



serving calgary and area REALTORS®

MARCH 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY'S HOUSING MARKET RECOVERY DRIVEN BY SINGLE FAMILY HOME SALES

Calgary's NW sector boasted the largest gains in single family homes sales in the first quarter

Calgary, April 1, 2011 –According to figures released today by CREB®, Calgary Metro sales remained at levels similar to the first quarter of 2010. Improved sales in the single family market have largely been offset by declining sales in the condominium market, indicating that the gradual recovery will continue to be driven by the single family market for the better portion of the year.

Single family home sales in the first quarter of 2011 were 3,309, a 4 per cent increase over the first quarter of 2010. The combination of stable home prices, low interest rates and year-over-year improvements in employment are the primary factors fueling the growth.

March 2011 single family home sales totaled 1,355, a 3 per cent decrease over March 2010 figures. The decline in sales was accompanied by a 19 per cent year-over-year decline in new listings. As a result, inventory remained at three months, which indicates a balanced single family market.

The NW sector boasted the largest gains in single family home sales in the first quarter of 2011 with 1,198 sales, a 13 per cent increase over the first quarter of 2010. Sales in the SE posted quarterly gains of 5 per cent, while the SW remained relatively unchanged and NE sales declined by 9 per cent.

“Improved affordability levels in single family homes have offered some individuals the opportunity to purchase homes in areas of the city that were once unattainable,” says Sano Stante, president of CREB®.

The SW sector recorded the highest single family average home price in the first quarter of 2011 at \$570,748, while average home prices in the NW and SE were \$464,990 and \$422,821 respectively. The NE sector continues to remain the most affordable, with average prices hovering around \$282,713.

“Average single family home prices remain relatively stable compared to the first quarter of last year, as people continue to purchase more homes at the lower end of the price spectrum,” says Stante. “The rise in sales has been primarily offset by a corresponding increase in listings, resulting in stable average prices.”

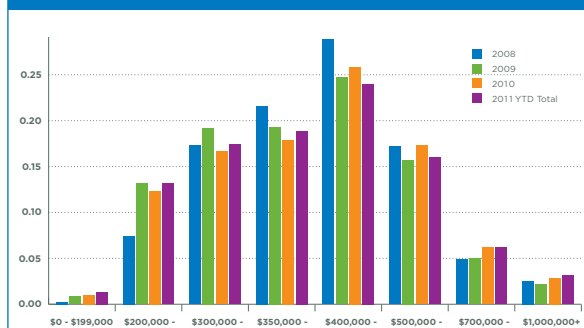
Calgary Metro average price of single family homes in March 2011 was \$462,947, a 2 per cent decline from March 2010, and virtually unchanged from the previous month. Meanwhile, the median price declined by 5 per cent compared to March 2010.

Quarterly condominium sales continue to fall over levels recorded in the previous year, down by 11 per cent compared to the first quarter of 2010, while quarterly average prices are down by 1 per cent. It is important to note the quarterly average price of condominiums is skewed upwards for 2011 due to the sale of a \$4.1 million condominium. If we remove this sale, quarterly average price would have declined by over 2 per cent.

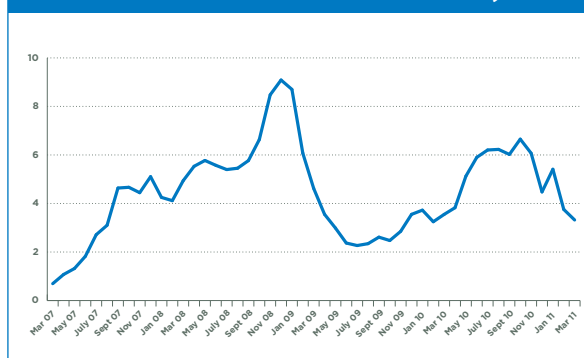
The average price of condominiums in March 2011 was \$280,781, while the median price was \$256,000, a respected 5 per cent drop and 7 per cent, respectively, from levels recorded in March 2010.

Improved selection of affordable single family homes and higher inventory levels of new condominiums have reduced the demand for resale of condominiums. It is anticipated that demand should gradually recover in the latter half of the

Calgary Metro - Single Family sales by price (%)



Condominium Months of Inventory



year, as Calgary's economic recovery continues to take hold. “This provides a window of opportunity for condo buyers early in the year to discover a large selection of available product at affordable prices,” says Stante.

Calgary's labour market has shown some recent improvements, however, it is still in the early stages of recovery as job growth remains below the 5-year average. Improvements in the energy sector are anticipated to show stronger job growth in the second half of the year, providing the foundation for continued recovery in the housing market.

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CREB® - TOTAL MLS® FOR MARCH 2011

	<u>2011</u>	<u>2010</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	4,024	4,014	0.25%	n/a	n/a	n/a
New Listings Added	2,434	2,988	-18.54%	6,665	6,960	-4.24%
Sales	1,355	1,396	-2.94%	3,309	3,190	3.73%
Avg DOM Sold	39	33	18.18%	45	36	25.00%
Avg DOM Active	48	42	14.29%	48	42	14.29%
Average Sale Price	462,947	471,269	-1.77%	460,315	459,944	0.08%
Median Price	400,000	423,000	-5.44%	396,000	415,000	-4.58%
Total Sales	627,292,771	657,891,414	-4.65%	1,523,183,873	1,467,222,227	3.81%
Sales \$/List \$	97.00%	97.77%	-0.79%	96.87%	97.57%	-0.72%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,913	2,148	-10.94%	n/a	n/a	n/a
New Listings Added	998	1,376	-27.47%	2,840	3,436	-17.35%
Sales	581	609	-4.60%	1,349	1,521	-11.31%
Avg DOM Sold	50	39	28.21%	53	43	23.26%
Avg DOM Active	54	45	20.00%	54	45	20.00%
Average Sale Price	280,781	296,660	-5.35%	285,799	288,337	-0.88%
Median Price	256,000	275,000	-6.91%	260,000	268,000	-2.99%
Total Sales	163,133,764	180,666,203	-9.70%	385,542,580	438,561,086	-12.09%
Sales \$/List \$	96.78%	97.32%	-0.55%	96.66%	97.16%	-0.52%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,549	2,370	7.55%	n/a	n/a	n/a
New Listings Added	915	1,035	-11.59%	2,368	2,485	-4.71%
Sales	326	423	-22.93%	799	1,007	-20.66%
Avg DOM Sold	74	61	21.31%	79	67	17.91%
Avg DOM Active	95	82	15.85%	95	82	15.85%
Average Sale Price	354,262	360,805	-1.81%	344,196	359,386	-4.23%
Median Price	334,000	337,500	-1.04%	320,000	334,900	-4.45%
Total Sales	115,489,520	152,620,436	-24.33%	275,012,798	361,901,825	-24.01%
Sales \$/List \$	97.27%	97.12%	0.16%	96.95%	97.03%	-0.08%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	896	883	1.47%	n/a	n/a	n/a
New Listings Added	264	318	-16.98%	678	723	-6.22%
Sales	61	66	-7.58%	139	163	-14.72%
Avg DOM Sold	93	81	14.81%	108	95	13.68%
Avg DOM Active	107	97	10.31%	107	97	10.31%
Average Sale Price	850,930	970,295	-12.30%	794,102	869,078	-8.63%
Median Price	750,000	717,500	4.53%	738,500	743,000	-0.61%
Total Sales	51,906,700	64,039,500	-18.95%	110,380,200	141,659,675	-22.08%
Sales \$/List \$	95.84%	95.87%	-0.04%	94.65%	95.06%	-0.42%
<u>RURAL LAND</u>						
Month End Inventory	560	487	14.99%	n/a	n/a	n/a
New Listings Added	94	135	-30.37%	271	291	-6.87%
Sales	13	23	-43.48%	32	50	-36.00%
Avg DOM Sold	77	131	-41.22%	89	132	-32.58%
Avg DOM Active	180	144	25.00%	180	144	25.00%
Average Sale Price	462,712	453,926	1.94%	404,492	405,760	-0.31%
Median Price	382,500	399,900	-4.35%	340,000	350,000	-2.86%
Total Sales	6,015,250	10,440,295	-42.38%	12,943,750	20,287,995	-36.20%
Sales \$/List \$	95.45%	87.58%	8.98%	93.87%	90.77%	3.41%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,043	10,003	0.40%	n/a	n/a	n/a
New Listings Added	4,733	5,887	-19.60%	12,884	13,984	-7.87%
Sales	2,347	2,535	-7.42%	5,654	5,961	-5.15%
Avg DOM Sold	48	42	14.29%	54	46	17.39%
Avg DOM Active	74	62	19.35%	74	62	19.35%
Average Sale Price	410,940	420,693	-2.32%	408,279	407,840	0.11%
Median Price	360,000	375,000	-4.00%	357,500	361,000	-0.97%
Total Sales	964,475,505	1,066,457,748	-9.56%	2,308,411,151	2,431,134,708	-5.05%
Sales \$/List \$	96.92%	97.37%	-0.46%	96.72%	97.20%	-0.50%

