

## CALGARY HOUSING MARKET TO SIMMER, NOT SIZZLE

*Economic optimism, improved choice and price stability contribute to a balanced housing market*

**Calgary, May 3, 2010** – Calgary’s housing market continues at a healthy and balanced pace, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in April 2010 in the city of Calgary was up 5 per cent from the same time a year ago, while condominium sales saw an increase of 10 per cent from the same time a year ago.

April 2010 saw 1,352 single family homes sold in the city of Calgary. This is a decrease of 3 per cent from 1,396 sales in March 2010. In April 2009, single family home sales totaled 1,290. The number of condominium sales for the month of April 2010 was 639. This was an increase of 5 per cent from the 609 condominium transactions recorded in March 2010. In April 2009, condominium sales were 579.

“Continued economic optimism, improved choice and price stability are all contributing to a healthy and balanced housing market in Calgary,” says Diane Scott, president of CREB®. “Calgary’s housing market is set to simmer, not sizzle in 2010. We can be grateful that we are not facing any real danger of a housing bubble here in our market.”

“There has been some talk about a bubble in some parts of Canada but the rapid price increases seen in Vancouver, Victoria and southern Ontario have not been seen in Calgary,” Scott acknowledges. “Single family house prices are coming back nicely compared to 2009,” says Scott.

The average price of a single family home in the city of Calgary in April 2010 was \$460,378, showing an decrease of 2 per cent from March 2010, when the average price was \$471,269, and showing an increase of 8 per cent from April 2009, when the average price was \$426,311. The average price of a condominium in the city of Calgary was \$289,588, showing a 2 per cent decrease from March 2010, when the average price was \$296,660 and a 4 per cent increase over last year, when the average price was \$277,953. 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 April 2010 was \$417,000, showing a 1 per cent decrease from March 2010, when the median price was \$423,000, and a 10 per cent increase from April 2009, when the median price was \$380,000. The median price of a condominium in April 2010 was \$267,500, showing a 3 per cent decrease from March 2010, when the median was \$275,000. That’s up 7 per cent from April 2009, when the median price was \$251,000.

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.

“Our average price is holding relatively steady,” says Scott. “The pace of price increase has been tempered by the rate of new listings that has been growing faster than sales. Sales levels are still well below the high demand from 2004-2008, mainly because we are still not seeing high job growth and unemployment has remained high.”

Single family listings in the city of Calgary added for the month of April totaled 3,082, an increase of 3 per cent from March 2010 when 2,988 new listings were added, and showing an increase of 53 per cent from April 2009, when 2,010 new listings came to the market. Condominium new listings in the city of Calgary added for April 2010 were 1,335, down 3 per cent from March 2010, when the MLS® saw 1,376 condo listings coming to the market. This is an increase of 38 per cent from April 2009, when new condominium listings added were 967.

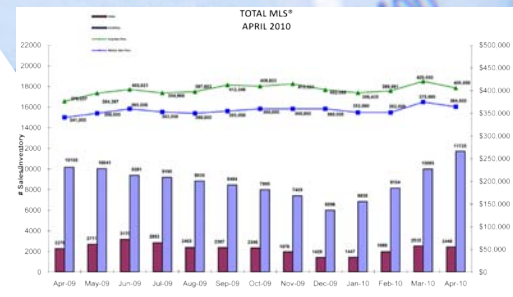
“Calgary didn’t see the impacts of the very low interest rates the way other areas of Canada did,” says Scott. “Calgarians are also not rushing out to beat the rate increases as they are seeing less risk of rising prices squeezing them out of the market.”

“In fact financially, Calgarians are in a very healthy position. Just over 37 per cent of our median pre-tax household income was needed to service the mortgage on a typical detached bungalow in Calgary—that’s below the national average,” says Scott.

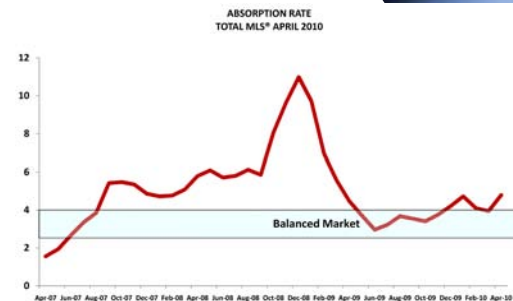
CREB® is a professional body of 5,337 licensed brokers and registered associates, representing 244 member offices and is dedicated to enhancing the value, integrity and expertise of its REALTOR® members.

REALTORS® are committed to a high standard of professional conduct, ongoing education, and a strict Code of Ethics and Standards of Business Practice. Using the services of a professional REALTOR® can help consumers take full advantage of real estate opportunities while reducing their risks when buying or selling real estate. 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](http://www.creb.com).

