

EARLY RISE IN MORTGAGE RATES TO BOOST CALGARY HOUSING SALES

Improved economic outlook and job prospects to be a bigger factor in the long-term

Calgary, April 1, 2010 – Calgary’s housing market enjoyed a healthy boost in March as homebuyers anticipate an earlier than expected rise in interest rates, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in March 2010 in the city of Calgary was up 29 per cent from the same time a year ago, while condominium sales saw an increase of 37 per cent from the same time a year ago.

March 2010 saw 1,396 single family homes sold in the city of Calgary. This is an increase of 35 per cent from 1,035 sales in February 2010. In March 2009, single family home sales totaled 1,086. The number of condominium sales for the month of March 2010 was 609. This was an increase of 14 per cent from the 536 condominium transactions recorded in February 2010. In March 2009, condominium sales were 446.

“The spring market has come early to Calgary,” said Diane Scott, president of CREB®. “Improved economic conditions, better employment prospects, and an earlier than expected rise in mortgage rates are all contributing to this early boost in sales this year.”

“Undoubtedly the recent announcements by all our major banks to raise mortgage rates are motivating buyers to take the plunge,” Scott acknowledges. “But Calgary’s market remains in a healthy position and our sales are not outstripping supply. The rise in demand will also motivate sellers to consider listing this spring.”

“There has been some speculation that mortgage rate hikes will adversely affect housing demand in the long-term, but we should keep in mind that a rise in rates was fully expected. The Bank of Canada has been operating at emergency rates as a response to the global recession. While a rise in rates may tone down demand later this year, we don’t feel this adjustment will prevent the vast majority of buyers with healthy credit to enter the housing market,” said Scott.

“Ultimately improvements in employment and economic conditions will drive housing demand—Calgary’s economy has seen solid improvements in the first quarter of 2010,” added Scott.

The average price of a single family home in the city of Calgary in March 2010 was \$471,269, showing an increase of 3 per cent from February 2010, when the average price was \$458,254, and showing an increase of 12 per cent from March 2009, when the average price was \$420,354. The average price of a condominium in the city of Calgary was \$296,660, showing a 5 per cent increase from February 2010, when the average price was \$282,880 and a 4 per cent increase over last year, when the average price was \$284,056. 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 March 2010 was \$423,000, showing a 3 per cent increase from February 2010, when the median price was \$411,000, and a 13 per cent increase from March 2009, when the median price was \$375,000. The median price of a condominium in March 2010 was \$275,000, showing a 3 per cent increase from February 2010, when the median was \$265,900. That’s up 6 per cent from March 2009, when the median price was \$260,000.

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.

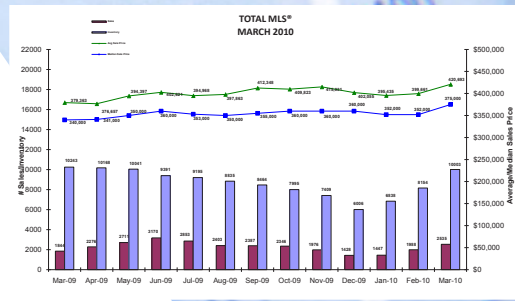
“Our average price has edged upwards as more move-up buyers enter the market and overall demand strengthens,” says Scott. “But this is not an unusual trend during a spring market. We expect this modest price growth to continue, but a rise in listings will likely curb this trend,” said Scott.

Single family listings in the city of Calgary added for the month of March totaled 2,988, an increase of 39 per cent from February 2010 when 2,154 new listings were added, and showing an increase of 48 per cent from March 2009, when 2,023 new listings came to the market. Condominium new listings in the city of Calgary added for March 2010 were 1,376, up 24 per cent from February 2010, when the MLS® saw 1,109 condo listings coming to the market. This is an increase of 52 per cent from March 2009, when new condominium listings added were 903.

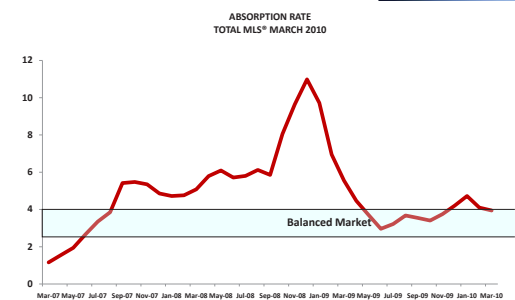
“Overall, Calgarians should feel positive about the housing market. Sales and price growth are in line with a more balanced and normalized market. We are seeing a return to stability and optimism in Calgary as we shake off our recessionary blues. Mortgage rates are just one factor in the housing equation—a more positive economic outlook and improved job prospects will play a bigger role in the long-term,” added Scott.

CREB® is a professional body of 5,473 licensed brokers and registered associates, representing 245 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.

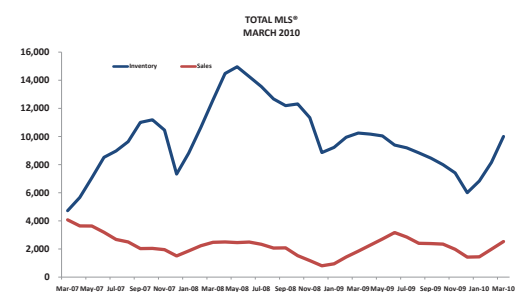
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR MARCH 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	4,014	4,369	-8.13%	n/a	n/a	n/a
New Listings Added	2,988	2,023	47.70%	6,960	6,148	13.21%
Sales	1,396	1,086	28.55%	3,190	2,458	29.78%
Avg DOM Sold	33	48	-31.25%	36	52	-30.77%
Avg DOM Active	42	58	-27.59%	42	58	-27.59%
Average Sale Price	471,269	420,354	12.11%	459,944	417,187	10.25%
Median Price	423,000	375,000	12.80%	415,000	375,000	10.67%
Total Sales	657,891,414	456,504,165	44.12%	1,467,222,227	1,025,444,732	43.08%
Sales \$/List \$	97.77%	95.61%	2.26%	97.57%	95.59%	2.07%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,148	2,052	4.68%	n/a	n/a	n/a
New Listings Added	1,376	903	52.38%	3,436	2,734	25.68%
Sales	609	446	36.55%	1,521	1,011	50.45%
Avg DOM Sold	39	56	-30.36%	43	56	-23.21%
Avg DOM Active	45	57	-21.05%	45	57	-21.05%
Average Sale Price	296,660	284,056	4.44%	288,337	275,975	4.48%
Median Price	275,000	260,000	5.77%	268,000	252,000	6.35%
Total Sales	180,666,203	126,689,107	42.61%	438,561,086	279,011,060	57.18%
Sales \$/List \$	97.32%	95.15%	2.28%	97.16%	95.22%	2.04%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,370	2,477	-4.32%	n/a	n/a	n/a
New Listings Added	1,035	826	25.30%	2,485	2,254	10.25%
Sales	423	260	62.69%	1,007	623	61.64%
Avg DOM Sold	61	79	-22.78%	67	81	-17.28%
Avg DOM Active	82	86	-4.65%	82	86	-4.65%
Average Sale Price	360,805	328,083	9.97%	359,386	341,601	5.21%
Median Price	337,500	320,500	5.30%	334,900	325,000	3.05%
Total Sales	152,620,436	85,301,660	78.92%	361,901,825	212,817,222	70.05%
Sales \$/List \$	97.12%	96.01%	1.15%	97.03%	95.72%	1.36%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	883	807	9.42%	n/a	n/a	n/a
New Listings Added	318	215	47.91%	723	603	19.90%
Sales	66	37	78.38%	163	83	96.39%
Avg DOM Sold	81	91	-10.99%	95	94	1.06%
Avg DOM Active	97	102	-4.90%	97	102	-4.90%
Average Sale Price	970,295	755,968	28.35%	869,078	795,871	9.20%
Median Price	717,500	627,500	14.34%	743,000	675,000	10.07%
Total Sales	64,039,500	27,970,800	128.95%	141,659,675	66,057,300	114.45%
Sales \$/List \$	95.87%	94.12%	1.86%	95.06%	92.27%	3.02%
<u>RURAL LAND</u>						
Month End Inventory	487	449	8.46%	n/a	n/a	n/a
New Listings Added	135	83	62.65%	291	245	18.78%
Sales	23	10	130.00%	50	24	108.33%
Avg DOM Sold	131	182	-28.02%	132	109	21.10%
Avg DOM Active	144	141	2.13%	144	141	2.13%
Average Sale Price	453,926	288,580	57.30%	405,760	448,117	-9.45%
Median Price	399,900	245,000	63.22%	350,000	305,000	14.75%
Total Sales	10,440,295	2,885,800	261.78%	20,287,995	10,754,800	88.64%
Sales \$/List \$	87.58%	92.16%	-4.97%	90.77%	93.32%	-2.73%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,003	10,243	-2.34%	n/a	n/a	n/a
New Listings Added	5,887	4,090	43.94%	13,984	12,068	15.88%
Sales	2,535	1,844	37.47%	5,961	4,218	41.32%
Avg DOM Sold	42	56	-25.00%	46	58	-20.69%
Avg DOM Active	62	72	-13.89%	62	72	-13.89%
Average Sale Price	420,693	379,363	10.89%	407,840	378,122	7.86%
Median Price	375,000	340,000	10.29%	361,000	340,000	6.18%
Total Sales	1,066,457,748	699,545,682	52.45%	2,431,134,708	1,594,919,064	52.43%
Sales \$/List \$	97.37%	95.50%	1.96%	97.20%	95.38%	1.91%

