

CALGARY METRO HOME SALES SHOW SIGNS OF STRENGTH

Market continues to rebound during slow summer months

Calgary, August 4, 2009 - The number of single family homes and condos sold in July in Calgary metro are both up from the same time a year ago according to figures released by the Calgary Real Estate Board (CREB®).

MLS® sales activity of single family Calgary metro homes was 1,585 in the month of July 2009, showing an increase of 21 per cent from July 2008, when single family home sales were 1,313. This is a decrease of 14 per cent from 1,837 sales in June of this year. The number of condominium sales for the month of July 2009 was 702, an increase of 31 per cent from July 2008 when 535 condominiums changed hands. This was a decrease of 5 per cent from the 738 condominium transactions recorded last month.

“We are continuing to see market improvement in Calgary home sales,” says Bonnie Wegerich, President of the Calgary Real Estate Board. “These are healthy sales numbers in a month when we typically expect a summer slowdown.”

“Confidence has definitely returned to the housing market,” noted Wegerich. “Buyers’ moods have been buoyed by news that an economic recovery, albeit gradual, seems to be underway.”

The average price of a single family Calgary metro home in July 2009 was \$436,782, showing a decrease of 2 per cent from June 2009, when the average price was \$447,142, and showing a decrease of 4 per cent from July 2008, when the average price was \$456,380. The average price of a Calgary metro condominium was \$285,032 showing no significant change from June 2009, when the average price was \$285,595 and a decrease of 4 per cent over last year, when the average price was \$296,338. 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’ve also seen prices start to lift gradually from their lows. Although year-over-year prices are still down, average prices have come up since the beginning of the year,” said Wegerich. “It is the first-time homebuyers that continue to fuel this

recovery,” added Wegerich. “We expect more and more move-up buyers will follow suit as consumer confidence grows and economic fundamentals continue to get better. Improvements in employment and oil prices will continue to be a key concern for the Calgary market.”

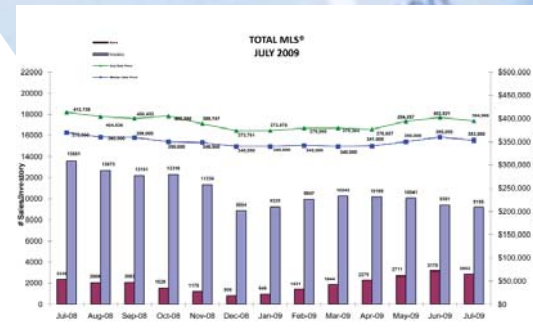
Single family Calgary metro new listings added for the month of July totaled 2,089, a decrease of 7 per cent from June 2009 when 2,244 new listings were added, and showing a decrease of 18 per cent from July 2008, when 2,559 new listings came to the market. Calgary metro condominium new listings added in July 2009 were 918, down 1 per cent from June 2009, when the MLS® saw 927 condo listings coming to the market. This is a decrease of 22 per cent from July 2008, when condominium listings were 1,183.

“Remarkably, our listing count continues to trend lower,” said Wegerich. “We have shifted from a market that favoured the buyer to one that is far more balanced. We may begin to see modest price appreciation as inventories are drawn down by sales.”

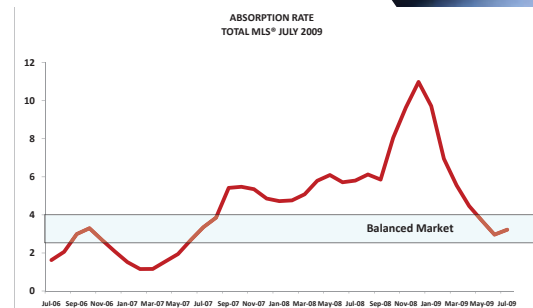
The median price of a single family Calgary metro home in July 2009 was \$390,000, showing an decrease of 2 per cent from June 2009, when the median price was \$399,000, and down 5 per cent from July 2008, when the median price was \$408,500. The median price of a condominium in July 2009 was \$263,000, down 1 per cent from June 2009, when the median was \$265,500, and down 4 per cent from July 2008, when the median price was \$273,500. 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.

CREB® is a professional body of 5,440 licensed brokers and registered associates, representing 256 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.

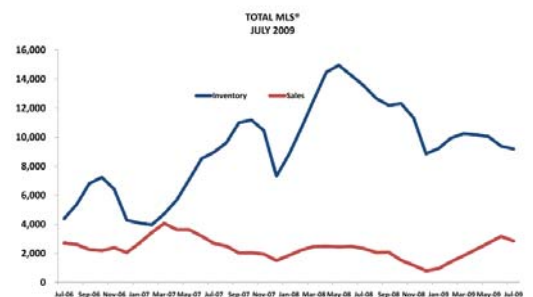
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR JULY 2009**

	<u>2009</u>	<u>2008</u>	<u>Mth Chg</u>	<u>** 2009 YTD</u>	<u>**2008 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	3,314	6,038	-45.11%	n/a	n/a	n/a
New Listings Added	2,089	2,559	-18.37%	14,717	21,643	-32.00%
Sales	1,585	1,313	20.72%	8,740	9,211	-5.11%
Avg DOM Sold	43	52	-17.31%	47	44	6.82%
Avg DOM Active	55	54	1.85%	55	54	1.85%
Average Sale Price	436,782	456,380	-4.29%	431,816	469,980	-8.12%
Median Price	390,000	408,500	-4.53%	385,000	415,500	-7.34%
Total Sales	692,298,909	599,226,487	15.53%	3,774,074,036	4,328,985,720	-12.82%
Sales \$/List \$	96.94%	96.49%	0.46%	96.32%	96.97%	-0.67%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,587	2,888	-45.05%	n/a	n/a	n/a
New Listings Added	918	1,183	-22.40%	6,536	9,658	-32.33%
Sales	702	535	31.21%	3,672	3,819	-3.85%
Avg DOM Sold	50	52	-3.85%	53	48	10.42%
Avg DOM Active	58	54	7.41%	58	54	7.41%
Average Sale Price	285,032	296,338	-3.82%	279,885	310,207	-9.77%
Median Price	263,000	273,500	-3.84%	257,500	287,000	-10.28%
Total Sales	200,092,560	158,540,763	26.21%	1,027,738,521	1,184,681,967	-13.25%
Sales \$/List \$	96.72%	96.45%	0.28%	95.96%	97.02%	-1.09%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,585	2,924	-11.59%	n/a	n/a	n/a
New Listings Added	839	915	-8.31%	5,568	7,091	-21.48%
Sales	445	379	17.41%	2,244	2,608	-13.96%
Avg DOM Sold	68	67	1.49%	75	62	20.97%
Avg DOM Active	91	73	24.66%	91	73	24.66%
Average Sale Price	347,696	382,120	-9.01%	347,002	380,921	-8.90%
Median Price	335,000	355,000	-5.63%	330,000	350,000	-5.71%
Total Sales	154,724,532	144,823,360	6.84%	778,673,103	993,441,757	-21.62%
Sales \$/List \$	96.66%	96.24%	0.43%	96.24%	96.78%	-0.56%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,001	1,047	-4.39%	n/a	n/a	n/a
New Listings Added	230	258	-10.85%	1,628	1,824	-10.75%
Sales	90	72	25.00%	375	442	-15.16%
Avg DOM Sold	95	77	23.38%	90	78	15.38%
Avg DOM Active	104	89	16.85%	104	89	16.85%
Average Sale Price	792,042	746,846	6.05%	769,546	828,951	-7.17%
Median Price	685,000	719,000	-4.73%	685,000	748,000	-8.42%
Total Sales	71,283,800	53,772,900	32.56%	288,579,850	366,396,550	-21.24%
Sales \$/List \$	93.42%	94.40%	-1.04%	93.30%	94.78%	-1.56%
<u>RURAL LAND</u>						
Month End Inventory	601	570	5.44%	n/a	n/a	n/a
New Listings Added	99	109	-9.17%	681	803	-15.19%
Sales	18	20	-10.00%	98	151	-35.10%
Avg DOM Sold	94	92	2.17%	109	98	11.22%
Avg DOM Active	133	116	14.66%	133	116	14.66%
Average Sale Price	426,917	443,155	-3.66%	415,322	476,214	-12.79%
Median Price	375,000	315,000	19.05%	326,500	362,000	-9.81%
Total Sales	7,684,500	8,863,100	-13.30%	40,701,517	71,908,284	-43.40%
Sales \$/List \$	90.08%	91.48%	-1.53%	92.31%	91.78%	0.58%
<u>TOTAL MLS®*</u>						
Month End Inventory	9,195	13,551	-32.15%	n/a	n/a	n/a
New Listings Added	4,206	5,049	-16.70%	29,341	41,247	-28.87%
Sales	2,853	2,336	22.13%	15,198	16,320	-6.88%
Avg DOM Sold	51	56	-8.93%	55	49	12.24%
Avg DOM Active	76	64	18.75%	76	64	18.75%
Average Sale Price	394,968	413,738	-4.54%	389,114	426,035	-8.67%
Median Price	353,000	370,000	-4.59%	348,900	378,000	-7.70%
Total Sales	1,126,844,851	966,491,510	16.59%	5,913,749,777	6,952,885,628	-14.95%
Sales \$/List \$	96.58%	96.28%	0.31%	96.06%	96.77%	-0.74%

