

SELLERS ARE WAITING TOO LONG TO MAKE A DESIRABLE SALE

Calgary, September 2, 2008 – Calgary’s MLS® market, new Listing added, continue to decrease with sales down slightly for the month of August. Many buyers and sellers may still be enjoying holidays, or are just now getting ready for back-to-school, so this is quite normal for this time of year. The numbers still tell the story of a continuation in the buyer’s market trend, and that we are slowly moving toward a more balanced market, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of August totaled 2,270, a decrease of 20 per cent from August 2007, when new listing added totaled 2,837 and a decrease of 11.3 per cent from last month, when new listings coming to the market were 2,559. Calgary metro condominium new listings added in August 2008 were 1,054, showing a decrease of 11.1 per cent from the 1,186 new condominium listings added in August 2007 and a decrease of 11 per cent from last month’s condominium listings of 1,183.

Single family Calgary metro sales for the month of August came in at 1,170, showing a decrease of 11 per cent from the 1,314 sales in August 2007 and showing a decrease of 10.9 per cent from last month’s sales of 1,313. Condominium sales for the month of August were 495, a decrease of 17.2 per cent from the 598 condominium sales recorded in August 2007 and showing a decrease of 7.5 percent from July 2008 when 535 condominiums changed hands.

“The market is different now than it was two years ago, or even one year ago. Sellers really need to be aware of their price point in this market; that critical first listing price must be competitive, or the property will remain on the market longer than expected and may be subject to price reductions. The median price is under \$400,000 for the first time since January of 2007, when it was \$380,000, which may indicate that properties are being reduced in price and that some sellers have waited too long to reap the benefits of a speedy

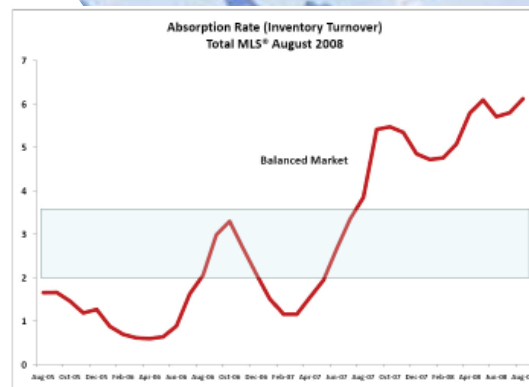
and desirable sale. The benefits are still in favour of the buyer at the moment, so if you’re looking at buying, you will be pleased at the selection of homes and reasonable prices,” explained, Ed Jensen, President of the Calgary Real Estate Board.

The median price of a single family Calgary metro home in August 2008 was \$398,000, showing a decrease of 7.4 per cent from August 2007, when the median price was \$430,000 and down 2.6 per cent from last month when the median price was \$408,500. 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.

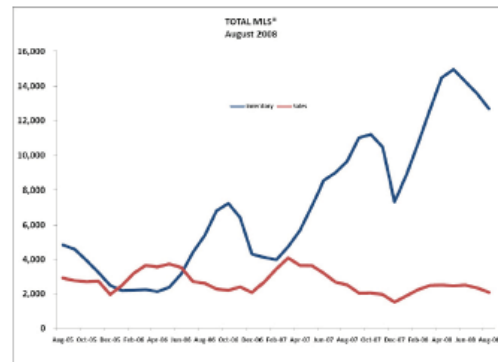
The average price of a single family Calgary metro home in August 2008 was \$440,625, showing a decrease of 9.3 per cent from August 2007, when the average price was \$485,914. The average price of a Calgary metro condominium was \$287,832, showing a 10.3 per cent decrease from August 2007 when the average price was \$320,790. 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.

The Calgary Real Estate Board is a professional body of 5,795 licensed brokers and registered associates, representing 263 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 www.creb.com.

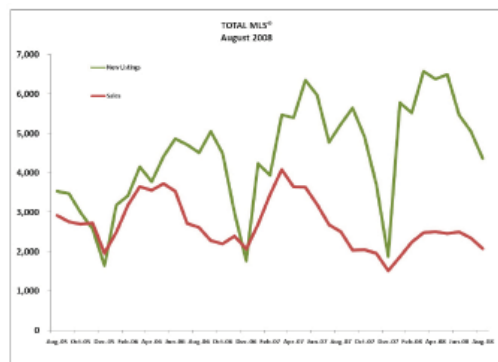
Absorption Rate



Total MLS® Sales and Inventory



Total MLS® Sales and Listings



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR AUGUST 2008**

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>** 2008 YTD</u>	<u>**2007 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	5,541	4,821	14.93%	n/a	n/a	n/a
New Listings Added	2,270	2,837	-19.99%	23,909	23,098	3.51%
Sales	1,170	1,314	-10.96%	10,377	14,326	-27.57%
Avg DOM Sold	52	39	33.33%	45	30	50.00%
Avg DOM Active	56	41	36.59%	56	41	36.59%
Average Sale Price	440,625	485,914	-9.32%	466,677	476,241	-2.01%
Median Price	398,000	430,000	-7.44%	414,500	425,000	-2.47%
Total Sales	515,531,623	638,491,049	-19.26%	4,842,704,343	6,821,679,062	-29.01%
Sales \$/List \$	96.38%	97.35%	-0.99%	96.91%	98.15%	-1.26%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,699	1,855	45.50%	n/a	n/a	n/a
New Listings Added	1,054	1,186	-11.13%	10,715	9,184	16.67%
Sales	495	598	-17.22%	4,314	6,367	-32.24%
Avg DOM Sold	58	35	65.71%	49	28	75.00%
Avg DOM Active	57	38	50.00%	57	38	50.00%
Average Sale Price	287,832	320,790	-10.27%	307,640	315,775	-2.58%
Median Price	268,500	301,000	-10.80%	285,000	295,000	-3.39%
Total Sales	142,476,969	191,832,458	-25.73%	1,327,160,436	2,010,225,697	-33.98%
Sales \$/List \$	96.60%	97.93%	-1.35%	96.97%	98.42%	-1.47%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,779	1,763	57.63%	n/a	n/a	n/a
New Listings Added	757	848	-10.73%	7,849	6,428	22.11%
Sales	317	455	-30.33%	2,923	4,045	-27.74%
Avg DOM Sold	77	50	54.00%	64	41	56.10%
Avg DOM Active	79	56	41.07%	79	56	41.07%
Average Sale Price	371,479	395,301	-6.03%	379,981	371,156	2.38%
Median Price	350,000	362,000	-3.31%	350,000	345,000	1.45%
Total Sales	117,758,897	179,861,770	-34.53%	1,110,685,754	1,501,324,641	-26.02%
Sales \$/List \$	96.56%	97.43%	-0.89%	96.76%	98.15%	-1.42%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,006	743	35.40%	n/a	n/a	n/a
New Listings Added	187	239	-21.76%	2,005	1,645	21.88%
Sales	63	79	-20.25%	504	609	-17.24%
Avg DOM Sold	82	65	26.15%	79	63	25.40%
Avg DOM Active	97	73	32.88%	97	73	32.88%
Average Sale Price	818,934	825,859	-0.84%	827,679	831,579	-0.47%
Median Price	790,000	749,000	5.47%	749,500	749,000	0.07%
Total Sales	51,592,825	65,242,887	-20.92%	417,150,375	506,431,867	-17.63%
Sales \$/List \$	95.01%	95.27%	-0.27%	94.81%	96.06%	-1.30%
<u>RURAL LAND</u>						
Month End Inventory	570	404	41.09%	n/a	n/a	n/a
New Listings Added	74	88	-15.91%	882	743	18.71%
Sales	16	34	-52.94%	167	289	-42.21%
Avg DOM Sold	103	89	15.73%	99	95	4.21%
Avg DOM Active	126	95	32.63%	126	95	32.63%
Average Sale Price	569,398	313,924	81.38%	485,142	509,583	-4.80%
Median Price	354,375	240,000	47.66%	362,000	365,000	-0.82%
Total Sales	9,110,375	10,673,399	-14.64%	81,018,659	147,269,629	-44.99%
Sales \$/List \$	89.82%	93.17%	-3.59%	91.55%	94.60%	-3.23%
<u>TOTAL MLS®*</u>						
Month End Inventory	12,673	9,634	31.54%	n/a	n/a	n/a
New Listings Added	4,364	5,230	-16.56%	45,610	41,349	10.30%
Sales	2,069	2,501	-17.27%	18,382	25,798	-28.75%
Avg DOM Sold	58	42	38.10%	50	33	51.52%
Avg DOM Active	68	48	41.67%	68	48	41.67%
Average Sale Price	404,536	435,008	-7.00%	423,605	426,372	-0.65%
Median Price	360,000	386,900	-6.95%	376,000	380,000	-1.05%
Total Sales	836,984,589	1,087,953,863	-23.07%	7,786,704,817	10,998,277,290	-29.20%
Sales \$/List \$	96.28%	97.29%	-1.04%	96.72%	98.05%	-1.35%