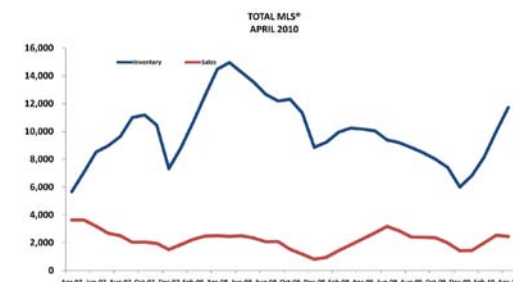
### Total MLS® Information



### Absorption Rate



### Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR APRIL 2010**

	<u>2010</u>	<u>2009</u>	<u>Mth Chg</u>	<u>** 2010 YTD</u>	<u>**2009 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	4,986	4,130	20.73%	n/a	n/a	n/a
New Listings Added	3,082	2,010	53.33%	10,042	8,159	23.08%
Sales	1,352	1,290	4.81%	4,538	3,747	21.11%
Avg DOM Sold	36	52	-30.77%	36	52	-30.77%
Avg DOM Active	42	58	-27.59%	42	58	-27.59%
Average Sale Price	460,378	426,311	7.99%	460,003	420,364	9.43%
Median Price	417,000	380,000	9.74%	415,000	376,900	10.11%
Total Sales	622,430,740	549,941,321	13.18%	2,087,491,367	1,575,102,353	32.53%
Sales \$/List \$	97.46%	96.03%	1.49%	97.54%	95.74%	1.87%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,445	2,043	19.68%	n/a	n/a	n/a
New Listings Added	1,335	967	38.06%	4,771	3,700	28.95%
Sales	639	579	10.36%	2,159	1,586	36.13%
Avg DOM Sold	41	58	-29.31%	42	57	-26.32%
Avg DOM Active	45	55	-18.18%	45	55	-18.18%
Average Sale Price	289,588	277,953	4.19%	288,695	276,694	4.34%
Median Price	267,500	251,000	6.57%	268,000	251,000	6.77%
Total Sales	185,046,845	160,934,924	14.98%	623,291,931	438,836,620	42.03%
Sales \$/List \$	97.04%	95.69%	1.41%	97.12%	95.41%	1.79%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,652	2,514	5.49%	n/a	n/a	n/a
New Listings Added	954	759	25.69%	3,439	3,012	14.18%
Sales	381	334	14.07%	1,386	957	44.83%
Avg DOM Sold	60	75	-20.00%	65	79	-17.72%
Avg DOM Active	81	88	-7.95%	81	88	-7.95%
Average Sale Price	353,498	338,501	4.43%	357,829	340,519	5.08%
Median Price	322,500	330,000	-2.27%	331,000	328,000	0.91%
Total Sales	134,682,570	113,059,415	19.13%	495,950,995	325,876,637	52.19%
Sales \$/List \$	97.06%	96.08%	1.02%	97.03%	95.84%	1.24%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	1,011	900	12.33%	n/a	n/a	n/a
New Listings Added	280	253	10.67%	1,005	858	17.13%
Sales	49	45	8.89%	211	128	64.84%
Avg DOM Sold	73	90	-18.89%	90	93	-3.23%
Avg DOM Active	98	99	-1.01%	98	99	-1.01%
Average Sale Price	880,543	648,033	35.88%	860,267	743,897	15.64%
Median Price	835,000	627,500	33.07%	760,000	635,000	19.69%
Total Sales	43,146,600	29,161,500	47.96%	181,516,275	95,218,800	90.63%
Sales \$/List \$	94.36%	93.15%	1.30%	94.66%	92.54%	2.29%
<b><u>RURAL LAND</u></b>						
Month End Inventory	513	489	4.91%	n/a	n/a	n/a
New Listings Added	104	98	6.12%	392	341	14.96%
Sales	17	14	21.43%	67	38	76.32%
Avg DOM Sold	111	87	27.59%	126	101	24.75%
Avg DOM Active	133	139	-4.32%	133	139	-4.32%
Average Sale Price	439,156	242,658	80.98%	414,234	372,422	11.23%
Median Price	335,000	237,000	41.35%	350,000	268,000	30.60%
Total Sales	7,465,650	3,397,217	119.76%	27,753,645	14,152,017	96.11%
Sales \$/List \$	95.43%	92.33%	3.36%	91.98%	93.08%	-1.18%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	11,725	10,168	15.31%	n/a	n/a	n/a
New Listings Added	5,800	4,117	40.88%	19,783	16,184	22.24%
Sales	2,448	2,276	7.56%	8,401	6,489	29.47%
Avg DOM Sold	42	58	-27.59%	45	58	-22.41%
Avg DOM Active	61	72	-15.28%	61	72	-15.28%
Average Sale Price	405,850	376,657	7.75%	406,887	377,685	7.73%
Median Price	364,500	341,000	6.89%	362,000	340,000	6.47%
Total Sales	993,519,805	857,270,527	15.89%	3,418,253,513	2,450,796,527	39.48%
Sales \$/List \$	97.17%	95.85%	1.37%	97.18%	95.55%	1.71%

\*Total MLS® includes Mobile Listings

\*\*Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time.

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

<i><b>SINGLE FAMILY</b></i>	<b>Apr-10</b>				<b>Apr-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.03%
100,000 - 199,999	10	0.74%	34	0.75%	13	1.01%	31	0.83%
200,000 - 299,999	141	10.43%	491	10.82%	174	13.50%	554	14.80%
300,000 - 349,999	201	14.87%	724	15.95%	279	21.64%	818	21.86%
350,000 - 399,999	236	17.46%	797	17.56%	265	20.56%	787	21.03%
400,000 - 449,999	250	18.49%	756	16.66%	193	14.97%	542	14.48%
450,000 - 499,999	155	11.46%	492	10.84%	99	7.68%	279	7.46%
500,000 - 549,999	88	6.51%	326	7.18%	81	6.28%	216	5.77%
550,000 - 599,999	61	4.51%	241	5.31%	50	3.88%	145	3.87%
600,000 - 649,999	55	4.07%	182	4.01%	33	2.56%	89	2.38%
650,000 - 699,999	34	2.51%	126	2.78%	25	1.94%	76	2.03%
700,000 - 799,999	51	3.77%	143	3.15%	24	1.86%	61	1.63%
800,000 - 899,999	28	2.07%	85	1.87%	22	1.71%	57	1.52%
900,000 - 999,999	13	0.96%	47	1.04%	8	0.62%	28	0.75%
1,000,000 - 1,249,999	16	1.18%	46	1.01%	14	1.09%	28	0.75%
1,250,000 - 1,499,999	9	0.67%	23	0.51%	5	0.39%	16	0.43%
1,500,000 - 1,749,999	1	0.07%	11	0.24%	3	0.23%	8	0.21%
1,750,000 - 1,999,999	-	0.00%	1	0.02%	-	0.00%	1	0.03%
2,000,000 - 2,499,999	3	0.22%	10	0.22%	-	0.00%	2	0.05%
2,500,000 - 2,999,999	-	0.00%	2	0.04%	-	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%	-	0.00%
Over 4,000,000	-	0.00%	1	0.02%	1	0.08%	1	0.03%
	<b>1,352</b>		<b>4,538</b>		<b>1,289</b>		<b>3,742</b>	

<i><b>CONDO</b></i>	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>	
0 - 99,999	2	0.31%	8	0.37%	-	0.00%	-	0.00%	
100,000 - 199,999	89	13.93%	330	15.28%	96	16.70%	257	16.26%	
200,000 - 299,999	313	48.98%	1,014	46.97%	313	54.43%	889	56.23%	
300,000 - 349,999	108	16.90%	371	17.18%	82	14.26%	227	14.36%	
350,000 - 399,999	56	8.76%	198	9.17%	28	4.87%	82	5.19%	
400,000 - 449,999	29	4.54%	94	4.35%	26	4.52%	49	3.10%	
450,000 - 499,999	13	2.03%	48	2.22%	8	1.39%	18	1.14%	
500,000 - 549,999	7	1.10%	24	1.11%	8	1.39%	17	1.08%	
550,000 - 599,999	6	0.94%	25	1.16%	7	1.22%	12	0.76%	
600,000 - 649,999	8	1.25%	18	0.83%	3	0.52%	8	0.51%	
650,000 - 699,999	2	0.31%	8	0.37%	1	0.17%	4	0.25%	
700,000 - 799,999	3	0.47%	11	0.51%	1	0.17%	6	0.38%	
800,000 - 899,999	2	0.31%	6	0.28%	-	0.00%	2	0.13%	
900,000 - 999,999	1	0.16%	2	0.09%	-	0.00%	1	0.06%	
1,000,000 - 1,249,999	-	0.00%	1	0.05%	1	0.17%	6	0.38%	
1,250,000 - 1,499,999	-	0.00%	1	0.05%	-	0.00%	1	0.06%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	1	0.06%	
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
2,000,000 - 2,499,999	-	0.00%	-	0.00%	1	0.17%	1	0.06%	
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%	
	<b>639</b>		<b>2,159</b>		<b>575</b>		<b>1,581</b>		

