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serving calgary and area REALTORS®

OCTOBER 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY'S HOUSING MARKET SET TO OUTPACE 2010

Several Calgary Communities Get a Boost in Sales and Price

Calgary, November 1, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), Calgary residential sales totaled 16,184 after the first 10 months of the year, an increase of eight per cent over last year.

Over 61 per cent of Calgary's established communities saw increased sales levels compared to last year. Garrison Woods, Collingwood and Mahogany saw the largest sales increase at 170 per cent combined; nearly half of all Calgary communities recorded price increases, with Shaganappi, Chinook Park and Downtown leading the way with a combined average price increase of 55 per cent.

"A boost in full time jobs throughout the year is gradually translating into improved sales in the real estate sector," says Sano Stante, president of CREB®. "Consumers are taking advantage of price stability and a healthy variety of selection. While these gains are moderate, we are set to outpace 2010 sales."

Single family home sales totaled 988 for the month of October 2011, an 11 per cent increase over October 2010, but continue to remain well below historical levels. Year-to-date sales totaled 11,503, a 10 per cent increase over last year.

October listings have edged upwards over last year's levels, increasing by nearly two per cent, but year-to-date there are six per cent less listings than levels recorded last year.

"Consumers are feeling more confident about the local real estate market," adds Stante.

The average price of single family homes for the month of October 2011 was \$455,399, while the median price was \$395,000, an increase of two per cent compared to last year. This is primarily due to the rise in the number of luxury homes sales. Despite the monthly price increase, however, year-to-date figures remained stable at levels comparable to the previous year.

Condominium sales for the first 10 months of the year totaled 4,681, a three per cent rise over the same period last year. Inventory levels remained at 1,935 units, resulting in months of supply pushing above five months.

"The condominium market has significantly tightened compared to last year, however, moving into winter, we expect to see a rise in months of supply," Stante says.

Condominium year-to-date average and median prices in 2011 were \$288,736 and \$262,500, respectively, a slight decline over the first 10 months of 2010. The decline is mostly due to increased sales in units priced under \$200,000.

Top 10 Established Communities

Price Increases	%Change
Shaganappi-025	139.58%
Chinook Park-117	34.02%
Downtown-001	33.63%
Elboya-103	32.61%
Scarboro-011	31.63%
Lower Mount Royal-010	28.00%
St Andrews Heights-413	23.22%
Lakeview Village-033	21.31%
Windsor Park-107	21.14%
Rosedale-406	21.06%

Sale Increases	%Change
Collingwood-418	220.00%
Mahogany-375	150.00%
Mayfair-111	100.00%
Roxboro-100	100.00%
Vista Heights-605	88.89%
Hanson Ranch-517	85.00%
Sage Hill-526	84.00%
Shawnee Slopes_Evergreen Est-151	79.59%
North Haven-500	78.57%
Pump Hill-131	77.78%

"Overall, the resale housing market continues to show signs of improvement and, with no near term change in interest rates, we can expect the market will continue to see moderate and stable growth throughout the rest of the year," Stante concludes.

About CREB®

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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company's market share.

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. All MLS® active listings for Calgary and area may be found on the board's website at www.creb.com.

CREB® - TOTAL MLS®

	<u>Oct-11</u>	<u>Oct-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,486	4,528	-0.93%	n/a	n/a	n/a
New Listings Added	1,797	1,762	1.99%	22,202	23,639	-6.08%
Sales	988	887	11.39%	11,503	10,468	9.89%
Avg DOM Sold	52	51	2.21%	45	41	9.76%
Avg DOM Active	58	59	-1.69%	58	59	-1.69%
Average Sale Price	455,399	444,936	2.35%	466,844	462,987	0.83%
Median Price	395,000	389,000	1.54%	407,000	409,000	-0.49%
Total Sales	449,933,977	394,657,857	14.01%	5,370,110,855	4,846,542,913	10.80%
Sales \$/List \$	96.66%	96.24%	0.42%	96.96%	97.00%	-0.04%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,935	2,042	-5.24%	n/a	n/a	n/a
New Listings Added	757	723	4.70%	9,135	10,421	-12.34%
Sales	368	307	19.87%	4,681	4,548	2.92%
Avg DOM Sold	57	58	-1.30%	53	47	12.77%
Avg DOM Active	61	63	-3.17%	61	63	-3.17%
Average Sale Price	282,903	287,808	-1.70%	288,736	290,740	-0.69%
Median Price	262,625	256,500	2.39%	262,500	268,000	-2.05%
Total Sales	104,108,212	88,356,907	17.83%	1,351,574,968	1,322,286,511	2.21%
Sales \$/List \$	96.37%	95.94%	0.43%	96.69%	96.74%	-0.05%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,793	2,361	18.30%	n/a	n/a	n/a
New Listings Added	700	613	14.19%	8,372	7,955	5.24%
Sales	298	230	29.57%	3,248	3,116	4.24%
Avg DOM Sold	83	83	-0.59%	78	70	11.43%
Avg DOM Active	104	105	-0.95%	104	105	-0.95%
Average Sale Price	363,180	358,839	1.21%	355,504	362,726	-1.99%
Median Price	345,000	329,700	4.64%	334,000	335,000	-0.30%
Total Sales	108,227,582	82,532,927	31.13%	1,154,675,831	1,130,254,397	2.16%
Sales \$/List \$	96.54%	96.04%	0.50%	96.75%	96.72%	0.03%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,032	949	8.75%	n/a	n/a	n/a
New Listings Added	173	169	2.37%	2,414	2,216	8.94%
Sales	57	55	3.64%	587	528	11.17%
Avg DOM Sold	109	101	7.55%	103	89	15.73%
Avg DOM Active	119	122	-2.46%	119	122	-2.46%
Average Sale Price	705,666	664,229	6.24%	811,205	824,540	-1.62%
Median Price	657,500	565,000	16.37%	745,000	733,000	1.64%
Total Sales	40,222,957	36,532,600	10.10%	476,177,468	435,356,874	9.38%
Sales \$/List \$	94.30%	94.28%	0.02%	94.08%	94.12%	-0.05%
<u>RURAL LAND</u>						
Month End Inventory	642	491	30.75%	n/a	n/a	n/a
New Listings Added	76	78	-2.56%	979	928	5.50%
Sales	21	25	-16.00%	166	190	-12.63%
Avg DOM Sold	196	185	6.15%	126	134	-5.97%
Avg DOM Active	207	172	20.35%	207	172	20.35%
Average Sale Price	371,614	425,999	-12.77%	456,016	407,753	11.84%
Median Price	400,000	295,000	35.59%	360,000	332,500	8.27%
Total Sales	7,803,900	10,649,987	-26.72%	75,698,720	77,473,117	-2.29%
Sales \$/List \$	90.05%	85.46%	4.59%	90.22%	90.55%	-0.33%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,064	10,473	5.64%	n/a	n/a	n/a
New Listings Added	3,540	3,373	4.95%	43,503	45,609	-4.62%
Sales	1,740	1,519	14.55%	20,300	19,000	6.84%
Avg DOM Sold	62	61	1.57%	55	50	10.00%
Avg DOM Active	86	82	4.88%	86	82	4.88%
Average Sale Price	408,530	403,994	1.12%	415,710	411,775	0.96%
Median Price	360,000	359,000	0.28%	363,500	362,000	0.41%
Total Sales	710,842,528	613,666,778	15.84%	8,438,922,442	7,823,729,313	7.86%
Sales \$/List \$	96.38%	95.83%	0.54%	96.65%	96.67%	-0.02%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

