

HOUSING RECOVERY CONTINUES WITH ACTIVE DECEMBER MARKET

Year-over-year sales increase for seventh consecutive month

Calgary, January 5, 2010 – The Calgary housing market continues to show signs of a sustained recovery according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in December 2009 in the city of Calgary was up 78 per cent from the same time a year ago, while condominium sales saw an increase of 66 per cent from the same time a year ago.

“What a difference a year makes. Undoubtedly the recovery in Calgary’s housing market came sooner than expected this past year,” says Bonnie Wegerich, president of CREB®. “Pent up demand by first time buyers, record low mortgage rates and improved affordability have helped bolster the Calgary market in 2009.”

December 2009 saw 799 single family homes sold in the city of Calgary. This is a decrease of 27 per cent from 1,095 sales in November 2009. In December 2008, single family home sales totaled 449. The number of condominium sales for the month of December 2009 was 341. This was a decrease of 32 per cent from the 504 condominium transactions recorded in November 2009. In December 2008, condominium sales were 205.

“The same time last year the cards were stacked in favour of the buyer, but this month sales once again show Calgary has returned to a balanced market,” says Wegerich. “While our sales did taper off slightly in December, as expected for this time of year, home buying activity in Calgary indicates we are in a sustained recovery.”

The average price of a single family home in the city of Calgary in December 2009 was \$451,349, showing a decrease of 3 per cent from November 2009, when the average price was \$464,444, and showing an increase of 8 per cent from December 2008, when the average price was \$417,398. The average price of a condominium in the city of Calgary was \$288,640, showing a 2 per cent decrease from November 2009, when the average price was \$294,264 and a 5 per cent increase over last year, when the average price was \$274,919. 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 median price of a single family home in the city of Calgary for December 2009 was \$401,000, showing a decrease of 2 per cent

from November 2009, when the median price was \$408,000, and up 6 per cent from December 2008, when the median price was \$380,000. The median price of a condominium in December 2009 was \$265,000, showing virtually no change from November 2009, when the median was \$264,900, and up 4 per cent from December 2008, when the median price was \$254,000.

All city of Calgary 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.

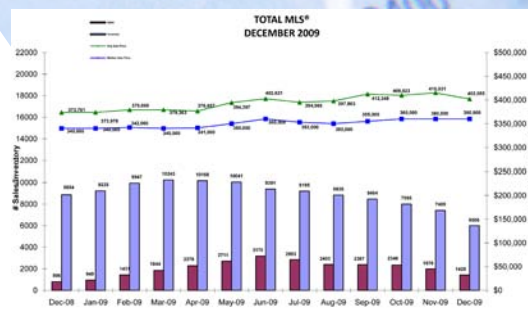
Single family listings in the city of Calgary added for the month of December totaled 806, a decrease of 41 per cent from November 2009 when 1,365 new listings were added, and showing a decrease of 4 per cent from December 2008, when 836 new listings came to the market. Condominium new listings in the city of Calgary added for December 2009 were 444, down 37 per cent from November 2009, when the MLS® saw 705 condo listings coming to the market. This is an increase of 3 per cent from December 2008, when new condominium listings added were 431.

“Our inventory, while lower than last year, still offers a good selection for all ranges of buyers. Typically we see lower inventory at the end of the year with the listing count rising in the spring months. Our absorption rate remains under three months for single family homes, and just under four months for condos. Both are in a balanced market range,” Wegerich says.

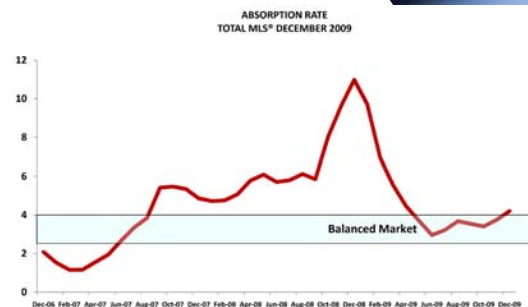
“As we look to the year ahead, interest rates along with employment will continue to be key factors for a sustained recovery in the housing market. We expect a modest rise in interest rates by the middle of year—and this may spur some buyers to take advantage of low rates before the end of 2010,” adds Wegerich.

CREB® is a professional body of 5,393 licensed brokers and registered associates, representing 252 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.

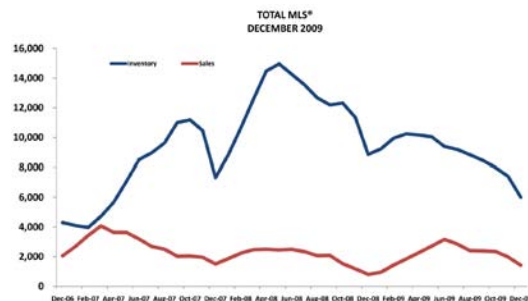
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR DECEMBER 2009**

	<u>2009</u>	<u>2008</u>	<u>Mth Chg</u>	<u>** 2009 YTD</u>	<u>**2008 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	2,054	3,860	-46.79%	n/a	n/a	n/a
New Listings Added	806	836	-3.59%	22,459	31,259	-28.15%
Sales	799	449	77.95%	14,440	13,455	7.32%
Avg DOM Sold	47	61	-22.95%	45	47	-4.26%
Avg DOM Active	64	70	-8.57%	64	70	-8.57%
Average Sale Price	451,349	417,398	8.13%	442,327	460,327	-3.91%
Median Price	401,000	380,000	5.53%	392,000	409,000	-4.16%
Total Sales	360,627,745	187,411,517	92.43%	6,387,200,134	6,193,702,052	3.12%
Sales \$/List \$	96.91%	95.37%	1.62%	96.63%	96.69%	-0.06%

CONDOMINIUM (Calgary Metro)

Month End Inventory	1,204	1,863	-35.37%	n/a	n/a	n/a
New Listings Added	444	431	3.02%	10,323	14,148	-27.04%
Sales	341	205	66.34%	6,328	5,661	11.78%
Avg DOM Sold	47	61	-22.95%	50	50	0.00%
Avg DOM Active	62	69	-10.14%	62	69	-10.14%
Average Sale Price	288,640	274,919	4.99%	283,734	302,408	-6.18%
Median Price	265,000	254,000	4.33%	260,000	279,500	-6.98%
Total Sales	98,426,243	56,358,482	74.64%	1,795,466,580	1,711,930,828	4.88%
Sales \$/List \$	96.92%	94.65%	2.39%	96.36%	96.64%	-0.30%

TOWNS (Outside Calgary)

Month End Inventory	1,761	2,107	-16.42%	n/a	n/a	n/a
New Listings Added	377	330	14.24%	8,502	10,426	-18.45%
Sales	228	113	101.77%	3,943	3,815	3.36%
Avg DOM Sold	74	89	-16.85%	76	67	13.43%
Avg DOM Active	102	96	6.25%	102	96	6.25%
Average Sale Price	359,419	329,951	8.93%	352,704	375,024	-5.95%
Median Price	332,000	315,000	5.40%	330,000	350,000	-5.71%
Total Sales	81,947,637	37,284,423	119.79%	1,390,711,867	1,430,717,404	-2.80%
Sales \$/List \$	96.80%	96.11%	0.71%	96.30%	96.59%	-0.30%

COUNTRY RESIDENTIAL (Acreages)

