

MARKET SHOWS SEASONAL DECLINE

Calgary, December 1, 2008 – MLS® sales activity shows typical seasonal slowdown, as the end of 2008 approaches, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro sales for the month of November totaled 670, showing a decrease of 39.3 per cent from the 1,103 sales in November 2007 and showing a decrease of 18.3 per cent from last month's sales of 820. Condominium sales for the month of November were 284, a decrease of 42.7 per cent from the 496 condominium sales recorded in November 2007 and showing a decrease of 29 per cent from October 2008 when 399 condominiums changed hands.

"We're coming into the homestretch, with just one month left in 2008. Market activity typically slows down during the end of any year, however, this isn't a typical market, so the slow down that we're seeing is somewhat magnified. This is due to uncertainty amongst consumers and it isn't just affecting real estate, it's affecting all consumer spending," commented President, Ed Jensen. "I've said it before and I'll say it again, now is a great time to buy for bargain hunters and buyers who intend to buy long term; it is not a market for home flip buyers. Prices have come down and there are excellent deals to be had." Jensen, concluded.

The average price of a single family Calgary metro home in November 2008 was \$435,471, showing a decrease of 5.8 per cent from November 2007, when the average price was \$462,134, and showing a decrease of 3 per cent from October when the average price was \$449,100. The average price of a Calgary metro condominium was \$285,820, showing an 8.6 per cent decrease from November 2007 when the average price was \$312,710, and showing a decrease of 1.2 per cent over last month, when the average price was \$289,148. Average price information can be useful in establishing trends over time,

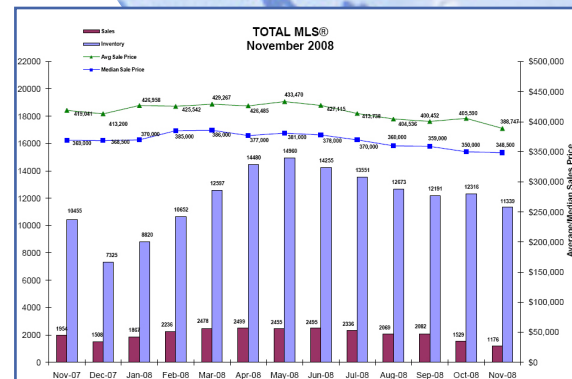
but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differentials between geographical areas.

Single family Calgary metro new listings added for the month of November totaled 1,567, a decrease of 19.6 per cent from November 2007, when new listing added totaled 1,949 and a decrease of 32.5 per cent from last month, when new listings coming to the market were 2,322. Calgary metro condominium new listings added in November 2008 were 741, showing a decrease of 16.7 per cent from the 890 new condominium listings added in November 2007 and a decrease of 30.8 per cent from last month's condominium listings of 1,071.

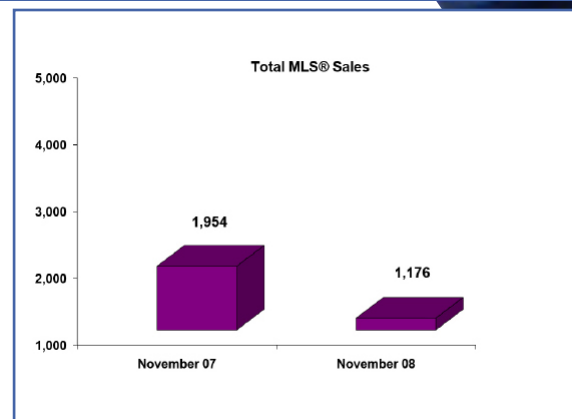
The median price of a single family Calgary metro home in November 2008 was \$387,300, showing a decrease of 5 per cent from November 2007, when the median price was \$407,500 and down 0.7 per cent from last month when the median price was \$390,000. All Calgary Metro MLS® statistics include properties 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.

The Calgary Real Estate Board is a professional body of 5,498 licensed brokers and registered associates, representing 249 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.