*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
AUGUST 2008**

	Aug-08				Aug-07			
SINGLE FAMILY	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	3	0.26%	26	0.25%	1	0.08%	18	0.13%
200,000 - 299,999	109	9.32%	619	5.97%	54	4.12%	758	5.30%
300,000 - 349,999	246	21.03%	1,727	16.64%	172	13.11%	2,091	14.61%
350,000 - 399,999	232	19.83%	2,242	21.61%	274	20.88%	2,997	20.94%
400,000 - 449,999	211	18.03%	1,849	17.82%	229	17.45%	2,593	18.12%
450,000 - 499,999	124	10.60%	1,284	12.37%	179	13.64%	1,864	13.02%
500,000 - 549,999	73	6.24%	749	7.22%	123	9.38%	1,174	8.20%
550,000 - 599,999	47	4.02%	499	4.81%	69	5.26%	788	5.51%
600,000 - 649,999	27	2.31%	339	3.27%	59	4.50%	515	3.60%
650,000 - 699,999	29	2.48%	225	2.17%	38	2.90%	347	2.42%
700,000 - 799,999	29	2.48%	316	3.05%	43	3.28%	433	3.03%
800,000 - 899,999	14	1.20%	155	1.49%	18	1.37%	249	1.74%
900,000 - 999,999	2	0.17%	65	0.63%	15	1.14%	134	0.94%
OVER 1,000,000	24	2.05%	282	2.72%	38	2.90%	350	2.45%
	1,170		10,377		1,312		14,311	
CONDO								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
100,000 - 199,999	22	4.44%	164	3.80%	10	1.67%	210	3.30%
200,000 - 299,999	319	64.44%	2,359	54.68%	277	46.32%	3,162	49.67%
300,000 - 349,999	75	15.15%	891	20.65%	164	27.42%	1,467	23.04%
350,000 - 399,999	42	8.48%	402	9.32%	70	11.71%	713	11.20%
400,000 - 449,999	17	3.43%	203	4.71%	24	4.01%	332	5.22%
450,000 - 499,999	9	1.82%	118	2.74%	20	3.34%	192	3.02%
500,000 - 549,999	3	0.61%	55	1.27%	12	2.01%	97	1.52%
550,000 - 599,999	2	0.40%	35	0.81%	3	0.50%	58	0.91%
600,000 - 649,999	3	0.61%	18	0.42%	9	1.51%	34	0.53%
650,000 - 699,999	1	0.20%	21	0.49%	3	0.50%	33	0.52%
700,000 - 799,999	-	0.00%	13	0.30%	4	0.67%	32	0.50%
800,000 - 899,999	1	0.20%	10	0.23%	1	0.17%	13	0.20%
900,000 - 999,999	-	0.00%	4	0.09%	1	0.17%	6	0.09%
OVER 1,000,000	1	0.20%	21	0.49%	-	0.00%	15	0.24%
	495		4,314		598		6,365	

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**CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
AUGUST 2008**

TOWNS	Month	Aug-08			Aug-07			
		**Y.T.D.		**Y.T.D.				
0 - 99,999	6	1.89%	38	1.30%	8	1.76%	75	1.86%
100,000 - 199,999	21	6.62%	206	7.05%	25	5.51%	296	7.32%
200,000 - 299,999	76	23.97%	649	22.20%	97	21.37%	1,065	26.34%
300,000 - 349,999	51	16.09%	526	18.00%	76	16.74%	660	16.32%
350,000 - 399,999	57	17.98%	497	17.00%	73	16.08%	667	16.50%
400,000 - 449,999	39	12.30%	377	12.90%	48	10.57%	445	11.01%
450,000 - 499,999	27	8.52%	213	7.29%	48	10.57%	315	7.79%
500,000 - 549,999	10	3.15%	131	4.48%	28	6.17%	156	3.86%
550,000 - 599,999	8	2.52%	67	2.29%	13	2.86%	108	2.67%
600,000 - 649,999	6	1.89%	50	1.71%	6	1.32%	53	1.31%
650,000 - 699,999	3	0.95%	27	0.92%	5	1.10%	49	1.21%
700,000 - 799,999	4	1.26%	46	1.57%	11	2.42%	46	1.14%
800,000 - 899,999	2	0.63%	32	1.09%	4	0.88%	32	0.79%
900,000 - 999,999	3	0.95%	25	0.86%	4	0.88%	19	0.47%
OVER 1,000,000	4	1.26%	39	1.33%	8	1.76%	57	1.41%
	317		2,923		454		4,043	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.20%	-	0.00%	10	1.65%
100,000 - 199,999	1	1.59%	13	2.58%	5	6.58%	22	3.64%
200,000 - 299,999	3	4.76%	26	5.16%	3	3.95%	22	3.64%
300,000 - 349,999	1	1.59%	16	3.17%	1	1.32%	18	2.98%
350,000 - 399,999	2	3.17%	15	2.98%	6	7.89%	33	5.45%
400,000 - 449,999	3	4.76%	31	6.15%	5	6.58%	19	3.14%
450,000 - 499,999	6	9.52%	21	4.17%	-	0.00%	27	4.46%
500,000 - 549,999	-	0.00%	26	5.16%	4	5.26%	23	3.80%
550,000 - 599,999	2	3.17%	22	4.37%	3	3.95%	26	4.30%
600,000 - 649,999	4	6.35%	25	4.96%	5	6.58%	28	4.63%
650,000 - 699,999	4	6.35%	27	5.36%	5	6.58%	43	7.11%
700,000 - 799,999	6	9.52%	61	12.10%	5	6.58%	70	11.57%
800,000 - 899,999	6	9.52%	57	11.31%	7	9.21%	63	10.41%
900,000 - 999,999	10	15.87%	43	8.53%	4	5.26%	49	8.10%
OVER 1,000,000	15	23.81%	120	23.81%	23	30.26%	152	25.12%
	63		504		76		605	

