



serving calgary and area REALTORS®

JULY 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOUSING MARKET ON THE ROAD TO RECOVERY

Market improvements driven by clients looking for value

Calgary, August 2, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), residential sales continue to trend towards recovery. After the first seven months of the year, single family and condominium sales totaled 11,798, a 5 per cent increase over the previous year. While the improvements signal market recovery, overall sales levels remain 17 per cent below the 10-year average for this period.

“The recent rise in average days on market, especially in the single family sector, shows that while properly priced homes are selling quickly, over-priced listings remain on the market for a longer period of time. Improving market conditions may have signaled some sellers to be overly optimistic regarding pricing, resulting in a disconnect between seller and buyer expectations,” says Sano Stante, president of CREB®.

Single family sales for July 2011 were 1,153, with a total of 8,380 sales for the first seven months of 2011, an 8 per cent increase over the same period last year. Meanwhile, year-to-date listings continue to remain lower than last year, resulting in inventories trending lower than last year as well. Overall months of supply remain around four months within a balanced range.

“A good selection of housing inventory, combined with positive economic fundamentals, is encouraging buyers into the market,” says Stante. “Buyers are still quite value conscious, and in the current market are able to take advantage of the range of selection in a stable price environment.”

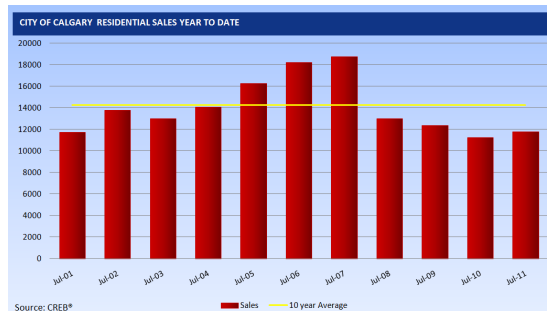
Condominium sales continued to bounce back this month. July 2011 condominium sales total 453, a 14 per cent rise over last year, while year-to-date sales remain 3 per cent lower than the same period in 2010.

“Excess supply and lower demand have negatively impacted the condominium market over the past year,” says Stante. “Nevertheless, the recent pickup in sales, combined with fewer new listings, has gradually reduced inventory levels of condominiums, lowering the month’s supply of inventory from over six months last year to just above four months in July 2011.”

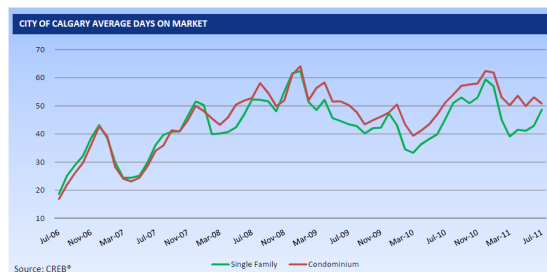
The average price of single family homes in July 2011 was \$455,849 and the median price \$409,000, similar to levels recorded in July of last year. Condominium prices also remained at levels similar to the previous year.

“Interest rates will likely remain low for the remainder of the year. This factor, combined with relatively stable housing prices and wage growth, will help support affordability levels and promote a healthy housing market in Calgary,” Stante concludes.

City of Calgary Residential Sales



City of Calgary Average Days on Market



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CREB® - TOTAL MLS®

	<u>Jul-11</u>	<u>Jul-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	4,630	5,525	-16.20%	n/a	n/a	n/a
New Listings Added	2,038	1,940	5.05%	15,971	17,667	-9.60%
Sales	1,153	914	26.15%	8,380	7,759	8.00%
Avg DOM Sold	49	45	7.47%	44	38	15.79%
Avg DOM Active	57	57	0.00%	57	57	0.00%
Average Sale Price	455,849	464,500	-1.86%	469,902	467,292	0.56%
Median Price	409,000	400,000	2.25%	410,000	415,000	-1.20%
Total Sales	525,594,086	424,553,388	23.80%	3,937,782,859	3,625,720,548	8.61%
Sales \$/List \$	97.01%	96.35%	0.66%	97.01%	97.24%	-0.22%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,003	2,457	-18.48%	n/a	n/a	n/a
New Listings Added	825	889	-7.20%	6,611	7,969	-17.04%
Sales	453	396	14.39%	3,418	3,514	-2.73%
Avg DOM Sold	51	51	-0.81%	52	44	18.18%
Avg DOM Active	59	59	0.00%	59	59	0.00%
Average Sale Price	286,445	291,181	-1.63%	288,548	292,124	-1.22%
Median Price	269,000	268,000	0.37%	264,900	269,000	-1.52%
Total Sales	129,759,777	115,307,845	12.53%	986,257,730	1,026,524,895	-3.92%
Sales \$/List \$	96.93%	96.13%	0.81%	96.75%	96.97%	-0.22%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,143	2,997	4.87%	n/a	n/a	n/a
New Listings Added	878	735	19.46%	6,139	6,051	1.45%
Sales	360	283	27.21%	2,313	2,305	0.35%
Avg DOM Sold	81	80	1.06%	77	66	16.67%
Avg DOM Active	92	92	0.00%	92	92	0.00%
Average Sale Price	359,321	378,764	-5.13%	352,823	363,878	-3.04%
Median Price	340,500	345,000	-1.30%	330,000	339,000	-2.65%
Total Sales	129,355,639	107,190,230	20.68%	816,078,542	838,738,307	-2.70%
Sales \$/List \$	96.90%	96.39%	0.51%	96.84%	96.93%	-0.09%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,206	1,171	2.99%	n/a	n/a	n/a
New Listings Added	246	243	1.23%	1,784	1,665	7.15%
Sales	59	50	18.00%	397	379	4.75%
Avg DOM Sold	87	85	2.72%	98	87	12.64%
Avg DOM Active	102	108	-5.56%	102	108	-5.56%
Average Sale Price	832,742	854,810	-2.58%	830,556	862,491	-3.70%
Median Price	830,000	755,000	9.93%	760,000	775,000	-1.94%
Total Sales	49,131,750	42,740,499	14.95%	329,730,827	326,884,074	0.87%
Sales \$/List \$	94.90%	92.13%	2.76%	94.30%	94.12%	0.18%
<u>RURAL LAND</u>						
Month End Inventory	768	599	28.21%	n/a	n/a	n/a
New Listings Added	131	93	40.86%	764	712	7.30%
Sales	14	17	-17.65%	105	133	-21.05%
Avg DOM Sold	116	119	-2.36%	99	123	-19.51%
Avg DOM Active	170	147	15.65%	170	147	15.65%
Average Sale Price	666,071	431,161	54.48%	468,624	414,162	13.15%
Median Price	320,000	395,000	-18.99%	360,000	350,000	2.86%
Total Sales	9,325,000	7,329,735	27.22%	49,205,480	55,083,580	-10.67%
Sales \$/List \$	89.82%	92.77%	-2.94%	90.76%	91.10%	-0.34%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,971	12,865	-6.95%	n/a	n/a	n/a
New Listings Added	4,154	3,943	5.35%	31,560	34,414	-8.29%
Sales	2,049	1,679	22.04%	14,689	14,190	3.52%
Avg DOM Sold	57	55	3.49%	53	46	15.22%
Avg DOM Active	80	75	6.67%	80	75	6.67%
Average Sale Price	411,833	416,200	-1.05%	417,004	414,492	0.61%
Median Price	367,000	362,000	1.38%	365,000	365,000	0.00%
Total Sales	843,845,752	698,799,497	20.76%	6,125,366,788	5,881,643,254	4.14%
Sales \$/List \$	96.77%	95.99%	0.78%	96.74%	96.90%	-0.16%

