FEBRUARY 2008

CREB® Stats
Calgary Real Estate Board

REALTOR® SOLD PROPERTIES

MLS® RESALE MARKET PICKS UP MOMENTUM IN FEBRUARY 2008

Calgary, March 3, 2008 – Calgary's MLS® Sales for the month of February show signs of increased market pace, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro properties changing hands in February 2008 were 1,252, an increase of 15.6 per cent over the 1,083 sales reported in January 2008 but showing a decrease of 35.5 from the same period last year, when the sales were 1,942.

Single family Calgary metro new listings added for the month of February totaled, 2,981, a decrease of 1.4 per cent from January's new listing of 3,023 and an increase of 35.1 per cent over the 2,206 new listings added in February 2007.

The median price of a single family Calgary metro home in February 2008 was $428,000 showing a 4.9 per cent increase over February 2007, when the median price was $408,000 and showing a 4.4 per cent increase from last month when the median price was $410,000. 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.

Calgary metro condominium new listings added in February 2008 were 1,244, showing an increase of 39.9 per cent from the 889 new condominium listings added in February 2007. This is an 11.5 per cent decrease from last month, when the new listings added were 1,406.

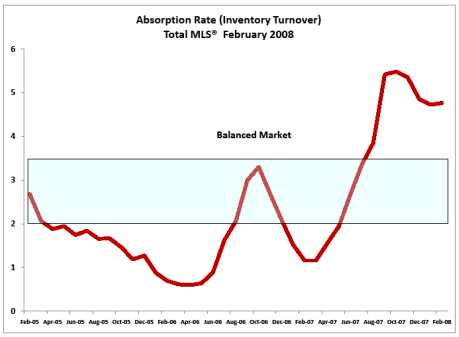
Calgary metro condominium sales in February 2008 were 562; a decrease of 37.2 per cent from February 2007 when 895 condominiums changed hands and an increase of 23.8 per cent from the 454 sales recorded in the month of January 2008.

"It appears as though things are picking up, as we move into the final month of the first quarter. I don't anticipate we'll see the blistering market that we experienced in the early parts of 2006 and 2007, but I do anticipate stability in this now corrected market," remarked CREB® President, Ed Jensen. "Calgary is a very desirable place to live at the moment, with our strong economy, low unemployment rates, strength in the oil and gas industry; people are still moving here and that's great for real estate." concluded, Jensen.

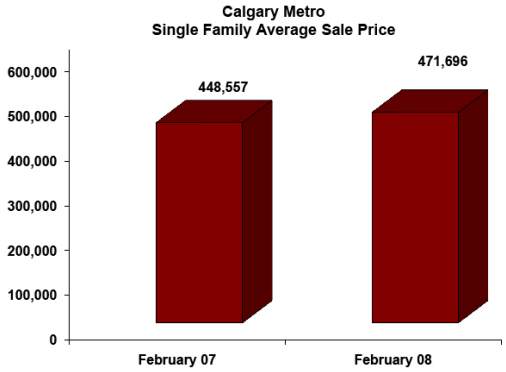
The average price of a single family Calgary metro home in February 2008 was $471,696, showing a 5.2 per cent increase over February 2007, when the average price was $448,557. The average price of a metro condominium was $311,812, showing a 3.3 per cent increase over February 2007 when the average price was $301,812. 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 Calgary Real Estate Board is a professional body of 5,756 licensed brokers and registered associates, representing 262 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.

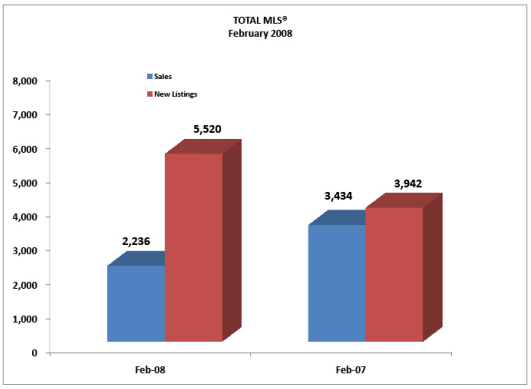
Absorbtion Rate



Average Price Information



The Monthly Trend



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No MLS® information can be reprinted without sourcing the Calgary Real Estate Board.

CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR FEBRUARY 2008

	2008	2007	Mth Chg	** 2008 YTD	**2007 YTD	YTD Chg
SINGLE FAMILY (Calgary Metro)						
Month End Inventory	4,985	2,032	n/a	n/a	n/a	n/a
New Listings Added	2,981	2,206	35.13%	6,004	4,531	32.51%
Sales	1,252	1,942	-35.53%	2,333	3,437	-32.12%
Avg DOM Sold	39	29	34.48%	44	33	33.33%
Avg DOM Active	39	29	34.48%	39	29	34.48%
Average Sale Price	471,696	448,557	5.16%	464,213	441,822	5.07%
Median Price	428,000	408,000	4.90%	418,500	395,000	5.95%
Total Sales	590,563,114	871,097,414	-32.20%	1,083,009,659	1,518,541,559	-28.68%
Sales $/List $	97.44%	98.48%	-1.05%	97.25%	98.27%	-1.04%
CONDOMINIUM (Calgary Metro)						
Month End Inventory	2,301	654	n/a	n/a	n/a	n/a
New Listings Added	1,244	889	39.93%	2,649	1,892	40.01%
Sales	562	895	-37.21%	1,016	1,630	-37.67%
Avg DOM Sold	45	28	60.71%	46	33	39.39%
Avg DOM Active	42	29	44.83%	42	29	44.83%
Average Sale Price	311,812	301,812	3.31%	311,553	295,419	5.46%
Median Price	295,000	280,800	5.06%	293,000	275,000	6.55%
Total Sales	175,238,224	270,121,401	-35.13%	316,537,425	481,532,336	-34.26%
Sales $/List $	97.35%	98.64%	-1.31%	97.36%	98.46%	-1.11%
TOWNS (Outside Calgary)						
Month End Inventory	2,214	935	n/a	n/a	n/a	n/a
New Listings Added	921	612	50.49%	1,890	1,272	48.58%
Sales	342	491	-30.35%	617	880	-29.89%
Avg DOM Sold	60	46	30.43%	63	47	34.04%
Avg DOM Active	63	52	21.15%	63	52	21.15%
Average Sale Price	382,545	354,882	7.80%	386,843	344,413	12.32%
Median Price	355,000	336,500	5.50%	349,000	322,250	8.30%
Total Sales	130,830,356	174,246,919	-24.92%	238,682,387	303,083,531	-21.25%
Sales $/List $	97.29%	98.24%	-0.96%	97.19%	98.22%	-1.06%
COUNTRY RESIDENTIAL (Acreages)						
Month End Inventory	639	383	66.84%	n/a	n/a	n/a
New Listings Added	228	148	54.05%	457	280	63.21%
Sales	57	64	-10.94%	92	99	-7.07%
Avg DOM Sold	89	78	14.10%	95	70	35.71%
Avg DOM Active	75	73	2.74%	75	73	2.74%
Average Sale Price	816,982	786,566	3.87%	930,020	752,005	23.67%
Median Price	769,000	689,900	11.47%	775,000	689,900	12.34%
Total Sales	46,567,950	50,340,200	-7.49%	85,561,850	74,448,500	14.93%
Sales $/List $	94.25%	96.21%	-2.04%	95.13%	96.10%	-1.02%
RURAL LAND						
Month End Inventory	430	254	69.29%	n/a	n/a	n/a
New Listings Added	110	63	74.60%	235	150	56.67%
Sales	17	24	-29.17%	31	52	-40.38%
Avg DOM Sold	86	99	-13.13%	113	98	15.31%
Avg DOM Active	99	92	7.61%	99	92	7.61%
Average Sale Price	451,559	554,183	-18.52%	715,352	554,145	29.09%
Median Price	325,000	340,000	-4.41%	361,500	355,000	1.83%
Total Sales	7,676,500	13,300,400	-42.28%	22,175,900	28,815,531	-23.04%
Sales $/List $	92.72%	92.59%	0.14%	88.39%	93.81%	-5.78%
TOTAL MLS®*						
Month End Inventory	10,652	4,288	148.41%	n/a	n/a	n/a
New Listings Added	5,520	3,942	40.03%	11,291	8,170	38.20%
Sales	2,236	3,434	-34.89%	4,100	6,126	-33.07%
Avg DOM Sold	46	33	39.39%	49	36	36.11%
Avg DOM Active	50	42	19.05%	50	42	19.05%
Average Sale Price	425,542	401,916	5.88%	426,123	393,084	8.41%
Median Price	385,000	365,000	5.48%	376,000	353,000	6.52%
Total Sales	951,511,544	1,380,178,334	-31.06%	1,747,105,121	2,408,030,557	-27.45%
Sales $/List $	97.20%	98.33%	-1.15%	97.03%	98.17%	-1.17%

