

CALGARY HOUSING MARKET REBOUND CONTINUES

Home prices edge upwards as demand holds steady

Calgary, November 2, 2009 – The Calgary housing market continued to rebound in October, according to figures released by the Calgary Real Estate Board (CREB®).

“Calgary’s housing market has clearly turned a corner,” says Bonnie Wegerich, president of CREB®. “We expect there to be a few bumps on this road to recovery but we believe the worst is over. Home prices have held firm and edged upwards in some markets over the past months. This has helped buoy up the confidence of both buyers and sellers.”

The average price of a single family Calgary metro home in October 2009 was \$462,465, showing an increase of 1 per cent from September 2009, when the average price was \$459,085, and showing an increase of 3 per cent from October 2008, when the average price was \$449,100. The average price of a Calgary metro condominium was \$289,155, showing no significant change from September 2009, when the average price was \$290,253, and no significant change over last year, when the average price was \$289,148. 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.

“Move-up buyers have clearly entered the market,” says Wegerich. “This is reflected in the average price for a single family home cresting just above \$462,000—historically the highest it has ever been in the month of October. Nonetheless, our median price is \$410,000, indicating affordability still remains in the market. We expect upwards pressure on prices will ease as more listings come on to the market.”

The number of single family homes and condos sold in October 2009 in Calgary metro are also both up from the same time a year ago.

October saw 1,285 single family homes sold in Calgary metro. This is an increase of 57 per cent from October 2008, when single family home sales were 820. This is an increase of 2 per cent from 1,257 sales in September of this year. The number of condominium sales for the month of October 2009 was 601, an increase of 51 per cent from October 2008 when 399 condominiums changed hands. This was an increase of 4 per cent from the 580 condominium transactions recorded last month.

“Improved consumer confidence has helped fuel this rebound. It seems for many potential homebuyers it was global-wide uncertainty rather than personal financial circumstances that was holding them back from making a home purchase,” says Wegerich. “Many of these

buyers are now facing improved affordability, and lower mortgage rates than prior to the recession— together these created a tipping point for market recovery.”

“The recent lift in sales over the past several months does represent a release in pent-up demand that built up in the last quarter of 2008 and first quarter of 2009,” acknowledged Wegerich. “We do expect this recovery to be a gradual one and for sales to taper off in the winter months as this pent-up demand eases.”

Single family Calgary metro new listings added for the month of October totaled 1,819, a decrease of 2 per cent from September 2009 when 1,857 new listings were added, and showing a decrease of 22 per cent from October 2008, when 2,322 new listings came to the market. Calgary metro condominium new listings added in October 2009 were 859, down 9 per cent from September 2009, when the MLS® saw 940 condo listings coming to the market. This is a decrease of 20 per cent from October 2008, when condominium listings were 1,071.

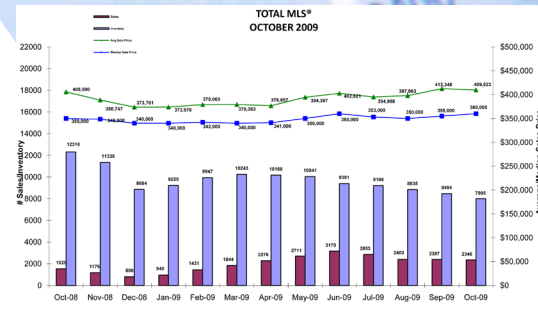
The median price of a single family Calgary metro home in October 2009 was \$410,000, showing a 3 per cent increase from September 2009, when the median price was \$399,900, and up 5 per cent from October 2008, when the median price was \$390,000. The median price of a condominium in October 2009 was \$263,500, down 1 per cent from September 2009, when the median was \$265,000, and down 2 per cent from October 2008, when the median price was \$268,000.

All Calgary metro MLS® statistics include properties listed and sold only within Calgary’s city limits. The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price.

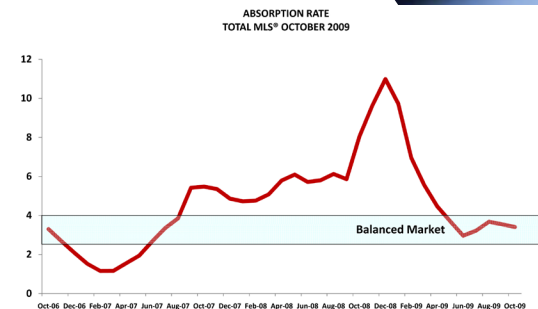
“Canada’s housing market has been a bit of an unexpected bright spot in this current recession,” notes Wegerich. “Unlike recessions in the past, borrowing costs have so far remained very low. This, along with improved affordability, has been fundamental to the recovery in the Calgary housing market.”

CREB® is a professional body of 5,337 licensed brokers and registered associates, representing 250 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.

