

OPPORTUNITIES FOR BUYERS, NOW BETTER THAN EVER

Calgary, October 1, 2008 – The buyer’s market trend continues, according to figures released by the Calgary Real Estate Board (CREB®).

In a news release issued yesterday, by the Canadian Real Estate Association (CREA), President, Calvin Lindberg said, “We must remember that all markets go through cycles and remember that the national housing market is actually made up of different communities. Real estate markets are local and every community, and every area, is different in terms of trends and pricing.”

CREB® President Ed Jensen concurred with Lindberg, saying, “We can see these cyclical affects in our own local Calgary market. Some communities in our city are stabilizing, while others are in the midst of a market shift.”

Single family Calgary metro new listings added for the month of September totaled 2,631, a decrease of 15.3 per cent from September 2007, when new listing added totaled 3,106 and an increase of 15.9 per cent from last month, when new listings coming to the market were 2,270. Calgary metro condominium new listings added in September 2008 were 1,186, showing a decrease of 9.8 per cent from the 1,315 new condominium listings added in September 2007 and a decrease of 12.5 per cent from last month’s condominium listings of 1,054.

Single family Calgary metro sales for the month of September came in at 1,152, showing an increase of 8.3 per cent from the 1,064 sales in September 2007 and showing a decrease of 1.5 per cent from last month’s sales of 1,170. Condominium sales for the month of September were 465, a decrease of 3.7 per cent from the 483 condominium sales recorded in September 2007 and showing a decrease of 6.1 per cent from August 2008 when 495 condominiums changed hands.

“The number of single family homes selling in the \$200,000 to \$250,000 price range has increased this month by 50 per cent over last year. And while single family homes selling within the \$350,000 to \$450,000 price range have remained almost the same as they were in September 2007, another significant change is the price range of 450,000 to

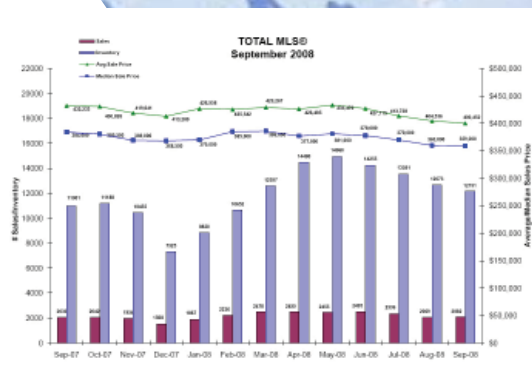
550,000, seeing a 19 per cent decrease in the number of units sold,” explained CREB® President, Ed Jensen. “In short, more homes are selling in the lower price ranges, indicating that the favourable price range has shifted to one lower than that of 2007. Clearly, it’s still a buyer’s market and the opportunity for first time home buyers, to get into the market, is better than it’s ever been,” Jensen concluded.

The median price of a single family Calgary metro home in September 2008 was \$395,000, showing a decrease of 6.1 per cent from September 2007, when the median price was \$420,500 and down 0.8 per cent from last month when the median price was \$398,000. 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.

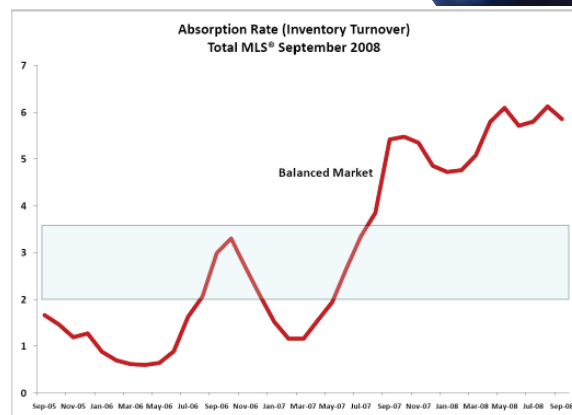
The average price of a single family Calgary metro home in September 2008 was \$444,048, showing a decrease of 5.7 per cent from September 2007, when the average price was \$470,888. The average price of a Calgary metro condominium was \$287,426, showing a 10.6 per cent decrease from September 2007 when the average price was \$321,614. 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 5,692 licensed brokers and registered associates, representing 262 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.