	Oct-11				Oct-10			
	Month		Y.T.D.		Month		Y.T.D.	
SINGLE FAMILY								
0 - 99,999	-	0.00%	1	0.01%	1	0.11%	2	0.02%
100,000 - 199,999	14	1.42%	141	1.23%	8	0.90%	93	0.89%
200,000 - 299,999	159	16.09%	1,486	12.92%	135	15.22%	1,235	11.80%
300,000 - 349,999	163	16.50%	1,866	16.22%	158	17.81%	1,739	16.61%
350,000 - 399,999	171	17.31%	2,012	17.49%	173	19.50%	1,869	17.85%
400,000 - 449,999	135	13.66%	1,662	14.45%	140	15.78%	1,647	15.73%
450,000 - 499,999	96	9.72%	1,156	10.05%	78	8.79%	1,096	10.47%
500,000 - 549,999	62	6.28%	756	6.57%	43	4.85%	714	6.82%
550,000 - 599,999	34	3.44%	537	4.67%	33	3.72%	511	4.88%
600,000 - 649,999	31	3.14%	394	3.43%	25	2.82%	349	3.33%
650,000 - 699,999	22	2.23%	336	2.92%	19	2.14%	275	2.63%
700,000 - 799,999	32	3.24%	406	3.53%	23	2.59%	319	3.05%
800,000 - 899,999	25	2.53%	259	2.25%	18	2.03%	201	1.92%
900,000 - 999,999	11	1.11%	119	1.03%	8	0.90%	118	1.13%
1,000,000 - 1,249,999	14	1.42%	155	1.35%	13	1.47%	135	1.29%
1,250,000 - 1,499,999	10	1.01%	103	0.90%	5	0.56%	75	0.72%
1,500,000 - 1,749,999	4	0.40%	33	0.29%	3	0.34%	36	0.34%
1,750,000 - 1,999,999	1	0.10%	33	0.29%	3	0.34%	19	0.18%
2,000,000 - 2,499,999	4	0.40%	25	0.22%	-	0.00%	21	0.20%
2,500,000 - 2,999,999	-	0.00%	18	0.16%	-	0.00%	10	0.10%
3,000,000 - 3,499,999	-	0.00%	3	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	2	0.02%	-	0.00%	1	0.01%
Over 4,000,000	-	0.00%	-	0.00%	1	0.11%	3	0.03%
	988		11,503		887		10,468	
CONDO								
0 - 99,999	2	0.54%	46	0.98%	6	1.95%	31	0.68%
100,000 - 199,999	84	22.83%	963	20.57%	57	18.57%	699	15.37%
200,000 - 299,999	159	43.21%	2,005	42.83%	145	47.23%	2,153	47.34%
300,000 - 349,999	46	12.50%	656	14.01%	34	11.07%	740	16.27%
350,000 - 399,999	29	7.88%	437	9.34%	23	7.49%	409	8.99%
400,000 - 449,999	20	5.43%	184	3.93%	10	3.26%	197	4.33%
450,000 - 499,999	13	3.53%	152	3.25%	15	4.89%	106	2.33%
500,000 - 549,999	3	0.82%	61	1.30%	4	1.30%	54	1.19%
550,000 - 599,999	3	0.82%	45	0.96%	3	0.98%	46	1.01%
600,000 - 649,999	5	1.36%	33	0.70%	2	0.65%	37	0.81%
650,000 - 699,999	1	0.27%	28	0.60%	2	0.65%	17	0.37%
700,000 - 799,999	-	0.00%	22	0.47%	1	0.33%	18	0.40%
800,000 - 899,999	-	0.00%	21	0.45%	2	0.65%	16	0.35%
900,000 - 999,999	1	0.27%	4	0.09%	1	0.33%	9	0.20%
1,000,000 - 1,249,999	1	0.27%	11	0.23%	1	0.33%	10	0.22%
1,250,000 - 1,499,999	-	0.00%	9	0.19%	1	0.33%	5	0.11%
1,500,000 - 1,749,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	1	0.27%	1	0.02%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.02%	-	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%	1	0.02%	-	0.00%	-	0.00%
	368		4,681		307		4,548	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Oct-11			Oct-10				
	Month	Y.T.D.		Month	Y.T.D.			
0 - 99,999	6	2.01%	68	2.09%	6	2.61%	65	2.09%
100,000 - 199,999	35	11.74%	362	11.15%	22	9.57%	317	10.17%
200,000 - 299,999	63	21.14%	811	24.97%	59	25.65%	758	24.33%
300,000 - 349,999	51	17.11%	579	17.83%	40	17.39%	548	17.59%
350,000 - 399,999	55	18.46%	489	15.06%	33	14.35%	476	15.28%
400,000 - 449,999	34	11.41%	368	11.33%	26	11.30%	344	11.04%
450,000 - 499,999	15	5.03%	184	5.67%	18	7.83%	187	6.00%
500,000 - 549,999	11	3.69%	115	3.54%	8	3.48%	133	4.27%
550,000 - 599,999	9	3.02%	67	2.06%	3	1.30%	65	2.09%
600,000 - 649,999	2	0.67%	33	1.02%	2	0.87%	52	1.67%
650,000 - 699,999	5	1.68%	45	1.39%	2	0.87%	35	1.12%
700,000 - 799,999	4	1.34%	40	1.23%	4	1.74%	45	1.44%
800,000 - 899,999	1	0.34%	26	0.80%	2	0.87%	30	0.96%
900,000 - 999,999	5	1.68%	22	0.68%	1	0.43%	23	0.74%
1,000,000 - 1,249,999	-	0.00%	17	0.52%	1	0.43%	16	0.51%
1,250,000 - 1,499,999	1	0.34%	16	0.49%	2	0.87%	12	0.39%
1,500,000 - 1,749,999	-	0.00%	3	0.09%	1	0.43%	5	0.16%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.06%
2,000,000 - 2,499,999	1	0.34%	2	0.06%	-	0.00%	3	0.10%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	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%
	298		3,248		230		3,116	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.17%	2	3.64%	5	0.95%
100,000 - 199,999	1	1.75%	18	3.07%	2	3.64%	11	2.08%
200,000 - 299,999	5	8.77%	41	6.98%	3	5.45%	23	4.36%
300,000 - 349,999	2	3.51%	17	2.90%	3	5.45%	21	3.98%
350,000 - 399,999	3	5.26%	23	3.92%	4	7.27%	16	3.03%
400,000 - 449,999	2	3.51%	23	3.92%	2	3.64%	12	2.27%
450,000 - 499,999	3	5.26%	19	3.24%	3	5.45%	32	6.06%
500,000 - 549,999	1	1.75%	24	4.09%	6	10.91%	20	3.79%
550,000 - 599,999	5	8.77%	36	6.13%	6	10.91%	27	5.11%
600,000 - 649,999	6	10.53%	30	5.11%	3	5.45%	32	6.06%
650,000 - 699,999	5	8.77%	35	5.96%	4	7.27%	30	5.68%
700,000 - 799,999	4	7.02%	62	10.56%	5	9.09%	64	12.12%
800,000 - 899,999	8	14.04%	66	11.24%	4	7.27%	69	13.07%
900,000 - 999,999	5	8.77%	44	7.50%	2	3.64%	38	7.20%
1,000,000 - 1,249,999	4	7.02%	78	13.29%	2	3.64%	50	9.47%
1,250,000 - 1,499,999	2	3.51%	29	4.94%	2	3.64%	37	7.01%
1,500,000 - 1,749,999	-	0.00%	13	2.21%	1	1.82%	17	3.22%
1,750,000 - 1,999,999	-	0.00%	8	1.36%	-	0.00%	9	1.70%
2,000,000 - 2,499,999	-	0.00%	12	2.04%	-	0.00%	9	1.70%
2,500,000 - 2,999,999	1	1.75%	6	1.02%	-	0.00%	4	0.76%
3,000,000 - 3,499,999	-	0.00%	2	0.34%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.19%
Over 4,000,000	-	0.00%	-	0.00%	1	1.82%	1	0.19%
	57		587		55		528	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
October 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	3	2	1	350,000	350,000	350,000	51	97.25%
BLEVL	101	43	20	369,749	7,394,975	342,000	34	97.40%
BUNG	357	161	77	448,527	34,536,607	420,000	54	96.91%
BUNGH	11	4	3	506,633	1,519,900	580,000	69	97.19%
HL-SP	2	1	0					
MODUL	3	1	0					
SPLT2	81	32	19	568,111	10,794,100	550,000	64	97.24%
SPLT3	14	6	1	375,000	375,000	375,000	24	96.18%
SPLT4	71	28	24	386,892	9,285,400	375,000	63	96.42%
SPLT5	8	2	0					
ST1.5	19	5	7	404,271	2,829,900	414,900	34	95.43%
ST2	873	363	175	519,311	90,879,340	445,000	46	96.75%
ST2.5	10	4	3	640,667	1,922,000	740,000	32	95.64%
ST3	8	1	0					
VILLA	2	2	2	452,500	905,000	410,000	44	96.30%
NE								
BK-SP	7	1	2	255,250	510,500	242,500	60	97.28%
BLEVL	105	42	37	278,927	10,320,290	280,000	61	96.00%
BUNG	180	73	53	263,077	13,943,100	255,000	52	96.34%
SPLT2	11	4	3	336,667	1,010,000	305,000	67	95.53%
SPLT3	14	5	2	256,250	512,500	235,000	126	95.83%
SPLT4	86	23	15	275,267	4,129,000	278,500	65	95.55%
ST1.5	2	0	0					
ST2	273	96	55	303,645	16,700,500	290,000	51	96.29%
SW								
BK-SP	9	2	0					
BLEVL	44	17	11	349,318	3,842,500	330,000	43	96.79%
BUNG	299	143	72	458,415	33,005,850	415,000	46	97.07%
BUNGH	11	3	1	437,700	437,700	437,700	18	100.00%
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	53	20	17	555,118	9,437,000	423,500	46	98.08%
SPLT3	11	6	0					
SPLT4	70	22	16	439,656	7,034,500	382,000	60	95.66%
SPLT5	12	2	1	659,500	659,500	659,500	64	94.48%
ST1.5	22	7	5	650,900	3,254,500	720,000	152	96.10%
ST2	734	254	155	604,841	93,750,325	515,000	49	96.42%
ST2.5	8	1	1	900,000	900,000	900,000	41	97.31%
ST3	33	5	1	2,100,000	2,100,000	2,100,000	37	91.34%
VILLA	6	2	3	597,667	1,793,000	639,000	22	98.31%
SE								
BK-SP	7	4	1	1,040,000	1,040,000	1,040,000	25	96.31%
BLEVL	41	19	10	332,810	3,328,100	330,600	48	96.20%
BUNG	157	71	60	378,785	22,727,088	353,000	56	97.17%
BUNGH	2	2	0					
SPLT2	43	20	13	624,077	8,113,000	540,000	60	95.11%
SPLT3	8	2	1	295,000	295,000	295,000	53	98.37%
SPLT4	33	15	10	421,850	4,218,500	375,000	45	96.43%
SPLT5	1	0	0					
ST1.5	6	2	1	239,000	239,000	239,000	49	97.75%
ST2	525	245	102	415,792	42,410,802	387,000	54	97.15%
ST2.5	1	3	0					
ST3	2	1	0					
VILLA	3	2	0					

CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
October 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	268	93	49	249,222	12,211,873	245,000	52	96.10%
APRTM	6	3	1	327,000	327,000	327,000	38	97.90%
BLEVL	17	4	0					
BUNG	24	15	3	279,267	837,800	285,000	28	96.55%
LOFT	1	1	0					
PENTH	1	0	1	260,000	260,000	260,000	40	97.05%
SPLT2	4	1	1	206,500	206,500	206,500	61	98.38%
SPLT3	1	0	1	235,000	235,000	235,000	21	94.04%
SPLT4	15	6	4	314,625	1,258,500	281,500	64	96.16%
SPLT5	1	1	2	413,000	826,000	355,000	32	97.49%
ST2	141	69	29	294,953	8,553,650	285,000	58	96.72%
ST2.5	0	0	0					
ST3	21	10	2	567,500	1,135,000	450,000	45	95.47%
VILLA	3	0	0					
	1921	755	365					
NE								
APART	62	17	13	170,723	2,219,400	165,000	74	94.63%
APRTM	4	1	0					
BLEVL	4	0	1	105,000	105,000	105,000	34	81.40%
BUNG	9	4	2	207,500	415,000	155,000	97	94.77%
SPLT2	2	1	0					
SPLT4	2	1	1	165,000	165,000	165,000	10	94.34%
SPLT5	0	0	0					
ST1.5	0	0	0					
ST2	59	23	14	162,296	2,272,150	152,000	47	95.86%
ST2.5	0	0	1	151,000	151,000	151,000	71	95.03%
ST3	1	1	0					
VILLA	2	1	0					
SW								
APART	716	296	130	279,885	36,385,048	256,000	61	95.73%
APRTM	28	13	4	698,625	2,794,500	272,000	42	97.47%
BK-SP	1	0	0					
BLEVL	6	1	3	135,067	405,200	135,000	19	96.27%
BUNG	30	13	6	286,667	1,720,000	235,000	52	96.72%
BUNGS	0	0	1	429,000	429,000	429,000	15	97.52%
LOFT	18	4	2	274,500	549,000	230,000	19	98.97%
PENTH	13	3	2	655,000	1,310,000	410,000	104	95.63%
SPLT2	1	0	2	322,500	645,000	315,000	82	96.28%
SPLT3	2	2	2	365,750	731,500	320,000	90	97.17%
SPLT4	15	7	0					
SPLT5	3	2	1	410,000	410,000	410,000	87	97.64%
ST1.5	2	1	0					
ST2	198	71	38	322,756	12,264,741	290,000	54	96.93%
ST2.5	2	1	1	410,000	410,000	410,000	38	96.49%
ST3	40	12	3	451,333	1,354,000	485,000	28	97.85%
VILLA	15	7	3	448,667	1,346,000	449,000	23	98.33%
SE								
APART	90	32	12	245,375	2,944,500	247,000	57	96.95%
APRTM	2	1	0					
BLEVL	3	1	0					
BUNG	8	4	4	302,500	1,210,000	303,000	31	97.65%
LOFT	2	2	0					
SPLT2	2	0	0					
SPLT4	3	2	3	436,300	1,308,900	449,900	37	97.88%
SPLT5	1	1	0					
ST2	66	26	22	277,043	6,094,950	265,000	54	98.06%
ST2.5	1	0	0					
ST3	3	1	1	342,000	342,000	342,000	32	97.71%
VILLA	2	0	0					

CREB® - COMMERCIAL SUMMARY
Year to Date
31-Oct-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	1	4.49	44		
IND	L	22	8.82	81		
OFC	L	18	13.34	112		
RET	L	16	16	189		
AGR	S	12	881,917	102	10,583,000	92.42%
BUS	S	70	90,019	123	6,301,349	81.05%
BWP	S	18	867,538	194	15,615,690	87.30%
IND	S	28	700,967	144	18,926,100	87.08%
LAN	S	11	1,053,500	132	10,535,000	81.15%
MFC	S	28	1,122,036	67	31,417,000	93.08%
OFC	S	19	804,852	113	15,292,190	83.37%
RET	S	28	556,329	152	13,351,900	90.05%

Year to Date
31-Oct-10

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.611	28		
IND	L	13	9.4051	103		
OFC	L	16	13.78025	113		
RET	L	6	19	115		
AGR	S	17	2,164,765	114	36,801,000	87.21%
BUS	S	63	90,753	108	5,717,408	81.66%
BWP	S	14	512,786	166	7,179,000	89.55%
IND	S	45	513,722	105	22,603,763	92.64%
LAN	S	30	985,043	166	29,551,300	90.14%
MFC	S	12	832,083	86	9,985,000	93.92%
OFC	S	19	608,505	124	11,561,590	88.52%
RET	S	19	476,786	74	9,058,935	89.59%



