

CALGARY BUYERS' REMAIN CAUTIOUS

Sales of million dollar plus homes a bright spot in 2010 market

Calgary, November 1, 2010 – Home sales in the city of Calgary were down month-over-month in October 2010, showing signs that buyers still remain cautious, despite signs of economic recovery. Year-over-year sales continued to trend lower in the month of October, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family home sales in the month of October 2010 shrank by 7 per cent at 888, compared with September 2010, when sales were 958. The number of condominium sales for the month of October 2010 was 310. This was a decrease of 15 per cent from the 366 condominium transactions recorded in September 2010.

Year-over-year, the number of single family homes sold in October 2010 in the city of Calgary were down 31 per cent. In October 2009, single family home sales totalled 1,285. Condominium sales saw a decrease of 48 per cent from the same time a year ago. In October 2009, condominium sales were 601.

“Buyers remain cautious, perhaps waiting to feel a little more confidence in Calgary’s economic growth and their own job security,” says Diane Scott, president of CREB®.

“We believe economic recovery will build momentum into 2011 as the outlook for oil and gas and other sectors continues to improve. This, coupled with low interest rates and improved affordability, should eventually help to stimulate Calgary’s housing market,” adds Scott.

The average price of a single family home in the city of Calgary in October 2010 was \$444,744, showing a 3 per cent decrease from September 2010, when the average price was \$460,278, and a 4 per cent decrease from October 2009, when the average price was \$462,465. The average price of a condominium in the city of Calgary in October 2010 was \$287,793, showing a 1 per cent increase from September 2010, when the average price was \$284,028 and no significant change over last year, when the average price was \$289,155. 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 median price of a single family home in the city of Calgary for October 2010 was \$387,900, showing a 1 per cent decrease from September 2010 when the median price was \$390,000. This was a 5 per cent decrease from October 2009, when the median price was \$410,000. The median price of a condominium in October 2010 was \$255,000, showing a 4 per cent decrease from September

2010, when the median price was \$265,000, and a 3 per cent decrease from October 2009, when it was \$263,500.

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.

“Our average price is being buoyed by more sales in the million dollar plus category. Despite a slowdown in certain market segments, homes sold in the city of Calgary at one million dollars or more have actually seen an increase of more than 15 per cent when compared to the same time one year ago. This boost in sales is, indeed, a bright spot in our current market,” says Scott.

Single family listings in the city of Calgary added for the month of October 2010 totalled 1,765, a decrease of 22 per cent from September 2010 when 2,252 new listings were added, and showing a decrease of 3 per cent from October 2009, when 1,819 new listings came to the market.

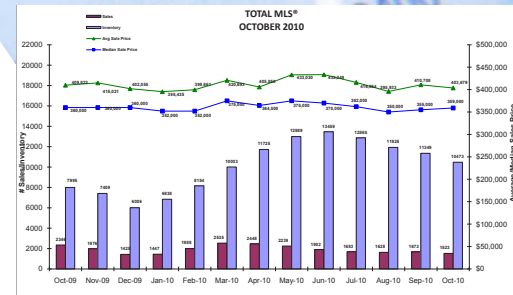
Condominium new listings in the city of Calgary added for October 2010 were 721, down 22 per cent from September 2010, when the MLS® saw 921 condo listings coming to the market. This is a decrease of 16 per cent from October 2009, when new condominium listings added were 859.

“We are seeing some decline in the number of new listings coming on to the market. A continuing decline in supply will help bring the market into balance,” says Scott.

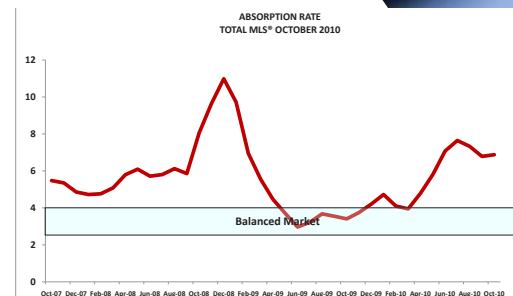
“We believe we will see a tempering of our inventory levels, as some sellers offer marginal reductions in prices, or others choose to pull their home off the market for a period of time,” notes Scott. “Homeowners should consider speaking with their REALTOR® about their current marketing strategy—there are always options in every market.”

“Overall, we’re cautiously optimistic that Calgary’s economic recovery will pick up as we move into 2011—but in-migration will be needed to fuel a sustained recovery in Calgary’s housing market,” says Scott.

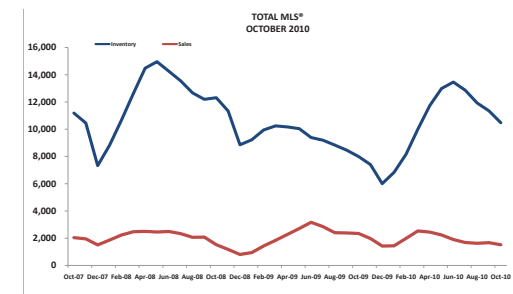
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR OCTOBER 2010**

