

Prices ease as expected

Inventories rise as sales activity softens further

Calgary, October 1, 2015 -

Following four months of relative stability, unadjusted benchmark prices eased as expected in September to \$456,100, a 0.26 per cent decline compared with last year.

Most of this aggregate moderation was due to price declines in the apartment sector brought on by higher-than-average inventory levels.

“Overall sales activity relative to new listings caused a softening in absorption rates, which resulted in inventory gains and ultimately placed moderate downward pressure on pricing,” said CREB[®] chief economist Ann-Marie Lurie.

Residential sales in the city totaled 1,448 units in September, well below typical activity levels for this time of year. Year-to-date Calgary sales remained below both the five- and 10-year year averages by a respective 10 and 26 per cent.

“Rising unemployment and persistent weakness in the local economy is impacting housing demand,” said Lurie. “However, unlike earlier this year when consumers were reacting to uncertainty, recent activity reflects current economic conditions.”

While all property types recorded a notable drop in the sales-to-new-listings ratio, both the apartment and attached segments saw the most significant declines. Ratios in both categories dropped to the 40 per cent range, while months of supply pushed up to 4.95 and 4.35, respectively.

In comparison, the detached category saw its ratio hover around 50 per cent in September and months of supply settle at 3.32.

Elevated inventory levels in the apartment segment, in particular, are the result of moderate listing declines relative to sales activity, noted Lurie. Year-to-date apartment sales have fell by 32 per cent, while listings have dropped by just seven per cent.

As a result, the apartment benchmark price totaled \$290,600 in September, a 1.19 per cent decline over last month and 2.71 per cent below last year.

CREB[®] president Corinne Lyall said that while the apartment sector now favours buyers with added selection and attractive pricing, other factors will continue to play into purchase decisions.

“While the apartment sector offers more choice, not all units are created

equal,” she said. “When considering apartment condominiums, it’s important to understand that the corporate and physical health of the building can also influence both buying and selling decisions in this type of market.”

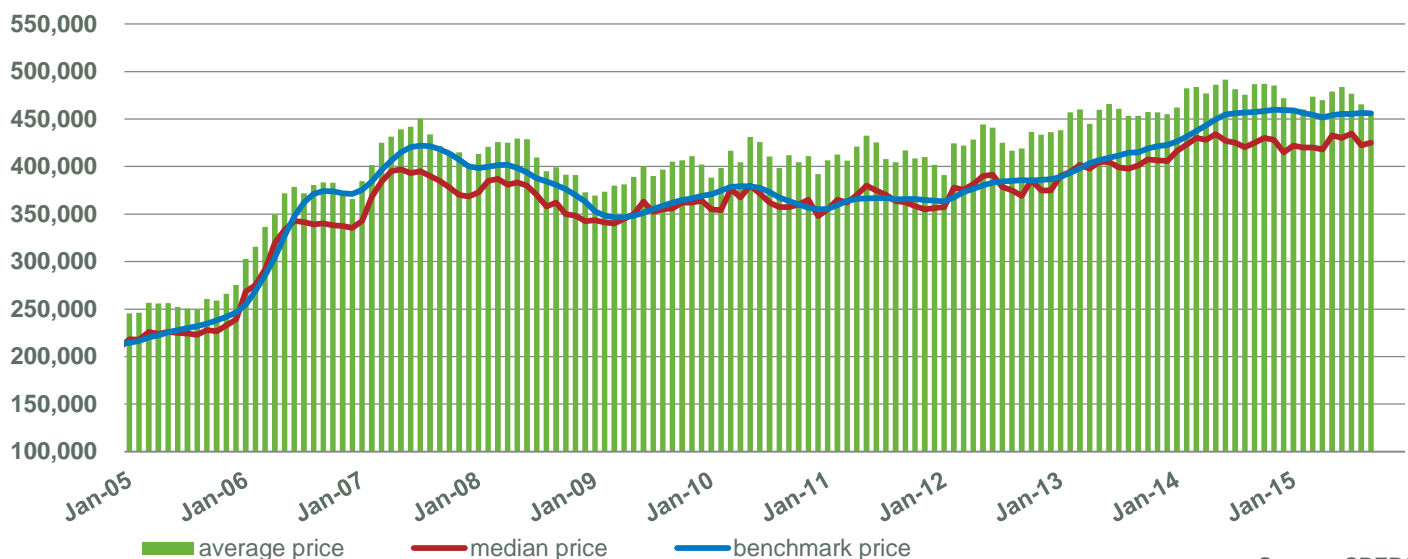
Despite higher months of supply, typical home prices in both the detached and attached sectors remained relatively unchanged in September, totaling \$517,200 and \$357,000, respectively.

Although citywide inventory levels remained elevated compared to activity seen in the past three years, Lyall noted they still were well below highs recorded during the previous economic downturn in 2008/09.

“There is no question that we have seen a shift in our local housing market conditions, but it needs to be put in perspective,” she said.

Aggregate prices have eased by one per cent from the beginning of the year, a moderate correction when compared against the aggressive gains last year that averaged more than nine per cent, noted Lyall.

CITY OF CALGARY TOTAL PRICES



Source: CREB[®]

	Sep-14	Sep-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,141	1,448	-32.37%	20,567	15,270	-25.75%
Total Sales Volume	\$1,041,978,475	\$662,689,214	-36.40%	\$9,908,360,996	\$7,200,306,659	-27.33%
New Listings	3,239	3,081	-4.88%	29,805	27,469	-7.84%
Inventory	4,559	5,526	21.21%	3,938	5,287	34.24%
Months of Supply	2.13	3.82	79.22%	1.72	3.12	80.81%
Sales to New Listings Ratio	0.66	0.47	-19.10%	0.69	0.56	-13.42%
Sales to List Price Ratio	98.01%	97.52%	-0.48%	98.41%	97.48%	-0.93%
Days on Market	36	40	11.42%	31	40	29.03%
Benchmark Price	\$457,300	\$456,100	-0.26%	\$445,933	\$455,400	2.12%
Median Price	\$425,000	\$425,000	0.00%	\$425,500	\$425,000	-0.12%
Average Price	\$486,678	\$457,658	-5.96%	\$481,760	\$471,533	-2.12%
Index	213	213	-0.28%	208	212	2.12%
SURROUNDING AREA						
Total Sales	509	354	-30.45%	4,724	3,680	-22.10%
Total Sales Volume	\$248,710,615	\$167,330,937	-32.72%	\$2,276,174,822	\$1,758,357,481	-22.75%
New Listings	721	709	-1.66%	7,283	7,153	-1.78%
Inventory	1,647	2,191	33.03%	1,581	1,959	23.95%
Months of Supply	3.24	6.19	91.28%	3.01	4.79	59.12%
Sales to New Listings Ratio	0.71	0.50	-20.67%	0.65	0.51	-13.42%
Sales to List Price Ratio	97.37%	94.21%	-3.16%	97.43%	96.56%	-0.88%
Days on Market	54	64	17.31%	50	58	16.00%
Benchmark Price	\$426,200	\$434,100	1.85%	\$412,733	\$433,511	5.03%
Median Price	\$410,000	\$410,000	0.00%	\$408,900	\$406,000	-0.71%
Average Price	\$488,626	\$472,686	-3.26%	\$481,832	\$477,815	-0.83%
Index	188	192	1.86%	182	191	5.03%
CREB® ECONOMIC REGION						
Total Sales	2,650	1,802	-32.00%	25,291	18,950	-25.07%
Total Sales Volume	\$1,290,689,090	\$830,020,151	-35.69%	\$12,184,535,818	\$8,958,664,140	-26.48%
New Listings	3,960	3,790	-4.29%	37,088	34,622	-6.65%
Inventory	6,216	7,550	21.46%	5,519	7,247	31.32%
Months of Supply	2.35	4.19	78.62%	1.96	3.44	75.26%
Sales to New Listings Ratio	0.67	0.48	-19.37%	0.68	0.55	-13.46%
Sales to List Price Ratio	97.88%	96.84%	-1.05%	98.23%	97.30%	-0.93%
Days on Market	39	44	13.26%	36	44	22.22%
Benchmark Price	\$452,500	\$451,900	-0.13%	\$440,933	\$451,289	2.35%
Median Price	\$422,635	\$423,500	0.20%	\$423,500	\$422,000	-0.35%
Average Price	\$487,052	\$460,611	-5.43%	\$481,774	\$472,753	-1.87%
Index	210	210	-0.14%	205	210	2.35%

For a list of definitions, see page 28.

	Sep-14	Sep-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,223	906	-25.92%	12,165	9,320	-23.39%
Total Sales Volume	\$701,784,808	\$474,008,546	-32.46%	\$6,772,248,733	\$5,031,677,534	-25.70%
New Listings	1,867	1,771	-5.14%	17,549	15,903	-9.38%
Inventory	2,571	3,012	17.15%	2,225	2,857	28.40%
Months of Supply	2.10	3.32	58.14%	1.65	2.76	67.60%
Sales to New Listings Ratio	0.66	0.51	-14.35%	0.69	0.59	-10.71%
Sales to List Price Ratio	97.93%	97.66%	-0.26%	98.43%	97.52%	-0.92%
Days on Market	35	37	4.48%	30	37	23.33%
Benchmark Price	\$516,000	\$517,200	0.23%	\$503,556	\$515,044	2.28%
Median Price	\$495,000	\$475,000	-4.04%	\$487,500	\$482,000	-1.13%
Average Price	\$573,822	\$523,188	-8.82%	\$556,699	\$539,880	-3.02%
Index	214	214	0.23%	209	213	2.28%
ATTACHED						
Total Sales	483	283	-41.41%	4,538	3,306	-27.15%
Total Sales Volume	\$198,340,075	\$111,837,002	-43.61%	\$1,881,486,732	\$1,349,962,750	-28.25%
New Listings	680	654	-3.82%	6,274	5,976	-4.75%
Inventory	910	1,232	35.38%	774	1,157	49.57%
Months of Supply	1.88	4.35	131.06%	1.53	3.15	105.31%
Sales to New Listings Ratio	0.71	0.43	-27.76%	0.72	0.55	-17.01%
Sales to List Price Ratio	98.44%	97.57%	-0.87%	98.64%	97.65%	-0.98%
Days on Market	34	41	20.95%	31	42	35.48%
Benchmark Price	\$356,400	\$357,000	0.17%	\$345,233	\$355,133	2.87%
Median Price	\$350,000	\$341,500	-2.43%	\$349,000	\$350,000	0.29%
Average Price	\$410,642	\$395,184	-3.76%	\$414,607	\$408,337	-1.51%
Index	209	209	0.19%	202	208	2.87%
APARTMENT						
Total Sales	435	259	-40.46%	3,864	2,644	-31.57%
Total Sales Volume	\$141,853,592	\$76,843,666	-45.83%	\$1,254,625,531	\$818,666,375	-34.75%
New Listings	692	656	-5.20%	5,982	5,590	-6.55%
Inventory	1,078	1,282	18.92%	940	1,273	35.45%
Months of Supply	2.48	4.95	99.74%	2.19	4.33	97.95%
Sales to New Listings Ratio	0.63	0.39	-23.38%	0.65	0.47	-17.30%
Sales to List Price Ratio	97.80%	96.60%	-1.20%	97.99%	97.01%	-0.98%
Days on Market	39	49	25.15%	36	47	30.56%
Benchmark Price	\$298,700	\$290,600	-2.71%	\$292,689	\$293,967	0.44%
Median Price	\$294,500	\$265,000	-10.02%	\$285,000	\$272,250	-4.47%
Average Price	\$326,100	\$296,694	-9.02%	\$324,696	\$309,632	-4.64%
Index	209	203	-2.73%	205	205	0.43%
CITY OF CALGARY						
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Inventory	4,559	5,526	21.21%	3,938	5,287	34.24%
Months of Supply	2.13	3.82	79.22%	1.72	3.12	80.81%
Sales to New Listings Ratio	0.66	0.47	-19.10%	0.69	0.56	-13.42%
Sales to List Price Ratio	98.01%	97.52%	-0.48%	98.41%	97.48%	-0.93%
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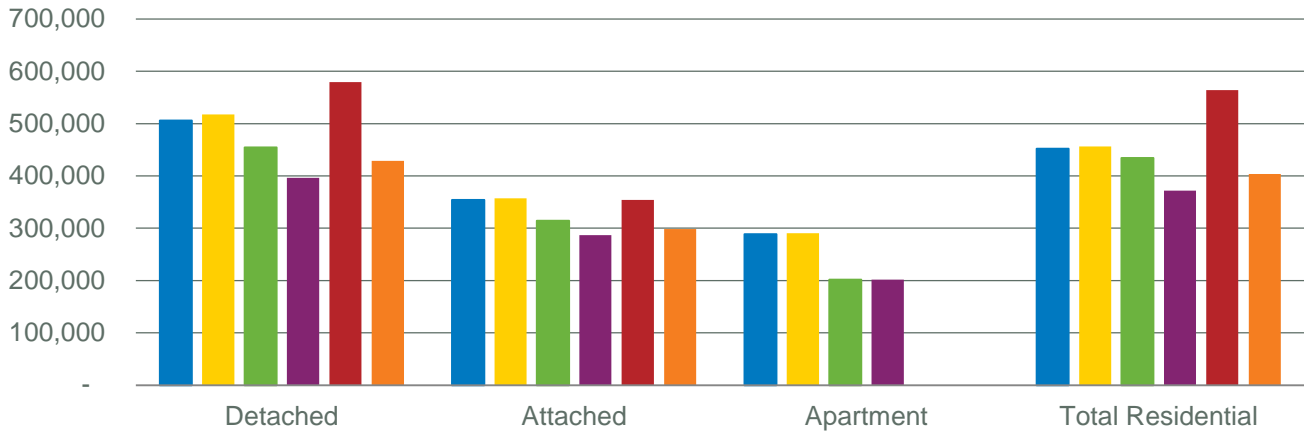
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Inventory	4,559	5,526	21.21%	3,938	5,287	34.24%
Months of Supply	2.13	3.82	79.22%	1.72	3.12	80.81%
Sales to New Listings Ratio	0.66	0.47	-19.10%	0.69	0.56	-13.42%
Sales to List Price Ratio	98.01%	97.52%	-0.48%	98.41%	97.48%	-0.93%
Days on Market	36	40	11.42%	31	40	29.03%
Benchmark Price	\$457,300	\$456,100	-0.26%	\$445,933	\$455,400	2.12%
Median Price	\$425,000	\$425,000	0.00%	\$425,500	\$425,000	-0.12%
Average Price	\$486,678	\$457,658	-5.96%	\$481,760	\$471,533	-2.12%
Index	213	213	-0.28%	208	212	2.12%
AIRDRIE						
Total Sales	140	118	-15.71%	1,354	1,174	-13.29%
Total Sales Volume	\$55,049,340	\$49,205,390	-10.62%	\$523,947,199	\$460,321,237	-12.14%
New Listings	178	177	-0.56%	1,810	1,887	4.25%
Inventory	240	344	43.33%	208	354	69.92%
Months of Supply	1.71	2.92	70.06%	1.38	2.71	95.97%
Sales to New Listings Ratio	0.79	0.67	-11.99%	0.75	0.62	-12.59%
Sales to List Price Ratio	98.64%	97.92%	-0.71%	98.73%	98.12%	-0.61%
Days on Market	41	50	22.84%	31	42	35.48%
Benchmark Price	\$371,900	\$372,100	0.05%	\$358,944	\$374,978	4.47%
Median Price	\$381,750	\$410,750	7.60%	\$387,000	\$390,000	0.78%
Average Price	\$393,210	\$416,995	6.05%	\$386,962	\$392,096	1.33%
Index	196	196	0.05%	189	198	4.47%
ROCKYVIEW						
Total Sales	178	94	-47.19%	1,606	1,160	-27.77%
Total Sales Volume	\$111,075,604	\$51,549,969	-53.59%	\$978,533,971	\$696,733,117	-28.80%
New Listings	254	283	11.42%	2,695	2,635	-2.23%
Inventory	694	861	24.06%	689	803	16.54%
Months of Supply	3.90	9.16	134.93%	3.86	6.23	61.34%
Sales to New Listings Ratio	0.70	0.33	-36.86%	0.60	0.44	-15.57%
Sales to List Price Ratio	96.81%	97.46%	0.65%	96.86%	95.99%	-0.87%
Days on Market	58	68	17.37%	59	62	5.08%
Benchmark Price	\$546,400	\$564,000	3.22%	\$529,478	\$561,544	6.06%
Median Price	\$506,000	\$445,000	-12.06%	\$495,000	\$490,000	-1.01%
Average Price	\$624,020	\$548,404	-12.12%	\$609,299	\$600,632	-1.42%
Index	177	183	3.22%	171	182	6.06%
CALGARY CMA						
Total Sales	2,459	1,660	-32.49%	23,527	17,604	-25.18%
Total Sales Volume	\$1,208,103,419	\$763,444,573	-36.81%	\$11,410,842,166	\$8,357,361,014	-26.76%
New Listings	3,671	3,541	-3.54%	34,310	31,991	-6.76%
Inventory	5,503	6,731	22.32%	4,836	6,445	33.28%
Months of Supply	2.24	4.05	81.19%	1.85	3.30	78.12%
Sales to New Listings Ratio	0.67	0.47	-20.11%	0.69	0.55	-13.54%
Sales to List Price Ratio	97.92%	97.55%	-0.38%	98.29%	97.39%	-0.90%
Days on Market	38	42	11.99%	33	41	24.24%
Benchmark Price	\$456,800	\$455,700	-0.24%	\$445,233	\$455,456	2.30%
Median Price	\$425,000	\$425,000	0.00%	\$427,000	\$425,000	-0.47%
Average Price	\$491,299	\$459,906	-6.39%	\$485,011	\$474,742	-2.12%
Index	211	211	-0.24%	206	211	2.30%

