

AFFORDABILITY DRIVES CALGARY'S HOUSING MARKET

With rising interest rates on the horizon buyers will see 2010 as the year to take advantage of low mortgage rates

Calgary, February 1, 2010 – Affordability continues to drive a recovery in Calgary's housing market according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in January 2010 in the city of Calgary was up 39 per cent from the same time a year ago, while condominium sales saw an increase of 67 per cent from the same time a year ago.

“Low mortgage rates and earlier price reductions have improved the affordability of home ownership for Calgarians,” says Diane Scott, newly elected president of CREB®. “For the time being average home prices are more in line with average incomes. A narrowing gap between the costs of renting versus owning a home will attract more first time home buyers into the market in 2010,” adds Scott.

January 2010 saw 762 single family homes sold in the city of Calgary. This is a decrease of 5 per cent from 799 sales in December 2009. In January 2009, single family home sales totaled 550. The number of condominium sales for the month of January 2010 was 376. This was an increase of 10 per cent from the 341 condominium transactions recorded in December 2009. In January 2009, condominium sales were 225.

“The story for 2010 will be a balanced and steadier market,” says Scott. “Just one year ago we were facing record low sales and more than 10 months of inventory. Consequently, year-over-year sales comparisons are up dramatically—but all in all sales this month are moving closer to the range we would expect this time of year,” adds Scott.

The average price of a single family home in the city of Calgary in January 2010 was \$441,217, showing a decrease of 2 per cent from December 2009, when the average price was \$451,349, and showing an increase of 7 per cent from January 2009, when the average price was \$413,049. The average price of a condominium in the city of Calgary was \$282,639, showing a 2 per cent decrease from December 2009, when the average price was \$288,640 and a 4 per cent increase over last year, when the average price was \$270,940. 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 January 2010 was \$398,000, showing a 1 per cent decrease from December 2009, when the median price was \$401,000, and a 6 per cent increase from January 2009, when the median price was \$374,700. The median price of a condominium in January 2010 was \$265,000,

remaining the same as in December 2009, when the median was also \$265,000. That's up 9 per cent from January 2009, when the median price was \$243,000.

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.

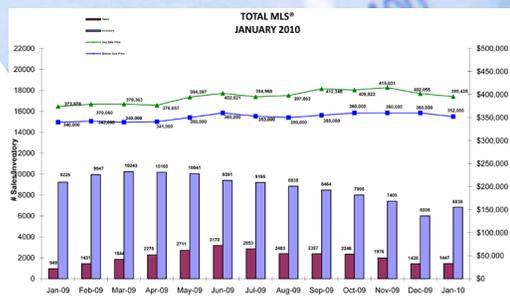
“Affordability is the silver lining in Calgary's housing market. Even in the face of slowing wage growth—we can see affordability has improved. Higher prices in 2007 and 2008 left the average family with a maximum buying power of \$250,000—while average single family prices pushed well into the \$450,000 range. Lower interest rates have enabled these same families to now look at homes in the \$350,000 to \$375,000 range—closer to average market prices,” says Scott.

Single family listings in the city of Calgary added for the month of January totaled 1,822, an increase of 126 per cent from December 2009 when 806 new listings were added, and showing a decrease of 12 per cent from January 2009, when 2,068 new listings came to the market. Condominium new listings in the city of Calgary added for January 2010 were 951, up 114 per cent from December 2009, when the MLS® saw 444 condo listings coming to the market. This is an increase of 1 per cent from January 2009, when new condominium listings added were 941.

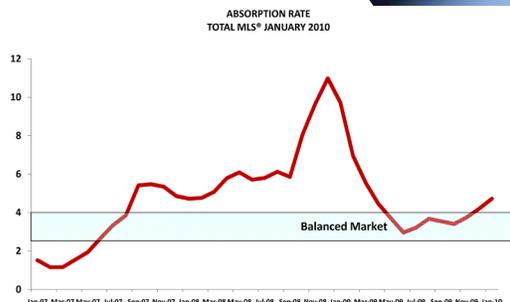
“The outlook for Calgary is still about energy. Re-starting of investment in Fort McMurray will be needed to boost employment in Calgary. Undoubtedly Calgary's economic recovery is still fragile—and improvements in the housing market will be gradual and modest. The good news is improved housing affordability will make Calgary more attractive to job seekers than in past years,” says Scott.

CREB® is a professional body of 5,445 licensed brokers and registered associates, representing 252 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.

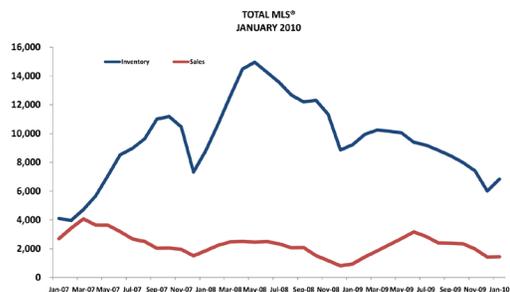
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR JANUARY 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	2,513	4,040	-37.80%	n/a	n/a	n/a
New Listings Added	1,822	2,068	-11.90%	1,822	2,068	-11.90%
Sales	762	550	38.55%	762	550	38.55%
Avg DOM Sold	43	62	-30.65%	43	62	-30.65%
Avg DOM Active	51	60	-15.00%	51	60	-15.00%
Average Sale Price	441,217	413,049	6.82%	441,217	413,049	6.82%
Median Price	398,000	374,700	6.22%	398,000	374,700	6.22%
Total Sales	336,207,385	227,177,001	47.99%	336,207,385	227,177,001	47.99%
Sales \$/List \$	97.44%	95.44%	2.10%	97.44%	95.44%	2.10%

CONDOMINIUM (Calgary Metro)

Month End Inventory	1,397	1,923	-27.35%	n/a	n/a	n/a
New Listings Added	951	941	1.06%	951	941	1.06%
Sales	376	225	67.11%	376	225	67.11%
Avg DOM Sold	50	64	-21.88%	50	64	-21.88%
Avg DOM Active	52	60	-13.33%	52	60	-13.33%
Average Sale Price	282,639	270,940	4.32%	282,639	270,940	4.32%
Median Price	265,000	243,000	9.05%	265,000	243,000	9.05%
Total Sales	106,272,376	60,961,416	74.33%	106,272,376	60,961,416	74.33%
Sales \$/List \$	96.97%	95.10%	1.96%	96.97%	95.10%	1.96%

TOWNS (Outside Calgary)

Month End Inventory	1,822	2,178	-16.35%	n/a	n/a	n/a
New Listings Added	685	737	-7.06%	685	737	-7.06%
Sales	255	148	72.30%	255	148	72.30%
Avg DOM Sold	78	81	-3.70%	78	81	-3.70%
Avg DOM Active	96	92	4.35%	96	92	4.35%
Average Sale Price	357,999	321,366	11.40%	357,999	321,366	11.40%
Median Price	332,000	320,000	3.75%	332,000	320,000	3.75%
Total Sales	91,289,794	47,562,230	91.94%	91,289,794	47,562,230	91.94%
Sales \$/List \$	96.69%	95.44%	1.30%	96.69%	95.44%	1.30%

