

Housing supply improves in June

Condominium apartment benchmark price surpasses previous highs

Calgary, July 2, 2014 – Residential sales and listings in Calgary increased by double-digit rates in June compared to the same time last year. This increase is partly due to the floods impacting housing activity throughout the second half of June 2013.

“Last June was not a normal month, so it’s difficult to compare the two,” said CREB® president Bill Kirk. “The historic floods of 2013 forced residents and business owners from their homes and places of work. It’s not surprising that many Calgarians were not focused on purchasing or listing their home at that time.”

Despite the unusual circumstances of last year, the housing market continues to demonstrate strong demand. Residential sales totaled 2,670 units this June, which was 18 per cent above the 10-year average. Total sales for the first half of 2014 increased to 13,929 from 12,257 in 2013.

New listings totaled 3,814 units in June, representing the first time since June 2010 that it outpaced the long-term average. The monthly influx of new listings also helped ease some of the tightness in the market by improving inventory levels, which totaled 4,726 units compared to 4,584 in June 2013.

“Economic conditions continue to support housing demand growth. However, improving supply should help push our market toward more balanced conditions,” said CREB® chief economist Ann-Marie Lurie. “Over time, this will cause price growth to ease from its current levels.”

Single-family unadjusted benchmark prices totaled \$509,700 in June, a one per cent increase over the previous month, and a 10.9 per cent increase over June 2013.

Single-family sales for June totaled 1,769 units, which outpaced the 10-year average by 10 per cent. The rise in sales activity was largely due to improved new listings. While this helped ease some of the tightness in this market, supply levels continue to fall in this sector.

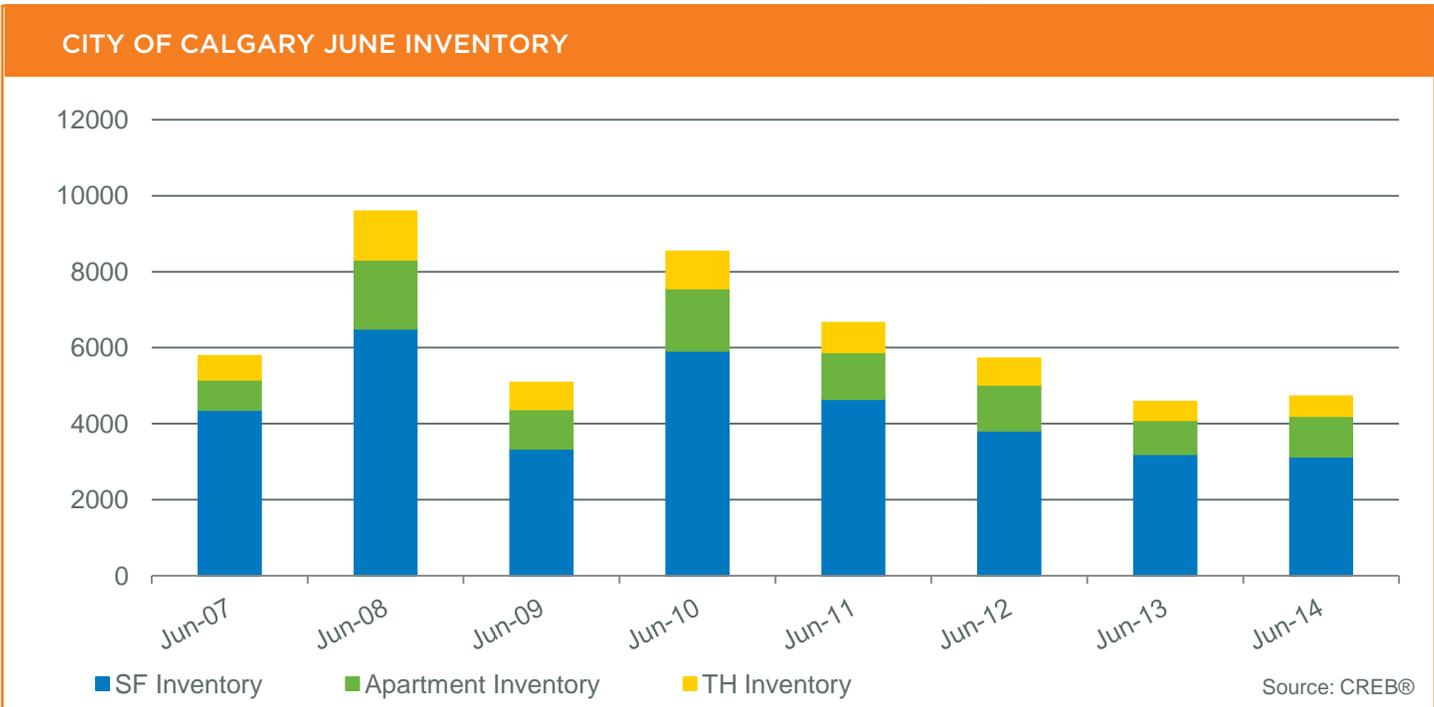
The boost in single-family new listings for June was largely due to an increase in units listed at more than \$500,000 – rising to 1,359 units in June from 954 the year prior.

“With less resale single-family product available in the lower price ranges citywide, this market continues to be fairly competitive,” said Kirk. “However, for consumers looking in the higher price ranges, there is often more choice.”

Condominium apartment sales for the first half of 2014, totaled 2,494 units, compared with 2,027 during the same period a year prior. While new listings growth kept pace with sales activity during the first part of the year, it has exceeded sales growth over the past two months, pushing up inventory levels and moving this market into more balanced conditions.

Apartment-style benchmark prices totaled \$299,700 in June, a new high in the condominium apartment sector and 13.5 per cent increase over the previous year. Meanwhile, the benchmark price for townhouse-style units reached \$326,000, still shy of previous records.

“As citywide condominium apartment prices have finally recovered from 2007 highs, we would expect this will continue to encourage some listings growth,” said Lurie. “However, as this market has moved into more balanced conditions, and if inventories continue to rise, price growth should ease throughout the remainder of the year.”



CREB® - SUMMARY STATS

	Jun-13	Jun-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	3,057	3,647	19.30%	15,800	18,437	16.69%
Total Sales Volume	\$1,398,707,596	\$1,751,764,666	25.24%	\$7,102,317,028	\$8,774,170,238	23.54%
New Listings	4,186	5,373	28.36%	25,779	28,090	8.96%
Active Listings	8,189	8,090	-1.21%	N/A	N/A	
Sales to New Listings Ratio	0.73	0.68	-7.06%	0.61	0.66	7.09%
Sales \$ / List \$	97.55%	98.16%	0.61%	97.59%	98.32%	0.73%
Average DOM	42	36	-14.73%	43	33	-23.26%
Average Price	\$457,543	\$480,330	4.98%	\$449,514	\$475,900	5.87%
Benchmark Price	\$404,800	\$448,300	10.75%			
Index	191	211	10.74%			
CREB® CITY OF CALGARY						
Total Sales	2,306	2,670	15.78%	12,257	13,929	13.64%
Total Sales Volume	\$1,075,481,177	\$1,313,446,563	22.13%	\$5,595,996,711	\$6,725,276,984	20.18%
New Listings	2,998	3,814	27.22%	18,542	20,316	9.57%
Active Listings	4,584	4,726	3.10%	N/A	N/A	
Sales to New Listings Ratio	0.77	0.70	-8.99%	0.66	0.69	3.72%
Sales \$ / List \$	97.74%	98.42%	0.68%	97.77%	98.58%	0.81%
Average DOM	35	29	-16.43%	36	29	-19.44%
Average Price	\$466,384	\$491,928	5.48%	\$456,555	\$482,826	5.75%
Benchmark Price	\$412,000	\$458,100	11.19%			
Index	192	214	11.19%			
CREB® TOWNS						
Total Sales	470	627	33.40%	2,252	2,938	30.46%
Total Sales Volume	\$174,158,423	\$247,294,036	41.99%	\$815,534,946	\$1,162,604,383	42.56%
New Listings	587	837	42.59%	3,885	4,379	12.72%
Active Listings	1,606	1,525	-5.04%	N/A	N/A	
Sales to New Listings Ratio	0.80	0.75	-6.44%	0.58	0.67	15.74%
Sales \$ / List \$	97.46%	98.20%	0.74%	97.57%	98.25%	0.68%
Average DOM	62	46	-25.29%	71	54	-23.94%
Average Price	\$370,550	\$394,408	6.44%	\$362,138	\$395,713	9.27%
Benchmark Price	\$346,200	\$371,800	7.39%			
Index	182	196	7.41%			
CREB® CRES						
Total Sales	99	115	16.16%	465	559	20.22%
Total Sales Volume	\$80,629,163	\$92,598,070	14.84%	\$375,909,604	\$484,030,038	28.76%
New Listings	270	304	12.59%	1,600	1,512	-5.50%
Active Listings	1,138	983	-13.62%	N/A	N/A	
Sales to New Listings Ratio	0.37	0.38	3.17%	0.29	0.37	27.21%
Sales \$ / List \$	95.51%	94.92%	-0.59%	95.11%	95.35%	0.25%
Average DOM	87	86	-1.11%	101	94	-6.93%
Average Price	\$814,436	\$805,201	-1.13%	\$808,408	\$865,886	7.11%
Median Price	\$710,000	\$725,000	2.11%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