*Total MLS® includes Mobile Listings

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CREB® CALGARY METRO BY PRICE

<i>SINGLE FAMILY</i>	Mar-11				Mar-10				
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
100,000 - 199,999	16	1.18%	44	1.33%	13	0.94%	24	0.75%	
200,000 - 299,999	183	13.51%	436	13.18%	138	9.94%	350	11.01%	
300,000 - 349,999	210	15.50%	575	17.38%	194	13.98%	523	16.45%	
350,000 - 399,999	267	19.70%	624	18.86%	245	17.65%	560	17.62%	
400,000 - 449,999	182	13.43%	458	13.84%	226	16.28%	504	15.85%	
450,000 - 499,999	160	11.81%	336	10.15%	155	11.17%	337	10.60%	
500,000 - 549,999	74	5.46%	187	5.65%	105	7.56%	234	7.36%	
550,000 - 599,999	63	4.65%	152	4.59%	83	5.98%	180	5.66%	
600,000 - 649,999	38	2.80%	90	2.72%	65	4.68%	127	3.99%	
650,000 - 699,999	41	3.03%	100	3.02%	50	3.60%	92	2.89%	
700,000 - 799,999	41	3.03%	109	3.29%	40	2.88%	92	2.89%	
800,000 - 899,999	27	1.99%	66	1.99%	25	1.80%	57	1.79%	
900,000 - 999,999	9	0.66%	29	0.88%	16	1.15%	34	1.07%	
1,000,000 - 1,249,999	13	0.96%	32	0.97%	14	1.01%	30	0.94%	
1,250,000 - 1,499,999	11	0.81%	28	0.85%	8	0.58%	14	0.44%	
1,500,000 - 1,749,999	4	0.30%	12	0.36%	5	0.36%	10	0.31%	
1,750,000 - 1,999,999	10	0.74%	15	0.45%	-	0.00%	1	0.03%	
2,000,000 - 2,499,999	3	0.22%	9	0.27%	5	0.36%	7	0.22%	
2,500,000 - 2,999,999	3	0.22%	6	0.18%	1	0.07%	2	0.06%	
3,000,000 - 3,499,999	-	0.00%	1	0.03%	-	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%	1	0.03%	
	1,355		3,309		1,388		3,179		
 <i>CONDO</i>									
0 - 99,999	12	2.07%	16	1.19%	4	0.66%	5	0.33%	
100,000 - 199,999	113	19.45%	299	22.16%	76	12.56%	241	15.90%	
200,000 - 299,999	258	44.41%	568	42.11%	285	47.11%	698	46.04%	
300,000 - 349,999	81	13.94%	179	13.27%	101	16.69%	263	17.35%	
350,000 - 399,999	54	9.29%	134	9.93%	62	10.25%	142	9.37%	
400,000 - 449,999	17	2.93%	44	3.26%	28	4.63%	65	4.29%	
450,000 - 499,999	16	2.75%	35	2.59%	18	2.98%	35	2.31%	
500,000 - 549,999	9	1.55%	18	1.33%	9	1.49%	17	1.12%	
550,000 - 599,999	5	0.86%	18	1.33%	7	1.16%	19	1.25%	
600,000 - 649,999	3	0.52%	6	0.44%	4	0.66%	10	0.66%	
650,000 - 699,999	6	1.03%	13	0.96%	4	0.66%	6	0.40%	
700,000 - 799,999	2	0.34%	6	0.44%	4	0.66%	8	0.53%	
800,000 - 899,999	3	0.52%	9	0.67%	1	0.17%	4	0.26%	
900,000 - 999,999	-	0.00%	-	0.00%	-	0.00%	1	0.07%	
1,000,000 - 1,249,999	2	0.34%	2	0.15%	1	0.17%	1	0.07%	
1,250,000 - 1,499,999	-	0.00%	1	0.07%	1	0.17%	1	0.07%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	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%	1	0.07%	-	0.00%	-	0.00%	
	581		1,349		605		1,516		

