

**STRONG SALES GROWTH IN JULY**

*Tight market conditions support upward price trend*

**Calgary, Aug. 1, 2013** – City of Calgary residential sales totaled 2,268 units in July, a 17 per cent increase over the previous year and up more than six per cent so far this year.

The flood that devastated the Calgary area on June 20 likely contributed to pulling forward sales activity, said Ann-Marie Lurie, CREB® chief economist.

“Some of this activity is related to the displaced renters and owners seeking other accommodation,” said Lurie. “But those consumers already searching for a home may have sped up their purchase decision, in response to concerns regarding the impact tight supply levels would have on prices.”

The Calgary resale market is firmly in sellers’ territory, supporting price growth. While citywide prices are nearly seven per cent higher than levels recorded in July 2012, the unadjusted monthly gains have been easing. The benchmark price for the city of Calgary totalled \$414,100 in July 2013.

“Some sellers have been waiting for prices to recover before listing their homes,” said President Becky Walters. “Current market conditions have encouraged listing growth this month, for single-family homeowners.”

A total of 1,575 single-family homes sold in July, a 14 per cent increase over the previous year. Year-to-date, the growth is 2.5 per cent.

While year-over-year new listings increased in July to 1,958 units, it was not enough to ease supply pressures in the market. Overall, active listings declined to 2,917 units, nearly 20 per cent lower than already declining levels recorded in 2012.

A total of 693 condominium apartments and townhouses sold in the month, a combined increase of 26 per cent over the previous year, and a year-to-date growth of 16 per cent.

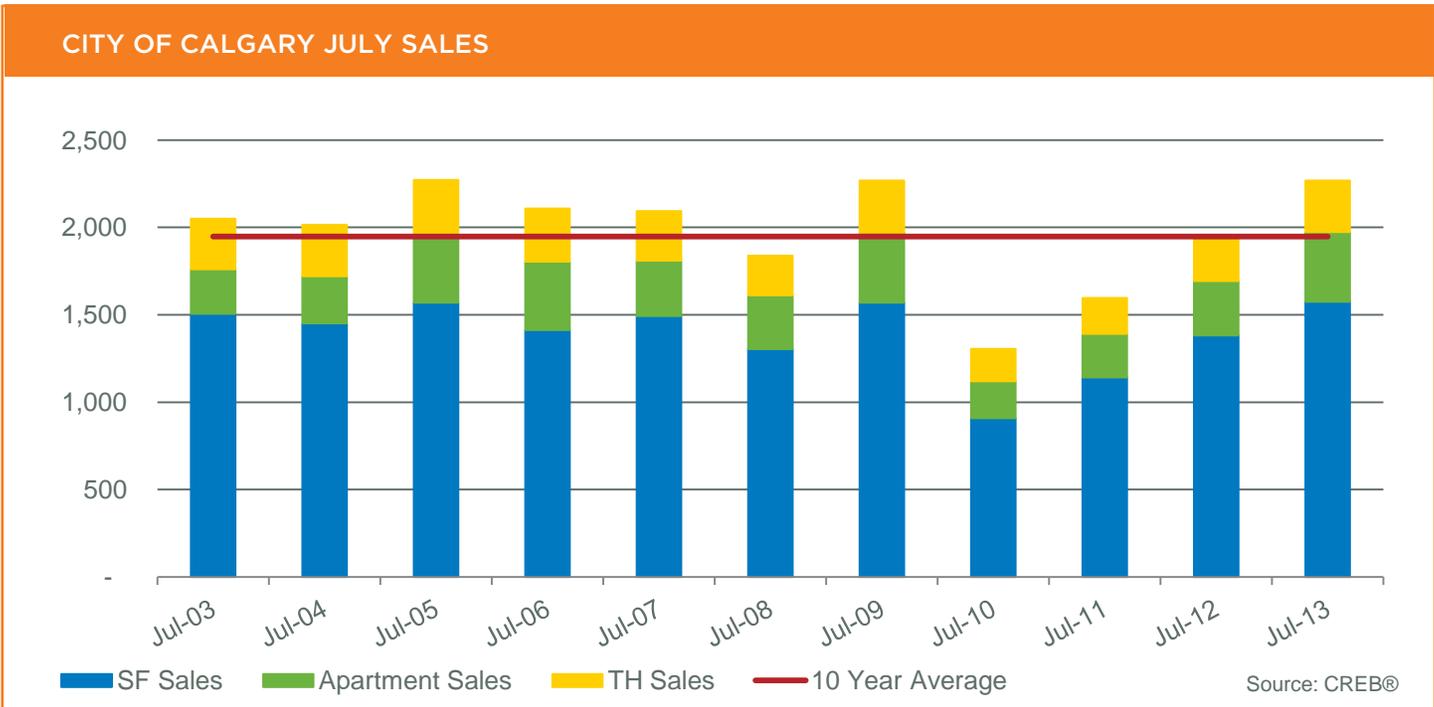
Stronger sales growth in the condominium market relative to the single-family market is in part related to availability in the affordable price ranges. Year-to-date, there have been more new listings priced under \$400,000 in the condominium sector than in the single-family market.

“Clients looking for affordable homes are considering community, product and price,” Walters said. “While there are affordable single-family homes in some communities, some may prefer condominiums in the same price range so they can live in a preferred community or get a home that requires less renovation.”

The growing demand for condominiums has also led to a tightening of supply. July active listings in the apartment and townhouse segment declined to 768 and 407 units respectively.

Tight market conditions supported price growth for all categories in July. However, unadjusted monthly gains were strongest in the apartment sector. Apartment prices totaled \$267,600 in July, a 1.4 per cent increase over the previous month and nearly eight per cent higher than the previous year. The benchmark price for single-family and townhouses were a respective \$461,600 and \$294,500 for the month.

“While the flooding will alter sales, listings and price trends in the affected areas, the impacts on the entire resale market will likely play out over the coming months,” said Lurie. “July sales growth has been stronger than year-to-date trends and long-term averages. However, if the level of new listings continues to rise, this could help ease tight market conditions.”



## CREB® - SUMMARY STATS

	Jul-12	Jul-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,556	3,027	18.43%	17,465	18,838	7.86%
Total Sales Volume	\$1,077,984,768	\$1,366,338,686	26.75%	\$7,458,037,197	\$8,475,517,490	13.64%
New Listings	3,731	3,957	6.06%	30,215	29,736	-1.59%
Active Listings	9,433	7,646	-18.94%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.76	11.66%	0.58	0.63	9.60%
Sales \$ / List \$	97.15%	97.59%	0.44%	97.22%	97.59%	0.37%
Average DOM	52	47	-10.26%	52	43	-17.31%
Average Price	\$421,747	\$451,384	7.03%	\$427,028	\$449,916	5.36%
Benchmark Price	\$381,100	\$407,000	6.80%			
Index	180	192	6.79%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,932	2,268	17.39%	13,674	14,535	6.30%
Total Sales Volume	\$822,891,057	\$1,043,569,298	26.82%	\$5,865,276,084	\$6,645,865,785	13.31%
New Listings	2,650	2,726	2.87%	21,758	21,272	-2.23%
Active Listings	5,430	4,092	-24.64%	N/A	N/A	
Sales to New Listings Ratio	0.73	0.83	14.12%	0.63	0.68	8.73%
Sales \$ / List \$	97.27%	97.72%	0.45%	97.40%	97.76%	0.37%
Average DOM	43	39	-9.09%	43	36	-16.28%
Average Price	\$425,927	\$460,128	8.03%	\$428,936	\$457,232	6.60%
Benchmark Price	\$387,300	\$414,100	6.92%			
Index	181	193	6.92%			
<b>CREB® TOWNS</b>						
Total Sales	407	480	17.94%	2,566	2,733	6.51%
Total Sales Volume	\$141,864,487	\$179,841,674	26.77%	\$903,475,615	\$995,883,620	10.23%
New Listings	587	671	14.31%	4,773	4,556	-4.55%
Active Listings	1,922	1,570	-18.31%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.72	3.17%	0.54	0.60	11.58%
Sales \$ / List \$	97.35%	97.80%	0.45%	97.24%	97.61%	0.37%
Average DOM	75	60	-19.91%	78	68	-12.82%
Average Price	\$348,561	\$374,670	7.49%	\$352,095	\$364,392	3.49%
Benchmark Price	\$326,000	\$346,400	6.26%			
Index	172	182	6.24%			
<b>CREB® CRES</b>						
Total Sales	85	90	5.88%	549	555	1.09%
Total Sales Volume	\$62,014,895	\$73,030,800	17.76%	\$432,856,522	\$448,940,404	3.72%
New Listings	218	235	7.80%	1,860	1,831	-1.56%
Active Listings	1,198	1,132	-5.51%	N/A	N/A	
Sales to New Listings Ratio	0.39	0.38	-1.78%	0.30	0.30	2.69%
Sales \$ / List \$	95.18%	95.27%	0.09%	95.14%	95.13%	-0.01%
Average DOM	100	96	-3.83%	100	100	0.00%
Average Price	\$729,587	\$811,453	11.22%	\$788,445	\$808,902	2.59%
Median Price	\$630,000	\$695,000	10.32%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

