

## SUMMER MARKET STILL FAVOURS BUYERS; BUT FOR HOW LONG?

Calgary, August 1, 2008 – Calgary’s MLS® market remains steady for the month of July and still presents great opportunities for buyers, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of July totaled 2,559, a very slight increase of 0.4 per cent from July 2007, when new listing added totaled 2,548 and a decrease of 8.2 per cent from last month, when new listings coming to the market were 2,787. Calgary metro condominium new listings added in July 2008 were 1,183, showing an increase of 5.9 per cent from the 1,117 new condominium listings added in July 2007 and a decrease of 4.1 per cent from last month’s condominium listings of 1,234.

Single family Calgary metro sales for the month of July came in at 1,313, showing a decrease of 12.2 per cent from the 1,495 sales in July 2007 and showing a decrease of 8.8 per cent from last month’s sales of 1,439. Condominium sales for the month of July were 535, a decrease of 11.3 per cent from the 603 condominium sales recorded in July 2007 and showing a slight decrease of 3.8 percent over the 556 condominiums changing hands in June 2008.

“As we can see, the number of new listings coming to the Calgary market is down just slightly again in July. This may be due in part to the current time of year; home owners are more focused on family holidays during the summer months,” remarked CREB® President, Ed Jensen. “The market is presenting a good selection for home buyers, but waiting too long may present less opportunity in the future, as we continue to move into a normal market,” Jensen continued. “Buyers who wish to take advantage of the zero down mortgage program will need to hurry as this program, and the 40 year amortization program, are discontinuing shortly. Buyers can get more information about these programs from their REALTOR®.” concluded, Jensen.

The median price of a single family Calgary metro home in July 2008 was \$408,500, showing a decrease of 6.1 per cent from July 2007, when the median price was \$435,000

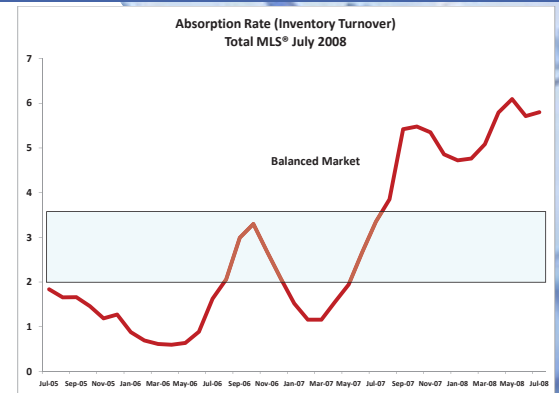
and down just \$500 from last month when the median price was \$408,000. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary’s City limits. The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given 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.

“The single family median price in Calgary has come down over last year. This month alone we have seen 95 single family metro properties sell in the \$200,000 to 300,000 price range as opposed to just 42 sales in that same category in July 2007. In addition to that, we had 60 properties that sold for over \$1,000,000 in July of 2007 and only 30 this July. It just reinforces the fact that the craze of last year is over and sellers can no longer name their price; sellers must price their properties competitively the first time for a relatively quick sale.” explained Jensen.

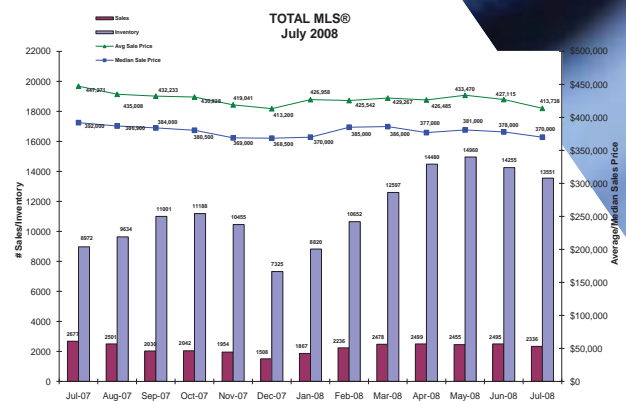
The average price of a single family Calgary metro home in July 2008 was \$456,380, showing a decrease of 9.8 per cent from July 2007, when the average price was \$505,920. The average price of a Calgary metro condominium was \$296,338, showing a 7 per cent decrease from July 2007 when the average price was \$318,582. 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 5,803 licensed brokers and registered associates, representing 265 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](http://www.creb.com).