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

<b>TOWNS</b>	<b>Apr-10</b>				<b>Apr-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	9	2.36%	30	2.16%	7	2.10%	16	1.67%
100,000 - 199,999	35	9.19%	141	10.17%	32	9.61%	97	10.15%
200,000 - 299,999	102	26.77%	342	24.68%	89	26.73%	258	26.99%
300,000 - 349,999	67	17.59%	257	18.54%	78	23.42%	212	22.18%
350,000 - 399,999	58	15.22%	220	15.87%	51	15.32%	155	16.21%
400,000 - 449,999	37	9.71%	142	10.25%	25	7.51%	95	9.94%
450,000 - 499,999	23	6.04%	72	5.19%	19	5.71%	39	4.08%
500,000 - 549,999	18	4.72%	66	4.76%	15	4.50%	30	3.14%
550,000 - 599,999	8	2.10%	23	1.66%	9	2.70%	22	2.30%
600,000 - 649,999	8	2.10%	24	1.73%	-	0.00%	3	0.31%
650,000 - 699,999	3	0.79%	14	1.01%	2	0.60%	5	0.52%
700,000 - 799,999	4	1.05%	15	1.08%	4	1.20%	9	0.94%
800,000 - 899,999	4	1.05%	13	0.94%	-	0.00%	2	0.21%
900,000 - 999,999	1	0.26%	11	0.79%	-	0.00%	3	0.31%
1,000,000 - 1,249,999	1	0.26%	9	0.65%	1	0.30%	6	0.63%
1,250,000 - 1,499,999	3	0.79%	5	0.36%	-	0.00%	2	0.21%
1,500,000 - 1,749,999	-	0.00%	1	0.07%	1	0.30%	2	0.21%
1,750,000 - 1,999,999	-	0.00%	1	0.07%	-	0.00%	-	0.00%
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%
	<b>381</b>		<b>1,386</b>		<b>333</b>		<b>956</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	1	0.47%	1	2.22%	1	0.78%
100,000 - 199,999	2	4.08%	8	3.79%	2	4.44%	3	2.34%
200,000 - 299,999	1	2.04%	7	3.32%	7	15.56%	9	7.03%
300,000 - 349,999	-	0.00%	12	5.69%	1	2.22%	3	2.34%
350,000 - 399,999	1	2.04%	4	1.90%	1	2.22%	7	5.47%
400,000 - 449,999	1	2.04%	3	1.42%	3	6.67%	11	8.59%
450,000 - 499,999	1	2.04%	7	3.32%	1	2.22%	6	4.69%
500,000 - 549,999	-	0.00%	6	2.84%	2	4.44%	7	5.47%
550,000 - 599,999	2	4.08%	12	5.69%	2	4.44%	8	6.25%
600,000 - 649,999	5	10.20%	15	7.11%	4	8.89%	9	7.03%
650,000 - 699,999	2	4.08%	12	5.69%	3	6.67%	5	3.91%
700,000 - 799,999	7	14.29%	28	13.27%	6	13.33%	19	14.84%
800,000 - 899,999	7	14.29%	27	12.80%	5	11.11%	11	8.59%
900,000 - 999,999	4	8.16%	16	7.58%	3	6.67%	7	5.47%
1,000,000 - 1,249,999	9	18.37%	23	10.90%	1	2.22%	10	7.81%
1,250,000 - 1,499,999	4	8.16%	15	7.11%	2	4.44%	5	3.91%
1,500,000 - 1,749,999	2	4.08%	6	2.84%	-	0.00%	1	0.78%
1,750,000 - 1,999,999	-	0.00%	3	1.42%	-	0.00%	1	0.78%
2,000,000 - 2,499,999	1	2.04%	4	1.90%	-	0.00%	3	2.34%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	1	2.22%	2	1.56%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	0.47%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.47%	-	0.00%	-	0.00%
	<b>49</b>		<b>211</b>		<b>45</b>		<b>128</b>	

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**CALGARY REAL ESTATE BOARD  
CALGARY METRO  
SINGLE FAMILY BY STYLE  
APRIL 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
<b>NW</b>								
BK-SP	11	6	1	334,800	334,800	334,800	20	95.68%
BLEVL	129	81	42	403,202	16,934,500	383,000	40	96.60%
BUNG	423	261	115	431,308	49,600,450	424,500	32	97.80%
BUNGH	12	7	5	411,500	2,057,500	426,000	34	98.37%
HL-SP	2	1	1	567,000	567,000	567,000	91	98.63%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	102	61	27	533,748	14,411,188	522,000	32	97.51%
SPLT3	10	6	2	392,500	785,000	360,000	45	96.04%
SPLT4	82	56	23	408,378	9,392,700	395,000	22	97.57%
SPLT5	3	3	2	433,000	866,000	420,000	36	102.50%
ST1.5	32	20	4	434,250	1,737,000	425,000	27	97.61%
ST2	860	583	251	508,811	127,711,678	459,500	40	97.68%
ST2.5	7	2	2	752,500	1,505,000	460,000	41	95.62%
ST3	5	3	0	-	-	-	0	0.00%
VILLA	4	2	1	489,000	489,000	489,000	27	97.82%
<b>NE</b>								
BK-SP	2	2	1	306,000	306,000	306,000	20	97.30%
BLEVL	177	108	44	296,058	13,026,533	300,500	34	97.45%
BUNG	266	136	64	290,673	18,603,040	289,000	43	96.64%
BUNGH	2	2	0	-	-	-	0	0.00%
SPLT2	23	13	7	380,429	2,663,000	390,000	33	94.42%
SPLT3	17	12	2	235,500	471,000	222,500	27	98.17%
SPLT4	100	44	14	302,607	4,236,500	306,000	47	95.41%
SPLT5	2	0	0	-	-	-	0	0.00%
ST1.5	5	3	1	330,000	330,000	330,000	79	96.35%
ST2	376	220	91	323,180	29,409,400	333,000	40	96.88%
ST3	1	0	1	369,900	369,900	369,900	52	100.00%
<b>SW</b>								
BK-SP	6	3	0	-	-	-	0	0.00%
BLEVL	52	38	21	353,952	7,433,000	345,000	35	97.90%
BUNG	355	229	107	515,904	55,201,750	445,100	28	96.97%
BUNGH	20	7	0	-	-	-	0	0.00%
SPLT2	72	33	16	540,531	8,648,500	505,000	35	97.33%
SPLT3	16	12	1	749,900	749,900	749,900	10	100.00%
SPLT4	63	42	23	448,457	10,314,500	426,000	23	97.98%
SPLT5	11	7	1	435,000	435,000	435,000	88	96.90%
ST1.5	25	13	3	1,054,667	3,164,000	874,000	21	96.11%
ST2	726	443	191	576,652	110,140,438	524,900	35	97.51%
ST2.5	12	7	2	1,552,000	3,104,000	654,000	33	93.36%
ST3	16	5	3	888,667	2,666,000	807,500	55	95.27%
VILLA	2	2	2	557,500	1,115,000	480,000	33	99.12%
<b>SE</b>								
BK-SP	7	5	2	387,500	775,000	350,000	22	98.75%
BLEVL	44	34	20	362,645	7,252,900	336,500	34	98.48%
BUNG	178	122	49	389,297	19,075,550	355,000	28	97.63%
BUNGH	3	0	1	1,125,000	1,125,000	1,125,000	51	97.91%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	64	54	20	563,175	11,263,500	497,000	22	97.36%
SPLT3	5	4	0	-	-	-	0	0.00%
SPLT4	46	37	22	373,936	8,226,600	350,000	34	97.93%
SPLT5	5	2	0	-	-	-	0	0.00%
ST1.5	3	3	2	485,000	970,000	305,000	72	94.73%
ST2	530	324	162	457,660	74,140,913	423,000	39	98.00%
ST2.5	1	1	0	-	-	-	0	0.00%

