

Sales improve as consumers have more choice

City-wide price gains and better weather support year-over-year gains in new listings

Calgary, June 2, 2014 - Residential sales in the city of Calgary totaled 2,948 units in May, a 16 per cent increase over the previous year. Sales last month were well above long-term trends and are the highest May activity on record.

“Strong sales activity is a reflection of improving fundamental conditions such as a growing population, favourable lending rates and rising wages,” says CREB® chief economist Ann-Marie Lurie. “Leading up to May, resale market sales were somewhat restricted by lack of choice. However, recent price gains have encouraged growth in new listings, helping meet some of the housing demand.”

In May, new listings totaled 4,327, a 16.5 per cent rise over figures reported during the same time last year with gains in new listings nearly matching sales growth. While inventories remain nearly five per cent below levels recorded last year, this is the first time in over two years that year-over-year declines were not in the double digits.

While market conditions continue to favour the seller, improving supply has helped ease some of the tightness in the market.

“Market conditions vary depending on the product type,” says CREB® president Bill Kirk. “Both condominium apartment and townhouse style products have recorded inventory growth relative to last year. This is good news for consumers looking for more choice in condominiums priced between \$200,000 and \$400,000.”

Year-to-date condominium apartment sales have totaled 2,020 units, a 21 per cent increase over the first five months of 2013. Meanwhile, the recent boost in new listings caused inventory levels to rise to 1,051 units, a 13.1 per cent increase

compared to last year, representing 23.3 per cent of all city-wide inventories.

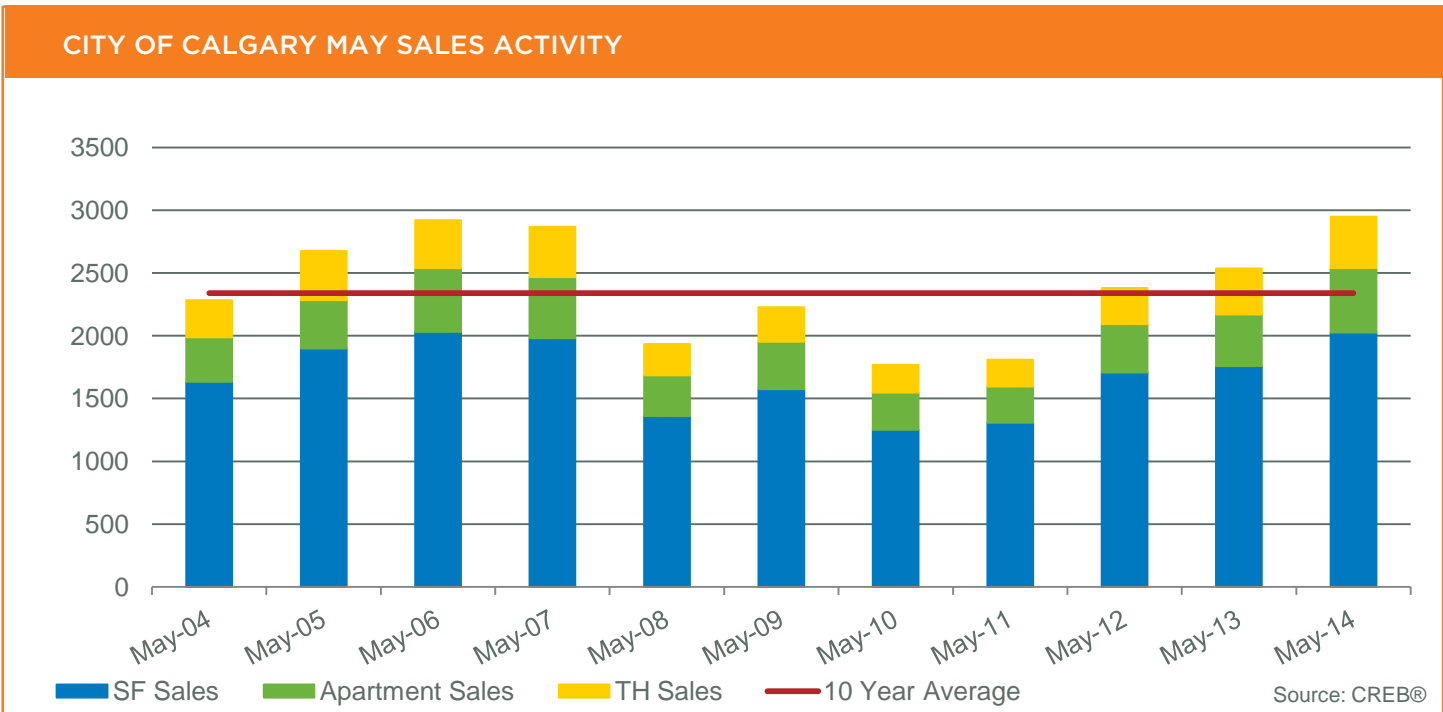
“The single family market varies depending on the price and location,” explains Kirk. “While the majority of sales are occurring in the \$300,000 to \$500,000 range, the number of new listings in this segment has lessened relative to last year, which indicates most new listing growth is occurring in the higher end of the market.”

Year-to-date, single family sales and new listings totaled 7,662 and 11,093 units respectively. While May saw new listings improve by 11 per cent compared to the same month last year, sales growth continued to exceed new listings growth, keeping inventories levels nearly 12 per cent below May 2013 levels.

The unadjusted single family benchmark price totaled \$504,300 in May 2014, a 10 per cent increase over the previous year.

Meanwhile, typical condominium apartment and townhouse prices reached a respective \$295,400 and \$321,400 in May 2014. Despite year-over-year gains that surpassed double digit per cent in both segments, condominium prices in both segments continue to remain just below peak.

“Persistently tight market conditions continue to support stronger than expected price gains,” says Lurie. “While supply levels are improving, demand remains strong preventing any significant run up in inventories. However, we may see more divergent behaviour in the single family and condominium markets, impacting the relative price growth in each of these sectors.”



CREB® - SUMMARY STATS

	May-13	May-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	3,303	3,921	18.71%	12,743	14,798	16.13%
Total Sales Volume	\$1,496,875,215	\$1,895,944,090	26.66%	\$5,703,609,432	\$7,029,181,572	23.24%
New Listings	5,186	6,037	16.41%	21,593	22,716	5.20%
Active Listings	8,485	7,711	-9.12%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.65	1.98%	0.59	0.65	10.39%
Sales \$ / List \$	97.75%	98.43%	0.68%	97.60%	98.35%	0.76%
Average DOM	40	34	-16.08%	43	33	-23.26%
Average Price	\$453,187	\$483,536	6.70%	\$447,588	\$475,009	6.13%
Benchmark Price Index	\$402,700	\$443,500	10.13%			
	190	209	10.12%			
CREB® CITY OF CALGARY						
Total Sales	2,535	2,948	16.29%	9,951	11,264	13.19%
Total Sales Volume	\$1,169,703,995	\$1,434,292,632	22.62%	\$4,520,515,534	\$5,415,866,421	19.81%
New Listings	3,714	4,327	16.51%	15,544	16,502	6.16%
Active Listings	4,743	4,504	-5.04%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.68	-0.18%	0.64	0.68	6.62%
Sales \$ / List \$	97.95%	98.73%	0.78%	97.78%	98.63%	0.85%
Average DOM	32	27	-13.66%	36	29	-19.44%
Average Price	\$461,422	\$486,531	5.44%	\$454,278	\$480,812	5.84%
Benchmark Price Index	\$409,600	\$452,900	10.57%			
	191	211	10.58%			
CREB® TOWNS						
Total Sales	486	627	29.01%	1,782	2,312	29.74%
Total Sales Volume	\$178,701,469	\$257,217,473	43.94%	\$641,376,523	\$915,515,347	42.74%
New Listings	773	929	20.18%	3,298	3,542	7.40%
Active Listings	1,767	1,492	-15.56%	N/A	N/A	
Sales to New Listings Ratio	0.63	0.67	7.35%	0.54	0.65	20.80%
Sales \$ / List \$	97.80%	98.27%	0.47%	97.59%	98.26%	0.67%
Average DOM	64	44	-32.22%	71	53	-25.35%
Average Price	\$367,698	\$410,235	11.57%	\$359,919	\$395,984	10.02%
Benchmark Price Index	\$343,900	\$368,800	7.24%			
	181	194	7.24%			
CREB® CRES						
Total Sales	104	131	25.96%	366	445	21.58%
Total Sales Volume	\$79,261,900	\$120,494,050	52.02%	\$295,280,441	\$393,581,968	33.29%
New Listings	334	364	8.98%	1,330	1,206	-9.32%
Active Listings	1,123	932	-17.01%	N/A	N/A	
Sales to New Listings Ratio	0.31	0.36	15.58%	0.28	0.37	34.09%
Sales \$ / List \$	94.90%	95.53%	0.63%	95.00%	95.42%	0.43%
Average DOM	91	86	-5.30%	106	97	-8.49%
Average Price	\$762,134	\$919,802	20.69%	\$806,777	\$884,454	9.63%
Median Price	\$667,500	\$830,000	24.34%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