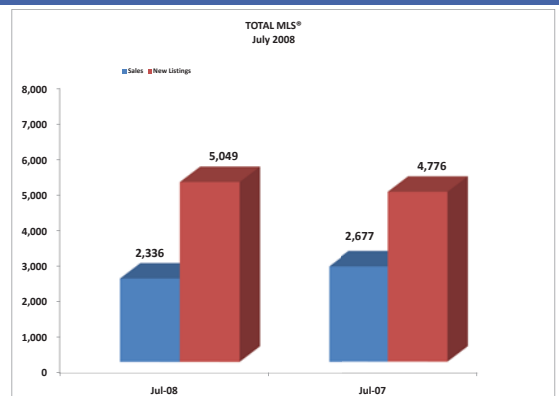
### Absorption Rate



### Total MLS® Sales and Inventory



### Total MLS® Sales and Listings



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

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>** 2008 YTD</u>	<u>**2007 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	6,038	4,510	33.88%	n/a	n/a	n/a
New Listings Added	2,559	2,548	0.43%	21,643	20,267	6.79%
Sales	1,313	1,495	-12.17%	9,211	13,015	-29.23%
Avg DOM Sold	52	35	48.57%	44	29	51.72%
Avg DOM Active	54	40	35.00%	54	40	35.00%
Average Sale Price	456,380	505,920	-9.79%	469,980	475,192	-1.10%
Median Price	408,500	435,000	-6.09%	415,500	424,000	-2.00%
Total Sales	599,226,487	754,832,381	-20.61%	4,328,985,720	6,183,202,413	-29.99%
Sales \$/List \$	96.49%	97.20%	-0.73%	96.97%	98.21%	-1.26%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,888	1,634	76.74%	n/a	n/a	n/a
New Listings Added	1,183	1,117	5.91%	9,658	8,000	20.73%
Sales	535	603	-11.28%	3,819	5,770	-33.81%
Avg DOM Sold	52	33	57.58%	48	28	71.43%
Avg DOM Active	54	36	50.00%	54	36	50.00%
Average Sale Price	296,338	318,582	-6.98%	310,207	315,235	-1.59%
Median Price	273,500	297,900	-8.19%	287,000	295,000	-2.71%
Total Sales	158,540,763	191,786,507	-17.33%	1,184,681,967	1,818,592,339	-34.86%
Sales \$/List \$	96.45%	97.69%	-1.26%	97.02%	98.47%	-1.47%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,924	1,650	77.21%	n/a	n/a	n/a
New Listings Added	915	773	18.37%	7,091	5,576	27.17%
Sales	379	453	-16.34%	2,608	3,592	-27.39%
Avg DOM Sold	67	45	48.89%	62	40	55.00%
Avg DOM Active	73	54	35.19%	73	54	35.19%
Average Sale Price	382,120	396,537	-3.64%	380,921	368,139	3.47%
Median Price	355,000	363,500	-2.34%	350,000	342,500	2.19%
Total Sales	144,823,360	179,234,797	-19.20%	993,441,757	1,321,987,371	-24.85%
Sales \$/List \$	96.24%	97.64%	-1.44%	96.78%	98.20%	-1.45%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	1,047	720	45.42%	n/a	n/a	n/a
New Listings Added	258	216	19.44%	1,824	1,405	29.82%
Sales	72	63	14.29%	442	531	-16.76%
Avg DOM Sold	77	60	28.33%	78	62	25.81%
Avg DOM Active	89	70	27.14%	89	70	27.14%
Average Sale Price	746,846	842,563	-11.36%	828,951	832,427	-0.42%
Median Price	719,000	680,000	5.74%	748,000	750,000	-0.27%
Total Sales	53,772,900	53,081,500	1.30%	366,396,550	442,018,980	-17.11%
Sales \$/List \$	94.40%	96.60%	-2.28%	94.78%	96.18%	-1.46%
<b><u>RURAL LAND</u></b>						
Month End Inventory	570	406	40.39%	n/a	n/a	n/a
New Listings Added	109	84	29.76%	803	656	22.41%
Sales	20	31	-35.48%	151	255	-40.78%
Avg DOM Sold	92	89	3.37%	98	96	2.08%
Avg DOM Active	116	88	31.82%	116	88	31.82%
Average Sale Price	443,155	449,382	-1.39%	476,214	535,671	-11.10%
Median Price	315,000	400,000	-21.25%	362,000	366,000	-1.09%
Total Sales	8,863,100	13,930,850	-36.38%	71,908,284	136,596,230	-47.36%
Sales \$/List \$	91.48%	97.77%	-6.43%	91.78%	94.72%	-3.11%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	13,551	8,972	51.04%	n/a	n/a	n/a
New Listings Added	5,049	4,776	5.72%	41,247	36,123	14.18%
Sales	2,336	2,677	-12.74%	16,320	23,304	-29.97%
Avg DOM Sold	56	38	47.37%	49	32	53.13%
Avg DOM Active	64	45	42.22%	64	45	42.22%
Average Sale Price	413,738	447,271	-7.50%	426,035	425,419	0.14%
Median Price	370,000	392,000	-5.61%	378,000	379,000	-0.26%
Total Sales	966,491,510	1,195,109,285	-19.13%	6,952,885,628	9,911,846,427	-29.85%
Sales \$/List \$	96.28%	97.32%	-1.07%	96.77%	98.11%	-1.36%

\*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  
JULY 2008**

	Jul-08				Jul-07			
<i><b>SINGLE FAMILY</b></i>	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	7	0.53%	23	0.25%	-	0.00%	17	0.13%
200,000 - 299,999	95	7.24%	511	5.55%	42	2.81%	704	5.41%
300,000 - 349,999	225	17.14%	1,482	16.09%	193	12.92%	1,919	14.76%
350,000 - 399,999	289	22.01%	2,010	21.82%	308	20.62%	2,723	20.94%
400,000 - 449,999	234	17.82%	1,638	17.78%	274	18.34%	2,364	18.18%
450,000 - 499,999	134	10.21%	1,161	12.60%	195	13.05%	1,685	12.96%
500,000 - 549,999	84	6.40%	676	7.34%	144	9.64%	1,051	8.08%
550,000 - 599,999	69	5.26%	452	4.91%	96	6.43%	719	5.53%
600,000 - 649,999	50	3.81%	312	3.39%	61	4.08%	456	3.51%
650,000 - 699,999	24	1.83%	196	2.13%	39	2.61%	309	2.38%
700,000 - 799,999	35	2.67%	288	3.13%	34	2.28%	390	3.00%
800,000 - 899,999	22	1.68%	141	1.53%	28	1.87%	231	1.78%
900,000 - 999,999	15	1.14%	63	0.68%	18	1.20%	119	0.92%
OVER 1,000,000	30	2.28%	258	2.80%	60	4.02%	312	2.40%
	<b>1,313</b>		<b>9,211</b>		<b>1,492</b>		<b>12,999</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
100,000 - 199,999	35	6.54%	142	3.72%	12	1.99%	200	3.47%
200,000 - 299,999	309	57.76%	2,040	53.42%	298	49.50%	2,885	50.02%
300,000 - 349,999	100	18.69%	816	21.37%	143	23.75%	1,303	22.59%
350,000 - 399,999	44	8.22%	360	9.43%	68	11.30%	643	11.15%
400,000 - 449,999	22	4.11%	186	4.87%	33	5.48%	308	5.34%
450,000 - 499,999	9	1.68%	109	2.85%	26	4.32%	172	2.98%
500,000 - 549,999	5	0.93%	52	1.36%	8	1.33%	85	1.47%
550,000 - 599,999	2	0.37%	33	0.86%	5	0.83%	55	0.95%
600,000 - 649,999	-	0.00%	15	0.39%	-	0.00%	25	0.43%
650,000 - 699,999	1	0.19%	20	0.52%	-	0.00%	30	0.52%
700,000 - 799,999	1	0.19%	13	0.34%	4	0.66%	28	0.49%
800,000 - 899,999	2	0.37%	9	0.24%	3	0.50%	12	0.21%
900,000 - 999,999	1	0.19%	4	0.10%	-	0.00%	5	0.09%
OVER 1,000,000	4	0.75%	20	0.52%	1	0.17%	15	0.26%
	<b>535</b>		<b>3,819</b>		<b>601</b>		<b>5,767</b>	

