

CALGARY METRO HOME PRICES EDGE UPWARDS

Market rebounds on news that the worst of recession is over

Calgary, September 1, 2009 – Calgary metro home prices made the first year-over-year increase on a monthly basis since February 2008 according to figures released by the Calgary Real Estate Board (CREB®). Prices received an added boost from the sale of a \$10.3 million home earlier this month.

“Calgary’s housing prices are edging upwards as consumer confidence improves and demand continues to grow,” says Bonnie Wegerich, President of the Calgary Real Estate Board. “The recent \$10.3 million-sale has undoubtedly boosted the average price this month, but even without this sale the average price is higher than a year ago.”

The average price of a single family Calgary metro home in August 2009 was \$454,130, showing an increase of 4 per cent from July 2009, when the average price was \$436,782, and showing an increase of 3 per cent from August 2008, when the average price was \$440,625. The average price of a Calgary metro condominium was \$283,330 showing a 1 per cent decrease from July 2009, when the average price was \$285,032 and a decrease of 2 per cent over last year, when the average price was \$287,832. 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 last time prices showed a year-over-year increase was February 2008 when single-family homes rose by 5.2 per cent from February 2007 to \$471,696 and condos increased by 3.3 per cent from February 2007 to \$311,812.

The average price of a single family Calgary metro home in August 2009 without the \$10.3 million-sale would be \$446,413—coming in just above the average price one year ago.

“We might see a gradual edging up in average prices come this fall, but on the whole, prices will most likely remain relatively stable. With our inventory at just under a four-month supply, the market continues to be in balance,” added Wegerich.

The number of single family homes and condos sold in August in Calgary metro are also both up from the same time a year ago.

Typically a slower month for sales, August saw 1,277 single family homes sold in Calgary metro. This is an increase of 9 per cent from August 2008, when single family home sales were 1,170. This is a decrease of 19 per cent

from 1,585 sales in July of this year. The number of condominium sales for the month of August 2009 was 632, an increase of 28 per cent from August 2008 when 495 condominiums changed hands. This was a decrease of 10 per cent from the 702 condominium transactions recorded last month.

“We are seeing an upward revision of our housing market forecasts at the national level,” says Wegerich. “I think it is fair to say the recovery in the market has been a little brisker than first expected—and all signs indicate the rebound, all be it gradual, will have some longevity.”

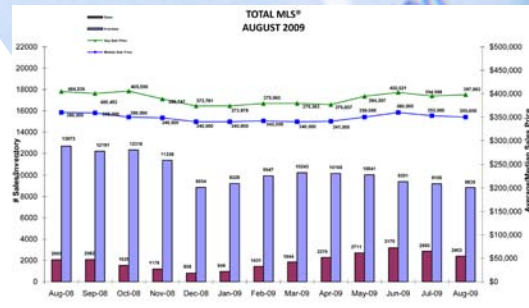
Single family Calgary metro new listings added for the month of August totaled 1,910, a decrease of 9 per cent from July 2009 when 2,089 new listings were added, and showing a decrease of 16 per cent from August 2008, when 2,270 new listings came to the market. Calgary metro condominium new listings added in August 2009 were 832, down 9 per cent from July 2009, when the MLS® saw 918 condo listings coming to the market. This is a decrease of 21 per cent from August 2008, when condominium listings were 1,054.

The median price of a single family Calgary metro home in August 2009 was \$400,000, showing an increase of 3 per cent from July 2009, when the median price was \$390,000, and up 1 per cent from August 2008, when the median price was \$398,000. The median price of a condominium in August 2009 was \$260,000, down 1 per cent from July 2009, when the median was \$263,000, and down 3 per cent from August 2008, when the median price was \$268,500. 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.

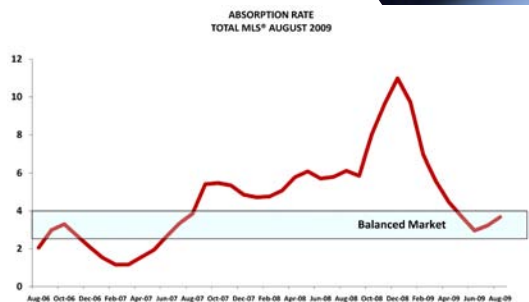
“All in all we are optimistic about the fall market. Low mortgage rates, government incentives and realistic pricing on the part of sellers are contributing to healthy sales numbers—as is the recent boost in consumer confidence on news that the worst of the economic slowdown is over,” says Wegerich.

CREB® is a professional body of 5,445 licensed brokers and registered associates, representing 252 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.

