

MLS® RESALE MARKET REMAINS BALANCED IN THE FIRST MONTH OF 2008

Calgary's MLS® Sales and Listings for the month of January 2008, show a steady and more stabilized market, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of January totaled, 3,023, an increase of 30.02 per cent over the 2,325 new listings added in January 2007. Single family Calgary metro properties changing hands in January 2008 were 1,083, a decrease of 27.66 per cent from the 1,497 recorded in January 2007 and an increase of 28.01 per cent over the 846 sales recorded in December.

The median price of a single family Calgary metro home in January 2008 was \$410,000 showing a 7.89 per cent increase over January 2007, when the median price was \$380,000 and showing a 0.8 per cent increase from December when the median price was \$406,788. 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.

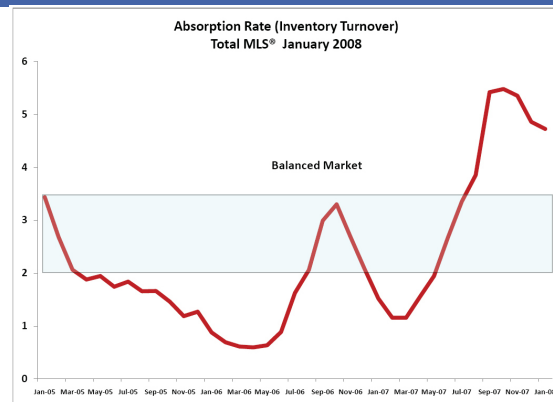
Calgary metro condominium new listings added in January 2008 were 1,406, showing an increase of 40.04 per cent from the 1,004 new condominium listings added in January 2007. Calgary metro condominium sales in January 2008 were 454; a decrease of 38.32 per cent from January 2007 when 736 condominiums changed hands and an increase of 15.52 per cent from the 393 sales recorded in the month of December.

"We experienced a slower market toward the end of December, which is expected during the holiday season, however, January has been a relatively good month for the resale market. This is the month when peoples lives are getting back on track, and consumers may be entertaining the idea of listing their home," remarked CREB® President, Ed Jensen. "I think this first quarter of 2008 will pick up momentum, and I anticipate a more balanced and stabilized spring," concluded, Jensen.

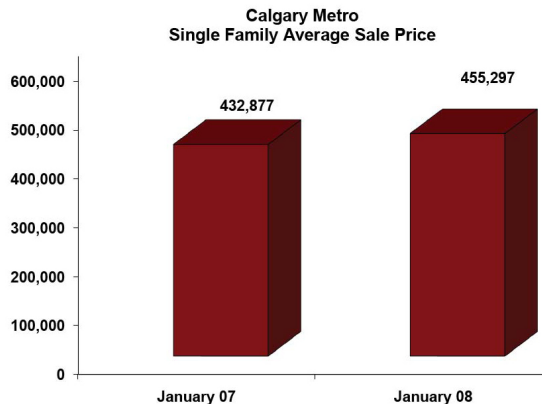
The average price of a single family Calgary metro home in January 2008 was \$455,297, showing a 2.37 per cent increase over December 2007, when the average price was \$444,769. The average price of a metro condominium was \$311,232, showing a 2.14 per cent increase over December 2007 when the average price was \$304,719. 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 5,723 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.

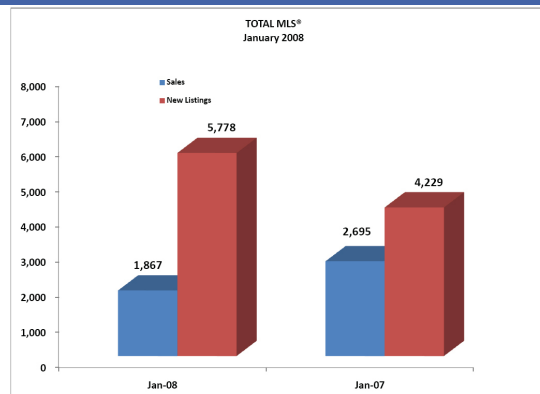
Absorption Rate



Average Price Information



The Monthly Trend



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR JANUARY 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	3,997	n/a	n/a	n/a	n/a	n/a
New Listings Added	3,023	2,325	30.02%	3,023	2,325	30.02%
Sales	1,083	1,497	-27.66%	1,083	1,497	-27.66%
Avg DOM Sold	50	38	31.58%	50	38	31.58%
Avg DOM Active	41	33	24.24%	41	33	24.24%
Average Sale Price	455,297	432,877	5.18%	455,297	432,877	5.18%
Median Price	410,000	380,000	7.89%	410,000	380,000	7.89%
Total Sales	493,087,045	648,016,645	-23.91%	493,087,045	648,016,645	-23.91%
Sales \$/List \$	97.02%	97.99%	-0.99%	97.02%	97.99%	-0.99%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,926	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,406	1,004	40.04%	1,406	1,004	40.04%
Sales	454	736	-38.32%	454	736	-38.32%
Avg DOM Sold	48	39	23.08%	48	39	23.08%
Avg DOM Active	43	33	30.30%	43	33	30.30%
Average Sale Price	311,232	287,299	8.33%	311,232	287,299	8.33%
Median Price	290,000	267,500	8.41%	290,000	267,500	8.41%
Total Sales	141,299,201	211,452,200	-33.18%	141,299,201	211,452,200	-33.18%
Sales \$/List \$	97.37%	98.10%	-0.75%	97.37%	98.10%	-0.75%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,900	n/a	n/a	n/a	n/a	n/a
New Listings Added	975	660	47.73%	975	660	47.73%
Sales	276	389	-29.05%	276	389	-29.05%
Avg DOM Sold	68	49	38.78%	68	49	38.78%
Avg DOM Active	65	55	18.18%	65	55	18.18%
Average Sale Price	391,583	331,200	18.23%	391,583	331,200	18.23%
Median Price	344,708	310,000	11.20%	344,708	310,000	11.20%
Total Sales	108,077,031	128,836,612	-16.11%	108,077,031	128,836,612	-16.11%
Sales \$/List \$	97.05%	98.20%	-1.18%	97.05%	98.20%	-1.18%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	571	311	83.60%	n/a	n/a	n/a
New Listings Added	228	133	71.43%	228	133	71.43%
Sales	35	35	0.00%	35	35	0.00%
Avg DOM Sold	107	55	94.55%	107	55	94.55%
Avg DOM Active	81	78	3.85%	81	78	3.85%
Average Sale Price	1,114,111	688,809	61.74%	1,114,111	688,809	61.74%
Median Price	840,000	660,000	27.27%	840,000	660,000	27.27%
Total Sales	38,993,900	24,108,300	61.74%	38,993,900	24,108,300	61.74%
Sales \$/List \$	96.19%	95.88%	0.33%	96.19%	95.88%	0.33%
<u>RURAL LAND</u>						
Month End Inventory	373	241	54.77%	n/a	n/a	n/a
New Listings Added	126	86	46.51%	126	86	46.51%
Sales	14	28	-50.00%	14	28	-50.00%
Avg DOM Sold	147	96	53.13%	147	96	53.13%
Avg DOM Active	98	90	8.89%	98	90	8.89%
Average Sale Price	1,035,671	554,112	86.91%	1,035,671	554,112	86.91%
Median Price	361,500	355,000	1.83%	361,500	355,000	1.83%
Total Sales	14,499,400	15,515,131	-6.55%	14,499,400	15,515,131	-6.55%
Sales \$/List \$	86.25%	94.87%	-9.08%	86.25%	94.87%	-9.08%
<u>TOTAL MLS®*</u>						
Month End Inventory	8,820	4,098	115.23%	n/a	n/a	n/a
New Listings Added	5,778	4,229	36.63%	5,778	4,229	36.63%
Sales	1,867	2,695	-30.72%	1,867	2,695	-30.72%
Avg DOM Sold	54	41	31.71%	54	41	31.71%
Avg DOM Active	52	45	15.56%	52	45	15.56%
Average Sale Price	426,598	381,620	11.79%	426,598	381,620	11.79%
Median Price	370,000	338,500	9.31%	370,000	338,500	9.31%
Total Sales	796,459,077	1,028,465,988	-22.56%	796,459,077	1,028,465,988	-22.56%
Sales \$/List \$	96.82%	97.94%	-1.14%	96.82%	97.94%	-1.14%

