

REALTOR® SOLD PROPERTIES

Calgary Real Estate Board

### CALGARY REAL ESTATE MARKET SLOWLY SHAKING OFF ITS WINTER BLUES

Commence of spring sees home re-sales in Calgary Metro at 1,086

Calgary, April 1, 2009 – MLS® sales activity of single family Calgary metro homes was 1,086 in the month of March 2009 showing an increase of 32 per cent from 825 sales in February 2009, according to figures released by the Calgary Real Estate Board (CREB®). This was a decrease of 23 per cent from March 2008 when single family home sales were 1,418. The number of condominium sales for the month of March 2009 was 446, an increase of 30 per cent from the 343 condominium transactions recorded in February 2009 and a decrease of 21 per cent from March 2008 when 565 condominiums changed hands.

"The Calgary market is slowly shaking off its winter blues," said Calgary Real Estate Board President, Bonnie Wegerich. "Spring has brought a nice uptick in sales this month and the supply of homes has been trending lower. It is also the first time that the year-over-year decline in average price has started to decelerate—a sign that we are moving into a more balanced market."

The president of the Calgary Real Estate Board said sales typically pick up after January and to gradually increase until June and the start of the summer holiday season.

"As we enter the spring market sellers seem to be serious about pricing their homes competitively," added Wegerich. "Record low mortgage rates and affordable prices also help explain the increase in sales."

The average price of a single family Calgary metro home in March 2009 was \$420,354, showing an increase of just over 1 per cent from February 2009, when the average price was \$415,568 and showing a decrease of 11 per cent from March 2008 when the average price was \$474,513. The average price of a Calgary metro condominium was \$284,056, showing a 6 per cent increase from February 2009 when the average price was \$268,971 and showing a decrease of 9 per cent over last year, when the average price was \$312,620. 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.

"Buyers will continue to have choice and affordability in this market," said Wegerich. "Competitive pricing will remain a reality of this market, but I think pricing is now showing some signs of stability," added Wegerich.

Single family Calgary metro new listings added for the month of March totaled 2,023, down just 2 per cent from the 2,057 new listings added in February 2009 and showing a decrease of 42 per cent from March 2008, when new listings coming to the market were 3,493. Calgary metro condominium new listings added in March 2009 were 903 up 1 per cent from February 2009 when the MLS® saw 892 condo listings coming to the market. This is a decrease of 42 per cent from March 2008 when condominium listings were 1,561.

"It is very encouraging to see the return of a more balanced market. Our inventory has come down dramatically— more than 20 per cent from the same time last year. If sales continue at current levels we are looking at about a four months supply of single family homes currently on the re-sale market," noted Wegerich.

The median price of a single family Calgary metro home in March 2009 was \$375,000, showing no change from February 2009, and down 11 per cent from March 2008 when the median price was \$420,000. The median price of a condominium in March 2009 was \$260,000 up 4 per cent from February when the median was \$249,900 and down 11 per cent from March 2008 when the median price was \$293,000. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary's City limits. The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price.

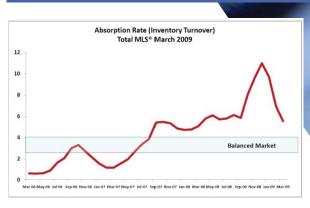
"Undoubtedly job insecurity might keep some potential homebuyers on the fence. But we should keep in mind that nearly 96% of Calgarians are still working—one of the lowest jobless rates in Canada. Those who are confident in their job security can benefit from great affordability and record low mortgage rates," said Wegerich.

The Calgary Real Estate Board is a professional body of 5,156 licensed brokers and registered associates, representing 253 member offices. 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 <a href="https://www.creb.com">www.creb.com</a>.