COUNTRY RESIDENTIAL (Acreages)

Month End Inventory	635	654	-2.91%	n/a	n/a	n/a
New Listings Added	202	189	6.88%	202	189	6.88%
Sales	38	14	171.43%	38	14	171.43%
Avg DOM Sold	104	112	-7.14%	104	112	-7.14%
Avg DOM Active	119	111	7.21%	119	111	7.21%
Average Sale Price	888,508	1,009,571	-11.99%	888,508	1,009,571	-11.99%
Median Price	740,000	725,000	2.07%	740,000	725,000	2.07%
Total Sales	33,763,300	14,134,000	138.88%	33,763,300	14,134,000	138.88%
Sales \$/List \$	96.30%	89.13%	8.05%	96.30%	89.13%	8.05%

RURAL LAND

Month End Inventory	385	365	5.48%	n/a	n/a	n/a
New Listings Added	75	76	-1.32%	75	76	-1.32%
Sales	11	7	57.14%	11	7	57.14%
Avg DOM Sold	109	59	84.75%	109	59	84.75%
Avg DOM Active	167	146	14.38%	167	146	14.38%
Average Sale Price	398,364	671,714	-40.69%	398,364	671,714	-40.69%
Median Price	295,000	499,000	-40.88%	295,000	499,000	-40.88%
Total Sales	4,382,000	4,702,000	-6.81%	4,382,000	4,702,000	-6.81%
Sales \$/List \$	94.75%	102.32%	-7.39%	94.75%	102.32%	-7.39%

TOTAL MLS®*

Month End Inventory	6,838	9,225	-25.88%	n/a	n/a	n/a
New Listings Added	3,764	4,032	-6.65%	3,764	4,032	-6.65%
Sales	1,447	949	52.48%	1,447	949	52.48%
Avg DOM Sold	53	66	-19.70%	53	66	-19.70%
Avg DOM Active	77	75	2.67%	77	75	2.67%
Average Sale Price	395,435	373,978	5.74%	395,435	373,978	5.74%
Median Price	352,000	340,000	3.53%	352,000	340,000	3.53%
Total Sales	572,194,355	354,904,947	61.22%	572,194,355	354,904,947	61.22%
Sales \$/List \$	97.14%	95.19%	2.04%	97.14%	95.19%	2.04%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Jan-10				Jan-09			
	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	4	0.52%	4	0.52%	3	0.55%	3	0.55%
200,000 - 299,999	101	13.25%	101	13.25%	90	16.42%	90	16.42%
300,000 - 349,999	133	17.45%	133	17.45%	115	20.99%	115	20.99%
350,000 - 399,999	147	19.29%	147	19.29%	122	22.26%	122	22.26%
400,000 - 449,999	114	14.96%	114	14.96%	80	14.60%	80	14.60%
450,000 - 499,999	79	10.37%	79	10.37%	38	6.93%	38	6.93%
500,000 - 549,999	46	6.04%	46	6.04%	25	4.56%	25	4.56%
550,000 - 599,999	42	5.51%	42	5.51%	22	4.01%	22	4.01%
600,000 - 649,999	29	3.81%	29	3.81%	13	2.37%	13	2.37%
650,000 - 699,999	16	2.10%	16	2.10%	12	2.19%	12	2.19%
700,000 - 799,999	18	2.36%	18	2.36%	12	2.19%	12	2.19%
800,000 - 899,999	13	1.71%	13	1.71%	9	1.64%	9	1.64%
900,000 - 999,999	8	1.05%	8	1.05%	1	0.18%	1	0.18%
1,000,000 - 1,249,999	6	0.79%	6	0.79%	3	0.55%	3	0.55%
1,250,000 - 1,499,999	3	0.39%	3	0.39%	2	0.36%	2	0.36%
1,500,000 - 1,749,999	2	0.26%	2	0.26%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	1	0.13%	1	0.13%	-	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%	1	0.18%	1	0.18%
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%
	762		762		548		548	

<i>CONDO</i>								
0 - 99,999	1	0.27%	1	0.27%	-	0.00%	-	0.00%
100,000 - 199,999	70	18.62%	70	18.62%	41	18.47%	41	18.47%
200,000 - 299,999	175	46.54%	175	46.54%	119	53.60%	119	53.60%
300,000 - 349,999	61	16.22%	61	16.22%	37	16.67%	37	16.67%
350,000 - 399,999	29	7.71%	29	7.71%	11	4.95%	11	4.95%
400,000 - 449,999	15	3.99%	15	3.99%	4	1.80%	4	1.80%
450,000 - 499,999	7	1.86%	7	1.86%	1	0.45%	1	0.45%
500,000 - 549,999	5	1.33%	5	1.33%	4	1.80%	4	1.80%
550,000 - 599,999	6	1.60%	6	1.60%	3	1.35%	3	1.35%
600,000 - 649,999	3	0.80%	3	0.80%	1	0.45%	1	0.45%
650,000 - 699,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
700,000 - 799,999	1	0.27%	1	0.27%	-	0.00%	-	0.00%
800,000 - 899,999	2	0.53%	2	0.53%	-	0.00%	-	0.00%
900,000 - 999,999	1	0.27%	1	0.27%	-	0.00%	-	0.00%
1,000,000 - 1,249,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,250,000 - 1,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	1	0.45%	1	0.45%
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%	-	0.00%	-	0.00%	-	0.00%
	376		376		222		222	