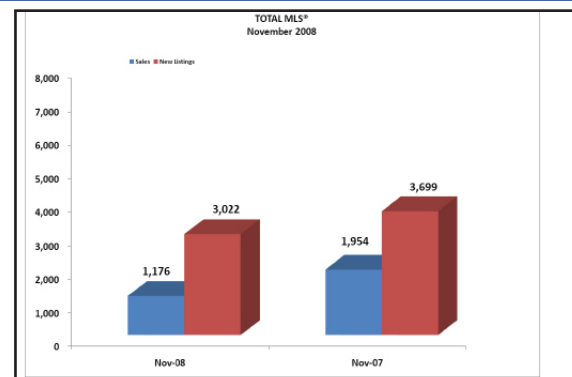
Total MLS®



Total MLS® Sales



Total MLS® Sales to New Listings



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR NOVEMBER 2008**

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>** 2008 YTD</u>	<u>**2007 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	5,083	4,984	1.99%	n/a	n/a	n/a
New Listings Added	1,567	1,949	-19.60%	30,424	30,737	-1.02%
Sales	670	1,103	-39.26%	13,011	17,592	-26.04%
Avg DOM Sold	55	46	19.57%	46	32	43.75%
Avg DOM Active	61	50	22.00%	61	50	22.00%
Average Sale Price	435,471	462,134	-5.77%	461,886	473,551	-2.46%
Median Price	387,300	407,500	-4.96%	410,000	422,000	-2.84%
Total Sales	291,765,901	509,733,980	-42.76%	6,009,599,035	8,329,761,610	-27.85%
Sales \$/List \$	95.45%	96.65%	-1.23%	96.73%	97.93%	-1.22%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,399	2,196	9.24%	n/a	n/a	n/a
New Listings Added	741	890	-16.74%	13,719	12,591	8.96%
Sales	284	496	-42.74%	5,457	7,844	-30.43%
Avg DOM Sold	51	44	15.91%	49	31	58.06%
Avg DOM Active	61	48	27.08%	61	48	27.08%
Average Sale Price	285,820	312,710	-8.60%	303,476	316,948	-4.25%
Median Price	251,800	285,000	-11.65%	280,000	295,000	-5.08%
Total Sales	81,172,928	155,104,155	-47.67%	1,656,067,346	2,485,824,035	-33.38%
Sales \$/List \$	94.63%	96.95%	-2.39%	96.71%	98.14%	-1.46%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,546	2,087	21.99%	n/a	n/a	n/a
New Listings Added	525	619	-15.19%	10,095	8,745	15.44%
Sales	181	277	-34.66%	3,702	5,011	-26.12%
Avg DOM Sold	81	58	39.66%	67	44	52.27%
Avg DOM Active	86	64	34.38%	86	64	34.38%
Average Sale Price	359,400	382,975	-6.16%	376,314	376,133	0.05%
Median Price	345,000	342,500	0.73%	350,000	347,500	0.72%
Total Sales	65,051,400	106,084,009	-38.68%	1,393,115,981	1,884,802,395	-26.09%
Sales \$/List \$	95.68%	96.62%	-0.97%	96.61%	97.92%	-1.34%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	782	693	12.84%	n/a	n/a	n/a
New Listings Added	123	117	5.13%	2,549	2,168	17.57%
Sales	28	45	-37.78%	651	788	-17.39%
Avg DOM Sold	92	102	-9.80%	82	66	24.24%
Avg DOM Active	109	89	22.47%	109	89	22.47%
Average Sale Price	565,889	813,726	-30.46%	799,919	832,525	-3.92%
Median Price	500,000	722,250	-30.77%	725,000	750,000	-3.33%
Total Sales	15,844,900	36,617,650	-56.73%	520,747,100	656,029,805	-20.62%
Sales \$/List \$	92.24%	93.92%	-1.80%	94.40%	95.61%	-1.26%
<u>RURAL LAND</u>						
Month End Inventory	452	424	6.60%	n/a	n/a	n/a
New Listings Added	47	92	-48.91%	1,091	1,007	8.34%
Sales	7	20	-65.00%	203	356	-42.98%
Avg DOM Sold	116	87	33.33%	107	95	12.63%
Avg DOM Active	147	106	38.68%	147	106	38.68%
Average Sale Price	414,286	513,640	-19.34%	497,093	534,782	-7.05%
Median Price	350,000	394,900	-11.37%	359,000	374,900	-4.24%
Total Sales	2,900,000	10,272,800	-71.77%	100,909,859	190,382,329	-47.00%
Sales \$/List \$	87.70%	95.84%	-8.50%	91.04%	95.13%	-4.29%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,339	10,455	8.46%	n/a	n/a	n/a
New Listings Added	3,022	3,699	-18.30%	58,204	55,596	4.69%
Sales	1,176	1,954	-39.82%	23,151	31,799	-27.20%
Avg DOM Sold	59	49	20.41%	52	35	48.57%
Avg DOM Active	73	57	28.07%	73	57	28.07%
Average Sale Price	388,747	419,041	-7.23%	418,572	426,523	-1.86%
Median Price	348,500	369,000	-5.56%	370,000	379,800	-2.58%
Total Sales	457,166,528	818,806,914	-44.17%	9,690,371,170	13,561,287,738	-28.54%
Sales \$/List \$	95.17%	96.56%	-1.44%	96.52%	97.81%	-1.32%

*Total MLS® includes Mobile Listings

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**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE CATEGORY
NOVEMBER 2008**

	Nov-08				Nov-07			
<i>SINGLE FAMILY</i>	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	1	0.09%	1	0.01%
100,000 - 199,999	3	0.45%	33	0.25%	1	0.09%	19	0.11%
200,000 - 299,999	84	12.54%	927	7.12%	71	6.46%	959	5.45%
300,000 - 349,999	140	20.90%	2,239	17.21%	199	18.11%	2,618	14.89%
350,000 - 399,999	145	21.64%	2,805	21.56%	242	22.02%	3,710	21.10%
400,000 - 449,999	101	15.07%	2,255	17.33%	194	17.65%	3,190	18.14%
450,000 - 499,999	60	8.96%	1,537	11.81%	111	10.10%	2,259	12.85%
500,000 - 549,999	47	7.01%	921	7.08%	82	7.46%	1,421	8.08%
550,000 - 599,999	25	3.73%	622	4.78%	43	3.91%	931	5.30%
600,000 - 649,999	14	2.09%	413	3.17%	39	3.55%	628	3.57%
650,000 - 699,999	12	1.79%	280	2.15%	28	2.55%	438	2.49%
700,000 - 799,999	12	1.79%	367	2.82%	30	2.73%	521	2.96%
800,000 - 899,999	10	1.49%	193	1.48%	20	1.82%	299	1.70%
900,000 - 999,999	2	0.30%	78	0.60%	12	1.09%	166	0.94%
OVER 1,000,000	15	2.24%	341	2.62%	26	2.37%	420	2.39%
	670		13,011		1,099		17,580	
 <i>CONDO</i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
100,000 - 199,999	29	10.21%	264	4.84%	19	3.85%	253	3.23%
200,000 - 299,999	184	64.79%	3,053	55.95%	259	52.43%	3,918	49.97%
300,000 - 349,999	41	14.44%	1,069	19.59%	111	22.47%	1,807	23.05%
350,000 - 399,999	8	2.82%	480	8.80%	45	9.11%	851	10.85%
400,000 - 449,999	8	2.82%	246	4.51%	24	4.86%	410	5.23%
450,000 - 499,999	5	1.76%	136	2.49%	12	2.43%	241	3.07%
500,000 - 549,999	2	0.70%	62	1.14%	8	1.62%	118	1.50%
550,000 - 599,999	2	0.70%	42	0.77%	4	0.81%	72	0.92%
600,000 - 649,999	-	0.00%	22	0.40%	5	1.01%	45	0.57%
650,000 - 699,999	-	0.00%	21	0.38%	1	0.20%	34	0.43%
700,000 - 799,999	2	0.70%	21	0.38%	2	0.40%	39	0.50%
800,000 - 899,999	-	0.00%	11	0.20%	1	0.20%	16	0.20%
900,000 - 999,999	-	0.00%	4	0.07%	-	0.00%	6	0.08%
OVER 1,000,000	3	1.06%	26	0.48%	3	0.61%	29	0.37%
	284		5,457		494		7,840	

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**CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
NOVEMBER 2008**

