

## CALGARY HOUSING MARKET IN A PERIOD OF CORRECTION

**City of Calgary sales wane as town and country sales hold steady.**

**Calgary, September 1, 2010** – Home sales in the city of Calgary continued to trend lower in the month of August, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in August 2010 in the city of Calgary was down 32 per cent from the same time a year ago, and condominium sales saw a decrease of 42 per cent from the same time a year ago.

August 2010 saw 867 single family homes sold in the city of Calgary. This is a decrease of 5 per cent from 915 sales in July 2010. In August 2009, single family home sales totalled 1,277. The number of condominium sales for the month of August 2010 was 364. This was a decrease of 8 per cent from the 396 condominium transactions recorded in July 2010. In August 2009, condominium sales were 632.

“Calgary’s housing market has been undergoing a measured correction over the past 4 to 5 months. Sales are trending lower as a result of a decrease in first time home buyers entering the market and a decline in pent up demand following a strong post-recession recovery,” says Diane Scott, president of CREB®.

“There has been much talk recently about the potential for a housing bubble in Canada--but the economic fundamentals at play make this scenario unlikely for Calgary. What we are seeing is an adjustment to higher levels of inventory and a shift to a buyer’s market.”

“A slower than anticipated pace of mortgage rate hikes and continued improvements in employment are more likely to bring stability rather than volatility into Calgary’s housing market as we move into 2011,” adds Scott.

The average price of a single family home in the city of Calgary in August 2010 was \$445,617, showing a 4 per cent decrease from July 2010, when the average price was \$464,655, and a decrease of 2 per cent from August 2009, when the average price was \$454,130. The average price of a condominium in the city of Calgary in August 2010 was \$286,384, showing a 2 per cent decrease from July 2010, when the average price was \$291,168 and a 1 per cent increase over last year, when the average price was \$283,330. 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.

“We expect a period of correction will continue into the fall of this year. Prices may sag in the short-term and level off as we move into 2011,” says Scott.

“Homebuyers and sellers should keep in mind that market trends are unique even throughout the wider

Calgary region. A case in point is the relative strength of Calgary’s town and country market, where sales have remained at 2009 levels. Homebuyers and sellers should speak to a REALTOR® to better understand the opportunities in our current market,” says Scott.

The median price of a single family home in the city of Calgary for August 2010 was \$395,000, showing a 1 per cent decrease from July 2010 and August 2009, when the median price was \$400,000. The median price of a condominium in August 2010 was \$260,000, showing a 3 per cent decrease from July 2010, when the median price was \$268,000, and no change from August 2009, when it was the same – \$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.

Single family listings in the city of Calgary added for the month of August 2010 totalled 1,960, an increase of less than 1 per cent from July 2010 when 1,942 new listings were added, and showing an increase of 3 per cent from August 2009, when 1,910 new listings came to the market.

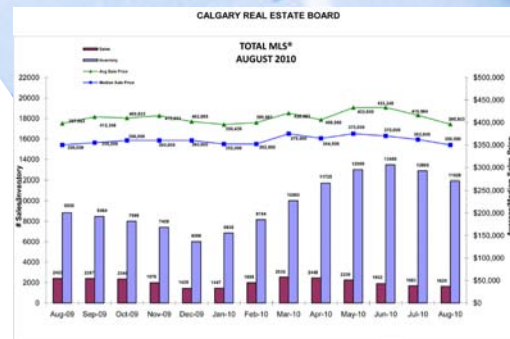
Condominium new listings in the city of Calgary added for August 2010 were 808, down 9 per cent from July 2010, when the MLS® saw 890 condo listings coming to the market. This is a decrease of 3 per cent from August 2009, when new condominium listings added were 832.

“Total month end inventory for the wider Calgary region is down marginally when compared to July—a trend we expect will continue in the coming months. New listings are also likely to recede in the coming months in response to slowing sales,” adds Scott.

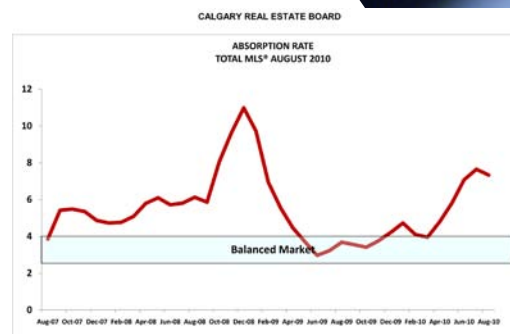
CREB® is a professional body of 5,540 licensed brokers and registered associates, representing 245 member offices and is dedicated to enhancing the value, integrity and expertise of its REALTOR® members.

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](http://www.creb.com).