	<u>2010</u>	<u>2009</u>	<u>Mth Chg</u>	<u>** 2010 YTD</u>	<u>**2009 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,528	3,003	50.78%	n/a	n/a	n/a
New Listings Added	1,765	1,819	-2.97%	23,650	20,292	16.55%
Sales	888	1,285	-30.89%	10,472	12,549	-16.55%
Avg DOM Sold	50	41	21.95%	41	46	-10.87%
Avg DOM Active	59	54	9.26%	59	54	9.26%
Average Sale Price	444,744	462,465	-3.83%	462,997	439,807	5.27%
Median Price	387,900	410,000	-5.39%	409,000	390,000	4.87%
Total Sales	394,932,857	594,267,495	-33.54%	4,848,504,913	5,519,135,904	-12.15%
Sales \$/List \$	96.21%	97.11%	-0.93%	96.99%	96.58%	0.42%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,042	1,482	37.79%	n/a	n/a	n/a
New Listings Added	721	859	-16.07%	10,419	9,171	13.61%
Sales	310	601	-48.42%	4,553	5,485	-16.99%
Avg DOM Sold	57	44	29.55%	47	51	-7.84%
Avg DOM Active	63	53	18.87%	63	53	18.87%
Average Sale Price	287,793	289,155	-0.47%	290,536	282,394	2.88%
Median Price	255,000	263,500	-3.23%	268,000	259,900	3.12%
Total Sales	89,215,907	173,781,933	-48.66%	1,322,812,011	1,548,931,519	-14.60%
Sales \$/List \$	95.89%	97.06%	-1.21%	96.73%	96.29%	0.46%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,361	2,096	12.64%	n/a	n/a	n/a
New Listings Added	614	641	-4.21%	7,955	7,583	4.91%
Sales	230	366	-37.16%	3,117	3,422	-8.91%
Avg DOM Sold	83	80	3.75%	70	76	-7.89%
Avg DOM Active	105	97	8.25%	105	97	8.25%
Average Sale Price	358,848	372,900	-3.77%	362,636	351,584	3.14%
Median Price	329,500	332,900	-1.02%	335,000	330,000	1.52%
Total Sales	82,534,927	136,481,538	-39.53%	1,130,336,397	1,203,122,094	-6.05%
Sales \$/List \$	96.05%	96.58%	-0.56%	96.72%	96.27%	0.47%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	949	804	18.03%	n/a	n/a	n/a
New Listings Added	180	151	19.21%	2,393	2,192	9.17%
Sales	56	60	-6.67%	552	595	-7.23%
Avg DOM Sold	100	95	5.26%	89	91	-2.20%
Avg DOM Active	122	117	4.27%	122	117	4.27%
Average Sale Price	653,921	766,508	-14.69%	799,888	765,850	4.44%
Median Price	560,000	700,000	-20.00%	733,000	695,000	5.47%
Total Sales	36,619,600	45,990,490	-20.38%	441,538,174	455,680,531	-3.10%
Sales \$/List \$	94.27%	91.01%	3.58%	94.08%	93.27%	0.87%
<u>RURAL LAND</u>						
Month End Inventory	491	503	-2.39%	n/a	n/a	n/a
New Listings Added	71	73	-2.74%	898	903	-0.55%
Sales	25	21	19.05%	190	169	12.43%
Avg DOM Sold	184	155	18.71%	134	121	10.74%
Avg DOM Active	172	153	12.42%	172	153	12.42%
Average Sale Price	425,999	484,831	-12.13%	407,753	440,021	-7.33%
Median Price	295,000	350,000	-15.71%	332,500	326,500	1.84%
Total Sales	10,649,987	10,181,450	4.60%	77,473,117	74,363,517	4.18%
Sales \$/List \$	85.46%	87.91%	-2.79%	90.55%	90.92%	-0.41%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,473	7,995	30.99%	n/a	n/a	n/a
New Listings Added	3,375	3,567	-5.38%	45,612	40,440	12.79%
Sales	1,523	2,346	-35.08%	19,011	22,322	-14.83%
Avg DOM Sold	61	51	19.61%	50	53	-5.66%
Avg DOM Active	82	78	5.13%	82	78	5.13%
Average Sale Price	403,679	409,823	-1.50%	411,786	394,548	4.37%
Median Price	359,000	360,000	-0.28%	362,000	350,000	3.43%
Total Sales	614,802,778	961,443,906	-36.05%	7,828,463,813	8,807,103,115	-11.11%
Sales \$/List \$	95.81%	96.61%	-0.82%	96.67%	96.26%	0.43%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Oct-10				Oct-09			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	1	0.11%	2	0.02%	-	0.00%	1	0.01%
100,000 - 199,999	8	0.90%	93	0.89%	12	0.94%	96	0.77%
200,000 - 299,999	135	15.20%	1,236	11.80%	164	12.78%	1,668	13.30%
300,000 - 349,999	159	17.91%	1,741	16.63%	189	14.73%	2,444	19.48%
350,000 - 399,999	174	19.59%	1,869	17.85%	227	17.69%	2,459	19.60%
400,000 - 449,999	139	15.65%	1,647	15.73%	194	15.12%	1,888	15.05%
450,000 - 499,999	78	8.78%	1,096	10.47%	155	12.08%	1,185	9.45%
500,000 - 549,999	43	4.84%	714	6.82%	83	6.47%	805	6.42%
550,000 - 599,999	33	3.72%	511	4.88%	62	4.83%	492	3.92%
600,000 - 649,999	25	2.82%	349	3.33%	46	3.59%	364	2.90%
650,000 - 699,999	19	2.14%	275	2.63%	38	2.96%	275	2.19%
700,000 - 799,999	23	2.59%	319	3.05%	47	3.66%	311	2.48%
800,000 - 899,999	18	2.03%	201	1.92%	22	1.71%	185	1.47%
900,000 - 999,999	8	0.90%	118	1.13%	16	1.25%	115	0.92%
1,000,000 - 1,249,999	13	1.46%	136	1.30%	9	0.70%	113	0.90%
1,250,000 - 1,499,999	5	0.56%	75	0.72%	8	0.62%	71	0.57%
1,500,000 - 1,749,999	3	0.34%	36	0.34%	3	0.23%	27	0.22%
1,750,000 - 1,999,999	3	0.34%	19	0.18%	3	0.23%	20	0.16%
2,000,000 - 2,499,999	-	0.00%	21	0.20%	1	0.08%	13	0.10%
2,500,000 - 2,999,999	-	0.00%	10	0.10%	2	0.16%	7	0.06%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	1	0.08%	1	0.01%
3,500,000 - 3,999,999	-	0.00%	1	0.01%	1	0.08%	3	0.02%
Over 4,000,000	1	0.11%	3	0.03%	-	0.00%	2	0.02%
	888		10,472		1,283		12,545	

<i>CONDO</i>	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	6	1.94%	31	0.68%	6	1.94%	4	0.07%	
100,000 - 199,999	57	18.39%	699	15.35%	57	18.39%	844	15.40%	
200,000 - 299,999	147	47.42%	2,158	47.40%	147	47.42%	2,960	54.01%	
300,000 - 349,999	34	10.97%	740	16.25%	34	10.97%	781	14.25%	
350,000 - 399,999	23	7.42%	409	8.98%	23	7.42%	376	6.86%	
400,000 - 449,999	11	3.55%	198	4.35%	11	3.55%	202	3.69%	
450,000 - 499,999	15	4.84%	106	2.33%	15	4.84%	117	2.14%	
500,000 - 549,999	4	1.29%	54	1.19%	4	1.29%	58	1.06%	
550,000 - 599,999	3	0.97%	46	1.01%	3	0.97%	46	0.84%	
600,000 - 649,999	2	0.65%	37	0.81%	2	0.65%	22	0.40%	
650,000 - 699,999	2	0.65%	17	0.37%	2	0.65%	17	0.31%	
700,000 - 799,999	1	0.32%	18	0.40%	1	0.32%	16	0.29%	
800,000 - 899,999	2	0.65%	16	0.35%	2	0.65%	9	0.16%	
900,000 - 999,999	1	0.32%	9	0.20%	1	0.32%	6	0.11%	
1,000,000 - 1,249,999	1	0.32%	9	0.20%	1	0.32%	13	0.24%	
1,250,000 - 1,499,999	1	0.32%	5	0.11%	1	0.32%	4	0.07%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	2	0.04%	
1,750,000 - 1,999,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%	
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	2	0.04%	
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%	
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%	
	310		4,553		310		5,480		

