

SUMMER SALES STAY STRONG

Seller's market conditions persist, pushing up prices

Calgary, Sept. 3, 2013 - Residential sales within city limits totaled 2,196 units, an 27.5 per cent increase over 2012 and 8.7 per cent on a year-to-date basis.

The level of transactions was well above long-term trends for the month, mostly due to improved activity in the single-family sector. However, on a year-to-date basis, activity is only slightly higher than expectations.

"The sales have been limited by the need for more resale listings," said CREB® President Becky Walters. "However, August did see more new listings than last year, giving buyers more choice."

August new listings recorded a year-over-year improvement of 7.4 per cent. While seller's market conditions persist and total inventory levels keep falling, improvement in new listings helped prevent further tightening in the market despite the sales growth.

Single-family sales totaled 1,517 units in August, a 30 per cent increase over the previous year. Despite strong sales in the past couple of months, year-to-date sales activity has grown by 5.4 per cent, slightly stronger than anticipated.

"Lack of choice, particularly in single-family homes, has limited single-family sales growth," said Walters. "However, improved new listings in the higher end of the market have created an opportunity for those looking to upgrade."

Year-to-date condominium apartment sales totaled 2,823 units, a 13.7 per cent increase over the previous year. Unlike the single-family market, new listings are declining, causing the market to become tighter than levels recorded in the previous month.

Meanwhile, the condominium townhouse market, like the single-family market, not only recorded strong sales growth but also saw a rise in new listings, helping ease some tightness in this market. Year-to-date sale and new listings increased at a respective 21.4 and 2.6 per cent.

"Housing demand has been supported by another year of strong migration levels, improving employment and wage growth," said Ann-Marie Lurie, CREB® Chief Economist. "Last year's mortgage rule changes did not reverse the sales growth in our city, but did redirect demand to more affordable product."

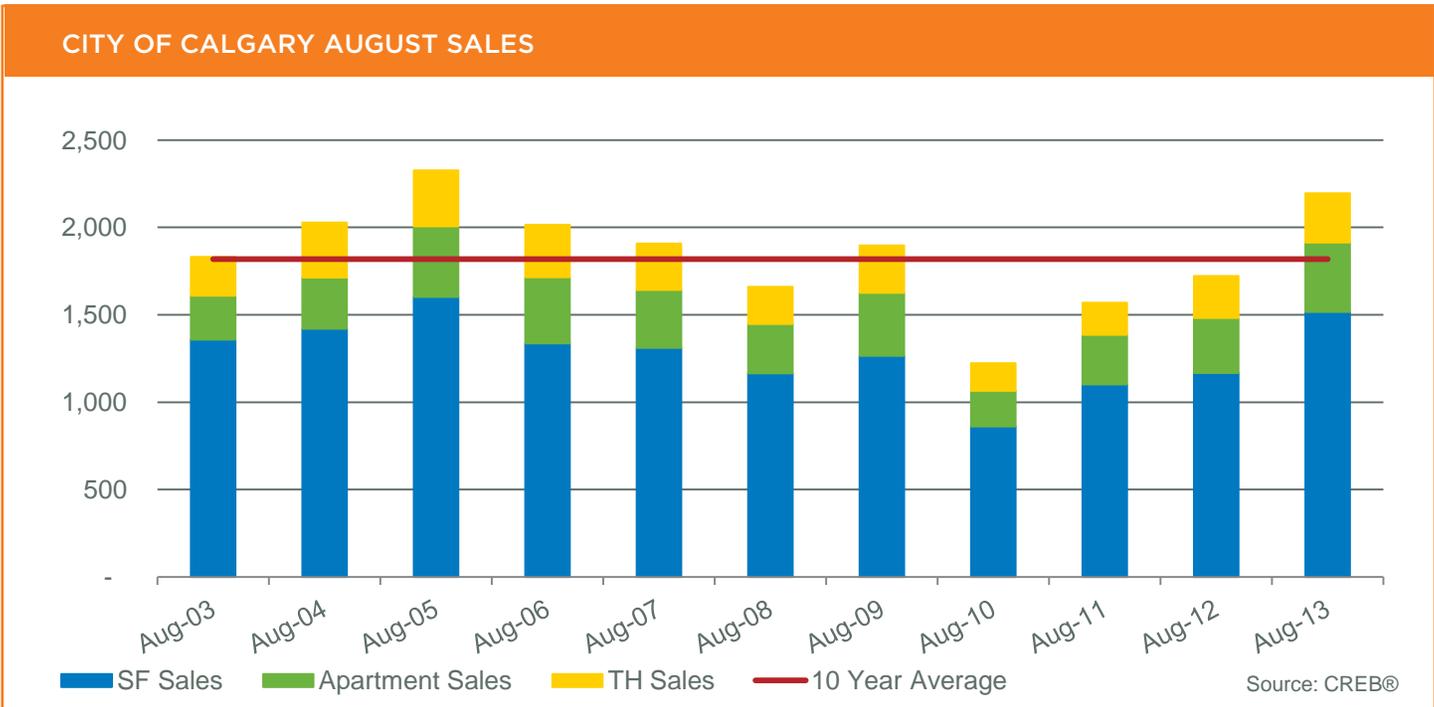
"While recent increases in lending rates may require purchasers to adjust their expectations, Calgary remains a relatively affordable Canadian city. Our affordability, combined with a positive economic outlook is expected to support demand growth for the remainder of the year."

Single-family benchmark prices reached \$464,700 in August, a 7.4 per cent rise from the previous year and a 0.7 per cent increase over July.

Meanwhile, condominium apartment and townhouse prices totaled a respective \$270,600 and \$298,500 in August, increasing by more than seven per cent compared to the previous year.

"Price appreciation typically reflects the level of supply and demand in the market," said Lurie. "Tight market conditions have supported stronger-than-expected price growth in the city, but this price appreciation needs to be taken into context."

"While citywide single-family benchmark prices have risen above unadjusted highs by \$13,400, as of August both condominium apartment and townhouse units are a respective \$26,400 and \$32,300 below the unadjusted highs recorded in 2007."



CREB® - SUMMARY STATS

	Aug-12	Aug-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	2,261	2,900	28.26%	19,726	21,733	10.17%
Total Sales Volume	\$946,781,274	\$1,294,394,791	36.72%	\$8,404,818,471	\$9,767,531,281	16.21%
New Listings	3,558	3,852	8.26%	33,773	33,587	-0.55%
Active Listings	8,975	7,550	-15.88%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.75	18.47%	0.58	0.65	10.78%
Sales \$ / List \$	97.07%	97.64%	0.58%	97.20%	97.60%	0.40%
Average DOM	54	45	-17.62%	52	43	-17.31%
Average Price	\$418,744	\$446,343	6.59%	\$426,078	\$449,433	5.48%
Benchmark Price	\$381,700	\$409,900	7.39%			
Index	180	193	7.39%			
CREB® CITY OF CALGARY						
Total Sales	1,722	2,196	27.53%	15,396	16,727	8.65%
Total Sales Volume	\$718,162,460	\$996,439,400	38.75%	\$6,583,438,544	\$7,640,485,185	16.06%
New Listings	2,583	2,774	7.39%	24,341	24,044	-1.22%
Active Listings	5,184	3,898	-24.81%	N/A	N/A	
Sales to New Listings Ratio	0.67	0.79	18.75%	0.63	0.70	9.99%
Sales \$ / List \$	97.39%	97.82%	0.42%	97.40%	97.77%	0.38%
Average DOM	45	38	-17.14%	43	36	-16.28%
Average Price	\$417,051	\$453,752	8.80%	\$427,607	\$456,776	6.82%
Benchmark Price	\$387,700	\$417,300	7.63%			
Index	181	195	7.63%			
CREB® TOWNS						
Total Sales	324	431	33.02%	2,890	3,163	9.45%
Total Sales Volume	\$110,651,464	\$157,313,968	42.17%	\$1,014,127,079	\$1,152,691,588	13.66%
New Listings	571	591	3.50%	5,344	5,147	-3.69%
Active Listings	1,817	1,517	-16.51%	N/A	N/A	
Sales to New Listings Ratio	0.57	0.73	28.52%	0.54	0.61	13.64%
Sales \$ / List \$	97.32%	97.69%	0.37%	97.25%	97.62%	0.37%
Average DOM	74	57	-22.74%	77	68	-11.69%
Average Price	\$341,517	\$364,998	6.88%	\$350,909	\$364,430	3.85%
Benchmark Price	\$327,500	\$348,100	6.29%			
Index	172	183	6.27%			
CREB® CRES						
Total Sales	86	96	11.63%	635	651	2.52%
Total Sales Volume	\$71,834,300	\$74,275,425	3.40%	\$504,690,822	\$523,215,829	3.67%
New Listings	197	221	12.18%	2,057	2,053	-0.19%
Active Listings	1,138	1,157	1.67%	N/A	N/A	
Sales to New Listings Ratio	0.44	0.43	-0.49%	0.31	0.32	2.72%
Sales \$ / List \$	93.68%	95.35%	1.66%	94.93%	95.16%	0.23%
Average DOM	113	110	-3.18%	102	102	0.00%
Average Price	\$835,283	\$773,702	-7.37%	\$794,789	\$803,711	1.12%
Median Price	\$742,500	\$700,000	-5.72%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