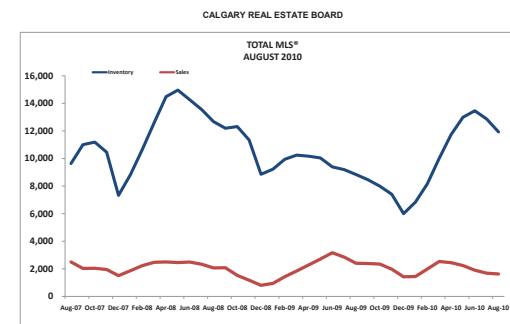
### Total MLS® Information



### Absorption Rate



### Total MLS® Inventory to Sales



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

	<u>2010</u>	<u>2009</u>	<u>Mth Chg</u>	<u>** 2010 YTD</u>	<u>**2009 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	5,046	3,296	53.09%	n/a	n/a	n/a
New Listings Added	1,960	1,910	2.62%	19,635	16,621	18.13%
Sales	867	1,277	-32.11%	8,630	10,013	-13.81%
Avg DOM Sold	50	42	19.05%	39	47	-17.02%
Avg DOM Active	60	55	9.09%	60	55	9.09%
Average Sale Price	445,617	454,130	-1.87%	465,176	434,688	7.01%
Median Price	395,000	400,000	-1.25%	412,500	387,000	6.59%
Total Sales	386,349,550	579,923,437	-33.38%	4,014,471,598	4,352,530,973	-7.77%
Sales \$/List \$	96.56%	97.19%	-0.64%	97.17%	96.43%	0.76%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,255	1,479	52.47%	n/a	n/a	n/a
New Listings Added	808	832	-2.88%	8,775	7,369	19.08%
Sales	364	632	-42.41%	3,881	4,304	-9.83%
Avg DOM Sold	53	47	12.77%	45	52	-13.46%
Avg DOM Active	63	57	10.53%	63	57	10.53%
Average Sale Price	286,384	283,330	1.08%	291,284	280,391	3.88%
Median Price	260,000	260,000	0.00%	269,000	258,000	4.26%
Total Sales	104,243,634	179,064,502	-41.78%	1,130,473,429	1,206,803,023	-6.32%
Sales \$/List \$	96.29%	96.80%	-0.52%	96.91%	96.08%	0.86%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,767	2,436	13.59%	n/a	n/a	n/a
New Listings Added	621	714	-13.03%	6,672	6,285	6.16%
Sales	312	406	-23.15%	2,619	2,650	-1.17%
Avg DOM Sold	76	82	-7.32%	67	76	-11.84%
Avg DOM Active	102	94	8.51%	102	94	8.51%
Average Sale Price	355,238	354,175	0.30%	362,760	348,101	4.21%
Median Price	322,500	325,000	-0.77%	335,500	330,000	1.67%
Total Sales	110,834,359	143,794,984	-22.92%	950,067,666	922,468,087	2.99%
Sales \$/List \$	96.26%	96.23%	0.03%	96.85%	96.24%	0.64%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	1,149	928	23.81%	n/a	n/a	n/a
New Listings Added	218	170	28.24%	2,030	1,797	12.97%
Sales	50	60	-16.67%	447	434	3.00%
Avg DOM Sold	100	85	17.65%	88	89	-1.12%
Avg DOM Active	113	114	-0.88%	113	114	-0.88%
Average Sale Price	747,580	763,069	-2.03%	846,015	765,816	10.47%
Median Price	710,000	661,250	7.37%	760,000	685,000	10.95%
Total Sales	37,379,000	45,784,130	-18.36%	378,168,874	332,363,980	13.78%
Sales \$/List \$	95.35%	93.90%	1.54%	94.32%	93.42%	0.97%
<b><u>RURAL LAND</u></b>						
Month End Inventory	600	570	5.26%	n/a	n/a	n/a
New Listings Added	84	74	13.51%	777	755	2.91%
Sales	16	19	-15.79%	150	117	28.21%
Avg DOM Sold	153	132	15.91%	126	113	11.50%
Avg DOM Active	152	144	5.56%	152	144	5.56%
Average Sale Price	294,903	362,358	-18.62%	423,680	406,721	4.17%
Median Price	287,000	369,000	-22.22%	335,000	329,000	1.82%
Total Sales	4,718,450	6,884,800	-31.47%	63,552,030	47,586,317	33.55%
Sales \$/List \$	94.65%	89.49%	5.76%	89.45%	91.89%	-2.66%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	11,928	8,835	35.01%	n/a	n/a	n/a
New Listings Added	3,720	3,740	-0.53%	38,135	33,078	15.29%
Sales	1,628	2,403	-32.25%	15,829	17,596	-10.04%
Avg DOM Sold	59	52	13.46%	48	54	-11.11%
Avg DOM Active	81	78	3.85%	81	78	3.85%
Average Sale Price	395,933	397,863	-0.49%	413,353	390,222	5.93%
Median Price	350,000	350,000	0.00%	363,500	349,000	4.15%
Total Sales	644,579,293	956,065,253	-32.58%	6,542,958,947	6,866,348,530	-4.71%
Sales \$/List \$	96.37%	96.74%	-0.38%	96.82%	96.16%	0.69%

\*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><b>SINGLE FAMILY</b></i>	<b>Aug-10</b>				<b>Aug-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	8	0.92%	66	0.76%	6	0.47%	75	0.75%
200,000 - 299,999	125	14.42%	976	11.31%	167	13.10%	1,349	13.48%
300,000 - 349,999	144	16.61%	1,395	16.16%	232	18.20%	2,011	20.09%
350,000 - 399,999	164	18.92%	1,519	17.60%	233	18.27%	2,012	20.10%
400,000 - 449,999	137	15.80%	1,377	15.96%	186	14.59%	1,499	14.98%
450,000 - 499,999	76	8.77%	930	10.78%	138	10.82%	909	9.08%
500,000 - 549,999	60	6.92%	612	7.09%	92	7.22%	627	6.26%
550,000 - 599,999	40	4.61%	436	5.05%	60	4.71%	391	3.91%
600,000 - 649,999	23	2.65%	304	3.52%	42	3.29%	294	2.94%
650,000 - 699,999	24	2.77%	235	2.72%	29	2.27%	202	2.02%
700,000 - 799,999	22	2.54%	274	3.17%	36	2.82%	221	2.21%
800,000 - 899,999	17	1.96%	169	1.96%	15	1.18%	140	1.40%
900,000 - 999,999	2	0.23%	94	1.09%	11	0.86%	84	0.84%
1,000,000 - 1,249,999	13	1.50%	114	1.32%	14	1.10%	91	0.91%
1,250,000 - 1,499,999	8	0.92%	60	0.70%	8	0.63%	54	0.54%
1,500,000 - 1,749,999	1	0.12%	27	0.31%	1	0.08%	20	0.20%
1,750,000 - 1,999,999	1	0.12%	12	0.14%	-	0.00%	13	0.13%
2,000,000 - 2,499,999	1	0.12%	19	0.22%	2	0.16%	8	0.08%
2,500,000 - 2,999,999	1	0.12%	8	0.09%	1	0.08%	4	0.04%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	1	0.08%	2	0.02%
Over 4,000,000	-	0.00%	2	0.02%	1	0.08%	2	0.02%
	<b>867</b>		<b>8,630</b>		<b>1,275</b>		<b>10,009</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	5	1.37%	22	0.57%	-	0.00%	-	0.00%
100,000 - 199,999	58	15.93%	576	14.84%	92	14.56%	652	15.16%
200,000 - 299,999	187	51.37%	1,839	47.38%	335	53.01%	2,384	55.43%
300,000 - 349,999	48	13.19%	657	16.93%	92	14.56%	609	14.16%
350,000 - 399,999	33	9.07%	350	9.02%	48	7.59%	278	6.46%
400,000 - 449,999	8	2.20%	173	4.46%	28	4.43%	150	3.49%
450,000 - 499,999	9	2.47%	83	2.14%	18	2.85%	82	1.91%
500,000 - 549,999	3	0.82%	48	1.24%	8	1.27%	45	1.05%
550,000 - 599,999	3	0.82%	42	1.08%	6	0.95%	34	0.79%
600,000 - 649,999	1	0.27%	30	0.77%	1	0.16%	19	0.44%
650,000 - 699,999	1	0.27%	13	0.33%	1	0.16%	9	0.21%
700,000 - 799,999	3	0.82%	16	0.41%	-	0.00%	12	0.28%
800,000 - 899,999	-	0.00%	12	0.31%	-	0.00%	5	0.12%
900,000 - 999,999	1	0.27%	8	0.21%	-	0.00%	5	0.12%
1,000,000 - 1,249,999	2	0.55%	7	0.18%	1	0.16%	10	0.23%
1,250,000 - 1,499,999	2	0.55%	4	0.10%	2	0.32%	3	0.07%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
1,750,000 - 1,999,999	-	0.00%	1	0.03%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	2	0.05%
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%
	<b>364</b>		<b>3,881</b>		<b>632</b>		<b>4,301</b>	