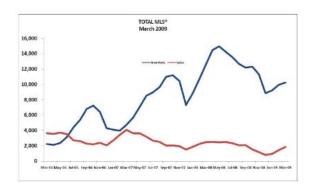
### Total MLS®



#### **Absorption Rate**



### Total MLS® Inventory to Sales



### **CALGARY REAL ESTATE BOARD TOTAL MLS® FOR MARCH 2009**

SINGLE FAMILY (Calgary Meti	2009	<u>2008</u>	Mth Chg	** 2009 YTD	**2008 YTD	YTD Chg
Month End Inventory	4,369	5,957	-26.66%	n/a	n/a	n/a
New Listings Added	2,023	3,493	-42.08%	6,148	9,497	-35.26%
Sales	1,086	1,418	-23.41%	2,458	3.747	-34.40%
Avg DOM Sold	48	40	20.00%	52	42	23.81%
Avg DOM Solu  Avg DOM Active	58	41	41.46%	58	41	41.46%
Average Sale Price	420,354	474,513	-11.41%	417,187	468,042	-10.87%
Median Price	375,000	420,000	-10.71%	375,000	420,000	-10.71%
Total Sales	456,504,165	672,859,471	-32.15%	1,025,444,732	1,753,753,130	-41.53%
Sales \$/List \$	95.61%	97.15%	-32.13%	95.59%	97.21%	-41.53% -1.67%
		97.13%	-1.39%	93.39%	97.2170	-1.07%
CONDOMINIUM (Calgary Metr						
Month End Inventory	2,052	2,781	-26.21%	n/a	n/a	n/a
New Listings Added	903	1,561	-42.15%	2,734	4,208	-35.03%
Sales	446	565	-21.06%	1,011	1,577	-35.89%
Avg DOM Sold	56	43	30.23%	56	45	24.44%
Avg DOM Active	57	42	35.71%	57	42	35.71%
Average Sale Price	284,056	312,620	-9.14%	275,975	311,967	-11.54%
Median Price	260,000	293,000	-11.26%	252,000	293,000	-13.99%
Total Sales	126,689,107	176,630,554	-28.27%	279,011,060	491,971,479	-43.29%
Sales \$/List \$	95.15%	97.39%	-2.30%	95.22%	97.37%	-2.21%
TOWNS (Outside Calgary)						
Month End Inventory	2,477	2,550	-2.86%	n/a	n/a	n/a
New Listings Added	826	1,105	-25.25%	2,254	2,997	-24.79%
Sales	260	371	-29.92%	623	988	-36.94%
Avg DOM Sold	79	65	21.54%	81	64	26.56%
Avg DOM Active	86	61	40.98%	86	61	40.98%
Average Sale Price	328,083	389,200	-15.70%	341,601	387,728	-11.90%
Median Price	320,500	365,000	-12.19%	325,000	351,900	-7.64%
Total Sales	85,301,660	144,393,271	-40.92%	212,817,222	383,075,658	-44.45%
Sales \$/List \$	96.01%	97.15%	-1.17%	95.72%	97.17%	-1.49%
COUNTRY RESIDENTIAL (Acr		706	2.670/	/a	/	/-
Month End Inventory	807	786 202	2.67%	n/a	n/a	n/a
New Listings Added	215	293	-26.62%	603	751	-19.71%
Sales	37	79	-53.16%	83	170	-51.18%
Avg DOM Sold	91	82	10.98%	94	88	6.82%
Avg DOM Active	102	73	39.73%	102	73	39.73%
Average Sale Price	755,968	737,290	2.53%	795,871	840,893	-5.35%
Median Price	627,500	692,200	-9.35%	675,000	735,000	-8.16%
Total Sales	27,970,800	58,245,900	-51.98%	66,057,300	142,951,750	-53.79%
Sales \$/List \$	94.12%	95.70%	-1.65%	92.27%	95.33%	-3.21%
RURAL LAND Month End Inventory	449	461	-2.60%	n/a	n/a	n/a
	83	97	-14.43%	245	331	-25.98%
New Listings Added Sales	10	25	-60.00%	243	56	-23.98% -57.14%
					91	
Avg DOM Action	182	63	188.89%	109		19.78%
Avg DOM Active	141	105	34.29%	141	105	34.29%
Average Sale Price	288,580	393,218	-26.61%	448,117	571,542	-21.60%
Median Price	245,000	350,000	-30.00%	305,000	350,000	-12.86%
Total Sales	2,885,800	9,830,450	-70.64%	10,754,800	32,006,350	-66.40%
Sales \$/List \$	92.16%	95.54%	-3.54%	93.32%	90.47%	3.15%
TOTAL MLS®*	1001-	16 505	10 702		,	
Month End Inventory	10,243	12,597	-18.69%	n/a	n/a	n/a
New Listings Added	4,090	6,579	-37.83%	12,068	17,870	-32.47%
Sales	1,844	2,478	-25.59%	4,218	6,569	-35.79%
Avg DOM Sold	56	46	21.74%	58	48	20.83%
Avg DOM Active	72	50	44.00%	72	50	44.00%
Average Sale Price	379,363	429,267	-11.63%	378,122	427,258	-11.50%
Median Price	340,000	386,000	-11.92%	340,000	380,000	-10.53%
Total Sales	699,545,682	1,063,722,546	-34.24%	1,594,919,064	2,806,659,167	-43.17%
Sales \$/List \$	95.50%	97.09%	-1.64%	95.38%	97.05%	-1.72%

<sup>\*</sup>Total MLS® includes Mobile Listings

\*\*Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time.

# CALGARY REAL ESTATE BOARD CALGARY METRO BY PRICE CATEGORY MARCH 2009

Mar-09 Mar-08 \*\*Y.T.D. \*\*Y.T.D. SINGLE FAMILY Month Month 0 - 99,9990.09% 1 0.04% 0.00% 0.00% 100,000 - 199,999 10 0.92% 18 0.73% 3 0.21% 6 0.16% 200.000 - 299.999 172 15.84% 382 15.54% 68 4.81% 187 5.00% 300,000 - 349,999 236 539 208 21.73% 21.93% 14.71% 574 15.36% 304 350,000 - 399,999 227 20.90% 523 21.28% 21.50% 809 21.65% 400,000 - 449,999 147 13.54% 350 14.24% 272 19.24% 713 19.08% 80 7.37% 180 7.32% 185 13.08% 476 12.74% 450,000 - 499,999 500,000 - 549,999 65 136 109 278 5.99% 5.53% 7.71% 7.44% 550,000 - 599,999 40 3.68% 95 3.86% 73 5.16% 178 4.76% 600,000 - 649,999 28 2.58% 56 2.28% 42 2.97% 124 3.32% 650,000 - 699,999 22 2.03% 51 2.07% 35 2.48% 89 2.38% 37 47 700,000 - 799,999 17 1.57% 1.51% 3.32% 130 3.48% 800,000 - 899,999 10 0.92% 35 1.42% 20 1.41% 62 1.66% 900,000 - 999,999 13 1.20% 20 0.81% 10 0.71% 25 0.67% 6 40 14 17 1,000,000 - 1,249,999 0.55% 0.57% 1.20% 1.07% 4 11 9 0.64% 21 1,250,000 - 1,499,999 0.37% 0.45% 0.56% 1,500,000 - 1,749,999 0.00% 0.00% 0.00% 0.00% 4 5 3 1,750,000 - 1,999,999 0.37% 0.20% 0.21% 10 0.27% 2,000,000 - 2,499,999 1 0.09% 1 0.04% 3 0.21% 5 0.13% 2 2 4 7 0.18% 0.08% 0.28% 0.19% 2,500,000 - 2,999,999 3,000,000 - 3,499,999 1 0.09% 2 0.08% 2 0.14% 3 0.08% 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% 1,086 2,458 1,414 3,737 CONDO 0 - 99.9990.00% 0.00% 0.00% 0.00% 66 14.80% 15.92% 10 1.78% 33 2.10% 161 100,000 - 199,999 200,000 - 299,999 263 58.97% 581 57.47% 298 52.93% 822 52.19% 144 58 14.24% 123 380 300.000 - 349.999 13.00% 21.85% 24.13% 24 5.38% 55 5.44% 62 155 9.84% 350,000 - 399,999 11.01% 9 2.02% 23 2.27% 34 6.04% 4.89% 400,000 - 449,999 77 5 1.12% 10 0.99% 14 2.49% 45 2.86% 450,000 - 499,999 2 2 500,000 - 549,999 0.45% 9 0.89% 0.36% 14 0.89% 5 2 0.45% 0.49% 8 1.42% 16 1.02% 550,000 - 599,999 4 5 7 600,000 - 649,999 0.90% 0.49% 1.24% 9 0.57% 650,000 - 699,999 3 0.67% 3 0.30% 1 0.18% 9 0.57% 5 4 2 6 700,000 - 799,999 0.90% 0.49% 0.36% 0.38% 2 2 2 0.45% 0.20% 0.00% 0.13% 800,000 - 899,999 2 900.000 - 999.999 1 0.22% 1 0.10% 0.00% 0.13% 2 5 2 4 1,000,000 - 1,249,999 0.45% 0.49% 0.36% 0.25% 1,250,000 - 1,499,999 1 1 1 0.22% 0.10% 0.00% 0.06% 0.00% 0.00% 0.00% 0.00% 1,500,000 - 1,749,999 1 0.00% 0.10% 0.00% 0.00% 1,750,000 - 1,999,999 2,000,000 - 2,499,999 0.00% 0.00% 0.00% 0.00% 0.00% 2,500,000 - 2,999,999 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 3,000,000 - 3,499,999 3,500,000 - 3,999,999 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% Over 4,000,000 446 1,011 563 1,575