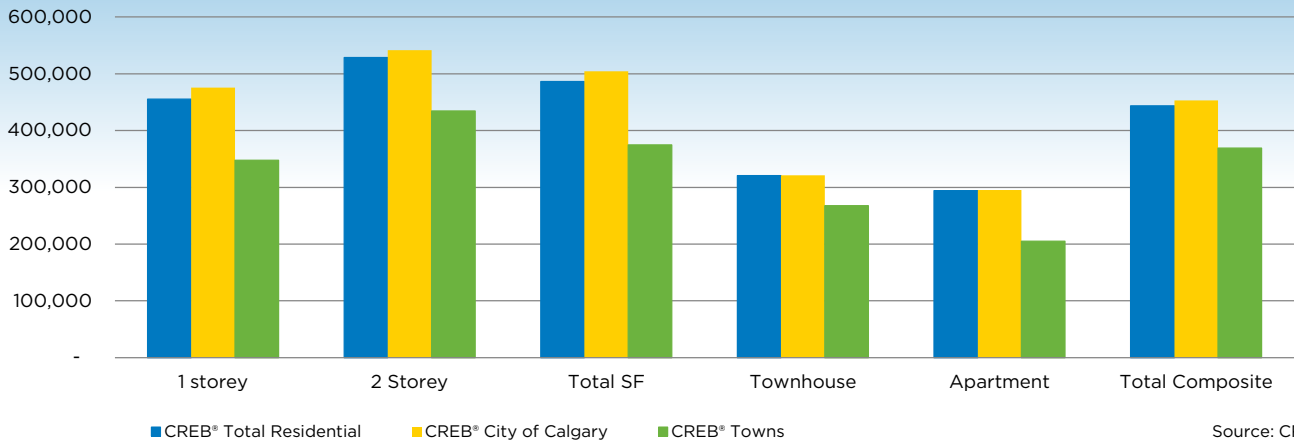
	May-13	May-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,759	2,027	15.24%	6,929	7,662	10.58%
Total Sales Volume	\$917,830,019	\$1,124,278,669	22.49%	\$3,565,625,127	\$4,202,897,103	17.87%
New Listings	2,657	2,947	10.91%	10,902	11,093	1.75%
Active Listings	3,311	2,919	-11.84%	N/A	N/A	
Sales to New Listings Ratio	0.66	0.69	3.90%	0.64	0.69	8.67%
Sales \$ / List \$	98.01%	98.83%	0.81%	97.86%	98.68%	0.83%
Average DOM	31	26	-16.24%	34	28	-17.65%
Average Price	\$521,791	\$554,652	6.30%	\$514,594	\$548,538	6.60%
Benchmark Price	\$456,900	\$504,300	10.37%			
Index	194	214	10.37%			
CONDO APARTMENT						
Total Sales	411	511	24.33%	1,669	2,020	21.03%
Total Sales Volume	\$127,449,615	\$161,451,916	26.68%	\$494,117,794	\$641,657,353	29.86%
New Listings	634	804	26.81%	2,713	3,211	18.36%
Active Listings	929	1,051	13.13%	N/A	N/A	
Sales to New Listings Ratio	0.65	0.64	-1.96%	0.62	0.63	2.26%
Sales \$ / List \$	97.46%	98.12%	0.66%	97.14%	98.13%	0.99%
Average DOM	35	34	-5.01%	42	34	-19.05%
Average Price	\$310,096	\$315,953	1.89%	\$296,056	\$317,652	7.29%
Benchmark Price	\$263,600	\$295,400	12.06%			
Index	184	206	12.06%			
CONDO TOWNHOUSE						
Total Sales	365	410	12.33%	1,353	1,582	16.93%
Total Sales Volume	\$124,424,361	\$148,562,047	19.40%	\$460,772,613	\$571,311,965	23.99%
New Listings	423	576	36.17%	1,929	2,198	13.95%
Active Listings	503	529	5.17%	N/A	N/A	
Sales to New Listings Ratio	0.86	0.71	-17.51%	0.70	0.72	2.62%
Sales \$ / List \$	97.94%	98.65%	0.71%	97.86%	98.77%	0.90%
Average DOM	33	28	-14.13%	37	28	-24.32%
Average Price	\$340,889	\$362,346	6.29%	\$340,556	\$361,133	6.04%
Benchmark Price	\$292,100	\$321,400	10.03%			
Index	183	201	10.03%			

MLS® HPI SUMMARY

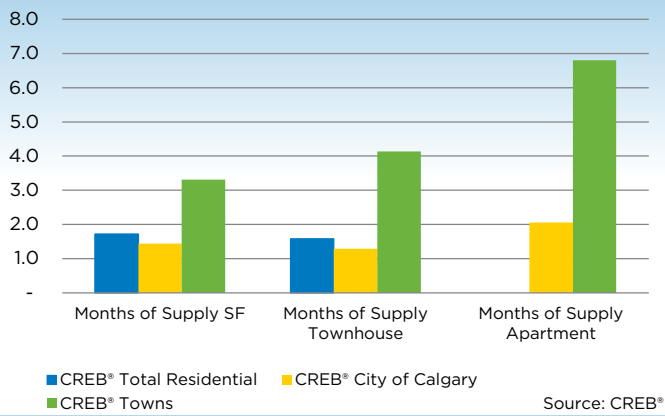
	May 2014		% Changes				
	Benchmark Price	Index (HPI)	Apr-14	Nov-13	May-13	May-11	May-09
CREB® TOTAL RESIDENTIAL							
Single Family	486,500	211	1.6%	7.0%	9.8%	24.4%	31.6%
Townhouse	320,500	202	1.4%	5.2%	10.3%	19.7%	22.0%
Apartment	293,900	206	1.3%	5.5%	11.9%	21.1%	26.4%
COMPOSITE	443,500	209	1.5%	6.5%	10.1%	23.4%	29.7%
CREB® TOWNS							
Single Family	374,800	194	1.8%	6.0%	6.8%	17.0%	20.4%
Townhouse	267,600	216	1.2%	6.8%	16.3%	24.1%	23.9%
Apartment	205,100	176	0.6%	3.6%	6.4%	9.2%	10.1%
COMPOSITE	368,800	194	1.8%	6.0%	7.2%	17.1%	20.3%
CREB® CITY OF CALGARY							
Single Family	504,300	214	1.5%	7.2%	10.4%	25.8%	33.7%
Townhouse	321,400	201	1.5%	5.1%	10.0%	19.5%	22.0%
Apartment	295,400	206	1.3%	5.6%	12.1%	21.4%	26.6%
COMPOSITE	452,900	211	1.5%	6.7%	10.6%	24.4%	31.1%