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

<b>TOWNS</b>	<b>Aug-10</b>				<b>Aug-09</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>
0 - 99,999	9	2.88%	56	2.14%	8	1.98%	42	1.59%
100,000 - 199,999	42	13.46%	274	10.46%	29	7.16%	248	9.36%
200,000 - 299,999	77	24.68%	631	24.09%	116	28.64%	703	26.54%
300,000 - 349,999	58	18.59%	459	17.53%	87	21.48%	563	21.25%
350,000 - 399,999	44	14.10%	404	15.43%	58	14.32%	427	16.12%
400,000 - 449,999	29	9.29%	283	10.81%	39	9.63%	260	9.82%
450,000 - 499,999	11	3.53%	149	5.69%	19	4.69%	141	5.32%
500,000 - 549,999	12	3.85%	119	4.54%	13	3.21%	74	2.79%
550,000 - 599,999	8	2.56%	55	2.10%	8	1.98%	54	2.04%
600,000 - 649,999	6	1.92%	46	1.76%	6	1.48%	31	1.17%
650,000 - 699,999	2	0.64%	28	1.07%	5	1.23%	22	0.83%
700,000 - 799,999	4	1.28%	39	1.49%	7	1.73%	31	1.17%
800,000 - 899,999	2	0.64%	25	0.95%	6	1.48%	25	0.94%
900,000 - 999,999	2	0.64%	20	0.76%	-	0.00%	7	0.26%
1,000,000 - 1,249,999	1	0.32%	13	0.50%	3	0.74%	11	0.42%
1,250,000 - 1,499,999	2	0.64%	9	0.34%	-	0.00%	6	0.23%
1,500,000 - 1,749,999	2	0.64%	4	0.15%	1	0.25%	4	0.15%
1,750,000 - 1,999,999	-	0.00%	2	0.08%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	1	0.32%	3	0.11%	-	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%
	<b>312</b>		<b>2,619</b>		<b>405</b>		<b>2,649</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	3	6.00%	9	2.01%	-	0.00%	2	0.46%
100,000 - 199,999	1	2.00%	17	3.80%	-	0.00%	7	1.62%
200,000 - 299,999	3	6.00%	17	3.80%	-	0.00%	25	5.77%
300,000 - 349,999	2	4.00%	16	3.58%	4	6.67%	17	3.93%
350,000 - 399,999	1	2.00%	10	2.24%	6	10.00%	23	5.31%
400,000 - 449,999	-	0.00%	10	2.24%	-	0.00%	23	5.31%
450,000 - 499,999	4	8.00%	26	5.82%	3	5.00%	13	3.00%
500,000 - 549,999	-	0.00%	11	2.46%	3	5.00%	22	5.08%
550,000 - 599,999	4	8.00%	20	4.47%	3	5.00%	31	7.16%
600,000 - 649,999	1	2.00%	25	5.59%	8	13.33%	31	7.16%
650,000 - 699,999	2	4.00%	25	5.59%	5	8.33%	29	6.70%
700,000 - 799,999	12	24.00%	54	12.08%	7	11.67%	59	13.63%
800,000 - 899,999	4	8.00%	59	13.20%	6	10.00%	40	9.24%
900,000 - 999,999	4	8.00%	33	7.38%	5	8.33%	22	5.08%
1,000,000 - 1,249,999	4	8.00%	44	9.84%	3	5.00%	42	9.70%
1,250,000 - 1,499,999	4	8.00%	32	7.16%	3	5.00%	21	4.85%
1,500,000 - 1,749,999	-	0.00%	17	3.80%	3	5.00%	10	2.31%
1,750,000 - 1,999,999	-	0.00%	9	2.01%	-	0.00%	3	0.69%
2,000,000 - 2,499,999	-	0.00%	7	1.57%	1	1.67%	9	2.08%
2,500,000 - 2,999,999	1	2.00%	4	0.89%	-	0.00%	3	0.69%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.23%
3,500,000 - 3,999,999	-	0.00%	1	0.22%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	1	0.22%	-	0.00%	-	0.00%
	<b>50</b>		<b>447</b>		<b>60</b>		<b>433</b>	

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

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
BK-SP	10	5		1	287,888	287,888	287,888	22	95.99%
BLEVL	113	50		31	345,623	10,714,300	349,000	51	96.43%
BUNG	429	141		62	417,392	25,878,326	390,000	51	95.94%
BUNGH	17	9		2	492,750	985,500	426,500	60	97.30%
MODUL	1	2		1	166,000	166,000	166,000	3	92.27%
SPLT2	99	39		14	474,071	6,637,000	440,000	50	96.80%
SPLT3	11	3		2	412,450	824,900	399,900	11	98.23%
SPLT4	90	29		16	389,650	6,234,400	375,500	57	96.00%
SPLT5	2	0		0	-	-	-	0	0.00%
ST1.5	32	14		7	568,286	3,978,000	476,000	53	99.05%
ST2	840	341		168	491,917	82,642,089	442,750	44	97.33%
ST2.5	11	4		1	540,000	540,000	540,000	138	93.91%
ST3	4	2		0	-	-	-	0	0.00%
VILLA	5	1		3	462,667	1,388,000	413,000	43	95.47%
<b>NE</b>									
BK-SP	6	2		1	245,000	245,000	245,000	13	96.12%
BLEVL	165	57		15	242,127	3,631,900	256,000	47	95.54%
BUNG	283	94		36	268,483	9,665,400	260,000	49	95.40%
BUNGH	2	1		0	-	-	-	0	0.00%
BUNGS	1	1		0	-	-	-	0	0.00%
MODUL	2	0		0	-	-	-	0	0.00%
SPLT2	25	9		2	387,375	774,750	334,750	52	95.67%
SPLT3	13	5		1	360,000	360,000	360,000	118	100.00%
SPLT4	101	41		14	286,732	4,014,250	284,000	52	95.83%
ST1.5	3	3		1	280,000	280,000	280,000	88	97.26%
ST2	353	126		51	314,510	16,040,000	300,000	59	95.58%
ST3	1	0		0	-	-	-	0	0.00%
<b>SW</b>									
BK-SP	14	4		0	-	-	-	0	0.00%
BLEVL	76	30		14	409,871	5,738,200	358,000	49	96.36%
BUNG	349	133		58	477,852	27,715,399	418,000	58	95.53%
BUNGH	9	2		3	569,780	1,709,340	424,340	77	91.22%
SPLT2	80	22		11	508,627	5,594,900	445,000	65	94.95%
SPLT3	16	11		4	334,500	1,338,000	305,000	26	97.57%
SPLT4	82	24		19	424,984	8,074,700	410,000	51	96.90%
SPLT5	7	4		0	-	-	-	0	0.00%
ST1.5	21	7		1	485,000	485,000	485,000	72	97.02%
ST2	694	297		142	593,859	84,328,008	505,000	47	96.64%
ST2.5	12	3		0	-	-	-	0	0.00%
ST3	20	4		1	1,198,000	1,198,000	1,198,000	76	93.67%
VILLA	7	4		2	497,500	995,000	485,000	14	95.73%
<b>SE</b>									
BK-SP	2	2		5	336,200	1,681,000	345,000	72	96.11%
BLEVL	48	22		5	333,600	1,668,000	350,000	52	96.22%
BUNG	213	96		40	419,406	16,776,250	352,000	46	96.52%
BUNGH	2	0		0	-	-	-	0	0.00%
HL-SP	1	0		0	-	-	-	0	0.00%
SPLT2	60	23		13	439,904	5,718,750	420,000	44	97.81%
SPLT3	6	3		0	-	-	-	0	0.00%
SPLT4	42	12		16	381,406	6,102,500	357,000	66	96.35%
SPLT5	4	2		0	-	-	-	0	0.00%
ST1.5	5	0		2	383,000	766,000	348,000	21	96.97%
ST2	591	265		98	404,110	39,602,800	380,000	56	97.16%
ST2.5	1	0		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  
AUGUST 2010**

