



serving calgary and area REALTORS®

APRIL 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOUSING MARKET SET FOR GRADUAL SPRING THAW
Higher priced homes selling faster as listings trend down

Calgary, May 2, 2011 –According to figures released today by CREB® (Calgary Real Estate Board), City of Calgary year-to-date sales declined by 4 per cent compared to the first four months of 2010. The decline was offset by a 14 per cent drop in listings recorded over the same period, resulting in lower inventory levels, and a moderate growth in average prices.

In April 2011, single family home sales were 1,217, while 2,299 listings came to market, a decline of 10 per cent over April 2010 and 25 per cent, respectively. Inventory levels rose slightly over March 2011 levels, but remained well below inventories recorded in April 2010, and close to the long term average, indicating the market continues to show balanced conditions.

“While our spring market has been a little slow to get started, we are seeing our inventory levels return to healthy levels,” says Sano Stante, president of CREB®. “This trend, combined with an improving job market, will help warm up Calgary’s housing market in the coming months.”

Along with a decline in inventory, Stante points out that homes in the higher-end of the market are selling faster, with average days on market trending down, and below the 5-year average.

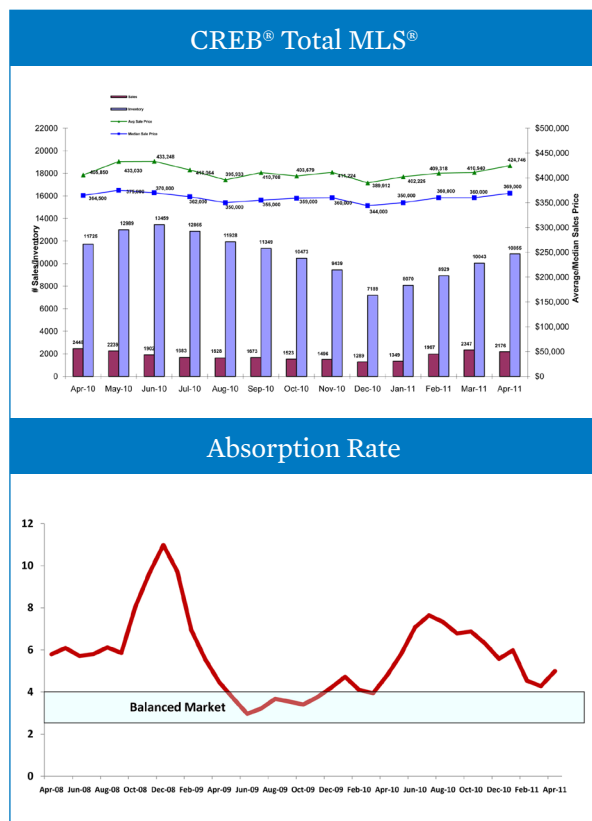
“We are seeing improvements in the sale of homes in the higher price points. Homes above \$700,000 are selling within an average of 41 days. This is consistent with pre-recession levels,” says Stante.

The average price of single family homes in the City of Calgary in April 2011 was \$479,575, a 4 per cent increase from April 2010 levels. Meanwhile, the median price of \$420,000 rose by 1 per cent over levels recorded in April 2010. The price differential comes as a result of high end home sales. In April 2011, two single family homes were sold in the price range of \$3 million to \$4 million, skewing up the monthly average price.

“Condominium listings declined 27 per cent in April, helping to offset a 16 per cent decrease in year-over-year sales. The decline in listings is significant and has helped place downward pressure on inventory levels. This will improve stability in condominiums and begin to move it towards a more balanced market,” says Stante.

Year-to-date condo sales were 1,883, a 13 per cent decline compared to the first four months of 2010. The condominium average price for the month of April 2011 was \$289,158, similar to the previous year when condominiums sold for an average of \$289,588. The median price for condominiums in the month of April 2011 was \$260,000, down 3 per cent compared to the same time last year.

“All in all, the positive investments we are seeing in the energy sector and our economy will begin to translate into improved job prospects



and growth for Calgary. This will help contribute to a stronger demand for housing and a stable real estate market,” adds Stante.