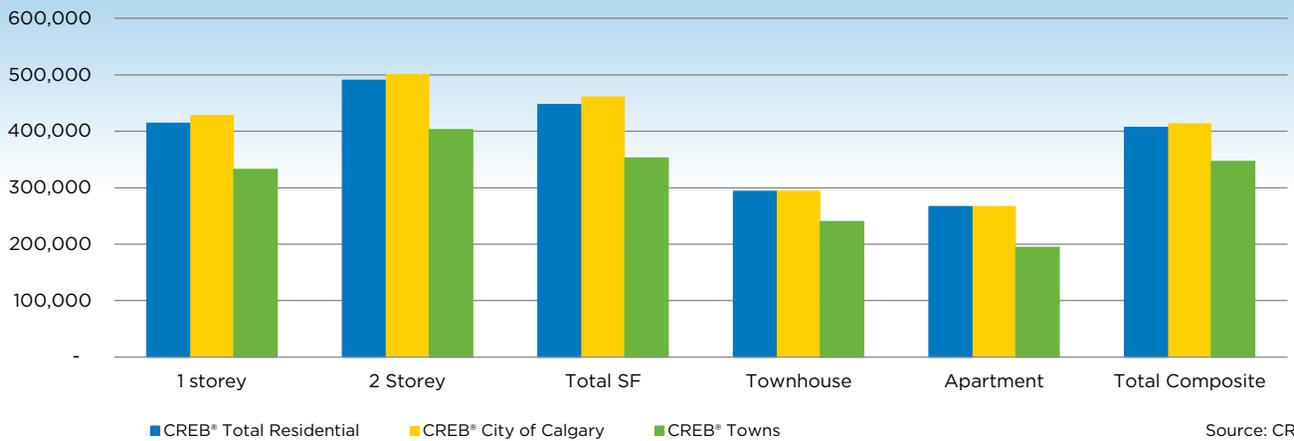
	Jul-12	Jul-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	1,382	1,575	13.97%	9,893	10,142	2.52%
Total Sales Volume	\$661,365,632	\$826,716,944	25.00%	\$4,749,340,540	\$5,257,669,574	10.70%
New Listings	1,879	1,958	4.20%	15,294	15,015	-1.82%
Active Listings	3,646	2,917	-19.99%	N/A	N/A	
Sales to New Listings Ratio	0.74	0.80	9.37%	0.65	0.68	4.42%
Sales \$ / List \$	97.32%	97.78%	0.46%	97.48%	97.83%	0.35%
Average DOM	40	37	-8.34%	41	34	-17.07%
Average Price	\$478,557	\$524,900	9.68%	\$480,071	\$518,406	7.99%
Benchmark Price	\$432,400	\$461,600	6.75%			
Index	184	196	6.76%			
<b>CONDO APARTMENT</b>						
Total Sales	311	398	27.97%	2,168	2,426	11.90%
Total Sales Volume	\$89,017,711	\$120,219,198	35.05%	\$605,806,949	\$722,314,208	19.23%
New Listings	467	466	-0.21%	3,906	3,671	-6.02%
Active Listings	1,161	768	-33.85%	N/A	N/A	
Sales to New Listings Ratio	0.67	0.85	28.25%	0.56	0.66	19.06%
Sales \$ / List \$	96.75%	97.31%	0.56%	96.84%	97.21%	0.38%
Average DOM	55	49	-9.50%	52	43	-17.31%
Average Price	\$286,231	\$302,058	5.53%	\$279,431	\$297,739	6.55%
Benchmark Price	\$247,600	\$267,600	8.08%			
Index	173	187	8.10%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	239	295	23.43%	1,613	1,967	21.95%
Total Sales Volume	\$72,507,714	\$96,633,156	33.27%	\$510,128,595	\$665,882,003	30.53%
New Listings	304	302	-0.66%	2,558	2,586	1.09%
Active Listings	623	407	-34.67%	N/A	N/A	
Sales to New Listings Ratio	0.79	0.98	24.25%	0.63	0.76	20.63%
Sales \$ / List \$	97.48%	97.78%	0.30%	97.33%	97.84%	0.51%
Average DOM	45	38	-15.65%	47	38	-19.15%
Average Price	\$303,380	\$327,570	7.97%	\$316,261	\$338,527	7.04%
Benchmark Price	\$277,400	\$294,500	6.16%			
Index	173	184	6.17%			

## MLS® HPI SUMMARY

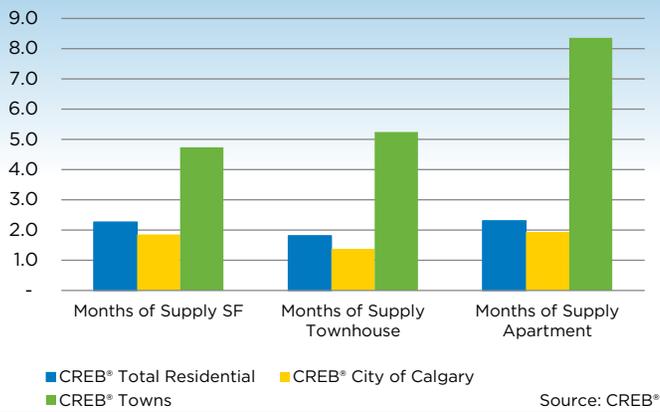
	July 2013		% Changes				
	Benchmark Price	Index (HPI)	Jun-13	Jan-13	Jul-12	Jul-10	Jul-08
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	447,200	194	0.4%	5.6%	6.5%	13.2%	9.8%
Townhouse	293,500	185	0.0%	4.1%	6.4%	6.6%	-2.2%
Apartment	266,400	187	1.4%	6.4%	8.0%	7.7%	0.7%
<b>COMPOSITE</b>	<b>407,000</b>	<b>192</b>	<b>0.5%</b>	<b>5.6%</b>	<b>6.8%</b>	<b>11.7%</b>	<b>7.0%</b>
<b>CREB® TOWNS</b>							
Single Family	352,900	182	-0.1%	5.3%	6.2%	7.5%	1.8%
Townhouse	240,000	194	3.0%	6.5%	10.9%	11.6%	-3.7%
Apartment	194,400	167	0.2%	1.6%	3.2%	6.4%	-11.6%
<b>COMPOSITE</b>	<b>346,400</b>	<b>182</b>	<b>0.1%</b>	<b>5.2%</b>	<b>6.2%</b>	<b>7.6%</b>	<b>1.1%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	461,600	196	0.4%	5.7%	6.8%	14.2%	11.2%
Townhouse	294,500	184	-0.2%	3.9%	6.2%	6.4%	-2.2%
Apartment	267,600	187	1.4%	6.5%	8.1%	7.7%	1.0%
<b>COMPOSITE</b>	<b>414,100</b>	<b>193</b>	<b>0.5%</b>	<b>5.6%</b>	<b>6.9%</b>	<b>12.2%</b>	<b>7.8%</b>