CREB® CALGARY METRO BY PRICE

	Jul-11				Jul-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	1.39%	102	1.22%	12	1.31%	58	0.75%
200,000 - 299,999	157	13.62%	1,023	12.21%	113	12.36%	850	10.96%
300,000 - 349,999	175	15.18%	1,350	16.11%	154	16.85%	1,250	16.11%
350,000 - 399,999	206	17.87%	1,476	17.61%	171	18.71%	1,356	17.48%
400,000 - 449,999	171	14.83%	1,222	14.58%	131	14.33%	1,240	15.98%
450,000 - 499,999	117	10.15%	850	10.14%	103	11.27%	854	11.01%
500,000 - 549,999	86	7.46%	565	6.74%	64	7.00%	551	7.10%
550,000 - 599,999	56	4.86%	408	4.87%	36	3.94%	396	5.10%
600,000 - 649,999	39	3.38%	290	3.46%	28	3.06%	280	3.61%
650,000 - 699,999	40	3.47%	249	2.97%	16	1.75%	211	2.72%
700,000 - 799,999	35	3.04%	296	3.53%	28	3.06%	252	3.25%
800,000 - 899,999	19	1.65%	193	2.30%	21	2.30%	152	1.96%
900,000 - 999,999	8	0.69%	88	1.05%	7	0.77%	92	1.19%
1,000,000 - 1,249,999	11	0.95%	103	1.23%	11	1.20%	100	1.29%
1,250,000 - 1,499,999	8	0.69%	72	0.86%	6	0.66%	52	0.67%
1,500,000 - 1,749,999	1	0.09%	23	0.27%	7	0.77%	26	0.34%
1,750,000 - 1,999,999	3	0.26%	30	0.36%	2	0.22%	11	0.14%
2,000,000 - 2,499,999	3	0.26%	21	0.25%	1	0.11%	18	0.23%
2,500,000 - 2,999,999	1	0.09%	13	0.16%	2	0.22%	7	0.09%
3,000,000 - 3,499,999	-	0.00%	3	0.04%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	1	0.09%	2	0.02%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	1	0.11%	2	0.03%
	1,153		8,380		914		7,759	
CONDO								
0 - 99,999	5	1.10%	38	1.11%	3	0.76%	16	0.46%
100,000 - 199,999	86	18.98%	687	20.10%	62	15.66%	517	14.71%
200,000 - 299,999	198	43.71%	1,469	42.98%	183	46.21%	1,650	46.96%
300,000 - 349,999	62	13.69%	482	14.10%	73	18.43%	609	17.33%
350,000 - 399,999	48	10.60%	339	9.92%	30	7.58%	317	9.02%
400,000 - 449,999	18	3.97%	132	3.86%	24	6.06%	165	4.70%
450,000 - 499,999	18	3.97%	107	3.13%	5	1.26%	74	2.11%
500,000 - 549,999	5	1.10%	42	1.23%	4	1.01%	45	1.28%
550,000 - 599,999	3	0.66%	31	0.91%	5	1.26%	39	1.11%
600,000 - 649,999	4	0.88%	19	0.56%	2	0.51%	29	0.83%
650,000 - 699,999	2	0.44%	23	0.67%	1	0.25%	12	0.34%
700,000 - 799,999	2	0.44%	16	0.47%	-	0.00%	13	0.37%
800,000 - 899,999	1	0.22%	17	0.50%	1	0.25%	12	0.34%
900,000 - 999,999	-	0.00%	1	0.03%	-	0.00%	7	0.20%
1,000,000 - 1,249,999	1	0.22%	6	0.18%	2	0.51%	6	0.17%
1,250,000 - 1,499,999	-	0.00%	6	0.18%	-	0.00%	2	0.06%
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%	1	0.25%	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%
	453		3,418		396		3,514	

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



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Jul-11			Jul-10				
	Month		Y.T.D.	Month		Y.T.D.		
0 - 99,999	10	2.78%	52	2.25%	8	2.83%	46	2.00%
100,000 - 199,999	24	6.67%	256	11.07%	25	8.83%	232	10.07%
200,000 - 299,999	96	26.67%	607	26.24%	67	23.67%	554	24.03%
300,000 - 349,999	60	16.67%	408	17.64%	48	16.96%	401	17.40%
350,000 - 399,999	61	16.94%	338	14.61%	36	12.72%	360	15.62%
400,000 - 449,999	37	10.28%	245	10.59%	32	11.31%	253	10.98%
450,000 - 499,999	23	6.39%	143	6.18%	21	7.42%	138	5.99%
500,000 - 549,999	15	4.17%	82	3.55%	12	4.24%	107	4.64%
550,000 - 599,999	11	3.06%	42	1.82%	8	2.83%	47	2.04%
600,000 - 649,999	2	0.56%	20	0.86%	6	2.12%	40	1.74%
650,000 - 699,999	6	1.67%	30	1.30%	2	0.71%	26	1.13%
700,000 - 799,999	7	1.94%	26	1.12%	7	2.47%	35	1.52%
800,000 - 899,999	3	0.83%	18	0.78%	6	2.12%	23	1.00%
900,000 - 999,999	2	0.56%	16	0.69%	2	0.71%	18	0.78%
1,000,000 - 1,249,999	1	0.28%	14	0.61%	-	0.00%	12	0.52%
1,250,000 - 1,499,999	2	0.56%	13	0.56%	1	0.35%	7	0.30%
1,500,000 - 1,749,999	-	0.00%	1	0.04%	1	0.35%	2	0.09%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.09%
2,000,000 - 2,499,999	-	0.00%	1	0.04%	1	0.35%	2	0.09%
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%
	360		2,313		283		2,305	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.25%	-	0.00%	1	0.26%
100,000 - 199,999	-	0.00%	10	2.52%	1	2.00%	8	2.11%
200,000 - 299,999	2	3.39%	29	7.30%	-	0.00%	13	3.43%
300,000 - 349,999	1	1.69%	12	3.02%	1	2.00%	14	3.69%
350,000 - 399,999	4	6.78%	16	4.03%	1	2.00%	9	2.37%
400,000 - 449,999	3	5.08%	15	3.78%	1	2.00%	10	2.64%
450,000 - 499,999	1	1.69%	7	1.76%	7	14.00%	22	5.80%
500,000 - 549,999	3	5.08%	16	4.03%	3	6.00%	11	2.90%
550,000 - 599,999	1	1.69%	20	5.04%	1	2.00%	16	4.22%
600,000 - 649,999	3	5.08%	16	4.03%	3	6.00%	23	6.07%
650,000 - 699,999	1	1.69%	21	5.29%	4	8.00%	23	6.07%
700,000 - 799,999	6	10.17%	46	11.59%	4	8.00%	41	10.82%
800,000 - 899,999	16	27.12%	48	12.09%	8	16.00%	55	14.51%
900,000 - 999,999	6	10.17%	30	7.56%	3	6.00%	29	7.65%
1,000,000 - 1,249,999	8	13.56%	62	15.62%	3	6.00%	40	10.55%
1,250,000 - 1,499,999	1	1.69%	19	4.79%	3	6.00%	28	7.39%
1,500,000 - 1,749,999	2	3.39%	11	2.77%	5	10.00%	16	4.22%
1,750,000 - 1,999,999	-	0.00%	5	1.26%	1	2.00%	9	2.37%
2,000,000 - 2,499,999	-	0.00%	8	2.02%	1	2.00%	7	1.85%
2,500,000 - 2,999,999	-	0.00%	4	1.01%	-	0.00%	3	0.79%
3,000,000 - 3,499,999	1	1.69%	1	0.25%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.26%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	59		397		50		379	

