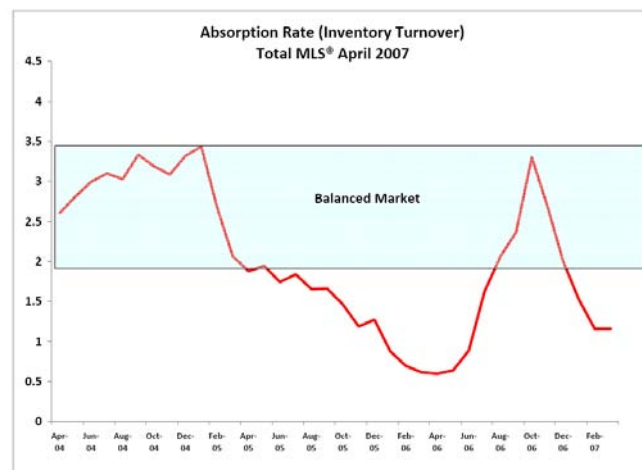


“This is a stabilizing month for MLS®. Sales and listings are down moderately from March; however new listings in April are approximately 1,550 ahead of April 2006”, remarked CREB® President, Ron Stanners.

“The average sale price in April for a single family home has declined moderately from March, from \$462,000 to \$458,000. Accurate pricing is becoming even more important in this stable market; contact a REALTOR® for professional assistance”, continued Stanners.

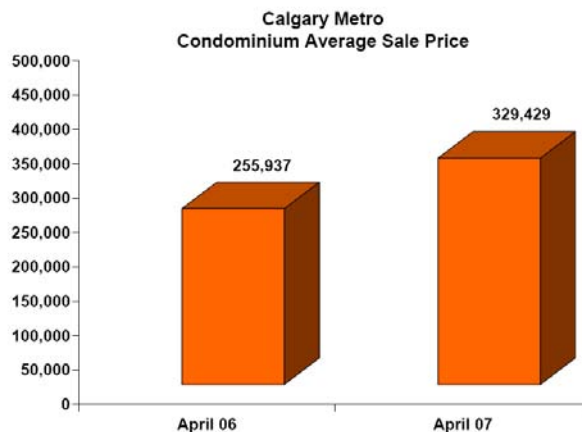
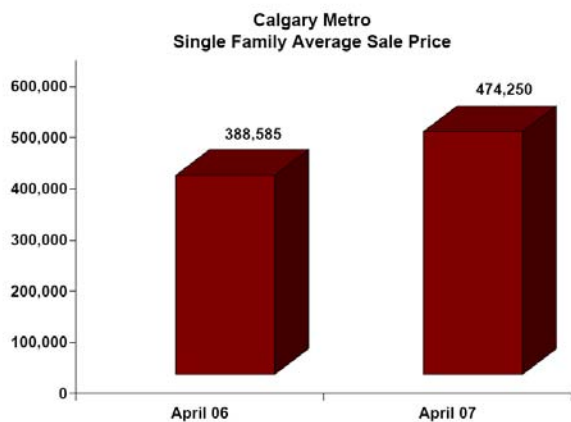
Absorbtion Rate



Stats Dictionary

- Metro - within Calgary City Limits
- Absorbtion Rate - inventory turnover
- Town and Country - outside of Calgary City Limits

The Monthly Trend



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR APRIL 2007**

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>** 2007 YTD</u>	<u>**2006 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	2,881	n/a	n/a	n/a	n/a	n/a
New Listings Added	3,100	2,197	41.10%	10,759	8,409	27.95%
Sales	2,086	2,040	2.25%	7,788	7,338	6.13%
Avg DOM Sold	24	15	60.00%	28	17	64.71%
Avg DOM Active	30	40	-25.00%	30	40	-25.00%
Average Sale Price	474,250	388,585	22.05%	461,185	370,079	24.62%
Median Price	432,000	356,000	21.35%	415,000	332,000	25.00%
Total Sales	989,284,522	792,712,467	24.80%	3,591,711,963	2,715,636,564	32.26%
Sales \$/List \$	98.50%	100.46%	-1.96%	98.40%	99.85%	-1.45%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	898	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,157	834	38.73%	4,302	3,209	34.06%
Sales	839	798	5.14%	3,493	3,031	15.24%
Avg DOM Sold	23	12	91.67%	28	18	55.56%
Avg DOM Active	27	37	-27.03%	27	37	-27.03%
Average Sale Price	329,429	255,937	28.71%	308,484	231,571	33.21%
Median Price	309,000	236,000	30.93%	287,500	210,000	36.90%
Total Sales	276,391,019	204,237,885	35.33%	1,077,536,268	701,891,496	53.52%
Sales \$/List \$	98.65%	102.14%	-3.42%	98.62%	100.63%	-2.00%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,100	n/a	n/a	n/a	n/a	n/a
New Listings Added	834	523	59.46%	2,885	2,034	41.84%
Sales	564	513	9.94%	2,068	1,885	9.71%
Avg DOM Sold	38	35	8.57%	41	42	-2.38%
Avg DOM Active	52	60	-13.33%	52	60	-13.33%
Average Sale Price	368,979	296,893	24.28%	355,477	259,117	37.19%
Median Price	345,000	267,000	29.21%	334,000	235,500	41.83%
Total Sales	208,104,178	152,306,253	36.64%	735,127,192	488,435,387	50.51%
Sales \$/List \$	98.30%	99.32%	-1.03%	98.31%	99.03%	-0.72%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	469	248	89.11%	n/a	n/a	n/a
New Listings Added	212	136	55.88%	682	557	22.44%
Sales	98	138	-28.99%	290	391	-25.83%
Avg DOM Sold	63	58	8.62%	65	63	3.17%
Avg DOM Active	68	81	-16.05%	68	81	-16.05%
Average Sale Price	796,728	731,598	8.90%	794,894	647,736	22.72%
Median Price	740,000	625,000	18.40%	726,000	560,000	29.64%
Total Sales	78,079,300	100,960,455	-22.66%	230,519,220	253,264,883	-8.98%
Sales \$/List \$	96.57%	96.53%	0.04%	96.16%	96.74%	-0.60%
<u>RURAL LAND</u>						
Month End Inventory	274	256	7.03%	n/a	n/a	n/a
New Listings Added	68	68	0.00%	301	68	342.65%
Sales	37	41	-9.76%	134	153	-12.42%
Avg DOM Sold	99	93	6.45%	95	120	-20.83%
Avg DOM Active	99	89	11.24%	99	89	11.24%
Average Sale Price	487,891	533,255	-8.51%	526,694	415,286	26.83%
Median Price	380,000	315,000	20.63%	355,000	265,000	33.96%
Total Sales	18,051,954	21,863,449	-17.43%	70,577,008	63,538,712	11.08%
Sales \$/List \$	96.86%	99.43%	-2.58%	94.70%	97.56%	-2.94%
<u>TOTAL MLS®*</u>						
Month End Inventory	5,665	2,120	167.22%	n/a	n/a	n/a
New Listings Added	5,399	3,774	43.06%	19,036	3,774	404.40%
Sales	3,640	3,552	2.48%	13,833	3,552	289.44%
Avg DOM Sold	28	20	40.00%	31	24	29.17%
Avg DOM Active	40	50	-20.00%	40	50	-20.00%
Average Sale Price	431,610	358,397	20.43%	412,740	328,665	25.58%
Median Price	390,000	316,000	23.42%	370,000	285,000	29.82%
Total Sales	1,571,059,972	1,273,025,809	23.41%	5,709,425,795	4,224,982,130	35.13%
Sales \$/List \$	98.38%	100.24%	-1.86%	98.29%	99.65%	-1.37%

*Total MLS includes Mobile Listings

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time.

