



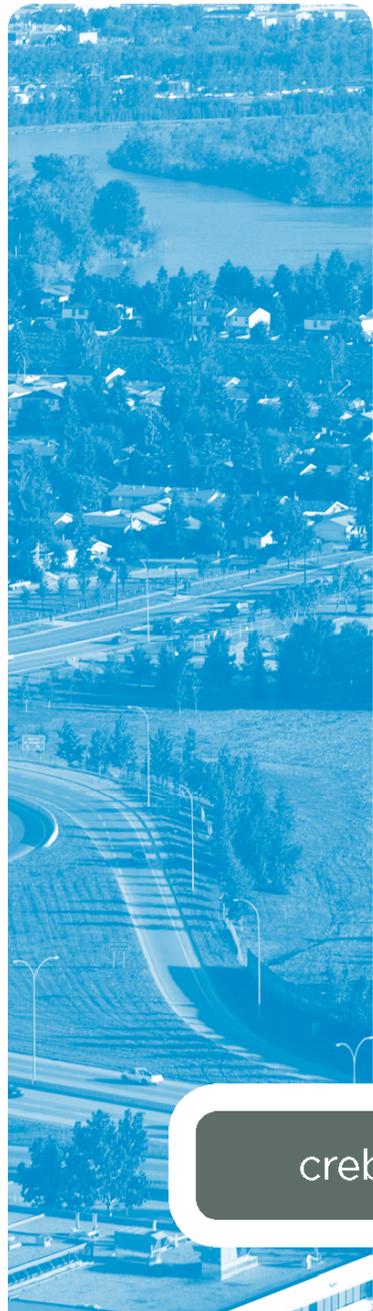
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MONTHLY STATISTICS PACKAGE

City of Calgary

April 2017



creb.com

Housing market retains momentum in April

City-wide prices hold steady as labour market improves

City of Calgary, May 1, 2017 – Calgary’s housing market continued to show signs of stability in April. With improvements in the labour market and a balanced detached sector, city-wide benchmark prices reached \$439,600 in April, similar to the previous month, but 0.90 per cent below last year’s levels.

“More jobs means less uncertainty for people who are sitting on the fence,” said CREB® president David P. Brown. “There also tends to be fewer people who need to sell when employment improves, and that can prevent inventory gains and further price reductions in the market. It’s a good scenario for sellers who are entering a spring market that’s in better shape than anything we’ve seen in recent years.”

While adjustments are still occurring in the apartment condominium sector, the detached segment of the market is improving across all price segments.

“Detached product has not faced the same supply pressure as the apartment sector,” said CREB® chief economist Ann-Marie Lurie. “Detached supply from new construction didn’t surpass previous highs. That helped prevent steeper price adjustments in the detached sector when demand eased.”

The relationship between sales and inventory will be a key driver for pricing in the months ahead. Total transactions improved to 1,917 units in April, while inventories totaled 5,495 units, pushing months of supply below three for the second consecutive month.

With sales up and overall market inventory down, months of supply has already pulled back from elevated levels recorded over the past two years. While activity continues to vary by location and product type, more balanced conditions will help to support overall price stability.

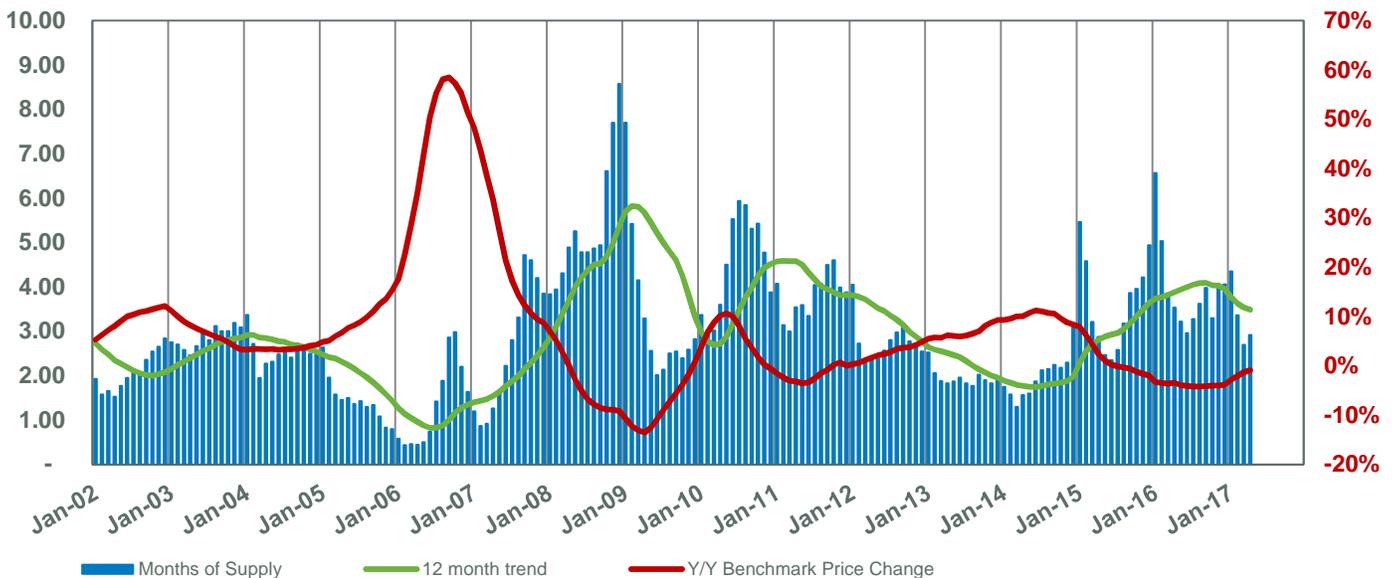
“Improvements in the employment situation were necessary to prevent further declines in the housing sector,” said Lurie. “However, economic recovery is still expected to be slow, impacting the pace and quality of job growth. Based on current expectations this should translate into a more prolonged period of recovery in the housing market.”

HOUSING MARKET FACTS

- Year-over-year sales activity has improved in each sector of the market. However, overall activity remains below long-term averages in most segments.
- Despite the year-over-year rise of detached new listings in April, overall inventory levels continue to remain 20 per cent below last year’s levels, keeping months of supply at 2.09.
- Growth in new condominium apartment listings continues to outpace growth in sales. This is leading to higher inventory levels and a month of supply that’s nearly six months.
- Oversupply in the apartment condominium sector is placing further downward pressure on pricing. In April, apartment benchmark prices totaled \$269,200, which is 0.19 per cent below last month and 4.23 per cent below last year’s levels. To date, apartment prices have contracted by nearly 12 per cent over 2014 highs.
- Semi-detached prices totaled \$390,200 in April, a 0.15 per cent increase compared to last month and 1.72 per cent higher than prices recorded one year ago. Meanwhile, row prices totaled \$305,900 in April, 0.59 per cent above last month, but 2.83 per cent below last year.
- Year-to-date sales activity has either improved or remained at the same level as last year in all districts except the NE. Much of this growth is fueled by improved detached activity.
- Within the detached sector, year-to-date benchmark prices have improved in the North West, West and East areas of the city compared to last year.

*See district map on last page.

MONTHS OF SUPPLY AND PRICE CHANGES



Source: CREB®

Apr. 2017

| | Apr-16 | Apr-17 | Y/Y % Change | 2016 YTD | 2017 YTD | Y/Y % Change |
|-----------------------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|
| DETACHED | | | | | | |
| Total Sales | 1,136 | 1,204 | 5.99% | 3,300 | 3,781 | 14.58% |
| Total Sales Volume | \$614,892,124 | \$677,410,551 | 10.17% | \$1,776,963,478 | \$2,123,382,330 | 19.49% |
| New Listings | 1,820 | 1,861 | 2.25% | 6,736 | 6,179 | -8.27% |
| Inventory | 3,138 | 2,522 | -19.63% | 2,930 | 2,172 | -25.89% |
| Months of Supply | 2.76 | 2.09 | -24.17% | 3.55 | 2.30 | -35.31% |
| Sales to New Listings Ratio | 62.42% | 64.70% | 2.28% | 48.99% | 61.19% | 12.20% |
| Sales to List Price Ratio | 97.06% | 97.65% | 0.59% | 96.78% | 97.44% | 0.66% |
| Days on Market | 44 | 32 | -27.29% | 43 | 38 | -11.63% |
| Benchmark Price | \$504,400 | \$504,100 | -0.06% | \$506,850 | \$502,575 | -0.84% |
| Median Price | \$483,750 | \$503,250 | 4.03% | \$474,000 | \$493,000 | 4.01% |
| Average Price | \$541,278 | \$562,633 | 3.95% | \$538,474 | \$561,593 | 4.29% |
| Index | 206 | 206 | -0.05% | 207 | 205 | -0.85% |
| APARTMENT | | | | | | |
| Total Sales | 273 | 287 | 5.13% | 827 | 974 | 17.78% |
| Total Sales Volume | \$82,597,363 | \$86,960,696 | 5.28% | \$246,986,778 | \$288,013,630 | 16.61% |
| New Listings | 666 | 693 | 4.05% | 2,579 | 2,626 | 1.82% |
| Inventory | 1,583 | 1,647 | 4.04% | 1,438 | 1,471 | 2.26% |
| Months of Supply | 5.80 | 5.74 | -1.03% | 6.96 | 6.04 | -13.17% |
| Sales to New Listings Ratio | 40.99% | 41.41% | 0.42% | 32.07% | 37.09% | 5.02% |
| Sales to List Price Ratio | 96.26% | 96.81% | 0.54% | 96.28% | 96.39% | 0.11% |
| Days on Market | 54 | 49 | -8.49% | 52 | 58 | 11.54% |
| Benchmark Price | \$281,100 | \$269,200 | -4.23% | \$282,725 | \$269,500 | -4.68% |
| Median Price | \$278,500 | \$267,000 | -4.13% | \$270,000 | \$261,300 | -3.22% |
| Average Price | \$302,554 | \$302,999 | 0.15% | \$298,654 | \$295,702 | -0.99% |
| Index | 191 | 183 | -4.25% | 192 | 183 | -4.68% |
| ATTACHED | | | | | | |
| Total Sales | 359 | 426 | 18.66% | 1,126 | 1,338 | 18.83% |
| Total Sales Volume | \$145,687,597 | \$185,285,804 | 27.18% | \$449,440,368 | \$551,823,463 | 22.78% |
| New Listings | 731 | 742 | 1.50% | 2,776 | 2,576 | -7.20% |
| Inventory | 1,530 | 1,326 | -13.33% | 1,396 | 1,165 | -16.54% |
| Months of Supply | 4.26 | 3.11 | -26.96% | 4.96 | 3.48 | -29.77% |
| Sales to New Listings Ratio | 49.11% | 57.41% | 8.30% | 40.56% | 51.94% | 11.38% |
| Sales to List Price Ratio | 96.93% | 97.47% | 0.54% | 96.99% | 97.25% | 0.26% |
| Days on Market | 48 | 52 | 7.75% | 47 | 51 | 8.51% |
| Benchmark Price | \$334,600 | \$331,500 | -0.93% | \$338,875 | \$330,525 | -2.46% |
| Median Price | \$343,500 | \$367,500 | 6.99% | \$341,500 | \$347,600 | 1.79% |
| Average Price | \$405,815 | \$434,943 | 7.18% | \$399,148 | \$412,424 | 3.33% |
| Index | 198 | 196 | -0.91% | 200 | 195 | -2.45% |
| CITY OF CALGARY | | | | | | |
| Total Sales | 1,768 | 1,917 | 8.43% | 5,253 | 6,093 | 15.99% |
| Total Sales Volume | \$843,177,084 | \$949,657,051 | 12.63% | \$2,473,390,623 | \$2,963,219,423 | 19.80% |
| New Listings | 3,217 | 3,296 | 2.46% | 12,091 | 11,381 | -5.87% |
| Inventory | 6,251 | 5,495 | -12.09% | 5,765 | 4,808 | -16.60% |
| Months of Supply | 3.54 | 2.87 | -18.93% | 4.39 | 3.16 | -28.10% |
| Sales to New Listings Ratio | 54.96% | 58.16% | 3.20% | 43.45% | 53.54% | 10.09% |
| Sales to List Price Ratio | 96.96% | 97.54% | 0.58% | 96.77% | 97.30% | 0.53% |
| Days on Market | 46 | 39 | -15.82% | 45 | 44 | -2.22% |
| Benchmark Price | \$443,600 | \$439,600 | -0.90% | \$446,525 | \$438,625 | -1.77% |
| Median Price | \$430,000 | \$445,000 | 3.49% | \$422,000 | \$435,000 | 3.08% |
| Average Price | \$476,910 | \$495,387 | 3.87% | \$470,853 | \$486,332 | 3.29% |
| Index | 202 | 201 | -0.89% | 204 | 200 | -1.77% |

For a list of definitions, see page 26.

Apr. 2017

| | Apr-16 | Apr-17 | Y/Y % Change | 2016 YTD | 2017 YTD | Y/Y % Change |
|--------------------------------------|---------------|---------------|-----------------|---------------|---------------|-----------------|
| CITY OF CALGARY SEMI-DETACHED | | | | | | |
| Total Sales | 174 | 206 | 18.39% | 499 | 614 | 23.05% |
| Total Sales Volume | \$85,381,949 | \$108,240,247 | 26.77% | \$240,607,953 | \$306,821,081 | 27.52% |
| Share of Sales with Condo Title | 9.20% | 15.53% | 6.34% | 15.46% | 14.24% | -1.23% |
| New Listings | 306 | 272 | -11.11% | 1,146 | 1,010 | -11.87% |
| Inventory | 586 | 463 | -20.99% | 555 | 434 | -21.78% |
| Months of Supply | 3.37 | 2.25 | -33.26% | 4.44 | 2.83 | -36.43% |
| Sales to New Listings Ratio | 56.86% | 75.74% | 18.87% | 43.54% | 60.79% | 17.25% |
| Sales to List Price Ratio | 96.93% | 97.65% | 0.73% | 96.95% | 97.37% | 0.42% |
| Days on Market | 50 | 46 | -6.89% | 45 | 47 | 4.44% |
| Benchmark Price | \$383,600 | \$390,200 | 1.72% | \$386,575 | \$387,675 | 0.28% |
| Median Price | \$410,000 | \$436,750 | 6.52% | \$390,000 | \$407,250 | 4.42% |
| Average Price | \$490,701 | \$525,438 | 7.08% | \$482,180 | \$499,709 | 3.64% |
| Index | 199 | 203 | 1.71% | 201 | 202 | 0.29% |
| CITY OF CALGARY ROW | | | | | | |
| Total Sales | 185 | 220 | 18.92% | 627 | 724 | 15.47% |
| Total Sales Volume | \$60,305,648 | \$77,045,557 | 27.76% | \$208,832,416 | \$245,002,382 | 17.32% |
| Share of Sales with Condo Title | 95.68% | 95.00% | -0.68% | 93.88% | 95.38% | 1.50% |
| New Listings | 425 | 470 | 10.59% | 1,630 | 1,566 | -3.93% |
| Inventory | 944 | 863 | -8.58% | 842 | 732 | -13.10% |
| Months of Supply | 5.10 | 3.92 | -23.12% | 5.37 | 4.04 | -24.74% |
| Sales to New Listings Ratio | 43.53% | 46.81% | 3.28% | 38.47% | 46.23% | 7.77% |
| Sales to List Price Ratio | 96.94% | 97.22% | 0.28% | 97.03% | 97.09% | 0.06% |
| Days on Market | 47 | 57 | 22.31% | 50 | 54 | 8.00% |
| Benchmark Price | \$314,800 | \$305,900 | -2.83% | \$319,575 | \$305,750 | -4.33% |
| Median Price | \$310,000 | \$308,250 | -0.56% | \$310,000 | \$308,000 | -0.65% |
| Average Price | \$325,976 | \$350,207 | 7.43% | \$333,066 | \$338,401 | 1.60% |
| Index | 197 | 191 | -2.84% | 200 | 191 | -4.33% |
| CITY OF CALGARY ATTACHED | | | | | | |
| Total Sales | 359 | 426 | 18.66% | 1,126 | 1,338 | 18.83% |
| Total Sales Volume | \$145,687,597 | \$185,285,804 | 27.18% | \$449,440,368 | \$551,823,463 | 22.78% |
| Share of Sales with Condo Title | 53.76% | 56.57% | 5.23% | 59.45% | 58.91% | -0.90% |
| New Listings | 731 | 742 | 1.50% | 2,776 | 2,576 | -7.20% |
| Inventory | 1,530 | 1,326 | -13.33% | 1,396 | 1,165 | -16.54% |
| Months of Supply | 4.26 | 3.11 | -26.96% | 4.96 | 3.48 | -29.77% |
| Sales to New Listings Ratio | 49.11% | 57.41% | 8.30% | 40.56% | 51.94% | 11.38% |
| Sales to List Price Ratio | 96.93% | 97.47% | 0.54% | 96.99% | 97.25% | 0.26% |
| Days on Market | 48 | 52 | 7.75% | 47 | 51 | 8.51% |
| Benchmark Price | \$334,600 | \$331,500 | -0.93% | \$338,875 | \$330,525 | -2.46% |
| Median Price | \$343,500 | \$367,500 | 6.99% | \$341,500 | \$347,600 | 1.79% |
| Average Price | \$405,815 | \$434,943 | 7.18% | \$399,148 | \$412,424 | 3.33% |
| Index | 198 | 196 | -0.91% | 200 | 195 | -2.45% |