*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
JANUARY 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	3	3	1	355,000	355,000	355,000	4	95.97%
BLEVL	86	81	39	375,159	14,631,200	365,000	44	97.53%
BUNG	293	225	67	460,921	30,881,713	425,000	44	96.90%
BUNGH	13	14	7	565,571	3,959,000	492,000	37	96.78%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	64	59	15	481,997	7,229,950	440,000	46	96.64%
SPLT3	8	6	2	363,500	727,000	337,000	21	97.09%
SPLT4	49	40	10	374,140	3,741,400	370,000	69	97.26%
SPLT5	4	4	1	618,000	618,000	618,000	60	98.17%
ST1.5	27	20	9	420,500	3,784,500	410,000	57	96.34%
ST2	772	590	238	491,782	117,044,126	450,000	51	97.53%
ST2.5	7	6	3	999,000	2,997,000	800,000	29	95.00%
ST3	5	3	0	-	-	-	0	0.00%
VILLA	0	0	1	358,000	358,000	358,000	168	94.21%
NE								
BK-SP	8	5	0	-	-	-	0	0.00%
BLEVL	104	80	44	328,349	14,447,350	328,000	44	97.05%
BUNG	142	107	53	354,464	18,786,600	338,800	58	94.28%
MODUL	3	2	0	-	-	-	0	0.00%
SPLT2	10	6	2	335,500	671,000	310,000	38	95.88%
SPLT3	10	9	3	277,667	833,000	278,500	17	98.25%
SPLT4	66	39	15	360,893	5,413,400	355,000	43	96.62%
ST1.5	2	3	0	-	-	-	0	0.00%
ST2	283	180	76	341,474	25,951,988	331,000	53	97.11%
SW								
BK-SP	7	3	1	337,000	337,000	337,000	97	96.31%
BLEVL	39	27	10	360,150	3,601,500	352,000	52	96.91%
BUNG	302	211	49	492,454	24,130,250	458,000	45	97.26%
BUNGH	12	8	1	385,000	385,000	385,000	122	96.27%
HL-SP	0	1	0	-	-	-	0	0.00%
SPLT2	69	53	18	509,292	9,167,250	460,000	51	97.82%
SPLT3	6	6	2	393,750	787,500	300,000	22	97.35%
SPLT4	53	42	12	395,992	4,751,900	398,000	44	97.27%
SPLT5	8	3	1	445,000	445,000	445,000	65	96.76%
ST1.5	18	11	1	480,000	480,000	480,000	8	96.02%
ST2	752	571	167	574,863	96,002,092	495,000	50	96.54%
ST2.5	7	5	1	410,000	410,000	410,000	88	97.64%
ST3	9	2	1	1,000,000	1,000,000	1,000,000	54	90.91%
VILLA	0	1	1	715,189	715,189	715,189	0	100.00%
SE								
BK-SP	2	5	5	345,600	1,728,000	349,000	42	97.90%
BLEVL	28	25	16	344,775	5,516,400	346,000	55	96.95%
BUNG	120	99	38	411,768	15,647,200	360,000	46	96.40%
BUNGH	1	0	0	-	-	-	0	0.00%
SPLT2	52	52	14	464,796	6,507,150	469,750	36	98.00%
SPLT3	6	3	3	341,467	1,024,400	345,900	59	98.79%
SPLT4	45	34	10	416,300	4,163,000	420,000	48	97.72%
SPLT5	2	2	0	-	-	-	0	0.00%
ST1.5	5	2	0	-	-	-	0	0.00%
ST2	460	362	142	437,661	62,147,900	399,900	54	97.58%
ST2.5	1	1	3	547,992	1,643,975	395,500	59	98.17%
ST3	1	1	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
JANUARY 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	248	195	55	279,789	15,388,400	267,000	46	97.37%
APRTM	24	14	3	340,000	1,020,000	316,000	43	98.28%
BK-SP	0	1	1	335,000	335,000	335,000	11	98.56%
BLEVL	11	5	3	242,333	727,000	242,500	35	97.51%
BUNG	52	27	12	322,450	3,869,400	259,000	47	98.00%
BUNGH	1	1	0	-	-	-	0	0.00%
LOFT	1	1	1	254,000	254,000	254,000	10	99.65%
PENTH	1	1	1	445,000	445,000	445,000	63	96.95%
SPLT2	6	6	2	342,500	685,000	333,000	19	98.86%
SPLT3	2	2	2	383,000	766,000	331,000	66	97.89%
SPLT4	13	9	2	401,000	802,000	319,000	17	99.27%
SPLT5	3	4	1	412,500	412,500	412,500	18	98.24%
ST2	144	134	52	312,073	16,227,800	307,000	40	97.69%
ST2.5	1	1	1	320,000	320,000	320,000	15	100.66%
ST3	4	5	3	407,000	1,221,000	262,000	30	98.98%
VILLA	4	3	1	372,000	372,000	372,000	35	97.92%
NE								
APART	42	32	13	220,685	2,868,900	219,900	58	96.84%
APRTM	12	9	2	232,000	464,000	207,000	46	97.73%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	5	5	2	180,450	360,900	165,000	42	92.82%
BUNG	11	7	3	224,000	672,000	218,000	63	95.48%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	5	2	2	255,500	511,000	252,000	124	97.56%
ST2	79	51	21	244,524	5,135,000	231,000	64	96.50%
ST2.5	1	1	1	275,000	275,000	275,000	91	98.25%
SW								
APART	665	458	130	322,441	41,917,301	295,000	47	97.01%
APRTM	36	20	3	262,000	786,000	295,000	96	97.66%
BLEVL	4	5	3	223,333	670,000	224,000	46	97.13%
BUNG	96	58	11	282,045	3,102,500	280,000	69	96.53%
BUNGH	4	3	0	-	-	-	0	0.00%
LOFT	21	11	3	288,333	865,000	270,000	67	97.22%
PENTH	18	13	2	420,500	841,000	396,000	32	97.81%
SPLT2	2	0	2	445,000	890,000	415,000	122	97.50%
SPLT3	3	3	0	-	-	-	0	0.00%
SPLT4	12	14	8	322,000	2,576,000	302,000	30	98.09%
SPLT5	6	5	3	344,333	1,033,000	345,000	52	96.79%
ST2	158	123	51	331,474	16,905,150	321,500	45	97.86%
ST2.5	3	2	0	-	-	-	0	0.00%
ST3	37	27	12	528,750	6,345,000	484,500	57	97.15%
VILLA	14	7	2	503,000	1,006,000	440,000	31	97.79%
SE								
APART	61	53	17	254,632	4,328,750	256,000	48	96.54%
APRTM	5	3	0	-	-	-	0	0.00%
BLEVL	4	3	1	255,000	255,000	255,000	46	98.11%
BUNG	17	10	4	301,350	1,205,400	290,000	91	97.16%
SPLT2	3	1	0	-	-	-	0	0.00%
SPLT3	2	2	0	-	-	-	0	0.00%
SPLT4	8	8	2	335,000	670,000	312,000	16	97.88%
ST2	66	55	15	293,747	4,406,200	289,000	29	98.36%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	1	1	0	-	-	-	0	0.00%
VILLA	2	2	0	-	-	-	0	0.00%

