

Price gains encouraging new listings

New listings improve for all product types in the city

Calgary, May 1, 2014 – Following a slow start to the year, improved weather and price gains supported new listings growth. New residential listings in April totaled 3,754 units, an eight per cent increase over the previous year. Meanwhile sales activity totaled 2,545 units for the month, a seven per cent increase over April 2013.

“Throughout 2014, the condominium apartment market has recorded new listing gains, while until April, the single-family sector saw a reduction in new listings,” says CREB® president Bill Kirk. “Many single-family homeowners have been waiting for further price gains and the start of the spring market to list their homes.”

Single-family sales in April totalled 1,736 units, representing a year-over-year gain of eight per cent and a year-to-date increase of nine per cent. Meanwhile, single-family new listings totalled 2,584 units in April, a 7.4 per cent increase over April 2013.

As new listing growth outpaced sales growth, inventory levels improved, easing some of the tightness in the market. However, it was not enough to push the market back into balance.

“While we did anticipate the rise in new listings this spring, certain segments of the market will likely remain tight,” says CREB® Chief Economist Ann-Marie Lurie. “The single-family market continues to record declining listings for product priced below \$400,000. Meanwhile, the growth in listings in April was mostly due to gains in the \$500,000 - \$999,999 range.”

Condominium apartment sales totalled 449 units in April, for a year-to-date total of 1,511. April’s year-over-year sales

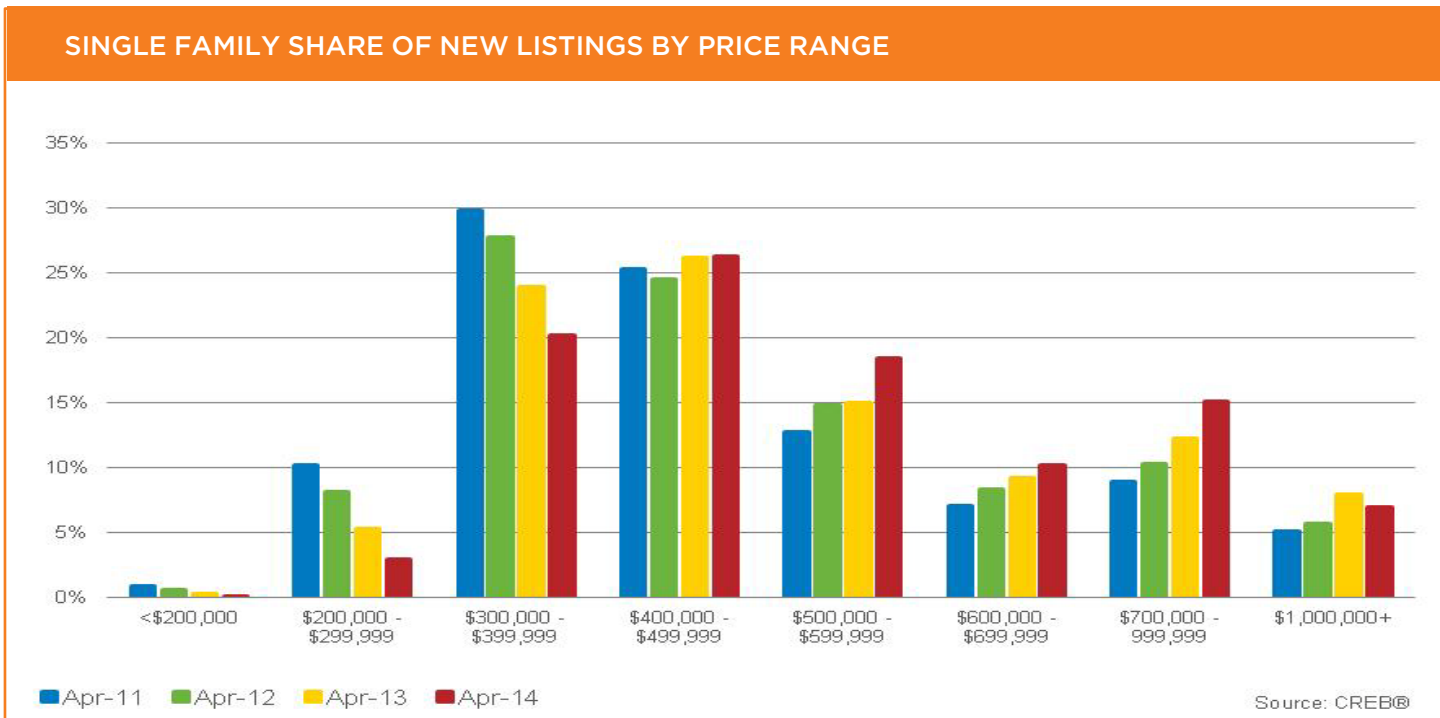
growth of 4.7 per cent was outpaced by the 11.2 per cent rise in new listings. This resulted in a rise in inventory levels to 898 units, three per cent higher than levels recorded in 2013. It’s also the only sector within the city limits to record annual growth in inventory availability. This growth is in part related to more new home product becoming available.

“Improved selection in the market is welcome news,” says Kirk. “Many consumers are interested in entering the market but the lack of choice poses challenges. While we are still early in the season, if this trend continues, it should provide more opportunities for consumers who have been unsuccessful with finding properties.”

Price gains continued across all property types this month. The unadjusted single-family benchmark price totalled \$496,700 in April, a 9.67 per cent increase over April 2013 and up 1.24 per cent over March figures. While the price gains are still higher than expected, the pace of growth has slightly eased.

Meanwhile, unadjusted benchmark prices for condominium apartment and townhouse properties totalled a respective \$291,700 and \$316,700 in April. Despite the year-over-year price gains of 11.6 per cent for apartments and 9.6 per cent for condominiums, prices continue to remain just shy of peak levels recorded in 2007.

“Gains in employment and net migration have supported demand growth in the housing sector,” says Lurie. However, with unadjusted prices only recently recovering in some sectors, it is not a surprise that resale supply has not kept pace. As prices continue to improve and lending rates remain low, this should help support further gains in new listings, easing some of the tightness in the market.”



CREB® - SUMMARY STATS

	Apr-13	Apr-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	3,051	3,413	11.86%	9,443	10,881	15.23%
Total Sales Volume	\$1,349,292,796	\$1,615,425,605	19.72%	\$4,208,579,217	\$5,135,086,582	22.01%
New Listings	4,885	5,153	5.49%	16,407	16,681	1.67%
Active Listings	7,854	6,593	-16.06%	N/A	N/A	
Sales to New Listings Ratio	0.62	0.66	6.05%	0.58	0.65	13.34%
Sales \$ / List \$	97.67%	98.49%	0.82%	97.54%	98.33%	0.79%
Average DOM	42	34	-18.12%	45	33	-26.67%
Average Price	\$442,246	\$473,315	7.03%	\$445,682	\$471,931	5.89%
Benchmark Price	\$398,900	\$436,900	9.53%			
Index	188	206	9.52%			
CREB® CITY OF CALGARY						
Total Sales	2,377	2,545	7.07%	7,419	8,319	12.13%
Total Sales Volume	\$1,060,542,143	\$1,219,729,013	15.01%	\$3,352,656,539	\$3,983,211,789	18.81%
New Listings	3,475	3,754	8.03%	11,830	12,175	2.92%
Active Listings	4,366	3,794	-13.10%	N/A	N/A	
Sales to New Listings Ratio	0.68	0.68	-0.89%	0.63	0.68	8.95%
Sales \$ / List \$	97.83%	98.81%	0.97%	97.72%	98.59%	0.87%
Average DOM	33	27	-19.99%	37	30	-18.92%
Average Price	\$446,168	\$479,265	7.42%	\$451,901	\$478,809	5.95%
Benchmark Price	\$406,000	\$446,300	9.93%			
Index	189	208	9.93%			
CREB® TOWNS						
Total Sales	431	582	35.03%	1,296	1,685	30.02%
Total Sales Volume	\$157,692,834	\$230,484,654	46.16%	\$462,675,054	\$658,306,874	42.28%
New Listings	765	814	6.41%	2,525	2,614	3.52%
Active Listings	1,705	1,344	-21.17%	N/A	N/A	
Sales to New Listings Ratio	0.56	0.71	26.91%	0.51	0.64	25.59%
Sales \$ / List \$	97.78%	98.41%	0.63%	97.51%	98.26%	0.74%
Average DOM	66	46	-30.94%	76	53	-30.26%
Average Price	\$365,877	\$396,022	8.24%	\$357,002	\$390,687	9.44%
Benchmark Price	\$339,900	\$362,100	6.53%			
Index	179	191	6.54%			
CREB® CRES						
Total Sales	84	96	14.29%	262	314	19.85%
Total Sales Volume	\$69,799,119	\$90,370,800	29.47%	\$216,018,541	\$273,087,918	26.42%
New Listings	290	223	-23.10%	996	843	-15.36%
Active Listings	1,001	779	-22.18%	N/A	N/A	
Sales to New Listings Ratio	0.29	0.43	48.62%	0.26	0.37	41.60%
Sales \$ / List \$	94.84%	95.09%	0.25%	95.03%	95.38%	0.34%
Average DOM	105	102	-2.85%	111	101	-9.01%
Average Price	\$830,942	\$941,363	13.29%	\$824,498	\$869,707	5.48%
Median Price	\$732,500	\$796,750	8.77%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

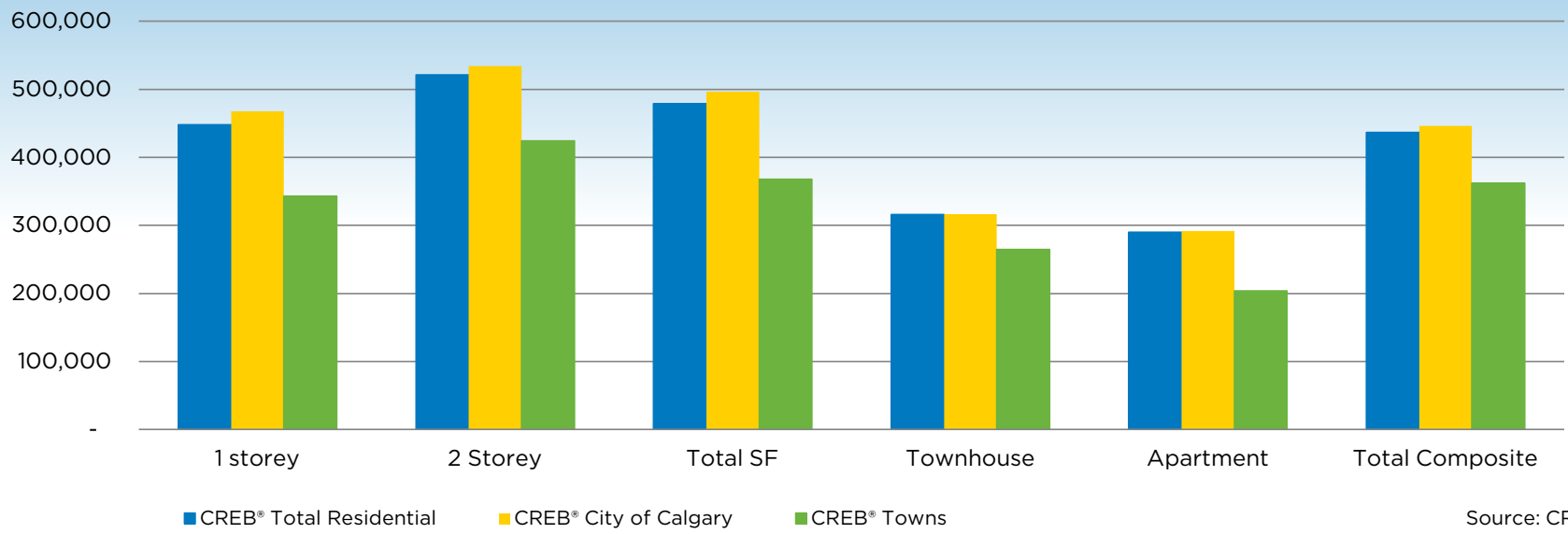
	Apr-13	Apr-14	Y/Y %	2013 YTD	2014 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	1,606	1,736	8.09%	5,170	5,636	9.01%
Total Sales Volume	\$818,967,640	\$951,104,812	16.13%	\$2,647,795,108	\$3,079,260,934	16.30%
New Listings	2,406	2,584	7.40%	8,245	8,148	-1.18%
Active Listings	2,977	2,445	-17.87%	N/A	N/A	
Sales to New Listings Ratio	0.67	0.67	0.65%	0.63	0.69	10.31%
Sales \$ / List \$	97.92%	98.85%	0.93%	97.80%	98.63%	0.83%
Average DOM	31	25	-18.69%	35	29	-17.14%
Average Price	\$509,942	\$547,871	7.44%	\$512,146	\$546,356	6.68%
Benchmark Price Index	\$452,900	\$496,700	9.67%			
	192	211	9.68%			
CONDO APARTMENT						
Total Sales	429	449	4.66%	1,258	1,511	20.11%
Total Sales Volume	\$124,986,981	\$143,543,404	14.85%	\$366,668,179	\$481,100,937	31.21%
New Listings	615	684	11.22%	2,079	2,405	15.68%
Active Listings	871	898	3.10%	N/A	N/A	
Sales to New Listings Ratio	0.70	0.66	-5.90%	0.61	0.63	3.83%
Sales \$ / List \$	97.02%	98.34%	1.32%	97.03%	98.13%	1.10%
Average DOM	41	34	-15.86%	44	34	-22.73%
Average Price	\$291,345	\$319,696	9.73%	\$291,469	\$318,399	9.24%
Benchmark Price Index	\$261,300	\$291,700	11.63%			
	183	204	11.62%			
CONDO TOWNHOUSE						
Total Sales	342	360	5.26%	991	1,172	18.26%
Total Sales Volume	\$116,587,522	\$125,080,797	7.28%	\$338,193,252	\$422,849,918	25.03%
New Listings	454	486	7.05%	1,506	1,622	7.70%
Active Listings	518	445	-14.09%	N/A	N/A	
Sales to New Listings Ratio	0.75	0.74	-1.67%	0.66	0.72	9.81%
Sales \$ / List \$	98.08%	99.00%	0.92%	97.85%	98.83%	0.98%
Average DOM	36	25	-30.41%	39	28	-28.21%
Average Price	\$340,899	\$347,447	1.92%	\$341,265	\$360,793	5.72%
Benchmark Price Index	\$288,900	\$316,700	9.62%			
	181	198	9.64%			

MLS® HPI SUMMARY

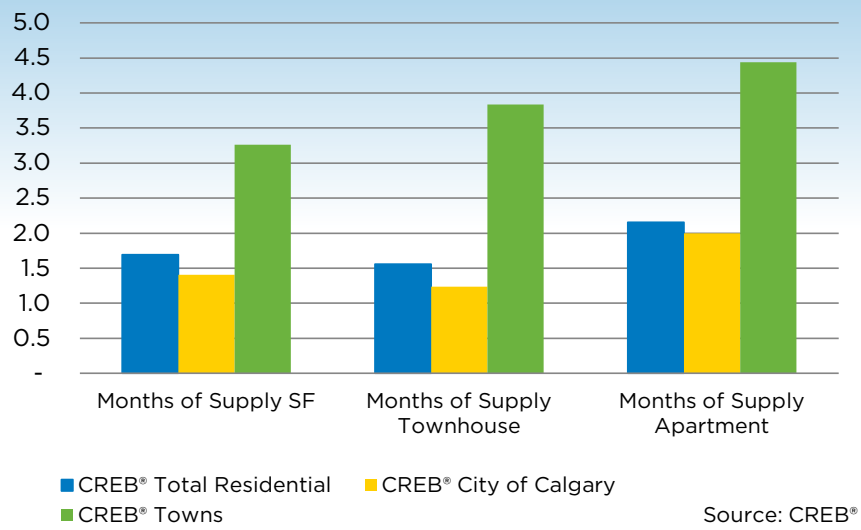
	April 2014		% Changes				
	Benchmark Price	Index (HPI)	Mar-14	Oct-13	Apr-13	Apr-11	Apr-09
CREB® TOTAL RESIDENTIAL							
Single Family	478,800	208	1.3%	5.9%	9.1%	22.8%	30.3%
Townhouse	316,100	199	1.3%	4.9%	10.0%	18.0%	20.7%
Apartment	290,200	203	1.5%	5.6%	11.5%	19.8%	24.8%
COMPOSITE	436,900	206	1.3%	5.8%	9.5%	21.8%	28.4%
CREB® TOWNS							
Single Family	368,000	190	1.5%	4.9%	6.1%	15.7%	18.1%
Townhouse	264,500	214	1.9%	5.8%	16.2%	22.9%	25.1%
Apartment	203,800	175	-0.2%	3.1%	6.4%	7.8%	8.2%
COMPOSITE	362,100	191	1.5%	4.8%	6.5%	15.7%	18.0%
CREB® CITY OF CALGARY							
Single Family	496,700	211	1.2%	6.1%	9.7%	24.1%	32.7%
Townhouse	316,700	198	1.2%	4.8%	9.6%	17.7%	20.5%
Apartment	291,700	204	1.5%	5.7%	11.6%	20.0%	25.2%
COMPOSITE	446,300	208	1.3%	5.9%	9.9%	22.7%	29.9%

