

CALGARY'S HOUSING RECOVERY HAS STAYING POWER

Low borrowing costs continue to fuel market recovery

Calgary, December 1, 2009 – The Calgary housing market is showing signs of a sustained recovery according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in November 2009 in the city of Calgary were up 63 per cent from the same time a year ago, while condominium sales saw an even steeper increase—up 77 per cent from the same time a year ago.

“November sales are clearly demonstrating that the recovery in the Calgary housing market has staying power,” says Bonnie Wegerich, president of the Calgary Real Estate Board. “We have now seen seven consecutive months of year-over-year sales increases for both the single-family and condo markets. And November sales are in line with what we would expect this time of year in a balanced and normalized market.”

November 2009 saw 1,095 single family homes sold in the city of Calgary. This is a decrease of 15 per cent from 1,285 sales in October of this year. In November 2008 single family home sales were 670. The number of condominium sales for the month of November 2009 was 504. This was a decrease of 16 per cent from the 601 condominium transactions recorded last month. In November 2008 condominium sales were 284.

“Clearly low borrowing costs are helping to fuel this recovery,” says Wegerich. “Many buyers want to get in while mortgage rates remain at record lows. Better employment numbers and an improving economic outlook are giving the market an added boost.”

“It’s the ‘new kids on the block’—the young first time homebuyers if you will—that continue to be a bright spot in our housing market. Clearly this can be seen in the strength of our condo sales this month and it is helped by the narrowing gap between the costs of renting when compared to owning,” says Wegerich.

“But interestingly in recent months we have also seen more move-up buyers enter the market and this is being reflected in the strength of our average price of single family homes,” adds Wegerich.

The average price of a single family home in the city of Calgary in November 2009 was \$464,444, showing no significant change from October 2009, when the average price was \$462,465, and showing an increase of 7 per cent from November 2008, when the average price was \$435,471. The average price of a condominium in the city of Calgary in November was \$294,264 showing a 2 per cent increase from October 2009, when the average price was \$289,155 and a 3 per cent increase over last year, when the average price

was \$285,820. 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.

“A healthy demand for homes combined with a steadily decreasing inventory is holding prices firm,” says Wegerich. “Our absorption rate for single family homes in the city of Calgary is currently less than 2.5 months.”

“Pricing will remain stable and may edge upwards in some markets—but it is unlikely that we will see any dramatic jump in prices in the months to come,” adds Wegerich.

Single family listings in the city of Calgary added for the month of November totaled 1,365, a decrease of 25 per cent from October 2009 when 1,819 new listings were added, and showing a decrease of 13 per cent from November 2008, when 1,567 new listings came to the market. Condominium new listings in the city of Calgary added for November 2009 were 705, down 18 per cent from October 2009, when the MLS® System saw 859 condo listings coming to the market. This is a decrease of 5 per cent from November 2008, when new condominium listings added were 741.

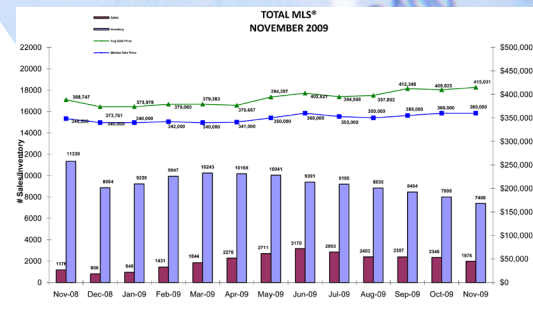
The median price of a single family home in the city of Calgary for November 2009 was \$408,000, showing no significant change from October 2009, when the median price was \$410,000, and up 5 per cent from November 2008, when the median price was \$387,300. The median price of a condominium in November 2009 was \$264,900, showing a 1 per cent increase from October 2009, when the median was \$263,500, and up 5 per cent from November 2008, when the median price was \$251,800.

All city of Calgary 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.

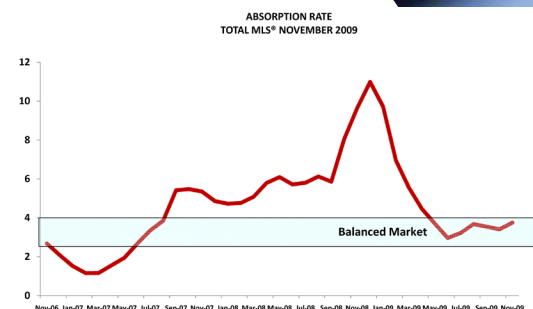
“We expect sales to taper off as we enter the winter months,” notes Wegerich. “But the market is well above the trough we saw at the end of 2008 and we are now seeing much healthier and balanced conditions for both buyers and sellers.”

CREB® is a professional body of 5,362 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.

