



REAL ESTATE REVIEW

MAY 2015

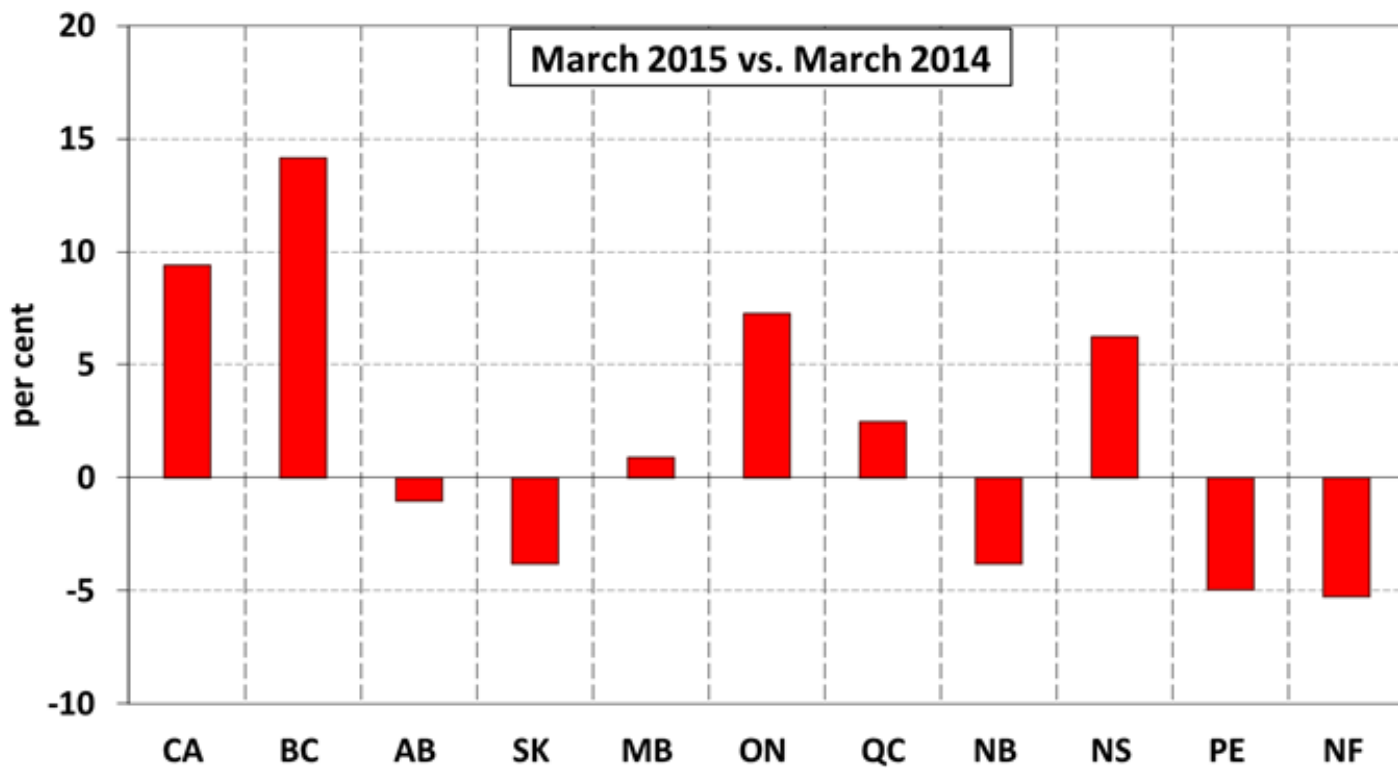


REAL ESTATE REVIEW – MAY 2015

NATIONAL HOUSING STATISTIC REVIEW

Residential average price*

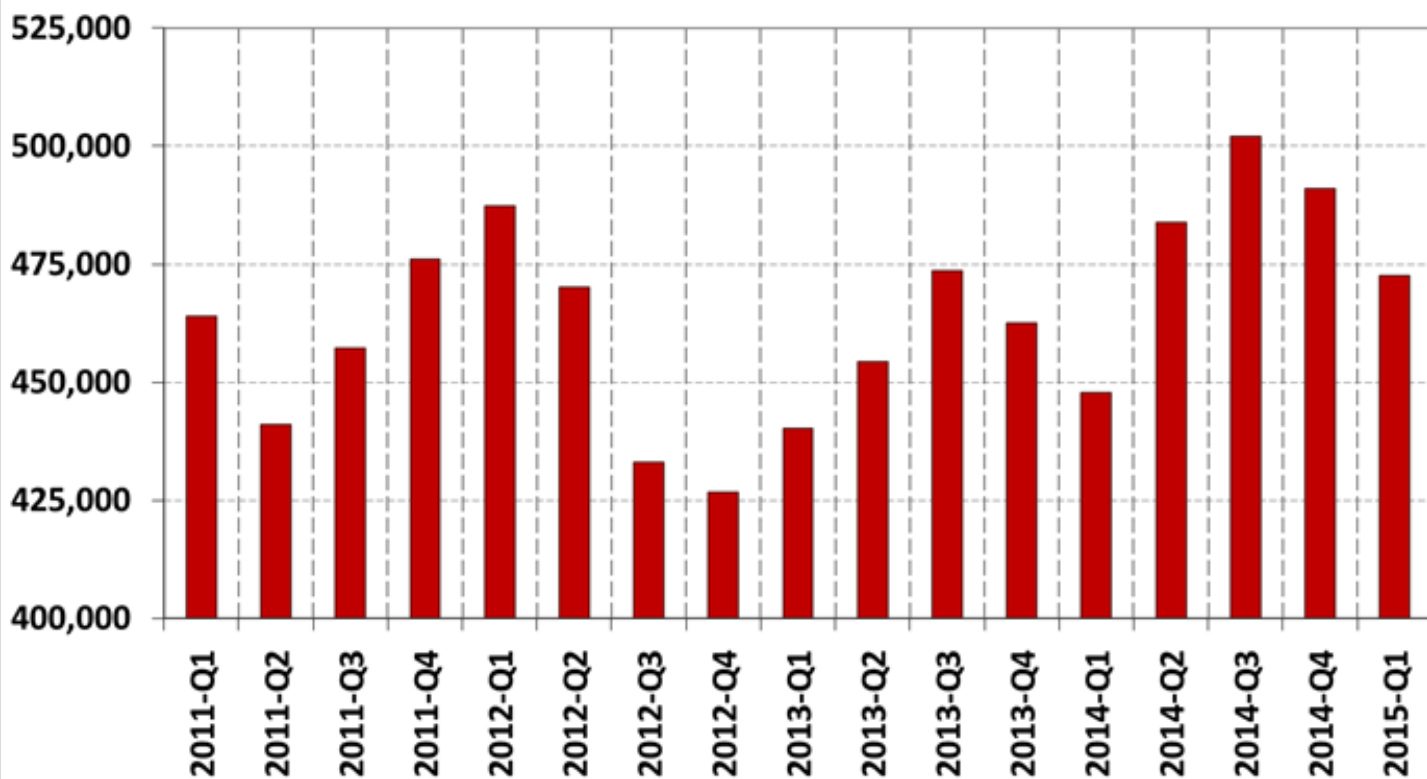
Year-over-year percentage change



*actual (not seasonally adjusted)