*Total MLS® includes Mobile Listings

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**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE**

<i>SINGLE FAMILY</i>	Jul-09				Jul-08			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	-	0.00%
100,000 - 199,999	18	1.14%	69	0.79%	7	0.53%	23	0.25%
200,000 - 299,999	213	13.44%	1,184	13.55%	94	7.18%	510	5.54%
300,000 - 349,999	304	19.18%	1,780	20.37%	224	17.11%	1,481	16.09%
350,000 - 399,999	303	19.12%	1,780	20.37%	289	22.08%	2,009	21.83%
400,000 - 449,999	229	14.45%	1,313	15.02%	233	17.80%	1,637	17.79%
450,000 - 499,999	161	10.16%	771	8.82%	134	10.24%	1,159	12.60%
500,000 - 549,999	107	6.75%	535	6.12%	84	6.42%	676	7.35%
550,000 - 599,999	59	3.72%	331	3.79%	69	5.27%	452	4.91%
600,000 - 649,999	54	3.41%	253	2.89%	50	3.82%	312	3.39%
650,000 - 699,999	32	2.02%	174	1.99%	24	1.83%	196	2.13%
700,000 - 799,999	50	3.15%	185	2.12%	34	2.60%	287	3.12%
800,000 - 899,999	16	1.01%	125	1.43%	22	1.68%	141	1.53%
900,000 - 999,999	6	0.38%	74	0.85%	15	1.15%	63	0.68%
1,000,000 - 1,249,999	16	1.01%	76	0.87%	12	0.92%	112	1.22%
1,250,000 - 1,499,999	7	0.44%	46	0.53%	10	0.76%	70	0.76%
1,500,000 - 1,749,999	4	0.25%	19	0.22%	8	0.61%	33	0.36%
1,750,000 - 1,999,999	6	0.38%	13	0.15%	-	0.00%	13	0.14%
2,000,000 - 2,499,999	-	0.00%	6	0.07%	-	0.00%	16	0.17%
2,500,000 - 2,999,999	-	0.00%	3	0.03%	-	0.00%	7	0.08%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
3,500,000 - 3,999,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
Over 4,000,000	-	0.00%	1	0.01%	-	0.00%	3	0.03%
	1,585		8,740		1,309		9,202	

<i>CONDO</i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	93	13.25%	560	15.25%	35	6.54%	142	3.72%
200,000 - 299,999	389	55.41%	2,051	55.86%	309	57.76%	2,040	53.42%
300,000 - 349,999	96	13.68%	517	14.08%	100	18.69%	816	21.37%
350,000 - 399,999	56	7.98%	230	6.26%	44	8.22%	360	9.43%
400,000 - 449,999	18	2.56%	122	3.32%	22	4.11%	186	4.87%
450,000 - 499,999	24	3.42%	64	1.74%	9	1.68%	109	2.85%
500,000 - 549,999	6	0.85%	37	1.01%	5	0.93%	52	1.36%
550,000 - 599,999	8	1.14%	28	0.76%	2	0.37%	33	0.86%
600,000 - 649,999	4	0.57%	18	0.49%	-	0.00%	15	0.39%
650,000 - 699,999	2	0.28%	8	0.22%	1	0.19%	20	0.52%
700,000 - 799,999	1	0.14%	12	0.33%	1	0.19%	13	0.34%
800,000 - 899,999	1	0.14%	5	0.14%	2	0.37%	9	0.24%
900,000 - 999,999	3	0.43%	5	0.14%	1	0.19%	4	0.10%
1,000,000 - 1,249,999	1	0.14%	9	0.25%	3	0.56%	13	0.34%
1,250,000 - 1,499,999	-	0.00%	1	0.03%	1	0.19%	4	0.10%
1,500,000 - 1,749,999	-	0.00%	3	0.08%	-	0.00%	1	0.03%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
2,000,000 - 2,499,999	-	0.00%	2	0.05%	-	0.00%	1	0.03%
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%
	702		3,672		535		3,819	