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

**CALGARY REAL ESTATE BOARD  
CALGARY METRO  
CONDO BY STYLE  
APRIL 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
APART	366	187	112	251,521	28,170,387	245,000	45	96.60%
APRTM	15	11	2	299,000	598,000	216,000	70	95.71%
BLEVL	19	9	4	232,500	930,000	220,000	26	94.97%
BUNG	35	20	8	344,163	2,753,300	320,000	38	97.94%
BUNGH	0	1	1	318,000	318,000	318,000	16	98.51%
LOFT	2	1	1	379,500	379,500	379,500	47	97.61%
PENTH	2	2	1	287,000	287,000	287,000	78	97.32%
SPLT2	12	7	1	480,000	480,000	480,000	12	97.98%
SPLT4	13	7	4	345,425	1,381,700	312,000	52	96.38%
SPLT5	3	3	2	309,000	618,000	305,000	60	96.59%
ST1.5	2	1	1	307,000	307,000	307,000	17	98.71%
ST2	176	122	55	311,529	17,134,100	299,500	32	97.72%
ST2.5	2	2	0	-	-	-	0	0.00%
ST3	18	15	3	431,000	1,293,000	464,000	23	97.67%
VILLA	2	3	1	404,500	404,500	404,500	12	99.88%
<b>NE</b>								
APART	76	37	15	182,647	2,739,700	195,000	47	97.59%
APRTM	1	1	0	-	-	-	0	0.00%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	6	4	0	-	-	-	0	0.00%
BUNG	8	4	0	-	-	-	0	0.00%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	6	1	0	-	-	-	0	0.00%
ST2	89	40	24	196,613	4,718,700	186,500	40	96.35%
ST2.5	0	0	1	185,000	185,000	185,000	65	97.42%
VILLA	1	1	0	-	-	-	0	0.00%
<b>SW</b>								
APART	911	462	203	282,693	57,386,773	261,500	44	96.90%
APRTM	42	22	7	298,229	2,087,600	279,900	55	97.17%
BK-SP	2	1	0	-	-	-	0	0.00%
BLEVL	18	9	10	241,540	2,415,400	215,000	55	96.29%
BUNG	46	26	13	337,477	4,387,200	305,000	45	97.87%
BUNGH	1	1	3	394,000	1,182,000	340,000	21	98.60%
LOFT	26	14	4	506,063	2,024,250	360,000	90	92.02%
PENTH	23	12	2	296,500	593,000	255,000	31	90.12%
SPLT2	6	5	1	249,000	249,000	249,000	44	90.55%
SPLT3	3	3	0	-	-	-	0	0.00%
SPLT4	19	13	11	339,264	3,731,900	335,000	45	97.98%
SPLT5	9	2	1	535,000	535,000	535,000	26	99.28%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	155	111	72	320,865	23,102,254	305,000	28	97.40%
ST2.5	2	2	1	345,000	345,000	345,000	29	98.60%
ST3	63	29	8	543,188	4,345,500	445,000	27	97.56%
VILLA	7	6	6	573,333	3,440,000	530,000	45	96.37%
<b>SE</b>								
APART	126	59	23	245,034	5,635,783	228,500	40	97.15%
APRTM	1	1	0	-	-	-	0	0.00%
BLEVL	8	5	2	219,000	438,000	190,000	58	97.01%
BUNG	12	6	5	294,200	1,471,000	287,500	32	96.23%
LOFT	1	1	0	-	-	-	0	0.00%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	4	3	1	230,000	230,000	230,000	32	97.91%
SPLT4	3	4	5	297,000	1,485,000	288,000	32	98.39%
SPLT5	1	2	1	293,000	293,000	293,000	14	97.70%
ST2	84	47	21	284,614	5,976,898	270,000	44	97.74%
ST3	7	5	2	342,250	684,500	293,000	18	98.63%

**CALGARY REAL ESTATE BOARD  
COMMERCIAL SUMMARY**

**Year to Date Apr 30, 2010**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	6	10.34	100		
OFC	L	9	14.03	113		
RET	L	2	19.29	58		
AGR	S	6	1,614,167	104	9,685,000	84.05%
BUS	S	23	86,261	99	1,984,008	83.91%
BWP	S	5	441,400	215	2,207,000	90.71%
IND	S	24	458,334	128	11,000,013	91.10%
LAN	S	14	920,986	158	12,893,800	88.49%
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	82.76%

**Year to Date Apr 30, 2009**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.558	42		
BWP	L	1		94		
IND	L	11	10.1209	99		
OFC	L	13	15.289818	87		
RET	L	6	15.6078	152		
AGR	S	5	726,800	91	3,634,000	98.76%
BUS	S	19	84,082	121	1,597,550	87.65%
BWP	S	5	2,807,600	148	14,038,000	94.60%
IND	S	18	791,542	124	14,247,750	78.76%
LAN	S	5	172,500	496	345,000	89.84%
MFC	S	6	1,098,333	100	6,590,000	87.47%
OFC	S	3	314,667	124	944,000	96.92%
RET	S	4	213,750	190	855,000	91.54%

**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
<b>2006</b>													
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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
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
<b>2010</b>													
New Listings	1,822	2,154	2,988	3,082									10,042
Sales	762	1,035	1,396	1,352									4,538
Avg Price	441,217	458,254	471,269	460,378									460,003
Median	398,000	411,000	423,000	417,000									415,000
Avg DOM	43	34	33	36									36