<b>Style</b>	<b>Inventory</b>	<b>Listings Added</b>	<b>Sales</b>	<b>Avg Price</b>	<b>Total Sales</b>	<b>Median Price</b>	<b>Avg DOM</b>	<b>\$\$/L\$</b>
<b>NW</b>								
APART	303	104	54	232,419	12,550,627	230,000	59	95.94%
APRTM	12	5	3	283,100	849,300	250,000	61	95.50%
BK-SP	3	0	0	-	-	-	0	0.00%
BLEVL	15	5	3	165,867	497,600	145,100	25	96.66%
BUNG	41	24	6	318,400	1,910,400	302,000	37	97.32%
BUNGH	1	0	1	268,500	268,500	268,500	42	95.93%
LOFT	2	1	0	-	-	-	0	0.00%
PENTH	1	1	1	409,000	409,000	409,000	131	100.00%
SPLT2	4	1	1	265,000	265,000	265,000	109	98.51%
SPLT3	2	0	0	-	-	-	0	0.00%
SPLT4	16	4	1	354,000	354,000	354,000	127	95.68%
SPLT5	8	4	0	-	-	-	0	0.00%
ST2	175	67	33	293,470	9,684,500	278,000	45	96.37%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	9	4	6	357,500	2,145,000	346,500	54	97.78%
VILLA	5	2	1	545,000	545,000	545,000	83	97.34%
<b>NE</b>								
APART	77	30	16	156,250	2,500,000	147,000	42	95.47%
APRTM	3	0	0	-	-	-	0	0.00%
BK-SP	2	0	0	-	-	-	0	0.00%
BLEVL	5	1	1	155,000	155,000	155,000	54	96.94%
BUNG	12	2	3	166,000	498,000	178,000	73	94.71%
SPLT4	4	2	0	-	-	-	0	0.00%
ST2	96	31	10	204,310	2,043,100	200,000	54	95.55%
ST3	1	1	0	-	-	-	0	0.00%
VILLA	2	1	1	265,000	265,000	265,000	38	93.15%
<b>SW</b>								
APART	858	297	109	276,672	30,157,200	258,000	53	96.13%
APRTM	32	9	3	405,333	1,216,000	456,000	71	96.15%
BK-SP	2	1	0	-	-	-	0	0.00%
BLEVL	8	4	3	270,034	810,101	290,001	70	96.48%
BUNG	36	19	5	371,800	1,859,000	310,000	44	96.56%
LOFT	21	8	5	327,380	1,636,900	340,000	63	95.75%
PENTH	15	5	4	762,825	3,051,300	476,300	79	94.27%
SPLT2	6	1	1	725,000	725,000	725,000	43	95.41%
SPLT3	1	0	0	-	-	-	0	0.00%
SPLT4	19	6	4	305,500	1,222,000	289,000	45	95.01%
SPLT5	10	1	1	274,000	274,000	274,000	85	92.91%
ST2	176	76	42	311,171	13,069,200	282,500	50	96.38%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	57	19	5	681,500	3,407,500	600,000	47	97.37%
VILLA	11	4	3	526,169	1,578,506	533,506	18	97.93%
<b>SE</b>								
APART	92	26	13	238,204	3,096,650	227,000	54	97.50%
APRTM	1	0	0	-	-	-	0	0.00%
BLEVL	2	2	1	219,500	219,500	219,500	40	100.00%
BUNG	9	3	4	316,250	1,265,000	287,000	63	96.47%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	5	2	0	-	-	-	0	0.00%
SPLT4	6	3	3	305,000	915,000	282,000	73	97.61%
ST2	73	25	13	264,442	3,437,750	258,000	59	96.76%
ST2.5	1	0	1	353,000	353,000	353,000	18	98.08%
ST3	3	2	3	336,667	1,010,000	357,000	72	97.90%
VILLA	2	0	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD  
COMMERCIAL SUMMARY**

**Year to Date August 31, 2010**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	9	9.11	110		
OFC	L	11	12.83	107		
RET	L	3	19.73	78		
AGR	S	17	2,144,176	110	36,451,000	88.27%
BUS	S	48	90,281	98	4,333,508	80.78%
BWP	S	10	469,900	195	4,699,000	90.72%
IND	S	35	490,472	110	17,166,513	92.39%
LAN	S	20	789,890	150	15,797,800	89.54%
MFC	S	11	830,273	89	9,133,000	94.81%
OFC	S	17	623,812	118	10,604,800	88.06%
RET	S	15	513,962	75	7,709,435	89.00%

**Year to Date August 31, 2009**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.558	42		
BWP	L	1		94		
IND	L	13	10.078583	95		
OFC	L	19	14.800562	83		
RET	L	7	15.249	153		
AGR	S	14	909,664	108	12,735,300	63.31%
BUS	S	50	100,813	112	5,040,626	85.90%
BWP	S	13	1,566,722	152	20,367,388	92.30%
IND	S	29	670,341	111	19,439,900	81.44%
LAN	S	18	366,733	192	5,501,000	84.37%
MFC	S	15	1,189,333	152	17,840,000	91.27%
OFC	S	15	396,333	143	5,945,000	96.27%
RET	S	9	305,444	123	2,749,000	93.12%

**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
<b>2006</b>													
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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
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
<b>2010</b>													
New Listings	1,822	2,154	2,988	3,082	2,966	2,733	1,942	1,960					19,635
Sales	762	1,035	1,396	1,352	1,262	1,061	915	867					8,630
Avg Price	441,217	458,254	471,269	460,378	483,240	481,964	464,655	445,617					465,176
Median	398,000	411,000	423,000	417,000	420,000	418,900	400,000	395,000					412,500
Avg DOM	43	34	33	36	38	39	45	50					39