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

TOWNS	Jan-10				Jan-09			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	10	3.92%	10	3.92%	3	2.03%	3	2.03%
100,000 - 199,999	26	10.20%	26	10.20%	16	10.81%	16	10.81%
200,000 - 299,999	60	23.53%	60	23.53%	40	27.03%	40	27.03%
300,000 - 349,999	45	17.65%	45	17.65%	36	24.32%	36	24.32%
350,000 - 399,999	40	15.69%	40	15.69%	23	15.54%	23	15.54%
400,000 - 449,999	26	10.20%	26	10.20%	16	10.81%	16	10.81%
450,000 - 499,999	11	4.31%	11	4.31%	4	2.70%	4	2.70%
500,000 - 549,999	15	5.88%	15	5.88%	4	2.70%	4	2.70%
550,000 - 599,999	3	1.18%	3	1.18%	4	2.70%	4	2.70%
600,000 - 649,999	7	2.75%	7	2.75%	1	0.68%	1	0.68%
650,000 - 699,999	3	1.18%	3	1.18%	-	0.00%	-	0.00%
700,000 - 799,999	2	0.78%	2	0.78%	-	0.00%	-	0.00%
800,000 - 899,999	2	0.78%	2	0.78%	1	0.68%	1	0.68%
900,000 - 999,999	3	1.18%	3	1.18%	-	0.00%	-	0.00%
1,000,000 - 1,249,999	1	0.39%	1	0.39%	-	0.00%	-	0.00%
1,250,000 - 1,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	1	0.39%	1	0.39%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	255		255		148		148	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	1	2.63%	1	2.63%	-	0.00%	-	0.00%
200,000 - 299,999	2	5.26%	2	5.26%	-	0.00%	-	0.00%
300,000 - 349,999	2	5.26%	2	5.26%	1	7.14%	1	7.14%
350,000 - 399,999	2	5.26%	2	5.26%	1	7.14%	1	7.14%
400,000 - 449,999	-	0.00%	-	0.00%	1	7.14%	1	7.14%
450,000 - 499,999	1	2.63%	1	2.63%	1	7.14%	1	7.14%
500,000 - 549,999	1	2.63%	1	2.63%	1	7.14%	1	7.14%
550,000 - 599,999	4	10.53%	4	10.53%	-	0.00%	-	0.00%
600,000 - 649,999	2	5.26%	2	5.26%	1	7.14%	1	7.14%
650,000 - 699,999	2	5.26%	2	5.26%	-	0.00%	-	0.00%
700,000 - 799,999	3	7.89%	3	7.89%	1	7.14%	1	7.14%
800,000 - 899,999	5	13.16%	5	13.16%	-	0.00%	-	0.00%
900,000 - 999,999	4	10.53%	4	10.53%	2	14.29%	2	14.29%
1,000,000 - 1,249,999	3	7.89%	3	7.89%	3	21.43%	3	21.43%
1,250,000 - 1,499,999	3	7.89%	3	7.89%	-	0.00%	-	0.00%
1,500,000 - 1,749,999	1	2.63%	1	2.63%	-	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%	1	7.14%	1	7.14%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	1	7.14%	1	7.14%
3,000,000 - 3,499,999	1	2.63%	1	2.63%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	1	2.63%	1	2.63%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	38		38		14		14	

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

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
		Added							
NW									
BK-SP	2	3		1	298,000	298,000	298,000	6	96.16%
BLEVL	53	52		21	367,786	7,723,500	361,000	23	98.47%
BUNG	209	157		72	434,649	31,294,750	402,500	37	97.62%
BUNGH	7	3		2	390,400	780,800	365,000	35	98.37%
SPLT2	36	27		10	465,250	4,652,500	428,000	61	96.87%
SPLT3	5	3		2	412,500	825,000	355,000	63	98.35%
SPLT4	36	34		19	413,532	7,857,100	382,000	36	98.18%
SPLT5	1	1		0	-	-	-	0	0.00%
ST1.5	12	7		1	290,000	290,000	290,000	21	93.85%
ST2	422	314		103	502,604	51,768,256	464,000	41	97.72%
ST2.5	4	1		0	-	-	-	0	0.00%
ST3	6	3		1	1,300,000	1,300,000	1,300,000	328	86.72%
VILLA	2	1		1	565,000	565,000	565,000	13	97.43%
NE									
BK-SP	2	1		0	-	-	-	0	0.00%
BLEVL	87	51		28	300,711	8,419,911	315,000	46	96.48%
BUNG	143	93		38	284,386	10,806,677	277,000	48	96.97%
BUNGH	1	1		0	-	-	-	0	0.00%
BUNGS	1	0		0	-	-	-	0	0.00%
MODUL	2	0		0	-	-	-	0	0.00%
SPLT2	9	5		1	435,000	435,000	435,000	14	98.89%
SPLT3	5	2		2	302,250	604,500	292,000	43	95.36%
SPLT4	62	33		15	317,373	4,760,600	326,600	44	96.15%
ST1.5	3	1		0	-	-	-	0	0.00%
ST2	214	145		60	317,018	19,021,100	305,500	41	96.54%
SW									
BK-SP	3	2		1	314,000	314,000	314,000	24	96.65%
BLEVL	29	29		7	366,643	2,566,500	300,000	37	97.34%
BUNG	164	127		63	476,484	30,018,500	437,500	33	97.49%
BUNGH	8	5		3	783,000	2,349,000	710,000	79	91.41%
BUNGS	1	0		0	-	-	-	0	0.00%
HL-SP	1	0		0	-	-	-	0	0.00%
SPLT2	37	27		10	624,700	6,247,000	580,000	58	96.64%
SPLT3	4	5		3	352,333	1,057,000	382,000	20	96.64%
SPLT4	19	20		12	403,208	4,838,500	376,000	39	97.92%
SPLT5	5	4		2	459,250	918,500	331,000	44	97.83%
ST1.5	20	12		9	713,223	6,419,005	670,000	56	97.10%
ST2	377	295		110	564,651	62,111,563	518,000	42	97.83%
ST2.5	9	9		2	835,000	1,670,000	820,000	8	96.82%
ST3	17	10		0	-	-	-	0	0.00%
VILLA	2	2		0	-	-	-	0	0.00%
SE									
BK-SP	1	2		3	325,833	977,500	315,000	41	96.13%
BLEVL	24	25		11	327,036	3,597,400	320,000	39	97.41%
BUNG	84	60		36	424,264	15,273,500	382,500	49	97.60%
BUNGH	2	2		0	-	-	-	0	0.00%
SPLT2	25	14		5	515,100	2,575,500	488,000	24	97.27%
SPLT3	2	1		2	393,000	786,000	380,000	50	97.65%
SPLT4	22	24		14	371,000	5,194,000	360,000	37	97.05%
SPLT5	0	0		1	381,250	381,250	381,250	32	95.34%
ST1.5	4	3		0	-	-	-	0	0.00%
ST2	281	191		85	413,764	35,169,973	402,000	50	97.99%
ST2.5	0	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
JANUARY 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	213	146	52	246,398	12,812,700	250,000	58	97.11%
APRTM	7	4	2	315,000	630,000	263,000	54	96.21%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	9	3	4	217,200	868,800	204,300	65	97.65%
BUNG	19	19	9	344,944	3,104,500	356,000	58	96.37%
PENTH	2	1	0	-	-	-	0	0.00%
SPLT2	2	0	1	280,000	280,000	280,000	42	96.59%
SPLT3	1	2	0	-	-	-	0	0.00%
SPLT4	5	3	0	-	-	-	0	0.00%
SPLT5	6	5	1	315,000	315,000	315,000	27	96.95%
ST2	89	79	44	306,703	13,494,944	310,000	53	97.71%
ST3	10	3	3	601,667	1,805,000	505,000	73	96.79%
VILLA	2	4	1	435,100	435,100	435,100	4	101.21%
NE								
APART	49	27	10	167,750	1,677,500	155,000	86	95.56%
APRTM	2	1	0	-	-	-	0	0.00%
BLEVL	4	2	1	165,000	165,000	165,000	65	90.21%
BUNG	5	1	2	201,000	402,000	147,000	65	96.89%
SPLT2	0	1	1	202,600	202,600	202,600	10	95.61%
SPLT4	3	1	0	-	-	-	0	0.00%
ST2	67	40	13	188,954	2,456,400	195,000	63	95.68%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
APART	542	352	135	277,572	37,472,165	253,000	45	96.57%
APRTM	10	5	4	442,750	1,771,000	282,500	41	98.81%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	7	5	1	245,000	245,000	245,000	33	94.27%
BUNG	25	17	5	295,860	1,479,300	279,000	24	98.06%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	13	6	5	291,678	1,458,388	270,000	87	94.54%
PENTH	8	8	1	295,000	295,000	295,000	23	99.03%
SPLT2	3	0	1	375,000	375,000	375,000	80	96.18%
SPLT4	8	6	6	394,833	2,369,000	320,000	30	97.46%
SPLT5	3	4	1	256,200	256,200	256,200	36	98.54%
ST2	88	79	35	286,000	10,010,000	265,000	46	97.29%
ST2.5	0	0	0	-	-	-	0	0.00%
ST3	36	22	5	511,200	2,556,000	490,000	56	97.97%
VILLA	15	12	3	485,667	1,457,000	467,000	8	96.69%
SE								
APART	73	46	10	233,450	2,334,500	225,000	30	97.49%
APRTM	0	0	0	-	-	-	0	0.00%
BUNG	6	3	3	295,833	887,500	278,000	44	96.29%
LOFT	0	0	0	-	-	-	0	0.00%
SPLT2	1	1	1	506,000	506,000	506,000	82	95.65%
SPLT3	3	3	1	275,000	275,000	275,000	12	98.25%
SPLT4	6	5	0	-	-	-	0	0.00%
ST2	39	25	14	269,141	3,767,979	268,000	53	97.69%
ST3	2	1	0	-	-	-	0	0.00%
VILLA	1	1	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date Jan 31, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	1		213		
OFC	L	2	11.12	86		
RET	L	1	13.46	89		
AGR	S	2	1,685,000	141	3,370,000	80.26%
BUS	S	8	94,026	130	752,208	80.62%
IND	S	4	536,253	94	2,145,013	89.19%
LAN	S	2	310,000	24	620,000	98.41%
OFC	S	2	1,620,000	126	3,240,000	89.13%
Total YTD 2010		22			3,860,000	