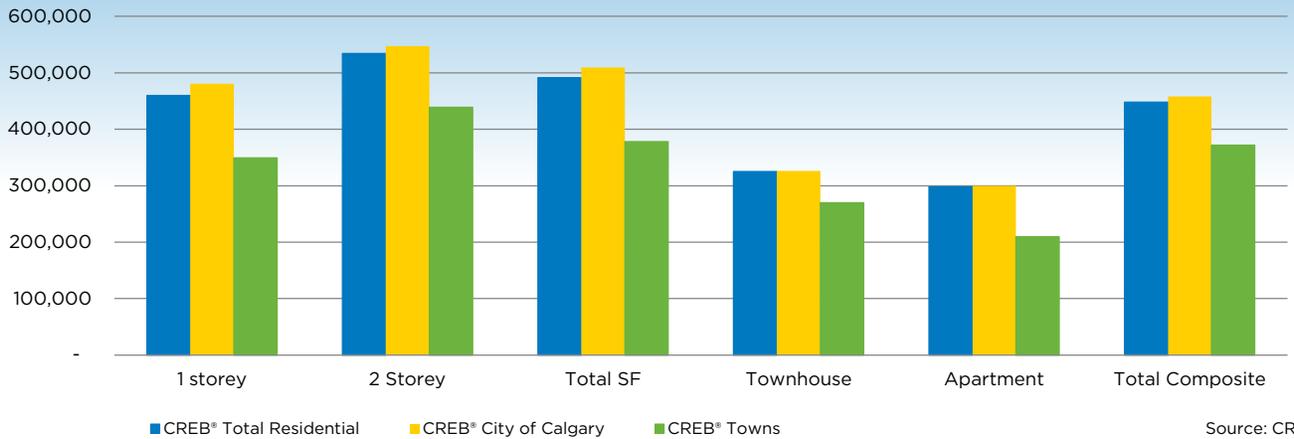
	Jun-13	Jun-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,630	1,769	8.53%	8,559	9,426	10.13%
Total Sales Volume	\$857,414,727	\$994,854,008	16.03%	\$4,423,039,854	\$5,193,735,111	17.42%
New Listings	2,146	2,597	21.02%	13,048	13,690	4.92%
Active Listings	3,199	3,128	-2.22%	N/A	N/A	
Sales to New Listings Ratio	0.76	0.68	-10.32%	0.66	0.69	4.97%
Sales \$ / List \$	97.78%	98.43%	0.65%	97.84%	98.63%	0.79%
Average DOM	33	28	-17.51%	34	28	-17.65%
Average Price	\$526,021	\$562,382	6.91%	\$516,771	\$551,001	6.62%
Benchmark Price	\$459,700	\$509,700	10.88%			
Index	195	216	10.87%			
CONDO APARTMENT						
Total Sales	358	474	32.40%	2,027	2,494	23.04%
Total Sales Volume	\$107,945,216	\$166,237,557	54.00%	\$602,063,010	\$807,874,910	34.18%
New Listings	490	712	45.31%	3,203	3,923	22.48%
Active Listings	896	1,071	19.53%	N/A	N/A	
Sales to New Listings Ratio	0.73	0.67	-8.88%	0.63	0.64	0.46%
Sales \$ / List \$	97.45%	98.30%	0.85%	97.19%	98.16%	0.97%
Average DOM	38	37	-2.62%	41	34	-17.07%
Average Price	\$301,523	\$350,712	16.31%	\$297,022	\$323,927	9.06%
Benchmark Price	\$264,000	\$299,700	13.52%			
Index	184	209	13.50%			
CONDO TOWNHOUSE						
Total Sales	318	427	34.28%	1,671	2,009	20.23%
Total Sales Volume	\$110,121,234	\$152,354,998	38.35%	\$570,893,847	\$723,666,963	26.76%
New Listings	362	505	39.50%	2,291	2,703	17.98%
Active Listings	489	523	6.95%	N/A	N/A	
Sales to New Listings Ratio	0.88	0.85	-3.75%	0.73	0.74	1.90%
Sales \$ / List \$	97.65%	98.46%	0.81%	97.82%	98.70%	0.88%
Average DOM	40	28	-30.70%	38	28	-26.32%
Average Price	\$346,293	\$356,803	3.04%	\$341,648	\$360,213	5.43%
Benchmark Price	\$295,000	\$326,000	10.51%			
Index	184	204	10.53%			

MLS® HPI SUMMARY

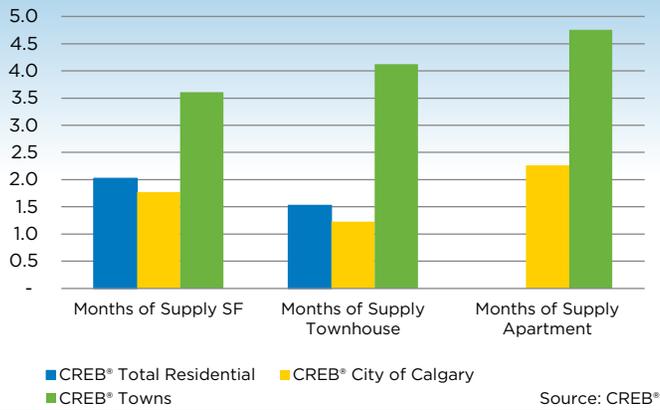
	June 2014		% Changes				
	Benchmark Price	Index (HPI)	May-14	Dec-13	Jun-13	Jun-11	Jun-09
CREB® TOTAL RESIDENTIAL							
Single Family	491,300	213	1.0%	7.8%	10.3%	25.6%	31.6%
Townhouse	325,100	204	1.4%	6.3%	10.8%	21.3%	23.3%
Apartment	298,200	209	1.5%	7.5%	13.4%	23.3%	27.5%
COMPOSITE	448,300	211	1.1%	7.5%	10.7%	24.7%	30.0%
CREB® TOWNS							
Single Family	377,900	195	0.8%	7.3%	7.0%	18.5%	21.3%
Townhouse	269,900	218	0.8%	7.9%	15.8%	25.8%	24.4%
Apartment	209,500	180	2.2%	4.4%	8.0%	11.4%	12.7%
COMPOSITE	371,800	196	0.8%	7.3%	7.4%	18.5%	21.1%
CREB® CITY OF CALGARY							
Single Family	509,700	216	1.1%	7.9%	10.9%	27.0%	33.5%
Townhouse	326,000	204	1.4%	6.1%	10.5%	21.1%	23.2%
Apartment	299,700	209	1.5%	7.6%	13.5%	23.5%	27.8%
COMPOSITE	458,100	214	1.1%	7.6%	11.2%	25.7%	31.3%