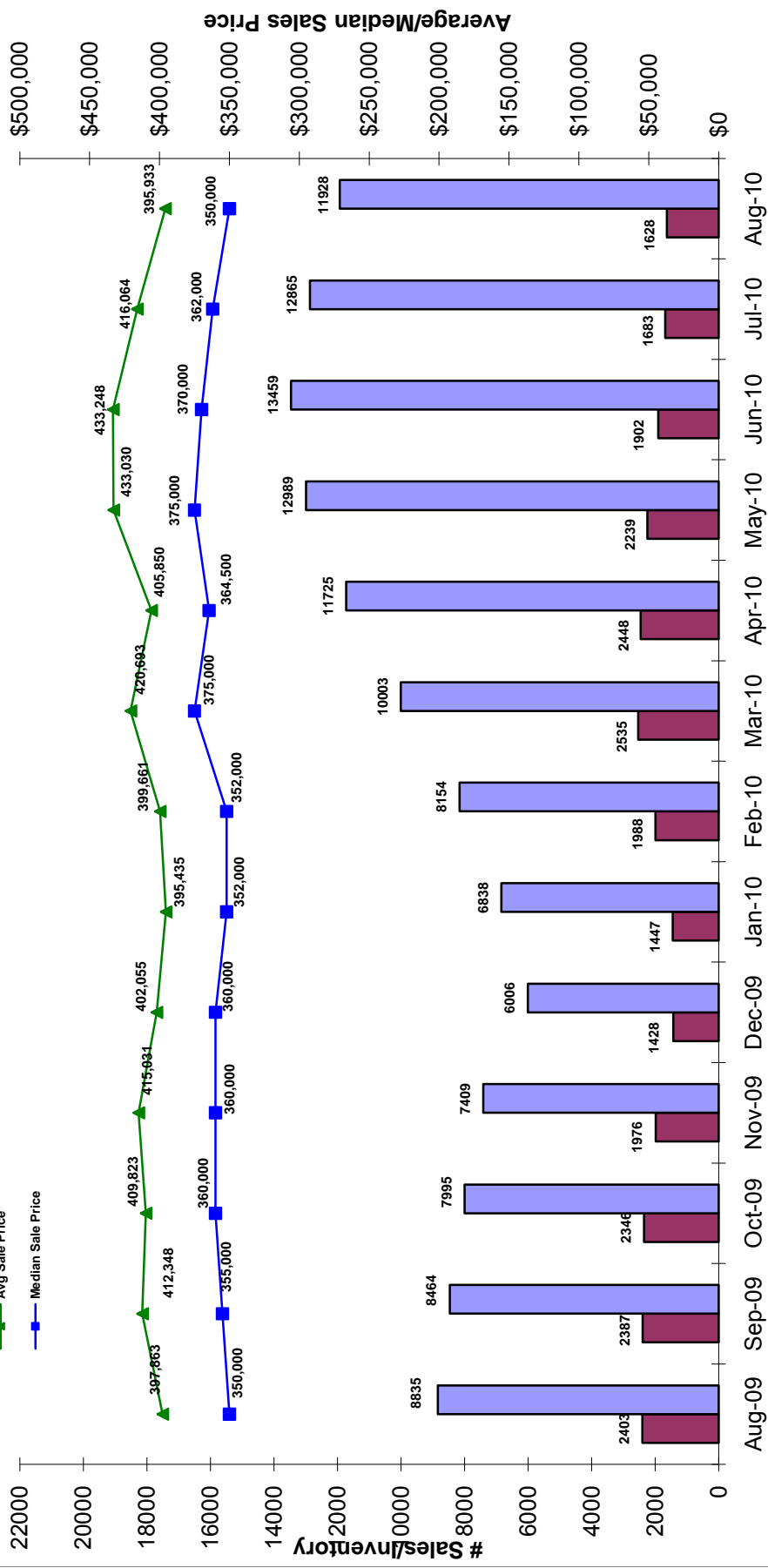
**CALGARY REAL ESTATE BOARD  
CONDOMINIUM CALGARY METRO  
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2006</b>													
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
<b>2007</b>													
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
<b>2008</b>													
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
<b>2009</b>													
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
<b>2010</b>													
New Listings	951	1,109	1,376	1,335	1,221	1,084	890	808					8,775
Sales	376	536	609	639	518	445	396	364					3,881
Avg Price	282,639	282,880	296,600	289,588	304,662	292,238	291,168	286,384					291,284
Median	265,000	265,900	275,000	267,500	279,900	269,900	268,000	260,000					269,000
Avg DOM	50	43	39	41	43	46	51	53					45

