

EMPLOYMENT AND MIGRATION NEEDED TO SHAKE OFF WINTER CHILL

Low Interest Rates and Affordability to Support Housing Recovery in 2011

Calgary, January 4, 2011 – Home and condo sales in Calgary and area remained relatively unchanged in December 2010, indicating that a full-fledged recovery in the housing market has yet to take hold, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family home sales in the month of December 2010 were 734, compared with November 2010, when sales were 891—a decline of about 18 per cent. The number of condominium sales for the month of December 2010 was 320. This was up from the 310 condominium transactions recorded in November 2010.

Year-over-year, the number of single family homes sold in December 2010 in the city of Calgary were down 8 per cent. In December 2009, single family home sales totaled 799. Condominium sales saw a decrease of 6 per cent from the same time a year ago. In December 2009, condominium sales were 341.

Looking back in 2010, total single family home sales in the city of Calgary were 12,095, a decline of about 16 per cent from 2009, when total single family sales were 14,440. 2010 marks the lowest number of single family home sales since 1995, when 9,534 single family homes were sold. Total MLS® sales for Calgary and area in 2010 were 21,789, a decline of about 15 per cent from 2009, when total MLS® sales for Calgary and area were 25,719. This is the lowest number of total MLS® sales for Calgary and area since 2000, when total MLS® sales were 20,488.

“Undoubtedly housing markets in Alberta and Calgary underperformed in 2010, as sales recoveries did not materialize as forecasted. In many ways, re-sales in 2010 showed a repeat of 2008, with a short lived resurgence in the first few months, when confidence returned to the market,” says Diane Scott, president of CREB®.

“Employment and net-migration have been slower to pick up here in Calgary—and these are key drivers of our housing market. The good news is we are now seeing marked improvements in investment and employment in the energy sector. We believe these green shoots in our economy, supported by improved affordability and low interest rates, will eventually translate into a gradual recovery of our housing market as we move into 2011,” adds Scott.

The average price of a single family home in the city of Calgary in December 2010 was \$441,341, showing a 3 per cent decrease from November 2010, when the average price was \$455,460, and a 2 per cent decrease from December 2009, when the average price was \$451,349. The average price of a condominium in the city of Calgary in December 2010 was \$282,768, showing a 1 per cent decrease from November 2010, when the average price was \$284,667 and a 2 per cent decrease over last year, when the average price was

\$288,640. 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 December 2010 was \$389,000, showing a 3 per cent decrease from November 2010 when the median price was \$399,900. This was a 3 per cent decrease from December 2009, when the median price was \$401,000. The median price of a condominium in December 2010 was \$258,500, showing a 2 per cent increase from November 2010, when the median price was \$253,300, and a 2 per cent decrease from December 2009, when it was \$265,000.

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.

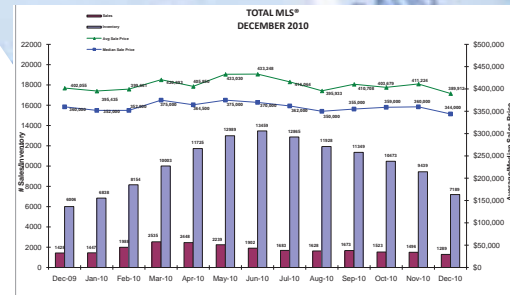
“Supply outstripped demand in the second half of 2010, establishing conditions for a buyers’ market. Overall we did see significant improvements in affordability in the Calgary market in 2010—and I think the message to prospective buyers is that this is a great time to buy if you’re looking for good selection, specific locations and price points. The median price did indeed decline in 2010, signaling a year-over-year price correction of about 2 per cent for single-family homes, just over 4 per cent for condos and 6 per cent for the outlying towns,” adds Scott.

Single family listings in the city of Calgary added for the month of December 2010 totaled 744, a decrease of 44 per cent from November 2010 when 1,318 new listings were added, and showing a decrease of 8 per cent from December 2009, when 806 new listings came to the market.

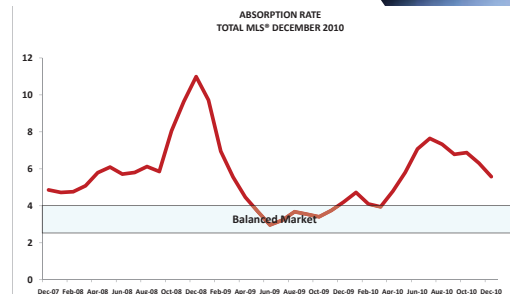
Condominium new listings in the city of Calgary added for December 2010 were 369, down 42 per cent from November 2010, when the MLS® saw 632 condo listings coming to the market. This is a decrease of 17 per cent from December 2009, when new condominium listings added were 444.

“There has been some curbing of inventory levels during the last three months of 2010, albeit at a slow pace. Early 2011 will see inventory levels adjust, resulting in a gradual return to a more balanced and sustainable housing market. All in all we believe it will be a slow and gradual warm up in 2011, but it will take some time for the housing market to bring inventory levels down and shake off these winter blues,” says Scott.