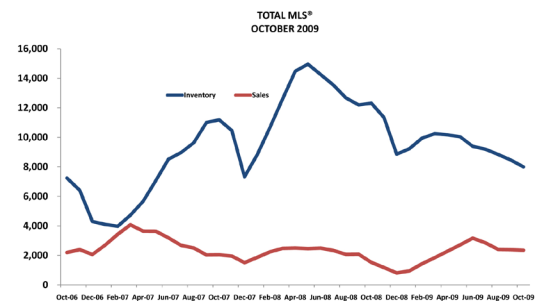
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR OCTOBER 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	3,003	5,522	-45.62%	n/a	n/a	n/a
New Listings Added	1,819	2,322	-21.66%	20,292	28,857	-29.68%
Sales	1,285	820	56.71%	12,549	12,343	1.67%
Avg DOM Sold	41	48	-14.58%	46	46	0.00%
Avg DOM Active	54	54	0.00%	54	54	0.00%
Average Sale Price	462,465	449,100	2.98%	439,807	463,437	-5.10%
Median Price	410,000	390,000	5.13%	390,000	410,000	-4.88%
Total Sales	594,267,495	368,261,684	61.37%	5,519,135,904	5,720,198,634	-3.51%
Sales \$/List \$	97.11%	96.14%	1.01%	96.58%	96.80%	-0.23%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,482	2,640	-43.86%	n/a	n/a	n/a
New Listings Added	859	1,071	-19.79%	9,171	12,977	-29.33%
Sales	601	399	50.63%	5,485	5,175	5.99%
Avg DOM Sold	44	50	-12.00%	51	49	4.08%
Avg DOM Active	53	55	-3.64%	53	55	-3.64%
Average Sale Price	289,155	289,148	0.00%	282,394	304,440	-7.24%
Median Price	263,500	268,000	-1.68%	259,900	281,000	-7.51%
Total Sales	173,781,933	115,369,886	50.63%	1,548,931,519	1,575,476,918	-1.68%
Sales \$/List \$	97.06%	95.54%	1.60%	96.29%	96.82%	-0.55%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,096	2,699	-22.34%	n/a	n/a	n/a
New Listings Added	641	874	-26.66%	7,583	9,571	-20.77%
Sales	366	223	64.13%	3,422	3,522	-2.84%
Avg DOM Sold	80	73	9.59%	76	66	15.15%
Avg DOM Active	97	78	24.36%	97	78	24.36%
Average Sale Price	372,900	360,711	3.38%	351,584	377,155	-6.78%
Median Price	332,900	340,000	-2.09%	330,000	350,000	-5.71%
Total Sales	136,481,538	80,438,487	69.67%	1,203,122,094	1,328,339,581	-9.43%
Sales \$/List \$	96.58%	96.00%	0.61%	96.27%	96.65%	-0.39%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	804	876	-8.22%	n/a	n/a	n/a
New Listings Added	151	190	-20.53%	2,192	2,426	-9.65%
Sales	60	62	-3.23%	595	624	-4.65%
Avg DOM Sold	95	93	2.15%	91	82	10.98%
Avg DOM Active	117	100	17.00%	117	100	17.00%
Average Sale Price	766,508	731,996	4.71%	765,850	809,915	-5.44%
Median Price	700,000	654,500	6.95%	695,000	730,000	-4.79%
Total Sales	45,990,490	45,383,725	1.34%	455,680,531	505,387,200	-9.84%
Sales \$/List \$	91.01%	93.12%	-2.26%	93.27%	94.48%	-1.28%
<u>RURAL LAND</u>						
Month End Inventory	503	493	2.03%	n/a	n/a	n/a
New Listings Added	73	73	0.00%	903	1,044	-13.51%
Sales	21	14	50.00%	169	196	-13.78%
Avg DOM Sold	155	194	-20.10%	121	106	14.15%
Avg DOM Active	153	136	12.50%	153	136	12.50%
Average Sale Price	484,831	726,986	-33.31%	440,021	500,050	-12.00%
Median Price	350,000	250,000	40.00%	326,500	359,000	-9.05%
Total Sales	10,181,450	10,177,800	0.04%	74,363,517	98,009,859	-24.13%
Sales \$/List \$	87.91%	85.74%	2.54%	90.92%	91.15%	-0.25%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,995	12,316	-35.08%	n/a	n/a	n/a
New Listings Added	3,567	4,546	-21.54%	40,440	55,182	-26.72%
Sales	2,346	1,529	53.43%	22,322	21,981	1.55%
Avg DOM Sold	51	55	-7.27%	53	51	3.92%
Avg DOM Active	78	66	18.18%	78	66	18.18%
Average Sale Price	409,823	405,590	1.04%	394,548	420,223	-6.11%
Median Price	360,000	350,000	2.86%	350,000	372,500	-6.04%
Total Sales	961,443,906	620,146,382	55.03%	8,807,103,115	9,236,912,642	-4.65%
Sales \$/List \$	96.61%	95.58%	1.07%	96.26%	96.58%	-0.34%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Oct-09				Oct-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	12	0.93%	96	0.76%	1	0.12%	30	0.24%
200,000 - 299,999	164	12.75%	1,668	13.29%	106	12.97%	843	6.83%
300,000 - 349,999	189	14.70%	2,444	19.47%	157	19.22%	2,099	17.02%
350,000 - 399,999	229	17.81%	2,462	19.62%	171	20.93%	2,659	21.56%
400,000 - 449,999	195	15.16%	1,889	15.05%	115	14.08%	2,152	17.45%
450,000 - 499,999	155	12.05%	1,185	9.44%	80	9.79%	1,475	11.96%
500,000 - 549,999	83	6.45%	805	6.41%	48	5.88%	874	7.09%
550,000 - 599,999	62	4.82%	493	3.93%	43	5.26%	597	4.84%
600,000 - 649,999	46	3.58%	363	2.89%	25	3.06%	399	3.23%
650,000 - 699,999	38	2.95%	275	2.19%	15	1.84%	268	2.17%
700,000 - 799,999	47	3.65%	311	2.48%	23	2.82%	355	2.88%
800,000 - 899,999	22	1.71%	186	1.48%	9	1.10%	183	1.48%
900,000 - 999,999	16	1.24%	115	0.92%	4	0.49%	76	0.62%
1,000,000 - 1,249,999	9	0.70%	113	0.90%	6	0.73%	139	1.13%
1,250,000 - 1,499,999	8	0.62%	71	0.57%	3	0.37%	88	0.71%
1,500,000 - 1,749,999	3	0.23%	27	0.22%	6	0.73%	44	0.36%
1,750,000 - 1,999,999	3	0.23%	20	0.16%	1	0.12%	17	0.14%
2,000,000 - 2,499,999	1	0.08%	13	0.10%	3	0.37%	21	0.17%
2,500,000 - 2,999,999	2	0.16%	7	0.06%	-	0.00%	8	0.06%
3,000,000 - 3,499,999	1	0.08%	1	0.01%	-	0.00%	2	0.02%
3,500,000 - 3,999,999	1	0.08%	3	0.02%	-	0.00%	2	0.02%
Over 4,000,000	-	0.00%	2	0.02%	1	0.12%	4	0.03%
	1,286		12,550		817		12,335	

<i>CONDO</i>								
0 - 99,999	2	0.33%	4	0.07%	-	0.00%	-	0.00%
100,000 - 199,999	101	16.81%	846	15.42%	36	9.05%	235	4.54%
200,000 - 299,999	282	46.92%	2,962	54.00%	236	59.30%	2,869	55.46%
300,000 - 349,999	92	15.31%	781	14.24%	62	15.58%	1,028	19.87%
350,000 - 399,999	49	8.15%	376	6.86%	29	7.29%	472	9.12%
400,000 - 449,999	29	4.83%	202	3.68%	24	6.03%	238	4.60%
450,000 - 499,999	21	3.49%	117	2.13%	3	0.75%	131	2.53%
500,000 - 549,999	7	1.16%	58	1.06%	1	0.25%	60	1.16%
550,000 - 599,999	6	1.00%	46	0.84%	2	0.50%	40	0.77%
600,000 - 649,999	2	0.33%	22	0.40%	1	0.25%	22	0.43%
650,000 - 699,999	3	0.50%	17	0.31%	-	0.00%	21	0.41%
700,000 - 799,999	2	0.33%	16	0.29%	2	0.50%	19	0.37%
800,000 - 899,999	3	0.50%	9	0.16%	-	0.00%	11	0.21%
900,000 - 999,999	1	0.17%	6	0.11%	-	0.00%	4	0.08%
1,000,000 - 1,249,999	-	0.00%	13	0.24%	1	0.25%	15	0.29%
1,250,000 - 1,499,999	1	0.17%	4	0.07%	-	0.00%	4	0.08%
1,500,000 - 1,749,999	-	0.00%	3	0.05%	-	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	0.04%	1	0.25%	2	0.04%
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%
	601		5,485		398		5,173	

