

**Yearly records set as monthly sales see slight decline**

*Condominium and townhouse sales set a new record for 2014*

**Calgary, January 2, 2015** – It was a record setting year for Calgary’s condominium apartment and townhouse sectors, as sales reached new annual highs despite year-over-year residential sales declines of 7.5 per cent in December.

Single family sales totaled 708 units in December, a year-over-year decline of 8.3 per cent. Meanwhile, total condominium sales also declined by six per cent over the same time frame, but overall activity remained consistent with long-term averages.

“It is not unusual to see slower activity in the month of December as consumer focus often shifts toward the holiday season,” said CREB® president Bill Kirk. “While monthly sales activity has slowed, it is consistent with December activity over the past several years. Overall, annual sales activity increased by 9.3 percent over last year.”

Yearly condominium apartment sales totaled 4,742 in 2014, an 18 per cent increase over the previous year. Meanwhile, townhouse sales totaled 3,737 units, a 17 per cent annual increase. Both sectors recorded record years of sales activity.

“Changes in the economic climate are expected to cool housing market conditions in 2015, and December activity may be the first indication of this shift,” said CREB® chief economist Ann-Marie Lurie. “However, any pullback that may occur needs to be kept in perspective as 2014 housing activity far exceeded our expectations.”

City of Calgary sales and new listings totaled a respective 25,664 and 36,329 in 2014. The 13 per cent growth in new listings outpaced the nine per cent growth in sales, contributing to an overall rise in inventory levels.

With more availability in the market, residential benchmark prices continued to level off in December. However, annual average benchmark gains remained above nine per cent. Unadjusted benchmark prices for single family, condominium apartment and townhouse properties all remained similar to levels recorded in November.

Single-family sales totaled 17,185 in 2014, an annual increase of 5.5 per cent. While the single-family sector represents the largest component of sales at 67 per cent, the growth in sales in both the condominium markets has outpaced activity in this sector.

“The activity that we’ve seen in the condominium sectors is, in part, is related to product availability in the lower price ranges,” said Kirk. “The under \$400,000 segment of the single-family market within city limits has been declining. With the bulk of condominium products available for under \$400,000, more consumers have been turning to these sectors for their housing needs.”

Strong demand for condominium apartments was also met with rising supply levels. New listings totaled 7,297 units in 2014, a 30 per cent increase over the previous year.

While rising listings helped take the pressure off prices, on an annual basis, unadjusted condominium apartment and benchmark prices have recovered and exceeded previous highs recorded in 2007.

In addition to these monthly figures for December, it should also be noted that full details of CREB®’s 2015 forecast will be released on January 14, 2015 at our annual Forecast Conference and Tradeshow.



## CREB® - SUMMARY STATS

	Dec-13	Dec-14	Y/Y % Change	2013	2014	Y/Y % Change
<b>CREB® TOTAL RESIDENTIAL</b>						
Total Sales	1,497	1,427	-4.68%	30,528	34,273	12.27%
Total Sales Volume	\$686,186,046	\$665,296,043	-3.04%	\$13,779,720,266	\$16,288,647,276	18.21%
New Listings	1,348	1,846	36.94%	44,624	49,970	11.98%
Active Listings	4,437	5,465	23.17%	N/A	N/A	
Sales to New Listings Ratio	1.11	0.77	-30.39%	0.68	0.69	0.26%
Sales \$ / List \$	97.38%	97.32%	-0.06%	97.57%	98.09%	0.52%
Average DOM	53	50	-4.23%	43	35	-18.60%
Average Price	\$458,374	\$466,220	1.71%	\$451,380	\$475,262	5.29%
Benchmark Price	\$418,500	\$455,300	8.79%			
Index	194	211	8.80%			
<b>CREB® CITY OF CALGARY</b>						
Total Sales	1,171	1,083	-7.51%	23,474	25,664	9.33%
Total Sales Volume	\$532,086,883	\$514,464,343	-3.31%	\$10,718,115,985	\$12,397,749,092	15.67%
New Listings	972	1,379	41.87%	32,150	36,329	13.00%
Active Listings	2,236	3,233	44.59%	N/A	N/A	
Sales to New Listings Ratio	1.20	0.79	-34.81%	0.73	0.71	-3.25%
Sales \$ / List \$	97.70%	97.53%	-0.17%	97.76%	98.31%	0.54%
Average DOM	46	43	-7.56%	37	32	-13.51%
Average Price	\$454,387	\$475,036	4.54%	\$456,595	\$483,079	5.80%
Benchmark Price	\$424,700	\$459,000	8.08%			
Index	199	215	8.06%			
<b>CREB® TOWNS</b>						
Total Sales	201	214	6.47%	4,439	5,513	24.19%
Total Sales Volume	\$75,721,863	\$85,745,161	13.24%	\$1,640,734,566	\$2,187,624,765	33.33%
New Listings	218	274	25.69%	6,804	7,714	13.37%
Active Listings	1,008	1,009	0.10%	N/A	N/A	
Sales to New Listings Ratio	0.92	0.78	-15.29%	0.65	0.71	9.54%
Sales \$ / List \$	97.08%	97.94%	0.86%	97.53%	98.15%	0.62%
Average DOM	65	56	-13.86%	68	53	-22.06%
Average Price	\$376,726	\$400,678	6.36%	\$369,618	\$396,812	7.36%
Benchmark Price	\$391,400	\$432,200	10.42%			
Index	172	190	10.42%			
<b>CREB® CRES</b>						
Total Sales	49	39	-20.41%	956	1,031	7.85%
Total Sales Volume	\$46,119,500	\$32,330,000	-29.90%	\$786,866,016	\$893,778,863	13.59%
New Listings	71	78	9.86%	2,641	2,557	-3.18%
Active Listings	638	604	-5.33%	N/A	N/A	
Sales to New Listings Ratio	0.69	0.50	-27.55%	0.36	0.40	11.39%
Sales \$ / List \$	94.35%	92.70%	-1.65%	95.20%	95.41%	0.21%
Average DOM	101	160	57.81%	102	97	-4.90%
Average Price	\$941,214	\$828,974	-11.93%	\$823,082	\$866,905	5.32%
Median Price	\$734,700	\$700,000	-4.72%			

For a list of definitions, see page 20.

## CREB® SUMMARY STATISTICS CITY OF CALGARY

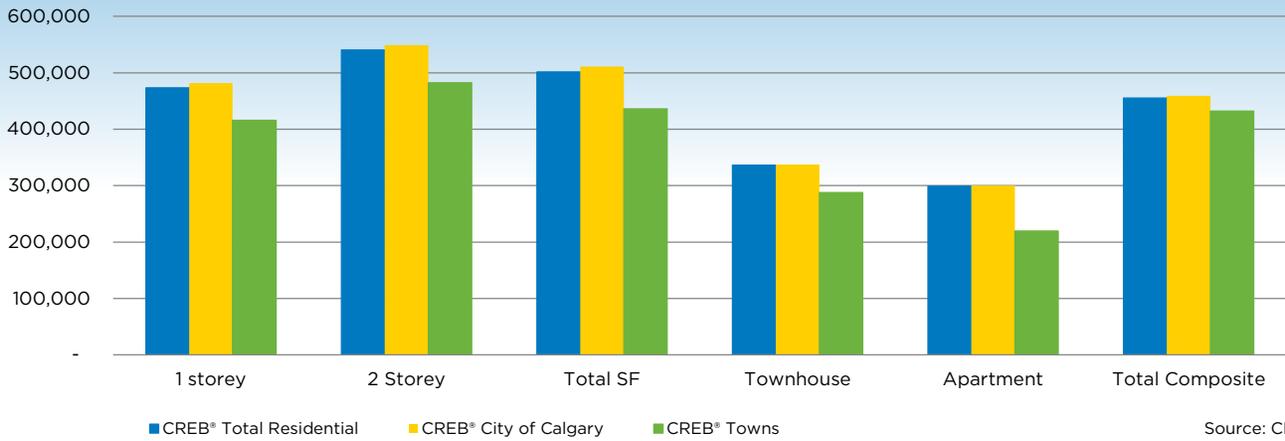
	Dec-13	Dec-14	Y/Y % Change	2013	2014	Y/Y % Change
<b>SINGLE FAMILY</b>						
Total Sales	772	708	-8.29%	16,293	17,185	5.47%
Total Sales Volume	\$407,333,571	\$389,481,513	-4.38%	\$8,432,599,845	\$9,505,835,177	12.73%
New Listings	649	888	36.83%	22,557	24,093	6.81%
Active Listings	1,515	1,985	31.02%	N/A	N/A	
Sales to New Listings Ratio	1.19	0.80	-32.97%	0.72	0.71	-1.25%
Sales \$ / List \$	97.76%	97.61%	-0.15%	97.82%	98.35%	0.53%
Average DOM	45	42	-6.80%	36	31	-13.89%
Average Price	\$527,634	\$550,115	4.26%	\$517,560	\$553,147	6.88%
Benchmark Price	\$472,200	\$510,900	8.20%			
Index	200	217	8.18%			
<b>CONDO APARTMENT</b>						
Total Sales	220	218	-0.91%	4,005	4,742	18.40%
Total Sales Volume	\$65,165,431	\$69,441,542	6.56%	\$1,199,642,882	\$1,536,986,732	28.12%
New Listings	211	301	42.65%	5,594	7,297	30.44%
Active Listings	479	823	71.82%	N/A	N/A	
Sales to New Listings Ratio	1.04	0.72	-30.54%	0.72	0.65	-9.23%
Sales \$ / List \$	97.27%	97.17%	-0.10%	97.29%	97.90%	0.61%
Average DOM	50	46	-8.45%	43	37	-13.95%
Average Price	\$296,207	\$318,539	7.54%	\$299,536	\$324,122	8.21%
Benchmark Price	\$278,600	\$300,300	7.79%			
Index	195	210	7.76%			
<b>CONDO TOWNHOUSE</b>						
Total Sales	179	157	-12.29%	3,176	3,737	17.66%
Total Sales Volume	\$59,587,881	\$55,541,288	-6.79%	\$1,085,873,258	\$1,354,927,183	24.78%
New Listings	112	190	69.64%	3,999	4,939	23.51%
Active Listings	242	434	79.34%	N/A	N/A	
Sales to New Listings Ratio	1.60	0.83	-48.30%	0.79	0.76	-4.73%
Sales \$ / List \$	97.79%	97.47%	-0.32%	97.86%	98.46%	0.60%
Average DOM	48	43	-10.11%	38	31	-18.42%
Average Price	\$332,893	\$353,766	6.27%	\$341,900	\$362,571	6.05%
Benchmark Price	\$311,600	\$337,300	8.25%			
Index	192	208	8.22%			