# COMPARISONS

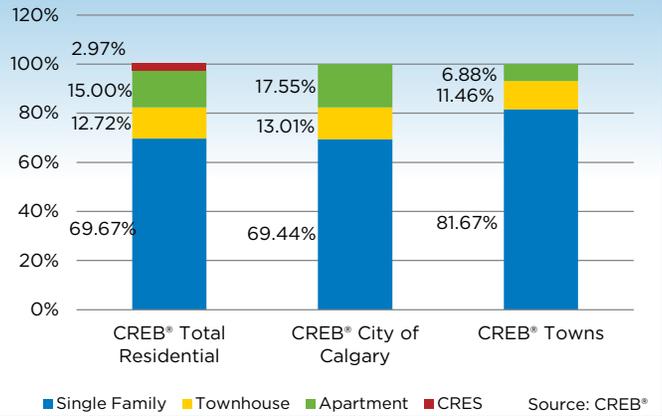
**Benchmark Price - July**



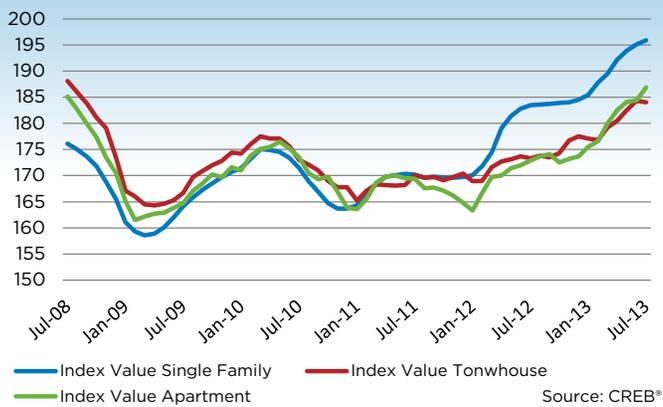
**Months of Supply - July**



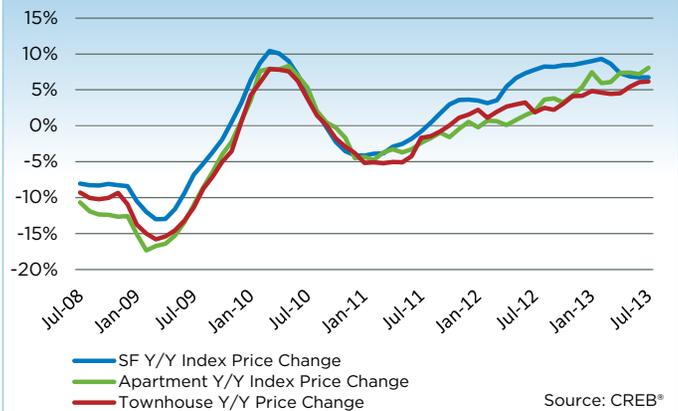
**Sales Distribution - July**



**CALGARY INDEX VALUE**



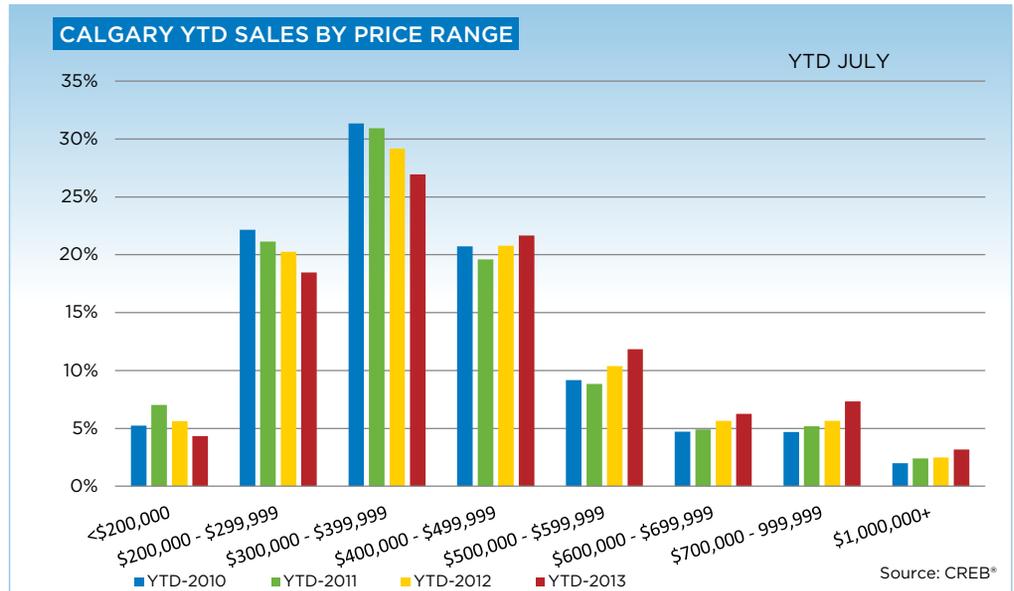
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



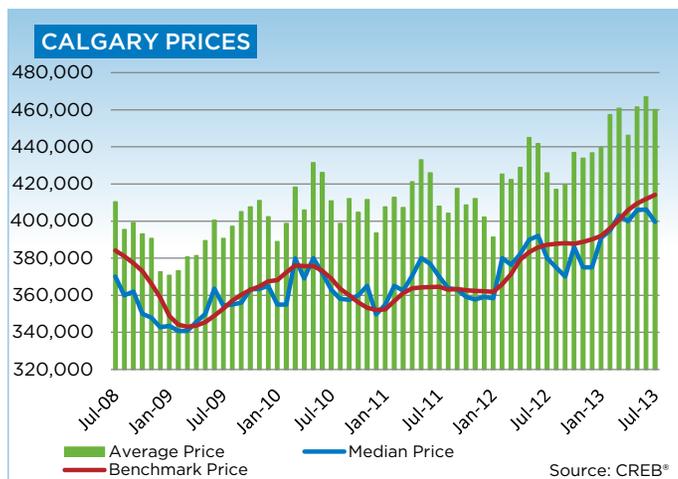
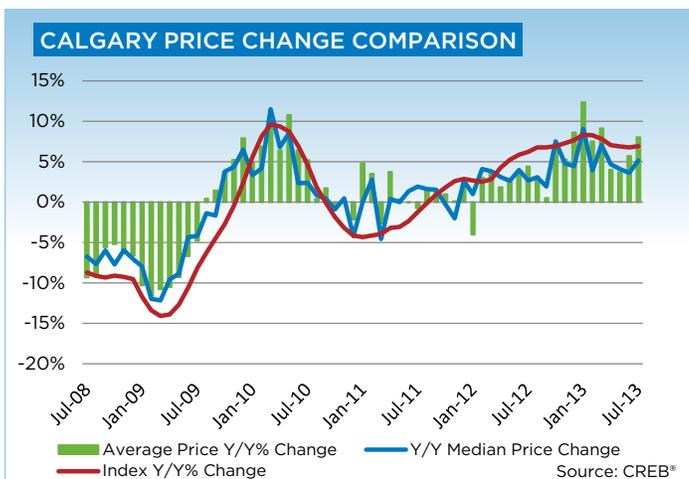
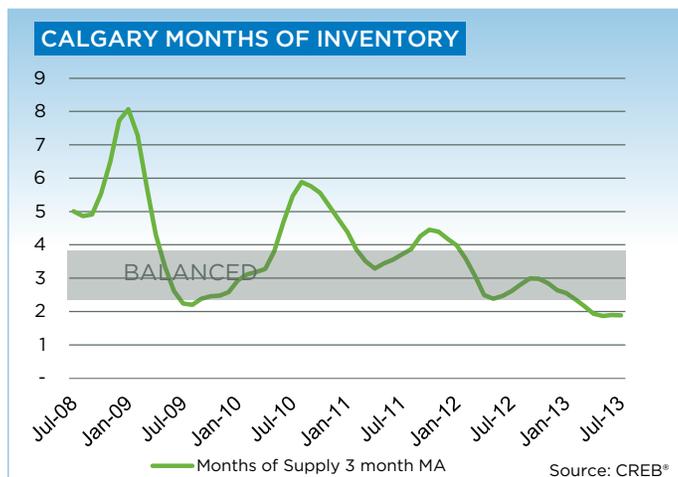
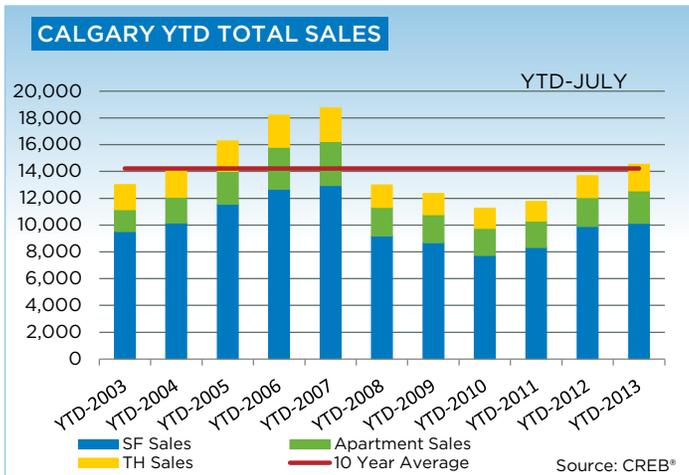
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,082	21,204
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,632	880	31,845
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	417,051	419,657	437,030	433,931	436,899	428,649
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	
<b>2013</b>													
Sales	1,229	1,706	2,107	2,377	2,538	2,310	2,268						14,535
New Listings	2,493	2,670	3,193	3,477	3,714	2,999	2,726						21,272
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092						
AverageDOM	50	38	35	33	32	35	39						36
Average Price	439,763	457,349	460,903	446,168	461,507	466,936	460,128						457,232
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100						
Index	183	185	187	189	191	192	193						

	Jul-12	Jul-13	YTD2012	YTD2013
<b>Calgary Total</b>				
>\$100,000	2	1	14	15
\$100,000 - \$199,999	107	93	753	616
\$200,000 - \$299,999	392	422	2,771	2,686
\$300,000 - \$349,999	303	310	2,061	1,880
\$350,000 - \$399,999	257	310	1,927	2,035
\$400,000 - \$449,999	249	283	1,658	1,788
\$450,000 - \$499,999	171	211	1,185	1,361
\$500,000 - \$549,999	101	149	825	997
\$550,000 - \$599,999	91	112	596	725
\$600,000 - \$649,999	67	88	459	528
\$650,000 - \$699,999	48	55	314	381
\$700,000 - \$799,999	53	90	415	577
\$800,000 - \$899,999	31	46	221	322
\$900,000 - \$999,999	21	30	137	164
\$1,000,000 - \$1,249,999	16	21	162	206
\$1,250,000 - \$1,499,999	8	19	74	106
\$1,500,000 - \$1,749,999	7	8	43	51
\$1,750,000 - \$1,999,999	-	7	18	33
\$2,000,000 - \$2,499,999	4	6	23	34
\$2,500,000 - \$2,999,999	2	3	12	18
\$3,000,000 - \$3,499,999	2	-	4	2
\$3,500,000 - \$3,999,999	-	-	1	3
\$4,000,000 +	-	4	1	7
	1,932	2,268	13,674	14,535