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CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Mar-11				Mar-10			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	4	1.23%	14	1.75%	13	3.10%	21	2.10%
100,000 - 199,999	45	13.80%	107	13.39%	43	10.24%	106	10.58%
200,000 - 299,999	79	24.23%	213	26.66%	88	20.95%	240	23.95%
300,000 - 349,999	57	17.48%	146	18.27%	84	20.00%	189	18.86%
350,000 - 399,999	48	14.72%	108	13.52%	67	15.95%	162	16.17%
400,000 - 449,999	28	8.59%	77	9.64%	44	10.48%	104	10.38%
450,000 - 499,999	28	8.59%	46	5.76%	26	6.19%	49	4.89%
500,000 - 549,999	10	3.07%	24	3.00%	18	4.29%	48	4.79%
550,000 - 599,999	7	2.15%	15	1.88%	8	1.90%	14	1.40%
600,000 - 649,999	3	0.92%	8	1.00%	5	1.19%	16	1.60%
650,000 - 699,999	6	1.84%	16	2.00%	4	0.95%	11	1.10%
700,000 - 799,999	4	1.23%	9	1.13%	7	1.67%	11	1.10%
800,000 - 899,999	2	0.61%	5	0.63%	4	0.95%	9	0.90%
900,000 - 999,999	2	0.61%	4	0.50%	5	1.19%	10	1.00%
1,000,000 - 1,249,999	2	0.61%	3	0.38%	3	0.71%	8	0.80%
1,250,000 - 1,499,999	1	0.31%	3	0.38%	1	0.24%	2	0.20%
1,500,000 - 1,749,999	-	0.00%	1	0.13%	-	0.00%	1	0.10%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.10%
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%
	326		799		420		1,002	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	2	1.44%	-	0.00%	1	0.63%
100,000 - 199,999	3	4.92%	4	2.88%	2	3.08%	6	3.75%
200,000 - 299,999	7	11.48%	11	7.91%	2	3.08%	6	3.75%
300,000 - 349,999	2	3.28%	5	3.60%	5	7.69%	12	7.50%
350,000 - 399,999	-	0.00%	4	2.88%	-	0.00%	3	1.88%
400,000 - 449,999	2	3.28%	5	3.60%	1	1.54%	2	1.25%
450,000 - 499,999	2	3.28%	4	2.88%	3	4.62%	6	3.75%
500,000 - 549,999	2	3.28%	3	2.16%	4	6.15%	6	3.75%
550,000 - 599,999	2	3.28%	8	5.76%	1	1.54%	9	5.63%
600,000 - 649,999	2	3.28%	7	5.04%	5	7.69%	10	6.25%
650,000 - 699,999	4	6.56%	12	8.63%	6	9.23%	10	6.25%
700,000 - 799,999	9	14.75%	17	12.23%	10	15.38%	21	13.13%
800,000 - 899,999	5	8.20%	12	8.63%	7	10.77%	20	12.50%
900,000 - 999,999	6	9.84%	13	9.35%	3	4.62%	12	7.50%
1,000,000 - 1,249,999	6	9.84%	17	12.23%	5	7.69%	14	8.75%
1,250,000 - 1,499,999	3	4.92%	6	4.32%	4	6.15%	11	6.88%
1,500,000 - 1,749,999	1	1.64%	3	2.16%	2	3.08%	4	2.50%
1,750,000 - 1,999,999	1	1.64%	1	0.72%	2	3.08%	3	1.88%
2,000,000 - 2,499,999	2	3.28%	3	2.16%	3	4.62%	3	1.88%
2,500,000 - 2,999,999	2	3.28%	2	1.44%	-	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%	1	0.63%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	61		139		65		160	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
MARCH 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
Zone A								
BK-SP	5	5	5	340,000	1,700,000	326,000	43	96.95%
BLEVL	101	66	36	405,774	14,607,851	365,000	36	97.56%
BUNG	328	219	105	450,462	47,298,475	410,000	33	96.65%
BUNGH	12	4	7	493,214	3,452,500	450,000	34	95.66%
BUNGS	1	2	1	367,000	367,000	367,000	18	96.60%
HL-SP	0	0	1	490,000	490,000	490,000	86	95.15%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	74	42	20	443,638	8,872,750	442,500	41	96.71%
SPLT3	7	4	2	416,500	833,000	338,000	52	96.88%
SPLT4	51	38	25	369,958	9,248,950	355,000	30	97.29%
SPLT5	5	3	1	235,000	235,000	235,000	30	94.04%
ST1.5	29	14	7	400,786	2,805,500	415,000	52	98.35%
ST2	775	493	264	511,492	135,033,918	436,000	41	96.79%
ST2.5	13	5	2	835,000	1,670,000	800,000	22	97.96%
ST3	8	4	1	845,000	845,000	845,000	21	99.42%
VILLA	3	2	1	525,000	525,000	525,000	43	95.45%
Zone B								
BK-SP	3	2	1	227,000	227,000	227,000	59	94.62%
BLEVL	101	69	45	266,567	11,995,526	270,500	35	96.73%
BUNG	175	106	57	277,335	15,808,100	278,000	37	96.15%
BUNGH	3	1	0	-	-	-	0	0.00%
MODUL	2	1	0	-	-	-	0	0.00%
SPLT2	17	11	5	352,300	1,761,500	372,500	18	96.09%
SPLT3	10	6	2	252,500	505,000	240,000	28	96.23%
SPLT4	73	39	22	301,895	6,641,700	307,500	37	97.49%
SPLT5	0	1	1	343,000	343,000	343,000	7	96.65%
ST1.5	4	1	1	213,000	213,000	213,000	71	94.71%
ST2	283	168	70	290,451	20,331,600	275,000	37	96.65%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	1	0	0	-	-	-	0	0.00%
Zone C								
BK-SP	7	4	1	388,000	388,000	388,000	56	97.24%
BLEVL	39	23	24	366,163	8,787,900	345,000	40	96.46%
BUNG	241	151	99	466,821	46,215,250	435,000	33	97.09%
BUNGH	12	7	1	1,350,000	1,350,000	1,350,000	165	87.24%
BUNGS	1	1	0	-	-	-	0	0.00%
SPLT2	57	30	15	637,793	9,566,900	515,000	39	96.65%
SPLT3	10	4	4	476,875	1,907,500	362,500	50	96.85%
SPLT4	59	40	16	455,181	7,282,900	400,000	39	96.35%
SPLT5	10	4	0	-	-	-	0	0.00%
ST1.5	19	12	9	812,000	7,308,000	546,000	72	96.42%
ST2	650	370	213	618,715	131,786,317	485,000	39	97.18%
ST2.5	7	2	0	-	-	-	0	0.00%
ST3	27	10	4	993,000	3,972,000	930,000	26	97.60%
VILLA	8	9	3	449,186	1,347,558	430,000	39	97.76%
Zone D								
BK-SP	5	5	4	533,250	2,133,000	330,000	31	98.39%
BLEVL	42	31	16	345,456	5,527,300	326,000	24	97.20%
BUNG	159	92	59	409,682	24,171,250	379,000	42	97.05%
BUNGH	3	2	1	315,000	315,000	315,000	22	96.95%
SPLT2	47	32	14	459,822	6,437,501	430,000	23	97.86%
SPLT3	5	3	1	316,000	316,000	316,000	8	107.15%
SPLT4	30	22	9	339,056	3,051,500	360,000	57	97.61%
SPLT5	3	3	0	-	-	-	0	0.00%
ST1.5	4	4	1	321,000	321,000	321,000	13	101.90%
ST2	423	249	168	438,833	73,724,025	400,100	43	97.69%
ST2.5	0	0	1	570,000	570,000	570,000	61	95.80%
ST3	1	1	0	-	-	-	0	0.00%
VILLA	1	0	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
MARCH 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
Zone A								
APART	253	123	73	238,516	17,411,642	225,000	43	96.92%
APRTM	15	7	4	253,188	1,012,750	207,000	30	97.22%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	10	6	5	198,980	994,900	200,900	75	96.65%
BUNG	25	18	8	290,875	2,327,000	290,000	38	97.39%
LOFT	0	0	1	354,250	354,250	354,250	131	93.25%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	2	1	1	316,000	316,000	316,000	46	98.78%
SPLT3	2	2	0	-	-	-	0	0.00%
SPLT4	18	8	2	324,500	649,000	309,000	23	99.25%
SPLT5	3	1	0	-	-	-	0	0.00%
ST2	152	86	62	310,978	19,280,662	296,000	50	97.35%
ST2.5	1	1	3	599,000	1,797,000	557,000	36	99.84%
ST3	15	7	4	375,625	1,502,500	372,000	36	97.59%
VILLA	6	3	1	485,000	485,000	485,000	66	97.02%
Zone B								
APART	71	31	9	175,413	1,578,717	165,000	84	95.15%
BLEVL	2	1	1	105,000	105,000	105,000	60	80.83%
BUNG	11	2	2	132,500	265,000	125,000	74	94.71%
SPLT2	2	1	0	-	-	-	0	0.00%
SPLT4	5	3	1	178,000	178,000	178,000	9	101.77%
SPLT5	1	0	0	-	-	-	0	0.00%
ST2	69	33	25	189,476	4,736,900	177,500	65	97.05%
ST2.5	0	0	0	-	-	-	0	0.00%
ST3	2	1	1	279,000	279,000	279,000	57	97.96%
VILLA	2	1	1	155,000	155,000	155,000	34	87.08%
Zone C								
APART	668	364	205	273,108	55,987,184	255,000	47	96.31%
APRTM	30	13	7	357,286	2,501,000	363,000	33	97.51%
BK-SP	0	1	1	358,000	358,000	358,000	344	96.78%
BLEVL	6	5	5	235,200	1,176,000	258,000	89	95.65%
BUNG	42	18	7	347,929	2,435,500	300,000	45	97.36%
BUNGH	0	1	1	405,000	405,000	405,000	15	96.66%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	15	8	4	297,250	1,189,000	286,000	46	97.26%
PENTH	10	3	2	307,250	614,500	267,500	39	97.65%
SPLT2	4	2	1	313,500	313,500	313,500	27	96.49%
SPLT3	1	0	1	280,000	280,000	280,000	21	98.07%
SPLT4	19	15	7	301,429	2,110,000	293,000	43	96.83%
SPLT5	8	5	0	-	-	-	0	0.00%
ST1.5	1	2	1	267,500	267,500	267,500	28	99.11%
ST2	168	90	58	327,314	18,984,213	309,350	44	97.24%
ST2.5	3	0	1	532,500	532,500	532,500	150	97.01%
ST3	41	20	11	540,036	5,940,400	470,000	43	95.41%
VILLA	17	7	3	542,333	1,627,000	525,000	37	96.62%
Zone D								
APART	100	47	26	220,135	5,723,500	205,000	64	96.53%
APRTM	3	1	0	-	-	-	0	0.00%
BLEVL	3	1	1	299,150	299,150	299,150	29	95.61%
BUNG	11	8	2	254,450	508,900	222,900	29	99.24%
LOFT	1	0	0	-	-	-	0	0.00%
SPLT2	3	0	1	408,500	408,500	408,500	70	102.15%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	4	4	2	316,500	633,000	268,000	36	97.55%
SPLT5	1	1	1	210,000	210,000	210,000	34	95.54%
ST2	71	38	25	255,144	6,378,596	255,000	51	97.24%
ST3	4	3	0	-	-	-	0	0.00%
VILLA	5	3	2	392,500	785,000	335,000	140	98.14%

