



serving calgary and area REALTORS®

SEPTEMBER 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

HOMEBUYERS' CONFIDENCE HOLDS STEADY DESPITE GLOBAL TURMOIL

Sales gain momentum in the first three quarters of 2011

Calgary, October 3, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), residential sales continued to gain momentum in Calgary this year, totaling 14,832 after the first three quarters, a seven per cent per cent rise over last year.

“Despite recent turmoil in the global economy, Calgarians are showing confidence in the long term prospects for the city and are taking advantage of affordable and stable home prices,” says Bob Jablonski, president-elect of CREB®.

“Undoubtedly, there are a lot of unknowns in the world’s current financial situation, but Calgary and Alberta may be relatively safe havens amidst this uncertainty. Granted, gains in the housing market have been very gradual—but we are seeing signs of improvements. Our province’s growth is expected to outperform the national average, and this will help buoy consumer confidence in Calgary and Alberta.”

Single family home sales totaled 1,036 for the month of September, 2011, an eight per cent increase over last September. Year-to-date sales totaled 10,518 units a 10 per cent increase over last year. Monthly gains in listings brings inventory to 4,753 units, a level still lower than the previous year.

“Clearly there is a market for well priced listings. In particular, we are seeing strength in detached single family home sales. Relative affordability in this market has meant these homes are selling faster than condominiums and townhouses,” says Jablonski.

“And single family homes are selling closer to asking price—suggesting that homes will move in this market, when priced right,” added Jablonski.

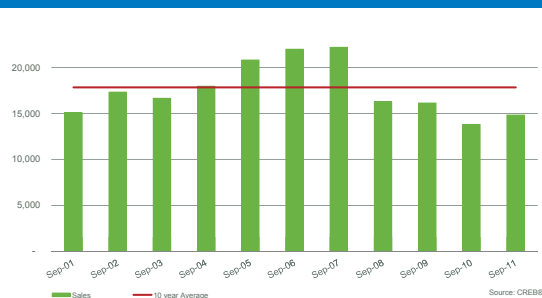
The average price of single family homes for the month of September, 2011 was \$466,167, while the median price was \$400,000. Jablonski indicated that while prices have marginally improved compared to September 2010 figures, on a year-to-date bases both the average price and median price have remained relatively stable.

After the first three quarters of this year, condominium sales totaled 4,314, a two per cent rise over the same period last year. “While the increase is modest, it is a move in the right direction,” noted Jablonski, adding that a boost in condominium sales, along with a lower number of listings is helping to tighten this market. At the end of September, 2011, condominium inventories totaled 2,008 units compared to 2,204 units recorded in September 2010.

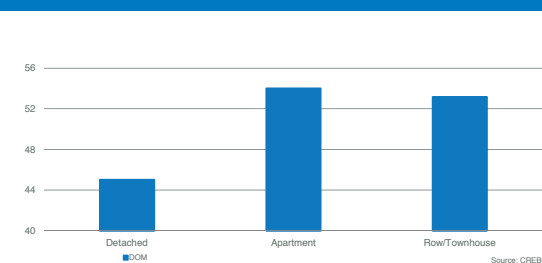
Average condominium prices reached \$299,508 in September, 2011, appearing to record a significant increase. However, the increase in price is not caused by a general price rise, but has been pushed up by a \$4 million plus sale. In fact, both the median price of \$260,000 and the year-to-date figures continue to trend lower than figures recorded last year.

“The recent news of financial turmoil may be a shot across the bow for the world economy, but Calgary and Alberta are relatively safe harbours in the storm,” concludes Jablonski.

City of Calgary Single Family and Condominium Sales



City of Calgary Average Days on Market Year to Date 2011



“Calgary continues to add full-time jobs to the economy, and migration is moving in the right direction. These are positive factors that will give momentum to our housing market and give wind to the sails of Calgary’s economy.”

About CREB®

CREB® is a professional body of more than 5,000 licensed brokers and registered associates, representing 248 member offices. CREB® is dedicated to enhancing the value, integrity and expertise of its REALTOR® members. Our REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and standards of business practice.

For Calgary Metro, CREB® statistics include only Zone A, B, C, and D for properties located in Calgary. Furthermore all historical data has been adjusted to the most current information.

Any use or reference to CREB® data and statistics must acknowledge CREB® as the source. The board does not generate statistics or analysis of any individual member or company’s market share.

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. All MLS® active listings for Calgary and area may be found on the board’s website at www.creb.com.

CREB® is a registered trademark of the Calgary Real Estate Board Cooperative. The trademarks MLS® and Multiple Listing Service® are owned by the Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. The trademarks REALTOR® and REALTORS® are controlled by CREA and identify real estate professionals who are members of CREA, and subsequently the Alberta Real Estate Association and CREB®, used under licence.

CREB® - TOTAL MLS®

	<u>Sep-11</u>	<u>Sep-10</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	4,753	4,880	-2.60%	n/a	n/a	n/a
New Listings Added	2,327	2,252	3.33%	20,406	21,877	-6.72%
Sales	1,036	957	8.25%	10,518	9,581	9.78%
Avg DOM Sold	48	53	-9.21%	45	40	12.50%
Avg DOM Active	54	56	-3.57%	54	56	-3.57%
Average Sale Price	466,167	460,329	1.27%	467,907	464,658	0.70%
Median Price	400,000	390,000	2.56%	408,000	410,000	-0.49%
Total Sales	482,948,896	440,535,158	9.63%	4,921,440,878	4,451,885,056	10.55%
Sales \$/List \$	96.78%	96.11%	0.67%	96.99%	97.07%	-0.07%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,008	2,204	-8.89%	n/a	n/a	n/a
New Listings Added	900	920	-2.17%	8,379	9,698	-13.60%
Sales	429	366	17.21%	4,314	4,241	1.72%
Avg DOM Sold	58	57	0.72%	53	46	15.22%
Avg DOM Active	58	60	-3.33%	58	60	-3.33%
Average Sale Price	299,508	284,028	5.45%	289,256	290,953	-0.58%
Median Price	260,000	265,000	-1.89%	262,500	268,500	-2.23%
Total Sales	128,489,042	103,954,075	23.60%	1,247,848,756	1,233,929,604	1.13%
Sales \$/List \$	96.42%	95.60%	0.82%	96.71%	96.79%	-0.08%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,000	2,546	17.83%	n/a	n/a	n/a
New Listings Added	729	670	8.81%	7,686	7,342	4.69%
Sales	314	271	15.87%	2,950	2,886	2.22%
Avg DOM Sold	88	89	-0.41%	78	69	13.04%
Avg DOM Active	99	104	-4.81%	99	104	-4.81%
Average Sale Price	365,612	363,507	0.58%	354,728	363,036	-2.29%
Median Price	345,000	339,000	1.77%	332,000	336,900	-1.45%
Total Sales	114,802,318	98,510,304	16.54%	1,046,448,249	1,047,721,470	-0.12%
Sales \$/List \$	96.26%	95.99%	0.27%	96.77%	96.78%	-0.01%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,123	1,070	4.95%	n/a	n/a	n/a
New Listings Added	228	174	31.03%	2,238	2,047	9.33%
Sales	70	48	45.83%	530	473	12.05%
Avg DOM Sold	122	86	41.81%	102	88	15.91%
Avg DOM Active	112	119	-5.88%	112	119	-5.88%
Average Sale Price	770,822	740,890	4.04%	822,556	843,180	-2.45%
Median Price	666,500	700,000	-4.79%	750,000	755,000	-0.66%
Total Sales	53,957,555	35,562,700	51.73%	435,954,511	398,824,274	9.31%
Sales \$/List \$	93.16%	92.71%	0.45%	94.05%	94.11%	-0.05%
<u>RURAL LAND</u>						
Month End Inventory	705	536	31.53%	n/a	n/a	n/a
New Listings Added	66	53	24.53%	905	850	6.47%
Sales	22	17	29.41%	145	165	-12.12%
Avg DOM Sold	117	117	-0.40%	116	126	-7.94%
Avg DOM Active	196	163	20.25%	196	163	20.25%
Average Sale Price	413,568	425,241	-2.75%	468,240	404,989	15.62%
Median Price	299,750	321,300	-6.71%	360,000	335,000	7.46%
Total Sales	9,098,500	7,229,100	25.86%	67,894,820	66,823,130	1.60%
Sales \$/List \$	91.96%	91.84%	0.12%	90.24%	91.42%	-1.18%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,784	11,349	3.83%	n/a	n/a	n/a
New Listings Added	4,283	4,104	4.36%	39,980	42,236	-5.34%
Sales	1,885	1,672	12.74%	18,564	17,481	6.20%
Avg DOM Sold	61	62	-1.20%	54	49	10.20%
Avg DOM Active	82	79	3.80%	82	79	3.80%
Average Sale Price	419,632	410,707	2.17%	416,383	412,451	0.95%
Median Price	365,000	355,000	2.82%	364,000	362,000	0.55%
Total Sales	791,006,311	686,702,688	15.19%	7,729,725,914	7,210,062,535	7.21%
Sales \$/List \$	96.32%	95.78%	0.54%	96.68%	96.74%	-0.07%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