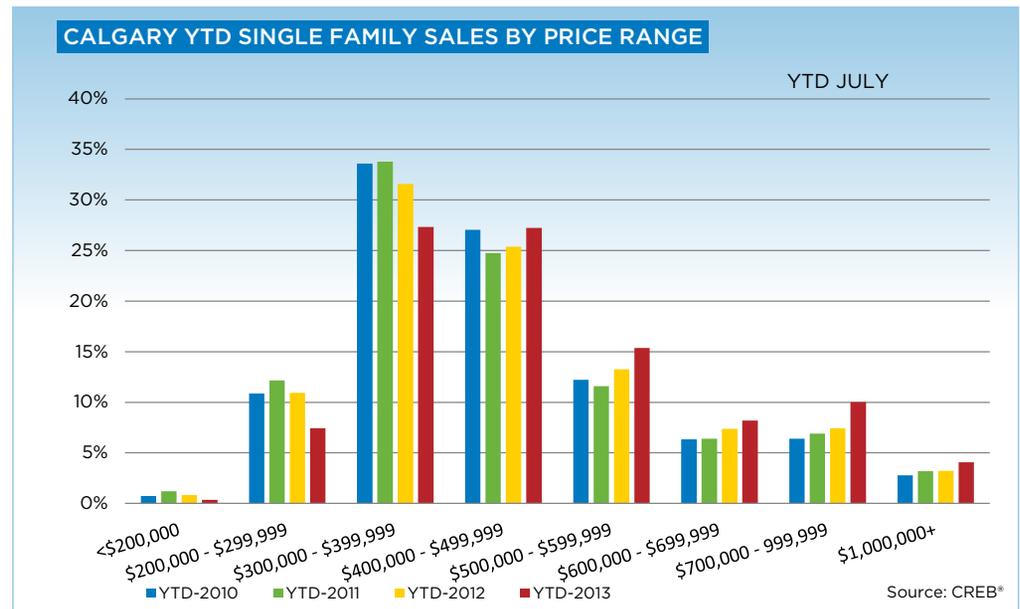
# CITY OF CALGARY



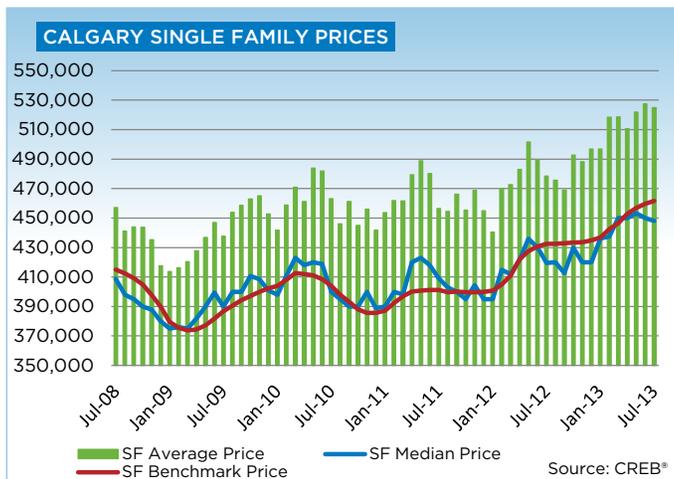
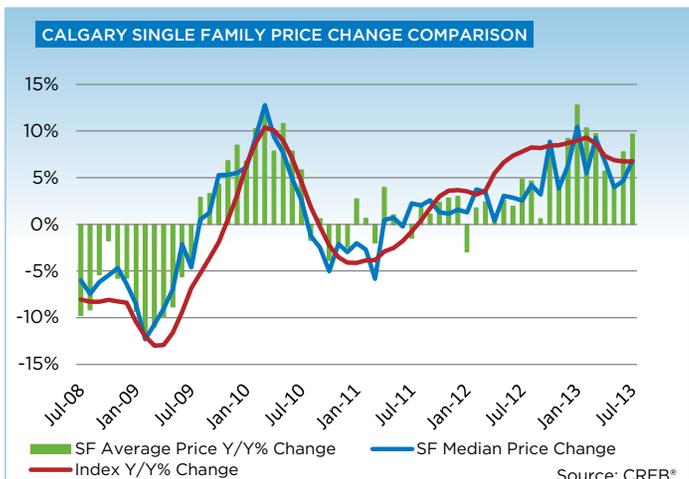
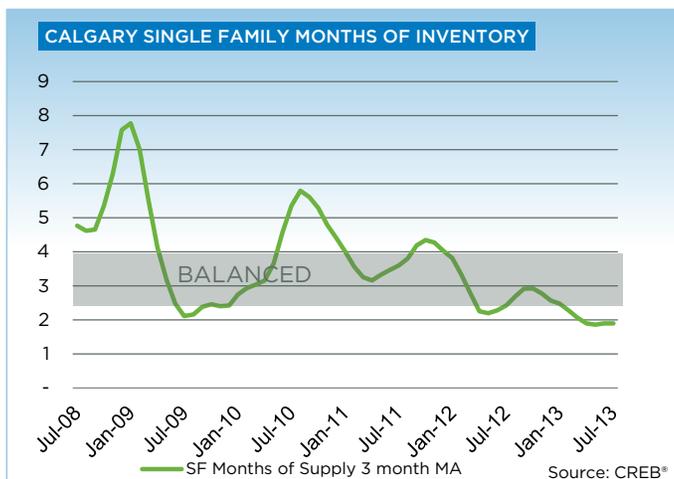
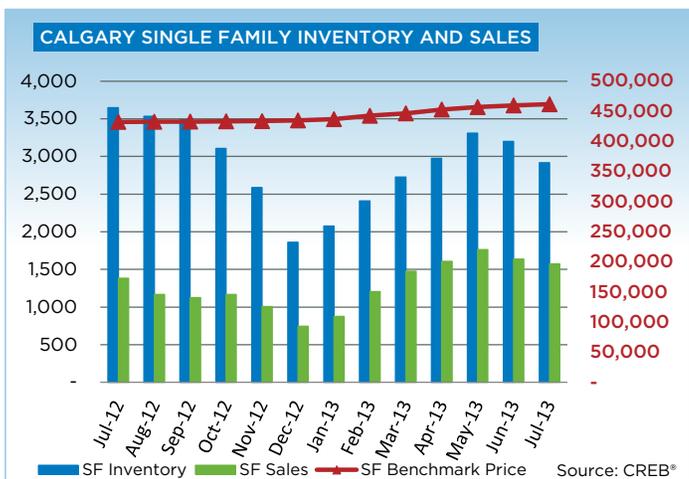
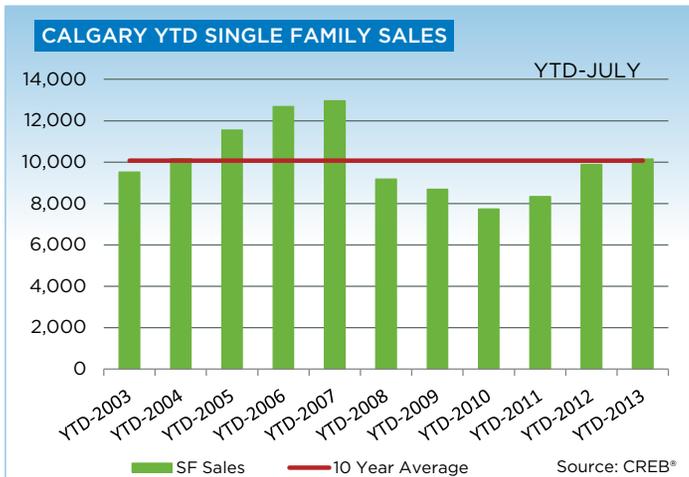
## CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
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	2,284	2,706	2,366	1,879	1,810	1,887	1,616	1,157	620	22,384
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	488,307	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	
<b>2013</b>													
Sales	878	1,207	1,478	1,607	1,762	1,635	1,575						10,142
New Listings	1,734	1,874	2,235	2,409	2,657	2,148	1,958						15,015
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917						
AverageDOM	47	37	33	31	31	34	37						34
Average Price	496,821	518,480	518,604	510,639	521,811	527,471	524,900						518,406
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600						
Index	185	188	190	192	194	195	196						

	Jul-12	Jul-13	YTD2012	YTD2013
<b>Calgary SF</b>				
>\$100,000	-	-	1	2
\$100,000 - \$199,999	11	3	81	34
\$200,000 - \$299,999	144	111	1,083	755
\$300,000 - \$349,999	221	181	1,506	1,164
\$350,000 - \$399,999	215	245	1,617	1,607
\$400,000 - \$449,999	219	252	1,451	1,549
\$450,000 - \$499,999	147	199	1,060	1,214
\$500,000 - \$549,999	96	132	759	904
\$550,000 - \$599,999	85	99	553	656
\$600,000 - \$649,999	62	81	430	477
\$650,000 - \$699,999	47	51	299	353
\$700,000 - \$799,999	46	87	392	552
\$800,000 - \$899,999	31	44	213	311
\$900,000 - \$999,999	21	28	131	152
\$1,000,000 - \$1,249,999	16	18	151	176
\$1,250,000 - \$1,499,999	7	18	71	98
\$1,500,000 - \$1,749,999	6	8	39	49
\$1,750,000 - \$1,999,999	-	6	17	31
\$2,000,000 - \$2,499,999	4	5	22	32
\$2,500,000 - \$2,999,999	2	3	12	14
\$3,000,000 - \$3,499,999	2	-	3	2
\$3,500,000 - \$3,999,999	-	-	1	3
\$4,000,000 +	-	4	1	7
	1,382	1,575	9,893	10,142



