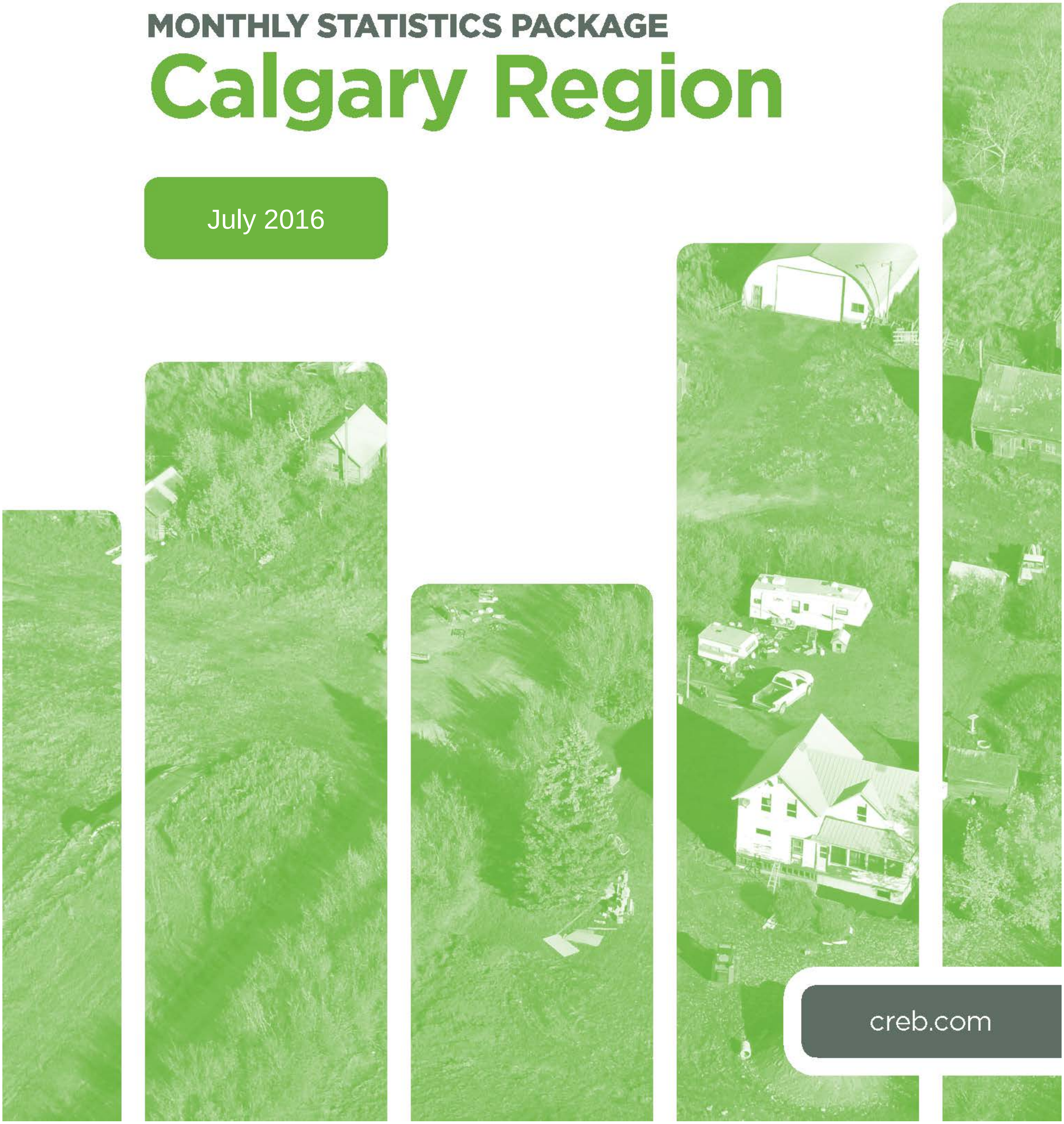
creb®

serving calgary and area REALTORS®

MONTHLY STATISTICS PACKAGE

Calgary Region

July 2016



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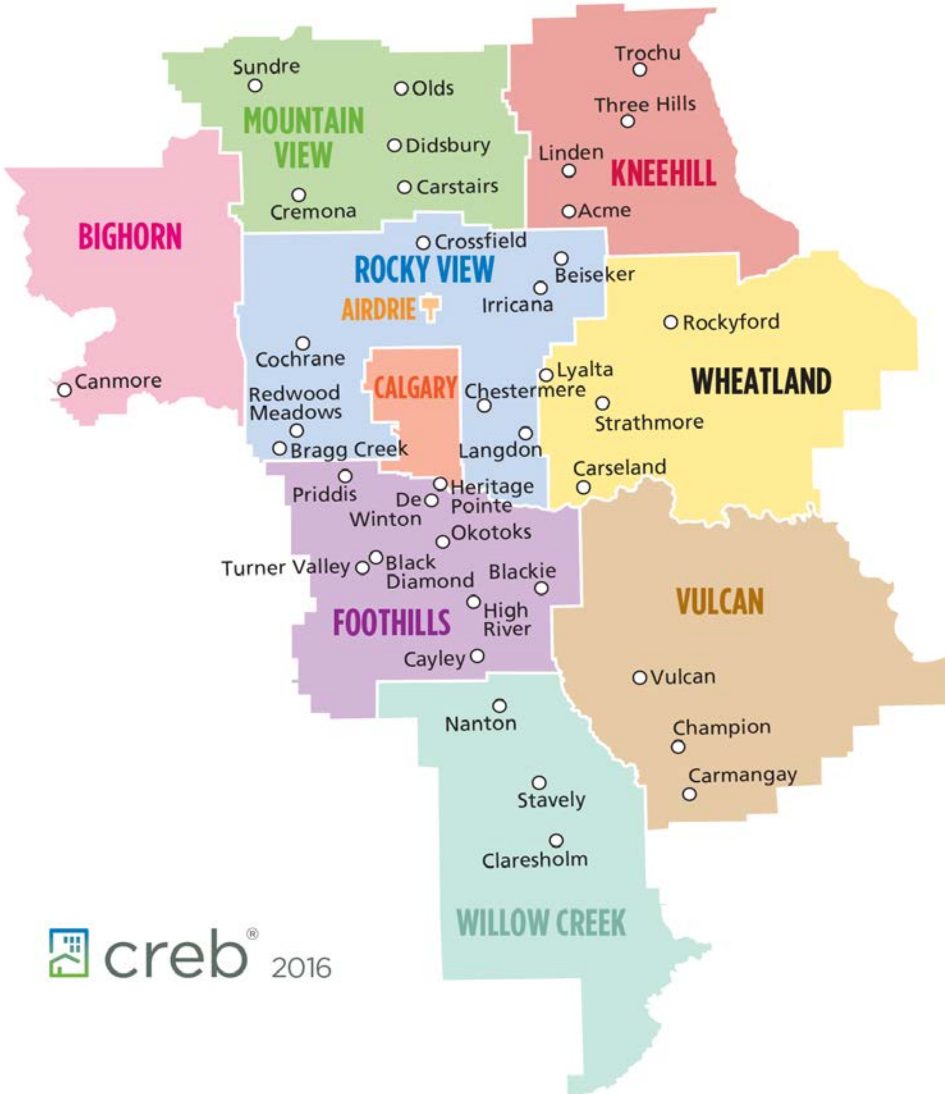
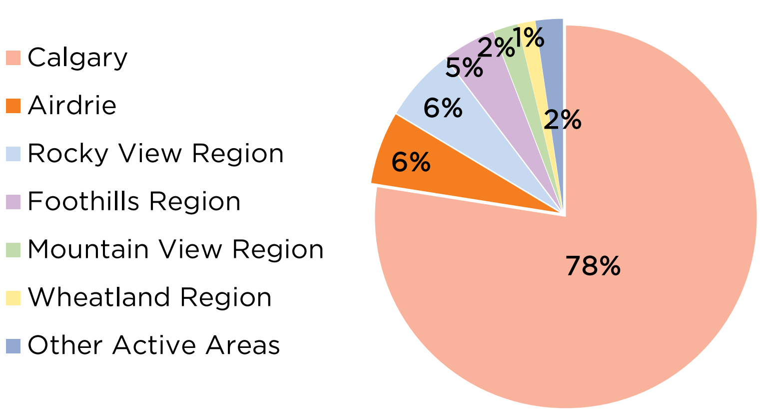


SHARE OF SALES July 2016



Source: CREB®

REGIONAL HIGHLIGHTS

August 2, 2016

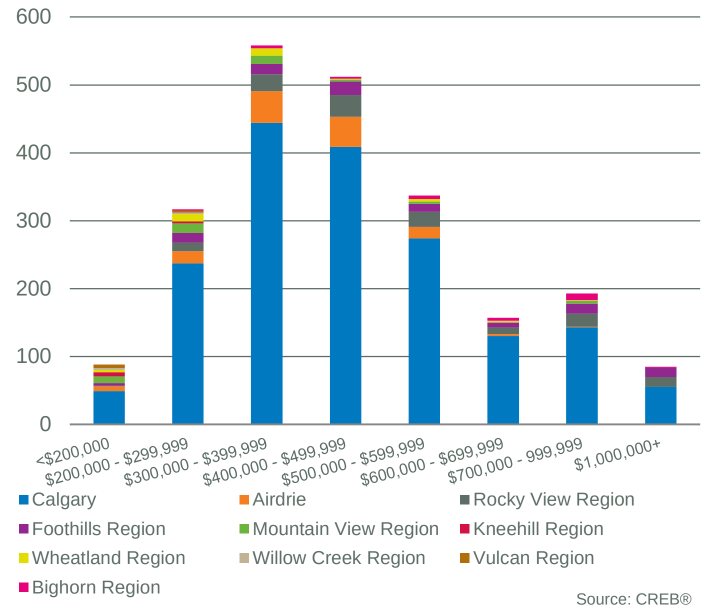
- Year-to-date residential sales totaled 835 units in Airdrie. This was a decline from the previous year, but levels are still comparable with average activity over the past five years. However, new listings remained elevated impacting supply / demand balance.
- Months of inventory in Airdrie averaged 3.8 this year, contributing to the downward pressure on pricing. The total residential benchmark price was $358,000 in July, 0.3 per cent below the previous month and 3.9 per cent below last year;
- Okotoks sales eased by 2.5 per cent year-to-date, due to slower sales in both the attached and apartment style product. Detached homes account for 81 per cent of resale activity in Okotoks. While there have been some recent signs of imbalance in this market, prices have mostly held up. Year-to-date benchmark prices averaged $433,100 for detached product, which is similar to levels recorded last year;
- The rural areas of Rocky View and Foothills have recorded the largest decline in benchmark prices. This does not come as a surprise as these areas typically have large quantities of property in the upper price ranges. Excluding the rural areas, Cochrane has seen the largest decline in detached benchmark prices this year. Cochrane benchmark prices averaged $424,543 this year, a 4.3 per cent decline over last year.

**CREB®'s analysis only considers surrounding areas with enough activity to*

July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,741	2,683	64.89%	5,685	3.27	440,000	484,998	429,000	77%
Airdrie	137	213	64.32%	446	3.26	358,000	395,877	392,500	6%
Rocky View Region	137	251	54.58%	888	6.48	554,400	593,221	489,000	6%
Foothills Region	101	157	64.33%	615	6.09	391,800	612,573	471,500	4%
Mountain View Region	46	103	44.66%	409	8.89	306,100	336,417	295,250	2%
Kneehill Region	9	16	56.25%	88	9.78	-	163,556	157,500	0%
Wheatland Region	33	59	55.93%	208	6.30	214,900	358,668	342,500	1%
Willow Creek Region	6	16	37.50%	100	16.67	-	249,833	189,500	0%
Vulcan Region	8	10	80.00%	59	7.38	-	164,250	170,000	0%
Bighorn Region	29	25	116.00%	114	3.93	-	615,176	605,000	1%
CREB® Economic Region	2,247	3,533	63.60%	8,612	3.83	436,500	485,623	425,000	100%

CREB® SALES BY PRICE RANGE

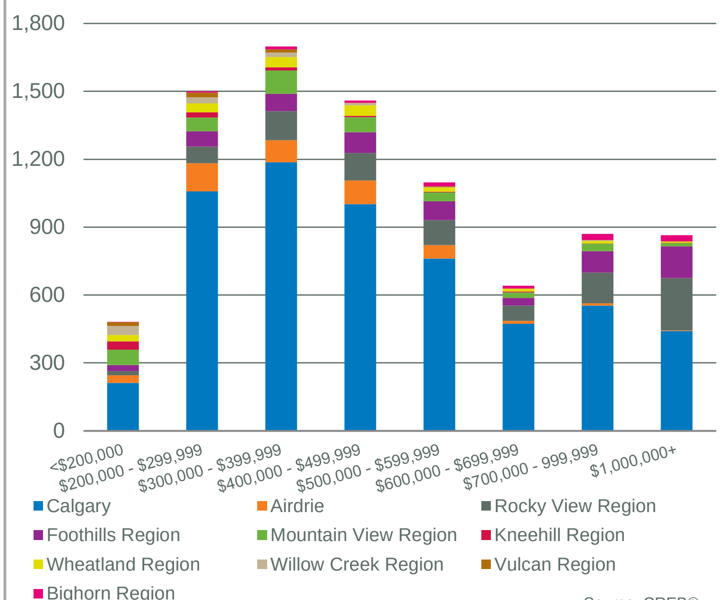
JULY



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

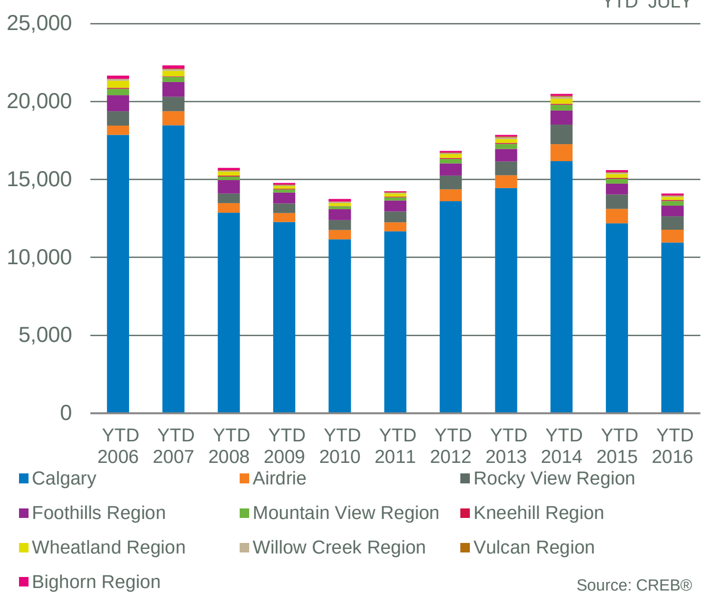
JULY



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

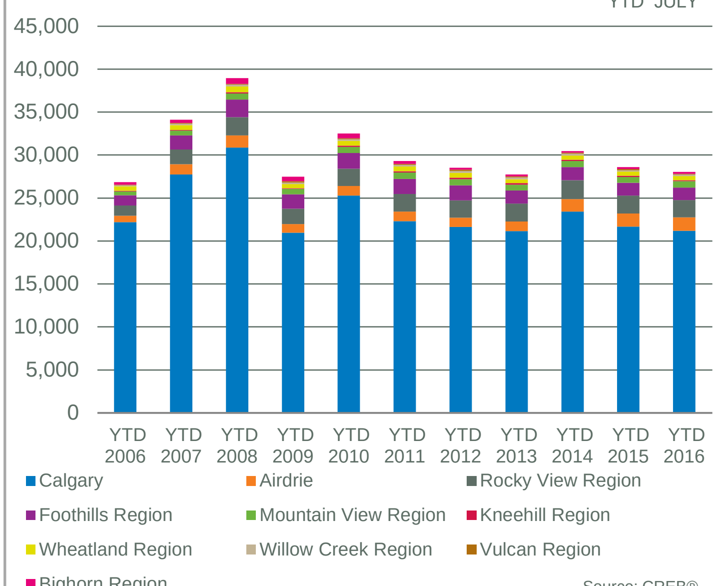
YTD JULY



Source: CREB®

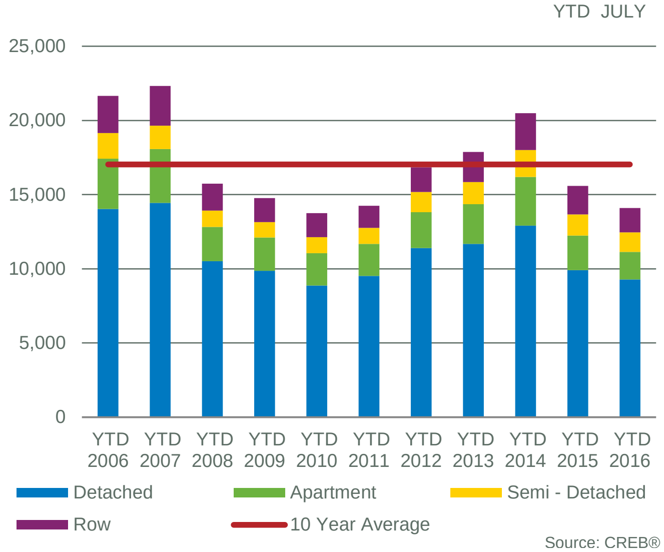
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JULY