**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE CATEGORY
APRIL 2007**

	Apr-07				Apr-06			
SINGLE FAMILY	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	5	0.07%
100,000 - 199,999	2	0.10%	16	0.21%	65	3.19%	472	6.43%
200,000 - 299,999	65	3.12%	548	7.04%	532	26.08%	2,340	31.89%
300,000 - 349,999	277	13.30%	1,275	16.38%	367	17.99%	1,291	17.59%
350,000 - 399,999	443	21.27%	1,619	20.80%	353	17.30%	1,113	15.17%
400,000 - 449,999	394	18.92%	1,404	18.04%	268	13.14%	746	10.17%
450,000 - 499,999	291	13.97%	981	12.61%	143	7.01%	417	5.68%
500,000 - 549,999	188	9.03%	581	7.47%	87	4.26%	254	3.46%
550,000 - 599,999	125	6.00%	394	5.06%	67	3.28%	192	2.62%
600,000 - 649,999	87	4.18%	258	3.32%	53	2.60%	132	1.80%
650,000 - 699,999	62	2.98%	171	2.20%	20	0.98%	78	1.06%
700,000 - 799,999	64	3.07%	215	2.76%	24	1.18%	90	1.23%
800,000 - 899,999	38	1.82%	113	1.45%	24	1.18%	60	0.82%
900,000 - 999,999	15	0.72%	51	0.66%	12	0.59%	37	0.50%
OVER 1,000,000	32	1.54%	156	2.00%	25	1.23%	111	1.51%
	2,083		7,782		2,040		7,338	
CONDO								
0 - 99,999	-	0.00%	1	0.03%	2	0.25%	22	0.73%
100,000 - 199,999	26	3.10%	147	4.21%	229	28.70%	1,347	44.44%
200,000 - 299,999	356	42.48%	1,844	52.81%	392	49.12%	1,226	40.45%
300,000 - 349,999	210	25.06%	740	21.19%	93	11.65%	219	7.23%
350,000 - 399,999	115	13.72%	357	10.22%	30	3.76%	81	2.67%
400,000 - 449,999	60	7.16%	171	4.90%	15	1.88%	42	1.39%
450,000 - 499,999	25	2.98%	95	2.72%	12	1.50%	22	0.73%
500,000 - 549,999	12	1.43%	43	1.23%	10	1.25%	22	0.73%
550,000 - 599,999	9	1.07%	28	0.80%	3	0.38%	10	0.33%
600,000 - 649,999	3	0.36%	12	0.34%	3	0.38%	6	0.20%
650,000 - 699,999	11	1.31%	23	0.66%	1	0.13%	5	0.16%
700,000 - 799,999	3	0.36%	11	0.32%	5	0.63%	12	0.40%
800,000 - 899,999	2	0.24%	8	0.23%	3	0.38%	9	0.30%
900,000 - 999,999	3	0.36%	4	0.11%	-	0.00%	-	0.00%
OVER 1,000,000	3	0.36%	8	0.23%	-	0.00%	8	0.26%
	838		3,492		798		3,031	

Note: Does not include Condo or Mobile Home

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CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
APRIL 07

TOWNS	Month	Apr-07			Apr-06			
			**Y.T.D.		Month		**Y.T.D.	
0 - 99,999	6	1.35%	45	2.83%	28	7.02%	131	8.76%
100,000 - 199,999	33	7.45%	120	7.54%	60	15.04%	309	20.67%
200,000 - 299,999	68	15.35%	274	17.21%	128	32.08%	560	37.46%
300,000 - 349,999	93	20.99%	315	19.79%	65	16.29%	195	13.04%
350,000 - 399,999	85	19.19%	315	19.79%	53	13.28%	130	8.70%
400,000 - 449,999	54	12.19%	206	12.94%	22	5.51%	62	4.15%
450,000 - 499,999	40	9.03%	127	7.98%	15	3.76%	29	1.94%
500,000 - 549,999	21	4.74%	53	3.33%	5	1.25%	17	1.14%
550,000 - 599,999	11	2.48%	33	2.07%	5	1.25%	12	0.80%
600,000 - 649,999	6	1.35%	25	1.57%	3	0.75%	8	0.54%
650,000 - 699,999	7	1.58%	24	1.51%	1	0.25%	8	0.54%
700,000 - 799,999	8	1.81%	14	0.88%	6	1.50%	12	0.80%
800,000 - 899,999	4	0.90%	13	0.82%	3	0.75%	8	0.54%
900,000 - 999,999	1	0.23%	8	0.50%	-	0.00%	4	0.27%
OVER 1,000,000	6	1.35%	20	1.26%	5	1.25%	10	0.67%
	443		1,592		399		1,495	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	3	2.21%	9	2.12%	6	3.35%	25	4.60%
100,000 - 199,999	5	3.68%	21	4.94%	13	7.26%	52	9.56%
200,000 - 299,999	4	2.94%	28	6.59%	21	11.73%	89	16.36%
300,000 - 349,999	15	11.03%	37	8.71%	9	5.03%	23	4.23%
350,000 - 399,999	13	9.56%	43	10.12%	7	3.91%	26	4.78%
400,000 - 449,999	10	7.35%	21	4.94%	4	2.23%	21	3.86%
450,000 - 499,999	7	5.15%	25	5.88%	11	6.15%	36	6.62%
500,000 - 549,999	4	2.94%	13	3.06%	8	4.47%	26	4.78%
550,000 - 599,999	5	3.68%	16	3.76%	13	7.26%	33	6.07%
600,000 - 649,999	4	2.94%	18	4.24%	9	5.03%	29	5.33%
650,000 - 699,999	6	4.41%	19	4.47%	10	5.59%	28	5.15%
700,000 - 799,999	12	8.82%	36	8.47%	12	6.70%	39	7.17%
800,000 - 899,999	13	9.56%	34	8.00%	8	4.47%	22	4.04%
900,000 - 999,999	8	5.88%	28	6.59%	14	7.82%	31	5.70%
OVER 1,000,000	27	19.85%	77	18.12%	34	18.99%	64	11.76%
	136		425		179		544	

Note: Does not include Condo or Mobile Home

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CALGARY REAL ESTATE BOARD
CALGARY METRO - SINGLE FAMILY BY STYLE
APRIL 2007