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

<b>TOWNS</b>	<b>Jul-08</b>				<b>Jul-07</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	5	1.32%	32	1.23%	7	1.55%	67	1.87%
100,000 - 199,999	26	6.86%	186	7.13%	33	7.32%	271	7.55%
200,000 - 299,999	68	17.94%	573	21.97%	104	23.06%	968	26.97%
300,000 - 349,999	77	20.32%	476	18.25%	61	13.53%	584	16.27%
350,000 - 399,999	71	18.73%	440	16.87%	71	15.74%	594	16.55%
400,000 - 449,999	52	13.72%	338	12.96%	56	12.42%	397	11.06%
450,000 - 499,999	33	8.71%	186	7.13%	48	10.64%	267	7.44%
500,000 - 549,999	16	4.22%	121	4.64%	17	3.77%	128	3.57%
550,000 - 599,999	8	2.11%	59	2.26%	19	4.21%	95	2.65%
600,000 - 649,999	4	1.06%	44	1.69%	4	0.89%	47	1.31%
650,000 - 699,999	5	1.32%	24	0.92%	9	2.00%	44	1.23%
700,000 - 799,999	2	0.53%	42	1.61%	7	1.55%	35	0.98%
800,000 - 899,999	4	1.06%	30	1.15%	4	0.89%	28	0.78%
900,000 - 999,999	3	0.79%	22	0.84%	2	0.44%	15	0.42%
OVER 1,000,000	5	1.32%	35	1.34%	9	2.00%	49	1.37%
	<b>379</b>		<b>2,608</b>		<b>451</b>		<b>3,589</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	1	1.39%	1	0.23%	2	3.17%	10	1.89%
100,000 - 199,999	5	6.94%	12	2.71%	1	1.59%	17	3.21%
200,000 - 299,999	1	1.39%	23	5.20%	3	4.76%	19	3.59%
300,000 - 349,999	3	4.17%	15	3.39%	2	3.17%	17	3.21%
350,000 - 399,999	2	2.78%	13	2.94%	5	7.94%	27	5.10%
400,000 - 449,999	9	12.50%	28	6.33%	1	1.59%	14	2.65%
450,000 - 499,999	1	1.39%	15	3.39%	1	1.59%	27	5.10%
500,000 - 549,999	3	4.17%	26	5.88%	3	4.76%	19	3.59%
550,000 - 599,999	1	1.39%	20	4.52%	5	7.94%	23	4.35%
600,000 - 649,999	5	6.94%	21	4.75%	2	3.17%	23	4.35%
650,000 - 699,999	2	2.78%	23	5.20%	9	14.29%	38	7.18%
700,000 - 799,999	10	13.89%	55	12.44%	6	9.52%	65	12.29%
800,000 - 899,999	10	13.89%	52	11.76%	6	9.52%	56	10.59%
900,000 - 999,999	2	2.78%	33	7.47%	3	4.76%	45	8.51%
OVER 1,000,000	17	23.61%	105	23.76%	14	22.22%	129	24.39%
	<b>72</b>		<b>442</b>		<b>63</b>		<b>529</b>	

