



serving calgary and area REALTORS®

NOVEMBER 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOUSING SALES TRENDING UP

Stable Pricing Providing Opportunities for Buyers

Calgary, December 1, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), Calgary residential sales in November increased eight per cent over last year, at 17,538 after the first 11 months of the year.

While sales activity tends to taper off in the winter months, so far this year Calgary area sales remain significantly stronger than levels recorded last year. Single family home sales totaled 962 for the month, an increase of eight per cent from November 2010. Meanwhile, year-to-date sales totaled 12,464, a 10 per cent increase over last year. Over the long term, however, sales remained a tepid 17 per cent below the 10 year average.

“Despite any global economic cautions, consumers are actively seeking well priced listings in the market, a reflection of their positive long term outlook for the city,” says Sano Stante, president of CREB®. “Following two years of employment losses, the current growth in jobs is translating into improvements in the housing sector and a more optimistic consumer.”

November listings have edged down over last year’s levels, decreasing by two per cent. Lower listings combined with the increase in sales helped reduce the months of inventory to less than four months.

The year-to-date average and median price of single family homes were a respective \$467,140 and \$406,500. Overall, prices remain relatively flat compared to last year.

“This stable pricing provides an opportunity for buyers in our market. The addition of historically low interest rates, combined with a good selection of inventory, makes it a trifecta,” Stante says. “With positive wage growth in the wind, this is a signal, and a reminder, that this market opportunity will not remain forever.”

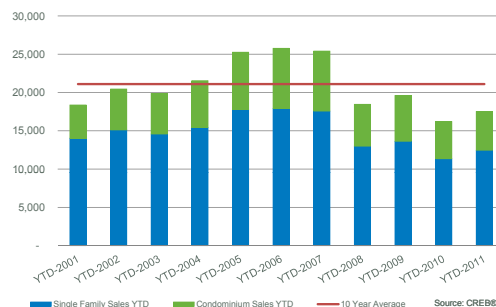
Condominium sales for the first 11 months of the year totaled 5,074, a five per cent rise over the same period last year. Inventory levels declined to 1,676 units, helping push down the months of supply.

“The rise in condominium sales can be attributed to the confidence in the market, and is typical of this phase of a normal market recovery,” says Stante.

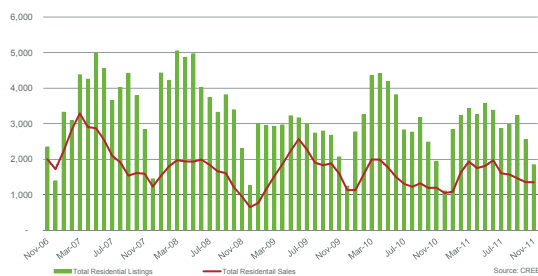
Condominium year-to-date average and median prices in 2011 were \$287,545 and \$261,500, respectively, a decline over the first 11 months of 2010, mostly due to increased sales in units priced under \$200,000.

“Calgary continues to record impressive employment growth and long term fundamentals remain strong,” Stante concludes. “The strength in our economy, combined with affordability levels that outperform most major centers, will continue to attract migrants to the city and spur further growth in our Calgary housing market.”

Total City of Calgary Sales YTD



City of Calgary Total Sales & Listings



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CREB® - TOTAL MLS®

	<u>Nov-11</u>	<u>Nov-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	3,761	3,869	-2.79%	n/a	n/a	n/a
New Listings Added	1,285	1,315	-2.28%	23,485	24,954	-5.89%
Sales	962	890	8.09%	12,464	11,358	9.74%
Avg DOM Sold	52	53	-2.26%	46	42	9.52%
Avg DOM Active	65	66	-1.52%	n/a	n/a	n/a
Average Sale Price	470,665	455,596	3.31%	467,140	462,407	1.02%
Median Price	402,925	399,900	0.76%	406,500	408,000	-0.37%
Total Sales	452,779,614	405,480,275	11.67%	5,822,431,669	5,252,023,188	10.86%
Sales \$/List \$	96.54%	96.35%	0.19%	96.93%	96.95%	-0.02%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,676	1,882	-10.95%	n/a	n/a	n/a
New Listings Added	562	634	-11.36%	9,698	11,055	-12.27%
Sales	393	310	26.77%	5,074	4,858	4.45%
Avg DOM Sold	57	58	-1.60%	53	47	12.77%
Avg DOM Active	67	69	-2.90%	n/a	n/a	n/a
Average Sale Price	273,356	284,667	-3.97%	287,545	290,353	-0.97%
Median Price	250,000	254,150	-1.63%	261,500	267,250	-2.15%
Total Sales	107,428,964	88,246,745	21.74%	1,459,003,932	1,410,533,256	3.44%
Sales \$/List \$	96.49%	95.74%	0.75%	96.67%	96.67%	0.00%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,531	2,238	13.09%	n/a	n/a	n/a
New Listings Added	491	510	-3.73%	8,864	8,465	4.71%
Sales	298	218	36.70%	3,546	3,334	6.36%
Avg DOM Sold	82	73	11.47%	78	71	9.86%
Avg DOM Active	117	111	5.41%	117	111	5.41%
Average Sale Price	335,394	339,822	-1.30%	353,815	361,228	-2.05%
Median Price	335,500	310,500	8.05%	334,626	334,900	-0.08%
Total Sales	99,947,463	74,081,243	34.92%	1,254,629,574	1,204,335,640	4.18%
Sales \$/List \$	96.95%	96.37%	0.58%	96.77%	96.70%	0.07%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	894	858	4.20%	n/a	n/a	n/a
New Listings Added	133	113	17.70%	2,548	2,329	9.40%
Sales	54	52	3.85%	641	580	10.52%
Avg DOM Sold	101	104	-2.26%	103	90	14.44%
Avg DOM Active	127	131	-3.05%	127	131	-3.05%
Average Sale Price	762,285	706,729	7.86%	807,084	813,977	-0.85%
Median Price	687,500	675,000	1.85%	738,500	725,000	1.86%
Total Sales	41,163,375	36,749,900	12.01%	517,340,843	472,106,774	9.58%
Sales \$/List \$	95.03%	93.33%	1.70%	94.15%	94.06%	0.09%
<u>RURAL LAND</u>						
Month End Inventory	591	491	20.37%	n/a	n/a	n/a
New Listings Added	51	84	-39.29%	1,029	1,012	1.68%
Sales	19	17	11.76%	185	207	-10.63%
Avg DOM Sold	174	108	60.87%	131	132	-0.76%
Avg DOM Active	223	174	28.16%	223	174	28.16%
Average Sale Price	392,789	565,418	-30.53%	449,523	420,702	6.85%
Median Price	390,000	302,500	28.93%	365,000	332,500	9.77%
Total Sales	7,463,000	9,612,100	-22.36%	83,161,720	87,085,217	-4.51%
Sales \$/List \$	90.18%	96.58%	-6.40%	90.22%	91.18%	-0.96%
<u>TOTAL MLS®*</u>						
Month End Inventory	9,615	9,439	1.86%	n/a	n/a	n/a
New Listings Added	2,547	2,691	-5.35%	46,049	48,300	-4.66%
Sales	1,731	1,495	15.79%	22,030	20,495	7.49%
Avg DOM Sold	61	60	2.78%	56	51	9.80%
Avg DOM Active	96	89	7.87%	96	89	7.87%
Average Sale Price	409,729	411,295	-0.38%	415,239	411,740	0.85%
Median Price	355,000	360,000	-1.39%	363,000	361,500	0.41%
Total Sales	709,241,416	614,885,313	15.35%	9,147,711,338	8,438,614,626	8.40%
Sales \$/List \$	96.43%	96.08%	0.35%	96.63%	96.63%	0.00%

