

CALGARY HOME PRICES SHOW SIGNS OF STABILITY

Recovery Continues in Calgary Housing Market

Calgary, October 1, 2009 – Calgary home prices show signs of stability as recovery in the housing market begins to take hold.

The average price of a single family Calgary metro home in September 2009 was \$459,085, showing an increase of 1 per cent from August 2009, when the average price was \$454,130, and showing an increase of 3 per cent from September 2008, when the average price was \$444,048. The average price of a Calgary metro condominium was \$290,253 showing a 2 per cent increase from August 2009, when the average price was \$283,330 and an increase of 1 per cent over last year, when the average price was \$287,426. 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 correction in Calgary housing market appears to be stabilizing and downward pressure on home prices is moderating,” says Diane Scott, president elect of the Calgary Real Estate Board.

The number of single family homes and condos sold in September 2009 in Calgary metro are also both up from the same time a year ago.

September saw 1,257 single family homes sold in Calgary metro. This is an increase of 9 per cent from September 2008, when single family home sales were 1,152. This is a decrease of 2 per cent from 1,277 sales in August of this year. The number of condominium sales for the month of September 2009 was 580, an increase of 25 per cent from September 2008 when 465 condominiums changed hands. This was a decrease of 8 per cent from the 632 condominium transactions recorded last month.

“Indeed the market is harder to predict in these early stages of recovery,” says Scott. “Sales were stronger than expected in the summer months -- easing slightly in September. We expect a gradual and measured uptake in sales as we enter the fall market.”

Single family Calgary metro new listings added for the month of September totaled 1,857, a decrease of 3 per cent from August 2009 when

1,910 new listings were added, and showing a decrease of 29 per cent from September 2008, when 2,631 new listings came to the market. Calgary metro condominium new listings added in September 2009 were 940, up 13 per cent from August 2009, when the MLS® saw 832 condo listings coming to the market. This is a decrease of 21 per cent from September 2008, when condominium listings were 1,186.

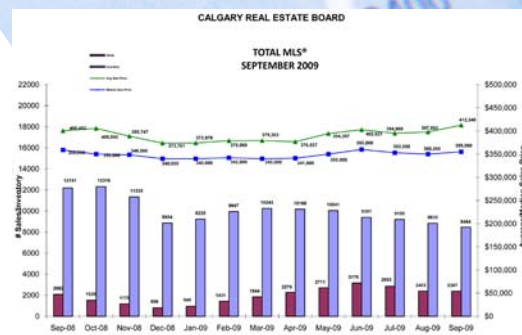
The median price of a single family Calgary metro home in September 2009 was \$399,900, showing no significant change from August 2009, when the median price was \$400,000, and up 1 per cent from September 2008, when the median price was \$395,000. The median price of a condominium in September 2009 was \$265,000, up 2 per cent from August 2009, when the median was \$260,000, and showing no change from September 2008, when the median price was \$265,000. 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.

“In the third quarter Calgary shifted to a more balanced housing market. But conditions are still very favourable for home buyers,” says Scott. “Mortgage rates remain low, affordability continues and federal government incentives such as the \$5,000 tax credit may motivate first-time homebuyers to make a purchase before the end of the year.”

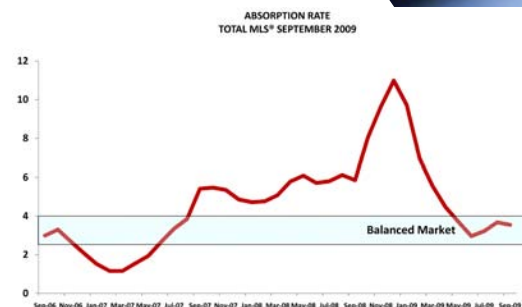
“This recession has been a tricky one. Consumers were expecting the worse yet the housing rebound came faster than expected. I think it is safe to say the worst is behind us, but it will take some time for consumers to really shake off their economic jitters,” adds Scott.

CREB® is a professional body of 5,432 licensed brokers and registered associates, representing 253 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.

