

**CALGARY'S RESALE CONDOMINIUM MARKET SHOWS SIGNS OF LIFE**

*Double digit year-over-year condominium sales growth*

**Calgary, March 1, 2013** - Total residential sales for the month of February 2013 totaled 1,711 units, a one per cent decline over the previous year. Accounting for the leap year in 2012, activity in the single family market resembles last year's activity. However, even with one less day in the February 2013 figures, condominium sales have made significant gains increasing by 13 per cent relative to February 2012.

Year-over-year single family sales growth totaled 1,209 units in the month of February, as supply levels continued to decline, limiting choice for those in the market.

"When new product comes onto the market, buyers are not delaying their purchasing decisions as the majority of homes are selling in less time at prices closer to their list price," said CREB® President Becky Walters. "The tighter market conditions have supported price growth, however despite the current gains, single family home prices remain below the unadjusted benchmark high of \$451,000."

The unadjusted single family benchmark price for February 2013 was \$442,500, a 1.3 per cent increase over the previous month and nine per cent higher than levels recorded in February 2012.

"With less selection in the single family market, particularly at the lower price ranges, more consumers are turning to the condominium market," said Ann-Marie Lurie, CREB® Chief Economist. "Throughout the downturn there were more single family homes priced under \$400,000. However, over the past few years the number of new single family listings in this range represents a declining share of the market, leaving consumers looking for more affordable products."

Improved sales activity combined with reductions in total inventory levels have provided room for growth in condominium prices. The condominium apartment benchmark price totaled \$252,900 in February 2013, a six per cent increase over the previous year. Meanwhile, townhouse condominium prices recorded a year-over-year increase of 4.7 per cent for a total of \$283,200 in February.

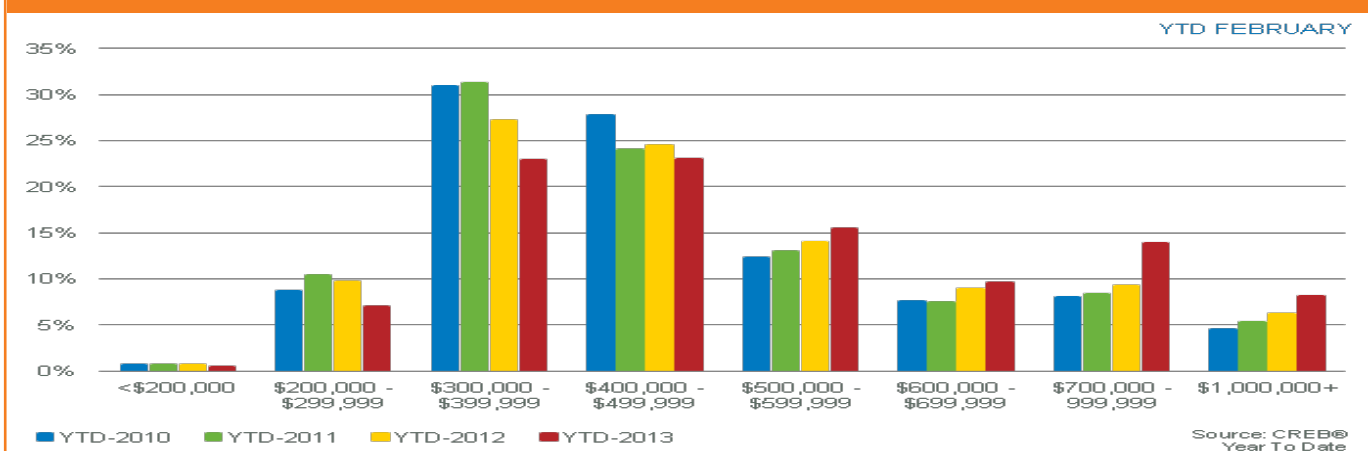
"During the boom years, Calgary experienced significant growth in the employment sector and shortages in housing supply, ultimately creating frenzy amongst consumers driving up prices at unsustainable rates," said Lurie. "Condominium prices have since corrected, and while the current price gains are a sign of recovery, the unadjusted condominium apartment and townhome benchmark prices still remain 14 per cent below the peak levels."

While the average price reflects record levels in Calgary, those numbers can be misleading," said Walters. "Last year there were more home sales in the higher-end segment of the Calgary market compared to 2007, and this trend has continued into 2013, causing the average price to rise above peak levels."

CREB® focuses on the benchmark price which is based on the attributes of the home including repeat sales. This pricing methodology provides a better indication of how prices for similar properties have trended over time.

"While our economy does not reflect growth recorded pre-recession and continues to be plagued by short term risk, consumers are feeling confident about the long term prospects of this city and continue to support growth in our housing sector." Said Lurie.

**CALGARY SINGLE FAMILY NEW LISTINGS BY PRICE RANGE**



## CREB® - SUMMARY STATS

	Feb-12	Feb-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	2,154	2,135	-0.88%	3,480	3,723	6.98%
Total Sales Volume	\$907,835,282	\$967,681,576	6.59%	\$1,429,984,329	\$1,653,520,761	15.63%
New Listings	3,902	3,637	-6.79%	7,379	7,099	-3.79%
Active Listings	7,858	6,366	-18.99%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.59	6.34%	0.47	0.52	11.20%
Sales \$ / List \$	97.03%	97.38%	0.34%	96.89%	97.33%	0.44%
Average DOM	56	47	-15.76%	59	52	-11.86%
Average Price	\$421,465	\$453,247	7.54%	\$410,915	\$444,137	8.08%
Benchmark Price	\$360,500	\$389,300	7.99%			
Index	170	184	8.00%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,732	1,711	-1.21%	2,800	2,940	5.00%
Total Sales Volume	\$736,763,309	\$782,131,963	6.16%	\$1,154,748,623	\$1,322,600,885	14.54%
New Listings	2,883	2,671	-7.35%	5,413	5,164	-4.60%
Active Listings	4,736	3,539	-25.27%	N/A	N/A	
Sales to New Listings Ratio	0.60	0.64	6.63%	0.52	0.57	10.06%
Sales \$ / List \$	97.15%	97.54%	0.39%	97.05%	97.50%	0.46%
Average DOM	49	38	-21.91%	53	43	-18.87%
Average Price	\$425,383	\$457,120	7.46%	\$412,410	\$449,864	9.08%
Benchmark Price	\$365,900	\$396,100	8.25%			
Index	171	185	8.26%			
<b>CREB® TOWNS</b>						
Total Sales	304	257	-15.46%	491	502	2.24%
Total Sales Volume	\$99,372,483	\$87,909,027	-11.54%	\$165,034,416	\$173,466,334	5.11%
New Listings	602	582	-3.32%	1,234	1,151	-6.73%
Active Listings	1,761	1,381	-21.58%	N/A	N/A	
Sales to New Listings Ratio	0.50	0.44	-12.56%	0.40	0.44	9.61%
Sales \$ / List \$	97.19%	97.64%	0.44%	97.14%	97.38%	0.24%
Average DOM	78	70	-10.74%	86	93	8.14%
Average Price	\$326,883	\$342,058	4.64%	\$336,119	\$345,550	2.81%
Benchmark Price	\$312,100	\$332,500	6.54%			
Index	164	175	6.52%			
<b>CREB® CRES</b>						
Total Sales	66	72	9.09%	105	106	0.95%
Total Sales Volume	\$55,152,040	\$59,099,922	7.16%	\$82,320,040	\$89,740,822	9.01%
New Listings	221	187	-15.38%	436	399	-8.49%
Active Listings	837	761	-9.08%	N/A	N/A	
Sales to New Listings Ratio	0.30	0.39	28.93%	0.24	0.27	10.31%
Sales \$ / List \$	95.47%	95.07%	-0.40%	94.86%	94.97%	0.11%
Average DOM	94	101	6.94%	106	118	11.32%
Average Price	\$835,637	\$820,832	-1.77%	\$784,000	\$846,612	7.99%
Median Price	\$713,850	\$750,000	5.06%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

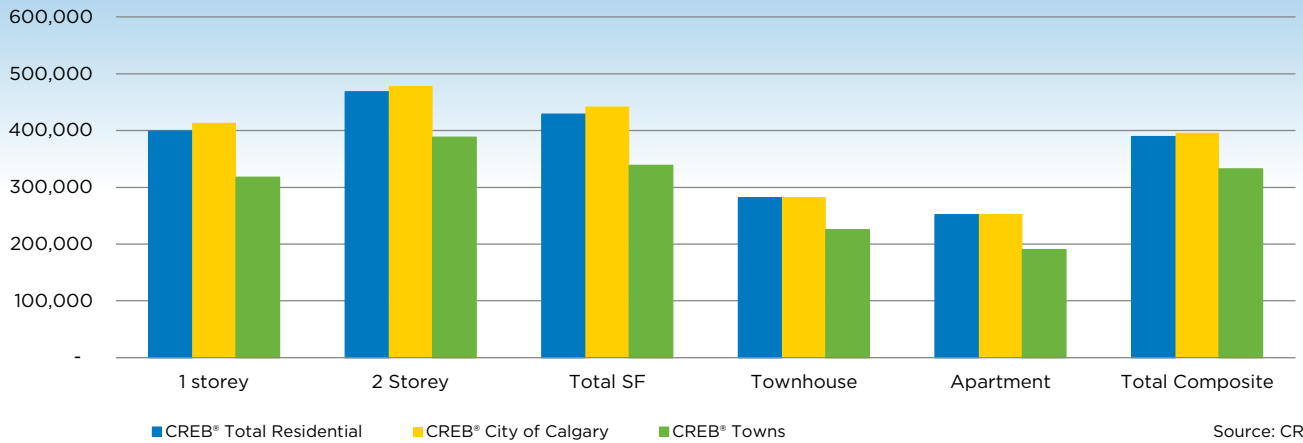
	Feb-12	Feb-13	Y/Y %	2012 YTD	2013 YTD	Y/Y %
<b>SINGLE FAMILY</b>						
Total Sales	1,281	1,209	-5.62%	2,044	2,087	2.10%
Total Sales Volume	\$602,111,903	\$626,808,799	4.10%	\$938,196,719	\$1,063,017,365	13.30%
New Listings	1,999	1,879	-6.00%	3,713	3,614	-2.67%
Active Listings	3,093	2,408	-22.15%	N/A	N/A	
Sales to New Listings Ratio	0.64	0.64	0.41%	0.55	0.58	4.90%
Sales \$ / List \$	97.15%	97.58%	0.43%	97.08%	97.57%	0.49%
Average DOM	48	37	-23.84%	52	41	-21.15%
Average Price	\$470,033	\$518,452	10.30%	\$459,000	\$509,352	10.97%
Benchmark Price	\$404,800	\$442,500	9.31%			
Index	172	188	9.31%			
<b>CONDO APARTMENT</b>						
Total Sales	246	279	13.41%	425	483	13.65%
Total Sales Volume	\$71,091,767	\$80,304,516	12.96%	\$115,454,622	\$137,438,204	19.04%
New Listings	509	451	-11.39%	1,013	902	-10.96%
Active Listings	1,031	704	-31.72%	N/A	N/A	
Sales to New Listings Ratio	0.48	0.62	28.00%	0.42	0.54	27.63%
Sales \$ / List \$	97.04%	97.27%	0.23%	96.76%	97.06%	0.31%
Average DOM	51	45	-11.76%	56	52	-7.14%
Average Price	\$288,991	\$287,830	-0.40%	\$271,658	\$284,551	4.75%
Benchmark Price	\$238,700	\$252,900	5.95%			
Index	167	177	5.94%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	205	223	8.78%	331	370	11.78%
Total Sales Volume	\$63,559,639	\$75,018,648	18.03%	\$101,097,282	\$122,145,316	20.82%
New Listings	375	341	-9.07%	687	648	-5.68%
Active Listings	612	427	-30.23%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.65	19.63%	0.48	0.57	18.51%
Sales \$ / List \$	97.32%	97.55%	0.23%	97.06%	97.42%	0.36%
Average DOM	51	38	-25.61%	54	43	-20.37%
Average Price	\$310,047	\$336,406	8.50%	\$305,430	\$330,122	8.08%
Benchmark Price	\$270,500	\$283,000	4.62%			
Index	169	177	4.62%			