COMPARISONS

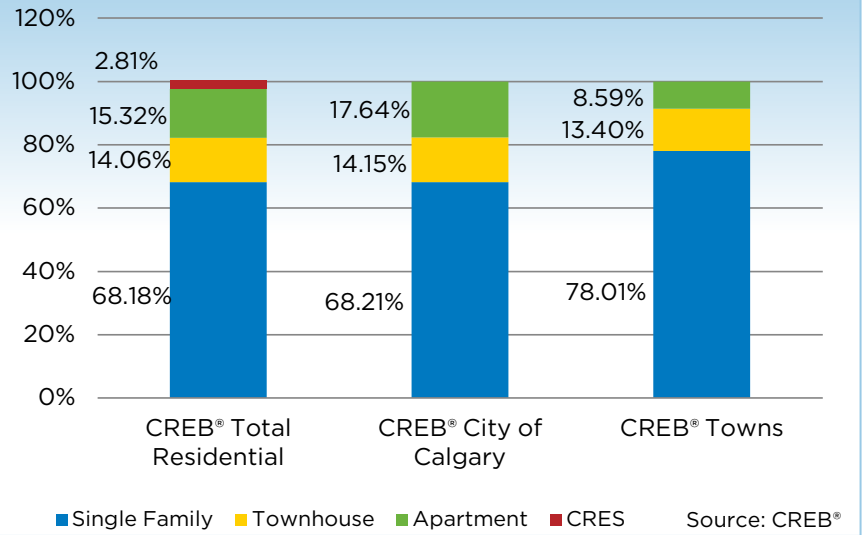
Benchmark Price - April



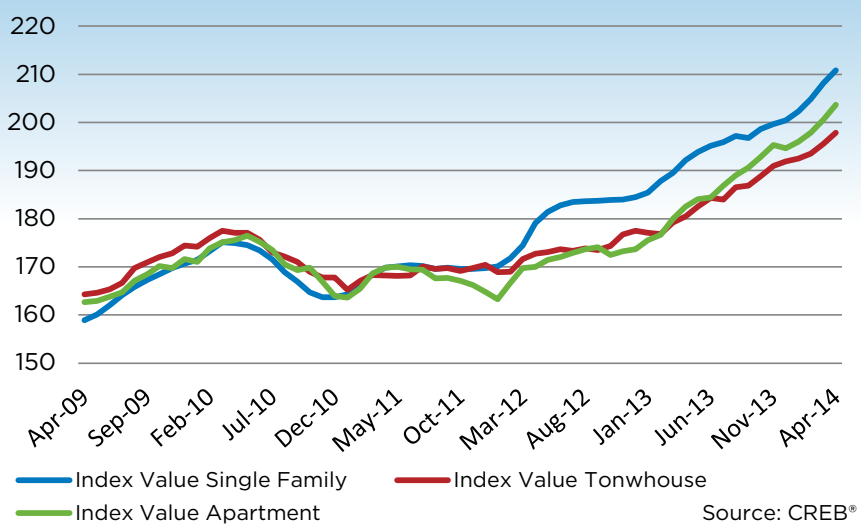
Months of Supply - April



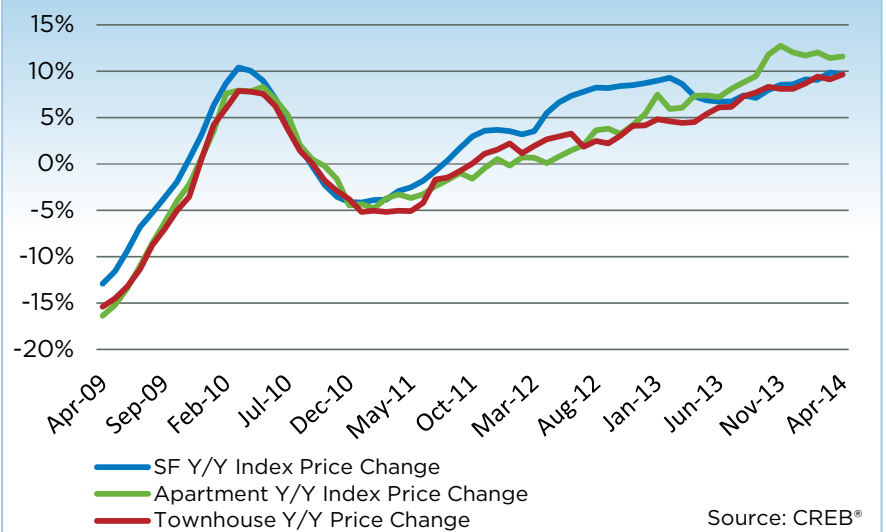
Sales Distribution - April



CALGARY INDEX VALUE



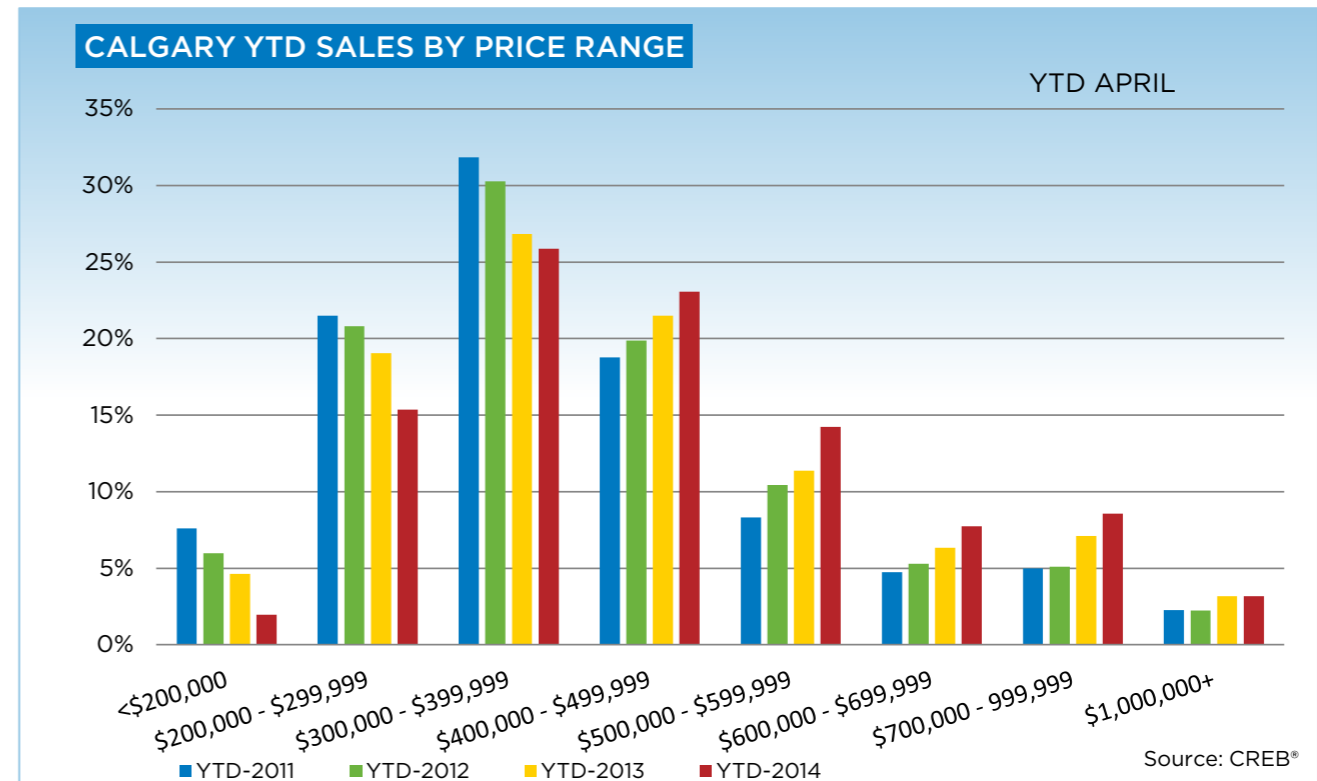
CALGARY INDEX YEAR OVER YEAR COMPARISON



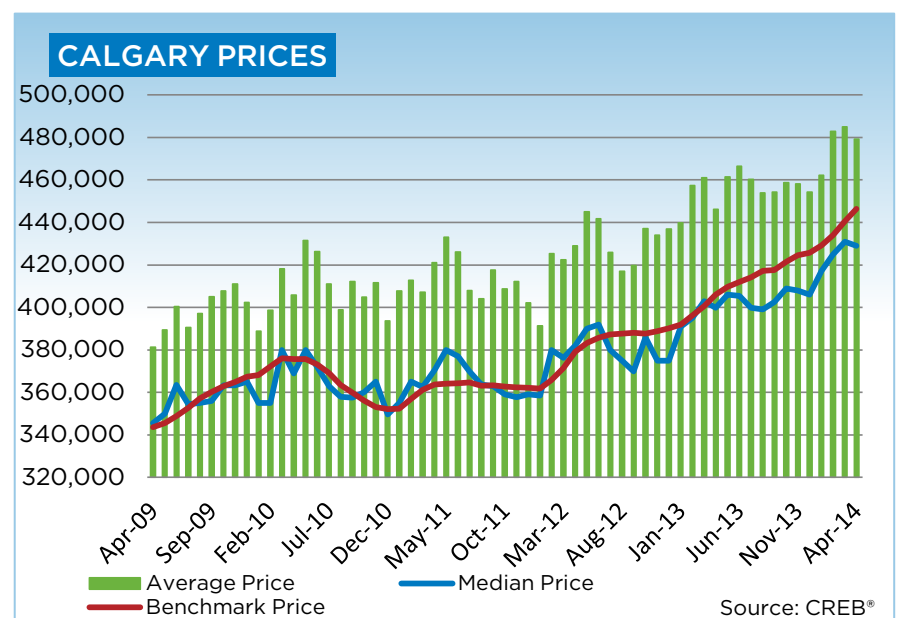
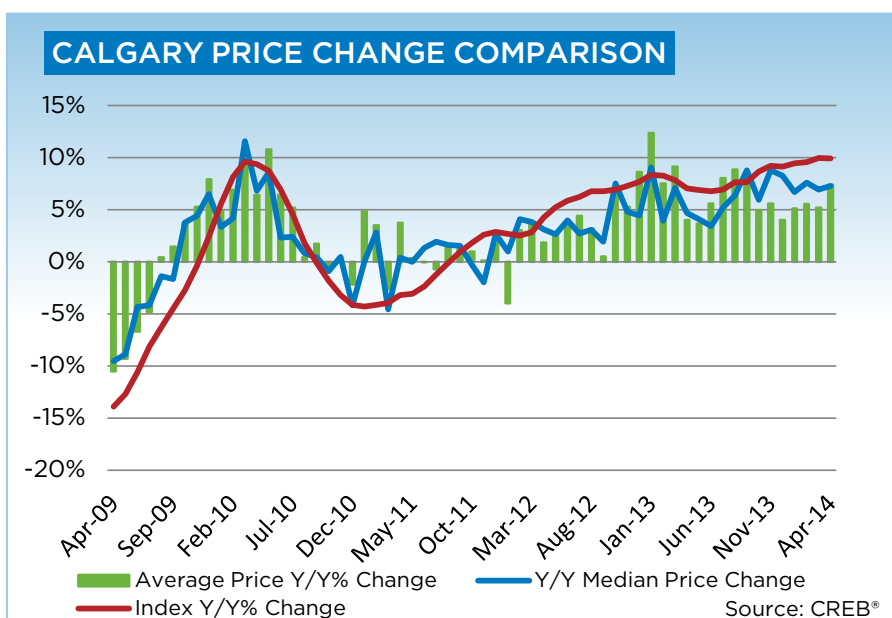
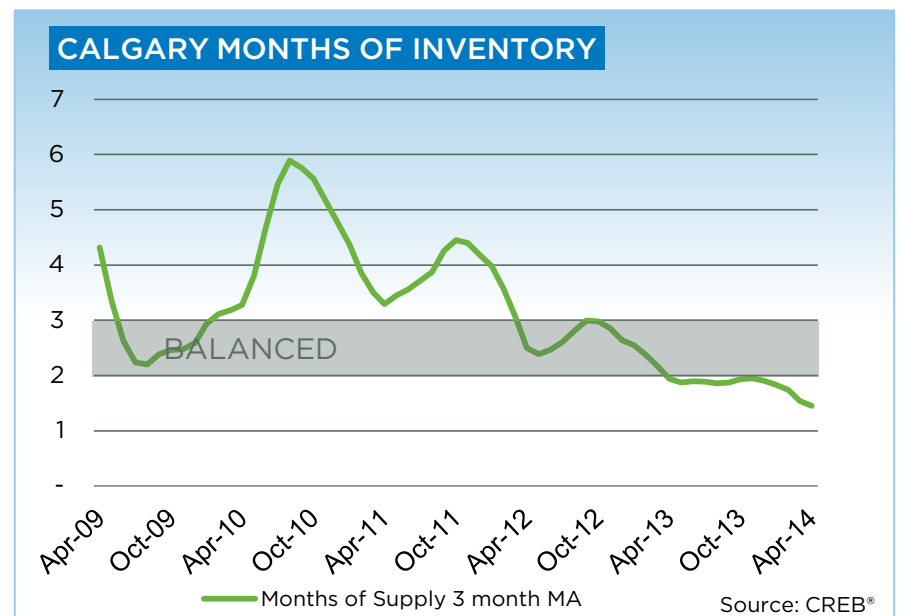
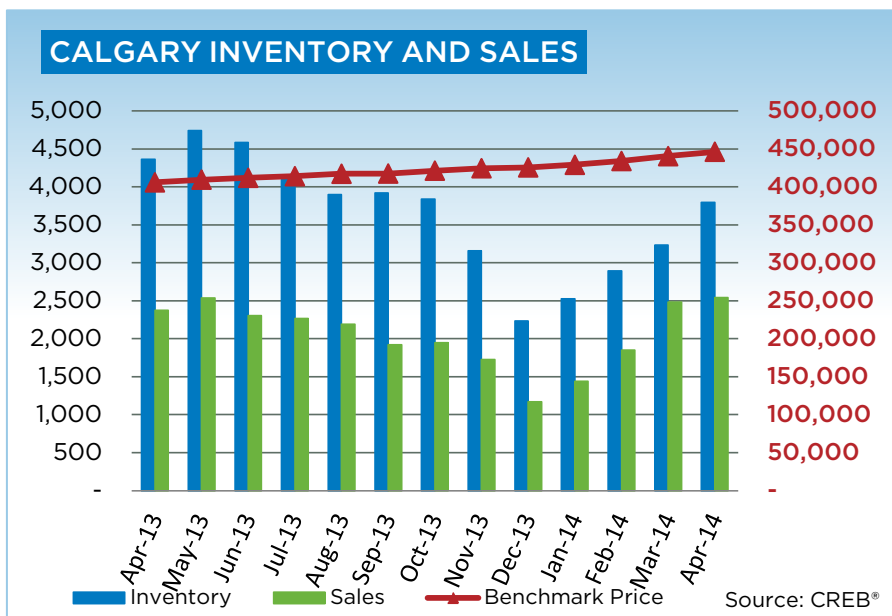
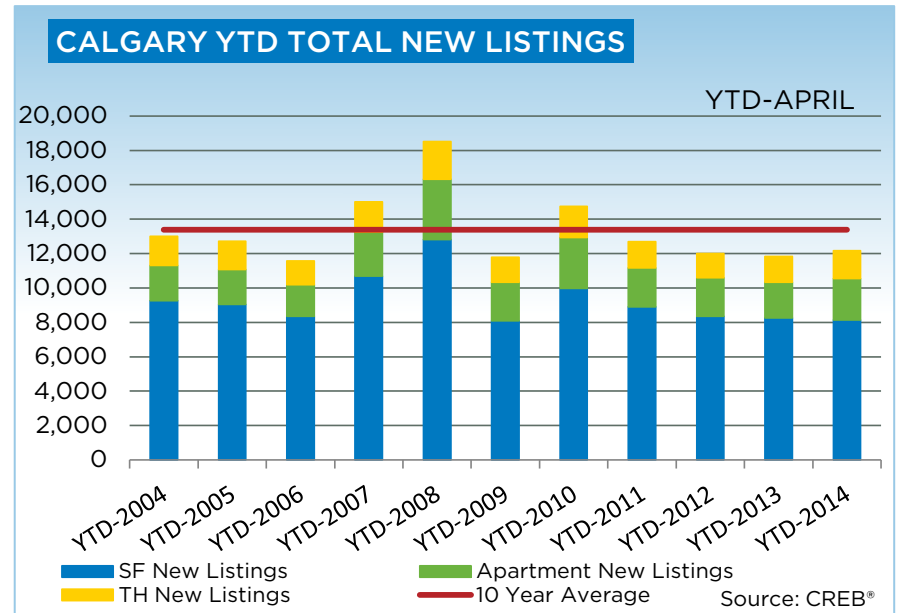
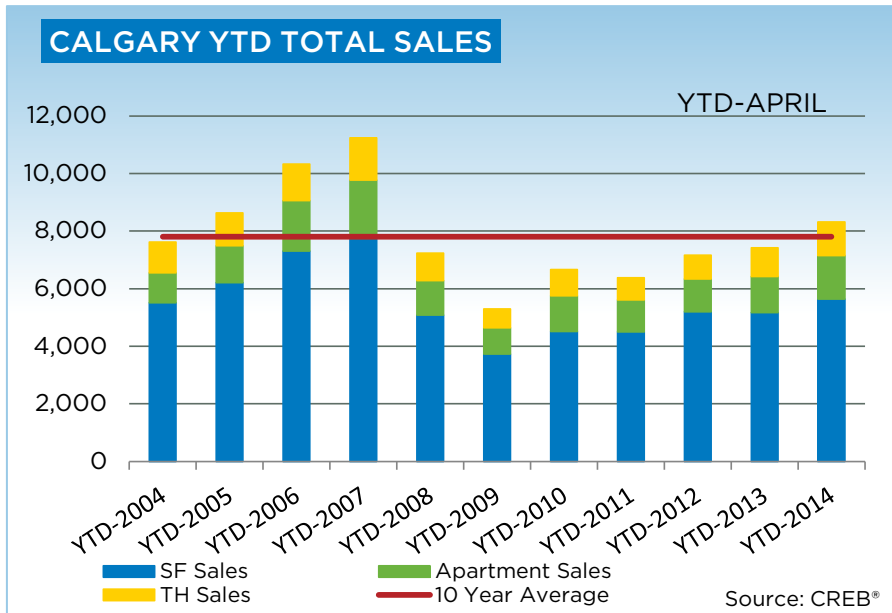
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,229	1,706	2,107	2,377	2,535	2,307	2,265	2,193	1,920	1,949	1,725	1,171	23,484
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	446,168	461,422	466,466	460,232	453,953	454,214	458,761	458,162	454,387	456,697
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	1,852	2,484	2,545									8,319
New Listings	2,394	2,709	3,318	3,754									12,175
Active Listings	2,524	2,892	3,233	3,794									
AverageDOM	40	30	28	27									30
Average Price	462,234	482,811	484,953	479,265									478,809
Benchmark Price	429,100	434,100	440,500	446,300									
Index	200	202	205	208									