Residential sales activity*

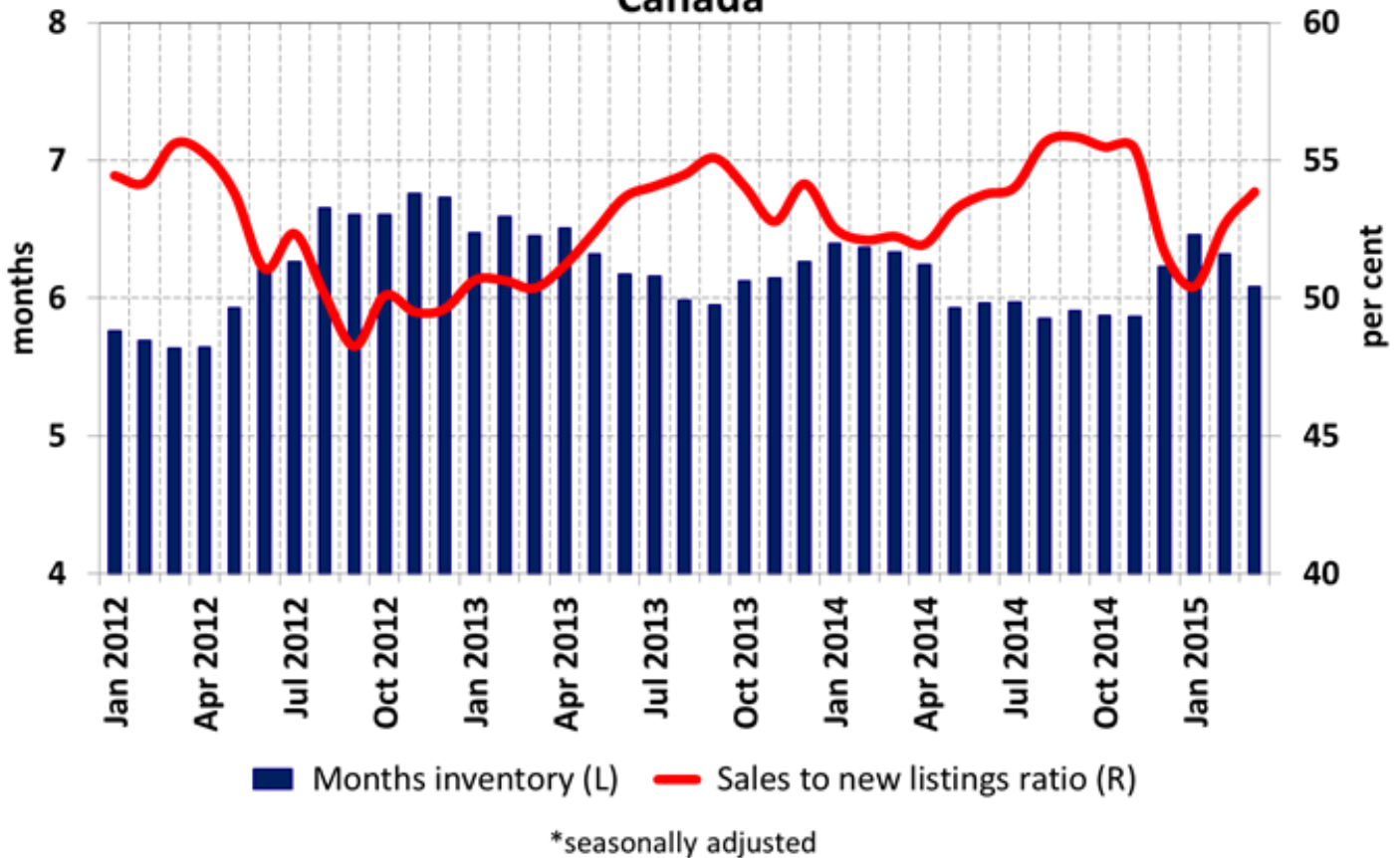
Canada



*Seasonally adjusted data at annualized rates

Residential market balance*

Canada



ABSORPTION RATE

The ABSORPTION RATE is the rate at which the market can support sales in a neighborhood:

Pricing strategies based on absorption rates:

ACTIVE LISTINGS

SALES PER MONTH

=

TYPE OF MARKET

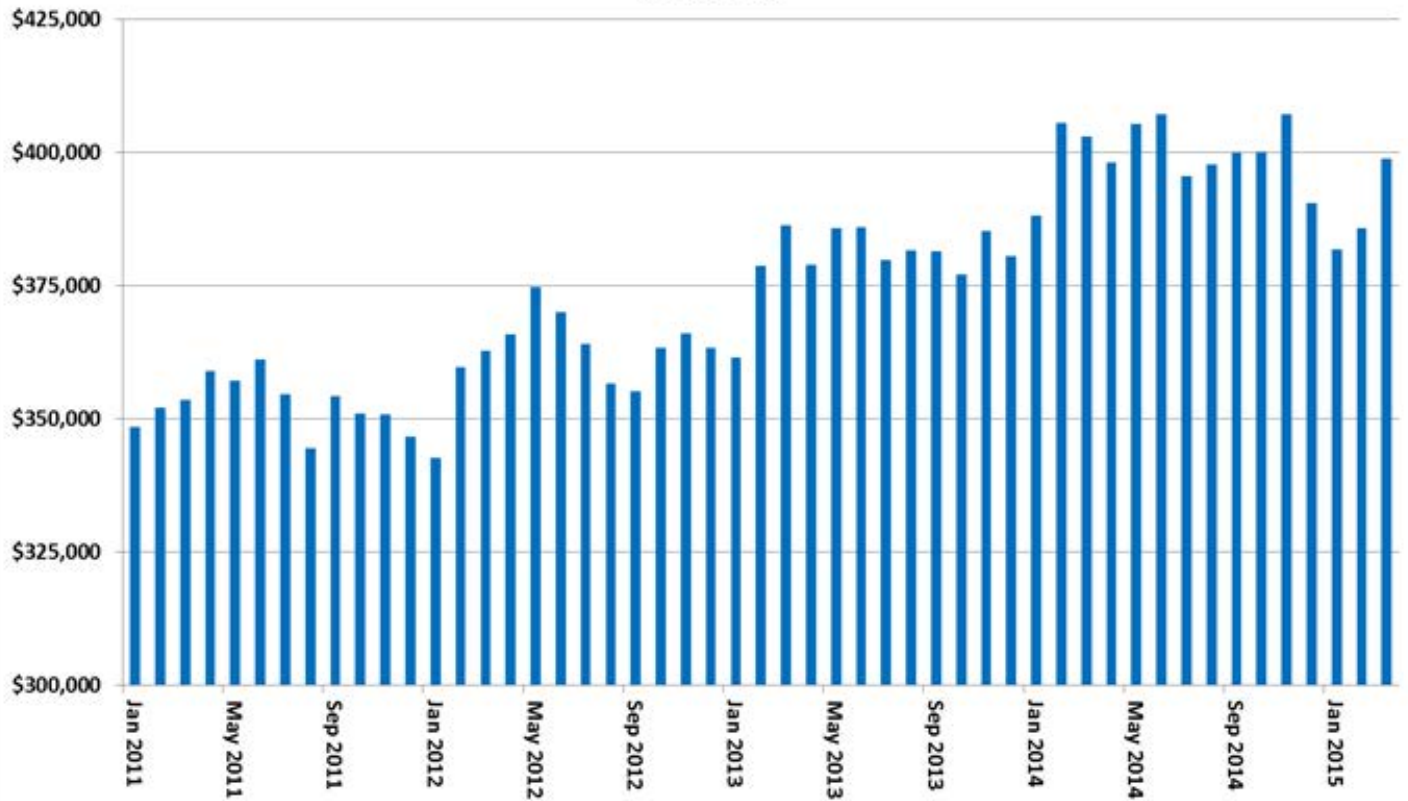
Months of Inventory	Price
0 – 2	price with market to 2% above market
2 – 4	price aggressively with the market
4 – 6	price with market to 2% below
6 – 12	price 10% below the market
12+	price to sell, whatever it takes



