

CALGARY HOUSING MARKET SHOWS SIGNS OF BALANCE, NOT BUBBLE
An expected rise in interest rates to fuel an active spring market

Calgary, March 1, 2010 – Calgary’s housing market continues to build stability and momentum in the second month of the year, according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in February 2010 in the city of Calgary was up 25 per cent from the same time a year ago, while condominium sales saw an increase of 56 per cent from the same time a year ago.

February 2010 saw 1,035 single family homes sold in the city of Calgary. This is an increase of 36 per cent from 762 sales in January 2010. In February 2009, single family home sales totaled 825. The number of condominium sales for the month of February 2010 was 536. This was an increase of 43 per cent from the 376 condominium transactions recorded in January 2010. In February 2009, condominium sales were 343.

“There is a spring in the step of Calgary homebuyers as we get ready for the spring market,” says Diane Scott, president of CREB®. “Indeed, the Calgary housing market has shifted from fragile to fervent in just over 12 months. We will see strong activity in the spring market as many buyers will view 2010 as the time to take advantage of affordability and to get in before interest rates rise.”

“The market is tightening and we are seeing a moderate rise in the number of competing offers on homes,” Scott acknowledges. “But Calgary’s market remains in a healthy and stable position. There has been much talk of a housing bubble in some markets across Canada but we believe balance, not bubble, is the story of the Calgary housing market for 2010.”

The average price of a single family home in the city of Calgary in February 2010 was \$458,254, showing an increase of 4 per cent from January 2010, when the average price was \$441,217, and showing an increase of 10 per cent from February 2009, when the average price was \$415,568. The average price of a condominium in the city of Calgary was \$282,880, showing no significant change from January 2010, when the average price was \$282,639 and a 5 per cent increase over last year, when the average price was \$268,971. 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 February 2010 was \$411,000, showing a 3 per cent increase from January 2010, when the median price was \$398,000, and a 10 per cent increase from February 2009, when the median price was \$375,000. The median price of a condominium in February 2010 was \$265,900, remaining nearly the same as in January 2010, when

the median was \$265,000. That’s up 6 per cent from February 2009, when the median price was \$249,900.

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 continues to drive the market and many first time home buyers are seeing this as the time to take advantage of record low interest rates,” says Scott. “The spring market will continue to see strong demand for affordable single family homes by first time home buyers and young families looking to move up.”

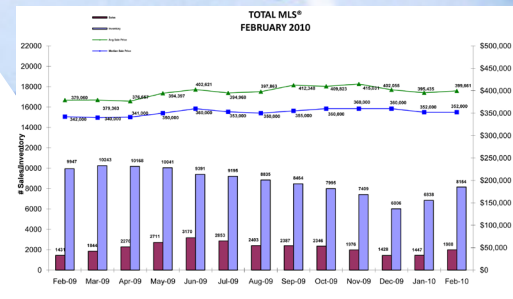
“We will see a rise in both our inventory and demand this spring—and we expect both to stay in a healthy balance. Prices will edge up as the year progresses, but the rise in prices will be moderate,” adds Scott.

Single family listings in the city of Calgary added for the month of February totaled 2,154, an increase of 18 per cent from January 2010 when 1,822 new listings were added, and showing an increase of 5 per cent from February 2009, when 2,057 new listings came to the market. Condominium new listings in the city of Calgary added for February 2010 were 1,109, up 17 per cent from January 2010, when the MLS® saw 951 condo listings coming to the market. This is an increase of 24 per cent from February 2009, when new condominium listings added were 892.

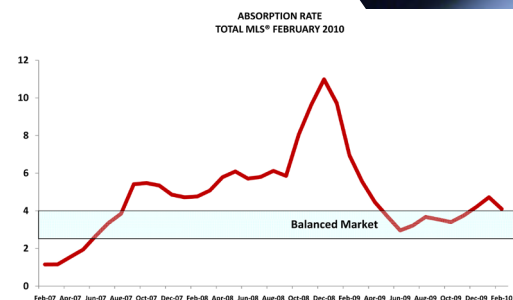
“The story of the housing market is all about interest rates at the moment,” says Scott. “When the rates will rise is the wild card. Canada’s economic recovery showed marked improvement in the final quarter of last year. This will put pressure on the Bank of Canada to begin raising rates sooner than planned to curb inflation.”