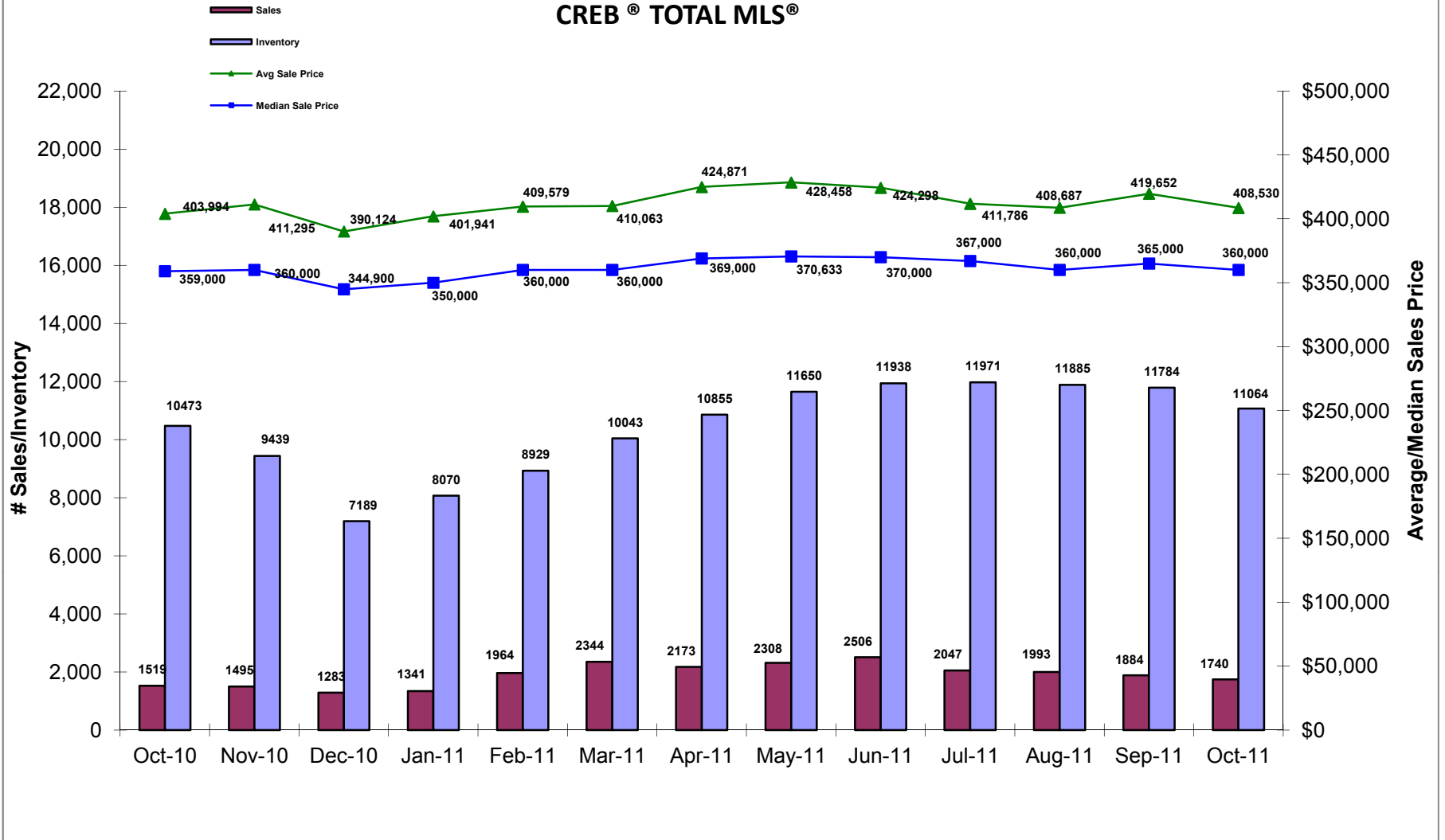
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	2,323	2,202	3,129	3,097	3,654	3,307	2,545	2,835	3,104	2,587	1,951	982	31,716
Sales	1,495	1,938	2,265	2,070	1,984	1,750	1,494	1,312	1,056	1,114	1,099	843	18,420
Avg Price	433,073	448,721	478,462	473,529	487,921	496,997	506,709	485,818	470,591	452,398	461,769	442,968	472,041
Median	380,000	408,000	427,000	431,500	435,000	438,500	435,000	430,000	420,750	412,500	407,000	406,000	421,000
Avg DOM	39	30	24	24	25	30	36	40	41	41	46	52	33
2008													
New Listings	3,024	2,983	3,487	3,378	3,422	2,785	2,555	2,271	2,630	2,321	1,563	834	31,253
Sales	1,079	1,244	1,413	1,360	1,362	1,435	1,308	1,168	1,149	817	668	449	13,452
Avg Price	455,720	471,867	473,490	474,831	479,122	473,052	456,402	440,838	444,113	449,150	435,484	417,398	460,330
Median	410,000	428,844	420,000	420,000	419,000	408,000	408,250	398,000	395,000	390,000	387,900	380,000	409,000
Avg DOM	50	40	40	41	42	47	52	52	52	48	55	62	47
2009													
New Listings	2,067	2,058	2,023	2,005	2,230	2,236	2,082	1,907	1,855	1,817	1,362	805	22,447
Sales	548	824	1,081	1,289	1,580	1,832	1,579	1,275	1,253	1,283	1,091	794	14,429
Avg Price	413,301	415,597	420,600	426,463	436,714	446,729	436,791	453,521	457,953	462,544	464,757	451,363	442,329
Median	374,850	375,000	375,000	380,000	390,000	398,750	390,000	399,000	399,500	410,000	408,000	400,000	392,000
Avg DOM	62	51	49	52	46	45	43	43	40	42	42	47	45
2010													
New Listings	1,820	2,151	2,986	3,076	2,965	2,729	1,940	1,958	2,252	1,762	1,315	743	25,697
Sales	759	1,032	1,388	1,351	1,256	1,059	914	865	957	887	890	733	12,091
Avg Price	441,284	458,375	470,994	460,455	483,938	481,160	464,500	445,814	460,329	444,936	455,596	441,364	461,132
Median	398,000	410,500	422,950	417,000	420,000	418,000	400,000	395,000	390,000	389,000	399,900	389,000	406,000
Avg DOM	43	35	33	36	38	40	45	51	53	51	53	59	43
2011													
New Listings	1,963	2,268	2,431	2,295	2,553	2,420	2,038	2,111	2,326	1,797			22,202
Sales	784	1,169	1,352	1,216	1,311	1,393	1,150	1,104	1,036	988			11,503
Avg Price	453,845	461,759	461,541	479,393	488,735	479,609	456,063	454,142	466,167	455,399			466,844
Median	390,000	400,000	399,500	420,000	423,000	417,500	408,500	402,750	400,000	395,000			407,000
Avg DOM	57	45	39	41	41	43	49	49	48	52			45

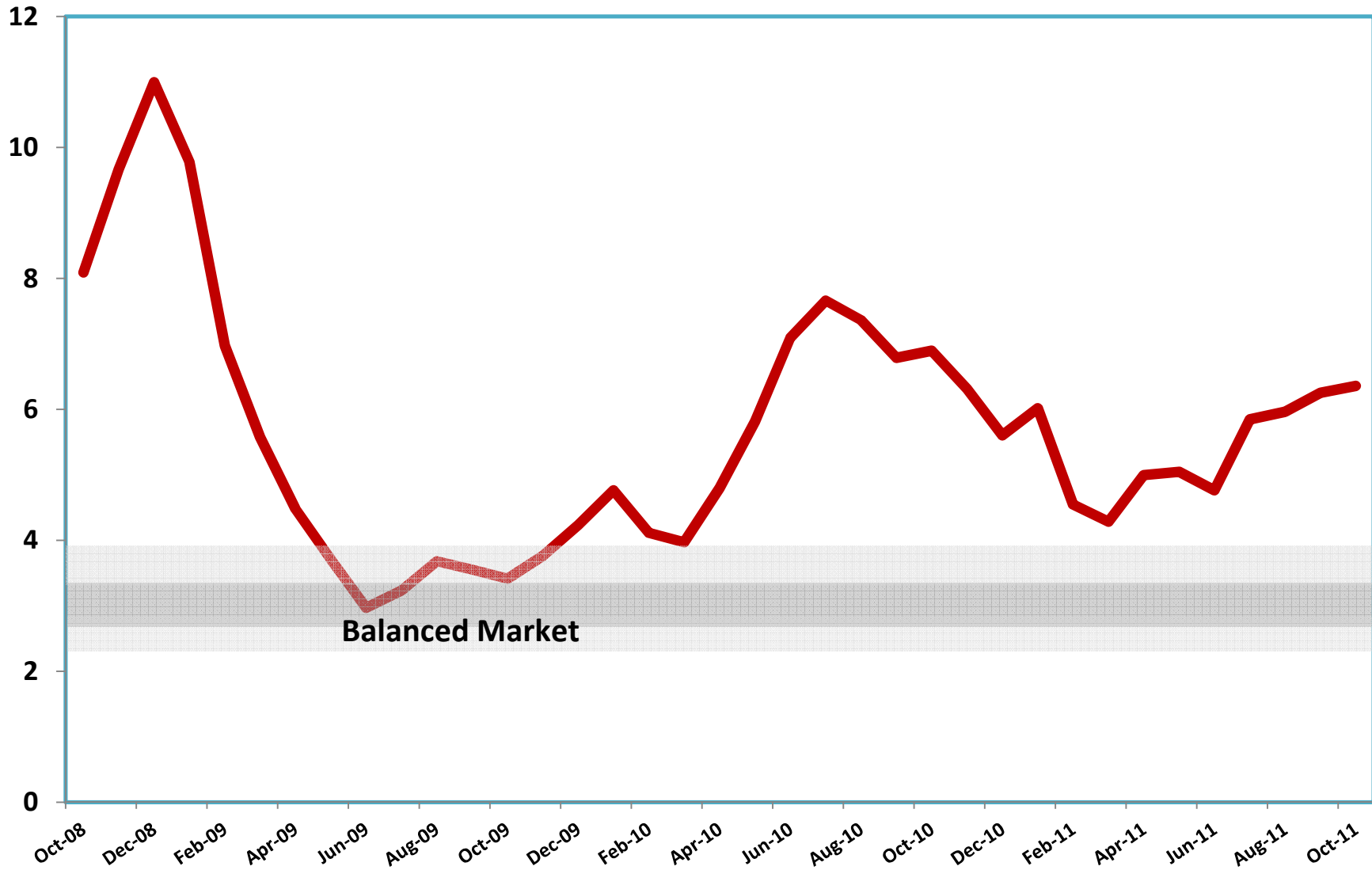
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	1,004	890	1,249	1,157	1,329	1,253	1,113	1,188	1,314	1,203	887	470	13,057
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	8,231
Avg Price	287,634	301,823	312,144	329,918	332,212	323,281	318,551	320,793	321,442	331,804	312,823	304,931	316,401
Median	267,500	280,800	290,000	309,500	308,000	304,900	297,700	301,000	300,000	289,000	285,106	285,500	295,000
Avg DOM	39	28	24	23	24	28	34	36	41	41	45	50	32
2008													
New Listings	1,404	1,240	1,563	1,491	1,545	1,236	1,186	1,053	1,187	1,071	741	433	14,150
Sales	453	559	563	581	573	555	535	495	461	398	283	205	5,661
Avg Price	311,410	311,757	312,517	312,586	311,286	315,089	296,341	287,841	287,869	289,001	285,116	274,919	302,410
Median	290,000	295,000	292,500	290,000	284,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	279,500
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	50
2009													
New Listings	941	890	901	964	993	931	918	831	941	860	706	443	10,319
Sales	221	340	444	575	653	736	700	631	580	599	503	338	6,320
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	284,693	283,356
Median	240,000	249,950	260,000	252,000	255,000	265,750	263,375	260,000	265,000	263,500	265,000	265,000	260,000
Avg DOM	64	52	56	58	52	52	50	48	43	45	46	47	50
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	723	634	369	11,424
Sales	375	535	605	639	518	445	396	362	366	307	310	318	5,176
Avg Price	282,737	283,004	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	289,905
Median	265,000	266,000	275,000	267,500	279,950	270,000	268,000	260,000	265,000	256,500	254,150	260,000	266,500
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	48
2011													
New Listings	871	970	999	970	1,016	961	825	866	900	757			9,135
Sales	302	465	581	534	502	579	454	468	428	368			4,681
Avg Price	288,291	290,548	280,781	289,334	287,697	296,320	286,238	285,487	299,316	282,903			288,736
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000	255,000	260,000	262,625			262,500
Avg DOM	62	53	50	54	50	53	51	54	57	57			53