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

TOWNS	Oct-09				Oct-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	4	1.09%	52	1.52%	3	1.35%	45	1.28%
100,000 - 199,999	30	8.20%	325	9.50%	15	6.76%	258	7.33%
200,000 - 299,999	102	27.87%	910	26.59%	62	27.93%	804	22.84%
300,000 - 349,999	68	18.58%	696	20.34%	40	18.02%	637	18.10%
350,000 - 399,999	48	13.11%	552	16.13%	45	20.27%	605	17.19%
400,000 - 449,999	35	9.56%	334	9.76%	24	10.81%	432	12.27%
450,000 - 499,999	26	7.10%	183	5.35%	8	3.60%	254	7.22%
500,000 - 549,999	11	3.01%	101	2.95%	7	3.15%	152	4.32%
550,000 - 599,999	14	3.83%	76	2.22%	2	0.90%	80	2.27%
600,000 - 649,999	4	1.09%	41	1.20%	5	2.25%	62	1.76%
650,000 - 699,999	4	1.09%	30	0.88%	1	0.45%	29	0.82%
700,000 - 799,999	5	1.37%	43	1.26%	2	0.90%	51	1.45%
800,000 - 899,999	5	1.37%	34	0.99%	4	1.80%	37	1.05%
900,000 - 999,999	4	1.09%	13	0.38%	-	0.00%	25	0.71%
1,000,000 - 1,249,999	4	1.09%	18	0.53%	4	1.80%	34	0.97%
1,250,000 - 1,499,999	1	0.27%	8	0.23%	-	0.00%	4	0.11%
1,500,000 - 1,749,999	-	0.00%	4	0.12%	-	0.00%	3	0.09%
1,750,000 - 1,999,999	1	0.27%	1	0.03%	-	0.00%	3	0.09%
2,000,000 - 2,499,999	-	0.00%	1	0.03%	-	0.00%	2	0.06%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.06%
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%
	366		3,422		222		3,520	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	3	0.50%	1	1.67%	2	0.32%
100,000 - 199,999	1	1.67%	11	1.85%	-	0.00%	14	2.25%
200,000 - 299,999	1	1.67%	32	5.38%	3	5.00%	32	5.15%
300,000 - 349,999	6	10.00%	27	4.54%	5	8.33%	25	4.03%
350,000 - 399,999	2	3.33%	29	4.87%	8	13.33%	29	4.67%
400,000 - 449,999	1	1.67%	31	5.21%	2	3.33%	33	5.31%
450,000 - 499,999	6	10.00%	20	3.36%	-	0.00%	25	4.03%
500,000 - 549,999	2	3.33%	32	5.38%	5	8.33%	33	5.31%
550,000 - 599,999	4	6.67%	37	6.22%	2	3.33%	26	4.19%
600,000 - 649,999	2	3.33%	38	6.39%	2	3.33%	28	4.51%
650,000 - 699,999	4	6.67%	40	6.72%	5	8.33%	36	5.80%
700,000 - 799,999	8	13.33%	81	13.61%	6	10.00%	77	12.40%
800,000 - 899,999	7	11.67%	54	9.08%	6	10.00%	66	10.63%
900,000 - 999,999	3	5.00%	34	5.71%	4	6.67%	52	8.37%
1,000,000 - 1,249,999	5	8.33%	61	10.25%	3	5.00%	62	9.98%
1,250,000 - 1,499,999	5	8.33%	31	5.21%	5	8.33%	33	5.31%
1,500,000 - 1,749,999	1	1.67%	13	2.18%	1	1.67%	21	3.38%
1,750,000 - 1,999,999	1	1.67%	6	1.01%	-	0.00%	10	1.61%
2,000,000 - 2,499,999	1	1.67%	11	1.85%	2	3.33%	10	1.61%
2,500,000 - 2,999,999	-	0.00%	3	0.50%	-	0.00%	2	0.32%
3,000,000 - 3,499,999	-	0.00%	1	0.17%	-	0.00%	1	0.16%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.16%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.48%
	60		595		60		621	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	0	0	2	323,500	647,000	250,000	56	95.30%
BLEVL	57	44	39	378,187	14,749,300	352,500	33	97.73%
BUNG	245	162	114	436,917	49,808,500	400,000	35	96.97%
BUNGH	8	3	5	469,400	2,347,000	394,000	36	96.01%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	51	32	24	524,771	12,594,500	475,500	45	96.58%
SPLT3	7	4	1	332,500	332,500	332,500	41	96.40%
SPLT4	37	31	30	407,908	12,237,251	367,500	40	97.96%
SPLT5	2	3	0	-	-	-	0	0.00%
ST1.5	16	8	4	371,875	1,487,500	345,000	67	93.68%
ST2	475	314	245	513,580	125,827,175	454,000	39	96.97%
ST2.5	5	3	2	1,350,000	2,700,000	1,000,000	71	93.91%
ST3	10	1	0	-	-	-	0	0.00%
VILLA	1	0	1	375,000	375,000	375,000	36	98.71%
NE								
BK-SP	6	3	1	307,250	307,250	307,250	76	103.19%
BLEVL	119	62	46	281,143	12,932,575	275,500	44	97.14%
BUNG	182	111	52	291,306	15,147,900	282,000	40	96.28%
BUNGH	1	1	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	17	7	6	387,583	2,325,500	390,000	55	96.78%
SPLT3	7	5	3	226,333	679,000	197,000	34	92.91%
SPLT4	69	27	10	303,100	3,031,000	307,000	32	96.92%
ST1.5	2	2	1	282,500	282,500	282,500	21	95.76%
ST2	248	124	79	294,296	23,249,350	285,000	43	97.21%
SW								
BK-SP	5	1	1	670,000	670,000	670,000	66	95.85%
BLEVL	35	23	21	550,643	11,563,500	350,000	37	97.50%
BUNG	227	141	103	460,312	47,412,163	430,000	41	97.80%
BUNGH	13	3	1	390,000	390,000	390,000	39	91.79%
BUNGS	1	1	0	-	-	-	0	0.00%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	43	27	16	458,244	7,331,900	412,000	23	98.48%
SPLT3	1	1	1	295,000	295,000	295,000	129	98.83%
SPLT4	35	23	17	447,353	7,604,998	399,900	41	95.78%
SPLT5	6	2	2	516,500	1,033,000	483,000	37	95.75%
ST1.5	29	8	5	669,400	3,347,000	599,000	83	97.33%
ST2	504	287	187	642,797	120,203,047	545,000	46	96.84%
ST2.5	8	3	0	-	-	-	0	0.00%
ST3	14	6	1	1,260,000	1,260,000	1,260,000	15	96.92%
VILLA	4	1	0	-	-	-	0	0.00%
SE								
BK-SP	6	1	1	350,500	350,500	350,500	15	100.57%
BLEVL	19	16	14	375,171	5,252,400	365,000	34	97.78%
BUNG	121	73	63	407,615	25,679,775	357,000	48	96.88%
BUNGH	1	1	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	28	22	26	525,077	13,652,000	485,000	35	97.00%
SPLT3	4	3	2	337,000	674,000	294,000	68	94.96%
SPLT4	28	13	10	374,300	3,743,000	375,000	49	96.44%
SPLT5	2	1	0	-	-	-	0	0.00%
ST1.5	2	3	2	528,400	1,056,800	408,000	58	101.72%
ST2	252	191	142	419,219	59,529,111	400,000	45	97.95%
ST2.5	1	0	0	-	-	-	0	0.00%

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.