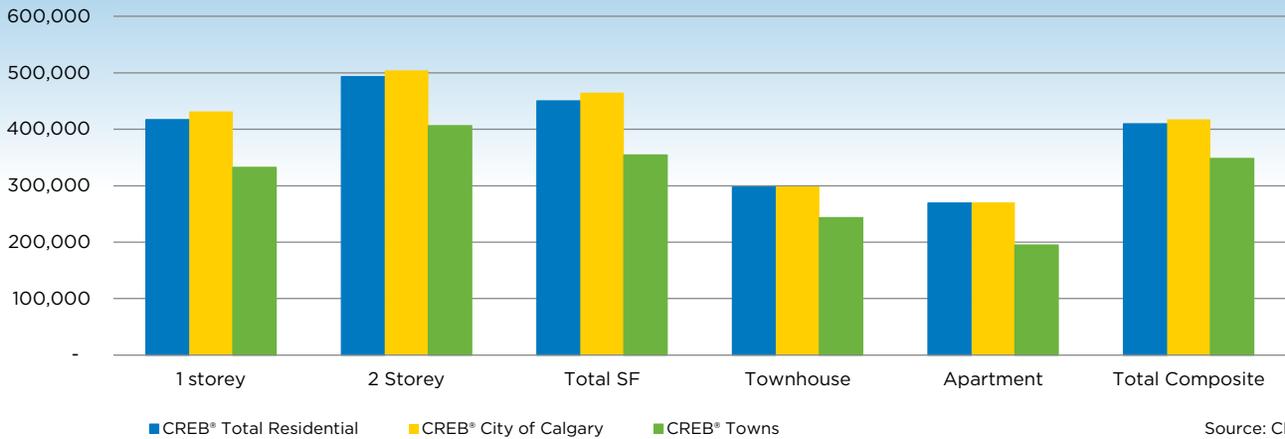
	Aug-12	Aug-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,167	1,517	29.99%	11,060	11,655	5.38%
Total Sales Volume	\$555,116,840	\$784,644,430	41.35%	\$5,304,457,380	\$6,040,494,004	13.88%
New Listings	1,810	1,969	8.78%	17,104	16,982	-0.71%
Active Listings	3,535	2,791	-21.05%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.77	19.49%	0.65	0.69	6.14%
Sales \$ / List \$	97.39%	97.82%	0.42%	97.47%	97.83%	0.36%
Average DOM	43	37	-13.97%	41	35	-14.63%
Average Price	\$475,679	\$517,234	8.74%	\$479,607	\$518,275	8.06%
Benchmark Price	\$432,600	\$464,700	7.42%			
Index	184	197	7.41%			
CONDO APARTMENT						
Total Sales	315	397	26.03%	2,483	2,823	13.69%
Total Sales Volume	\$88,811,406	\$118,229,287	33.12%	\$694,618,355	\$840,543,495	21.01%
New Listings	464	450	-3.02%	4,370	4,121	-5.70%
Active Listings	1,065	690	-35.21%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.88	29.95%	0.57	0.69	20.56%
Sales \$ / List \$	97.27%	97.50%	0.22%	96.89%	97.25%	0.36%
Average DOM	52	43	-16.57%	52	43	-17.31%
Average Price	\$281,941	\$297,807	5.63%	\$279,750	\$297,748	6.43%
Benchmark Price	\$248,700	\$270,600	8.81%			
Index	174	189	8.81%			
CONDO TOWNHOUSE						
Total Sales	240	282	17.50%	1,853	2,249	21.37%
Total Sales Volume	\$74,234,214	\$93,565,683	26.04%	\$584,362,809	\$759,447,686	29.96%
New Listings	309	355	14.89%	2,867	2,941	2.58%
Active Listings	584	417	-28.60%	N/A	N/A	
Sales to New Listings Ratio	0.78	0.79	2.27%	0.65	0.76	18.32%
Sales \$ / List \$	97.53%	98.23%	0.70%	97.36%	97.89%	0.53%
Average DOM	50	34	-31.51%	47	37	-21.28%
Average Price	\$309,309	\$331,793	7.27%	\$315,360	\$337,682	7.08%
Benchmark Price	\$278,200	\$298,500	7.30%			
Index	174	187	7.31%			

MLS® HPI SUMMARY

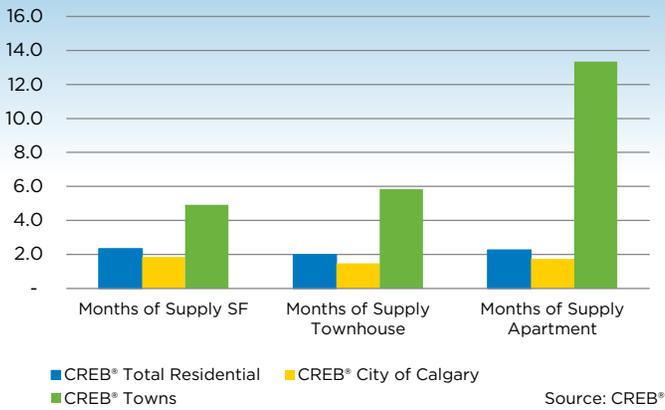
	August 2013		% Changes				
	Benchmark Price	Index (HPI)	Jul-13	Feb-13	Aug-12	Aug-10	Aug-08
CREB® TOTAL RESIDENTIAL							
Single Family	450,000	195	0.6%	5.0%	7.1%	15.6%	11.3%
Townhouse	297,400	187	1.4%	5.6%	7.5%	8.5%	0.2%
Apartment	269,400	189	1.1%	6.9%	8.7%	10.8%	3.2%
COMPOSITE	409,900	193	0.7%	5.3%	7.4%	14.1%	8.7%
CREB® TOWNS							
Single Family	354,500	183	0.4%	4.6%	6.1%	9.3%	3.7%
Townhouse	243,100	196	1.3%	7.8%	11.0%	11.8%	-1.6%
Apartment	195,000	167	0.3%	2.4%	3.5%	5.5%	-10.0%
COMPOSITE	348,100	183	0.5%	4.7%	6.3%	9.2%	2.9%
CREB® CITY OF CALGARY							
Single Family	464,700	197	0.7%	5.0%	7.4%	16.8%	12.7%
Townhouse	298,500	187	1.4%	5.5%	7.3%	8.4%	0.3%
Apartment	270,600	189	1.1%	7.0%	8.8%	10.9%	3.4%
COMPOSITE	417,300	195	0.8%	5.4%	7.6%	14.8%	9.5%