*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
FEBRUARY 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S$/L$
NW								
BK-SP	7	5	2	372,250	744,500	364,500	63	98.78%
BLEVL	104	71	40	421,525	16,861,000	398,800	38	97.06%
BUNG	384	252	82	456,190	37,407,588	430,000	33	97.03%
BUNGH	19	11	6	455,000	2,730,000	395,000	21	97.73%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	83	47	21	500,590	10,512,400	460,000	37	97.28%
SPLT3	8	5	4	364,000	1,456,000	348,000	57	99.45%
SPLT4	68	43	17	401,459	6,824,800	396,000	32	97.51%
SPLT5	6	4	1	433,000	433,000	433,000	21	98.43%
ST1.5	39	20	4	463,500	1,854,000	434,000	35	94.98%
ST2	983	605	257	520,072	133,658,622	457,000	41	97.61%
ST2.5	11	7	1	1,400,000	1,400,000	1,400,000	40	84.85%
ST3	11	10	3	1,316,250	3,948,750	1,233,750	15	96.34%
VILLA	1	1	0	-	-	-	0	0.00%
NE								
BK-SP	5	4	6	330,833	1,985,000	285,000	54	96.33%
BLEVL	159	111	33	320,942	10,591,087	320,000	42	96.88%
BUNG	191	120	46	348,892	16,049,050	339,900	42	97.37%
BUNGH	1	1	0	-	-	-	0	0.00%
BUNGS	1	1	0	-	-	-	0	0.00%
MODUL	2	0	1	240,000	240,000	240,000	18	98.00%
SPLT2	16	12	4	391,125	1,564,500	369,000	48	97.14%
SPLT3	12	9	5	284,400	1,422,000	285,000	44	96.70%
SPLT4	87	51	13	359,423	4,672,500	345,000	40	98.44%
ST1.5	3	3	2	357,250	714,500	315,000	13	97.90%
ST2	346	210	78	338,938	26,437,138	327,000	45	97.46%
ST2.5	2	1	0	-	-	-	0	0.00%
SW								
BK-SP	9	4	3	458,836	1,376,508	386,500	67	100.87%
BLEVL	43	26	20	447,745	8,954,900	388,500	42	96.54%
BUNG	361	192	69	504,117	34,784,088	455,000	36	96.56%
BUNGH	13	9	3	504,000	1,512,000	390,000	60	97.34%
HL-SP	0	0	1	710,000	710,000	710,000	42	91.61%
SPLT2	78	36	19	578,482	10,991,150	565,000	53	96.98%
SPLT3	10	6	1	368,000	368,000	368,000	32	96.87%
SPLT4	60	32	21	458,483	9,628,150	408,000	45	97.78%
SPLT5	10	4	0	-	-	-	0	0.00%
ST1.5	28	14	3	480,333	1,441,000	445,000	65	96.79%
ST2	869	467	219	537,233	117,654,025	479,000	36	97.50%
ST2.5	8	5	1	765,000	765,000	765,000	16	98.20%
ST3	16	8	1	2,100,000	2,100,000	2,100,000	7	95.67%
VILLA	0	2	3	607,362	1,822,086	591,366	14	103.83%
SE								
BK-SP	0	1	4	383,125	1,532,500	374,000	54	98.26%
BLEVL	45	39	14	392,893	5,500,500	367,000	38	97.57%
BUNG	155	107	51	461,002	23,511,125	433,500	41	97.64%
BUNGH	1	1	1	1,270,000	1,270,000	1,270,000	91	99.22%
SPLT2	61	37	22	502,841	11,062,500	448,000	30	98.08%
SPLT3	2	2	4	375,000	1,500,000	388,000	35	97.17%
SPLT4	46	33	23	380,822	8,758,900	366,000	38	97.90%
SPLT5	1	0	1	407,000	407,000	407,000	37	95.79%
ST1.5	4	3	0	-	-	-	0	0.00%
ST2	579	335	136	445,469	60,583,747	418,000	40	98.10%
ST2.5	4	3	1	485,000	485,000	485,000	7	100.00%
ST3	0	0	1	508,000	508,000	508,000	27	98.16%

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
FEBRUARY 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S$/L$
NW								
APART	295	149	76	284,560	21,626,553	267,600	43	97.50%
APRTM	26	11	3	265,500	796,500	262,000	95	97.89%
BLEVL	18	8	2	219,000	438,000	211,000	72	96.09%
BUNG	57	27	14	315,986	4,423,800	299,900	51	97.44%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	1	0	-	-	-	0	0.00%
LOFT	2	1	0	-	-	-	0	0.00%
PENTH	5	4	0	-	-	-	0	0.00%
SPLT2	9	5	1	297,000	297,000	297,000	101	99.03%
SPLT3	3	1	0	-	-	-	0	0.00%
SPLT4	20	11	2	329,500	659,000	289,000	57	97.28%
SPLT5	2	0	2	318,000	636,000	308,000	15	98.64%
ST2	173	121	68	320,381	21,785,877	311,000	34	97.93%
ST2.5	3	2	0	-	-	-	0	0.00%
ST3	7	3	1	950,000	950,000	950,000	37	95.01%
VILLA	3	2	2	461,500	923,000	378,000	21	98.74%
NE								
APART	46	25	15	230,793	3,461,900	231,500	39	96.93%
APRTM	13	8	2	228,000	456,000	184,000	31	96.12%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	7	4	1	190,000	190,000	190,000	35	95.05%
BUNG	13	6	3	252,000	756,000	245,000	81	97.12%
SPLT3	1	0	0	-	-	-	0	0.00%
SPLT4	8	7	2	271,000	542,000	247,000	46	98.56%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	92	49	25	247,976	6,199,400	239,000	58	96.98%
ST2.5	3	2	0	-	-	-	0	0.00%
SW								
APART	797	417	159	318,453	50,634,100	293,000	44	96.96%
APRTM	51	30	4	230,500	922,000	225,000	65	97.38%
BLEVL	7	4	3	231,333	694,000	231,000	51	98.59%
BUNG	107	55	23	298,191	6,858,400	283,000	47	97.89%
BUNGH	5	2	1	357,500	357,500	357,500	17	99.33%
LOFT	18	7	5	388,800	1,944,000	400,000	58	96.54%
PENTH	19	2	3	427,167	1,281,500	470,000	51	95.66%
SPLT2	2	1	1	278,000	278,000	278,000	121	97.58%
SPLT3	2	2	2	331,000	662,000	289,000	22	98.53%
SPLT4	13	7	9	351,000	3,159,000	342,000	53	97.55%
SPLT5	6	1	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	181	113	61	335,761	20,481,400	319,000	43	97.76%
ST2.5	2	3	1	407,000	407,000	407,000	64	98.10%
ST3	48	21	9	477,857	4,300,716	466,216	40	96.57%
VILLA	13	6	3	474,500	1,423,500	508,500	77	97.31%
SE								
APART	81	43	26	268,012	6,968,300	262,000	53	97.40%
APRTM	7	3	1	270,000	270,000	270,000	28	96.46%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	4	1	1	255,000	255,000	255,000	36	98.46%
BUNG	26	16	3	321,667	965,000	325,000	29	97.64%
SPLT2	4	4	1	490,000	490,000	490,000	84	89.25%
SPLT3	2	1	1	455,000	455,000	455,000	20	98.93%
SPLT4	9	9	7	308,500	2,159,500	304,000	67	98.16%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	77	42	17	325,340	5,530,778	317,000	42	97.59%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	0	1	1	327,500	327,500	327,500	14	97.79%
VILLA	3	1	0	-	-	-	0	0.00%

CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE CATEGORY
FEBRUARY 2008

	Feb-08				Feb-07			
SINGLE FAMILY	**Month**		****Y.T.D.**		**Month**		****Y.T.D.**	
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	-	0.00%	3	0.13%	5	0.26%	12	0.35%
200,000 - 299,999	62	4.95%	120	5.14%	157	8.10%	363	10.57%
300,000 - 349,999	178	14.22%	369	15.82%	335	17.29%	666	19.40%
350,000 - 399,999	254	20.29%	506	21.69%	407	21.00%	725	21.12%
400,000 - 449,999	244	19.49%	443	18.99%	381	19.66%	607	17.68%
450,000 - 499,999	167	13.34%	291	12.47%	228	11.76%	358	10.43%
500,000 - 549,999	95	7.59%	171	7.33%	128	6.60%	205	5.97%
550,000 - 599,999	61	4.87%	105	4.50%	93	4.80%	147	4.28%
600,000 - 649,999	47	3.75%	82	3.51%	48	2.48%	86	2.51%
650,000 - 699,999	32	2.56%	54	2.31%	36	1.86%	59	1.72%
700,000 - 799,999	52	4.15%	83	3.56%	51	2.63%	82	2.39%
800,000 - 899,999	27	2.16%	42	1.80%	26	1.34%	40	1.17%
900,000 - 999,999	8	0.64%	16	0.69%	14	0.72%	20	0.58%
OVER 1,000,000	25	2.00%	48	2.06%	29	1.50%	63	1.84%
	1,252		**2,333**		**1,938**		**3,433**	
CONDO								
0 - 99,999	-	0.00%	-	0.00%	1	0.11%	1	0.06%
100,000 - 199,999	11	1.96%	23	2.26%	40	4.47%	90	5.52%
200,000 - 299,999	292	51.96%	527	51.87%	499	55.75%	946	58.04%
300,000 - 349,999	143	25.44%	257	25.30%	177	19.78%	313	19.20%
350,000 - 399,999	51	9.07%	93	9.15%	86	9.61%	138	8.47%
400,000 - 449,999	25	4.45%	42	4.13%	44	4.92%	62	3.80%
450,000 - 499,999	18	3.20%	32	3.15%	21	2.35%	37	2.27%
500,000 - 549,999	9	1.60%	13	1.28%	13	1.45%	17	1.04%
550,000 - 599,999	3	0.53%	8	0.79%	6	0.67%	8	0.49%
600,000 - 649,999	2	0.36%	2	0.20%	2	0.22%	4	0.25%
650,000 - 699,999	4	0.71%	8	0.79%	2	0.22%	3	0.18%
700,000 - 799,999	1	0.18%	4	0.39%	-	0.00%	1	0.06%
800,000 - 899,999	-	0.00%	2	0.20%	1	0.11%	4	0.25%
900,000 - 999,999	1	0.18%	2	0.20%	-	0.00%	1	0.06%
OVER 1,000,000	2	0.36%	3	0.30%	3	0.34%	5	0.31%
	562		**1,016**		**895**		**1,630**	

**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
FEBRUARY 2008

	Feb-08				Feb-07			
TOWNS	**Month**		****Y.T.D.**		**Month**		****Y.T.D.**	
0 - 99,999	1	0.29%	4	0.65%	20	4.07%	30	3.41%
100,000 - 199,999	20	5.85%	31	5.02%	34	6.92%	74	8.41%
200,000 - 299,999	79	23.10%	149	24.15%	138	28.11%	266	30.23%
300,000 - 349,999	65	19.01%	127	20.58%	76	15.48%	154	17.50%
350,000 - 399,999	47	13.74%	89	14.42%	87	17.72%	139	15.80%
400,000 - 449,999	44	12.87%	79	12.80%	49	9.98%	83	9.43%
450,000 - 499,999	31	9.06%	44	7.13%	34	6.92%	52	5.91%
500,000 - 549,999	21	6.14%	34	5.51%	9	1.83%	19	2.16%
550,000 - 599,999	14	4.09%	17	2.76%	12	2.44%	18	2.05%
600,000 - 649,999	6	1.75%	9	1.46%	10	2.04%	12	1.36%
650,000 - 699,999	-	0.00%	2	0.32%	6	1.22%	10	1.14%
700,000 - 799,999	3	0.88%	9	1.46%	4	0.81%	5	0.57%
800,000 - 899,999	3	0.88%	8	1.30%	5	1.02%	6	0.68%
900,000 - 999,999	6	1.75%	8	1.30%	3	0.61%	4	0.45%
OVER 1,000,000	2	0.58%	7	1.13%	4	0.81%	8	0.91%
	342		**617**		**491**		**880**	
COUNTRY RESIDENTIAL (ACREAGES)								
0 - 99,999	-	0.00%	-	0.00%	1	1.56%	1	1.01%
100,000 - 199,999	-	0.00%	-	0.00%	1	1.56%	3	3.03%
200,000 - 299,999	3	5.26%	3	3.26%	2	3.13%	5	5.05%
300,000 - 349,999	-	0.00%	2	2.17%	3	4.69%	5	5.05%
350,000 - 399,999	3	5.26%	3	3.26%	6	9.38%	9	9.09%
400,000 - 449,999	-	0.00%	-	0.00%	3	4.69%	4	4.04%
450,000 - 499,999	4	7.02%	5	5.43%	3	4.69%	4	4.04%
500,000 - 549,999	5	8.77%	9	9.78%	2	3.13%	4	4.04%
550,000 - 599,999	4	7.02%	7	7.61%	3	4.69%	4	4.04%
600,000 - 649,999	-	0.00%	1	1.09%	4	6.25%	6	6.06%
650,000 - 699,999	5	8.77%	7	7.61%	5	7.81%	7	7.07%
700,000 - 799,999	9	15.79%	13	14.13%	7	10.94%	12	12.12%
800,000 - 899,999	7	12.28%	10	10.87%	8	12.50%	11	11.11%
900,000 - 999,999	4	7.02%	9	9.78%	7	10.94%	10	10.10%
OVER 1,000,000	13	22.81%	23	25.00%	9	14.06%	14	14.14%
	57		**92**		**64**		**99**	

**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 February 29, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M^2	Avg DOM	Total Sales	SP / LP
IND	L	1	8.97	28		
OFC	L	3	7.77	69		
AGR	S	6	1,660,000.00	156	9,960,000	86.02%
BUS	S	12	80,916.67	124	971,000	86.57%
BWP	S	3	494,666.67	241	1,484,000	91.61%
IND	S	8	635,399.25	68	5,083,194	94.79%
LAN	S	5	1,207,400	170	6,037,000	97.01%
MFC	S	2	417,500	52	835,000	91.77%
OFC	S	1	210,000	104	210,000	75.03%
RET	S	8	538,377.50	111	4,307,020	91.82%
Total YTD 2007		**49**			**28,887,214**	