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

TOWNS	Oct-10				Oct-09			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	6	2.61%	66	2.12%	6	2.61%	52	1.52%
100,000 - 199,999	22	9.57%	317	10.17%	22	9.57%	325	9.50%
200,000 - 299,999	59	25.65%	758	24.32%	59	25.65%	910	26.59%
300,000 - 349,999	40	17.39%	548	17.58%	40	17.39%	696	20.34%
350,000 - 399,999	33	14.35%	476	15.27%	33	14.35%	552	16.13%
400,000 - 449,999	26	11.30%	344	11.04%	26	11.30%	334	9.76%
450,000 - 499,999	18	7.83%	187	6.00%	18	7.83%	183	5.35%
500,000 - 549,999	8	3.48%	133	4.27%	8	3.48%	101	2.95%
550,000 - 599,999	3	1.30%	65	2.09%	3	1.30%	76	2.22%
600,000 - 649,999	2	0.87%	52	1.67%	2	0.87%	41	1.20%
650,000 - 699,999	2	0.87%	35	1.12%	2	0.87%	30	0.88%
700,000 - 799,999	4	1.74%	45	1.44%	4	1.74%	43	1.26%
800,000 - 899,999	2	0.87%	30	0.96%	2	0.87%	34	0.99%
900,000 - 999,999	1	0.43%	23	0.74%	1	0.43%	13	0.38%
1,000,000 - 1,249,999	1	0.43%	16	0.51%	1	0.43%	18	0.53%
1,250,000 - 1,499,999	2	0.87%	12	0.38%	2	0.87%	8	0.23%
1,500,000 - 1,749,999	1	0.43%	5	0.16%	1	0.43%	4	0.12%
1,750,000 - 1,999,999	-	0.00%	2	0.06%	-	0.00%	1	0.03%
2,000,000 - 2,499,999	-	0.00%	3	0.10%	-	0.00%	1	0.03%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	230		3,117		230		3,422	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	3	5.36%	15	2.72%	3	5.36%	3	0.56%
100,000 - 199,999	2	3.57%	20	3.62%	2	3.57%	10	1.88%
200,000 - 299,999	3	5.36%	24	4.35%	3	5.36%	30	5.64%
300,000 - 349,999	3	5.36%	21	3.80%	3	5.36%	21	3.95%
350,000 - 399,999	4	7.14%	16	2.90%	4	7.14%	27	5.08%
400,000 - 449,999	2	3.57%	12	2.17%	2	3.57%	30	5.64%
450,000 - 499,999	3	5.36%	32	5.80%	3	5.36%	14	2.63%
500,000 - 549,999	6	10.71%	20	3.62%	6	10.71%	29	5.45%
550,000 - 599,999	6	10.71%	27	4.89%	6	10.71%	33	6.20%
600,000 - 649,999	3	5.36%	33	5.98%	3	5.36%	36	6.77%
650,000 - 699,999	4	7.14%	30	5.43%	4	7.14%	36	6.77%
700,000 - 799,999	5	8.93%	66	11.96%	5	8.93%	73	13.72%
800,000 - 899,999	4	7.14%	69	12.50%	4	7.14%	47	8.83%
900,000 - 999,999	2	3.57%	38	6.88%	2	3.57%	31	5.83%
1,000,000 - 1,249,999	2	3.57%	50	9.06%	2	3.57%	55	10.34%
1,250,000 - 1,499,999	2	3.57%	37	6.70%	2	3.57%	26	4.89%
1,500,000 - 1,749,999	1	1.79%	18	3.26%	1	1.79%	12	2.26%
1,750,000 - 1,999,999	-	0.00%	9	1.63%	-	0.00%	5	0.94%
2,000,000 - 2,499,999	-	0.00%	9	1.63%	-	0.00%	10	1.88%
2,500,000 - 2,999,999	-	0.00%	4	0.72%	-	0.00%	3	0.56%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.19%
3,500,000 - 3,999,999	-	0.00%	1	0.18%	-	0.00%	-	0.00%
Over 4,000,000	1	1.79%	1	0.18%	1	1.79%	-	0.00%
	56		552		56		532	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
October 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	6	1	0	-	-	-	0	0.00%
BLEVL	108	32	30	382,367	11,471,000	345,000	41	94.18%
BUNG	360	151	83	422,262	35,047,750	387,900	48	95.41%
BUNGH	18	6	5	434,160	2,170,800	390,500	48	95.98%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	80	31	14	523,743	7,332,400	423,000	51	95.41%
SPLT3	6	1	1	303,000	303,000	303,000	131	96.19%
SPLT4	76	27	14	361,107	5,055,500	335,000	63	95.37%
SPLT5	7	3	0	-	-	-	0	0.00%
ST1.5	31	12	8	495,125	3,961,000	475,000	35	95.47%
ST2	807	337	158	476,027	75,212,200	415,000	51	96.58%
ST2.5	9	3	1	1,005,000	1,005,000	1,005,000	6	99.01%
ST3	6	2	1	850,000	850,000	850,000	93	97.14%
VILLA	3	4	4	415,250	1,661,000	373,000	50	96.03%
NE								
BK-SP	7	2	0	-	-	-	0	0.00%
BLEVL	146	62	31	274,606	8,512,800	268,000	53	97.20%
BUNG	226	79	44	264,167	11,623,350	260,000	58	95.69%
BUNGH	1	1	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
MODUL	2	1	0	-	-	-	0	0.00%
SPLT2	24	6	2	380,000	760,000	350,000	37	96.26%
SPLT3	9	3	0	-	-	-	0	0.00%
SPLT4	71	32	14	279,964	3,919,500	288,000	42	96.43%
ST1.5	4	0	0	-	-	-	0	0.00%
ST2	306	96	53	310,302	16,446,010	310,000	60	95.58%
SW								
BK-SP	9	2	1	309,000	309,000	309,000	123	96.59%
BLEVL	56	25	17	404,671	6,879,400	359,000	29	97.88%
BUNG	308	115	74	464,791	34,394,500	398,000	49	96.45%
BUNGH	8	3	2	917,500	1,835,000	785,000	51	91.81%
HL-SP	0	1	0	-	-	-	0	0.00%
SPLT2	68	24	10	547,320	5,473,200	439,000	44	97.62%