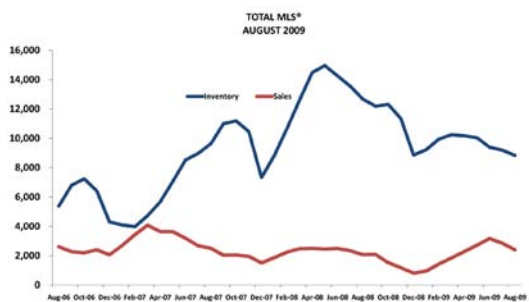
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR AUGUST 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	3,296	5,541	-40.52%	n/a	n/a	n/a
New Listings Added	1,910	2,270	-15.86%	16,621	23,909	-30.48%
Sales	1,277	1,170	9.15%	10,013	10,377	-3.51%
Avg DOM Sold	42	52	-19.23%	47	45	4.44%
Avg DOM Active	55	56	-1.79%	55	56	-1.79%
Average Sale Price	454,130	440,625	3.06%	434,688	466,677	-6.85%
Median Price	400,000	398,000	0.50%	387,000	414,500	-6.63%
Total Sales	579,923,437	515,531,623	12.49%	4,352,530,973	4,842,704,343	-10.12%
Sales \$/List \$	97.19%	96.38%	0.83%	96.43%	96.91%	-0.49%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,479	2,699	-45.20%	n/a	n/a	n/a
New Listings Added	832	1,054	-21.06%	7,369	10,715	-31.23%
Sales	632	495	27.68%	4,304	4,314	-0.23%
Avg DOM Sold	47	58	-18.97%	52	49	6.12%
Avg DOM Active	57	57	0.00%	57	57	0.00%
Average Sale Price	283,330	287,832	-1.56%	280,391	307,640	-8.86%
Median Price	260,000	268,500	-3.17%	258,000	285,000	-9.47%
Total Sales	179,064,502	142,476,969	25.68%	1,206,803,023	1,327,160,436	-9.07%
Sales \$/List \$	96.80%	96.60%	0.20%	96.08%	96.97%	-0.92%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,436	2,779	-12.34%	n/a	n/a	n/a
New Listings Added	714	757	-5.68%	6,285	7,849	-19.93%
Sales	406	317	28.08%	2,650	2,923	-9.34%
Avg DOM Sold	82	77	6.49%	76	64	18.75%
Avg DOM Active	94	79	18.99%	94	79	18.99%
Average Sale Price	354,175	371,479	-4.66%	348,101	379,981	-8.39%
Median Price	325,000	350,000	-7.14%	330,000	350,000	-5.71%
Total Sales	143,794,984	117,758,897	22.11%	922,468,087	1,110,685,754	-16.95%
Sales \$/List \$	96.23%	96.56%	-0.34%	96.24%	96.76%	-0.53%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	928	1,006	-7.75%	n/a	n/a	n/a
New Listings Added	170	187	-9.09%	1,797	2,005	-10.37%
Sales	60	63	-4.76%	434	504	-13.89%
Avg DOM Sold	85	82	3.66%	89	79	12.66%
Avg DOM Active	114	97	17.53%	114	97	17.53%
Average Sale Price	763,069	818,934	-6.82%	765,816	827,679	-7.47%
Median Price	661,250	790,000	-16.30%	685,000	749,500	-8.61%
Total Sales	45,784,130	51,592,825	-11.26%	332,363,980	417,150,375	-20.33%
Sales \$/List \$	93.90%	95.01%	-1.18%	93.42%	94.81%	-1.47%
<u>RURAL LAND</u>						
Month End Inventory	570	570	0.00%	n/a	n/a	n/a
New Listings Added	74	74	0.00%	755	882	-14.40%
Sales	19	16	18.75%	117	167	-29.94%
Avg DOM Sold	132	103	28.16%	113	99	14.14%
Avg DOM Active	144	126	14.29%	144	126	14.29%
Average Sale Price	362,358	569,398	-36.36%	406,721	485,142	-16.16%
Median Price	369,000	354,375	4.13%	329,000	362,000	-9.12%
Total Sales	6,884,800	9,110,375	-24.43%	47,586,317	81,018,659	-41.26%
Sales \$/List \$	89.49%	89.82%	-0.37%	91.89%	91.55%	0.37%
<u>TOTAL MLS®*</u>						
Month End Inventory	8,835	12,673	-30.28%	n/a	n/a	n/a
New Listings Added	3,740	4,364	-14.30%	33,078	45,610	-27.48%
Sales	2,403	2,069	16.14%	17,596	18,382	-4.28%
Avg DOM Sold	52	58	-10.34%	54	50	8.00%
Avg DOM Active	78	68	14.71%	78	68	14.71%
Average Sale Price	397,863	404,536	-1.65%	390,222	423,605	-7.88%
Median Price	350,000	360,000	-2.78%	349,000	376,000	-7.18%
Total Sales	956,065,253	836,984,589	14.23%	6,866,348,530	7,786,704,817	-11.82%
Sales \$/List \$	96.74%	96.28%	0.48%	96.16%	96.72%	-0.58%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Aug-09				Aug-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	6	0.47%	75	0.75%	3	0.26%	26	0.25%
200,000 - 299,999	167	13.08%	1,349	13.47%	108	9.25%	618	5.96%
300,000 - 349,999	232	18.17%	2,011	20.08%	246	21.06%	1,727	16.65%
350,000 - 399,999	233	18.25%	2,013	20.10%	231	19.78%	2,240	21.60%
400,000 - 449,999	186	14.57%	1,499	14.97%	211	18.07%	1,848	17.82%
450,000 - 499,999	138	10.81%	909	9.08%	124	10.62%	1,283	12.37%
500,000 - 549,999	92	7.20%	627	6.26%	73	6.25%	749	7.22%
550,000 - 599,999	60	4.70%	391	3.90%	47	4.02%	499	4.81%
600,000 - 649,999	41	3.21%	293	2.93%	27	2.31%	339	3.27%
650,000 - 699,999	30	2.35%	204	2.04%	29	2.48%	225	2.17%
700,000 - 799,999	37	2.90%	222	2.22%	29	2.48%	316	3.05%
800,000 - 899,999	16	1.25%	141	1.41%	14	1.20%	155	1.49%
900,000 - 999,999	11	0.86%	84	0.84%	2	0.17%	65	0.63%
1,000,000 - 1,249,999	14	1.10%	91	0.91%	7	0.60%	119	1.15%
1,250,000 - 1,499,999	8	0.63%	54	0.54%	10	0.86%	80	0.77%
1,500,000 - 1,749,999	1	0.08%	20	0.20%	4	0.34%	37	0.36%
1,750,000 - 1,999,999	-	0.00%	13	0.13%	1	0.09%	14	0.14%
2,000,000 - 2,499,999	2	0.16%	8	0.08%	-	0.00%	16	0.15%
2,500,000 - 2,999,999	1	0.08%	4	0.04%	1	0.09%	8	0.08%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
3,500,000 - 3,999,999	1	0.08%	2	0.02%	1	0.09%	2	0.02%
Over 4,000,000	1	0.08%	2	0.02%	-	0.00%	3	0.03%
	1,277		10,013		1,168		10,370	

<i>CONDO</i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	92	14.56%	652	15.15%	22	4.44%	164	3.80%
200,000 - 299,999	335	53.01%	2,386	55.44%	319	64.44%	2,359	54.68%
300,000 - 349,999	92	14.56%	609	14.15%	75	15.15%	891	20.65%
350,000 - 399,999	48	7.59%	278	6.46%	42	8.48%	402	9.32%
400,000 - 449,999	28	4.43%	150	3.49%	17	3.43%	203	4.71%
450,000 - 499,999	18	2.85%	82	1.91%	9	1.82%	118	2.74%
500,000 - 549,999	8	1.27%	45	1.05%	3	0.61%	55	1.27%
550,000 - 599,999	6	0.95%	34	0.79%	2	0.40%	35	0.81%
600,000 - 649,999	1	0.16%	19	0.44%	3	0.61%	18	0.42%
650,000 - 699,999	1	0.16%	9	0.21%	1	0.20%	21	0.49%
700,000 - 799,999	-	0.00%	12	0.28%	-	0.00%	13	0.30%
800,000 - 899,999	-	0.00%	5	0.12%	1	0.20%	10	0.23%
900,000 - 999,999	-	0.00%	5	0.12%	-	0.00%	4	0.09%
1,000,000 - 1,249,999	1	0.16%	10	0.23%	1	0.20%	14	0.32%
1,250,000 - 1,499,999	2	0.32%	3	0.07%	-	0.00%	4	0.09%
1,500,000 - 1,749,999	-	0.00%	3	0.07%	-	0.00%	1	0.02%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	2	0.05%	-	0.00%	1	0.02%
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%
	632		4,304		495		4,314	