REAL ESTATE REVIEW –MAY 2015

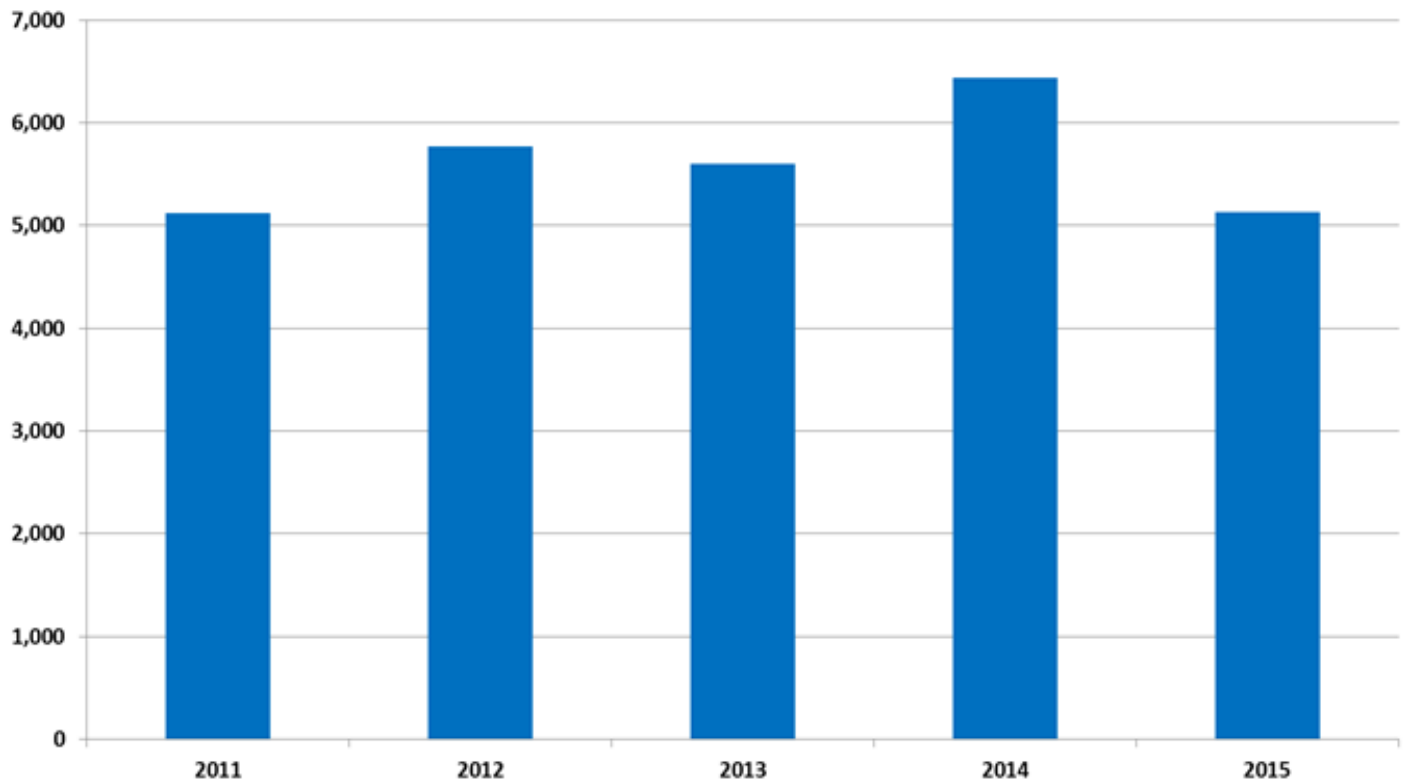
ALBERTA HOUSING STATISTIC REVIEW

Residential Average Price Alberta



Source: The Canadian Real Estate Association

Residential sales activity (March only) Alberta



Source: The Canadian Real Estate Association

Alberta Monthly Summary

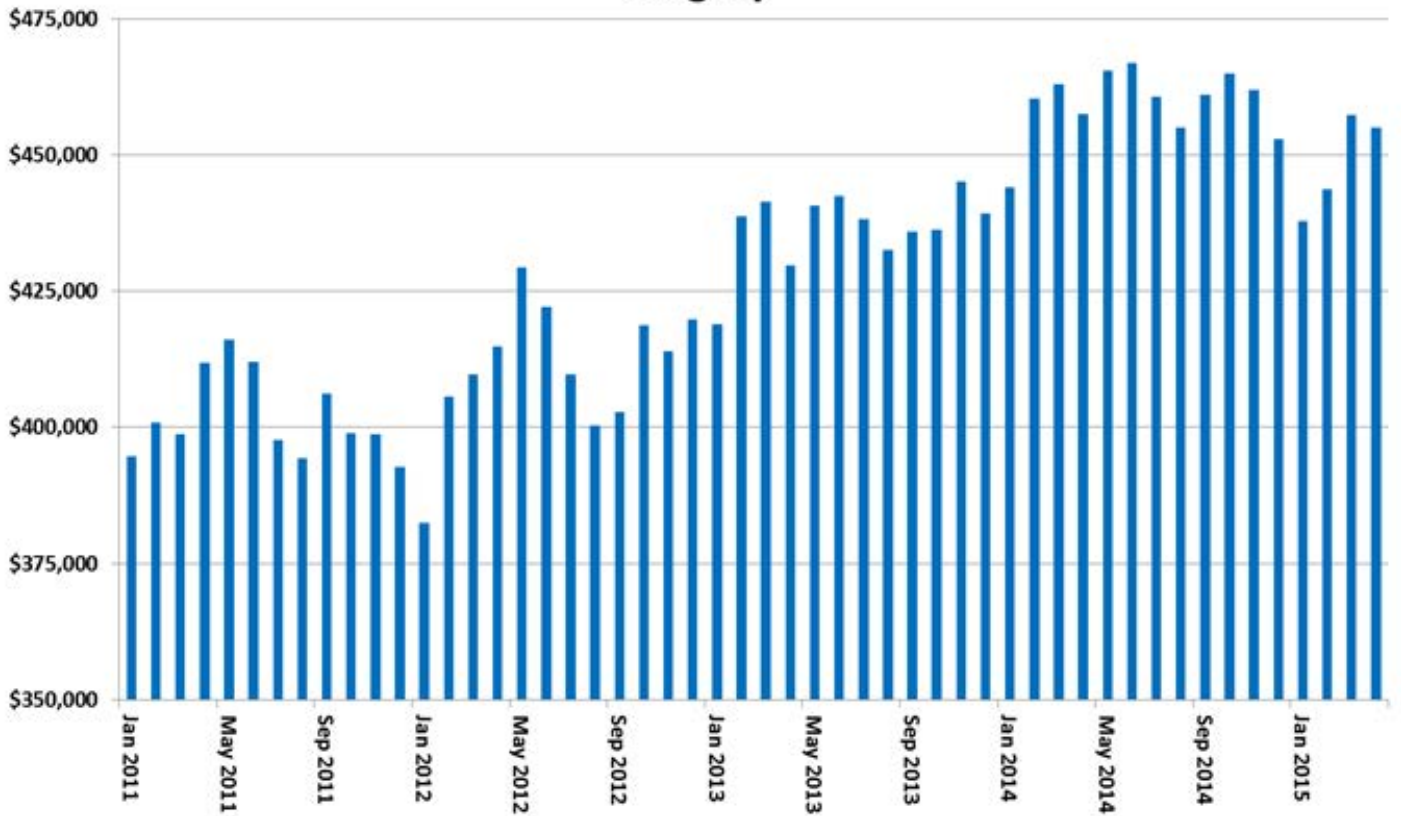
March 2015	Residential Dollar Volume	Total Dollar Volume	Residential Average Price
Alberta West	\$40,538,206	\$41,408,706	\$371,910
Calgary	\$1,013,189,849	\$1,070,931,968	\$457,422
Central Alberta	\$119,564,372	\$130,331,472	\$318,838
Edmonton (Total Board)	\$619,917,419	\$698,726,769	\$370,542
Fort McMurray	\$58,814,296	\$59,304,296	\$594,084
Grande Prairie	\$61,599,250	\$64,408,550	\$304,947
Lethbridge	\$71,284,801	\$71,974,801	\$284,003
Lloydminster	\$15,279,450	\$16,984,227	\$339,543
Medicine Hat	\$39,222,495	\$42,009,995	\$290,537
South Central Alberta	\$7,120,000	\$8,507,500	\$263,704
Alberta	\$2,046,530,138	\$2,204,588,284	\$398,856