SPLT3	8	2	5	409,100	2,045,500	336,000	41	95.42%
SPLT4	77	29	6	706,167	4,237,000	650,000	54	94.90%
SPLT5	8	4	0	-	-	-	0	0.00%
ST1.5	20	4	3	818,667	2,456,000	860,000	34	97.33%
ST2	692	286	148	578,381	85,600,347	462,000	50	96.10%
ST2.5	10	3	1	870,000	870,000	870,000	63	96.68%
ST3	26	10	1	480,000	480,000	480,000	33	98.20%
VILLA	8	1	2	575,000	1,150,000	500,000	48	94.81%
SE								
BK-SP	3	2	0	-	-	-	0	0.00%
BLEVL	38	19	7	327,200	2,290,400	322,000	35	97.73%
BUNG	180	77	32	422,288	13,513,200	376,500	47	95.76%
BUNGH	2	0	0	-	-	-	0	0.00%
SPLT2	51	26	10	464,800	4,648,000	418,000	55	96.53%
SPLT3	8	4	0	-	-	-	0	0.00%
SPLT4	35	10	5	391,180	1,955,900	379,900	58	96.74%
SPLT5	6	2	0	-	-	-	0	0.00%
ST1.5	5	1	0	-	-	-	0	0.00%
ST2	515	205	97	406,640	39,444,100	375,000	53	97.40%
ST2.5	2	0	0	-	-	-	0	0.00%
VILLA	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 2010**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
		Added							
NW									
APART	254	84		42	233,163	9,792,850	223,000	61	95.36%
APRTM	15	3		3	363,000	1,089,000	425,000	72	92.31%
BK-SP	2	3		0	-	-	-	0	0.00%
BLEVL	12	8		2	255,750	511,500	196,500	19	98.38%
BUNG	31	9		8	349,938	2,799,500	370,000	48	96.62%
BUNGH	1	0		1	300,000	300,000	300,000	45	98.39%
BUNGS	0	0		0	-	-	-	0	0.00%
HL-SP	0	0		0	-	-	-	0	0.00%
LOFT	2	1		0	-	-	-	0	0.00%
PENTH	2	2		0	-	-	-	0	0.00%
SPLT2	3	2		0	-	-	-	0	0.00%
SPLT3	1	0		0	-	-	-	0	0.00%
SPLT4	13	7		4	316,125	1,264,500	272,500	48	97.70%
SPLT5	7	1		0	-	-	-	0	0.00%
ST1.5	0	0		0	-	-	-	0	0.00%
ST2	170	59		27	282,037	7,614,999	262,000	46	96.41%
ST2.5	6	0		1	494,900	494,900	494,900	42	99.00%
ST3	9	2		1	865,000	865,000	865,000	167	99.54%
VILLA	6	3		1	428,000	428,000	428,000	17	97.29%
NE									
APART	48	12		14	165,677	2,319,480	165,000	55	94.87%
APRTM	1	0		0	-	-	-	0	0.00%
BK-SP	0	0		0	-	-	-	0	0.00%
BLEVL	5	1		0	-	-	-	0	0.00%
BUNG	12	6		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	0	0		0	-	-	-	0	0.00%
PENTH	0	0		0	-	-	-	0	0.00%
SPLT2	0	0		0	-	-	-	0	0.00%
SPLT3	0	0		0	-	-	-	0	0.00%
SPLT4	5	3		0	-	-	-	0	0.00%
SPLT5	0	0		0	-	-	-	0	0.00%
ST1.5	0	0		0	-	-	-	0	0.00%
ST2	97	39		13	190,569	2,477,400	172,500	76	95.82%
ST2.5	0	0		0	-	-	-	0	0.00%
ST3	2	1		0	-	-	-	0	0.00%
VILLA	2	1		0	-	-	-	0	0.00%
SW									
APART	771	242		114	289,847	33,042,603	256,500	55	95.37%
APRTM	29	13		3	345,667	1,037,000	380,000	43	96.26%
BK-SP	2	0		0	-	-	-	0	0.00%
BLEVL	5	3		2	209,950	419,900	189,900	69	95.48%
BUNG	33	14		6	474,167	2,845,000	425,000	27	95.87%
BUNGH	0	0		0	-	-	-	0	0.00%
BUNGS	0	0		0	-	-	-	0	0.00%
HL-SP	0	0		0	-	-	-	0	0.00%
LOFT	18	5		3	319,833	959,500	339,000	64	97.04%
PENTH	10	3		1	648,888	648,888	648,888	58	98.35%
SPLT2	5	4		1	860,000	860,000	860,000	132	95.57%
SPLT3	1	0		0	-	-	-	0	0.00%
SPLT4	23	8		1	300,000	300,000	300,000	50	96.81%
SPLT5	6	2		2	281,500	563,000	268,000	91	97.84%
ST1.5	1	1		0	-	-	-	0	0.00%
ST2	182	71		23	292,997	6,738,937	266,000	66	96.52%
ST2.5	4	2		0	-	-	-	0	0.00%
ST3	40	21		8	538,063	4,304,500	543,000	54	95.35%
VILLA	15	6		2	412,500	825,000	335,000	19	97.63%
SE									
APART	97	33		5	216,900	1,084,500	214,000	122	96.63%
APRTM	1	0		0	-	-	-	0	0.00%
BK-SP	0	0		0	-	-	-	0	0.00%
BLEVL	1	1		0	-	-	-	0	0.00%
BUNG	13	5		2	267,500	535,000	210,000	29	97.29%
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	1	0		0	-	-	-	0	0.00%
SPLT2	2	2		0	-	-	-	0	0.00%
SPLT3	2	0		2	379,000	758,000	323,000	53	95.97%
SPLT4	4	1		1	355,000	355,000	355,000	17	98.64%
SPLT5	0	0		0	-	-	-	0	0.00%
ST1.5	0	0		0	-	-	-	0	0.00%
ST2	57	30		14	251,836	3,525,700	255,000	44	96.77%
ST2.5	0	0		0	-	-	-	0	0.00%
ST3	4	2		1	356,250	356,250	356,250	40	97.68%
VILLA	2	2		0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date October 31, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.61	28		
IND	L	13	9.41	103		
OFC	L	16	13.78	113		
RET	L	4	20	102		
AGR	S	18	2,263,250	111	40,738,500	85.23%
BUS	S	61	89,335	110	5,449,408	81.18%
BWP	S	14	512,786	166	7,179,000	89.55%
IND	S	42	518,143	104	21,762,013	92.57%
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	18	495,802	78	8,924,435	89.77%

