

SUBDUED HOUSING MARKET GIVES BUYERS CHOICE

Calgary buyers looking for the right price, location and conditions

Calgary, December 1, 2010 – November home sales in the city of Calgary remained steady month-over-month, while year-over-year sales were down, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family home sales in the month of November 2010 held firm at 891, compared with October 2010, when sales were 888. The number of condominium sales for the month of November 2010 was 310. This was the same as the 310 condominium transactions recorded in October 2010.

Year-over-year, the number of single family homes sold in November 2010 in the city of Calgary were down 19 per cent. In November 2009, single family home sales totaled 1,095. Condominium sales saw a decrease of 38 per cent from the same time a year ago. In November 2009, condominium sales were 504.

“Indeed, the second half of 2010 has proven to be weaker than expected, and Calgary’s housing market is taking some time to re-gain traction,” says Diane Scott, president of CREB®. “Subdued sales have meant buyers have an abundance of products to choose from, and they can be selective in their buying criteria.”

“In this market, REALTORS® and their sellers have to be competitive in their pricing and go back to the basics—conditions, location and price,” adds Scott.

The average price of a single family home in the city of Calgary in November 2010 was \$455,460, showing a 2 per cent increase from October 2010, when the average price was \$444,744, and a 2 per cent decrease from November 2009, when the average price was \$464,444. The average price of a condominium in the city of Calgary in November 2010 was \$284,667, showing a 1 per cent decrease from October 2010, when the average price was \$287,793 and a 3 per cent decrease over last year, when the average price was \$294,264. Average price information can be useful in establishing trends over time, but does not indicate actual prices in centers 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 November 2010 was \$399,900, showing a 3 per cent increase from October 2010 when the median price was \$387,900. This was a 2 per cent decrease from November 2009, when the median price was \$408,000. The median price of a condominium in November 2010 was \$253,300, showing a 1 per cent decrease from October 2010, when the median price was \$255,000, and a 4 per cent decrease from November 2009, when it was \$264,900.

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.

“We are not likely to see any major dips in pricing over the coming months, but there may be some decline in our average and median prices as motivated sellers reduce their price, and we work through our increased levels of inventory,” says Scott. “The good news is that we are seeing a downward trend on our overall inventory levels, and our absorption rate is gradually improving,” adds Scott.

Single family listings in the city of Calgary added for the month of November 2010 totalled 1,318, a decrease of 25 per cent from October 2010 when 1,765 new listings were added, and showing a decrease of 3 per cent from November 2009, when 1,365 new listings came into the market.

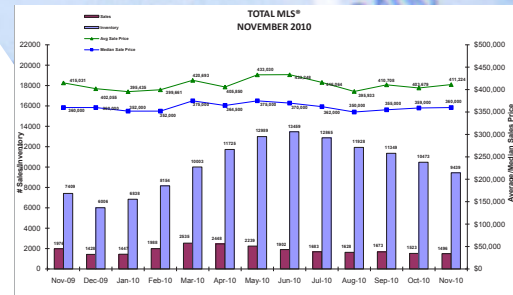
Condominium new listings in the city of Calgary added for November 2010 were 632, down 12 per cent from October 2010, when the MLS® saw 721 condo listings coming to the market. This is a decrease of 10 per cent from November 2009, when new condominium listings added were 705.

“Unemployment peaked at around 7.6 per cent in the middle of this year, and has been slowly improving since then. We do expect Calgary and Alberta’s economy to improve in 2011, driven in part by recent improvements in the energy sector. Ultimately it is going to take boosts in employment, along with more migration, to kick-start Calgary’s housing market,” says Scott.

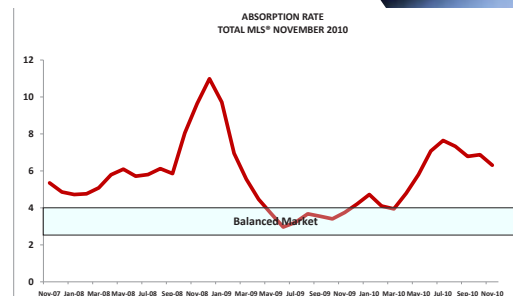
CREB® is a professional body of 5,489 licensed brokers and registered associates, representing 246 member offices and is dedicated to enhancing the value, integrity and expertise of its REALTOR® members.

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.

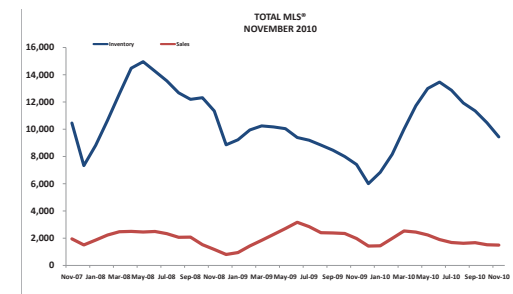
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



