

Inventory levels rise

August sales activity falls below long-term averages

Calgary, September 1, 2015 -

Calgary's residential resale housing market recorded further easing in absorption rates in August due to weaker sales activity.

Sales in the city declined by 27 per cent to 1,643 units last month relative to the same time last year and 12 per cent below 10-year averages.

"Persistent weakness in the energy sector weighed on sales activity this month, which once again retracted to levels well below the norm for the city," said CREB[®] chief economist Ann-Marie Lurie.

Residential unadjusted sales-to-new-listings ratio eased from 67 per cent in July to 60 per cent in August, contributing to a monthly rise in inventory levels to 5,146 units. Combined with weaker sales activity, months of supply pushed up to 3.13 months.

While every price range experienced fewer sales per new listing, homes in the higher price ranges saw the most significant

decline in absorption rates compared to last year, noted Lurie.

Year-to-date new listings in the \$600,000-plus category increased in share of activity compared to last year. However, sales activity in this price range represented 18 per cent of all the sales last month, down from nearly 20 per cent last year.

"With more options in the higher-end of the market, sellers will need to consider their competition as well as their goals regarding a sell date," said CREB[®] president Corinne Lyall. "This will influence the pricing strategy they agree upon with their real estate professional."

Lurie added that despite challenges near the top of the market, absorption rates in the under-\$500,000 detached sector remained relatively tight and is likely causing some price trend discrepancies.

Despite weaker absorption rates, benchmark prices remained relatively stable, totaling \$456,300 in August. Lurie credits this steadiness to both the detached and attached sectors, which have

remained more balanced relative to the apartment sector.

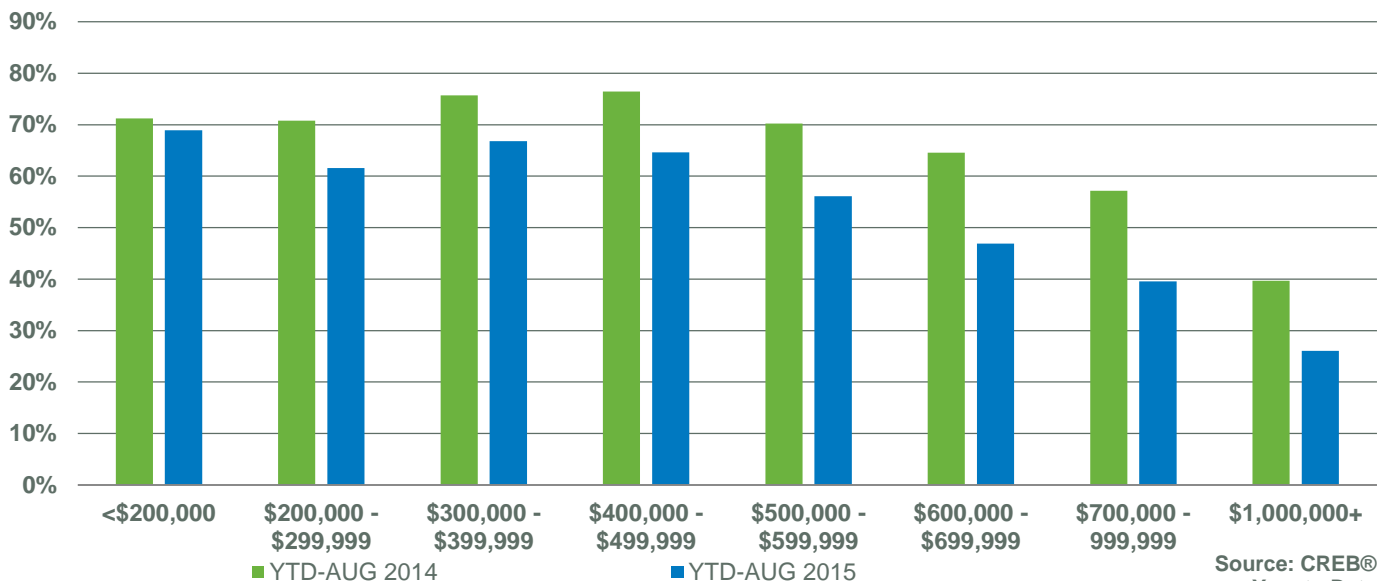
The apartment sector continued to struggle with increased competition from competing properties during the month, as unadjusted months of supply rose to 4.3. Increase supply is ultimately weighed on pricing, as prices declined on a year-over-year basis by 1.44 per cent in August.

Overall, the combination of price declines and higher inventory levels in some segments of the market are influencing buying patterns in Calgary, said Lyall.

"Improved selection in these segments is giving buyers the opportunity to be discerning about their purchase decisions," she said. "They may be weighing their options between resale and new product, along with what community fits their lifestyle."

"Although market conditions affect consumers' real estate decisions, so do their lifestyles. People move for a number of reasons, including proximity to work and schools, along with changes in family dynamics."

CITY OF CALGARY SALES TO NEW LISTINGS RATIO BY PRICE RANGE



	Aug-14	Aug-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
CITY OF CALGARY						
Total Sales	2,250	1,643	-26.98%	18,427	13,824	-24.98%
Total Sales Volume	\$1,070,270,033	\$766,574,359	-28.38%	\$8,866,652,521	\$6,540,189,077	-26.24%
New Listings	3,131	2,733	-12.71%	26,571	24,393	-8.20%
Inventory	4,661	5,146	10.41%	3,852	5,535	43.69%
Months of Supply	2.07	3.13	51.19%	1.67	3.20	91.53%
Sales to New Listings Ratio	0.72	0.60	-11.74%	0.69	0.57	-12.68%
Sales to List Price Ratio	98.05%	97.46%	-0.59%	98.46%	97.48%	-0.98%
Days on Market	35	40	14.67%	31	40	29.03%
Benchmark Price	\$456,700	\$456,300	-0.09%	\$444,513	\$455,313	2.43%
Median Price	\$420,500	\$422,500	0.48%	\$426,000	\$425,000	-0.23%
Average Price	\$475,676	\$466,570	-1.91%	\$481,177	\$473,104	-1.68%
Index	213	213	-0.09%	207	212	2.43%
SURROUNDING AREA						
Total Sales	499	423	-15.23%	4,227	3,322	-21.41%
Total Sales Volume	\$246,546,728	\$187,534,185	-23.94%	\$2,032,418,707	\$1,588,612,544	-21.84%
New Listings	746	731	-2.01%	6,578	6,443	-2.05%
Inventory	1,768	2,145	21.32%	1,577	1,986	25.94%
Months of Supply	3.54	5.07	43.12%	2.98	4.78	60.25%
Sales to New Listings Ratio	0.67	0.58	-9.02%	0.64	0.52	-12.70%
Sales to List Price Ratio	96.84%	97.21%	0.37%	97.44%	96.81%	-0.63%
Days on Market	48	56	16.53%	50	57	14.00%
Benchmark Price	\$423,900	\$430,900	1.65%	\$411,050	\$433,438	5.45%
Median Price	\$415,000	\$400,000	-3.61%	\$408,000	\$405,250	-0.67%
Average Price	\$494,082	\$443,343	-10.27%	\$480,818	\$478,210	-0.54%
Index	187	190	1.66%	181	191	5.45%
CREB® ECONOMIC REGION						
Total Sales	2,749	2,066	-24.85%	22,654	17,146	-24.31%
Total Sales Volume	\$1,316,816,761	\$954,108,544	-27.54%	\$10,899,071,228	\$8,128,801,622	-25.42%
New Listings	3,877	3,464	-10.65%	33,149	30,836	-6.98%
Inventory	6,429	7,178	11.65%	5,429	7,521	38.53%
Months of Supply	2.34	3.47	48.56%	1.92	3.51	83.03%
Sales to New Listings Ratio	0.71	0.60	-11.26%	0.68	0.56	-12.74%
Sales to List Price Ratio	97.82%	97.41%	-0.41%	98.27%	97.35%	-0.92%
Days on Market	37	43	16.07%	35	44	25.71%
Benchmark Price	\$451,600	\$451,600	0.00%	\$439,488	\$451,213	2.67%
Median Price	\$420,000	\$418,700	-0.31%	\$423,900	\$422,000	-0.45%
Average Price	\$479,017	\$461,814	-3.59%	\$481,110	\$474,093	-1.46%
Index	210	210	0.00%	204	210	2.67%

For a list of definitions, see page 28.

	Aug-14	Aug-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
DETACHED						
Total Sales	1,278	1,000	-21.75%	10,942	8,419	-23.06%
Total Sales Volume	\$701,003,459	\$537,777,005	-23.28%	\$6,070,463,925	\$4,561,487,488	-24.86%
New Listings	1,793	1,644	-8.31%	15,685	14,132	-9.90%
Inventory	2,654	2,801	5.54%	2,178	2,984	37.03%
Months of Supply	2.08	2.80	34.88%	1.59	2.84	78.10%
Sales to New Listings Ratio	0.71	0.61	-10.45%	0.70	0.60	-10.19%
Sales to List Price Ratio	97.98%	97.53%	-0.45%	98.49%	97.50%	-0.99%
Days on Market	33	37	10.56%	29	37	27.59%
Benchmark Price	\$516,000	\$516,000	0.00%	\$502,000	\$514,775	2.54%
Median Price	\$480,000	\$484,000	0.83%	\$487,000	\$483,000	-0.82%
Average Price	\$548,516	\$537,777	-1.96%	\$554,786	\$541,809	-2.34%
Index	214	214	0.00%	208	213	2.55%
ATTACHED						
Total Sales	516	364	-29.46%	4,056	3,021	-25.52%
Total Sales Volume	\$218,921,532	\$146,454,885	-33.10%	\$1,683,416,657	\$1,237,442,737	-26.49%
New Listings	682	577	-15.40%	5,595	5,324	-4.84%
Inventory	909	1,130	24.31%	756	1,220	61.39%
Months of Supply	1.76	3.10	76.22%	1.49	3.23	116.69%
Sales to New Listings Ratio	0.76	0.63	-12.57%	0.72	0.57	-15.75%
Sales to List Price Ratio	98.47%	97.52%	-0.95%	98.66%	97.66%	-1.00%
Days on Market	34	44	27.73%	30	42	40.00%
Benchmark Price	\$355,000	\$356,700	0.48%	\$343,838	\$354,900	3.22%
Median Price	\$354,250	\$355,000	0.21%	\$349,000	\$350,000	0.29%
Average Price	\$424,267	\$402,349	-5.17%	\$415,044	\$409,614	-1.31%
Index	208	209	0.48%	201	208	3.22%
APARTMENT						
Total Sales	456	279	-38.82%	3,429	2,384	-30.48%
Total Sales Volume	\$150,345,042	\$82,342,469	-45.23%	\$1,112,771,939	\$741,258,852	-33.39%
New Listings	656	512	-21.95%	5,291	4,937	-6.69%
Inventory	1,098	1,215	10.66%	919	1,331	44.88%
Months of Supply	2.41	4.35	80.86%	2.14	4.47	108.39%
Sales to New Listings Ratio	0.70	0.54	-15.02%	0.65	0.48	-16.52%
Sales to List Price Ratio	97.73%	96.86%	-0.87%	98.02%	97.05%	-0.96%
Days on Market	40	47	16.24%	36	47	30.56%
Benchmark Price	\$298,400	\$294,100	-1.44%	\$291,938	\$294,388	0.84%
Median Price	\$287,750	\$265,000	-7.91%	\$285,000	\$273,000	-4.21%
Average Price	\$329,704	\$295,134	-10.49%	\$324,518	\$310,931	-4.19%
Index	209	206	-1.44%	204	206	0.83%
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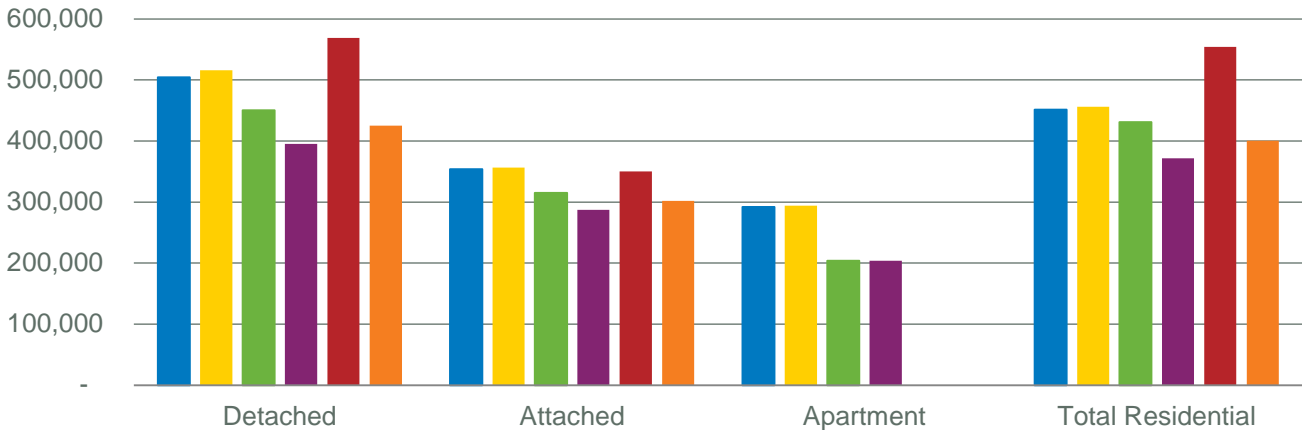
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Index	213	213	-0.09%	207	212	2.43%
AIRDRIE						
Total Sales	133	134	0.75%	1,214	1,055	-13.10%
Total Sales Volume	\$48,478,200	\$50,972,725	5.15%	\$468,897,859	\$410,665,847	-12.42%
New Listings	187	184	-1.60%	1,632	1,710	4.78%
Inventory	266	344	29.32%	204	364	78.49%
Months of Supply	2.00	2.57	28.36%	1.34	2.76	105.39%
Sales to New Listings Ratio	0.71	0.73	1.70%	0.74	0.62	-12.69%
Sales to List Price Ratio	98.48%	97.72%	-0.76%	98.75%	98.15%	-0.59%
Days on Market	32	42	31.81%	30	41	36.67%
Benchmark Price	\$369,800	\$371,700	0.51%	\$357,325	\$375,338	5.04%
Median Price	\$372,400	\$375,000	0.70%	\$388,000	\$387,500	-0.13%
Average Price	\$364,498	\$380,393	4.36%	\$386,242	\$389,257	0.78%
Index	195	196	0.51%	189	198	5.04%
ROCKYVIEW						
Total Sales	171	128	-25.15%	1,440	1,065	-26.04%
Total Sales Volume	\$108,861,310	\$70,339,139	-35.39%	\$872,412,867	\$643,963,148	-26.19%
New Listings	264	281	6.44%	2,457	2,351	-4.31%
Inventory	755	828	9.67%	695	810	16.62%
Months of Supply	4.42	6.47	46.51%	3.86	6.09	57.69%
Sales to New Listings Ratio	0.65	0.46	-19.22%	0.59	0.45	-13.31%
Sales to List Price Ratio	96.27%	96.86%	0.60%	96.88%	95.87%	-1.01%
Days on Market	58	54	-8.14%	59	62	5.08%
Benchmark Price	\$545,100	\$554,400	1.71%	\$527,363	\$561,238	6.42%
Median Price	\$521,000	\$485,000	-6.91%	\$492,000	\$495,000	0.61%
Average Price	\$636,616	\$549,525	-13.68%	\$605,842	\$604,660	-0.20%
Index	176	179	1.70%	171	182	6.42%
CALGARY CMA						
Total Sales	2,554	1,905	-25.41%	21,081	15,944	-24.37%
Total Sales Volume	\$1,227,609,543	\$887,886,224	-27.67%	\$10,207,963,247	\$7,594,818,073	-25.60%
New Listings	3,582	3,198	-10.72%	30,660	28,454	-7.20%
Inventory	5,682	6,318	11.19%	4,751	6,710	41.22%
Months of Supply	2.22	3.32	49.07%	1.80	3.37	86.72%
Sales to New Listings Ratio	0.71	0.60	-11.73%	0.69	0.56	-12.72%
Sales to List Price Ratio	97.90%	97.43%	-0.48%	98.34%	97.38%	-0.96%
Days on Market	36	41	13.09%	32	41	28.13%
Benchmark Price	\$456,200	\$456,000	-0.04%	\$443,788	\$455,425	2.62%
Median Price	\$423,350	\$420,000	-0.79%	\$427,000	\$425,000	-0.47%
Average Price	\$480,662	\$466,082	-3.03%	\$484,226	\$476,343	-1.63%
Index	211	211	-0.05%	205	211	2.62%