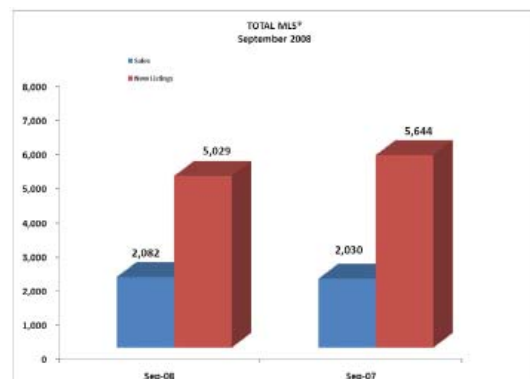
Total MLS®



Absorption Rate



Total MLS® Sales to New Listings



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR SEPTEMBER 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	5,387	5,562	-3.15%	n/a	n/a	n/a
New Listings Added	2,631	3,106	-15.29%	26,532	26,202	1.26%
Sales	1,152	1,064	8.27%	11,526	15,388	-25.10%
Avg DOM Sold	51	40	27.50%	45	30	50.00%
Avg DOM Active	52	39	33.33%	52	39	33.33%
Average Sale Price	444,048	470,888	-5.70%	464,445	475,865	-2.40%
Median Price	395,000	420,500	-6.06%	412,000	424,250	-2.89%
Total Sales	511,543,607	501,024,698	2.10%	5,353,194,950	7,321,654,460	-26.89%
Sales \$/List \$	96.30%	97.19%	-0.91%	96.85%	98.08%	-1.26%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,659	2,235	18.97%	n/a	n/a	n/a
New Listings Added	1,186	1,315	-9.81%	11,909	10,501	13.41%
Sales	465	483	-3.73%	4,779	6,850	-30.23%
Avg DOM Sold	54	41	31.71%	49	29	68.97%
Avg DOM Active	54	37	45.95%	54	37	45.95%
Average Sale Price	287,426	321,614	-10.63%	305,674	316,188	-3.33%
Median Price	265,000	300,000	-11.67%	282,500	295,000	-4.24%
Total Sales	133,652,996	155,339,526	-13.96%	1,460,817,532	2,165,573,223	-32.54%
Sales \$/List \$	96.42%	97.41%	-1.01%	96.92%	98.35%	-1.45%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,607	1,965	32.67%	n/a	n/a	n/a
New Listings Added	850	877	-3.08%	8,698	7,303	19.10%
Sales	377	363	3.86%	3,300	4,407	-25.12%
Avg DOM Sold	77	51	50.98%	65	42	54.76%
Avg DOM Active	78	54	44.44%	78	54	44.44%
Average Sale Price	364,404	400,938	-9.11%	378,202	373,641	1.22%
Median Price	335,000	370,000	-9.46%	350,000	346,000	1.16%
Total Sales	137,380,340	145,540,434	-5.61%	1,248,066,094	1,646,635,175	-24.21%
Sales \$/List \$	96.19%	97.40%	-1.24%	96.69%	98.08%	-1.41%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	928	774	19.90%	n/a	n/a	n/a
New Listings Added	235	220	6.82%	2,236	1,865	19.89%
Sales	58	67	-13.43%	562	674	-16.62%
Avg DOM Sold	99	66	50.00%	81	63	28.57%
Avg DOM Active	97	72	34.72%	97	72	34.72%
Average Sale Price	738,847	809,240	-8.70%	818,512	829,908	-1.37%
Median Price	700,000	775,000	-9.68%	740,000	750,000	-1.33%
Total Sales	42,853,100	54,219,088	-20.96%	460,003,475	559,357,955	-17.76%
Sales \$/List \$	92.74%	94.43%	-1.79%	94.61%	95.90%	-1.34%
<u>RURAL LAND</u>						
Month End Inventory	523	412	26.94%	n/a	n/a	n/a
New Listings Added	85	91	-6.59%	971	833	16.57%
Sales	17	28	-39.29%	184	316	-41.77%
Avg DOM Sold	107	106	0.94%	100	96	4.17%
Avg DOM Active	130	95	36.84%	130	95	36.84%
Average Sale Price	430,082	699,518	-38.52%	480,055	526,997	-8.91%
Median Price	330,000	401,000	-17.71%	361,500	366,000	-1.23%
Total Sales	7,311,400	19,586,500	-62.67%	88,330,059	166,531,129	-46.96%
Sales \$/List \$	95.10%	96.49%	-1.44%	91.84%	94.82%	-3.15%
<u>TOTAL MLS®*</u>						
Month End Inventory	12,191	11,001	10.82%	n/a	n/a	n/a
New Listings Added	5,029	5,644	-10.90%	50,638	46,990	7.76%
Sales	2,082	2,030	2.56%	20,461	27,821	-26.45%
Avg DOM Sold	58	44	31.82%	51	34	50.00%
Avg DOM Active	65	45	44.44%	65	45	44.44%
Average Sale Price	400,452	432,233	-7.35%	421,260	426,797	-1.30%
Median Price	359,000	384,000	-6.51%	375,000	380,000	-1.32%
Total Sales	833,741,843	877,432,796	-4.98%	8,619,397,760	11,872,635,886	-27.40%
Sales \$/List \$	96.09%	97.06%	-1.01%	96.66%	97.98%	-1.34%

*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
SEPTEMBER 2008**

Sep-08

Sep-07

SINGLE FAMILY

	Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	3	0.26%	29	0.25%	-	0.00%
200,000 - 299,999	120	10.42%	738	6.40%	64	6.06%
300,000 - 349,999	216	18.75%	1,943	16.86%	157	14.87%
350,000 - 399,999	248	21.53%	2,489	21.59%	211	19.98%
400,000 - 449,999	189	16.41%	2,037	17.67%	191	18.09%
450,000 - 499,999	113	9.81%	1,397	12.12%	151	14.30%
500,000 - 549,999	77	6.68%	826	7.17%	85	8.05%
550,000 - 599,999	55	4.77%	554	4.81%	49	4.64%
600,000 - 649,999	35	3.04%	374	3.24%	32	3.03%
650,000 - 699,999	28	2.43%	253	2.20%	31	2.94%
700,000 - 799,999	17	1.48%	333	2.89%	29	2.75%
800,000 - 899,999	19	1.65%	174	1.51%	14	1.33%
900,000 - 999,999	7	0.61%	72	0.62%	16	1.52%
OVER 1,000,000	25	2.17%	307	2.66%	26	2.46%
	1,152		11,526		1,056	15,367

CONDO

0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
100,000 - 199,999	35	7.53%	199	4.16%	14	2.90%	224	3.27%
200,000 - 299,999	278	59.78%	2,637	55.18%	226	46.89%	3,388	49.47%
300,000 - 349,999	75	16.13%	966	20.21%	125	25.93%	1,592	23.25%
350,000 - 399,999	41	8.82%	443	9.27%	50	10.37%	763	11.14%
400,000 - 449,999	11	2.37%	214	4.48%	27	5.60%	359	5.24%
450,000 - 499,999	10	2.15%	128	2.68%	20	4.15%	212	3.10%
500,000 - 549,999	4	0.86%	59	1.23%	5	1.04%	102	1.49%
550,000 - 599,999	3	0.65%	38	0.80%	6	1.24%	64	0.93%
600,000 - 649,999	3	0.65%	21	0.44%	2	0.41%	36	0.53%
650,000 - 699,999	-	0.00%	21	0.44%	-	0.00%	33	0.48%
700,000 - 799,999	4	0.86%	17	0.36%	2	0.41%	34	0.50%
800,000 - 899,999	1	0.22%	11	0.23%	1	0.21%	14	0.20%
900,000 - 999,999	-	0.00%	4	0.08%	-	0.00%	6	0.09%
OVER 1,000,000	-	0.00%	21	0.44%	4	0.83%	19	0.28%
	465		4,779		482		6,847	