REAL ESTATE REVIEW –MAY 2015

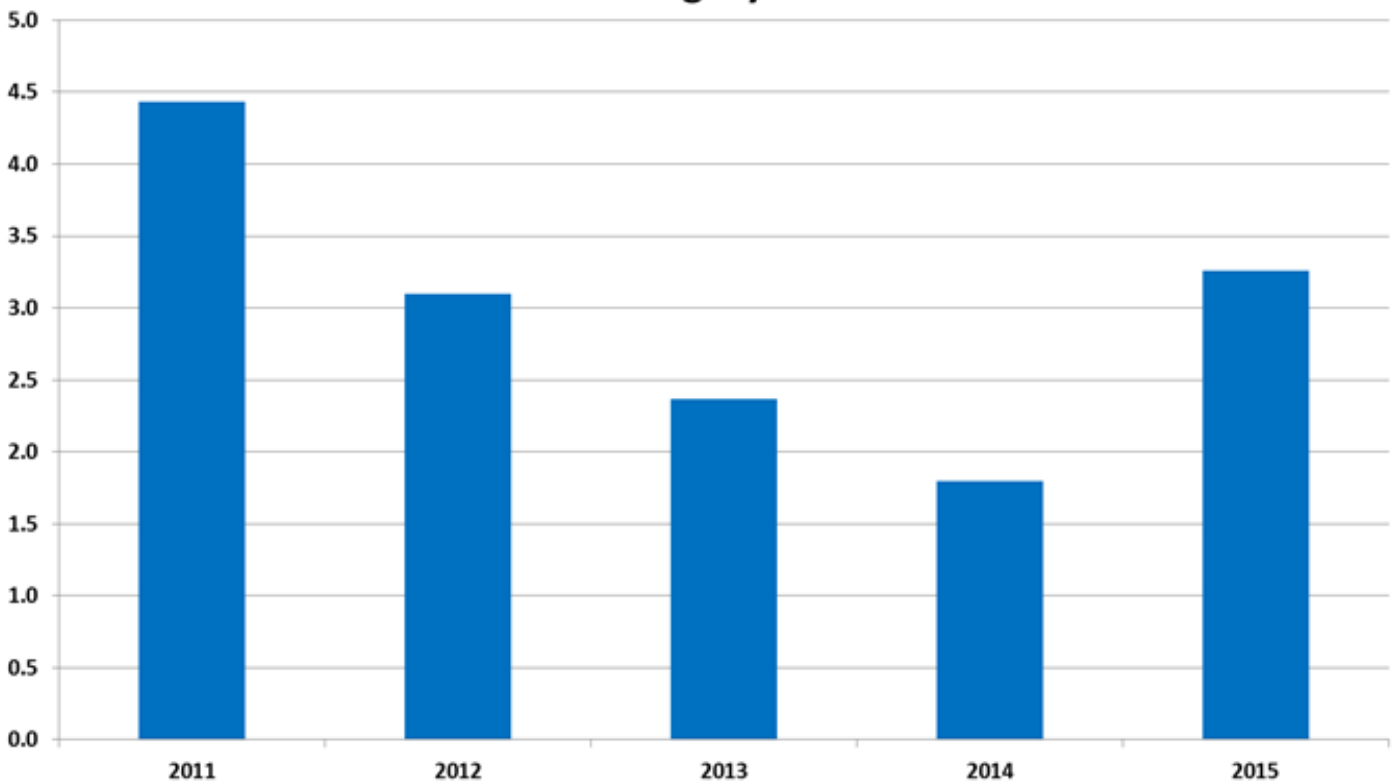
CALGARY HOUSING STATISTIC REVIEW

Residential Average Price Calgary



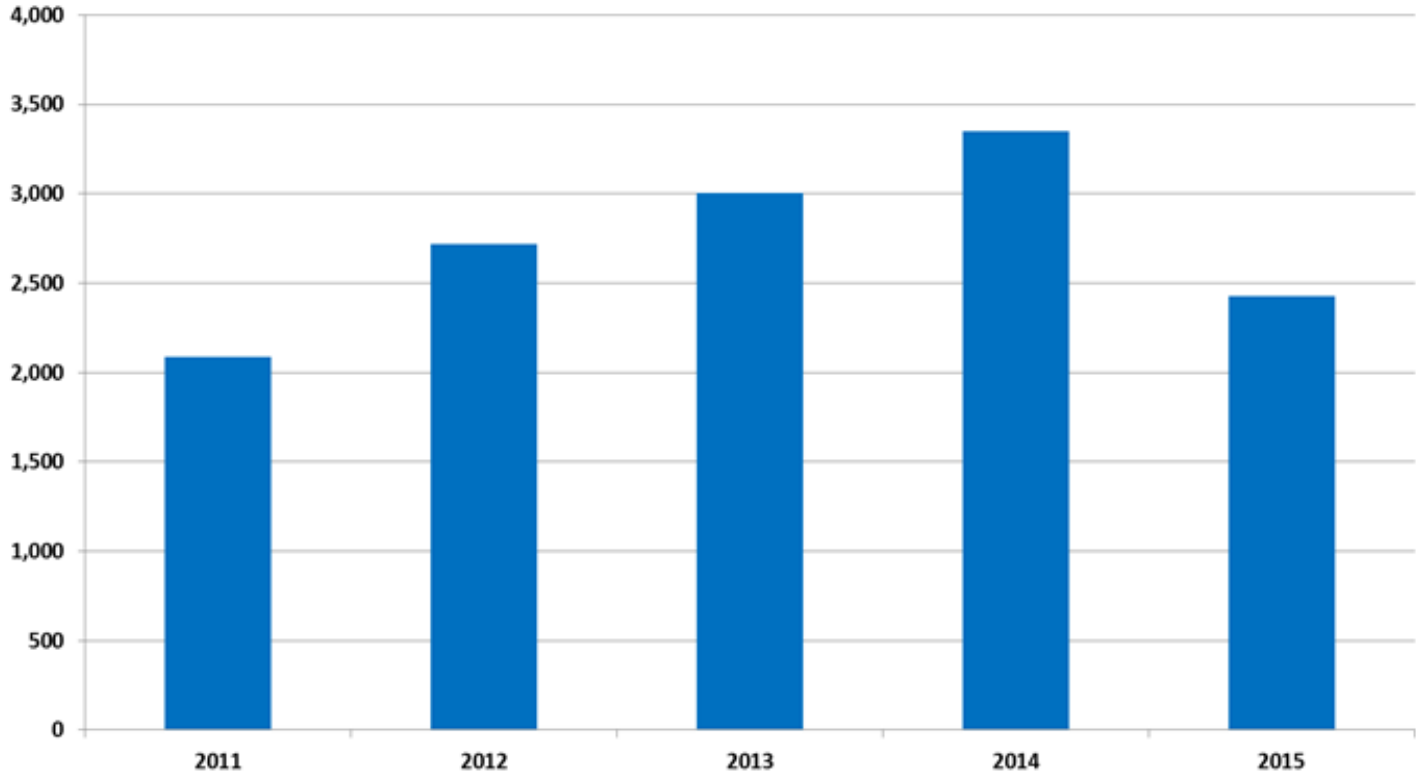
Source: The Canadian Real Estate Association

Residential months of inventory (April only) Calgary



Source: The Canadian Real Estate Association

Residential sales activity (April only) Calgary



Source: The Canadian Real Estate Association



MAY 2015

NEIGHBOURHOOD HOUSING STATISTIC REVIEW

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Apr-15	DOM	Apr-15	Apr-15	Y/Y%	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	
	1,957	-22.37%	5,827	3,064	-18%	12,394	5,579	40	97.27%	419,000	-2%	470,254	-1%	467,848	451,600	2%	455,325	477,000	1%	482,550		
City of Calgary	626	-23%	1,831	979	-20%	3,865	1,700	39	97.26%	419,000	1%	507,194	2%	494,051	477,000	1%	482,550	477,000	1%	482,550	211	
ZONE A																					209	
Atbour Lake	18	0%	41	25	14%	81	35	31	97.48%	480,000	29%	467,528	14%	465,665	475,400	0%	480,175	475,400	0%	480,175	214	
Balmoral	9	-47%	26	19	-34%	77	41	34	98.15%	675,000	27%	618,475	15%	548,022	449,900	0%	460,000	449,900	0%	460,000	198	
Beddington	14	-7%	35	29	61%	75	31	23	98.45%	345,000	6%	375,989	4%	374,713	355,100	1%	360,050	355,100	1%	360,050	208	
Bowness	14	-33%	47	31	-11%	97	52	41	97.93%	369,000	-9%	365,386	-3%	382,250	330,800	0%	333,050	330,800	0%	333,050	224	
Brentwood	11	-15%	28	18	20%	54	21	23	97.12%	570,000	19%	573,536	8%	547,604	478,600	-6%	496,475	478,600	-6%	496,475	200	
Biarr Hill	4	33%	15	4	-64%	26	12	49	87.42%	427,500	-66%	1,010,500	-4%	707,007	601,600	2%	612,775	601,600	2%	612,775	222	
Bridgeland	8	-27%	33	21	-5%	86	46	42	96.08%	352,500	3%	414,875	12%	513,720	485,000	3%	501,700	485,000	3%	501,700	223	
Cambrian Heights	1	-67%	2	5	67%	11	9	39	96.79%	745,000	27%	745,000	21%	693,000	567,400	2%	579,800	567,400	2%	579,800	242	
Capitol Hill	8	-11%	23	8	-58%	55	22	57	97.12%	615,950	1%	598,300	-4%	597,343	571,500	-1%	586,825	571,500	-1%	586,825	215	
Charleswood	4	-56%	11	6	-57%	25	8	15	95.25%	610,000	-1%	622,626	0%	601,297	551,400	-1%	569,600	551,400	-1%	569,600	206	
Citadel	13	-24%	41	27	8%	78	35	32	97.72%	467,500	7%	423,154	-7%	425,126	438,300	5%	438,775	438,300	5%	438,775	203	
Collingwood	3	-25%	5	6	20%	19	10	74	97.36%	680,000	10%	557,833	-6%	553,700	609,600	1%	618,375	609,600	1%	618,375	244	
Country Hills	1	-90%	16	7	-50%	31	11	79	96.69%	274,500	-24%	274,500	-27%	381,177	375,000	2%	375,925	375,000	2%	375,925	200	
Country Hills Village	9	-36%	26	21	11%	63	28	40	96.85%	275,000	5%	282,278	-2%	292,941	302,500	0%	303,375	302,500	0%	303,375	189	
Coventry Hills	29	-38%	88	45	-32%	142	48	32	97.72%	416,500	0%	420,445	0%	415,345	435,400	3%	433,900	435,400	3%	433,900	212	
Crescent Heights	5	-75%	22	20	-46%	69	37	50	97.36%	440,000	23%	484,600	25%	483,184	421,300	-1%	436,500	421,300	-1%	436,500	195	
Dalhousie	12	-20%	28	11	-31%	52	26	54	97.43%	440,000	-14%	406,685	-18%	508,544	398,100	1%	403,000	398,100	1%	403,000	215	
Edgemont	10	-60%	37	25	-43%	95	46	41	97.18%	618,400	17%	597,410	5%	561,692	535,900	0%	552,700	535,900	0%	552,700	217	
Evanston	24	-17%	86	46	21%	181	72	31	98.44%	452,000	0%	478,654	1%	486,350	481,700	2%	488,850	481,700	2%	488,850	206	
Greenview	5	25%	16	4	-60%	25	12	77	96.28%	202,000	-10%	230,800	-11%	268,197	252,500	2%	255,350	252,500	2%	255,350	199	
Hamptons	16	45%	31	22	0%	75	33	37	97.58%	704,500	-17%	698,813	-17%	721,172	727,200	3%	745,850	727,200	3%	745,850	222	
Hanson Ranch	5	-29%	16	6	-33%	31	11	29	98.56%	553,800	7%	525,960	16%	492,375	470,100	2%	476,150	470,100	2%	476,150	198	
Harvest Hills	8	-43%	26	13	-32%	61	21	35	98.13%	426,500	14%	418,688	12%	400,154	414,000	2%	413,475	414,000	2%	413,475	202	
Hawkwood	9	-31%	30	18	6%	61	23	31	96.44%	525,000	9%	544,556	9%	530,060	510,800	4%	508,750	510,800	4%	508,750	205	
Hidden Valley	15	-12%	46	13	-41%	65	18	39	97.94%	415,000	-1%	410,433	-1%	418,444	435,800	2%	440,575	435,800	2%	440,575	199	
Highland Park	12	9%	22	9	-53%	53	30	54	96.68%	521,250	-14%	507,292	-11%	526,386	500,500	0%	509,225	500,500	0%	509,225	218	
Highwood	3	-25%	6	6	0%	17	10	23	97.57%	490,000	-4%	500,500	-2%	497,750	507,800	2%	516,875	507,800	2%	516,875	220	
Hillhurst	14	8%	23	13	-41%	70	47	65	94.29%	825,750	38%	872,321	31%	812,387	599,900	-1%	605,550	599,900	-1%	605,550	208	
Huntington Hills	15	0%	44	15	-6%	80	31	32	98.09%	344,000	-16%	360,050	-6%	351,503	371,800	5%	374,200	371,800	5%	374,200	205	
Kincora	10	-17%	27	20	5%	63	32	43	98.44%	476,500	-12%	483,950	-13%	476,959	570,100	2%	581,325	570,100	2%	581,325	193	
Lynx Ridge	1		1	-		1	-	141	94.60%	1,182,500		1,182,500		1,182,500								
MacEwan Glen	7	0%	19	10	-9%	31	11	14	99.55%	468,500	17%	477,516	14%	475,027	428,500	2%	431,500	428,500	2%	431,500	194	
Montgomery	11	57%	26	15	7%	62	26	52	96.94%	580,550	14%	564,686	10%	526,404	456,300	1%	469,425	456,300	1%	469,425	216	
Mount Pleasant	17	-23%	37	23	-30%	90	42	45	98.50%	698,000	7%	705,753	5%	697,581	593,200	0%	607,925	593,200	0%	607,925	215	
Mountview/Winston Heights	5	-50%	18	8	-47%	40	20	117	97.74%	689,000	24%	667,300	26%	645,578	497,400	0%	512,650	497,400	0%	512,650	205	
Nolan Hill	10	67%	21	18	350%	63	37	57	98.41%	526,500	25%	533,560	24%	511,908								
North Haven	1	-67%	5	3	-67%	9	4	61	93.24%	550,000	-4%	550,000	-9%	508,300	514,700	2%	522,625	514,700	2%	522,625	232	
North Haven Upper	1		2	-		4	2	14	98.35%	590,000		590,000		560,000	549,700	3%	559,700	549,700	3%	559,700	220	
Panorama Hills	49	-11%	132	57	-17%	269	102	43	97.65%	370,000	-1%	415,044	2%	417,004	540,300	4%	533,525	540,300	4%	533,525	203	
Parkdale	7	0%	14	15	-17%	51	30	40	97.94%	715,000	-6%	661,700	-6%	739,421	666,700	0%	682,250	666,700	0%	682,250	214	
Point McKay	3	50%	18	4	-20%	29	9	45	97.74%	430,000	-4%	431,633	-4%	407,183	439,600	1%	429,950	439,600	1%	429,950	235	
Ranchlands	13	0%	34	15	25%	52	18	23	98.03%	297,000	-7%	333,325	2%	356,227	358,000	6%	354,900	358,000	6%	354,900	217	
Ranchlands Estates	2	-33%	7	2		13	7	16	97.50%	448,400	-9%	448,400	-3%	455,757	422,300	4%	419,675	422,300	4%	419,675	208	
Regal Terrace/Renfrew	15	7%	41	19	-24%	109	63	41	96.84%	385,000	-26%	462,987	-9%	476,346	522,500	1%	437,250	522,500	1%	437,250	219	
Rocky Ridge	18	-25%	46	24	-4%	94	37	35	97.57%	522,000	13%	517,167	3%	465,830	494,900	1%	504,375	494,900	1%	504,375	212	
Rosedale	1	-75%	7	5	0%	16	6	93	94.62%	719,000	-30%	719,000	-38%	750,929	853,800	-3%	884,475	853,800	-3%	884,475	202	
Rosemont	2	0%	4	4	0%	11	6	28	99.59%	592,500	25%	592,500	25%	890,000	644,400	2%	660,000	644,400	2%	660,000	244	