COMPARISONS

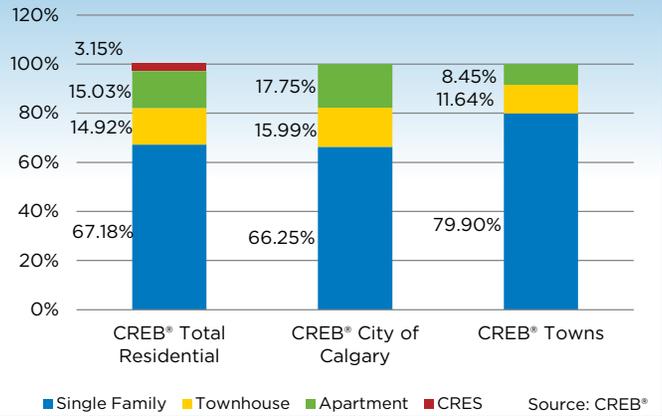
Benchmark Price - June



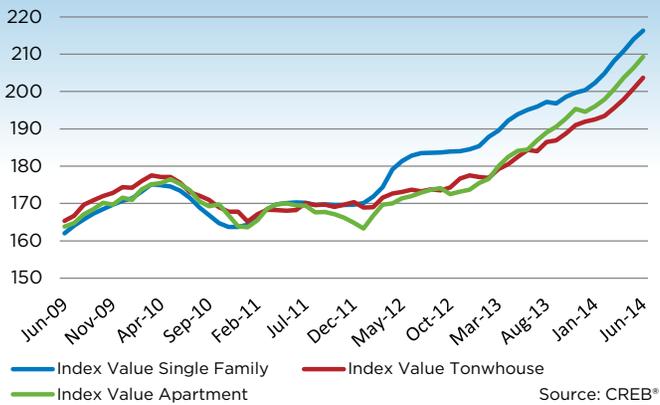
Months of Supply - June



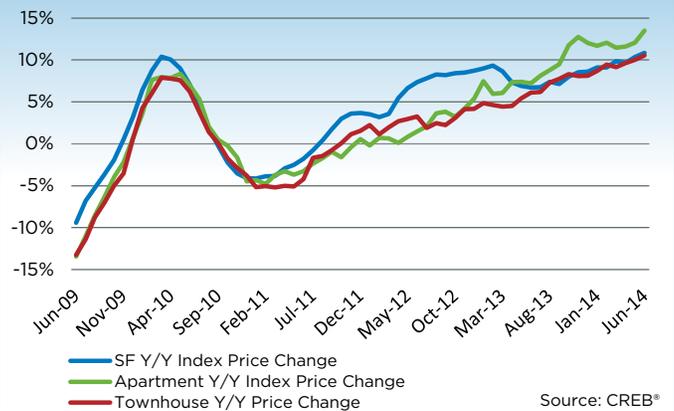
Sales Distribution - June



CALGARY INDEX VALUE



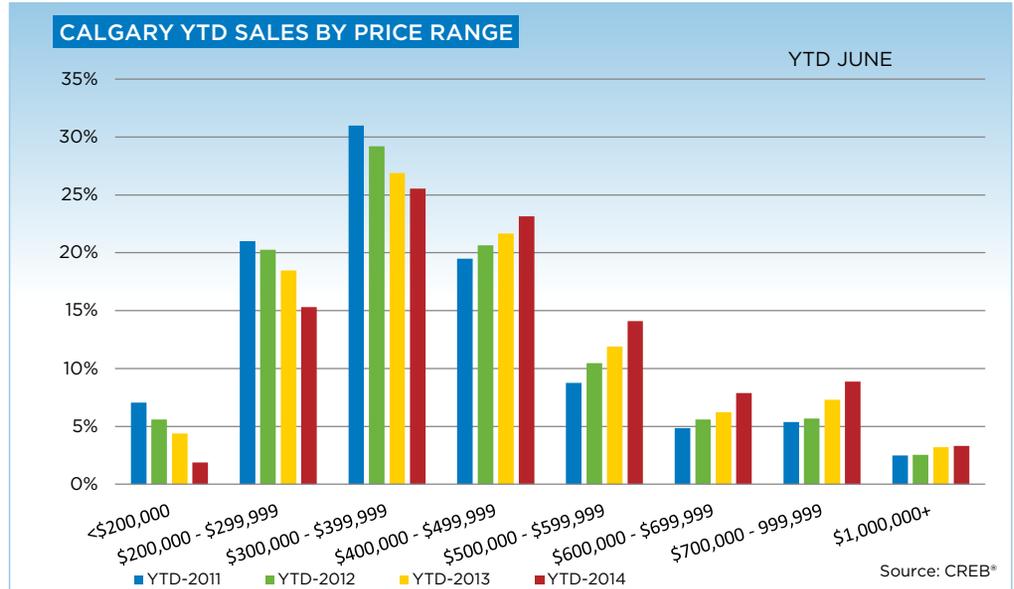
CALGARY INDEX YEAR OVER YEAR COMPARISON



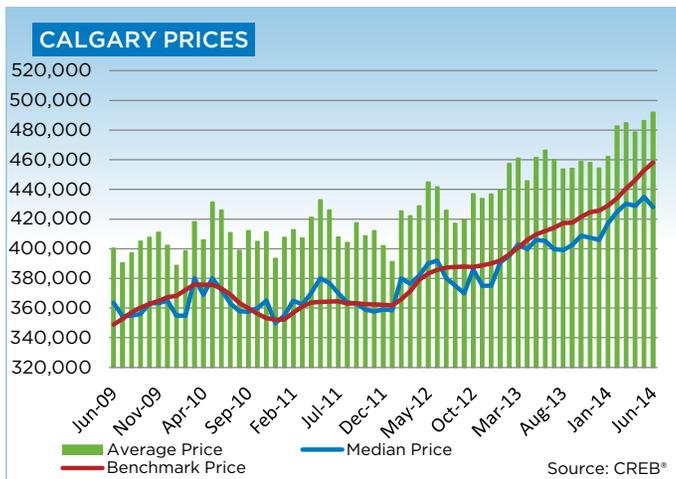
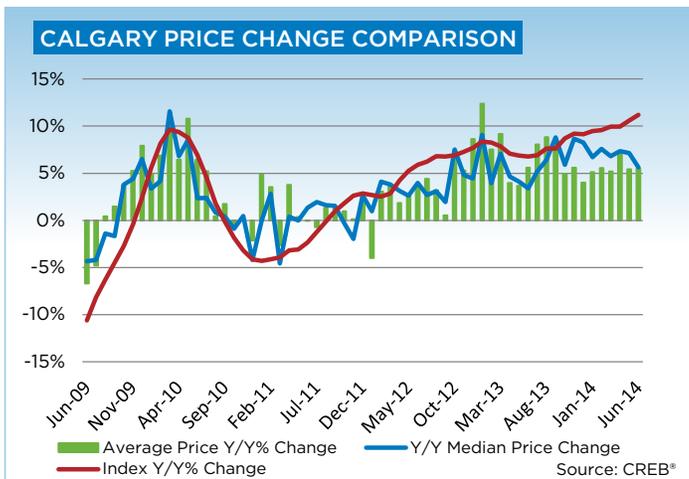
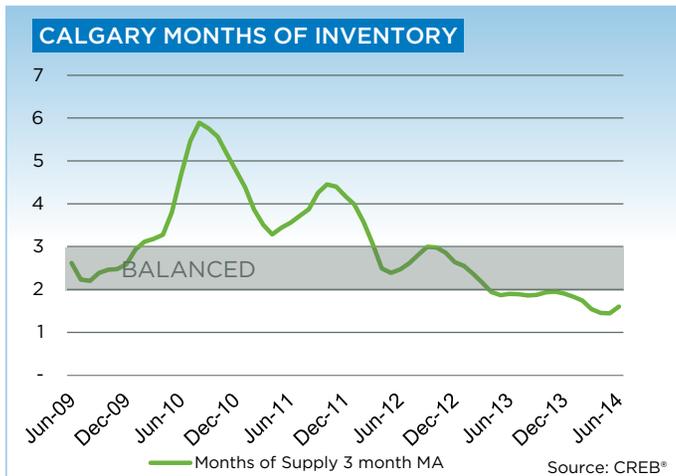
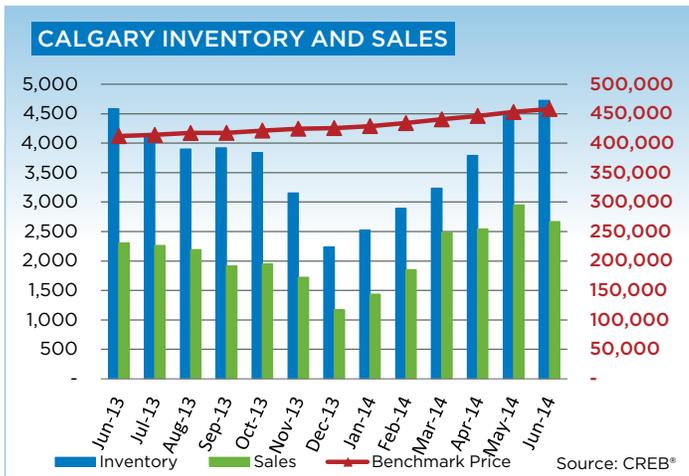
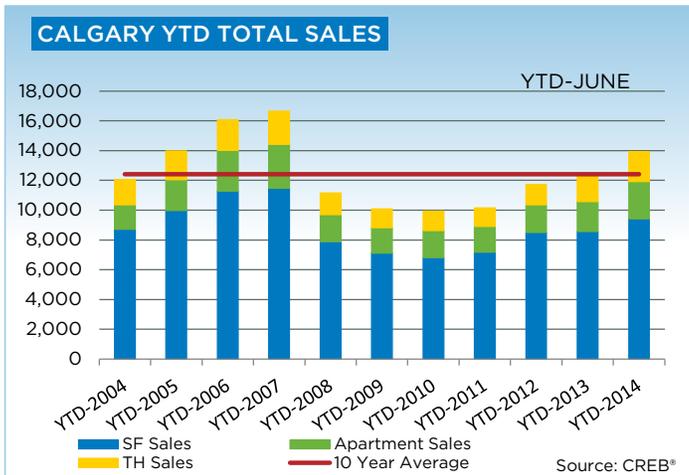
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,374	2,535	2,306	2,264	2,192	1,919	1,948	1,724	1,171	23,475
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,794	2,521	1,824	972	32,151
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	445,955	461,422	466,384	460,181	453,859	454,151	458,655	458,157	454,387	456,640
Benchmark Price	392,000	396,100	400,600	406,000	409,600	412,000	414,100	417,300	417,600	421,400	424,600	425,700	
Index	183	185	187	189	191	192	193	195	195	197	198	199	
2014													
Sales	1,438	1,851	2,482	2,541	2,947	2,670							13,929
New Listings	2,394	2,709	3,318	3,754	4,327	3,814							20,316
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726							
AverageDOM	40	30	28	27	27	29							29
Average Price	462,234	482,782	484,911	478,748	486,413	491,928							482,826
Benchmark Price	429,100	434,100	440,600	446,300	452,900	458,100							
Index	200	202	205	208	211	214							

	Jun-13	Jun-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	2	-	13	5
\$100,000 - \$199,999	82	43	523	255
\$200,000 - \$299,999	410	429	2,263	2,131
\$300,000 - \$349,999	269	319	1,571	1,687
\$350,000 - \$399,999	354	339	1,724	1,869
\$400,000 - \$449,999	290	349	1,505	1,759
\$450,000 - \$499,999	201	269	1,150	1,463
\$500,000 - \$549,999	168	213	846	1,184
\$550,000 - \$599,999	145	153	613	780
\$600,000 - \$649,999	78	121	437	616
\$650,000 - \$699,999	57	92	325	481
\$700,000 - \$799,999	98	122	486	643
\$800,000 - \$899,999	55	74	276	390
\$900,000 - \$999,999	24	43	134	204
\$1,000,000 - \$1,249,999	31	39	185	201
\$1,250,000 - \$1,499,999	22	31	87	126
\$1,500,000 - \$1,749,999	6	11	42	53
\$1,750,000 - \$1,999,999	3	9	26	35
\$2,000,000 - \$2,499,999	4	7	28	30
\$2,500,000 - \$2,999,999	3	3	15	7
\$3,000,000 - \$3,499,999	1	3	2	5
\$3,500,000 - \$3,999,999	1	1	3	3
\$4,000,000 +	2	-	3	2
	2,306	2,670	12,257	13,929