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

TOWNS	Month	Sep-08			Sep-07			
		**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	4	1.06%	42	1.27%	8	2.20%	83	1.88%
100,000 - 199,999	39	10.34%	245	7.42%	15	4.13%	311	7.06%
200,000 - 299,999	93	24.67%	742	22.48%	89	24.52%	1,154	26.19%
300,000 - 349,999	71	18.83%	597	18.09%	51	14.05%	711	16.14%
350,000 - 399,999	63	16.71%	560	16.97%	51	14.05%	718	16.30%
400,000 - 449,999	31	8.22%	408	12.36%	62	17.08%	507	11.51%
450,000 - 499,999	33	8.75%	246	7.45%	25	6.89%	340	7.72%
500,000 - 549,999	14	3.71%	145	4.39%	24	6.61%	180	4.09%
550,000 - 599,999	11	2.92%	78	2.36%	9	2.48%	117	2.66%
600,000 - 649,999	7	1.86%	57	1.73%	5	1.38%	58	1.32%
650,000 - 699,999	1	0.27%	28	0.85%	4	1.10%	53	1.20%
700,000 - 799,999	3	0.80%	49	1.48%	3	0.83%	49	1.11%
800,000 - 899,999	1	0.27%	33	1.00%	3	0.83%	35	0.79%
900,000 - 999,999	-	0.00%	25	0.76%	3	0.83%	22	0.50%
OVER 1,000,000	6	1.59%	45	1.36%	11	3.03%	68	1.54%
	377		3,300		363		4,406	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.18%	-	0.00%	10	1.49%
100,000 - 199,999	1	1.72%	14	2.49%	6	9.09%	28	4.17%
200,000 - 299,999	3	5.17%	29	5.16%	3	4.55%	25	3.73%
300,000 - 349,999	4	6.90%	20	3.56%	2	3.03%	20	2.98%
350,000 - 399,999	6	10.34%	21	3.74%	4	6.06%	37	5.51%
400,000 - 449,999	-	0.00%	31	5.52%	1	1.52%	20	2.98%
450,000 - 499,999	4	6.90%	25	4.45%	3	4.55%	30	4.47%
500,000 - 549,999	2	3.45%	28	4.98%	4	6.06%	27	4.02%
550,000 - 599,999	2	3.45%	24	4.27%	2	3.03%	28	4.17%
600,000 - 649,999	1	1.72%	26	4.63%	3	4.55%	31	4.62%
650,000 - 699,999	4	6.90%	31	5.52%	2	3.03%	45	6.71%
700,000 - 799,999	10	17.24%	71	12.63%	4	6.06%	74	11.03%
800,000 - 899,999	4	6.90%	61	10.85%	9	13.64%	72	10.73%
900,000 - 999,999	5	8.62%	48	8.54%	6	9.09%	55	8.20%
OVER 1,000,000	12	20.69%	132	23.49%	17	25.76%	169	25.19%
	58		562		66		671	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	4	3	3	380,833	1,142,500	380,000	27	98.09%
BLEVL	118	64	41	383,726	15,732,750	355,000	40	96.46%
BUNG	482	230	85	438,347	37,259,488	408,000	49	95.95%
BUNGH	28	13	3	518,333	1,555,000	470,000	28	94.54%
HL-SP	1	1	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	86	48	20	490,290	9,805,800	413,000	64	96.17%
SPLT3	7	6	8	366,188	2,929,500	367,000	53	96.55%
SPLT4	70	31	20	382,675	7,653,500	370,000	36	96.21%
SPLT5	5	4	0	-	-	-	0	0.00%
ST1.5	46	11	2	481,000	962,000	450,000	70	96.39%
ST2	993	512	234	485,797	113,676,534	440,000	52	96.49%
ST2.5	11	6	0	-	-	-	0	0.00%
ST3	6	2	1	640,000	640,000	640,000	212	96.98%
VILLA	1	0	1	325,000	325,000	325,000	81	91.55%
NE								
BK-SP	6	2	2	258,250	516,500	241,500	75	94.79%
BLEVL	215	107	32	293,831	9,402,600	289,000	47	96.02%
BUNG	265	141	54	314,806	16,999,504	312,900	43	96.46%
BUNGH	3	2	1	342,500	342,500	342,500	98	97.89%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	19	12	2	325,250	650,500	245,000	70	96.39%
SPLT3	10	5	1	290,625	290,625	290,625	62	96.88%
SPLT4	102	40	9	332,500	2,992,500	336,000	86	96.02%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	399	196	85	318,739	27,092,786	308,000	50	95.98%
SW								
BK-SP	8	3	1	410,000	410,000	410,000	72	94.25%
BLEVL	51	20	14	370,071	5,181,000	334,000	44	96.23%
BUNG	403	205	63	479,452	30,205,496	420,000	56	94.86%
BUNGH	24	9	1	513,500	513,500	513,500	90	96.91%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	85	40	8	647,375	5,179,000	644,000	37	96.54%
SPLT3	13	5	3	614,333	1,843,000	385,000	53	93.14%
SPLT4	67	39	18	513,457	9,242,220	406,000	48	95.41%
SPLT5	12	6	1	378,000	378,000	378,000	52	93.36%
ST1.5	21	9	3	620,633	1,861,900	457,000	56	86.25%
ST2	909	431	175	541,676	94,793,350	478,000	53	96.66%
ST2.5	14	6	2	1,404,500	2,809,000	609,000	16	96.26%
ST3	25	14	1	1,225,000	1,225,000	1,225,000	130	94.59%
VILLA	2	0	1	378,785	378,785	378,785	191	99.71%
SE								
BK-SP	3	0	3	314,000	942,000	325,000	94	95.18%
BLEVL	41	22	19	352,408	6,695,750	345,000	51	96.38%
BUNG	159	70	69	409,083	28,226,700	380,000	52	96.07%
SPLT2	69	28	17	456,141	7,754,400	445,000	46	96.92%
SPLT3	9	4	1	298,000	298,000	298,000	96	99.37%
SPLT4	46	20	11	390,264	4,292,900	357,000	52	96.46%
SPLT5	2	1	0	-	-	-	0	0.00%
ST1.5	4	1	1	300,000	300,000	300,000	62	96.81%
ST2	495	247	134	433,127	58,039,019	415,000	50	97.14%
ST2.5	3	1	1	390,000	390,000	390,000	34	97.52%
VILLA	1	0	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