For a list of definitions, see page 28.

	Sep-14	Sep-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	178	94	-47.19%	1,606	1,160	-27.77%
Total Sales Volume	\$111,075,604	\$51,549,969	-53.59%	\$978,533,971	\$696,733,117	-28.80%
New Listings	254	283	11.42%	2,695	2,635	-2.23%
Inventory	694	861	24.06%	689	803	16.54%
Months of Supply	3.90	9.16	134.93%	3.86	6.23	61.34%
Sales to New Listings Ratio	0.70	0.33	-36.86%	0.60	0.44	-15.57%
Sales to List Price Ratio	96.81%	97.46%	0.65%	96.86%	95.99%	-0.87%
Days on Market	58	68	17.37%	59	62	5.08%
Benchmark Price	\$546,400	\$564,000	3.22%	\$529,478	\$561,544	6.06%
Median Price	\$506,000	\$445,000	-12.06%	\$495,000	\$490,000	-1.01%
Average Price	\$624,020	\$548,404	-12.12%	\$609,299	\$600,632	-1.42%
Index	177	183	3.22%	171	182	6.06%
FOOTHILLS REGION						
Total Sales	124	105	-15.32%	1,172	911	-22.27%
Total Sales Volume	\$61,412,571	\$55,300,503	-9.95%	\$592,828,281	\$469,232,920	-20.85%
New Listings	218	188	-13.76%	1,974	1,891	-4.20%
Inventory	552	605	9.60%	489	594	21.58%
Months of Supply	4.45	5.76	29.43%	3.75	5.87	56.41%
Sales to New Listings Ratio	0.57	0.56	-1.03%	0.59	0.48	-11.20%
Sales to List Price Ratio	97.59%	87.99%	-9.61%	97.26%	95.69%	-1.57%
Days on Market	57	81	40.35%	54	69	27.78%
Benchmark Price	\$392,500	\$403,900	2.90%	\$382,011	\$401,211	5.03%
Median Price	\$402,500	\$410,000	1.86%	\$417,500	\$416,500	-0.24%
Average Price	\$495,263	\$526,671	6.34%	\$505,826	\$515,075	1.83%
Index	182	188	2.91%	177	186	5.03%
AIRDRIE						
Total Sales	140	118	-15.71%	1,354	1,174	-13.29%
Total Sales Volume	\$55,049,340	\$49,205,390	-10.62%	\$523,947,199	\$460,321,237	-12.14%
New Listings	178	177	-0.56%	1,810	1,887	4.25%
Inventory	240	344	43.33%	208	354	69.92%
Months of Supply	1.71	2.92	70.06%	1.38	2.71	95.97%
Sales to New Listings Ratio	0.79	0.67	-11.99%	0.75	0.62	-12.59%
Sales to List Price Ratio	98.64%	97.92%	-0.71%	98.73%	98.12%	-0.61%
Days on Market	41	50	22.84%	31	42	35.48%
Benchmark Price	\$371,900	\$372,100	0.05%	\$358,944	\$374,978	4.47%
Median Price	\$381,750	\$410,750	7.60%			
Average Price	\$393,210	\$416,995	6.05%	\$386,962	\$392,096	1.33%
Index	196	196	0.05%	189	198	4.47%
OTHER ACTIVE AREAS						
Total Sales	67	37	-44.78%	592	435	-26.52%
Total Sales Volume	\$21,173,100	\$11,275,075	-46.75%	\$180,865,371	\$132,070,207	-26.98%
New Listings	71	61	-14.08%	804	740	-7.96%
Inventory	-	214	#DIV/0!	194	149	-23.51%
Months of Supply	-	5.78	#DIV/0!	2.95	3.07	4.09%
Sales to New Listings Ratio	0.94	0.61	-33.71%	0.74	0.59	-14.85%
Sales to List Price Ratio	96.39%	96.97%	0.58%	97.34%	97.27%	-0.07%
Days on Market	68	49	-27.43%			
Median Price	\$322,000	\$308,000	-4.35%			
Average Price	\$316,016	\$304,732	-3.57%	\$305,516	\$303,610	-0.62%
SURROUNDING AREA						
Total Sales	509	354	-30.45%	4,724	3,680	-22.10%
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New Listings	721	709	-1.66%	7,283	7,153	-1.78%
Inventory	1,647	2,024	22.89%	1,581	1,959	23.95%
Months of Supply	3.24	5.72	76.70%	3.01	4.79	59.09%
Sales to New Listings Ratio	0.71	0.50	-29.27%	0.65	0.51	-20.68%
Sales to List Price Ratio	97.37%	94.21%	-3.25%	97.43%	96.56%	-0.90%
Days on Market	54	64	17.31%	50	58	16.00%
Benchmark Price	\$426,200	\$434,100	1.85%	\$412,733	\$433,511	5.03%
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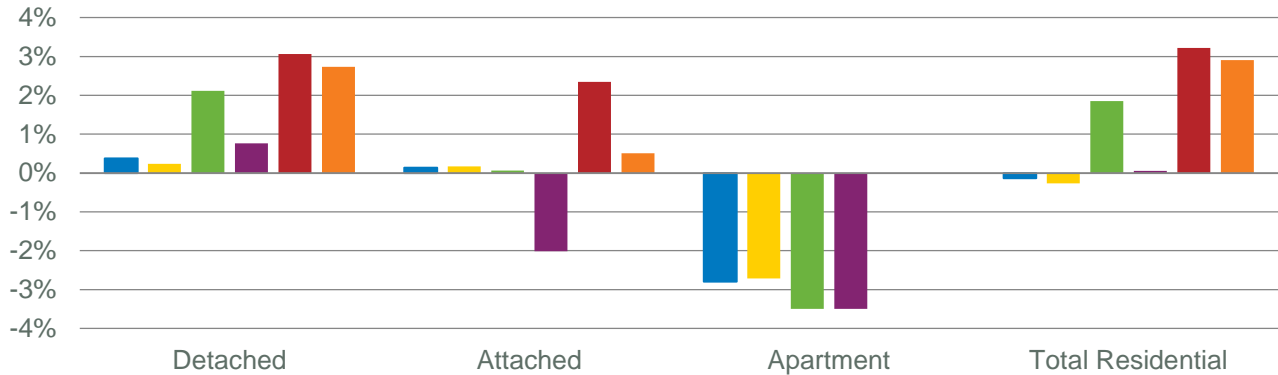
For a list of definitions, see page 28.

BENCHMARK PRICE - SEPTEMBER



■ CREB® Economic Region ■ City of Calgary ■ CREB® Surrounding Area ■ Airdrie ■ Rockyview ■ Foothills Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - SEPTEMBER

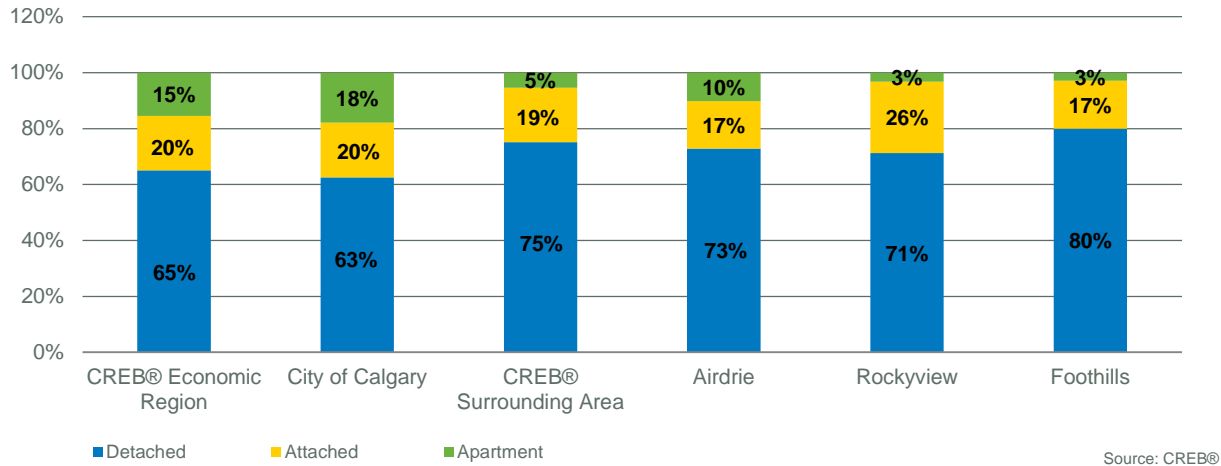


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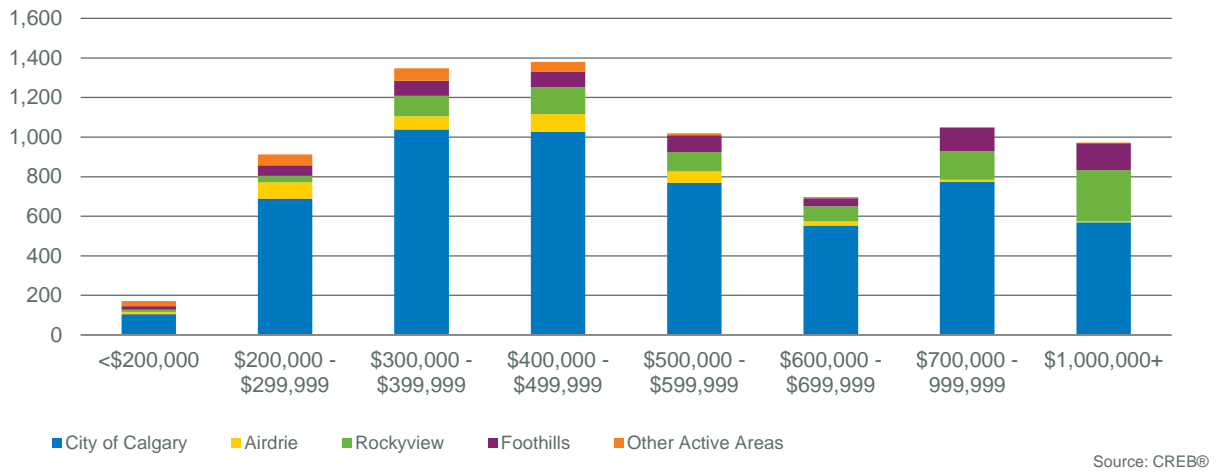
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1296	1449	1743	1403	1426
Lot Size	4868	4665	6061	5597	5481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1991	2002	1999	1999	1999
Covered Parking Spaces	2	2	2	2	2
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

