

## MAY BRINGS MARKED DECLINE IN HOME SALES

*Average price rises as move-up buyers enter market*

**Calgary, June 1, 2010** – Calgary home sales showed a marked decline in the month of May, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in May 2010 in the city of Calgary was down 20 per cent from the same time a year ago, and condominium sales saw a decrease of 21 per cent from the same time a year ago.

May 2010 saw 1,262 single family homes sold in the city of Calgary. This is a decrease of 7 per cent from 1,352 sales in April 2010. In May 2009, single family home sales totaled 1,584. The number of condominium sales for the month of May 2010 was 518. This was a decrease of 19 per cent from the 639 condominium transactions recorded in April 2010. In May 2009, condominium sales were 653.

“The first quarter of 2010 was exceptionally strong with our spring sales coming early in the wake of anticipated mortgage hikes,” says Diane Scott, president of CREB®. “We believe there are a number of factors contributing to this marked slowdown including a declining number of first-time homebuyers in the market, a rise in monthly carrying costs as mortgage rates rise and to some extent market jitters in the wake of Greece’s financial crisis,” says Scott.

“Consumers are feeling a little nervous about the recent instability of the stock markets—and with mortgage rate hikes behind us, it’s understandable that feelings of urgency among buyers have lessened,” adds Scott.

The average price of a single family home in the city of Calgary in May 2010 was \$483,240, showing an increase of 5 per cent from April 2010, when the average price was \$460,378, and showing an increase of 11 per cent from May 2009, when the average price was \$436,427. The average price of a condominium in the city of Calgary was \$304,662, showing a 5 per cent increase from April 2010, when the average price was \$289,588 and an 11 per cent increase over last year, when the average price was \$275,212. 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.

“Our inventory is shifting to higher price points as move-up buyers enter the market. This has resulted in an overall boost in average price,” says Scott. “Nonetheless our days on market year-over-year has decreased—suggesting that competitively priced homes are selling.”

The median price of a single family home in the city of Calgary for May 2010 was \$420,000, showing

a 1 per cent increase from April 2010, when the median price was \$417,000, and an 8 per cent increase from May 2009, when the median price was \$390,000. The median price of a condominium in May 2010 was \$279,900, showing a 5 per cent increase from April 2010, when the median was \$267,500. That’s up 10 per cent from May 2009, when the median price was \$255,000.

All city of Calgary MLS® statistics include properties listed and sold only within Calgary’s city limits. The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price.

Single family listings in the city of Calgary added for the month of May totaled 2,966, a decrease of 4 per cent from April 2010 when 3,082 new listings were added, and showing an increase of 33 per cent from May 2009, when 2,235 new listings came to the market. Condominium new listings in the city of Calgary added for May 2010 were 1,221, down 9 per cent from April 2010, when the MLS® saw 1,335 condo listings coming to the market. This is an increase of 22 per cent from May 2009, when new condominium listings added were 998.

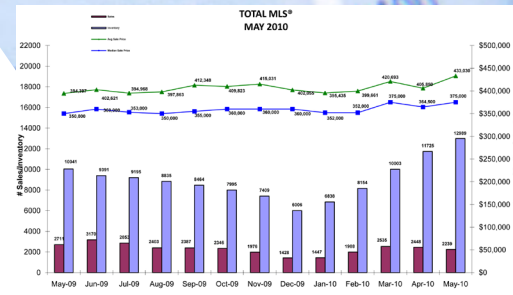
“I believe this recent decline in sales is the result of an unsmooth transition from a first-time buyer market to a move-up buyer market. And it is likely that investors who waited out 2009 are now listing second homes and condos—giving an added boost to our inventory,” says Scott.

“Nonetheless our economic fundamentals, including employment and net migration, seem to be building momentum and Canada’s overall outlook is positive. These steady improvements should offer some stability to Calgary’s housing market as we enter the second half of 2010,” adds Scott.

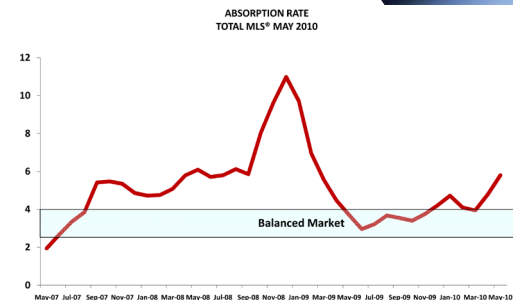
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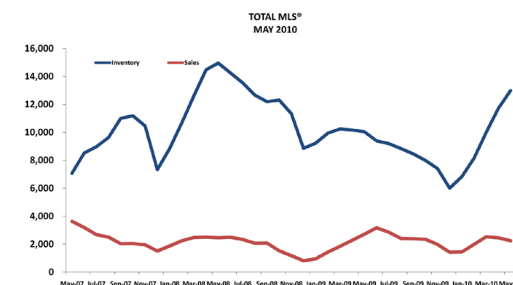
## Total MLS® Information



## Absorption Rate



## Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR MAY 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	5,649	3,861	46.31%	n/a	n/a	n/a
New Listings Added	2,966	2,235	32.71%	13,005	10,393	25.13%
Sales	1,262	1,584	-20.33%	5,796	5,328	8.78%
Avg DOM Sold	38	45	-15.56%	36	50	-28.00%
Avg DOM Active	46	58	-20.69%	46	58	-20.69%
Average Sale Price	483,240	436,427	10.73%	465,058	425,182	9.38%
Median Price	420,000	390,000	7.69%	415,000	380,000	9.21%
Total Sales	609,848,752	691,300,630	-11.78%	2,695,477,119	2,265,371,483	18.99%
Sales \$/List \$	97.11%	96.40%	0.74%	97.44%	95.95%	1.55%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,656	1,952	36.07%	n/a	n/a	n/a
New Listings Added	1,221	998	22.34%	5,994	4,698	27.59%
Sales	518	653	-20.67%	2,676	2,237	19.62%
Avg DOM Sold	43	51	-15.69%	42	55	-23.64%
Avg DOM Active	50	57	-12.28%	50	57	-12.28%
Average Sale Price	304,662	275,212	10.70%	291,801	276,308	5.61%
Median Price	279,900	255,000	9.76%	270,000	253,000	6.72%
Total Sales	157,815,081	179,713,696	-12.19%	780,860,512	618,100,816	26.33%
Sales \$/List \$	97.22%	95.81%	1.47%	97.14%	95.53%	1.69%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,897	2,599	11.47%	n/a	n/a	n/a
New Listings Added	941	855	10.06%	4,379	3,867	13.24%
Sales	338	374	-9.63%	1,721	1,330	29.40%
Avg DOM Sold	60	76	-21.05%	64	78	-17.95%
Avg DOM Active	84	89	-5.62%	84	89	-5.62%
Average Sale Price	363,231	353,384	2.79%	358,879	344,088	4.30%
Median Price	354,000	336,000	5.36%	335,700	330,000	1.73%
Total Sales	122,772,148	132,165,731	-7.11%	617,630,643	457,637,368	34.96%
Sales \$/List \$	97.11%	96.34%	0.80%	97.05%	95.99%	1.11%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	1,125	976	15.27%	n/a	n/a	n/a
New Listings Added	289	268	7.84%	1,294	1,126	14.92%
Sales	74	71	4.23%	285	199	43.22%
Avg DOM Sold	84	96	-12.50%	88	94	-6.38%
Avg DOM Active	100	103	-2.91%	100	103	-2.91%
Average Sale Price	864,084	823,631	4.91%	861,258	772,345	11.51%
Median Price	820,000	750,000	9.33%	775,000	700,000	10.71%
Total Sales	63,942,200	58,477,800	9.34%	245,458,475	153,696,600	59.70%
Sales \$/List \$	94.01%	93.00%	1.08%	94.49%	92.71%	1.91%
<b><u>RURAL LAND</u></b>						
Month End Inventory	553	548	0.91%	n/a	n/a	n/a
New Listings Added	103	133	-22.56%	495	474	4.43%
Sales	32	16	100.00%	99	54	83.33%
Avg DOM Sold	132	98	34.69%	128	100	28.00%
Avg DOM Active	137	130	5.38%	137	130	5.38%
Average Sale Price	439,513	419,188	4.85%	422,404	386,278	9.35%
Median Price	363,000	350,000	3.71%	355,000	295,312	20.21%
Total Sales	14,064,400	6,707,000	109.70%	41,818,045	20,859,017	100.48%
Sales \$/List \$	88.45%	91.21%	-3.03%	90.76%	92.47%	-1.85%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	12,989	10,041	29.36%	n/a	n/a	n/a
New Listings Added	5,542	4,526	22.45%	25,323	20,709	22.28%
Sales	2,239	2,711	-17.41%	10,632	9,194	15.64%
Avg DOM Sold	45	53	-15.09%	45	57	-21.05%
Avg DOM Active	64	74	-13.51%	64	74	-13.51%
Average Sale Price	433,030	394,397	9.80%	412,397	382,654	7.77%
Median Price	375,000	350,000	7.14%	365,000	345,000	5.80%
Total Sales	969,553,081	1,069,210,057	-9.32%	4,384,604,594	3,518,120,584	24.63%
Sales \$/List \$	96.78%	96.06%	0.74%	97.09%	95.71%	1.44%