CREB® is a professional body of 5,469 licensed brokers and registered associates, representing 251 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.

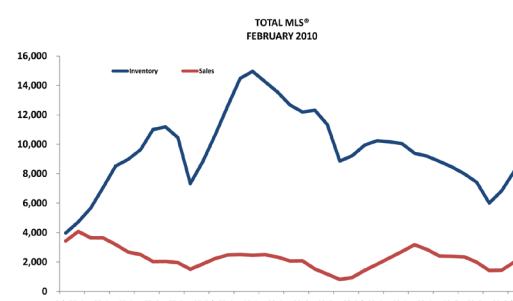
Total MLS® Information



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR FEBRUARY 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	3,106	4,352	-28.63%	n/a	n/a	n/a
New Listings Added	2,154	2,057	4.72%	3,975	4,124	-3.61%
Sales	1,035	825	25.45%	1,795	1,373	30.74%
Avg DOM Sold	34	51	-33.33%	38	55	-30.91%
Avg DOM Active	45	56	-19.64%	45	56	-19.64%
Average Sale Price	458,254	415,568	10.27%	451,115	414,663	8.79%
Median Price	411,000	375,000	9.60%	405,000	375,000	8.00%
Total Sales	474,292,428	342,843,716	38.34%	809,752,313	569,332,717	42.23%
Sales \$/List \$	97.39%	95.66%	1.80%	97.41%	95.58%	1.92%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,741	2,065	-15.69%	n/a	n/a	n/a
New Listings Added	1,109	892	24.33%	2,061	1,833	12.44%
Sales	536	343	56.27%	912	568	60.56%
Avg DOM Sold	43	51	-15.69%	46	56	-17.86%
Avg DOM Active	45	57	-21.05%	45	57	-21.05%
Average Sale Price	282,880	268,971	5.17%	282,779	269,751	4.83%
Median Price	265,900	249,900	6.40%	265,000	247,500	7.07%
Total Sales	151,623,507	92,257,037	64.35%	257,894,883	153,218,453	68.32%
Sales \$/List \$	97.09%	95.38%	1.80%	97.04%	95.27%	1.86%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,070	2,327	-11.04%	n/a	n/a	n/a
New Listings Added	763	690	10.58%	1,448	1,427	1.47%
Sales	335	215	55.81%	590	363	62.53%
Avg DOM Sold	66	83	-20.48%	71	82	-13.41%
Avg DOM Active	90	89	1.12%	90	89	1.12%
Average Sale Price	353,912	371,829	-4.82%	355,689	351,255	1.26%
Median Price	330,000	335,500	-1.64%	330,000	330,000	0.00%
Total Sales	118,560,595	79,943,332	48.31%	209,856,389	127,505,562	64.59%
Sales \$/List \$	96.93%	95.57%	1.43%	96.83%	95.52%	1.37%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	718	722	-0.55%	n/a	n/a	n/a
New Listings Added	203	198	2.53%	405	387	4.65%
Sales	59	32	84.38%	97	46	110.87%
Avg DOM Sold	106	91	16.48%	105	97	8.25%
Avg DOM Active	110	104	5.77%	110	104	5.77%
Average Sale Price	748,506	748,516	0.00%	803,301	827,967	-2.98%
Median Price	775,000	650,000	19.23%	775,000	675,000	14.81%
Total Sales	44,161,875	23,952,500	84.37%	77,920,175	38,086,500	104.59%
Sales \$/List \$	93.62%	92.08%	1.67%	94.76%	90.96%	4.17%
<u>RURAL LAND</u>						
Month End Inventory	418	414	0.97%	n/a	n/a	n/a
New Listings Added	81	87	-6.90%	156	163	-4.29%
Sales	16	7	128.57%	27	14	92.86%
Avg DOM Sold	149	55	170.91%	133	57	133.33%
Avg DOM Active	161	140	15.00%	161	140	15.00%
Average Sale Price	341,606	452,429	-24.49%	364,730	562,071	-35.11%
Median Price	300,000	370,000	-18.92%	300,000	400,000	-25.00%
Total Sales	5,465,700	3,167,000	72.58%	9,847,700	7,869,000	25.15%
Sales \$/List \$	94.17%	83.39%	12.93%	94.43%	93.75%	0.72%
<u>TOTAL MLS®*</u>						
Month End Inventory	8,154	9,947	-18.03%	n/a	n/a	n/a
New Listings Added	4,335	3,947	9.83%	8,099	7,978	1.52%
Sales	1,988	1,431	38.92%	3,433	2,378	44.37%
Avg DOM Sold	45	57	-21.05%	49	60	-18.33%
Avg DOM Active	68	71	-4.23%	68	71	-4.23%
Average Sale Price	399,661	379,060	5.43%	397,895	377,061	5.53%
Median Price	352,000	342,000	2.92%	352,000	341,250	3.15%
Total Sales	794,526,605	542,435,085	46.47%	1,365,973,460	896,652,032	52.34%
Sales \$/List \$	97.02%	95.35%	1.75%	97.07%	95.29%	1.87%