	Apr-13	Apr-14	YTD2013	YTD2014
Calgary Total				
>\$100,000	4	3	10	4
\$100,000 - \$199,999	100	37	333	160
\$200,000 - \$299,999	460	394	1,413	1,279
\$300,000 - \$349,999	304	290	975	1,023
\$350,000 - \$399,999	322	347	1,016	1,129
\$400,000 - \$449,999	304	334	917	1,059
\$450,000 - \$499,999	232	272	678	860
\$500,000 - \$549,999	166	224	503	708
\$550,000 - \$599,999	110	153	340	476
\$600,000 - \$649,999	96	111	277	352
\$650,000 - \$699,999	63	89	194	291
\$700,000 - \$799,999	80	107	289	367
\$800,000 - \$899,999	50	67	159	227
\$900,000 - \$999,999	22	38	80	119
\$1,000,000 - \$1,249,999	28	35	114	122
\$1,250,000 - \$1,499,999	13	23	52	67
\$1,500,000 - \$1,749,999	11	10	27	32
\$1,750,000 - \$1,999,999	5	5	17	19
\$2,000,000 - \$2,499,999	4	4	13	16
\$2,500,000 - \$2,999,999	2	1	8	4
\$3,000,000 - \$3,499,999	-	1	1	2
\$3,500,000 - \$3,999,999	1	-	2	2
\$4,000,000 +	-	-	1	1
	2,377	2,545	7,419	8,319



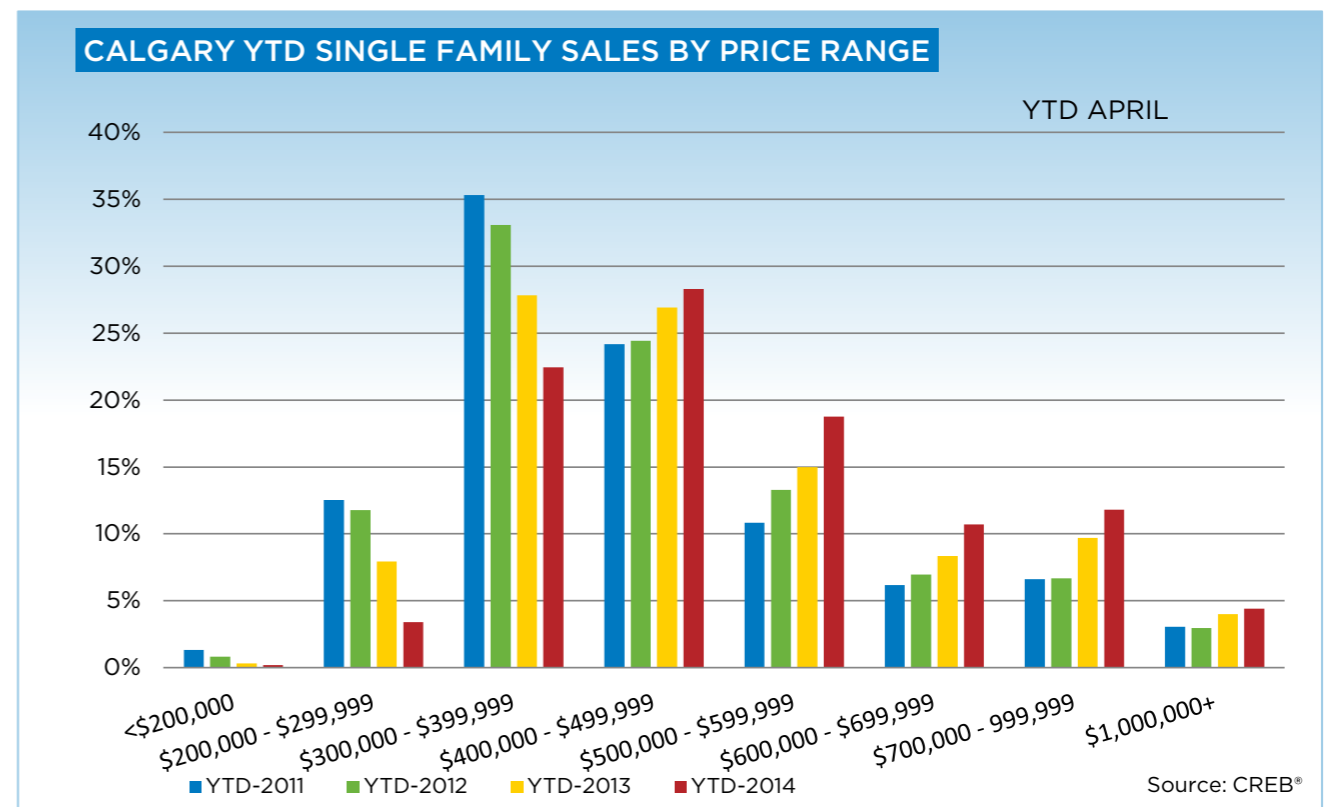
CITY OF CALGARY



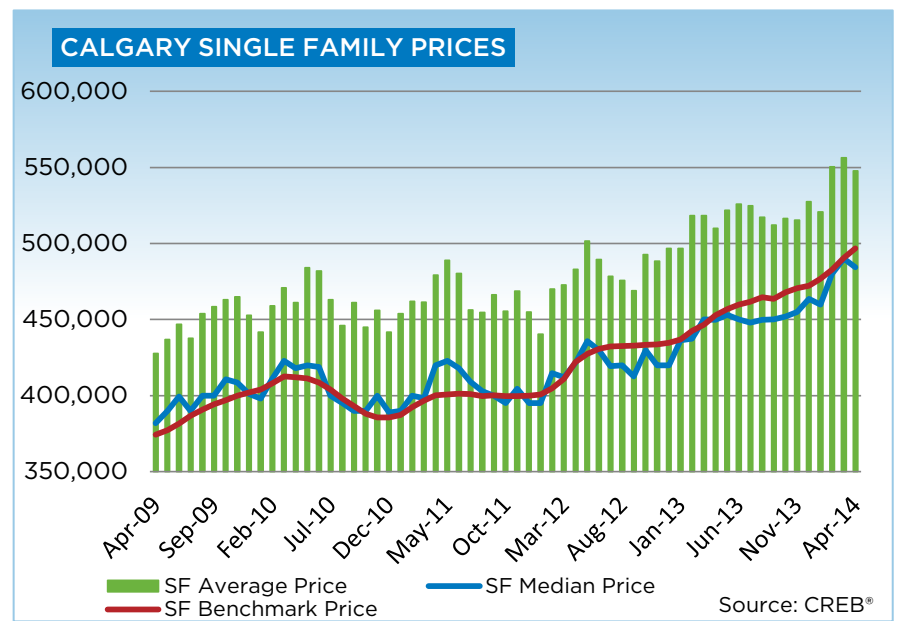
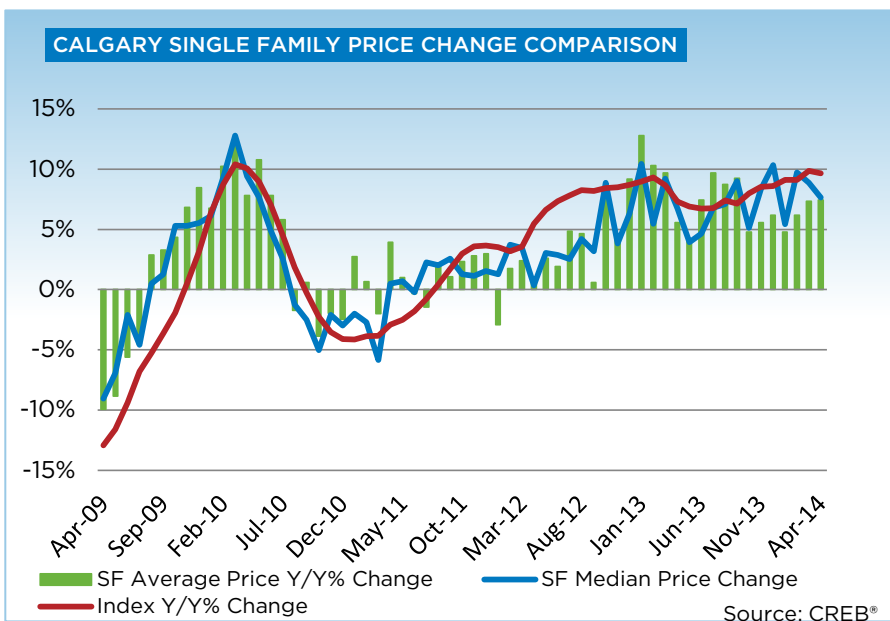
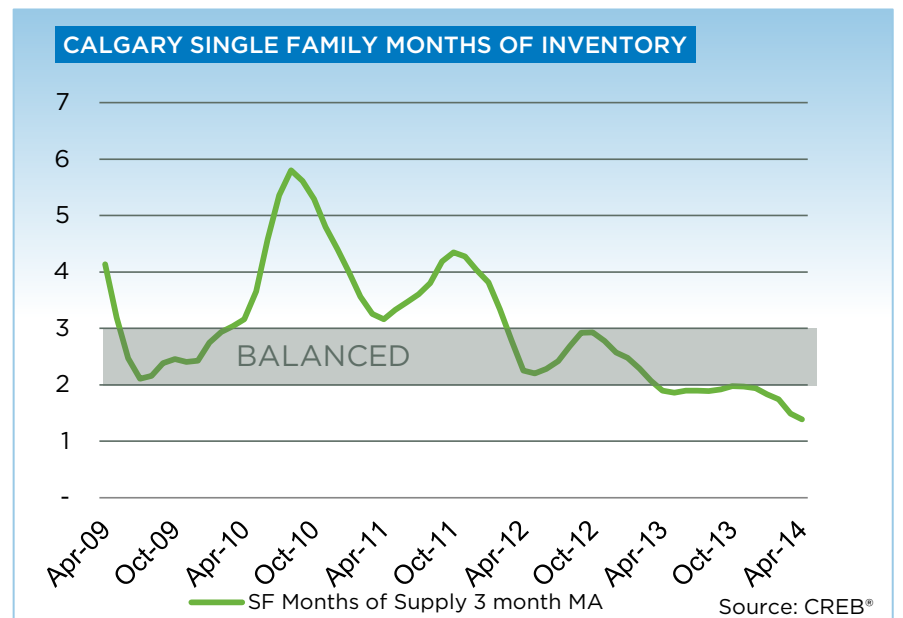
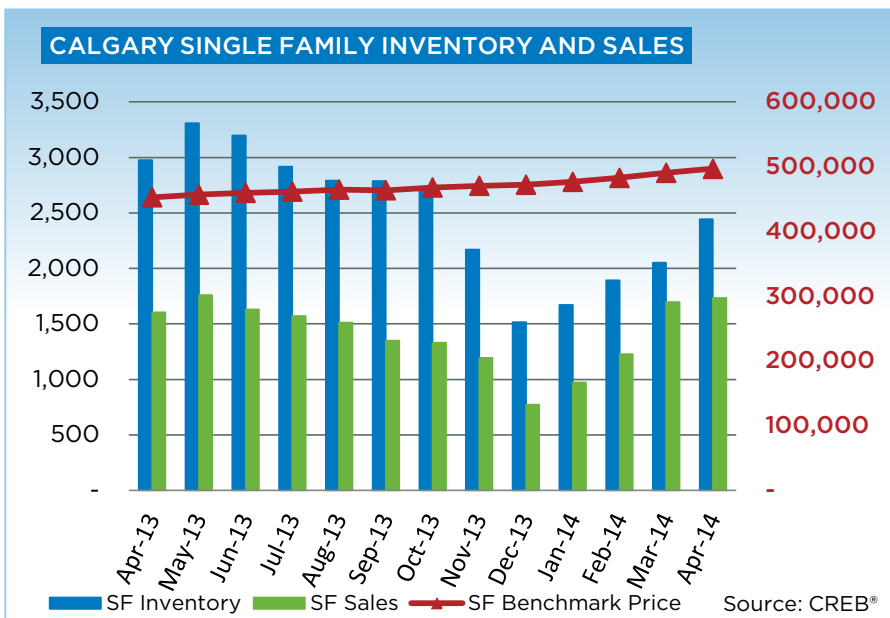
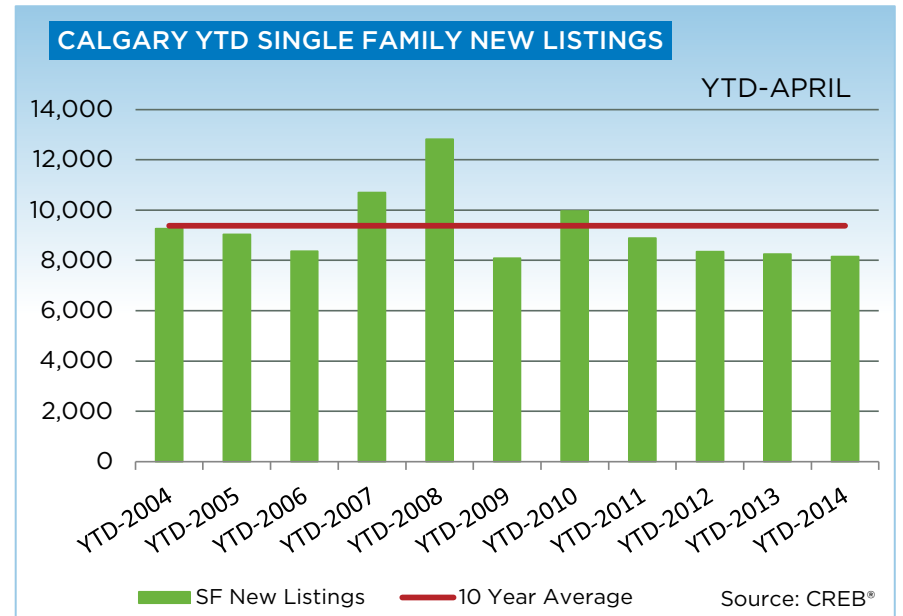
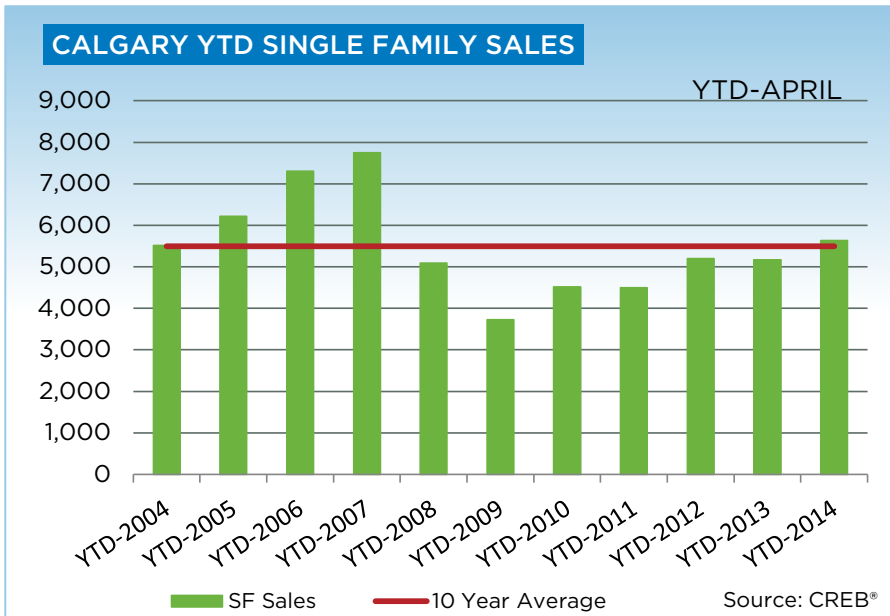
CREB® CITY OF CALGARY SINGLE FAMILY

