

Condominium sales set a new record for August activity

Sales activity improves for condominium product, while declining in the single-family sector

Calgary, September 2, 2014 – Strong gains in Calgary’s condominium apartment and townhouse sectors sparked a 3.4 per cent year-over-year growth in residential resale housing sales activity for August.

A total of 2,267 units exchanged hands in the city during the month, compared to 2,192 during the same period in 2013. The condominium apartment and townhouse sectors saw the biggest gains, increasing by nearly 14 and 20 per cent, respectively, for total monthly sales of 790 units.

“The record pace of August sales in the condominium sector is related to the relative affordability of this product combined with a tight rental market and low lending rates,” said CREB® chief economist Ann-Marie Lurie, noting most of the activity continues to take place in lower price ranges. “More than 76 per cent of condominium new listings are priced below \$400,000 and represent more than 68 per cent of the total inventory within city limits.”

So far this year, condominium apartment and townhouse sales have totaled a respective 3,388 and 2,685 units. This represents a combined increase of nearly 20 per cent.

“Over the past three months apartment-style new listings have increased by more than 40 per cent year over year, pushing up overall inventory levels and moving this market toward balanced territory despite the strong sales growth,” said Lurie.

Meanwhile, year-over-year single-family sales declined by 2.4 per cent in August to 1,477 units, partly due to limited availability in lower price ranges. Despite the pullback, activity in the sector remains stronger than long-term averages.

“The decline in single-family sales is mostly due to the shrinking supply in the under-\$400,000 sector,” said CREB® president Bill

Kirk. “Overall, sales activity has improved compared to last year for product priced over \$400,000.”

The good news for buyers is added choice. New listings in August improved by 13.6 per cent compared to last year, causing inventories to rise by nearly 18 per cent.

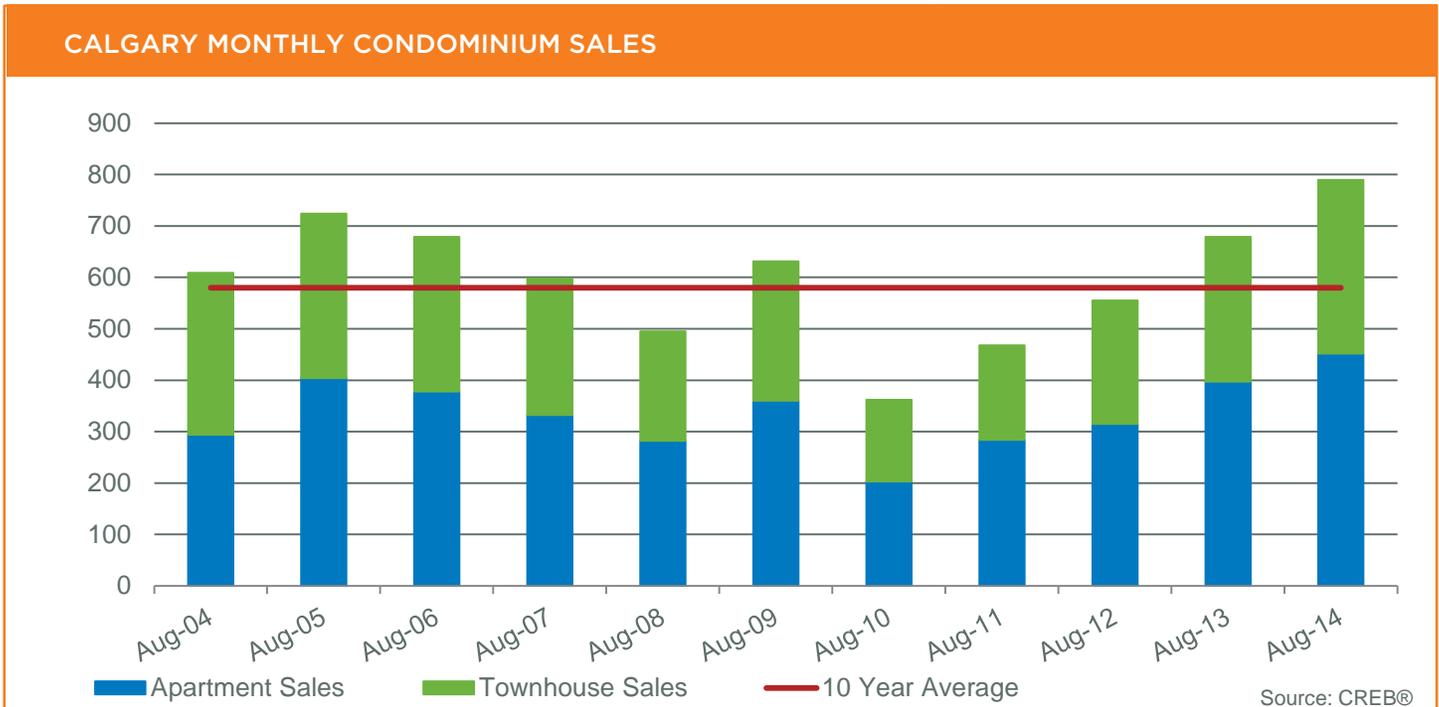
Increased inventory levels also moved the single-family market toward more balanced conditions, helping minimize further monthly price gains. The single-family unadjusted benchmark price totaled \$512,300 in August, similar to July, but still 10.24 per cent above \$464,700 posted a year ago.

“Following a prolonged period of Calgary being a sellers’ market, a move toward more balanced conditions is welcome news,” said Kirk. “This will help support a more stable city housing market in terms of price gains.”

The average, median and benchmark prices for condominium apartments in August were a respective \$332,006, \$287,500, and \$298,200.

“While both average and median prices in this sector have recorded further monthly gains, the benchmark indicates prices are similar to levels recorded in the previous month,” said Lurie. “The composition of apartment sales shifted toward the higher-end segment this month compared to last month, resulting in higher monthly gains. The benchmark price reflects price changes for similar properties, less subject to the variability in composition.”

Condominium townhouses remain the tightest of the three sectors in Calgary, resulting in further monthly price gains and reaching an August benchmark price of \$328,300. While prices are shy of previous highs, they increased by 0.4 per cent over the previous month and nearly 10 per cent above levels recorded in August 2013.



CREB® - SUMMARY STATS

	Aug-13	Aug-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
CREB® TOTAL RESIDENTIAL						
Total Sales	2,894	3,044	5.18%	21,717	24,727	13.86%
Total Sales Volume	\$1,289,963,791	\$1,437,238,001	11.42%	\$9,755,410,605	\$11,757,798,499	20.53%
New Listings	3,850	4,344	12.83%	33,594	36,999	10.14%
Active Listings	7,550	7,988	5.80%	N/A	N/A	
Sales to New Listings Ratio	0.75	0.70	-6.78%	0.65	0.67	3.38%
Sales \$ / List \$	97.65%	97.80%	0.15%	97.60%	98.21%	0.62%
Average DOM	45	39	-11.68%	43	34	-20.93%
Average Price	\$445,737	\$472,154	5.93%	\$449,206	\$475,504	5.85%
Benchmark Price Index	\$409,900	\$450,200	9.83%			
	193	212	9.83%			
CREB® CITY OF CALGARY						
Total Sales	2,192	2,267	3.42%	16,712	18,521	10.82%
Total Sales Volume	\$994,858,400	\$1,083,132,933	8.87%	\$7,631,189,509	\$8,930,549,598	17.03%
New Listings	2,773	3,150	13.60%	24,040	26,686	11.01%
Active Listings	3,898	4,596	17.91%	N/A	N/A	
Sales to New Listings Ratio	0.79	0.72	-8.96%	0.70	0.69	-0.16%
Sales \$ / List \$	97.83%	98.06%	0.24%	97.77%	98.47%	0.69%
Average DOM	38	35	-7.23%	36	30	-16.67%
Average Price	\$453,859	\$477,783	5.27%	\$456,629	\$482,185	5.60%
Benchmark Price Index	\$417,300	\$459,800	10.18%			
	195	214	10.17%			
CREB® TOWNS						
Total Sales	431	484	12.30%	3,162	3,980	25.87%
Total Sales Volume	\$157,313,968	\$189,531,978	20.48%	\$1,152,456,588	\$1,574,570,287	36.63%
New Listings	590	656	11.19%	5,145	5,762	11.99%
Active Listings	1,517	1,449	-4.48%	N/A	N/A	
Sales to New Listings Ratio	0.73	0.74	1.00%	0.61	0.69	12.39%
Sales \$ / List \$	97.69%	97.90%	0.21%	97.62%	98.21%	0.59%
Average DOM	57	46	-19.71%	68	54	-20.59%
Average Price	\$364,998	\$391,595	7.29%	\$364,471	\$395,621	8.55%
Benchmark Price Index	\$348,100	\$375,600	7.90%			
	183	198	7.92%			
CREB® CRES						
Total Sales	95	96	1.05%	652	759	16.41%
Total Sales Volume	\$71,675,425	\$87,113,200	21.54%	\$520,875,829	\$662,068,688	27.11%
New Listings	222	216	-2.70%	2,067	1,988	-3.82%
Active Listings	1,157	1,053	-8.99%	N/A	N/A	
Sales to New Listings Ratio	0.43	0.44	3.86%	0.32	0.38	21.04%
Sales \$ / List \$	95.18%	94.51%	-0.67%	95.14%	95.36%	0.22%
Average DOM	105	80	-24.19%	102	93	-8.82%
Average Price	\$754,478	\$907,429	20.27%	\$798,889	\$872,291	9.19%
Median Price	\$700,000	\$768,000	9.71%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