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

TOWNS	Aug-09				Aug-08			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	8	1.97%	42	1.58%	6	1.89%	38	1.30%
100,000 - 199,999	29	7.14%	248	9.36%	21	6.62%	206	7.05%
200,000 - 299,999	117	28.82%	704	26.57%	76	23.97%	649	22.20%
300,000 - 349,999	87	21.43%	563	21.25%	51	16.09%	526	18.00%
350,000 - 399,999	58	14.29%	427	16.11%	57	17.98%	497	17.00%
400,000 - 449,999	39	9.61%	260	9.81%	39	12.30%	377	12.90%
450,000 - 499,999	19	4.68%	141	5.32%	27	8.52%	213	7.29%
500,000 - 549,999	13	3.20%	74	2.79%	10	3.15%	131	4.48%
550,000 - 599,999	8	1.97%	54	2.04%	8	2.52%	67	2.29%
600,000 - 649,999	6	1.48%	31	1.17%	6	1.89%	50	1.71%
650,000 - 699,999	5	1.23%	22	0.83%	3	0.95%	27	0.92%
700,000 - 799,999	7	1.72%	31	1.17%	4	1.26%	46	1.57%
800,000 - 899,999	6	1.48%	25	0.94%	2	0.63%	32	1.09%
900,000 - 999,999	-	0.00%	7	0.26%	3	0.95%	25	0.86%
1,000,000 - 1,249,999	3	0.74%	11	0.42%	3	0.95%	28	0.96%
1,250,000 - 1,499,999	-	0.00%	6	0.23%	1	0.32%	3	0.10%
1,500,000 - 1,749,999	1	0.25%	4	0.15%	-	0.00%	2	0.07%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	3	0.10%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	406		2,650		317		2,923	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	2	0.46%	-	0.00%	1	0.20%
100,000 - 199,999	-	0.00%	7	1.61%	1	1.59%	13	2.58%
200,000 - 299,999	-	0.00%	26	5.99%	3	4.76%	26	5.16%
300,000 - 349,999	4	6.67%	17	3.92%	1	1.59%	16	3.17%
350,000 - 399,999	6	10.00%	23	5.30%	2	3.17%	15	2.98%
400,000 - 449,999	-	0.00%	23	5.30%	3	4.76%	31	6.15%
450,000 - 499,999	3	5.00%	13	3.00%	6	9.52%	21	4.17%
500,000 - 549,999	3	5.00%	22	5.07%	-	0.00%	26	5.16%
550,000 - 599,999	3	5.00%	31	7.14%	2	3.17%	22	4.37%
600,000 - 649,999	8	13.33%	31	7.14%	4	6.35%	25	4.96%
650,000 - 699,999	5	8.33%	29	6.68%	4	6.35%	27	5.36%
700,000 - 799,999	7	11.67%	59	13.59%	6	9.52%	61	12.10%
800,000 - 899,999	6	10.00%	40	9.22%	6	9.52%	57	11.31%
900,000 - 999,999	5	8.33%	22	5.07%	10	15.87%	43	8.53%
1,000,000 - 1,249,999	3	5.00%	42	9.68%	8	12.70%	51	10.12%
1,250,000 - 1,499,999	3	5.00%	21	4.84%	4	6.35%	28	5.56%
1,500,000 - 1,749,999	3	5.00%	10	2.30%	1	1.59%	17	3.37%
1,750,000 - 1,999,999	-	0.00%	3	0.69%	1	1.59%	9	1.79%
2,000,000 - 2,499,999	1	1.67%	9	2.07%	1	1.59%	8	1.59%
2,500,000 - 2,999,999	-	0.00%	3	0.69%	-	0.00%	2	0.40%
3,000,000 - 3,499,999	-	0.00%	1	0.23%	-	0.00%	1	0.20%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.20%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.60%
	60		434		63		504	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	4	4	3	303,000	909,000	321,000	36	98.20%
BLEVL	68	49	33	372,773	12,301,500	345,000	25	96.89%
BUNG	263	142	91	409,496	37,264,171	388,000	40	97.77%
BUNGH	11	7	2	842,000	1,684,000	532,000	20	111.53%
MODUL	0	1	1	188,000	188,000	188,000	8	94.95%
SPLT2	58	32	20	477,105	9,542,100	441,000	39	96.93%
SPLT3	3	2	1	230,000	230,000	230,000	35	92.04%
SPLT4	44	35	26	383,126	9,961,288	357,000	30	97.59%
SPLT5	3	3	3	339,000	1,017,000	335,000	44	96.80%
ST1.5	26	11	11	412,114	4,533,250	405,000	33	96.00%
ST2	517	341	262	489,262	128,186,757	450,000	43	97.65%
ST2.5	5	3	1	666,000	666,000	666,000	157	95.16%
ST3	6	2	1	912,500	912,500	912,500	96	96.06%
VILLA	2	4	2	445,000	890,000	350,000	15	96.34%
NE								
BK-SP	7	3	2	324,500	649,000	319,000	97	96.18%
BLEVL	144	80	37	281,292	10,407,800	270,000	42	96.77%
BUNG	197	107	59	285,395	16,838,299	285,000	52	96.21%
BUNGS	1	0	0	-	-	-	0	0.00%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	20	12	1	325,000	325,000	325,000	15	94.20%
SPLT3	10	3	0	-	-	-	0	0.00%
SPLT4	61	29	21	299,262	6,284,500	302,500	46	94.83%
SPLT5	1	1	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	264	139	76	324,489	24,661,185	313,000	43	96.83%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	5	2	1	395,000	395,000	395,000	13	97.53%
BLEVL	44	26	15	390,067	5,851,000	367,000	36	98.39%
BUNG	285	152	86	461,137	39,657,777	425,000	42	96.48%
BUNGH	13	7	7	542,375	3,796,625	465,000	96	94.36%
SPLT2	45	30	23	505,870	11,635,000	490,000	49	96.72%
SPLT3	7	6	3	356,500	1,069,500	388,000	27	95.16%
SPLT4	35	29	27	403,709	10,900,150	370,000	35	96.73%
SPLT5	9	2	1	369,000	369,000	369,000	14	98.43%
ST1.5	26	6	4	435,500	1,742,000	395,000	40	96.26%
ST2	516	275	211	640,682	135,183,945	502,500	43	97.04%
ST2.5	11	5	1	687,000	687,000	687,000	129	98.16%
ST3	22	9	4	841,250	3,365,000	850,000	46	96.20%
VILLA	4	4	2	465,500	931,000	462,500	8	98.01%
SE								
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	29	24	18	342,344	6,162,200	318,000	34	97.03%
BUNG	133	90	52	400,626	20,832,550	357,000	40	97.32%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	42	23	9	455,817	4,102,350	430,000	42	97.60%
SPLT3	3	1	0	-	-	-	0	0.00%
SPLT4	24	16	15	382,568	5,738,525	373,500	41	97.33%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	263	175	133	415,510	55,262,815	395,000	42	97.87%
ST2.5	1	0	0	-	-	-	0	0.00%
VILLA	1	0	2	395,450	790,900	379,900	43	95.31%