Year to Date Jan 31, 2009

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BWP	L	1		94		
IND	L	1	8.97	63		
OFC	L	2	15.249	60		
RET	L	2	21.528	58		
AGR	S	1	270,000	50	270,000	90.00%
BUS	S	3	77,583	80	232,750	82.10%
BWP	S	1	555,000	80	555,000	94.07%
IND	S	6	737,500	50	4,425,000	93.98%
LAN	S	3		697		
MFC	S	1	630,000	71	630,000	96.94%
OFC	S	2	277,000	95	554,000	95.68%
RET	S	1	155,000	22	155,000	91.72%

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

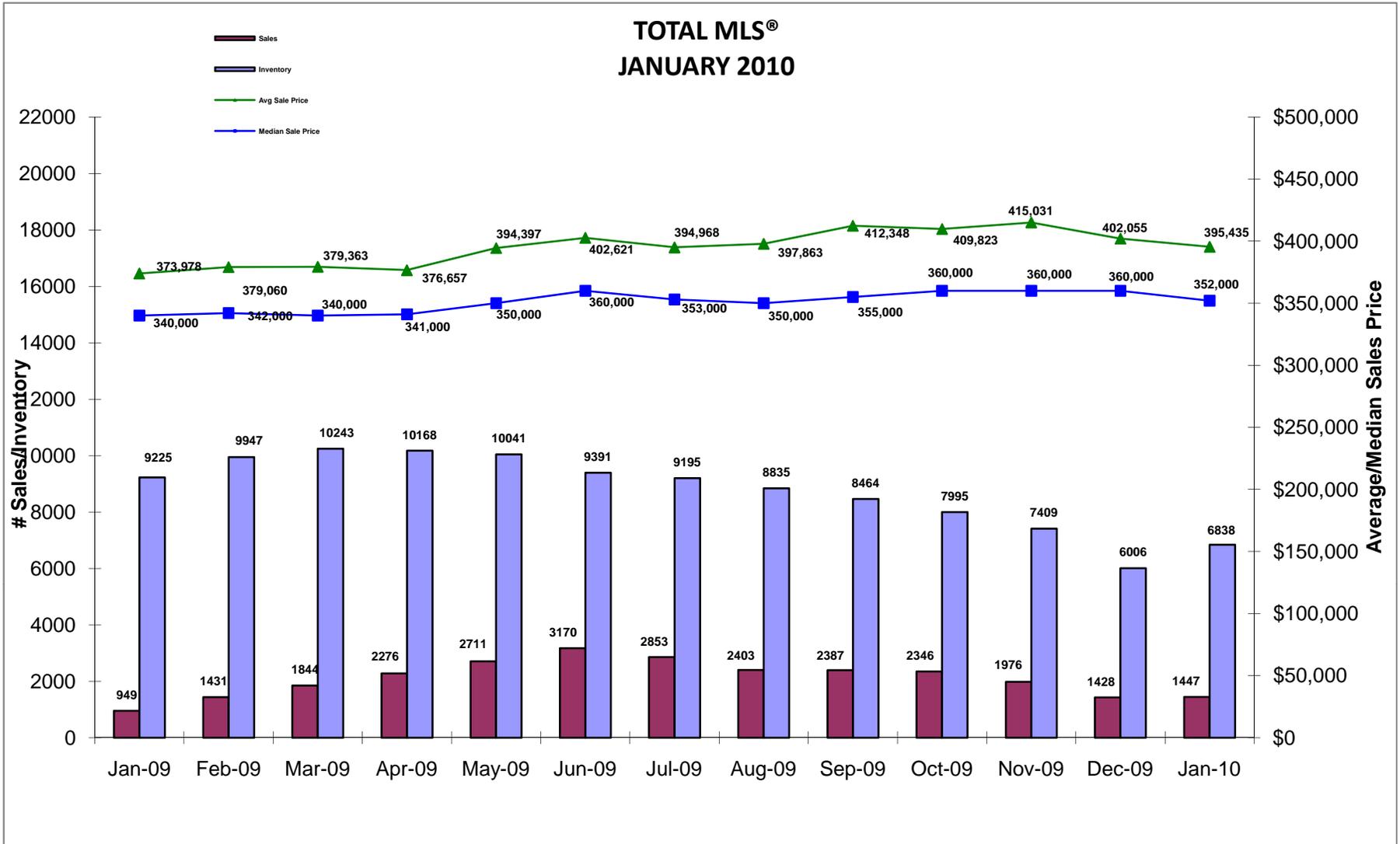
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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												1,822
Sales	762												762
Avg Price	441,217												441,217
Median	398,000												398,000
Avg DOM	43												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												951
Sales	376												376
Avg Price	282,639												282,639
Median	265,000												265,000
Avg DOM	50												50