# CALGARY REAL ESTATE BOARD

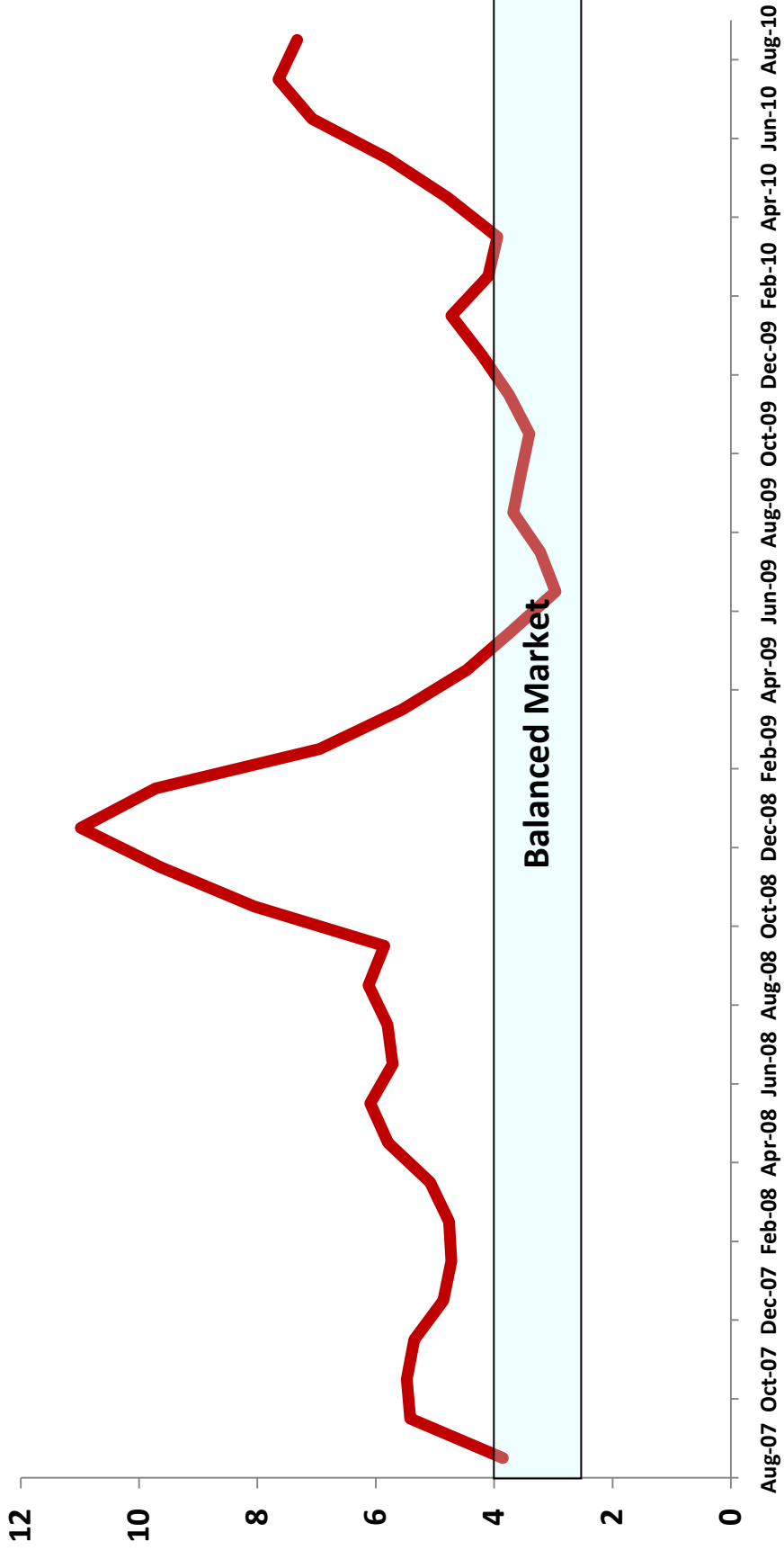
## TOTAL MLS® AUGUST 2010

- Sales
- Inventory
- ▲ Avg Sale Price
- Median Sale Price



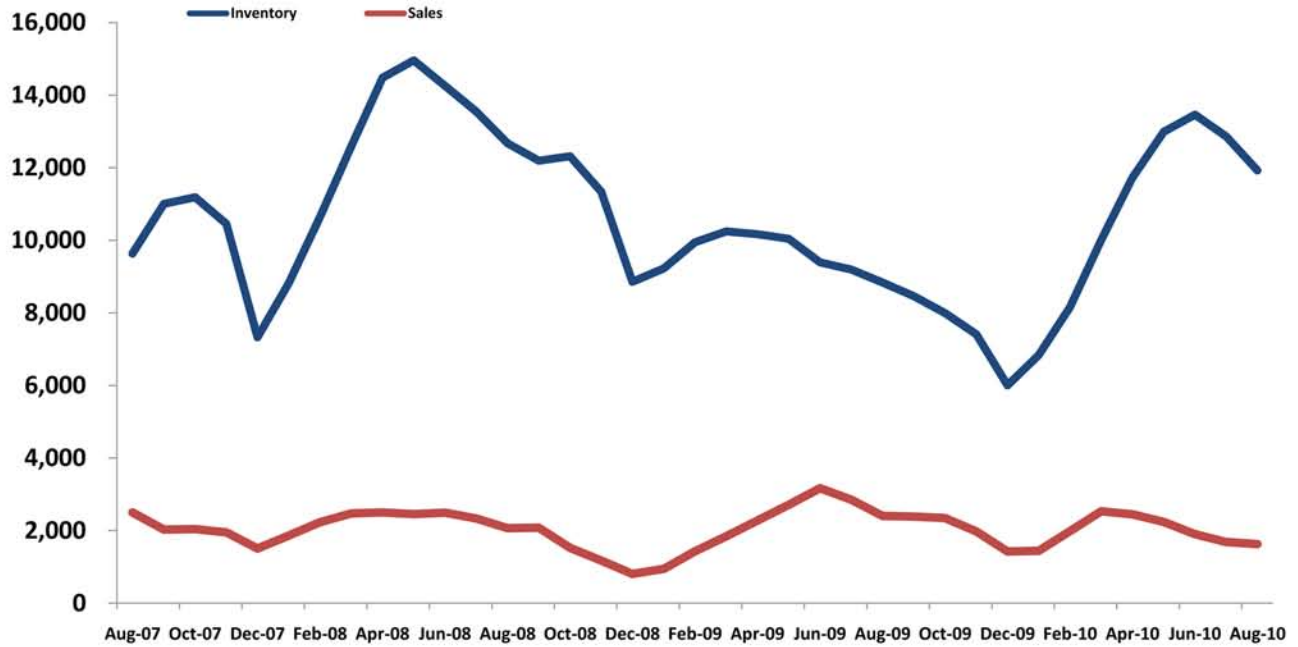
CALGARY REAL ESTATE BOARD

ABSORPTION RATE  
TOTAL MLS® AUGUST 2010



CALGARY REAL ESTATE BOARD

TOTAL MLS®  
AUGUST 2010



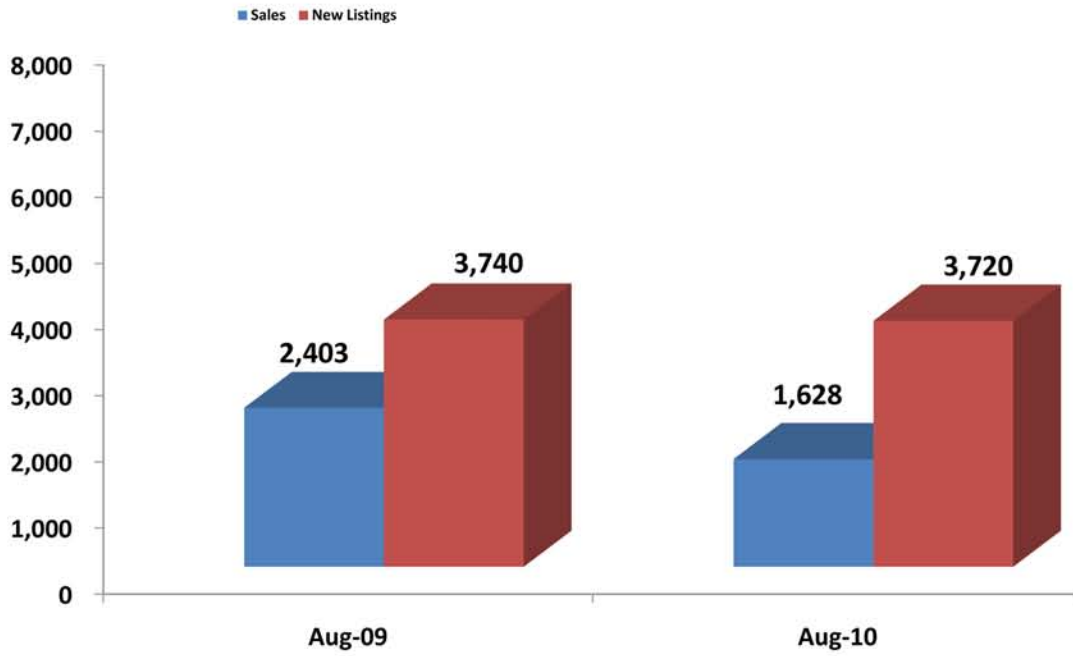
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TOTAL MLS®  
AUGUST 2010



