

**Residential housing activity via the MLS® System of the  
Central Alberta REALTORS® Association  
November 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
		October 2011	September 2011	August 2011	July 2011	June 2011	May 2011
Sales Activity	199	-16.4	-18.4	-7.4	-24.6	-31.6	-31.1
Average Price	\$319,403	-2.3	0.4	3.6	8.2	16.6	20.5
Dollar Volume*	\$64.0	-18.3	-18.1	-4.1	-18.5	-20.2	-17.0
New Listings	680	2.7	-2.4	-4.6	-8.6	-9.1	-10.4
Active Listings	2,861	-1.6	-2.3	-3.7	-1.5	0.0	0.2

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
		November 2010	November 2009	November 2008	November 2006	November 2004	November 2001
Sales Activity	152	-38.0	-41.1	-20.0	-46.7	-31.8	-25.9
Average Price	\$309,184	16.6	21.8	13.6	17.2	113.7	144.2
Dollar Volume*	\$47.0	-27.7	-28.2	-9.1	-37.5	45.7	81.1
New Listings	487	-6.2	-3.6	1.7	-27.3	27.8	107.2
Active Listings	2,550	-1.0	22.3	13.0	30.5	152.5	194.8

Year-to-date <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
		November 2010 YTD	November 2009 YTD	November 2008 YTD	November 2006 YTD	November 2004 YTD	November 2001 YTD
Sales Activity	2,980	1.8	-16.9	-27.3	-38.0	-6.6	14.8
Average Price	\$284,556	5.4	7.9	2.3	40.2	90.1	127.4
Dollar Volume*	\$848.0	7.3	-10.4	-25.6	-13.1	77.6	161.0
New Listings	8,207	-5.3	1.0	-11.3	44.3	64.5	87.4
Active Listings <sup>†</sup>	2,916	0.3	21.8	17.4	275.6	149.4	153.3

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
		October 2011	August 2011	May 2011	November 2010	November 2009	November 2006
Sales to New Listings Ratio	29.3	36.0	30.2	38.1	43.0	45.9	86.7
Months of Inventory	14.4	12.2	13.8	9.9	9.9	6.9	2.0

<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.