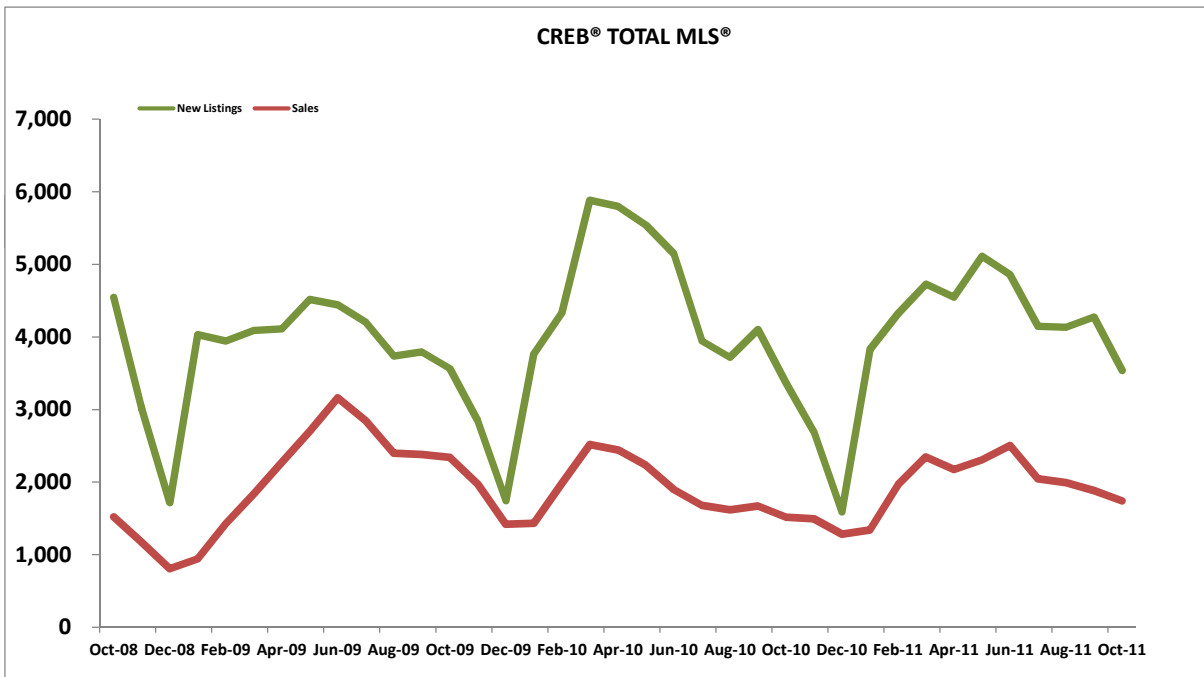
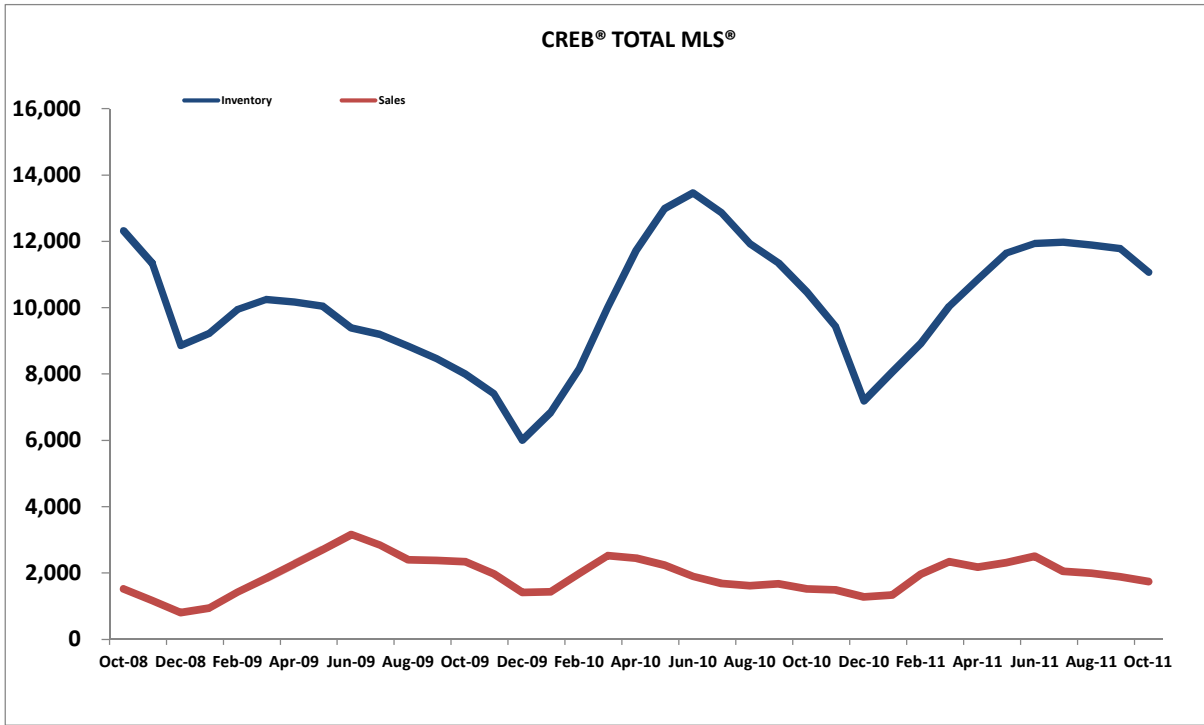
CREB® TOTAL MLS®



