

## SUMMER COOL DOWN CONTINUES IN CALGARY HOUSING MARKET

**Calgary, August 3, 2010** – The summer cool down in Calgary’s housing market continued in the month of July, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in July 2010 in the city of Calgary was down 42 per cent from the same time a year ago, and condominium sales saw a decrease of 44 per cent from the same time a year ago.

July 2010 saw 915 single family homes sold in the city of Calgary. This is a decrease of 14 per cent from 1,061 sales in June 2010. In July 2009, single family home sales totalled 1,585. The number of condominium sales for the month of July 2010 was 396. This was a decrease of 11 per cent from the 445 condominium transactions recorded in June 2010. In July 2009, condominium sales were 702.

“Calgary’s housing market is cooling off after its record-setting pace in the post-recession period. This slow-down is not all that surprising in the face of tighter mortgage regulations and rising interest rates. The post-recession rally we saw in the summer of 2009 was unique and that pace couldn’t be sustained,” says Sano Stante, CREB® president-elect.

“The sense of urgency seen last summer, fall and winter in the lead-up to tighter mortgage-lending measures has diminished,” says Stante. “Rising mortgage rates and increased inventories will be the primary head-wind facing Calgary’s housing market, but improving job prospects will offer some tail winds in the latter half of 2010 and into 2011.”

The average price of a single family home in the city of Calgary in July 2010 was \$464,655, showing a 4 per cent decrease from June 2010, when the average price was \$481,964, and showing an increase of 6 per cent from July 2009, when the average price was \$436,782. The average price of a condominium in the city of Calgary was \$291,168, showing no significant change from June 2010, when the average price was \$292,238 and a 2 per cent increase over last year, when the average price was \$285,032. 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.

“We are seeing relative stability in our average and median prices for the Calgary market,” says Stante. “A gradual return to moderate interest rates will not trigger any kind of steep decline in prices in our housing market. Prices may soften in select markets where inventory has bulked up, but for the most part they will remain relatively sticky as the economy improves.”

“Nonetheless with the combination of historically low interest rates and a large inventory of homes,

there are some great buys out there—particularly in areas where comparable stock is ample such as the condominium and multi-family market. This presents a great opportunity to get into the market or to trade up,” adds Stante.

The median price of a single family home in the city of Calgary for July 2010 was \$400,000, showing a 5 per cent decrease from June 2010, when the median price was \$418,900, and a 3 per cent increase from July 2009, when the median price was \$390,000. The median price of a condominium in July 2010 was \$268,000, showing a 1 per cent decrease from June 2010, when the median was \$269,900. That’s up 2 per cent from July 2009, when the median price was \$263,000.

All city of Calgary 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.

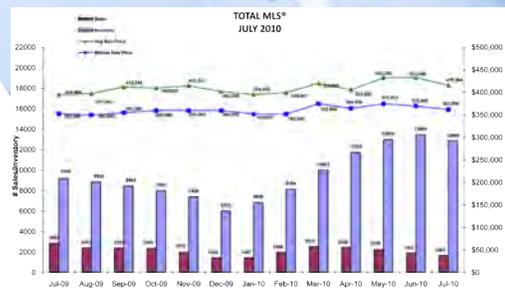
There was a slowdown in the number of Calgarians putting homes up for sale in the month of July. Single family listings in the city of Calgary added for the month of July totalled 1,942, a decrease of 29 per cent from June 2010 when 2,733 new listings were added, and showing a decrease of 7 per cent from July 2009, when 2,089 new listings came to the market.

Condominium new listings in the city of Calgary added for July 2010 were 890, down 18 per cent from June 2010, when the MLS® saw 1,084 condo listings coming to the market. This is a decrease of 3 per cent from July 2009, when new condominium listings added were 918.

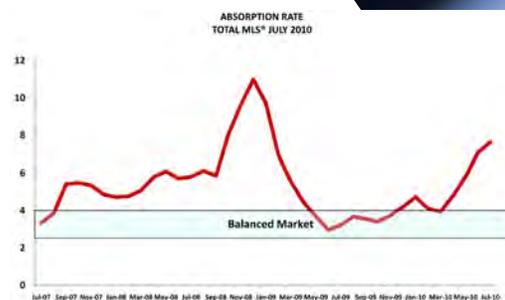
“Indeed Alberta and Calgary’s economic recovery is lagging behind the rest of the country right now. But on the bright side we see this trend reversing itself as we move into 2011. We expect Alberta to lead in economic growth and recovery—outperforming much of the country in 2011,” says Stante.

CREB® is a professional body of 5,543 licensed brokers and registered associates, representing 247 member offices and is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and Standards of Business Practice. Using the services of a professional REALTOR® can help consumers take full advantage of real estate opportunities while reducing their risks when buying or selling real estate. 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](http://www.creb.com).

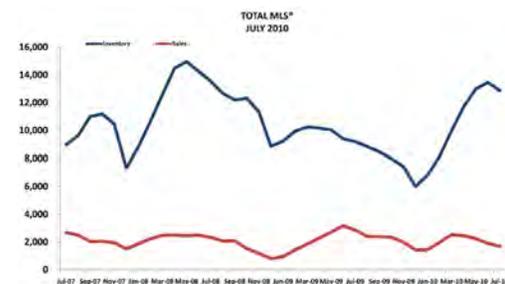
### Total MLS® Information



### Absorption Rate



### Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR JULY 2010**

	<u>2010</u>	<u>2009</u>	<u>Mth Chg</u>	<u>** 2010 YTD</u>	<u>**2009 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	5,525	3,314	66.72%	n/a	n/a	n/a
New Listings Added	1,942	2,089	-7.04%	17,677	14,717	20.11%
Sales	915	1,585	-42.27%	7,765	8,740	-11.16%
Avg DOM Sold	45	43	4.65%	38	47	-19.15%
Avg DOM Active	57	55	3.64%	57	55	3.64%
Average Sale Price	464,655	436,782	6.38%	467,397	431,816	8.24%
Median Price	400,000	390,000	2.56%	415,000	385,000	7.79%
Total Sales	425,159,388	692,298,909	-38.59%	3,629,337,048	3,774,074,036	-3.84%
Sales \$/List \$	96.35%	96.94%	-0.60%	97.24%	96.32%	0.95%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,457	1,587	54.82%	n/a	n/a	n/a
New Listings Added	890	918	-3.05%	7,967	6,536	21.89%
Sales	396	702	-43.59%	3,517	3,672	-4.22%
Avg DOM Sold	51	50	2.00%	44	53	-16.98%
Avg DOM Active	59	58	1.72%	59	58	1.72%
Average Sale Price	291,168	285,032	2.15%	291,790	279,885	4.25%
Median Price	268,000	263,000	1.90%	270,000	257,500	4.85%
Total Sales	115,302,345	200,092,560	-42.38%	1,026,224,295	1,027,738,521	-0.15%
Sales \$/List \$	96.12%	96.72%	-0.62%	96.97%	95.96%	1.05%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,997	2,585	15.94%	n/a	n/a	n/a
New Listings Added	733	839	-12.63%	6,050	5,568	8.66%
Sales	286	445	-35.73%	2,311	2,244	2.99%
Avg DOM Sold	80	68	17.65%	66	75	-12.00%
Avg DOM Active	92	91	1.10%	92	91	1.10%
Average Sale Price	377,712	347,696	8.63%	363,729	347,002	4.82%
Median Price	343,000	335,000	2.39%	339,000	330,000	2.73%
Total Sales	108,025,630	154,724,532	-30.18%	840,578,707	778,673,103	7.95%
Sales \$/List \$	96.41%	96.66%	-0.26%	96.94%	96.24%	0.72%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	1,171	1,001	16.98%	n/a	n/a	n/a
New Listings Added	258	230	12.17%	1,813	1,628	11.36%
Sales	54	90	-40.00%	397	375	5.87%
Avg DOM Sold	83	95	-12.63%	87	90	-3.33%
Avg DOM Active	108	104	3.85%	108	104	3.85%
Average Sale Price	806,989	792,042	1.89%	858,413	769,546	11.55%
Median Price	712,500	685,000	4.01%	775,000	685,000	13.14%
Total Sales	43,577,399	71,283,800	-38.87%	340,789,874	288,579,850	18.09%
Sales \$/List \$	91.93%	93.42%	-1.60%	94.21%	93.30%	0.98%
<b><u>RURAL LAND</u></b>						
Month End Inventory	599	601	-0.33%	n/a	n/a	n/a
New Listings Added	90	99	-9.09%	692	681	1.62%
Sales	17	18	-5.56%	134	98	36.73%
Avg DOM Sold	118	94	25.53%	123	109	12.84%
Avg DOM Active	147	133	10.53%	147	133	10.53%
Average Sale Price	431,161	426,917	0.99%	439,057	415,322	5.71%
Median Price	395,000	375,000	5.33%	350,000	326,500	7.20%
Total Sales	7,329,735	7,684,500	-4.62%	58,833,580	40,701,517	44.55%
Sales \$/List \$	92.77%	90.08%	2.98%	89.05%	92.31%	-3.53%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	12,865	9,195	39.91%	n/a	n/a	n/a
New Listings Added	3,944	4,206	-6.23%	34,416	29,341	17.30%
Sales	1,683	2,853	-41.01%	14,207	15,198	-6.52%
Avg DOM Sold	54	51	5.88%	46	55	-16.36%
Avg DOM Active	75	76	-1.32%	75	76	-1.32%
Average Sale Price	416,064	394,968	5.34%	415,354	389,114	6.74%
Median Price	362,000	353,000	2.55%	365,000	348,900	4.61%
Total Sales	700,235,397	1,126,844,851	-37.86%	5,900,934,554	5,913,749,777	-0.22%
Sales \$/List \$	95.99%	96.58%	-0.61%	96.87%	96.06%	0.85%