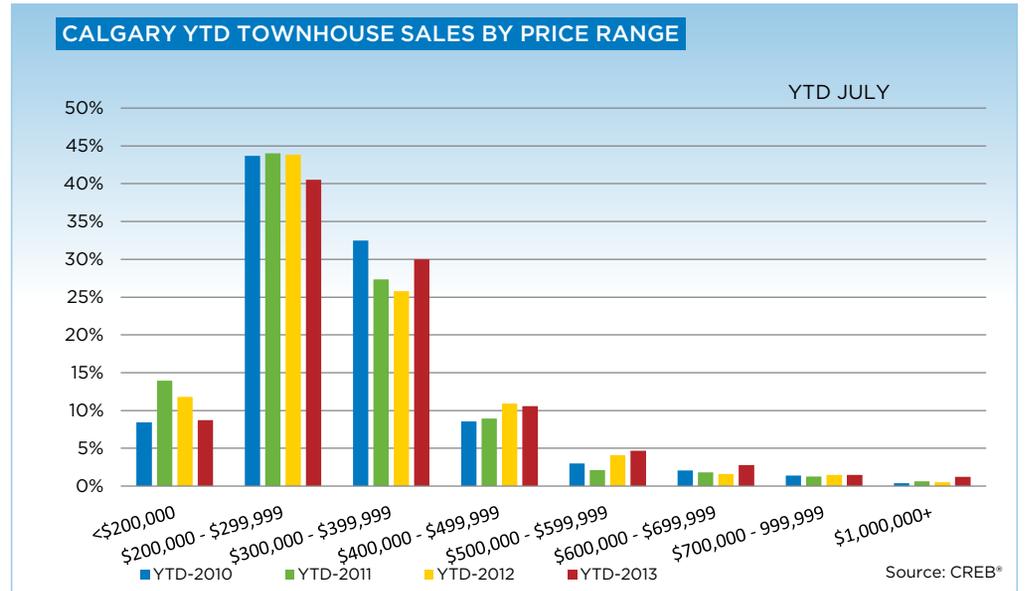
# CITY OF CALGARY SINGLE FAMILY



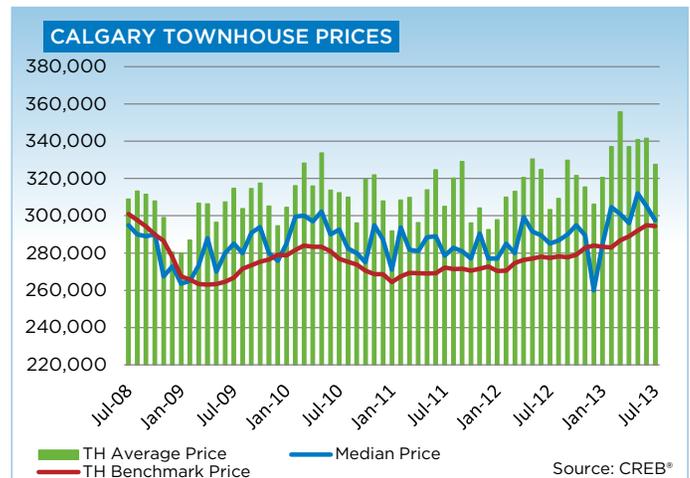
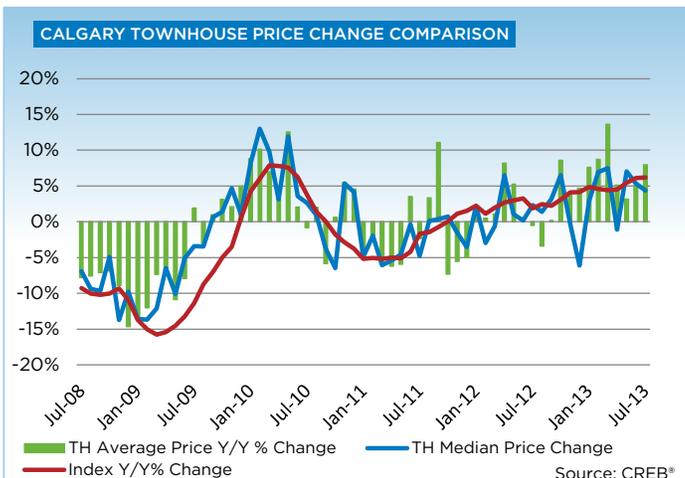
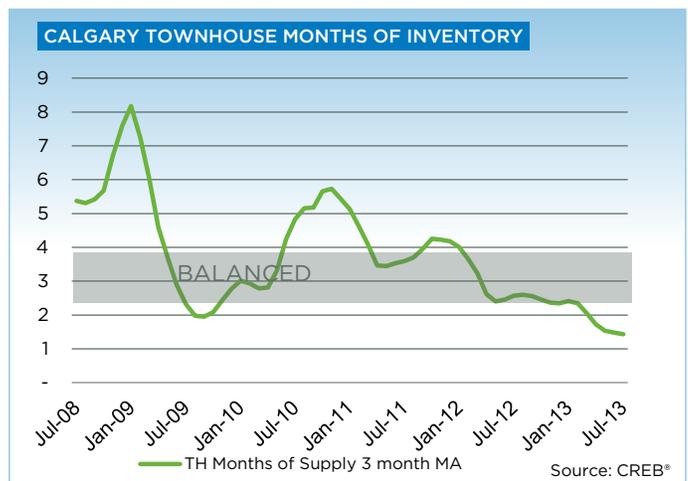
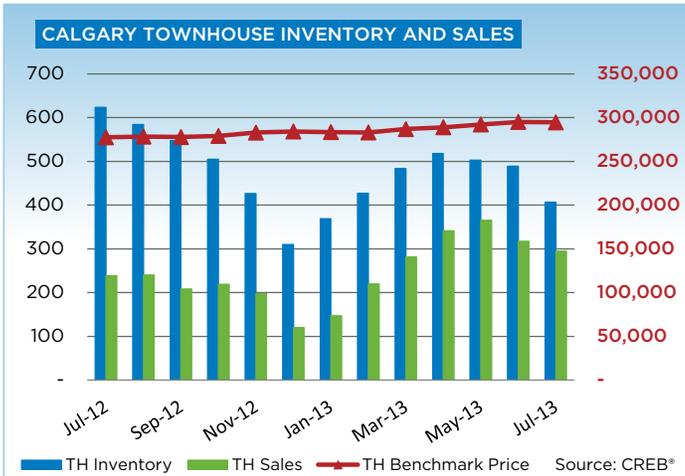
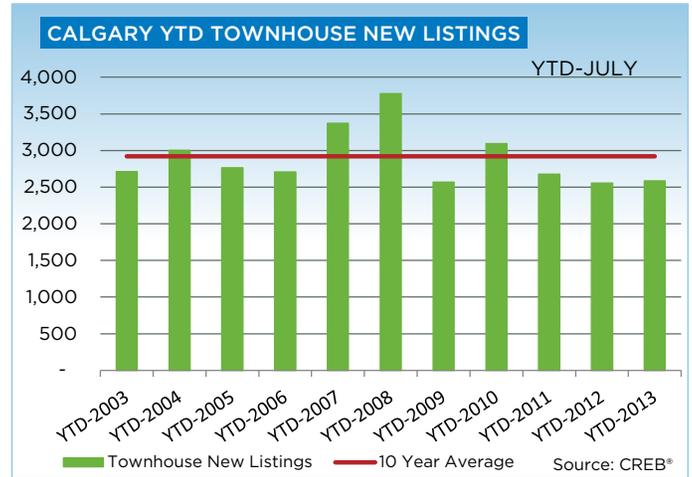
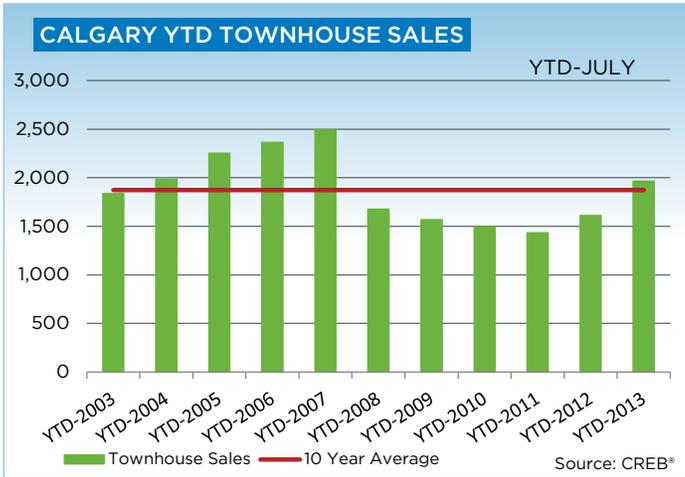
## CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	126	205	235	268	288	252	239	240	208	219	198	120	2,598
New Listings	312	375	358	360	454	395	304	309	297	280	189	117	3,750
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	324,823	303,380	309,309	329,797	321,644	315,381	306,258	316,627
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	
<b>2013</b>													
Sales	147	220	282	341	365	317	295						1,967
New Listings	308	343	397	453	423	360	302						2,586
Active Listings	369	427	484	518	503	489	407						
AverageDOM	52	38	39	36	33	39	38						38
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570						338,527
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500						
Index	177	177	179	181	183	184	184						

	Jul-12	Jul-13	YTD2012	YTD2013
<b>Calgary Townhouse</b>				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	27	28	190	170
\$200,000 - \$299,999	114	123	707	797
\$300,000 - \$349,999	39	62	275	367
\$350,000 - \$399,999	22	33	141	223
\$400,000 - \$449,999	13	15	101	131
\$450,000 - \$499,999	13	6	75	77
\$500,000 - \$549,999	2	7	42	47
\$550,000 - \$599,999	2	9	24	45
\$600,000 - \$649,999	3	5	17	39
\$650,000 - \$699,999	1	2	9	16
\$700,000 - \$799,999	3	1	13	13
\$800,000 - \$899,999	-	1	7	9
\$900,000 - \$999,999	-	2	4	7
\$1,000,000 - \$1,249,999	-	1	6	18
\$1,250,000 - \$1,499,999	-	-	2	4
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	239	295	1613	1967