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

TOWNS	Jul-09				Jul-08			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	8	1.80%	34	1.52%	5	1.32%	32	1.23%
100,000 - 199,999	46	10.34%	219	9.76%	26	6.86%	185	7.10%
200,000 - 299,999	106	23.82%	587	26.16%	68	17.94%	573	21.99%
300,000 - 349,999	87	19.55%	476	21.21%	77	20.32%	475	18.23%
350,000 - 399,999	74	16.63%	369	16.44%	71	18.73%	440	16.88%
400,000 - 449,999	41	9.21%	221	9.85%	52	13.72%	338	12.97%
450,000 - 499,999	40	8.99%	122	5.44%	33	8.71%	186	7.14%
500,000 - 549,999	8	1.80%	61	2.72%	16	4.22%	121	4.64%
550,000 - 599,999	9	2.02%	46	2.05%	8	2.11%	59	2.26%
600,000 - 649,999	11	2.47%	25	1.11%	4	1.06%	44	1.69%
650,000 - 699,999	2	0.45%	17	0.76%	5	1.32%	24	0.92%
700,000 - 799,999	7	1.57%	24	1.07%	2	0.53%	42	1.61%
800,000 - 899,999	5	1.12%	19	0.85%	4	1.06%	30	1.15%
900,000 - 999,999	1	0.22%	7	0.31%	3	0.79%	22	0.84%
1,000,000 - 1,249,999	-	0.00%	8	0.36%	3	0.79%	25	0.96%
1,250,000 - 1,499,999	-	0.00%	6	0.27%	-	0.00%	2	0.08%
1,500,000 - 1,749,999	-	0.00%	3	0.13%	-	0.00%	2	0.08%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	1	0.26%	3	0.12%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	1	0.26%	1	0.04%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.04%
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	0.04%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	445		2,244		379		2,606	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	1.11%	2	0.53%	1	1.41%	1	0.23%
100,000 - 199,999	-	0.00%	7	1.87%	5	7.04%	12	2.72%
200,000 - 299,999	7	7.78%	26	6.93%	1	1.41%	23	5.22%
300,000 - 349,999	6	6.67%	13	3.47%	3	4.23%	15	3.40%
350,000 - 399,999	2	2.22%	17	4.53%	2	2.82%	13	2.95%
400,000 - 449,999	7	7.78%	23	6.13%	9	12.68%	28	6.35%
450,000 - 499,999	1	1.11%	10	2.67%	1	1.41%	15	3.40%
500,000 - 549,999	4	4.44%	19	5.07%	3	4.23%	26	5.90%
550,000 - 599,999	5	5.56%	28	7.47%	1	1.41%	20	4.54%
600,000 - 649,999	3	3.33%	23	6.13%	5	7.04%	21	4.76%
650,000 - 699,999	10	11.11%	24	6.40%	2	2.82%	23	5.22%
700,000 - 799,999	10	11.11%	52	13.87%	10	14.08%	55	12.47%
800,000 - 899,999	8	8.89%	34	9.07%	9	12.68%	51	11.56%
900,000 - 999,999	4	4.44%	17	4.53%	2	2.82%	33	7.48%
1,000,000 - 1,249,999	10	11.11%	39	10.40%	6	8.45%	43	9.75%
1,250,000 - 1,499,999	6	6.67%	18	4.80%	7	9.86%	24	5.44%
1,500,000 - 1,749,999	2	2.22%	7	1.87%	3	4.23%	16	3.63%
1,750,000 - 1,999,999	1	1.11%	3	0.80%	1	1.41%	8	1.81%
2,000,000 - 2,499,999	2	2.22%	9	2.40%	-	0.00%	7	1.59%
2,500,000 - 2,999,999	-	0.00%	3	0.80%	-	0.00%	2	0.45%
3,000,000 - 3,499,999	1	1.11%	1	0.27%	-	0.00%	1	0.23%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.23%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.68%
	90		375		71		441	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
JULY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	4	2	2	355,250	710,500	310,500	27	96.69%
BLEVL	63	50	43	364,926	15,691,800	337,500	25	98.12%
BUNG	246	164	121	424,175	51,325,138	399,000	36	96.93%
BUNGH	12	5	4	915,000	3,660,000	565,000	47	95.12%
BUNGS	0	0	1	278,500	278,500	278,500	41	96.37%
SPLT2	57	45	25	509,300	12,732,502	442,500	38	97.73%
SPLT3	5	4	5	403,600	2,018,000	362,000	85	95.51%
SPLT4	45	45	35	376,991	13,194,675	361,000	33	98.01%
SPLT5	3	3	2	417,000	834,000	274,000	23	95.05%
ST1.5	31	15	5	416,780	2,083,900	388,000	59	98.13%
ST2	555	395	320	474,051	151,696,386	429,000	42	97.32%
ST2.5	8	4	3	601,667	1,805,000	450,000	49	97.37%
ST3	6	1	1	1,179,000	1,179,000	1,179,000	12	107.28%
VILLA	0	0	2	402,500	805,000	395,000	51	94.73%
NE								
BK-SP	7	1	0	-	-	-	0	0.00%
BLEVL	134	82	62	281,242	17,437,000	282,000	45	96.67%
BUNG	194	110	78	290,372	22,648,988	285,000	42	96.46%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	15	5	11	359,527	3,954,800	362,500	50	96.99%
SPLT3	10	3	0	-	-	-	0	0.00%
SPLT4	61	35	21	302,595	6,354,500	309,000	40	96.01%
ST1.5	1	0	2	253,950	507,900	198,000	41	98.66%
ST2	249	139	86	302,683	26,030,711	296,000	43	96.21%
ST2.5	1	1	0	-	-	-	0	0.00%
SW								
BK-SP	4	3	3	346,167	1,038,500	335,000	27	96.66%
BLEVL	35	33	26	345,785	8,990,400	357,000	40	97.29%
BUNG	275	154	122	453,322	55,305,256	415,000	44	96.83%
BUNGH	14	4	4	720,875	2,883,500	471,000	81	93.26%
SPLT2	51	41	27	486,070	13,123,900	475,000	38	97.12%
SPLT3	6	3	4	367,000	1,468,000	363,000	36	96.67%
SPLT4	40	30	25	441,540	11,038,500	419,000	40	96.29%
SPLT5	13	4	3	433,333	1,300,000	440,000	15	97.76%
ST1.5	27	11	8	823,429	6,587,433	537,433	55	92.78%
ST2	543	305	227	559,240	126,947,530	499,000	53	96.54%
ST2.5	8	3	0	-	-	-	0	0.00%
ST3	26	9	3	956,667	2,870,000	670,000	69	98.16%
VILLA	2	1	0	-	-	-	0	0.00%
SE								
BK-SP	1	0	1	322,000	322,000	322,000	22	96.12%
BLEVL	32	26	22	363,459	7,996,100	336,000	32	98.13%
BUNG	122	71	64	392,966	25,149,800	370,000	46	97.33%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	39	29	18	592,542	10,665,750	440,000	39	96.00%
SPLT3	2	4	6	306,583	1,839,500	298,000	40	97.31%
SPLT4	29	22	21	368,905	7,747,000	350,000	46	97.35%
ST1.5	1	2	1	400,000	400,000	400,000	124	95.47%
ST2	271	205	160	424,743	67,958,940	400,000	40	97.68%
ST2.5	1	1	1	425,000	425,000	425,000	35	97.70%
VILLA	3	1	0	-	-	-	0	0.00%

NOTE: The above sales totals and median prices are for detached homes only.

**CALGARY REAL ESTATE BOARD
CALGARY METRO
CONDO BY STYLE
JULY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	215	111	87	249,130	21,674,288	235,000	52	96.31%
APRTM	10	10	6	211,017	1,266,100	210,000	33	94.42%
BLEVL	8	8	4	197,750	791,000	195,000	19	98.29%
BUNG	11	10	17	279,900	4,758,300	268,000	66	97.07%
BUNGH	0	1	2	363,250	726,500	297,500	25	95.62%
LOFT	3	1	0	-	-	-	0	0.00%
PENTH	3	1	1	460,000	460,000	460,000	45	92.02%
SPLT2	7	7	0	-	-	-	0	0.00%
SPLT3	5	4	1	290,000	290,000	290,000	15	96.67%
SPLT4	3	5	8	339,750	2,718,000	285,000	56	97.47%
SPLT5	0	0	2	275,000	550,000	270,000	60	96.53%
ST2	102	79	69	303,954	20,972,800	277,000	35	97.00%
ST2.5	3	0	2	563,000	1,126,000	560,000	145	99.66%
ST3	15	7	4	578,600	2,314,400	465,000	56	95.49%
VILLA	4	1	1	457,500	457,500	457,500	13	98.41%
NE								
APART	75	35	19	186,640	3,546,166	167,000	54	97.00%
APRTM	6	3	0	-	-	-	0	0.00%
BK-SP	0	0	1	200,000	200,000	200,000	21	97.13%
BLEVL	5	2	0	-	-	-	0	0.00%
BUNG	10	3	2	195,000	390,000	165,000	69	97.55%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	0	1	1	190,000	190,000	190,000	8	95.48%
SPLT4	11	3	1	230,000	230,000	230,000	31	92.78%
ST2	77	35	24	212,777	5,106,638	208,000	56	96.03%
ST3	1	1	0	-	-	-	0	0.00%
SW								
APART	584	321	207	275,439	57,015,836	241,000	50	96.88%
APRTM	23	10	10	230,955	2,309,550	209,000	60	96.15%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	7	4	0	-	-	-	0	0.00%
BUNG	28	15	26	313,607	8,153,780	294,000	47	96.29%
BUNGH	2	1	0	-	-	-	0	0.00%
LOFT	15	10	4	285,625	1,142,500	275,000	55	94.44%
PENTH	12	3	6	402,317	2,413,900	376,400	80	96.70%
SPLT2	3	3	2	601,500	1,203,000	263,000	88	96.70%
SPLT3	1	2	2	280,000	560,000	270,000	30	94.15%
SPLT4	11	10	8	313,969	2,511,750	317,500	30	97.81%
SPLT5	8	3	7	369,071	2,583,500	317,000	44	96.82%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	121	83	75	313,885	23,541,388	300,000	50	96.66%
ST2.5	1	1	2	333,194	666,388	327,500	40	97.51%
ST3	41	20	10	486,160	4,861,600	472,500	45	96.35%
VILLA	12	5	6	445,833	2,675,000	455,000	91	96.96%
SE								
APART	63	44	34	250,806	8,527,398	237,000	43	96.83%
APRTM	7	4	2	276,000	552,000	272,000	18	96.03%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	4	0	0	-	-	-	0	0.00%
BUNG	4	2	6	292,875	1,757,250	271,750	70	96.55%
SPLT3	2	2	2	364,000	728,000	293,000	26	97.34%
SPLT4	2	3	5	264,200	1,321,000	260,000	38	96.44%
SPLT5	2	0	0	-	-	-	0	0.00%
ST2	43	32	33	267,428	8,825,128	268,000	62	97.39%
ST3	5	2	0	-	-	-	0	0.00%
VILLA	2	2	3	325,300	975,900	315,900	79	96.64%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date July 31, 2009