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CREB® - TOTAL MLS® FOR APRIL 2011

	<u>2011</u>	<u>2010</u>	<u>Mth Chg</u>	<u>** 2011 YTD</u>	<u>**2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,395	4,986	-11.85%	n/a	n/a	n/a
New Listings Added	2,299	3,082	-25.41%	8,962	10,042	-10.75%
Sales	1,217	1,352	-9.99%	4,523	4,538	-0.33%
Avg DOM Sold	41	36	13.89%	44	36	22.22%
Avg DOM Active	51	42	21.43%	51	42	21.43%
Average Sale Price	479,575	460,378	4.17%	465,076	460,003	1.10%
Median Price	420,000	417,000	0.72%	400,000	415,000	-3.61%
Total Sales	583,642,169	622,430,740	-6.23%	2,103,538,042	2,087,491,367	0.77%
Sales \$/List \$	97.14%	97.46%	-0.33%	96.94%	97.54%	-0.61%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,005	2,445	-18.00%	n/a	n/a	n/a
New Listings Added	971	1,335	-27.27%	3,812	4,771	-20.10%
Sales	535	639	-16.28%	1,883	2,159	-12.78%
Avg DOM Sold	53	41	29.27%	53	42	26.19%
Avg DOM Active	54	45	20.00%	54	45	20.00%
Average Sale Price	289,158	289,588	-0.15%	286,777	288,695	-0.66%
Median Price	260,000	267,500	-2.80%	260,000	268,000	-2.99%
Total Sales	154,699,326	185,046,845	-16.40%	540,001,906	623,291,931	-13.36%
Sales \$/List \$	96.72%	97.04%	-0.33%	96.68%	97.12%	-0.45%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,757	2,652	3.96%	n/a	n/a	n/a
New Listings Added	897	954	-5.97%	3,265	3,439	-5.06%
Sales	329	381	-13.65%	1,128	1,386	-18.61%
Avg DOM Sold	80	60	33.33%	80	65	23.08%
Avg DOM Active	92	81	13.58%	92	81	13.58%
Average Sale Price	367,687	353,498	4.01%	351,048	357,829	-1.90%
Median Price	332,000	322,500	2.95%	325,000	331,000	-1.81%
Total Sales	120,969,041	134,682,570	-10.18%	395,981,839	495,950,995	-20.16%
Sales \$/List \$	96.71%	97.06%	-0.36%	96.87%	97.03%	-0.16%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,004	1,011	-0.69%	n/a	n/a	n/a
New Listings Added	263	280	-6.07%	947	1,005	-5.77%
Sales	67	49	36.73%	206	211	-2.37%
Avg DOM Sold	93	73	27.40%	103	90	14.44%
Avg DOM Active	107	98	9.18%	107	98	9.18%
Average Sale Price	838,915	880,543	-4.73%	808,677	860,267	-6.00%
Median Price	783,000	835,000	-6.23%	750,000	760,000	-1.32%
Total Sales	56,207,277	43,146,600	30.27%	166,587,477	181,516,275	-8.22%
Sales \$/List \$	92.26%	94.36%	-2.22%	93.83%	94.66%	-0.87%
<u>RURAL LAND</u>						
Month End Inventory	593	513	15.59%	n/a	n/a	n/a
New Listings Added	104	104	0.00%	368	392	-6.12%
Sales	22	17	29.41%	54	67	-19.40%
Avg DOM Sold	90	111	-18.92%	89	126	-29.37%
Avg DOM Active	179	133	34.59%	179	133	34.59%
Average Sale Price	384,437	439,156	-12.46%	396,321	414,234	-4.32%
Median Price	321,000	335,000	-4.18%	340,000	350,000	-2.86%
Total Sales	8,457,605	7,465,650	13.29%	21,401,355	27,753,645	-22.89%
Sales \$/List \$	91.45%	95.43%	-4.16%	92.90%	91.98%	1.00%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,855	11,725	-7.42%	n/a	n/a	n/a
New Listings Added	4,551	5,800	-21.53%	17,433	19,783	-11.88%
Sales	2,176	2,448	-11.11%	7,826	8,401	-6.84%
Avg DOM Sold	52	42	23.81%	53	45	17.78%
Avg DOM Active	75	61	22.95%	75	61	22.95%
Average Sale Price	424,746	405,850	4.66%	412,616	406,887	1.41%
Median Price	369,000	364,500	1.23%	360,000	362,000	-0.55%
Total Sales	924,247,768	993,519,805	-6.97%	3,229,130,919	3,418,253,513	-5.53%
Sales \$/List \$	96.65%	97.17%	-0.54%	96.69%	97.18%	-0.50%