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# CALGARY REAL ESTATE BOARD TOWN AND COUNTRY BY PRICE CATEGORY MARCH 2009

Mar-09 Mar-08 **TOWNS** Month \*\*Y.T.D. Month \*\*Y.T.D. 3 7 0 - 99,9996 2.31% 9 1.44% 0.81% 0.71% 100,000 - 199,999 32 12.31% 65 10.43% 24 6.49% 55 5.58% 66 25.38% 169 27.13% 72 19.46% 221 22.44% 200,000 - 299,999 58 22.31% 134 21.51% 67 194 19.70% 300,000 - 349,999 18.11% 350,000 - 399,999 41 15.77% 104 16.69% 65 17.57% 154 15.63% 400,000 - 449,999 31 11.92% 70 11.24% 56 15.14% 134 13.60% 9 20 25 68 450,000 - 499,999 3.46% 3.21% 6.76% 6.90% 500,000 - 549,999 4 1.54% 15 2.41% 15 4.05% 49 4.97% 5 9 550,000 - 599,999 1.92% 13 2.09% 2.43% 26 2.64% 2 3 8 0.77% 0.48% 2.16% 17 1.73% 600,000 - 649,999 650,000 - 699,999 1 0.38% 3 0.48% 7 1.89% 9 0.91% 2 5 7 16 700,000 - 799,999 0.77% 0.80% 1.89% 1.62% 2 1 0.38% 0.32% 4 1.08% 12 1.22% 800,000 - 899,999 3 0.00% 0.48% 1 0.27% 9 0.91% 900.000 - 999.999 1,000,000 - 1,249,999 1 0.38% 5 0.80% 6 1.62% 11 1.12% 1 0.38% 2 0.32% 1 0.27% 1 0.10% 1,250,000 - 1,499,999 0.00% 0.00% 0.00% 0.00% 1,500,000 - 1,749,999 1 1,750,000 - 1,999,999 0.00% 0.16% 0.00% 0.00% 0.00% 0.00% 0.00% 1 0.10% 2,000,000 - 2,499,999 0.00% 0.00% 0.00% 0.00% 2,500,000 - 2,999,999 0.00% 0.00% 0.00% 0.00% 3,000,000 - 3,499,999 3,500,000 - 3,999,999 0.00% 0.00% 0.00% 0.00% Over 4,000,000 0.00% 0.00% 0.00% 1 0.10% 260 623 370 985 **COUNTRY RESIDENTIAL (ACREAGES)** 0.00% 0.00% 0.00% 0.00% 0 - 99,9992 2 100,000 - 199,999 1 2.70% 1 1.20% 2.56% 1.18% 2.70% 2 5 8 200,000 - 299,999 1 2.41% 6.41% 4.73% 2 300,000 - 349,999 0.00% 2.41% 2 2.56% 4 2.37% 6 3 6 350,000 - 399,999 0.00% 7.23% 3.85% 3.55% 8 7 7 9.64% 8.97% 400,000 - 449,999 4 10.81% 4.14% 450.000 - 499.999 3 8.11% 5 6.02% 3 3.85% 8 4.73% 5 4 500,000 - 549,999 4 10.81% 6.02% 5.13% 13 7.69% 4 6 5 10.81% 7.23% 6.41% 12 550,000 - 599,999 7.10% 2 5 5.41% 6.02% 3 3.85% 4 2.37% 600.000 - 649.999 2 2.41% 6 13 0.00% 7.69% 7.69% 650,000 - 699,999 700,000 - 799,999 8 21.62% 13 15.66% 13 16.67% 26 15.38% 3 8.11% 6 7.23% 8 17 800,000 - 899,999 10.26% 10.06% 5 900,000 - 999,999 1 2.70% 4 4.82% 6.41% 14 8.28% 2 5.41% 9 10.84% 4 5.13% 11 6.51% 1,000,000 - 1,249,999 3 3 8 1 2.70% 3.61% 3.85% 4.73% 1,250,000 - 1,499,999 1,500,000 - 1,749,999 0.00% 0.00% 0.00% 1 0.59% 3 7 1 1 1,750,000 - 1,999,999 2.70% 1.20% 3.85% 4.14% 2,000,000 - 2,499,999 1 2.70% 1 1.20% 1 1.28% 4 2.37% 2 1 2.70% 3 3.61% 1 1.28% 1.18% 2,500,000 - 2,999,999 0.00% 1 1.20% 0.00% 0.00% 3,000,000 - 3,499,999 0.00% 0.00% 3,500,000 - 3,999,999 0.00% 1 0.59% Over 4,000,000 0.00% 0.00% 0.00% 1 0.59% 37 83 78 169