*Total MLS® includes Mobile Listings

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

<i>SINGLE FAMILY</i>	Feb-10				Feb-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	7	0.68%	11	0.61%	5	0.61%	8	0.58%
200,000 - 299,999	111	10.72%	212	11.81%	120	14.56%	210	15.31%
300,000 - 349,999	197	19.03%	329	18.33%	188	22.82%	303	22.08%
350,000 - 399,999	169	16.33%	316	17.60%	174	21.12%	296	21.57%
400,000 - 449,999	167	16.14%	280	15.60%	123	14.93%	203	14.80%
450,000 - 499,999	103	9.95%	182	10.14%	62	7.52%	100	7.29%
500,000 - 549,999	84	8.12%	130	7.24%	46	5.58%	71	5.17%
550,000 - 599,999	55	5.31%	97	5.40%	33	4.00%	55	4.01%
600,000 - 649,999	33	3.19%	62	3.45%	15	1.82%	28	2.04%
650,000 - 699,999	26	2.51%	42	2.34%	17	2.06%	29	2.11%
700,000 - 799,999	34	3.29%	52	2.90%	8	0.97%	20	1.46%
800,000 - 899,999	19	1.84%	32	1.78%	16	1.94%	25	1.82%
900,000 - 999,999	10	0.97%	18	1.00%	6	0.73%	7	0.51%
1,000,000 - 1,249,999	10	0.97%	16	0.89%	5	0.61%	8	0.58%
1,250,000 - 1,499,999	3	0.29%	6	0.33%	5	0.61%	7	0.51%
1,500,000 - 1,749,999	3	0.29%	5	0.28%	1	0.12%	1	0.07%
1,750,000 - 1,999,999	-	0.00%	1	0.06%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	2	0.19%	2	0.11%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	1	0.10%	1	0.06%	-	0.00%	1	0.07%
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	1	0.10%	1	0.06%	-	0.00%	-	0.00%
	1,035		1,795		824		1,372	

<i>CONDO</i>	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.	
0 - 99,999	-	0.00%	1	0.11%	-	0.00%	-	0.00%	
100,000 - 199,999	95	17.72%	165	18.09%	54	15.88%	95	16.90%	
200,000 - 299,999	239	44.59%	414	45.39%	196	57.65%	315	56.05%	
300,000 - 349,999	101	18.84%	162	17.76%	50	14.71%	87	15.48%	
350,000 - 399,999	51	9.51%	80	8.77%	19	5.59%	30	5.34%	
400,000 - 449,999	22	4.10%	37	4.06%	10	2.94%	14	2.49%	
450,000 - 499,999	10	1.87%	17	1.86%	4	1.18%	5	0.89%	
500,000 - 549,999	3	0.56%	8	0.88%	3	0.88%	7	1.25%	
550,000 - 599,999	6	1.12%	12	1.32%	-	0.00%	3	0.53%	
600,000 - 649,999	3	0.56%	6	0.66%	-	0.00%	1	0.18%	
650,000 - 699,999	2	0.37%	2	0.22%	-	0.00%	-	0.00%	
700,000 - 799,999	3	0.56%	4	0.44%	1	0.29%	1	0.18%	
800,000 - 899,999	1	0.19%	3	0.33%	-	0.00%	-	0.00%	
900,000 - 999,999	-	0.00%	1	0.11%	-	0.00%	-	0.00%	
1,000,000 - 1,249,999	-	0.00%	-	0.00%	3	0.88%	3	0.53%	
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%	1	0.18%	
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%	
	536		912		340		562		