SEPTEMBER 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	321	157	49	263,840	12,928,150	255,000	67	96.32%
APRTM	44	15	3	274,333	823,000	245,000	45	93.59%
BK-SP	0	0	1	279,000	279,000	279,000	17	97.93%
BLEVL	19	4	0	-	-	-	0	0.00%
BUNG	70	31	16	307,456	4,919,300	273,000	43	96.81%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	5	2	0	-	-	-	0	0.00%
SPLT2	7	4	4	304,278	1,217,112	305,000	48	97.76%
SPLT3	4	1	0	-	-	-	0	0.00%
SPLT4	8	3	2	311,500	623,000	302,000	26	97.65%
SPLT5	4	2	1	499,000	499,000	499,000	30	100.00%
ST1.5	0	1	2	404,950	809,900	383,000	27	96.57%
ST2	202	105	49	296,052	14,506,550	295,000	55	96.69%
ST2.5	4	2	1	357,000	357,000	357,000	90	95.23%
ST3	18	4	3	236,500	709,500	237,500	50	96.57%
VILLA	7	3	0	-	-	-	0	0.00%
NE								
APART	79	38	16	197,563	3,161,000	199,500	55	96.60%
APRTM	18	6	3	215,500	646,500	205,000	67	96.54%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	13	8	1	185,000	185,000	185,000	100	92.55%
BUNG	21	10	1	249,000	249,000	249,000	58	98.61%
SPLT4	9	2	2	226,000	452,000	225,000	33	93.39%
ST2	92	34	18	230,744	4,153,400	230,000	57	96.48%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	1	0	0	-	-	-	0	0.00%
VILLA	4	1	0	-	-	-	0	0.00%
SW								
APART	848	358	120	276,677	33,201,220	250,000	55	95.99%
APRTM	63	24	11	320,627	3,526,900	312,000	45	96.38%
BLEVL	16	6	1	288,000	288,000	288,000	18	98.33%
BUNG	134	61	19	269,612	5,122,620	241,500	65	96.79%
BUNGH	3	2	0	-	-	-	0	0.00%
LOFT	21	7	5	302,480	1,512,400	282,500	77	96.41%
PENTH	18	9	1	352,000	352,000	352,000	16	100.60%
SPLT2	8	4	0	-	-	-	0	0.00%
SPLT3	4	1	2	303,750	607,500	282,000	47	96.60%
SPLT4	20	7	2	296,500	593,000	261,000	74	95.68%
SPLT5	7	1	2	317,750	635,500	308,500	72	97.80%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	250	124	57	303,986	17,327,176	284,000	49	96.35%
ST2.5	11	5	0	-	-	-	0	0.00%
ST3	43	17	9	570,389	5,133,500	608,500	73	97.07%
VILLA	16	5	2	353,000	706,000	320,000	29	94.27%
SE								
APART	103	47	29	262,244	7,605,068	248,000	55	96.67%
APRTM	7	2	1	218,000	218,000	218,000	109	98.20%
BLEVL	3	1	3	211,833	635,500	210,000	23	96.39%
BUNG	25	10	4	374,300	1,497,200	345,000	31	96.31%
BUNGH	0	0	1	265,000	265,000	265,000	21	98.33%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	3	2	0	-	-	-	0	0.00%
SPLT3	5	6	0	-	-	-	0	0.00%
SPLT4	7	3	1	365,000	365,000	365,000	56	96.08%
SPLT5	2	2	2	265,000	530,000	256,000	22	97.88%
ST2	75	38	19	319,737	6,075,000	289,000	38	96.53%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	3	4	2	469,000	938,000	378,000	26	96.32%
VILLA	2	1	0	-	-	-	0	0.00%

CREB® Stats
Calgary Commercial Summary

Year to Date September 30, 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	66		
OFC	L	12	13.27	69		
RET	L	9	13.48	96		
AGR	S	18	1,161,872.22	124	2091370000.00%	89.21%
BUS	S	86	103,229.78	109	8,877,761	87.04%
BWP	S	22	1,125,045.45	163	24,751,000	92.49%
IND	S	54	847,196.50	96	45,748,611	97.96%
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	12	628,634.17	131	7,543,610	87.07%
RET	S	30	500,554.90	168	15,016,647	92.00%
Total YTD 2008		299			189,567,629	

Year to Date September 30, 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	10	11.22	292		
RET	L	11	16.88	184		
AGR	S	36	1,885,343.06	92	67,872,350	95.06%
BUS	S	79	107,375.76	112	8,482,685	85.86%
BWP	S	38	710,868.42	148	27,013,000	91.56%
IND	S	55	892,396.75	104	49,081,821	88.39%
LAN	S	61	1,847,727.28	170	112,711,364	91.35%
MFC	S	34	1,185,676.71	52	40,313,008	97.32%
OFC	S	22	512,876.36	75	11,283,280	95.71%
RET	S	34	586,062.29	109	19,926,118	94.96%
Total YTD 2007		390			336,683,626	