Month End Inventory	556	608	-8.55%	n/a	n/a	n/a
New Listings Added	75	80	-6.25%	2,415	2,629	-8.14%
Sales	37	25	48.00%	687	674	1.93%
Avg DOM Sold	111	107	3.74%	92	83	10.84%
Avg DOM Active	126	118	6.78%	126	118	6.78%
Average Sale Price	710,089	726,195	-2.22%	772,415	797,599	-3.16%
Median Price	635,000	745,000	-14.77%	695,000	725,000	-4.14%
Total Sales	26,273,310	18,154,875	44.72%	530,649,341	537,581,975	-1.29%
Sales \$/List \$	93.55%	93.29%	0.28%	93.16%	94.36%	-1.27%

RURAL LAND

Month End Inventory	362	348	4.02%	n/a	n/a	n/a
New Listings Added	31	35	-11.43%	1,004	1,126	-10.83%
Sales	17	4	325.00%	203	207	-1.93%
Avg DOM Sold	151	79	91.14%	125	106	17.92%
Avg DOM Active	164	151	8.61%	164	151	8.61%
Average Sale Price	358,426	347,500	3.14%	433,715	494,202	-12.24%
Median Price	330,000	300,000	10.00%	329,000	359,000	-8.36%
Total Sales	6,093,250	1,390,000	338.36%	88,044,067	102,299,859	-13.94%
Sales \$/List \$	91.07%	86.96%	4.73%	90.70%	90.99%	-0.31%

TOTAL MLS®*

Month End Inventory	6,006	8,854	-32.17%	n/a	n/a	n/a
New Listings Added	1,746	1,719	1.57%	45,034	59,921	-24.84%
Sales	1,428	806	77.17%	25,719	23,949	7.39%
Avg DOM Sold	54	66	-18.18%	53	52	1.92%
Avg DOM Active	87	83	4.82%	87	83	4.82%
Average Sale Price	402,055	373,761	7.57%	396,567	417,003	-4.90%
Median Price	360,000	340,000	5.88%	350,000	370,000	-5.41%
Total Sales	574,134,785	301,251,647	90.58%	10,199,310,889	9,986,816,317	2.13%
Sales \$/List \$	96.67%	95.15%	1.60%	96.29%	96.47%	-0.19%

*Total MLS® includes Mobile Listings

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**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE**

SINGLE FAMILY	Dec-09				Dec-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	-	0.00%
100,000 - 199,999	8	1.00%	120	0.83%	2	0.45%	35	0.26%
200,000 - 299,999	105	13.14%	1,898	13.14%	72	16.04%	999	7.43%
300,000 - 349,999	140	17.52%	2,769	19.18%	85	18.93%	2,324	17.28%
350,000 - 399,999	138	17.27%	2,788	19.31%	101	22.49%	2,904	21.59%
400,000 - 449,999	115	14.39%	2,165	14.99%	58	12.92%	2,311	17.18%
450,000 - 499,999	86	10.76%	1,404	9.72%	33	7.35%	1,567	11.65%
500,000 - 549,999	58	7.26%	935	6.48%	27	6.01%	948	7.05%
550,000 - 599,999	35	4.38%	572	3.96%	23	5.12%	645	4.79%
600,000 - 649,999	34	4.26%	442	3.06%	15	3.34%	428	3.18%
650,000 - 699,999	13	1.63%	316	2.19%	11	2.45%	291	2.16%
700,000 - 799,999	33	4.13%	371	2.57%	7	1.56%	374	2.78%
800,000 - 899,999	7	0.88%	212	1.47%	10	2.23%	203	1.51%
900,000 - 999,999	7	0.88%	134	0.93%	1	0.22%	79	0.59%
1,000,000 - 1,249,999	9	1.13%	140	0.97%	2	0.45%	151	1.12%
1,250,000 - 1,499,999	8	1.00%	84	0.58%	1	0.22%	90	0.67%
1,500,000 - 1,749,999	2	0.25%	32	0.22%	1	0.22%	46	0.34%
1,750,000 - 1,999,999	-	0.00%	23	0.16%	-	0.00%	18	0.13%
2,000,000 - 2,499,999	1	0.13%	20	0.14%	-	0.00%	21	0.16%
2,500,000 - 2,999,999	-	0.00%	8	0.06%	-	0.00%	8	0.06%
3,000,000 - 3,499,999	-	0.00%	1	0.01%	-	0.00%	2	0.01%
3,500,000 - 3,999,999	-	0.00%	3	0.02%	-	0.00%	3	0.02%
Over 4,000,000	-	0.00%	2	0.01%	-	0.00%	5	0.04%
	799		14,440		449		13,452	

CONDO								
0 - 99,999	1	0.29%	8	0.13%	-	0.00%	-	0.00%
100,000 - 199,999	64	18.77%	981	15.50%	27	13.17%	291	5.14%
200,000 - 299,999	160	46.92%	3,375	53.33%	121	59.02%	3,174	56.07%
300,000 - 349,999	51	14.96%	908	14.35%	31	15.12%	1,100	19.43%
350,000 - 399,999	24	7.04%	436	6.89%	9	4.39%	489	8.64%
400,000 - 449,999	17	4.99%	240	3.79%	10	4.88%	256	4.52%
450,000 - 499,999	7	2.05%	139	2.20%	3	1.46%	138	2.44%
500,000 - 549,999	5	1.47%	72	1.14%	1	0.49%	63	1.11%
550,000 - 599,999	7	2.05%	58	0.92%	1	0.49%	43	0.76%
600,000 - 649,999	-	0.00%	22	0.35%	-	0.00%	22	0.39%
650,000 - 699,999	1	0.29%	20	0.32%	-	0.00%	21	0.37%
700,000 - 799,999	1	0.29%	20	0.32%	1	0.49%	22	0.39%
800,000 - 899,999	1	0.29%	11	0.17%	-	0.00%	11	0.19%
900,000 - 999,999	-	0.00%	9	0.14%	-	0.00%	4	0.07%
1,000,000 - 1,249,999	1	0.29%	16	0.25%	-	0.00%	15	0.26%
1,250,000 - 1,499,999	-	0.00%	4	0.06%	1	0.49%	6	0.11%
1,500,000 - 1,749,999	-	0.00%	5	0.08%	-	0.00%	2	0.04%
1,750,000 - 1,999,999	1	0.29%	1	0.02%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	2	0.03%	-	0.00%	3	0.05%
2,500,000 - 2,999,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	341		6,328		205		5,661	