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 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	203	108	88	254,264	22,375,216	244,550	56	96.45%
APRTM	10	7	6	281,333	1,688,000	245,000	37	96.84%
BLEVL	8	5	4	223,000	892,000	202,500	27	97.55%
BUNG	16	15	6	362,333	2,174,000	324,000	24	98.30%
BUNGH	0	1	1	278,000	278,000	278,000	13	97.58%
LOFT	2	0	1	349,000	349,000	349,000	69	96.97%
PENTH	3	0	0	-	-	-	0	0.00%
SPLT2	3	3	7	322,393	2,256,750	322,000	54	96.61%
SPLT3	5	1	1	293,000	293,000	293,000	73	97.70%
SPLT4	4	3	2	279,500	559,000	260,000	15	97.07%
SPLT5	1	2	0	-	-	-	0	0.00%
ST2	83	79	76	290,215	22,056,366	288,000	33	97.38%
ST2.5	2	1	1	455,000	455,000	455,000	68	98.93%
ST3	8	1	4	443,975	1,775,900	456,000	51	97.38%
VILLA	4	2	1	405,000	405,000	405,000	12	101.28%
NE								
APART	64	19	13	173,308	2,253,000	178,000	56	96.32%
APRTM	6	2	1	210,000	210,000	210,000	57	95.50%
BLEVL	3	1	1	158,000	158,000	158,000	53	99.37%
BUNG	7	1	3	187,500	562,500	175,000	42	95.78%
SPLT2	3	2	0	-	-	-	0	0.00%
SPLT4	6	3	5	214,500	1,072,500	194,000	69	96.58%
ST2	76	35	17	199,994	3,399,900	195,000	53	95.39%
ST3	1	0	0	-	-	-	0	0.00%
SW								
APART	569	300	197	283,397	55,829,168	259,000	46	96.82%
APRTM	25	19	6	262,167	1,573,000	223,000	37	93.94%
BK-SP	1	1	1	258,000	258,000	258,000	31	97.40%
BLEVL	11	7	1	205,000	205,000	205,000	22	95.39%
BUNG	26	26	19	312,142	5,930,700	288,000	51	96.94%
BUNGH	2	0	0	-	-	-	0	0.00%
LOFT	11	5	6	330,667	1,984,000	290,000	43	96.54%
PENTH	8	2	1	565,900	565,900	565,900	37	97.59%
SPLT2	3	1	1	363,000	363,000	363,000	31	99.48%
SPLT3	2	1	0	-	-	-	0	0.00%
SPLT4	13	11	8	312,800	2,502,400	320,000	67	97.60%
SPLT5	6	3	2	291,000	582,000	280,000	80	98.66%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	108	70	63	312,202	19,668,750	270,000	39	96.65%
ST2.5	2	2	2	366,500	733,000	340,000	42	98.34%
ST3	46	15	10	544,200	5,442,000	430,500	79	95.37%
VILLA	8	3	6	394,583	2,367,500	390,000	98	97.64%
SE								
APART	55	30	34	230,416	7,834,152	223,000	61	96.71%
APRTM	4	0	1	285,000	285,000	285,000	65	100.00%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	2	0	1	175,000	175,000	175,000	43	94.65%
BUNG	3	1	1	237,000	237,000	237,000	58	96.38%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	3	2	3	313,333	940,000	332,500	40	96.53%
SPLT5	0	0	1	233,000	233,000	233,000	104	97.12%
ST2	35	29	24	263,575	6,325,800	255,000	35	96.84%
ST3	4	2	1	350,000	350,000	350,000	147	97.25%
VILLA	4	4	3	372,667	1,118,000	370,000	35	97.91%

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

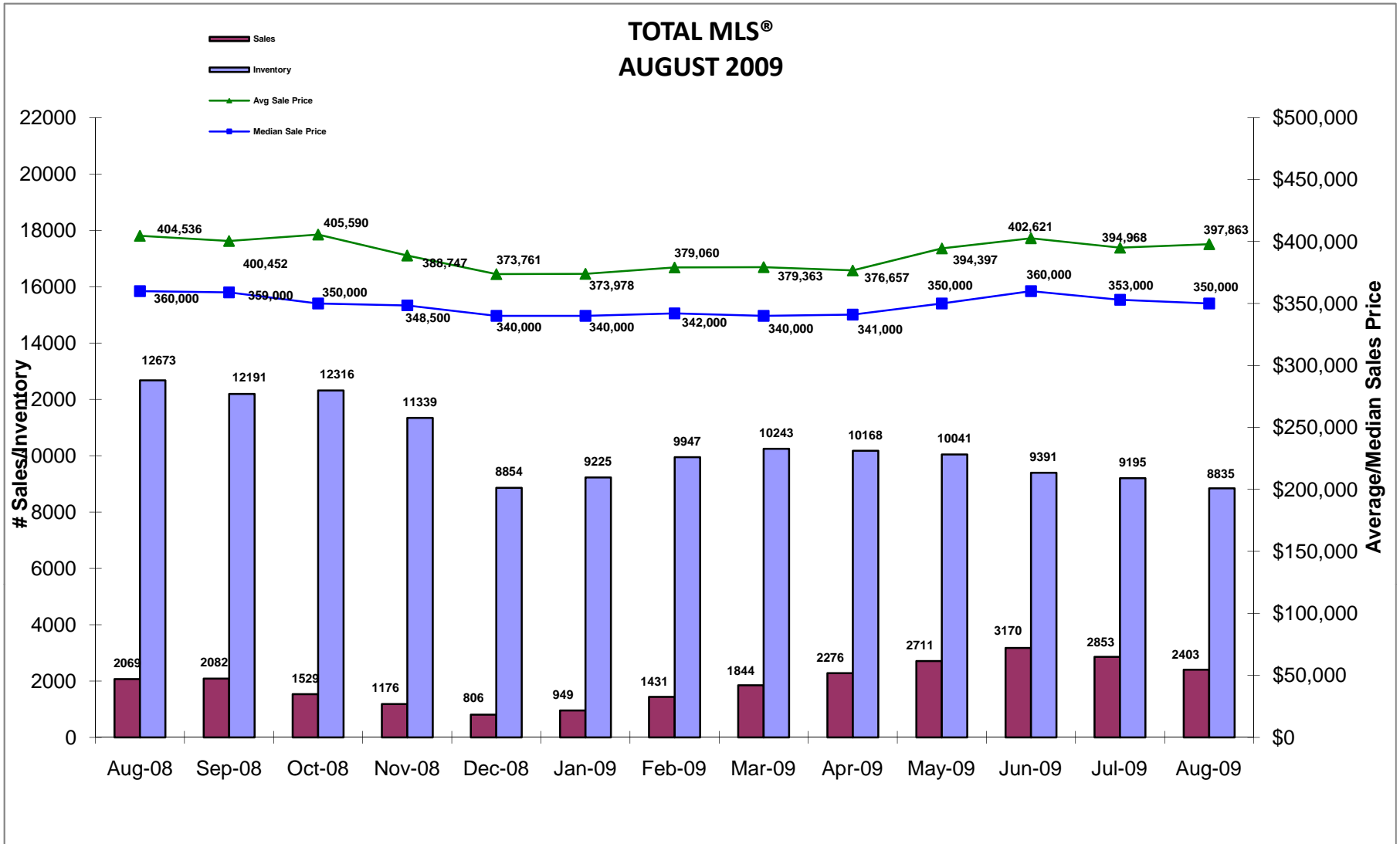
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	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	1,910					16,621
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277					10,013
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130					434,688
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000					387,000
Avg DOM	62	51	48	52	45	44	43	42					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	832					7,369
Sales	225	343	446	579	653	738	702	632					4,304
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330					280,391
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000					258,000
Avg DOM	64	51	56	58	51	51	50	57					52

