

CREB® Stats

Calgary Real Estate Board

REALTOR® SOLD PROPERTIES

Calgary Real Estate Board Statistics Package Gets Re-Branded!

As a result of a mandate from the CREB® Board of Directors, a Member driven Stats Task Force was convened to improve and revise the statistics package.

We have made some changes to the package in hopes that it will become a more comprehensive and viable tool in your day-to-day business.

What are the changes?

We have removed the category "Residential Combined" which previously included, single family, condominium, and mobile homes. Many REALTORS® thought that the inclusion of mobile homes didn't give a true reflection of the average price in Calgary. So, we've decided to focus mainly on Single Family and Condominiums. We've refined the stats to show Metro-only properties that are listed and sold within Calgary's city limits and a new category "Town & Country", which is indicative of all properties, listed and sold, outside of the city limits.

We will put the phrase, REALTOR® sold on every statistics package and eventually we hope to trademark that phrase. The reasoning for this is to protect the MLS® information; it's your information as a REALTOR®

and we want to drive the public back to you as much as possible.

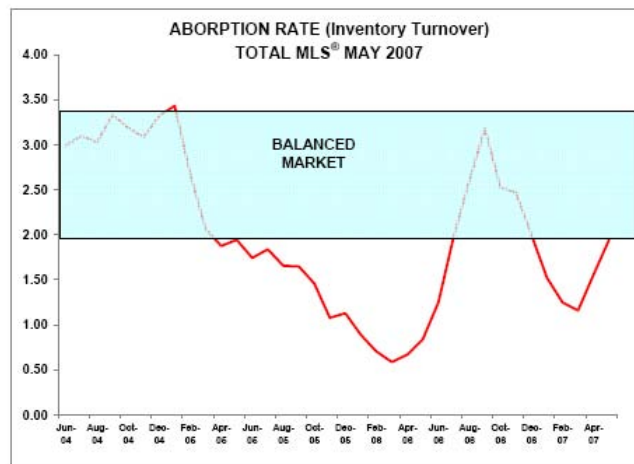
In a further effort to drive the public to use a REALTOR®, we have limited the amount of information that we provide to the consumer, as well as what is provided to the public on creb.com. Obviously, we have a responsibility to provide some information to the public; however, our greatest hope is that the consumer will contact you for further information. We are confident that we have improved, and will continue to improve, the statistics we maintain for REALTORS®, so you become the conduit by which potential clients seek their information.

Our main objective in making these changes is to promote the value of the service REALTORS® provide and to protect the MLS® information that rightfully belongs to REALTORS®.

We hope you find the changes within the statistical package useful and if you have any comments or concerns regarding these changes, please email them to info@creb.com.

Thank you.
Ron Stanners,
CREB® President

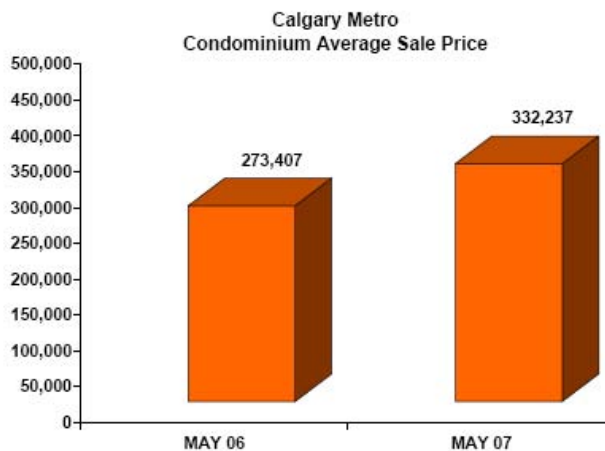
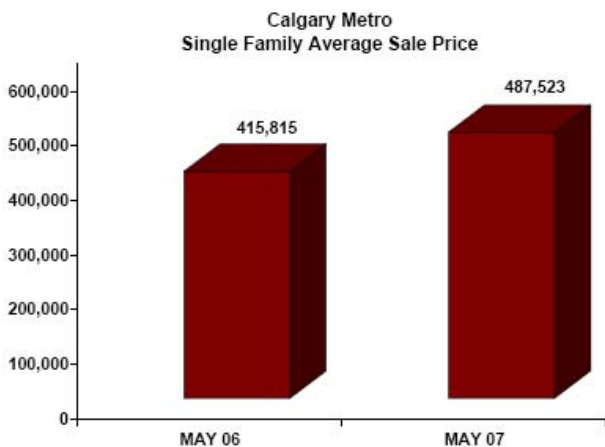
Absorbion Rate



Stats Dictionary

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

The Monthly Trend



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR MAY 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	3,716	n/a	n/a	n/a	n/a	n/a
New Listings Added	3,652	2,477	47.44%	14,409	10,886	32.36%
Sales	1,995	2,040	-2.21%	9,775	9,378	4.23%
Avg DOM Sold	25	14	78.57%	27	16	68.75%
Avg DOM Active	29	40	-27.50%	29	40	-27.50%
Average Sale Price	487,523	415,815	17.25%	466,717	380,028	22.81%
Median Price	435,000	375,000	16.00%	419,900	340,600	23.28%
Total Sales	972,608,801	848,262,773	14.66%	4,562,161,364	3,563,899,337	28.01%
Sales \$/List \$	98.31%	100.58%	-2.26%	98.39%	100.02%	-1.63%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,173	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,332	1,005	32.54%	5,633	4,214	33.67%
Sales	887	892	-0.56%	4,379	3,923	11.62%
Avg DOM Sold	24	12	100.00%	27	17	58.82%
Avg DOM Active	27	37	-27.03%	27	37	-27.03%
Average Sale Price	332,237	273,407	21.52%	313,298	241,084	29.95%
Median Price	308,000	257,000	19.84%	292,000	220,100	32.67%
Total Sales	294,694,065	243,879,190	20.84%	1,371,930,433	945,770,686	45.06%
Sales \$/List \$	98.55%	102.55%	-3.90%	98.60%	101.12%	-2.49%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,280	n/a	n/a	n/a	n/a	n/a
New Listings Added	974	625	55.84%	3,858	2,659	45.09%
Sales	589	574	2.61%	2,657	2,459	8.05%
Avg DOM Sold	34	33	3.03%	40	40	0.00%
Avg DOM Active	46	60	-23.33%	46	60	-23.33%
Average Sale Price	394,217	302,404	30.36%	364,069	269,221	35.23%
Median Price	355,000	275,000	29.09%	339,900	245,000	38.73%
Total Sales	232,193,699	173,579,991	33.77%	967,330,891	662,015,378	46.12%
Sales \$/List \$	98.21%	99.38%	-1.18%	98.29%	99.12%	-0.84%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	548	292	87.67%	n/a	n/a	n/a
New Listings Added	230	200	15.00%	910	757	20.21%
Sales	88	131	-32.82%	379	522	-27.39%
Avg DOM Sold	59	56	5.36%	64	61	4.92%
Avg DOM Active	67	81	-17.28%	67	81	-17.28%
Average Sale Price	841,983	786,821	7.01%	803,910	682,641	17.76%
Median Price	780,000	665,000	17.29%	737,000	585,000	25.98%
Total Sales	74,094,500	103,073,533	-28.11%	304,681,720	356,338,416	-14.50%
Sales \$/List \$	96.36%	96.72%	-0.37%	96.21%	96.74%	-0.54%
<u>RURAL LAND</u>						
Month End Inventory	299	256	16.80%	n/a	n/a	n/a
New Listings Added	120	76	57.89%	422	76	455.26%
Sales	48	54	-11.11%	182	207	-12.08%
Avg DOM Sold	102	119	-14.29%	97	120	-19.17%
Avg DOM Active	86	89	-3.37%	86	89	-3.37%
Average Sale Price	587,599	499,709	17.59%	542,757	437,309	24.11%
Median Price	372,500	270,900	37.50%	363,050	269,000	34.96%
Total Sales	28,204,772	26,984,276	4.52%	98,781,780	90,522,988	9.12%
Sales \$/List \$	92.45%	93.76%	-1.40%	94.04%	96.40%	-2.44%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,065	2,371	197.98%	n/a	n/a	n/a
New Listings Added	6,351	4,410	44.01%	25,382	4,410	475.56%
Sales	3,633	3,720	-2.34%	17,458	3,720	369.30%
Avg DOM Sold	28	20	40.00%	31	23	34.78%
Avg DOM Active	37	50	-26.00%	37	50	-26.00%
Average Sale Price	441,386	375,534	17.54%	418,754	339,184	23.46%
Median Price	392,000	329,900	18.82%	375,000	295,000	27.12%
Total Sales	1,603,555,537	1,396,987,163	14.79%	7,310,600,032	5,621,969,293	30.04%
Sales \$/List \$	98.13%	100.32%	-2.18%	98.26%	99.82%	-1.56%

