

## Housing market remains unchanged in January

*Slow sales activity and inventory gains place downward pressure on prices*

**Calgary, Feb. 1, 2016** – Calgary’s housing market is starting 2016 firmly in buyers’ market territory, much the same as last year ended.

“The recent slide in energy prices has raised concerns about near-term recovery prospects for the city,” said CREB<sup>®</sup> chief economist Ann-Marie Lurie. “Energy market uncertainty and a soft labour market are weighing on many aspects of our economy, including the housing sector.”

City wide, January sales totaled 763 units, 13 per cent below last year and 43 per cent below long-term averages. While new listings declined by 16 per cent compared to January 2015, the number of new listings far outpaced the sales, causing inventory gains. January’s city wide months of supply levels rose above six months.

“Selection for buyers in all product types and price ranges has improved,” said CREB<sup>®</sup> president Cliff Stevenson. “More choice and

low interest rates have encouraged some potential buyers to start window shopping. So far, this hasn’t translated into sales activity as many are waiting for steeper price declines from motivated sellers.”

The aggregate benchmark price of \$447,300 in January was 1.21 per cent lower than the previous month and 3.27 per cent below the January 2015 price of \$462,400.

“As expected, the imbalance between housing supply and demand is continuing to place downward pressure on prices,” said Lurie. “However, the recent price retraction has not erased all the gains recorded in recent years, as the benchmark price remains 4.41 per cent above the January 2014 price of \$428,400.”

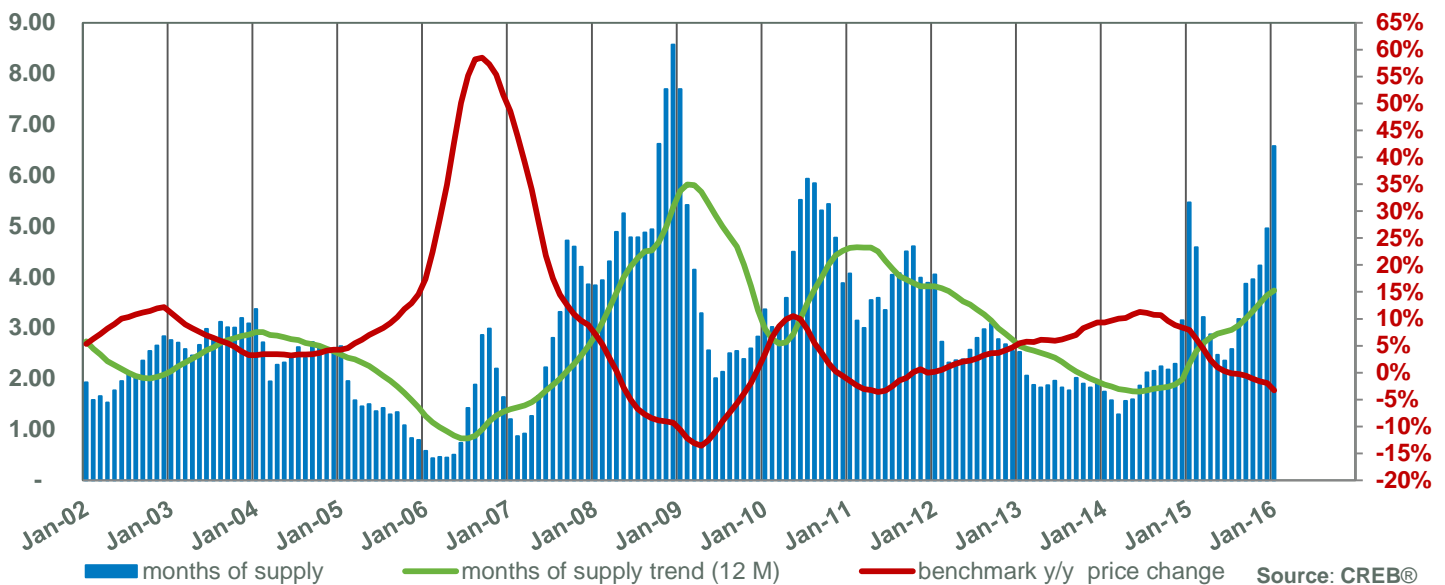
While all property types have recorded price contractions from recent highs, the largest price declines have occurred in the apartment sector as this segment has had elevated months of supply since the second quarter of 2015.

The apartment benchmark price totaled \$281,900 in January, a year-over-year decrease of 6.35 per cent and 2.12 per cent lower than the previous month’s price. In fact, apartment sector prices have once again fallen below the 2007 monthly high of \$301,500.

The detached segment of the market continues to show variations depending on price range. The under \$500,000 segment remains relatively balanced. However, recent trends are pointing to weaker sales-to-new listings ratios in the \$500,000 to \$600,000 range of the market.

“Calgary’s housing market continues to face a wide range of challenges,” said Stevenson. “Sellers are reflecting on their expectations and considering all options available to them, given the dynamics of their specific market. In this environment, buyers have the opportunity to carefully consider their housing needs and make a decision based on their lifestyle and future goals.”

### CITY OF CALGARY MONTHS OF SUPPLY AND PRICE CHANGE



	Jan-15	Jan-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
<b>CITY OF CALGARY</b>						
Total Sales	877	764	-12.88%	877	764	-12.88%
Total Sales Volume	\$403,986,603	\$346,574,791	-14.21%	\$403,986,603	\$346,574,791	-14.21%
New Listings	3,269	2,741	-16.15%	3,269	2,741	-16.15%
Inventory	4,792	5,022	4.80%	4,792	5,022	4.80%
Months of Supply	5.46	6.57	20.30%	5.46	6.57	20.30%
Sales to New Listings Ratio	0.27	0.28	1.05%	0.27	0.28	1.05%
Sales to List Price Ratio	97.58%	96.32%	-1.26%	97.58%	96.32%	-1.26%
Days on Market	41	50	21.15%	41	50	21.95%
Benchmark Price	\$462,400	\$447,300	-3.27%	\$462,400	\$447,300	-3.27%
Median Price	\$422,000	\$408,250	-3.26%	\$422,000	\$408,250	-3.26%
Average Price	\$460,646	\$453,632	-1.52%	\$460,646	\$453,632	-1.52%
Index	212	205	-3.25%	212	205	-3.25%
<b>SURROUNDING AREA</b>						
Total Sales	220	192	-12.73%	220	192	-12.73%
Total Sales Volume	\$104,443,776	\$79,071,419	-24.29%	\$104,443,776	\$79,071,419	-24.29%
New Listings	767	714	-6.91%	767	714	-6.91%
Inventory	1,527	1,742	14.08%	1,527	1,742	14.08%
Months of Supply	6.94	9.07	30.72%	6.94	9.07	30.72%
Sales to New Listings Ratio	0.29	0.27	-1.79%	0.29	0.27	-1.79%
Sales to List Price Ratio	96.92%	96.63%	-0.29%	96.92%	96.63%	-0.29%
Days on Market	67	70	4.22%	67	70	4.48%
Benchmark Price	\$435,000	\$433,400	-0.37%	\$435,000	\$433,400	-0.37%
Median Price	\$399,950	\$389,000	-2.74%	\$399,950	\$389,000	-2.74%
Average Price	\$474,744	\$411,830	-13.25%	\$474,744	\$411,830	-13.25%
Index	191	190	-0.37%	191	190	-0.37%
<b>CREB® ECONOMIC REGION</b>						
Total Sales	1,097	956	-12.85%	1,097	956	-12.85%
Total Sales Volume	\$508,430,379	\$425,646,210	-16.28%	\$508,430,379	\$425,646,210	-16.28%
New Listings	4,036	3,455	-14.40%	4,036	3,455	-14.40%
Inventory	6,319	6,764	7.04%	6,319	6,764	7.04%
Months of Supply	5.76	7.08	22.83%	5.76	7.08	22.83%
Sales to New Listings Ratio	0.27	0.28	0.49%	0.27	0.28	0.49%
Sales to List Price Ratio	97.44%	96.38%	-1.07%	97.44%	96.38%	-1.07%
Days on Market	46	54	16.26%	48	55	14.58%
Benchmark Price	\$458,000	\$444,400	-2.97%	\$458,000	\$444,400	-2.97%
Median Price	\$416,000	\$400,000	-3.85%	\$416,000	\$400,000	-3.85%
Average Price	\$463,473	\$445,237	-3.93%	\$463,473	\$445,237	-3.93%
Index	210	203	-2.96%	210	203	-2.96%

For a list of definitions, see page 28.

	Jan-15	Jan-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
<b>DETACHED</b>						
Total Sales	534	465	-12.92%	534	465	-12.92%
Total Sales Volume	\$280,450,472	\$242,205,193	-13.64%	\$280,450,472	\$242,205,193	-13.64%
New Listings	1,836	1,488	-18.95%	1,836	1,488	-18.95%
Inventory	2,579	2,546	-1.28%	2,579	2,546	-1.28%
Months of Supply	4.83	5.48	13.37%	4.83	5.48	13.37%
Sales to New Listings Ratio	0.29	0.31	2.17%	0.29	0.31	2.17%
Sales to List Price Ratio	97.61%	96.31%	-1.30%	97.61%	96.31%	-1.30%
Days on Market	37	48	29.35%	37	48	29.73%
Benchmark Price	\$522,900	\$509,300	-2.60%	\$522,900	\$509,300	-2.60%
Median Price	\$480,500	\$457,500	-4.79%	\$480,500	\$457,500	-4.79%
Average Price	\$525,188	\$520,871	-0.82%	\$525,188	\$520,871	-0.82%
Index	214	209	-2.61%	214	209	-2.61%
<b>ATTACHED</b>						
Total Sales	190	170	-10.53%	190	170	-10.53%
Total Sales Volume	\$76,678,326	\$68,082,444	-11.21%	\$76,678,326	\$68,082,444	-11.21%
New Listings	688	652	-5.23%	688	652	-5.23%
Inventory	1,015	1,223	20.49%	1,015	1,223	20.49%
Months of Supply	5.34	7.19	34.67%	5.34	7.19	34.67%
Sales to New Listings Ratio	0.28	0.26	-1.54%	0.28	0.26	-1.54%
Sales to List Price Ratio	97.93%	96.66%	-1.27%	97.93%	96.66%	-1.27%
Days on Market	42	48	16.18%	42	49	16.67%
Benchmark Price	\$348,300	\$345,600	-0.78%	\$348,300	\$345,600	-0.78%
Median Price	\$341,850	\$336,500	-1.57%	\$341,850	\$335,000	-2.00%
Average Price	\$403,570	\$400,485	-0.76%	\$403,570	\$400,485	-0.76%
Index	207	205	-0.77%	207	205	-0.77%
<b>APARTMENT</b>						
Total Sales	153	129	-15.69%	153	129	-15.69%
Total Sales Volume	\$46,857,805	\$36,287,154	-22.56%	\$46,857,805	\$36,287,154	-22.56%
New Listings	745	601	-19.33%	745	601	-19.33%
Inventory	1,198	1,253	4.59%	1,198	1,253	4.59%
Months of Supply	7.83	9.71	24.05%	7.83	9.71	24.05%
Sales to New Listings Ratio	0.21	0.21	0.93%	0.21	0.21	0.93%
Sales to List Price Ratio	96.82%	95.73%	-1.09%	96.82%	95.73%	-1.09%
Days on Market	55	59	7.27%	55	59	7.27%
Benchmark Price	\$301,000	\$281,900	-6.35%	\$301,000	\$281,900	-6.35%
Median Price	\$269,000	\$251,000	-6.69%	\$269,000	\$251,000	-6.69%
Average Price	\$306,260	\$281,296	-8.15%	\$306,260	\$281,296	-8.15%
Index	206	193	-6.36%	206	193	-6.36%
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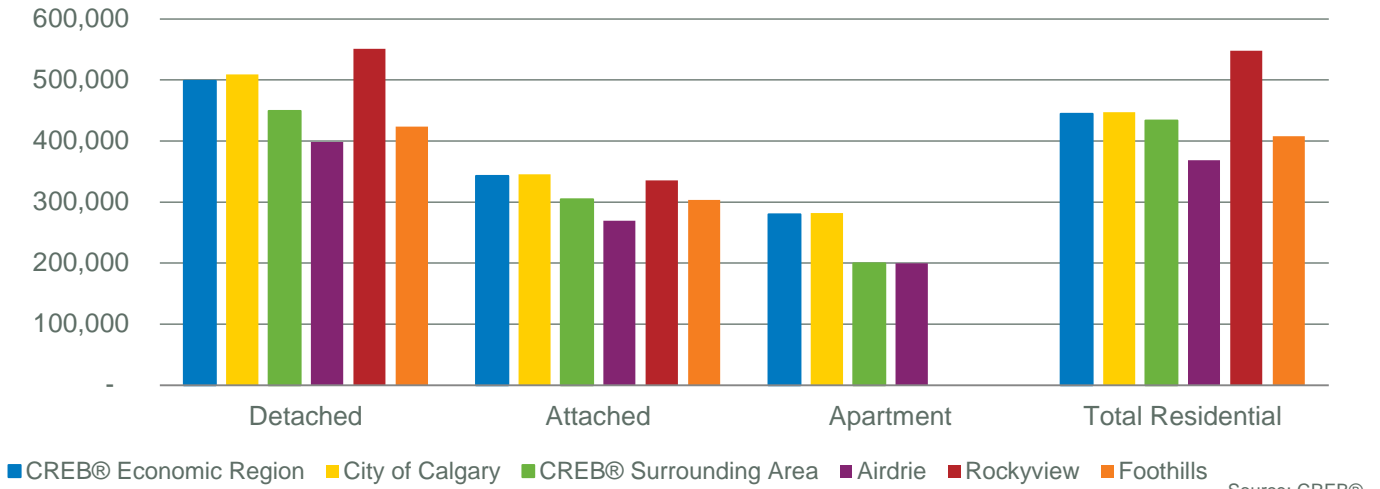
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Index	212	205	-3.25%	212	205	-3.25%
<b>AIRDRIE</b>						
Total Sales	64	65	1.56%	64	65	1.56%
Total Sales Volume	\$23,607,637	\$23,889,150	1.19%	\$23,607,637	\$23,889,150	1.19%
New Listings	224	183	-18.30%	224	183	-18.30%
Inventory	287	326	13.59%	287	326	13.59%
Months of Supply	4.48	5.02	11.84%	4.48	5.02	11.84%
Sales to New Listings Ratio	0.29	0.36	6.95%	0.29	0.36	6.95%
Sales to List Price Ratio	98.48%	97.77%	-0.72%	98.48%	97.77%	-0.72%
Days on Market	41	59	43.12%	41	59	43.90%
Benchmark Price	\$376,200	\$368,700	-1.99%	\$376,200	\$368,700	-1.99%
Median Price	\$376,491	\$367,900	-2.28%	\$376,491	\$367,900	-2.28%
Average Price	\$368,869	\$367,525	-0.36%	\$368,869	\$367,525	-0.36%
Index	200	196	-2.00%	200	196	-2.00%
<b>ROCKYVIEW</b>						
Total Sales	78	58	-25.64%	78	58	-25.64%
Total Sales Volume	\$48,791,449	\$27,111,474	-44.43%	\$48,791,449	\$27,111,474	-44.43%
New Listings	288	258	-10.42%	288	258	-10.42%
Inventory	652	702	7.67%	652	702	7.67%
Months of Supply	8.36	12.10	44.80%	8.36	12.10	44.80%
Sales to New Listings Ratio	0.27	0.22	-4.60%	0.27	0.22	-4.60%
Sales to List Price Ratio	96.06%	95.44%	-0.62%	96.06%	95.44%	-0.62%
Days on Market	76	73	-4.76%	76	73	-3.95%
Benchmark Price	\$558,700	\$548,200	-1.88%	\$558,700	\$548,200	-1.88%
Median Price	\$478,750	\$427,500	-10.70%	\$478,750	\$427,500	-10.70%
Average Price	\$625,531	\$467,439	-25.27%	\$625,531	\$467,439	-25.27%
Index	181	177	-1.88%	181	177	-1.88%
<b>CALGARY CMA</b>						
Total Sales	1,019	887	-12.95%	1,019	887	-12.95%
Total Sales Volume	\$476,385,689	\$397,575,415	-16.54%	\$476,385,689	\$397,575,415	-16.54%
New Listings	3,781	3,182	-15.84%	3,781	3,182	-15.84%
Inventory	5,731	6,050	5.57%	5,731	6,050	5.57%
Months of Supply	5.62	6.82	21.28%	5.62	6.82	21.28%
Sales to New Listings Ratio	0.27	0.28	0.93%	0.27	0.28	0.93%
Sales to List Price Ratio	97.47%	96.34%	-1.12%	97.47%	96.34%	-1.12%
Days on Market	44	52	18.64%	44	52	18.18%
Benchmark Price	\$462,900	\$448,000	-3.22%	\$462,900	\$448,000	-3.22%
Median Price	\$420,000	\$403,000	-4.05%	\$420,000	\$403,500	-3.93%
Average Price	\$467,503	\$448,225	-4.12%	\$467,503	\$448,225	-4.12%
Index	211	204	-3.23%	211	204	-3.23%

