



serving calgary and area REALTORS®

AUGUST 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOMEBUYERS TAKE ADVANTAGE OF AFFORDABILITY AND CHOICE

Upper-end home and entry-level condo sales get a boost

Calgary, September 1, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), sales for upper-end homes are above the pace set a year ago. As of Wednesday August 31, there were 948 single family sales over \$700,000 recorded this year, compared to 779 reported for the same period in 2010.

At the same time, sales for condos priced below \$200,000 also received a boost, pointing to a growing number of first-time homebuyers taking advantage of affordability and low mortgage rates. There were 834 condo sales below \$200,000 this year compared with 596 for the same period in 2010.

“We are seeing a lift in sales at both ends of the market,” says Sano Stante, president of CREB®. “Improving economic conditions coupled with affordability and price stability has given Calgary a boost in buyers for upper-end homes and entry level condos.”

According to figures released today by CREB® (Calgary Real Estate Board), the year to date average price for single family resale homes reached \$468,051, a one per cent rise over last year. Condominium prices continue to remain one per cent lower than last year’s figures with an average price of \$288,167 after the first eight months. The 2011 year to date median price of single family and condominium homes were a respective \$410,000 and \$263,000.

“When looking at Canada’s major cities, Calgary is one of the most affordable regions for homeownership in the country,” says Stante. “Buyers are benefiting from improved selection at all price ranges in the market. In fact, nearly half of all single family homes sold year to date were priced below \$400,000. Well priced properties seem to be moving in this market.”

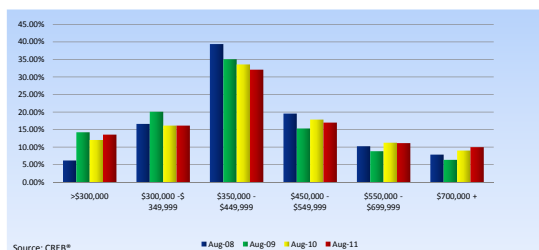
The single family market recorded 1,106 sales in the month of August 2011. This is an increase of 28 per cent when compared to August 2010 sales, which were the lowest levels of August sales since 1994. Year to date sales of 9,485 are 10 per cent higher than last year’s figures.

Single family inventory levels reached 4,573 in August, a nine per cent decline over last year’s levels. The recent rise in listings was counteracted by robust sales, keeping absorption levels at four months compared to the six months recorded in August 2010.

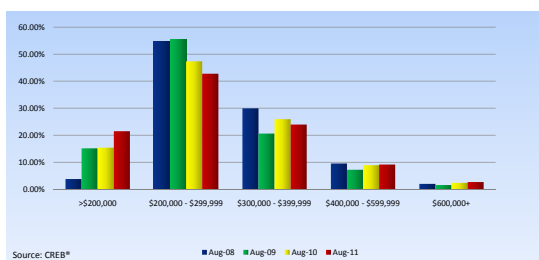
As in the single family market, condominium inventories of 1,997 were lower than last year’s levels. The market conditions have changed significantly as inventory levels continue to decline. Recent improvement in sales, combined with lower listings, has resulted in a year over year decline in the months of supply.

Condominium sales amounted to 468 units in August 2011, with a year to date total of 3,885 similar to levels recorded in the first eight months of 2010.

City of Calgary Single Family Sales



City of Calgary Condominium Sales



Stante states “With Calgary’s energy sector slated to grow, it is expected to lift the city’s employment, income and in-migration, and in turn help contribute to growth in the resale market. We expect price growth to improve as we approach the end of 2011 and move into 2012.”

About CREB®

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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.

Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods, or account for price differentials between geographical areas. All MLS® active listings for Calgary and area may be found on the board’s website at www.creb.com.

CREB® - TOTAL MLS®

	<u>Aug-11</u>	<u>Aug-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,573	5,046	-9.37%	n/a	n/a	n/a
New Listings Added	2,112	1,958	7.87%	18,082	19,625	-7.86%
Sales	1,106	865	27.86%	9,485	8,624	9.98%
Avg DOM Sold	49	51	-3.43%	44	39	12.82%
Avg DOM Active	57	60	-5.00%	57	60	-5.00%
Average Sale Price	453,969	445,814	1.83%	468,051	465,138	0.63%
Median Price	402,251	395,000	1.84%	410,000	412,500	-0.61%
Total Sales	502,090,261	385,629,350	30.20%	4,439,461,470	4,011,349,898	10.67%
Sales \$/List \$	97.04%	96.56%	0.47%	97.02%	97.17%	-0.16%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,997	2,255	-11.44%	n/a	n/a	n/a
New Listings Added	866	809	7.05%	7,477	8,778	-14.82%
Sales	468	362	29.28%	3,885	3,875	0.26%
Avg DOM Sold	54	54	-0.14%	52	45	15.56%
Avg DOM Active	61	63	-3.17%	61	63	-3.17%
Average Sale Price	285,487	286,373	-0.31%	288,167	291,607	-1.18%
Median Price	255,000	260,000	-1.92%	263,000	268,500	-2.05%
Total Sales	133,607,696	103,667,134	28.88%	1,119,528,426	1,129,975,529	-0.92%
Sales \$/List \$	96.74%	96.30%	0.43%	96.75%	96.91%	-0.16%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,153	2,767	13.95%	n/a	n/a	n/a
New Listings Added	818	621	31.72%	6,957	6,672	4.27%
Sales	323	310	4.19%	2,636	2,615	0.80%
Avg DOM Sold	75	76	-1.69%	77	67	14.93%
Avg DOM Active	97	102	-4.90%	97	102	-4.90%
Average Sale Price	357,766	356,364	0.39%	353,432	362,987	-2.63%
Median Price	330,900	325,000	1.82%	330,000	335,500	-1.64%
Total Sales	115,558,389	110,472,859	4.60%	931,645,931	949,211,166	-1.85%
Sales \$/List \$	96.76%	96.29%	0.47%	96.84%	96.86%	-0.02%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,190	1,149	3.57%	n/a	n/a	n/a
New Listings Added	225	208	8.17%	2,010	1,873	7.31%
Sales	63	46	36.96%	460	425	8.24%
Avg DOM Sold	106	101	5.03%	99	88	12.50%
Avg DOM Active	111	113	-1.77%	111	113	-1.77%
Average Sale Price	829,621	790,815	4.91%	830,428	854,733	-2.84%
Median Price	680,000	735,000	-7.48%	750,000	760,000	-1.32%
Total Sales	52,266,129	36,377,500	43.68%	381,996,956	363,261,574	5.16%
Sales \$/List \$	92.27%	95.34%	-3.07%	94.02%	94.24%	-0.23%
<u>RURAL LAND</u>						
Month End Inventory	756	600	26.00%	n/a	n/a	n/a
New Listings Added	74	85	-12.94%	839	797	5.27%
Sales	18	15	20.00%	123	148	-16.89%
Avg DOM Sold	214	159	34.35%	115	126	-8.73%
Avg DOM Active	185	152	21.71%	185	152	21.71%
Average Sale Price	532,824	300,697	77.20%	478,019	402,662	18.71%
Median Price	393,500	290,000	35.69%	360,000	335,000	7.46%
Total Sales	9,590,840	4,510,450	112.64%	58,796,320	59,594,030	-1.34%
Sales \$/List \$	86.20%	94.76%	-8.56%	89.98%	91.37%	-1.39%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,885	11,928	-0.36%	n/a	n/a	n/a
New Listings Added	4,137	3,718	11.27%	35,697	38,132	-6.39%
Sales	1,995	1,620	23.15%	16,682	15,809	5.52%
Avg DOM Sold	59	60	-1.68%	54	48	12.50%
Avg DOM Active	84	81	3.70%	84	81	3.70%
Average Sale Price	408,637	396,255	3.12%	416,009	412,636	0.82%
Median Price	360,000	350,000	2.86%	364,000	363,500	0.14%
Total Sales	815,230,665	641,933,093	27.00%	6,939,857,803	6,523,359,847	6.38%
Sales \$/List \$	96.47%	96.38%	0.09%	96.71%	96.85%	-0.14%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