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

	Jan-08				Jan-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	3	0.28%	3	0.28%	7	0.47%	7	0.47%
200,000 - 299,999	59	5.45%	59	5.45%	206	13.78%	206	13.78%
300,000 - 349,999	191	17.64%	191	17.64%	331	22.14%	331	22.14%
350,000 - 399,999	253	23.36%	253	23.36%	318	21.27%	318	21.27%
400,000 - 449,999	199	18.37%	199	18.37%	226	15.12%	226	15.12%
450,000 - 499,999	124	11.45%	124	11.45%	130	8.70%	130	8.70%
500,000 - 549,999	76	7.02%	76	7.02%	77	5.15%	77	5.15%
550,000 - 599,999	44	4.06%	44	4.06%	54	3.61%	54	3.61%
600,000 - 649,999	35	3.23%	35	3.23%	38	2.54%	38	2.54%
650,000 - 699,999	22	2.03%	22	2.03%	23	1.54%	23	1.54%
700,000 - 799,999	31	2.86%	31	2.86%	31	2.07%	31	2.07%
800,000 - 899,999	15	1.39%	15	1.39%	14	0.94%	14	0.94%
900,000 - 999,999	8	0.74%	8	0.74%	6	0.40%	6	0.40%
OVER 1,000,000	23	2.12%	23	2.12%	34	2.27%	34	2.27%
	1,083		1,083		1,495		1,495	
CONDO								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	12	2.64%	12	2.64%	50	6.80%	50	6.80%
200,000 - 299,999	235	51.76%	235	51.76%	447	60.82%	447	60.82%
300,000 - 349,999	114	25.11%	114	25.11%	136	18.50%	136	18.50%
350,000 - 399,999	42	9.25%	42	9.25%	52	7.07%	52	7.07%
400,000 - 449,999	17	3.74%	17	3.74%	18	2.45%	18	2.45%
450,000 - 499,999	14	3.08%	14	3.08%	16	2.18%	16	2.18%
500,000 - 549,999	4	0.88%	4	0.88%	4	0.54%	4	0.54%
550,000 - 599,999	5	1.10%	5	1.10%	2	0.27%	2	0.27%
600,000 - 649,999	-	0.00%	-	0.00%	2	0.27%	2	0.27%
650,000 - 699,999	4	0.88%	4	0.88%	1	0.14%	1	0.14%
700,000 - 799,999	3	0.66%	3	0.66%	1	0.14%	1	0.14%
800,000 - 899,999	2	0.44%	2	0.44%	3	0.41%	3	0.41%
900,000 - 999,999	1	0.22%	1	0.22%	1	0.14%	1	0.14%
OVER 1,000,000	1	0.22%	1	0.22%	2	0.27%	2	0.27%
	454		454		735		735	

**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
JANUARY 2008**

TOWNS	Month	Jan-08		Jan-07				
		**Y.T.D.		**Y.T.D.				
0 - 99,999	3	1.09%	3	1.09%	10	2.57%	10	2.57%
100,000 - 199,999	11	3.99%	11	3.99%	40	10.28%	40	10.28%
200,000 - 299,999	71	25.72%	71	25.72%	128	32.90%	128	32.90%
300,000 - 349,999	62	22.46%	62	22.46%	78	20.05%	78	20.05%
350,000 - 399,999	42	15.22%	42	15.22%	52	13.37%	52	13.37%
400,000 - 449,999	35	12.68%	35	12.68%	34	8.74%	34	8.74%
450,000 - 499,999	13	4.71%	13	4.71%	18	4.63%	18	4.63%
500,000 - 549,999	13	4.71%	13	4.71%	10	2.57%	10	2.57%
550,000 - 599,999	3	1.09%	3	1.09%	6	1.54%	6	1.54%
600,000 - 649,999	3	1.09%	3	1.09%	2	0.51%	2	0.51%
650,000 - 699,999	2	0.72%	2	0.72%	4	1.03%	4	1.03%
700,000 - 799,999	6	2.17%	6	2.17%	1	0.26%	1	0.26%
800,000 - 899,999	5	1.81%	5	1.81%	1	0.26%	1	0.26%
900,000 - 999,999	2	0.72%	2	0.72%	1	0.26%	1	0.26%
OVER 1,000,000	5	1.81%	5	1.81%	4	1.03%	4	1.03%
	276		276		389		389	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	-	0.00%	-	0.00%	2	5.71%	2	5.71%
200,000 - 299,999	-	0.00%	-	0.00%	3	8.57%	3	8.57%
300,000 - 349,999	2	5.71%	2	5.71%	2	5.71%	2	5.71%
350,000 - 399,999	-	0.00%	-	0.00%	3	8.57%	3	8.57%
400,000 - 449,999	-	0.00%	-	0.00%	1	2.86%	1	2.86%
450,000 - 499,999	1	2.86%	1	2.86%	1	2.86%	1	2.86%
500,000 - 549,999	4	11.43%	4	11.43%	2	5.71%	2	5.71%
550,000 - 599,999	3	8.57%	3	8.57%	1	2.86%	1	2.86%
600,000 - 649,999	1	2.86%	1	2.86%	2	5.71%	2	5.71%
650,000 - 699,999	2	5.71%	2	5.71%	2	5.71%	2	5.71%
700,000 - 799,999	4	11.43%	4	11.43%	5	14.29%	5	14.29%
800,000 - 899,999	3	8.57%	3	8.57%	3	8.57%	3	8.57%
900,000 - 999,999	5	14.29%	5	14.29%	3	8.57%	3	8.57%
OVER 1,000,000	10	28.57%	10	28.57%	5	14.29%	5	14.29%
	35		35		35		35	