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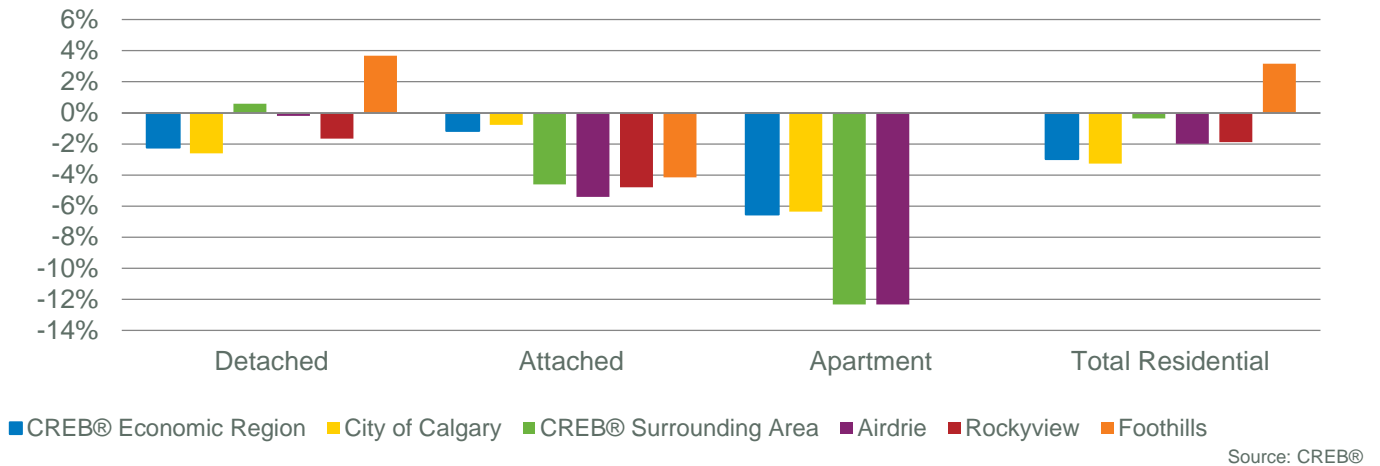
	Jan-15	Jan-16	Y/Y % Change	2015 YTD	2016 YTD	Y/Y % Change
<b>ROCKYVIEW REGION</b>						
Total Sales	78	58	-25.64%	78	58	-25.64%
Total Sales Volume	\$48,791,449	\$27,111,474	-44.43%	\$48,791,449	\$27,111,474	-44.43%
New Listings	288	258	-10.42%	288	258	-10.42%
Inventory	652	702	7.67%	652	702	7.67%
Months of Supply	8.36	12.10	44.80%	8.36	12.10	44.80%
Sales to New Listings Ratio	0.27	0.22	-4.60%	0.27	0.22	-4.60%
Sales to List Price Ratio	96.06%	95.44%	-0.62%	96.06%	95.44%	-0.62%
Days on Market	76	73	-4.76%	76	73	-3.95%
Benchmark Price	\$558,700	\$548,200	-1.88%	\$558,700	\$548,200	-1.88%
Median Price	\$478,750	\$427,500	-10.70%	\$478,750	\$427,500	-10.70%
Average Price	\$625,531	\$467,439	-25.27%	\$625,531	\$467,439	-25.27%
Index	181	177	-1.88%	181	177	-1.88%
<b>FOOTHILLS REGION</b>						
Total Sales	56	55	-1.79%	56	55	-1.79%
Total Sales Volume	\$25,596,740	\$23,468,200	-8.32%	\$25,596,740	\$23,468,200	-8.32%
New Listings	191	203	6.28%	191	203	6.28%
Inventory	436	515	18.12%	436	515	18.12%
Months of Supply	7.79	9.36	20.27%	7.79	9.36	20.27%
Sales to New Listings Ratio	0.29	0.27	-2.23%	0.29	0.27	-2.23%
Sales to List Price Ratio	97.11%	96.72%	-0.39%	97.11%	96.72%	-0.39%
Days on Market	85	79	-7.75%	85	79	-7.06%
Benchmark Price	\$395,300	\$407,800	3.16%	\$395,300	\$407,800	3.16%
Median Price	\$384,870	\$389,000	1.07%	\$384,870	\$389,000	1.07%
Average Price	\$457,085	\$426,695	-6.65%	\$457,085	\$426,695	-6.65%
Index	184	189	3.16%	184	189	3.16%
<b>AIRDRIE</b>						
Total Sales	64	65	1.56%	64	65	1.56%
Total Sales Volume	\$23,607,637	\$23,889,150	1.19%	\$23,607,637	\$23,889,150	1.19%
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Inventory	287	326	13.59%	287	326	13.59%
Months of Supply	4.48	5.02	11.84%	4.48	5.02	11.84%
Sales to New Listings Ratio	0.29	0.36	6.95%	0.29	0.36	6.95%
Sales to List Price Ratio	98.48%	97.77%	-0.72%	98.48%	97.77%	-0.72%
Days on Market	41	59	43.12%	41	59	43.90%
Benchmark Price	\$376,200	\$368,700	-1.99%	\$376,200	\$368,700	-1.99%
Median Price	\$376,491	\$367,900	-2.28%	\$376,491	\$367,900	-2.28%
Average Price	\$368,869	\$367,525	-0.36%	\$368,869	\$367,525	-0.36%
Index	200	196	-2.00%	200	196	-2.00%
<b>OTHER ACTIVE AREAS</b>						
Total Sales	22	14	-36.36%	22	14	-36.36%
Total Sales Volume	\$6,447,950	\$4,602,595	-28.62%	\$6,447,950	\$4,602,595	-28.62%
New Listings	64	70	9.38%	64	70	9.38%
Inventory	152	199	30.92%	152	199	30.92%
Months of Supply	6.91	14.21	105.73%	6.91	14.21	105.73%
Sales to New Listings Ratio	0.34	0.20	-14.38%	0.34	0.20	-14.38%
Sales to List Price Ratio	97.08%	97.49%	0.41%	97.08%	97.49%	0.41%
Days on Market	63	74	17.94%			
Median Price	\$262,500	\$334,000	27.24%			
Average Price	\$293,089	\$328,757	12.17%	\$293,089	\$328,757	12.17%
<b>SURROUNDING AREA</b>						
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## BENCHMARK PRICE - JANUARY



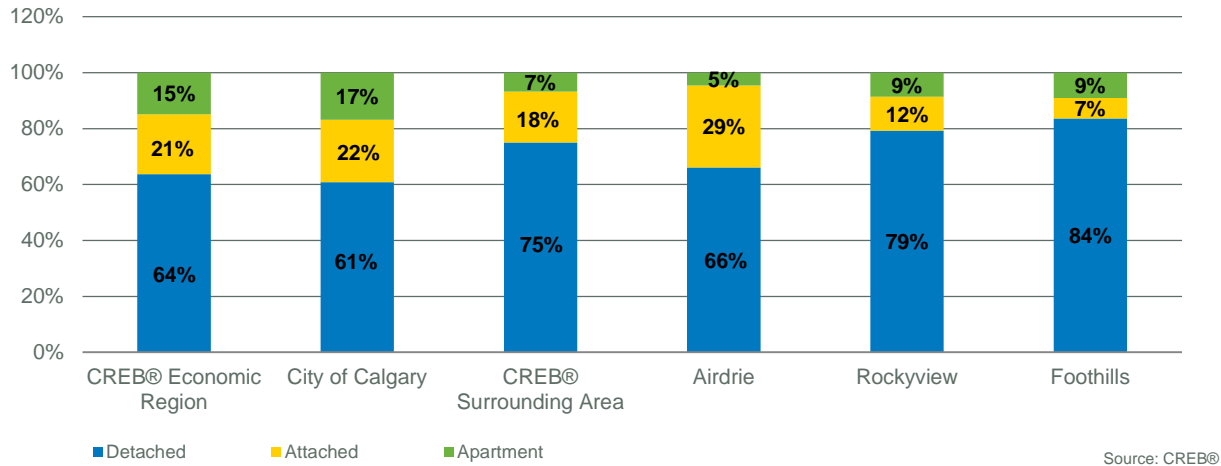
## YEAR OVER YEAR PRICE GROWTH COMPARISON - JANUARY



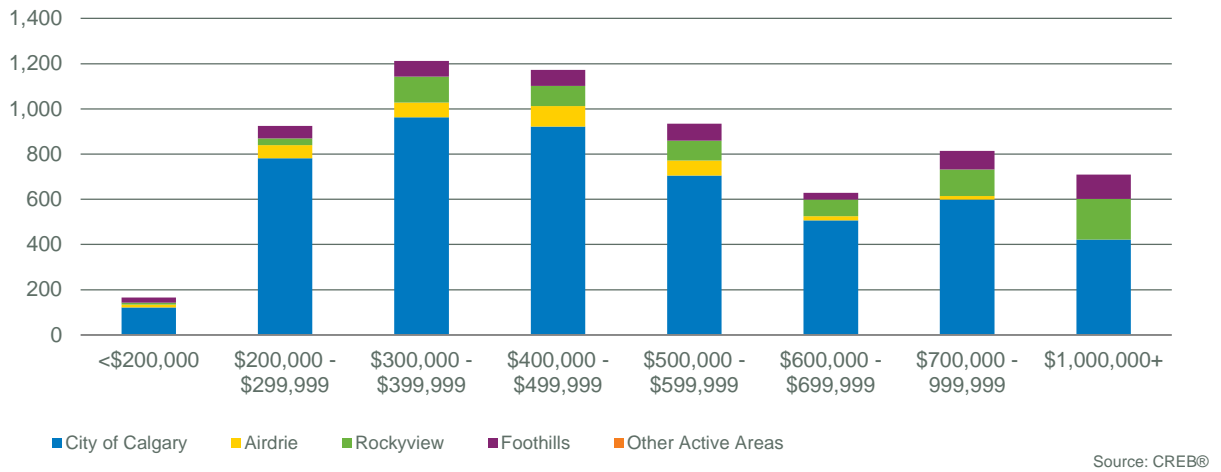
## TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City of Calgary	City of Airdrie	Rockyview Region	Foothills Region	Surrounding Area
Gross Living Area (Above Ground)	1,296	1,448	1,743	1,403	1,426
Lot Size	4,868	4,669	6,061	5,597	5,481
Above Ground Bedrooms	3	3	4	3	3
Year Built	1984	1997	1999	1999	1999
Full Bathrooms	2	2	2	2	2
Half Bathrooms	1	1	1	1	1

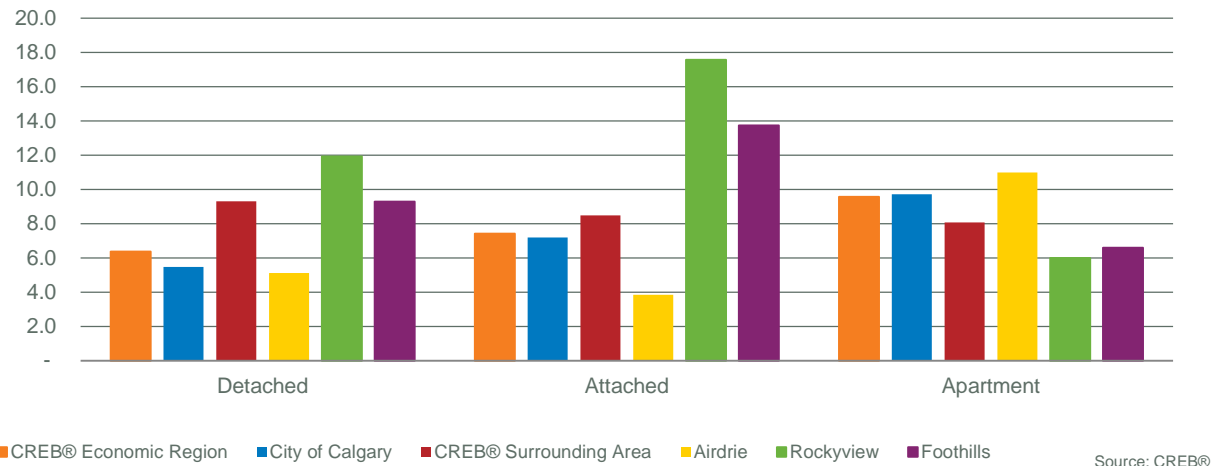
## SALES DISTRIBUTION - JANUARY



## INVENTORY BY PRICE RANGE - JANUARY



## MONTHS OF SUPPLY - JANUARY

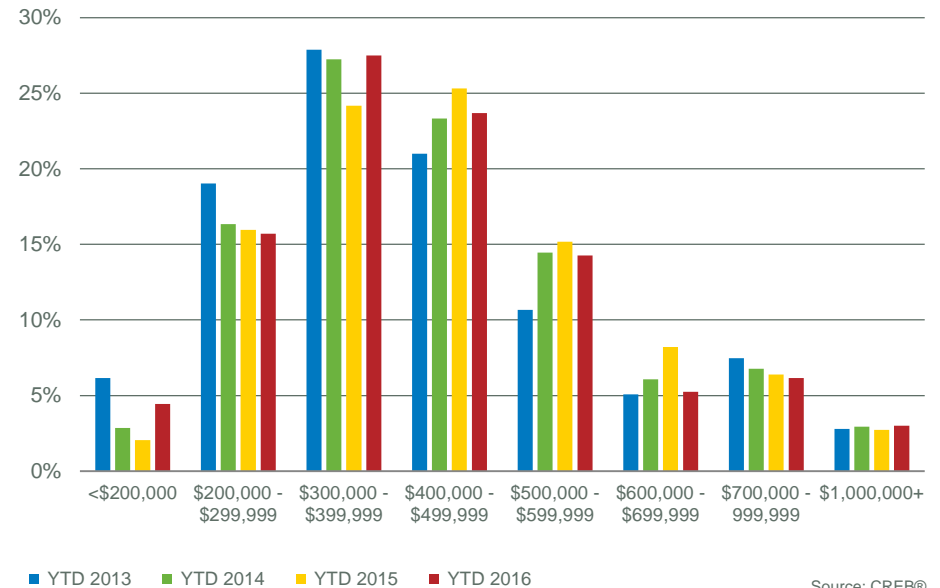


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	877	1,207	1,777	1,963	2,186	2,182	1,991	1,642	1,449	1,422	1,261	879
New Listings	3,269	2,935	3,129	3,064	3,168	3,121	2,988	2,742	3,095	2,691	2,182	1,491
Inventory	4,792	5,531	5,704	5,637	5,393	5,138	5,134	5,215	5,599	5,621	5,324	4,357
Days on Market	41	35	38	40	41	40	40	40	40	41	45	49
Benchmark Price	462,400	460,900	458,900	456,700	457,800	459,300	459,100	459,300	459,300	457,400	454,800	452,800
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,250	425,000	419,000	410,149	408,000
Average Price	460,646	460,039	473,671	469,572	478,850	483,706	476,520	465,421	458,655	457,591	460,698	462,674
Index	212	212	211	210	210	211	211	211	211	210	209	208
<b>2016</b>												
Sales	764											
New Listings	2,741											
Inventory	5,022											
Days on Market	50											
Benchmark Price	447,300											
Median Price	408,250											
Average Price	453,632											
Index	205											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	18	34	18	34
\$200,000 - \$299,999	140	120	140	120
\$300,000 - \$349,999	112	93	112	93
\$350,000 - \$399,999	100	117	100	117
\$400,000 - \$449,999	129	109	129	109
\$450,000 - \$499,999	93	72	93	72
\$500,000 - \$549,999	71	63	71	63
\$550,000 - \$599,999	62	46	62	46
\$600,000 - \$649,999	37	17	37	17
\$650,000 - \$699,999	35	23	35	23
\$700,000 - \$799,999	35	24	35	24
\$800,000 - \$899,999	12	16	12	16
\$900,000 - \$999,999	9	7	9	7
\$1,000,000 - \$1,249,999	15	13	15	13
\$1,250,000 - \$1,499,999	7	4	7	4
\$1,500,000 - \$1,749,999	2	5	2	5
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	<b>877</b>	<b>764</b>	<b>877</b>	<b>764</b>