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## **CALGARY REAL ESTATE BOARD**

#### **CALGARY METRO**

# SINGLE FAMILY BY STYLE March 2009

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	4	4	1	314,000	314,000	314,000	12	98.74%
BLEVL	66	43	35	343,769	12,031,925	329,000	40	96.70%
BUNG	326	148	85	395,442	33,612,550	374,500	50	95.53%
BUNGH	14	4	3	445,000	1,335,000	530,000	26	97.47%
SPLT2	76	40	17	506,800	8,615,600	439,400	35	93.37%
SPLT3	12	4	2	277,000	554,000	277,000	130	93.93%
SPLT4	55	31	13	342,223	4,448,900	330,000	45	96.10%
SPLT5	6	4	3	322,600	967,800	348,000	21	97.72%
ST1.5	26	15	5	411,580	2,057,900	425,000	21	98.72%
ST2	829	388	219	446,071	97,689,451	410,000	47	96.24%
ST2.5 ST3	13 11	5	0 1	335,000	335,000	335,000	0 24	0.00% 98.59%
VILLA	4	3	1	319,000	319,000	319,000	62	91.17%
VILLA	4	O	'	319,000	319,000	319,000	02	91.17/0
NE								
BK-SP	3	0	1	228,000	228,000	228,000	27	95.04%
BLEVL	119	59	39	268,000	10,452,000	270,000	59	94.71%
BUNG	185	71	34	269,762	9,171,900	270,000	66	94.40%
MODUL	1	2	2	217,300	434,600	200,000	34	93.50%
SPLT2	12	5	4	366,375	1,465,500	357,000	44	95.09%
SPLT3 SPLT4	7 61	3	1	240,000	240,000 2,842,000	240,000	52 39	98.00%
SPL14 ST1.5	3	22 0	10 0	284,200	2,042,000	280,000	39 0	95.73% 0.00%
ST1.5	314	158	69	297,848	20,551,490	284,000	41	95.52%
ST2.5	1	1	0	-	-	-	0	0.00%
SW								
BK-SP	3	2	2	505,000	1,010,000	500,000	44	95.60%
BLEVL	50 50	27	14	394,880	5,528,319	340,000	52	96.23%
BUNG	331	143	90	442,492	39,824,261	390,000	50	95.02%
BUNGH	17	6	1	472,000	472,000	472,000	15	95.37%
HL-SP	1	0	0	· -	-	, <u>-</u>	0	0.00%
SPLT2	64	28	12	475,333	5,704,000	467,500	48	96.49%
SPLT3	6	4	1	328,500	328,500	328,500	16	96.65%
SPLT4	45	21	15	371,507	5,572,600	352,700	35	96.39%
SPLT5	8	5	1	380,000	380,000	380,000	27	97.46%
ST1.5	24	5	3	496,667	1,490,000	500,000	54	95.04%
ST2	795	353	175	550,174	96,280,402	440,000	52	94.85%
ST2.5	9	3	1	1,350,000	1,350,000	1,350,000	55	98.18%
ST3 VILLA	22 12	8 4	0 2	- 513,750	1,027,500	427,500	0 70	0.00% 90.15%
VILLA	12	4	2	513,750	1,027,500	427,500	70	90.15%
SE								
BK-SP	4	0	1	310,000	310,000	310,000	32	96.91%
BLEVL	47	27	11	330,455	3,635,000	337,000	44	96.78%
BUNG	154	81	38	376,192	14,295,300	343,000	44	95.58%
SPLT2	61	34	21	455,288	9,561,050	424,000	43	96.36%
SPLT3	5	2	3	340,333	1,021,000	330,000	28	95.69%
SPLT4	35	19	15	348,560	5,228,400	330,000	49	97.00%
SPLT5 ST1.5	2 4	2 1	0 2	- 343,500	- 687,000	315,000	0 42	0.00% 96.43%
ST1.5 ST2	4 449	216	130	413,071	53,699,217	390,000	42 47	96.43% 96.77%
ST2.5	1	1	0	413,071	-	330,000	0	0.00%
ST3	2	0	0	_	_	_	0	0.00%
VILLA	2	2	0	-	-	-	Ö	0.00%

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.