	Sep-11				Sep-10			
	Month		Y.T.D.		Month		Y.T.D.	
SINGLE FAMILY								
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	9	0.87%	127	1.21%	19	1.99%	85	0.89%
200,000 - 299,999	158	15.25%	1,327	12.62%	126	13.17%	1,100	11.48%
300,000 - 349,999	172	16.60%	1,703	16.19%	187	19.54%	1,581	16.50%
350,000 - 399,999	173	16.70%	1,843	17.52%	176	18.39%	1,696	17.70%
400,000 - 449,999	153	14.77%	1,527	14.52%	131	13.69%	1,507	15.73%
450,000 - 499,999	85	8.20%	1,060	10.08%	88	9.20%	1,018	10.63%
500,000 - 549,999	58	5.60%	695	6.61%	60	6.27%	671	7.00%
550,000 - 599,999	46	4.44%	503	4.78%	42	4.39%	478	4.99%
600,000 - 649,999	37	3.57%	363	3.45%	21	2.19%	324	3.38%
650,000 - 699,999	38	3.67%	314	2.99%	22	2.30%	256	2.67%
700,000 - 799,999	38	3.67%	374	3.56%	21	2.19%	296	3.09%
800,000 - 899,999	18	1.74%	234	2.22%	14	1.46%	183	1.91%
900,000 - 999,999	11	1.06%	108	1.03%	16	1.67%	110	1.15%
1,000,000 - 1,249,999	19	1.83%	141	1.34%	9	0.94%	122	1.27%
1,250,000 - 1,499,999	13	1.25%	93	0.88%	10	1.04%	70	0.73%
1,500,000 - 1,749,999	4	0.39%	29	0.28%	6	0.63%	33	0.34%
1,750,000 - 1,999,999	-	0.00%	32	0.30%	4	0.42%	16	0.17%
2,000,000 - 2,499,999	-	0.00%	21	0.20%	2	0.21%	21	0.22%
2,500,000 - 2,999,999	4	0.39%	18	0.17%	2	0.21%	10	0.10%
3,000,000 - 3,499,999	-	0.00%	3	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	2	0.02%	1	0.10%	1	0.01%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	2	0.02%
	1,036		10,518		957		9,581	
CONDO								
0 - 99,999	3	0.70%	44	1.02%	4	1.09%	25	0.59%
100,000 - 199,999	86	20.05%	879	20.38%	67	18.31%	642	15.14%
200,000 - 299,999	184	42.89%	1,846	42.79%	173	47.27%	2,008	47.35%
300,000 - 349,999	53	12.35%	610	14.14%	49	13.39%	706	16.65%
350,000 - 399,999	37	8.62%	409	9.48%	37	10.11%	386	9.10%
400,000 - 449,999	17	3.96%	164	3.80%	14	3.83%	187	4.41%
450,000 - 499,999	15	3.50%	139	3.22%	8	2.19%	91	2.15%
500,000 - 549,999	8	1.86%	58	1.34%	2	0.55%	50	1.18%
550,000 - 599,999	8	1.86%	42	0.97%	1	0.27%	43	1.01%
600,000 - 649,999	6	1.40%	28	0.65%	5	1.37%	35	0.83%
650,000 - 699,999	1	0.23%	27	0.63%	2	0.55%	15	0.35%
700,000 - 799,999	3	0.70%	22	0.51%	1	0.27%	17	0.40%
800,000 - 899,999	2	0.47%	21	0.49%	2	0.55%	14	0.33%
900,000 - 999,999	2	0.47%	3	0.07%	-	0.00%	8	0.19%
1,000,000 - 1,249,999	2	0.47%	10	0.23%	1	0.27%	9	0.21%
1,250,000 - 1,499,999	2	0.47%	9	0.21%	-	0.00%	4	0.09%
1,500,000 - 1,749,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
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%	1	0.02%	-	0.00%	-	0.00%
	429		4,314		366		4,241	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

	Sep-11			Sep-10				
	Month	Y.T.D.		Month	Y.T.D.			
TOWNS								
0 - 99,999	8	2.55%	62	2.10%	4	1.48%	59	2.04%
100,000 - 199,999	32	10.19%	327	11.08%	22	8.12%	295	10.22%
200,000 - 299,999	66	21.02%	748	25.36%	69	25.46%	699	24.22%
300,000 - 349,999	55	17.52%	528	17.90%	49	18.08%	508	17.60%
350,000 - 399,999	52	16.56%	434	14.71%	39	14.39%	443	15.35%
400,000 - 449,999	47	14.97%	334	11.32%	36	13.28%	318	11.02%
450,000 - 499,999	13	4.14%	169	5.73%	20	7.38%	169	5.86%
500,000 - 549,999	12	3.82%	104	3.53%	6	2.21%	125	4.33%
550,000 - 599,999	5	1.59%	58	1.97%	7	2.58%	62	2.15%
600,000 - 649,999	8	2.55%	31	1.05%	4	1.48%	50	1.73%
650,000 - 699,999	2	0.64%	40	1.36%	5	1.85%	33	1.14%
700,000 - 799,999	7	2.23%	36	1.22%	2	0.74%	41	1.42%
800,000 - 899,999	4	1.27%	25	0.85%	3	1.11%	28	0.97%
900,000 - 999,999	-	0.00%	17	0.58%	2	0.74%	22	0.76%
1,000,000 - 1,249,999	-	0.00%	17	0.58%	2	0.74%	15	0.52%
1,250,000 - 1,499,999	1	0.32%	15	0.51%	1	0.37%	10	0.35%
1,500,000 - 1,749,999	2	0.64%	3	0.10%	-	0.00%	4	0.14%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.07%
2,000,000 - 2,499,999	-	0.00%	1	0.03%	-	0.00%	3	0.10%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	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%
	314		2,950		271		2,886	
COUNTRY RESIDENTIAL (ACREAGES)								
0 - 99,999	-	0.00%	1	0.19%	2	4.17%	3	0.63%
100,000 - 199,999	3	4.29%	17	3.21%	-	0.00%	9	1.90%
200,000 - 299,999	3	4.29%	36	6.79%	4	8.33%	20	4.23%
300,000 - 349,999	1	1.43%	15	2.83%	2	4.17%	18	3.81%
350,000 - 399,999	2	2.86%	20	3.77%	2	4.17%	12	2.54%
400,000 - 449,999	2	2.86%	21	3.96%	-	0.00%	10	2.11%
450,000 - 499,999	6	8.57%	16	3.02%	3	6.25%	29	6.13%
500,000 - 549,999	6	8.57%	23	4.34%	3	6.25%	14	2.96%
550,000 - 599,999	5	7.14%	31	5.85%	1	2.08%	21	4.44%
600,000 - 649,999	5	7.14%	24	4.53%	5	10.42%	29	6.13%
650,000 - 699,999	5	7.14%	30	5.66%	1	2.08%	26	5.50%
700,000 - 799,999	6	8.57%	58	10.94%	7	14.58%	59	12.47%
800,000 - 899,999	6	8.57%	58	10.94%	6	12.50%	65	13.74%
900,000 - 999,999	5	7.14%	39	7.36%	3	6.25%	36	7.61%
1,000,000 - 1,249,999	7	10.00%	74	13.96%	4	8.33%	48	10.15%
1,250,000 - 1,499,999	4	5.71%	27	5.09%	3	6.25%	35	7.40%
1,500,000 - 1,749,999	1	1.43%	13	2.45%	-	0.00%	16	3.38%
1,750,000 - 1,999,999	-	0.00%	8	1.51%	-	0.00%	9	1.90%
2,000,000 - 2,499,999	3	4.29%	12	2.26%	2	4.17%	9	1.90%
2,500,000 - 2,999,999	-	0.00%	5	0.94%	-	0.00%	4	0.85%
3,000,000 - 3,499,999	-	0.00%	2	0.38%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.21%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	70		530		48		473	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
September 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	1	2	0					
BLEVL	104	53	27	365,074	9,856,988	336,000	48	96.49%
BUNG	362	196	92	440,569	40,532,350	389,900	35	96.82%
BUNGH	12	8	4	344,625	1,378,500	345,000	92	95.76%
HL-SP	1	1	0					
MODUL	2	0	0					
SPLT2	89	41	21	519,814	10,916,100	470,800	40	96.62%
SPLT3	10	4	2	303,050	606,100	295,000	31	98.58%
SPLT4	82	43	27	406,815	10,984,000	373,000	45	97.01%
SPLT5	7	4	2	773,500	1,547,000	527,000	54	90.26%
ST1.5	22	14	9	380,728	3,426,555	359,000	38	96.32%
ST2	906	460	199	502,028	99,903,519	440,000	46	97.47%
ST2.5	11	6	2	2,072,500	4,145,000	1,505,000	63	94.20%
ST3	11	4	1	742,500	742,500	742,500	57	97.07%
VILLA	3	1	1	525,000	525,000	525,000	22	97.24%
NE								
BK-SP	6	2	2	288,000	576,000	240,000	30	97.17%
BLEVL	123	59	27	264,863	7,151,300	267,000	39	95.68%
BUNG	222	85	44	274,789	12,090,720	263,000	49	96.00%
BUNGS	1	1	0					
SPLT2	13	6	6	377,400	2,264,400	305,000	38	96.58%
SPLT3	13	6	2	231,000	462,000	191,000	24	98.34%
SPLT4	91	37	17	286,547	4,871,300	280,000	71	95.97%
ST1.5	3	2	1	420,000	420,000	420,000	11	97.70%
ST2	296	128	50	282,122	14,106,099	262,900	57	96.43%
SW								
BK-SP	7	7	5	325,578	1,627,888	320,000	37	97.44%
BLEVL	51	23	12	354,692	4,256,300	320,000	43	96.69%
BUNG	324	172	70	492,847	34,499,300	430,000	39	96.55%
BUNGH	14	5	2	902,500	1,805,000	555,000	122	92.19%
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	61	37	16	696,813	11,149,000	640,000	34	97.25%
SPLT3	13	3	1	484,000	484,000	484,000	43	96.99%
SPLT4	76	31	15	385,183	5,777,750	365,000	38	97.03%
SPLT5	15	5	2	510,000	1,020,000	405,000	120	96.69%
ST1.5	25	8	5	1,002,500	5,012,500	765,000	54	92.15%
ST2	791	395	145	631,197	91,523,605	542,500	49	96.62%
ST2.5	12	6	1	690,000	690,000	690,000	14	96.50%
ST3	33	14	1	875,000	875,000	875,000	222	97.67%
VILLA	12	8	5	568,061	2,840,306	520,000	37	98.49%
SE								
BK-SP	4	4	1	356,275	356,275	356,275	17	97.64%
BLEVL	41	17	14	340,214	4,763,000	340,000	57	96.60%
BUNG	188	97	44	484,250	21,307,000	402,500	47	96.01%
BUNGH	1	0	1	610,000	610,000	610,000	78	98.40%
SPLT2	52	27	7	547,929	3,835,500	435,500	62	98.01%
SPLT3	5	3	0					
SPLT4	36	20	13	370,673	4,818,750	376,500	67	96.68%
SPLT5	2	0	0					
ST1.5	5	2	1	460,000	460,000	460,000	79	93.31%
ST2	488	243	136	420,215	57,149,291	390,000	56	97.44%
ST3	3	0	0					
VILLA	1	1	1	500,000	500,000	500,000	8	98.04%



CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
September 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	273	134	42	233,214	9,795,000	220,000	55	95.81%
APRTM	11	3	0					
BLEVL	16	5	1	198,500	198,500	198,500	36	93.19%
BUNG	23	13	9	301,972	2,717,750	320,000	37	98.29%
PENTH	2	2	0					
SPLT2	3	1	1	322,500	322,500	322,500	18	97.76%
SPLT3	3	1	1	368,000	368,000	368,000	145	98.19%
SPLT4	17	8	4	309,750	1,239,000	290,000	47	96.65%
SPLT5	1	1	0					
ST2	141	65	34	282,324	9,599,000	270,000	51	96.37%
ST3	16	9	4	384,625	1,538,500	337,500	56	98.14%
VILLA	3	4	3	420,000	1,260,000	450,000	32	96.64%
NE								
APART	80	21	8	165,300	1,322,400	155,000	100	95.72%
APRTM	3	1	0					
BLEVL	6	5	2	145,000	290,000	140,000	21	96.73%
BUNG	8	3	1	218,000	218,000	218,000	110	94.78%
SPLT2	2	0	0					
SPLT4	4	1	1	187,000	187,000	187,000	94	93.50%
ST2	79	25	13	183,300	2,382,900	185,000	48	95.96%
ST2.5	1	0	0					
ST3	3	0	2	206,450	412,900	143,000	36	96.07%
VILLA	1	1	0					
SW								
APART	721	321	154	287,645	44,297,286	250,000	58	95.87%
APRTM	22	8	8	312,125	2,497,000	316,500	56	97.56%
BK-SP	1	0	0					
BLEVL	11	8	3	275,000	825,000	310,000	45	97.41%
BUNG	29	13	4	377,875	1,511,500	292,500	31	97.78%
BUNGS	1	1	1	490,000	490,000	490,000	225	96.65%
LOFT	22	6	3	456,667	1,370,000	425,000	75	97.30%
PENTH	17	4	3	634,000	1,902,000	560,000	69	92.79%
SPLT2	3	1	1	320,000	320,000	320,000	37	98.46%
SPLT3	2	0	0					
SPLT4	12	6	12	304,625	3,655,500	285,000	57	97.03%
SPLT5	4	1	2	343,000	686,000	296,000	73	95.62%
ST1.5	1	0	0					
ST2	220	107	47	346,581	16,289,291	306,000	50	97.62%
ST2.5	2	2	3	418,500	1,255,500	347,500	95	95.14%
ST3	43	19	9	794,586	7,151,270	875,000	62	95.89%
VILLA	12	7	6	461,500	2,769,000	390,000	66	97.25%
SE								
APART	82	44	15	228,667	3,430,000	225,000	55	96.31%
APRTM	1	0	0					
BLEVL	2	2	0					
BUNG	9	4	3	236,183	708,550	252,000	66	97.38%
SPLT2	2	2	0					
SPLT4	3	1	4	280,250	1,121,000	257,000	63	96.75%
SPLT5	0	0	1	206,500	206,500	206,500	75	96.09%
ST2	68	26	16	277,925	4,446,807	250,000	51	97.34%
ST2.5	1	1	0					
ST3	3	3	0					
VILLA	2	2	1	305,000	305,000	305,000	17	98.42%

CREB® - COMMERCIAL SUMMARY
Year to Date
30-Sep-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	1	4.49	44		
IND	L	19	8.68	70		
OFC	L	18	13.34	112		
RET	L	13	17	115		
AGR	S	10	970,400	115	9,704,000	92.04%
BUS	S	63	90,140	122	5,678,849	80.62%
BWP	S	18	867,538	194	15,615,690	87.30%
IND	S	25	728,629	160	17,487,100	86.24%
LAN	S	11	1,053,500	132	10,535,000	81.15%
MFC	S	25	1,151,680	72	28,792,000	92.89%
OFC	S	17	833,364	120	14,167,190	82.63%
RET	S	26	579,177	137	12,741,900	90.03%

Year to Date
30-Sep-10

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	12	9.279	106		
OFC	L	14	13.378214	108		
RET	L	6	18.568	115		
AGR	S	16	2,043,813	113	32,701,000	91.61%
BUS	S	54	90,452	107	4,884,408	80.62%
BWP	S	12	489,500	182	5,874,000	88.69%
IND	S	43	503,798	102	21,159,513	92.77%
LAN	S	29	981,079	143	28,451,300	90.98%
MFC	S	12	832,083	86	9,985,000	93.92%
OFC	S	18	614,711	123	11,064,800	88.22%
RET	S	18	495,802	78	8,924,435	89.77%