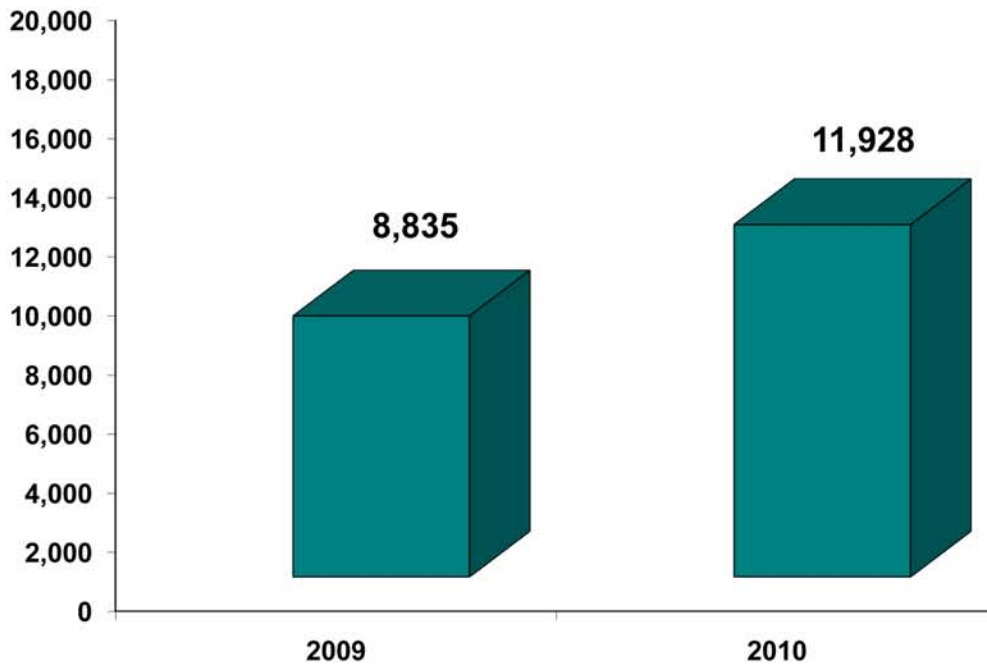
CALGARY REAL ESTATE BOARD

TOTAL MLS®  
AUGUST 2010



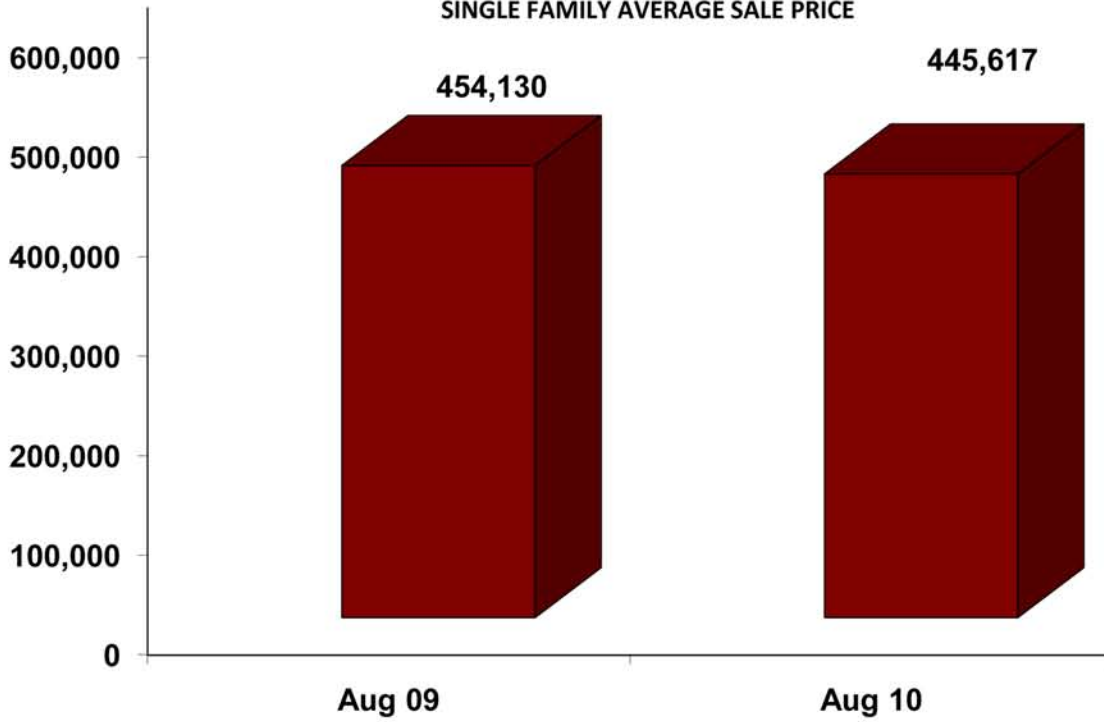
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TOTAL MLS® INVENTORY AS OF  
AUGUST MONTH END



