

CALGARY HOUSING MARKET DOES NOT SHOW SIGNS OF SLOWING

Year-over-year sales growth remains in double digit territory

Calgary, November 1, 2012 – City of Calgary sales activity marked a 23-per-cent increase over levels recorded in October 2011. The continued improvement in sales has pushed year-to-date sales activity to nearly 16-per-cent above levels recorded in 2011.

“Relative to national trends, we continue to move in the opposite direction, recording both sales and price growth,” said CREB® President Bob Jablonski. “However, despite the higher than anticipated sales growth this year our market is not overheating, simply returning to levels consistent with long term trends and prices still have not fully recovered after the last recession.”

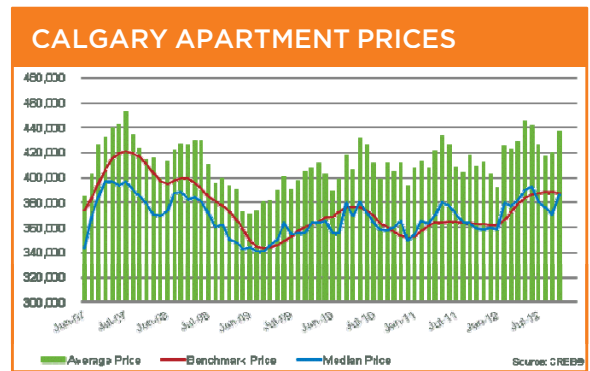
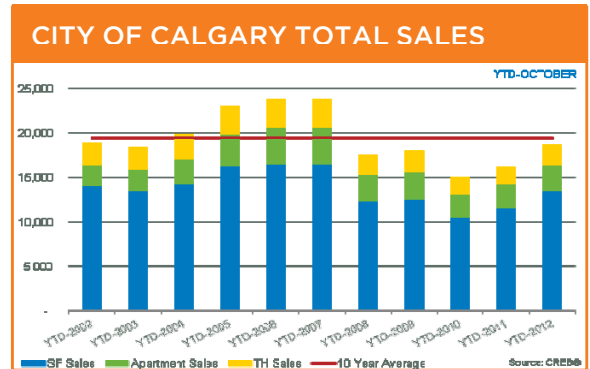
Sales improved over 2011 levels across all housing types in the city. Single family sales growth has been the strongest, with nearly 17-per-cent more year-to-date sales this year compared to last year. Meanwhile, apartment condominium sales have been rising at a slower pace, with year-to-date sales nearly 12-per-cent higher than last year.

New listings within city limits totaled 2,312 for the month, a 9-per-cent decline over October 2011 levels. The decline in new listings relative to sales has continued to reduce total inventory levels across all sectors. However, because this is a less active period in real estate, the months of supply remains within balanced levels.

The strong demand for homes relative to the supply levels has caused some significant increases in the price of single family homes this year compared to 2011. As of October 2012, the benchmark price for a single family home was \$433,300, an 8-per-cent increase over the previous year. While there has been significant recovery in Calgary home prices, typical unadjusted home prices have leveled off remaining relatively unchanged over the past 4 months, and remain below the highs recorded in 2007.

Condominium apartments recorded a benchmark price of \$247,000 in October 2012, losing some ground over the previous month, but still higher than the previous year by 3 per cent. While on average condominium apartment prices have fallen more than risen since 2007, condominium prices this year have recovered to levels comparable to 2010.

After the first 10 months of the year condominium townhouse sales totaled 2,279, 16-per-cent higher than last year. The benchmark price for a townhouse in October was \$279,000, a 3-per-cent improvement over October 2011.



“At the end of last year, the Calgary economy was growing and continued to post job growth,” said Ann-Marie Lurie, CREB®’s chief economist. “However, global economic uncertainty was increasing, impacting overall consumer confidence and contributing to a significant amount of caution in the resale market.”

“While many of these global economic risks remain this year, consumers’ concern regarding the impact on our economy has lessened. Calgary has continued to record relatively strong economic, employment and migration growth. This combined with improving affordability has encouraged consumers to purchasing real estate in Calgary.”

CREB® - SUMMARY STATS

	Oct-11	Oct-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
CREB® TOTAL RESIDENTIAL						
Total Sales	1,702	2,160	26.91%	19,912	23,988	20.47%
Total Sales Volume	\$699,665,528	\$932,817,977	33.32%	\$8,317,918,592	\$10,220,469,928	22.87%
New Listings	3,386	3,132	-7.50%	41,659	40,527	-2.72%
Active Listings	10,247	7,819	-23.69%	N/A	N/A	
Sales to New Listings Ratio	0.50	0.69	37.20%	0.48	0.59	23.84%
Sales \$ / List \$	96.47%	97.06%	0.59%	96.73%	97.18%	0.45%
Average DOM	60	55	-9.44%	57	53	-7.02%
Average Price	\$411,084	\$431,860	5.05%	\$417,734	\$426,066	1.99%
Benchmark Price	\$357,700	\$381,900	6.77%			
Index	169	180	6.76%			
CREB® CITY OF CALGARY						
Total Sales	1,351	1,665	23.24%	16,126	18,676	15.81%
Total Sales Volume	\$552,179,389	\$727,786,079	31.80%	\$6,697,929,963	\$7,988,996,919	19.28%
New Listings	2,530	2,312	-8.62%	31,155	29,334	-5.84%
Active Listings	6,311	4,605	-27.03%	N/A	N/A	
Sales to New Listings Ratio	0.53	0.72	34.86%	0.52	0.64	23.00%
Sales \$ / List \$	96.62%	97.15%	0.53%	96.91%	97.36%	0.45%
Average DOM	53	46	-13.38%	47	44	-6.38%
Average Price	\$408,719	\$437,109	6.95%	\$415,350	\$427,768	2.99%
Benchmark Price	\$362,700	\$387,700	6.89%			
Index	169	181	6.92%			
CREB® TOWNS						
Total Sales	296	415	40.20%	3,210	4,523	40.90%
Total Sales Volume	\$108,071,182	\$148,816,048	37.70%	\$1,147,305,311	\$1,609,623,753	40.30%
New Listings	687	663	-3.49%	8,135	8,733	7.35%
Active Listings	2,793	2,241	-19.76%	N/A	N/A	
Sales to New Listings Ratio	0.43	0.63	45.28%	0.39	0.52	31.25%
Sales \$ / List \$	96.54%	97.07%	0.53%	96.79%	97.14%	0.35%
Average DOM	83	74	-10.32%	81	77	-4.94%
Average Price	\$365,105	\$358,593	-1.78%	\$357,416	\$355,875	-0.43%
Benchmark Price	\$312,300	\$329,800	5.60%			
Index	164	174	5.60%			
CREB® CRES						
Total Sales	55	80	45.45%	575	784	36.35%
Total Sales Volume	\$39,414,957	\$56,215,850	42.63%	\$471,948,318	\$619,887,256	31.35%
New Listings	168	157	-6.55%	2,357	2,455	4.16%
Active Listings	1,032	973	-5.72%	N/A	N/A	
Sales to New Listings Ratio	0.33	0.51	55.65%	0.24	0.32	30.91%
Sales \$ / List \$	94.19%	95.86%	1.67%	94.04%	95.02%	0.98%
Average DOM	113	129	14.92%	103	107	3.88%
Average Price	\$716,636	\$702,698	-1.94%	\$820,780	\$790,673	-3.67%
Median Price	\$660,000	\$627,500	-4.92%			

For a list of definitions, see page 20.

CREB® SUMMARY STATISTICS CITY OF CALGARY

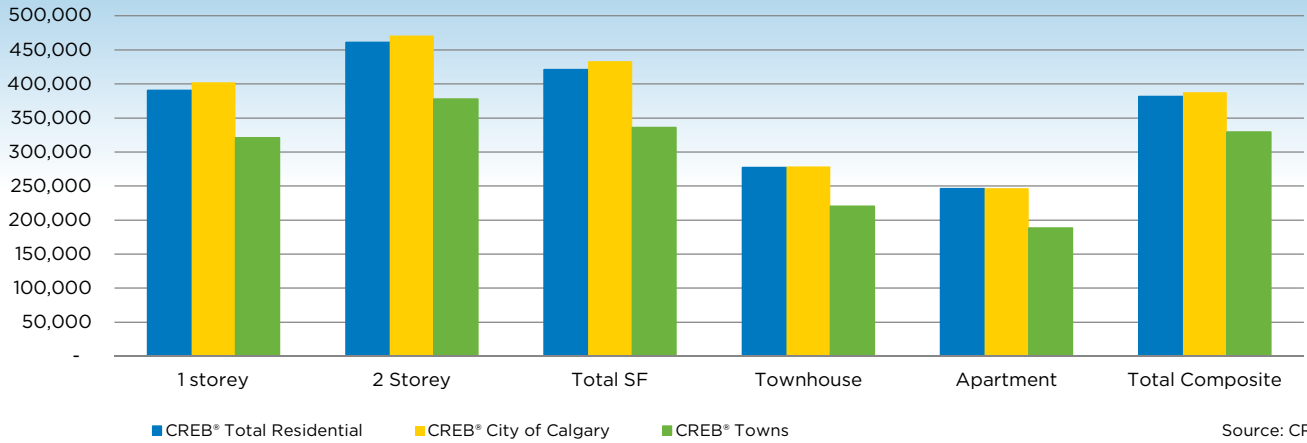
	Oct-11	Oct-12	Y/Y %	2011 YTD	2012 YTD	Y/Y %
SINGLE FAMILY						
Total Sales	984	1,174	19.31%	11,449	13,366	16.74%
Total Sales Volume	\$448,106,177	\$578,519,909	29.10%	\$5,347,041,995	\$6,413,192,504	19.94%
New Listings	1,773	1,616	-8.86%	22,027	20,613	-6.42%
Active Listings	4,390	3,114	-29.07%	N/A	N/A	
Sales to New Listings Ratio	0.55	0.73	30.90%	0.52	0.65	24.75%
Sales \$ / List \$	96.68%	97.20%	0.52%	96.97%	97.43%	0.46%
Average DOM	52	43	-16.66%	45	41	-8.89%
Average Price	\$455,392	\$492,777	8.21%	\$467,031	\$479,814	2.74%
Benchmark Price	\$399,700	\$433,300	8.41%			
Index	170	184	8.43%			
CONDO APARTMENT						
Total Sales	213	272	27.70%	2,715	3,031	11.64%
Total Sales Volume	\$58,467,821	\$78,826,161	34.82%	\$741,416,081	\$852,131,952	14.93%
New Listings	461	416	-9.76%	5,445	5,282	-2.99%
Active Listings	1,211	985	-18.66%	N/A	N/A	
Sales to New Listings Ratio	0.46	0.65	41.51%	0.50	0.57	15.08%
Sales \$ / List \$	95.91%	96.47%	0.56%	96.41%	96.83%	0.42%
Average DOM	61	55	-9.17%	54	52	-3.70%
Average Price	\$274,497	\$289,802	5.58%	\$273,081	\$281,139	2.95%
Benchmark Price	\$239,300	\$247,000	3.22%			
Index	167	173	3.23%			
CONDO TOWNHOUSE						
Total Sales	154	219	42.21%	1,962	2,279	16.16%
Total Sales Volume	\$45,605,391	\$70,440,009	54.46%	\$609,471,887	\$723,672,463	18.74%
New Listings	296	280	-5.41%	3,683	3,439	-6.63%
Active Listings	710	506	-28.73%	N/A	N/A	
Sales to New Listings Ratio	0.52	0.78	50.33%	0.53	0.66	24.40%
Sales \$ / List \$	96.96%	97.49%	0.53%	97.02%	97.39%	0.36%
Average DOM	52	50	-2.40%	52	48	-7.69%
Average Price	\$296,139	\$321,644	8.61%	\$310,638	\$317,539	2.22%
Benchmark Price	\$270,600	\$279,000	3.10%			
Index	169	174	3.08%			