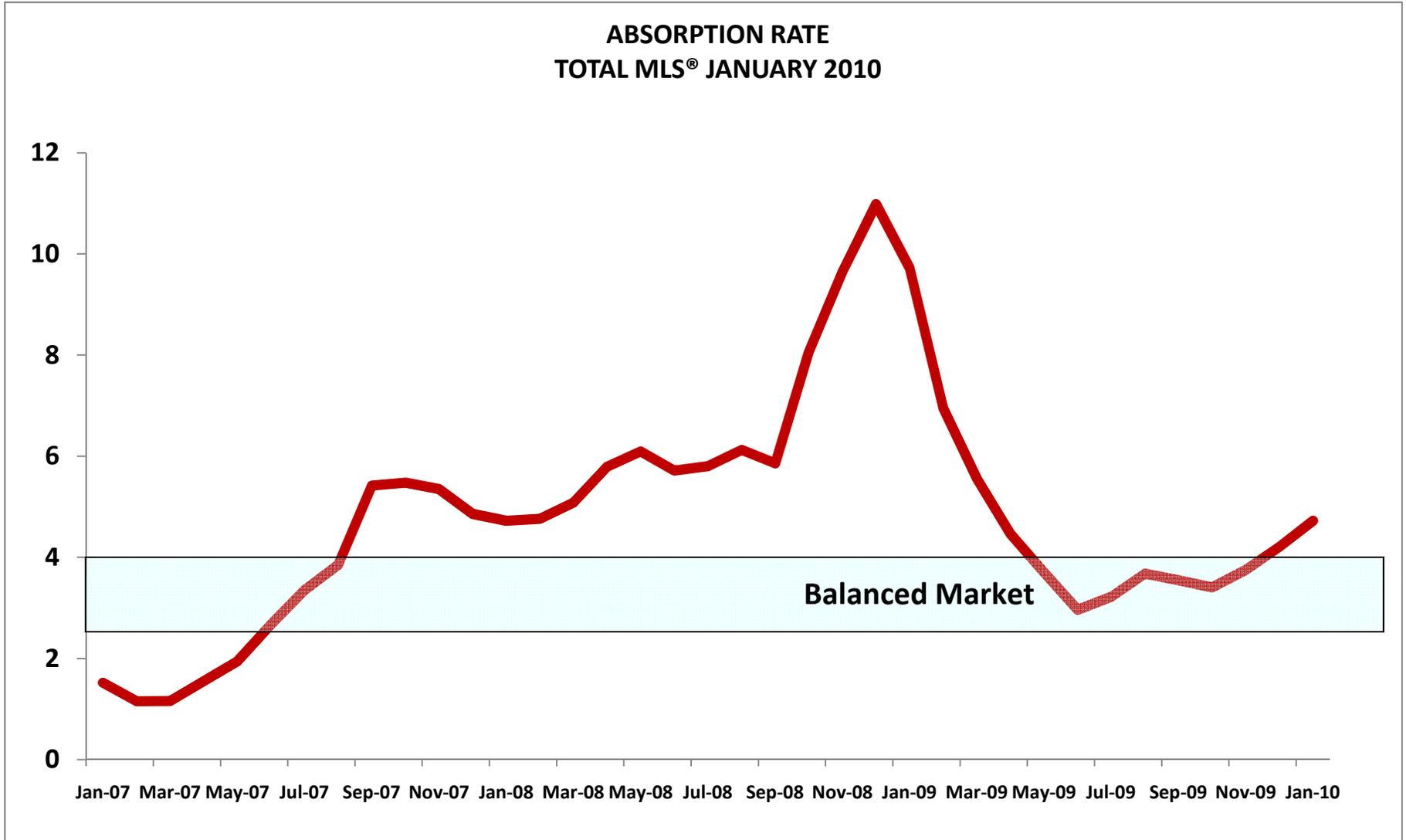
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TOTAL MLS® JANUARY 2010