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



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
July 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	4	0	0					
BLEVL	135	49	28	351,228	9,834,397	335,000	40	
BUNG	348	178	104	433,567	45,090,922	420,500	47	
BUNGH	14	7	5	497,000	2,485,000	535,000	50	
MODUL	1	1	0					
SPLT2	103	40	16	492,481	7,879,700	485,000	38	
SPLT3	13	8	5	326,200	1,631,000	320,000	30	
SPLT4	75	36	12	379,583	4,555,000	348,500	41	
SPLT5	7	3	2	344,000	688,000	278,000	94	
ST1.5	31	10	7	411,629	2,881,400	402,000	45	
ST2	809	372	208	496,677	103,308,880	457,500	49	
ST2.5	12	9	3	799,167	2,397,500	1,005,000	51	
ST3	9	3	2	1,041,500	2,083,000	933,000	36	
VILLA	2	1	1	434,000	434,000	434,000	19	
NE								
BK-SP	7	2	0					
BLEVL	143	47	39	258,443	10,079,286	253,500	53	
BUNG	226	103	53	274,232	14,534,322	260,000	44	
BUNGH	0	0	2	322,500	645,000	320,000	48	
MODUL	1	1	0					
SPLT2	12	3	2	326,250	652,500	300,000	72	
SPLT3	9	5	1	262,500	262,500	262,500	19	
SPLT4	86	40	18	284,389	5,119,009	279,000	62	
SPLT5	0	0	0					
ST1.5	2	2	1	375,000	375,000	375,000	62	
ST2	305	124	70	308,205	21,574,375	304,000	50	
SW								
BK-SP	4	0	0					
BLEVL	48	27	10	415,650	4,156,500	385,000	27	
BUNG	290	152	77	491,758	37,865,380	423,000	44	
BUNGH	17	7	1	341,000	341,000	341,000	11	
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	71	30	13	534,723	6,951,400	480,000	40	
SPLT3	13	6	1	398,000	398,000	398,000	28	
SPLT4	78	48	14	525,119	7,351,670	400,000	21	
SPLT5	12	5	0					
ST1.5	29	13	8	525,438	4,203,500	510,000	38	
ST2	723	296	186	620,477	115,408,738	512,000	50	
ST2.5	11	1	1	461,000	461,000	461,000	35	
ST3	33	12	3	889,083	2,667,250	967,250	34	
VILLA	8	2	2	562,500	1,125,000	485,000	241	
SE								
BK-SP	3	2	2	313,750	627,500	295,000	59	
BLEVL	34	13	16	399,963	6,399,400	363,000	48	
BUNG	196	84	40	406,083	16,243,300	356,500	42	
BUNGH	6	3	0					
SPLT2	56	19	12	458,667	5,504,000	435,000	54	
SPLT3	5	4	1	360,000	360,000	360,000	60	
SPLT4	40	26	17	393,300	6,686,100	380,000	58	
SPLT5	1	1	2	693,750	1,387,500	670,000	130	
ST1.5	8	2	1	439,000	439,000	439,000	16	
ST2	495	226	152	421,675	64,094,557	395,000	51	
ST3	2	1	0					
VILLA	2	0	0					

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.



CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
July 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	255	101	50	241,878	12,093,899	240,000		56
APRTM	14	6	1	370,000	370,000	370,000		59
BK-SP	0	0	0					
BLEVL	11	3	2	210,000	420,000	210,000		39
BUNG	27	16	8	329,875	2,639,000	220,000		45
BUNGH	1	0	0					
LOFT	1	0	0					
PENTH	2	1	0					
SPLT2	2	0	0					
SPLT3	4	1	1	285,000	285,000	285,000		140
SPLT4	14	9	1	345,000	345,000	345,000		20
SPLT5	1	0	2	382,250	764,500	380,000		46
ST2	165	62	46	293,023	13,479,050	285,000		56
ST2.5	1	0	0					
ST3	21	13	7	389,543	2,726,800	375,000		45
VILLA	4	3	2	415,000	830,000	335,000		29
NE								
APART	83	22	8	145,250	1,162,000	138,000		47
APRTM	1	1	0					
BK-SP	0	0	0					
BLEVL	0	2	3	126,000	378,000	118,000		25
BUNG	6	2	7	199,571	1,397,000	181,000		65
SPLT2	1	0	0					
SPLT3	1	0	0					
SPLT4	5	1	0					
SPLT5	0	0	0					
ST1.5	0	0	0					
ST2	83	33	14	164,521	2,303,300	152,000		62
ST3	5	2	0					
VILLA	0	1	0					
SW								
APART	717	299	158	283,027	44,718,302	269,000		47
APRTM	42	24	6	347,733	2,086,400	269,000		48
BLEVL	10	4	2	194,500	389,000	156,000		52
BUNG	35	17	7	289,286	2,025,000	275,500		64
BUNGS	1	0	0					
LOFT	19	8	5	335,600	1,678,000	315,000		36
PENTH	19	6	3	460,000	1,380,000	470,000		59
SPLT2	5	0	3	560,033	1,680,100	295,000		46
SPLT3	3	3	1	258,000	258,000	258,000		8
SPLT4	20	8	5	328,900	1,644,500	310,000		33
SPLT5	6	4	2	297,000	594,000	284,000		51
ST2	184	83	43	334,645	14,389,751	293,000		46
ST2.5	2	1	1	415,000	415,000	415,000		29
ST3	41	13	5	464,300	2,321,500	504,000		76
VILLA	11	4	3	498,333	1,495,000	480,000		32
SE								
APART	74	25	17	241,088	4,098,500	220,000		54
APRTM	1	0	0					
BUNG	11	6	4	336,625	1,346,500	304,000		60
LOFT	1	0	0					
PENTH	1	0	0					
SPLT2	1	0	0					
SPLT3	0	0	1	274,750	274,750	274,750		46
SPLT4	5	4	5	291,200	1,456,000	267,000		44
SPLT5	1	2	1	206,000	206,000	206,000		23
ST2	72	30	26	290,920	7,563,925	276,500		57
ST3	1	1	1	345,000	345,000	345,000		21
VILLA	2	1	0					

CREB® - COMMERCIAL SUMMARY
Year to Date
1-Jul-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	15	8.85	67		
OFC	L	16	13.06	121		
RET	L	9	17.64	90		
AGR	S	5	1,092,800	49	5,464,000	94.94%
BUS	S	47	96,710	131	4,545,349	81.34%
BWP	S	16	873,793	171	13,980,690	87.05%
IND	S	17	752,569	168	12,041,100	85.90%
LAN	S	11	1,053,500	132	10,535,000	81.15%
MFC	S	21	866,286	59	18,192,000	92.38%
OFC	S	12	983,817	139	11,805,800	80.97%
RET	S	20	704,229	139	11,971,900	90.83%

Year to Date
1-Jul-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	15	1,773,400	114	26,601,000	88.68%
BUS	S	44	89,398	100	3,933,508	81.48%
BWP	S	10	368,400	184	3,684,000	91.40%
IND	S	37	480,379	107	17,774,013	92.52%
LAN	S	21	880,848	155	18,497,800	90.05%
MFC	S	11	830,273	89	9,133,000	94.81%
OFC	S	16	647,175	117	10,354,800	87.96%
RET	S	12	537,786	72	6,453,435	88.09%



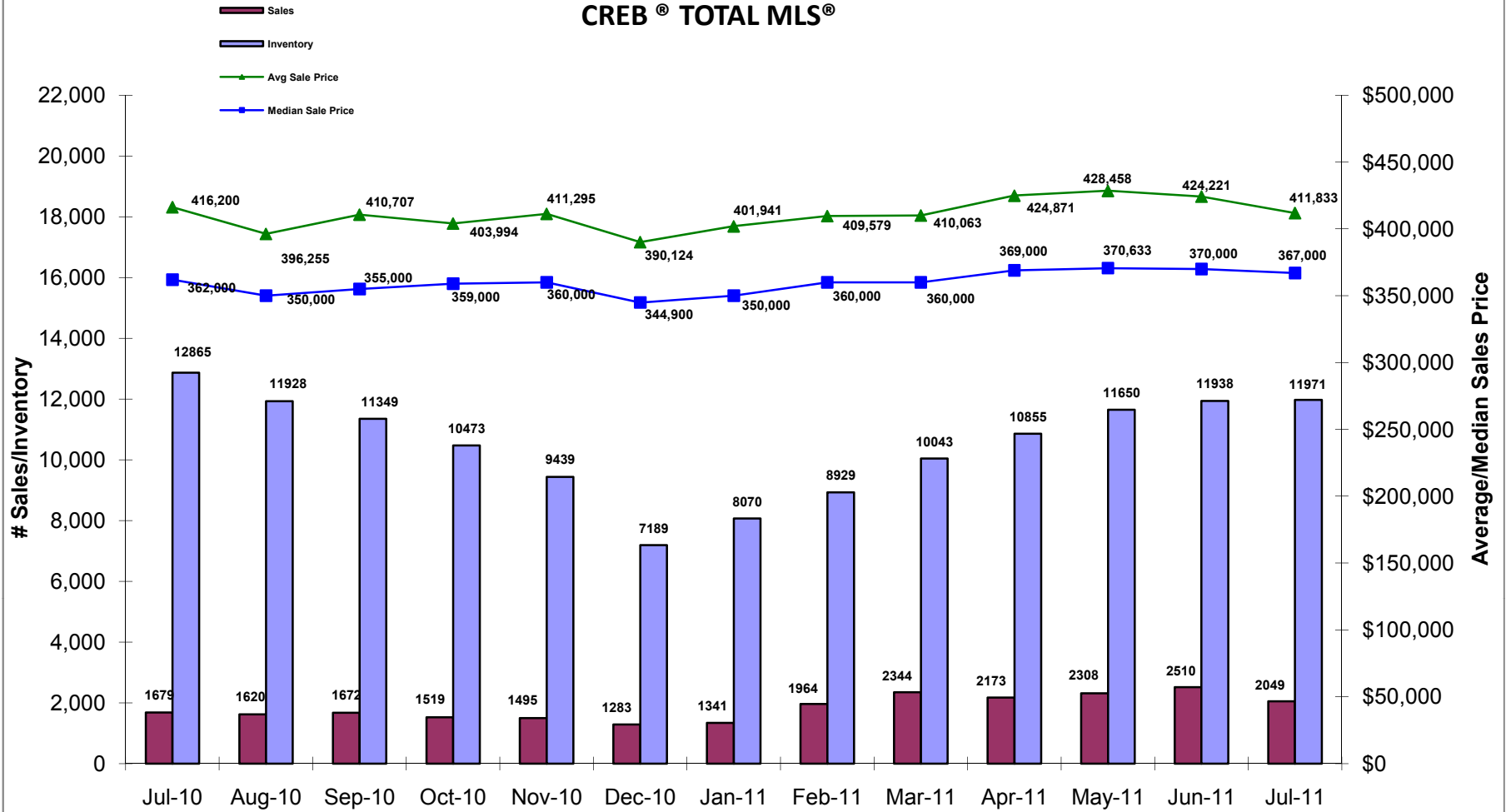
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	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	2,432	2,295	2,553	2,422	2,038						15,971
Sales	784	1,169	1,352	1,216	1,311	1,395	1,153						8,380
Avg Price	453,845	461,759	461,541	479,393	488,735	479,499	455,849						469,902
Median	390,000	400,000	399,500	420,000	423,000	417,500	409,000						410,000
Avg DOM	57	45	39	41	41	43	49						44