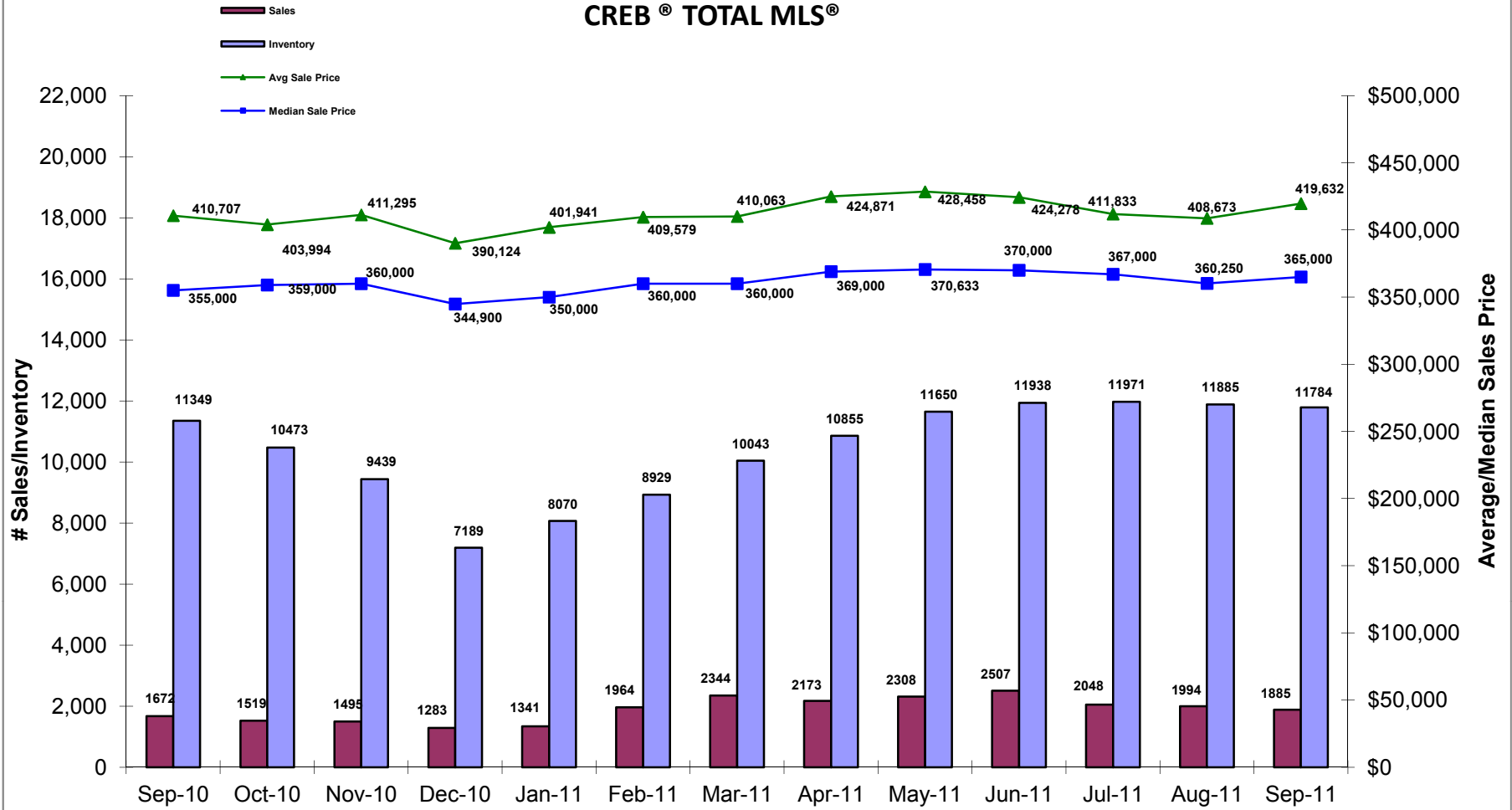
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	2,323	2,202	3,129	3,097	3,654	3,307	2,545	2,835	3,104	2,587	1,951	982	31,716
Sales	1,495	1,938	2,265	2,070	1,984	1,750	1,494	1,312	1,056	1,114	1,099	843	18,420
Avg Price	433,073	448,721	478,462	473,529	487,921	496,997	506,709	485,818	470,591	452,398	461,769	442,968	472,041
Median	380,000	408,000	427,000	431,500	435,000	438,500	435,000	430,000	420,750	412,500	407,000	406,000	421,000
Avg DOM	39	30	24	24	25	30	36	40	41	41	46	52	33
2008													
New Listings	3,024	2,983	3,487	3,378	3,422	2,785	2,555	2,271	2,630	2,321	1,563	834	31,253
Sales	1,079	1,244	1,413	1,360	1,362	1,435	1,308	1,168	1,149	817	668	449	13,452
Avg Price	455,720	471,867	473,490	474,831	479,122	473,052	456,402	440,838	444,113	449,150	435,484	417,398	460,330
Median	410,000	428,844	420,000	420,000	419,000	408,000	408,250	398,000	395,000	390,000	387,900	380,000	409,000
Avg DOM	50	40	40	41	42	47	52	52	52	48	55	62	47
2009													
New Listings	2,067	2,058	2,023	2,005	2,230	2,236	2,082	1,907	1,855	1,817	1,362	805	22,447
Sales	548	824	1,081	1,289	1,580	1,832	1,579	1,275	1,253	1,283	1,091	794	14,429
Avg Price	413,301	415,597	420,600	426,463	436,714	446,729	436,791	453,521	457,953	462,544	464,757	451,363	442,329
Median	374,850	375,000	375,000	380,000	390,000	398,750	390,000	399,000	399,500	410,000	408,000	400,000	392,000
Avg DOM	62	51	49	52	46	45	43	43	40	42	42	47	45
2010													
New Listings	1,820	2,151	2,986	3,076	2,965	2,729	1,940	1,958	2,252	1,762	1,315	743	25,697
Sales	759	1,032	1,388	1,351	1,256	1,059	914	865	957	887	890	733	12,091
Avg Price	441,284	458,375	470,994	460,455	483,938	481,160	464,500	445,814	460,329	444,936	455,596	441,364	461,132
Median	398,000	410,500	422,950	417,000	420,000	418,000	400,000	395,000	390,000	389,000	399,900	389,000	406,000
Avg DOM	43	35	33	36	38	40	45	51	53	51	53	59	43
2011													
New Listings	1,963	2,268	2,431	2,295	2,553	2,420	2,038	2,111	2,327				20,406
Sales	784	1,169	1,352	1,216	1,311	1,394	1,151	1,105	1,036				10,518
Avg Price	453,845	461,759	461,541	479,393	488,735	479,534	456,109	454,075	466,167				467,907
Median	390,000	400,000	399,500	420,000	423,000	417,250	409,000	402,500	400,000				408,000
Avg DOM	57	45	39	41	41	43	49	49	48				45

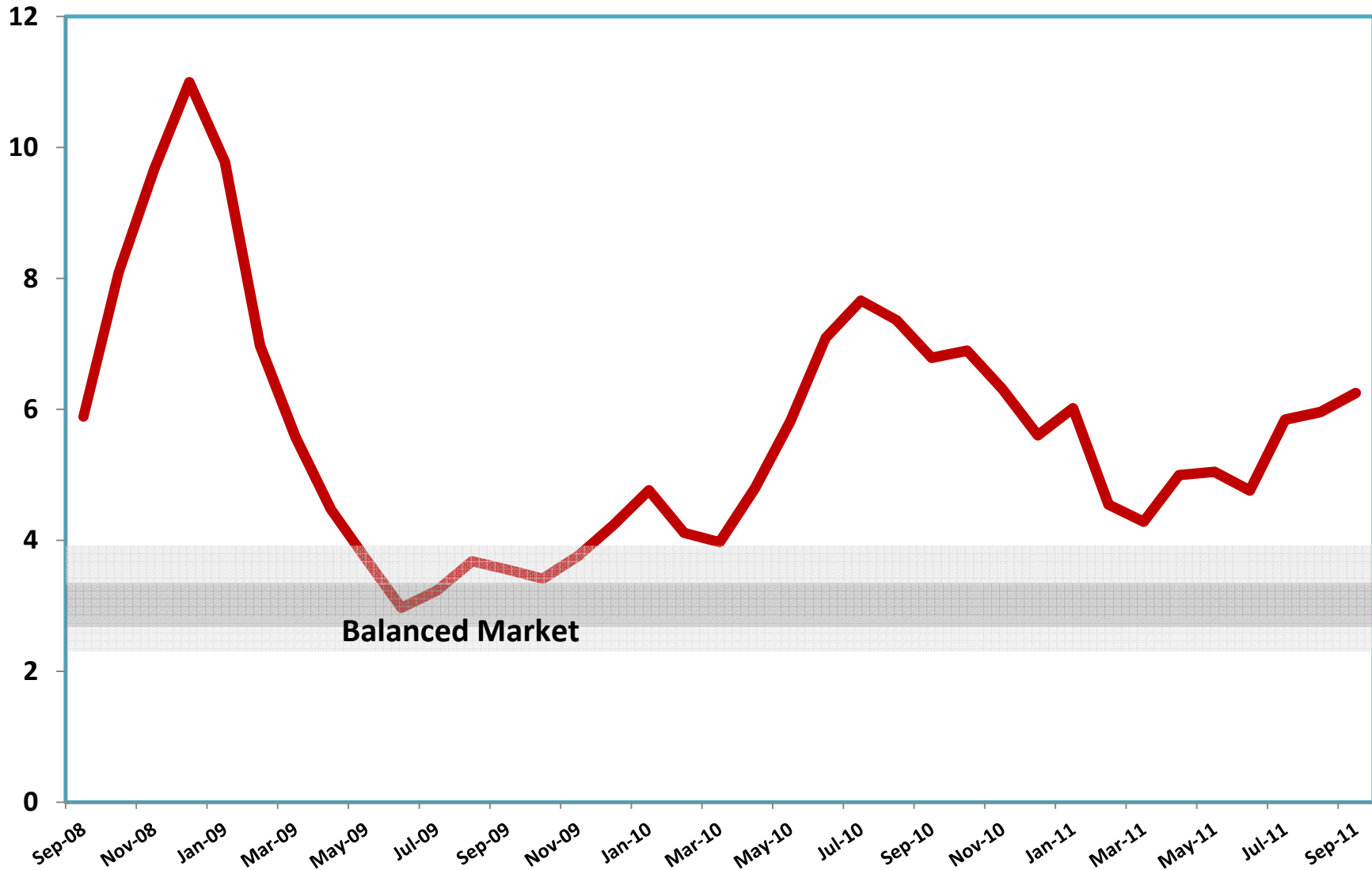
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	1,004	890	1,249	1,157	1,329	1,253	1,113	1,188	1,314	1,203	887	470	13,057
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	8,231
Avg Price	287,634	301,823	312,144	329,918	332,212	323,281	318,551	320,793	321,442	331,804	312,823	304,931	316,401
Median	267,500	280,800	290,000	309,500	308,000	304,900	297,700	301,000	300,000	289,000	285,106	285,500	295,000
Avg DOM	39	28	24	23	24	28	34	36	41	41	45	50	32
2008													
New Listings	1,404	1,240	1,563	1,491	1,545	1,236	1,186	1,053	1,187	1,071	741	433	14,150
Sales	453	559	563	581	573	555	535	495	461	398	283	205	5,661
Avg Price	311,410	311,757	312,517	312,586	311,286	315,089	296,341	287,841	287,869	289,001	285,116	274,919	302,410
Median	290,000	295,000	292,500	290,000	284,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	279,500
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	50
2009													
New Listings	941	890	901	964	993	931	918	831	942	860	706	443	10,320
Sales	221	340	444	575	653	736	700	631	580	599	503	339	6,321
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	289,605	283,620
Median	240,000	249,950	260,000	252,000	255,000	265,750	263,375	260,000	265,000	263,500	265,000	265,000	260,000
Avg DOM	64	52	56	58	52	52	50	48	43	45	46	48	50
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	723	634	369	11,424
Sales	375	535	605	639	518	445	396	362	366	307	310	318	5,176
Avg Price	282,737	283,004	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	289,905
Median	265,000	266,000	275,000	267,500	279,950	270,000	268,000	260,000	265,000	256,500	254,150	260,000	266,500
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	48
2011													
New Listings	871	970	999	970	1,016	961	825	867	900				8,379
Sales	302	465	581	534	502	579	454	468	429				4,314
Avg Price	288,291	290,548	280,781	289,334	287,697	296,320	286,238	285,487	299,508				289,256
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000	255,000	260,000				262,500
Avg DOM	62	53	50	54	50	53	51	54	58				53