For a list of definitions, see page 26.

| April 2017 | Sales | New Listings | Sales to New Listings Ratio | Inventory | Months of Supply | Benchmark Price | Year-over-year benchmark price change | Month-over-month benchmark price change |
|----------------------|--------------|--------------|-----------------------------|--------------|------------------|------------------|---------------------------------------|---|
| Detached | | | | | | | | |
| City Centre | 133 | 228 | 58.33% | 370 | 2.78 | \$657,700 | 0.66% | 0.26% |
| North East | 128 | 238 | 53.78% | 327 | 2.55 | \$384,700 | -1.76% | -0.52% |
| North | 170 | 252 | 67.46% | 349 | 2.05 | \$445,100 | 0.45% | 0.79% |
| North West | 158 | 255 | 61.96% | 278 | 1.76 | \$537,400 | -0.90% | -1.38% |
| West | 134 | 204 | 65.69% | 300 | 2.24 | \$718,700 | 3.51% | 0.39% |
| South | 259 | 358 | 72.35% | 470 | 1.81 | \$475,800 | -0.96% | 0.87% |
| South East | 187 | 272 | 68.75% | 351 | 1.88 | \$444,800 | -0.76% | 0.00% |
| East | 35 | 55 | 63.64% | 77 | 2.20 | \$352,800 | 1.12% | -1.40% |
| TOTAL CITY | 1,204 | 1,861 | 64.70% | 2,522 | 2.09 | \$504,100 | -0.06% | 0.04% |
| Apartment | | | | | | | | |
| City Centre | 135 | 336 | 40.18% | 829 | 6.14 | \$295,200 | -4.19% | -0.67% |
| North East | 8 | 38 | 21.05% | 92 | 11.50 | \$262,400 | -4.16% | 0.19% |
| North | 16 | 44 | 36.36% | 82 | 5.13 | \$233,000 | -4.47% | -0.89% |
| North West | 25 | 52 | 48.08% | 126 | 5.04 | \$254,700 | -3.71% | 0.43% |
| West | 32 | 75 | 42.67% | 156 | 4.88 | \$246,800 | -4.01% | 0.37% |
| South | 41 | 74 | 55.41% | 194 | 4.73 | \$230,900 | -7.16% | 0.26% |
| South East | 26 | 48 | 54.17% | 110 | 4.23 | \$222,500 | -9.29% | 0.82% |
| East | 4 | 26 | 15.38% | 57 | 14.25 | \$201,400 | -9.24% | 0.70% |
| TOTAL CITY | 287 | 693 | 41.41% | 1,647 | 5.74 | \$269,200 | -4.23% | -0.19% |
| Semi-detached | | | | | | | | |
| City Centre | 73 | 100 | 73.00% | 180 | 2.47 | \$723,400 | 4.01% | -0.06% |
| North East | 16 | 34 | 47.06% | 64 | 4.00 | \$310,700 | 3.60% | -1.02% |
| North | 19 | 28 | 67.86% | 33 | 1.74 | \$318,800 | -2.36% | 0.50% |
| North West | 24 | 26 | 92.31% | 34 | 1.42 | \$368,200 | 3.89% | 0.99% |
| West | 19 | 27 | 70.37% | 40 | 2.11 | \$466,900 | 3.34% | 0.69% |
| South | 25 | 31 | 80.65% | 50 | 2.00 | \$339,900 | -1.85% | 0.83% |
| South East | 25 | 20 | 125.00% | 42 | 1.68 | \$303,900 | 0.40% | 0.36% |
| East | 6 | 6 | 100.00% | 20 | 3.33 | \$273,800 | -0.04% | -0.36% |
| TOTAL CITY | 206 | 272 | 75.74% | 463 | 2.25 | \$390,200 | 1.72% | 0.15% |
| Row | | | | | | | | |
| City Centre | 43 | 90 | 47.78% | 167 | 3.88 | \$458,300 | -0.76% | -0.28% |
| North East | 20 | 42 | 47.62% | 95 | 4.75 | \$221,600 | -3.44% | 1.84% |
| North | 34 | 66 | 51.52% | 109 | 3.21 | \$274,500 | -3.04% | 0.55% |
| North West | 19 | 48 | 39.58% | 85 | 4.47 | \$306,700 | -4.75% | -0.45% |
| West | 33 | 65 | 50.77% | 119 | 3.61 | \$350,500 | -2.01% | 2.25% |
| South | 38 | 81 | 46.91% | 142 | 3.74 | \$272,200 | -1.45% | 0.55% |
| South East | 22 | 69 | 31.88% | 123 | 5.59 | \$300,500 | -4.18% | -0.23% |
| East | 11 | 10 | 110.00% | 23 | 2.09 | \$202,700 | -8.32% | 0.65% |
| TOTAL CITY | 220 | 470 | 46.81% | 863 | 3.92 | \$305,900 | -2.83% | 0.59% |

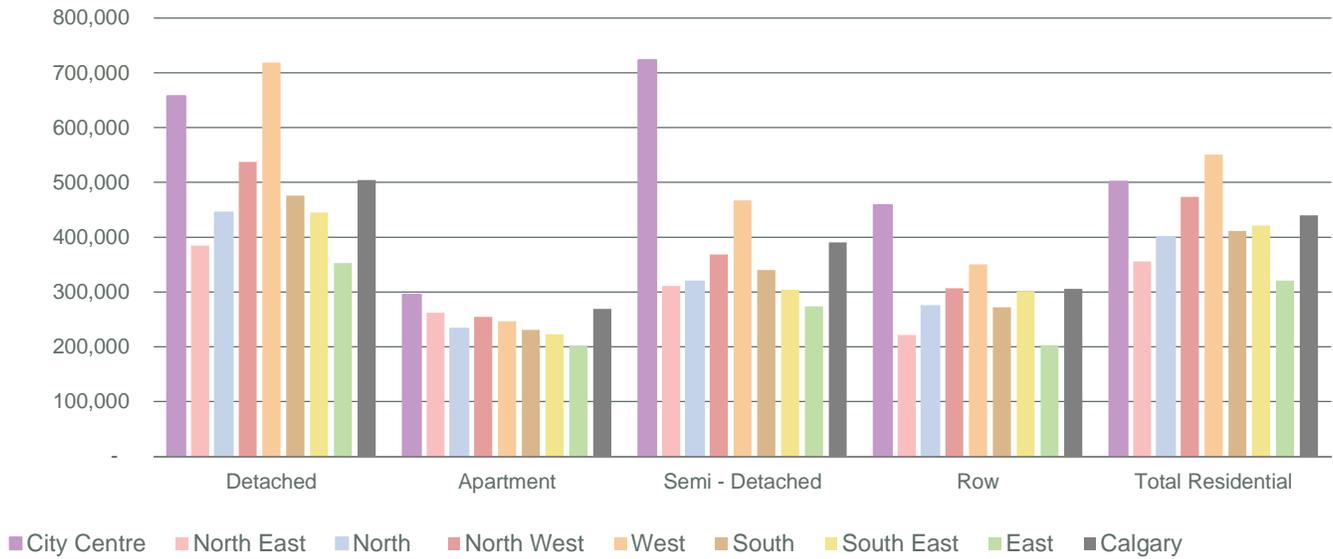
*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

- City Centre
- West
- North
- South East
- North East
- South
- North West
- East

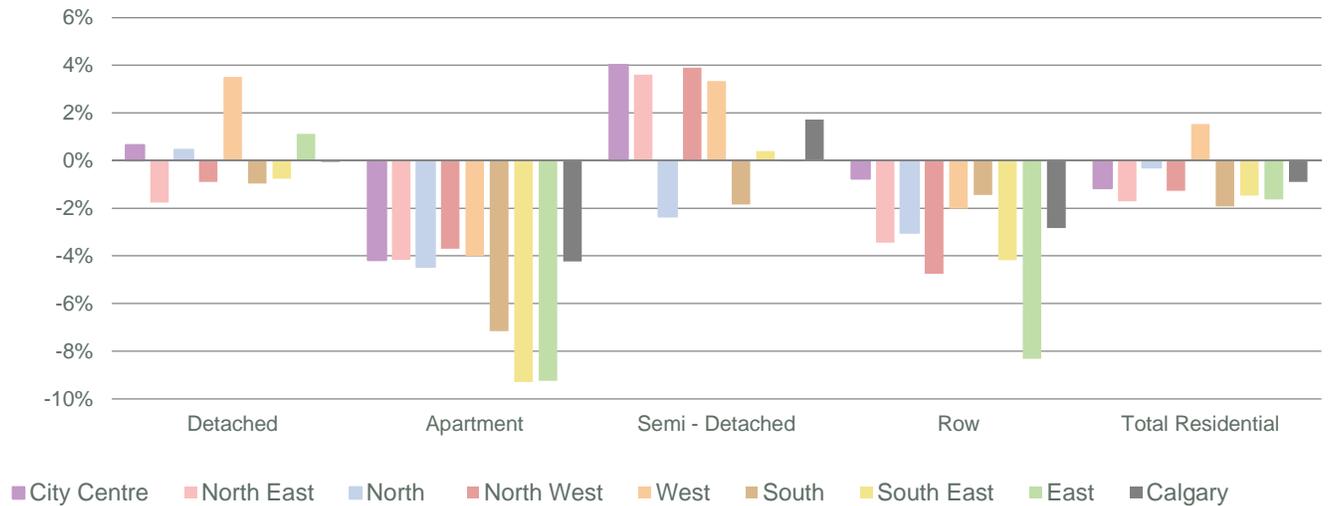


BENCHMARK PRICE - APRIL



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - APRIL



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

| | City Centre | North East | North | North West | West | South | South East | East | City of Calgary |
|----------------------------------|-------------|------------|-------|------------|-------|-------|------------|-------|-----------------|
| Gross Living Area (Above Ground) | 1,233 | 1,170 | 1,338 | 1,501 | 1,703 | 1,365 | 1,468 | 1,091 | 1,341 |
| Lot Size | 5,528 | 4,070 | 4,396 | 5,328 | 5,625 | 5,242 | 4,273 | 4,805 | 4,908 |
| Above Ground Bedrooms | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Year Built | 1951 | 1985 | 1997 | 1994 | 1997 | 1983 | 1999 | 1974 | 1991 |
| Full Bathrooms | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Half Bathrooms | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 |