**CITY OF CALGARY SHARE OF SALES BY PRICE RANGE**

YTD JANUARY

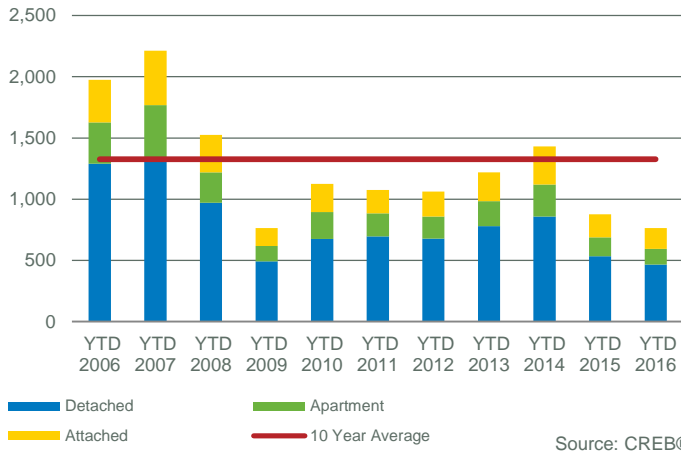


Source: CREB®



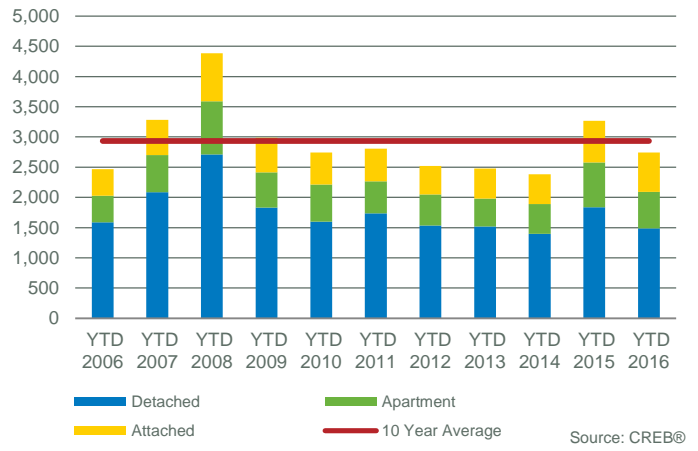
CITY OF CALGARY TOTAL SALES

YTD JANUARY

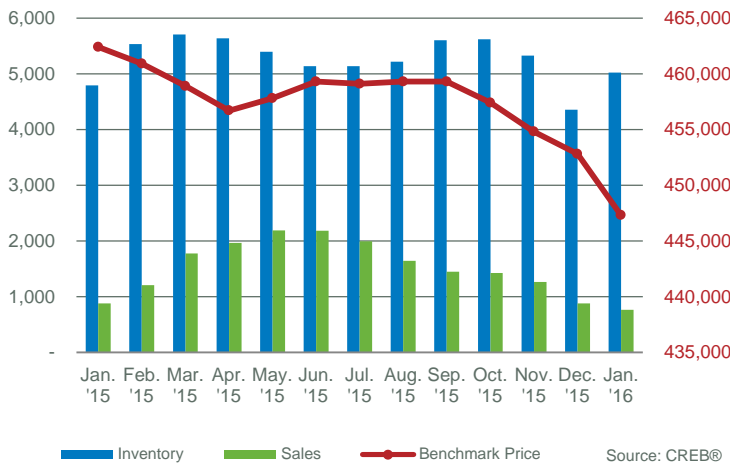


CITY OF CALGARY TOTAL NEW LISTINGS

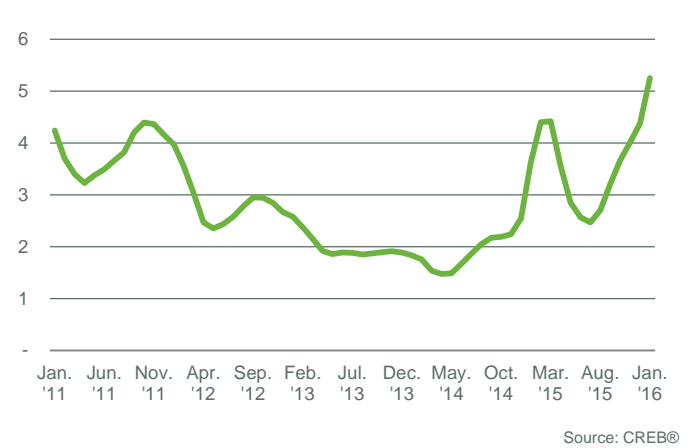
YTD JANUARY



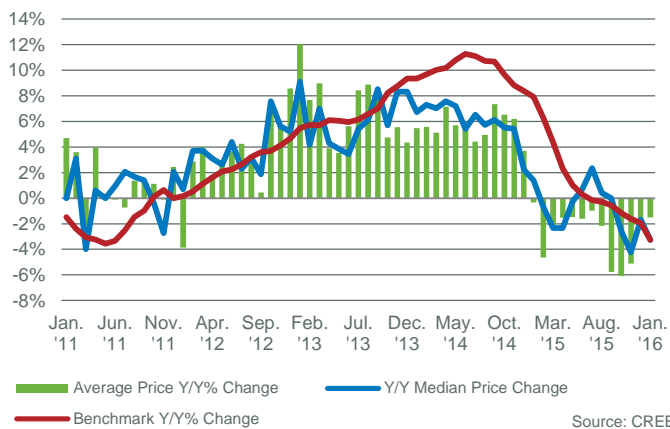
CITY OF CALGARY INVENTORY AND SALES



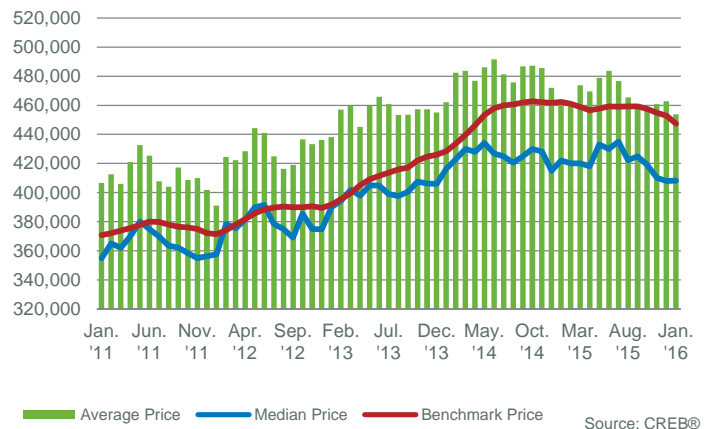
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

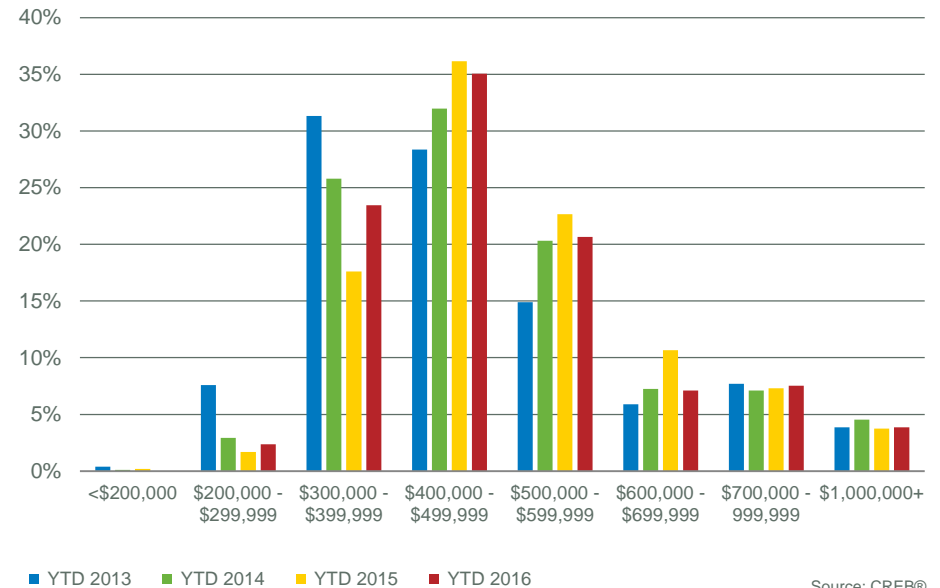


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	534	740	1,079	1,150	1,362	1,331	1,220	994	906	872	797	533
New Listings	1,836	1,671	1,774	1,770	1,875	1,830	1,731	1,643	1,768	1,441	1,184	791
Inventory	2,579	2,977	3,027	3,044	2,923	2,789	2,752	2,833	3,029	2,921	2,684	2,143
Days on Market	37	34	37	38	38	37	37	37	37	38	43	47
Benchmark Price	522,900	521,000	519,500	517,100	518,000	520,200	520,000	520,200	520,500	518,800	515,600	514,100
Median Price	480,500	470,000	475,000	479,200	485,000	493,400	489,000	484,000	475,000	470,250	465,000	455,000
Average Price	525,188	526,332	545,575	545,043	541,937	554,022	541,693	536,722	524,987	519,371	523,332	533,704
Index	214	214	213	212	212	213	213	213	213	213	211	211
<b>2016</b>												
Sales	465											
New Listings	1,488											
Inventory	2,546											
Days on Market	48											
Benchmark Price	509,300											
Median Price	457,500											
Average Price	520,871											
Index	209											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	1	-	1	-
\$200,000 - \$299,999	9	11	9	11
\$300,000 - \$349,999	40	39	40	39
\$350,000 - \$399,999	54	70	54	70
\$400,000 - \$449,999	110	97	110	97
\$450,000 - \$499,999	83	66	83	66
\$500,000 - \$549,999	63	55	63	55
\$550,000 - \$599,999	58	41	58	41
\$600,000 - \$649,999	29	15	29	15
\$650,000 - \$699,999	28	18	28	18
\$700,000 - \$799,999	24	18	24	18
\$800,000 - \$899,999	8	11	8	11
\$900,000 - \$999,999	7	6	7	6
\$1,000,000 - \$1,249,999	13	10	13	10
\$1,250,000 - \$1,499,999	5	3	5	3
\$1,500,000 - \$1,749,999	2	4	2	4
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	<b>534</b>	<b>465</b>	<b>534</b>	<b>465</b>

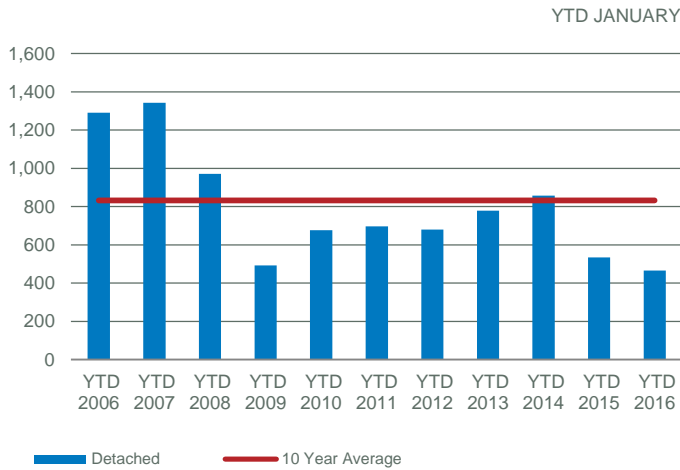
CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD JANUARY



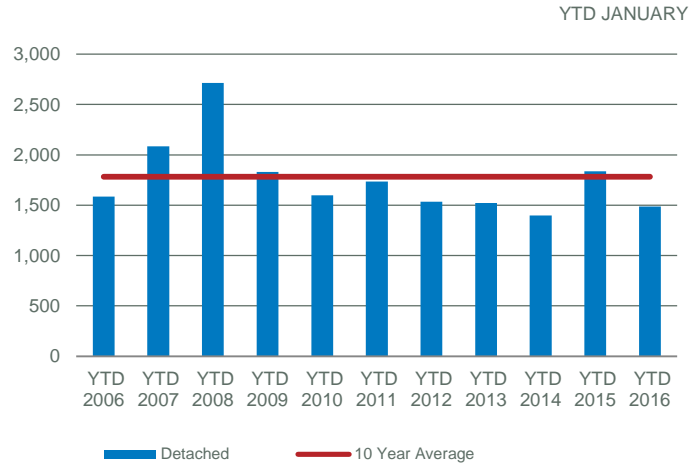
Source: CREB®

CALGARY DETACHED TOTAL SALES



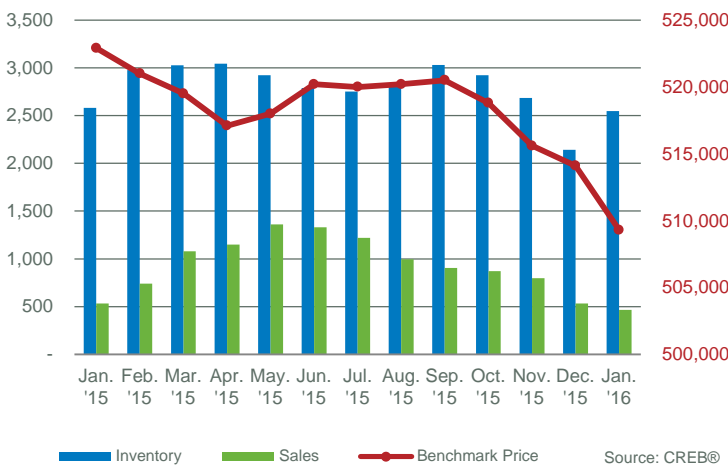
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



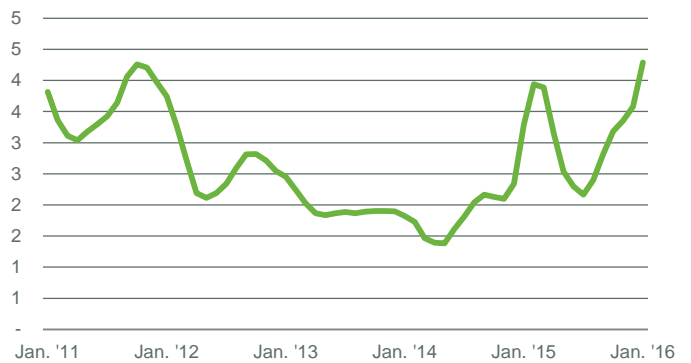
Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



