

MLS® SEES SEASONAL SLOW DOWN ACTIVITY

Typical season slow down comes to the MLS® during the month of November 2007, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro sales for November 2007 were 1,103, a decrease of 21 per cent from the 1,397 sales recorded in November 2006 and a slight decrease of 0.9 per cent from the 1,113 sales recorded in October 2007.

Single family Calgary metro new listings added for the month of November totaled, 1,949, a 39.5 per cent increase over the 1,397 new listings added in November 2006. This is a decrease of 24.6 per cent over the 2,586 new listings added in October 2007.

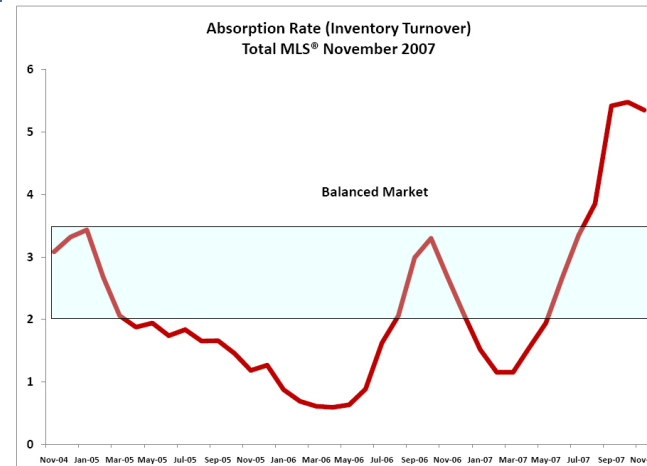
The median price of a single family Calgary metro home in November 2007 was \$407,500 showing a 8.7 per cent increase over November 2006, when the median price was \$375,000 and showing a 1.2 per cent decrease from October of this year when the median price was \$412,500. All Calgary Metro MLS® statistics 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.

Calgary metro condominium new listings added in November were 890, showing a decrease of 26 per cent from the 1,203 new listings added last month. This is a 23.3 per cent increase from the 722 new listings coming to market in November 2006. Calgary metro condominium sales in November 2007 were 496; a decrease of 17.7 per cent from November 2006, when the sales were recorded as 603 and a 10 per cent decrease from the 501 condominium sales recorded in October 2007.

"November is typically a slower month for MLS® sales and listings, due to the approaching holiday season. However, November Single Family Calgary Metro sales are only down by 10 sales from October, so there is still a substantial amount of product selling," remarked, CREB® President Elect, Ed Jensen. "If you are in the market to purchase, there is a healthy selection of product available at the moment, giving buyers many choices. Also, sellers need to be listing their properties with a professionally licensed REALTOR®, who will help them achieve that all important competitive price point, and give them exposure to the MLS® system, and a network of over 5,600+ other REALTORS®," concluded Jensen.

The average price of a single family Calgary metro home in November 2007 was \$462,134, and the average price of a metro condominium was \$312,710.

Absorbtion Rate



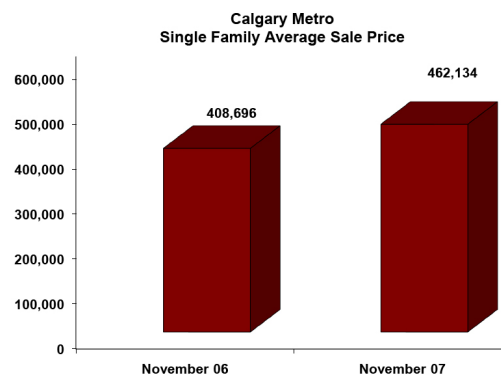
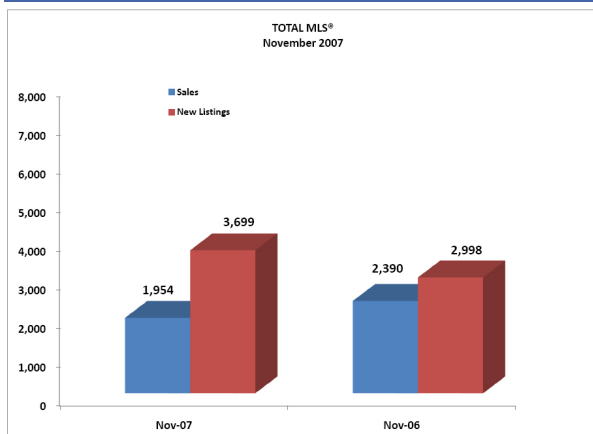
Stats Dictionary