For a list of definitions, see page 28.

	Aug-14	Aug-15	Y/Y % Change	2014 YTD	2015 YTD	Y/Y % Change
ROCKYVIEW REGION						
Total Sales	171	128	-25.15%	1,440	1,065	-26.04%
Total Sales Volume	\$108,861,310	\$70,339,139	-35.39%	\$872,412,867	\$643,963,148	-26.19%
New Listings	264	281	6.44%	2,457	2,351	-4.31%
Inventory	755	828	9.67%	695	810	16.62%
Months of Supply	4.42	6.47	46.51%	3.86	6.09	57.69%
Sales to New Listings Ratio	0.65	0.46	-19.22%	0.59	0.45	-13.31%
Sales to List Price Ratio	96.27%	96.86%	0.60%	96.88%	95.87%	-1.01%
Days on Market	58	54	-8.14%	59	62	5.08%
Benchmark Price	\$545,100	\$554,400	1.71%	\$527,363	\$561,238	6.42%
Median Price	\$521,000	\$485,000	-6.91%	\$492,000	\$495,000	0.61%
Average Price	\$636,616	\$549,525	-13.68%	\$605,842	\$604,660	-0.20%
Index	176	179	1.70%	171	182	6.42%
FOOTHILLS REGION						
Total Sales	135	106	-21.48%	1,048	806	-23.09%
Total Sales Volume	\$69,796,218	\$49,577,134	-28.97%	\$531,415,710	\$413,932,417	-22.11%
New Listings	216	186	-13.89%	1,756	1,703	-3.02%
Inventory	555	638	14.95%	481	596	23.89%
Months of Supply	4.11	6.02	46.40%	3.67	5.91	61.09%
Sales to New Listings Ratio	0.63	0.57	-5.51%	0.60	0.47	-12.35%
Sales to List Price Ratio	96.46%	97.29%	0.82%	97.23%	96.82%	-0.40%
Days on Market	51	69	36.38%	54	68	25.93%
Benchmark Price	\$388,800	\$400,700	3.06%	\$380,700	\$400,875	5.30%
Median Price	\$410,000	\$421,750	2.87%	\$419,450	\$416,750	-0.64%
Average Price	\$517,009	\$467,709	-9.54%	\$507,076	\$513,564	1.28%
Index	181	186	3.05%	177	186	5.30%
AIRDRIE						
Total Sales	133	134	0.75%	1,214	1,055	-13.10%
Total Sales Volume	\$48,478,200	\$50,972,725	5.15%	\$468,897,859	\$410,665,847	-12.42%
New Listings	187	184	-1.60%	1,632	1,710	4.78%
Inventory	266	344	29.32%	204	364	78.49%
Months of Supply	2.00	2.57	28.36%	1.34	2.76	105.39%
Sales to New Listings Ratio	0.71	0.73	1.70%	0.74	0.62	-12.69%
Sales to List Price Ratio	98.48%	97.72%	-0.76%	98.75%	98.15%	-0.59%
Days on Market	32	42	31.81%	30	41	36.67%
Benchmark Price	\$369,800	\$371,700	0.51%	\$357,325	\$375,338	5.04%
Median Price	\$372,400	\$375,000	0.70%			
Average Price	\$364,498	\$380,393	4.36%	\$386,242	\$389,257	0.78%
Index	195	196	0.51%	189	198	5.04%
OTHER ACTIVE AREAS						
Total Sales	60	55	-8.33%	525	396	-24.57%
Total Sales Volume	\$19,411,000	\$16,645,186	-14.25%	\$159,692,271	\$120,051,132	-24.82%
New Listings	79	80	1.27%	733	679	-7.37%
Inventory	192	222	15.63%	198	216	9.43%
Months of Supply	3.20	4.04	26.14%	3.01	4.37	45.08%
Sales to New Listings Ratio	0.76	0.69	-7.20%	0.72	0.58	-13.30%
Sales to List Price Ratio	97.39%	96.89%	-0.50%	97.47%	97.29%	-0.18%
Days on Market	46	68	46.72%			
Median Price	\$332,500	\$303,500	-8.72%			
Average Price	\$323,517	\$302,640	-6.45%	\$304,176	\$303,159	-0.33%
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Months of Supply	3.54	4.80	35.58%	2.98	4.78	60.60%
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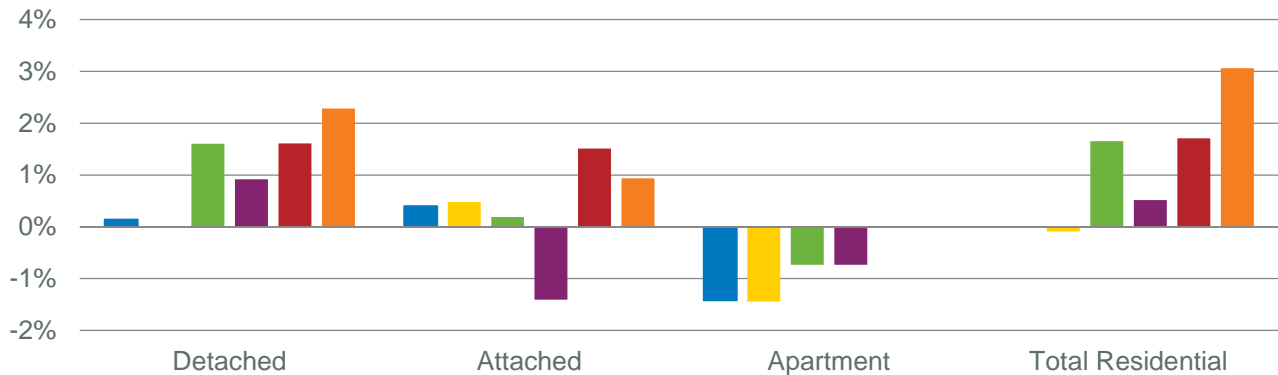
For a list of definitions, see page 28.

BENCHMARK PRICE - AUGUST



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

YEAR OVER YEAR PRICE GROWTH COMPARISON - AUGUST

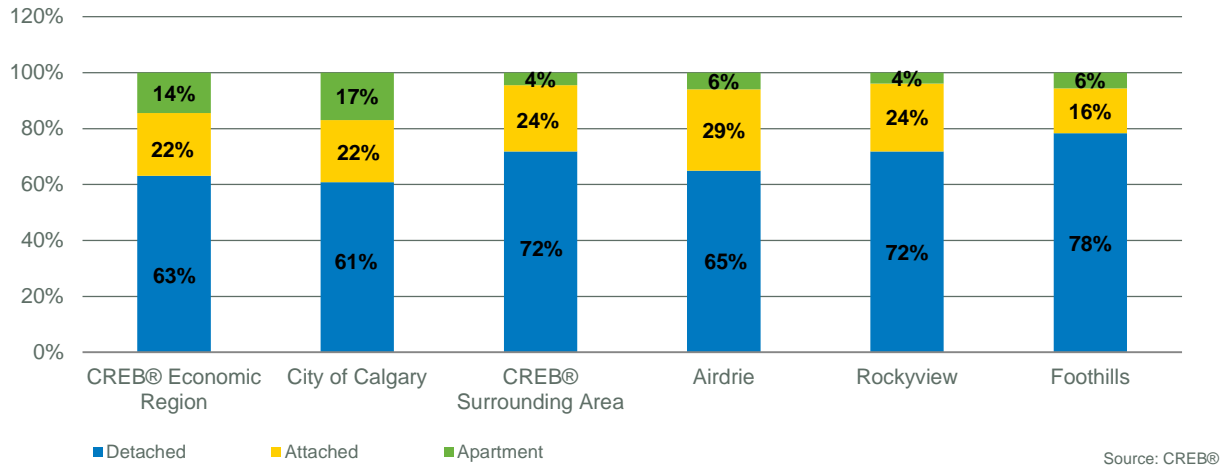


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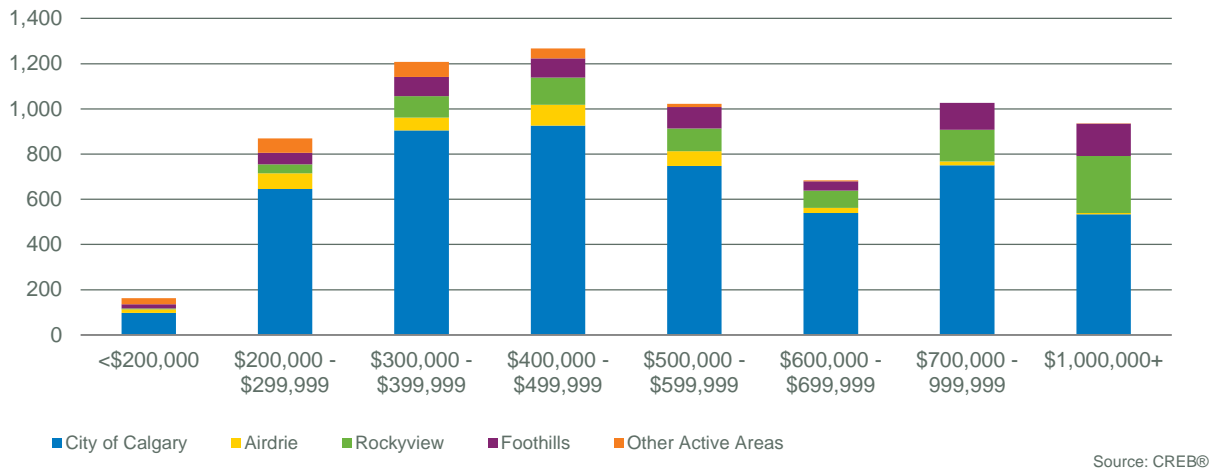
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