**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."

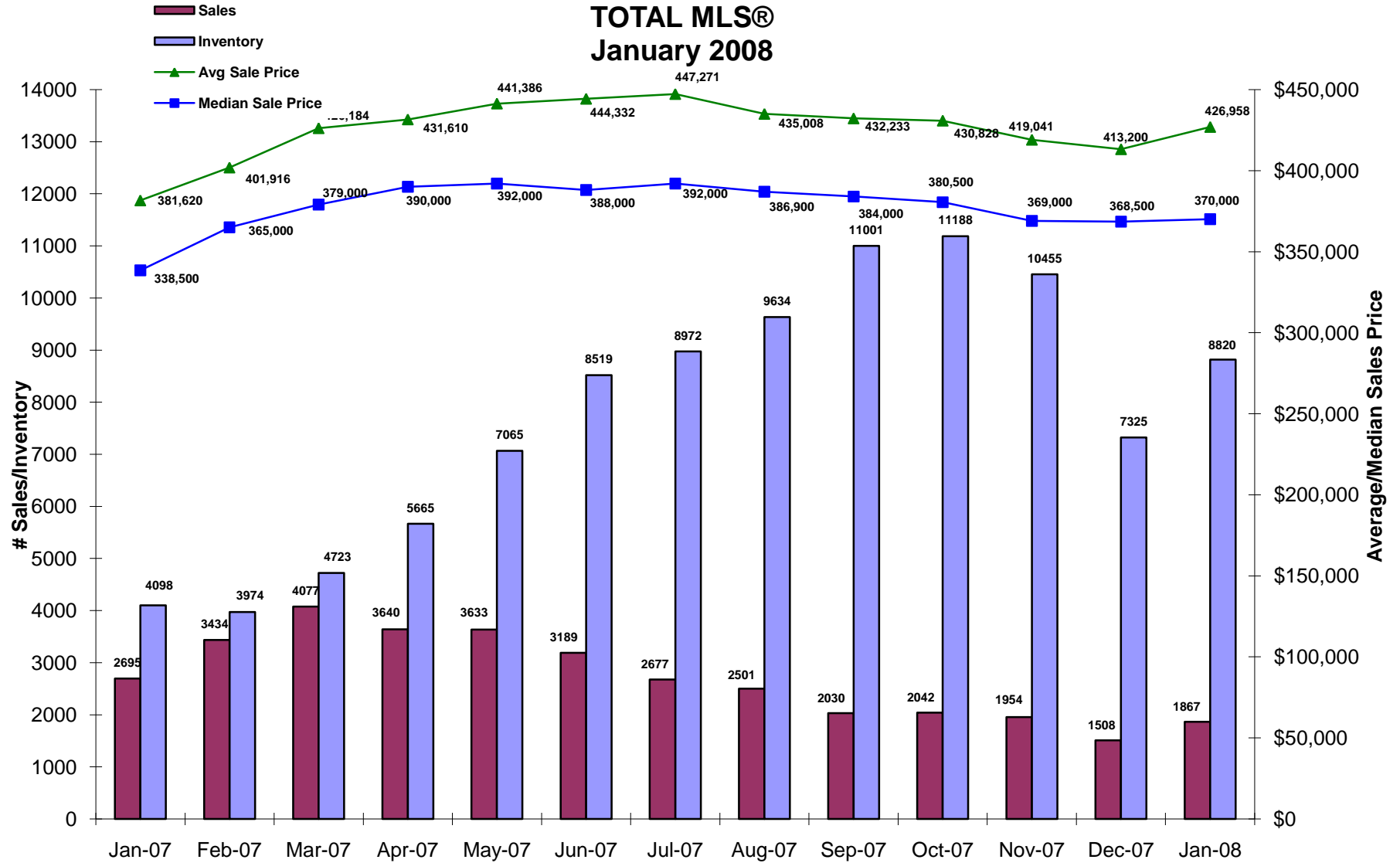
CREB® Stats
Calgary Commercial Summary
Year to Date January 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
OFC	L	2	4.93	70		
AGR	S	3	2,671,666.67	243	8,015,000	89.50%
BUS	S	5	55,000.00	145	275,000	85.96%
BWP	S	2	650,000.00	99	1,300,000	90.28%
IND	S	3	535,064.67	70	1,605,194	94.20%
LAN	S	3	1,113,333	149	3,340,000	98.88%
OFC	S	1	210,000	104	210,000	75.03%
RET	S	5	237,804	145	1,189,020	95.06%
Total YTD 2007		24			15,934,214	

Year to Date January 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	2	7.62	48		
AGR	S	4	551,150.00	129	2,204,600	89.65%
BUS	S	5	68,780.00	134	343,900	77.49%
BWP	S	4	693,750.00	380	2,775,000	87.71%
IND	S	7	591,364	110	4,139,550	96.45%
LAN	S	4	742,500	6	2,970,000	100.00%
MFC	S	2	1,502,500	59	3,005,000	96.16%
OFC	S	1	1,100,000	95	1,100,000	93.22%
RET	S	5	495,000	99	2,475,000	83.79%
Total YTD 2006		34			19,013,050	