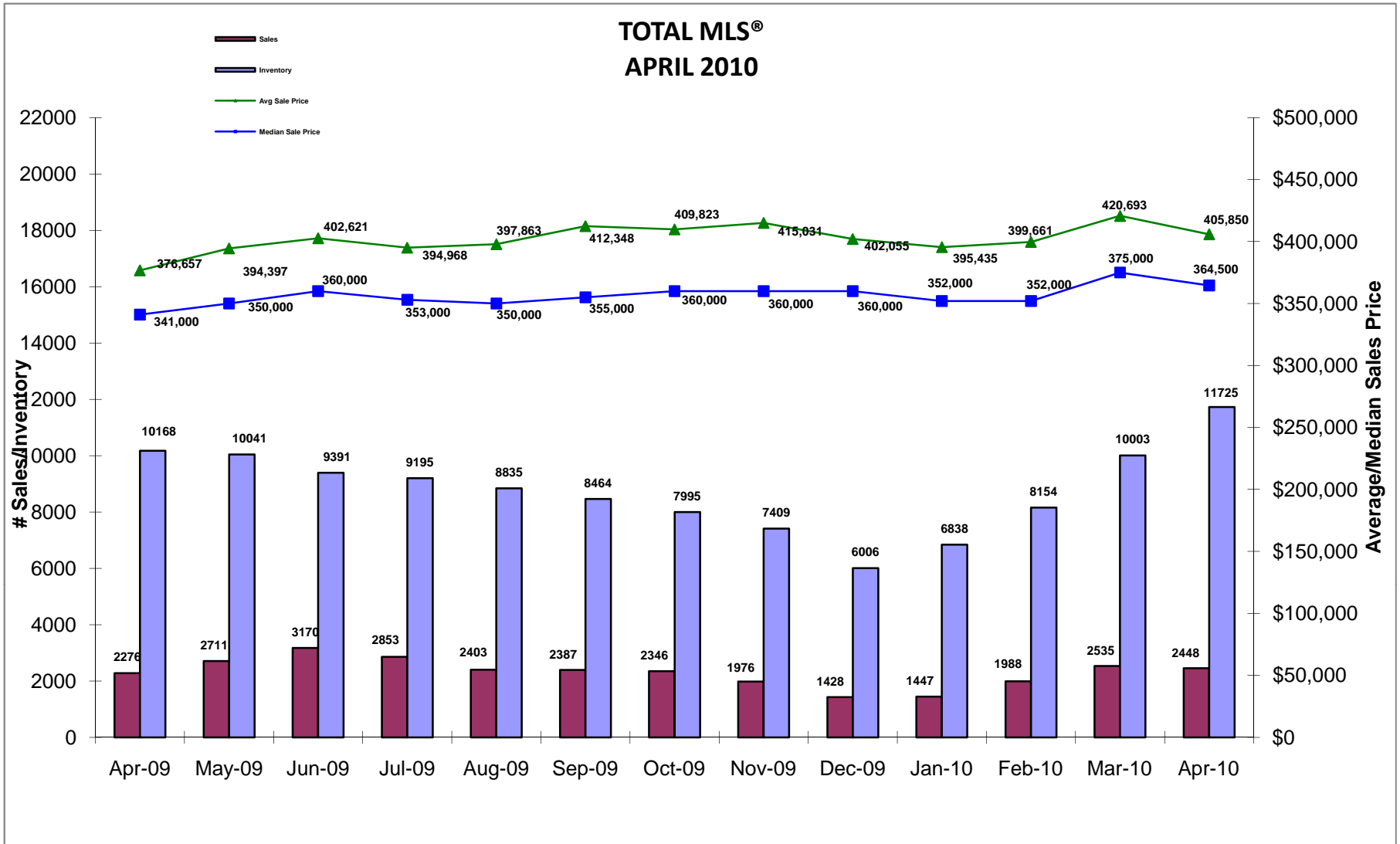


**CALGARY REAL ESTATE BOARD  
CONDOMINIUM CALGARY METRO  
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
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
<b>2010</b>													
New Listings	951	1,109	1,376	1,335									4,771
Sales	376	536	609	639									2,159
Avg Price	282,639	282,880	296,600	289,588									288,695
Median	265,000	265,900	275,000	267,500									268,000
Avg DOM	50	43	39	41									42

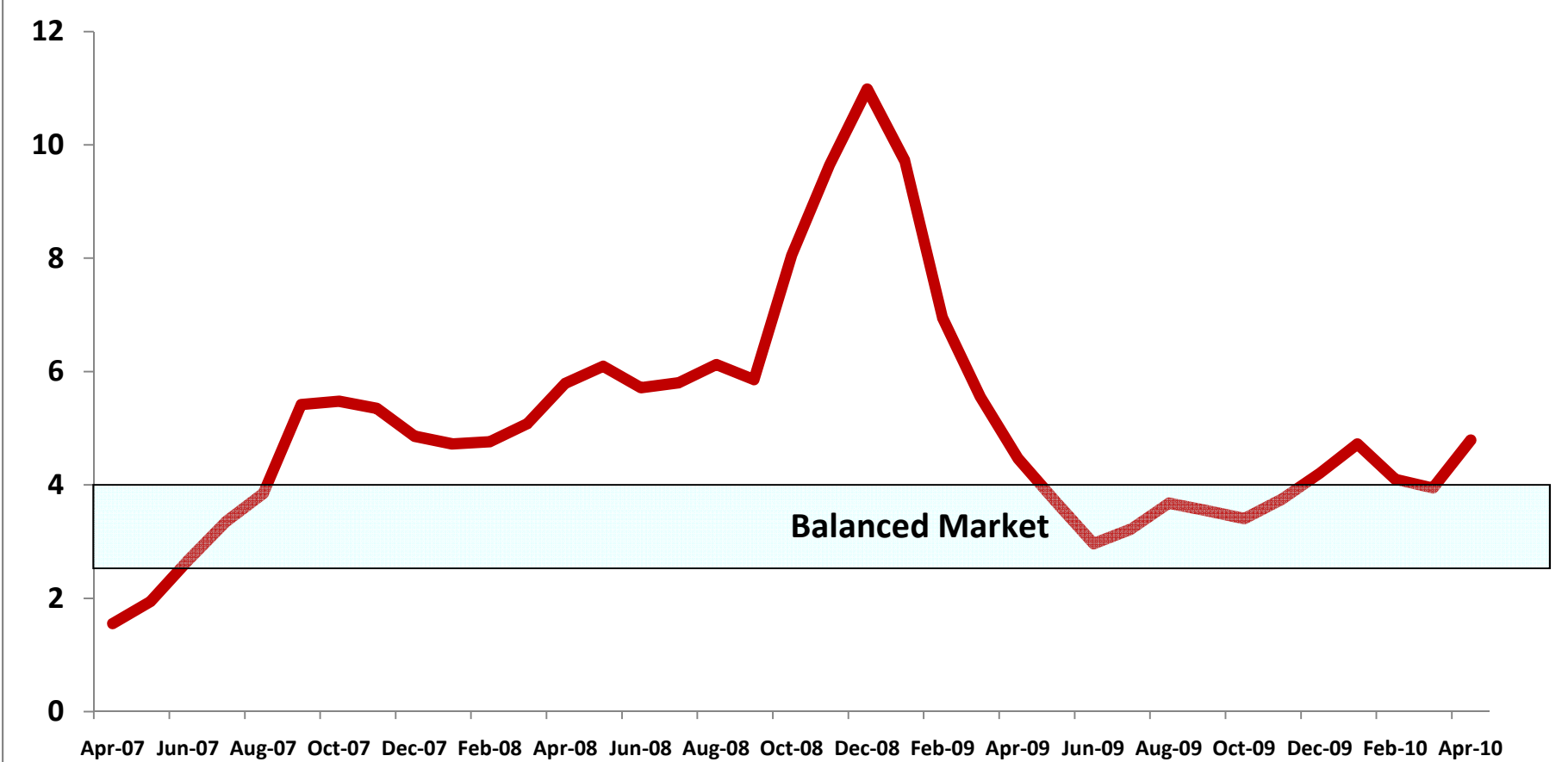
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## TOTAL MLS® APRIL 2010