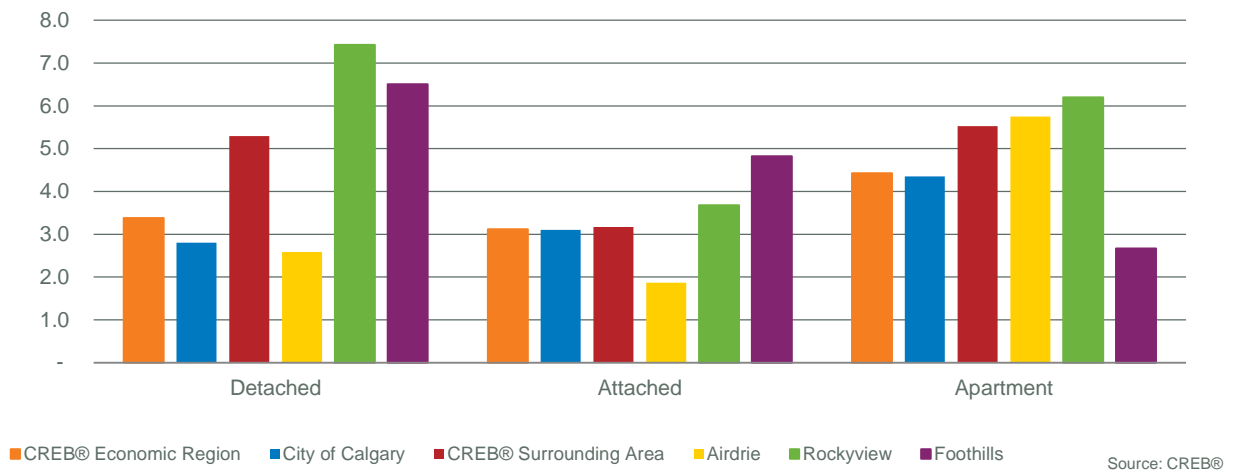
SALES DISTRIBUTION - AUGUST



INVENTORY BY PRICE RANGE - AUGUST



MONTHS OF SUPPLY - AUGUST

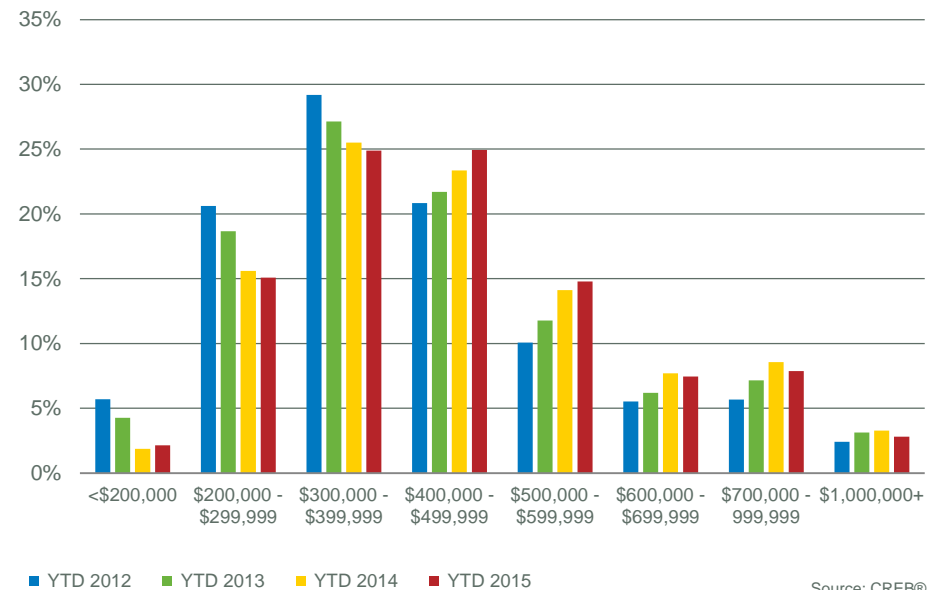


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,432	1,842	2,471	2,521	2,938	2,657	2,316	2,250	2,142	2,130	1,771	1,073
New Listings	2,381	2,703	3,307	3,734	4,311	3,799	3,205	3,131	3,240	2,911	2,083	1,368
Inventory	2,258	2,718	3,111	3,899	4,601	4,824	4,746	4,661	4,620	4,362	3,753	2,957
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	428,300	415,000
Average Price	462,170	482,389	483,634	476,829	486,110	491,589	481,219	475,676	486,743	487,210	485,540	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	2,181	1,992	1,643				
New Listings	3,267	2,934	3,127	3,063	3,165	3,122	2,982	2,733				
Inventory	4,482	5,358	5,693	5,579	5,342	5,070	5,055	5,146				
Days on Market	41	35	39	40	41	40	40	40				
Benchmark Price	459,100	456,300	454,300	451,600	454,100	455,400	455,400	456,300				
Median Price	422,000	420,000	420,000	418,000	433,000	430,000	435,000	422,500				
Average Price	460,782	459,968	473,602	469,826	478,850	483,724	476,724	466,570				
Index	214	213	212	211	212	212	212	213				

	Aug-14	Aug-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	5	2
\$100,000 - \$199,999	41	42	341	295
\$200,000 - \$299,999	365	247	2,874	2,086
\$300,000 - \$349,999	255	165	2,171	1,505
\$350,000 - \$399,999	331	249	2,528	1,936
\$400,000 - \$449,999	297	226	2,357	1,909
\$450,000 - \$499,999	238	192	1,947	1,540
\$500,000 - \$549,999	168	145	1,551	1,159
\$550,000 - \$599,999	139	104	1,053	886
\$600,000 - \$649,999	81	65	781	581
\$650,000 - \$699,999	90	48	637	448
\$700,000 - \$799,999	97	56	833	605
\$800,000 - \$899,999	59	38	494	314
\$900,000 - \$999,999	22	23	249	168
\$1,000,000 - \$1,249,999	31	24	265	197
\$1,250,000 - \$1,499,999	12	9	152	85
\$1,500,000 - \$1,749,999	9	3	76	46
\$1,750,000 - \$1,999,999	4	4	44	28
\$2,000,000 - \$2,499,999	5	1	40	17
\$2,500,000 - \$2,999,999	2	2	10	9
\$3,000,000 - \$3,499,999	4	-	10	3
\$3,500,000 - \$3,999,999	-	-	6	4
\$4,000,000 +	-	-	3	1
	2,250	1,643	18,427	13,824

CITY OF CALGARY SHARE OF SALES BY PRICE RANGE

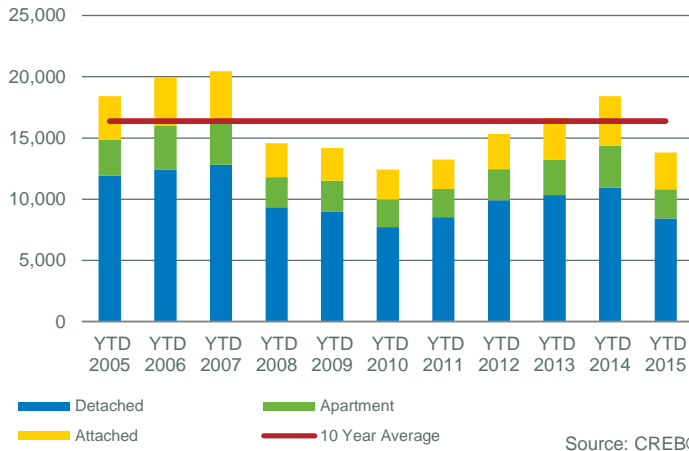
YTD AUGUST



Source: CREB®

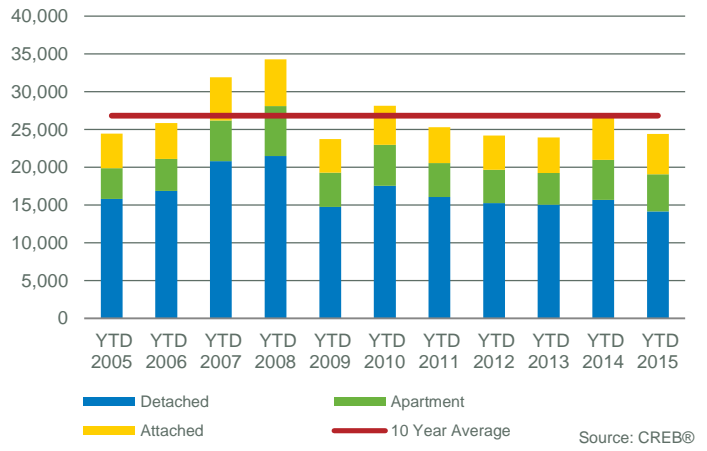
CITY OF CALGARY TOTAL SALES

YTD AUGUST

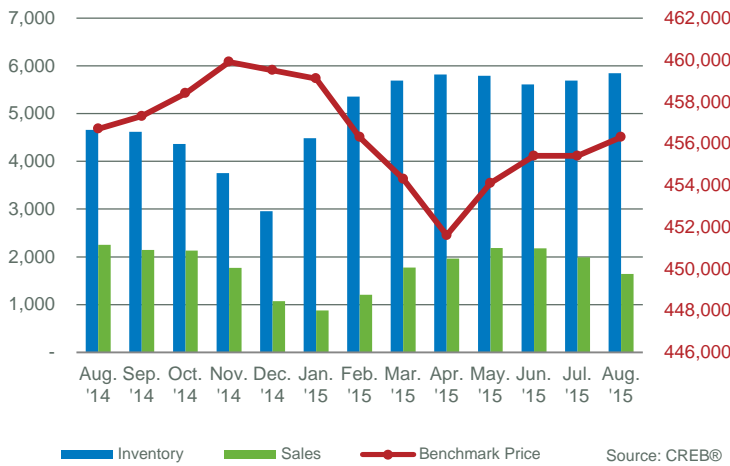


CITY OF CALGARY TOTAL NEW LISTINGS

YTD AUGUST



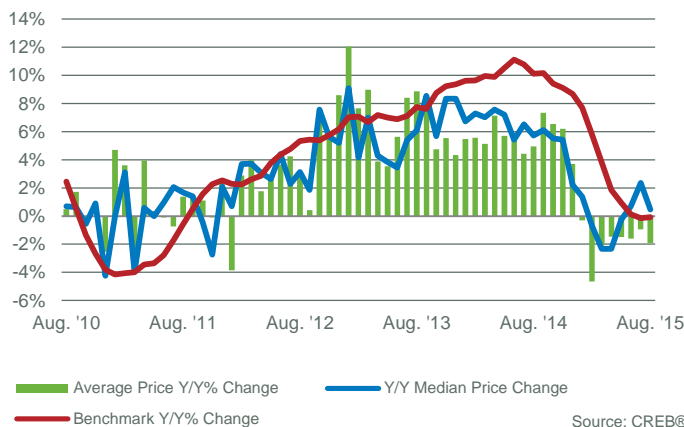
CITY OF CALGARY INVENTORY AND SALES



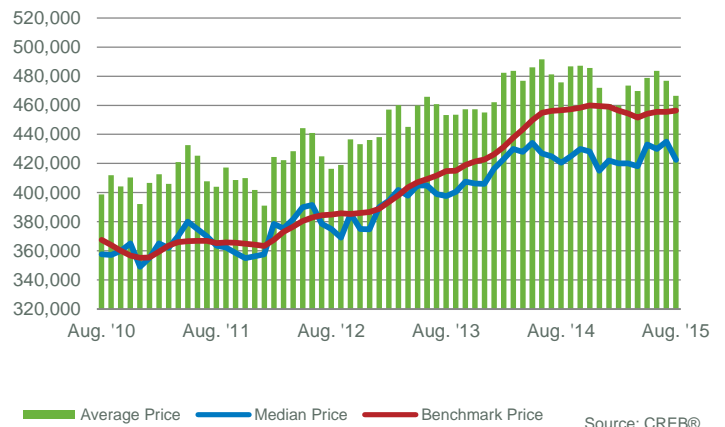
CITY OF CALGARY MONTHS OF INVENTORY



CITY OF CALGARY PRICE CHANGE



CITY OF CALGARY PRICES

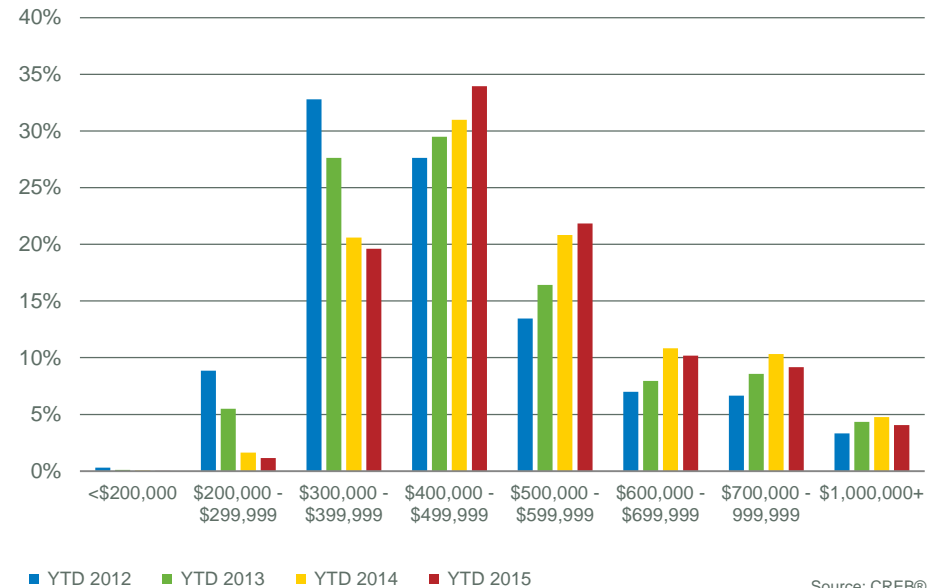


	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	857	1,080	1,506	1,533	1,774	1,550	1,364	1,278	1,224	1,290	1,033	604
New Listings	1,399	1,556	1,963	2,254	2,576	2,282	1,862	1,793	1,868	1,626	1,126	761
Inventory	1,277	1,506	1,712	2,193	2,593	2,776	2,711	2,654	2,609	2,342	1,943	1,532
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	483,786	476,000
Average Price	527,799	553,493	557,976	549,870	561,081	566,233	559,445	548,516	573,864	559,956	564,300	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	1,000				
New Listings	1,835	1,671	1,774	1,770	1,876	1,831	1,731	1,644				
Inventory	2,385	2,863	3,016	3,024	2,913	2,760	2,728	2,801				
Days on Market	37	34	37	38	38	37	37	37				
Benchmark Price	518,600	516,000	513,800	510,200	512,800	515,500	515,300	516,000				
Median Price	481,000	470,000	475,000	479,400	485,000	493,700	489,000	484,000				
Average Price	525,826	526,271	545,296	545,166	541,937	554,064	541,742	537,777				
Index	215	214	213	211	213	214	214	214				

	Aug-14	Aug-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	-	-	4	3
\$200,000 - \$299,999	18	10	179	96
\$300,000 - \$349,999	71	55	720	464
\$350,000 - \$399,999	200	156	1,534	1,188
\$400,000 - \$449,999	220	182	1,792	1,580
\$450,000 - \$499,999	197	155	1,599	1,279
\$500,000 - \$549,999	145	125	1,351	1,028
\$550,000 - \$599,999	121	93	926	810
\$600,000 - \$649,999	66	56	679	495
\$650,000 - \$699,999	66	40	507	362
\$700,000 - \$799,999	62	41	608	428
\$800,000 - \$899,999	45	30	342	227
\$900,000 - \$999,999	16	18	179	117
\$1,000,000 - \$1,249,999	23	21	217	169
\$1,250,000 - \$1,499,999	8	9	131	75
\$1,500,000 - \$1,749,999	6	2	70	43
\$1,750,000 - \$1,999,999	4	4	41	25
\$2,000,000 - \$2,499,999	5	1	39	17
\$2,500,000 - \$2,999,999	1	2	9	8
\$3,000,000 - \$3,499,999	4	-	6	3
\$3,500,000 - \$3,999,999	-	-	6	1
\$4,000,000 +	-	-	2	1
	1,278	1,000	10,942	8,419