	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	1,194	772	16,295
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	515,452	527,634	517,618
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	1,698	1,736									5,636
New Listings	1,583	1,783	2,198	2,584									8,148
Active Listings	1,671	1,894	2,052	2,445									
AverageDOM	40	29	27	25									29
Average Price	520,678	550,531	556,499	547,871									546,356
Benchmark Price	476,700	482,800	490,600	496,700									
Index	202	205	208	211									

	Apr-13	Apr-14	YTD2013	YTD2014
Calgary SF				
>\$100,000	-	-	1	-
\$100,000 - \$199,999	-	3	16	10
\$200,000 - \$299,999	114	44	410	191
\$300,000 - \$399,999	179	131	631	486
\$350,000 - \$399,999	246	235	808	779
\$400,000 - \$449,999	265	280	785	855
\$450,000 - \$499,999	208	236	606	741
\$500,000 - \$549,999	148	194	459	621
\$550,000 - \$599,999	101	142	316	436
\$600,000 - \$649,999	85	109	249	330
\$650,000 - \$699,999	60	85	182	273
\$700,000 - \$799,999	75	102	275	346
\$800,000 - \$899,999	47	64	152	211
\$900,000 - \$999,999	21	36	74	109
\$1,000,000 - \$1,249,999	26	32	97	113
\$1,250,000 - \$1,499,999	12	23	46	63
\$1,500,000 - \$1,749,999	9	10	24	30
\$1,750,000 - \$1,999,999	4	5	16	18
\$2,000,000 - \$2,499,999	3	4	12	16
\$2,500,000 - \$2,999,999	2	1	7	4
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	1	-	2	2
\$4,000,000 +	-	-	1	1
	1,606	1,736	5,170	5,636



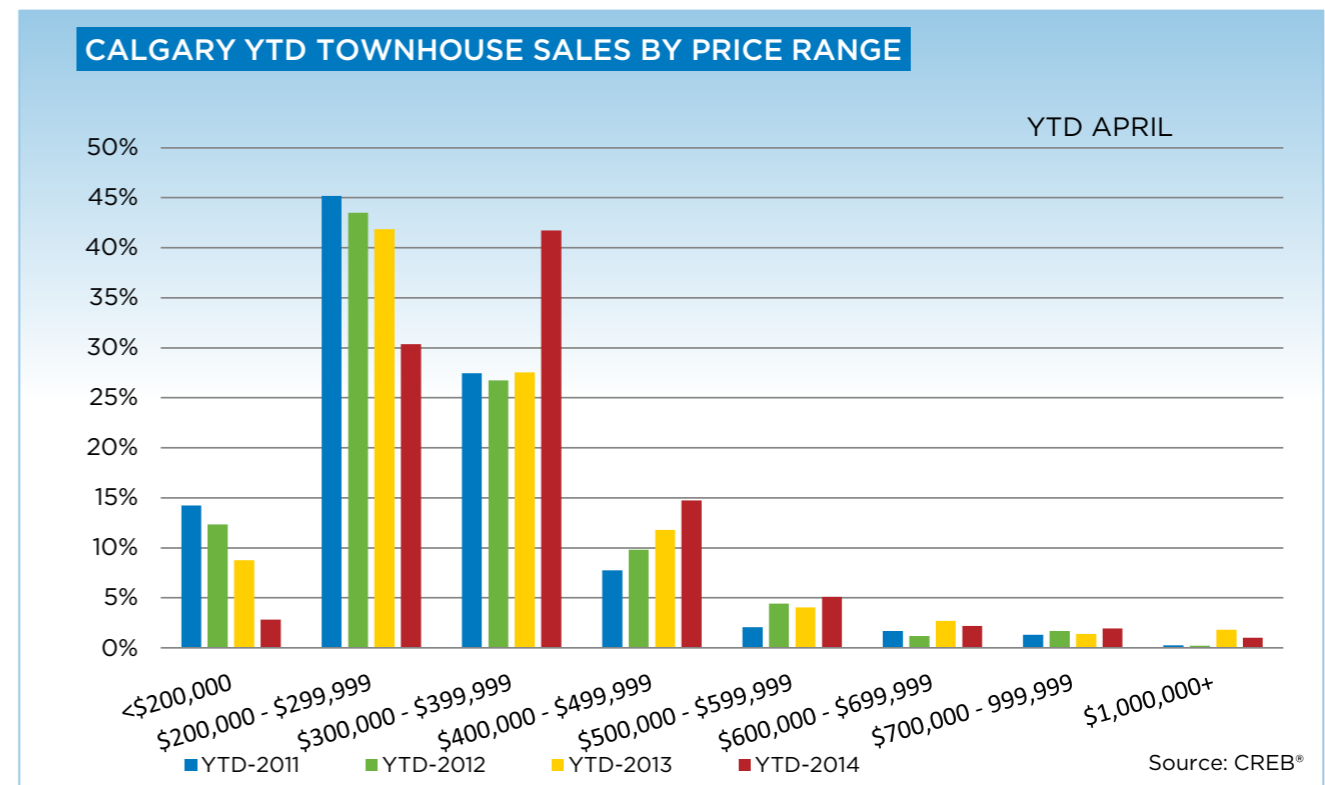
CITY OF CALGARY SINGLE FAMILY



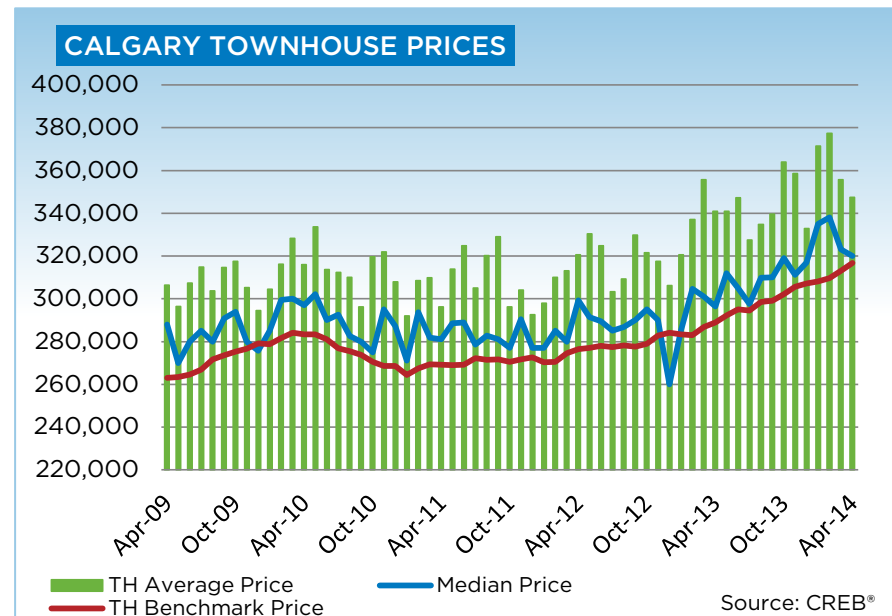
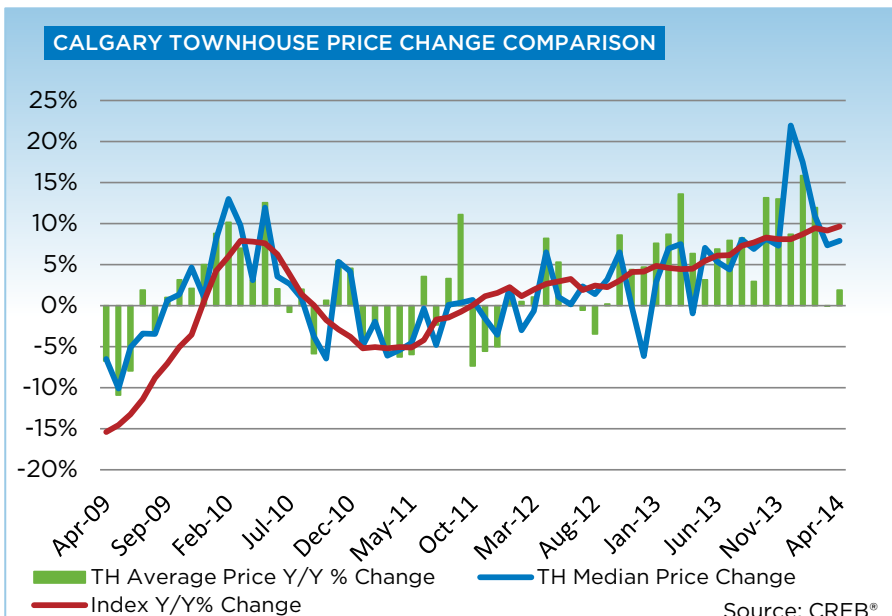
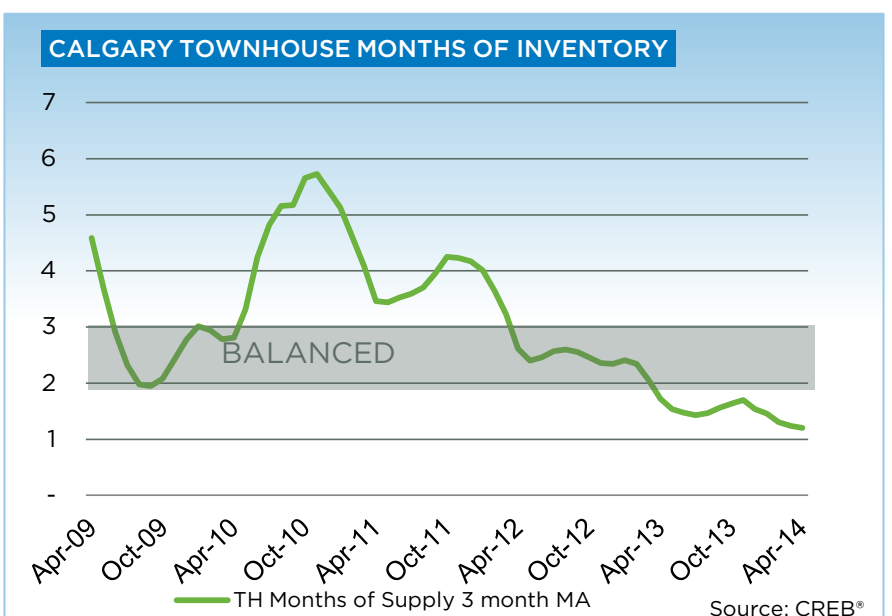
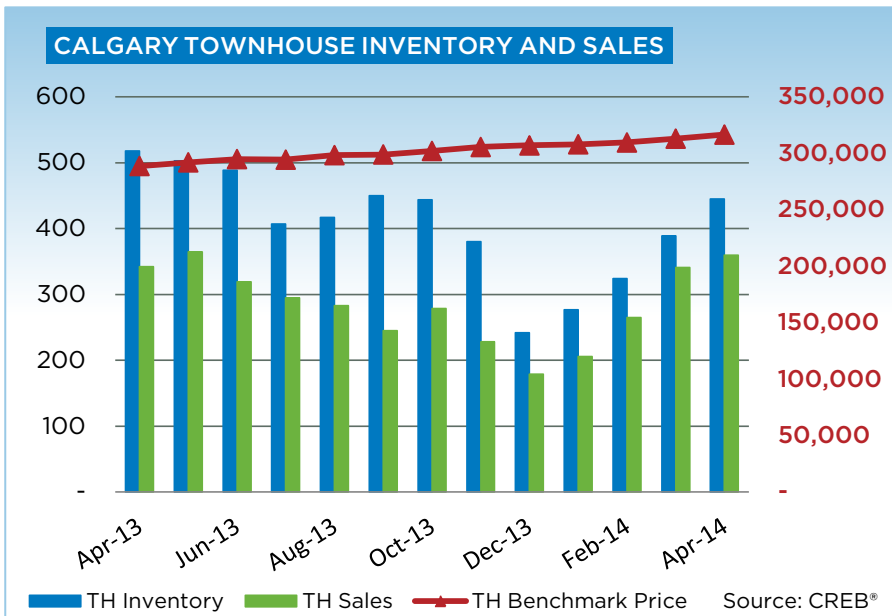
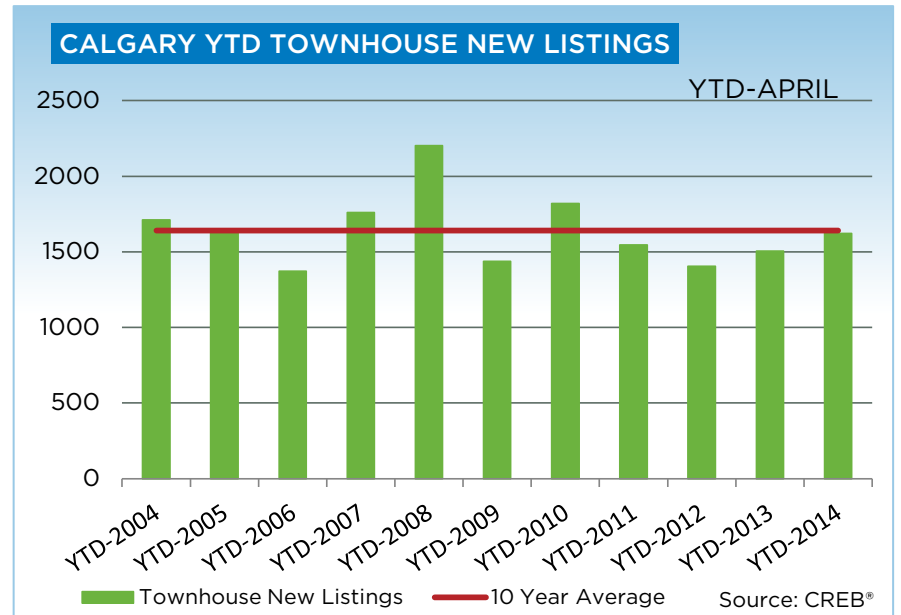
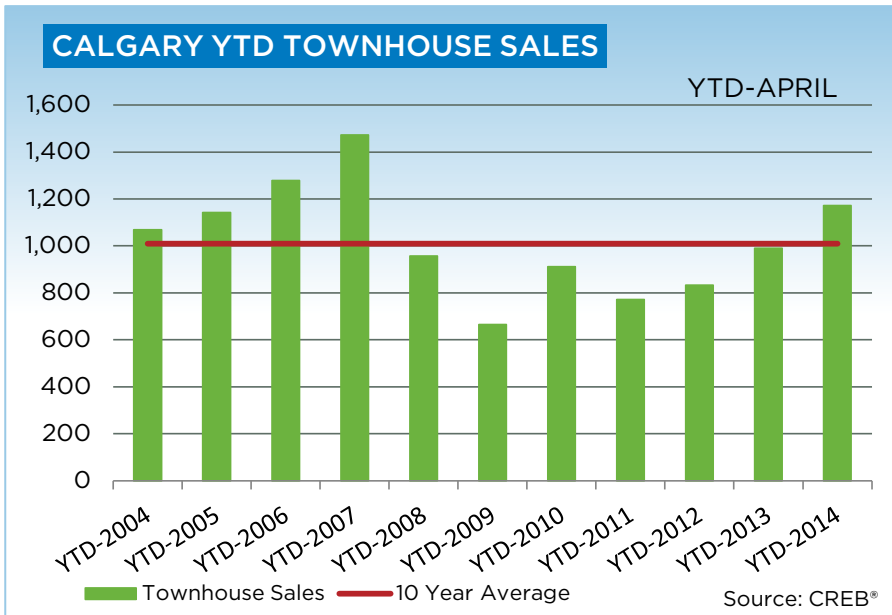
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	147	220	282	342	365	319	295	283	245	279	228	179	3,184
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	340,899	340,889	347,261	327,570	334,826	339,534	363,890	358,625	332,893	342,603
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									1,172
New Listings	326	353	457	486									1,622
Active Listings	277	324	389	445									
AverageDOM	38	28	26	25									28
Average Price	371,347	377,382	355,617	347,447									360,793
Benchmark Price	308,100	309,700	313,100	316,700									
Index	193	194	196	198									