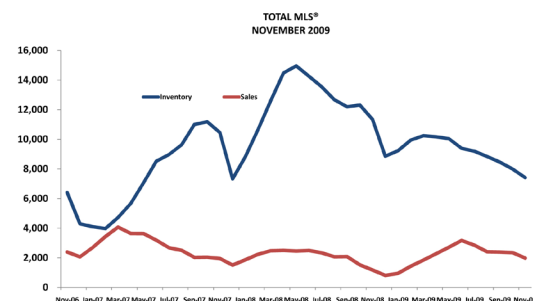
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR NOVEMBER 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	2,658	5,083	-47.71%	n/a	n/a	n/a
New Listings Added	1,365	1,567	-12.89%	21,654	30,424	-28.83%
Sales	1,095	670	63.43%	13,644	13,011	4.87%
Avg DOM Sold	42	55	-23.64%	45	46	-2.17%
Avg DOM Active	57	61	-6.56%	57	61	-6.56%
Average Sale Price	464,444	435,471	6.65%	441,781	461,886	-4.35%
Median Price	408,000	387,300	5.34%	391,000	410,000	-4.63%
Total Sales	508,566,485	291,765,901	74.31%	6,027,658,389	6,009,599,035	0.30%
Sales \$/List \$	96.97%	95.45%	1.59%	96.62%	96.73%	-0.12%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,434	2,399	-40.23%	n/a	n/a	n/a
New Listings Added	705	741	-4.86%	9,878	13,719	-28.00%
Sales	504	284	77.46%	5,987	5,457	9.71%
Avg DOM Sold	46	51	-9.80%	50	49	2.04%
Avg DOM Active	57	61	-6.56%	57	61	-6.56%
Average Sale Price	294,264	285,820	2.95%	283,454	303,476	-6.60%
Median Price	264,900	251,800	5.20%	260,000	280,000	-7.14%
Total Sales	148,308,818	81,172,928	82.71%	1,697,040,337	1,656,067,346	2.47%
Sales \$/List \$	96.64%	94.63%	2.13%	96.32%	96.71%	-0.40%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,997	2,546	-21.56%	n/a	n/a	n/a
New Listings Added	541	525	3.05%	8,125	10,095	-19.51%
Sales	293	181	61.88%	3,715	3,702	0.35%
Avg DOM Sold	78	81	-3.70%	76	67	13.43%
Avg DOM Active	100	86	16.28%	100	86	16.28%
Average Sale Price	360,431	359,400	0.29%	352,281	376,314	-6.39%
Median Price	330,000	345,000	-4.35%	330,000	350,000	-5.71%
Total Sales	105,606,136	65,051,400	62.34%	1,308,724,230	1,393,115,981	-6.06%
Sales \$/List \$	96.23%	95.68%	0.57%	96.27%	96.61%	-0.35%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	743	782	-4.99%	n/a	n/a	n/a
New Listings Added	151	123	22.76%	2,341	2,549	-8.16%
Sales	57	28	103.57%	650	651	-0.15%
Avg DOM Sold	97	92	5.43%	91	82	10.98%
Avg DOM Active	121	109	11.01%	121	109	11.01%
Average Sale Price	867,202	565,889	53.25%	775,963	799,919	-2.99%
Median Price	745,000	500,000	49.00%	700,000	725,000	-3.45%
Total Sales	49,430,500	15,844,900	211.96%	504,376,031	520,747,100	-3.14%
Sales \$/List \$	91.86%	92.24%	-0.40%	93.14%	94.40%	-1.34%
<u>RURAL LAND</u>						
Month End Inventory	484	452	7.08%	n/a	n/a	n/a
New Listings Added	68	47	44.68%	973	1,091	-10.82%
Sales	17	7	142.86%	186	203	-8.37%
Avg DOM Sold	144	116	24.14%	123	107	14.95%
Avg DOM Active	161	147	9.52%	161	147	9.52%
Average Sale Price	446,312	414,286	7.73%	440,596	497,093	-11.37%
Median Price	355,000	350,000	1.43%	327,000	359,000	-8.91%
Total Sales	7,587,300	2,900,000	161.63%	81,950,817	100,909,859	-18.79%
Sales \$/List \$	88.36%	87.70%	0.76%	90.68%	91.04%	-0.40%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,409	11,339	-34.66%	n/a	n/a	n/a
New Listings Added	2,849	3,022	-5.72%	43,289	58,204	-25.63%
Sales	1,976	1,176	68.03%	24,294	23,151	4.94%
Avg DOM Sold	51	59	-13.56%	53	52	1.92%
Avg DOM Active	82	73	12.33%	82	73	12.33%
Average Sale Price	415,031	388,747	6.76%	396,239	418,572	-5.34%
Median Price	360,000	348,500	3.30%	350,000	370,000	-5.41%
Total Sales	820,101,989	457,166,528	79.39%	9,626,222,104	9,690,371,170	-0.66%
Sales \$/List \$	96.40%	95.17%	1.30%	96.27%	96.52%	-0.25%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Nov-09				Nov-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	16	1.46%	112	0.82%	3	0.45%	33	0.25%
200,000 - 299,999	125	11.42%	1,793	13.14%	84	12.57%	927	7.13%
300,000 - 349,999	186	16.99%	2,630	19.28%	140	20.96%	2,239	17.22%
350,000 - 399,999	190	17.35%	2,651	19.43%	144	21.56%	2,803	21.56%
400,000 - 449,999	162	14.79%	2,051	15.03%	101	15.12%	2,253	17.33%
450,000 - 499,999	133	12.15%	1,318	9.66%	59	8.83%	1,534	11.80%
500,000 - 549,999	72	6.58%	877	6.43%	47	7.04%	921	7.08%
550,000 - 599,999	44	4.02%	537	3.94%	25	3.74%	622	4.78%
600,000 - 649,999	45	4.11%	408	2.99%	14	2.10%	413	3.18%
650,000 - 699,999	28	2.56%	303	2.22%	12	1.80%	280	2.15%
700,000 - 799,999	27	2.47%	338	2.48%	12	1.80%	367	2.82%
800,000 - 899,999	19	1.74%	205	1.50%	10	1.50%	193	1.48%
900,000 - 999,999	12	1.10%	127	0.93%	2	0.30%	78	0.60%
1,000,000 - 1,249,999	18	1.64%	131	0.96%	10	1.50%	149	1.15%
1,250,000 - 1,499,999	5	0.46%	76	0.56%	1	0.15%	89	0.68%
1,500,000 - 1,749,999	3	0.27%	30	0.22%	1	0.15%	45	0.35%
1,750,000 - 1,999,999	3	0.27%	23	0.17%	1	0.15%	18	0.14%
2,000,000 - 2,499,999	6	0.55%	19	0.14%	-	0.00%	21	0.16%
2,500,000 - 2,999,999	1	0.09%	8	0.06%	-	0.00%	8	0.06%
3,000,000 - 3,499,999	-	0.00%	1	0.01%	-	0.00%	2	0.02%
3,500,000 - 3,999,999	-	0.00%	3	0.02%	1	0.15%	3	0.02%
Over 4,000,000	-	0.00%	2	0.01%	1	0.15%	5	0.04%
	1,095		13,644		668		13,003	

<i>CONDO</i>								
0 - 99,999	3	0.60%	7	0.12%	-	0.00%	-	0.00%
100,000 - 199,999	73	14.48%	917	15.32%	29	10.25%	264	4.84%
200,000 - 299,999	253	50.20%	3,215	53.70%	184	65.02%	3,053	55.96%
300,000 - 349,999	76	15.08%	857	14.31%	41	14.49%	1,069	19.59%
350,000 - 399,999	36	7.14%	412	6.88%	8	2.83%	480	8.80%
400,000 - 449,999	21	4.17%	223	3.72%	8	2.83%	246	4.51%
450,000 - 499,999	15	2.98%	132	2.20%	4	1.41%	135	2.47%
500,000 - 549,999	9	1.79%	67	1.12%	2	0.71%	62	1.14%
550,000 - 599,999	5	0.99%	51	0.85%	2	0.71%	42	0.77%
600,000 - 649,999	-	0.00%	22	0.37%	-	0.00%	22	0.40%
650,000 - 699,999	2	0.40%	19	0.32%	-	0.00%	21	0.38%
700,000 - 799,999	3	0.60%	19	0.32%	2	0.71%	21	0.38%
800,000 - 899,999	1	0.20%	10	0.17%	-	0.00%	11	0.20%
900,000 - 999,999	3	0.60%	9	0.15%	-	0.00%	4	0.07%
1,000,000 - 1,249,999	2	0.40%	15	0.25%	-	0.00%	15	0.27%
1,250,000 - 1,499,999	-	0.00%	4	0.07%	1	0.35%	5	0.09%
1,500,000 - 1,749,999	2	0.40%	5	0.08%	1	0.35%	2	0.04%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	2	0.03%	1	0.35%	3	0.05%
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%	-	0.00%	-	0.00%	-	0.00%
	504		5,987		283		5,456	