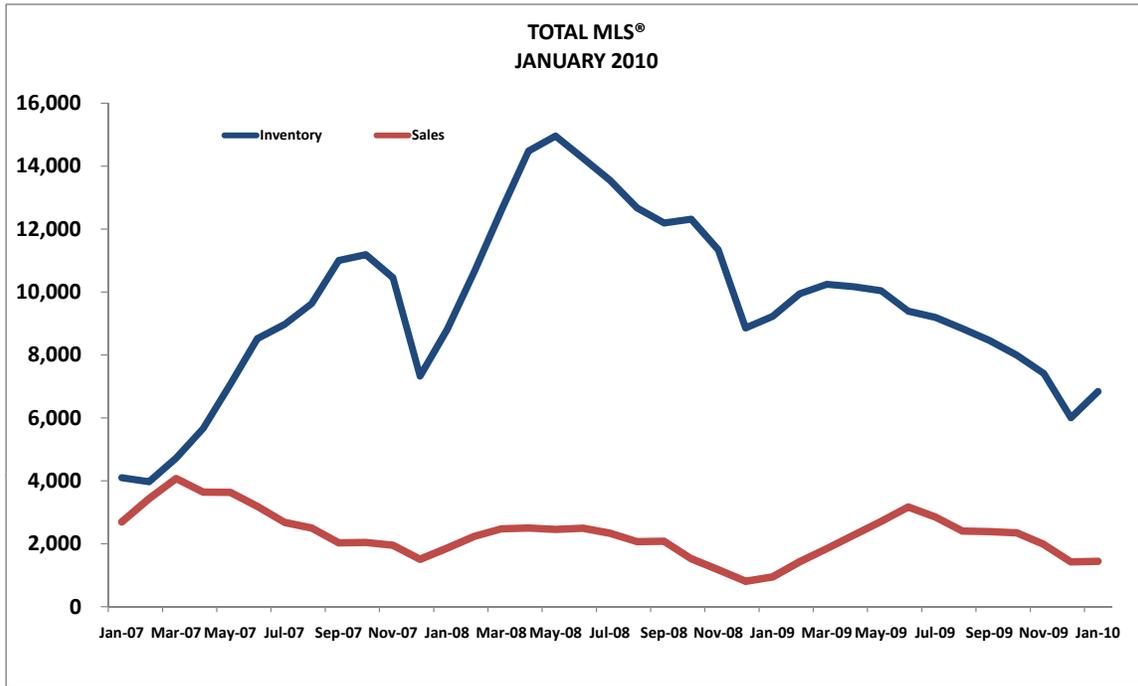


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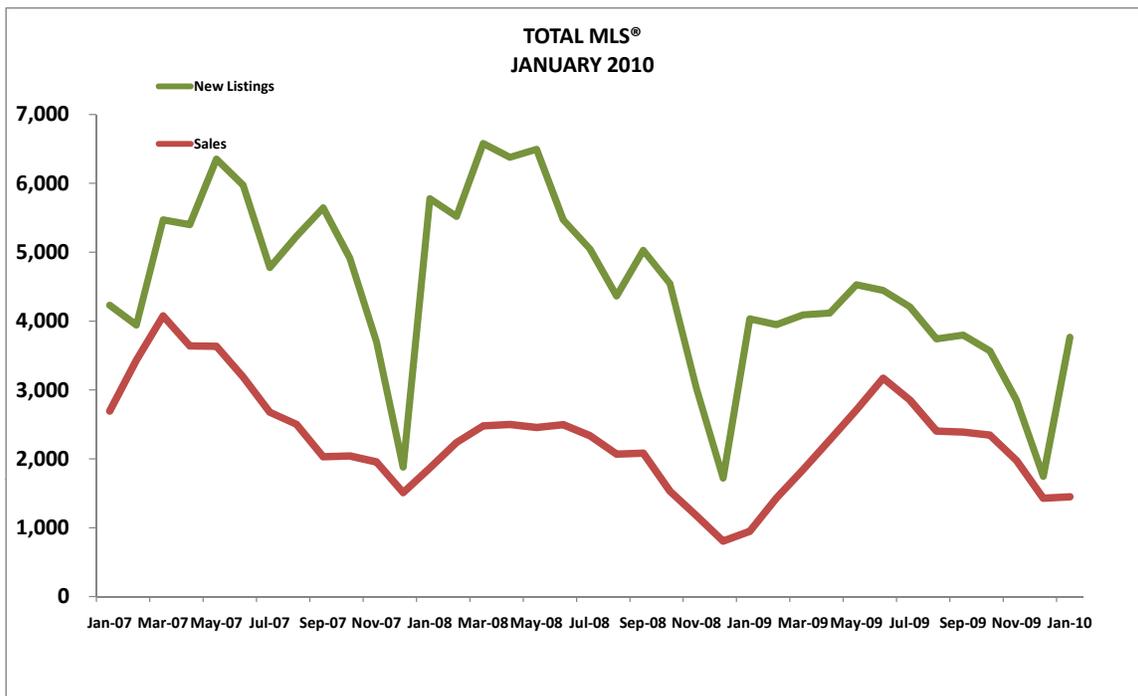
ABSORPTION RATE
TOTAL MLS® JANUARY 2010