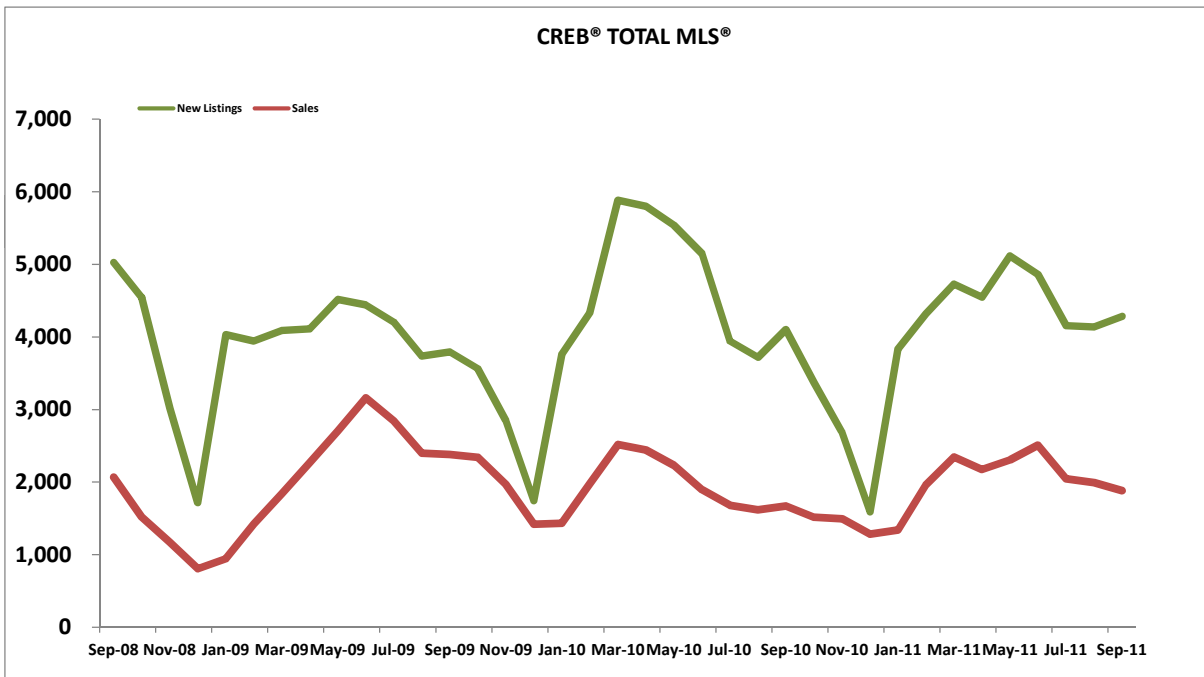
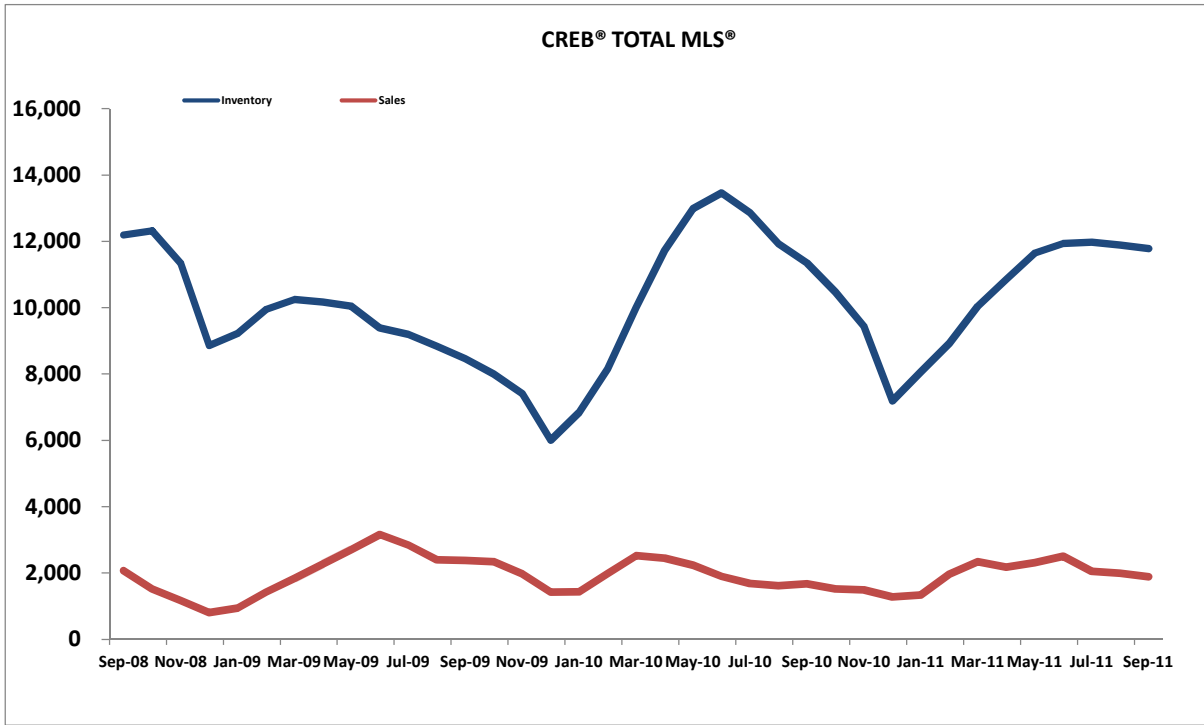
CREB® TOTAL MLS®