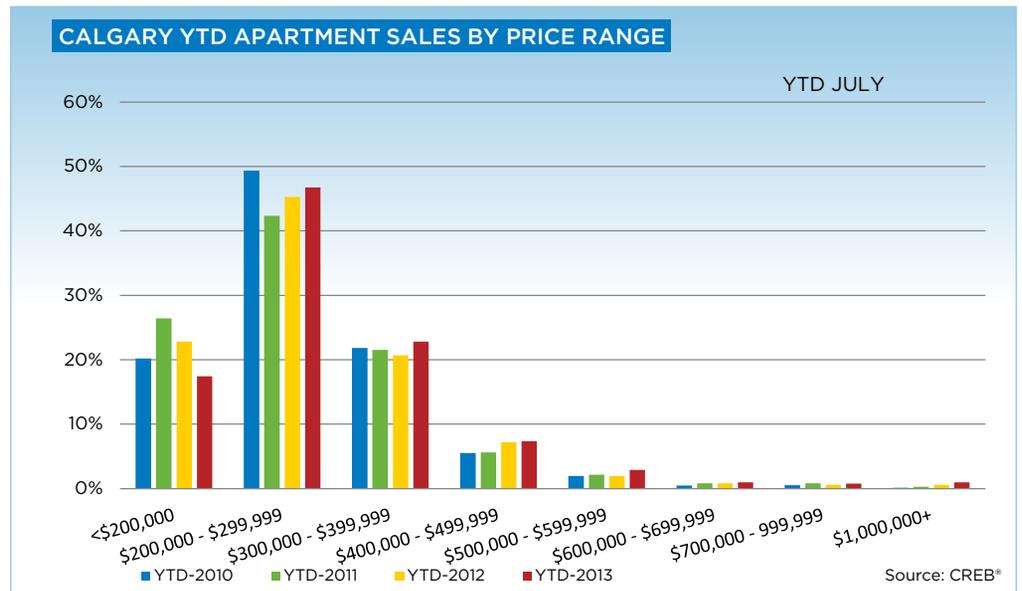
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



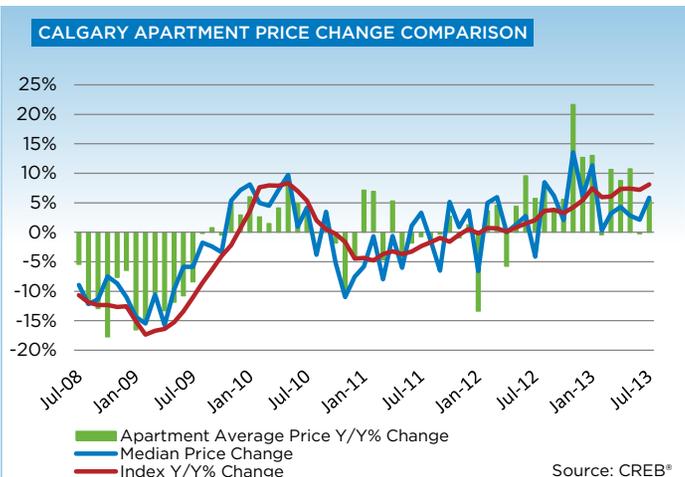
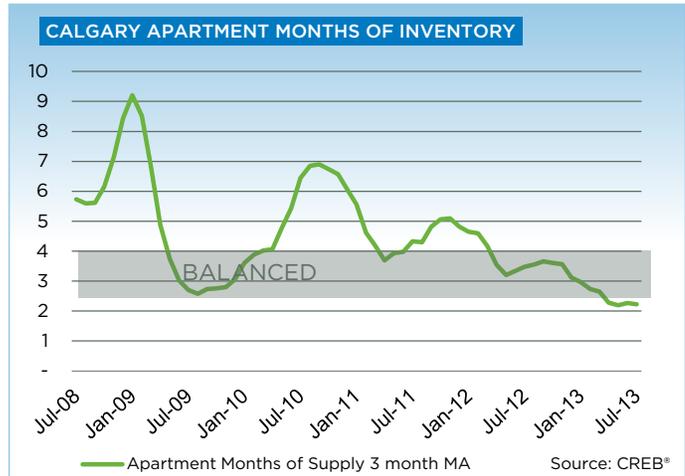
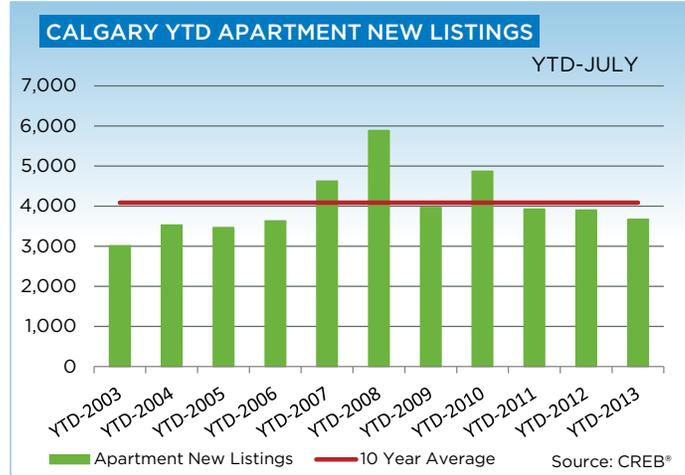
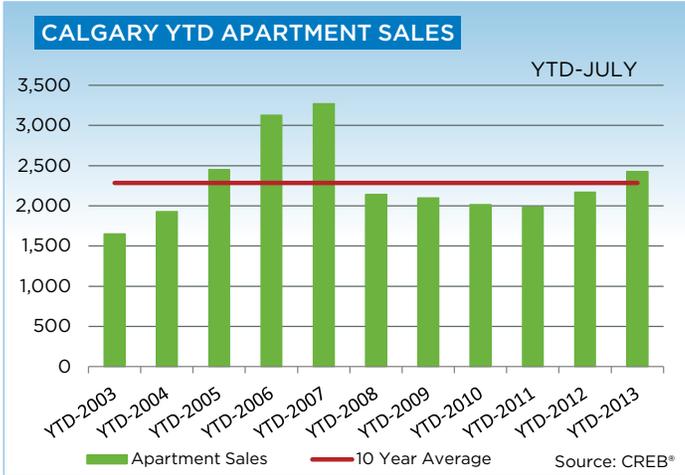
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	179	246	356	351	386	339	311	315	276	271	253	218	3,501
New Listings	504	509	644	595	643	544	467	464	496	416	286	143	5,711
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	302,258	286,231	281,941	286,217	289,820	310,496	304,349	284,793
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	
<b>2013</b>													
Sales	204	279	347	429	411	358	398						2,426
New Listings	451	453	561	615	634	491	466						3,671
Active Listings	640	704	796	871	929	896	768						
AverageDOM	62	45	40	41	35	38	49						43
Average Price	280,067	287,733	300,582	291,345	310,096	301,523	302,058						297,739
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600						
Index	176	177	180	183	184	184	187						

Calgary Apartment	Jul-12	Jul-13	YTD2012	YTD2013
>\$100,000	2	1	13	11
\$100,000 - \$199,999	69	62	482	412
\$200,000 - \$299,999	134	188	981	1,134
\$300,000 - \$349,999	43	67	280	349
\$350,000 - \$399,999	20	32	169	205
\$400,000 - \$449,999	17	16	106	108
\$450,000 - \$499,999	11	6	50	70
\$500,000 - \$549,999	3	10	24	46
\$550,000 - \$599,999	4	4	19	24
\$600,000 - \$649,999	2	2	12	12
\$650,000 - \$699,999	-	2	6	12
\$700,000 - \$799,999	4	2	10	12
\$800,000 - \$899,999	-	1	1	2
\$900,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,249,999	-	2	5	12
\$1,250,000 - \$1,499,999	1	1	1	4
\$1,500,000 - \$1,749,999	1	-	4	1
\$1,750,000 - \$1,999,999	-	1	1	1
\$2,000,000 - \$2,499,999	-	1	1	2
\$2,500,000 - \$2,999,999	-	-	-	4
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	311	398	2,168	2,426



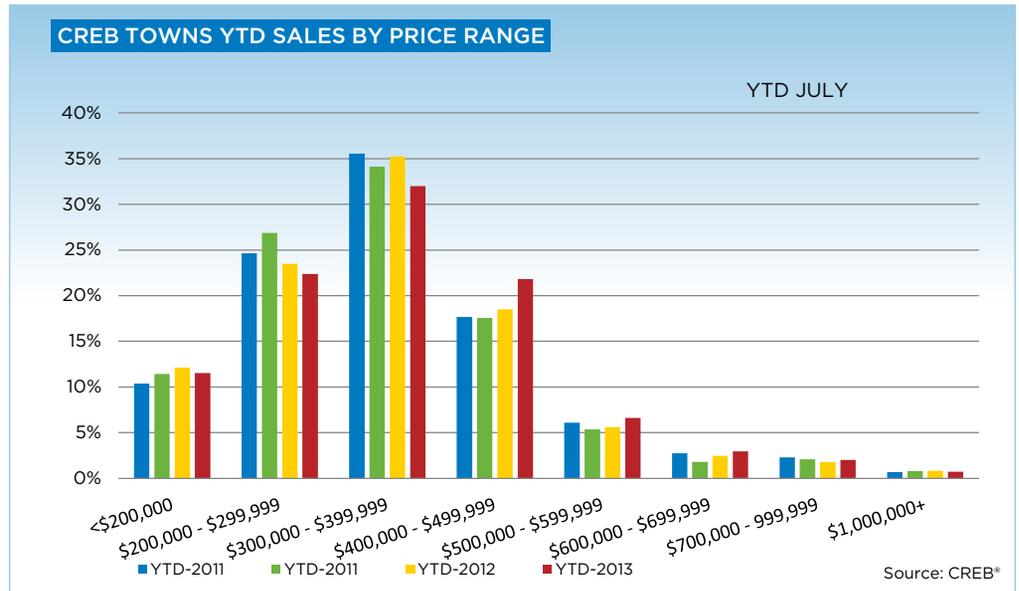
# CITY OF CALGARY CONDOMINIUM APARTMENTS