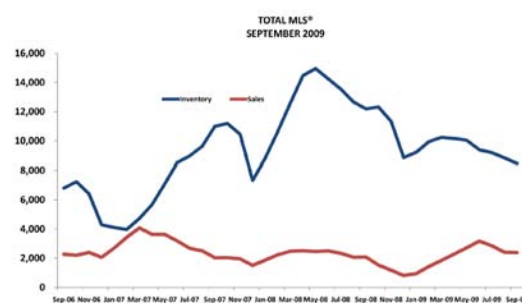
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR SEPTEMBER 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	3,148	5,387	-41.56%	n/a	n/a	n/a
New Listings Added	1,857	2,631	-29.42%	18,475	26,532	-30.37%
Sales	1,257	1,152	9.11%	11,269	11,526	-2.23%
Avg DOM Sold	40	51	-21.57%	46	45	2.22%
Avg DOM Active	53	52	1.92%	53	52	1.92%
Average Sale Price	459,085	444,048	3.39%	437,379	464,445	-5.83%
Median Price	399,900	395,000	1.24%	389,500	412,000	-5.46%
Total Sales	577,070,436	511,543,607	12.81%	4,928,823,409	5,353,194,950	-7.93%
Sales \$/List \$	97.20%	96.30%	0.93%	96.52%	96.85%	-0.34%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,515	2,659	-43.02%	n/a	n/a	n/a
New Listings Added	940	1,186	-20.74%	8,310	11,909	-30.22%
Sales	580	465	24.73%	4,884	4,779	2.20%
Avg DOM Sold	43	54	-20.37%	51	49	4.08%
Avg DOM Active	50	54	-7.41%	50	54	-7.41%
Average Sale Price	290,253	287,426	0.98%	281,562	305,674	-7.89%
Median Price	265,000	265,000	0.00%	259,000	282,500	-8.32%
Total Sales	168,346,563	133,652,996	25.96%	1,375,149,586	1,460,817,532	-5.86%
Sales \$/List \$	97.02%	96.42%	0.62%	96.20%	96.92%	-0.75%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,233	2,607	-14.35%	n/a	n/a	n/a
New Listings Added	655	850	-22.94%	6,942	8,698	-20.19%
Sales	407	377	7.96%	3,056	3,300	-7.39%
Avg DOM Sold	69	77	-10.39%	75	65	15.38%
Avg DOM Active	96	78	23.08%	96	78	23.08%
Average Sale Price	354,797	364,404	-2.64%	349,032	378,202	-7.71%
Median Price	337,000	335,000	0.60%	330,000	350,000	-5.71%
Total Sales	144,402,469	137,380,340	5.11%	1,066,640,556	1,248,066,094	-14.54%
Sales \$/List \$	96.17%	96.19%	-0.02%	96.23%	96.69%	-0.48%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	911	928	-1.83%	n/a	n/a	n/a
New Listings Added	245	235	4.26%	2,043	2,236	-8.63%
Sales	101	58	74.14%	535	562	-4.80%
Avg DOM Sold	96	99	-3.03%	90	81	11.11%
Avg DOM Active	111	97	14.43%	111	97	14.43%
Average Sale Price	765,605	738,847	3.62%	765,776	818,512	-6.44%
Median Price	710,000	700,000	1.43%	690,000	740,000	-6.76%
Total Sales	77,326,061	42,853,100	80.44%	409,690,041	460,003,475	-10.94%
Sales \$/List \$	93.99%	92.74%	1.35%	93.53%	94.61%	-1.15%
<u>RURAL LAND</u>						
Month End Inventory	538	523	2.87%	n/a	n/a	n/a
New Listings Added	74	85	-12.94%	828	971	-14.73%
Sales	31	17	82.35%	148	184	-19.57%
Avg DOM Sold	127	107	18.69%	116	100	16.00%
Avg DOM Active	148	130	13.85%	148	130	13.85%
Average Sale Price	535,347	430,082	24.48%	433,663	480,055	-9.66%
Median Price	300,000	330,000	-9.09%	323,500	361,500	-10.51%
Total Sales	16,595,750	7,311,400	126.98%	64,182,067	88,330,059	-27.34%
Sales \$/List \$	90.07%	95.10%	-5.29%	91.41%	91.84%	-0.46%
<u>TOTAL MLS®*</u>						
Month End Inventory	8,464	12,191	-30.57%	n/a	n/a	n/a
New Listings Added	3,798	5,029	-24.48%	36,875	50,638	-27.18%
Sales	2,387	2,082	14.65%	19,981	20,461	-2.35%
Avg DOM Sold	49	58	-15.52%	54	51	5.88%
Avg DOM Active	77	65	18.46%	77	65	18.46%
Average Sale Price	412,348	400,452	2.97%	392,854	421,260	-6.74%
Median Price	355,000	359,000	-1.11%	350,000	375,000	-6.67%
Total Sales	984,273,679	833,741,843	18.05%	7,849,614,209	8,619,397,760	-8.93%
Sales \$/List \$	96.63%	96.09%	0.56%	96.22%	96.66%	-0.46%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Sep-09				Sep-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	9	0.72%	84	0.75%	3	0.26%	29	0.25%
200,000 - 299,999	156	12.41%	1,505	13.36%	119	10.36%	737	6.40%
300,000 - 349,999	244	19.41%	2,255	20.01%	215	18.71%	1,942	16.86%
350,000 - 399,999	220	17.50%	2,233	19.82%	248	21.58%	2,488	21.60%
400,000 - 449,999	196	15.59%	1,695	15.04%	189	16.45%	2,037	17.69%
450,000 - 499,999	121	9.63%	1,030	9.14%	113	9.83%	1,395	12.11%
500,000 - 549,999	95	7.56%	722	6.41%	77	6.70%	826	7.17%
550,000 - 599,999	39	3.10%	431	3.82%	55	4.79%	554	4.81%
600,000 - 649,999	25	1.99%	318	2.82%	35	3.05%	374	3.25%
650,000 - 699,999	35	2.78%	237	2.10%	28	2.44%	253	2.20%
700,000 - 799,999	43	3.42%	265	2.35%	16	1.39%	332	2.88%
800,000 - 899,999	23	1.83%	164	1.46%	19	1.65%	174	1.51%
900,000 - 999,999	15	1.19%	99	0.88%	7	0.61%	72	0.63%
1,000,000 - 1,249,999	13	1.03%	104	0.92%	14	1.22%	133	1.15%
1,250,000 - 1,499,999	9	0.72%	63	0.56%	5	0.44%	85	0.74%
1,500,000 - 1,749,999	4	0.32%	24	0.21%	1	0.09%	38	0.33%
1,750,000 - 1,999,999	5	0.40%	18	0.16%	2	0.17%	16	0.14%
2,000,000 - 2,499,999	4	0.32%	12	0.11%	2	0.17%	18	0.16%
2,500,000 - 2,999,999	1	0.08%	5	0.04%	-	0.00%	8	0.07%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	1	0.09%	2	0.02%
3,500,000 - 3,999,999	-	0.00%	2	0.02%	-	0.00%	2	0.02%
Over 4,000,000	-	0.00%	2	0.02%	-	0.00%	3	0.03%
	1,257		11,269		1,149		11,518	

<i>CONDO</i>								
0 - 99,999	2	0.34%	2	0.04%	-	0.00%	-	0.00%
100,000 - 199,999	93	16.03%	745	15.25%	35	7.59%	199	4.17%
200,000 - 299,999	294	50.69%	2,680	54.87%	274	59.44%	2,633	55.14%
300,000 - 349,999	80	13.79%	689	14.11%	75	16.27%	966	20.23%
350,000 - 399,999	49	8.45%	327	6.70%	41	8.89%	443	9.28%
400,000 - 449,999	23	3.97%	173	3.54%	11	2.39%	214	4.48%
450,000 - 499,999	14	2.41%	96	1.97%	10	2.17%	128	2.68%
500,000 - 549,999	6	1.03%	51	1.04%	4	0.87%	59	1.24%
550,000 - 599,999	6	1.03%	40	0.82%	3	0.65%	38	0.80%
600,000 - 649,999	1	0.17%	20	0.41%	3	0.65%	21	0.44%
650,000 - 699,999	5	0.86%	14	0.29%	-	0.00%	21	0.44%
700,000 - 799,999	2	0.34%	14	0.29%	4	0.87%	17	0.36%
800,000 - 899,999	1	0.17%	6	0.12%	1	0.22%	11	0.23%
900,000 - 999,999	-	0.00%	5	0.10%	-	0.00%	4	0.08%
1,000,000 - 1,249,999	3	0.52%	13	0.27%	-	0.00%	14	0.29%
1,250,000 - 1,499,999	-	0.00%	3	0.06%	-	0.00%	4	0.08%
1,500,000 - 1,749,999	-	0.00%	3	0.06%	-	0.00%	1	0.02%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	2	0.04%	-	0.00%	1	0.02%
2,500,000 - 2,999,999	1	0.17%	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%
	580		4,884		461		4,775	