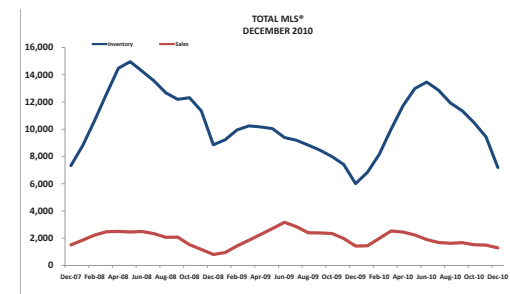
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR DECEMBER 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	2,712	2,054	32.04%	n/a	n/a	n/a
New Listings Added	744	806	-7.69%	25,709	22,459	14.47%
Sales	734	799	-8.14%	12,095	14,440	-16.24%
Avg DOM Sold	59	47	25.53%	43	45	-4.44%
Avg DOM Active	73	64	14.06%	73	64	14.06%
Average Sale Price	441,341	451,349	-2.22%	461,144	442,327	4.25%
Median Price	389,000	401,000	-2.99%	406,000	392,000	3.57%
Total Sales	323,944,529	360,627,745	-10.17%	5,577,537,717	6,387,200,134	-12.68%
Sales \$/List \$	96.19%	96.91%	-0.75%	96.90%	96.63%	0.28%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,429	1,204	18.69%	n/a	n/a	n/a
New Listings Added	369	444	-16.89%	11,423	10,323	10.66%
Sales	320	341	-6.16%	5,181	6,328	-18.13%
Avg DOM Sold	62	47	31.91%	48	50	-4.00%
Avg DOM Active	75	62	20.97%	75	62	20.97%
Average Sale Price	282,768	288,640	-2.03%	289,697	283,734	2.10%
Median Price	258,500	265,000	-2.45%	266,500	260,000	2.50%
Total Sales	90,485,690	98,426,243	-8.07%	1,500,919,446	1,795,466,580	-16.41%
Sales \$/List \$	96.01%	96.92%	-0.94%	96.63%	96.36%	0.29%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,913	1,761	8.63%	n/a	n/a	n/a
New Listings Added	364	377	-3.45%	8,828	8,502	3.83%
Sales	190	228	-16.67%	3,525	3,943	-10.60%
Avg DOM Sold	88	74	18.92%	71	76	-6.58%
Avg DOM Active	116	102	13.73%	116	102	13.73%
Average Sale Price	327,583	359,419	-8.86%	359,327	352,704	1.88%
Median Price	309,900	332,000	-6.66%	332,500	330,000	0.76%
Total Sales	62,240,774	81,947,637	-24.05%	1,266,627,658	1,390,711,867	-8.92%
Sales \$/List \$	95.76%	96.80%	-1.06%	96.65%	96.30%	0.36%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	623	556	12.05%	n/a	n/a	n/a
New Listings Added	64	75	-14.67%	2,564	2,415	6.17%
Sales	28	37	-24.32%	632	687	-8.01%
Avg DOM Sold	132	111	18.92%	92	92	0.00%
Avg DOM Active	139	126	10.32%	139	126	10.32%
Average Sale Price	724,657	710,089	2.05%	788,890	772,415	2.13%
Median Price	725,000	635,000	14.17%	725,000	695,000	4.32%
Total Sales	20,290,400	26,273,310	-22.77%	498,578,474	530,649,341	-6.04%
Sales \$/List \$	92.84%	93.55%	-0.76%	93.97%	93.16%	0.87%
<u>RURAL LAND</u>						
Month End Inventory	427	362	17.96%	n/a	n/a	n/a
New Listings Added	40	31	29.03%	1,033	1,004	2.89%
Sales	7	17	-58.82%	214	203	5.42%
Avg DOM Sold	103	151	-31.79%	131	125	4.80%
Avg DOM Active	177	164	7.93%	177	164	7.93%
Average Sale Price	588,714	358,426	64.25%	426,197	433,715	-1.73%
Median Price	332,000	330,000	0.61%	332,000	329,000	0.91%
Total Sales	4,121,000	6,093,250	-32.37%	91,206,217	88,044,067	3.59%
Sales \$/List \$	80.80%	91.07%	-11.28%	90.65%	90.70%	-0.06%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,189	6,006	19.70%	n/a	n/a	n/a
New Listings Added	1,589	1,746	-8.99%	49,890	45,034	10.78%
Sales	1,286	1,428	-9.94%	21,789	25,719	-15.28%
Avg DOM Sold	66	54	22.22%	51	53	-3.77%
Avg DOM Active	97	87	11.49%	97	87	11.49%
Average Sale Price	389,912	402,055	-3.02%	410,470	396,567	3.51%
Median Price	344,000	360,000	-4.44%	360,000	350,000	2.86%
Total Sales	501,427,293	574,134,785	-12.66%	8,943,728,663	10,199,310,889	-12.31%
Sales \$/List \$	95.80%	96.67%	-0.90%	96.58%	96.29%	0.30%

*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>SINGLE FAMILY</i>	Dec-10				Dec-09			
	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	13	1.77%	117	0.97%	8	1.01%	120	0.83%
200,000 - 299,999	120	16.35%	1,495	12.36%	105	13.21%	1,898	13.15%
300,000 - 349,999	137	18.66%	2,011	16.63%	140	17.61%	2,768	19.18%
350,000 - 399,999	129	17.57%	2,160	17.86%	137	17.23%	2,785	19.30%
400,000 - 449,999	104	14.17%	1,883	15.57%	113	14.21%	2,163	14.99%
450,000 - 499,999	66	8.99%	1,240	10.25%	85	10.69%	1,402	9.72%
500,000 - 549,999	37	5.04%	800	6.61%	58	7.30%	935	6.48%
550,000 - 599,999	28	3.81%	582	4.81%	35	4.40%	571	3.96%
600,000 - 649,999	23	3.13%	406	3.36%	34	4.28%	443	3.07%
650,000 - 699,999	13	1.77%	305	2.52%	13	1.64%	316	2.19%
700,000 - 799,999	20	2.72%	367	3.03%	33	4.15%	371	2.57%
800,000 - 899,999	13	1.77%	234	1.93%	7	0.88%	211	1.46%
900,000 - 999,999	11	1.50%	146	1.21%	7	0.88%	134	0.93%
1,000,000 - 1,249,999	11	1.50%	162	1.34%	9	1.13%	140	0.97%
1,250,000 - 1,499,999	3	0.41%	86	0.71%	8	1.01%	84	0.58%
1,500,000 - 1,749,999	3	0.41%	39	0.32%	2	0.25%	32	0.22%
1,750,000 - 1,999,999	2	0.27%	22	0.18%	-	0.00%	23	0.16%
2,000,000 - 2,499,999	1	0.14%	24	0.20%	1	0.13%	20	0.14%
2,500,000 - 2,999,999	-	0.00%	10	0.08%	-	0.00%	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	0.02%	-	0.00%	2	0.01%
	734		12,095		795		14,431	

<i>CONDO</i>								
0 - 99,999	2	0.63%	38	0.73%	1	0.29%	8	0.13%
100,000 - 199,999	80	25.00%	845	16.31%	62	18.29%	978	15.47%
200,000 - 299,999	138	43.13%	2,430	46.90%	160	47.20%	3,373	53.35%
300,000 - 349,999	39	12.19%	816	15.75%	51	15.04%	908	14.36%
350,000 - 399,999	26	8.13%	461	8.90%	24	7.08%	436	6.90%
400,000 - 449,999	13	4.06%	220	4.25%	17	5.01%	240	3.80%
450,000 - 499,999	3	0.94%	120	2.32%	7	2.06%	139	2.20%
500,000 - 549,999	3	0.94%	64	1.24%	5	1.47%	72	1.14%
550,000 - 599,999	7	2.19%	57	1.10%	7	2.06%	58	0.92%
600,000 - 649,999	3	0.94%	46	0.89%	-	0.00%	22	0.35%
650,000 - 699,999	2	0.63%	19	0.37%	1	0.29%	20	0.32%
700,000 - 799,999	1	0.31%	19	0.37%	1	0.29%	20	0.32%
800,000 - 899,999	-	0.00%	16	0.31%	1	0.29%	11	0.17%
900,000 - 999,999	1	0.31%	10	0.19%	-	0.00%	9	0.14%
1,000,000 - 1,249,999	2	0.63%	13	0.25%	1	0.29%	16	0.25%
1,250,000 - 1,499,999	-	0.00%	6	0.12%	-	0.00%	4	0.06%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	4	0.06%
1,750,000 - 1,999,999	-	0.00%	1	0.02%	1	0.29%	1	0.02%
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%
	320		5,181		339		6,322	