\*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**

<i><b>SINGLE FAMILY</b></i>	<b>Jul-10</b>				<b>Jul-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	12	1.31%	58	0.75%	18	1.14%	69	0.79%
200,000 - 299,999	113	12.35%	851	10.96%	211	13.35%	1,182	13.53%
300,000 - 349,999	154	16.83%	1,251	16.11%	304	19.24%	1,779	20.37%
350,000 - 399,999	171	18.69%	1,355	17.45%	302	19.11%	1,779	20.37%
400,000 - 449,999	131	14.32%	1,241	15.98%	229	14.49%	1,313	15.03%
450,000 - 499,999	103	11.26%	854	11.00%	161	10.19%	771	8.83%
500,000 - 549,999	64	6.99%	552	7.11%	107	6.77%	535	6.13%
550,000 - 599,999	36	3.93%	396	5.10%	59	3.73%	331	3.79%
600,000 - 649,999	29	3.17%	281	3.62%	53	3.35%	252	2.89%
650,000 - 699,999	16	1.75%	211	2.72%	31	1.96%	173	1.98%
700,000 - 799,999	28	3.06%	253	3.26%	50	3.16%	185	2.12%
800,000 - 899,999	21	2.30%	152	1.96%	16	1.01%	125	1.43%
900,000 - 999,999	7	0.77%	92	1.18%	5	0.32%	73	0.84%
1,000,000 - 1,249,999	11	1.20%	101	1.30%	17	1.08%	77	0.88%
1,250,000 - 1,499,999	6	0.66%	52	0.67%	7	0.44%	46	0.53%
1,500,000 - 1,749,999	7	0.77%	26	0.33%	4	0.25%	19	0.22%
1,750,000 - 1,999,999	2	0.22%	11	0.14%	6	0.38%	13	0.15%
2,000,000 - 2,499,999	1	0.11%	18	0.23%	-	0.00%	6	0.07%
2,500,000 - 2,999,999	2	0.22%	7	0.09%	-	0.00%	3	0.03%
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%	1	0.01%
Over 4,000,000	1	0.11%	2	0.03%	-	0.00%	1	0.01%
	<b>915</b>		<b>7,765</b>		<b>1,580</b>		<b>8,734</b>	

<i><b>CONDO</b></i>								
0 - 99,999	3	0.76%	17	0.48%	-	0.00%	-	0.00%
100,000 - 199,999	62	15.66%	518	14.73%	93	13.25%	560	15.25%
200,000 - 299,999	183	46.21%	1,652	46.97%	389	55.41%	2,051	55.87%
300,000 - 349,999	73	18.43%	609	17.32%	96	13.68%	517	14.08%
350,000 - 399,999	30	7.58%	317	9.01%	56	7.98%	230	6.27%
400,000 - 449,999	24	6.06%	165	4.69%	18	2.56%	122	3.32%
450,000 - 499,999	5	1.26%	74	2.10%	24	3.42%	64	1.74%
500,000 - 549,999	4	1.01%	45	1.28%	6	0.85%	37	1.01%
550,000 - 599,999	5	1.26%	39	1.11%	8	1.14%	28	0.76%
600,000 - 649,999	2	0.51%	29	0.82%	4	0.57%	18	0.49%
650,000 - 699,999	1	0.25%	12	0.34%	2	0.28%	8	0.22%
700,000 - 799,999	-	0.00%	13	0.37%	1	0.14%	12	0.33%
800,000 - 899,999	1	0.25%	12	0.34%	1	0.14%	5	0.14%
900,000 - 999,999	-	0.00%	7	0.20%	3	0.43%	5	0.14%
1,000,000 - 1,249,999	2	0.51%	5	0.14%	1	0.14%	9	0.25%
1,250,000 - 1,499,999	-	0.00%	2	0.06%	-	0.00%	1	0.03%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
1,750,000 - 1,999,999	1	0.25%	1	0.03%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	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%
	<b>396</b>		<b>3,517</b>		<b>702</b>		<b>3,671</b>	