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CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
AUGUST 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	7	2	2	329,000	658,000	293,000	50	97.51%
BLEVL	136	61	41	367,395	15,063,183	346,000	40	97.40%
BUNG	475	187	85	415,872	35,349,085	395,000	55	95.91%
BUNGH	25	12	3	485,000	1,455,000	505,000	55	98.32%
BUNGS	0	0	1	331,500	331,500	331,500	22	97.50%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	96	39	25	466,500	11,662,500	440,000	61	96.31%
SPLT3	12	4	2	320,500	641,000	308,000	57	98.18%
SPLT4	84	35	19	381,947	7,257,000	380,000	47	96.53%
SPLT5	3	2	2	452,000	904,000	395,000	63	95.29%
ST1.5	51	18	7	499,571	3,497,000	400,000	39	95.61%
ST2	994	403	208	461,093	95,907,278	429,998	49	97.13%
ST2.5	11	3	4	1,002,500	4,010,000	805,000	50	91.37%
ST3	13	1	2	1,013,750	2,027,500	1,012,500	72	94.97%
VILLA	2	0	0	-	-	-	0	0.00%
NE								
BK-SP	11	4	2	289,850	579,700	280,000	39	96.65%
BLEVL	199	80	43	322,822	13,881,350	311,000	39	95.98%
BUNG	258	111	67	308,455	20,666,500	310,000	60	95.45%
BUNGH	1	1	0	-	-	-	0	0.00%
SPLT2	17	5	2	395,128	790,255	379,000	81	94.45%
SPLT3	13	3	4	315,250	1,261,000	293,500	41	97.84%
SPLT4	108	40	21	323,833	6,800,500	319,000	61	95.76%
SPLT5	0	0	1	340,000	340,000	340,000	49	98.55%
ST1.5	2	0	0	-	-	-	0	0.00%
ST2	415	158	66	321,764	21,236,441	315,000	57	96.24%
SW								
BK-SP	13	3	4	342,125	1,368,500	302,500	54	96.80%
BLEVL	61	25	12	370,833	4,450,000	355,000	42	96.34%
BUNG	399	160	78	480,862	37,507,200	450,000	55	96.13%
BUNGH	22	3	1	500,000	500,000	500,000	72	95.24%
SPLT2	78	35	20	489,120	9,782,400	492,000	51	97.33%
SPLT3	13	5	4	499,375	1,997,500	420,000	61	96.52%
SPLT4	67	33	18	399,133	7,184,400	350,000	54	96.84%
SPLT5	14	1	0	-	-	-	0	0.00%
ST1.5	19	6	4	595,000	2,380,000	530,000	53	96.61%
ST2	934	386	163	587,171	95,708,860	474,000	50	95.47%
ST2.5	12	4	0	-	-	-	0	0.00%
ST3	21	4	1	1,325,000	1,325,000	1,325,000	90	94.98%
VILLA	2	2	1	765,571	765,571	765,571	0	100.00%
SE								
BK-SP	6	3	3	380,417	1,141,250	374,250	71	97.15%
BLEVL	56	25	15	338,533	5,078,000	330,000	49	96.39%
BUNG	202	93	43	411,972	17,714,800	365,000	54	96.48%
BUNGH	0	1	0	-	-	-	0	0.00%
SPLT2	74	33	25	472,305	11,807,632	452,632	53	96.40%
SPLT3	8	2	5	348,000	1,740,000	336,500	26	98.32%
SPLT4	49	20	15	400,620	6,009,300	378,000	48	96.89%
SPLT5	2	1	0	-	-	-	0	0.00%
ST1.5	5	2	2	286,750	573,500	248,500	124	95.46%
ST2	501	236	144	433,878	62,478,418	408,000	51	97.36%
ST2.5	7	6	1	500,000	500,000	500,000	88	98.23%
VILLA	2	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
AUGUST 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	314	100	64	268,195	17,164,450	254,000	76	96.75%
APRTM	40	19	5	298,700	1,493,500	309,000	96	93.16%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	21	9	4	328,125	1,312,500	220,000	63	96.40%
BUNG	74	32	6	264,500	1,587,000	246,000	42	96.69%
BUNGH	1	1	0	-	-	-	0	0.00%
LOFT	3	1	0	-	-	-	0	0.00%
PENTH	4	2	1	300,000	300,000	300,000	46	96.81%
SPLT2	12	4	0	-	-	-	0	0.00%
SPLT3	4	1	2	392,750	785,500	387,500	52	96.04%
SPLT4	9	6	3	338,833	1,016,500	329,000	44	97.76%
SPLT5	3	2	1	290,000	290,000	290,000	37	96.99%
ST1.5	2	0	0	-	-	-	0	0.00%
ST2	209	97	55	314,856	17,317,088	295,000	54	96.92%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	12	5	0	-	-	-	0	0.00%
VILLA	5	0	1	375,000	375,000	375,000	87	89.39%
NE								
APART	83	28	12	205,417	2,465,000	215,000	60	95.31%
APRTM	20	6	0	-	-	-	0	0.00%
BLEVL	6	2	0	-	-	-	0	0.00%
BUNG	13	6	3	236,167	708,500	228,500	40	96.31%
SPLT2	0	0	1	250,500	250,500	250,500	77	96.38%
SPLT4	9	5	1	215,000	215,000	215,000	49	95.60%
ST2	114	36	26	236,135	6,139,500	247,000	52	96.06%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	1	1	0	-	-	-	0	0.00%
VILLA	3	0	1	249,500	249,500	249,500	41	94.19%
SW								
APART	882	335	133	271,811	36,150,825	259,000	55	96.67%
APRTM	59	24	9	291,972	2,627,749	277,000	55	96.46%
BLEVL	13	11	4	228,000	912,000	212,000	40	96.08%
BUNG	128	44	17	243,794	4,144,500	240,000	62	96.24%
BUNGH	2	0	1	347,000	347,000	347,000	33	96.42%
LOFT	26	11	3	464,333	1,393,000	405,000	36	95.75%
PENTH	17	10	2	296,875	593,750	250,000	48	98.98%
SPLT2	6	3	2	293,750	587,500	279,000	41	97.93%
SPLT3	3	1	0	-	-	-	0	0.00%
SPLT4	22	6	4	325,625	1,302,500	305,000	76	96.87%
SPLT5	11	4	1	310,000	310,000	310,000	74	97.03%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	250	101	46	339,506	15,617,286	300,000	61	96.35%
ST2.5	7	3	0	-	-	-	0	0.00%
ST3	45	22	7	534,743	3,743,200	483,800	65	96.76%
VILLA	15	8	2	520,000	1,040,000	490,000	29	94.64%
SE								
APART	111	43	35	263,460	9,221,095	240,000	47	96.70%
APRTM	6	3	2	268,750	537,500	237,500	108	97.76%
BLEVL	7	3	2	205,250	410,500	193,500	65	97.32%
BUNG	24	9	5	363,780	1,818,900	375,000	56	96.32%
BUNGH	1	2	0	-	-	-	0	0.00%
PENTH	1	1	2	241,000	482,000	237,000	37	95.29%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	5	2	2	314,000	628,000	238,000	40	96.04%
SPLT4	5	1	1	385,000	385,000	385,000	68	98.74%
SPLT5	1	3	1	306,000	306,000	306,000	16	98.74%
ST2	78	35	24	288,090	6,914,150	290,000	53	97.57%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	1	1	4	333,744	1,334,976	298,000	33	98.61%
VILLA	1	1	0	-	-	-	0	0.00%

CREB® Stats
Calgary Commercial Summary
Year to Date August 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	12	10.35	71		
OFC	L	11	13.74	70		
RET	L	8	15.16	99		
AGR	S	18	1,161,872.22	124	20,913,700	89.21%
BUS	S	70	97,267.14	106	6,808,700	86.96%
BWP	S	19	1,055,578.95	168	20,056,000	91.98%
IND	S	47	925,638.74	85	43,505,021	98.37%
LAN	S	28	1,729,317.86	124	48,420,900	86.69%
MFC	S	16	1,143,462.50	75	18,295,400	96.27%
OFC	S	10	595,900.00	108	5,959,000	86.60%
RET	S	28	512,130.25	174	14,339,647	91.79%
Total YTD 2008		267			150,575,968	

Year to Date August 31, 2007

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	10	9.24	66		
OFC	L	9	11.27	323		
RET	L	10	16.59	202		
AGR	S	34	1,941,392.65	83	66,007,350	95.10%
BUS	S	73	107,543.63	114	7,850,685	85.97%
BWP	S	37	720,783.78	146	26,669,000	91.39%
IND	S	50	698,736.42	107	34,936,821	96.73%
LAN	S	56	1,974,553.82	182	110,575,014	91.30%
MFC	S	30	1,089,100.27	55	32,673,008	97.86%
OFC	S	21	489,680.00	75	10,283,280	96.20%
RET	S	33	595,942.97	109	19,666,118	94.94%
Total YTD 2007		363			234,803,241	