	Aug-11				Aug-10			
	Month		Y.T.D.		Month		Y.T.D.	
SINGLE FAMILY								
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	16	1.45%	118	1.24%	8	0.92%	66	0.77%
200,000 - 299,999	147	13.29%	1,170	12.34%	124	14.34%	974	11.29%
300,000 - 349,999	182	16.46%	1,532	16.15%	144	16.65%	1,394	16.16%
350,000 - 399,999	194	17.54%	1,670	17.61%	164	18.96%	1,520	17.63%
400,000 - 449,999	154	13.92%	1,375	14.50%	136	15.72%	1,376	15.96%
450,000 - 499,999	125	11.30%	975	10.28%	76	8.79%	930	10.78%
500,000 - 549,999	72	6.51%	637	6.72%	60	6.94%	611	7.08%
550,000 - 599,999	49	4.43%	457	4.82%	40	4.62%	436	5.06%
600,000 - 649,999	36	3.25%	326	3.44%	23	2.66%	303	3.51%
650,000 - 699,999	27	2.44%	276	2.91%	23	2.66%	234	2.71%
700,000 - 799,999	40	3.62%	336	3.54%	23	2.66%	275	3.19%
800,000 - 899,999	23	2.08%	216	2.28%	17	1.97%	169	1.96%
900,000 - 999,999	9	0.81%	97	1.02%	2	0.23%	94	1.09%
1,000,000 - 1,249,999	19	1.72%	122	1.29%	13	1.50%	113	1.31%
1,250,000 - 1,499,999	8	0.72%	80	0.84%	8	0.92%	60	0.70%
1,500,000 - 1,749,999	2	0.18%	25	0.26%	1	0.12%	27	0.31%
1,750,000 - 1,999,999	2	0.18%	32	0.34%	1	0.12%	12	0.14%
2,000,000 - 2,499,999	-	0.00%	21	0.22%	1	0.12%	19	0.22%
2,500,000 - 2,999,999	1	0.09%	14	0.15%	1	0.12%	8	0.09%
3,000,000 - 3,499,999	-	0.00%	3	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	2	0.02%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	2	0.02%
	1,106		9,485		865		8,624	
CONDO								
0 - 99,999	3	0.64%	41	1.06%	5	1.38%	21	0.54%
100,000 - 199,999	106	22.65%	793	20.41%	58	16.02%	575	14.84%
200,000 - 299,999	192	41.03%	1,661	42.75%	186	51.38%	1,835	47.35%
300,000 - 349,999	76	16.24%	557	14.34%	48	13.26%	657	16.95%
350,000 - 399,999	34	7.26%	373	9.60%	32	8.84%	349	9.01%
400,000 - 449,999	15	3.21%	147	3.78%	8	2.21%	173	4.46%
450,000 - 499,999	17	3.63%	124	3.19%	9	2.49%	83	2.14%
500,000 - 549,999	8	1.71%	50	1.29%	3	0.83%	48	1.24%
550,000 - 599,999	3	0.64%	34	0.88%	3	0.83%	42	1.08%
600,000 - 649,999	3	0.64%	22	0.57%	1	0.28%	30	0.77%
650,000 - 699,999	3	0.64%	26	0.67%	1	0.28%	13	0.34%
700,000 - 799,999	3	0.64%	19	0.49%	3	0.83%	16	0.41%
800,000 - 899,999	2	0.43%	19	0.49%	-	0.00%	12	0.31%
900,000 - 999,999	-	0.00%	1	0.03%	1	0.28%	8	0.21%
1,000,000 - 1,249,999	2	0.43%	8	0.21%	2	0.55%	8	0.21%
1,250,000 - 1,499,999	1	0.21%	7	0.18%	2	0.55%	4	0.10%
1,500,000 - 1,749,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.03%	-	0.00%	-	0.00%
	468		3,885		362		3,875	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Aug-11			Aug-10				
	Month	Y.T.D.		Month	Y.T.D.			
0 - 99,999	2	0.62%	54	2.05%	9	2.90%	55	2.10%
100,000 - 199,999	39	12.07%	295	11.19%	41	13.23%	273	10.44%
200,000 - 299,999	75	23.22%	682	25.87%	76	24.52%	630	24.09%
300,000 - 349,999	65	20.12%	473	17.94%	58	18.71%	459	17.55%
350,000 - 399,999	44	13.62%	382	14.49%	44	14.19%	404	15.45%
400,000 - 449,999	42	13.00%	287	10.89%	29	9.35%	282	10.78%
450,000 - 499,999	13	4.02%	156	5.92%	11	3.55%	149	5.70%
500,000 - 549,999	10	3.10%	92	3.49%	12	3.87%	119	4.55%
550,000 - 599,999	11	3.41%	53	2.01%	8	2.58%	55	2.10%
600,000 - 649,999	3	0.93%	23	0.87%	6	1.94%	46	1.76%
650,000 - 699,999	8	2.48%	38	1.44%	2	0.65%	28	1.07%
700,000 - 799,999	3	0.93%	29	1.10%	4	1.29%	39	1.49%
800,000 - 899,999	3	0.93%	21	0.80%	2	0.65%	25	0.96%
900,000 - 999,999	1	0.31%	17	0.64%	2	0.65%	20	0.76%
1,000,000 - 1,249,999	3	0.93%	17	0.64%	1	0.32%	13	0.50%
1,250,000 - 1,499,999	1	0.31%	14	0.53%	2	0.65%	9	0.34%
1,500,000 - 1,749,999	-	0.00%	1	0.04%	2	0.65%	4	0.15%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.08%
2,000,000 - 2,499,999	-	0.00%	1	0.04%	1	0.32%	3	0.11%
2,500,000 - 2,999,999	-	0.00%	1	0.04%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	323		2,636		310		2,615	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.22%	-	0.00%	1	0.24%
100,000 - 199,999	4	6.35%	14	3.04%	1	2.17%	9	2.12%
200,000 - 299,999	4	6.35%	33	7.17%	3	6.52%	16	3.76%
300,000 - 349,999	2	3.17%	14	3.04%	2	4.35%	16	3.76%
350,000 - 399,999	2	3.17%	18	3.91%	1	2.17%	10	2.35%
400,000 - 449,999	4	6.35%	19	4.13%	-	0.00%	10	2.35%
450,000 - 499,999	3	4.76%	10	2.17%	4	8.70%	26	6.12%
500,000 - 549,999	1	1.59%	17	3.70%	-	0.00%	11	2.59%
550,000 - 599,999	6	9.52%	26	5.65%	4	8.70%	20	4.71%
600,000 - 649,999	3	4.76%	19	4.13%	1	2.17%	24	5.65%
650,000 - 699,999	4	6.35%	25	5.43%	2	4.35%	25	5.88%
700,000 - 799,999	6	9.52%	52	11.30%	11	23.91%	52	12.24%
800,000 - 899,999	4	6.35%	52	11.30%	4	8.70%	59	13.88%
900,000 - 999,999	4	6.35%	34	7.39%	4	8.70%	33	7.76%
1,000,000 - 1,249,999	5	7.94%	67	14.57%	4	8.70%	44	10.35%
1,250,000 - 1,499,999	4	6.35%	23	5.00%	4	8.70%	32	7.53%
1,500,000 - 1,749,999	1	1.59%	12	2.61%	-	0.00%	16	3.76%
1,750,000 - 1,999,999	3	4.76%	8	1.74%	-	0.00%	9	2.12%
2,000,000 - 2,499,999	1	1.59%	9	1.96%	-	0.00%	7	1.65%
2,500,000 - 2,999,999	1	1.59%	5	1.09%	1	2.17%	4	0.94%
3,000,000 - 3,499,999	1	1.59%	2	0.43%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.24%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	63		460		46		425	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
August 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	1	1	2	317,250	634,500	292,500		43
BLEVL	106	45	36	364,211	13,111,600	335,000		53
BUNG	342	162	96	452,592	43,448,838	412,500		44
BUNGH	13	6	3	441,856	1,325,569	419,069		22
MODUL	2	1	0					
SPLT2	93	36	22	497,209	10,938,600	460,000		55
SPLT3	13	7	7	428,571	3,000,000	378,000		41
SPLT4	81	42	20	401,675	8,033,500	380,000		58
SPLT5	5	2	3	532,600	1,597,800	395,000		58
ST1.5	24	8	3	600,500	1,801,500	659,000		34
ST2	838	444	208	485,751	101,036,146	437,500		48
ST2.5	10	1	2	904,000	1,808,000	850,000		46
ST3	14	7	0					
VILLA	6	4	0					
NE								
BK-SP	9	3	0					
BLEVL	130	58	24	264,042	6,337,000	262,000		49
BUNG	239	115	58	270,474	15,687,500	270,000		40
MODUL	0	0	1	100,000	100,000	100,000		41
SPLT2	12	9	0					
SPLT3	12	5	1	227,500	227,500	227,500		35
SPLT4	93	46	26	301,423	7,837,000	310,000		43
ST1.5	2	2	1	195,000	195,000	195,000		12
ST2	307	133	71	323,097	22,939,907	320,000		54
SW								
BK-SP	5	4	1	255,000	255,000	255,000		40
BLEVL	54	24	12	402,242	4,826,900	362,000		41
BUNG	286	136	78	501,577	39,122,995	450,000		49
BUNGH	11	3	1	1,005,000	1,005,000	1,005,000		7
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	70	25	7	626,857	4,388,000	510,000		42
SPLT3	14	5	1	295,000	295,000	295,000		33
SPLT4	81	37	13	661,331	8,597,300	396,500		46
SPLT5	12	5	4	609,000	2,436,000	510,000		34
ST1.5	25	9	4	544,250	2,177,000	460,000		20
ST2	715	328	156	575,881	89,837,370	525,000		54
ST2.5	6	2	2	967,500	1,935,000	685,000		105
ST3	30	6	5	941,100	4,705,500	1,015,000		64
VILLA	10	8	3	536,380	1,609,141	498,468		23
SE								
BK-SP	2	2	2	434,950	869,900	359,900		55
BLEVL	46	28	10	359,625	3,596,250	334,500		57
BUNG	183	78	64	432,270	27,665,300	380,000		47
BUNGH	3	0	0					
SPLT2	49	14	12	508,250	6,099,000	405,000		58
SPLT3	4	2	2	355,000	710,000	310,000		29
SPLT4	39	20	13	351,569	4,570,400	330,000		53
SPLT5	1	1	0					
ST1.5	4	1	1	347,000	347,000	347,000		106
ST2	478	214	124	439,260	54,468,245	392,500		44
ST2.5	0	0	0					
ST3	3	1	0					
VILLA	1	1	1	398,000	398,000	398,000		104

CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
August 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	258	110	71	259,192	18,402,607	245,000		55
APRTM	9	3	2	435,000	870,000	200,000		97
BLEVL	14	6	2	210,000	420,000	208,000		71
BUNG	28	13	9	272,856	2,455,700	235,000		36
LOFT	0	0	1	248,000	248,000	248,000		79
PENTH	1	0	1	875,000	875,000	875,000		43
SPLT2	5	3	0					
SPLT3	5	3	2	585,000	1,170,000	385,000		34
SPLT4	18	8	3	247,833	743,500	282,500		27
SPLT5	2	2	1	489,888	489,888	489,888		10
ST2	142	66	56	287,141	16,079,900	283,000		46
ST2.5	0	0	0					
ST3	19	5	2	479,750	959,500	355,000		113
VILLA	3	2	2	276,000	552,000	257,000		24
NE								
APART	83	34	15	184,707	2,770,600	202,000		53
APRTM	3	2	0					
BLEVL	3	3	0					
BUNG	10	4	0					
SPLT2	2	1	0					
SPLT3	1	0	0					
SPLT4	4	2	1	168,000	168,000	168,000		14
ST2	89	34	10	165,390	1,653,900	165,000		63
ST2.5	1	1	0					
ST3	5	2	0					
VILLA	0	0	1	122,000	122,000	122,000		13
SW								
APART	719	303	159	269,516	42,853,071	237,500		53
APRTM	36	14	8	319,800	2,558,400	320,000		61
BK-SP	1	1	0					
BLEVL	10	4	1	165,000	165,000	165,000		27
BUNG	29	13	13	317,154	4,123,000	275,000		65
LOFT	21	8	3	319,667	959,000	310,000		32
PENTH	17	5	0					
SPLT2	3	2	0					
SPLT3	3	1	0					
SPLT4	18	9	4	333,125	1,332,500	325,000		55
SPLT5	7	3	1	254,500	254,500	254,500		22
ST1.5	1	1	0					
ST2	189	89	40	338,496	13,539,831	312,500		53
ST2.5	3	2	1	352,500	352,500	352,500		40
ST3	40	19	11	629,364	6,922,999	570,000		49
VILLA	13	8	4	492,375	1,969,500	450,000		81
SE								
APART	66	31	27	222,315	6,002,500	215,000		67
APRTM	1	1	0					
BUNG	11	4	2	282,400	564,800	214,900		72
LOFT	1	0	0					
PENTH	1	0	0					
SPLT2	0	0	1	410,000	410,000	410,000		68
SPLT4	5	3	1	244,000	244,000	244,000		20
SPLT5	1	0	0					
ST2	80	35	13	259,654	3,375,500	250,000		50
VILLA	1	0	0					

CREB® - COMMERCIAL SUMMARY
Year to Date
31-Aug-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	1	4.49	44		
IND	L	16	8.86	65		
OFC	L	18	13.34	112		
RET	L	12	17	117		
AGR	S	8	994,250	57	7,954,000	95.57%
BUS	S	56	89,238	122	4,997,349	81.30%
BWP	S	18	867,538	194	15,615,690	87.30%
IND	S	21	755,055	170	15,101,100	87.06%
LAN	S	11	1,053,500	132	10,535,000	81.15%
MFC	S	23	1,117,043	72	25,692,000	93.03%
OFC	S	13	932,868	135	12,127,280	81.38%
RET	S	22	676,772	133	12,181,900	90.70%

Year to Date
31-Aug-10

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	9	9.111	110		
OFC	L	11	12.827181	107		
RET	L	4	18.50075	88		
AGR	S	16	2,043,813	113	32,701,000	91.61%
BUS	S	49	89,878	97	4,404,008	80.96%
BWP	S	11	453,091	181	4,984,000	90.97%
IND	S	38	478,790	104	18,194,013	92.53%
LAN	S	22	877,400	152	19,302,800	89.60%
MFC	S	11	830,273	89	9,133,000	94.81%
OFC	S	17	623,812	118	10,604,800	88.06%
RET	S	15	513,962	75	7,709,435	89.00%