## MLS® HPI SUMMARY

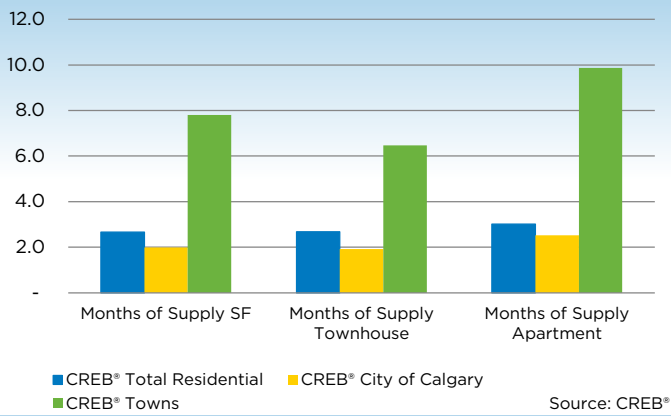
	February 2013		% Changes				
	Benchmark Price	Index (HPI)	Jan-13	Aug-12	Feb-12	Feb-10	Feb-08
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	428,800	186	1.3%	2.0%	8.8%	7.9%	2.6%
Townhouse	281,500	177	-0.2%	1.8%	4.7%	0.6%	-9.6%
Apartment	252,000	176	0.6%	1.7%	5.9%	1.7%	-9.7%
<b>COMPOSITE</b>	<b>389,300</b>	<b>184</b>	<b>1.0%</b>	<b>2.0%</b>	<b>8.0%</b>	<b>6.2%</b>	<b>-0.9%</b>
<b>CREB® TOWNS</b>							
Single Family	338,800	175	1.0%	1.5%	6.6%	5.4%	-4.0%
Townhouse	225,500	182	0.1%	3.0%	5.8%	3.7%	-10.5%
Apartment	190,400	164	-0.5%	1.1%	5.5%	2.8%	-15.7%
<b>COMPOSITE</b>	<b>332,500</b>	<b>175</b>	<b>1.0%</b>	<b>1.5%</b>	<b>6.5%</b>	<b>5.2%</b>	<b>-4.7%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	442,500	188	1.3%	2.3%	9.3%	8.4%	3.8%
Townhouse	283,000	177	-0.2%	1.7%	4.6%	0.5%	-9.5%
Apartment	252,900	177	0.6%	1.7%	5.9%	1.6%	-9.6%
<b>COMPOSITE</b>	<b>396,100</b>	<b>185</b>	<b>1.0%</b>	<b>2.2%</b>	<b>8.3%</b>	<b>6.4%</b>	<b>-0.3%</b>

# COMPARISONS

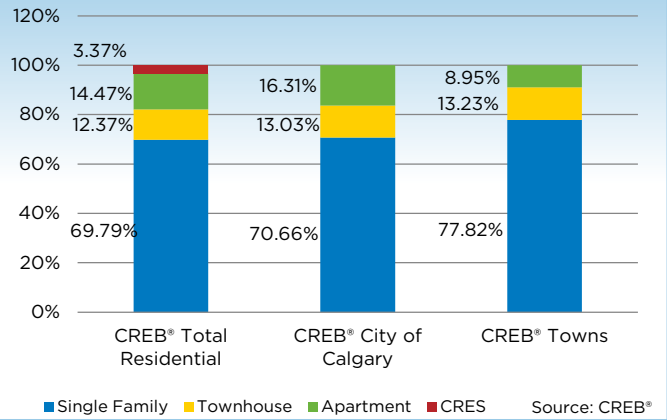
**Benchmark Price - February**



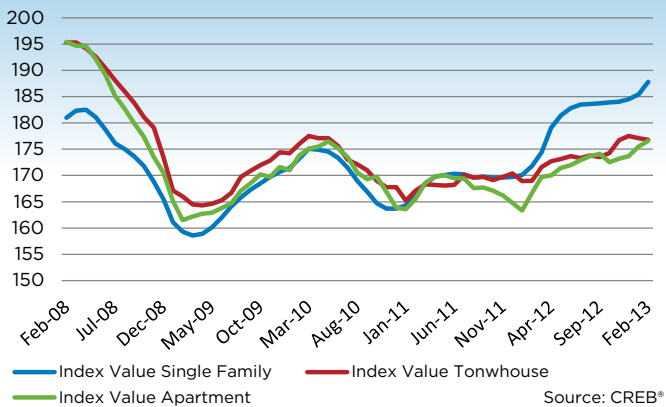
**Months of Supply - February**



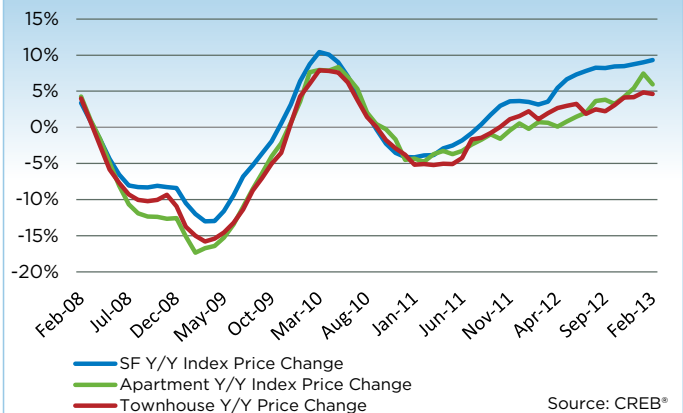
**Sales Distribution - February**



**CALGARY INDEX VALUE**



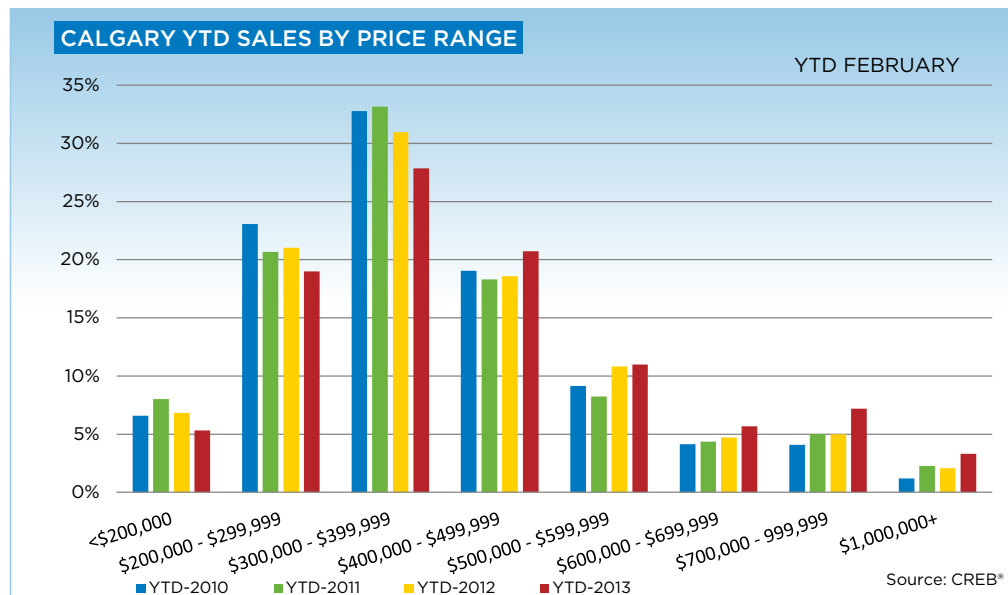
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