TOWNS	Month	Nov-08			Nov-07			
		**Y.T.D.			**Y.T.D.			
0 - 99,999	1	0.55%	46	1.24%	2	0.72%	90	1.80%
100,000 - 199,999	9	4.97%	268	7.24%	21	7.61%	354	7.07%
200,000 - 299,999	45	24.86%	849	22.93%	71	25.72%	1,299	25.93%
300,000 - 349,999	36	19.89%	673	18.18%	47	17.03%	805	16.07%
350,000 - 399,999	46	25.41%	651	17.59%	40	14.49%	814	16.25%
400,000 - 449,999	20	11.05%	452	12.21%	27	9.78%	566	11.30%
450,000 - 499,999	6	3.31%	260	7.02%	27	9.78%	397	7.92%
500,000 - 549,999	2	1.10%	154	4.16%	11	3.99%	208	4.15%
550,000 - 599,999	8	4.42%	88	2.38%	9	3.26%	138	2.75%
600,000 - 649,999	-	0.00%	62	1.67%	2	0.72%	70	1.40%
650,000 - 699,999	1	0.55%	30	0.81%	3	1.09%	60	1.20%
700,000 - 799,999	4	2.21%	55	1.49%	3	1.09%	58	1.16%
800,000 - 899,999	1	0.55%	38	1.03%	7	2.54%	47	0.94%
900,000 - 999,999	-	0.00%	25	0.68%	1	0.36%	25	0.50%
OVER 1,000,000	2	1.10%	51	1.38%	5	1.81%	79	1.58%
	181		3,702		276		5,010	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	3.57%	3	0.46%	-	0.00%	10	1.28%
100,000 - 199,999	2	7.14%	16	2.46%	1	2.27%	30	3.83%
200,000 - 299,999	2	7.14%	34	5.22%	2	4.55%	30	3.83%
300,000 - 349,999	5	17.86%	30	4.61%	1	2.27%	24	3.06%
350,000 - 399,999	1	3.57%	30	4.61%	1	2.27%	44	5.61%
400,000 - 449,999	-	0.00%	33	5.07%	3	6.82%	26	3.32%
450,000 - 499,999	1	3.57%	26	3.99%	1	2.27%	32	4.08%
500,000 - 549,999	2	7.14%	35	5.38%	1	2.27%	30	3.83%
550,000 - 599,999	2	7.14%	28	4.30%	4	9.09%	35	4.46%
600,000 - 649,999	1	3.57%	29	4.45%	1	2.27%	38	4.85%
650,000 - 699,999	2	7.14%	38	5.84%	2	4.55%	51	6.51%
700,000 - 799,999	2	7.14%	79	12.14%	8	18.18%	89	11.35%
800,000 - 899,999	4	14.29%	72	11.06%	6	13.64%	87	11.10%
900,000 - 999,999	1	3.57%	53	8.14%	3	6.82%	58	7.40%
OVER 1,000,000	2	7.14%	145	22.27%	10	22.73%	200	25.51%
	28		651		44		784	

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CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
NOVEMBER 2008

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
BK-SP	6	1		0	-	-	-	0	0.00%
BLEVL	110	36		23	354,935	8,163,500	353,000	40	96.19%
BUNG	433	118		42	440,057	18,482,400	381,500	61	94.97%
BUNGH	22	4		3	554,650	1,663,950	543,950	32	93.76%
HL-SP	2	1		0	-	-	-	0	0.00%
MODUL	1	0		0	-	-	-	0	0.00%
SPLT2	82	23		15	429,367	6,440,500	418,000	41	95.63%
SPLT3	9	1		0	-	-	-	0	0.00%
SPLT4	61	27		18	343,217	6,177,900	349,900	42	96.38%
SPLT5	6	2		1	610,000	610,000	610,000	16	93.86%
ST1.5	27	9		3	370,667	1,112,000	370,000	44	95.71%
ST2	989	301		106	471,931	50,024,650	426,500	53	95.91%
ST2.5	11	3		0	-	-	-	0	0.00%
ST3	6	0		0	-	-	-	0	0.00%
VILLA	4	3		0	-	-	-	0	0.00%
NE									
BK-SP	4	2		1	330,000	330,000	330,000	15	98.54%
BLEVL	206	63		29	289,228	8,387,605	290,000	47	94.98%
BUNG	228	65		36	302,354	10,884,726	299,000	57	94.11%
BUNGH	2	1		0	-	-	-	0	0.00%
MODUL	0	0		1	240,000	240,000	240,000	38	96.04%
SPLT2	20	8		2	296,500	593,000	293,000	67	94.90%
SPLT3	12	4		2	272,500	545,000	270,000	34	97.36%
SPLT4	95	24		11	310,909	3,420,000	310,000	55	94.87%
SPLT5	2	0		0	-	-	-	0	0.00%
ST1.5	4	3		0	-	-	-	0	0.00%
ST2	329	115		53	327,232	17,343,313	319,500	55	96.30%
ST2.5	1	0		0	-	-	-	0	0.00%
SW									
BK-SP	4	2		2	387,500	775,000	365,000	64	95.80%
BLEVL	48	26		15	654,600	9,819,000	372,000	72	93.97%
BUNG	397	115		43	438,773	18,867,250	400,000	57	95.61%
BUNGH	31	7		1	494,900	494,900	494,900	33	100.00%
HL-SP	2	1		0	-	-	-	0	0.00%
SPLT2	68	25		14	517,429	7,244,000	455,000	52	95.30%
SPLT3	9	2		3	571,500	1,714,500	450,000	67	97.26%
SPLT4	58	20		15	465,720	6,985,800	391,800	50	95.96%
SPLT5	11	1		1	747,500	747,500	747,500	72	93.45%
ST1.5	23	6		2	491,200	982,400	374,900	6	93.14%
ST2	857	240		107	558,702	59,781,133	469,450	65	94.51%
ST2.5	11	2		1	599,000	599,000	599,000	58	95.84%
ST3	26	9		1	635,000	635,000	635,000	13	90.73%
VILLA	4	1		1	475,000	475,000	475,000	22	95.96%
SE									
BK-SP	5	2		0	-	-	-	0	0.00%
BLEVL	46	12		11	377,362	4,150,980	374,900	40	98.07%
BUNG	153	49		21	369,638	7,762,400	318,000	40	95.24%
SPLT2	59	20		7	429,943	3,009,600	425,000	66	95.74%
SPLT3	6	2		1	328,000	328,000	328,000	51	96.50%
SPLT4	41	16		8	354,375	2,835,000	340,000	48	97.01%
SPLT5	2	0		0	-	-	-	0	0.00%
ST1.5	3	2		0	-	-	-	0	0.00%
ST2	481	177		67	428,715	28,723,894	405,000	56	97.03%
ST2.5	1	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
NOVEMBER 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	309	81	26	248,276	6,455,178	242,500	46	95.51%
APRTM	21	3	2	221,500	443,000	218,000	56	95.31%
BK-SP	1	1	1	249,900	249,900	249,900	26	94.34%
BLEVL	11	3	1	238,500	238,500	238,500	18	95.44%
BUNG	67	34	13	259,338	3,371,400	266,500	42	97.42%
BUNGH	1	0	1	382,000	382,000	382,000	34	95.52%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	7	3	0	-	-	-	0	0.00%
SPLT2	5	1	0	-	-	-	0	0.00%
SPLT3	3	0	1	487,500	487,500	487,500	40	92.87%
SPLT4	13	2	1	348,000	348,000	348,000	46	94.10%
SPLT5	2	1	2	358,750	717,500	323,500	54	93.80%
ST2	183	50	17	299,076	5,084,300	305,000	39	96.90%
ST2.5	4	1	0	-	-	-	0	0.00%
ST3	14	3	1	265,000	265,000	265,000	75	98.18%
VILLA	3	0	0	-	-	-	0	0.00%
NE								
APART	69	14	6	203,917	1,223,500	207,000	63	96.20%
APRTM	6	1	3	237,167	711,500	247,500	40	96.16%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	7	1	0	-	-	-	0	0.00%
BUNG	23	9	3	270,833	812,500	270,000	38	95.05%
SPLT4	7	3	0	-	-	-	0	0.00%
ST2	81	22	9	194,778	1,753,000	190,000	67	89.26%
SW								
APART	835	286	98	296,285	29,035,900	245,500	54	94.02%
APRTM	53	16	6	269,833	1,619,000	265,000	47	97.66%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	11	2	1	195,000	195,000	195,000	21	97.99%
BUNG	98	33	14	289,607	4,054,500	270,000	52	94.14%
BUNGH	4	2	0	-	-	-	0	0.00%
LOFT	24	6	1	275,000	275,000	275,000	35	94.86%
PENTH	14	2	1	425,000	425,000	425,000	42	94.47%
SPLT2	5	0	0	-	-	-	0	0.00%
SPLT3	2	1	3	339,667	1,019,000	319,000	81	96.88%
SPLT4	15	8	2	281,000	562,000	250,000	79	97.61%
SPLT5	6	2	4	280,925	1,123,700	275,000	46	92.14%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	209	63	29	292,134	8,471,900	252,500	53	96.51%
ST2.5	6	1	0	-	-	-	0	0.00%
ST3	37	13	1	702,500	702,500	702,500	39	93.68%
VILLA	11	2	3	372,667	1,118,000	380,000	36	89.59%
SE								
APART	94	31	14	232,050	3,248,700	225,000	57	95.67%
APRTM	5	2	0	-	-	-	0	0.00%
BLEVL	2	1	1	239,000	239,000	239,000	38	95.98%
BUNG	23	8	2	277,000	554,000	255,000	24	98.07%
PENTH	3	1	0	-	-	-	0	0.00%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	7	1	1	290,000	290,000	290,000	37	97.32%
SPLT4	6	0	1	418,000	418,000	418,000	81	96.11%
SPLT5	4	0	0	-	-	-	0	0.00%
ST2	73	24	15	351,930	5,278,950	251,000	55	90.74%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	5	1	0	-	-	-	0	0.00%
VILLA	3	0	0	-	-	-	0	0.00%