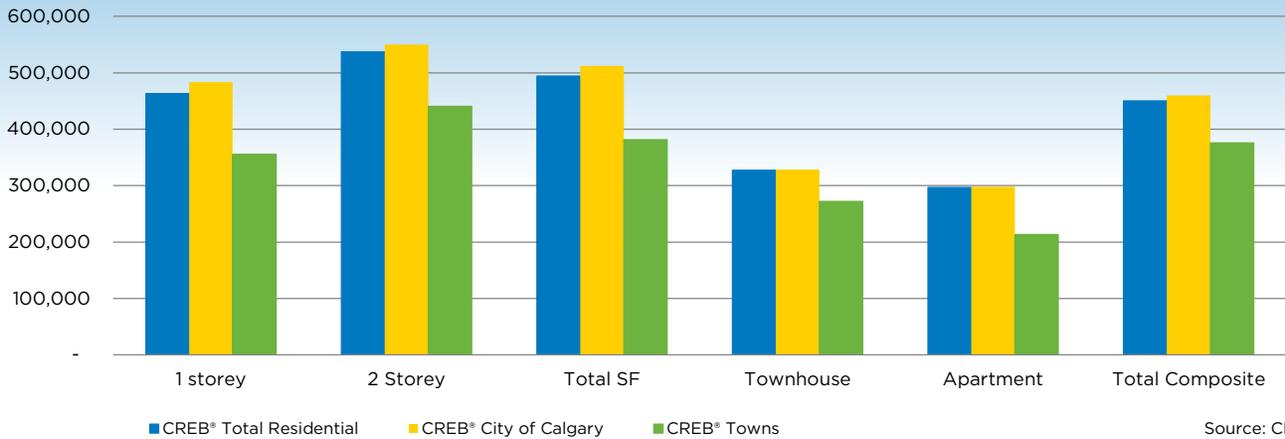
	Aug-13	Aug-14	Y/Y % Change	2013 YTD	2014 YTD	Y/Y % Change
SINGLE FAMILY						
Total Sales	1,513	1,477	-2.38%	11,644	12,448	6.90%
Total Sales Volume	\$782,533,430	\$805,316,419	2.91%	\$6,029,845,228	\$6,854,741,394	13.68%
New Listings	1,963	2,062	5.04%	16,967	17,880	5.38%
Active Listings	2,791	3,021	8.24%	N/A	N/A	
Sales to New Listings Ratio	0.77	0.72	-7.07%	0.69	0.70	1.45%
Sales \$ / List \$	97.84%	98.11%	0.28%	97.83%	98.52%	0.69%
Average DOM	37	34	-8.77%	35	29	-17.14%
Average Price	\$517,206	\$545,238	5.42%	\$517,850	\$550,670	6.34%
Benchmark Price	\$464,700	\$512,300	10.24%			
Index	197	217	10.24%			
CONDO APARTMENT						
Total Sales	397	452	13.85%	2,821	3,388	20.10%
Total Sales Volume	\$118,229,287	\$150,066,542	26.93%	\$840,296,595	\$1,101,072,464	31.03%
New Listings	451	651	44.35%	4,120	5,231	26.97%
Active Listings	690	1,056	53.04%	N/A	N/A	
Sales to New Listings Ratio	0.88	0.69	-21.12%	0.68	0.65	-5.41%
Sales \$ / List \$	97.50%	97.71%	0.21%	97.25%	98.01%	0.75%
Average DOM	43	40	-7.22%	43	36	-16.28%
Average Price	\$297,807	\$332,006	11.48%	\$297,872	\$324,992	9.10%
Benchmark Price	\$270,600	\$298,200	10.20%			
Index	189	208	10.21%			
CONDO TOWNHOUSE						
Total Sales	282	338	19.86%	2,247	2,685	19.49%
Total Sales Volume	\$94,095,683	\$127,749,972	35.77%	\$761,047,686	\$974,735,740	28.08%
New Listings	359	437	21.73%	2,953	3,575	21.06%
Active Listings	417	515	23.50%	N/A	N/A	
Sales to New Listings Ratio	0.79	0.77	-1.54%	0.76	0.75	-1.30%
Sales \$ / List \$	98.16%	98.15%	-0.01%	97.86%	98.58%	0.72%
Average DOM	34	34	-1.08%	37	29	-21.62%
Average Price	\$333,673	\$377,958	13.27%	\$338,695	\$363,030	7.18%
Benchmark Price	\$298,500	\$328,300	9.98%			
Index	187	205	9.97%			

MLS® HPI SUMMARY

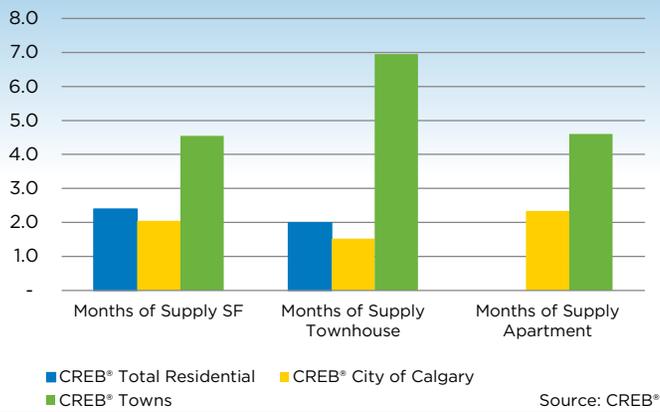
	August 2014		% Changes				
	Benchmark Price	Index (HPI)	Jul-14	Feb-14	Aug-13	Aug-11	Aug-09
CREB® TOTAL RESIDENTIAL							
Single Family	494,100	214	0.1%	6.1%	9.8%	26.7%	29.5%
Townhouse	327,300	206	0.4%	6.0%	10.1%	21.1%	21.1%
Apartment	296,900	208	0.1%	5.2%	10.2%	24.1%	24.4%
COMPOSITE	450,200	212	0.1%	6.0%	9.8%	25.6%	27.8%
CREB® TOWNS							
Single Family	381,600	197	0.4%	6.9%	7.7%	19.1%	21.4%
Townhouse	271,900	219	1.3%	5.9%	11.8%	24.8%	26.7%
Apartment	213,600	183	1.1%	5.4%	9.6%	14.1%	13.4%
COMPOSITE	375,600	198	0.5%	6.9%	7.9%	19.3%	21.4%
CREB® CITY OF CALGARY							
Single Family	512,300	217	0.1%	6.1%	10.2%	28.2%	31.1%
Townhouse	328,300	205	0.4%	6.0%	10.0%	20.9%	20.9%
Apartment	298,200	208	0.0%	5.3%	10.2%	24.3%	24.7%
COMPOSITE	459,800	214	0.1%	5.9%	10.2%	26.6%	28.8%