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

<i>SINGLE FAMILY</i>	Mar-10				Mar-09				
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	-	0.00%	-	0.00%	1	0.09%	1	0.04%	
100,000 - 199,999	13	0.93%	24	0.75%	10	0.93%	18	0.73%	
200,000 - 299,999	138	9.89%	350	10.97%	170	15.73%	380	15.49%	
300,000 - 349,999	195	13.97%	524	16.43%	236	21.83%	539	21.97%	
350,000 - 399,999	245	17.55%	561	17.59%	226	20.91%	522	21.28%	
400,000 - 449,999	227	16.26%	506	15.86%	146	13.51%	349	14.23%	
450,000 - 499,999	157	11.25%	339	10.63%	80	7.40%	180	7.34%	
500,000 - 549,999	108	7.74%	238	7.46%	64	5.92%	135	5.50%	
550,000 - 599,999	83	5.95%	180	5.64%	40	3.70%	95	3.87%	
600,000 - 649,999	65	4.66%	127	3.98%	28	2.59%	56	2.28%	
650,000 - 699,999	50	3.58%	92	2.88%	22	2.04%	51	2.08%	
700,000 - 799,999	40	2.87%	92	2.88%	17	1.57%	37	1.51%	
800,000 - 899,999	26	1.86%	58	1.82%	10	0.93%	35	1.43%	
900,000 - 999,999	16	1.15%	34	1.07%	13	1.20%	20	0.82%	
1,000,000 - 1,249,999	14	1.00%	30	0.94%	6	0.56%	14	0.57%	
1,250,000 - 1,499,999	8	0.57%	14	0.44%	4	0.37%	11	0.45%	
1,500,000 - 1,749,999	5	0.36%	10	0.31%	4	0.37%	5	0.20%	
1,750,000 - 1,999,999	-	0.00%	1	0.03%	1	0.09%	1	0.04%	
2,000,000 - 2,499,999	5	0.36%	7	0.22%	2	0.19%	2	0.08%	
2,500,000 - 2,999,999	1	0.07%	2	0.06%	1	0.09%	2	0.08%	
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	0.03%	-	0.00%	-	0.00%	
	1,396		3,190		1,081		2,453		
 <i>CONDO</i>									
0 - 99,999	5	0.82%	6	0.39%	-	0.00%	-	0.00%	
100,000 - 199,999	76	12.48%	241	15.84%	66	14.86%	161	16.00%	
200,000 - 299,999	288	47.29%	702	46.15%	261	58.78%	576	57.26%	
300,000 - 349,999	101	16.58%	263	17.29%	58	13.06%	145	14.41%	
350,000 - 399,999	62	10.18%	142	9.34%	24	5.41%	54	5.37%	
400,000 - 449,999	28	4.60%	65	4.27%	9	2.03%	23	2.29%	
450,000 - 499,999	18	2.96%	35	2.30%	5	1.13%	10	0.99%	
500,000 - 549,999	9	1.48%	17	1.12%	2	0.45%	9	0.89%	
550,000 - 599,999	7	1.15%	19	1.25%	2	0.45%	5	0.50%	
600,000 - 649,999	4	0.66%	10	0.66%	4	0.90%	5	0.50%	
650,000 - 699,999	4	0.66%	6	0.39%	3	0.68%	3	0.30%	
700,000 - 799,999	4	0.66%	8	0.53%	4	0.90%	5	0.50%	
800,000 - 899,999	1	0.16%	4	0.26%	2	0.45%	2	0.20%	
900,000 - 999,999	-	0.00%	1	0.07%	1	0.23%	1	0.10%	
1,000,000 - 1,249,999	1	0.16%	1	0.07%	2	0.45%	5	0.50%	
1,250,000 - 1,499,999	1	0.16%	1	0.07%	1	0.23%	1	0.10%	
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	1	0.10%	
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%	
	609		1,521		444		1,006		