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
BWP	L	1	8.611	28		
IND	L	13	9.4051	103		
OFC	L	16	13.78025	113		
RET	L	4	20	102		
AGR	S	18	2263250	111	40738500	0.852342
BUS	S	61	89334.55738	110	5449408	0.811843
BWP	S	14	512,786	166	7,179,000	89.55%
IND	S	42	518,143	104	21,762,013	92.57%
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	18	495,802	78	8,924,435	89.77%

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

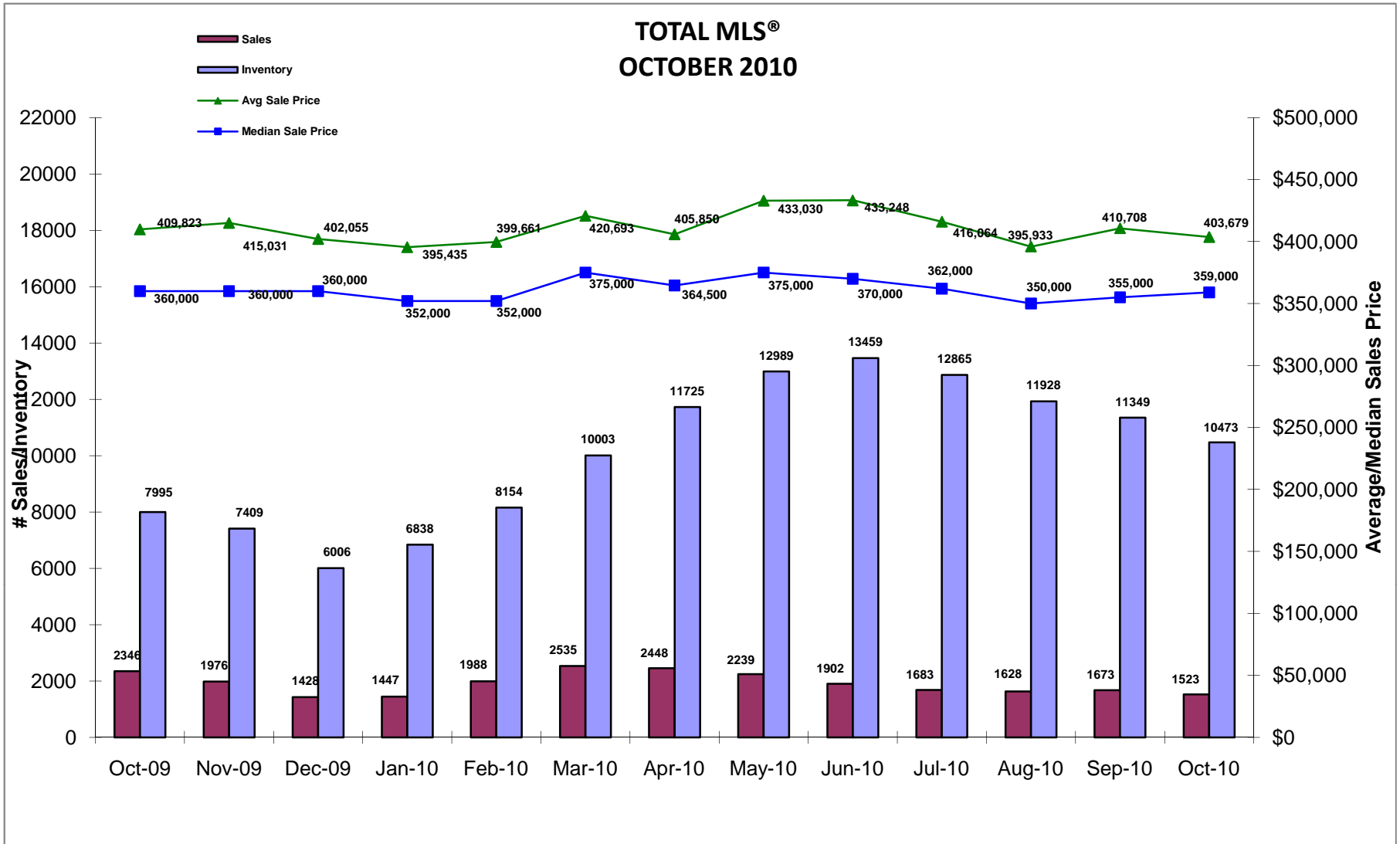
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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	806	22,459
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257	1,285	1,095	799	14,440
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085	462,465	464,444	451,349	442,327
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900	410,000	408,000	401,000	392,000
Avg DOM	62	51	48	52	45	44	43	42	40	41	42	47	45
2010													
New Listings	1,822	2,154	2,988	3,082	2,966	2,733	1,942	1,960	2,252	1,765			23,650
Sales	762	1,035	1,396	1,352	1,262	1,061	915	867	958	888			10,472
Avg Price	441,217	458,254	471,269	460,378	483,240	481,964	464,655	445,617	460,278	444,744			462,997
Median	398,000	411,000	423,000	417,000	420,000	418,900	400,000	395,000	390,000	387,900			409,000
Avg DOM	43	34	33	36	38	39	45	50	52	50			41