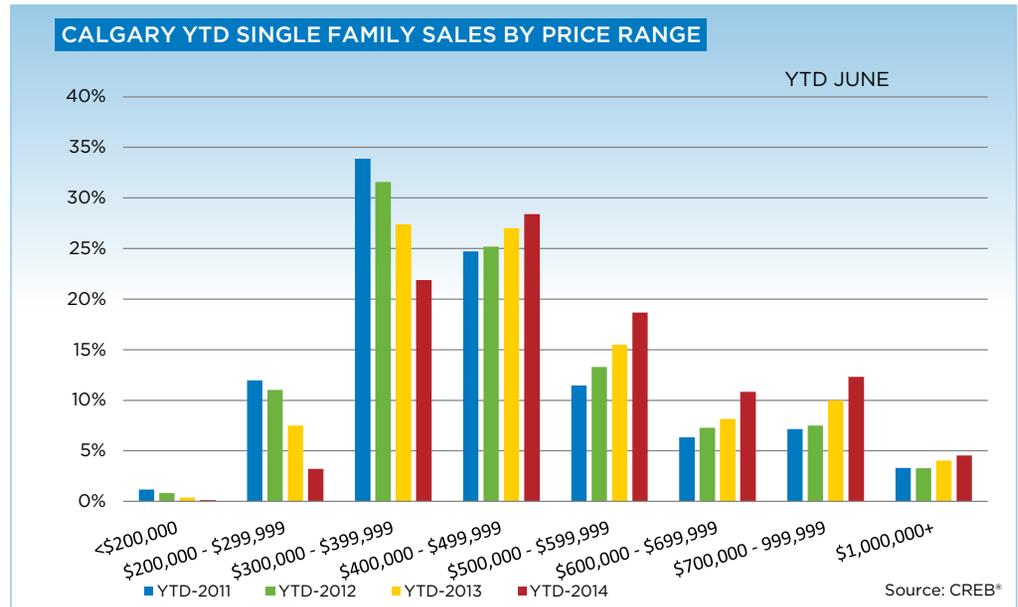
CITY OF CALGARY



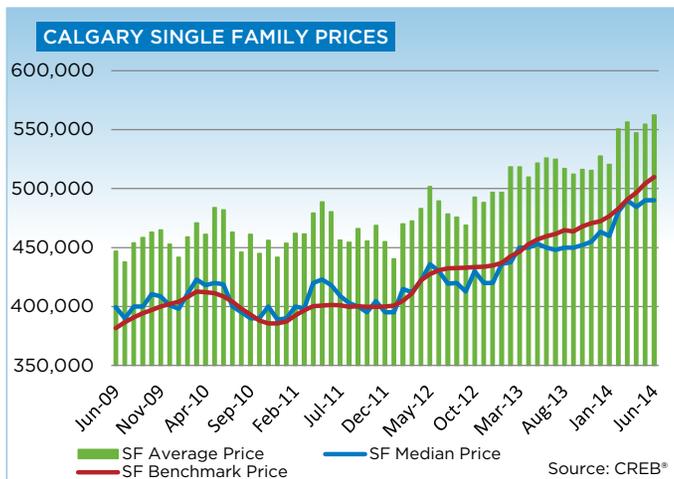
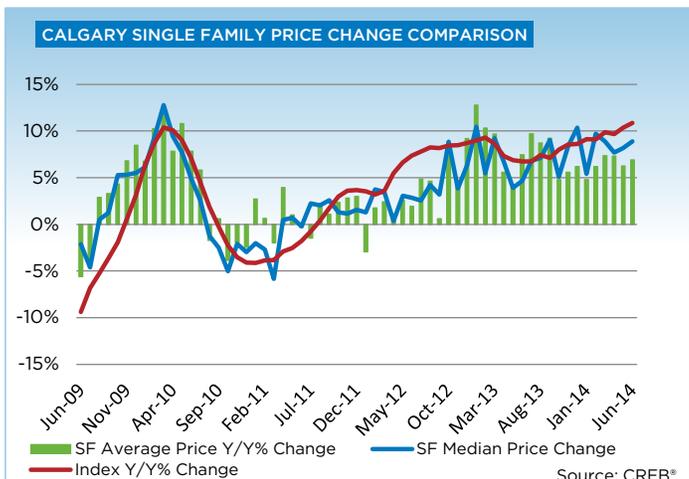
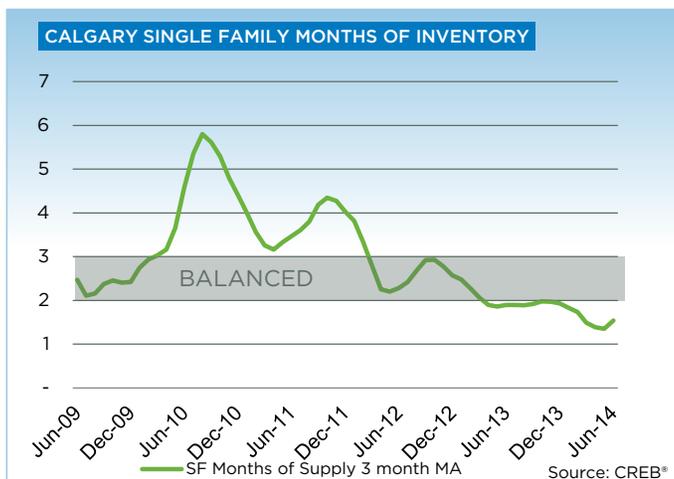
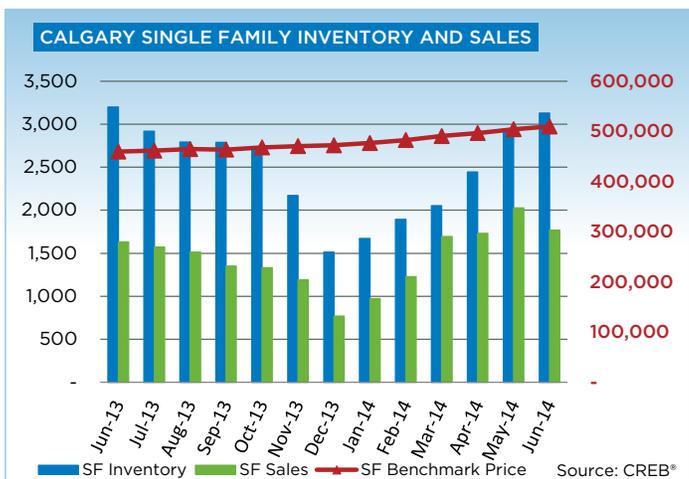
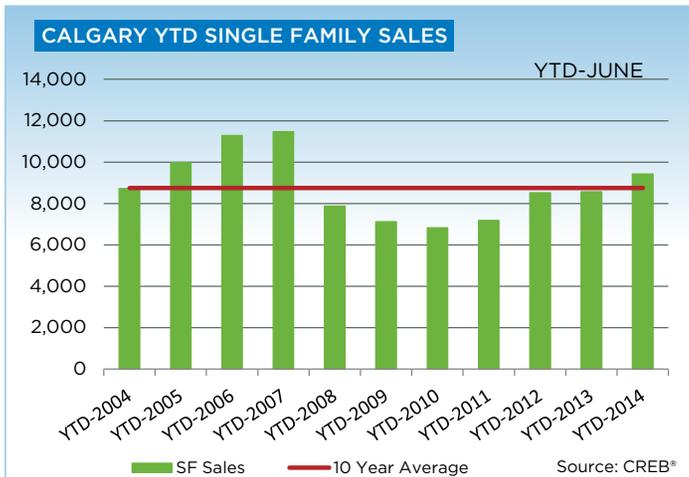
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	878	1,207	1,479	1,606	1,759	1,630	1,573	1,513	1,351	1,333	1,193	772	16,294
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,973	1,736	1,233	649	22,558
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	33	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	509,942	521,791	526,021	524,976	517,206	512,296	516,375	515,491	527,634	517,621
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	
2014													
Sales	973	1,229	1,696	1,733	2,026	1,769							9,426
New Listings	1,583	1,782	2,198	2,583	2,947	2,597							13,690
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128							
AverageDOM	40	29	27	25	26	28							28
Average Price	520,678	550,531	556,522	547,220	554,524	562,382							551,001
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700							
Index	202	205	208	211	214	216							

	Jun-13	Jun-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	2	1
\$100,000 - \$199,999	7	2	31	13
\$200,000 - \$299,999	118	54	643	303
\$300,000 - \$349,999	152	126	984	764
\$350,000 - \$399,999	274	243	1,361	1,299
\$400,000 - \$449,999	254	287	1,297	1,427
\$450,000 - \$499,999	183	223	1,015	1,250
\$500,000 - \$549,999	154	187	770	1,044
\$550,000 - \$599,999	126	136	557	715
\$600,000 - \$649,999	73	109	396	578
\$650,000 - \$699,999	54	83	302	444
\$700,000 - \$799,999	95	116	464	603
\$800,000 - \$899,999	55	72	267	367
\$900,000 - \$999,999	21	41	124	191
\$1,000,000 - \$1,249,999	25	36	157	188
\$1,250,000 - \$1,499,999	20	26	79	116
\$1,500,000 - \$1,749,999	6	10	39	48
\$1,750,000 - \$1,999,999	3	8	25	33
\$2,000,000 - \$2,499,999	4	6	27	29
\$2,500,000 - \$2,999,999	2	3	11	7
\$3,000,000 - \$3,499,999	1	-	2	1
\$3,500,000 - \$3,999,999	1	1	3	3
\$4,000,000 +	2	-	3	2
	1,630	1,769	8,559	9,426