*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

	Nov-11				Nov-10			
	Month		Y.T.D.		Month		Y.T.D.	
SINGLE FAMILY								
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	2	0.02%
100,000 - 199,999	20	2.08%	161	1.29%	11	1.24%	104	0.92%
200,000 - 299,999	165	17.15%	1,651	13.25%	139	15.62%	1,374	12.10%
300,000 - 349,999	140	14.55%	2,006	16.09%	133	14.94%	1,872	16.48%
350,000 - 399,999	146	15.18%	2,158	17.31%	163	18.31%	2,032	17.89%
400,000 - 449,999	136	14.14%	1,798	14.43%	132	14.83%	1,779	15.66%
450,000 - 499,999	86	8.94%	1,241	9.96%	78	8.76%	1,174	10.34%
500,000 - 549,999	54	5.61%	810	6.50%	49	5.51%	763	6.72%
550,000 - 599,999	50	5.20%	587	4.71%	43	4.83%	554	4.88%
600,000 - 649,999	31	3.22%	425	3.41%	34	3.82%	383	3.37%
650,000 - 699,999	30	3.12%	366	2.94%	17	1.91%	292	2.57%
700,000 - 799,999	31	3.22%	437	3.51%	28	3.15%	347	3.06%
800,000 - 899,999	25	2.60%	284	2.28%	20	2.25%	221	1.95%
900,000 - 999,999	14	1.46%	133	1.07%	17	1.91%	135	1.19%
1,000,000 - 1,249,999	14	1.46%	169	1.36%	15	1.69%	150	1.32%
1,250,000 - 1,499,999	9	0.94%	112	0.90%	8	0.90%	83	0.73%
1,500,000 - 1,749,999	6	0.62%	39	0.31%	-	0.00%	36	0.32%
1,750,000 - 1,999,999	1	0.10%	34	0.27%	1	0.11%	20	0.18%
2,000,000 - 2,499,999	-	0.00%	25	0.20%	2	0.22%	23	0.20%
2,500,000 - 2,999,999	-	0.00%	18	0.14%	-	0.00%	10	0.09%
3,000,000 - 3,499,999	1	0.10%	4	0.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	2	0.21%	4	0.03%	-	0.00%	1	0.01%
Over 4,000,000	1	0.10%	1	0.01%	-	0.00%	3	0.03%
	962		12,464		890		11,358	
CONDO								
0 - 99,999	-	0.00%	46	0.91%	5	1.61%	36	0.74%
100,000 - 199,999	100	25.45%	1,063	20.95%	66	21.29%	765	15.75%
200,000 - 299,999	167	42.49%	2,172	42.81%	135	43.55%	2,288	47.10%
300,000 - 349,999	58	14.76%	714	14.07%	37	11.94%	777	15.99%
350,000 - 399,999	23	5.85%	460	9.07%	26	8.39%	435	8.95%
400,000 - 449,999	19	4.83%	203	4.00%	10	3.23%	207	4.26%
450,000 - 499,999	14	3.56%	166	3.27%	11	3.55%	117	2.41%
500,000 - 549,999	2	0.51%	63	1.24%	7	2.26%	61	1.26%
550,000 - 599,999	5	1.27%	50	0.99%	4	1.29%	50	1.03%
600,000 - 649,999	2	0.51%	35	0.69%	6	1.94%	43	0.89%
650,000 - 699,999	1	0.25%	29	0.57%	-	0.00%	17	0.35%
700,000 - 799,999	1	0.25%	23	0.45%	-	0.00%	18	0.37%
800,000 - 899,999	-	0.00%	21	0.41%	-	0.00%	16	0.33%
900,000 - 999,999	-	0.00%	4	0.08%	-	0.00%	9	0.19%
1,000,000 - 1,249,999	-	0.00%	11	0.22%	2	0.65%	12	0.25%
1,250,000 - 1,499,999	-	0.00%	9	0.18%	1	0.32%	6	0.12%
1,500,000 - 1,749,999	1	0.25%	2	0.04%	-	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%	1	0.02%	-	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%
	393		5,074		310		4,858	

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



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

	Nov-11			Nov-10		
	Month		Y.T.D.	Month		Y.T.D.
TOWNS						
0 - 99,999	5	1.68%	73	5	2.29%	70
100,000 - 199,999	50	16.78%	412	23	10.55%	340
200,000 - 299,999	61	20.47%	872	70	32.11%	828
300,000 - 349,999	51	17.11%	630	39	17.89%	587
350,000 - 399,999	55	18.46%	544	24	11.01%	500
400,000 - 449,999	33	11.07%	401	24	11.01%	368
450,000 - 499,999	14	4.70%	198	13	5.96%	200
500,000 - 549,999	8	2.68%	123	4	1.83%	137
550,000 - 599,999	5	1.68%	72	4	1.83%	69
600,000 - 649,999	5	1.68%	38	1	0.46%	53
650,000 - 699,999	5	1.68%	50	4	1.83%	39
700,000 - 799,999	3	1.01%	43	2	0.92%	47
800,000 - 899,999	1	0.34%	27	2	0.92%	32
900,000 - 999,999	1	0.34%	23	1	0.46%	24
1,000,000 - 1,249,999	-	0.00%	17	1	0.46%	17
1,250,000 - 1,499,999	1	0.34%	17	-	0.00%	12
1,500,000 - 1,749,999	-	0.00%	3	1	0.46%	6
1,750,000 - 1,999,999	-	0.00%	-	-	0.00%	2
2,000,000 - 2,499,999	-	0.00%	2	-	0.00%	3
2,500,000 - 2,999,999	-	0.00%	1	-	0.00%	-
3,000,000 - 3,499,999	-	0.00%	-	-	0.00%	-
3,500,000 - 3,999,999	-	0.00%	-	-	0.00%	-
Over 4,000,000	-	0.00%	-	-	0.00%	-
	298		3,546	218		3,334
COUNTRY RESIDENTIAL (ACREAGES)						
0 - 99,999	-	0.00%	1	-	0.00%	5
100,000 - 199,999	-	0.00%	18	2	3.85%	13
200,000 - 299,999	3	5.56%	44	1	1.92%	24
300,000 - 349,999	1	1.85%	18	1	1.92%	22
350,000 - 399,999	1	1.85%	24	3	5.77%	19
400,000 - 449,999	2	3.70%	25	2	3.85%	14
450,000 - 499,999	5	9.26%	24	2	3.85%	34
500,000 - 549,999	4	7.41%	28	1	1.92%	21
550,000 - 599,999	-	0.00%	36	5	9.62%	32
600,000 - 649,999	5	9.26%	35	5	9.62%	37
650,000 - 699,999	7	12.96%	42	6	11.54%	36
700,000 - 799,999	6	11.11%	68	12	23.08%	76
800,000 - 899,999	6	11.11%	72	4	7.69%	73
900,000 - 999,999	5	9.26%	49	1	1.92%	39
1,000,000 - 1,249,999	4	7.41%	82	4	7.69%	54
1,250,000 - 1,499,999	2	3.70%	31	1	1.92%	38
1,500,000 - 1,749,999	1	1.85%	14	1	1.92%	18
1,750,000 - 1,999,999	2	3.70%	10	1	1.92%	10
2,000,000 - 2,499,999	-	0.00%	12	-	0.00%	9
2,500,000 - 2,999,999	-	0.00%	6	-	0.00%	4
3,000,000 - 3,499,999	-	0.00%	2	-	0.00%	-
3,500,000 - 3,999,999	-	0.00%	-	-	0.00%	1
Over 4,000,000	-	0.00%	-	-	0.00%	1
	54		641	52		580

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



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
November 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	3	0	0					
BLEVL	75	23	26	401,281	10,433,300	341,000	66	96.99%
BUNG	301	117	94	433,104	40,711,788	405,000	49	96.59%
BUNGH	15	4	1	599,000	599,000	599,000	26	94.33%
HL-SP	2	0	0					
MODUL	2	0	1	149,000	149,000	149,000	30	82.82%
SPLT2	66	15	16	458,375	7,334,000	439,000	63	96.99%
SPLT3	12	1	2	457,500	915,000	360,000	22	96.74%
SPLT4	55	24	15	426,300	6,394,500	369,000	53	95.80%
SPLT5	10	3	0					
ST1.5	15	6	4	427,500	1,710,000	390,000	93	93.97%
ST2	745	252	180	490,352	88,263,306	442,500	51	96.98%
ST2.5	9	1	1	1,350,000	1,350,000	1,350,000	1	90.30%
ST3	8	6	4	761,725	3,046,900	555,000	21	95.23%
VILLA	2	2	1	369,900	369,900	369,900	7	100.00%
NE								
BK-SP	5	0	0					
BLEVL	96	37	27	245,343	6,624,250	246,200	46	96.75%
BUNG	147	64	47	263,780	12,397,655	261,000	43	96.61%
SPLT2	13	6	1	328,000	328,000	328,000	50	96.50%
SPLT3	12	4	1	238,500	238,500	238,500	33	94.64%
SPLT4	57	20	22	274,167	6,031,674	275,000	62	94.99%
ST1.5	1	0	1	213,000	213,000	213,000	84	93.63%
ST2	220	86	54	293,875	15,869,250	272,750	57	95.82%
SW								
BK-SP	4	0	2	556,500	1,113,000	490,000	91	95.14%
BLEVL	38	7	5	434,700	2,173,500	463,500	79	97.19%
BUNG	245	91	76	527,068	40,057,200	469,000	46	97.37%
BUNGH	9	2	2	965,000	1,930,000	850,000	33	96.26%
BUNGS	1	0	0					
HL-SP	1	0	0					
SPLT2	43	14	10	582,300	5,823,000	556,000	55	96.43%
SPLT3	11	5	3	463,583	1,390,750	495,000	29	96.99%
SPLT4	51	13	14	396,314	5,548,400	392,500	54	97.30%
SPLT5	7	1	5	738,400	3,692,000	516,000	60	95.14%
ST1.5	15	2	2	344,250	688,500	330,000	30	89.44%
ST2	631	219	139	688,640	95,720,927	550,000	47	96.07%
ST2.5	7	2	1	1,500,000	1,500,000	1,500,000	23	96.77%
ST3	23	3	5	1,348,750	6,743,750	880,000	79	94.48%
VILLA	3	1	0					
SE								
BK-SP	4	1	3	324,667	974,000	327,000	52	96.93%
BLEVL	37	18	12	364,917	4,379,000	347,000	51	97.51%
BUNG	123	39	46	392,134	18,038,159	346,000	49	95.94%
BUNGH	2	0	1	185,000	185,000	185,000	30	92.55%
SPLT2	37	14	8	840,625	6,725,000	447,000	58	96.93%
SPLT3	8	2	0					
SPLT4	29	16	10	333,300	3,333,000	322,000	40	96.92%
SPLT5	0	0	0					
ST1.5	5	4	1	487,500	487,500	487,500	30	95.61%
ST2	454	143	108	418,073	45,151,905	393,000	58	97.75%
ST2.5	2	0	1	655,000	655,000	655,000	29	98.20%
ST3	1	0	0					
VILLA	3	1	0					

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.



CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
November 2011

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	242	88	45	233,340	10,500,305	230,000	52	96.22%
APRTM	6	1	1	190,000	190,000	190,000	23	95.05%
BLEVL	13	5	0					
BUNG	24	9	7	276,271	1,933,900	221,000	38	95.64%
LOFT	3	2	0					
PENTH	2	1	0					
SPLT2	1	0	2	349,400	698,800	288,800	97	97.19%
SPLT3	3	3	0					
SPLT4	15	6	3	292,107	876,320	289,000	41	97.65%
SPLT5	2	1	0					
ST2	134	57	32	317,950	10,174,411	295,000	50	97.58%
ST2.5	1	1	0					
ST3	16	3	2	396,500	793,000	218,000	46	93.87%
VILLA	2	1	1	385,000	385,000	385,000	72	96.27%
NE								
APART	58	16	10	168,290	1,682,900	155,000	80	96.27%
APRTM	2	0	0					
BK-SP	1	1	0					
BLEVL	4	2	1	150,000	150,000	150,000	52	93.81%
BUNG	8	2	1	257,000	257,000	257,000	39	95.26%
SPLT2	2	0	0					
SPLT3	1	1	0					
ST2	47	19	16	163,525	2,616,400	155,000	57	96.70%
ST3	2	1	0					
VILLA	2	0	0					
SW								
APART	612	198	162	263,338	42,660,780	231,000	55	96.18%
APRTM	29	8	2	390,000	780,000	330,000	92	92.32%
BK-SP	0	1	0					
BLEVL	6	3	0					
BUNG	26	8	7	319,360	2,235,520	339,000	66	95.92%
LOFT	12	6	4	366,250	1,465,000	360,000	58	95.57%
PENTH	12	5	2	445,000	890,000	410,000	56	93.88%
SPLT2	1	1	0					
SPLT3	0	0	1	167,500	167,500	167,500	21	93.11%
SPLT4	12	1	4	295,750	1,183,000	298,000	96	95.49%
SPLT5	3	2	0					
ST1.5	2	0	0					
ST2	160	53	48	324,158	15,559,562	320,000	59	96.87%
ST2.5	4	3	0					
ST3	30	4	6	416,640	2,499,837	389,000	84	97.97%
VILLA	13	3	2	577,500	1,155,000	555,000	60	95.06%
SE								
APART	71	16	17	225,553	3,834,400	220,000	46	97.29%
APRTM	1	0	0					
BLEVL	3	0	0					
BUNG	6	4	2	315,500	631,000	291,000	13	97.87%
LOFT	2	0	0					
SPLT2	3	1	0					
SPLT4	1	1	0					
SPLT5	1	0	0					
ST2	58	21	15	273,955	4,109,329	275,333	71	98.25%
ST2.5	1	0	0					
ST3	2	0	0					
VILLA	2	0	0					

CREB® - COMMERCIAL SUMMARY**Year to Date****30-Nov-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	22	8.82	81		
OFC	L	19	13.32	110		
RET	L	17	16	179		
AGR	S	13	875,615	107	11,383,000	92.35%
BUS	S	72	90,227	124	6,496,349	81.08%
BWP	S	21	935,747	172	19,650,690	85.71%
IND	S	33	640,034	137	20,481,100	87.00%
LAN	S	13	1,079,992	122	12,959,900	83.45%
MFC	S	28	1,122,036	67	31,417,000	93.08%
OFC	S	21	840,819	132	17,657,190	84.68%
RET	S	30	517,765	146	13,461,900	89.82%

Year to Date**30-Nov-10**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.611	28		
IND	L	13	9.4051	103		
OFC	L	16	13.78025	113		
RET	L	6	19	115		
AGR	S	22	1,767,955	108	38,895,000	86.24%
BUS	S	72	87,239	107	6,281,208	81.72%
BWP	S	16	569,000	169	9,104,000	89.50%
IND	S	46	508,084	105	22,863,763	92.64%
LAN	S	32	927,666	161	29,685,300	90.10%
MFC	S	16	773,438	81	12,375,000	94.40%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	21	498,259	78	10,463,435	90.07%

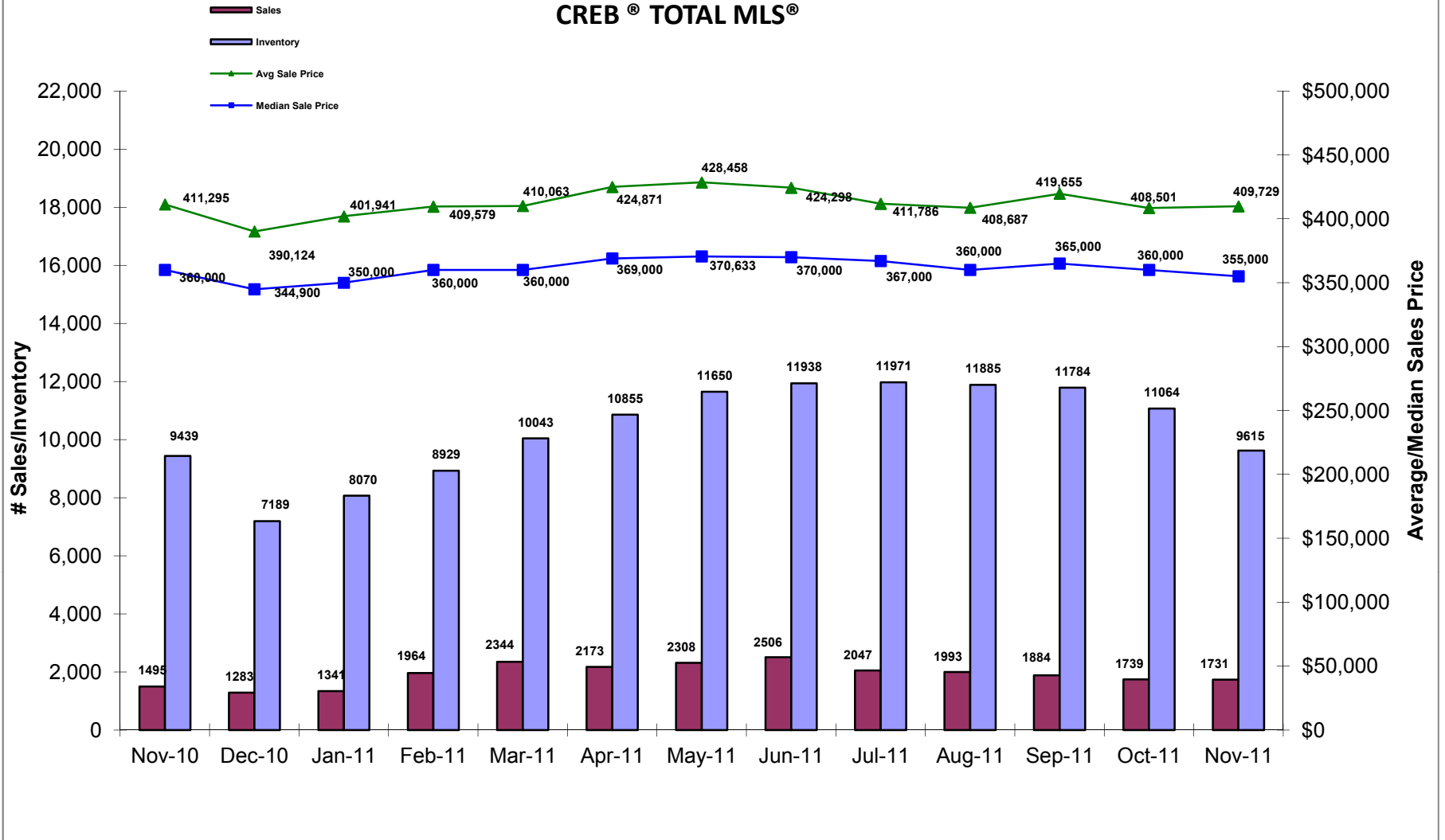
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	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	2,326	1,795	1,285		23,485
Sales	784	1,169	1,352	1,216	1,311	1,393	1,150	1,104	1,036	987	962		12,464
Avg Price	453,845	461,759	461,541	479,393	488,735	479,609	456,063	454,142	466,167	455,395	470,665		467,140
Median	390,000	400,000	399,500	420,000	423,000	417,500	408,500	402,750	400,000	395,000	402,925		406,500
Avg DOM	57	45	39	41	41	43	49	49	48	52	52		46