MLS® HPI SUMMARY

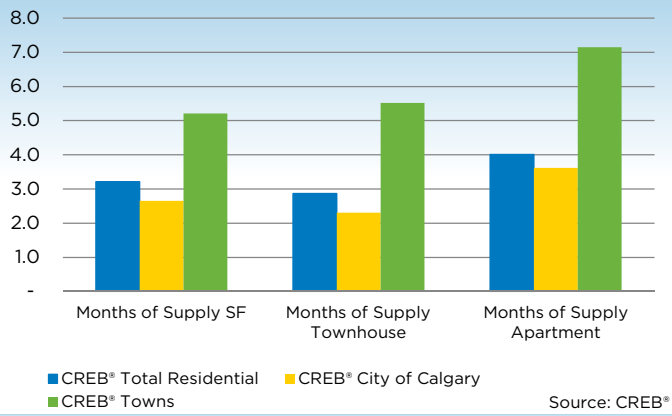
	October 2012		% Changes				
	Benchmark Price	Index (HPI)	Sep-12	Apr-12	Oct-11	Oct-09	Oct-07
CREB® TOTAL RESIDENTIAL							
Single Family	421,200	183	0.2%	2.8%	8.1%	8.7%	-2.3%
Townhouse	277,400	174	0.3%	1.0%	3.0%	1.3%	-13.6%
Apartment	246,200	172	-0.9%	1.5%	3.2%	1.4%	-14.8%
COMPOSITE	381,900	180	0.0%	2.4%	6.8%	6.7%	-5.8%
CREB® TOWNS							
Single Family	336,400	174	0.7%	3.4%	6.0%	5.7%	-6.7%
Townhouse	220,400	178	-1.3%	3.8%	1.2%	1.1%	-16.8%
Apartment	188,500	162	-0.1%	1.8%	0.3%	0.1%	-19.5%
COMPOSITE	329,800	174	0.6%	3.3%	5.6%	5.2%	-7.7%
CREB® CITY OF CALGARY							
Single Family	433,300	184	0.1%	2.7%	8.4%	9.1%	-1.6%
Townhouse	279,000	174	0.5%	0.9%	3.1%	1.3%	-13.4%
Apartment	247,000	173	-0.9%	1.5%	3.2%	1.4%	-14.7%
COMPOSITE	387,700	181	-0.1%	2.3%	6.9%	6.9%	-5.5%

COMPARISONS

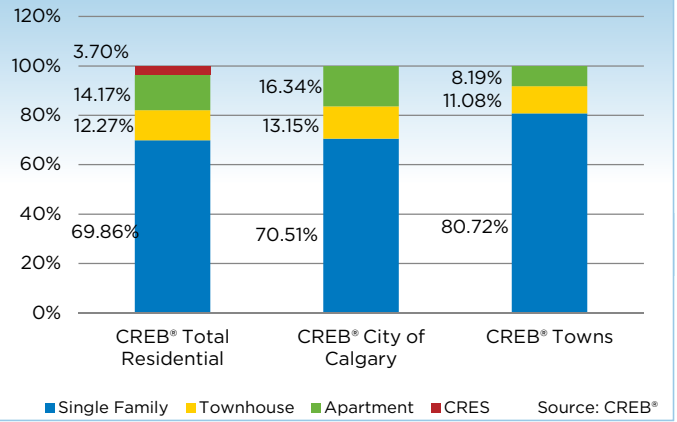
Benchmark Price - October



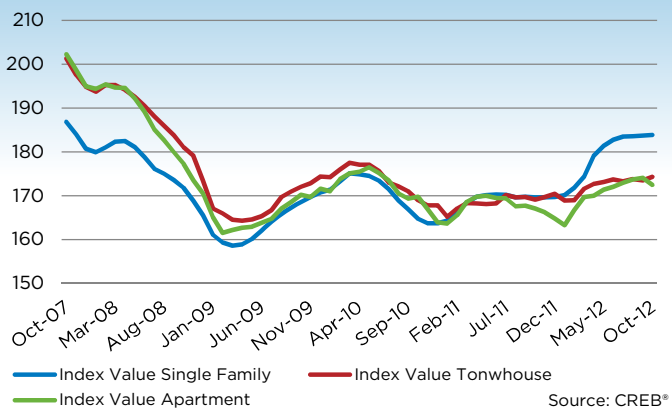
Months of Supply - October



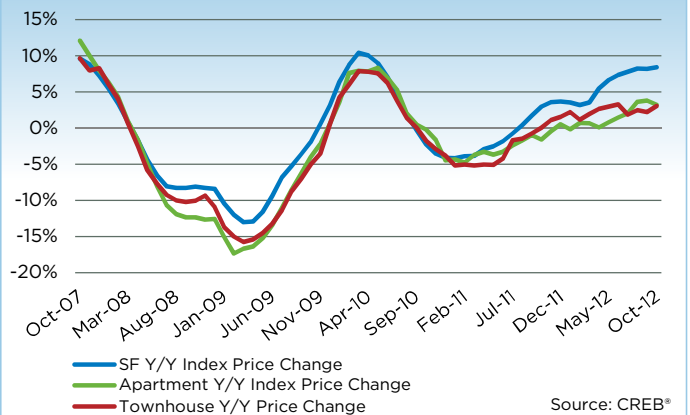
Sales Distribution - October



CALGARY INDEX VALUE



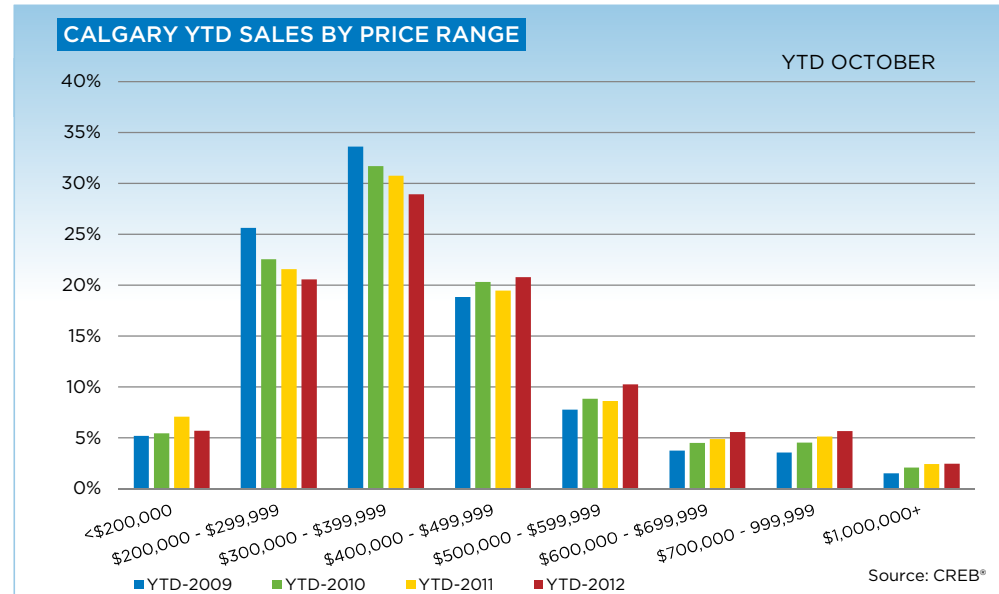
CALGARY INDEX YEAR OVER YEAR COMPARISON



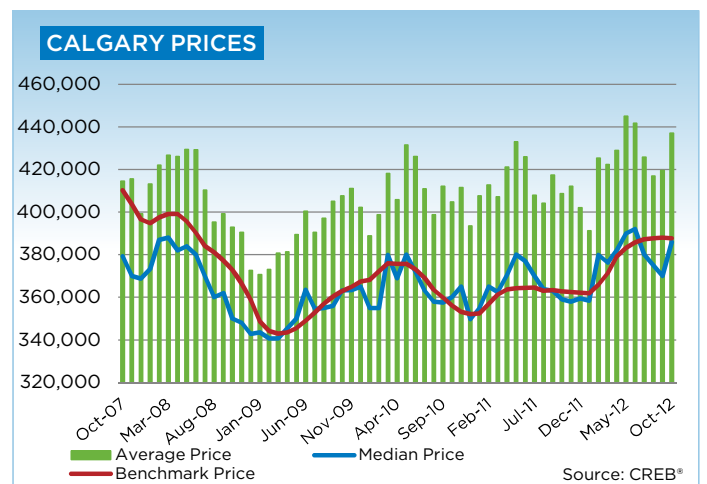
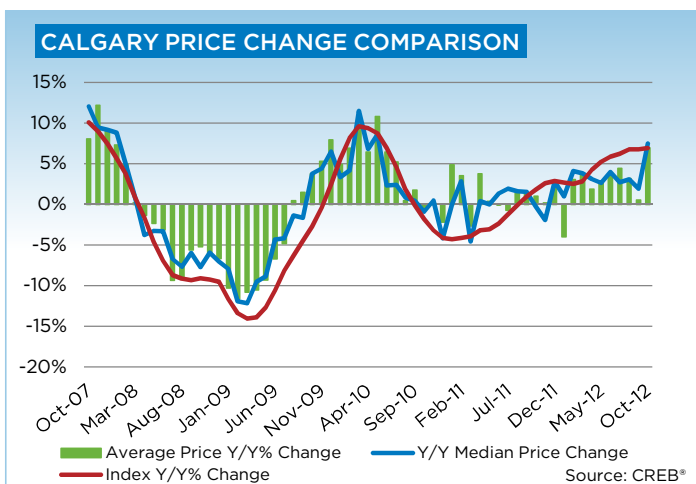
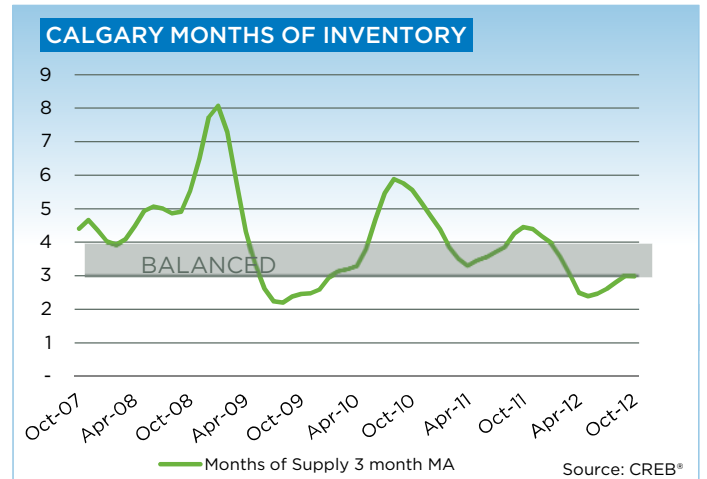
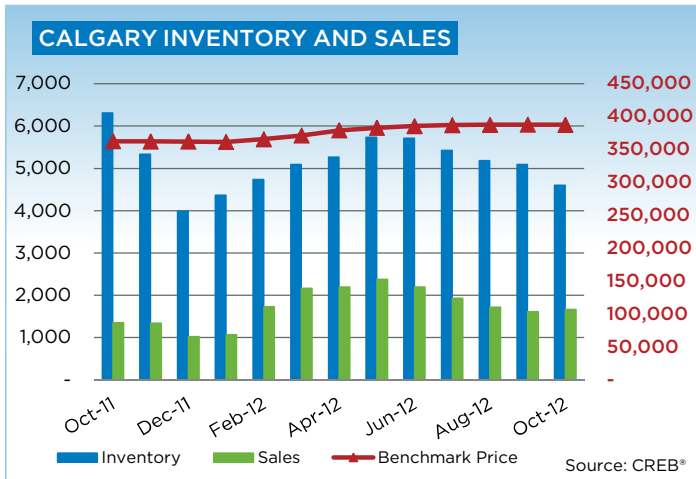
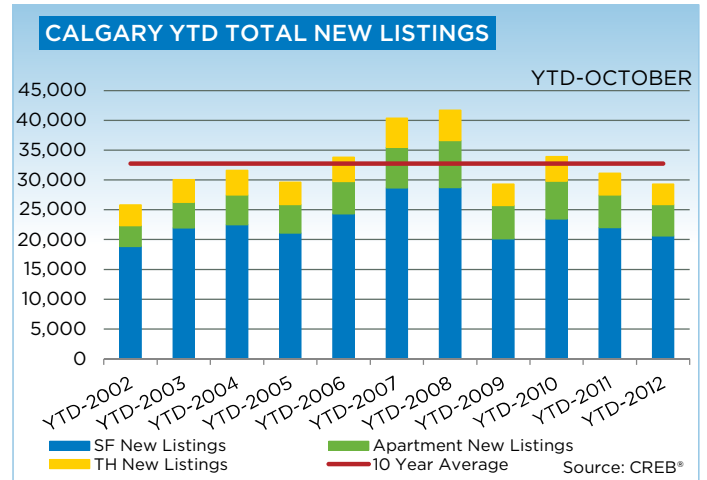
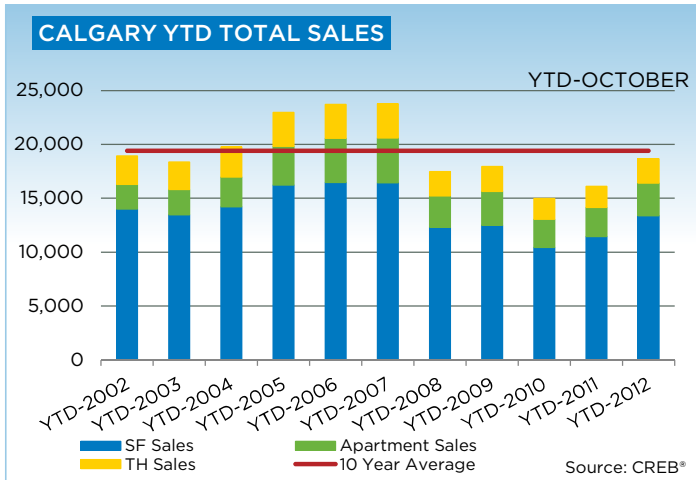
CREB® CITY OF CALGARY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,084	1,622	1,924	1,745	1,810	1,964	1,596	1,569	1,461	1,351	1,345	1,026	18,497
New Listings	2,820	3,213	3,416	3,254	3,552	3,353	2,855	2,960	3,202	2,530	1,837	1,076	34,068
Active Listings	4,638	5,176	5,866	6,324	6,626	6,660	6,537	6,473	6,653	6,311	5,338	3,989	
AverageDOM	58	47	42	45	43	46	49	50	50	53	53	60	48
Average Price	407,665	412,809	407,212	421,170	433,069	426,049	407,977	404,153	417,511	408,719	412,215	402,136	414,389
Benchmark Price	352,400	356,900	361,200	363,700	364,200	364,400	364,600	363,100	363,300	362,700	362,400	362,200	
Index	164	166	168	170	170	170	170	169	169	169	169	169	
2012													
Sales	1,068	1,732	2,166	2,198	2,381	2,198	1,933	1,723	1,612	1,665			18,676
New Listings	2,530	2,883	3,349	3,239	3,803	3,305	2,650	2,583	2,680	2,312			29,334
Active Listings	4,367	4,736	5,092	5,270	5,739	5,715	5,430	5,184	5,098	4,605			
AverageDOM	60	49	42	41	40	40	43	45	45	46			44
Average Price	391,372	425,383	422,354	428,999	445,034	441,736	425,924	416,970	419,598	437,109			427,768
Benchmark Price	361,800	365,900	371,400	379,200	383,200	385,800	387,300	387,700	388,000	387,700			
Index	169	171	173	177	179	180	181	181	181	181			