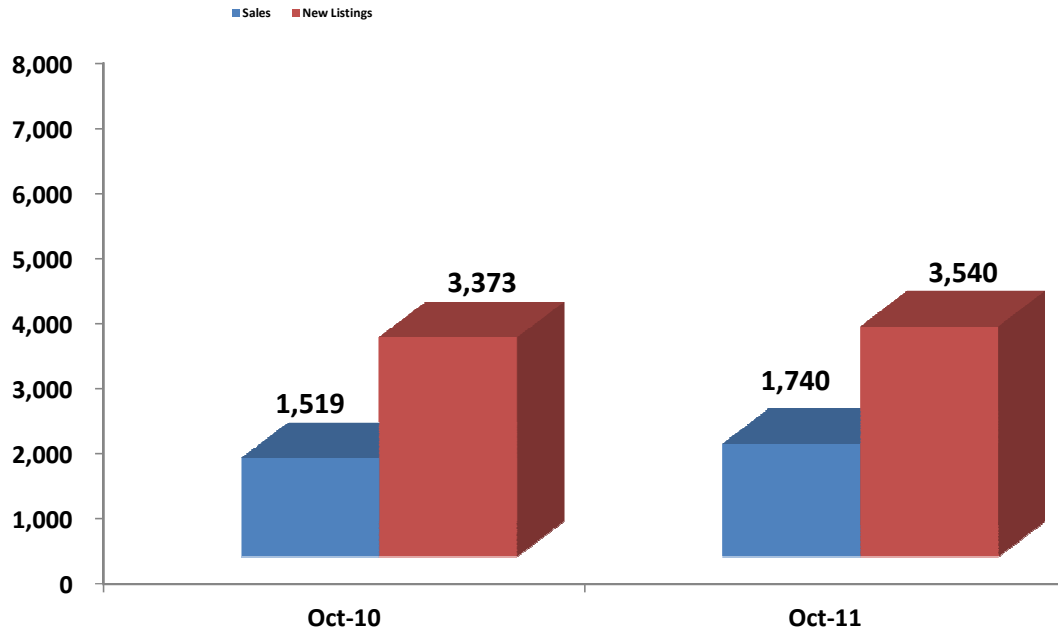
CREB® ABSORPTION RATE TOTAL MLS®



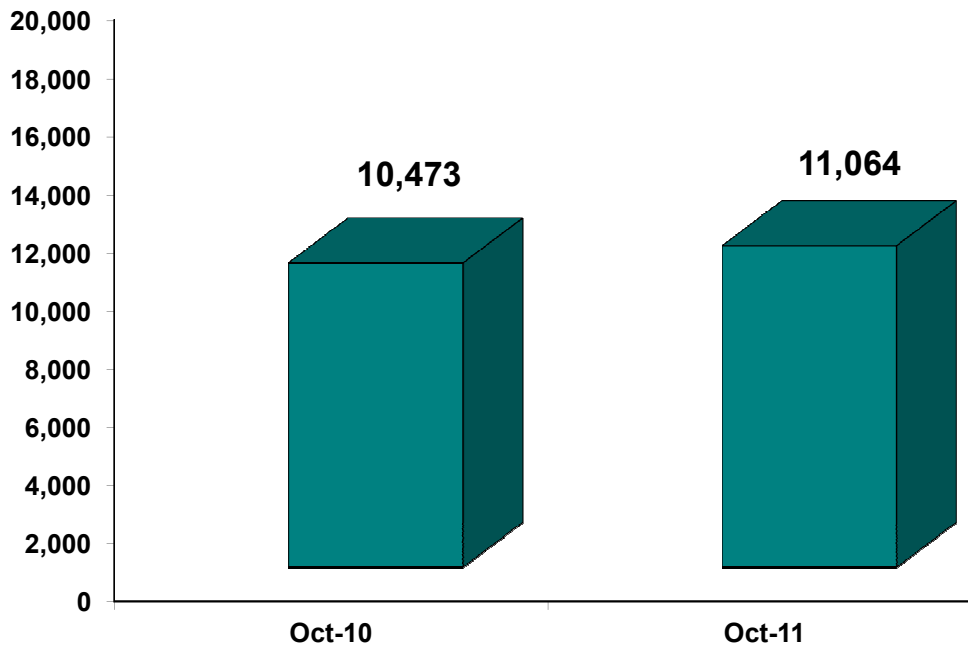
Absorption Rate = Inventory / Sales



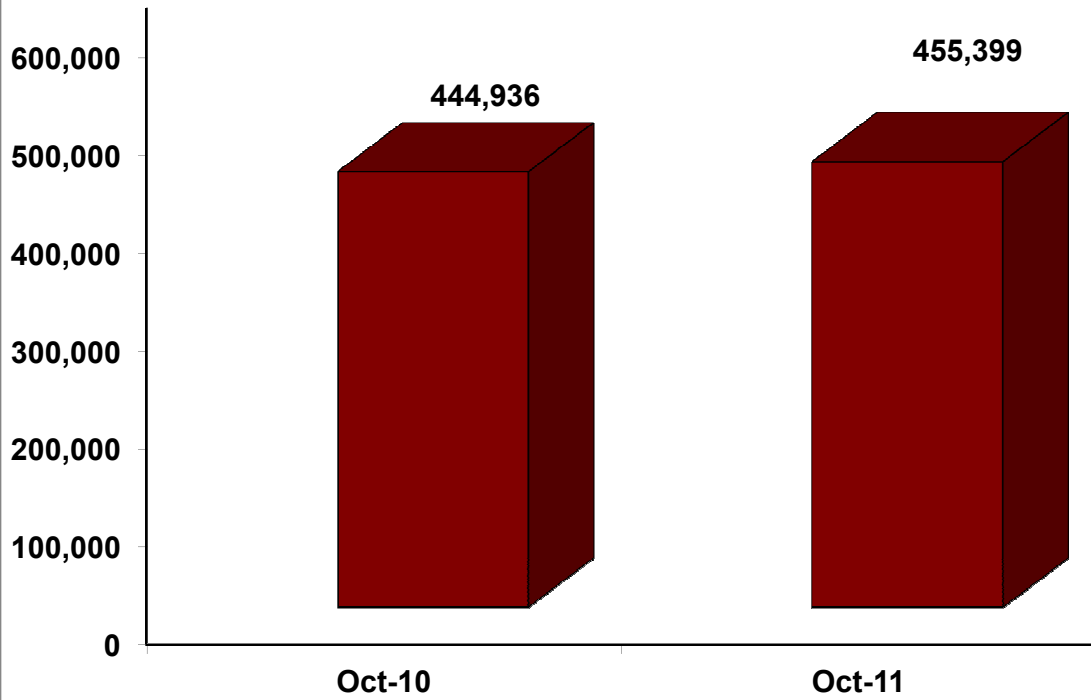
CREB® TOTAL MLS®



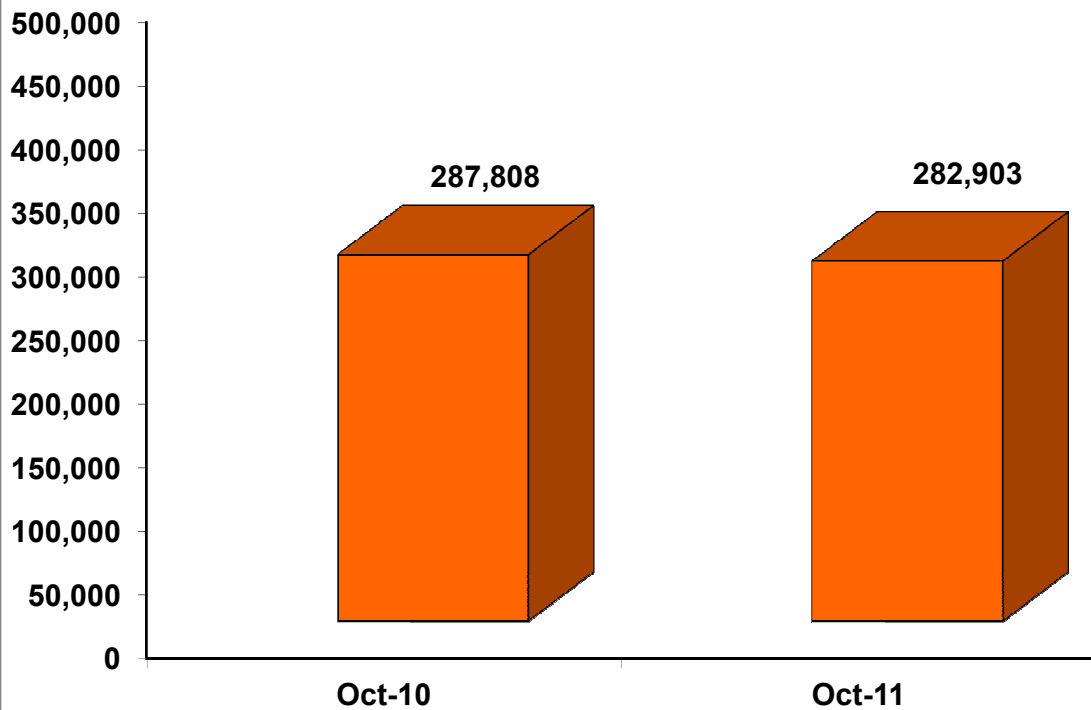
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



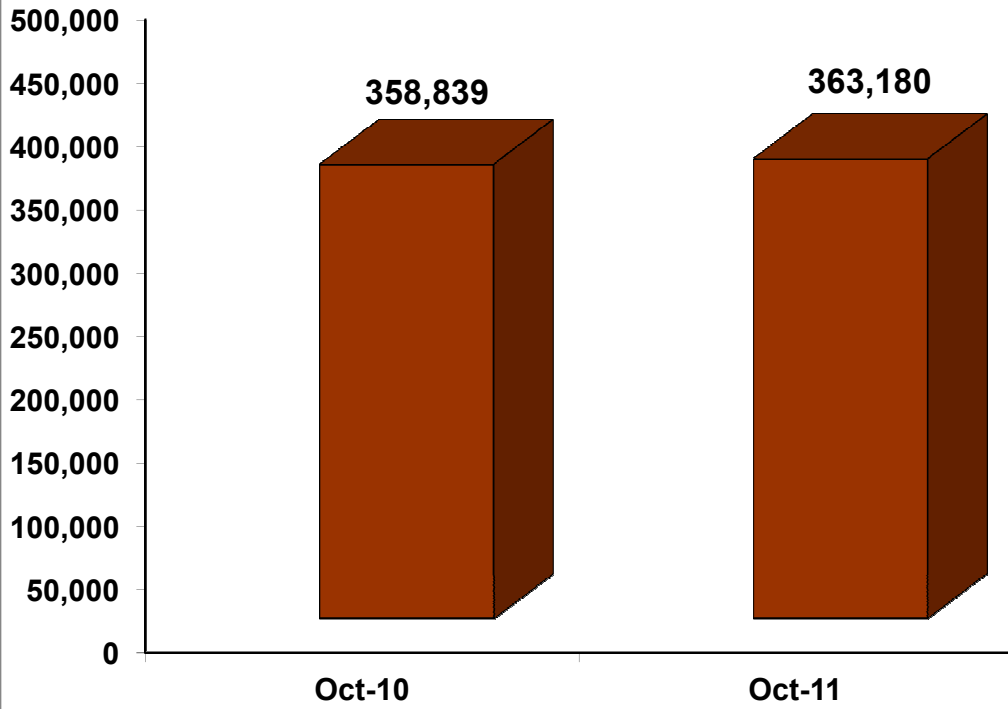
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