CREB® - COMMERCIAL SUMMARY

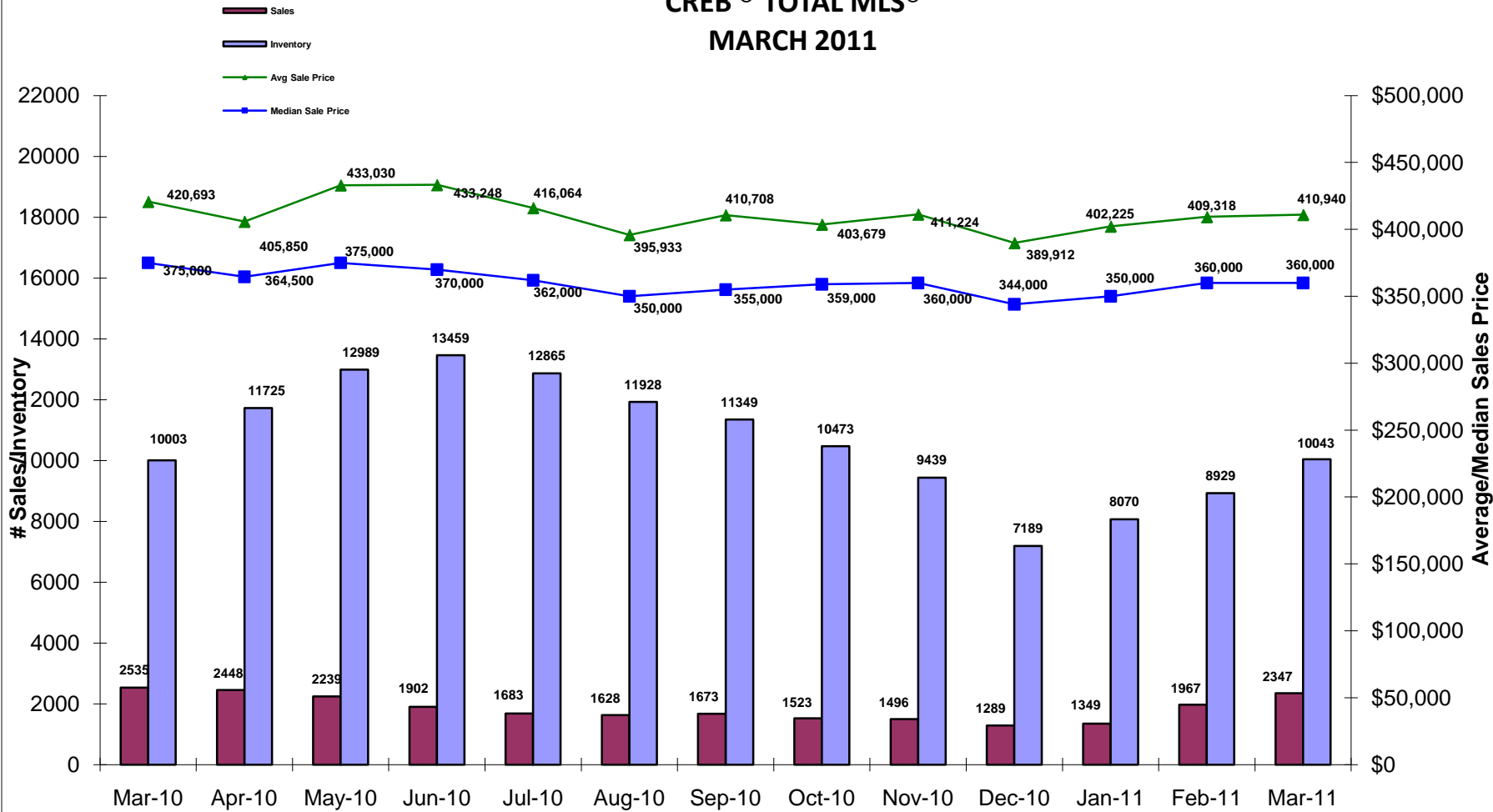
Year to Date March 31, 2011

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	8	9.27	82		
OFC	L	9	14.58	93		
RET	L	3	23.32	88		
AGR	S	3	313,000	25	939,000	91.08%
BUS	S	12	84,063	149	1,008,750	72.07%
BWP	S	6	1,037,865	129	6,227,190	90.35%
IND	S	5	592,000	92	2,960,000	90.94%
LAN	S	3	1,435,000	115	4,305,000	68.99%
MFC	S	6	1,088,500	70	6,531,000	92.42%
OFC	S	4	755,000	166	3,020,000	67.65%
RET	S	10	927,500	158	7,420,000	89.41%