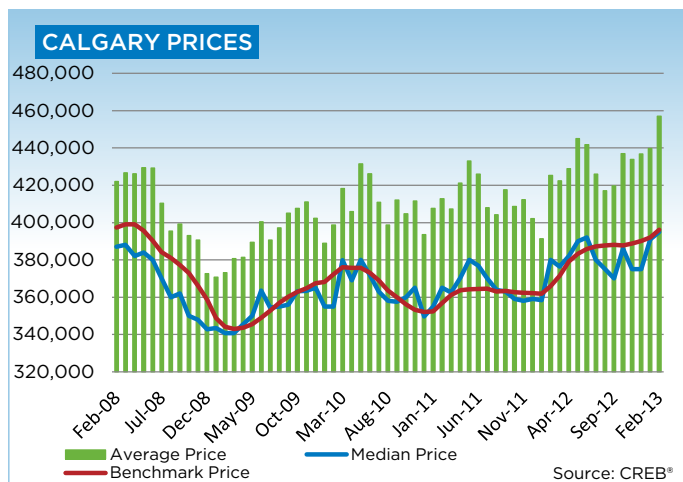
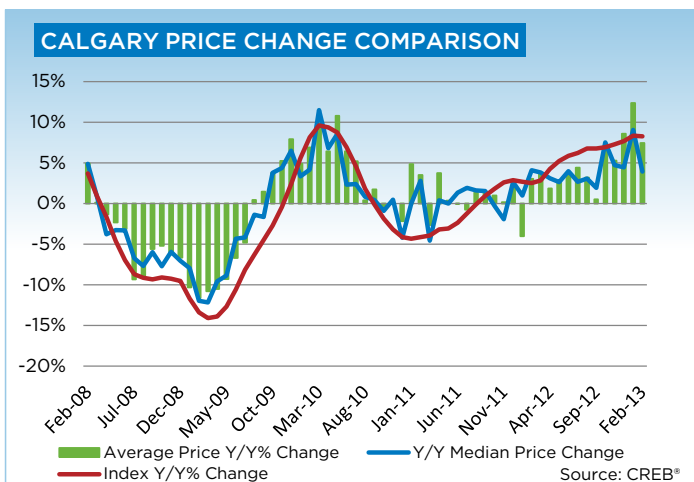
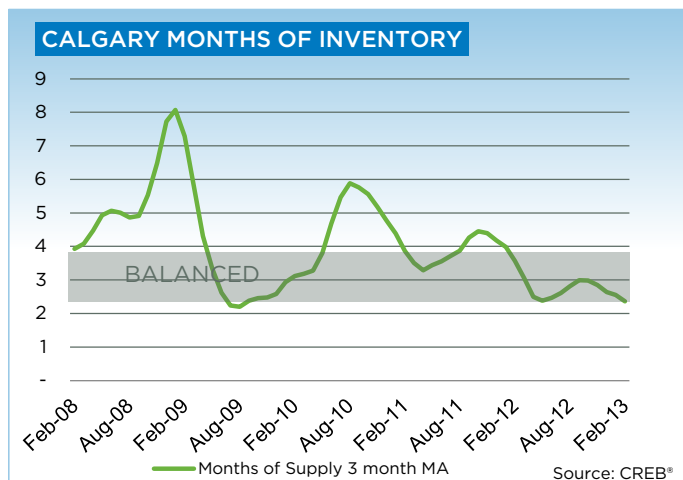
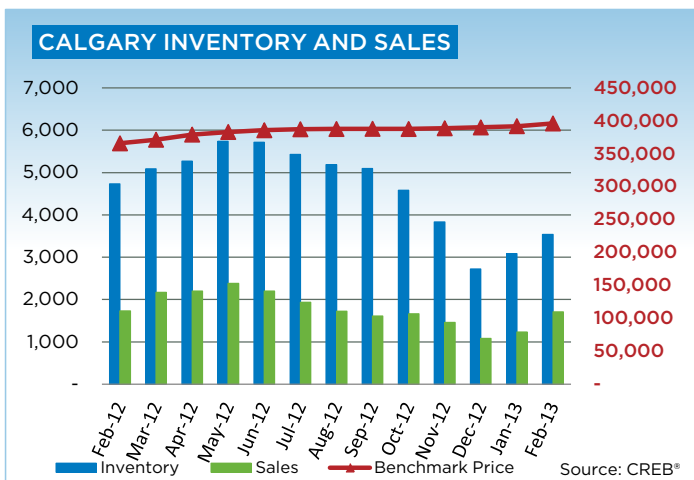
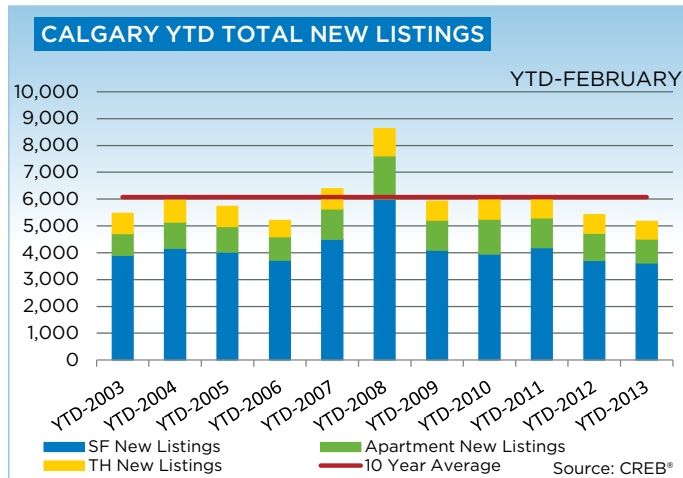
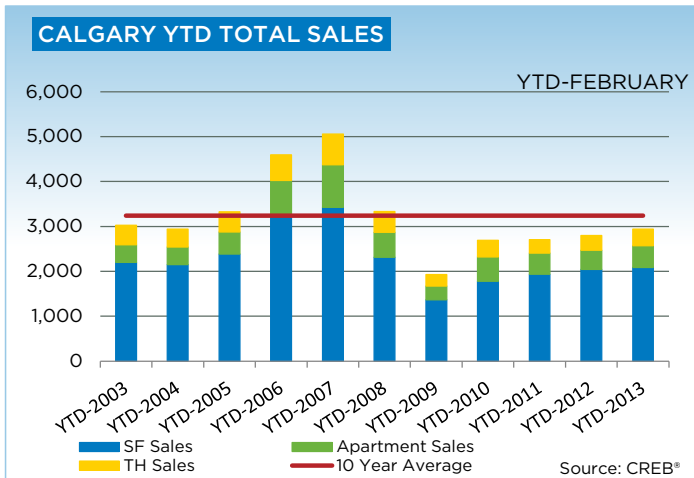
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,068	1,732	2,166	2,199	2,381	2,196	1,932	1,722	1,610	1,659	1,457	1,083	21,205
New Listings	2,530	2,883	3,348	3,239	3,803	3,305	2,650	2,583	2,680	2,312	1,631	881	31,845
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,583	3,831	2,722	
AverageDOM	60	49	42	41	40	40	43	45	45	46	51	54	45
Average Price	391,372	425,383	422,354	428,912	445,034	441,718	425,927	417,052	419,657	437,030	433,929	436,791	428,644
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700	388,800	390,100	
Index	169	171	173	177	179	180	181	181	181	181	181	182	
<b>2013</b>													
Sales	1,229	1,711											2,940
New Listings	2,493	2,671											5,164
Active Listings	3,084	3,539											
AverageDOM	50	38											43
Average Price	439,763	457,120											449,864
Benchmark Price	392,000	396,100											
Index	183	185											

	Feb-12	Feb-13	YTD2012	YTD2013
<b>Calgary Total</b>				
>\$100,000	3	4	5	6
\$100,000 - \$199,999	92	77	186	150
\$200,000 - \$299,999	344	326	589	558
\$300,000 - \$349,999	285	253	456	411
\$350,000 - \$399,999	256	225	411	408
\$400,000 - \$449,999	180	205	289	355
\$450,000 - \$499,999	146	148	231	254
\$500,000 - \$549,999	117	106	184	190
\$550,000 - \$599,999	82	83	119	133
\$600,000 - \$649,999	44	57	67	93
\$650,000 - \$699,999	50	47	65	74
\$700,000 - \$799,999	52	64	79	114
\$800,000 - \$899,999	27	38	37	63
\$900,000 - \$999,999	12	15	24	34
\$1,000,000 - \$1,249,999	25	31	35	46
\$1,250,000 - \$1,499,999	8	15	11	25
\$1,500,000 - \$1,749,999	3	4	4	9
\$1,750,000 - \$1,999,999	2	5	3	7
\$2,000,000 - \$2,499,999	3	4	4	5
\$2,500,000 - \$2,999,999	1	2	1	3
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	1	-	1
	1,732	1,711	2,800	2,940