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory		DOM		SP/LP		Median Price		Average Price		Benchmark Price		Index	
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Apr-15	Apr-15	Apr-15	Y/Y%	Apr-15	Y/Y%	Apr-15	Y/Y%	Apr-15	YTD	Apr-15		YTD
Royal Oak	25	-11%	72	31	-38%	130	46	47	97.70%	400,000	-17%	432,422	-8%	462,104	-8%	571,900	0%	582,450	198	
Sage Hill	9	-47%	34	23	15%	70	28	40	98.05%	460,000	-8%	474,778	-1%	449,403	-1%	525,000	2%	534,550	187	
Saint Andrews	4	300%	8	2	-71%	15	6	62	94.61%	823,500	137%	1,139,500	228%	831,938	228%	794,700	2%	820,250	224	
Sandstone	6	200%	25	8	-38%	40	11	25	98.41%	439,000	-8%	411,567	-14%	413,452	-14%	436,500	2%	436,400	200	
Scenic Acres	5	-69%	17	14	-48%	45	23	49	98.08%	562,000	3%	635,800	13%	615,088	13%	532,500	1%	537,375	206	
Sherwood	5	-38%	14	12	0%	37	19	41	97.95%	468,500	-16%	635,800	-32%	456,574	-32%	600,400	2%	610,000	202	
Silver Springs	16	0%	38	20	5%	66	24	24	98.54%	488,000	-2%	525,444	6%	510,450	4%	462,000	4%	460,325	214	
Sunnyside	6	-25%	15	10	-38%	47	27	32	98.64%	328,950	-4%	378,625	-15%	401,943	-15%	434,900	-1%	449,000	203	
Thorncliffe	7	-50%	28	7	-71%	45	13	29	95.80%	385,000	-16%	394,957	-5%	389,218	-5%	365,600	2%	369,425	208	
Tuscany	25	-44%	109	49	-6%	187	70	25	97.74%	490,000	-14%	493,956	-14%	493,802	-14%	517,800	1%	523,250	224	
Tuxedo	9	-47%	26	19	-34%	77	41	34	98.15%	675,000	27%	618,475	15%	548,022	15%	449,900	0%	460,000	198	
University Heights	2	100%	3	3	50%	7	4	20	97.16%	922,500	30%	922,500	30%	864,000	30%	718,000	-1%	722,925	229	
Valley Ridge	10	67%	26	15	-6%	67	33	37	98.02%	636,250	5%	642,200	7%	639,192	7%	668,200	1%	666,575	230	
Varsity Acres	4	-64%	26	11	-39%	42	18	17	98.28%	296,200	-9%	297,225	-30%	407,096	7%	462,900	7%	458,050	216	
Varsity Estates	8	167%	12	3	-57%	25	10	38	95.39%	773,500	-21%	758,988	-9%	736,767	7%	792,300	2%	784,375	208	
Varsity Village	8	60%	22	10	-17%	41	19	30	96.69%	224,950	-23%	322,863	-12%	362,564	8%	436,600	8%	426,650	212	
West Hillhurst	9	-53%	38	21	-28%	105	58	67	95.85%	805,000	6%	866,531	3%	867,731	-4%	699,200	-4%	703,000	208	
ZONE B	292	-20%	881	380	-33%	1,476	535	37	97.50%	344,000	2%	339,047	1%	329,359	1%	354,500	7%	352,075	220	
Abbeydale	7	-36%	19	10	-17%	34	11	41	97.48%	240,000	14%	322,214	9%	321,488	9%	336,800	8%	333,375	231	
Albert Park	5	67%	8	6	-14%	22	14	48	94.94%	384,000	-8%	302,620	-13%	311,275	-13%	329,800	13%	329,350	225	
Applewood	4	-43%	18	4	-69%	29	11	63	97.30%	365,500	28%	368,250	26%	339,506	26%	406,400	7%	403,425	210	
Castleridge	6	-50%	18	7	-70%	31	8	30	97.37%	346,250	6%	332,583	3%	331,217	3%	342,600	7%	342,050	227	
Castleridge Estates	1	-50%	3	2	100%	4	1	15	97.87%	450,000	14%	450,000	14%	420,667	14%	439,100	8%	437,950	223	
Coral Springs	5	-29%	17	8	-27%	36	16	29	96.64%	485,000	5%	468,400	-7%	471,303	5%	543,300	10%	538,125	219	
Dover	8	700%	17	10	0%	23	11	34	97.67%	298,500	-11%	282,375	-16%	275,200	-16%	315,900	13%	311,575	232	
Dover Glen	5	-17%	12	5	-55%	20	9	40	97.48%	234,000	-24%	282,500	-2%	273,375	-2%	298,000	7%	295,550	228	
Erin Woods	7	-36%	27	9	-57%	45	18	40	97.38%	325,000	-4%	303,314	-9%	303,093	-9%	340,400	9%	337,000	222	
Falconridge	19	-30%	45	20	-31%	75	22	36	97.23%	300,000	-3%	292,637	0%	298,033	0%	319,100	8%	315,775	227	
Fonda	3	-25%	11	2	-67%	12	1	15	97.93%	282,000	-15%	264,333	-22%	267,114	-22%	272,500	6%	274,750	219	
Forest Heights	3	0%	10	6	-50%	16	7	31	97.21%	295,000	32%	311,000	14%	296,400	14%	310,200	8%	310,475	218	
Forest Lawn	2	-67%	16	6	-67%	26	13	48	97.75%	237,000	-27%	237,000	-23%	287,750	-23%	300,800	9%	299,325	211	
Golden Triangle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Marlborough	12	-8%	34	11	-8%	43	13	61	97.03%	346,000	3%	353,999	12%	354,306	12%	357,600	2%	359,125	210	
Marlborough Park	11	-42%	30	11	-45%	45	15	32	96.66%	320,000	6%	298,409	0%	307,300	0%	334,500	5%	330,050	214	
Martindale	19	-42%	66	27	-57%	99	38	36	97.14%	339,500	-2%	358,789	0%	358,739	0%	359,700	5%	358,625	224	
Mayland Heights	6	100%	17	10	25%	35	16	62	96.66%	386,250	51%	364,333	12%	391,912	12%	358,600	4%	358,500	216	
Mayland Heights East	1	0%	4	-	-	3	-	12	107.78%	485,000	47%	485,000	47%	288,375	47%	-	-	-	-	
McCall Ind. Park/Airways Ind. Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Monterey Park	12	-29%	29	18	-31%	64	22	41	97.34%	385,518	-4%	388,420	2%	389,084	2%	425,500	6%	423,475	207	
Penbrooke	5	-38%	22	7	-53%	39	19	42	95.70%	285,000	24%	243,980	3%	265,109	3%	285,500	6%	284,250	228	
Pineridge	17	21%	40	21	-5%	72	20	25	97.46%	238,500	-22%	255,171	-13%	270,019	-13%	318,100	6%	314,475	211	
Radisson Heights	6	200%	11	7	40%	19	5	48	98.23%	364,100	-12%	365,450	-11%	357,282	-11%	355,900	8%	354,975	217	
Red Carpet/Mountview Mobile Park	6	100%	12	1	-67%	18	4	39	97.82%	174,950	-17%	178,775	-7%	167,138	-7%	320,900	4%	321,025	207	
Redstone	2	0%	10	3	50%	15	8	39	97.81%	454,750	2%	454,750	2%	421,940	2%	478,200	10%	470,200	228	
Rundle	8	-43%	28	14	-33%	49	20	33	99.32%	347,000	18%	318,063	5%	310,016	5%	320,900	4%	321,025	207	
Saddle Ridge	30	-6%	98	50	-2%	181	64	27	97.93%	402,450	4%	398,353	6%	374,487	6%	478,200	10%	470,200	228	
Saddle Ridge Ind/Westwinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Skyview Ranch	17	31%	59	25	4%	97	37	41	97.83%	418,000	16%	406,971	9%	403,889	9%	411,800	10%	405,450	221	
Southview	1	-50%	5	3	-25%	11	4	3	96.90%	387,500	-4%	387,500	-4%	399,700	-4%	397,600	9%	401,750	226	
Stoney Ind.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taradate	18	-62%	85	33	-33%	133	50	38	97.75%	387,500	8%	355,889	1%	356,837	1%	376,300	3%	376,100	218	
Temple	22	57%	49	19	-32%	72	17	35	96.99%	287,500	-7%	300,318	-5%	314,782	-5%	354,100	7%	350,750	213	
Valleyfield	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Apr-15	Apr-15	Apr-15	Apr-15	Y/Y%	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	
	611	-27%	1,831	1,087	-14%	4,567	2,315	43	96.95%	-3%	430,000	-3%	510,004	-3%	512,029	483,500	1%	488,850	213			
Vista Heights	2	-67%	8	3	0%	11	5	18	97.24%	9%	437,500	9%	437,500	18%	334,188	304,400		305,425	225			
West Dover	2	-71%	7	6	-25%	21	10	95	97.06%	60%	441,500	60%	441,500	26%	316,786	295,000	3%	293,550	220			
Whitehorn	19	19%	42	16	-38%	68	23	40	97.92%	17%	364,926	17%	364,926	10%	345,948	334,400	7%	331,725	219			
ZONE C	611	-27%	1,831	1,087	-14%	4,567	2,315	43	96.95%	-3%	430,000	-3%	510,004	-3%	512,029	483,500	1%	488,850	213			
Altadore/River Park	26	18%	55	44	16%	196	109	50	97.17%	-12%	741,575	-12%	806,471	1%	800,168	609,800	2%	625,175	217			
Aspen Woods	12	-43%	43	40	38%	142	90	35	97.51%	-32%	457,250	-32%	627,417	-25%	801,058	899,900	3%	899,825	258			
Bankview	15	-25%	36	27	-7%	96	55	63	96.84%	11%	315,000	11%	359,433	-3%	372,649	361,300	-2%	374,150	202			
Bayview	1		3	1	-67%	7	4	60	90.73%		812,000		812,000		1,004,000	1,105,000	3%	1,106,950	184			
Bel Aire	-		3	-		8	6							2,329,667								
Braeside	9	-36%	25	7	-63%	44	27	47	97.84%	2%	357,000	2%	370,833	0%	336,860	332,300	2%	331,975	200			
Bridlewood	33	50%	88	28	-38%	121	37	33	97.71%	-9%	382,000	-9%	355,709	-12%	370,866	431,900	3%	433,000	208			
Britannia	-		5	-		7	5							2,526,600	1,058,000	-8%	1,138,875	162				
Canyon Meadows	5	-74%	37	15	-35%	58	23	25	98.62%	-36%	273,800	-36%	329,920	-15%	340,865	334,200	0%	336,950	203			
Canyon Meadows Estates	-		6	1	-75%	9	3							731,250	731,900	0%	750,225	200				
Cedarbrae	11	-15%	37	18	-5%	65	27	38	97.58%	-16%	353,000	-16%	338,727	-19%	342,686	347,400	5%	346,000	203			
CFB Currie	-		3	3	200%	22	19							830,698								
Chinook Park	1		2	1	-75%	9	7	13	102.03%		1,357,000		1,357,000		1,034,000	597,900	-7%	627,275	198			
Christie Park	1	-75%	8	6	20%	22	13	9	97.93%	-13%	710,000	-13%	710,000	-15%	756,313	674,800	3%	674,375	204			
Cliff Bungalow	-		9	10	-17%	36	22	35	97.47%	8%	405,000	8%	462,900	7%	420,425	378,300	1%	368,800	196			
Coach Hill	5	-38%	20	7	-30%	52	22	35	97.47%	8%	405,000	8%	462,900	7%	420,425	420,800	3%	421,350	207			
Connaught	25	-51%	93	54	-10%	254	132	38	96.76%	-9%	317,500	-9%	333,008	-8%	349,328	298,100	-7%	308,800	205			
Cougar Ridge	12	-14%	38	20	-13%	81	31	23	97.37%	-2%	590,500	-2%	628,458	6%	604,663	650,800	1%	652,025	236			
Crestmont	-		1	4	-33%	13	10							520,000	668,100	0%	670,050	229				
Discovery Ridge	9	29%	25	12	-50%	67	39	53	97.27%	-53%	359,000	-53%	483,222	-35%	576,820	831,100	2%	840,350	200			
Downtown	7	133%	21	13	-35%	70	49	80	97.71%	-1%	387,500	-1%	592,929	74%	493,467	252,200	4%	257,525	213			
Eagle Ridge	-		-	-		4	4															
East Village	3	200%	7	7	0%	30	4	37	96.59%	24%	335,000	24%	346,000	28%	319,429	361,500	9%	369,825	237			
Eau Claire	3	-67%	12	13	30%	47	39	31	98.61%	28%	600,000	28%	555,667	-7%	659,250	545,300	2%	557,475	225			
Elbow Park	6	20%	12	6	-33%	41	30	52	93.96%	-20%	1,249,900	-20%	1,280,467	-17%	1,232,067	1,265,200	0%	1,326,075	211			
Elboya	3	50%	7	5	-17%	22	21	103	95.80%	28%	1,600,000	28%	1,628,333	31%	1,187,357	914,300	-1%	945,575	235			
Erlton	4	33%	8	8	33%	38	19	43	94.34%	7%	455,000	7%	612,500	-6%	614,063	548,700	-2%	568,500	229			
Evergreen	40	-20%	107	60	-9%	202	80	42	97.52%	-1%	409,500	-1%	408,680	-4%	408,207	471,700	1%	475,300	209			
Evergreen Estates/Shawnee	12	0%	27	14	-18%	59	31	40	96.64%	12%	711,275	12%	711,275	25%	651,400	653,100	-1%	668,000	205			
Garrison Green	4	-50%	17	5	-58%	32	17	56	97.34%	-19%	429,000	-19%	519,500	-11%	536,876	322,200	5%	321,750	236			
Garrison Woods	5	-29%	16	5	-58%	29	11	46	98.81%	395,000	-19%	700,300	12%	577,500								
Glamorgan	14	-18%	39	13	-48%	69	24	54	96.88%	-47%	269,500	-47%	349,393	-21%	395,731	378,400	5%	375,275	222			
Glenbrook	14	17%	35	17	6%	66	26	44	98.12%	-37%	289,500	-37%	363,750	-21%	407,271	359,600	0%	360,400	220			
Glendale	2	-67%	11	5	-38%	23	10	34	96.65%	-4%	531,500	-4%	531,500	-29%	574,473	538,700	-4%	547,150	224			
Haysboro	9	-47%	44	21	-25%	91	39	32	95.78%	-10%	395,000	-10%	352,444	-14%	372,434	359,800	-4%	372,500	202			
Kelvin Grove	5	67%	10	1	-75%	14	5	36	95.35%	-22%	690,000	-22%	710,900	2%	668,190	642,600	1%	654,450	196			
Killarney	22	-8%	51	27	-23%	134	73	36	96.94%	-2%	565,375	-2%	531,552	-8%	587,733	519,100	-2%	525,725	211			
Kingsland	3	0%	9	9	0%	34	19	33	96.66%	5%	423,300	5%	423,300	17%	381,267	399,900	-1%	408,525	206			
Lakeview	7	-30%	23	13	160%	47	15	27	97.78%	-10%	507,000	-10%	494,714	-7%	527,848	555,700	-2%	558,275	213			
Lakeview Village	-		4	1	-67%	10	5							1,316,875	1,273,900	-2%	1,269,725	214				
Lincoln Park	4	300%	15	7	75%	31	13	58	97.42%	11%	318,750	11%	310,125	8%	329,050	306,600	1%	306,225	197			
Lower Mount Royal	4	-67%	23	27	93%	86	50	39	97.50%	-27%	275,500	-27%	296,350	-25%	386,909	379,200	-2%	390,200	204			
Mayfair	1		2	-		3	1	75	100.00%	1,069,000		1,069,000		959,500	1,050,300	-6%	1,063,775	214				
Meadowlark Park	2	0%	5	2	-33%	15	8	64	95.65%	9%	707,250	9%	707,250	9%	634,350	572,100	-5%	593,675	210			
Millrise	22	22%	45	26	8%	80	22	31	97.54%	-4%	376,177	-4%	362,971	403,100	2%	401,250	204					
Mission	13	-38%	27	30	20%	100	62	43	96.21%	2%	364,877	2%	364,877	-25%	397,663	290,500	9%	281,600	213			
Mount Royal	2	0%	7	3	-25%	23	16	43	81.94%	16%	1,475,000	16%	1,475,000	16%	1,118,857	1,550,900	8%	1,575,425	211			
North Glenmore Park	2	-50%	9	9	13%	28	15	42	94.55%	12%	685,000	12%	685,000	14%	662,500	559,300	-5%	571,150	197			
Oakridge	10	-29%	24	9	0%	42	15	38	97.69%	25%	351,326	25%	351,326	12%	390,194	422,000	6%	417,350	199			
Oakridge Estates	1	-50%	6	-		14	6	50	98.06%	-1%	760,000	-1%	760,000	-1%	727,500	491,100	4%	489,500	205			