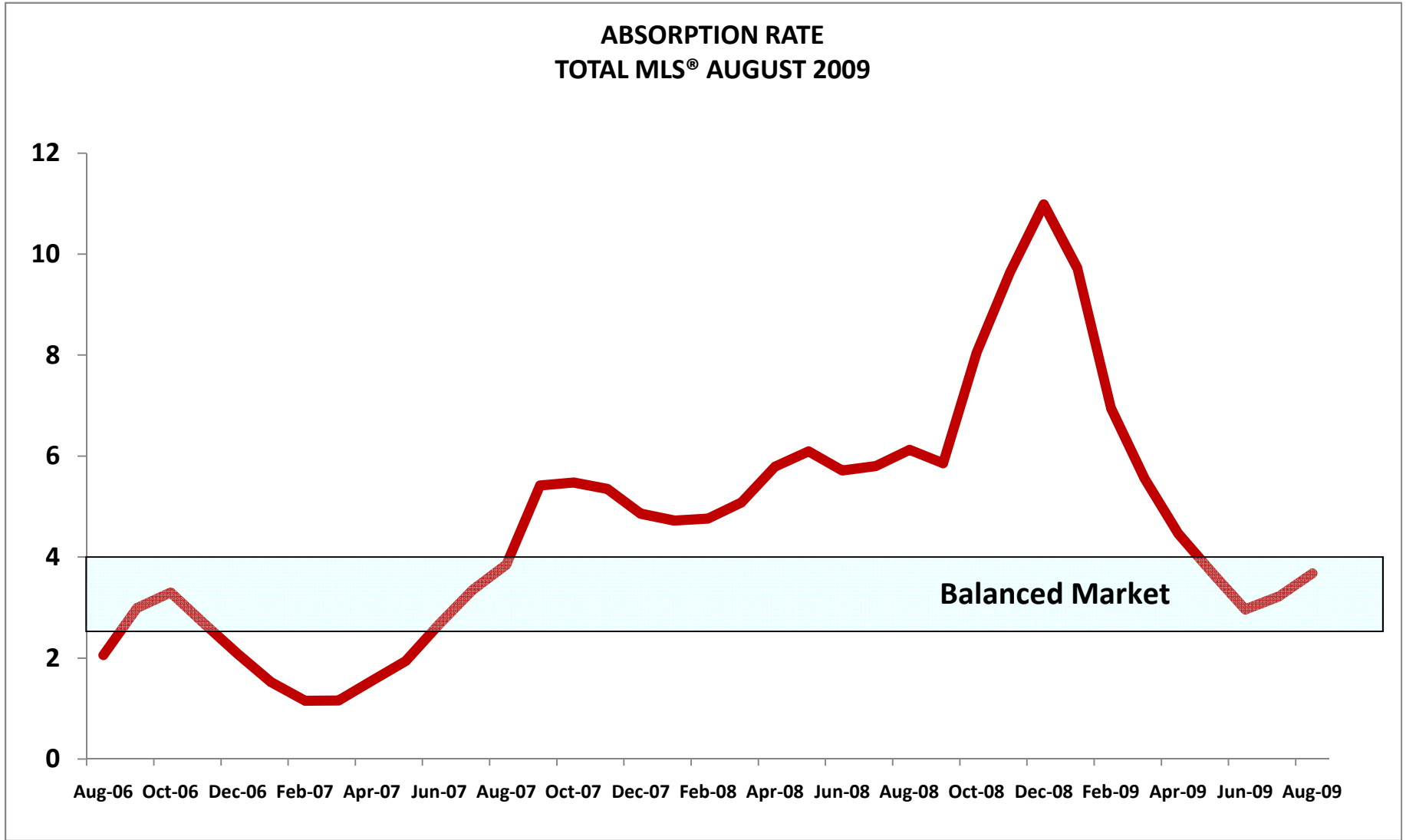
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TOTAL MLS® AUGUST 2009