	Apr-13	Apr-14	YTD2013	YTD2014
Calgary Townhouse				
>\$100,000	-	-	2	-
\$100,000 - \$199,999	22	8	85	33
\$200,000 - \$299,999	152	125	415	356
\$300,000 - \$349,999	58	97	168	322
\$350,000 - \$399,999	38	50	105	167
\$400,000 - \$449,999	23	26	78	105
\$450,000 - \$499,999	15	17	39	68
\$500,000 - \$549,999	9	20	24	43
\$550,000 - \$599,999	7	4	16	17
\$600,000 - \$649,999	8	2	21	13
\$650,000 - \$699,999	1	3	6	13
\$700,000 - \$799,999	2	4	5	12
\$800,000 - \$899,999	3	2	6	8
\$900,000 - \$999,999	1	1	3	3
\$1,000,000 - \$1,249,999	-	1	12	6
\$1,250,000 - \$1,499,999	1	-	3	4
\$1,500,000 - \$1,749,999	1	-	2	2
\$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 +	-	-	-	-
	342	360	991	1172



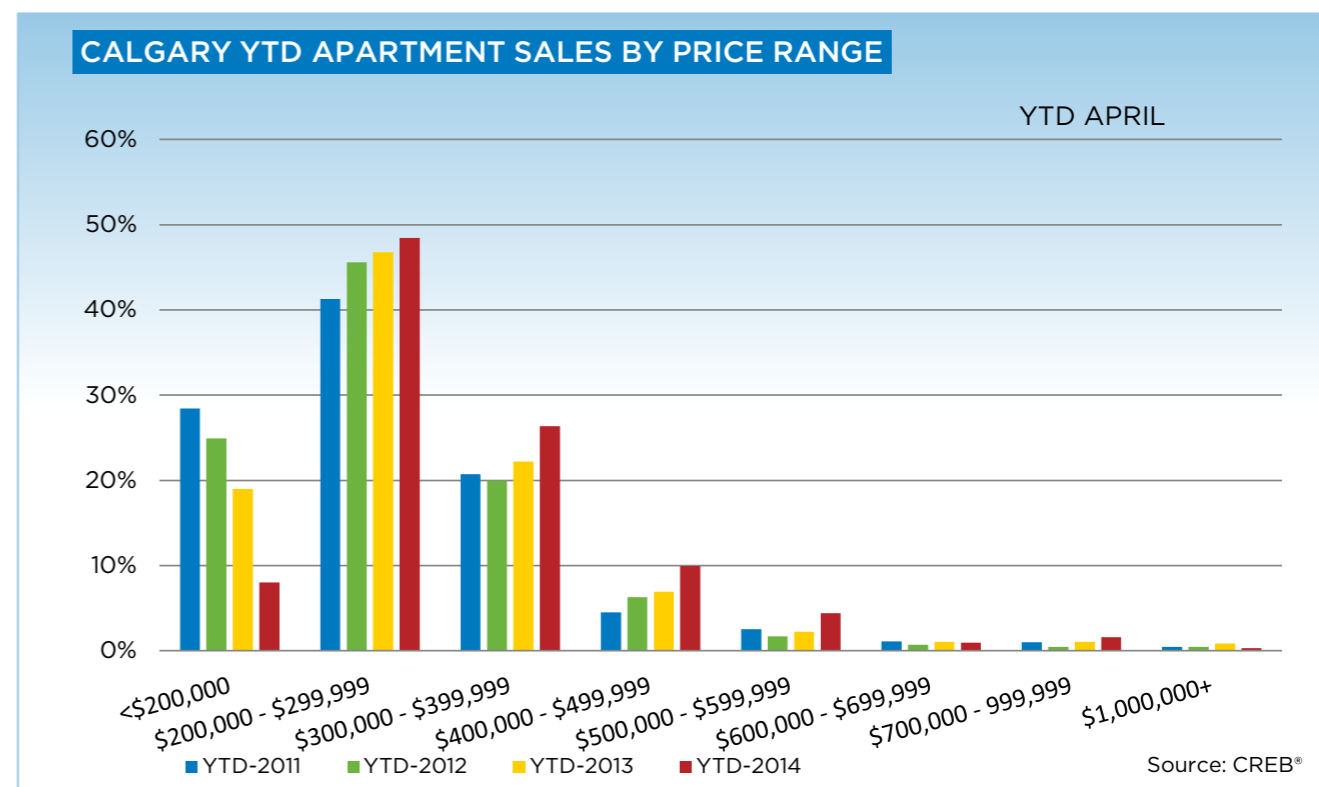
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



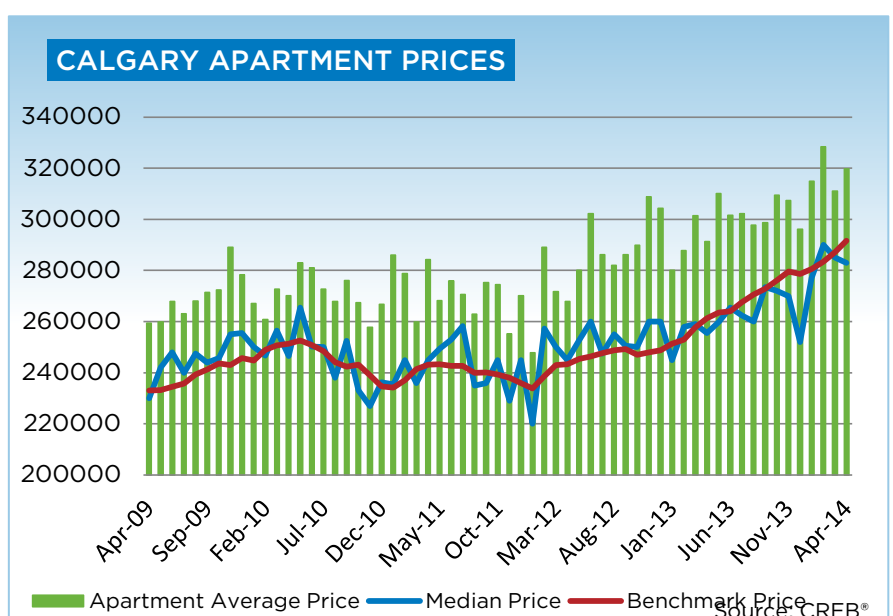
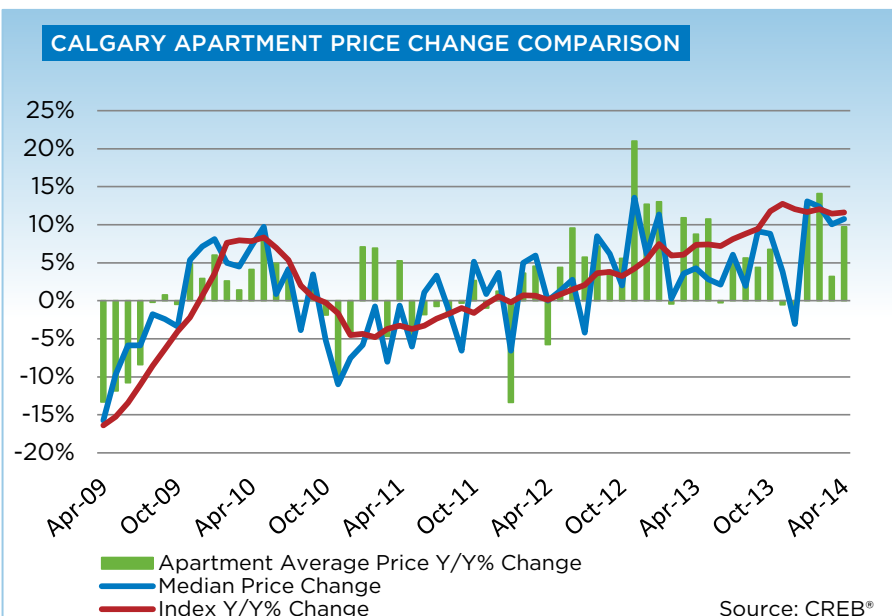
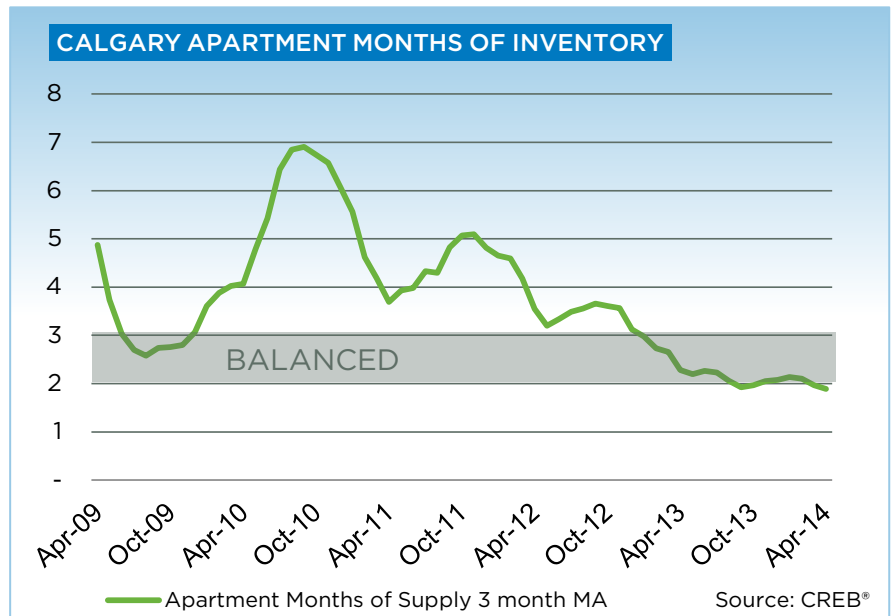
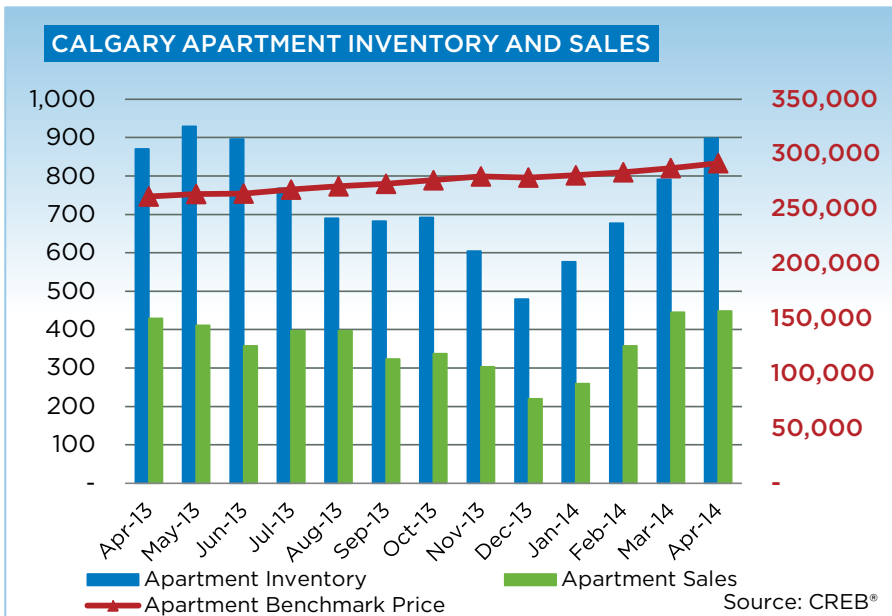
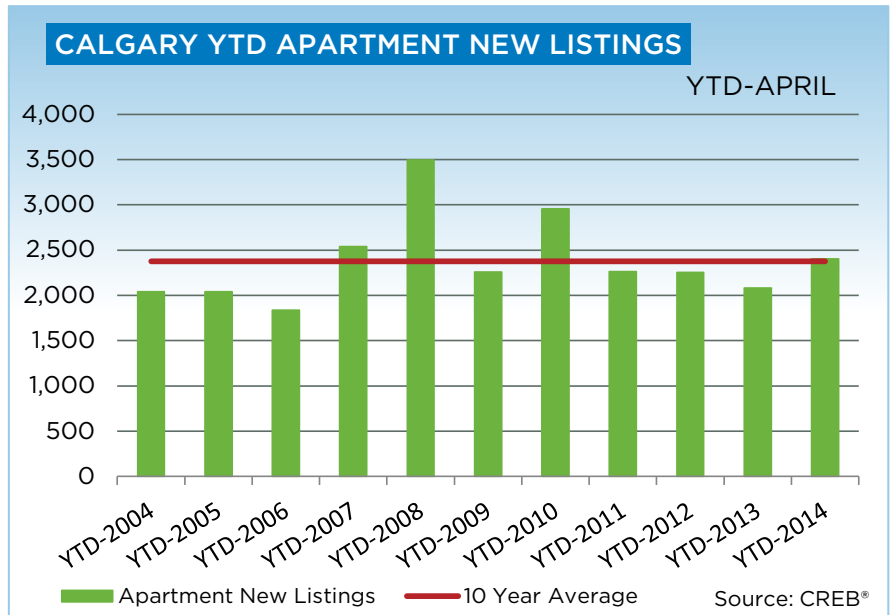
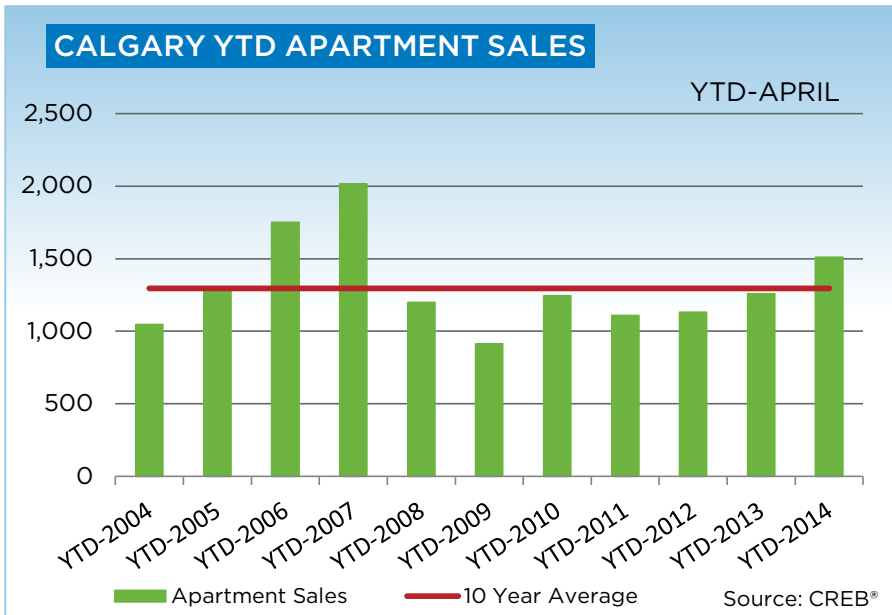
CITY OF CALGARY CONDOMINIUM APARTMENTS