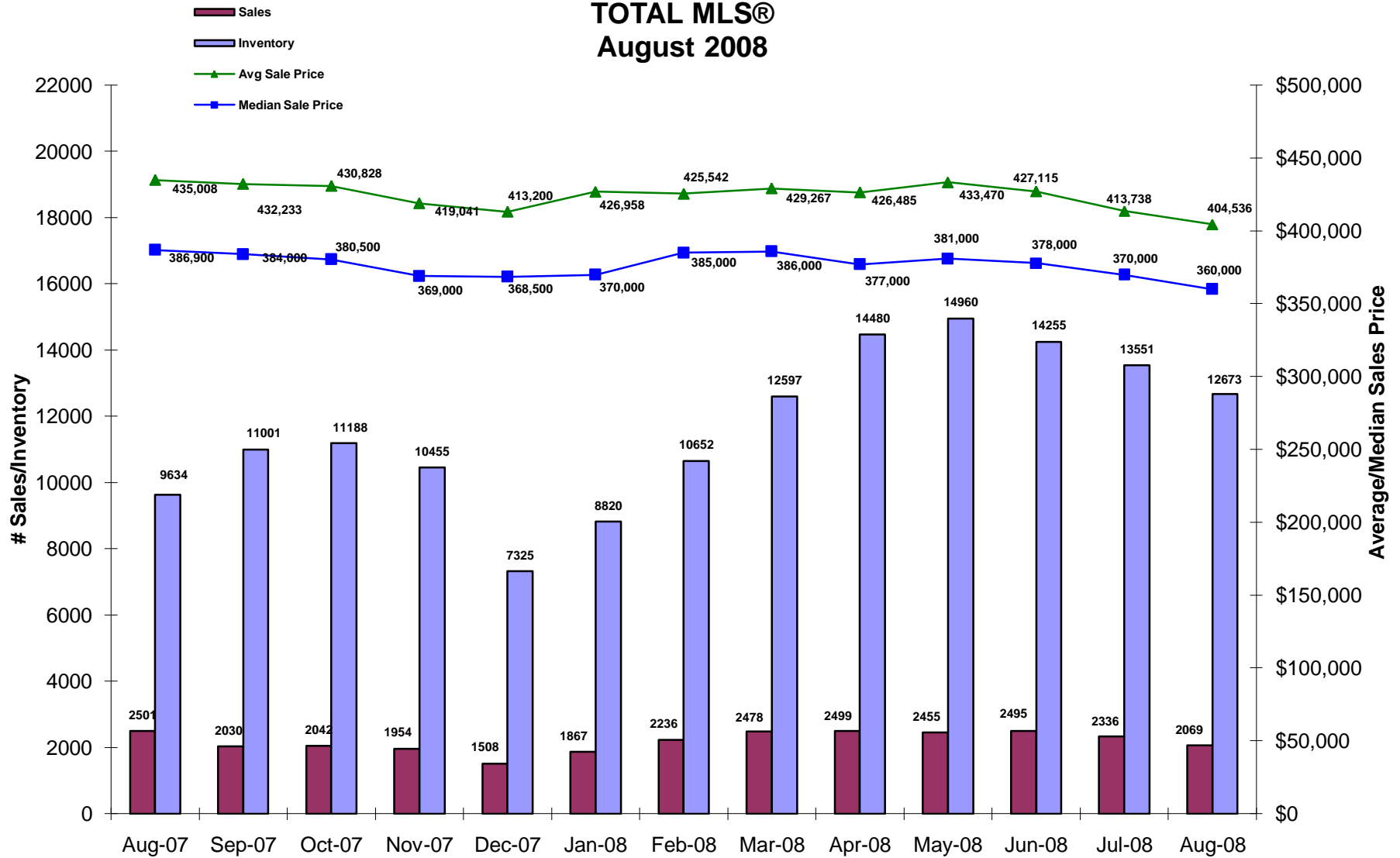
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	2,162	1,977	2,559	2,548	2,569	2,331	2,143	2,076	2,249	1,913	1,575	963	25,102
Sales	956	1,181	1,743	1,633	1,635	1,570	1,454	1,422	1,320	1,331	1,190	933	16,384
Avg Price	245,193	245,064	250,043	251,052	245,548	255,523	249,439	248,961	250,543	254,490	260,584	267,041	251,561
Median	217,000	224,900	225,750	227,000	226,000	227,000	223,500	225,000	226,900	230,000	231,500	234,000	226,100
Avg DOM	48	44	41	37	37	37	41	42	43	40	44	48	41
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					23,909
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170					10,377
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625					466,677
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000					414,500
Avg DOM	50	39	40	40	42	46	52	52					45

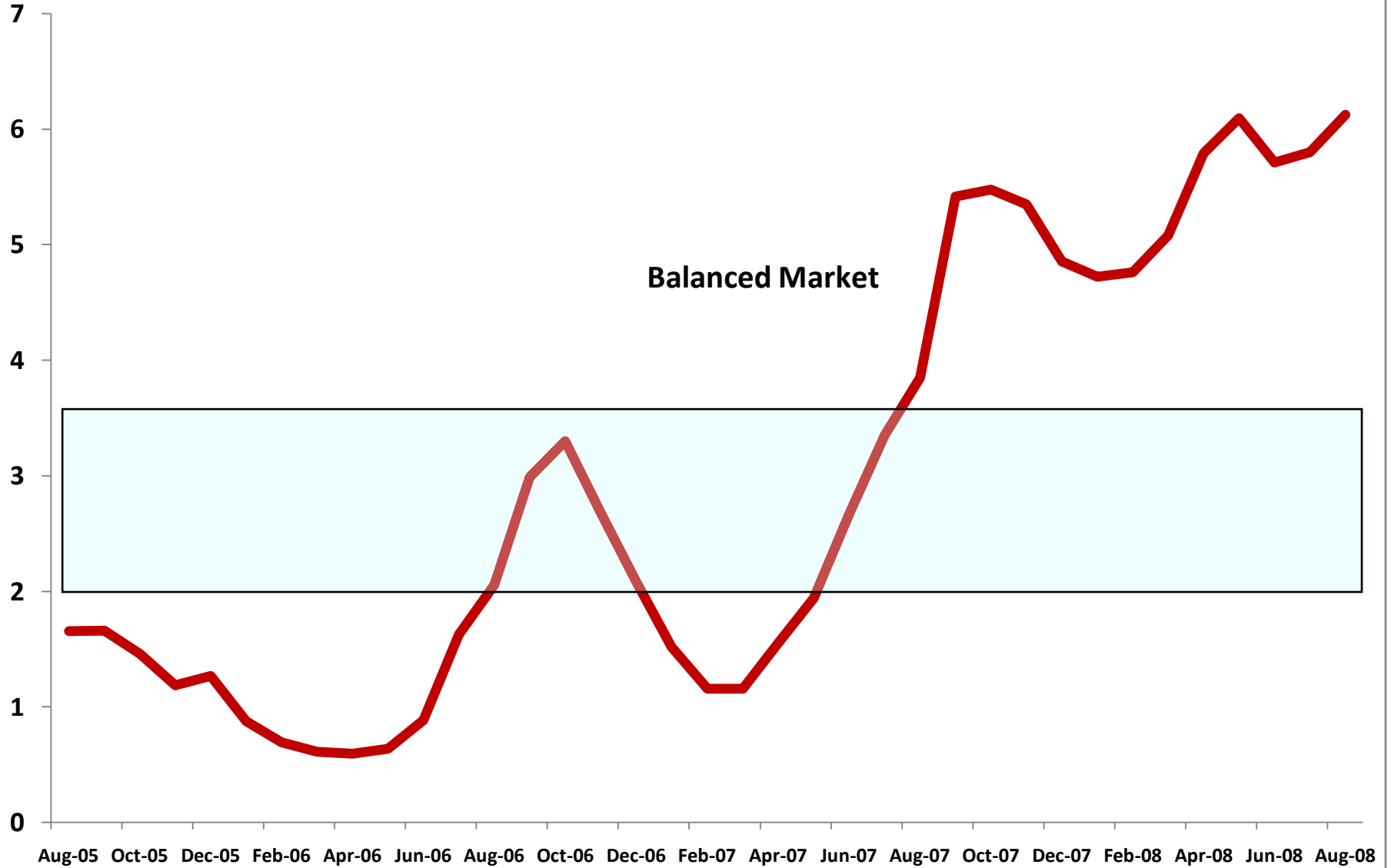
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