\*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>May-10</b>				<b>May-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	1	0.08%	1	0.02%	-	0.00%	1	0.02%
100,000 - 199,999	6	0.48%	40	0.69%	10	0.63%	41	0.77%
200,000 - 299,999	133	10.54%	624	10.77%	207	13.10%	761	14.30%
300,000 - 349,999	193	15.29%	917	15.82%	312	19.75%	1,130	21.23%
350,000 - 399,999	216	17.12%	1,012	17.46%	329	20.82%	1,116	20.97%
400,000 - 449,999	206	16.32%	961	16.58%	261	16.52%	803	15.09%
450,000 - 499,999	146	11.57%	638	11.01%	142	8.99%	421	7.91%
500,000 - 549,999	88	6.97%	412	7.11%	85	5.38%	301	5.66%
550,000 - 599,999	63	4.99%	304	5.24%	61	3.86%	206	3.87%
600,000 - 649,999	35	2.77%	217	3.74%	50	3.16%	139	2.61%
650,000 - 699,999	38	3.01%	164	2.83%	24	1.52%	100	1.88%
700,000 - 799,999	41	3.25%	184	3.17%	25	1.58%	86	1.62%
800,000 - 899,999	25	1.98%	110	1.90%	23	1.46%	80	1.50%
900,000 - 999,999	16	1.27%	63	1.09%	15	0.95%	43	0.81%
1,000,000 - 1,249,999	29	2.30%	75	1.29%	16	1.01%	44	0.83%
1,250,000 - 1,499,999	12	0.95%	35	0.60%	9	0.57%	25	0.47%
1,500,000 - 1,749,999	2	0.16%	13	0.22%	3	0.19%	11	0.21%
1,750,000 - 1,999,999	5	0.40%	6	0.10%	3	0.19%	4	0.08%
2,000,000 - 2,499,999	6	0.48%	16	0.28%	4	0.25%	6	0.11%
2,500,000 - 2,999,999	1	0.08%	3	0.05%	-	0.00%	2	0.04%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	1	0.06%	1	0.02%
Over 4,000,000	-	0.00%	1	0.02%	-	0.00%	1	0.02%
	<b>1,262</b>		<b>5,796</b>		<b>1,580</b>		<b>5,322</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	3	0.58%	11	0.41%	-	0.00%	-	0.00%	
100,000 - 199,999	61	11.78%	391	14.61%	108	16.54%	365	16.34%	
200,000 - 299,999	238	45.95%	1,251	46.75%	370	56.66%	1,259	56.36%	
300,000 - 349,999	92	17.76%	463	17.30%	90	13.78%	317	14.19%	
350,000 - 399,999	53	10.23%	251	9.38%	44	6.74%	126	5.64%	
400,000 - 449,999	27	5.21%	121	4.52%	16	2.45%	65	2.91%	
450,000 - 499,999	15	2.90%	63	2.35%	9	1.38%	27	1.21%	
500,000 - 549,999	10	1.93%	34	1.27%	6	0.92%	23	1.03%	
550,000 - 599,999	4	0.77%	29	1.08%	4	0.61%	16	0.72%	
600,000 - 649,999	5	0.97%	23	0.86%	-	0.00%	8	0.36%	
650,000 - 699,999	2	0.39%	10	0.37%	1	0.15%	5	0.22%	
700,000 - 799,999	2	0.39%	13	0.49%	2	0.31%	8	0.36%	
800,000 - 899,999	3	0.58%	9	0.34%	-	0.00%	2	0.09%	
900,000 - 999,999	2	0.39%	4	0.15%	-	0.00%	1	0.04%	
1,000,000 - 1,249,999	-	0.00%	1	0.04%	-	0.00%	6	0.27%	
1,250,000 - 1,499,999	1	0.19%	2	0.07%	-	0.00%	1	0.04%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	2	0.31%	3	0.13%	
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	0.15%	2	0.09%	
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>518</b>		<b>2,676</b>		<b>653</b>		<b>2,234</b>		