Year to Date February 28, 2007

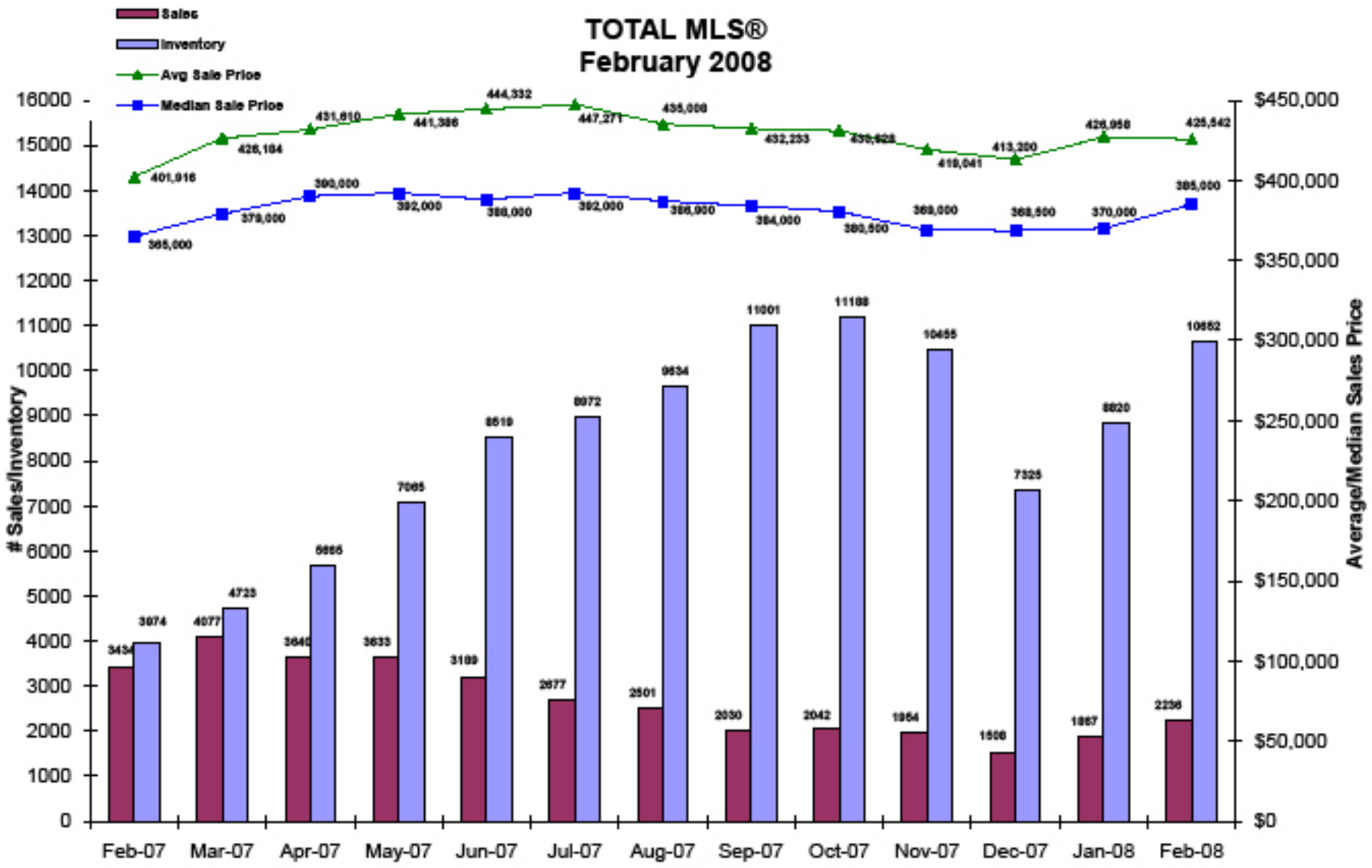
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M^2	Avg DOM	Total Sales	SP / LP
IND	L	3	8.82	43		
AGR	S	6	488,266.67	114	2,929,600	90.61%
BUS	S	10	66,080.00	113	660,800	79.36%
BWP	S	8	583,125.00	228	4,665,000	88.61%
IND	S	15	504,998.00	110	7,574,970	96.01%
LAN	S	7	865,143	300	6,056,000	96.38%
MFC	S	6	1,057,500	46	6,345,000	97.09%
OFC	S	3	614,333	70	1,843,000	92.43%
RET	S	11	561,718	84	6,178,900	89.27%
Total YTD 2006		**69**			**33,323,670**	

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											6,004
Sales	1,083	1,252											2,333
Avg Price	455,297	471,696											464,213
Median	410,000	428,000											418,500
Avg DOM	50	39											44

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											2,649
Sales	454	562											1,016
Avg Price	311,232	311,812											311,553
Median	290,000	295,000											293,000
Avg DOM	48	45											46