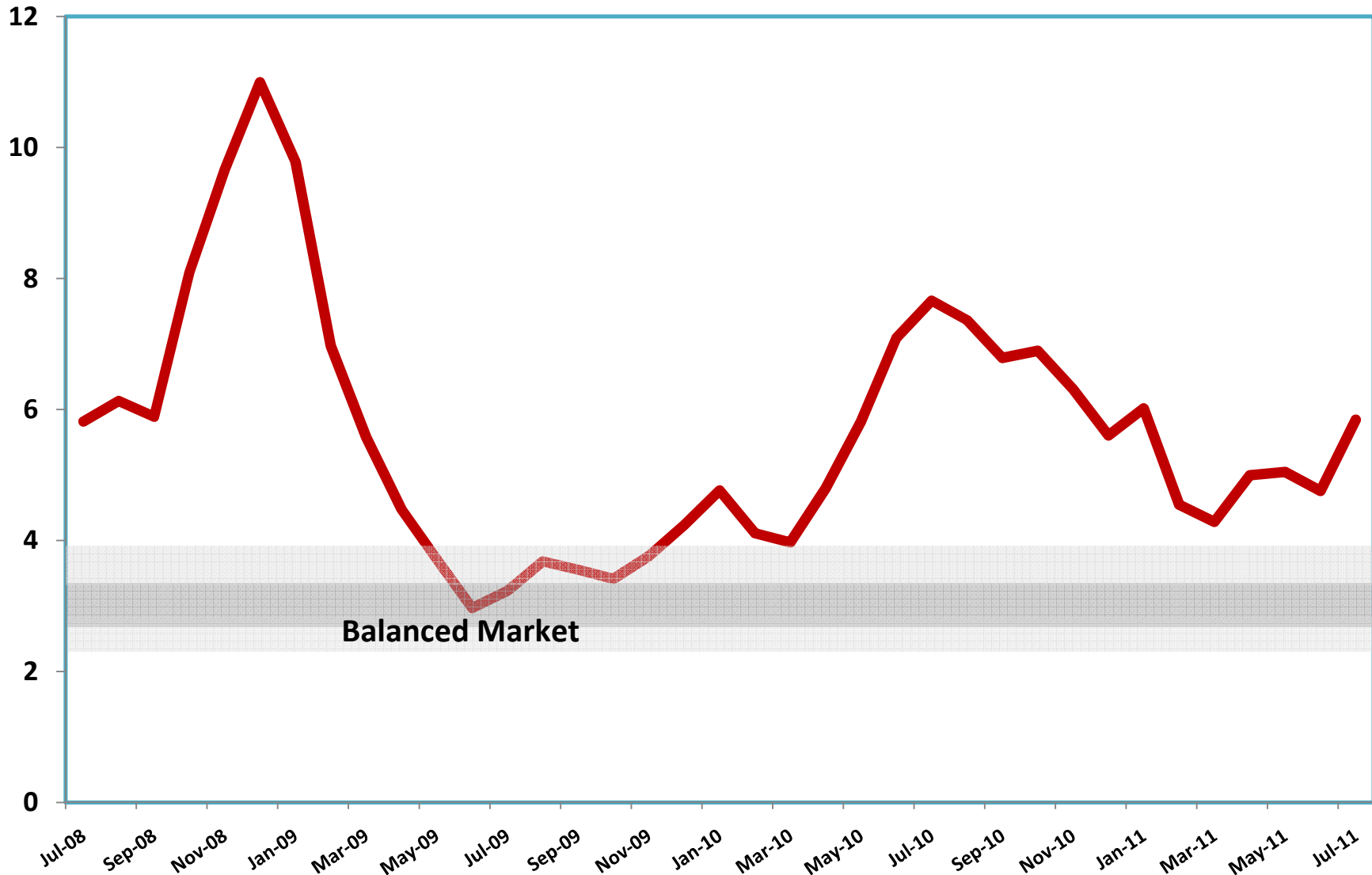
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	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	536	605	639	518	445	396	362	366	307	310	318	5,177
Avg Price	282,737	282,880	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	289,890
Median	265,000	265,950	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						6,611
Sales	302	465	581	534	502	581	453						3,418
Avg Price	288,291	290,548	280,781	289,334	287,697	296,501	286,445						288,548
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000						264,900
Avg DOM	62	53	50	54	50	53	51						52