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

TOWNS	Dec-09				Dec-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	5	2.19%	66	1.67%	2	1.79%	48	1.26%
100,000 - 199,999	21	9.21%	369	9.36%	15	13.39%	282	7.39%
200,000 - 299,999	56	24.56%	1,045	26.50%	34	30.36%	883	23.15%
300,000 - 349,999	43	18.86%	792	20.09%	19	16.96%	692	18.14%
350,000 - 399,999	26	11.40%	627	15.90%	16	14.29%	667	17.49%
400,000 - 449,999	31	13.60%	387	9.81%	8	7.14%	460	12.06%
450,000 - 499,999	18	7.89%	219	5.55%	10	8.93%	271	7.11%
500,000 - 549,999	6	2.63%	117	2.97%	-	0.00%	154	4.04%
550,000 - 599,999	4	1.75%	85	2.16%	2	1.79%	90	2.36%
600,000 - 649,999	6	2.63%	54	1.37%	1	0.89%	63	1.65%
650,000 - 699,999	6	2.63%	41	1.04%	1	0.89%	31	0.81%
700,000 - 799,999	3	1.32%	52	1.32%	3	2.68%	58	1.52%
800,000 - 899,999	1	0.44%	38	0.96%	1	0.89%	39	1.02%
900,000 - 999,999	-	0.00%	13	0.33%	-	0.00%	25	0.66%
1,000,000 - 1,249,999	1	0.44%	21	0.53%	-	0.00%	36	0.94%
1,250,000 - 1,499,999	1	0.44%	10	0.25%	-	0.00%	4	0.10%
1,500,000 - 1,749,999	-	0.00%	5	0.13%	-	0.00%	3	0.08%
1,750,000 - 1,999,999	-	0.00%	1	0.03%	-	0.00%	3	0.08%
2,000,000 - 2,499,999	-	0.00%	1	0.03%	-	0.00%	2	0.05%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	228		3,943		112		3,814	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	2	5.41%	6	0.87%	-	0.00%	3	0.45%
100,000 - 199,999	-	0.00%	12	1.75%	-	0.00%	16	2.38%
200,000 - 299,999	2	5.41%	34	4.95%	-	0.00%	34	5.05%
300,000 - 349,999	1	2.70%	28	4.08%	1	4.00%	31	4.61%
350,000 - 399,999	3	8.11%	36	5.24%	1	4.00%	31	4.61%
400,000 - 449,999	1	2.70%	36	5.24%	2	8.00%	35	5.20%
450,000 - 499,999	2	5.41%	24	3.49%	2	8.00%	28	4.16%
500,000 - 549,999	4	10.81%	36	5.24%	1	4.00%	35	5.20%
550,000 - 599,999	-	0.00%	41	5.97%	1	4.00%	29	4.31%
600,000 - 649,999	5	13.51%	43	6.26%	-	0.00%	29	4.31%
650,000 - 699,999	4	10.81%	51	7.42%	1	4.00%	39	5.79%
700,000 - 799,999	2	5.41%	94	13.68%	8	32.00%	87	12.93%
800,000 - 899,999	-	0.00%	57	8.30%	5	20.00%	75	11.14%
900,000 - 999,999	3	8.11%	42	6.11%	-	0.00%	53	7.88%
1,000,000 - 1,249,999	3	8.11%	68	9.90%	2	8.00%	64	9.51%
1,250,000 - 1,499,999	3	8.11%	38	5.53%	1	4.00%	36	5.35%
1,500,000 - 1,749,999	2	5.41%	16	2.33%	-	0.00%	21	3.12%
1,750,000 - 1,999,999	-	0.00%	6	0.87%	-	0.00%	10	1.49%
2,000,000 - 2,499,999	-	0.00%	13	1.89%	-	0.00%	10	1.49%
2,500,000 - 2,999,999	-	0.00%	4	0.58%	-	0.00%	2	0.30%
3,000,000 - 3,499,999	-	0.00%	2	0.29%	-	0.00%	1	0.15%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.15%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.45%
	37		687		25		673	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
DECEMBER 2009**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
		Added							
NW									
BK-SP	0	2		2	364,000	728,000	354,000	10	97.26%
BLEVL	34	13		20	366,995	7,339,900	340,000	46	97.11%
BUNG	167	77		71	417,384	29,634,286	396,000	55	96.67%
BUNGH	7	3		0	-	-	-	0	0.00%
SPLT2	26	8		8	576,750	4,614,000	455,000	39	94.22%
SPLT3	6	2		4	358,250	1,433,000	341,000	66	97.11%
SPLT4	24	11		11	357,977	3,937,750	361,000	48	96.16%
SPLT5	1	0		1	440,000	440,000	440,000	66	95.86%
ST1.5	9	2		3	386,500	1,159,500	428,500	94	96.71%
ST2	309	136		152	506,372	76,968,499	461,000	43	97.25%
ST2.5	4	0		0	-	-	-	0	0.00%
ST3	3	0		1	875,000	875,000	875,000	22	97.33%
VILLA	1	0		0	-	-	-	0	0.00%
NE									
BK-SP	3	1		2	271,250	542,500	250,000	42	96.89%
BLEVL	97	45		28	299,461	8,384,900	310,000	54	97.38%
BUNG	124	47		41	281,832	11,555,100	279,900	42	96.86%
BUNGH	0	0		1	320,000	320,000	320,000	86	94.15%
BUNGS	1	0		0	-	-	-	0	0.00%
MODUL	2	1		0	-	-	-	0	0.00%
SPLT2	7	2		4	364,375	1,457,500	348,000	45	95.39%
SPLT3	7	3		0	-	-	-	0	0.00%
SPLT4	50	13		16	319,863	5,117,800	316,300	45	96.35%
ST1.5	3	1		0	-	-	-	0	0.00%
ST2	181	86		49	328,800	16,111,200	308,000	44	96.99%
SW									
BK-SP	4	1		2	333,450	666,900	307,900	26	95.42%
BLEVL	17	7		12	362,533	4,350,400	317,500	47	96.15%
BUNG	148	45		59	501,049	29,561,880	417,500	45	96.37%
BUNGH	6	1		2	456,000	912,000	332,500	66	95.80%
BUNGS	1	0		0	-	-	-	0	0.00%
HL-SP	1	0		0	-	-	-	0	0.00%
SPLT2	30	11		7	472,643	3,308,500	440,000	34	96.74%
SPLT3	3	2		2	418,750	837,500	372,500	35	96.83%
SPLT4	25	9		16	433,294	6,932,700	410,000	56	96.99%
SPLT5	4	0		1	560,000	560,000	560,000	28	95.25%
ST1.5	21	7		5	736,700	3,683,500	615,000	63	95.58%
ST2	307	106		112	589,252	65,996,235	528,000	53	97.18%
ST2.5	3	0		2	602,500	1,205,000	540,000	39	96.03%
ST3	9	2		1	1,160,000	1,160,000	1,160,000	20	92.81%
VILLA	1	0		1	410,000	410,000	410,000	88	92.16%
SE									
BK-SP	3	1		1	310,000	310,000	310,000	80	95.38%
BLEVL	13	7		10	376,300	3,763,000	370,000	50	97.79%
BUNG	81	30		39	395,385	15,420,000	380,000	33	97.01%
BUNGH	1	0		1	460,000	460,000	460,000	31	103.37%
SPLT2	21	10		13	634,423	8,247,500	484,000	37	95.15%
SPLT3	4	2		1	322,750	322,750	322,750	20	97.83%
SPLT4	21	9		9	393,378	3,540,400	353,500	27	96.41%
SPLT5	1	1		1	388,000	388,000	388,000	50	97.02%
ST1.5	3	1		1	385,000	385,000	385,000	20	99.23%
ST2	216	96		77	438,156	33,738,045	415,000	47	97.99%
ST2.5	0	0		1	902,500	902,500	902,500	149	98.64%