**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	Mar-10				Mar-09			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	13	3.07%	21	2.09%	6	2.31%	9	1.44%
100,000 - 199,999	43	10.17%	106	10.53%	32	12.31%	65	10.43%
200,000 - 299,999	89	21.04%	241	23.93%	66	25.38%	169	27.13%
300,000 - 349,999	84	19.86%	190	18.87%	58	22.31%	134	21.51%
350,000 - 399,999	68	16.08%	163	16.19%	41	15.77%	104	16.69%
400,000 - 449,999	44	10.40%	105	10.43%	31	11.92%	70	11.24%
450,000 - 499,999	26	6.15%	49	4.87%	9	3.46%	20	3.21%
500,000 - 549,999	18	4.26%	48	4.77%	4	1.54%	15	2.41%
550,000 - 599,999	9	2.13%	15	1.49%	5	1.92%	13	2.09%
600,000 - 649,999	5	1.18%	16	1.59%	2	0.77%	3	0.48%
650,000 - 699,999	4	0.95%	11	1.09%	1	0.38%	3	0.48%
700,000 - 799,999	7	1.65%	11	1.09%	2	0.77%	5	0.80%
800,000 - 899,999	4	0.95%	9	0.89%	1	0.38%	2	0.32%
900,000 - 999,999	5	1.18%	10	0.99%	-	0.00%	3	0.48%
1,000,000 - 1,249,999	3	0.71%	8	0.79%	1	0.38%	5	0.80%
1,250,000 - 1,499,999	1	0.24%	2	0.20%	1	0.38%	2	0.32%
1,500,000 - 1,749,999	-	0.00%	1	0.10%	-	0.00%	1	0.16%
1,750,000 - 1,999,999	-	0.00%	1	0.10%	-	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%
	423		1,007		260		623	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.61%	-	0.00%	-	0.00%
100,000 - 199,999	2	3.03%	6	3.68%	1	2.70%	1	1.20%
200,000 - 299,999	2	3.03%	6	3.68%	1	2.70%	2	2.41%
300,000 - 349,999	5	7.58%	12	7.36%	-	0.00%	2	2.41%
350,000 - 399,999	-	0.00%	3	1.84%	-	0.00%	6	7.23%
400,000 - 449,999	1	1.52%	2	1.23%	4	10.81%	8	9.64%
450,000 - 499,999	3	4.55%	6	3.68%	3	8.11%	5	6.02%
500,000 - 549,999	4	6.06%	6	3.68%	4	10.81%	5	6.02%
550,000 - 599,999	1	1.52%	10	6.13%	4	10.81%	6	7.23%
600,000 - 649,999	5	7.58%	10	6.13%	2	5.41%	5	6.02%
650,000 - 699,999	6	9.09%	10	6.13%	-	0.00%	2	2.41%
700,000 - 799,999	10	15.15%	21	12.88%	8	21.62%	13	15.66%
800,000 - 899,999	7	10.61%	20	12.27%	3	8.11%	6	7.23%
900,000 - 999,999	3	4.55%	12	7.36%	1	2.70%	4	4.82%
1,000,000 - 1,249,999	5	7.58%	14	8.59%	2	5.41%	9	10.84%
1,250,000 - 1,499,999	4	6.06%	11	6.75%	1	2.70%	3	3.61%
1,500,000 - 1,749,999	2	3.03%	4	2.45%	1	2.70%	1	1.20%
1,750,000 - 1,999,999	2	3.03%	3	1.84%	1	2.70%	1	1.20%
2,000,000 - 2,499,999	3	4.55%	3	1.84%	1	2.70%	3	3.61%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	1.20%
3,000,000 - 3,499,999	-	0.00%	1	0.61%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	0.61%	-	0.00%	-	0.00%
Over 4,000,000	1	1.52%	1	0.61%	-	0.00%	-	0.00%
	66		163		37		83	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	6	6	2	324,500	649,000	319,000	27	96.89%
BLEVL	101	92	49	386,302	18,928,800	370,500	29	98.19%
BUNG	336	252	126	450,068	56,708,612	435,000	29	97.87%
BUNGH	12	10	6	487,833	2,927,000	440,000	38	96.85%
HL-SP	2	1	0	-	-	-	0	0.00%
SPLT2	80	69	31	464,135	14,388,176	450,000	27	98.20%
SPLT3	6	7	5	381,022	1,905,111	340,000	18	98.75%
SPLT4	57	61	31	426,871	13,233,000	410,000	37	97.64%
SPLT5	2	2	2	502,000	1,004,000	474,000	24	95.67%
ST1.5	24	18	10	465,629	4,656,288	395,000	42	95.60%
ST2	684	520	249	507,537	126,376,611	476,000	31	97.69%
ST2.5	7	5	0	-	-	-	0	0.00%
ST3	5	2	3	834,000	2,502,000	859,000	145	97.82%
VILLA	4	1	0	-	-	-	0	0.00%
NE								
BK-SP	3	3	0	-	-	-	0	0.00%
BLEVL	142	92	42	282,634	11,870,619	277,000	32	96.76%
BUNG	239	148	56	303,786	17,012,000	305,000	38	96.30%
BUNGH	2	2	0	-	-	-	0	0.00%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	23	14	2	366,250	732,500	357,500	20	96.90%
SPLT3	10	7	0	-	-	-	0	0.00%
SPLT4	84	48	19	298,368	5,669,000	295,000	40	96.51%
SPLT5	2	2	0	-	-	-	0	0.00%
ST1.5	3	1	0	-	-	-	0	0.00%
ST2	307	198	89	315,807	28,106,807	324,000	34	97.62%
ST3	2	1	0	-	-	-	0	0.00%
SW								
BK-SP	3	3	1	432,500	432,500	432,500	24	98.86%
BLEVL	52	42	22	495,659	10,904,500	414,000	33	97.81%
BUNG	270	243	104	520,958	54,179,673	470,000	30	98.23%
BUNGH	16	11	4	596,250	2,385,000	480,000	17	95.83%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	66	46	19	591,305	11,234,800	558,500	31	98.19%
SPLT3	8	8	3	464,667	1,394,000	528,000	14	97.91%
SPLT4	45	41	14	483,821	6,773,500	377,500	28	97.98%
SPLT5	8	6	4	970,750	3,883,000	440,000	20	97.57%
ST1.5	20	8	7	564,286	3,950,000	507,500	25	97.76%
ST2	579	423	218	618,401	134,811,404	532,000	33	97.95%
ST2.5	9	4	4	1,134,750	4,539,000	635,000	23	94.70%
ST3	15	7	3	893,833	2,681,500	877,500	83	97.55%
VILLA	3	2	1	442,000	442,000	442,000	10	98.24%
SE								
BK-SP	4	5	1	350,000	350,000	350,000	14	98.59%
BLEVL	39	24	16	340,250	5,444,000	314,000	22	97.74%
BUNG	128	117	53	413,572	21,919,300	383,000	28	97.81%
BUNGH	5	1	0	-	-	-	0	0.00%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	40	35	19	500,004	9,500,083	460,000	29	98.18%
SPLT3	3	5	6	352,133	2,112,800	327,000	65	97.13%
SPLT4	40	31	11	398,841	4,387,250	412,500	21	97.40%
SPLT5	3	1	0	-	-	-	0	0.00%
ST1.5	5	2	2	349,000	698,000	266,000	33	97.24%
ST2	447	338	160	424,529	67,924,580	400,000	41	98.09%
ST2.5	0	0	1	605,000	605,000	605,000	17	96.82%
ST3	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
MARCH 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	334	188	74	253,118	18,730,733	245,500	36	97.12%
APRTM	10	2	3	212,633	637,900	245,000	35	95.54%
BLEVL	14	11	1	244,000	244,000	244,000	70	97.64%
BUNG	27	12	6	276,167	1,657,000	268,500	45	97.32%
BUNGH	0	0	1	775,000	775,000	775,000	50	96.89%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	8	6	0	-	-	-	0	0.00%
SPLT3	0	0	1	256,000	256,000	256,000	13	98.46%
SPLT4	9	9	9	345,633	3,110,700	315,000	21	98.31%
SPLT5	4	1	3	350,000	1,050,000	325,000	45	97.41%
ST1.5	1	2	0	-	-	-	0	0.00%
ST2	138	100	54	309,336	16,704,150	307,000	30	97.72%
ST2.5	0	0	1	312,500	312,500	312,500	38	98.43%
ST3	16	10	3	355,000	1,065,000	368,000	14	98.28%
VILLA	1	3	3	497,667	1,493,000	509,000	26	98.33%
NE								
APART	76	23	16	187,588	3,001,400	173,000	56	96.81%
APRTM	1	1	2	139,250	278,500	138,500	148	94.79%
BLEVL	2	3	1	161,000	161,000	161,000	19	103.94%
BUNG	6	5	5	179,480	897,400	166,500	22	97.80%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	8	5	1	232,000	232,000	232,000	11	96.67%
ST2	90	55	19	206,105	3,916,000	199,000	46	96.27%
ST2.5	2	0	0	-	-	-	0	0.00%
SW								
APART	843	522	223	282,228	62,936,896	268,000	44	96.96%
APRTM	33	17	8	338,250	2,706,000	310,000	29	97.71%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	13	9	5	258,000	1,290,000	258,000	34	96.48%
BUNG	37	28	13	407,846	5,302,000	385,000	26	96.83%
BUNGH	0	2	0	-	-	-	0	0.00%
LOFT	17	10	2	303,800	607,600	248,000	61	95.40%
PENTH	16	14	5	385,346	1,926,732	367,000	40	97.87%
SPLT2	4	3	1	580,000	580,000	580,000	154	92.21%
SPLT3	0	0	1	382,500	382,500	382,500	22	98.10%
SPLT4	17	11	4	326,875	1,307,500	301,000	26	96.52%
SPLT5	10	4	6	343,067	2,058,400	304,900	24	96.95%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	136	127	72	346,103	24,919,430	300,000	35	97.98%
ST2.5	2	3	2	316,500	633,000	295,000	12	99.08%
ST3	48	21	7	576,429	4,035,000	640,000	28	97.76%
VILLA	10	10	8	505,956	4,047,645	486,000	37	97.95%
SE								
APART	108	67	12	239,833	2,878,000	215,000	60	97.40%
BLEVL	4	4	0	-	-	-	0	0.00%
BUNG	9	10	1	225,417	225,417	225,417	14	100.95%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	3	5	3	277,167	831,500	275,000	36	98.19%
SPLT4	2	5	3	377,333	1,132,000	392,000	14	98.28%
SPLT5	0	0	1	312,000	312,000	312,000	32	96.03%
ST2	71	53	23	264,722	6,088,600	259,000	31	97.55%
ST3	6	6	3	305,567	916,700	283,500	26	99.29%
VILLA	0	2	2	346,500	693,000	315,000	18	97.63%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date Mar 31, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	6	10.34	100		
OFC	L	6	13.57	87		
RET	L	2	19.29	58		
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	14	477,144	146	6,680,013	87.86%
LAN	S	9	851,422	166	7,662,800	90.75%
MFC	S	6	910,833	73	5,465,000	94.51%
OFC	S	8	771,250	97	6,170,000	92.14%
RET	S	3	459,833	69	1,379,500	91.42%