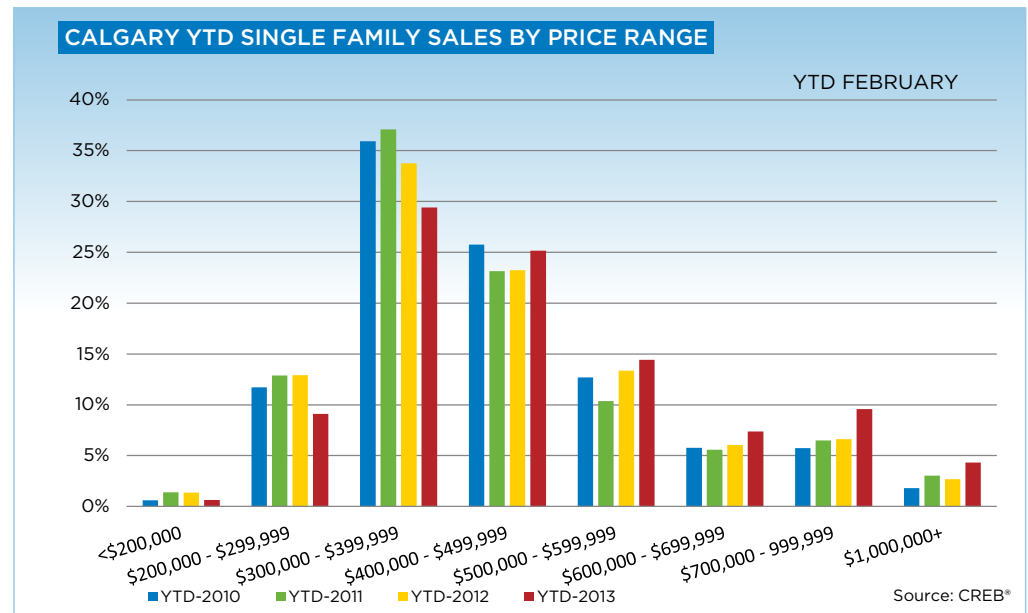
# CITY OF CALGARY



## CREB® CITY OF CALGARY SINGLE FAMILY

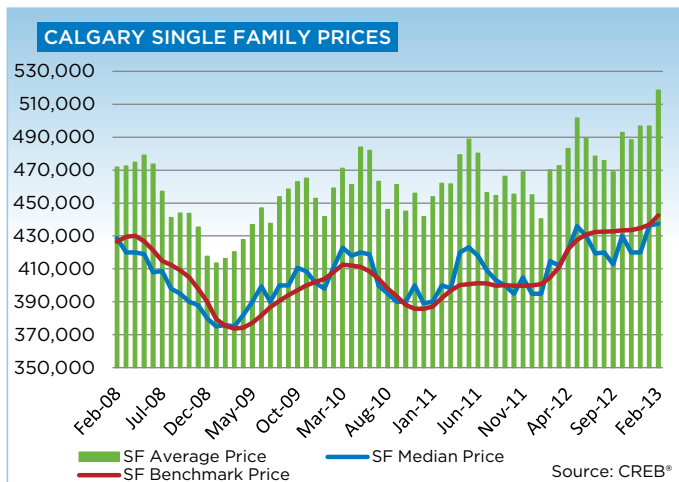
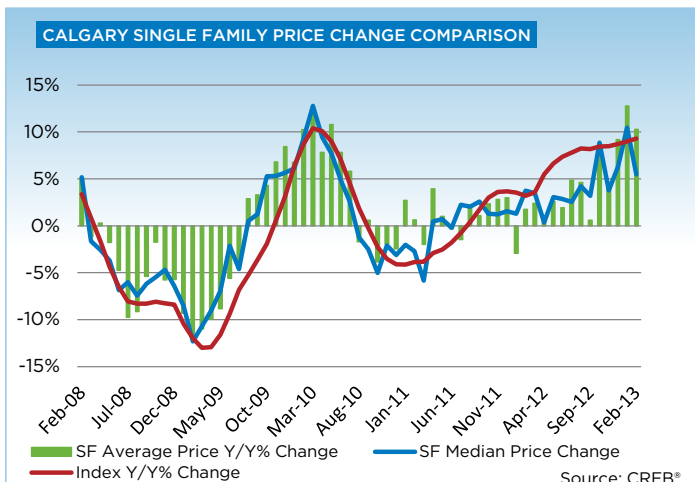
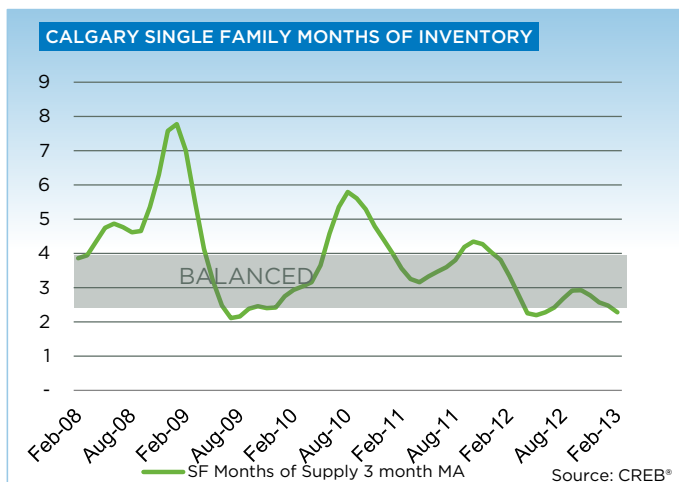
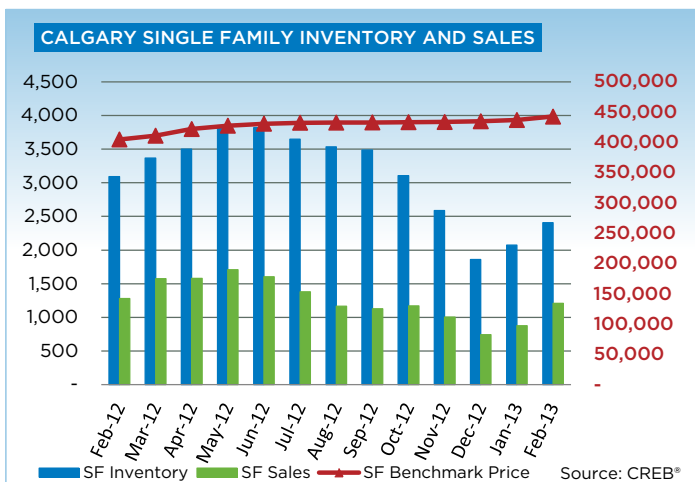
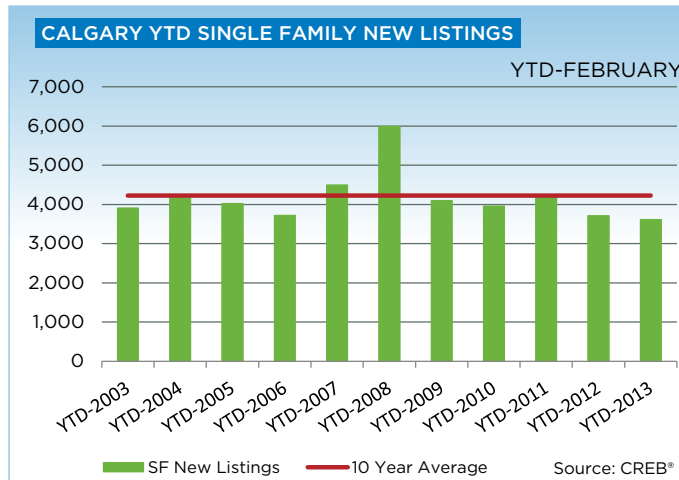
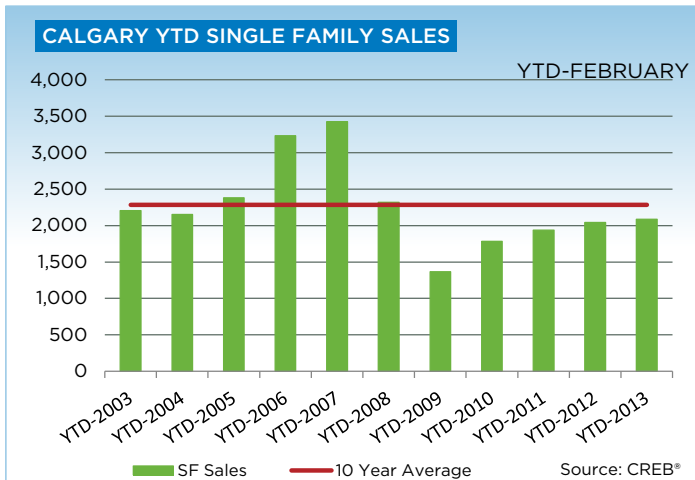
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	763	1,281	1,575	1,580	1,707	1,605	1,382	1,167	1,126	1,169	1,006	744	15,105
New Listings	1,714	1,999	2,346	2,284	2,706	2,366	1,879	1,810	1,888	1,616	1,156	622	22,386
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,105	2,586	1,859	
AverageDOM	59	48	40	38	37	36	40	43	42	43	49	51	42
Average Price	440,478	470,033	472,698	483,045	501,684	489,528	478,557	475,679	468,964	492,772	488,304	496,809	481,259
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300	433,600	434,800	
Index	170	172	174	179	181	183	184	184	184	184	184	185	
<b>2013</b>													
Sales	878	1,209											2,087
New Listings	1,735	1,879											3,614
Active Listings	2,075	2,408											
AverageDOM	47	37											41
Average Price	496,821	518,452											509,352
Benchmark Price	436,900	442,500											
Index	185	188											

	Feb-12	Feb-13	YTD2012	YTD2013
<b>Calgary SF</b>				
>\$100,000	1	1	1	1
\$100,000 - \$199,999	13	8	27	12
\$200,000 - \$299,999	146	114	264	190
\$300,000 - \$349,999	222	164	349	286
\$350,000 - \$399,999	211	186	341	328
\$400,000 - \$449,999	160	170	260	298
\$450,000 - \$499,999	136	125	215	227
\$500,000 - \$549,999	106	98	169	174
\$550,000 - \$599,999	70	77	104	127
\$600,000 - \$649,999	40	51	63	85
\$650,000 - \$699,999	48	44	61	69
\$700,000 - \$799,999	50	62	75	109
\$800,000 - \$899,999	27	37	37	60
\$900,000 - \$999,999	11	13	23	31
\$1,000,000 - \$1,249,999	24	28	33	42
\$1,250,000 - \$1,499,999	8	14	11	22
\$1,500,000 - \$1,749,999	3	4	4	9
\$1,750,000 - \$1,999,999	1	5	2	7
\$2,000,000 - \$2,499,999	3	4	4	5
\$2,500,000 - \$2,999,999	1	2	1	3
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	1	-	1
	1,281	1,209	2,044	2,087