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
DECEMBER 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	168	51	45	255,804	11,511,177	243,800	47	97.32%
APRTM	7	1	2	323,000	646,000	256,000	89	97.17%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	10	8	3	212,167	636,500	222,000	23	97.68%
BUNG	21	7	5	255,900	1,279,500	265,000	21	96.08%
PENTH	1	1	0	-	-	-	0	0.00%
SPLT2	3	2	2	276,500	553,000	217,000	72	97.89%
SPLT3	0	0	1	132,000	132,000	132,000	67	91.10%
SPLT4	2	3	2	306,500	613,000	300,000	44	96.70%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	76	35	30	303,043	9,091,280	313,000	35	97.43%
ST3	9	5	1	192,500	192,500	192,500	186	90.84%
VILLA	2	0	2	398,350	796,700	366,700	75	98.99%
NE								
APART	54	12	6	187,250	1,123,500	195,000	60	95.65%
APRTM	1	0	0	-	-	-	0	0.00%
BLEVL	5	1	1	151,500	151,500	151,500	61	96.19%
BUNG	6	2	1	226,000	226,000	226,000	44	94.21%
SPLT2	0	0	1	265,000	265,000	265,000	14	96.40%
SPLT4	2	1	1	265,000	265,000	265,000	80	94.68%
ST2	56	15	17	199,600	3,393,200	205,000	39	96.15%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
APART	473	199	130	282,182	36,683,690	257,500	49	96.80%
APRTM	9	4	5	369,000	1,845,000	385,000	39	97.58%
BK-SP	0	0	1	337,500	337,500	337,500	129	97.85%
BLEVL	6	5	4	206,500	826,000	196,000	45	97.00%
BUNG	18	5	5	310,800	1,554,000	296,000	35	97.02%
BUNGH	2	1	1	330,000	330,000	330,000	52	97.09%
LOFT	14	5	4	338,000	1,352,000	285,000	25	98.03%
PENTH	4	1	2	503,000	1,006,000	331,000	136	95.36%
SPLT2	4	0	1	423,000	423,000	423,000	12	98.39%
SPLT4	9	3	2	227,500	455,000	205,000	50	93.93%
SPLT5	1	1	3	345,000	1,035,000	365,000	56	96.31%
ST2	83	30	36	316,389	11,390,000	285,000	45	96.65%
ST2.5	0	0	1	842,000	842,000	842,000	51	97.92%
ST3	26	5	1	1,950,000	1,950,000	1,950,000	114	97.99%
VILLA	11	4	1	580,000	580,000	580,000	21	97.50%
SE								
APART	57	16	8	253,150	2,025,196	237,296	42	97.56%
APRTM	1	0	0	-	-	-	0	0.00%
BUNG	7	3	1	316,000	316,000	316,000	14	97.26%
LOFT	0	0	1	335,000	335,000	335,000	93	98.56%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	2	0	1	295,500	295,500	295,500	89	98.53%
SPLT4	2	0	2	309,000	618,000	285,000	52	98.91%
ST2	42	15	7	259,857	1,819,000	253,000	29	96.67%
ST3	1	0	2	538,750	1,077,500	359,000	61	95.87%
VILLA	1	0	1	300,000	300,000	300,000	22	96.84%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date December 31, 2009

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56	42		
BWP	L	1		94		
IND	L	21	9.76	120		
OFC	L	29	14.37	91		
RET	L	11	17.94	116		
AGR	S	21	848,485.71	112	17,818,200	69.06%
BUS	S	80	98,710.33	114	7,896,826	86.29%
BWP	S	18	1,546,188.22	149	27,831,388	93.06%
IND	S	43	640,916.28	123	27,559,400	82.43%
LAN	S	26	583,086.96	172	13,411,000	68.50%
MFC	S	33	1,081,733.33	102	35,697,200	92.39%
OFC	S	32	413,984.38	144	13,247,500	94.71%
RET	S	17	436,705.88	113	7,424,000	90.22%
Total YTD 2009		334			150,885,514	

Year to Date December 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	22	11.26	55		
OFC	L	19	15.96	76		
RET	L	18	1,537.30	106		
AGR	S	25	1,673,380.00	129	41,834,500	92.46%
BUS	S	114	98,632.99	108	11,244,161	86.07%
BWP	S	27	1,025,777.78	162	27,696,000	90.72%
IND	S	63	825,507.92	87	52,006,999	96.96%
LAN	S	35	1,799,879.41	144	61,195,900	84.15%
MFC	S	19	1,080,415.79	68	20,527,900	96.18%
OFC	S	11	582,681.82	113	6,409,500	87.02%
RET	S	36	785,513.75	173	28,278,495	84.69%
Total YTD 2008		389			249,193,455	

**CALGARY REAL ESTATE BOARD
SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

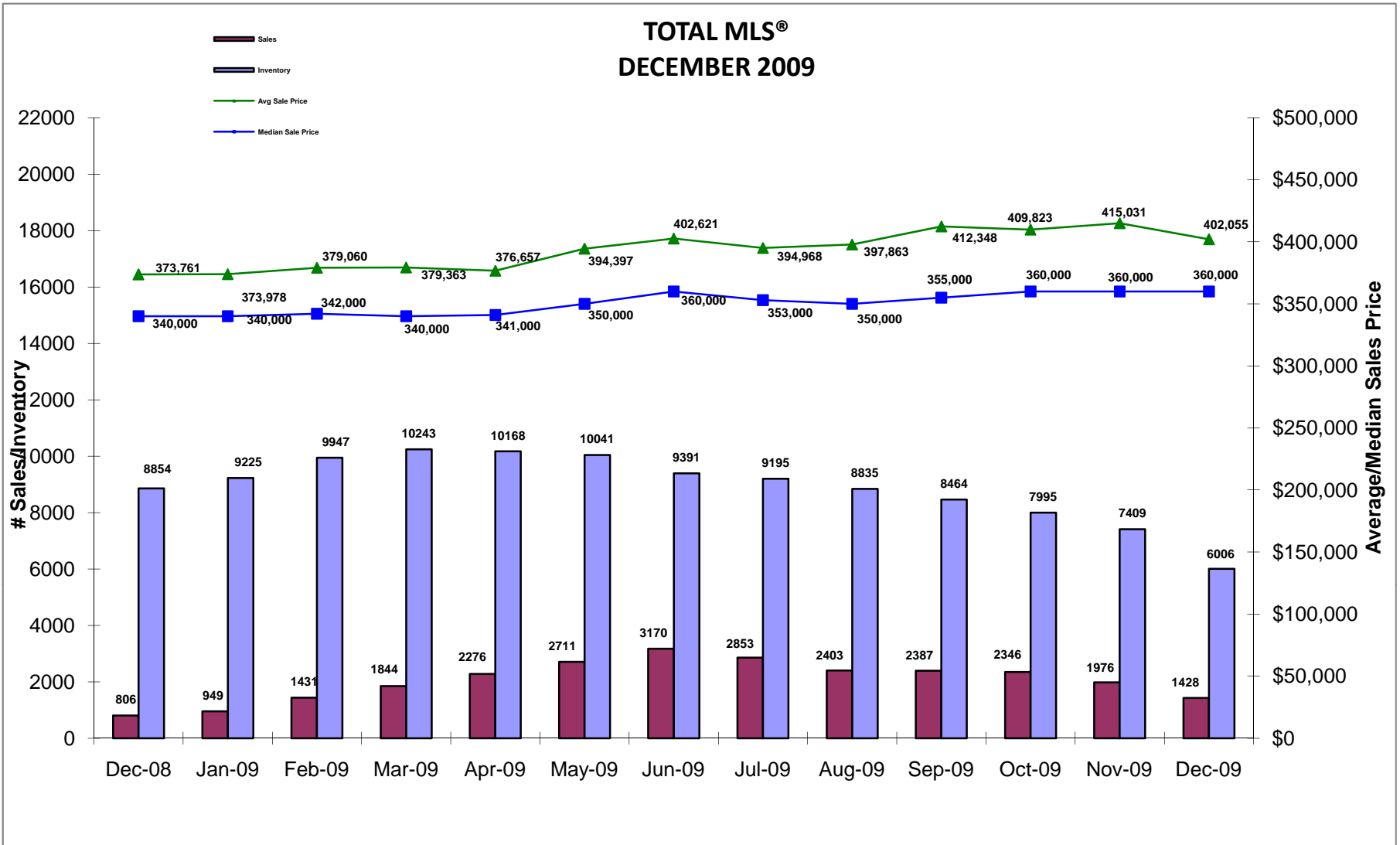
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	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	3,493	3,377	3,432	2,797	2,559	2,270	2,631	2,322	1,567	836	31,259
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152	820	670	449	13,455
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048	449,100	435,471	417,398	460,327
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000	390,000	387,300	380,000	409,000
Avg DOM	50	39	40	40	42	46	52	52	51	48	55	61	47
2009													
New Listings	2,068	2,057	2,023	2,010	2,235	2,244	2,089	1,910	1,857	1,819	1,365	806	22,459
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257	1,285	1,095	799	14,440
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085	462,465	464,444	451,349	442,327
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900	410,000	408,000	401,000	392,000
Avg DOM	62	51	48	52	45	44	43	42	40	41	42	47	45