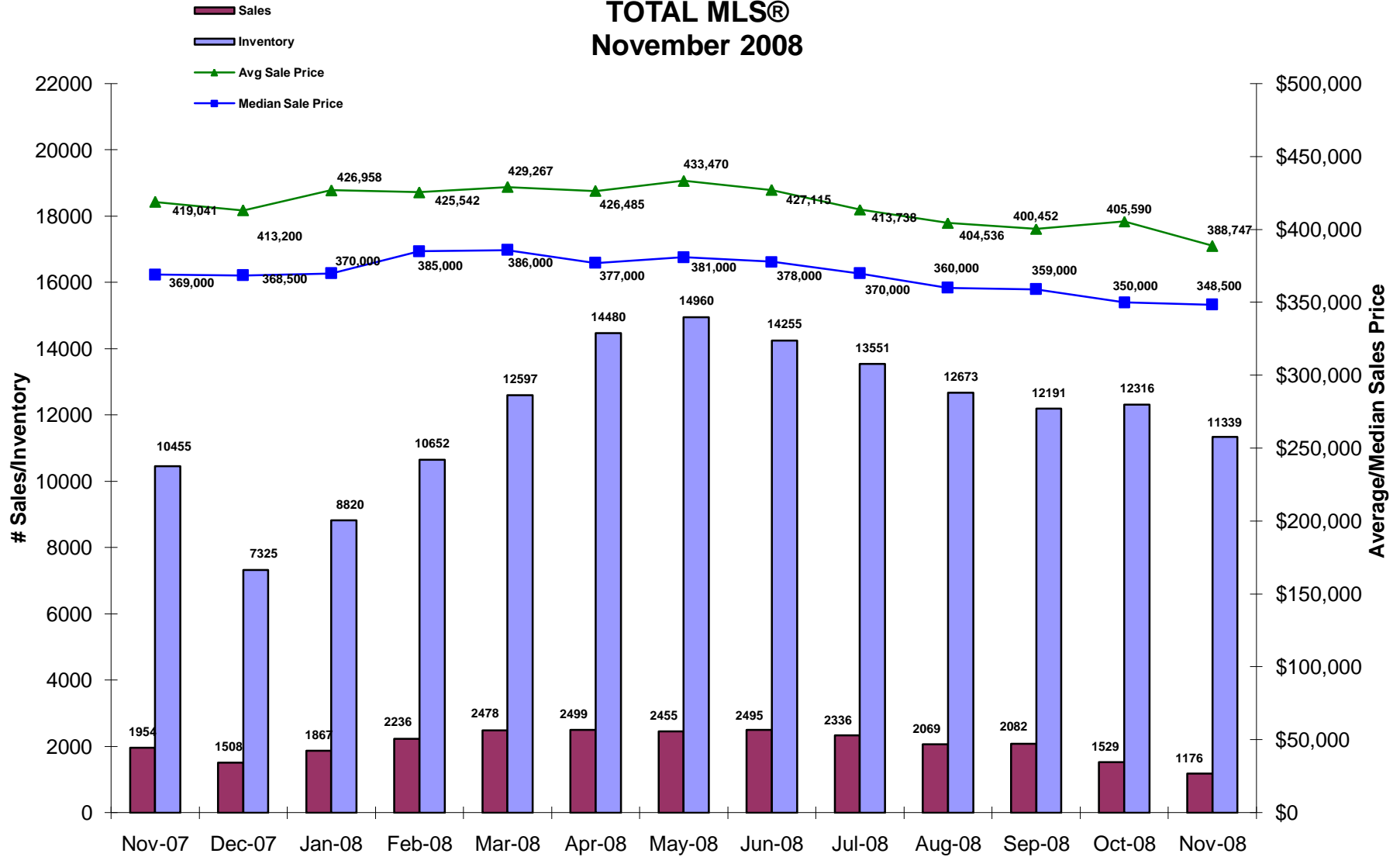
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	2,162	1,977	2,559	2,548	2,569	2,331	2,143	2,076	2,249	1,913	1,575	963	25,102
Sales	956	1,181	1,743	1,633	1,635	1,570	1,454	1,422	1,320	1,331	1,190	933	16,384
Avg Price	245,193	245,064	250,043	251,052	245,548	255,523	249,439	248,961	250,543	254,490	260,584	267,041	251,561
Median	217,000	224,900	225,750	227,000	226,000	227,000	223,500	225,000	226,900	230,000	231,500	234,000	226,100
Avg DOM	48	44	41	37	37	37	41	42	43	40	44	48	41
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		30,424
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152	820	670		13,011
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048	449,100	435,471		461,886
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000	390,000	387,300		410,000
Avg DOM	50	39	40	40	42	46	52	52	51	48	55		46