*Total MLS® includes Mobile Listings

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

	May-07				May-06			
SINGLE FAMILY	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	5	0.05%
100,000 - 199,999	2	0.10%	18	0.18%	26	1.27%	498	5.31%
200,000 - 299,999	61	3.06%	609	6.23%	435	21.32%	2,775	29.59%
300,000 - 349,999	234	11.73%	1,509	15.44%	380	18.63%	1,671	17.82%
350,000 - 399,999	427	21.40%	2,045	20.92%	358	17.55%	1,471	15.69%
400,000 - 449,999	380	19.05%	1,784	18.25%	292	14.31%	1,038	11.07%
450,000 - 499,999	291	14.59%	1,271	13.00%	170	8.33%	587	6.26%
500,000 - 549,999	162	8.12%	743	7.60%	114	5.59%	368	3.92%
550,000 - 599,999	127	6.37%	521	5.33%	85	4.17%	277	2.95%
600,000 - 649,999	66	3.31%	324	3.31%	39	1.91%	171	1.82%
650,000 - 699,999	51	2.56%	222	2.27%	35	1.72%	113	1.20%
700,000 - 799,999	80	4.01%	295	3.02%	43	2.11%	133	1.42%
800,000 - 899,999	39	1.95%	152	1.55%	15	0.74%	75	0.80%
900,000 - 999,999	22	1.10%	73	0.75%	11	0.54%	48	0.51%
OVER 1,000,000	53	2.66%	209	2.14%	37	1.81%	148	1.58%
	1,995		9,775		2,040		9,378	
 CONDO								
0 - 99,999	-	0.00%	1	0.02%	2	0.22%	24	0.61%
100,000 - 199,999	14	1.58%	161	3.68%	175	19.62%	1,522	38.80%
200,000 - 299,999	399	44.98%	2,243	51.22%	475	53.25%	1,701	43.36%
300,000 - 349,999	213	24.01%	953	21.76%	118	13.23%	337	8.59%
350,000 - 399,999	119	13.42%	476	10.87%	57	6.39%	138	3.52%
400,000 - 449,999	56	6.31%	227	5.18%	28	3.14%	70	1.78%
450,000 - 499,999	26	2.93%	121	2.76%	12	1.35%	34	0.87%
500,000 - 549,999	21	2.37%	64	1.46%	8	0.90%	30	0.76%
550,000 - 599,999	12	1.35%	40	0.91%	1	0.11%	11	0.28%
600,000 - 649,999	12	1.35%	24	0.55%	6	0.67%	12	0.31%
650,000 - 699,999	2	0.23%	25	0.57%	3	0.34%	8	0.20%
700,000 - 799,999	9	1.01%	20	0.46%	1	0.11%	13	0.33%
800,000 - 899,999	1	0.11%	9	0.21%	4	0.45%	13	0.33%
900,000 - 999,999	1	0.11%	5	0.11%	-	0.00%	-	0.00%
OVER 1,000,000	2	0.23%	10	0.23%	2	0.22%	10	0.25%
	887		4,379		892		3,923	

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**CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
MAY 2007**

TOWNS	Month	May-07			May-06			
			**Y.T.D.		Month		**Y.T.D.	
0 - 99,999	7	1.54%	52	2.54%	38	8.14%	169	8.61%
100,000 - 199,999	21	4.63%	141	6.89%	76	16.27%	385	19.62%
200,000 - 299,999	75	16.52%	349	17.06%	137	29.34%	697	35.52%
300,000 - 349,999	65	14.32%	380	18.57%	54	11.56%	249	12.69%
350,000 - 399,999	94	20.70%	409	19.99%	59	12.63%	189	9.63%
400,000 - 449,999	65	14.32%	271	13.25%	39	8.35%	101	5.15%
450,000 - 499,999	40	8.81%	167	8.16%	21	4.50%	50	2.55%
500,000 - 549,999	27	5.95%	80	3.91%	10	2.14%	27	1.38%
550,000 - 599,999	19	4.19%	52	2.54%	8	1.71%	20	1.02%
600,000 - 649,999	9	1.98%	34	1.66%	6	1.28%	14	0.71%
650,000 - 699,999	7	1.54%	31	1.52%	4	0.86%	12	0.61%
700,000 - 799,999	7	1.54%	21	1.03%	6	1.28%	18	0.92%
800,000 - 899,999	5	1.10%	18	0.88%	4	0.86%	12	0.61%
900,000 - 999,999	2	0.44%	10	0.49%	-	0.00%	4	0.20%
OVER 1,000,000	11	2.42%	31	1.52%	5	1.07%	15	0.76%
	454		2,046		467		1,962	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	6	4.41%	15	2.67%	21	5.77%	40	5.49%
100,000 - 199,999	4	2.94%	25	4.46%	33	9.07%	72	9.88%
200,000 - 299,999	14	10.29%	42	7.49%	37	10.16%	105	14.40%
300,000 - 349,999	4	2.94%	41	7.31%	14	3.85%	28	3.84%
350,000 - 399,999	11	8.09%	54	9.63%	17	4.67%	36	4.94%
400,000 - 449,999	6	4.41%	27	4.81%	8	2.20%	25	3.43%
450,000 - 499,999	10	7.35%	35	6.24%	17	4.67%	42	5.76%
500,000 - 549,999	6	4.41%	19	3.39%	16	4.40%	34	4.66%
550,000 - 599,999	2	1.47%	18	3.21%	25	6.87%	45	6.17%
600,000 - 649,999	2	1.47%	20	3.57%	13	3.57%	33	4.53%
650,000 - 699,999	8	5.88%	27	4.81%	23	6.32%	41	5.62%
700,000 - 799,999	13	9.56%	49	8.73%	30	8.24%	57	7.82%
800,000 - 899,999	12	8.82%	46	8.20%	17	4.67%	31	4.25%
900,000 - 999,999	6	4.41%	34	6.06%	24	6.59%	41	5.62%
OVER 1,000,000	32	23.53%	109	19.43%	69	18.96%	99	13.58%
	136		561		364		729	