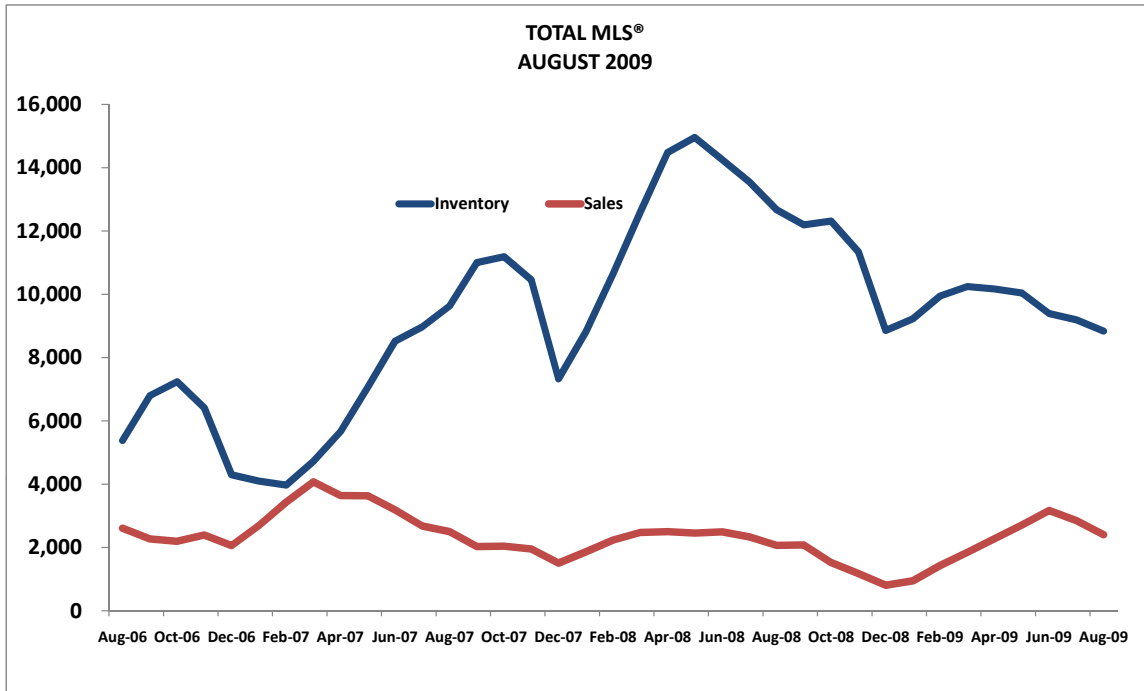


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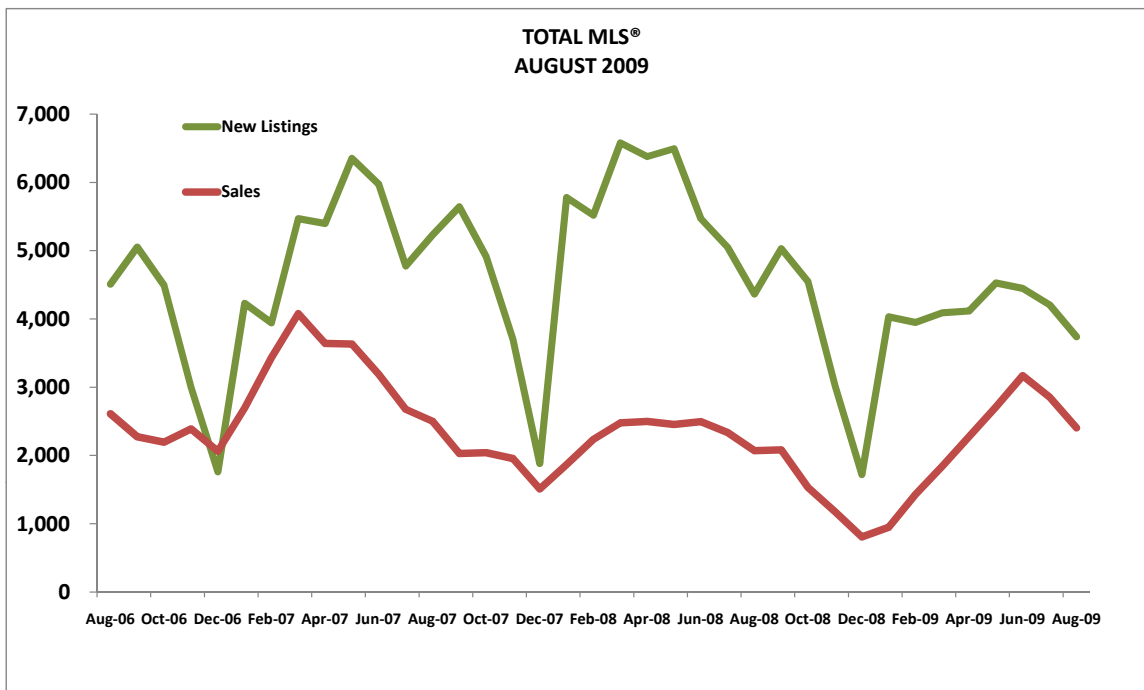
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TOTAL MLS® AUGUST 2009