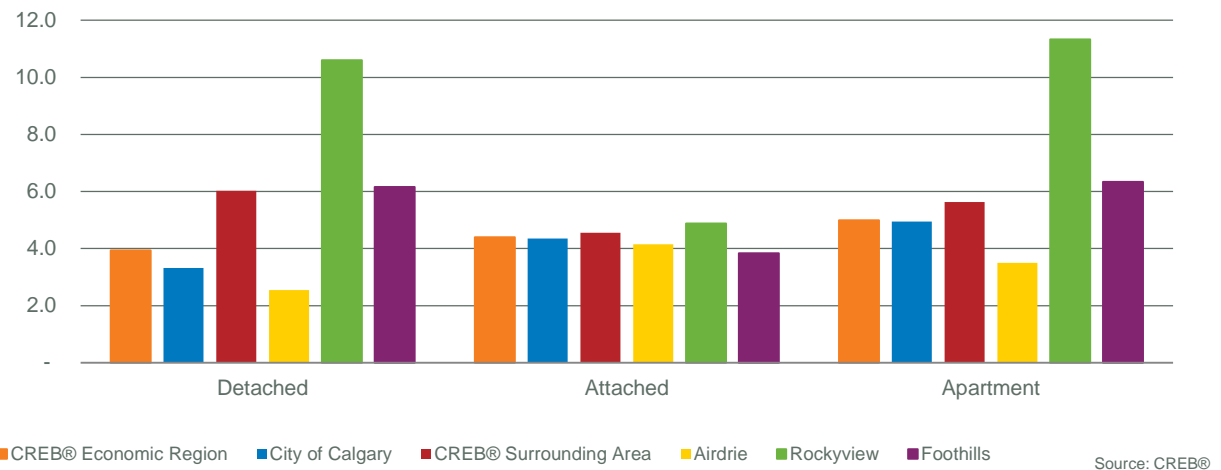
SALES DISTRIBUTION - SEPTEMBER



INVENTORY BY PRICE RANGE - SEPTEMBER



MONTHS OF SUPPLY - SEPTEMBER

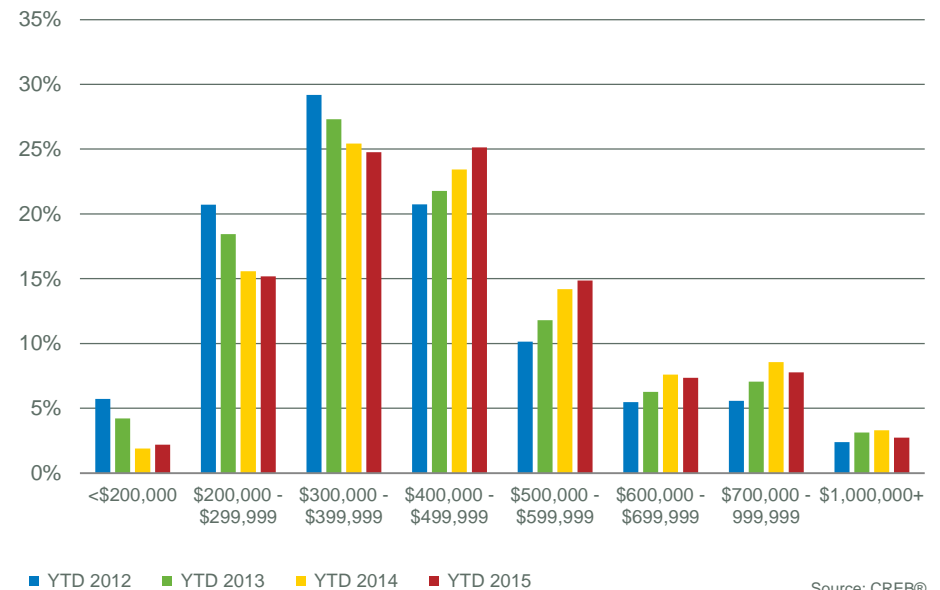


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,471	2,520	2,938	2,657	2,316	2,250	2,141	2,130	1,770	1,073
New Listings	2,381	2,702	3,307	3,732	4,311	3,798	3,205	3,130	3,239	2,911	2,083	1,368
Inventory	2,260	2,719	3,112	3,899	4,601	4,824	4,746	4,662	4,559	4,162	3,826	3,213
Days on Market	40	30	28	27	27	29	33	35	36	37	38	43
Benchmark Price	426,300	431,400	437,600	443,400	449,800	454,800	456,100	456,700	457,300	458,400	459,900	459,500
Median Price	416,250	423,000	430,000	428,000	434,150	427,000	425,000	420,500	425,000	430,000	428,150	415,000
Average Price	462,170	482,389	483,634	476,912	486,110	491,589	481,219	475,676	486,678	487,210	485,489	472,000
Index	199	201	204	207	210	212	213	213	213	214	215	214
2015												
Sales	876	1,207	1,776	1,963	2,186	2,180	1,992	1,642	1,448			
New Listings	3,267	2,934	3,125	3,063	3,163	3,122	2,980	2,734	3,081			
Inventory	4,655	5,515	5,693	5,579	5,342	5,070	5,055	5,146	5,526			
Days on Market	41	35	39	40	41	40	40	40	40			
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400	455,400	456,300	456,100			
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000			
Average Price	460,782	459,968	473,602	469,826	478,850	483,840	476,608	465,569	457,658			
Index	214	213	212	211	212	212	212	213	213			

	Sep-14	Sep-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	5	2
\$100,000 - \$199,999	45	38	386	332
\$200,000 - \$299,999	330	234	3,203	2,320
\$300,000 - \$349,999	236	142	2,407	1,646
\$350,000 - \$399,999	294	197	2,822	2,135
\$400,000 - \$449,999	310	219	2,667	2,128
\$450,000 - \$499,999	207	169	2,154	1,711
\$500,000 - \$549,999	165	131	1,716	1,290
\$550,000 - \$599,999	150	94	1,203	979
\$600,000 - \$649,999	82	60	863	641
\$650,000 - \$699,999	65	36	702	483
\$700,000 - \$799,999	85	54	918	659
\$800,000 - \$899,999	65	33	559	346
\$900,000 - \$999,999	35	13	284	181
\$1,000,000 - \$1,249,999	26	15	291	212
\$1,250,000 - \$1,499,999	17	6	169	91
\$1,500,000 - \$1,749,999	13	2	89	48
\$1,750,000 - \$1,999,999	3	3	47	30
\$2,000,000 - \$2,499,999	4	1	44	18
\$2,500,000 - \$2,999,999	5	-	15	9
\$3,000,000 - \$3,499,999	2	-	12	3
\$3,500,000 - \$3,999,999	1	1	7	5
\$4,000,000 +	1	-	4	1
	2,141	1,448	20,567	15,270

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

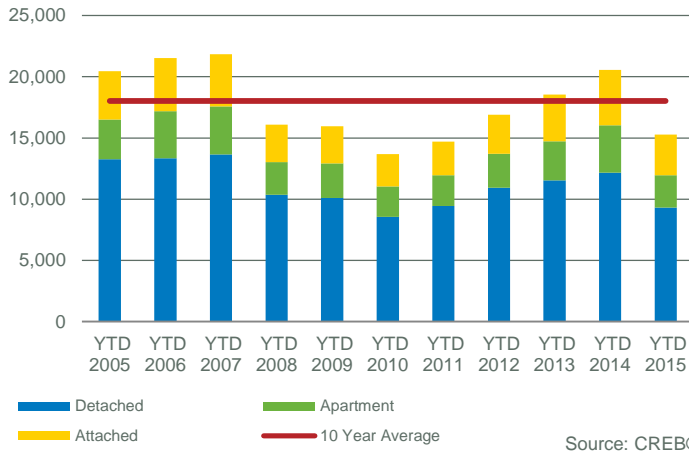
YTD SEPTEMBER



Source: CREB®

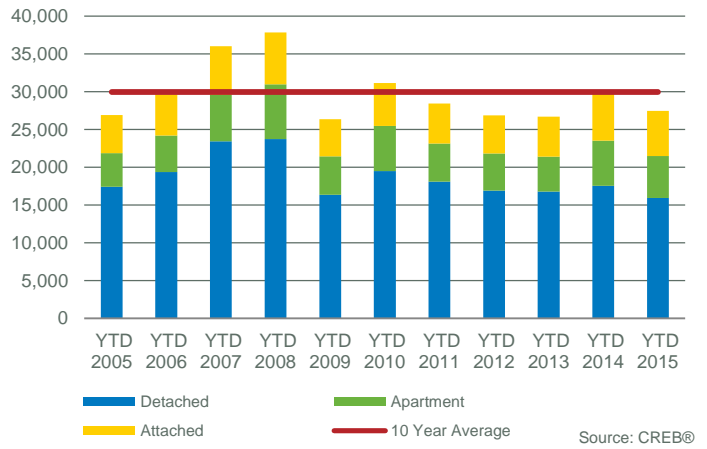
CITY OF CALGARY TOTAL SALES

YTD SEPTEMBER

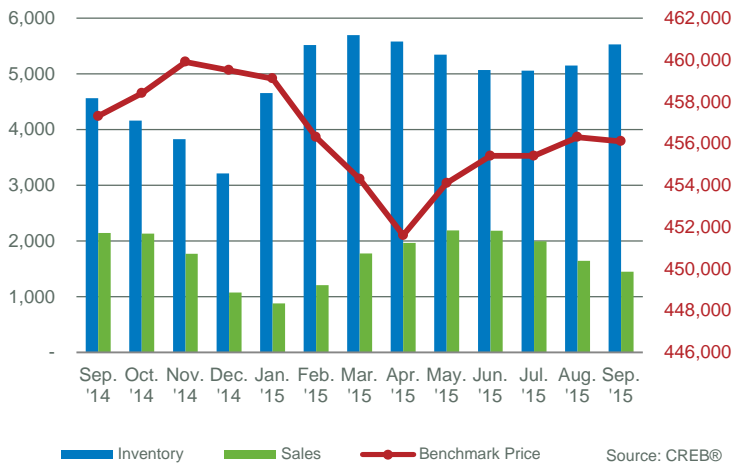


CITY OF CALGARY TOTAL NEW LISTINGS

YTD SEPTEMBER



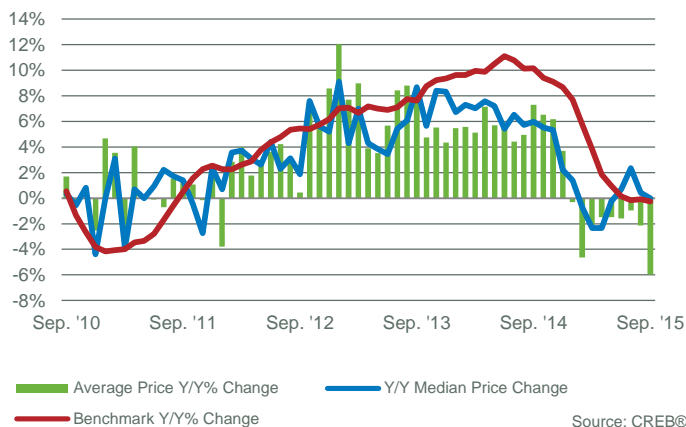
CITY OF CALGARY INVENTORY AND SALES



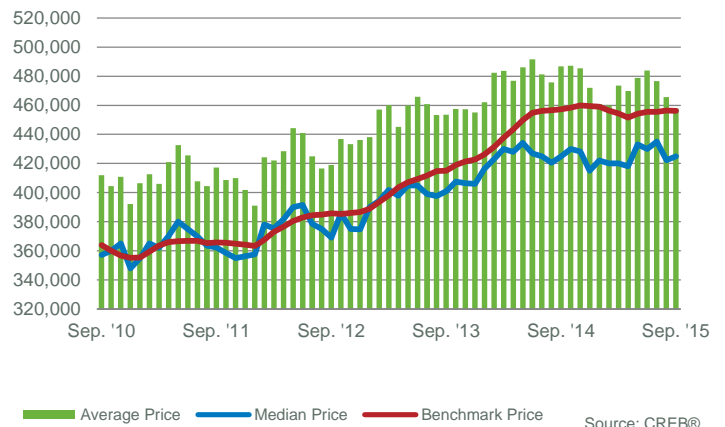
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



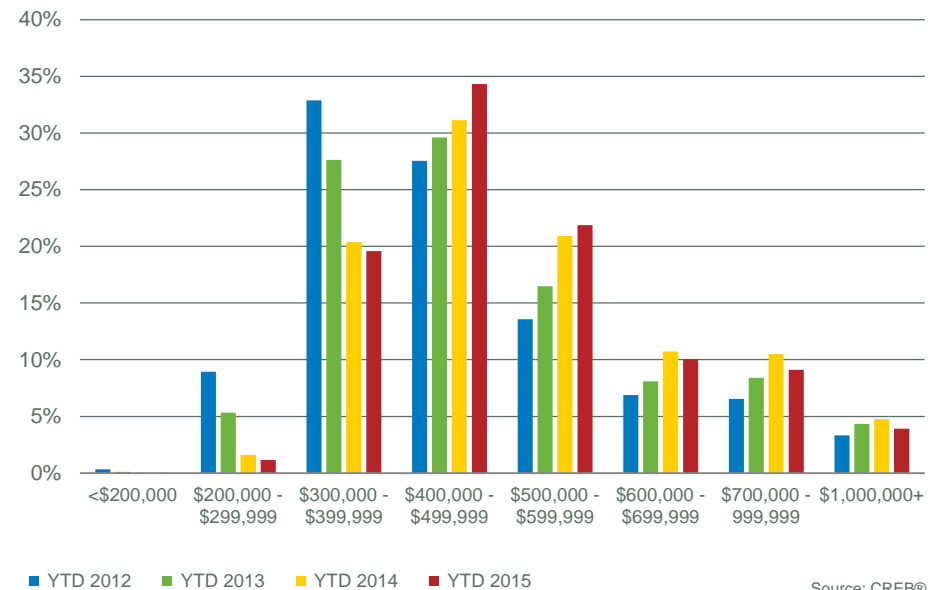
CITY OF CALGARY PRICES



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,223	1,290	1,032	604
New Listings	1,399	1,556	1,963	2,253	2,576	2,281	1,862	1,792	1,867	1,626	1,126	761
Inventory	1,277	1,506	1,712	2,192	2,592	2,774	2,709	2,653	2,571	2,205	2,015	1,687
Days on Market	40	29	26	25	25	27	32	33	35	36	38	41
Benchmark Price	480,300	486,800	494,500	500,800	508,300	513,600	515,700	516,000	516,000	517,200	518,600	518,600
Median Price	462,000	480,000	492,750	487,500	497,000	493,500	488,750	480,000	495,000	493,500	483,393	476,000
Average Price	527,799	553,493	557,976	549,870	561,081	566,233	559,445	548,516	573,822	559,956	564,290	550,973
Index	199	202	205	208	211	213	214	214	214	214	215	215
2015												
Sales	533	740	1,080	1,151	1,362	1,332	1,221	995	906			
New Listings	1,835	1,671	1,774	1,770	1,876	1,831	1,731	1,644	1,771			
Inventory	2,506	2,950	3,016	3,024	2,913	2,760	2,728	2,801	3,012			
Days on Market	37	34	37	38	38	37	37	37	37			
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500	515,300	516,000	517,200			
Median Price	481,000	470,000	475,000	479,400	485,000	493,700	489,000	484,000	475,000			
Average Price	525,826	526,271	545,296	545,166	541,937	554,064	541,783	536,591	523,188			
Index	215	214	213	211	213	214	214	214	214			

	Sep-14	Sep-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	-	-	4	3
\$200,000 - \$299,999	16	11	195	107
\$300,000 - \$349,999	62	51	782	514
\$350,000 - \$399,999	161	125	1,695	1,312
\$400,000 - \$449,999	227	187	2,019	1,765
\$450,000 - \$499,999	168	152	1,767	1,433
\$500,000 - \$549,999	139	117	1,490	1,145
\$550,000 - \$599,999	126	83	1,052	892
\$600,000 - \$649,999	65	51	744	546
\$650,000 - \$699,999	53	27	560	389
\$700,000 - \$799,999	71	40	679	468
\$800,000 - \$899,999	44	27	386	253
\$900,000 - \$999,999	31	11	210	128
\$1,000,000 - \$1,249,999	20	12	237	181
\$1,250,000 - \$1,499,999	12	6	143	81
\$1,500,000 - \$1,749,999	12	2	82	45
\$1,750,000 - \$1,999,999	3	2	44	26
\$2,000,000 - \$2,499,999	4	1	43	18
\$2,500,000 - \$2,999,999	5	-	14	8
\$3,000,000 - \$3,499,999	2	-	8	3
\$3,500,000 - \$3,999,999	1	1	7	2
\$4,000,000 +	1	-	3	1
	1,223	906	12,165	9,320