## MLS® HPI SUMMARY

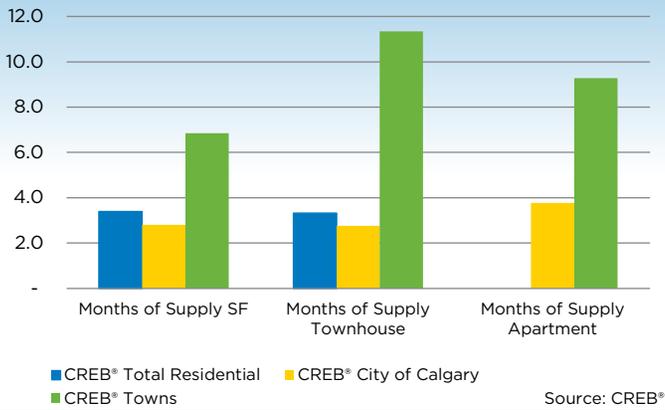
	December 2014		% Changes				
	Benchmark Price	Index (HPI)	Nov-14	Jun-14	Dec-13	Dec-11	Dec-09
<b>CREB® TOTAL RESIDENTIAL</b>							
Single Family	501,400	212	0.0%	1.2%	9.1%	24.7%	23.9%
Townhouse	336,500	208	-0.3%	1.9%	8.3%	21.2%	19.4%
Apartment	299,000	209	0.0%	0.3%	7.9%	27.4%	22.4%
<b>COMPOSITE</b>	<b>455,300</b>	<b>211</b>	<b>-0.1%</b>	<b>1.1%</b>	<b>8.8%</b>	<b>24.8%</b>	<b>23.2%</b>
<b>CREB® TOWNS</b>							
Single Family	436,200	189	0.4%	2.9%	10.1%	13.5%	13.6%
Townhouse	288,100	202	-0.2%	0.7%	9.0%	21.8%	19.4%
Apartment	219,600	185	1.5%	8.4%	22.5%	42.3%	27.9%
<b>COMPOSITE</b>	<b>432,200</b>	<b>190</b>	<b>0.4%</b>	<b>3.0%</b>	<b>10.4%</b>	<b>14.3%</b>	<b>14.1%</b>
<b>CREB® CITY OF CALGARY</b>							
Single Family	510,900	217	-0.1%	0.2%	8.2%	27.8%	27.0%
Townhouse	337,300	208	-0.4%	1.9%	8.2%	21.2%	19.4%
Apartment	300,300	210	-0.1%	0.2%	7.8%	27.2%	22.2%
<b>COMPOSITE</b>	<b>459,000</b>	<b>215</b>	<b>-0.1%</b>	<b>0.4%</b>	<b>8.1%</b>	<b>26.9%</b>	<b>25.2%</b>

# COMPARISONS

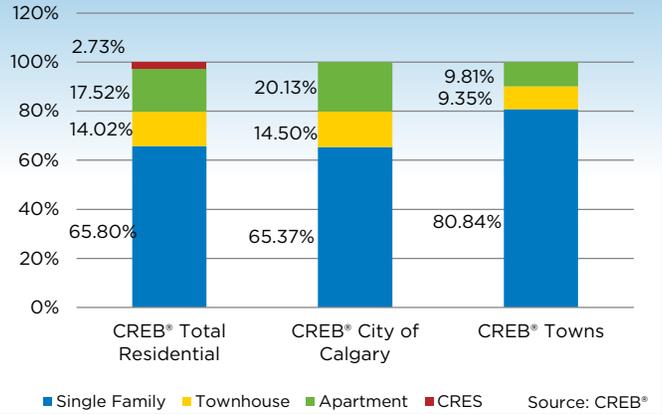
**Benchmark Price - December**



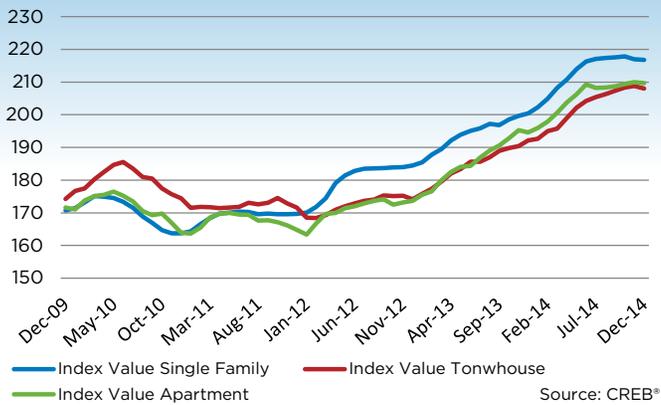
**Months of Supply - December**



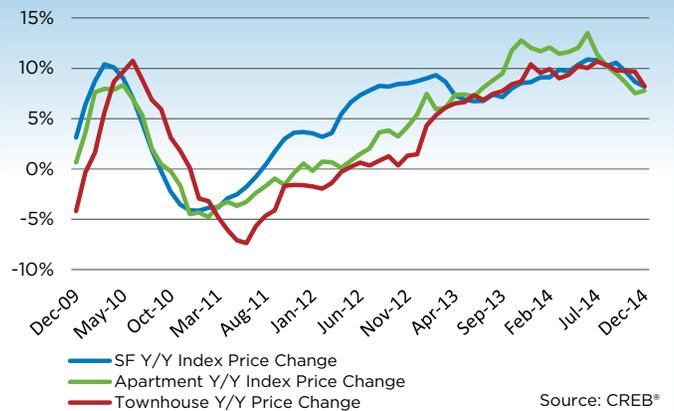
**Sales Distribution - December**



**CALGARY INDEX VALUE**



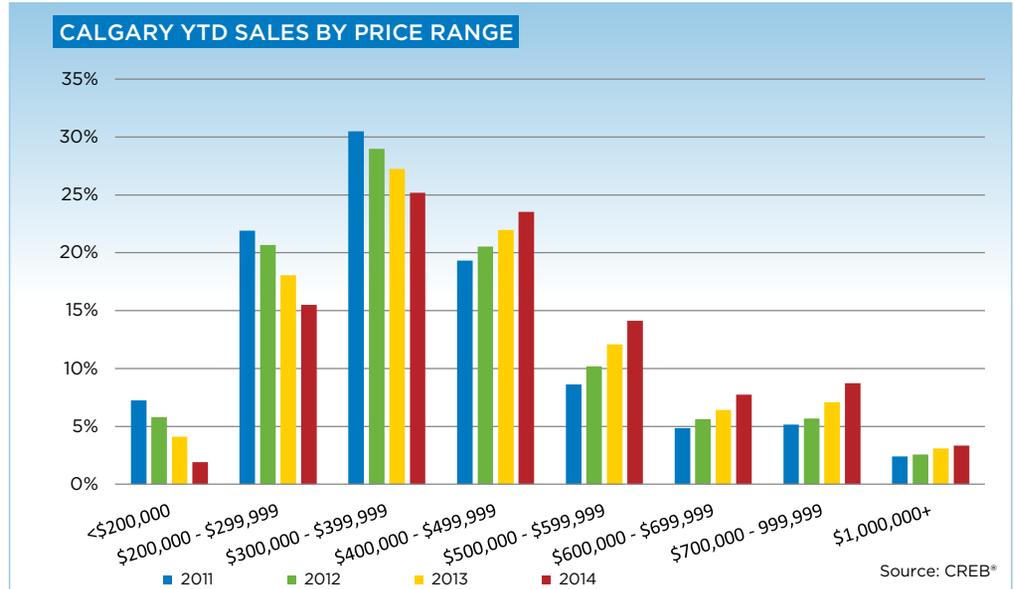
**CALGARY INDEX YEAR OVER YEAR COMPARISON**