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**CALGARY REAL ESTATE BOARD  
TOWN AND COUNTRY BY PRICE CATEGORY**

<b>TOWNS</b>	<b>Jul-10</b>				<b>Jul-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	8	2.80%	47	2.03%	8	1.80%	34	1.52%
100,000 - 199,999	25	8.74%	232	10.04%	46	10.34%	219	9.76%
200,000 - 299,999	70	24.48%	557	24.10%	106	23.82%	587	26.16%
300,000 - 349,999	48	16.78%	401	17.35%	87	19.55%	476	21.21%
350,000 - 399,999	36	12.59%	360	15.58%	74	16.63%	369	16.44%
400,000 - 449,999	32	11.19%	254	10.99%	41	9.21%	221	9.85%
450,000 - 499,999	21	7.34%	138	5.97%	40	8.99%	122	5.44%
500,000 - 549,999	12	4.20%	108	4.67%	8	1.80%	61	2.72%
550,000 - 599,999	8	2.80%	47	2.03%	9	2.02%	46	2.05%
600,000 - 649,999	6	2.10%	40	1.73%	11	2.47%	25	1.11%
650,000 - 699,999	2	0.70%	26	1.13%	2	0.45%	17	0.76%
700,000 - 799,999	7	2.45%	35	1.51%	7	1.57%	24	1.07%
800,000 - 899,999	6	2.10%	23	1.00%	5	1.12%	19	0.85%
900,000 - 999,999	2	0.70%	18	0.78%	1	0.22%	7	0.31%
1,000,000 - 1,249,999	-	0.00%	12	0.52%	-	0.00%	8	0.36%
1,250,000 - 1,499,999	1	0.35%	7	0.30%	-	0.00%	6	0.27%
1,500,000 - 1,749,999	1	0.35%	2	0.09%	-	0.00%	3	0.13%
1,750,000 - 1,999,999	-	0.00%	2	0.09%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	1	0.35%	2	0.09%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	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%
	<b>286</b>		<b>2,311</b>		<b>445</b>		<b>2,244</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	3	5.56%	6	1.51%	1	1.12%	2	0.54%
100,000 - 199,999	1	1.85%	16	4.03%	-	0.00%	7	1.88%
200,000 - 299,999	-	0.00%	14	3.53%	6	6.74%	25	6.70%
300,000 - 349,999	1	1.85%	14	3.53%	6	6.74%	13	3.49%
350,000 - 399,999	1	1.85%	9	2.27%	2	2.25%	17	4.56%
400,000 - 449,999	1	1.85%	10	2.52%	7	7.87%	23	6.17%
450,000 - 499,999	7	12.96%	22	5.54%	1	1.12%	10	2.68%
500,000 - 549,999	3	5.56%	11	2.77%	4	4.49%	19	5.09%
550,000 - 599,999	1	1.85%	16	4.03%	5	5.62%	28	7.51%
600,000 - 649,999	4	7.41%	24	6.05%	3	3.37%	23	6.17%
650,000 - 699,999	4	7.41%	23	5.79%	10	11.24%	24	6.43%
700,000 - 799,999	4	7.41%	42	10.58%	10	11.24%	52	13.94%
800,000 - 899,999	8	14.81%	55	13.85%	8	8.99%	34	9.12%
900,000 - 999,999	3	5.56%	29	7.30%	4	4.49%	17	4.56%
1,000,000 - 1,249,999	3	5.56%	40	10.08%	10	11.24%	39	10.46%
1,250,000 - 1,499,999	3	5.56%	28	7.05%	6	6.74%	18	4.83%
1,500,000 - 1,749,999	5	9.26%	17	4.28%	2	2.25%	7	1.88%
1,750,000 - 1,999,999	1	1.85%	9	2.27%	1	1.12%	3	0.80%
2,000,000 - 2,499,999	1	1.85%	7	1.76%	2	2.25%	8	2.14%
2,500,000 - 2,999,999	-	0.00%	3	0.76%	-	0.00%	3	0.80%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	1	1.12%	1	0.27%
3,500,000 - 3,999,999	-	0.00%	1	0.25%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.25%	-	0.00%	-	0.00%
	<b>54</b>		<b>397</b>		<b>89</b>		<b>373</b>	

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**CALGARY REAL ESTATE BOARD  
CALGARY METRO  
SINGLE FAMILY BY STYLE  
JULY 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
<b>NW</b>								
BK-SP	7	3	2	290,000	580,000	240,000	39	95.11%
BLEVL	124	37	30	361,080	10,832,388	338,500	42	96.50%
BUNG	499	153	77	450,903	34,719,532	418,000	39	96.37%
BUNGH	16	5	3	547,333	1,642,000	575,000	43	97.28%
HL-SP	0	0	1	365,000	365,000	365,000	18	94.07%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	118	38	17	447,465	7,606,900	442,000	38	97.05%
SPLT3	12	5	1	355,000	355,000	355,000	15	98.64%
SPLT4	101	36	22	380,409	8,369,000	350,000	43	96.42%
SPLT5	2	0	0	-	-	-	0	0.00%
ST1.5	32	9	4	590,250	2,361,000	350,000	25	91.37%
ST2	958	370	192	502,616	96,502,273	445,000	46	96.64%
ST2.5	10	1	0	-	-	-	0	0.00%
ST3	4	2	1	880,000	880,000	880,000	64	93.13%
VILLA	8	5	2	452,500	905,000	400,000	13	96.81%
<b>NE</b>								
BK-SP	8	4	1	243,500	243,500	243,500	55	97.60%
BLEVL	182	57	29	275,457	7,988,250	275,000	28	96.44%
BUNG	301	111	35	272,226	9,527,900	274,500	46	96.06%
BUNGH	2	0	0	-	-	-	0	0.00%
MODUL	2	2	0	-	-	-	0	0.00%
SPLT2	24	8	3	351,000	1,053,000	355,000	57	95.74%
SPLT3	16	2	2	287,500	575,000	216,000	69	92.76%
SPLT4	112	39	12	302,125	3,625,500	295,000	61	96.20%
SPLT5	0	0	1	315,000	315,000	315,000	43	96.95%
ST1.5	1	0	1	306,000	306,000	306,000	84	95.92%
ST2	417	142	53	306,980	16,269,950	302,000	51	95.83%
ST2.5	0	0	0	-	-	-	0	0.00%
ST3	1	1	0	-	-	-	0	0.00%
<b>SW</b>								
BK-SP	13	3	2	420,750	841,500	341,500	55	95.65%
BLEVL	75	28	13	376,692	4,897,000	367,000	42	96.69%
BUNG	367	140	67	477,533	31,994,700	423,500	41	96.00%
BUNGH	12	3	2	550,000	1,100,000	325,000	29	94.84%
SPLT2	83	38	8	894,125	7,153,000	500,000	35	95.70%
SPLT3	18	5	0	-	-	-	0	0.00%
SPLT4	94	33	16	435,250	6,964,000	413,000	43	97.13%
SPLT5	7	0	0	-	-	-	0	0.00%
ST1.5	24	8	6	984,333	5,906,000	710,000	57	92.20%
ST2	782	264	145	618,143	89,630,779	487,500	47	96.38%
ST2.5	10	3	0	-	-	-	0	0.00%
ST3	25	7	0	-	-	-	0	0.00%
VILLA	16	2	0	-	-	-	0	0.00%
<b>SE</b>								
BK-SP	7	2	3	362,000	1,085,999	351,000	24	98.30%
BLEVL	42	20	16	357,322	5,717,150	342,000	48	97.02%
BUNG	194	72	43	432,734	18,607,555	390,000	55	96.94%
BUNGH	2	0	0	-	-	-	0	0.00%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	63	19	7	465,000	3,255,000	415,000	67	96.63%
SPLT3	4	2	4	379,500	1,518,000	353,500	31	97.09%
SPLT4	56	20	5	439,180	2,195,900	418,000	48	98.49%
SPLT5	6	2	0	-	-	-	0	0.00%
ST1.5	8	4	1	890,000	890,000	890,000	98	97.27%
ST2	588	220	83	419,459	34,815,112	390,000	45	97.24%
ST2.5	1	0	0	-	-	-	0	0.00%
VILLA	1	1	0	-	-	-	0	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  
JULY 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
<b>NW</b>								
APART	345	111	60	248,733	14,924,007	240,000	51	96.34%
APRTM	17	2	1	182,000	182,000	182,000	94	91.05%
BK-SP	3	0	0	-	-	-	0	0.00%
BLEVL	17	8	0	-	-	-	0	0.00%
BUNG	39	10	10	296,850	2,968,500	270,000	45	96.82%
BUNGH	2	2	1	562,000	562,000	562,000	39	96.08%
LOFT	2	0	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	5	2	5	314,550	1,572,750	320,000	73	95.35%
SPLT3	2	0	1	300,000	300,000	300,000	75	95.27%
SPLT4	15	9	4	323,375	1,293,500	317,500	30	97.39%
SPLT5	7	1	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	197	87	38	309,076	11,744,900	318,000	46	97.12%
ST2.5	2	0	2	389,500	779,000	384,000	78	96.67%
ST3	13	7	4	369,125	1,476,500	380,000	44	95.34%
VILLA	6	2	1	412,000	412,000	412,000	56	96.96%
<b>NE</b>								
APART	77	34	10	181,069	1,810,686	171,786	38	96.56%
APRTM	5	2	0	-	-	-	0	0.00%
BK-SP	2	1	0	-	-	-	0	0.00%
BLEVL	6	2	2	152,750	305,500	152,500	75	96.40%
BUNG	13	7	3	238,333	715,000	256,000	56	94.78%
SPLT4	4	2	0	-	-	-	0	0.00%
ST2	98	33	12	195,067	2,340,800	184,000	53	94.86%
VILLA	2	0	0	-	-	-	0	0.00%
<b>SW</b>								
APART	915	335	119	294,894	35,092,366	264,000	49	96.05%
APRTM	41	15	5	313,980	1,569,900	298,000	51	94.56%
BK-SP	2	0	1	438,000	438,000	438,000	21	97.35%
BLEVL	12	5	0	-	-	-	0	0.00%
BUNG	32	15	16	350,563	5,609,000	331,500	43	96.65%
BUNGH	0	0	1	435,000	435,000	435,000	68	91.58%
LOFT	21	8	5	297,500	1,487,500	303,000	57	93.87%
PENTH	21	6	1	320,000	320,000	320,000	129	97.30%
SPLT2	7	2	0	-	-	-	0	0.00%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	22	12	4	292,125	1,168,500	265,500	39	97.47%
SPLT5	11	3	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	194	68	35	293,426	10,269,900	286,000	44	96.44%
ST2.5	3	0	0	-	-	-	0	0.00%
ST3	47	15	11	564,182	6,206,000	514,000	54	94.66%
VILLA	11	5	2	456,700	913,400	338,400	73	94.18%
<b>SE</b>								
APART	110	35	13	231,692	3,012,000	218,000	60	96.15%
APRTM	1	0	0	-	-	-	0	0.00%
BLEVL	1	1	2	206,000	412,000	205,000	121	93.04%
BUNG	11	6	3	287,233	861,700	280,000	106	95.28%
SPLT2	2	0	0	-	-	-	0	0.00%
SPLT3	4	1	1	203,000	203,000	203,000	18	96.67%
SPLT4	7	1	1	258,000	258,000	258,000	71	96.27%
ST2	84	28	19	255,312	4,850,936	255,500	63	96.57%
ST2.5	2	2	0	-	-	-	0	0.00%
ST3	6	2	2	374,000	748,000	317,000	30	97.16%
VILLA	2	2	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD  
COMMERCIAL SUMMARY**