CALGARY DETACHED SHARE OF SALES BY PRICE RANGE

YTD AUGUST



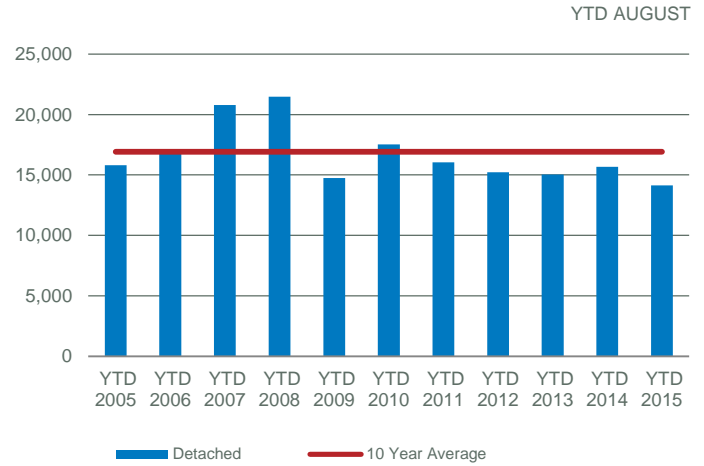
Source: CREB®

CALGARY DETACHED TOTAL SALES



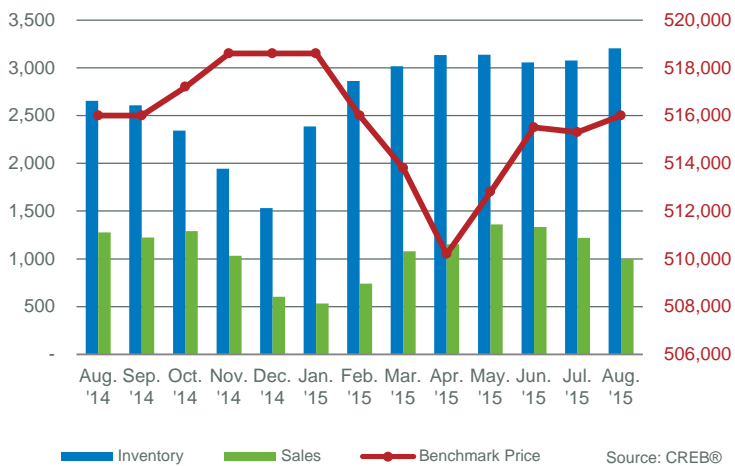
Source: CREB®

CALGARY DETACHED TOTAL NEW LISTINGS



Source: CREB®

CALGARY DETACHED INVENTORY AND SALES



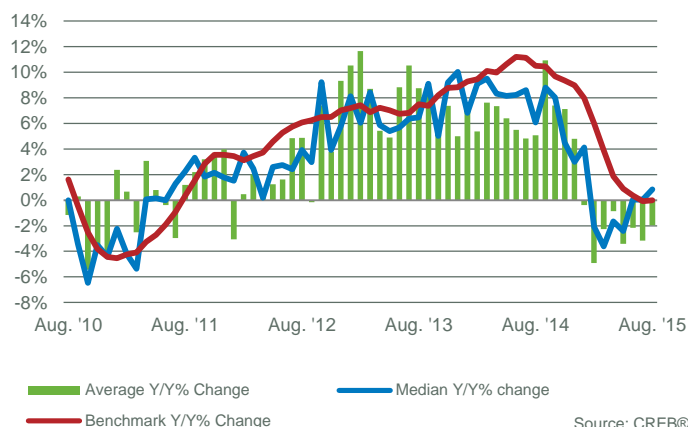
Source: CREB®

CALGARY DETACHED MONTHS OF INVENTORY



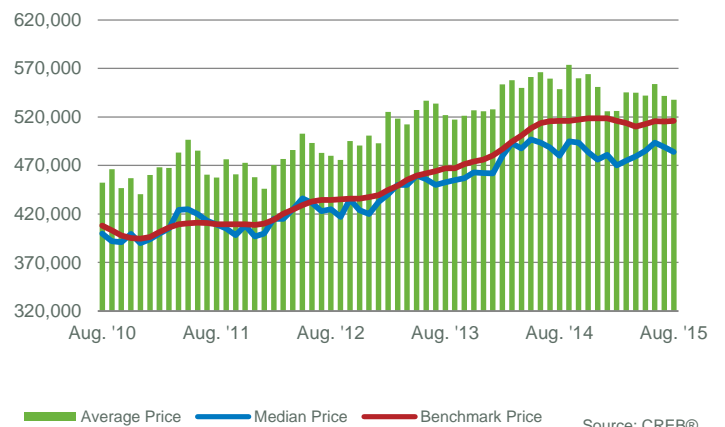
Source: CREB®

CALGARY DETACHED PRICE CHANGE



Source: CREB®

CALGARY DETACHED PRICES



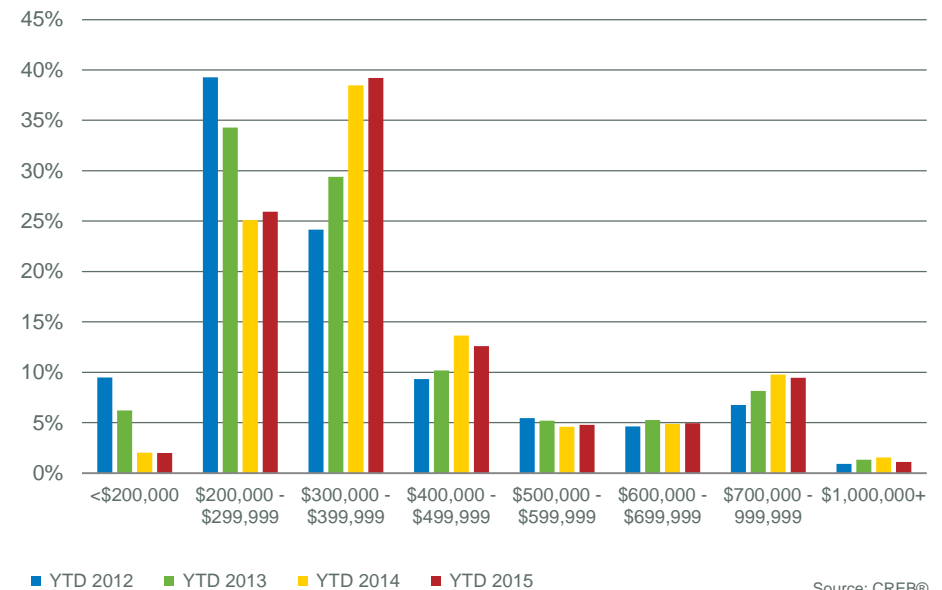
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	312	402	512	534	649	627	504	516	483	452	411	247
New Listings	492	568	673	786	917	797	680	682	680	663	481	303
Inventory	450	543	619	770	906	923	928	909	905	919	810	651
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	343,600	350,000	340,100	353,000	354,250	350,000	350,000	358,000	345,000
Average Price	405,980	430,262	417,941	400,967	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	450	447	364				
New Listings	687	670	681	685	676	680	668	577				
Inventory	952	1,189	1,258	1,207	1,136	1,114	1,104	1,130				
Days on Market	42	34	39	41	43	44	44	44				
Benchmark Price	356,000	354,600	354,800	353,300	354,000	354,500	355,300	356,700				
Median Price	342,000	345,000	346,250	350,250	352,500	345,000	353,000	355,000				
Average Price	403,897	396,866	405,580	409,604	410,358	418,687	418,790	402,349				
Index	209	208	208	207	207	208	208	209				

	Aug-14	Aug-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	7	6	82	60
\$200,000 - \$299,999	122	96	1,018	783
\$300,000 - \$349,999	118	67	953	661
\$350,000 - \$399,999	81	68	607	523
\$400,000 - \$449,999	44	32	325	210
\$450,000 - \$499,999	23	27	228	171
\$500,000 - \$549,999	14	15	105	89
\$550,000 - \$599,999	13	9	81	56
\$600,000 - \$649,999	12	8	80	69
\$650,000 - \$699,999	24	7	118	80
\$700,000 - \$799,999	31	14	202	163
\$800,000 - \$899,999	11	7	137	78
\$900,000 - \$999,999	5	5	57	45
\$1,000,000 - \$1,249,999	8	3	44	22
\$1,250,000 - \$1,499,999	2	-	15	9
\$1,500,000 - \$1,749,999	1	-	3	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 +	-	-	-	-
	516	364	4,056	3,021

CALGARY ATTACHED SHARE OF SALES BY PRICE RANGE

YTD AUGUST



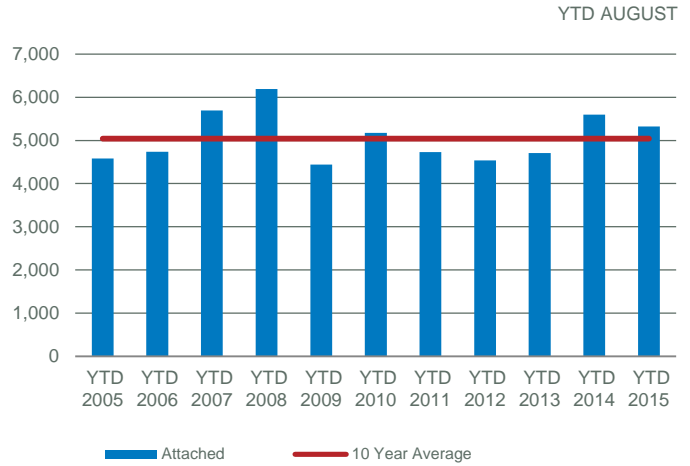
Source: CREB®

CALGARY ATTACHED TOTAL SALES



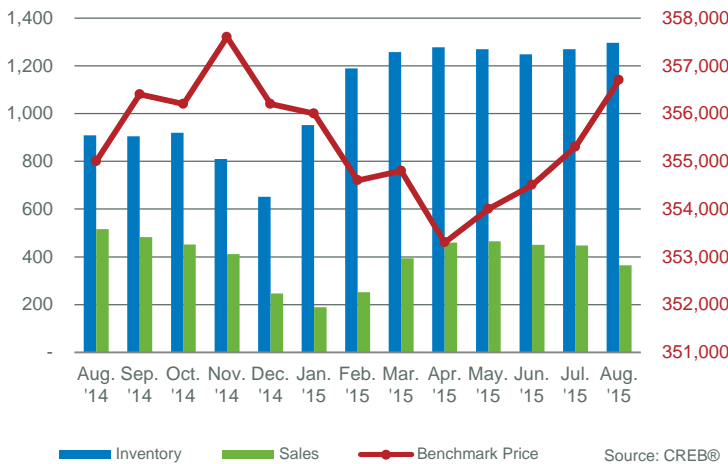
Source: CREB®

CALGARY ATTACHED TOTAL NEW LISTINGS



Source: CREB®

CALGARY ATTACHED INVENTORY AND SALES



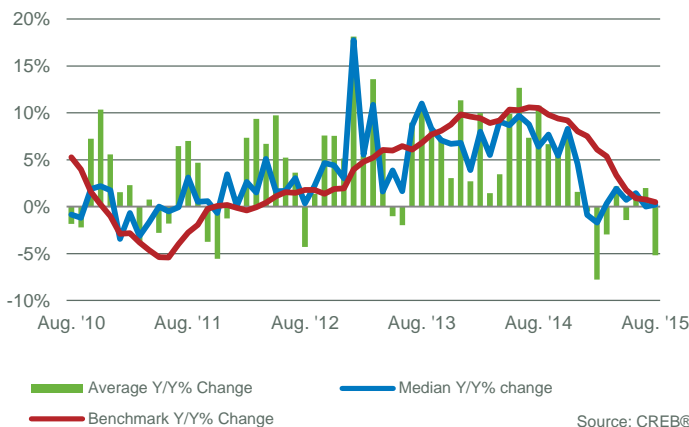
Source: CREB®

CALGARY ATTACHED MONTHS OF INVENTORY



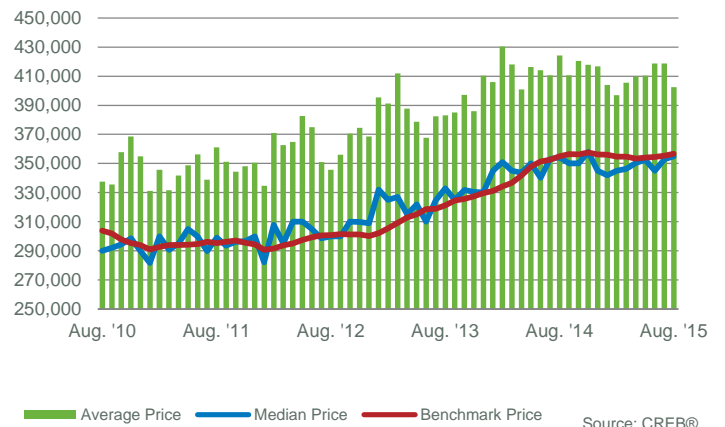
Source: CREB®

CALGARY ATTACHED PRICE CHANGE



Source: CREB®

CALGARY ATTACHED PRICES



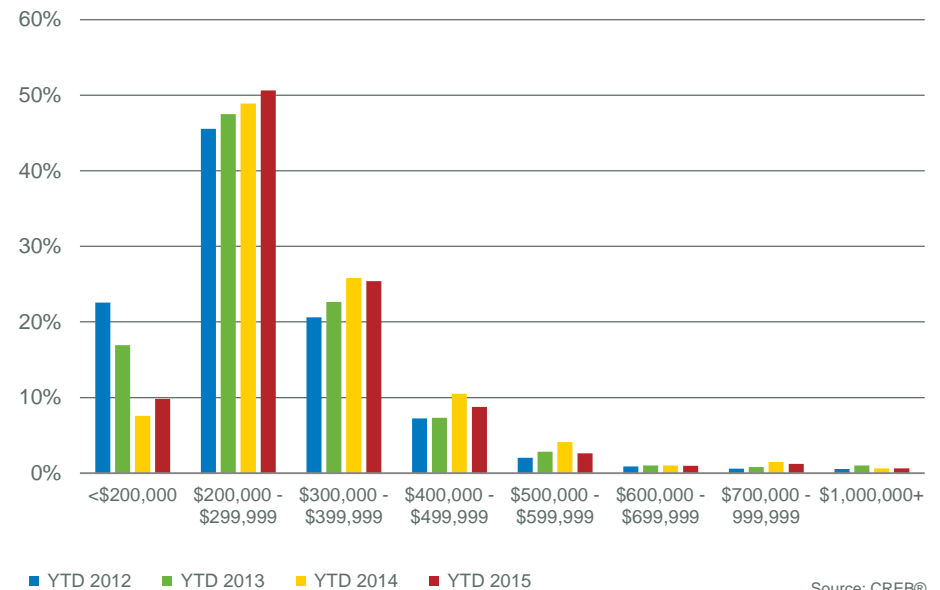
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	263	360	453	454	515	480	448	456	435	388	327	222
New Listings	490	579	671	694	818	720	663	656	692	622	476	304
Inventory	531	669	780	936	1,102	1,125	1,107	1,098	1,106	1,101	1,000	774
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	279				
New Listings	745	593	672	608	613	611	583	512				
Inventory	1,145	1,306	1,419	1,348	1,293	1,196	1,223	1,215				
Days on Market	55	40	43	45	48	48	47	47				
Benchmark Price	298,700	296,000	293,300	291,300	294,800	293,600	293,300	294,100				
Median Price	268,875	267,500	271,500	274,750	280,500	275,000	284,500	265,000				
Average Price	305,473	305,723	305,957	302,175	328,222	322,251	311,631	295,134				
Index	209	207	205	204	206	205	205	206				