Metro - within Calgary City Limits

Absorbtion Rate - inventory turnover

Town and Country - outside of Calgary City Limits

The Monthly Trend



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**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR NOVEMBER 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	4,984	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,949	1,629	19.64%	30,737	26,042	18.03%
Sales	1,103	1,397	-21.05%	17,592	17,923	-1.85%
Avg DOM Sold	46	38	21.05%	32	21	52.38%
Avg DOM Active	50	41	21.95%	50	41	21.95%
Average Sale Price	462,134	408,696	13.08%	473,551	400,069	18.37%
Median Price	407,500	375,000	8.67%	422,000	360,000	17.22%
Total Sales	509,733,980	570,948,191	-10.72%	8,329,761,610	7,170,429,831	16.17%
Sales \$/List \$	96.65%	97.33%	-0.70%	97.93%	99.13%	-1.22%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,196	n/a	n/a	n/a	n/a	n/a
New Listings Added	890	722	23.27%	12,591	10,223	23.16%
Sales	496	603	-17.74%	7,844	7,863	-0.24%
Avg DOM Sold	44	36	22.22%	31	19	63.16%
Avg DOM Active	48	37	29.73%	48	37	29.73%
Average Sale Price	312,710	282,781	10.58%	316,948	262,535	20.73%
Median Price	285,000	258,000	10.47%	295,000	245,000	20.41%
Total Sales	155,104,155	170,517,167	-9.04%	2,485,824,035	2,064,313,244	20.42%
Sales \$/List \$	96.95%	97.47%	-0.53%	98.14%	99.95%	-1.81%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,087	n/a	n/a	n/a	n/a	n/a
New Listings Added	619	487	27.10%	8,745	6,551	33.49%
Sales	277	299	-7.36%	5,011	4,913	1.99%
Avg DOM Sold	58	45	28.89%	44	38	15.79%
Avg DOM Active	64	60	6.67%	64	60	6.67%
Average Sale Price	382,975	306,067	25.13%	376,133	292,024	28.80%
Median Price	342,500	305,000	12.30%	347,500	267,000	30.15%
Total Sales	106,084,009	91,514,123	15.92%	1,884,802,395	1,434,714,500	31.37%
Sales \$/List \$	96.62%	97.57%	-0.97%	97.92%	98.68%	-0.77%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	693	401	72.82%	n/a	n/a	n/a
New Listings Added	117	95	23.16%	2,168	1,740	24.60%
Sales	45	58	-22.41%	788	984	-19.92%
Avg DOM Sold	102	65	56.92%	66	60	10.00%
Avg DOM Active	89	82	8.54%	89	82	8.54%
Average Sale Price	813,726	776,863	4.75%	832,525	679,253	22.56%
Median Price	722,250	663,000	8.94%	750,000	600,000	25.00%
Total Sales	36,617,650	45,058,050	-18.73%	656,029,805	668,384,583	-1.85%
Sales \$/List \$	93.92%	96.30%	-2.47%	95.61%	96.09%	-0.51%
<u>RURAL LAND</u>						
Month End Inventory	424	258	64.34%	n/a	n/a	n/a
New Listings Added	92	52	76.92%	1,007	52	1836.54%
Sales	20	22	-9.09%	356	401	-11.22%
Avg DOM Sold	87	96	-9.38%	95	107	-11.21%
Avg DOM Active	106	89	19.10%	106	89	19.10%
Average Sale Price	513,640	458,045	12.14%	534,782	523,014	2.25%
Median Price	394,900	371,000	6.44%	374,900	308,000	21.72%
Total Sales	10,272,800	10,077,000	1.94%	190,382,329	209,728,431	-9.22%
Sales \$/List \$	95.84%	94.25%	1.68%	95.13%	95.77%	-0.67%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,455	6,412	63.05%	n/a	n/a	n/a
New Listings Added	3,699	2,998	23.38%	55,596	45,566	22.01%
Sales	1,954	2,390	-18.24%	31,799	32,278	-1.48%
Avg DOM Sold	49	40	22.50%	35	25	40.00%
Avg DOM Active	57	50	14.00%	57	50	14.00%
Average Sale Price	419,041	371,878	12.68%	426,523	358,061	19.12%
Median Price	369,000	336,000	9.82%	379,800	317,500	19.62%
Total Sales	818,806,914	888,788,031	-7.87%	13,561,287,738	11,557,507,177	17.34%
Sales \$/List \$	96.56%	97.29%	-0.75%	97.81%	98.97%	-1.18%