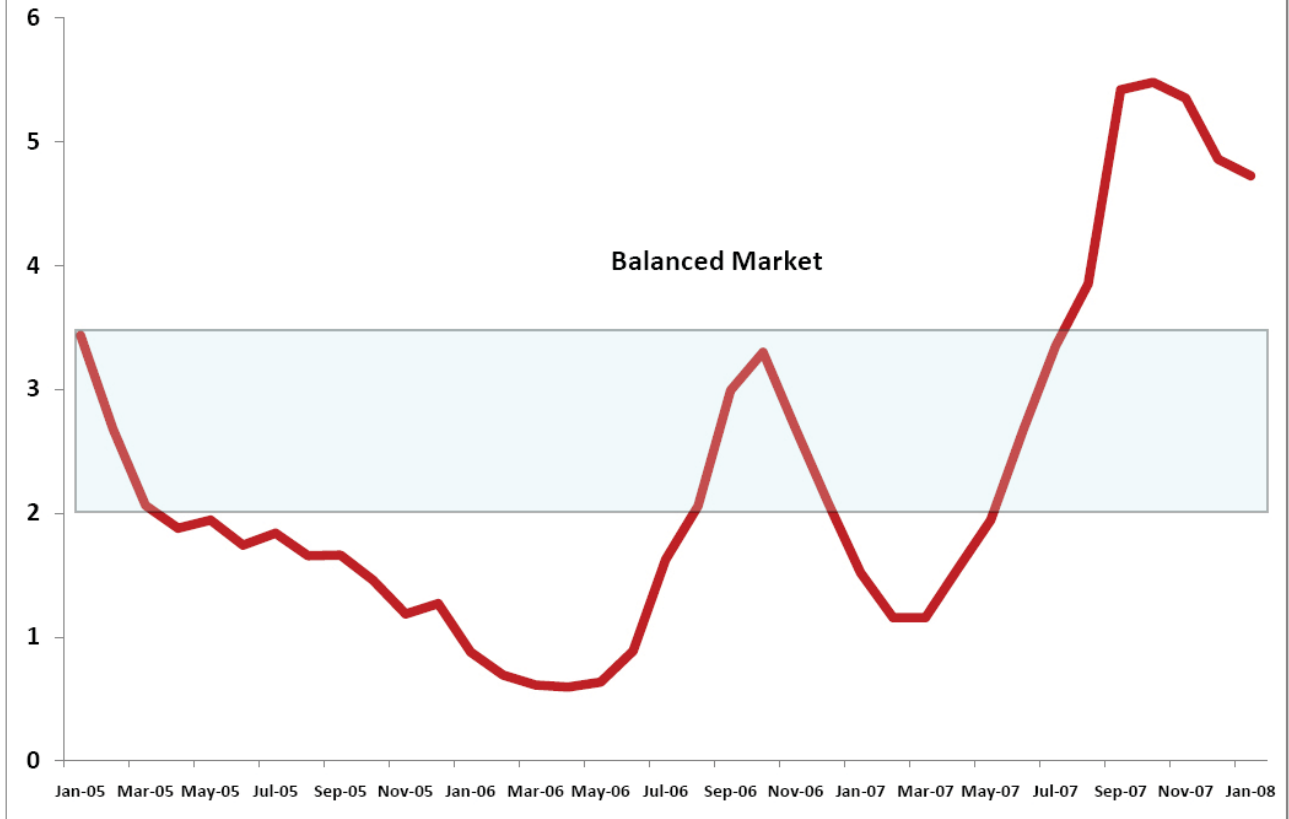
TOTAL MLS® January 2008



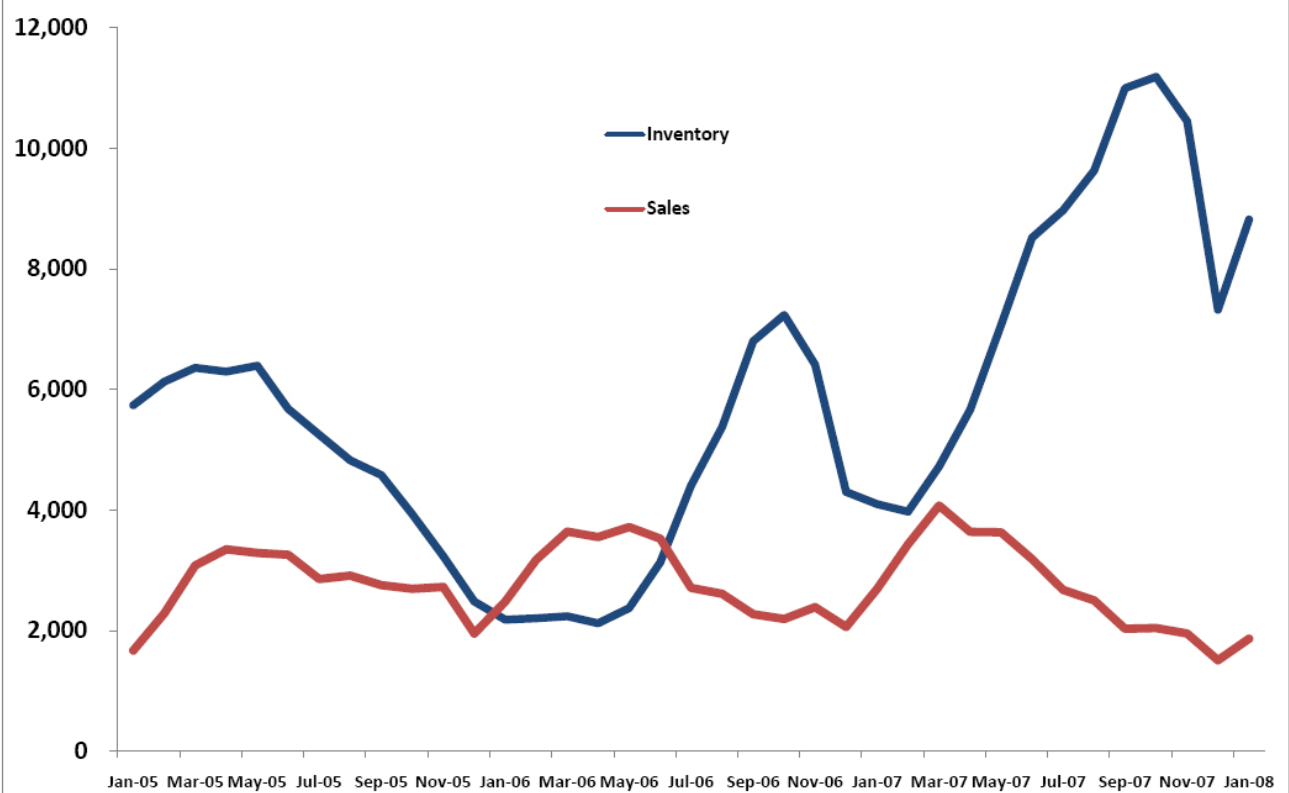