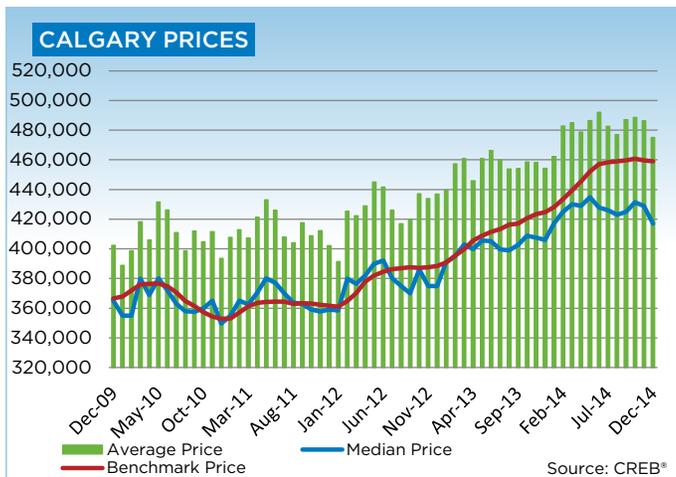
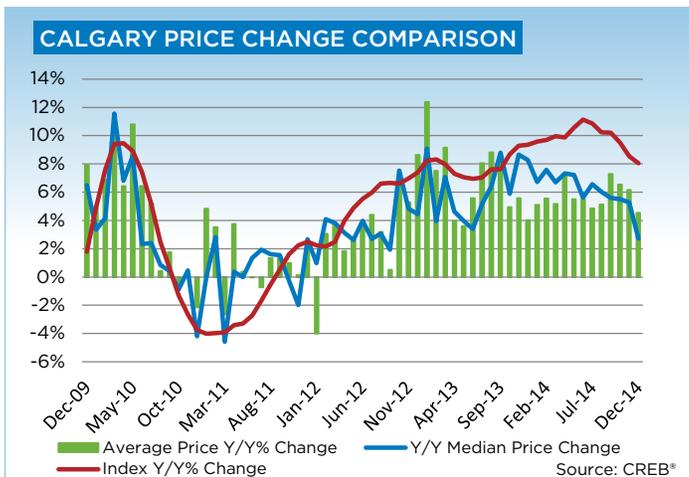
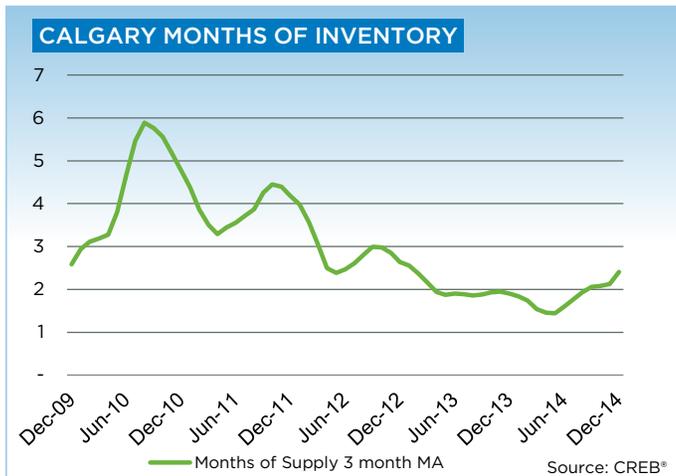
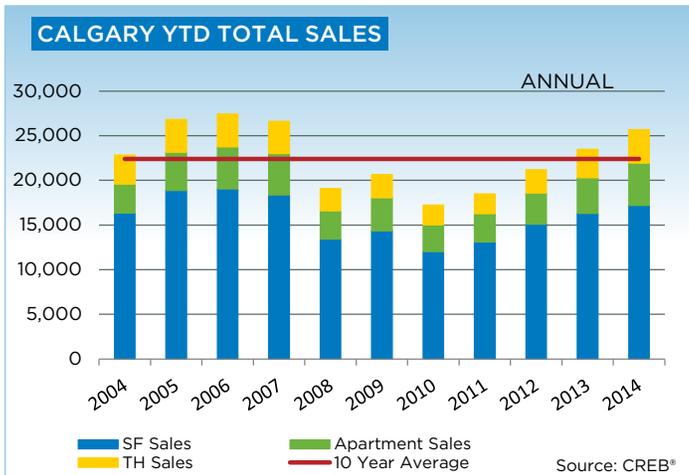
**CREB® CITY OF CALGARY**

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	1,229	1,706	2,107	2,374	2,534	2,306	2,264	2,192	1,919	1,948	1,724	1,171	23,474
New Listings	2,493	2,670	3,192	3,475	3,714	2,998	2,725	2,773	2,793	2,521	1,824	972	32,150
Active Listings	3,084	3,539	4,007	4,366	4,743	4,584	4,092	3,898	3,922	3,841	3,156	2,236	
AverageDOM	50	38	35	33	32	35	39	38	36	40	40	46	37
Average Price	439,763	457,349	461,038	445,955	461,006	466,384	460,181	453,859	454,151	458,655	458,157	454,387	456,595
Benchmark Price	390,700	395,200	399,700	405,500	408,900	411,300	413,400	416,400	417,000	420,700	423,500	424,700	
Index	183	185	187	190	191	192	193	195	195	197	198	199	
<b>2014</b>													
Sales	1,438	1,850	2,481	2,540	2,944	2,665	2,329	2,263	2,146	2,145	1,780	1,083	25,664
New Listings	2,394	2,709	3,318	3,754	4,327	3,815	3,219	3,148	3,258	2,917	2,091	1,379	36,329
Active Listings	2,524	2,892	3,233	3,794	4,504	4,726	4,659	4,596	4,589	4,428	3,849	3,233	
AverageDOM	40	30	28	27	27	29	33	35	36	37	38	43	32
Average Price	462,234	482,783	484,877	478,759	486,371	492,147	482,523	477,101	487,211	488,706	486,327	475,036	483,079
Benchmark Price	428,200	433,500	439,500	445,500	452,100	457,100	458,300	459,000	459,600	460,700	459,600	459,000	
Index	200	203	205	208	211	214	214	215	215	215	215	215	

	Dec-13	Dec-14	2013	2014
<b>Calgary Total</b>				
>\$100,000	1	1	18	6
\$100,000 - \$199,999	56	27	947	480
\$200,000 - \$299,999	197	181	4,236	3,977
\$300,000 - \$349,999	164	126	3,093	2,951
\$350,000 - \$399,999	154	150	3,304	3,512
\$400,000 - \$449,999	134	139	2,899	3,346
\$450,000 - \$499,999	123	122	2,254	2,690
\$500,000 - \$549,999	82	72	1,645	2,101
\$550,000 - \$599,999	56	60	1,189	1,526
\$600,000 - \$649,999	46	48	886	1,097
\$650,000 - \$699,999	35	26	618	887
\$700,000 - \$799,999	45	40	885	1,147
\$800,000 - \$899,999	27	38	503	733
\$900,000 - \$999,999	13	11	271	357
\$1,000,000 - \$1,249,999	23	24	333	375
\$1,250,000 - \$1,499,999	7	8	163	212
\$1,500,000 - \$1,749,999	2	3	78	107
\$1,750,000 - \$1,999,999	3	2	52	58
\$2,000,000 - \$2,499,999	3	2	58	52
\$2,500,000 - \$2,999,999	-	3	26	22
\$3,000,000 - \$3,499,999	-	-	3	14
\$3,500,000 - \$3,999,999	-	-	5	8
\$4,000,000 +	-	-	8	6
	1,171	1,083	23,474	25,664