COMPARISONS

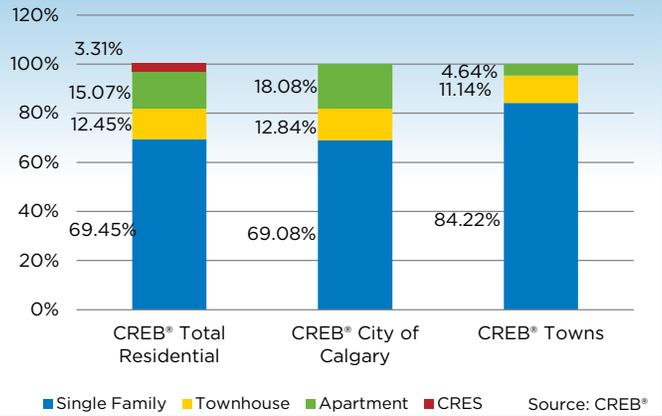
Benchmark Price - August



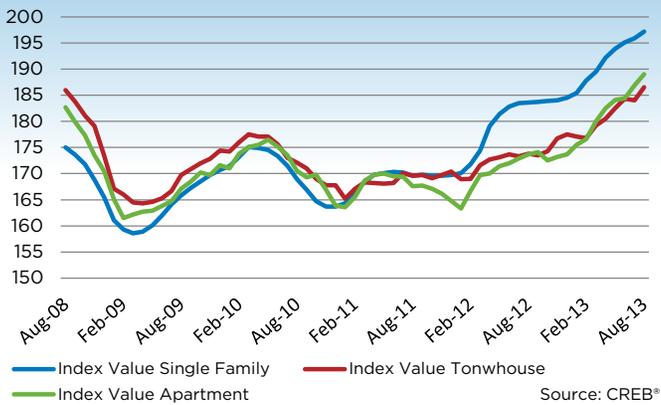
Months of Supply - August



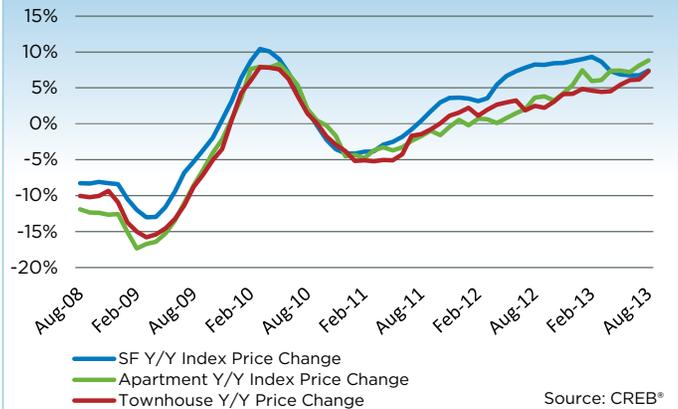
Sales Distribution - August



CALGARY INDEX VALUE



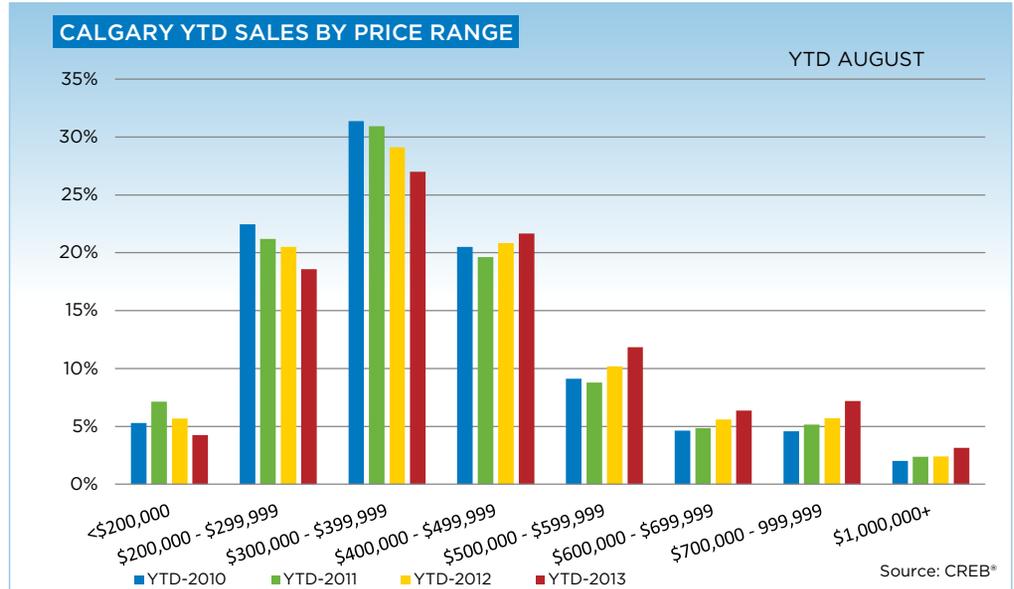
CALGARY INDEX YEAR OVER YEAR COMPARISON



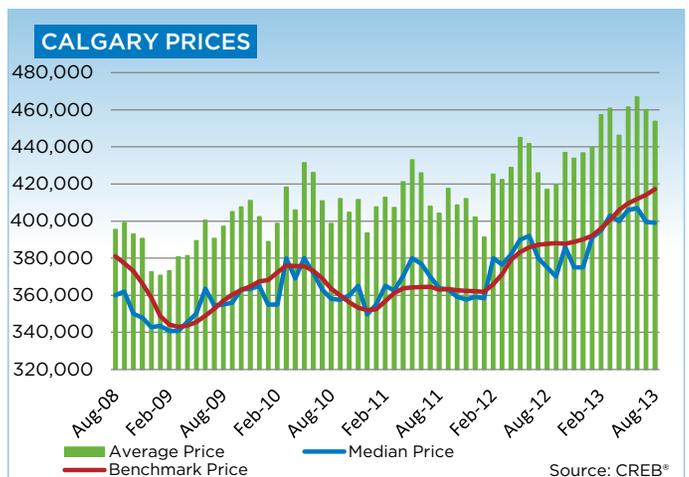
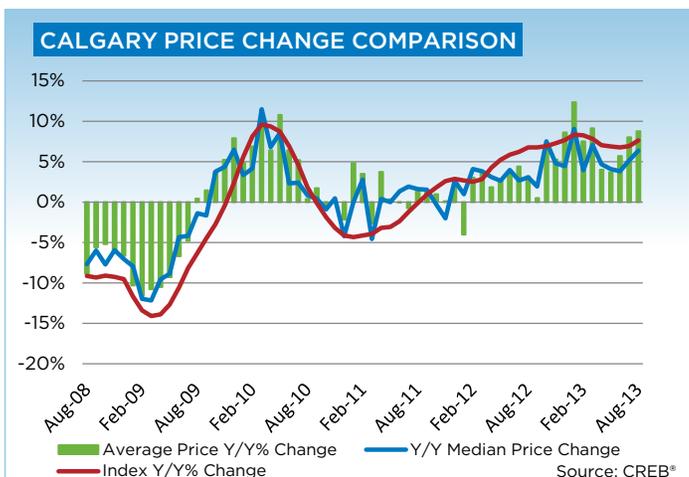
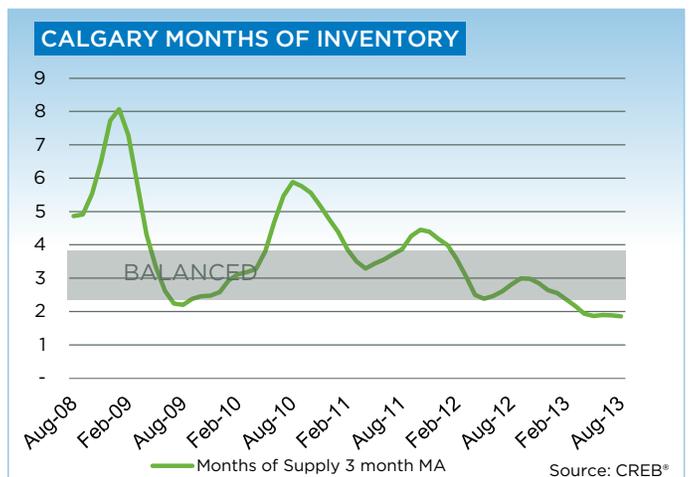
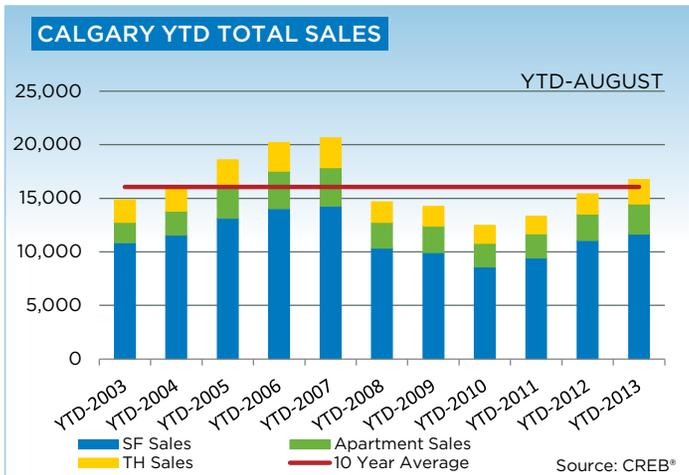
CREB® CITY OF CALGARY

	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	1,082	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	
2013													
Sales	1,229	1,706	2,107	2,377	2,537	2,309	2,266	2,196					16,727
New Listings	2,493	2,670	3,193	3,475	3,714	2,999	2,726	2,774					24,044
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898					
AverageDOM	50	38	35	33	32	35	39	38					36
Average Price	439,763	457,349	460,903	446,168	461,476	466,986	460,123	453,752					456,776
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300					
Index	183	185	187	189	191	192	193	195					

	Aug-12	Aug-13	YTD2012	YTD2013
Calgary Total				
>\$100,000	3	1	17	16
\$100,000 - \$199,999	103	79	856	695
\$200,000 - \$299,999	385	422	3,156	3,106
\$300,000 - \$349,999	260	282	2,321	2,163
\$350,000 - \$399,999	235	318	2,162	2,352
\$400,000 - \$449,999	202	275	1,860	2,063
\$450,000 - \$499,999	161	197	1,346	1,558
\$500,000 - \$549,999	98	149	923	1,145
\$550,000 - \$599,999	49	111	645	836
\$600,000 - \$649,999	45	97	504	625
\$650,000 - \$699,999	42	59	356	440
\$700,000 - \$799,999	63	79	478	655
\$800,000 - \$899,999	32	38	253	360
\$900,000 - \$999,999	12	25	149	189
\$1,000,000 - \$1,249,999	14	28	176	234
\$1,250,000 - \$1,499,999	8	13	82	119
\$1,500,000 - \$1,749,999	4	10	47	61
\$1,750,000 - \$1,999,999	3	5	21	38
\$2,000,000 - \$2,499,999	-	3	23	37
\$2,500,000 - \$2,999,999	3	1	15	19
\$3,000,000 - \$3,499,999	-	1	4	3
\$3,500,000 - \$3,999,999	-	2	1	5
\$4,000,000 +	-	1	1	8
	1,722	2,196	15,396	16,727