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

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
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	444	10,323
Sales	225	343	446	579	653	738	702	632	580	601	504	341	6,328
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253	289,155	294,264	288,640	283,734
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000	263,500	264,900	265,000	260,000
Avg DOM	64	51	56	58	51	51	50	57	43	44	46	47	50
2010													
New Listings	951	1,109	1,376	1,335	1,221	1,084	890	808	912	721			10,419
Sales	376	536	609	639	518	445	396	364	366	310			4,553
Avg Price	282,639	282,880	296,600	289,588	304,662	292,238	291,168	286,384	284,028	287,793			290,536
Median	265,000	265,900	275,000	267,500	279,900	269,900	268,000	260,000	265,000	255,000			268,000
Avg DOM	50	43	39	41	43	46	51	53	57	57			47

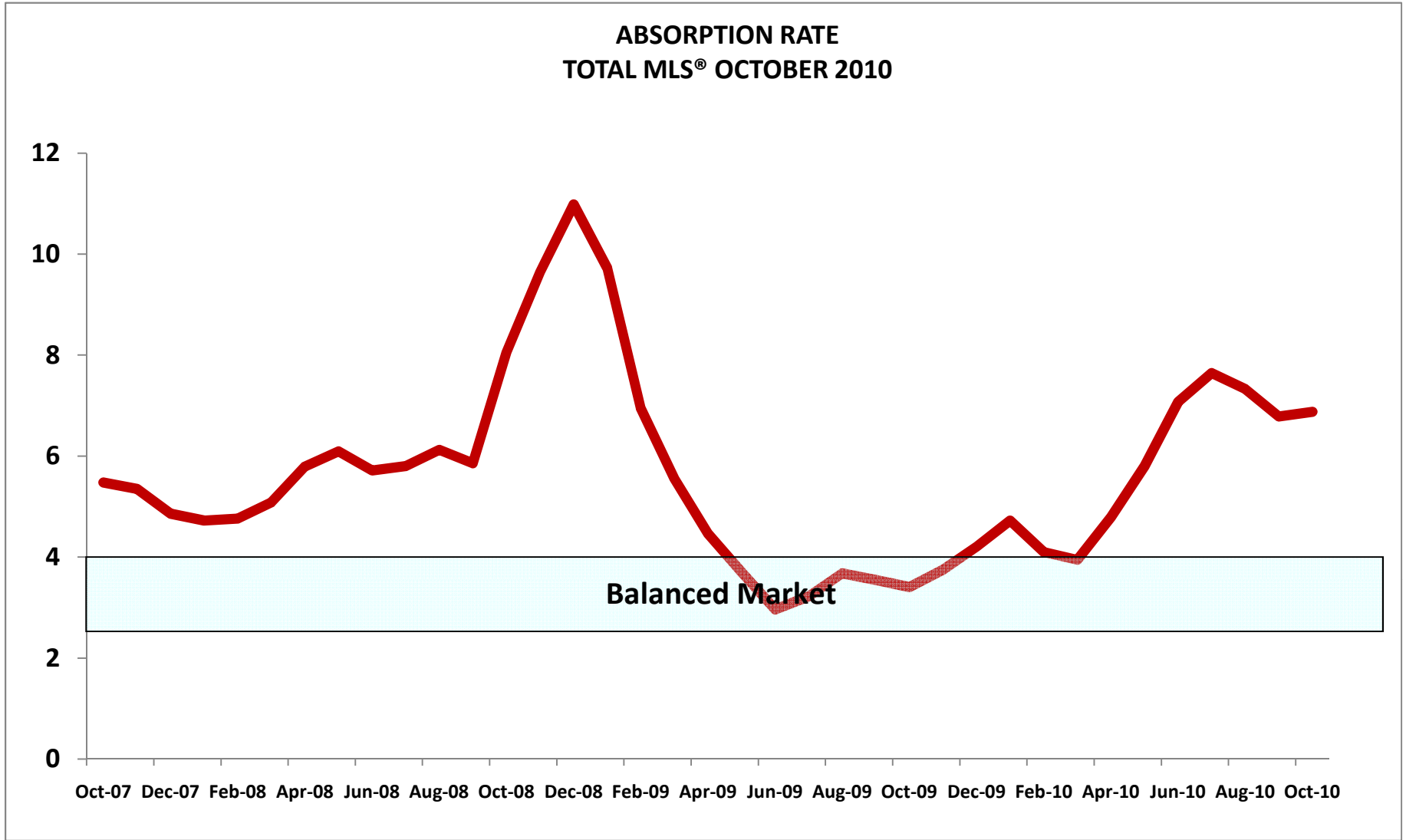
CALGARY REAL ESTATE BOARD

TOTAL MLS® OCTOBER 2010

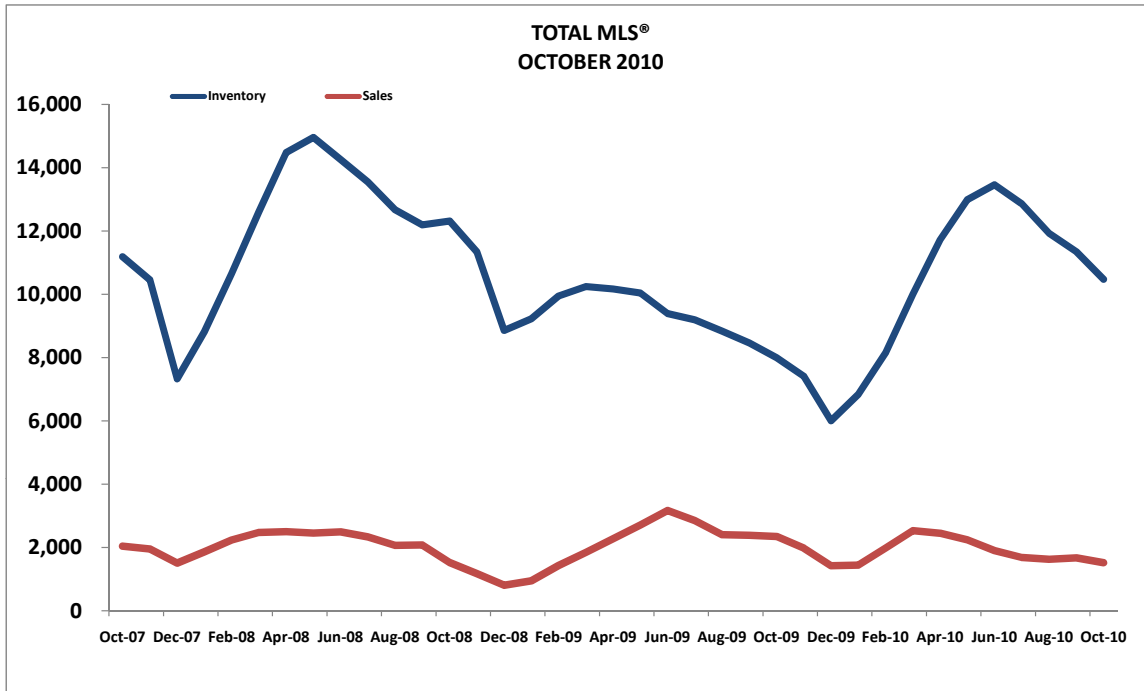


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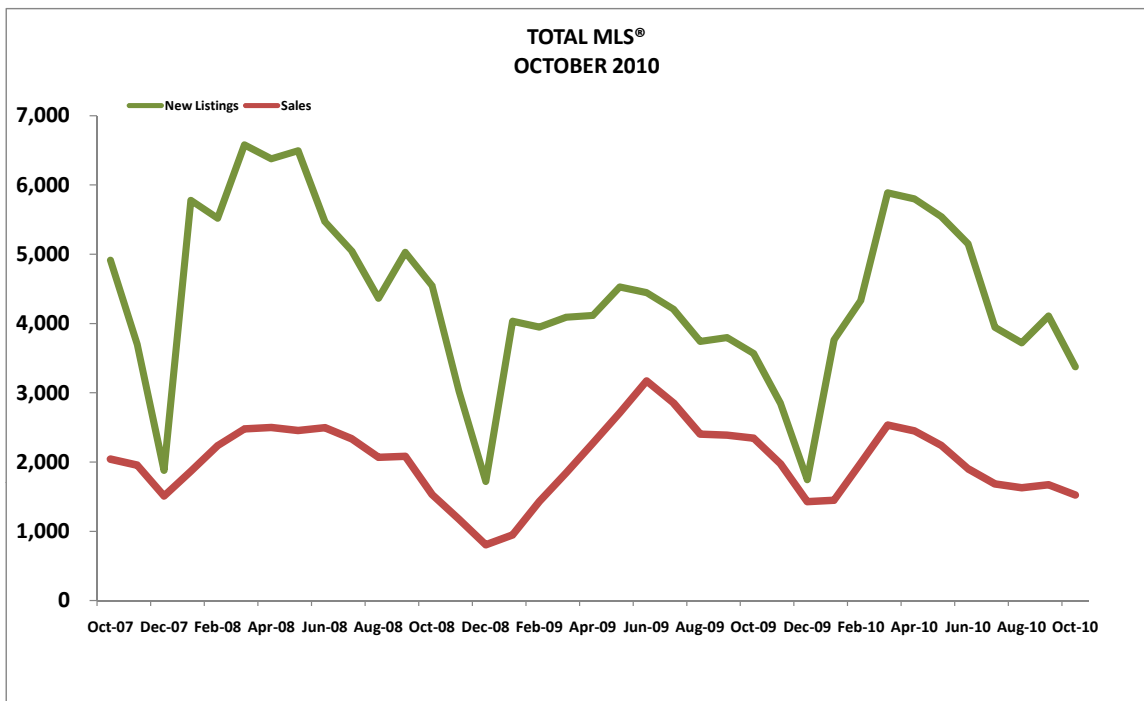
ABSORPTION RATE
TOTAL MLS® OCTOBER 2010