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56			
BWP	L	1	-			
IND	L	13	9.30			
OFC	L	17	12.35			
RET	L	5	10.58			
AGR	S	13	962,792.31	116	12,516,300	62.94%
BUS	S	47	99,162.26	113	4,660,626	85.81%
BWP	S	12	1,692,199.00	163	20,306,388	92.36%
IND	S	22	726,704.55	113	15,987,500	78.99%
LAN	S	17	418,000.00	204	7,106,000	84.58%
MFC	S	13	1,241,153.85	148	16,135,000	91.20%
OFC	S	12	329,250.00	88	3,951,000	96.50%
RET	S	8	323,625.00	130	2,589,000	93.57%
Total YTD 2009		182			70,735,514	

Year to Date July 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M²	Avg DOM	Total Sales	SP / LP
IND	L	16	10.53			
OFC	L	10	14.40			
RET	L	9	13.57			
AGR	S	16	1,196,968.75	130	19,151,500	90.13%
BUS	S	63	89,114.29	100	5,614,200	84.01%
BWP	S	16	891,125.00	182	14,258,000	90.14%
IND	S	48	910,610.85	79	43,709,321	98.50%
LAN	S	24	1,437,329.17	124	34,495,900	83.17%
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%
Total YTD 2008		247			129,727,468	

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

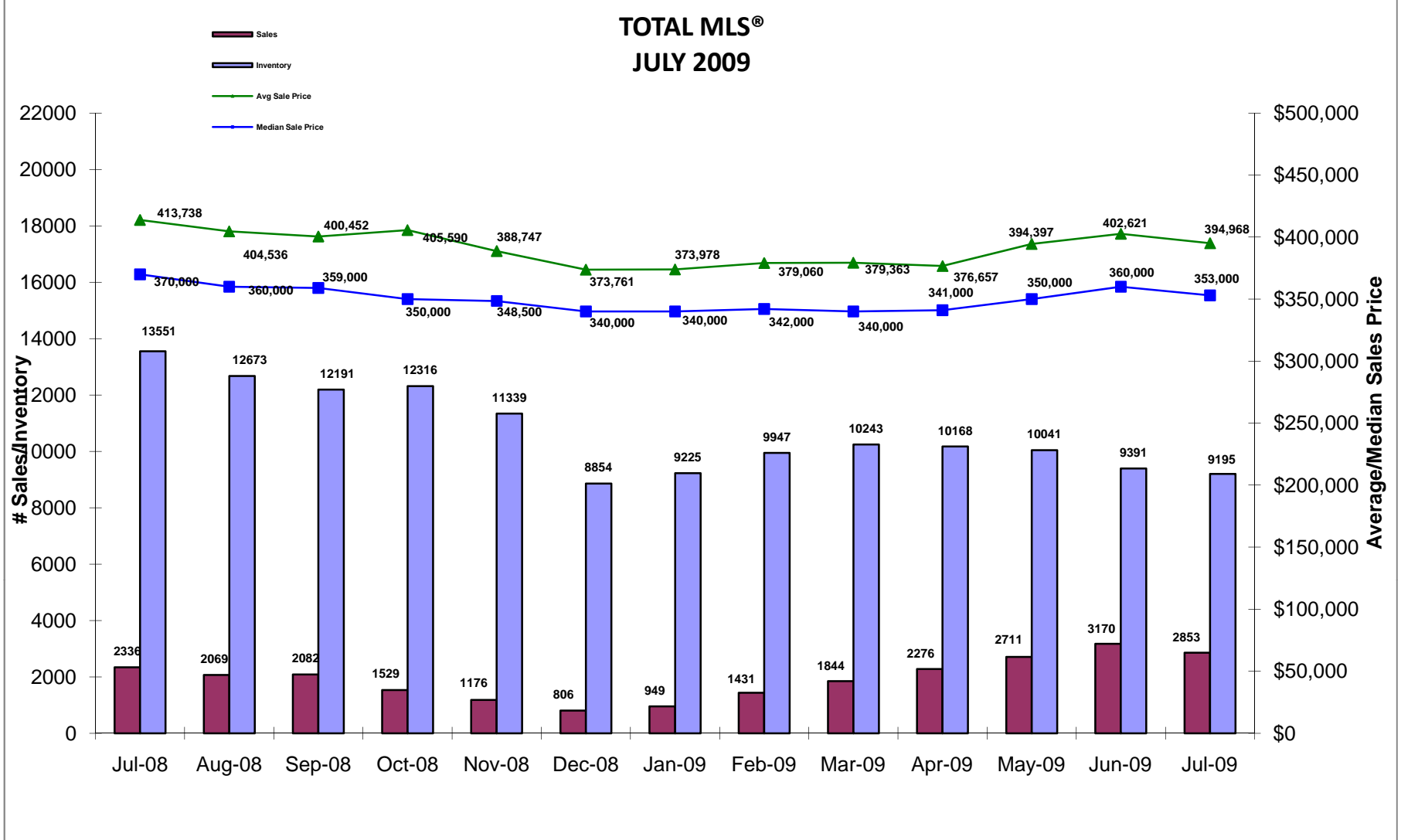
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	272,198	287,070	284,239	287,089	280,808	282,158	281,469	293,666	292,999	303,161	313,175	287,365
Median	241,000	240,000	254,000	248,000	250,000	249,000	252,500	255,000	257,000	258,500	268,900	274,000	253,000
Avg DOM	46	36	32	32	32	31	34	33	30	31	31	30	33
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	360,917	381,571	388,585	415,815	424,585	418,998	429,855	426,622	423,870	408,696	405,352	400,398
Median	305,000	321,000	339,000	356,000	375,000	385,800	384,100	386,000	383,388	375,000	375,000	368,000	361,000
Avg DOM	25	17	14	15	14	15	18	25	28	32	38	43	22
2007													
New Listings	2,325	2,206	3,131	3,100	3,652	3,315	2,548	2,837	3,106	2,586	1,949	984	31,722
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314	1,064	1,113	1,103	846	18,438
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914	470,888	452,254	462,134	444,769	472,230
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000	420,500	412,500	407,500	406,788	421,000
Avg DOM	38	29	24	24	25	29	35	39	40	40	46	51	33
2008													
New Listings	3,023	2,981	3,493	3,377	3,432	2,797	2,559	2,270	2,631	2,322	1,567	836	31,259
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152	820	670	449	13,455
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048	449,100	435,471	417,398	460,327
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000	390,000	387,300	380,000	409,000
Avg DOM	50	39	40	40	42	46	52	52	51	48	55	61	47
2009													
New Listings	2,068	2,057	2,023	2,010	2,235	2,244	2,089						14,717
Sales	550	825	1,086	1,290	1,584	1,837	1,585						8,740
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782						431,816
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000						385,000
Avg DOM	62	51	48	52	45	44	43						47