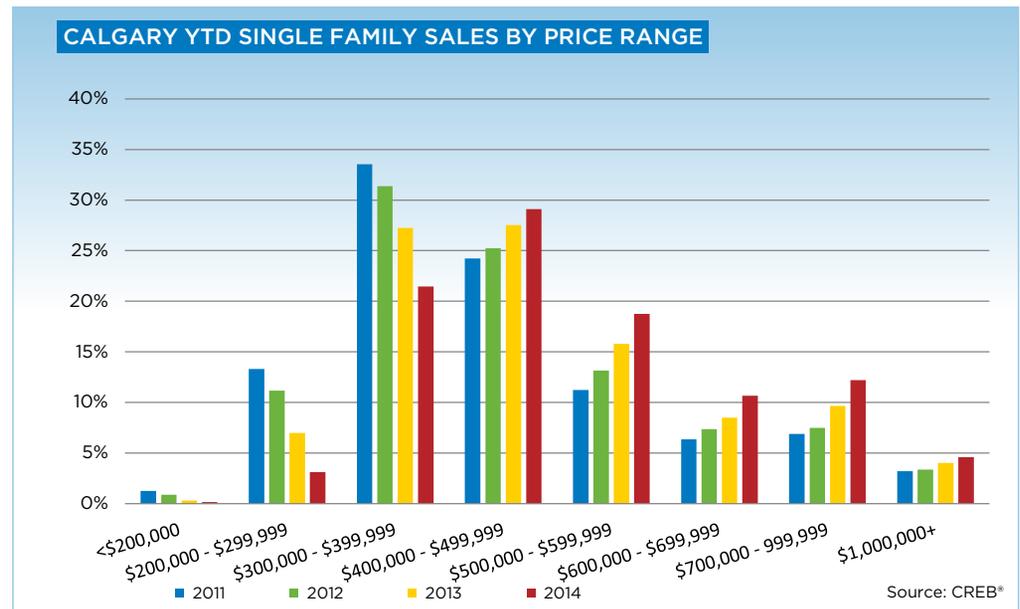
# CITY OF CALGARY



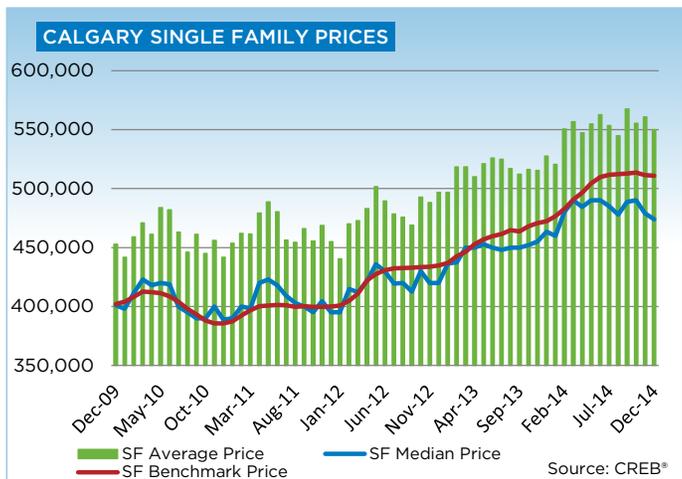
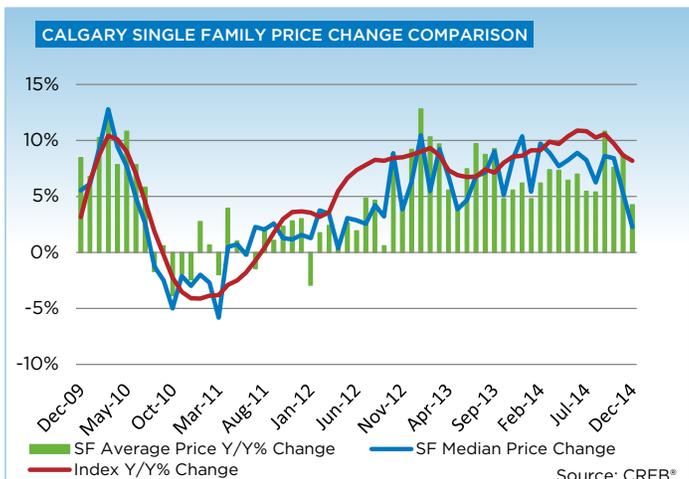
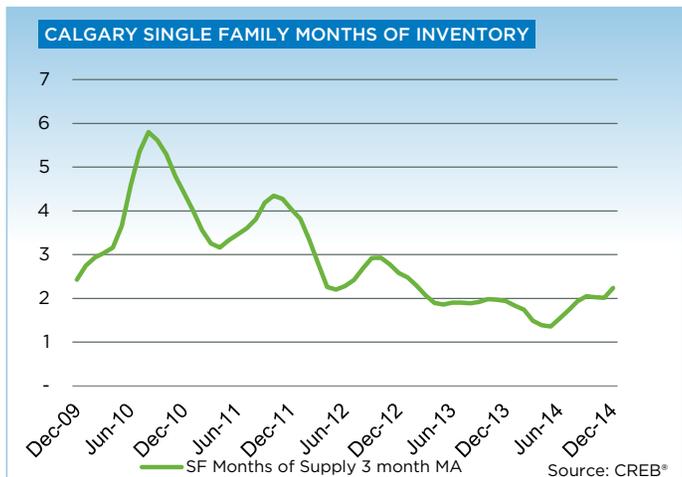
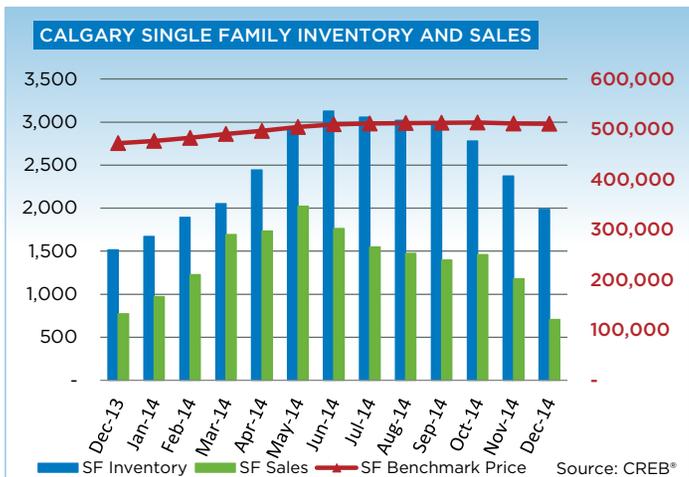
## CREB® CITY OF CALGARY SINGLE FAMILY

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	878	1,207	1,479	1,606	1,758	1,630	1,573	1,513	1,351	1,333	1,193	772	16,293
New Listings	1,732	1,874	2,233	2,406	2,657	2,146	1,956	1,963	1,972	1,736	1,233	649	22,557
Active Listings	2,075	2,408	2,727	2,977	3,311	3,199	2,917	2,791	2,789	2,705	2,171	1,515	
AverageDOM	47	37	33	31	31	33	37	37	37	38	39	45	36
Average Price	496,821	518,480	518,468	509,942	521,226	526,021	524,976	517,206	512,296	516,375	515,491	527,634	517,560
Benchmark Price	436,900	442,500	446,500	452,900	456,900	459,700	461,600	464,700	463,700	468,000	470,600	472,200	
Index	185	188	190	192	194	195	196	197	197	199	200	200	
<b>2014</b>													
Sales	973	1,229	1,694	1,733	2,024	1,765	1,549	1,474	1,396	1,461	1,179	708	17,185
New Listings	1,581	1,779	2,197	2,581	2,945	2,598	2,134	2,057	2,145	1,869	1,319	888	24,093
Active Listings	1,671	1,894	2,052	2,445	2,919	3,128	3,056	3,021	2,961	2,780	2,373	1,985	
AverageDOM	40	29	27	25	26	28	32	34	35	37	37	42	31
Average Price	520,678	550,531	556,717	547,220	554,745	562,714	553,490	545,005	567,632	555,471	560,709	550,115	553,147
Benchmark Price	476,700	482,800	490,600	496,700	504,300	509,700	511,600	512,300	512,800	513,500	511,300	510,900	
Index	202	205	208	211	214	216	217	217	218	218	217	217	

	Dec-13	Dec-14	2013	2014
<b>Calgary SF</b>				
>\$100,000	-	-	3	1
\$100,000 - \$199,999	-	2	47	25
\$200,000 - \$299,999	42	25	1,137	533
\$300,000 - \$349,999	75	60	1,835	1,287
\$350,000 - \$399,999	122	93	2,606	2,398
\$400,000 - \$449,999	114	115	2,487	2,716
\$450,000 - \$499,999	103	101	1,997	2,285
\$500,000 - \$549,999	75	67	1,492	1,857
\$550,000 - \$599,999	51	52	1,081	1,367
\$600,000 - \$649,999	44	46	815	1,012
\$650,000 - \$699,999	30	24	570	818
\$700,000 - \$799,999	42	37	837	1,073
\$800,000 - \$899,999	24	38	477	692
\$900,000 - \$999,999	13	11	256	332
\$1,000,000 - \$1,249,999	23	22	293	351
\$1,250,000 - \$1,499,999	7	5	149	190
\$1,500,000 - \$1,749,999	2	3	73	98
\$1,750,000 - \$1,999,999	2	2	46	56
\$2,000,000 - \$2,499,999	3	2	55	50
\$2,500,000 - \$2,999,999	-	3	21	21
\$3,000,000 - \$3,499,999	-	-	3	10
\$3,500,000 - \$3,999,999	-	-	5	8
\$4,000,000 +	-	-	8	5
	772	708	16,293	17,185