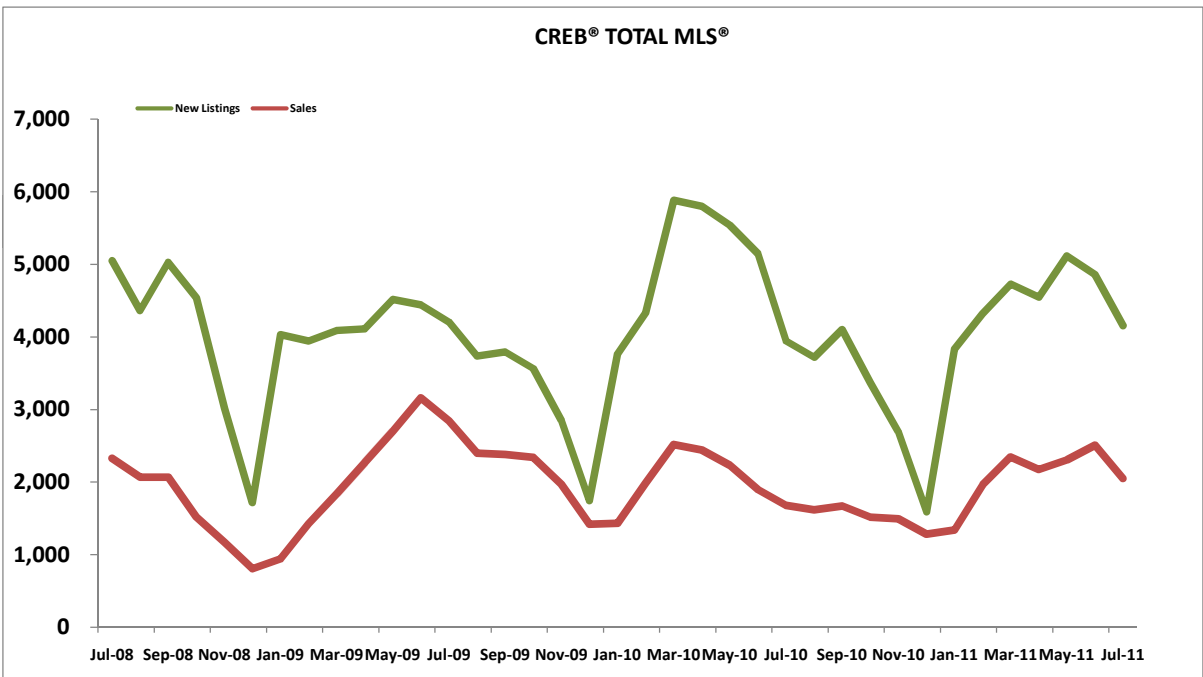
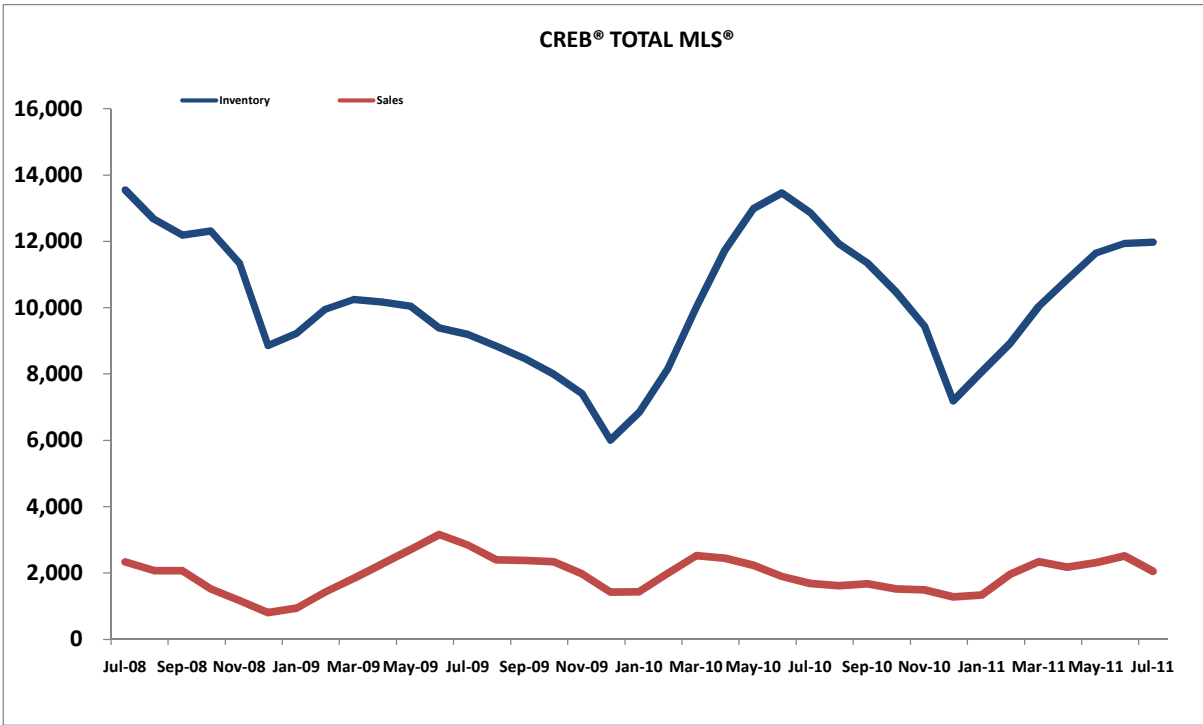
CREB® TOTAL MLS®