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

TOWNS	Nov-09				Nov-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	9	3.07%	61	1.64%	1	0.55%	46	1.24%
100,000 - 199,999	23	7.85%	348	9.37%	9	4.95%	267	7.21%
200,000 - 299,999	79	26.96%	989	26.62%	45	24.73%	849	22.93%
300,000 - 349,999	53	18.09%	749	20.16%	36	19.78%	673	18.18%
350,000 - 399,999	49	16.72%	601	16.18%	46	25.27%	651	17.59%
400,000 - 449,999	22	7.51%	356	9.58%	20	10.99%	452	12.21%
450,000 - 499,999	18	6.14%	201	5.41%	7	3.85%	261	7.05%
500,000 - 549,999	10	3.41%	111	2.99%	2	1.10%	154	4.16%
550,000 - 599,999	5	1.71%	81	2.18%	8	4.40%	88	2.38%
600,000 - 649,999	7	2.39%	48	1.29%	-	0.00%	62	1.67%
650,000 - 699,999	5	1.71%	35	0.94%	1	0.55%	30	0.81%
700,000 - 799,999	6	2.05%	49	1.32%	4	2.20%	55	1.49%
800,000 - 899,999	3	1.02%	37	1.00%	1	0.55%	38	1.03%
900,000 - 999,999	-	0.00%	13	0.35%	-	0.00%	25	0.68%
1,000,000 - 1,249,999	2	0.68%	20	0.54%	2	1.10%	36	0.97%
1,250,000 - 1,499,999	1	0.34%	9	0.24%	-	0.00%	4	0.11%
1,500,000 - 1,749,999	1	0.34%	5	0.13%	-	0.00%	3	0.08%
1,750,000 - 1,999,999	-	0.00%	1	0.03%	-	0.00%	3	0.08%
2,000,000 - 2,499,999	-	0.00%	1	0.03%	-	0.00%	2	0.05%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
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%
	293		3,715		182		3,702	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	1.75%	4	0.62%	1	3.70%	3	0.46%
100,000 - 199,999	1	1.75%	12	1.85%	2	7.41%	16	2.47%
200,000 - 299,999	1	1.75%	32	4.92%	2	7.41%	34	5.25%
300,000 - 349,999	-	0.00%	27	4.15%	5	18.52%	30	4.63%
350,000 - 399,999	4	7.02%	33	5.08%	1	3.70%	30	4.63%
400,000 - 449,999	4	7.02%	35	5.38%	-	0.00%	33	5.09%
450,000 - 499,999	2	3.51%	22	3.38%	1	3.70%	26	4.01%
500,000 - 549,999	1	1.75%	32	4.92%	1	3.70%	34	5.25%
550,000 - 599,999	4	7.02%	41	6.31%	2	7.41%	28	4.32%
600,000 - 649,999	-	0.00%	38	5.85%	1	3.70%	29	4.48%
650,000 - 699,999	7	12.28%	47	7.23%	2	7.41%	38	5.86%
700,000 - 799,999	11	19.30%	92	14.15%	2	7.41%	79	12.19%
800,000 - 899,999	3	5.26%	57	8.77%	4	14.81%	70	10.80%
900,000 - 999,999	5	8.77%	39	6.00%	1	3.70%	53	8.18%
1,000,000 - 1,249,999	4	7.02%	65	10.00%	-	0.00%	62	9.57%
1,250,000 - 1,499,999	4	7.02%	35	5.38%	2	7.41%	35	5.40%
1,500,000 - 1,749,999	1	1.75%	14	2.15%	-	0.00%	21	3.24%
1,750,000 - 1,999,999	-	0.00%	6	0.92%	-	0.00%	10	1.54%
2,000,000 - 2,499,999	2	3.51%	13	2.00%	-	0.00%	10	1.54%
2,500,000 - 2,999,999	1	1.75%	4	0.62%	-	0.00%	2	0.31%
3,000,000 - 3,499,999	1	1.75%	2	0.31%	-	0.00%	1	0.15%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.15%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.46%
	57		650		27		648	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	0	1	2	436,500	873,000	390,000	77	98.32%
BLEVL	55	32	32	387,000	12,384,000	375,000	48	96.93%
BUNG	210	111	94	432,601	40,664,530	415,000	40	97.16%
BUNGH	7	1	2	424,000	848,000	276,000	73	98.05%
MODUL	0	1	2	190,000	380,000	185,000	47	92.03%
SPLT2	42	18	14	485,893	6,802,500	430,000	38	96.43%
SPLT3	12	7	2	400,500	801,000	320,000	42	97.22%
SPLT4	34	17	16	389,744	6,235,900	378,000	40	97.02%
SPLT5	1	0	2	871,250	1,742,500	385,000	57	95.01%
ST1.5	15	8	6	544,000	3,264,000	440,000	31	95.52%
ST2	398	239	210	522,739	109,775,289	455,000	41	97.39%
ST2.5	6	2	0	-	-	-	0	0.00%
ST3	7	1	1	997,900	997,900	997,900	32	100.00%
VILLA	1	1	1	522,500	522,500	522,500	101	98.77%
NE								
BK-SP	5	4	4	279,125	1,116,500	249,000	43	96.70%
BLEVL	108	51	30	285,824	8,574,725	286,000	38	96.40%
BUNG	143	85	77	288,734	22,232,538	294,000	37	96.83%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	1	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	17	7	4	350,125	1,400,500	352,500	68	96.27%
SPLT3	7	2	2	351,500	703,000	325,000	21	97.67%
SPLT4	68	31	17	314,068	5,339,150	319,900	53	96.56%
ST1.5	3	1	0	-	-	-	0	0.00%
ST2	217	90	60	294,361	17,661,636	302,500	49	96.54%
SW								
BK-SP	7	5	2	375,250	750,500	312,000	48	97.49%
BLEVL	29	12	11	386,427	4,250,700	360,000	31	99.66%
BUNG	199	122	101	453,126	45,765,764	414,000	38	97.16%
BUNGH	10	3	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	34	22	16	528,969	8,463,510	460,000	34	97.04%
SPLT3	5	4	3	403,833	1,211,500	395,000	59	98.59%
SPLT4	39	23	13	428,050	5,564,650	375,000	39	96.90%
SPLT5	5	3	2	443,600	887,199	399,900	46	100.00%
ST1.5	27	6	5	590,705	2,953,525	524,000	31	93.62%
ST2	423	178	165	650,476	107,328,610	530,000	42	96.74%
ST2.5	6	2	1	487,000	487,000	487,000	75	93.67%
ST3	13	4	3	868,250	2,604,750	945,000	165	95.07%
VILLA	2	0	1	530,000	530,000	530,000	29	96.38%
SE								
BK-SP	4	2	2	260,000	520,000	220,000	63	94.89%
BLEVL	16	16	13	346,223	4,500,900	348,000	36	96.55%
BUNG	109	60	52	442,022	22,985,149	367,000	52	95.09%
BUNGH	2	1	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	29	13	10	567,300	5,673,000	505,000	30	96.56%
SPLT3	3	2	2	364,700	729,400	359,400	34	95.99%
SPLT4	25	21	14	388,764	5,442,700	370,000	36	97.55%
SPLT5	2	1	2	610,825	1,221,650	525,650	66	97.82%
ST1.5	3	1	1	382,500	382,500	382,500	25	95.65%
ST2	252	138	94	452,174	42,504,310	407,965	36	97.90%