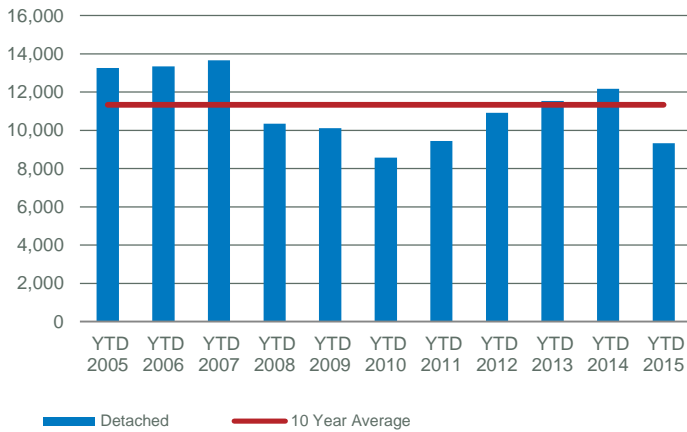
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE YTD SEPTEMBER



Source: CREB®

CALGARY DETACHED TOTAL SALES

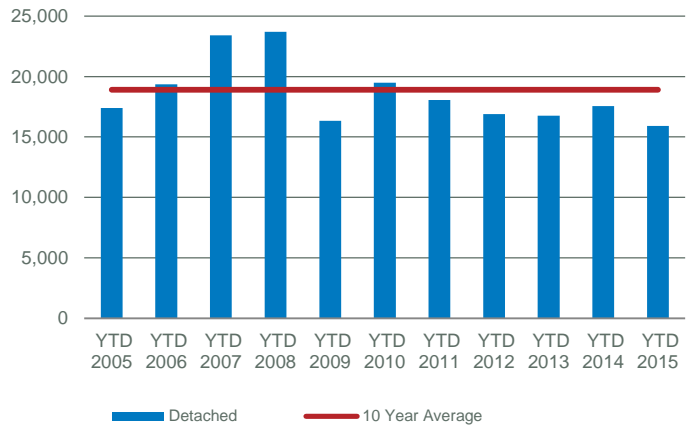
YTD SEPTEMBER



Source: CREB®

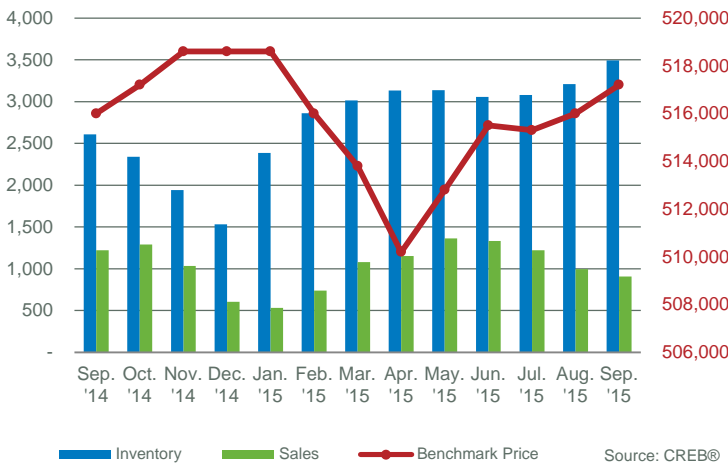
CALGARY DETACHED TOTAL NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



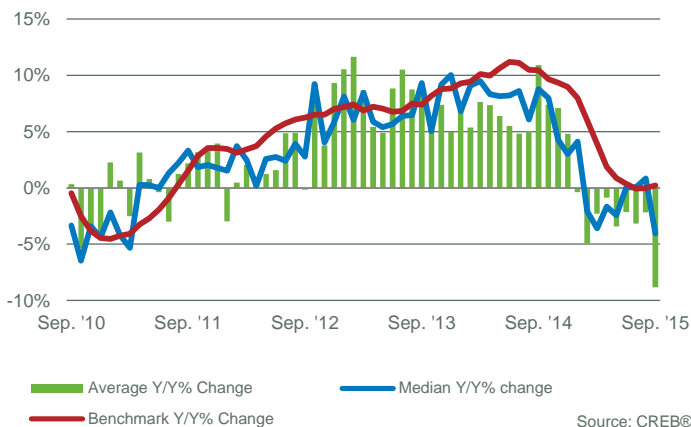
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



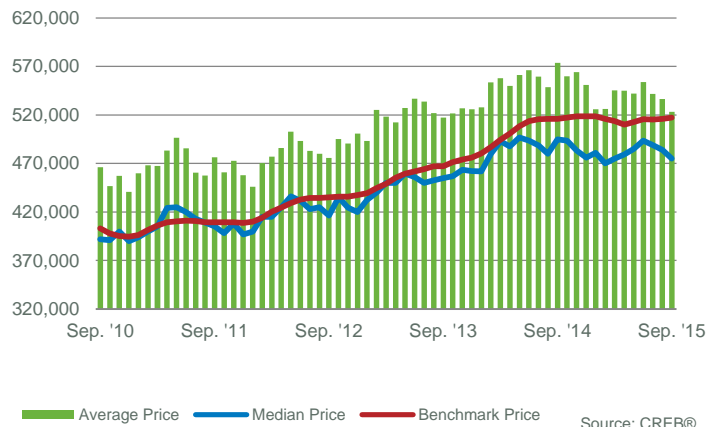
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES

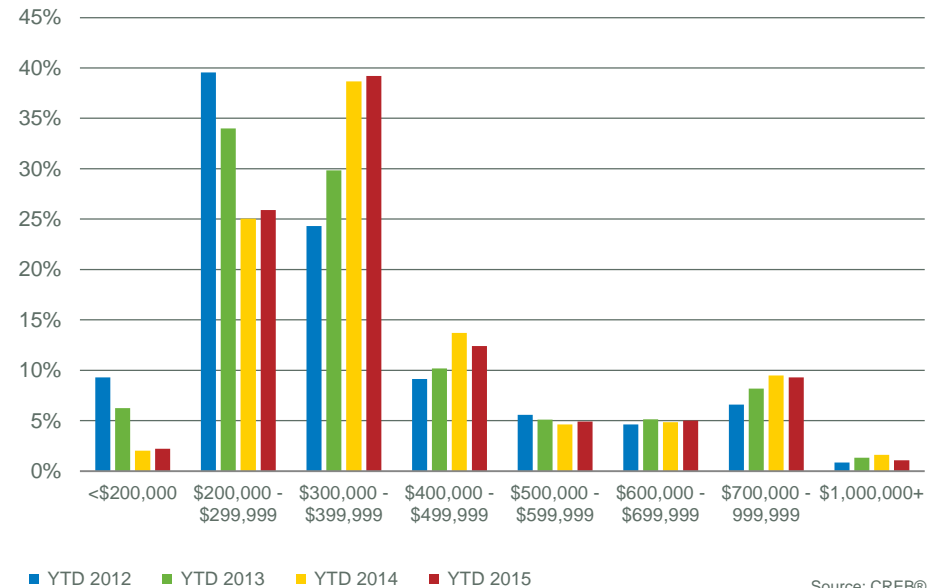


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	533	649	627	504	516	483	452	411	247
New Listings	492	568	673	785	917	797	680	682	680	663	481	303
Inventory	451	544	620	771	907	924	929	910	910	918	845	711
Days on Market	40	30	29	27	28	28	32	34	34	37	36	45
Benchmark Price	331,100	334,300	336,700	341,800	347,800	351,400	352,600	355,000	356,400	356,200	357,600	356,200
Median Price	345,000	351,000	345,000	343,700	350,000	340,100	353,000	354,250	350,000	350,000	358,000	345,000
Average Price	405,980	430,262	417,941	401,213	416,294	414,099	410,608	424,267	410,642	420,564	417,830	416,711
Index	194	196	197	200	204	206	207	208	209	209	209	209
2015												
Sales	189	252	394	460	465	449	447	367	283			
New Listings	687	670	680	685	675	680	668	577	654			
Inventory	1,001	1,231	1,258	1,207	1,136	1,114	1,104	1,130	1,232			
Days on Market	42	34	39	41	43	44	44	44	41			
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500	355,300	356,700	357,000			
Median Price	342,000	345,000	346,250	350,250	352,500	345,000	353,000	355,000	341,500			
Average Price	403,897	396,866	405,580	409,604	410,358	419,107	418,161	402,313	395,184			
Index	209	208	208	207	207	208	208	209	209			

	Sep-14	Sep-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	10	13	92	73
\$200,000 - \$299,999	119	74	1,136	856
\$300,000 - \$349,999	109	62	1,062	723
\$350,000 - \$399,999	85	47	692	573
\$400,000 - \$449,999	43	18	368	229
\$450,000 - \$499,999	26	10	254	181
\$500,000 - \$549,999	13	13	118	102
\$550,000 - \$599,999	11	5	92	61
\$600,000 - \$649,999	12	9	92	78
\$650,000 - \$699,999	10	9	128	88
\$700,000 - \$799,999	12	14	214	177
\$800,000 - \$899,999	20	5	157	83
\$900,000 - \$999,999	3	2	60	47
\$1,000,000 - \$1,249,999	6	2	50	24
\$1,250,000 - \$1,499,999	3	-	18	9
\$1,500,000 - \$1,749,999	1	-	4	1
\$1,750,000 - \$1,999,999	-	-	1	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 +	-	-	-	-
	483	283	4,538	3,306

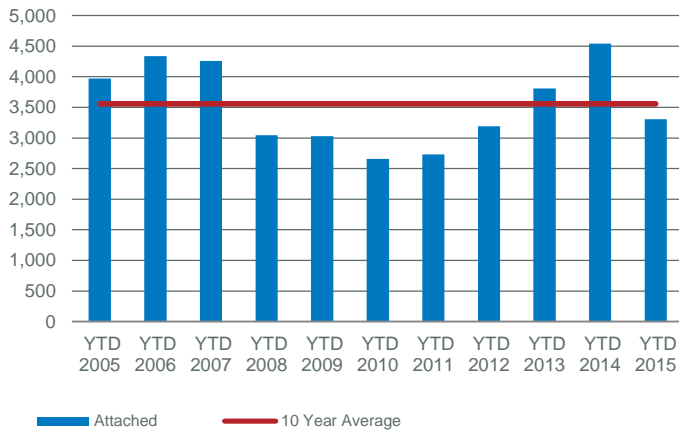
CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE YTD SEPTEMBER



Source: CREB®

CALGARY ATTACHED TOTAL SALES

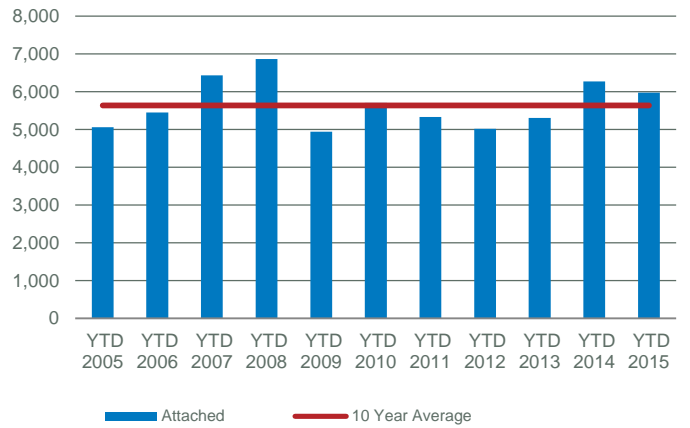
YTD SEPTEMBER



Source: CREB®

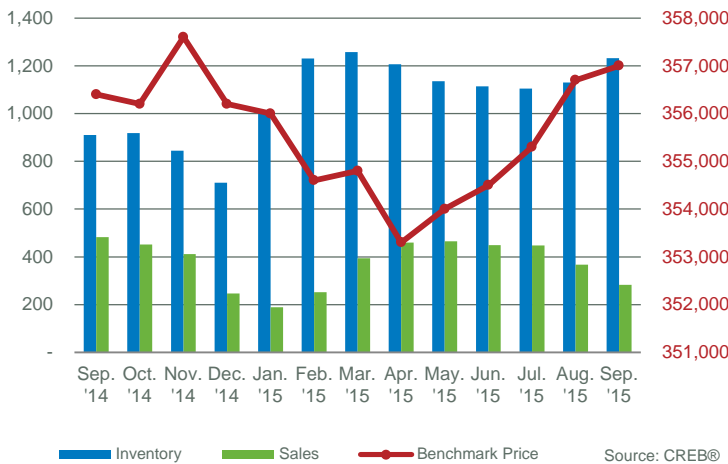
CALGARY ATTACHED TOTAL NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



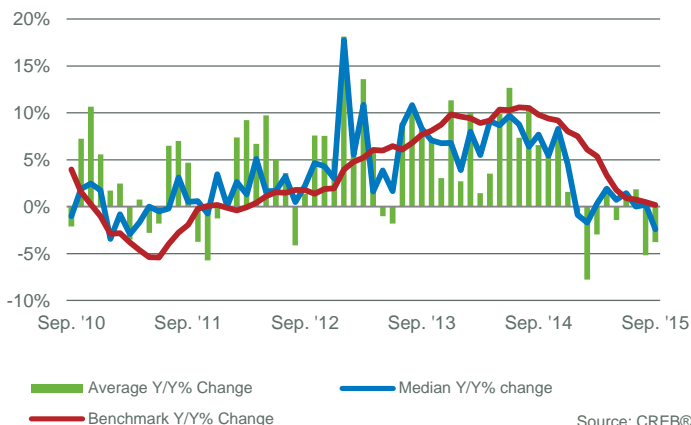
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



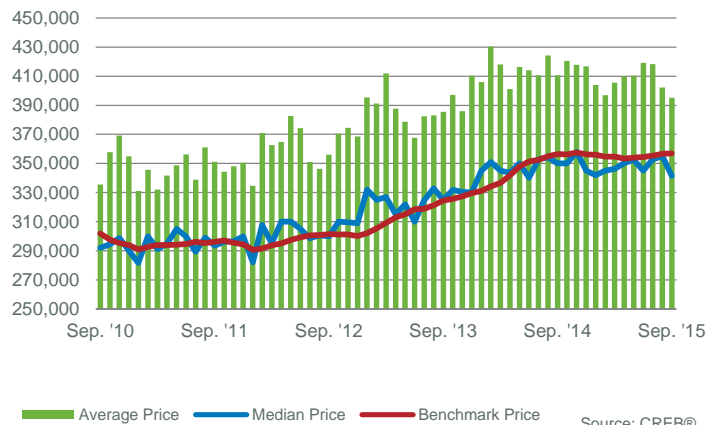
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES

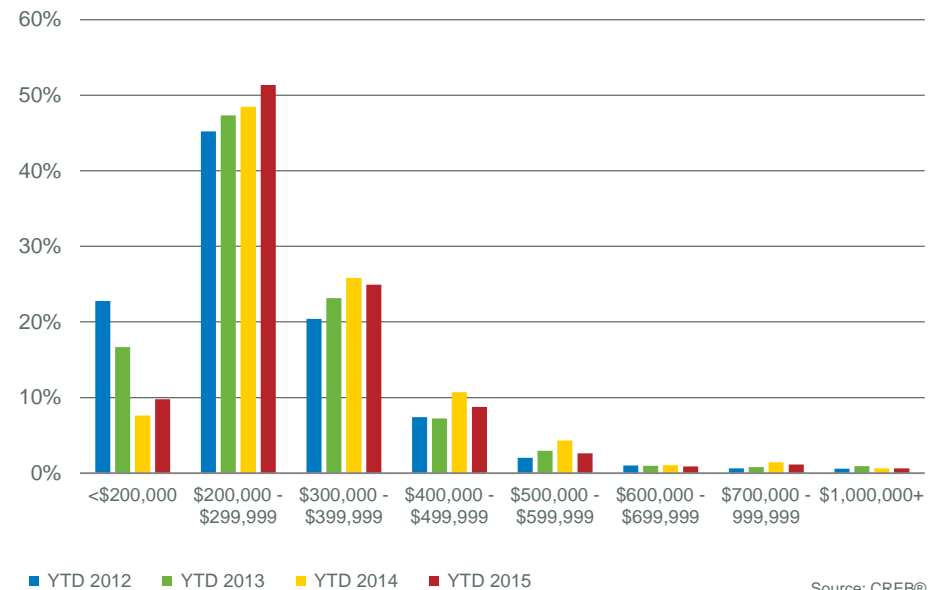


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	453	454	515	480	448	456	435	388	327	222
New Listings	490	578	671	694	818	720	663	656	692	622	476	304
Inventory	532	669	780	936	1,102	1,126	1,108	1,099	1,078	1,039	966	815
Days on Market	43	33	31	34	33	37	40	40	39	40	41	46
Benchmark Price	280,800	283,700	287,600	291,800	295,400	299,700	298,100	298,400	298,700	300,100	300,700	300,400
Median Price	277,000	289,950	286,000	282,750	284,000	282,750	284,223	287,750	294,500	283,650	290,000	288,900
Average Price	314,971	327,288	310,733	319,428	315,845	351,770	322,486	329,704	326,100	322,985	321,836	318,652
Index	196	198	201	204	206	209	208	209	209	210	210	210
2015												
Sales	154	215	302	352	359	399	324	280	259			
New Listings	745	593	671	608	612	611	581	513	656			
Inventory	1,148	1,334	1,419	1,348	1,293	1,196	1,223	1,215	1,282			
Days on Market	55	40	43	45	48	48	47	47	49			
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600	293,300	294,100	290,600			
Median Price	268,875	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000			
Average Price	305,473	305,723	305,957	302,175	328,222	322,251	311,631	296,094	296,694			
Index	209	207	205	204	206	205	205	206	203			

	Sep-14	Sep-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	2
\$100,000 - \$199,999	35	25	290	256
\$200,000 - \$299,999	195	149	1,872	1,357
\$300,000 - \$349,999	65	29	563	409
\$350,000 - \$399,999	48	25	435	250
\$400,000 - \$449,999	40	14	280	134
\$450,000 - \$499,999	13	7	133	97
\$500,000 - \$549,999	13	1	108	43
\$550,000 - \$599,999	13	6	59	26
\$600,000 - \$649,999	5	-	27	17
\$650,000 - \$699,999	2	-	14	6
\$700,000 - \$799,999	2	-	25	14
\$800,000 - \$899,999	1	1	16	10
\$900,000 - \$999,999	1	-	14	6
\$1,000,000 - \$1,249,999	-	1	4	7
\$1,250,000 - \$1,499,999	2	-	8	1
\$1,500,000 - \$1,749,999	-	-	3	2
\$1,750,000 - \$1,999,999	-	1	2	3
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	4	-
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	1	-
	435	259	3,864	2,644

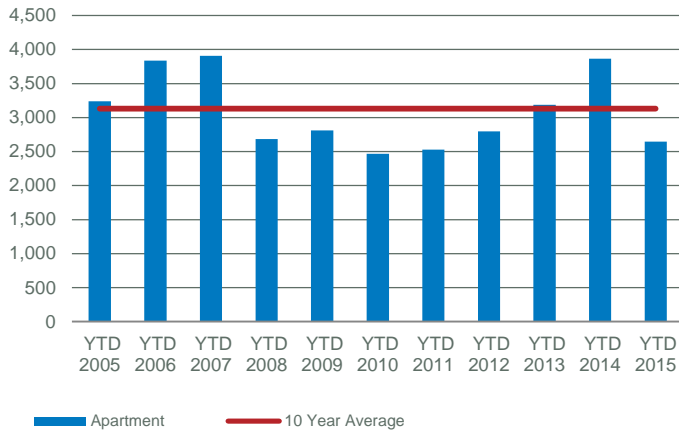
CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE YTD SEPTEMBER



Source: CREB®

CALGARY APARTMENT TOTAL SALES

YTD SEPTEMBER



Source: CREB®

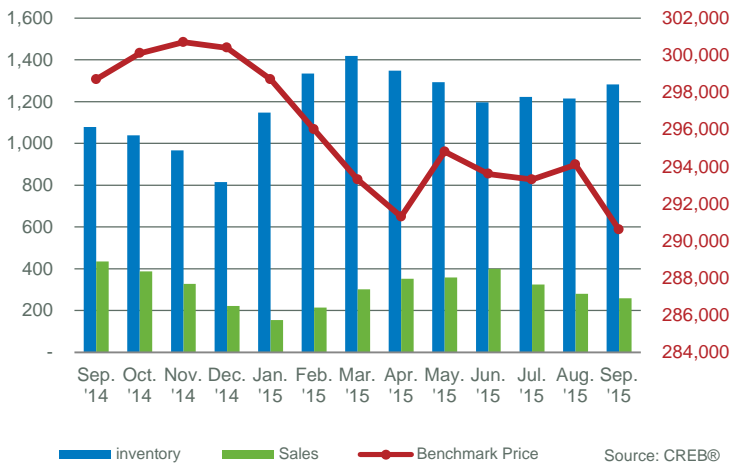
CALGARY APARTMENT TOTAL NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



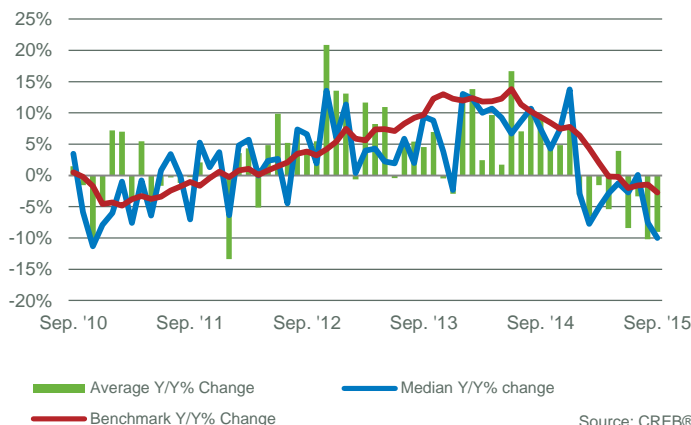
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



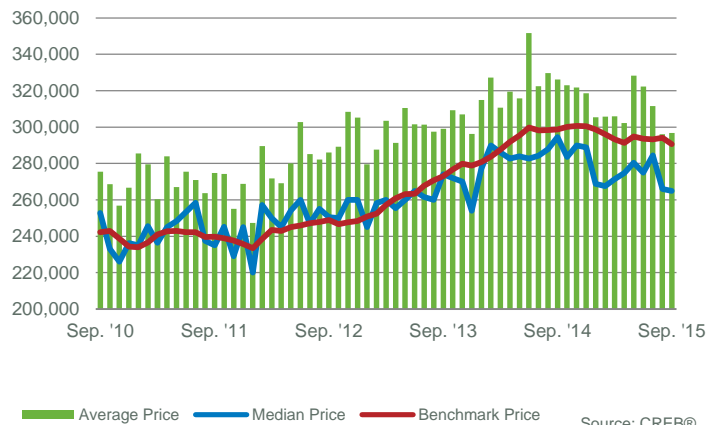
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



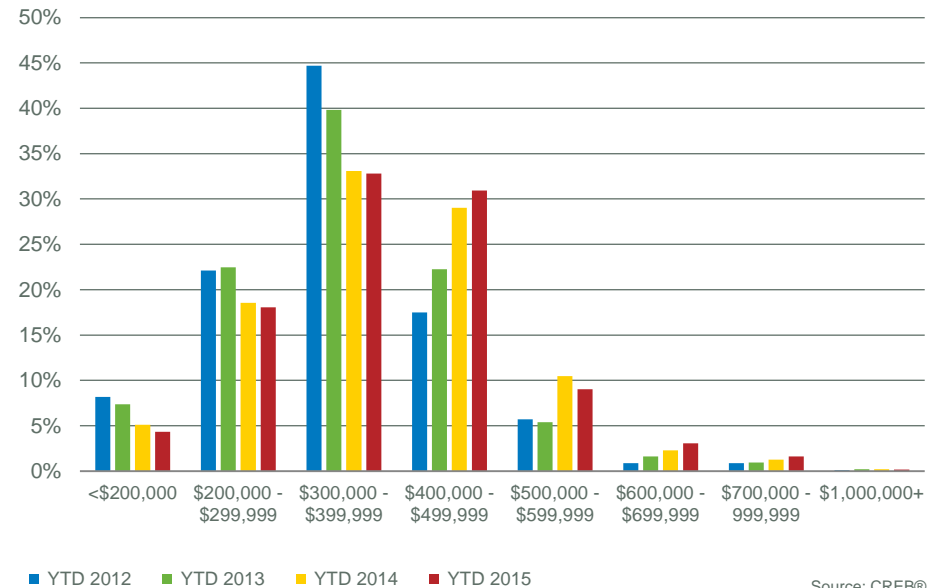
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	67	107	162	169	197	197	182	133	140	160	117	64
New Listings	125	149	200	219	289	254	209	187	178	183	115	80
Inventory	112	132	153	188	251	270	260	266	240	193	177	169
Days on Market	42	33	26	26	27	30	32	32	41	42	38	45
Benchmark Price	343,300	345,600	350,900	356,200	361,500	364,500	366,800	369,800	371,900	373,200	375,900	376,600
Median Price	385,500	378,750	387,750	390,000	395,000	390,000	388,300	372,400	381,750	388,250	392,000	400,000
Average Price	384,409	383,951	390,754	390,878	398,571	384,237	384,658	364,498	393,210	387,240	383,670	396,018
Index	181	182	185	188	191	192	194	195	196	197	198	199
2015												
Sales	65	99	138	138	152	166	163	135	118			
New Listings	224	231	194	214	223	243	197	184	177			
Inventory	290	365	360	371	370	384	358	344	344			
Days on Market	41	35	39	40	38	47	41	42	50			
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900	373,800	371,700	372,100			
Median Price	376,000	395,000	384,000	396,500	392,500	387,400	382,500	375,000	410,750			
Average Price	365,156	398,714	378,408	394,555	395,152	394,320	394,454	380,909	416,995			
Index	199	200	199	198	198	198	197	196	196			

	Sep-14	Sep-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	4	6	69	51
\$200,000 - \$299,999	33	18	251	212
\$300,000 - \$349,999	22	13	169	142
\$350,000 - \$399,999	19	16	279	243
\$400,000 - \$449,999	25	21	253	208
\$450,000 - \$499,999	10	20	140	155
\$500,000 - \$549,999	12	6	93	70
\$550,000 - \$599,999	9	9	49	36
\$600,000 - \$649,999	1	3	20	29
\$650,000 - \$699,999	-	1	11	7
\$700,000 - \$799,999	2	4	11	10
\$800,000 - \$899,999	3	-	5	5
\$900,000 - \$999,999	-	1	1	4
\$1,000,000 - \$1,249,999	-	-	2	1
\$1,250,000 - \$1,499,999	-	-	1	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	140	118	1,354	1,174

AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER



Source: CREB®

AIRDRIE TOTAL SALES



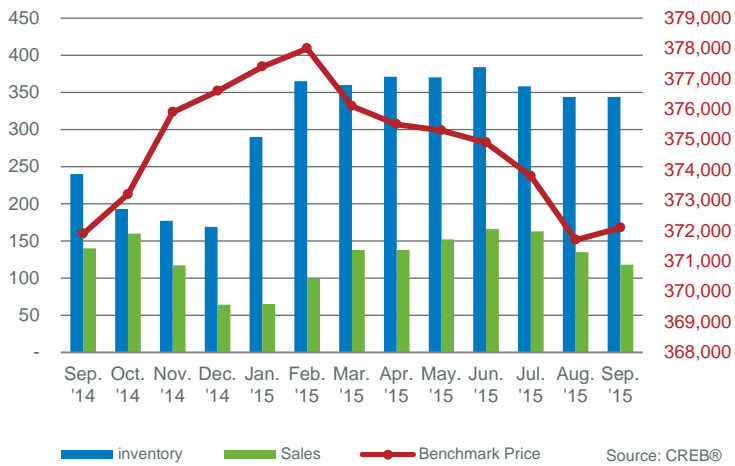
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



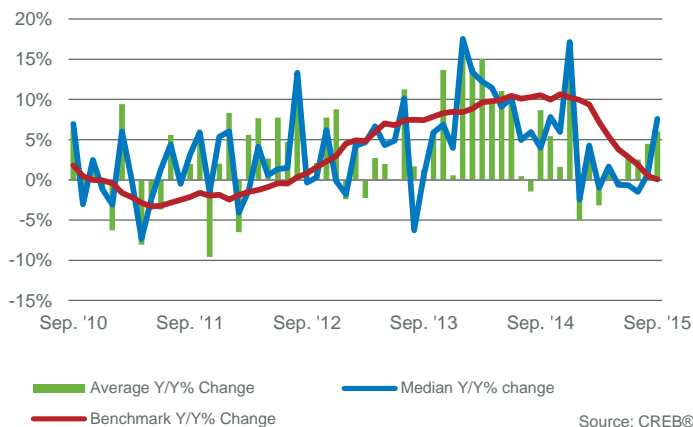
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



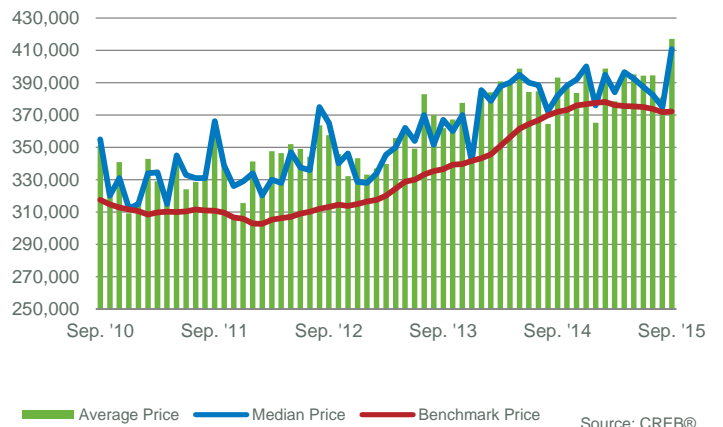
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES



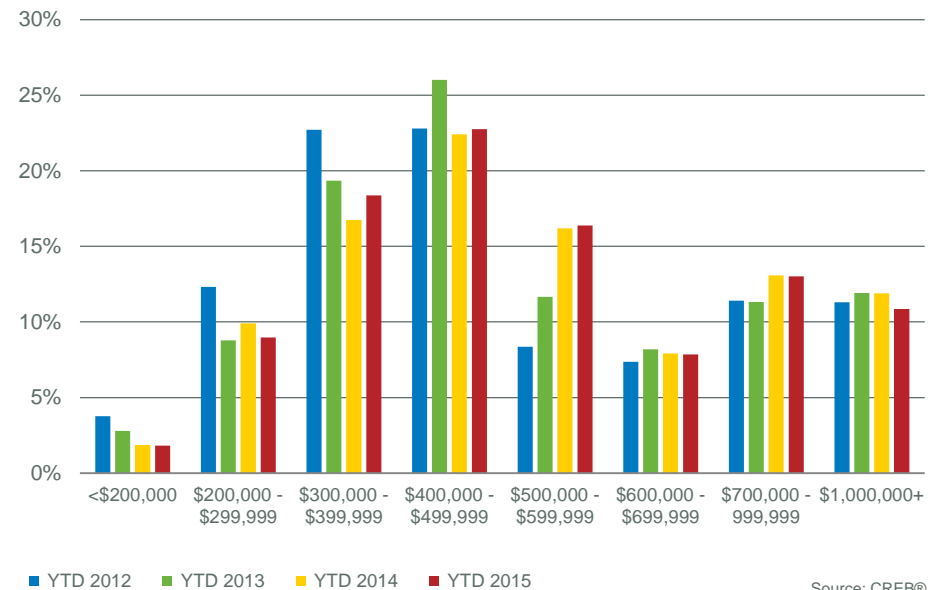
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	97	139	196	227	223	193	184	169	178	151	108	74
New Listings	254	275	327	328	351	357	288	261	254	237	196	128
Inventory	560	620	659	694	726	763	756	751	694	670	612	522
Days on Market	77	73	55	49	54	57	63	59	58	69	54	70
Benchmark Price	506,500	513,300	521,000	526,000	535,200	532,800	539,000	545,100	546,400	551,900	547,900	554,700
Median Price	476,000	470,000	485,000	495,000	525,000	475,000	492,000	521,000	506,000	520,000	435,000	475,000
Average Price	539,688	589,088	600,671	599,542	650,357	579,044	623,105	638,824	624,020	671,740	504,264	557,609
Index	164	166	169	170	173	172	174	176	177	179	177	180
2015												
Sales	78	78	116	141	174	197	153	129	94			
New Listings	288	254	317	311	297	311	293	281	283			
Inventory	640	728	798	845	872	832	826	828	861			
Days on Market	76	57	61	60	54	68	66	53	68			
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800	559,700	554,400	564,000			
Median Price	478,750	497,500	487,250	465,000	500,000	515,000	495,500	485,000	445,000			
Average Price	625,531	650,157	607,473	569,824	610,111	648,011	584,906	554,722	548,404			
Index	180	181	185	184	182	182	181	179	183			

	Sep-14	Sep-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SALI				
>\$100,000	1	-	3	-
\$100,000 - \$199,999	2	2	27	21
\$200,000 - \$299,999	14	6	159	104
\$300,000 - \$349,999	13	11	119	104
\$350,000 - \$399,999	18	15	150	109
\$400,000 - \$449,999	19	14	158	136
\$450,000 - \$499,999	18	8	202	128
\$500,000 - \$549,999	21	8	155	111
\$550,000 - \$599,999	10	2	105	79
\$600,000 - \$649,999	4	2	74	50
\$650,000 - \$699,999	6	3	53	41
\$700,000 - \$799,999	11	6	88	62
\$800,000 - \$899,999	7	6	70	48
\$900,000 - \$999,999	12	7	52	41
\$1,000,000 - \$1,249,999	10	3	90	57
\$1,250,000 - \$1,499,999	6	-	40	27
\$1,500,000 - \$1,749,999	2	-	20	18
\$1,750,000 - \$1,999,999	2	-	18	9
\$2,000,000 - \$2,499,999	2	1	14	7
\$2,500,000 - \$2,999,999	-	-	8	2
\$3,000,000 - \$3,499,999	-	-	1	6
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	178	94	1,606	1,160

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER

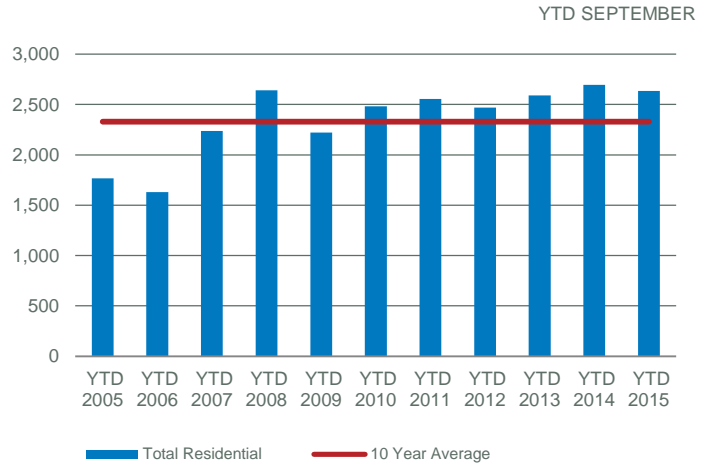


ROCKYVIEW TOTAL SALES



Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



Source: CREB®

ROCKYVIEW INVENTORY AND SALES



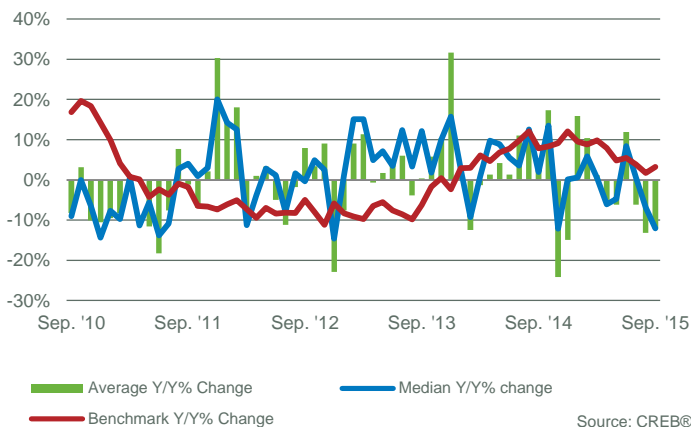
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



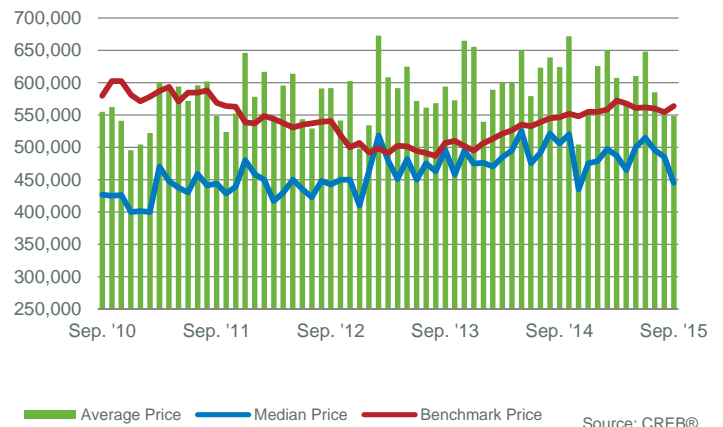
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



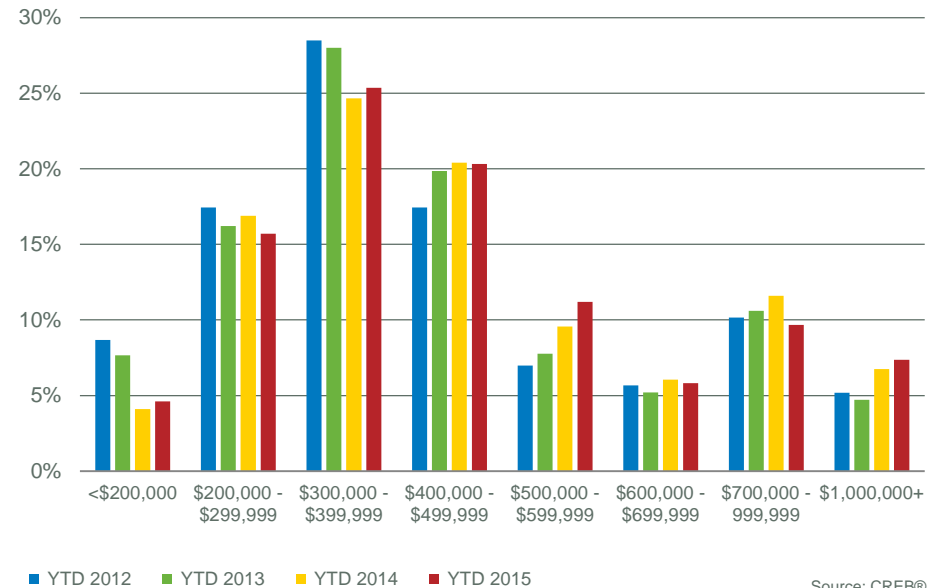
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	70	89	112	157	170	164	151	135	124	139	97	59
New Listings	182	169	199	233	271	243	243	216	218	173	127	81
Inventory	353	395	441	480	535	535	553	555	552	483	454	367
Days on Market	73	60	47	60	51	49	53	51	57	59	58	73
Benchmark Price	364,300	369,900	378,900	384,500	386,700	385,200	387,300	388,800	392,500	390,300	393,300	393,600
Median Price	427,837	390,900	412,000	430,000	437,500	432,500	407,000	410,000	402,500	409,500	424,900	392,000
Average Price	473,452	459,478	492,041	504,194	530,348	529,946	504,947	517,009	495,263	491,495	476,317	508,311
Index	169	172	176	179	180	179	180	181	182	181	183	183
2015												
Sales	56	67	113	104	127	124	109	106	105			
New Listings	191	196	236	219	234	230	211	186	188			
Inventory	436	514	582	634	639	641	658	638	605			
Days on Market	85	71	65	71	61	60	71	69	81			
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800	404,100	400,700	403,900			
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750	410,000			
Average Price	457,085	494,242	454,984	495,971	567,143	501,445	627,925	467,709	526,671			
Index	183	183	188	186	188	189	188	186	188			

	Sep-14	Sep-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	1	-	5
\$100,000 - \$199,999	3	2	48	37
\$200,000 - \$299,999	24	17	198	143
\$300,000 - \$349,999	12	18	126	119
\$350,000 - \$399,999	22	13	163	112
\$400,000 - \$449,999	15	9	137	111
\$450,000 - \$499,999	8	12	102	74
\$500,000 - \$549,999	3	10	63	57
\$550,000 - \$599,999	4	3	49	45
\$600,000 - \$649,999	2	2	43	26
\$650,000 - \$699,999	6	3	28	27
\$700,000 - \$799,999	11	3	61	37
\$800,000 - \$899,999	4	3	45	32
\$900,000 - \$999,999	4	2	30	19
\$1,000,000 - \$1,249,999	5	2	45	33
\$1,250,000 - \$1,499,999	-	-	18	15
\$1,500,000 - \$1,749,999	-	2	11	7
\$1,750,000 - \$1,999,999	1	-	2	4
\$2,000,000 - \$2,499,999	-	1	1	3
\$2,500,000 - \$2,999,999	-	1	-	3
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	-	-	1	1
	124	105	1,172	911

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER



Source: CREB®

FOOTHILLS TOTAL SALES

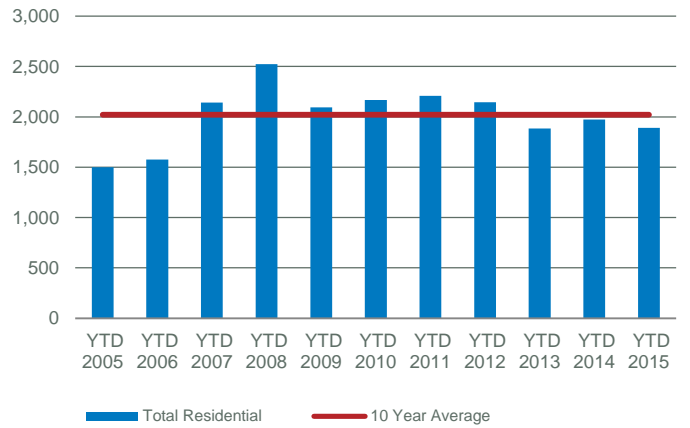
YTD SEPTEMBER



Source: CREB®

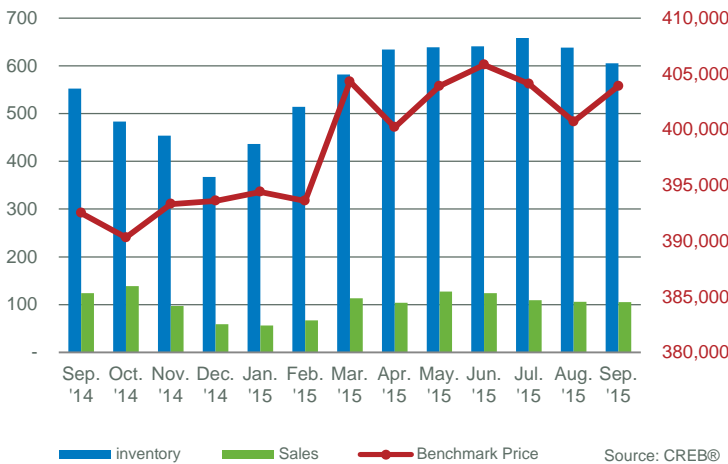
FOOTHILLS TOTAL NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

FOOTHILLS INVENTORY AND SALES



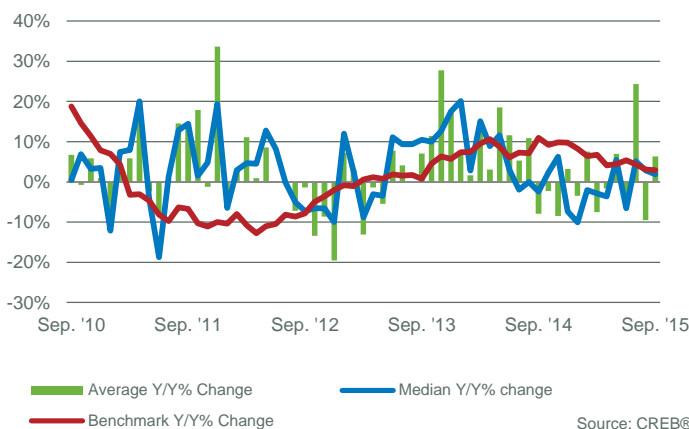
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



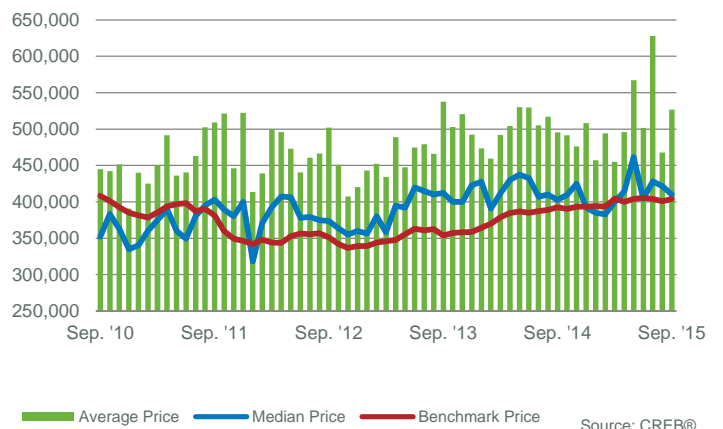
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