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**CALGARY REAL ESTATE BOARD**  
**CALGARY METRO**  
**SINGLE FAMILY BY STYLE**  
**JULY 2008**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
BK-SP	10	5		0	-	-	-	0	0.00%
BLEVL	144	81		40	400,320	16,012,800	361,500	52	96.74%
BUNG	501	224		99	452,090	44,756,888	421,000	50	95.90%
BUNGH	23	7		3	467,667	1,403,000	455,000	41	95.96%
BUNGS	1	1		0	-	-	-	0	0.00%
MODUL	1	1		0	-	-	-	0	0.00%
SPLT2	118	49		36	497,840	17,922,249	455,000	55	96.08%
SPLT3	14	6		4	354,000	1,416,000	360,000	33	96.68%
SPLT4	86	43		18	480,056	8,641,000	365,000	63	95.15%
SPLT5	6	0		2	431,500	863,000	430,000	39	94.95%
ST1.5	46	26		7	460,429	3,223,000	388,000	39	95.51%
ST2	1069	477		258	475,447	122,665,353	439,900	53	97.06%
ST2.5	13	4		0	-	-	-	0	0.00%
ST3	16	5		3	906,667	2,720,000	1,020,000	69	93.03%
VILLA	4	3		0	-	-	-	0	0.00%
<b>NE</b>									
BK-SP	11	8		2	381,750	763,500	303,500	36	96.67%
BLEVL	214	88		36	309,889	11,156,000	308,000	58	96.30%
BUNG	278	124		58	318,084	18,448,888	311,000	56	95.81%
BUNGH	1	0		0	-	-	-	0	0.00%
BUNGS	1	0		0	-	-	-	0	0.00%
MODUL	0	0		2	244,000	488,000	238,000	75	94.87%
SPLT2	20	8		2	402,000	804,000	374,000	114	93.60%
SPLT3	16	9		2	255,750	511,500	237,500	62	96.53%
SPLT4	120	46		25	338,932	8,473,300	335,000	79	96.31%
SPLT5	0	1		0	-	-	-	0	0.00%
ST1.5	3	0		0	-	-	-	0	0.00%
ST2	461	179		101	346,493	34,995,838	330,000	55	96.49%
ST2.5	0	0		0	-	-	-	0	0.00%
ST3	0	0		0	-	-	-	0	0.00%
VILLA	0	0		0	-	-	-	0	0.00%
<b>SW</b>									
BK-SP	14	5		1	352,500	352,500	352,500	24	96.60%
BLEVL	60	30		20	373,590	7,471,800	350,000	34	96.83%
BUNG	431	166		85	498,443	42,367,642	423,500	40	96.67%
BUNGH	24	7		0	-	-	-	0	0.00%
SPLT2	93	38		27	566,081	15,284,200	500,000	53	96.09%
SPLT3	12	9		2	308,000	616,000	290,000	52	94.80%
SPLT4	73	42		17	454,818	7,731,900	387,000	49	97.10%
SPLT5	16	5		0	-	-	-	0	0.00%
ST1.5	21	11		5	937,400	4,687,000	973,000	50	94.22%
ST2	989	377		203	566,363	114,971,772	485,000	52	96.27%
ST2.5	11	4		1	473,000	473,000	473,000	13	94.62%
ST3	25	11		0	-	-	-	0	0.00%
VILLA	1	0		0	-	-	-	0	0.00%
<b>SE</b>									
BK-SP	7	4		3	369,167	1,107,500	360,000	34	95.90%
BLEVL	59	36		19	387,784	7,367,900	395,000	41	96.99%
BUNG	215	81		44	444,674	19,565,676	390,000	52	96.64%
BUNGH	1	1		1	349,900	349,900	349,900	8	100.00%
BUNGS	0	0		1	580,000	580,000	580,000	97	92.81%
SPLT2	84	37		18	508,236	9,148,250	435,000	48	95.36%
SPLT3	10	9		2	381,750	763,500	376,000	38	97.46%
SPLT4	70	31		10	363,079	3,630,793	352,293	50	97.14%
SPLT5	3	1		0	-	-	-	0	0.00%
ST1.5	4	1		0	-	-	-	0	0.00%
ST2	581	246		148	436,643	64,623,138	410,000	49	97.23%
ST2.5	4	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 2008**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
APART	342	140		74	283,169	20,954,538	250,000	57	96.55%
APRTM	32	14		6	237,750	1,426,500	232,000	60	96.35%
BK-SP	1	1		0	-	-	-	0	0.00%
BLEVL	21	6		3	254,750	764,250	255,000	52	97.87%
BUNG	67	34		11	272,655	2,999,200	247,500	49	98.05%
BUNGH	1	0		0	-	-	-	0	0.00%
BUNGS	1	0		0	-	-	-	0	0.00%
LOFT	3	2		0	-	-	-	0	0.00%
PENTH	3	1		0	-	-	-	0	0.00%
SPLT2	11	2		2	344,500	689,000	335,000	78	99.87%
SPLT3	4	3		0	-	-	-	0	0.00%
SPLT4	6	5		7	323,914	2,267,400	319,900	57	96.14%
SPLT5	5	2		4	321,225	1,284,900	296,000	41	98.11%
ST1.5	2	2		0	-	-	-	0	0.00%
ST2	241	101		39	315,846	12,318,000	300,000	41	96.85%
ST2.5	4	0		0	-	-	-	0	0.00%
ST3	11	6		0	-	-	-	0	0.00%
VILLA	4	1		1	495,000	495,000	495,000	7	99.40%
<b>NE</b>									
APART	85	33		17	195,059	3,316,000	195,000	56	95.41%
APRTM	20	8		2	192,450	384,900	175,000	29	98.74%
BLEVL	11	4		4	192,750	771,000	189,000	39	95.92%
BUNG	14	6		3	209,667	629,000	217,000	49	94.35%
SPLT4	11	5		3	233,000	699,000	234,000	61	96.12%
ST2	126	66		19	232,942	4,425,900	234,000	44	96.96%
ST2.5	1	1		0	-	-	-	0	0.00%
VILLA	4	2		2	260,950	521,900	214,900	77	95.84%
<b>SW</b>									
APART	931	348		144	304,859	43,899,690	267,500	56	95.97%
APRTM	68	23		5	298,614	1,493,072	308,000	46	96.73%
BLEVL	7	2		0	-	-	-	0	0.00%
BUNG	148	44		26	297,804	7,742,900	259,900	53	95.88%
BUNGH	4	3		0	-	-	-	0	0.00%
LOFT	21	11		7	343,593	2,405,150	335,000	54	97.45%
PENTH	14	3		3	367,000	1,101,000	350,000	23	98.44%
SPLT2	6	3		0	-	-	-	0	0.00%
SPLT3	4	1		0	-	-	-	0	0.00%
SPLT4	24	10		6	313,500	1,881,000	294,000	79	96.68%
SPLT5	10	3		1	290,000	290,000	290,000	45	96.67%
ST1.5	1	0		0	-	-	-	0	0.00%
ST2	265	114		63	334,172	21,052,825	310,000	44	96.41%
ST2.5	5	3		0	-	-	-	0	0.00%
ST3	42	15		5	495,100	2,475,500	422,000	62	97.71%
VILLA	15	6		6	438,167	2,629,000	375,000	58	94.79%
<b>SE</b>									
APART	129	75		26	246,765	6,415,900	235,000	54	96.65%
APRTM	8	0		2	270,000	540,000	240,000	42	96.46%
BLEVL	7	3		0	-	-	-	0	0.00%
BUNG	31	13		6	311,083	1,866,500	286,000	67	96.89%
LOFT	1	0		0	-	-	-	0	0.00%
PENTH	2	2		0	-	-	-	0	0.00%
SPLT2	1	1		1	297,500	297,500	297,500	17	97.57%
SPLT3	5	3		0	-	-	-	0	0.00%
SPLT4	7	4		4	285,125	1,140,500	289,000	53	97.94%
SPLT5	1	1		1	440,000	440,000	440,000	45	95.65%
ST2	90	43		32	278,867	8,923,738	273,500	54	96.95%
ST2.5	1	1		0	-	-	-	0	0.00%
ST3	5	3		0	-	-	-	0	0.00%