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
NOVEMBER 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	219	99	69	270,530	18,666,600	259,000	54	97.16%
APRTM	6	6	0	-	-	-	0	0.00%
BLEVL	8	3	3	224,667	674,000	228,000	23	97.17%
BUNG	25	12	7	284,000	1,988,000	282,000	29	97.84%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	2	0	0	-	-	-	0	0.00%
SPLT2	2	0	1	280,000	280,000	280,000	44	98.28%
SPLT3	2	0	0	-	-	-	0	0.00%
SPLT4	3	1	1	287,000	287,000	287,000	11	97.32%
SPLT5	1	1	2	338,300	676,600	301,600	31	96.68%
ST2	93	73	53	308,723	16,362,341	304,500	36	97.61%
ST2.5	0	1	1	513,000	513,000	513,000	21	98.67%
ST3	7	2	2	374,250	748,500	218,500	26	96.61%
VILLA	4	3	2	417,000	834,000	409,000	211	99.89%
NE								
APART	55	20	9	203,735	1,833,617	202,000	64	96.52%
APRTM	1	0	0	-	-	-	0	0.00%
BLEVL	7	3	2	155,500	311,000	141,000	38	95.87%
BUNG	6	0	3	221,800	665,400	216,500	36	95.89%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT4	3	1	0	-	-	-	0	0.00%
ST2	67	26	15	187,867	2,818,000	183,000	56	95.49%
ST2.5	1	1	0	-	-	-	0	0.00%
SW								
APART	536	251	218	295,830	64,491,010	251,000	47	96.00%
APRTM	11	10	3	330,500	991,500	326,500	10	96.94%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	4	1	4	311,750	1,247,000	245,000	49	95.29%
BUNG	27	19	4	486,000	1,944,000	325,000	61	95.40%
BUNGH	2	0	0	-	-	-	0	0.00%
LOFT	13	8	5	359,300	1,796,500	360,000	48	96.87%
PENTH	7	2	0	-	-	-	0	0.00%
SPLT2	6	2	2	332,500	665,000	235,000	54	96.53%
SPLT4	11	1	4	273,125	1,092,500	256,500	56	96.29%
SPLT5	4	1	2	337,750	675,500	312,500	46	94.52%
ST1.5	1	0	1	285,000	285,000	285,000	93	95.48%
ST2	104	67	40	327,005	13,080,200	288,000	31	97.00%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	41	13	6	586,417	3,518,500	560,000	40	98.03%
VILLA	11	8	5	388,580	1,942,900	390,000	17	98.58%
SE								
APART	67	28	21	232,821	4,889,250	231,500	46	97.32%
APRTM	2	1	0	-	-	-	0	0.00%
BLEVL	2	2	2	206,500	413,000	200,000	15	96.20%
BUNG	7	6	0	-	-	-	0	0.00%
LOFT	1	0	0	-	-	-	0	0.00%
SPLT2	1	0	1	295,000	295,000	295,000	94	98.37%
SPLT3	4	1	1	365,000	365,000	365,000	31	96.08%
SPLT4	5	4	2	285,250	570,500	273,000	36	97.57%
SPLT5	0	0	1	262,500	262,500	262,500	55	99.06%
ST2	41	21	10	293,690	2,936,900	290,000	37	97.58%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	2	1	0	-	-	-	0	0.00%
VILLA	1	1	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date November 30, 2009

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56	42		
BWP	L	1		94		
IND	L	19	9.75	120		
OFC	L	28	14.37	93		
RET	L	10	16.91	109		
AGR	S	20	875,010.00	109	17,500,200	68.79%
BUS	S	73	102,168.85	117	7,458,326	86.43%
BWP	S	18	1,546,188.22	149	27,831,388	93.06%
IND	S	39	621,458.97	134	24,236,900	83.05%
LAN	S	23	450,550.00	174	9,011,000	82.85%
MFC	S	27	934,451.85	111	25,230,200	91.25%
OFC	S	27	374,814.81	150	10,120,000	94.78%
RET	S	15	456,866.67	121	6,853,000	87.82%
Total YTD 2009		302			110,740,814	

Year to Date November 30, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	22	11.26	55		
OFC	L	18	16.12	76		
RET	L	17	1,639.07	103		
AGR	S	22	1,067,840.91	132	23,492,500	89.76%
BUS	S	108	100,918.16	108	10,899,161	86.23%
BWP	S	24	1,064,625.00	162	25,551,000	92.14%
IND	S	61	835,510.02	90	50,966,111	96.96%
LAN	S	33	1,864,246.88	139	59,655,900	84.50%
MFC	S	19	1,080,415.79	68	20,527,900	96.18%
OFC	S	11	582,681.82	113	6,409,500	87.02%
RET	S	36	785,513.75	173	28,278,495	84.69%
Total YTD 2008		371			202,288,067	

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

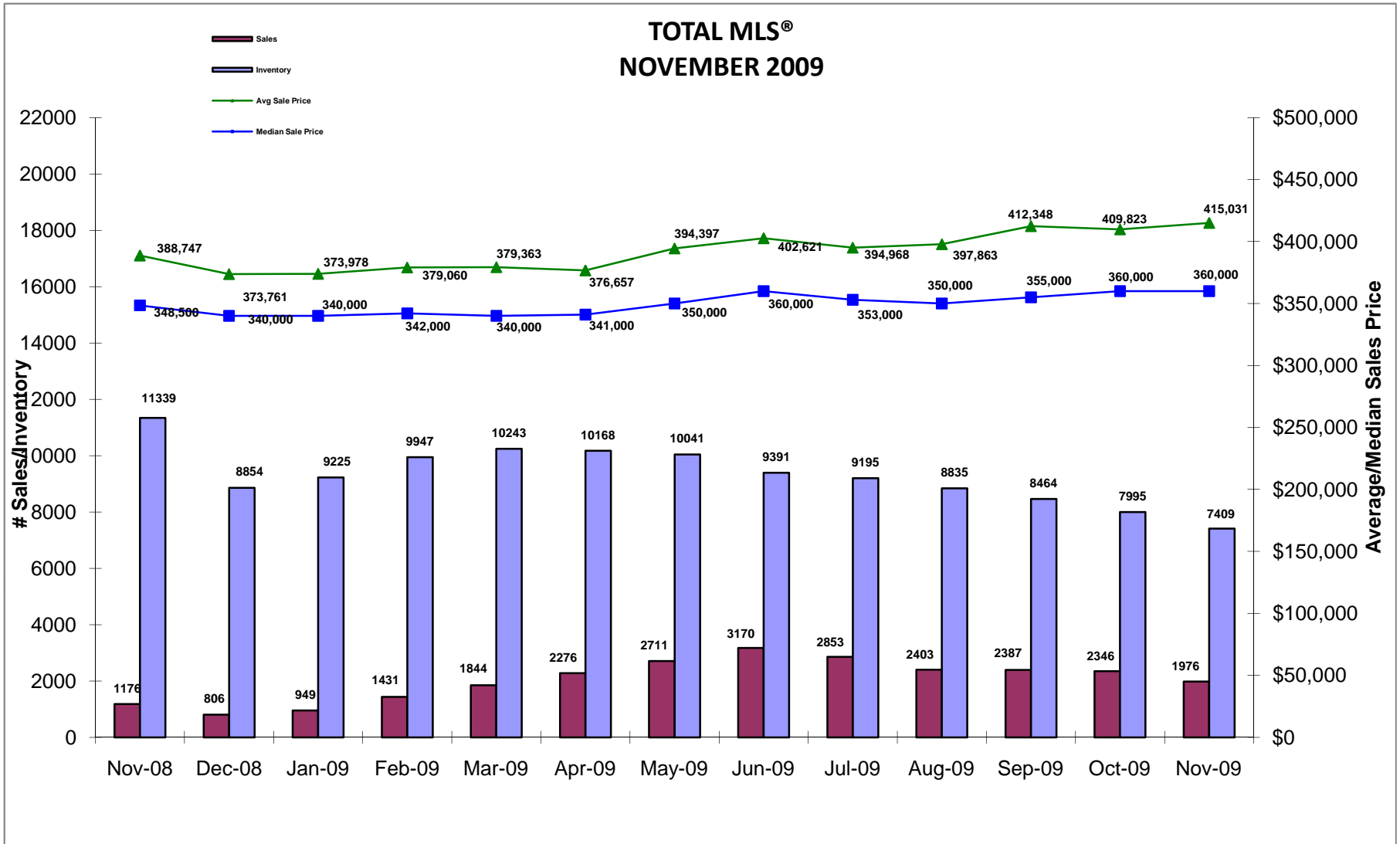
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	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	1,857	1,819	1,365		21,654
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257	1,285	1,095		13,644
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085	462,465	464,444		441,781
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900	410,000	408,000		391,000
Avg DOM	62	51	48	52	45	44	43	42	40	41	42		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
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	940	859	705		9,878
Sales	225	343	446	579	653	738	702	632	580	601	504		5,987
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253	289,155	294,264		283,454
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000	263,500	264,900		260,000
Avg DOM	64	51	56	58	51	51	50	57	43	44	46		50