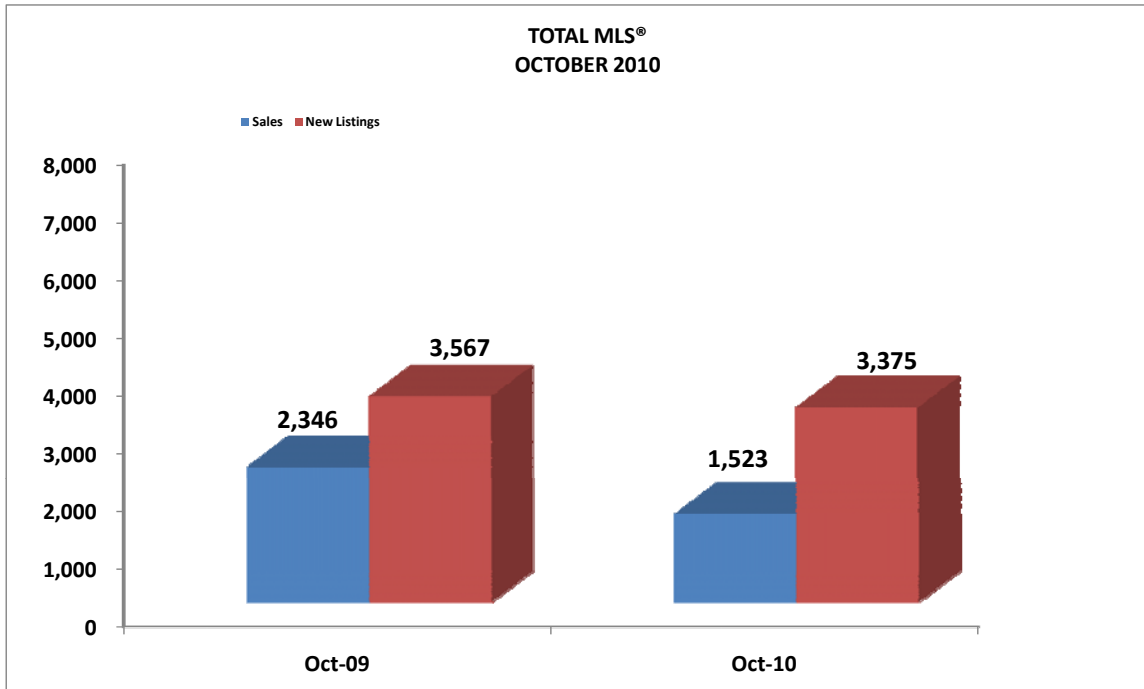
CALGARY REAL ESTATE BOARD



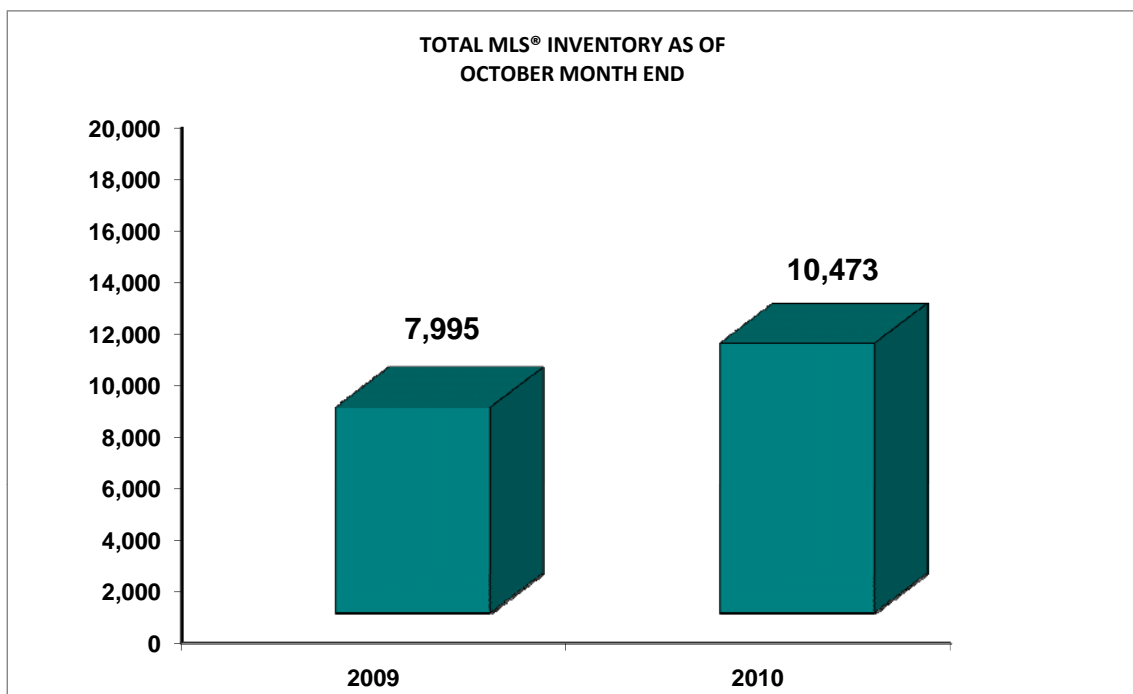
CALGARY REAL ESTATE BOARD



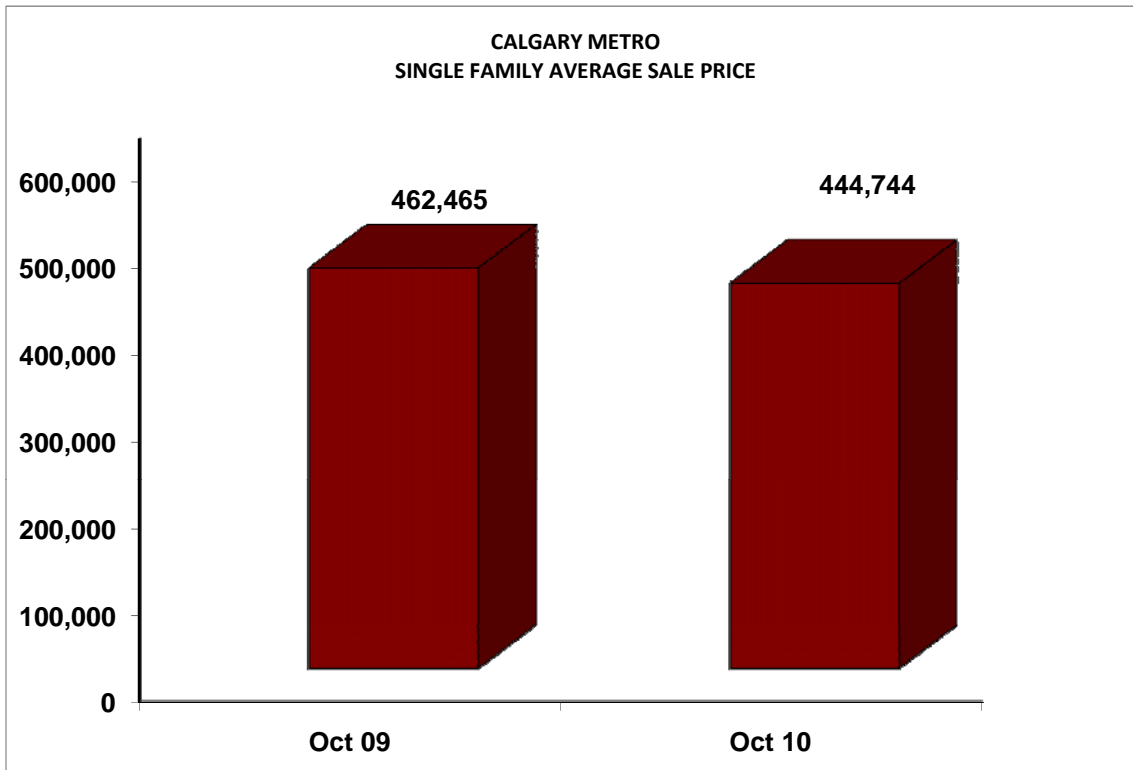
CALGARY REAL ESTATE BOARD



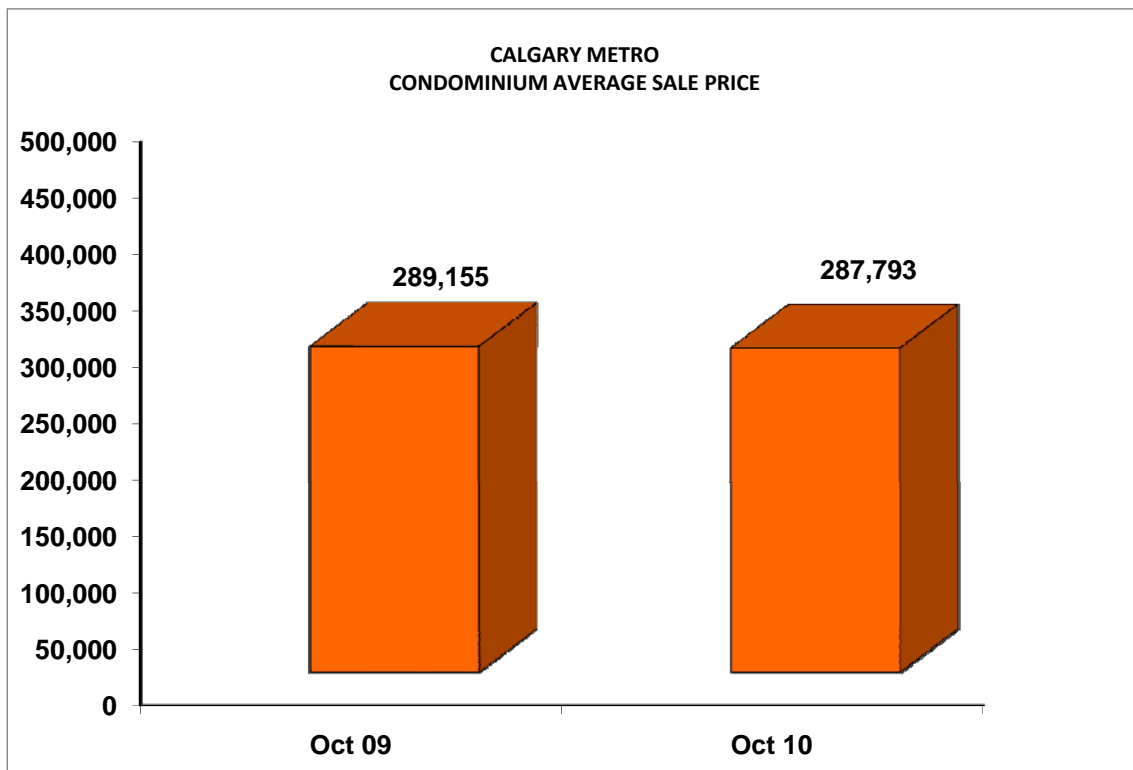
CALGARY REAL ESTATE BOARD