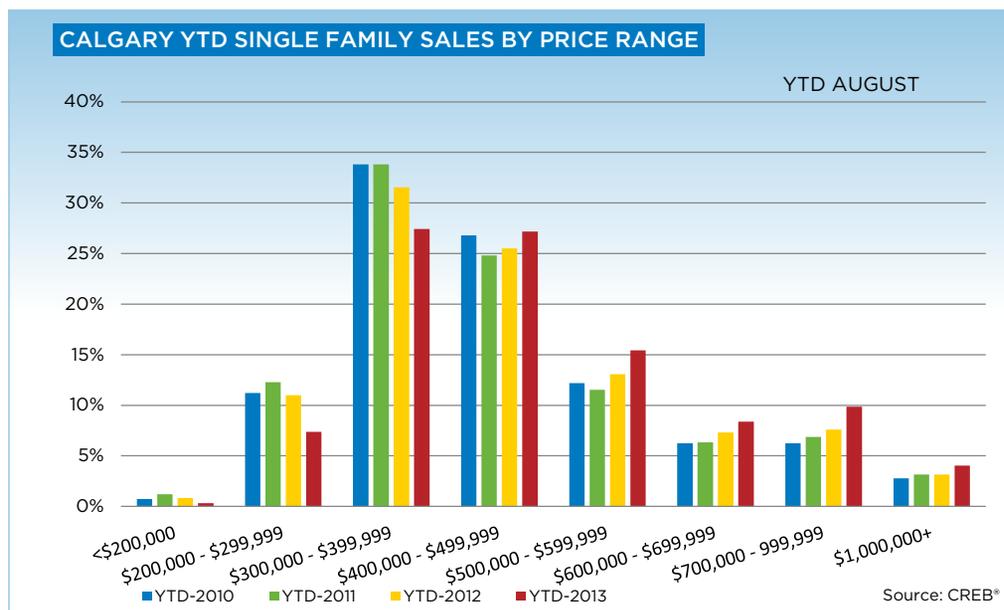
CITY OF CALGARY



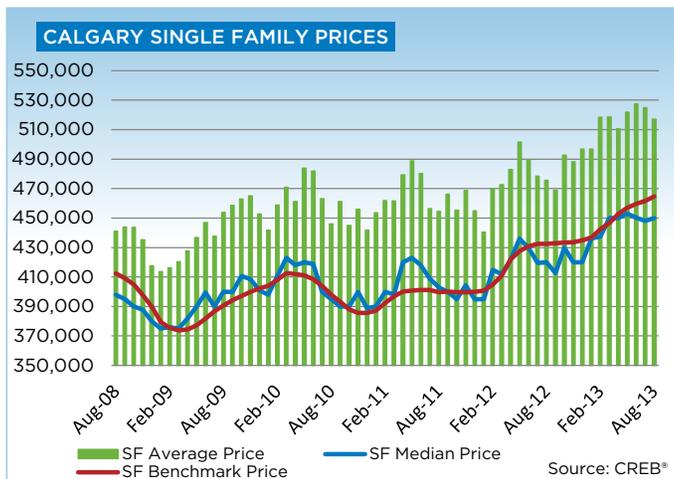
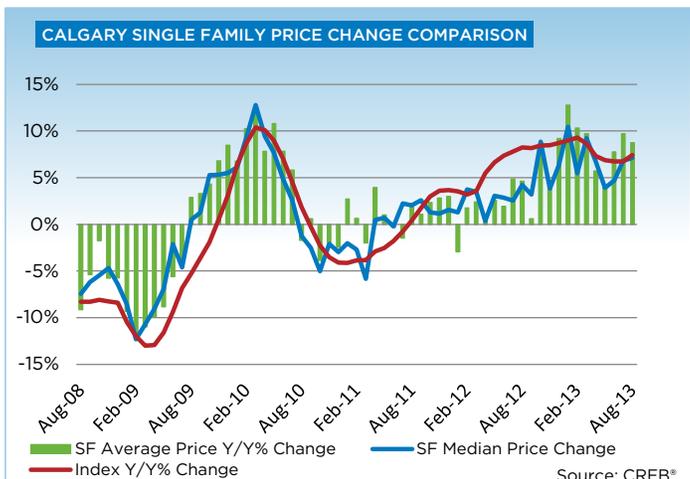
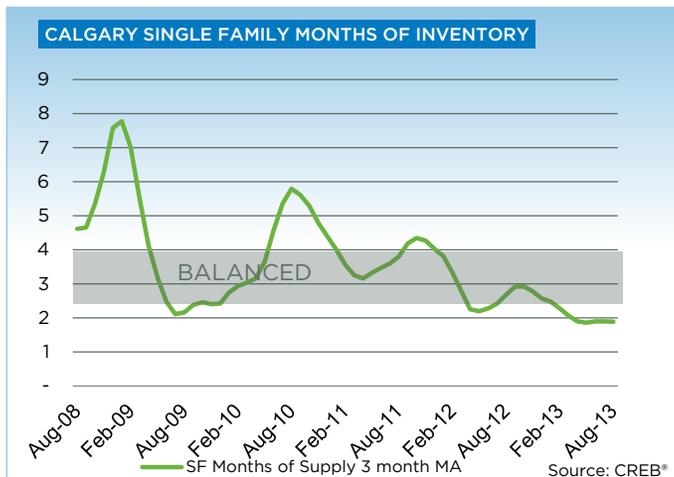
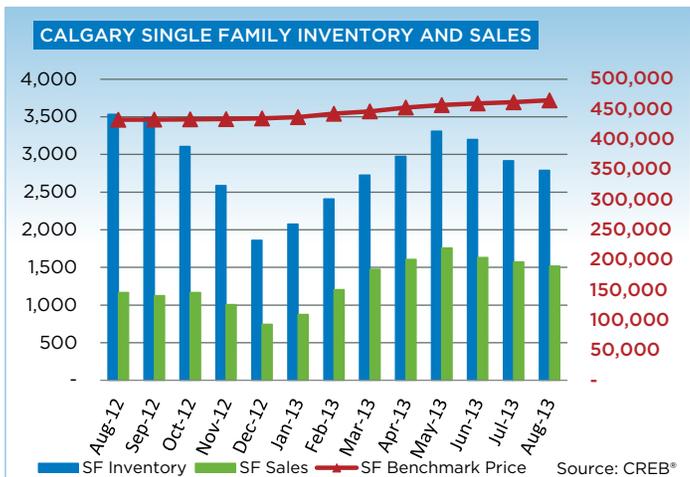
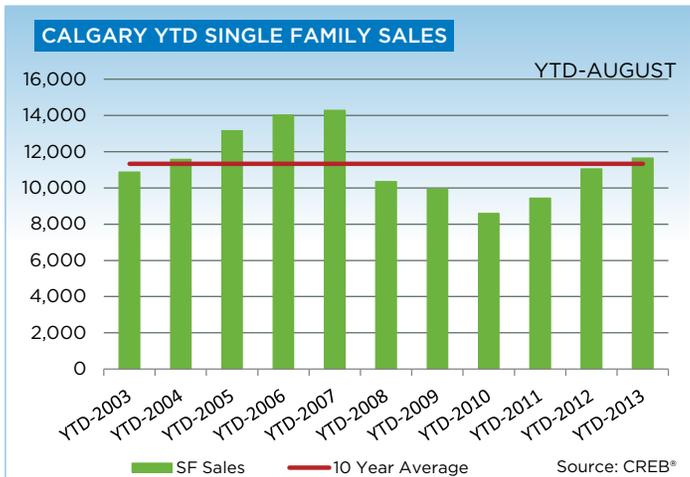
CREB® CITY OF CALGARY SINGLE FAMILY

	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	2,284	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	
2013													
Sales	878	1,207	1,478	1,607	1,761	1,634	1,573	1,517					11,655
New Listings	1,734	1,874	2,235	2,407	2,657	2,148	1,958	1,969					16,982
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791					
AverageDOM	47	37	33	31	31	34	37	37					35
Average Price	496,821	518,480	518,604	510,639	521,800	527,579	524,976	517,234					518,275
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700					
Index	185	188	190	192	194	195	196	197					

	Aug-12	Aug-13	YTD2012	YTD2013
Calgary SF				
>\$100,000	1	-	2	2
\$100,000 - \$199,999	9	2	90	36
\$200,000 - \$299,999	133	105	1,216	858
\$300,000 - \$349,999	177	176	1,683	1,341
\$350,000 - \$399,999	188	248	1,805	1,854
\$400,000 - \$449,999	174	228	1,625	1,777
\$450,000 - \$499,999	136	177	1,196	1,391
\$500,000 - \$549,999	88	137	847	1,040
\$550,000 - \$599,999	46	103	599	759
\$600,000 - \$649,999	41	91	471	568
\$650,000 - \$699,999	40	55	339	408
\$700,000 - \$799,999	61	74	453	625
\$800,000 - \$899,999	30	37	243	348
\$900,000 - \$999,999	12	25	143	177
\$1,000,000 - \$1,249,999	14	26	165	202
\$1,250,000 - \$1,499,999	8	12	79	110
\$1,500,000 - \$1,749,999	4	9	43	58
\$1,750,000 - \$1,999,999	3	4	20	35
\$2,000,000 - \$2,499,999	-	3	22	35
\$2,500,000 - \$2,999,999	2	1	14	15
\$3,000,000 - \$3,499,999	-	1	3	3
\$3,500,000 - \$3,999,999	-	2	1	5
\$4,000,000 +	-	1	1	8
	1,167	1,517	11,060	11,655