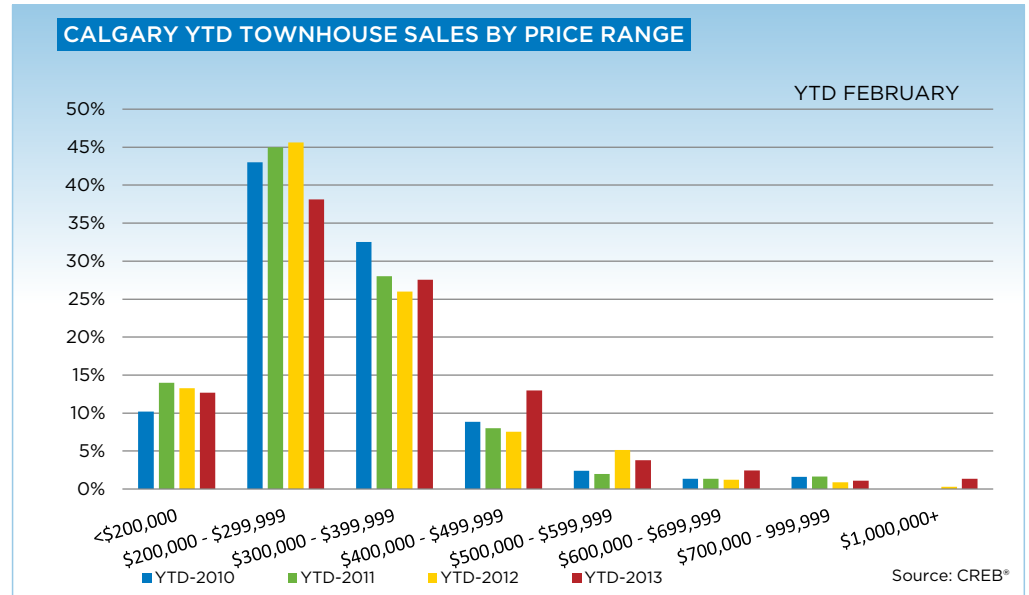
# CITY OF CALGARY SINGLE FAMILY



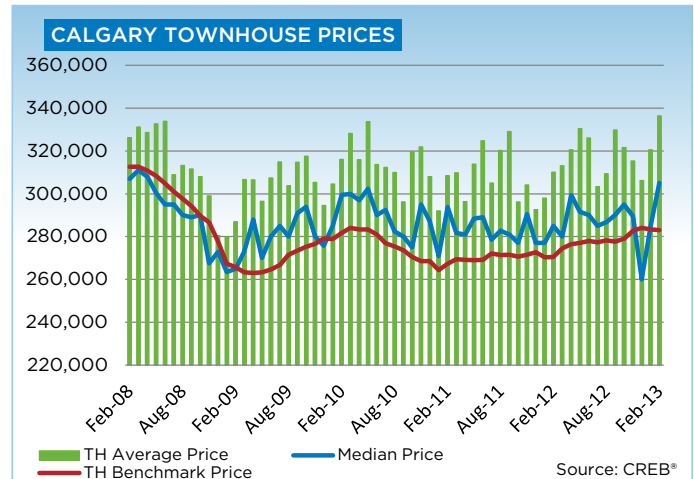
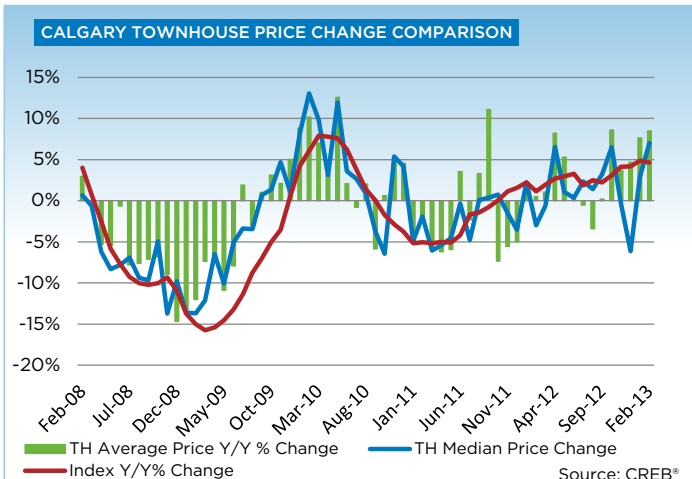
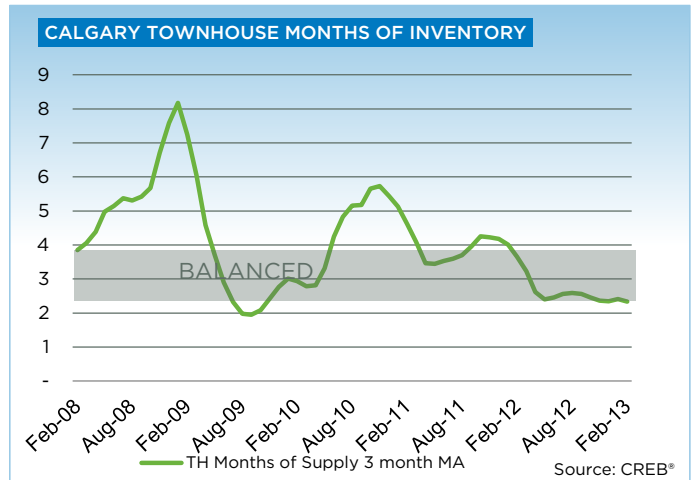
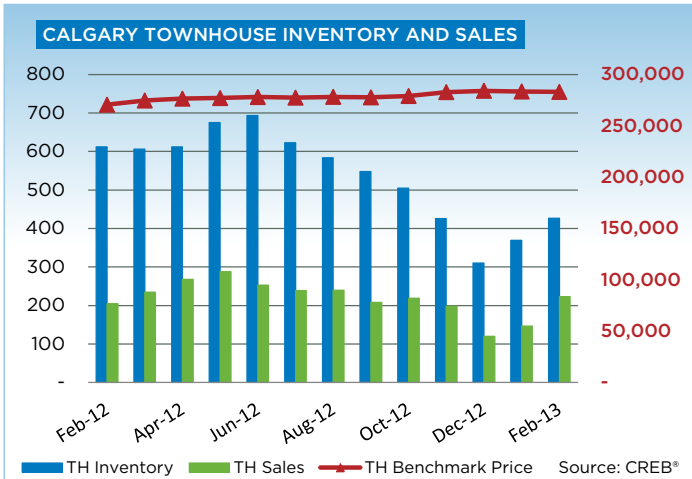
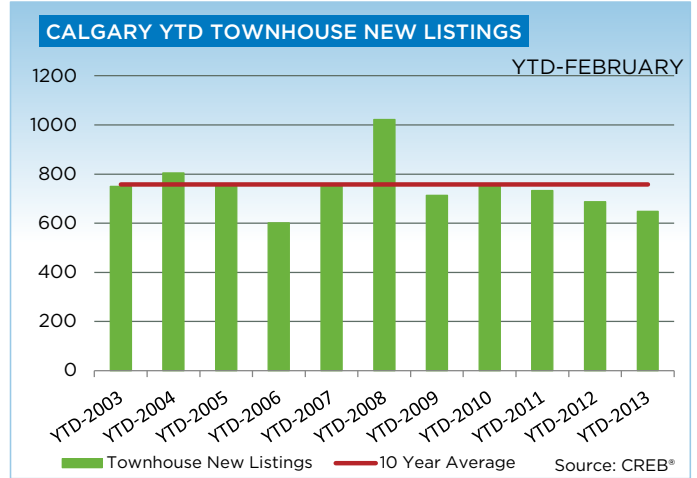
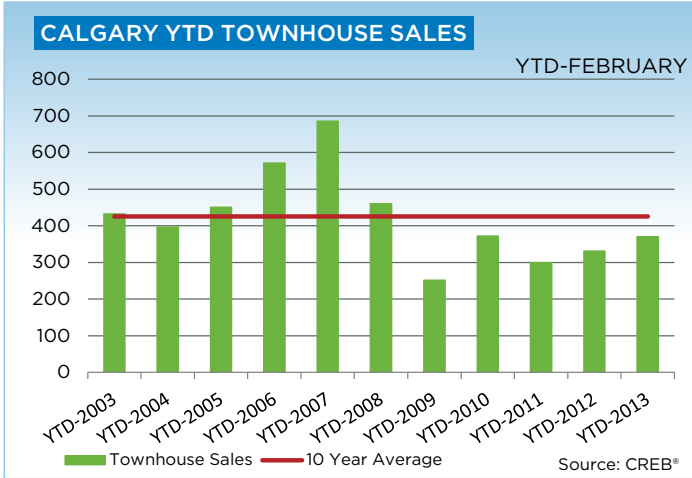
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	126	205	235	268	288	253	239	240	208	219	198	120	2,599
New Listings	312	375	358	360	455	395	304	309	296	280	189	116	3,749
Active Listings	520	612	606	612	675	693	623	584	548	505	426	310	
AverageDOM	61	51	49	49	38	45	45	50	51	50	50	51	48
Average Price	297,918	310,047	313,134	320,607	330,413	326,053	303,380	309,309	329,797	321,644	315,381	306,258	316,750
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000	282,800	284,100	
Index	169	169	172	173	173	174	173	174	174	174	177	178	
<b>2013</b>													
Sales	147	223											370
New Listings	307	341											648
Active Listings	369	427											
AverageDOM	52	38											43
Average Price	320,590	336,406											330,122
Benchmark Price	283,400	283,000											
Index	177	177											

Calgary Townhouse	Feb-12	Feb-13	YTD2012	YTD2013
>\$100,000	-	2	-	2
\$100,000 - \$199,999	25	21	44	45
\$200,000 - \$299,999	91	82	151	141
\$300,000 - \$349,999	34	42	54	61
\$350,000 - \$399,999	22	21	32	41
\$400,000 - \$449,999	7	24	13	35
\$450,000 - \$499,999	8	11	12	13
\$500,000 - \$549,999	6	6	9	11
\$550,000 - \$599,999	7	3	8	3
\$600,000 - \$649,999	1	5	1	6
\$650,000 - \$699,999	2	1	3	3
\$700,000 - \$799,999	1	1	2	1
\$800,000 - \$899,999	-	-	-	2
\$900,000 - \$999,999	1	1	1	1
\$1,000,000 - \$1,249,999	-	2	1	3
\$1,250,000 - \$1,499,999	-	1	-	2
\$1,500,000 - \$1,749,999	-	-	-	-
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	205	223	331	370



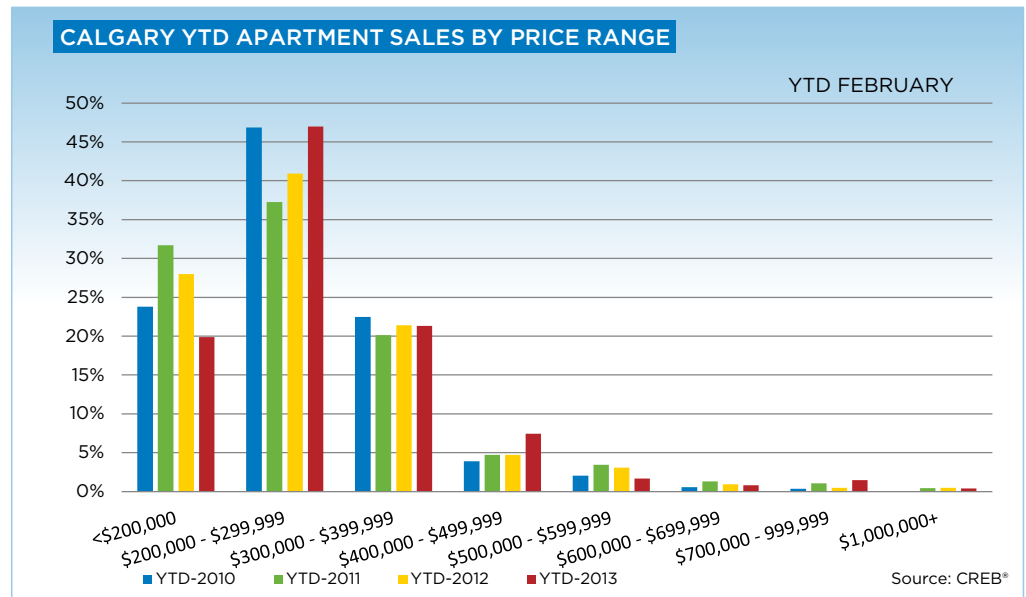
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