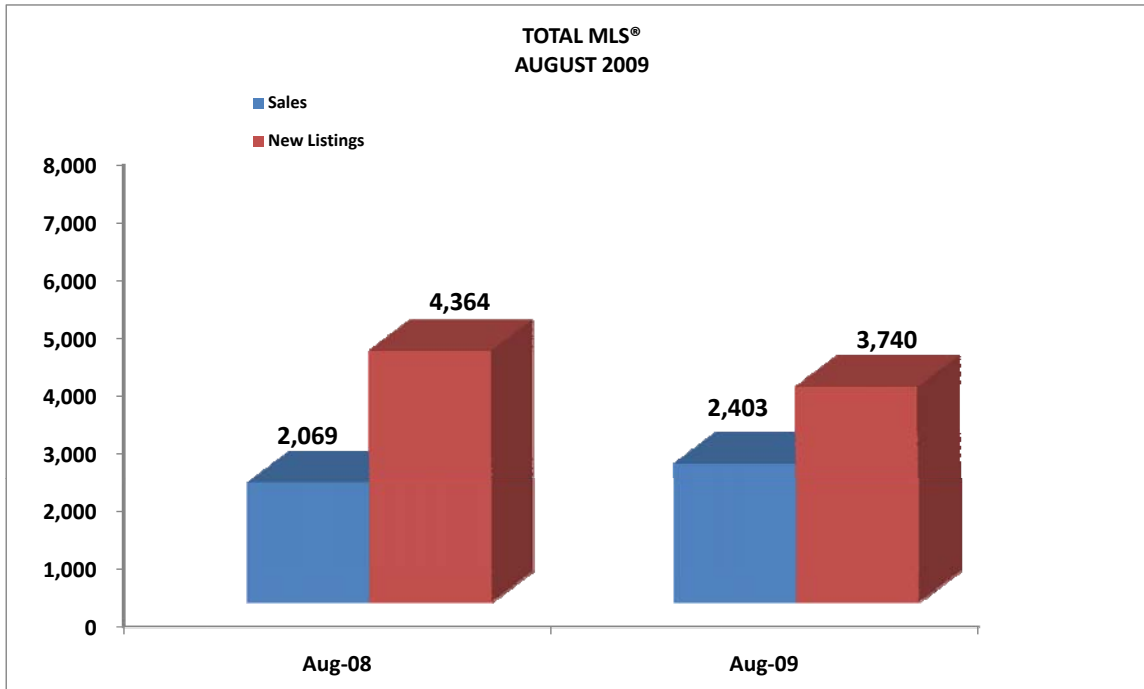
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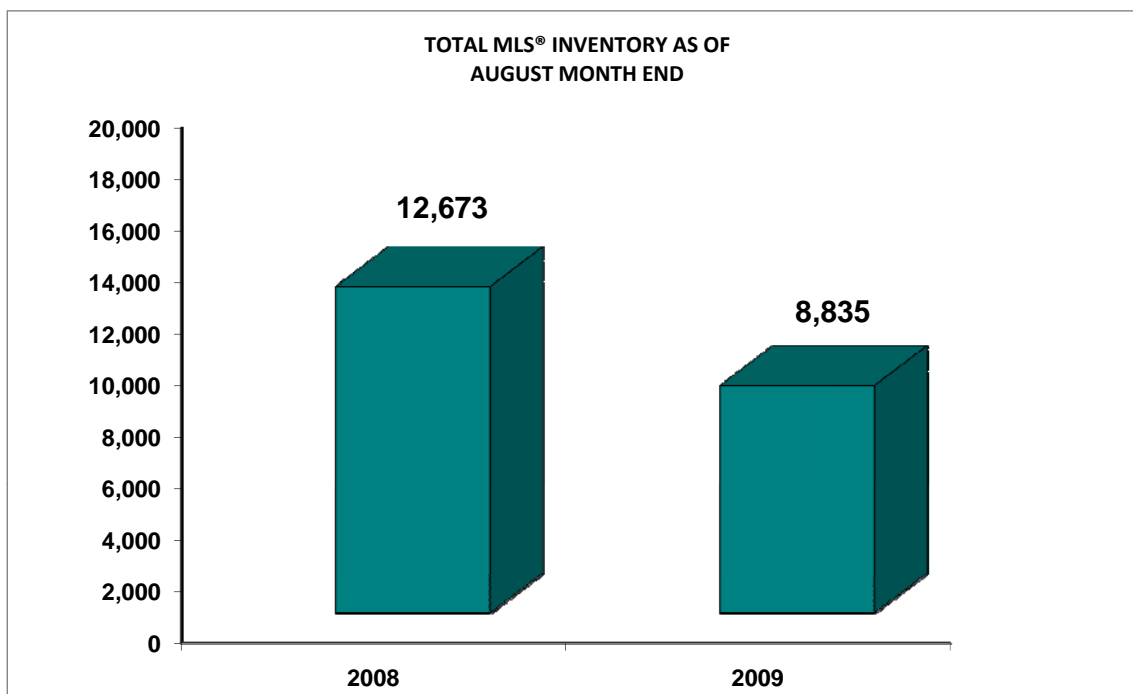
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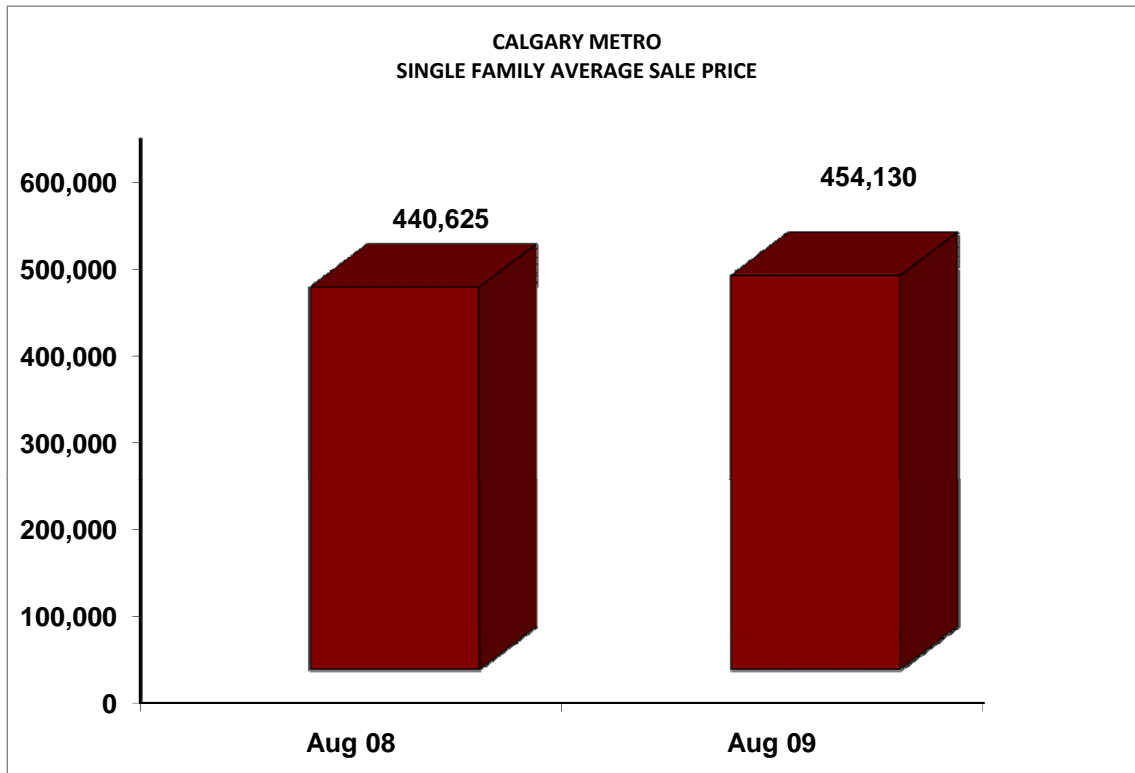
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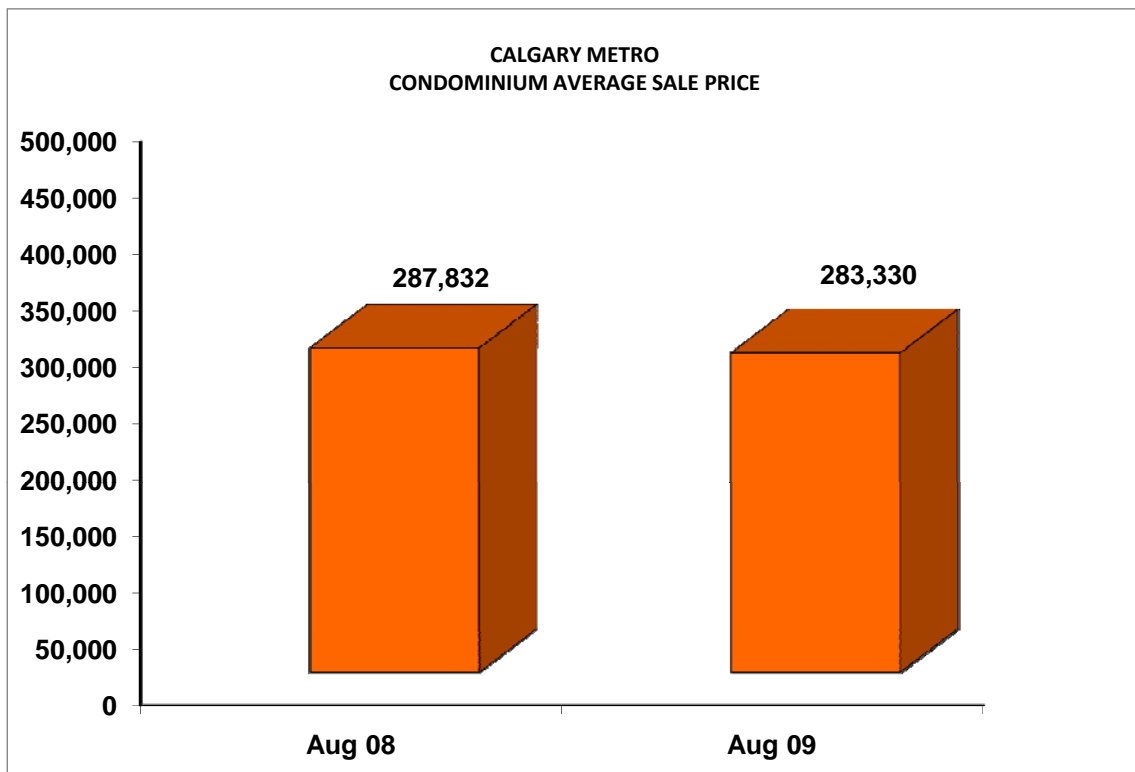