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CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
MAY 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	6	4	4	392,225	1,568,900	361,500	33	98.08%
BLEVL	71	98	62	422,364	26,186,565	399,900	21	99.01%
BUNG	301	314	171	477,327	81,622,982	444,000	22	98.70%
BUNGH	13	12	7	678,243	4,747,700	590,000	21	98.31%
SPLT2	86	89	46	569,812	26,211,338	495,000	26	98.18%
SPLT3	7	12	9	402,719	3,624,470	404,000	18	98.95%
SPLT4	70	77	42	445,686	18,718,799	414,000	18	98.84%
SPLT5	4	6	7	458,521	3,209,650	479,900	22	98.36%
ST1.5	19	20	6	412,696	2,476,175	420,000	14	98.90%
ST2	784	713	374	516,514	193,176,238	471,500	25	98.68%
ST2.5	5	2	1	375,000	375,000	375,000	21	96.18%
ST3	3	2	0	-	-	-	0	0.00%
VILLA	1	1	1	350,000	350,000	350,000	42	97.25%
NE								
BK-SP	4	4	1	335,000	335,000	335,000	28	98.82%
BLEVL	89	107	72	336,527	24,229,915	335,000	17	98.27%
BUNG	128	159	115	357,461	41,107,988	357,000	22	97.57%
BUNGH	1	2	1	340,000	340,000	340,000	14	96.34%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	13	11	6	436,500	2,619,000	437,000	29	98.11%
SPLT3	10	12	6	342,750	2,056,500	335,000	18	99.76%
SPLT4	65	66	39	357,585	13,945,821	350,000	25	98.07%
SPLT5	1	3	0	-	-	-	0	0.00%
ST1.5	1	0	2	407,000	814,000	395,000	33	96.00%
ST2	226	266	157	371,715	58,359,284	353,000	25	98.38%
ST2.5	0	0	0	-	-	-	0	0.00%
SW								
BK-SP	1	5	10	400,425	4,004,250	383,000	33	96.90%
BLEVL	39	48	26	425,108	11,052,800	389,900	18	98.85%
BUNG	292	239	132	579,757	76,527,957	492,000	28	97.63%
BUNGH	12	10	5	724,900	3,624,500	570,000	31	96.33%
HL-SP	1	2	0	-	-	-	0	0.00%
SPLT2	70	68	34	624,650	21,238,100	555,000	26	97.16%
SPLT3	8	9	4	396,350	1,585,400	398,000	38	98.50%
SPLT4	50	50	19	483,863	9,193,400	463,000	22	98.01%
SPLT5	9	9	2	602,500	1,205,000	585,000	42	97.19%
ST1.5	23	20	7	677,357	4,741,500	695,000	20	99.97%
ST2	667	548	236	603,053	142,320,401	514,000	31	97.84%
ST2.5	5	4	5	1,226,700	6,133,500	747,500	88	99.37%
ST3	5	7	3	1,093,967	3,281,900	939,900	22	98.91%
VILLA	0	3	5	567,403	2,837,016	548,027	13	99.60%
SE								
BK-SP	5	6	2	390,250	780,500	356,500	14	100.10%
BLEVL	30	42	20	374,835	7,496,700	374,000	21	98.32%
BUNG	117	124	68	439,057	29,855,850	412,000	19	98.34%
BUNGH	3	3	0	-	-	-	0	0.00%
SPLT2	54	51	34	650,582	22,119,800	530,000	26	97.70%
SPLT3	4	5	3	415,267	1,245,800	417,500	34	98.12%
SPLT4	31	29	19	411,937	7,826,800	393,500	24	98.69%
SPLT5	2	2	0	-	-	-	0	0.00%
ST1.5	3	6	3	469,667	1,409,000	520,000	30	98.21%
ST2	352	369	220	472,866	104,030,502	449,000	24	98.76%
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
MAY 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	127	137	103	299,552	30,853,845	292,500	24	98.45%
APRTM	12	6	2	319,000	638,000	248,000	20	97.85%
BLEVL	5	7	8	253,238	2,025,900	250,000	18	98.40%
BUNG	21	33	27	340,211	9,185,700	325,000	21	98.05%
BUNGH	0	0	0	-	-	-	0	0.00%
PENTH	2	1	0	-	-	-	0	0.00%
SPLT2	3	4	1	400,000	400,000	400,000	9	97.58%
SPLT3	0	0	0	-	-	-	0	0.00%
SPLT4	5	7	5	432,800	2,164,000	446,000	16	97.62%
SPLT5	2	4	3	352,500	1,057,500	347,500	12	98.86%
ST1.5	0	2	2	455,950	911,900	387,000	9	99.13%
ST2	101	141	90	346,412	31,177,100	330,100	18	99.07%
ST2.5	0	1	2	383,500	767,000	278,000	28	98.36%
ST3	4	3	4	448,500	1,794,000	380,000	21	98.10%
VILLA	1	1	1	610,000	610,000	610,000	9	96.84%
NE								
APART	20	35	26	234,481	6,096,500	226,900	25	98.56%
APRTM	4	6	6	267,117	1,602,700	262,900	23	98.72%
BK-SP	1	2	1	275,000	275,000	275,000	12	98.25%
BLEVL	6	6	5	212,380	1,061,900	217,000	19	99.37%
BUNG	8	10	13	248,935	3,236,150	250,000	22	98.15%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT4	1	0	2	287,450	574,900	275,000	38	99.15%
SPLT5	0	0	1	259,500	259,500	259,500	32	97.96%
ST2	50	63	42	265,379	11,145,928	259,000	22	98.43%
SW								
APART	407	401	239	332,230	79,403,046	297,500	28	98.32%
APRTM	34	33	15	332,120	4,981,800	305,000	35	98.36%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	6	7	2	266,500	533,000	248,000	27	97.82%
BUNG	73	72	55	345,768	19,017,250	308,000	28	98.14%
BUNGH	0	0	0	-	-	-	0	0.00%
LOFT	12	16	12	353,380	4,240,560	319,800	16	99.49%
PENTH	10	9	5	465,100	2,325,500	490,000	35	97.15%
SPLT2	3	5	2	411,950	823,900	305,000	14	98.69%
SPLT3	1	3	1	330,000	330,000	330,000	12	100.03%
SPLT4	6	13	10	375,375	3,753,750	348,250	26	98.34%
SPLT5	3	5	4	346,500	1,386,001	346,000	20	99.81%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	117	151	101	358,284	36,186,708	335,000	21	99.07%
ST2.5	3	2	2	365,000	730,000	340,000	25	95.44%
ST3	19	18	9	657,111	5,914,000	725,000	17	99.65%
VILLA	9	10	4	546,875	2,187,500	502,500	13	97.64%
SE								
APART	42	49	28	294,621	8,249,400	280,500	24	98.64%
APRTM	2	2	2	292,000	584,000	287,000	56	99.17%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	2	2	1	303,500	303,500	303,500	8	95.59%
BUNG	9	13	12	332,429	3,989,150	323,000	30	98.63%
LOFT	0	0	1	385,000	385,000	385,000	17	97.47%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	2	1	0	-	-	-	0	0.00%
SPLT4	3	5	7	377,914	2,645,400	346,000	25	98.55%
ST2	31	38	27	331,410	8,948,077	323,000	21	98.55%
ST3	1	3	3	535,000	1,605,000	523,000	23	100.32%
VILLA	1	1	0	-	-	-	0	0.00%

CREB® Stats
Calgary Commercial Summary

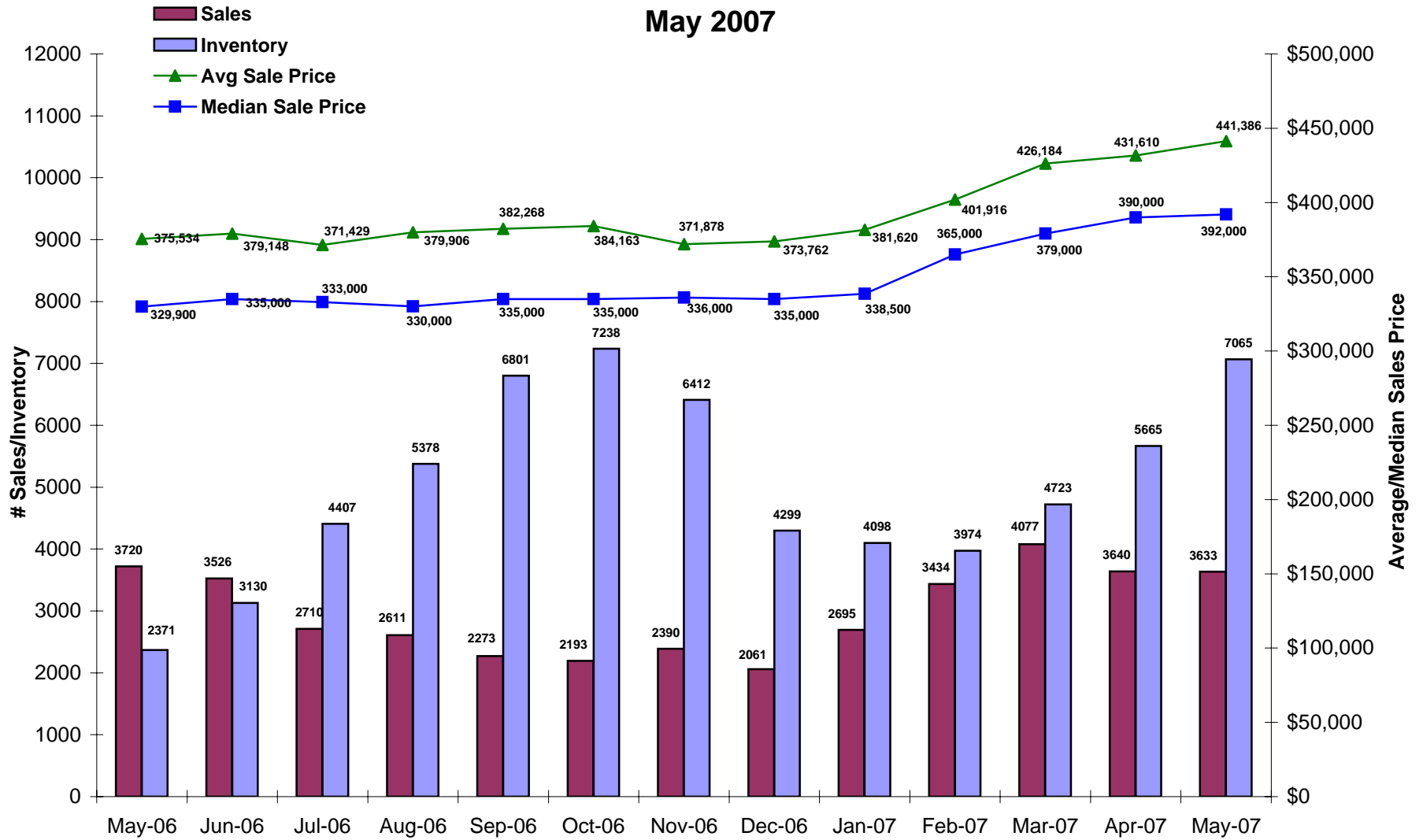
Year to Date 2007

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	8	9.25	69		
OFC	L	6	8.41	463		
RET	L	8	16.93	185		
AGR	S	21	908,111.90	82	19,070,350.00	95.68%
BUS	S	37	78,029.73	111	2,887,100.00	82.82%
BWP	S	25	631,160	161	15,779,000.00	92.58%
IND	S	26	470,335	90	12,228,720.00	97.86%
LAN	S	34	1,121,806	151	38,141,399	94.34%
MFC	S	25	1,007,276	58	25,181,900	98.71%
OFC	S	12	604,575	91	7,254,900	94.80%
RET	S	23	515,222	85	11,850,100	91.33%
Total Q1 2007		217			82,428,299	