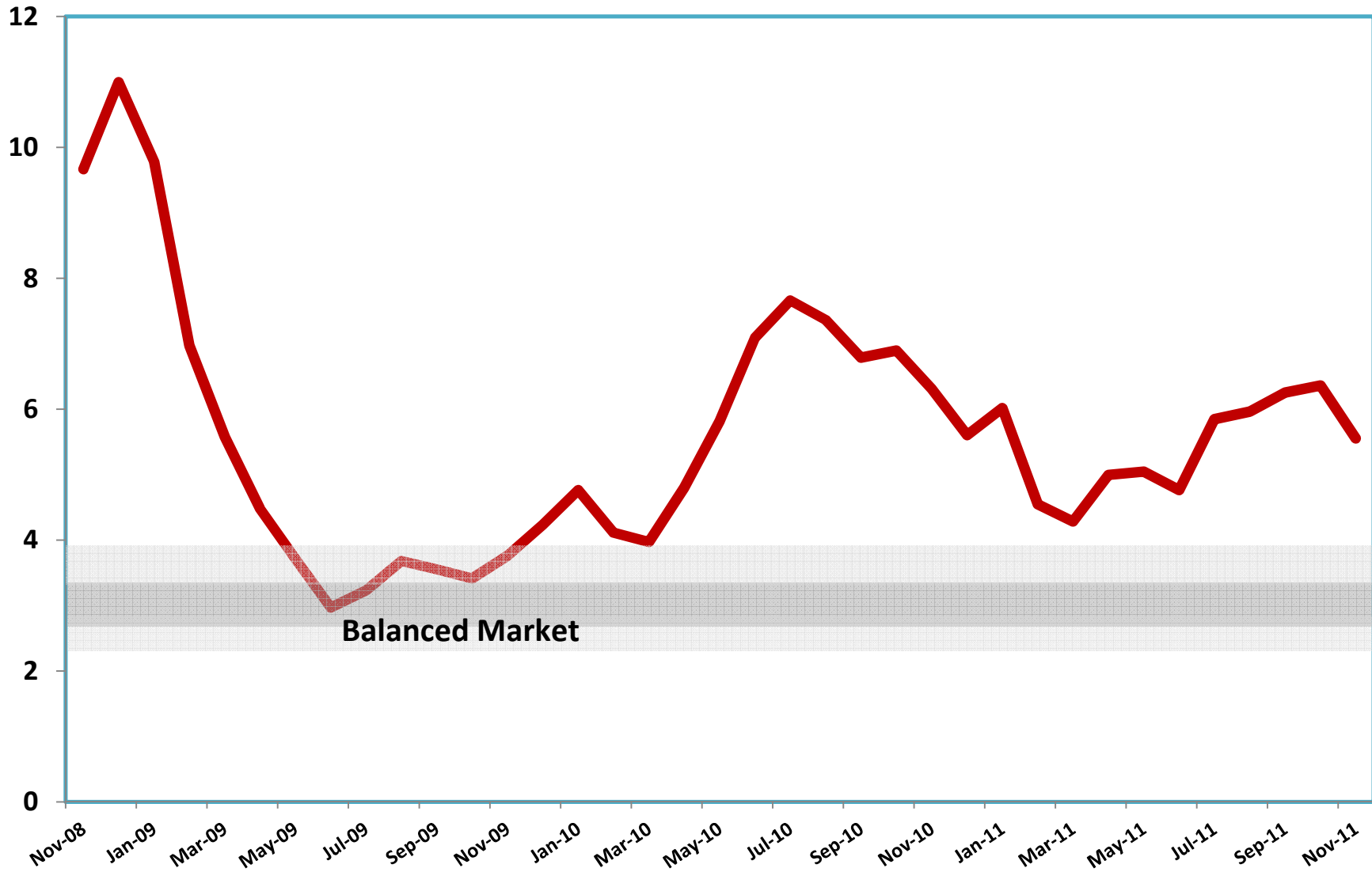
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	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	12,587
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	7,841
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	316,971
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	31
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	13,717
Sales	453	559	563	581	573	555	535	495	461	398	283	205	5,456
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	303,443
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	280,000
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	49
2009													
New Listings	941	890	901	964	993	931	918	831	941	860	706	443	9,876
Sales	221	340	444	575	653	736	700	631	580	599	503	338	5,982
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	284,693	283,281
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	47	50
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	723	634	369	11,055
Sales	375	535	605	639	518	445	396	362	366	307	310	318	4,858
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	290,353
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	267,250
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	47
2011													
New Listings	871	970	999	970	1,016	961	825	866	900	758	562		9,698
Sales	302	465	581	534	502	579	454	468	428	368	393		5,074
Avg Price	288,291	290,548	280,781	289,334	287,697	296,320	286,238	285,487	299,316	282,903	273,356		287,545
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000	255,000	260,000	262,625	250,000		261,500
Avg DOM	62	53	50	54	50	53	51	54	57	57	57		53

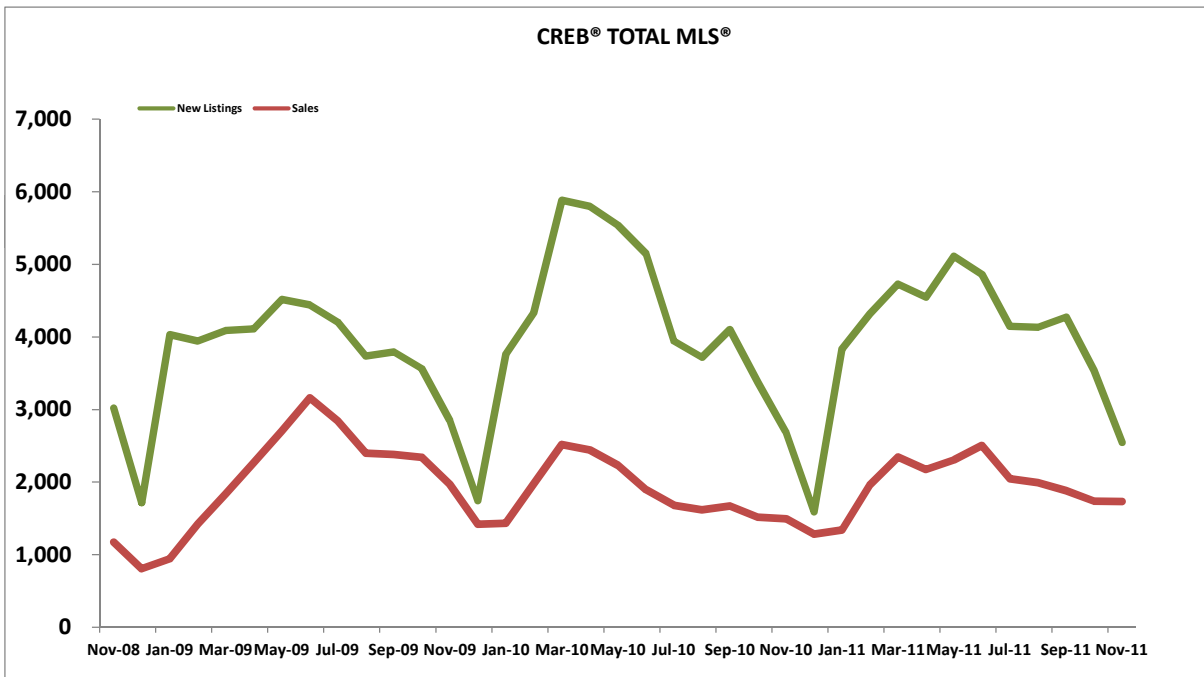
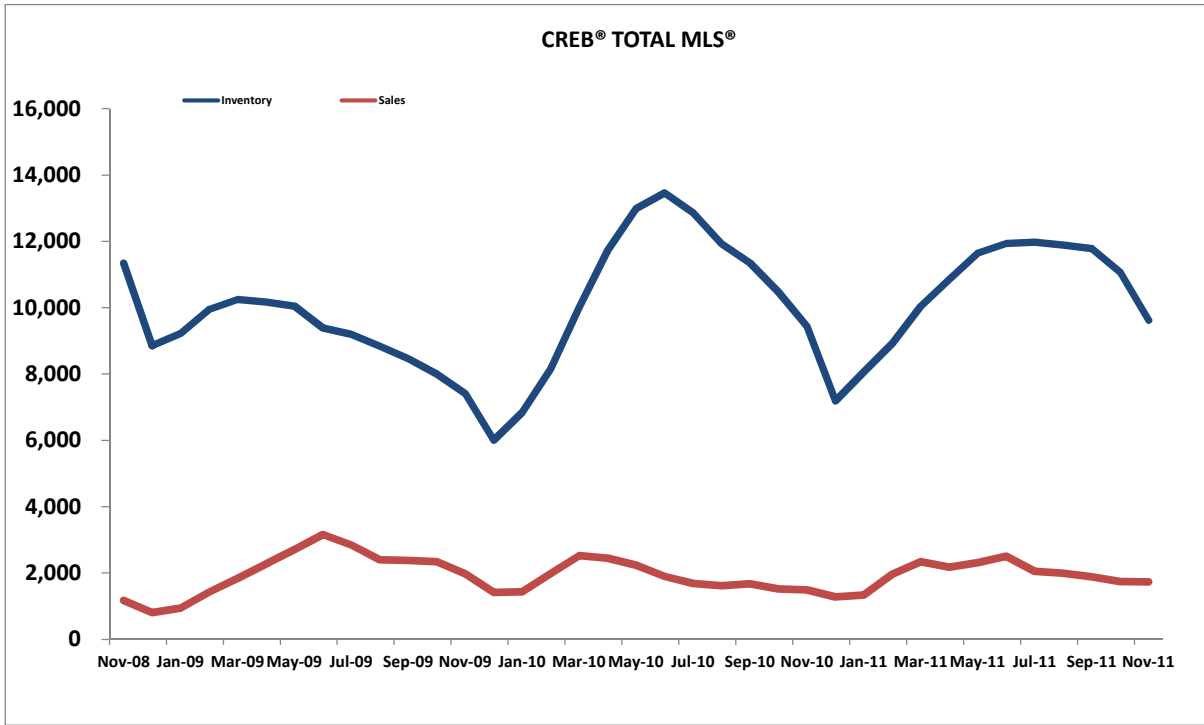
CREB® TOTAL MLS®