### **CALGARY REAL ESTATE BOARD**

### **CALGARY METRO**

# CONDO BY STYLE March 2009

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	262	122	44	243,823	10,728,200	235,000	66	94.97%
APRTM	12	3	1	625,000	625,000	625,000	148	89.93%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	12	4	4	247,000	988,000	225,000	40	92.45%
BUNG	45	23	16	266,338	4,261,400	265,000	48	96.24%
BUNGH	1	1	1	307,500	307,500	307,500	57	97.65%
LOFT	2	1	1	395,000	395,000	395,000	32	96.36%
PENTH SPLT2	5	2 2	0 1	-	- 285,000	- 285.000	0 10	0.00% 96.64%
SPLT2 SPLT3	5 2	2	1	285,000 225,500	225,500	225,500	17	98.04%
SPLT4	6	3	1	345,000	345,000	345,000	60	95.04%
SPLT5	4	3	0	-	-	-	0	0.00%
ST2	156	84	55	295,704	16,263,705	275,000	43	96.46%
ST2.5	6	1	0	-	· · · -	-	0	0.00%
ST3	12	6	4	607,500	2,430,000	417,500	64	95.45%
VILLA	7	1	1	468,000	468,000	468,000	21	97.91%
<b>NE</b> APART		22	0	400 E00	4 222 500	470.000	50	05.20%
APART	55 9	23 6	8 0	166,563	1,332,500	170,000	50 0	95.39% 0.00%
BLEVL	4	3	0	-	-	_	0	0.00%
BUNG	14	4	0	<u>-</u>	<u>-</u>	-	0	0.00%
SPLT2	2	1	0	_	_	_	0	0.00%
SPLT4	5	1	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	73	37	12	207,275	2,487,300	194,000	41	95.04%
VILLA	0	0	1	204,000	204,000	204,000	19	97.19%
CIA/								
<b>SW</b> APART	700	292	151	282,381	42,639,514	260,000	58	94.41%
APRTM	38	19	8	235,238	1,881,900	210,000	55	93.99%
BK-SP	1	0	0	200,200	1,001,900	210,000	0	0.00%
BLEVL	3	2	4	179,375	717,500	170,000	94	96.55%
BUNG	80	33	26	279,904	7,277,500	260,000	68	95.71%
BUNGH	3	1	0	-	-	-	0	0.00%
LOFT	25	12	1	290,000	290,000	290,000	41	93.55%
PENTH	22	12	0	-	-	-	0	0.00%
SPLT2	5	2	1	213,000	213,000	213,000	11	99.12%
SPLT3	2		0	-	-	-	0	0.00%
SPLT4	19	11	4	301,000	1,204,000	290,000	34	97.14%
SPLT5	8	3	0	-	-	-	0	0.00%
ST1.5 ST2	2 183	0	1	283,000	283,000	283,000	35 57	91.59%
ST2.5	103	74 0	38 0	317,958 -	12,082,400	290,000	57 0	95.19% 0.00%
ST2.5	45	22	8	584,625	4,677,000	550,000	43	96.07%
VILLA	14	6	2	454,000	908,000	373,000	61	91.21%
SE								
APART	88	30	13	227,368	2,955,788	220,000	47	96.39%
APRTM	6	4	0	-	-	-	0	0.00%
BLEVL	4	3	0	-	2 444 500	- 250 000	0	0.00%
BUNG	12	4	8	264,313	2,114,500	250,000	36	95.99%
PENTH SPLT2	1	0 2	0 0	-	-	-	0	0.00% 0.00%
SPLT2 SPLT3	4	0	3	291,333	874,000	285,000	95	93.00%
SPLT3	6	2	2	265,750	531,500	260,000	99	96.74%
SPLT5	6	4	0	200,700	-	-	0	0.00%
ST2	66	28	23	273,843	6,298,400	260,000	57	95.01%
ST3	2	1	1	233,000	233,000	233,000	70	99.15%
VILLA	3	1	0	-	-	-	0	0.00%

# CREB® Stats Calgary Commercial Summary

## Year to Date March 31, 2009

Typo	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP/LP
Туре	Leaseu	Leaseu	LSC / IVI	AVG DOW	Total Sales	SF / LF
BUS	L	2	12.56			
BWP	L	1	-			
IND	L	6	11.19			
OFC	L	8	12.22			
RET	L	2	10.76			
AGR	S	4	358,500.00	66	1,434,000	96.90%
BUS	S	10	100,955.00	120	1,009,550	91.87%
BWP	S	3	4,185,000.00	40	12,555,000	95.91%
IND	S	7	739,285.71	57	5,175,000	91.86%
LAN	S	5	69,000.00	496	345,000	89.84%
MFC	S	5	1,214,000.00	104	6,070,000	86.85%
OFC	S	3	314,666.67	124	944,000	96.92%
RET	S	1	155,000.00	22	155,000	91.72%
Total YTD 200	9	57			27,687,550	

## Year to Date March 31, 2008

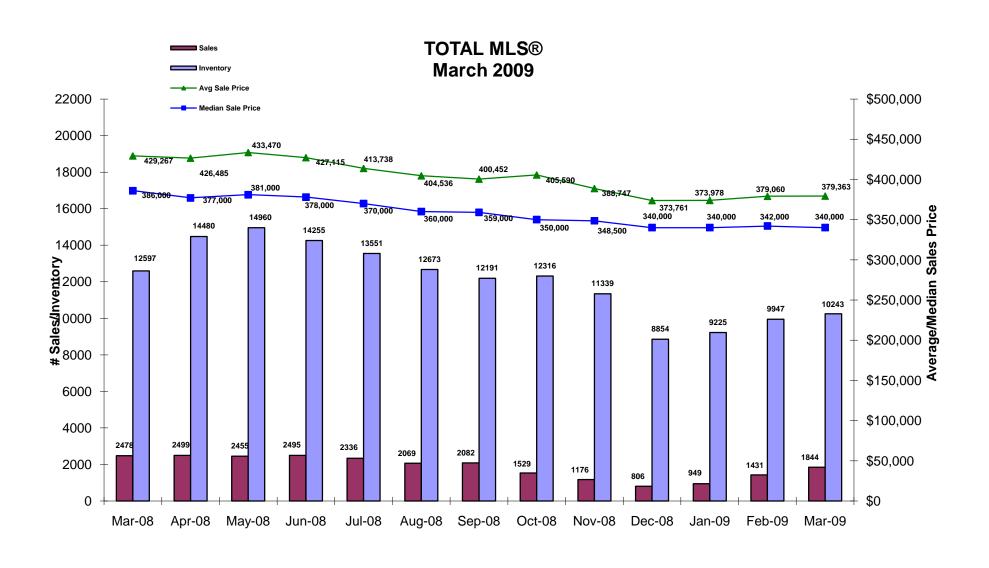
Туре	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP/LP
IND	L	5	10.94			
OFC	L	4	8.52			
AGR	S	10	1,396,000.00	147	13,960,000	89.09%
BUS	S	25	83,612.00	104	2,090,300	84.52%
BWP	S	5	535,800.00	186	2,679,000	93.84%
IND	S	24	849,513.29	92	20,388,319	95.50%
LAN	S	7	1,801,000.00	168	12,607,000	82.82%
MFC	S	5	492,600.00	66	2,463,000	93.66%
OFC	S	2	530,000.00	179	1,060,000	82.88%
RET	S	11	555,910.91	111	6,115,020	91.70%
Total YTD 2008		87			61.362.639	