Calgary Total	Oct-11	Oct-12	YTD2011	YTD2012
>\$100,000	1	1	44	19
\$100,000 - \$199,999	98	97	1,100	1,049
\$200,000 - \$299,999	318	335	3,480	3,843
\$300,000 - \$349,999	208	232	2,514	2,799
\$350,000 - \$399,999	199	220	2,445	2,606
\$400,000 - \$449,999	155	216	1,841	2,276
\$450,000 - \$499,999	108	140	1,302	1,607
\$500,000 - \$549,999	65	101	815	1,134
\$550,000 - \$599,999	37	70	576	784
\$600,000 - \$649,999	36	55	424	611
\$650,000 - \$699,999	23	44	362	430
\$700,000 - \$799,999	31	54	426	573
\$800,000 - \$899,999	25	32	279	307
\$900,000 - \$999,999	12	17	123	180
\$1,000,000 - \$1,249,999	15	28	165	224
\$1,250,000 - \$1,499,999	10	9	112	97
\$1,500,000 - \$1,749,999	4	6	34	61
\$1,750,000 - \$1,999,999	1	2	33	23
\$2,000,000 - \$2,499,999	5	4	26	27
\$2,500,000 - \$2,999,999	-	2	19	18
\$3,000,000 - \$3,499,999	-	-	3	4
\$3,500,000 - \$3,999,999	-	-	2	2
\$4,000,000 +	-	-	1	2
	1,351	1,665	16,126	18,676



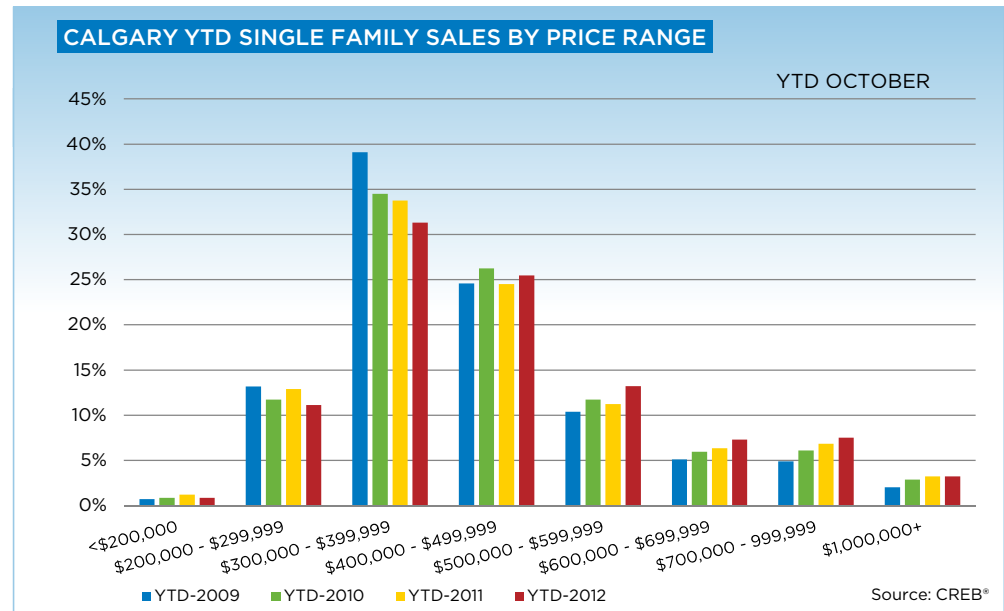
CITY OF CALGARY



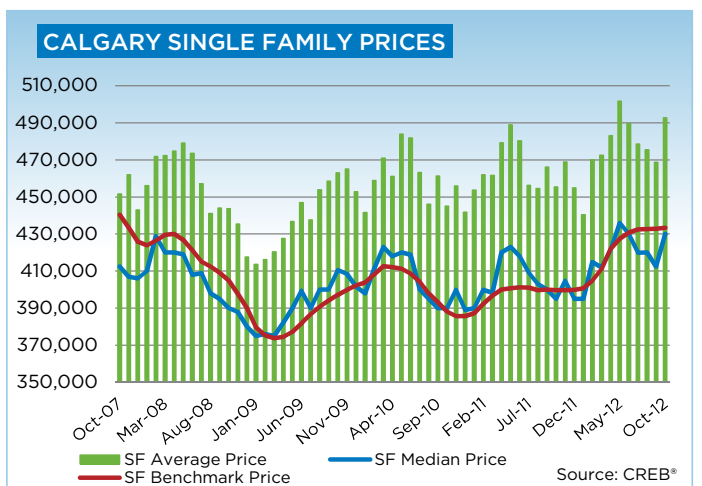
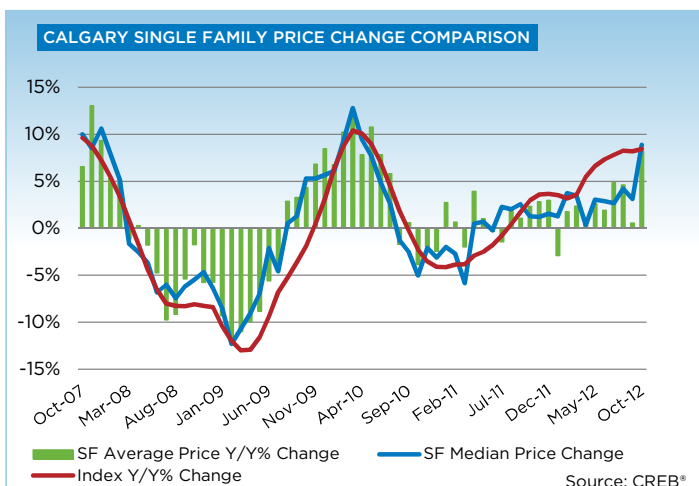
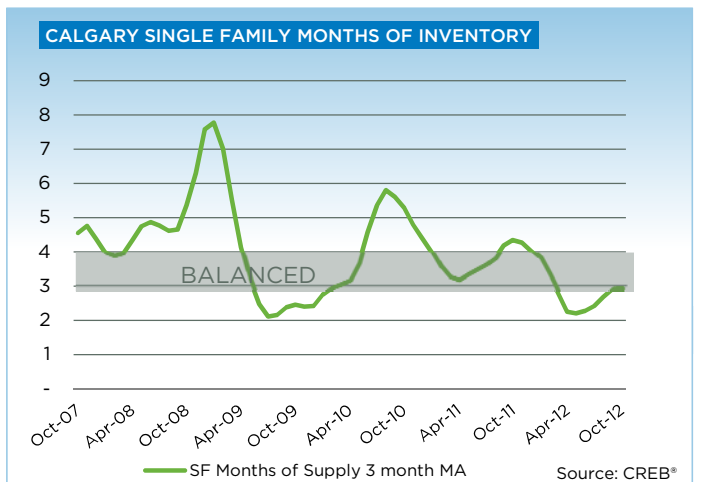
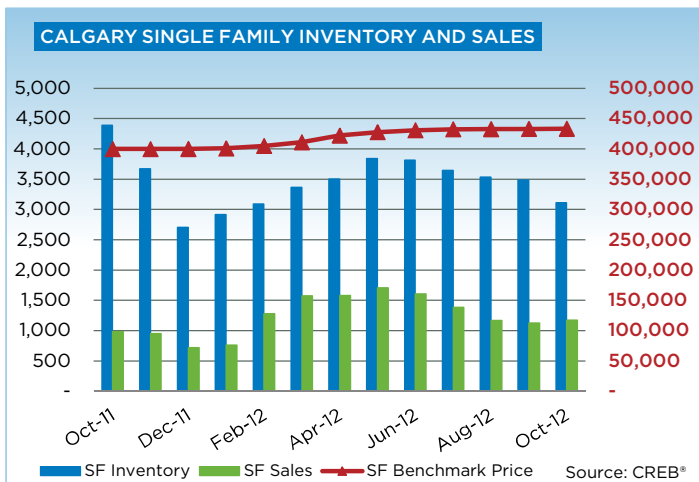
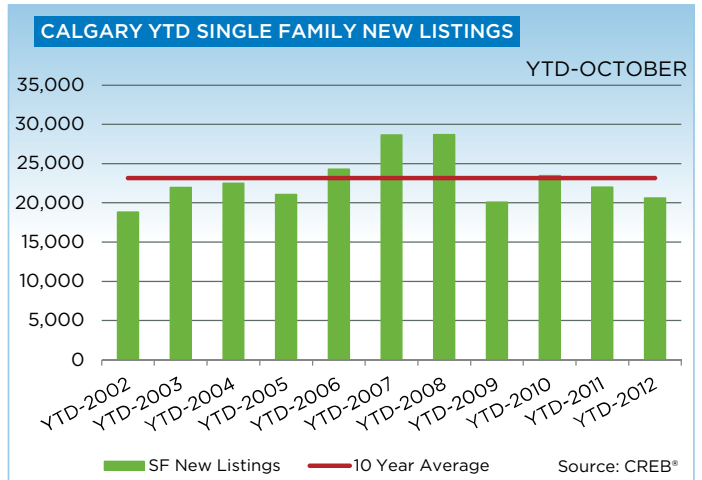
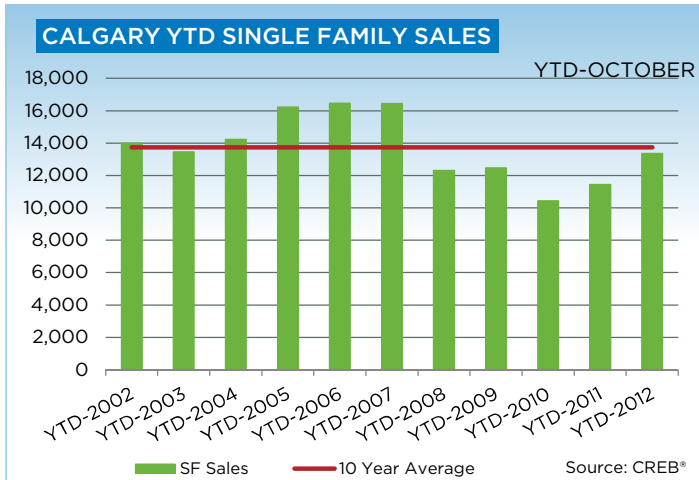
CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	782	1,157	1,344	1,211	1,308	1,385	1,142	1,101	1,035	984	954	717	13,120
New Listings	1,949	2,245	2,417	2,285	2,536	2,394	2,030	2,095	2,303	1,773	1,275	753	24,055
Active Listings	3,011	3,436	3,958	4,327	4,545	4,648	4,544	4,491	4,661	4,390	3,674	2,705	
AverageDOM	57	45	39	41	41	43	49	49	48	52	52	58	46
Average Price	453,766	461,946	461,579	479,304	488,862	480,283	456,374	454,595	466,192	455,392	468,861	454,992	466,506
Benchmark Price	387,200	392,300	396,800	400,100	400,800	401,300	401,100	399,700	400,100	399,700	399,700	399,900	
Index	164	167	168	170	170	170	170	170	170	170	170	170	
2012													
Sales	763	1,281	1,576	1,580	1,707	1,606	1,383	1,168	1,128	1,174			13,366
New Listings	1,714	2,000	2,346	2,287	2,706	2,366	1,879	1,811	1,888	1,616			20,613
Active Listings	2,918	3,093	3,367	3,501	3,842	3,817	3,646	3,535	3,486	3,114			
AverageDOM	59	48	40	38	37	36	40	43	42	43			41
Average Price	440,478	470,033	472,477	483,045	501,684	489,594	478,514	475,508	468,793	492,777			479,814
Benchmark Price	400,800	404,800	411,000	422,000	427,500	430,800	432,400	432,600	432,900	433,300			
Index	170	172	174	179	181	183	184	184	184	184			