**CREB® Stats**  
**Calgary Commercial Summary**

**Year to Date July 31, 2008**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	9	9.61	63		
OFC	L	7	14.35	65		
RET	L	6	13.31	74		
AGR	S	16	1,196,968.75	130	19,151,500	90.13%
BUS	S	61	86,708.20	100	5,289,200	83.54%
BWP	S	15	925,200.00	192	13,878,000	90.02%
IND	S	44	945,795.93	90	41,615,021	96.00%
LAN	S	25	1,569,836.00	121	39,245,900	83.81%
MFC	S	13	1,139,261.54	72	14,810,400	97.12%
OFC	S	6	593,333.33	114	3,560,000	84.40%
RET	S	26	510,755.65	178	13,279,647	91.66%
<b>Total YTD 2008</b>		<b>228</b>			<b>131,678,168</b>	

**Year to Date July 31, 2007**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	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	28	1,066,583.93	80	29,864,350	96.61%
BUS	S	58	103,411.88	113	5,997,889	84.91%
BWP	S	33	569,060.61	150	18,779,000	91.69%
IND	S	40	639,229.85	103	25,569,194	97.04%
LAN	S	49	2,238,469.67	154	109,685,014	91.35%
MFC	S	29	1,098,207.17	55	31,848,008	97.88%
OFC	S	20	511,998.00	78	10,239,960	95.80%
RET	S	33	595,942.97	109	19,666,118	94.94%
<b>Total YTD 2007</b>		<b>319</b>			<b>221,785,183</b>	

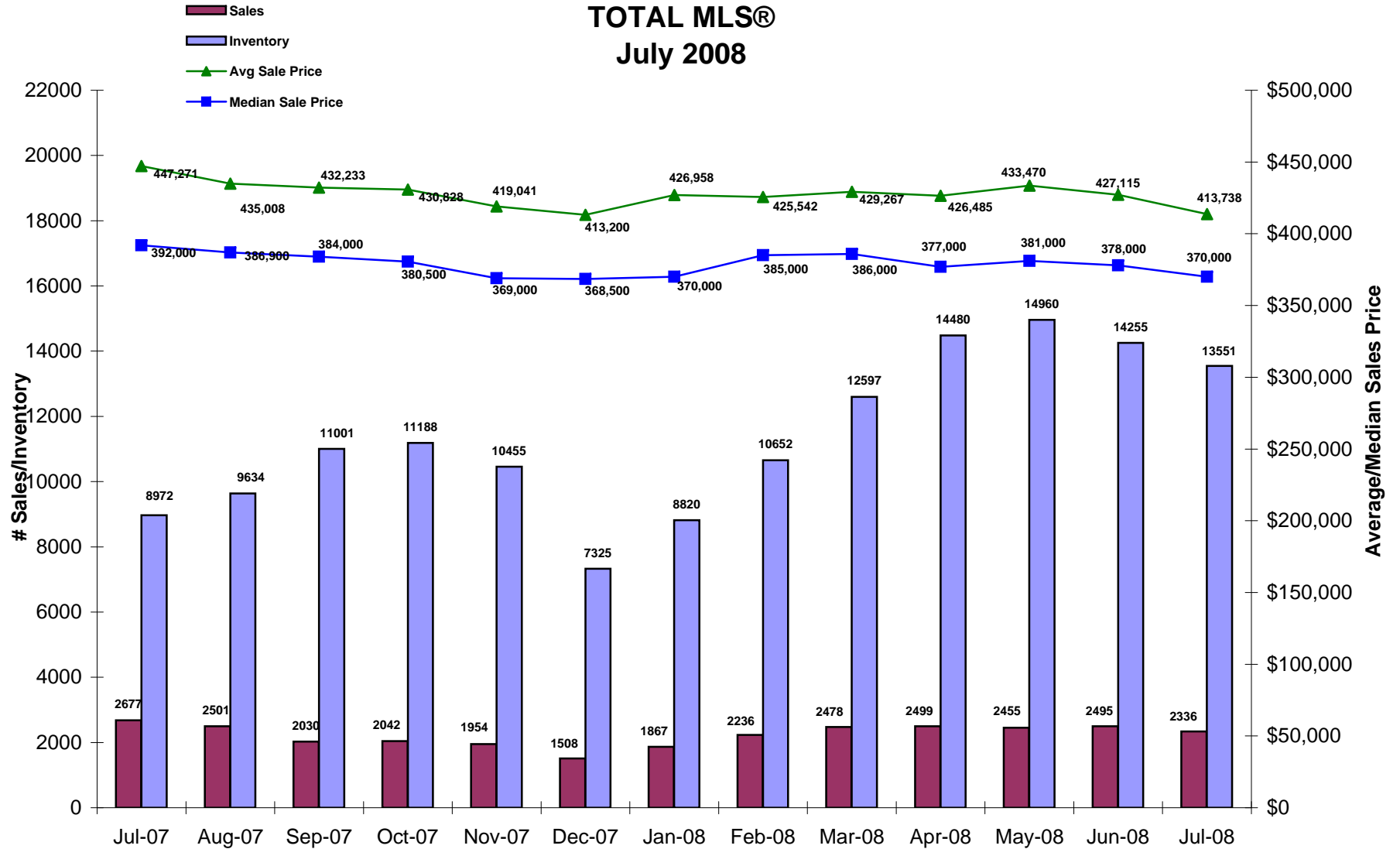
**Calgary Real Estate Board  
Single Family Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2004</b>													
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
<b>2005</b>													
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
<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						21,643
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313						9,211
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380						469,980
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500						415,500
Avg DOM	50	39	40	40	42	46	52						44