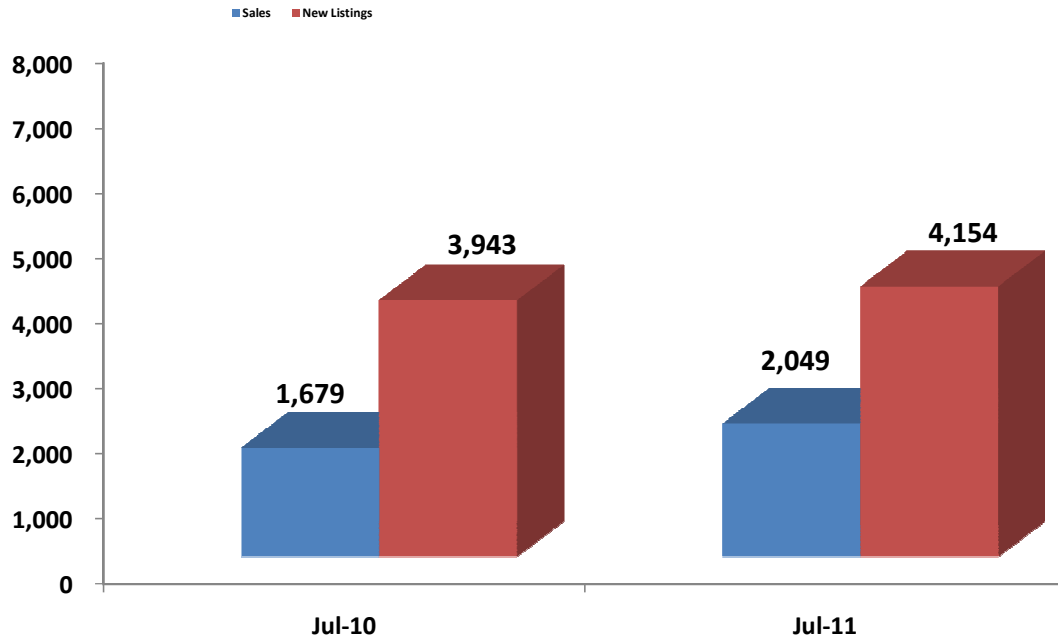
CREB® ABSORPTION RATE TOTAL MLS®



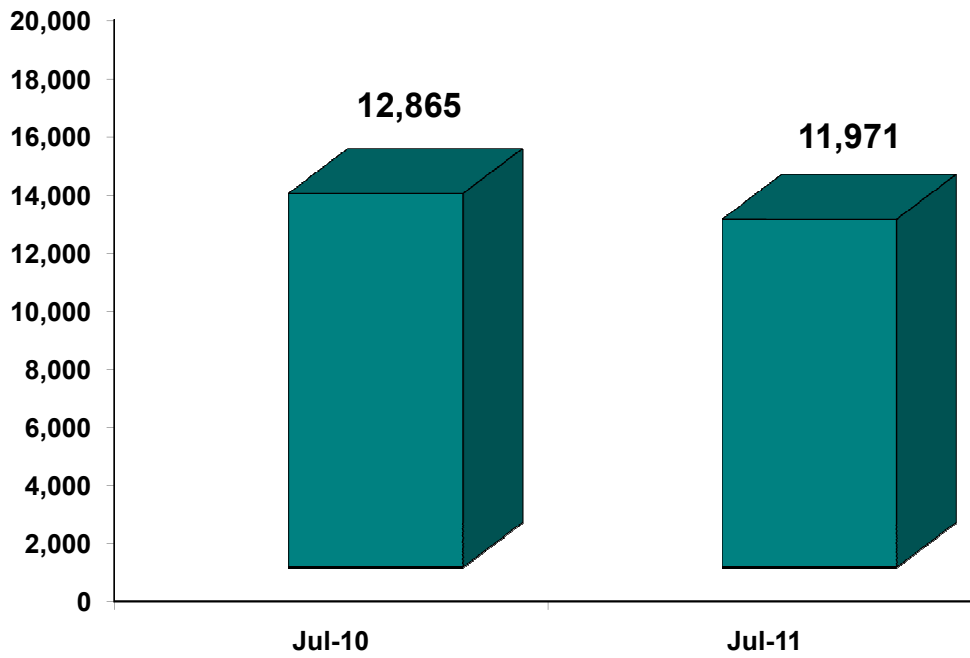
Absorption Rate = Inventory / Sales



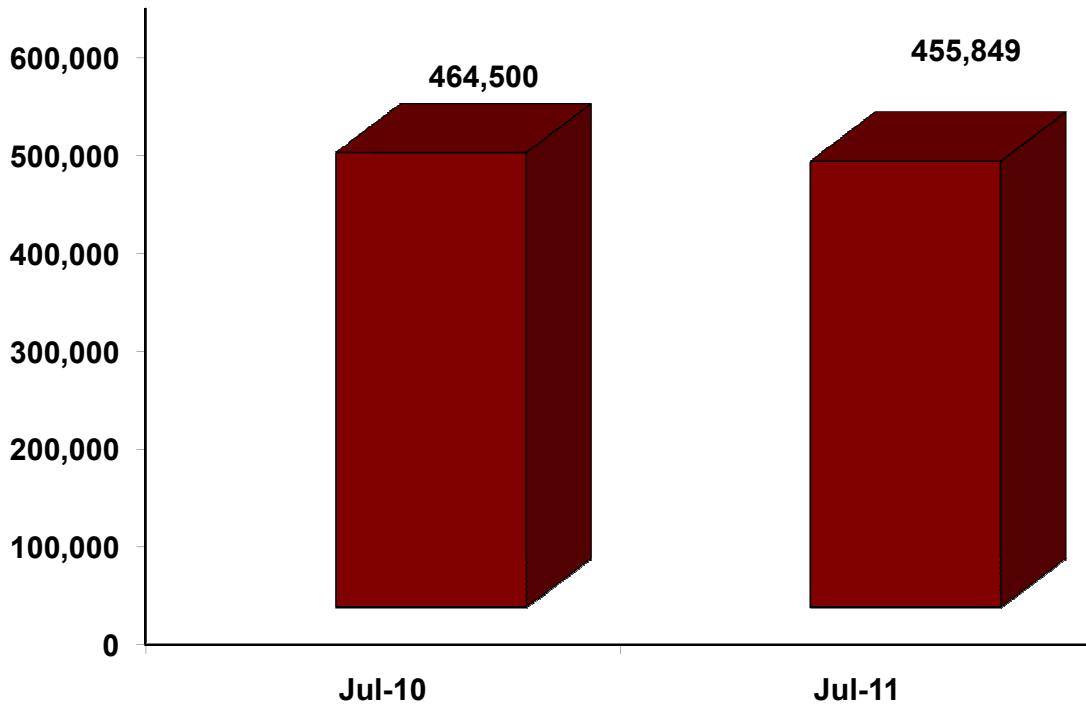
CREB® TOTAL MLS®



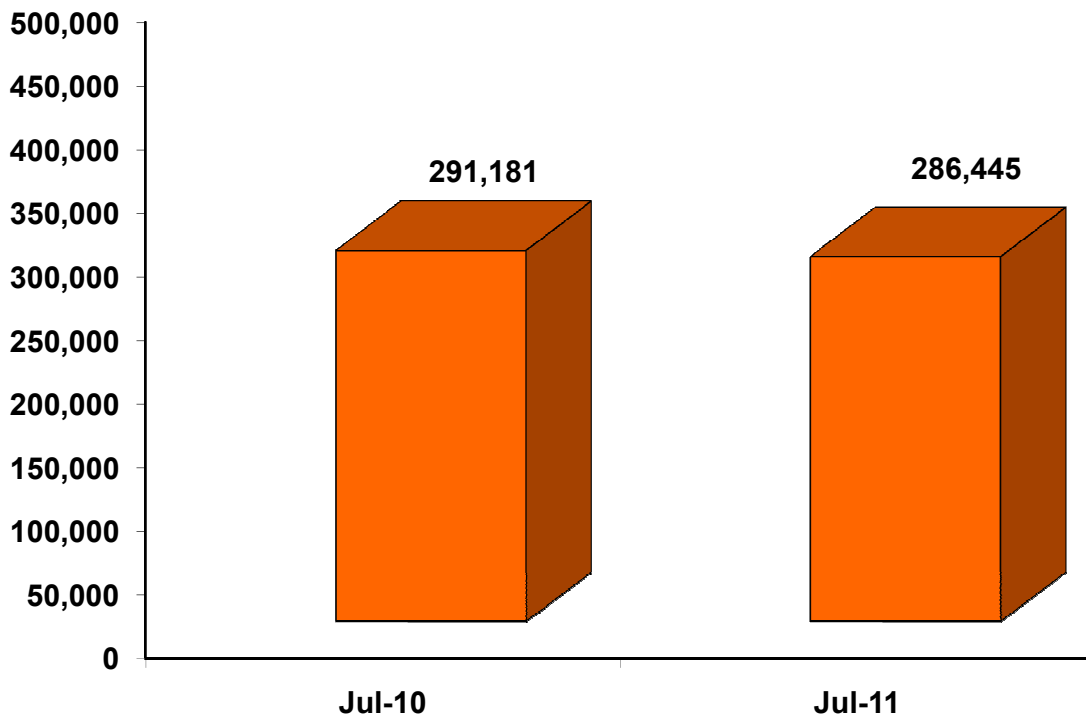
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



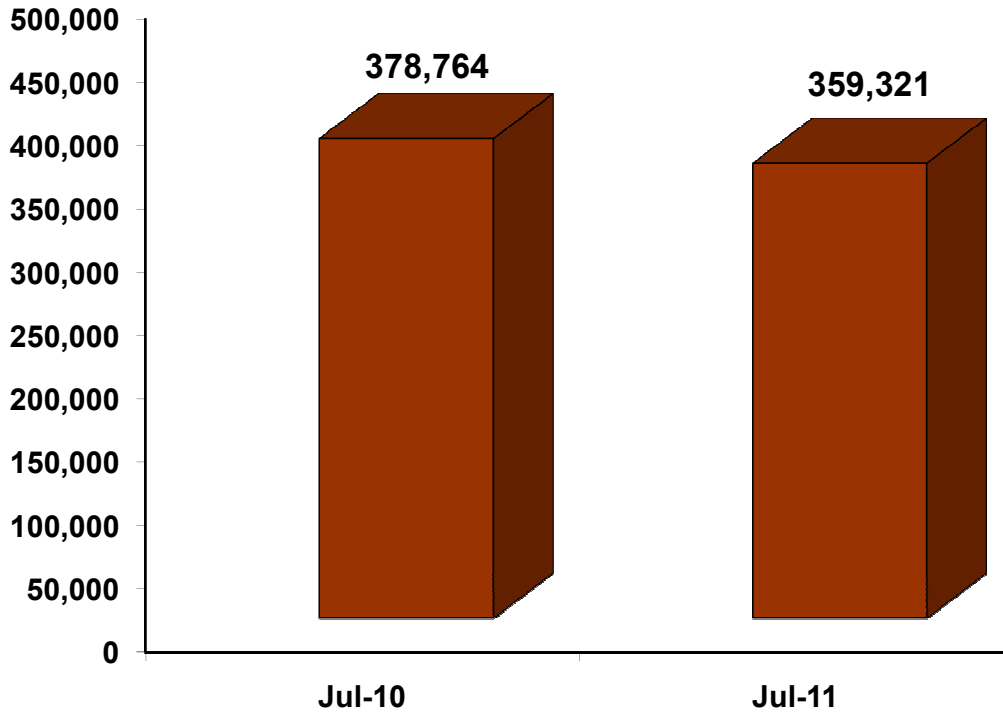
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



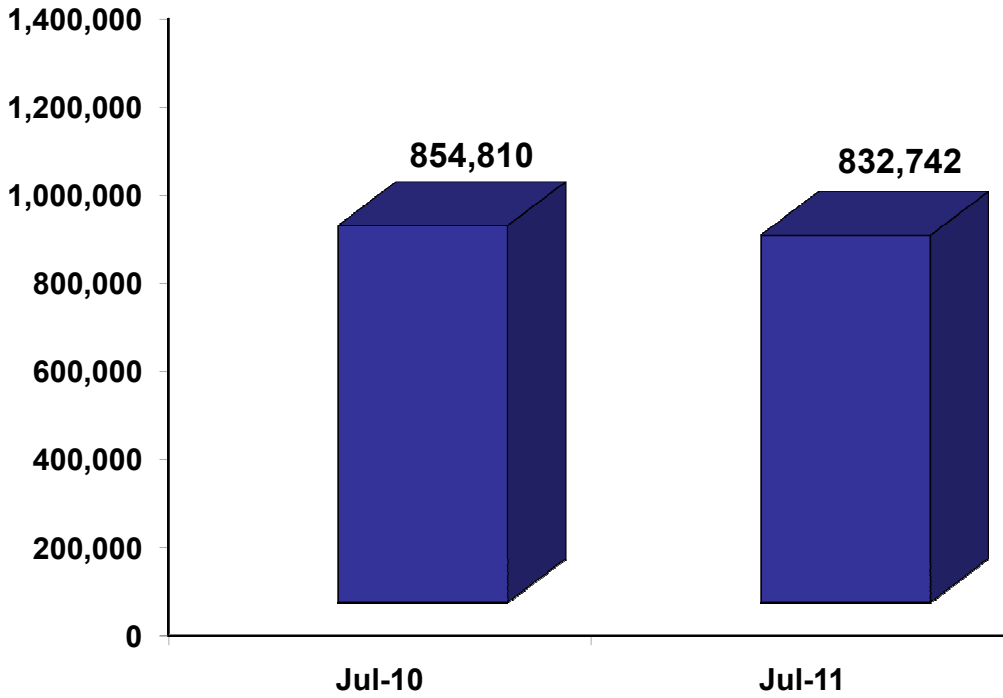
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