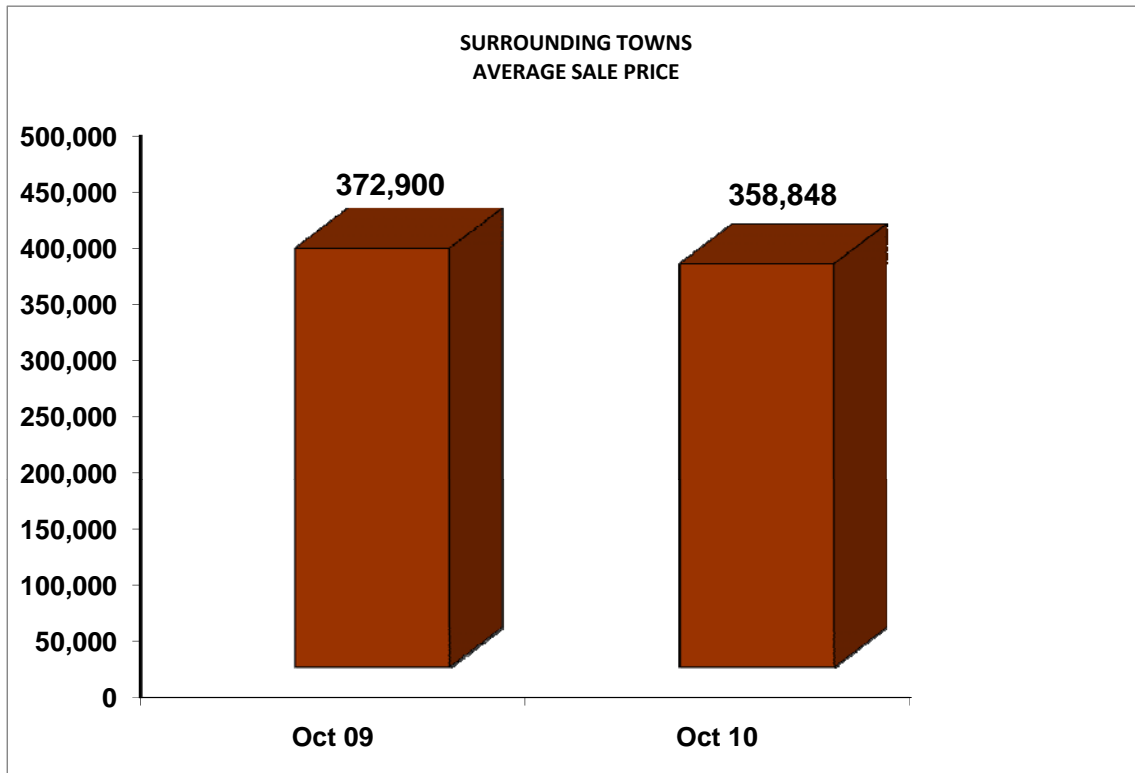
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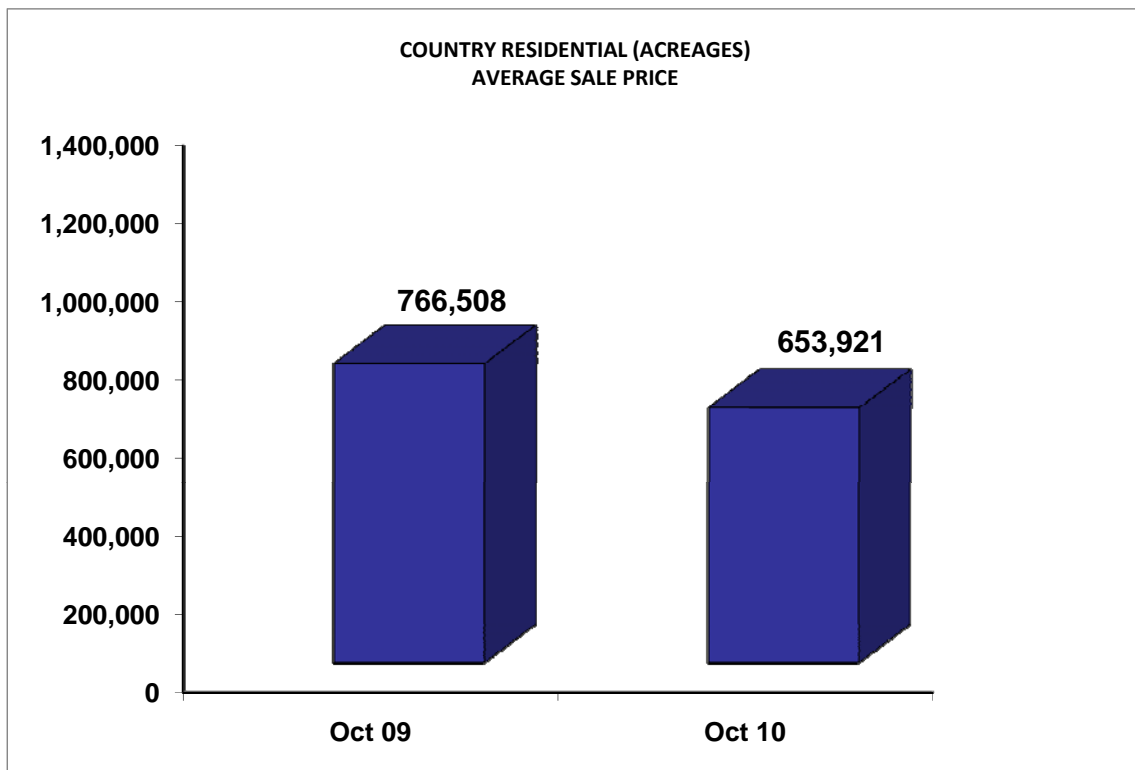
CALGARY REAL ESTATE BOARD



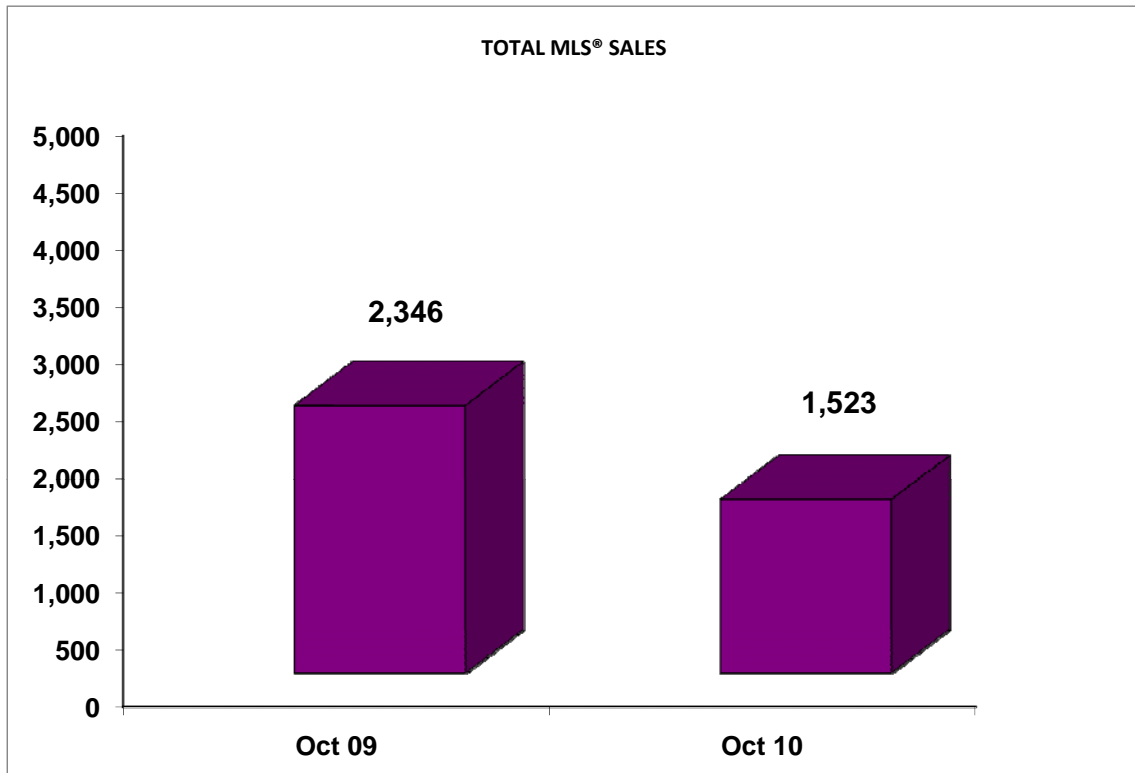
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