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
BK-SP	8	11		10	415,440	4,154,400	397,900	20	96.99%
BLEVL	71	86		60	414,829	24,889,750	385,000	17	99.00%
BUNG	289	234		185	495,619	91,689,603	465,000	24	98.26%
BUNGH	14	14		7	632,000	4,424,000	610,000	25	98.27%
SPLT2	79	68		37	511,697	18,932,800	487,500	27	98.10%
SPLT3	6	6		2	338,500	677,000	325,500	8	98.86%
SPLT4	68	56		31	433,323	13,433,000	427,000	22	99.39%
SPLT5	2	7		4	431,500	1,726,000	419,500	27	98.38%
ST1.5	21	15		11	578,300	6,361,300	510,000	29	97.44%
ST2	750	578		362	509,712	184,515,688	480,000	28	98.66%
ST2.5	6	1		1	1,425,000	1,425,000	1,425,000	2	100.00%
ST3	4	2		1	725,000	725,000	725,000	70	97.32%
VILLA	1	2		1	377,900	377,900	377,900	5	99.47%
NE									
BK-SP	6	4		4	336,125	1,344,500	328,000	25	97.17%
BLEVL	73	127		95	350,949	33,340,137	351,000	18	98.84%
BUNG	115	153		112	356,344	39,910,580	358,000	17	99.15%
BUNGH	0	0		1	650,000	650,000	650,000	14	92.87%
BUNGS	1	0		0	-	-	-	0	0.00%
SPLT2	11	11		7	439,500	3,076,500	452,000	29	98.09%
SPLT3	10	16		10	333,750	3,337,500	326,000	12	101.78%
SPLT4	58	62		47	355,393	16,703,455	355,000	23	97.90%
SPLT5	3	1		0	-	-	-	0	0.00%
ST1.5	1	1		1	266,000	266,000	266,000	37	166.25%
ST2	217	241		177	369,738	65,443,688	355,000	22	98.76%
ST2.5	0	0		1	498,000	498,000	498,000	23	99.62%
SW									
BK-SP	2	9		3	477,667	1,433,000	440,000	13	98.85%
BLEVL	39	33		17	421,715	7,169,150	394,000	21	98.75%
BUNG	277	226		115	544,405	62,606,563	495,000	26	97.93%
BUNGH	13	8		3	733,000	2,199,000	850,000	28	98.66%
HL-SP	1	0		0	-	-	-	0	0.00%
SPLT2	59	52		30	549,258	16,477,750	545,500	29	98.61%
SPLT3	8	7		6	418,150	2,508,900	355,000	25	97.48%
SPLT4	40	36		26	475,338	12,358,800	425,000	20	98.67%
SPLT5	11	4		5	406,400	2,032,000	416,000	7	98.42%
ST1.5	22	9		6	630,083	3,780,500	617,500	29	96.95%
ST2	627	429		311	573,647	178,404,291	490,000	28	98.38%
ST2.5	6	3		4	842,900	3,371,600	392,500	48	98.05%
ST3	7	4		3	1,264,933	3,794,800	1,095,000	45	96.20%
VILLA	0	6		5	512,546	2,562,728	507,751	0	100.00%
SE									
BK-SP	4	3		2	534,975	1,069,950	289,350	24	101.92%
BLEVL	28	37		31	393,284	12,191,800	384,500	19	98.98%
BUNG	112	111		72	432,639	31,150,000	408,000	19	98.68%
BUNGH	4	1		0	-	-	-	0	0.00%
SPLT2	57	46		28	484,566	13,567,850	455,000	22	99.09%
SPLT3	5	2		2	380,000	760,000	342,000	28	96.23%
SPLT4	32	35		29	426,655	12,373,000	409,900	18	98.87%
SPLT5	2	0		0	-	-	-	0	0.00%
ST1.5	4	3		2	529,000	1,058,000	438,000	13	98.06%
ST2	336	327		210	458,490	96,282,999	440,000	23	98.77%
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 - CONDOMINIUMS BY STYLE
APRIL 2007**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
APART	119	114		74	301,936	22,343,288	294,000	23	98.52%
APRTM	11	8		10	313,580	3,135,800	295,000	26	99.63%
BLEVL	3	10		4	267,000	1,068,000	257,000	20	99.46%
BUNG	22	30		26	311,653	8,102,987	313,000	23	98.81%
BUNGH	1	0		1	377,500	377,500	377,500	41	94.40%
PENTH	1	3		1	557,500	557,500	557,500	19	96.29%
SPLT2	2	1		3	364,294	1,092,881	369,000	24	99.46%
SPLT3	0	0		2	474,000	948,000	288,000	40	96.25%
SPLT4	5	5		3	392,633	1,177,900	370,000	13	99.43%
SPLT5	2	3		2	429,950	859,900	329,900	18	100.14%
ST1.5	0	0		1	525,000	525,000	525,000	19	97.24%
ST2	95	126		81	340,228	27,558,508	337,000	16	99.21%
ST2.5	1	0		1	770,000	770,000	770,000	64	96.37%
ST3	5	8		3	363,633	1,090,900	361,000	13	99.27%
VILLA	1	2		1	515,000	515,000	515,000	10	99.06%
NE									
APART	21	22		20	214,470	4,289,400	218,000	24	98.67%
APRTM	4	4		2	262,500	525,000	250,000	26	98.15%
BK-SP	1	0		0	-	-	-	0	0.00%
BLEVL	5	6		2	210,000	420,000	198,000	11	97.72%
BUNG	6	13		7	214,591	1,502,137	224,987	20	100.19%
SPLT2	1	0		0	-	-	-	0	0.00%
SPLT4	1	4		5	298,800	1,494,000	307,000	59	99.22%
SPLT5	0	1		0	-	-	-	0	0.00%
ST2	45	58		37	244,600	9,050,200	245,000	15	100.07%
SW									
APART	381	351		252	326,272	82,220,428	292,500	24	98.14%
APRTM	28	27		22	402,660	8,858,518	359,000	28	98.47%
BK-SP	0	0		0	-	-	-	0	0.00%
BLEVL	3	1		4	358,225	1,432,900	345,000	21	98.72%
BUNG	60	56		47	346,060	16,264,805	307,500	32	98.00%
BUNGH	1	1		1	405,000	405,000	405,000	9	99.02%
LOFT	9	16		12	307,442	3,689,305	279,000	15	99.82%
PENTH	8	9		3	399,000	1,197,000	425,000	19	96.64%
SPLT2	1	3		3	399,500	1,198,500	361,000	17	98.34%
SPLT3	2	0		0	-	-	-	0	0.00%
SPLT4	7	10		9	340,044	3,060,400	336,000	16	99.85%
SPLT5	3	2		1	346,000	346,000	346,000	19	99.14%
ST1.5	1	2		2	391,250	782,500	355,000	15	100.35%
ST2	111	138		100	363,832	36,383,185	329,000	21	99.13%
ST2.5	2	3		2	399,500	799,000	380,000	51	97.47%
ST3	20	14		8	629,963	5,039,700	681,000	24	97.54%
VILLA	9	2		1	371,000	371,000	371,000	22	98.96%
SE									
APART	36	43		27	276,337	7,461,100	284,000	21	98.83%
APRTM	0	2		3	306,167	918,500	315,000	30	98.27%
BK-SP	0	1		1	274,900	274,900	274,900	11	100.00%
BLEVL	2	1		0	-	-	-	0	0.00%
BUNG	7	11		5	328,300	1,641,500	305,000	28	98.40%
LOFT	0	1		0	-	-	-	0	0.00%
SPLT2	1	0		0	-	-	-	0	0.00%
SPLT3	1	0		1	405,000	405,000	405,000	60	99.02%
SPLT4	4	7		5	352,400	1,762,000	336,000	26	98.29%
ST2	21	38		34	311,635	10,595,577	309,900	16	99.26%
ST3	0	1		7	435,343	3,047,400	427,500	37	98.86%
VILLA	1	0		1	423,000	423,000	423,000	26	98.39%