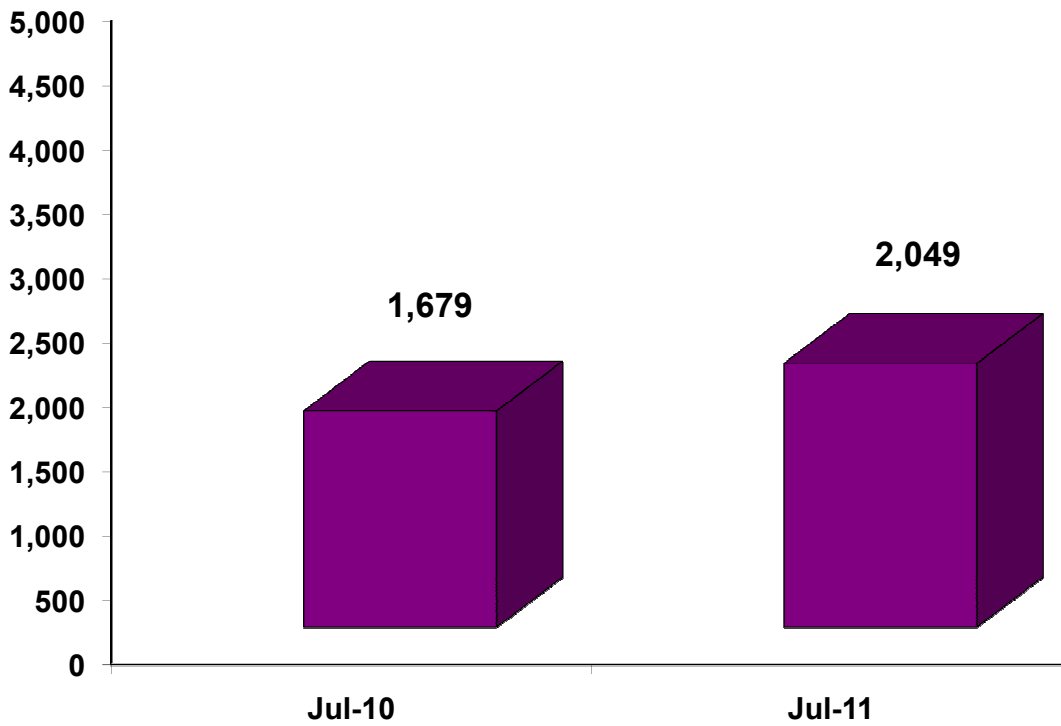
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



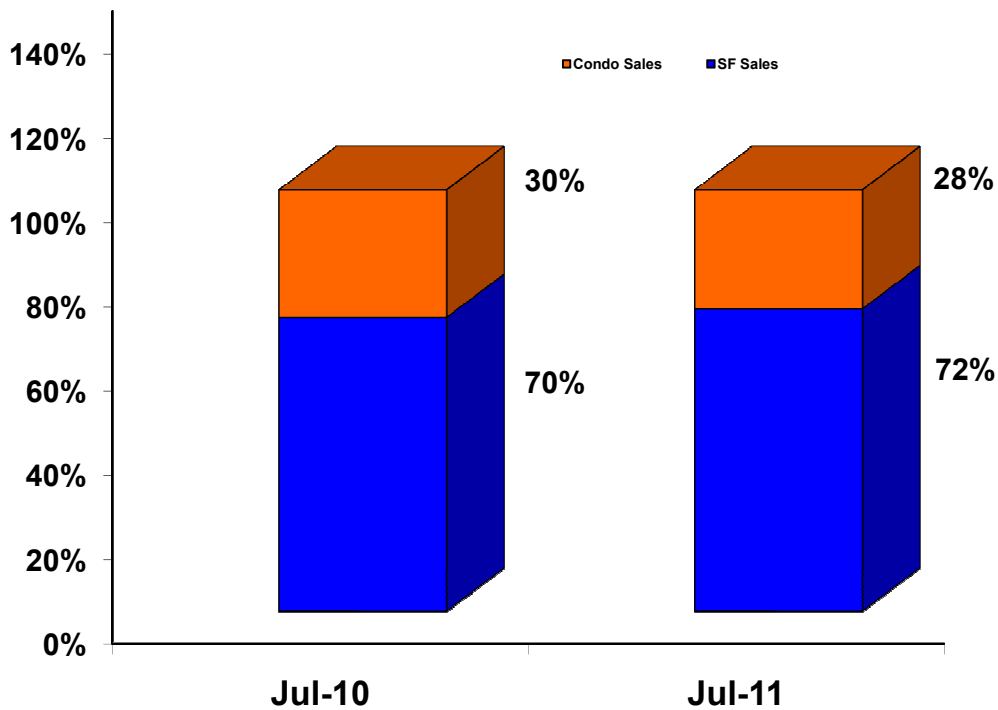
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