Apr. 2017

TOTAL SALES

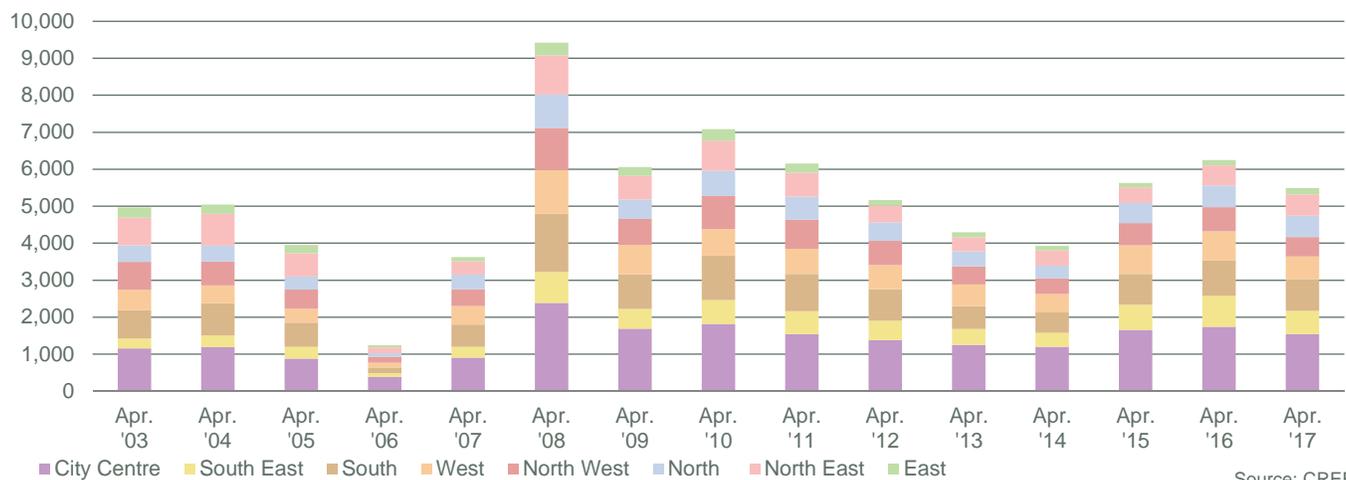
APRIL



Source: CREB®

TOTAL INVENTORY

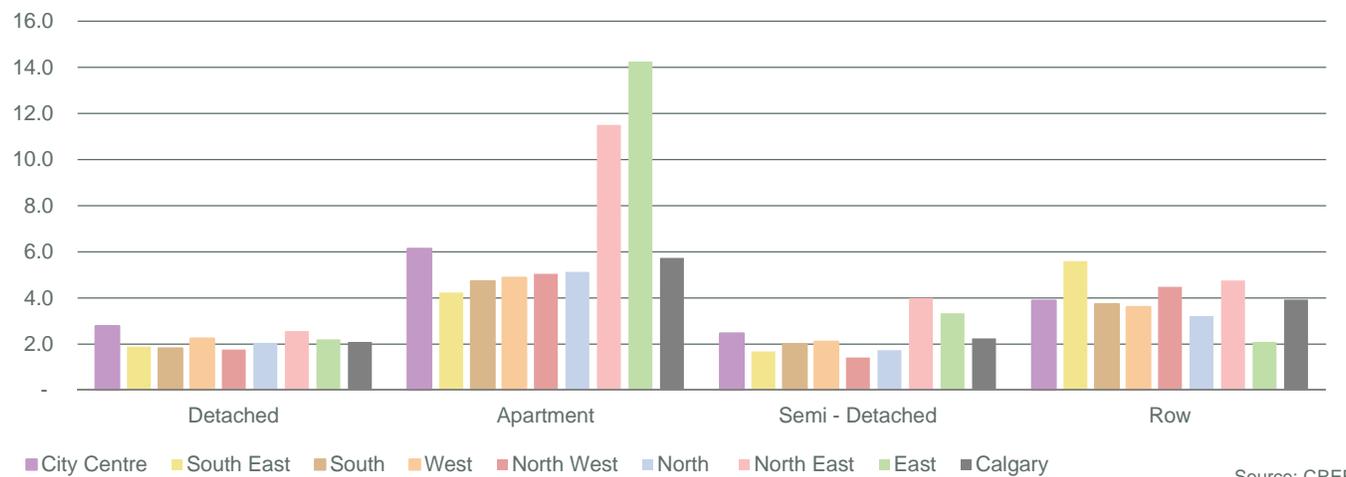
APRIL



Source: CREB®

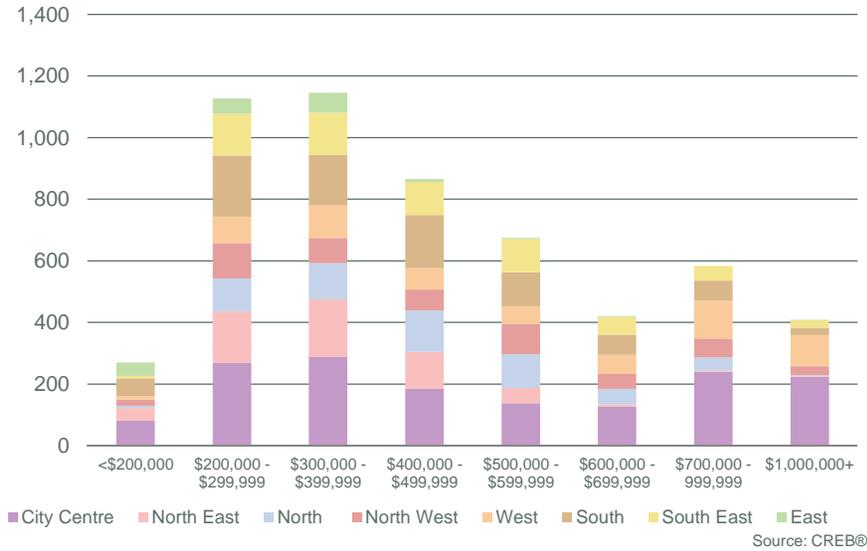
MONTHS OF SUPPLY

APRIL

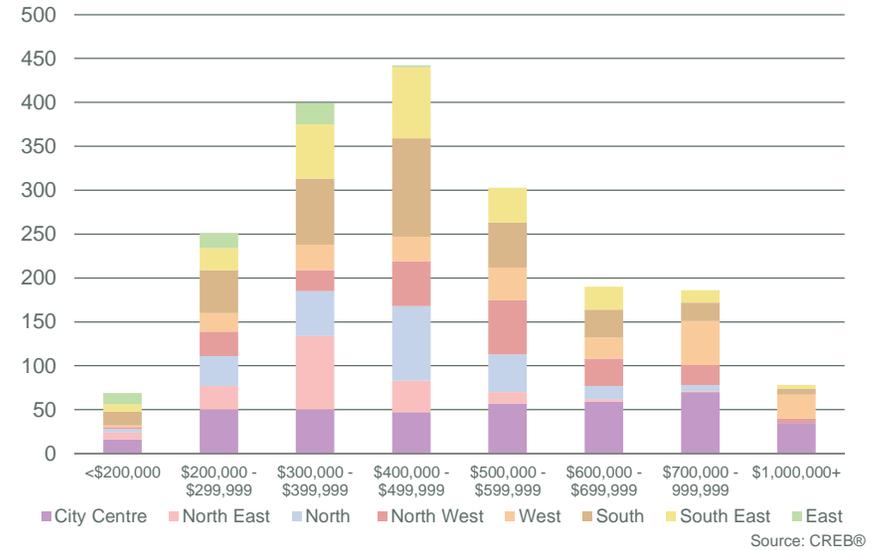


Source: CREB®

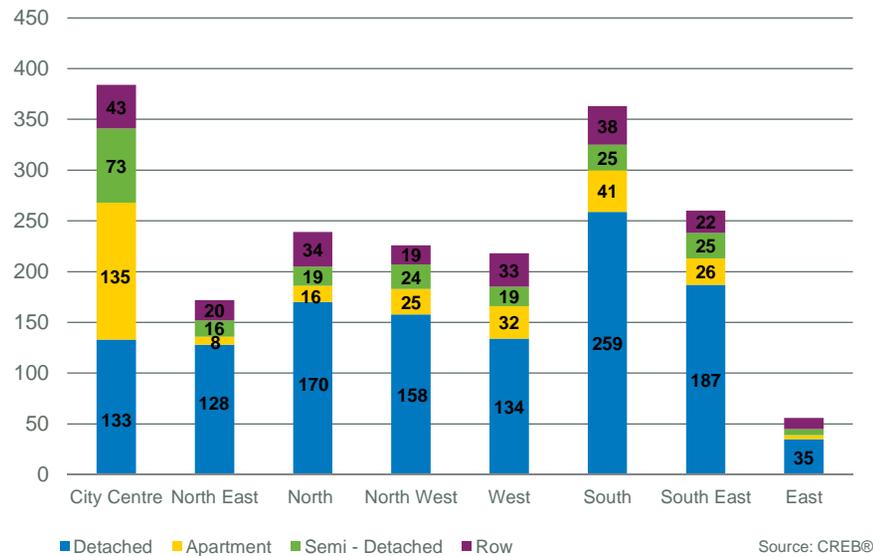
TOTAL INVENTORY BY PRICE RANGE - APRIL



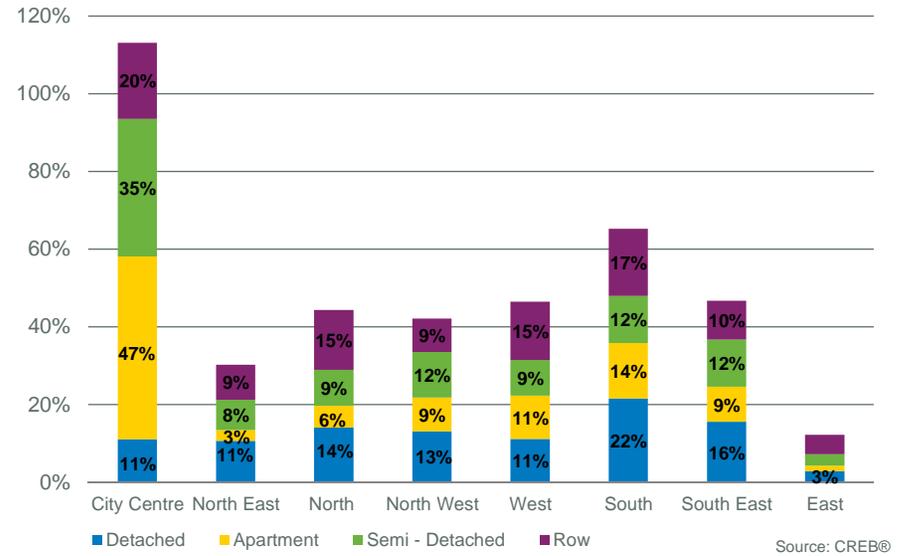
TOTAL SALES BY PRICE RANGE - APRIL



SALES BY PROPERTY TYPE - APRIL



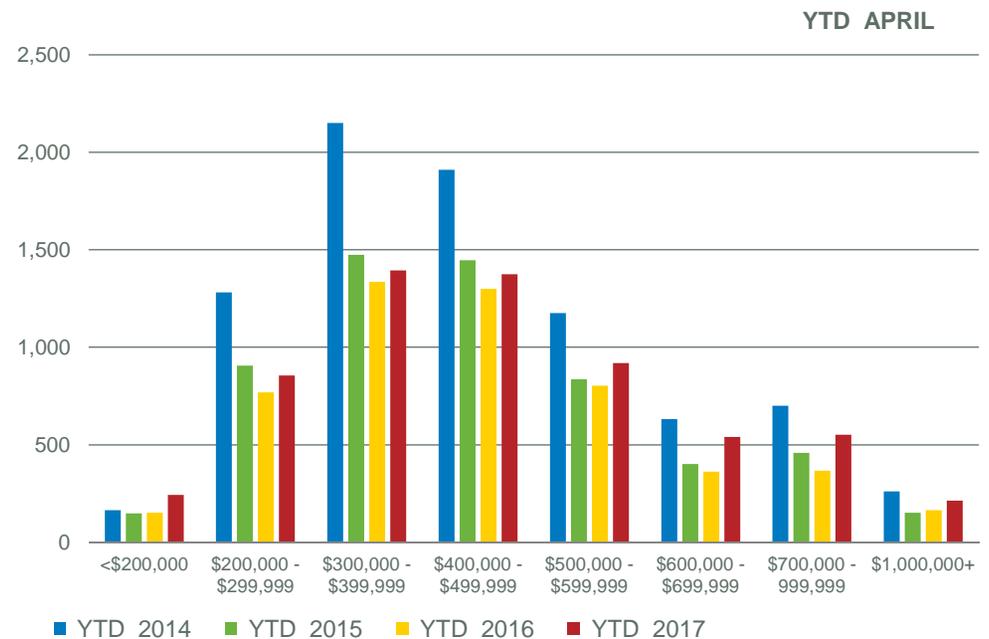
SHARE OF CITY WIDE SALES - APRIL



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 765 | 1,130 | 1,590 | 1,768 | 1,920 | 2,029 | 1,744 | 1,570 | 1,479 | 1,647 | 1,227 | 929 |
| New Listings | 2,742 | 2,907 | 3,225 | 3,217 | 3,317 | 3,098 | 2,683 | 2,766 | 2,976 | 2,361 | 1,985 | 992 |
| Inventory | 5,023 | 5,683 | 6,102 | 6,251 | 6,177 | 6,001 | 5,708 | 5,679 | 5,881 | 5,431 | 4,987 | 3,766 |
| Days on Market | 51 | 43 | 43 | 46 | 42 | 47 | 46 | 46 | 46 | 46 | 50 | 56 |
| Benchmark Price | 450,100 | 447,300 | 445,100 | 443,600 | 442,300 | 443,100 | 442,500 | 442,700 | 442,900 | 441,600 | 439,000 | 438,100 |
| Median Price | 407,500 | 420,000 | 422,250 | 430,000 | 432,750 | 430,000 | 429,250 | 418,500 | 432,500 | 410,000 | 427,000 | 425,000 |
| Average Price | 456,889 | 473,940 | 468,642 | 476,910 | 491,832 | 485,468 | 485,385 | 474,192 | 490,233 | 461,245 | 485,394 | 494,671 |
| Index | 205 | 204 | 203 | 202 | 202 | 202 | 202 | 202 | 202 | 202 | 200 | 200 |
| 2017 | | | | | | | | | | | | |
| Sales | 944 | 1,338 | 1,894 | 1,917 | | | | | | | | |
| New Listings | 2,383 | 2,459 | 3,243 | 3,296 | | | | | | | | |
| Inventory | 4,110 | 4,502 | 5,124 | 5,495 | | | | | | | | |
| Days on Market | 53 | 48 | 44 | 39 | | | | | | | | |
| Benchmark Price | 437,400 | 438,100 | 439,400 | 439,600 | | | | | | | | |
| Median Price | 425,000 | 427,750 | 435,000 | 445,000 | | | | | | | | |
| Average Price | 467,335 | 480,267 | 490,919 | 495,387 | | | | | | | | |
| Index | 200 | 200 | 201 | 201 | | | | | | | | |

| | Apr-16 | Apr-17 | YTD 2016 | YTD 2017 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | 1 | - | 1 |
| \$100,000 - \$199,999 | 40 | 68 | 151 | 243 |
| \$200,000 - \$299,999 | 244 | 251 | 769 | 855 |
| \$300,000 - \$349,999 | 189 | 187 | 598 | 635 |
| \$350,000 - \$399,999 | 251 | 212 | 737 | 760 |
| \$400,000 - \$449,999 | 228 | 253 | 724 | 732 |
| \$450,000 - \$499,999 | 194 | 188 | 576 | 642 |
| \$500,000 - \$549,999 | 157 | 174 | 460 | 534 |
| \$550,000 - \$599,999 | 127 | 129 | 343 | 385 |
| \$600,000 - \$649,999 | 76 | 103 | 209 | 303 |
| \$650,000 - \$699,999 | 74 | 87 | 154 | 238 |
| \$700,000 - \$799,999 | 63 | 98 | 193 | 275 |
| \$800,000 - \$899,999 | 50 | 57 | 109 | 191 |
| \$900,000 - \$999,999 | 28 | 31 | 65 | 86 |
| \$1,000,000 - \$1,249,999 | 23 | 48 | 75 | 106 |
| \$1,250,000 - \$1,499,999 | 11 | 16 | 34 | 46 |
| \$1,500,000 - \$1,749,999 | 8 | 9 | 32 | 29 |
| \$1,750,000 - \$1,999,999 | 3 | 2 | 10 | 11 |
| \$2,000,000 - \$2,499,999 | 2 | 3 | 11 | 9 |
| \$2,500,000 - \$2,999,999 | - | - | 1 | 8 |
| \$3,000,000 - \$3,499,999 | - | - | 1 | 1 |
| \$3,500,000 - \$3,999,999 | - | - | 1 | 2 |
| \$4,000,000 + | - | - | - | 1 |
| | 1,768 | 1,917 | 5,253 | 6,093 |

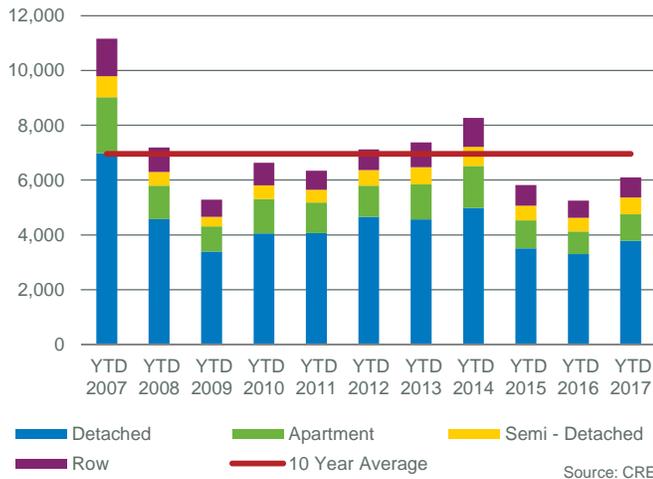
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