*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
SINGLE FAMILY BY STYLE
NOVEMBER 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	6	3	1	438,000	438,000	438,000	68	95.63%
BLEVL	111	59	26	385,560	10,024,550	370,000	52	96.44%
BUNG	361	142	82	489,044	40,101,600	440,000	43	95.52%
BUNGH	14	10	4	877,500	3,510,000	615,000	42	91.94%
BUNGS	1	0	0	-	-	-	0	0.00%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	76	33	21	504,443	10,593,300	454,000	47	96.99%
SPLT3	11	3	3	376,000	1,128,000	385,000	23	98.53%
SPLT4	54	25	20	444,470	8,889,400	395,000	39	97.60%
SPLT5	5	2	0	-	-	-	0	0.00%
ST1.5	34	12	5	428,200	2,141,000	388,000	36	95.47%
ST2	917	387	201	493,417	99,176,815	442,000	44	97.15%
ST2.5	10	2	2	519,000	1,038,000	427,000	58	94.47%
ST3	6	4	0	-	-	-	0	0.00%
VILLA	1	0	0	-	-	-	0	0.00%
NE								
BK-SP	9	5	0	-	-	-	0	0.00%
BLEVL	149	58	45	330,714	14,882,150	321,500	47	96.90%
BUNG	198	82	58	325,543	18,881,508	319,000	48	96.26%
BUNGH	1	2	1	323,000	323,000	323,000	9	99.42%
MODUL	2	1	0	-	-	-	0	0.00%
SPLT2	16	4	1	510,000	510,000	510,000	42	95.33%
SPLT3	17	7	4	265,500	1,062,000	282,000	28	94.43%
SPLT4	78	34	17	350,096	5,951,625	350,000	39	96.75%
SPLT5	0	0	0	-	-	-	0	0.00%
ST1.5	2	0	0	-	-	-	0	0.00%
ST2	328	144	96	346,988	33,310,878	338,000	48	96.97%
ST2.5	2	1	0	-	-	-	0	0.00%
SW								
BK-SP	2	2	1	305,000	305,000	305,000	57	96.24%
BLEVL	60	22	14	413,757	5,792,600	370,000	41	96.65%
BUNG	339	142	77	482,748	37,171,600	432,500	47	96.12%
BUNGH	9	2	2	1,115,000	2,230,000	430,000	67	93.70%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	75	24	11	585,391	6,439,300	575,000	68	94.71%
SPLT3	8	3	1	377,450	377,450	377,450	56	96.81%
SPLT4	63	21	18	410,289	7,385,200	371,250	49	96.60%
SPLT5	10	3	1	450,000	450,000	450,000	42	93.95%
ST1.5	30	11	5	758,600	3,793,000	570,000	36	94.62%
ST2	817	323	171	561,183	95,962,251	469,000	45	96.84%
ST2.5	7	1	1	1,500,000	1,500,000	1,500,000	37	94.94%
ST3	10	8	4	1,162,500	4,650,000	1,050,000	43	94.27%
VILLA	0	1	3	508,495	1,525,486	506,280	104	99.11%
SE								
BK-SP	2	0	1	385,000	385,000	385,000	60	96.27%
BLEVL	49	12	11	356,841	3,925,250	339,500	36	98.06%
BUNG	161	63	37	442,870	16,386,177	393,000	45	95.53%
BUNGH	3	2	0	-	-	-	0	0.00%
SPLT2	62	28	14	532,714	7,458,000	472,500	42	97.45%
SPLT3	8	4	1	393,000	393,000	393,000	11	98.27%
SPLT4	45	19	7	378,857	2,652,000	376,500	58	97.79%
SPLT5	3	3	0	-	-	-	0	0.00%
ST1.5	6	3	0	-	-	-	0	0.00%
ST2	512	216	131	430,144	56,348,840	405,000	48	97.48%
ST2.5	4	3	0	-	-	-	0	0.00%
ST3	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 2007