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

TOWNS	Sep-09				Sep-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	6	1.47%	48	1.57%	4	1.07%	42	1.27%
100,000 - 199,999	47	11.55%	295	9.65%	37	9.87%	243	7.37%
200,000 - 299,999	105	25.80%	808	26.44%	93	24.80%	742	22.50%
300,000 - 349,999	65	15.97%	628	20.55%	71	18.93%	597	18.10%
350,000 - 399,999	77	18.92%	504	16.49%	63	16.80%	560	16.98%
400,000 - 449,999	39	9.58%	299	9.78%	31	8.27%	408	12.37%
450,000 - 499,999	16	3.93%	157	5.14%	33	8.80%	246	7.46%
500,000 - 549,999	16	3.93%	90	2.95%	14	3.73%	145	4.40%
550,000 - 599,999	8	1.97%	62	2.03%	11	2.93%	78	2.37%
600,000 - 649,999	6	1.47%	37	1.21%	7	1.87%	57	1.73%
650,000 - 699,999	4	0.98%	26	0.85%	1	0.27%	28	0.85%
700,000 - 799,999	7	1.72%	38	1.24%	3	0.80%	49	1.49%
800,000 - 899,999	4	0.98%	29	0.95%	1	0.27%	33	1.00%
900,000 - 999,999	2	0.49%	9	0.29%	-	0.00%	25	0.76%
1,000,000 - 1,249,999	3	0.74%	14	0.46%	2	0.53%	30	0.91%
1,250,000 - 1,499,999	1	0.25%	7	0.23%	1	0.27%	4	0.12%
1,500,000 - 1,749,999	-	0.00%	4	0.13%	1	0.27%	3	0.09%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	3	0.09%
2,000,000 - 2,499,999	1	0.25%	1	0.03%	1	0.27%	2	0.06%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	1	0.27%	2	0.06%
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%
	407		3,056		375		3,298	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	0.99%	3	0.56%	-	0.00%	1	0.18%
100,000 - 199,999	3	2.97%	10	1.87%	1	1.75%	14	2.50%
200,000 - 299,999	5	4.95%	31	5.79%	3	5.26%	29	5.17%
300,000 - 349,999	4	3.96%	21	3.93%	4	7.02%	20	3.57%
350,000 - 399,999	4	3.96%	27	5.05%	6	10.53%	21	3.74%
400,000 - 449,999	7	6.93%	30	5.61%	-	0.00%	31	5.53%
450,000 - 499,999	1	0.99%	14	2.62%	4	7.02%	25	4.46%
500,000 - 549,999	8	7.92%	30	5.61%	2	3.51%	28	4.99%
550,000 - 599,999	2	1.98%	33	6.17%	2	3.51%	24	4.28%
600,000 - 649,999	5	4.95%	36	6.73%	1	1.75%	26	4.63%
650,000 - 699,999	7	6.93%	36	6.73%	4	7.02%	31	5.53%
700,000 - 799,999	14	13.86%	73	13.64%	10	17.54%	71	12.66%
800,000 - 899,999	7	6.93%	47	8.79%	3	5.26%	60	10.70%
900,000 - 999,999	9	8.91%	31	5.79%	5	8.77%	48	8.56%
1,000,000 - 1,249,999	14	13.86%	56	10.47%	8	14.04%	59	10.52%
1,250,000 - 1,499,999	5	4.95%	26	4.86%	-	0.00%	28	4.99%
1,500,000 - 1,749,999	2	1.98%	12	2.24%	3	5.26%	20	3.57%
1,750,000 - 1,999,999	2	1.98%	5	0.93%	1	1.75%	10	1.78%
2,000,000 - 2,499,999	1	0.99%	10	1.87%	-	0.00%	8	1.43%
2,500,000 - 2,999,999	-	0.00%	3	0.56%	-	0.00%	2	0.36%
3,000,000 - 3,499,999	-	0.00%	1	0.19%	-	0.00%	1	0.18%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.18%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.53%
	101		535		57		561	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	2	2	5	343,850	1,719,250	340,000	38	98.55%
BLEVL	61	57	40	349,591	13,983,650	335,000	28	97.72%
BUNG	260	151	93	444,197	41,310,288	401,088	44	97.36%
BUNGH	11	6	2	446,500	893,000	428,000	73	95.53%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	53	36	22	500,041	11,000,900	462,000	33	97.23%
SPLT3	7	4	2	309,500	619,000	288,000	50	98.27%
SPLT4	40	33	24	417,002	10,008,050	383,000	30	97.12%
SPLT5	2	1	3	354,000	1,062,000	360,000	25	98.36%
ST1.5	18	9	15	422,833	6,342,500	392,500	47	96.48%
ST2	509	332	225	490,277	110,312,255	437,500	38	97.39%
ST2.5	3	1	2	1,080,000	2,160,000	610,000	53	97.52%
ST3	9	3	0	-	-	-	0	0.00%
VILLA	1	1	1	670,000	670,000	670,000	45	96.89%
NE								
BK-SP	4	1	3	274,333	823,000	285,000	61	96.85%
BLEVL	127	56	39	282,647	11,023,251	281,000	36	97.67%
BUNG	171	85	67	294,431	19,726,850	290,000	51	96.27%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	20	9	4	423,125	1,692,500	335,000	37	97.29%
SPLT3	10	6	3	307,400	922,200	340,000	83	94.31%
SPLT4	70	39	17	305,876	5,199,888	299,888	37	96.99%
SPLT5	1	0	0	-	-	-	0	0.00%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	247	136	70	307,311	21,511,800	304,000	41	96.94%
SW								
BK-SP	5	2	1	351,000	351,000	351,000	8	98.90%
BLEVL	37	29	19	402,553	7,648,500	330,000	29	98.45%
BUNG	260	133	110	478,907	52,679,801	425,000	39	96.82%
BUNGH	12	4	3	849,000	2,547,000	979,000	52	95.26%
SPLT2	49	28	20	532,950	10,659,000	475,000	42	96.47%
SPLT3	6	3	3	491,467	1,474,400	542,500	40	96.13%
SPLT4	34	22	16	370,869	5,933,910	350,000	28	97.56%
SPLT5	7	2	5	505,100	2,525,500	482,500	69	96.75%
ST1.5	30	12	1	422,500	422,500	422,500	14	98.28%
ST2	509	295	169	648,643	109,620,702	525,000	42	96.97%
ST2.5	9	2	3	1,205,667	3,617,000	1,115,000	18	97.00%
ST3	17	7	5	1,203,000	6,015,000	940,000	24	95.78%
VILLA	4	1	1	419,500	419,500	419,500	26	96.44%
SE								
BK-SP	5	7	2	337,200	674,400	322,400	13	99.34%
BLEVL	24	19	21	350,888	7,368,650	335,000	29	97.31%
BUNG	141	90	67	391,309	26,217,710	360,000	36	98.14%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	39	30	26	477,323	12,410,400	445,000	41	97.28%
SPLT3	3	1	1	372,000	372,000	372,000	31	96.62%
SPLT4	26	14	11	348,491	3,833,400	349,900	43	96.32%
SPLT5	3	2	0	-	-	-	0	0.00%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	255	172	128	451,706	57,818,406	415,000	40	97.89%
ST2.5	1	0	0	-	-	-	0	0.00%

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.