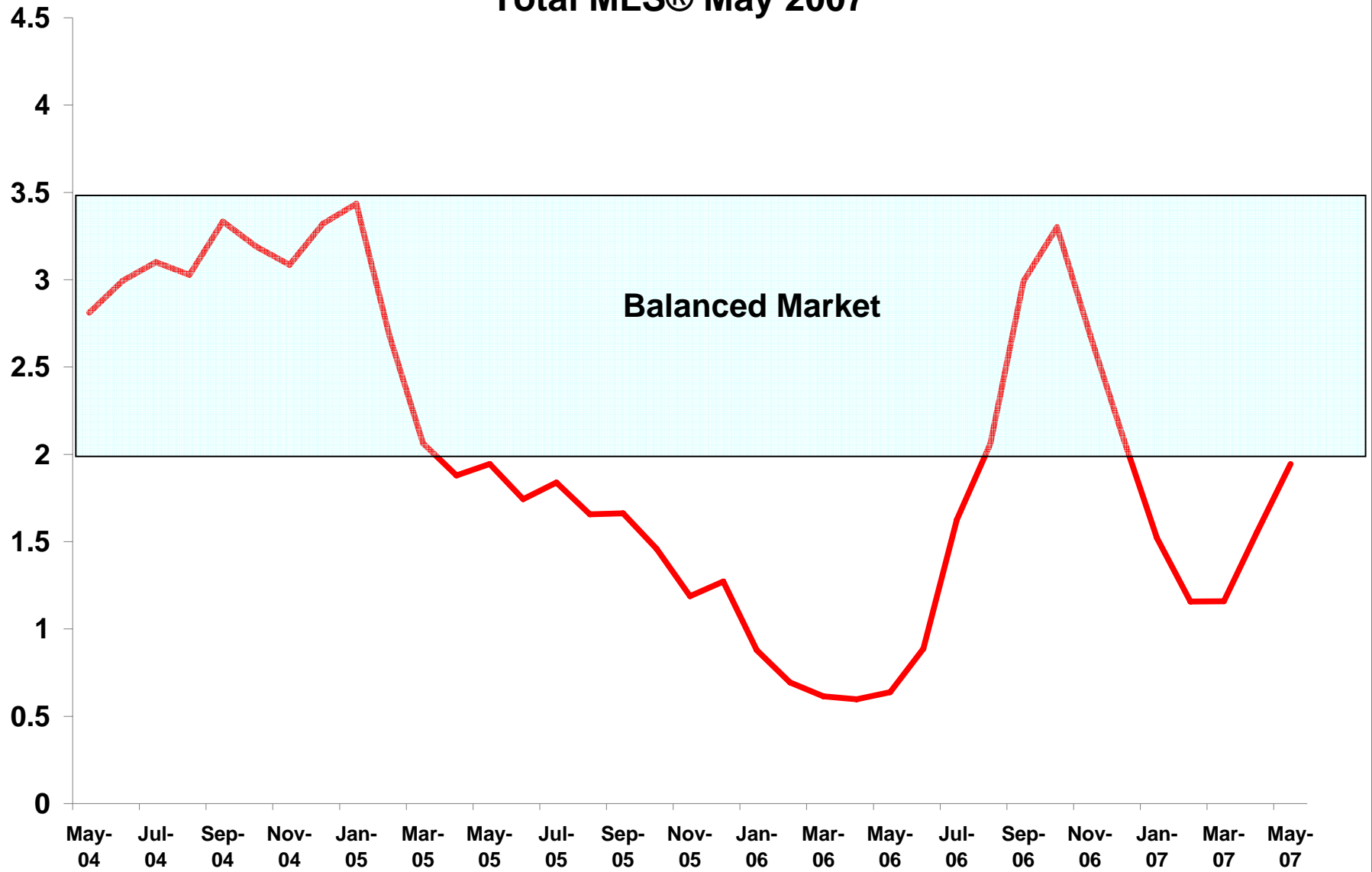
Year to Date 2006

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	7	6.93	64		
RET	L	7	6.83	309		
AGR	S	36	697,728.47	97	25,118,225.00	92.08%
BUS	S	59	77,866.78	104	4,594,140.00	88.67%
BWP	S	17	975,176.47	123	16,578,000.00	96.18%
IND	S	35	765,118.29	145	26,779,140.00	96.08%
LAN	S	41	974,908	158	39,971,230	97.58%
MFC	S	40	828,385	73	33,135,388	97.49%
OFC	S	13	396,327	94	5,152,250	99.18%
RET	S	21	393,510	107	8,263,700	96.32%
		276			86,522,568	