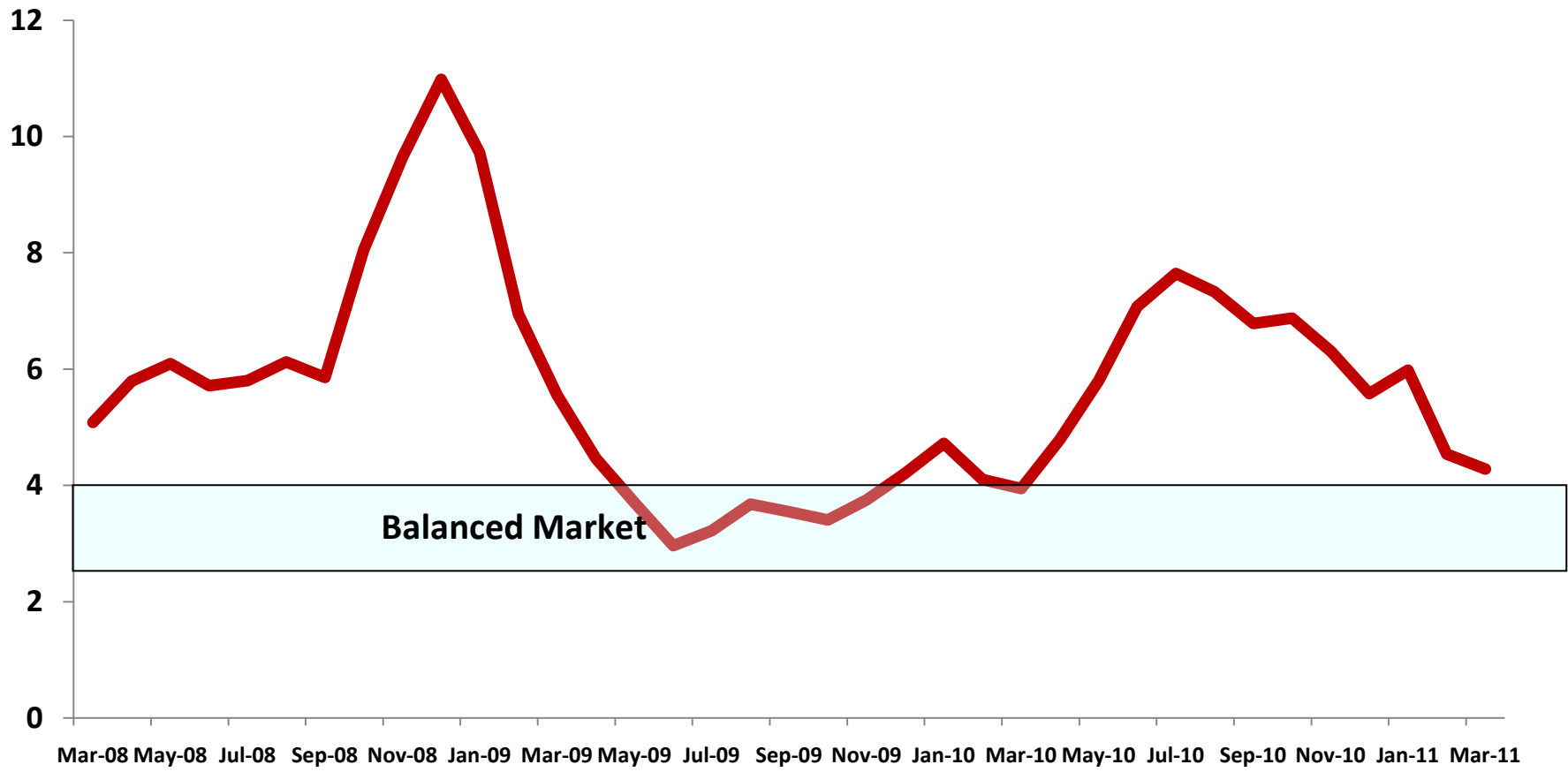
Year to Date March 31, 2010

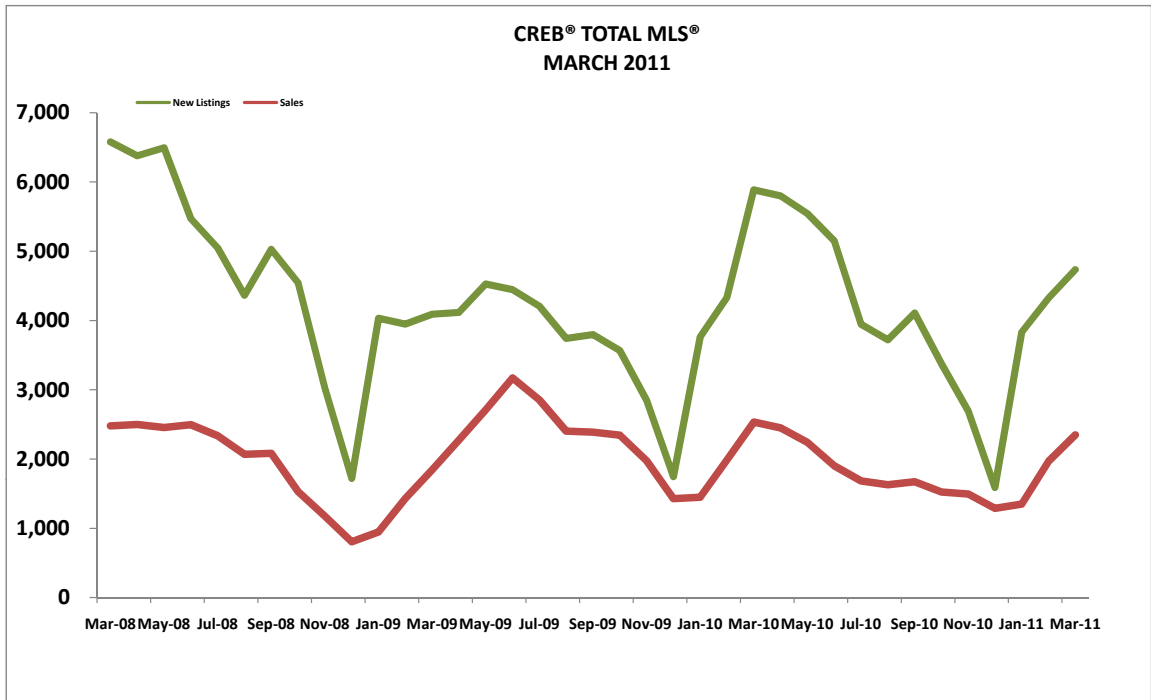
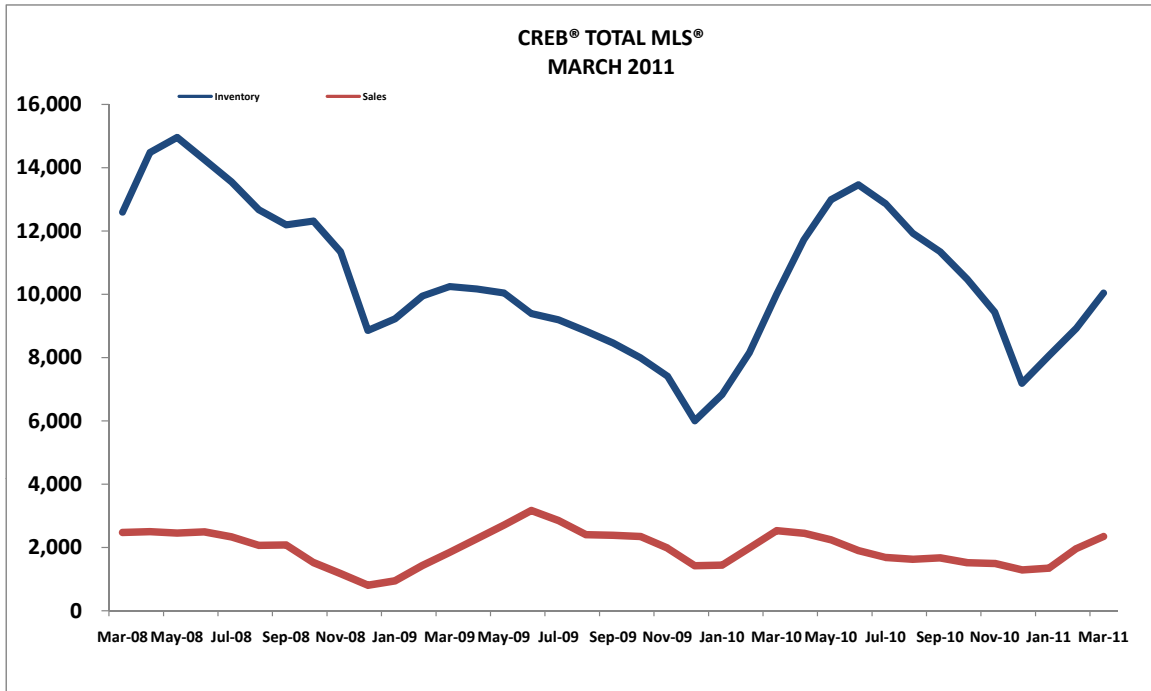
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	7	9.885	97		
OFC	L	9	12.388666	104		
RET	L	3	19.734	78		
AGR	S	5	1,747,000	124	8,735,000	87.15%
BUS	S	17	89,542	110	1,522,208	83.75%
BWP	S	3	453,333	301	1,360,000	88.09%
IND	S	20	464,876	130	9,297,513	90.29%
LAN	S	9	851,422	166	7,662,800	90.75%
MFC	S	6	910,833	73	5,465,000	94.51%
OFC	S	7	817,143	108	5,720,000	0.854241
RET	S	3	459,833	69	1,379,500	0.914242