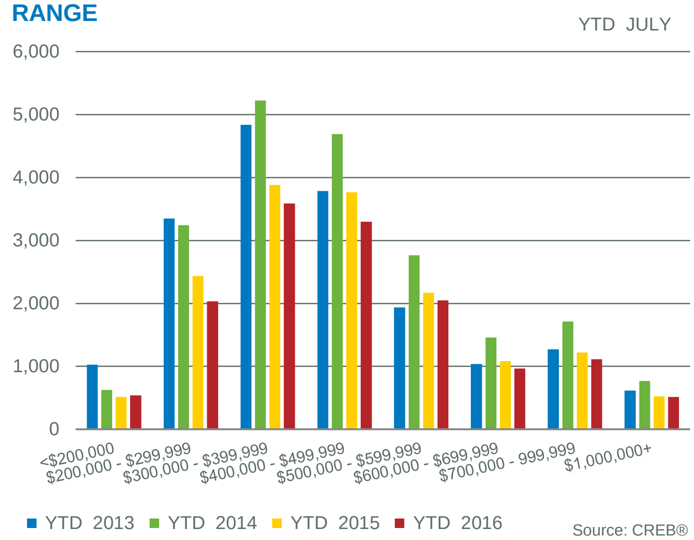


Source: CREB®

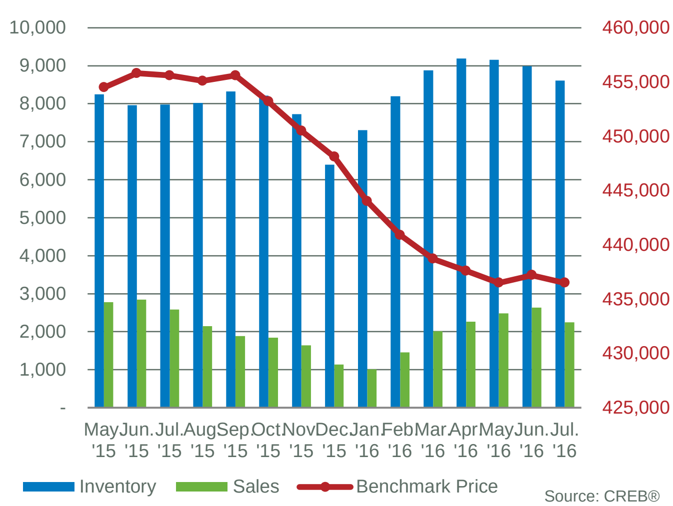
CREB® ECONOMIC REGION TOTAL SALES



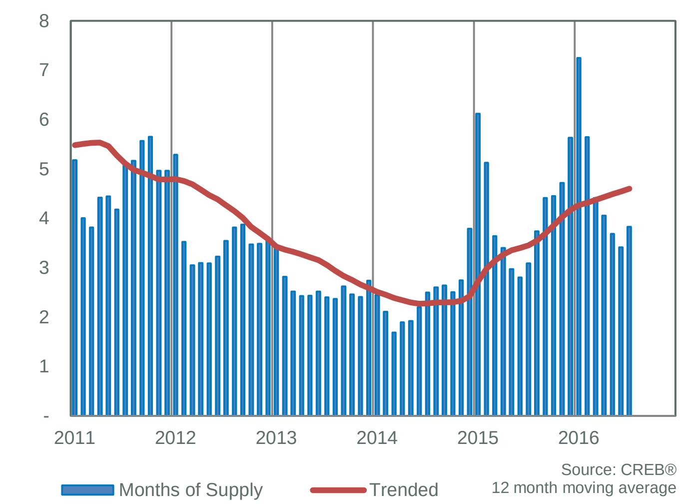
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



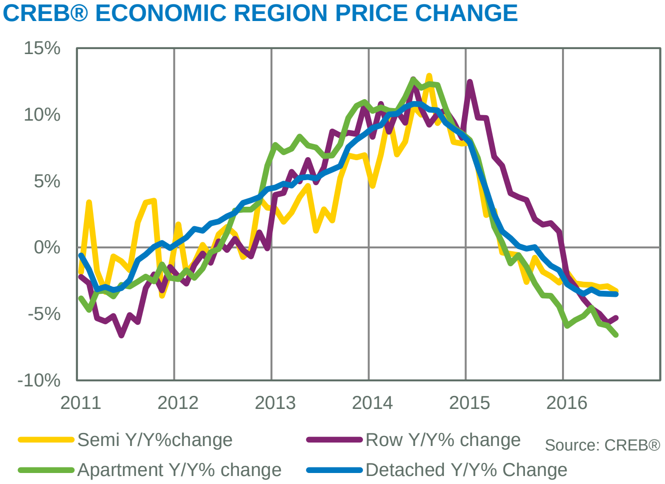
CREB® ECONOMIC REGION INVENTORY AND SALES



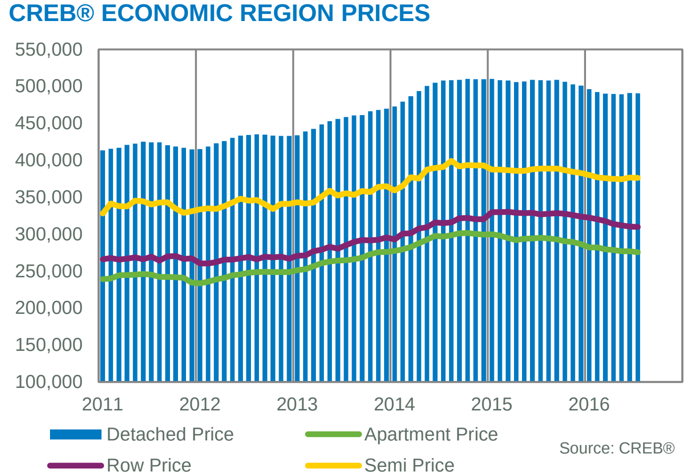
CREB® ECONOMIC REGION MONTHS OF INVENTORY



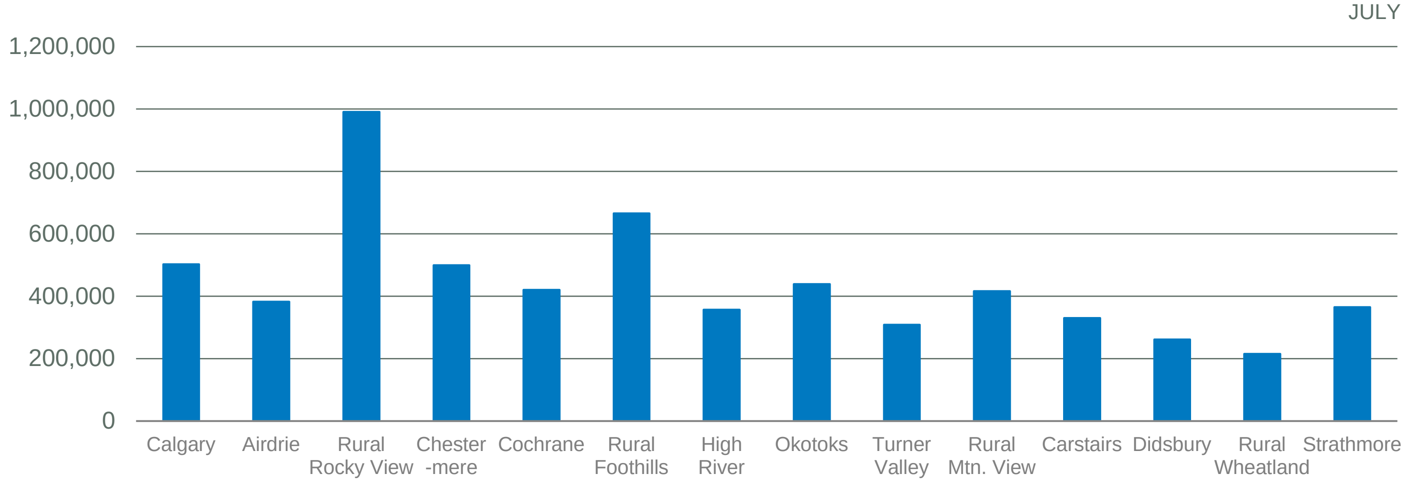
CREB® ECONOMIC REGION PRICE CHANGE



CREB® ECONOMIC REGION PRICES

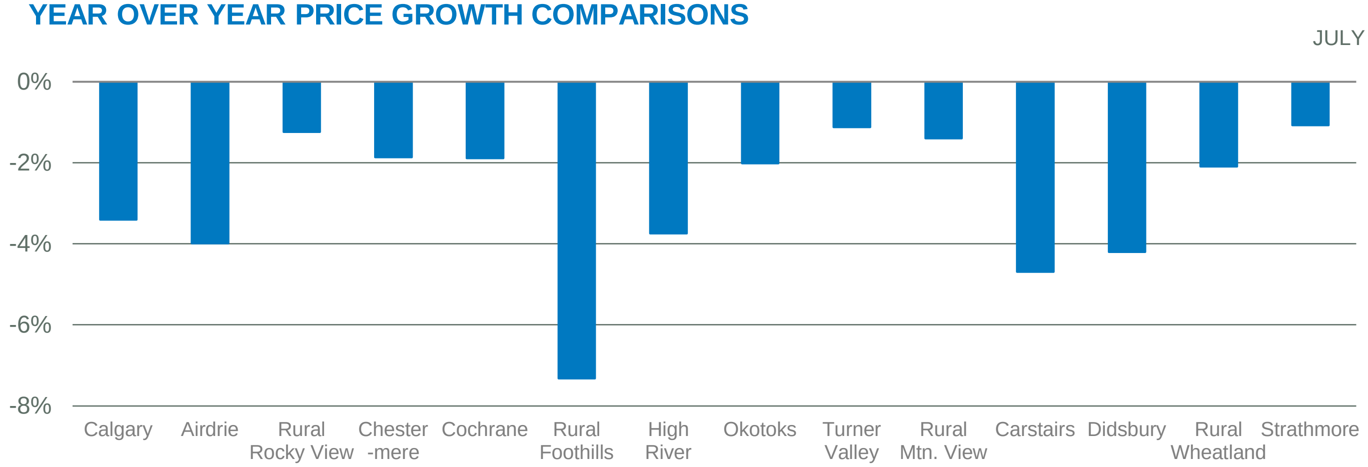


DETACHED BENCHMARK PRICE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	176,418	3	1987	2	0
High River	1,287	5,629	3	1985	2	0
Okotoks	1,454	5,038	3	1997	2	1
Turner Valley	1,215	6,335	3	1981	2	0
Rural Mountain View	1,256	7,393	3	1980	2	0
Carstairs	1,266	6,668	3	1987	2	0
Didsbury	1,189	6,384	3	1978	2	0
Rural Wheatland	1,206	11,335	3	1970	2	0
Strathmore	1,255	5,606	3	1996	2	0

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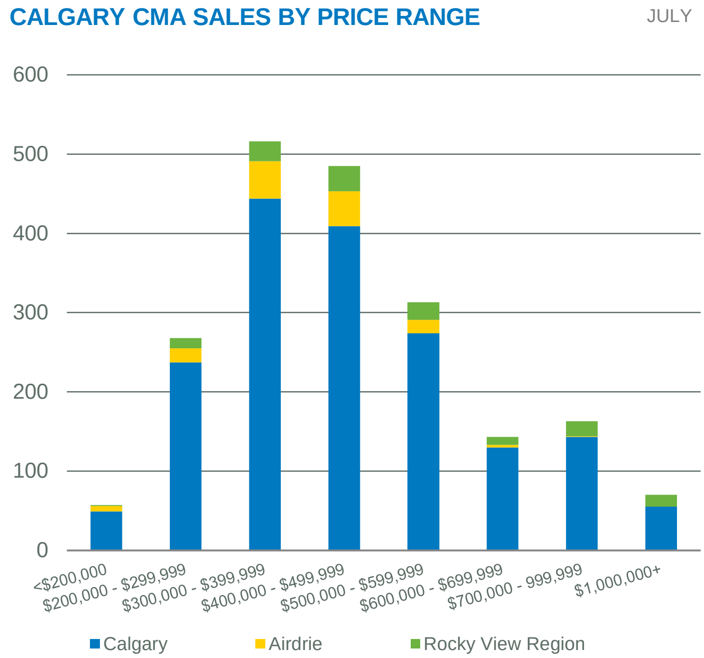
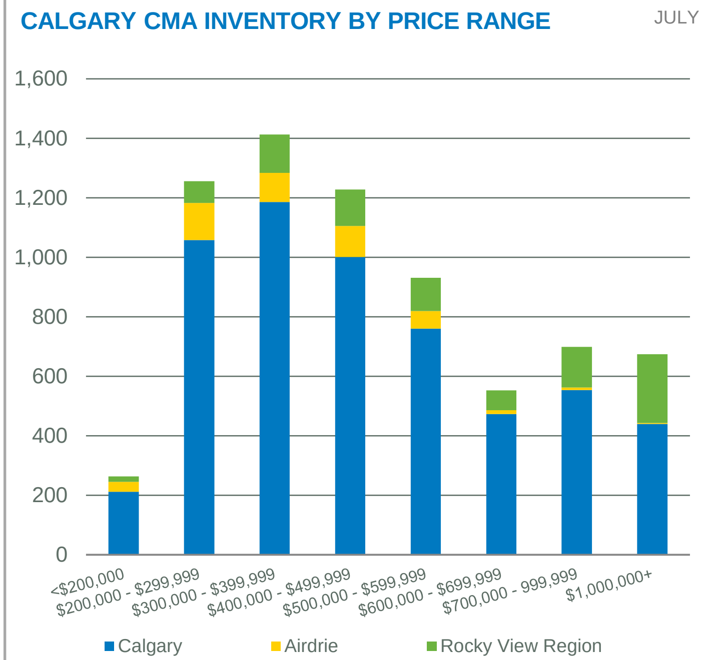
City of Calgary	1,741	2,683	64.89%	5,685	3.27	440,000	484,998	429,000	86%
Airdrie	137	213	64.32%	446	3.26	358,000	395,877	392,500	7%
Rocky View Region	137	251	54.58%	888	6.48	554,400	593,221	489,000	7%
Calgary CMA	2,015	3,147	64.03%	7,019	3.48	440,200	486,297	429,400	100%

CALGARY CMA SALES BY PRICE RANGE



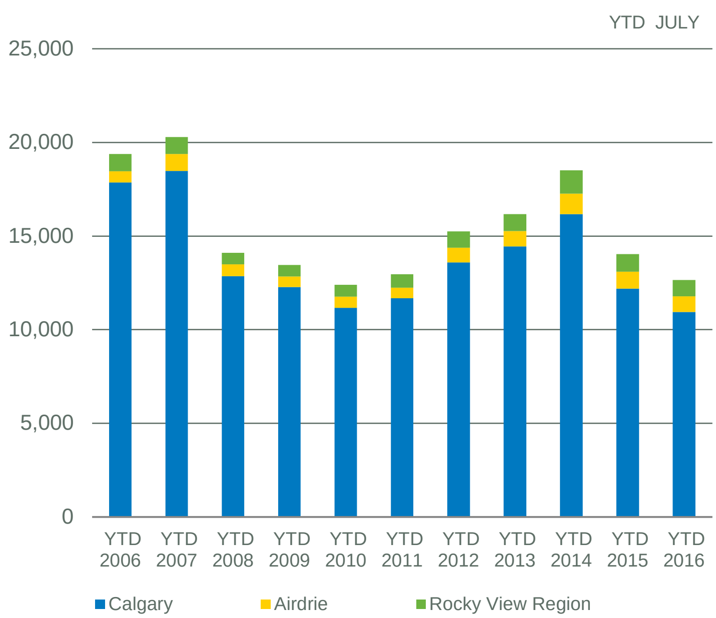
Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE



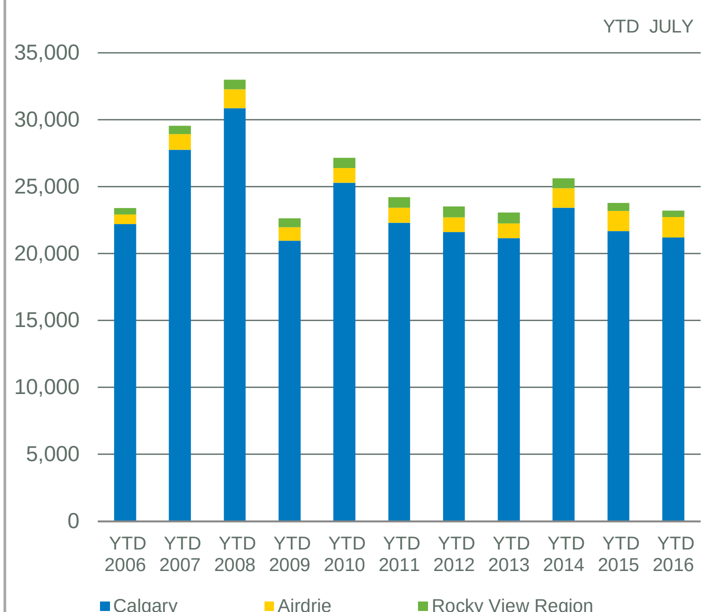
Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE



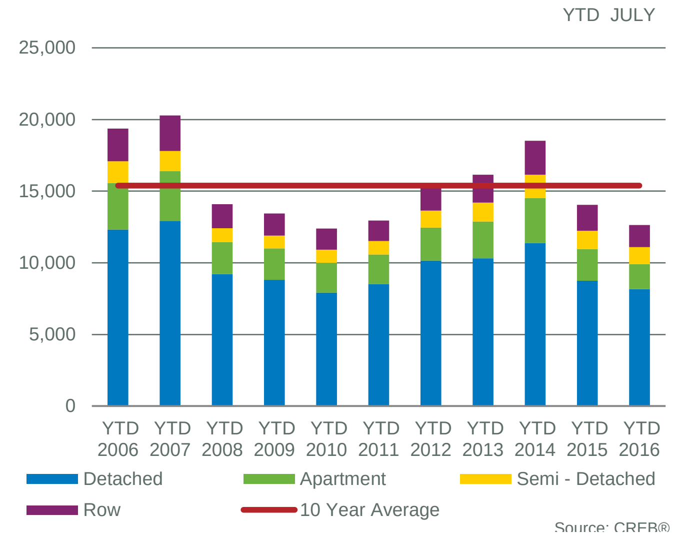
Source: CREB®

CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

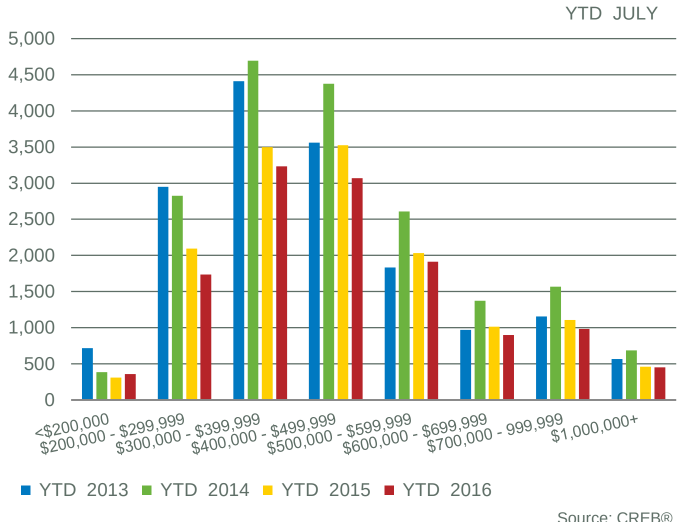


Source: CREB®

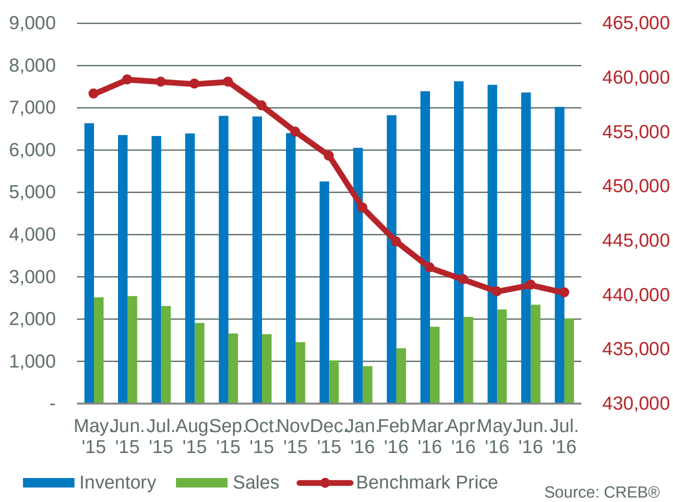
CALGARY CMA TOTAL SALES



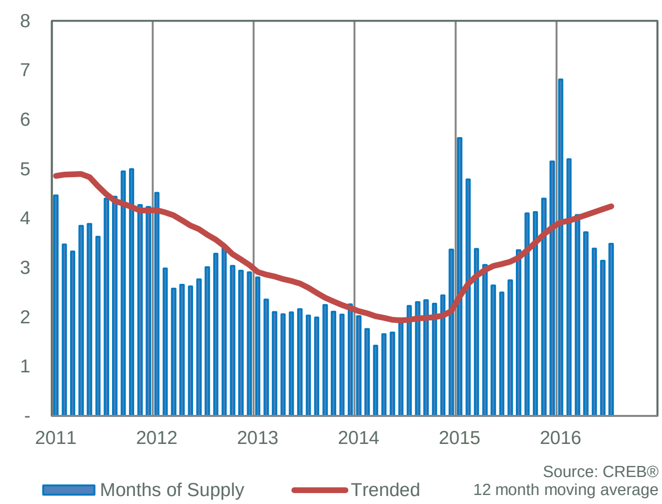
CALGARY CMA TOTAL SALES BY PRICE RANGE



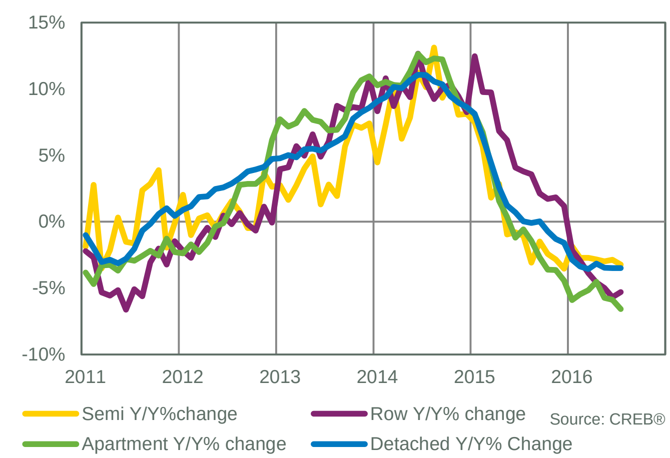
CALGARY CMA INVENTORY AND SALES



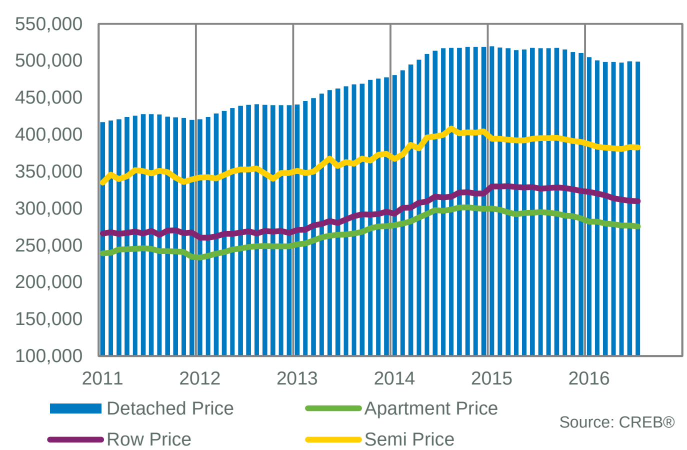
CALGARY CMA MONTHS OF INVENTORY



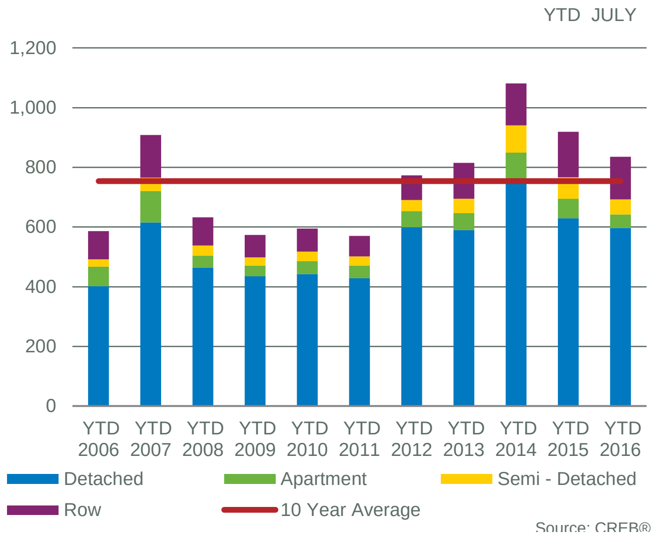
CALGARY CMA PRICE CHANGE



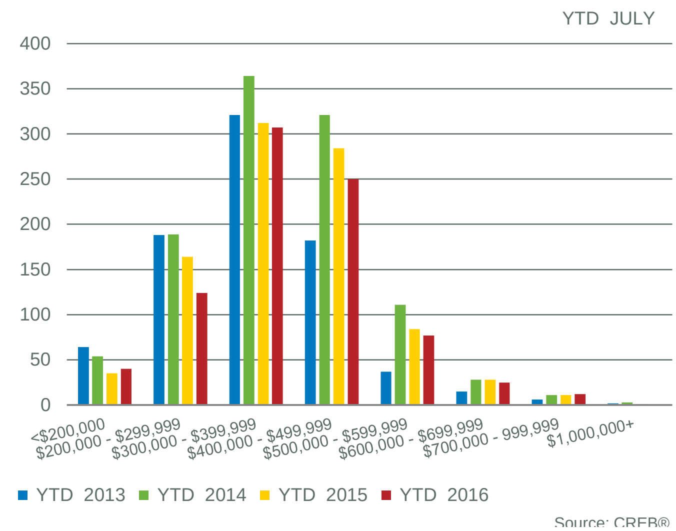
CALGARY CMA PRICES



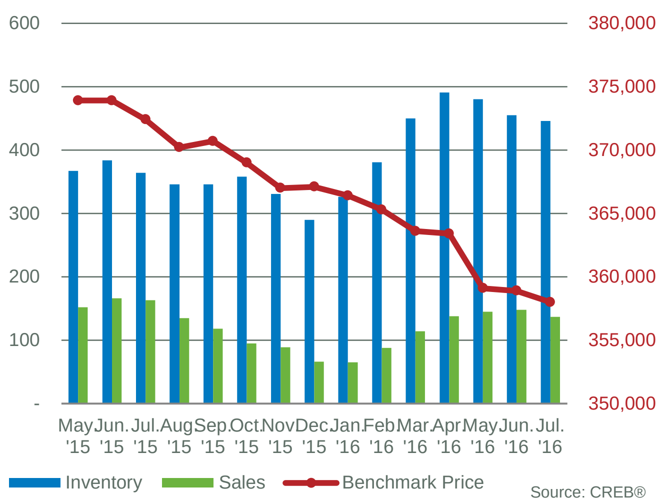
AIRDRIE TOTAL SALES



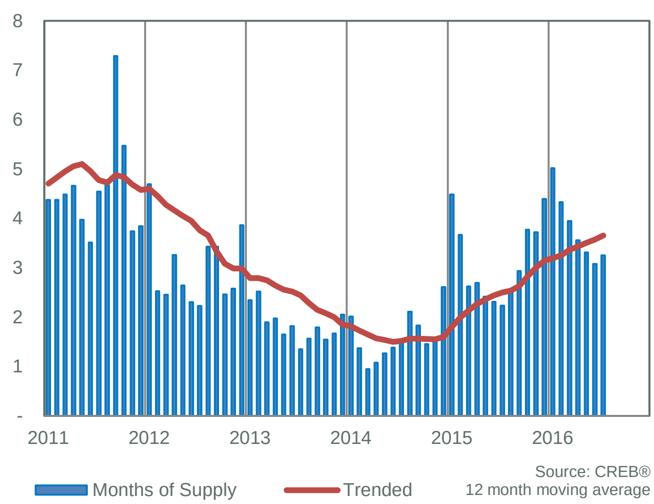
AIRDRIE TOTAL SALES BY PRICE RANGE



AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



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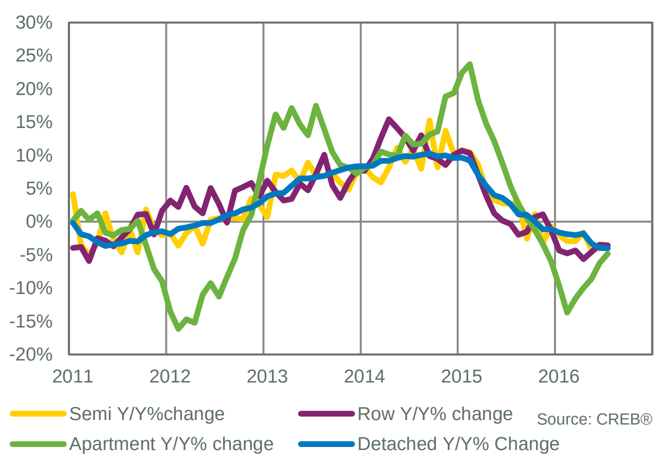
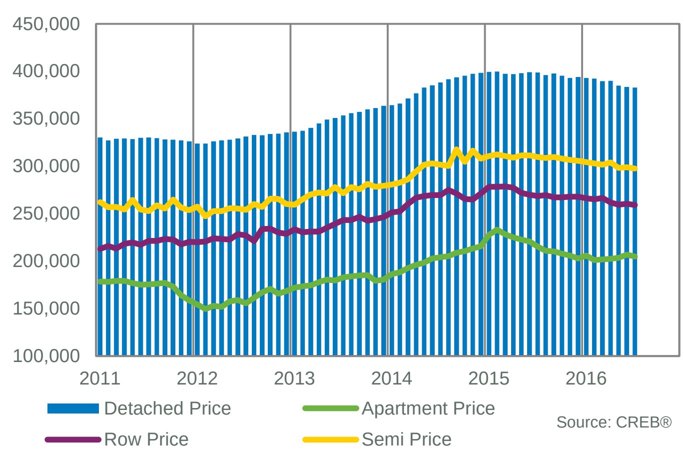
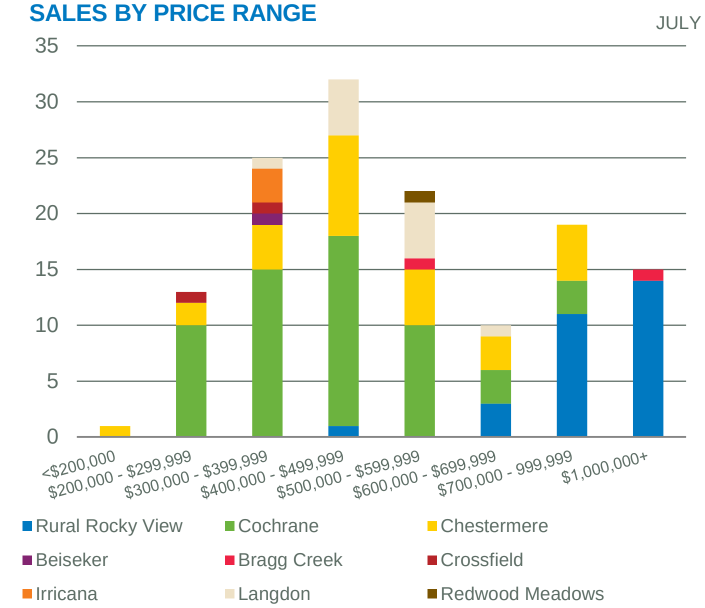


AIRDRIE PRICES



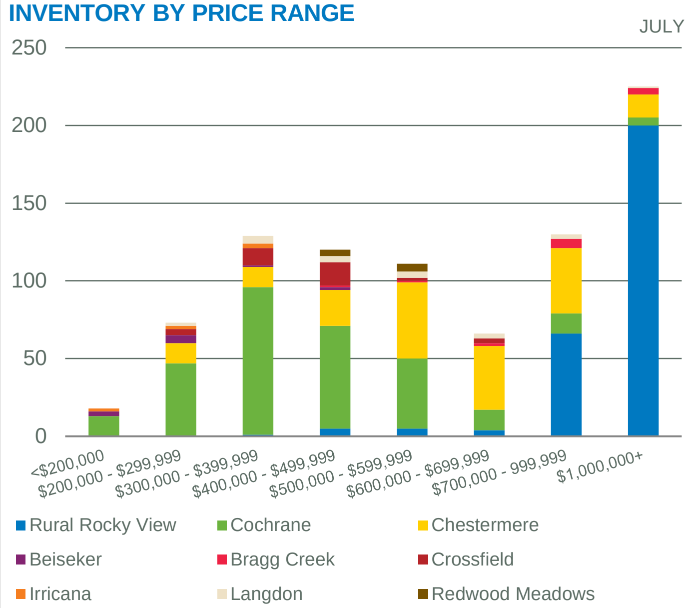
July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	**137**	**251**	**54.58%**	**888**	**6.48**	**554,400**	**593,221**	**489,000**	**100%**
Rural Rocky View	29	60	48.33%	281	9.69	991,700	1,065,914	945,000	21%
Beiseker	1	3	33.33%	11	11.00	-	372,000	372,000	1%
Bragg Creek	2	2	100.00%	14	7.00	-	793,500	793,500	1%
Chestermere	29	61	47.54%	196	6.76	488,000	511,945	480,000	21%
Cochrane	58	101	57.43%	297	5.12	434,200	439,144	421,400	42%
Crossfield	2	10	20.00%	35	17.50	-	311,838	311,838	1%
Irricana	3	3	100.00%	7	2.33	-	321,333	322,000	2%
Langdon	12	5	240.00%	22	1.83	-	497,617	506,200	9%
Redwood Meadows	1	0	-	9	9.00	-	525,000	525,000	1%
Other	0	6	0.00%	16	-	-	-	-	0%