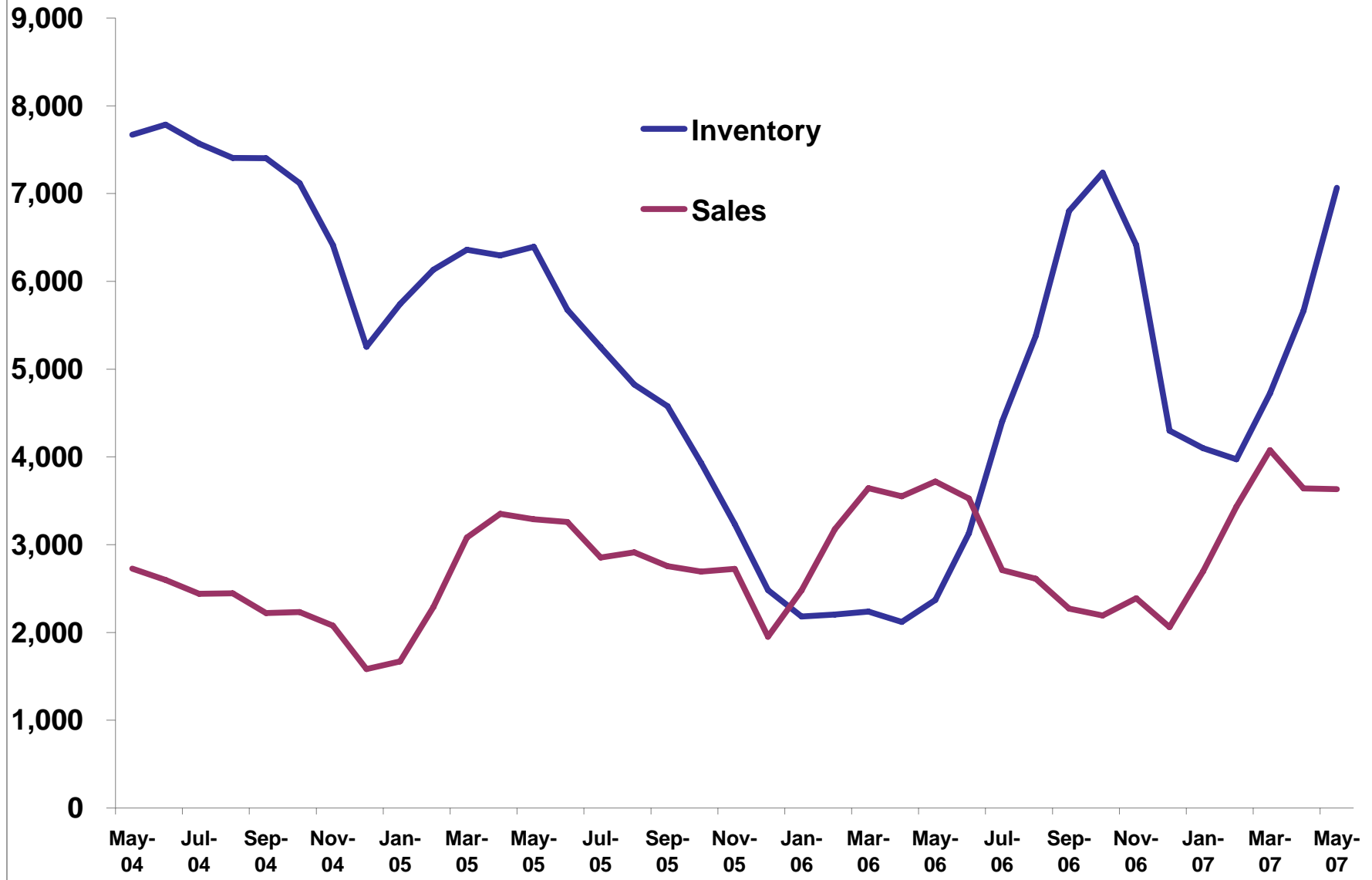
TOTAL MLS® May 2007



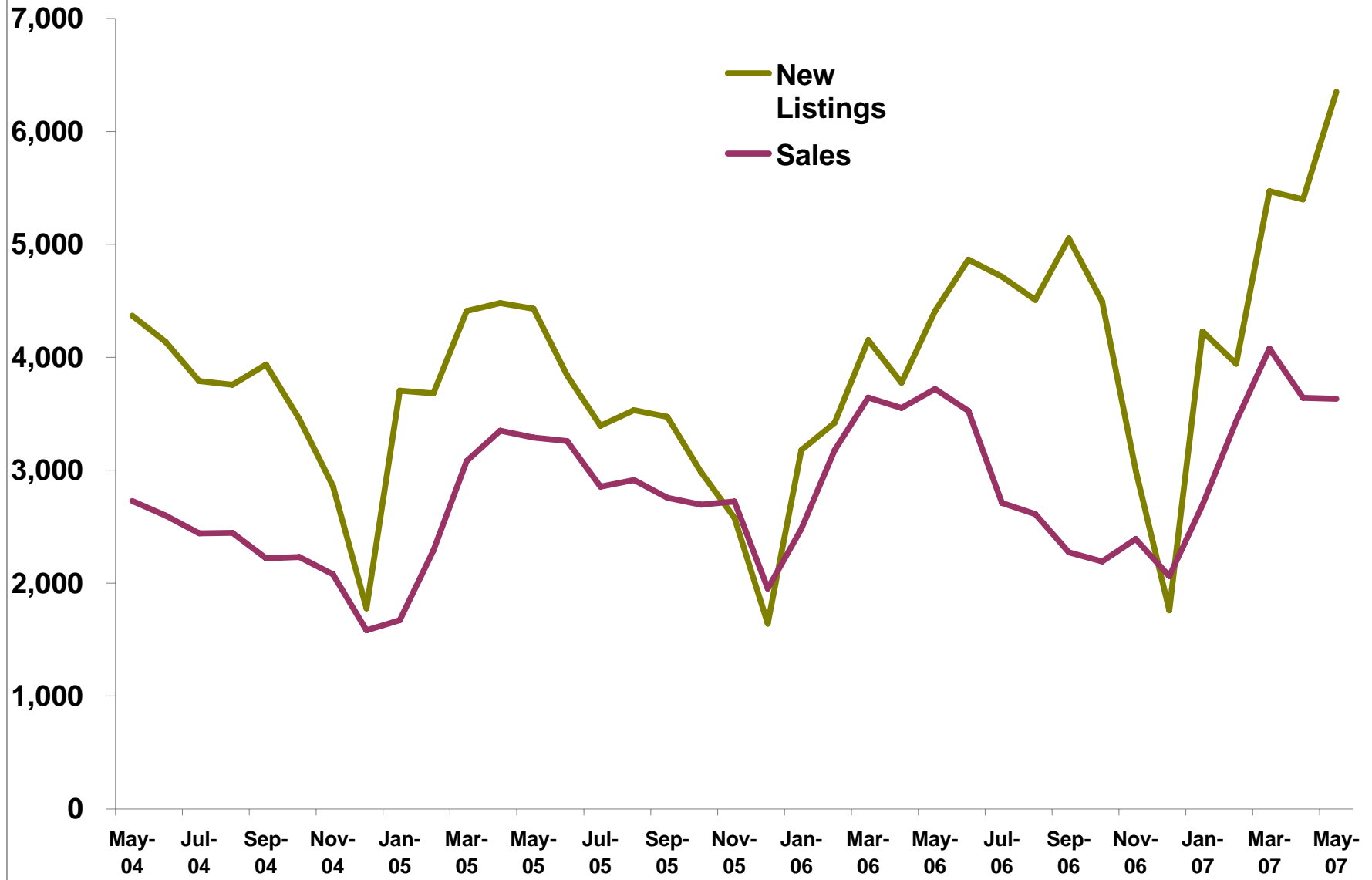
Absorption Rate (Inventory Turnover) Total MLS® May 2007