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

	<u>2010</u>	<u>2009</u>	<u>Mth Chg</u>	<u>** 2010 YTD</u>	<u>**2009 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	3,869	2,658	45.56%	n/a	n/a	n/a
New Listings Added	1,318	1,365	-3.44%	24,968	21,654	15.30%
Sales	891	1,095	-18.63%	11,361	13,644	-16.73%
Avg DOM Sold	52	42	23.81%	42	45	-6.67%
Avg DOM Active	66	57	15.79%	66	57	15.79%
Average Sale Price	455,460	464,444	-1.93%	462,425	441,781	4.67%
Median Price	399,900	408,000	-1.99%	408,000	391,000	4.35%
Total Sales	405,815,275	508,566,485	-20.20%	5,253,613,188	6,027,658,389	-12.84%
Sales \$/List \$	96.36%	96.97%	-0.64%	96.95%	96.62%	0.34%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,882	1,434	31.24%	n/a	n/a	n/a
New Listings Added	632	705	-10.35%	11,051	9,878	11.87%
Sales	310	504	-38.49%	4,861	5,987	-18.81%
Avg DOM Sold	57	46	23.91%	47	50	-6.00%
Avg DOM Active	69	57	21.05%	69	57	21.05%
Average Sale Price	284,667	294,264	-3.26%	290,153	283,454	2.36%
Median Price	253,300	264,900	-4.38%	267,250	260,000	2.79%
Total Sales	88,246,745	148,308,818	-40.50%	1,410,433,756	1,697,040,337	-16.89%
Sales \$/List \$	95.74%	96.64%	-0.93%	96.68%	96.32%	0.37%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,238	1,997	12.07%	n/a	n/a	n/a
New Listings Added	511	541	-5.55%	8,465	8,125	4.18%
Sales	218	293	-25.60%	3,335	3,715	-10.23%
Avg DOM Sold	73	78	-6.41%	71	76	-6.58%
Avg DOM Active	111	100	11.00%	111	100	11.00%
Average Sale Price	339,690	360,431	-5.75%	361,136	352,281	2.51%
Median Price	310,000	330,000	-6.06%	334,900	330,000	1.48%
Total Sales	74,052,487	105,606,136	-29.88%	1,204,386,884	1,308,724,230	-7.97%
Sales \$/List \$	96.34%	96.23%	0.11%	96.70%	96.27%	0.45%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	858	743	15.48%	n/a	n/a	n/a
New Listings Added	125	151	-17.22%	2,516	2,341	7.48%
Sales	52	57	-8.77%	604	650	-7.08%
Avg DOM Sold	103	97	6.19%	90	91	-1.10%
Avg DOM Active	131	121	8.26%	131	121	8.26%
Average Sale Price	706,729	867,202	-18.50%	791,868	775,963	2.05%
Median Price	670,000	745,000	-10.07%	725,000	700,000	3.57%
Total Sales	36,749,900	49,430,500	-25.65%	478,288,074	504,376,031	-5.17%
Sales \$/List \$	93.33%	91.86%	1.59%	94.02%	93.14%	0.95%
<u>RURAL LAND</u>						
Month End Inventory	491	484	1.45%	n/a	n/a	n/a
New Listings Added	78	68	14.71%	977	973	0.41%
Sales	17	17	0.00%	207	186	11.29%
Avg DOM Sold	108	144	-25.00%	132	123	7.32%
Avg DOM Active	174	161	8.07%	174	161	8.07%
Average Sale Price	565,418	446,312	26.69%	420,702	440,596	-4.52%
Median Price	302,500	355,000	-14.79%	332,500	327,000	1.68%
Total Sales	9,612,100	7,587,300	26.69%	87,085,217	81,950,817	6.27%
Sales \$/List \$	96.58%	88.36%	9.30%	91.18%	90.68%	0.55%
<u>TOTAL MLS®*</u>						
Month End Inventory	9,439	7,409	27.40%	n/a	n/a	n/a
New Listings Added	2,692	2,849	-5.51%	48,302	43,289	11.58%
Sales	1,496	1,976	-24.29%	20,503	24,294	-15.60%
Avg DOM Sold	59	51	15.69%	51	53	-3.77%
Avg DOM Active	89	82	8.54%	89	82	8.54%
Average Sale Price	411,224	415,031	-0.92%	411,760	396,239	3.92%
Median Price	360,000	360,000	0.00%	361,500	350,000	3.29%
Total Sales	615,191,557	820,101,989	-24.99%	8,442,321,370	9,626,222,104	-12.30%
Sales \$/List \$	96.08%	96.40%	-0.34%	96.63%	96.27%	0.37%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Nov-10				Nov-09			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	-	0.00%	2	0.02%	-	0.00%	1	0.01%
100,000 - 199,999	11	1.23%	104	0.92%	16	1.47%	112	0.82%
200,000 - 299,999	139	15.60%	1,375	12.10%	125	11.46%	1,793	13.15%
300,000 - 349,999	134	15.04%	1,874	16.50%	184	16.87%	2,628	19.27%
350,000 - 399,999	163	18.29%	2,031	17.88%	189	17.32%	2,648	19.42%
400,000 - 449,999	132	14.81%	1,779	15.66%	162	14.85%	2,050	15.03%
450,000 - 499,999	78	8.75%	1,174	10.33%	132	12.10%	1,317	9.66%
500,000 - 549,999	49	5.50%	763	6.72%	72	6.60%	877	6.43%
550,000 - 599,999	43	4.83%	554	4.88%	44	4.03%	536	3.93%
600,000 - 649,999	34	3.82%	383	3.37%	45	4.12%	409	3.00%
650,000 - 699,999	17	1.91%	292	2.57%	28	2.57%	303	2.22%
700,000 - 799,999	28	3.14%	347	3.05%	27	2.47%	338	2.48%
800,000 - 899,999	20	2.24%	221	1.95%	19	1.74%	204	1.50%
900,000 - 999,999	17	1.91%	135	1.19%	12	1.10%	127	0.93%
1,000,000 - 1,249,999	15	1.68%	151	1.33%	18	1.65%	131	0.96%
1,250,000 - 1,499,999	8	0.90%	83	0.73%	5	0.46%	76	0.56%
1,500,000 - 1,749,999	-	0.00%	36	0.32%	3	0.27%	30	0.22%
1,750,000 - 1,999,999	1	0.11%	20	0.18%	3	0.27%	23	0.17%
2,000,000 - 2,499,999	2	0.22%	23	0.20%	6	0.55%	19	0.14%
2,500,000 - 2,999,999	-	0.00%	10	0.09%	1	0.09%	8	0.06%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
3,500,000 - 3,999,999	-	0.00%	1	0.01%	-	0.00%	3	0.02%
Over 4,000,000	-	0.00%	3	0.03%	-	0.00%	2	0.01%
	891		11,361		1,091		13,636	

<i>CONDO</i>	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	5	1.61%	36	0.74%	3	0.60%	7	0.12%	
100,000 - 199,999	66	21.29%	765	15.74%	72	14.31%	916	15.31%	
200,000 - 299,999	135	43.55%	2,292	47.15%	253	50.30%	3,213	53.70%	
300,000 - 349,999	37	11.94%	777	15.98%	76	15.11%	857	14.32%	
350,000 - 399,999	26	8.39%	435	8.95%	36	7.16%	412	6.89%	
400,000 - 449,999	10	3.23%	207	4.26%	21	4.17%	223	3.73%	
450,000 - 499,999	11	3.55%	117	2.41%	15	2.98%	132	2.21%	
500,000 - 549,999	7	2.26%	61	1.25%	9	1.79%	67	1.12%	
550,000 - 599,999	4	1.29%	50	1.03%	5	0.99%	51	0.85%	
600,000 - 649,999	6	1.94%	43	0.88%	-	0.00%	22	0.37%	
650,000 - 699,999	-	0.00%	17	0.35%	2	0.40%	19	0.32%	
700,000 - 799,999	-	0.00%	18	0.37%	3	0.60%	19	0.32%	
800,000 - 899,999	-	0.00%	16	0.33%	1	0.20%	10	0.17%	
900,000 - 999,999	-	0.00%	9	0.19%	3	0.60%	9	0.15%	
1,000,000 - 1,249,999	2	0.65%	11	0.23%	2	0.40%	15	0.25%	
1,250,000 - 1,499,999	1	0.32%	6	0.12%	-	0.00%	4	0.07%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	2	0.40%	4	0.07%	
1,750,000 - 1,999,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%	
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	2	0.03%	
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%	
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%	
	310		4,861		503		5,983		