TOTAL MLS®
February 2008
Sales
Inventory
Avg Sale Price
Median Sale Price
Sales/Inventory
Average/Median Sales Price
16000
15000
14000
13000
12000
11000
10000
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Feb-07
Mar-07
Apr-07
May-07
Jun-07
Jul-07
Aug-07
Sep-07
Oct-07
Nov-07
Dec-07
Jan-08
Feb-08
401,916
426,184
431,610
441,386
444,332
447,271
435,008
432,233
419,041
413,200
426,958
425,542
365,000
379,000
390,000
392,000
388,000
392,000
386,900
384,000
380,500
369,000
368,500
370,000
385,000
3434
3974
4077
4723
3640
5666
3633
7065
3189
8519
2677
8972
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9634
2030
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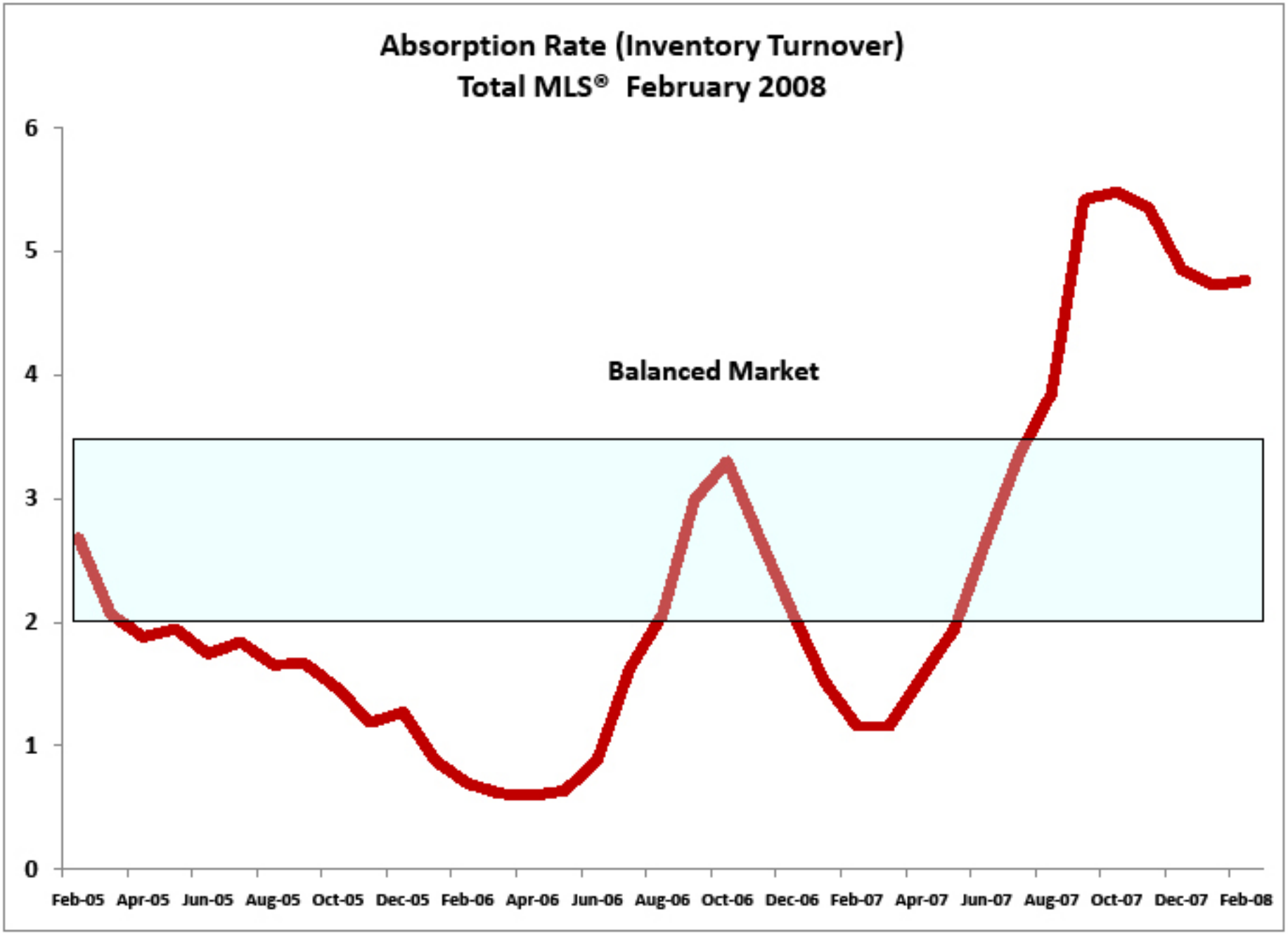
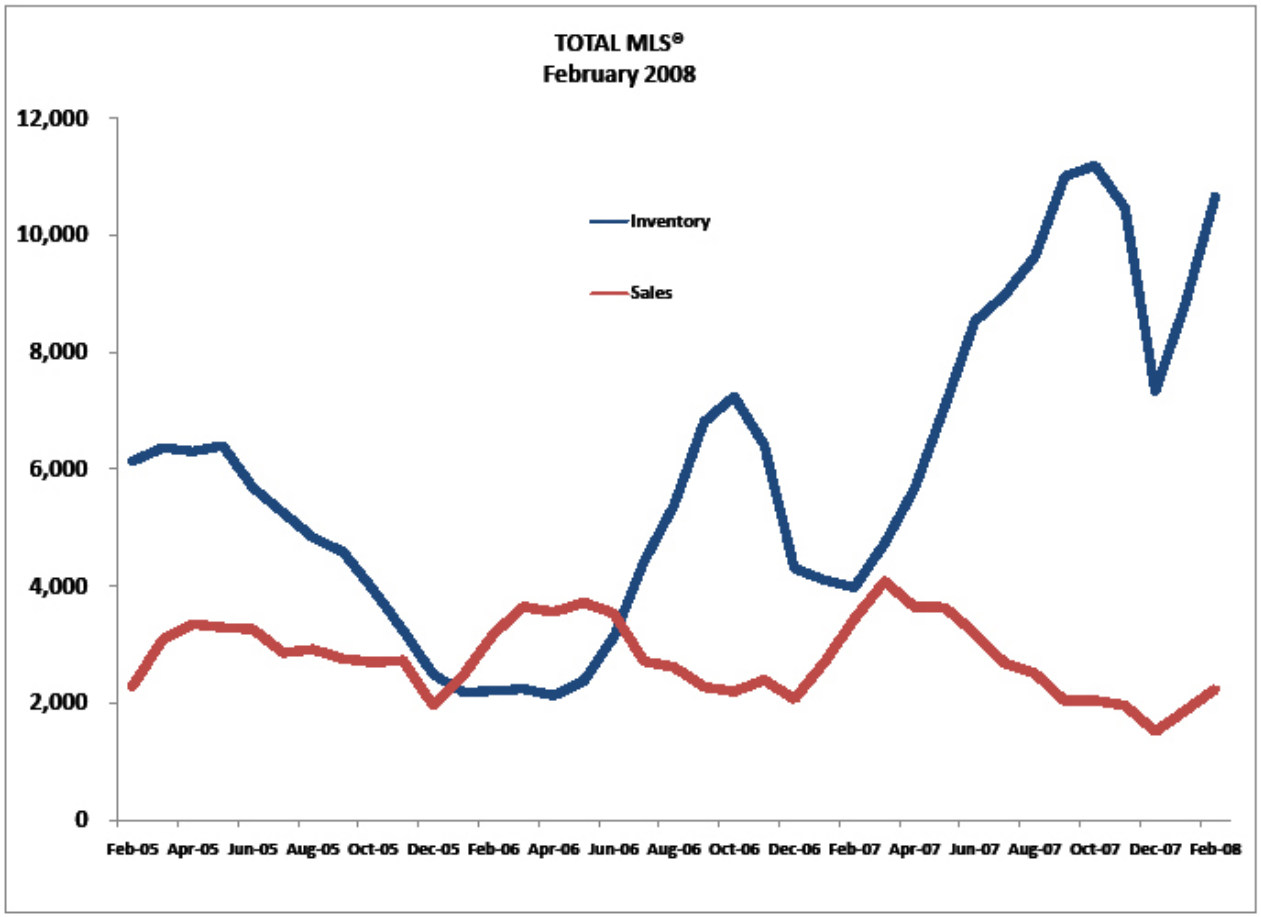
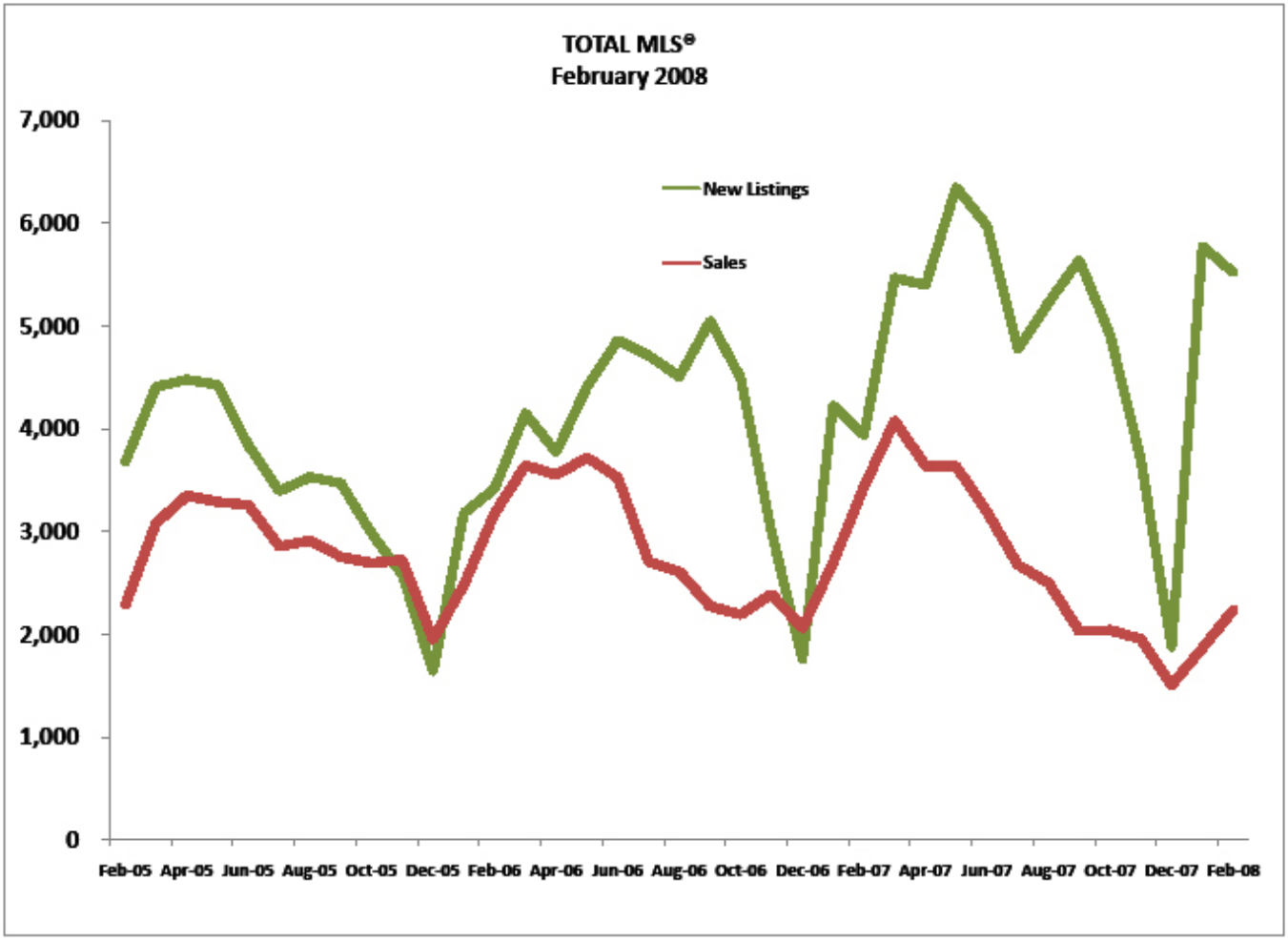
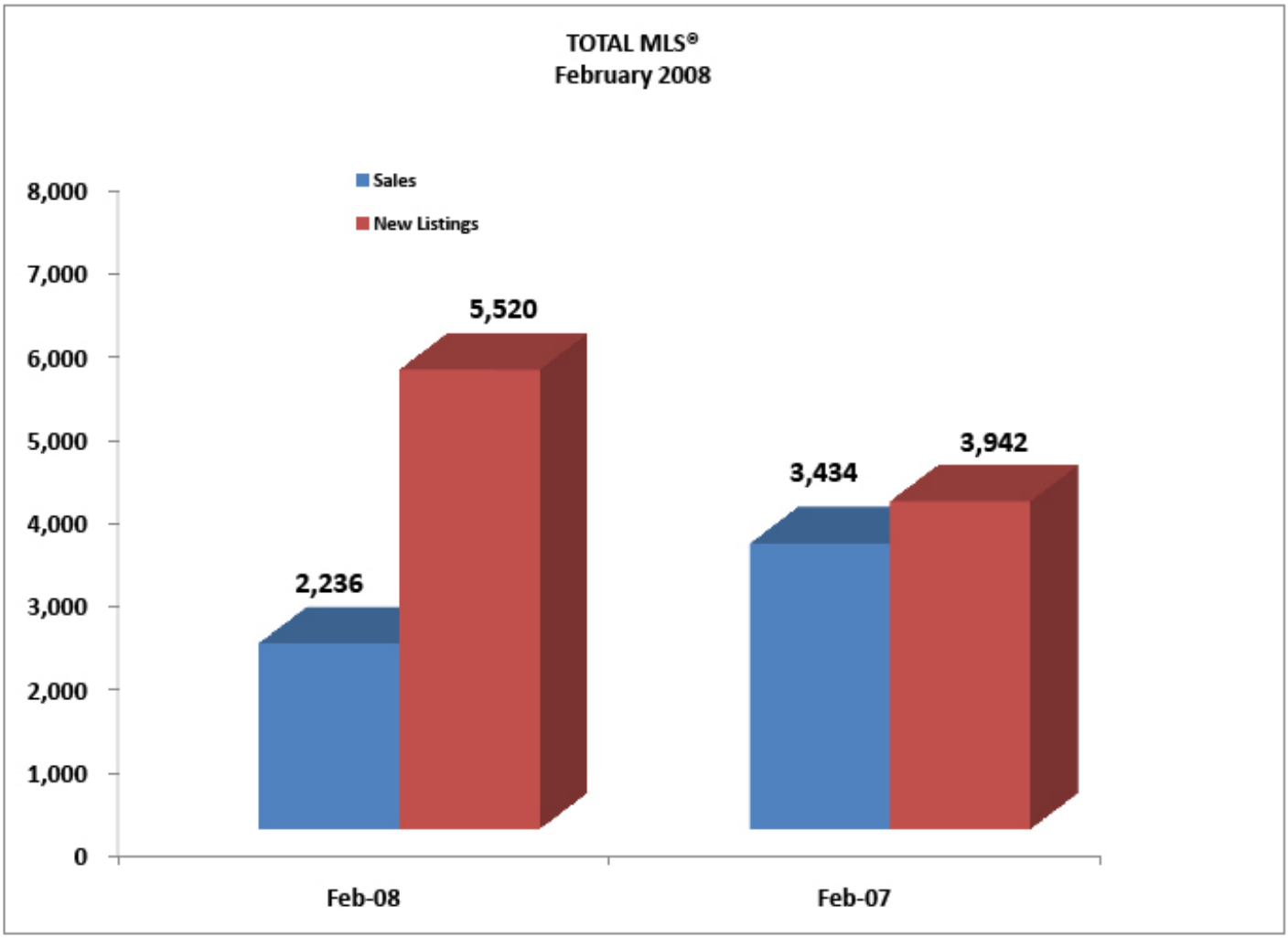
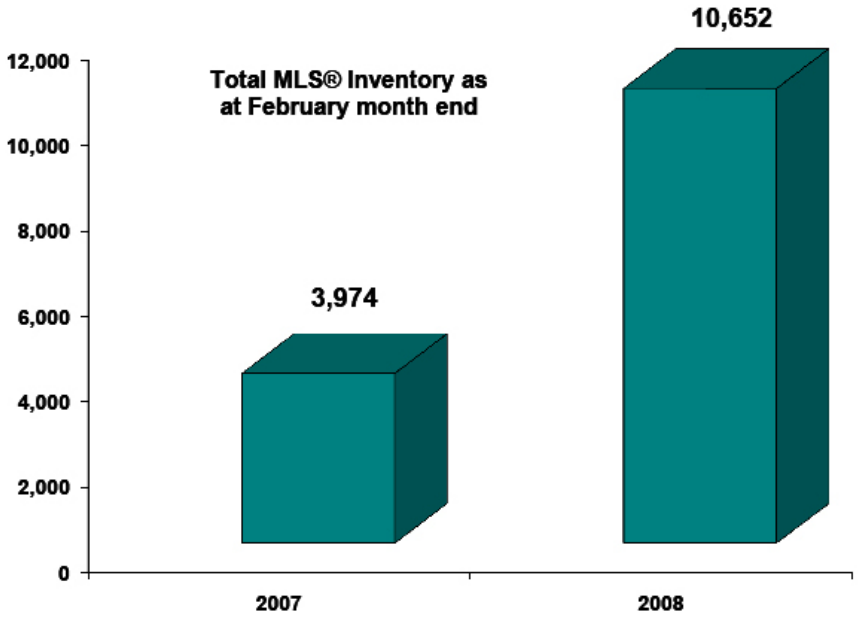
2042
11188
1964
10455
1506
7325
1867
8820
2236
10662