	Aug-14	Aug-15	YTD2014	YTD2015
CALGARY TOTAL SALES				
>\$100,000	-	-	4	2
\$100,000 - \$199,999	34	36	255	232
\$200,000 - \$299,999	225	141	1,677	1,207
\$300,000 - \$349,999	66	43	498	380
\$350,000 - \$399,999	50	25	387	225
\$400,000 - \$449,999	33	12	240	119
\$450,000 - \$499,999	18	10	120	90
\$500,000 - \$549,999	9	5	95	42
\$550,000 - \$599,999	5	2	46	20
\$600,000 - \$649,999	3	1	22	17
\$650,000 - \$699,999	-	1	12	6
\$700,000 - \$799,999	4	1	23	14
\$800,000 - \$899,999	3	1	15	9
\$900,000 - \$999,999	1	-	13	6
\$1,000,000 - \$1,249,999	-	-	4	6
\$1,250,000 - \$1,499,999	2	-	6	1
\$1,500,000 - \$1,749,999	2	1	3	2
\$1,750,000 - \$1,999,999	-	-	2	2
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	1	-	1	1
\$3,000,000 - \$3,499,999	-	-	4	-
\$3,500,000 - \$3,999,999	-	-	-	3
\$4,000,000 +	-	-	1	-
	456	279	3,429	2,384

CALGARY SHARE OF APARTMENT SALES BY PRICE RANGE

YTD AUGUST



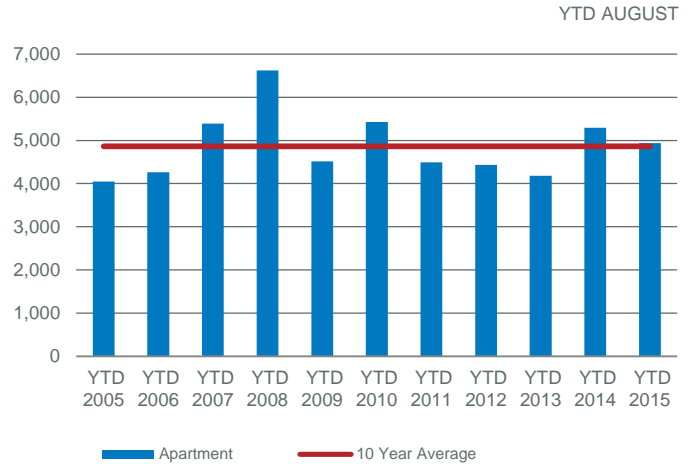
Source: CREB®

CALGARY APARTMENT TOTAL SALES



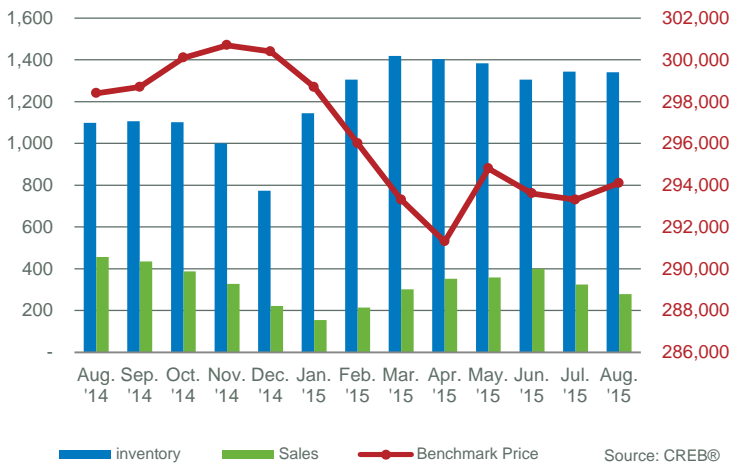
Source: CREB®

CALGARY APARTMENT TOTAL NEW LISTINGS



Source: CREB®

CALGARY APARTMENT INVENTORY AND SALES



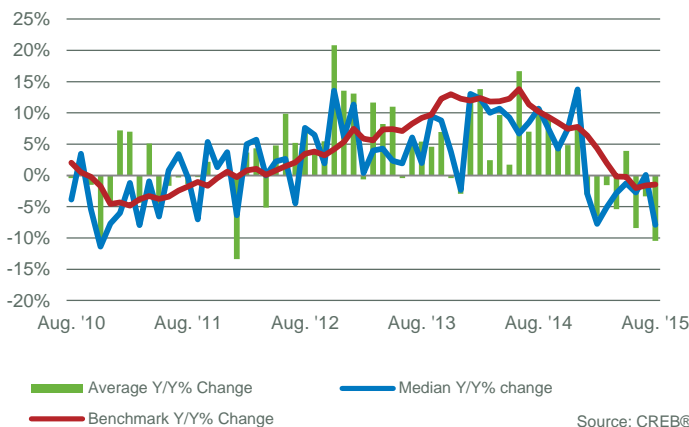
Source: CREB®

CALGARY APARTMENT MONTHS OF INVENTORY



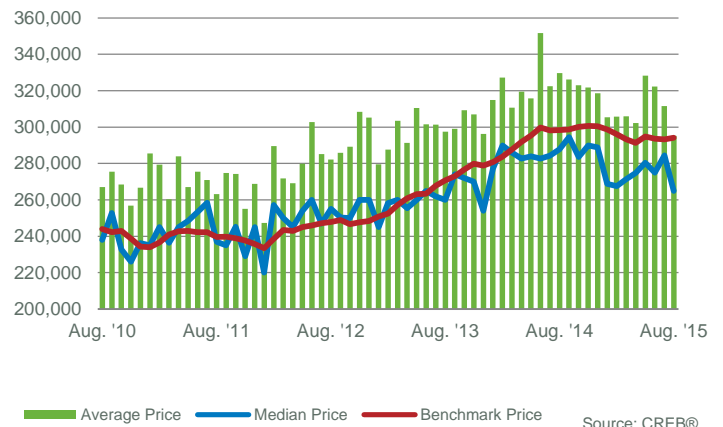
Source: CREB®

CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CALGARY APARTMENT PRICES



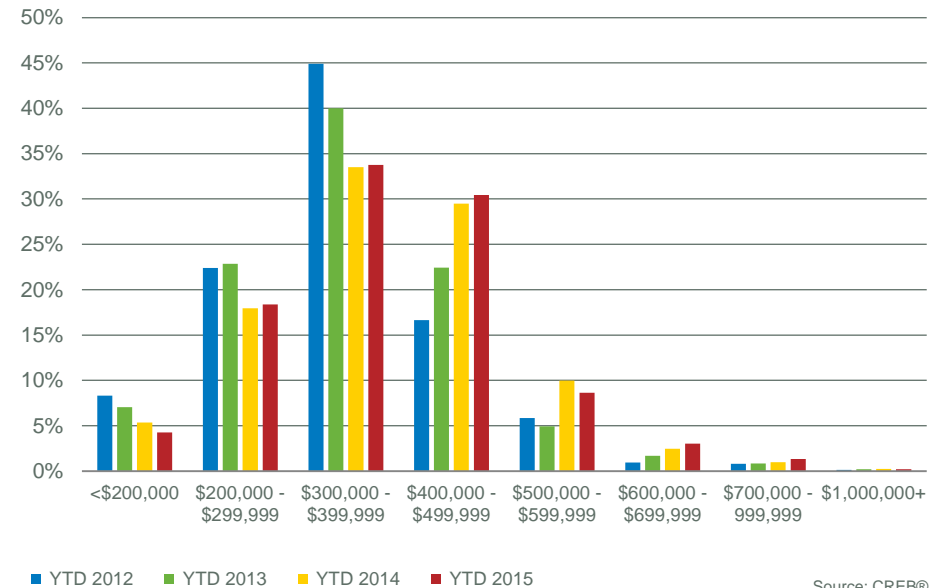
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	243	215	164	134
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	134				
New Listings	224	231	194	214	223	243	197	184				
Inventory	262	351	360	371	370	384	358	344				
Days on Market	41	35	39	40	38	47	41	42				
Benchmark Price	377,400	378,000	376,100	375,500	375,300	374,900	373,800	371,700				
Median Price	376,000	395,000	384,000	396,500	392,500	387,400	382,500	375,000				
Average Price	365,156	398,714	378,408	394,555	395,152	394,320	394,454	380,393				
Index	199	200	199	198	198	198	197	196				

	Aug-14	Aug-15	YTD2014	YTD2015
AIRDRIE TOTAL SALES				
>\$100,000	-	-	-	-
\$100,000 - \$199,999	11	8	65	45
\$200,000 - \$299,999	29	30	218	194
\$300,000 - \$349,999	18	15	147	129
\$350,000 - \$399,999	25	29	260	227
\$400,000 - \$449,999	21	21	228	187
\$450,000 - \$499,999	16	16	130	134
\$500,000 - \$549,999	8	6	81	64
\$550,000 - \$599,999	2	1	40	27
\$600,000 - \$649,999	1	3	19	26
\$650,000 - \$699,999	1	1	11	6
\$700,000 - \$799,999	1	2	9	6
\$800,000 - \$899,999	-	-	2	5
\$900,000 - \$999,999	-	1	1	3
\$1,000,000 - \$1,249,999	-	1	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 +	-	-	-	-
	133	134	1,214	1,055

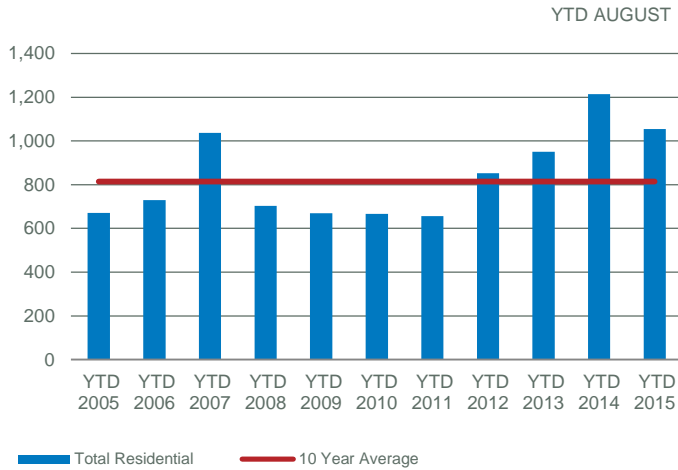
AIRDRIE SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