**Year to Date July 31, 2010**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	9	9.11	110		
OFC	L	11	12.83	107		
RET	L	3	19.73	78		
AGR	S	16	1,896,938	111	30,351,000	85.27%
BUS	S	43	84,803	96	3,646,508	80.90%
BWP	S	9	377,667	200	3,399,000	91.08%
IND	S	35	490,472	110	17,166,513	92.39%
LAN	S	20	789,890	150	15,797,800	89.54%
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%

**Year to Date July 31, 2009**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.558	42		
BWP	L	1		94		
IND	L	13	10.078583	95		
OFC	L	17	14.992785	88		
RET	L	6	15.6078	152		
AGR	S	13	962,792	116	12,516,300	62.94%
BUS	S	47	99,162	113	4,660,626	85.81%
BWP	S	12	1,692,199	163	20,306,388	92.36%
IND	S	28	677,604	111	18,972,900	81.19%
LAN	S	16	392,769	209	5,106,000	83.68%
MFC	S	14	1,218,571	158	17,060,000	91.29%
OFC	S	12	329,250	88	3,951,000	96.50%
RET	S	8	323,625	130	2,589,000	93.57%

**CALGARY REAL ESTATE BOARD  
SINGLE FAMILY CALGARY METRO  
LONG TERM COMPARISON SUMMARY**

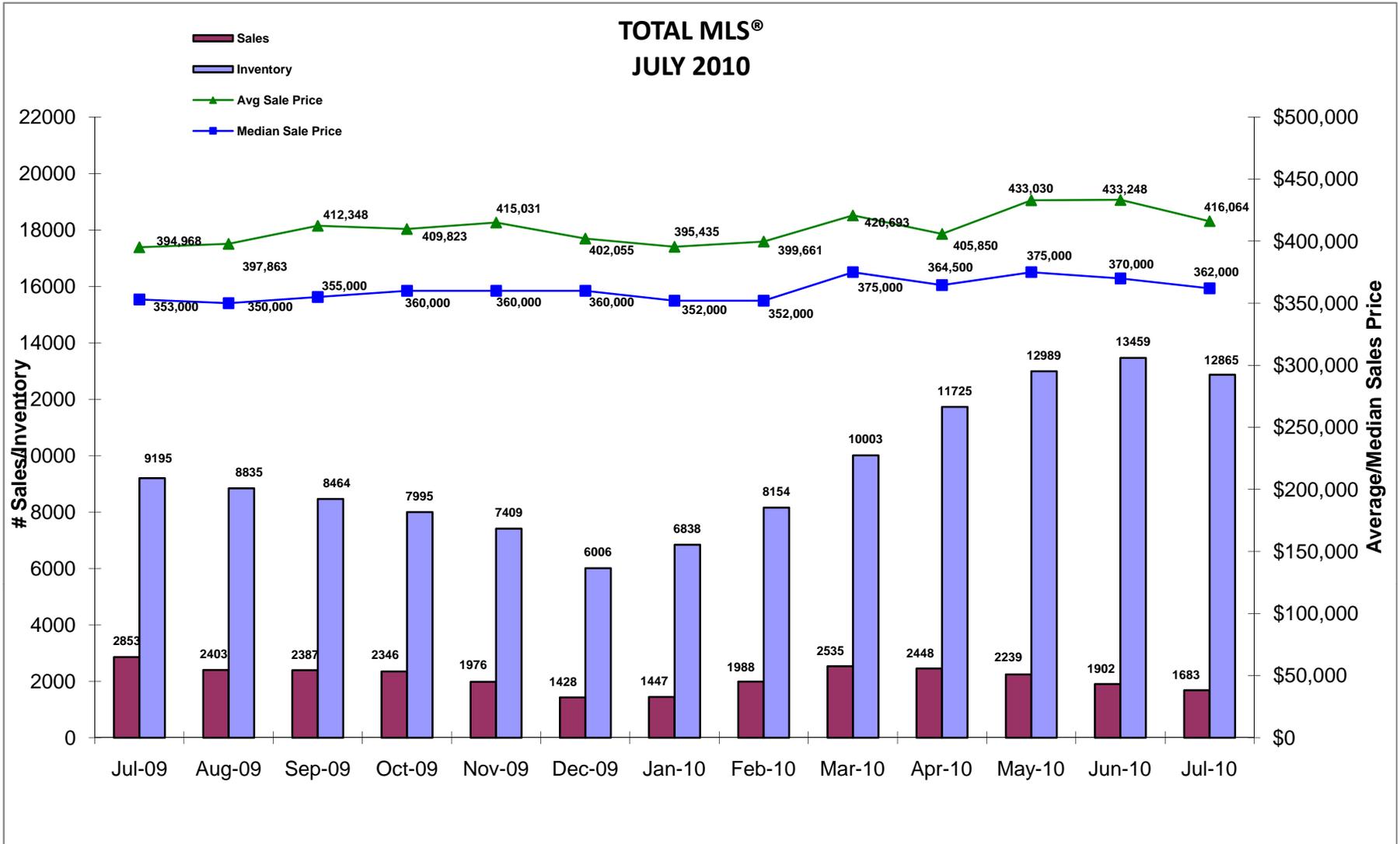
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
New Listings	2,068	2,057	2,023	2,010	2,235	2,244	2,089	1,910	1,857	1,819	1,365	806	22,459
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257	1,285	1,095	799	14,440
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085	462,465	464,444	451,349	442,327
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900	410,000	408,000	401,000	392,000
Avg DOM	62	51	48	52	45	44	43	42	40	41	42	47	45
<b>2010</b>													
New Listings	1,822	2,154	2,988	3,082	2,966	2,733	1,942						17,677
Sales	762	1,035	1,396	1,352	1,262	1,061	915						7,765
Avg Price	441,217	458,254	471,269	460,378	483,240	481,964	464,655						467,379
Median	398,000	411,000	423,000	417,000	420,000	418,900	400,000						415,000
Avg DOM	43	34	33	36	38	39	45						38