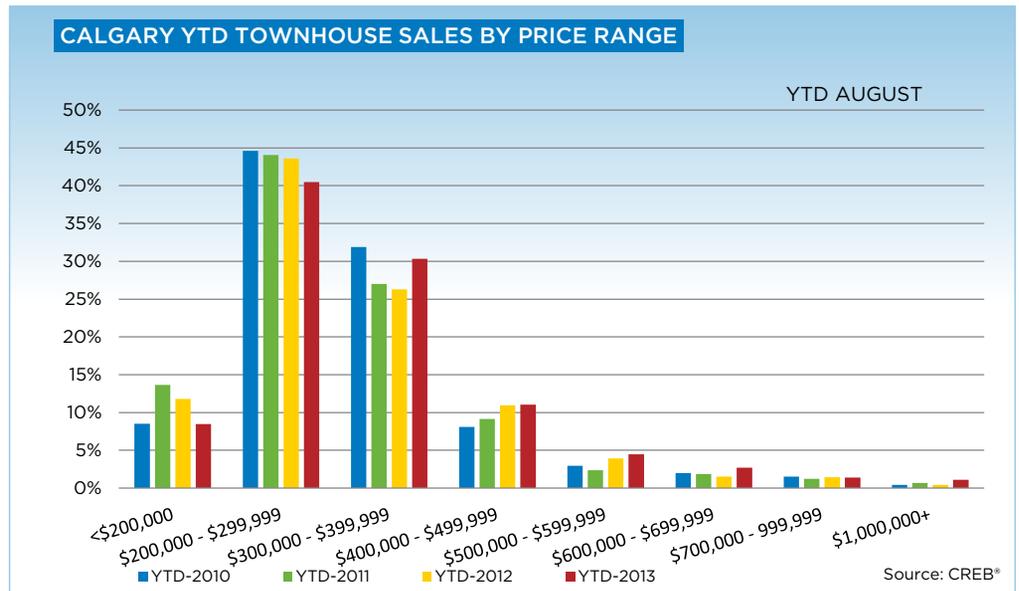
CITY OF CALGARY SINGLE FAMILY



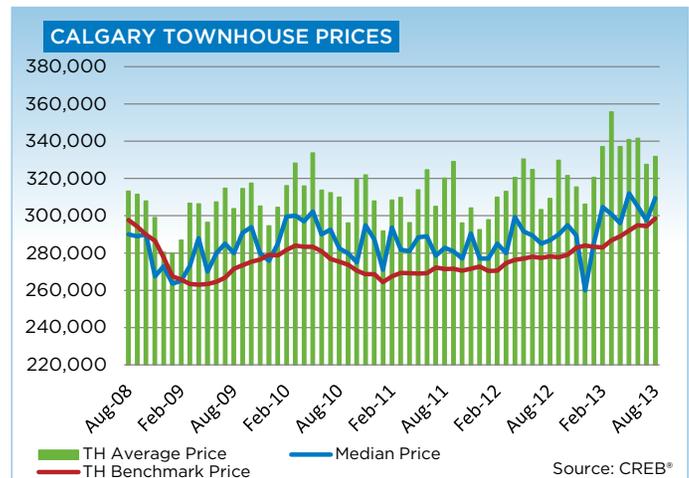
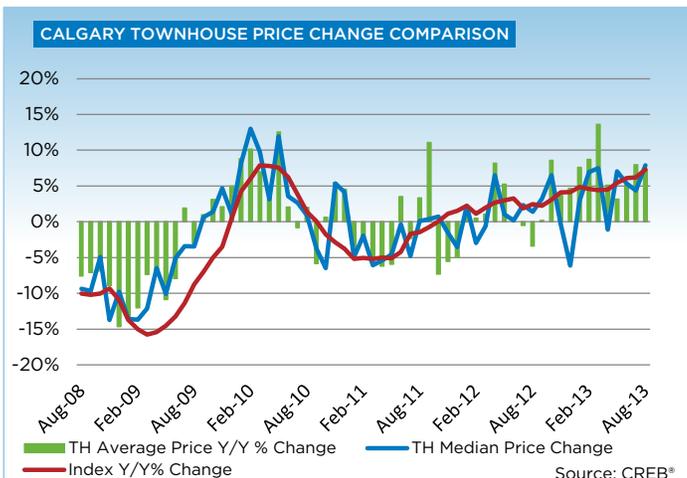
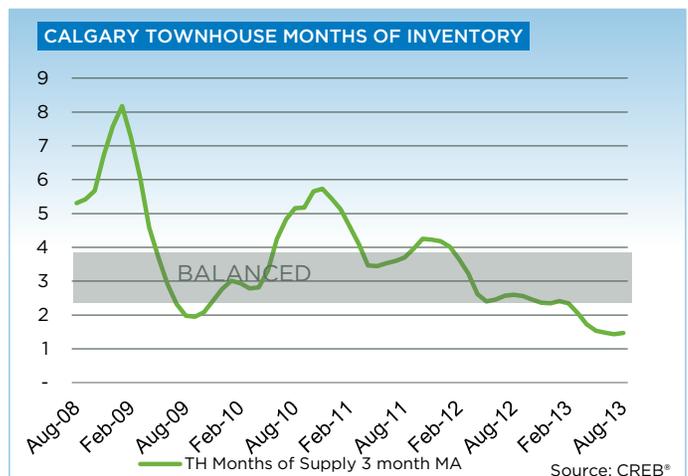
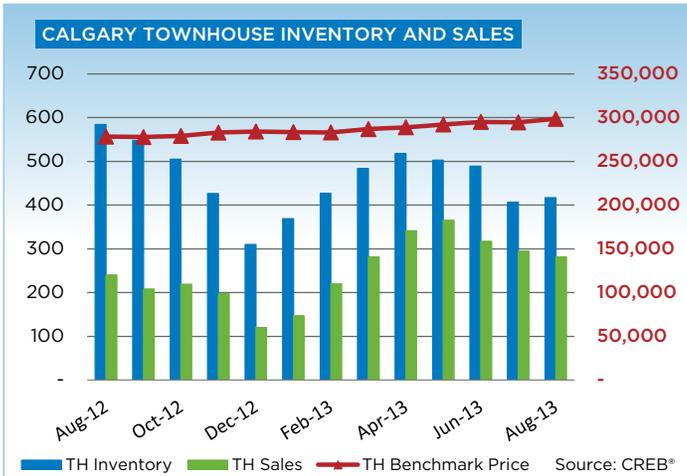
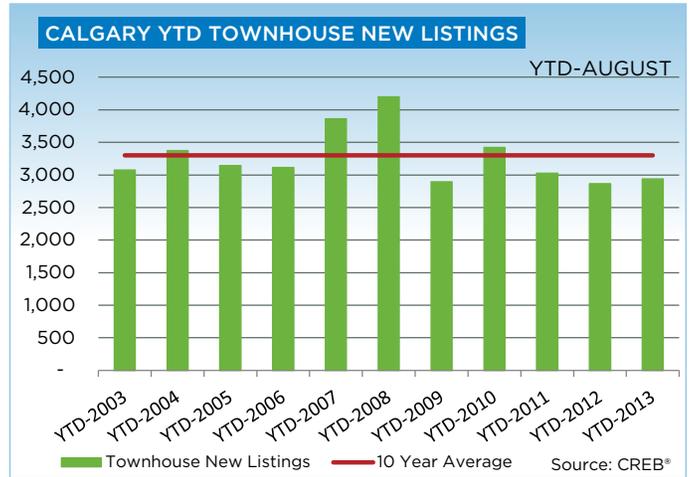
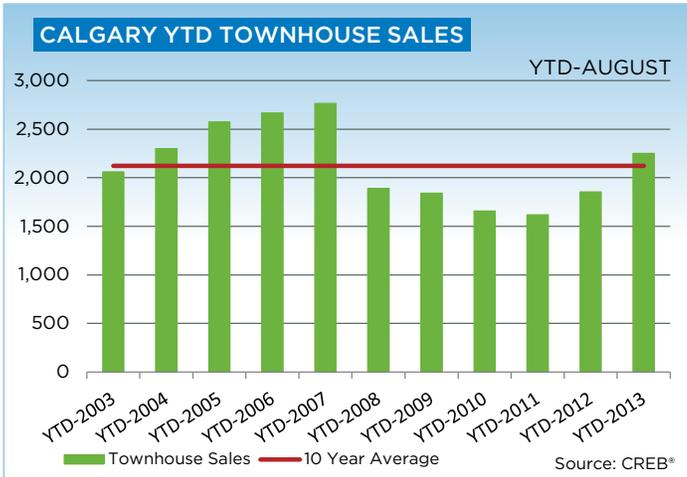
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	126	205	235	268	288	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	
2013													
Sales	147	220	282	341	365	317	295	282					2,249
New Listings	308	343	397	453	423	360	302	355					2,941
Active Listings	369	427	484	518	503	489	407	417					
AverageDOM	52	38	39	36	33	39	38	34					37
Average Price	320,590	337,071	355,757	337,119	340,889	341,518	327,570	331,793					337,682
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500					
Index	177	177	179	181	183	184	184	187					

	Aug-12	Aug-13	YTD2012	YTD2013
Calgary Townhouse				
>\$100,000	-	-	-	2
\$100,000 - \$199,999	29	19	219	189
\$200,000 - \$299,999	101	113	808	910
\$300,000 - \$349,999	47	55	322	422
\$350,000 - \$399,999	24	37	165	260
\$400,000 - \$449,999	14	27	115	158
\$450,000 - \$499,999	13	13	88	90
\$500,000 - \$549,999	5	5	47	52
\$550,000 - \$599,999	2	4	26	49
\$600,000 - \$649,999	2	3	19	42
\$650,000 - \$699,999	-	3	9	19
\$700,000 - \$799,999	2	2	15	15
\$800,000 - \$899,999	1	-	8	9
\$900,000 - \$999,999	-	-	4	7
\$1,000,000 - \$1,249,999	-	1	6	19
\$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 +	-	-	-	-
	240	282	1853	2249



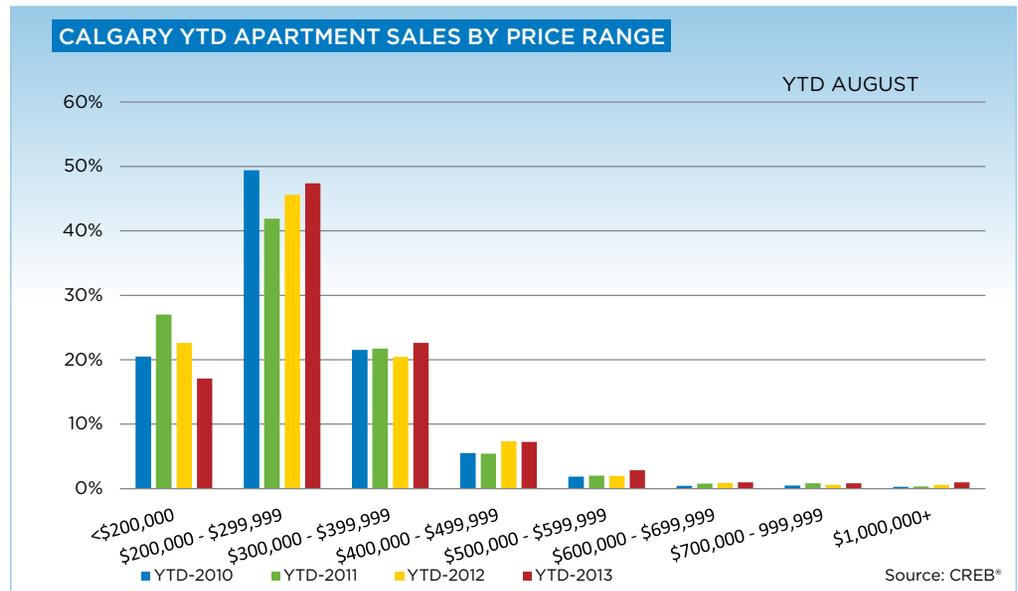
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