AIRDRIE TOTAL SALES



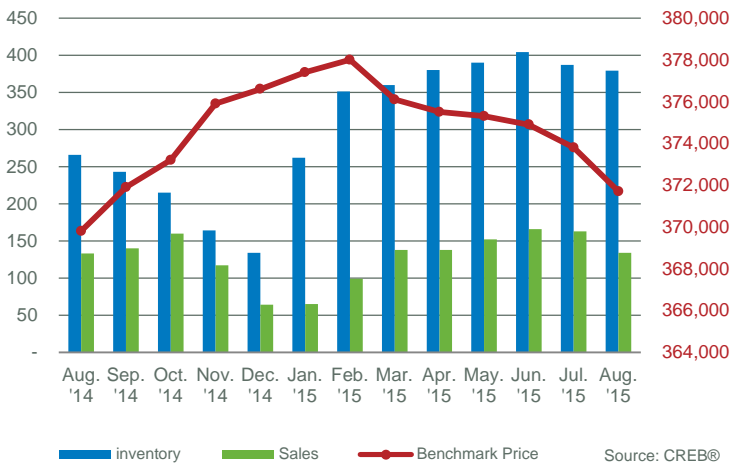
Source: CREB®

AIRDRIE TOTAL NEW LISTINGS



Source: CREB®

AIRDRIE INVENTORY AND SALES



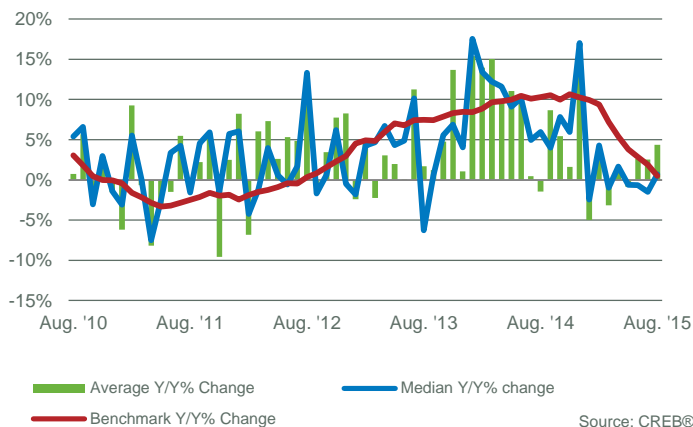
Source: CREB®

AIRDRIE MONTHS OF INVENTORY



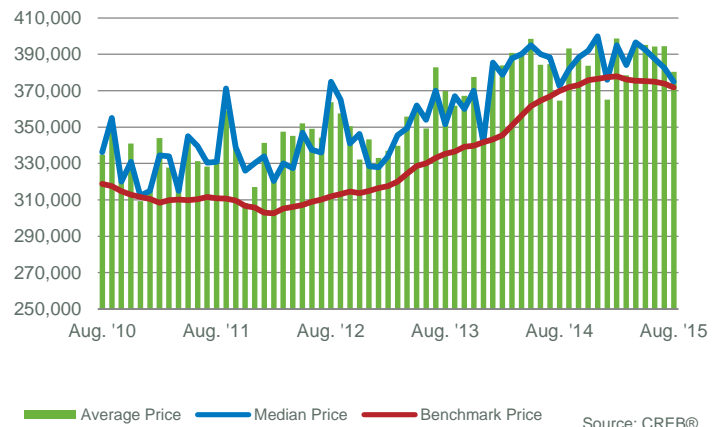
Source: CREB®

AIRDRIE PRICE CHANGE



Source: CREB®

AIRDRIE PRICES



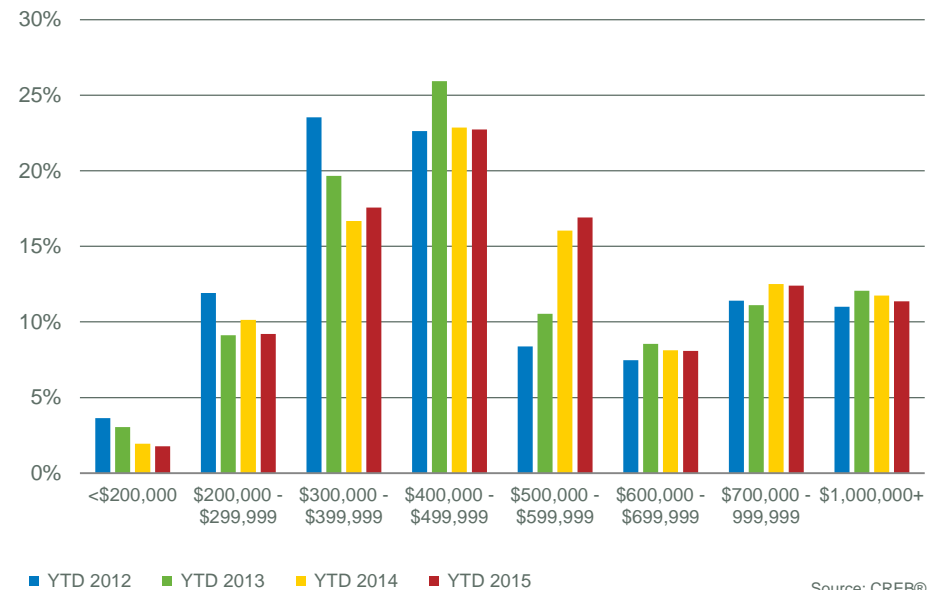
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	98	141	198	228	224	194	186	171	179	152	108	74
New Listings	256	278	327	331	353	359	289	264	255	237	196	128
Inventory	564	625	660	697	730	768	759	755	678	635	602	497
Days on Market	76	73	55	49	54	57	63	58	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	475,500	470,000	485,000	495,500	524,000	475,000	490,000	521,000	505,000	520,000	435,000	475,000
Average Price	537,753	587,005	599,022	599,400	649,548	578,289	618,967	636,616	623,188	671,762	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	128				
New Listings	288	254	317	311	297	311	292	281				
Inventory	617	713	798	845	872	832	826	828				
Days on Market	76	57	61	60	54	68	66	54				
Benchmark Price	554,700	558,400	572,300	567,700	560,900	561,800	559,700	554,400				
Median Price	478,750	497,500	487,250	465,000	500,000	515,000	495,500	485,000				
Average Price	625,531	650,157	607,473	569,824	610,111	648,011	584,906	549,525				
Index	180	181	185	184	182	182	181	179				

	Aug-14	Aug-15	YTD2014	YTD2015
ROCKYVIEW TOTAL SALI				
>\$100,000	1	-	2	-
\$100,000 - \$199,999	1	3	26	19
\$200,000 - \$299,999	16	8	146	98
\$300,000 - \$349,999	10	17	106	93
\$350,000 - \$399,999	13	12	134	94
\$400,000 - \$449,999	18	12	143	122
\$450,000 - \$499,999	20	22	186	120
\$500,000 - \$549,999	21	19	135	103
\$550,000 - \$599,999	9	9	96	77
\$600,000 - \$649,999	12	5	70	48
\$650,000 - \$699,999	5	6	47	38
\$700,000 - \$799,999	6	3	77	56
\$800,000 - \$899,999	4	1	63	42
\$900,000 - \$999,999	10	1	40	34
\$1,000,000 - \$1,249,999	14	4	80	53
\$1,250,000 - \$1,499,999	5	3	34	27
\$1,500,000 - \$1,749,999	-	-	18	18
\$1,750,000 - \$1,999,999	2	1	16	9
\$2,000,000 - \$2,499,999	4	-	12	6
\$2,500,000 - \$2,999,999	-	1	8	2
\$3,000,000 - \$3,499,999	-	1	1	6
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	171	128	1,440	1,065

ROCKYVIEW SHARE OF SALES BY PRICE RANGE

YTD AUGUST



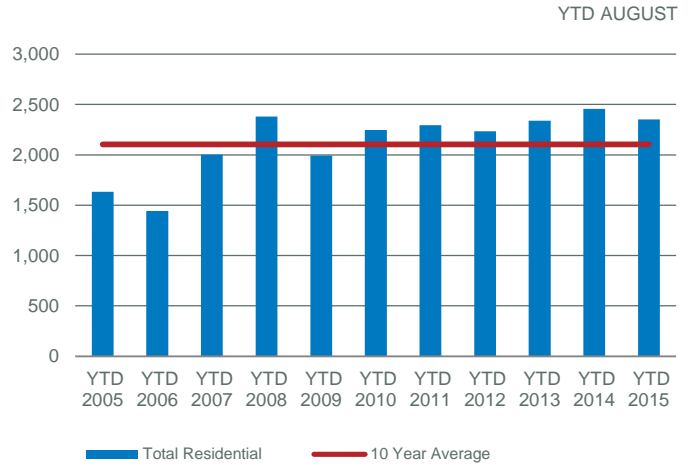
Source: CREB®

ROCKYVIEW TOTAL SALES



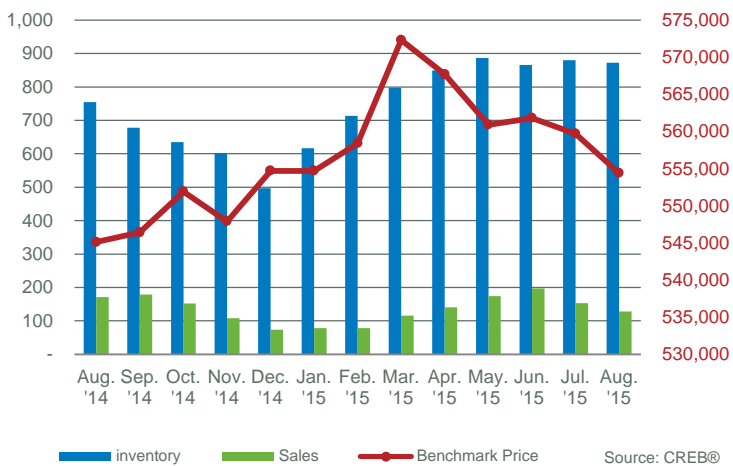
Source: CREB®

ROCKYVIEW TOTAL NEW LISTINGS



Source: CREB®

ROCKYVIEW INVENTORY AND SALES



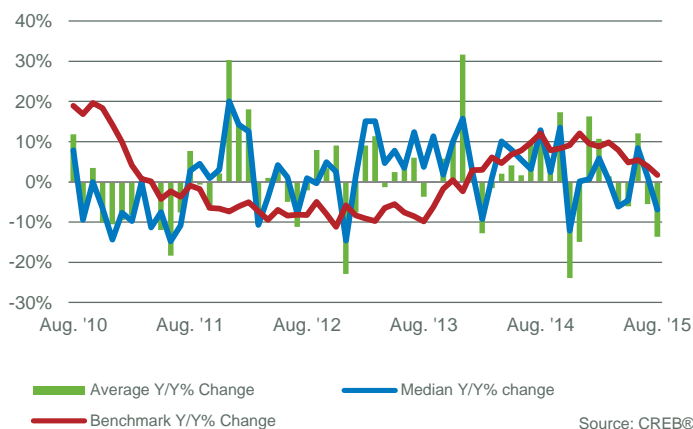
Source: CREB®

ROCKYVIEW MONTHS OF INVENTORY



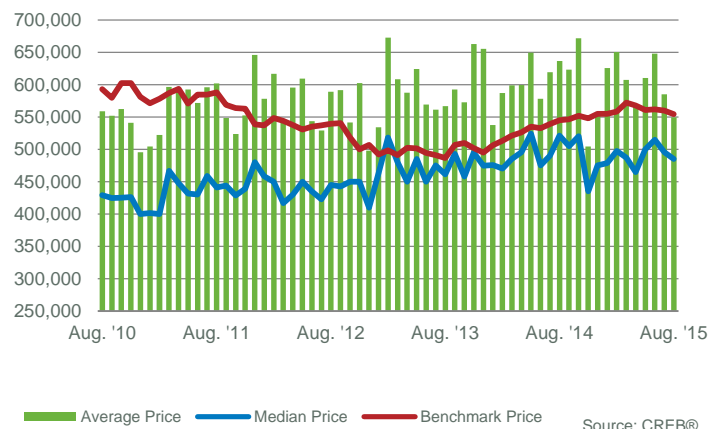
Source: CREB®

ROCKYVIEW PRICE CHANGE



Source: CREB®

ROCKYVIEW PRICES



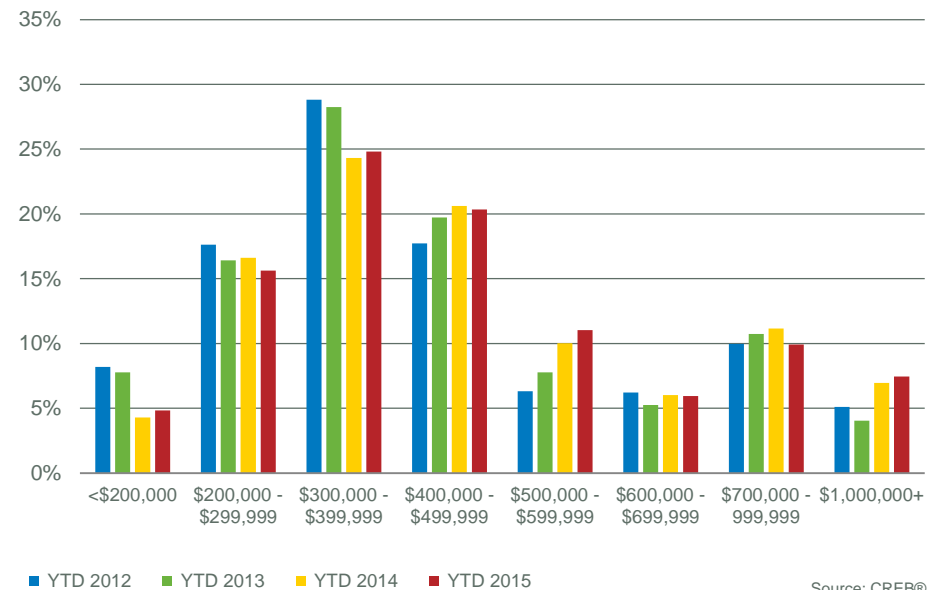
Source: CREB®

	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	551	497	440	349
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				
New Listings	191	196	236	219	234	230	211	186				
Inventory	415	500	582	634	639	641	658	638				
Days on Market	85	71	65	71	61	60	71	69				
Benchmark Price	394,400	393,600	404,300	400,200	403,900	405,800	404,100	400,700				
Median Price	384,870	383,000	400,000	414,500	461,500	404,250	428,000	421,750				
Average Price	457,085	494,242	454,984	495,971	567,143	501,445	627,925	467,709				
Index	183	183	188	186	188	189	188	186				

	Aug-14	Aug-15	YTD2014	YTD2015
FOOTHILLS TOTAL SALE:				
>\$100,000	-	1	-	4
\$100,000 - \$199,999	9	5	45	35
\$200,000 - \$299,999	20	14	174	126
\$300,000 - \$349,999	24	10	114	101
\$350,000 - \$399,999	13	13	141	99
\$400,000 - \$449,999	16	21	122	102
\$450,000 - \$499,999	6	9	94	62
\$500,000 - \$549,999	11	8	60	47
\$550,000 - \$599,999	6	3	45	42
\$600,000 - \$649,999	6	5	41	24
\$650,000 - \$699,999	3	4	22	24
\$700,000 - \$799,999	5	8	50	34
\$800,000 - \$899,999	7	-	41	29
\$900,000 - \$999,999	1	1	26	17
\$1,000,000 - \$1,249,999	4	3	40	31
\$1,250,000 - \$1,499,999	2	-	18	15
\$1,500,000 - \$1,749,999	1	-	11	5
\$1,750,000 - \$1,999,999	-	1	1	4
\$2,000,000 - \$2,499,999	-	-	1	2
\$2,500,000 - \$2,999,999	-	-	-	2
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	1	-	1	1
	135	106	1,048	806