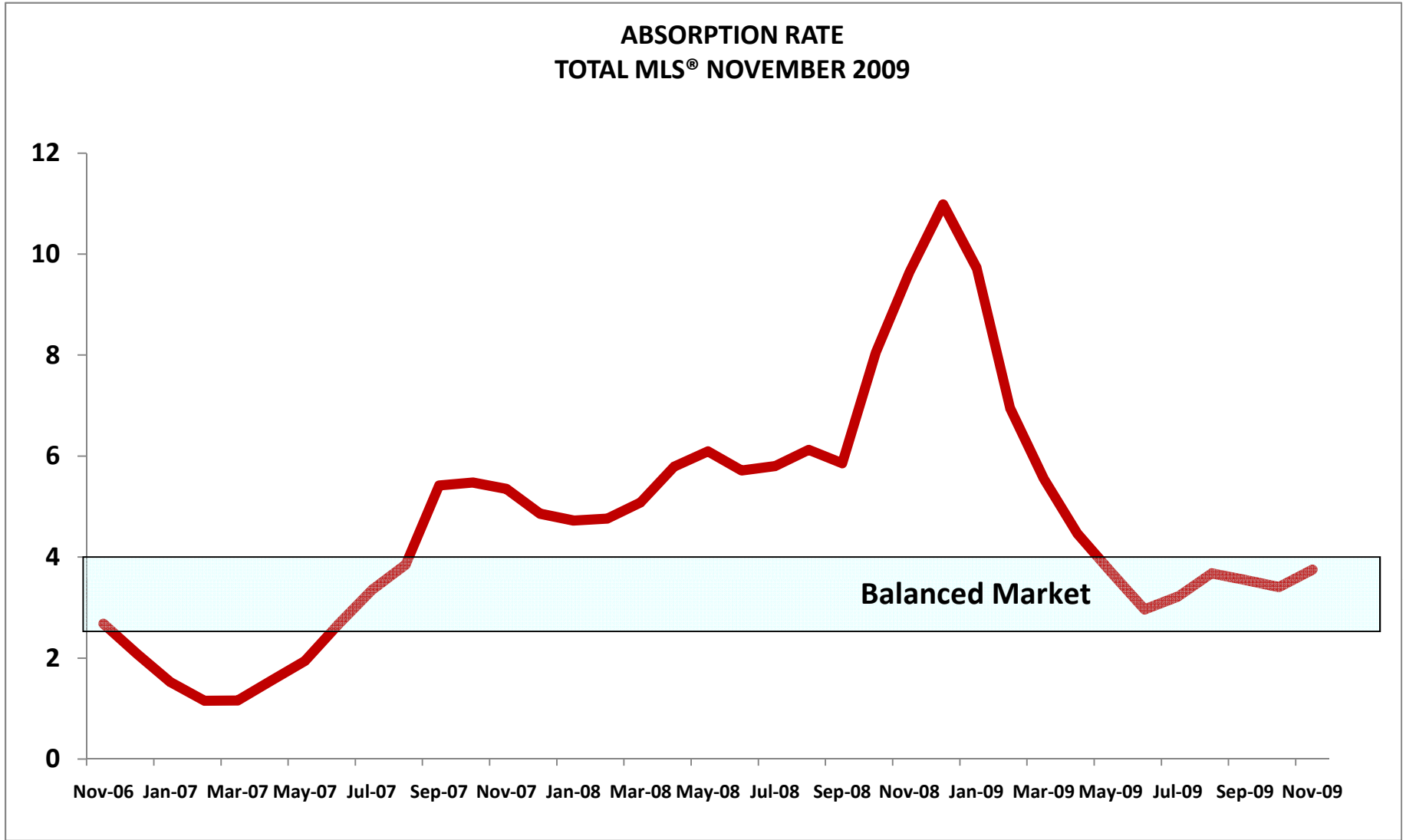
CALGARY REAL ESTATE BOARD

TOTAL MLS® NOVEMBER 2009

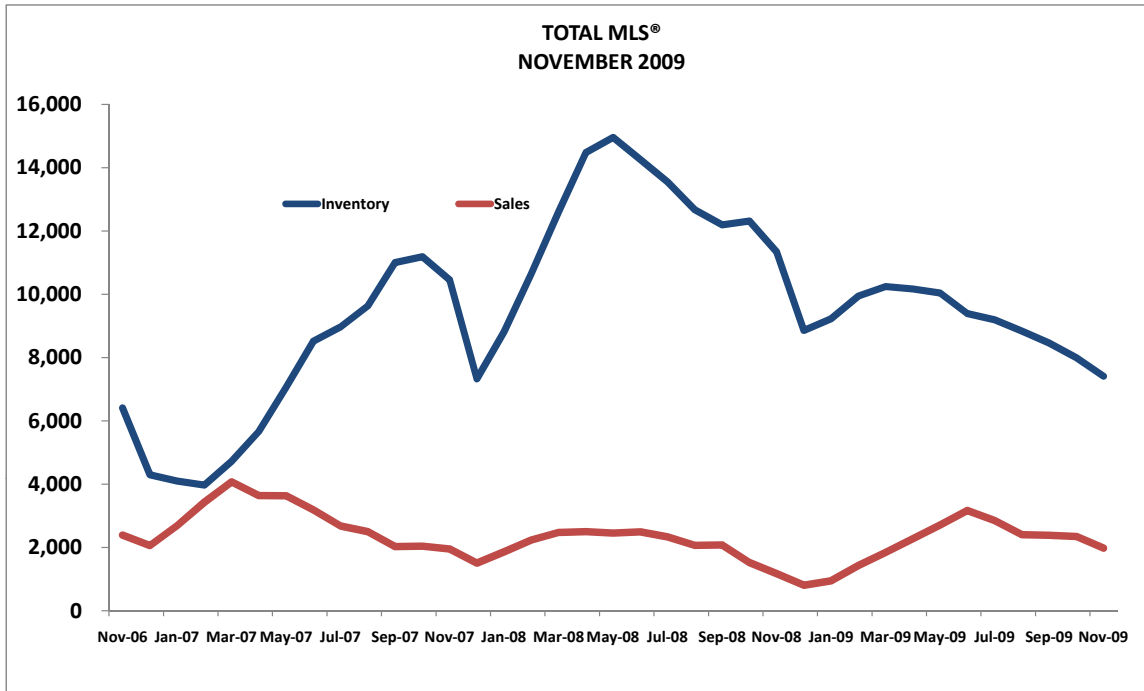


CALGARY REAL ESTATE BOARD

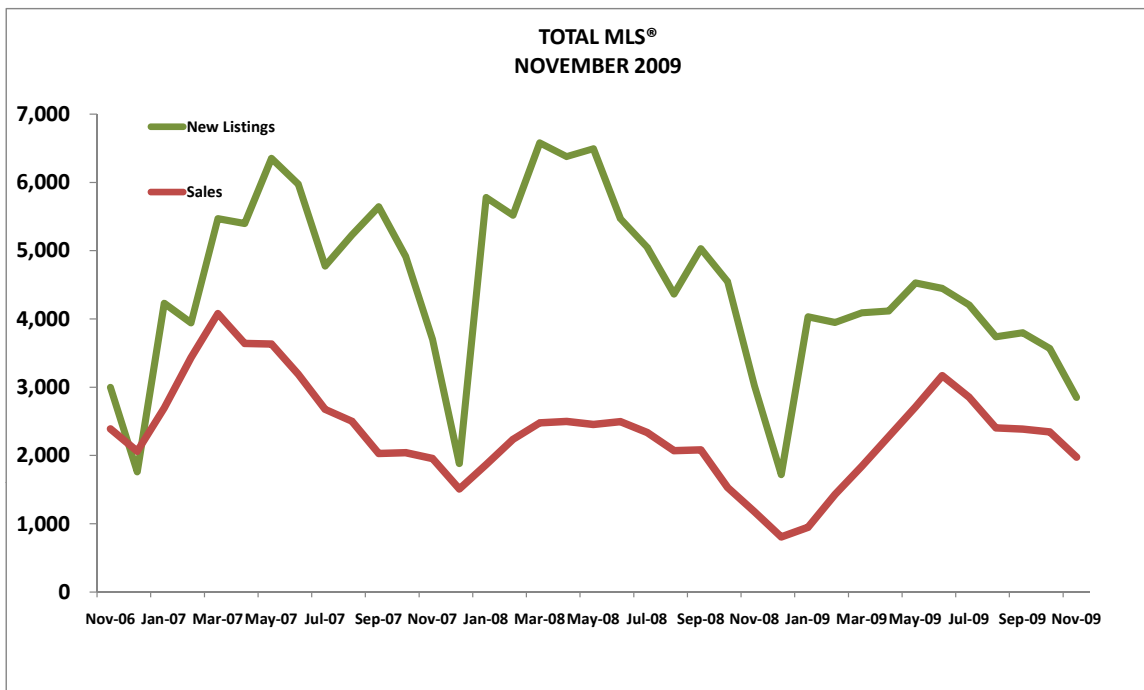
ABSORPTION RATE
TOTAL MLS® NOVEMBER 2009