*Total MLS® includes Mobile Listings

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CREB® CALGARY METRO BY PRICE

SINGLE FAMILY	Apr-11				Apr-10			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	1	0.08%	1	0.02%	-	0.00%	-	0.00%
100,000 - 199,999	17	1.40%	61	1.35%	10	0.74%	34	0.75%
200,000 - 299,999	133	10.93%	569	12.58%	141	10.44%	491	10.84%
300,000 - 349,999	179	14.71%	754	16.67%	201	14.88%	724	15.98%
350,000 - 399,999	212	17.42%	836	18.48%	235	17.39%	795	17.55%
400,000 - 449,999	171	14.05%	629	13.91%	250	18.50%	754	16.64%
450,000 - 499,999	128	10.52%	463	10.24%	155	11.47%	492	10.86%
500,000 - 549,999	93	7.64%	280	6.19%	88	6.51%	322	7.11%
550,000 - 599,999	59	4.85%	211	4.67%	61	4.52%	241	5.32%
600,000 - 649,999	56	4.60%	146	3.23%	55	4.07%	182	4.02%
650,000 - 699,999	36	2.96%	136	3.01%	34	2.52%	126	2.78%
700,000 - 799,999	46	3.78%	155	3.43%	51	3.77%	143	3.16%
800,000 - 899,999	34	2.79%	99	2.19%	28	2.07%	85	1.88%
900,000 - 999,999	16	1.31%	45	0.99%	13	0.96%	47	1.04%
1,000,000 - 1,249,999	16	1.31%	48	1.06%	16	1.18%	46	1.02%
1,250,000 - 1,499,999	8	0.66%	36	0.80%	9	0.67%	23	0.51%
1,500,000 - 1,749,999	3	0.25%	15	0.33%	1	0.07%	11	0.24%
1,750,000 - 1,999,999	3	0.25%	17	0.38%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	4	0.33%	13	0.29%	3	0.22%	10	0.22%
2,500,000 - 2,999,999	-	0.00%	6	0.13%	-	0.00%	2	0.04%
3,000,000 - 3,499,999	1	0.08%	2	0.04%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	1	0.08%	1	0.02%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	0.02%
	1,217		4,523		1,351		4,530	

CONDO	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	3	0.56%	19	1.01%	2	0.31%	7	0.32%	
100,000 - 199,999	109	20.37%	408	21.67%	89	13.93%	330	15.31%	
200,000 - 299,999	240	44.86%	807	42.86%	313	48.98%	1,011	46.91%	
300,000 - 349,999	81	15.14%	260	13.81%	108	16.90%	371	17.22%	
350,000 - 399,999	48	8.97%	182	9.67%	56	8.76%	198	9.19%	
400,000 - 449,999	17	3.18%	61	3.24%	29	4.54%	94	4.36%	
450,000 - 499,999	14	2.62%	49	2.60%	13	2.03%	48	2.23%	
500,000 - 549,999	4	0.75%	22	1.17%	7	1.10%	24	1.11%	
550,000 - 599,999	4	0.75%	22	1.17%	6	0.94%	25	1.16%	
600,000 - 649,999	5	0.93%	11	0.58%	8	1.25%	18	0.84%	
650,000 - 699,999	1	0.19%	14	0.74%	2	0.31%	8	0.37%	
700,000 - 799,999	1	0.19%	7	0.37%	3	0.47%	11	0.51%	
800,000 - 899,999	4	0.75%	13	0.69%	2	0.31%	6	0.28%	
900,000 - 999,999	1	0.19%	1	0.05%	1	0.16%	2	0.09%	
1,000,000 - 1,249,999	1	0.19%	3	0.16%	-	0.00%	1	0.05%	
1,250,000 - 1,499,999	1	0.19%	2	0.11%	-	0.00%	1	0.05%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
2,500,000 - 2,999,999	1	0.19%	1	0.05%	-	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%	1	0.05%	-	0.00%	-	0.00%	
	535		1,883		639		2,155		