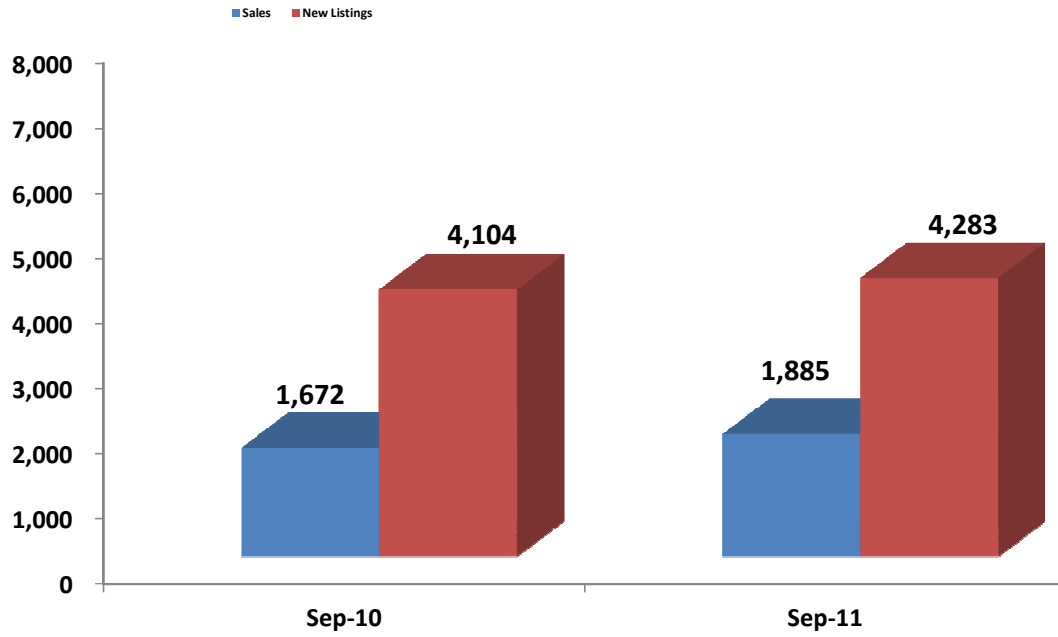
CREB® ABSORPTION RATE TOTAL MLS®



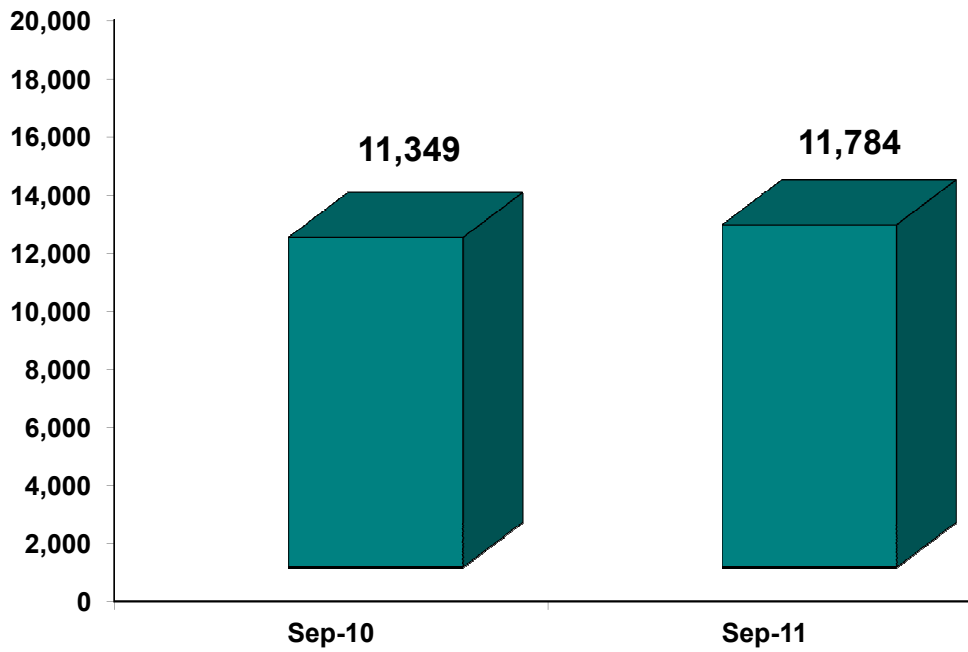
Absorption Rate = Inventory / Sales



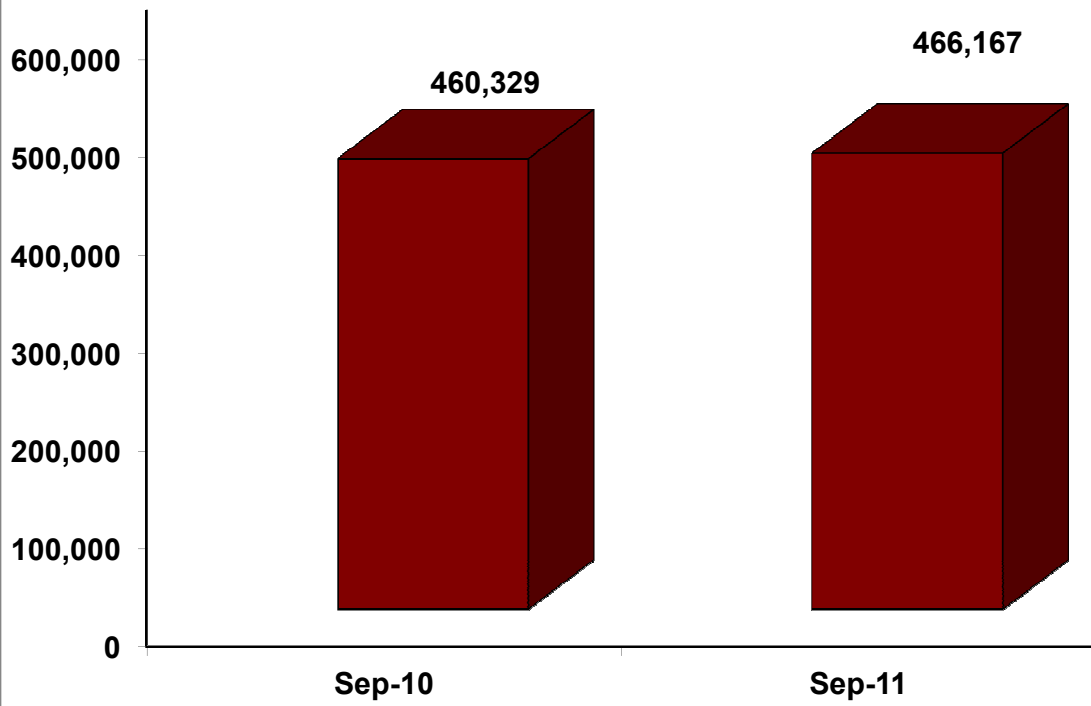
CREB® TOTAL MLS®



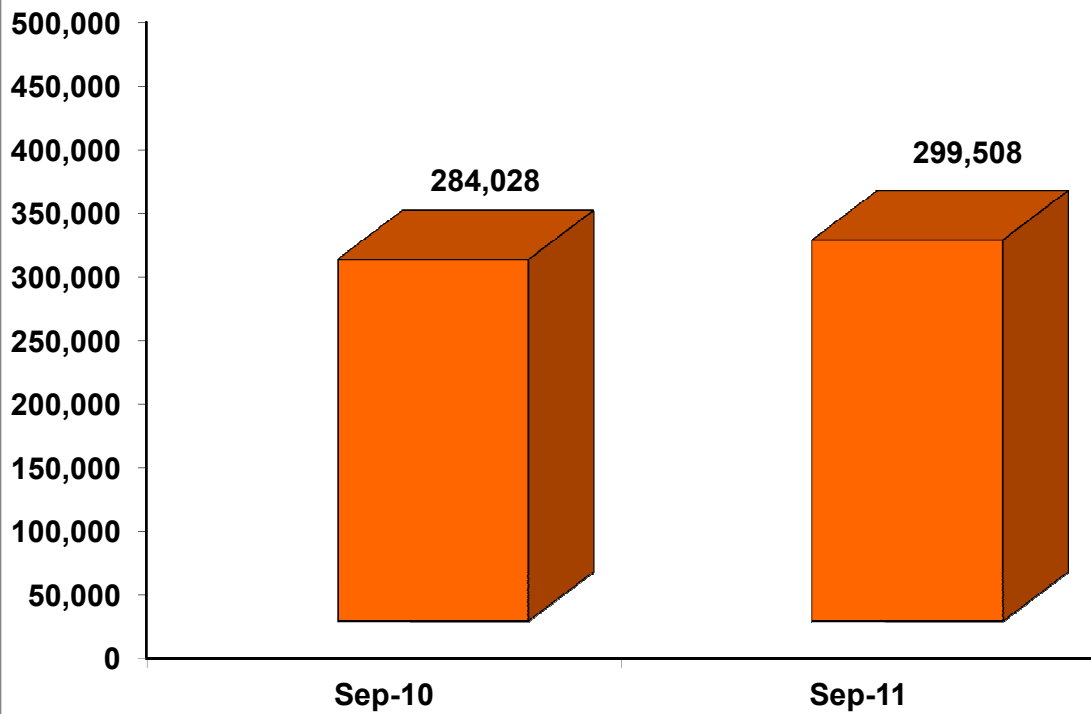
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