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
APART	280	104		59	278,227	16,415,406	265,000	43	96.41%
APRTM	15	6		1	229,000	229,000	229,000	81	96.67%
BLEVL	11	1		5	239,000	1,195,000	239,000	50	97.19%
BUNG	50	28		9	379,589	3,416,300	377,000	38	98.08%
BUNGH	1	0		0	-	-	-	0	0.00%
LOFT	1	0		0	-	-	-	0	0.00%
PENTH	2	1		0	-	-	-	0	0.00%
SPLT2	9	4		3	333,633	1,000,900	338,000	27	98.64%
SPLT3	4	1		0	-	-	-	0	0.00%
SPLT4	12	5		5	356,200	1,781,000	355,000	64	97.20%
SPLT5	4	4		0	-	-	-	0	0.00%
ST2	177	88		52	328,266	17,069,836	310,000	40	97.01%
ST2.5	2	0		1	718,500	718,500	718,500	65	95.93%
ST3	4	2		1	258,000	258,000	258,000	55	97.40%
VILLA	6	4		2	489,500	979,000	410,000	5	97.92%
NE									
APART	57	18		12	221,033	2,652,400	229,000	52	95.69%
APRTM	12	3		2	231,750	463,500	210,000	67	94.63%
BK-SP	0	0		1	285,000	285,000	285,000	84	90.48%
BLEVL	8	3		0	-	-	-	0	0.00%
BUNG	15	6		4	215,850	863,400	218,900	51	96.87%
SPLT2	1	1		0	-	-	-	0	0.00%
SPLT4	6	3		0	-	-	-	0	0.00%
ST2	88	26		28	238,461	6,676,900	232,000	53	95.79%
ST2.5	1	2		0	-	-	-	0	0.00%
SW									
APART	726	301		139	319,724	44,441,663	275,000	47	97.16%
APRTM	49	23		5	268,780	1,343,900	231,000	62	95.06%
BK-SP	1	1		0	-	-	-	0	0.00%
BLEVL	8	2		2	248,500	497,000	227,000	43	97.49%
BUNG	103	44		18	319,494	5,750,900	300,000	38	97.06%
BUNGH	3	2		0	-	-	-	0	0.00%
BUNGS	1	0		0	-	-	-	0	0.00%
LOFT	21	9		7	312,614	2,188,300	310,000	46	96.70%
PENTH	13	5		3	493,000	1,479,000	499,000	44	96.81%
SPLT2	5	0		1	480,000	480,000	480,000	56	96.02%
SPLT3	3	3		1	350,000	350,000	350,000	13	97.25%
SPLT4	10	5		6	325,000	1,950,000	318,500	33	97.53%
SPLT5	7	4		0	-	-	-	0	0.00%
ST1.5	1	0		1	435,000	435,000	435,000	55	96.69%
ST2	185	82		68	348,038	23,666,550	324,900	41	97.20%
ST2.5	0	0		1	337,000	337,000	337,000	111	96.56%
ST3	41	17		4	495,125	1,980,500	310,000	40	95.09%
VILLA	9	3		1	375,000	375,000	375,000	9	98.68%
SE									
APART	58	30		24	260,075	6,241,800	252,000	38	96.98%
APRTM	4	2		0	-	-	-	0	0.00%
BLEVL	2	1		0	-	-	-	0	0.00%
BUNG	20	10		5	296,600	1,483,000	317,000	21	97.72%
BUNGH	1	0		0	-	-	-	0	0.00%
SPLT2	1	1		0	-	-	-	0	0.00%
SPLT3	1	0		1	267,000	267,000	267,000	34	99.26%
SPLT4	10	3		2	327,875	655,750	306,750	41	95.88%
ST1.5	1	1		0	-	-	-	0	0.00%
ST2	56	27		21	320,412	6,728,650	307,000	42	97.46%
ST2.5	1	1		0	-	-	-	0	0.00%
ST3	0	1		0	-	-	-	0	0.00%
VILLA	1	1		1	449,000	449,000	449,000	158	100.00%

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

	Nov-07				Nov-06			
SINGLE FAMILY	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	1	0.09%	1	0.01%	1	0.07%	8	0.04%
100,000 - 199,999	1	0.09%	19	0.11%	16	1.15%	581	3.24%
200,000 - 299,999	71	6.44%	959	5.45%	238	17.04%	4,234	23.63%
300,000 - 349,999	199	18.04%	2,618	14.88%	320	22.91%	3,397	18.96%
350,000 - 399,999	242	21.94%	3,710	21.09%	262	18.75%	3,041	16.97%
400,000 - 449,999	194	17.59%	3,191	18.14%	195	13.96%	2,340	13.06%
450,000 - 499,999	112	10.15%	2,260	12.85%	133	9.52%	1,406	7.85%
500,000 - 549,999	82	7.43%	1,421	8.08%	80	5.73%	840	4.69%
550,000 - 599,999	45	4.08%	937	5.33%	46	3.29%	592	3.30%
600,000 - 649,999	39	3.54%	628	3.57%	25	1.79%	374	2.09%
650,000 - 699,999	29	2.63%	439	2.50%	20	1.43%	277	1.55%
700,000 - 799,999	30	2.72%	521	2.96%	22	1.57%	279	1.56%
800,000 - 899,999	20	1.81%	299	1.70%	13	0.93%	161	0.90%
900,000 - 999,999	12	1.09%	166	0.94%	3	0.21%	94	0.52%
OVER 1,000,000	26	2.36%	421	2.39%	23	1.65%	296	1.65%
	1,103		17,590		1,397		17,920	
CONDO								
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	27	0.34%
100,000 - 199,999	19	3.83%	253	3.23%	69	11.48%	1,951	24.82%
200,000 - 299,999	260	52.42%	3,919	49.96%	368	61.23%	4,024	51.19%
300,000 - 349,999	111	22.38%	1,808	23.05%	79	13.14%	944	12.01%
350,000 - 399,999	46	9.27%	852	10.86%	40	6.66%	405	5.15%
400,000 - 449,999	24	4.84%	410	5.23%	14	2.33%	183	2.33%
450,000 - 499,999	12	2.42%	241	3.07%	9	1.50%	105	1.34%
500,000 - 549,999	8	1.61%	119	1.52%	6	1.00%	73	0.93%
550,000 - 599,999	4	0.81%	71	0.91%	2	0.33%	35	0.45%
600,000 - 649,999	5	1.01%	45	0.57%	3	0.50%	24	0.31%
650,000 - 699,999	1	0.20%	34	0.43%	4	0.67%	23	0.29%
700,000 - 799,999	2	0.40%	39	0.50%	2	0.33%	22	0.28%
800,000 - 899,999	1	0.20%	16	0.20%	1	0.17%	16	0.20%
900,000 - 999,999	-	0.00%	6	0.08%	-	0.00%	2	0.03%
OVER 1,000,000	3	0.60%	29	0.37%	4	0.67%	27	0.34%
	496		7,843		601		7,861	