Calgary SF	Oct-11	Oct-12	YTD2011	YTD2012
>\$100,000	-	-	1	2
\$100,000 - \$199,999	14	13	137	112
\$200,000 - \$299,999	159	125	1,475	1,489
\$300,000 - \$349,999	162	154	1,858	2,020
\$350,000 - \$399,999	170	180	2,008	2,166
\$400,000 - \$449,999	135	182	1,657	1,973
\$450,000 - \$499,999	95	125	1,150	1,431
\$500,000 - \$549,999	62	90	754	1,038
\$550,000 - \$599,999	34	66	532	726
\$600,000 - \$649,999	31	53	391	567
\$650,000 - \$699,999	22	42	334	409
\$700,000 - \$799,999	31	50	404	538
\$800,000 - \$899,999	25	30	258	293
\$900,000 - \$999,999	11	16	119	172
\$1,000,000 - \$1,249,999	14	28	154	211
\$1,250,000 - \$1,499,999	10	8	103	93
\$1,500,000 - \$1,749,999	4	5	33	55
\$1,750,000 - \$1,999,999	1	2	33	22
\$2,000,000 - \$2,499,999	4	4	25	26
\$2,500,000 - \$2,999,999	-	1	18	16
\$3,000,000 - \$3,499,999	-	-	3	3
\$3,500,000 - \$3,999,999	-	-	2	2
\$4,000,000 +	-	-	-	2
	984	1,174	11,449	13,366



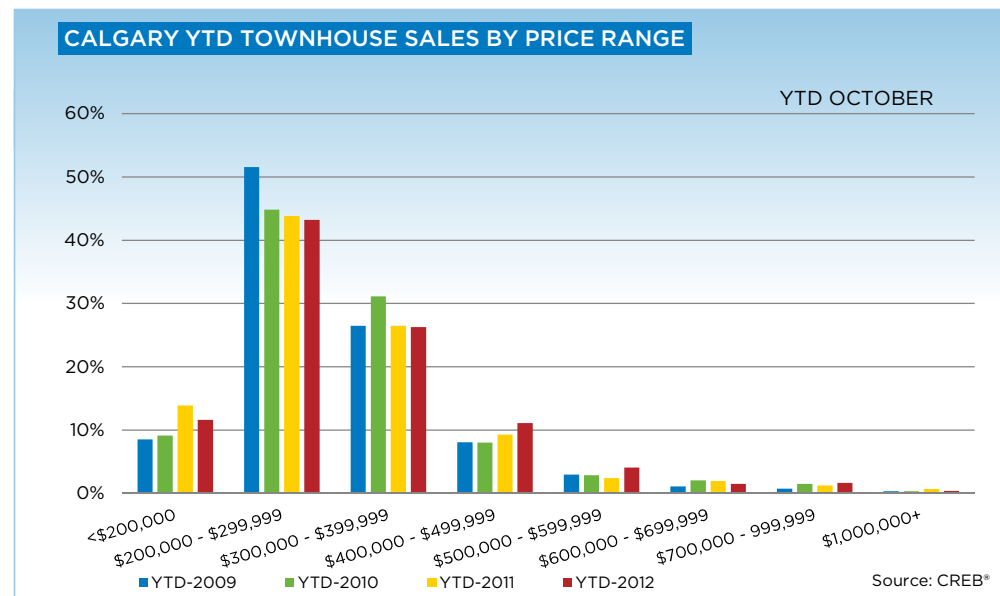
CITY OF CALGARY SINGLE FAMILY



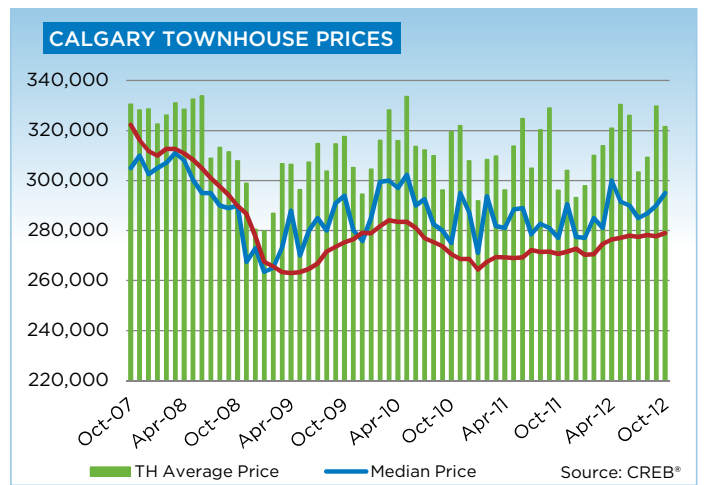
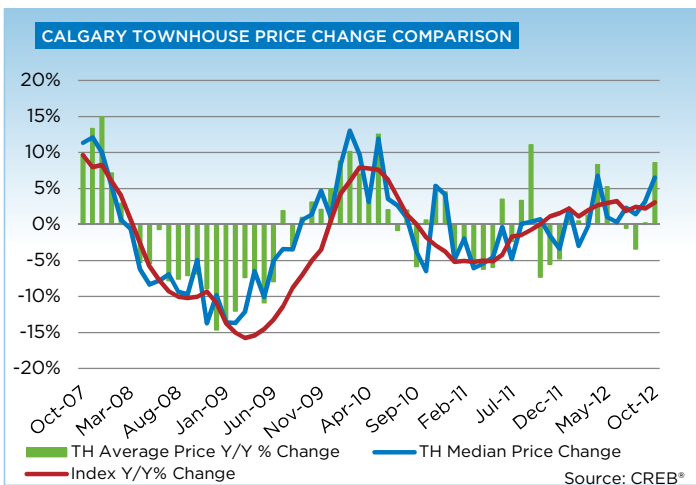
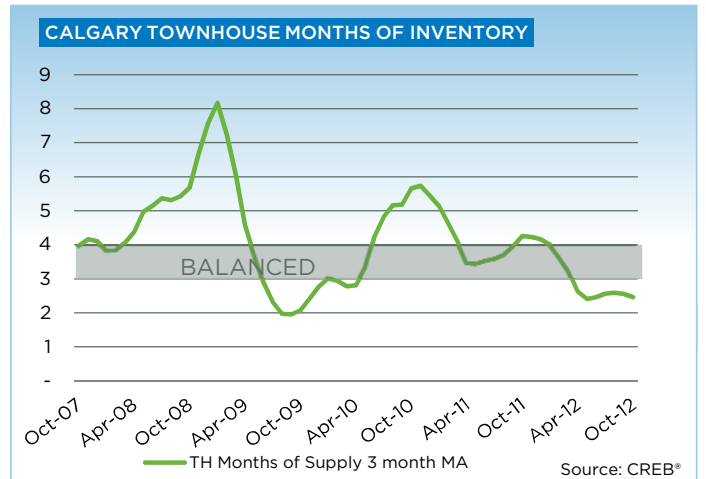
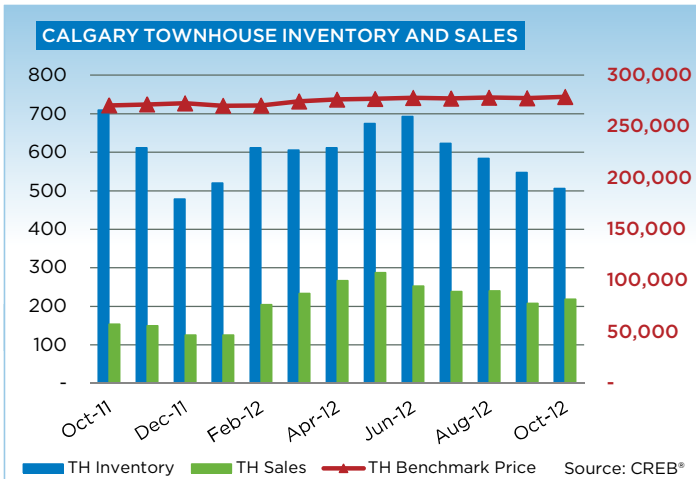
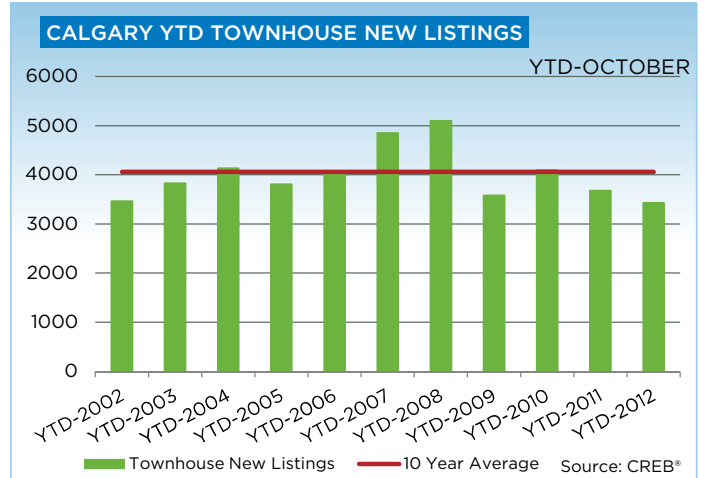
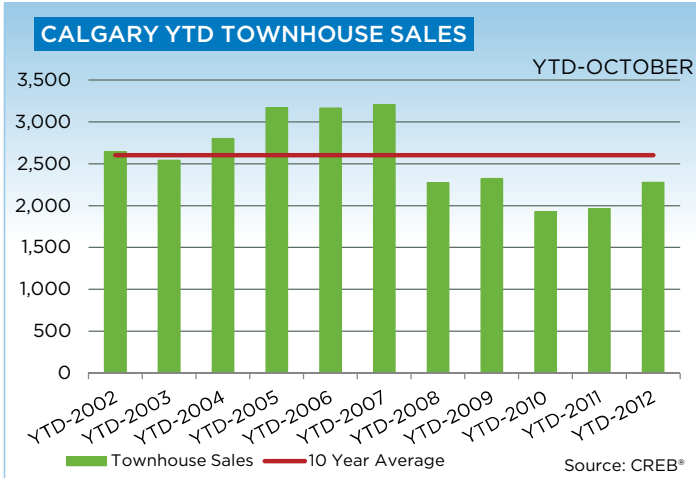
CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	116	184	248	224	214	242	206	184	190	154	150	126	2,238
New Listings	349	384	408	405	409	387	334	353	358	296	224	124	4,031
Active Listings	622	717	742	784	821	784	763	766	758	710	612	479	
AverageDOM	59	52	52	57	46	54	52	51	53	52	59	62	53
Average Price	291,958	308,462	309,833	296,299	313,846	324,750	304,971	320,269	329,089	296,139	304,114	293,179	309,218
Benchmark Price	264,400	267,400	269,400	269,200	269,000	269,200	272,200	271,400	271,600	270,600	271,600	272,700	
Index	165	167	168	168	168	168	170	170	170	169	170	170	
2012													
Sales	126	205	234	267	288	253	239	240	208	219			2,279
New Listings	312	374	358	357	455	395	304	308	296	280			3,439
Active Listings	520	612	606	612	675	693	623	584	548	506			
AverageDOM	61	51	49	49	38	45	45	50	51	50			48
Average Price	297,918	310,047	313,938	320,912	330,413	326,053	303,380	309,309	329,797	321,644			317,539
Benchmark Price	270,300	270,500	274,600	276,400	277,000	278,000	277,400	278,200	277,700	279,000			
Index	169	169	172	173	173	174	173	174	174	174			