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CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Apr-11				Apr-10			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	4	1.22%	18	1.60%	7	1.85%	28	2.03%
100,000 - 199,999	39	11.85%	146	12.94%	35	9.26%	141	10.22%
200,000 - 299,999	86	26.14%	299	26.51%	102	26.98%	342	24.78%
300,000 - 349,999	57	17.33%	203	18.00%	67	17.72%	256	18.55%
350,000 - 399,999	40	12.16%	148	13.12%	58	15.34%	220	15.94%
400,000 - 449,999	30	9.12%	107	9.49%	36	9.52%	140	10.14%
450,000 - 499,999	35	10.64%	81	7.18%	23	6.08%	72	5.22%
500,000 - 549,999	13	3.95%	37	3.28%	18	4.76%	66	4.78%
550,000 - 599,999	4	1.22%	19	1.68%	8	2.12%	22	1.59%
600,000 - 649,999	2	0.61%	10	0.89%	8	2.12%	24	1.74%
650,000 - 699,999	1	0.30%	17	1.51%	3	0.79%	14	1.01%
700,000 - 799,999	4	1.22%	13	1.15%	4	1.06%	15	1.09%
800,000 - 899,999	1	0.30%	6	0.53%	4	1.06%	13	0.94%
900,000 - 999,999	3	0.91%	7	0.62%	1	0.26%	11	0.80%
1,000,000 - 1,249,999	5	1.52%	8	0.71%	1	0.26%	9	0.65%
1,250,000 - 1,499,999	5	1.52%	8	0.71%	3	0.79%	5	0.36%
1,500,000 - 1,749,999	-	0.00%	1	0.09%	-	0.00%	1	0.07%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.07%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	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%
	329		1,128		378		1,380	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	1.49%	3	1.46%	-	0.00%	1	0.48%
100,000 - 199,999	3	4.48%	7	3.40%	2	4.08%	8	3.83%
200,000 - 299,999	8	11.94%	19	9.22%	1	2.04%	7	3.35%
300,000 - 349,999	-	0.00%	5	2.43%	-	0.00%	12	5.74%
350,000 - 399,999	-	0.00%	4	1.94%	1	2.04%	4	1.91%
400,000 - 449,999	3	4.48%	8	3.88%	1	2.04%	3	1.44%
450,000 - 499,999	-	0.00%	4	1.94%	1	2.04%	7	3.35%
500,000 - 549,999	4	5.97%	7	3.40%	-	0.00%	6	2.87%
550,000 - 599,999	3	4.48%	11	5.34%	2	4.08%	11	5.26%
600,000 - 649,999	2	2.99%	9	4.37%	5	10.20%	15	7.18%
650,000 - 699,999	2	2.99%	14	6.80%	2	4.08%	12	5.74%
700,000 - 799,999	8	11.94%	25	12.14%	7	14.29%	28	13.40%
800,000 - 899,999	7	10.45%	19	9.22%	7	14.29%	27	12.92%
900,000 - 999,999	4	5.97%	17	8.25%	4	8.16%	16	7.66%
1,000,000 - 1,249,999	11	16.42%	28	13.59%	9	18.37%	23	11.00%
1,250,000 - 1,499,999	5	7.46%	11	5.34%	4	8.16%	15	7.18%
1,500,000 - 1,749,999	2	2.99%	5	2.43%	2	4.08%	6	2.87%
1,750,000 - 1,999,999	1	1.49%	2	0.97%	-	0.00%	3	1.44%
2,000,000 - 2,499,999	2	2.99%	5	2.43%	1	2.04%	4	1.91%
2,500,000 - 2,999,999	1	1.49%	3	1.46%	-	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%	1	0.48%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	67		206		49		209	