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

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
		Added							
NW									
APART	218	105	72	248,345	17,880,852	233,888	42	97.46%	
APRTM	2	2	2	391,500	783,000	323,000	59	92.23%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	12	10	1	240,000	240,000	240,000	23	96.04%	
BUNG	26	19	6	242,133	1,452,800	215,000	39	97.41%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	1	0	0	-	-	-	0	0.00%	
PENTH	2	1	0	-	-	-	0	0.00%	
SPLT2	6	4	0	-	-	-	0	0.00%	
SPLT3	2	1	3	291,000	873,000	270,000	59	96.49%	
SPLT4	5	4	4	304,125	1,216,500	297,500	10	97.77%	
SPLT5	3	2	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	87	67	58	316,114	18,334,600	295,500	36	97.09%	
ST2.5	0	1	2	396,500	793,000	315,000	41	98.22%	
ST3	12	5	2	447,450	894,900	435,000	77	96.85%	
VILLA	3	0	1	428,250	428,250	428,250	24	97.35%	
NE									
APART	54	25	20	206,681	4,133,618	200,000	52	97.43%	
APRTM	1	0	2	202,500	405,000	150,000	34	96.57%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	7	4	2	154,500	309,000	153,500	12	90.94%	
BUNG	10	7	2	243,150	486,300	226,300	83	98.36%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	0	0	0	-	-	-	0	0.00%	
PENTH	0	0	0	-	-	-	0	0.00%	
SPLT2	1	0	2	227,444	454,888	216,888	63	96.21%	
SPLT3	0	0	0	-	-	-	0	0.00%	
SPLT4	4	2	2	263,000	526,000	227,000	33	97.08%	
SPLT5	0	0	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	72	39	22	187,421	4,123,265	184,000	65	94.39%	
ST2.5	0	0	0	-	-	-	0	0.00%	
ST3	0	0	0	-	-	-	0	0.00%	
VILLA	0	0	0	-	-	-	0	0.00%	
SW									
APART	585	328	221	273,155	60,367,356	252,000	46	97.00%	
APRTM	5	4	4	352,000	1,408,000	355,000	53	96.78%	
BK-SP	1	0	0	-	-	-	0	0.00%	
BLEVL	7	6	6	277,317	1,663,900	259,900	34	97.27%	
BUNG	20	14	12	305,833	3,670,000	295,000	36	96.48%	
BUNGH	2	1	1	385,000	385,000	385,000	116	96.37%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	13	9	9	317,822	2,860,400	302,000	45	97.70%	
PENTH	8	1	4	574,000	2,296,000	435,000	72	97.09%	
SPLT2	6	4	2	650,750	1,301,500	430,000	66	102.11%	
SPLT3	2	0	2	293,000	586,000	280,000	39	95.02%	
SPLT4	17	10	5	299,000	1,495,000	295,000	49	96.22%	
SPLT5	6	1	2	275,500	551,000	273,500	45	95.86%	
ST1.5	1	0	0	-	-	-	0	0.00%	
ST2	110	79	67	335,878	22,503,800	326,000	40	97.11%	
ST2.5	2	1	1	353,000	353,000	353,000	25	98.08%	
ST3	40	13	10	594,515	5,945,150	490,000	28	97.42%	
VILLA	9	6	4	432,625	1,730,500	440,000	50	95.67%	
SE									
APART	62	47	26	259,879	6,756,864	244,476	42	97.11%	
APRTM	1	1	1	500,000	500,000	500,000	203	96.17%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	3	1	0	-	-	-	0	0.00%	
BUNG	1	1	0	-	-	-	0	0.00%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	1	0	0	-	-	-	0	0.00%	
PENTH	0	0	0	-	-	-	0	0.00%	
SPLT2	2	1	0	-	-	-	0	0.00%	
SPLT3	4	1	1	294,000	294,000	294,000	12	98.00%	
SPLT4	3	2	2	425,000	850,000	425,000	79	96.61%	
SPLT5	0	0	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	34	26	13	269,184	3,499,390	271,490	34	97.88%	
ST2.5	1	0	0	-	-	-	0	0.00%	
ST3	3	1	2	405,000	810,000	340,000	117	98.80%	
VILLA	2	0	1	335,000	335,000	335,000	82	98.56%	

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date October 31, 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	24	14.20	88		
RET	L	9	14.50	108		
AGR	S	19	909,484.21	107	17,280,200	68.60%
BUS	S	67	94,870.54	117	6,356,326	85.69%
BWP	S	18	1,546,188.22	149	27,831,388	93.06%
IND	S	38	629,602.63	127	23,924,900	82.94%
LAN	S	22	448,736.84	180	8,526,000	82.12%
MFC	S	23	909,947.83	110	20,928,800	91.89%
OFC	S	23	380,695.65	137	8,756,000	95.14%
RET	S	14	483,500.00	128	6,769,000	87.84%
Total YTD 2009		279			120,372,614	

Year to Date October 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	21	11.29	58		
OFC	L	16	16.24	76		
RET	L	15	1,888.96	110		
AGR	S	22	1,067,840.91	132	23,492,500	89.76%
BUS	S	96	101,747.51	109	9,767,761	86.46%
BWP	S	24	1,064,625.00	162	25,551,000	92.14%
IND	S	60	840,535.18	91	50,432,111	97.09%
LAN	S	28	1,700,746.43	123	47,620,900	87.37%
MFC	S	18	1,112,661.11	71	20,027,900	96.08%
OFC	S	10	595,900.00	108	5,959,000	86.60%
RET	S	33	506,318.03	172	16,708,495	92.85%
Total YTD 2008		343			199,559,667	

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

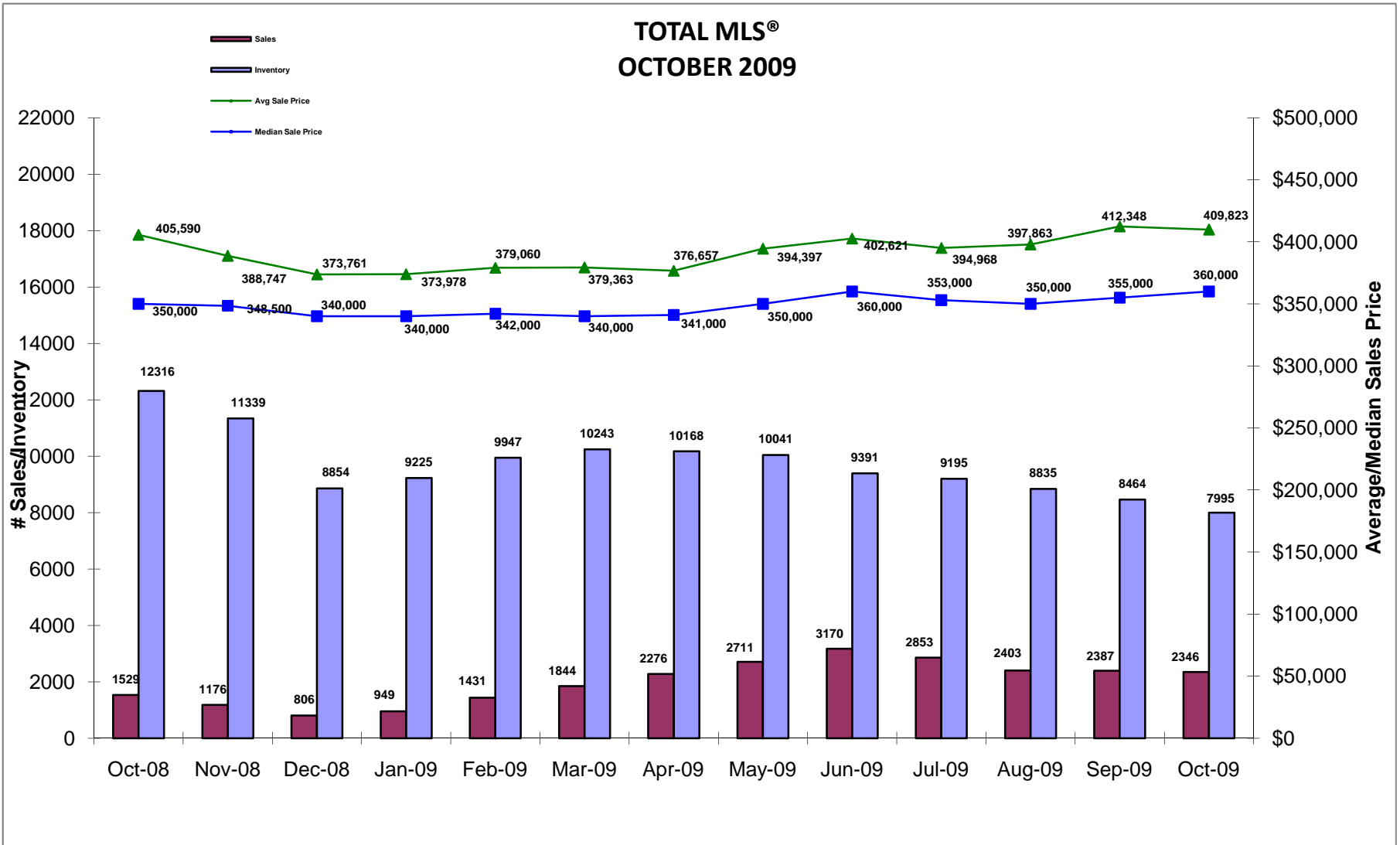
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	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			20,292
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257	1,285			12,549
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085	462,465			439,807
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900	410,000			390,000
Avg DOM	62	51	48	52	45	44	43	42	40	41			46