**CALGARY REAL ESTATE BOARD  
CONDOMINIUM CALGARY METRO  
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
New Listings	941	892	903	967	998	927	918	832	940	859	705	444	10,323
Sales	225	343	446	579	653	738	702	632	580	601	504	341	6,328
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253	289,155	294,264	288,640	283,734
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000	263,500	264,900	265,000	260,000
Avg DOM	64	51	56	58	51	51	50	57	43	44	46	47	50
<b>2010</b>													
New Listings	951	1,109	1,376	1,335	1,221	1,084	890						7,967
Sales	376	536	609	639	518	445	396						3,517
Avg Price	282,639	282,880	296,600	289,588	304,662	292,238	291,168						291,790
Median	265,000	265,900	275,000	267,500	279,900	269,900	268,000						270,000
Avg DOM	50	43	39	41	43	46	51						44

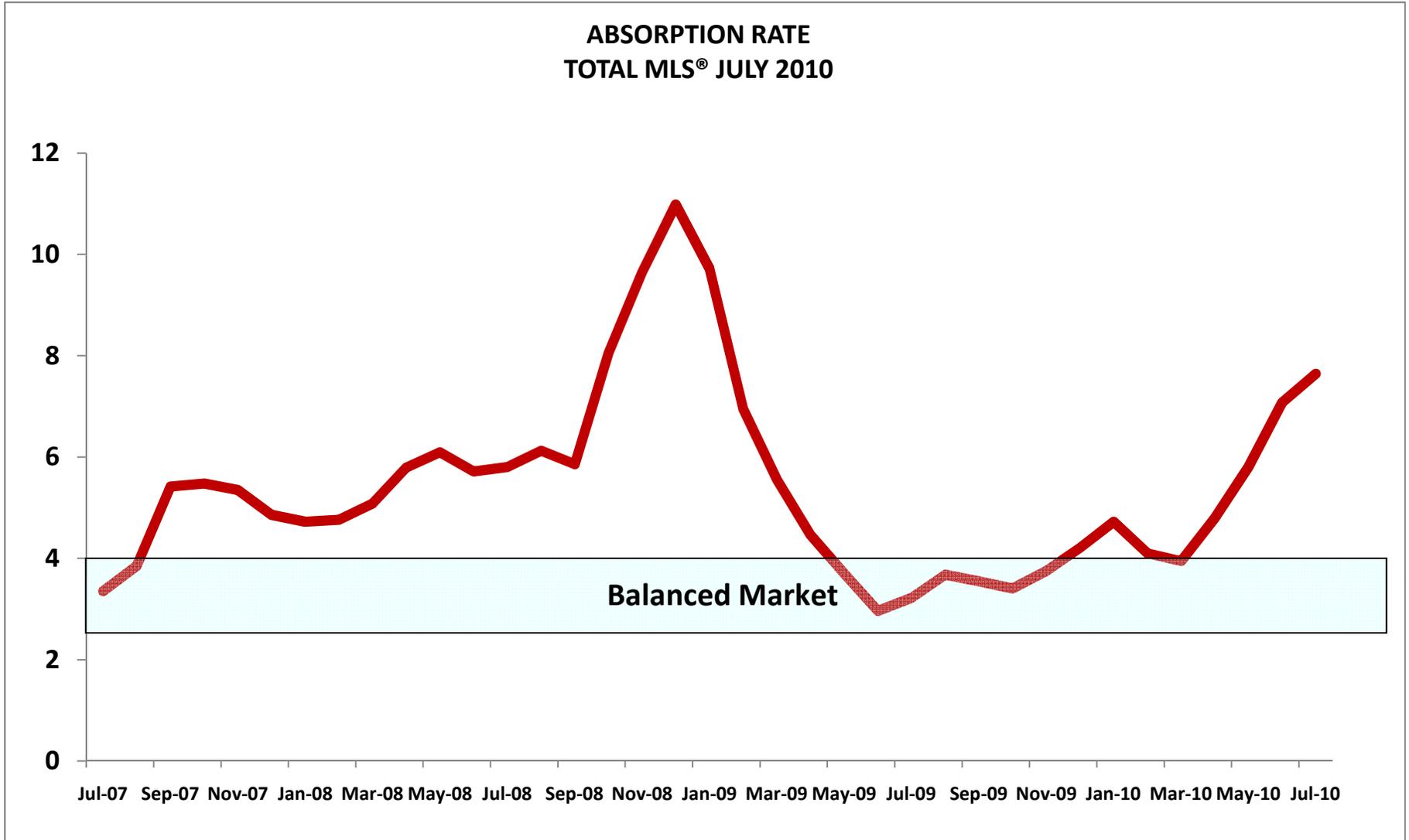