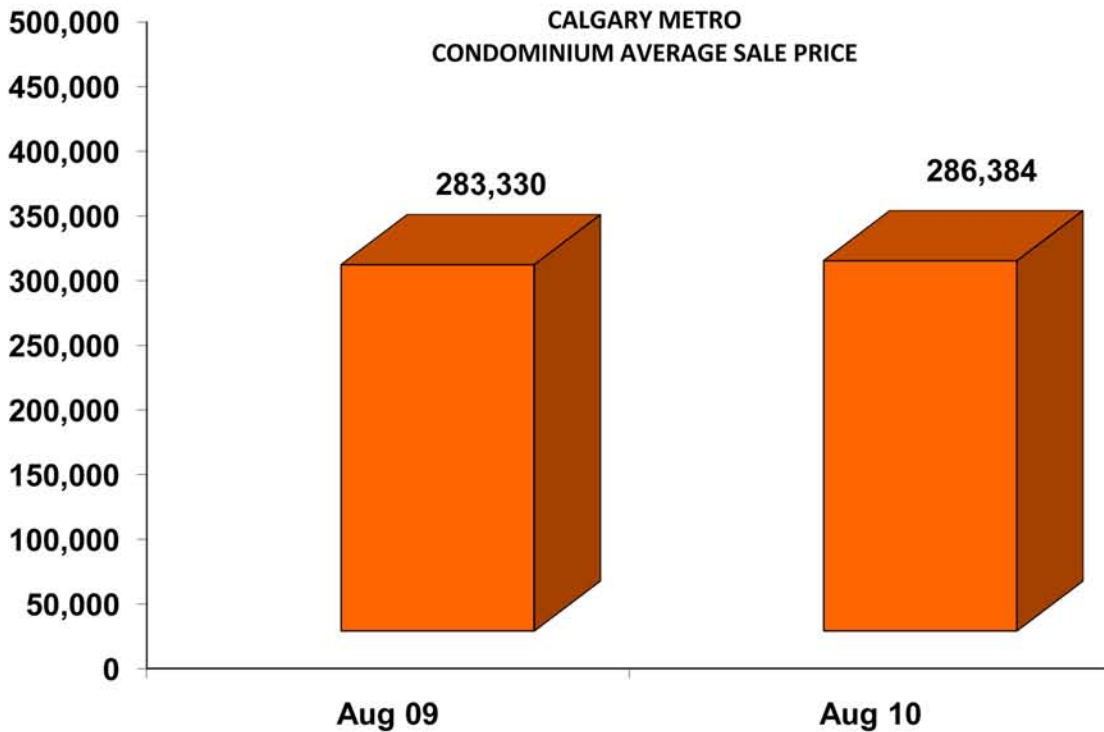
CALGARY REAL ESTATE BOARD

CALGARY METRO  
SINGLE FAMILY AVERAGE SALE PRICE

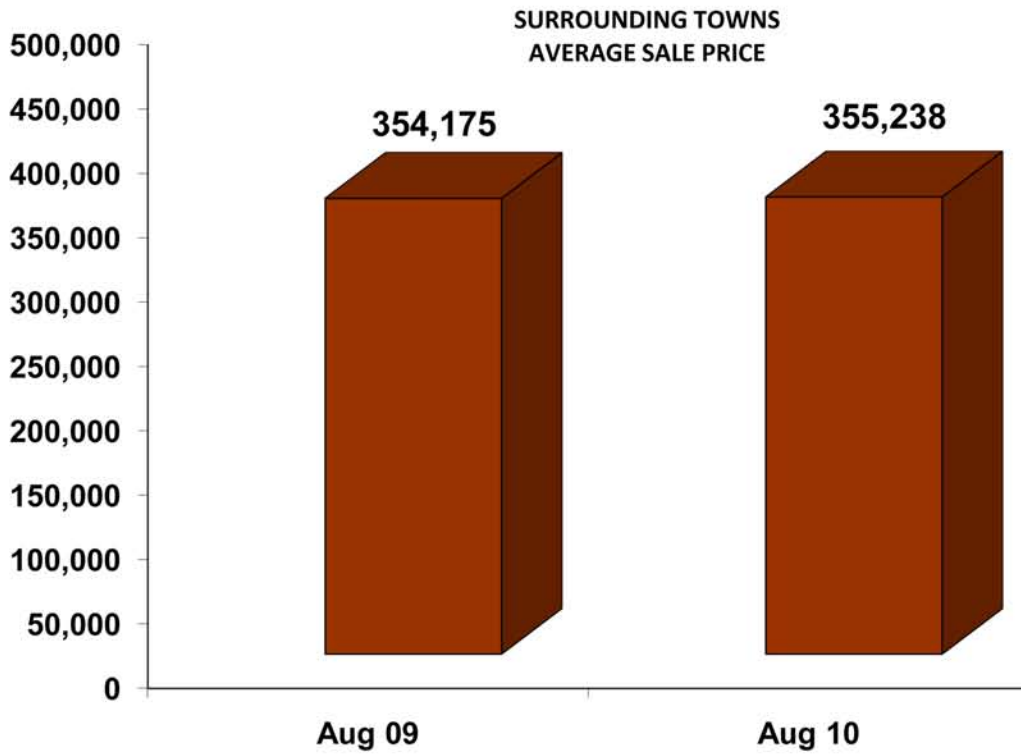


CALGARY REAL ESTATE BOARD

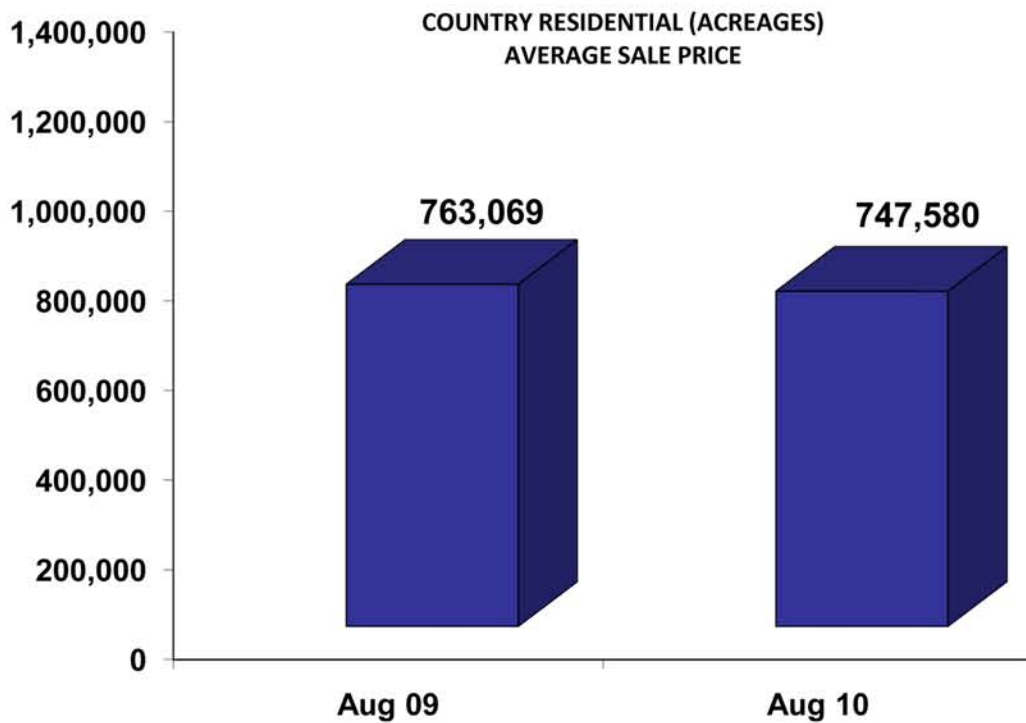
CALGARY METRO  
CONDOMINIUM AVERAGE SALE PRICE



CALGARY REAL ESTATE BOARD

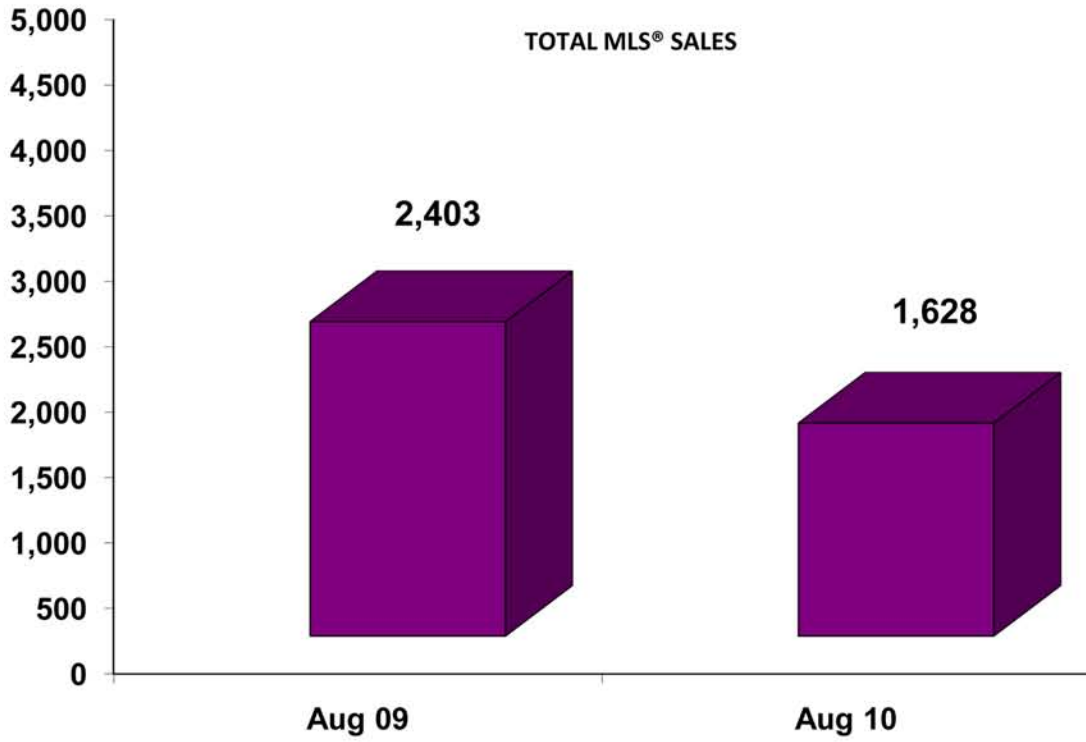


CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD

TOTAL MLS® SALES



CALGARY REAL ESTATE BOARD

METRO CONDO & SINGLE FAMILY  
AS A PER CENT OF TOTAL METRO SALES