**CALGARY REAL ESTATE BOARD
CALGARY METRO
CONDO BY STYLE
SEPTEMBER 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	210	119	67	222,069	14,878,600	215,000	46	98.26%
APRTM	12	5	3	321,667	965,000	374,000	27	96.05%
BLEVL	8	3	1	225,000	225,000	225,000	40	95.74%
BUNG	18	14	8	297,424	2,379,395	285,600	25	99.25%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	1	2	1	675,000	675,000	675,000	14	90.12%
SPLT2	3	3	6	359,167	2,155,000	365,000	37	97.76%
SPLT3	3	2	2	201,000	402,000	132,000	59	91.38%
SPLT4	5	8	5	312,200	1,561,000	299,000	24	97.04%
SPLT5	1	0	1	285,000	285,000	285,000	21	98.62%
ST2	87	68	57	308,873	17,605,756	293,500	31	96.94%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	11	8	3	411,500	1,234,500	482,000	82	95.41%
VILLA	6	4	1	445,000	445,000	445,000	10	98.91%
NE								
APART	58	24	11	189,341	2,082,750	183,000	57	94.63%
APRTM	9	5	0	-	-	-	0	0.00%
BLEVL	5	4	1	145,000	145,000	145,000	36	93.61%
BUNG	5	6	3	161,667	485,000	160,000	103	93.32%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT4	5	1	3	221,333	664,000	230,000	86	96.39%
ST2	62	28	19	188,521	3,581,900	187,500	63	95.96%
SW								
APART	584	342	197	298,943	58,891,839	256,900	47	96.97%
APRTM	24	12	7	233,821	1,636,750	230,000	29	95.79%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	12	6	4	241,200	964,800	220,000	40	97.48%
BUNG	23	17	18	315,444	5,678,000	291,500	42	96.34%
BUNGH	2	0	0	-	-	-	0	0.00%
LOFT	18	13	6	295,917	1,775,500	270,000	58	97.15%
PENTH	11	7	2	266,000	532,000	247,000	36	96.76%
SPLT2	5	3	0	-	-	-	0	0.00%
SPLT3	4	3	0	-	-	-	0	0.00%
SPLT4	14	8	6	322,417	1,934,500	307,000	26	98.32%
SPLT5	9	7	0	-	-	-	0	0.00%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	118	97	59	320,443	18,906,150	295,000	36	97.28%
ST2.5	2	3	2	364,500	729,000	340,000	34	97.80%
ST3	43	25	11	530,886	5,839,750	450,000	41	96.26%
VILLA	12	10	6	469,150	2,814,900	345,000	24	96.78%
SE								
APART	55	31	29	217,690	6,313,024	211,000	51	96.53%
APRTM	3	1	0	-	-	-	0	0.00%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	3	1	0	-	-	-	0	0.00%
BUNG	3	2	2	383,000	766,000	350,000	41	96.97%
BUNGH	0	1	1	350,000	350,000	350,000	16	97.25%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	0	0	0	-	-	-	0	0.00%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	3	3	1	370,000	370,000	370,000	50	100.54%
SPLT4	3	2	2	267,500	535,000	260,000	28	97.47%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	34	32	30	294,082	8,822,449	277,000	33	97.50%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	2	1	1	340,000	340,000	340,000	55	95.80%
VILLA	2	1	3	344,000	1,032,000	337,000	38	97.48%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date September 30, 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			
BWP	L	1	-			
IND	L	18	8.59			
OFC	L	20	12.78			
RET	L	7	12.43			
AGR	S	15	864,013.33	103	12,960,200	63.72%
BUS	S	59	98,668.24	121	5,821,426	85.61%
BWP	S	15	1,387,425.87	149	20,811,388	92.31%
IND	S	34	651,702.94	124	22,157,900	82.39%
LAN	S	20	371,800.00	191	7,436,000	82.70%
MFC	S	21	948,480.95	117	19,918,100	91.51%
OFC	S	18	374,833.33	135	6,747,000	96.00%
RET	S	12	412,416.67	133	4,949,000	86.66%
Total YTD 2009		242			100,801,014	

Year to Date September 30, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	21	10.22			
OFC	L	14	13.55			
RET	L	12	13.64			
AGR	S	18	1,161,872.22	124	20,913,700	89.21%
BUS	S	86	102,671.64	108	8,829,761	87.00%
BWP	S	22	1,125,045.45	163	24,751,000	92.49%
IND	S	58	857,208.81	87	49,718,111	97.10%
LAN	S	27	1,617,440.74	126	43,670,900	86.47%
MFC	S	16	1,143,462.50	75	18,295,400	96.27%
OFC	S	10	595,900.00	108	5,959,000	86.60%
RET	S	30	520,554.90	167	15,616,647	92.29%
Total YTD 2008		314			187,754,519	

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

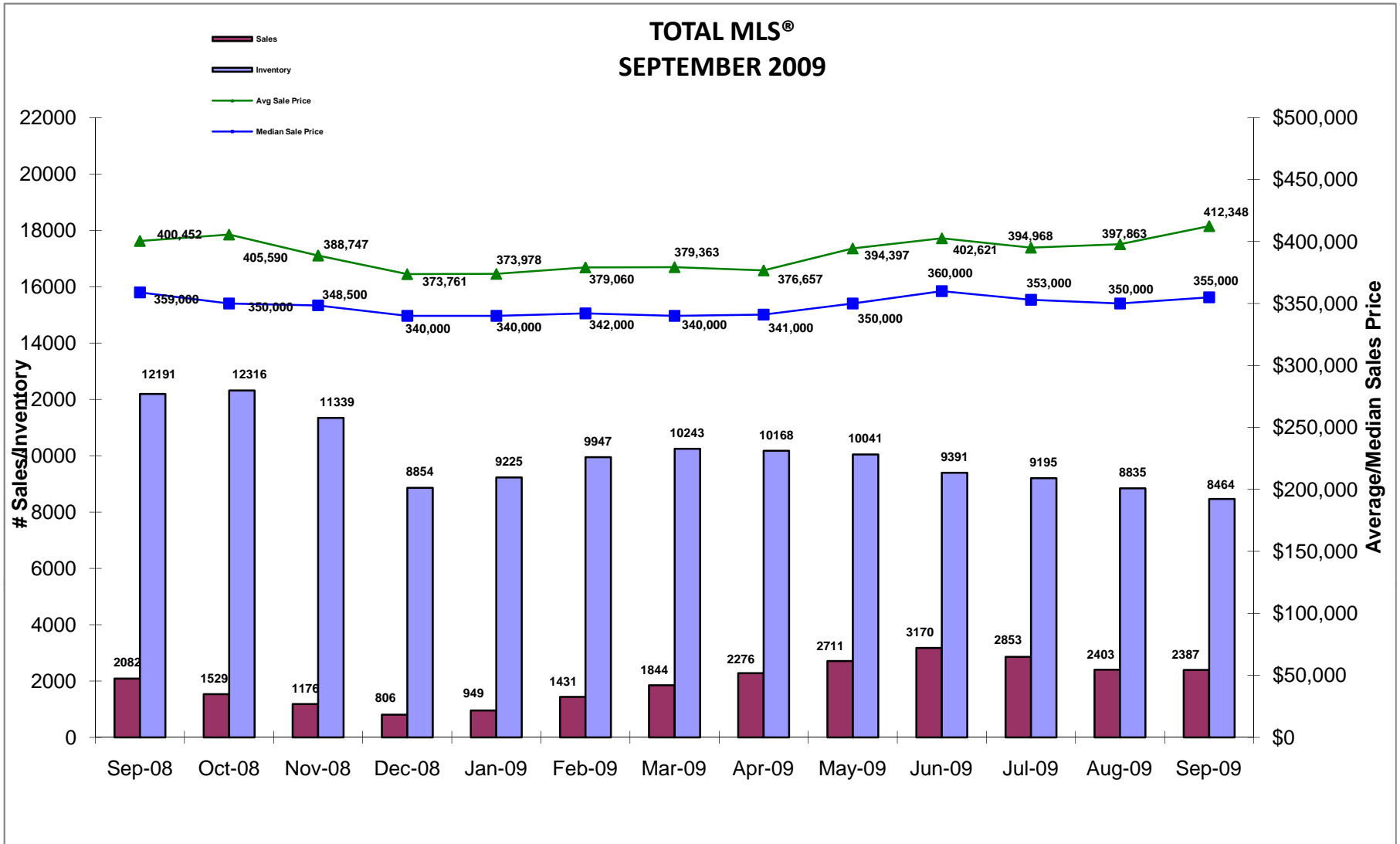
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	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				18,475
Sales	550	825	1,086	1,290	1,584	1,837	1,585	1,277	1,257				11,269
Avg Price	413,049	415,568	420,354	426,311	436,427	447,142	436,782	454,130	459,085				437,379
Median	374,700	375,000	375,000	380,000	390,000	399,000	390,000	400,000	399,900				389,500
Avg DOM	62	51	48	52	45	44	43	42	40				46