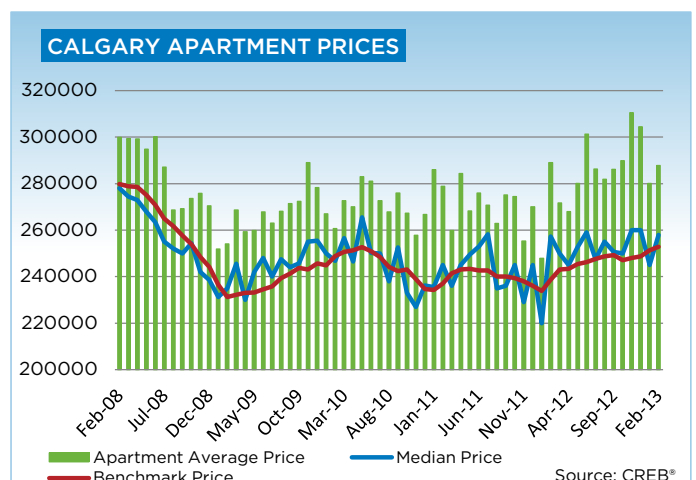
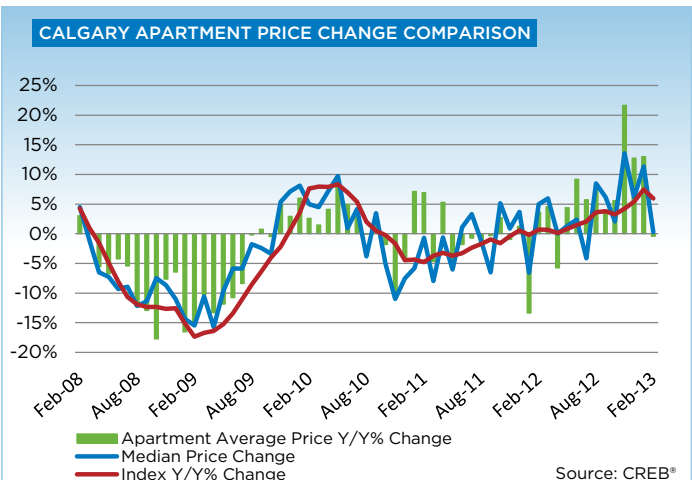
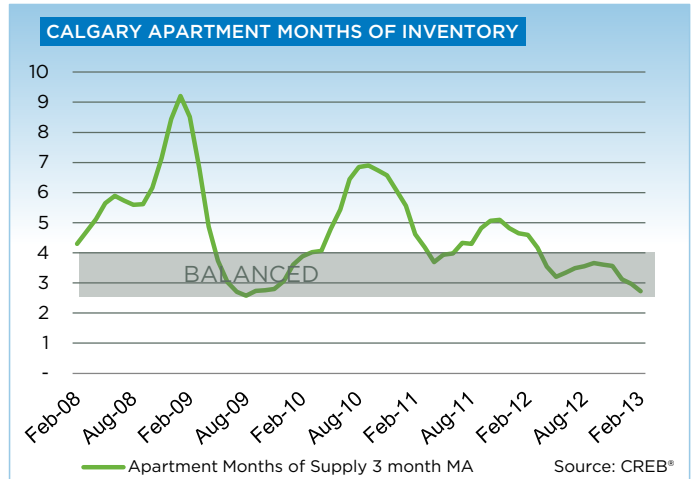
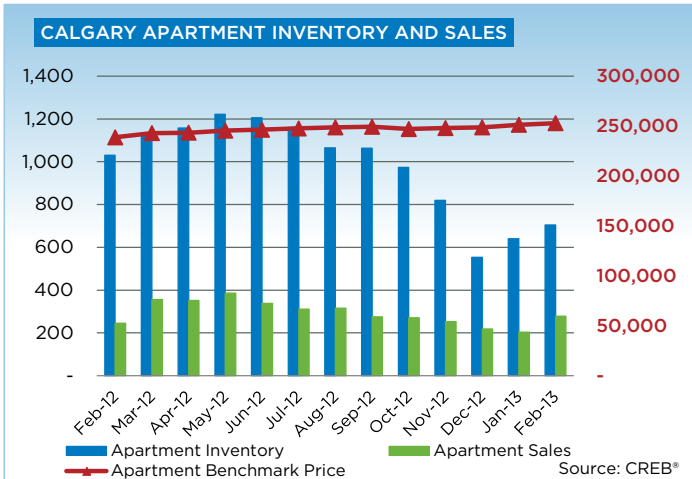
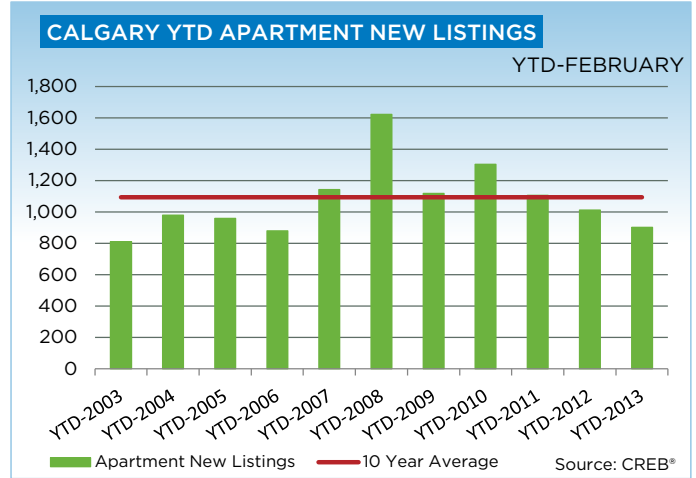
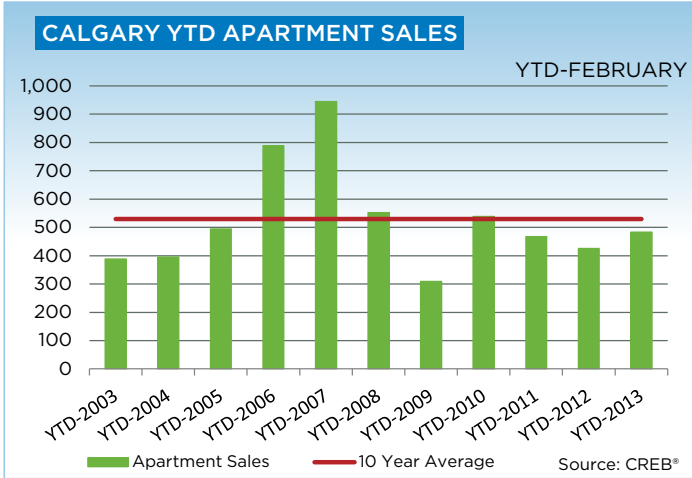
# CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	179	246	356	351	386	338	311	315	276	271	253	219	3,501
New Listings	504	509	644	595	642	544	467	464	496	416	286	143	5,710
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	973	819	553	
AverageDOM	64	51	48	50	50	55	55	52	54	55	58	67	54
Average Price	247,837	288,991	271,724	267,931	280,030	301,270	286,231	281,941	286,217	289,820	310,496	304,421	284,702
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000	248,000	248,700	
Index	163	167	170	170	171	172	173	174	174	173	173	174	
<b>2013</b>													
Sales	204	279											483
New Listings	451	451											902
Active Listings	640	704											
AverageDOM	62	45											52
Average Price	280,067	287,830											284,551
Benchmark Price	251,300	252,900											
Index	176	177											

Calgary Apartment	Feb-12	Feb-13	YTD2012	YTD2013
>\$100,000	2	1	4	3
\$100,000 - \$199,999	54	48	115	93
\$200,000 - \$299,999	107	130	174	227
\$300,000 - \$349,999	29	47	53	64
\$350,000 - \$399,999	23	18	38	39
\$400,000 - \$449,999	13	11	16	22
\$450,000 - \$499,999	2	12	4	14
\$500,000 - \$549,999	5	2	6	5
\$550,000 - \$599,999	5	3	7	3
\$600,000 - \$649,999	3	1	3	2
\$650,000 - \$699,999	-	2	1	2
\$700,000 - \$799,999	1	1	2	4
\$800,000 - \$899,999	-	1	-	1
\$900,000 - \$999,999	-	1	-	2
\$1,000,000 - \$1,249,999	1	1	1	1
\$1,250,000 - \$1,499,999	-	-	-	1
\$1,500,000 - \$1,749,999	-	-	-	-
\$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 +	-	-	-	-
	246	279	425	483



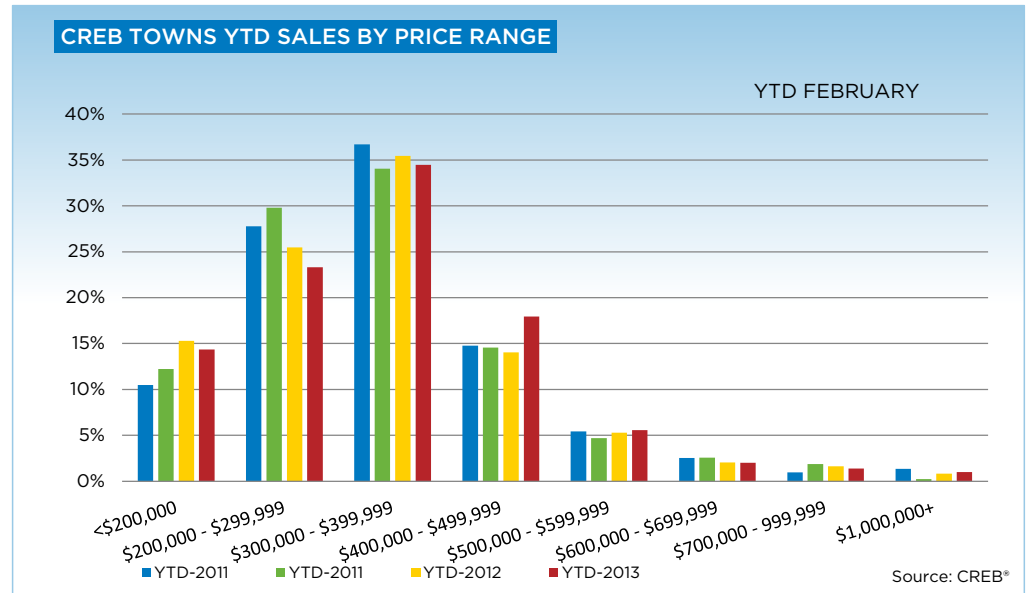
# CITY OF CALGARY CONDOMINIUM APARTMENTS



# CREB® TOWNS

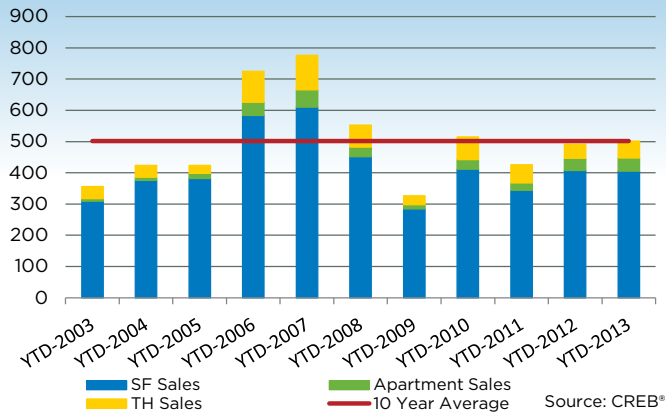
	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	187	304	372	384	437	476	407	324	321	313	270	175	3,970
New Listings	632	602	785	738	752	678	588	571	501	462	360	223	6,892
Active Listings	2,129	1,761	1,954	2,061	2,116	2,001	1,922	1,817	1,637	1,479	1,340	1,134	
AverageDOM	97	78	69	73	75	71	75	74	70	73	69	89	78
Average Price	351,133	326,883	348,474	355,614	373,085	352,522	348,561	341,517	345,473	344,085	339,079	338,042	348,585
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800	329,400	327,000	
Index	163	164	165	168	169	171	172	172	173	174	173	172	
<b>2013</b>													
Sales	245	257											502
New Listings	569	582											1,151
Active Listings	1,218	1,381											
AverageDOM	82	70											93
Average Price	349,213	342,058											345,550
Benchmark Price	329,200	332,500											
Index	173	175											

CREB Towns	Feb-12	Feb-13	YTD2012	YTD2013
>\$100,000	13	7	16	14
\$100,000 - \$199,999	41	30	59	58
\$200,000 - \$299,999	74	64	125	117
\$300,000 - \$349,999	57	48	95	92
\$350,000 - \$399,999	48	42	79	81
\$400,000 - \$449,999	30	24	45	49
\$450,000 - \$499,999	15	20	24	41
\$500,000 - \$549,999	10	9	18	21
\$550,000 - \$599,999	5	2	8	7
\$600,000 - \$649,999	3	3	7	6
\$650,000 - \$699,999	2	1	3	4
\$700,000 - \$799,999	3	3	5	6
\$800,000 - \$899,999	1	-	2	1
\$900,000 - \$999,999	1	-	1	-
\$1,000,000 - \$1,249,999	-	3	2	3
\$1,250,000 - \$1,499,999	1	1	2	1
\$1,500,000 - \$1,749,999	-	-	-	1
\$1,750,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	304	257	491	502