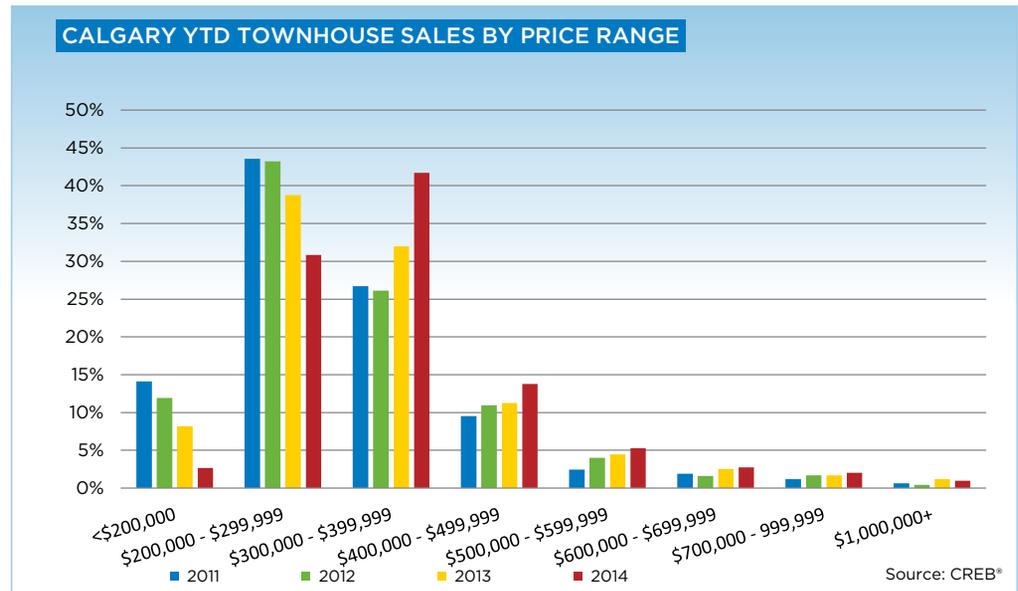
# CITY OF CALGARY SINGLE FAMILY



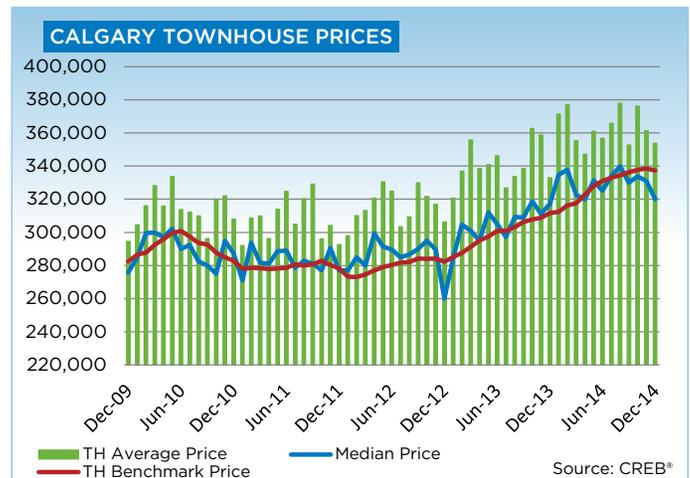
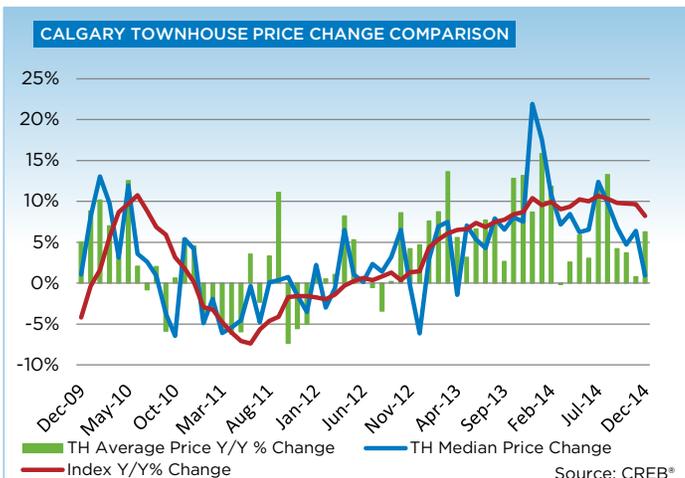
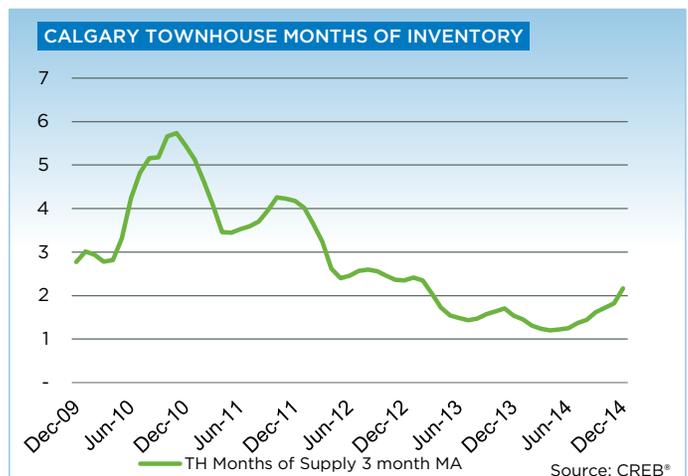
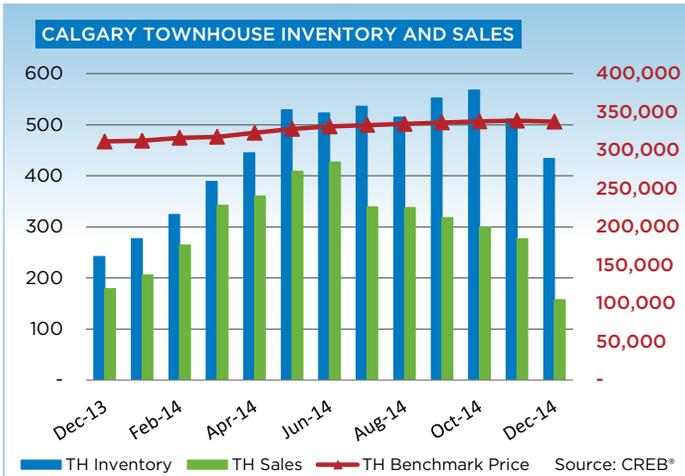
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	147	220	282	339	365	318	294	282	244	278	228	179	3,176
New Listings	310	343	399	454	423	362	303	359	361	335	238	112	3,999
Active Listings	369	427	484	518	503	489	407	417	450	444	380	242	
AverageDOM	52	38	39	36	33	40	38	34	31	43	39	48	38
Average Price	320,590	337,071	355,757	338,474	340,889	346,293	326,728	333,673	338,569	362,807	358,625	332,893	341,900
Benchmark Price	285,100	287,600	291,200	295,100	297,400	300,900	300,900	303,200	306,300	307,800	308,700	311,600	
Index	176	177	180	182	183	186	186	187	189	190	190	192	
<b>2014</b>													
Sales	206	264	342	360	409	427	339	338	318	300	277	157	3,737
New Listings	328	357	458	487	578	504	429	441	430	432	305	190	4,939
Active Listings	277	324	389	445	529	523	536	515	552	568	511	434	
AverageDOM	38	28	26	25	28	28	31	34	33	36	35	43	31
Average Price	371,347	376,993	355,195	347,169	360,981	356,803	365,769	377,958	352,813	376,227	361,374	353,766	362,571
Benchmark Price	312,300	316,200	317,500	322,700	327,900	331,100	333,000	334,500	336,300	337,800	338,600	337,300	
Index	193	195	196	199	202	204	205	206	207	208	209	208	

	Dec-13	Dec-14	2013	2014
<b>Calgary Townhouse</b>				
>\$100,000	-	-	3	-
\$100,000 - \$199,999	18	6	257	100
\$200,000 - \$299,999	52	55	1,231	1,152
\$300,000 - \$349,999	60	35	662	977
\$350,000 - \$399,999	20	29	353	582
\$400,000 - \$449,999	8	11	228	282
\$450,000 - \$499,999	5	9	129	233
\$500,000 - \$549,999	3	1	76	112
\$550,000 - \$599,999	4	4	66	85
\$600,000 - \$649,999	2	1	51	50
\$650,000 - \$699,999	3	1	29	53
\$700,000 - \$799,999	2	2	26	45
\$800,000 - \$899,999	2	-	17	24
\$900,000 - \$999,999	-	-	10	6
\$1,000,000 - \$1,249,999	-	1	25	16
\$1,250,000 - \$1,499,999	-	2	8	13
\$1,500,000 - \$1,749,999	-	-	2	6
\$1,750,000 - \$1,999,999	-	-	1	-
\$2,000,000 - \$2,499,999	-	-	1	1
\$2,500,000 - \$2,999,999	-	-	1	-
\$3,000,000 - \$3,499,999	-	-	-	-
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	179	157	3176	3737



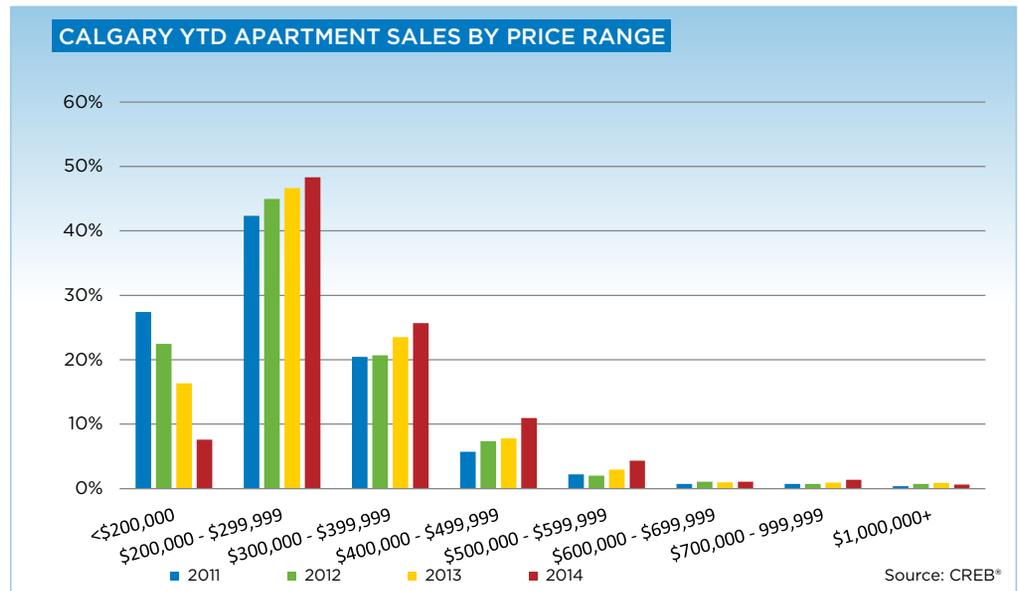
# CITY OF CALGARY CONDOMINIUM TOWNHOUSE



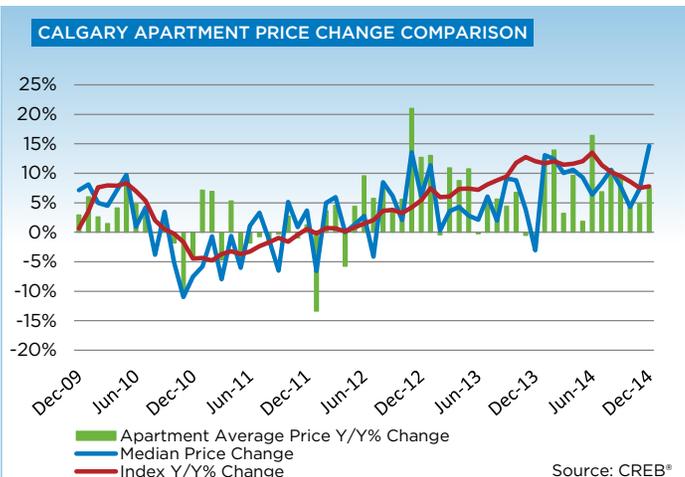
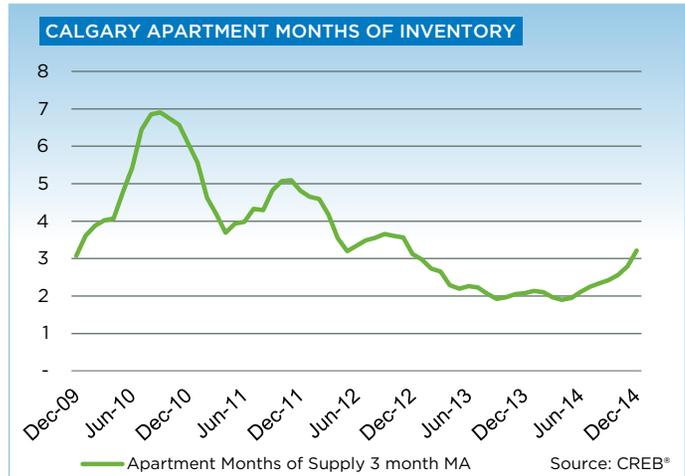
## CITY OF CALGARY CONDOMINIUM APARTMENTS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	204	279	346	429	411	358	397	397	324	337	303	220	4,005
New Listings	451	453	560	615	634	490	466	451	460	450	353	211	5,594
Active Listings	640	704	796	871	929	896	768	690	683	692	605	479	
AverageDOM	62	45	41	41	35	38	50	43	39	43	43	50	43
Average Price	280,067	287,733	301,358	291,347	310,096	301,523	302,278	297,807	298,743	309,415	307,308	296,207	299,536
Benchmark Price	251,300	252,900	257,700	261,300	263,600	264,000	267,600	270,600	272,900	276,100	279,600	278,600	
Index	176	177	180	183	184	184	187	189	191	193	195	195	
<b>2014</b>													
Sales	259	357	445	447	511	473	441	451	432	384	324	218	4,742
New Listings	485	573	663	686	804	713	656	650	683	616	467	301	7,297
Active Listings	577	677	791	898	1,051	1,071	1,070	1,056	1,081	1,088	985	823	
AverageDOM	42	33	31	34	34	37	40	40	39	41	41	46	37
Average Price	314,966	327,788	311,064	319,319	315,914	351,010	323,002	329,471	326,263	322,562	322,486	318,539	324,122
Benchmark Price	280,600	283,400	287,200	291,700	295,400	299,700	298,100	298,200	298,800	299,800	300,700	300,300	
Index	196	198	201	204	206	209	208	208	209	209	210	210	