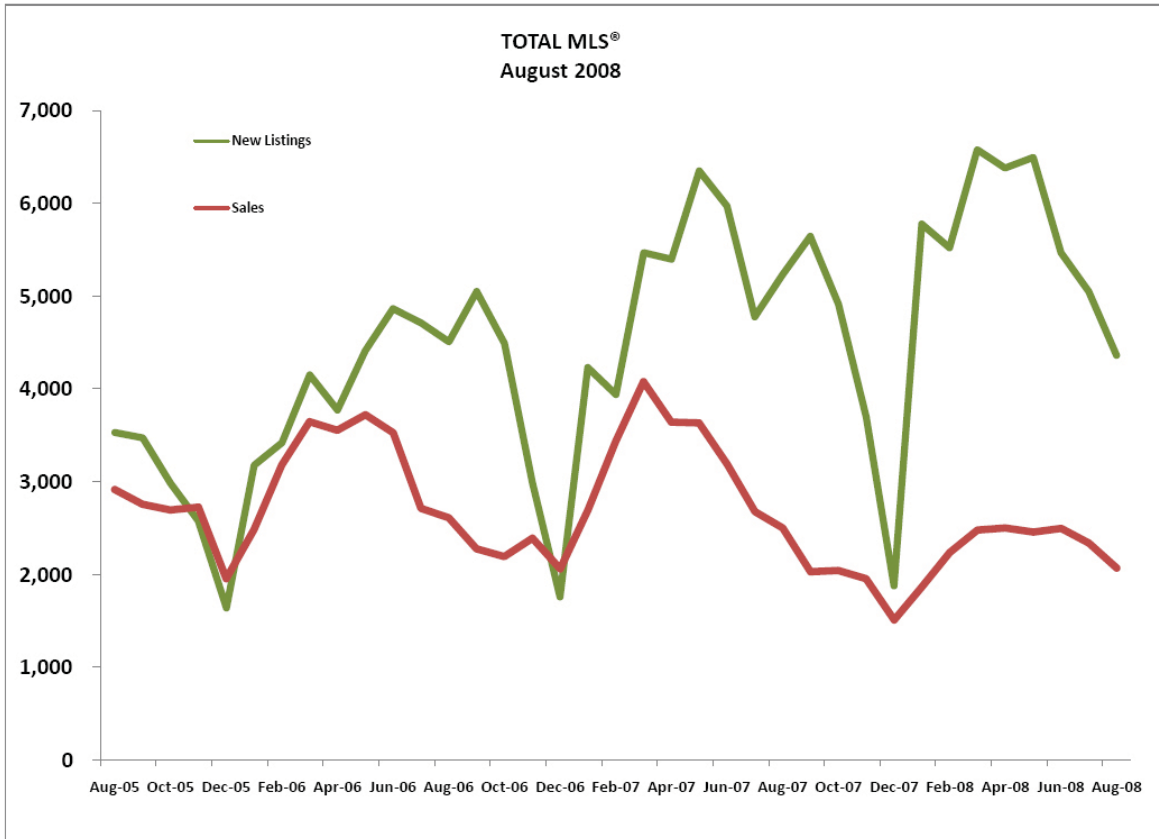
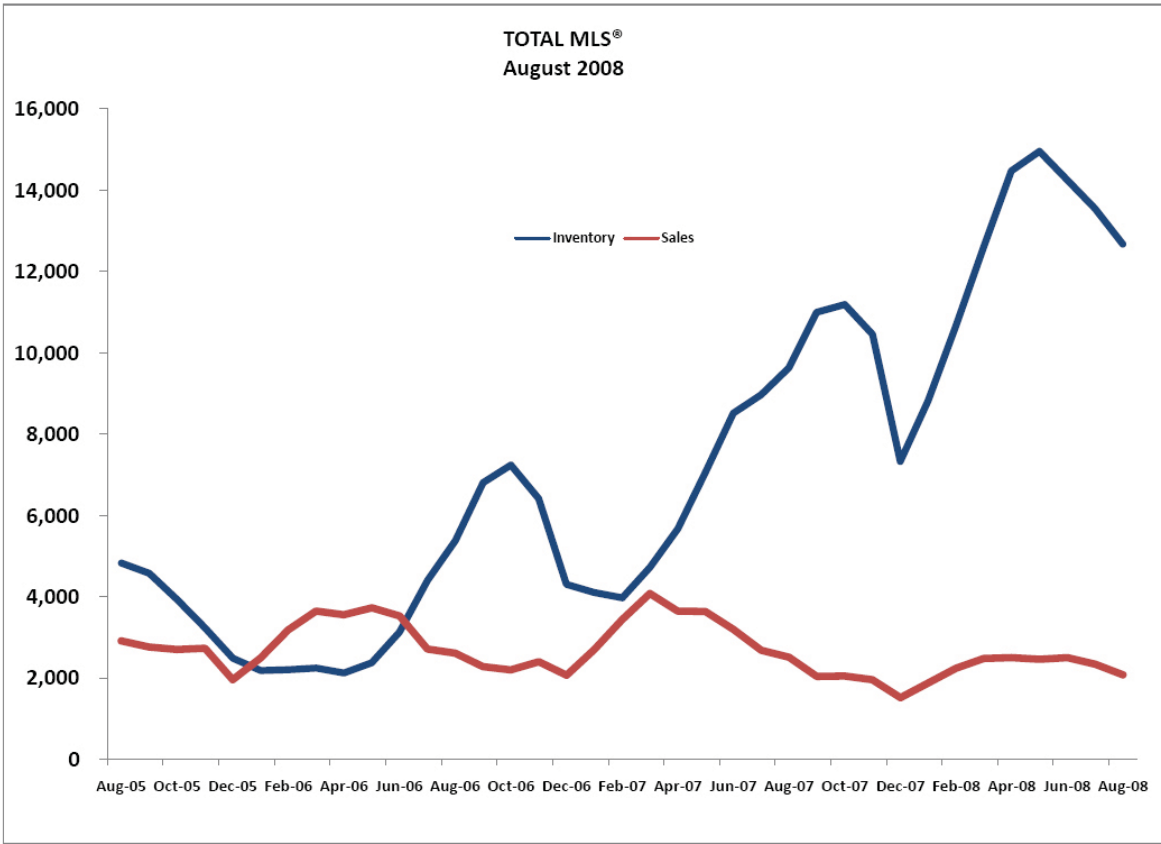
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	165,164	166,584	164,323	167,799	168,575	171,245	166,141
Median	147,500	146,750	150,000	147,000	151,900	154,500	152,000	153,000	150,000	155,000	155,000	155,000	152,000
Avg DOM	53	48	45	45	44	44	45	48	47	46	46	52	46
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					10,715
Sales	454	562	565	581	577	556	535	495					4,314
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832					307,640
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500					285,000
Avg DOM	48	45	43	45	50	51	52	58					49