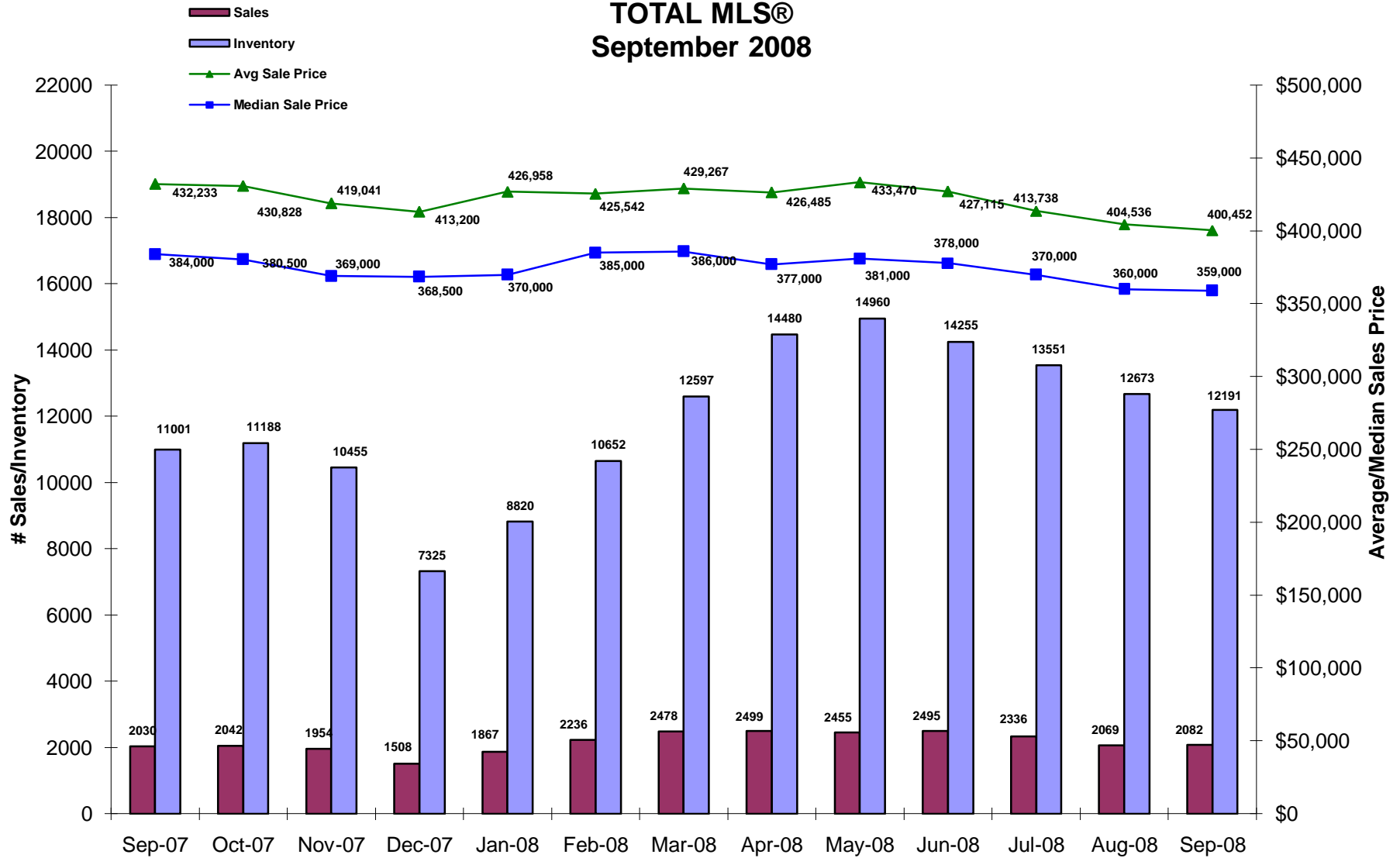
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	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	2,631				26,532
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152				11,526
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048				464,445
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000				412,000
Avg DOM	50	39	40	40	42	46	52	52	51				45

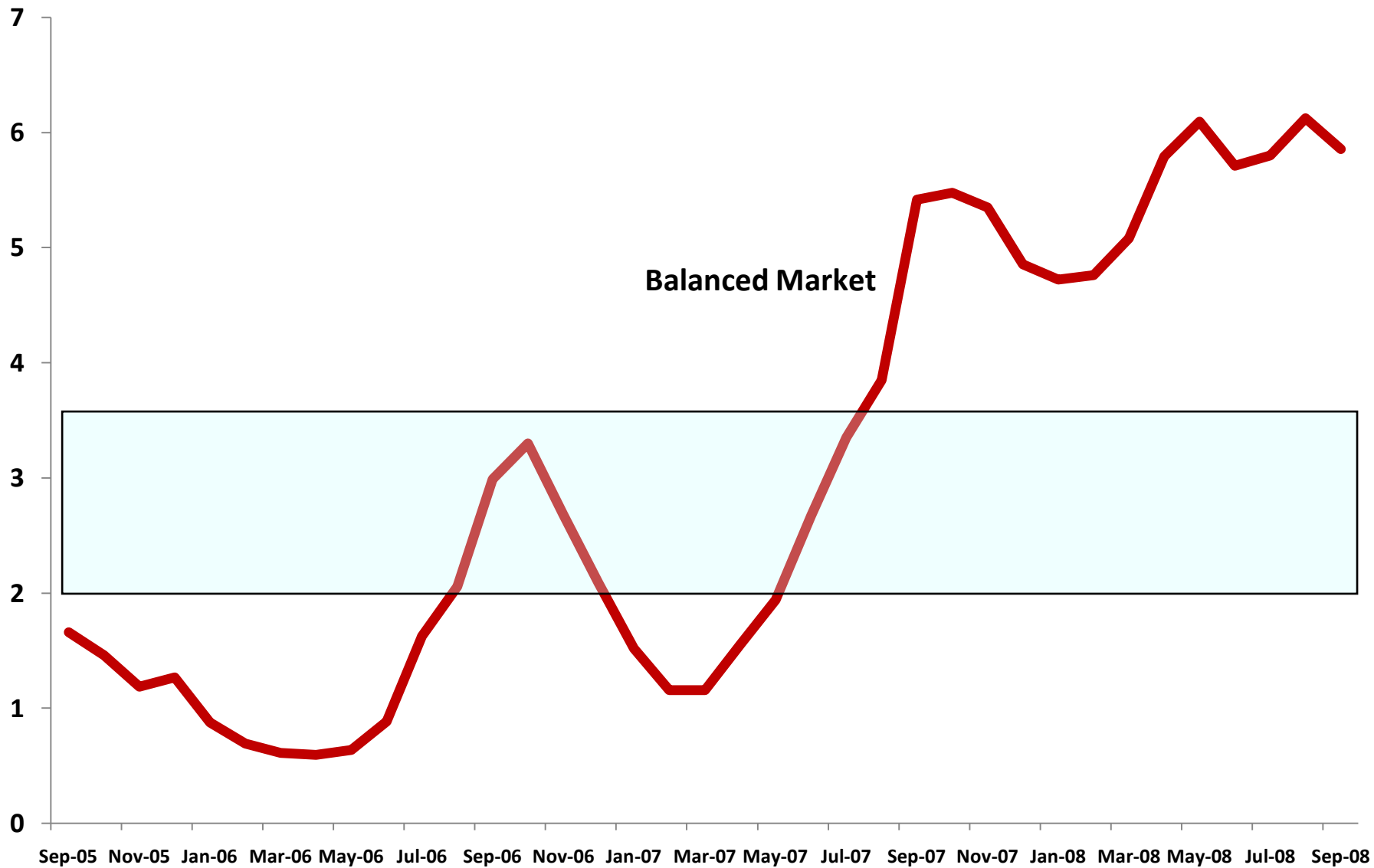
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