Year to Date Mar 31, 2009

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.558	42		
BWP	L	1		94		
IND	L	7	10.486	104		
OFC	L	10	14.912625	46		
RET	L	3	23.322	100		
AGR	S	5	726,800	91	3,634,000	98.76%
BUS	S	12	100,504	112	1,206,050	92.21%
BWP	S	3	4,185,000	40	12,555,000	95.91%
IND	S	13	984,212	107	12,794,750	77.37%
LAN	S	5	172,500	496	345,000	89.84%
MFC	S	5	1,214,000	104	6,070,000	86.85%
OFC	S	3	314,667	124	944,000	96.92%
RET	S	1	155,000	22	155,000	91.72%

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

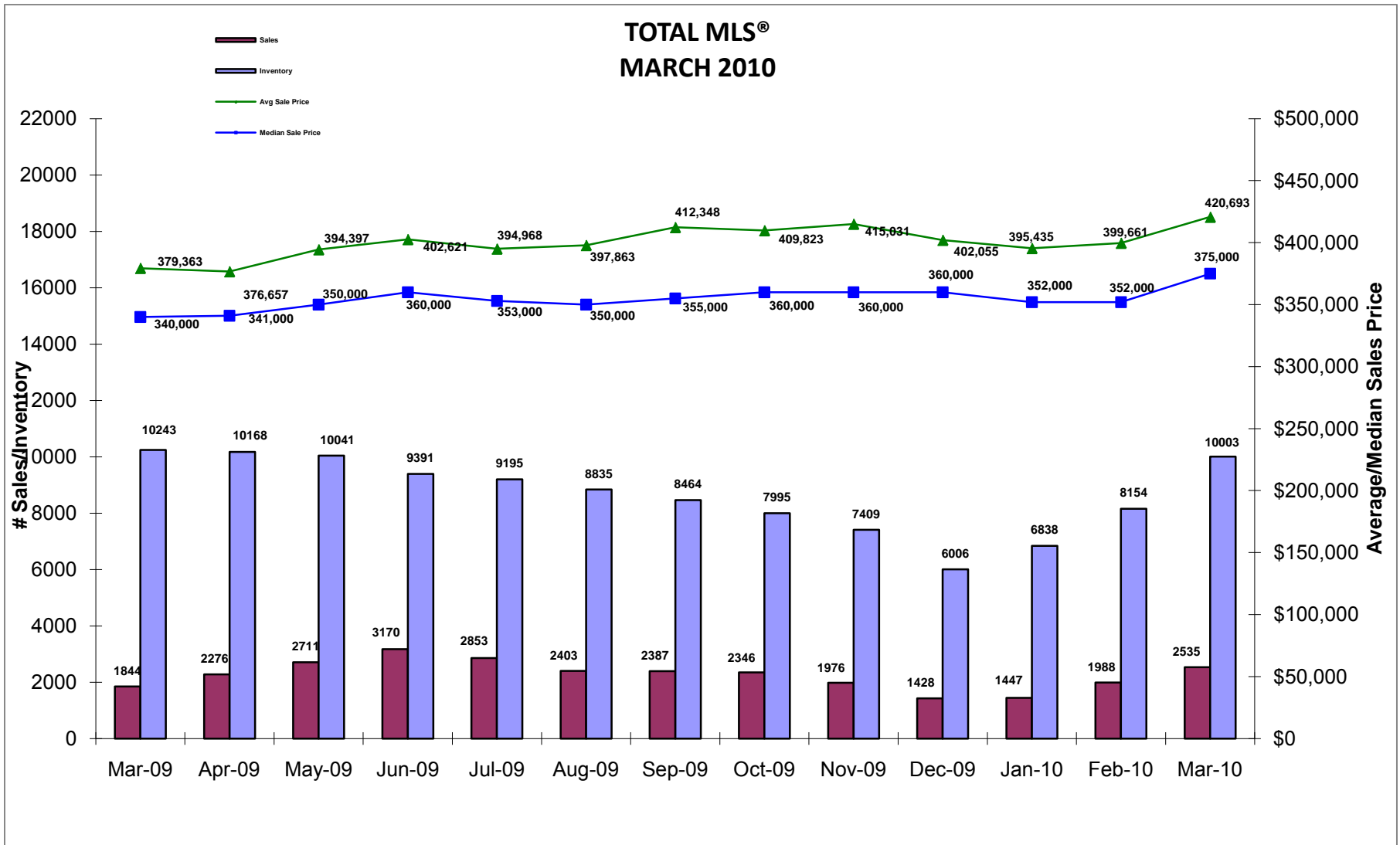
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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	2,154	2,988										6,960
Sales	762	1,035	1,396										3,190
Avg Price	441,217	458,254	471,269										459,944
Median	398,000	411,000	423,000										415,000
Avg DOM	43	34	33										36