CREB® Stats

Calgary Commercial Summary

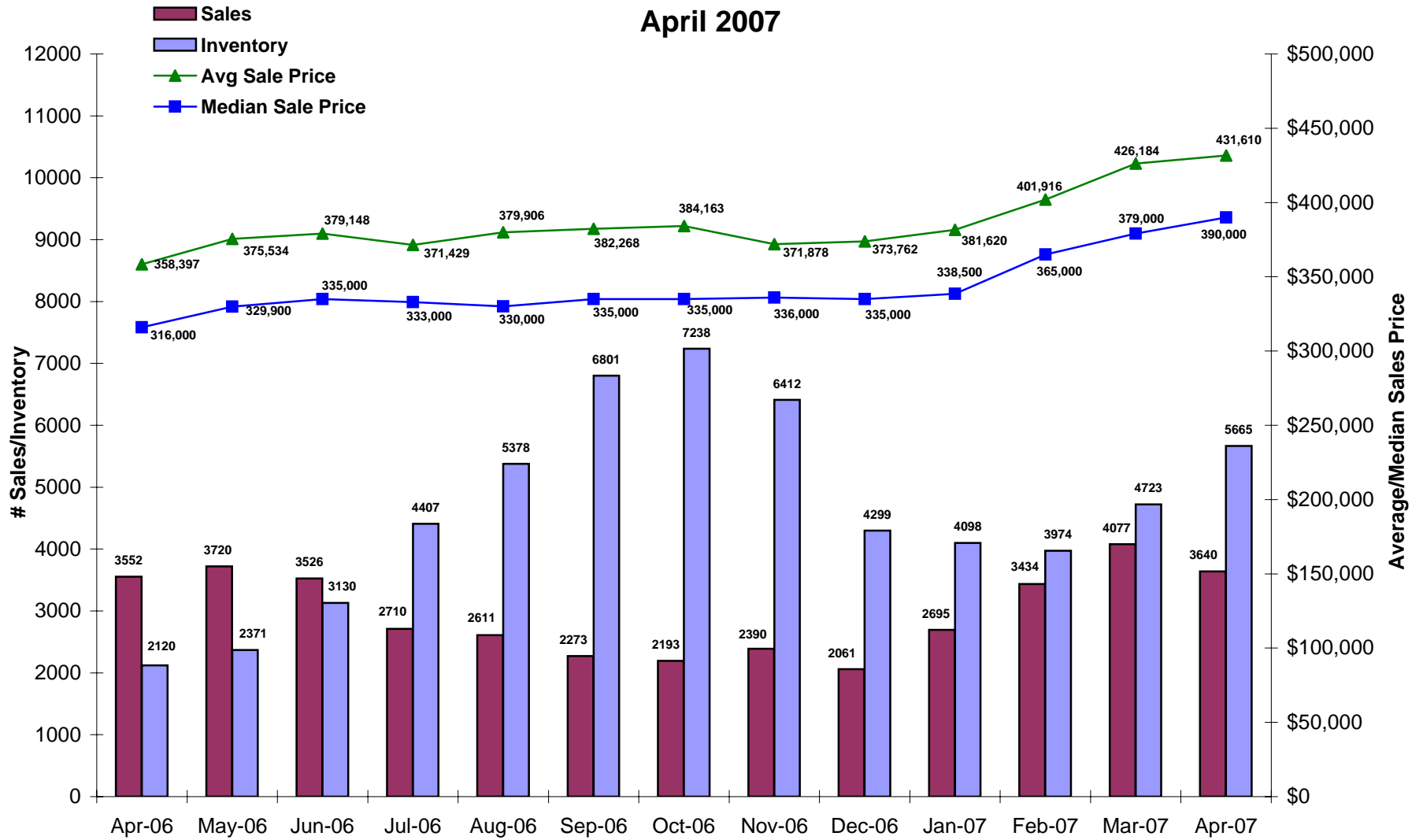
Year to Date 2007

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	7	8.65	68		
OFC	L	3	5.47	872		
RET	L	6	15.10	189		
AGR	S	15	951,490.00	99	14,272,350	95.74%
BUS	S	26	72,338	119	1,880,800	81.62%
BWP	S	19	685,105	176	13,017,000	92.24%
IND	S	24	452,447	92	10,858,720	96.89%
LAN	S	24	1,130,548	162	27,133,150	94.08%
MFC	S	14	946,071	41	13,245,000	97.83%
OFC	S	9	532,555.56	80	4,793,000	95.41%
RET	S	20	557,510.00	85	11,150,200	90.98%
Total 2007 YTD		160			67,180,070	

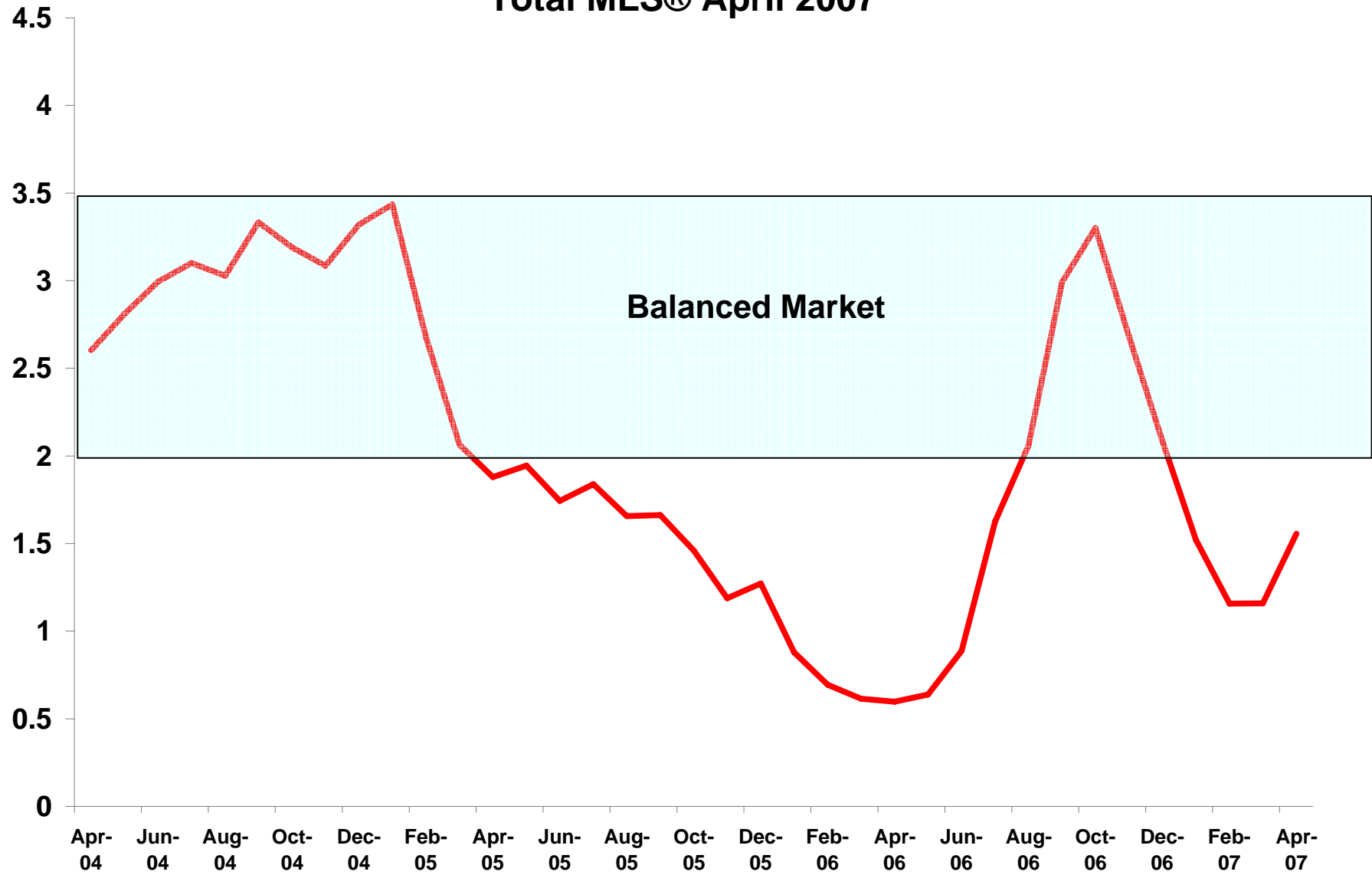
Year to Date 2006

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	13	3.78	91		
OFC	L	5	4.35	57		
RET	L	5	5.88	362		
AGR	S	26	696,261.54	110	18,102,800	94.30%
BUS	S	42	81,445.00	107	3,420,690	88.95%
BWP	S	15	1,067,666.67	122	16,015,000	96.07%
IND	S	29	776,583	152	22,520,900	95.60%
LAN	S	29	913,153	147	26,481,430	97.87%
MFC	S	28	639,879	83	17,916,600	94.54%
OFC	S	9	403,583.33	80	3,632,250	96.12%
RET	S	17	450,158.82	91	7,652,700	96.26%
Total 2007 YTD		205			78,203,880	