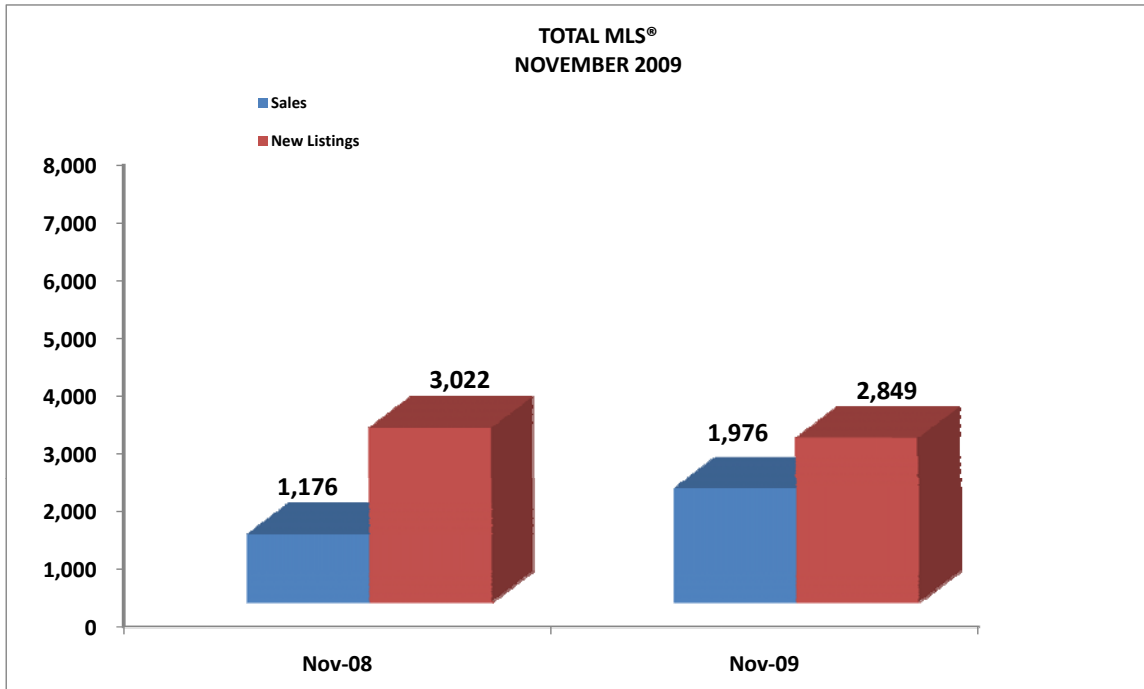
CALGARY REAL ESTATE BOARD



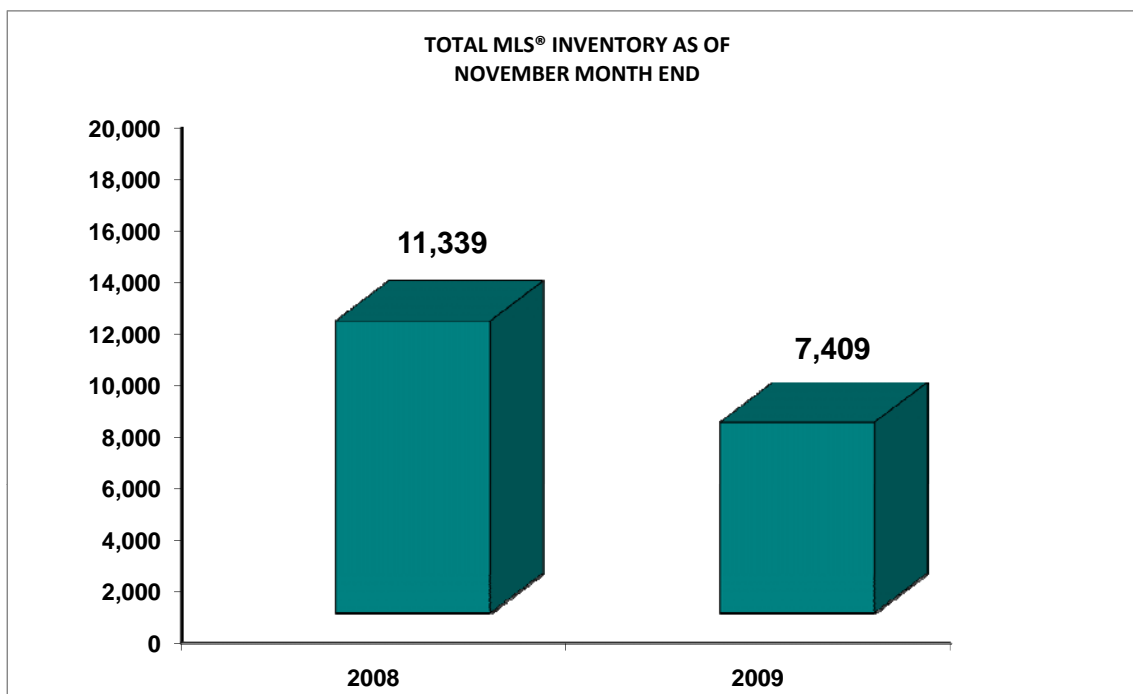
CALGARY REAL ESTATE BOARD



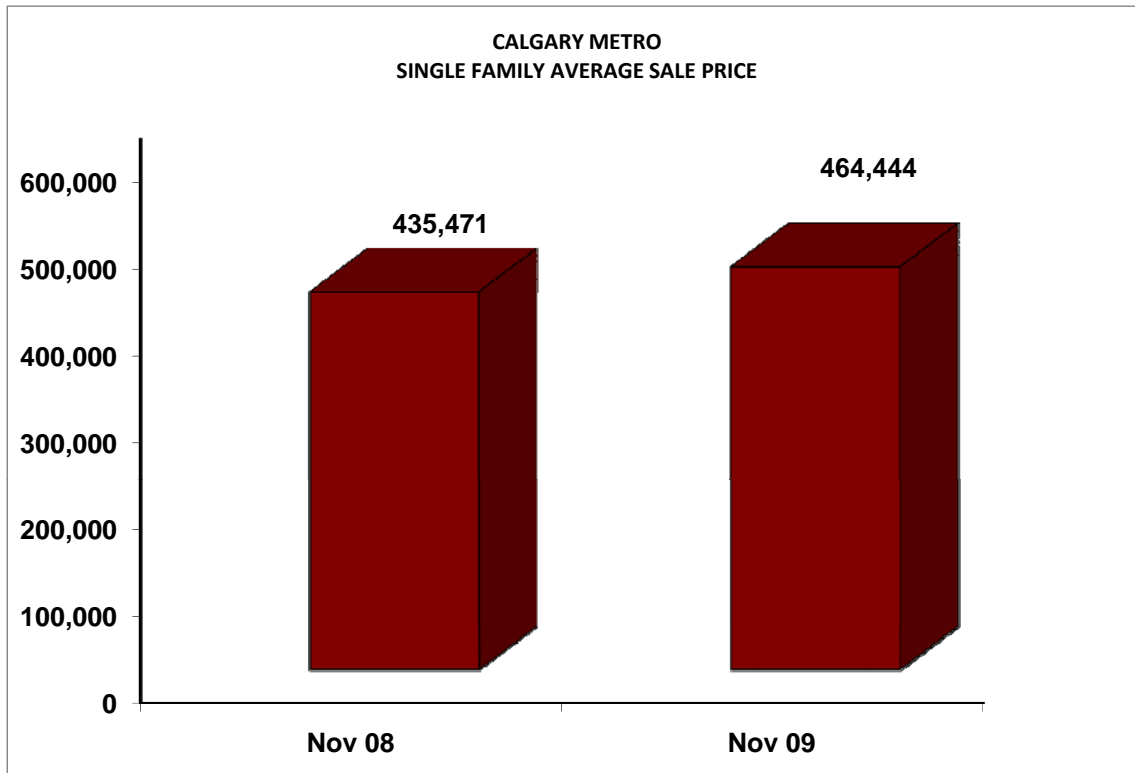