**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										3,436
Sales	376	536	609										1,521
Avg Price	282,639	282,880	296,600										288,337
Median	265,000	265,900	275,000										268,000
Avg DOM	50	43	39										43

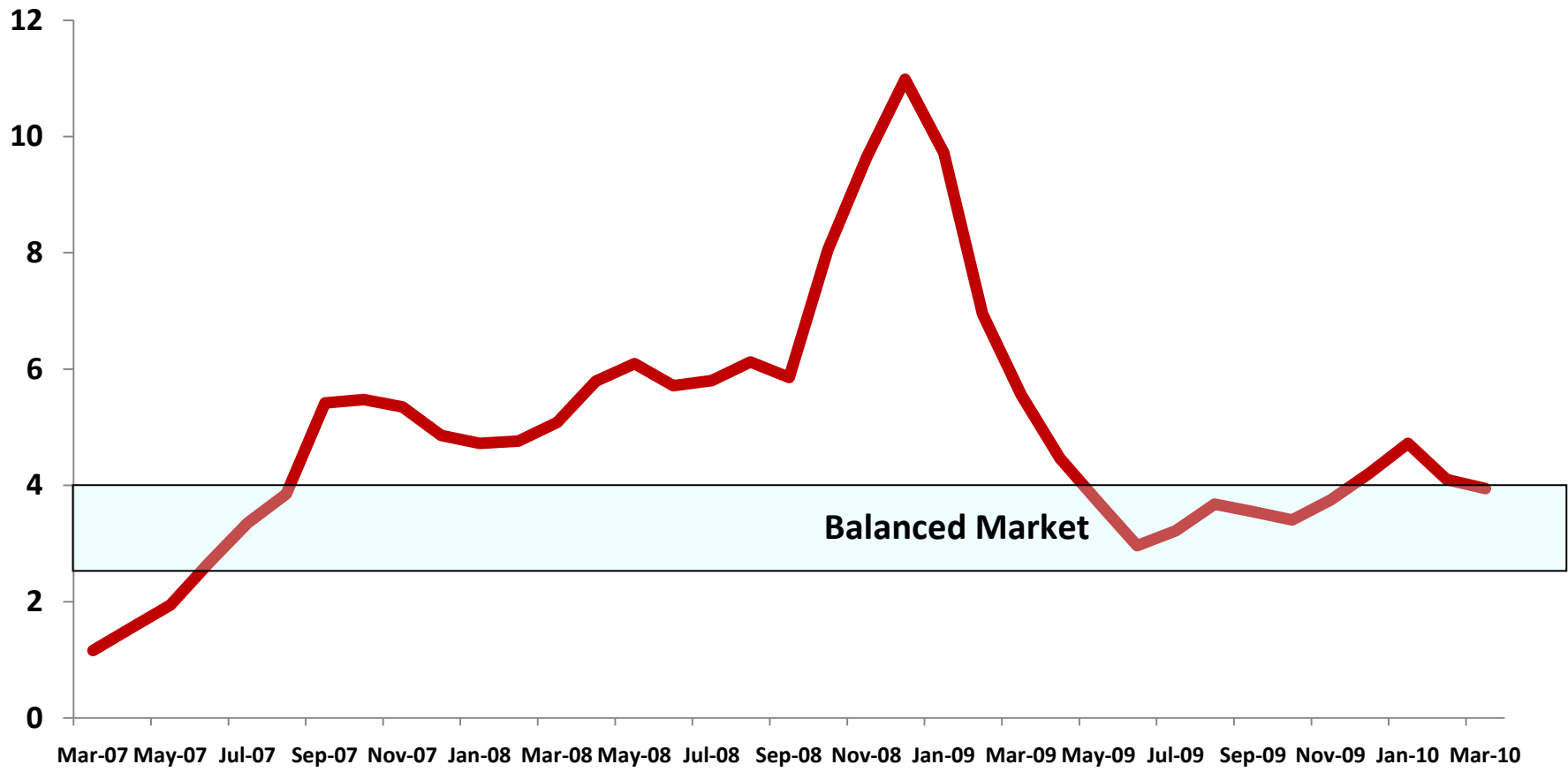
CALGARY REAL ESTATE BOARD

TOTAL MLS® MARCH 2010

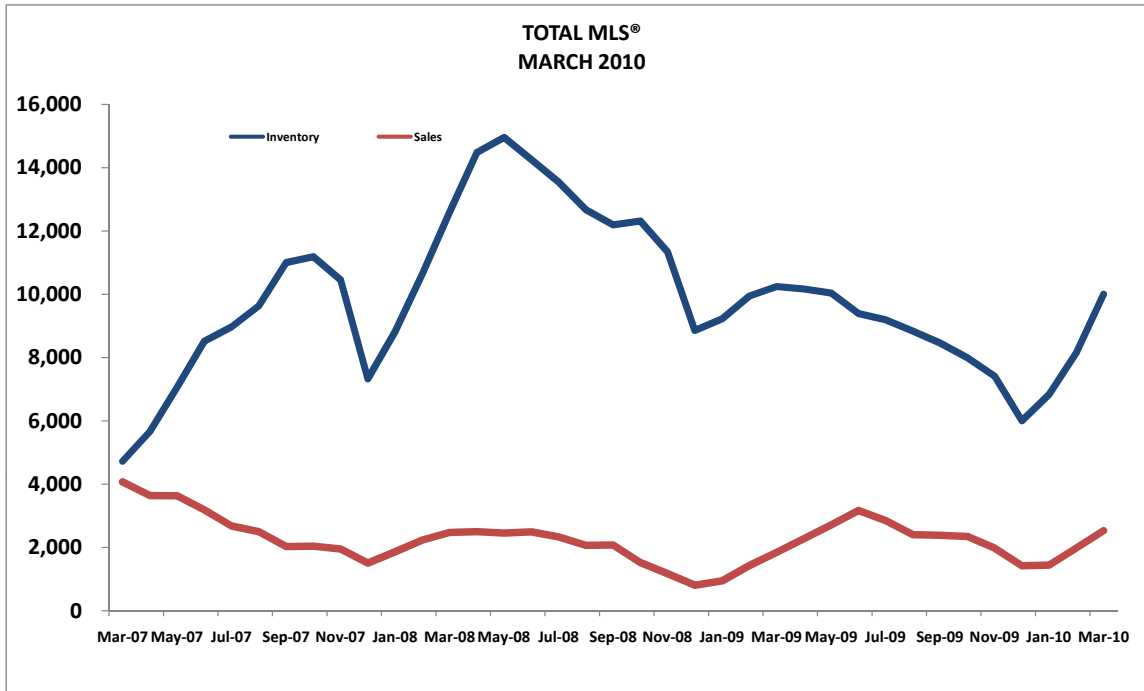


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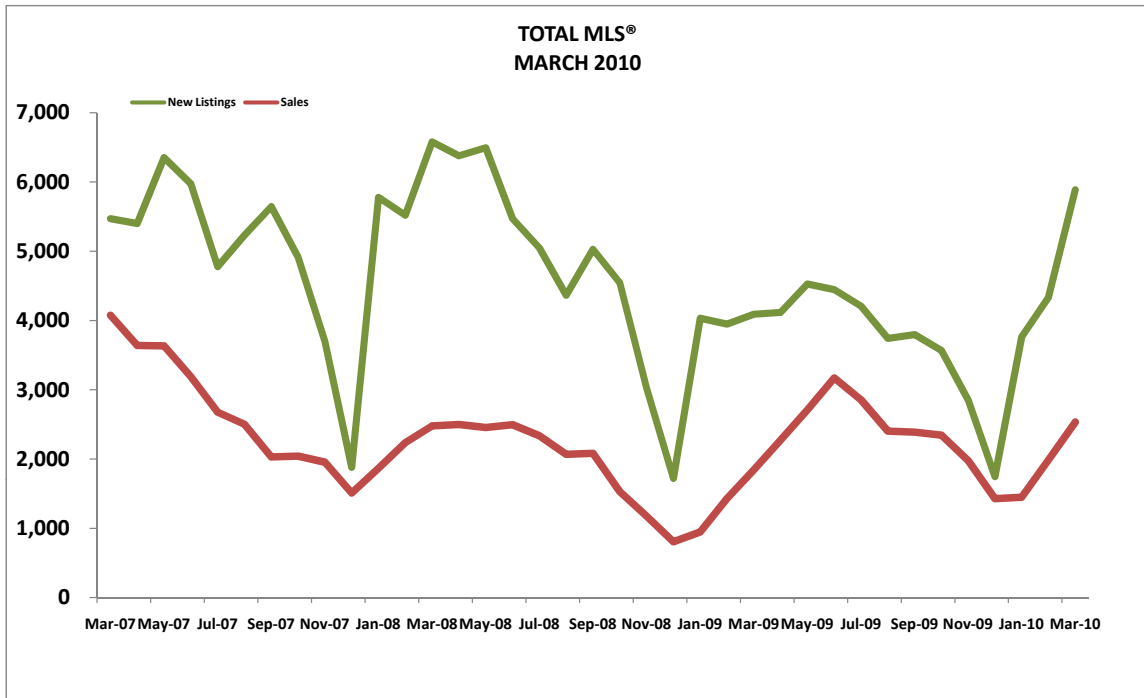
ABSORPTION RATE
TOTAL MLS® MARCH 2010