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

TOWNS	Feb-10				Feb-09			
	Month	**Y.T.D.		Month	**Y.T.D.		Month	**Y.T.D.
0 - 99,999	4	1.19%	14	2.37%	-	0.00%	3	0.83%
100,000 - 199,999	37	11.04%	63	10.68%	17	7.91%	33	9.09%
200,000 - 299,999	92	27.46%	152	25.76%	63	29.30%	103	28.37%
300,000 - 349,999	61	18.21%	106	17.97%	40	18.60%	76	20.94%
350,000 - 399,999	55	16.42%	95	16.10%	40	18.60%	63	17.36%
400,000 - 449,999	35	10.45%	61	10.34%	23	10.70%	39	10.74%
450,000 - 499,999	12	3.58%	23	3.90%	7	3.26%	11	3.03%
500,000 - 549,999	15	4.48%	30	5.08%	7	3.26%	11	3.03%
550,000 - 599,999	3	0.90%	6	1.02%	4	1.86%	8	2.20%
600,000 - 649,999	4	1.19%	11	1.86%	-	0.00%	1	0.28%
650,000 - 699,999	4	1.19%	7	1.19%	2	0.93%	2	0.55%
700,000 - 799,999	2	0.60%	4	0.68%	3	1.40%	3	0.83%
800,000 - 899,999	3	0.90%	5	0.85%	-	0.00%	1	0.28%
900,000 - 999,999	2	0.60%	5	0.85%	3	1.40%	3	0.83%
1,000,000 - 1,249,999	4	1.19%	5	0.85%	4	1.86%	4	1.10%
1,250,000 - 1,499,999	1	0.30%	1	0.17%	1	0.47%	1	0.28%
1,500,000 - 1,749,999	1	0.30%	1	0.17%	1	0.47%	1	0.28%
1,750,000 - 1,999,999	-	0.00%	1	0.17%	-	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%
	335		590		215		363	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	1	1.69%	1	1.03%	-	0.00%	-	0.00%
100,000 - 199,999	3	5.08%	4	4.12%	-	0.00%	-	0.00%
200,000 - 299,999	2	3.39%	4	4.12%	1	3.13%	1	2.17%
300,000 - 349,999	5	8.47%	7	7.22%	1	3.13%	2	4.35%
350,000 - 399,999	1	1.69%	3	3.09%	5	15.63%	6	13.04%
400,000 - 449,999	1	1.69%	1	1.03%	3	9.38%	4	8.70%
450,000 - 499,999	2	3.39%	3	3.09%	1	3.13%	2	4.35%
500,000 - 549,999	1	1.69%	2	2.06%	-	0.00%	1	2.17%
550,000 - 599,999	5	8.47%	9	9.28%	2	6.25%	2	4.35%
600,000 - 649,999	3	5.08%	5	5.15%	2	6.25%	3	6.52%
650,000 - 699,999	2	3.39%	4	4.12%	2	6.25%	2	4.35%
700,000 - 799,999	8	13.56%	11	11.34%	4	12.50%	5	10.87%
800,000 - 899,999	8	13.56%	13	13.40%	3	9.38%	3	6.52%
900,000 - 999,999	5	8.47%	9	9.28%	1	3.13%	3	6.52%
1,000,000 - 1,249,999	6	10.17%	9	9.28%	4	12.50%	7	15.22%
1,250,000 - 1,499,999	3	5.08%	6	6.19%	2	6.25%	2	4.35%
1,500,000 - 1,749,999	2	3.39%	3	3.09%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	1	1.69%	1	1.03%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	1	3.13%	2	4.35%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	1	2.17%
3,000,000 - 3,499,999	-	0.00%	1	1.03%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	1.03%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	59		97		32		46	