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

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

TOWNS	Dec-10				Dec-09			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	1	0.53%	72	2.04%	5	2.21%	66	1.68%
100,000 - 199,999	34	17.89%	374	10.61%	21	9.29%	369	9.37%
200,000 - 299,999	54	28.42%	882	25.02%	55	24.34%	1,044	26.50%
300,000 - 349,999	34	17.89%	621	17.62%	43	19.03%	792	20.10%
350,000 - 399,999	27	14.21%	527	14.95%	25	11.06%	625	15.86%
400,000 - 449,999	15	7.89%	383	10.87%	31	13.72%	387	9.82%
450,000 - 499,999	10	5.26%	210	5.96%	18	7.96%	219	5.56%
500,000 - 549,999	6	3.16%	143	4.06%	6	2.65%	117	2.97%
550,000 - 599,999	1	0.53%	70	1.99%	4	1.77%	85	2.16%
600,000 - 649,999	-	0.00%	53	1.50%	6	2.65%	54	1.37%
650,000 - 699,999	1	0.53%	40	1.13%	6	2.65%	41	1.04%
700,000 - 799,999	1	0.53%	48	1.36%	3	1.33%	52	1.32%
800,000 - 899,999	3	1.58%	35	0.99%	1	0.44%	38	0.96%
900,000 - 999,999	1	0.53%	25	0.71%	-	0.00%	13	0.33%
1,000,000 - 1,249,999	1	0.53%	18	0.51%	1	0.44%	21	0.53%
1,250,000 - 1,499,999	1	0.53%	13	0.37%	1	0.44%	10	0.25%
1,500,000 - 1,749,999	-	0.00%	6	0.17%	-	0.00%	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%
	190		3,525		226		3,940	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	3.57%	16	2.53%	2	5.56%	6	0.88%
100,000 - 199,999	1	3.57%	23	3.64%	-	0.00%	12	1.75%
200,000 - 299,999	1	3.57%	26	4.11%	2	5.56%	34	4.97%
300,000 - 349,999	1	3.57%	23	3.64%	1	2.78%	28	4.09%
350,000 - 399,999	2	7.14%	21	3.32%	3	8.33%	36	5.26%
400,000 - 449,999	-	0.00%	14	2.22%	1	2.78%	36	5.26%
450,000 - 499,999	-	0.00%	34	5.38%	2	5.56%	24	3.51%
500,000 - 549,999	-	0.00%	21	3.32%	4	11.11%	36	5.26%
550,000 - 599,999	2	7.14%	34	5.38%	-	0.00%	41	5.99%
600,000 - 649,999	4	14.29%	42	6.65%	5	13.89%	43	6.29%
650,000 - 699,999	1	3.57%	37	5.85%	4	11.11%	51	7.46%
700,000 - 799,999	5	17.86%	83	13.13%	2	5.56%	93	13.60%
800,000 - 899,999	2	7.14%	75	11.87%	-	0.00%	57	8.33%
900,000 - 999,999	4	14.29%	43	6.80%	3	8.33%	42	6.14%
1,000,000 - 1,249,999	2	7.14%	56	8.86%	2	5.56%	66	9.65%
1,250,000 - 1,499,999	-	0.00%	38	6.01%	3	8.33%	38	5.56%
1,500,000 - 1,749,999	2	7.14%	21	3.32%	2	5.56%	16	2.34%
1,750,000 - 1,999,999	-	0.00%	10	1.58%	-	0.00%	6	0.88%
2,000,000 - 2,499,999	-	0.00%	9	1.42%	-	0.00%	13	1.90%
2,500,000 - 2,999,999	-	0.00%	4	0.63%	-	0.00%	4	0.58%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	2	0.29%
3,500,000 - 3,999,999	-	0.00%	1	0.16%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.16%	-	0.00%	-	0.00%
	28		632		36		684	

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	3	1	4	333,875	1,335,500	295,000	68	96.26%
BLEVL	59	25	24	354,932	8,518,360	325,000	36	96.58%
BUNG	193	45	61	427,245	26,061,950	399,000	54	95.07%
BUNGH	10	2	2	493,000	986,000	458,000	91	98.50%
HL-SP	1	1	0	-	-	-	0	0.00%
MODUL	0	0	0	-	-	-	0	0.00%
SPLT2	48	19	15	593,617	8,904,250	525,000	57	95.79%
SPLT3	5	2	0	-	-	-	0	0.00%
SPLT4	42	14	17	402,361	6,840,138	353,000	65	95.21%
SPLT5	3	1	1	232,000	232,000	232,000	46	91.02%
ST1.5	17	4	5	348,005	1,740,025	384,025	70	95.16%
ST2	525	141	118	489,959	57,815,215	430,000	58	96.72%
ST2.5	7	1	0	-	-	-	0	0.00%
ST3	5	0	2	1,161,250	2,322,500	1,055,000	59	94.80%
VILLA	1	0	1	655,000	655,000	655,000	70	97.91%
NE								
BK-SP	1	0	1	278,000	278,000	278,000	48	91.18%
BLEVL	97	40	17	270,503	4,598,551	283,000	45	97.11%
BUNG	127	39	39	263,594	10,280,148	275,000	61	95.12%
BUNGH	2	1	0	-	-	-	0	0.00%
SPLT2	6	0	1	305,000	305,000	305,000	31	87.42%
SPLT3	4	2	4	223,438	893,750	227,450	60	96.66%
SPLT4	57	19	13	289,115	3,758,500	289,000	56	94.89%
ST1.5	2	0	0	-	-	-	0	0.00%
ST2	187	48	50	301,299	15,064,950	296,900	50	96.54%
ST3	0	0	1	359,900	359,900	359,900	159	100.00%
SW								
BK-SP	1	2	3	526,667	1,580,000	640,000	38	96.99%
BLEVL	20	3	12	382,372	4,588,460	330,000	66	97.53%
BUNG	161	43	51	435,802	22,225,900	390,000	53	96.01%
BUNGH	4	3	3	475,000	1,425,000	457,000	77	96.30%
SPLT2	31	11	11	572,150	6,293,650	481,750	49	94.61%
SPLT3	5	1	3	583,833	1,751,500	412,500	58	94.17%
SPLT4	44	11	11	396,136	4,357,500	358,000	68	94.44%
SPLT5	8	3	3	651,667	1,955,000	525,000	67	95.28%
ST1.5	9	0	4	509,375	2,037,500	370,000	99	95.48%
ST2	426	119	105	611,515	64,209,059	482,000	67	96.35%
ST2.5	2	0	1	1,230,000	1,230,000	1,230,000	142	94.98%
ST3	23	5	2	963,750	1,927,500	850,000	112	91.83%
VILLA	3	2	2	521,250	1,042,500	380,500	49	96.62%
SE								
BK-SP	3	1	2	309,000	618,000	285,000	51	95.90%
BLEVL	19	4	8	350,688	2,805,500	310,000	43	96.71%
BUNG	103	37	20	421,525	8,430,500	360,000	57	95.55%
BUNGH	1	0	0	-	-	-	0	0.00%
SPLT2	26	7	11	446,036	4,906,400	371,500	51	96.07%
SPLT3	4	3	3	346,633	1,039,900	355,000	46	96.04%
SPLT4	23	8	6	327,167	1,963,000	318,000	46	96.71%
SPLT5	5	0	1	360,000	360,000	360,000	32	97.32%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	329	72	92	399,336	36,738,923	379,800	61	97.44%
ST2.5	1	0	1	580,000	580,000	580,000	106	95.55%