TOTAL MLS® January 2008

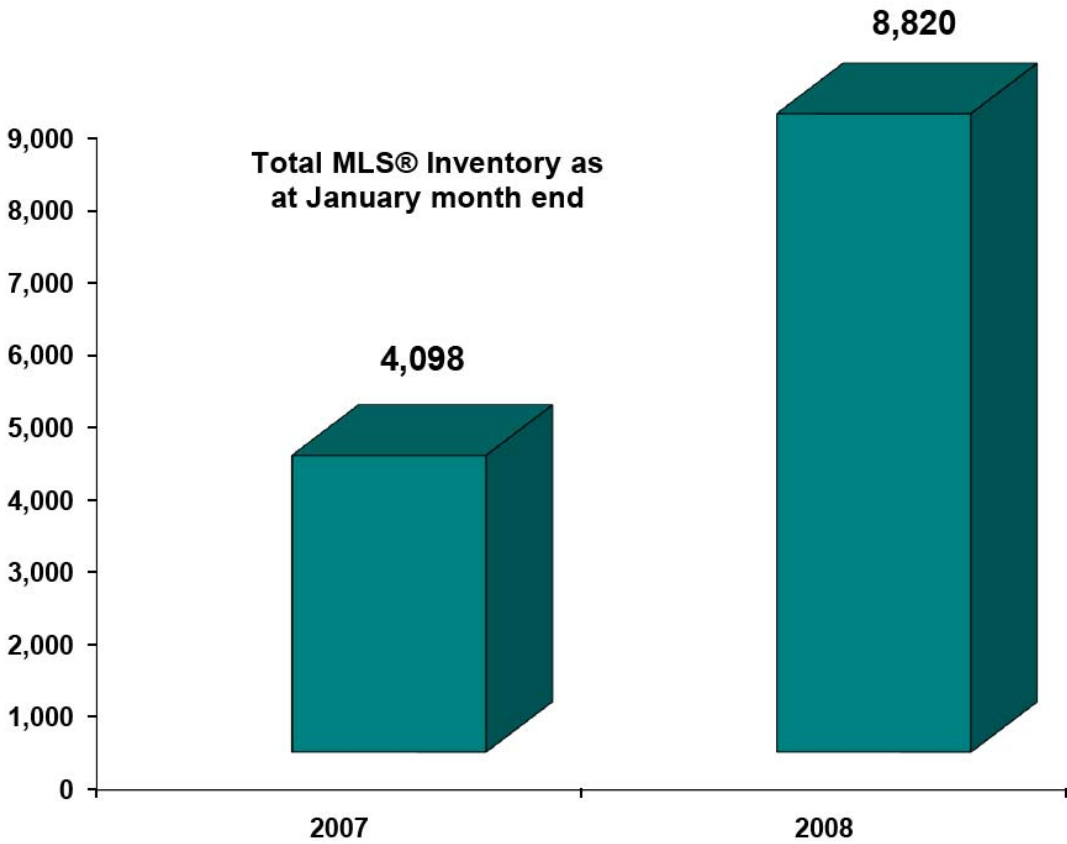
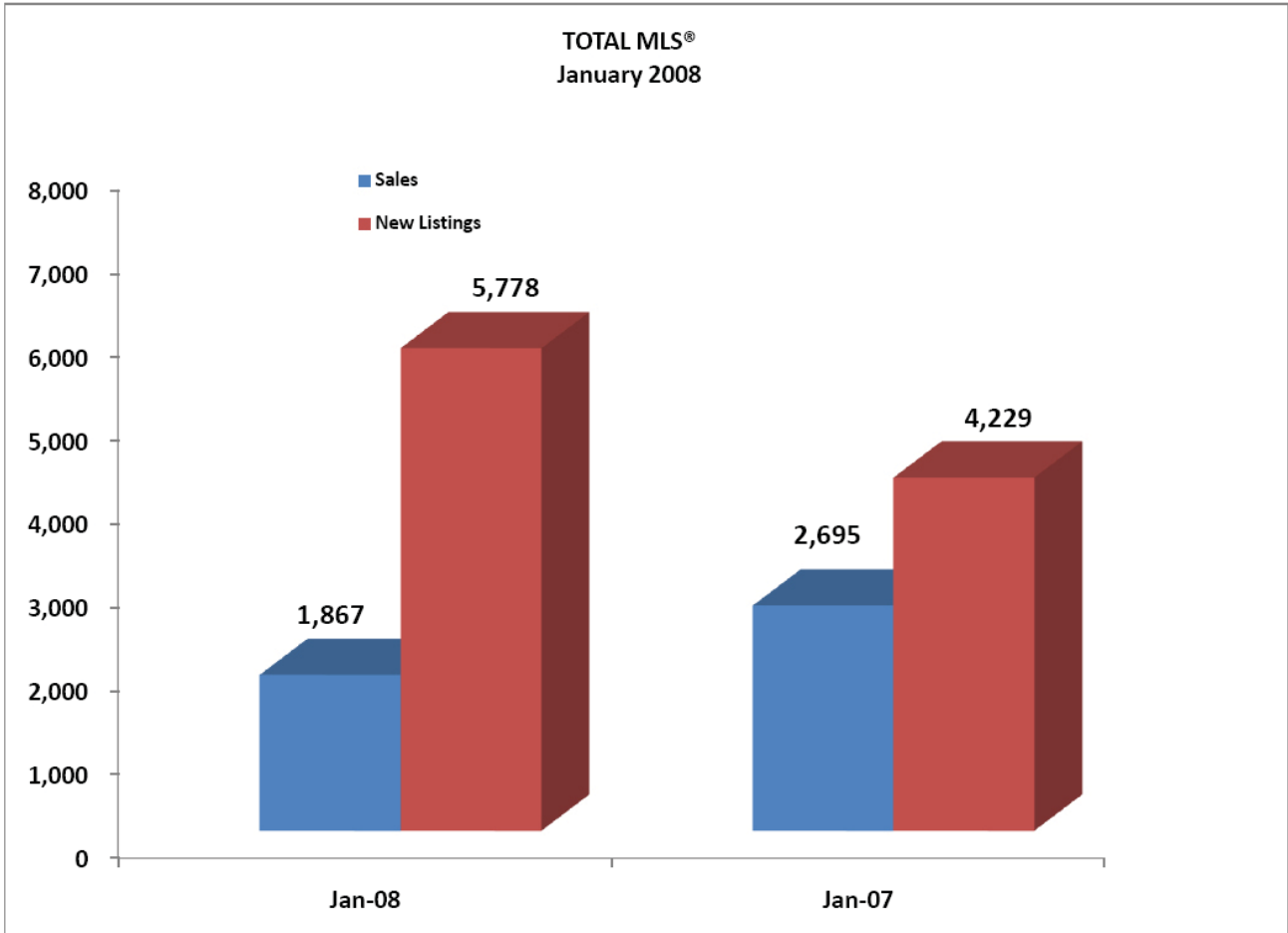