COMPARISONS

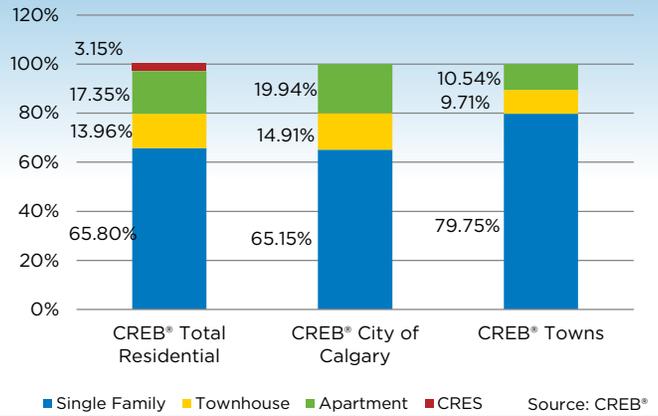
Benchmark Price - August



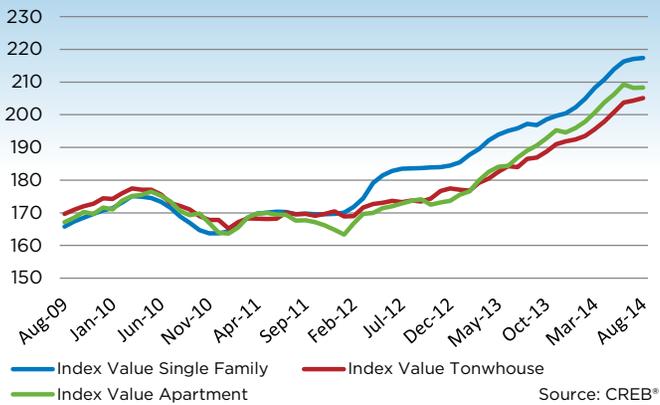
Months of Supply - August



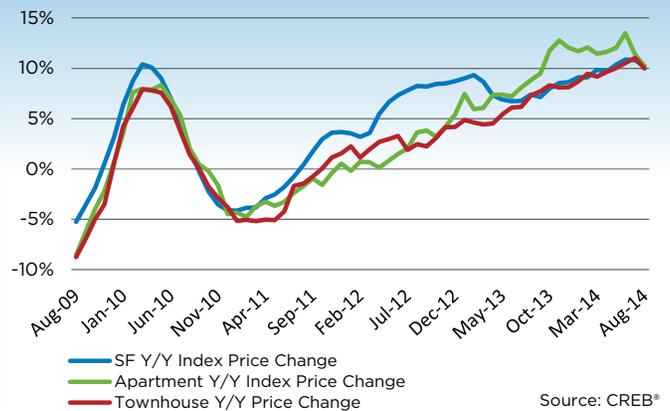
Sales Distribution - August



CALGARY INDEX VALUE



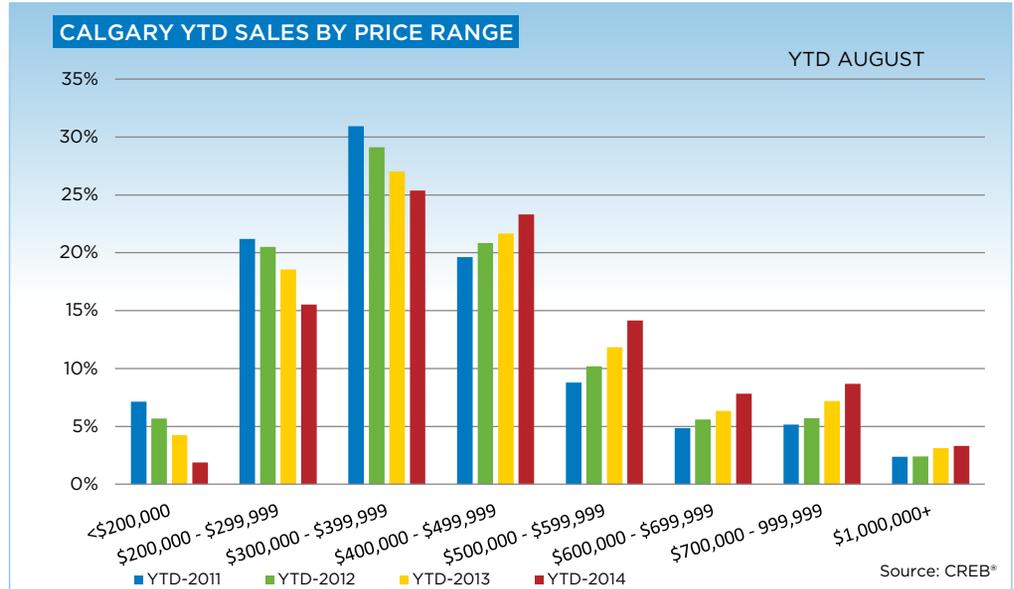
CALGARY INDEX YEAR OVER YEAR COMPARISON



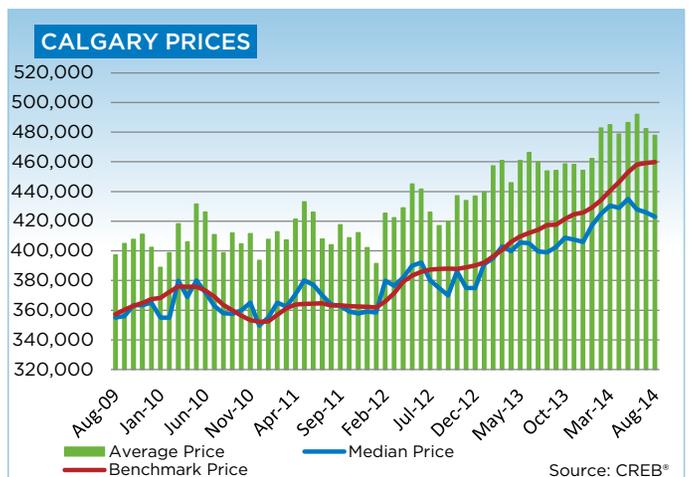
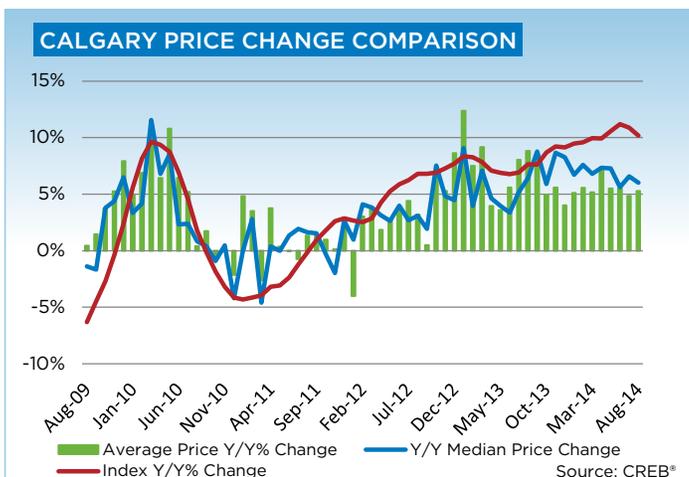
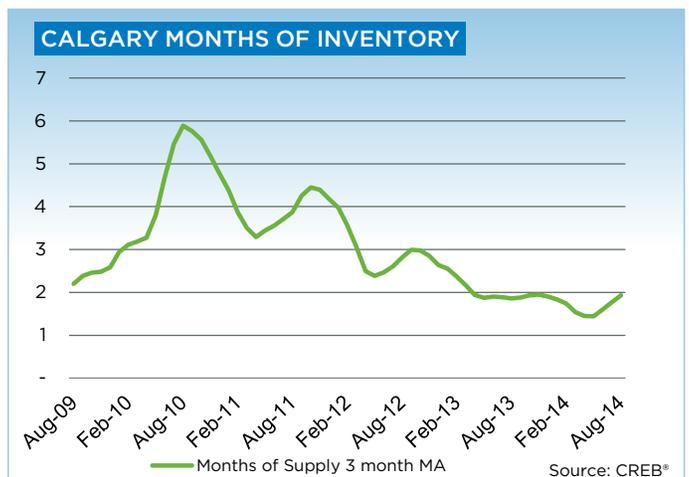
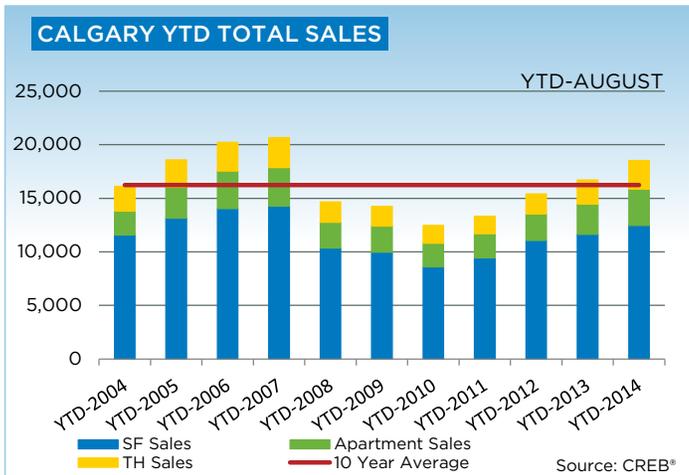
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,374	2,534	2,306	2,264	2,192	1,919	1,948	1,724	1,171	23,474
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,793	2,521	1,824	972	32,150
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	445,955	461,006	466,384	460,181	453,859	454,151	458,655	458,157	454,387	456,595
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
Index	183	185	187	189	191	192	193	195	195	197	198	199	
2014													
Sales	1,438	1,851	2,482	2,541	2,945	2,666	2,331	2,267					18,521
New Listings	2,394	2,709	3,318	3,754	4,327	3,815	3,219	3,150					26,686
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726	4,659	4,596					
AverageDOM	40	30	28	27	27	29	33	35					30
Average Price	462,234	482,782	484,911	478,748	486,376	492,114	482,494	477,783					482,185
Benchmark Price	429,100	434,100	440,500	446,300	452,900	458,100	459,200	459,800					
Index	200	202	205	208	211	214	214	214					

	Aug-13	Aug-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	1	-	15	5
\$100,000 - \$199,999	79	41	695	341
\$200,000 - \$299,999	420	365	3,102	2,874
\$300,000 - \$349,999	281	255	2,163	2,171
\$350,000 - \$399,999	319	331	2,353	2,529
\$400,000 - \$449,999	275	298	2,063	2,362
\$450,000 - \$499,999	196	238	1,557	1,955
\$500,000 - \$549,999	149	169	1,144	1,557
\$550,000 - \$599,999	111	139	835	1,064
\$600,000 - \$649,999	97	83	622	791
\$650,000 - \$699,999	58	94	438	655
\$700,000 - \$799,999	79	102	654	848
\$800,000 - \$899,999	38	61	360	505
\$900,000 - \$999,999	25	22	189	253
\$1,000,000 - \$1,249,999	28	32	234	268
\$1,250,000 - \$1,499,999	13	13	119	155
\$1,500,000 - \$1,749,999	10	9	59	76
\$1,750,000 - \$1,999,999	5	4	38	44
\$2,000,000 - \$2,499,999	3	5	37	39
\$2,500,000 - \$2,999,999	1	2	19	10
\$3,000,000 - \$3,499,999	1	4	3	10
\$3,500,000 - \$3,999,999	2	-	5	6
\$4,000,000 +	1	-	8	3
	2,192	2,267	16,712	18,521