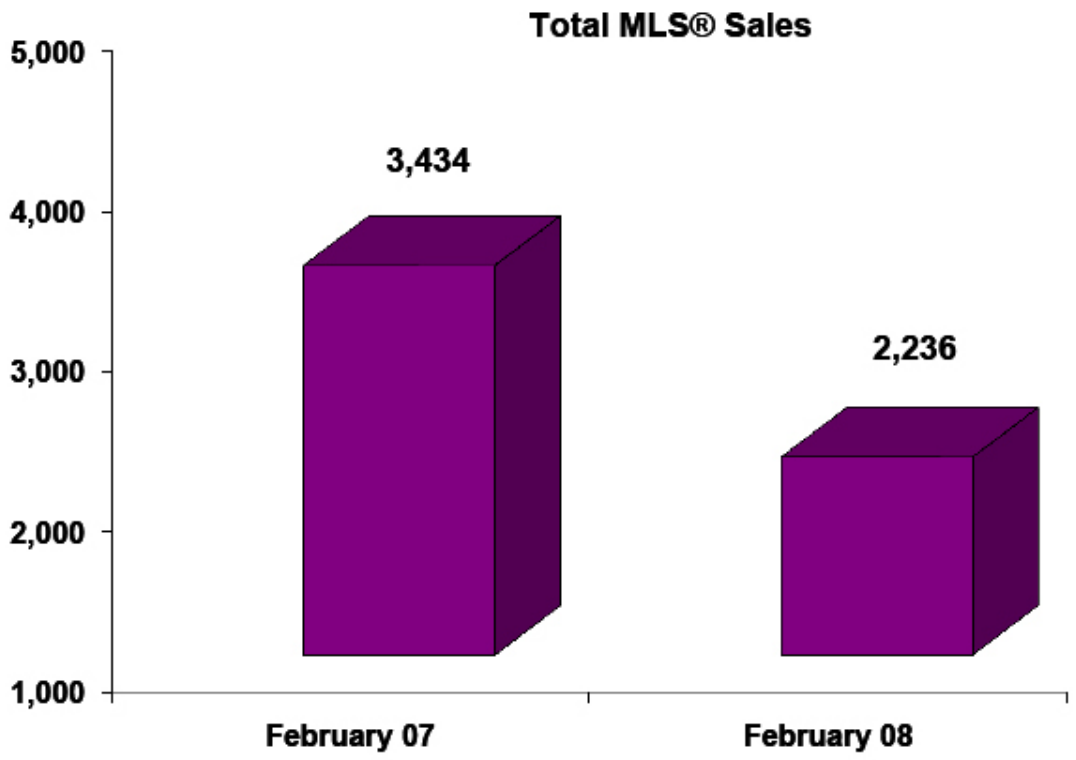

Absorption Rate (Inventory Turnover)
Total MLS® February 2008
Balanced Market
6
5
4
3
2
1
0
Feb-05
Apr-05
Jun-05
Aug-05
Oct-05
Dec-05
Feb-06
Apr-06
Jun-06
Aug-06
Oct-06
Dec-06
Feb-07
Apr-07
Jun-07
Aug-07
Oct-07
Dec-07
Feb-08