CALGARY REAL ESTATE BOARD



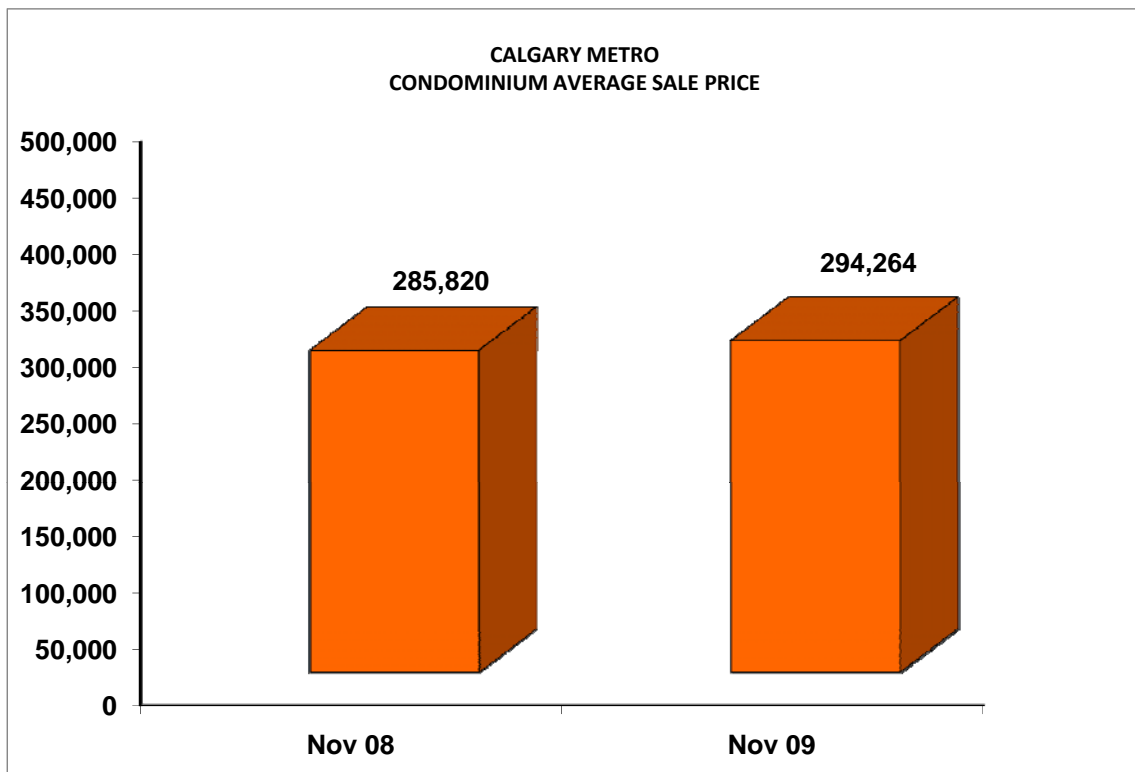
CALGARY REAL ESTATE BOARD



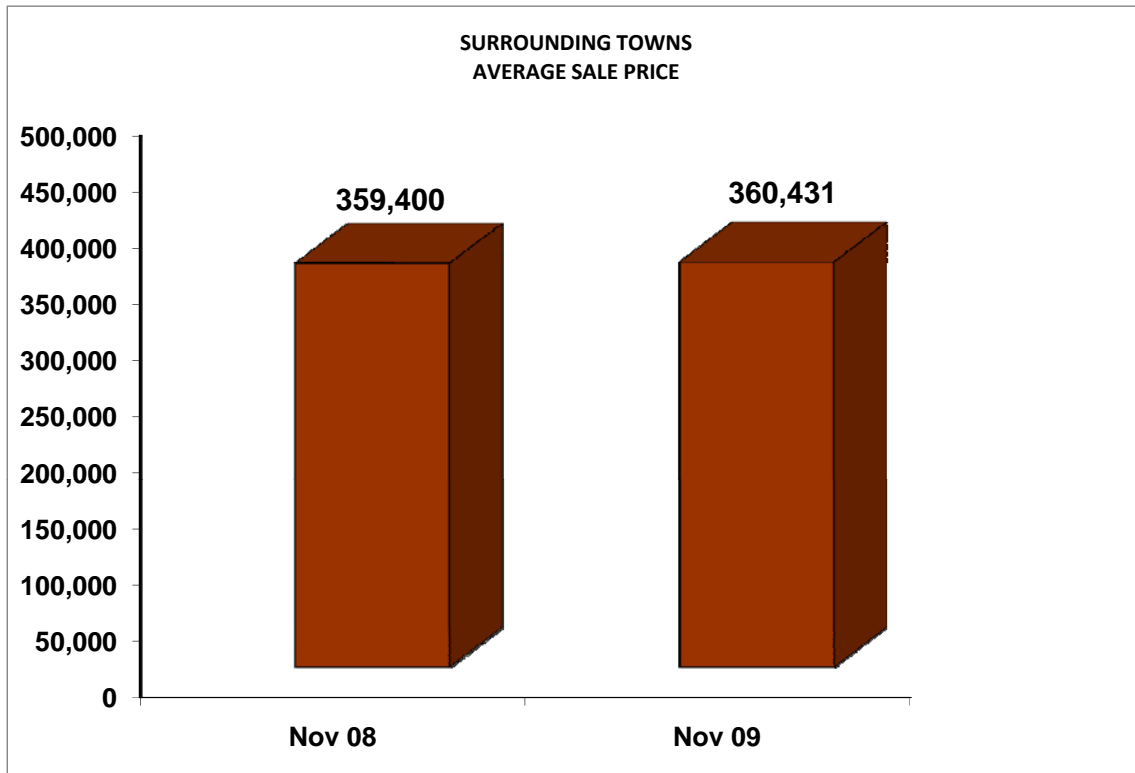
CALGARY REAL ESTATE BOARD



