

**Residential housing activity via the MLS® System of the  
Central Alberta REALTORS® Association  
December 2011**

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		November 2011	October 2011	September 2011	August 2011	July 2011	June 2011
Sales Activity	183	-6.6	-22.1	-24.1	-15.7	-31.2	-36.5
Average Price	\$287,351	-6.9	-15.2	-8.2	-7.1	-3.0	4.6
Dollar Volume*	\$53.0	-13.1	-33.9	-30.3	-21.6	-33.2	-33.5
New Listings	774	14.0	16.9	11.8	9.0	5.4	2.9
Active Listings	2,892	1.0	-0.6	-1.1	-2.4	0.0	1.2

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		December 2010	December 2009	December 2008	December 2006	December 2004	December 2001
Sales Activity	100	-47.6	-45.1	-14.5	-48.5	-40.5	-27.0
Average Price	\$290,988	12.5	3.9	7.1	12.4	77.3	127.7
Dollar Volume*	\$29.1	-41.1	-42.9	-8.5	-42.1	5.6	66.2
New Listings	342	5.9	-0.9	11.0	13.2	86.9	65.2
Active Listings	2,257	0.5	22.8	13.7	33.9	151.3	175.6

2011 Annual <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		2010 Annual	2009 Annual	2008 Annual	2006 Annual	2004 Annual	2001 Annual
Sales Activity	3,080	-1.3	-18.3	-26.9	-39.1	-8.3	12.7
Average Price	\$284,765	5.7	7.7	2.4	38.9	89.4	127.3
Dollar Volume*	\$877.1	4.4	-12.0	-25.1	-15.5	73.6	156.1
New Listings	8,549	-4.9	1.0	-10.6	44.3	65.3	86.4
Active Listings <sup>†</sup>	2,861	0.3	21.9	17.1	272.0	149.5	154.6

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		November 2011	September 2011	June 2011	December 2010	December 2009	December 2006
Sales to New Listings Ratio	23.6	28.9	34.8	38.3	44.8	40.7	88.8
Months of Inventory	15.8	14.6	12.1	9.9	8.9	7.7	1.7

<sup>1</sup> Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

<sup>2</sup> Actual data as processed through the MLS® System of the Central Alberta REALTORS® Association.

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> Seasonally adjusted; Sales to New Listings Ratio=Sales/New Listings\*100; Months of Inventory=Active Listings at the end of the month/Sales for the month.

\* In millions of dollars.

<sup>†</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.