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

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	908	805	969	995	967	848	746	866	788	689	598	370	9,549
Sales	399	547	713	762	776	807	704	724	638	699	700	485	7,954
Avg Price	175,822	179,587	179,781	182,517	181,669	185,863	180,205	180,416	182,256	186,927	188,945	191,887	183,099
Median	161,000	162,000	162,000	163,000	167,000	163,000	163,000	164,500	167,000	170,500	172,500	168,000	165,000
Avg DOM	47	45	43	39	38	39	39	36	34	36	33	32	38
2006													
New Listings	730	752	893	834	1,005	1,087	1,041	967	1,129	1,063	722	426	10,649
Sales	554	805	874	798	892	875	695	679	553	535	603	533	8,396
Avg Price	209,484	217,212	236,549	255,937	273,407	281,176	276,463	283,547	292,796	290,487	282,781	280,637	263,684
Median	181,500	195,000	215,000	236,000	257,000	259,900	261,500	264,000	269,500	264,000	258,000	255,900	245,000
Avg DOM	28	20	15	12	12	12	16	21	26	29	36	42	21
2007													
New Listings	1,004	889	1,250	1,157	1,332	1,253	1,117	1,186	1,315	1,203	890	468	13,057
Sales	736	895	1,026	839	887	792	603	598	483	501	496	393	8,236
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790	321,614	331,617	312,710	304,719	316,370
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000	300,000	289,000	285,000	286,000	295,000
Avg DOM	39	28	24	23	24	28	33	35	47	40	44	49	32
2008													
New Listings	1,406	1,244	1,561	1,493	1,538	1,234	1,183	1,054	1,186	1,071	741	431	14,148
Sales	454	562	565	581	577	556	535	495	465	399	284	205	5,661
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426	289,148	285,820	274,919	302,408
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	279,500
Avg DOM	48	45	43	45	50	51	52	58	54	50	51	61	50
2009													
New Listings	941	892	903	967	998	927	918						6,536
Sales	225	343	446	579	653	738	702						3,672
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032						279,885
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000						257,500
Avg DOM	64	51	56	58	51	51	50						53