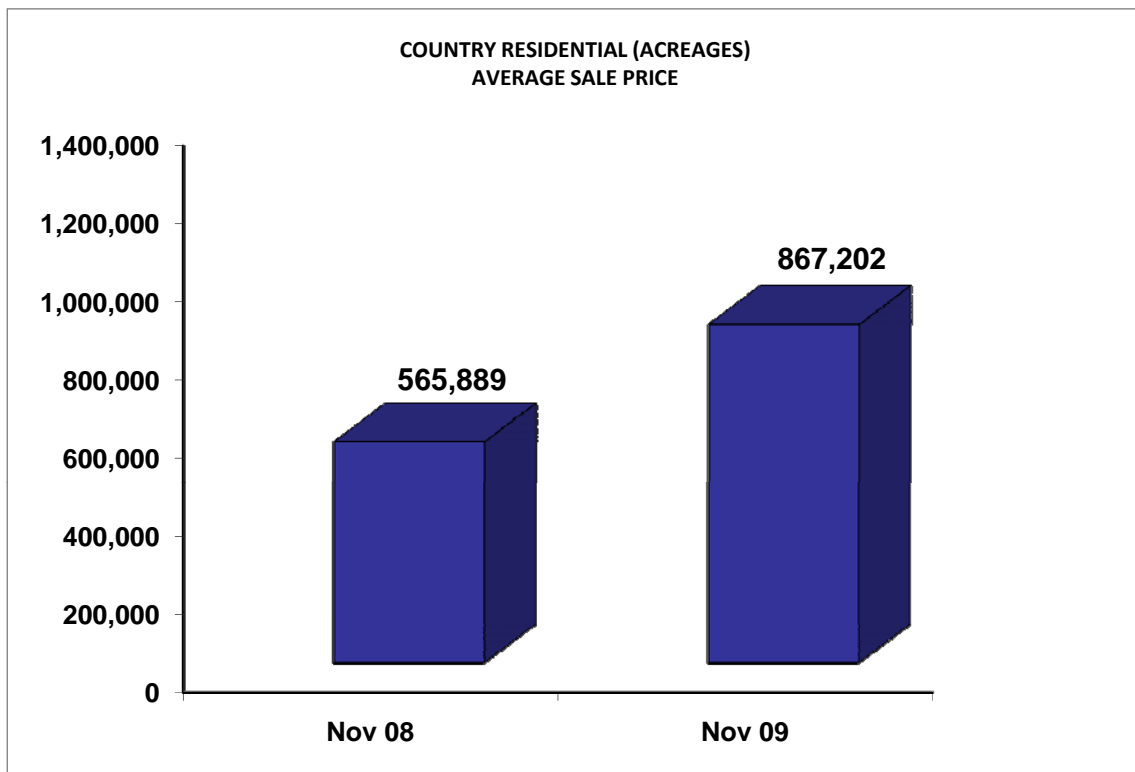
CALGARY REAL ESTATE BOARD



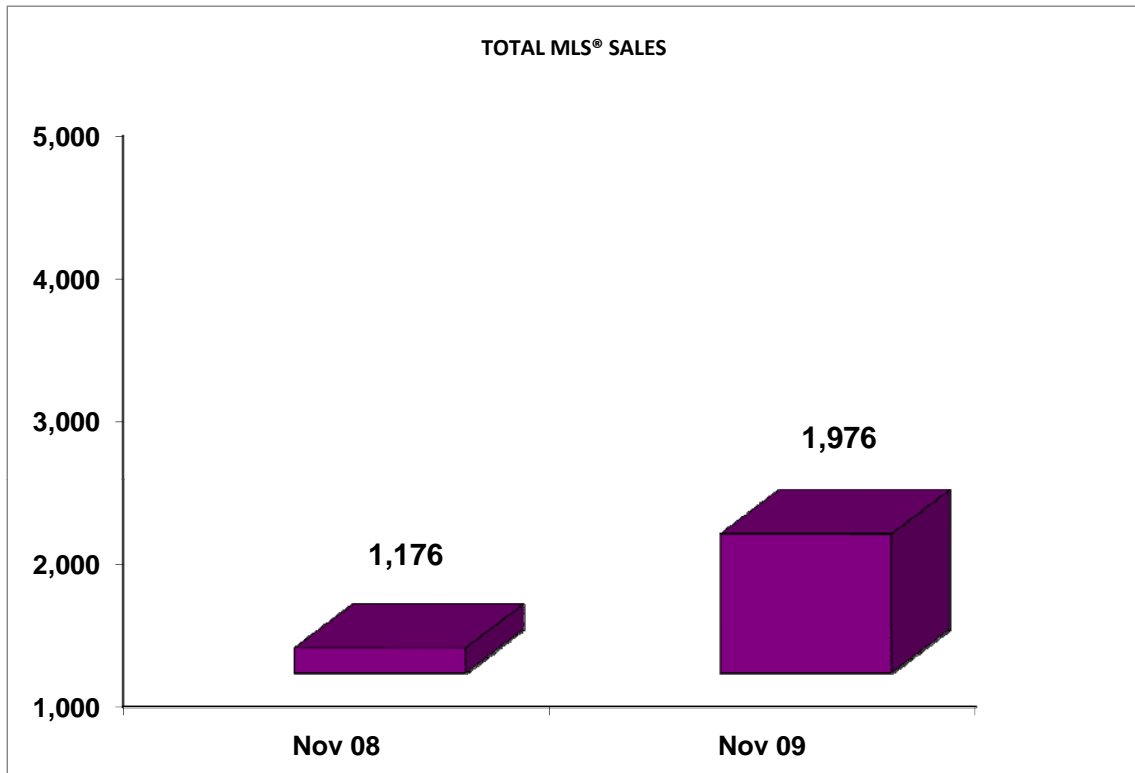
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CALGARY REAL ESTATE BOARD