	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	358	445	449									1,511
New Listings	485	573	663	684									2,405
Active Listings	577	677	791	898									
AverageDOM	42	33	31	34									34
Average Price	314,966	328,374	311,064	319,696									318,399
Benchmark Price	280,600	283,400	287,200	291,700									
Index	196	198	201	204									

	Apr-13	Apr-14	YTD2013	YTD2014
Calgary Apartment				
>\$100,000	4	3	7	4
\$100,000 - \$199,999	78	26	232	117
\$200,000 - \$299,999	194	225	588	732
\$300,000 - \$349,999	67	62	176	215
\$350,000 - \$399,999	38	62	103	183
\$400,000 - \$449,999	16	28	54	99
\$450,000 - \$499,999	9	19	33	51
\$500,000 - \$549,999	9	10	20	44
\$550,000 - \$599,999	2	7	8	23
\$600,000 - \$649,999	3	-	7	9
\$650,000 - \$699,999	2	1	6	5
\$700,000 - \$799,999	3	1	9	9
\$800,000 - \$899,999	-	1	1	8
\$900,000 - \$999,999	-	1	3	7
\$1,000,000 - \$1,249,999	2	2	5	3
\$1,250,000 - \$1,499,999	-	-	3	-
\$1,500,000 - \$1,749,999	1	-	1	-
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	1	-	1	-
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	429	449	1,258	1,511



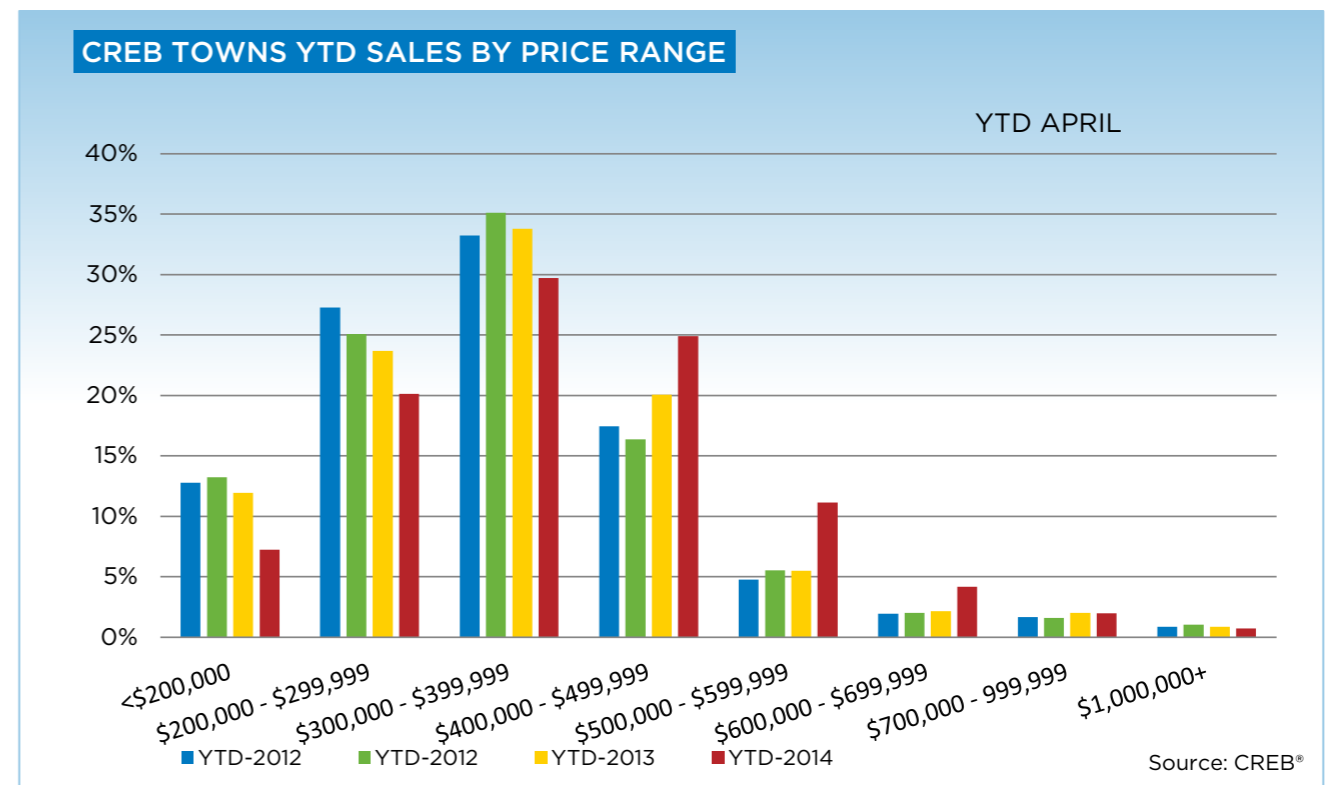
CITY OF CALGARY CONDOMINIUM APARTMENTS



CREB® TOWNS

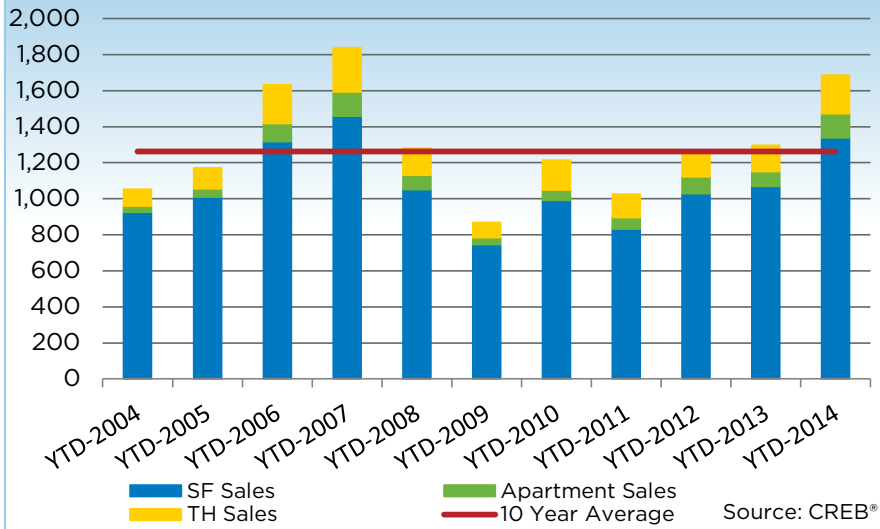
	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	245	256	364	431	486	470	480	431	377	382	317	201	4,440
New Listings	542	559	659	765	773	587	671	590	549	513	379	218	6,805
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	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									1,685
New Listings	551	544	705	814									2,614
Active Listings	1,141	1,202	1,243	1,344									
AverageDOM	68	56	49	46									53
Average Price	379,053	387,568	392,572	396,022									390,687
Benchmark Price	346,500	351,300	356,800	362,100									
Index	182	185	188	191									

	Apr-13	Apr-14	YTD2013	YTD2014
CREB Towns				
>\$100,000	6	3	26	7
\$100,000 - \$199,999	38	31	129	115
\$200,000 - \$299,999	105	118	307	339
\$300,000 - \$349,999	74	89	226	224
\$350,000 - \$399,999	63	74	212	277
\$400,000 - \$449,999	58	85	148	239
\$450,000 - \$499,999	40	59	112	181
\$500,000 - \$549,999	15	53	44	115
\$550,000 - \$599,999	7	27	27	73
\$600,000 - \$649,999	5	18	19	41
\$650,000 - \$699,999	3	10	9	29
\$700,000 - \$799,999	6	6	13	18
\$800,000 - \$899,999	4	2	7	7
\$900,000 - \$999,999	4	4	6	8
\$1,000,000 - \$1,249,999	1	3	4	8
\$1,250,000 - \$1,499,999	-	-	3	2
\$1,500,000 - \$1,749,999	1	-	2	1
\$1,750,000 - \$1,999,999	1	-	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 +	-	-	-	-
	431	582	1,296	1,685