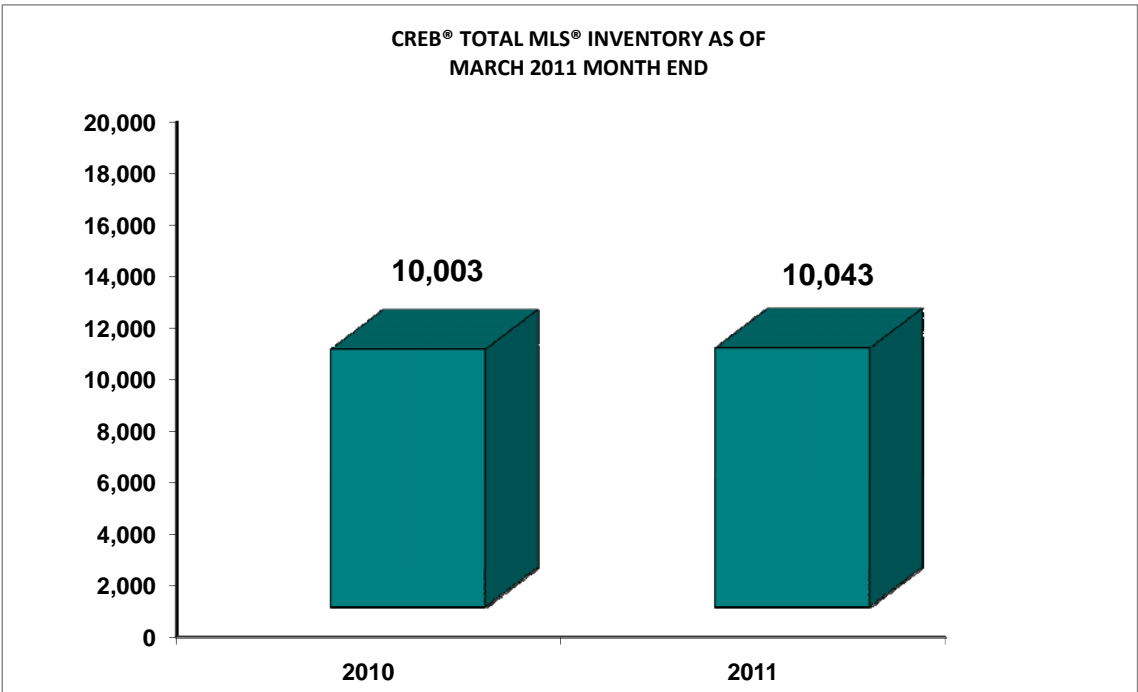
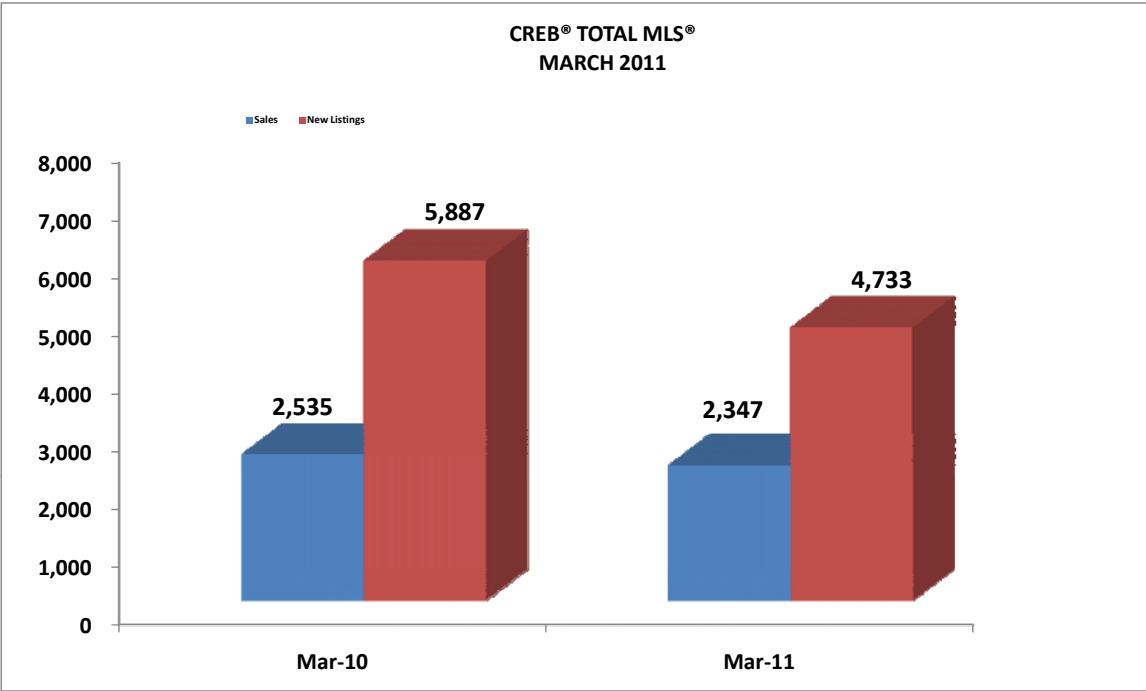
CREB® TOTAL MLS® MARCH 2011



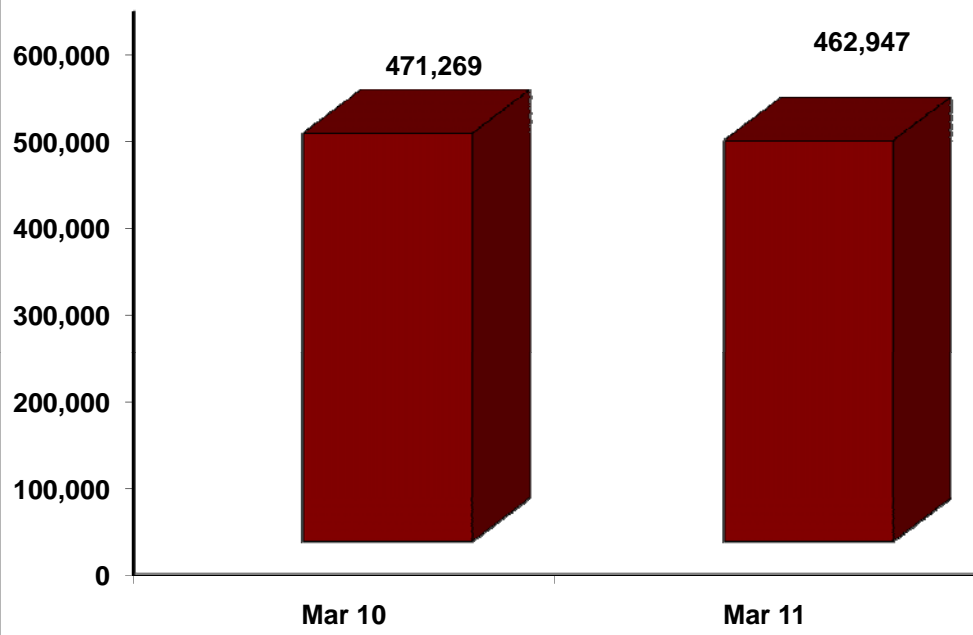
**CREB® ABSORPTION RATE
TOTAL MLS® MARCH 2011**