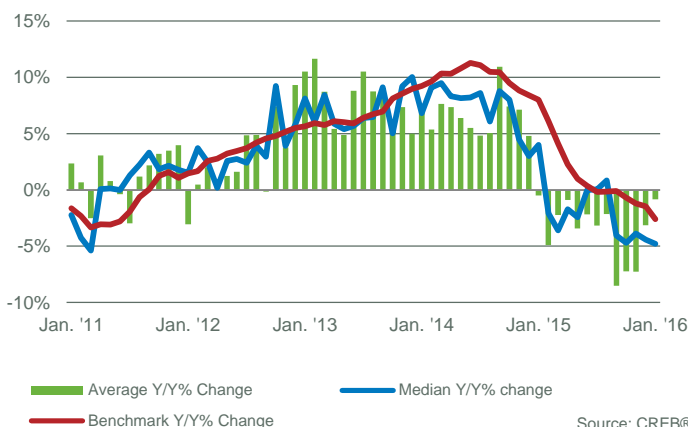
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



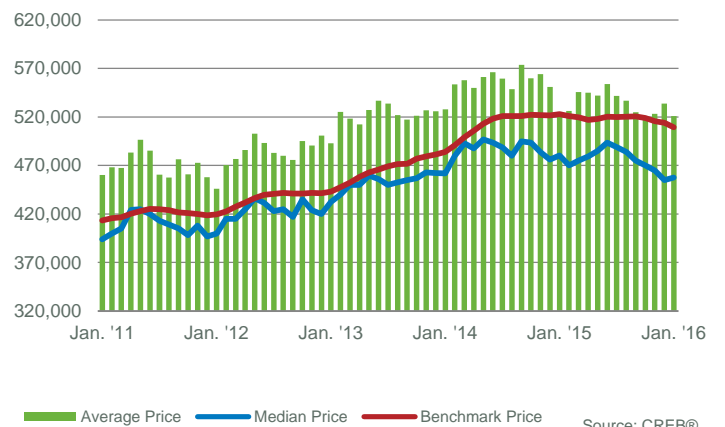
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



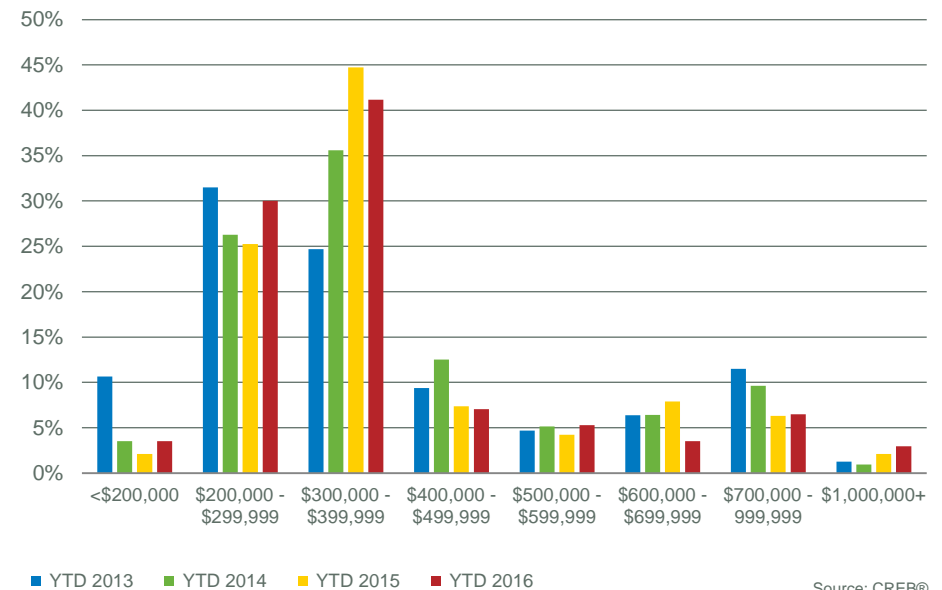
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	190	251	396	461	465	452	447	367	284	313	269	194
New Listings	688	671	683	686	680	680	675	585	670	663	509	357
Inventory	1,015	1,216	1,251	1,226	1,160	1,137	1,137	1,155	1,277	1,334	1,287	1,090
Days on Market	42	34	39	40	43	44	44	44	41	41	49	49
Benchmark Price	348,300	348,500	348,200	347,000	347,100	348,200	347,000	347,300	348,300	347,000	345,300	343,400
Median Price	341,850	345,000	346,250	350,000	352,500	345,000	353,000	355,000	340,750	335,708	340,000	332,430
Average Price	403,570	395,730	405,656	409,122	410,358	419,169	418,161	402,313	394,771	391,015	391,718	391,034
Index	207	207	207	206	206	207	206	206	207	206	205	204
<b>2016</b>												
Sales	170											
New Listings	652											
Inventory	1,223											
Days on Market	48											
Benchmark Price	345,600											
Median Price	336,500											
Average Price	400,485											
Index	205											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	4	6	4	6
\$200,000 - \$299,999	48	51	48	51
\$300,000 - \$349,999	50	35	50	35
\$350,000 - \$399,999	35	35	35	35
\$400,000 - \$449,999	10	9	10	9
\$450,000 - \$499,999	4	3	4	3
\$500,000 - \$549,999	5	5	5	5
\$550,000 - \$599,999	3	4	3	4
\$600,000 - \$649,999	8	2	8	2
\$650,000 - \$699,999	7	4	7	4
\$700,000 - \$799,999	8	6	8	6
\$800,000 - \$899,999	2	4	2	4
\$900,000 - \$999,999	2	1	2	1
\$1,000,000 - \$1,249,999	2	3	2	3
\$1,250,000 - \$1,499,999	2	1	2	1
\$1,500,000 - \$1,749,999	-	1	-	1
\$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 +	-	-	-	-
	190	170	190	170

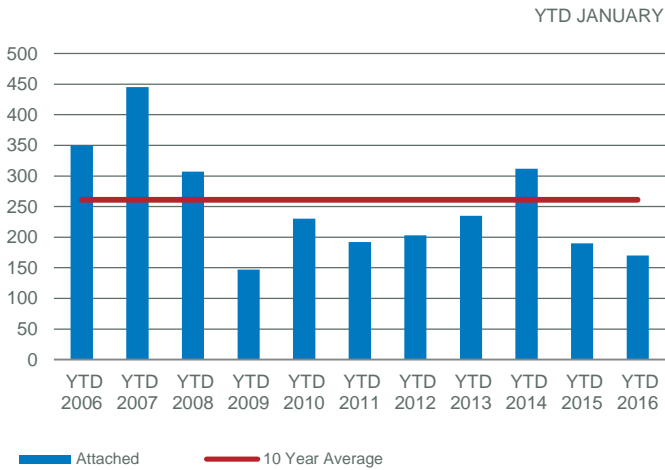
CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD JANUARY



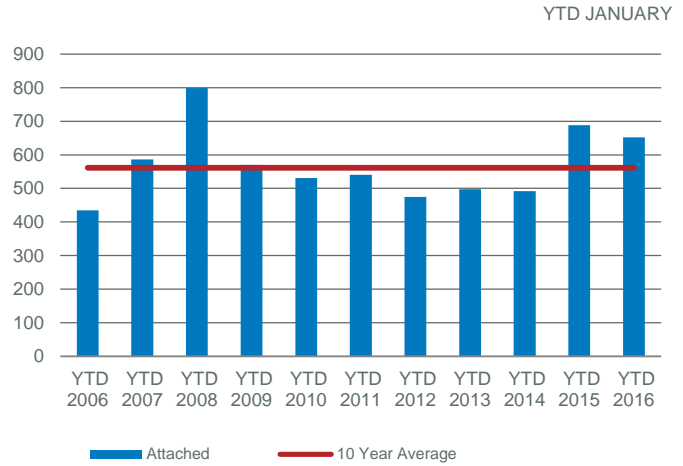
Source: CREB®

CALGARY ATTACHED TOTAL SALES



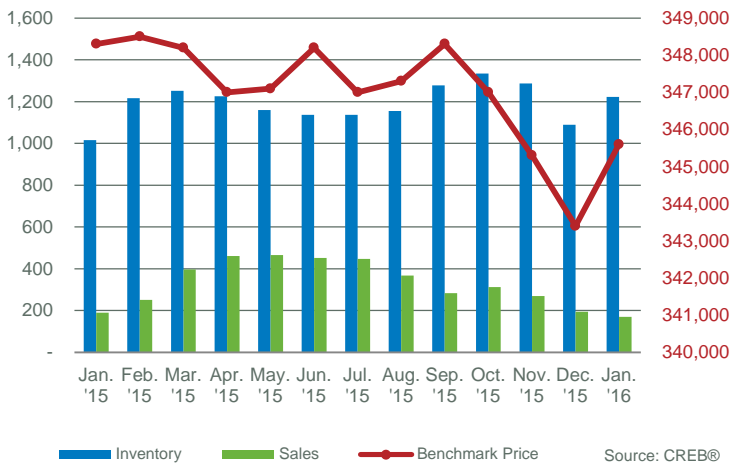
Source: CREB®

CALGARY ATTACHED TOTAL NEW LISTINGS



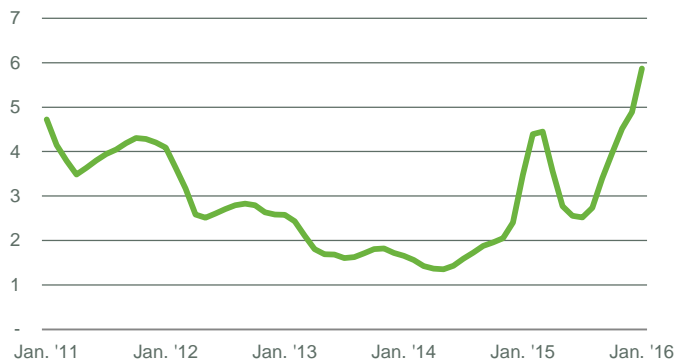
Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



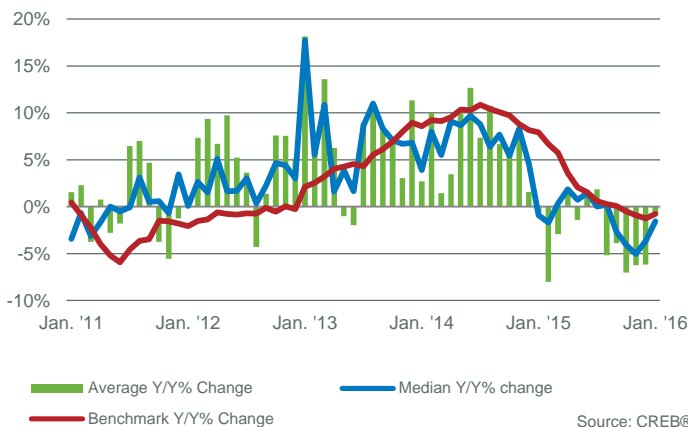
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



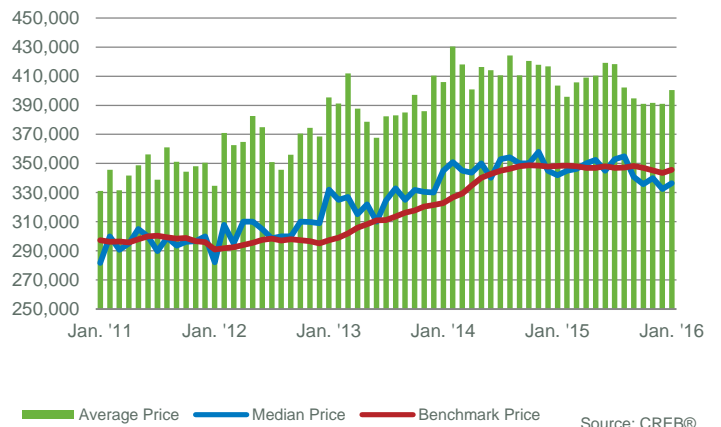
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES

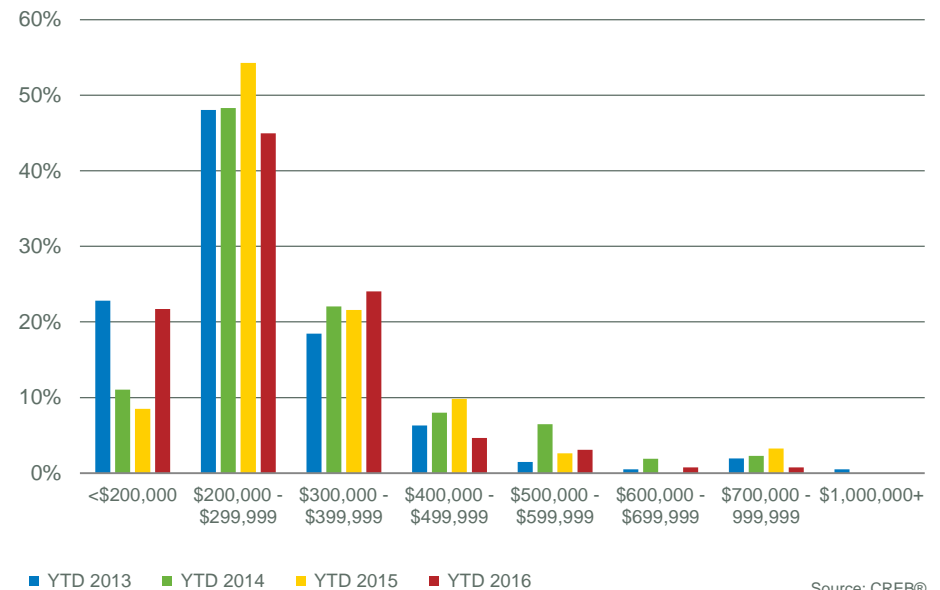


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	153	216	302	352	359	399	324	281	259	237	195	152
New Listings	745	593	672	608	613	611	582	514	657	587	489	343
Inventory	1,198	1,338	1,426	1,367	1,310	1,212	1,245	1,227	1,293	1,366	1,353	1,124
Days on Market	55	40	43	45	48	48	47	47	49	50	50	56
Benchmark Price	301,000	299,300	295,900	293,300	295,000	295,600	296,500	295,900	294,600	292,300	291,100	288,000
Median Price	269,000	267,500	271,500	274,750	280,500	275,000	284,500	266,000	265,000	286,000	272,500	287,000
Average Price	306,260	307,655	305,957	302,175	328,222	322,251	311,631	295,627	296,671	318,210	299,858	305,041
Index	206	205	202	201	202	202	203	202	202	200	199	197
<b>2016</b>												
Sales	129											
New Listings	601											
Inventory	1,253											
Days on Market	59											
Benchmark Price	281,900											
Median Price	251,000											
Average Price	281,296											
Index	193											

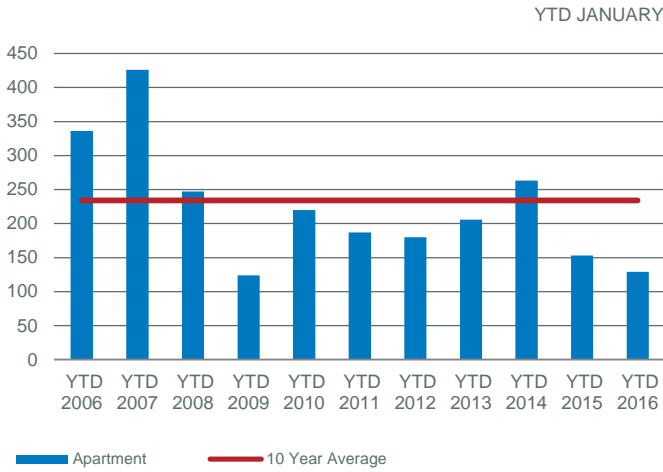
	Jan-15	Jan-16	YTD2015	YTD2016
<b>CALGARY TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	13	28	13	28
\$200,000 - \$299,999	83	58	83	58
\$300,000 - \$349,999	22	19	22	19
\$350,000 - \$399,999	11	12	11	12
\$400,000 - \$449,999	9	3	9	3
\$450,000 - \$499,999	6	3	6	3
\$500,000 - \$549,999	3	3	3	3
\$550,000 - \$599,999	1	1	1	1
\$600,000 - \$649,999	-	-	-	-
\$650,000 - \$699,999	-	1	-	1
\$700,000 - \$799,999	3	-	3	-
\$800,000 - \$899,999	2	1	2	1
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	<b>153</b>	<b>129</b>	<b>153</b>	<b>129</b>