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

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

TOWNS	Month	Nov-07			Nov-06			
		**Y.T.D.			**Y.T.D.			
0 - 99,999	2	0.72%	90	1.80%	10	3.34%	347	7.06%
100,000 - 199,999	21	7.58%	354	7.06%	47	15.72%	1,026	20.88%
200,000 - 299,999	71	25.63%	1,299	25.92%	88	29.43%	1,576	32.08%
300,000 - 349,999	47	16.97%	805	16.06%	52	17.39%	663	13.49%
350,000 - 399,999	40	14.44%	814	16.24%	45	15.05%	481	9.79%
400,000 - 449,999	27	9.75%	566	11.30%	23	7.69%	280	5.70%
450,000 - 499,999	28	10.11%	398	7.94%	18	6.02%	196	3.99%
500,000 - 549,999	11	3.97%	208	4.15%	10	3.34%	96	1.95%
550,000 - 599,999	9	3.25%	138	2.75%	3	1.00%	49	1.00%
600,000 - 649,999	2	0.72%	70	1.40%	1	0.33%	37	0.75%
650,000 - 699,999	3	1.08%	60	1.20%	1	0.33%	37	0.75%
700,000 - 799,999	3	1.08%	58	1.16%	-	0.00%	40	0.81%
800,000 - 899,999	7	2.53%	47	0.94%	-	0.00%	33	0.67%
900,000 - 999,999	1	0.36%	25	0.50%	-	0.00%	14	0.28%
OVER 1,000,000	5	1.81%	79	1.58%	1	0.33%	38	0.77%
	277		5,011		299		4,913	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	10	1.27%	1	1.72%	32	3.25%
100,000 - 199,999	1	2.22%	30	3.81%	1	1.72%	64	6.50%
200,000 - 299,999	2	4.44%	30	3.81%	2	3.45%	84	8.54%
300,000 - 349,999	1	2.22%	24	3.05%	5	8.62%	44	4.47%
350,000 - 399,999	1	2.22%	44	5.58%	2	3.45%	49	4.98%
400,000 - 449,999	3	6.67%	26	3.30%	3	5.17%	42	4.27%
450,000 - 499,999	1	2.22%	31	3.93%	1	1.72%	60	6.10%
500,000 - 549,999	1	2.22%	30	3.81%	2	3.45%	49	4.98%
550,000 - 599,999	4	8.89%	36	4.57%	4	6.90%	67	6.81%
600,000 - 649,999	1	2.22%	38	4.82%	7	12.07%	58	5.89%
650,000 - 699,999	3	6.67%	52	6.60%	2	3.45%	62	6.30%
700,000 - 799,999	8	17.78%	89	11.29%	11	18.97%	105	10.67%
800,000 - 899,999	6	13.33%	87	11.04%	4	6.90%	70	7.11%
900,000 - 999,999	3	6.67%	58	7.36%	2	3.45%	52	5.28%
OVER 1,000,000	10	22.22%	203	25.76%	11	18.97%	146	14.84%
	45		788		58		984	

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

CREB® Stats
Calgary Commercial Summary
Year to Date November 2007

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	12	9.49	65		
OFC	L	10	11.22	292		
RET	L	14	16.15	168		
AGR	S	42	1,888,175.00	98	79,303,350	91.49%
BUS	S	104	107,763.32	109	11,207,385	84.75%
BWP	S	49	724,508.16	149	35,500,900	91.70%
IND	S	63	824,711.44	100	51,956,821	88.79%
LAN	S	72	1,722,085.61	156	123,990,164	91.08%
MFC	S	43	1,610,607	51	69,256,116	97.23%
OFC	S	25	534,931	73	13,373,280	96.03%
RET	S	37	564,382	106	20,882,118	94.91%
Total YTD 2007		471			405,470,134	