Calgary Townhouse	Oct-11	Oct-12	YTD2011	YTD2012
>\$100,000	-	-	4	-
\$100,000 - \$199,999	27	25	269	265
\$200,000 - \$299,999	63	90	860	985
\$300,000 - \$349,999	21	36	301	389
\$350,000 - \$399,999	18	21	219	210
\$400,000 - \$449,999	10	22	107	151
\$450,000 - \$499,999	9	9	76	103
\$500,000 - \$549,999	-	7	26	59
\$550,000 - \$599,999	2	2	22	34
\$600,000 - \$649,999	3	1	21	25
\$650,000 - \$699,999	1	-	18	10
\$700,000 - \$799,999	-	3	17	22
\$800,000 - \$899,999	-	2	6	11
\$900,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,249,999	-	-	8	7
\$1,250,000 - \$1,499,999	-	1	5	3
\$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 +	-	-	-	-
	154	219	1962	2279



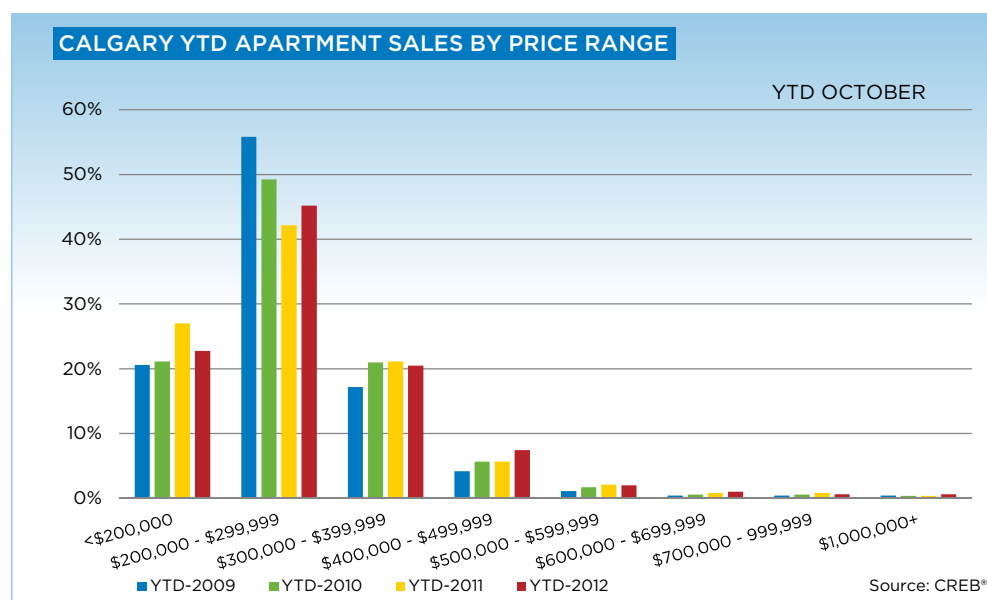
CITY OF CALGARY CONDOMINIUM TOWNHOUSE



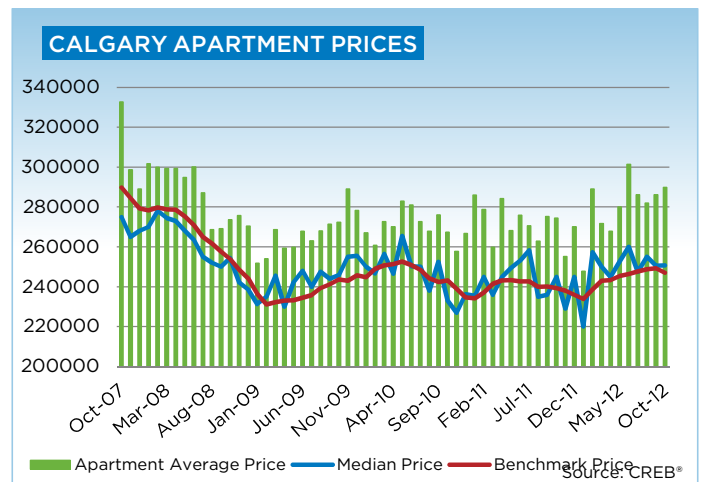
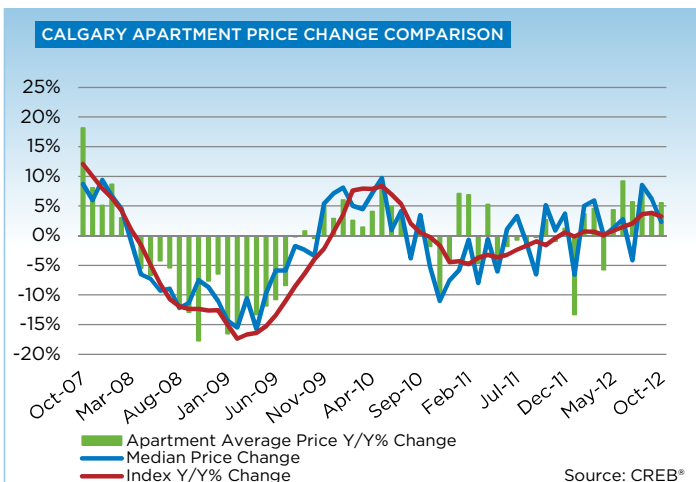
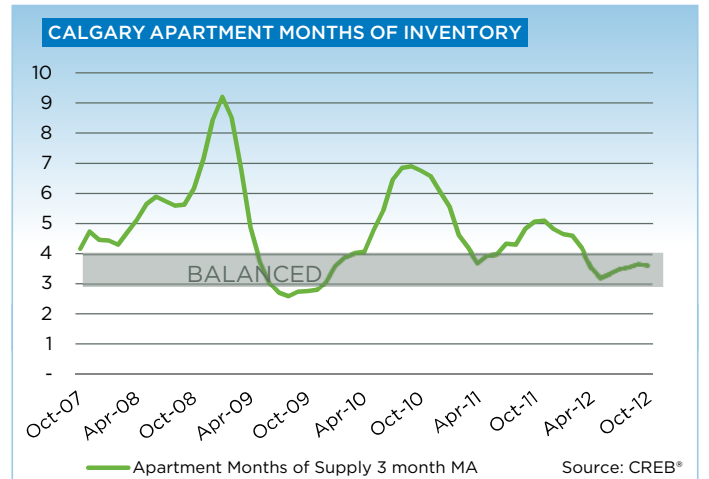
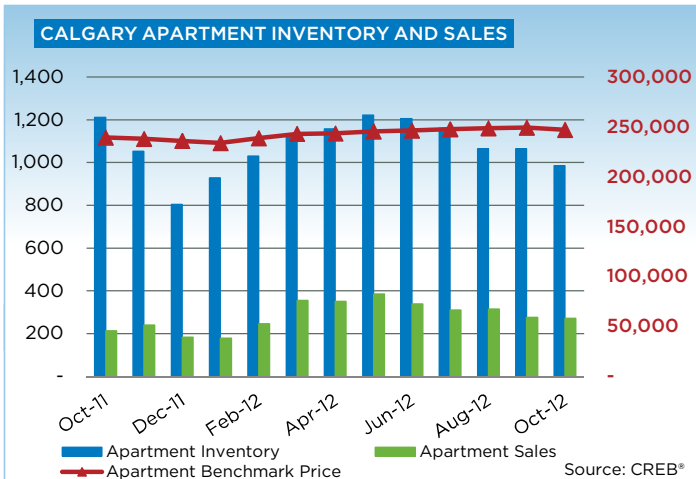
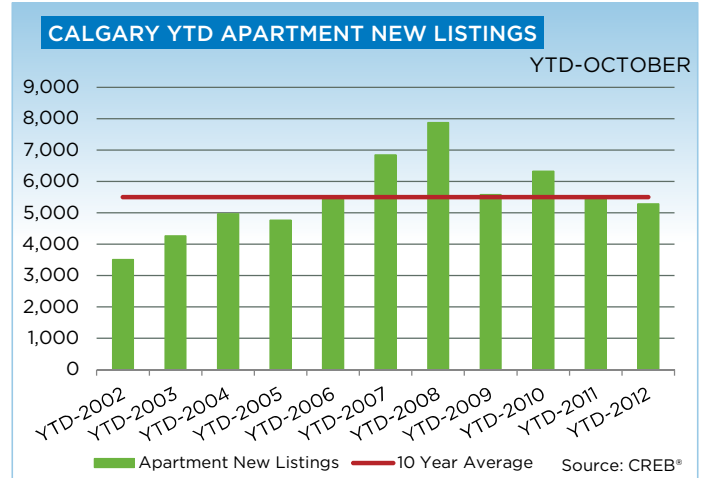
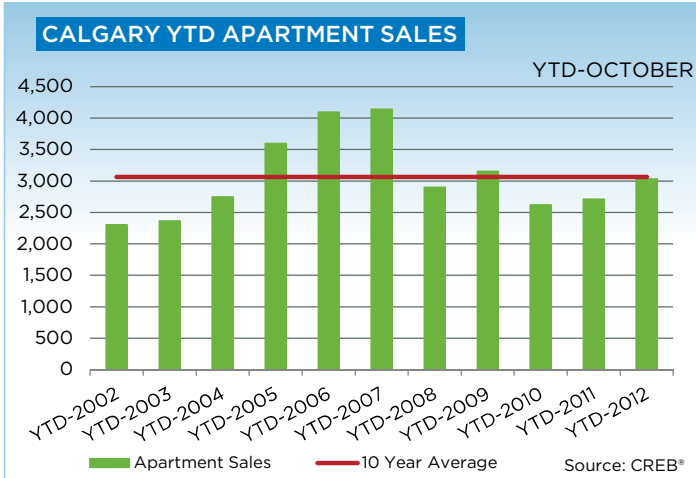
CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	186	281	332	310	288	337	248	284	236	213	241	183	3,139
New Listings	522	584	591	564	607	572	491	512	541	461	338	199	5,982
Active Listings	1,005	1,023	1,166	1,213	1,260	1,228	1,230	1,216	1,234	1,211	1,052	805	
AverageDOM	63	54	49	51	53	53	50	56	59	61	56	67	54
Average Price	286,004	278,819	259,865	284,301	268,267	275,904	270,678	262,951	275,204	274,497	255,267	270,063	271,538
Benchmark Price	234,200	237,000	241,400	243,100	243,400	242,700	242,600	240,000	240,100	239,300	238,000	236,000	
Index	164	166	169	170	170	170	169	168	168	167	166	165	
2012													
Sales	179	246	356	351	386	339	311	315	276	272			3,031
New Listings	504	509	645	595	642	544	467	464	496	416			5,282
Active Listings	929	1,031	1,119	1,157	1,222	1,205	1,161	1,065	1,064	985			
AverageDOM	64	51	48	50	50	55	55	52	54	55			52
Average Price	247,837	288,991	271,724	267,931	280,030	301,348	286,231	281,941	286,217	289,802			281,139
Benchmark Price	233,800	238,700	243,000	243,400	245,400	246,300	247,600	248,700	249,300	247,000			
Index	163	167	170	170	171	172	173	174	174	173			