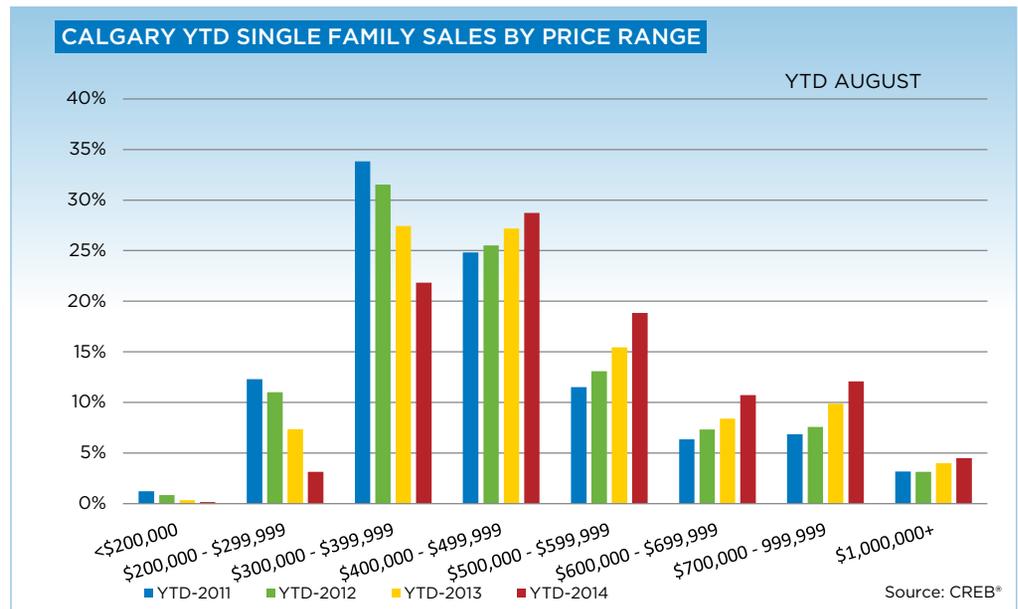
CITY OF CALGARY



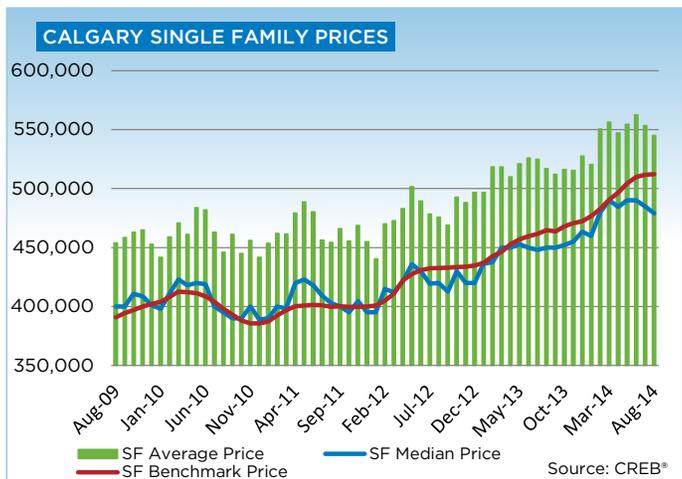
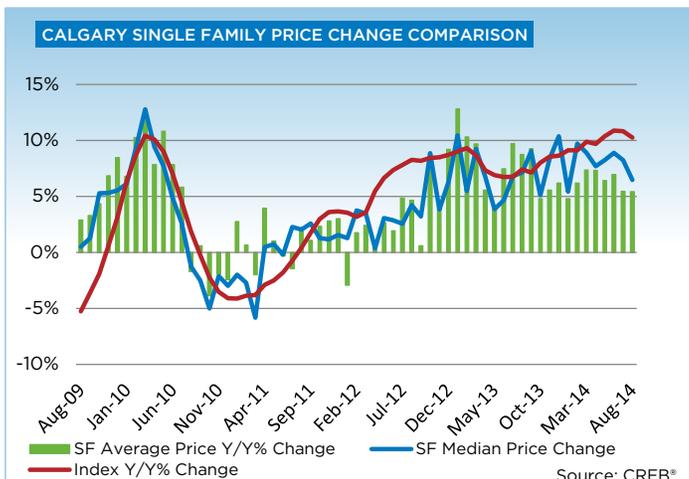
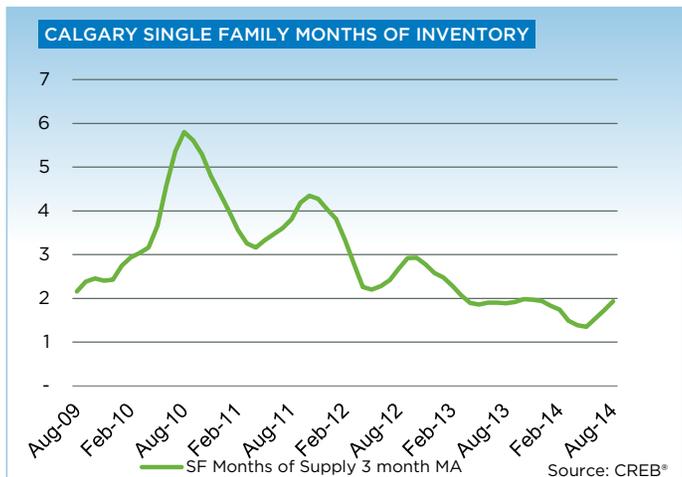
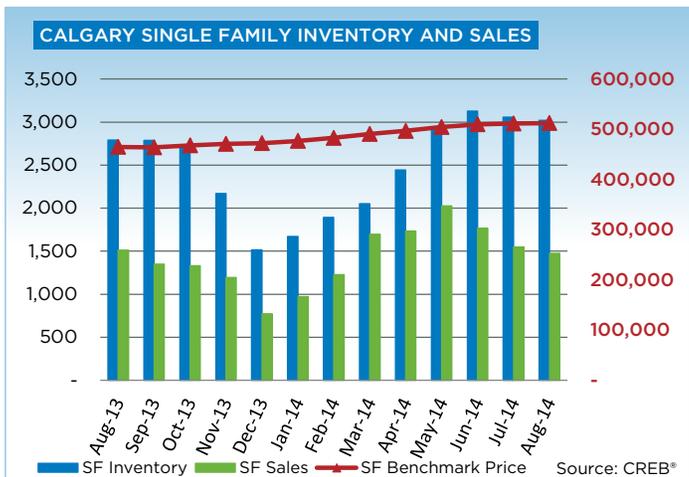
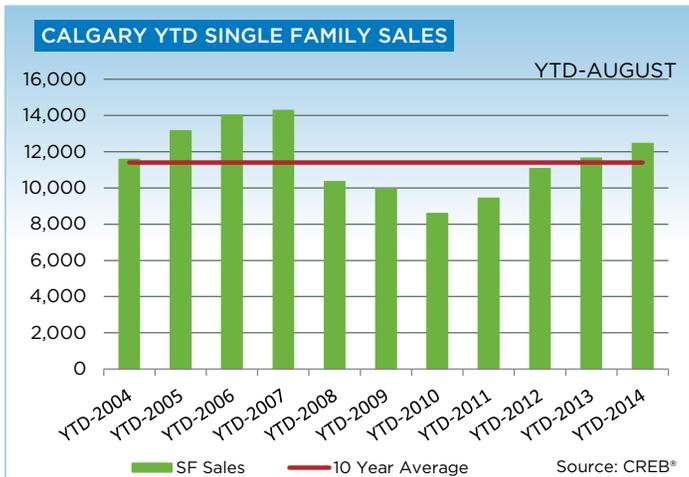
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,606	1,758	1,630	1,573	1,513	1,351	1,333	1,193	772	16,293
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,972	1,736	1,233	649	22,557
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	33	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	509,942	521,226	526,021	524,976	517,206	512,296	516,375	515,491	527,634	517,560
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	
2014													
Sales	973	1,229	1,696	1,733	2,025	1,766	1,549	1,477					12,448
New Listings	1,581	1,780	2,198	2,582	2,945	2,598	2,134	2,062					17,880
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128	3,056	3,021					
AverageDOM	40	29	27	25	26	28	32	34					29
Average Price	520,678	550,531	556,522	547,220	554,597	562,624	553,490	545,238					550,670
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700	511,600	512,300					
Index	202	205	208	211	214	216	217	217					

	Aug-13	Aug-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	2	1
\$100,000 - \$199,999	2	2	36	16
\$200,000 - \$299,999	103	40	855	392
\$300,000 - \$349,999	175	107	1,341	967
\$350,000 - \$399,999	249	232	1,855	1,751
\$400,000 - \$449,999	228	237	1,777	1,912
\$450,000 - \$499,999	176	201	1,390	1,665
\$500,000 - \$549,999	137	149	1,039	1,378
\$550,000 - \$599,999	103	123	759	967
\$600,000 - \$649,999	91	72	568	732
\$650,000 - \$699,999	55	85	408	602
\$700,000 - \$799,999	74	93	624	794
\$800,000 - \$899,999	37	57	348	475
\$900,000 - \$999,999	25	21	177	236
\$1,000,000 - \$1,249,999	25	31	200	253
\$1,250,000 - \$1,499,999	12	7	109	137
\$1,500,000 - \$1,749,999	9	6	55	67
\$1,750,000 - \$1,999,999	4	4	35	42
\$2,000,000 - \$2,499,999	3	5	35	38
\$2,500,000 - \$2,999,999	1	1	15	9
\$3,000,000 - \$3,499,999	1	4	3	6
\$3,500,000 - \$3,999,999	2	-	5	6
\$4,000,000 +	1	-	8	2
	1,513	1,477	11,644	12,448