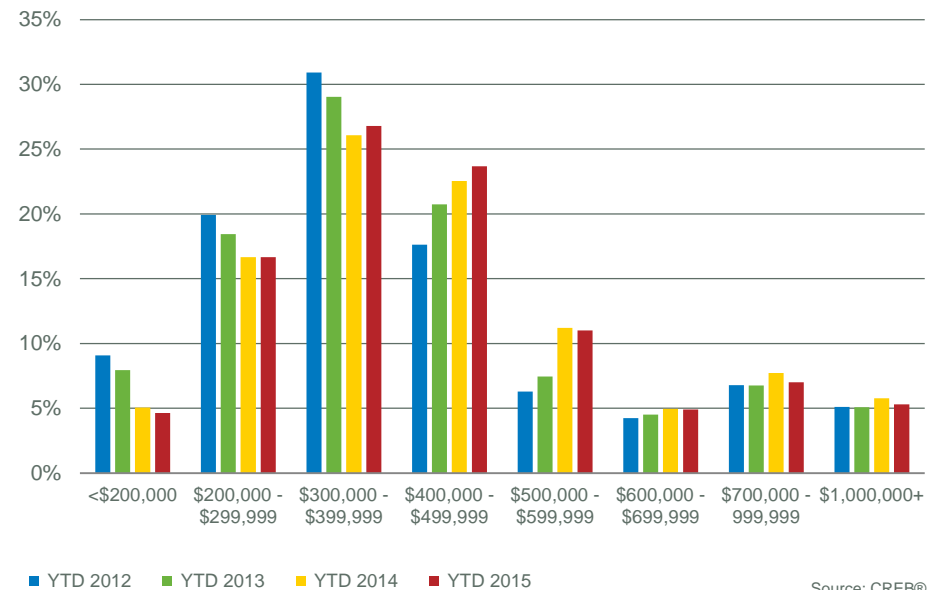
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	266	371	534	636	682	645	584	497	509	512	360	220
New Listings	629	664	819	879	1,043	953	832	743	721	665	491	303
Inventory	1,184	1,330	1,455	1,568	1,737	1,781	1,769	1,764	1,647	1,508	1,395	1,177
Days on Market	68	60	48	48	46	47	50	48	54	57	49	62
Benchmark Price	394,000	398,100	405,300	411,000	416,900	417,800	421,400	423,900	426,200	427,300	428,400	430,000
Median Price	400,250	389,750	405,750	415,000	421,250	404,000	410,000	415,000	410,000	409,750	392,964	400,250
Average Price	453,928	468,560	478,130	480,266	502,120	469,607	481,378	494,259	488,626	491,251	434,834	471,965
Index	174	176	179	181	184	184	186	187	188	189	189	190
2015												
Sales	221	270	414	441	515	550	489	426	354			
New Listings	767	746	845	838	859	870	788	731	709			
Inventory	1,515	1,777	1,953	2,072	2,118	2,078	2,063	2,032	2,024			
Days on Market	67	53	55	56	52	60	59	56	64			
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000	434,100	430,900	434,100			
Median Price	399,900	405,000	402,500	399,500	416,500	407,750	415,000	400,000	410,000			
Average Price	473,173	486,170	454,604	462,777	496,675	499,141	496,934	445,029	472,686			
Index	190	190	193	192	192	192	192	190	192			

	Sep-14	Sep-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	1	2	13	10
\$100,000 - \$199,999	20	13	226	161
\$200,000 - \$299,999	90	55	787	613
\$300,000 - \$349,999	55	50	542	447
\$350,000 - \$399,999	69	50	690	539
\$400,000 - \$449,999	71	48	608	497
\$450,000 - \$499,999	39	40	457	374
\$500,000 - \$549,999	39	24	318	241
\$550,000 - \$599,999	23	15	211	164
\$600,000 - \$649,999	7	7	138	106
\$650,000 - \$699,999	13	7	96	75
\$700,000 - \$799,999	24	13	162	109
\$800,000 - \$899,999	14	9	120	85
\$900,000 - \$999,999	16	10	83	64
\$1,000,000 - \$1,249,999	15	5	137	91
\$1,250,000 - \$1,499,999	6	-	59	43
\$1,500,000 - \$1,749,999	2	2	31	25
\$1,750,000 - \$1,999,999	3	-	20	13
\$2,000,000 - \$2,499,999	2	2	15	10
\$2,500,000 - \$2,999,999	-	1	8	5
\$3,000,000 - \$3,499,999	-	-	1	6
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	-	-	1	1
	509	354	4,724	3,680

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER



Source: CREB®

SURROUNDING AREA SALES

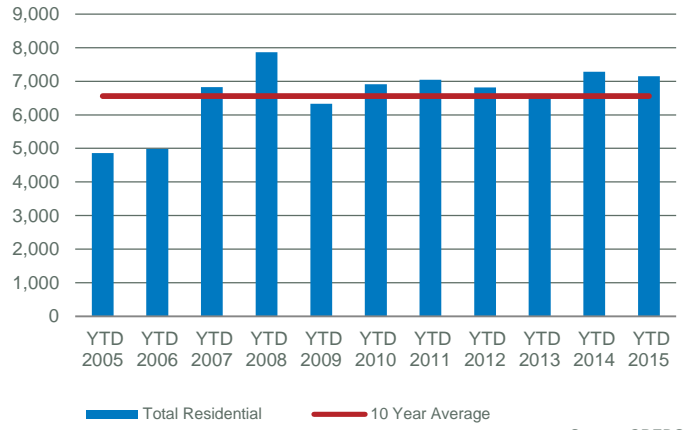
YTD SEPTEMBER



Source: CREB®

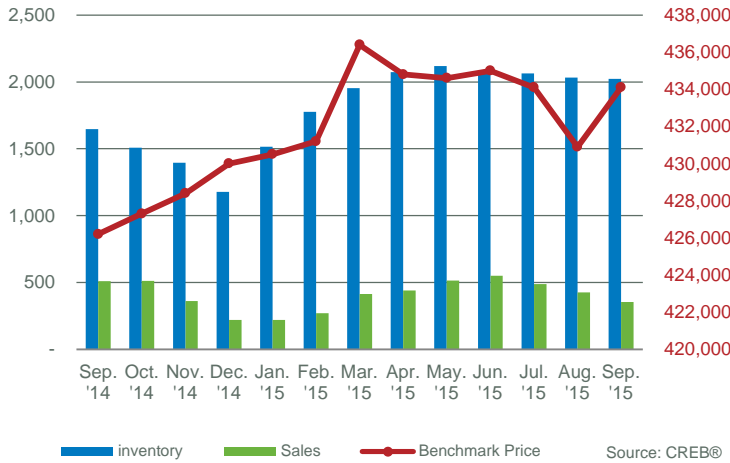
SURROUNDING AREA NEW LISTINGS

YTD SEPTEMBER



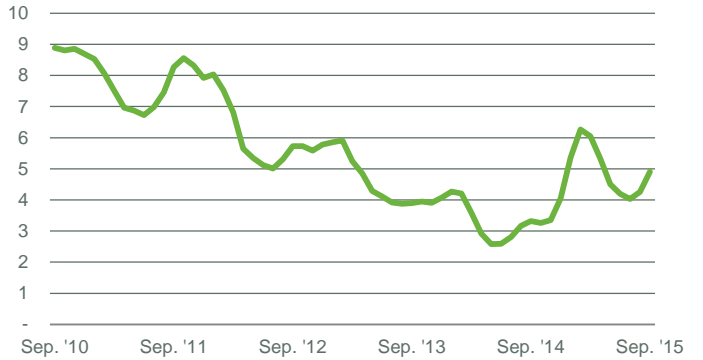
Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



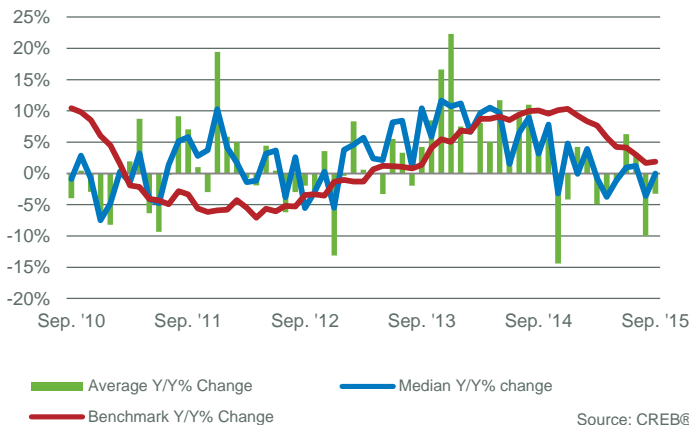
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



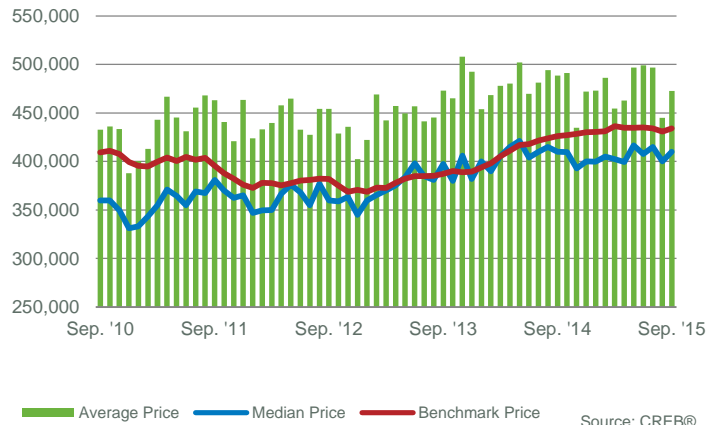
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



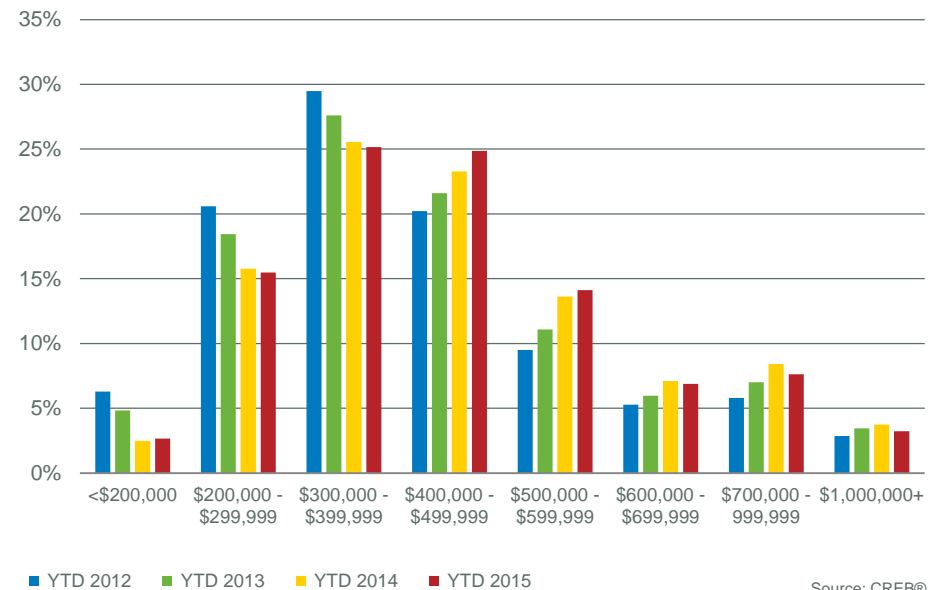
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,698	2,213	3,005	3,156	3,620	3,302	2,900	2,747	2,650	2,642	2,130	1,293
New Listings	3,010	3,366	4,126	4,611	5,354	4,751	4,037	3,873	3,960	3,576	2,574	1,671
Inventory	3,444	4,049	4,567	5,467	6,338	6,605	6,515	6,426	6,216	5,679	5,230	4,398
Days on Market	45	35	31	31	31	33	37	37	39	41	40	46
Benchmark Price	421,500	426,500	432,700	438,500	445,000	449,300	450,800	451,600	452,500	453,600	454,900	454,400
Median Price	414,750	416,500	425,500	425,000	430,000	424,050	423,000	420,000	422,635	427,000	420,250	414,500
Average Price	460,878	480,071	482,656	477,587	489,127	487,295	481,251	479,038	487,052	487,993	476,928	471,994
Index	196	198	201	204	207	209	209	210	210	211	211	211
2015												
Sales	1,097	1,477	2,190	2,404	2,701	2,730	2,481	2,068	1,802			
New Listings	4,034	3,680	3,970	3,901	4,022	3,992	3,768	3,465	3,790			
Inventory	6,180	7,292	7,646	7,651	7,460	7,148	7,118	7,178	7,550			
Days on Market	46	38	42	43	43	44	44	43	44			
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400	451,400	451,600	451,900			
Median Price	416,000	417,500	416,850	415,000	430,000	425,000	431,500	418,700	423,500			
Average Price	463,278	464,758	470,011	468,533	482,249	486,923	480,615	461,337	460,611			
Index	211	210	209	208	209	210	210	210	210			

	Sep-14	Sep-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	1	2	18	12
\$100,000 - \$199,999	65	51	612	493
\$200,000 - \$299,999	420	289	3,990	2,933
\$300,000 - \$349,999	291	192	2,949	2,093
\$350,000 - \$399,999	363	247	3,512	2,674
\$400,000 - \$449,999	381	267	3,275	2,625
\$450,000 - \$499,999	246	209	2,611	2,085
\$500,000 - \$549,999	204	155	2,034	1,531
\$550,000 - \$599,999	173	109	1,414	1,143
\$600,000 - \$649,999	89	67	1,001	747
\$650,000 - \$699,999	78	43	798	558
\$700,000 - \$799,999	109	67	1,080	768
\$800,000 - \$899,999	79	42	679	431
\$900,000 - \$999,999	51	23	367	245
\$1,000,000 - \$1,249,999	41	20	428	303
\$1,250,000 - \$1,499,999	23	6	228	134
\$1,500,000 - \$1,749,999	15	4	120	73
\$1,750,000 - \$1,999,999	6	3	67	43
\$2,000,000 - \$2,499,999	6	3	59	28
\$2,500,000 - \$2,999,999	5	1	23	14
\$3,000,000 - \$3,499,999	2	-	13	9
\$3,500,000 - \$3,999,999	1	2	8	6
\$4,000,000 +	1	-	5	2
	2,650	1,802	25,291	18,950