FOOTHILLS SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

FOOTHILLS TOTAL SALES



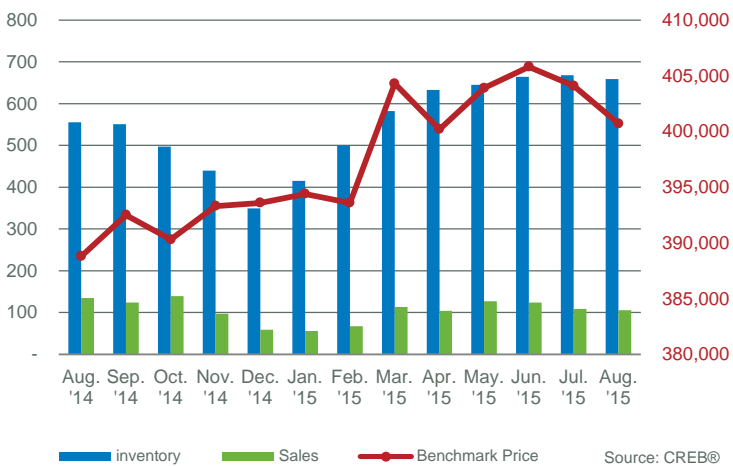
Source: CREB®

FOOTHILLS TOTAL NEW LISTINGS



Source: CREB®

FOOTHILLS INVENTORY AND SALES



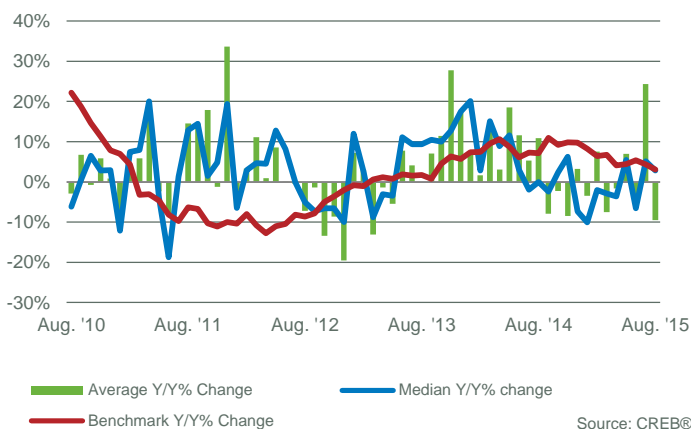
Source: CREB®

FOOTHILLS MONTHS OF INVENTORY



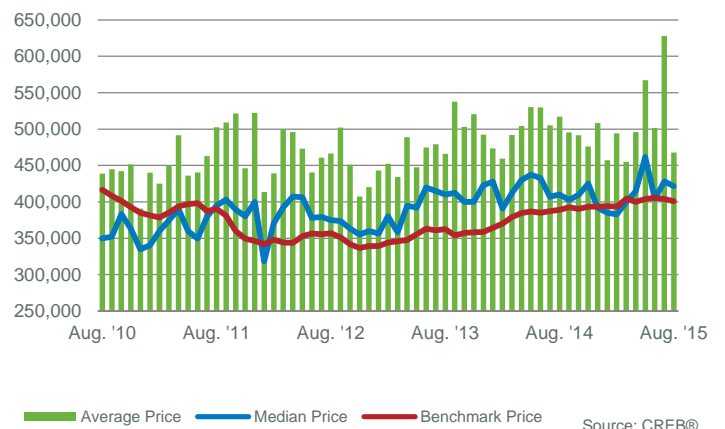
Source: CREB®

FOOTHILLS PRICE CHANGE



Source: CREB®

FOOTHILLS PRICES



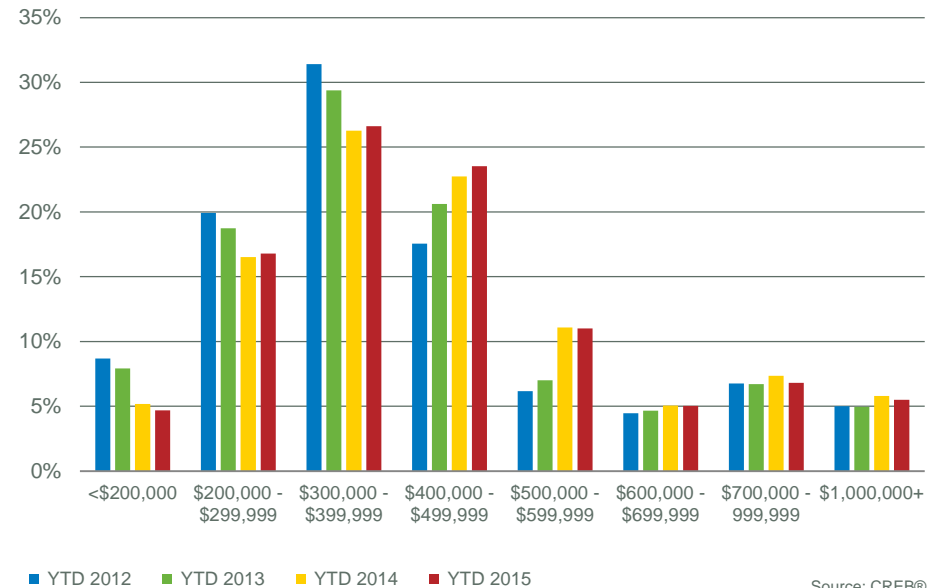
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	267	373	536	637	683	646	586	499	510	513	360	220
New Listings	631	667	819	882	1,045	955	833	746	722	665	491	303
Inventory	1,188	1,335	1,456	1,571	1,741	1,786	1,772	1,768	1,640	1,503	1,362	1,098
Days on Market	68	60	47	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	400,000	389,900	406,750	415,000	422,500	404,500	409,419	415,000	410,000	410,000	392,964	400,250
Average Price	453,538	468,419	477,978	480,402	502,071	469,549	480,548	494,082	488,599	491,609	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	488	423				
New Listings	767	746	845	838	859	870	787	731				
Inventory	1,442	1,735	1,953	2,072	2,118	2,078	2,063	2,032				
Days on Market	67	53	55	56	52	60	59	56				
Benchmark Price	430,500	431,200	436,400	434,800	434,600	435,000	434,100	430,900				
Median Price	399,900	405,000	402,500	399,500	416,500	407,750	415,000	400,000				
Average Price	473,173	486,170	454,604	462,777	496,675	499,141	497,203	443,343				
Index	190	190	193	192	192	192	192	190				

	Aug-14	Aug-15	YTD2014	YTD2015
SURROUNDING AREA SA				
>\$100,000	1	2	12	8
\$100,000 - \$199,999	25	22	207	148
\$200,000 - \$299,999	85	71	698	558
\$300,000 - \$349,999	64	56	487	397
\$350,000 - \$399,999	62	60	623	487
\$400,000 - \$449,999	65	57	541	449
\$450,000 - \$499,999	43	51	420	333
\$500,000 - \$549,999	40	34	280	217
\$550,000 - \$599,999	19	14	189	149
\$600,000 - \$649,999	19	13	131	99
\$650,000 - \$699,999	9	11	83	68
\$700,000 - \$799,999	12	13	138	96
\$800,000 - \$899,999	11	1	106	76
\$900,000 - \$999,999	11	3	67	54
\$1,000,000 - \$1,249,999	18	8	122	85
\$1,250,000 - \$1,499,999	7	3	53	43
\$1,500,000 - \$1,749,999	1	-	29	23
\$1,750,000 - \$1,999,999	2	2	17	13
\$2,000,000 - \$2,499,999	4	-	13	8
\$2,500,000 - \$2,999,999	-	1	8	4
\$3,000,000 - \$3,499,999	-	1	1	6
\$3,500,000 - \$3,999,999	-	-	1	-
\$4,000,000 +	1	-	1	1
	499	423	4,227	3,322

SURROUNDING AREA SHARE OF SALES BY PRICE RANGE

YTD AUGUST



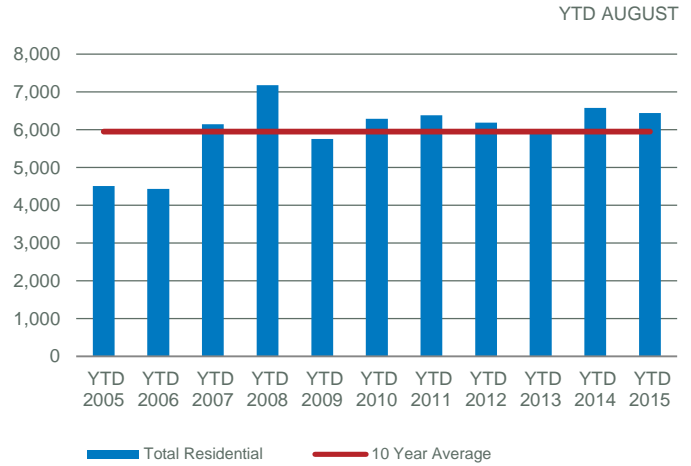
Source: CREB®

SURROUNDING AREA SALES



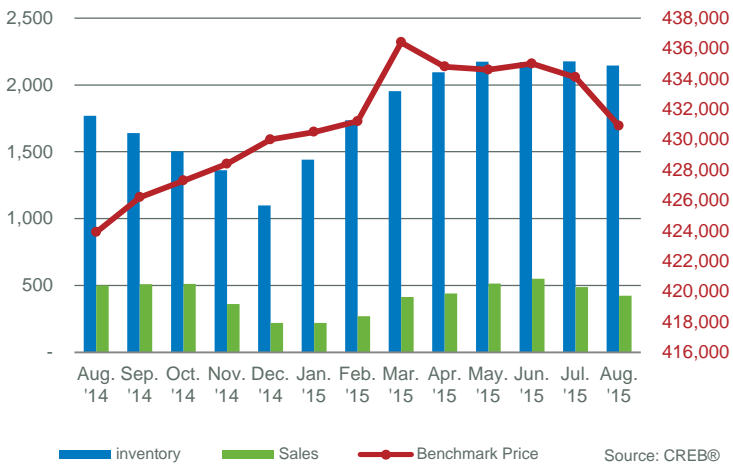
Source: CREB®

SURROUNDING AREA NEW LISTINGS



Source: CREB®

SURROUNDING AREA INVENTORY AND SALES



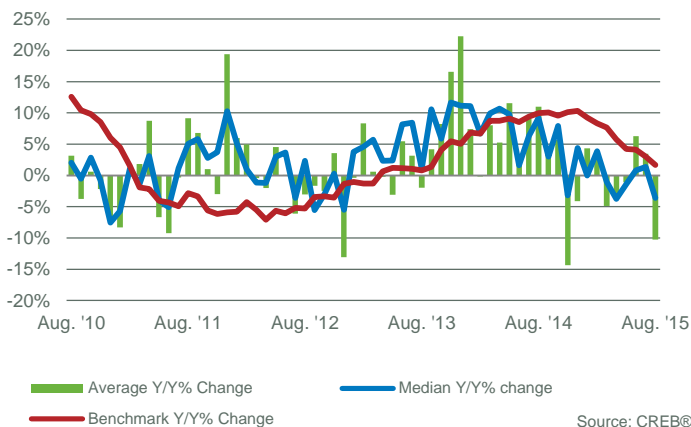
Source: CREB®

SURROUNDING AREA MONTHS OF INVENTORY



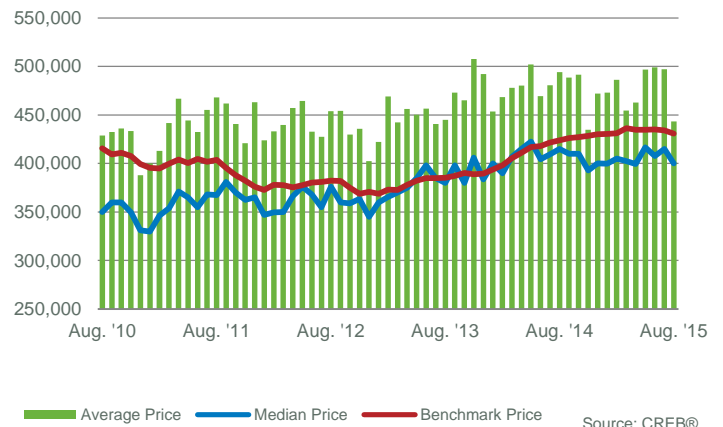
Source: CREB®

SURROUNDING AREA PRICE CHANGE



Source: CREB®

SURROUNDING AREA PRICES



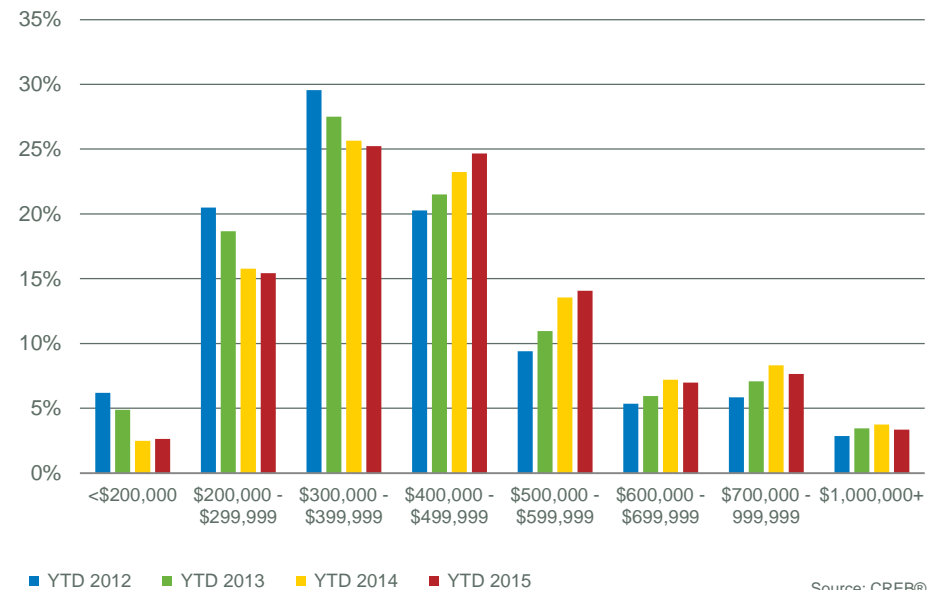
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,699	2,215	3,007	3,158	3,621	3,303	2,902	2,749	2,652	2,643	2,131	1,293
New Listings	3,012	3,370	4,126	4,616	5,356	4,754	4,038	3,877	3,962	3,576	2,574	1,671
Inventory	3,446	4,053	4,567	5,470	6,342	6,610	6,518	6,429	6,260	5,865	5,115	4,055
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	414,500	417,000	425,900	425,000	430,000	424,100	423,000	420,000	422,885	427,000	420,500	414,500
Average Price	460,813	480,037	482,626	477,550	489,121	487,278	481,084	479,017	487,100	488,063	476,974	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	2,731	2,480	2,066				
New Listings	4,034	3,680	3,972	3,901	4,024	3,992	3,769	3,464				
Inventory	5,924	7,093	7,646	7,651	7,460	7,148	7,118	7,178				
Days on Market	46	38	42	43	43	44	44	43				
Benchmark Price	454,200	451,900	450,600	448,200	450,400	451,400	451,400	451,600				
Median Price	416,000	417,500	416,850	415,000	430,000	425,000	431,949	418,700				
Average Price	463,278	464,758	470,011	468,533	482,249	486,829	480,754	461,814				
Index	211	210	209	208	209	210	210	210				