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

<b>TOWNS</b>	<b>May-10</b>				<b>May-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	6	1.78%	35	2.03%	3	0.81%	19	1.43%
100,000 - 199,999	30	8.88%	171	9.94%	35	9.41%	132	9.94%
200,000 - 299,999	73	21.60%	415	24.11%	89	23.92%	347	26.13%
300,000 - 349,999	53	15.68%	310	18.01%	85	22.85%	297	22.36%
350,000 - 399,999	62	18.34%	282	16.39%	64	17.20%	219	16.49%
400,000 - 449,999	50	14.79%	191	11.10%	36	9.68%	131	9.86%
450,000 - 499,999	22	6.51%	94	5.46%	20	5.38%	59	4.44%
500,000 - 549,999	14	4.14%	80	4.65%	14	3.76%	44	3.31%
550,000 - 599,999	5	1.48%	27	1.57%	7	1.88%	29	2.18%
600,000 - 649,999	5	1.48%	29	1.69%	2	0.54%	5	0.38%
650,000 - 699,999	8	2.37%	22	1.28%	6	1.61%	11	0.83%
700,000 - 799,999	4	1.18%	19	1.10%	3	0.81%	12	0.90%
800,000 - 899,999	2	0.59%	15	0.87%	5	1.34%	7	0.53%
900,000 - 999,999	3	0.89%	14	0.81%	2	0.54%	5	0.38%
1,000,000 - 1,249,999	-	0.00%	9	0.52%	1	0.27%	7	0.53%
1,250,000 - 1,499,999	1	0.30%	6	0.35%	-	0.00%	2	0.15%
1,500,000 - 1,749,999	-	0.00%	1	0.06%	-	0.00%	2	0.15%
1,750,000 - 1,999,999	-	0.00%	1	0.06%	-	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>338</b>		<b>1,721</b>		<b>372</b>		<b>1,328</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	2	2.70%	3	1.05%	-	0.00%	1	0.51%
100,000 - 199,999	5	6.76%	13	4.56%	1	1.43%	4	2.02%
200,000 - 299,999	5	6.76%	12	4.21%	5	7.14%	14	7.07%
300,000 - 349,999	1	1.35%	13	4.56%	1	1.43%	4	2.02%
350,000 - 399,999	3	4.05%	7	2.46%	2	2.86%	9	4.55%
400,000 - 449,999	2	2.70%	5	1.75%	-	0.00%	11	5.56%
450,000 - 499,999	5	6.76%	12	4.21%	1	1.43%	7	3.54%
500,000 - 549,999	1	1.35%	7	2.46%	5	7.14%	12	6.06%
550,000 - 599,999	1	1.35%	13	4.56%	6	8.57%	14	7.07%
600,000 - 649,999	3	4.05%	18	6.32%	5	7.14%	14	7.07%
650,000 - 699,999	4	5.41%	16	5.61%	4	5.71%	9	4.55%
700,000 - 799,999	3	4.05%	31	10.88%	14	20.00%	33	16.67%
800,000 - 899,999	11	14.86%	38	13.33%	8	11.43%	19	9.60%
900,000 - 999,999	6	8.11%	22	7.72%	1	1.43%	8	4.04%
1,000,000 - 1,249,999	7	9.46%	30	10.53%	7	10.00%	17	8.59%
1,250,000 - 1,499,999	5	6.76%	20	7.02%	7	10.00%	12	6.06%
1,500,000 - 1,749,999	4	5.41%	10	3.51%	1	1.43%	2	1.01%
1,750,000 - 1,999,999	2	2.70%	5	1.75%	-	0.00%	1	0.51%
2,000,000 - 2,499,999	2	2.70%	6	2.11%	1	1.43%	4	2.02%
2,500,000 - 2,999,999	2	2.70%	2	0.70%	1	1.43%	3	1.52%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	0.35%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.35%	-	0.00%	-	0.00%
	<b>74</b>		<b>285</b>		<b>70</b>		<b>198</b>	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
<b>NW</b>								
BK-SP	10	6	3	357,333	1,072,000	362,000	31	95.38%
BLEVL	147	87	42	366,889	15,409,338	328,300	30	97.41%
BUNG	490	273	111	476,746	52,918,750	431,000	32	97.13%
BUNGH	18	7	1	675,000	675,000	675,000	5	97.84%
HL-SP	2	0	0	-	-	-	0	0.00%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	126	69	20	536,990	10,739,800	507,800	40	97.01%
SPLT3	11	4	4	394,500	1,578,000	333,000	35	98.09%
SPLT4	111	64	24	409,415	9,825,950	377,000	34	97.17%
SPLT5	5	2	0	-	-	-	0	0.00%
ST1.5	35	19	9	481,222	4,331,000	429,500	32	97.36%
ST2	967	560	254	514,969	130,802,043	455,000	35	97.26%
ST2.5	9	3	0	-	-	-	0	0.00%
ST3	5	2	1	1,030,000	1,030,000	1,030,000	23	93.64%
VILLA	4	1	1	396,000	396,000	396,000	9	99.02%
<b>NE</b>								
BK-SP	7	6	1	260,000	260,000	260,000	14	96.33%
BLEVL	190	91	40	286,435	11,457,400	277,000	40	97.62%
BUNG	279	131	55	280,260	15,414,278	273,000	42	96.33%
BUNGH	2	0	1	353,000	353,000	353,000	31	95.43%
SPLT2	25	12	3	341,667	1,025,000	345,000	18	96.43%
SPLT3	18	4	3	280,500	841,500	265,000	48	97.69%
SPLT4	109	50	12	319,917	3,839,000	322,500	59	96.20%
SPLT5	2	1	0	-	-	-	0	0.00%
ST1.5	4	1	0	-	-	-	0	0.00%
ST2	418	196	71	320,119	22,728,450	315,000	39	96.94%
<b>SW</b>								
BK-SP	12	7	0	-	-	-	0	0.00%
BLEVL	64	36	24	381,506	9,156,150	374,000	48	95.66%
BUNG	390	192	86	509,446	43,812,350	432,500	40	97.04%
BUNGH	21	7	2	675,000	1,350,000	535,000	161	91.65%
SPLT2	84	49	24	646,796	15,523,100	595,000	46	96.20%
SPLT3	14	3	3	318,000	954,000	315,000	24	97.48%
SPLT4	86	56	19	433,283	8,232,376	410,000	30	97.33%
SPLT5	8	2	3	394,000	1,182,000	437,000	26	97.45%
ST1.5	28	13	6	1,101,833	6,611,000	676,000	28	96.08%
ST2	846	435	181	676,981	122,533,613	550,000	40	97.05%
ST2.5	13	6	4	804,125	3,216,500	762,500	40	96.60%
ST3	19	11	3	970,000	2,910,000	1,080,000	52	94.36%
VILLA	4	6	3	559,133	1,677,400	530,000	16	98.69%
<b>SE</b>								
BK-SP	6	3	0	-	-	-	0	0.00%
BLEVL	51	37	18	341,031	6,138,550	335,000	29	96.26%
BUNG	205	107	42	434,081	18,231,400	348,000	43	96.87%
BUNGH	5	4	0	-	-	-	0	0.00%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	76	32	14	480,553	6,727,745	422,900	30	98.20%
SPLT3	6	3	2	283,500	567,000	212,000	15	99.49%
SPLT4	49	24	17	367,671	6,250,400	365,000	35	97.61%
SPLT5	4	2	0	-	-	-	0	0.00%
ST1.5	4	4	3	374,933	1,124,800	369,000	40	96.99%
ST2	585	319	146	454,050	66,291,359	418,000	39	98.06%
ST2.5	2	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  
MAY 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
APART	380	170	59	263,618	15,553,445	244,200	48	97.05%
APRTM	17	7	5	356,400	1,782,000	375,000	50	97.84%
BLEVL	18	5	2	217,250	434,500	187,000	69	96.79%
BUNG	39	23	5	279,480	1,397,400	255,000	58	97.47%
BUNGH	1	1	0	-	-	-	0	0.00%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	2	0	0	-	-	-	0	0.00%
SPLT2	11	3	3	362,833	1,088,500	325,000	46	97.21%
SPLT3	3	3	0	-	-	-	0	0.00%
SPLT4	16	6	5	370,800	1,854,000	359,000	56	96.84%
SPLT5	5	3	1	328,000	328,000	328,000	22	97.94%
ST1.5	2	0	0	-	-	-	0	0.00%
ST2	193	98	50	332,604	16,630,200	310,000	36	97.59%
ST2.5	3	1	0	-	-	-	0	0.00%
ST3	15	3	1	293,000	293,000	293,000	14	96.07%
VILLA	4	4	2	537,450	1,074,900	505,000	19	97.74%
<b>NE</b>								
APART	82	30	12	183,983	2,207,800	184,500	64	95.86%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	9	5	0	-	-	-	0	0.00%
BUNG	10	5	3	224,333	673,000	225,000	49	93.63%
SPLT3	1	0	0	-	-	-	0	0.00%
SPLT4	5	2	0	-	-	-	0	0.00%
ST2	103	43	16	204,599	3,273,588	193,000	51	96.02%
VILLA	1	0	1	245,000	245,000	245,000	94	96.12%
<b>SW</b>								
APART	969	409	177	295,068	52,227,116	278,150	42	97.01%
APRTM	53	23	8	323,500	2,588,000	313,000	57	98.07%
BK-SP	2	0	0	-	-	-	0	0.00%
BLEVL	10	3	2	370,500	741,000	268,500	72	97.64%
BUNG	52	32	13	400,383	5,204,975	315,000	44	97.24%
BUNGH	2	1	0	-	-	-	0	0.00%
LOFT	26	12	4	323,750	1,295,000	290,000	39	94.94%
PENTH	23	9	3	491,667	1,475,000	530,000	25	96.59%
SPLT2	6	3	2	456,000	912,000	445,000	32	97.04%
SPLT3	3	0	0	-	-	-	0	0.00%
SPLT4	26	14	3	304,817	914,450	329,000	34	97.52%
SPLT5	11	6	3	451,667	1,355,000	530,000	54	97.36%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	183	114	59	305,520	18,025,700	295,000	40	97.67%
ST2.5	5	3	0	-	-	-	0	0.00%
ST3	66	28	8	678,875	5,431,000	624,500	54	98.22%
VILLA	7	6	4	569,000	2,276,000	455,000	25	98.15%
<b>SE</b>								
APART	150	68	22	241,284	5,308,250	226,000	40	96.96%
APRTM	1	1	1	215,500	215,500	215,500	25	98.45%
BLEVL	6	3	2	319,000	638,000	197,000	16	92.48%
BUNG	12	8	4	284,800	1,139,200	247,200	24	99.14%
LOFT	2	1	0	-	-	-	0	0.00%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	3	1	2	455,000	910,000	442,000	38	96.97%
SPLT4	6	4	1	277,500	277,500	277,500	52	97.37%
SPLT5	0	0	1	270,000	270,000	270,000	53	98.18%
ST2	90	50	29	283,877	8,232,437	275,000	40	97.64%
ST3	3	1	3	378,967	1,136,900	384,900	22	98.54%
VILLA	1	1	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD  
COMMERCIAL SUMMARY**