COMPARISONS

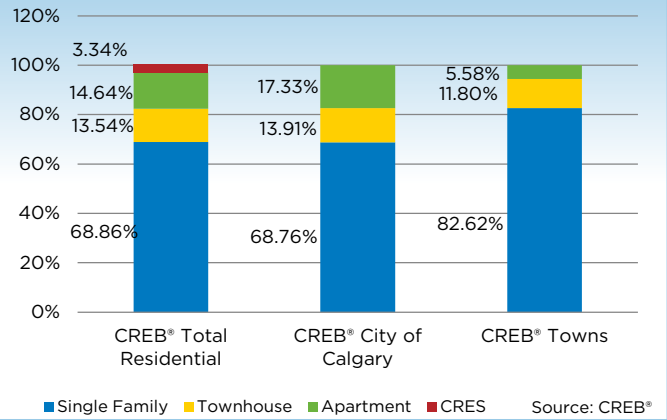
Benchmark Price - May



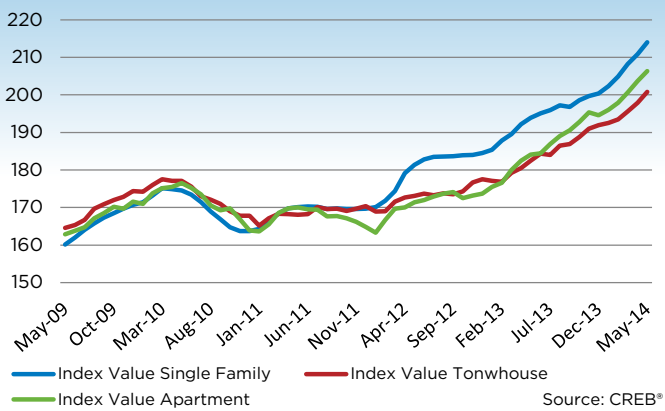
Months of Supply - May



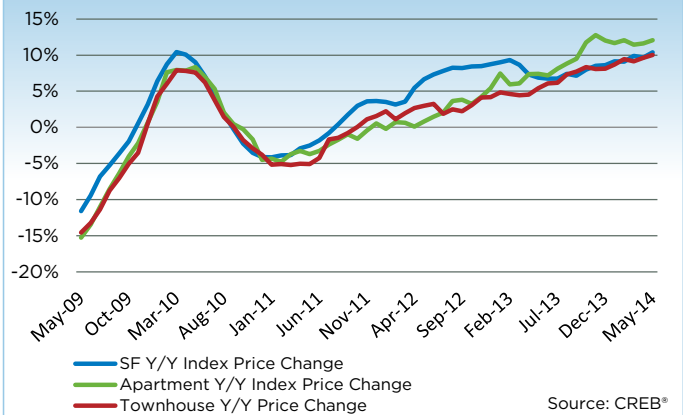
Sales Distribution - May



CALGARY INDEX VALUE



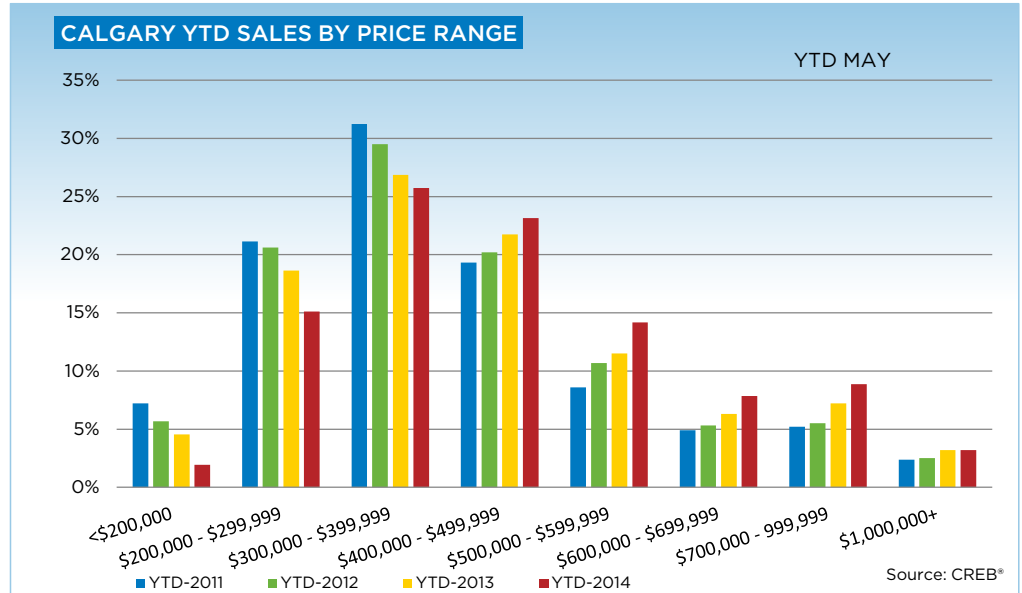
CALGARY INDEX YEAR OVER YEAR COMPARISON



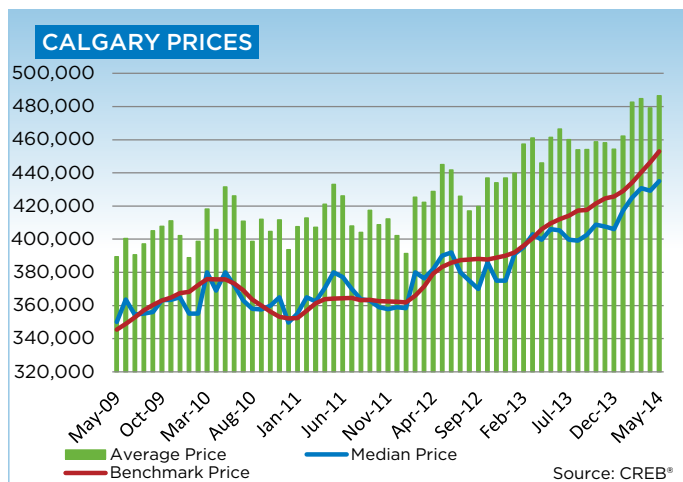
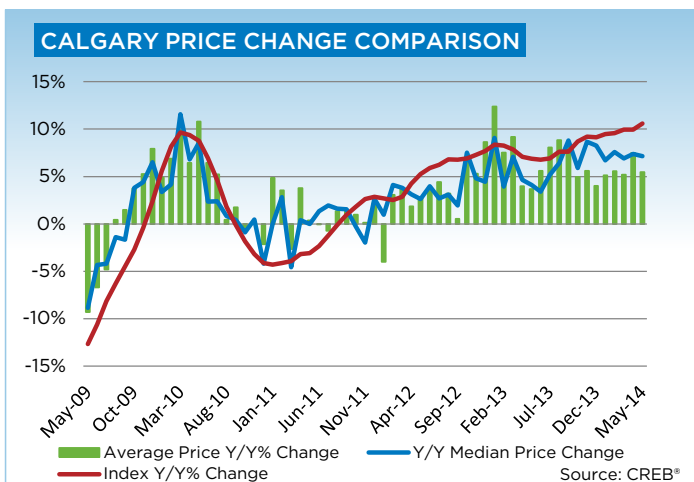
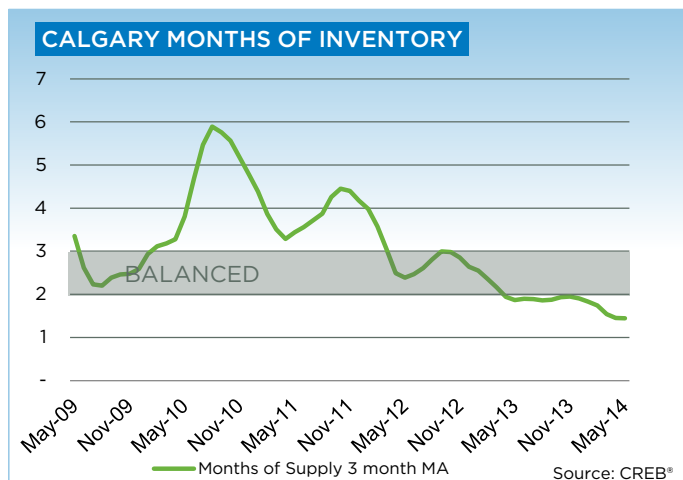
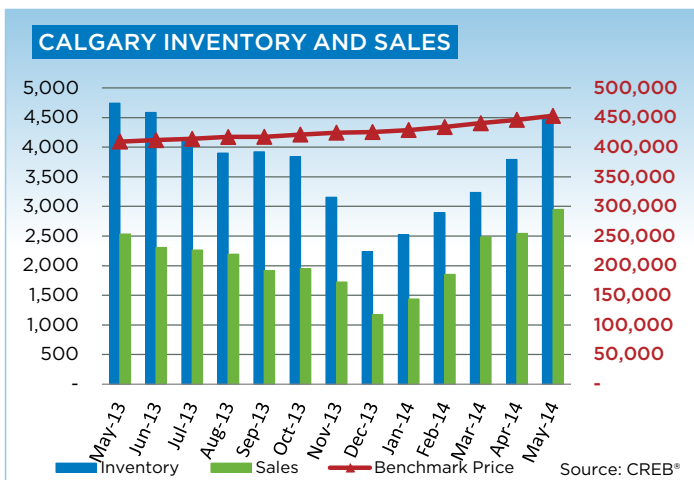
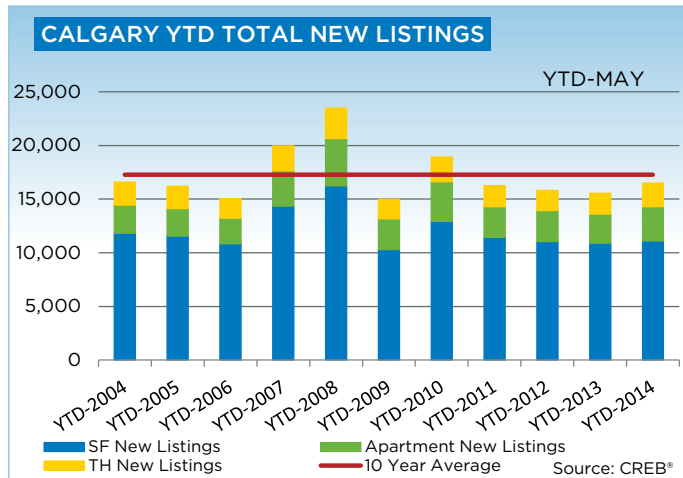
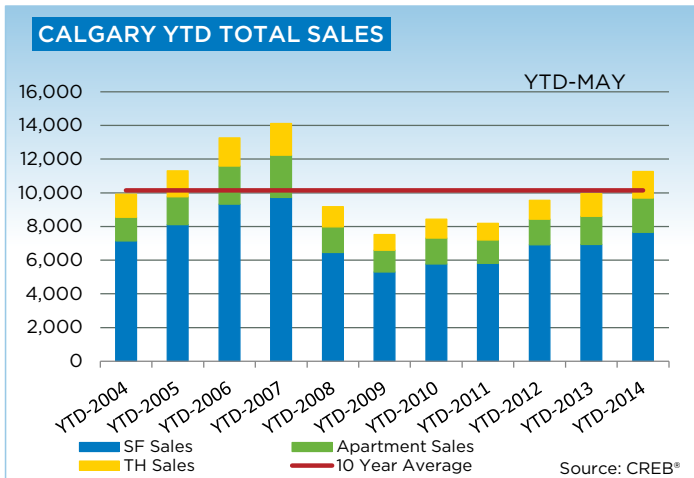
CREB® CITY OF CALGARY

	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	2,483	2,544	2,948								11,264
New Listings	2,394	2,709	3,318	3,754	4,327								16,502
Active Listings	2,524	2,892	3,233	3,794	4,504								
AverageDOM	40	30	28	27	27								29
Average Price	462,234	482,782	484,890	479,273	486,531								480,812
Benchmark Price	429,100	434,100	440,500	446,300	452,900								
Index	200	202	205	208	211								

	May-13	May-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	1	1	11	5
\$100,000 - \$199,999	108	52	441	212
\$200,000 - \$299,999	440	422	1,853	1,702
\$300,000 - \$349,999	327	346	1,302	1,368
\$350,000 - \$399,999	354	402	1,370	1,530
\$400,000 - \$449,999	298	353	1,215	1,412
\$450,000 - \$499,999	271	335	949	1,195
\$500,000 - \$549,999	175	264	678	971
\$550,000 - \$599,999	128	151	468	627
\$600,000 - \$649,999	85	144	359	495
\$650,000 - \$699,999	74	98	268	389
\$700,000 - \$799,999	99	154	388	521
\$800,000 - \$899,999	62	90	221	317
\$900,000 - \$999,999	30	42	110	161
\$1,000,000 - \$1,249,999	40	40	154	162
\$1,250,000 - \$1,499,999	13	28	65	95
\$1,500,000 - \$1,749,999	9	10	36	42
\$1,750,000 - \$1,999,999	6	8	23	27
\$2,000,000 - \$2,499,999	11	7	24	23
\$2,500,000 - \$2,999,999	4	-	12	4
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	-	-	2	2
\$4,000,000 +	-	1	1	2
	2,535	2,948	9,951	11,264