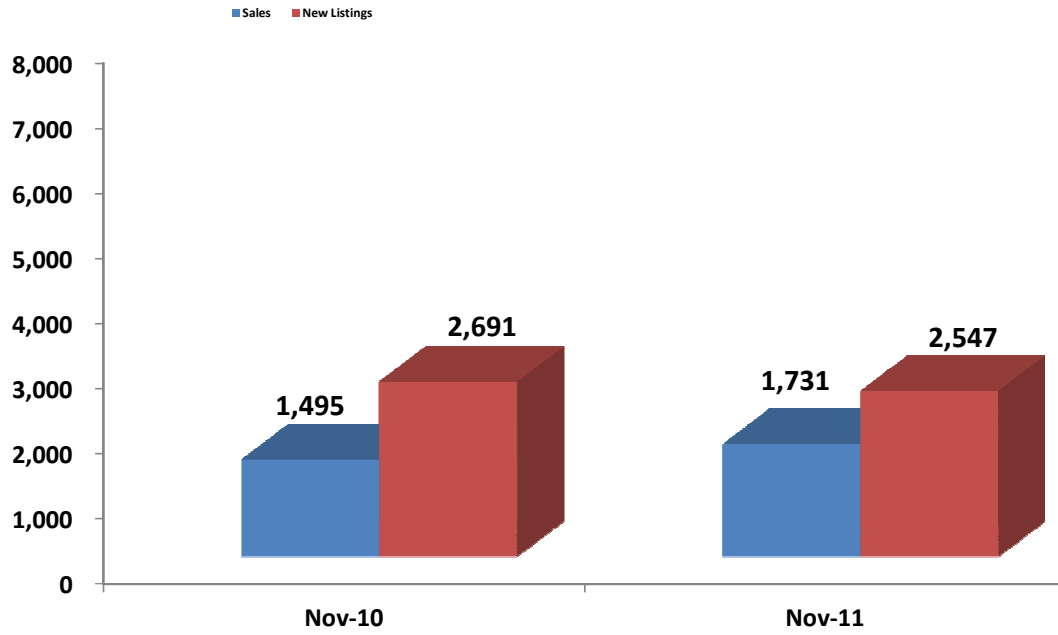
CREB® ABSORPTION RATE TOTAL MLS®



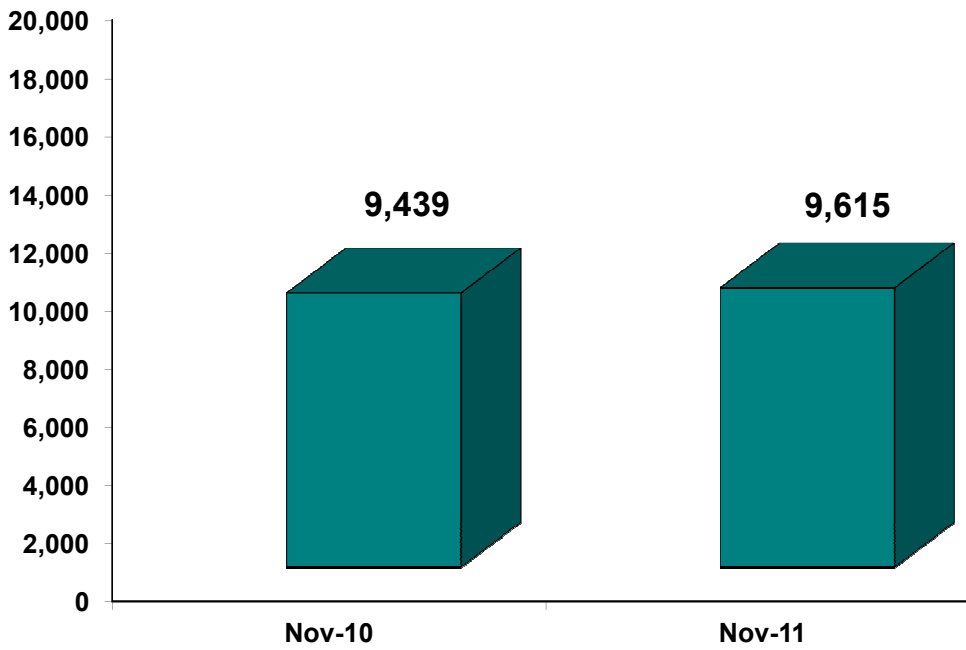
Absorption Rate = Inventory / Sales



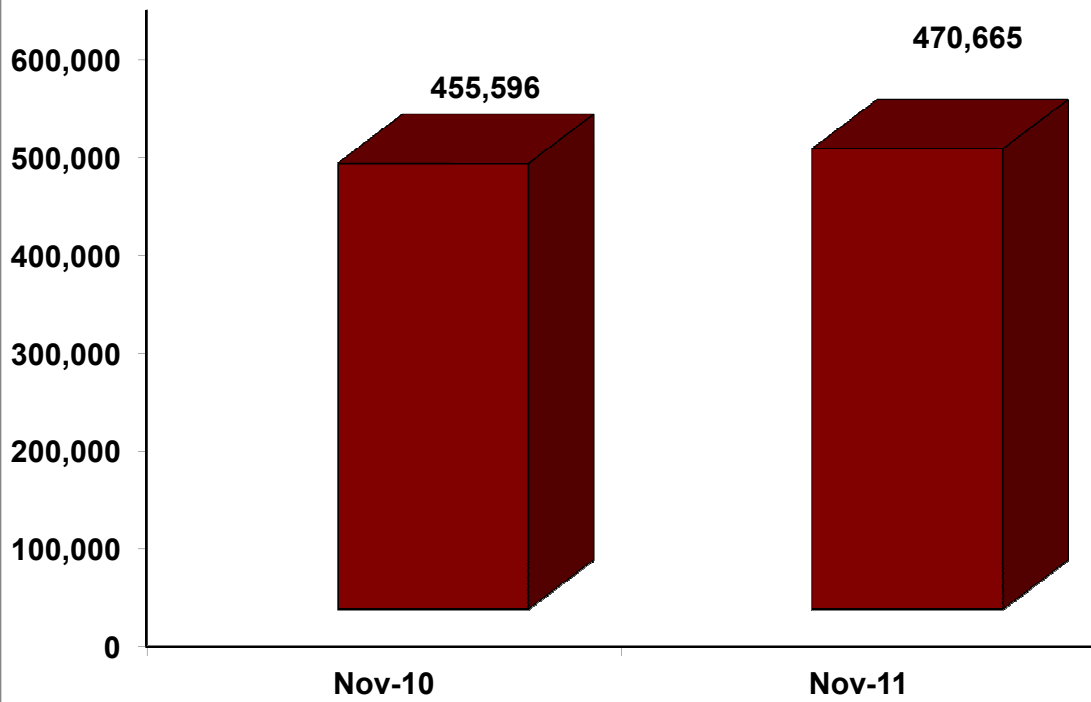
CREB® TOTAL MLS®



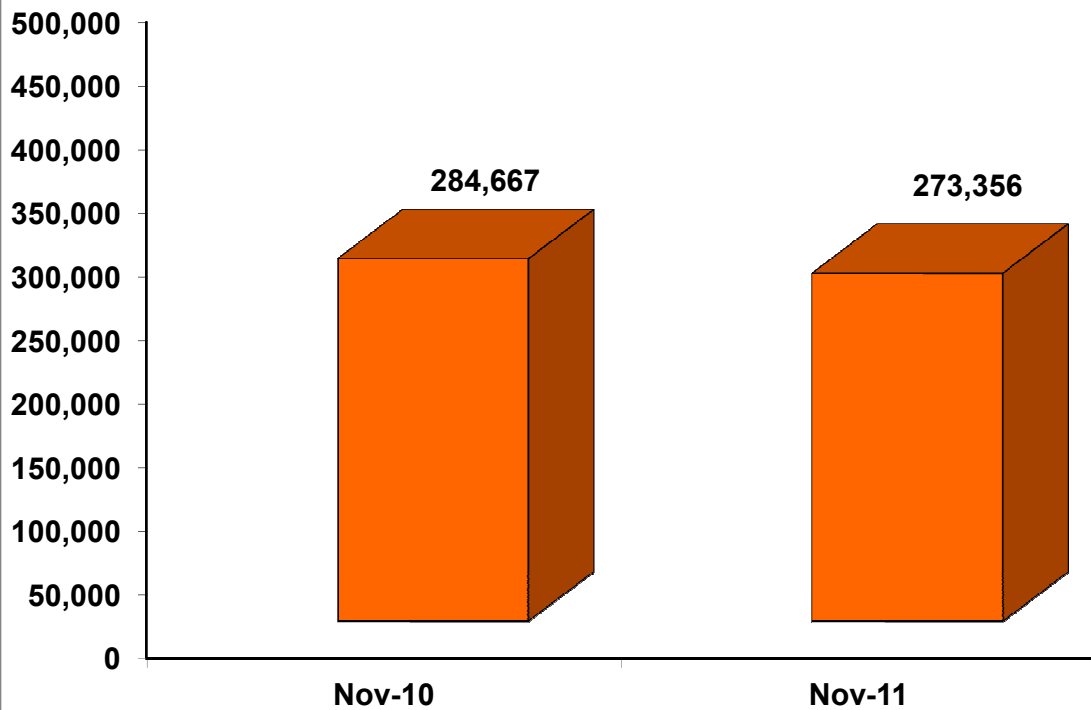
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



