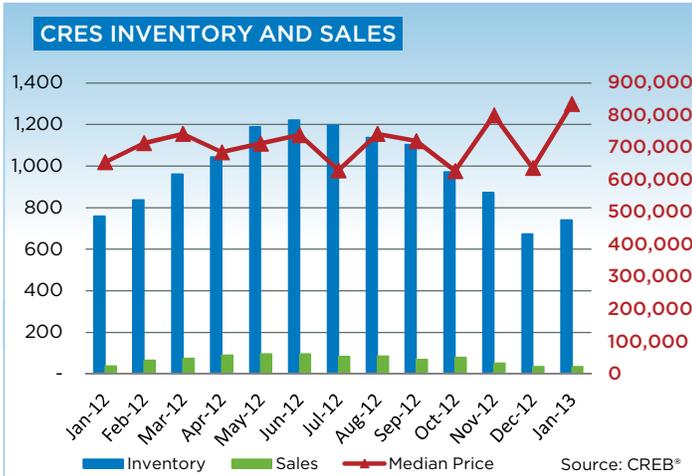
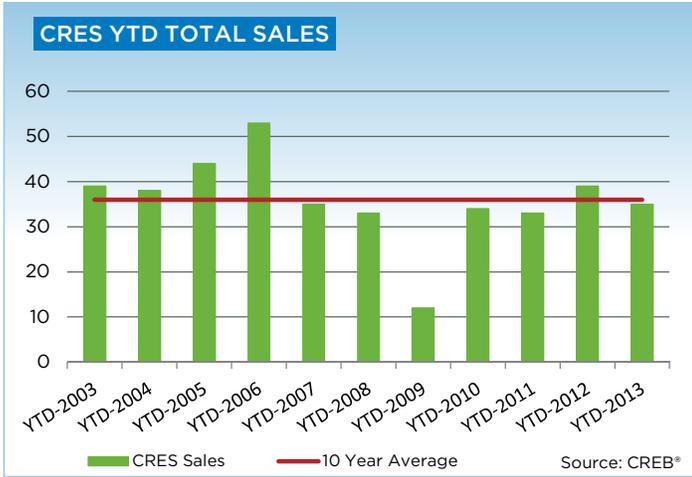
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	215	221	309	257	348	288	218	198	243	158	106	72	2,633
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	98	114	100	113	124	129	125	108	108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333	714,994	793,056
2013													
Sales	35												35
New Listings	235												235
Active Listings	741												
AverageDOM	151												150
Average Price	1,168,311												1,168,311

	Jan-12	Jan-13	YTD2012	YTD2013
CRES				
>\$100,000	2	-	2	-
\$100,000 - \$199,999	2	-	2	-
\$200,000 - \$299,999	2	-	2	-
\$300,000 - \$349,999	4	1	4	1
\$350,000 - \$399,999	1	3	1	3
\$400,000 - \$449,999	-	-	-	-
\$450,000 - \$499,999	-	2	-	2
\$500,000 - \$549,999	3	1	3	1
\$550,000 - \$599,999	2	-	2	-
\$600,000 - \$649,999	2	1	2	1
\$650,000 - \$699,999	4	2	4	2
\$700,000 - \$799,999	4	3	4	3
\$800,000 - \$899,999	5	5	5	5
\$900,000 - \$999,999	1	5	1	5
\$1,000,000 - \$1,249,999	4	7	4	7
\$1,250,000 - \$1,499,999	-	2	-	2
\$1,500,000 - \$1,749,999	2	1	2	1
\$1,750,000 - \$1,999,999	1	-	1	-
\$2,000,000 - \$2,499,999	-	1	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	1	-	1
	39	35	39	35