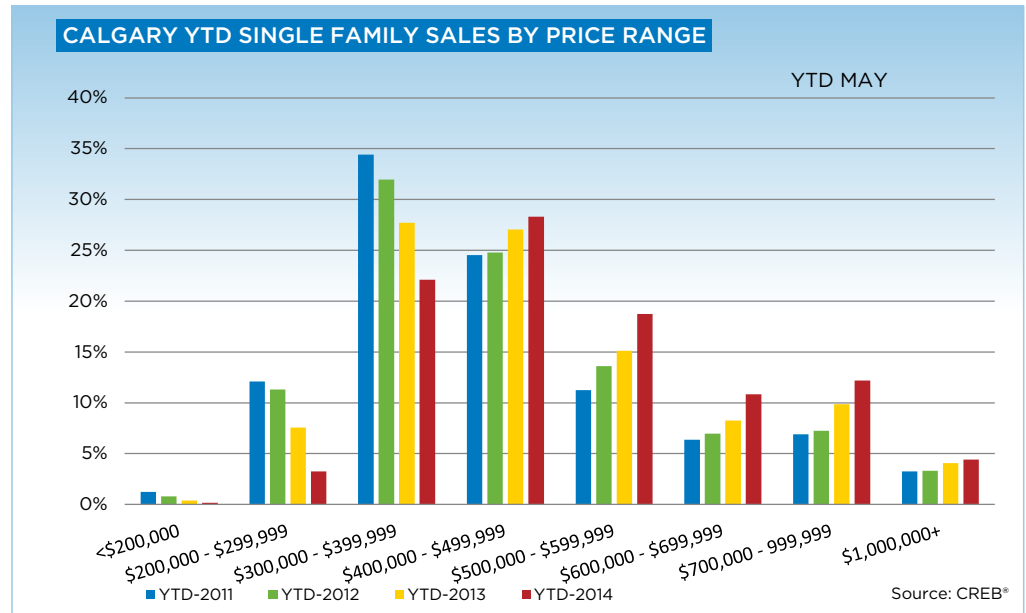
CITY OF CALGARY



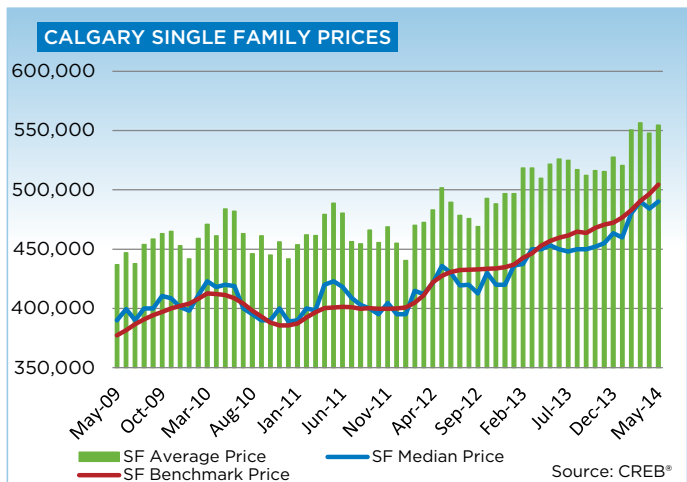
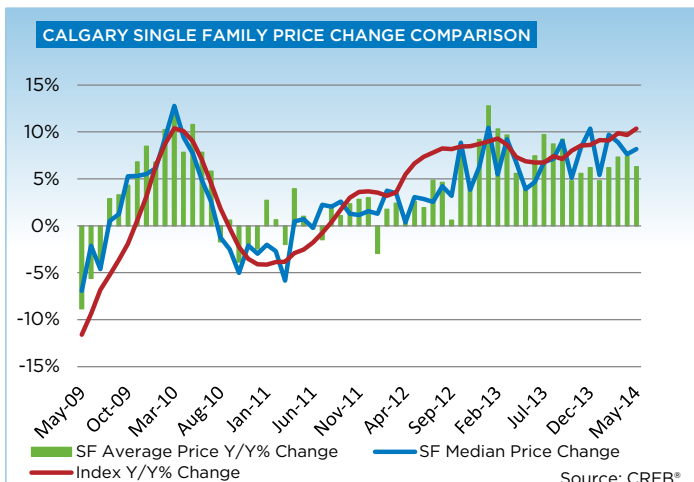
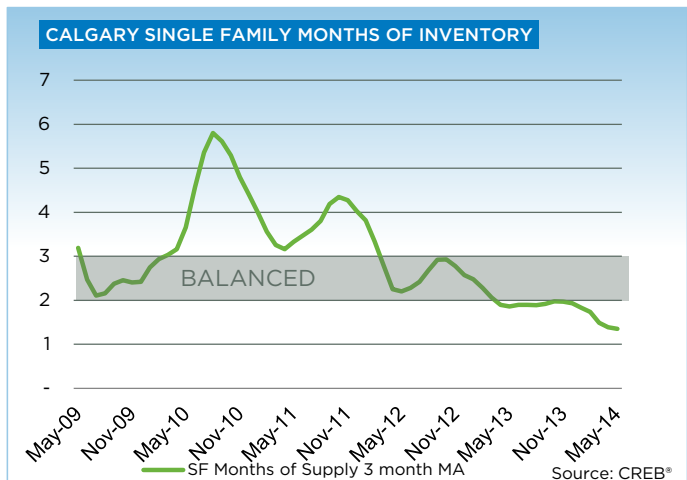
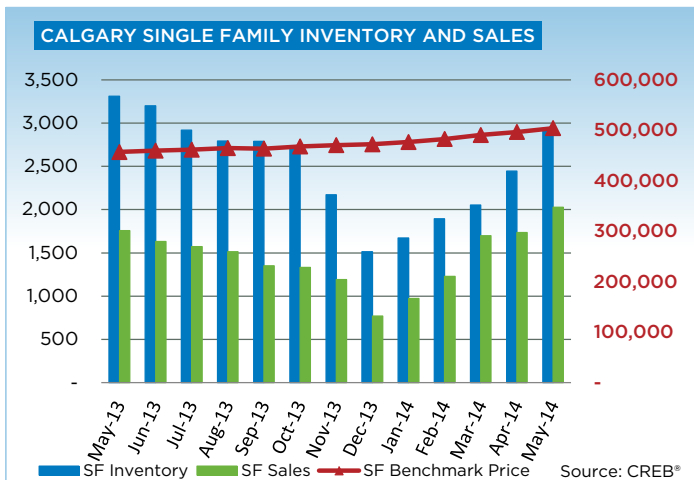
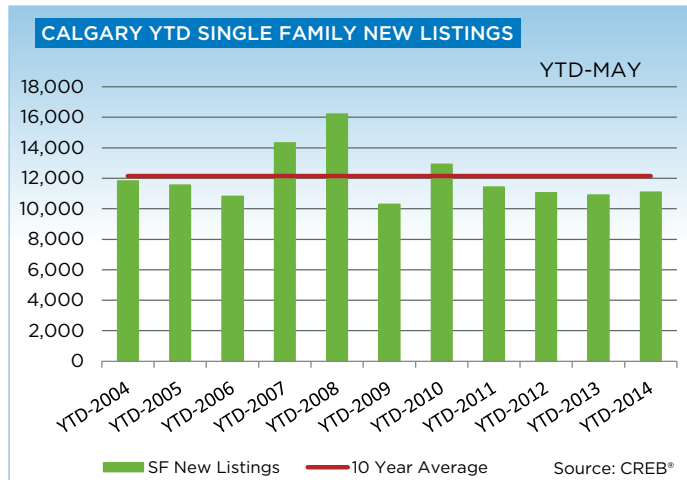
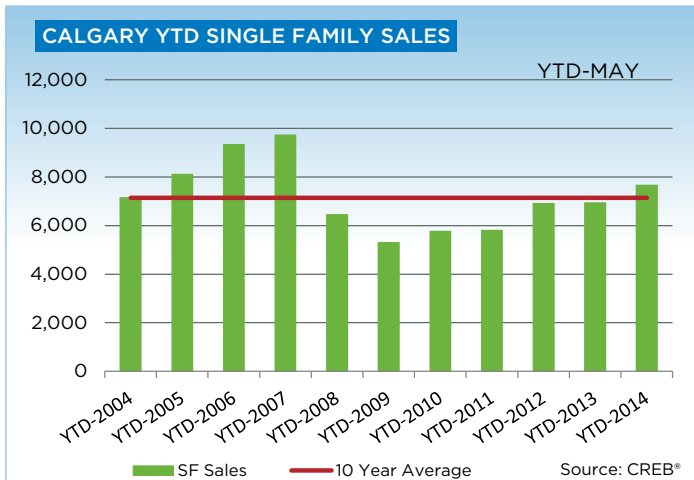
CREB® CITY OF CALGARY SINGLE FAMILY

	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	1,697	1,736	2,027								7,662
New Listings	1,583	1,782	2,198	2,583	2,947								11,093
Active Listings	1,671	1,894	2,052	2,445	2,919								
AverageDOM	40	29	27	25	26								28
Average Price	520,678	550,531	556,448	547,871	554,652								548,538
Benchmark Price	476,700	482,800	490,600	496,700	504,300								
Index	202	205	208	211	214								

	May-13	May-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	1	1	2	1
\$100,000 - \$199,999	8	1	24	11
\$200,000 - \$299,999	115	58	525	249
\$300,000 - \$349,999	201	152	832	638
\$350,000 - \$399,999	279	277	1,087	1,056
\$400,000 - \$449,999	258	287	1,043	1,142
\$450,000 - \$499,999	226	287	832	1,028
\$500,000 - \$549,999	157	236	616	857
\$550,000 - \$599,999	115	143	431	579
\$600,000 - \$649,999	74	140	323	469
\$650,000 - \$699,999	66	88	248	361
\$700,000 - \$799,999	94	141	369	487
\$800,000 - \$899,999	60	85	212	296
\$900,000 - \$999,999	29	41	103	150
\$1,000,000 - \$1,249,999	35	39	132	152
\$1,250,000 - \$1,499,999	13	27	59	90
\$1,500,000 - \$1,749,999	9	8	33	38
\$1,750,000 - \$1,999,999	6	8	22	26
\$2,000,000 - \$2,499,999	11	7	23	23
\$2,500,000 - \$2,999,999	2	-	9	4
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	-	2	2
\$4,000,000 +	-	1	1	2
	1,759	2,027	6,929	7,662