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CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
April 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	2	1	3	310,333	931,000	315,000	32	93.67%
BLEVL	110	60	35	365,704	12,799,651	346,000	43	96.84%
BUNG	341	206	117	468,383	54,800,861	421,500	37	96.95%
BUNGH	11	10	3	503,517	1,510,550	350,000	19	98.49%
BUNGS	1	0	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	82	50	27	527,400	14,239,788	505,000	43	97.46%
SPLT3	9	7	5	372,500	1,862,500	380,000	32	97.66%
SPLT4	57	31	17	397,539	6,758,166	370,000	31	97.77%
SPLT5	6	2	1	832,500	832,500	832,500	32	98.20%
ST1.5	25	12	9	413,333	3,720,000	397,000	87	94.62%
ST2	858	467	234	517,891	121,186,423	450,000	41	97.24%
ST2.5	15	7	1	680,000	680,000	680,000	48	97.16%
ST3	8	1	0	-	-	-	0	0.00%
VILLA	4	1	1	433,000	433,000	433,000	16	98.43%
NE								
BK-SP	3	1	1	230,000	230,000	230,000	23	92.18%
BLEVL	120	58	28	262,263	7,343,350	265,000	54	96.88%
BUNG	202	112	49	271,471	13,302,062	277,850	42	96.00%
BUNGH	2	0	1	325,000	325,000	325,000	81	98.51%
MODUL	1	0	1	185,000	185,000	185,000	28	93.01%
SPLT2	19	7	1	313,000	313,000	313,000	12	99.37%
SPLT3	7	2	3	276,000	828,000	286,000	44	95.86%
SPLT4	79	32	12	279,625	3,355,500	285,000	40	95.23%
ST1.5	4	0	1	50,000	50,000	50,000	65	100.00%
ST2	303	129	61	300,612	18,337,329	291,000	52	96.15%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	6	0	1	332,000	332,000	332,000	29	97.94%
BLEVL	39	25	15	350,043	5,250,650	340,000	39	97.68%
BUNG	259	160	98	509,160	49,897,650	455,000	39	97.11%
BUNGH	13	5	1	595,000	595,000	595,000	16	96.12%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	56	25	16	645,375	10,326,000	530,000	38	97.02%
SPLT3	7	1	1	482,000	482,000	482,000	61	97.40%
SPLT4	58	33	21	476,076	9,997,600	395,000	40	95.91%
SPLT5	8	4	2	558,250	1,116,500	359,000	53	95.85%
ST1.5	22	11	6	1,021,667	6,130,000	490,000	24	95.54%
ST2	702	373	201	609,553	122,520,214	540,000	39	97.69%
ST2.5	11	8	1	2,200,000	2,200,000	2,200,000	13	100.23%
ST3	28	8	3	1,146,667	3,440,000	875,000	37	95.56%
VILLA	8	2	3	491,842	1,475,525	501,525	22	99.67%
SE								
BK-SP	5	2	3	311,333	934,000	308,000	31	97.32%
BLEVL	49	31	16	344,431	5,510,900	335,000	36	97.45%
BUNG	177	80	44	392,061	17,250,665	369,000	34	97.68%
BUNGH	3	0	0	-	-	-	0	0.00%
SPLT2	55	26	12	522,333	6,268,000	470,000	31	97.09%
SPLT3	3	1	4	351,650	1,406,600	334,000	56	97.42%
SPLT4	41	22	7	386,571	2,706,000	369,000	40	97.67%
SPLT5	4	1	0	-	-	-	0	0.00%
ST1.5	3	1	3	1,353,067	4,059,200	399,100	55	93.66%
ST2	493	272	143	451,853	64,614,985	414,500	44	97.47%
ST3	1	0	0	-	-	-	0	0.00%