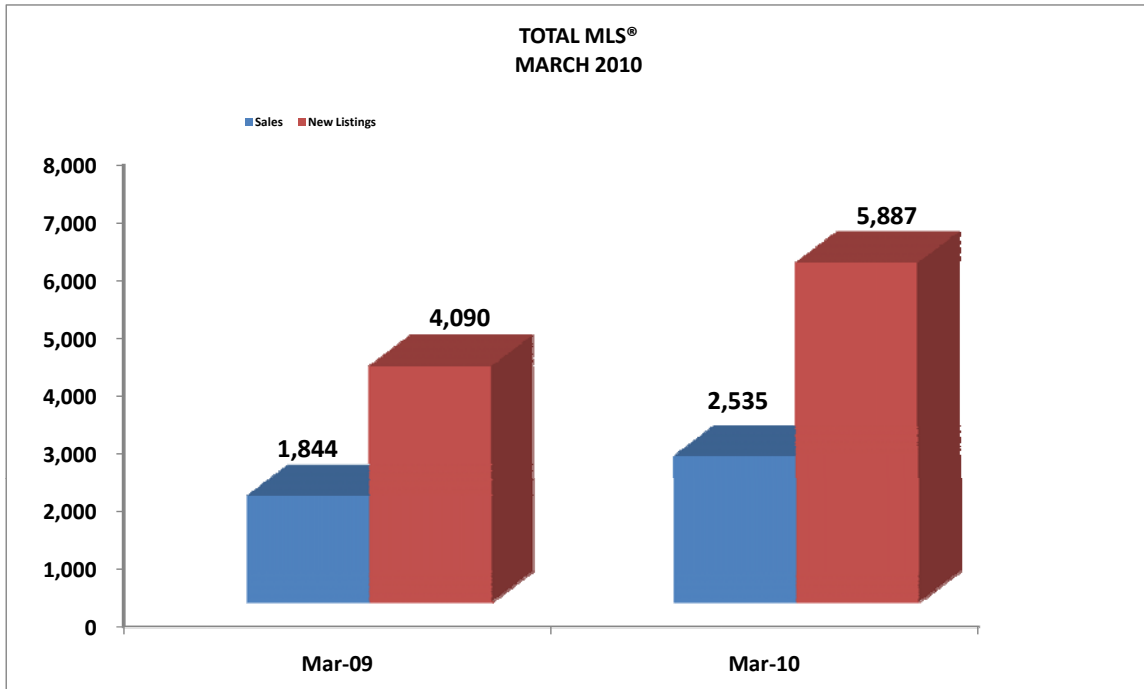
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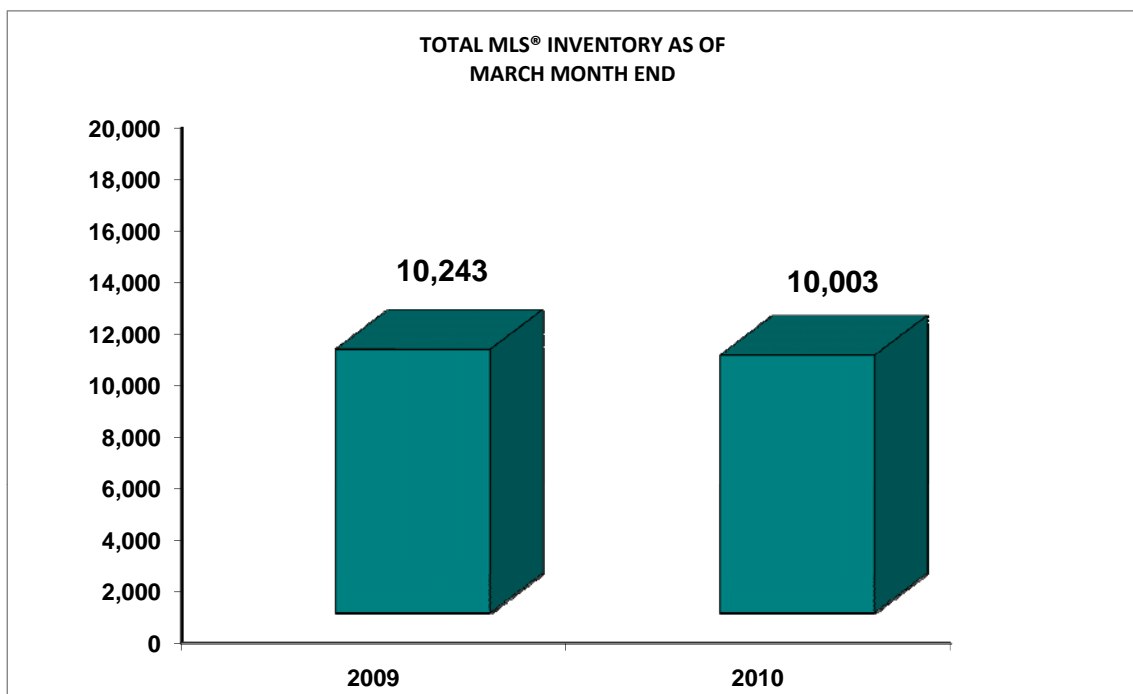
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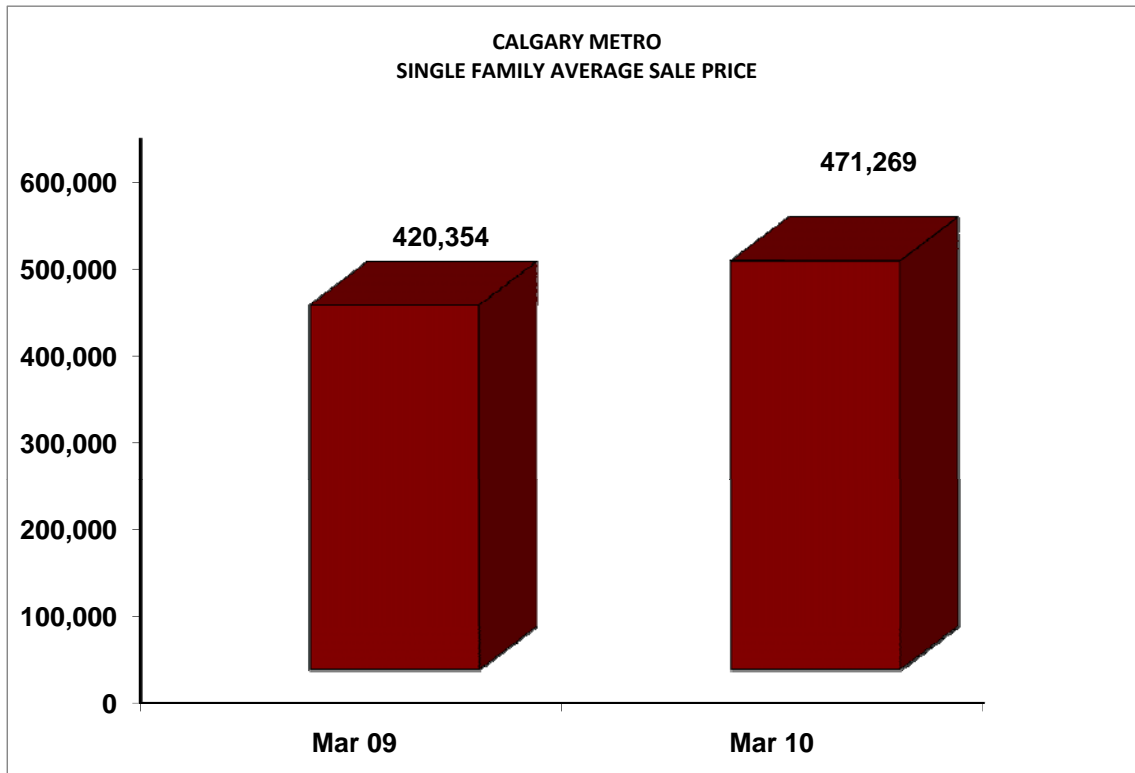