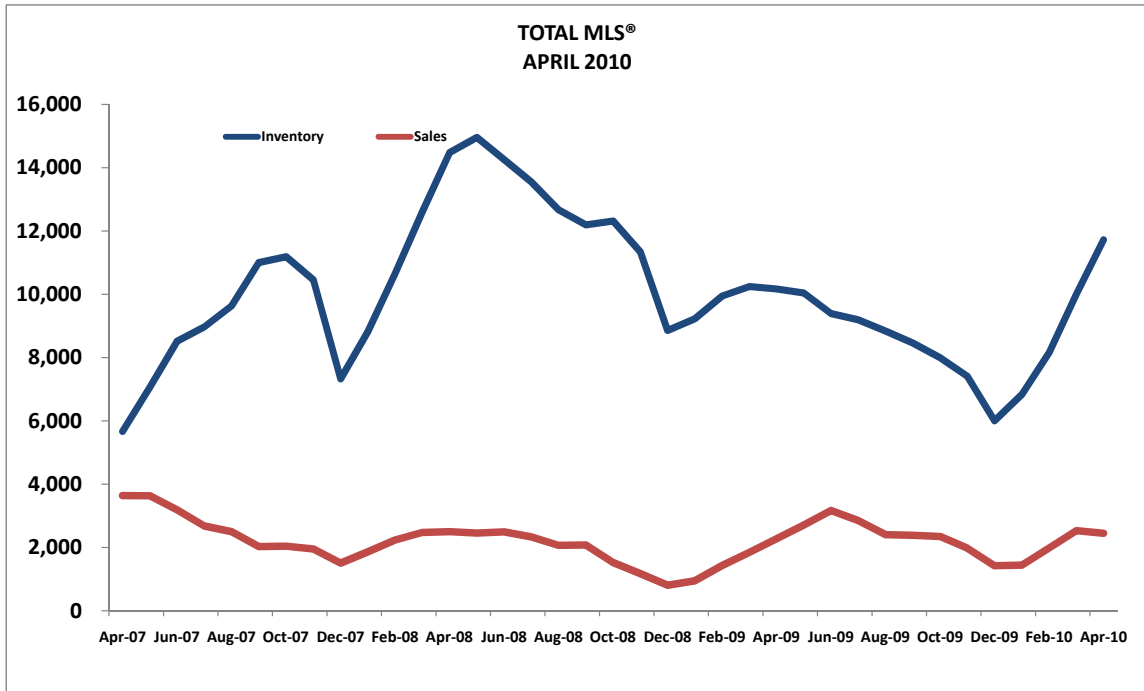


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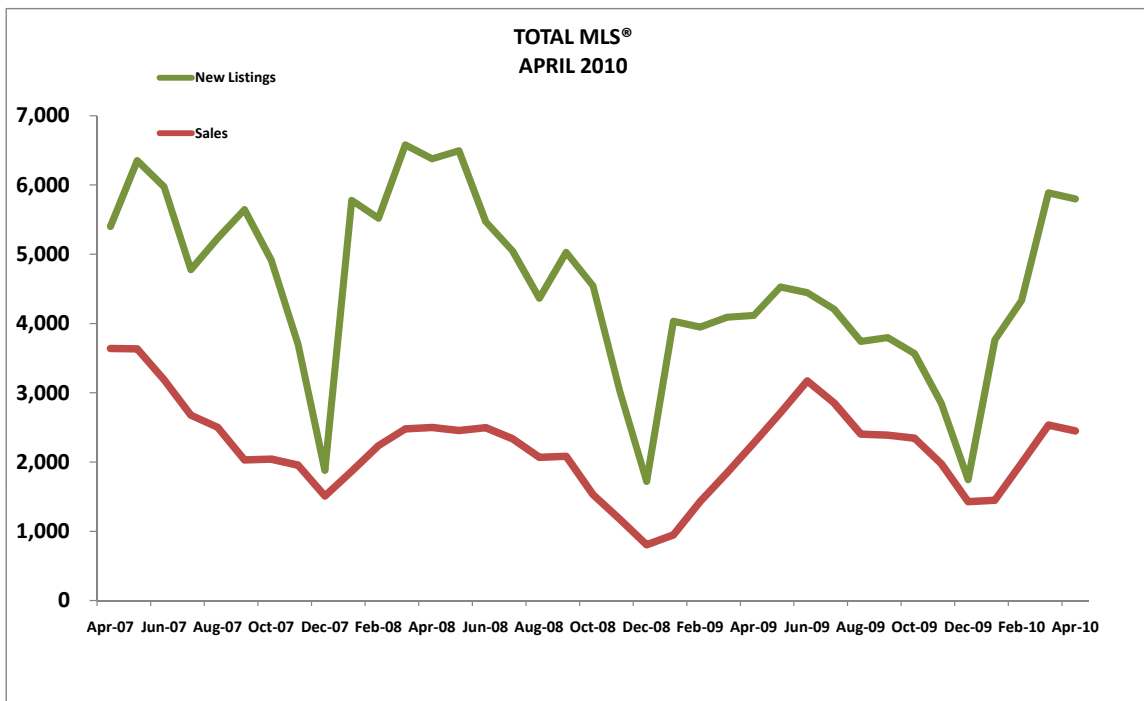
ABSORPTION RATE  
TOTAL MLS® APRIL 2010