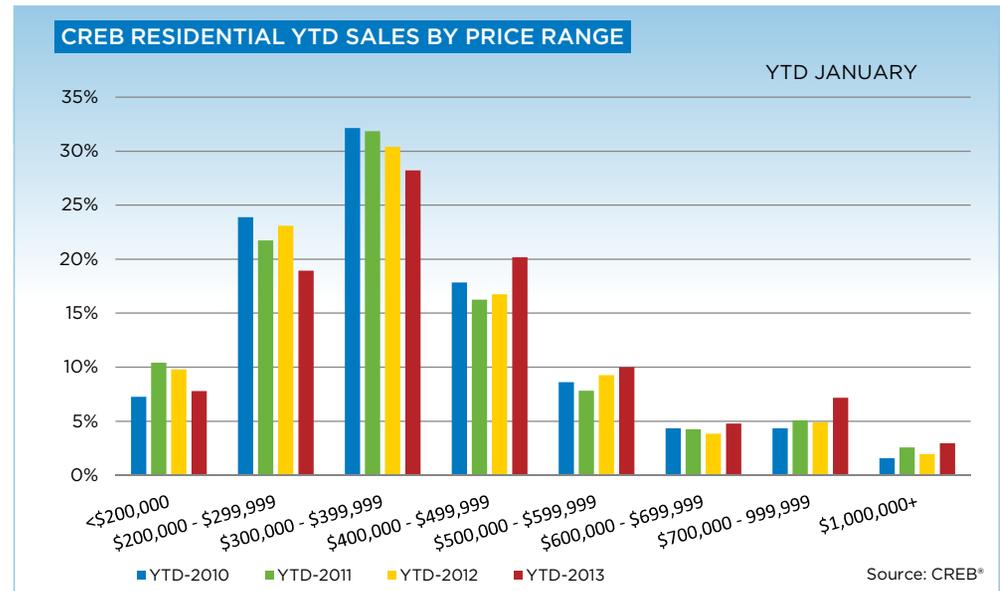
CREB® COUNTRY RESIDENTIAL



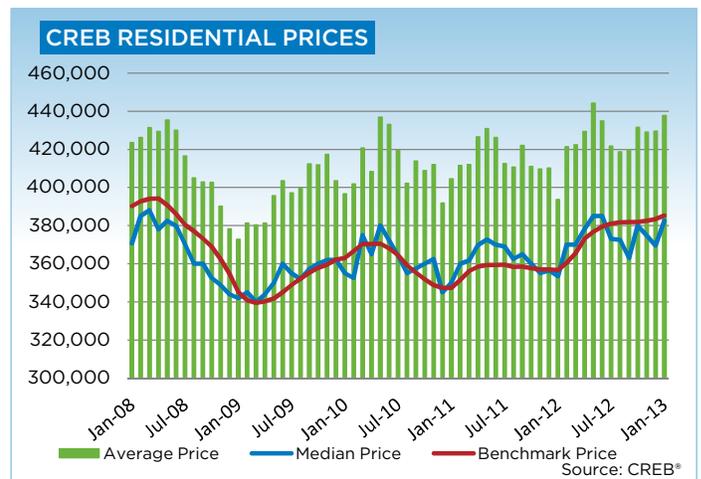
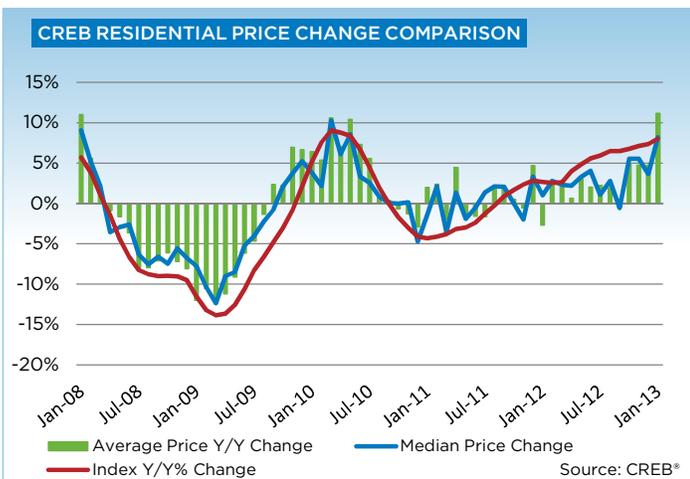
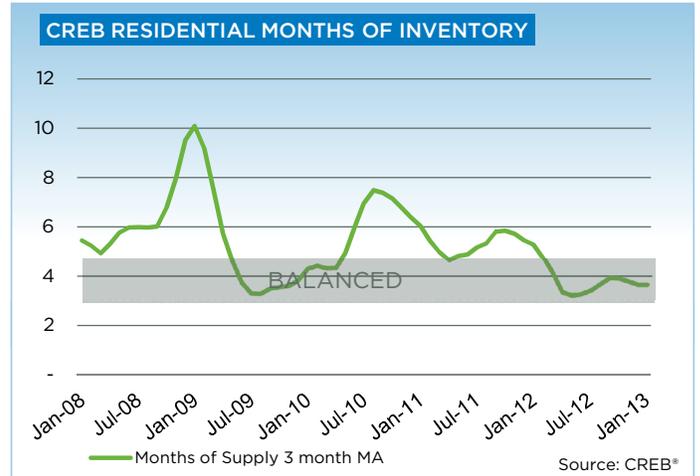
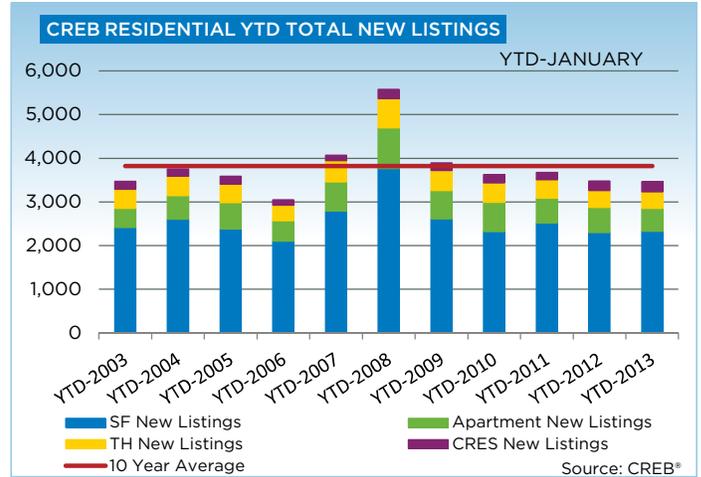
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,326	2,154	2,698	2,787	3,042	2,903	2,556	2,261	2,096	2,151	1,866	1,370	27,210
New Listings	3,477	3,902	4,747	4,562	5,229	4,564	3,732	3,559	3,620	3,133	2,251	1,301	44,077
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758	5,167	
AverageDOM	69	56	48	49	48	49	52	54	54	54	57	64	53
Average Price	393,778	421,465	422,416	429,419	444,283	434,909	421,747	418,745	419,971	431,596	429,196	429,654	426,439
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600	383,400	
Index	168	170	172	176	178	179	180	180	180	180	180	181	
2013													
Sales	1,591												1,591
New Listings	3,464												3,464
Active Listings	5,713												
AverageDOM	59												62
Average Price	437,769												437,769
Benchmark Price	385,300												
Index	182												