SALES BY PRICE RANGE



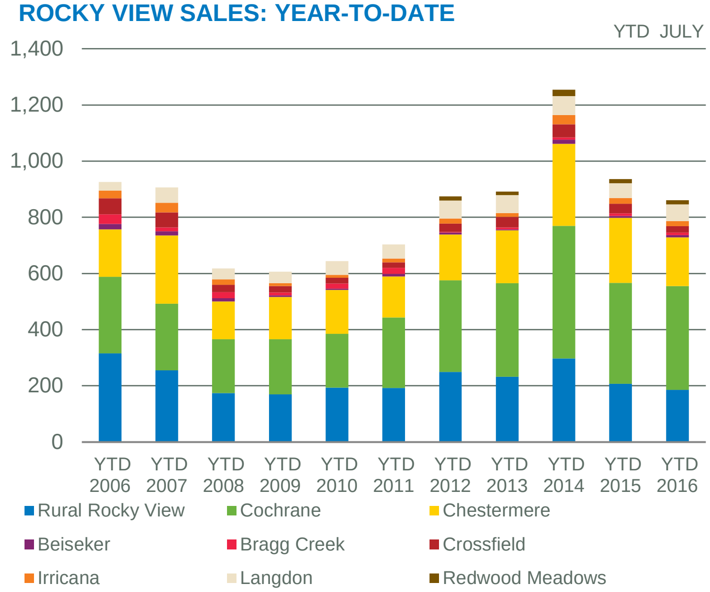
Source: CREB®

INVENTORY BY PRICE RANGE



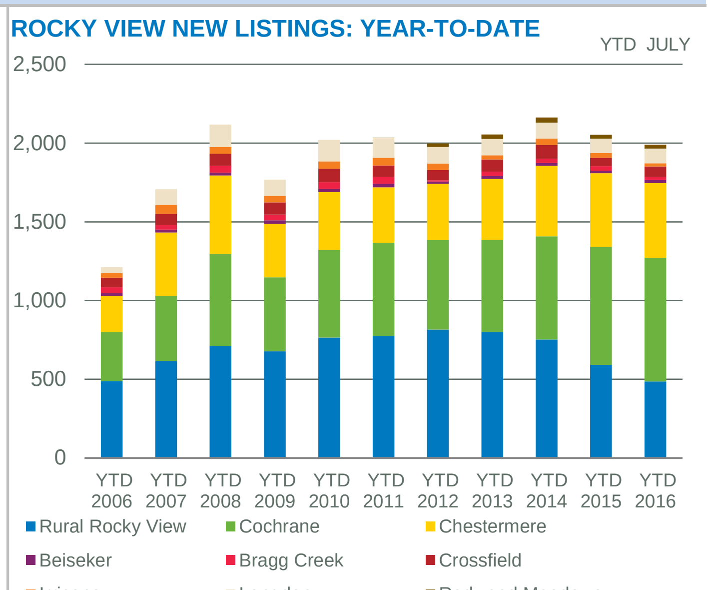
Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE



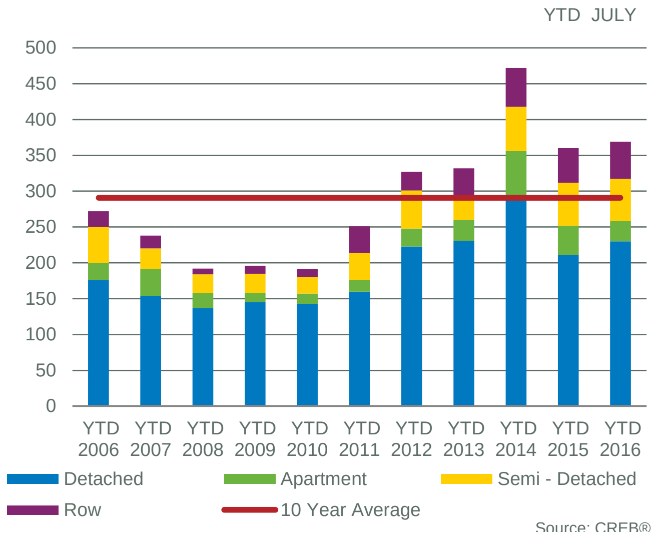
Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

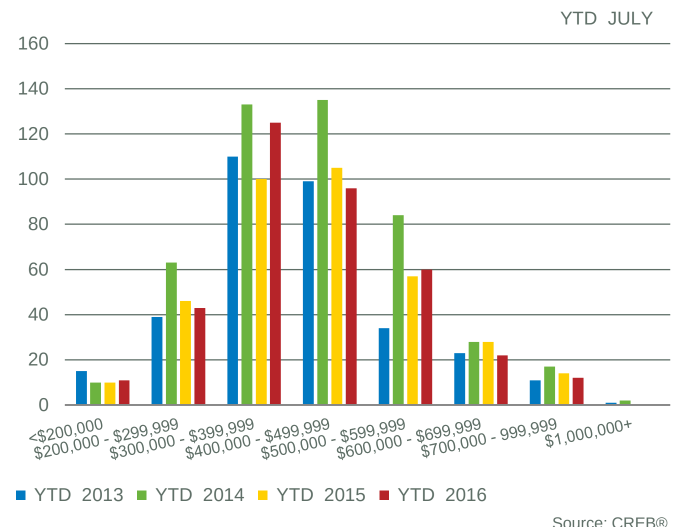


Source: CREB®

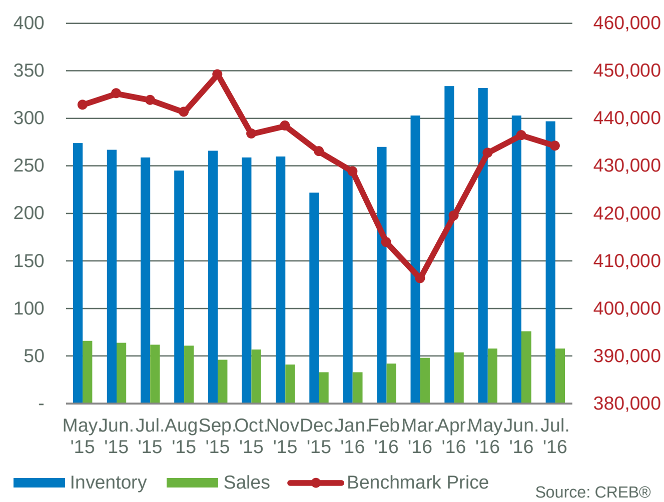
COCHRANE TOTAL SALES



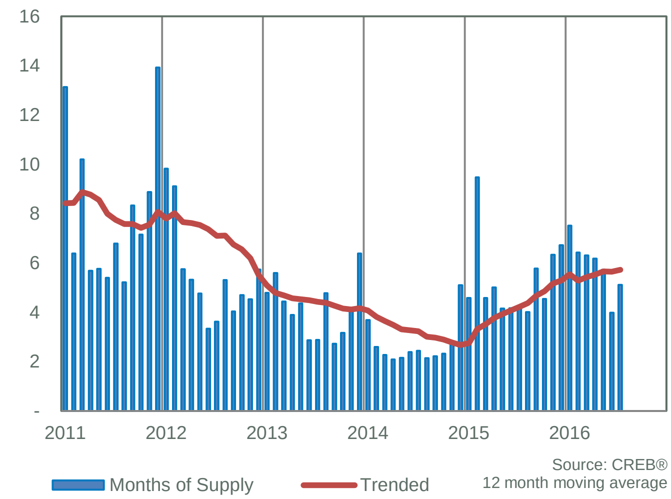
COCHRANE TOTAL SALES BY PRICE RANGE



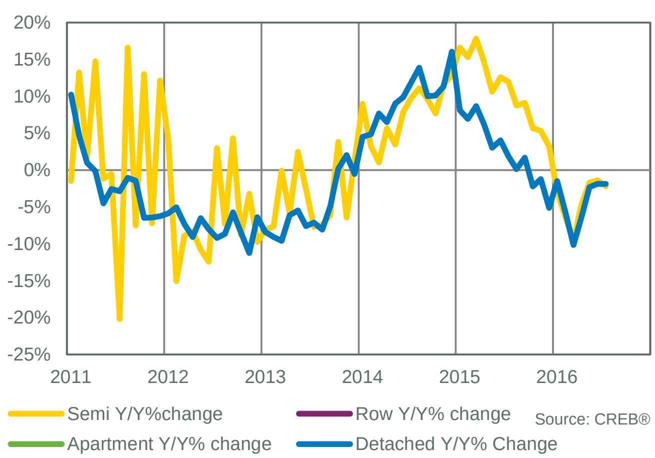
COCHRANE INVENTORY AND SALES



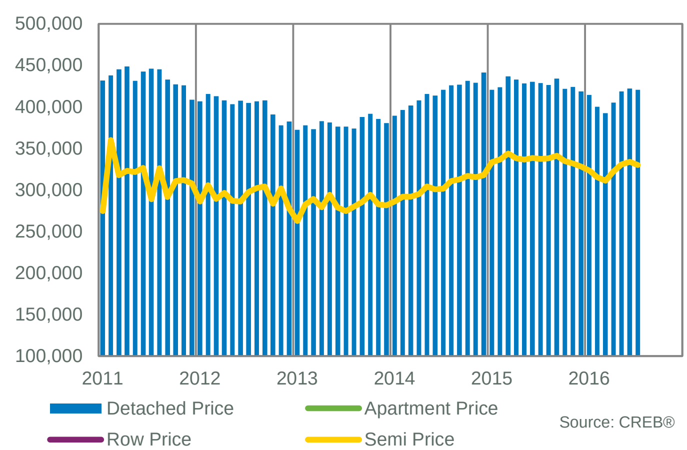
COCHRANE MONTHS OF INVENTORY



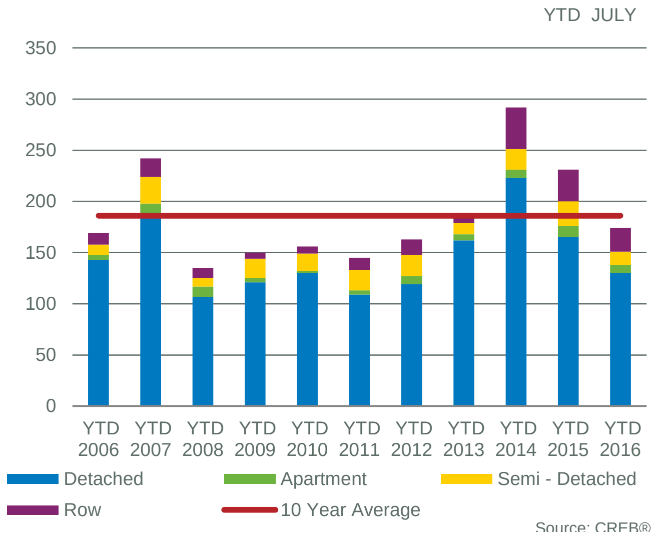
COCHRANE PRICE CHANGE



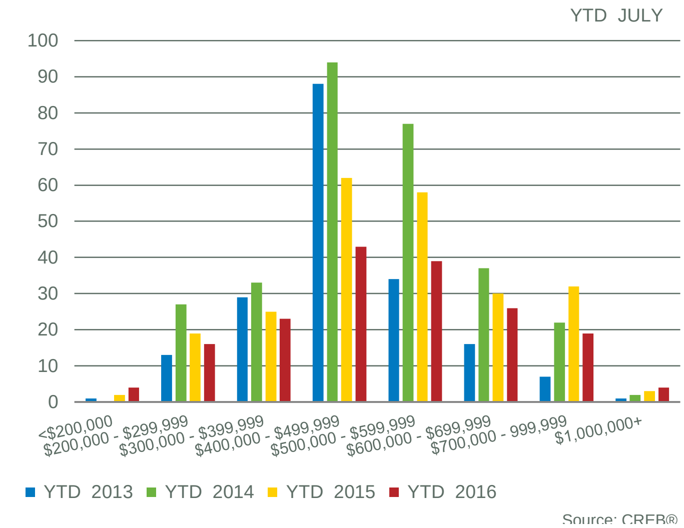
COCHRANE PRICES



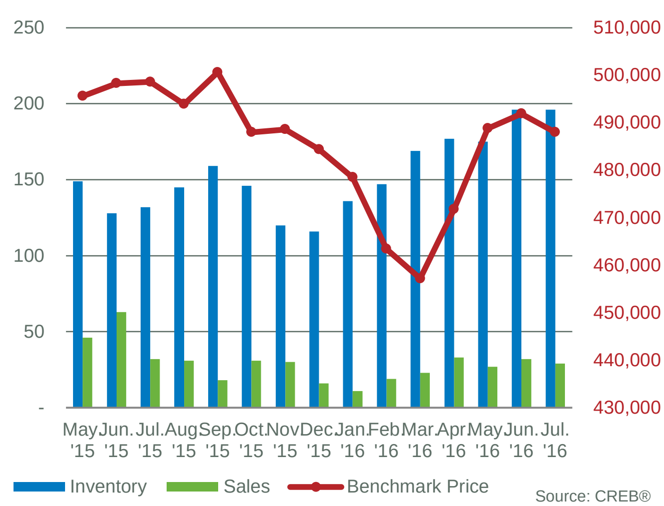
CHESTERMERE TOTAL SALES



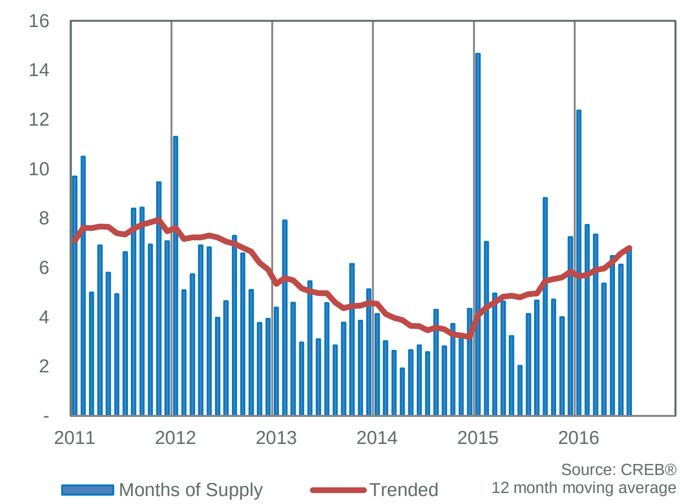
CHESTERMERE TOTAL SALES BY PRICE RANGE



CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



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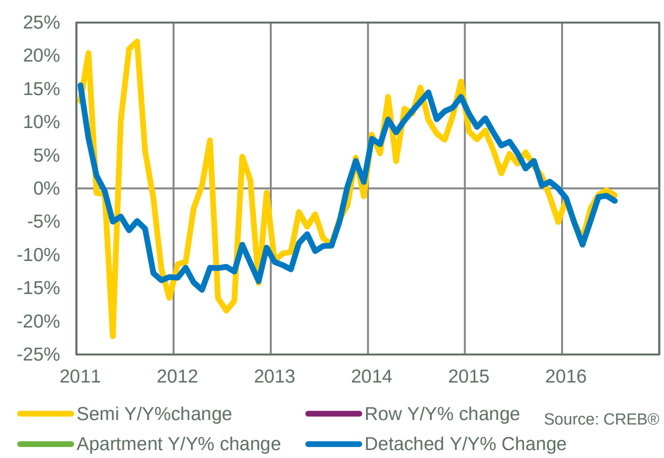

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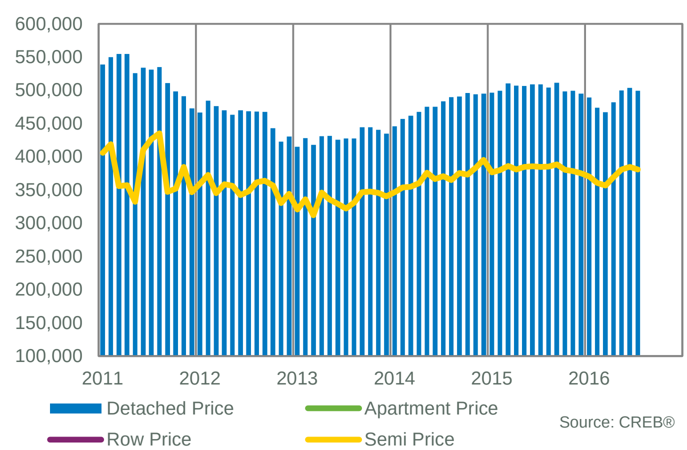
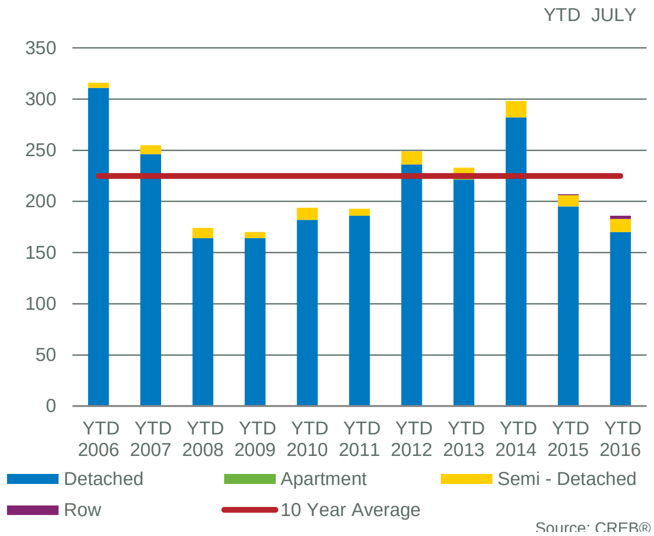
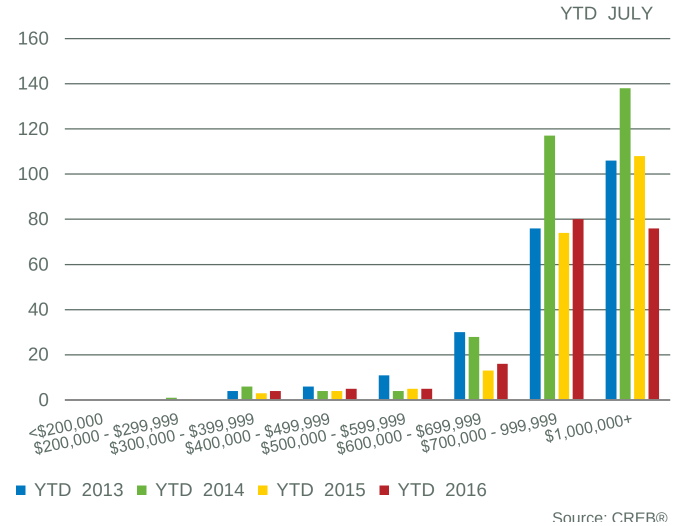