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

CALGARY REAL ESTATE BOARD
CALGARY METRO
CONDO BY STYLE
April 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	268	125	75	246,112	18,458,431	235,000	53	97.17%
APRTM	17	11	3	356,667	1,070,000	340,000	99	96.50%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	13	7	2	228,750	457,500	210,000	17	97.59%
BUNG	26	11	6	264,583	1,587,500	265,000	23	98.10%
PENTH	1	1	0	-	-	-	0	0.00%
SPLT2	3	2	0	-	-	-	0	0.00%
SPLT3	2	1	0	-	-	-	0	0.00%
SPLT4	18	8	5	293,502	1,467,508	292,500	45	97.18%
SPLT5	5	3	1	410,000	410,000	410,000	25	97.64%
ST2	162	86	46	296,930	13,658,800	289,500	74	97.54%
ST2.5	1	0	1	250,000	250,000	250,000	50	98.08%
ST3	19	8	2	417,000	834,000	384,000	14	99.31%
VILLA	8	5	3	336,500	1,009,500	336,000	69	95.96%
NE								
APART	64	23	14	168,964	2,365,500	175,000	74	93.90%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	2	4	2	122,400	244,800	106,800	21	98.00%
BUNG	11	5	2	201,600	403,200	136,200	44	95.18%
SPLT2	1	0	1	180,700	180,700	180,700	170	90.58%
SPLT4	3	0	1	174,000	174,000	174,000	160	91.63%
SPLT5	1	0	0	-	-	-	0	0.00%
ST2	78	37	16	172,906	2,766,500	179,000	65	95.50%
ST3	4	2	0	-	-	-	0	0.00%
VILLA	2	2	1	243,000	243,000	243,000	12	97.24%
SW								
APART	701	326	179	291,512	52,180,630	257,000	48	96.74%
APRTM	31	16	6	418,333	2,510,000	296,000	71	97.22%
BK-SP	1	1	1	264,000	264,000	264,000	20	99.62%
BLEVL	9	8	4	225,225	900,900	195,900	27	97.44%
BUNG	42	23	15	329,897	4,948,450	281,000	47	96.34%
BUNGH	0	1	1	325,000	325,000	325,000	14	97.16%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	16	10	7	333,200	2,332,400	323,000	29	97.19%
PENTH	16	11	4	1,070,250	4,281,000	395,000	18	97.68%
SPLT2	7	3	0	-	-	-	0	0.00%
SPLT3	1	1	1	330,000	330,000	330,000	25	97.09%
SPLT4	18	9	7	313,357	2,193,500	298,500	26	97.23%
SPLT5	9	3	1	350,000	350,000	350,000	31	94.62%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	157	83	64	317,570	20,324,507	284,500	61	95.91%
ST2.5	3	5	3	584,333	1,753,000	390,000	29	95.79%
ST3	49	20	8	372,438	2,979,500	385,000	46	96.31%
VILLA	14	6	1	460,000	460,000	460,000	76	96.86%
SE								
APART	95	40	20	244,270	4,885,400	218,000	58	96.56%
APRTM	3	1	0	-	-	-	0	0.00%
BLEVL	2	1	2	244,000	488,000	188,000	39	96.27%
BUNG	12	6	4	240,250	961,000	227,000	30	95.00%
LOFT	1	0	0	-	-	-	0	0.00%
SPLT2	2	2	1	574,500	574,500	574,500	62	97.54%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	4	2	2	252,750	505,500	242,500	27	95.41%
SPLT5	0	0	1	192,500	192,500	192,500	42	96.30%
ST2	82	41	15	271,507	4,072,600	285,000	56	97.78%
ST3	4	0	0	-	-	-	0	0.00%
VILLA	4	2	3	304,667	914,000	266,000	58	98.99%