**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				8,310
Sales	225	343	446	579	653	738	702	632	580				4,884
Avg Price	270,940	268,971	284,056	277,953	275,212	285,595	285,032	283,330	290,253				281,562
Median	243,000	249,900	260,000	251,000	255,000	265,500	263,000	260,000	265,000				259,000
Avg DOM	64	51	56	58	51	51	50	57	43				51

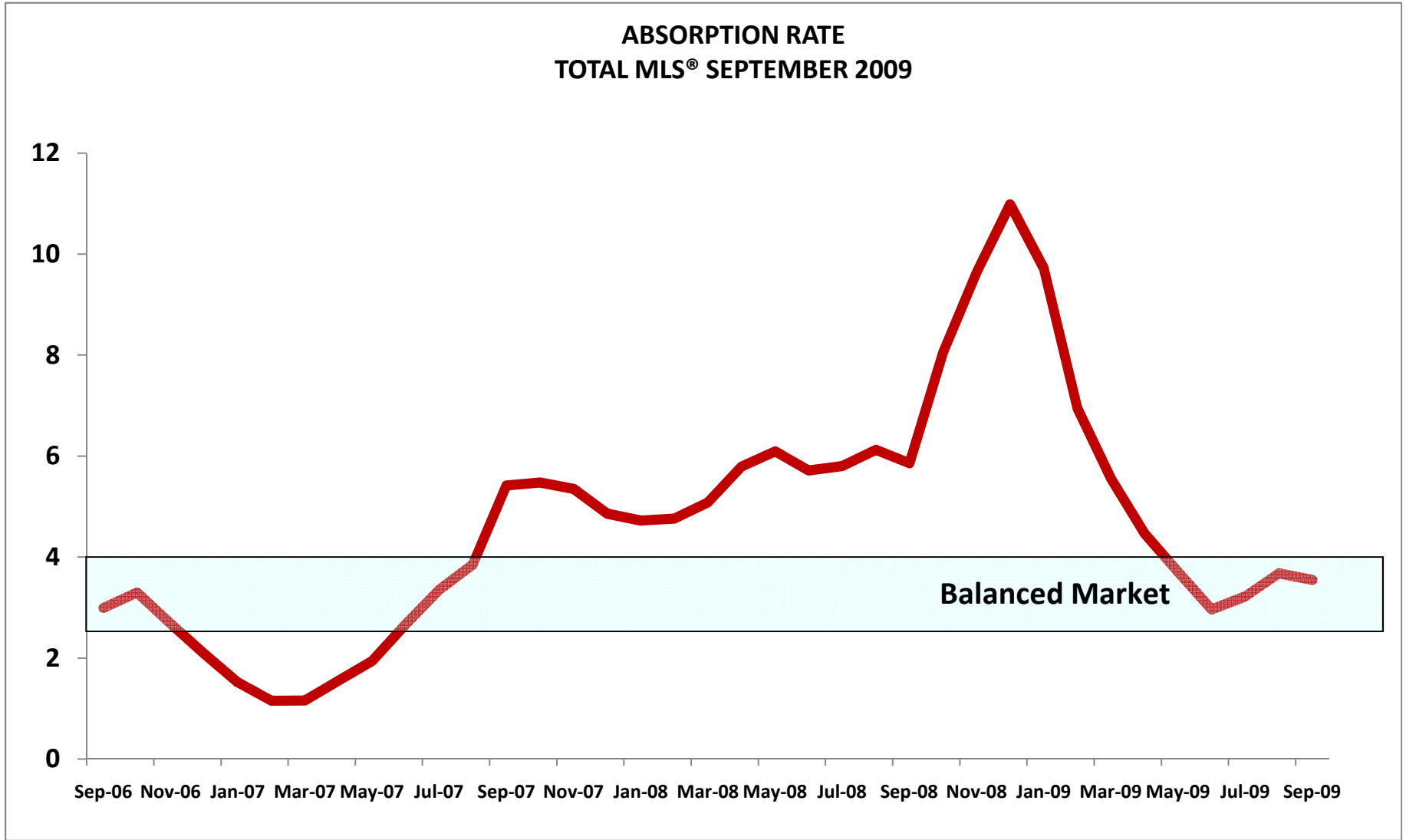
CALGARY REAL ESTATE BOARD

TOTAL MLS® SEPTEMBER 2009

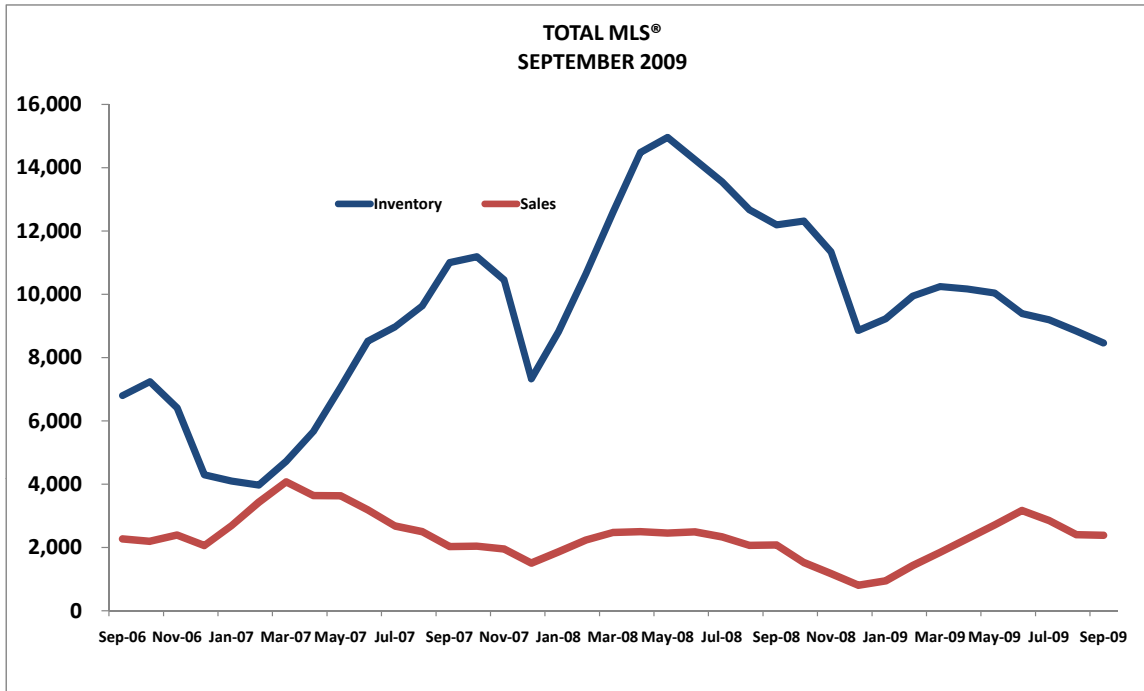


CALGARY REAL ESTATE BOARD

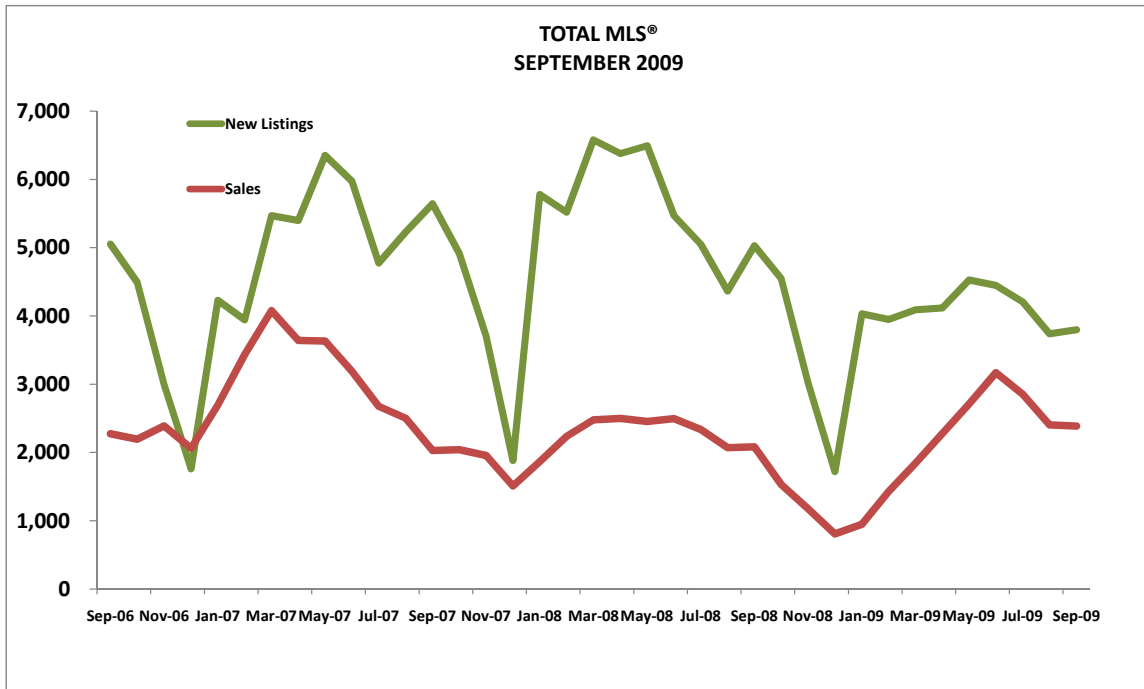
ABSORPTION RATE
TOTAL MLS® SEPTEMBER 2009