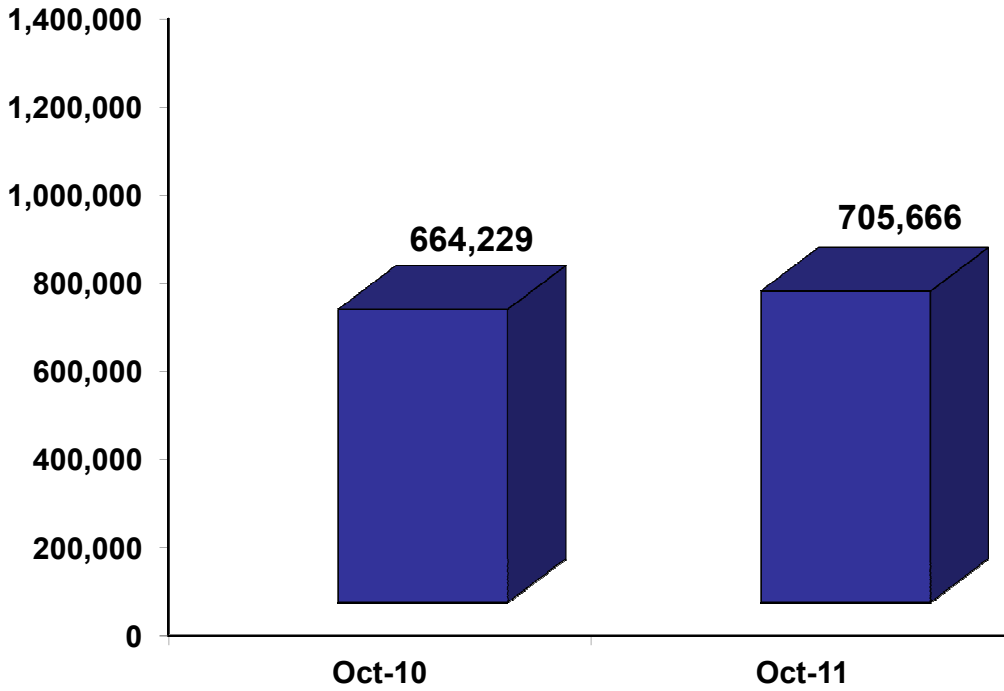
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



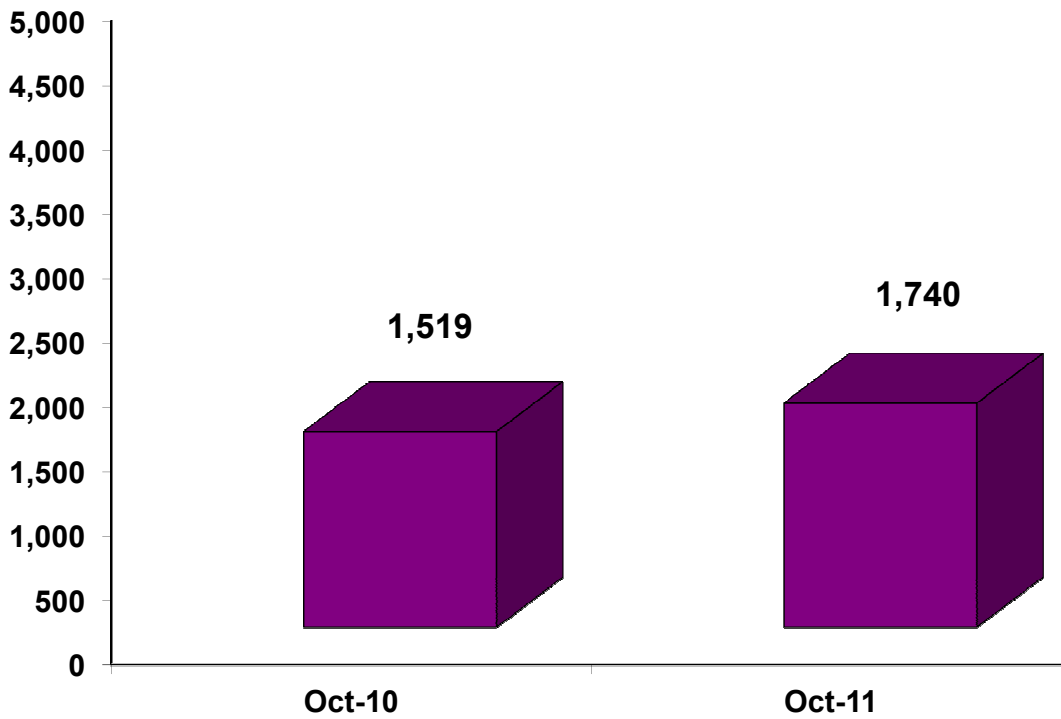
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



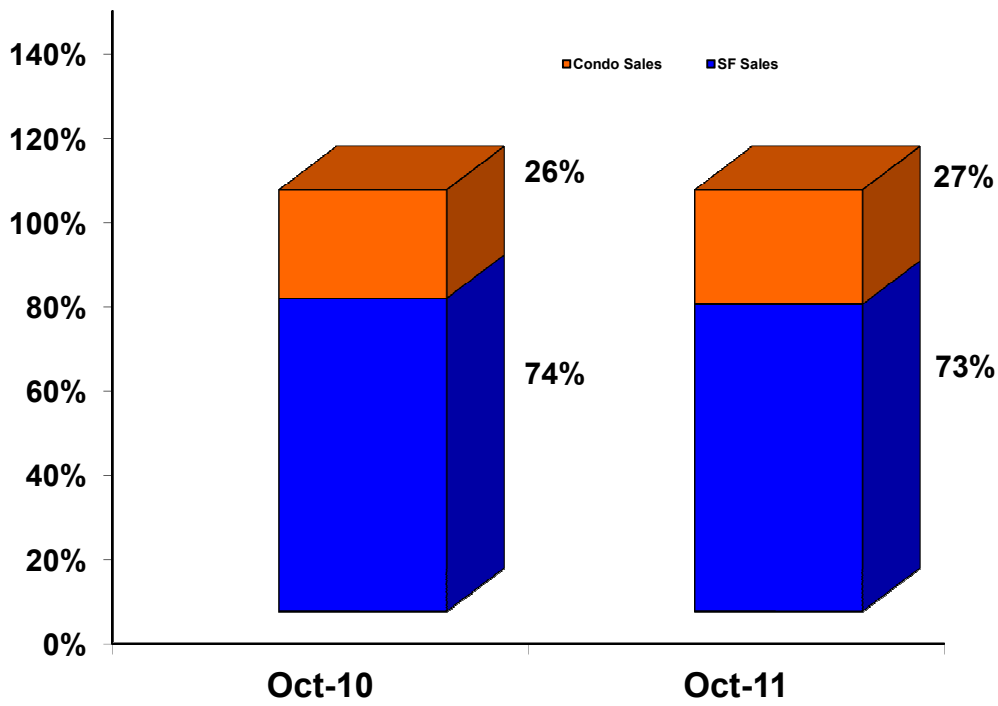
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