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

TOWNS	Nov-10				Nov-09			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	5	2.29%	71	2.13%	9	3.08%	61	1.64%
100,000 - 199,999	23	10.55%	340	10.19%	23	7.88%	348	9.37%
200,000 - 299,999	70	32.11%	828	24.83%	79	27.05%	989	26.63%
300,000 - 349,999	39	17.89%	587	17.60%	53	18.15%	749	20.17%
350,000 - 399,999	24	11.01%	500	14.99%	48	16.44%	600	16.16%
400,000 - 449,999	24	11.01%	368	11.03%	22	7.53%	356	9.59%
450,000 - 499,999	13	5.96%	200	6.00%	18	6.16%	201	5.41%
500,000 - 549,999	4	1.83%	137	4.11%	10	3.42%	111	2.99%
550,000 - 599,999	4	1.83%	69	2.07%	5	1.71%	81	2.18%
600,000 - 649,999	1	0.46%	53	1.59%	7	2.40%	48	1.29%
650,000 - 699,999	4	1.83%	39	1.17%	5	1.71%	35	0.94%
700,000 - 799,999	2	0.92%	47	1.41%	6	2.05%	49	1.32%
800,000 - 899,999	2	0.92%	32	0.96%	3	1.03%	37	1.00%
900,000 - 999,999	1	0.46%	24	0.72%	-	0.00%	13	0.35%
1,000,000 - 1,249,999	1	0.46%	17	0.51%	2	0.68%	20	0.54%
1,250,000 - 1,499,999	-	0.00%	12	0.36%	1	0.34%	9	0.24%
1,500,000 - 1,749,999	1	0.46%	6	0.18%	1	0.34%	5	0.13%
1,750,000 - 1,999,999	-	0.00%	2	0.06%	-	0.00%	1	0.03%
2,000,000 - 2,499,999	-	0.00%	3	0.09%	-	0.00%	1	0.03%
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%
	218		3,335		292		3,714	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	15	2.48%	1	1.79%	4	0.62%
100,000 - 199,999	2	3.85%	22	3.64%	1	1.79%	12	1.85%
200,000 - 299,999	1	1.92%	25	4.14%	1	1.79%	32	4.94%
300,000 - 349,999	1	1.92%	22	3.64%	-	0.00%	27	4.17%
350,000 - 399,999	3	5.77%	19	3.15%	4	7.14%	33	5.09%
400,000 - 449,999	2	3.85%	14	2.32%	4	7.14%	35	5.40%
450,000 - 499,999	2	3.85%	34	5.63%	2	3.57%	22	3.40%
500,000 - 549,999	1	1.92%	21	3.48%	1	1.79%	32	4.94%
550,000 - 599,999	5	9.62%	32	5.30%	4	7.14%	41	6.33%
600,000 - 649,999	5	9.62%	38	6.29%	-	0.00%	38	5.86%
650,000 - 699,999	6	11.54%	36	5.96%	7	12.50%	47	7.25%
700,000 - 799,999	12	23.08%	78	12.91%	10	17.86%	91	14.04%
800,000 - 899,999	4	7.69%	73	12.09%	3	5.36%	57	8.80%
900,000 - 999,999	1	1.92%	39	6.46%	5	8.93%	39	6.02%
1,000,000 - 1,249,999	4	7.69%	54	8.94%	4	7.14%	64	9.88%
1,250,000 - 1,499,999	1	1.92%	38	6.29%	4	7.14%	35	5.40%
1,500,000 - 1,749,999	1	1.92%	19	3.15%	1	1.79%	14	2.16%
1,750,000 - 1,999,999	1	1.92%	10	1.66%	-	0.00%	6	0.93%
2,000,000 - 2,499,999	-	0.00%	9	1.49%	2	3.57%	13	2.01%
2,500,000 - 2,999,999	-	0.00%	4	0.66%	1	1.79%	4	0.62%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	1	1.79%	2	0.31%
3,500,000 - 3,999,999	-	0.00%	1	0.17%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.17%	-	0.00%	-	0.00%
	52		604		56		648	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	7	2	1	292,500	292,500	292,500	99	97.53%
BLEVL	82	36	25	369,980	9,249,500	336,000	52	97.06%
BUNG	277	106	91	421,973	38,399,574	385,000	52	95.59%
BUNGH	13	5	2	463,500	927,000	388,000	32	97.80%
SPLT2	60	21	16	483,625	7,738,000	429,000	57	93.86%
SPLT3	5	2	1	310,000	310,000	310,000	55	92.29%
SPLT4	62	20	14	404,286	5,660,000	351,000	48	96.34%
SPLT5	5	1	1	333,000	333,000	333,000	35	90.05%
ST1.5	24	9	9	513,294	4,619,650	415,500	38	96.86%
ST2	721	267	161	515,922	83,063,362	445,000	45	97.06%
ST2.5	9	1	0	-	-	-	0	0.00%
ST3	8	3	1	600,000	600,000	600,000	77	97.58%
VILLA	2	0	0	-	-	-	0	0.00%
NE								
BK-SP	4	0	1	337,000	337,000	337,000	124	96.31%
BLEVL	126	42	25	272,226	6,805,650	262,750	44	97.87%
BUNG	184	60	43	276,337	11,882,500	279,000	52	95.89%
BUNGH	1	0	0	-	-	-	0	0.00%
SPLT2	17	4	3	312,000	936,000	346,000	75	95.55%
SPLT3	6	2	3	258,000	774,000	255,000	62	98.16%
SPLT4	74	27	14	285,214	3,993,000	276,000	77	96.13%
ST1.5	4	0	0	-	-	-	0	0.00%
ST2	269	95	55	305,422	16,798,200	287,000	50	96.08%
ST3	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	3	1	1	384,000	384,000	384,000	30	98.64%
BLEVL	46	15	10	374,150	3,741,500	300,000	57	94.87%
BUNG	239	84	65	499,524	32,469,050	430,000	57	95.51%
BUNGH	4	1	0	-	-	-	0	0.00%
HL-SP	0	0	1	1,117,500	1,117,500	1,117,500	20	97.17%
SPLT2	54	18	13	470,462	6,116,000	437,500	62	97.00%
SPLT3	7	3	0	-	-	-	0	0.00%
SPLT4	65	25	16	398,719	6,379,500	380,000	58	96.05%
SPLT5	9	3	0	-	-	-	0	0.00%
ST1.5	20	4	5	812,400	4,062,000	587,000	96	95.43%
ST2	597	179	127	618,755	78,581,835	552,000	53	96.48%
ST2.5	8	3	3	918,000	2,754,000	655,000	30	94.68%
ST3	22	4	2	850,000	1,700,000	730,000	63	97.22%
VILLA	6	2	0	-	-	-	0	0.00%
SE								
BK-SP	2	1	0	-	-	-	0	0.00%
BLEVL	33	11	10	349,450	3,494,500	300,000	41	96.68%
BUNG	147	36	36	359,733	12,950,388	355,500	57	95.98%
BUNGH	3	2	0	-	-	-	0	0.00%
SPLT2	41	16	19	455,965	8,663,333	420,000	59	95.45%
SPLT3	6	1	0	-	-	-	0	0.00%
SPLT4	31	13	5	354,460	1,772,300	364,000	50	97.41%
SPLT5	6	2	0	-	-	-	0	0.00%
ST1.5	6	2	1	619,500	619,500	619,500	15	95.32%
ST2	483	170	106	439,669	46,604,933	410,000	56	96.76%
ST2.5	3	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
NOVEMBER 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	268	102	36	227,439	8,187,790	215,000	54	95.77%
APRTM	12	1	1	379,000	379,000	379,000	153	95.97%
BK-SP	1	0	1	108,000	108,000	108,000	26	90.08%
BLEVL	12	4	3	183,167	549,500	158,000	47	94.79%
BUNG	31	14	4	283,875	1,135,500	264,000	61	94.73%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	2	1	0	-	-	-	0	0.00%
PENTH	2	0	0	-	-	-	0	0.00%
SPLT2	2	0	1	440,000	440,000	440,000	46	96.72%
SPLT4	9	4	3	298,333	895,000	296,000	49	95.59%
SPLT5	5	1	1	267,000	267,000	267,000	66	97.16%
ST2	141	41	35	297,045	10,396,583	294,000	61	96.45%
ST2.5	6	1	0	-	-	-	0	0.00%
ST3	9	3	2	361,500	723,000	350,000	57	97.72%
VILLA	6	2	0	-	-	-	0	0.00%
NE								
APART	52	20	5	139,300	696,500	157,000	85	92.55%
APRTM	0	1	1	104,000	104,000	104,000	7	104.10%
BLEVL	6	2	1	102,000	102,000	102,000	65	64.15%
BUNG	12	3	2	167,500	335,000	125,000	77	94.42%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT4	4	1	1	170,000	170,000	170,000	34	94.50%
ST2	91	21	10	187,589	1,875,888	180,000	51	95.17%
ST3	3	1	0	-	-	-	0	0.00%
VILLA	4	2	0	-	-	-	0	0.00%
SW								
APART	687	232	116	266,194	30,878,460	238,000	59	95.13%
APRTM	30	12	5	328,700	1,643,500	330,000	43	95.33%
BK-SP	2	0	0	-	-	-	0	0.00%
BLEVL	9	4	1	212,000	212,000	212,000	21	97.47%
BUNG	28	9	6	503,975	3,023,850	395,000	41	98.48%
LOFT	15	4	4	307,375	1,229,500	230,000	98	95.21%
PENTH	13	4	2	570,000	1,140,000	525,000	56	93.46%
SPLT2	2	1	4	332,125	1,328,500	320,000	48	95.95%
SPLT3	1	0	0	-	-	-	0	0.00%
SPLT4	18	9	6	331,250	1,987,500	296,000	33	97.51%
SPLT5	5	3	1	515,000	515,000	515,000	66	97.35%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	161	55	29	318,539	9,237,625	304,000	55	96.68%
ST2.5	3	0	0	-	-	-	0	0.00%
ST3	39	14	7	690,000	4,830,000	610,000	70	95.69%
VILLA	12	3	3	471,000	1,413,000	495,000	47	96.14%
SE								
APART	82	21	10	215,000	2,150,000	217,500	50	96.27%
APRTM	1	0	0	-	-	-	0	0.00%
BLEVL	2	1	1	187,000	187,000	187,000	92	98.47%
BUNG	11	2	1	435,000	435,000	435,000	173	93.57%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	2	1	0	-	-	-	0	0.00%
SPLT3	1	0	1	220,000	220,000	220,000	63	95.69%
SPLT4	4	0	0	-	-	-	0	0.00%
ST2	54	22	5	277,410	1,387,049	270,935	51	96.93%
ST3	5	1	0	-	-	-	0	0.00%
VILLA	4	2	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date November 30, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1	8.61	28		
IND	L	13	9.41	103		
OFC	L	16	13.78	113		
RET	L	6	19	115		
AGR	S	19	2,169,605	109	41,222,500	85.23%
BUS	S	72	88,385	106	6,363,708	81.94%
BWP	S	16	569,000	169	9,104,000	89.50%
IND	S	43	516,500	102	22,209,513	92.52%
LAN	S	32	927,666	161	29,685,300	90.10%
MFC	S	15	802,667	82	12,040,000	94.36%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	19	469,944	76	8,928,935	89.76%