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
DECEMBER 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	214	39	30	239,442	7,183,250	220,000	70	95.55%
APRTM	6	0	0	-	-	-	0	0.00%
BK-SP	1	1	1	102,000	102,000	102,000	59	85.71%
BLEVL	8	3	2	250,000	500,000	235,000	46	94.38%
BUNG	21	6	9	398,833	3,589,500	395,000	64	96.39%
LOFT	2	0	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT4	7	0	2	301,250	602,500	280,000	58	95.65%
SPLT5	4	1	3	325,000	975,000	300,000	57	96.65%
ST2	105	25	24	306,475	7,355,400	262,500	59	96.46%
ST2.5	2	2	1	557,000	557,000	557,000	41	98.60%
ST3	5	2	1	364,000	364,000	364,000	28	98.40%
VILLA	5	2	1	428,000	428,000	428,000	13	95.13%
NE								
APART	41	11	5	172,780	863,900	173,000	39	94.83%
BLEVL	6	1	0	-	-	-	0	0.00%
BUNG	11	2	0	-	-	-	0	0.00%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT4	3	0	2	217,500	435,000	200,000	83	93.59%
ST2	65	18	11	192,469	2,117,160	198,500	49	95.40%
ST3	3	0	0	-	-	-	0	0.00%
VILLA	3	0	1	300,000	300,000	300,000	63	92.34%
SW								
APART	508	143	138	279,684	38,596,351	245,000	62	96.11%
APRTM	24	3	2	368,000	736,000	212,000	55	94.99%
BK-SP	2	0	0	-	-	-	0	0.00%
BLEVL	8	3	2	177,500	355,000	170,000	60	94.72%
BUNG	23	8	4	272,750	1,091,000	283,000	59	93.60%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	9	3	3	241,667	725,000	210,000	80	93.69%
PENTH	12	1	1	315,000	315,000	315,000	63	95.48%
SPLT2	2	0	1	288,750	288,750	288,750	97	96.41%
SPLT3	0	0	1	360,000	360,000	360,000	65	94.76%
SPLT4	16	4	3	292,833	878,500	290,000	54	97.65%
SPLT5	2	0	2	426,000	852,000	297,000	35	98.51%
ST2	116	31	30	304,394	9,131,810	290,000	60	96.47%
ST2.5	2	1	1	315,000	315,000	315,000	30	95.45%
ST3	35	11	2	464,500	929,000	370,000	74	94.24%
VILLA	11	1	0	-	-	-	0	0.00%
SE								
APART	74	28	16	223,400	3,574,400	213,000	59	94.88%
APRTM	0	0	1	565,000	565,000	565,000	230	98.45%
BLEVL	2	0	0	-	-	-	0	0.00%
BUNG	9	3	2	318,500	637,000	282,000	84	96.54%
BUNGH	1	0	0	-	-	-	0	0.00%
PENTH	1	1	0	-	-	-	0	0.00%
SPLT2	2	1	1	672,000	672,000	672,000	63	96.14%
SPLT4	4	1	0	-	-	-	0	0.00%
ST2	40	12	15	327,078	4,906,169	287,386	57	96.27%
ST3	2	0	0	-	-	-	0	0.00%
VILLA	2	0	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date December 31, 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	19	13.91	105		
RET	L	6	19	115		
AGR	S	24	1,872,188	114	44,932,500	83.75%
BUS	S	78	86,426	110	6,741,208	81.80%
BWP	S	17	619,353	168	10,529,000	88.69%
IND	S	48	498,203	102	23,913,763	92.63%
LAN	S	35	1,129,709	158	39,539,800	90.90%
MFC	S	17	869,118	79	14,775,000	97.14%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	23	489,062	81	11,248,435	88.95%

Year to Date December 31, 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	19	13.906894	105		
RET	L	6	19	115		
AGR	S	24	1,872,188	114	44,932,500	83.75%
BUS	S	78	86,426	110	6,741,208	81.80%
BWP	S	17	619,353	168	10,529,000	0.886854
IND	S	48	498,203	102	23,913,763	0.926317
LAN	S	35	1,129,709	158	39,539,800	90.90%
MFC	S	17	869,118	79	14,775,000	97.14%
OFC	S	22	554,650	116	12,202,290	88.74%
RET	S	23	489,062	81	11,248,435	88.95%

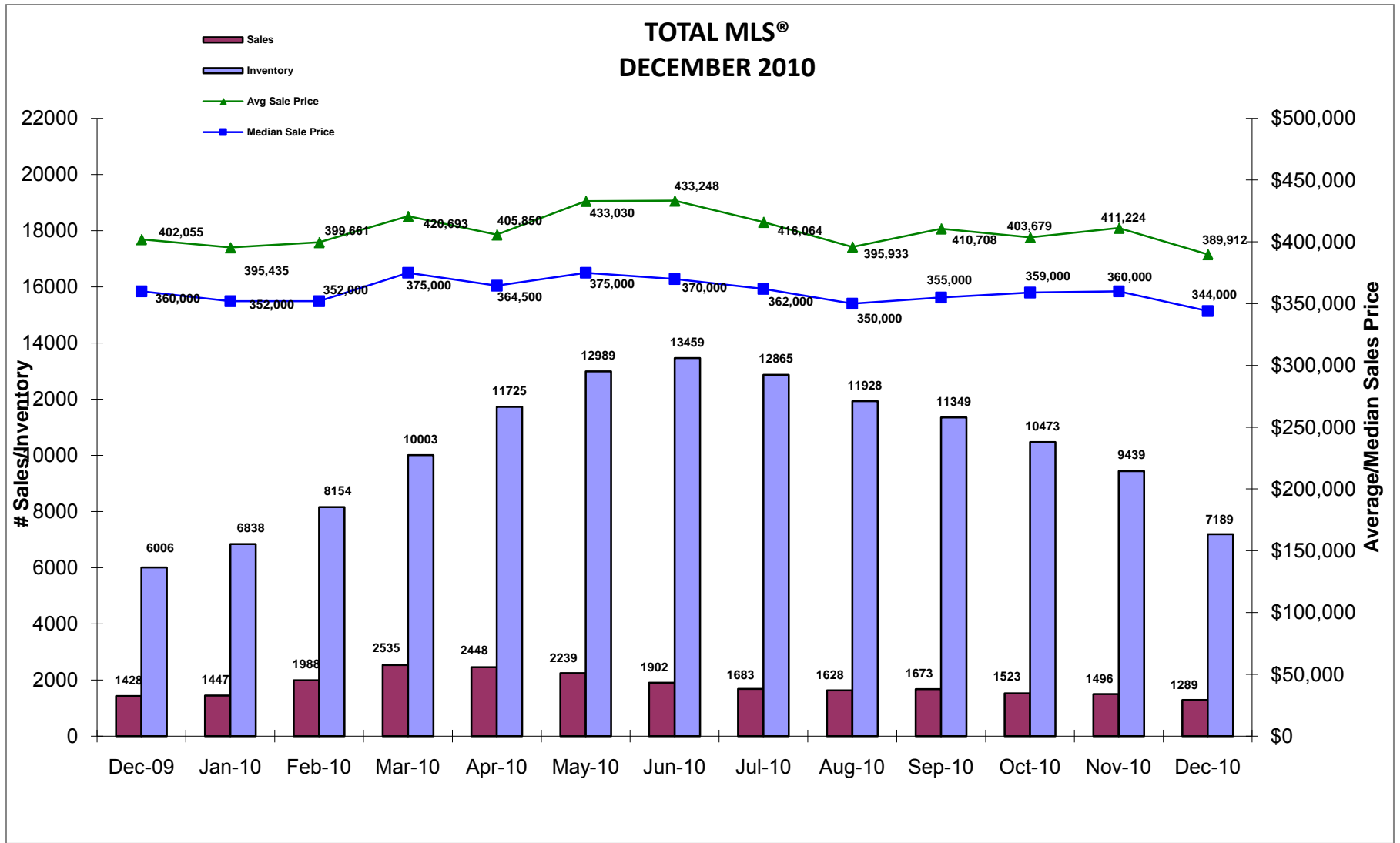
**CALGARY REAL ESTATE BOARD
SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	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	744	25,709
Sales	762	1,035	1,396	1,352	1,262	1,061	915	867	958	888	891	734	12,095
Avg Price	441,217	458,254	471,269	460,378	483,240	481,964	464,655	445,617	460,278	444,744	455,460	441,341	461,144
Median	398,000	411,000	423,000	417,000	420,000	418,900	400,000	395,000	390,000	387,900	399,900	389,000	406,000
Avg DOM	43	34	33	36	38	39	45	50	52	50	52	59	43