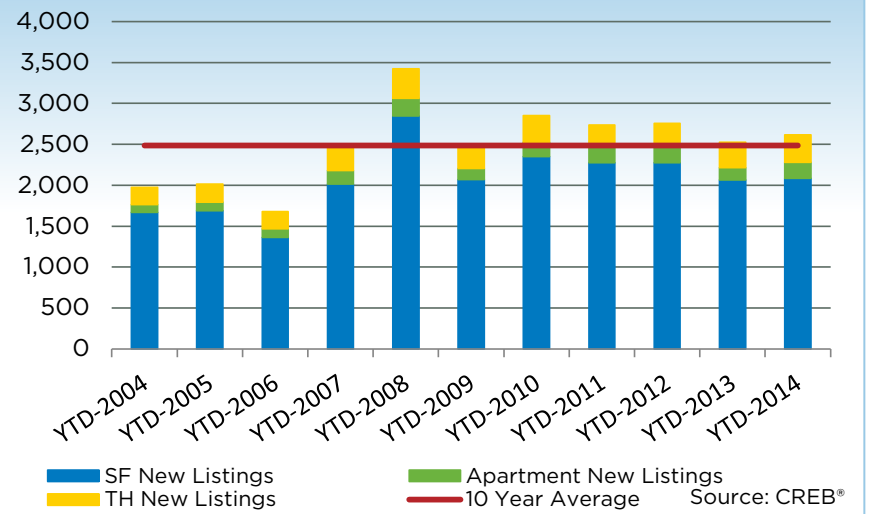


CREB® TOWNS

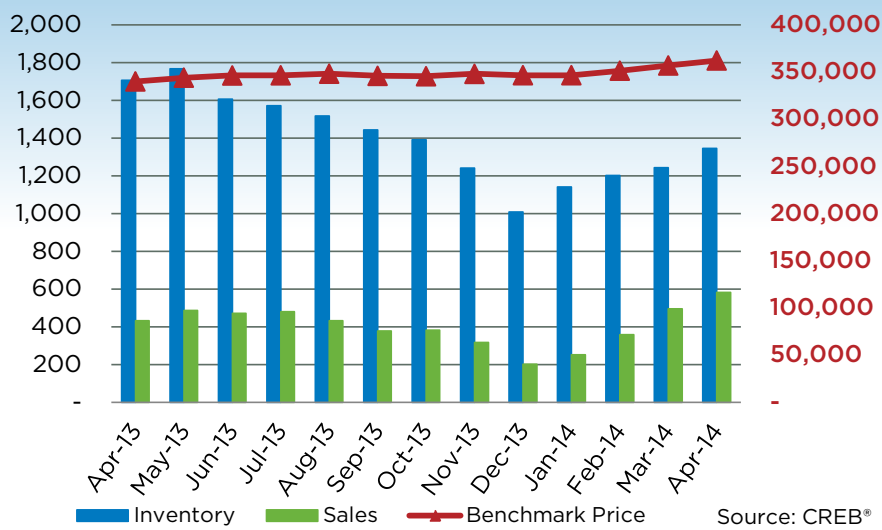
CREB TOWNS YTD TOTAL SALES



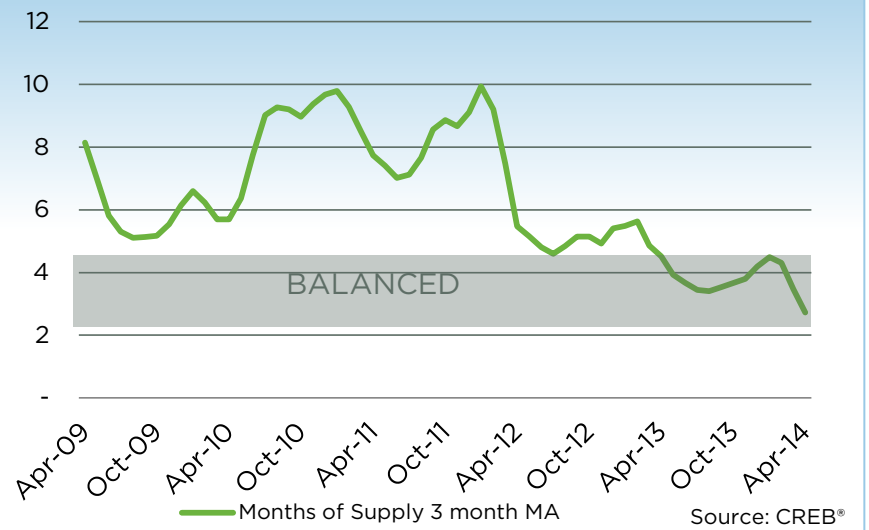
CREB TOWNS YTD TOTAL NEW LISTINGS



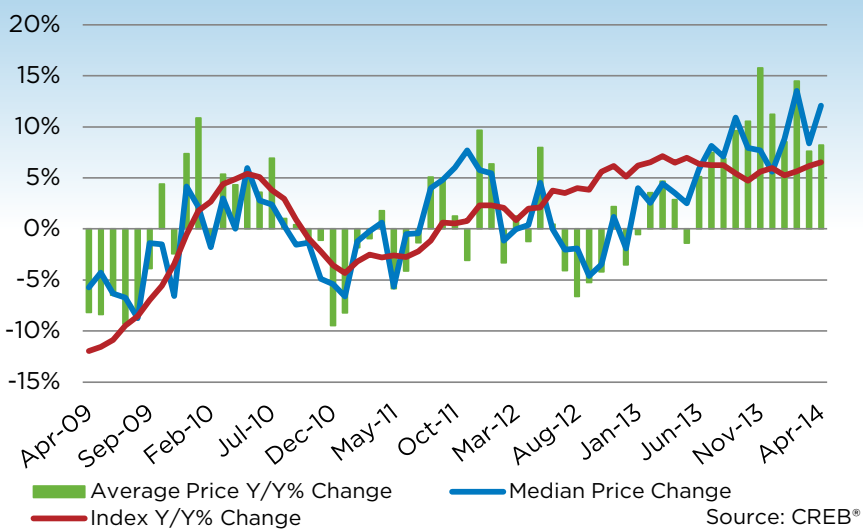
CREB TOWNS INVENTORY AND SALES



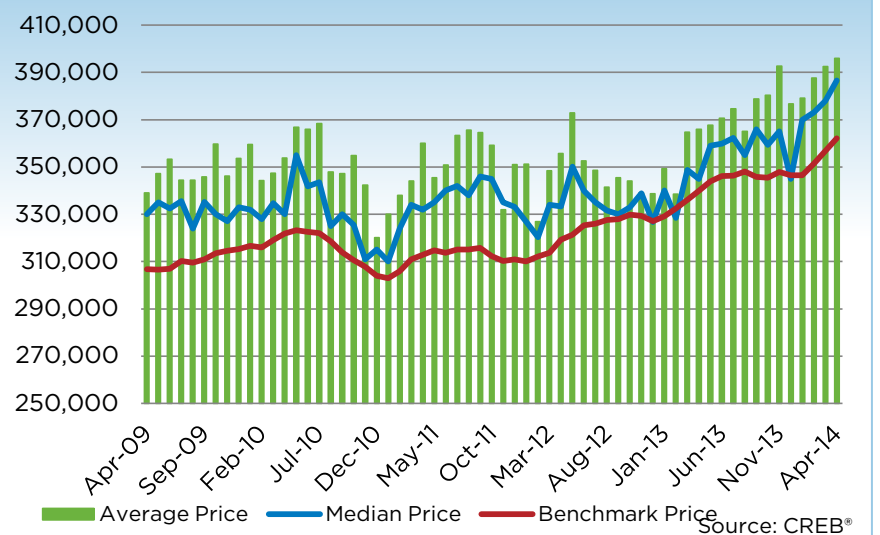
CREB TOWNS MONTHS OF INVENTORY



CREB TOWNS PRICE CHANGE COMPARISON



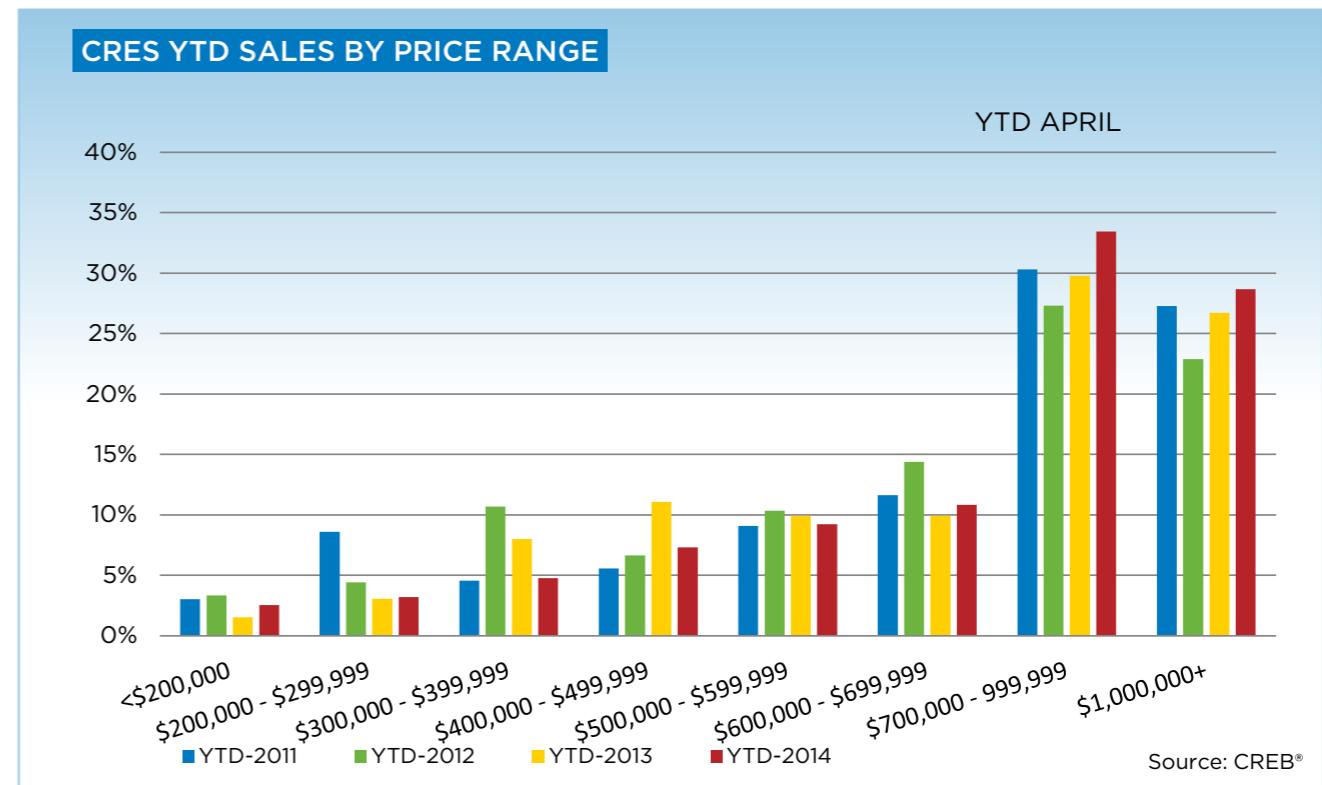
CREB TOWNS PRICES



CREB® COUNTRY RESIDENTIAL

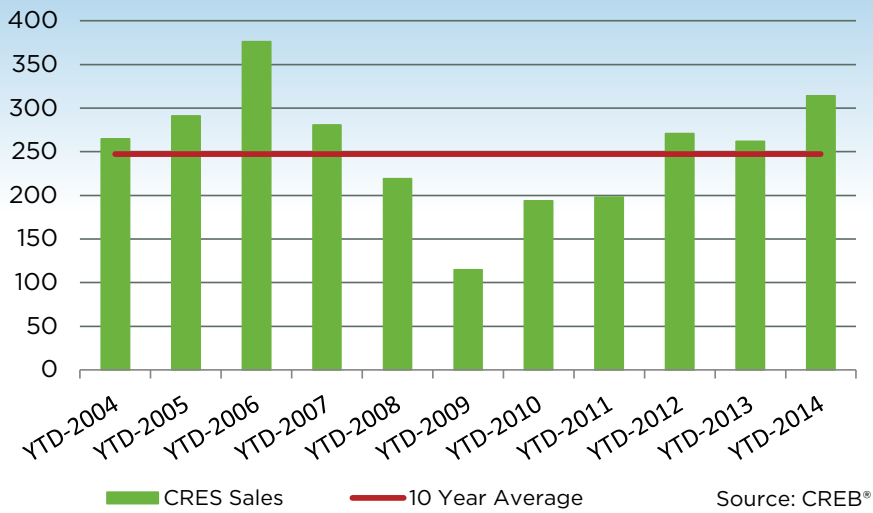
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	34	72	72	84	104	99	90	95	96	80	79	49	954
New Listings	239	209	258	290	334	270	237	222	210	185	107	71	2,632
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	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									314
New Listings	198	209	213	223									843
Active Listings	649	696	729	779									
AverageDOM	100	126	88	102									101
Average Price	745,115	885,458	864,927	941,363									869,707

	Apr-13	Apr-14	YTD2013	YTD2014
CREB				
>\$100,000	-	1	2	3
\$100,000 - \$199,999	1	1	2	5
\$200,000 - \$299,999	5	4	8	10
\$300,000 - \$349,999	-	-	7	8
\$350,000 - \$399,999	5	2	14	7
\$400,000 - \$449,999	5	1	14	8
\$450,000 - \$499,999	5	3	15	15
\$500,000 - \$549,999	6	5	14	16
\$550,000 - \$599,999	3	3	12	13
\$600,000 - \$649,999	7	5	17	14
\$650,000 - \$699,999	1	5	9	20
\$700,000 - \$799,999	11	18	32	42
\$800,000 - \$899,999	5	5	21	33
\$900,000 - \$999,999	6	12	25	30
\$1,000,000 - \$1,249,999	13	15	36	46
\$1,250,000 - \$1,499,999	3	5	17	14
\$1,500,000 - \$1,749,999	4	3	7	13
\$1,750,000 - \$1,999,999	2	3	3	6
\$2,000,000 - \$2,499,999	1	2	5	6
\$2,500,000 - \$2,999,999	-	2	1	4
\$3,000,000 - \$3,499,999	-	1	-	1
\$3,500,000 - \$3,999,999	1	-	1	-
\$4,000,000 +	-	-	-	-
	84	96	262	314