Year to Date November 30, 2009

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	19	2,169,605	109	41,222,500	85.23%
BUS	S	72	88,385	106	6,363,708	0.819422
BWP	S	16	569,000	169	9,104,000	0.894979
IND	S	43	516,500	102	22,209,513	92.52%
LAN	S	32	927,666	161	29,685,300	90.10%
MFC	S	15	802,667	82	12,040,000	94.36%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	19	469,944	76	8,928,935	89.76%

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

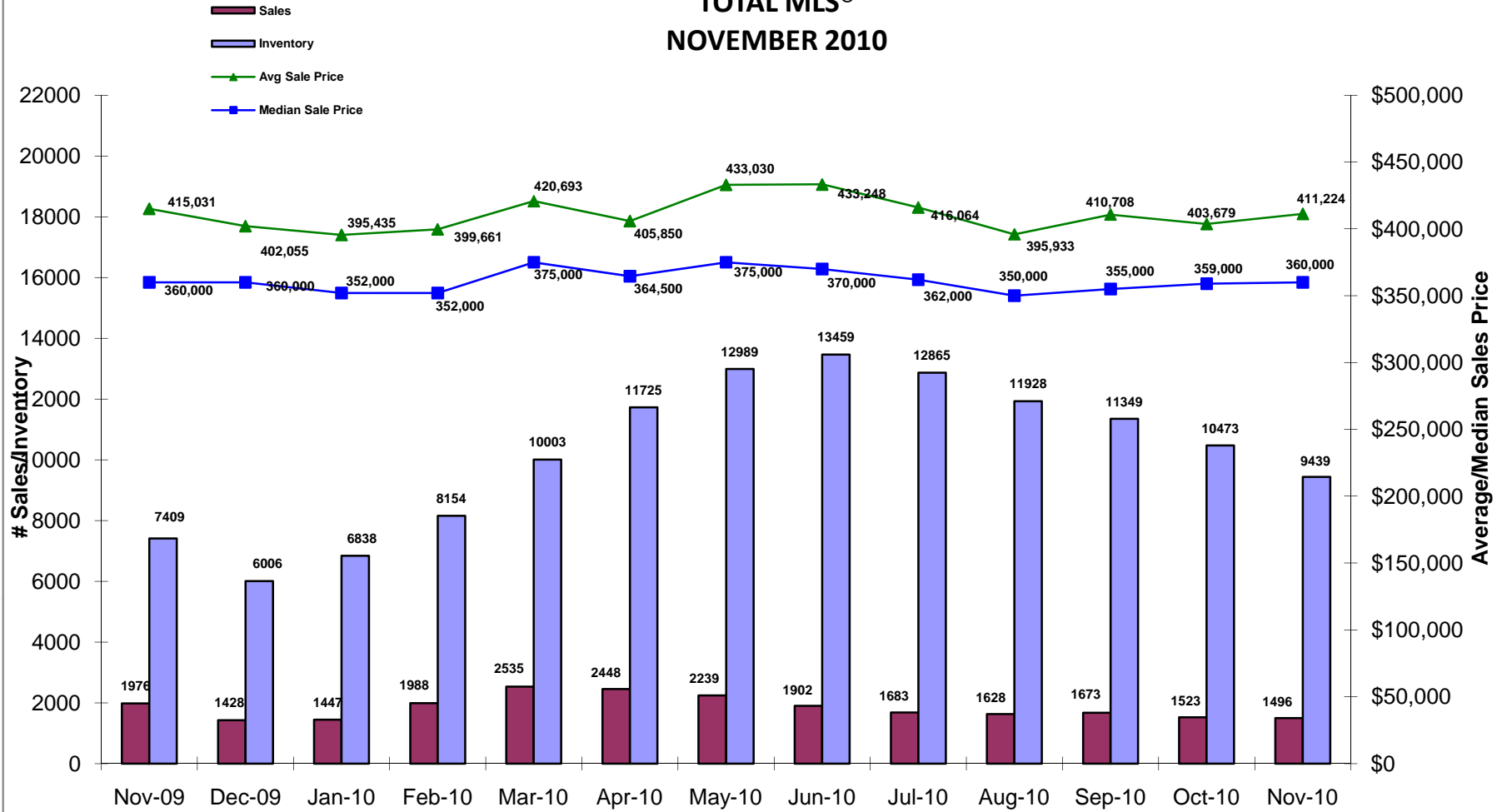
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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
2007													
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
2008													
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
2009													
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
2010													
New Listings	1,822	2,154	2,988	3,082	2,966	2,733	1,942	1,960	2,252	1,765	1,318		24,968
Sales	762	1,035	1,396	1,352	1,262	1,061	915	867	958	888	891		11,361
Avg Price	441,217	458,254	471,269	460,378	483,240	481,964	464,655	445,617	460,278	444,744	455,460		462,425
Median	398,000	411,000	423,000	417,000	420,000	418,900	400,000	395,000	390,000	387,900	399,900		408,000
Avg DOM	43	34	33	36	38	39	45	50	52	50	52		42