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

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	4	2	0	-	-	-	0	0.00%
BLEVL	72	55	21	355,952	7,475,000	337,500	29	97.51%
BUNG	276	195	83	454,913	37,757,738	417,000	28	96.99%
BUNGH	8	8	4	559,375	2,237,500	352,000	27	97.93%
HL-SP	2	0	0	-	-	-	0	0.00%
SPLT2	54	46	18	548,389	9,871,000	480,000	28	97.10%
SPLT3	5	4	3	335,167	1,005,500	338,000	20	94.89%
SPLT4	36	30	22	387,531	8,525,688	380,000	30	97.25%
SPLT5	2	3	1	277,500	277,500	277,500	11	97.40%
ST1.5	18	13	4	398,000	1,592,000	425,000	18	95.92%
ST2	554	371	156	491,497	76,673,534	441,000	34	97.47%
ST2.5	4	2	1	738,000	738,000	738,000	17	98.41%
ST3	7	1	0	-	-	-	0	0.00%
VILLA	4	4	0	-	-	-	0	0.00%
NE								
BK-SP	2	1	1	222,500	222,500	222,500	18	96.78%
BLEVL	117	77	26	293,708	7,636,400	293,000	43	97.13%
BUNG	187	127	53	300,671	15,935,558	305,000	34	96.93%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	13	10	2	358,500	717,000	332,000	14	92.54%
SPLT3	7	4	1	220,000	220,000	220,000	12	96.07%
SPLT4	71	37	10	312,590	3,125,900	305,000	45	96.62%
ST1.5	3	1	1	180,000	180,000	180,000	147	95.24%
ST2	237	164	77	296,478	22,828,839	299,000	38	96.53%
ST3	1	1	0	-	-	-	0	0.00%
SW								
BK-SP	2	1	1	341,000	341,000	341,000	85	97.46%
BLEVL	40	33	18	402,611	7,247,000	387,500	20	97.19%
BUNG	197	142	78	501,388	39,108,301	470,000	34	98.09%
BUNGH	8	2	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	54	36	15	517,250	7,758,750	502,500	29	97.45%
SPLT3	2	5	5	467,760	2,338,800	402,000	17	98.70%
SPLT4	28	26	14	448,171	6,274,400	420,000	29	96.98%
SPLT5	7	4	1	480,000	480,000	480,000	17	98.50%
ST1.5	20	6	1	1,098,000	1,098,000	1,098,000	43	91.88%
ST2	450	327	185	609,530	112,763,130	522,500	33	97.46%
ST2.5	11	5	2	960,000	1,920,000	955,000	25	97.97%
ST3	18	4	2	1,197,500	2,395,000	820,000	24	97.98%
VILLA	3	1	0	-	-	-	0	0.00%
SE								
BK-SP	1	1	2	383,750	767,500	342,500	81	97.92%
BLEVL	39	32	15	362,007	5,430,100	352,500	20	97.49%
BUNG	89	88	63	384,501	24,223,550	370,000	33	97.79%
BUNGH	5	3	0	-	-	-	0	0.00%
HL-SP	1	1	0	-	-	-	0	0.00%
MODUL	0	0	0	-	-	-	0	0.00%
SPLT2	26	21	11	509,909	5,609,000	510,000	47	97.47%
SPLT3	3	3	2	370,000	740,000	329,000	36	98.68%
SPLT4	24	19	13	369,015	4,797,200	359,000	37	97.63%
SPLT5	2	2	0	-	-	-	0	0.00%
ST1.5	6	3	1	329,000	329,000	329,000	27	90.14%
ST2	334	218	119	444,248	52,865,540	423,000	42	97.50%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	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
FEBRUARY 2010**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	290	177	61	256,295	15,633,988	248,000	49	96.54%
APRTM	12	4	2	295,000	590,000	245,000	22	96.75%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	8	5	1	235,000	235,000	235,000	11	97.96%
BUNG	24	18	14	307,993	4,311,900	313,000	32	97.37%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	2	1	0	-	-	-	0	0.00%