CREB® - COMMERCIAL SUMMARY

Year to Date April 30, 2011

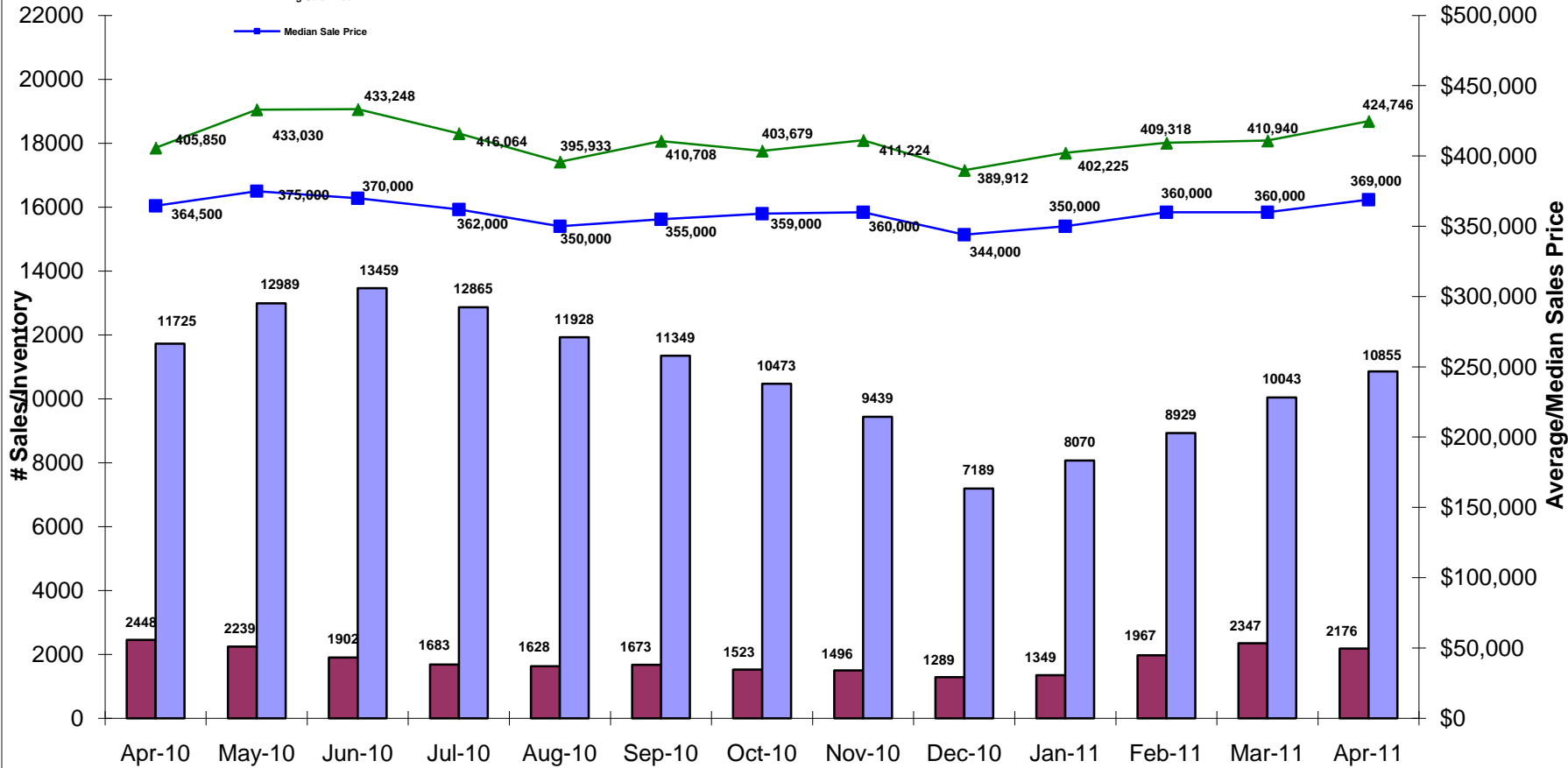
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	11	8.77	71		
OFC	L	10	14.46	98		
RET	L	3	23.32	88		
AGR	S	3	313,000	25	939,000	91.08%
BUS	S	28	103,741	126	2,904,750	77.70%
BWP	S	8	807,149	173	6,457,190	90.03%
IND	S	7	523,571	113	3,665,000	91.53%
LAN	S	5	1,167,000	108	5,835,000	73.21%
MFC	S	9	984,556	53	8,861,000	95.58%
OFC	S	5	659,000	138	3,295,000	69.53%
RET	S	11	1,002,222	167	9,020,000	90.21%

Year to Date April 30, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	8	9.545666	87		
OFC	L	10	13.0335	111		
RET	L	3	19.734	78		
AGR	S	6	1,614,167	104	9,685,000	84.05%
BUS	S	24	83,750	102	2,010,008	82.27%
BWP	S	5	441,400	215	2,207,000	90.71%
IND	S	26	458,943	121	11,932,513	91.58%
LAN	S	15	1,039,587	165	15,593,800	89.25%
MFC	S	8	833,500	99	6,668,000	94.75%
OFC	S	11	688,809	95	7,576,900	87.90%
RET	S	6	503,139	87	3,018,835	0.827554

CREB® TOTAL MLS®

APRIL 2011



**CREB® ABSORPTION RATE
TOTAL MLS® APRIL 2011**