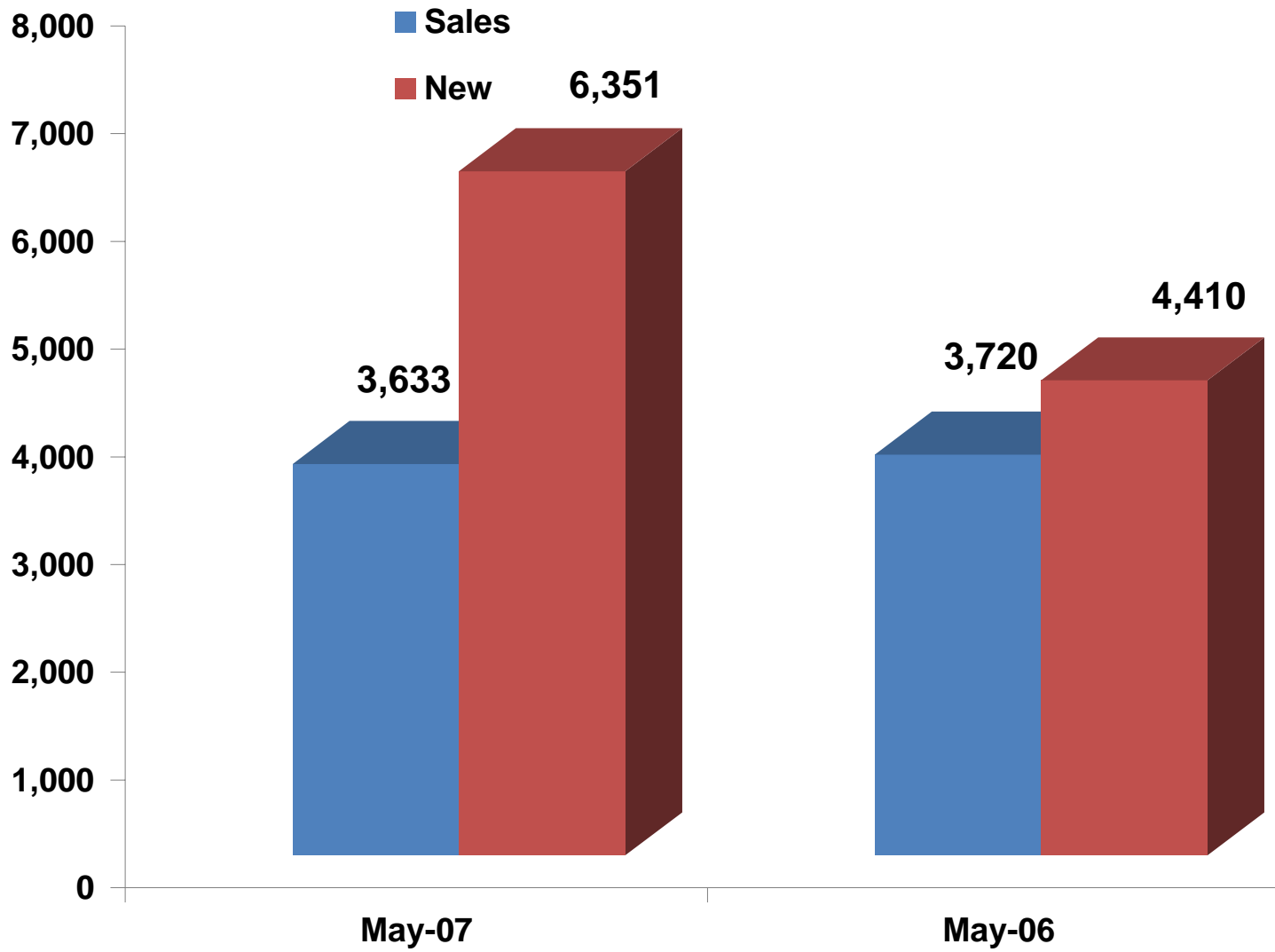
**TOTAL MLS®
May 2007**



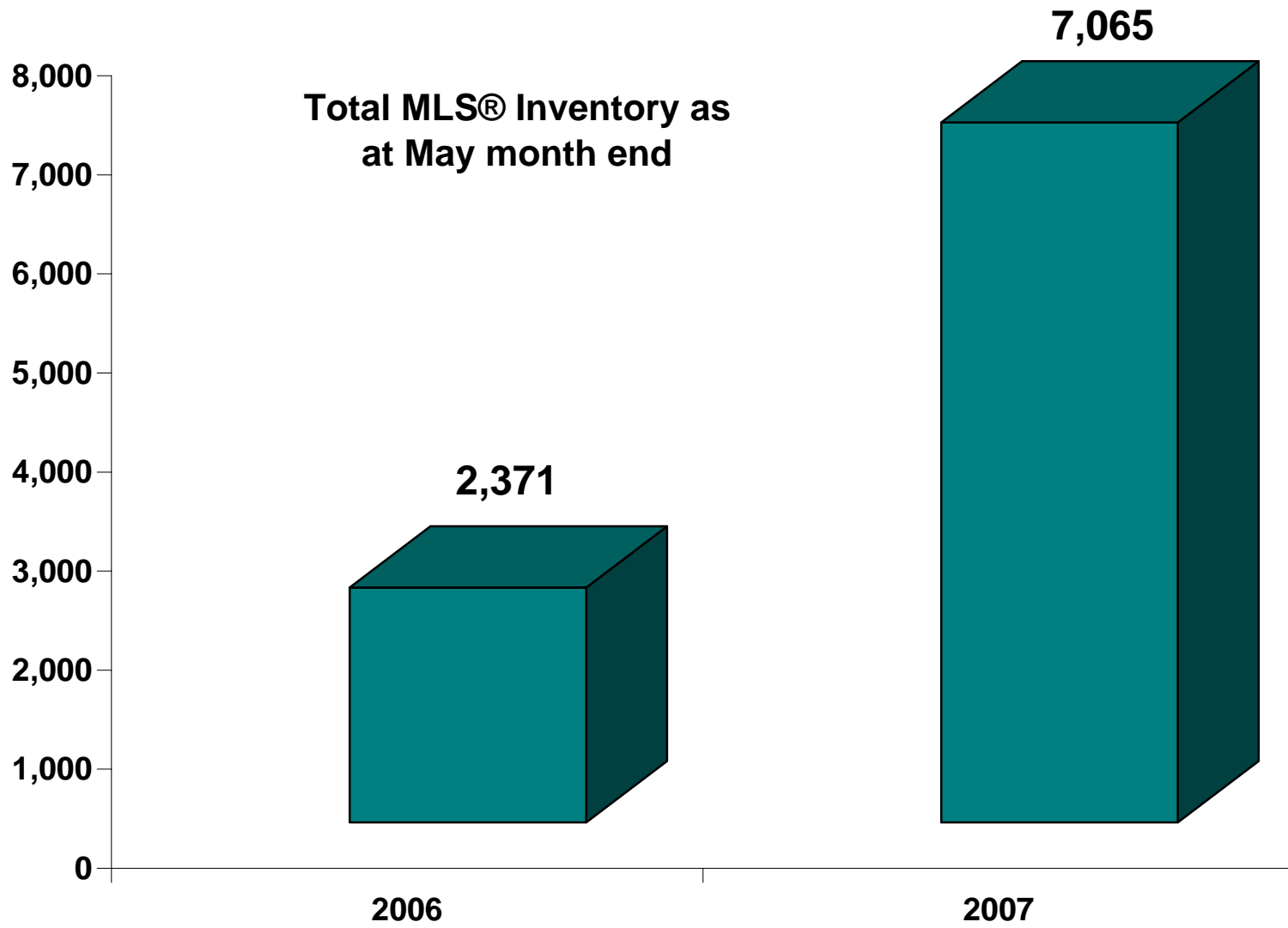
**TOTAL MLS®
May 2007**



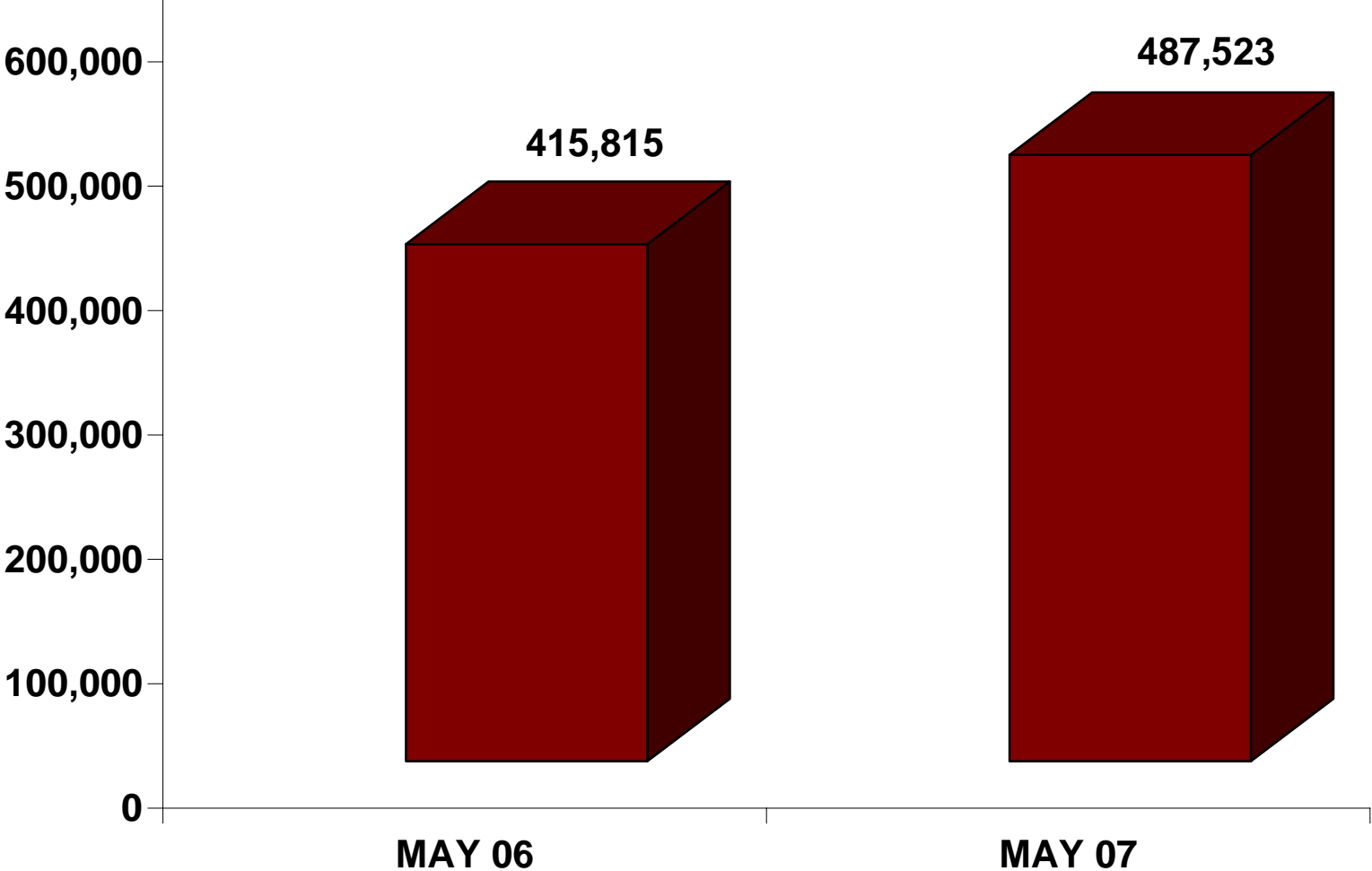
**TOTAL MLS®
May 2007**



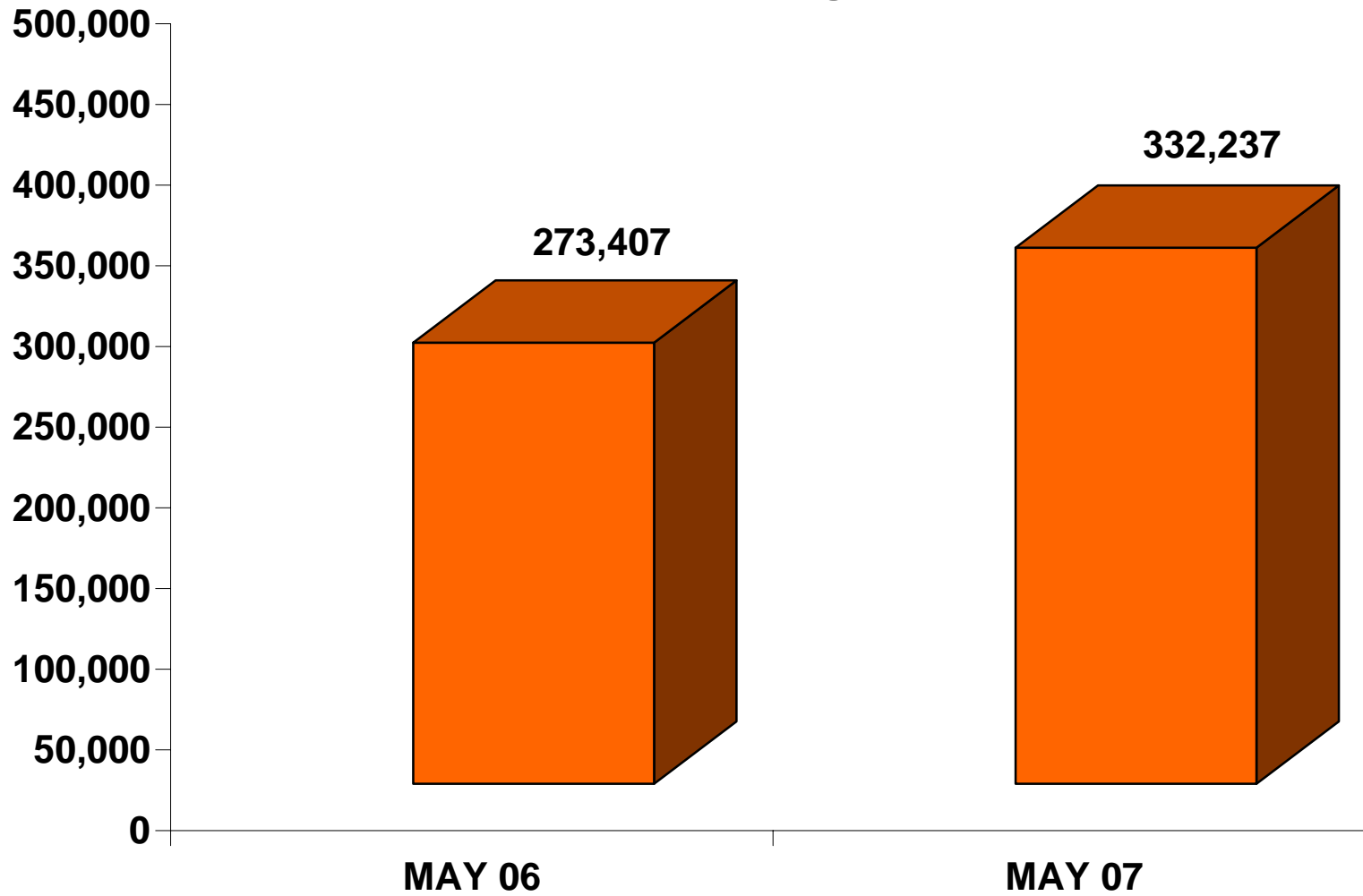
**Total MLS® Inventory as
at May month end**