# CALGARY REAL ESTATE BOARD

## TOTAL MLS® JULY 2010

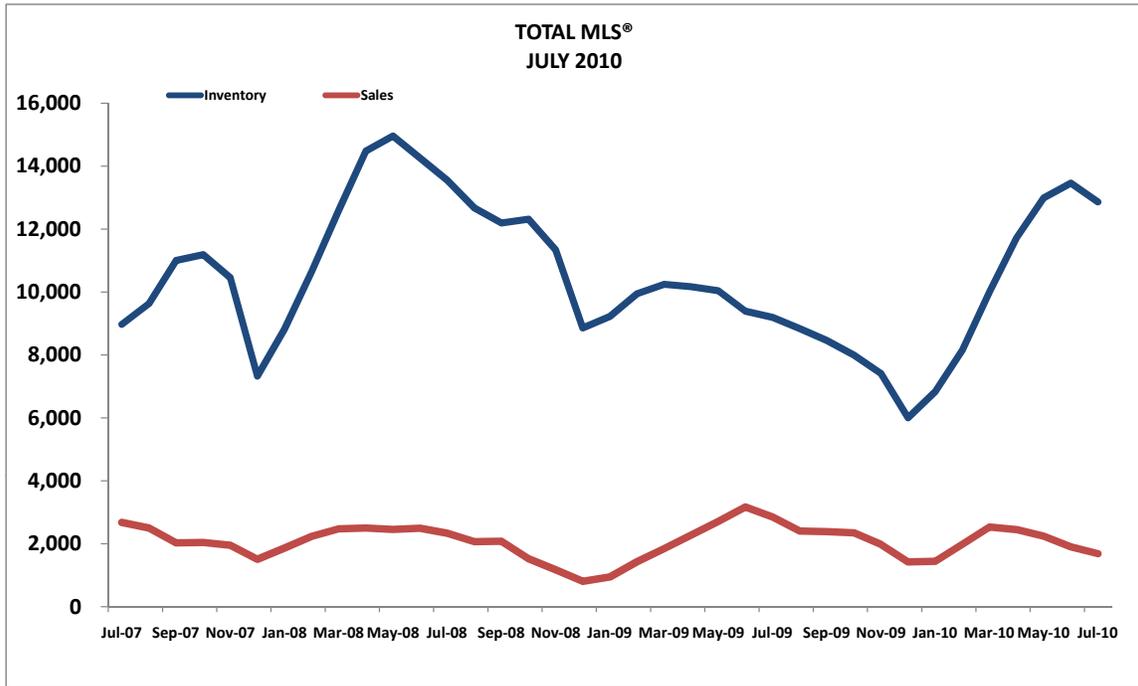


CALGARY REAL ESTATE BOARD

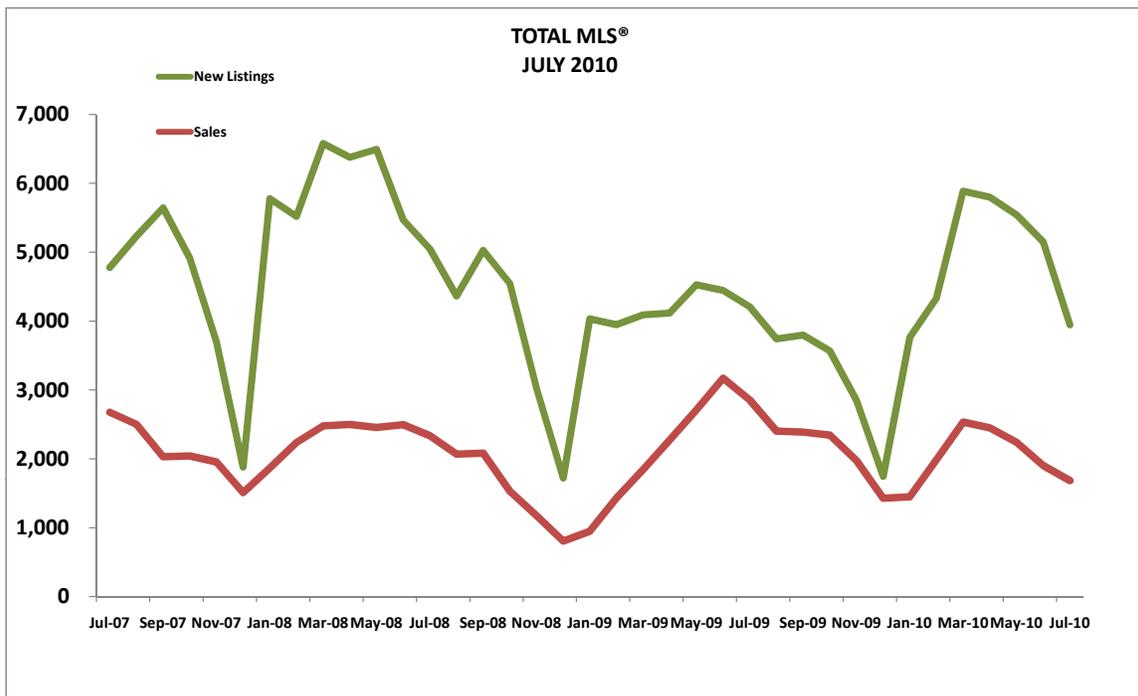
ABSORPTION RATE  
TOTAL MLS® JULY 2010



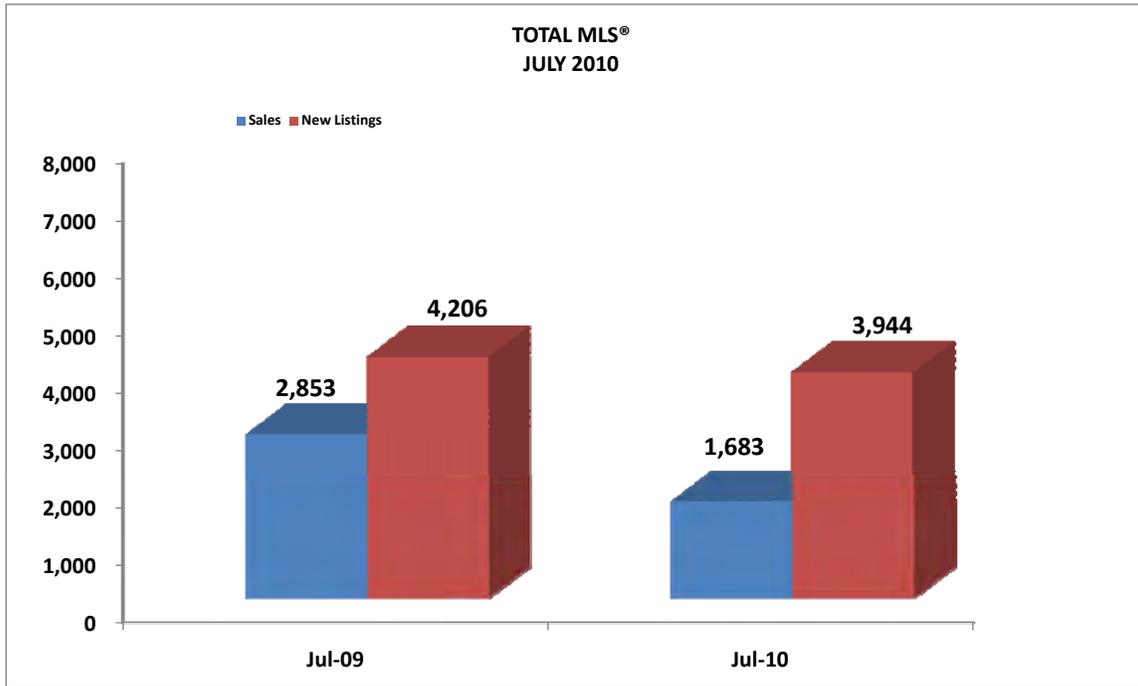
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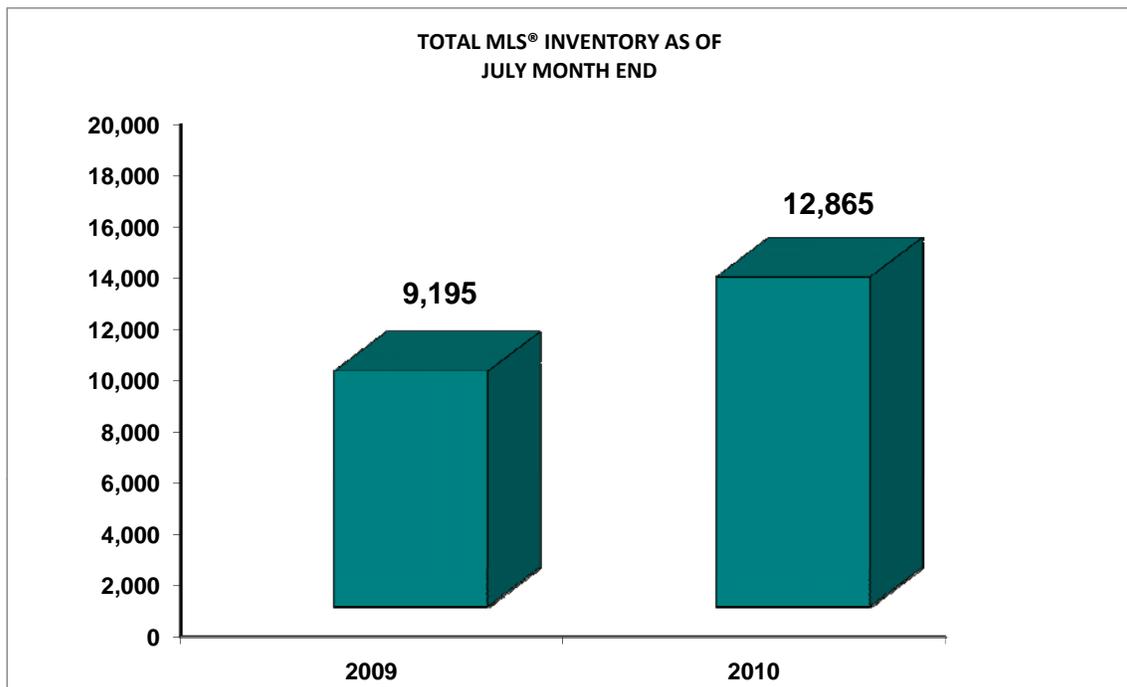
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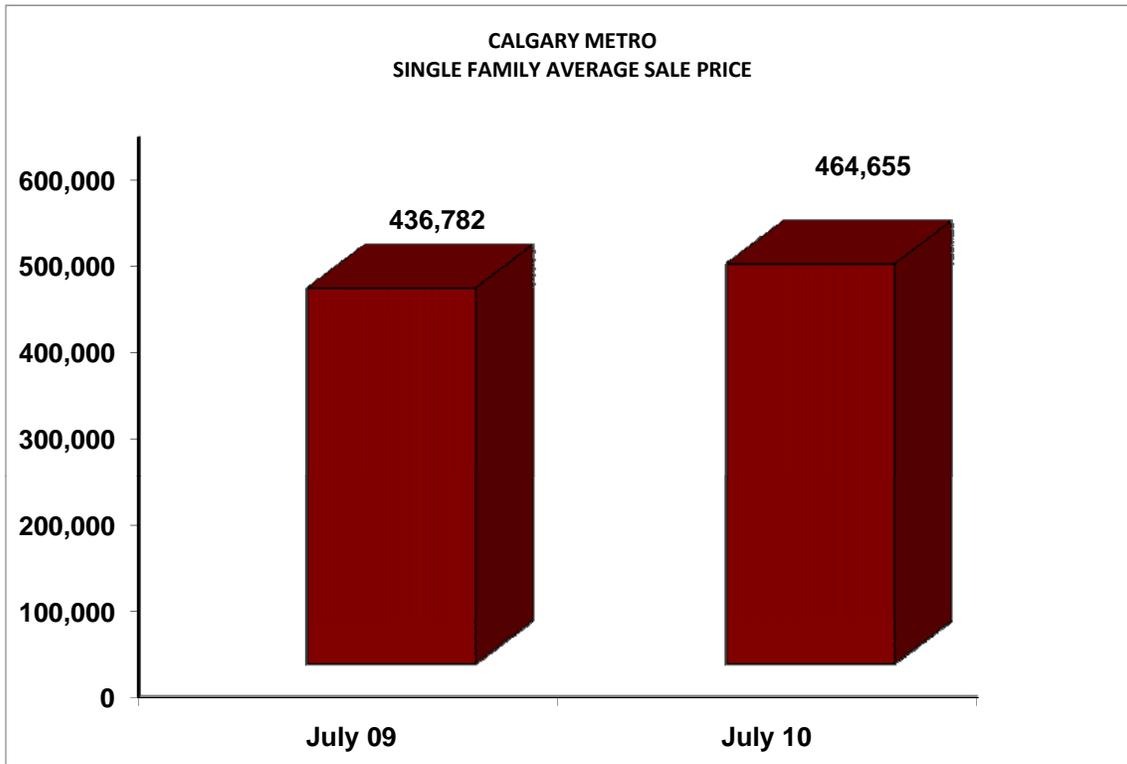