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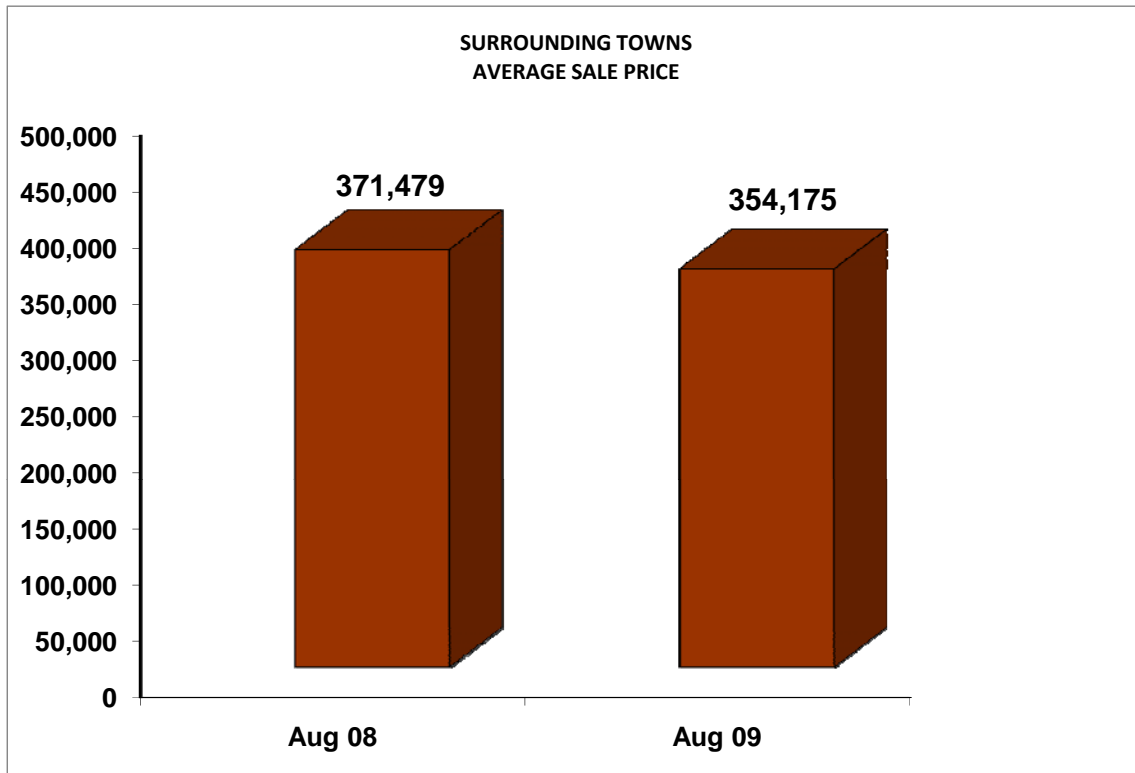
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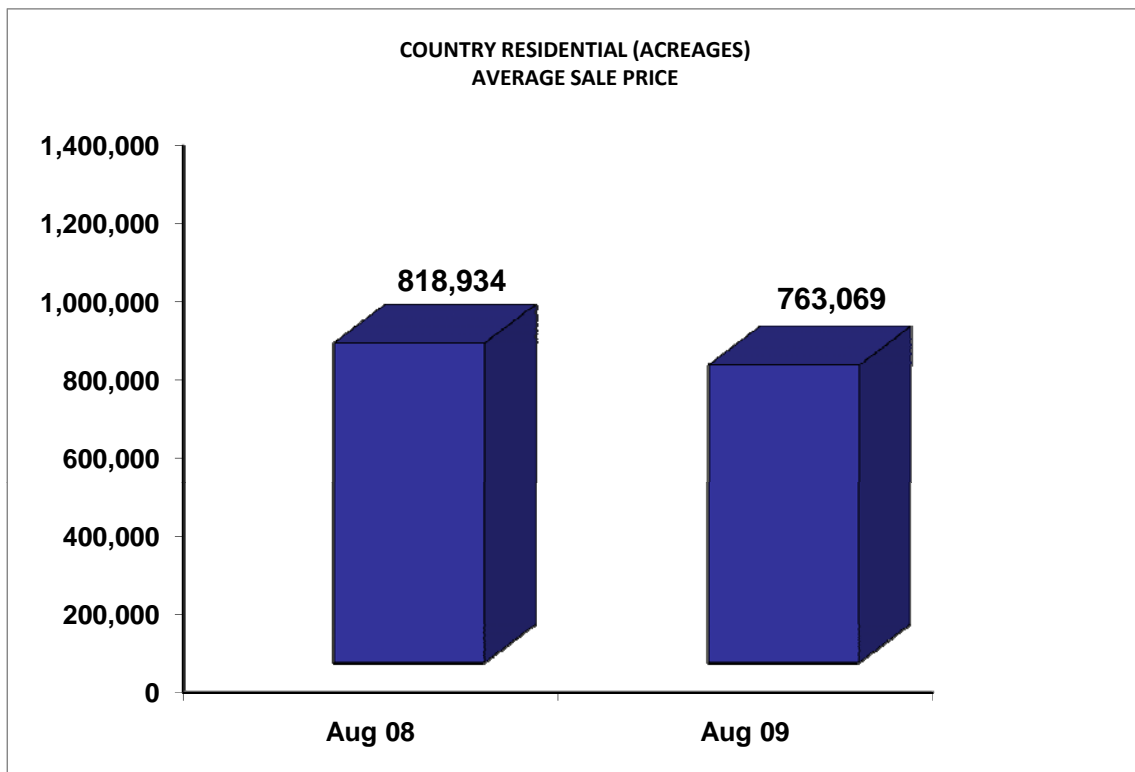
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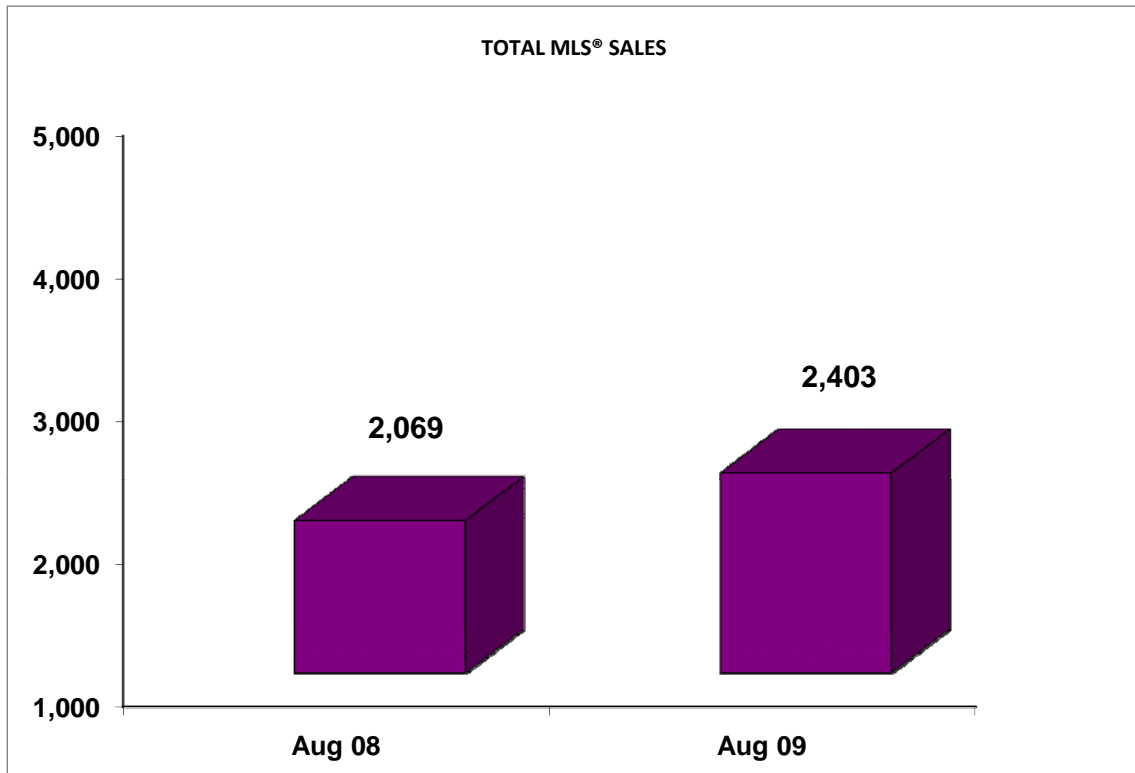
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