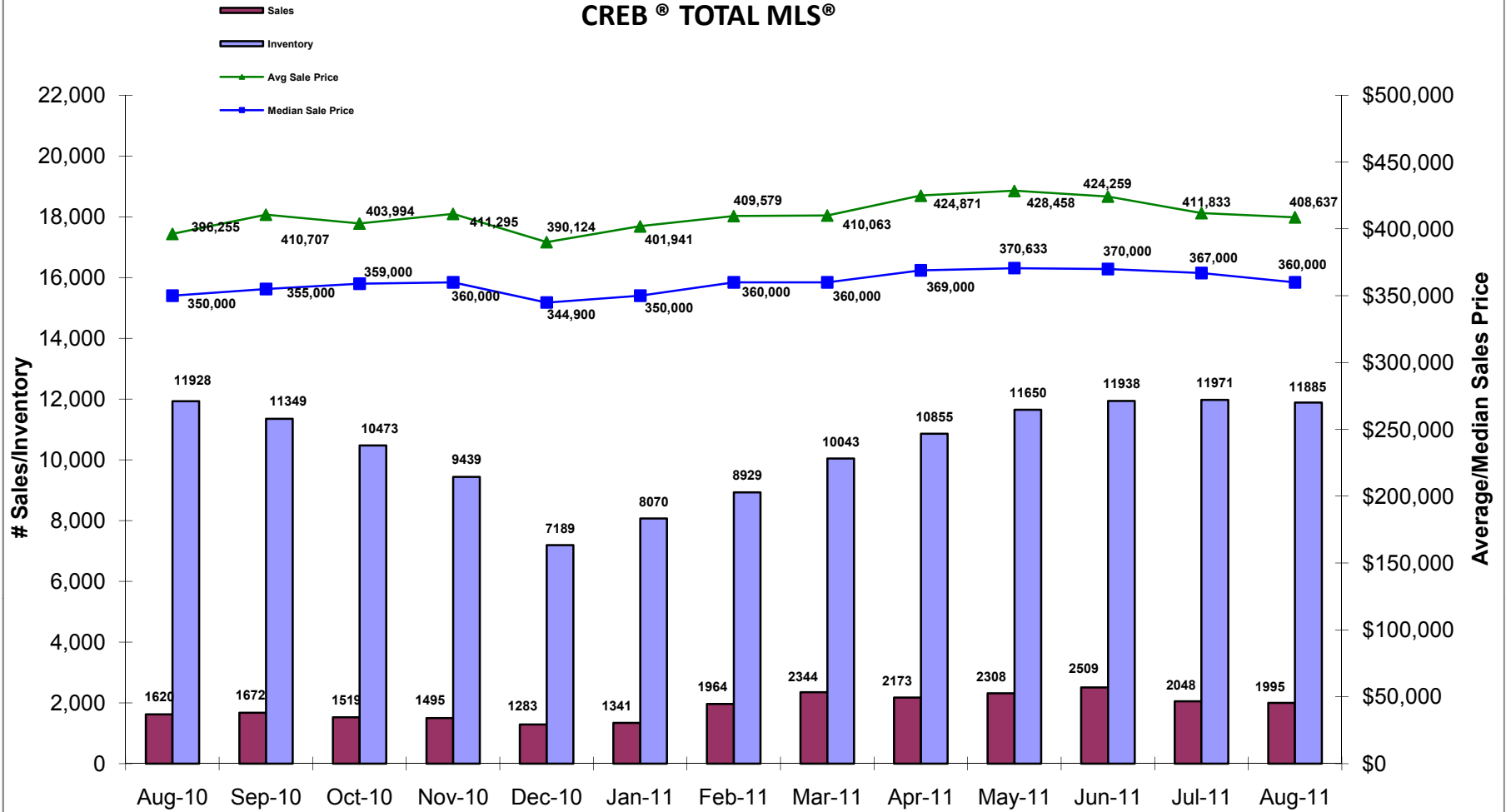
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	2,323	2,202	3,129	3,097	3,654	3,307	2,545	2,835	3,104	2,587	1,951	982	31,716
Sales	1,495	1,938	2,265	2,070	1,984	1,750	1,494	1,312	1,056	1,114	1,099	843	18,420
Avg Price	433,073	448,721	478,462	473,529	487,921	496,997	506,709	485,818	470,591	452,398	461,769	442,968	472,041
Median	380,000	408,000	427,000	431,500	435,000	438,500	435,000	430,000	420,750	412,500	407,000	406,000	421,000
Avg DOM	39	30	24	24	25	30	36	40	41	41	46	52	33
2008													
New Listings	3,024	2,983	3,487	3,378	3,422	2,785	2,555	2,271	2,630	2,321	1,563	834	31,253
Sales	1,079	1,244	1,413	1,360	1,362	1,435	1,308	1,168	1,149	817	668	449	13,452
Avg Price	455,720	471,867	473,490	474,831	479,122	473,052	456,402	440,838	444,113	449,150	435,484	417,398	460,330
Median	410,000	428,844	420,000	420,000	419,000	408,000	408,250	398,000	395,000	390,000	387,900	380,000	409,000
Avg DOM	50	40	40	41	42	47	52	52	52	48	55	62	47
2009													
New Listings	2,067	2,058	2,023	2,005	2,230	2,236	2,082	1,907	1,855	1,817	1,362	805	22,447
Sales	548	824	1,081	1,289	1,580	1,832	1,579	1,275	1,253	1,283	1,091	794	14,429
Avg Price	413,301	415,597	420,600	426,463	436,714	446,729	436,791	453,521	457,953	462,544	464,757	451,363	442,329
Median	374,850	375,000	375,000	380,000	390,000	398,750	390,000	399,000	399,500	410,000	408,000	400,000	392,000
Avg DOM	62	51	49	52	46	45	43	43	40	42	42	47	45
2010													
New Listings	1,820	2,151	2,986	3,076	2,965	2,729	1,940	1,958	2,252	1,763	1,315	743	25,698
Sales	759	1,032	1,388	1,351	1,256	1,059	914	865	957	887	890	733	12,091
Avg Price	441,284	458,375	470,994	460,455	483,938	481,160	464,500	445,814	460,329	444,936	455,596	441,364	461,132
Median	398,000	410,500	422,950	417,000	420,000	418,000	400,000	395,000	390,000	389,000	399,900	389,000	406,000
Avg DOM	43	35	33	36	38	40	45	51	53	51	53	59	43
2011													
New Listings	1,963	2,268	2,431	2,295	2,553	2,422	2,038	2,112					18,082
Sales	784	1,169	1,352	1,216	1,311	1,395	1,152	1,106					9,485
Avg Price	453,845	461,759	461,541	479,393	488,735	479,499	455,888	453,969					468,051
Median	390,000	400,000	399,500	420,000	423,000	417,500	408,500	402,251					410,000
Avg DOM	57	45	39	41	41	43	49	49					44

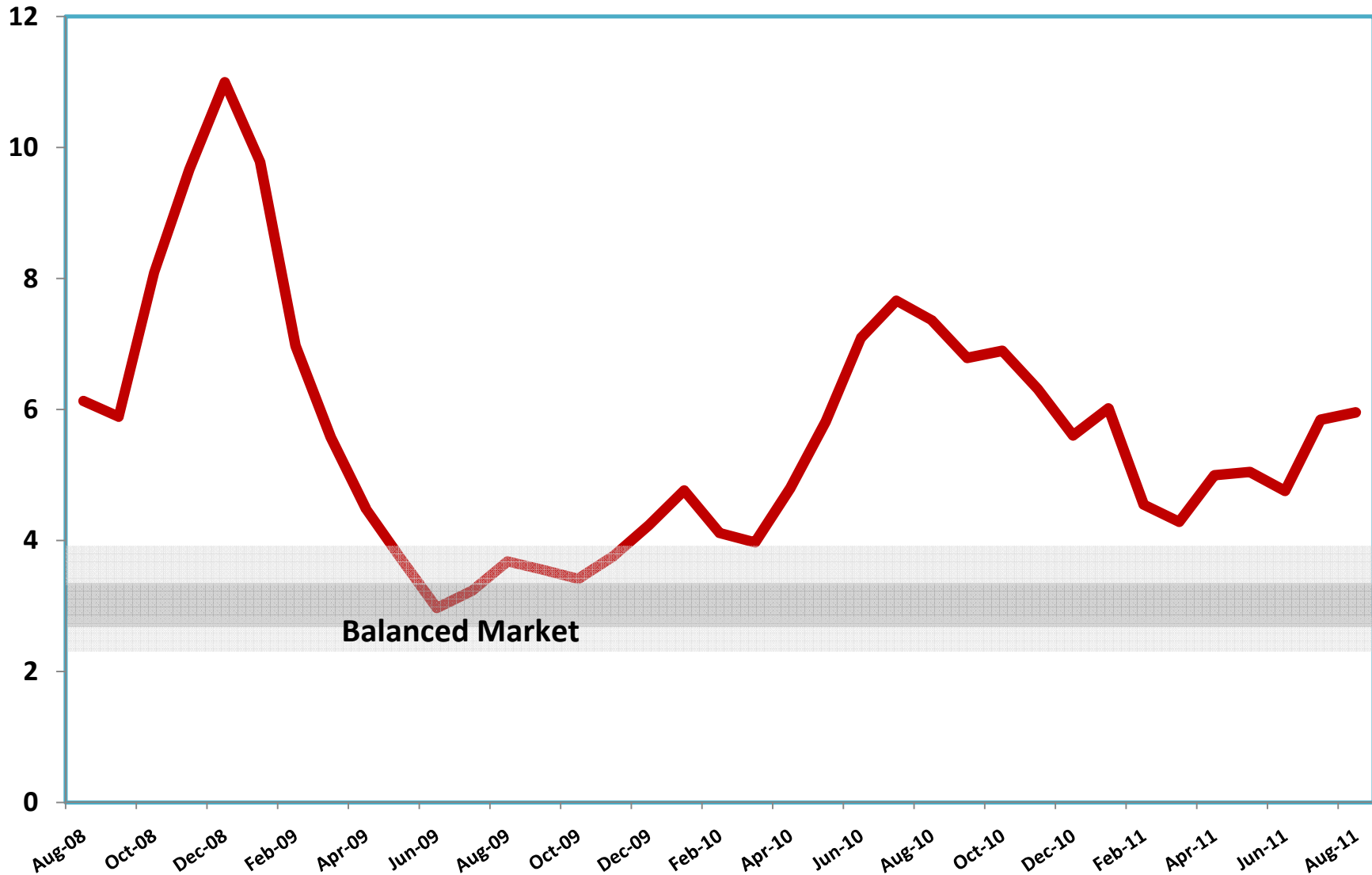
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	1,004	890	1,249	1,157	1,329	1,253	1,113	1,188	1,314	1,203	887	470	13,057
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	8,231
Avg Price	287,634	301,823	312,144	329,918	332,212	323,281	318,551	320,793	321,442	331,804	312,823	304,931	316,401
Median	267,500	280,800	290,000	309,500	308,000	304,900	297,700	301,000	300,000	289,000	285,106	285,500	295,000
Avg DOM	39	28	24	23	24	28	34	36	41	41	45	50	32
2008													
New Listings	1,404	1,240	1,563	1,491	1,545	1,236	1,186	1,053	1,187	1,071	741	433	14,150
Sales	453	559	563	581	573	555	535	495	461	398	283	205	5,661
Avg Price	311,410	311,757	312,517	312,586	311,286	315,089	296,341	287,841	287,869	289,001	285,116	274,919	302,410
Median	290,000	295,000	292,500	290,000	284,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	282,500
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	50
2009													
New Listings	941	890	901	964	993	931	918	831	942	860	706	443	10,320
Sales	221	340	444	575	653	736	700	631	580	599	503	339	6,321
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	289,605	283,620
Median	240,000	249,950	260,000	252,000	255,000	265,750	263,375	260,000	265,000	263,500	265,000	265,000	270,000
Avg DOM	64	52	56	58	52	52	50	48	43	45	46	48	50
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	722	634	369	11,423
Sales	375	535	605	639	518	445	396	362	366	307	310	318	5,176
Avg Price	282,737	283,004	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	289,905
Median	265,000	266,000	275,000	267,500	279,950	270,000	268,000	260,000	265,000	256,500	254,150	260,000	266,500
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	48
2011													
New Listings	871	970	999	970	1,016	960	825	866					7,477
Sales	302	465	581	534	502	580	453	468					3,885
Avg Price	288,291	290,548	280,781	289,334	287,697	296,447	286,426	285,487					288,167
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000	255,000					263,000
Avg DOM	62	53	50	54	50	53	51	54					52