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE YTD JANUARY



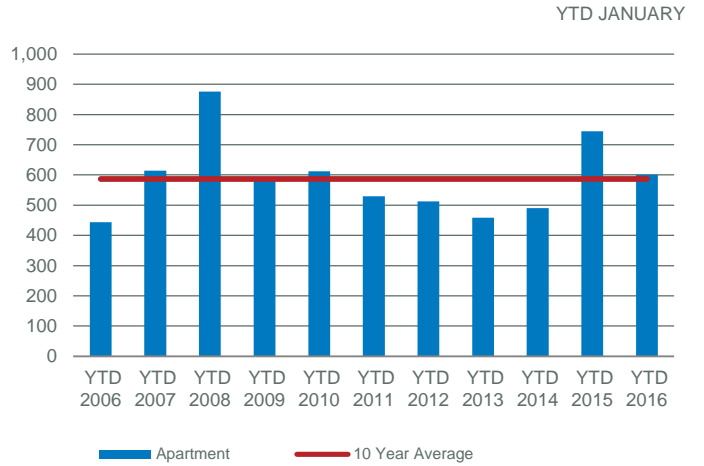
Source: CREB®

CALGARY APARTMENT TOTAL SALES



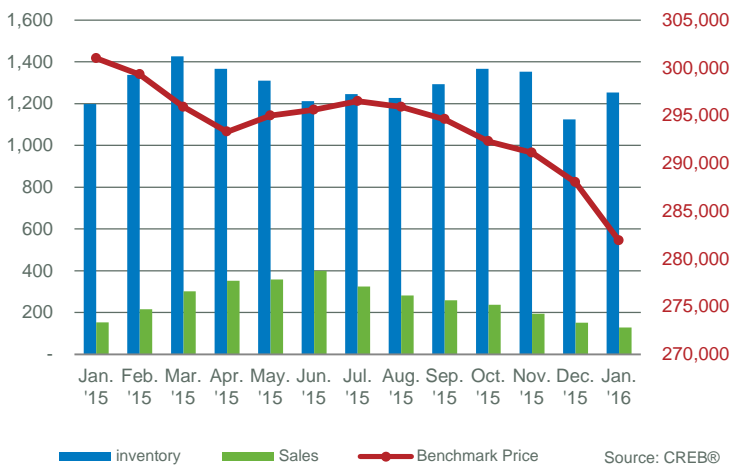
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



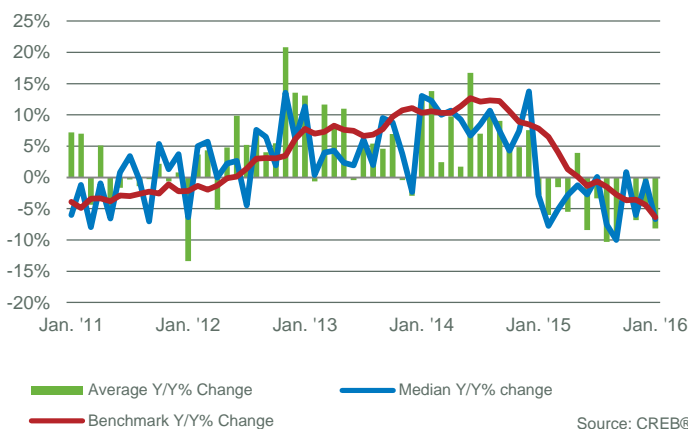
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



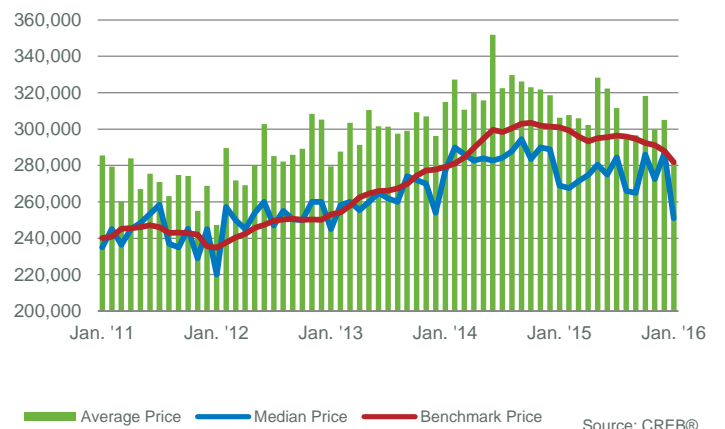
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



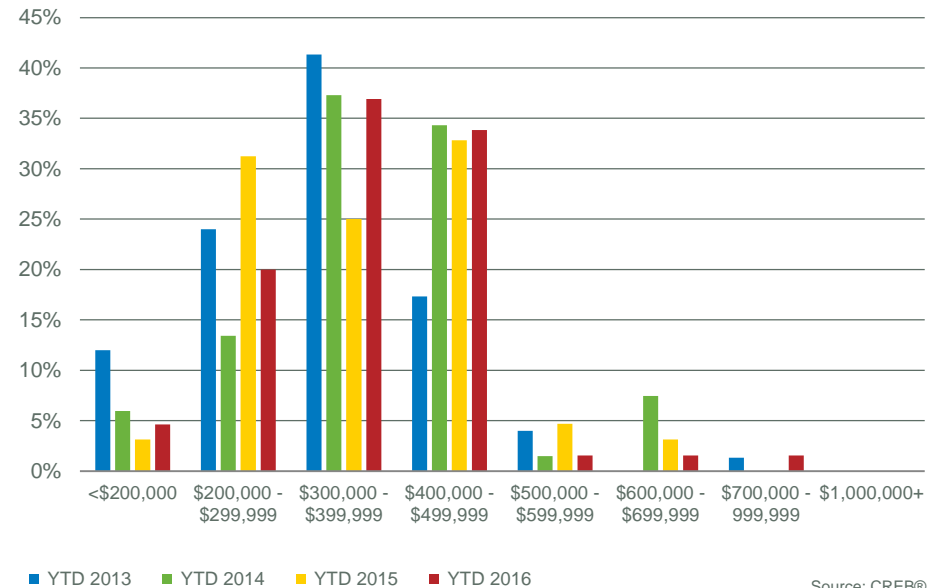
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	64	99	137	138	152	166	163	135	118	95	89	66
New Listings	224	230	194	214	223	243	197	184	179	184	129	88
Inventory	287	363	359	372	367	384	364	346	346	358	331	290
Days on Market	41	35	39	40	38	47	41	42	50	51	47	58
Benchmark Price	376,200	377,300	375,000	374,100	373,900	373,900	372,400	370,200	370,700	369,000	367,000	367,100
Median Price	376,491	395,000	385,000	396,500	392,500	387,400	382,500	375,000	410,750	386,500	360,000	365,450
Average Price	368,869	398,714	379,798	394,555	395,152	394,320	394,454	380,909	416,978	392,074	378,645	369,606
Index	200	201	200	199	199	199	198	197	197	197	195	196
<b>2016</b>												
Sales	65											
New Listings	183											
Inventory	326											
Days on Market	59											
Benchmark Price	368,700											
Median Price	367,900											
Average Price	367,525											
Index	196											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>AIRDRIE TOTAL SALES</b>				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	2	3	2	3
\$200,000 - \$299,999	20	13	20	13
\$300,000 - \$349,999	8	12	8	12
\$350,000 - \$399,999	8	12	8	12
\$400,000 - \$449,999	12	15	12	15
\$450,000 - \$499,999	9	7	9	7
\$500,000 - \$549,999	2	-	2	-
\$550,000 - \$599,999	1	1	1	1
\$600,000 - \$649,999	2	1	2	1
\$650,000 - \$699,999	-	-	-	-
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	-	1	-	1
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,249,999	-	-	-	-
\$1,250,000 - \$1,499,999	-	-	-	-
\$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 +	-	-	-	-
	64	65	64	65

**AIRDRIE SHARE OF SALES BY PRICE RANGE**

YTD JANUARY

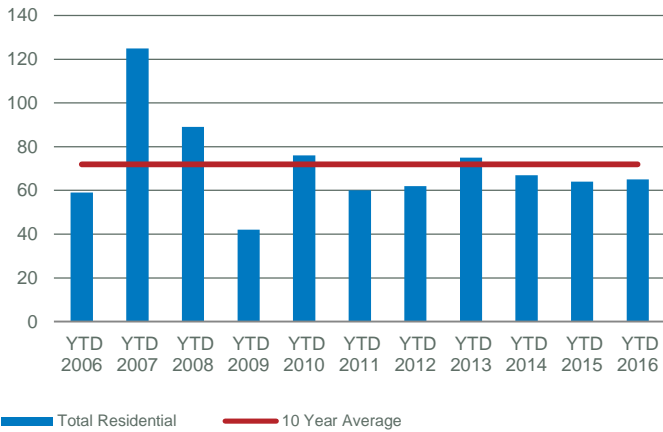


Source: CREB®



AIRDRIE TOTAL SALES

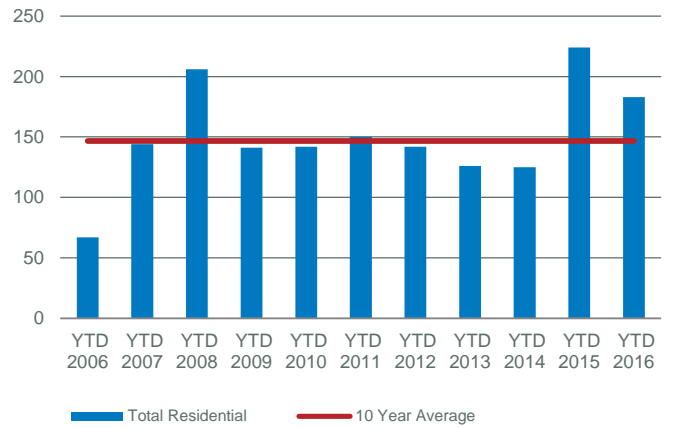
YTD JANUARY



Source: CREB®

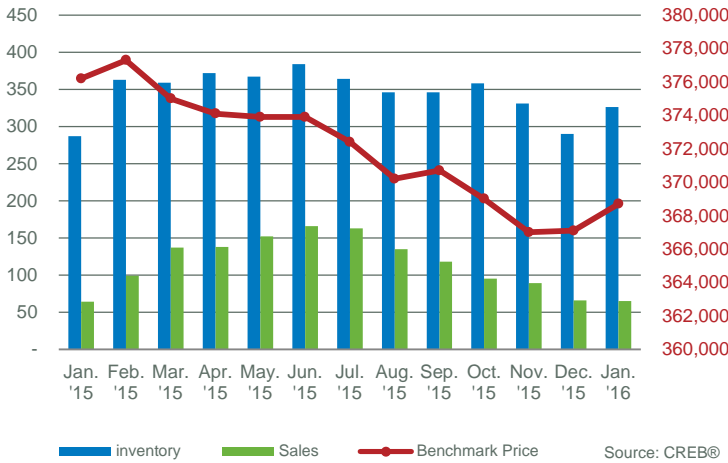
AIRDRIE TOTAL NEW LISTINGS

YTD JANUARY



Source: CREB®

AIRDRIE INVENTORY AND SALES



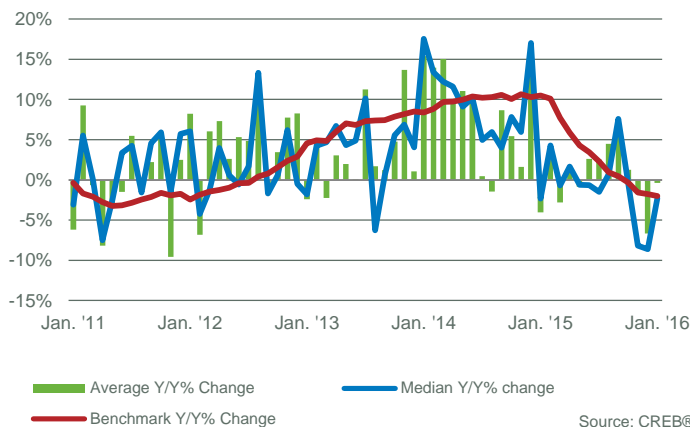
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



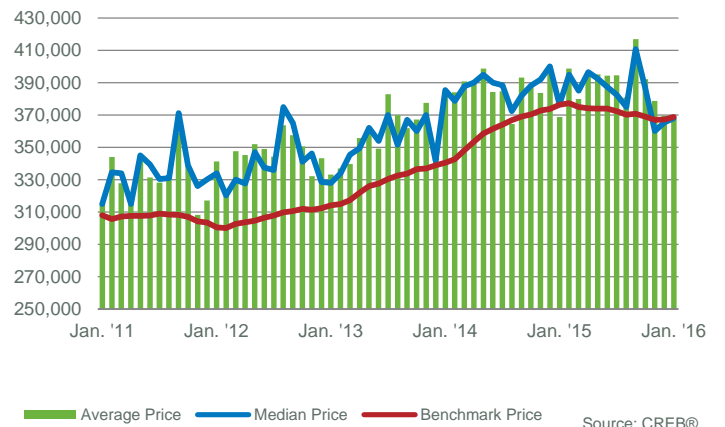
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES



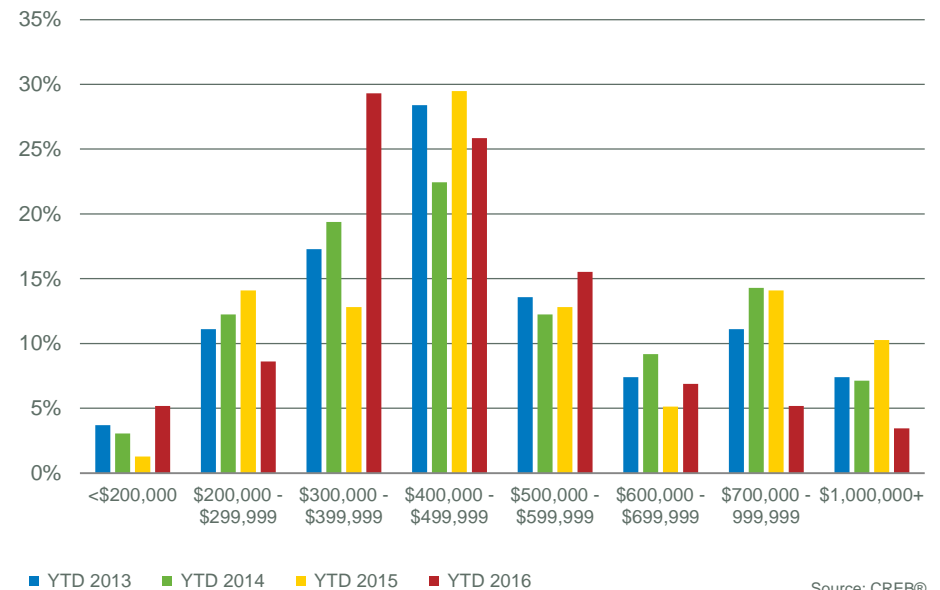
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	78	78	118	141	174	198	153	129	94	129	104	76
New Listings	288	256	317	311	298	311	294	281	283	238	201	146
Inventory	652	735	808	848	874	837	837	834	865	812	751	632
Days on Market	76	57	60	60	54	68	66	53	68	58	78	77
Benchmark Price	558,700	562,100	575,700	570,700	564,200	565,200	563,300	557,700	567,300	552,500	554,300	548,200
Median Price	478,750	497,500	486,000	465,000	500,000	515,000	495,500	485,000	445,000	462,500	514,850	472,500
Average Price	625,531	650,157	601,304	569,824	610,111	645,612	584,906	554,722	548,404	563,345	600,602	598,074
Index	181	182	186	185	183	183	182	181	184	179	179	177
<b>2016</b>												
Sales	58											
New Listings	258											
Inventory	702											
Days on Market	73											
Benchmark Price	548,200											
Median Price	427,500											
Average Price	467,439											
Index	177											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>ROCKYVIEW TOTAL SALES</b>				
>\$100,000	-	2	-	2
\$100,000 - \$199,999	1	1	1	1
\$200,000 - \$299,999	11	5	11	5
\$300,000 - \$349,999	2	6	2	6
\$350,000 - \$399,999	8	11	8	11
\$400,000 - \$449,999	12	8	12	8
\$450,000 - \$499,999	11	7	11	7
\$500,000 - \$549,999	4	3	4	3
\$550,000 - \$599,999	6	6	6	6
\$600,000 - \$649,999	2	1	2	1
\$650,000 - \$699,999	2	3	2	3
\$700,000 - \$799,999	3	-	3	-
\$800,000 - \$899,999	7	3	7	3
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	4	-	4	-
\$1,250,000 - \$1,499,999	1	2	1	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	2	-	2	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	<b>78</b>	<b>58</b>	<b>78</b>	<b>58</b>