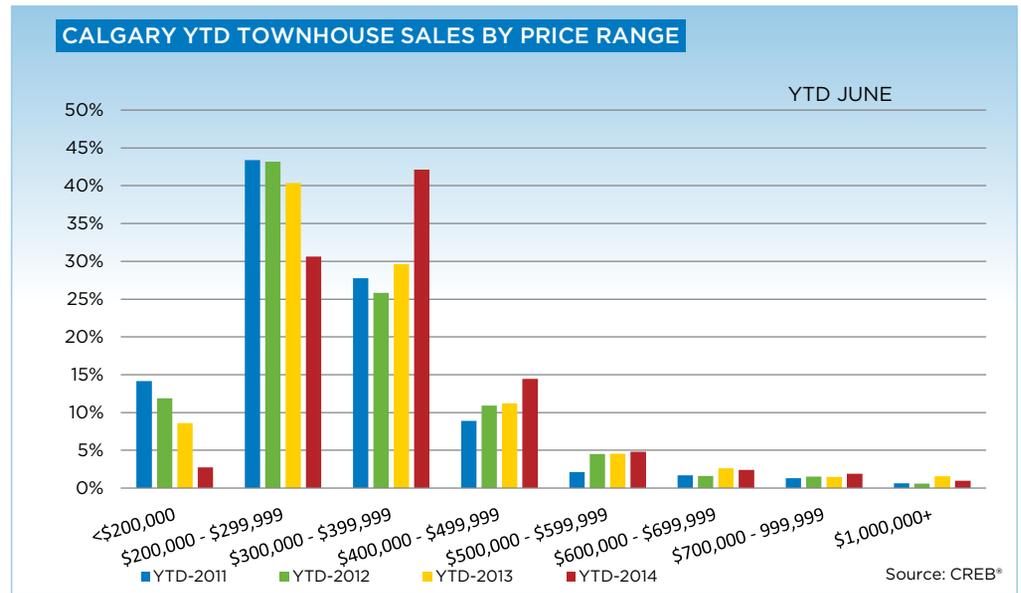
CITY OF CALGARY SINGLE FAMILY



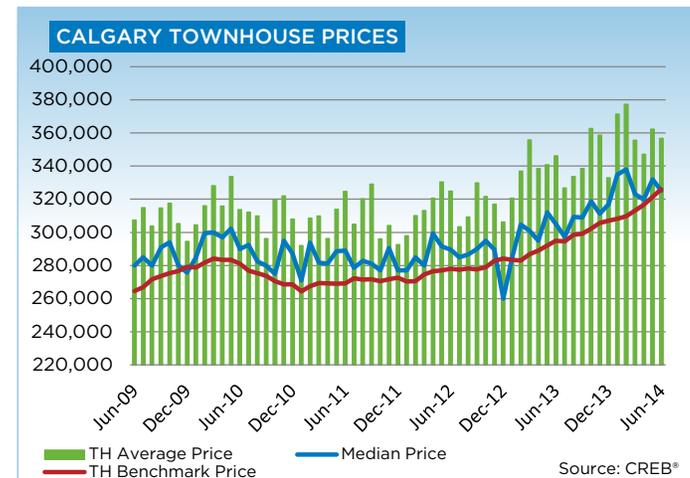
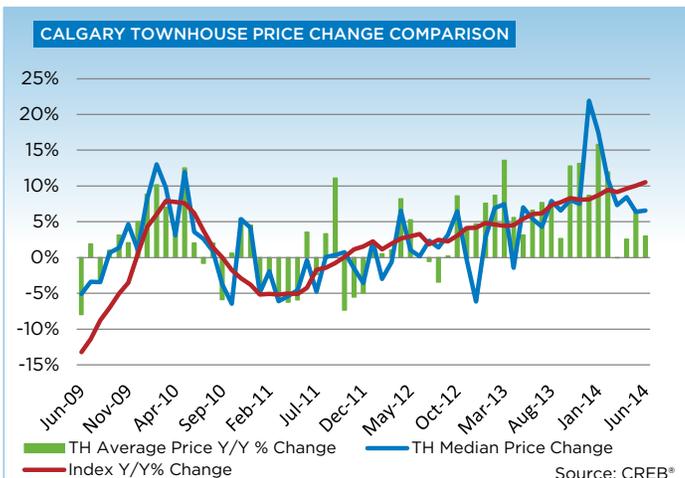
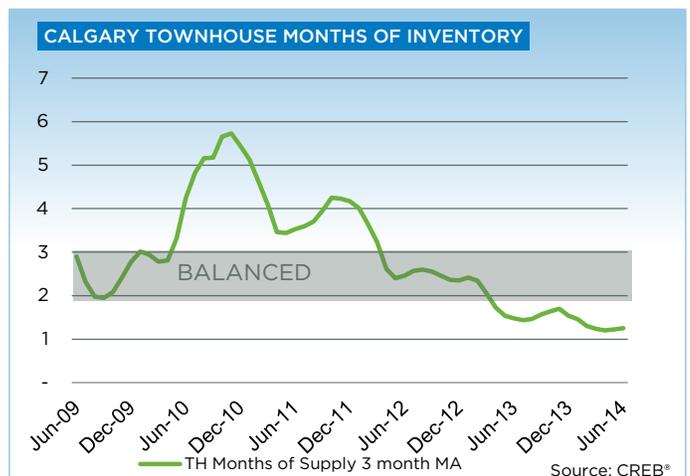
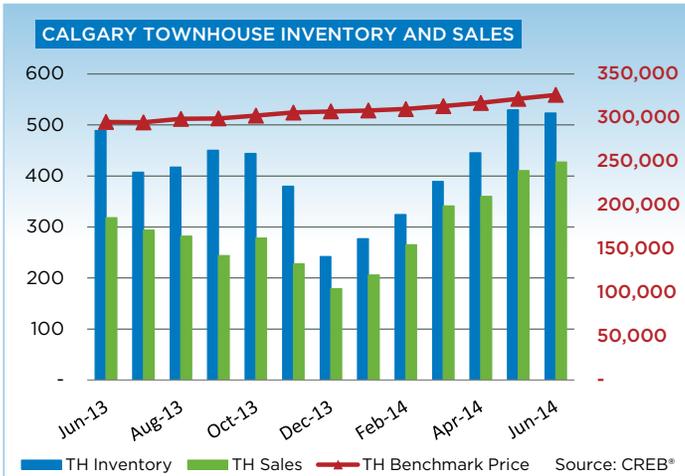
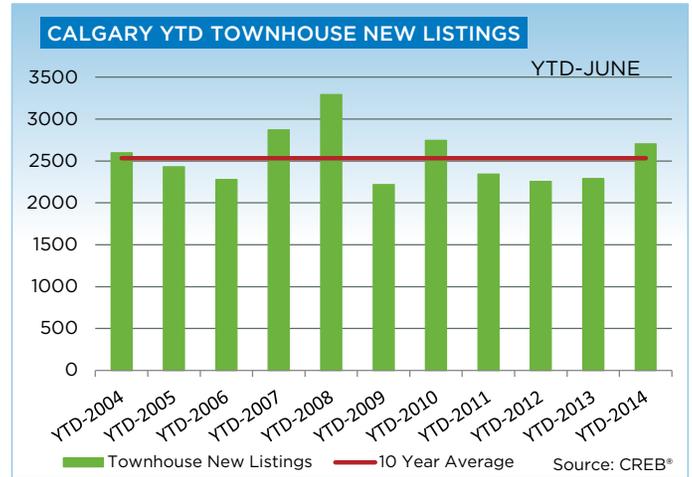
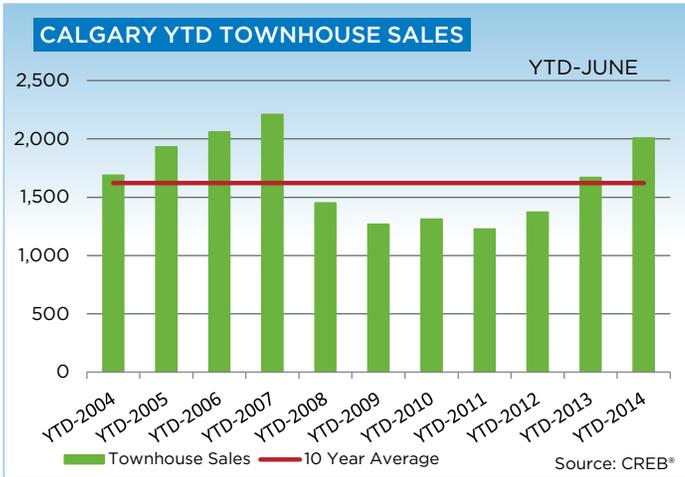
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	339	365	318	294	282	244	278	228	179	3,176
New Listings	310	343	399	454	423	362	303	359	361	335	238	112	3,999
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	40	38	34	31	43	39	48	38
Average Price	320,590	337,071	355,757	338,474	340,889	346,293	326,728	333,673	338,569	362,807	358,625	332,893	341,900
Benchmark Price	283,400	283,000	286,800	288,900	292,100	295,000	294,500	298,500	299,100	302,200	305,700	307,100	
Index	177	177	179	181	183	184	184	187	187	189	191	192	
2014													
Sales	206	265	341	360	410	427							2,009
New Listings	326	354	457	485	576	505							2,703
Active Listings	277	324	389	445	529	523							
AverageDOM	38	28	26	25	28	28							28
Average Price	371,347	377,382	355,617	347,169	362,346	356,803							360,213
Benchmark Price	308,100	309,700	313,100	316,700	321,400	326,000							
Index	193	194	196	198	201	204							

	Jun-13	Jun-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	24	7	142	55
\$200,000 - \$299,999	123	141	674	615
\$300,000 - \$349,999	71	123	305	558
\$350,000 - \$399,999	35	54	190	288
\$400,000 - \$449,999	19	31	116	164
\$450,000 - \$499,999	11	29	71	126
\$500,000 - \$549,999	6	11	40	65
\$550,000 - \$599,999	12	12	36	32
\$600,000 - \$649,999	4	4	31	21
\$650,000 - \$699,999	3	6	13	27
\$700,000 - \$799,999	2	3	12	23
\$800,000 - \$899,999	-	-	8	11
\$900,000 - \$999,999	2	1	5	4
\$1,000,000 - \$1,249,999	4	3	18	9
\$1,250,000 - \$1,499,999	2	2	5	7
\$1,500,000 - \$1,749,999	-	-	2	4
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	318	427	1671	2009