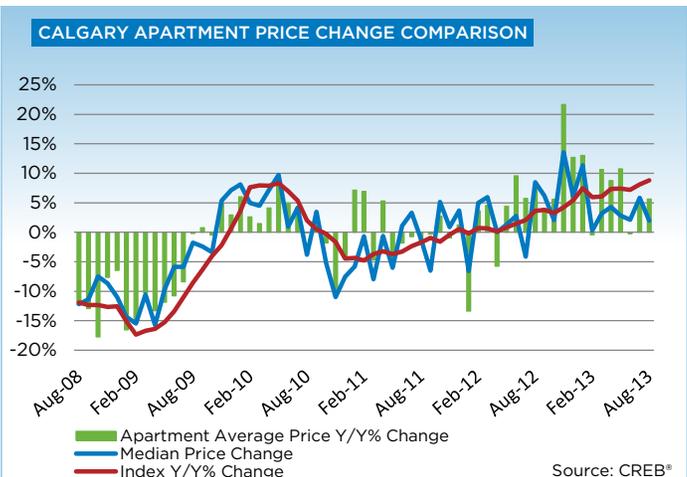
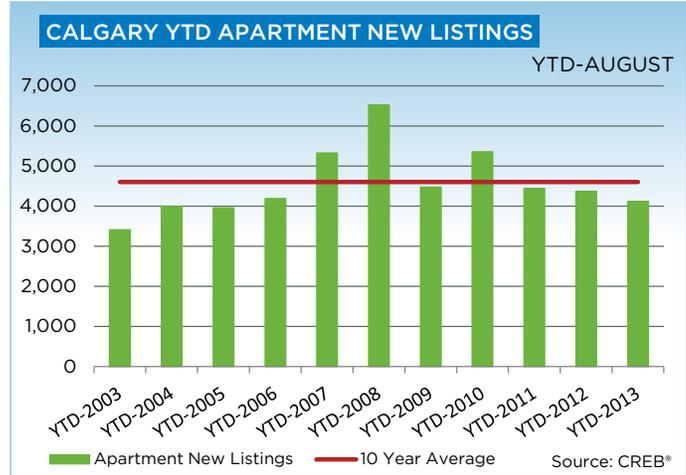
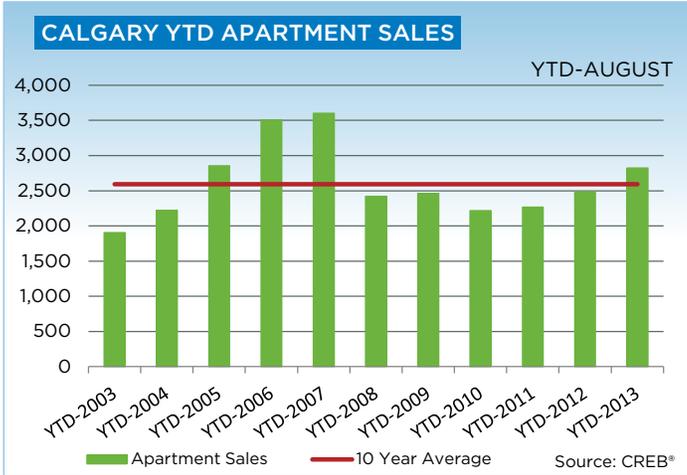
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	179	246	356	351	386	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	
2013													
Sales	204	279	347	429	411	358	398	397					2,823
New Listings	451	453	561	615	634	491	466	450					4,121
Active Listings	640	704	796	871	929	896	768	690					
AverageDOM	62	45	40	41	35	38	49	43					43
Average Price	280,067	287,733	300,582	291,345	310,096	301,523	302,058	297,807					297,748
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600					
Index	176	177	180	183	184	184	187	189					

Calgary Apartment	Aug-12	Aug-13	YTD2012	YTD2013
>\$100,000	2	1	15	12
\$100,000 - \$199,999	65	58	547	470
\$200,000 - \$299,999	151	204	1,132	1,338
\$300,000 - \$349,999	36	51	316	400
\$350,000 - \$399,999	23	33	192	238
\$400,000 - \$449,999	14	20	120	128
\$450,000 - \$499,999	12	7	62	77
\$500,000 - \$549,999	5	7	29	53
\$550,000 - \$599,999	1	4	20	28
\$600,000 - \$649,999	2	3	14	15
\$650,000 - \$699,999	2	1	8	13
\$700,000 - \$799,999	-	3	10	15
\$800,000 - \$899,999	1	1	2	3
\$900,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,249,999	-	1	5	13
\$1,250,000 - \$1,499,999	-	1	1	5
\$1,500,000 - \$1,749,999	-	1	4	2
\$1,750,000 - \$1,999,999	-	1	1	2
\$2,000,000 - \$2,499,999	-	-	1	2
\$2,500,000 - \$2,999,999	1	-	1	4
\$3,000,000 - \$3,499,999	-	-	1	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	315	397	2,483	2,823



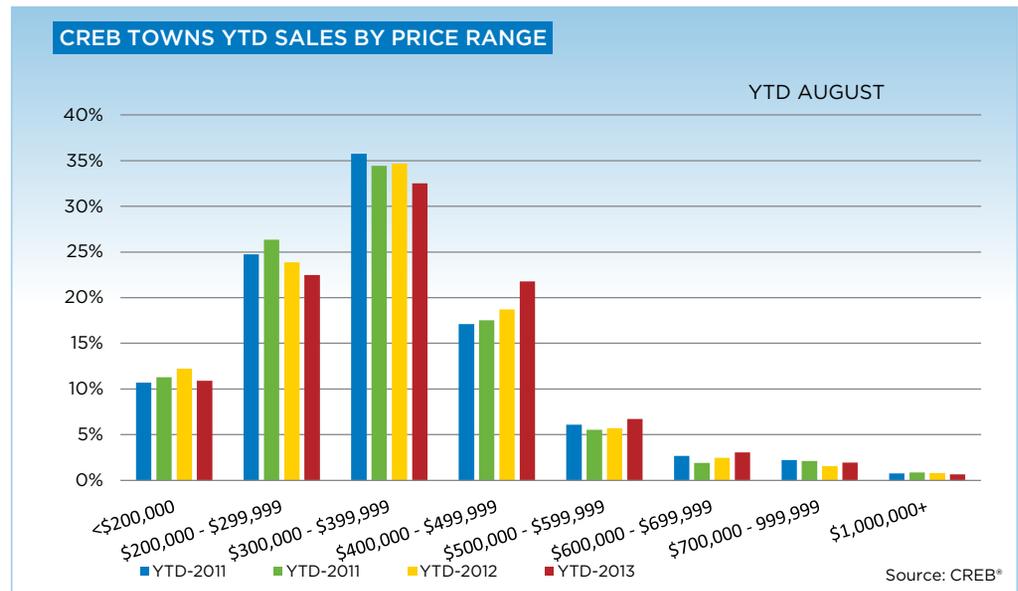
CITY OF CALGARY CONDOMINIUM APARTMENTS



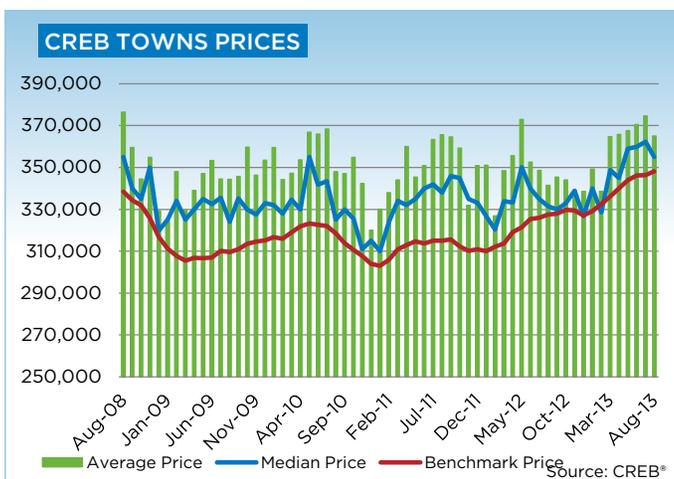
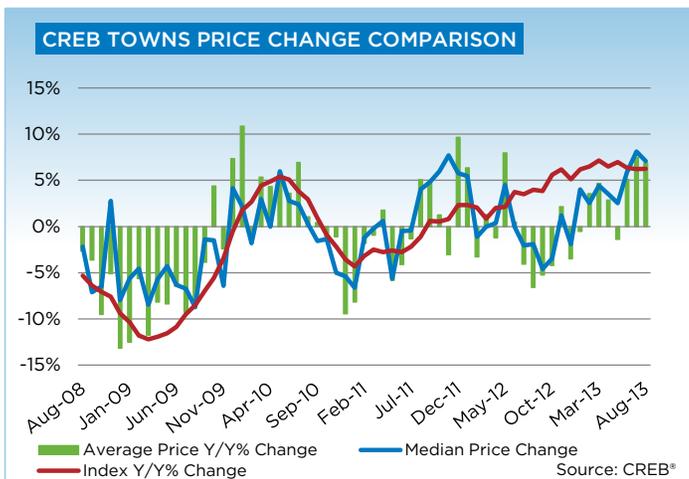
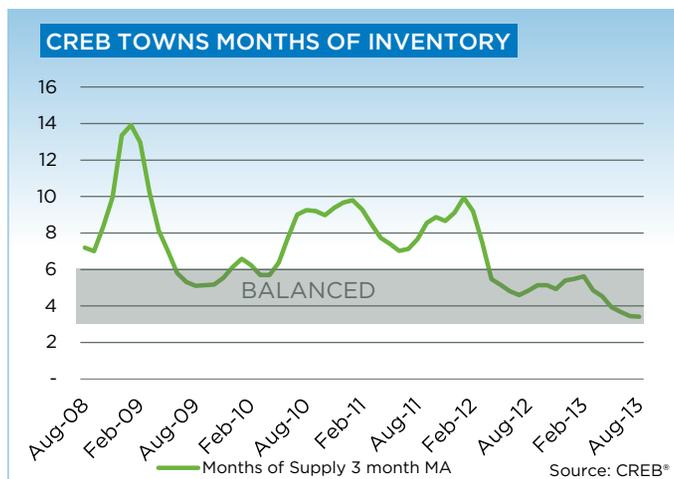
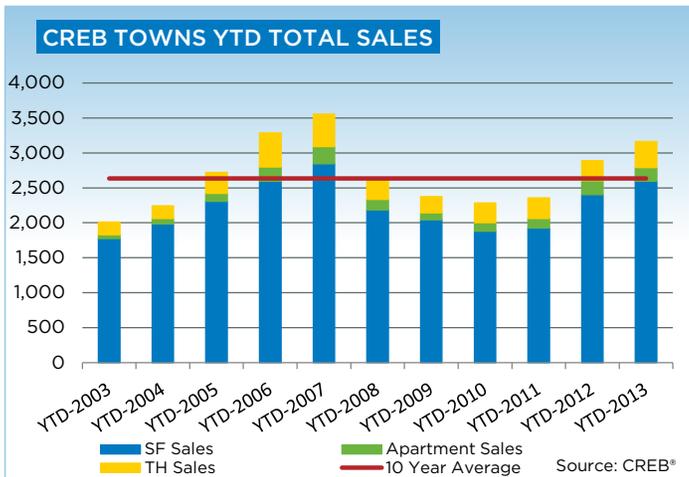
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	187	304	372	384	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	
2013													
Sales	245	256	364	431	486	470	480	431					3,163
New Listings	542	559	659	765	773	587	671	591					5,147
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517					
AverageDOM	82	69	55	66	64	62	60	57					68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998					364,430
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100					
Index	173	175	177	179	181	182	182	183					