**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			9,171
Sales	225	343	446	579	653	738	702	632	580	601			5,485
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253	289,155			282,394
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000	263,500			259,900
Avg DOM	64	51	56	58	51	51	50	57	43	44			51

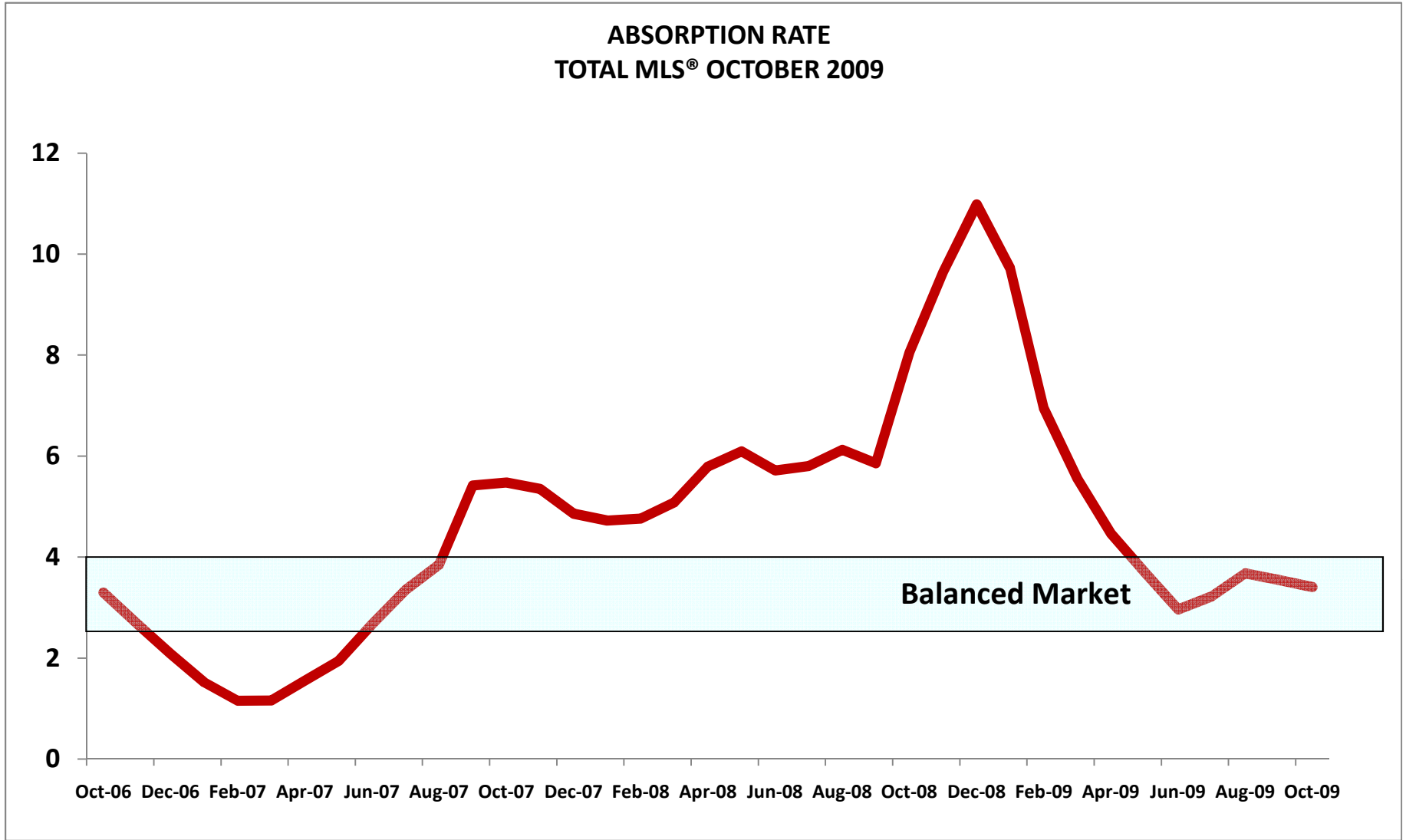
CALGARY REAL ESTATE BOARD