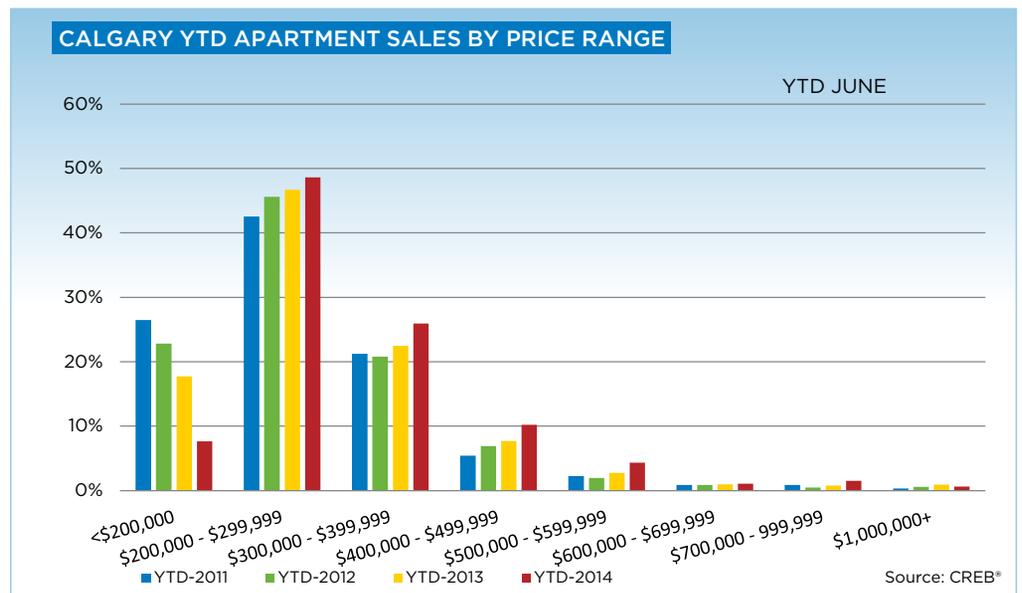
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



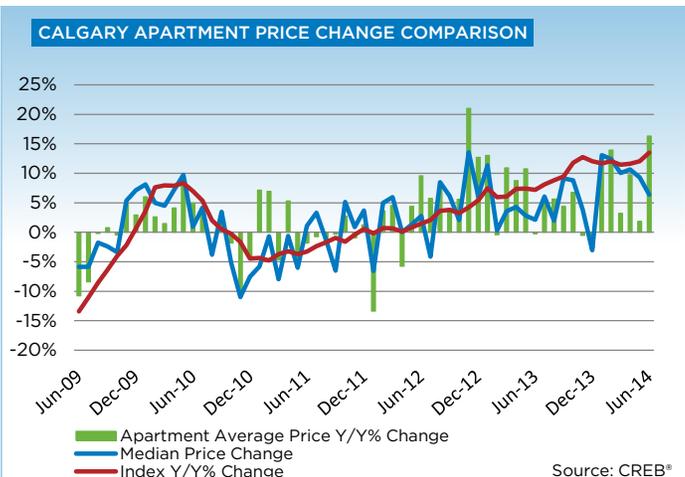
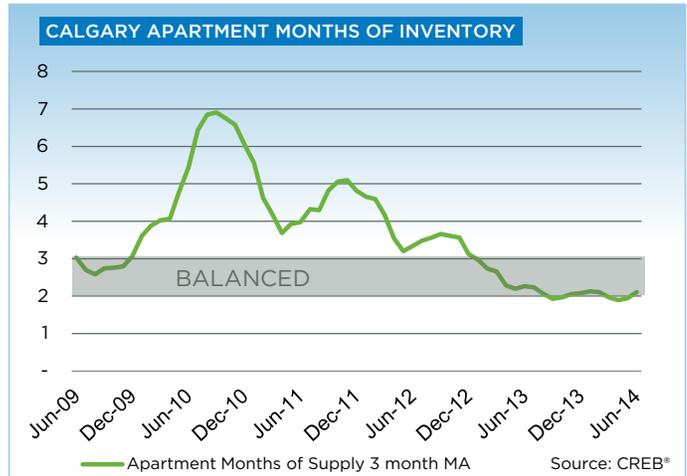
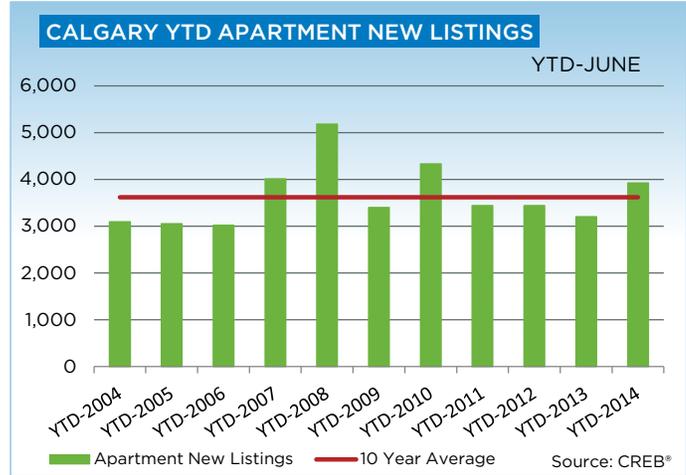
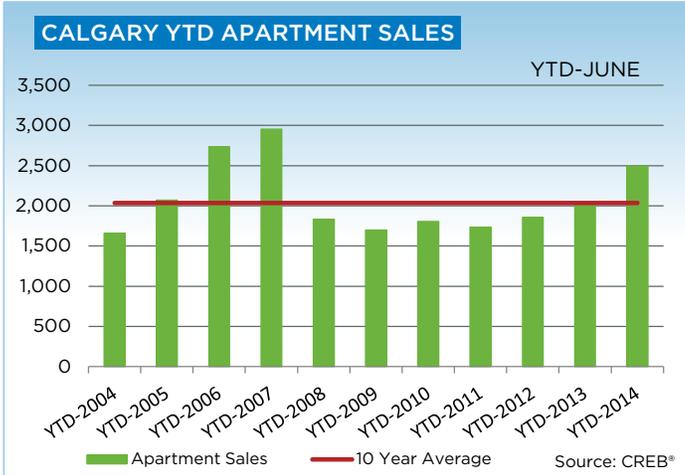
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	451	460	450	353	211	5,594
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,345	310,096	301,523	302,278	297,807	298,743	309,415	307,308	296,207	299,536
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	
2014													
Sales	259	357	445	448	511	474							2,494
New Listings	485	573	663	686	804	712							3,923
Active Listings	577	677	791	898	1,051	1,071							
AverageDOM	42	33	31	34	34	37							34
Average Price	314,966	327,788	311,064	319,610	315,914	350,712							323,927
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700							
Index	196	198	201	204	206	209							

Calgary Apartment	Jun-13	Jun-14	YTD2013	YTD2014
>\$100,000	2	-	9	4
\$100,000 - \$199,999	51	34	350	187
\$200,000 - \$299,999	169	234	946	1,213
\$300,000 - \$349,999	46	70	282	365
\$350,000 - \$399,999	45	42	173	282
\$400,000 - \$449,999	17	31	92	168
\$450,000 - \$499,999	7	17	64	87
\$500,000 - \$549,999	8	15	36	75
\$550,000 - \$599,999	7	5	20	33
\$600,000 - \$649,999	1	8	10	17
\$650,000 - \$699,999	-	3	10	10
\$700,000 - \$799,999	1	3	10	17
\$800,000 - \$899,999	-	2	1	12
\$900,000 - \$999,999	1	1	5	9
\$1,000,000 - \$1,249,999	2	-	10	4
\$1,250,000 - \$1,499,999	-	3	3	3
\$1,500,000 - \$1,749,999	-	1	1	1
\$1,750,000 - \$1,999,999	-	1	-	2
\$2,000,000 - \$2,499,999	-	1	1	1
\$2,500,000 - \$2,999,999	1	-	4	-
\$3,000,000 - \$3,499,999	-	3	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	358	474	2,027	2,494