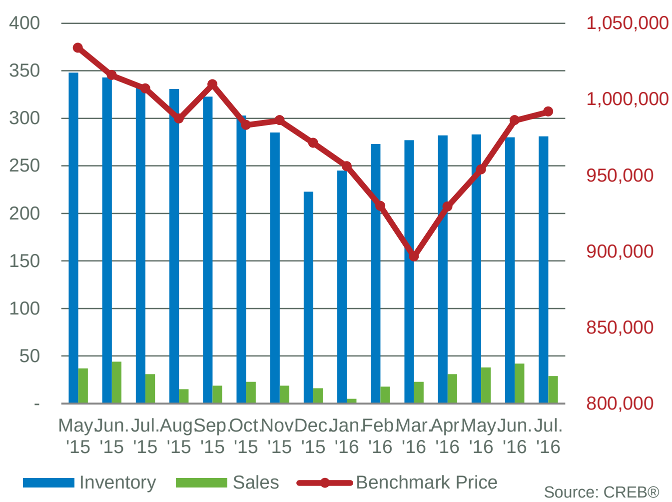
RURAL ROCKY VIEW TOTAL SALES



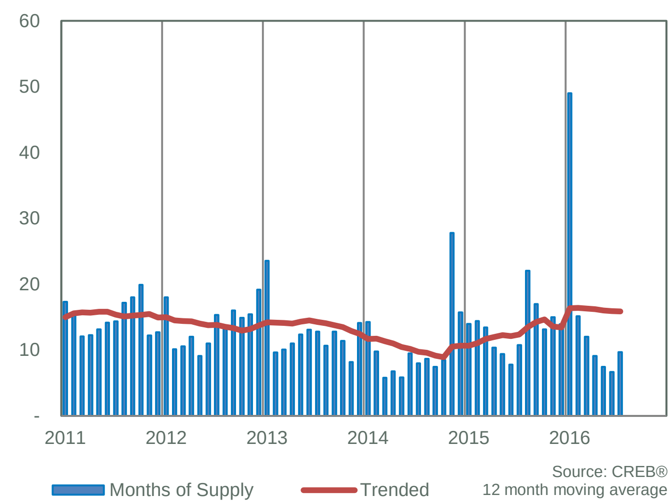
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



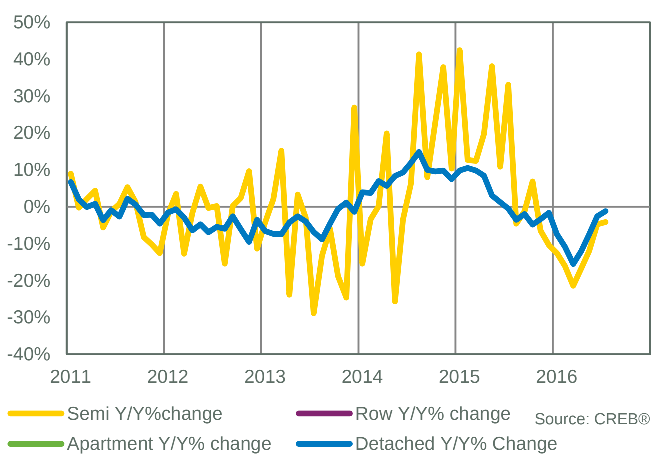
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



RURAL ROCKY VIEW PRICES

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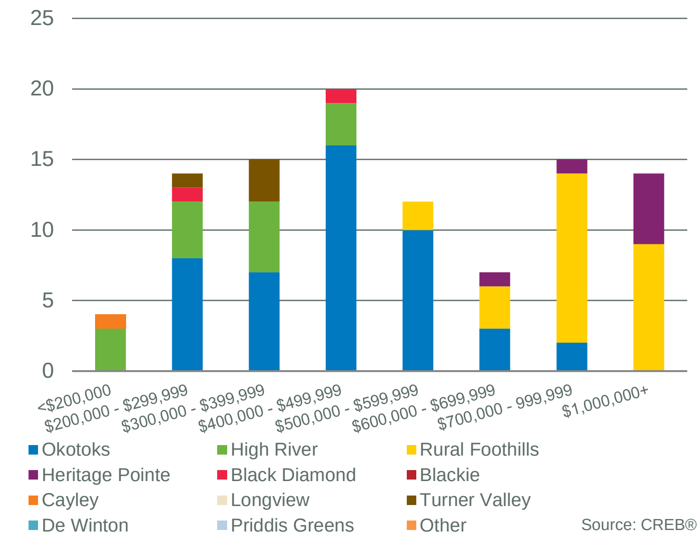
Total Foothills Region	**101**	**157**	**64.33%**	**674**	**6.67**	**391,800**	**612,573**	**471,500**	**100%**
Rural Foothills	26	37	70.27%	169	6.50	667,800	1,055,957	860,000	26%
Black Diamond	2	5	40.00%	17	8.50	-	337,856	337,856	2%
Blackie	0	2	0.00%	6	-	-	-	-	0%
Cayley	1	1	100.00%	3	3.00	-	115,000	115,000	1%
De Winton	0	2	0.00%	9	-	-	-	-	0%
Heritate Pointe	7	4	175.00%	44	6.29	-	1,034,786	1,010,000	7%
High River	15	34	44.12%	118	7.87	339,400	300,667	325,000	15%
Okotoks	46	58	79.31%	198	4.30	431,600	446,996	420,750	46%
Turner Valley	4	9	44.44%	22	5.50	296,900	327,250	350,000	4%
Priddis Greens	0	0	-	16	-	-	-	-	0%
Longview	0	3	0.00%	5	-	-	-	-	0%
Other	0	5	0.00%	13	-	-	-	-	0%

SALES BY PRICE RANGE

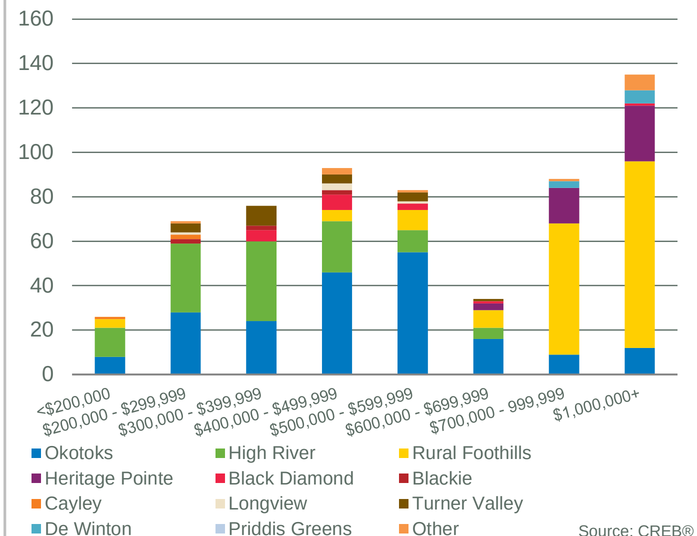
JULY



Source: CREB®

INVENTORY BY PRICE RANGE

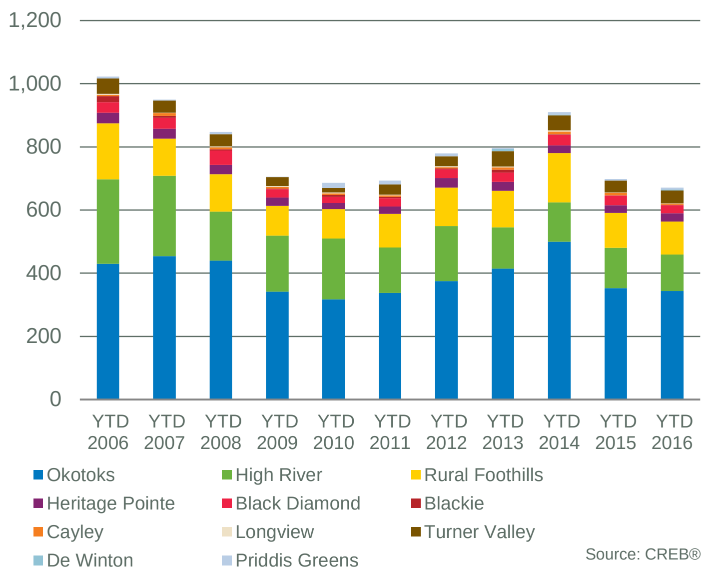
JULY



Source: CREB®

FOOTHILLS SALES: YEAR-TO-DATE

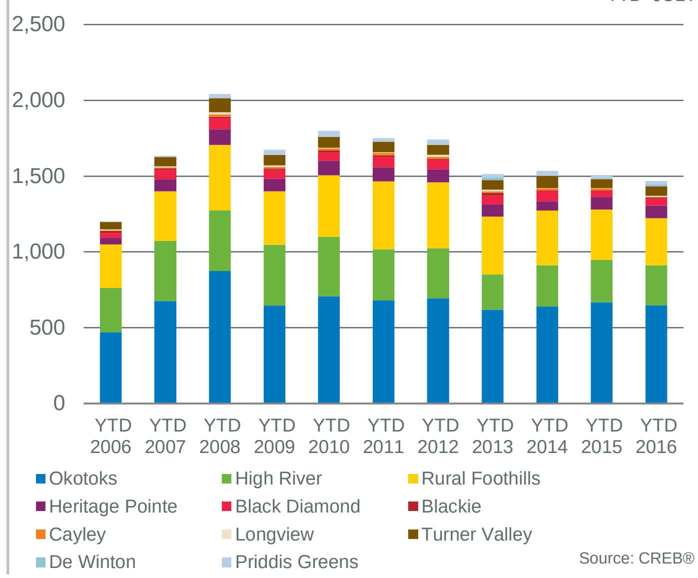
YTD JULY



Source: CREB®

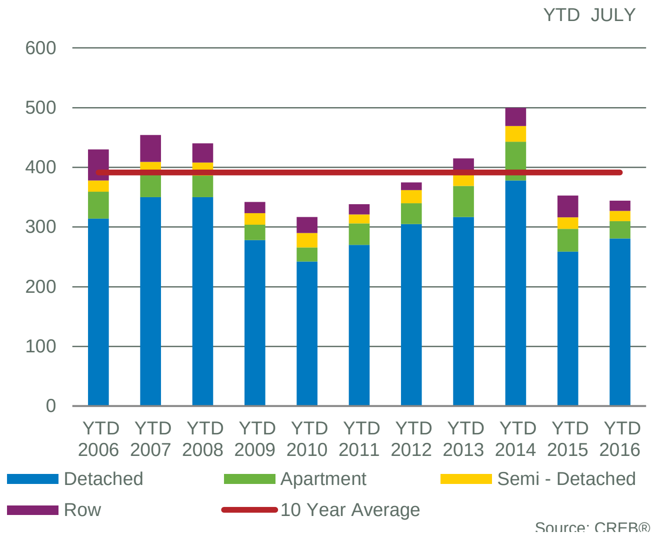
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD JULY

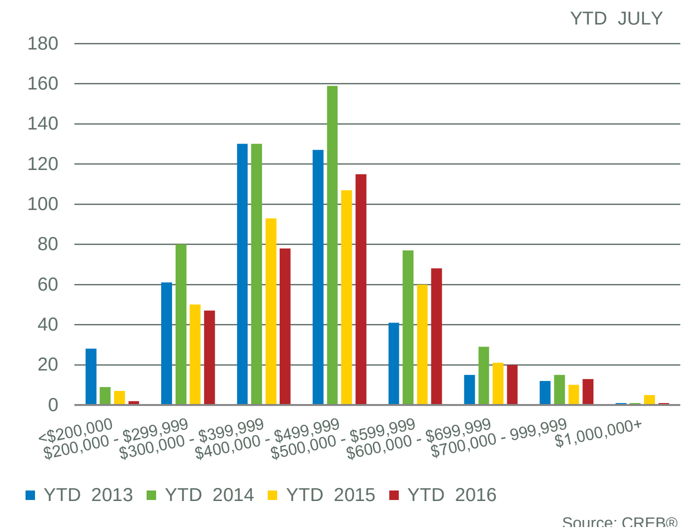


Source: CREB®

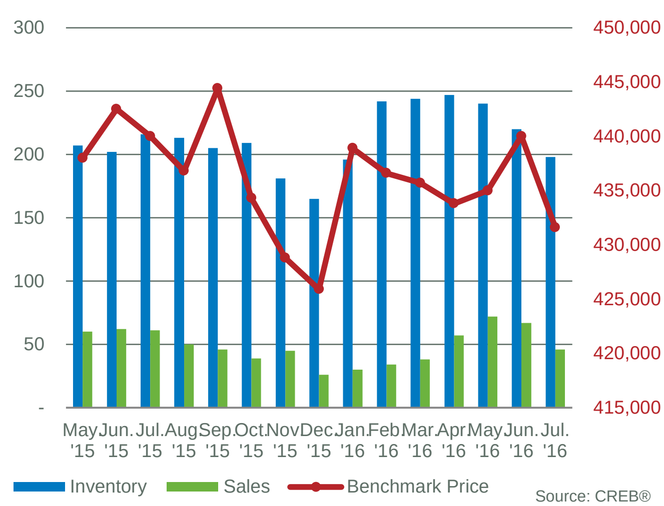
OKOTOKS TOTAL SALES



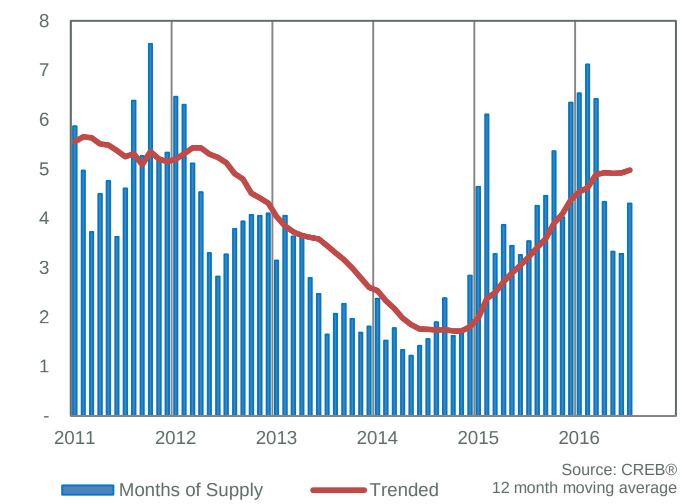
OKOTOKS TOTAL SALES BY PRICE RANGE



OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



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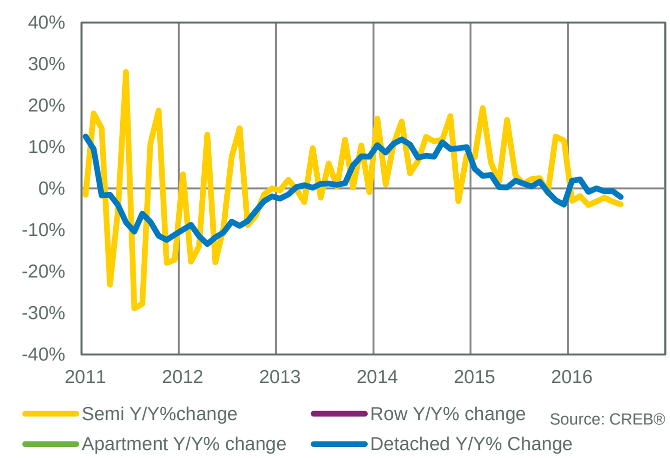
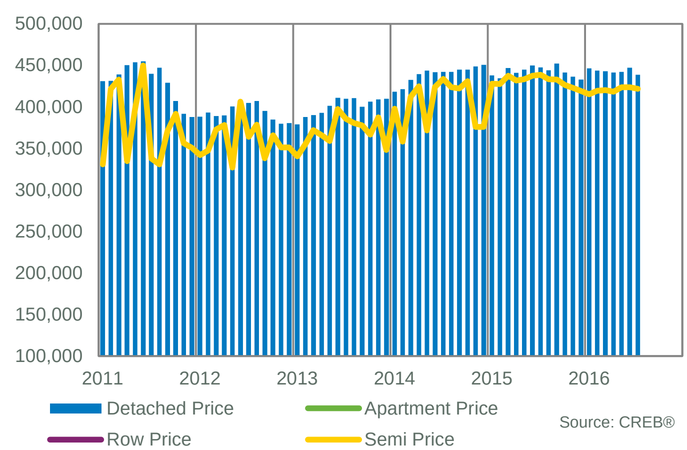
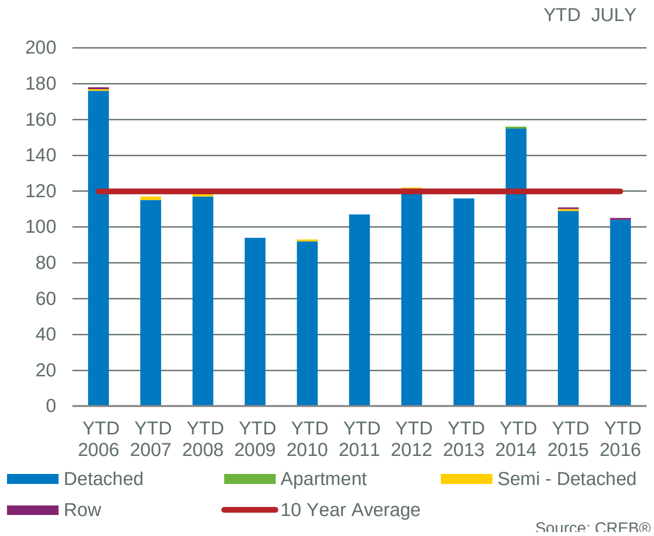