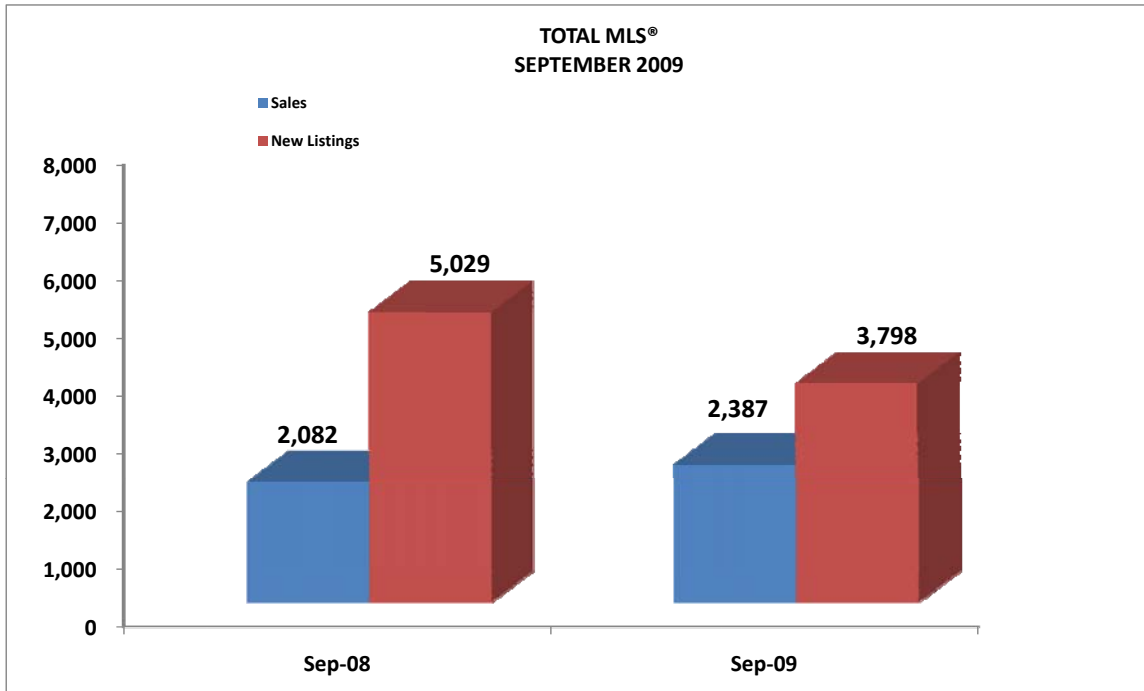
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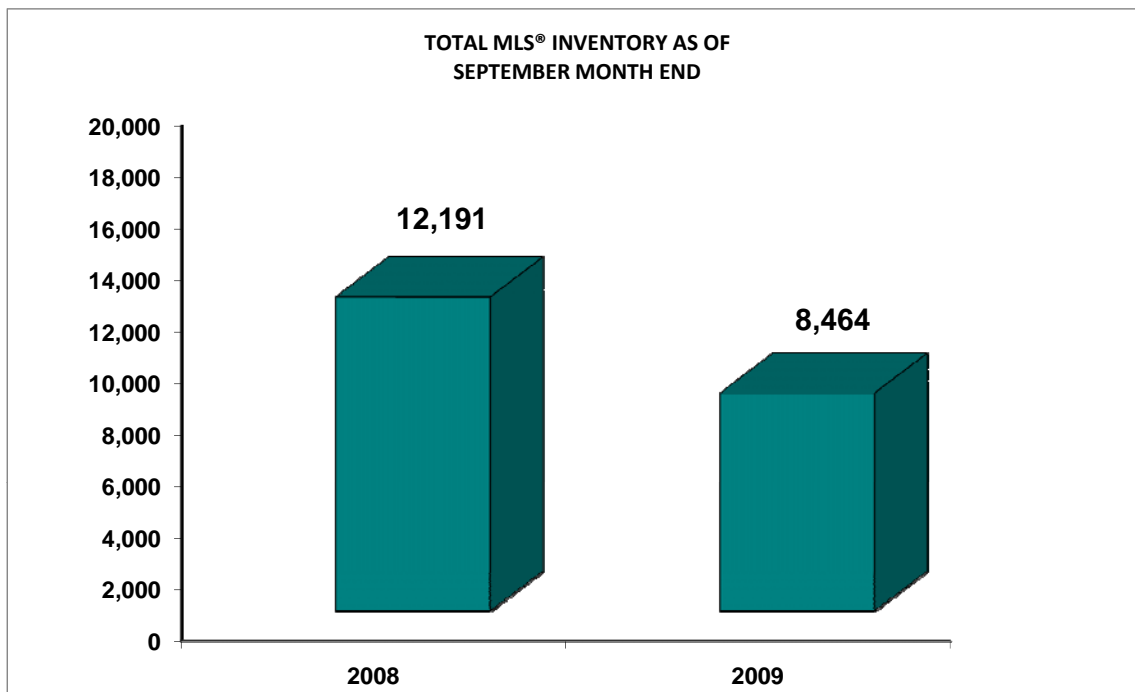
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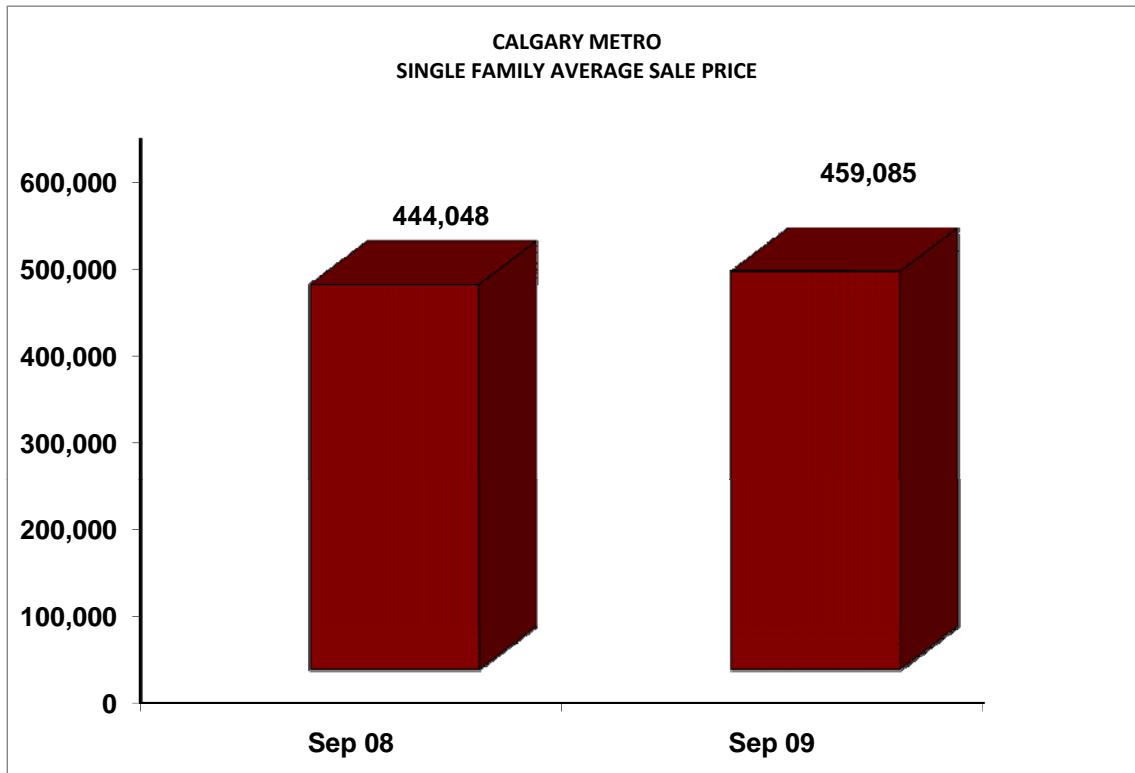