TOTAL MLS® OCTOBER 2009

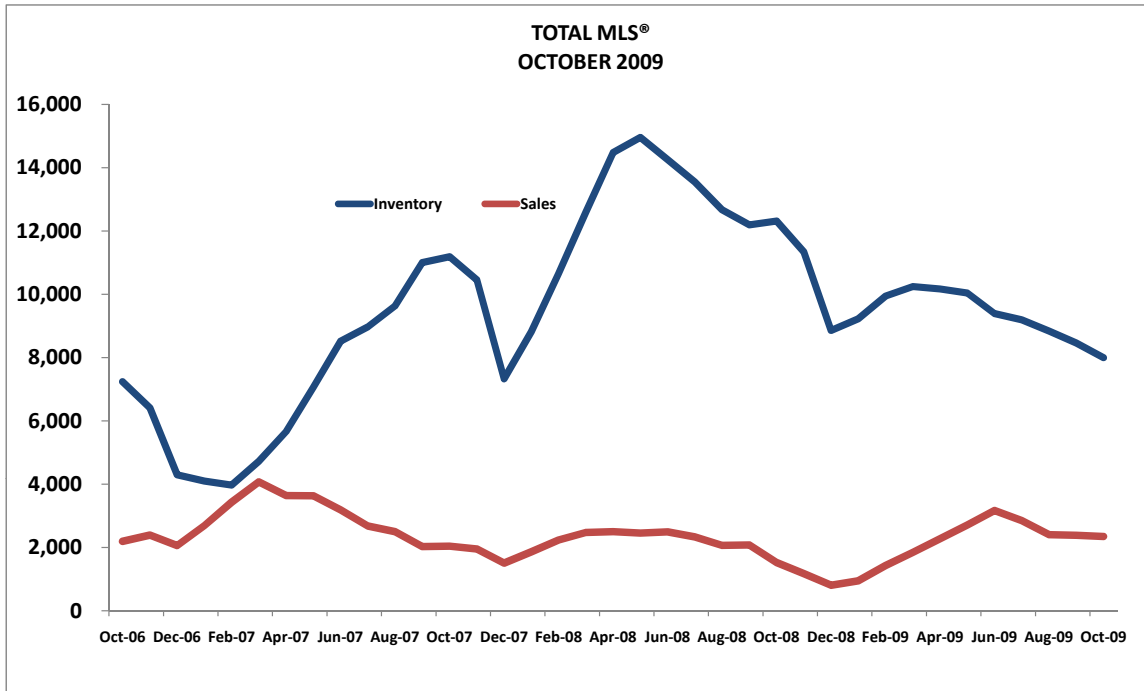


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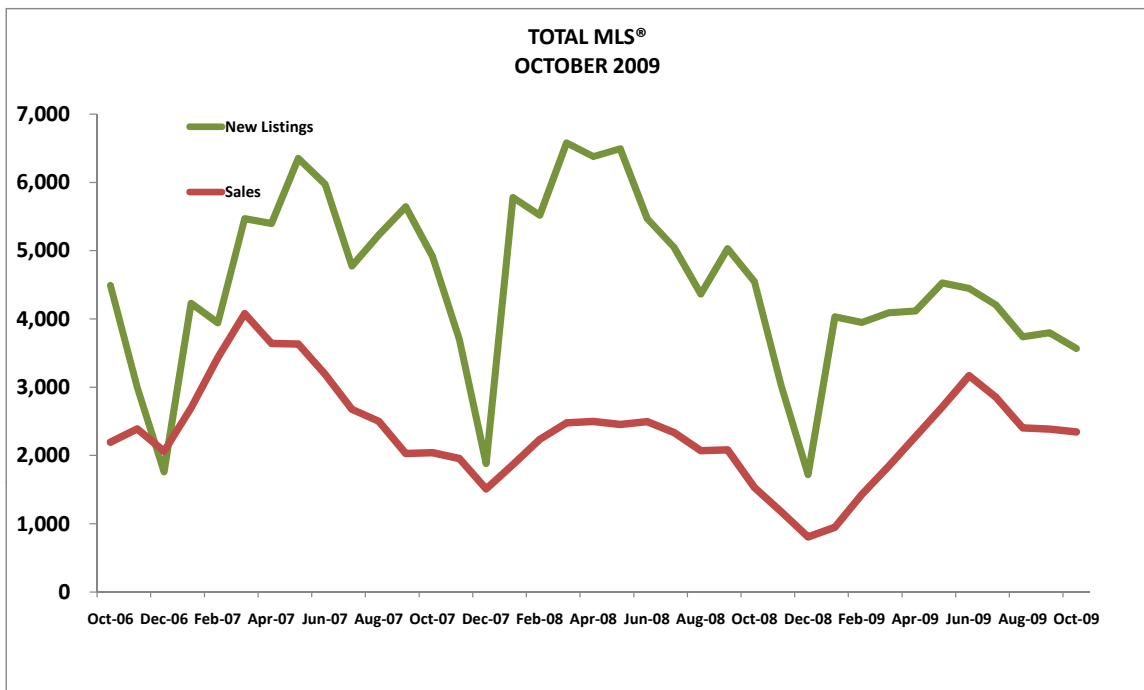
ABSORPTION RATE
TOTAL MLS® OCTOBER 2009



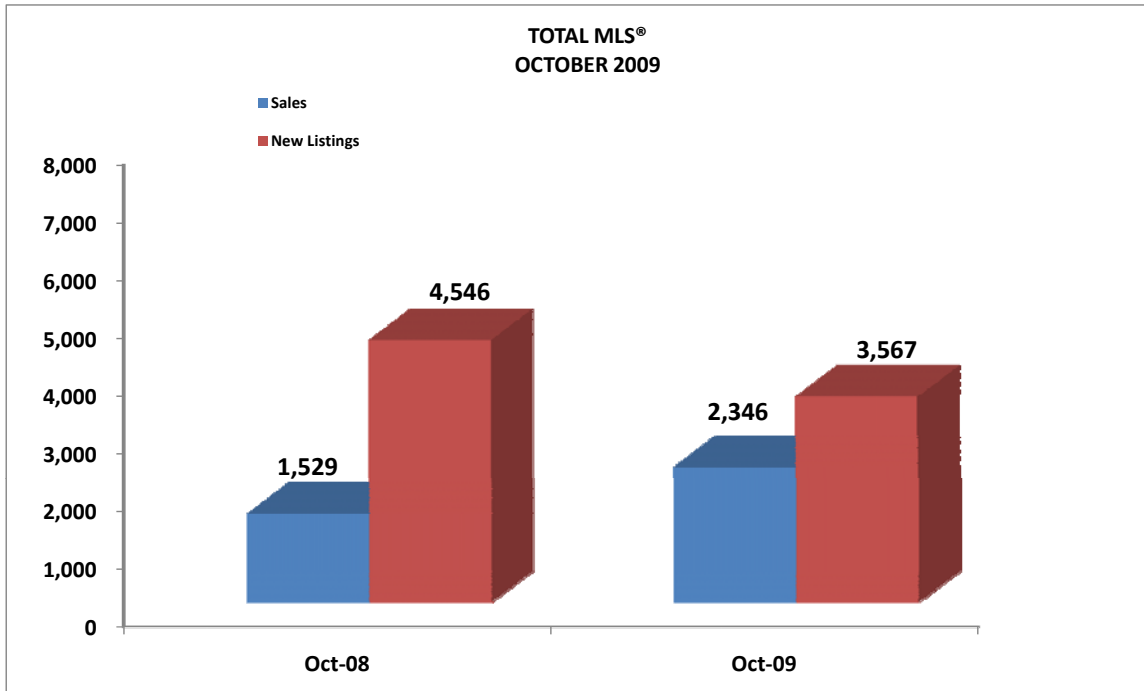
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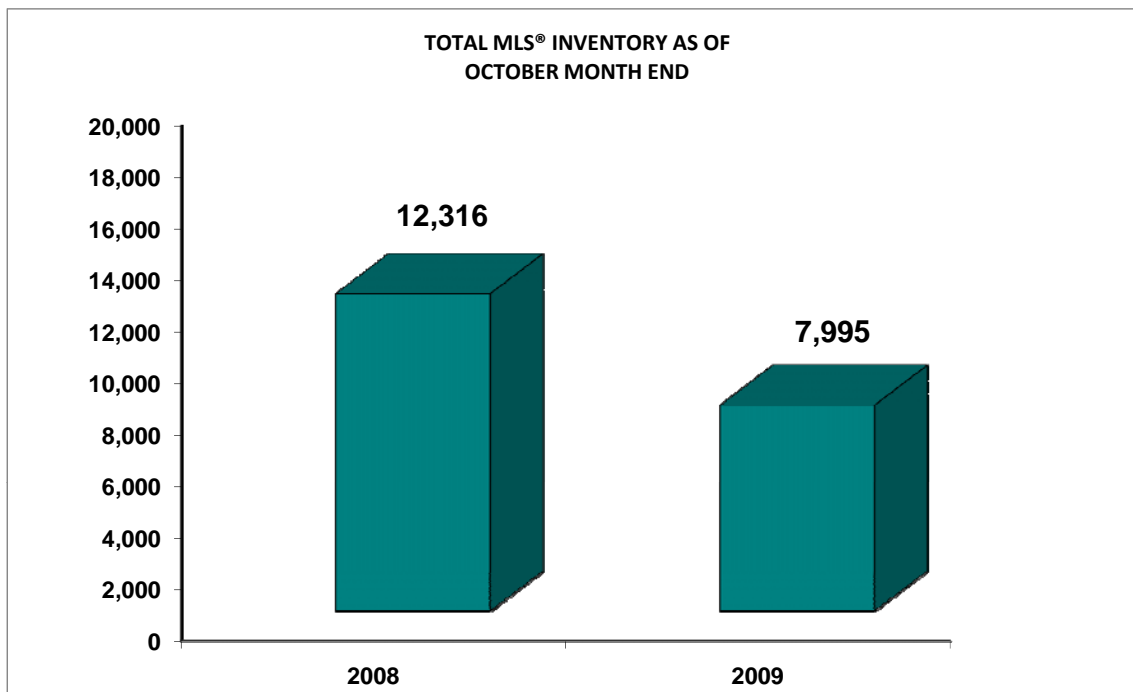
CALGARY REAL ESTATE BOARD