**CALGARY REAL ESTATE BOARD
CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
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	1,561	1,493	1,538	1,234	1,183	1,054	1,186	1,071	741	431	14,148
Sales	454	562	565	581	577	556	535	495	465	399	284	205	5,661
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426	289,148	285,820	274,919	302,408
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	279,500
Avg DOM	48	45	43	45	50	51	52	58	54	50	51	61	50
2009													
New Listings	941	892	903	967	998	927	918	832	940	859	705	444	10,323
Sales	225	343	446	579	653	738	702	632	580	601	504	341	6,328
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253	289,155	294,264	288,640	283,734
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000	263,500	264,900	265,000	260,000
Avg DOM	64	51	56	58	51	51	50	57	43	44	46	47	50

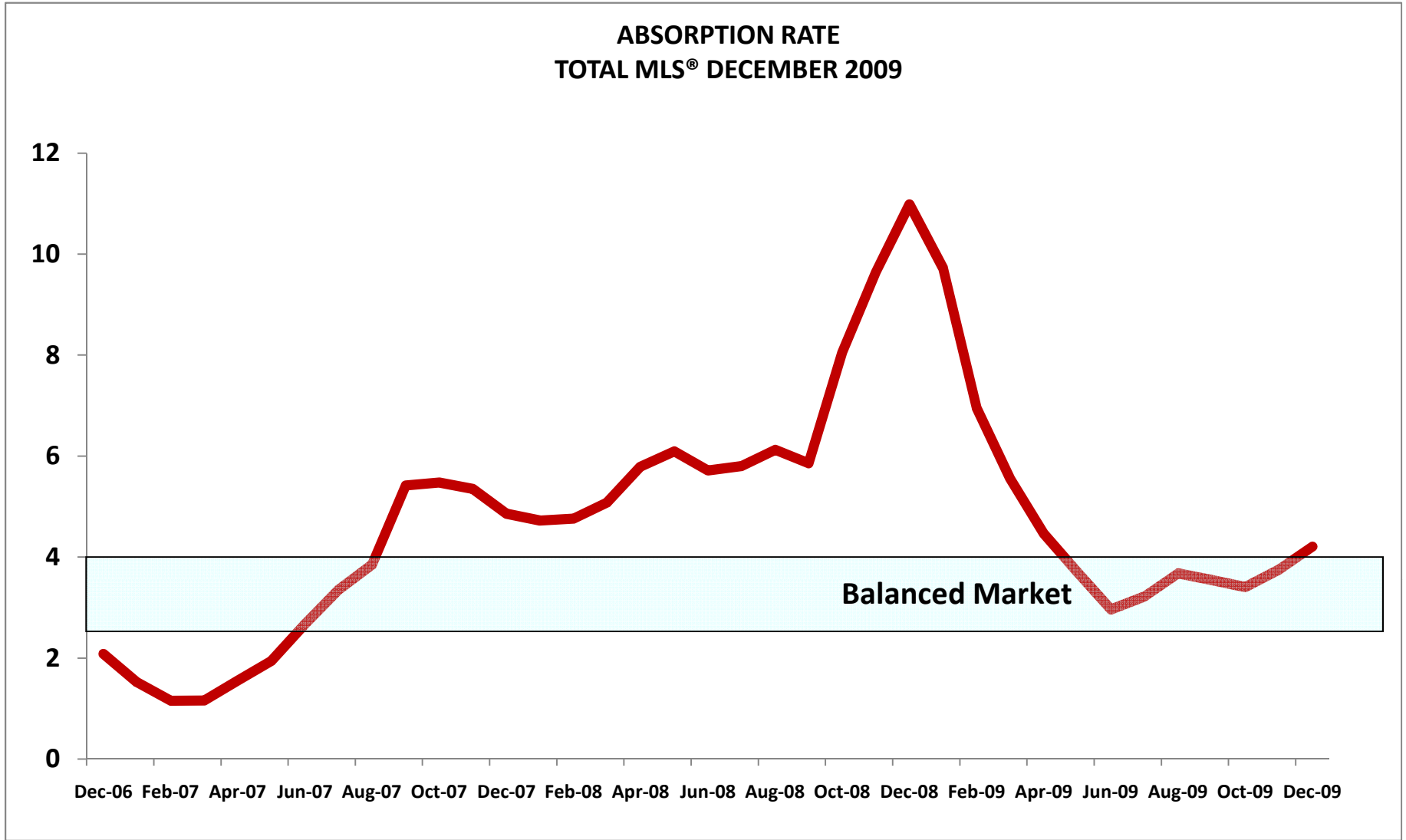
CALGARY REAL ESTATE BOARD

TOTAL MLS® DECEMBER 2009

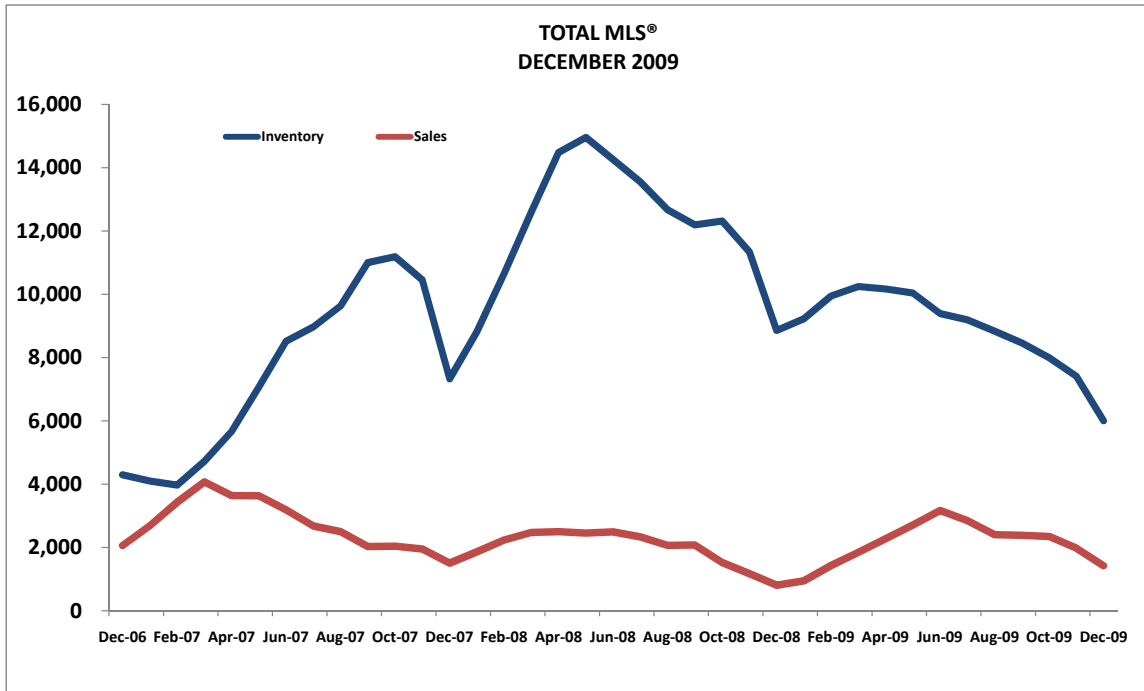


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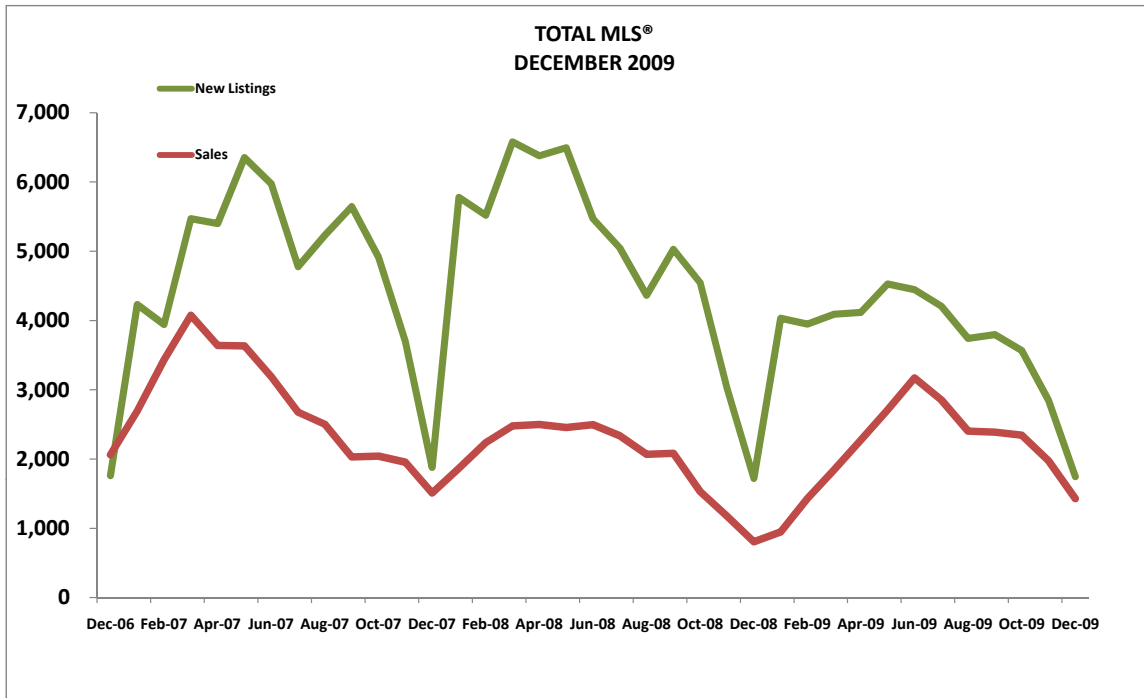
ABSORPTION RATE
TOTAL MLS® DECEMBER 2009



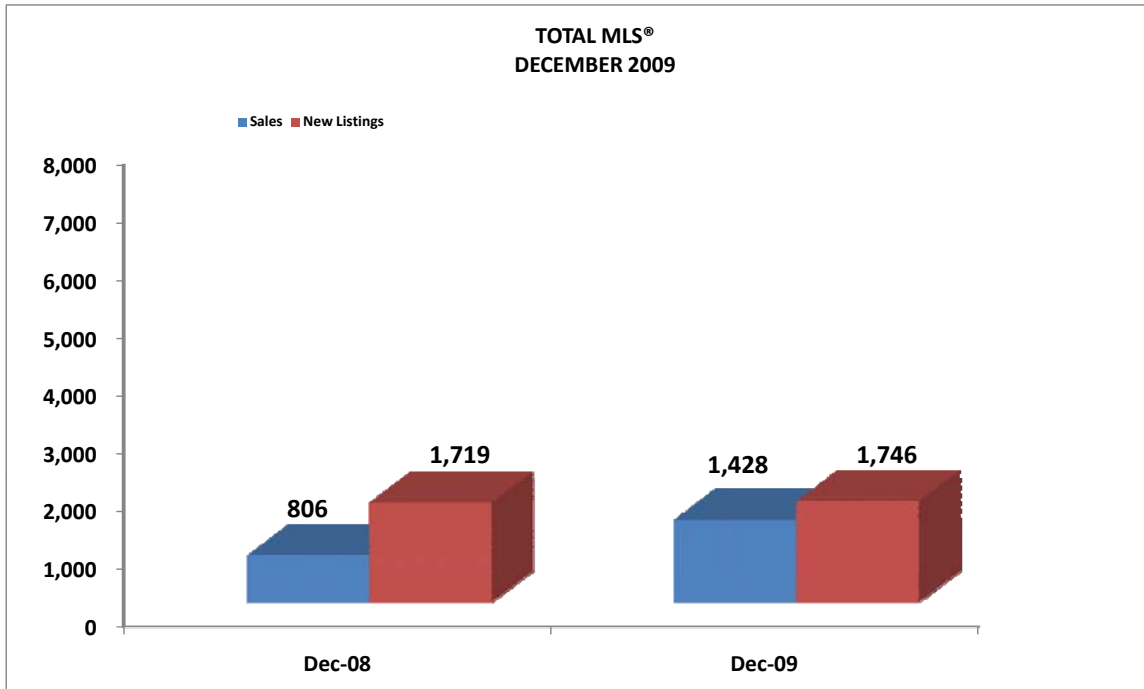
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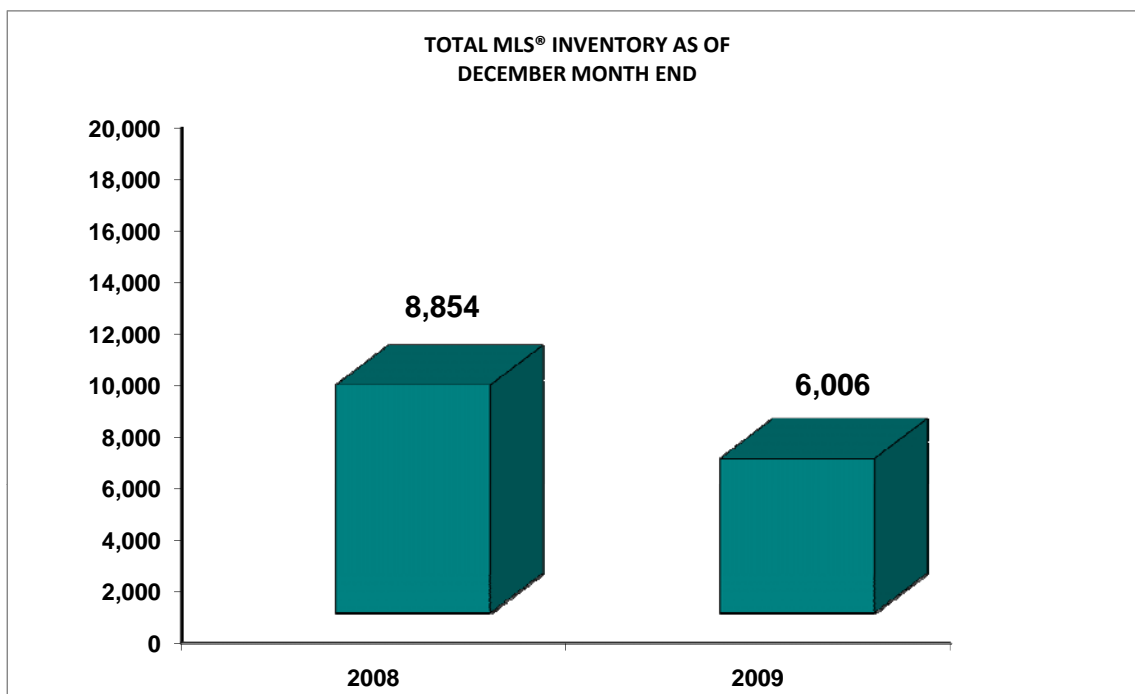
CALGARY REAL ESTATE BOARD