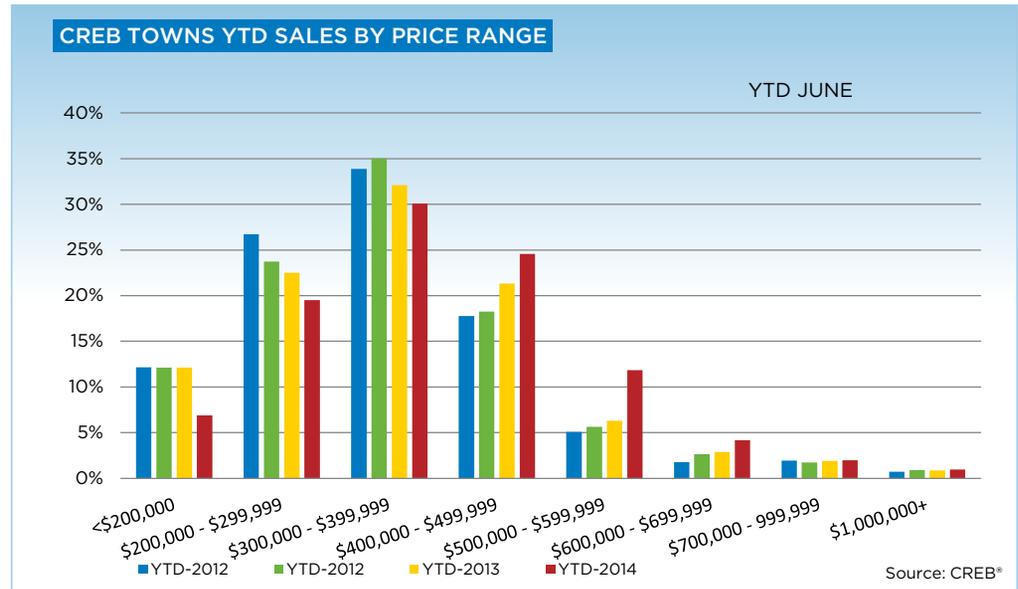
CITY OF CALGARY CONDOMINIUM APARTMENTS



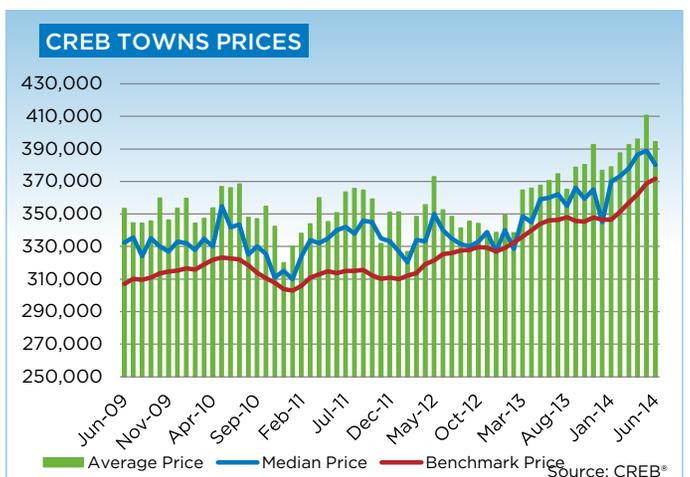
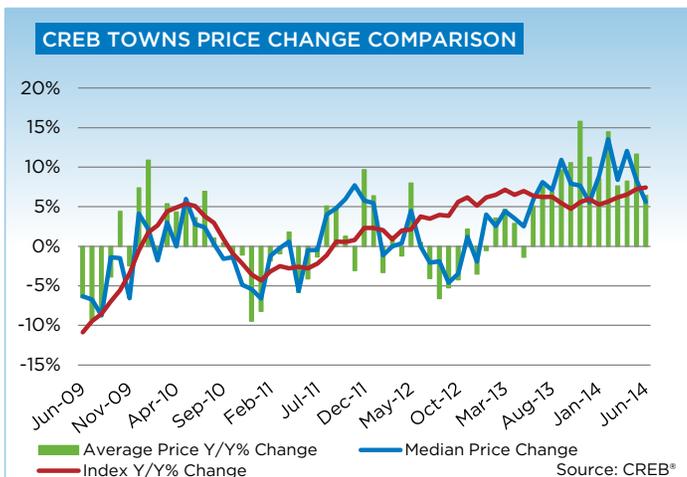
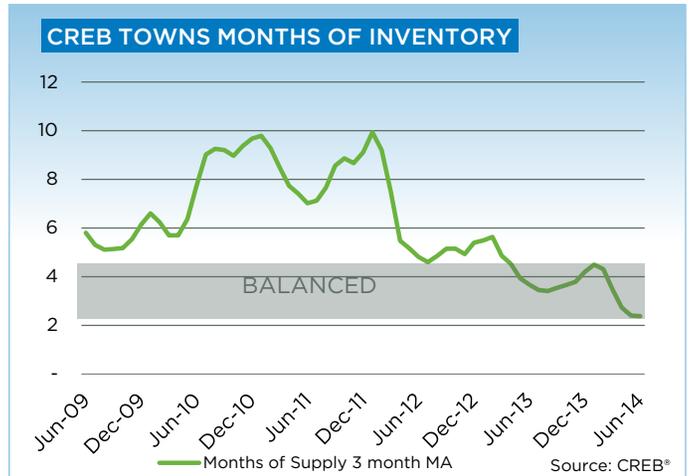
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	486	470	480	431	377	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	590	549	513	379	218	6,805
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,698	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,588
Benchmark Price	329,200	332,500	336,100	339,900	343,900	346,200	346,400	348,100	345,800	345,400	347,900	346,500	
Index	173	175	177	179	181	182	182	183	182	182	183	182	
2014													
Sales	251	358	494	582	626	627							2,938
New Listings	551	544	705	812	930	837							4,379
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525							
AverageDOM	68	56	49	46	44	46							54
Average Price	379,053	387,568	392,572	396,006	410,563	394,408							395,713
Benchmark Price	346,500	351,300	356,800	362,100	368,800	371,800							
Index	182	185	188	191	194	196							

CREB Towns	Jun-13	Jun-14	YTD2013	YTD2014
>\$100,000	5	2	34	12
\$100,000 - \$199,999	53	44	239	190
\$200,000 - \$299,999	105	119	507	573
\$300,000 - \$349,999	62	83	357	395
\$350,000 - \$399,999	57	108	366	489
\$400,000 - \$449,999	73	98	279	414
\$450,000 - \$499,999	53	65	201	308
\$500,000 - \$549,999	19	36	90	206
\$550,000 - \$599,999	13	31	52	142
\$600,000 - \$649,999	13	17	45	79
\$650,000 - \$699,999	5	10	20	44
\$700,000 - \$799,999	4	3	22	38
\$800,000 - \$899,999	2	1	12	10
\$900,000 - \$999,999	2	2	9	10
\$1,000,000 - \$1,249,999	3	2	10	14
\$1,250,000 - \$1,499,999	-	4	4	7
\$1,500,000 - \$1,749,999	-	2	2	6
\$1,750,000 - \$1,999,999	1	-	3	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 +	-	-	-	-
	470	627	2,252	2,938



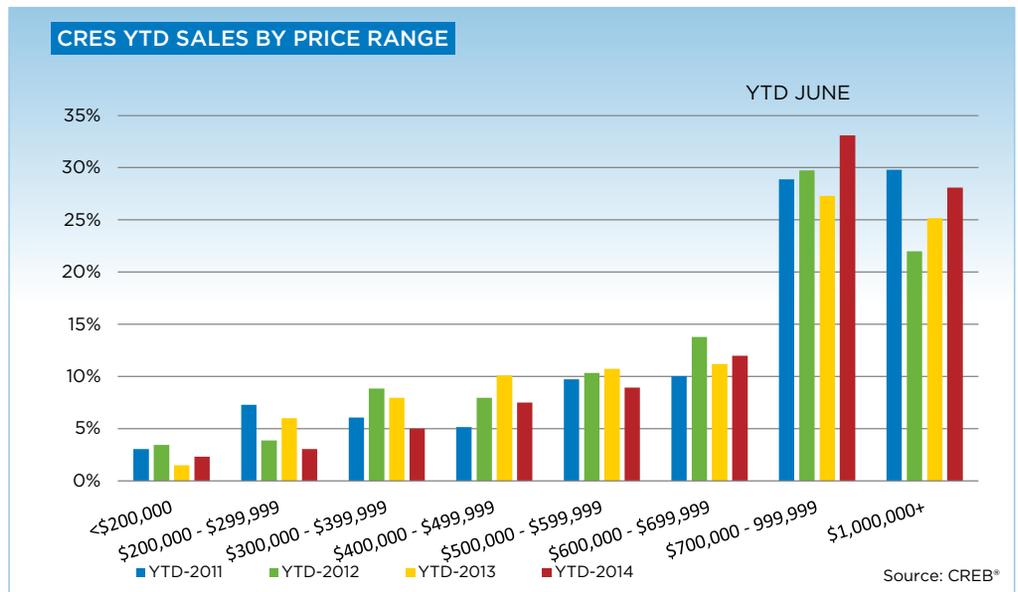
CREB® TOWNS



CREB® COUNTRY RESIDENTIAL

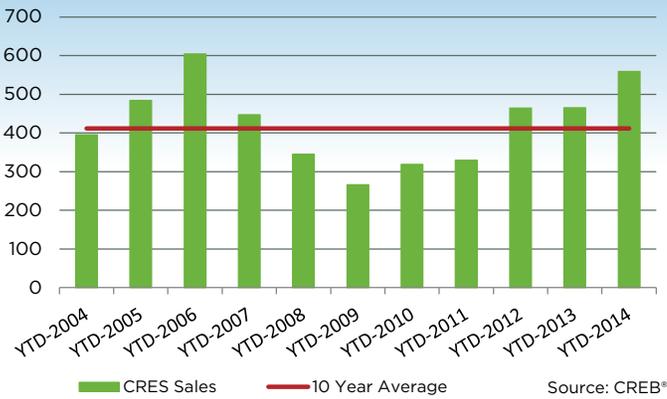
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	104	99	90	95	96	80	79	49	954
New Listings	239	209	258	290	334	270	237	222	210	185	107	71	2,632
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	101	102
Average Price	901,203	831,221	774,036	830,942	762,134	814,436	811,453	754,478	829,119	827,605	937,556	941,214	824,535
2014													
Sales	59	60	98	96	131	115							559
New Listings	197	209	214	223	365	304							1,512
Active Listings	649	696	729	779	932	983							
AverageDOM	100	126	87	102	86	86							94
Average Price	745,115	885,458	851,814	941,363	919,802	805,201							865,886

	Jun-13	Jun-14	YTD2013	YTD2014
CRES				
>\$100,000	-	-	3	3
\$100,000 - \$199,999	-	4	4	10
\$200,000 - \$299,999	10	3	28	17
\$300,000 - \$349,999	4	2	15	13
\$350,000 - \$399,999	2	5	22	15
\$400,000 - \$449,999	4	5	23	15
\$450,000 - \$499,999	5	6	24	27
\$500,000 - \$549,999	3	3	24	24
\$550,000 - \$599,999	6	8	26	26
\$600,000 - \$649,999	5	9	26	30
\$650,000 - \$699,999	8	7	26	37
\$700,000 - \$799,999	12	19	50	73
\$800,000 - \$899,999	11	16	37	71
\$900,000 - \$999,999	8	4	40	41
\$1,000,000 - \$1,249,999	8	12	57	78
\$1,250,000 - \$1,499,999	4	4	25	30
\$1,500,000 - \$1,749,999	5	2	16	20
\$1,750,000 - \$1,999,999	1	2	5	12
\$2,000,000 - \$2,499,999	2	2	11	9
\$2,500,000 - \$2,999,999	-	2	1	6
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	1	-	2	1
\$4,000,000 +	-	-	-	-
	99	115	465	559