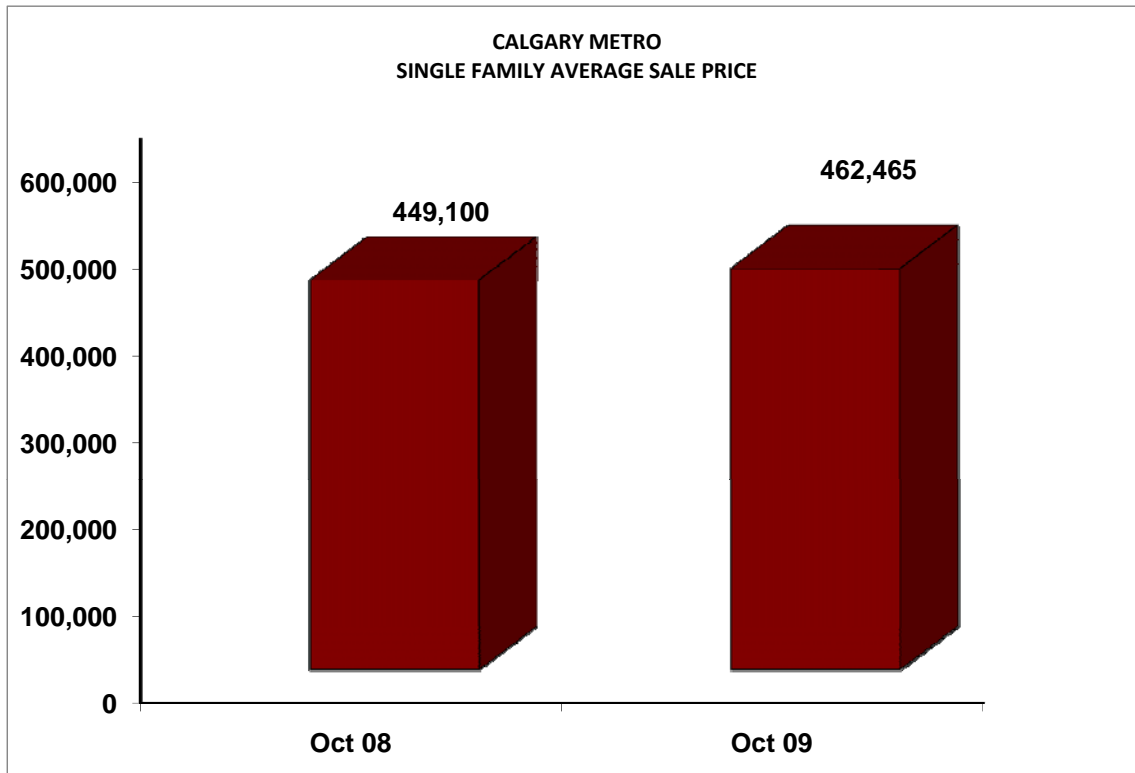
CALGARY REAL ESTATE BOARD



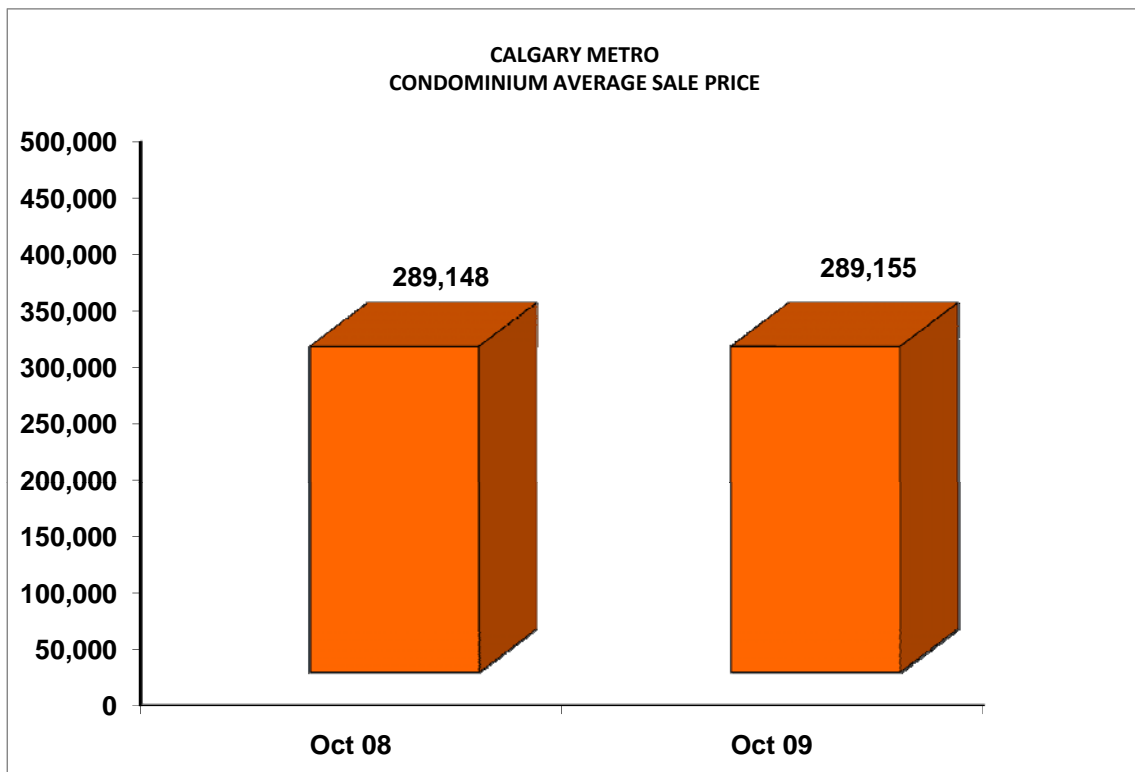
CALGARY REAL ESTATE BOARD



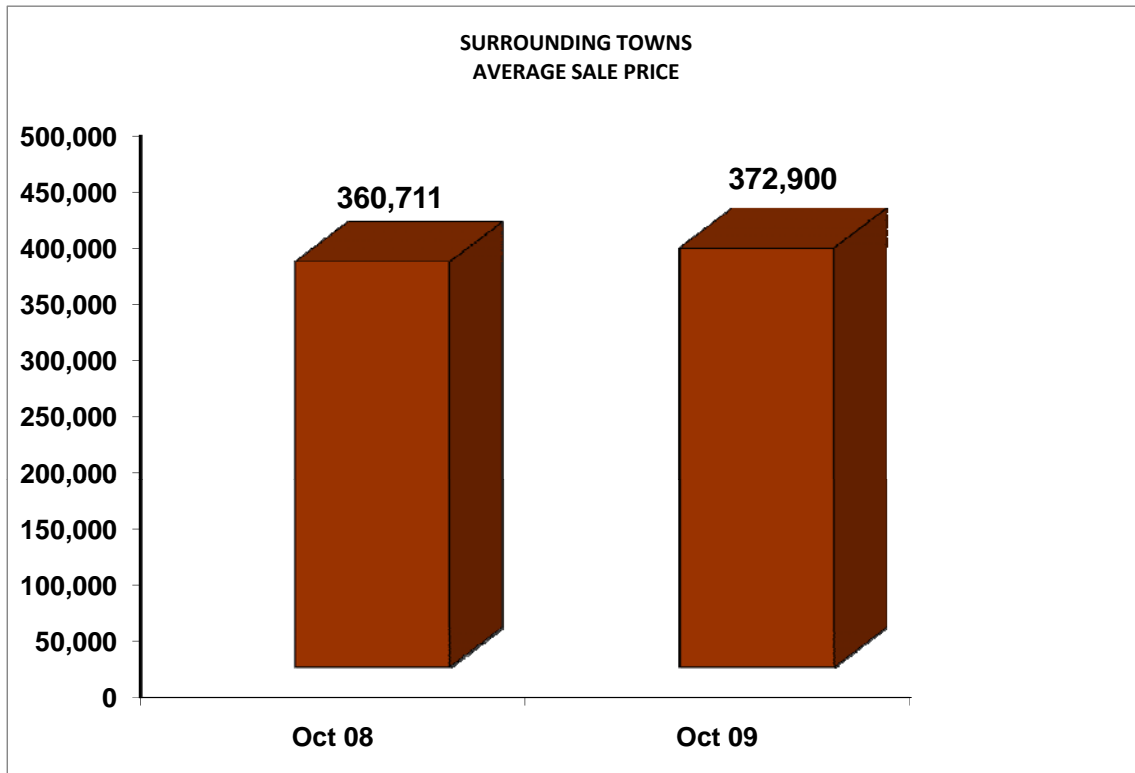