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

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
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
2007													
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
2008													
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
2009													
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
2010													
New Listings	951	1,109	1,376	1,335	1,221	1,084	890	808	912	721	632		11,051
Sales	376	536	609	639	518	445	396	364	366	310	310		4,861
Avg Price	282,639	282,880	296,600	289,588	304,662	292,238	291,168	286,384	284,028	287,793	284,667		290,153
Median	265,000	265,900	275,000	267,500	279,900	269,900	268,000	260,000	265,000	255,000	253,300		267,250
Avg DOM	50	43	39	41	43	46	51	53	57	57	57		47

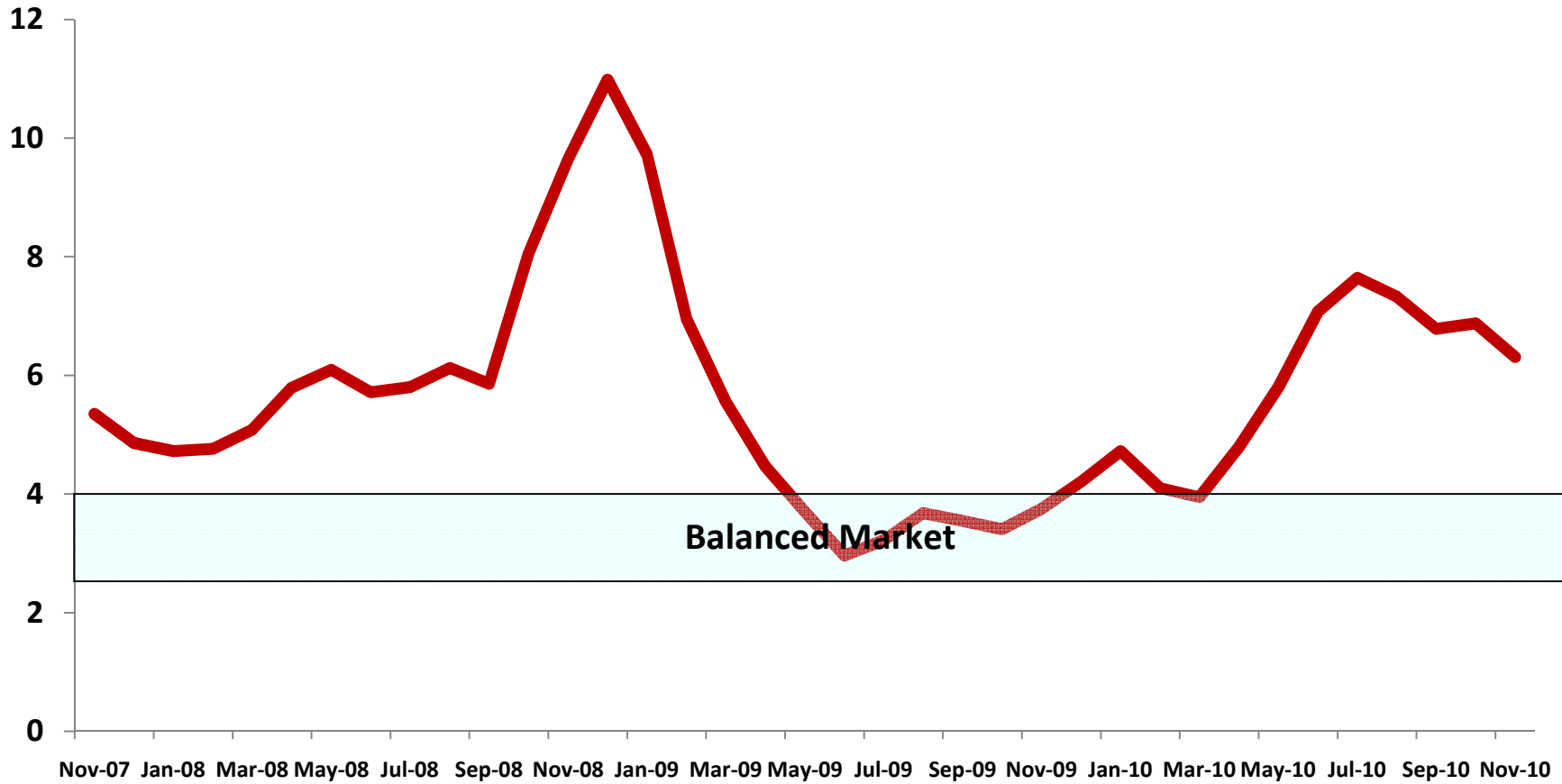
CALGARY REAL ESTATE BOARD

TOTAL MLS® NOVEMBER 2010

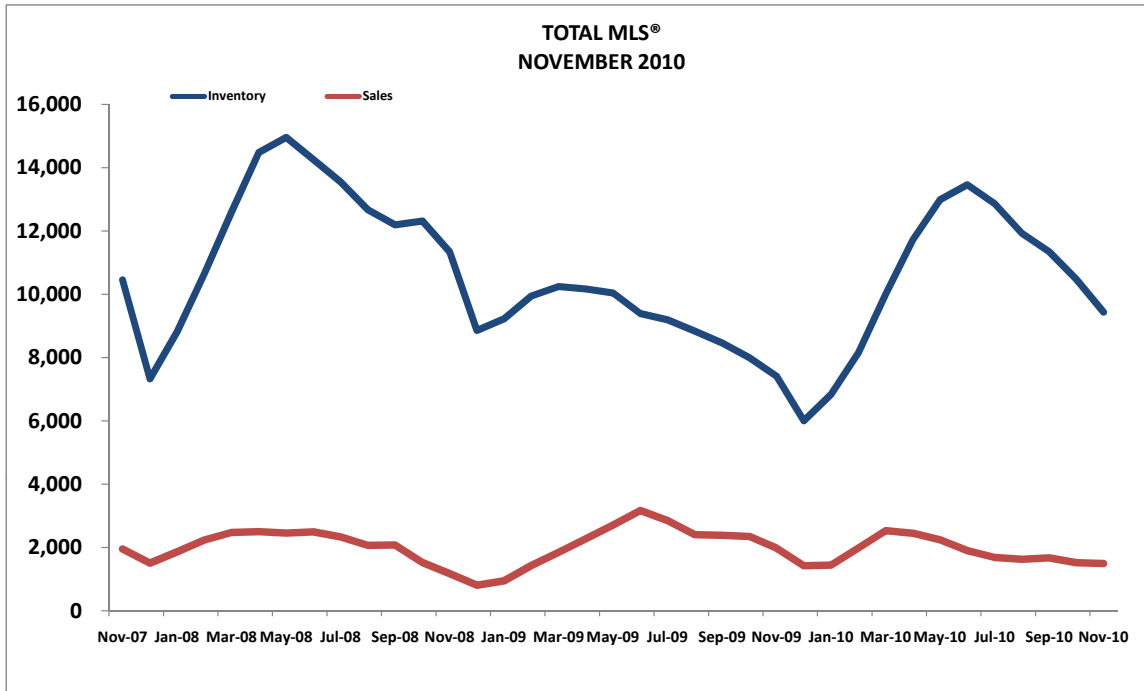


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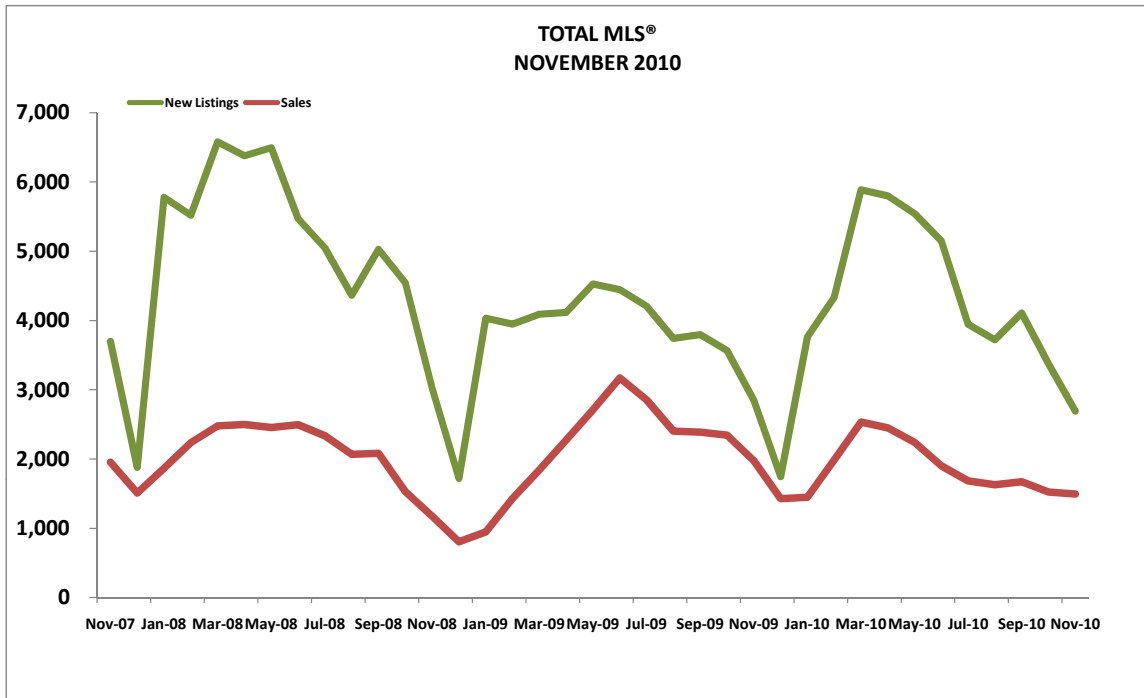
ABSORPTION RATE
TOTAL MLS® NOVEMBER 2010



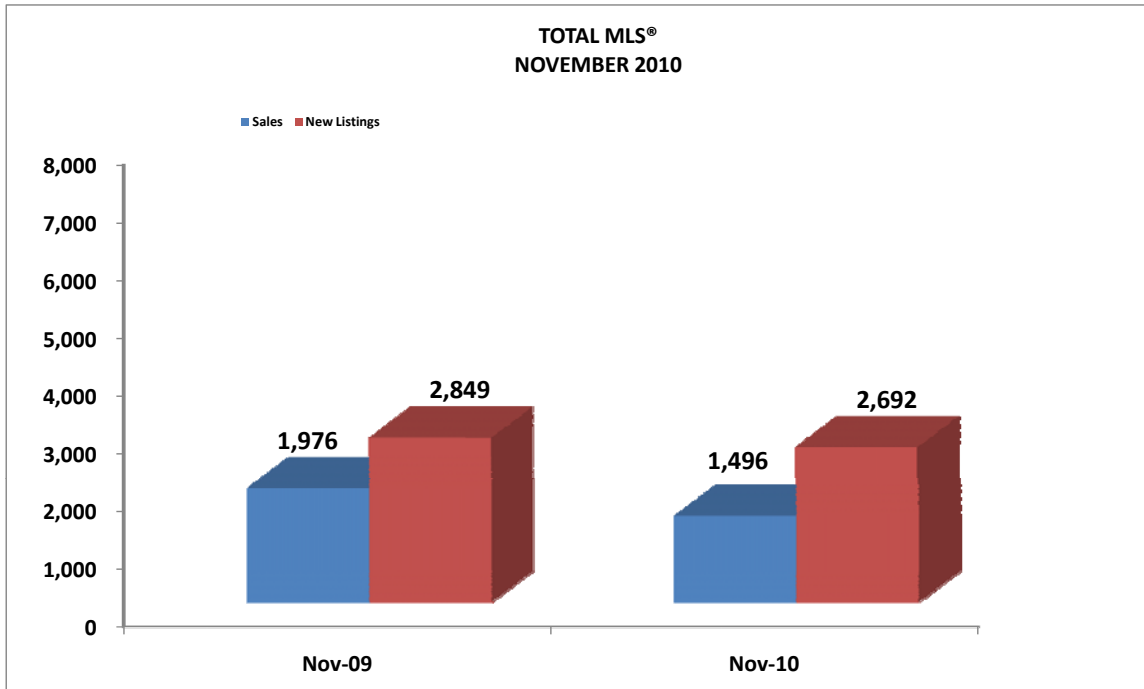
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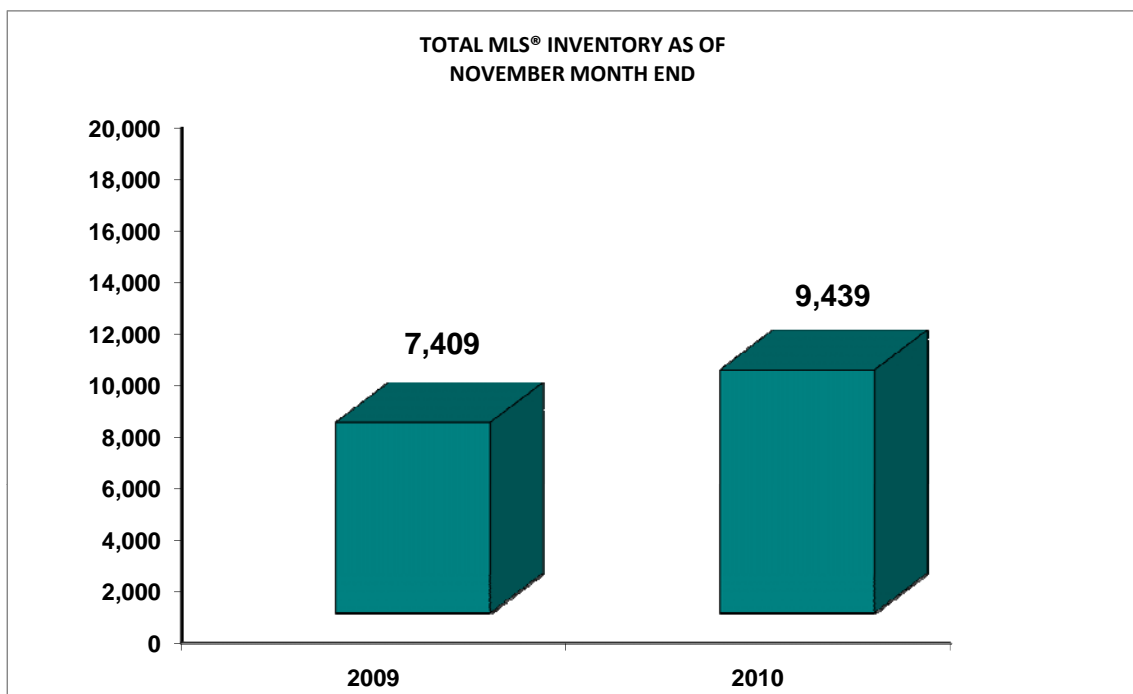
CALGARY REAL ESTATE BOARD