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

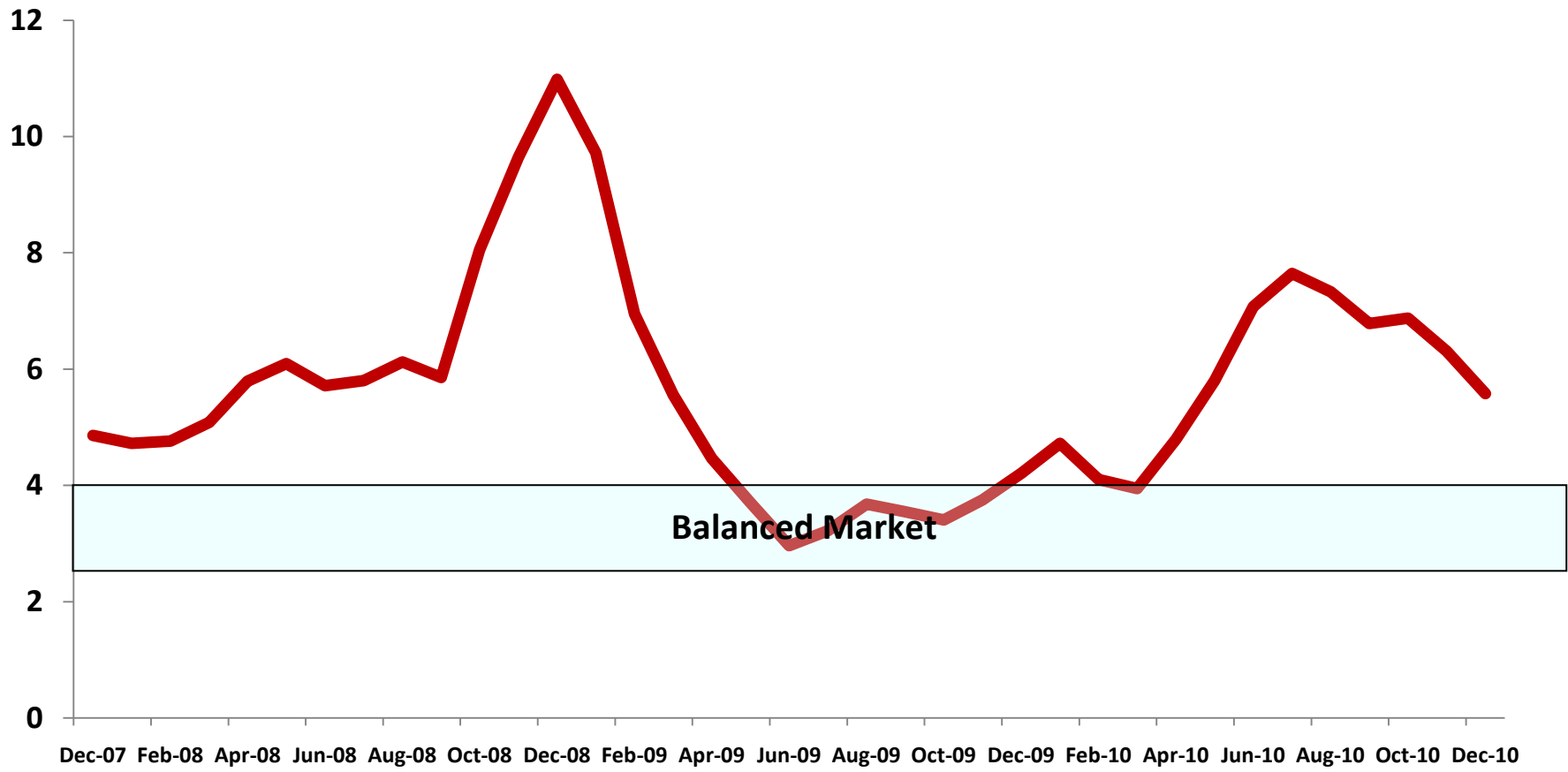
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	730	752	893	834	1,005	1,087	1,041	967	1,129	1,063	722	426	10,649
Sales	554	805	874	798	892	875	695	679	553	535	603	533	8,396
Avg Price	209,484	217,212	236,549	255,937	273,407	281,176	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	369	11,423
Sales	376	536	609	639	518	445	396	364	366	310	310	320	5,181
Avg Price	282,639	282,880	296,600	289,588	304,662	292,238	291,168	286,384	284,028	287,793	284,667	282,768	289,697
Median	265,000	265,900	275,000	267,500	279,900	269,900	268,000	260,000	265,000	255,000	253,300	258,500	266,500
Avg DOM	50	43	39	41	43	46	51	53	57	57	57	62	48