CALGARY REAL ESTATE BOARD



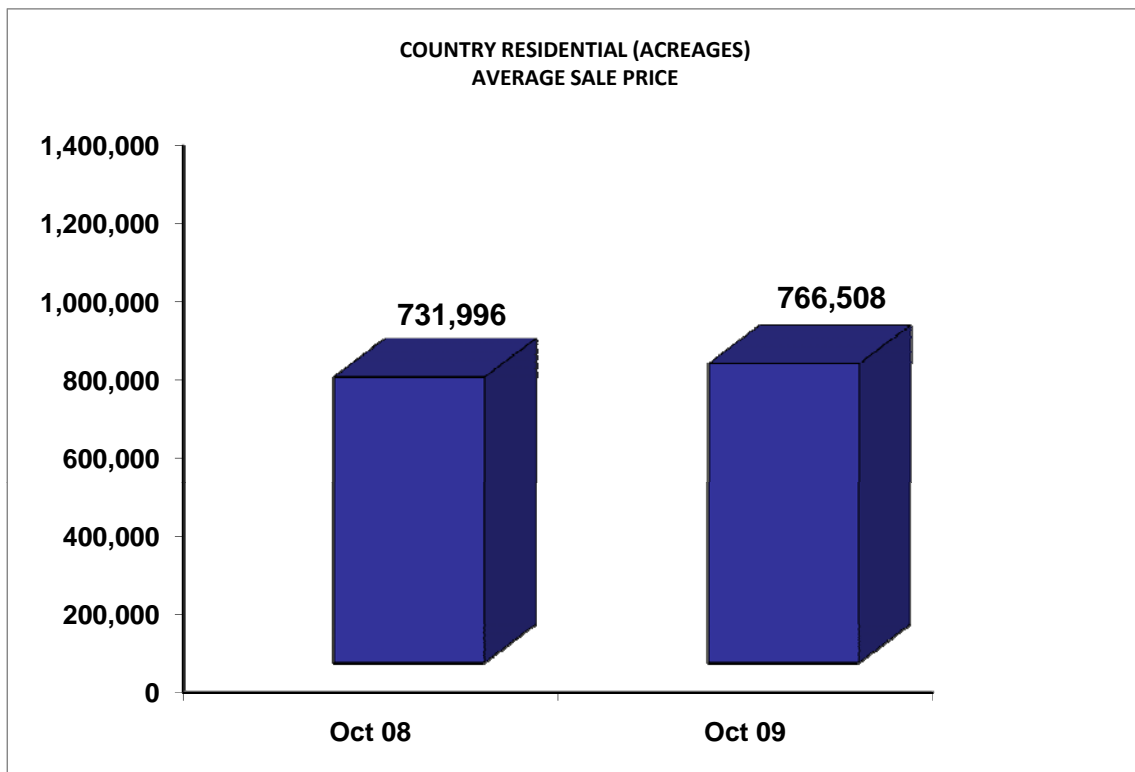
CALGARY REAL ESTATE BOARD



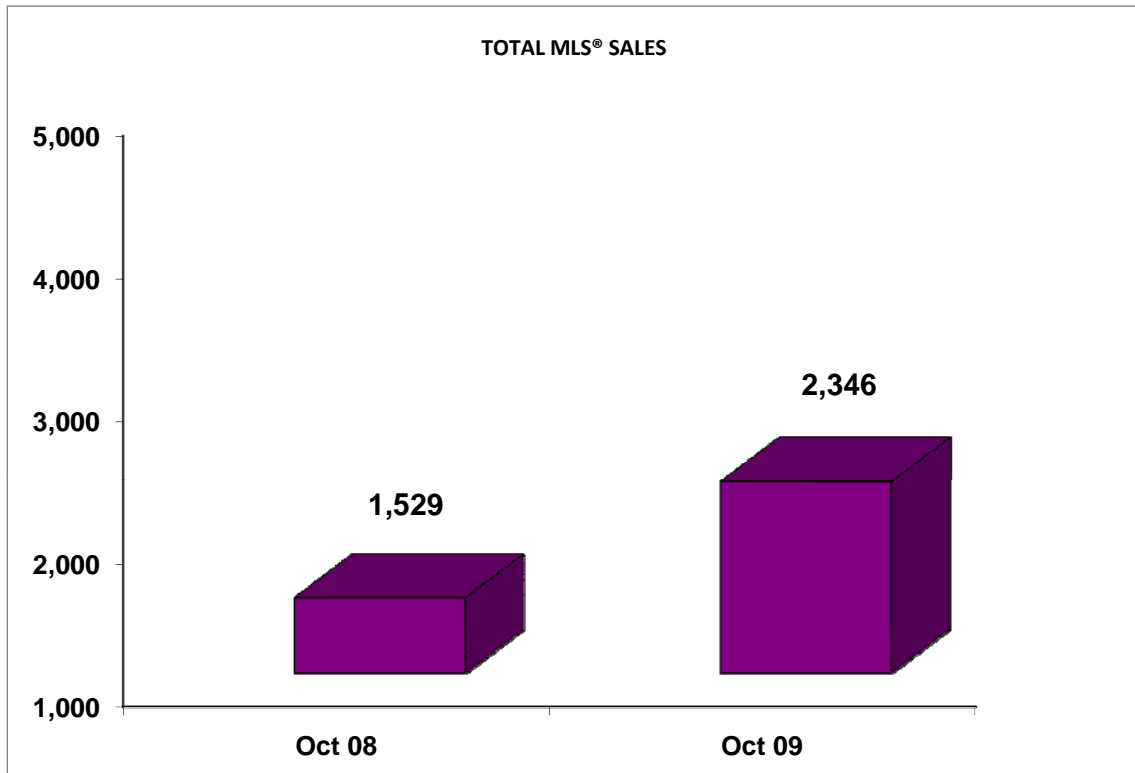
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