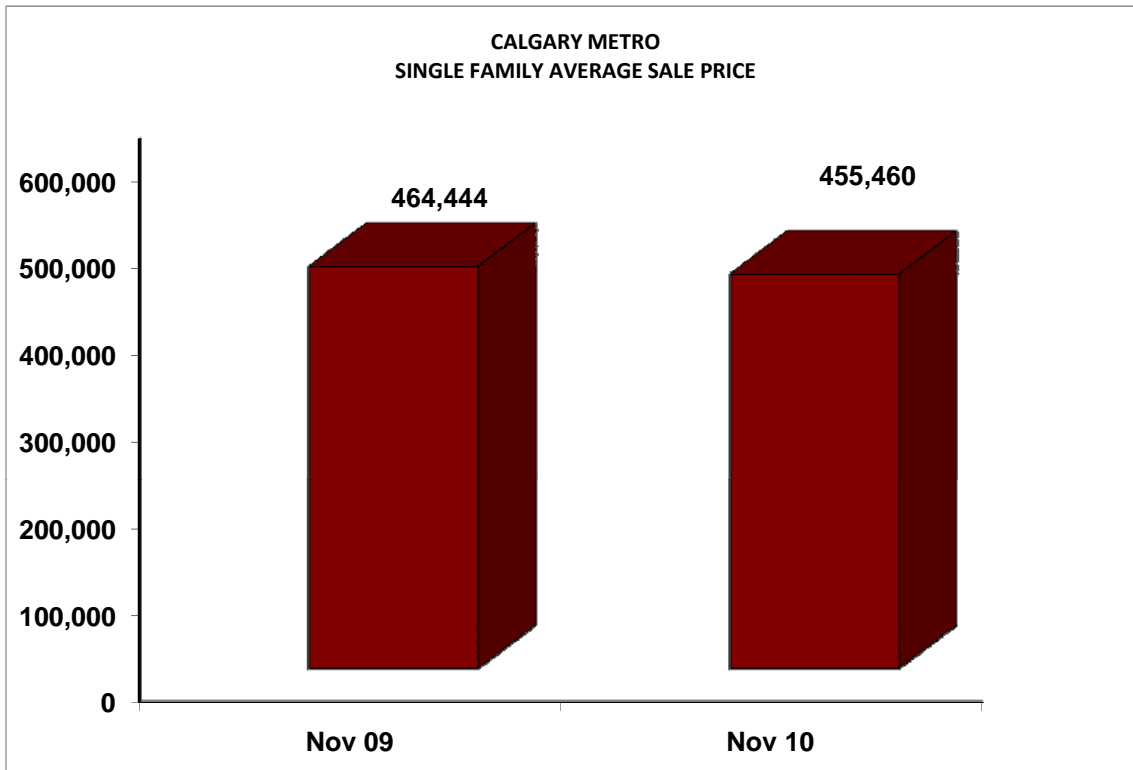
CALGARY REAL ESTATE BOARD



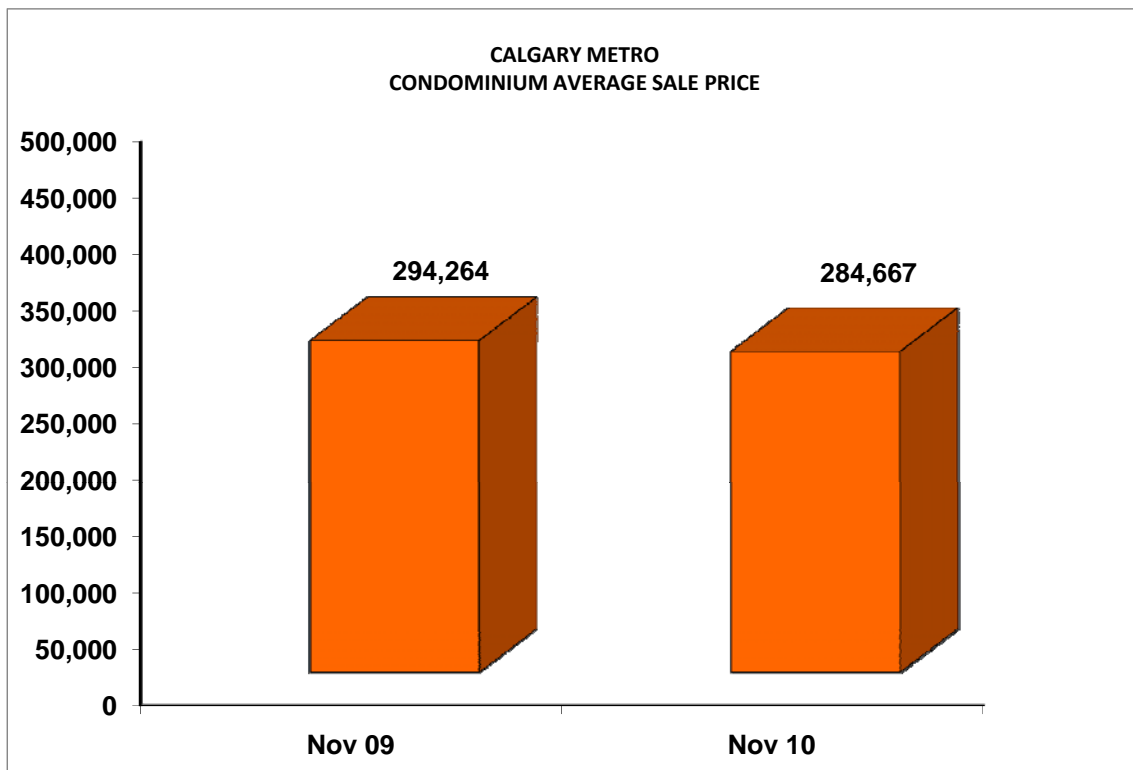
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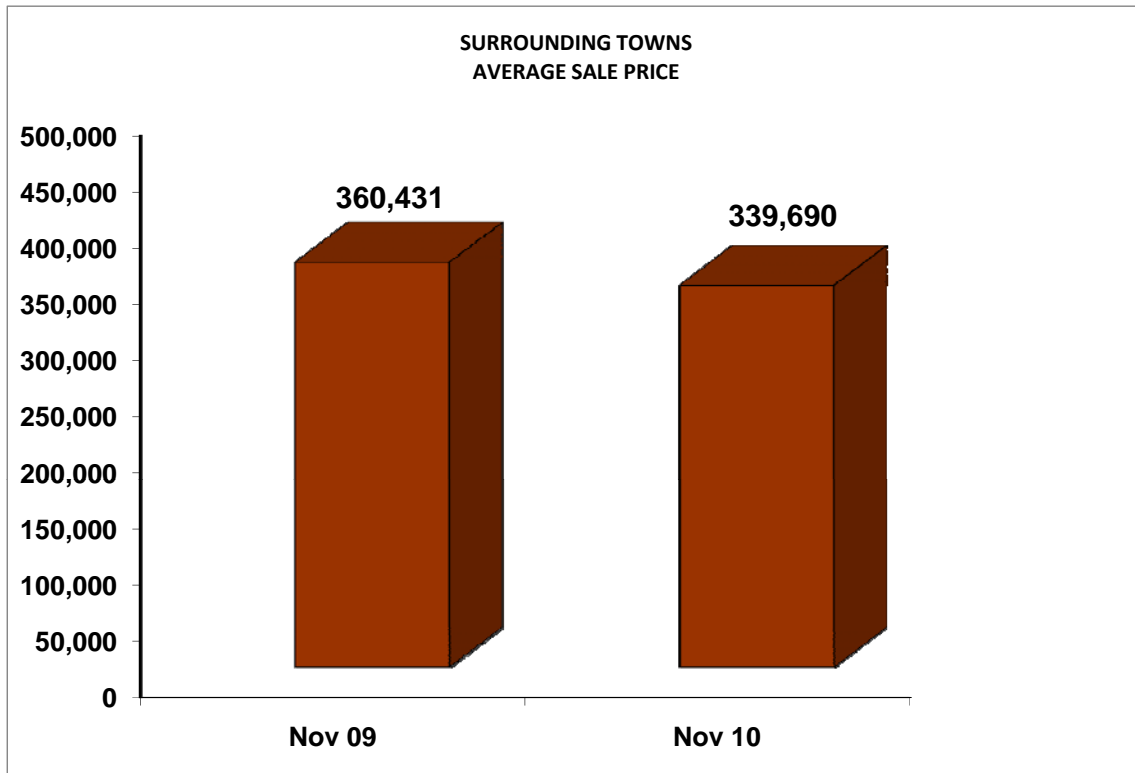