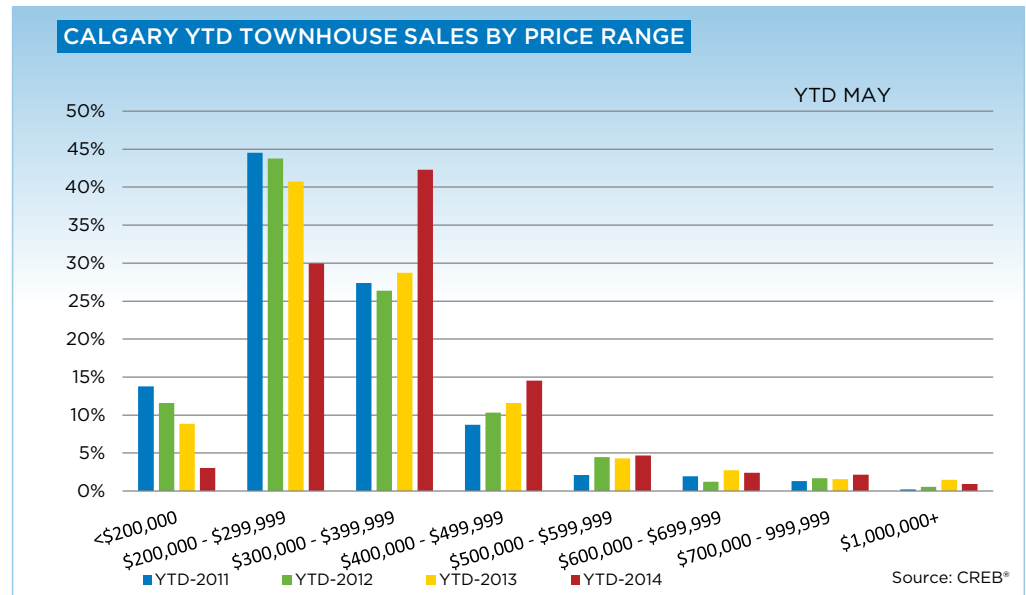
CITY OF CALGARY SINGLE FAMILY



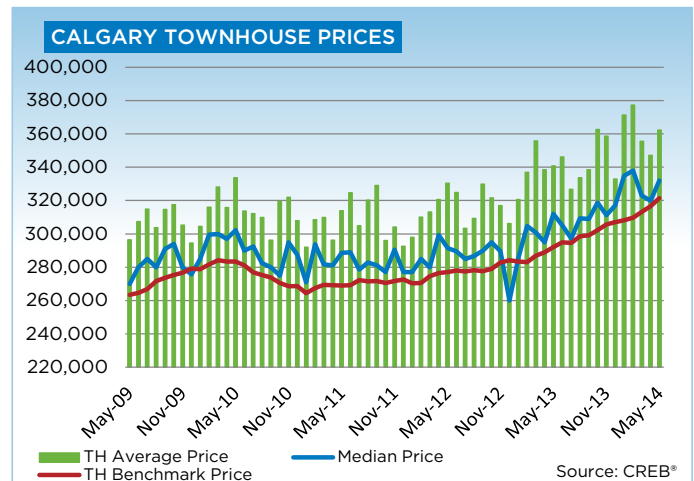
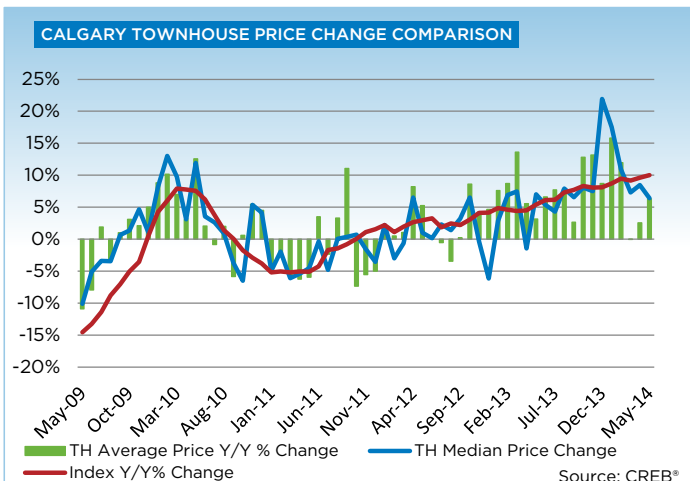
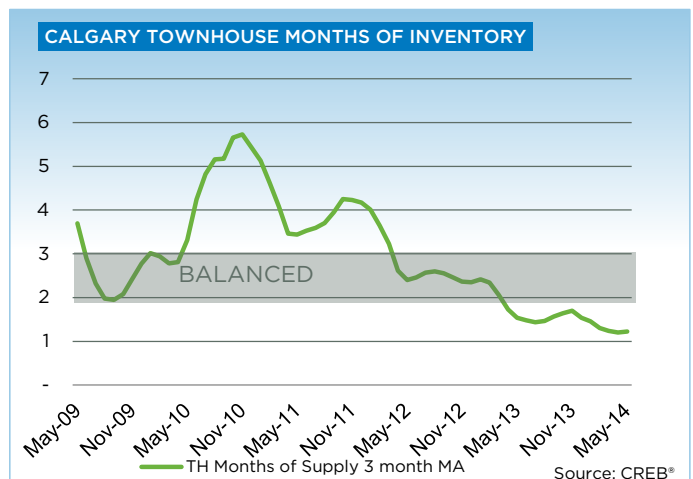
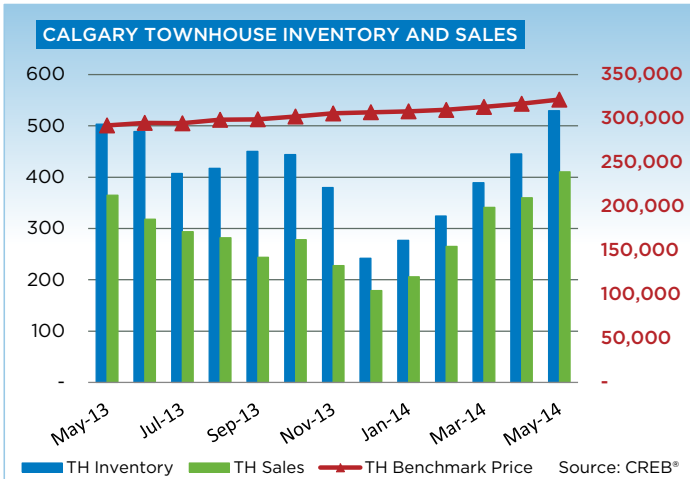
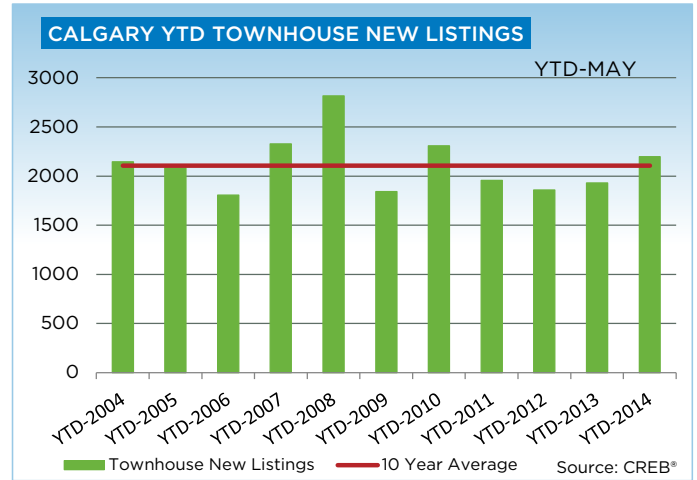
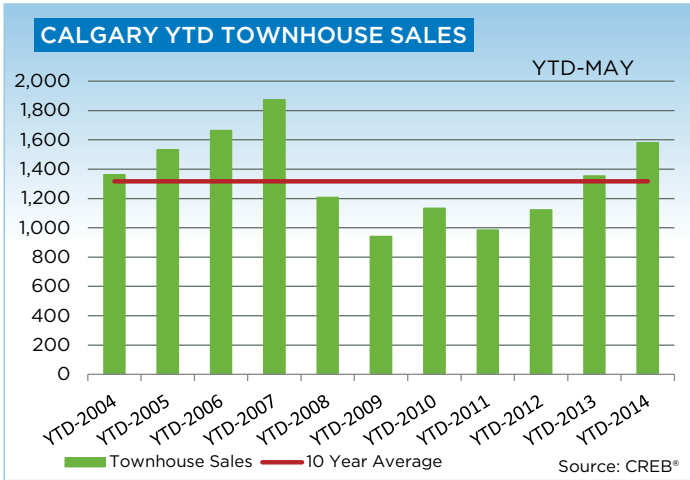
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	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								1,582
New Listings	326	354	457	485	576								2,198
Active Listings	277	324	389	445	529								
AverageDOM	38	28	26	25	28								28
Average Price	371,347	377,382	355,617	347,169	362,346								361,133
Benchmark Price	308,100	309,700	313,100	316,700	321,400								
Index	193	194	196	198	201								

	May-13	May-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	33	15	118	48
\$200,000 - \$299,999	136	117	551	474
\$300,000 - \$349,999	66	114	234	435
\$350,000 - \$399,999	50	67	155	234
\$400,000 - \$449,999	19	28	97	133
\$450,000 - \$499,999	21	29	60	97
\$500,000 - \$549,999	10	11	34	54
\$550,000 - \$599,999	8	3	24	20
\$600,000 - \$649,999	9	4	27	17
\$650,000 - \$699,999	4	8	10	21
\$700,000 - \$799,999	5	8	10	20
\$800,000 - \$899,999	2	3	8	11
\$900,000 - \$999,999	-	-	3	3
\$1,000,000 - \$1,249,999	2	-	14	6
\$1,250,000 - \$1,499,999	-	1	3	5
\$1,500,000 - \$1,749,999	-	2	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 +	-	-	-	-
	365	410	1353	1582



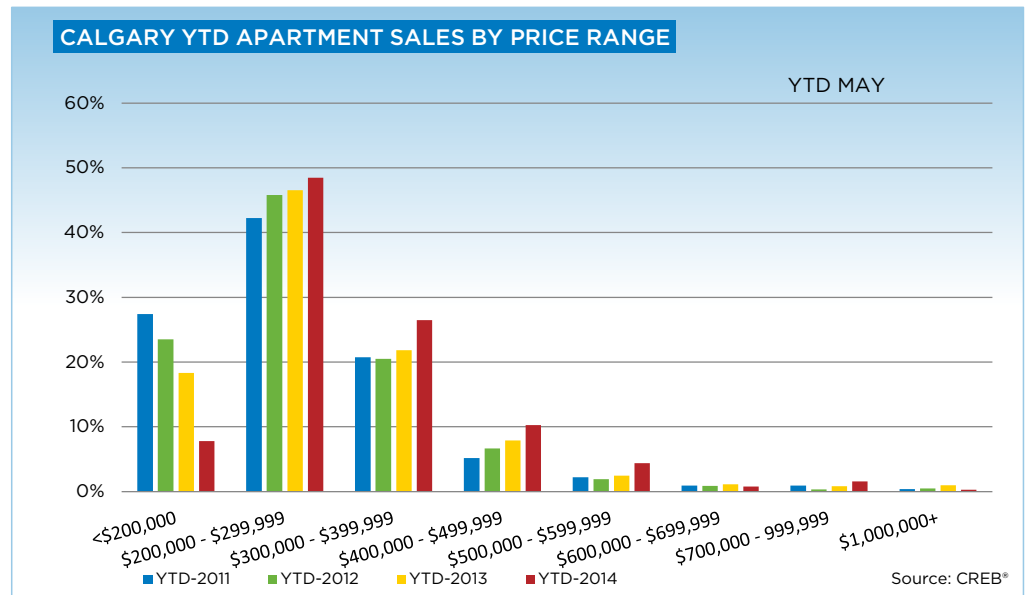
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



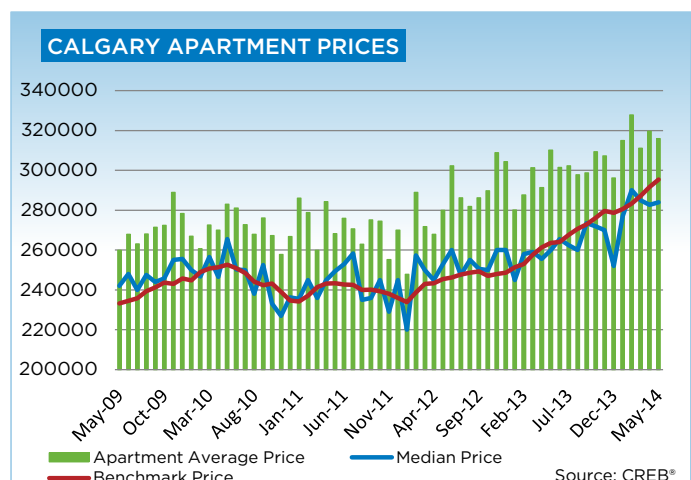
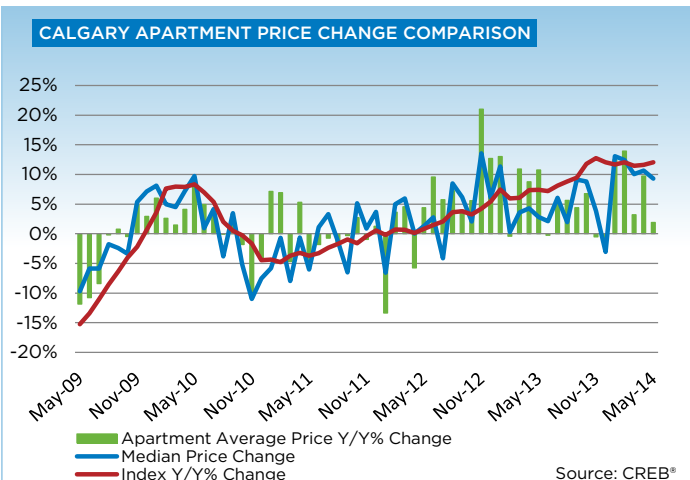
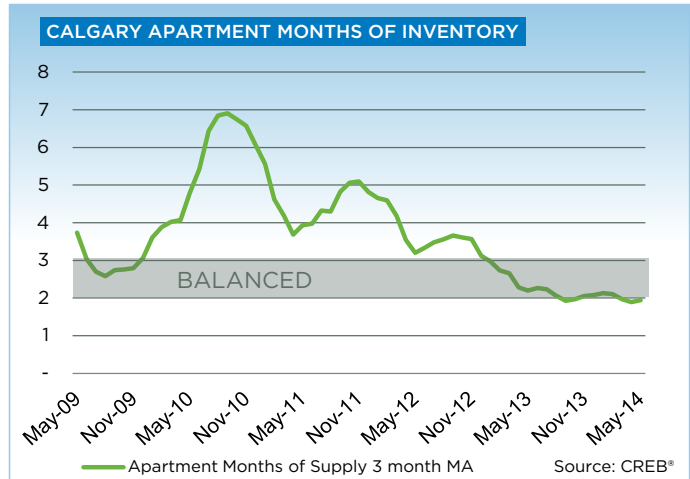
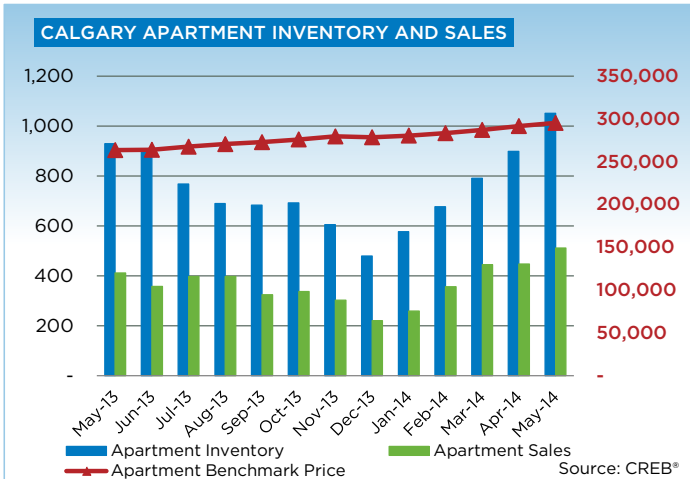
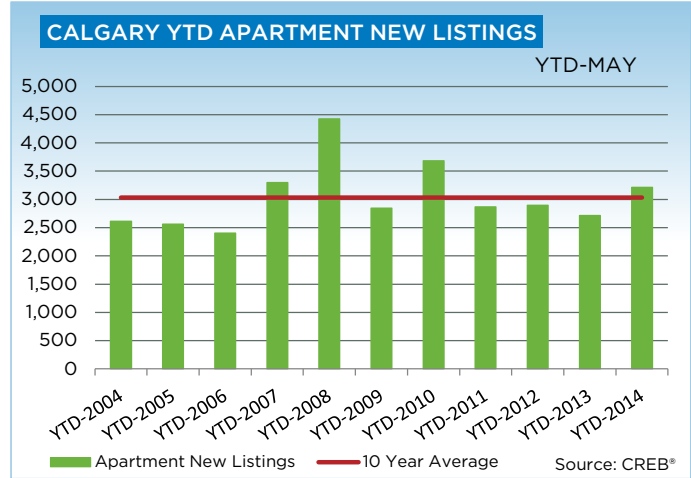
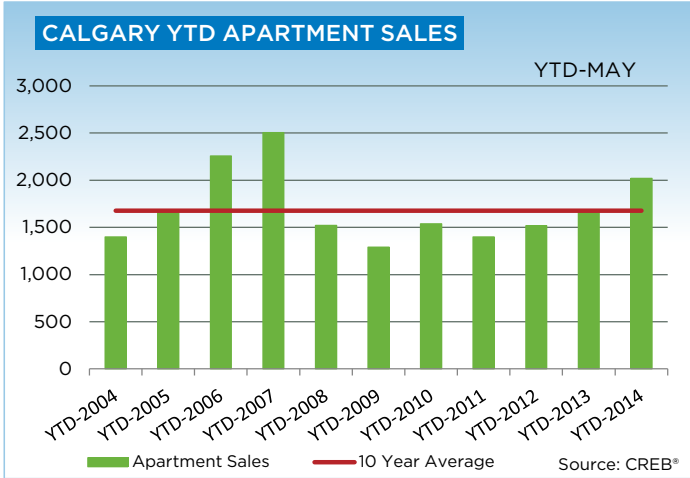
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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								2,020
New Listings	485	573	663	686	804								3,211
Active Listings	577	677	791	898	1,051								
AverageDOM	42	33	31	34	34								34
Average Price	314,966	327,788	311,064	319,610	315,953								317,652
Benchmark Price	280,600	283,400	287,200	291,700	295,400								
Index	196	198	201	204	206								