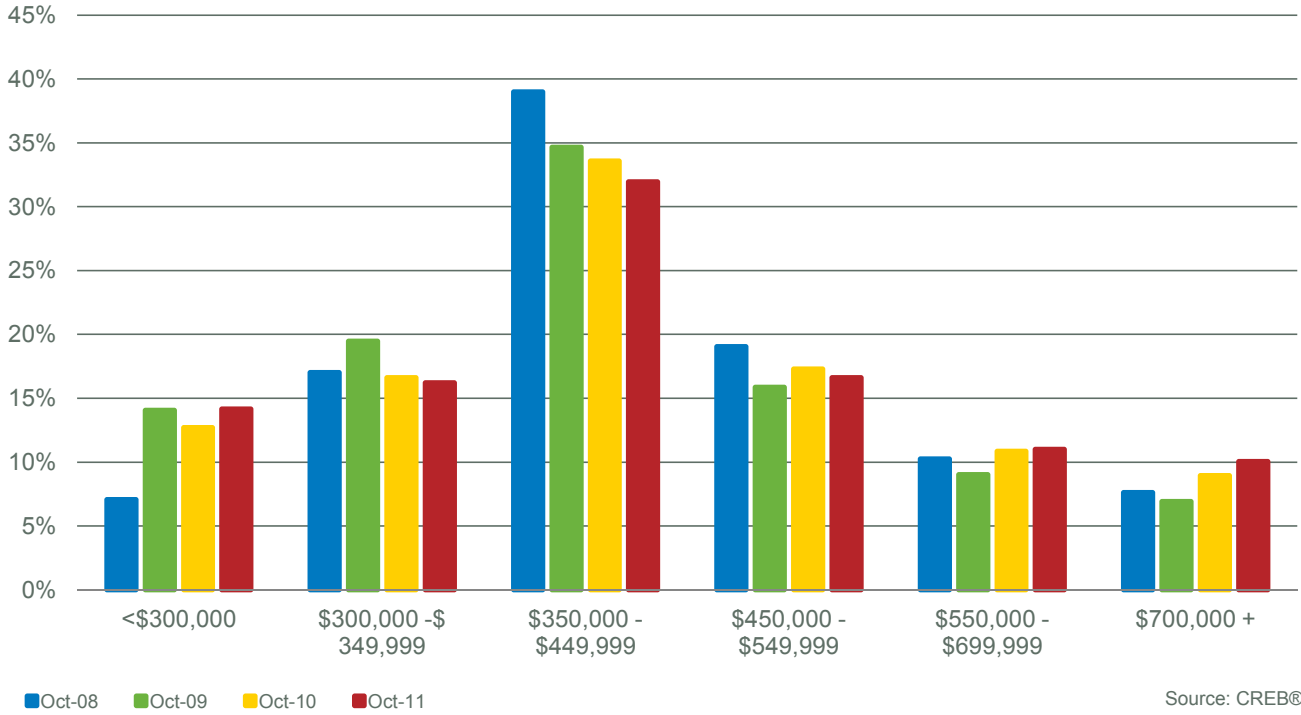
CREB® - TOTAL MLS® SALES



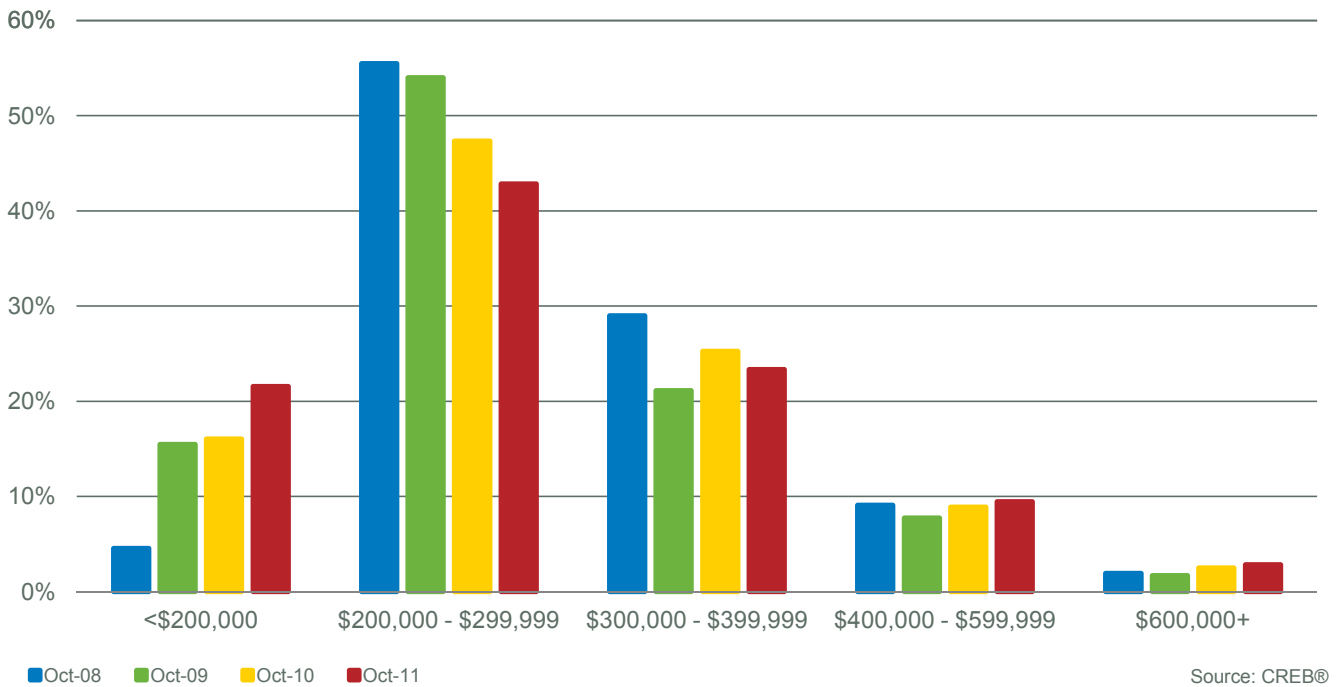
CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES



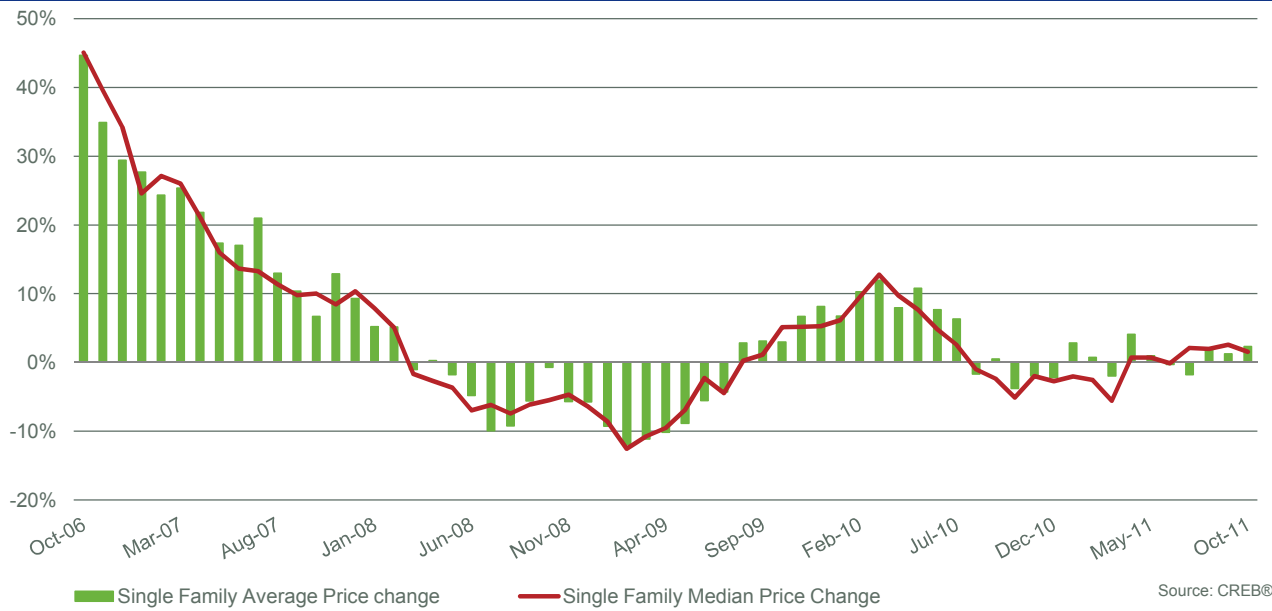
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



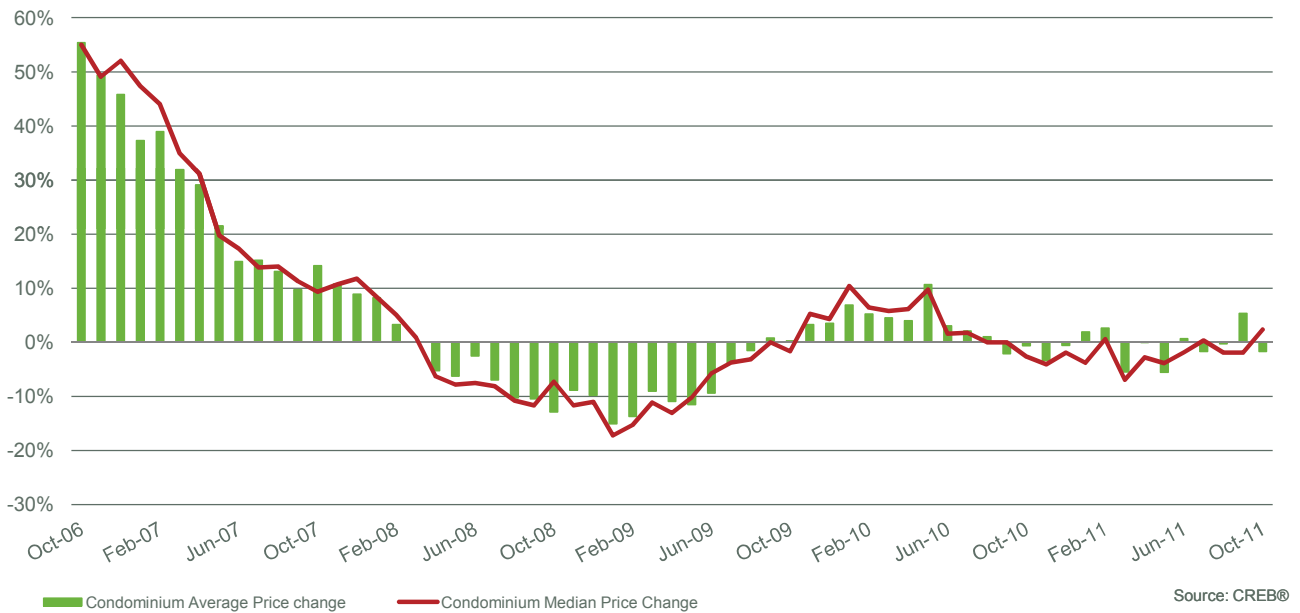
CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY CONDOMINIUM AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY SINGLE FAMILY AND CONDOMINIUM SALES YEAR TO DATE