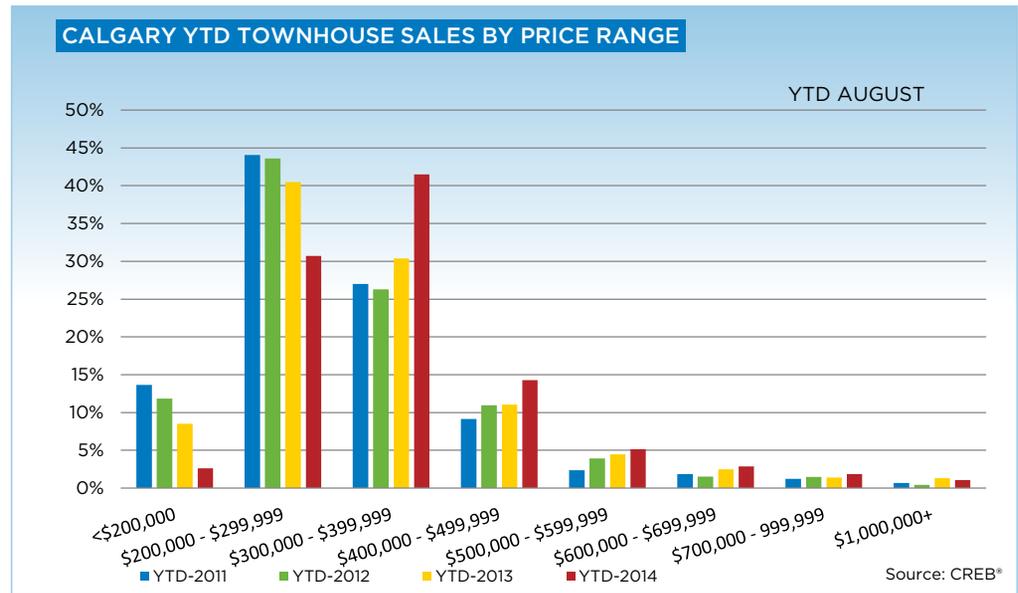
CITY OF CALGARY SINGLE FAMILY



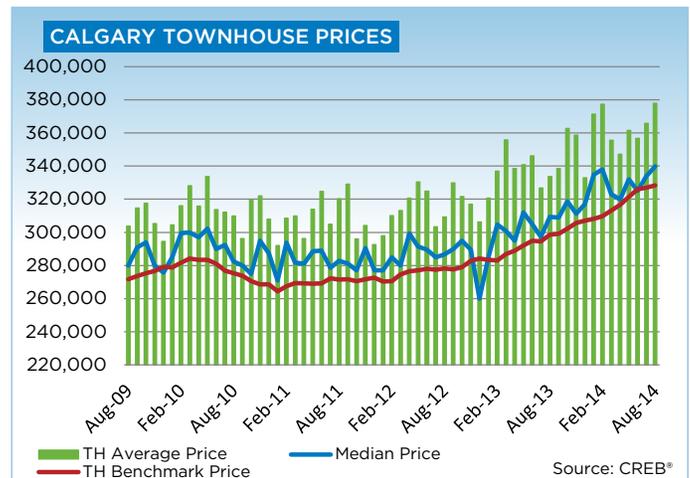
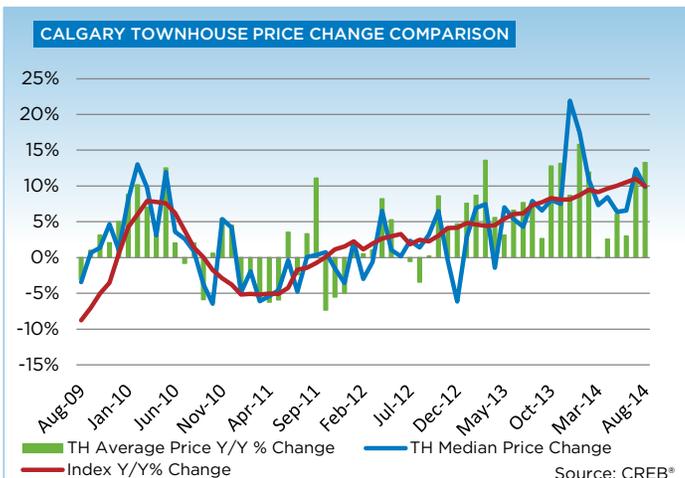
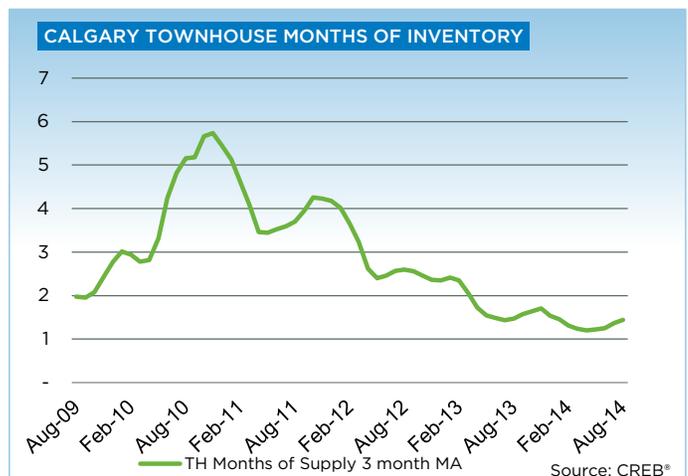
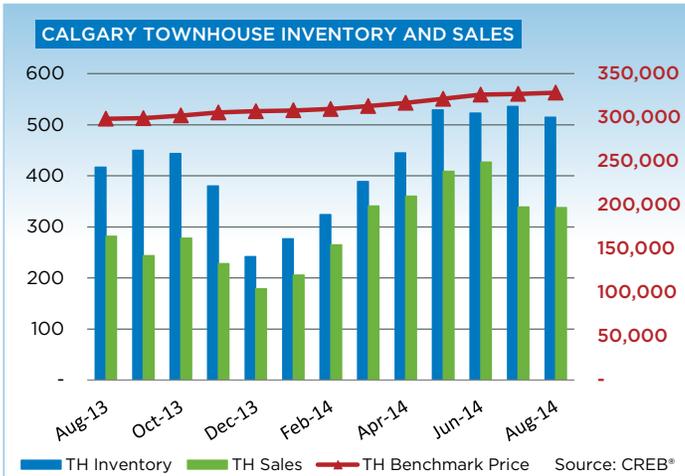
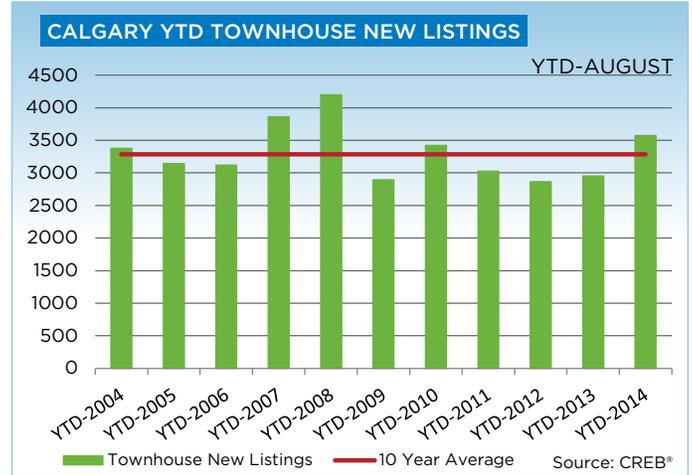
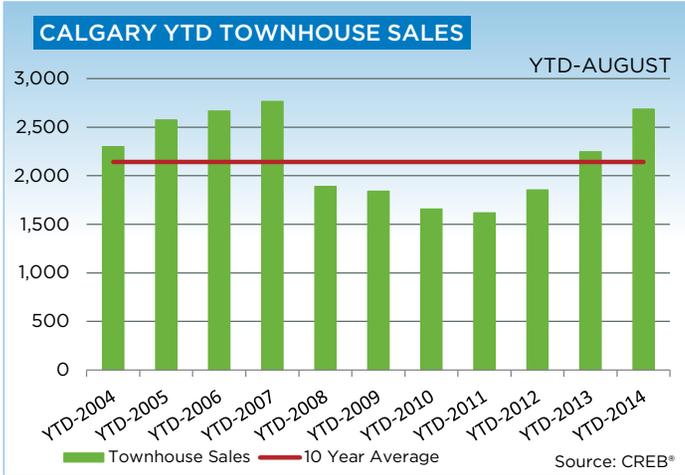
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	339	365	318	294	282	244	278	228	179	3,176
New Listings	310	343	399	454	423	362	303	359	361	335	238	112	3,999
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	40	38	34	31	43	39	48	38
Average Price	320,590	337,071	355,757	338,474	340,889	346,293	326,728	333,673	338,569	362,807	358,625	332,893	341,900
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100	302,200	305,700	307,100	
Index	177	177	179	181	183	184	184	187	187	189	191	192	
2014													
Sales	206	265	341	360	409	427	339	338					2,685
New Listings	328	356	457	486	578	504	429	437					3,575
Active Listings	277	324	389	445	529	523	536	515					
AverageDOM	38	28	26	25	28	28	31	34					29
Average Price	371,347	377,382	355,617	347,169	361,577	356,803	365,769	377,958					363,030
Benchmark Price	308,100	309,700	313,100	316,700	321,400	326,000	327,000	328,300					
Index	193	194	196	198	201	204	204	205					

	Aug-13	Aug-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	19	5	189	70
\$200,000 - \$299,999	113	101	910	824
\$300,000 - \$349,999	55	83	422	717
\$350,000 - \$399,999	37	51	260	397
\$400,000 - \$449,999	27	28	158	214
\$450,000 - \$499,999	13	20	90	170
\$500,000 - \$549,999	5	11	52	85
\$550,000 - \$599,999	4	11	48	53
\$600,000 - \$649,999	3	8	39	36
\$650,000 - \$699,999	2	9	17	41
\$700,000 - \$799,999	2	5	15	31
\$800,000 - \$899,999	-	1	9	15
\$900,000 - \$999,999	-	-	7	4
\$1,000,000 - \$1,249,999	2	1	21	11
\$1,250,000 - \$1,499,999	-	3	5	11
\$1,500,000 - \$1,749,999	-	1	2	6
\$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 +	-	-	-	-
	282	338	2247	2685



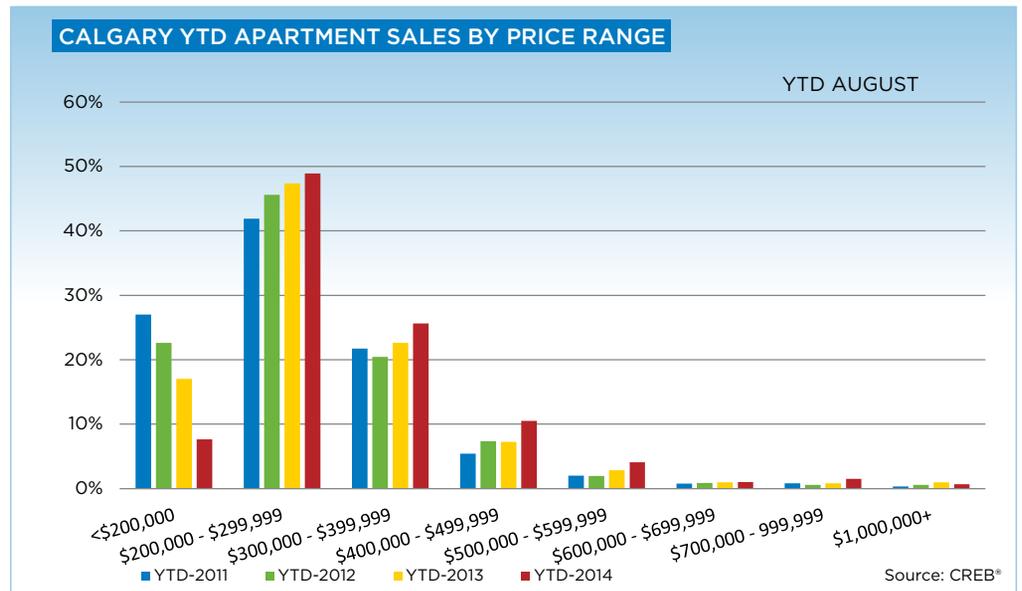
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