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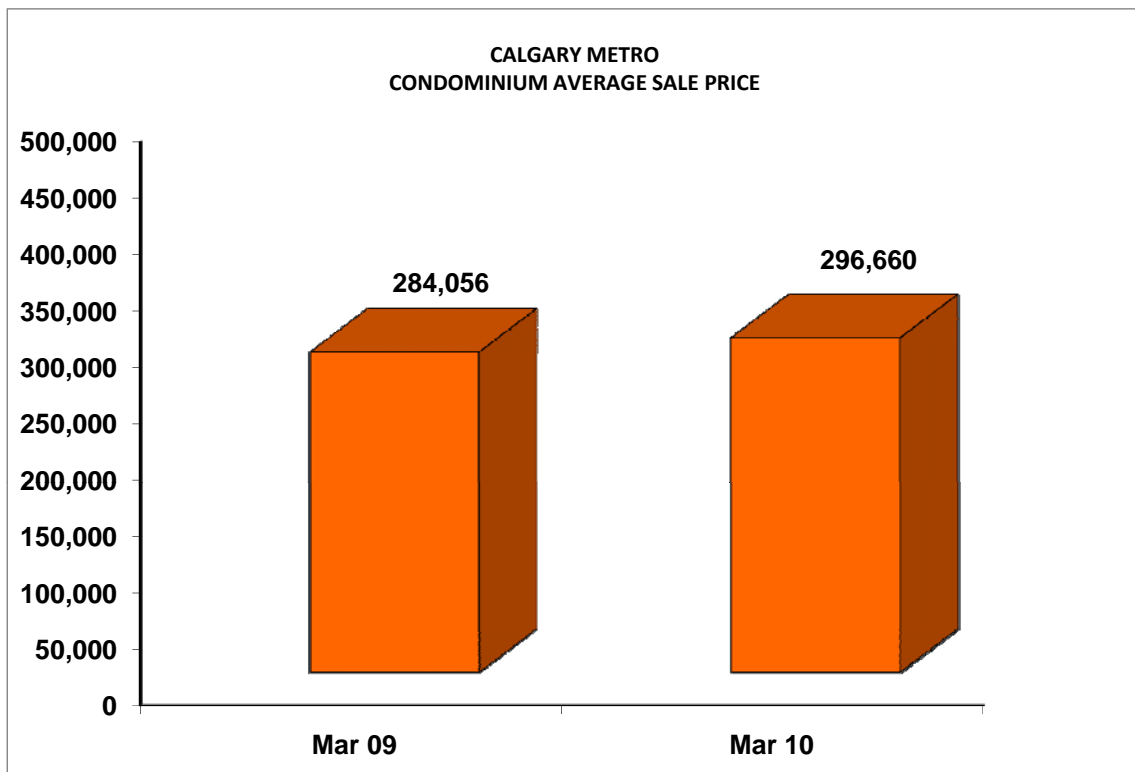
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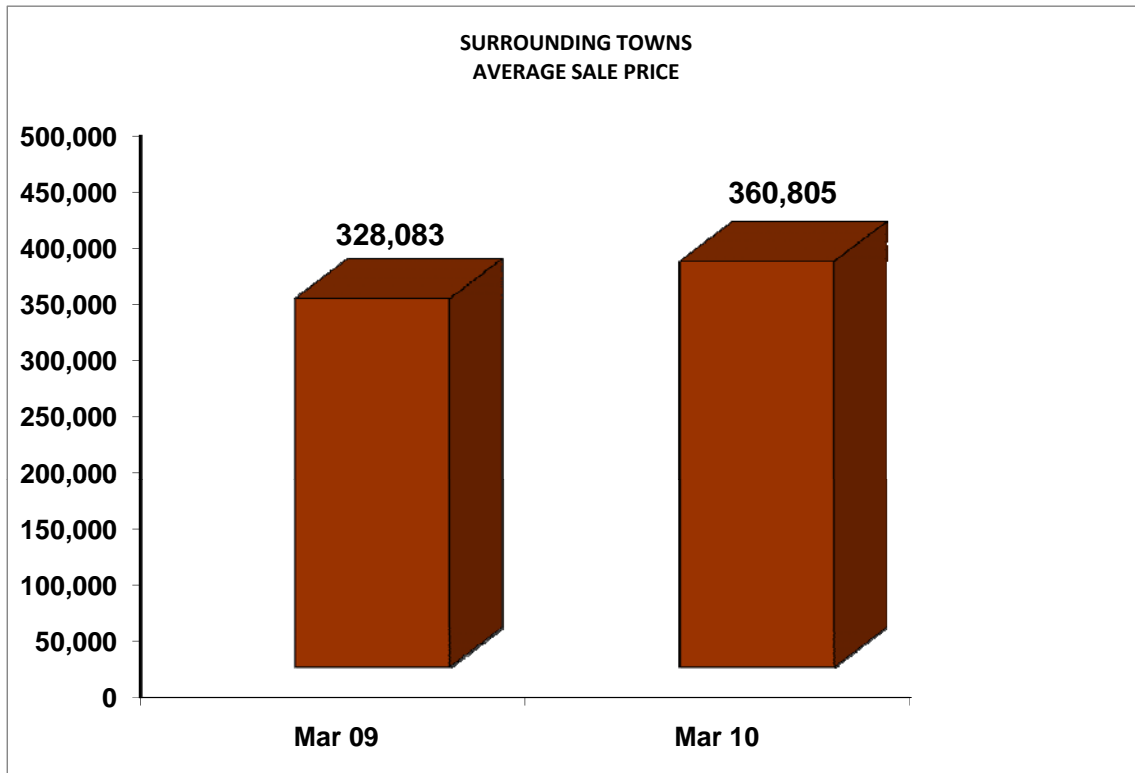