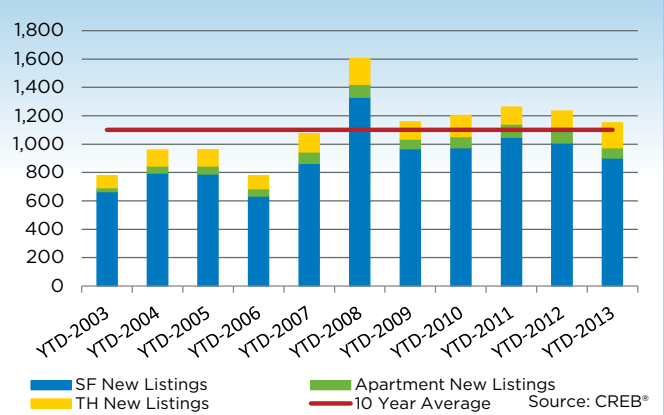


# CREB® TOWNS

### CREB TOWNS YTD TOTAL SALES



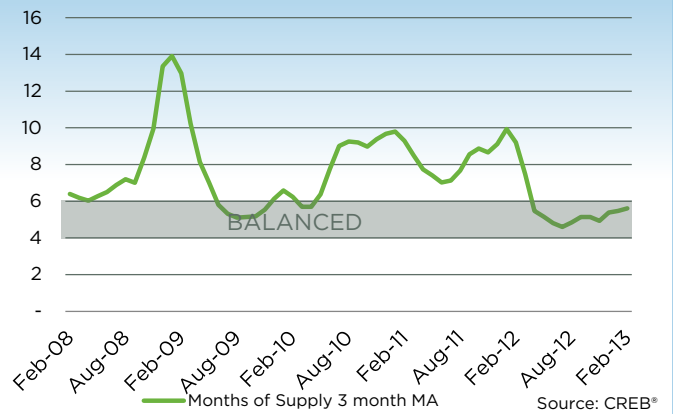
### CREB TOWNS YTD TOTAL NEW LISTINGS



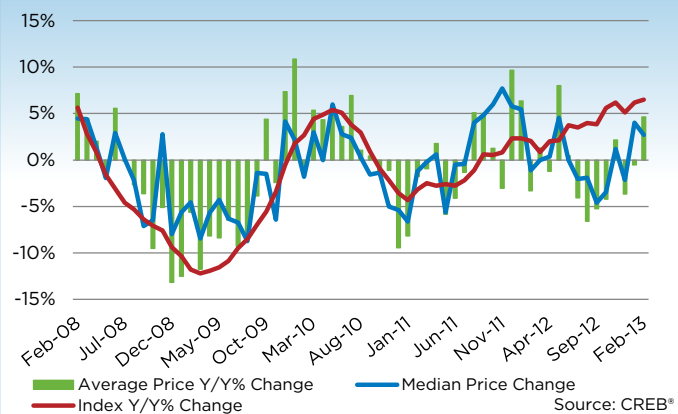
### CREB TOWNS INVENTORY AND SALES



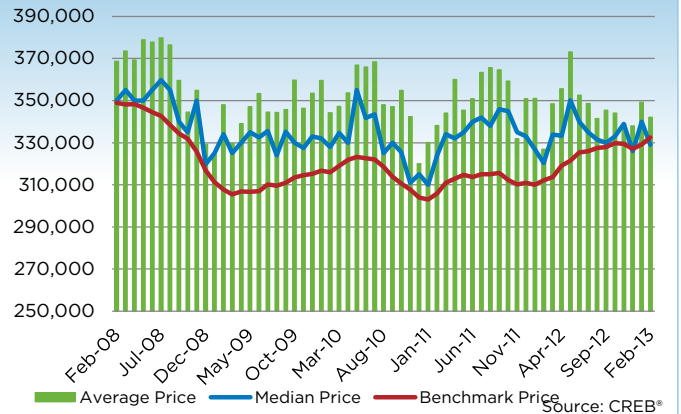
### CREB TOWNS MONTHS OF INVENTORY



### CREB TOWNS PRICE CHANGE COMPARISON



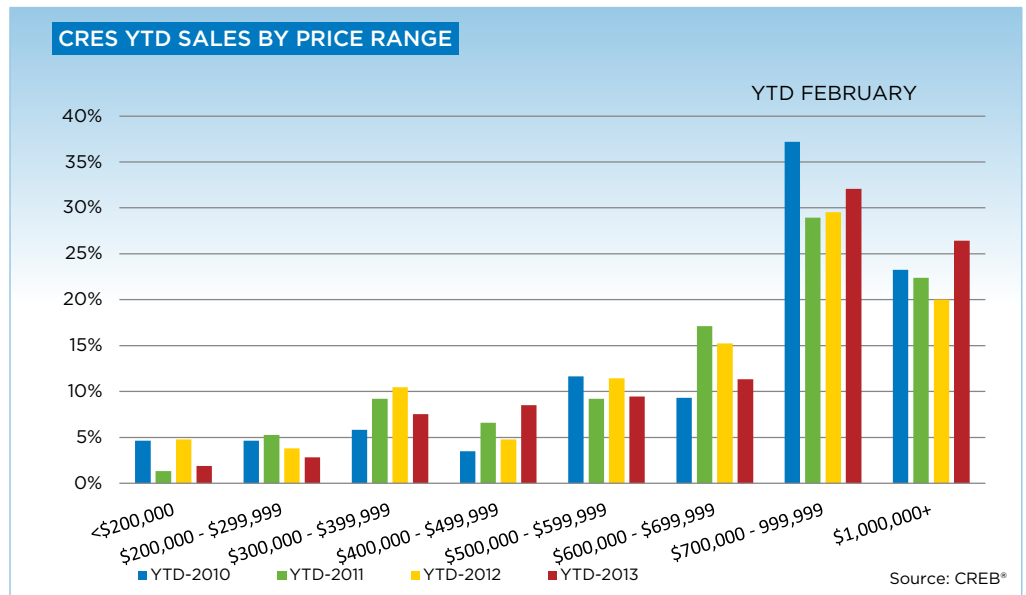
### CREB TOWNS PRICES



# CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	39	66	76	90	97	96	85	86	69	80	53	36	873
New Listings	215	221	309	257	347	288	217	197	240	155	105	69	2,620
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973	872	674	
AverageDOM	127	94	91	93	98	114	100	113	124	129	125	108	108
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698	881,333	714,994	793,056
<b>2013</b>													
Sales	34	72											106
New Listings	212	187											399
Active Listings	741	761											
AverageDOM	155	101											118
Average Price	901,203	820,832											846,612

CRES	Feb-12	Feb-13	YTD2012	YTD2013
>\$100,000	-	1	2	1
\$100,000 - \$199,999	1	1	3	1
\$200,000 - \$299,999	2	3	4	3
\$300,000 - \$349,999	4	3	8	4
\$350,000 - \$399,999	2	1	3	4
\$400,000 - \$449,999	2	3	2	3
\$450,000 - \$499,999	3	4	3	6
\$500,000 - \$549,999	3	4	6	5
\$550,000 - \$599,999	4	5	6	5
\$600,000 - \$649,999	4	4	6	5
\$650,000 - \$699,999	6	5	10	7
\$700,000 - \$799,999	11	7	15	10
\$800,000 - \$899,999	8	5	13	10
\$900,000 - \$999,999	2	9	3	14
\$1,000,000 - \$1,249,999	5	5	9	12
\$1,250,000 - \$1,499,999	3	7	3	9
\$1,500,000 - \$1,749,999	1	2	3	3
\$1,750,000 - \$1,999,999	-	1	1	1
\$2,000,000 - \$2,499,999	3	1	3	2
\$2,500,000 - \$2,999,999	2	1	2	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	66	72	105	106





# CREB® COUNTRY RESIDENTIAL

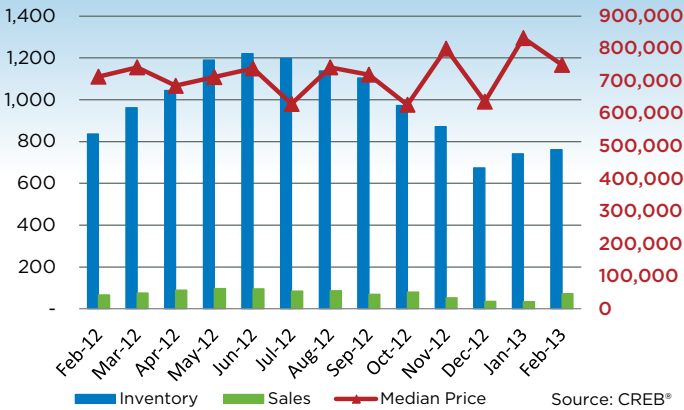
### CREB YTD TOTAL SALES



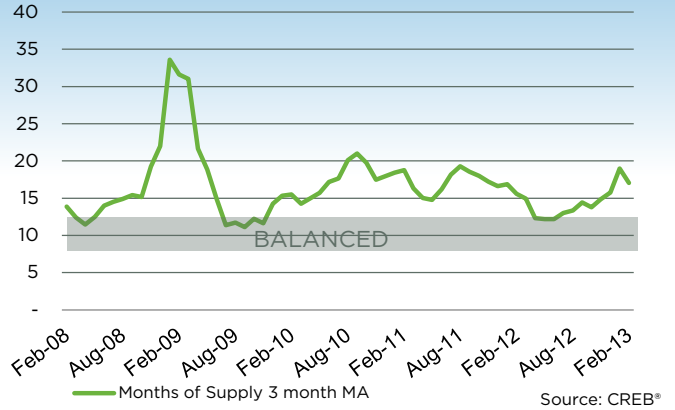
### CREB YTD TOTAL NEW LISTINGS



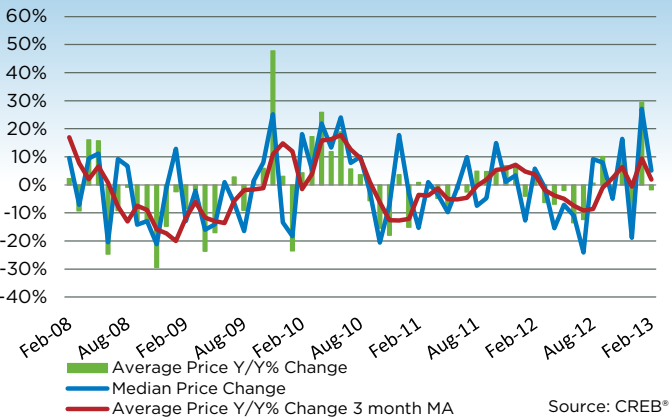
### CREB INVENTORY AND SALES



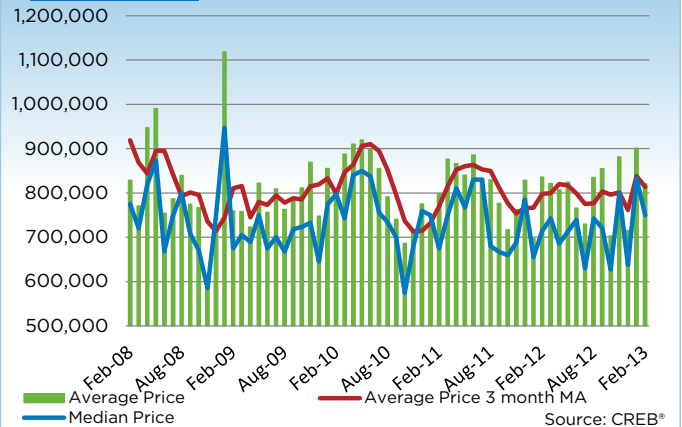
### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