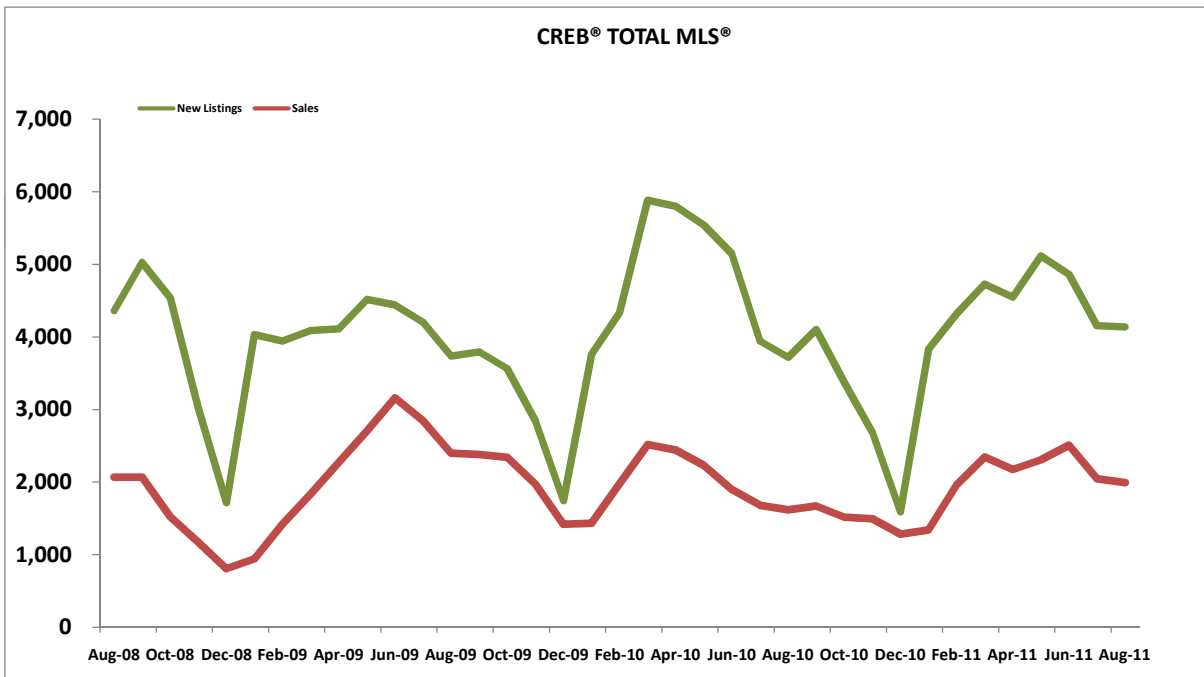
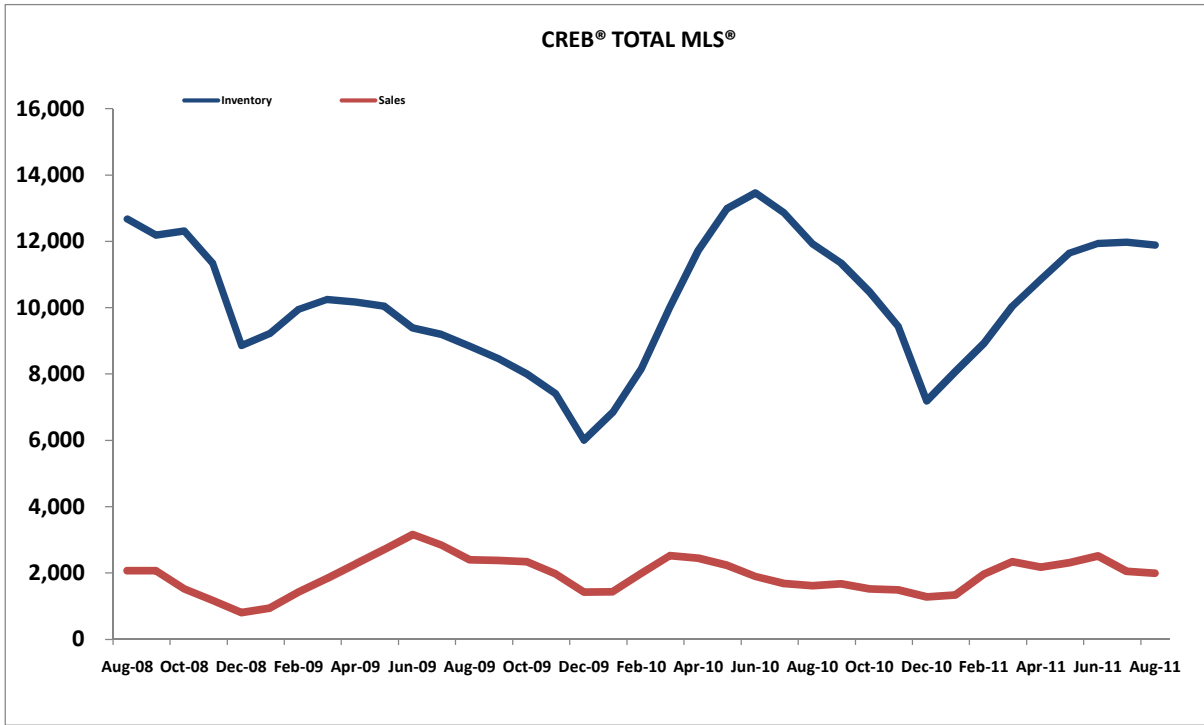
CREB® TOTAL MLS®