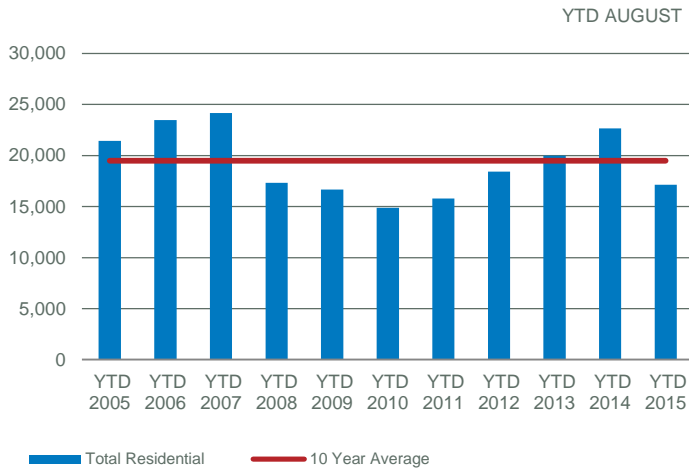
	Aug-14	Aug-15	YTD2014	YTD2015
CREB® SALES				
>\$100,000	1	2	17	10
\$100,000 - \$199,999	66	64	548	443
\$200,000 - \$299,999	450	318	3,572	2,644
\$300,000 - \$349,999	319	221	2,658	1,902
\$350,000 - \$399,999	393	309	3,151	2,423
\$400,000 - \$449,999	362	283	2,898	2,358
\$450,000 - \$499,999	281	243	2,367	1,873
\$500,000 - \$549,999	208	179	1,831	1,376
\$550,000 - \$599,999	158	118	1,242	1,035
\$600,000 - \$649,999	100	78	912	680
\$650,000 - \$699,999	99	59	720	516
\$700,000 - \$799,999	109	69	971	701
\$800,000 - \$899,999	70	39	600	390
\$900,000 - \$999,999	33	26	316	222
\$1,000,000 - \$1,249,999	49	32	387	282
\$1,250,000 - \$1,499,999	19	12	205	128
\$1,500,000 - \$1,749,999	10	3	105	69
\$1,750,000 - \$1,999,999	6	6	61	41
\$2,000,000 - \$2,499,999	9	1	53	25
\$2,500,000 - \$2,999,999	2	3	18	13
\$3,000,000 - \$3,499,999	4	1	11	9
\$3,500,000 - \$3,999,999	-	-	7	4
\$4,000,000 +	1	-	4	2
	2,749	2,066	22,654	17,146

CREB® SHARE OF SALES BY PRICE RANGE

YTD AUGUST



CREB® SALES



Source: CREB®

CREB® NEW LISTINGS



Source: CREB®

CREB® INVENTORY AND SALES



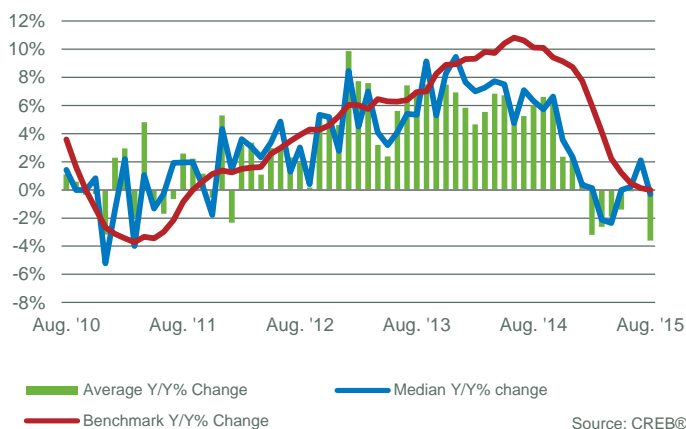
Source: CREB®

CREB® MONTHS OF INVENTORY



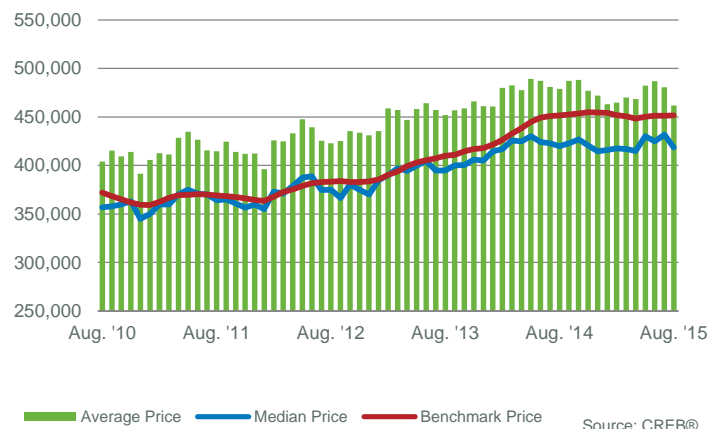
Source: CREB®

CREB® PRICE CHANGE



Source: CREB®

CREB® PRICES



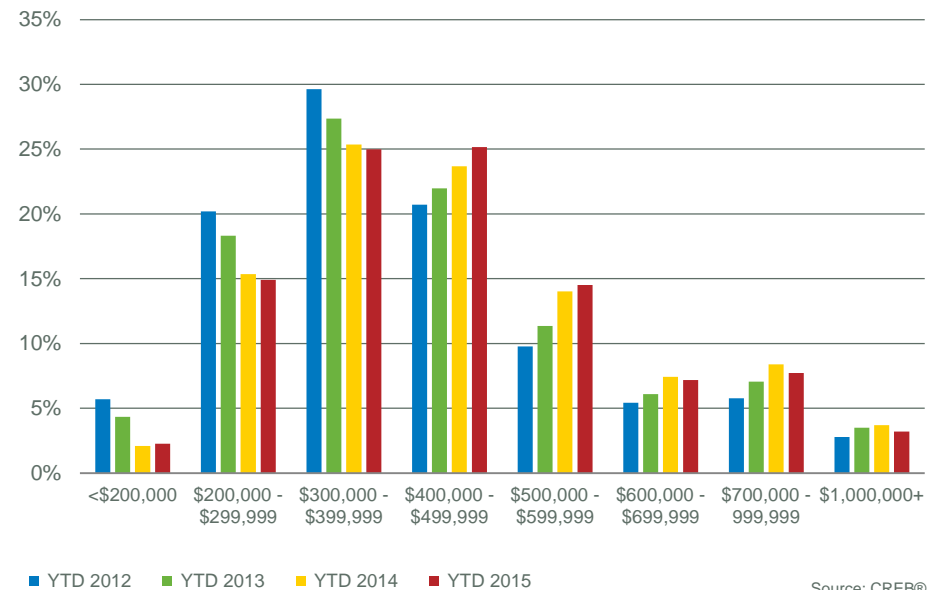
Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2014												
Sales	1,597	2,090	2,831	2,918	3,359	3,048	2,684	2,554	2,461	2,442	1,996	1,211
New Listings	2,762	3,130	3,834	4,284	4,953	4,412	3,703	3,582	3,673	3,331	2,394	1,576
Inventory	2,934	3,475	3,924	4,784	5,582	5,862	5,765	5,682	5,541	5,212	4,519	3,588
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	426,150	423,350	425,000	430,000	425,000	417,000
Average Price	463,545	484,408	486,389	481,429	491,875	490,169	484,217	480,662	491,346	492,147	480,581	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	2,544	2,308	1,905				
New Listings	3,779	3,419	3,638	3,588	3,685	3,676	3,471	3,198				
Inventory	5,361	6,422	6,851	6,795	6,584	6,286	6,239	6,318				
Days on Market	44	36	40	41	41	43	42	41				
Benchmark Price	458,800	456,600	454,900	452,100	454,200	455,500	455,300	456,000				
Median Price	420,000	420,000	420,000	417,250	432,500	430,000	435,000	420,000				
Average Price	467,293	466,305	474,781	471,482	482,877	490,612	478,086	466,082				
Index	212	211	210	209	210	211	211	211				

	Aug-14	Aug-15	YTD2014	YTD2015
CALGARY CMA SALES				
>\$100,000	1	-	7	2
\$100,000 - \$199,999	53	53	432	359
\$200,000 - \$299,999	410	285	3,238	2,378
\$300,000 - \$349,999	283	197	2,424	1,727
\$350,000 - \$399,999	369	290	2,922	2,257
\$400,000 - \$449,999	336	259	2,728	2,218
\$450,000 - \$499,999	274	230	2,263	1,794
\$500,000 - \$549,999	197	170	1,767	1,326
\$550,000 - \$599,999	150	114	1,189	990
\$600,000 - \$649,999	94	73	870	655
\$650,000 - \$699,999	96	55	695	492
\$700,000 - \$799,999	104	61	919	667
\$800,000 - \$899,999	63	39	559	361
\$900,000 - \$999,999	32	25	290	205
\$1,000,000 - \$1,249,999	45	29	347	251
\$1,250,000 - \$1,499,999	17	12	187	113
\$1,500,000 - \$1,749,999	9	3	94	64
\$1,750,000 - \$1,999,999	6	5	60	37
\$2,000,000 - \$2,499,999	9	1	52	23
\$2,500,000 - \$2,999,999	2	3	18	11
\$3,000,000 - \$3,499,999	4	1	11	9
\$3,500,000 - \$3,999,999	-	-	6	4
\$4,000,000 +	-	-	3	1
	2,554	1,905	21,081	15,944

CALGARY CMA SHARE OF SALES BY PRICE RANGE

YTD AUGUST



Source: CREB®

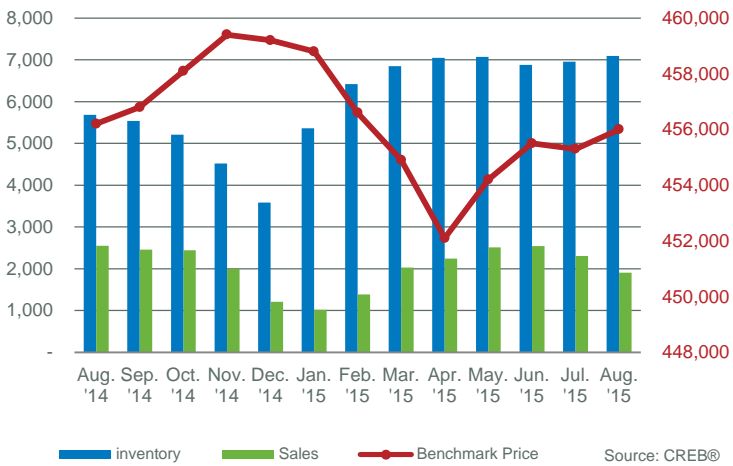
CALGARY CMA SALES



CALGARY CMA NEW LISTINGS



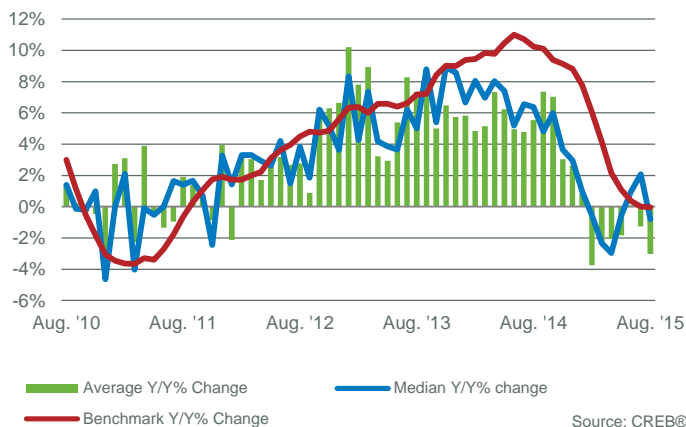
CALGARY CMA INVENTORY AND SALES



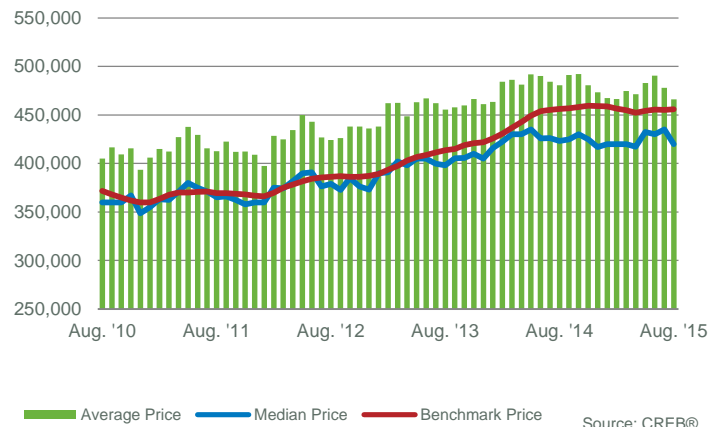
CALGARY CMA MONTHS OF INVENTORY



CALGARY CMA PRICE CHANGE



CALGARY CMA PRICES



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.

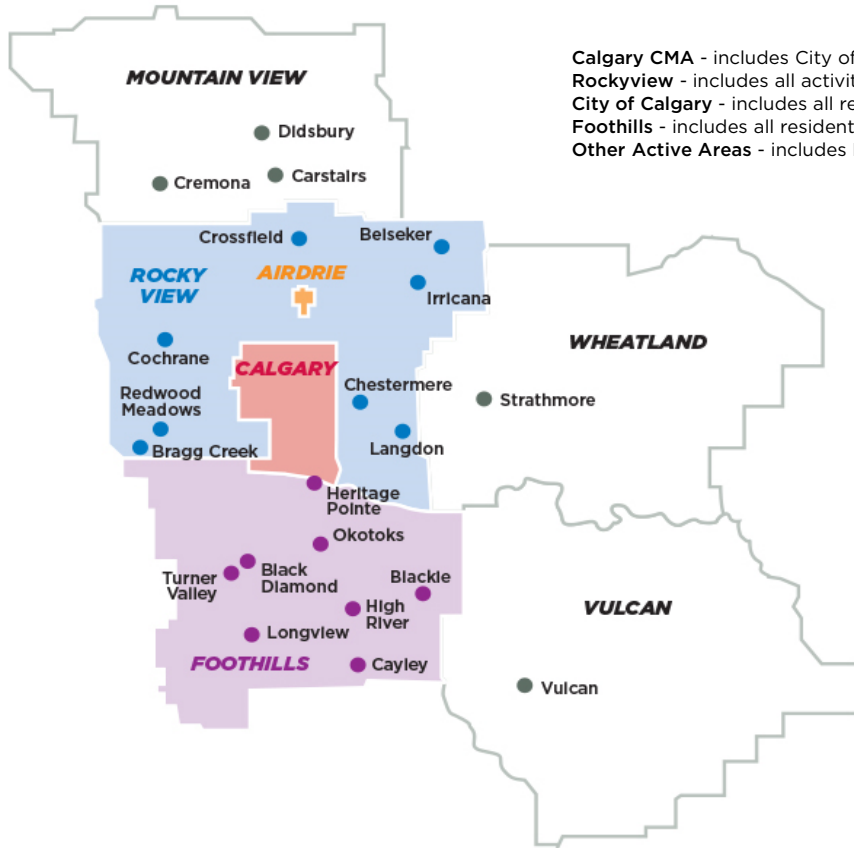
Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of listings.

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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