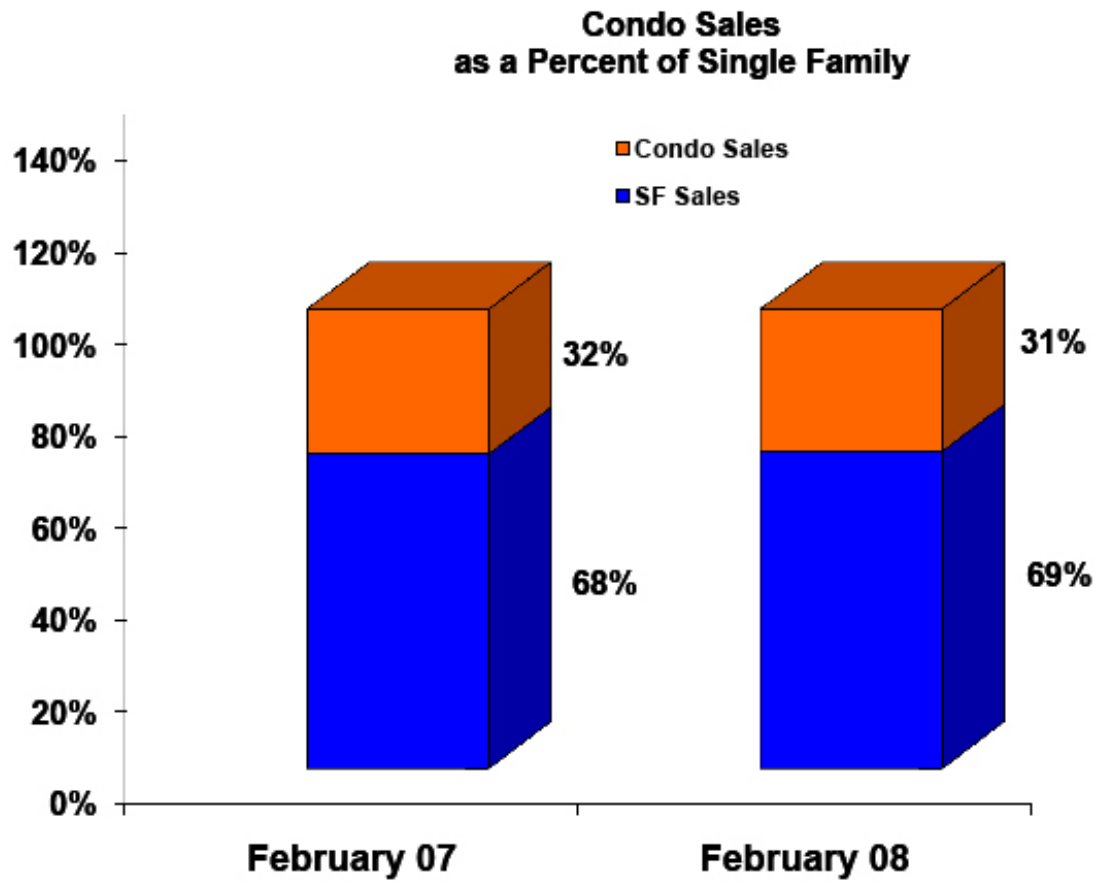

TOTAL MLS®
February 2008
12,000
10,000
8,000
6,000
4,000
2,000
0
Inventory
Sales
Feb-05 Apr-05 Jun-05 Aug-05 Oct-05 Dec-05 Feb-06 Apr-06 Jun-06 Aug-06 Oct-06 Dec-06 Feb-07 Apr-07 Jun-07 Aug-07 Oct-07 Dec-07 Feb-08

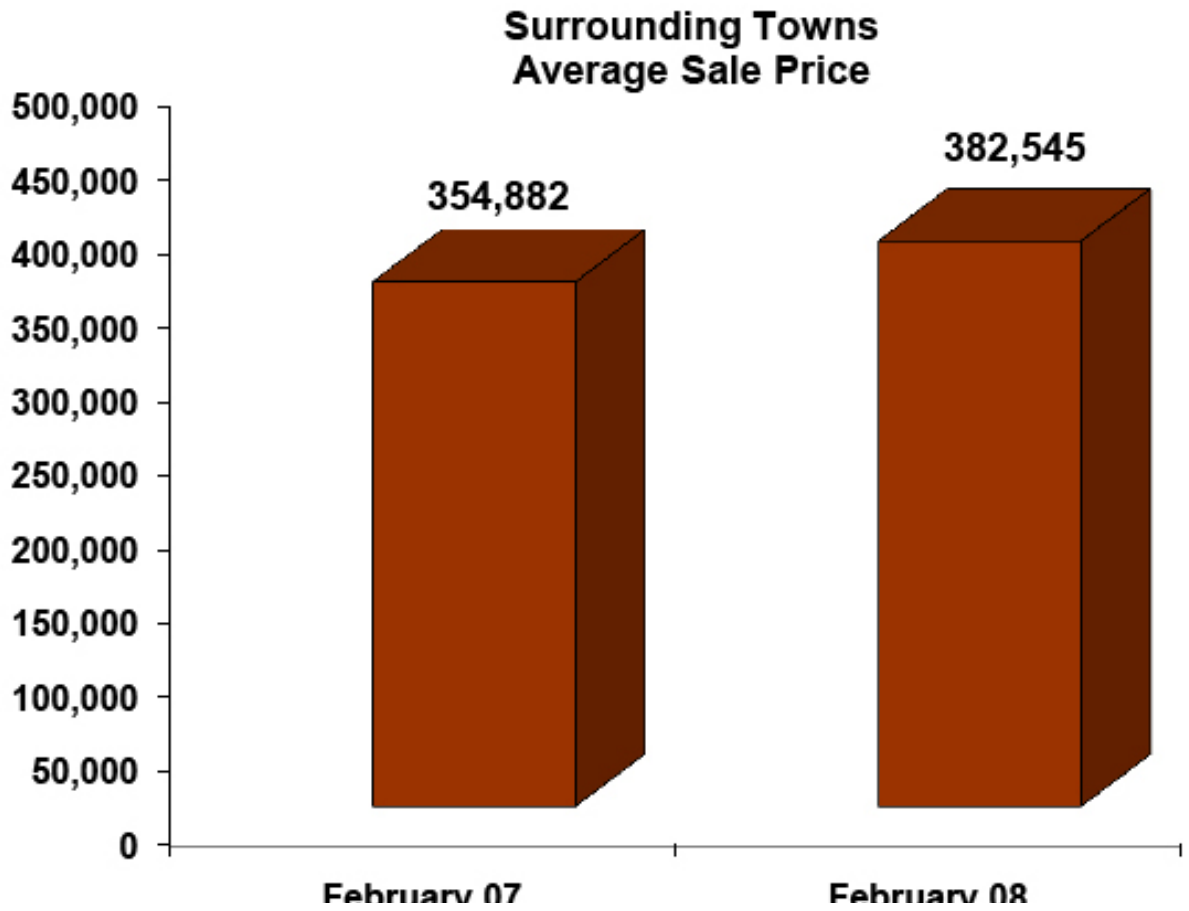

TOTAL MLS®
February 2008
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
New Listings
Sales
Feb-05 Apr-05 Jun-05 Aug-05 Oct-05 Dec-05 Feb-06 Apr-06 Jun-06 Aug-06 Oct-06 Dec-06 Feb-07 Apr-07 Jun-07 Aug-07 Oct-07 Dec-07 Feb-08