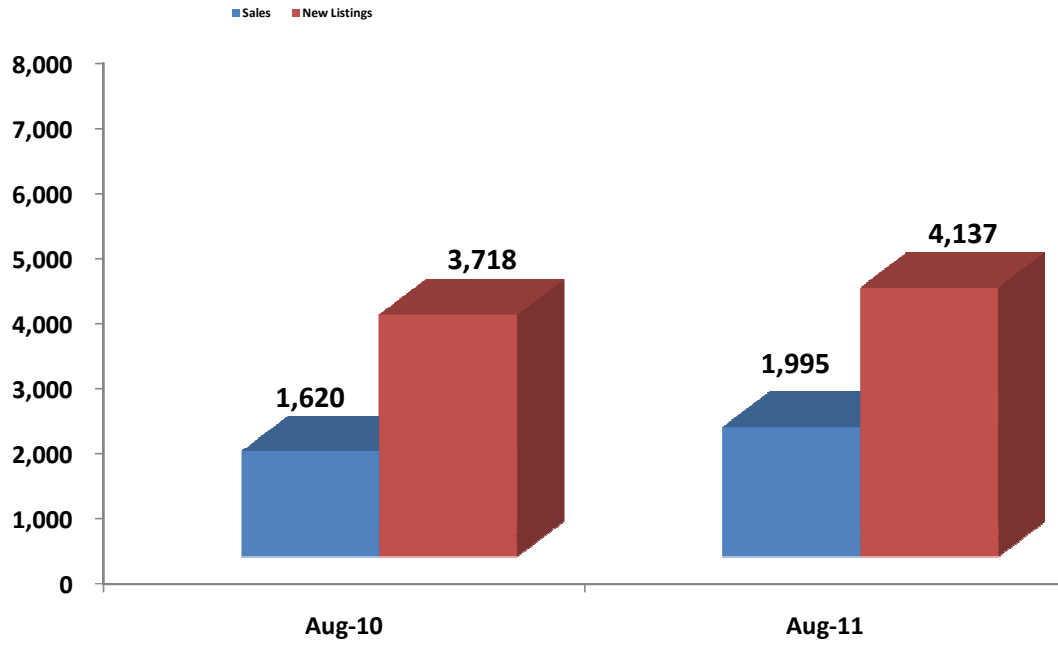
CREB® ABSORPTION RATE TOTAL MLS®



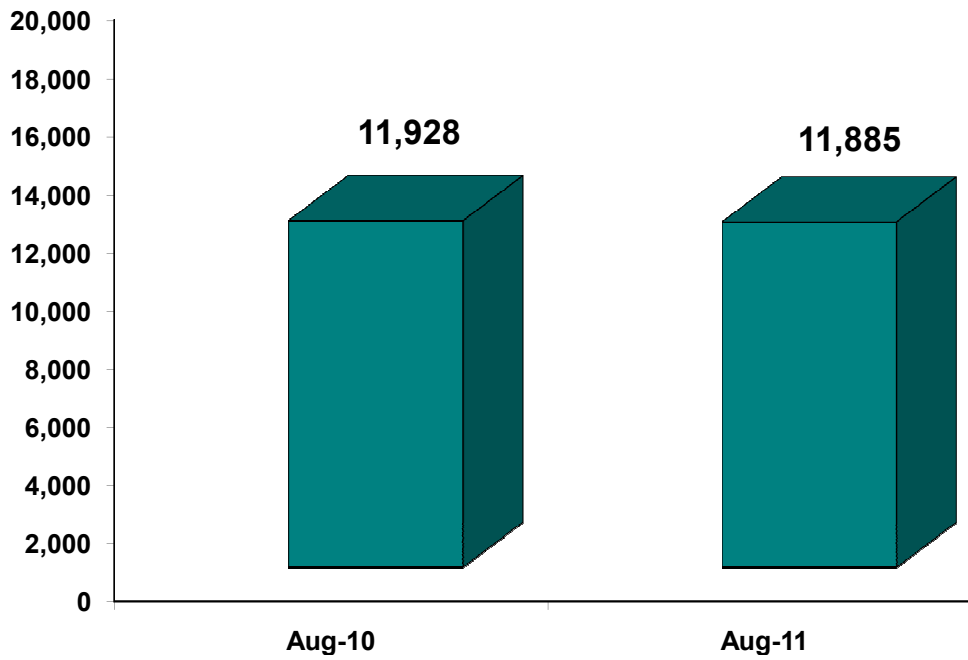
Absorption Rate = Inventory / Sales



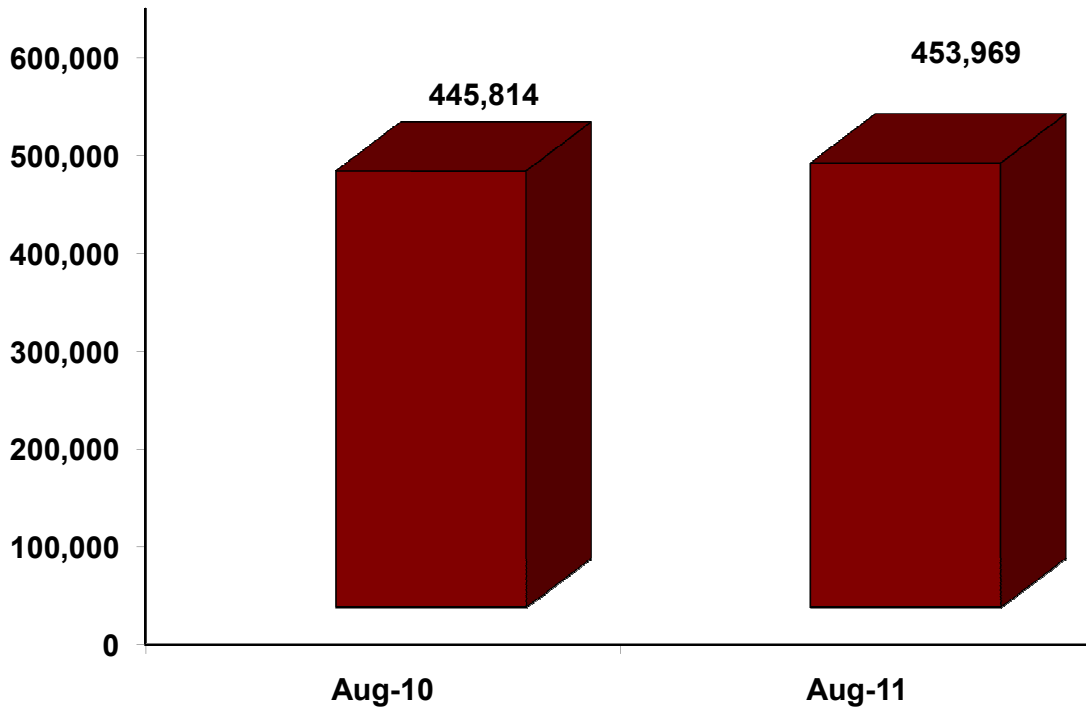
CREB® TOTAL MLS®



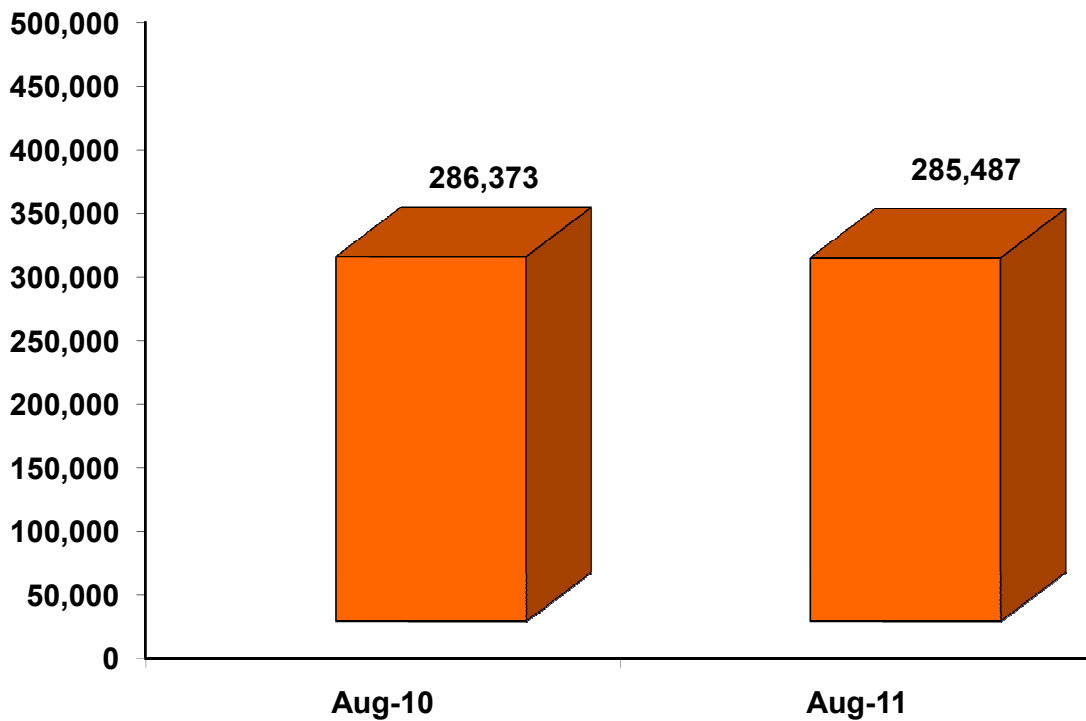
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