CALGARY REAL ESTATE BOARD

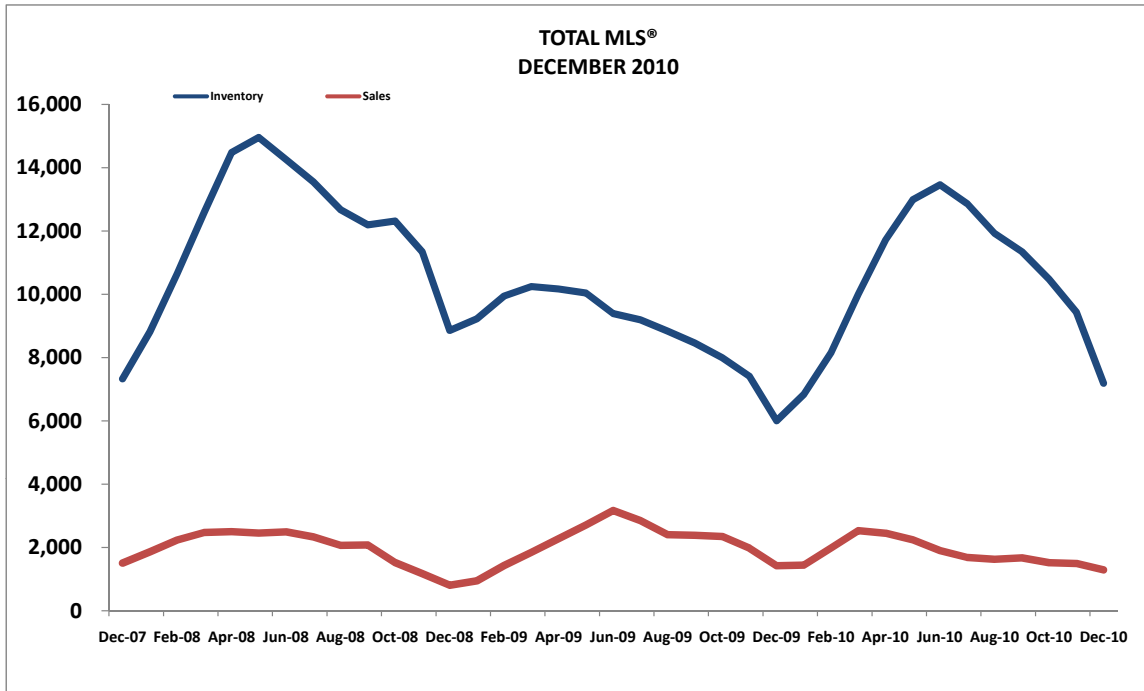


CALGARY REAL ESTATE BOARD

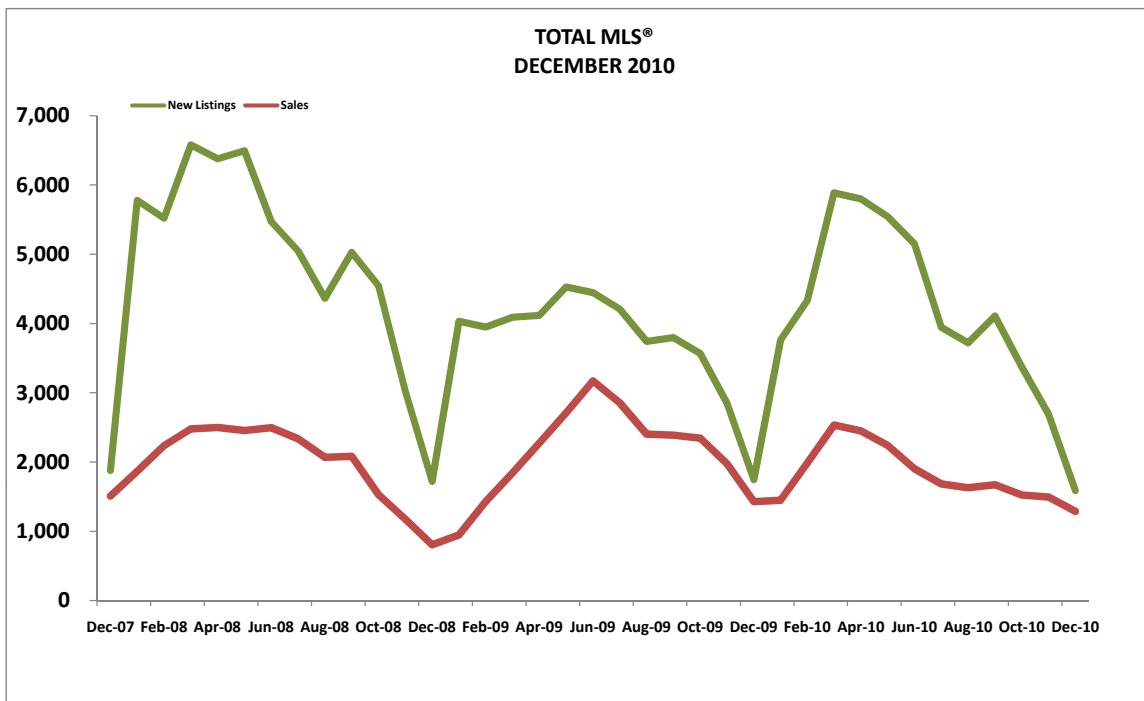
ABSORPTION RATE
TOTAL MLS® DECEMBER 2010