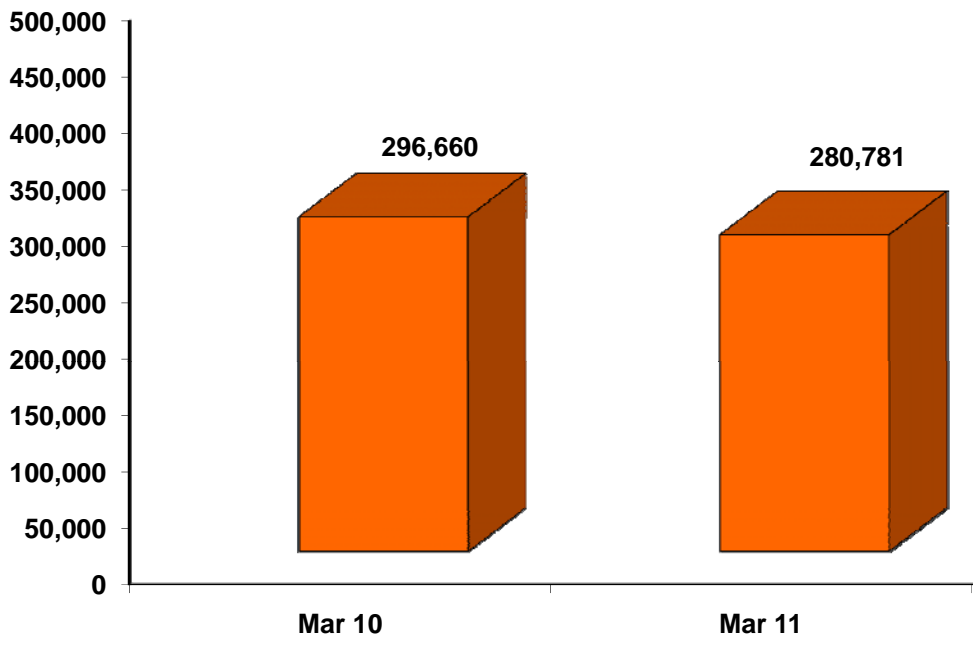


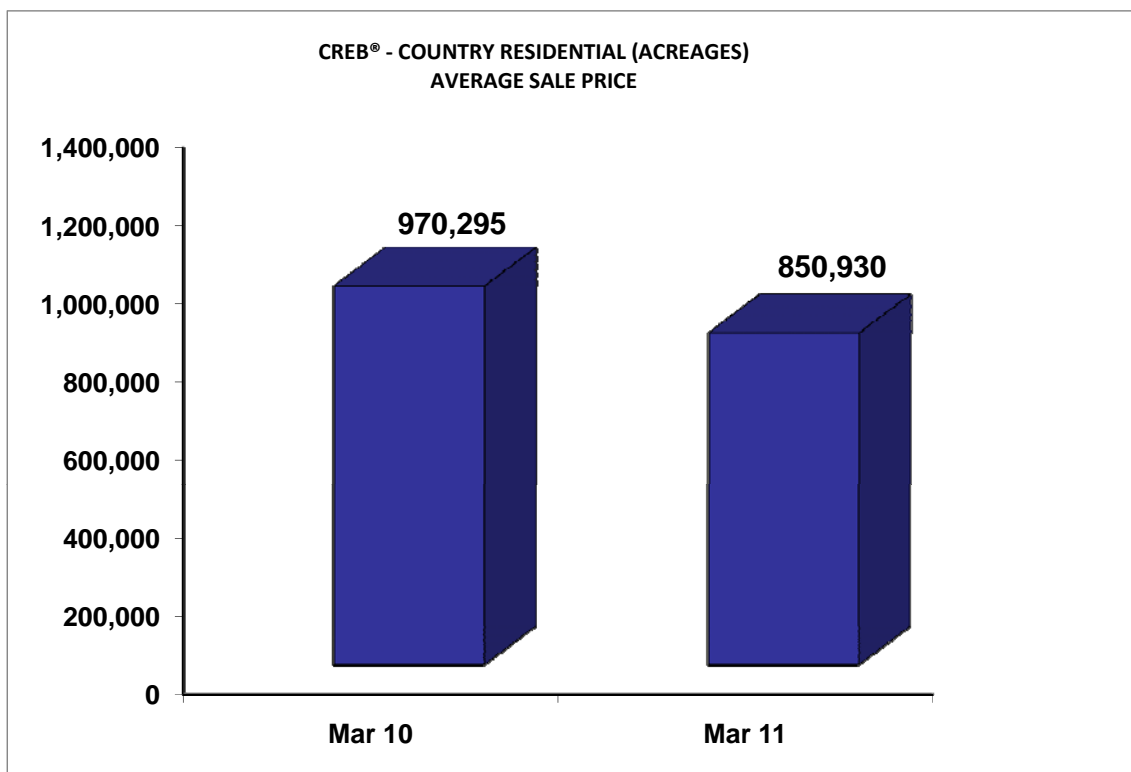
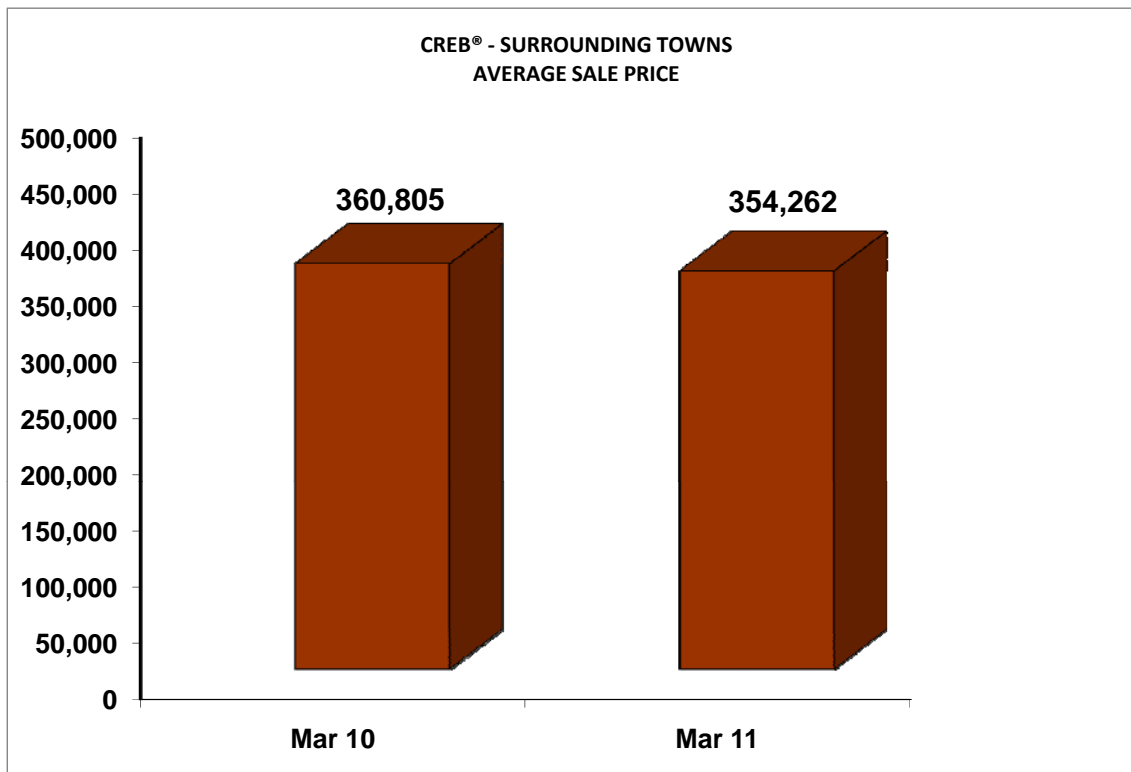