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

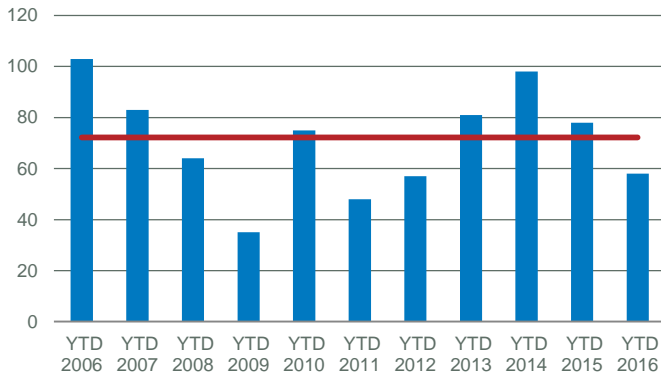
YTD JANUARY



Source: CREB®

## ROCKYVIEW TOTAL SALES

YTD JANUARY

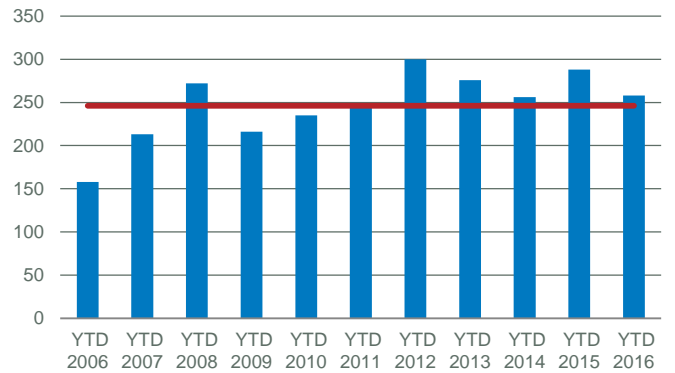


■ Total Residential    — 10 Year Average

Source: CREB®

## ROCKYVIEW TOTAL NEW LISTINGS

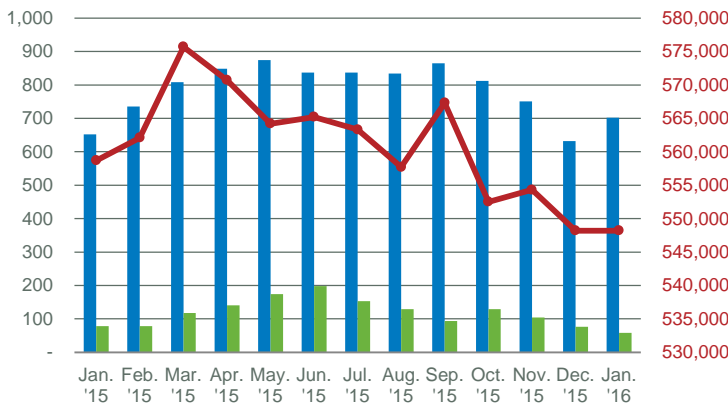
YTD JANUARY



■ Total Residential    — 10 Year Average

Source: CREB®

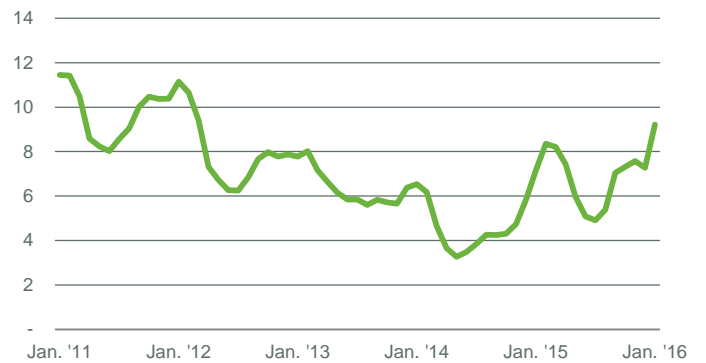
## ROCKYVIEW INVENTORY AND SALES



■ inventory    ■ Sales    — Benchmark Price

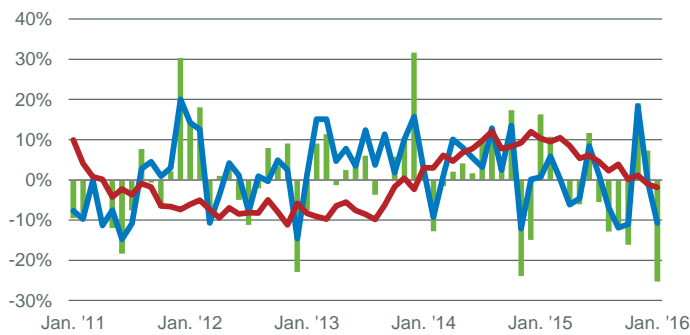
Source: CREB®

## ROCKYVIEW MONTHS OF INVENTORY



Source: CREB®

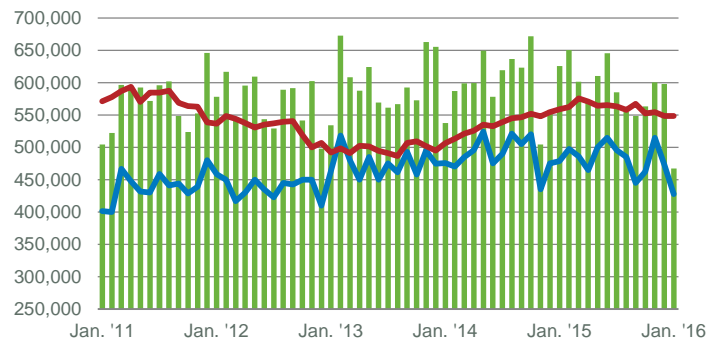
## ROCKYVIEW PRICE CHANGE



■ Average Y/Y% Change    ■ Median Y/Y% change  
— Benchmark Y/Y% Change

Source: CREB®

## ROCKYVIEW PRICES



■ Average Price    ■ Median Price    — Benchmark Price

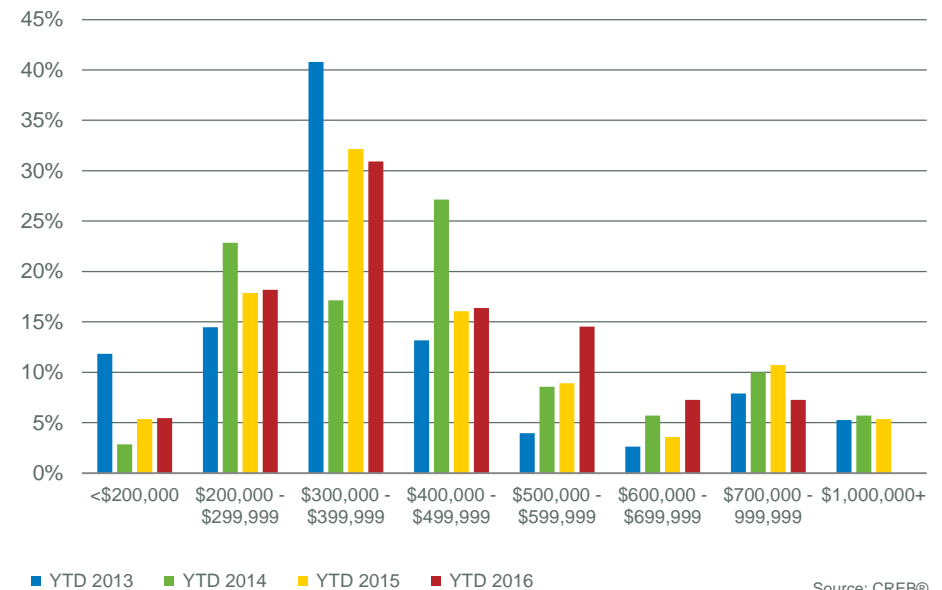
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	56	67	113	104	127	124	109	106	105	94	88	52
New Listings	191	197	236	219	234	230	211	187	189	180	137	105
Inventory	436	509	587	640	643	649	661	642	615	579	530	463
Days on Market	85	71	64	71	61	60	71	69	81	81	75	75
Benchmark Price	395,300	394,400	405,200	401,100	404,800	406,700	405,000	401,700	405,200	397,200	392,100	388,000
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750	410,000	419,000	419,750	480,000
Average Price	457,085	494,242	454,909	495,971	567,143	501,445	627,925	467,709	526,671	489,709	454,372	555,408
Index	184	183	188	186	188	189	188	187	188	185	182	180
<b>2016</b>												
Sales	55											
New Listings	203											
Inventory	515											
Days on Market	79											
Benchmark Price	407,800											
Median Price	389,000											
Average Price	426,695											
Index	189											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>FOOTHILLS TOTAL SALE:</b>				
>\$100,000	1	-	1	-
\$100,000 - \$199,999	2	3	2	3
\$200,000 - \$299,999	10	10	10	10
\$300,000 - \$349,999	11	7	11	7
\$350,000 - \$399,999	7	10	7	10
\$400,000 - \$449,999	4	6	4	6
\$450,000 - \$499,999	5	3	5	3
\$500,000 - \$549,999	3	8	3	8
\$550,000 - \$599,999	2	-	2	-
\$600,000 - \$649,999	-	2	-	2
\$650,000 - \$699,999	2	2	2	2
\$700,000 - \$799,999	3	-	3	-
\$800,000 - \$899,999	3	2	3	2
\$900,000 - \$999,999	-	2	-	2
\$1,000,000 - \$1,249,999	1	-	1	-
\$1,250,000 - \$1,499,999	2	-	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 +	-	-	-	-
	56	55	56	55

**FOOTHILLS SHARE OF SALES BY PRICE RANGE**

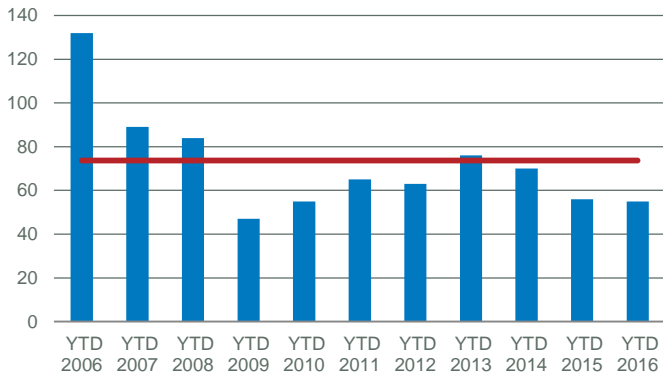
YTD JANUARY



Source: CREB®

FOOTHILLS TOTAL SALES

YTD JANUARY

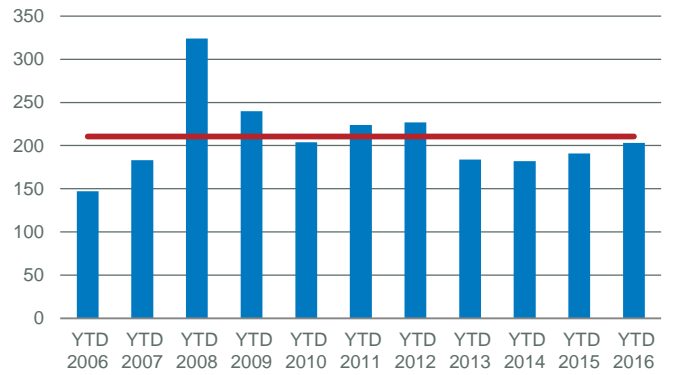


Total Residential 10 Year Average

Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS

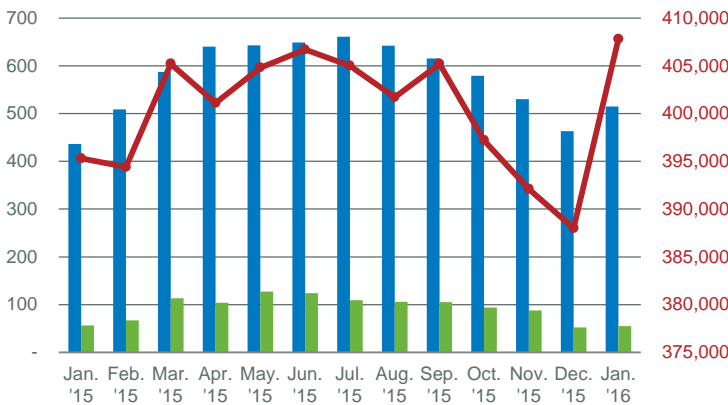
YTD JANUARY



Total Residential 10 Year Average

Source: CREB®

FOOTHILLS INVENTORY AND SALES



inventory Sales Benchmark Price

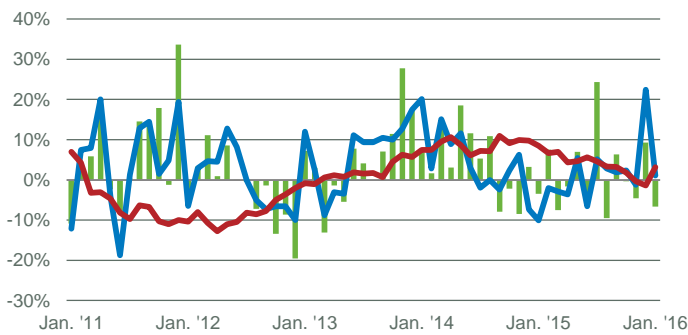
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