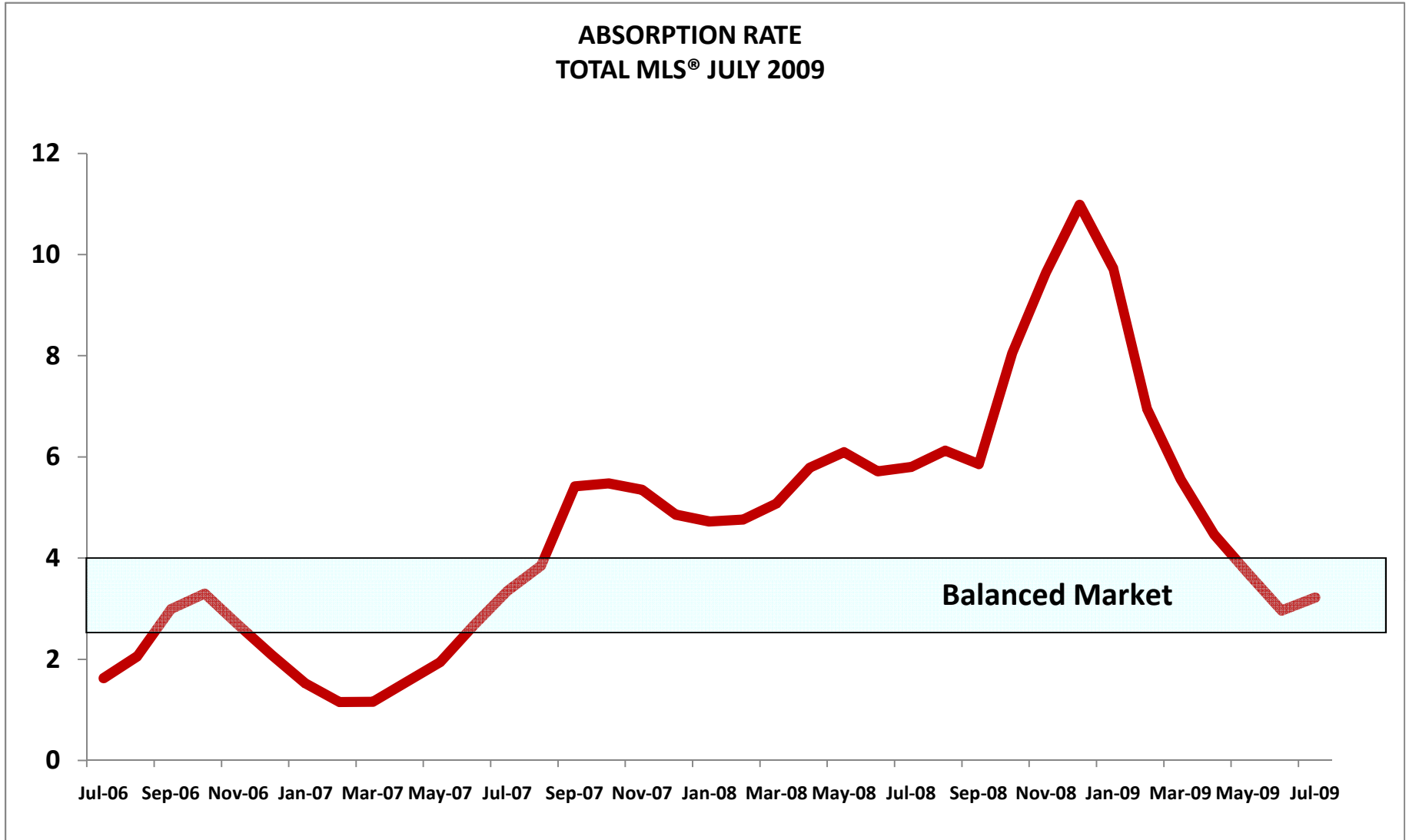
CALGARY REAL ESTATE BOARD

TOTAL MLS® JULY 2009

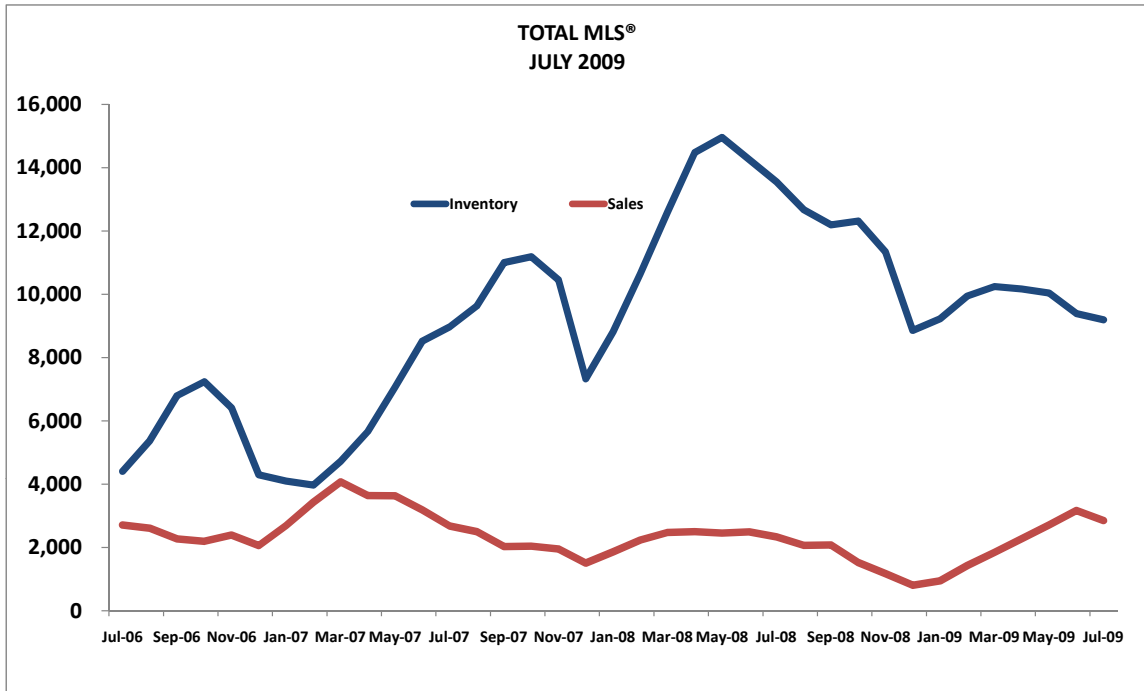


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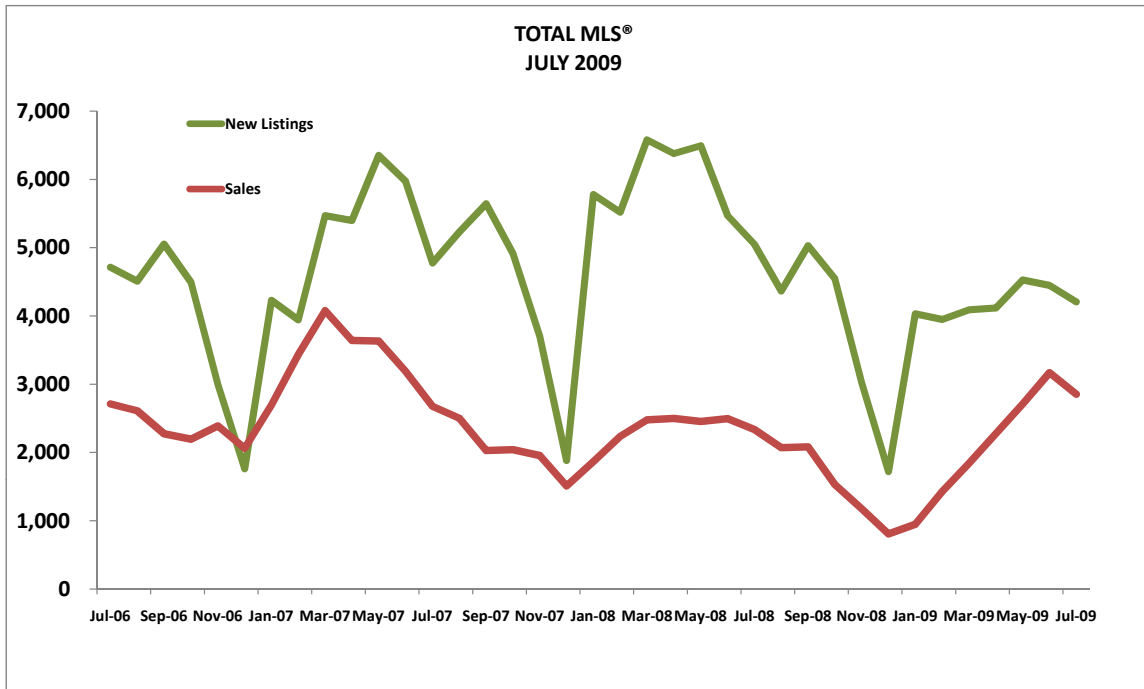
ABSORPTION RATE TOTAL MLS® JULY 2009