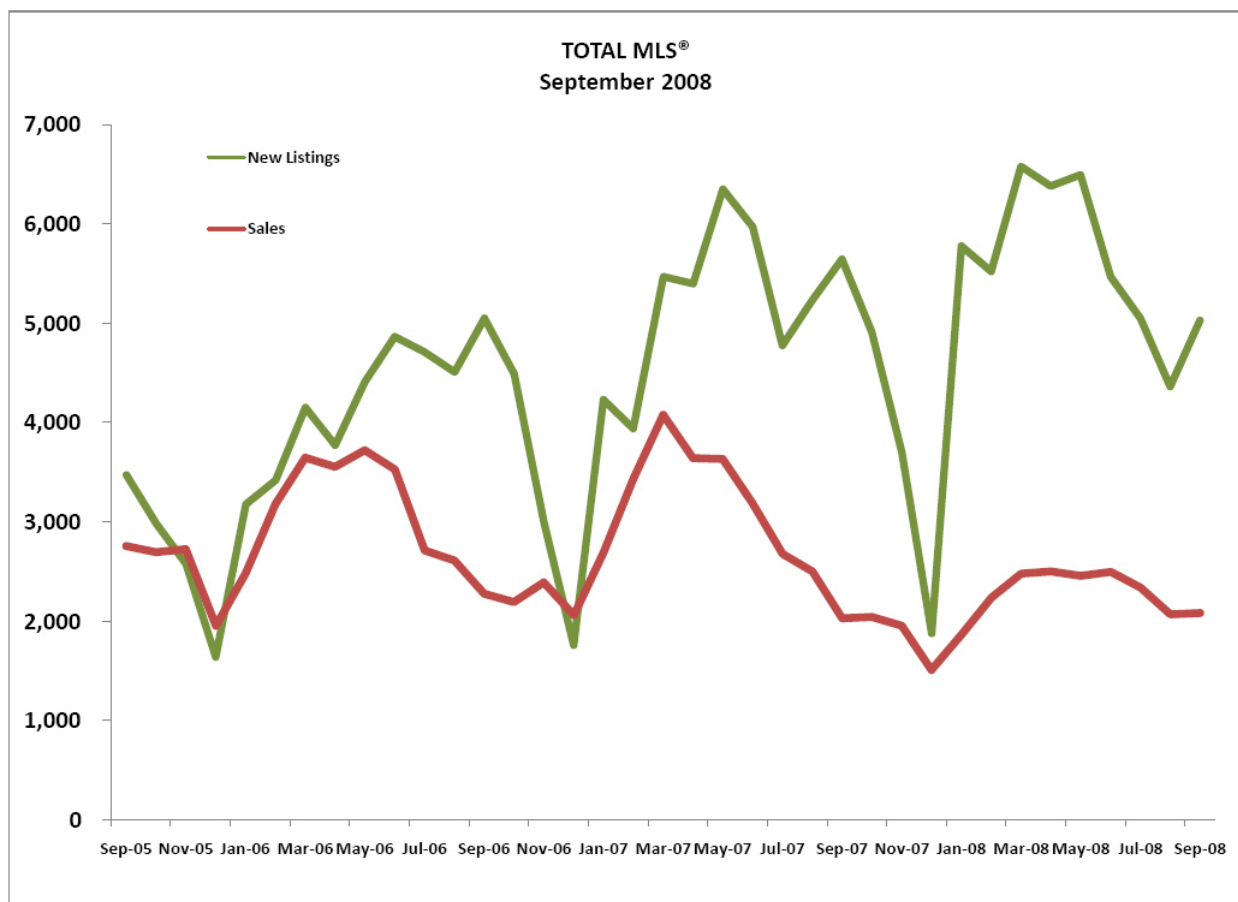
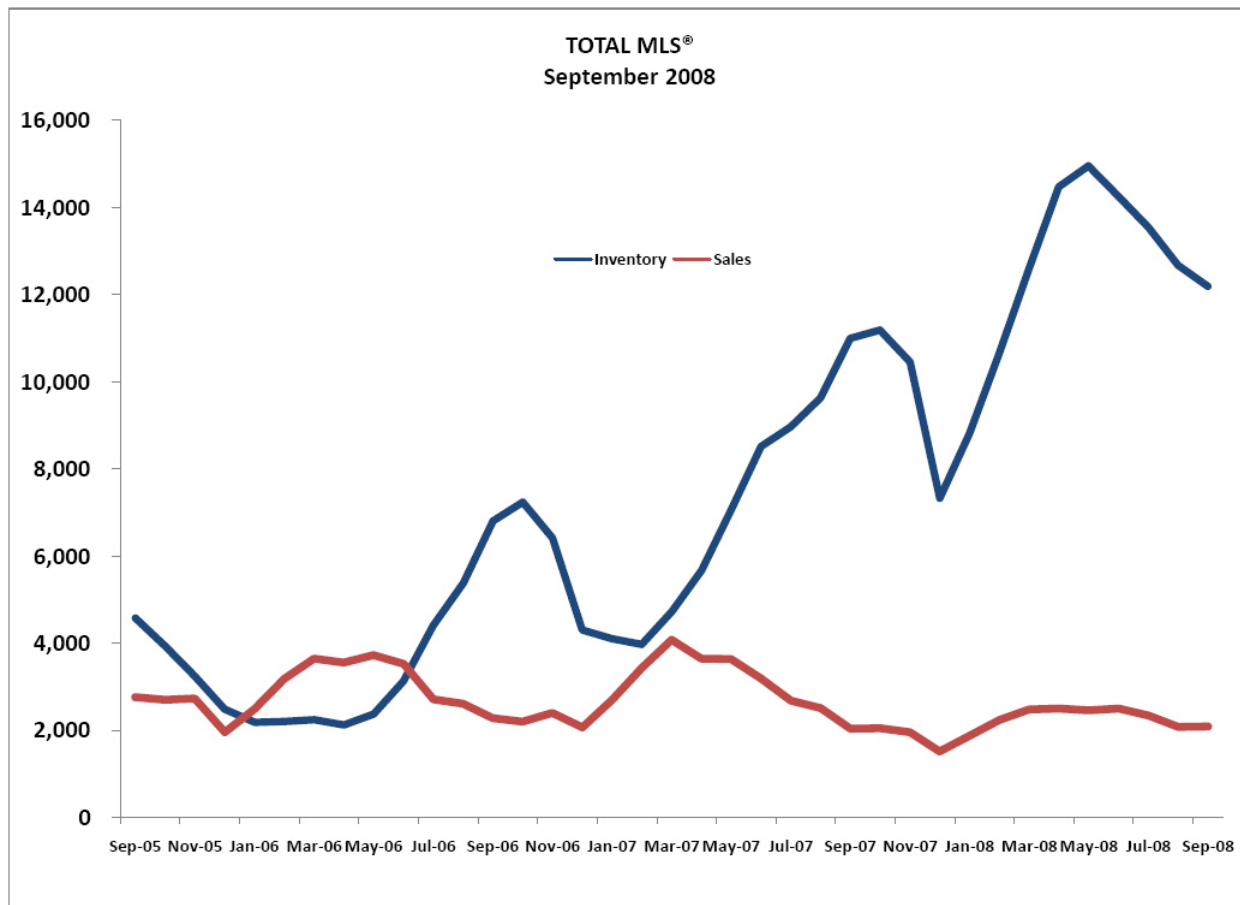
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	165,164	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	1,186				11,909
Sales	454	562	565	581	577	556	535	495	465				4,779
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426				305,764
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000				282,500
Avg DOM	48	45	43	45	50	51	52	58	54				49