Absorption Rate (Inventory Turnover) Total MLS® January 2008

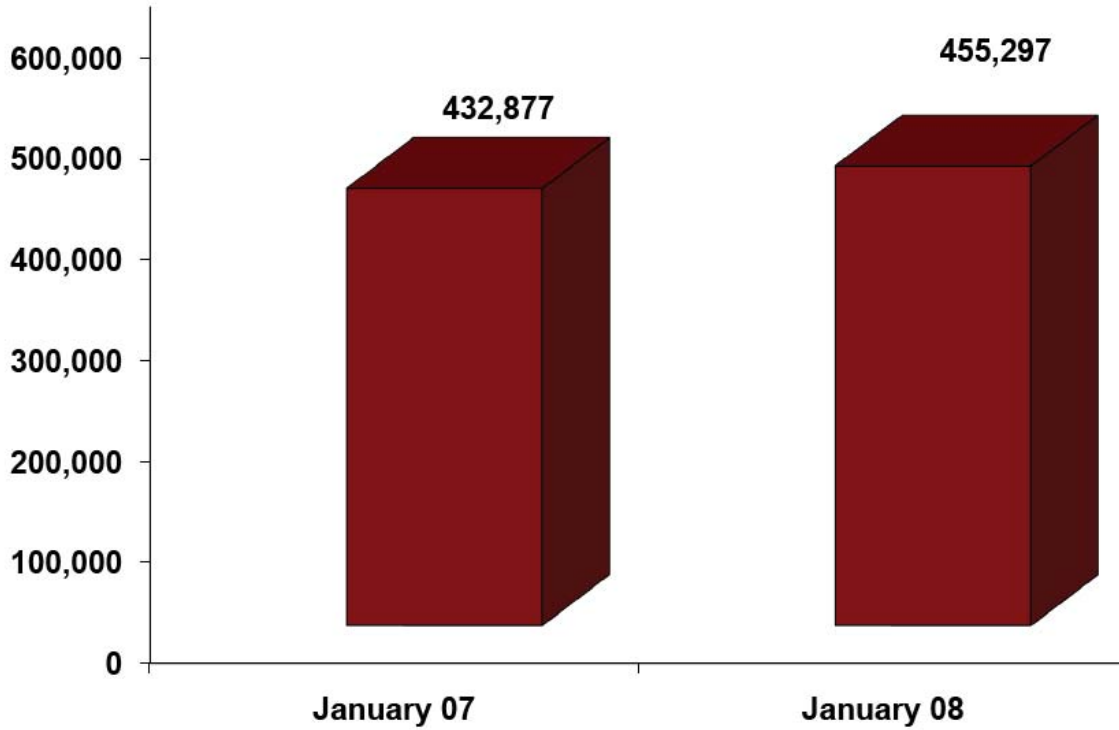


TOTAL MLS® January 2008

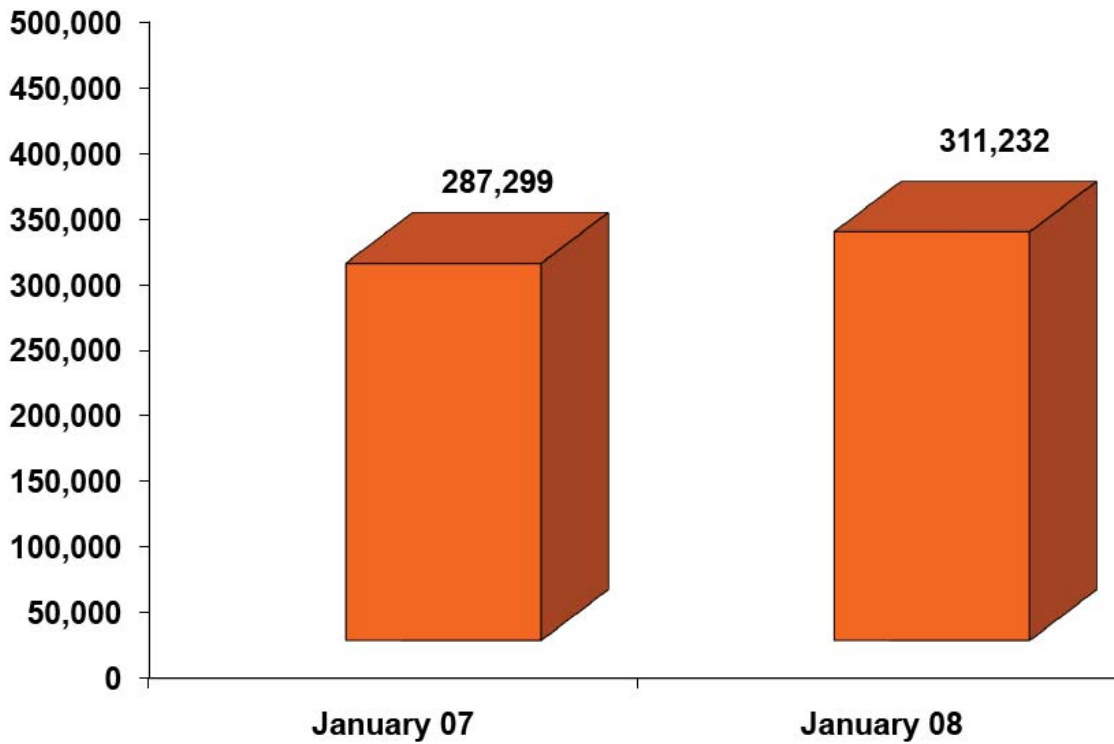




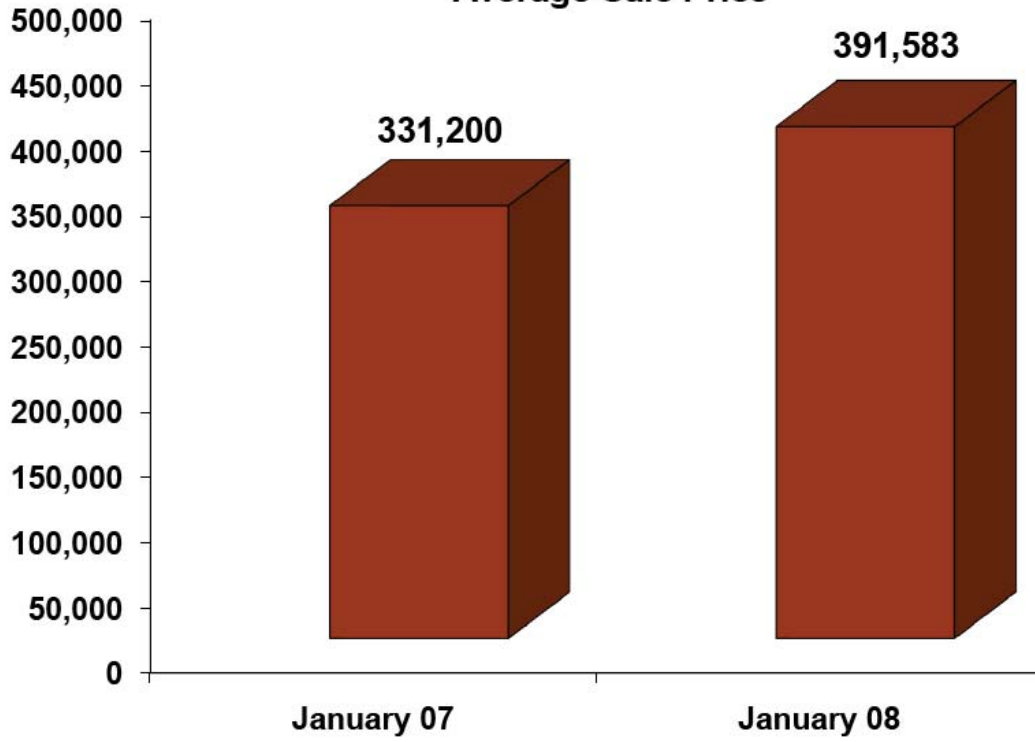
Calgary Metro Single Family Average Sale Price