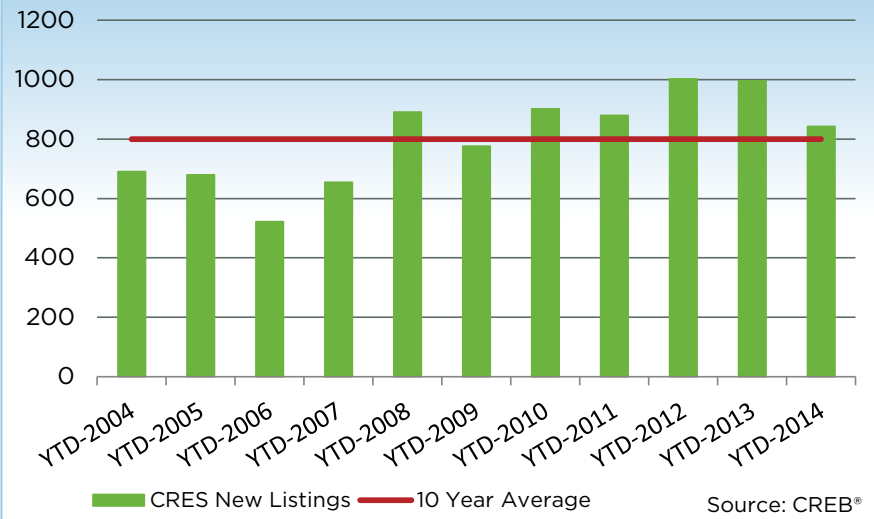


CREB® COUNTRY RESIDENTIAL

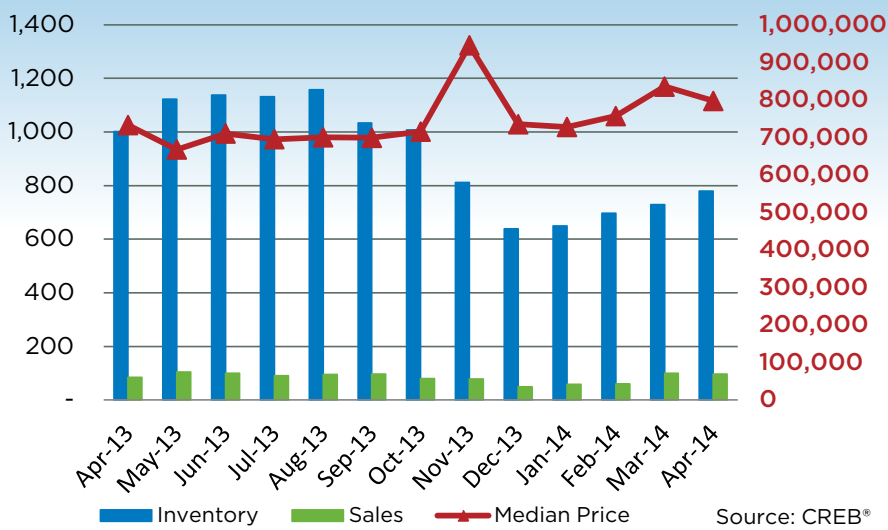
CREB YTD TOTAL SALES



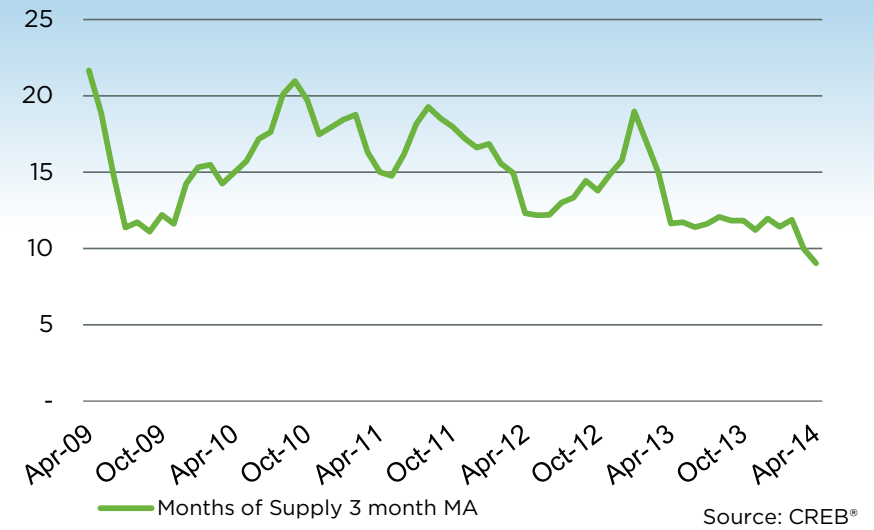
CREB YTD TOTAL NEW LISTINGS



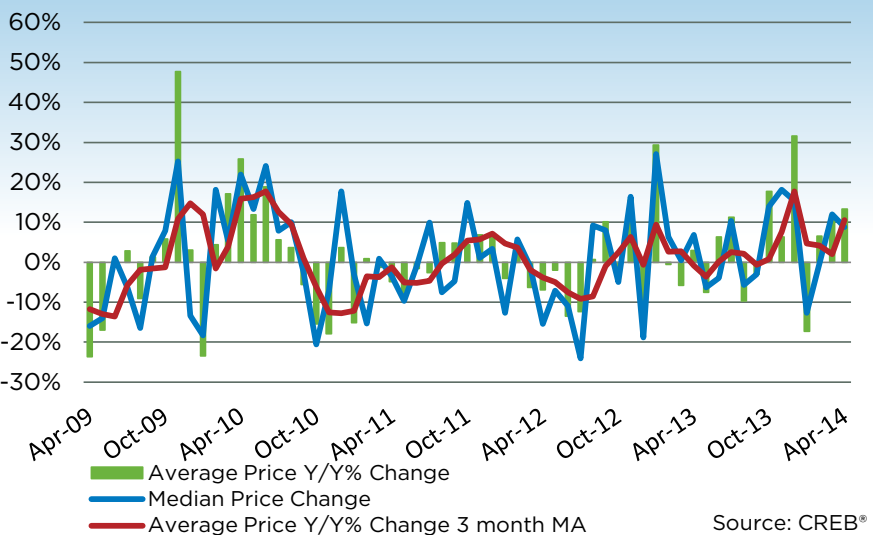
CREB INVENTORY AND SALES



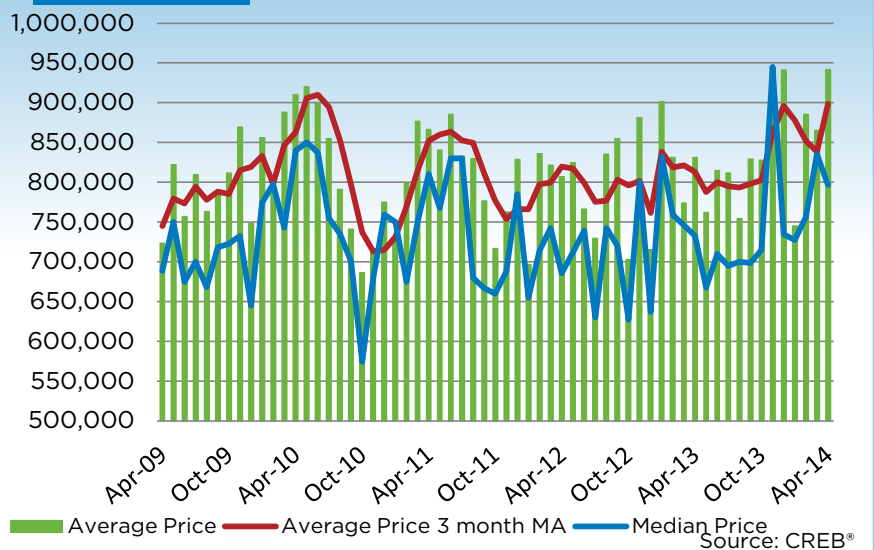
CREB MONTHS OF INVENTORY



CREB PRICE CHANGE COMPARISON



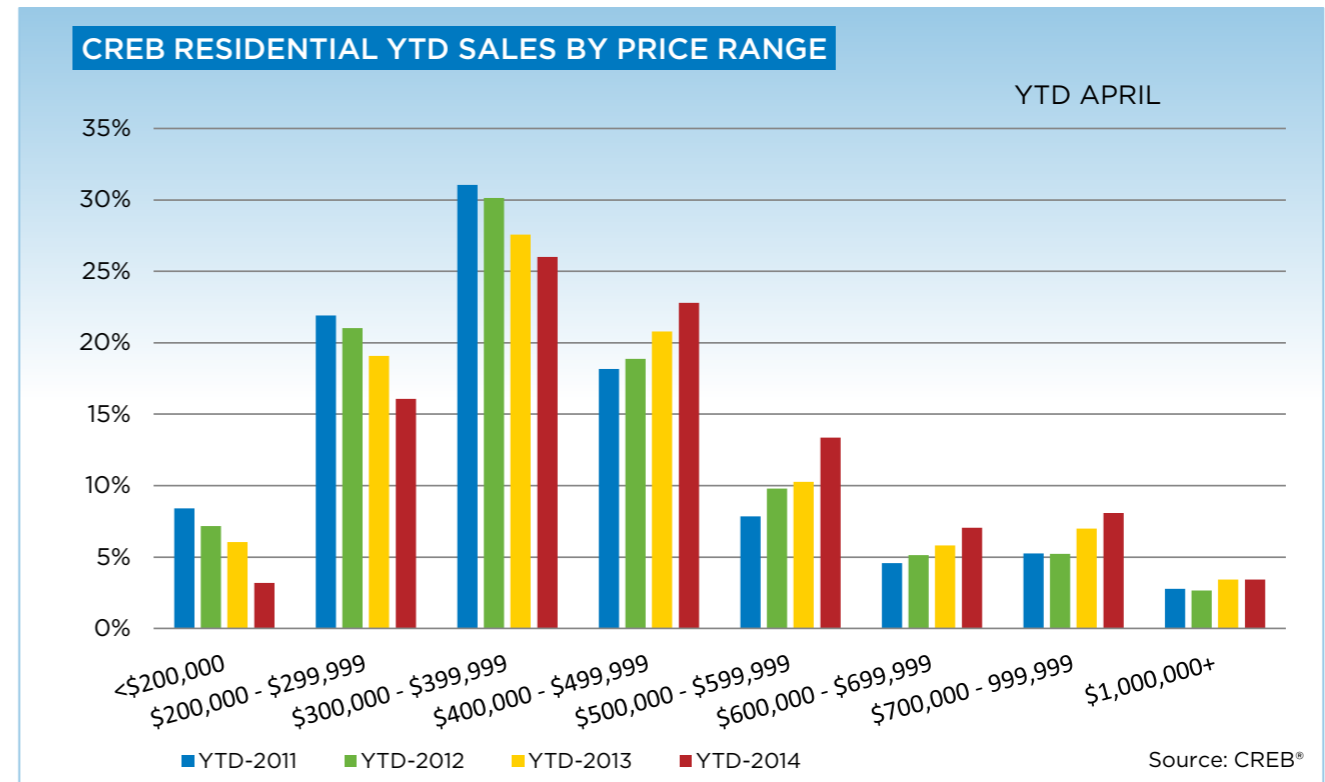
CREB PRICES



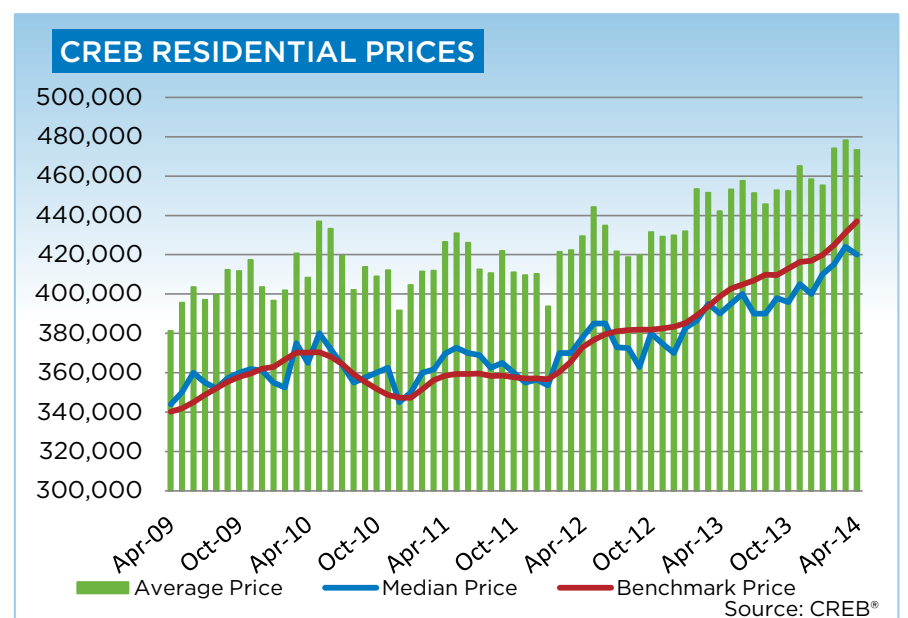
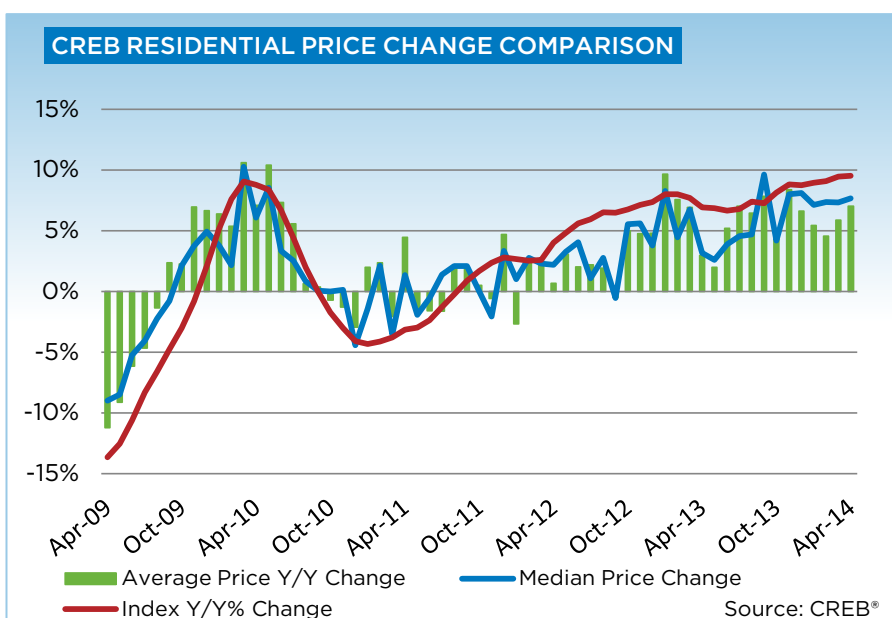
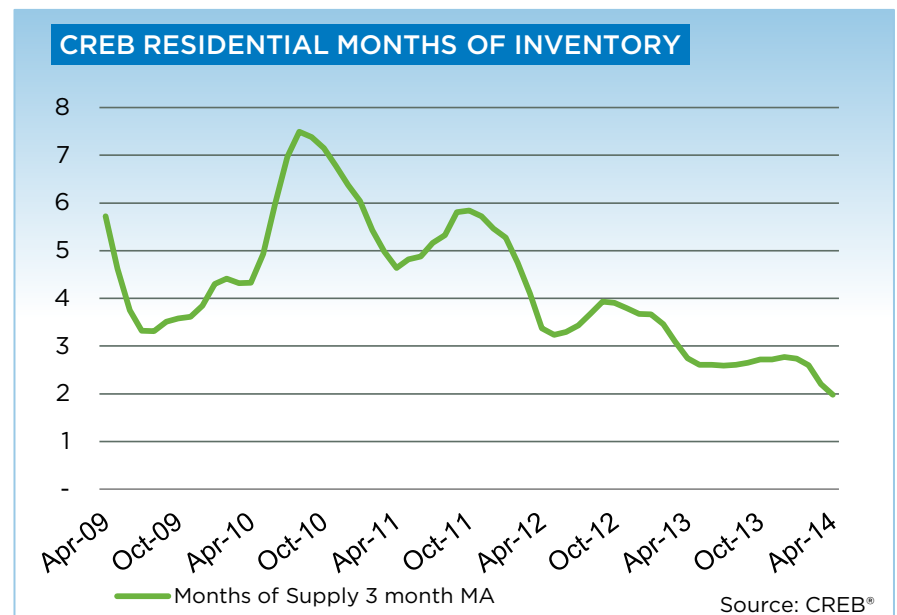
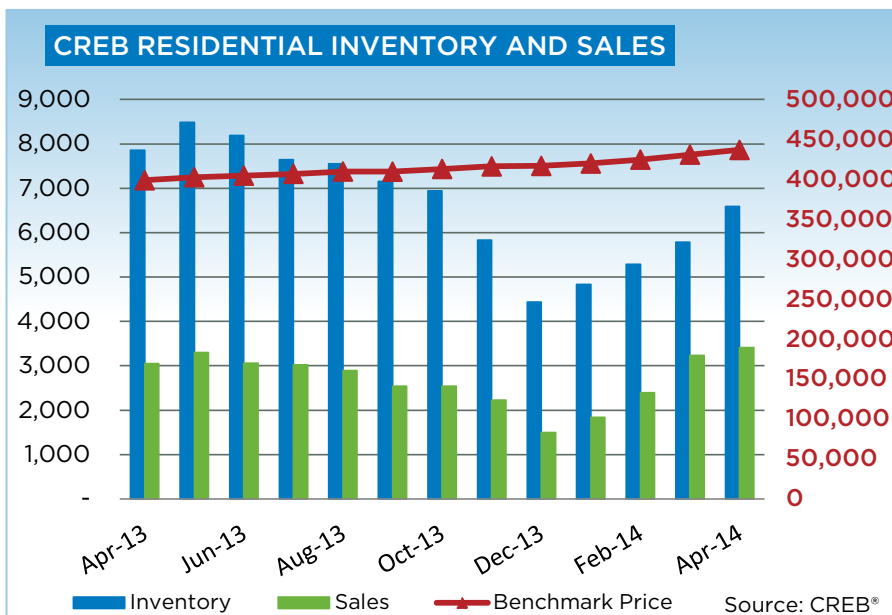
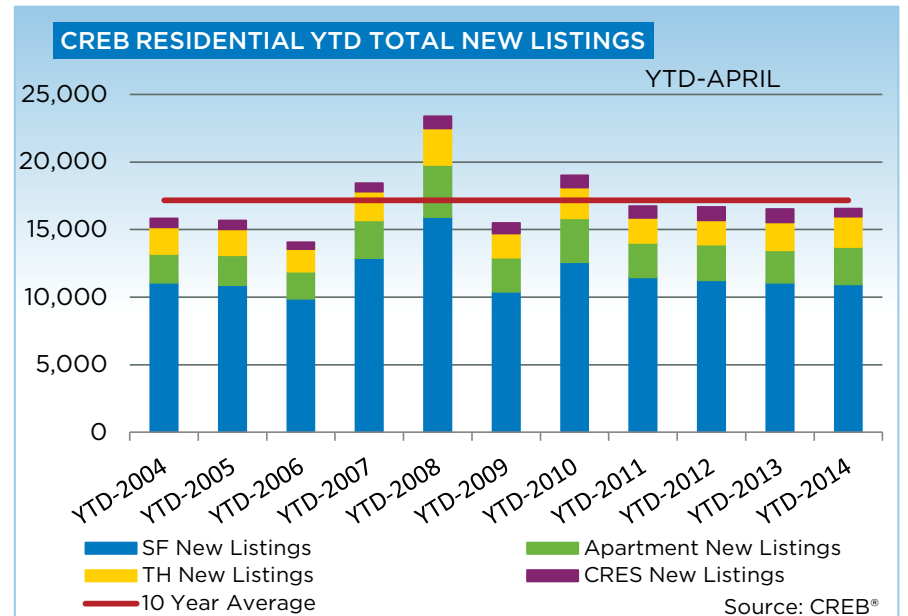
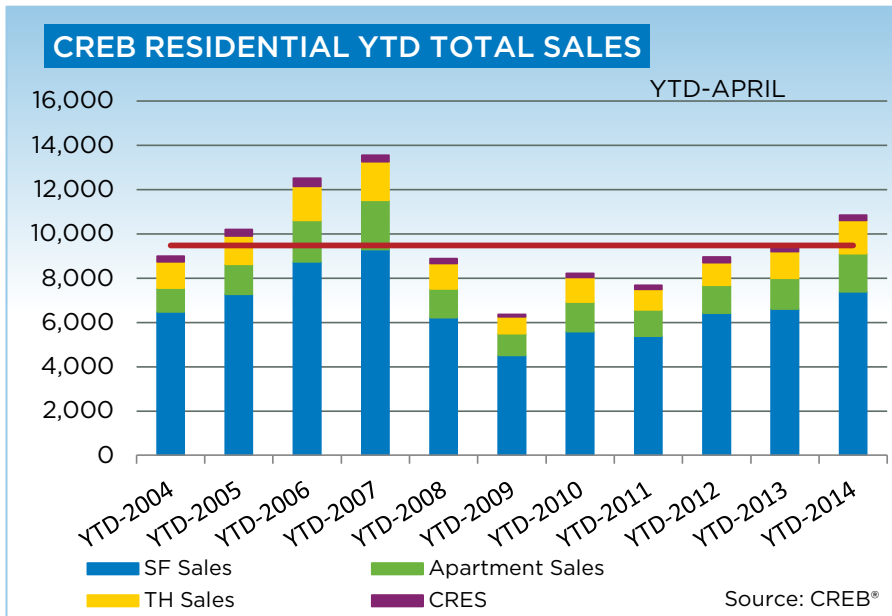
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2013													
Sales	1,588	2,128	2,676	3,051	3,303	3,058	3,024	2,895	2,546	2,542	2,229	1,497	30,537
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	442,246	453,187	457,607	451,453	445,811	452,885	452,367	465,172	458,374	451,474
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	2,394	3,232	3,413									10,881
New Listings	3,307	3,660	4,561	5,153									16,681
Active Listings	4,830	5,291	5,783	6,593									
AverageDOM	49	39	34	34									33
Average Price	455,402	474,155	478,244	473,315									471,931
Benchmark Price	419,900	424,800	431,100	436,900									
Index	198	200	203	206									

	Apr-13	Apr-14	YTD2013	YTD2014
CREB Total				
>\$100,000	17	9	66	23
\$100,000 - \$199,999	152	85	506	326
\$200,000 - \$299,999	599	558	1,801	1,748
\$300,000 - \$349,999	403	409	1,293	1,334
\$350,000 - \$399,999	417	442	1,311	1,496
\$400,000 - \$449,999	386	450	1,138	1,382
\$450,000 - \$499,999	285	349	826	1,098
\$500,000 - \$549,999	195	289	580	867
\$550,000 - \$599,999	125	195	391	586
\$600,000 - \$649,999	110	137	328	417
\$650,000 - \$699,999	70	106	220	350
\$700,000 - \$799,999	103	135	348	442
\$800,000 - \$899,999	62	76	198	275
\$900,000 - \$999,999	33	58	114	164
\$1,000,000 - \$1,249,999	44	55	159	180
\$1,250,000 - \$1,499,999	17	28	73	84
\$1,500,000 - \$1,749,999	16	13	37	46
\$1,750,000 - \$1,999,999	8	8	22	27
\$2,000,000 - \$2,499,999	5	6	18	22
\$2,500,000 - \$2,999,999	2	3	9	8
\$3,000,000 - \$3,499,999	-	2	1	3
\$3,500,000 - \$3,999,999	2	-	3	2
\$4,000,000 +	-	-	1	1
	3,051	3,413	9,443	10,881



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.

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