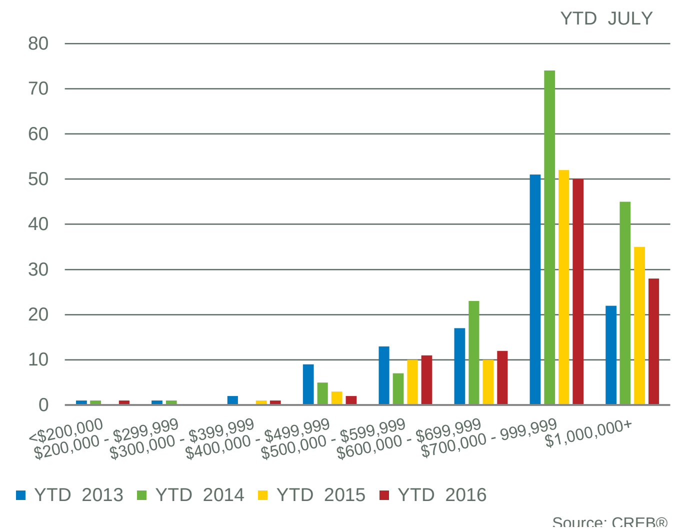
OKOTOKS PRICES



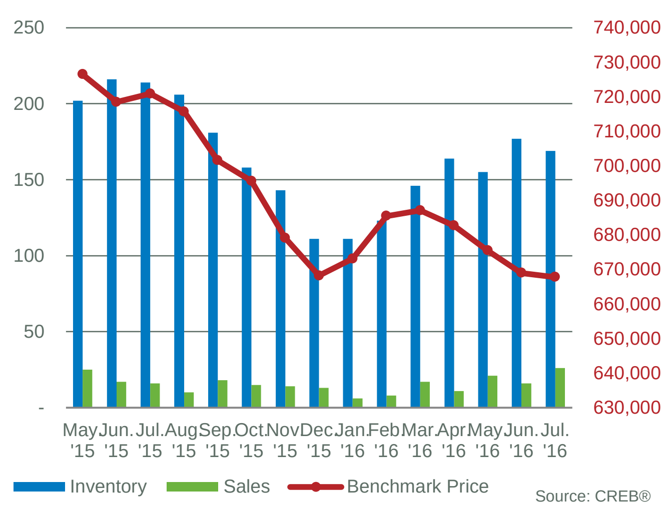
RURAL FOOTHILLS TOTAL SALES



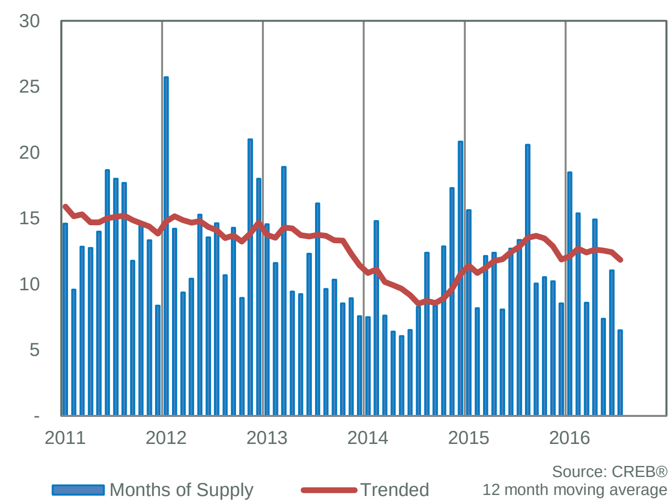
RURAL FOOTHILLS TOTAL SALES BY PRICE RANGE



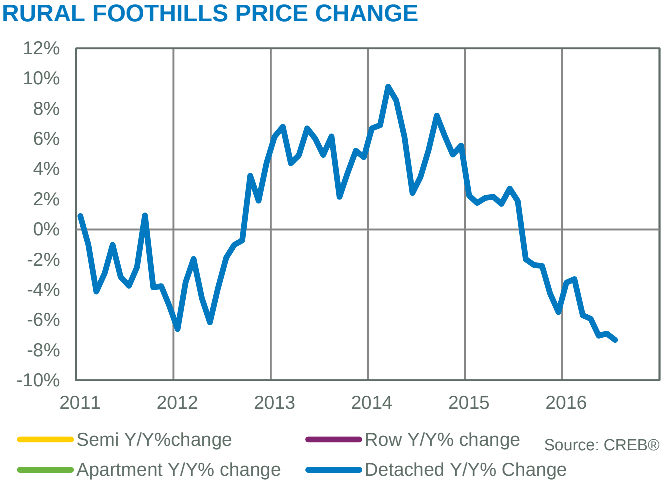
RURAL FOOTHILLS INVENTORY AND SALES



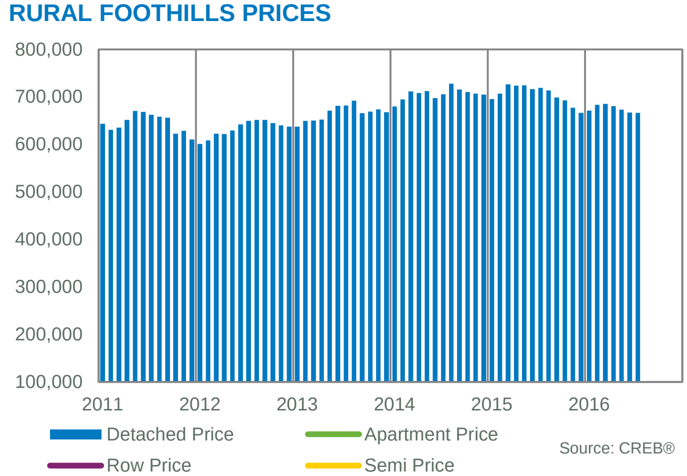
RURAL FOOTHILLS MONTHS OF INVENTORY



RURAL FOOTHILLS PRICE CHANGE



RURAL FOOTHILLS PRICES



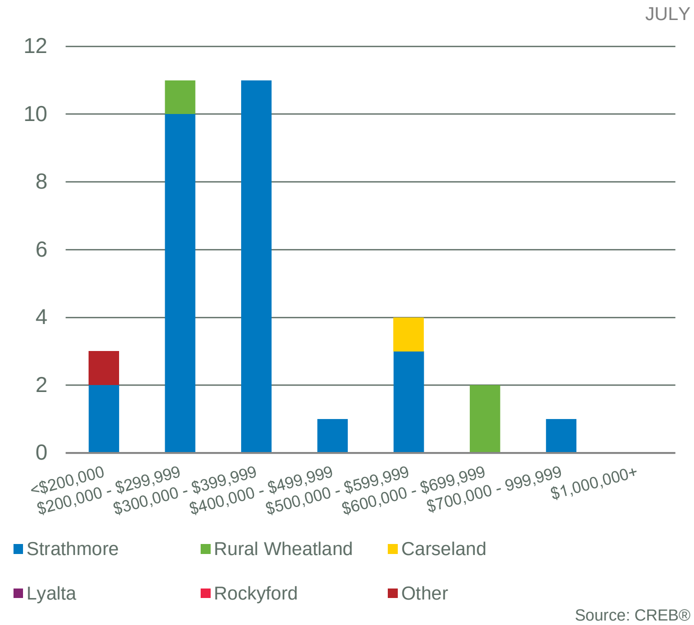
Wheatland Region

July 2016

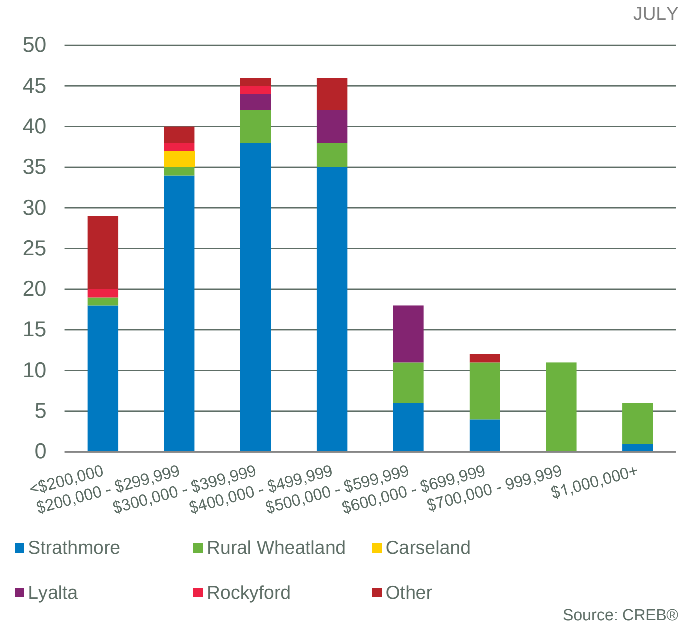
July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	**33**	**59**	**55.93%**	**208**	**6.30**	**214,900**	**358,668**	**342,500**	**100%**
Rural Wheatland*	3	3	100.00%	37	12.33	214,900	538,333	655,000	9%
Carseland*	1	0	-	2	2.00	-	560,000	560,000	3%
Lyalta*	0	2	0.00%	13	-	-	-	-	0%
Rockyford*	0	0	-	3	-	-	-	-	0%
Strathmore	28	52	53.85%	136	4.86	363,800	342,538	338,750	85%
Gleichen	1	0	-	4	4.00	-	70,000	70,000	3%
Other*	1	2	50.00%	17	17.00	-	70,000	70,000	3%

**Data within these areas many not accurately reflect total resale activity and trends*

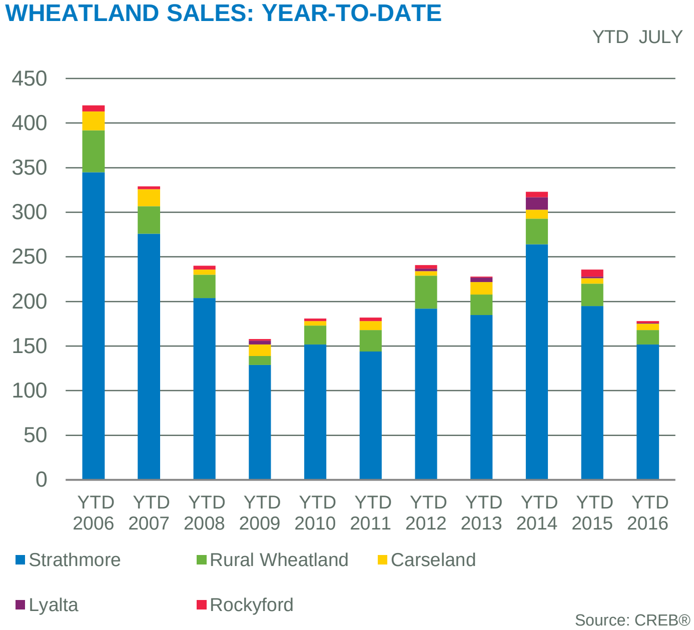
SALES BY PRICE RANGE



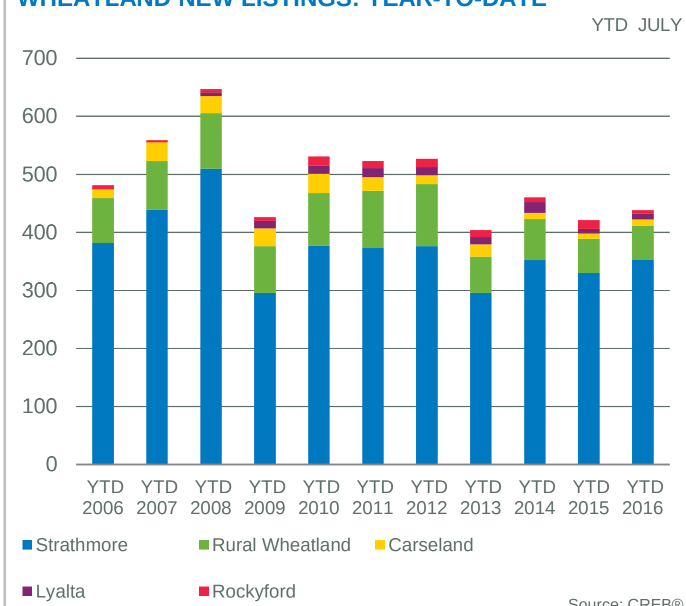
INVENTORY BY PRICE RANGE



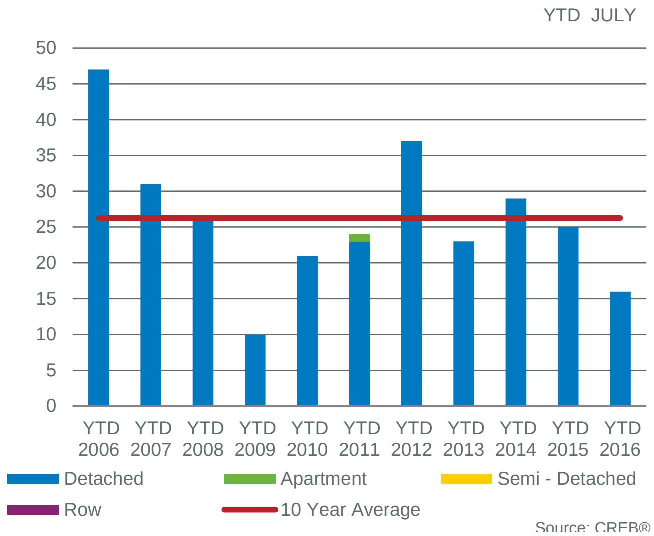
WHEATLAND SALES: YEAR-TO-DATE



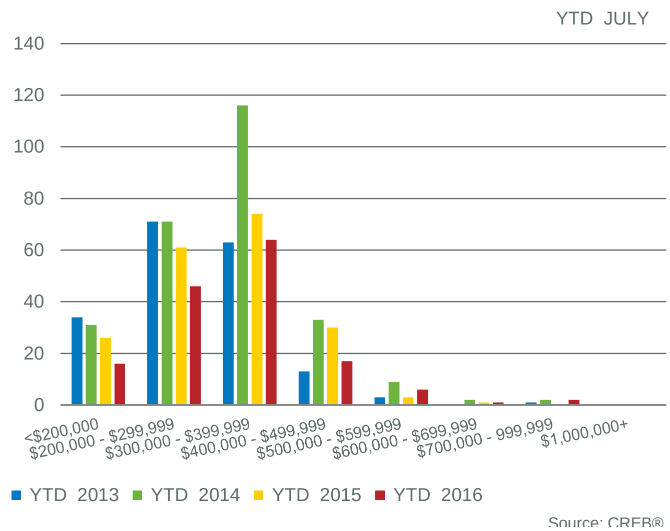
WHEATLAND NEW LISTINGS: YEAR-TO-DATE



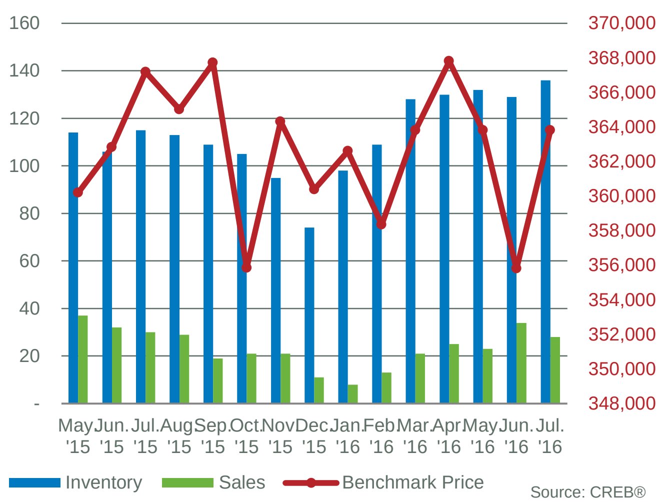
STRATHMORE TOTAL SALES



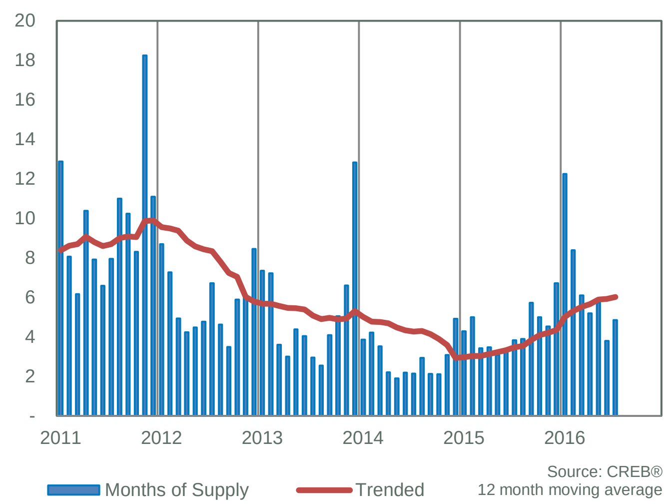
STRATHMORE TOTAL SALES BY PRICE RANGE



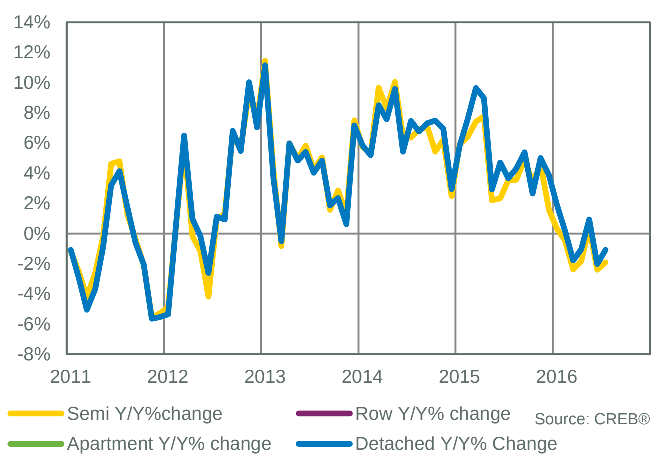
STRATHMORE INVENTORY AND SALES



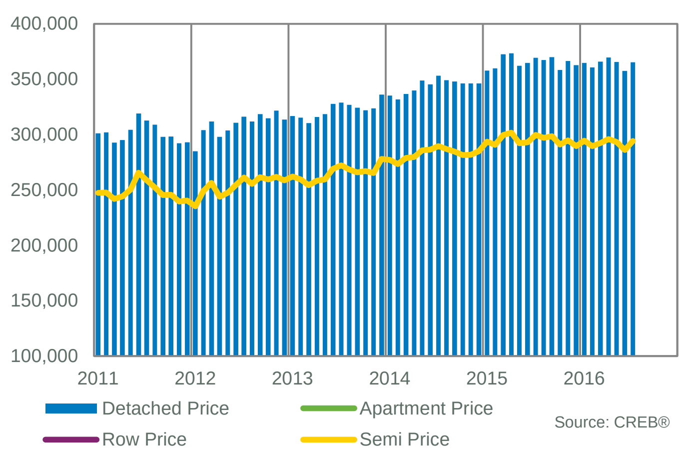
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