Calgary Apartment	Dec-13	Dec-14	2013	2014
>\$100,000	1	1	12	5
\$100,000 - \$199,999	38	19	643	355
\$200,000 - \$299,999	103	101	1,868	2,292
\$300,000 - \$349,999	29	31	596	687
\$350,000 - \$399,999	12	28	345	532
\$400,000 - \$449,999	12	13	184	348
\$450,000 - \$499,999	15	12	128	172
\$500,000 - \$549,999	4	4	77	132
\$550,000 - \$599,999	1	4	42	74
\$600,000 - \$649,999	-	1	20	35
\$650,000 - \$699,999	2	1	19	16
\$700,000 - \$799,999	1	1	22	29
\$800,000 - \$899,999	1	-	9	17
\$900,000 - \$999,999	-	-	5	19
\$1,000,000 - \$1,249,999	-	1	15	8
\$1,250,000 - \$1,499,999	-	1	6	9
\$1,500,000 - \$1,749,999	-	-	3	3
\$1,750,000 - \$1,999,999	1	-	5	2
\$2,000,000 - \$2,499,999	-	-	2	1
\$2,500,000 - \$2,999,999	-	-	4	1
\$3,000,000 - \$3,499,999	-	-	-	4
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	1
	220	218	4,005	4,742



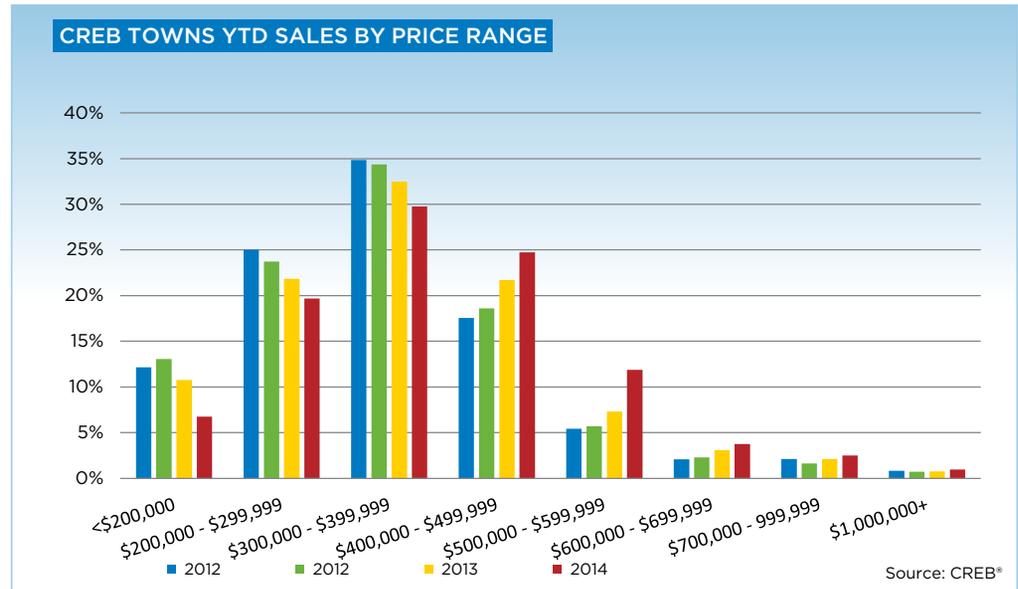
# CITY OF CALGARY CONDOMINIUM APARTMENTS



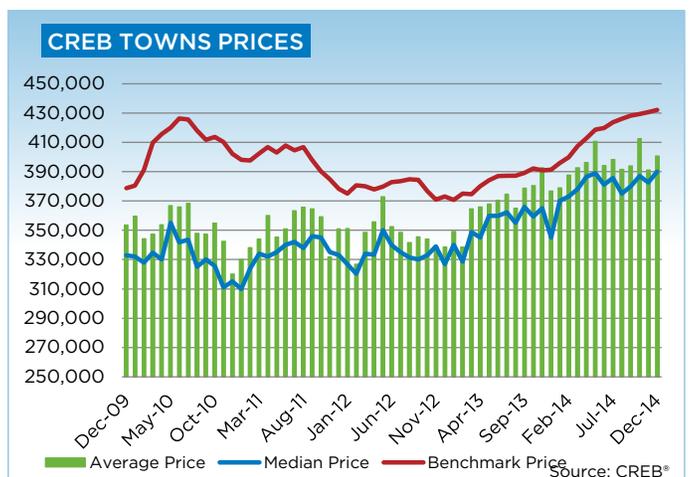
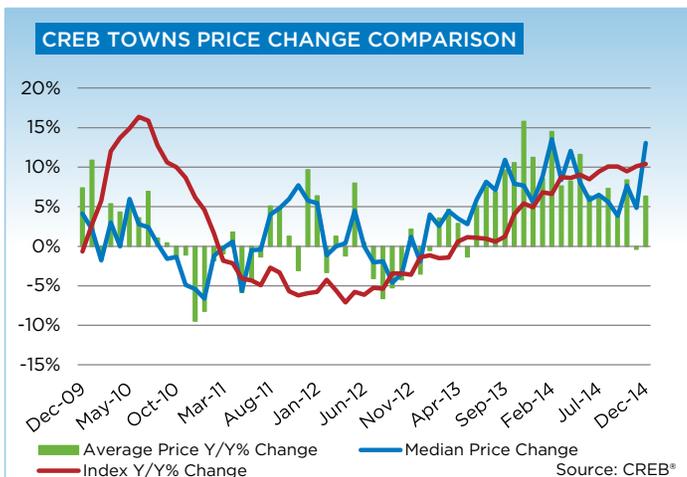
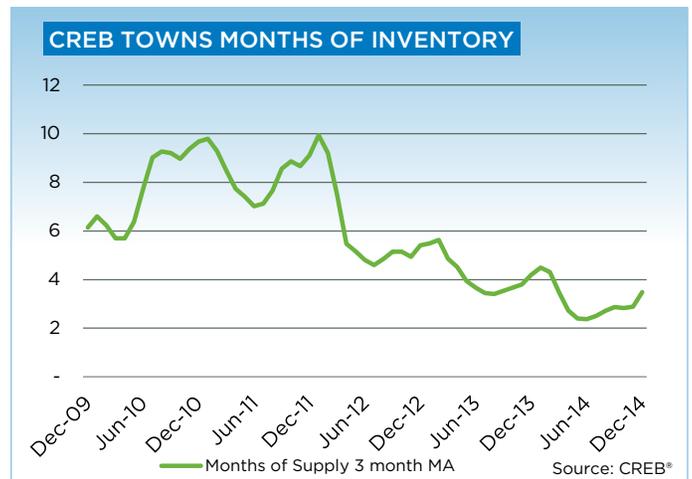
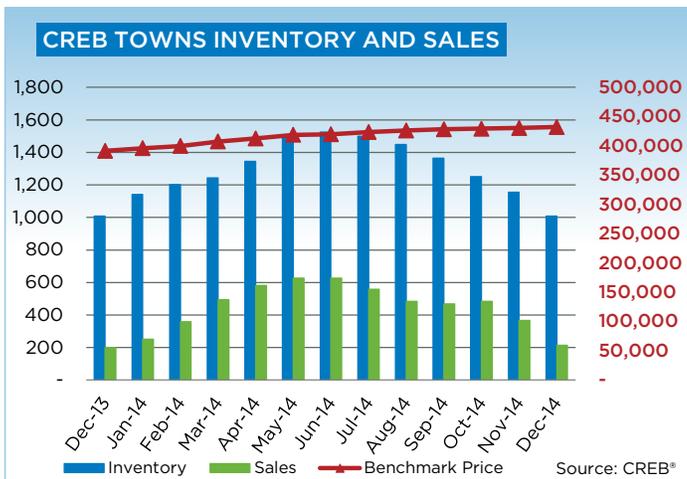
# CREB® TOWNS

	Jan.	Feb.	Mar.	Apr.	May	Jun.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	YTD
<b>2013</b>													
Sales	245	256	364	431	485	470	480	431	377	382	317	201	4,439
New Listings	542	559	659	765	773	586	671	590	549	513	379	218	6,804
Active Listings	1,218	1,381	1,533	1,705	1,767	1,606	1,570	1,517	1,443	1,390	1,241	1,008	
AverageDOM	82	69	55	66	64	62	60	57	58	59	64	65	68
Average Price	349,213	338,531	364,728	365,877	367,972	370,550	374,672	364,998	378,736	380,376	392,647	376,726	369,618
Benchmark Price	370,700	375,000	374,600	380,000	384,100	386,900	387,100	387,100	389,200	392,100	391,000	391,400	
Index	163	165	164	167	169	170	170	170	171	172	172	172	
<b>2014</b>													
Sales	251	358	494	582	626	626	558	484	469	485	366	214	5,513
New Listings	551	544	705	812	930	836	726	657	632	595	452	274	7,714
Active Listings	1,141	1,202	1,243	1,344	1,492	1,525	1,499	1,449	1,364	1,251	1,156	1,009	
AverageDOM	68	56	49	46	44	46	53	46	55	56	50	56	53
Average Price	379,053	387,568	392,572	396,006	410,643	394,216	398,358	391,595	393,952	412,367	391,155	400,678	396,812
Benchmark Price	396,000	399,900	407,400	412,800	418,800	419,700	423,600	426,100	428,300	429,300	430,600	432,200	
Index	174	176	179	181	184	184	186	187	188	188	189	190	