CREB® SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER



Source: CREB®

CREB® SALES



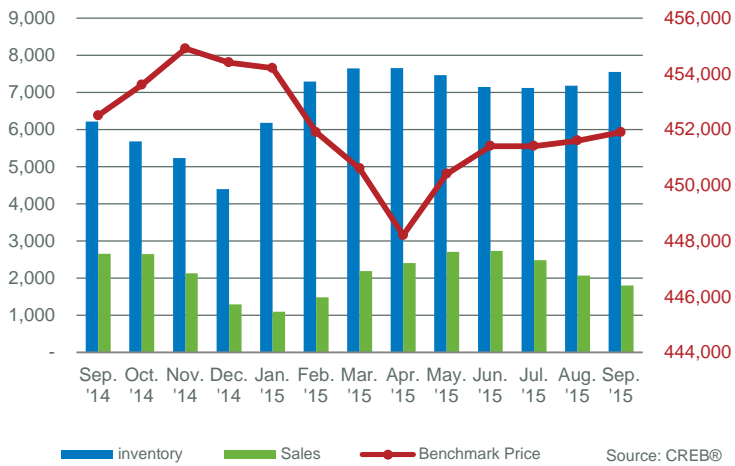
Source: CREB®

CREB® NEW LISTINGS



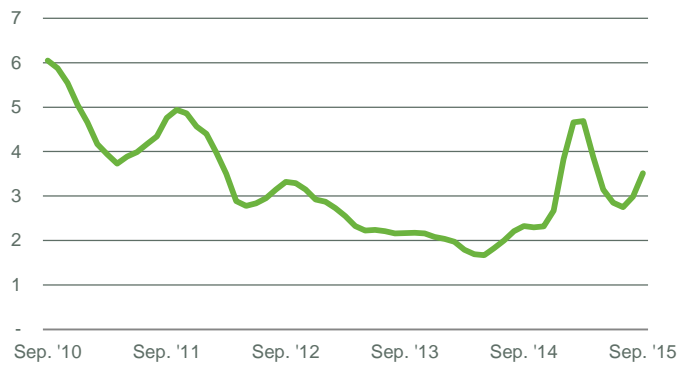
Source: CREB®

CREB® INVENTORY AND SALES



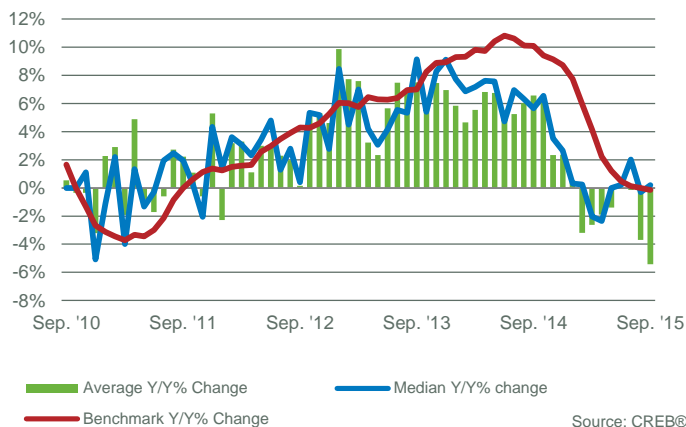
Source: CREB®

CREB® MONTHS OF INVENTORY



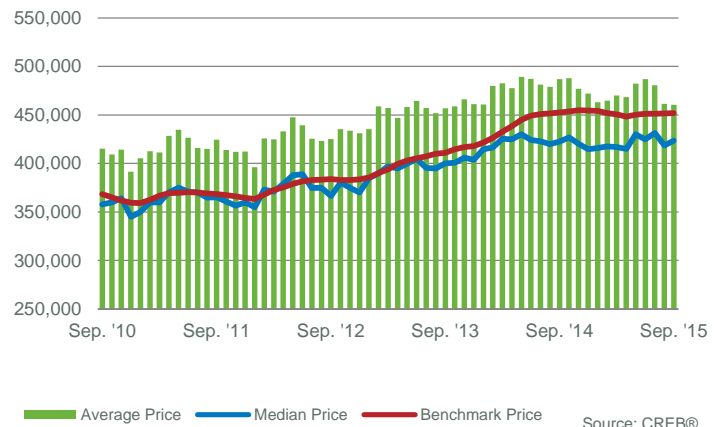
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



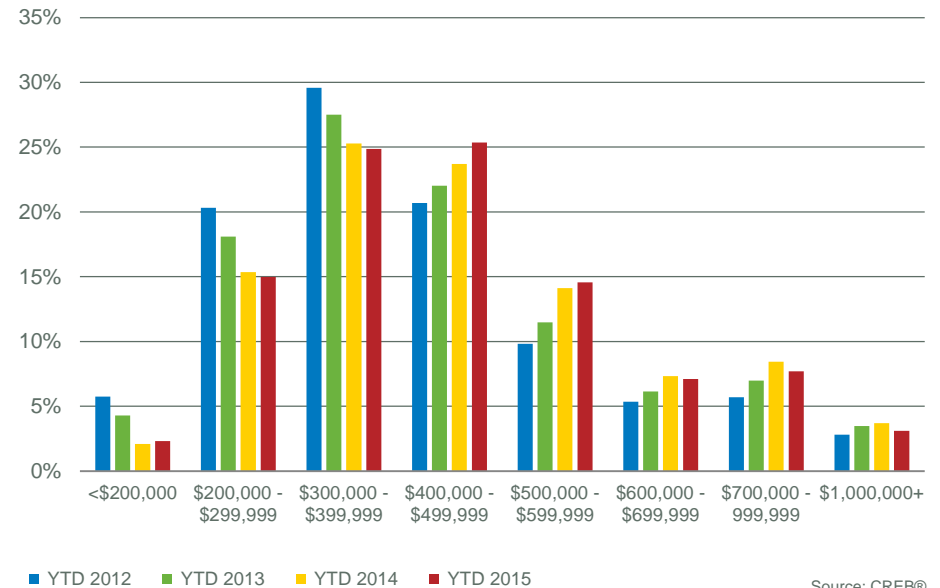
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,596	2,088	2,829	2,916	3,358	3,047	2,682	2,552	2,459	2,441	1,995	1,211
New Listings	2,760	3,126	3,834	4,279	4,951	4,409	3,702	3,578	3,671	3,331	2,394	1,576
Inventory	2,932	3,471	3,924	4,781	5,578	5,857	5,762	5,679	5,503	5,034	4,624	3,912
Days on Market	43	33	30	28	29	31	35	36	38	39	39	44
Benchmark Price	425,700	430,700	436,700	442,600	449,300	453,800	455,300	456,200	456,800	458,100	459,400	459,200
Median Price	416,000	422,500	430,000	430,000	435,000	426,000	426,700	423,350	425,000	430,000	425,000	417,000
Average Price	463,617	484,448	486,424	481,472	491,882	490,188	484,401	480,686	491,299	492,072	480,534	473,216
Index	197	199	202	205	208	210	211	211	211	212	213	212
2015												
Sales	1,019	1,384	2,030	2,242	2,512	2,543	2,308	1,906	1,660			
New Listings	3,779	3,419	3,636	3,588	3,683	3,676	3,470	3,199	3,541			
Inventory	5,595	6,608	6,851	6,795	6,584	6,286	6,239	6,318	6,731			
Days on Market	44	36	40	41	41	43	42	41	42			
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500	455,300	456,000	455,700			
Median Price	420,000	420,000	420,000	417,250	432,500	430,000	435,000	420,250	425,000			
Average Price	467,293	466,305	474,781	471,482	482,877	490,714	477,986	465,606	459,906			
Index	212	211	210	209	210	211	211	211	211			

	Sep-14	Sep-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	1	-	8	2
\$100,000 - \$199,999	51	46	482	404
\$200,000 - \$299,999	377	258	3,613	2,636
\$300,000 - \$349,999	271	166	2,695	1,892
\$350,000 - \$399,999	331	228	3,251	2,487
\$400,000 - \$449,999	354	254	3,078	2,472
\$450,000 - \$499,999	235	197	2,496	1,994
\$500,000 - \$549,999	198	145	1,964	1,471
\$550,000 - \$599,999	169	105	1,357	1,094
\$600,000 - \$649,999	87	65	957	720
\$650,000 - \$699,999	71	40	766	531
\$700,000 - \$799,999	98	64	1,017	731
\$800,000 - \$899,999	75	39	634	399
\$900,000 - \$999,999	47	21	337	226
\$1,000,000 - \$1,249,999	36	18	383	270
\$1,250,000 - \$1,499,999	23	6	210	119
\$1,500,000 - \$1,749,999	15	2	109	66
\$1,750,000 - \$1,999,999	5	3	65	39
\$2,000,000 - \$2,499,999	6	2	58	25
\$2,500,000 - \$2,999,999	5	-	23	11
\$3,000,000 - \$3,499,999	2	-	13	9
\$3,500,000 - \$3,999,999	1	1	7	5
\$4,000,000 +	1	-	4	1
	2,459	1,660	23,527	17,604

CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD SEPTEMBER



CALGARY CMA SALES

YTD SEPTEMBER



Source: CREB®

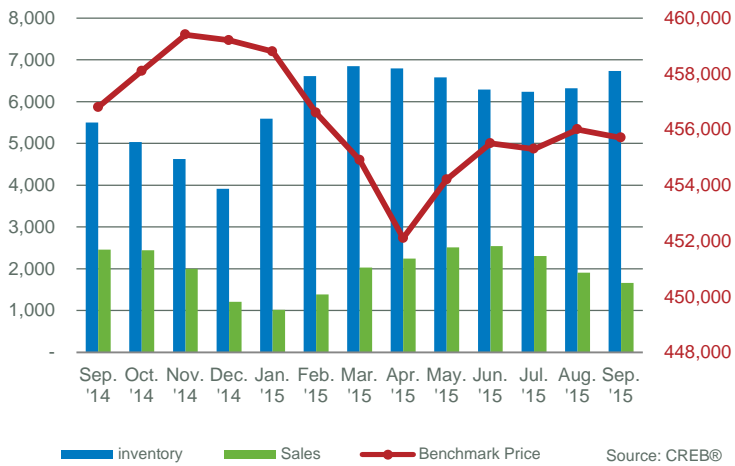
CALGARY CMA NEW LISTINGS

YTD SEPTEMBER



Source: CREB®

CALGARY CMA INVENTORY AND SALES



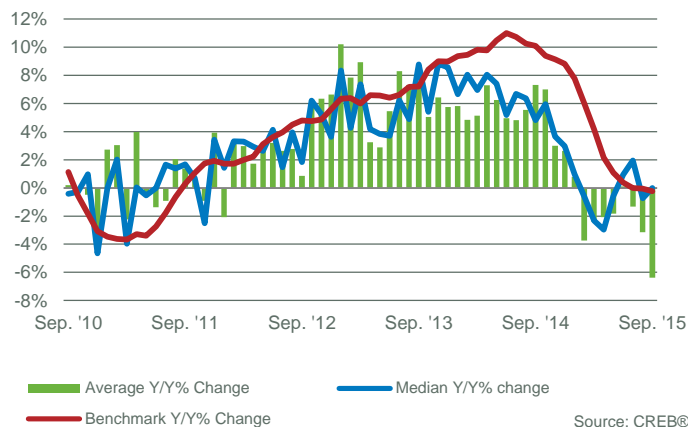
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



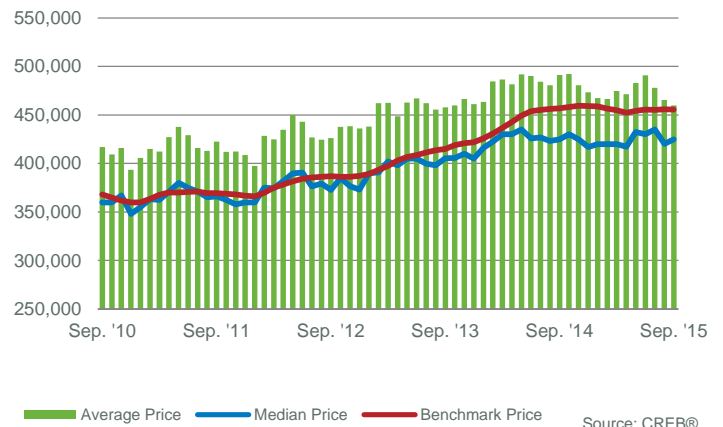
Source: CREB®

CALGARY CMA PRICE CHANGE



Source: CREB®

CALGARY CMA PRICES



Source: CREB®

DEFINITIONS

Total Residential - includes detached, attached and apartment style properties.

Active Listings - Actual figures were used as of January 2015, previous figures represent estimated figures.

Benchmark Price - Represent the monthly price of the typical home based on it's attributes, providing the best measure of price trends.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Exclusions - Data included in this package do not include activity related to rental, land or leased properties.

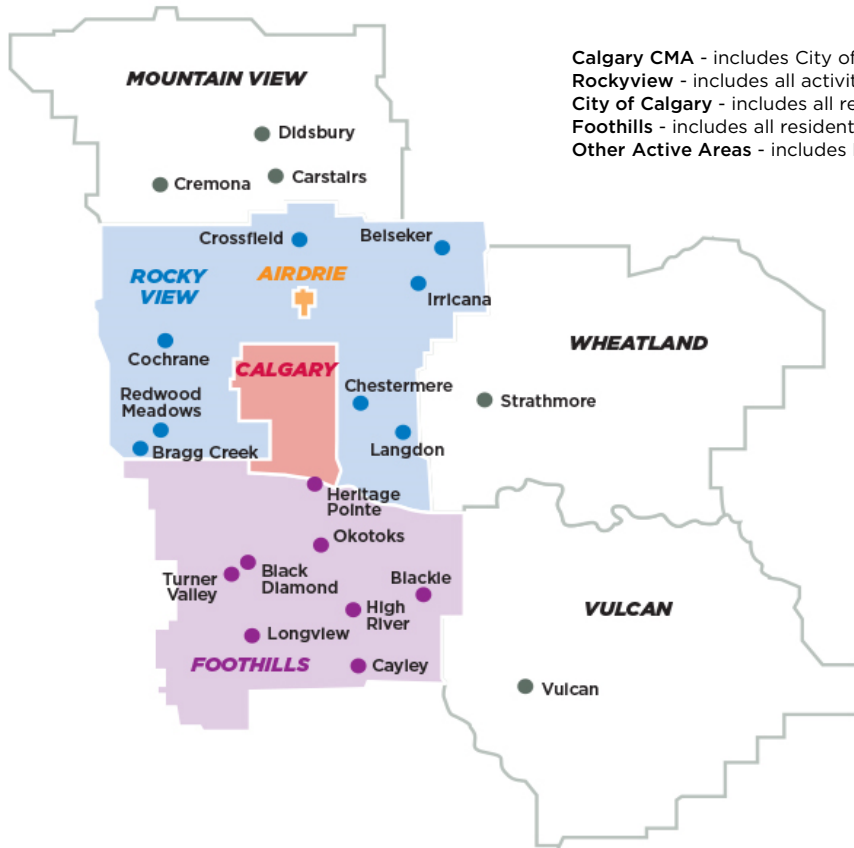
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

For example a ratio of 60 per cent indicates for every 10 listings 6 are being sold. This is useful in determining market tightness.

Detached - A unit that is not attached to any other unit.

Attached - A unit that is attached to another unit by at least one common wall.

Apartment - An attached unit that has connecting enclosed hallways.



Calgary CMA - includes City of Calgary, Airdrie and the Region of Rockyview

Rockyview - includes all activity in the geographical area excluding Airdrie

City of Calgary - includes all residential activity within city limits

Foothills - includes all residential activity within the Foothills area border

Other Active Areas - includes Didsbury, Cremona, Carstairs, Strathmore, Vulcan

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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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