	Jan-12	Jan-13	YTD2012	YTD2013
CREB Total				
>\$100,000	10	11	10	11
\$100,000 - \$199,999	120	113	120	113
\$200,000 - \$299,999	306	301	306	301
\$300,000 - \$349,999	214	213	214	213
\$350,000 - \$399,999	189	236	189	236
\$400,000 - \$449,999	128	186	128	186
\$450,000 - \$499,999	94	135	94	135
\$500,000 - \$549,999	79	100	79	100
\$550,000 - \$599,999	44	59	44	59
\$600,000 - \$649,999	31	43	31	43
\$650,000 - \$699,999	20	33	20	33
\$700,000 - \$799,999	35	57	35	57
\$800,000 - \$899,999	16	33	16	33
\$900,000 - \$999,999	14	24	14	24
\$1,000,000 - \$1,249,999	16	22	16	22
\$1,250,000 - \$1,499,999	4	12	4	12
\$1,500,000 - \$1,749,999	3	7	3	7
\$1,750,000 - \$1,999,999	2	2	2	2
\$2,000,000 - \$2,499,999	1	2	1	2
\$2,500,000 - \$2,999,999	-	1	-	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	1	-	1
	1,326	1,591	1,326	1,591



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

CREB® Towns

- Includes only areas outside of Calgary that we have majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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