CREB Towns	Dec-13	Dec-14	2013	2014
>\$100,000	-	-	46	25
\$100,000 - \$199,999	19	11	431	347
\$200,000 - \$299,999	51	47	969	1,085
\$300,000 - \$349,999	35	26	704	755
\$350,000 - \$399,999	25	31	737	886
\$400,000 - \$449,999	20	30	576	779
\$450,000 - \$499,999	20	31	388	585
\$500,000 - \$549,999	10	12	205	411
\$550,000 - \$599,999	7	4	119	243
\$600,000 - \$649,999	1	10	86	138
\$650,000 - \$699,999	5	2	51	69
\$700,000 - \$799,999	1	4	45	86
\$800,000 - \$899,999	4	3	26	34
\$900,000 - \$999,999	2	1	22	17
\$1,000,000 - \$1,249,999	-	2	15	28
\$1,250,000 - \$1,499,999	1	-	7	12
\$1,500,000 - \$1,749,999	-	-	6	8
\$1,750,000 - \$1,999,999	-	-	5	3
\$2,000,000 - \$2,499,999	-	-	-	1
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,499,999	-	-	1	1
\$3,500,000 - \$3,999,999	-	-	-	-
\$4,000,000 +	-	-	-	-
	201	214	4,439	5,513



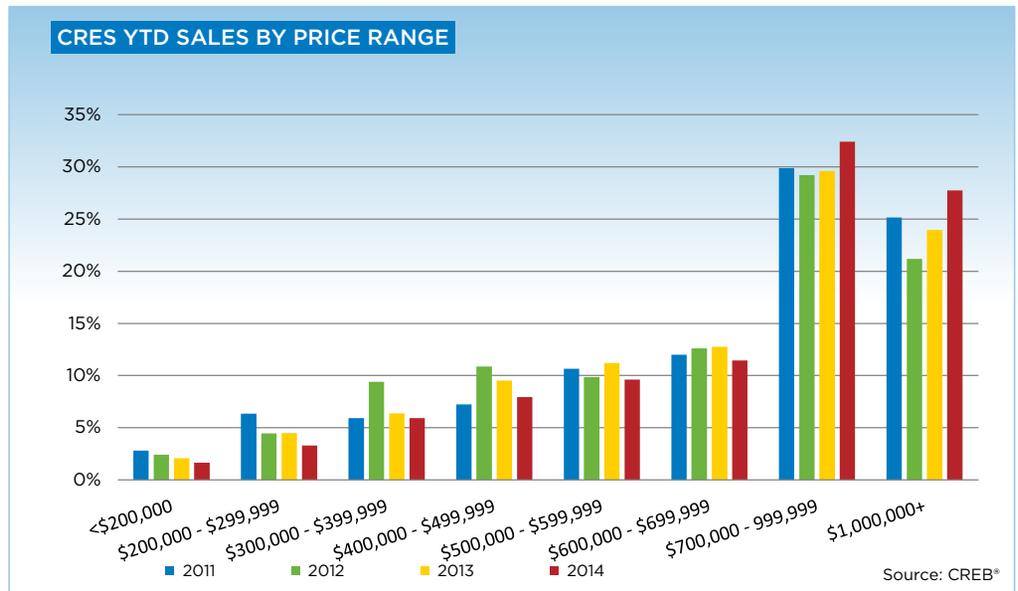
# CREB® TOWNS



# CREB® COUNTRY RESIDENTIAL

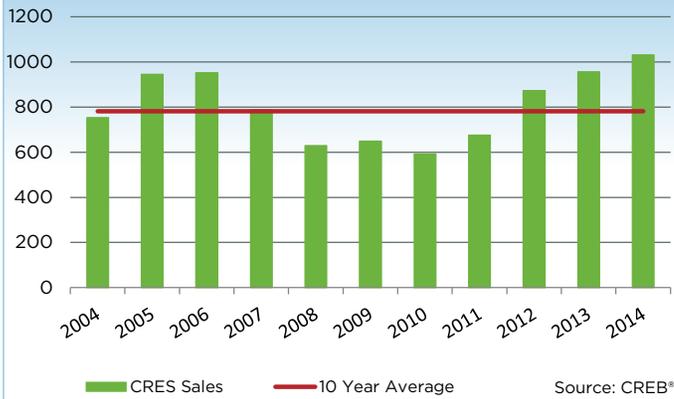
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	34	72	72	84	106	99	90	95	96	80	79	49	956
New Listings	239	212	258	294	337	269	237	222	210	185	107	71	2,641
Active Listings	741	761	897	1,001	1,123	1,138	1,132	1,157	1,034	1,007	812	638	
AverageDOM	155	104	107	105	91	87	96	105	98	110	110	101	102
Average Price	901,203	831,221	774,036	830,942	750,207	814,436	811,453	754,478	829,119	827,605	937,556	941,214	823,082
<b>2014</b>													
Sales	59	60	98	96	131	115	102	97	103	92	39	39	1,031
New Listings	198	209	216	223	363	304	262	219	197	177	111	78	2,557
Active Listings	649	696	729	779	932	983	1,028	1,053	948	874	765	604	
AverageDOM	100	126	87	102	86	86	97	83	91	103	114	160	97
Average Price	745,115	885,458	851,814	941,363	919,840	805,201	875,936	899,363	856,826	856,422	866,315	828,974	866,905

CRES	Dec-13	Dec-14	2013	2014
>\$100,000	-	-	5	3
\$100,000 - \$199,999	2	-	15	14
\$200,000 - \$299,999	1	5	43	34
\$300,000 - \$349,999	1	-	29	24
\$350,000 - \$399,999	1	3	32	37
\$400,000 - \$449,999	1	1	44	31
\$450,000 - \$499,999	-	5	47	51
\$500,000 - \$549,999	1	2	53	54
\$550,000 - \$599,999	3	2	54	45
\$600,000 - \$649,999	3	-	59	51
\$650,000 - \$699,999	5	1	63	67
\$700,000 - \$799,999	9	4	109	133
\$800,000 - \$899,999	4	1	86	115
\$900,000 - \$999,999	3	5	88	86
\$1,000,000 - \$1,249,999	5	3	100	136
\$1,250,000 - \$1,499,999	5	3	58	68
\$1,500,000 - \$1,749,999	1	-	29	25
\$1,750,000 - \$1,999,999	-	3	14	23
\$2,000,000 - \$2,499,999	3	-	17	19
\$2,500,000 - \$2,999,999	-	1	5	11
\$3,000,000 - \$3,499,999	-	-	1	2
\$3,500,000 - \$3,999,999	1	-	4	1
\$4,000,000 +	-	-	1	1
	49	39	956	1,031