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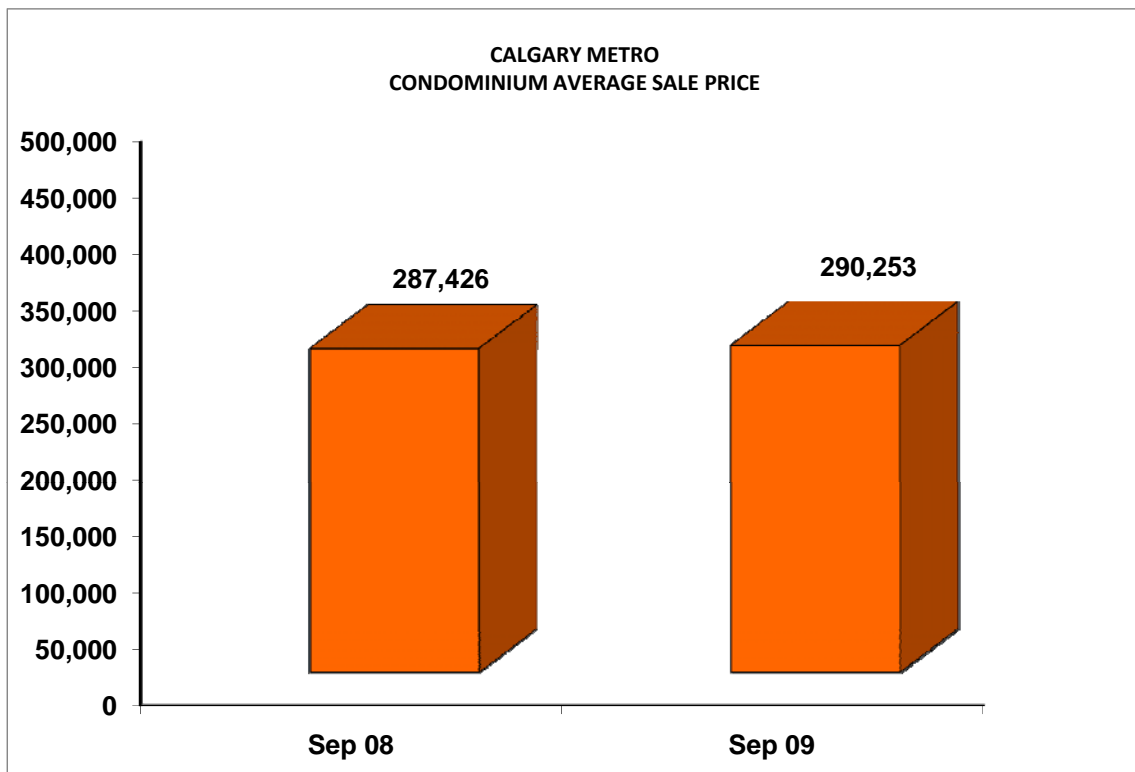
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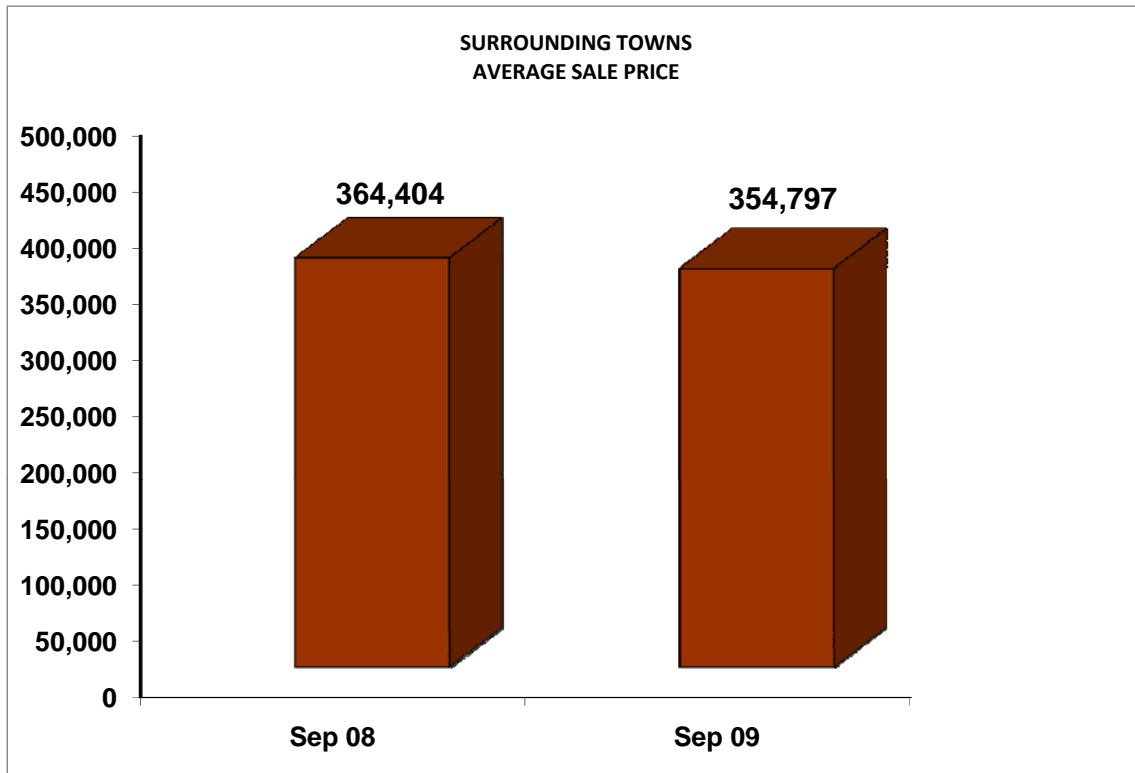