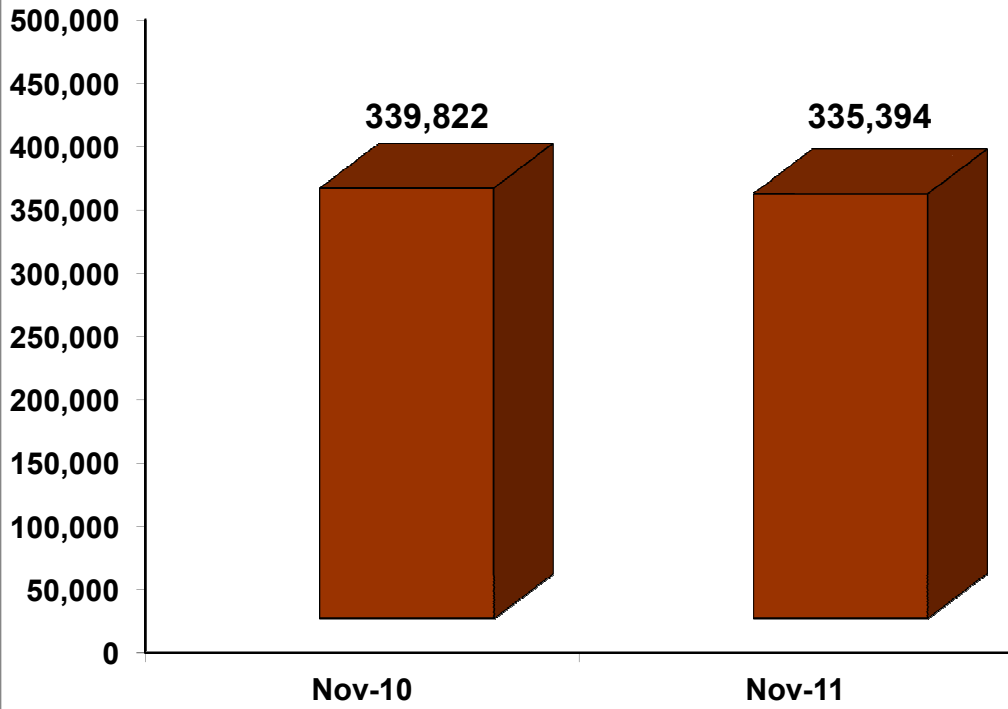
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



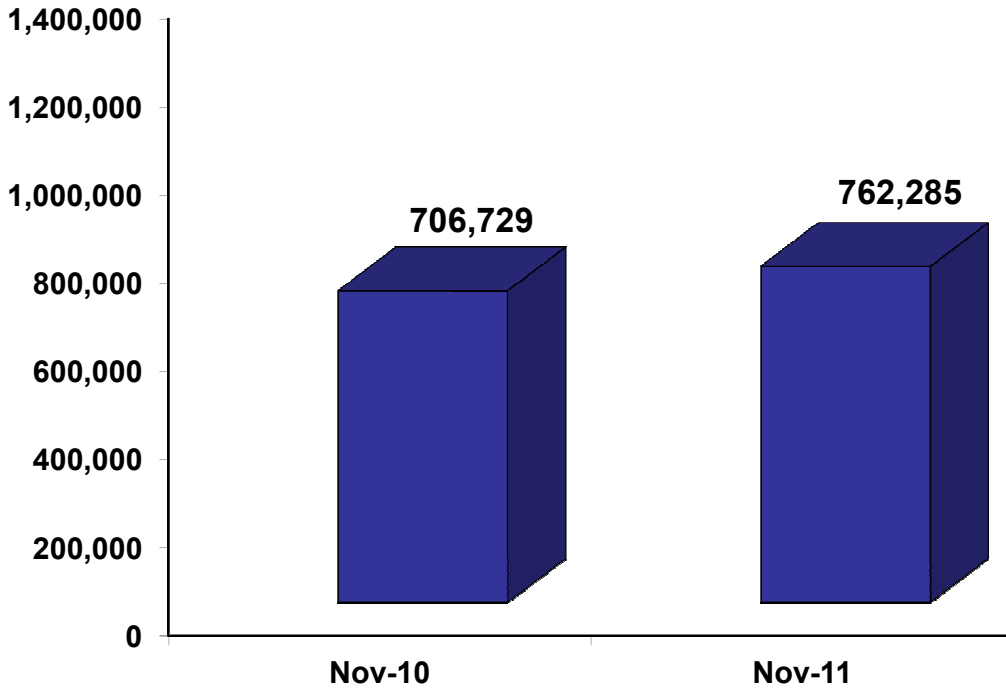
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



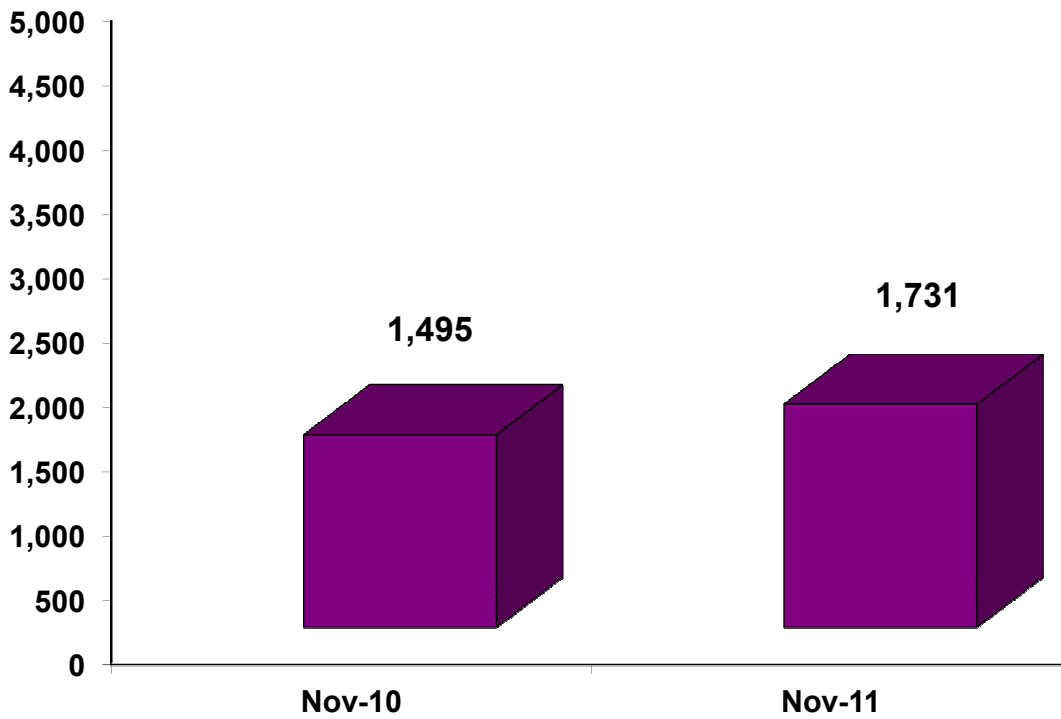
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