# CREB® COUNTRY RESIDENTIAL

### CREB YTD TOTAL SALES



### CREB YTD TOTAL NEW LISTINGS



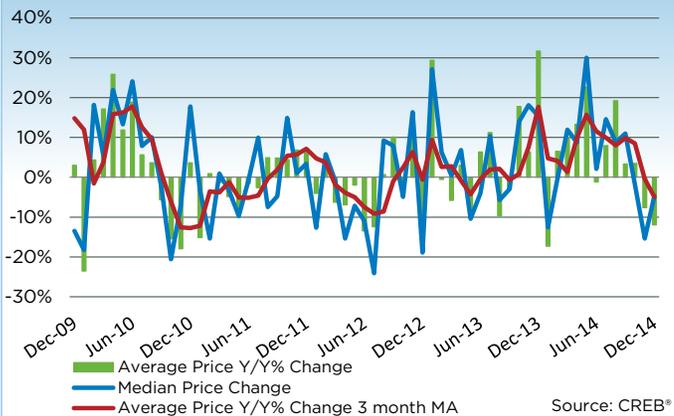
### CREB INVENTORY AND SALES



### CREB MONTHS OF INVENTORY



### CREB PRICE CHANGE COMPARISON



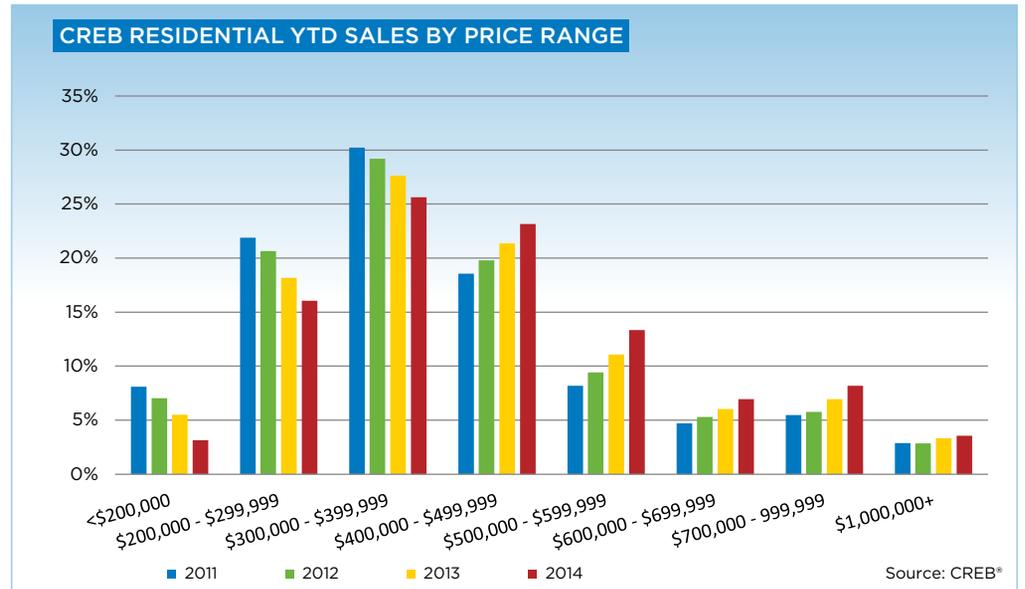
### CREB PRICES



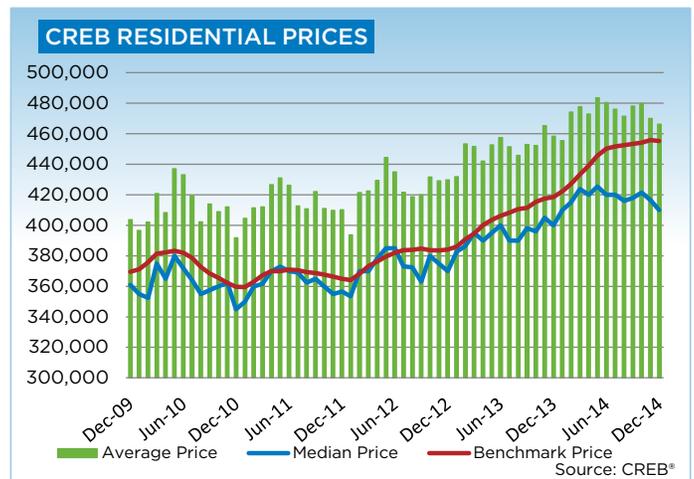
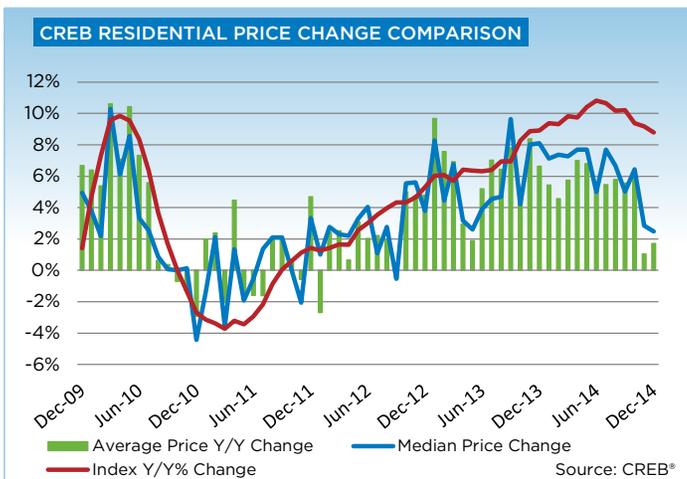
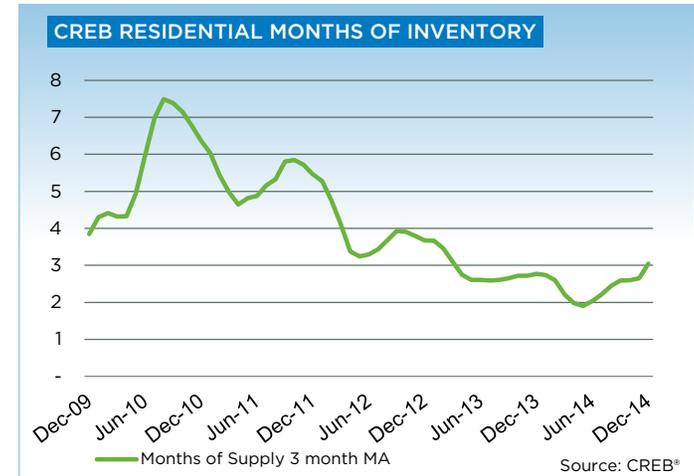
## CREB® TOTAL RESIDENTIAL

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
<b>2013</b>													
Sales	1,588	2,128	2,676	3,048	3,303	3,057	3,023	2,894	2,545	2,541	2,228	1,497	30,528
New Listings	3,462	3,638	4,425	4,889	5,189	4,184	3,958	3,850	3,776	3,451	2,454	1,348	44,624
Active Listings	5,713	6,366	7,169	7,854	8,485	8,189	7,646	7,550	7,152	6,944	5,830	4,437	
AverageDOM	59	47	42	42	40	42	47	45	45	46	48	53	43
Average Price	431,889	453,384	451,662	442,076	452,735	457,543	451,412	445,737	452,837	452,283	465,171	458,374	451,380
Benchmark Price Index	386,000	390,700	394,600	400,200	403,600	406,200	408,200	410,700	411,400	415,300	417,400	418,500	
	179	181	183	186	187	189	190	191	191	193	194	194	
<b>2014</b>													
Sales	1,842	2,392	3,228	3,407	3,915	3,641	3,248	3,041	2,911	2,908	2,313	1,427	34,273
New Listings	3,307	3,660	4,564	5,151	6,036	5,373	4,565	4,345	4,375	3,915	2,833	1,846	49,970
Active Listings	4,830	5,291	5,783	6,593	7,711	8,090	8,057	7,988	7,740	7,294	6,454	5,465	
AverageDOM	49	39	34	34	34	36	41	39	43	45	43	50	35
Average Price	455,402	474,126	477,661	473,007	483,523	480,466	476,083	471,525	478,071	479,905	470,014	466,220	475,262
Benchmark Price Index	422,200	427,100	433,400	439,200	445,600	450,200	451,700	452,500	453,400	454,200	455,800	455,300	
	196	198	201	204	207	209	210	210	211	211	212	211	

	Dec-13	Dec-14	2013	2014
<b>CREB Total</b>				
>\$100,000	2	2	131	69
\$100,000 - \$199,999	80	46	1,550	1,009
\$200,000 - \$299,999	260	258	5,551	5,502
\$300,000 - \$349,999	210	168	4,101	4,034
\$350,000 - \$399,999	196	198	4,336	4,752
\$400,000 - \$449,999	165	180	3,721	4,437
\$450,000 - \$499,999	150	164	2,796	3,500
\$500,000 - \$549,999	99	90	1,977	2,693
\$550,000 - \$599,999	69	67	1,401	1,882
\$600,000 - \$649,999	52	58	1,075	1,332
\$650,000 - \$699,999	46	29	764	1,048
\$700,000 - \$799,999	58	52	1,082	1,415
\$800,000 - \$899,999	36	43	641	907
\$900,000 - \$999,999	19	17	393	477
\$1,000,000 - \$1,249,999	28	30	457	553
\$1,250,000 - \$1,499,999	14	11	234	294
\$1,500,000 - \$1,749,999	3	3	114	140
\$1,750,000 - \$1,999,999	3	5	72	87
\$2,000,000 - \$2,499,999	6	2	77	75
\$2,500,000 - \$2,999,999	-	4	31	33
\$3,000,000 - \$3,499,999	-	-	5	17
\$3,500,000 - \$3,999,999	1	-	10	9
\$4,000,000 +	-	-	9	8
	1,497	1,427	30,528	34,273



# CREB® TOTAL RESIDENTIAL



## DEFINITIONS

**SF** - Single Family

**TH** - Condominium Townhouse

**Months of Supply** - Active Listings (Inventory) / sales

**Composite** - includes single family, apartment and townhouse activity

**Average DOM** - Average Days on Market for Sold properties

**SP** - Sales Price

**Benchmark Price** - Price of the typical home, based on the value consumers assign to various attributes

**MLS® Home Price Index** - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.

**LP** - List Price

**Sales \$ / List \$** - sales price to list price ratio

**CRES** - Country residential properties

**YTD** - Year to Date

**3 month MA** - 3 month Moving Average

## HOW THESE STATISTICS ARE CALCULATED

In order to align our data with the MLS® Home Price Index (HPI), we made several changes to the data that we report, as well as the monthly statistics.

The new package provides more information and data exclusions to provide a better residential picture. All the data provided through the monthly statistics package as of March 2012, reflect these adjustments. Please note, historical PDF packages do not include the changes.

### MONTHLY STATISTICS PACKAGE

- We now provide monthly statistics for: CREB® Total Residential, CREB® Towns, CREB® Country Residential (CRES), City of Calgary, City of Calgary Single Family, City of Calgary Apartment, City of Calgary Townhouse.
- Median prices have been removed and replaced with the benchmark price and the index.
- MLS® HPI Summary was added.
- Several trending graphs and summary stats were added for each category

**All categories exclude: vacant lots, time shares, parking stalls and mobile homes on leased land.**

### CITY OF CALGARY

- Includes sales in Zones A, B, C, D only.
- Condominium Apartment - includes all 'Condominium' title properties that are classified by type as either a low-rise or high-rise apartment.
- Condominium Townhouse - includes all 'Condominium' titled properties that are not classified as an 'Apartment.'
- Historical inventories have been adjusted to reflect the adjustments made to the data.

### TOTAL MLS®

- Changed to **CREB® Total Residential**
- Excludes: Rural Land, Country Recreational (CREC).
- The exclusions applied to the data results in roughly 400 - 500 less sales per year.
- Historical inventories have been revised to best reflect the adjustments made to the data, while Mobile Homes, Rural Land and CREC were removed for inventories, we could not exclude vacant lots, time shares and parking stalls from historical inventories.

### CREB® Towns

- Includes only areas outside of Calgary in which CREB® represents the majority of membership
- Areas included: Airdrie, Foothills, Kneehill, Mountain View, Rocky View, Wheatland and Willow Creek.
- All historical data has been revised

## ABOUT CREB®

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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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