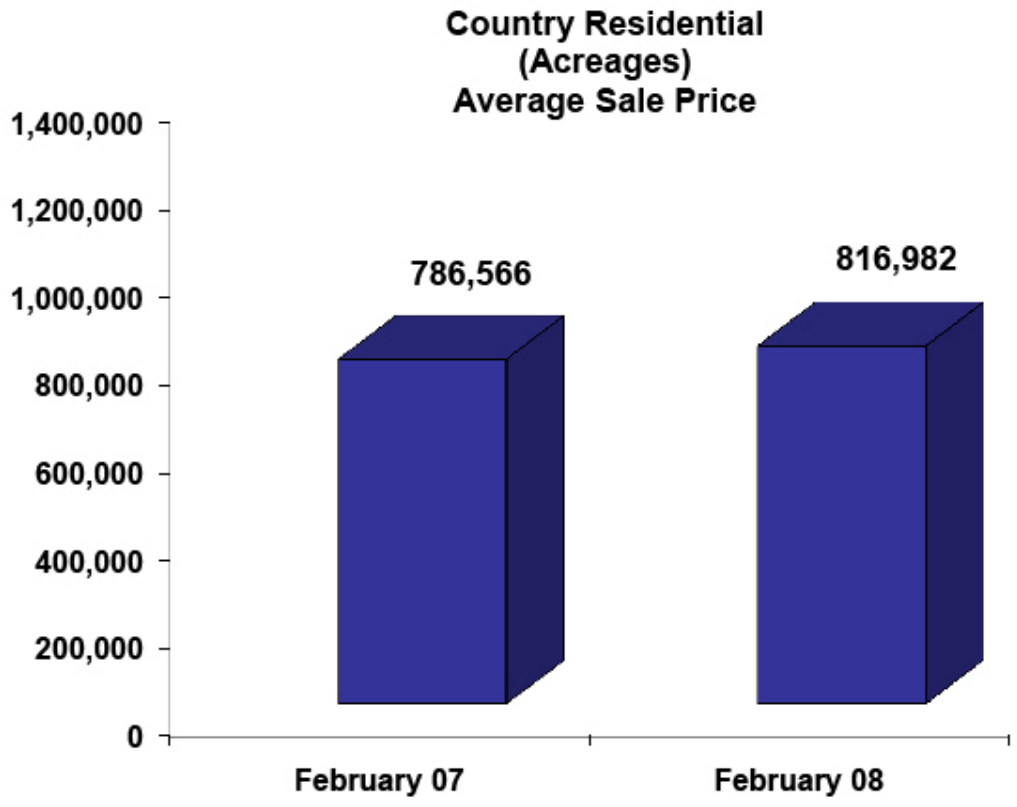

TOTAL MLS®
February 2008
Sales
New Listings
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
2,236
5,520
3,434
3,942
Feb-08
Feb-07

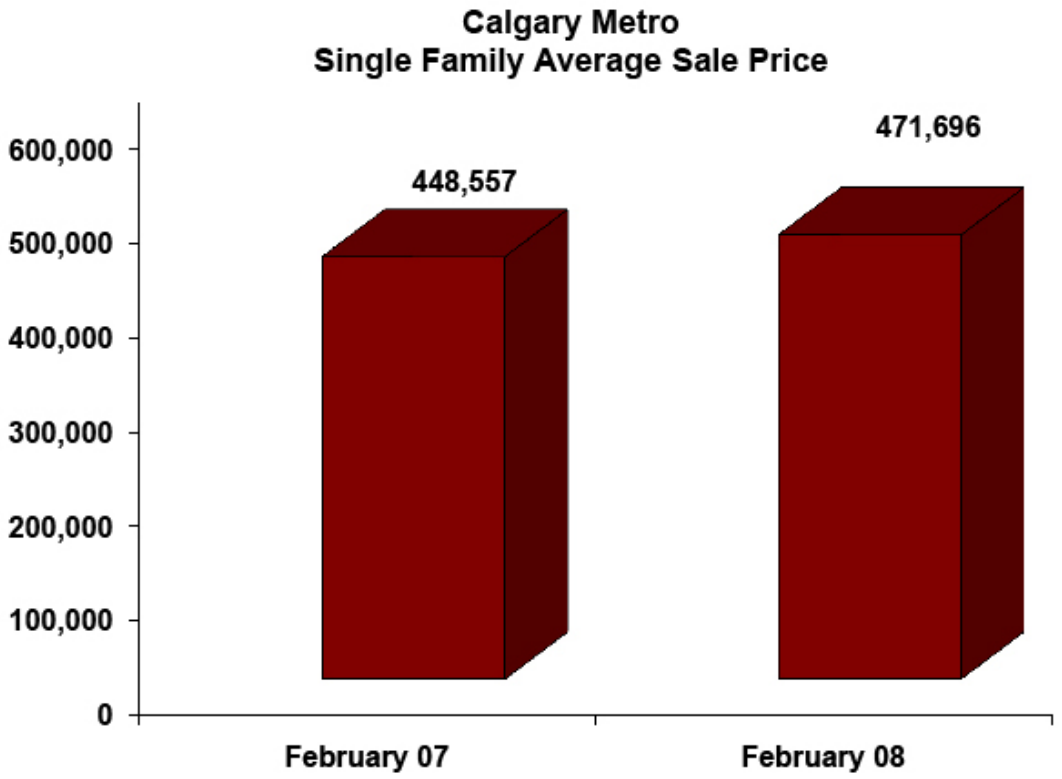

Total MLS® Inventory as
at February month end
12,000
10,000
8,000
6,000
4,000
2,000
0
3,974
10,652
2007
2008

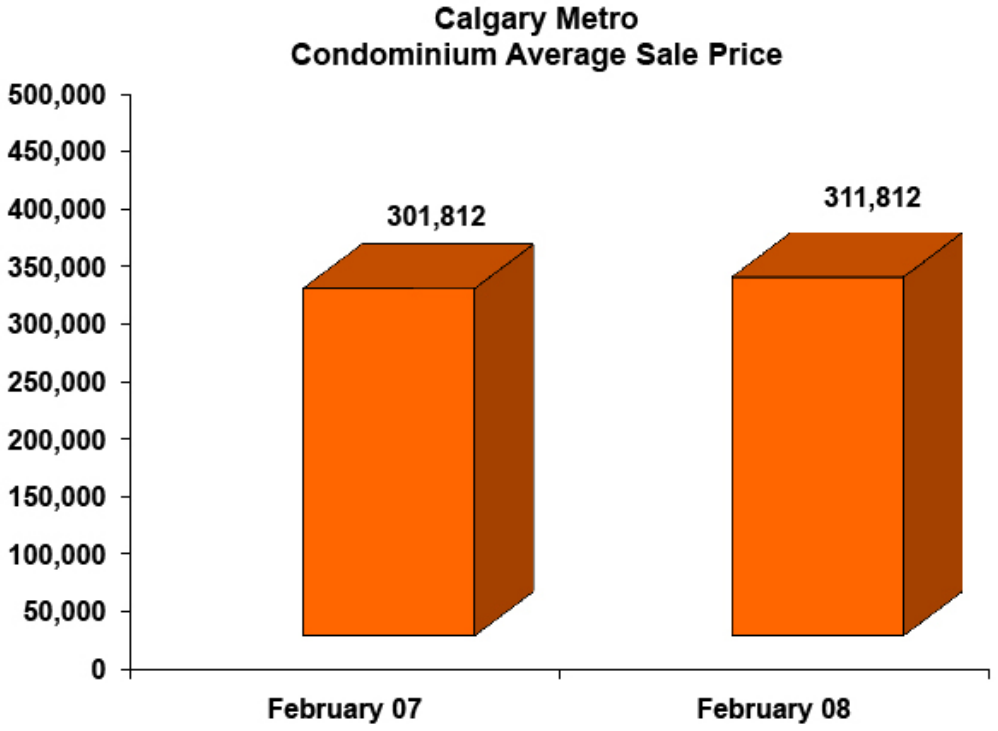

Total MLS® Sales
5,000
4,000
3,000
2,000
1,000
3,434
2,236
February 07
February 08


Condo Sales
as a Percent of Single Family
Condo Sales
SF Sales
140%
120%
100%
80%
60%
40%
20%
0%
32%
68%
31%
69%
February 07
February 08


Surrounding Towns
Average Sale Price
500,000
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
354,882
382,545
February 07
February 08


Country Residential
(Acreages)
Average Sale Price
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
786,566
816,982
February 07
February 08


Calgary Metro
Single Family Average Sale Price
600,000
500,000
400,000
300,000
200,000
100,000
0
448,557
471,696
February 07
February 08


Calgary Metro
Condominium Average Sale Price
500,000
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
301,812
311,812
February 07
February 08