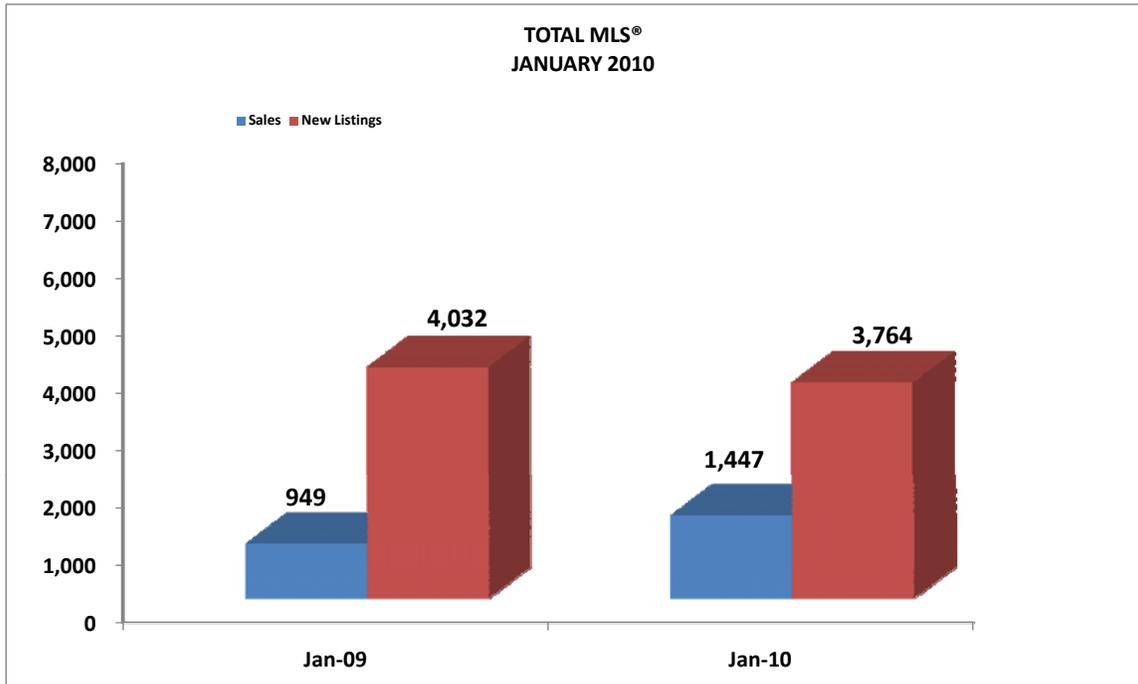
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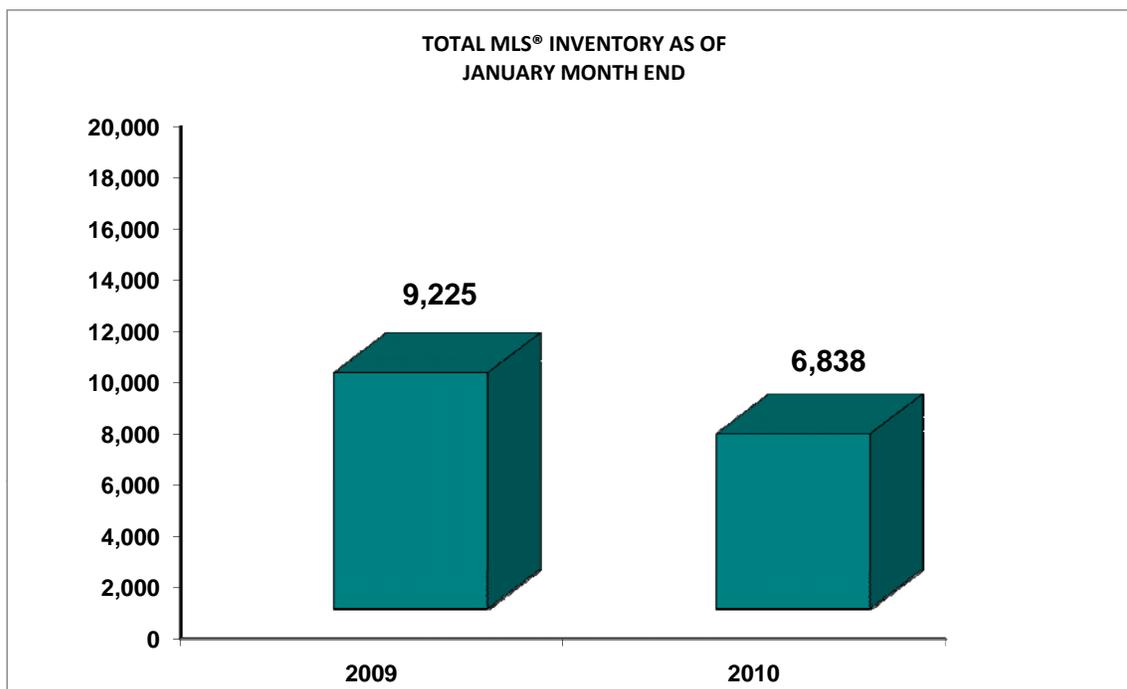
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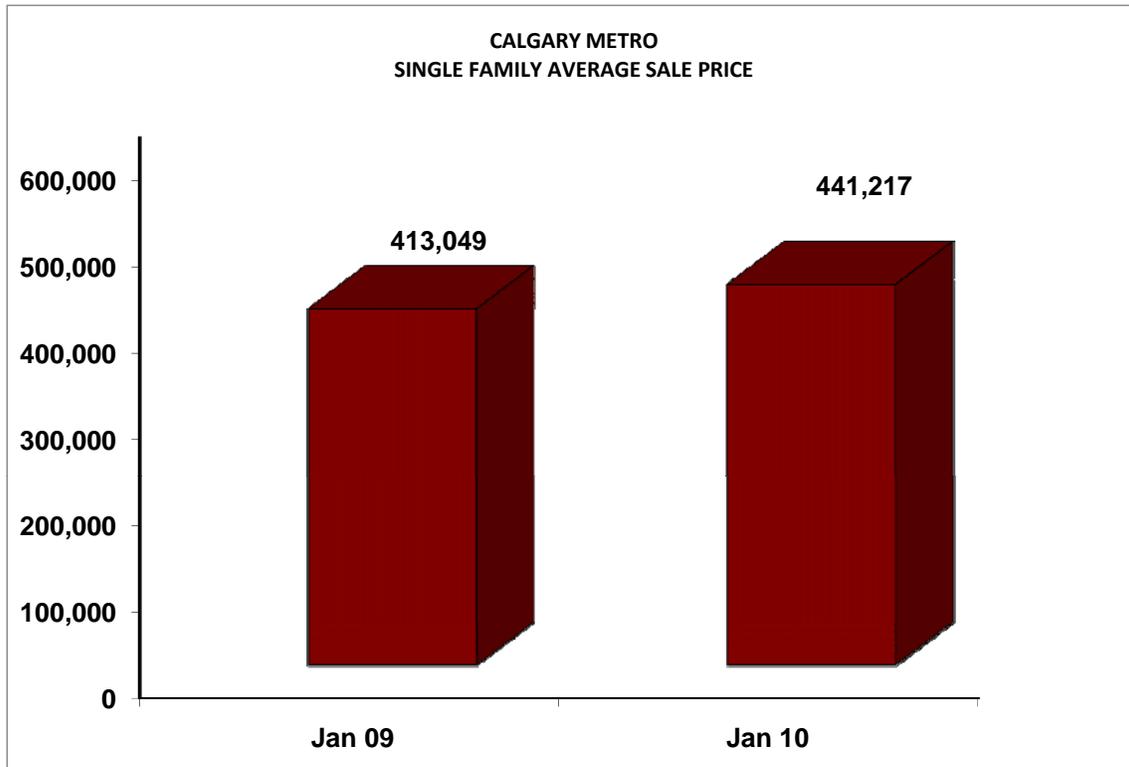
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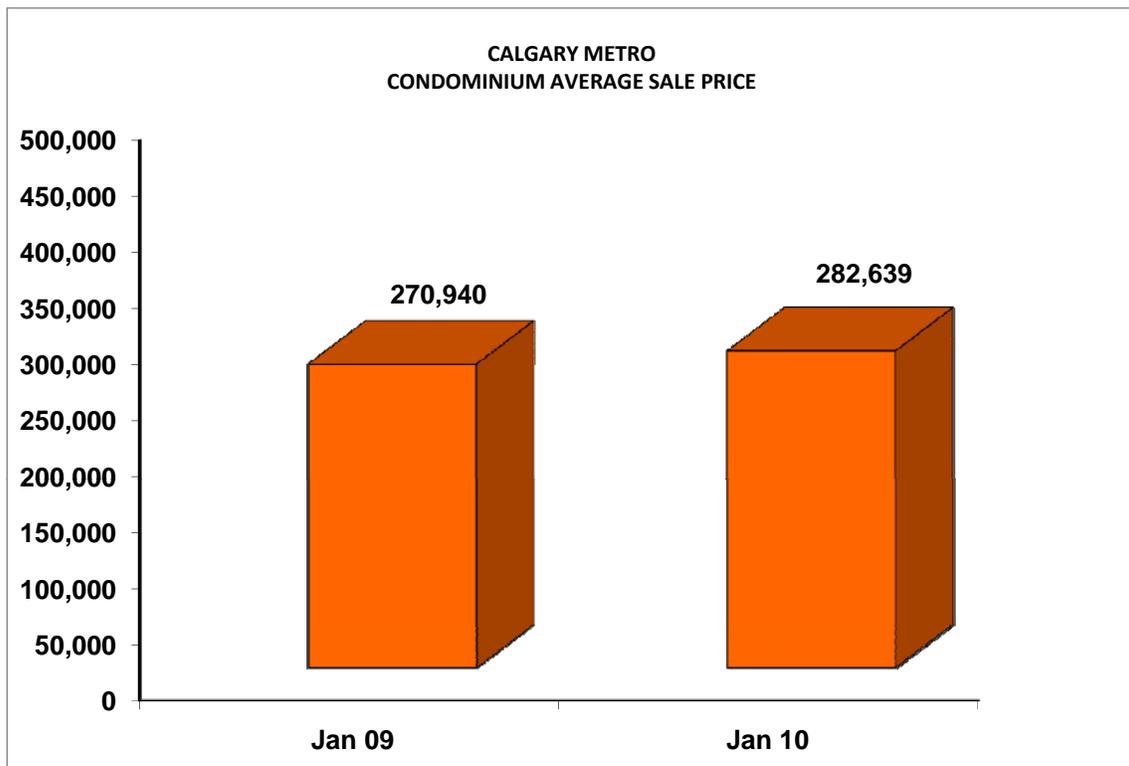