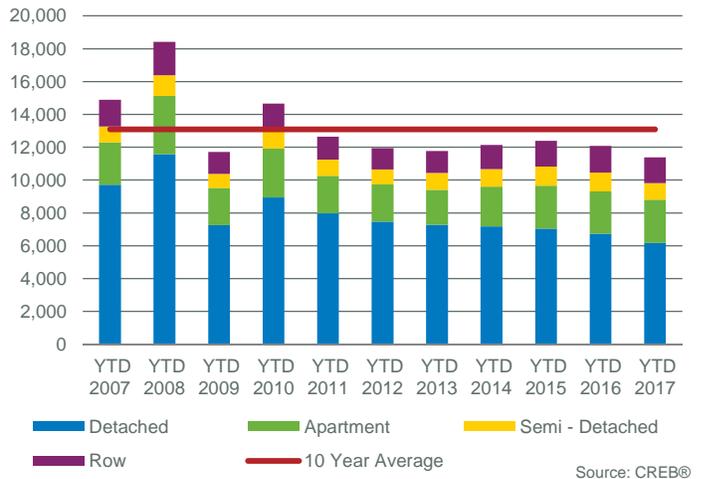
CITY OF CALGARY TOTAL SALES

YTD APRIL



CITY OF CALGARY TOTAL NEW LISTINGS

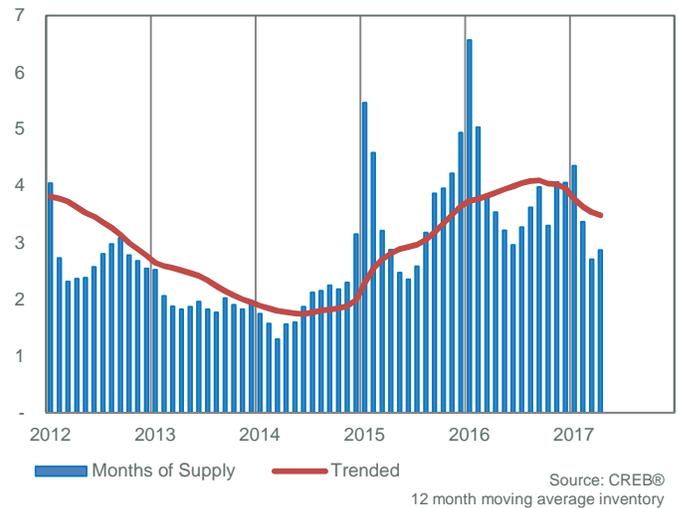
YTD APRIL



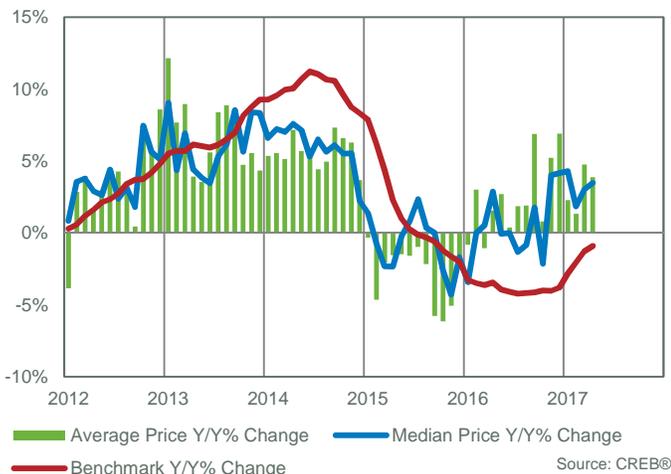
CITY OF CALGARY TOTAL INVENTORY AND SALES



CITY OF CALGARY TOTAL MONTHS OF INVENTORY



CITY OF CALGARY TOTAL PRICE CHANGE



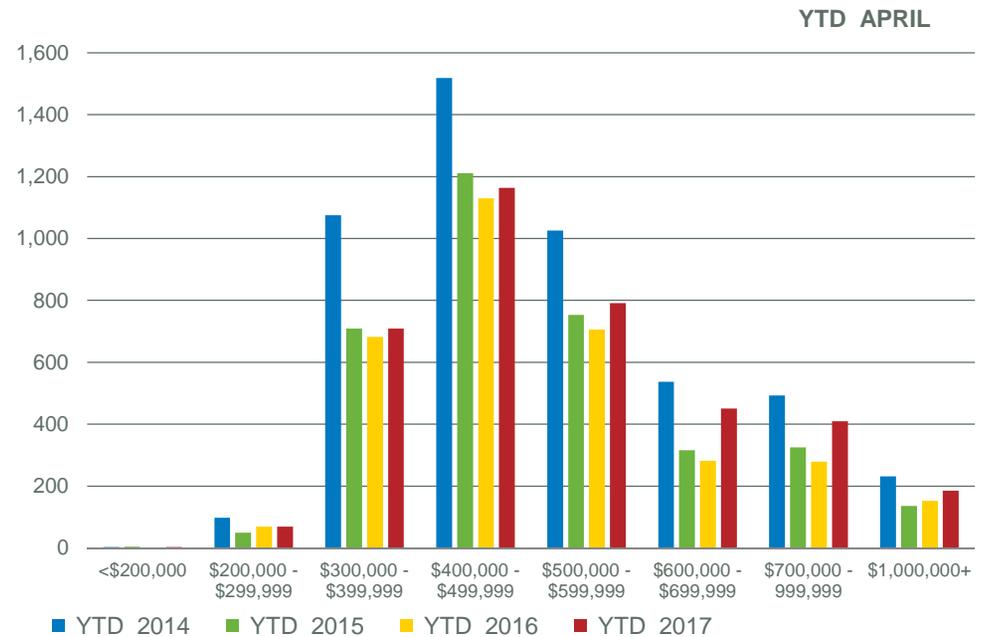
CITY OF CALGARY TOTAL PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 466 | 693 | 1,005 | 1,136 | 1,213 | 1,282 | 1,109 | 983 | 943 | 1,031 | 777 | 569 |
| New Listings | 1,487 | 1,611 | 1,818 | 1,820 | 1,850 | 1,748 | 1,487 | 1,528 | 1,659 | 1,326 | 1,062 | 512 |
| Inventory | 2,537 | 2,953 | 3,093 | 3,138 | 3,040 | 2,938 | 2,743 | 2,728 | 2,830 | 2,574 | 2,327 | 1,714 |
| Days on Market | 49 | 38 | 41 | 44 | 39 | 41 | 43 | 41 | 42 | 42 | 45 | 50 |
| Benchmark Price | 510,700 | 507,000 | 505,300 | 504,400 | 503,600 | 505,300 | 505,100 | 506,100 | 506,600 | 505,300 | 501,400 | 501,200 |
| Median Price | 458,750 | 467,500 | 480,000 | 483,750 | 489,000 | 489,250 | 480,000 | 467,500 | 490,000 | 464,000 | 485,000 | 480,000 |
| Average Price | 526,408 | 541,979 | 538,481 | 541,278 | 558,922 | 558,046 | 542,456 | 542,371 | 563,643 | 529,378 | 558,321 | 574,309 |
| Index | 208 | 207 | 206 | 206 | 206 | 206 | 206 | 207 | 207 | 206 | 205 | 205 |
| 2017 | | | | | | | | | | | | |
| Sales | 583 | 823 | 1,171 | 1,204 | | | | | | | | |
| New Listings | 1,229 | 1,293 | 1,796 | 1,861 | | | | | | | | |
| Inventory | 1,848 | 1,995 | 2,322 | 2,522 | | | | | | | | |
| Days on Market | 47 | 42 | 38 | 32 | | | | | | | | |
| Benchmark Price | 500,400 | 501,900 | 503,900 | 504,100 | | | | | | | | |
| Median Price | 485,000 | 492,000 | 490,000 | 503,250 | | | | | | | | |
| Average Price | 544,888 | 557,557 | 571,676 | 562,633 | | | | | | | | |
| Index | 204 | 205 | 206 | 206 | | | | | | | | |

| | Apr-16 | Apr-17 | YTD 2016 | YTD 2017 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | 1 | - | 1 |
| \$100,000 - \$199,999 | - | 1 | - | 2 |
| \$200,000 - \$299,999 | 16 | 14 | 69 | 69 |
| \$300,000 - \$349,999 | 60 | 75 | 208 | 233 |
| \$350,000 - \$399,999 | 173 | 144 | 474 | 476 |
| \$400,000 - \$449,999 | 196 | 195 | 623 | 589 |
| \$450,000 - \$499,999 | 171 | 162 | 507 | 575 |
| \$500,000 - \$549,999 | 135 | 143 | 410 | 453 |
| \$550,000 - \$599,999 | 112 | 114 | 296 | 338 |
| \$600,000 - \$649,999 | 62 | 79 | 160 | 255 |
| \$650,000 - \$699,999 | 58 | 73 | 122 | 196 |
| \$700,000 - \$799,999 | 46 | 74 | 145 | 197 |
| \$800,000 - \$899,999 | 41 | 41 | 85 | 145 |
| \$900,000 - \$999,999 | 21 | 22 | 49 | 67 |
| \$1,000,000 - \$1,249,999 | 21 | 39 | 66 | 84 |
| \$1,250,000 - \$1,499,999 | 11 | 13 | 33 | 40 |
| \$1,500,000 - \$1,749,999 | 8 | 9 | 30 | 29 |
| \$1,750,000 - \$1,999,999 | 3 | 2 | 10 | 11 |
| \$2,000,000 - \$2,499,999 | 2 | 3 | 10 | 9 |
| \$2,500,000 - \$2,999,999 | - | - | 1 | 8 |
| \$3,000,000 - \$3,499,999 | - | - | 1 | 1 |
| \$3,500,000 - \$3,999,999 | - | - | 1 | 2 |
| \$4,000,000 + | - | - | - | 1 |
| | 1,136 | 1,204 | 3,300 | 3,781 |

CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

YTD APRIL



Source: CREB®

CITY OF CALGARY DETACHED NEW LISTINGS

YTD APRIL



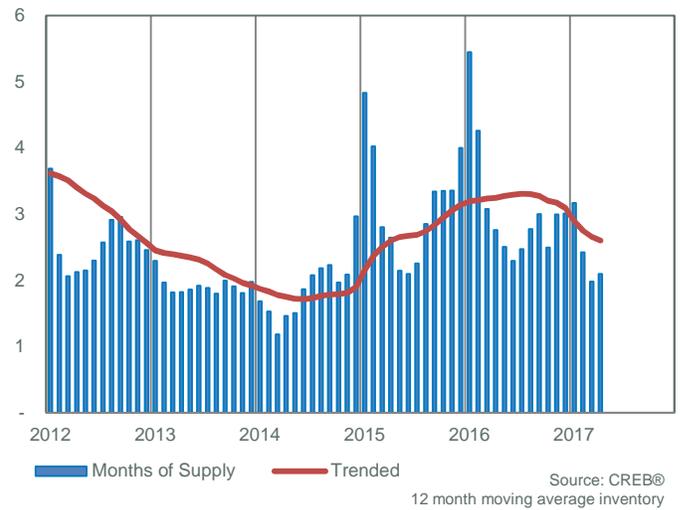
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

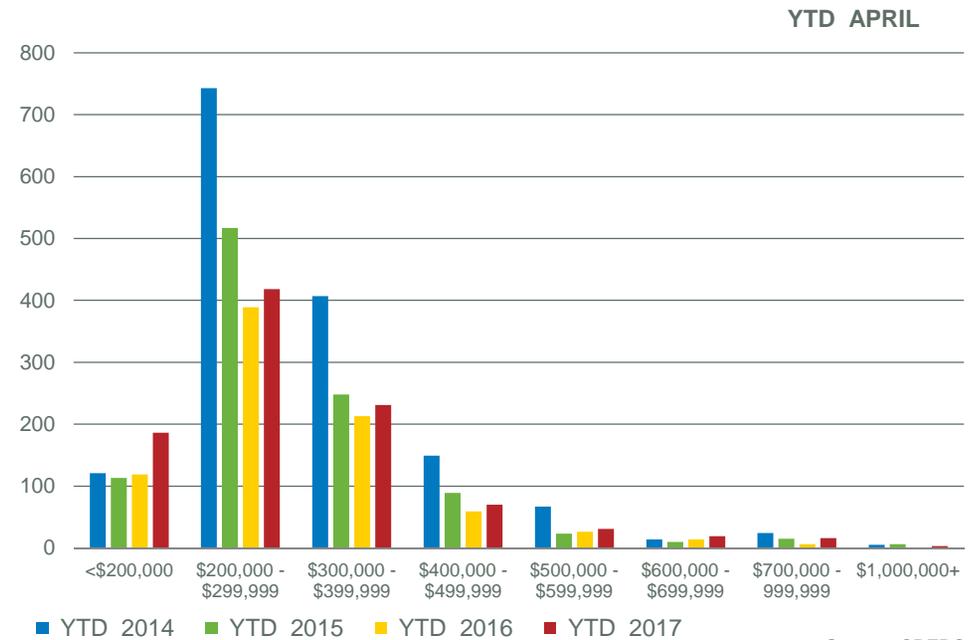


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 129 | 168 | 257 | 273 | 276 | 310 | 255 | 267 | 200 | 250 | 195 | 146 |
| New Listings | 598 | 636 | 679 | 666 | 685 | 604 | 618 | 616 | 636 | 508 | 455 | 240 |
| Inventory | 1,252 | 1,389 | 1,529 | 1,583 | 1,610 | 1,544 | 1,557 | 1,577 | 1,651 | 1,542 | 1,432 | 1,109 |
| Days on Market | 59 | 50 | 48 | 54 | 49 | 71 | 56 | 60 | 56 | 54 | 58 | 71 |
| Benchmark Price | 284,000 | 283,800 | 282,000 | 281,100 | 279,300 | 279,300 | 278,100 | 275,600 | 275,300 | 274,900 | 272,400 | 270,200 |
| Median Price | 251,000 | 268,000 | 272,000 | 278,500 | 280,000 | 267,500 | 269,900 | 271,500 | 280,000 | 250,000 | 255,000 | 249,500 |
| Average Price | 280,088 | 307,461 | 298,072 | 302,554 | 312,753 | 309,631 | 351,545 | 316,842 | 303,202 | 288,396 | 297,710 | 302,355 |
| Index | 193 | 192 | 191 | 191 | 189 | 189 | 189 | 187 | 187 | 186 | 185 | 183 |
| 2017 | | | | | | | | | | | | |
| Sales | 151 | 236 | 300 | 287 | | | | | | | | |
| New Listings | 624 | 583 | 726 | 693 | | | | | | | | |
| Inventory | 1,267 | 1,391 | 1,578 | 1,647 | | | | | | | | |
| Days on Market | 68 | 66 | 56 | 49 | | | | | | | | |
| Benchmark Price | 269,900 | 269,200 | 269,700 | 269,200 | | | | | | | | |
| Median Price | 258,500 | 273,000 | 252,000 | 267,000 | | | | | | | | |
| Average Price | 282,429 | 314,224 | 280,831 | 302,999 | | | | | | | | |
| Index | 183 | 183 | 183 | 183 | | | | | | | | |

| | Apr-16 | Apr-17 | YTD 2016 | YTD 2017 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 32 | 50 | 119 | 186 |
| \$200,000 - \$299,999 | 130 | 130 | 389 | 418 |
| \$300,000 - \$349,999 | 47 | 40 | 128 | 144 |
| \$350,000 - \$399,999 | 27 | 22 | 85 | 87 |
| \$400,000 - \$449,999 | 11 | 16 | 32 | 53 |
| \$450,000 - \$499,999 | 7 | 4 | 27 | 17 |
| \$500,000 - \$549,999 | 10 | 8 | 16 | 22 |
| \$550,000 - \$599,999 | 2 | 3 | 10 | 9 |
| \$600,000 - \$649,999 | 2 | 5 | 10 | 10 |
| \$650,000 - \$699,999 | 3 | 2 | 4 | 9 |
| \$700,000 - \$799,999 | - | 3 | 3 | 8 |
| \$800,000 - \$899,999 | 2 | 1 | 3 | 4 |
| \$900,000 - \$999,999 | - | 2 | - | 4 |
| \$1,000,000 - \$1,249,999 | - | 1 | - | 2 |
| \$1,250,000 - \$1,499,999 | - | - | - | 1 |
| \$1,500,000 - \$1,749,999 | - | - | - | - |
| \$1,750,000 - \$1,999,999 | - | - | - | - |
| \$2,000,000 - \$2,499,999 | - | - | 1 | - |
| \$2,500,000 - \$2,999,999 | - | - | - | - |
| \$3,000,000 - \$3,499,999 | - | - | - | - |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 273 | 287 | 827 | 974 |