**Year to Date May 31, 2010**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	8	9.55	87		
OFC	L	10	13.03	111		
RET	L	3	19.73	78		
AGR	S	10	2,050,600	125	20,506,000	87.81%
BUS	S	27	85,482	96	2,308,008	84.57%
BWP	S	6	399,500	230	2,397,000	91.07%
IND	S	26	472,308	122	12,280,013	91.58%
LAN	S	16	880,050	154	14,080,800	88.85%
MFC	S	10	774,800	97	7,748,000	94.34%
OFC	S	13	732,415	103	9,521,400	89.58%
RET	S	7	461,262	76	3,228,835	82.31%

**Year to Date May 31, 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	13	10.078583	95		
OFC	L	13	15.289818	87		
RET	L	6	15.6078	152		
AGR	S	7	613,286	78	4,293,000	98.25%
BUS	S	27	91,539	124	2,471,550	85.95%
BWP	S	5	2,807,600	148	14,038,000	94.60%
IND	S	21	701,274	115	14,726,750	78.41%
LAN	S	6	248,333	451	745,000	84.37%
MFC	S	8	984,375	100	7,875,000	88.15%
OFC	S	7	300,414	97	2,102,900	95.25%
RET	S	5	220,000	191	1,100,000	90.98%

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

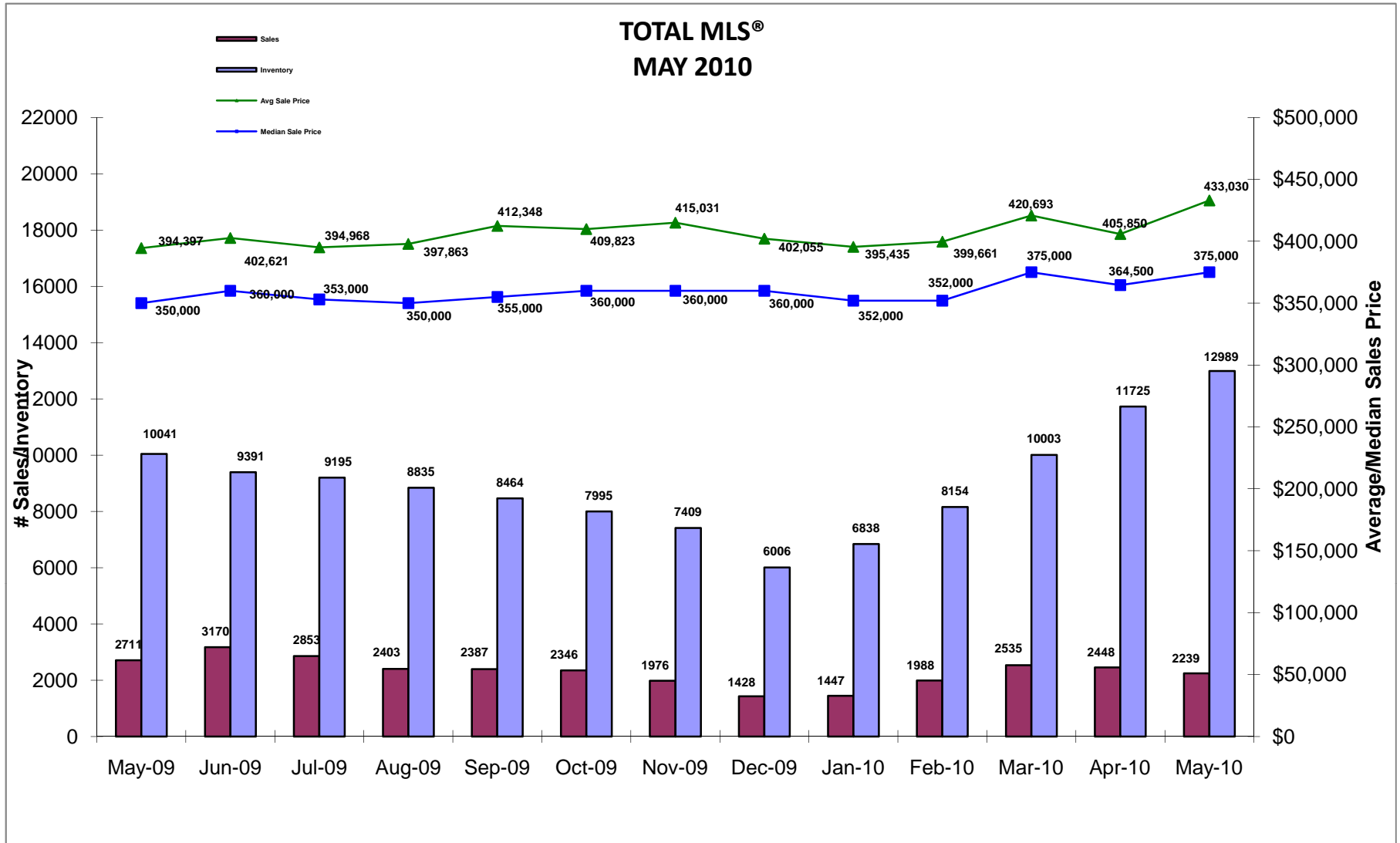
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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	2,966								13,005
Sales	762	1,035	1,396	1,352	1,262								5,796
Avg Price	441,217	458,254	471,269	460,378	483,240								465,058
Median	398,000	411,000	423,000	417,000	420,000								415,000
Avg DOM	43	34	33	36	38								36