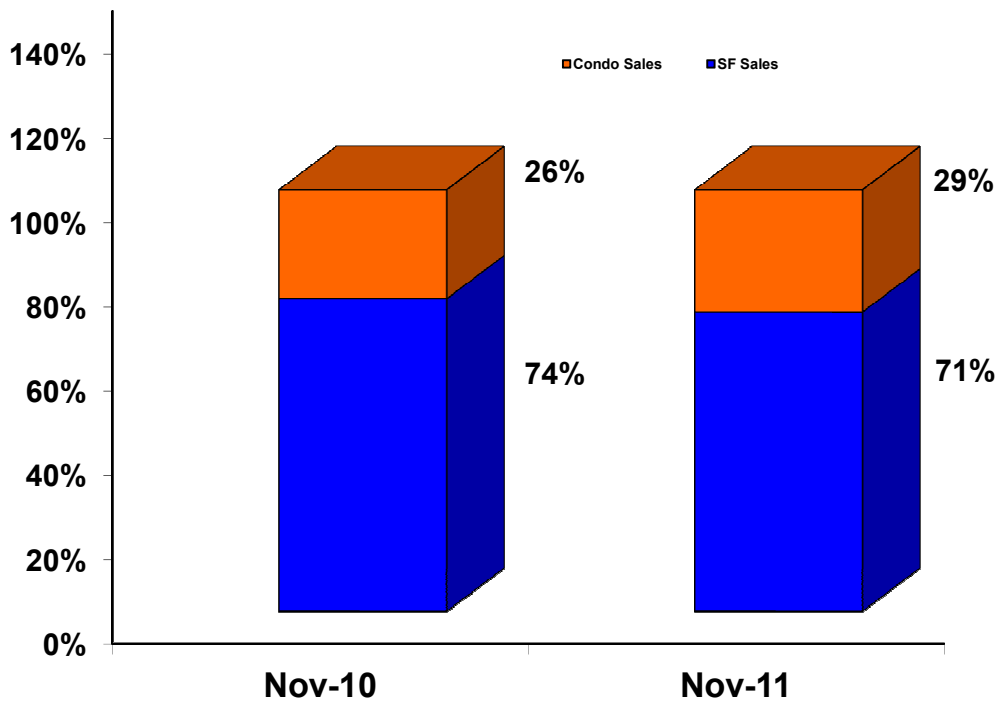
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



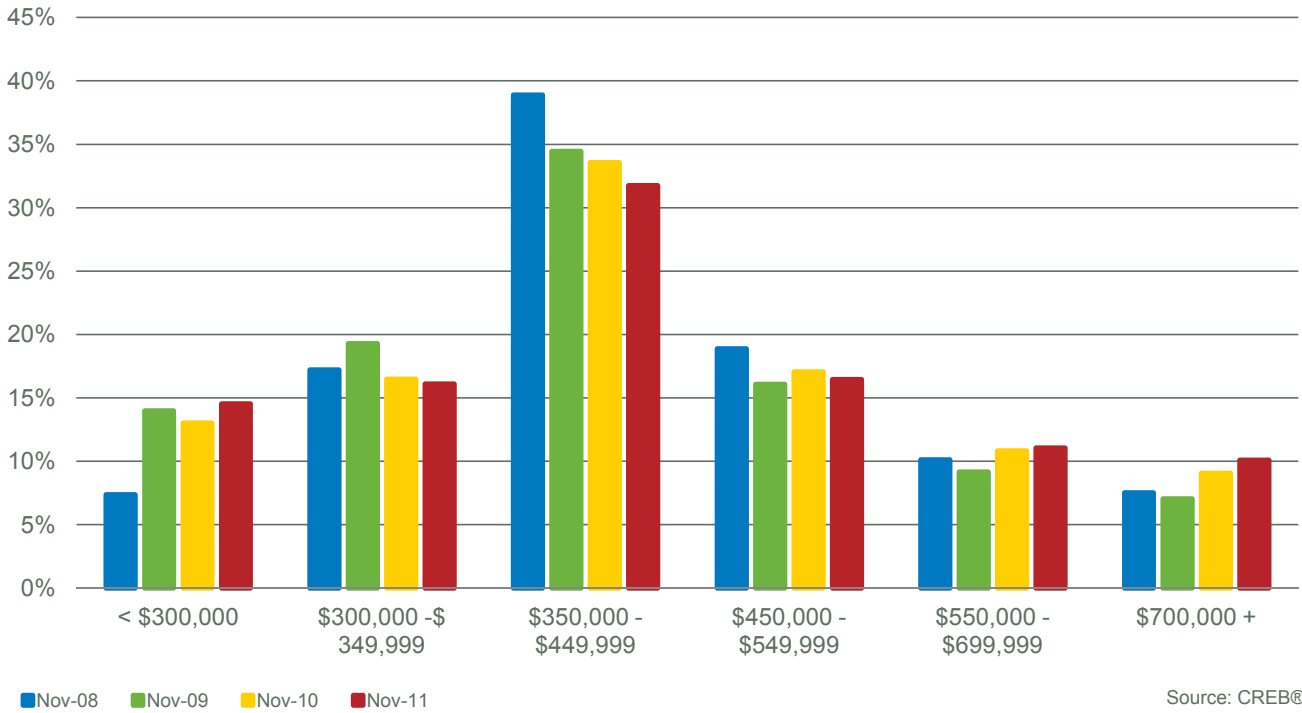
CREB® - TOTAL MLS® SALES



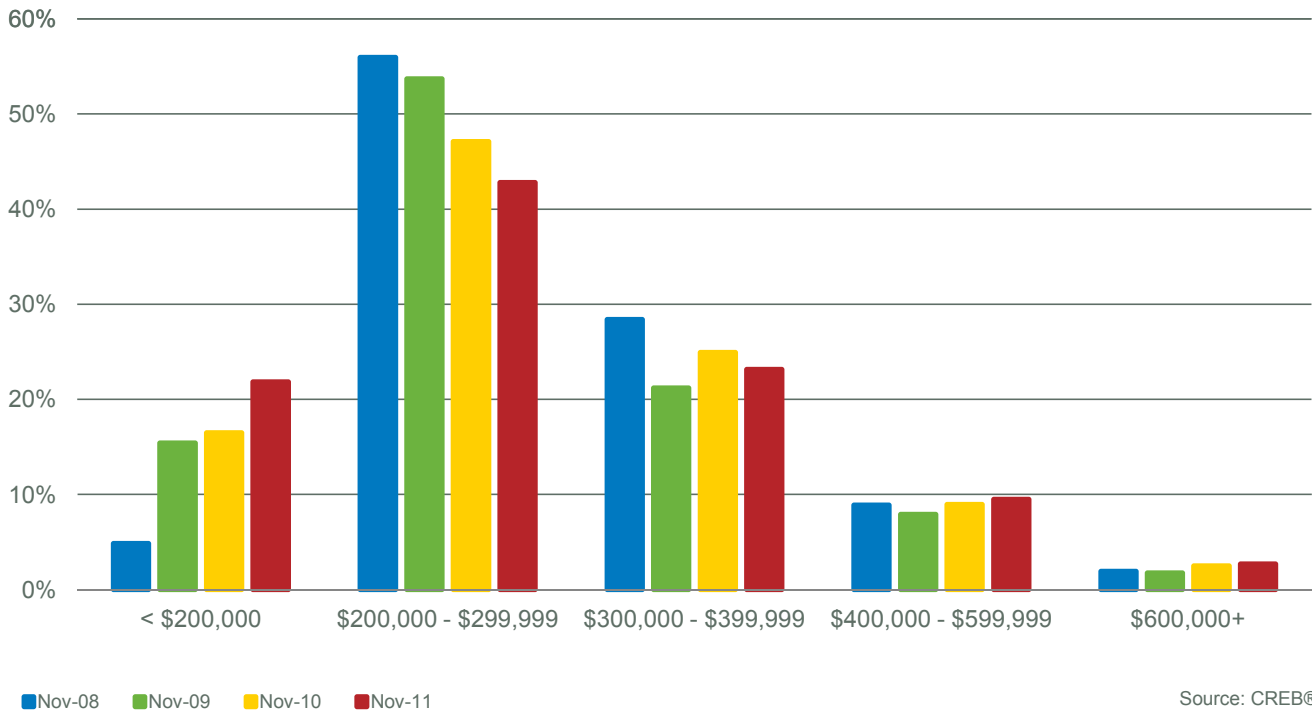
CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES