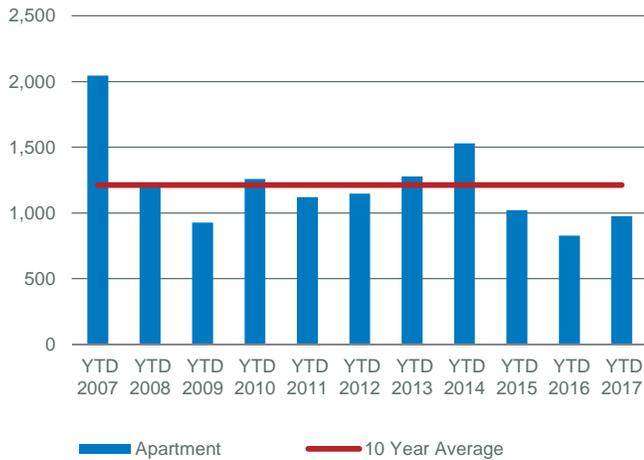
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

YTD APRIL



CITY OF CALGARY APARTMENT NEW LISTINGS

YTD APRIL



CITY OF CALGARY APARTMENT INVENTORY AND SALES



CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



CITY OF CALGARY APARTMENT PRICE CHANGE



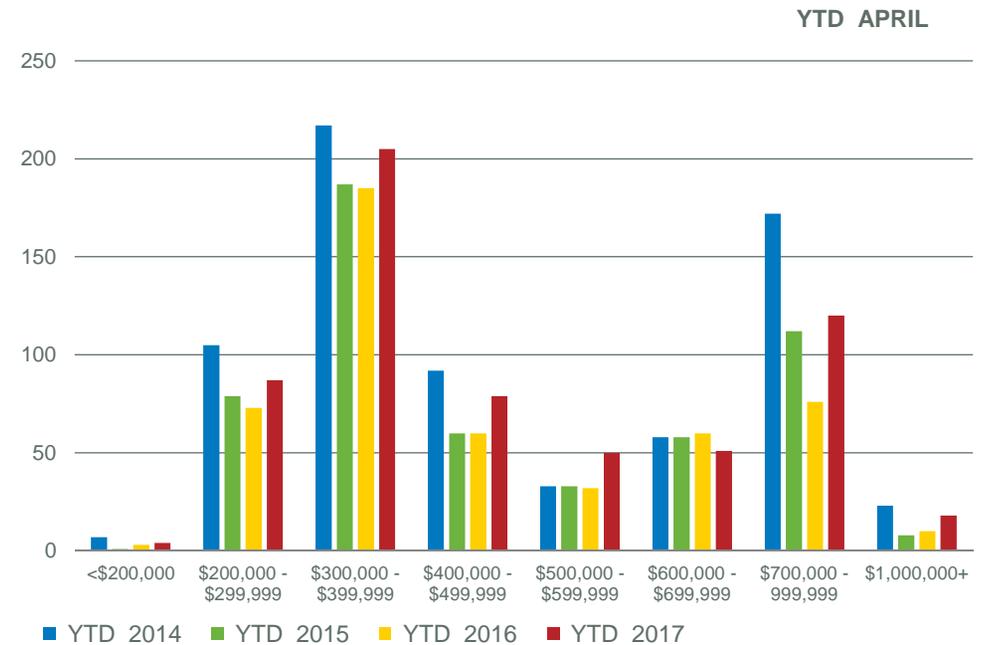
CITY OF CALGARY APARTMENT PRICES



| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 71 | 110 | 144 | 174 | 190 | 185 | 180 | 138 | 155 | 166 | 112 | 95 |
| New Listings | 268 | 283 | 289 | 306 | 296 | 291 | 261 | 237 | 268 | 223 | 193 | 104 |
| Inventory | 501 | 552 | 579 | 586 | 544 | 533 | 521 | 503 | 509 | 479 | 456 | 369 |
| Days on Market | 44 | 47 | 37 | 50 | 41 | 46 | 45 | 47 | 50 | 41 | 60 | 60 |
| Benchmark Price | 390,200 | 386,900 | 385,600 | 383,600 | 383,100 | 385,600 | 385,200 | 387,100 | 386,500 | 386,500 | 384,800 | 385,400 |
| Median Price | 377,000 | 403,500 | 390,000 | 410,000 | 429,000 | 393,000 | 386,808 | 391,000 | 405,000 | 375,000 | 427,500 | 405,000 |
| Average Price | 478,679 | 492,823 | 465,481 | 490,701 | 506,419 | 490,257 | 497,568 | 482,981 | 476,760 | 469,476 | 502,513 | 510,914 |
| Index | 203 | 201 | 200 | 199 | 199 | 200 | 200 | 201 | 201 | 201 | 200 | 200 |
| 2017 | | | | | | | | | | | | |
| Sales | 83 | 126 | 199 | 206 | | | | | | | | |
| New Listings | 199 | 236 | 303 | 272 | | | | | | | | |
| Inventory | 378 | 437 | 457 | 463 | | | | | | | | |
| Days on Market | 61 | 53 | 40 | 46 | | | | | | | | |
| Benchmark Price | 384,600 | 386,300 | 389,600 | 390,200 | | | | | | | | |
| Median Price | 375,000 | 386,858 | 396,000 | 436,750 | | | | | | | | |
| Average Price | 482,059 | 477,825 | 494,291 | 525,438 | | | | | | | | |
| Index | 200 | 201 | 203 | 203 | | | | | | | | |

| | Apr-16 | Apr-17 | YTD 2016 | YTD 2017 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | - | - | 3 | 4 |
| \$200,000 - \$299,999 | 29 | 25 | 73 | 87 |
| \$300,000 - \$349,999 | 27 | 30 | 87 | 94 |
| \$350,000 - \$399,999 | 28 | 25 | 98 | 111 |
| \$400,000 - \$449,999 | 13 | 28 | 34 | 57 |
| \$450,000 - \$499,999 | 10 | 9 | 26 | 22 |
| \$500,000 - \$549,999 | 3 | 12 | 9 | 28 |
| \$550,000 - \$599,999 | 8 | 7 | 23 | 22 |
| \$600,000 - \$649,999 | 12 | 11 | 35 | 24 |
| \$650,000 - \$699,999 | 12 | 10 | 25 | 27 |
| \$700,000 - \$799,999 | 17 | 19 | 41 | 68 |
| \$800,000 - \$899,999 | 6 | 15 | 20 | 39 |
| \$900,000 - \$999,999 | 7 | 7 | 15 | 13 |
| \$1,000,000 - \$1,249,999 | 2 | 7 | 9 | 16 |
| \$1,250,000 - \$1,499,999 | - | 1 | 1 | 2 |
| \$1,500,000 - \$1,749,999 | - | - | - | - |
| \$1,750,000 - \$1,999,999 | - | - | - | - |
| \$2,000,000 - \$2,499,999 | - | - | - | - |
| \$2,500,000 - \$2,999,999 | - | - | - | - |
| \$3,000,000 - \$3,499,999 | - | - | - | - |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 174 | 206 | 499 | 614 |

CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

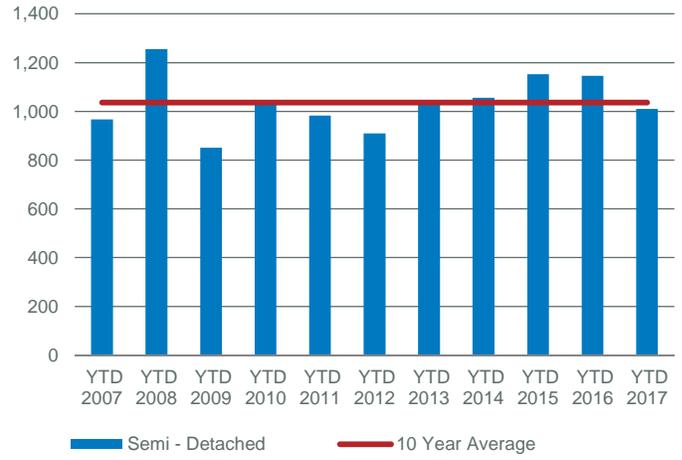
YTD APRIL



Source: CREB®

CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD APRIL



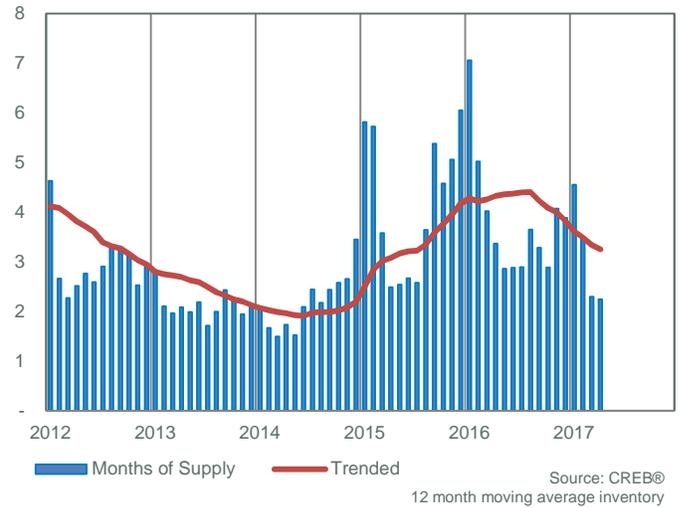
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



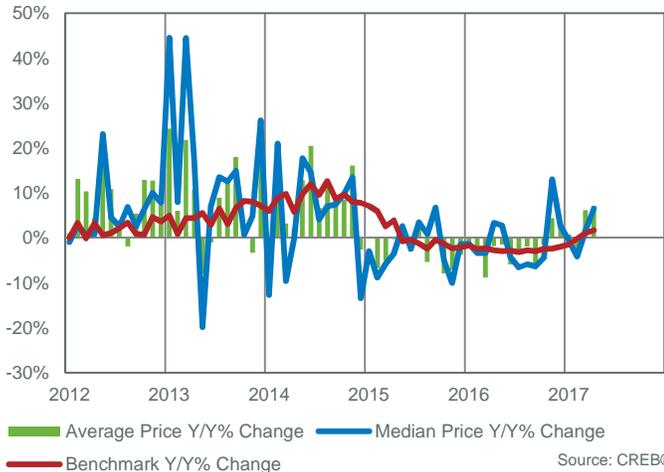
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

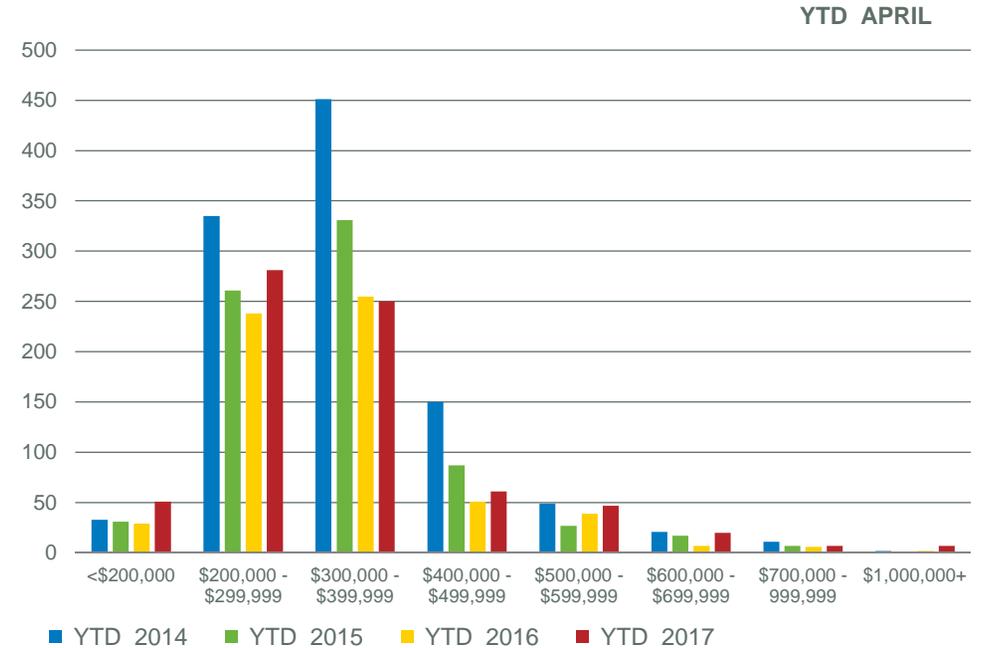


Source: CREB®

| | Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sept. | Oct. | Nov. | Dec. |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2016 | | | | | | | | | | | | |
| Sales | 99 | 159 | 184 | 185 | 241 | 252 | 200 | 182 | 181 | 200 | 143 | 119 |
| New Listings | 389 | 377 | 439 | 425 | 486 | 455 | 317 | 385 | 413 | 304 | 275 | 136 |
| Inventory | 733 | 789 | 901 | 944 | 983 | 986 | 887 | 871 | 891 | 836 | 772 | 574 |
| Days on Market | 51 | 52 | 49 | 47 | 50 | 51 | 55 | 55 | 52 | 56 | 58 | 58 |
| Benchmark Price | 323,800 | 321,200 | 318,500 | 314,800 | 313,200 | 310,800 | 310,300 | 310,000 | 311,100 | 308,100 | 309,400 | 307,900 |
| Median Price | 315,000 | 315,000 | 309,200 | 310,000 | 321,500 | 310,000 | 303,250 | 310,000 | 310,000 | 300,000 | 310,000 | 317,900 |
| Average Price | 344,407 | 340,232 | 327,900 | 325,976 | 347,743 | 329,034 | 328,610 | 330,122 | 325,974 | 319,252 | 331,669 | 336,862 |
| Index | 203 | 201 | 199 | 197 | 196 | 195 | 194 | 194 | 195 | 193 | 194 | 193 |
| 2017 | | | | | | | | | | | | |
| Sales | 127 | 153 | 224 | 220 | | | | | | | | |
| New Listings | 331 | 347 | 418 | 470 | | | | | | | | |
| Inventory | 617 | 679 | 767 | 863 | | | | | | | | |
| Days on Market | 63 | 49 | 59 | 57 | | | | | | | | |
| Benchmark Price | 307,100 | 305,900 | 304,100 | 305,900 | | | | | | | | |
| Median Price | 305,000 | 310,000 | 303,000 | 308,250 | | | | | | | | |
| Average Price | 321,553 | 322,642 | 347,122 | 350,207 | | | | | | | | |
| Index | 192 | 191 | 190 | 191 | | | | | | | | |

| | Apr-16 | Apr-17 | YTD 2016 | YTD 2017 |
|----------------------------|--------|--------|----------|----------|
| CALGARY TOTAL SALES | | | | |
| >\$100,000 | - | - | - | - |
| \$100,000 - \$199,999 | 8 | 17 | 29 | 51 |
| \$200,000 - \$299,999 | 69 | 82 | 238 | 281 |
| \$300,000 - \$349,999 | 55 | 42 | 175 | 164 |
| \$350,000 - \$399,999 | 23 | 21 | 80 | 86 |
| \$400,000 - \$449,999 | 8 | 14 | 35 | 33 |
| \$450,000 - \$499,999 | 6 | 13 | 16 | 28 |
| \$500,000 - \$549,999 | 9 | 11 | 25 | 31 |
| \$550,000 - \$599,999 | 5 | 5 | 14 | 16 |
| \$600,000 - \$649,999 | - | 8 | 4 | 14 |
| \$650,000 - \$699,999 | 1 | 2 | 3 | 6 |
| \$700,000 - \$799,999 | - | 2 | 4 | 2 |
| \$800,000 - \$899,999 | 1 | - | 1 | 3 |
| \$900,000 - \$999,999 | - | - | 1 | 2 |
| \$1,000,000 - \$1,249,999 | - | 1 | - | 4 |
| \$1,250,000 - \$1,499,999 | - | 2 | - | 3 |
| \$1,500,000 - \$1,749,999 | - | - | 2 | - |
| \$1,750,000 - \$1,999,999 | - | - | - | - |
| \$2,000,000 - \$2,499,999 | - | - | - | - |
| \$2,500,000 - \$2,999,999 | - | - | - | - |
| \$3,000,000 - \$3,499,999 | - | - | - | - |
| \$3,500,000 - \$3,999,999 | - | - | - | - |
| \$4,000,000 + | - | - | - | - |
| | 185 | 220 | 627 | 724 |

CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

YTD APRIL



CITY OF CALGARY ROW NEW LISTINGS

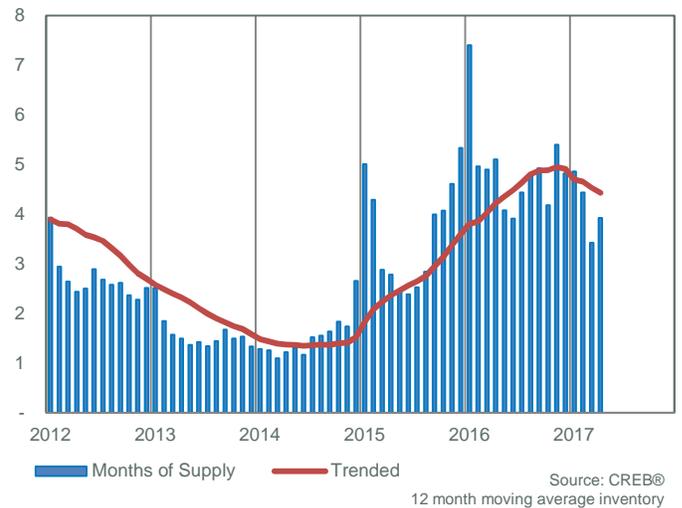
YTD APRIL



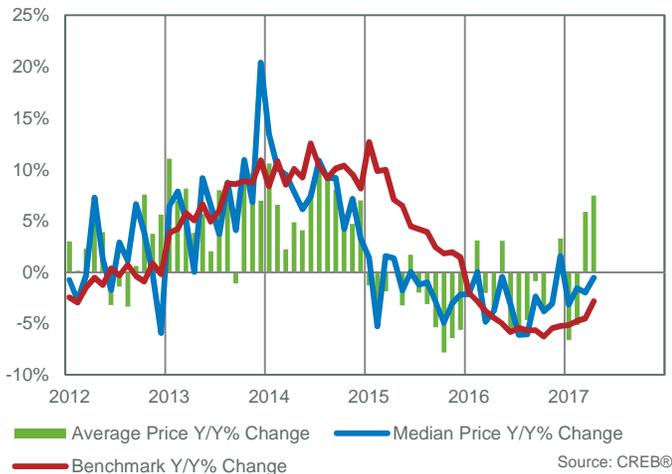
CITY OF CALGARY ROW INVENTORY AND SALES



CITY OF CALGARY ROW MONTHS OF INVENTORY



CITY OF CALGARY ROW PRICE CHANGE

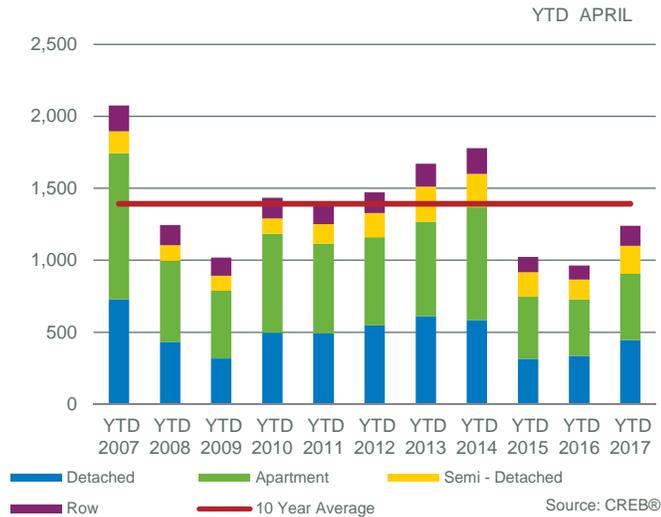


CITY OF CALGARY ROW PRICES

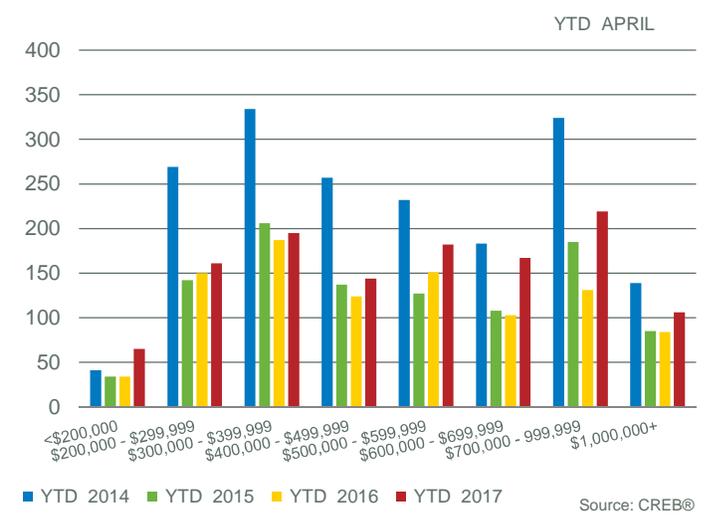


CITY CENTRE

CITY CENTRE TOTAL SALES



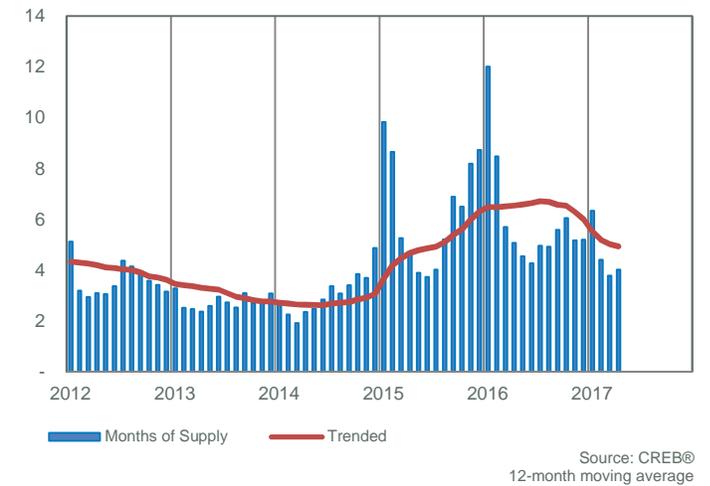
CITY CENTRE TOTAL SALES BY PRICE RANGE



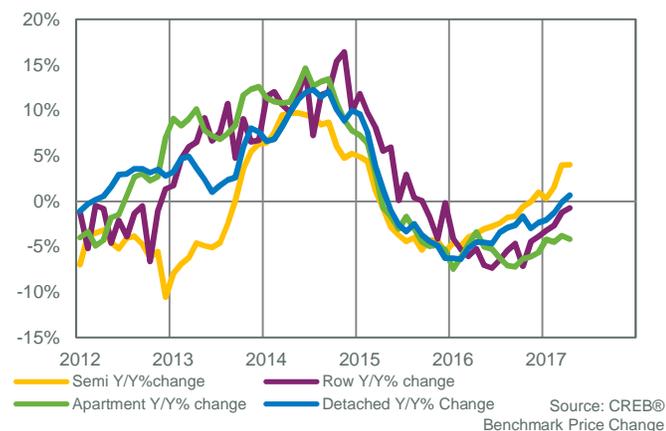
CITY CENTRE INVENTORY AND SALES



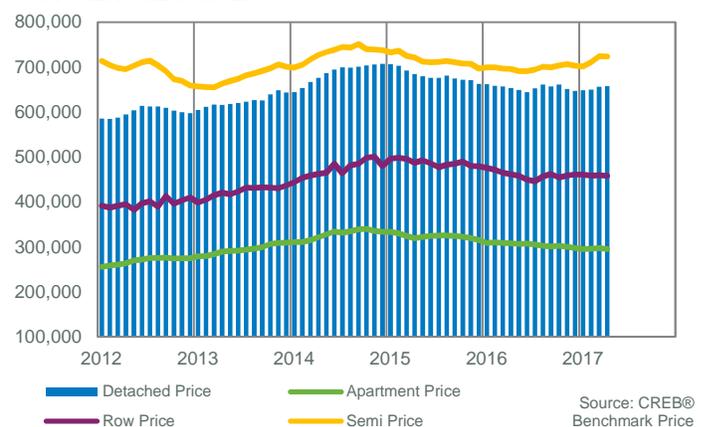
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

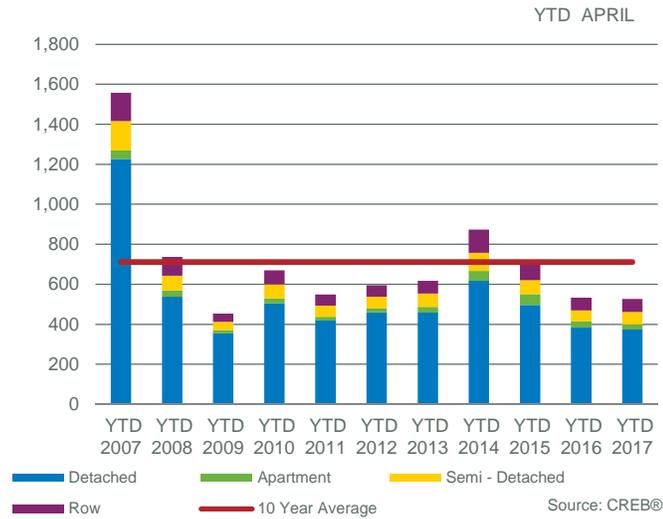


CITY CENTRE PRICES

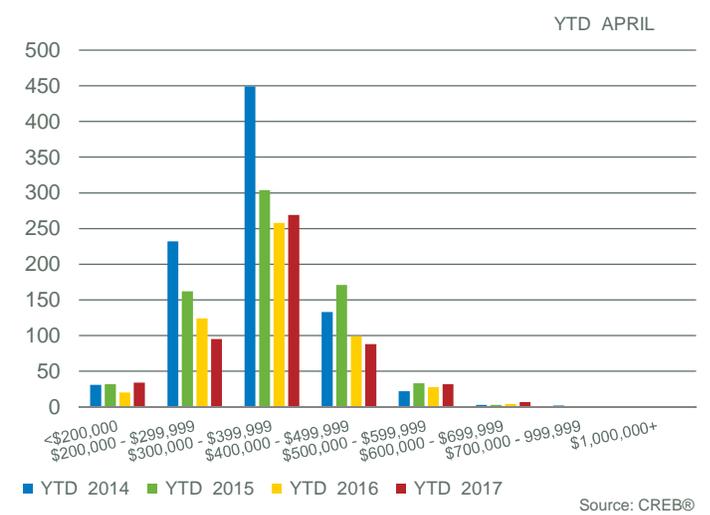


NORTHEAST

NORTHEAST TOTAL SALES



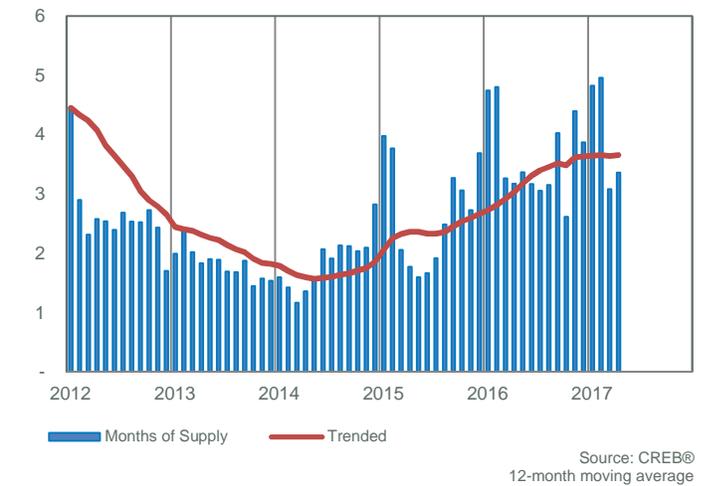
NORTHEAST TOTAL SALES BY PRICE RANGE



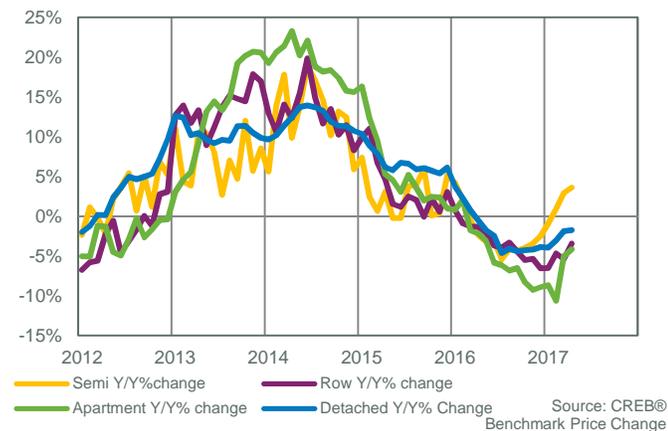
NORTHEAST INVENTORY AND SALES



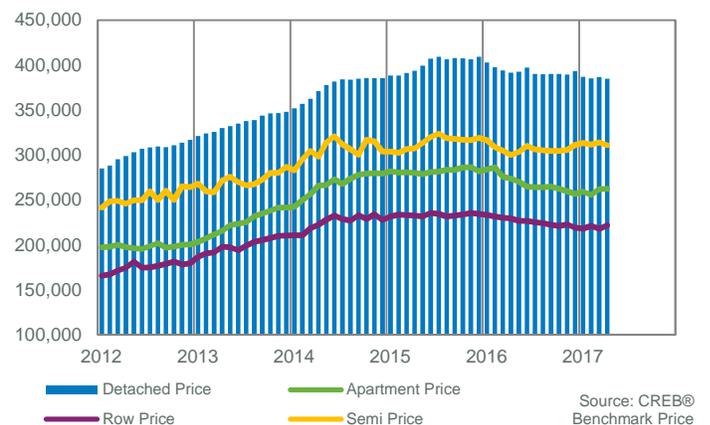
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