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

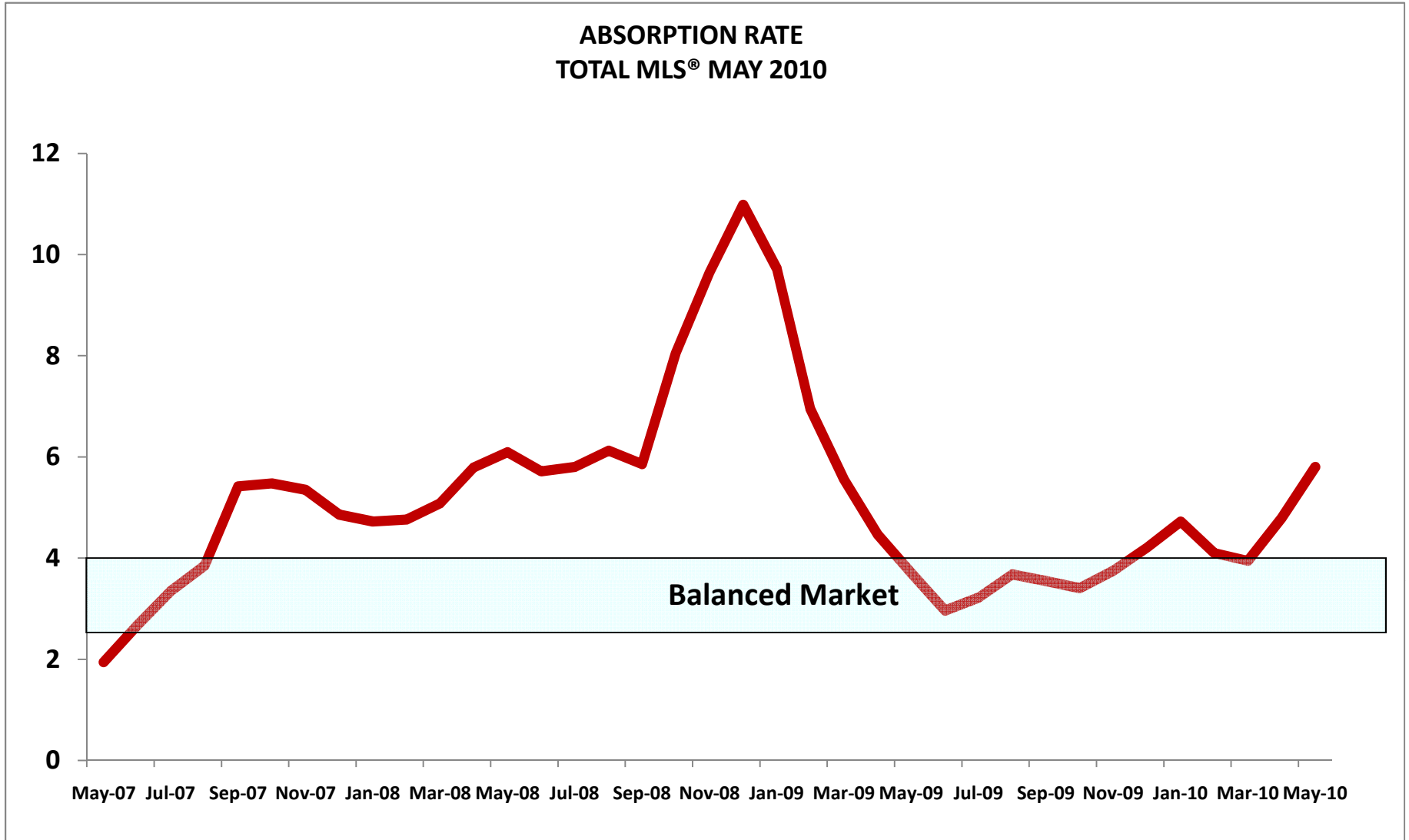
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
New Listings	730	752	893	834	1,005	1,087	1,041	967	1,129	1,063	722	426	10,649
Sales	554	805	874	798	892	875	695	679	553	535	603	533	8,396
Avg Price	209,484	217,212	236,549	255,937	273,407	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	1,221								5,994
Sales	376	536	609	639	518								2,676
Avg Price	282,639	282,880	296,600	289,588	304,662								291,801
Median	265,000	265,900	275,000	267,500	279,900								270,000
Avg DOM	50	43	39	41	43								42