Source: CREB®

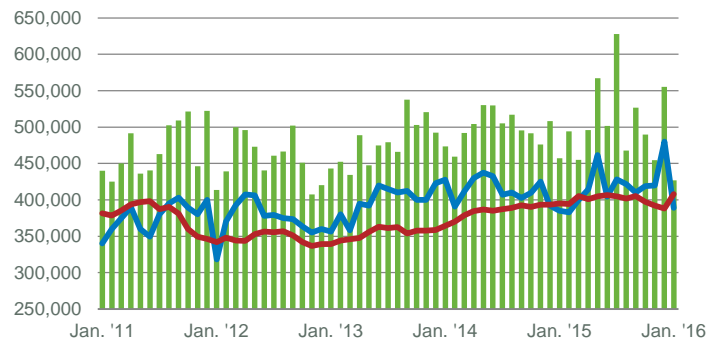
FOOTHILLS PRICE CHANGE



Average Y/Y Change Median Y/Y change Benchmark Y/Y Change

Source: CREB®

FOOTHILLS PRICES



Average Price Median Price Benchmark Price

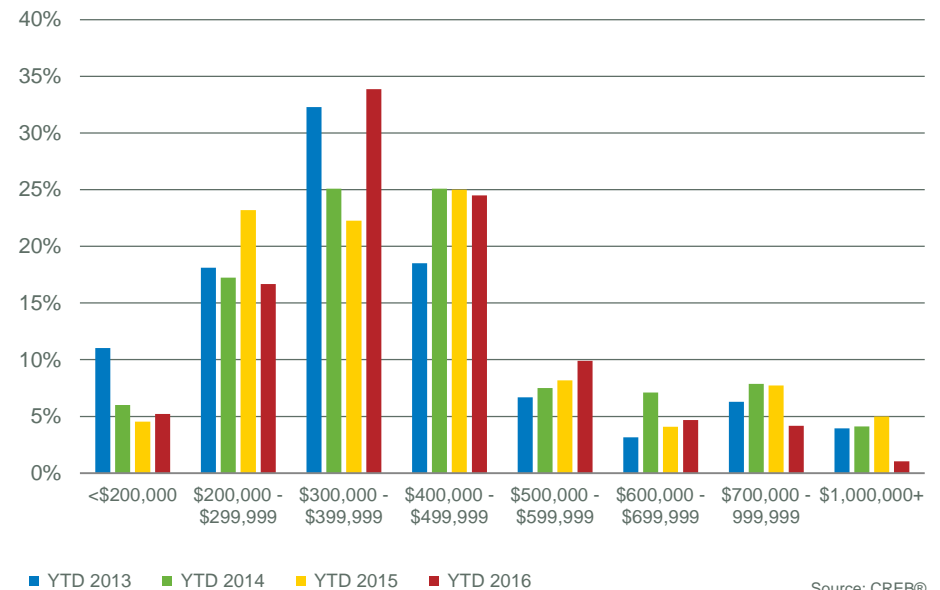
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	220	271	415	441	515	551	489	426	354	354	318	211
New Listings	767	748	845	837	860	869	789	732	711	665	529	382
Inventory	1,527	1,777	1,962	2,082	2,123	2,091	2,083	2,040	2,037	1,956	1,804	1,545
Days on Market	67	53	55	56	52	60	59	56	64	63	66	71
Benchmark Price	435,000	435,900	441,000	439,400	439,100	439,600	438,700	435,300	438,700	432,100	429,800	426,800
Median Price	399,950	405,000	400,000	399,500	416,500	407,500	415,000	400,000	410,000	402,250	401,000	420,000
Average Price	474,744	485,354	454,209	462,777	496,675	498,549	496,934	445,029	472,681	472,725	460,814	496,063
Index	191	191	193	193	193	193	192	191	192	190	189	187
<b>2016</b>												
Sales	192											
New Listings	714											
Inventory	1,742											
Days on Market	70											
Benchmark Price	433,400											
Median Price	389,000											
Average Price	411,830											
Index	190											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>SURROUNDING AREA SA</b>				
>\$100,000	1	2	1	2
\$100,000 - \$199,999	9	8	9	8
\$200,000 - \$299,999	51	32	51	32
\$300,000 - \$349,999	22	30	22	30
\$350,000 - \$399,999	27	35	27	35
\$400,000 - \$449,999	29	30	29	30
\$450,000 - \$499,999	26	17	26	17
\$500,000 - \$549,999	9	11	9	11
\$550,000 - \$599,999	9	8	9	8
\$600,000 - \$649,999	5	4	5	4
\$650,000 - \$699,999	4	5	4	5
\$700,000 - \$799,999	6	-	6	-
\$800,000 - \$899,999	10	6	10	6
\$900,000 - \$999,999	1	2	1	2
\$1,000,000 - \$1,249,999	5	-	5	-
\$1,250,000 - \$1,499,999	3	2	3	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	2	-	2	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	220	192	220	192

**SURROUNDING AREA SHARE OF SALES BY PRICE RANGE**

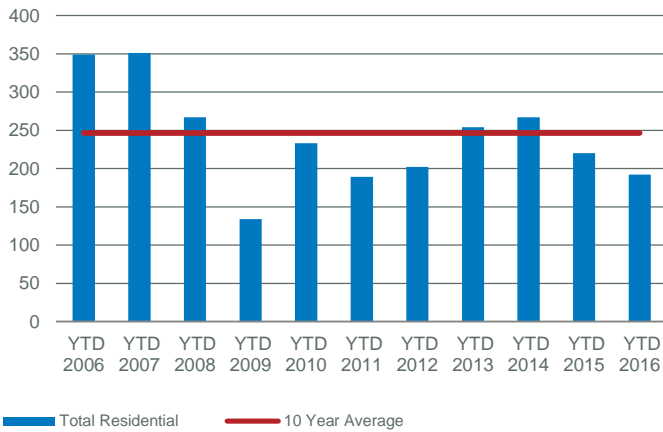
YTD JANUARY



Source: CREB®

## SURROUNDING AREA SALES

YTD JANUARY



Source: CREB®

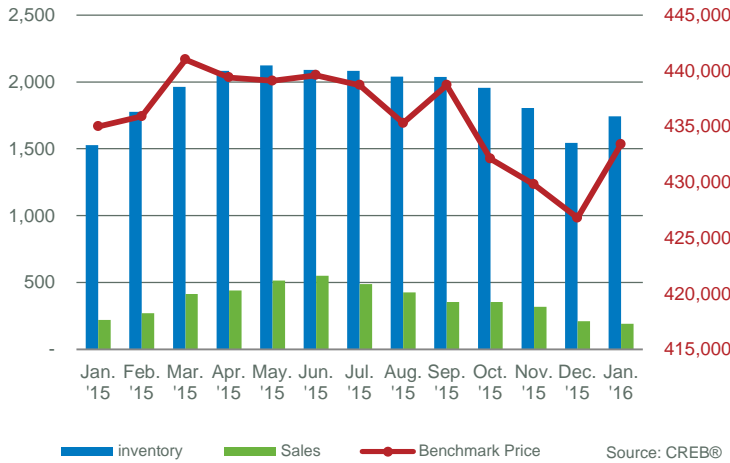
## SURROUNDING AREA NEW LISTINGS

YTD JANUARY



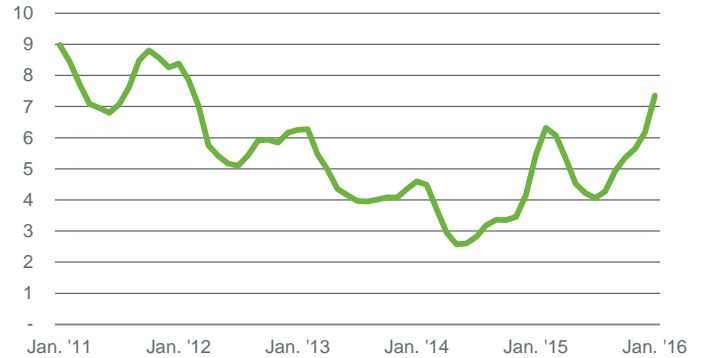
Source: CREB®

## SURROUNDING AREA INVENTORY AND SALES



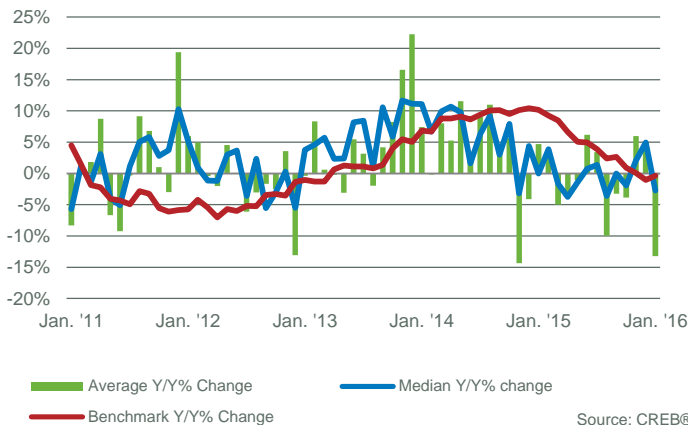
Source: CREB®

## SURROUNDING AREA MONTHS OF INVENTORY



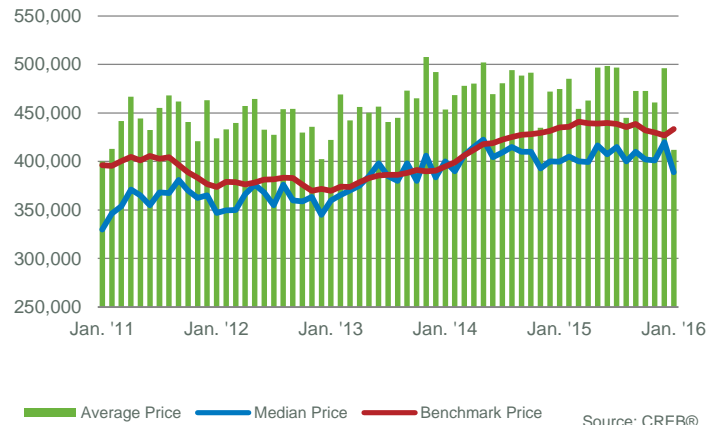
Source: CREB®

## SURROUNDING AREA PRICE CHANGE



Source: CREB®

## SURROUNDING AREA PRICES



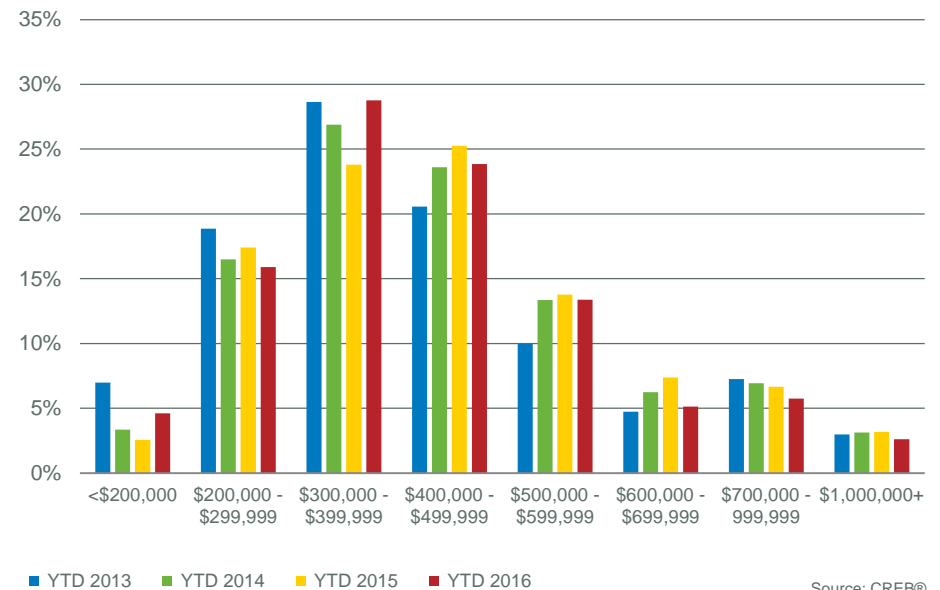
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	1,097	1,478	2,192	2,404	2,701	2,733	2,480	2,068	1,803	1,776	1,579	1,090
New Listings	4,036	3,683	3,974	3,901	4,028	3,990	3,777	3,474	3,806	3,356	2,711	1,873
Inventory	6,319	7,308	7,666	7,719	7,516	7,229	7,217	7,255	7,636	7,577	7,128	5,902
Days on Market	46	38	42	43	43	44	44	43	45	45	49	54
Benchmark Price	458,000	456,700	455,600	453,400	454,500	455,800	455,600	455,100	455,600	453,200	450,500	448,100
Median Price	416,000	417,500	416,850	414,500	430,000	425,000	431,250	418,700	424,000	417,250	410,000	410,000
Average Price	463,473	464,681	469,987	468,326	482,249	486,698	480,545	461,220	461,409	460,608	460,721	469,138
Index	210	209	208	207	208	209	208	208	208	207	206	205
<b>2016</b>												
Sales	956											
New Listings	3,455											
Inventory	6,764											
Days on Market	54											
Benchmark Price	444,400											
Median Price	400,000											
Average Price	445,237											
Index	203											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>CREB® SALES</b>				
>\$100,000	1	2	1	2
\$100,000 - \$199,999	27	42	27	42
\$200,000 - \$299,999	191	152	191	152
\$300,000 - \$349,999	134	123	134	123
\$350,000 - \$399,999	127	152	127	152
\$400,000 - \$449,999	158	139	158	139
\$450,000 - \$499,999	119	89	119	89
\$500,000 - \$549,999	80	74	80	74
\$550,000 - \$599,999	71	54	71	54
\$600,000 - \$649,999	42	21	42	21
\$650,000 - \$699,999	39	28	39	28
\$700,000 - \$799,999	41	24	41	24
\$800,000 - \$899,999	22	22	22	22
\$900,000 - \$999,999	10	9	10	9
\$1,000,000 - \$1,249,999	20	13	20	13
\$1,250,000 - \$1,499,999	10	6	10	6
\$1,500,000 - \$1,749,999	2	5	2	5
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	2	1	2	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	<b>1,097</b>	<b>956</b>	<b>1,097</b>	<b>956</b>