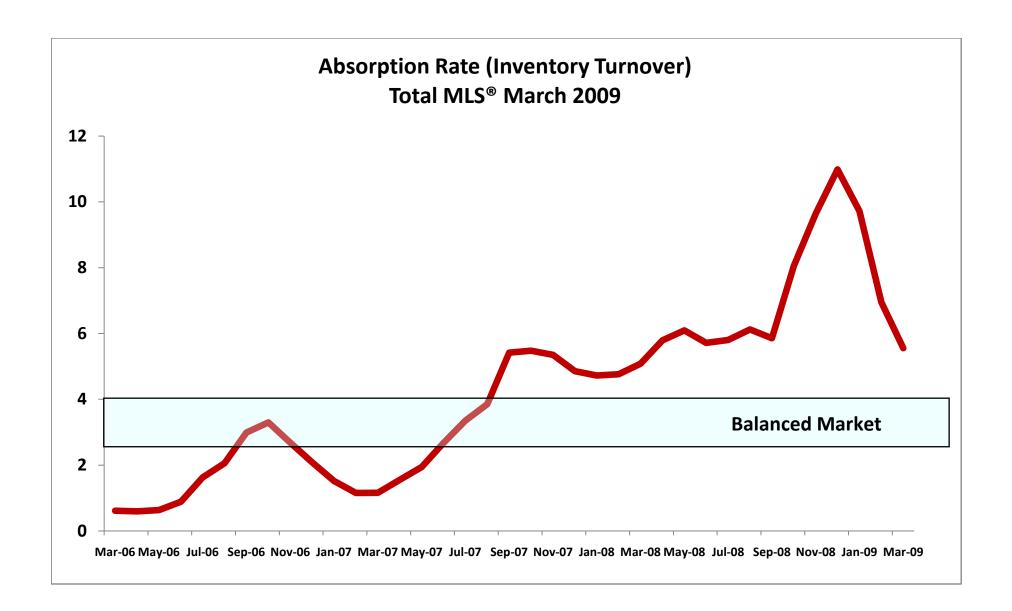
### Calgary Real Estate Board Single Family Calgary Metro Long Term Comparison Summary

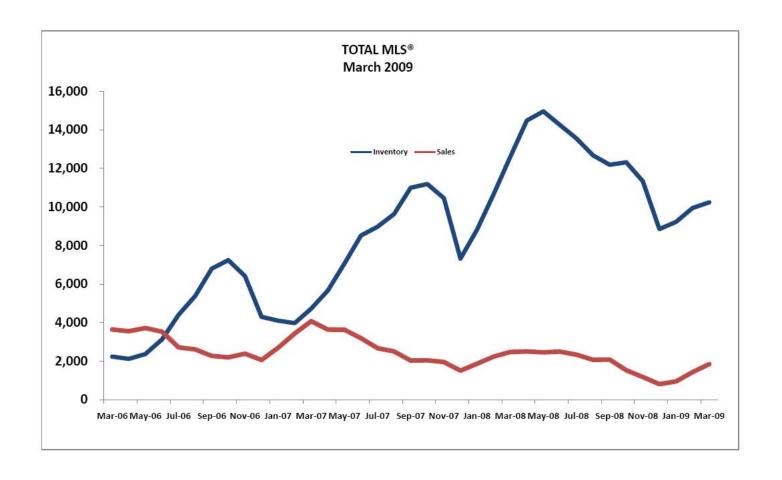
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	272,198	287,070	284,239	287,089	280,808	282,158	281,469	293,666	292,999	303,161	313,175	287,365
Median	241,000	240,000	254,000	248,000	250,000	249,000	252,500	255,000	257,000	258,500	268,900	274,000	253,000
Avg DOM	46	36	32	32	32	31	34	33	30	31	31	30	33
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	360,917	381,571	388,585	415,815	424,585	418,998	429,855	426,622	423,870	408,696	405,352	400,398
Median	305,000	321,000	339,000	356,000	375,000	385,800	384,100	386,000	383,388	375,000	375,000	368,000	361,000
Avg DOM	25	17	14	15	14	15	18	25	28	32	38	43	22
2007													
New Listings	2,325	2,206	3,131	3,100	3,652	3,315	2,548	2,837	3,106	2,586	1,949	984	31,722
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314	1,064	1,113	1,103	846	18,438
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914	470,888	452,254	462,134	444,769	472,230
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000	420,500	412,500	407,500	406,788	421,000
Avg DOM	38	29	24	24	25	29	35	39	40	40	46	51	33
2008													
New Listings	3,023	2,981	3,493	3,377	3,432	2,797	2,559	2,270	2,631	2,322	1,567	836	31,259
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152	820	670	449	13,455
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048	449,100	435,471	417,398	460,327
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000	390,000	387,300	380,000	409,000
Avg DOM	50	39	40	40	42	46	52	52	51	48	55	61	47
2009					Ţ.	T T	· ·	ı	·	T.	ı	•	
New Listings	2,068	2,057	2,023										6,148
Sales	550	825	1,086										2,458
Avg Price	413,049	415,568	420,354										417,187
Median	374,700	375,000	375,000										375,000
Avg DOM	62	51	48										52