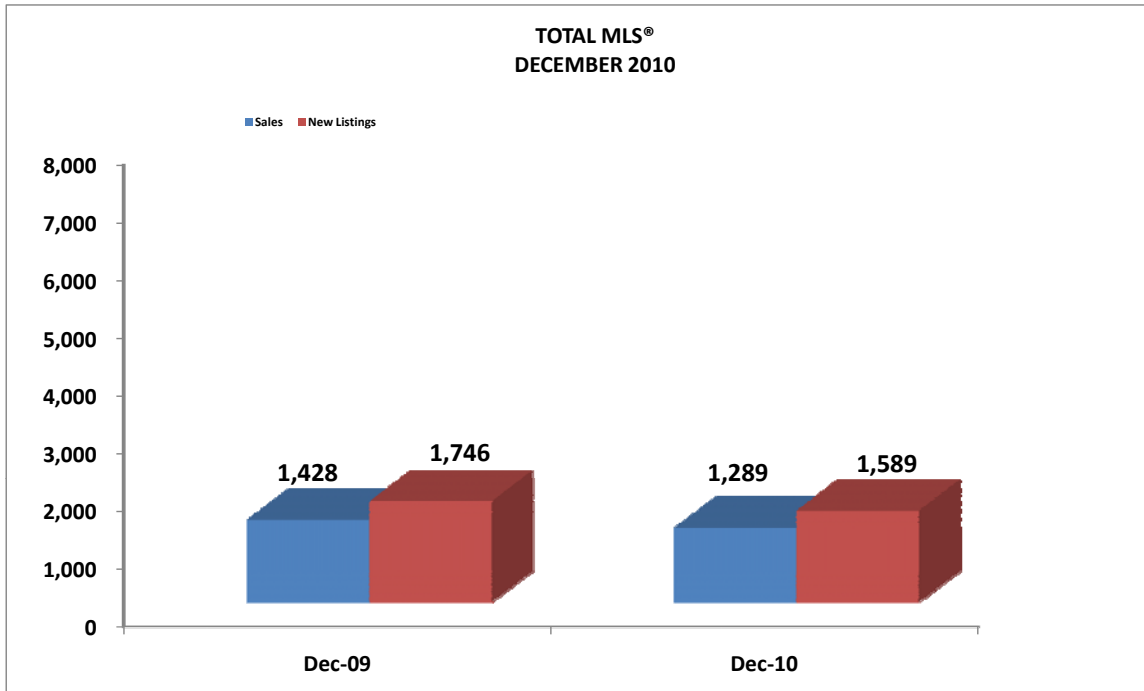
CALGARY REAL ESTATE BOARD



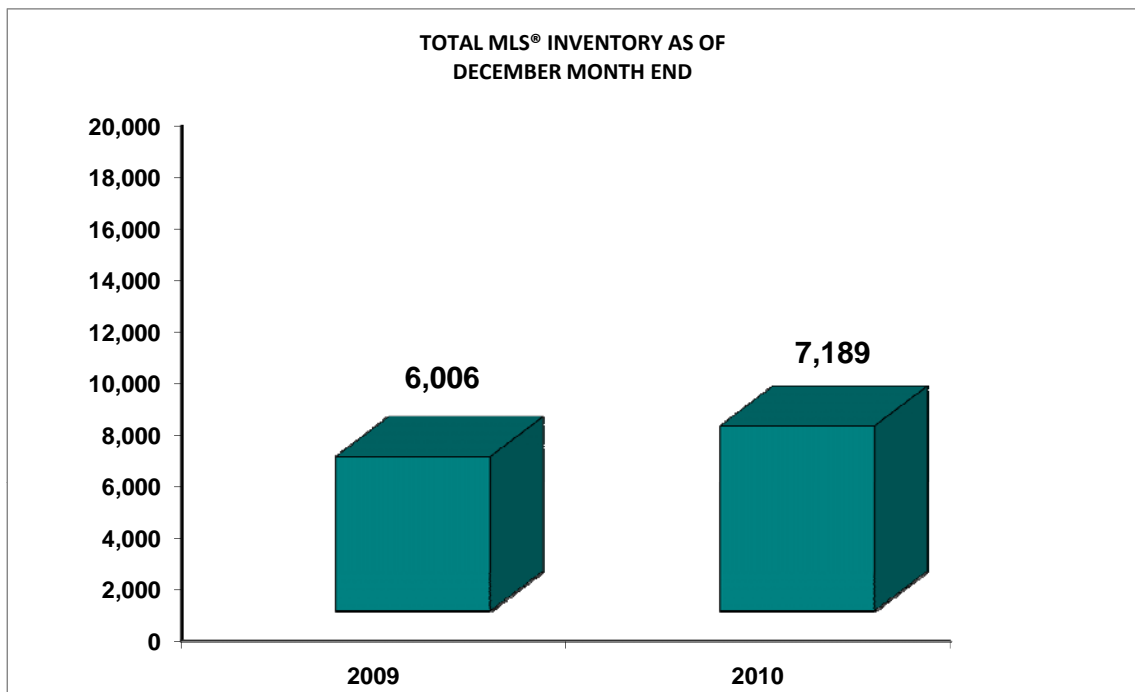
CALGARY REAL ESTATE BOARD



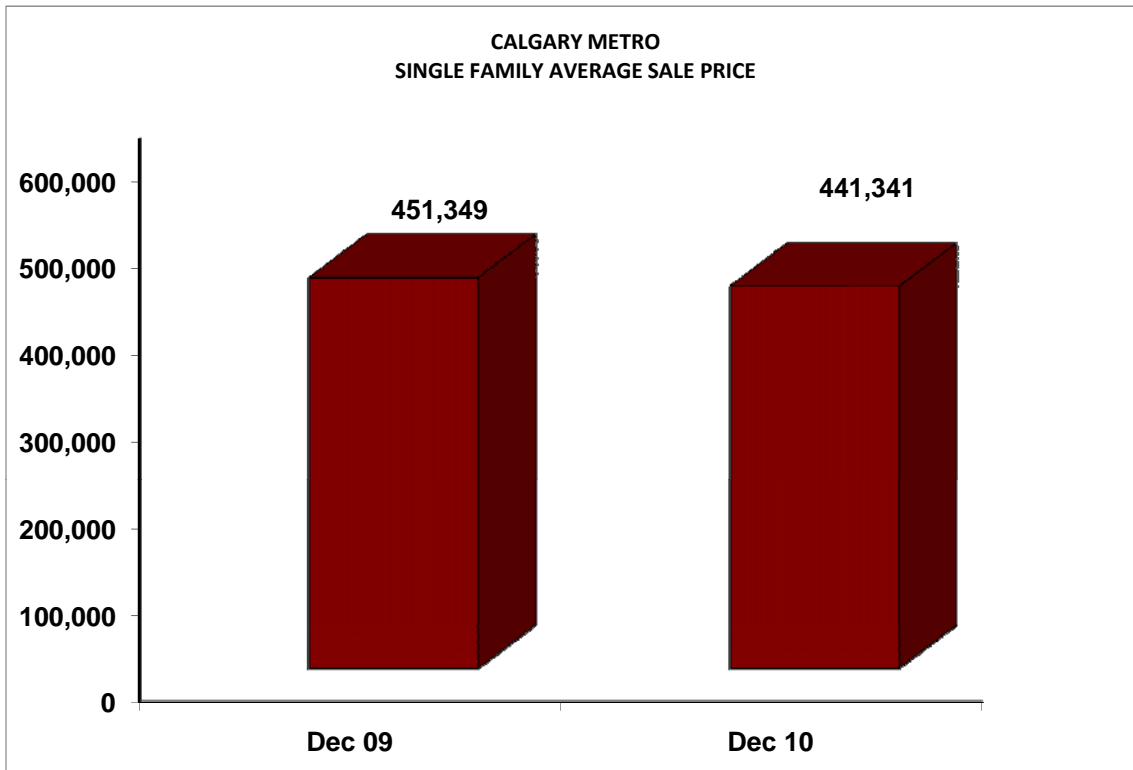
CALGARY REAL ESTATE BOARD



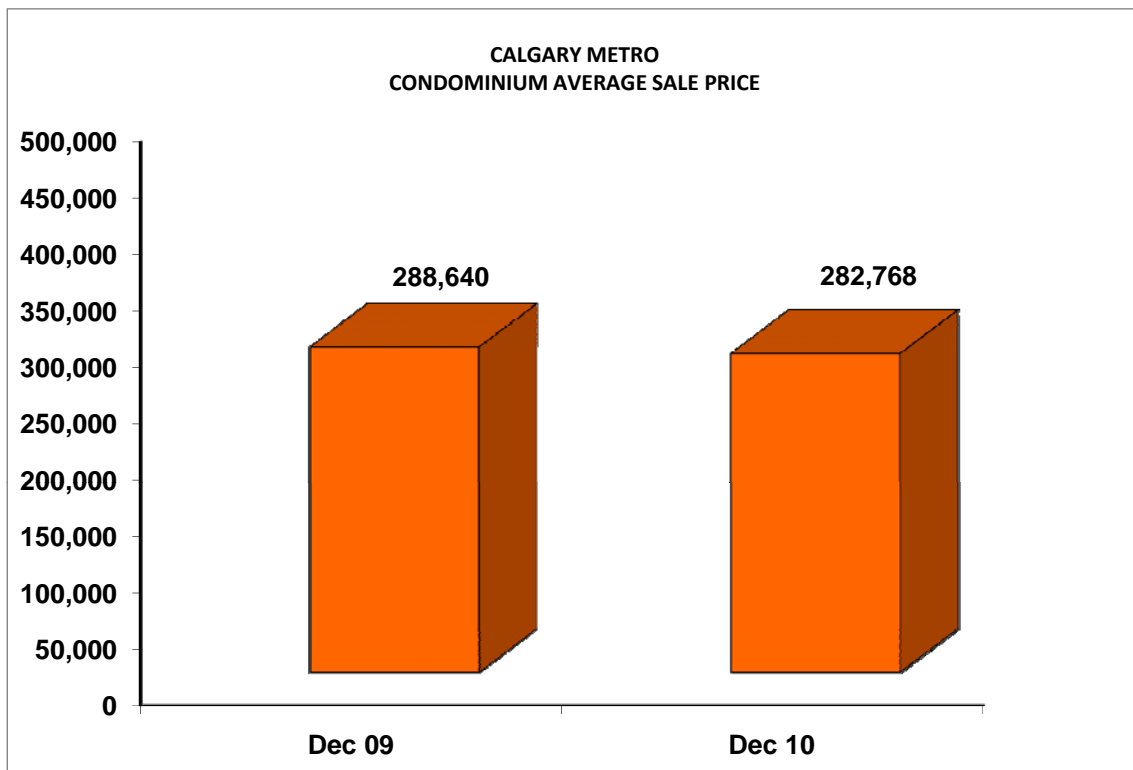