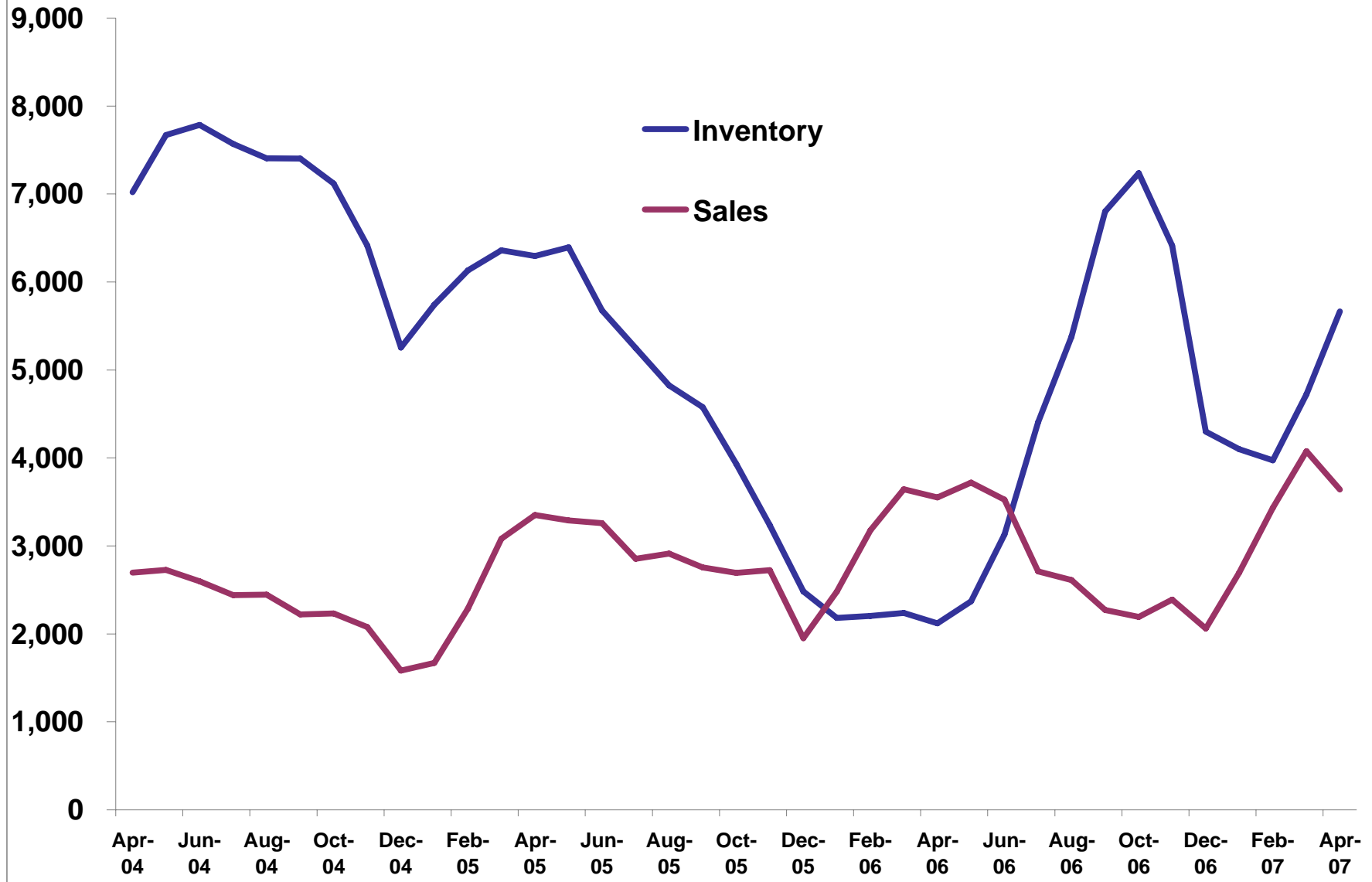
TOTAL MLS® April 2007



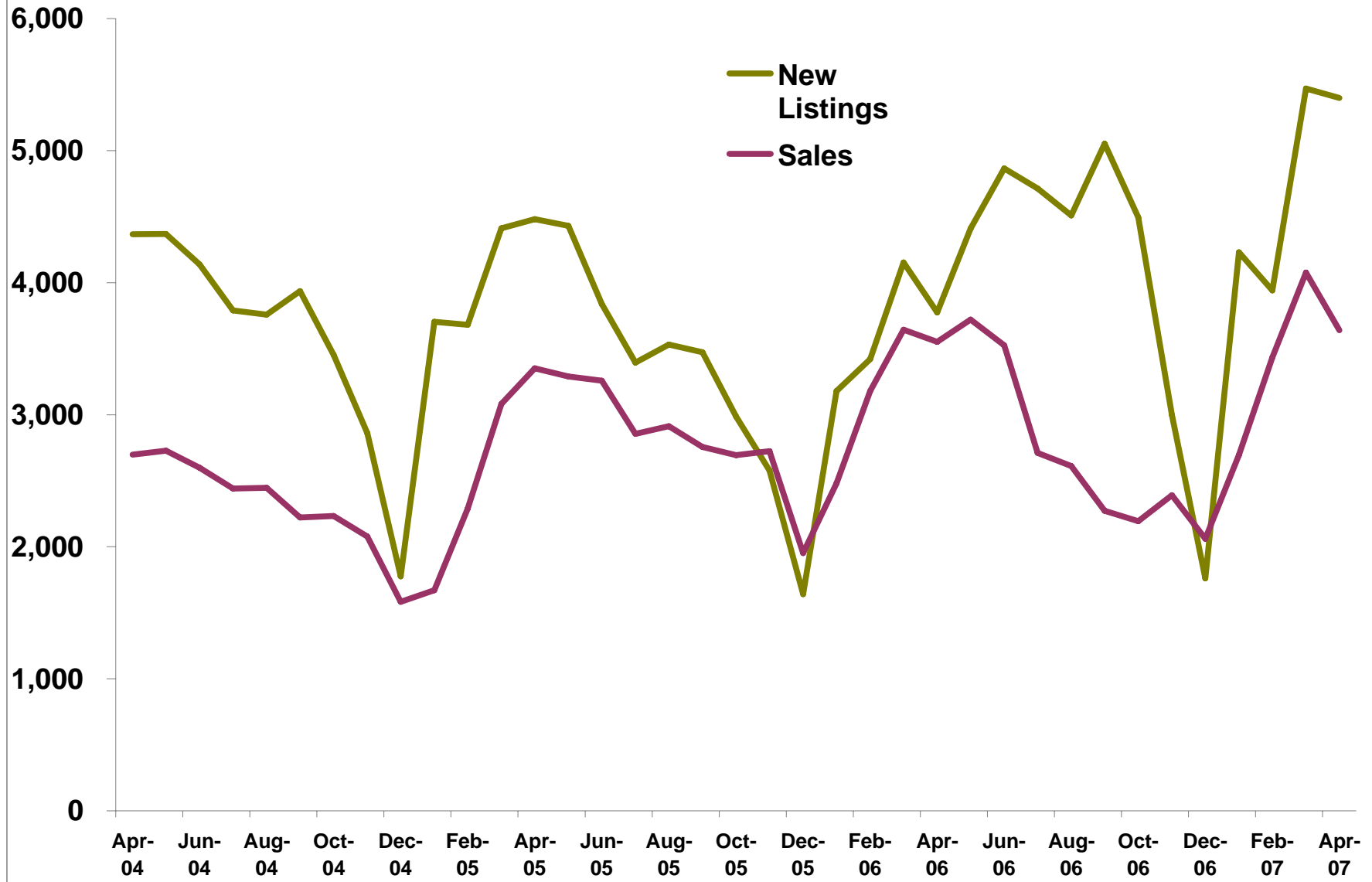
Absorption Rate (Inventory Turnover) Total MLS® April 2007