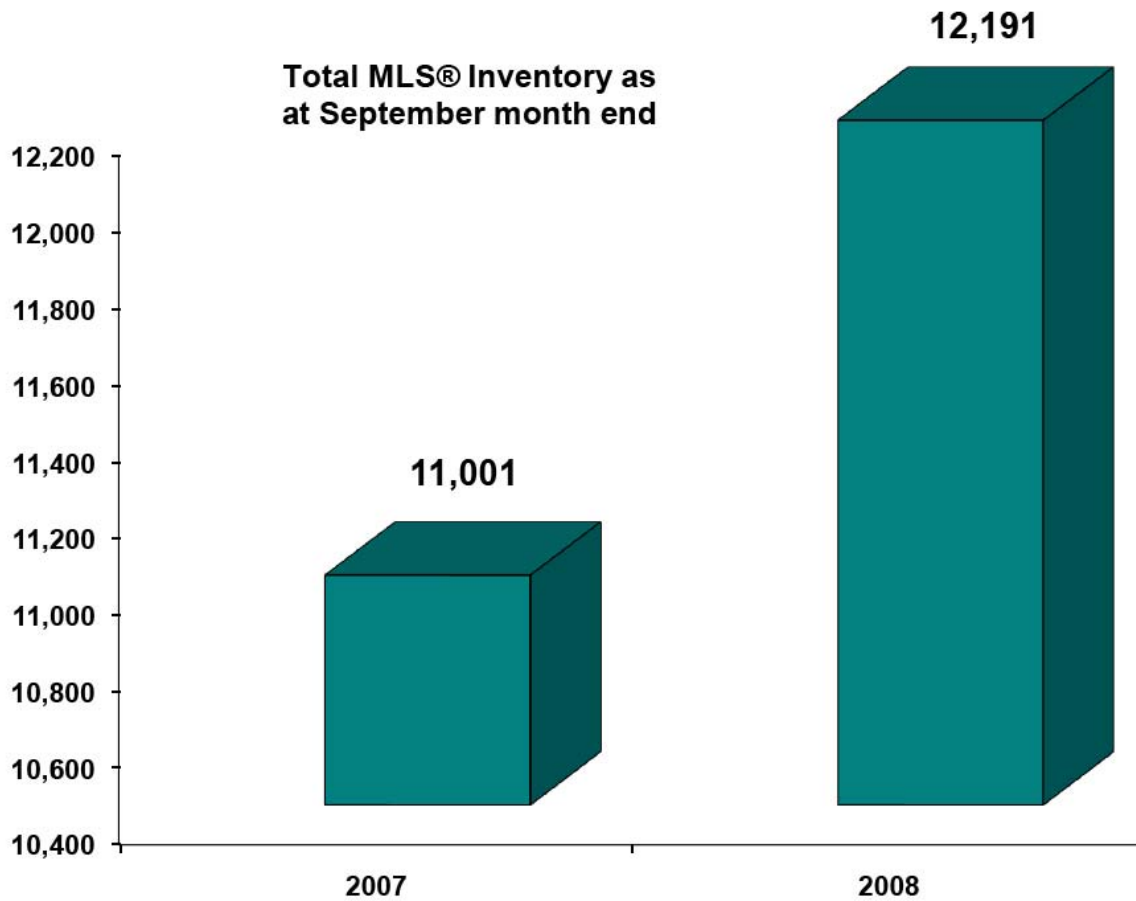
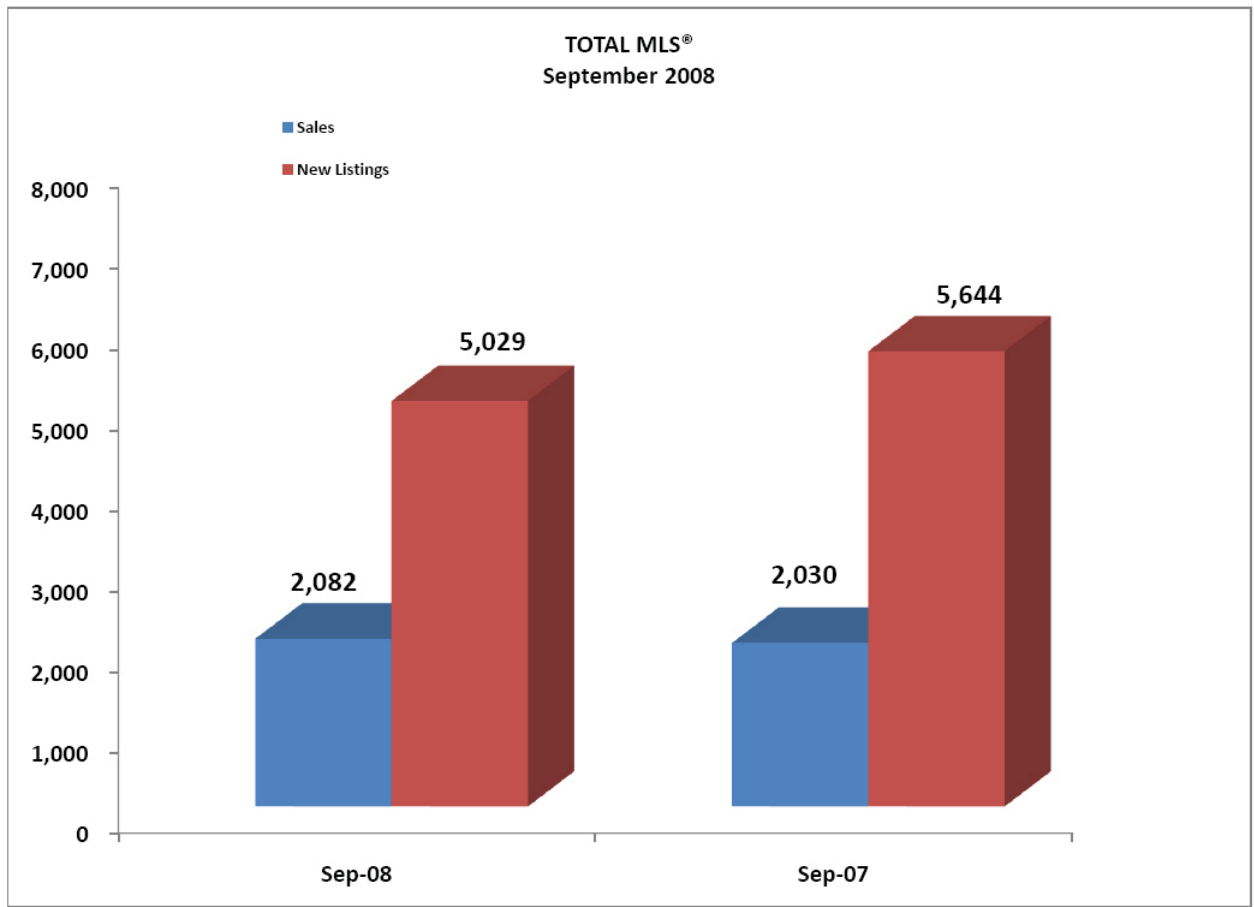
TOTAL MLS® September 2008