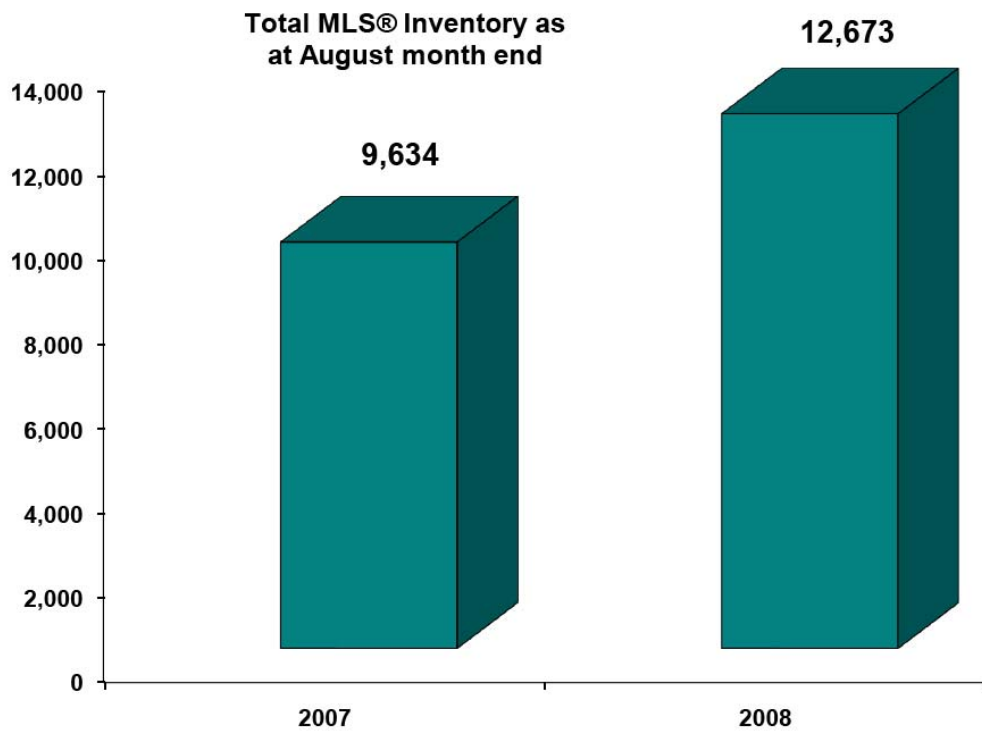
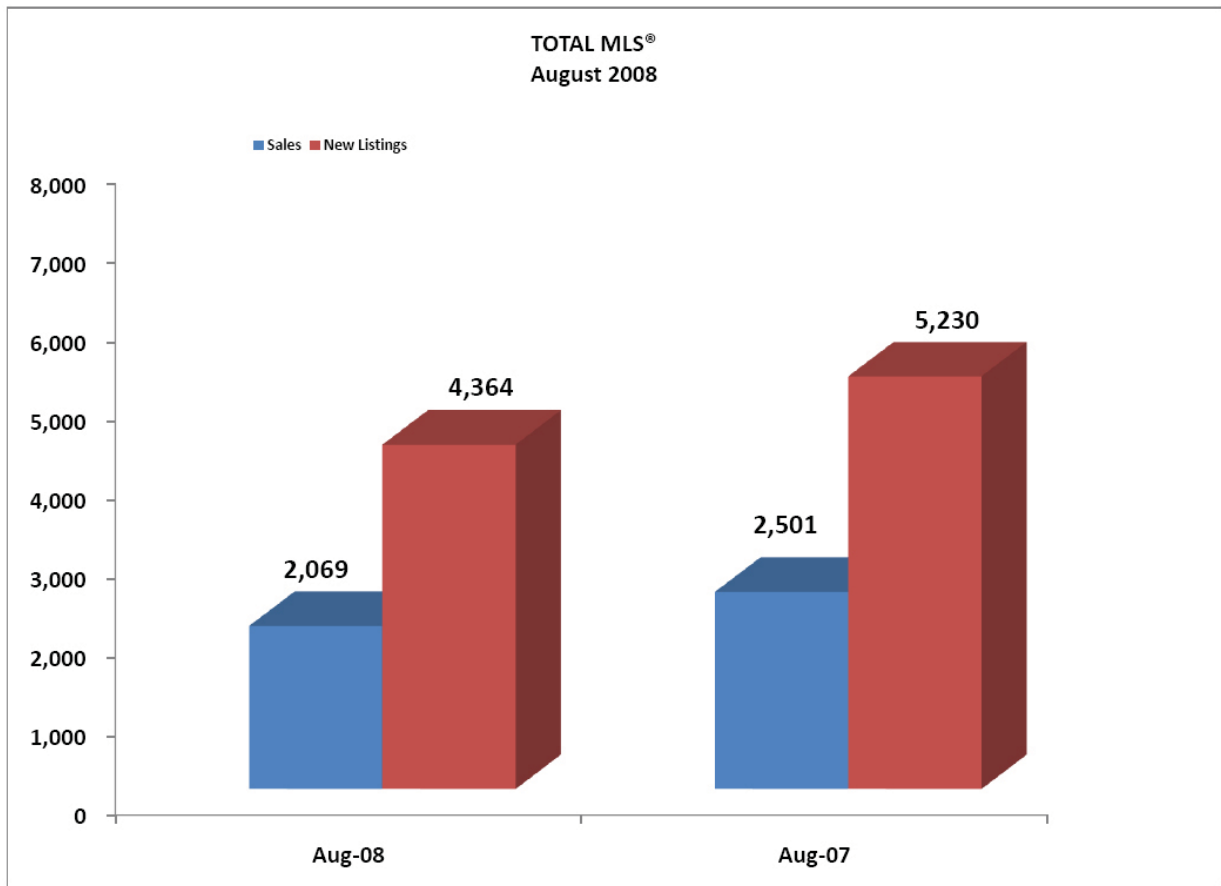
TOTAL MLS® August 2008



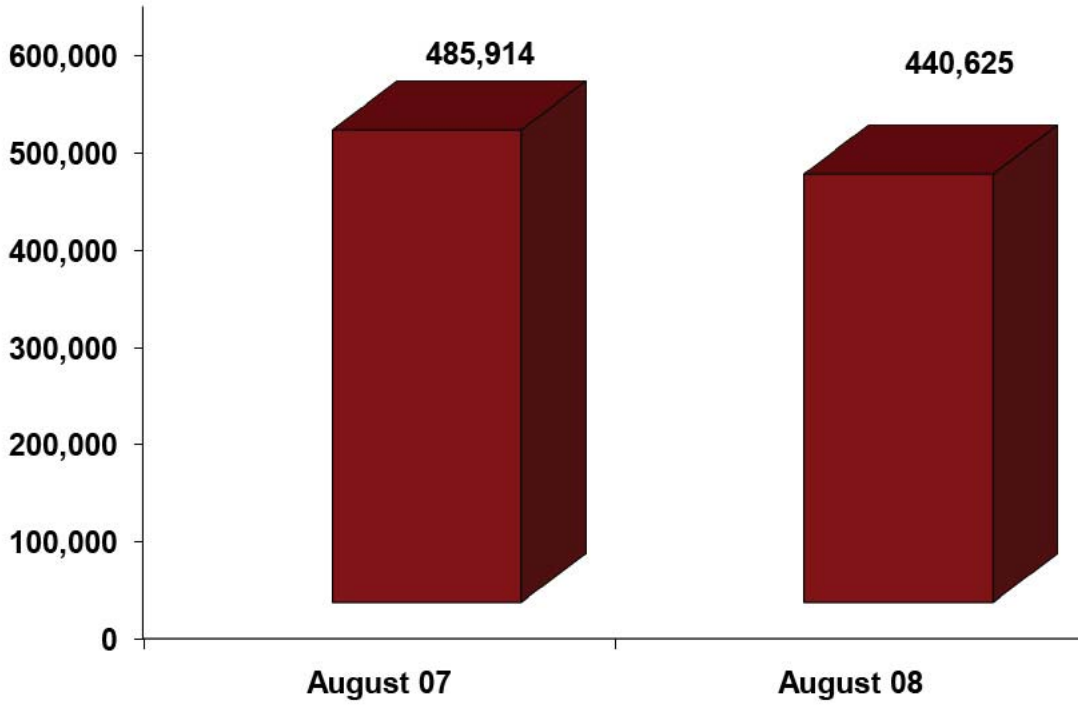
Absorption Rate (Inventory Turnover) Total MLS® August 2008