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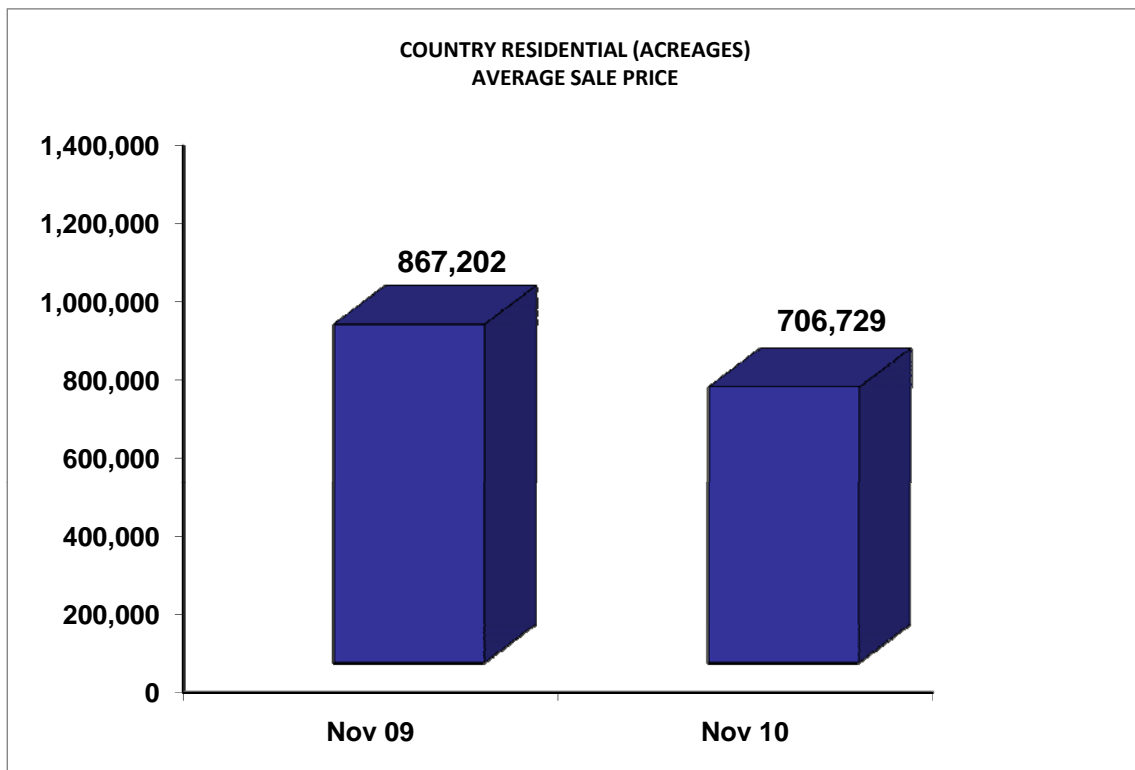
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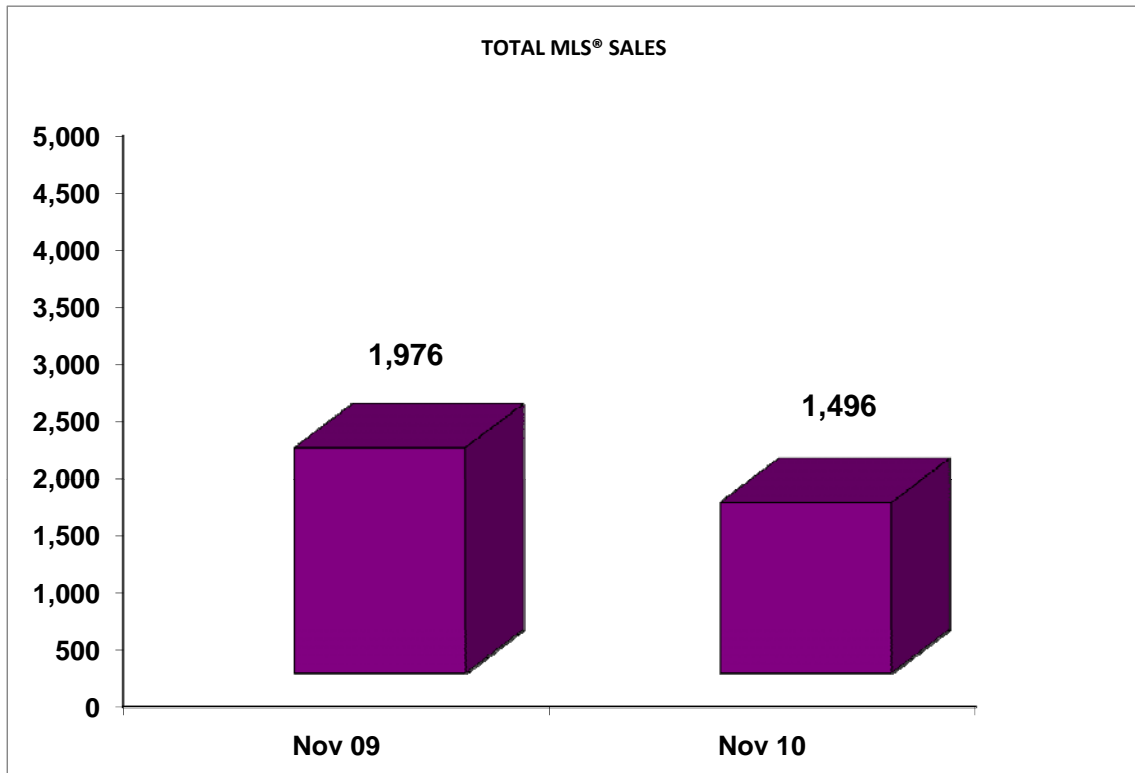
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CALGARY REAL ESTATE BOARD