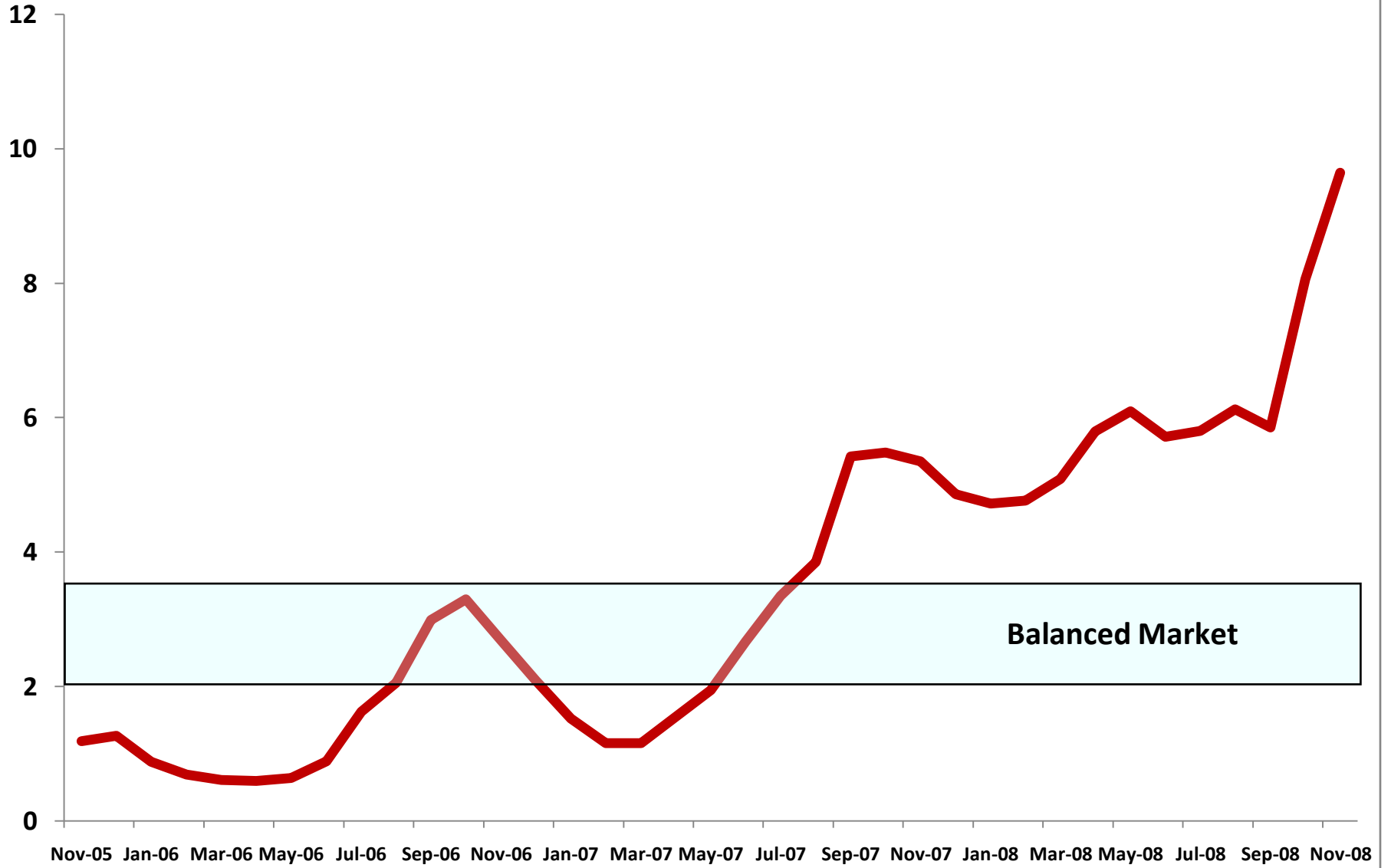
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