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP			Median Price			Average Price			Benchmark Price			Index	
	Apr-15		YTD	Apr-15		YTD	Apr-15		YTD	Apr-15		YTD	Apr-15		YTD	Apr-15		YTD	Apr-15		YTD		
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD		
Palisier	2	-75%	16	10	11%	31	11	39	98.19%	409,500	-15%	409,500	409,500	-15%	409,500	382,900	3%	383,650	382,900	3%	383,650	204	
Parkhill/Stanley Park	1	-50%	8	9	-40%	34	22	48	97.82%	1,075,000	63%	1,075,000	1,075,000	63%	1,075,000	756,200	6%	779,400	756,200	6%	779,400	202	
Patterson	2	-87%	22	26	0%	74	46	45	95.59%	626,000	62%	626,000	626,000	62%	626,000	538,600	5%	535,700	538,600	5%	535,700	210	
Pump Hill	2	-75%	3	1	-67%	8	4	32	96.58%	917,500	-15%	917,500	917,500	-15%	917,500	1,037,300	3%	1,010,800	1,037,300	3%	1,010,800	218	
Richmond	11	-31%	23	18	-22%	94	54	39	96.86%	587,400	-20%	587,400	587,400	-20%	587,400	598,600	-2%	616,450	598,600	-2%	616,450	213	
Richmond Hill	11	-27%	24	31	72%	65	38	33	98.33%	420,200	14%	420,200	420,200	14%	420,200	504,400	4%	498,500	504,400	4%	498,500	222	
Rideau Park	2	0%	3	1	7%	7	5	78	96.67%	652,500	18%	652,500	652,500	18%	652,500	335,600	-1%	343,025	335,600	-1%	343,025	211	
Rosscarrock	2	-60%	3	6	-40%	30	2	5	98.11%	645,000	6%	645,000	645,000	6%	645,000	427,500	-2%	428,975	427,500	-2%	428,975	214	
Roxboro	1	0%	3	1	-50%	6	3	9	98.15%	1,275,000	-49%	1,275,000	1,275,000	-49%	1,275,000	569,500	-5%	580,000	569,500	-5%	580,000	206	
Rutland Park	1	0%	2	3	50%	10	8	13	96.92%	3,150,000	142%	3,150,000	3,150,000	142%	3,150,000	697,300	-5%	733,525	697,300	-5%	733,525	161	
Scarboro	1	0%	7	3	-73%	24	13	13	97.31%	421,250	2%	421,250	421,250	2%	421,250	568,400	-5%	582,375	568,400	-5%	582,375	212	
Shaganappi	6	-67%	31	12	-60%	53	20	34	97.31%	720,500	-8%	720,500	720,500	-8%	720,500	397,200	2%	400,350	397,200	2%	400,350	194	
Shawnessy	6	20%	13	7	-42%	35	18	36	97.43%	367,500	-1%	367,500	367,500	-1%	367,500	755,100	6%	744,575	755,100	6%	744,575	229	
Signal Hill	7	17%	18	9	125%	45	19	27	98.78%	426,643	-8%	426,643	426,643	-8%	426,643	574,300	6%	572,550	574,300	6%	572,550	206	
Signature Park	9	-59%	37	13	-55%	86	35	34	98.36%	405,000	-3%	405,000	405,000	-3%	405,000	446,100	-1%	450,275	446,100	-1%	450,275	191	
Silverado	20	100%	51	17	-23%	95	29	42	98.17%	398,750	-7%	398,750	398,750	-7%	398,750	408,000	0%	410,800	408,000	0%	410,800	213	
Somerset	10	-38%	35	24	-8%	102	54	36	99.46%	657,500	18%	657,500	657,500	18%	657,500	530,400	-2%	548,400	530,400	-2%	548,400	208	
South Calgary	11	38%	20	12	71%	43	18	21	97.56%	395,000	38%	395,000	395,000	38%	395,000	342,200	0%	347,125	342,200	0%	347,125	206	
Southwood	22	5%	45	25	-32%	125	70	95	96.08%	625,000	-8%	625,000	625,000	-8%	625,000	695,700	5%	706,125	695,700	5%	706,125	223	
Springbank Hill	6	-71%	22	24	-39%	77	36	64	96.19%	293,000	-19%	293,000	293,000	-19%	293,000	388,400	1%	389,075	388,400	1%	389,075	171	
Spruce Cliff	10	-9%	26	24	26%	59	27	28	97.30%	642,500	-3%	642,500	642,500	-3%	642,500	337,700	1%	642,700	337,700	1%	642,700	220	
Strathcona Park	5	-55%	17	13	-7%	60	37	25	95.42%	338,000	26%	338,000	338,000	26%	338,000	605,600	-4%	616,250	605,600	-4%	616,250	202	
Sunalta	1	1	7	1	-50%	7	5	130	91.05%	1,088,000	-	1,088,000	1,088,000	-	1,088,000	826,800	-8%	825,850	826,800	-8%	825,850	223	
The Slopes	1	1	5	1	-50%	5	4	5	97.31%	353,650	-10%	353,650	353,650	-10%	353,650	339,200	-3%	365,800	339,200	-3%	365,800	255	
Upper Scarboro	12	-54%	59	30	-25%	168	77	59	97.31%	448,000	23%	448,000	448,000	23%	448,000	687,400	2%	690,950	687,400	2%	690,950	240	
Victoria Park	7	75%	12	11	-27%	48	29	67	96.65%	628,000	9%	628,000	628,000	9%	628,000	440,100	-4%	445,225	440,100	-4%	445,225	216	
West End	19	-27%	54	43	19%	148	76	40	97.10%	471,500	3%	471,500	471,500	3%	471,500	594,600	-7%	608,400	594,600	-7%	608,400	222	
West Springs	2	0%	7	14	250%	33	23	58	97.32%	538,000	-15%	538,000	538,000	-15%	538,000	364,300	3%	366,550	364,300	3%	366,550	202	
Westgate	2	-83%	5	9	13%	29	22	11	97.84%	227,500	-8%	227,500	227,500	-8%	227,500	452,400	5%	451,000	452,400	5%	451,000	205	
Wildwood	6	-54%	25	10	-44%	47	18	49	97.07%	445,000	-5%	445,000	445,000	-5%	445,000	469,800	2%	471,700	469,800	2%	471,700	205	
Windsor Park	15	15%	45	18	0%	75	22	35	97.89%	416,750	-10%	416,750	416,750	-10%	416,750	341,500	1%	345,700	341,500	1%	345,700	195	
Woodbine	10	100%	25	7	-30%	44	19	35	96.03%	416,750	-5%	416,750	416,750	-5%	416,750	510,900	1%	516,350	510,900	1%	516,350	202	
Woodlands	428	-16%	1,286	624	-8%	2,503	1,025	37	97.71%	448,993	-3%	448,993	448,993	-3%	448,993	479,700	0%	481,375	479,700	0%	481,375	198	
ZONE D	20	54%	56	23	21%	85	27	31	97.85%	403,000	-8%	403,000	403,000	-8%	403,000	341,500	1%	345,700	341,500	1%	345,700	203	
Acadia	30	-12%	99	56	6%	230	106	45	98.30%	418,408	-18%	418,408	418,408	-18%	418,408	510,900	1%	516,350	510,900	1%	516,350	195	
Auburn Bay	18	-36%	57	24	-20%	106	40	29	97.82%	453,250	-9%	453,250	453,250	-9%	453,250	479,700	0%	481,375	479,700	0%	481,375	202	
Chaparral	3	-63%	20	8	-27%	32	11	63	96.74%	381,000	38%	381,000	381,000	38%	381,000	442,700	1%	449,125	442,700	1%	449,125	201	
Chaparral Valley	44	22%	127	47	12%	210	71	40	98.14%	389,000	-6%	389,000	389,000	-6%	389,000	504,100	1%	508,375	504,100	1%	508,375	213	
Copperfield	42	-32%	127	59	-34%	299	121	43	97.55%	379,000	-16%	379,000	379,000	-16%	379,000	378,800	8%	378,025	378,800	8%	378,025	177	
Cranston	6	0%	22	9	-18%	29	8	32	98.62%	401,250	-4%	401,250	401,250	-4%	401,250	407,400	7%	405,750	407,400	7%	405,750	201	
Deer Ridge	2	0%	2	-	-	3	1	34	97.38%	618,250	-3%	618,250	618,250	-3%	618,250	616,600	-2%	609,400	616,600	-2%	609,400	191	
Deer River Estates	8	0%	16	6	-25%	28	10	36	96.94%	372,000	5%	372,000	372,000	5%	372,000	457,200	5%	464,225	457,200	5%	464,225	205	
Deer Run	-	-	5	-	-	9	5	42	98.15%	461,000	2%	461,000	461,000	2%	461,000	468,100	5%	475,975	468,100	5%	475,975	202	
Diamond Cove	6	-14%	16	6	-25%	23	7	34	96.93%	470,000	6%	470,000	470,000	6%	470,000	558,900	6%	564,100	558,900	6%	564,100	197	
Douglas Glen	2	0%	8	5	-29%	14	4	30	26	98.42%	563,750	6%	563,750	563,750	6%	563,750	380,500	-7%	398,375	380,500	-7%	398,375	195
Douglas Ridge	8	-27%	27	17	-41%	59	30	26	97.16%	405,000	-12%	405,000	405,000	-12%	405,000	480,100	1%	501,075	480,100	1%	501,075	215	
Douglasdale Estates	3	-50%	10	6	-33%	18	9	31	97.16%	470,000	-3%	470,000	470,000	-3%	470,000	508,600	-1%	517,600	508,600	-1%	517,600	201	
Fairview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Highfield	7	-53%	22	22	69%	56	29	23	97.54%	470,000	-3%	470,000	470,000	-3%	470,000	425,800	1%	431,100	425,800	1%	431,100	198	
Inglewood	22	57%	50	27	23%	83	30	27	97.14%	471,250	16%	471,250	471,250	16%	471,250	854,200	0%	848,200	854,200	0%	848,200	214	
Lake Bonavista	-	-	4	2	-50%	7	5	19	26	95.10%	920,000	6%	920,000	920,000	6%	920,000	330,300	5%	334,375	330,300	5%	334,375	214
Lake Bonavista Downs	7	-13%	17	14	56%	37	19	26															