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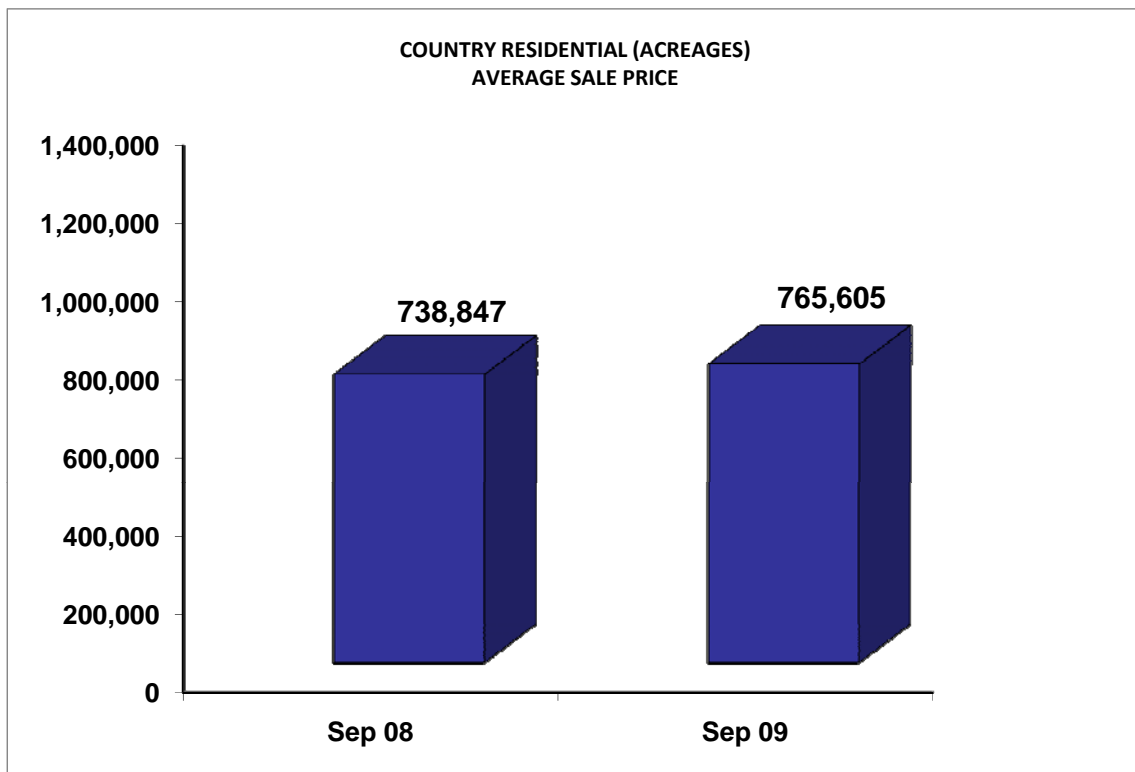
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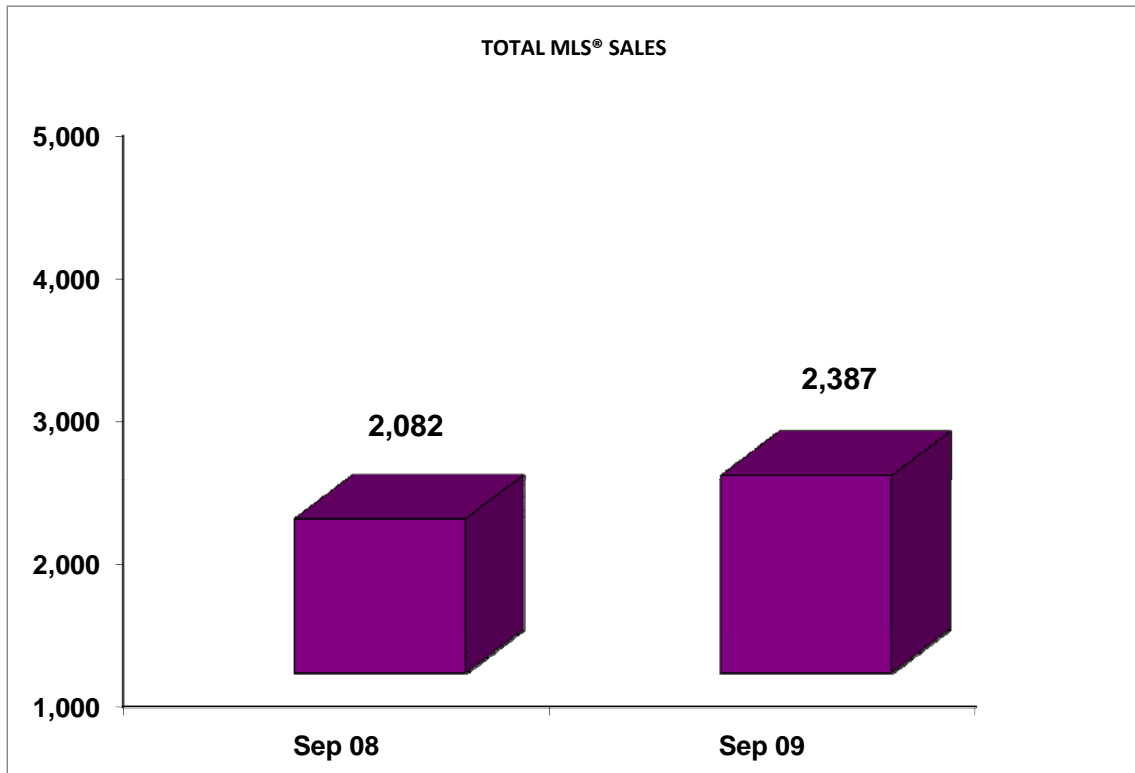
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