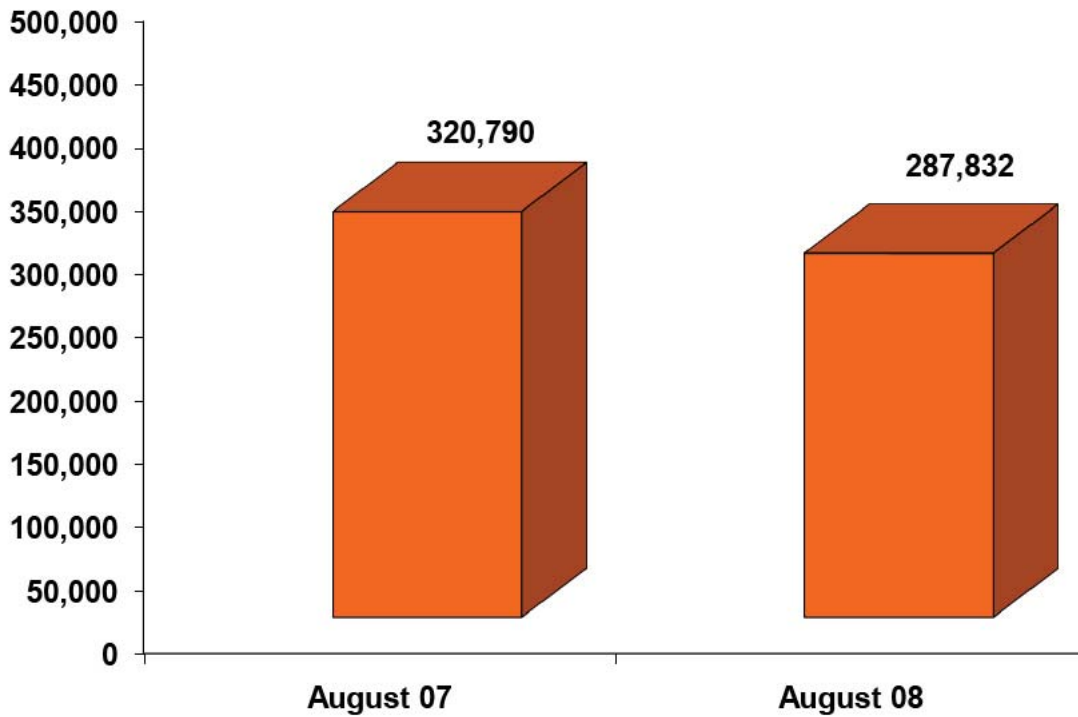




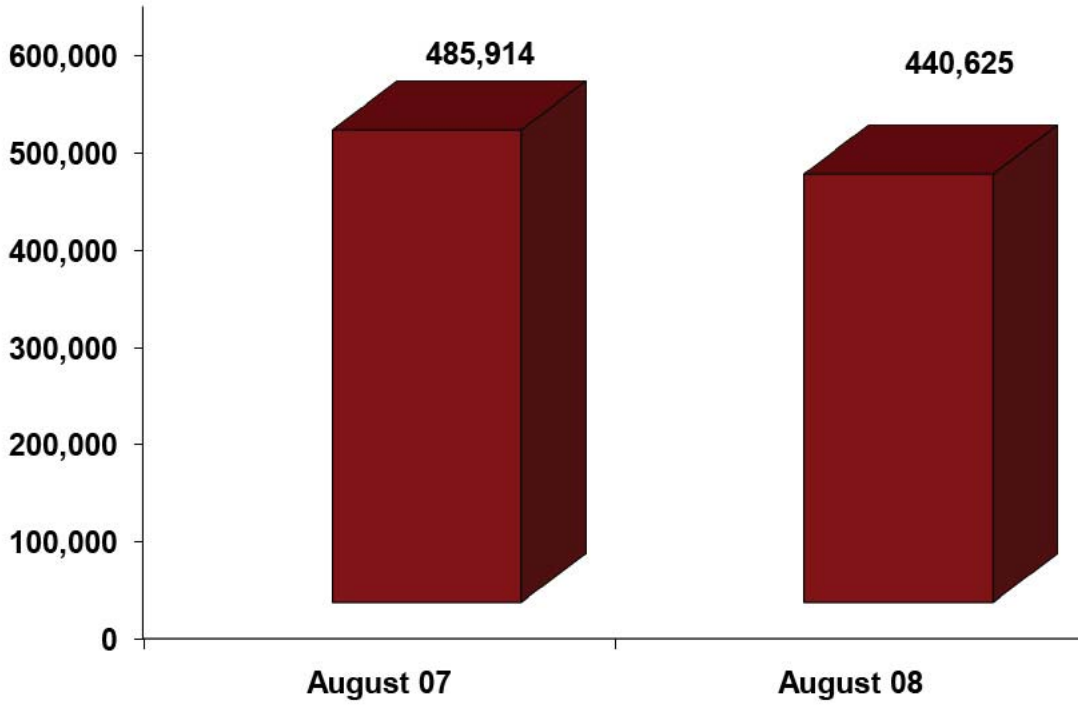
Calgary Metro Single Family Average Sale Price



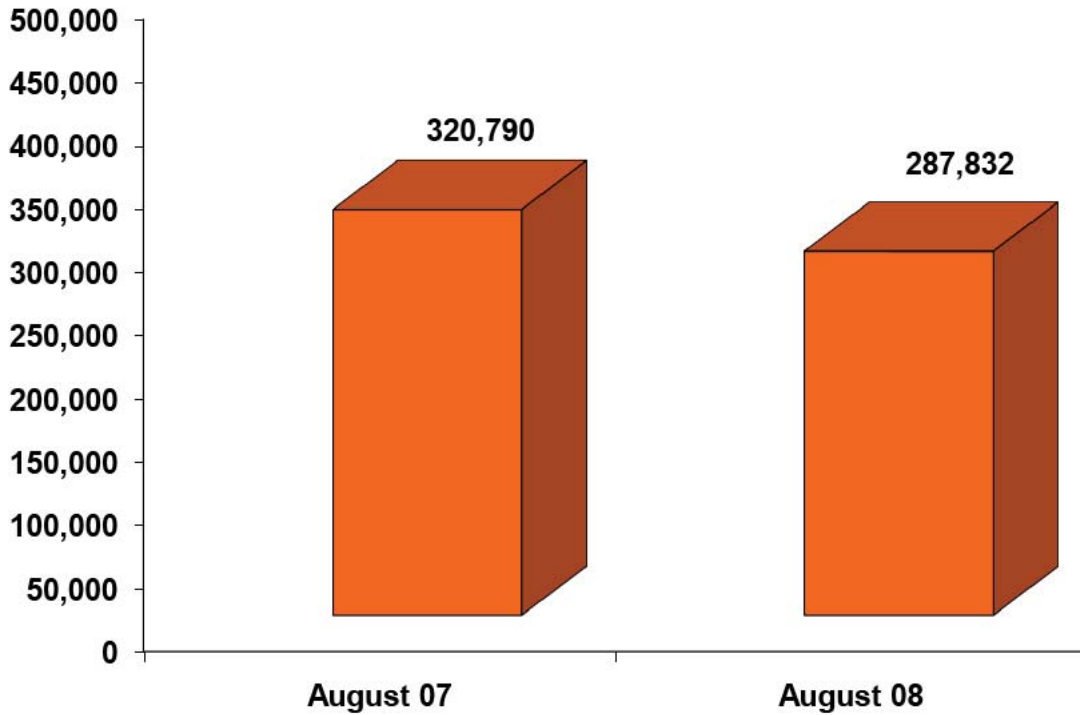
Calgary Metro Condominium Average Sale Price