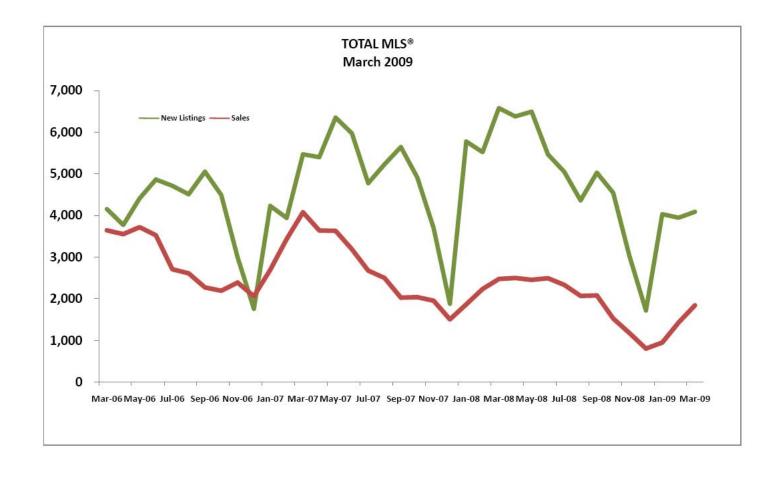
### Calgary Real Estate Board Condominium Calgary Metro Long Term Comparison Summary

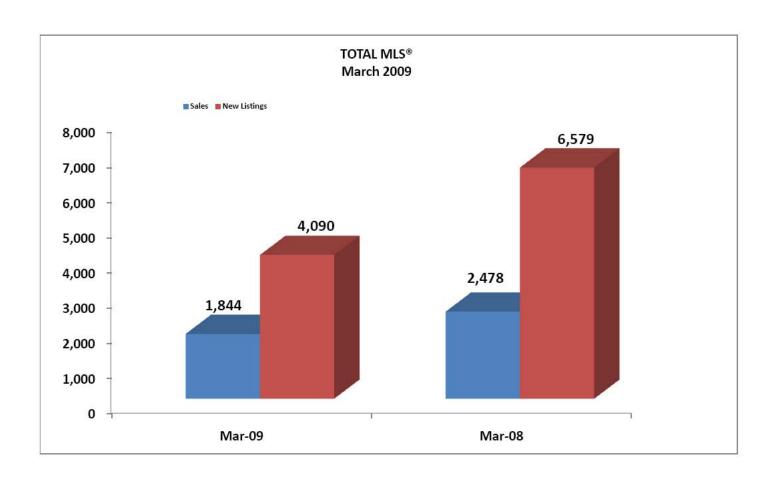
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	908	805	969	995	967	848	746	866	788	689	598	370	9,549
Sales	399	547	713	762	776	807	704	724	638	699	700	485	7,954
Avg Price	175,822	179,587	179,781	182,517	181,669	185,863	180,205	180,416	182,256	186,927	188,945	191,887	183,099
Median	161,000	162,000	162,000	163,000	167,000	163,000	163,000	164,500	167,000	170,500	172,500	168,000	165,000
Avg DOM	47	45	43	39	38	39	39	36	34	36	33	32	38
2006		-											
New Listings	730	752	893	834	1,005	1,087	1,041	967	1,129	1,063	722	426	10,649
Sales	554	805	874	798	892	875	695	679	553	535	603	533	8,396
Avg Price	209,484	217,212	236,549	255,937	273,407	281,176	276,463	283,547	292,796	290,487	282,781	280,637	263,684
Median	181,500	195,000	215,000	236,000	257,000	259,900	261,500	264,000	269,500	264,000	258,000	255,900	245,000
Avg DOM	28	20	15	12	12	12	16	21	26	29	36	42	21
2007					•				-				
New Listings	1,004	889	1,250	1,157	1,332	1,253	1,117	1,186	1,315	1,203	890	468	13,057
Sales	736	895	1,026	839	887	792	603	598	483	501	496	393	8,236
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790	321,614	331,617	312,710	304,719	316,370
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000	300,000	289,000	285,000	286,000	295,000
Avg DOM	39	28	24	23	24	28	33	35	47	40	44	49	32
2008					•				-				
New Listings	1,406	1,244	1,561	1,493	1,538	1,234	1,183	1,054	1,186	1,071	741	431	14,148
Sales	454	562	565	581	577	556	535	495	465	399	284	205	5,661
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426	289,148	285,820	274,919	302,408
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	279,500
Avg DOM	48	45	43	45	50	51	52	58	54	50	51	61	50
2009	1		T		Ţ.	Ţ.	1	ı	1	1	-	1	
New Listings	941	892	903										2,734
Sales	225	343	446										1,011
Avg Price	270,940	268,971	284,056										275,975
Median	243,000	249,900	260,000										252,000
Avg DOM	64	51	56										56