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory		DOM		SP/LP		Median Price		Average Price		Benchmark Price		Index	
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Apr-15	Apr-15	Apr-15	Apr-15	Apr-15	Apr-15	Y/Y%	Apr-15	Y/Y%	Apr-15	Y/Y%	Apr-15	Apr-15
Mahogany	21	91%	52	22	144%	107	53	40	97.23%	40	97.23%	539,948	23%	557,925	13%	553,943				
Manchester	1	-50%	1	3	200%	6	3	67	97.58%	67	97.58%	278,000	3%	278,000	3%	278,000				
Maple Ridge	-		6	3	-25%	16	8	33	97.88%	33	97.88%	453,500	4%	484,429	2%	600,833		523,200	2%	527,025
McKenzie Lake	28	12%	74	31	-18%	138	56	39	98.34%	39	98.34%	333,000	-10%	349,430	-8%	494,434		492,100	3%	491,250
McKenzie Towne	33	-59%	138	67	-36%	278	115	23	96.97%	23	96.97%	323,000	-13%	338,989	-17%	378,720		378,000	2%	377,400
Midnapore	9	-18%	20	16	14%	44	23	36	96.97%	36	96.97%	467,000	17%	461,328	11%	436,031		356,900	0%	358,600
New Brighton	26	-30%	94	42	11%	176	54	36	98.36%	36	98.36%	341,000	6%	341,750	6%	320,625		492,200	2%	497,600
Ogden Lynnwood	4	100%	16	7	40%	27	8	41	98.01%	41	98.01%	590,000	-9%	569,429	-10%	597,696		312,400	2%	315,975
Parkland	7	0%	14	9	13%	31	14	32	97.48%	32	97.48%	650,000	25%	650,000	25%	646,000		562,000	5%	566,550
Quarry Park	2	0%	4	4	100%	15	13	65	96.60%	65	96.60%	320,000	-5%	325,318	-8%	328,447		362,100	10%	356,350
Queensland	11	-8%	19	14	-13%	35	11	21	98.19%	21	98.19%	390,000	-10%	429,185	-3%	489,543		471,600	0%	502,975
Ramsay	-		7	3	-25%	11	4	38	98.11%	38	98.11%	472,500	0%	506,741	6%	519,160		447,800	4%	454,575
Riverbend	13	-32%	36	17	-15%	62	23	31	98.10%	31	98.10%	412,000	-25%	437,675	-15%	462,433		486,600	0%	490,000
Sundance	11	-8%	39	9	-25%	55	18	63	97.80%	63	97.80%	436,500	-21%	430,234	-21%	445,260		408,800	2%	411,625
Walden	8	0%	27	11	22%	52	26	51	96.27%	51	96.27%	807,000	-15%	807,000	-15%	798,000		701,700	-1%	700,550
Willow Park	11	120%	23	12	50%	44	17	23	96.66%	23	96.66%									
Willow Park Estates	1	-50%	4	1	-75%	9	6	23	96.66%	23	96.66%									