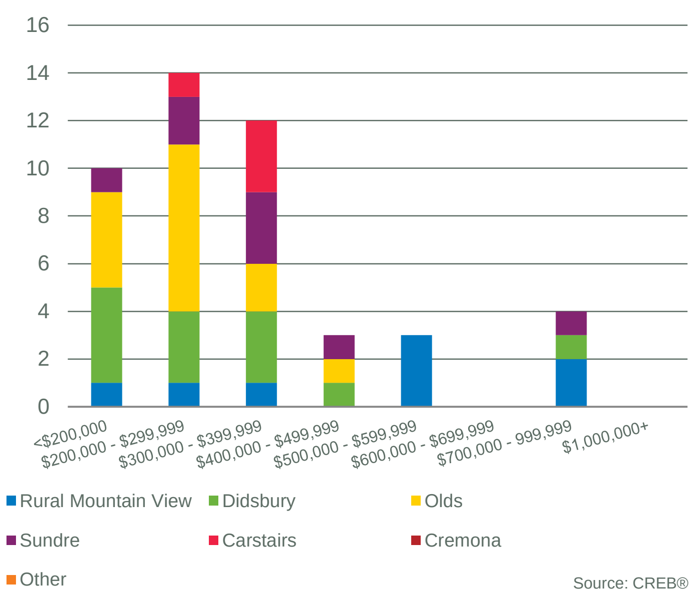
STRATHMORE PRICES



July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	**46**	**103**	**44.66%**	**409**	**8.89**	**306,100**	**336,417**	**295,250**	**100%**
Rural Mountain View*	8	27	29.63%	128	16.00	419,100	517,250	545,000	17%
Carstairs	4	13	30.77%	64	16.00	329,600	352,475	364,950	9%
Cremona	0	1	0.00%	4	-	-	-	-	0%
Didsbury	12	21	57.14%	46	3.83	260,700	298,200	248,500	26%
Olds*	14	26	53.85%	103	7.36	301,700	245,643	245,000	30%
Sundre*	8	14	57.14%	61	7.63	280,700	363,738	320,500	17%
Other*	0	1	0.00%	3	-	-	-	-	0%

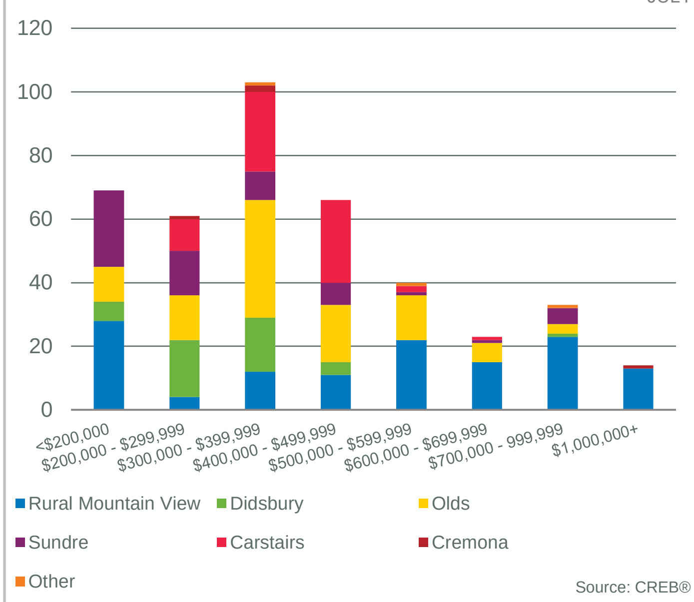
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



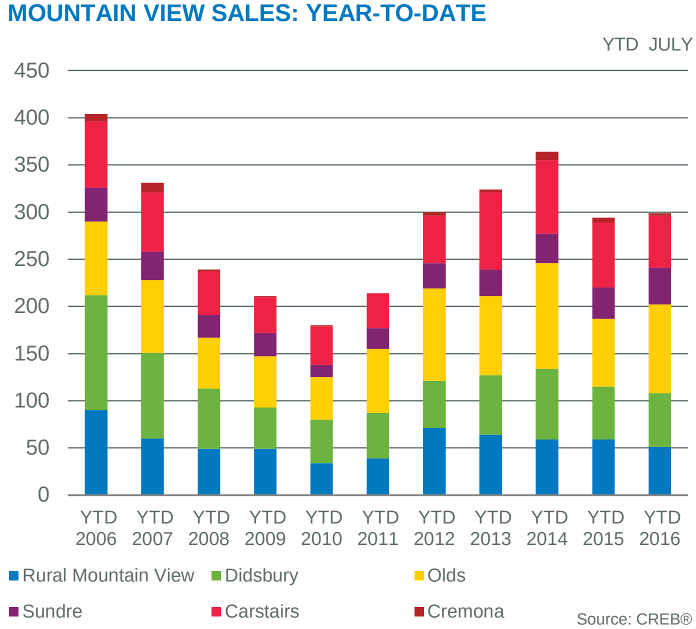
Source: CREB®

INVENTORY BY PRICE RANGE



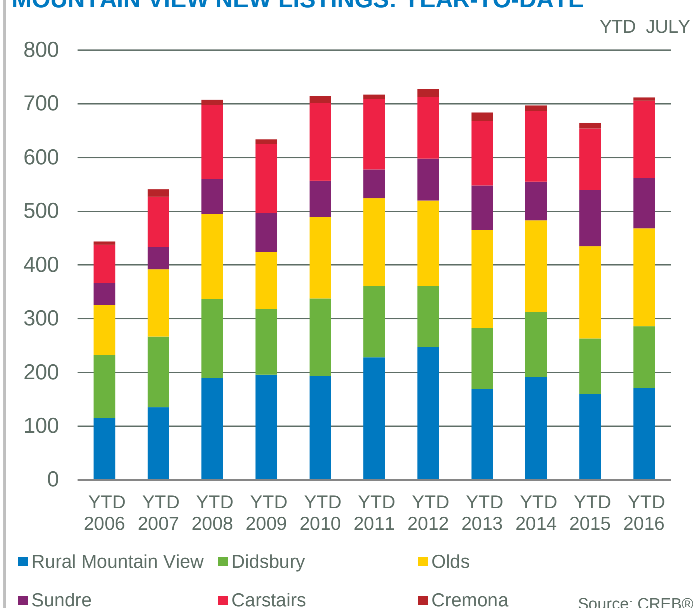
Source: CREB®

MOUNTAIN VIEW SALES: YEAR-TO-DATE



Source: CREB®

MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

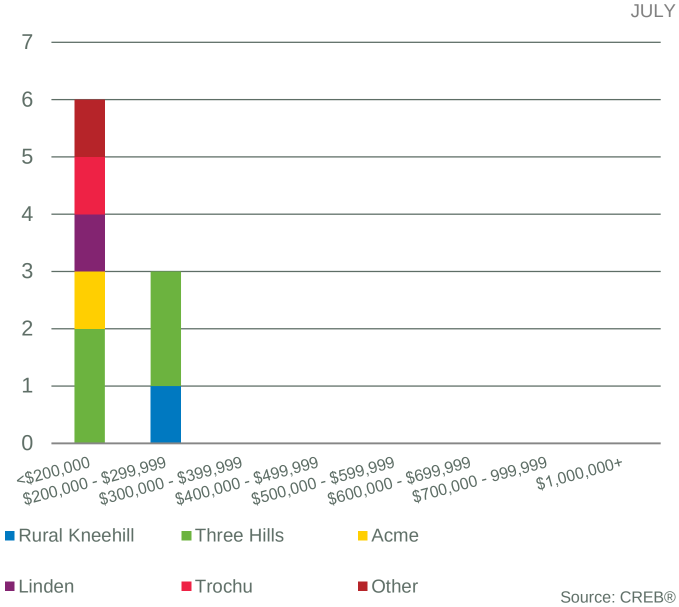


Source: CREB®

July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	**9**	**16**	**56.25%**	**88**	**9.78**	**-**	**163,556**	**157,500**	**89%**
Rural Kneehill*	1	3	33.33%	19	19.00	-	221,000	221,000	11%
Acme*	1	3	33.33%	7	7.00	-	157,500	157,500	11%
Linden*	1	1	100.00%	3	3.00	-	91,500	91,500	11%
Three Hills*	4	7	57.14%	25	6.25	-	184,000	178,750	44%
Torrington*	0	1	0.00%	3	-	-	-	-	0%
Trochu*	1	0	-	22	22.00	-	176,000	176,000	11%
Other*	1	1	100.00%	12	12.00	-	90,000	90,000	11%

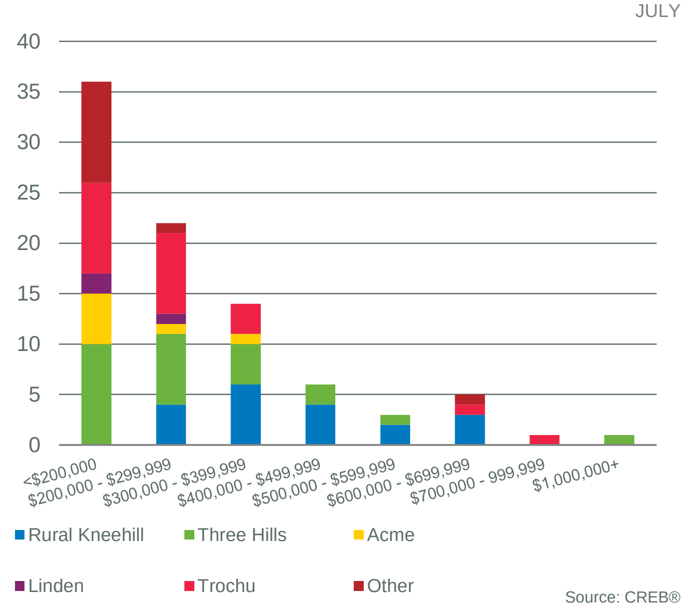
Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



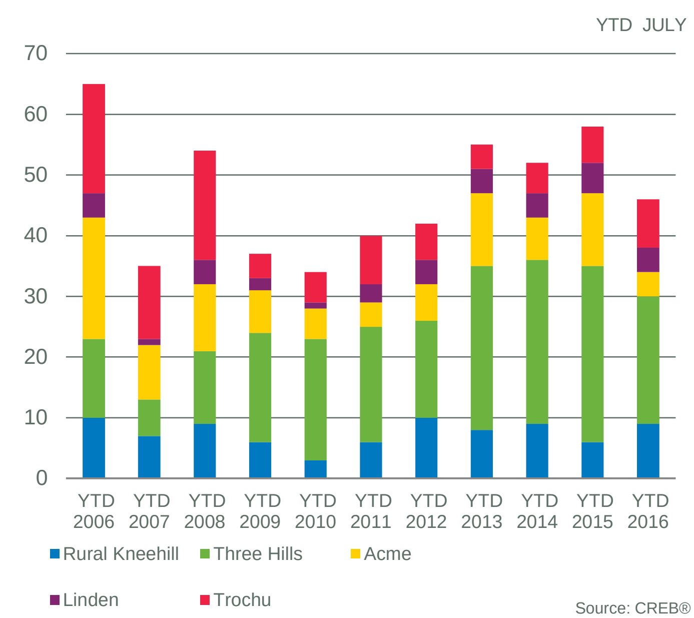
Source: CREB®

INVENTORY BY PRICE RANGE



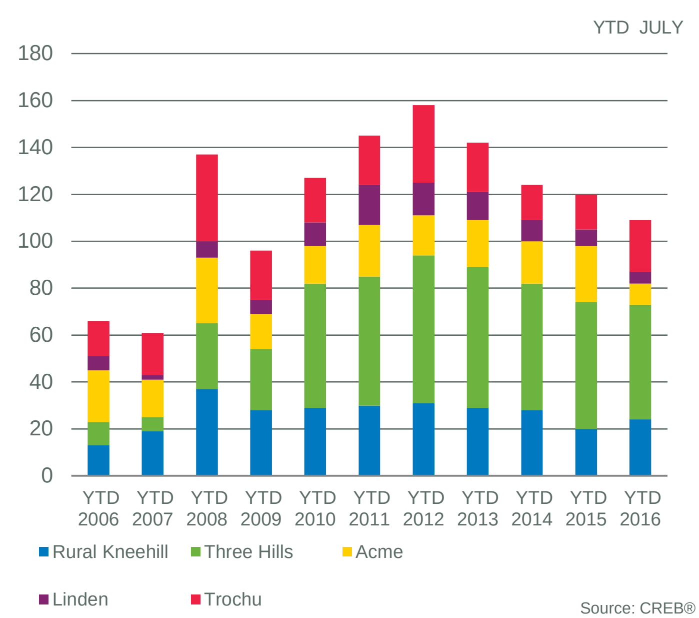
Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

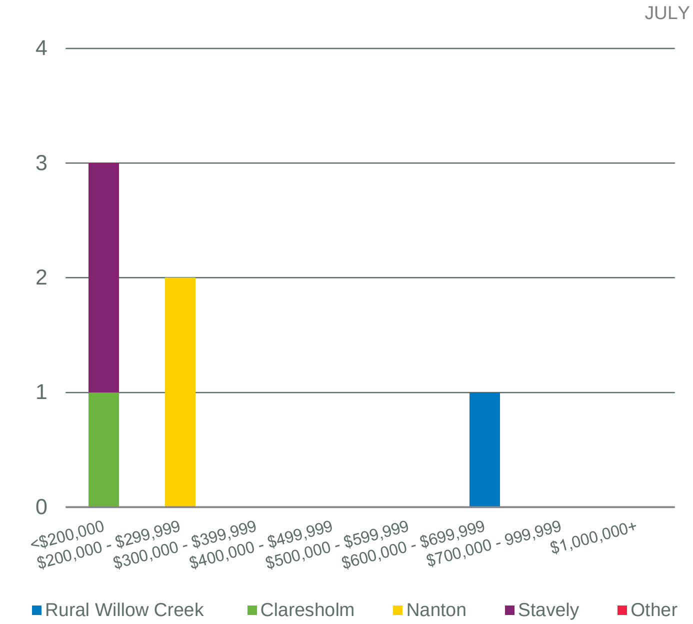


Source: CREB®

July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	**6**	**16**	**37.50%**	**100**	**16.67**	**-**	**249,833**	**189,500**	**100%**
Rural Willow Creek*	1	0	-	12	12.00	-	685,000	685,000	17%
Claresholm*	1	8	12.50%	41	41.00	-	170,000	170,000	17%
Nanton*	2	6	33.33%	26	13.00	-	212,000	212,000	33%
Stavely*	2	0	-	13	6.50	-	110,000	110,000	33%
Other*	0	2	0.00%	8	-	-	-	-	0%

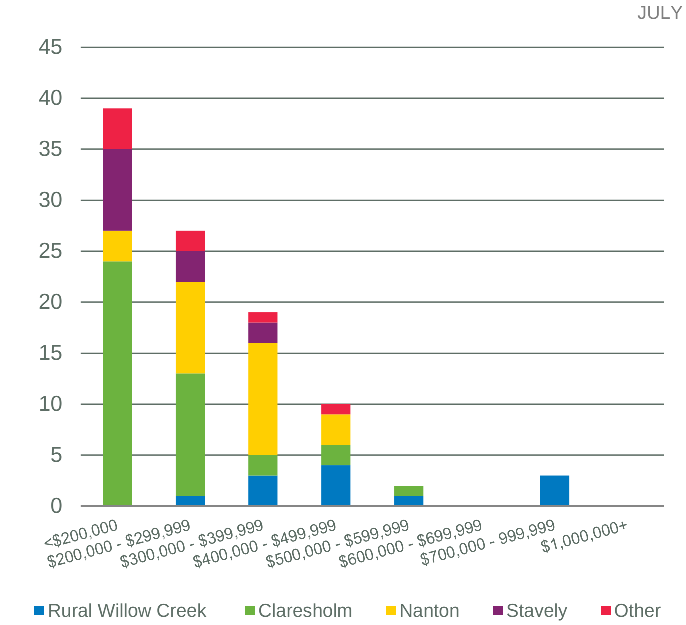
**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE



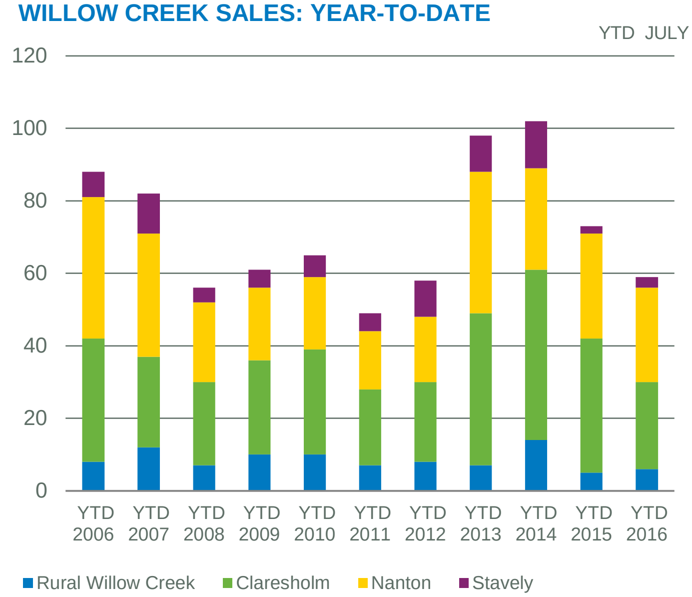
Source: CREB®

INVENTORY BY PRICE RANGE



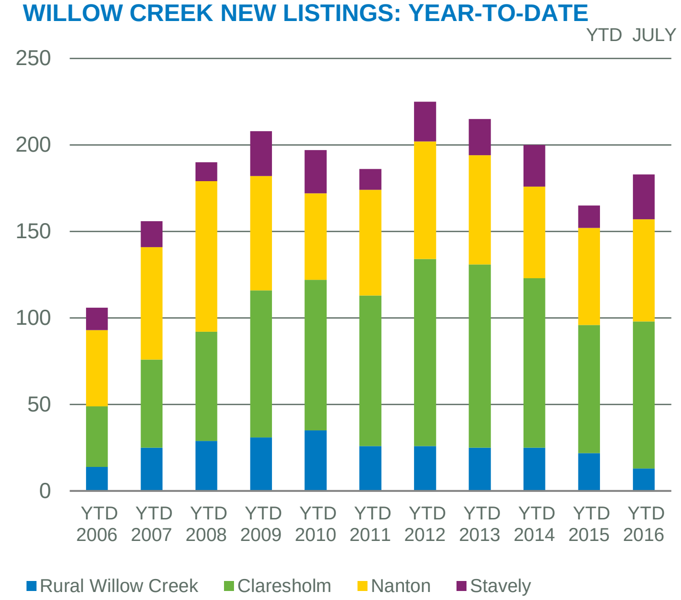
Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

July 2016

July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	**8**	**10**	**80.00%**	**59**	**7.38**	**-**	**164,250**	**170,000**	**100%**
Rural Vulcan*	0	3	0.00%	21	-	-	-	-	0%
Vulcan*	3	6	50.00%	24	8.00	-	233,500	225,000	38%
Carmangay*	1	0	-	4	4.00	-	104,000	104,000	13%
Champion*	1	0	-	1	1.00	-	170,000	170,000	13%
Other*	3	1	300.00%	9	3.00	-	113,167	113,500	38%

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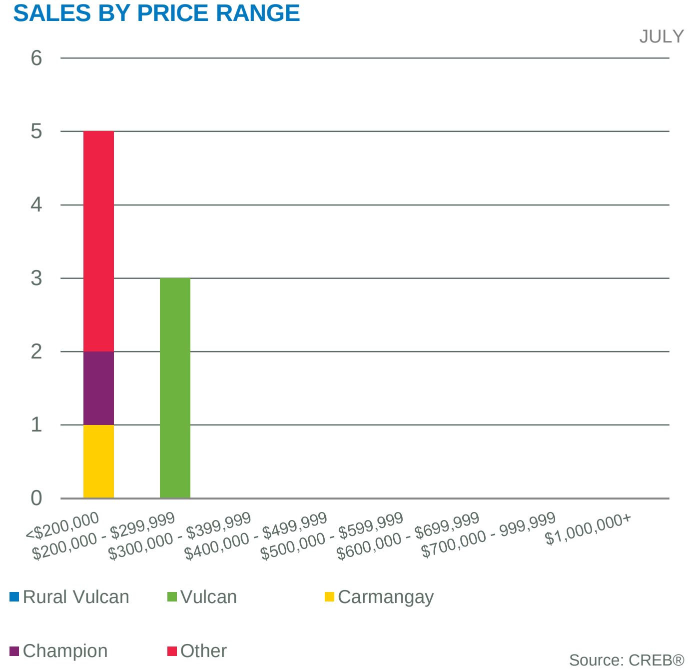
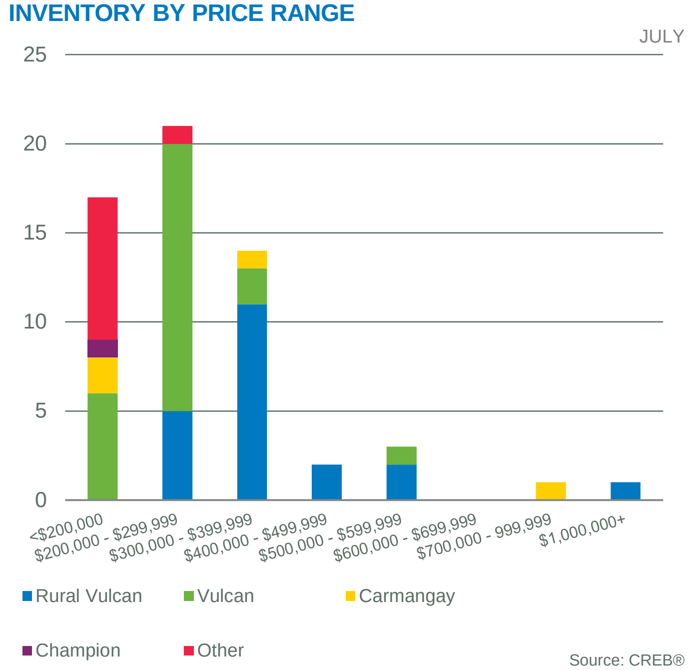
SALES BY PRICE RANGE



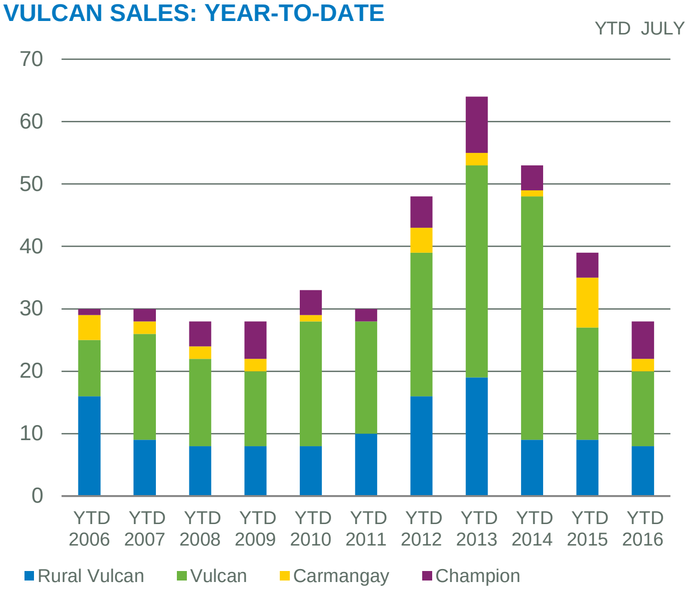
Source: CREB®

INVENTORY BY PRICE RANGE



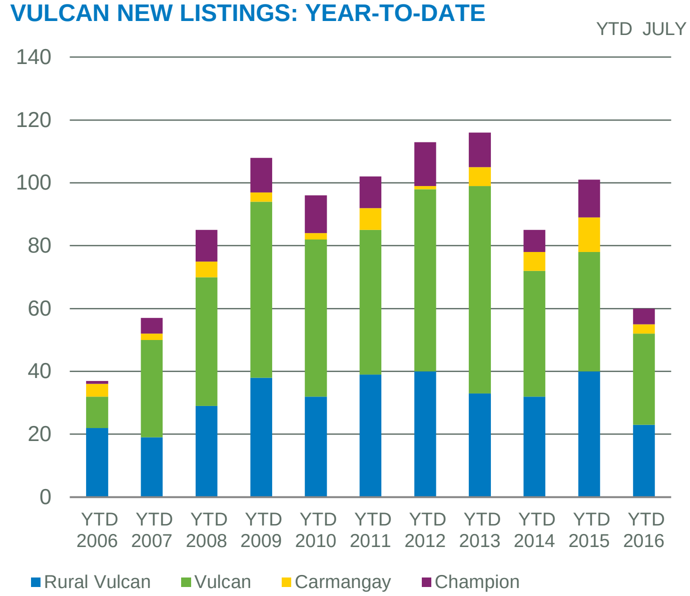
Source: CREB®

VULCAN SALES: YEAR-TO-DATE



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

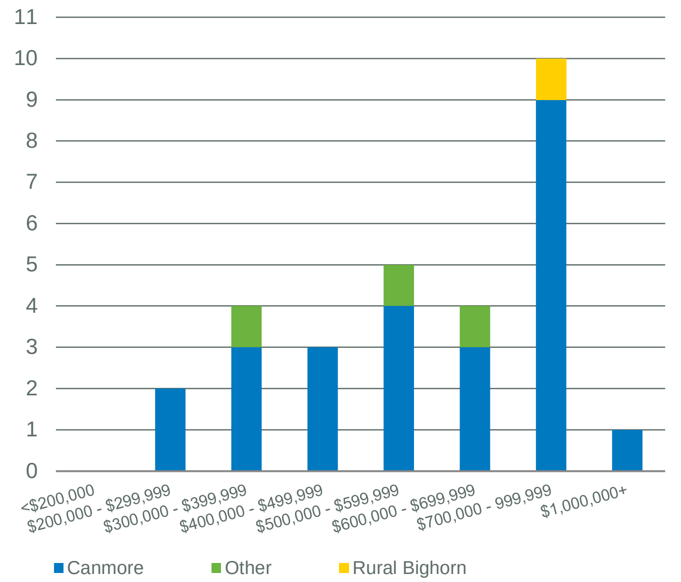


Source: CREB®

July 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	**29**	**25**	**116.00%**	**114**	**3.93**	**-**	**615,176**	**605,000**	**100%**
Rural Bighorn*	1	1	100.00%	6	6.00	-	795,000	795,000	3%
Canmore*	25	21	119.05%	100	4.00	-	621,604	605,000	86%
Other*	3	3	100.00%	8	2.67	-	501,667	518,000	10%

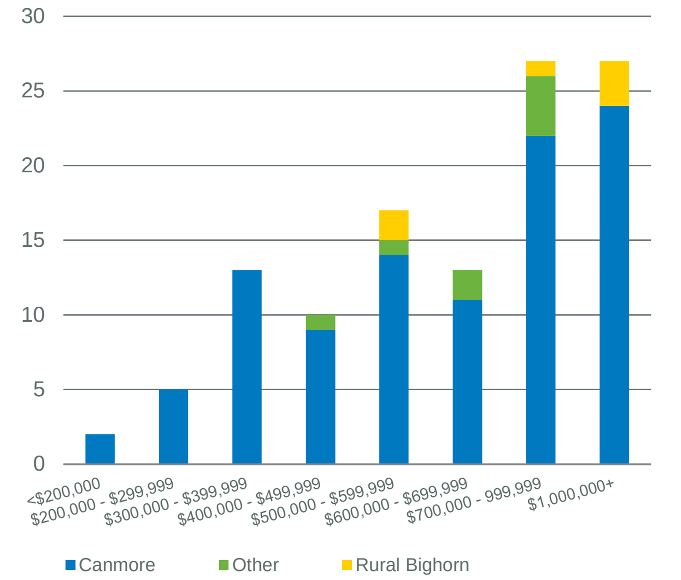
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



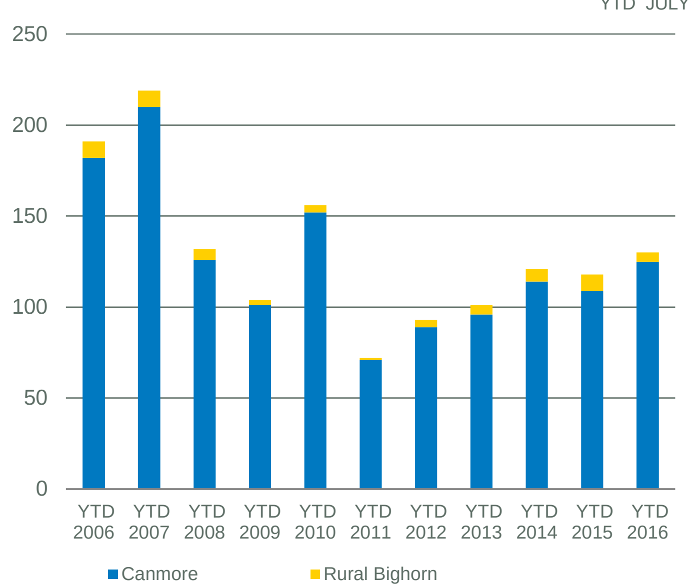
Source: CREB®

INVENTORY BY PRICE RANGE



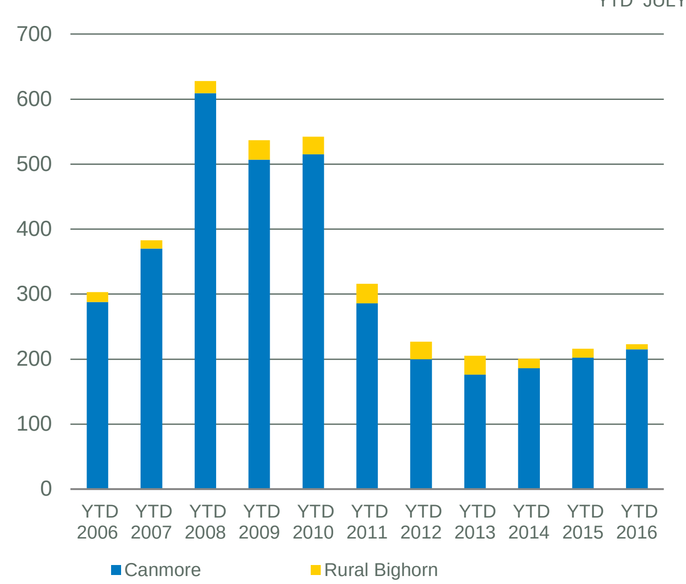
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



Source: CREB®

BIGHORN*
Rural Bighorn M.D.
Benchlands**
Canmore*
Exshaw**
Ghost Lake**
Harvie Heights**
Lac des Arcs**
Seebe**
Waiparous**

FOOTHILLS
Rural Foothills M.D.
Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
Longview**
Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

KNEEHILL*
Rural Kneehill County
Acme
Carbon**
Huxley**
Linden
Swalwell**
Three Hills
Torrington**
Trochu
Wimborne**

MOUNTAIN VIEW*
Rural Mountain View County
Bearberry**
Bergen**
Carstairs
Cremona
Didsbury
Eagle Hill**
Elkton**
Olds*
Sundre*
Water Valley**
Westward Ho**

ROCKY VIEW
Rural Rocky View County
Balzac**
Beiseker
Bottrel**
Bragg Creek
Chestermere
Cochrane
Cochrane Lake**
Conrich**
Crossfield
Dalemead**
Dalroy**
Delacour**
Indus**
Irricana
Janet**
Kathyrn**
Keoma**
Langdon
Madden**
Redwood Meadows

VULCAN*
Rural Vulcan County*
Arrowwood**
Brand**
Carmangay*
Champion*
Ensign**
Herronton**
Kirkcaldy**
Lomond**
Milo**
Mossleigh**
Queenstown**
Shouldice**
Travers**

WHEATLAND*
Rural Wheatland County*
Ardenode**
Carseland*
Chancellow**
Cheadle**
Cluny**
Dalum**
Gleichen**
Hussar**
Lyalta*
Namaka**
Rockyford*
Rosebud**
Standard**

WILLOW CREEK*
Rural Willow Creek County*
Claresholm*
Fort Macleod**
Granum**
Nanton*
Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a signification portion of transactions as not all active Realtors® in the area are a member of the CREB® board.
** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.
MLS® Home Price Index – changes in home prices by comparing current price levels relative to January 2005 price level.
Absorption Rate – refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.
Months of Supply – refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.
Detached - A unit that is not attached to any other unit.
Semi-detached - A single dwelling built as one of a pair that shares one common wall.
Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.
Attached - Both row and semi-detached properties.
Apartment - High-rise and low-rise condominium properties with access through an interior hallway.
Total Residential - Includes detached, attached and apartment style properties.
Exclusions – Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.
Rural – Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

ABOUT CREB®

CREB® is a professional body of more than 5,100 licensed brokers and registered associates, representing 245 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice. Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com. CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.