CREB Towns	Aug-12	Aug-13	YTD2012	YTD2013
>\$100,000	1	3	60	40
\$100,000 - \$199,999	41	27	293	305
\$200,000 - \$299,999	87	100	690	711
\$300,000 - \$349,999	46	77	561	503
\$350,000 - \$399,999	52	77	441	525
\$400,000 - \$449,999	42	59	356	406
\$450,000 - \$499,999	24	34	185	283
\$500,000 - \$549,999	14	22	101	132
\$550,000 - \$599,999	7	10	64	80
\$600,000 - \$649,999	7	11	45	64
\$650,000 - \$699,999	1	5	26	33
\$700,000 - \$799,999	-	3	17	31
\$800,000 - \$899,999	-	2	18	17
\$900,000 - \$999,999	-	1	10	13
\$1,000,000 - \$1,249,999	2	-	13	10
\$1,250,000 - \$1,499,999	-	-	6	4
\$1,500,000 - \$1,749,999	-	-	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 +	-	-	-	-
	324	431	2,890	3,163



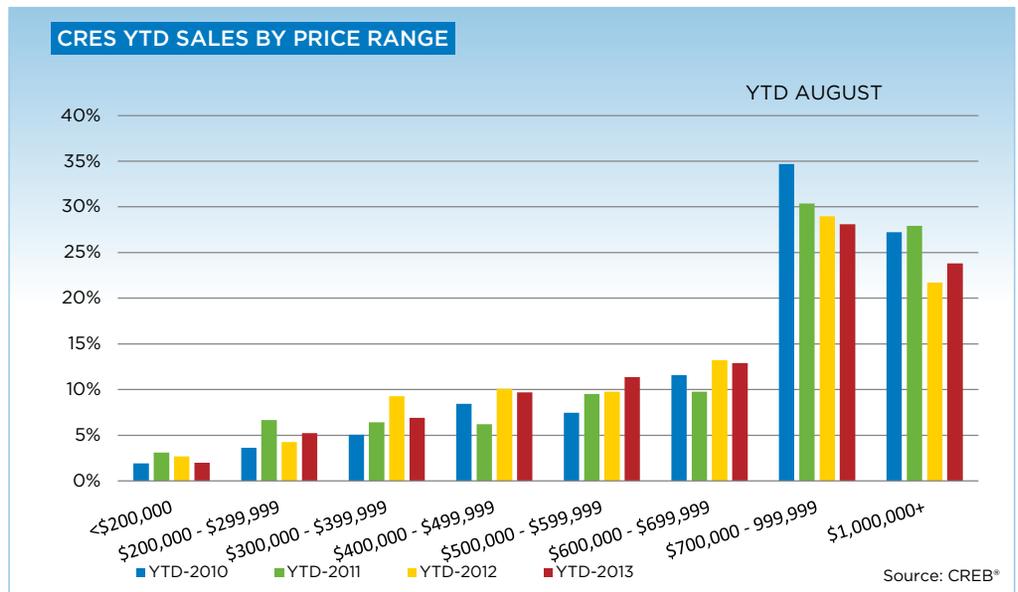
CREB® TOWNS



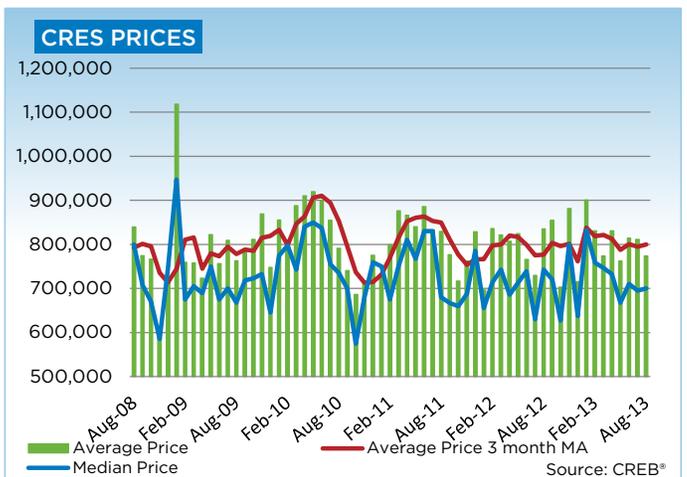
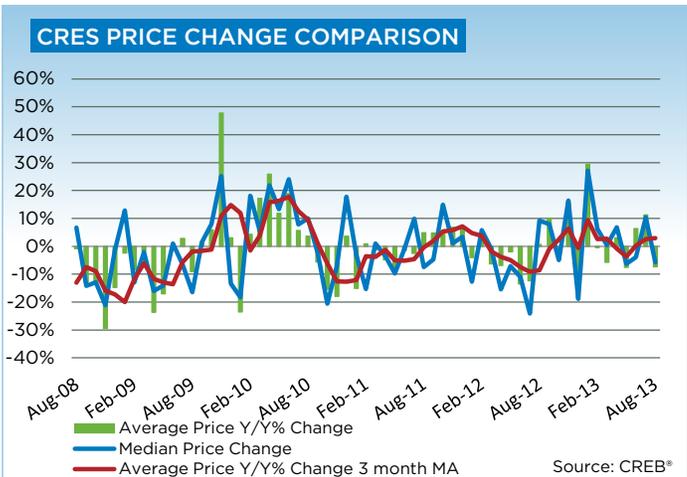
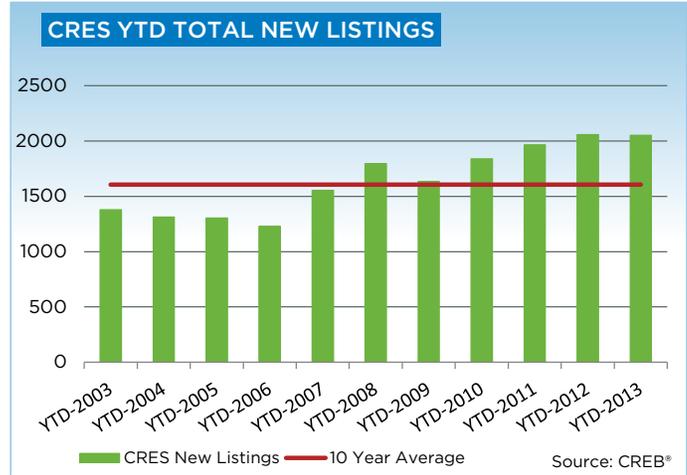
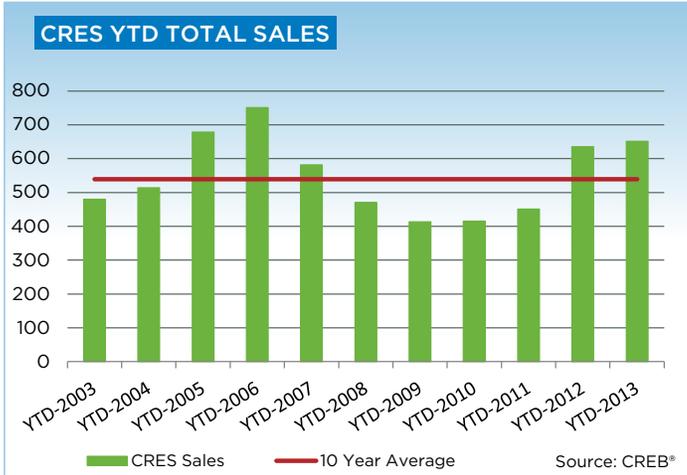
CREB® COUNTRY RESIDENTIAL

	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	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
2013													
Sales	34	72	72	84	104	99	90	96					651
New Listings	239	210	258	289	333	267	236	221					2,053
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157					
AverageDOM	155	104	107	105	91	87	96	110					102
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	773,702					803,711

CRES	Aug-12	Aug-13	YTD2012	YTD2013
>\$100,000	-	-	4	3
\$100,000 - \$199,999	1	1	13	10
\$200,000 - \$299,999	2	4	27	34
\$300,000 - \$349,999	1	5	29	21
\$350,000 - \$399,999	5	1	30	24
\$400,000 - \$449,999	7	5	30	30
\$450,000 - \$499,999	6	6	34	33
\$500,000 - \$549,999	4	2	28	35
\$550,000 - \$599,999	6	7	34	39
\$600,000 - \$649,999	2	6	36	38
\$650,000 - \$699,999	3	10	48	46
\$700,000 - \$799,999	13	13	78	78
\$800,000 - \$899,999	9	9	64	53
\$900,000 - \$999,999	6	7	42	52
\$1,000,000 - \$1,249,999	10	9	63	71
\$1,250,000 - \$1,499,999	2	7	23	37
\$1,500,000 - \$1,749,999	5	3	22	22
\$1,750,000 - \$1,999,999	2	-	9	8
\$2,000,000 - \$2,499,999	1	-	14	11
\$2,500,000 - \$2,999,999	-	1	3	4
\$3,000,000 - \$3,499,999	1	-	3	-
\$3,500,000 - \$3,999,999	-	-	1	2
\$4,000,000 +	-	-	-	-
	86	96	635	651