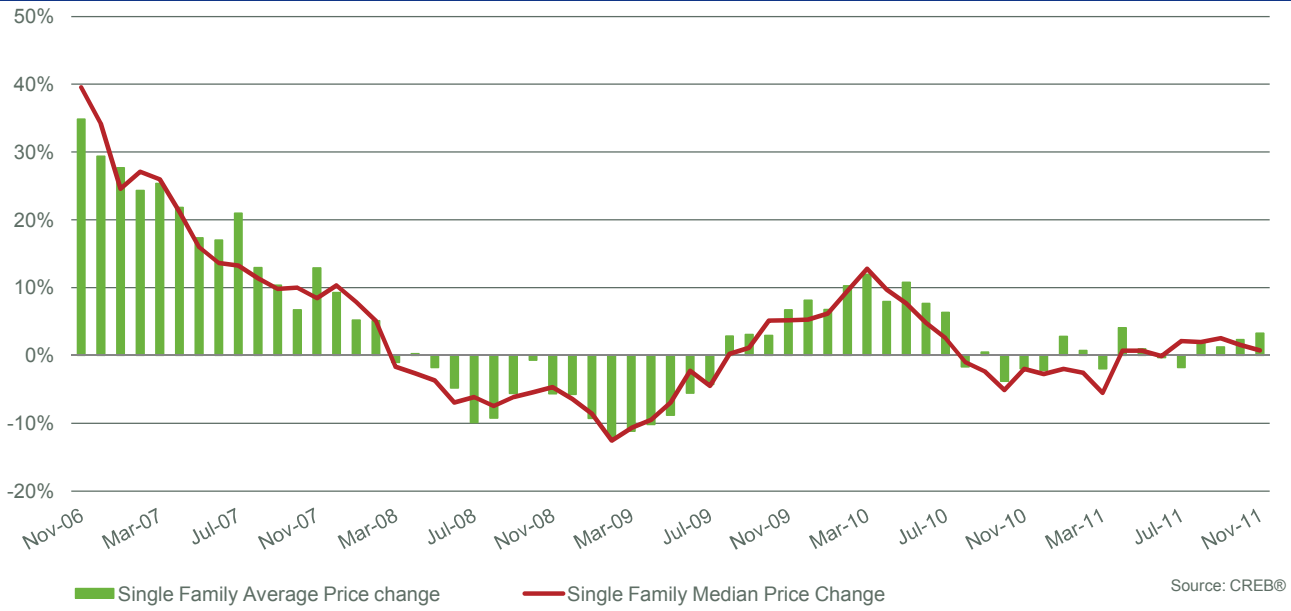
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



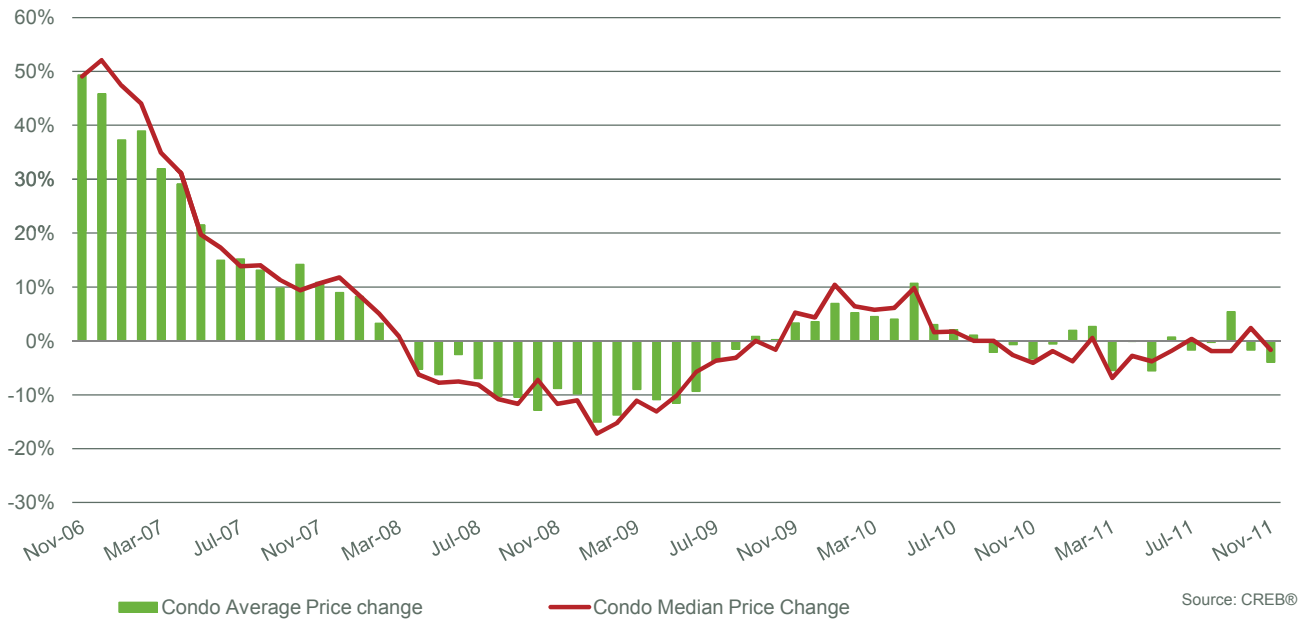
CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



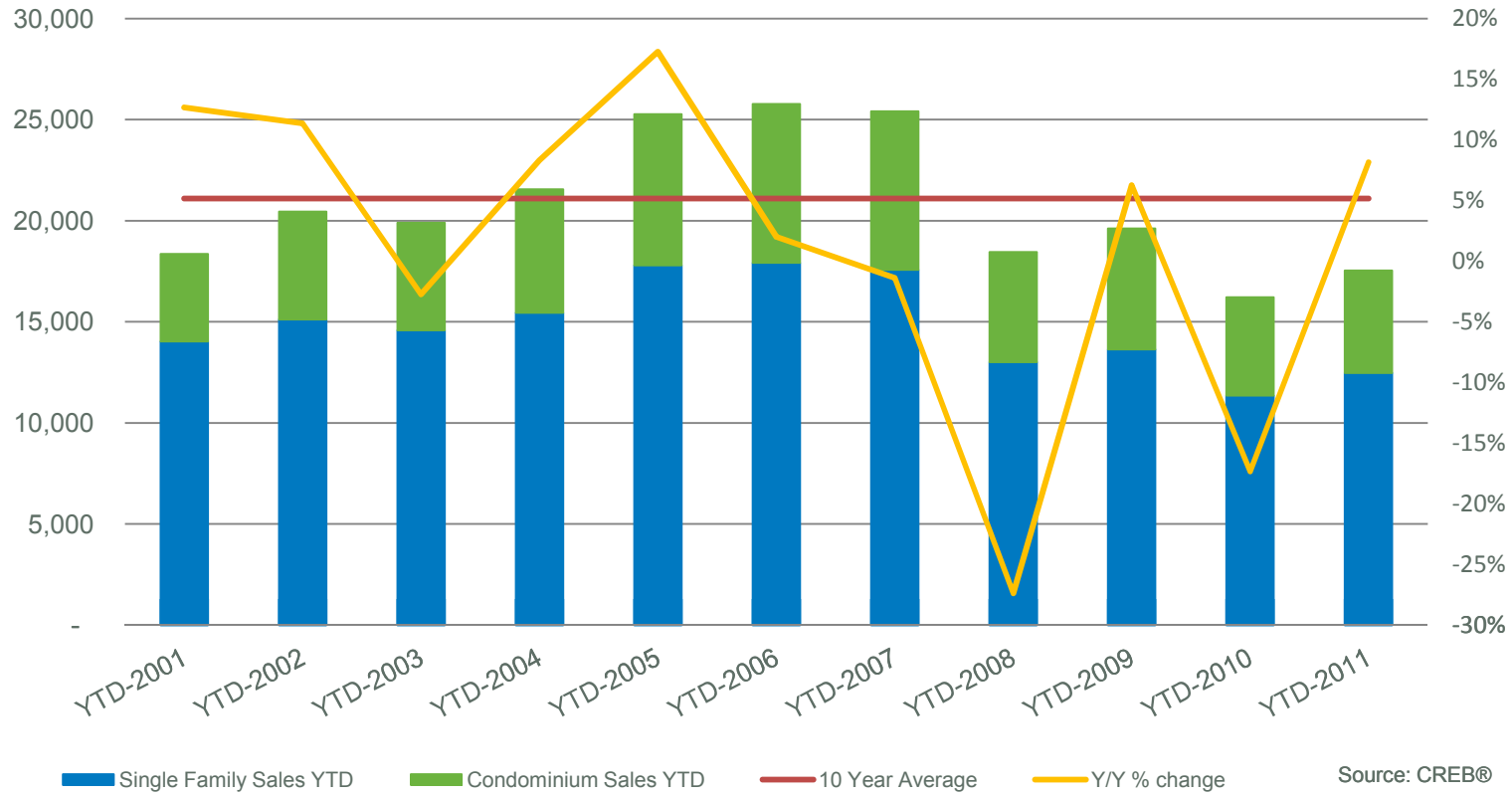
CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



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



CITY OF CALGARY SINGLE FAMILY AND CONDOMINIUM SALES YEAR TO DATE



Source: CREB®