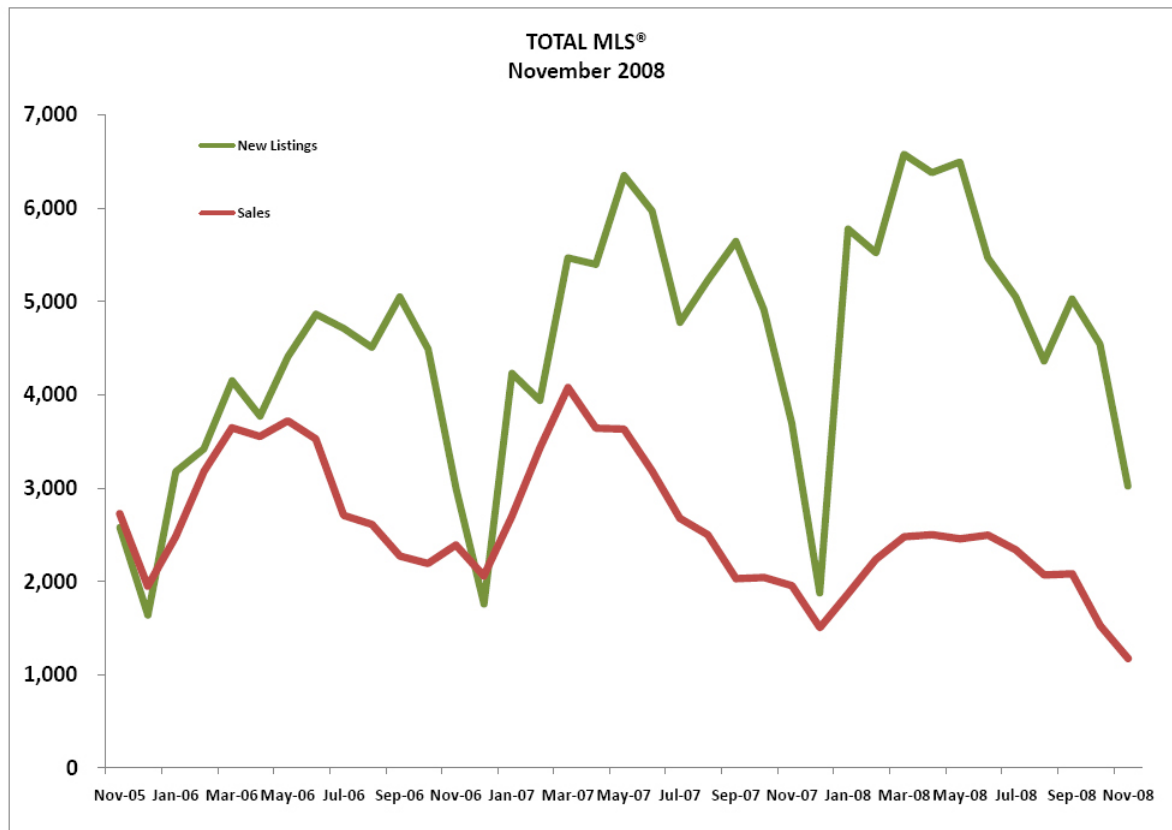
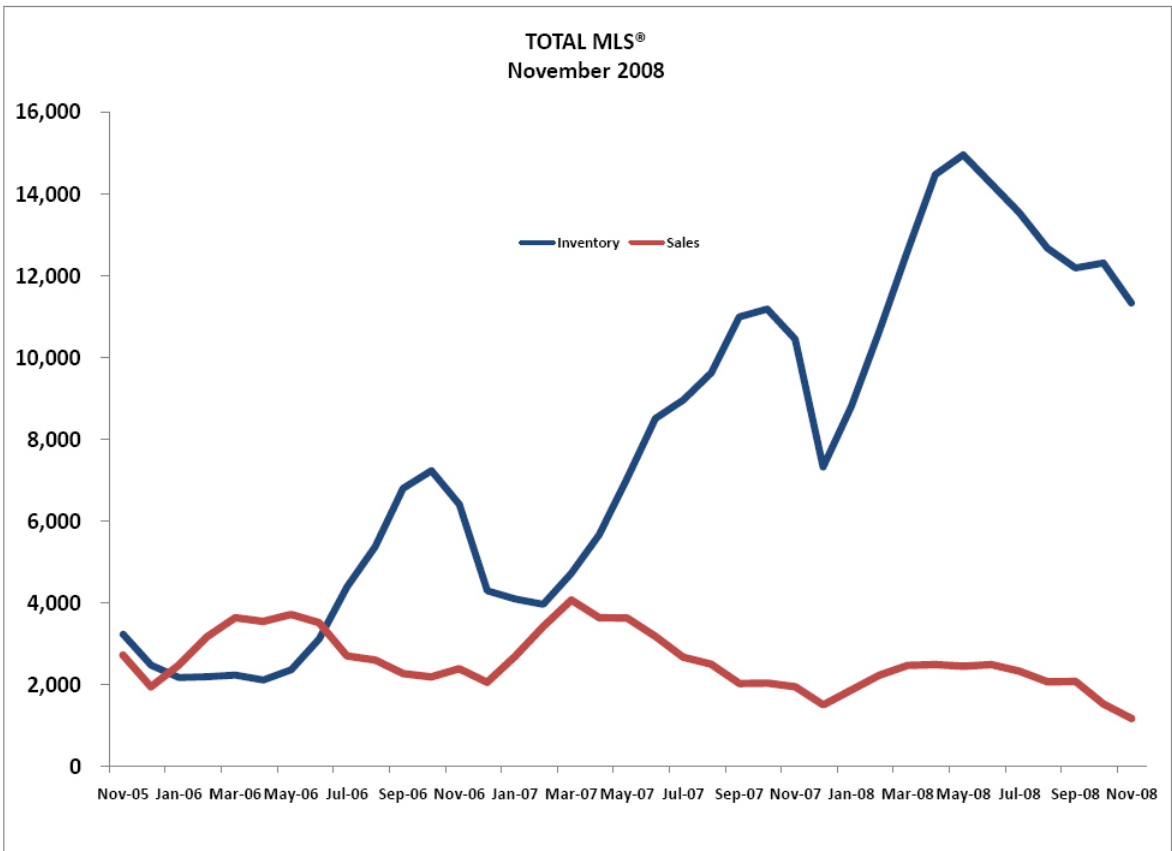
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	165,164	166,584	164,323	167,799	168,575	171,245	166,141
Median	147,500	146,750	150,000	147,000	151,900	154,500	152,000	153,000	150,000	155,000	155,000	155,000	152,000
Avg DOM	53	48	45	45	44	44	45	48	47	46	46	52	46
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		13,719
Sales	454	562	565	581	577	556	535	495	465	399	284		5,457
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426	289,148	285,820		303,476
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000	268,000	251,800		280,000
Avg DOM	48	45	43	45	50	51	52	58	54	50	51		49