Calgary Apartment	May-13	May-14	YTD2013	YTD2014
>\$100,000	-	-	7	4
\$100,000 - \$199,999	67	36	299	153
\$200,000 - \$299,999	189	247	777	979
\$300,000 - \$349,999	60	80	236	295
\$350,000 - \$399,999	25	58	128	240
\$400,000 - \$449,999	21	38	75	137
\$450,000 - \$499,999	24	19	57	70
\$500,000 - \$549,999	8	17	28	60
\$550,000 - \$599,999	5	5	13	28
\$600,000 - \$649,999	2	-	9	9
\$650,000 - \$699,999	4	2	10	7
\$700,000 - \$799,999	-	5	9	14
\$800,000 - \$899,999	-	2	1	10
\$900,000 - \$999,999	1	1	4	8
\$1,000,000 - \$1,249,999	3	1	8	4
\$1,250,000 - \$1,499,999	-	-	3	-
\$1,500,000 - \$1,749,999	-	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	-	-	1	-
\$2,500,000 - \$2,999,999	2	-	3	-
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	411	511	1,669	2,020



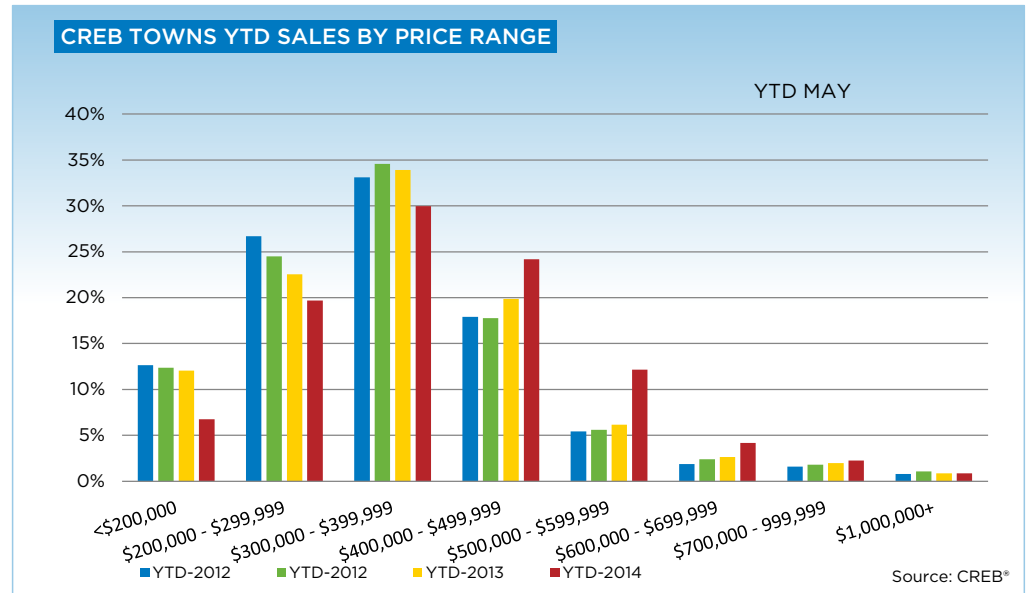
CITY OF CALGARY CONDOMINIUM APARTMENTS



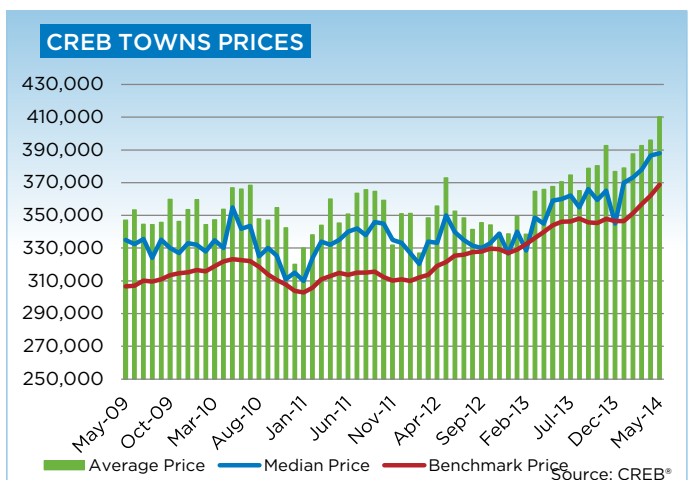
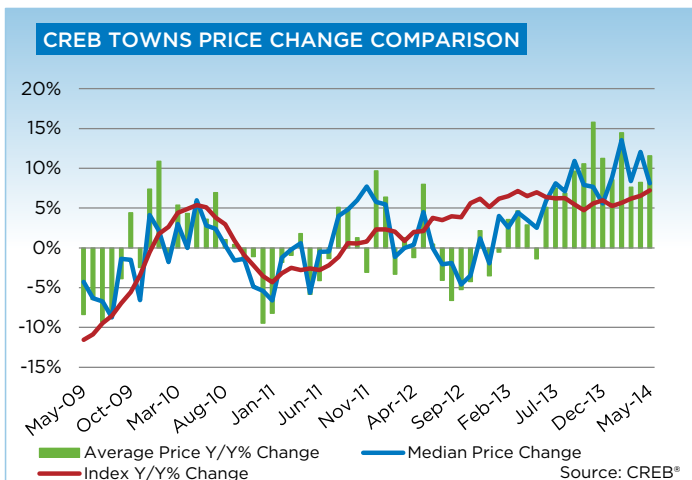
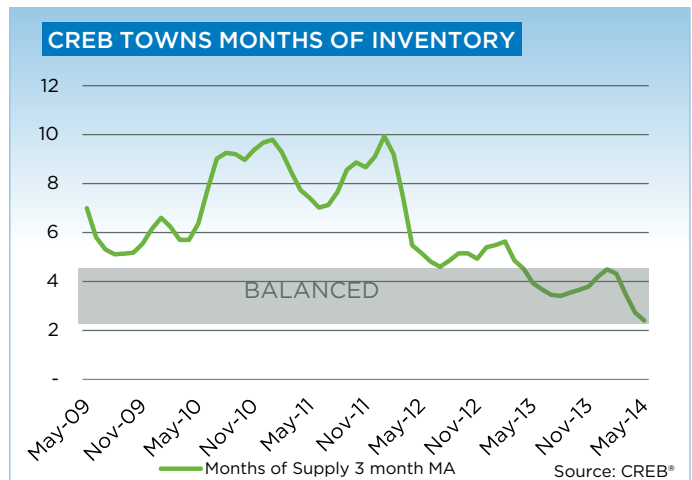
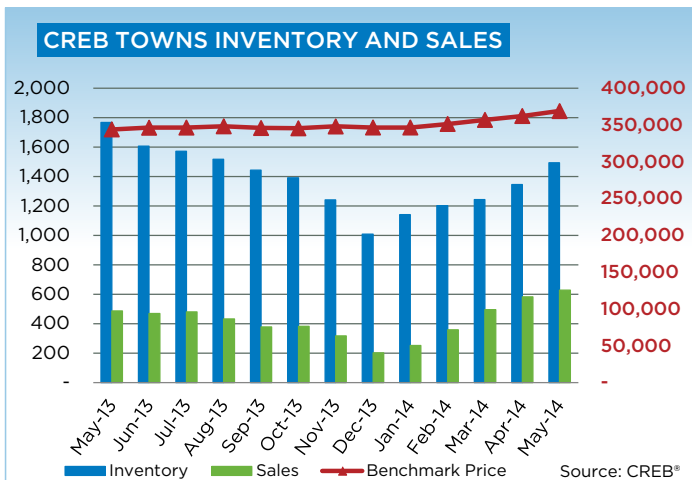
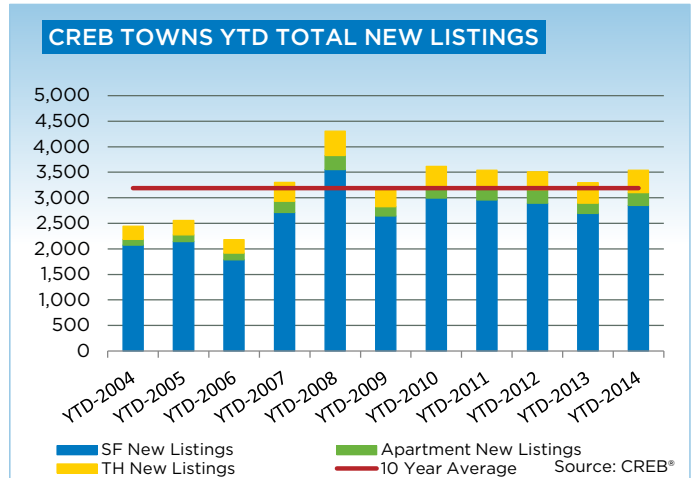
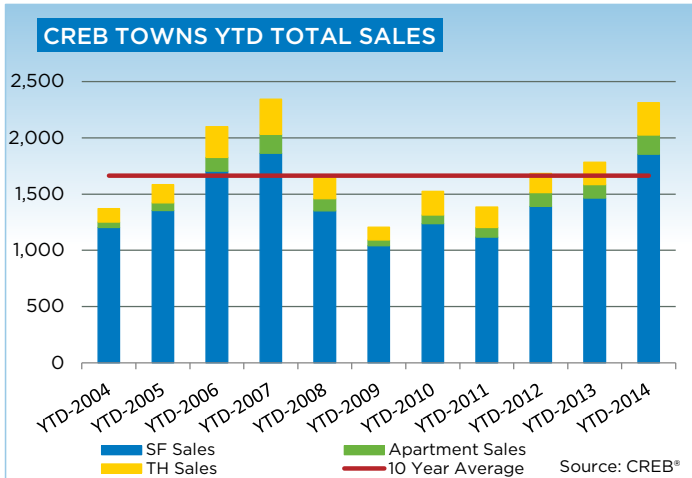
CREB® TOWNS