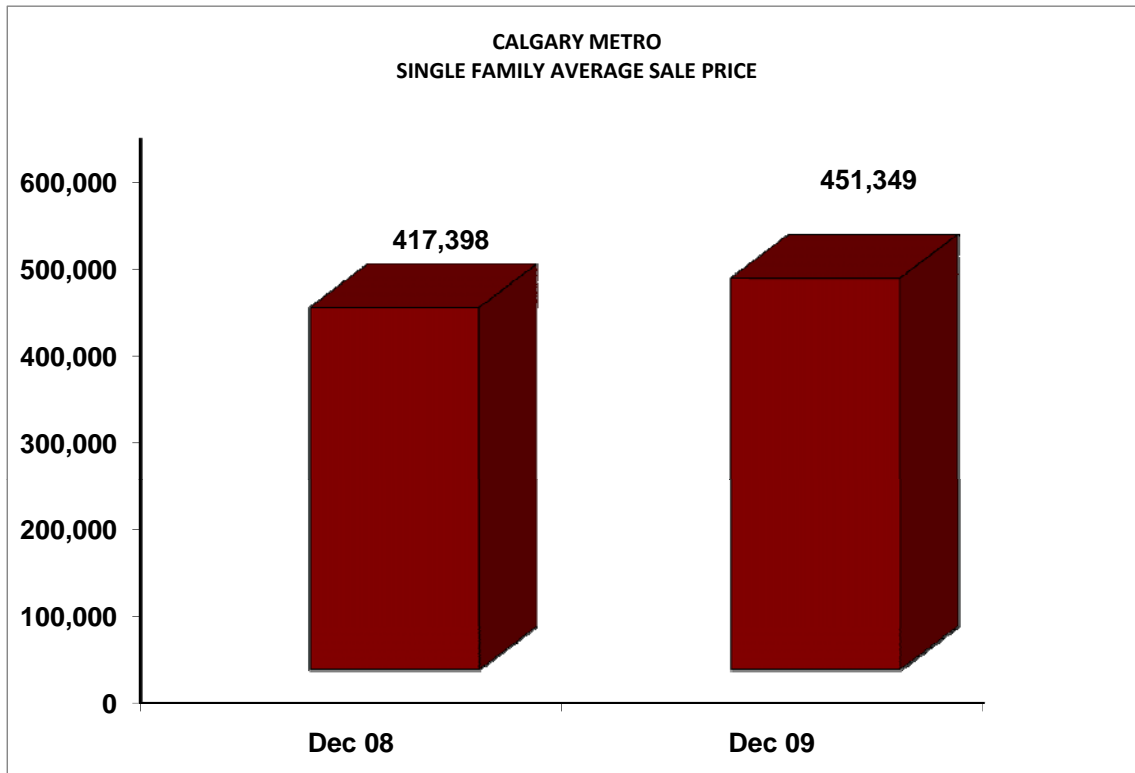
CALGARY REAL ESTATE BOARD



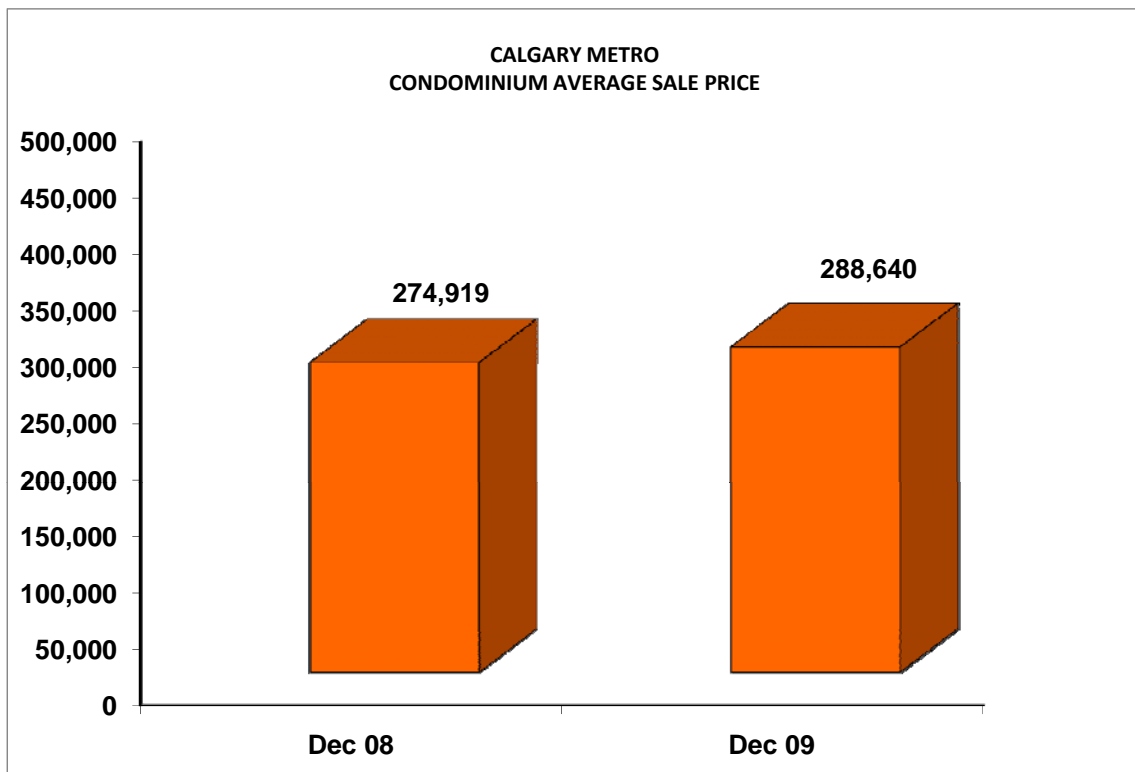
CALGARY REAL ESTATE BOARD



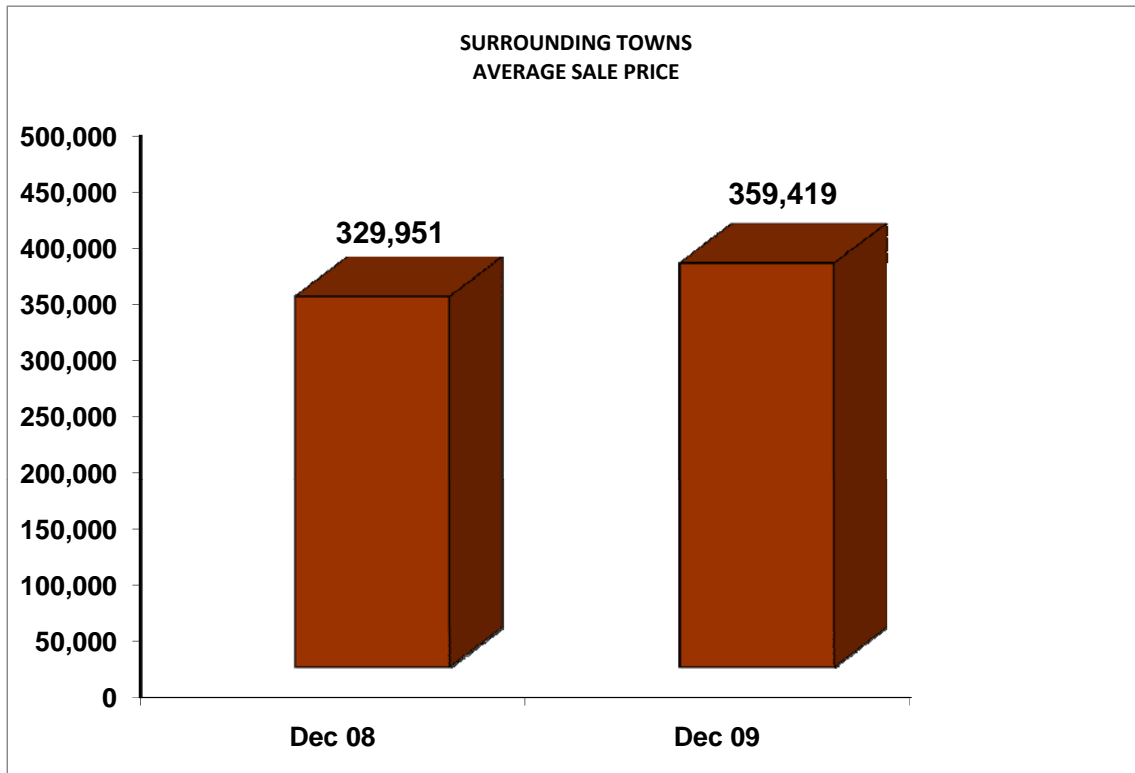
CALGARY REAL ESTATE BOARD