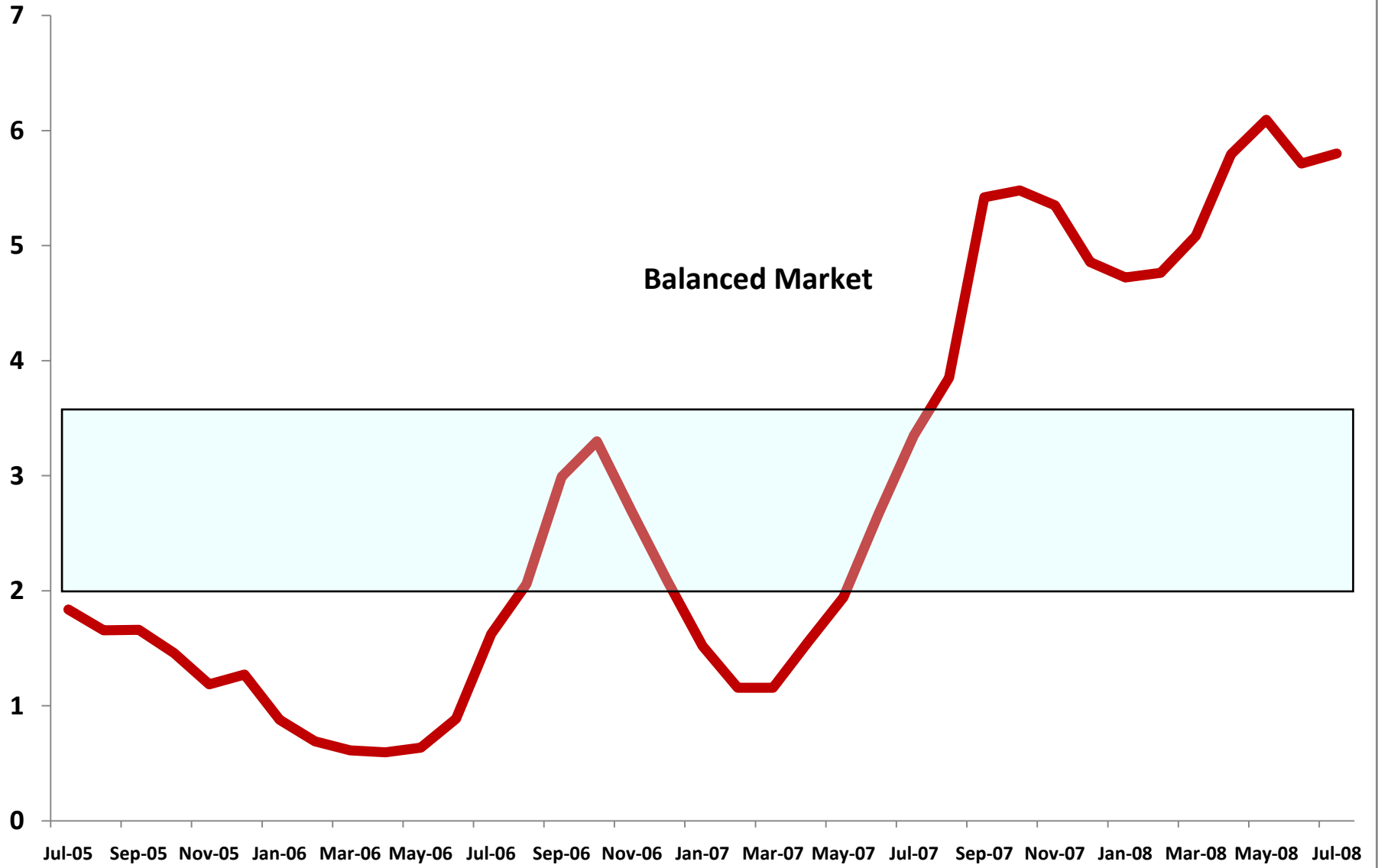
**Calgary Real Estate Board  
Condominium Calgary Metro  
Long Term Comparison Summary**