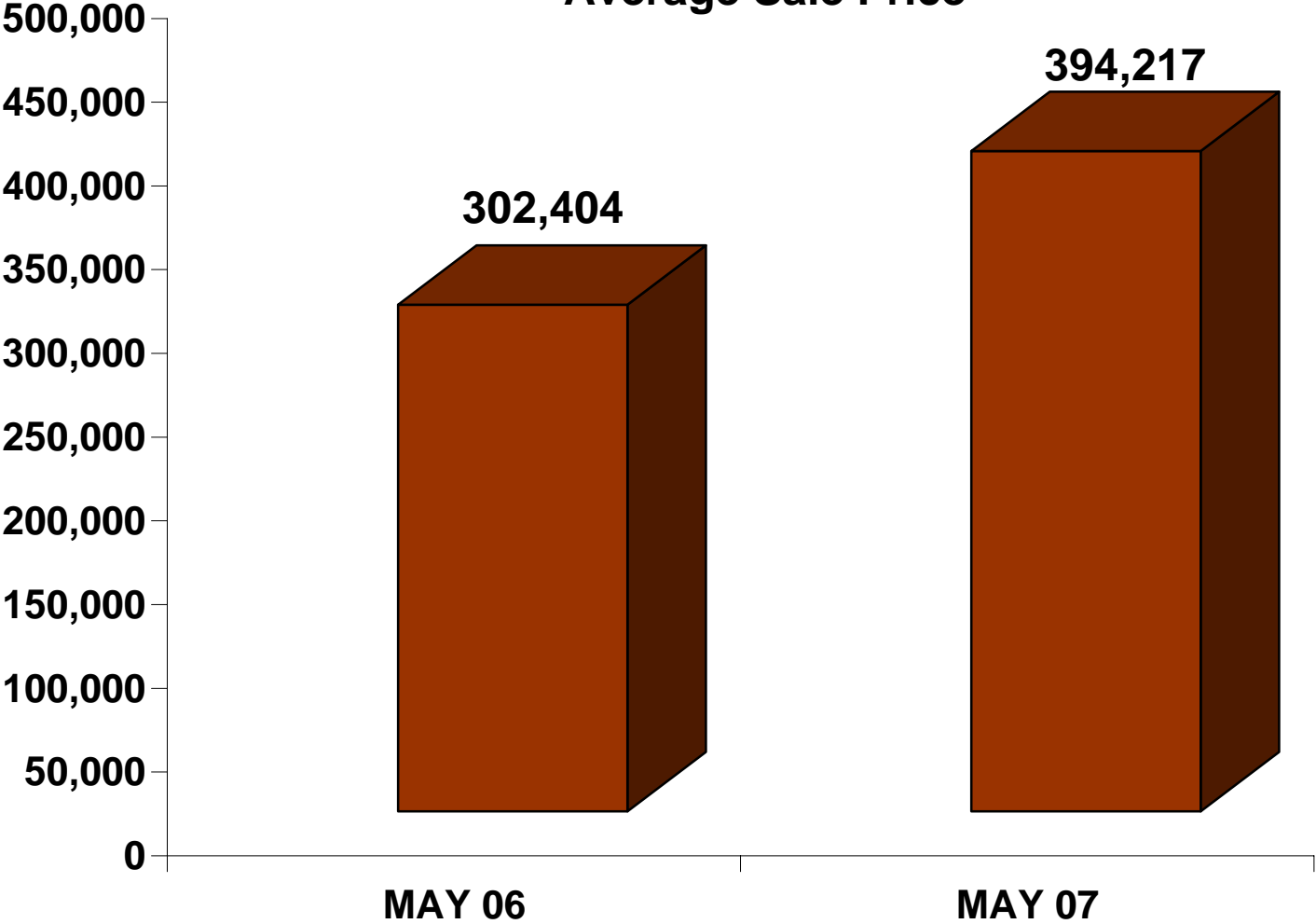
Calgary Metro Single Family Average Sale Price



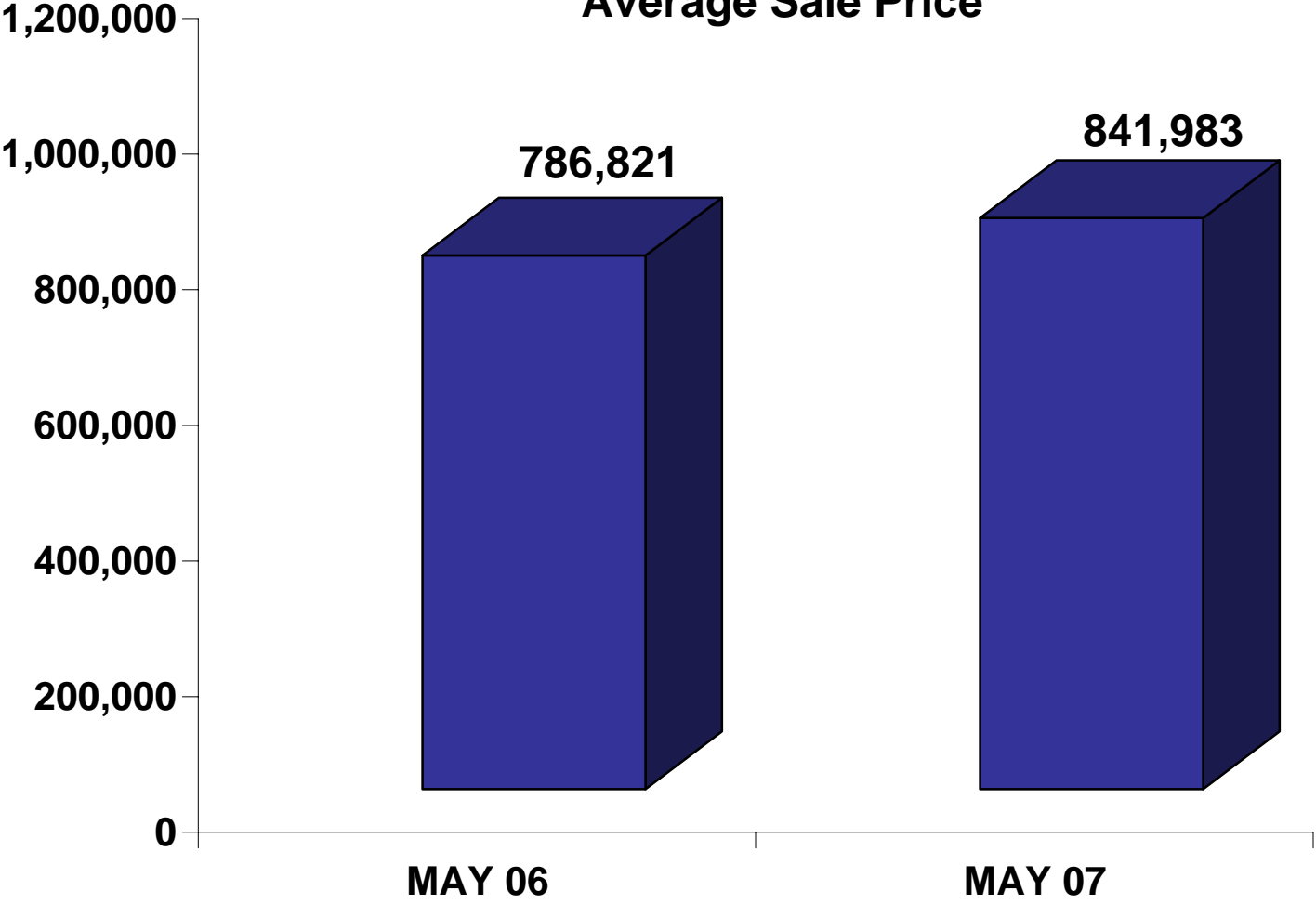
Calgary Metro Condominium Average Sale Price