	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	627								2,312
New Listings	551	544	705	813	929								3,542
Active Listings	1,141	1,202	1,243	1,344	1,492								
AverageDOM	68	56	49	46	44								53
Average Price	379,053	387,568	392,572	396,006	410,235								395,984
Benchmark Price	346,500	351,300	356,800	362,100	368,800								
Index	182	185	188	191	194								

CREB Towns	May-13	May-14	YTD2013	YTD2014
>\$100,000	3	3	29	10
\$100,000 - \$199,999	57	31	186	146
\$200,000 - \$299,999	95	116	402	455
\$300,000 - \$349,999	69	88	295	312
\$350,000 - \$399,999	97	104	309	381
\$400,000 - \$449,999	58	77	206	316
\$450,000 - \$499,999	36	62	148	243
\$500,000 - \$549,999	27	55	71	170
\$550,000 - \$599,999	12	38	39	111
\$600,000 - \$649,999	13	21	32	62
\$650,000 - \$699,999	6	5	15	34
\$700,000 - \$799,999	5	17	18	35
\$800,000 - \$899,999	3	2	10	9
\$900,000 - \$999,999	1	-	7	8
\$1,000,000 - \$1,249,999	3	4	7	12
\$1,250,000 - \$1,499,999	1	1	4	3
\$1,500,000 - \$1,749,999	-	3	2	4
\$1,750,000 - \$1,999,999	-	-	2	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 +	-	-	-	-
	486	627	1,782	2,312



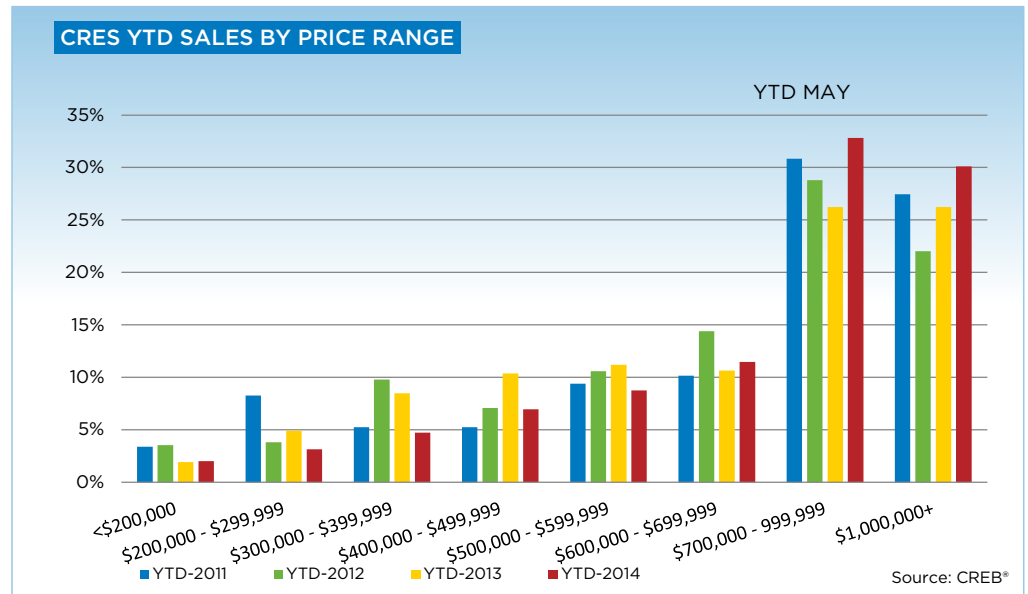
CREB® TOWNS



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	99	96	131								445
New Listings	197	209	213	223	364								1,206
Active Listings	649	696	729	779	932								
AverageDOM	100	126	88	102	86								97
Average Price	745,115	885,458	864,927	941,363	919,802								884,454

CREB	May-13	May-14	YTD2013	YTD2014
>\$100,000	1	-	3	3
\$100,000 - \$199,999	2	1	4	6
\$200,000 - \$299,999	10	4	18	14
\$300,000 - \$349,999	4	3	11	11
\$350,000 - \$399,999	6	3	20	10
\$400,000 - \$449,999	5	2	19	10
\$450,000 - \$499,999	4	6	19	21
\$500,000 - \$549,999	7	5	21	21
\$550,000 - \$599,999	8	5	20	18
\$600,000 - \$649,999	4	7	21	21
\$650,000 - \$699,999	9	10	18	30
\$700,000 - \$799,999	6	12	38	54
\$800,000 - \$899,999	5	22	26	55
\$900,000 - \$999,999	7	7	32	37
\$1,000,000 - \$1,249,999	13	20	49	66
\$1,250,000 - \$1,499,999	4	12	21	26
\$1,500,000 - \$1,749,999	4	5	11	18
\$1,750,000 - \$1,999,999	1	4	4	10
\$2,000,000 - \$2,499,999	4	2	9	8
\$2,500,000 - \$2,999,999	-	-	1	4
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	1	1	1
\$4,000,000 +	-	-	-	-
	104	131	366	445