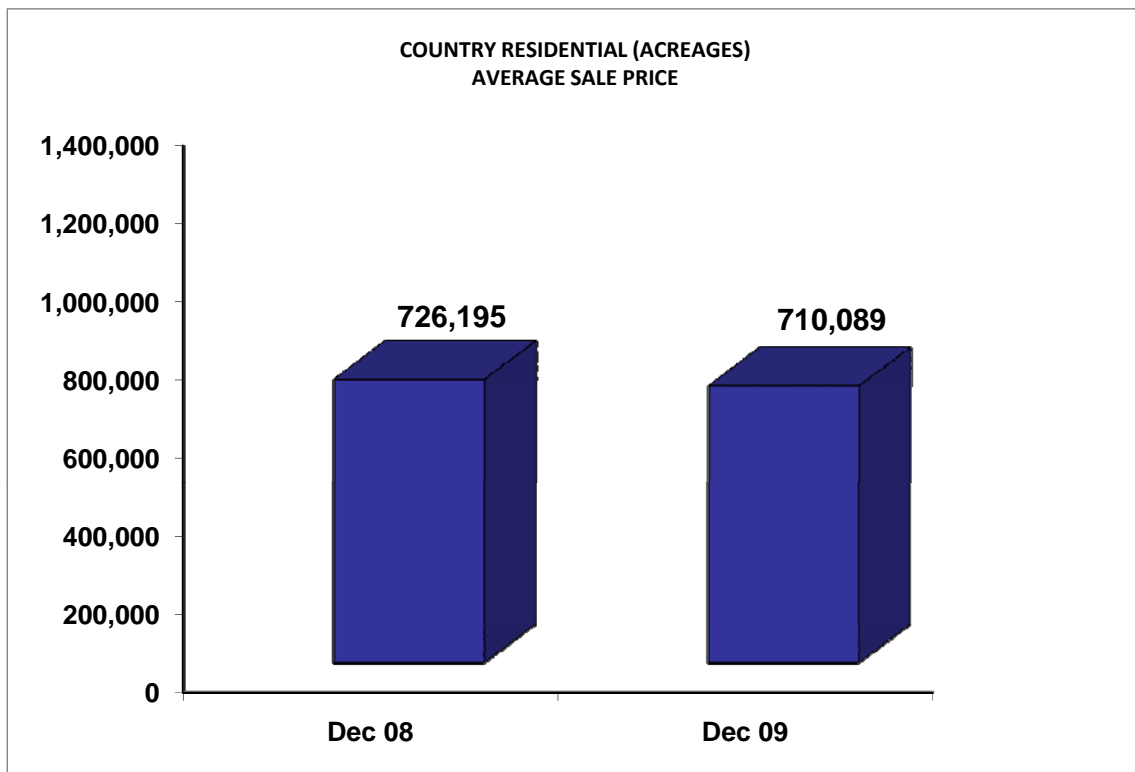
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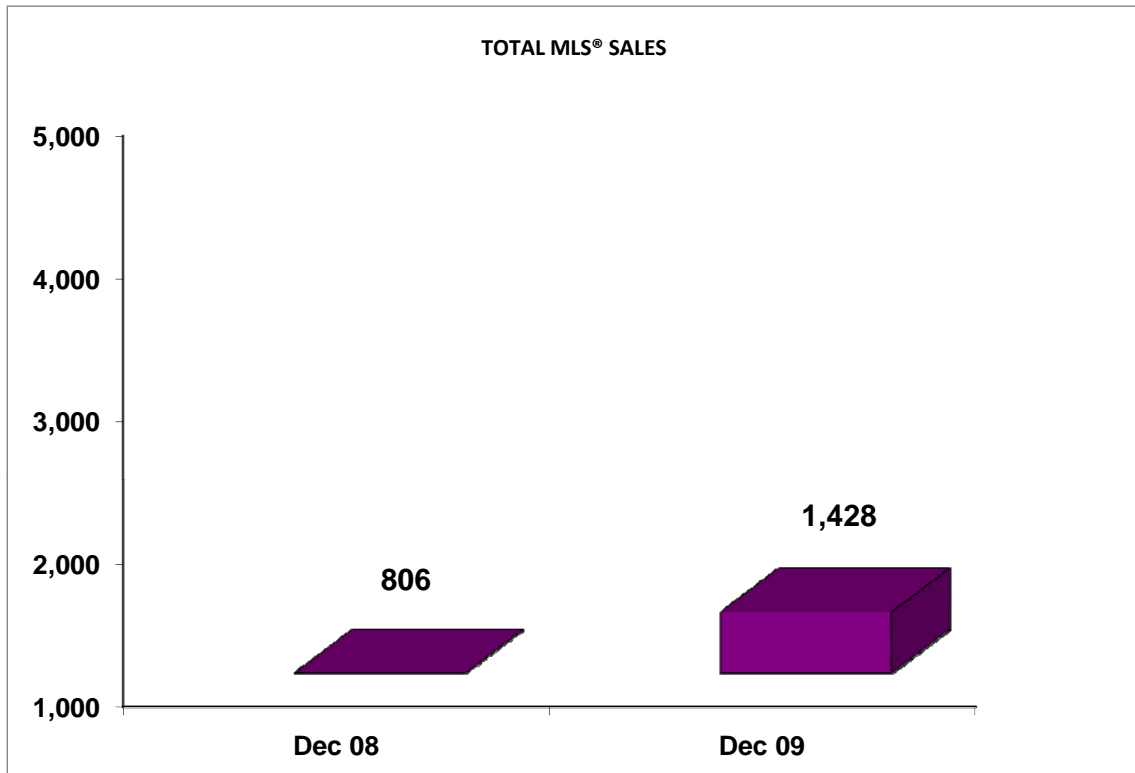
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CALGARY REAL ESTATE BOARD