# CALGARY REAL ESTATE BOARD

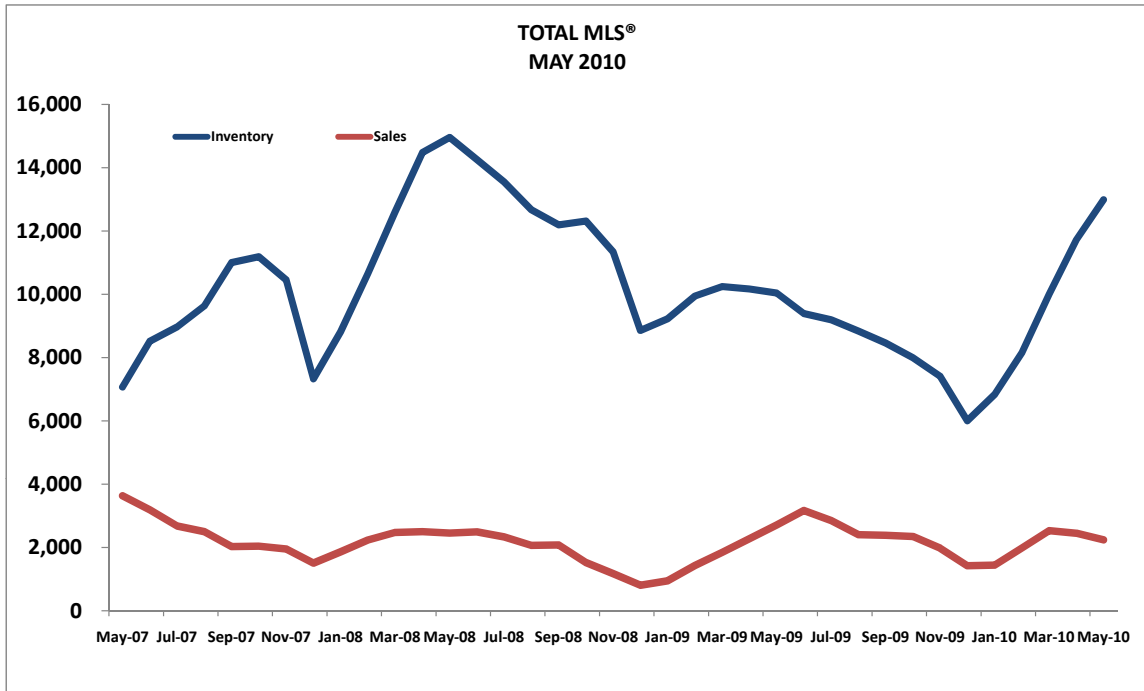


CALGARY REAL ESTATE BOARD

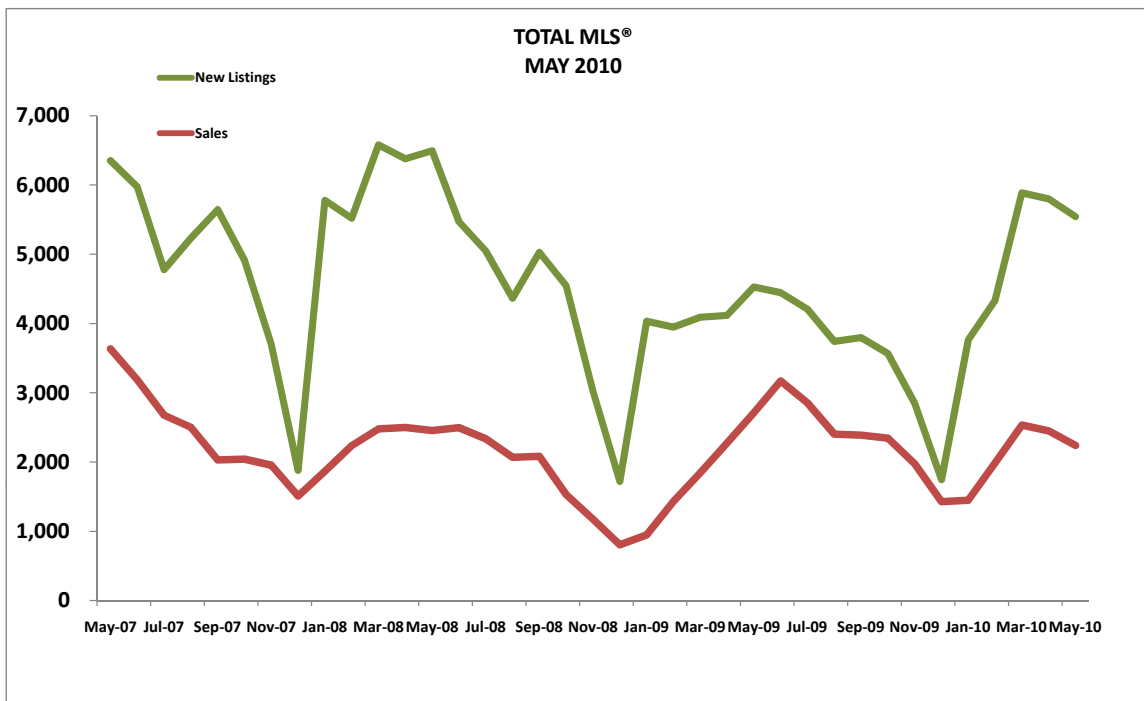
ABSORPTION RATE  
TOTAL MLS® MAY 2010



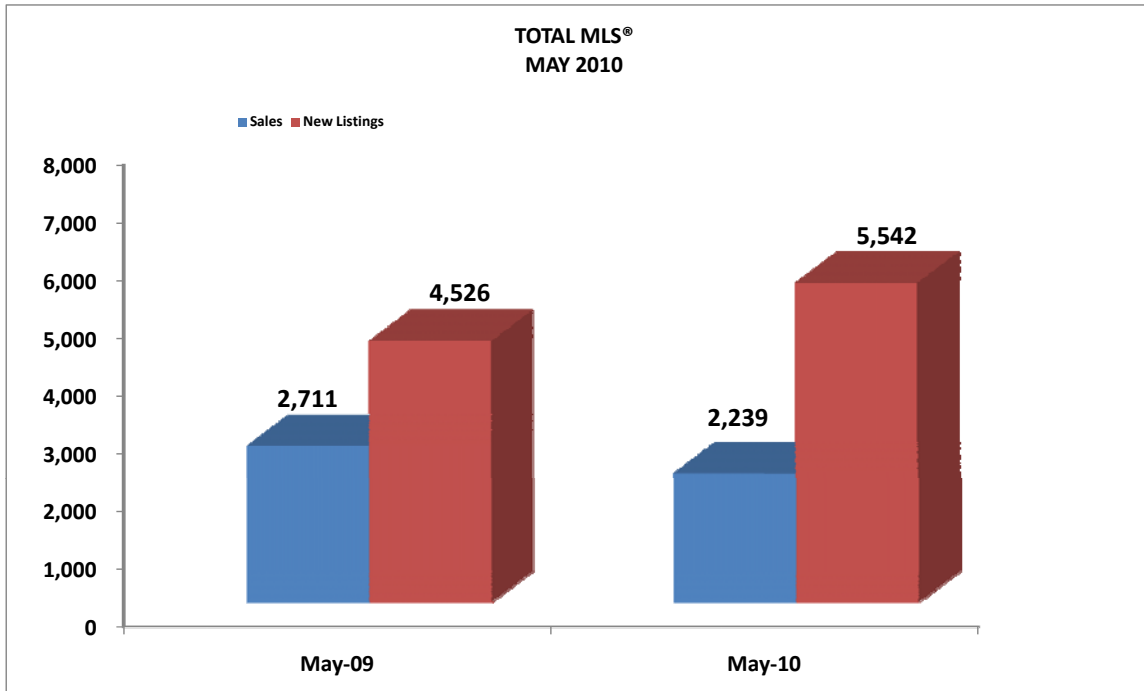
CALGARY REAL ESTATE BOARD



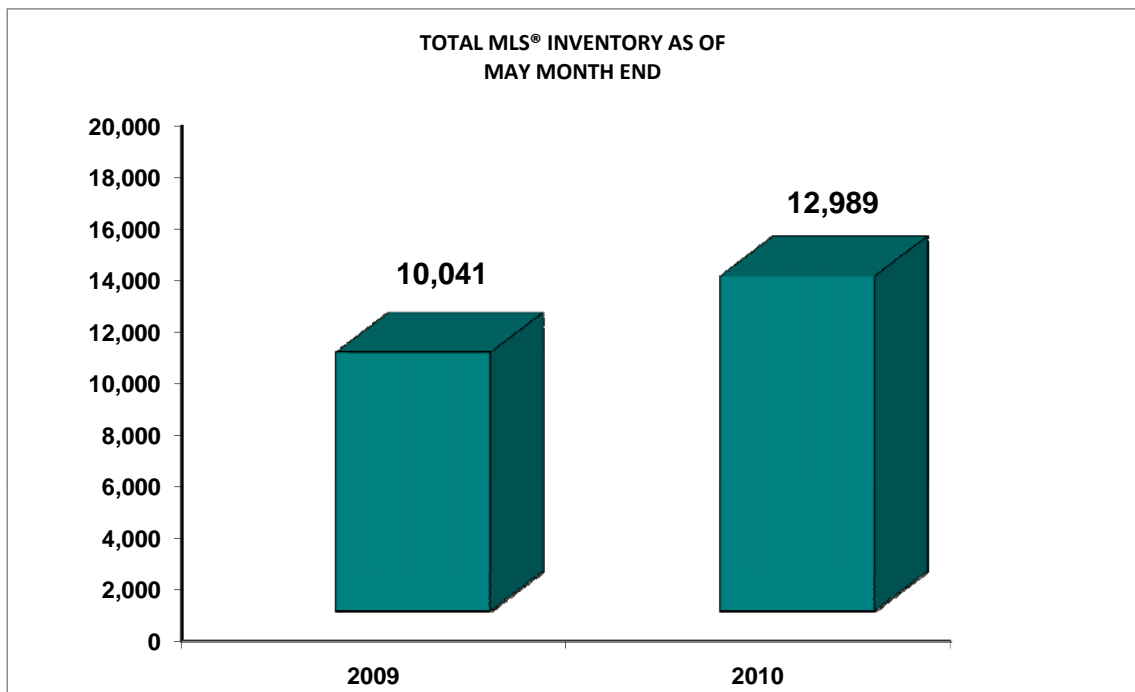