Calgary Apartment	Oct-11	Oct-12	YTD2011	YTD2012
>\$100,000	1	1	39	17
\$100,000 - \$199,999	57	59	694	672
\$200,000 - \$299,999	96	120	1,145	1,369
\$300,000 - \$349,999	25	42	355	390
\$350,000 - \$399,999	11	19	218	230
\$400,000 - \$449,999	10	12	77	152
\$450,000 - \$499,999	4	6	76	73
\$500,000 - \$549,999	3	4	35	37
\$550,000 - \$599,999	1	2	22	24
\$600,000 - \$649,999	2	1	12	19
\$650,000 - \$699,999	-	2	10	11
\$700,000 - \$799,999	-	1	5	13
\$800,000 - \$899,999	-	-	15	3
\$900,000 - \$999,999	1	1	2	3
\$1,000,000 - \$1,249,999	1	-	3	6
\$1,250,000 - \$1,499,999	-	-	4	1
\$1,500,000 - \$1,749,999	-	1	-	6
\$1,750,000 - \$1,999,999	-	-	-	1
\$2,000,000 - \$2,499,999	1	-	1	1
\$2,500,000 - \$2,999,999	-	1	1	2
\$3,000,000 - \$3,499,999	-	-	-	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	1	-
	213	272	2,715	3,031



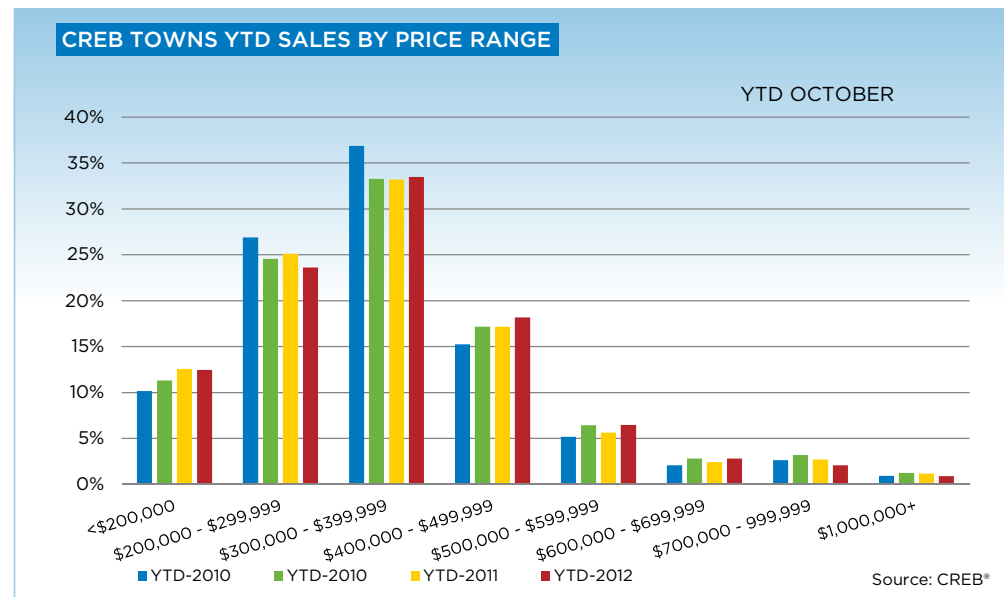
CITY OF CALGARY CONDOMINIUM APARTMENTS



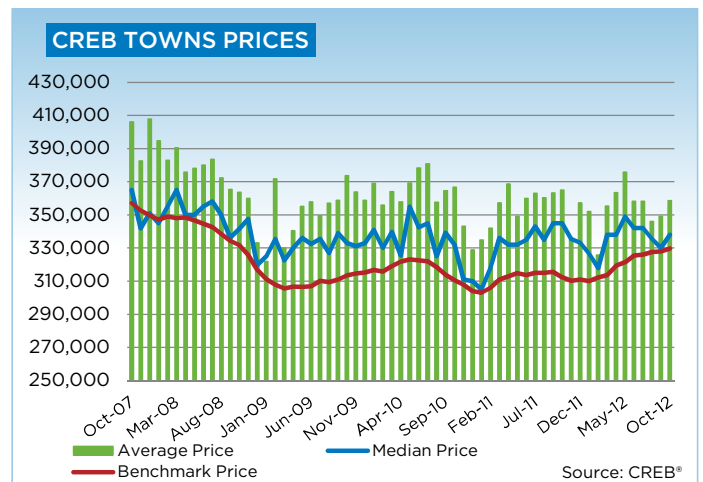
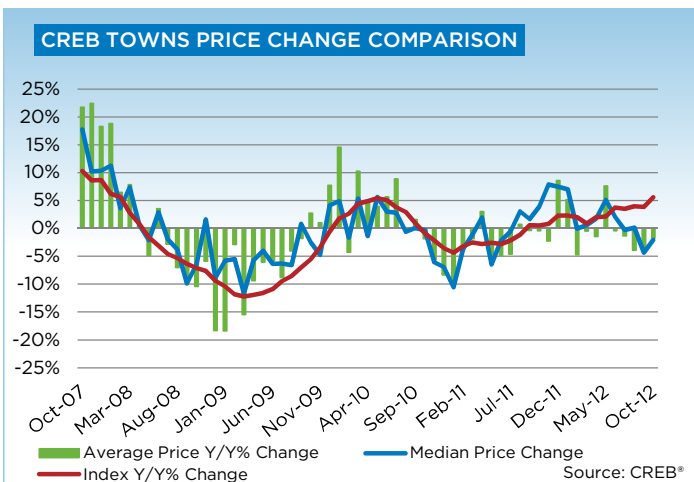
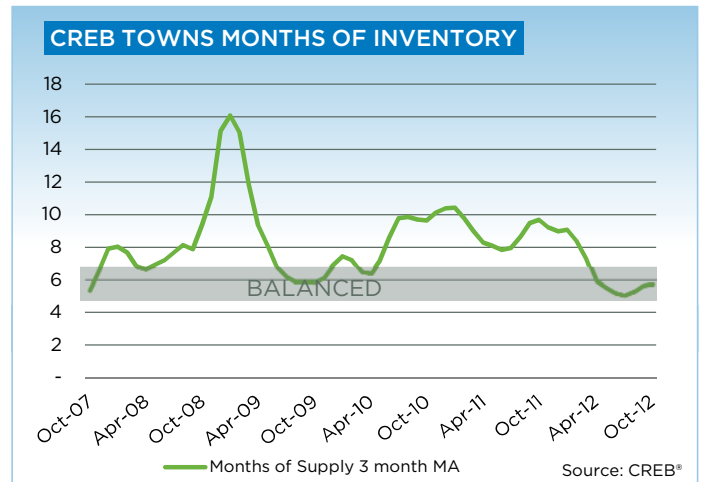
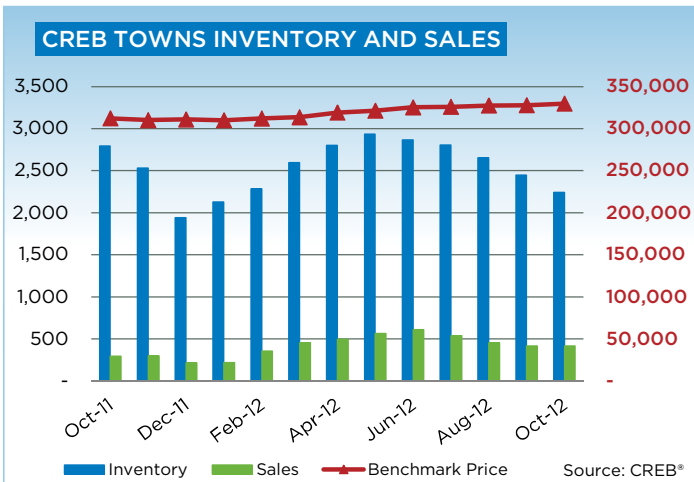
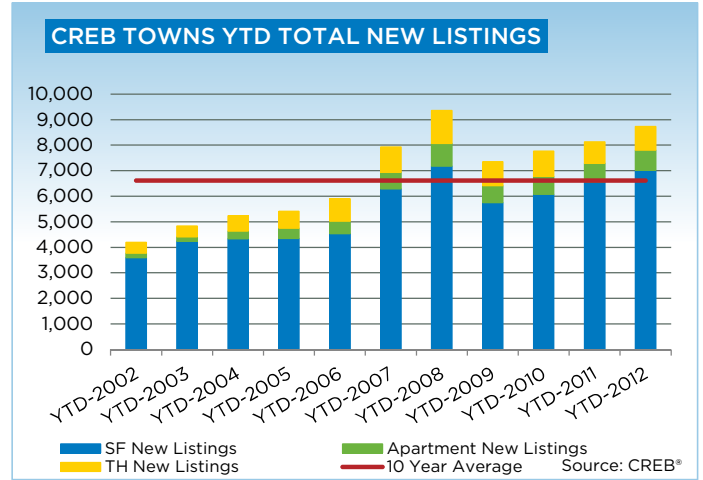
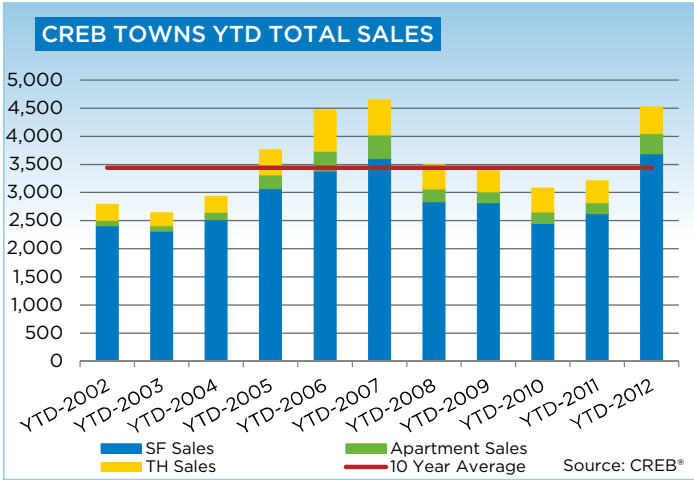
CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	199	270	322	324	386	431	355	318	309	296	298	216	3,724
New Listings	688	717	891	865	1,012	921	848	799	707	687	478	327	8,940
Active Listings	2,121	2,274	2,549	2,757	3,029	3,081	3,141	3,153	3,000	2,793	2,531	1,941	
AverageDOM	82	83	74	81	77	68	80	75	85	83	82	90	81
Average Price	334,831	342,161	357,231	368,806	349,124	359,951	363,172	360,359	363,356	365,105	335,414	357,287	355,648
Benchmark Price	303,000	305,900	311,000	312,900	314,800	313,700	315,000	315,000	315,700	312,300	310,200	311,000	
Index	159	161	164	165	166	165	166	166	166	164	163	164	
2012													
Sales	218	355	455	498	564	609	539	453	417	415			4,523
New Listings	730	798	1,090	1,065	1,078	971	863	778	697	663			8,733
Active Listings	2,129	2,285	2,596	2,801	2,935	2,866	2,806	2,653	2,447	2,241			
AverageDOM	102	81	69	72	76	70	75	77	73	74			77
Average Price	352,113	325,915	355,392	363,453	375,776	358,313	358,217	346,103	349,234	358,593			355,875
Benchmark Price	310,000	312,100	313,700	319,200	321,400	325,400	326,000	327,500	327,900	329,800			
Index	163	164	165	168	169	171	172	172	173	174			