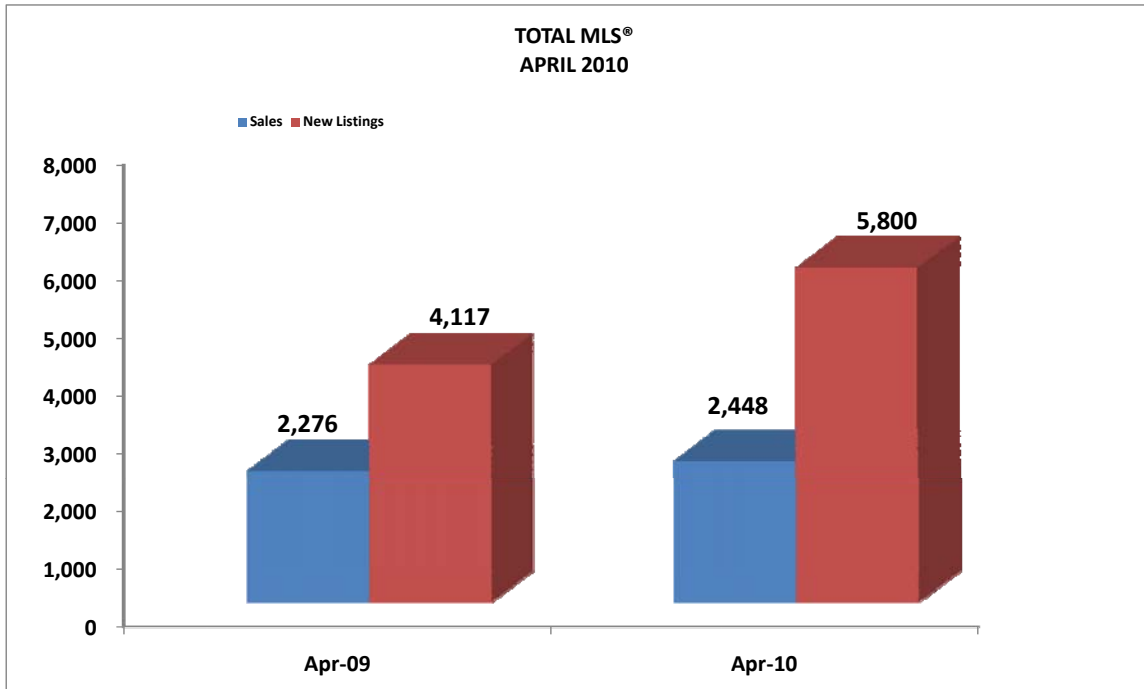
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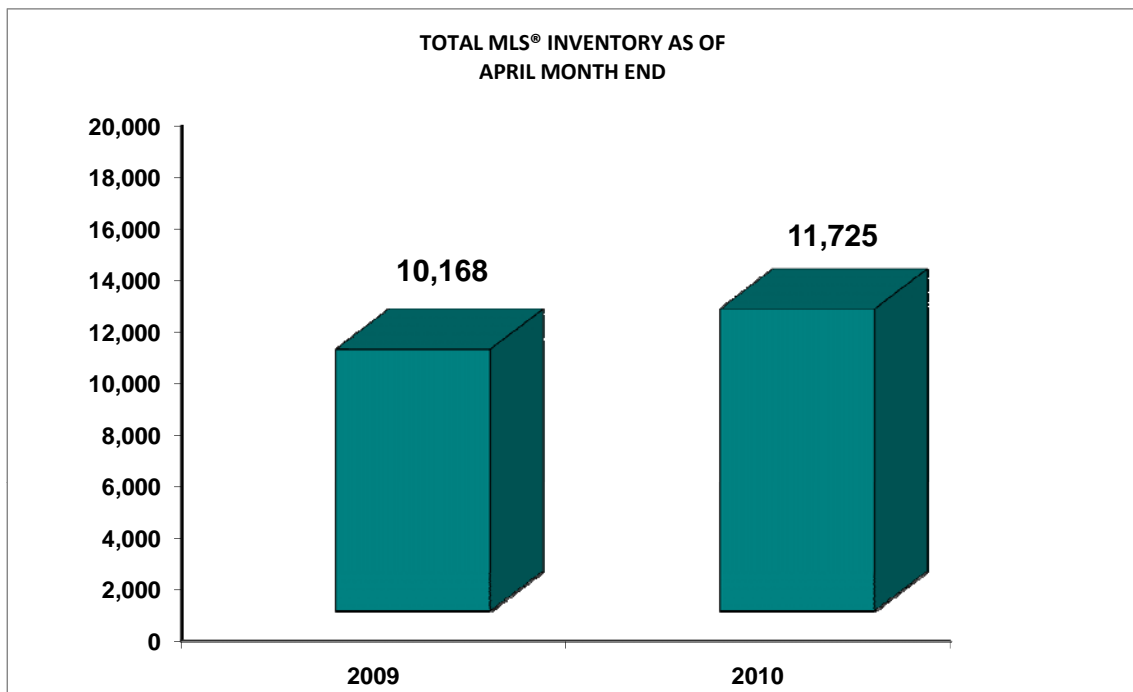
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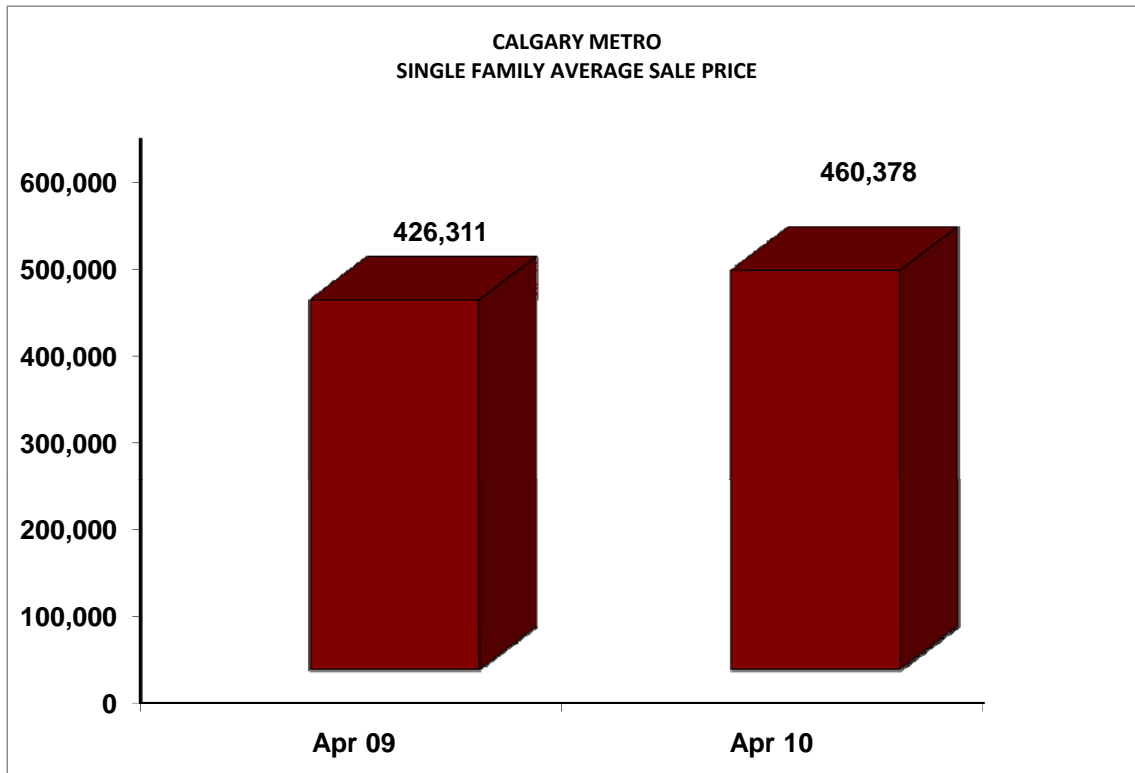
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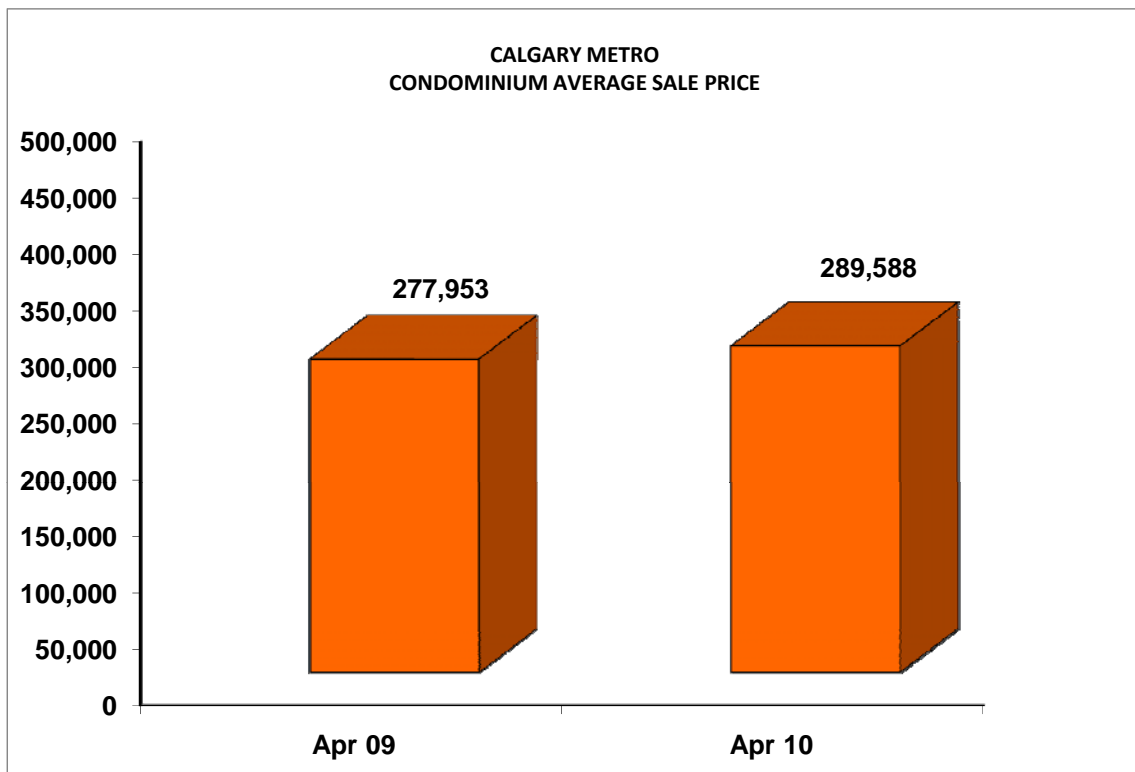