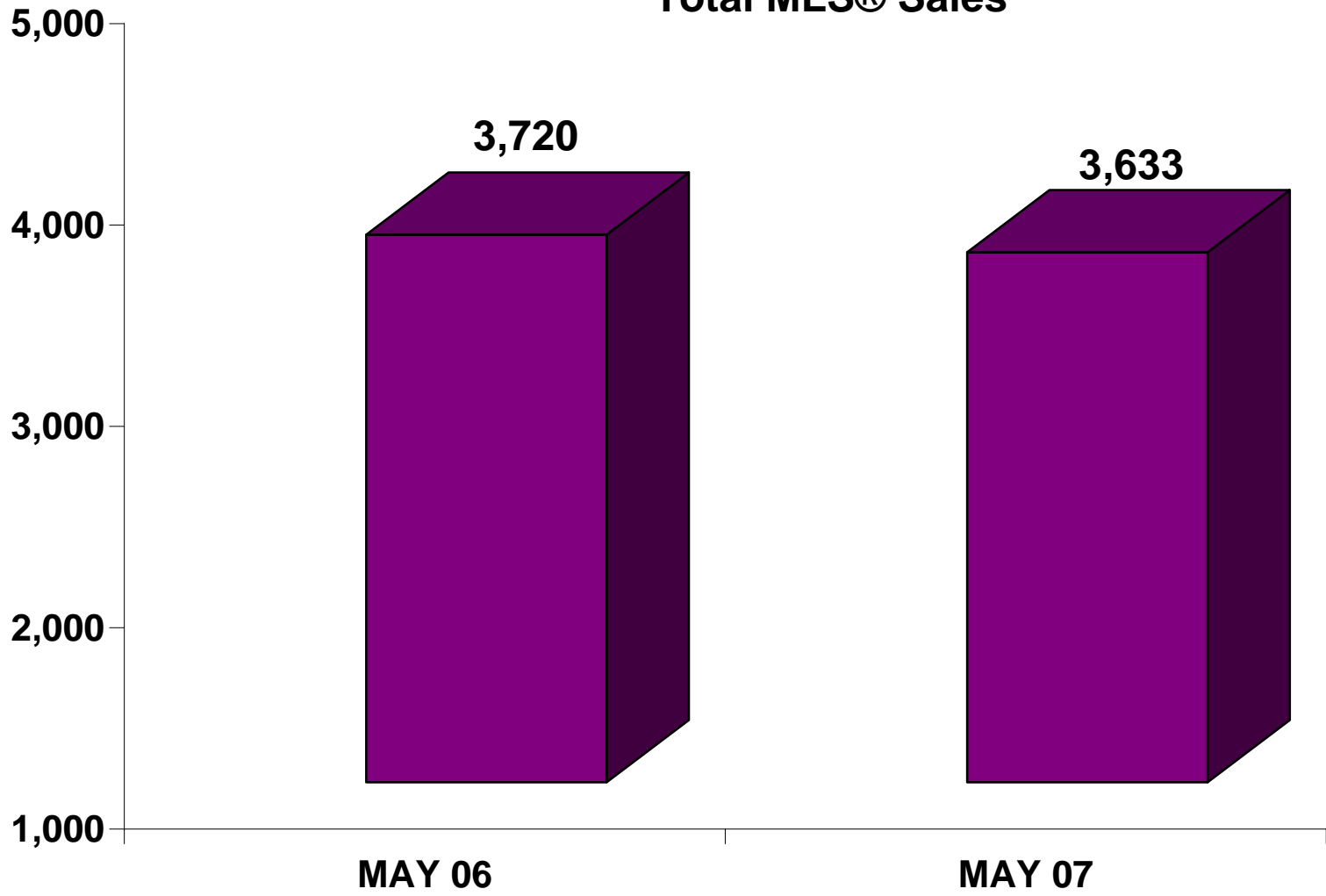
Surrounding Towns Average Sale Price



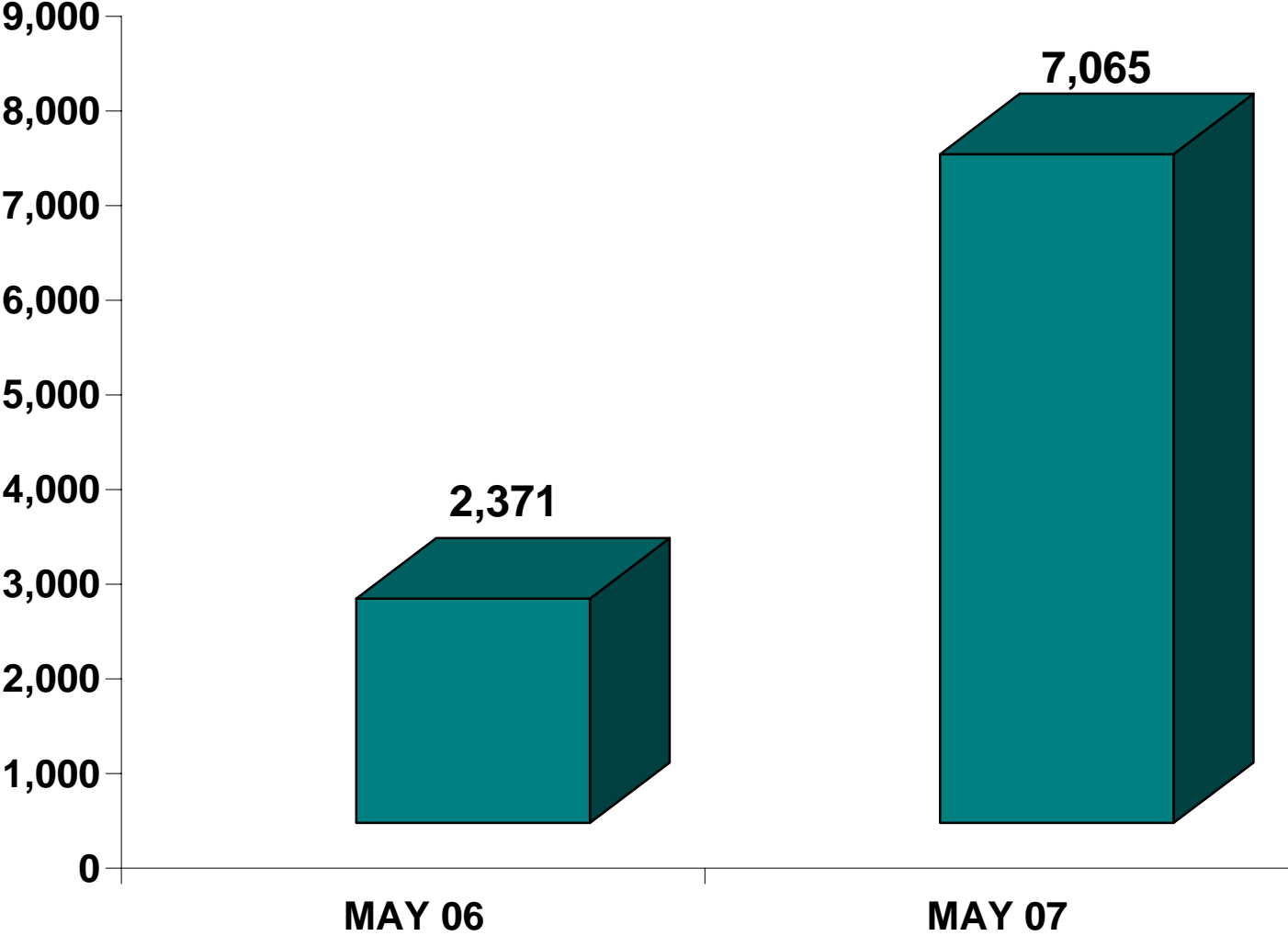
**Country Residential
(Acreages)
Average Sale Price**



Total MLS® Sales



Total MLS® Inventory



Condo Sales as a Percent of Single Family