CREB Towns	T040817	T041183	T02011	T02012
	Oct-11	Oct-12	YTD2011	YTD2012
>\$100,000	5	6	53	103
\$100,000 - \$199,999	34	40	350	461
\$200,000 - \$299,999	63	103	806	1,068
\$300,000 - \$349,999	51	83	579	834
\$350,000 - \$399,999	55	64	487	681
\$400,000 - \$449,999	34	33	367	547
\$450,000 - \$499,999	15	29	184	276
\$500,000 - \$549,999	11	17	114	179
\$550,000 - \$599,999	9	14	67	113
\$600,000 - \$649,999	2	7	33	80
\$650,000 - \$699,999	5	5	45	47
\$700,000 - \$799,999	4	8	39	45
\$800,000 - \$899,999	1	-	26	31
\$900,000 - \$999,999	5	2	22	18
\$1,000,000 - \$1,249,999	-	4	17	24
\$1,250,000 - \$1,499,999	1	-	15	8
\$1,500,000 - \$1,749,999	-	-	3	4
\$1,750,000 - \$1,999,999	-	-	-	3
\$2,000,000 - \$2,499,999	1	-	2	-
\$2,500,000 - \$2,999,999	-	-	1	1
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	296	415	3,210	4,523



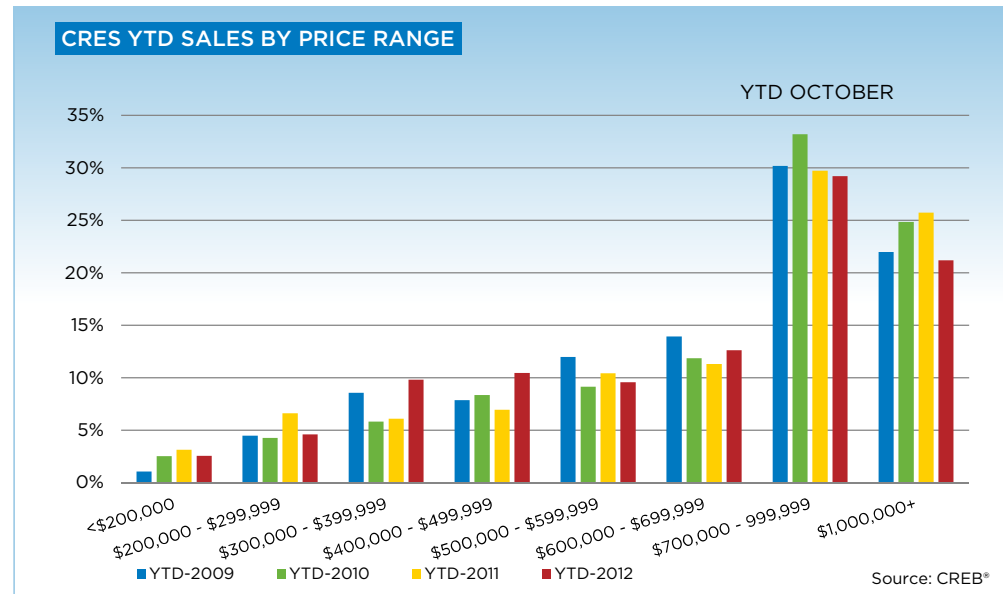
CREB® TOWNS



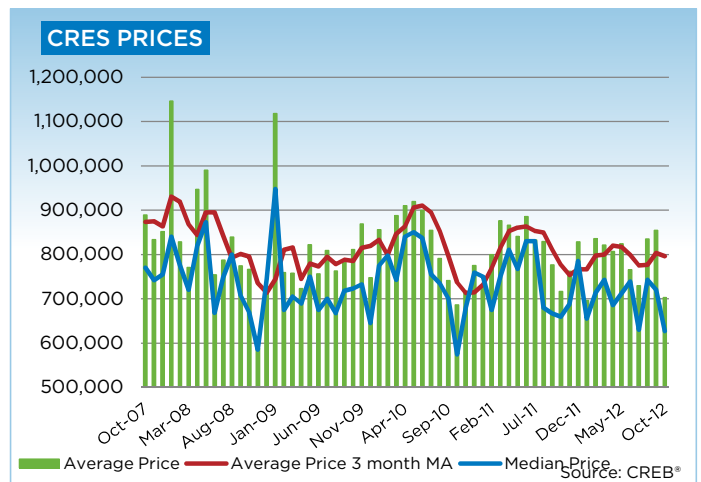
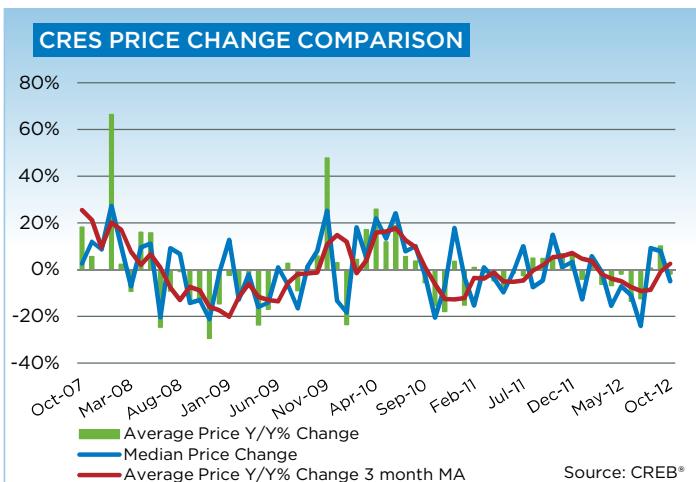
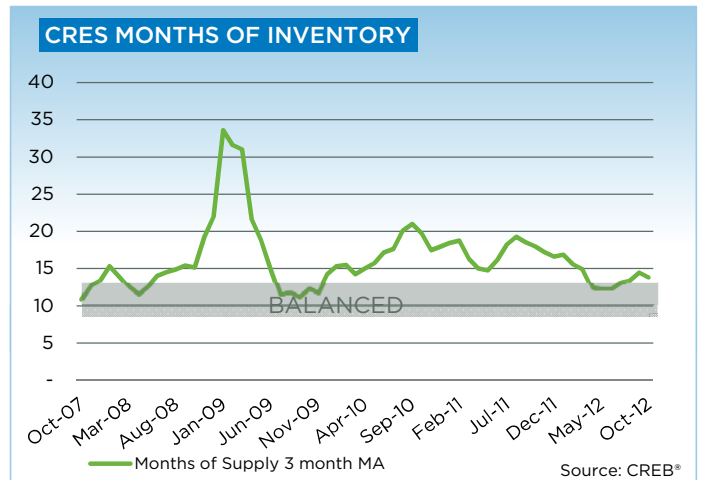
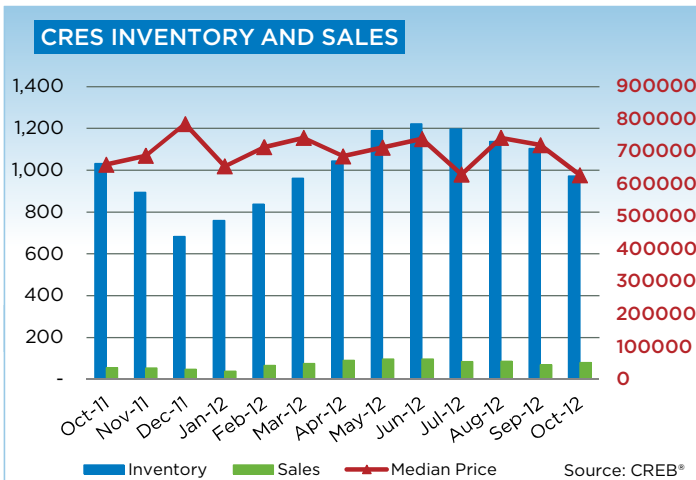
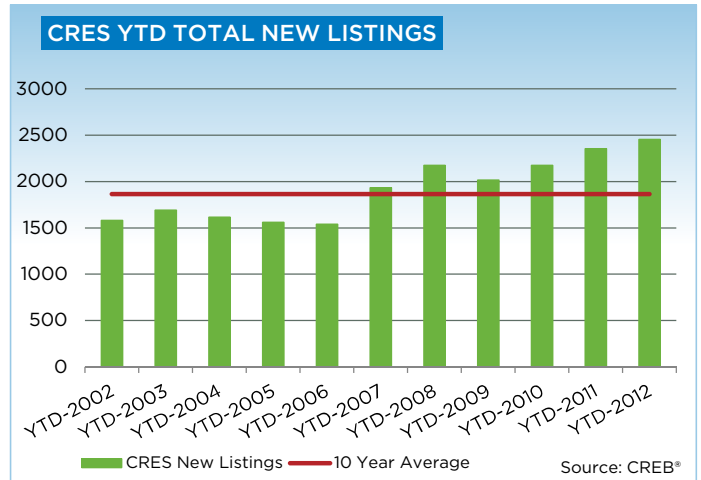
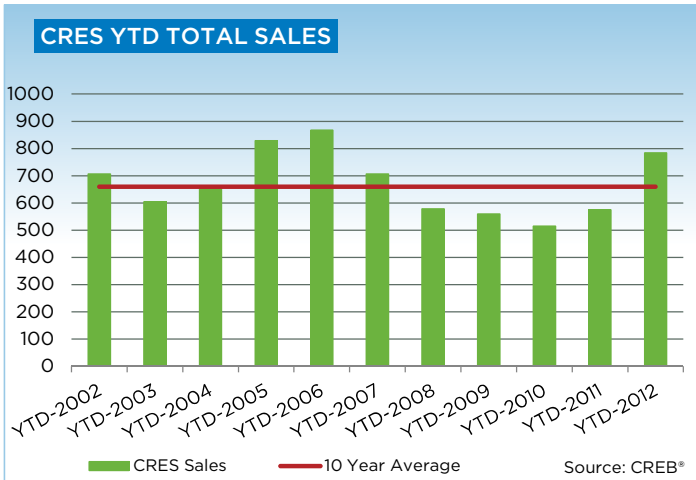
CREB® COUNTRY RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	33	43	58	64	68	63	59	63	69	55	54	47	676
New Listings	168	225	236	250	303	315	243	225	224	168	134	98	2,589
Active Listings	606	705	823	925	1,061	1,166	1,206	1,190	1,123	1,032	894	683	
AverageDOM	131	113	91	93	112	86	87	106	124	113	101	105	103
Average Price	726,136	799,393	876,366	866,442	840,590	885,475	832,742	829,621	776,414	716,636	762,285	828,660	816,655
2012													
Sales	39	66	76	90	97	96	85	86	69	80			784
New Listings	215	221	309	257	350	288	217	198	243	157			2,455
Active Listings	760	837	962	1,044	1,190	1,221	1,198	1,138	1,104	973			
AverageDOM	127	94	91	93	98	114	100	113	124	129			107
Average Price	696,615	835,637	821,303	806,827	824,182	766,068	729,587	835,283	854,791	702,698			790,673

	Oct-11	Oct-12	YTD2011	YTD2012
CRES				
>\$100,000	-	-	-	4
\$100,000 - \$199,999	1	1	18	16
\$200,000 - \$299,999	5	3	38	36
\$300,000 - \$349,999	2	5	15	39
\$350,000 - \$399,999	2	4	20	38
\$400,000 - \$449,999	1	5	21	37
\$450,000 - \$499,999	3	10	19	45
\$500,000 - \$549,999	1	6	24	37
\$550,000 - \$599,999	5	2	36	38
\$600,000 - \$649,999	6	5	30	44
\$650,000 - \$699,999	5	5	35	55
\$700,000 - \$799,999	4	9	61	97
\$800,000 - \$899,999	8	8	66	79
\$900,000 - \$999,999	5	7	44	53
\$1,000,000 - \$1,249,999	4	4	78	74
\$1,250,000 - \$1,499,999	2	4	29	29
\$1,500,000 - \$1,749,999	-	-	13	26
\$1,750,000 - \$1,999,999	-	-	8	11
\$2,000,000 - \$2,499,999	-	1	12	17
\$2,500,000 - \$2,999,999	1	1	6	4
\$3,000,000 - \$3,499,999	-	-	2	3
\$3,500,000 - \$3,999,999	-	-	-	1
\$4,000,000 +	-	-	-	1
	55	80	575	784