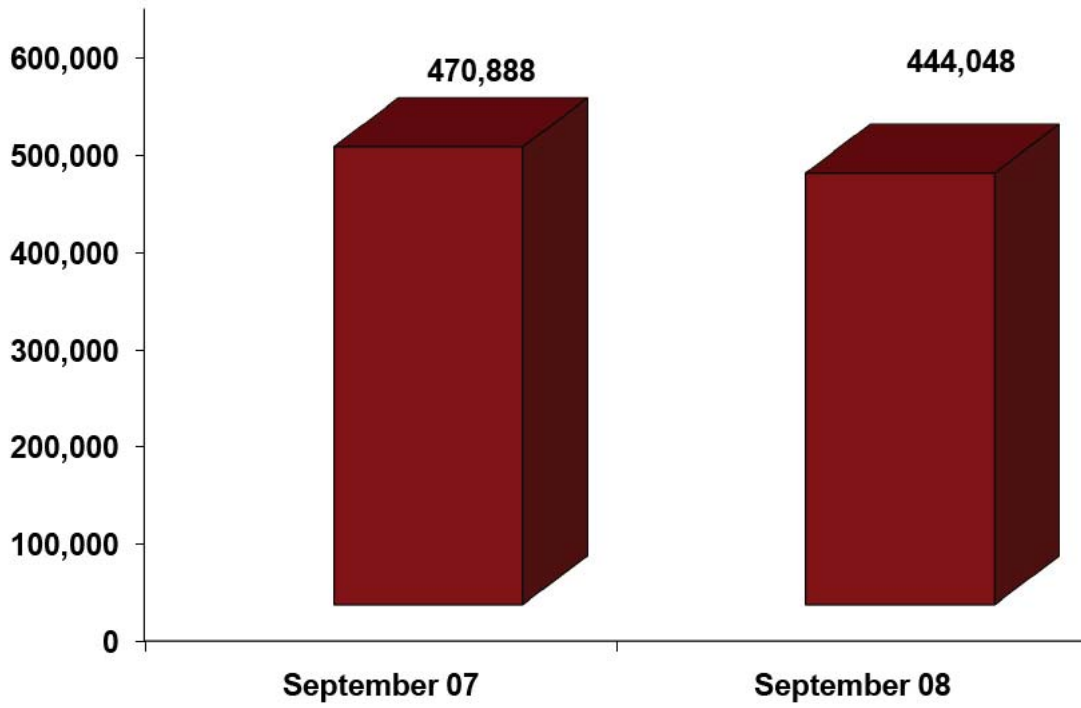
Absorption Rate (Inventory Turnover) Total MLS® September 2008







Calgary Metro Single Family Average Sale Price



Calgary Metro Condominium Average Sale Price