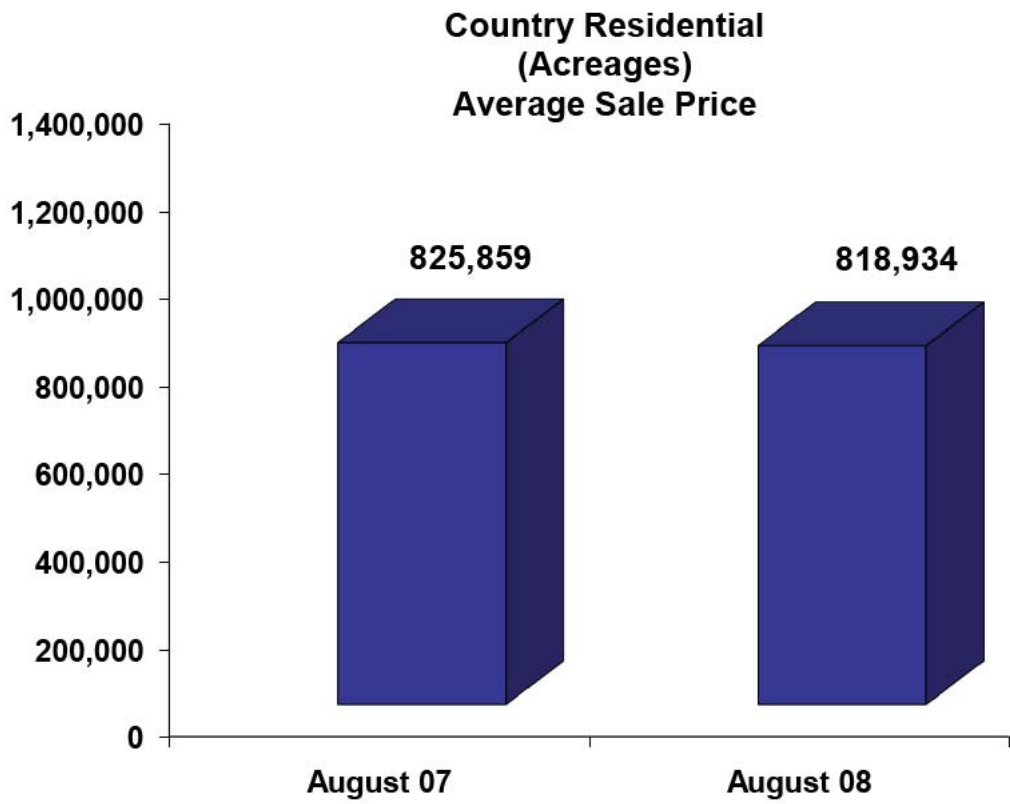
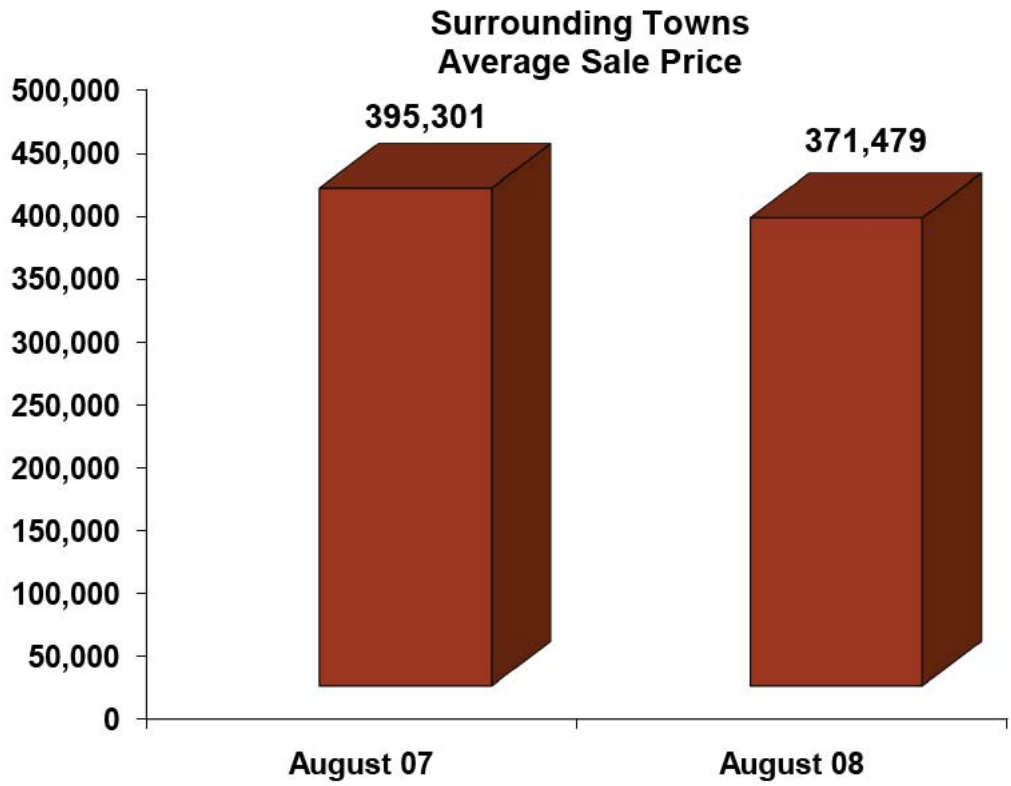


Calgary Metro Single Family Average Sale Price

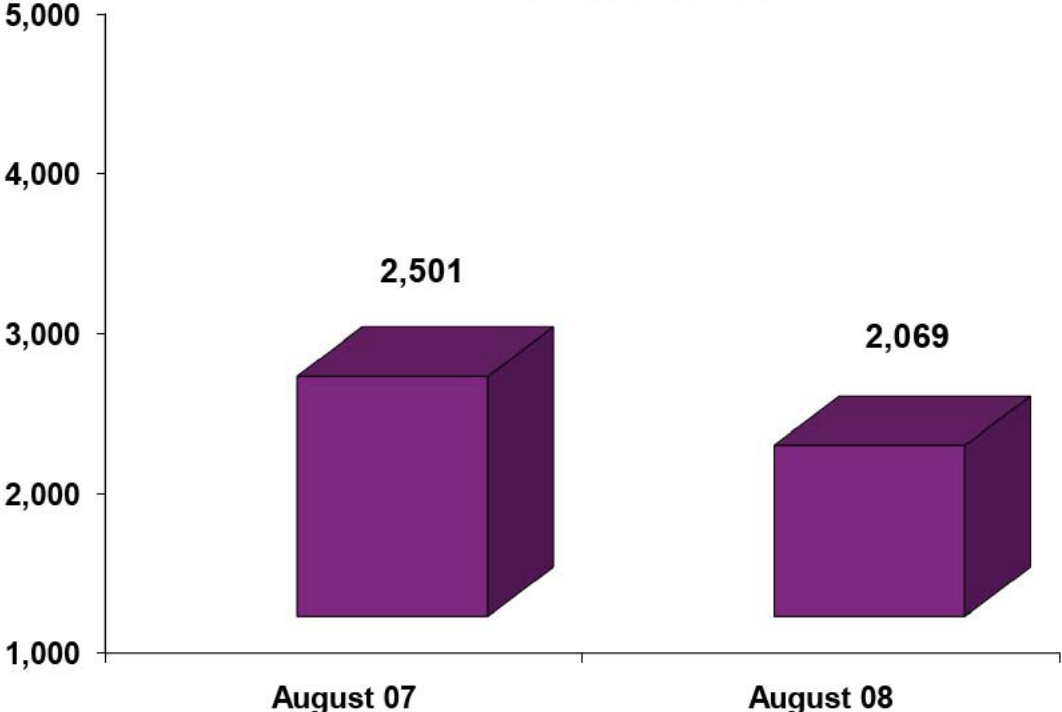


Calgary Metro Condominium Average Sale Price





Total MLS® Sales



Condo Sales as a Percent of Single Family