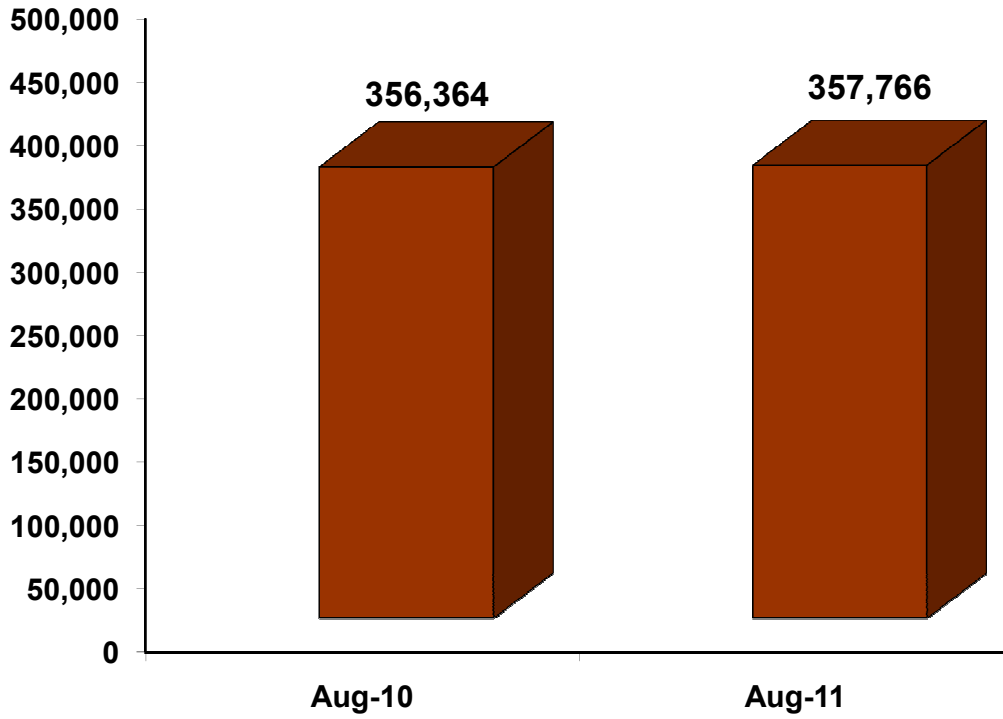
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



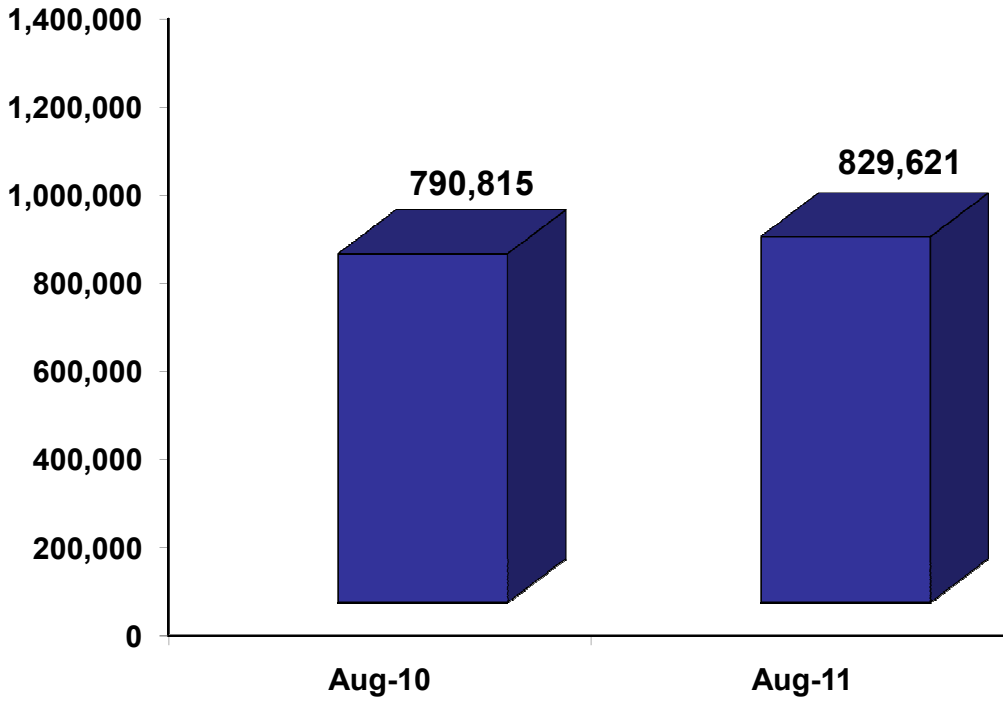
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



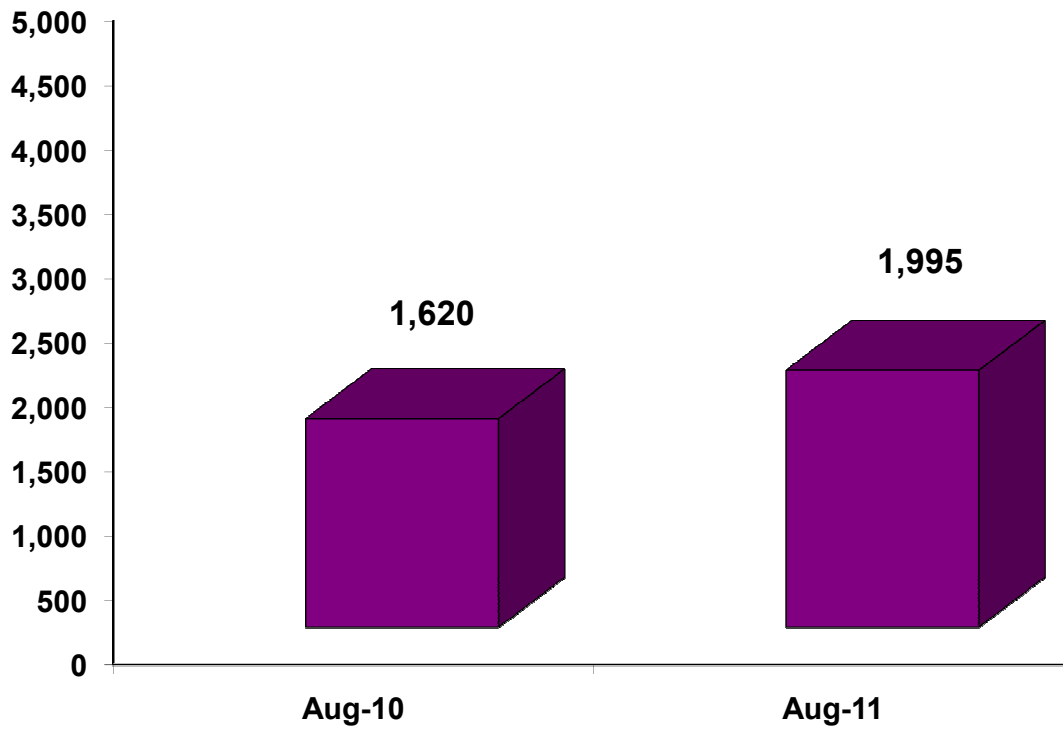
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