Year to Date November 2006

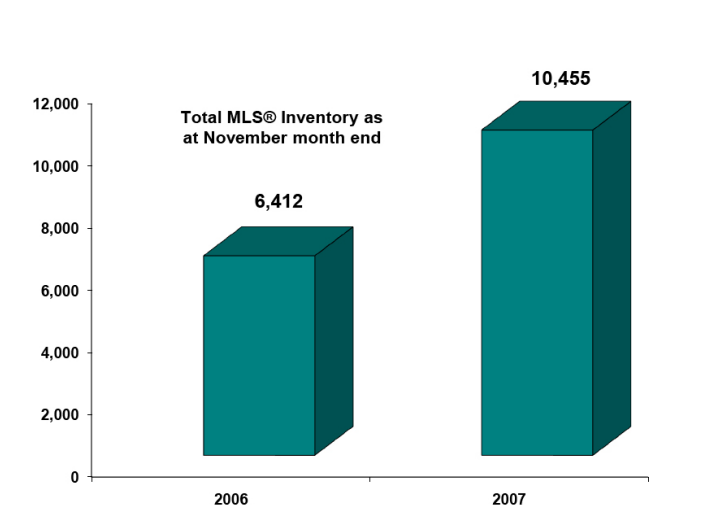
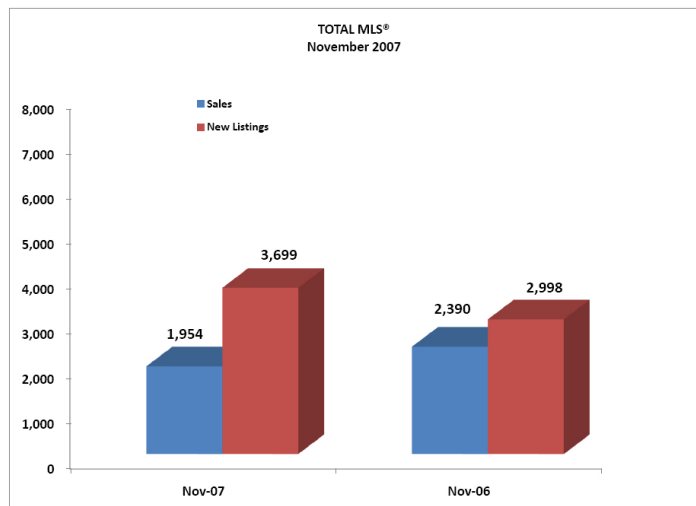
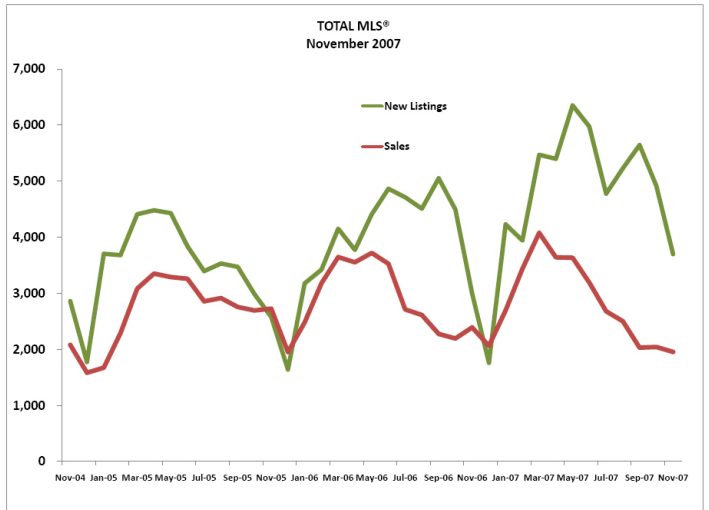
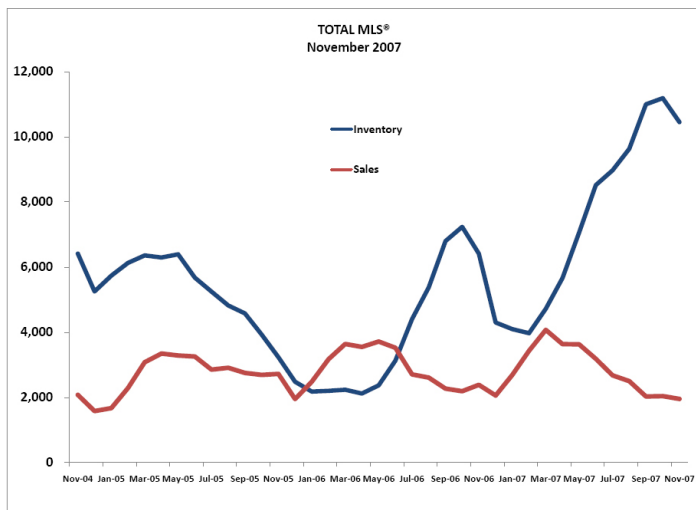
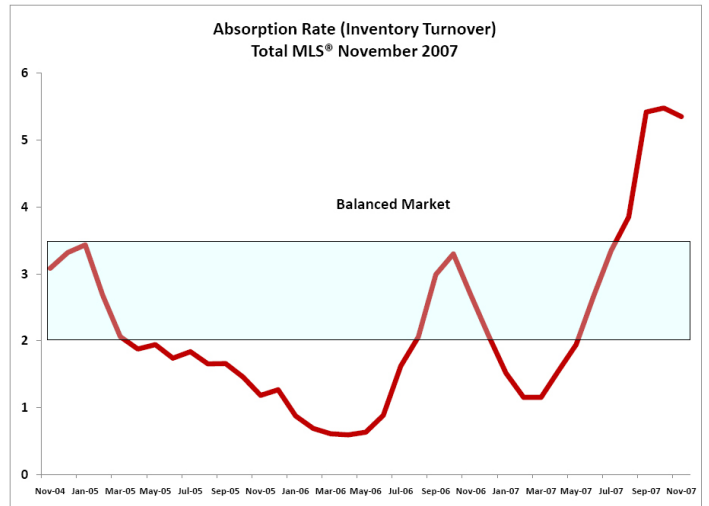
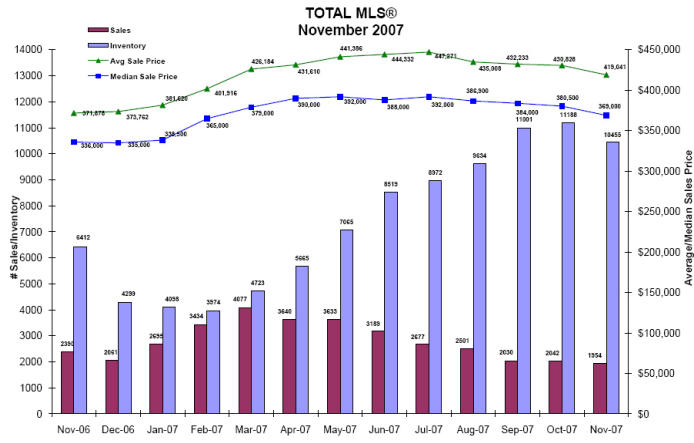
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	29	5.94	80		
OFC	L	20	8.94	110		
RET	L	22	9.68	173		
AGR	S	78	1,562,440.06	113	121,870,325	95.48%
BUS	S	116	83,530.35	115	9,689,521	88.60%
BWP	S	50	714,915.00	131	35,745,750	95.13%
IND	S	73	748,384.05	104	54,632,036	103.25%
LAN	S	78	1,043,506.79	131	81,393,530	94.71%
MFC	S	84	956,920	53	80,381,288	98.42%
OFC	S	30	557,375	83	16,721,250	97.18%
RET	S	46	366,907	103	16,877,700	95.67%
Total YTD 2006		510			289,889,938	