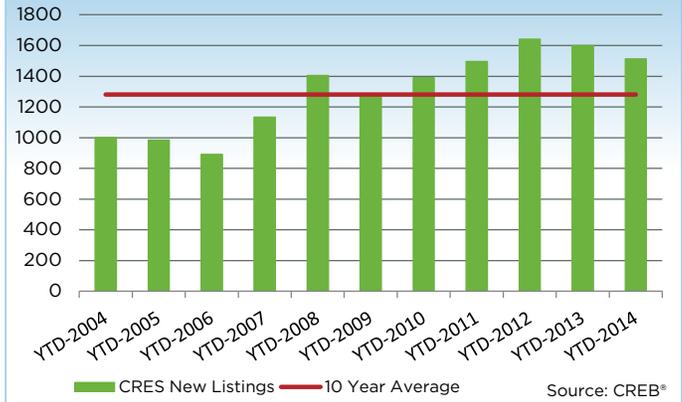


CREB® COUNTRY RESIDENTIAL

CREB YTD TOTAL SALES



CREB YTD TOTAL NEW LISTINGS



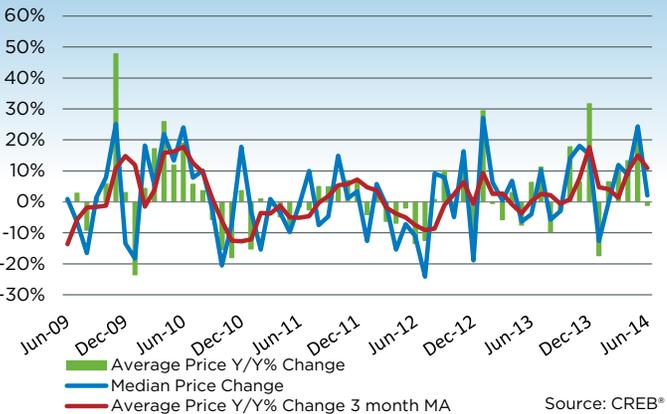
CREB INVENTORY AND SALES



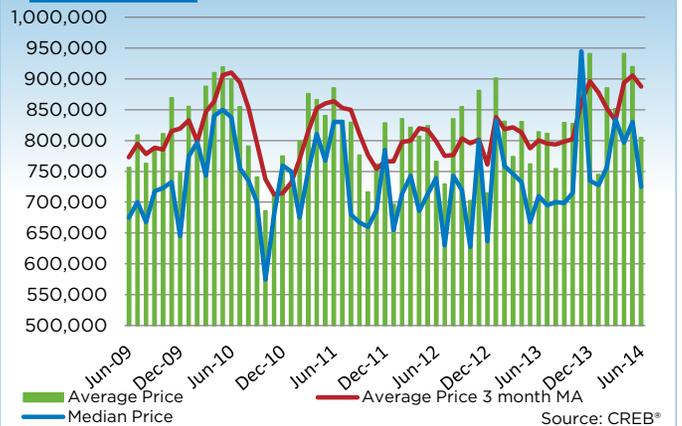
CREB MONTHS OF INVENTORY



CREB PRICE CHANGE COMPARISON



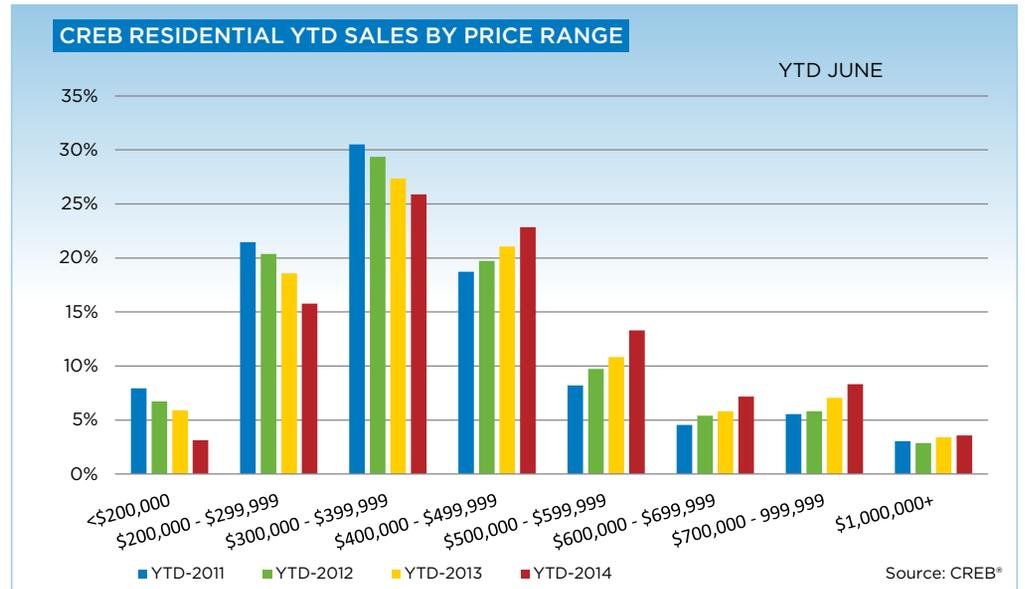
CREB PRICES



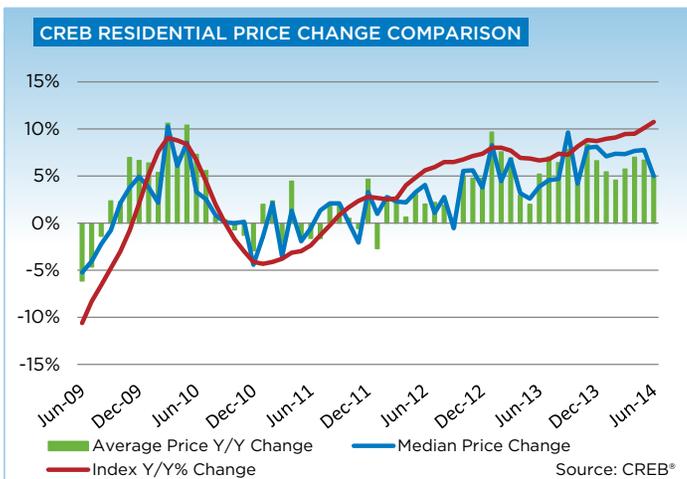
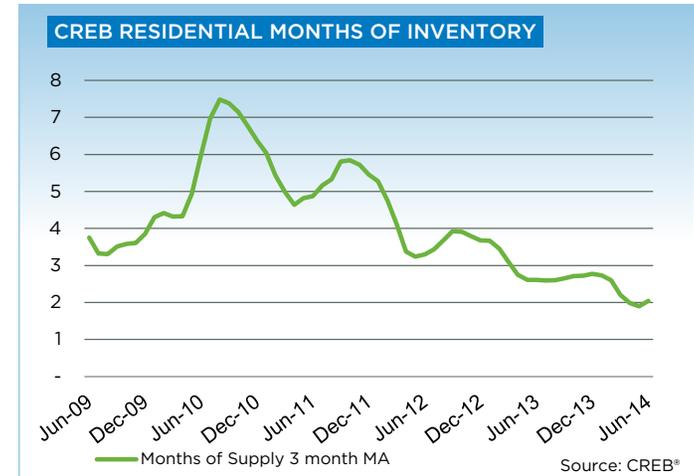
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,048	3,303	3,057	3,023	2,894	2,545	2,541	2,228	1,497	30,528
New Listings	3,462	3,635	4,425	4,885	5,186	4,186	3,958	3,850	3,777	3,451	2,454	1,348	44,617
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	53	43
Average Price	431,889	453,384	451,662	442,076	453,187	457,543	451,412	445,737	452,837	452,283	465,171	458,374	451,429
Benchmark Price	385,300	389,300	393,800	398,900	402,700	404,800	407,000	409,900	409,700	413,100	416,300	416,900	
Index	182	184	186	188	190	191	192	193	193	195	196	197	
2014													
Sales	1,842	2,393	3,229	3,408	3,918	3,647							18,437
New Listings	3,306	3,660	4,562	5,151	6,038	5,373							28,090
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090							
AverageDOM	49	39	34	34	34	36							33
Average Price	455,402	474,128	477,690	473,000	483,543	480,330							475,900
Benchmark Price	419,900	424,800	431,100	436,900	443,500	448,300							
Index	198	200	203	206	209	211							

	Jun-13	Jun-14	YTD2013	YTD2014
CREB Total				
>\$100,000	10	8	89	36
\$100,000 - \$199,999	158	105	845	540
\$200,000 - \$299,999	554	580	2,933	2,908
\$300,000 - \$349,999	368	442	2,082	2,249
\$350,000 - \$399,999	438	487	2,243	2,523
\$400,000 - \$449,999	390	493	1,907	2,331
\$450,000 - \$499,999	273	362	1,420	1,880
\$500,000 - \$549,999	199	267	999	1,471
\$550,000 - \$599,999	169	199	713	982
\$600,000 - \$649,999	100	155	535	747
\$650,000 - \$699,999	74	110	385	575
\$700,000 - \$799,999	119	150	582	779
\$800,000 - \$899,999	72	95	341	488
\$900,000 - \$999,999	35	53	189	268
\$1,000,000 - \$1,249,999	42	56	258	300
\$1,250,000 - \$1,499,999	26	40	119	165
\$1,500,000 - \$1,749,999	11	15	61	79
\$1,750,000 - \$1,999,999	5	12	34	51
\$2,000,000 - \$2,499,999	6	9	39	40
\$2,500,000 - \$2,999,999	3	5	16	13
\$3,000,000 - \$3,499,999	1	3	2	6
\$3,500,000 - \$3,999,999	2	1	5	4
\$4,000,000 +	2	-	3	2
	3,057	3,647	15,800	18,437



CREB® TOTAL RESIDENTIAL



DEFINITIONS

SF - Single Family

TH - Condominium Townhouse

Months of Supply - Active Listings (Inventory) / sales

Composite - includes single family, apartment and townhouse activity

Average DOM - Average Days on Market for Sold properties

SP - Sales Price

Benchmark Price - Price of the typical home, based on the value consumers assign to various attributes

MLS® Home Price Index - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.

LP - List Price

Sales \$ / List \$ - sales price to list price ratio

CRES - Country residential properties

YTD - Year to Date

3 month MA - 3 month Moving Average

HOW THESE STATISTICS ARE CALCULATED

In order to align our data with the MLS® Home Price Index (HPI), we made several changes to the data that we report, as well as the monthly statistics.

The new package provides more information and data exclusions to provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.

CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

TOTAL MLS®

- Changed to **CREB® Total Residential**
- Excludes: Rural Land, Country Recreational (CREC).
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

ABOUT CREB®

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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

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