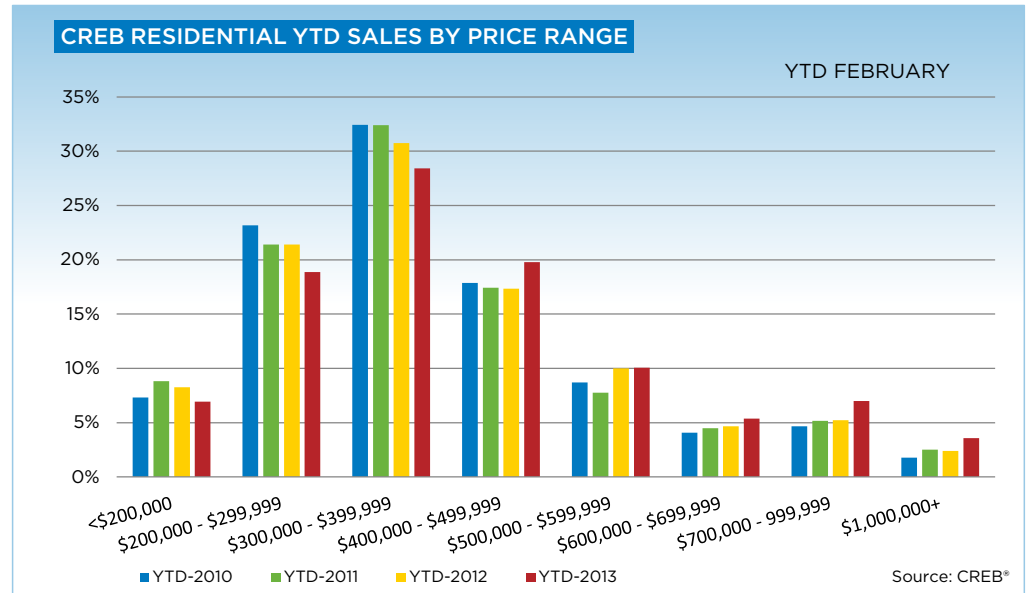
### CREB PRICES



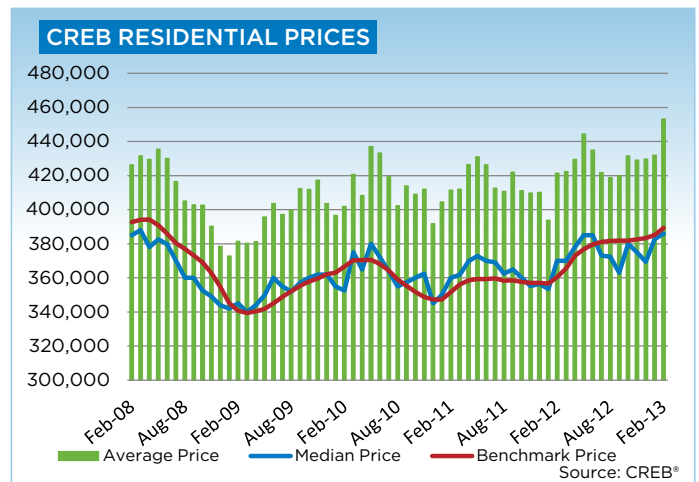
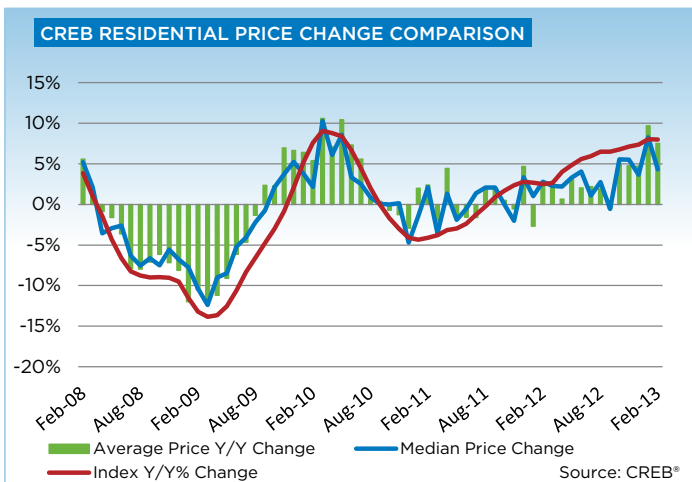
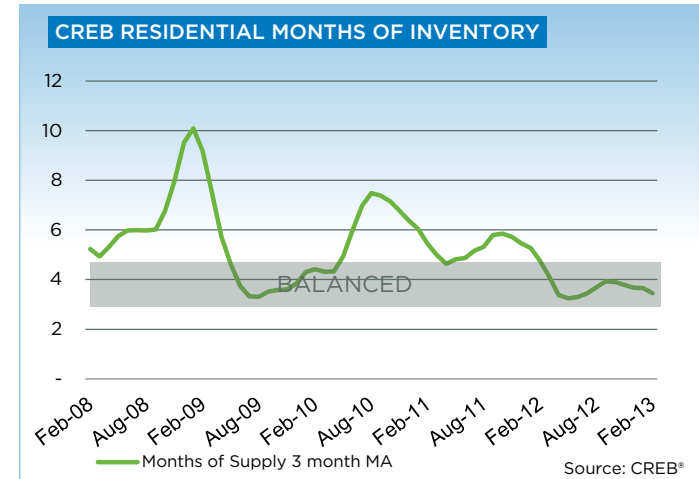
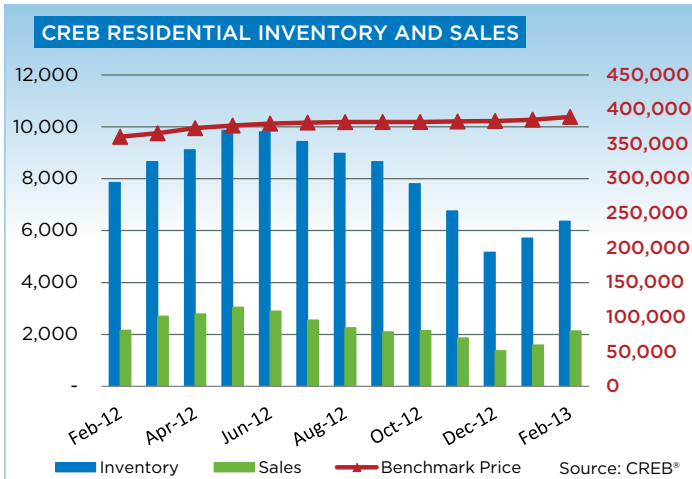
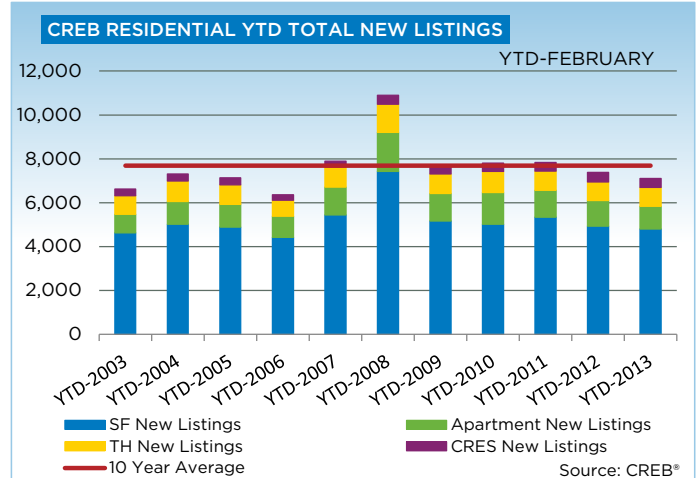
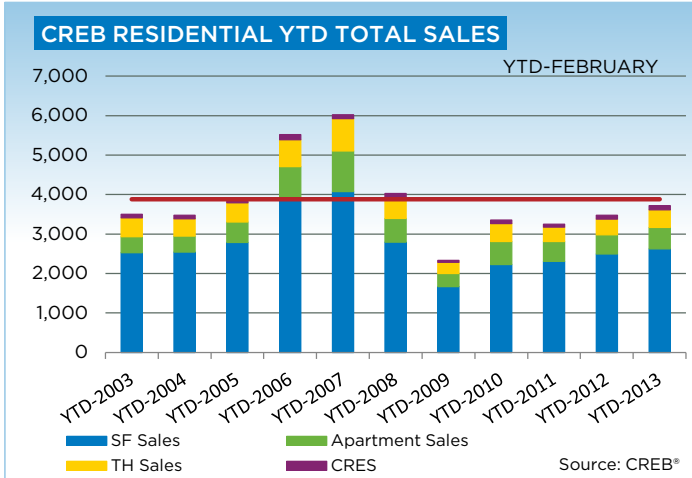
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2012</b>													
Sales	1,326	2,154	2,698	2,787	3,042	2,903	2,556	2,261	2,096	2,151	1,866	1,370	27,210
New Listings	3,477	3,902	4,746	4,562	5,229	4,564	3,731	3,558	3,620	3,133	2,250	1,301	44,073
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,798	6,758	5,167	
AverageDOM	69	56	48	49	48	49	52	54	54	54	57	64	53
Average Price	393,778	421,465	422,416	429,419	444,283	434,909	421,747	418,745	419,971	431,596	429,196	429,654	426,439
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900	382,600	383,400	
Index	168	170	172	176	178	179	180	180	180	180	180	181	
<b>2013</b>													
Sales	1,588												3,723
New Listings	3,462												7,099
Active Listings	5,713												
AverageDOM	59												52
Average Price	431,889												444,137
Benchmark Price	385,300												
Index	182												

CREB Total	Feb-12	Feb-13	YTD2012	YTD2013
>\$100,000	20	17	30	27
\$100,000 - \$199,999	137	118	257	231
\$200,000 - \$299,999	439	402	745	703
\$300,000 - \$349,999	352	327	566	539
\$350,000 - \$399,999	315	283	504	519
\$400,000 - \$449,999	215	240	343	426
\$450,000 - \$499,999	166	176	260	311
\$500,000 - \$549,999	132	125	211	225
\$550,000 - \$599,999	93	90	137	149
\$600,000 - \$649,999	53	68	84	111
\$650,000 - \$699,999	58	56	78	89
\$700,000 - \$799,999	66	75	101	132
\$800,000 - \$899,999	36	45	52	78
\$900,000 - \$999,999	15	26	29	50
\$1,000,000 - \$1,249,999	30	41	46	63
\$1,250,000 - \$1,499,999	12	23	16	35
\$1,500,000 - \$1,749,999	4	7	7	14
\$1,750,000 - \$1,999,999	2	6	4	8
\$2,000,000 - \$2,499,999	6	5	7	7
\$2,500,000 - \$2,999,999	3	3	3	4
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	1	-	1
\$4,000,000 +	-	1	-	1
	2,154	2,135	3,480	3,723



# 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 ration

**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 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.

A summary of these changes is available below:

### 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 - include all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to best reflect the adjustments made to the data.

### TOTAL MLS®

- Changed to **CREB® Total Residential** and excludes the following:
- 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

### CREB® Towns

- Includes only areas outside of Calgary that we have 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](http://www.creb.com).

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