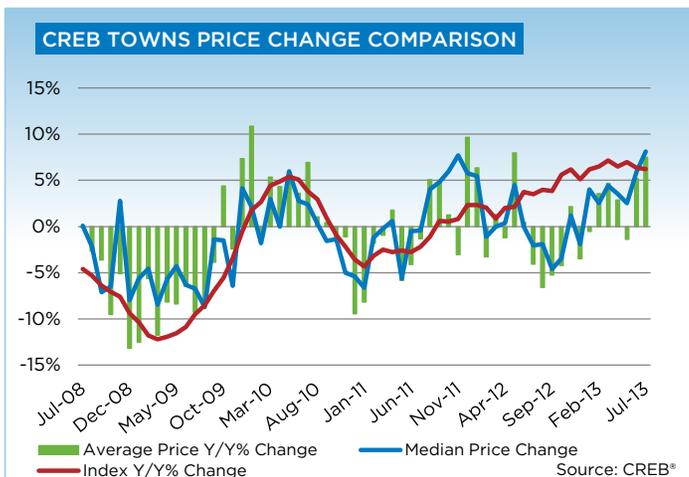
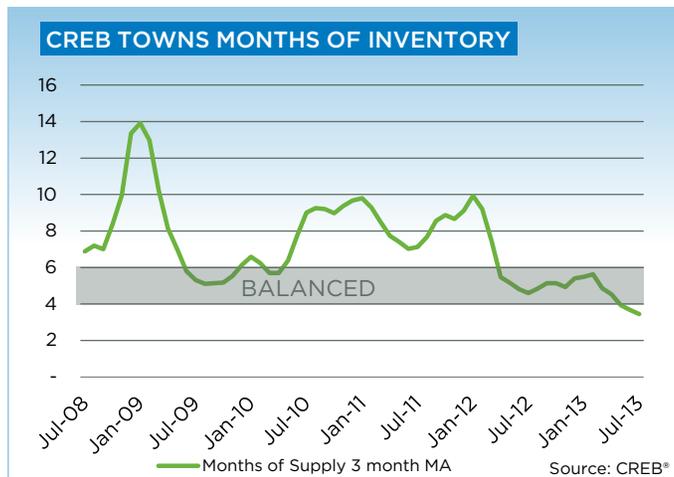
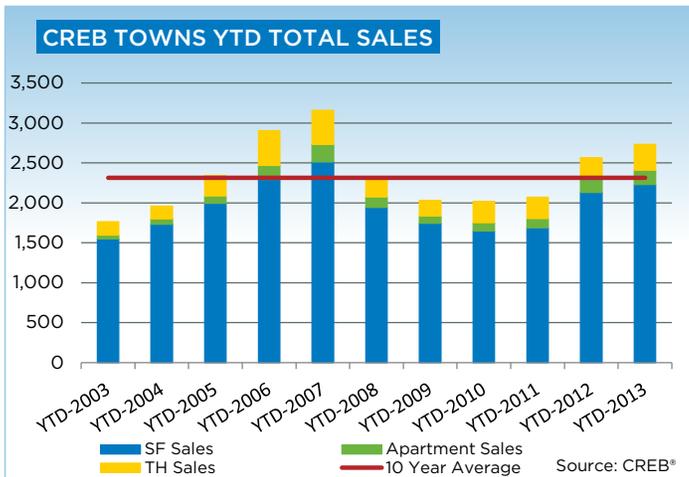
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	187	304	372	384	436	476	407	324	321	313	270	174	3,968
New Listings	632	602	785	738	751	678	587	571	498	459	359	219	6,879
Active Listings	2,129	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	88	78
Average Price	351,133	326,883	348,474	355,614	372,909	352,522	348,561	341,517	345,473	344,085	339,079	338,634	348,588
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	
<b>2013</b>													
Sales	245	256	364	431	486	471	480						2,733
New Listings	542	559	659	765	773	587	671						4,556
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570						
AverageDOM	82	69	55	66	64	62	60						68
Average Price	349,213	338,531	364,728	365,877	367,698	370,840	374,670						364,392
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400						
Index	173	175	177	179	181	182	182						

CREB Towns	Jul-12	Jul-13	YTD2012	YTD2013
>\$100,000	8	3	59	37
\$100,000 - \$199,999	41	39	252	278
\$200,000 - \$299,999	91	104	603	611
\$300,000 - \$349,999	91	69	515	426
\$350,000 - \$399,999	57	82	389	448
\$400,000 - \$449,999	58	68	314	347
\$450,000 - \$499,999	23	48	161	249
\$500,000 - \$549,999	15	20	87	111
\$550,000 - \$599,999	7	18	57	70
\$600,000 - \$649,999	4	8	38	53
\$650,000 - \$699,999	2	8	25	28
\$700,000 - \$799,999	3	6	17	28
\$800,000 - \$899,999	2	3	18	15
\$900,000 - \$999,999	3	3	10	12
\$1,000,000 - \$1,249,999	1	-	11	10
\$1,250,000 - \$1,499,999	-	-	6	4
\$1,500,000 - \$1,749,999	1	1	2	3
\$1,750,000 - \$1,999,999	-	-	2	3
\$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 +	-	-	-	-
	407	480	2,566	2,733



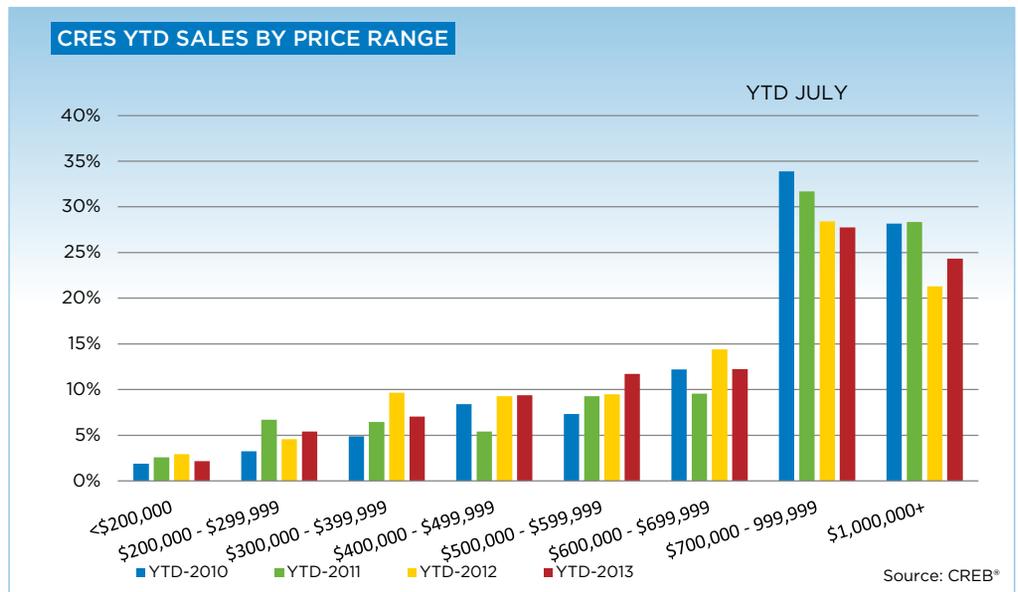
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

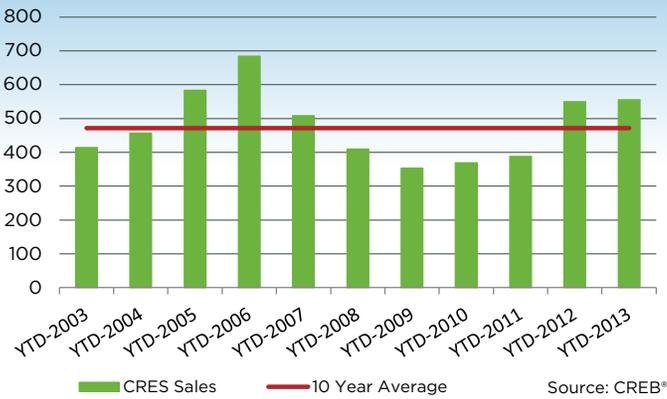
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	216	221	309	257	349	290	218	197	243	159	107	72	2,638
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	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
<b>2013</b>													
Sales	34	72	72	84	104	99	90						555
New Listings	239	210	258	289	333	267	235						1,831
Active Listings	741	761	897	1,001	1,123	1,138	1,132						
AverageDOM	155	104	107	105	91	87	96						100
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453						808,902

CRES	Jul-12	Jul-13	YTD2012	YTD2013
>\$100,000	-	-	4	3
\$100,000 - \$199,999	-	5	12	9
\$200,000 - \$299,999	7	2	25	30
\$300,000 - \$349,999	3	1	28	16
\$350,000 - \$399,999	9	1	25	23
\$400,000 - \$449,999	7	2	23	25
\$450,000 - \$499,999	7	3	28	27
\$500,000 - \$549,999	-	9	24	33
\$550,000 - \$599,999	4	6	28	32
\$600,000 - \$649,999	9	6	34	32
\$650,000 - \$699,999	6	10	45	36
\$700,000 - \$799,999	6	15	65	65
\$800,000 - \$899,999	8	7	55	44
\$900,000 - \$999,999	4	5	36	45
\$1,000,000 - \$1,249,999	6	5	53	62
\$1,250,000 - \$1,499,999	3	5	21	30
\$1,500,000 - \$1,749,999	4	3	17	19
\$1,750,000 - \$1,999,999	-	3	7	8
\$2,000,000 - \$2,499,999	1	-	13	11
\$2,500,000 - \$2,999,999	-	2	3	3
\$3,000,000 - \$3,499,999	1	-	2	-
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	-	-	-
	85	90	549	555