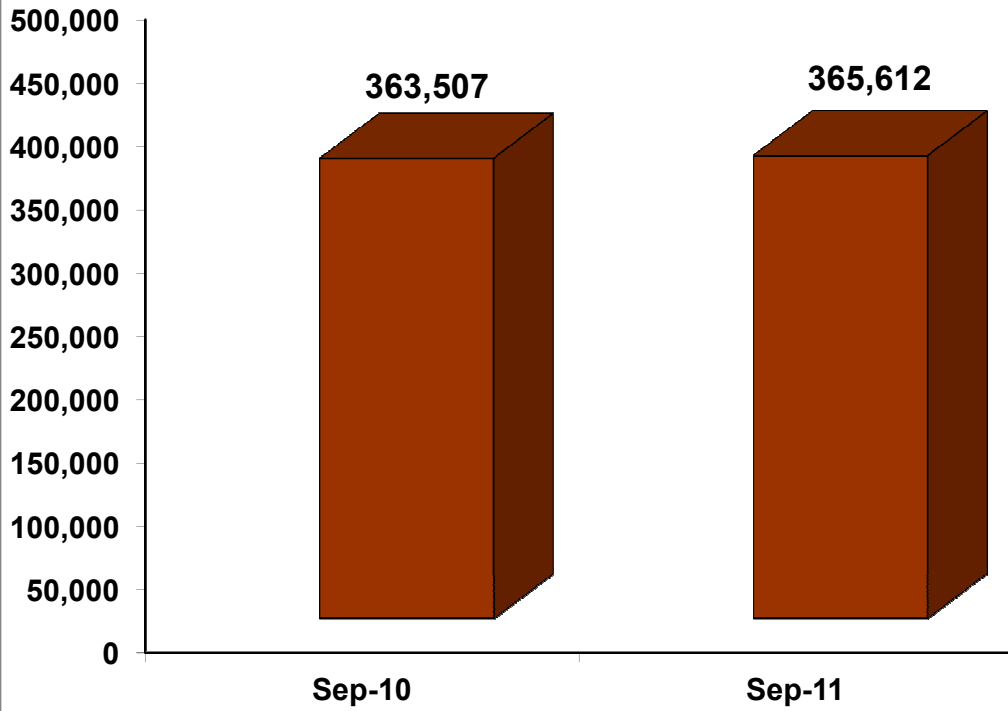
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



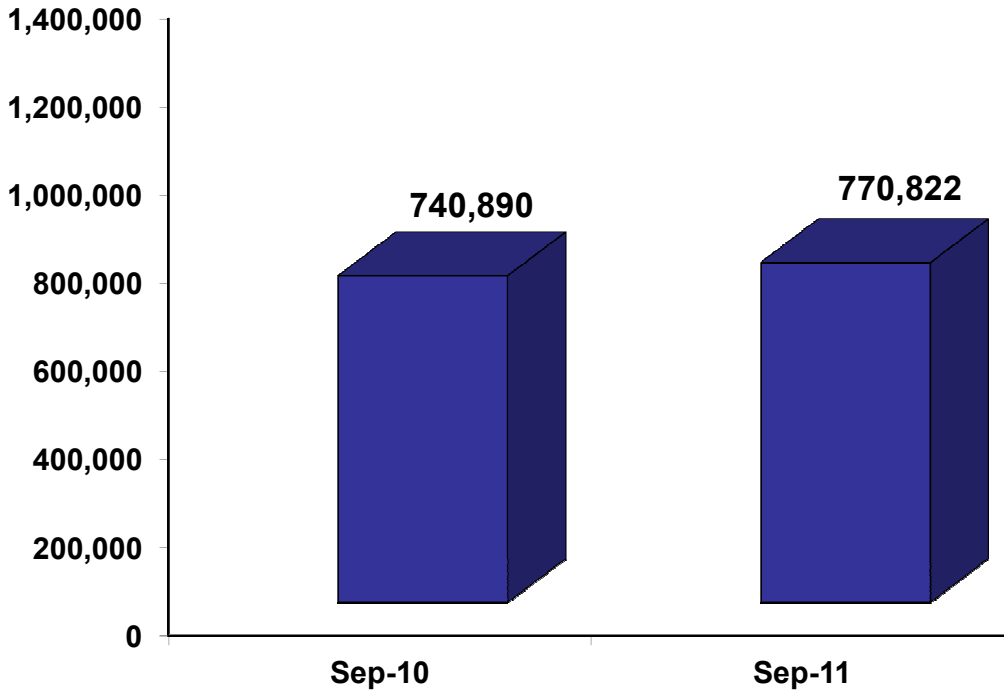
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



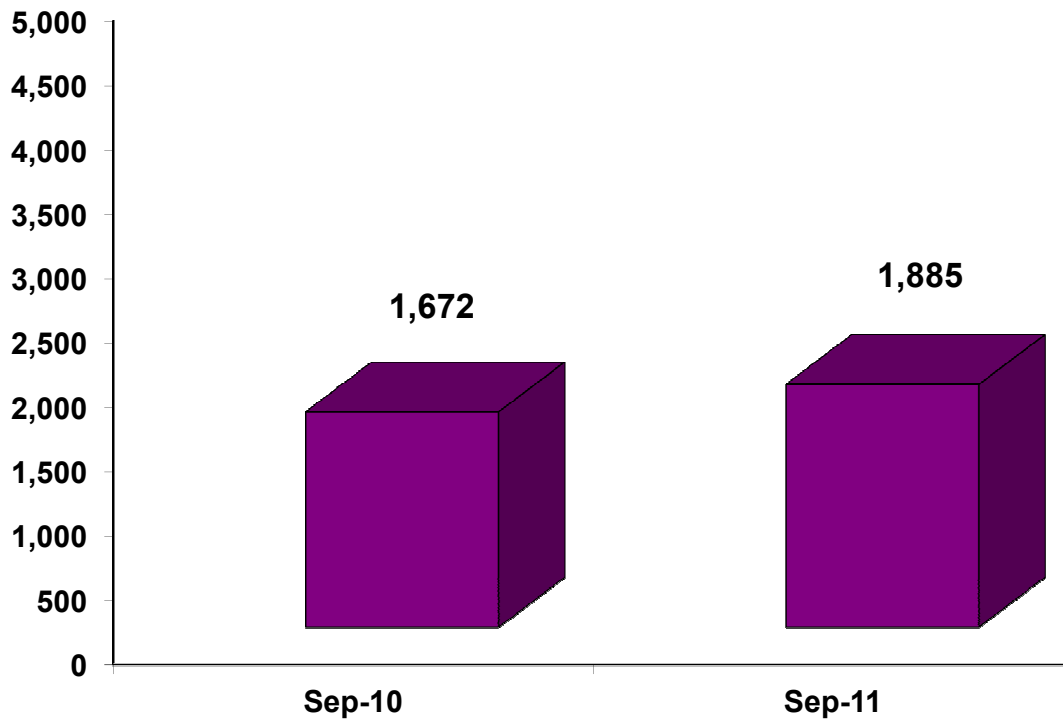
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



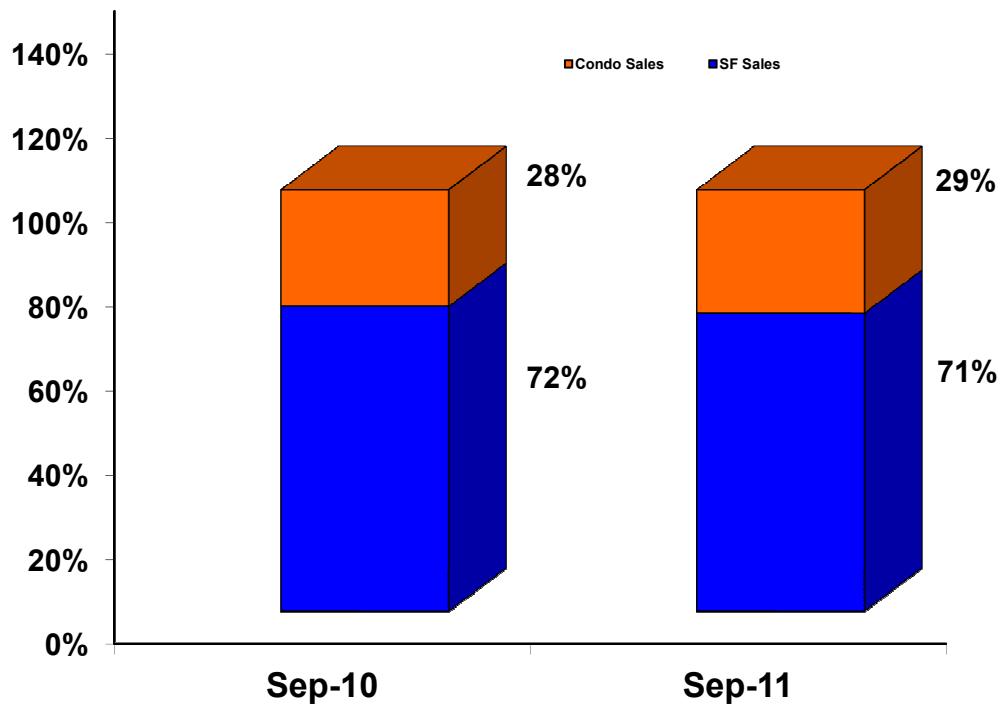
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