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

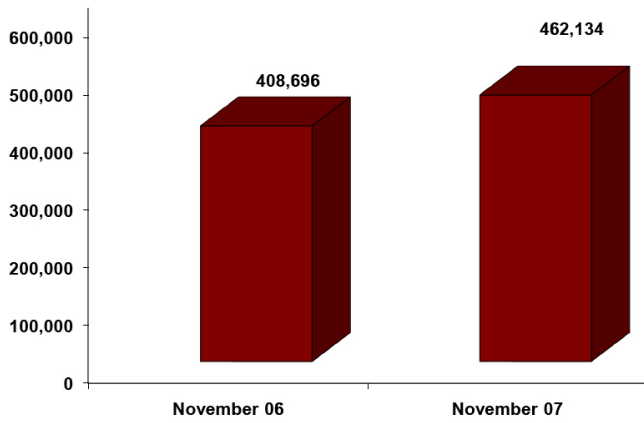
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
New Listings	2,065	1,866	2,089	2,323	2,594	2,351	2,288	2,131	2,227	2,148	1,527	981	24,590
Sales	1,059	1,152	1,318	1,483	1,551	1,469	1,508	1,362	1,305	1,285	1,089	868	15,449
Avg Price	235,475	225,813	232,972	235,036	235,339	236,026	235,598	243,419	241,833	239,741	245,659	238,908	237,053
Median	210,000	205,000	210,500	212,500	215,000	215,000	216,000	217,000	216,000	217,000	220,000	217,000	215,000
Avg DOM	41	34	34	35	34	33	40	42	40	43	42	48	38
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		30,737
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314	1,064	1,113	1,103		17,592
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914	470,888	452,254	462,134		473,551
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000	420,500	412,500	407,500		422,000
Avg DOM	38	29	24	24	25	29	35	39	40	40	46		32

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

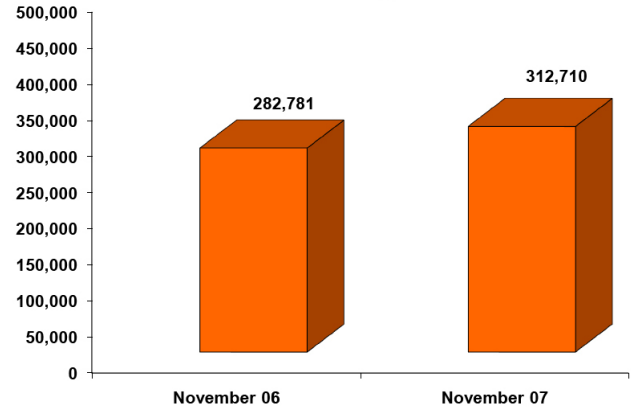
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
New Listings	827	737	823	797	892	841	819	765	810	791	616	393	9,111
Sales	374	451	514	561	565	491	545	473	490	453	407	339	5,663
Avg Price	156,527	157,113	154,104	156,179	157,826	157,925	157,338	156,258	161,575	163,431	163,674	153,682	157,958
Median	141,000	142,000	142,000	141,500	142,900	143,000	143,200	145,000	148,000	145,000	145,000	142,800	143,500
Avg DOM	47	40	39	40	40	41	42	44	44	45	49	50	43
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		12,591
Sales	736	895	1,026	839	887	792	603	598	483	501	496		7,844
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790	321,614	331,617	312,710		316,948
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000	300,000	289,000	285,000		295,000
Avg DOM	39	28	24	23	24	28	33	35	47	40	44		31