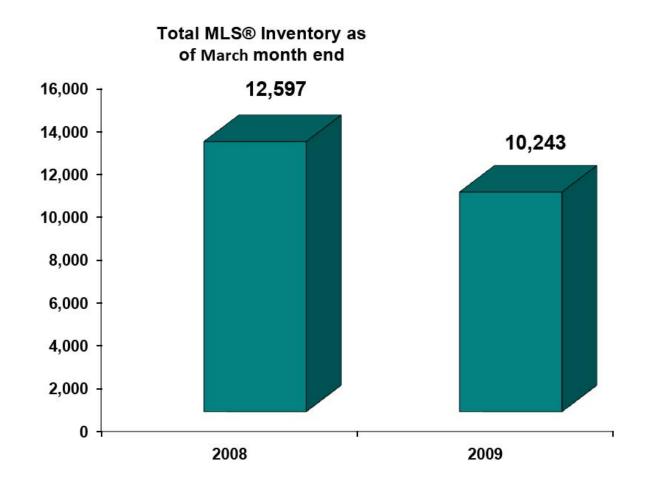




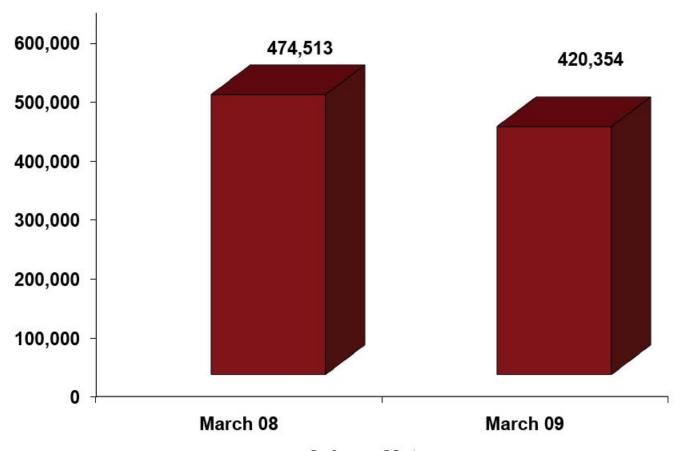




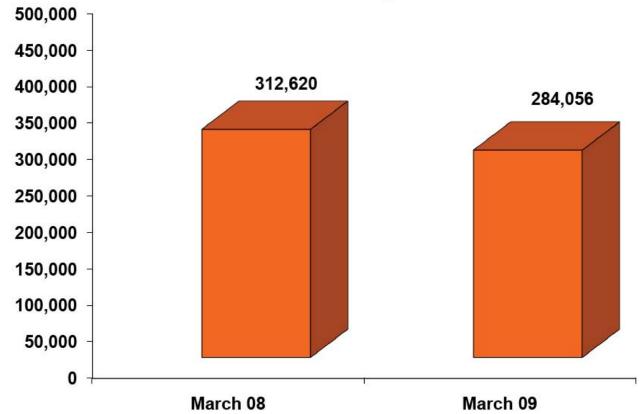


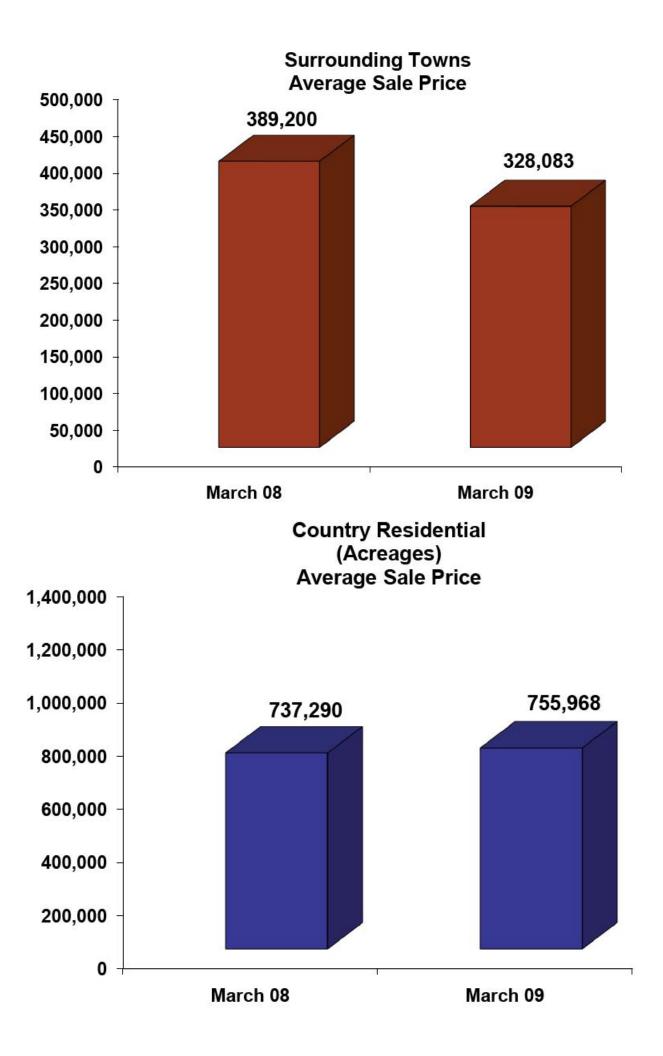


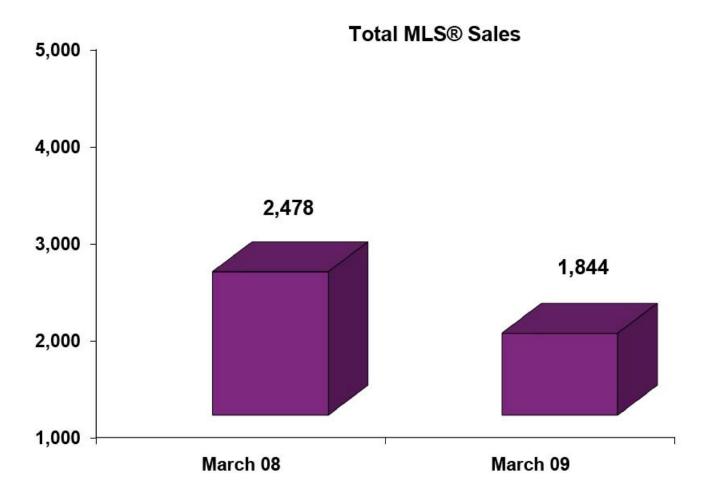
Calgary Metro
Single Family Average Sale Price











Condo Sales as a Percent of Single Family