# CREB® COUNTRY RESIDENTIAL

### CREB YTD TOTAL SALES



### CREB YTD TOTAL NEW LISTINGS



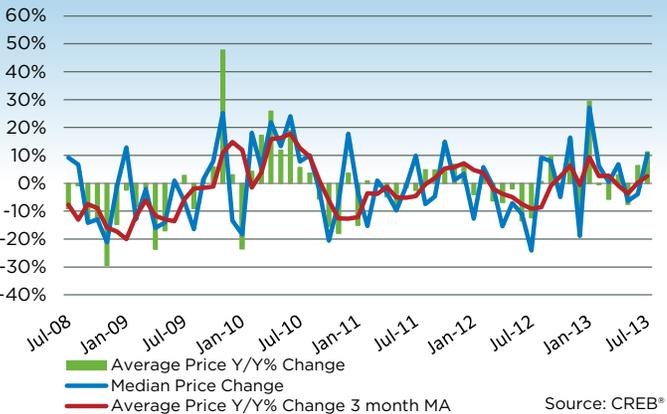
### CREB INVENTORY AND SALES



### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



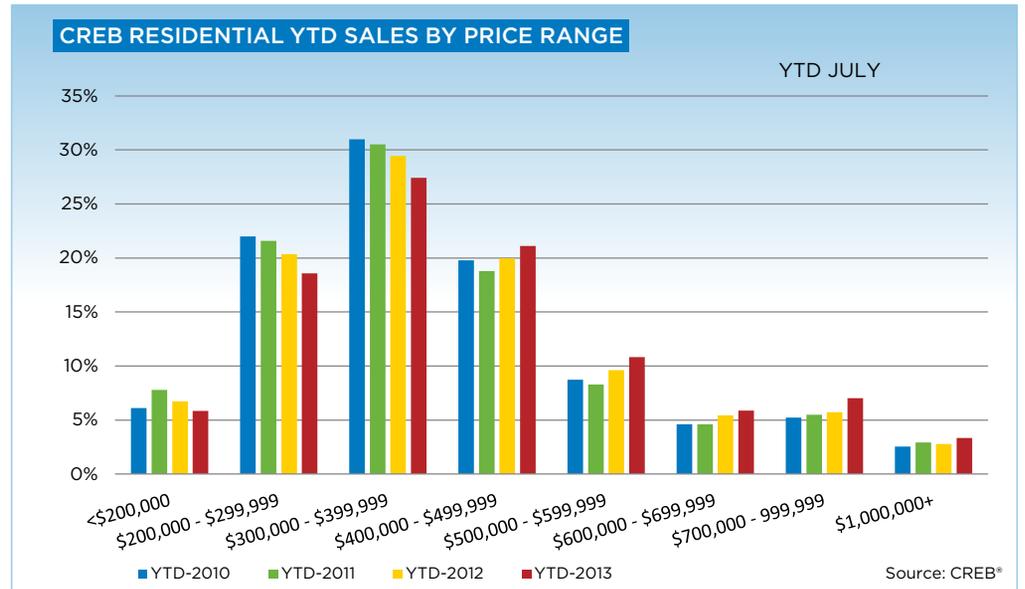
### CREB PRICES



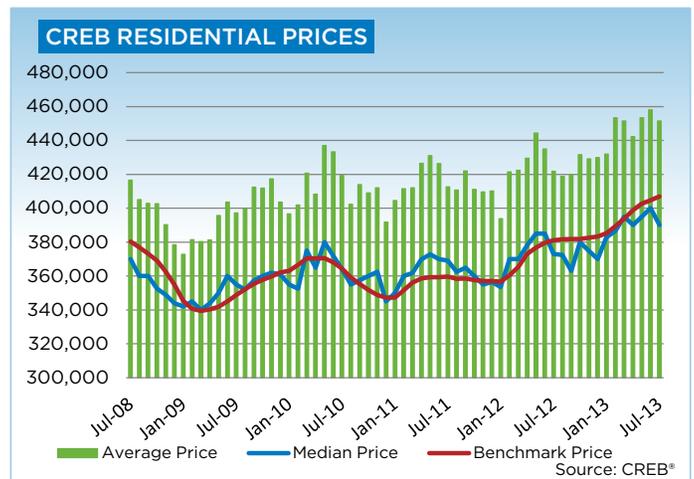
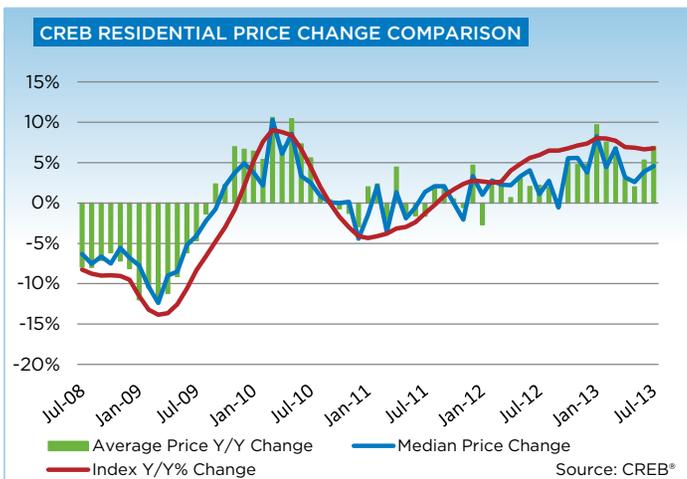
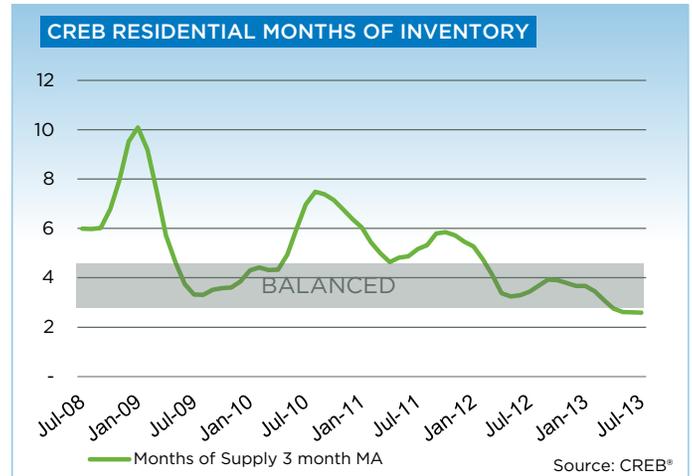
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,326	2,154	2,698	2,787	3,041	2,903	2,556	2,261	2,096	2,151	1,866	1,368	27,207
New Listings	3,478	3,902	4,746	4,562	5,230	4,566	3,731	3,558	3,620	3,134	2,251	1,299	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	444,281	434,909	421,747	418,744	419,971	431,596	429,197	429,876	426,449
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	
<b>2013</b>													
Sales	1,588	2,128	2,676	3,051	3,306	3,062	3,027						18,838
New Listings	3,462	3,636	4,426	4,886	5,185	4,184	3,957						29,736
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646						
AverageDOM	59	47	42	42	40	42	47						43
Average Price	431,889	453,384	451,555	442,246	453,259	458,004	451,384						449,916
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000						
Index	182	184	186	188	190	191	192						

	Jul-12	Jul-13	YTD2012	YTD2013
<b>CREB Total</b>				
>\$100,000	15	8	101	98
\$100,000 - \$199,999	157	160	1,075	1,005
\$200,000 - \$299,999	512	563	3,551	3,497
\$300,000 - \$349,999	418	415	2,694	2,496
\$350,000 - \$399,999	348	426	2,448	2,670
\$400,000 - \$449,999	335	374	2,079	2,281
\$450,000 - \$499,999	209	275	1,406	1,695
\$500,000 - \$549,999	117	184	975	1,186
\$550,000 - \$599,999	110	142	705	855
\$600,000 - \$649,999	82	104	549	642
\$650,000 - \$699,999	60	76	397	462
\$700,000 - \$799,999	65	115	508	697
\$800,000 - \$899,999	42	57	304	399
\$900,000 - \$999,999	28	40	188	229
\$1,000,000 - \$1,249,999	24	26	231	284
\$1,250,000 - \$1,499,999	11	24	103	143
\$1,500,000 - \$1,749,999	13	12	63	74
\$1,750,000 - \$1,999,999	-	10	28	44
\$2,000,000 - \$2,499,999	5	7	36	46
\$2,500,000 - \$2,999,999	2	5	15	21
\$3,000,000 - \$3,499,999	3	-	6	2
\$3,500,000 - \$3,999,999	-	-	2	5
\$4,000,000 +	-	4	1	7
	2,556	3,027	17,465	18,838



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

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

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

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

**SP** - Sales Price

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

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

**LP** - List Price

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

**CRES** - Country residential properties

**YTD** - Year to Date

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

## HOW THESE STATISTICS ARE CALCULATED

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

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

### MONTHLY STATISTICS PACKAGE

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

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

### CITY OF CALGARY

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

### TOTAL MLS®

- Changed to **CREB® Total Residential**
- Excludes: Rural Land, Country Recreational (CREC).
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

### CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

## ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

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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