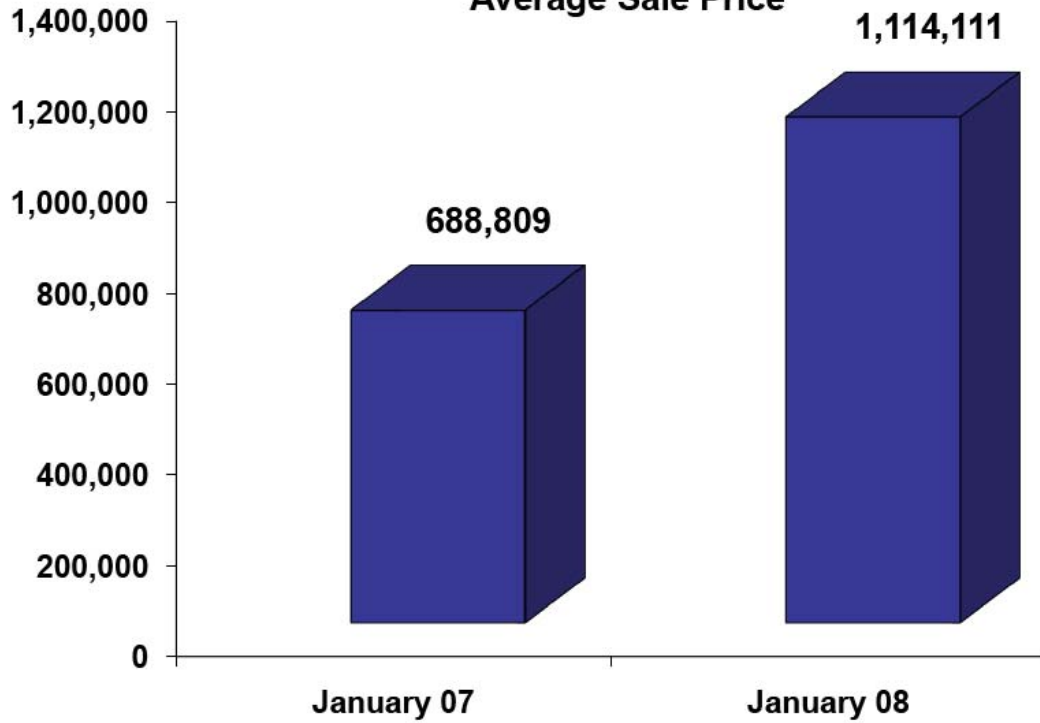
Calgary Metro Condominium Average Sale Price



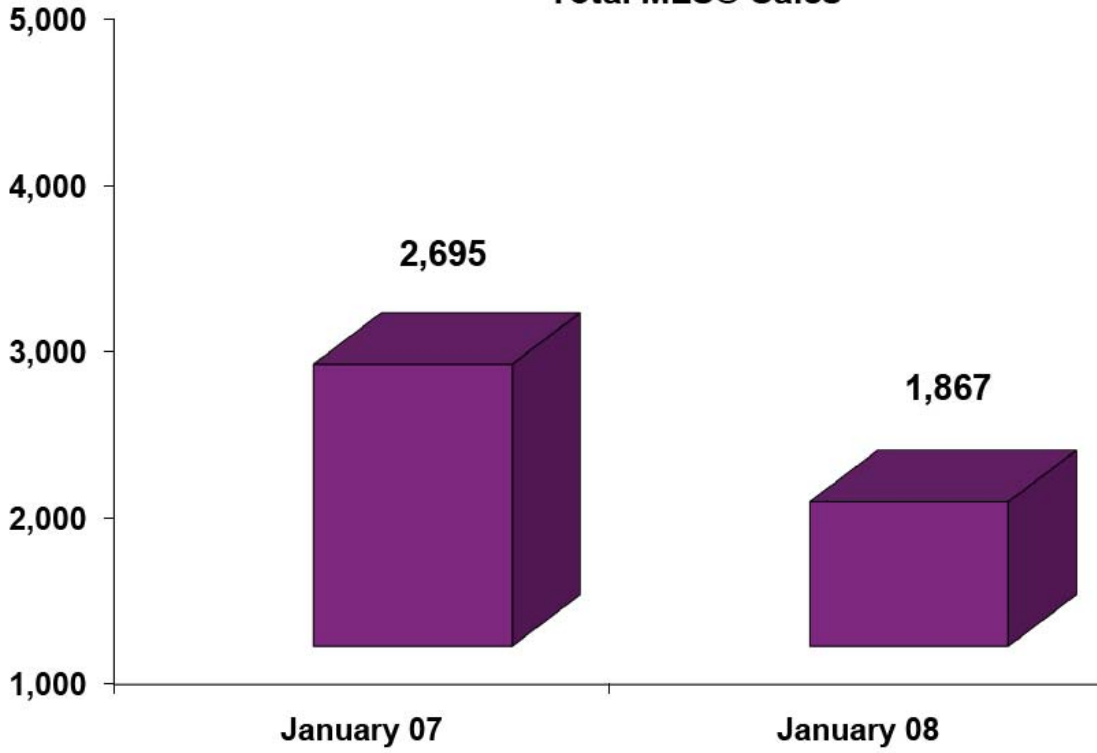
Surrounding Towns Average Sale Price



Country Residential (Acreages) Average Sale Price



Total MLS® Sales



Condo Sales as a Percent of Single Family