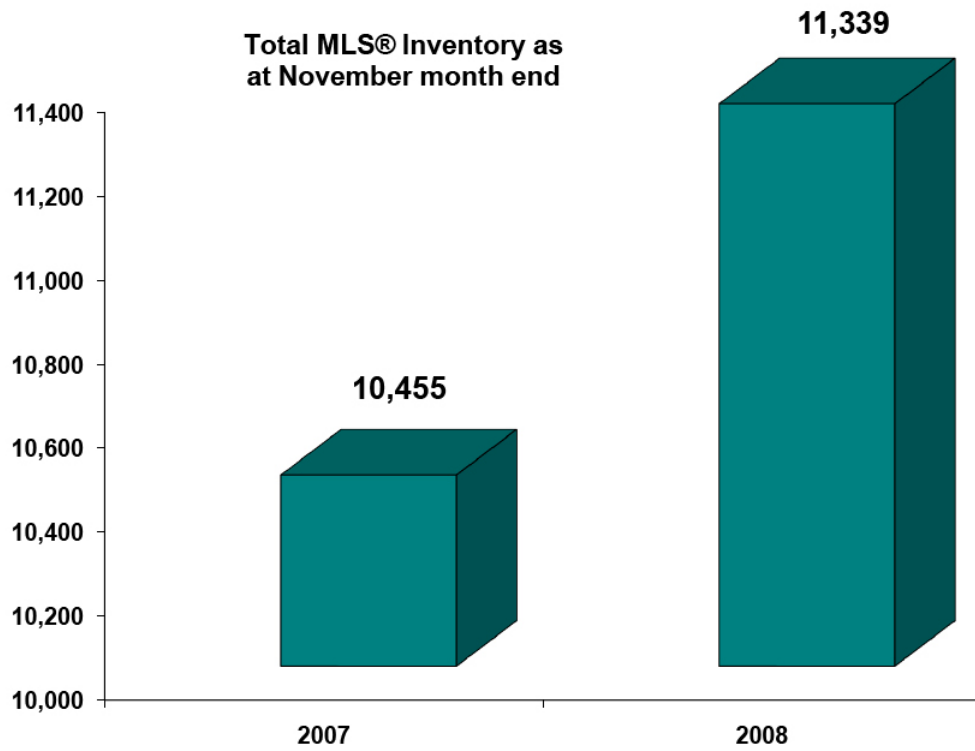
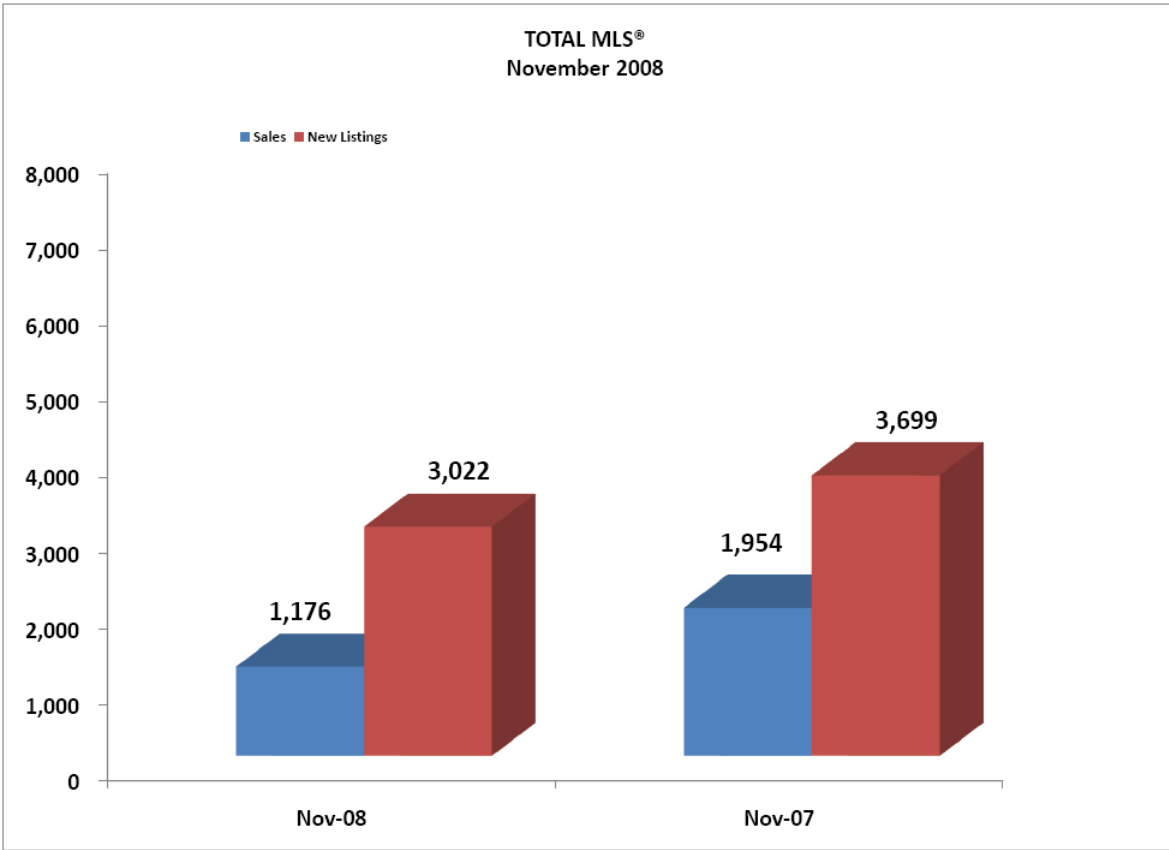
TOTAL MLS® November 2008