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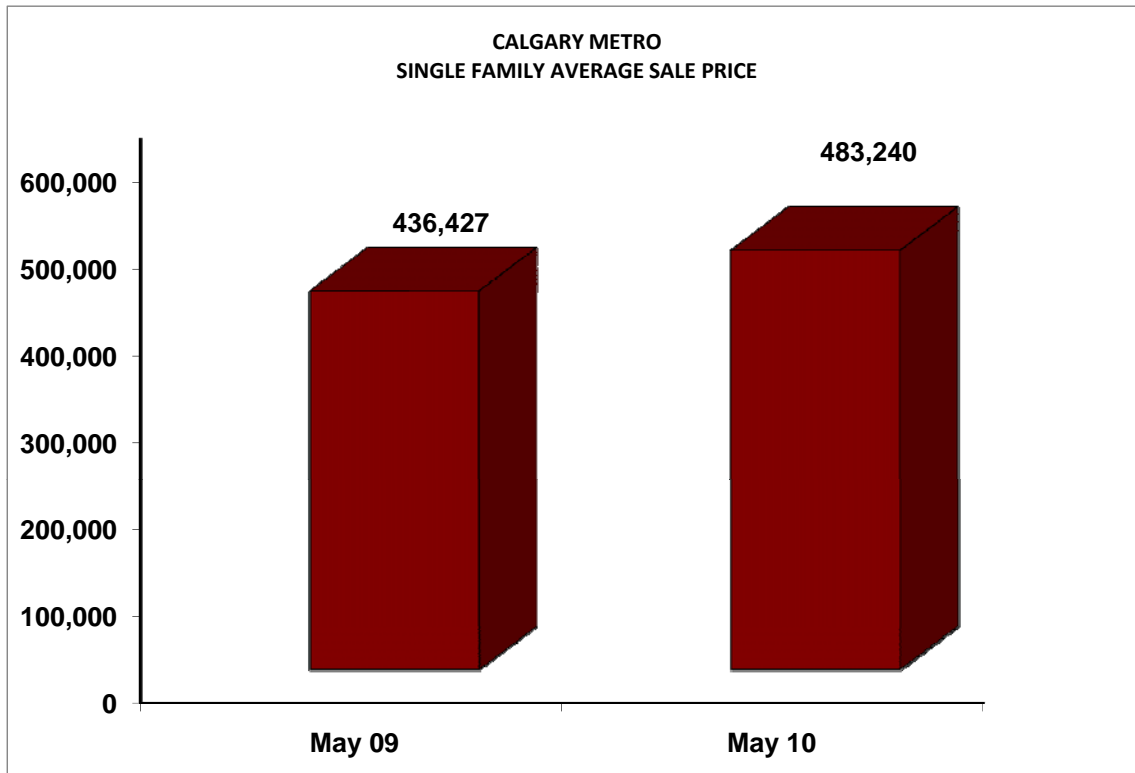
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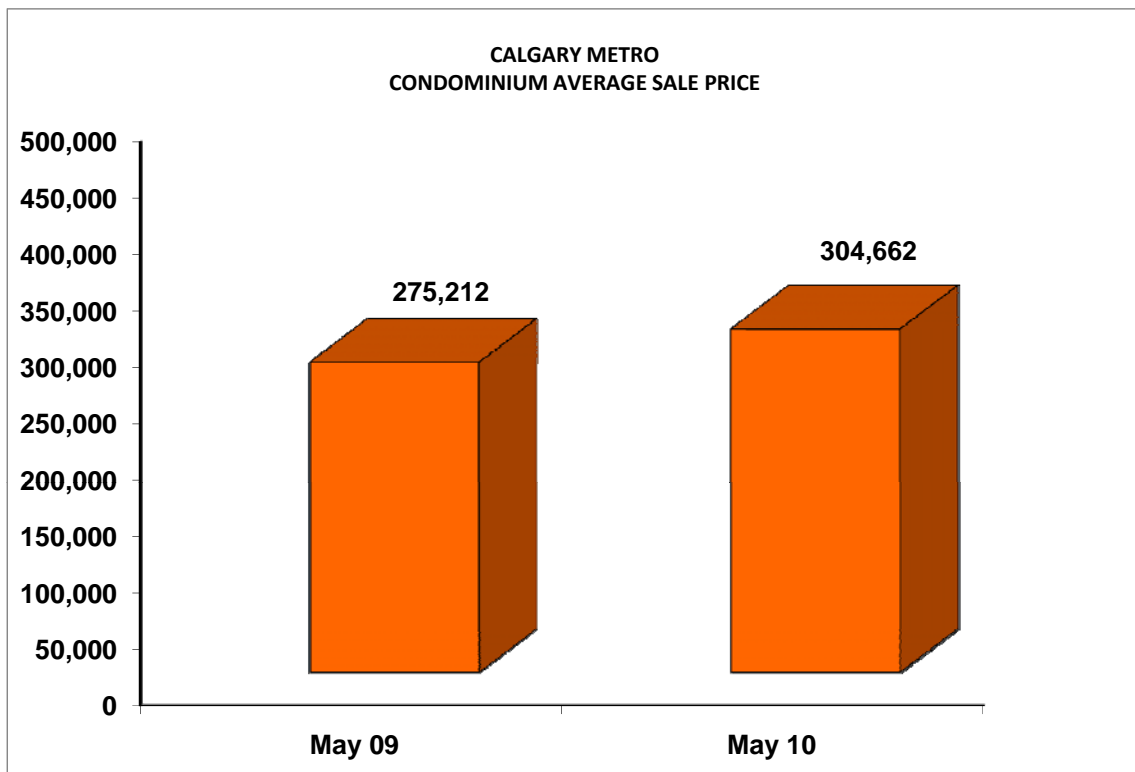
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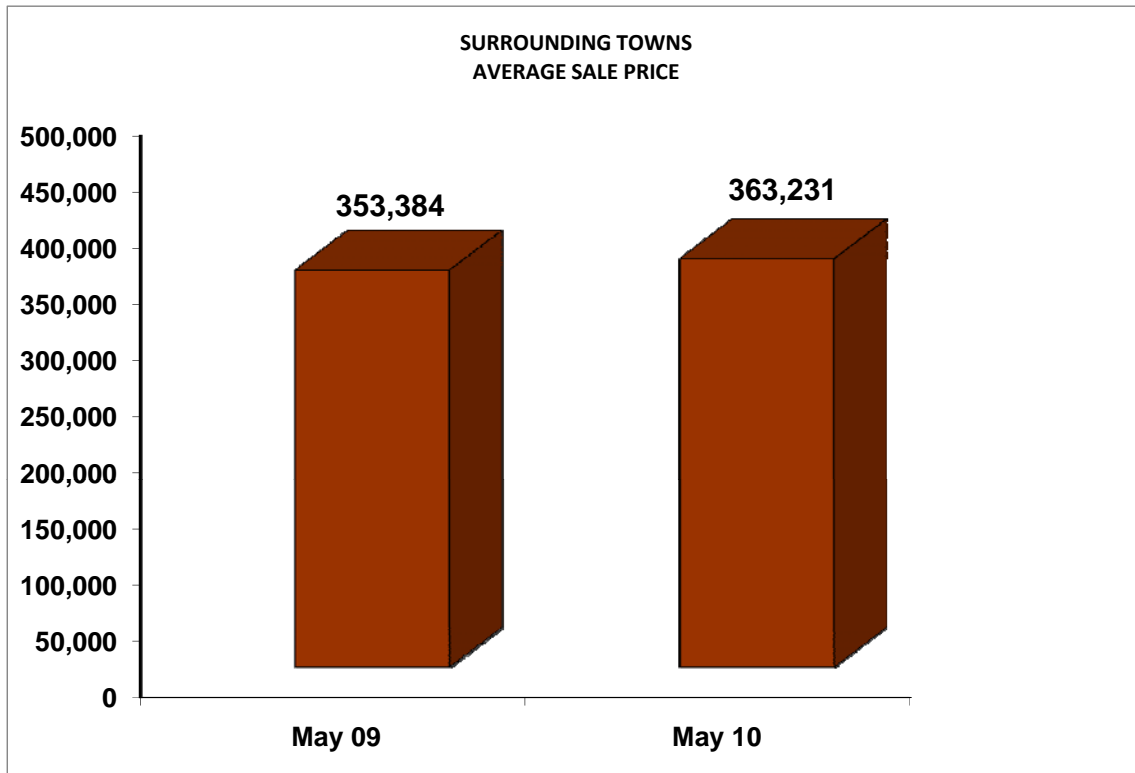