CALGARY REAL ESTATE BOARD



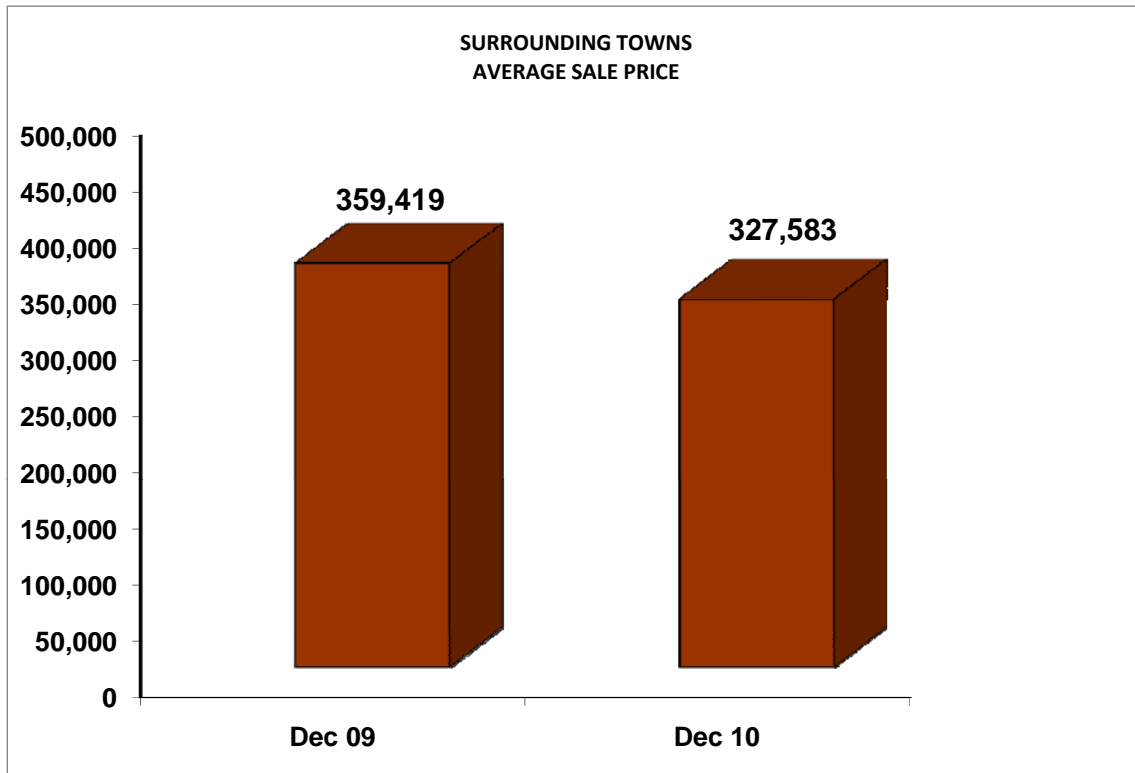
CALGARY REAL ESTATE BOARD



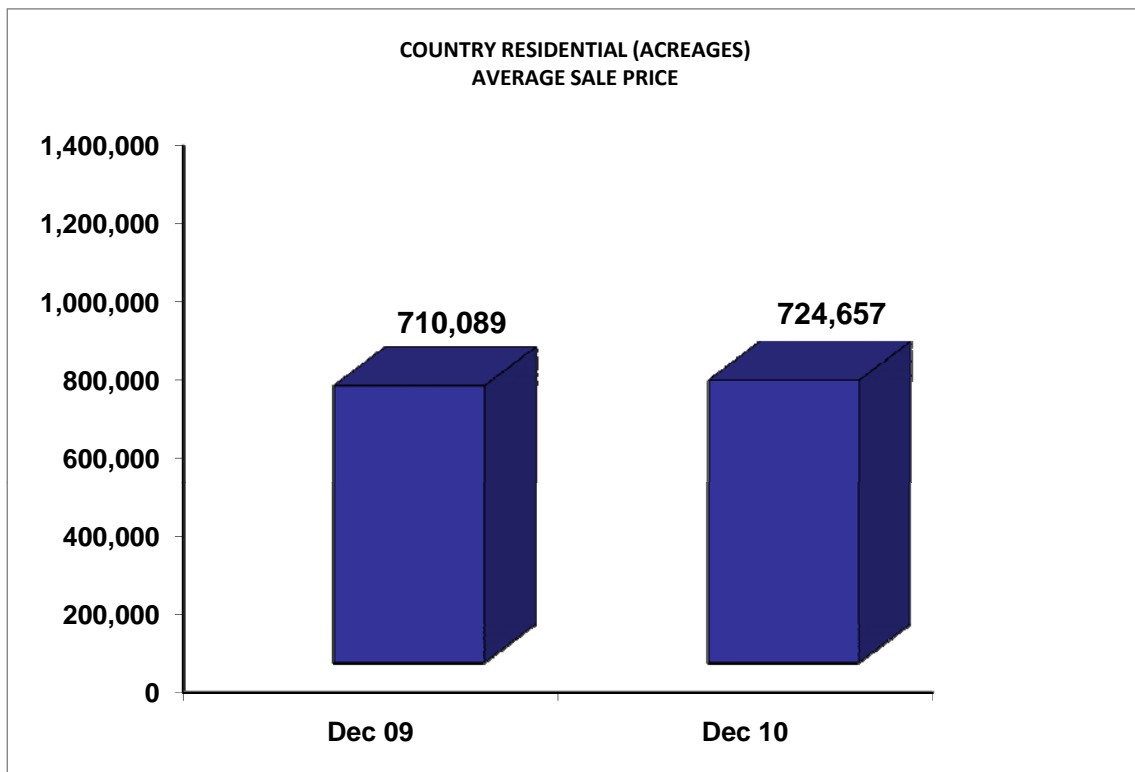
CALGARY REAL ESTATE BOARD



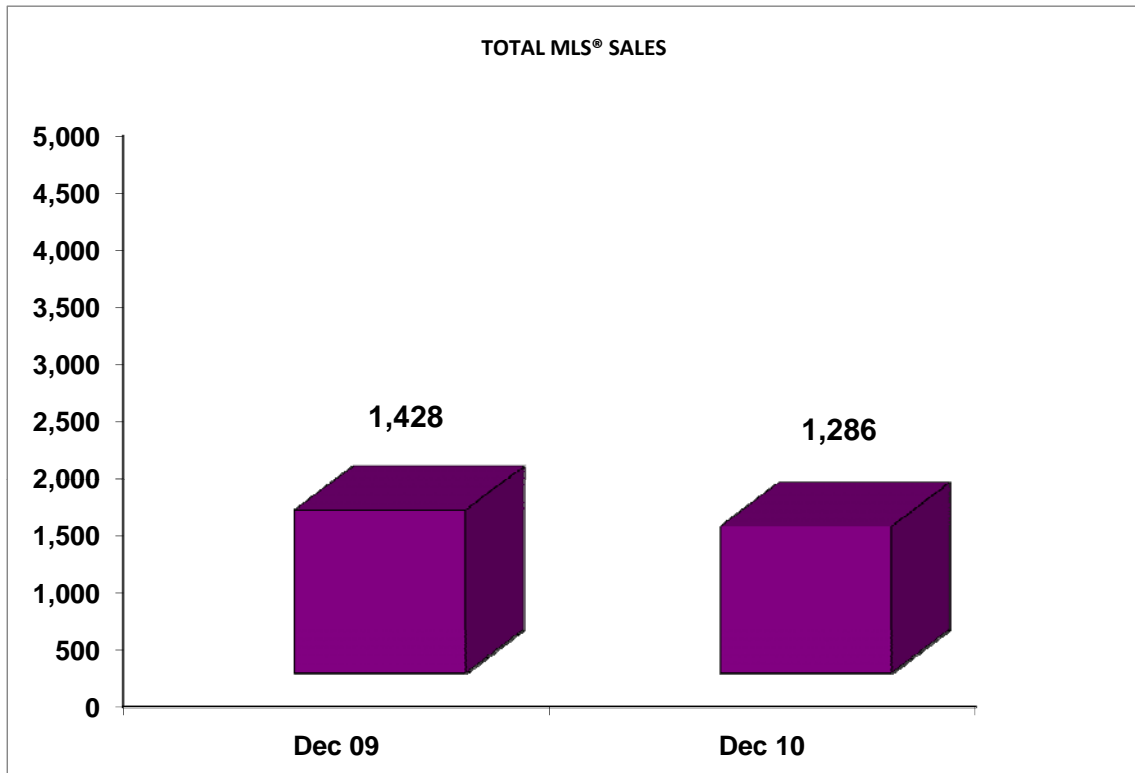
CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD