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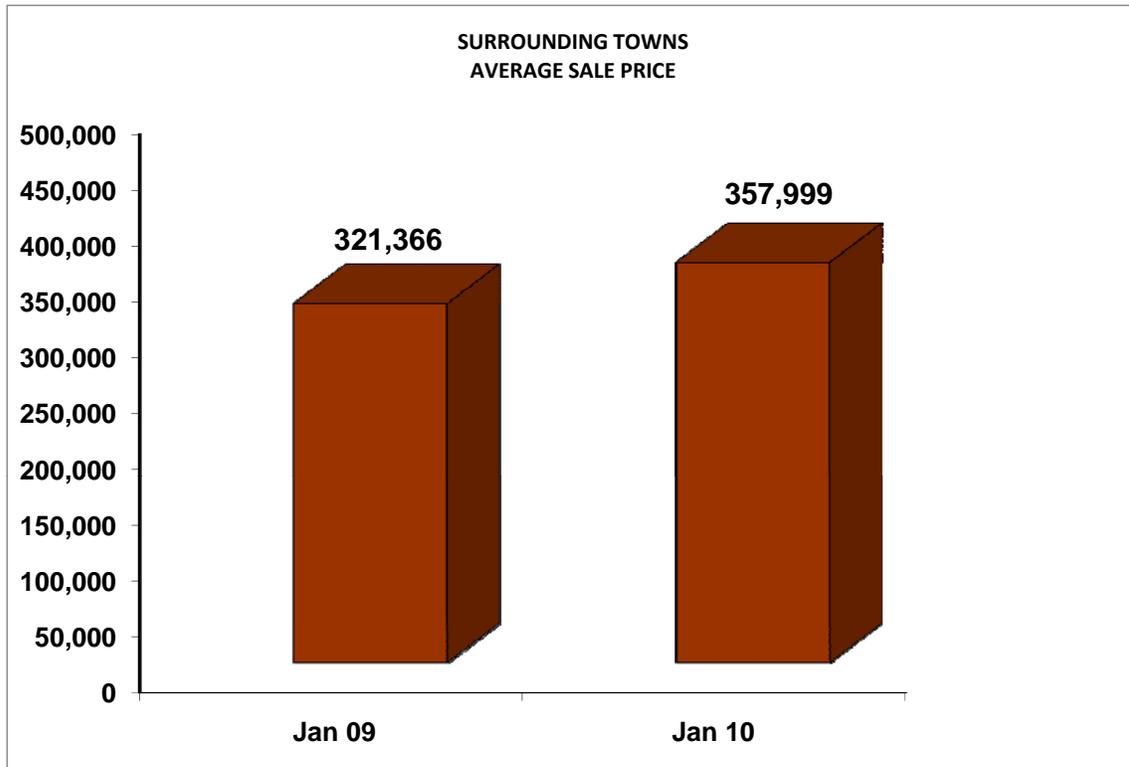
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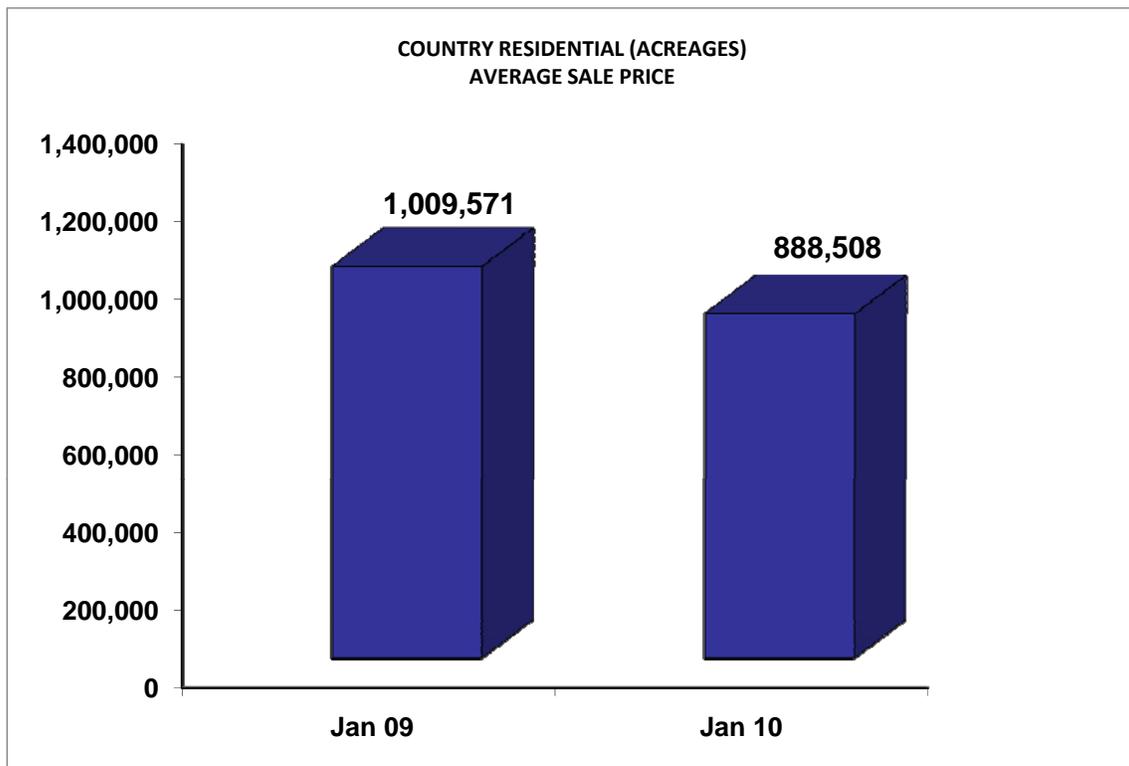
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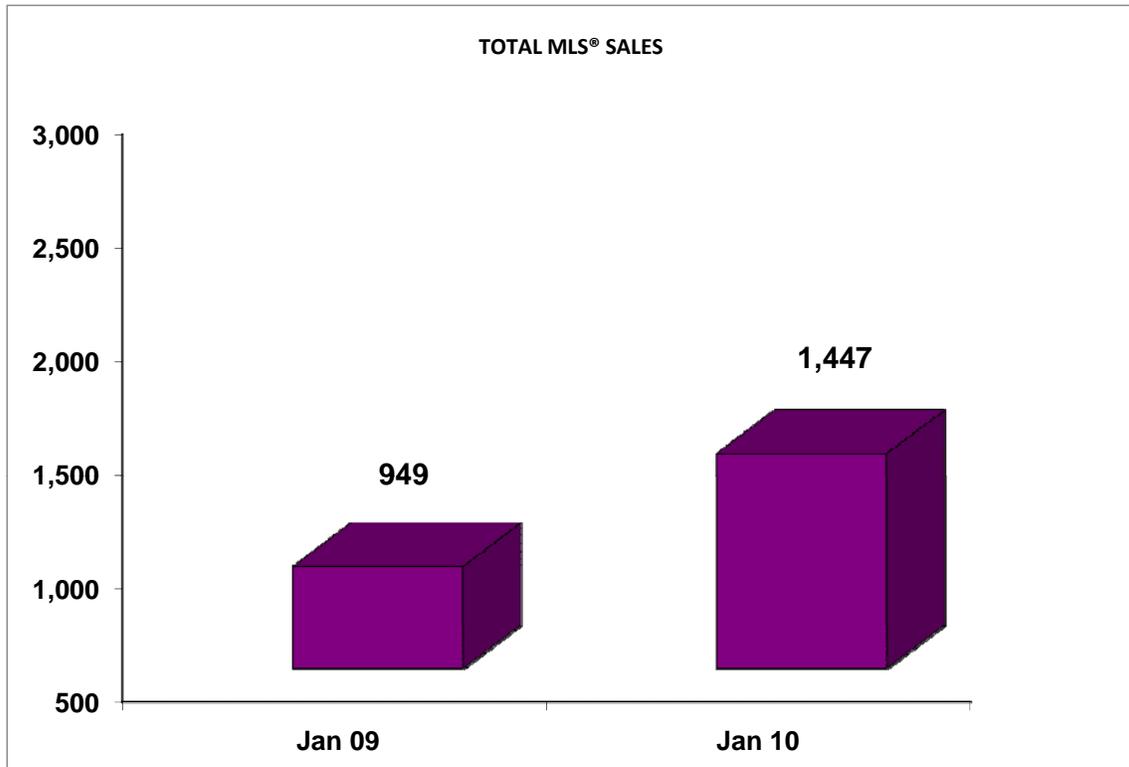
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