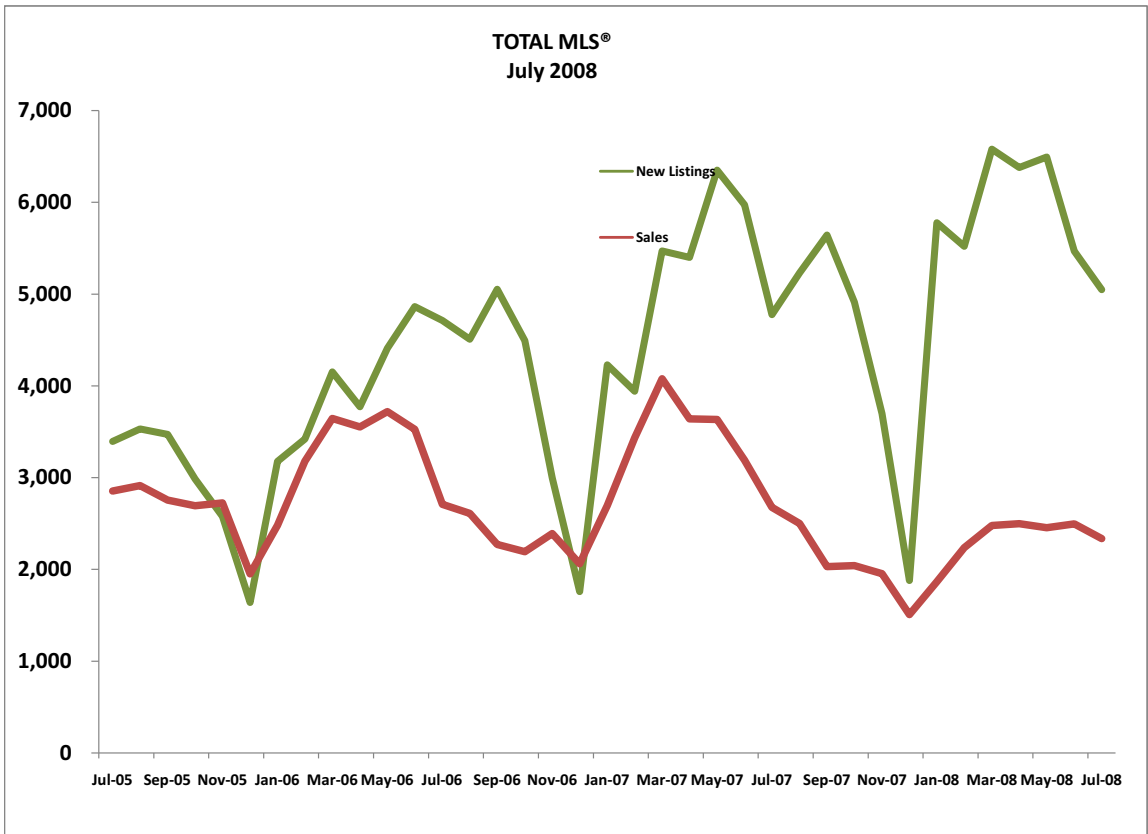
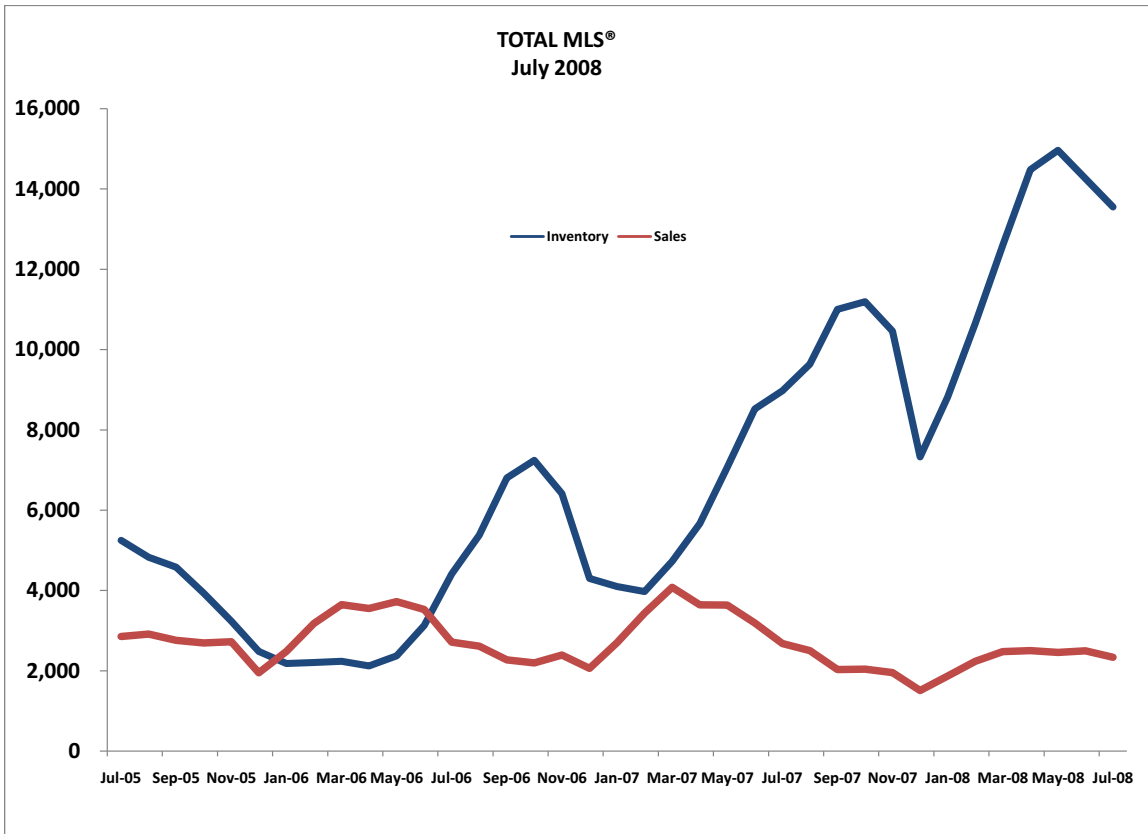
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2004</b>													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	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
<b>2005</b>													
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
<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						9,658
Sales	454	562	565	581	577	556	535						3,819
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338						310,207
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500						287,000
Avg DOM	48	45	43	45	50	51	52						48