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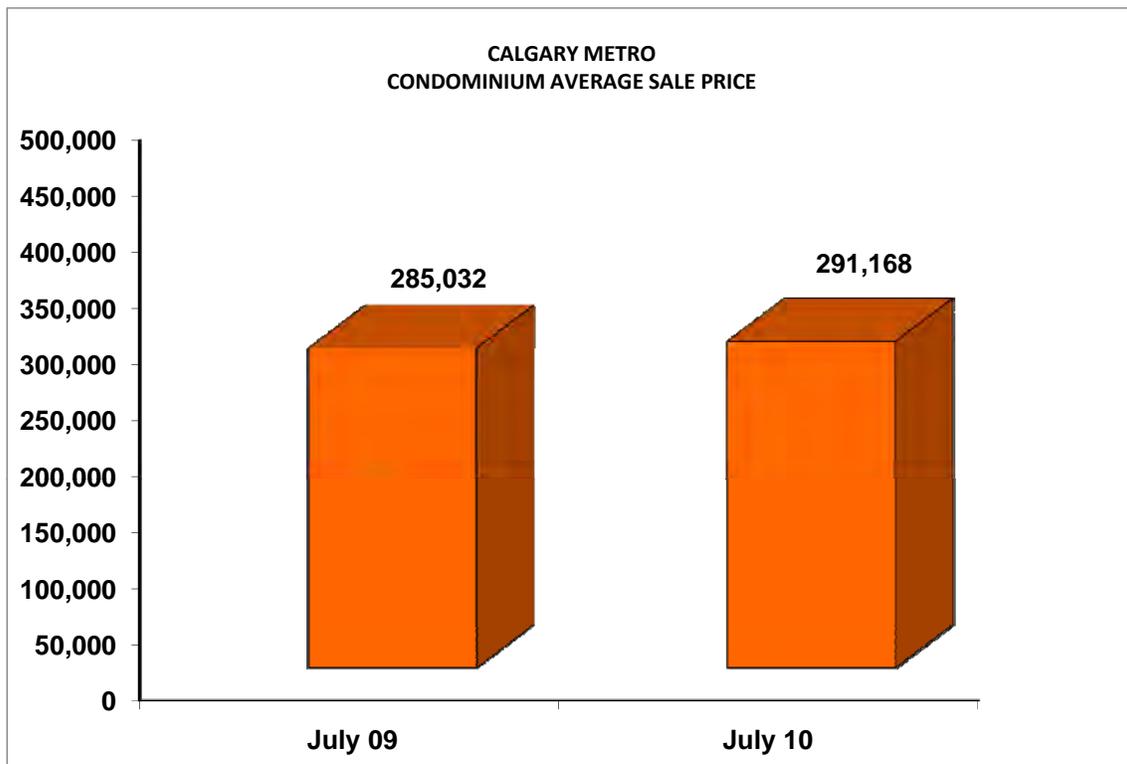
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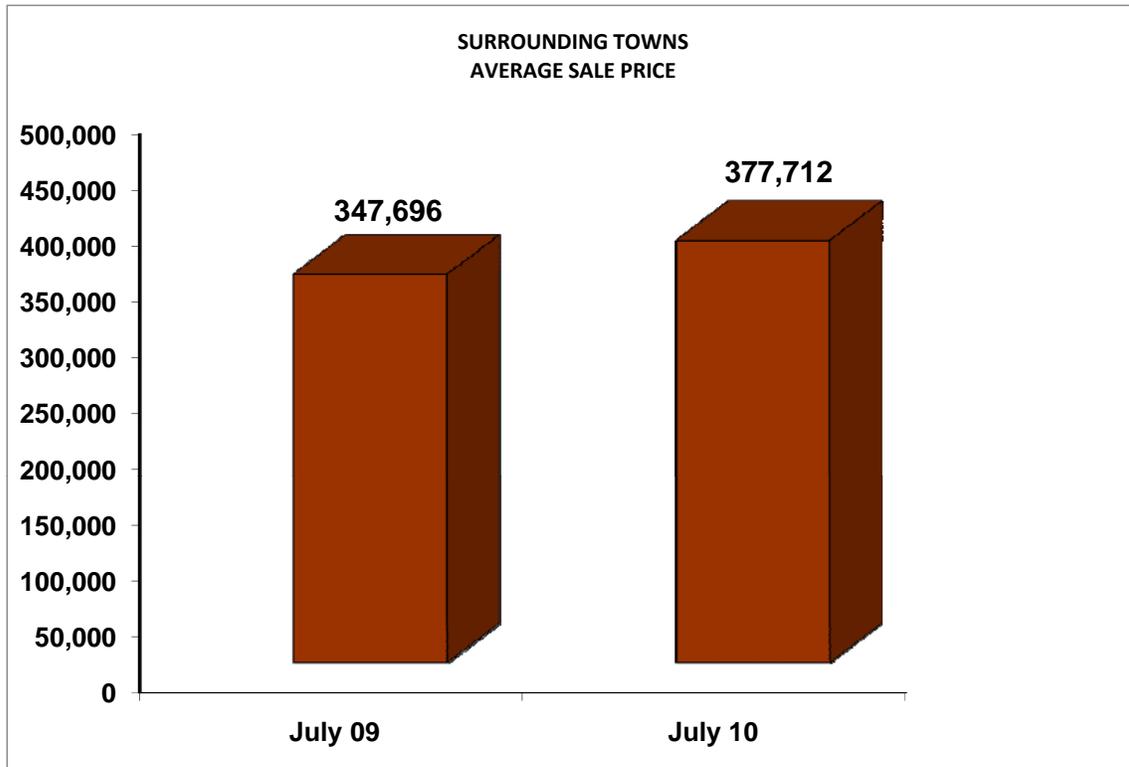
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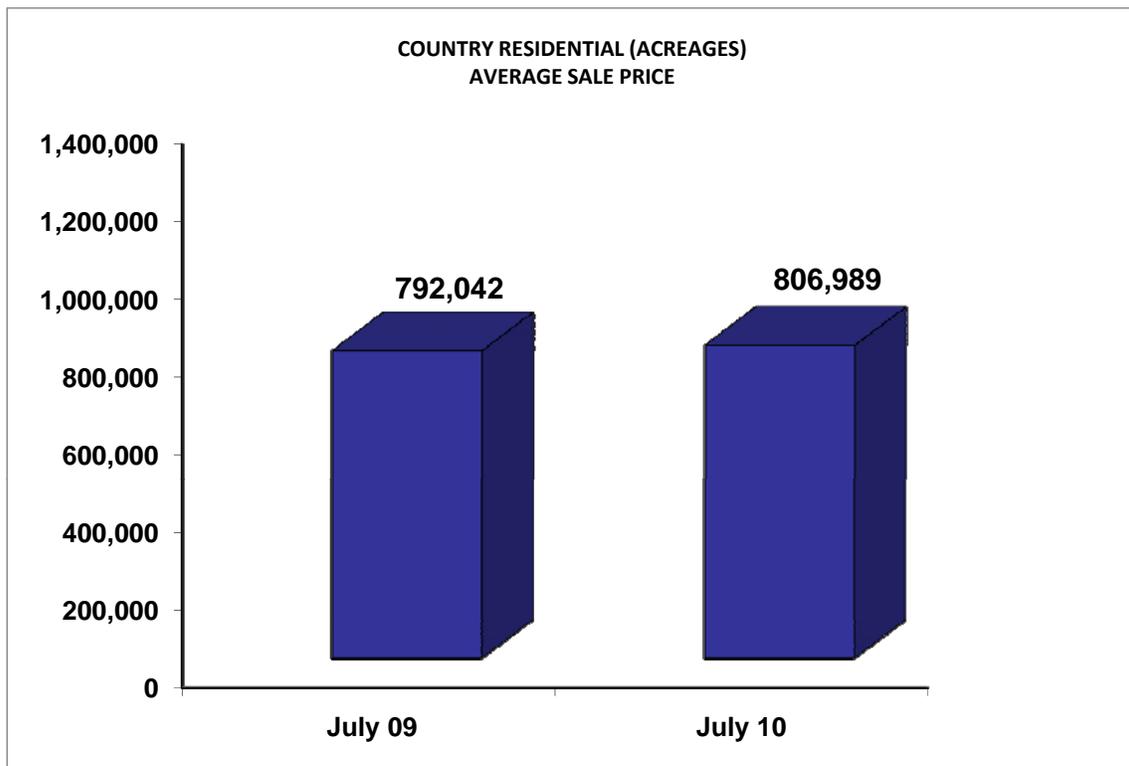
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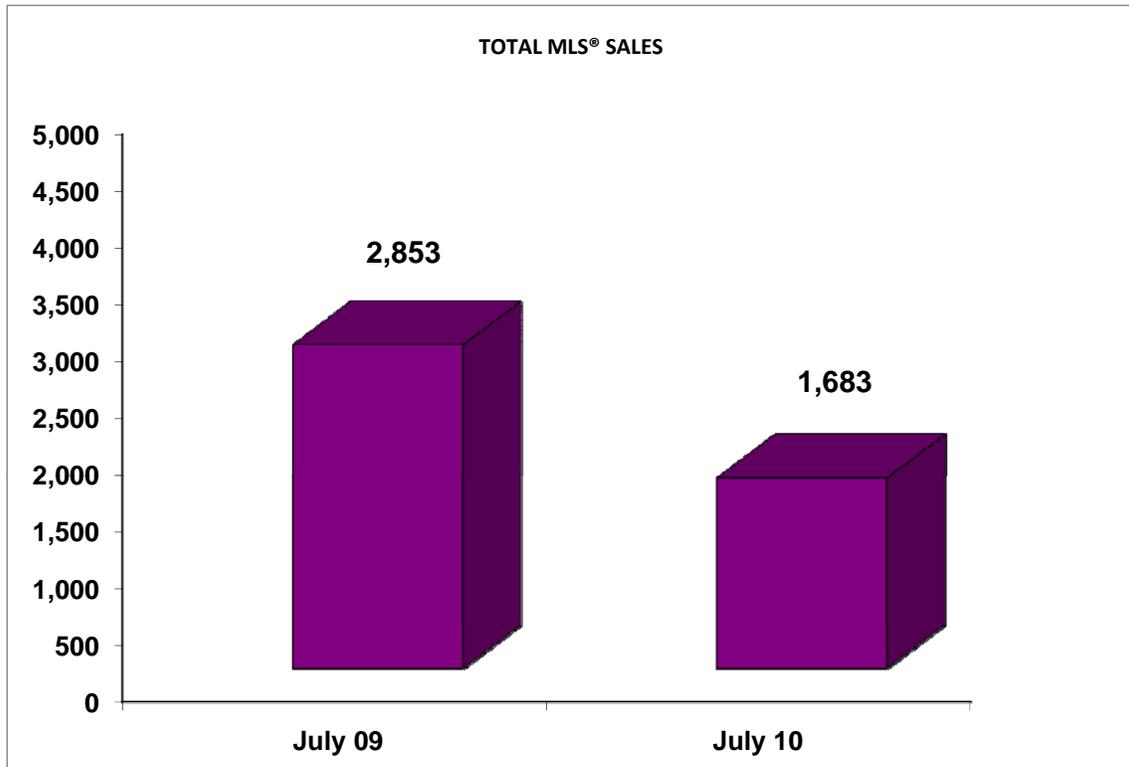
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