CREB® - CALGARY MONTHLY COMMUNITY SUMMARY
TOTAL RESIDENTIAL



	Sales			New Listings			Inventory			SP/LP		Median Price		Average Price		Benchmark Price		Index	
	Apr-15	Y/Y%	YTD	Apr-15	Y/Y%	YTD	Apr-15	Apr-15	Apr-15	Apr-15	Apr-15	Y/Y%	Apr-15	Y/Y%	Apr-15	Y/Y%	YTD		Apr-15
Airdrie	138	-18%	440	214	-2%	863	371	40	98.35%	40	98.35%	396,500	2%	394,555	1%	387,927	5%	376,750	198
Rockyview Region	141	-38%	413	311	-6%	1,168	845	60	96.09%	60	96.09%	465,000	-6%	569,632	-5%	606,099	8%	563,275	184
Beiseker	1	-75%	4	2	-50%	6	4	67	98.25%	67	98.25%	275,000	24%	275,000	28%	284,500			
Bragg Creek	-		2	5	25%	10	13									849,000			
Chestermere	33	-46%	90	74	-4%	258	147	58	97.68%	58	97.68%	540,000	10%	542,267	8%	524,078	9%	487,800	176
Cochrane	54	-36%	166	125	15%	439	275	48	98.10%	48	98.10%	373,700	-11%	387,781	-11%	418,124	10%	444,750	183
Crossfield	5	-29%	20	8	-20%	27	23	67	95.85%	67	95.85%	365,000	-8%	353,024	-29%	393,339			
Irricana	5	25%	8	4	-20%	15	10	21	95.46%	21	95.46%	215,000	-21%	224,200	-18%	257,000			
Langdon	8	-38%	21	13	-13%	48	28	46	97.91%	46	97.91%	465,000	-7%	463,650	-1%	463,676			
Redwood Meadows	4	-33%	6	5	-50%	14	13	152	96.57%	152	96.57%	465,500	-9%	484,750	-5%	502,333			
Rural	31	-35%	95	73	-22%	341	321	80	93.81%	80	93.81%	851,000	-10%	1,053,994	-7%	1,133,296	6%	1,024,050	202
Foothills Region	105	-33%	340	218	-6%	841	634	71	96.51%	71	96.51%	420,000	-2%	500,152	-1%	475,840	4%	398,125	186
Blackie	1	-50%	1	-		2	2	16	97.32%	16	97.32%	360,000	40%	360,000	40%	360,000			
Black Diamond	1	-66%	11	5	-69%	25	23	34	96.80%	34	96.80%	345,000	-3%	345,000	-1%	318,473			
Cayley	1	-80%	3	1	-50%	5	1	13	85.95%	13	85.95%	85,000	-66%	85,000	-63%	183,300			
Heritage Pointe	4	0%	8	11	10%	44	38	151	92.51%	151	92.51%	1,016,250	19%	1,002,500	17%	1,083,750			
High River	24	20%	69	42	8%	165	129	120	96.58%	120	96.58%	317,500	1%	320,783	7%	293,791	2%	349,275	178
Longview	-		1	1	0%	1	1								197,000				
Okotoks	53	-38%	169	88	-21%	369	204	38	98.17%	38	98.17%	420,000	-5%	411,021	-7%	414,499	5%	433,075	190
Rural	16	-36%	54	52	37%	173	180	100	95.24%	100	95.24%	892,500	-7%	967,225	0%	884,549	3%	722,425	183
Turner Valley	4	-33%	21	12	0%	33	24	56	97.74%	56	97.74%	362,500	9%	444,360	19%	351,287	4%	284,600	180
Active Regional Areas	57	-31%	153	94	-5%	321	222	56	97.60%	56	97.60%	310,000	5%	306,521	5%	302,159			
Carstairs	14	0%	25	13	-7%	59	42	76	98.53%	76	98.53%	339,000	8%	349,207	-1%	334,095	NA	314,478	202
Cremona	1		2	3		7	6	8	100.00%	8	100.00%	219,450		219,450		302,225			
Didsbury	7	-50%	24	18	6%	52	36	71	96.71%	71	96.71%	325,000	24%	271,129	6%	263,890	NA	256,442	198
Sirathmore	32	-35%	96	52	-15%	182	111	43	97.28%	43	97.28%	315,750	2%	309,080	4%	310,758	NA	364,745	206
Vulcan	3	-50%	6	8	14%	21	27	77	97.28%	77	97.28%	225,000	19%	191,633	5%	184,567			
Total Surrounding Area	441	-31%	1,346	837	-5%	3,193	2,072	56	96.92%	56	96.92%	399,500	-4%	464,296	-3%	467,327	6%	433,225	192
CREB® Economic Region	2,398	-24%	7,173	3,901	-15%	15,587	7,651	43	97.21%	43	97.21%	415,000	-2%	469,158	-2%	467,750	2%	451,225	208
CREB® CMA	2,098	-24%	6,240	3,375	-17%	13,562	6,795	41	97.18%	41	97.18%	420,000	-3%	476,933	-2%	476,998	2%	455,600	209