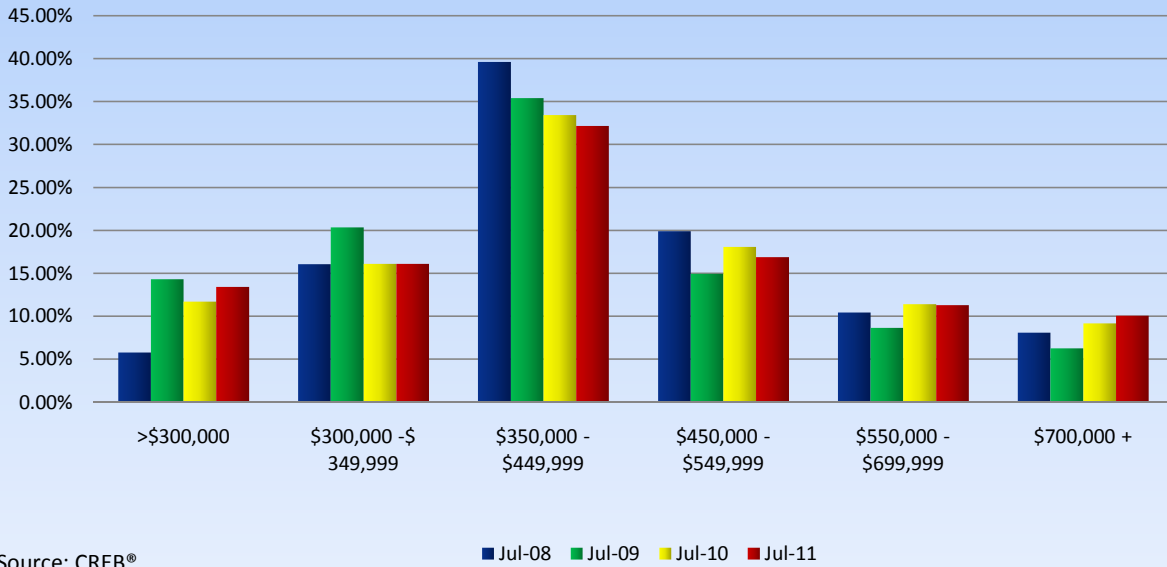
CREB® - TOTAL MLS® SALES



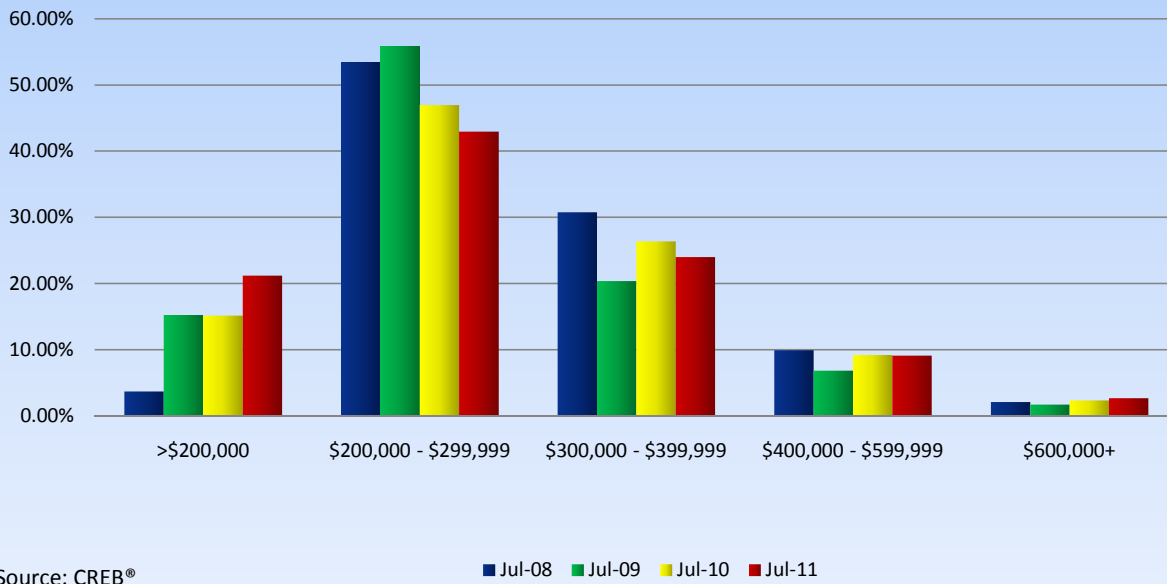
CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES



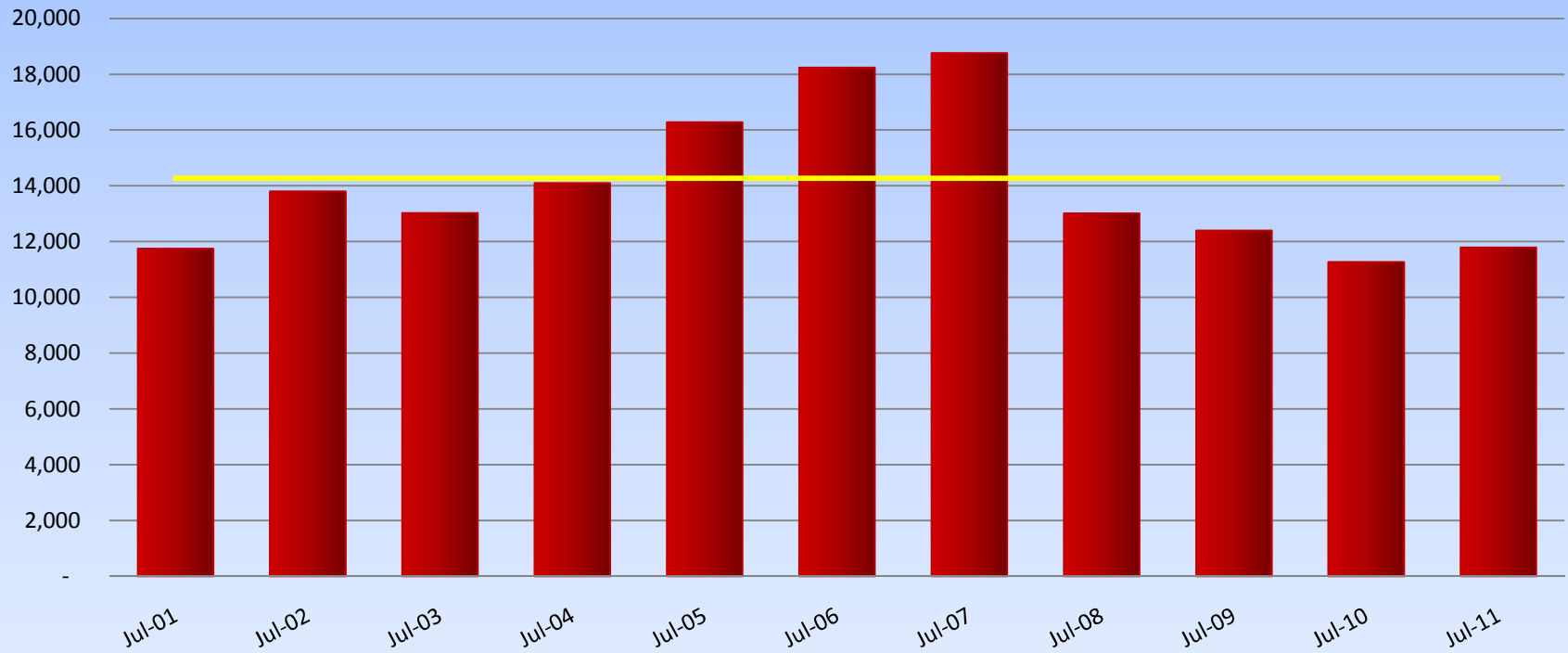
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



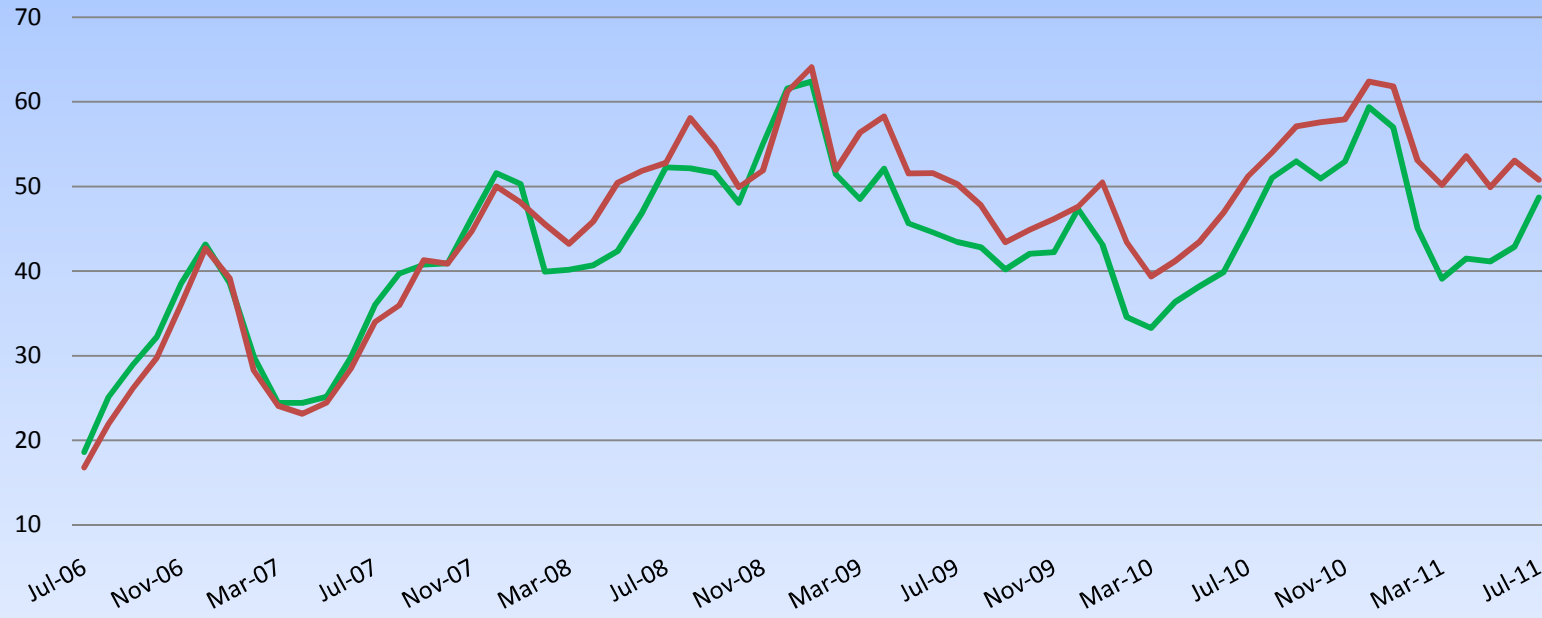
CITY OF CALGARY RESIDENTIAL SALES YEAR TO DATE



Source: CREB®

■ Sales — 10 year Average

CITY OF CALGARY AVERAGE DAYS ON MARKET



Source: CREB®

— Single Family — Condominium