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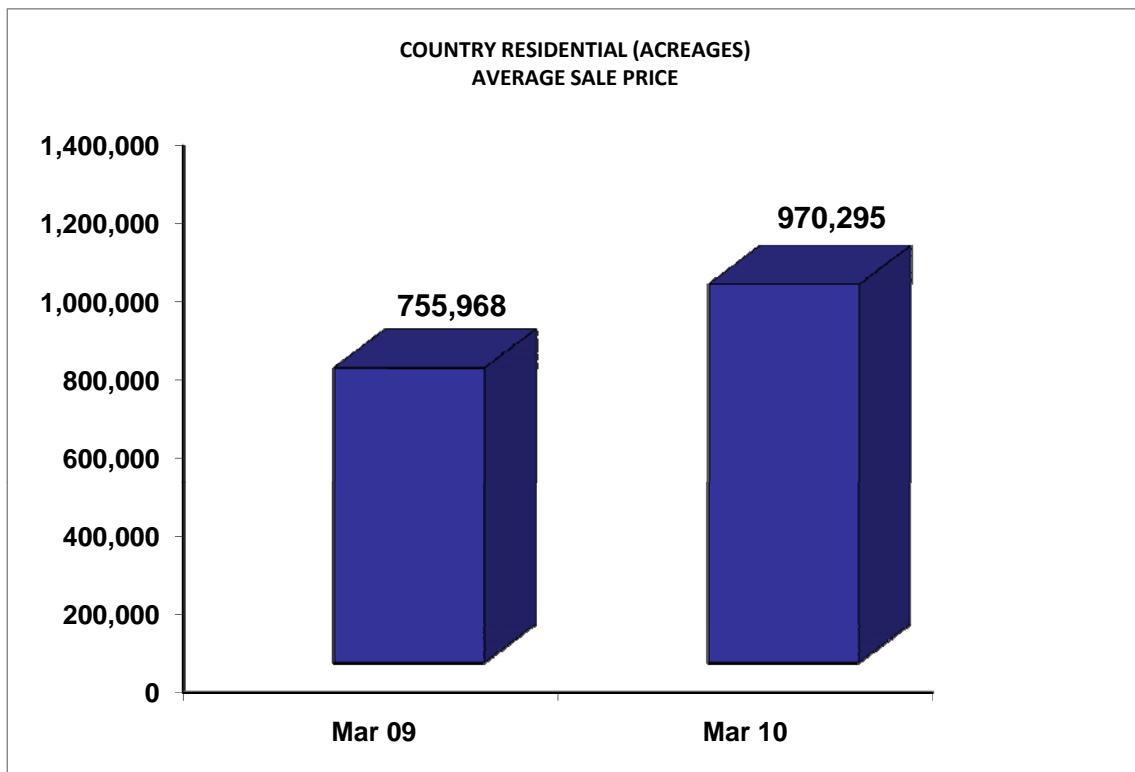
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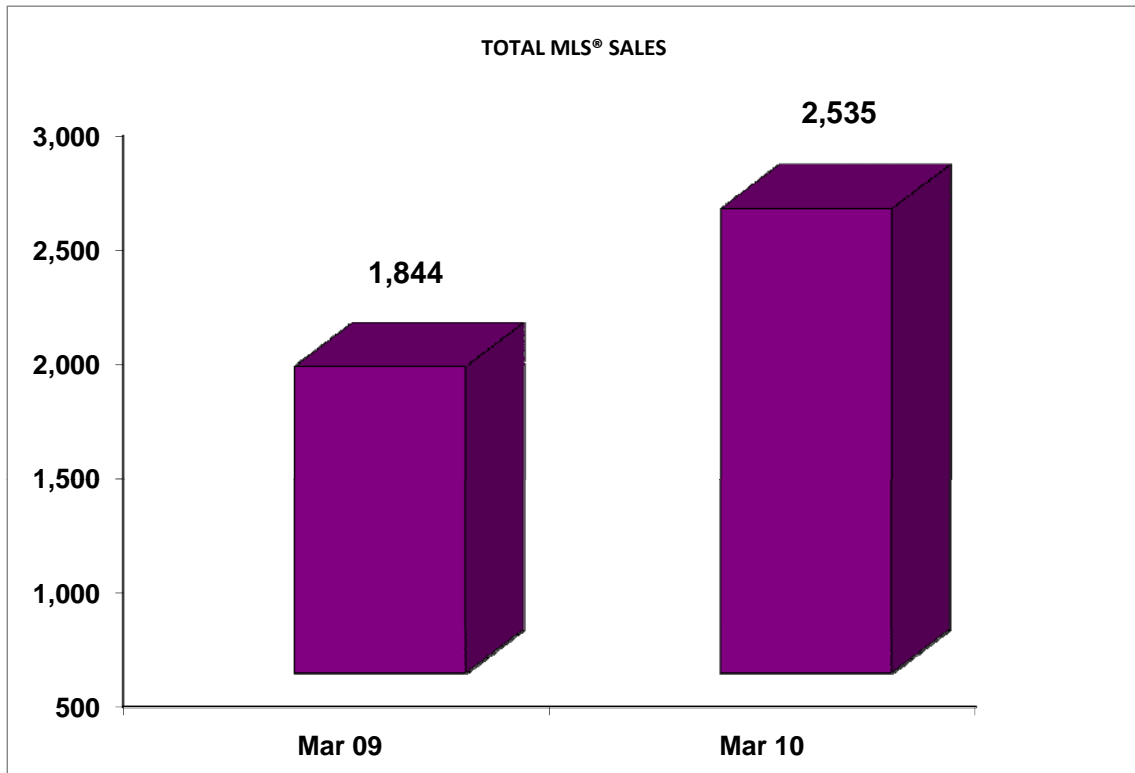
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