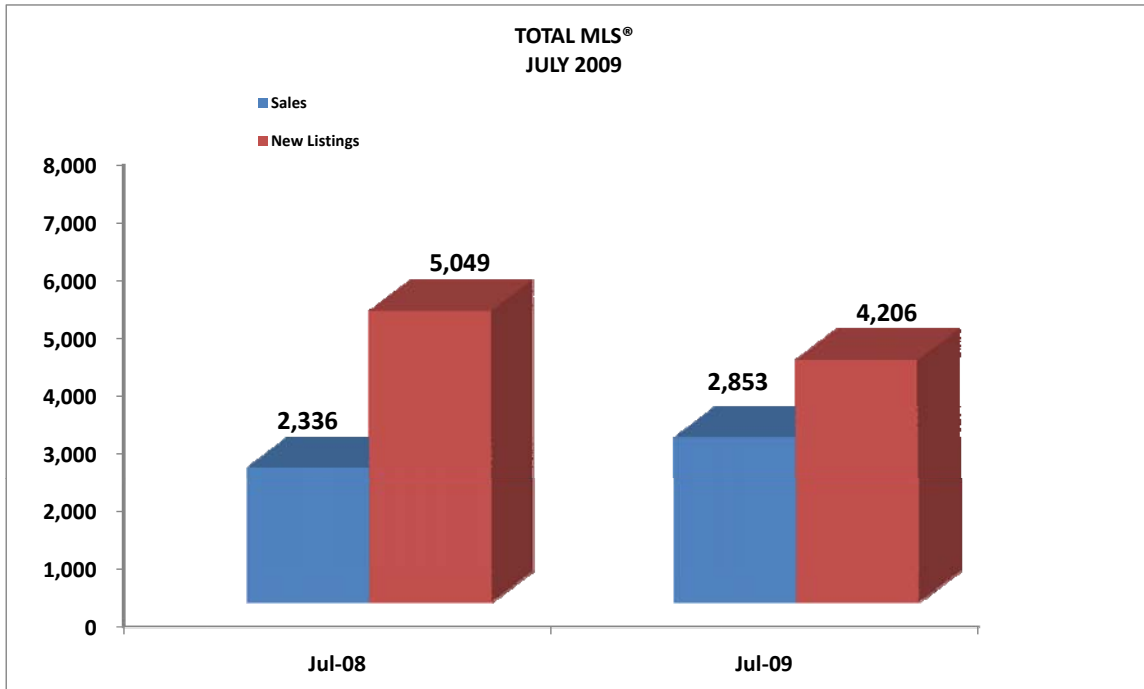
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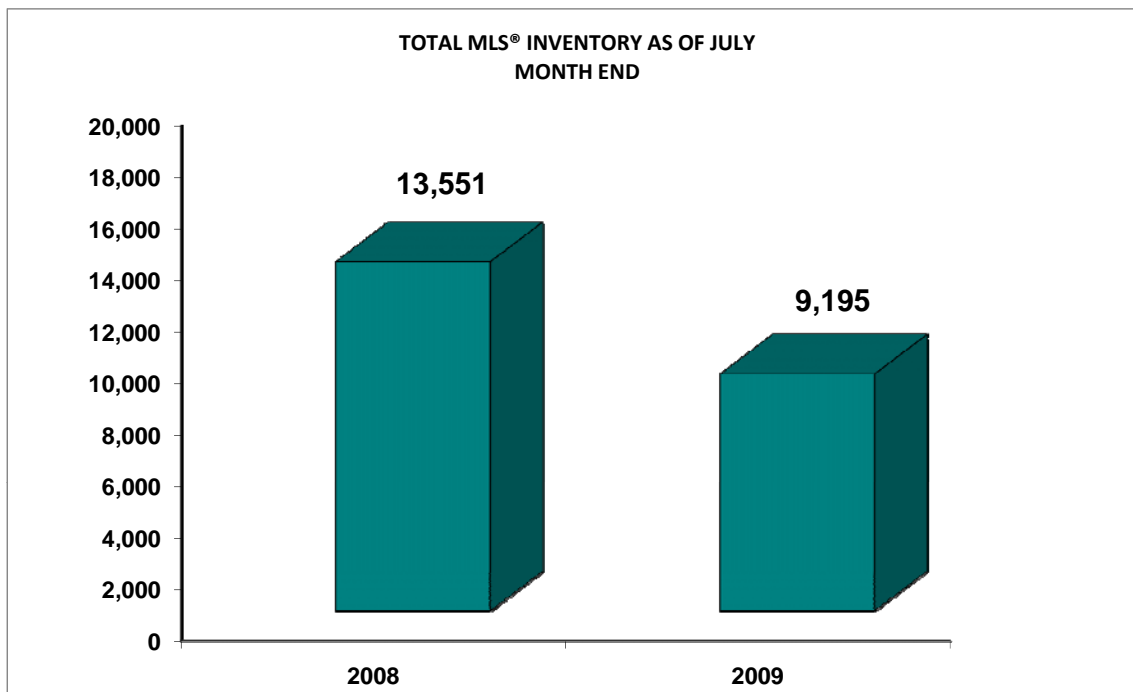
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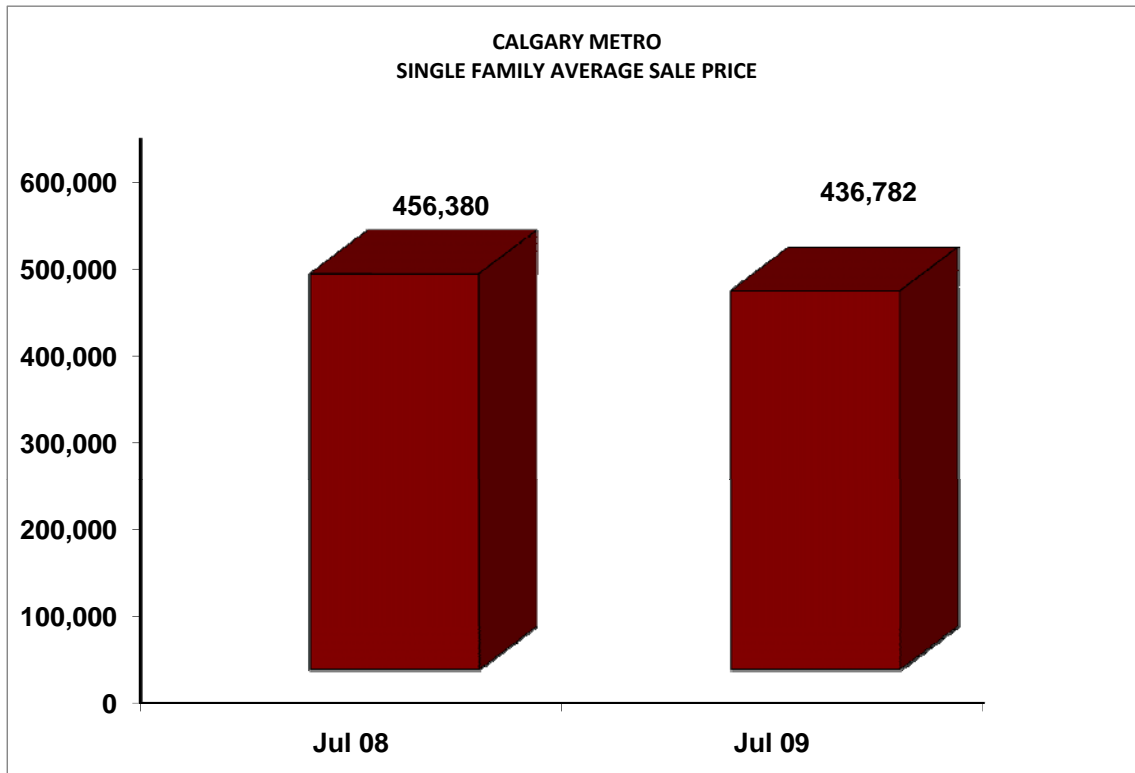
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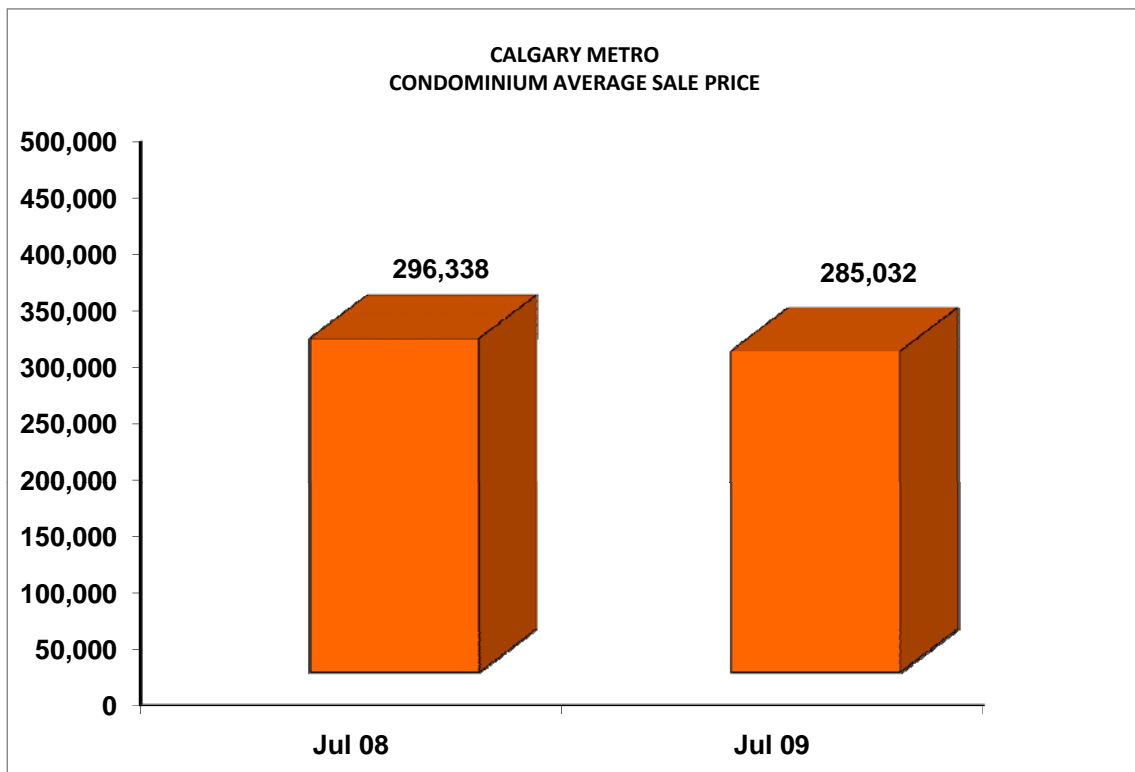
CALGARY REAL ESTATE BOARD