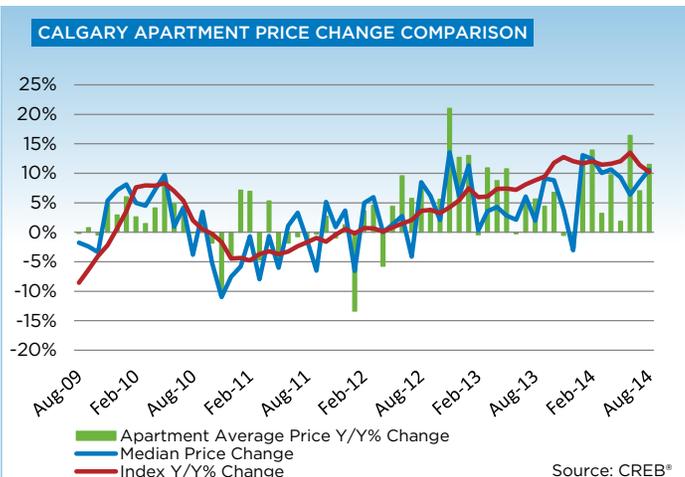
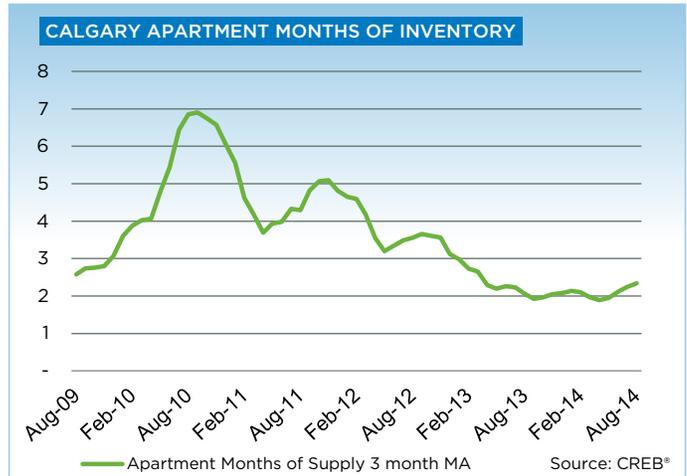
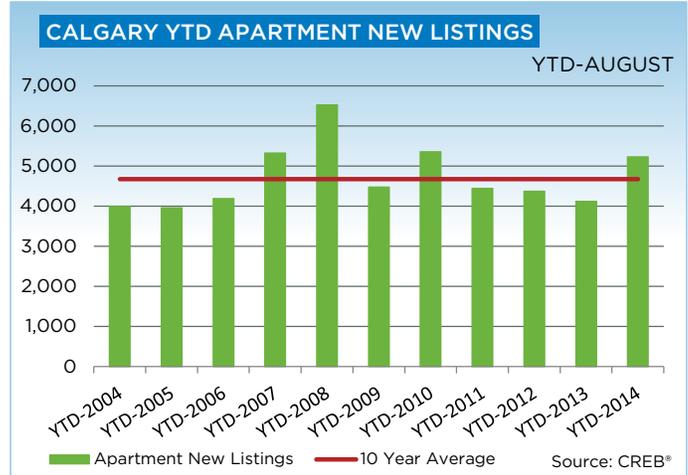
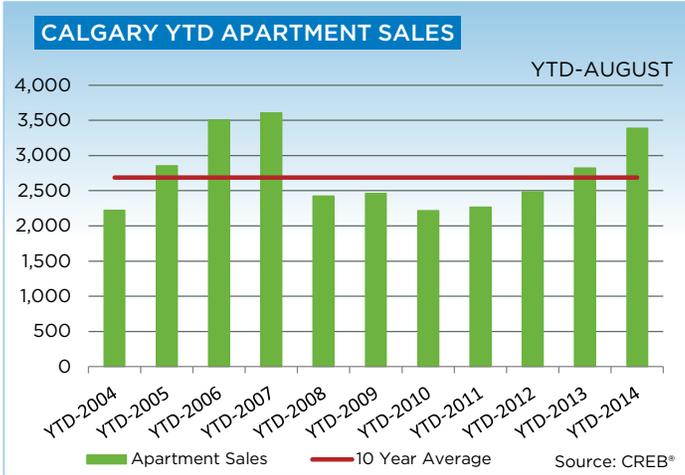
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	451	460	450	353	211	5,594
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,345	310,096	301,523	302,278	297,807	298,743	309,415	307,308	296,207	299,536
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	
2014													
Sales	259	357	445	448	511	473	443	452					3,388
New Listings	485	573	663	686	804	713	656	651					5,231
Active Listings	577	677	791	898	1,051	1,071	1,070	1,056					
AverageDOM	42	33	31	34	34	37	40	40					36
Average Price	314,966	327,788	311,064	319,610	315,914	351,010	323,569	332,006					324,992
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700	298,100	298,200					
Index	196	198	201	204	206	209	208	208					

Calgary Apartment	Aug-13	Aug-14	YTD2013	YTD2014
>\$100,000	1	-	11	4
\$100,000 - \$199,999	58	34	470	255
\$200,000 - \$299,999	204	224	1,337	1,658
\$300,000 - \$349,999	51	65	400	487
\$350,000 - \$399,999	33	48	238	381
\$400,000 - \$449,999	20	33	128	236
\$450,000 - \$499,999	7	17	77	120
\$500,000 - \$549,999	7	9	53	94
\$550,000 - \$599,999	4	5	28	44
\$600,000 - \$649,999	3	3	15	23
\$650,000 - \$699,999	1	-	13	12
\$700,000 - \$799,999	3	4	15	23
\$800,000 - \$899,999	1	3	3	15
\$900,000 - \$999,999	-	1	5	13
\$1,000,000 - \$1,249,999	1	-	13	4
\$1,250,000 - \$1,499,999	1	3	5	7
\$1,500,000 - \$1,749,999	1	2	2	3
\$1,750,000 - \$1,999,999	1	-	2	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	1	4	1
\$3,000,000 - \$3,499,999	-	-	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	397	452	2,821	3,388