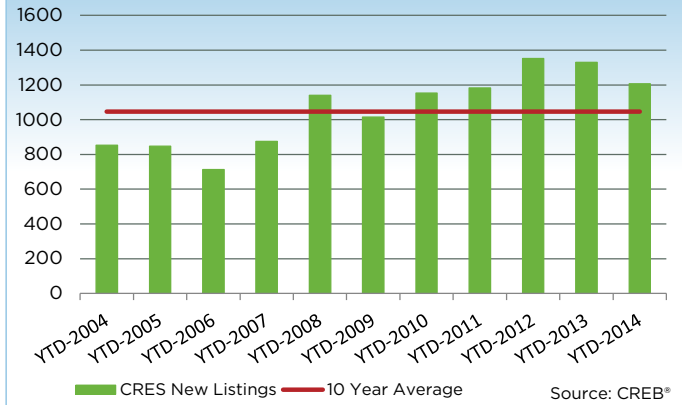


CREB® COUNTRY RESIDENTIAL

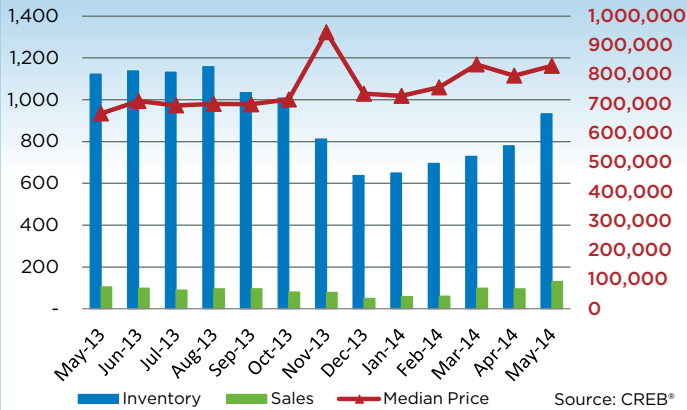
CREB YTD TOTAL SALES



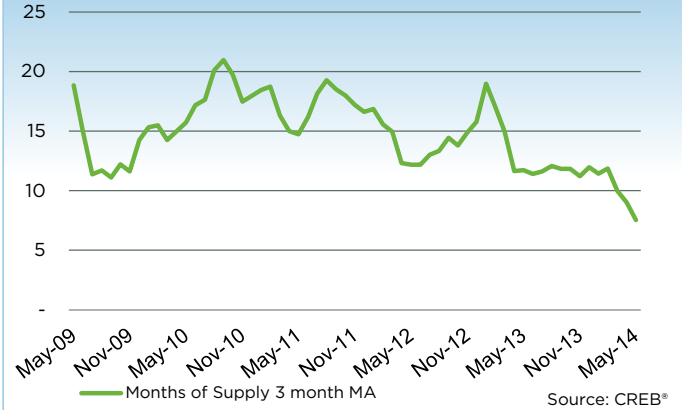
CREB YTD TOTAL NEW LISTINGS



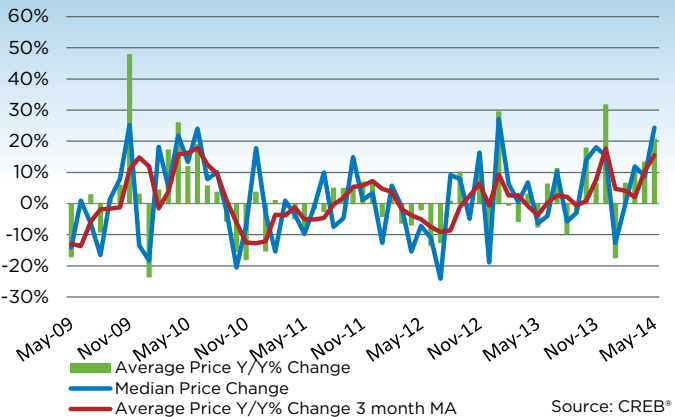
CREB INVENTORY AND SALES



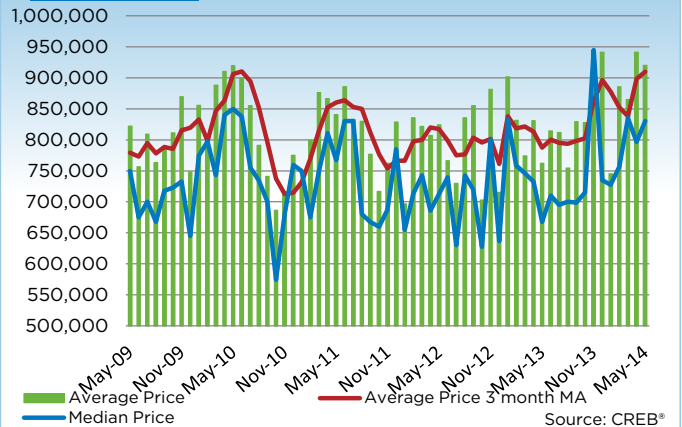
CREB MONTHS OF INVENTORY



CREB PRICE CHANGE COMPARISON



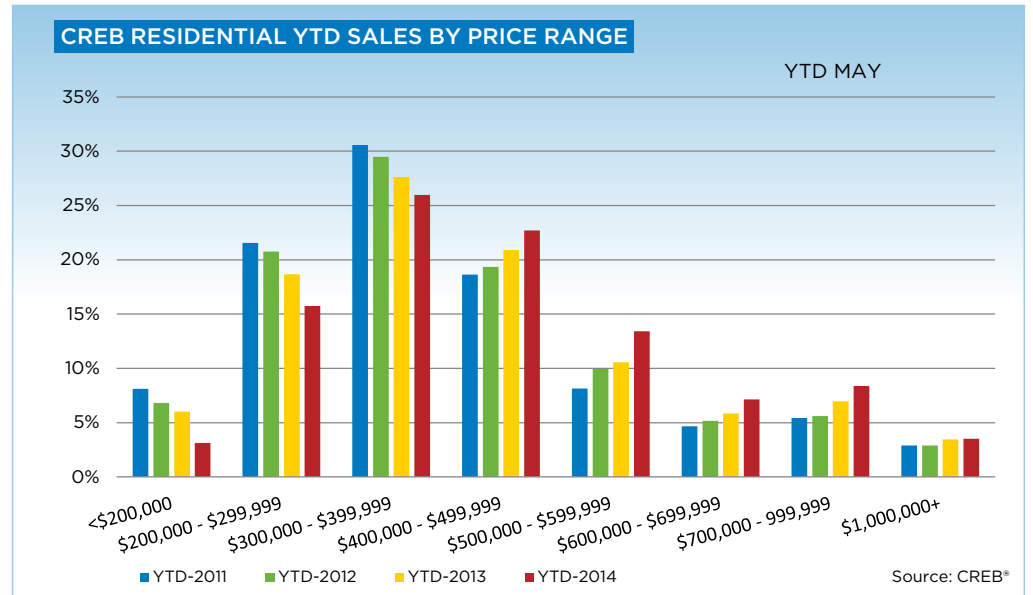
CREB PRICES



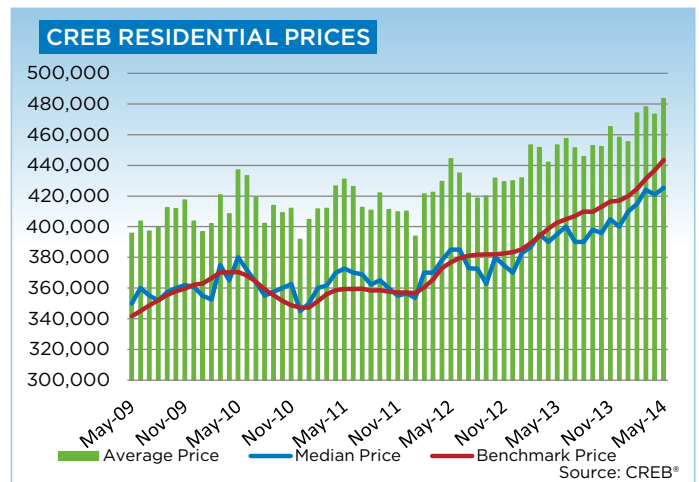
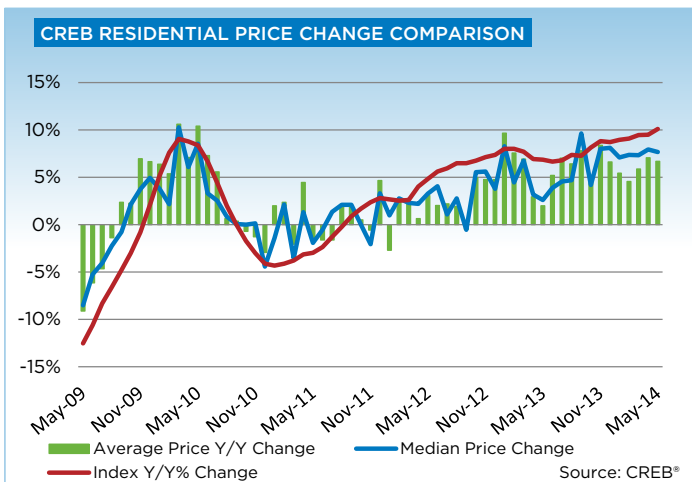
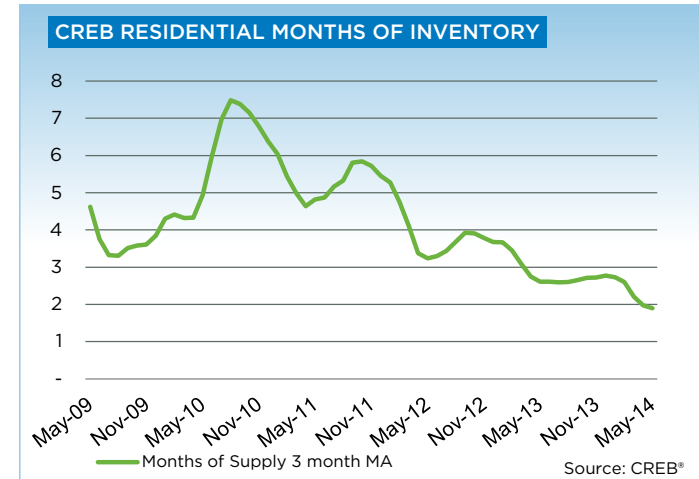
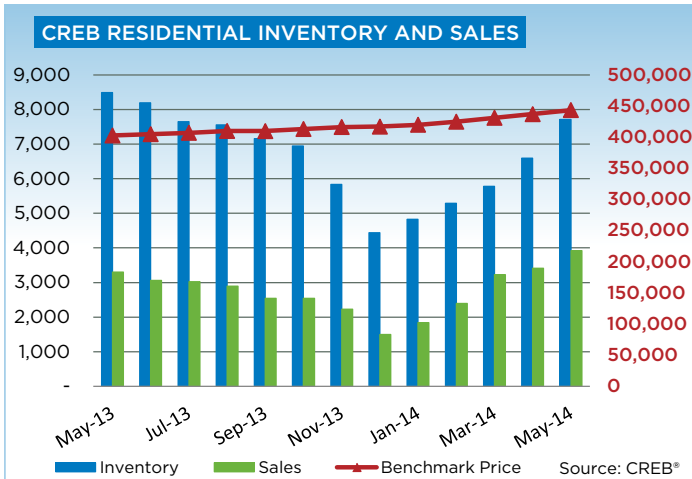
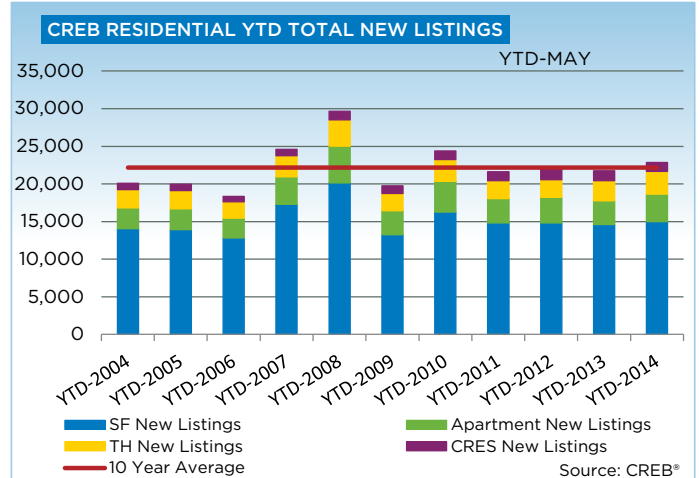
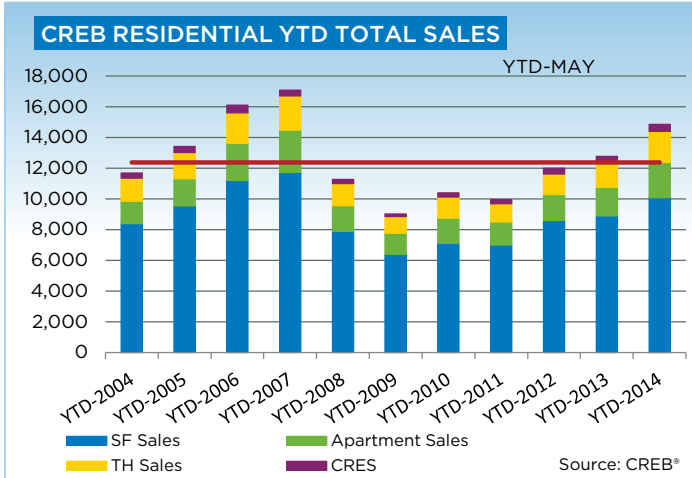
CREB® TOTAL RESIDENTIAL

	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	3,231	3,411	3,921								14,798
New Listings	3,306	3,660	4,561	5,152	6,037								22,716
Active Listings	4,830	5,291	5,783	6,593	7,711								
AverageDOM	49	39	34	34	34								33
Average Price	455,402	474,128	478,193	473,397	483,536								475,009
Benchmark Price	419,900	424,800	431,100	436,900	443,500								
Index	198	200	203	206	209								

	May-13	May-14	YTD2013	YTD2014
CREB Total				
>\$100,000	13	5	79	28
\$100,000 - \$199,999	181	109	687	435
\$200,000 - \$299,999	578	581	2,379	2,329
\$300,000 - \$349,999	421	474	1,714	1,807
\$350,000 - \$399,999	494	542	1,805	2,037
\$400,000 - \$449,999	379	458	1,517	1,840
\$450,000 - \$499,999	321	421	1,147	1,519
\$500,000 - \$549,999	220	338	800	1,204
\$550,000 - \$599,999	153	197	544	783
\$600,000 - \$649,999	110	176	435	592
\$650,000 - \$699,999	91	115	311	465
\$700,000 - \$799,999	115	187	463	629
\$800,000 - \$899,999	71	119	269	394
\$900,000 - \$999,999	40	51	154	215
\$1,000,000 - \$1,249,999	57	64	216	244
\$1,250,000 - \$1,499,999	20	41	93	125
\$1,500,000 - \$1,749,999	13	18	50	64
\$1,750,000 - \$1,999,999	7	13	29	40
\$2,000,000 - \$2,499,999	15	10	33	32
\$2,500,000 - \$2,999,999	4	-	13	8
\$3,000,000 - \$3,499,999	-	-	1	3
\$3,500,000 - \$3,999,999	-	1	3	3
\$4,000,000 +	-	1	1	2
	3,303	3,921	12,743	14,798



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®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

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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