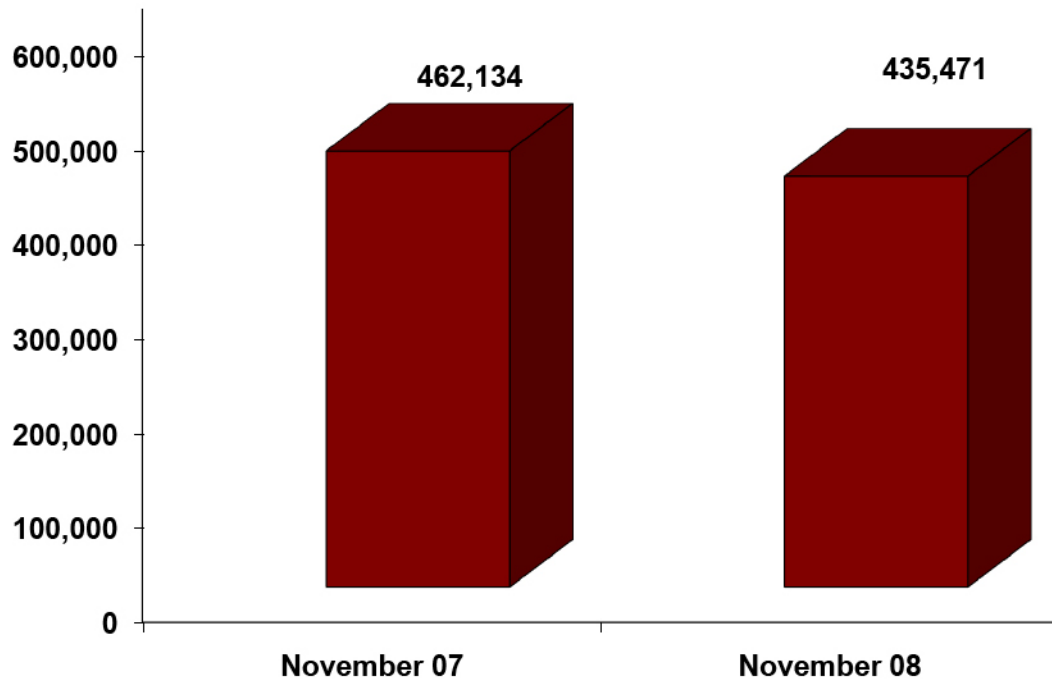
Absorption Rate (Inventory Turnover) Total MLS® November 2008



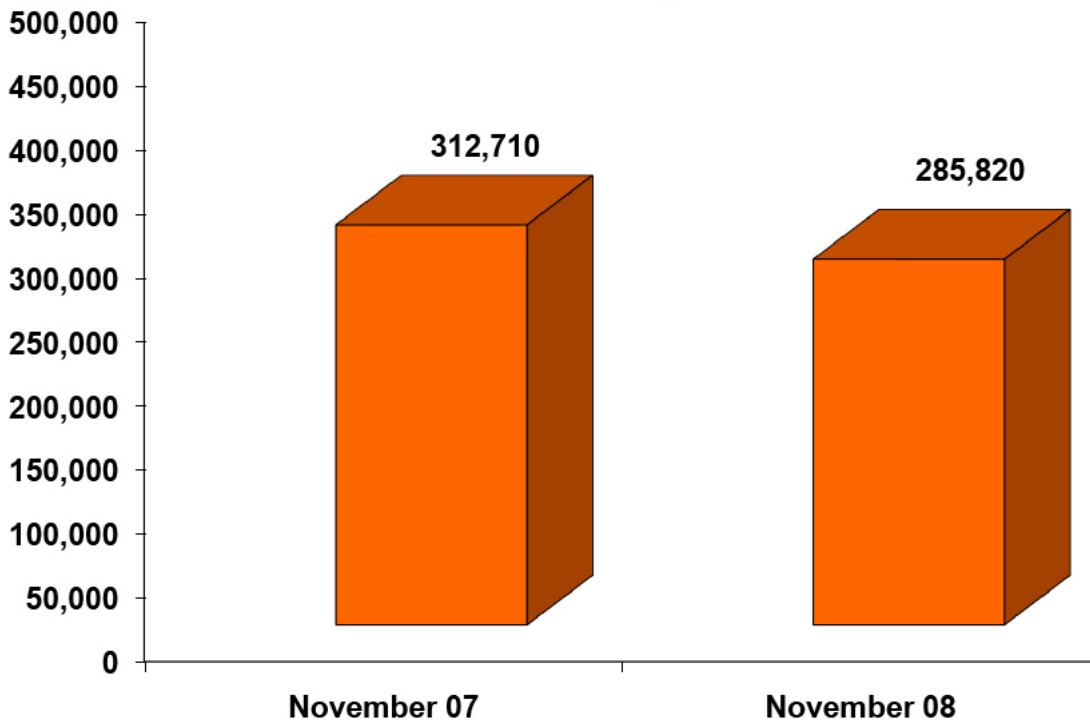




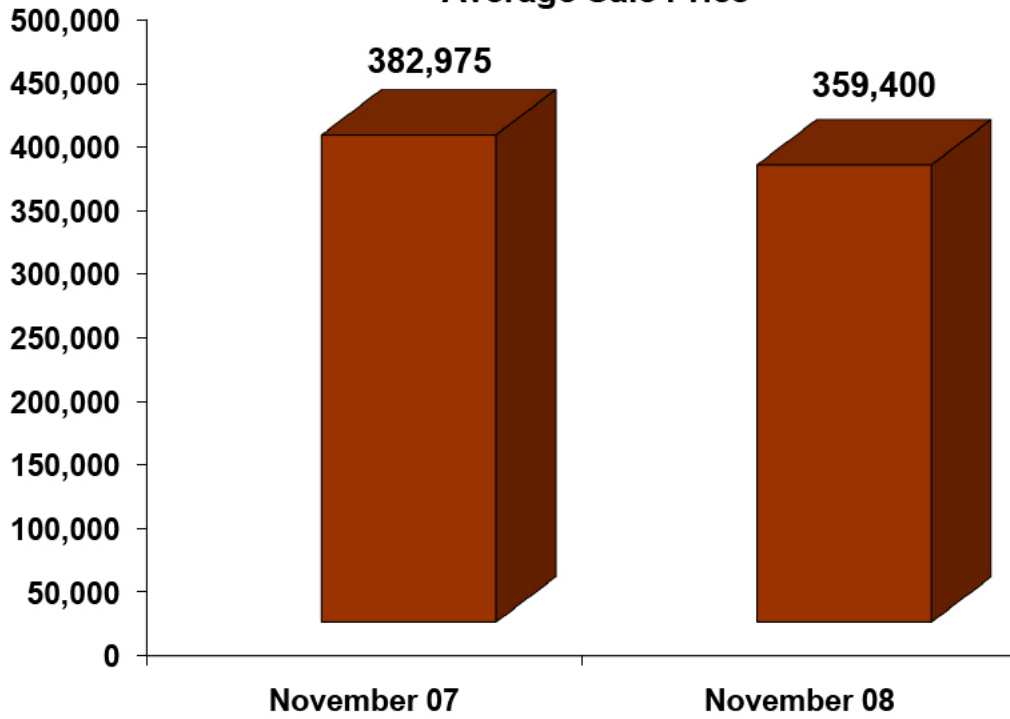
Calgary Metro Single Family Average Sale Price



Calgary Metro Condominium Average Sale Price



Surrounding Towns Average Sale Price



Country Residential (Acreages) Average Sale Price