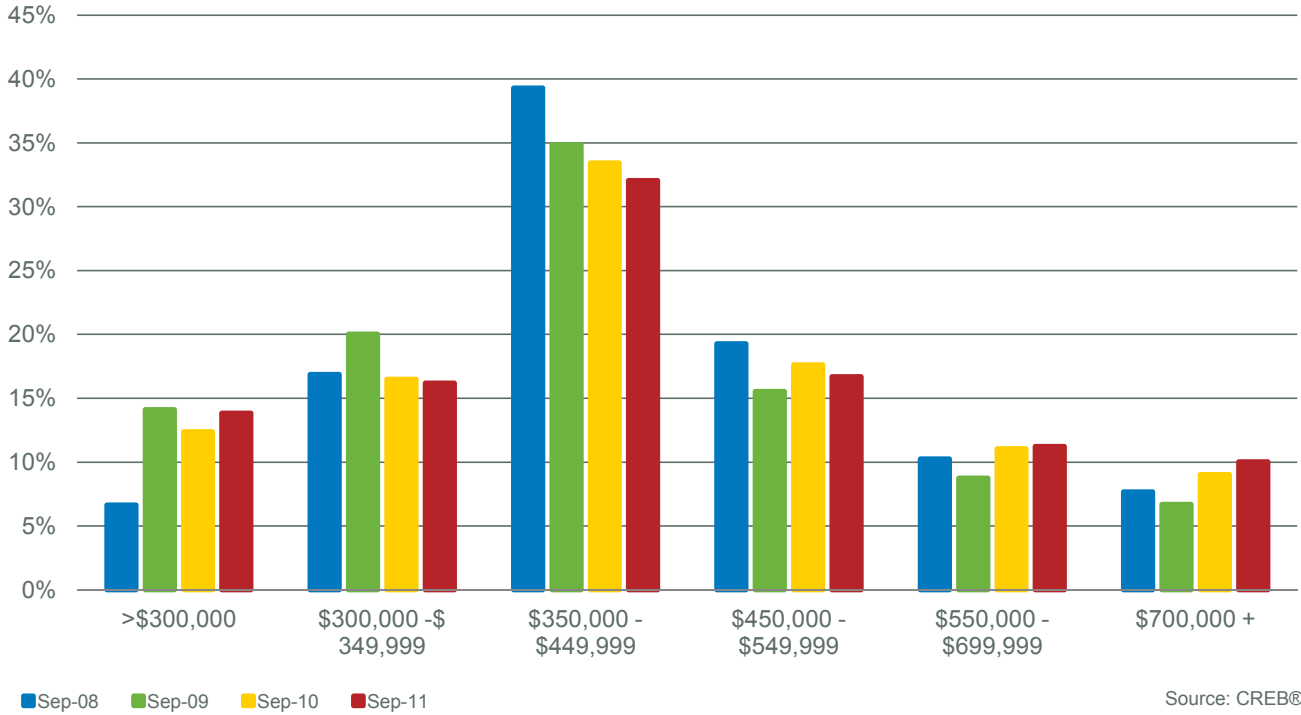
CREB® - TOTAL MLS® SALES



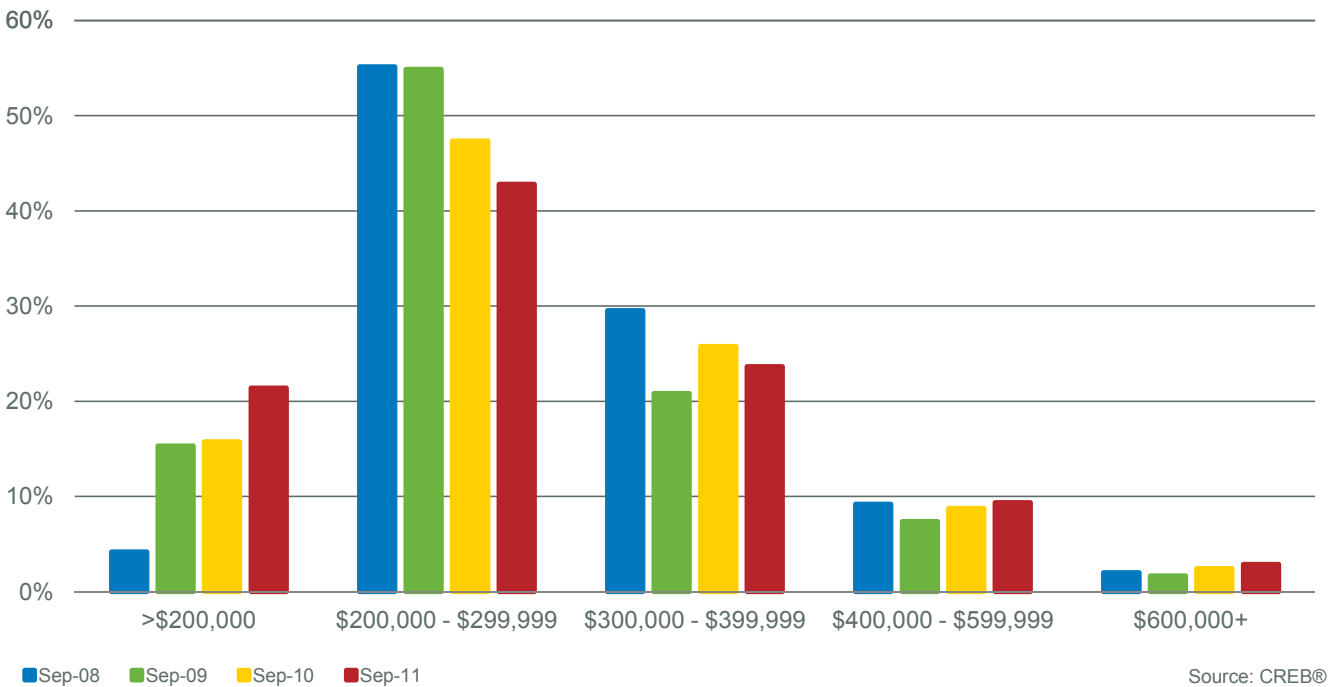
CREB® - METRO CONDO & SINGLE FAMILY
AS A PER CENT OF TOTAL METRO SALES



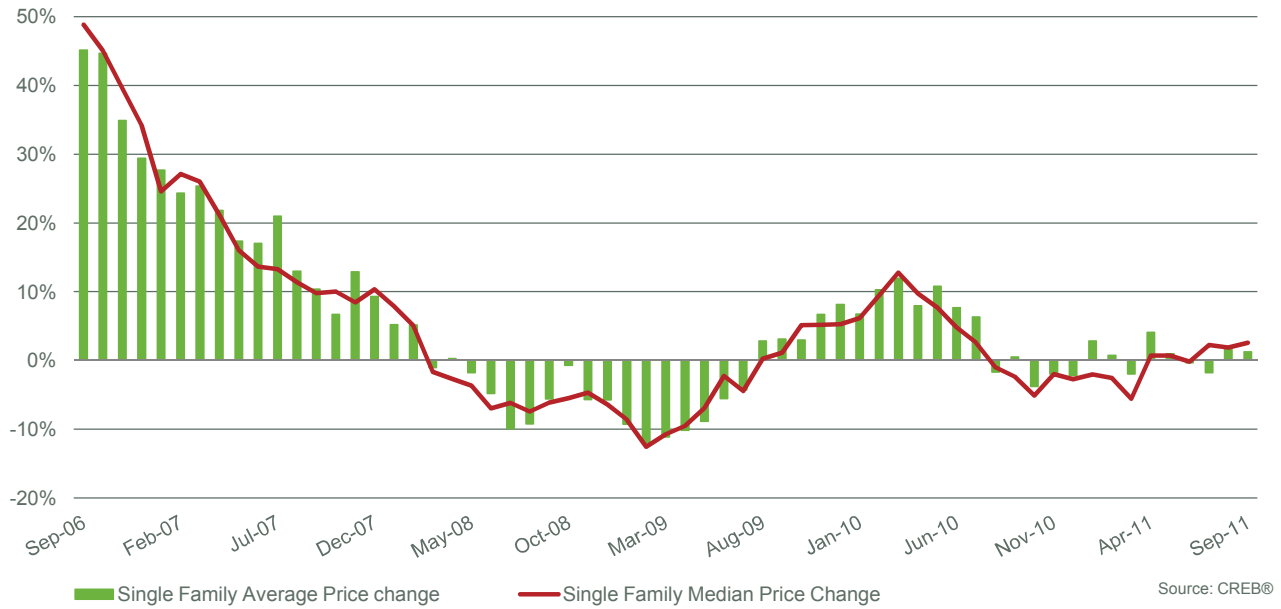
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY CONDOMINIUM AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE