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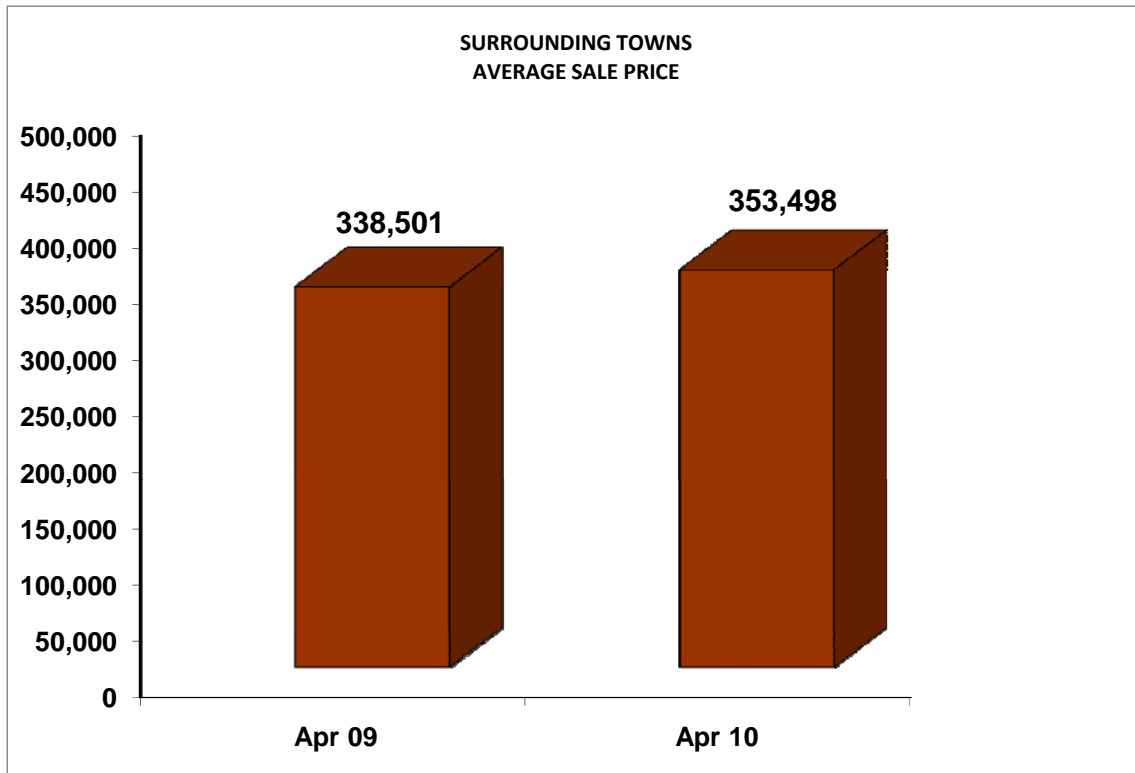
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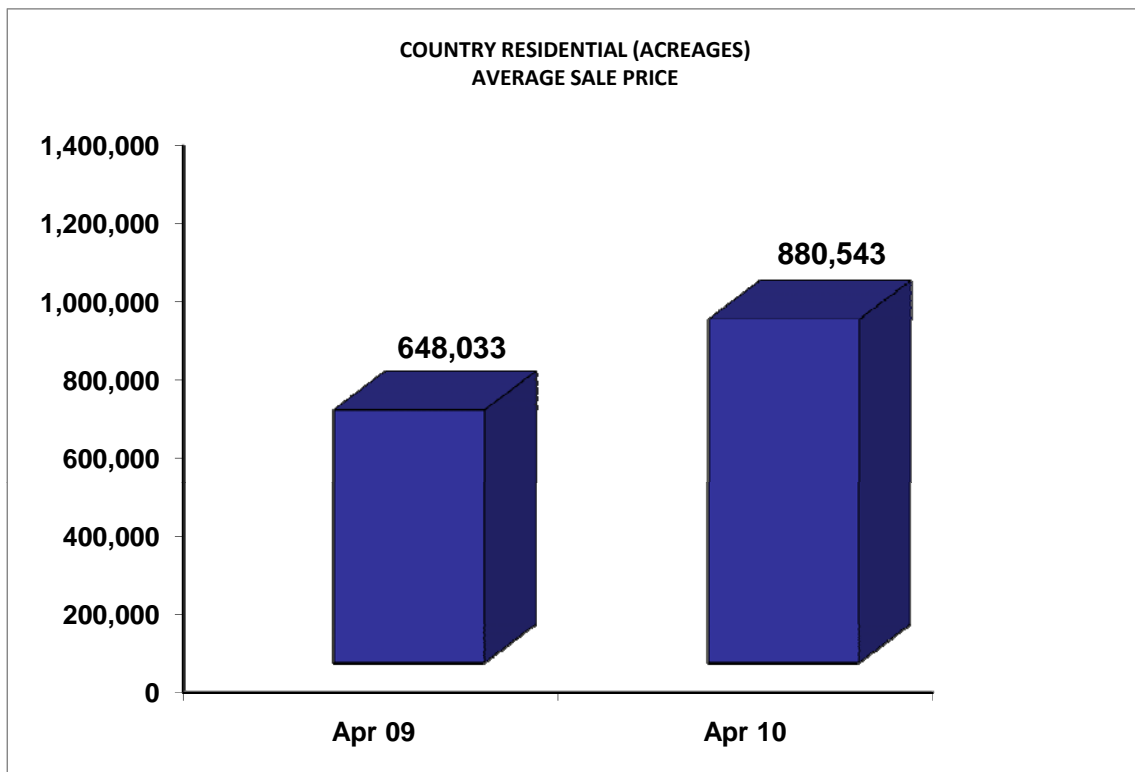
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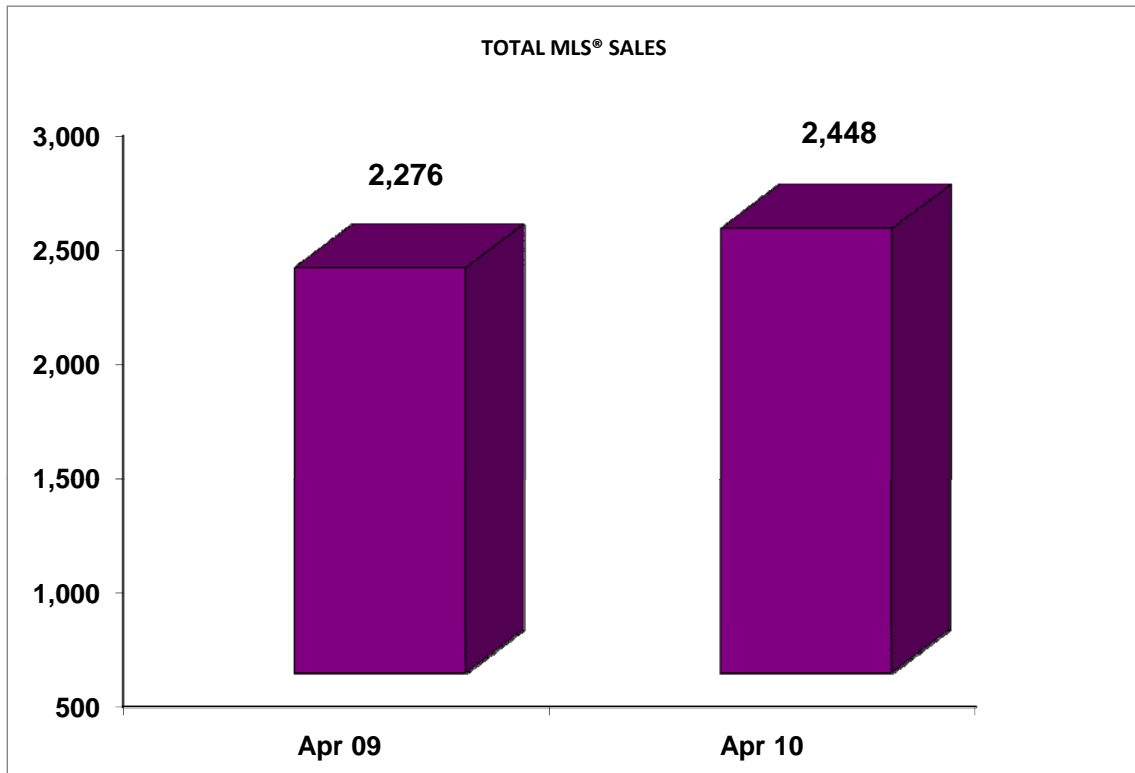
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