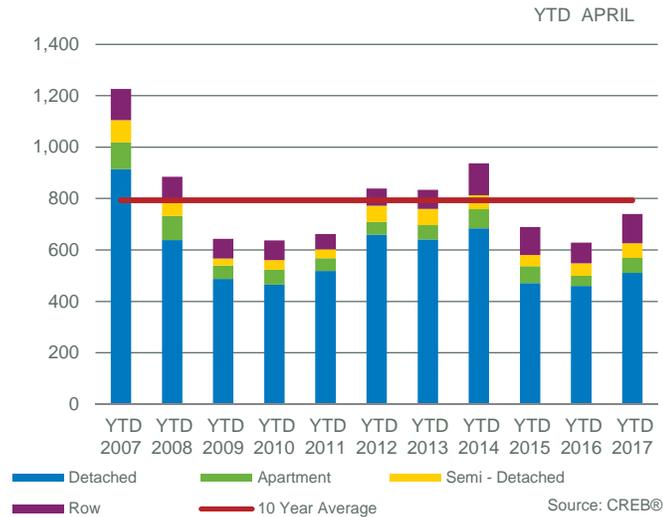


NORTHEAST PRICES

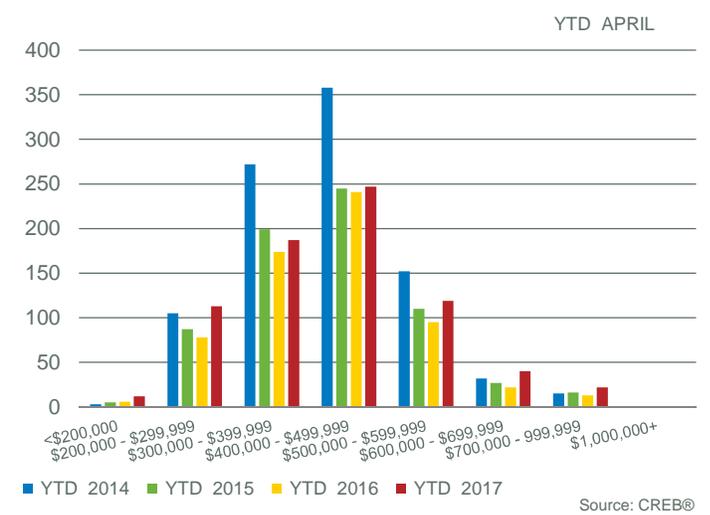


NORTH

NORTH TOTAL SALES



NORTH TOTAL SALES BY PRICE RANGE



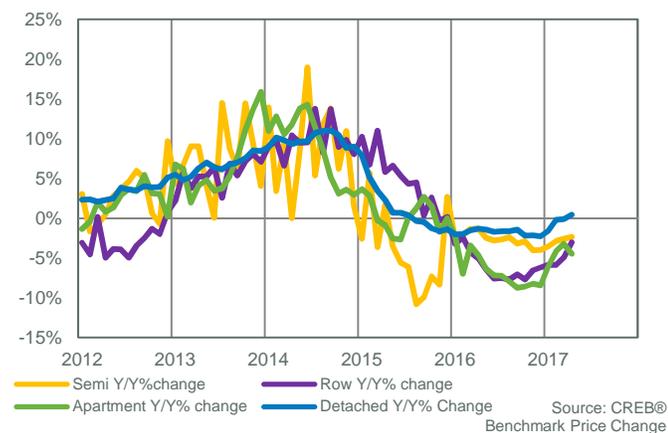
NORTH INVENTORY AND SALES



NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

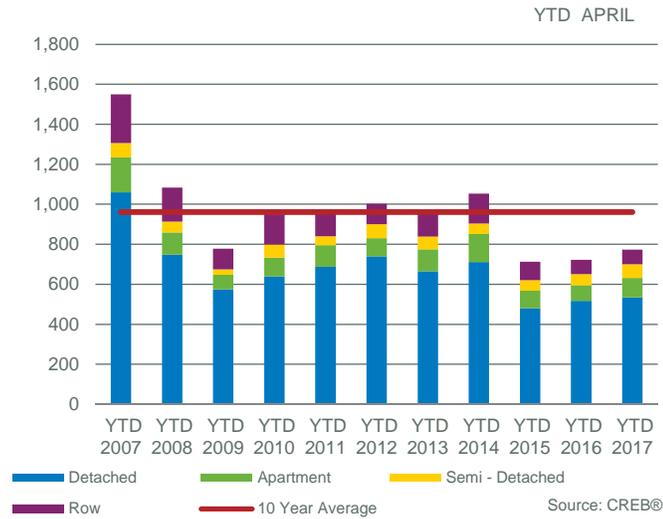


NORTH PRICES

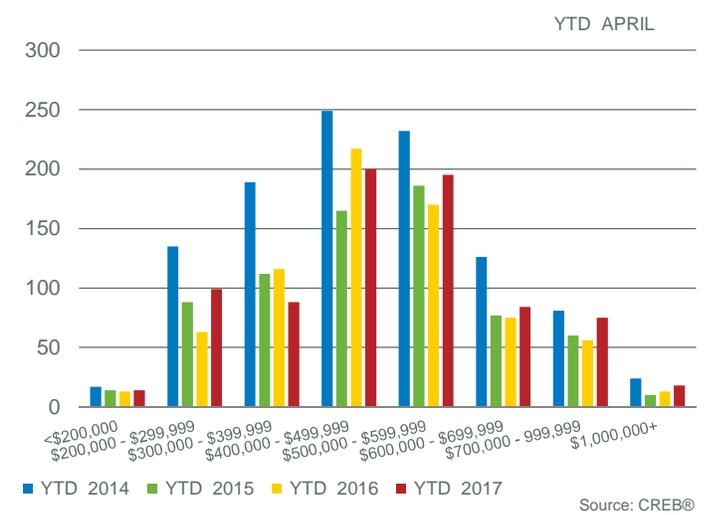


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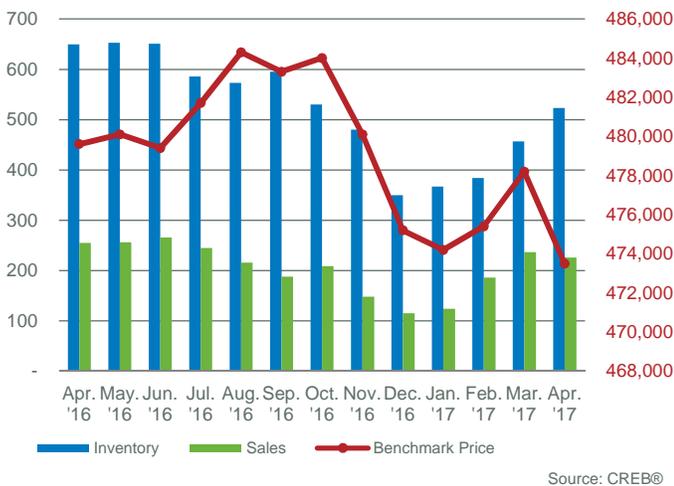
NORTHWEST TOTAL SALES



NORTHWEST TOTAL SALES BY PRICE RANGE



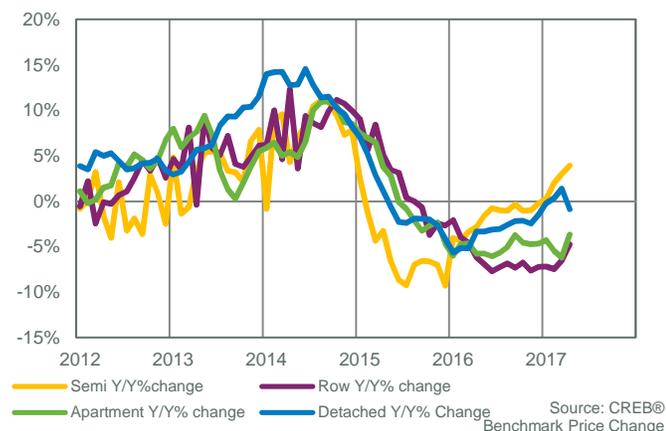
NORTHWEST INVENTORY AND SALES



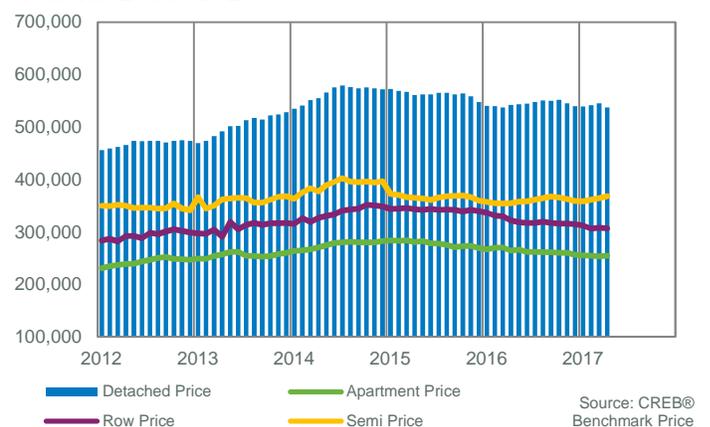
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

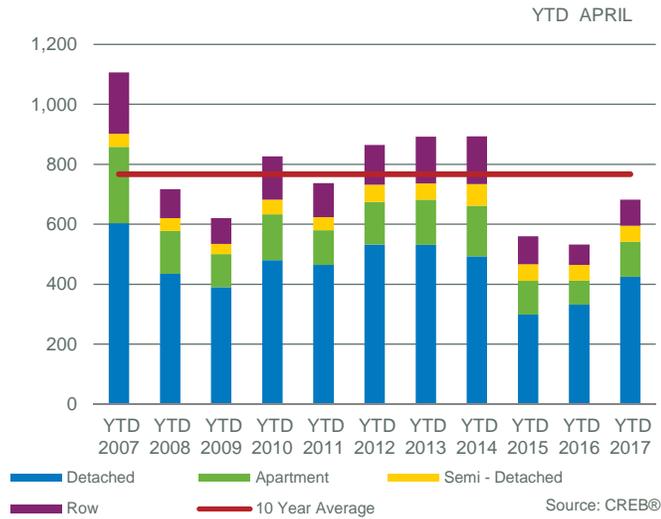


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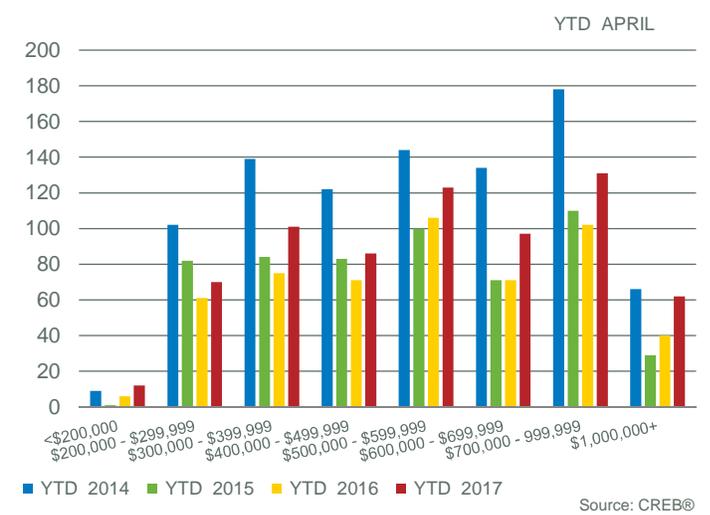


WEST

WEST TOTAL SALES



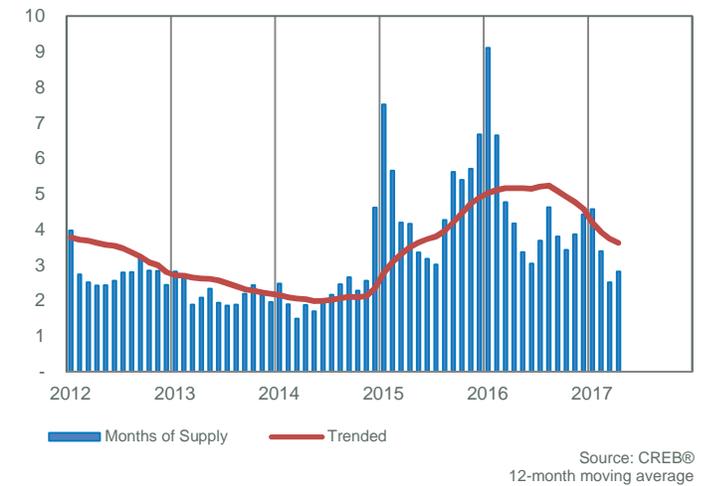
WEST TOTAL SALES BY PRICE RANGE



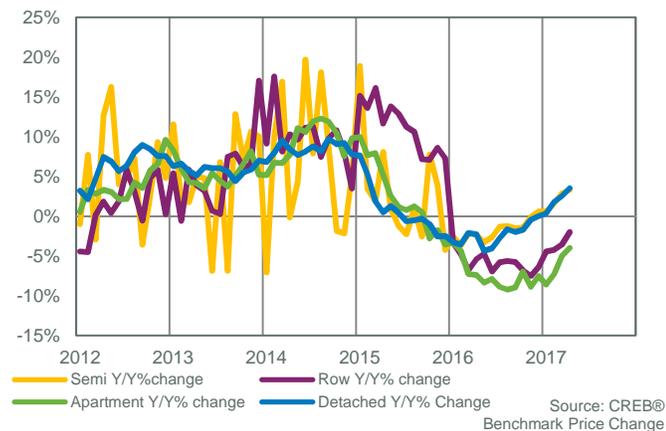
WEST INVENTORY AND SALES



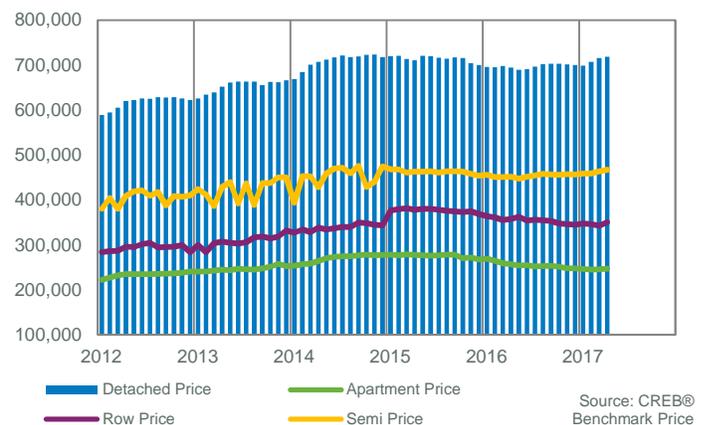
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