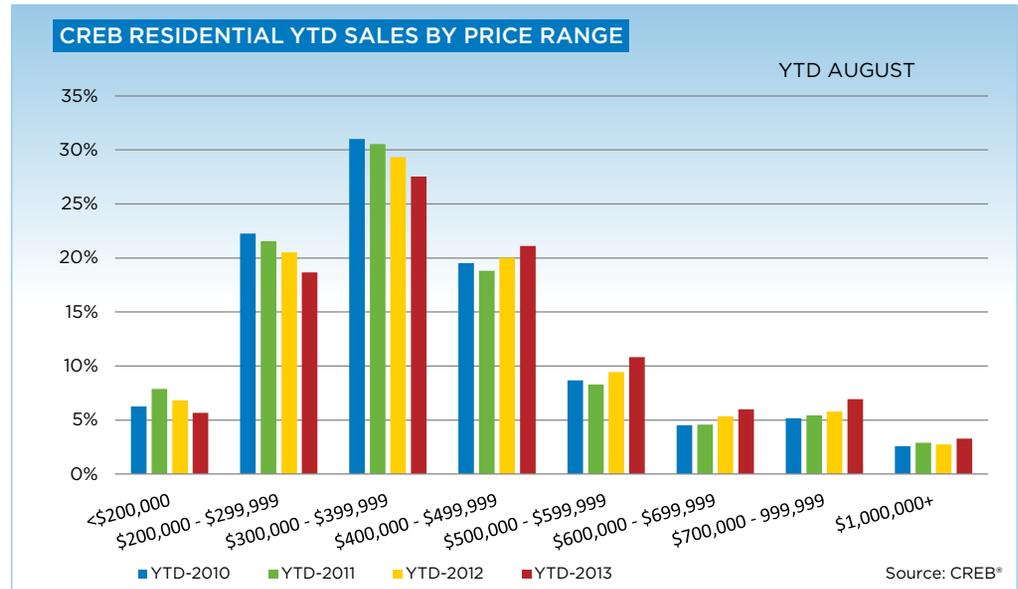
CREB® COUNTRY RESIDENTIAL



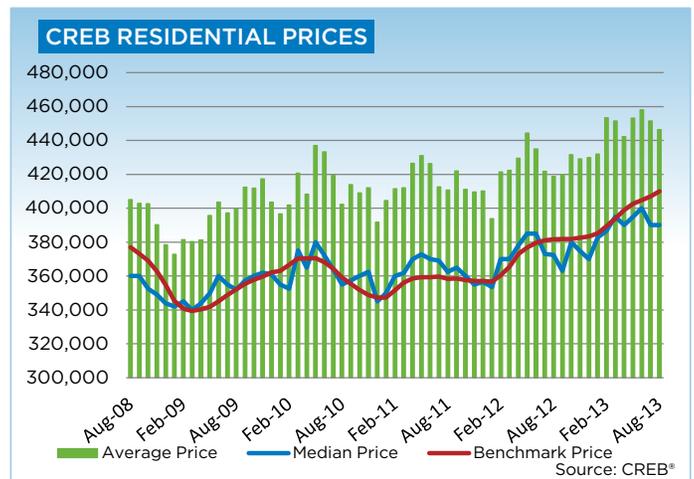
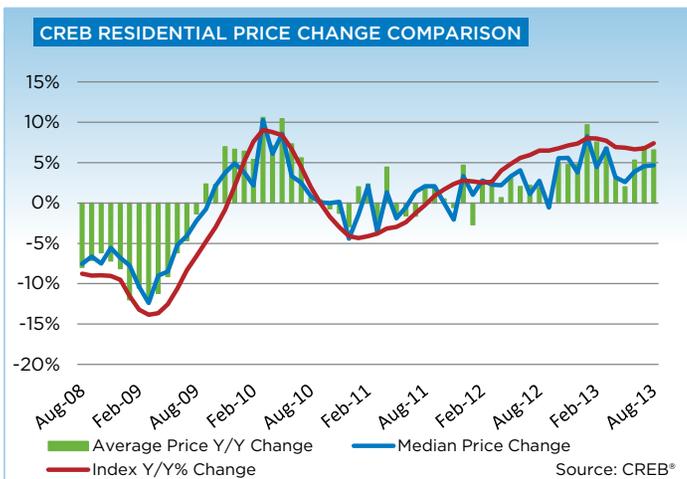
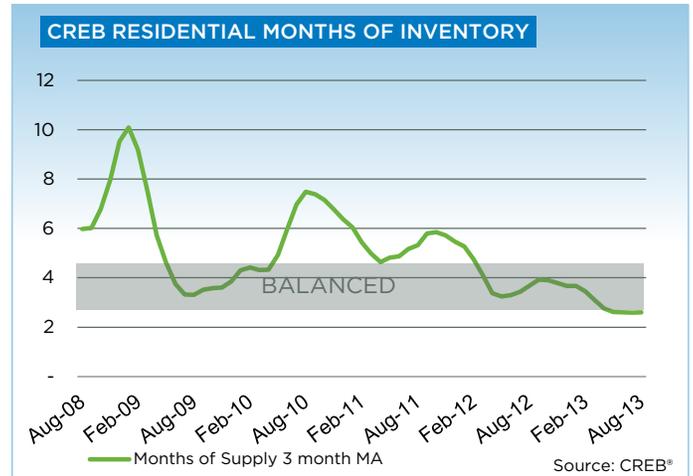
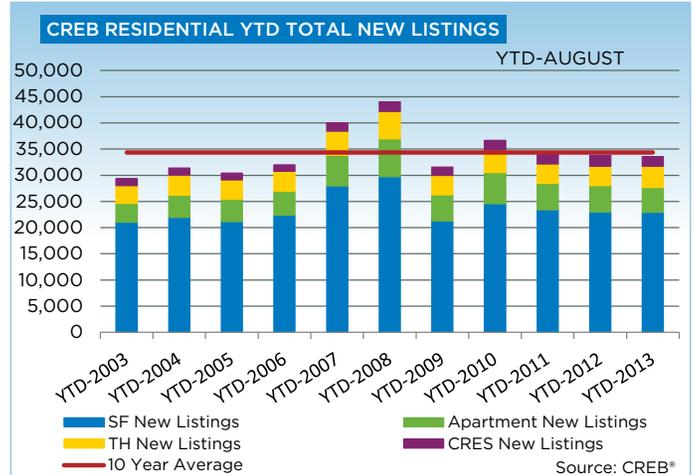
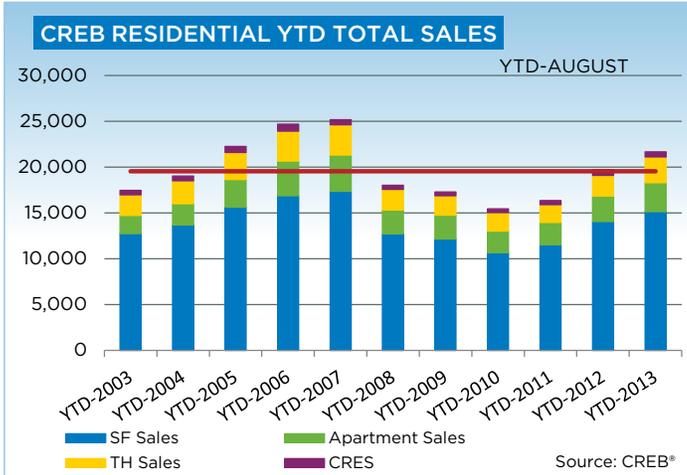
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2012													
Sales	1,326	2,154	2,698	2,787	3,041	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	
2013													
Sales	1,588	2,128	2,676	3,051	3,305	3,060	3,025	2,900					21,733
New Listings	3,462	3,636	4,426	4,884	5,185	4,184	3,958	3,852					33,587
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550					
AverageDOM	59	47	42	42	40	42	47	45					43
Average Price	431,889	453,384	451,555	442,246	453,233	458,006	451,375	446,343					449,433
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900					
Index	182	184	186	188	190	191	192	193					

	Aug-12	Aug-13	YTD2012	YTD2013
CREB Total				
>\$100,000	9	10	110	108
\$100,000 - \$199,999	157	121	1,232	1,126
\$200,000 - \$299,999	500	559	4,051	4,054
\$300,000 - \$349,999	333	396	3,027	2,893
\$350,000 - \$399,999	311	424	2,759	3,093
\$400,000 - \$449,999	271	362	2,350	2,643
\$450,000 - \$499,999	195	252	1,601	1,947
\$500,000 - \$549,999	119	180	1,094	1,364
\$550,000 - \$599,999	63	132	768	987
\$600,000 - \$649,999	58	119	607	761
\$650,000 - \$699,999	47	78	444	540
\$700,000 - \$799,999	82	97	590	794
\$800,000 - \$899,999	43	50	347	448
\$900,000 - \$999,999	18	34	206	263
\$1,000,000 - \$1,249,999	26	38	257	322
\$1,250,000 - \$1,499,999	10	21	113	164
\$1,500,000 - \$1,749,999	9	13	72	87
\$1,750,000 - \$1,999,999	5	5	33	49
\$2,000,000 - \$2,499,999	1	3	37	49
\$2,500,000 - \$2,999,999	3	2	18	23
\$3,000,000 - \$3,499,999	1	1	7	3
\$3,500,000 - \$3,999,999	-	2	2	7
\$4,000,000 +	-	1	1	8
	2,261	2,900	19,726	21,733



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

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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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