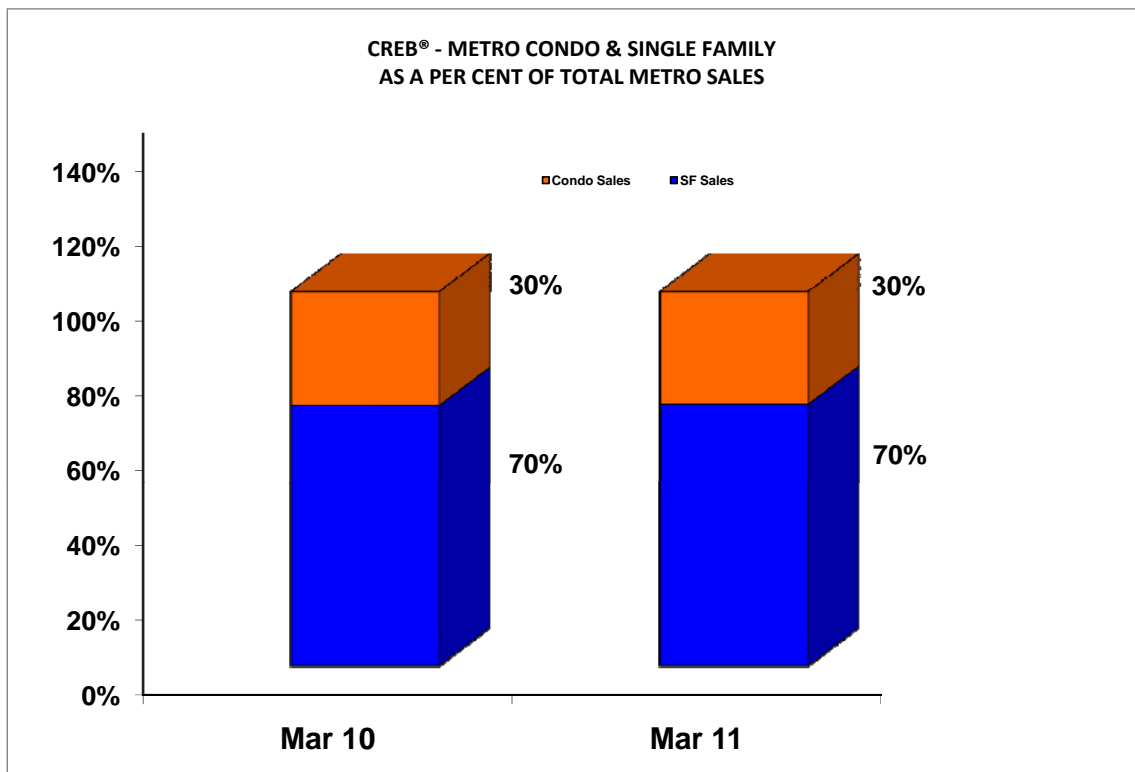
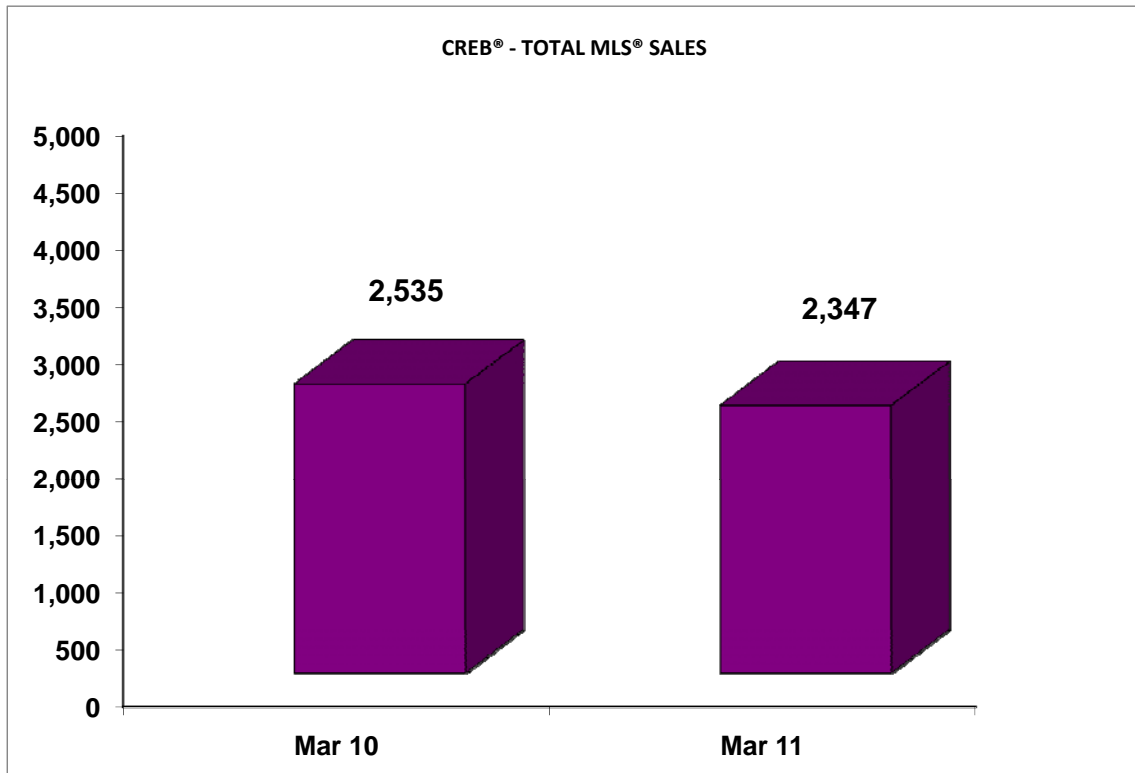
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE







Calgary Metro Single Family Sales By Price Range					
	2007	2008	2009	2010	2011 YTD Total
\$0 - \$199,999	0.11%	0.26%	0.84%	0.98%	1.33%
\$200,000 - \$299,999	5.50%	7.43%	13.15%	12.36%	13.18%
\$300,000 - \$349,999	15.07%	17.28%	19.18%	16.62%	17.38%
\$350,000 - \$399,999	21.16%	21.59%	19.30%	17.87%	18.86%
\$400,000 - \$499,999	30.93%	28.83%	24.70%	25.82%	24.00%
\$500,000 - \$699,999	19.32%	17.19%	15.69%	17.31%	15.99%
\$700,000 - \$999,999	5.56%	4.88%	4.96%	6.18%	6.17%
\$1,000,000 +	2.34%	2.56%	2.17%	2.86%	3.11%