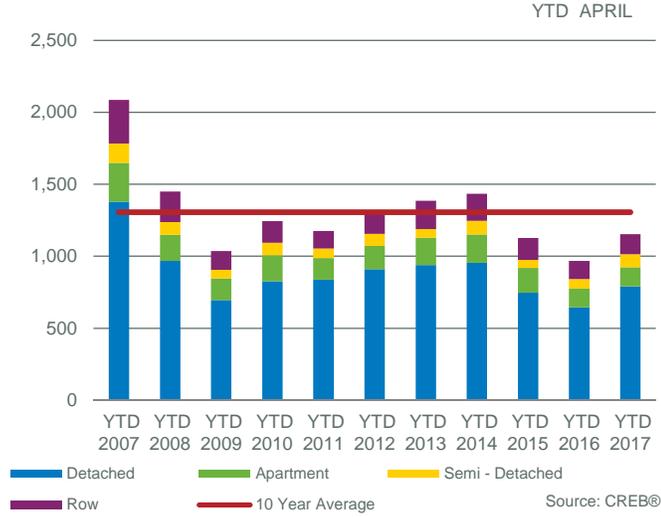


WEST PRICES

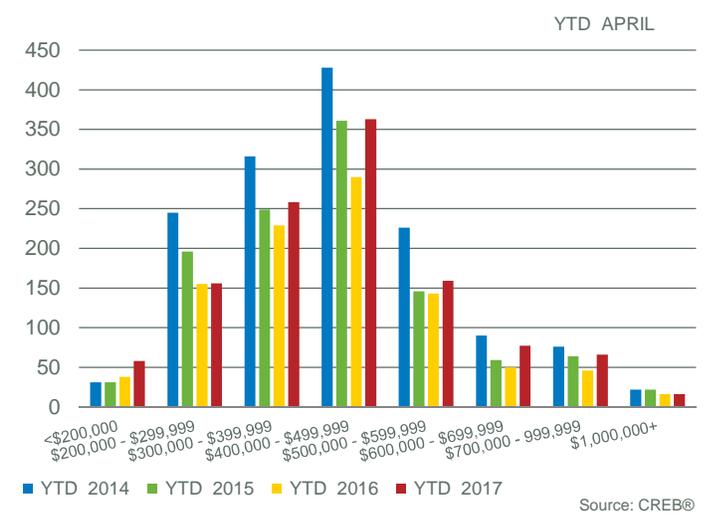


SOUTH

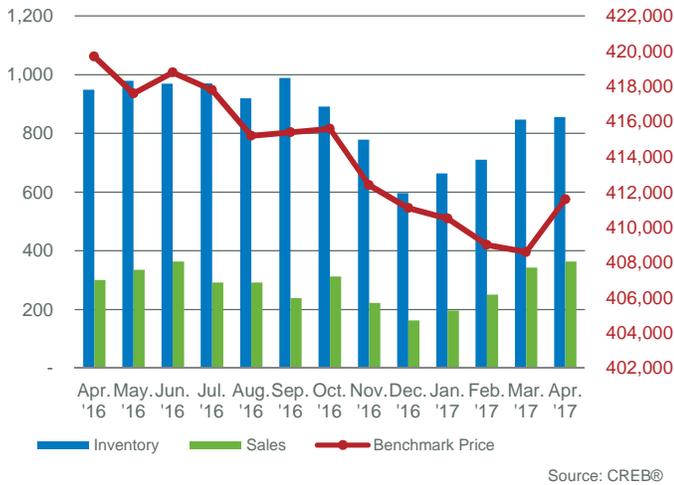
SOUTH TOTAL SALES



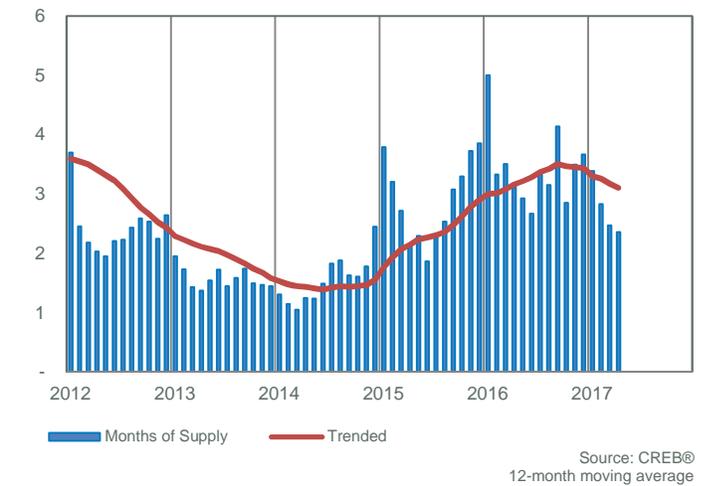
SOUTH TOTAL SALES BY PRICE RANGE



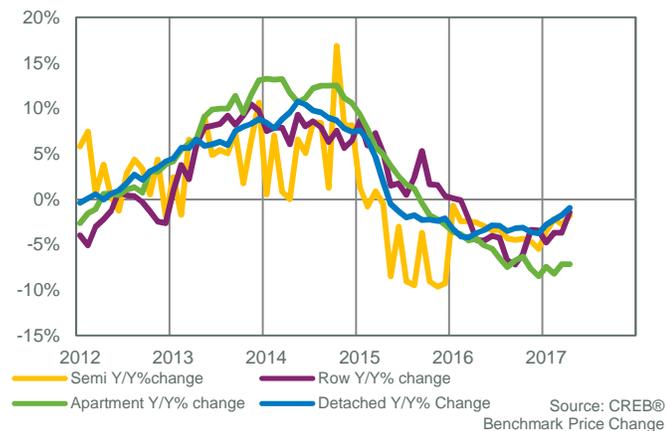
SOUTH INVENTORY AND SALES



SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

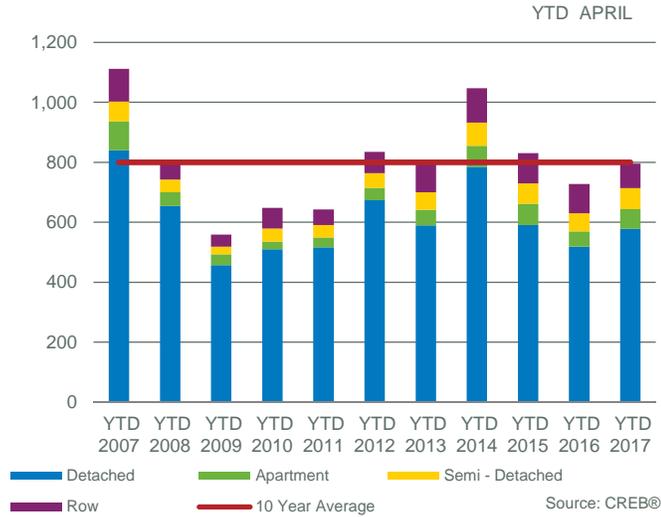


SOUTH PRICES

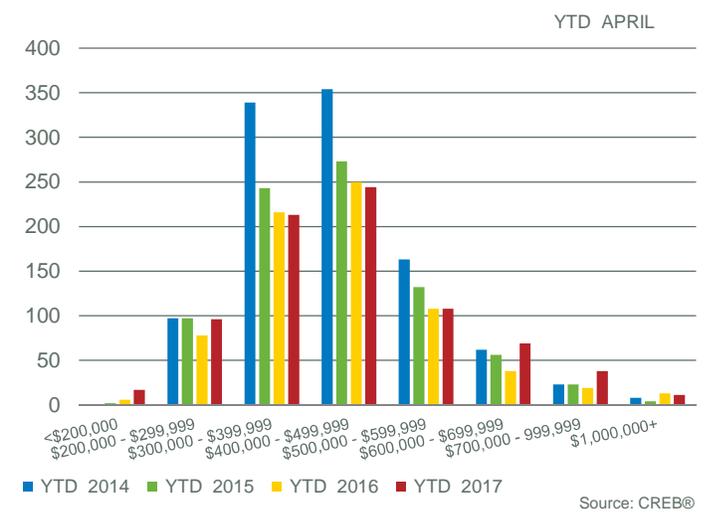


SOUTHEAST

SOUTHEAST TOTAL SALES



SOUTHEAST TOTAL SALES BY PRICE RANGE



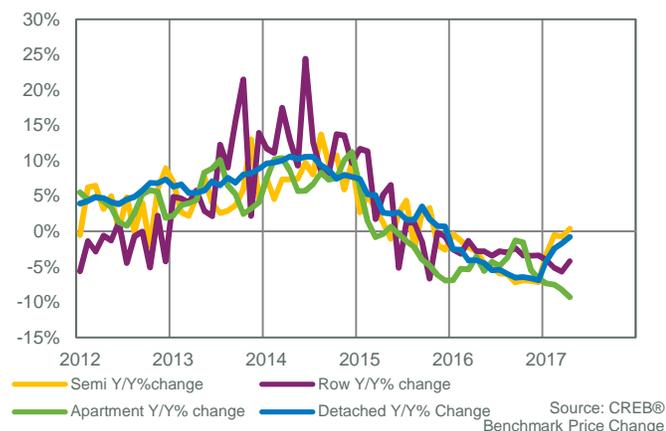
SOUTHEAST INVENTORY AND SALES



SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

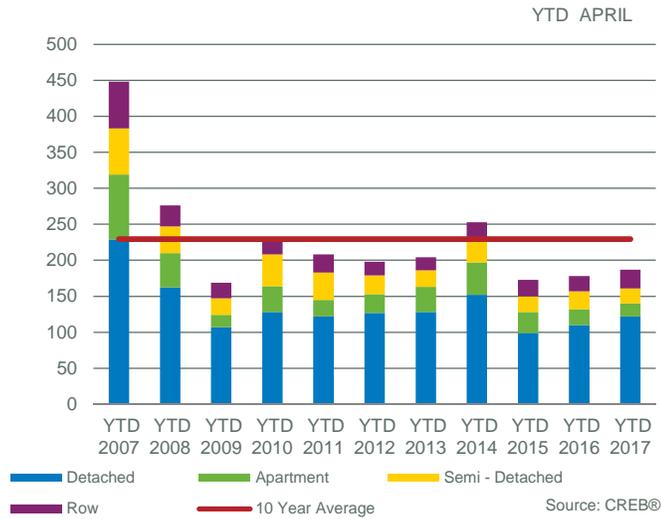


SOUTHEAST PRICES

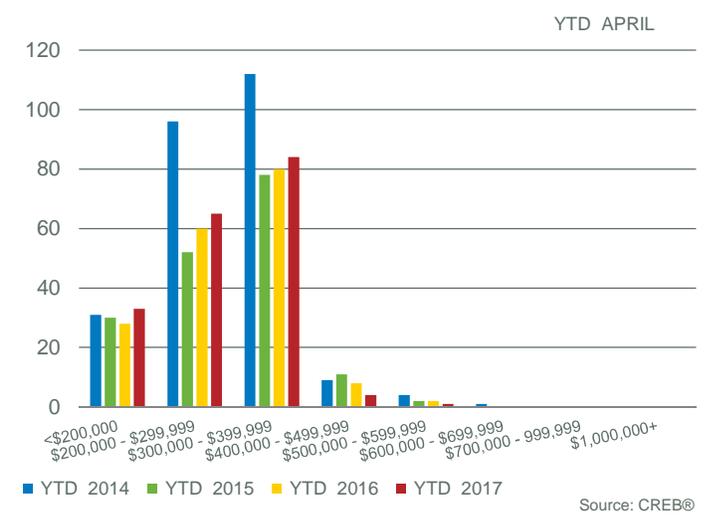


EAST

EAST TOTAL SALES



EAST TOTAL SALES BY PRICE RANGE



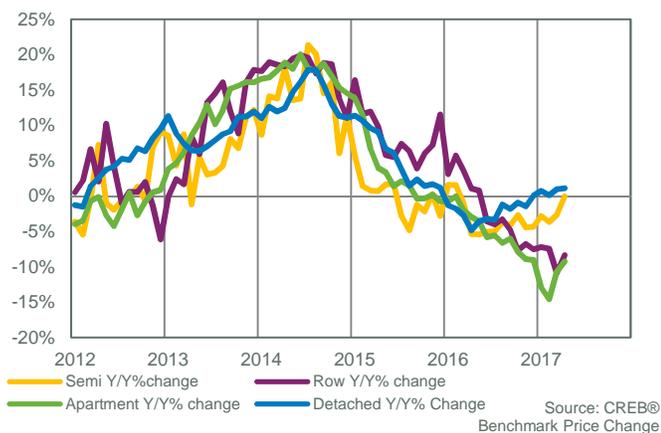
EAST INVENTORY AND SALES



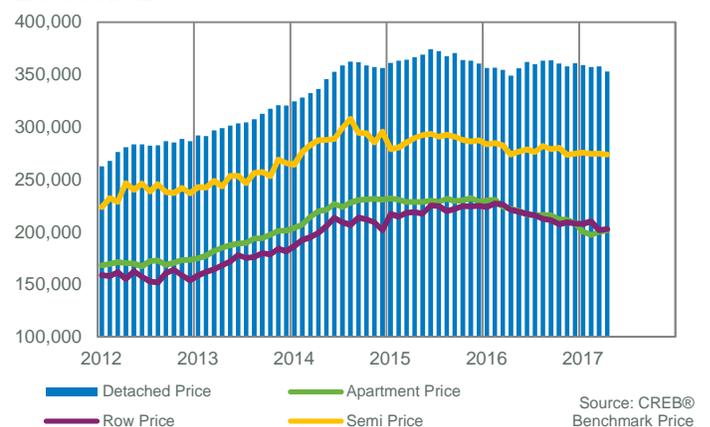
EAST MONTHS OF INVENTORY



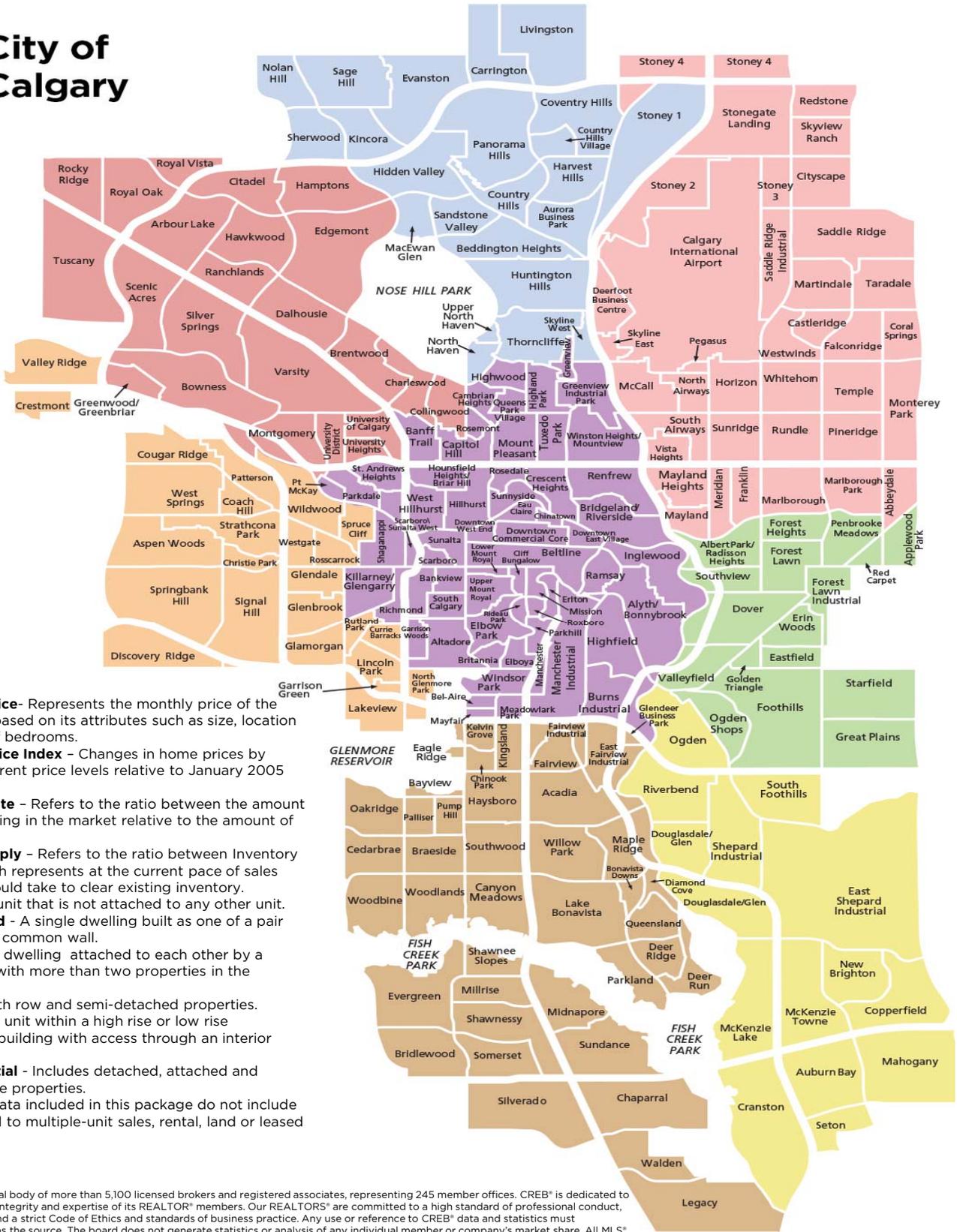
EAST PRICE CHANGE



EAST PRICES



City of Calgary



DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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