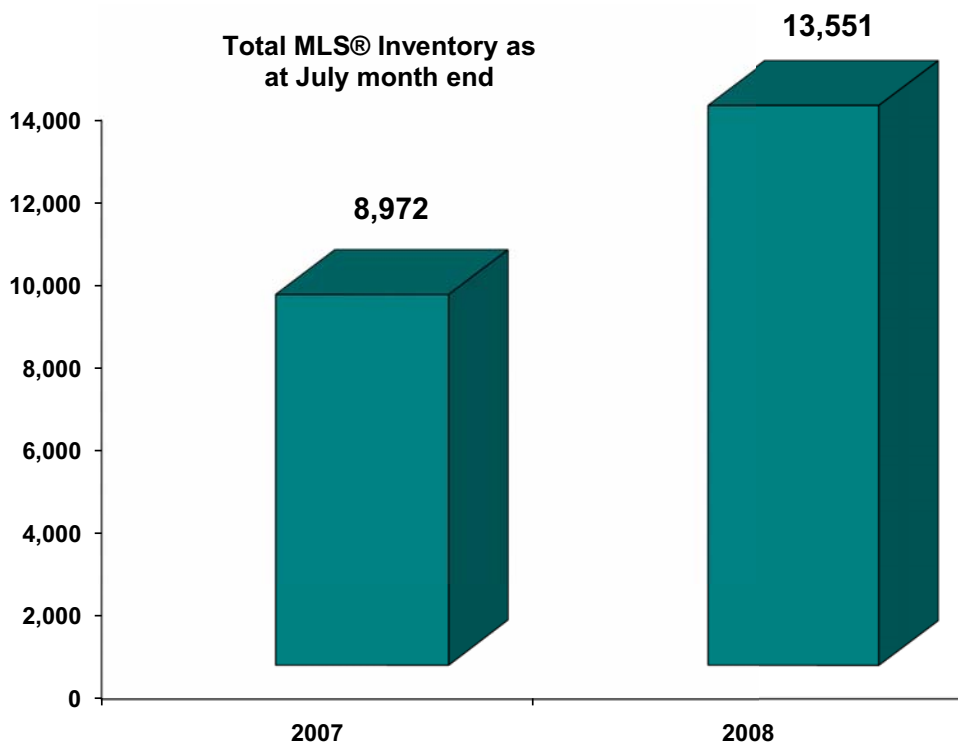
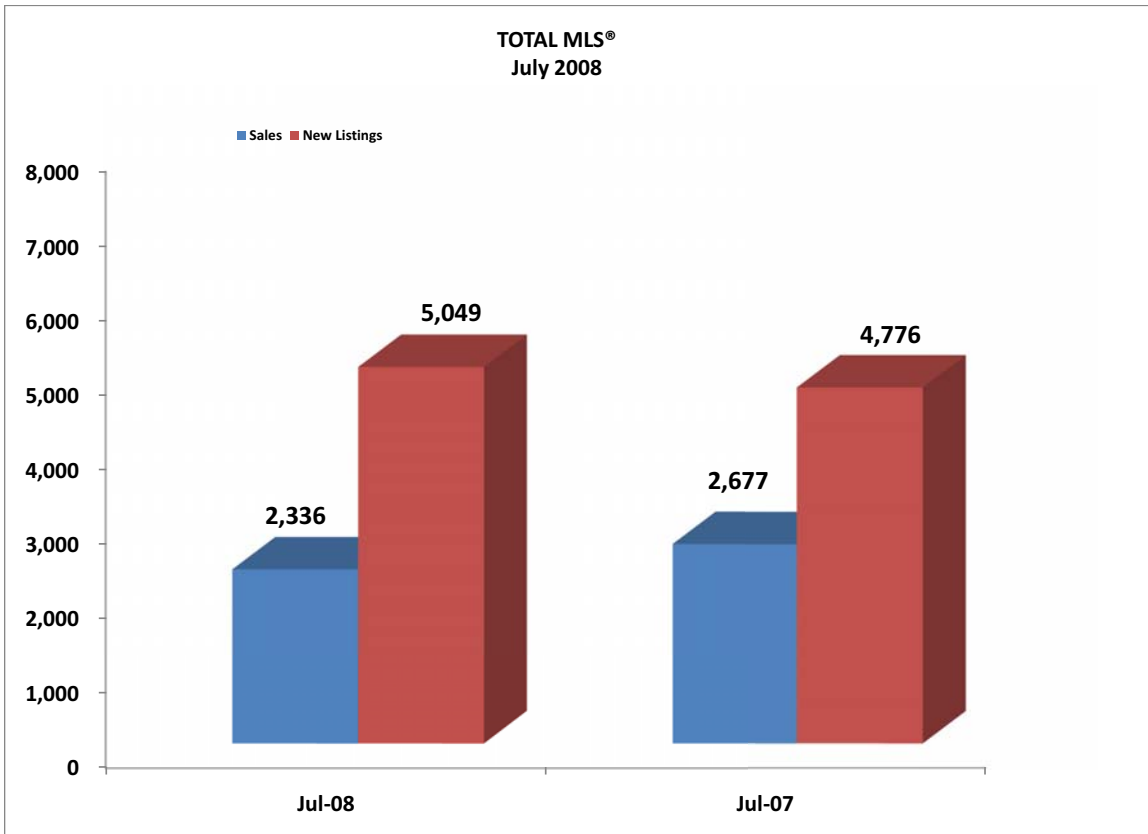
# TOTAL MLS® July 2008



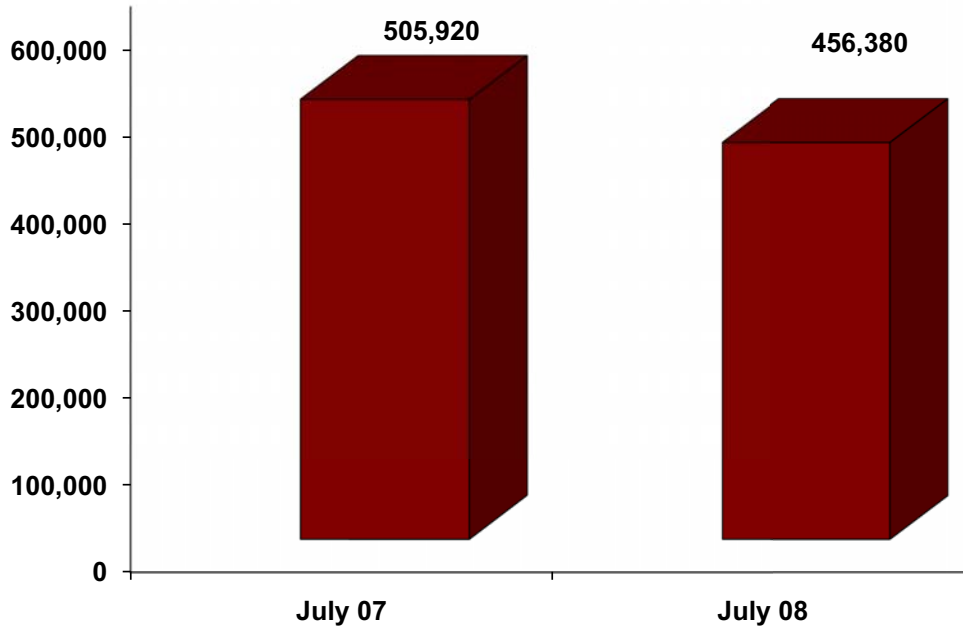
# Absorption Rate (Inventory Turnover) Total MLS® July 2008







### Calgary Metro Single Family Average Sale Price



### Calgary Metro Condominium Average Sale Price