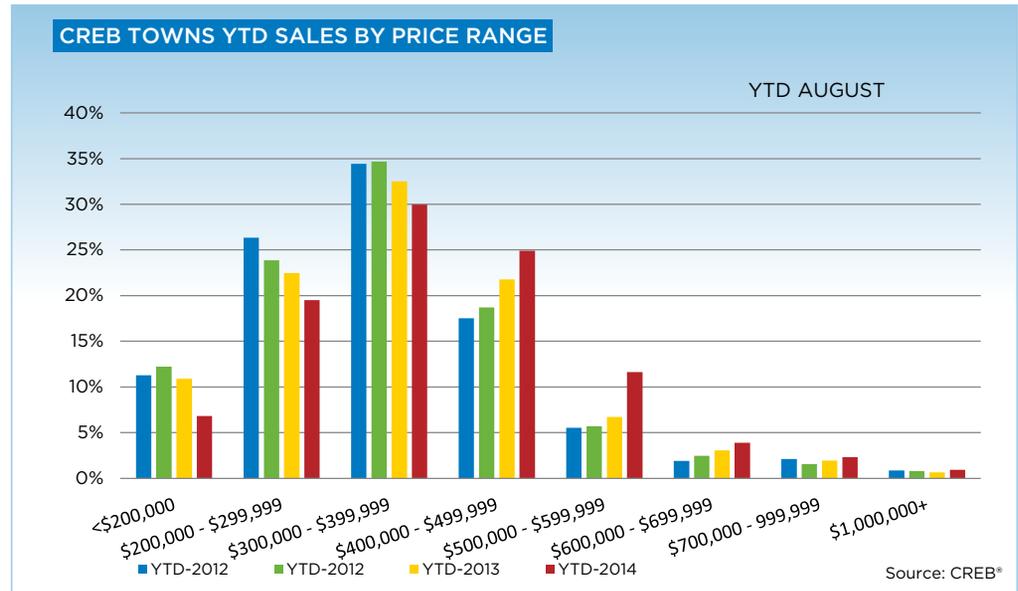
CITY OF CALGARY CONDOMINIUM APARTMENTS



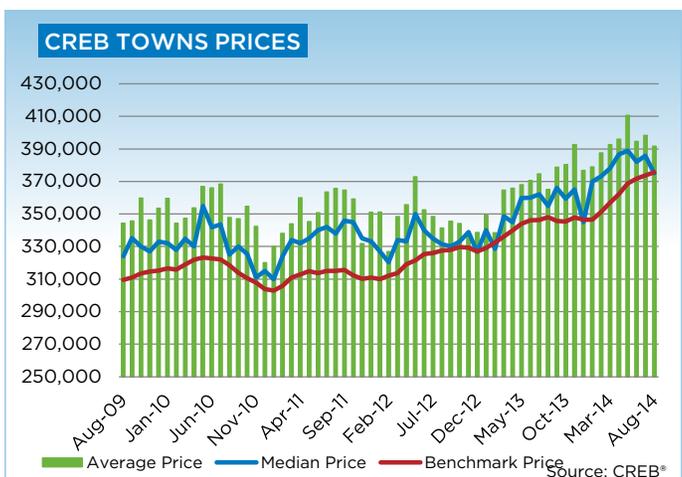
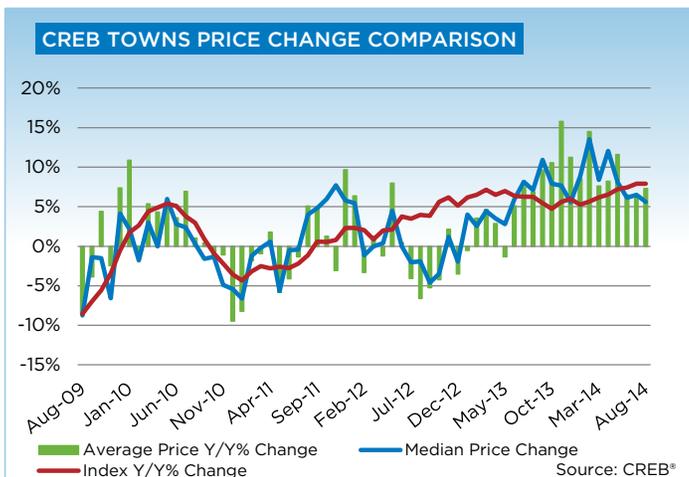
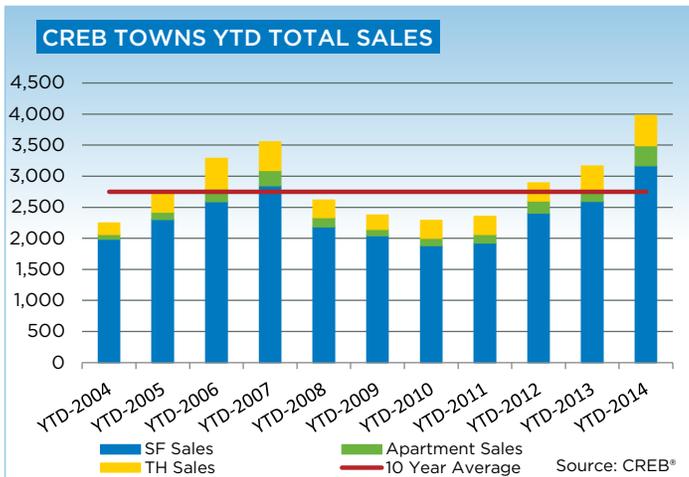
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	485	470	480	431	377	382	317	201	4,439
New Listings	542	559	659	765	773	586	671	590	549	513	379	218	6,804
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,972	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,618
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800	345,400	347,900	346,500	
Index	173	175	177	179	181	182	182	183	182	182	183	182	
2014													
Sales	251	358	494	582	626	627	558	484					3,980
New Listings	551	544	705	812	930	836	728	656					5,762
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525	1,499	1,449					
AverageDOM	68	56	49	46	44	46	53	46					54
Average Price	379,053	387,568	392,572	396,006	410,643	394,568	398,358	391,595					395,621
Benchmark Price	346,500	351,300	356,800	362,100	368,800	371,800	373,700	375,600					
Index	182	185	188	191	194	196	197	198					

CREB Towns	Aug-13	Aug-14	YTD2013	YTD2014
>\$100,000	3	7	40	20
\$100,000 - \$199,999	27	31	305	251
\$200,000 - \$299,999	100	99	710	777
\$300,000 - \$349,999	77	70	503	546
\$350,000 - \$399,999	77	68	525	647
\$400,000 - \$449,999	59	69	406	560
\$450,000 - \$499,999	34	47	283	432
\$500,000 - \$549,999	22	37	132	278
\$550,000 - \$599,999	10	18	80	185
\$600,000 - \$649,999	11	15	64	105
\$650,000 - \$699,999	5	5	33	50
\$700,000 - \$799,999	3	7	31	59
\$800,000 - \$899,999	2	5	17	19
\$900,000 - \$999,999	1	1	13	14
\$1,000,000 - \$1,249,999	-	3	10	19
\$1,250,000 - \$1,499,999	-	1	4	9
\$1,500,000 - \$1,749,999	-	-	3	7
\$1,750,000 - \$1,999,999	-	1	3	2
\$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 +	-	-	-	-
	431	484	3,162	3,980



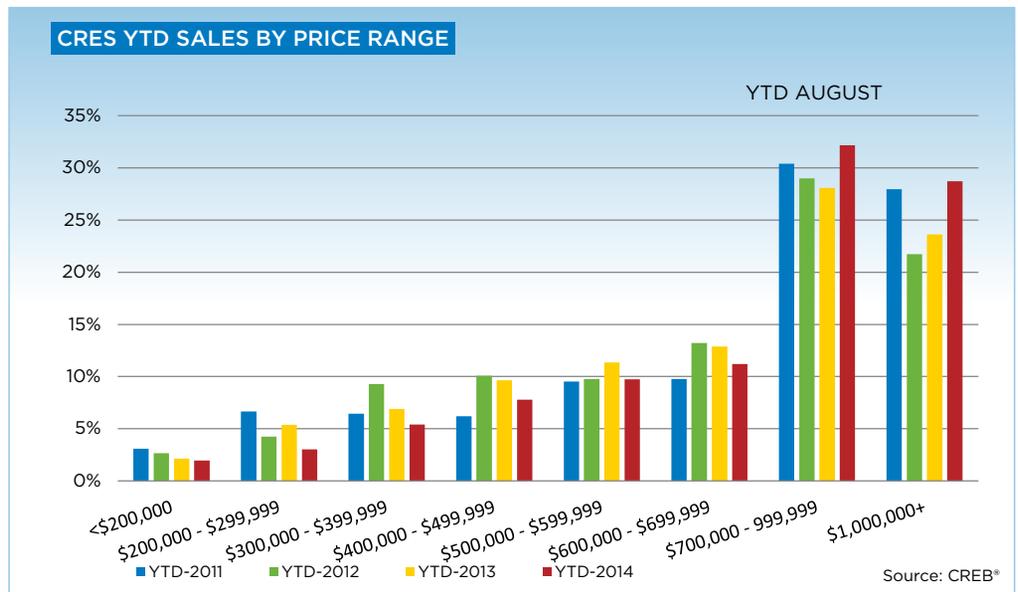
CREB® TOWNS



CREB® COUNTRY RESIDENTIAL

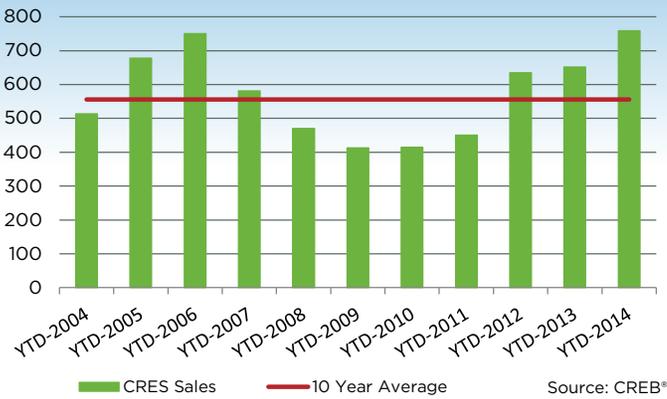
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	106	99	90	95	96	80	79	49	956
New Listings	239	212	258	294	337	269	236	222	210	185	107	71	2,640
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	101	102
Average Price	901,203	831,221	774,036	830,942	750,207	814,436	811,453	754,478	829,119	827,605	937,556	941,214	823,082
2014													
Sales	59	60	98	96	131	115	104	96					759
New Listings	197	209	215	222	363	304	262	216					1,988
Active Listings	649	696	729	779	932	983	1,028	1,053					
AverageDOM	100	126	87	102	86	86	97	80					93
Average Price	745,115	885,458	851,814	941,363	919,802	805,201	874,283	907,429					872,291

	Aug-13	Aug-14	YTD2013	YTD2014
CRES				
>\$100,000	-	-	4	3
\$100,000 - \$199,999	1	-	10	12
\$200,000 - \$299,999	4	3	35	23
\$300,000 - \$349,999	5	2	21	19
\$350,000 - \$399,999	1	3	24	22
\$400,000 - \$449,999	5	4	30	23
\$450,000 - \$499,999	6	7	33	36
\$500,000 - \$549,999	2	11	35	41
\$550,000 - \$599,999	7	3	39	33
\$600,000 - \$649,999	6	4	38	39
\$650,000 - \$699,999	10	6	46	46
\$700,000 - \$799,999	13	7	78	96
\$800,000 - \$899,999	9	6	53	93
\$900,000 - \$999,999	7	11	52	55
\$1,000,000 - \$1,249,999	9	16	71	107
\$1,250,000 - \$1,499,999	7	6	37	48
\$1,500,000 - \$1,749,999	3	1	22	23
\$1,750,000 - \$1,999,999	-	1	8	15
\$2,000,000 - \$2,499,999	-	4	11	14
\$2,500,000 - \$2,999,999	-	-	3	8
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	2	1
\$4,000,000 +	-	1	-	1
	95	96	652	759