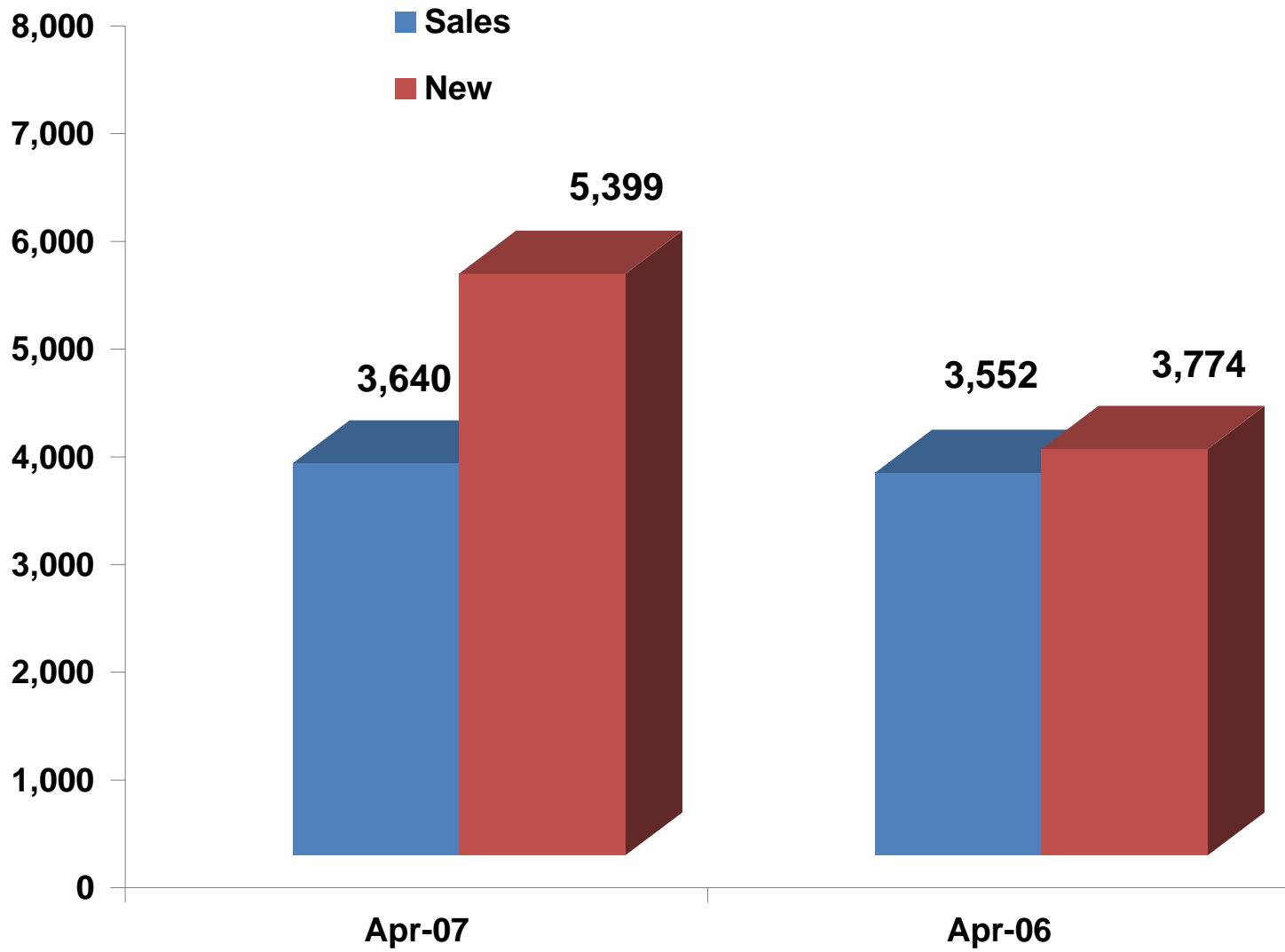
**TOTAL MLS®
April 2007**



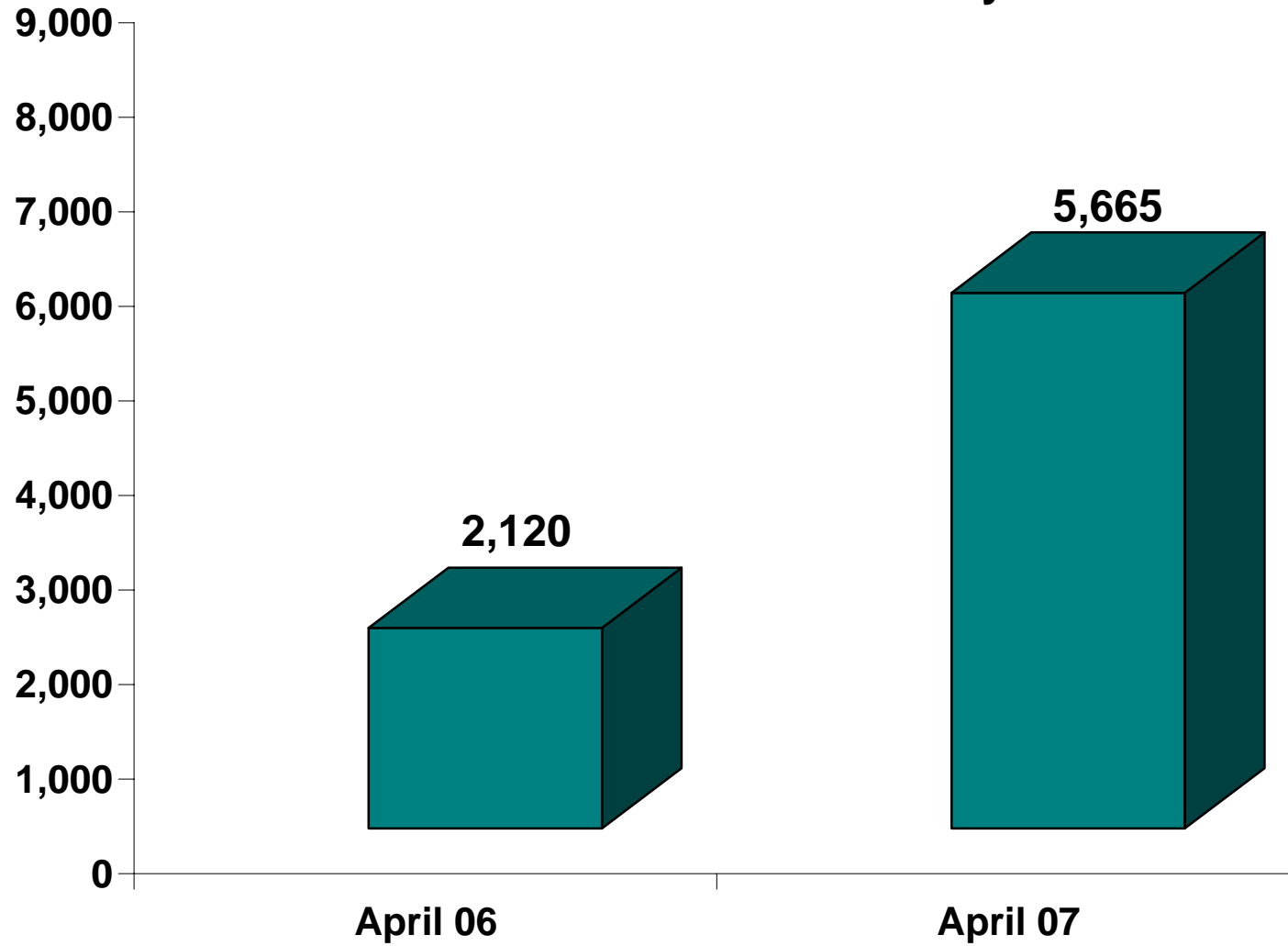
**TOTAL MLS®
April 2007**



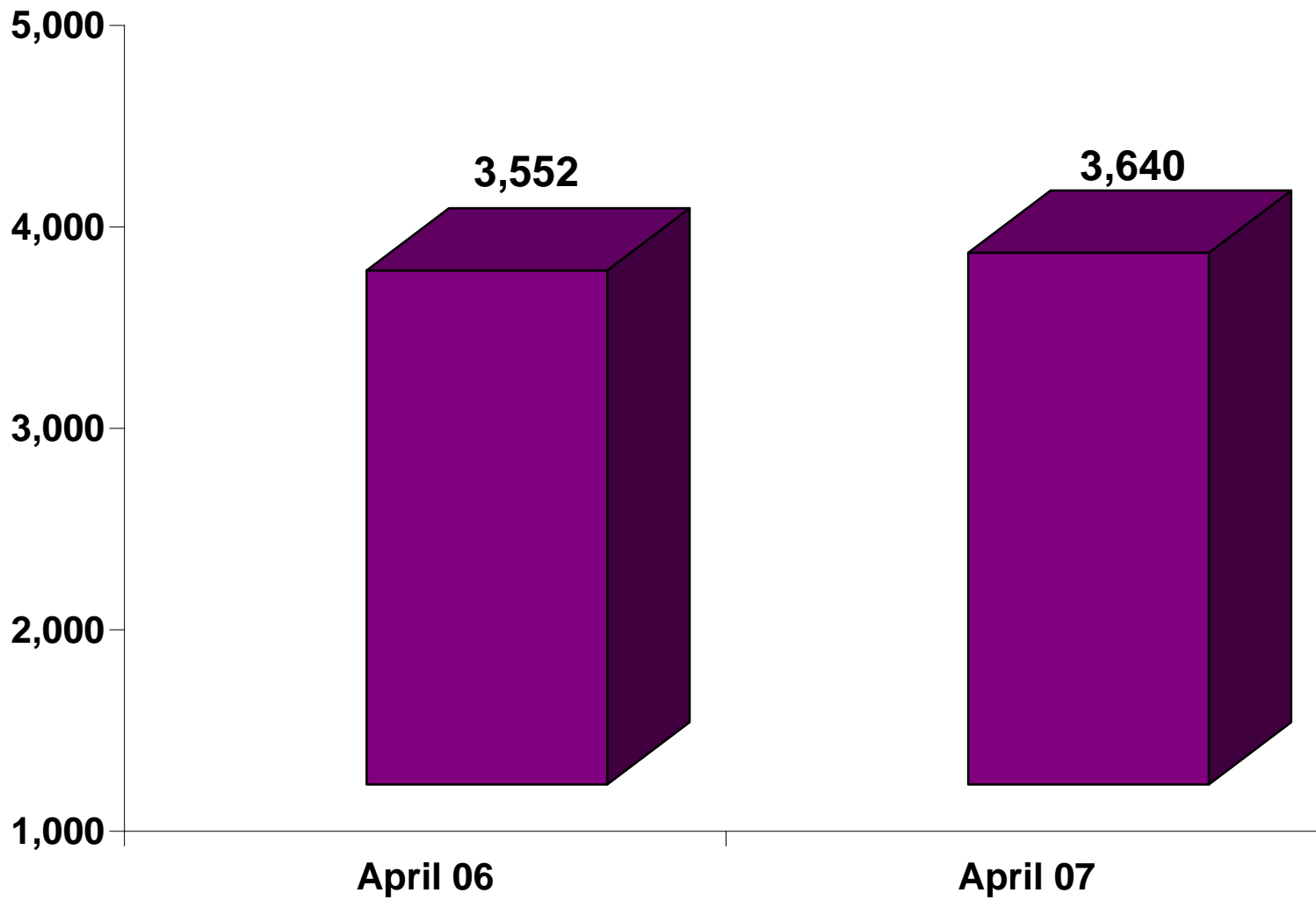
**TOTAL MLS®
April 2007**