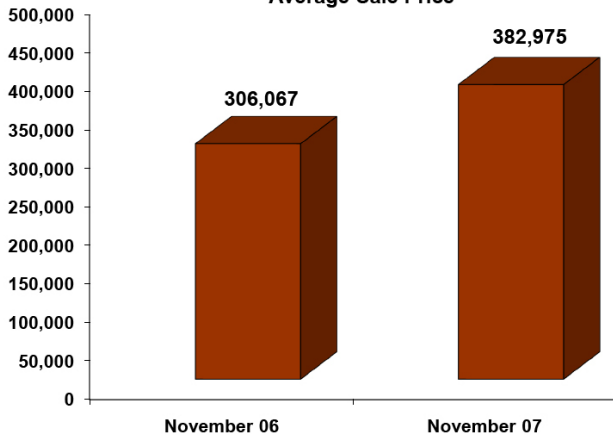
**Calgary Metro
Single Family Average Sale Price**



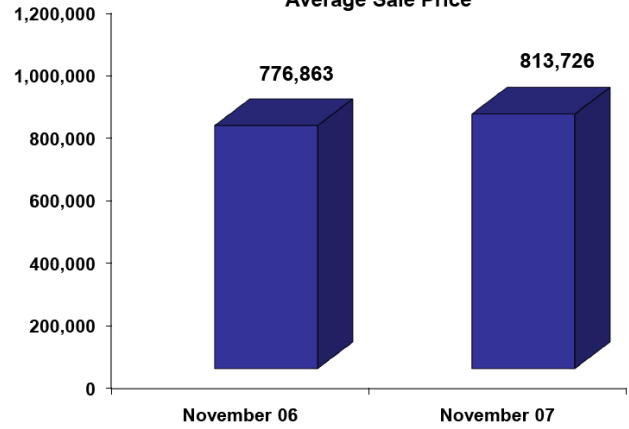
**Calgary Metro
Condominium Average Sale Price**



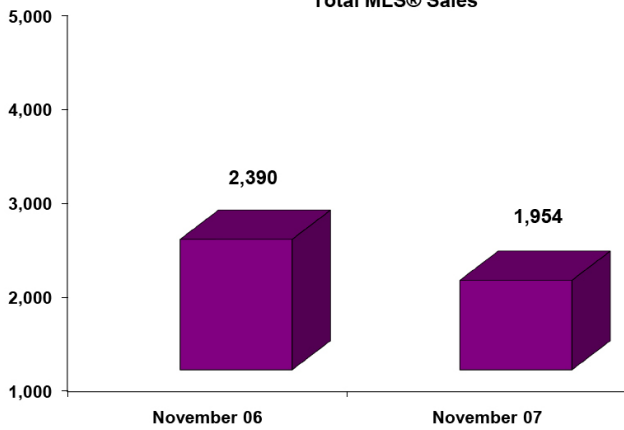
**Surrounding Towns
Average Sale Price**



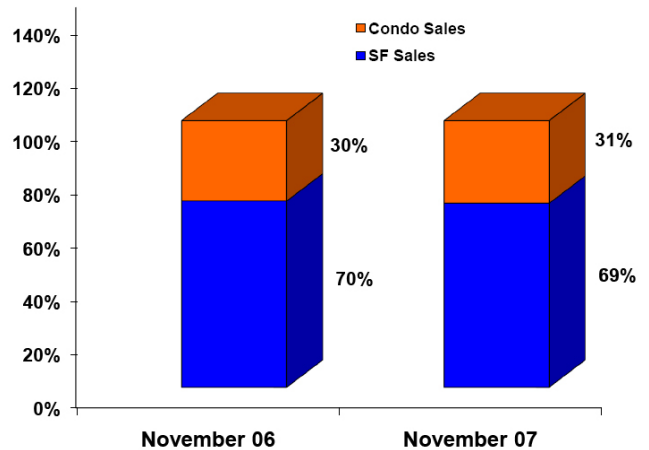
**Country Residential
(Acreages)
Average Sale Price**



Total MLS® Sales



**Condo Sales
as a Percent of Single Family**



TOTAL MLS® November 2007