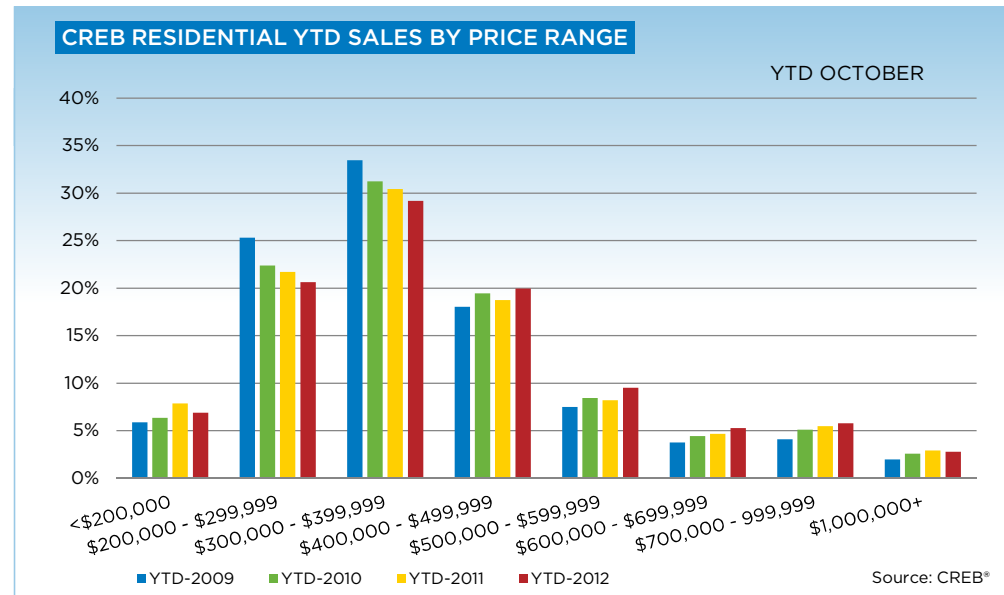
CREB® COUNTRY RESIDENTIAL



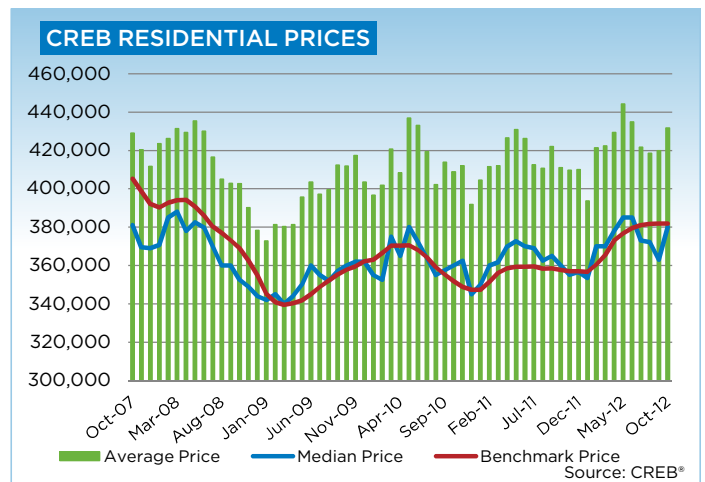
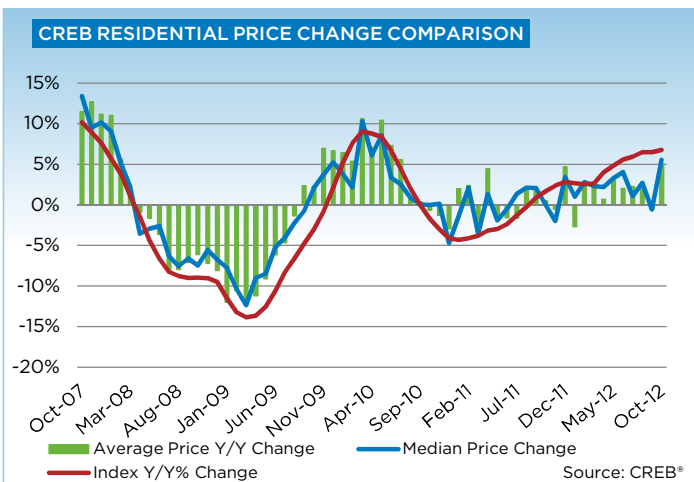
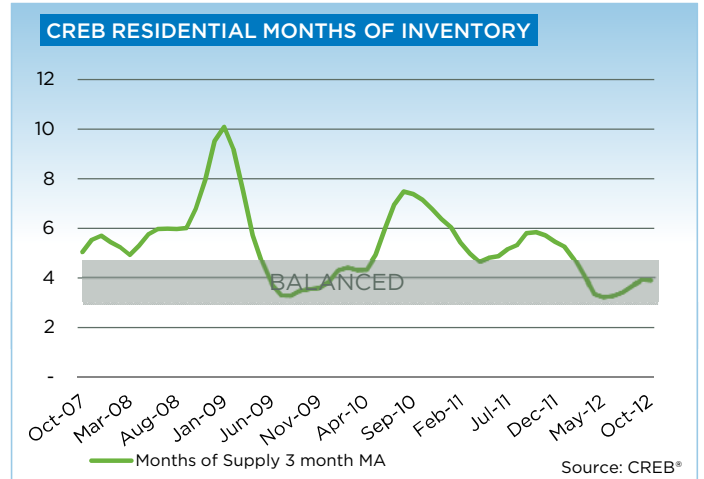
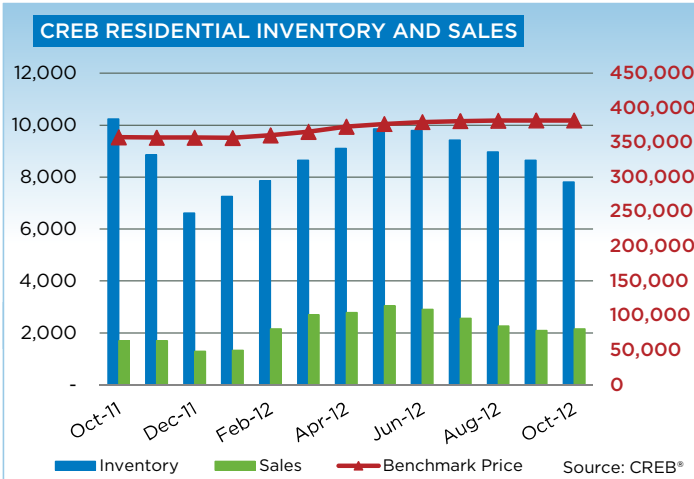
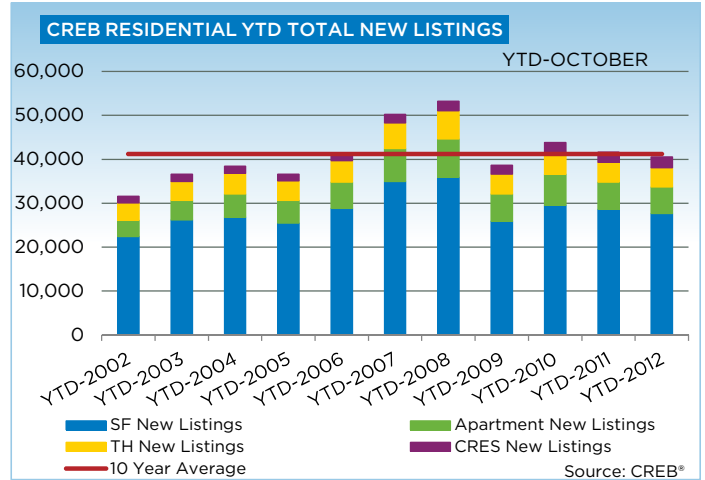
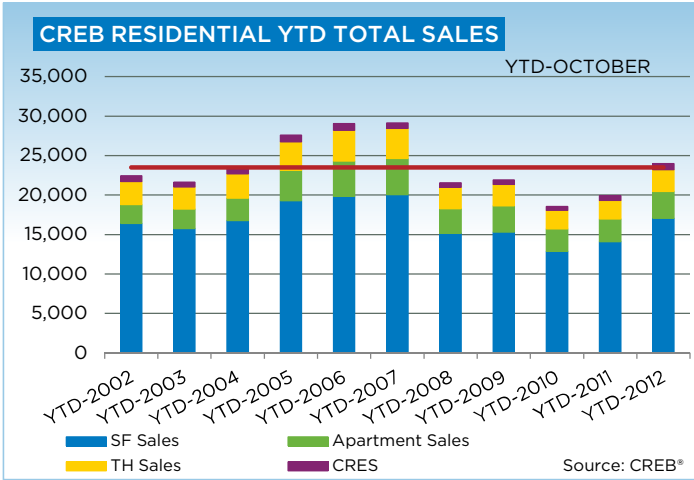
CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
2011													
Sales	1,316	1,935	2,304	2,133	2,264	2,458	2,010	1,950	1,840	1,702	1,698	1,290	22,900
New Listings	3,676	4,156	4,544	4,372	4,867	4,590	3,947	3,986	4,135	3,386	2,452	1,501	45,612
Active Listings	7,981	8,839	9,942	10,754	11,551	11,014	11,857	10,913	10,880	10,247	8,863	6,613	
AverageDOM	64	54	48	52	51	51	56	56	59	60	60	67	58
Average Price	404,637	411,542	412,037	426,576	430,997	426,235	412,532	410,757	422,048	411,084	409,742	410,169	416,715
Benchmark Price	347,300	351,600	356,200	358,600	359,400	359,400	359,600	358,400	358,600	357,700	357,100	357,100	
Index	164	166	168	169	169	169	170	169	169	169	168	168	
2012													
Sales	1,326	2,154	2,698	2,786	3,042	2,905	2,557	2,262	2,098	2,160			23,988
New Listings	3,477	3,902	4,749	4,562	5,231	4,564	3,731	3,559	3,620	3,132			40,527
Active Listings	7,256	7,858	8,650	9,115	9,864	9,802	9,433	8,975	8,650	7,819			
AverageDOM	69	56	48	49	48	49	52	54	54	55			53
Average Price	393,778	421,465	422,416	429,488	444,283	434,927	421,746	418,682	419,926	431,860			426,066
Benchmark Price	356,700	360,500	365,600	373,000	376,800	379,600	381,100	381,700	381,900	381,900			
Index	168	170	172	176	178	179	180	180	180	180			

	Oct-11	Oct-12	YTD2011	YTD2012
CREB Total				
>\$100,000	6	7	97	126
\$100,000 - \$199,999	133	138	1,468	1,526
\$200,000 - \$299,999	386	441	4,324	4,949
\$300,000 - \$349,999	261	320	3,108	3,672
\$350,000 - \$399,999	256	288	2,952	3,326
\$400,000 - \$449,999	190	254	2,229	2,861
\$450,000 - \$499,999	126	179	1,505	1,928
\$500,000 - \$549,999	77	124	953	1,350
\$550,000 - \$599,999	51	86	679	935
\$600,000 - \$649,999	44	67	487	735
\$650,000 - \$699,999	33	54	442	532
\$700,000 - \$799,999	39	71	527	716
\$800,000 - \$899,999	34	40	371	417
\$900,000 - \$999,999	22	26	189	251
\$1,000,000 - \$1,249,999	19	36	260	322
\$1,250,000 - \$1,499,999	13	13	156	134
\$1,500,000 - \$1,749,999	4	6	50	91
\$1,750,000 - \$1,999,999	1	2	41	37
\$2,000,000 - \$2,499,999	6	5	40	44
\$2,500,000 - \$2,999,999	1	3	26	23
\$3,000,000 - \$3,499,999	-	-	5	7
\$3,500,000 - \$3,999,999	-	-	2	3
\$4,000,000 +	-	-	1	3
	1,702	2,160	19,912	23,988



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 and

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

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