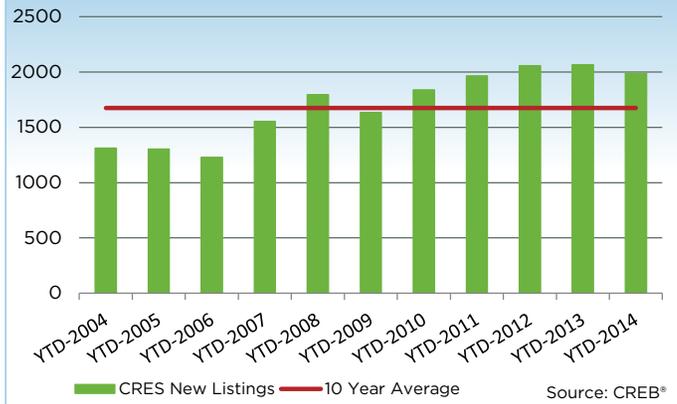


CREB® COUNTRY RESIDENTIAL

CREB YTD TOTAL SALES



CREB YTD TOTAL NEW LISTINGS



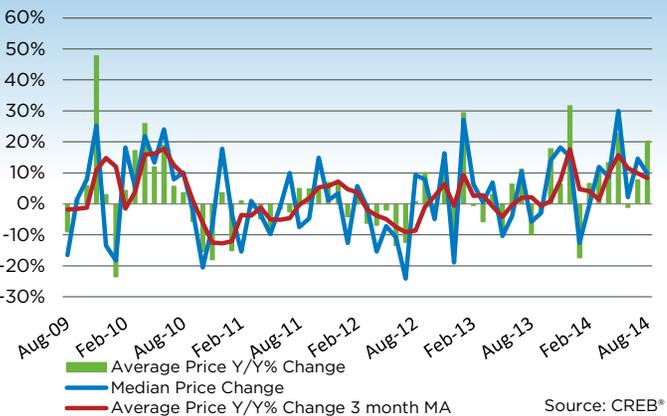
CREB INVENTORY AND SALES



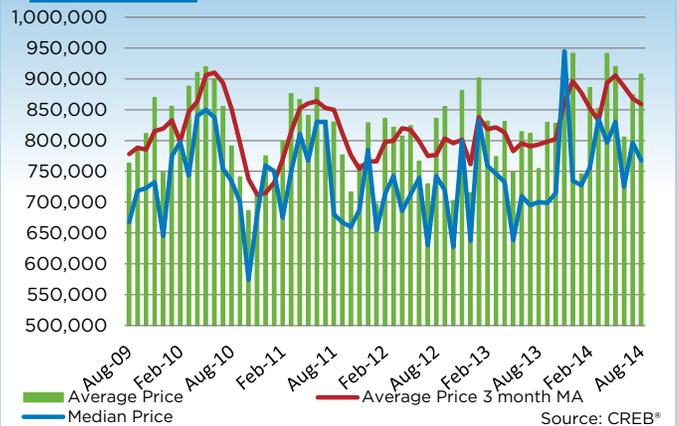
CREB MONTHS OF INVENTORY



CREB PRICE CHANGE COMPARISON



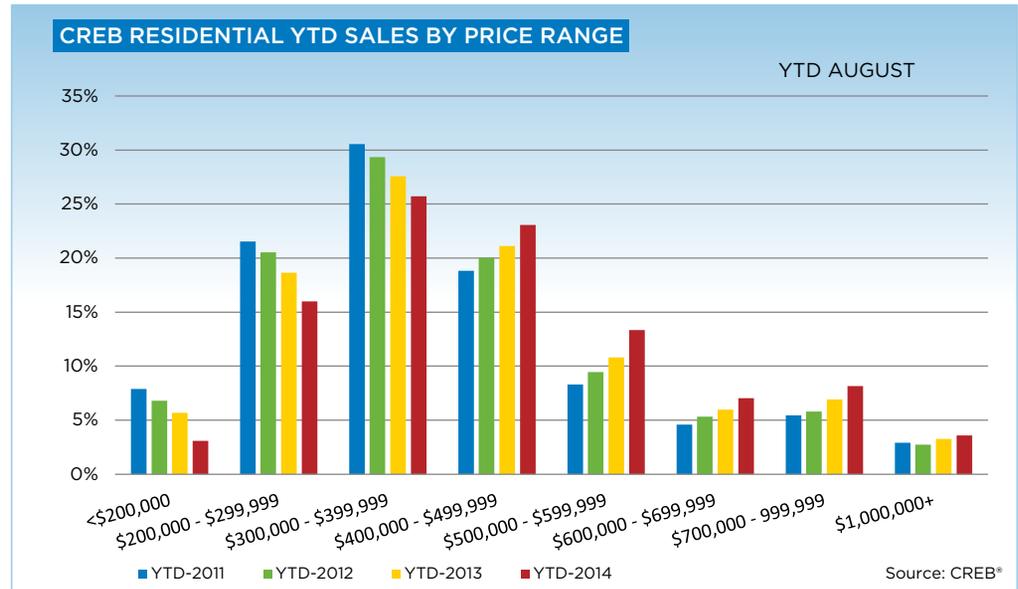
CREB PRICES



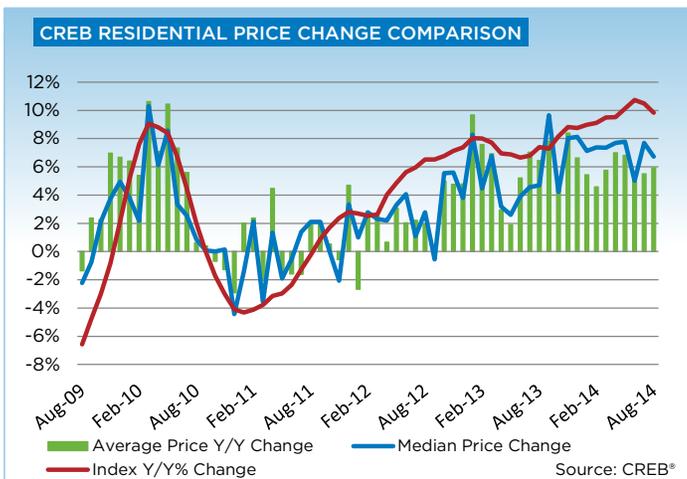
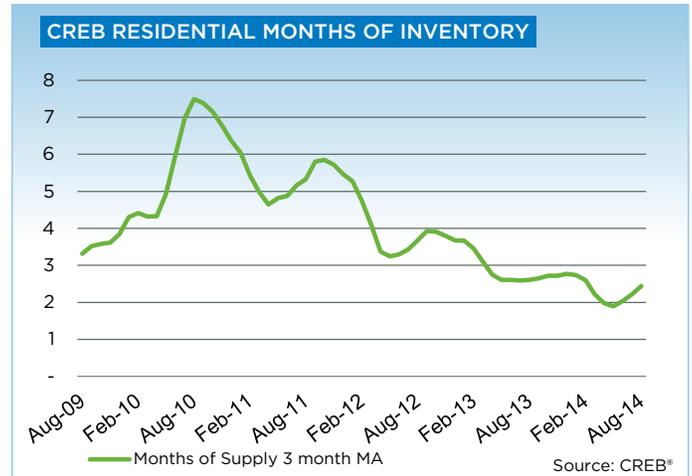
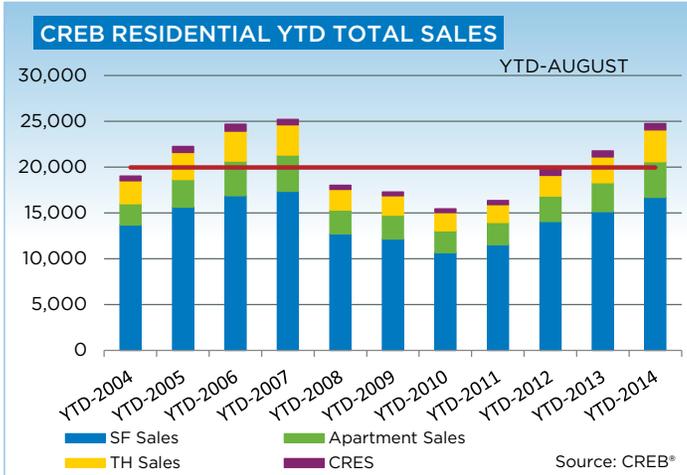
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,048	3,303	3,057	3,023	2,894	2,545	2,541	2,228	1,497	30,528
New Listings	3,462	3,638	4,425	4,889	5,189	4,184	3,957	3,850	3,776	3,451	2,454	1,348	44,623
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	53	43
Average Price	431,889	453,384	451,662	442,076	452,735	457,543	451,412	445,737	452,837	452,283	465,171	458,374	451,380
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700	413,100	416,300	416,900	
Index	182	184	186	188	190	191	192	193	193	195	196	197	
2014													
Sales	1,842	2,393	3,229	3,408	3,916	3,643	3,252	3,044					24,727
New Listings	3,306	3,660	4,563	5,150	6,036	5,373	4,567	4,344					36,999
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090	8,057	7,988					
AverageDOM	49	39	34	34	34	36	41	39					34
Average Price	455,402	474,128	477,690	473,000	483,526	480,482	476,259	472,154					475,504
Benchmark Price	419,900	424,800	431,100	436,900	443,500	448,300	449,600	450,200					
Index	198	200	203	206	209	211	212	212					

CREB Total	Aug-13	Aug-14	YTD2013	YTD2014
>\$100,000	10	8	108	48
\$100,000 - \$199,999	121	83	1,126	717
\$200,000 - \$299,999	556	513	4,049	3,958
\$300,000 - \$349,999	395	350	2,893	2,943
\$350,000 - \$399,999	425	439	3,094	3,416
\$400,000 - \$449,999	362	395	2,643	3,150
\$450,000 - \$499,999	251	308	1,946	2,553
\$500,000 - \$549,999	180	229	1,363	1,968
\$550,000 - \$599,999	132	168	986	1,334
\$600,000 - \$649,999	119	110	758	969
\$650,000 - \$699,999	77	107	538	769
\$700,000 - \$799,999	97	121	793	1,041
\$800,000 - \$899,999	50	74	448	639
\$900,000 - \$999,999	34	34	263	336
\$1,000,000 - \$1,249,999	38	53	322	405
\$1,250,000 - \$1,499,999	21	20	164	214
\$1,500,000 - \$1,749,999	13	10	85	106
\$1,750,000 - \$1,999,999	5	6	49	64
\$2,000,000 - \$2,499,999	3	9	49	56
\$2,500,000 - \$2,999,999	1	2	22	18
\$3,000,000 - \$3,499,999	1	4	3	11
\$3,500,000 - \$3,999,999	2	-	7	7
\$4,000,000 +	1	1	8	5
	2,894	3,044	21,717	24,727



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.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com.

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