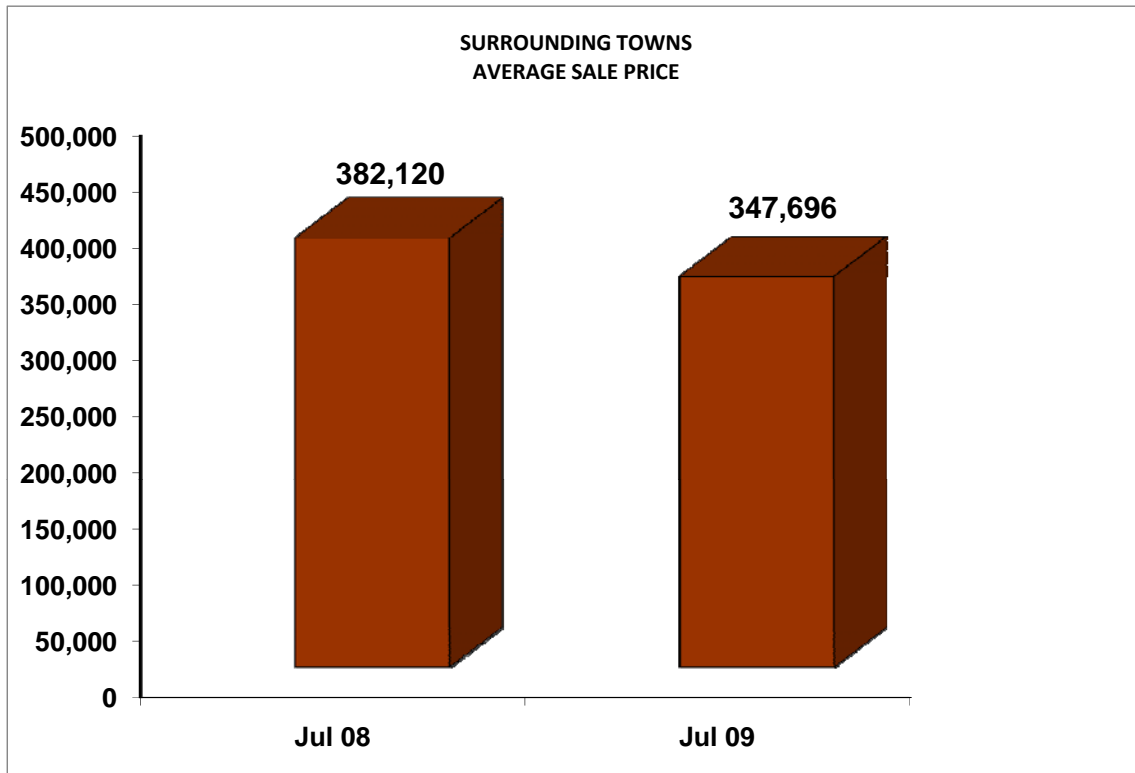
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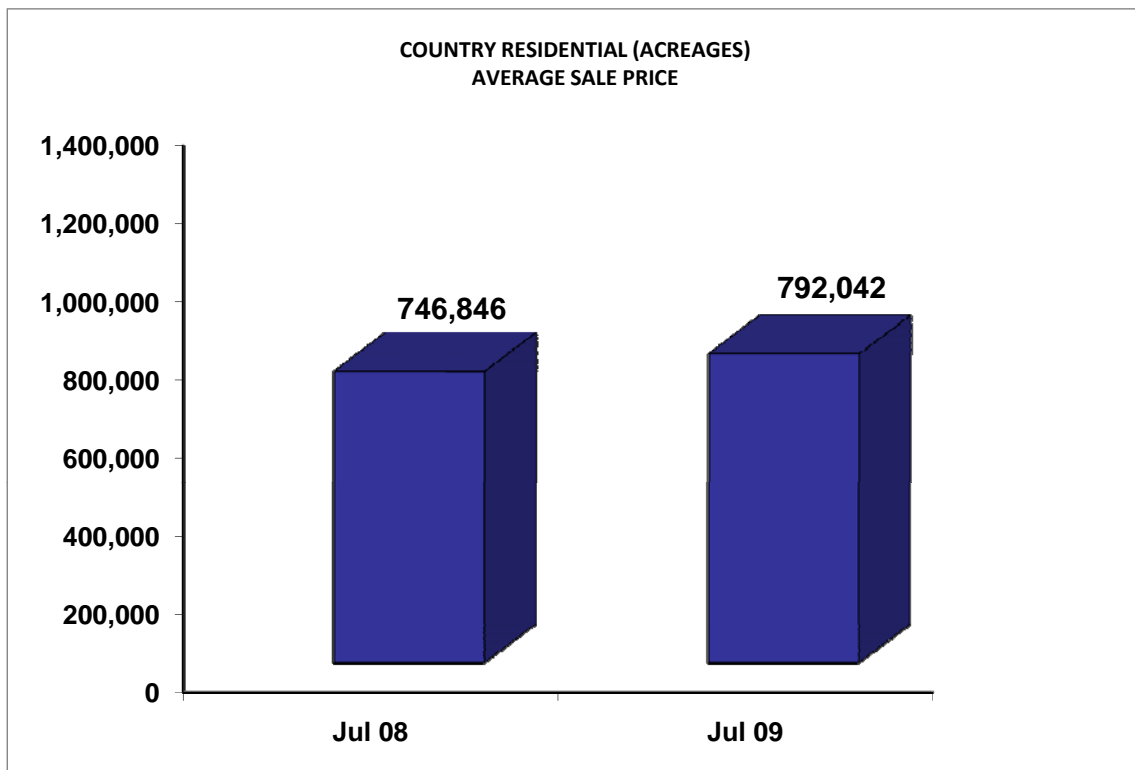
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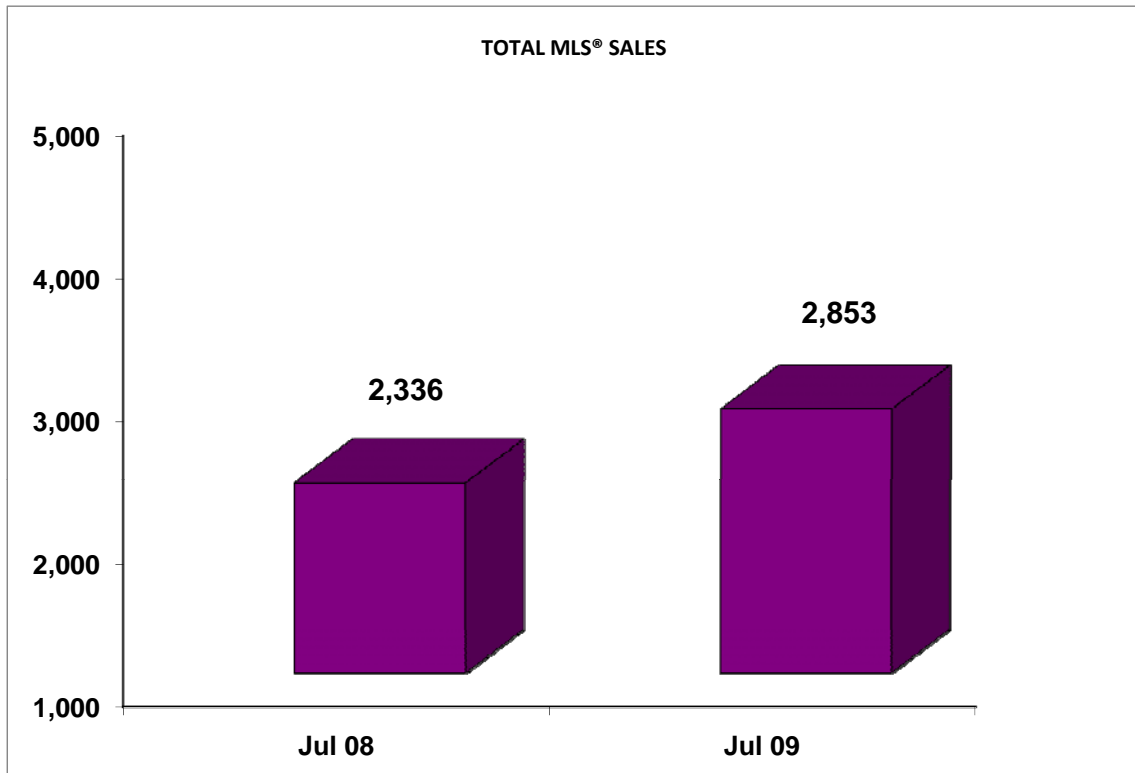
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