**CREB® SHARE OF SALES BY PRICE RANGE**

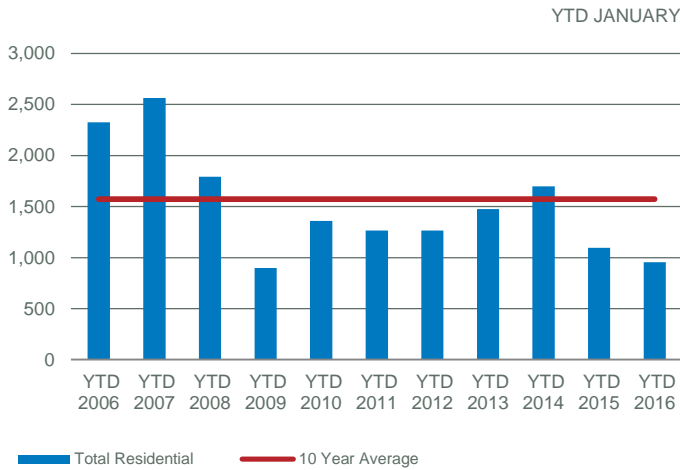
YTD JANUARY



Source: CREB®

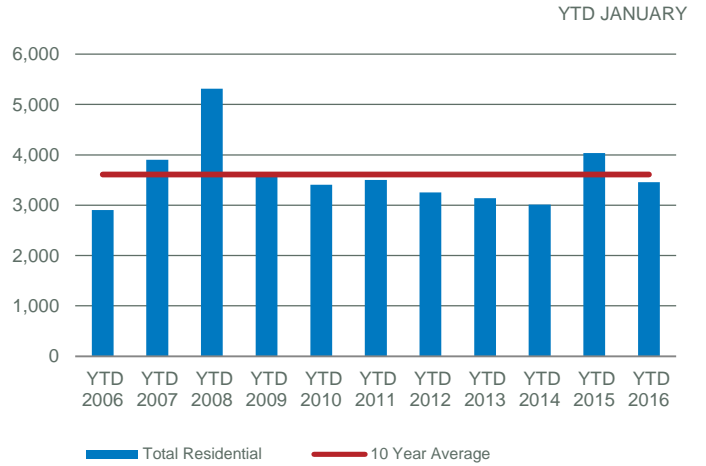


## CREB® SALES



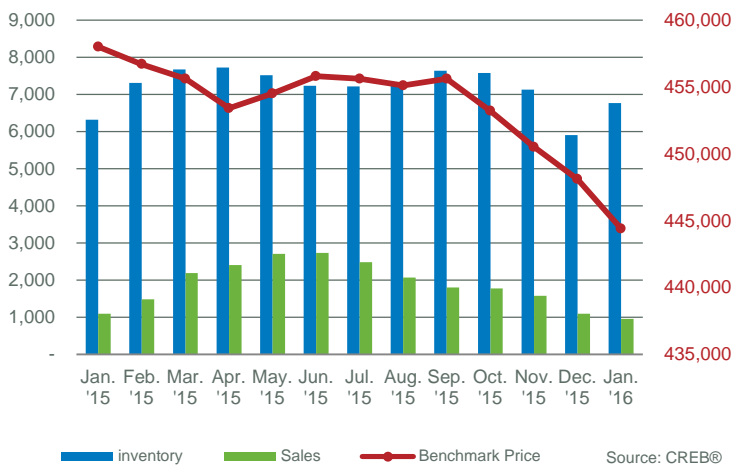
Source: CREB®

## CREB® NEW LISTINGS



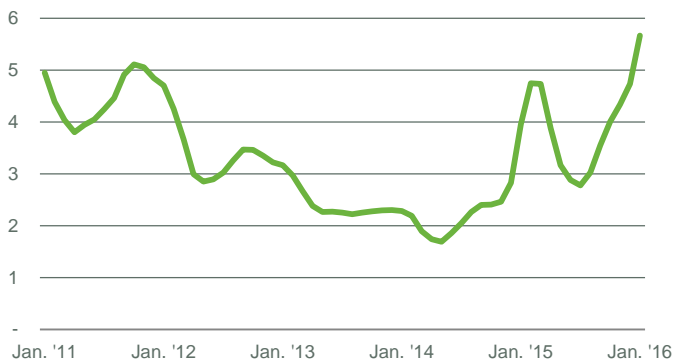
Source: CREB®

## CREB® INVENTORY AND SALES



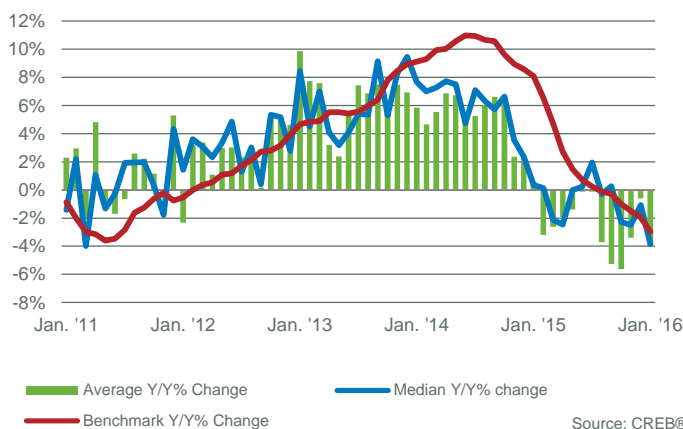
Source: CREB®

## CREB® MONTHS OF INVENTORY



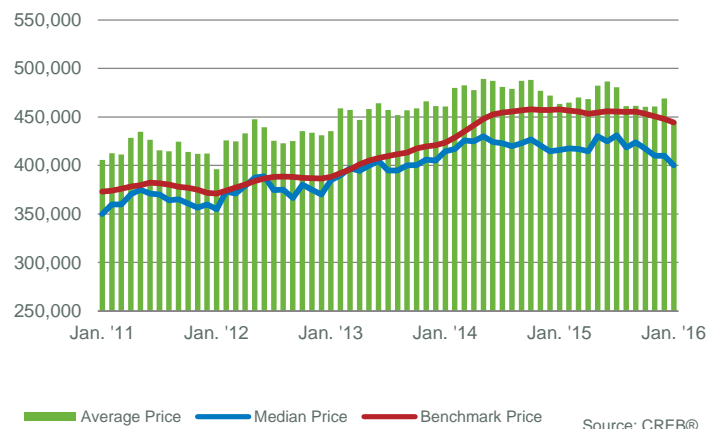
Source: CREB®

## CREB® PRICE CHANGE



Source: CREB®

## CREB® PRICES



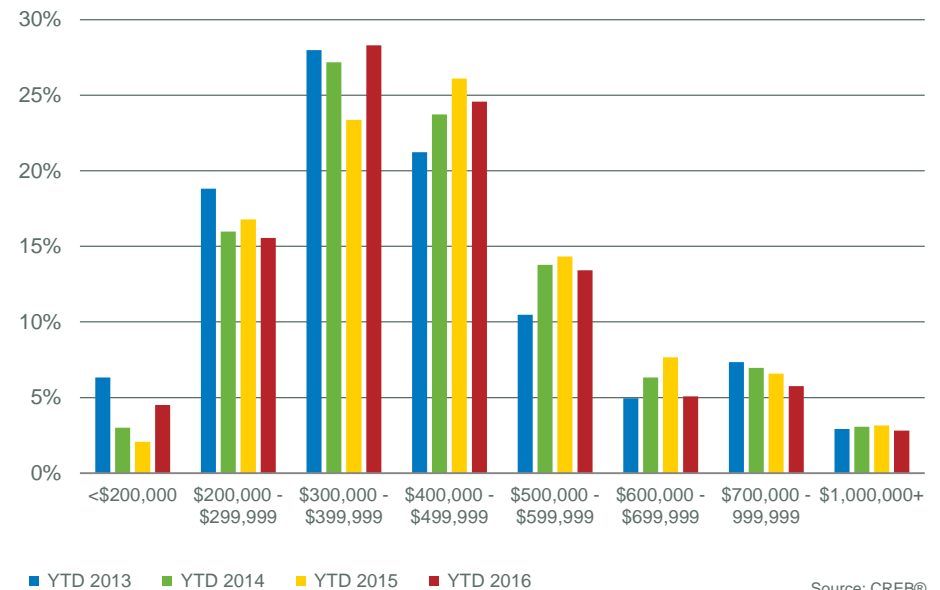
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2015</b>												
Sales	1,019	1,384	2,032	2,242	2,512	2,546	2,307	1,906	1,661	1,646	1,454	1,021
New Listings	3,781	3,421	3,640	3,589	3,689	3,675	3,479	3,207	3,557	3,113	2,512	1,725
Inventory	5,731	6,629	6,871	6,857	6,634	6,359	6,335	6,395	6,810	6,791	6,406	5,279
Days on Market	44	36	40	41	41	43	42	41	42	43	47	52
Benchmark Price	462,900	461,400	459,800	457,600	458,500	459,800	459,600	459,400	459,600	457,400	455,000	452,800
Median Price	420,000	420,000	420,000	417,000	432,500	430,000	435,000	420,250	425,000	420,000	413,750	410,000
Average Price	467,503	466,367	474,754	471,260	482,877	490,469	477,910	465,479	460,773	462,098	465,682	466,737
Index	211	210	209	208	209	209	209	209	209	208	207	206
<b>2016</b>												
Sales	887											
New Listings	3,182											
Inventory	6,050											
Days on Market	52											
Benchmark Price	448,000											
Median Price	403,000											
Average Price	448,225											
Index	204											

	Jan-15	Jan-16	YTD2015	YTD2016
<b>CALGARY CMA SALES</b>				
>\$100,000	-	2	-	2
\$100,000 - \$199,999	21	38	21	38
\$200,000 - \$299,999	171	138	171	138
\$300,000 - \$349,999	122	111	122	111
\$350,000 - \$399,999	116	140	116	140
\$400,000 - \$449,999	153	132	153	132
\$450,000 - \$499,999	113	86	113	86
\$500,000 - \$549,999	77	66	77	66
\$550,000 - \$599,999	69	53	69	53
\$600,000 - \$649,999	41	19	41	19
\$650,000 - \$699,999	37	26	37	26
\$700,000 - \$799,999	38	24	38	24
\$800,000 - \$899,999	19	20	19	20
\$900,000 - \$999,999	10	7	10	7
\$1,000,000 - \$1,249,999	19	13	19	13
\$1,250,000 - \$1,499,999	8	6	8	6
\$1,500,000 - \$1,749,999	2	5	2	5
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	2	1	2	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	<b>1,019</b>	<b>887</b>	<b>1,019</b>	<b>887</b>

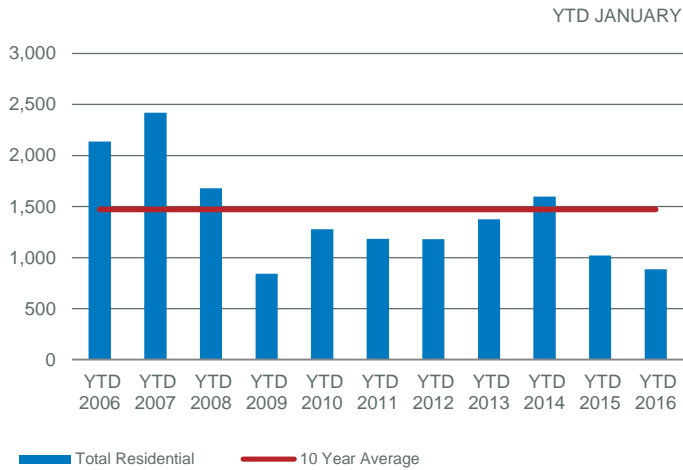
**CALGARY CMA SHARE OF SALES BY PRICE RANGE**

YTD JANUARY



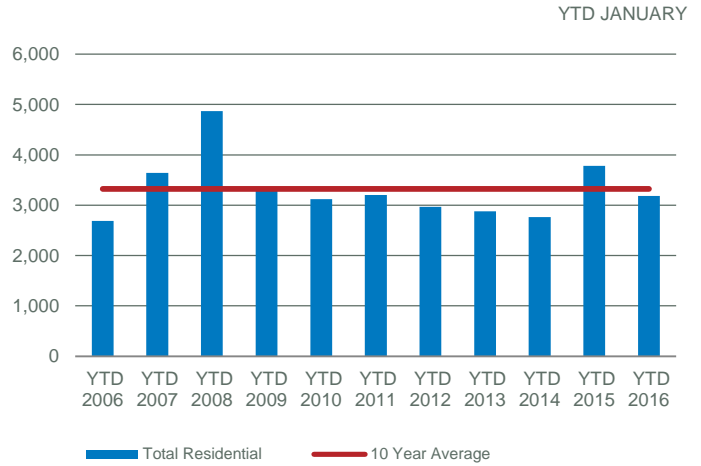
Source: CREB®

CALGARY CMA SALES



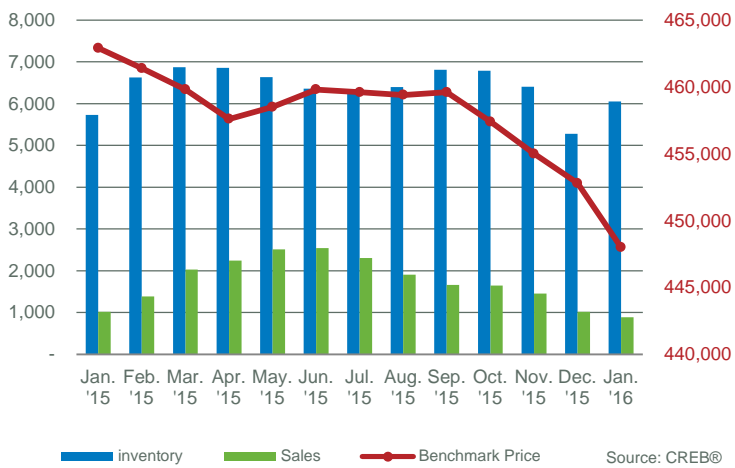
Source: CREB®

CALGARY CMA NEW LISTINGS



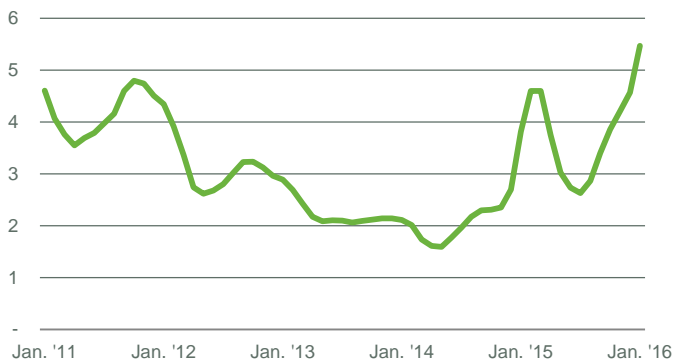
Source: CREB®

CALGARY CMA INVENTORY AND SALES



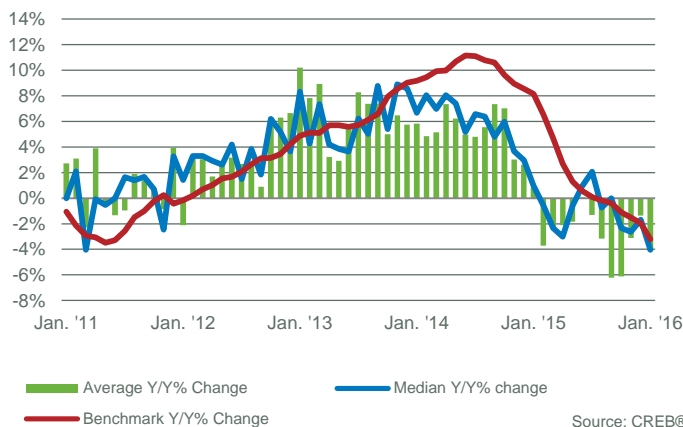
Source: CREB®

CALGARY CMA MONTHS OF INVENTORY



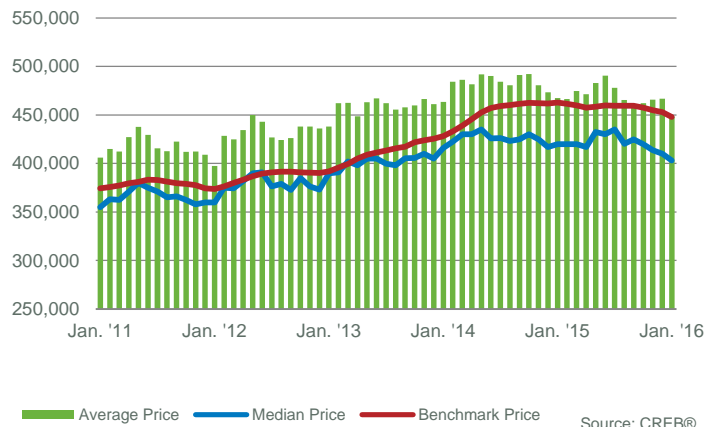
Source: CREB®

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.

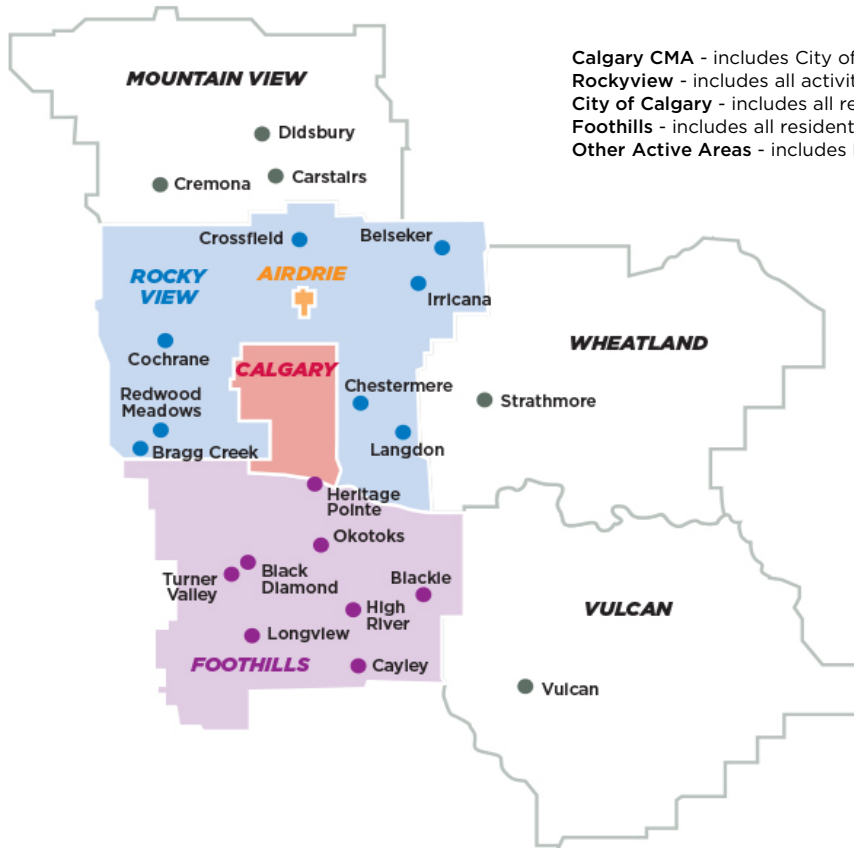
**Absorption Rate** - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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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