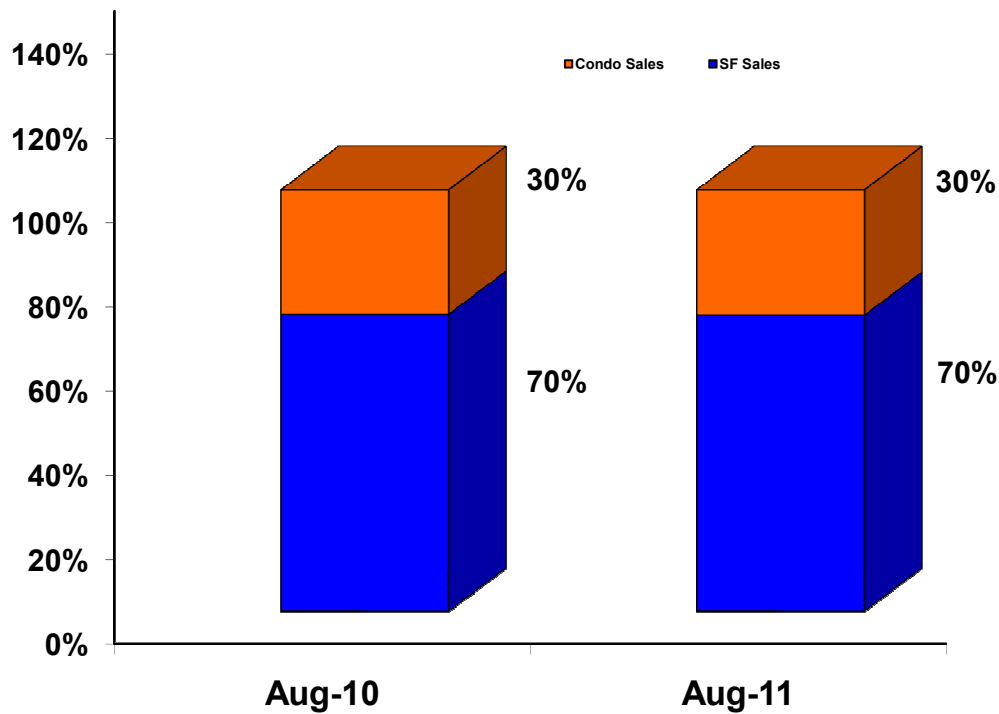
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



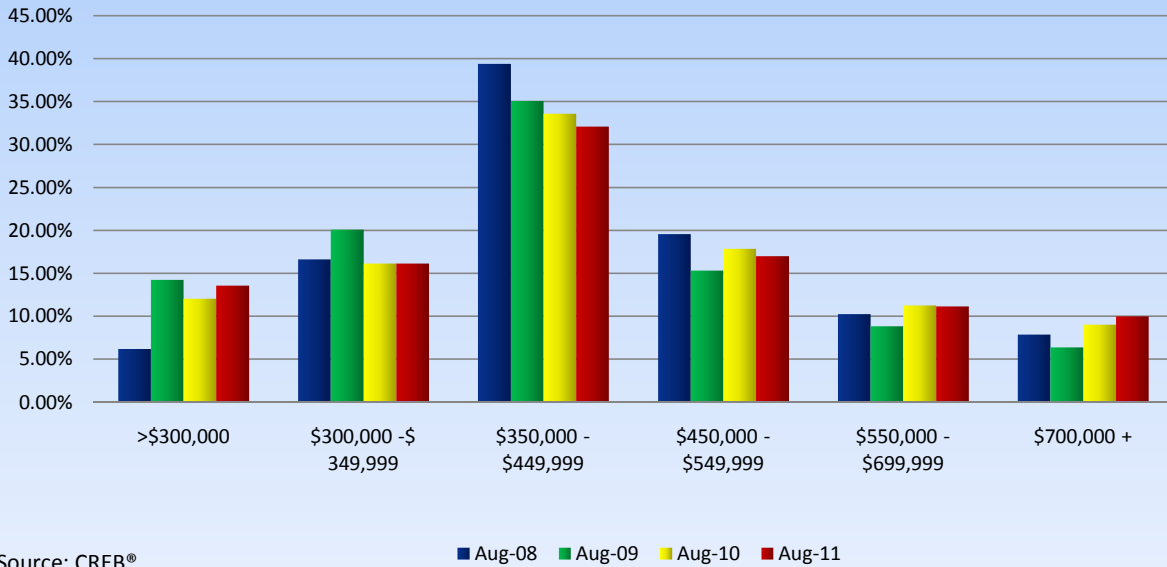
CREB® - TOTAL MLS® SALES



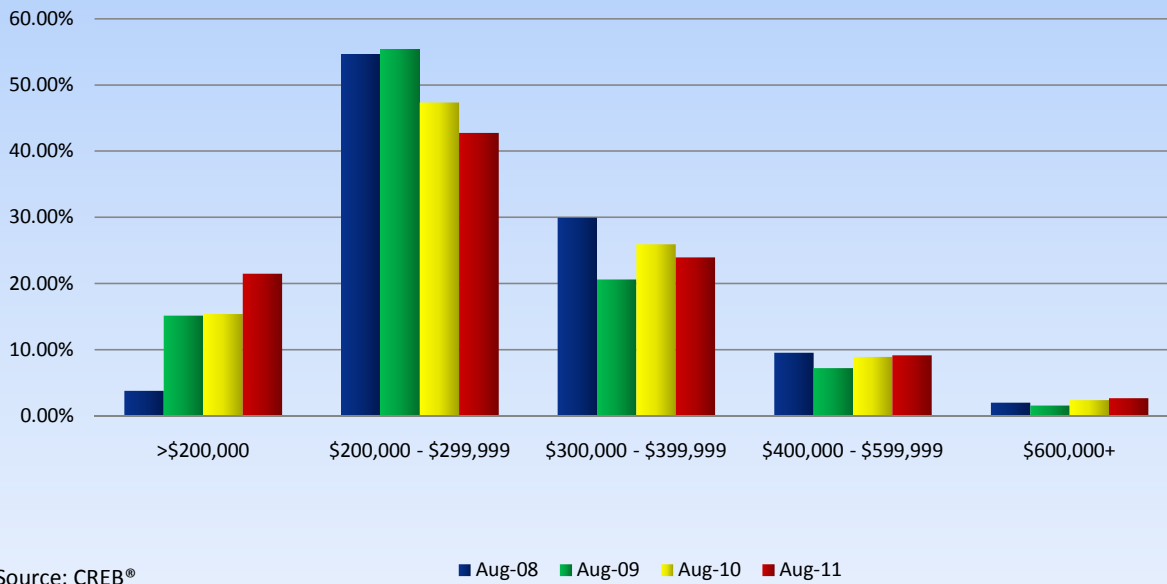
CREB® - METRO CONDO & SINGLE FAMILY
AS A PER CENT OF TOTAL METRO SALES



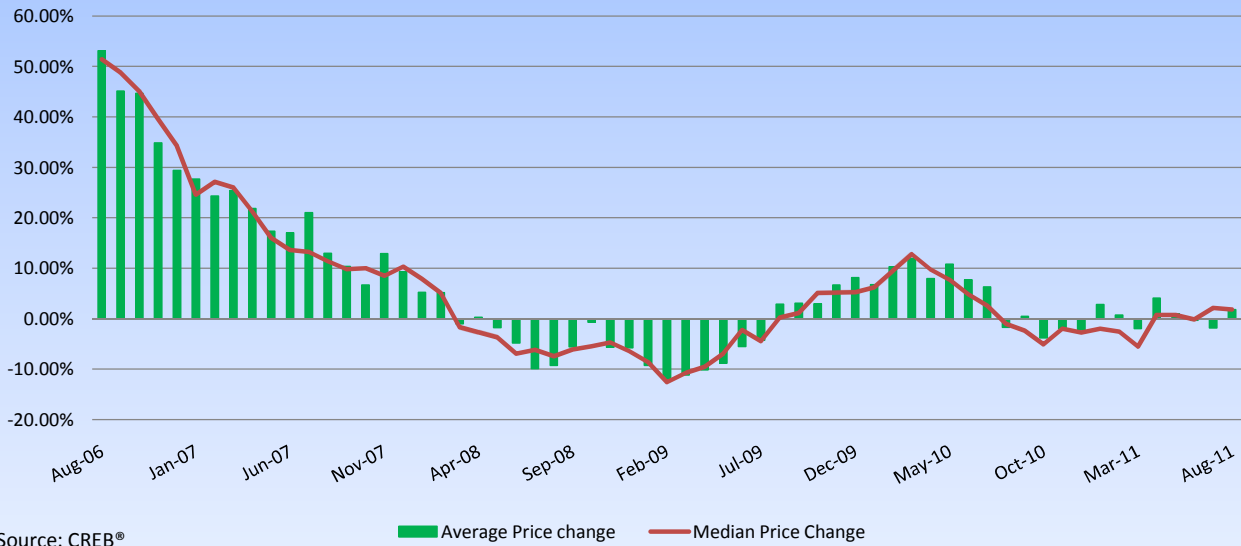
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY CONDOMINIUM AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE