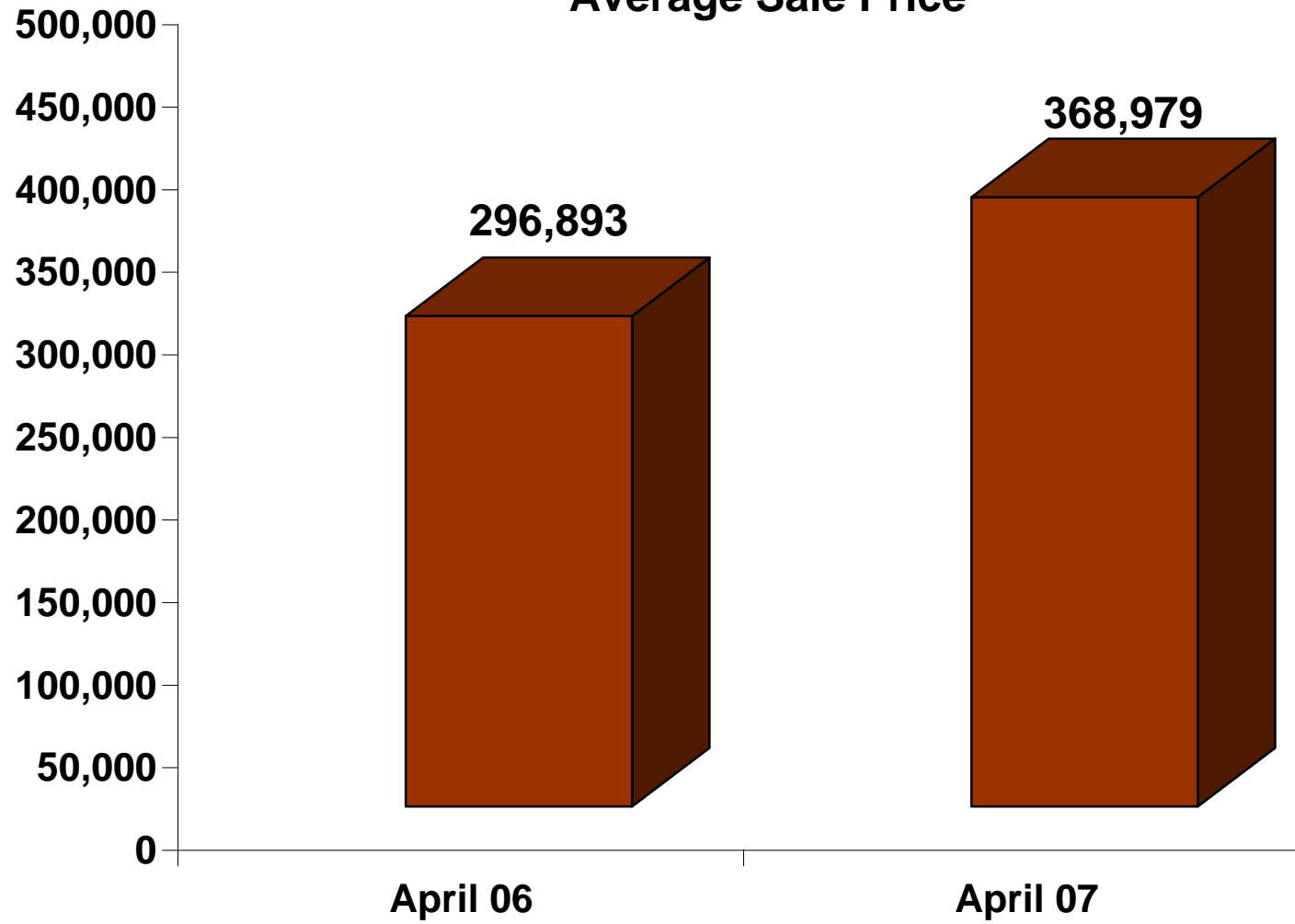
Total MLS® Inventory



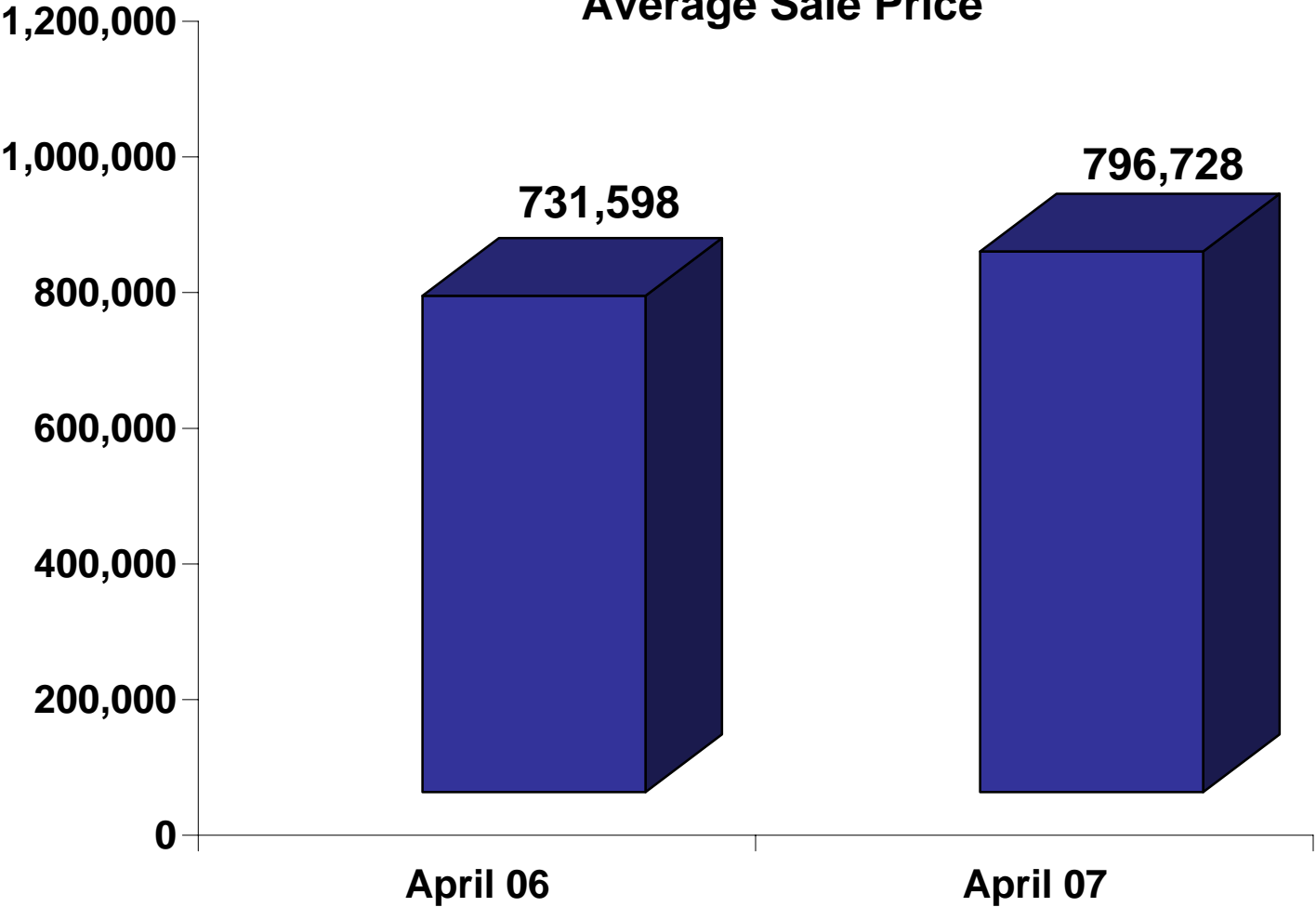
Total MLS® Sales



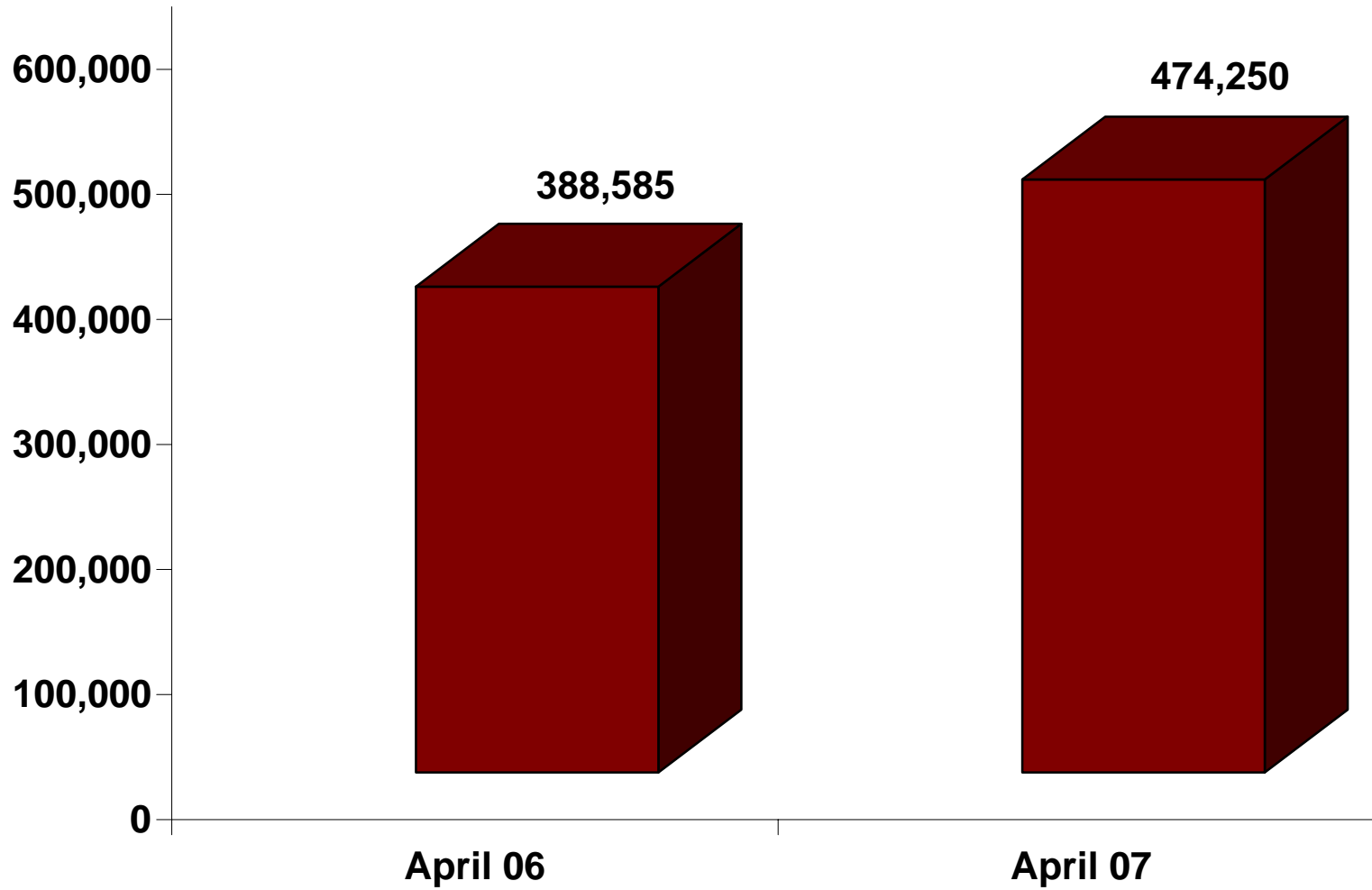
Surrounding Towns Average Sale Price



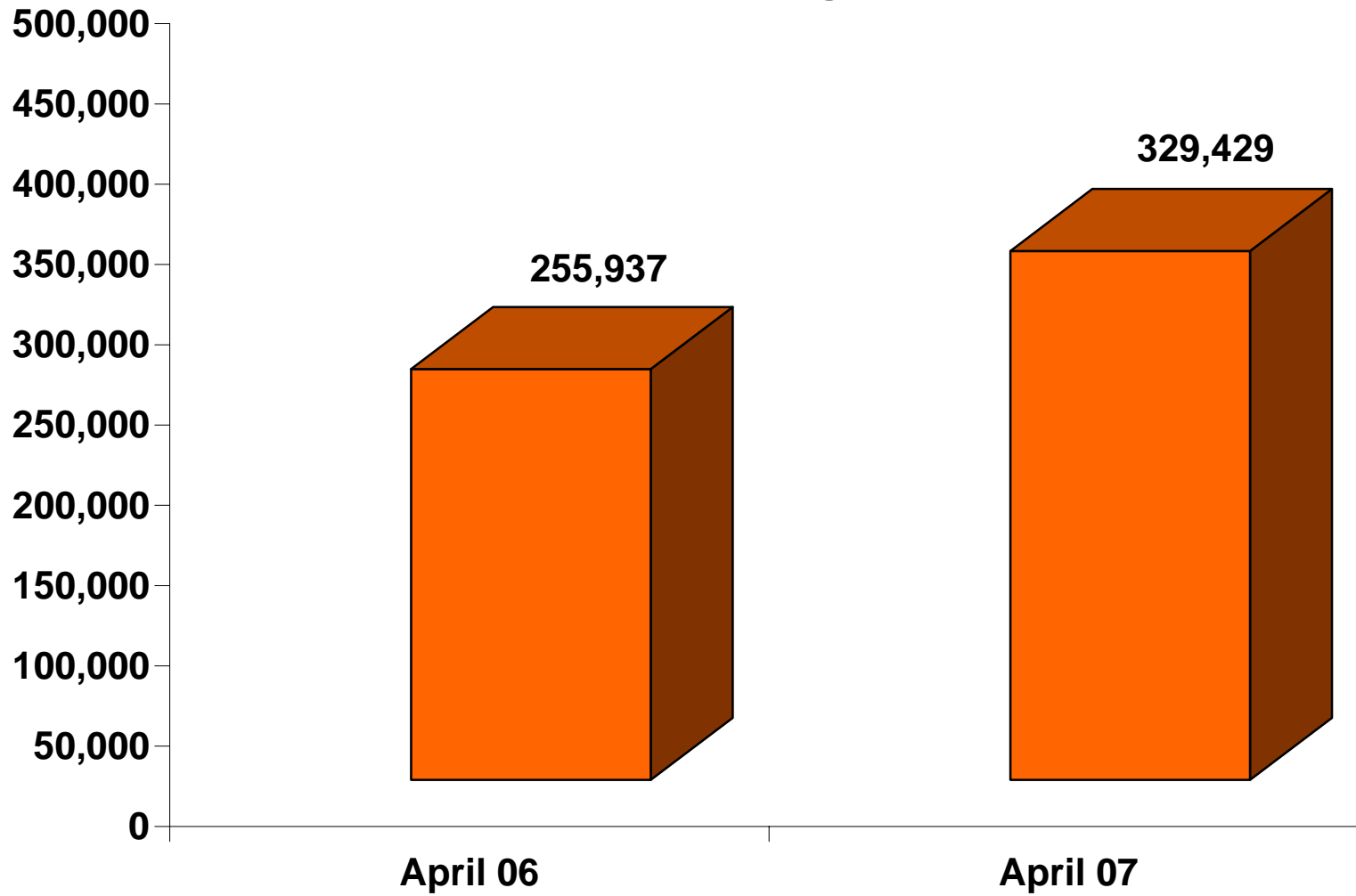
**Country Residential
(Acreages)
Average Sale Price**



Calgary Metro Single Family Average Sale Price



Calgary Metro Condominium Average Sale Price



Condominium Sales as a Percent of Single Family