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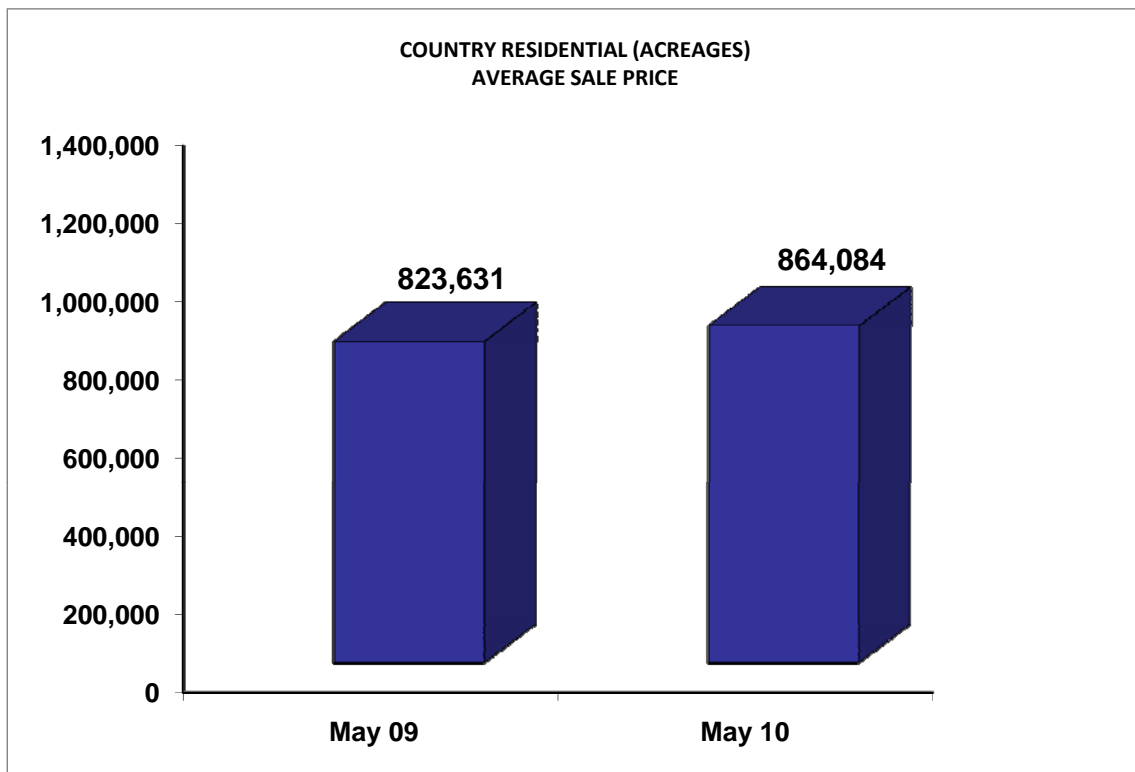
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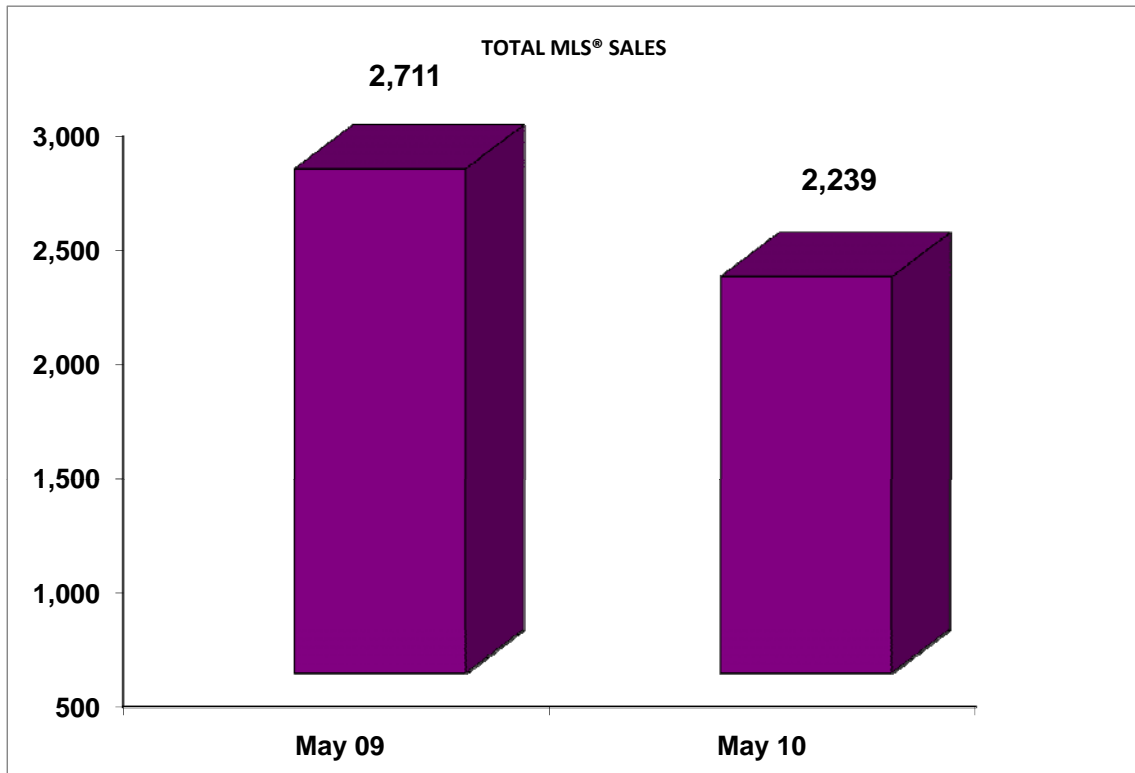
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