PENTH	1	0	1	315,000	315,000	315,000	70	96.95%
SPLT2	2	2	2	353,250	706,500	340,000	63	98.15%
SPLT3	0	1	2	324,250	648,500	282,000	25	96.82%
SPLT4	10	8	0	-	-	-	0	0.00%
SPLT5	6	3	1	415,000	415,000	415,000	29	96.62%
ST2	107	89	54	292,832	15,812,950	295,000	33	97.23%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	11	7	2	318,200	636,400	316,500	12	99.47%
VILLA	2	3	4	450,875	1,803,500	393,500	9	97.58%
NE								
APART	74	41	16	195,063	3,121,000	195,000	63	95.62%
APRTM	2	0	0	-	-	-	0	0.00%
BLEVL	3	0	1	172,000	172,000	172,000	25	96.09%
BUNG	7	5	2	277,000	554,000	269,000	89	96.36%
SPLT4	4	3	2	208,750	417,500	205,000	54	98.29%
ST2	75	37	18	204,343	3,678,166	186,900	56	95.93%
ST2.5	2	2	0	-	-	-	0	0.00%
VILLA	0	0	1	251,000	251,000	251,000	15	96.58%
SW								
APART	644	413	214	263,447	56,377,639	249,500	43	96.93%
APRTM	32	20	2	326,500	653,000	250,000	23	97.03%
BLEVL	17	12	2	191,000	382,000	189,000	46	97.85%
BUNG	35	25	9	419,667	3,777,000	266,000	34	97.01%
BUNGH	1	0	1	555,000	555,000	555,000	210	97.39%
LOFT	13	6	3	309,667	929,000	314,000	68	94.56%
PENTH	11	5	3	331,333	994,000	307,000	51	96.53%
SPLT2	2	2	1	230,000	230,000	230,000	146	86.79%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	12	10	3	323,833	971,500	324,000	41	99.25%
SPLT5	12	8	0	-	-	-	0	0.00%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	105	90	50	304,826	15,241,300	299,000	34	97.65%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	50	23	5	529,000	2,645,000	538,000	52	97.48%
VILLA	8	4	11	521,773	5,739,500	460,000	49	98.17%
SE								
APART	72	34	23	268,917	6,185,100	245,000	43	96.94%
BLEVL	1	0	1	219,000	219,000	219,000	21	99.59%
BUNG	6	1	2	304,000	608,000	293,000	65	97.31%
SPLT2	1	0	1	296,000	296,000	296,000	14	98.70%
SPLT3	5	1	0	-	-	-	0	0.00%
SPLT4	2	2	4	360,250	1,441,000	386,000	26	98.36%
SPLT5	1	1	1	282,000	282,000	282,000	21	97.61%
ST2	55	38	14	290,655	4,069,164	265,000	53	98.41%
ST3	3	3	1	358,000	358,000	358,000	15	99.44%
VILLA	1	0	1	367,900	367,900	367,900	14	99.46%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date Feb 28, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	2	11.30	156		
OFC	L	4	11.06	113		
RET	L	1	13.46	89		
AGR	S	3	1,193,333	106	3,580,000	80.92%
BUS	S	10	100,721	116	1,007,208	82.37%
BWP	S	1	265,000	633	265,000	89.83%
IND	S	5	517,003	79	2,585,013	89.02%
LAN	S	4	646,700	154	2,586,800	93.34%
MFC	S	3	966,667	62	2,900,000	93.61%
OFC	S	4	951,250	125	3,805,000	89.51%
RET	S	2	319,750	81	639,500	95.46%

Year to Date Feb 28, 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	2	9.867	71		
OFC	L	7	14.95	62		
RET	L	2	21.528	58		
AGR	S	3	966,333	87	2,899,000	98.61%
BUS	S	7	123,250	89	862,750	91.96%
BWP	S	3	4,185,000	40	12,555,000	95.91%
IND	S	10	891,225	108	8,912,250	77.92%
LAN	S	3		697		
MFC	S	2	765,000	128	1,530,000	92.74%
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**

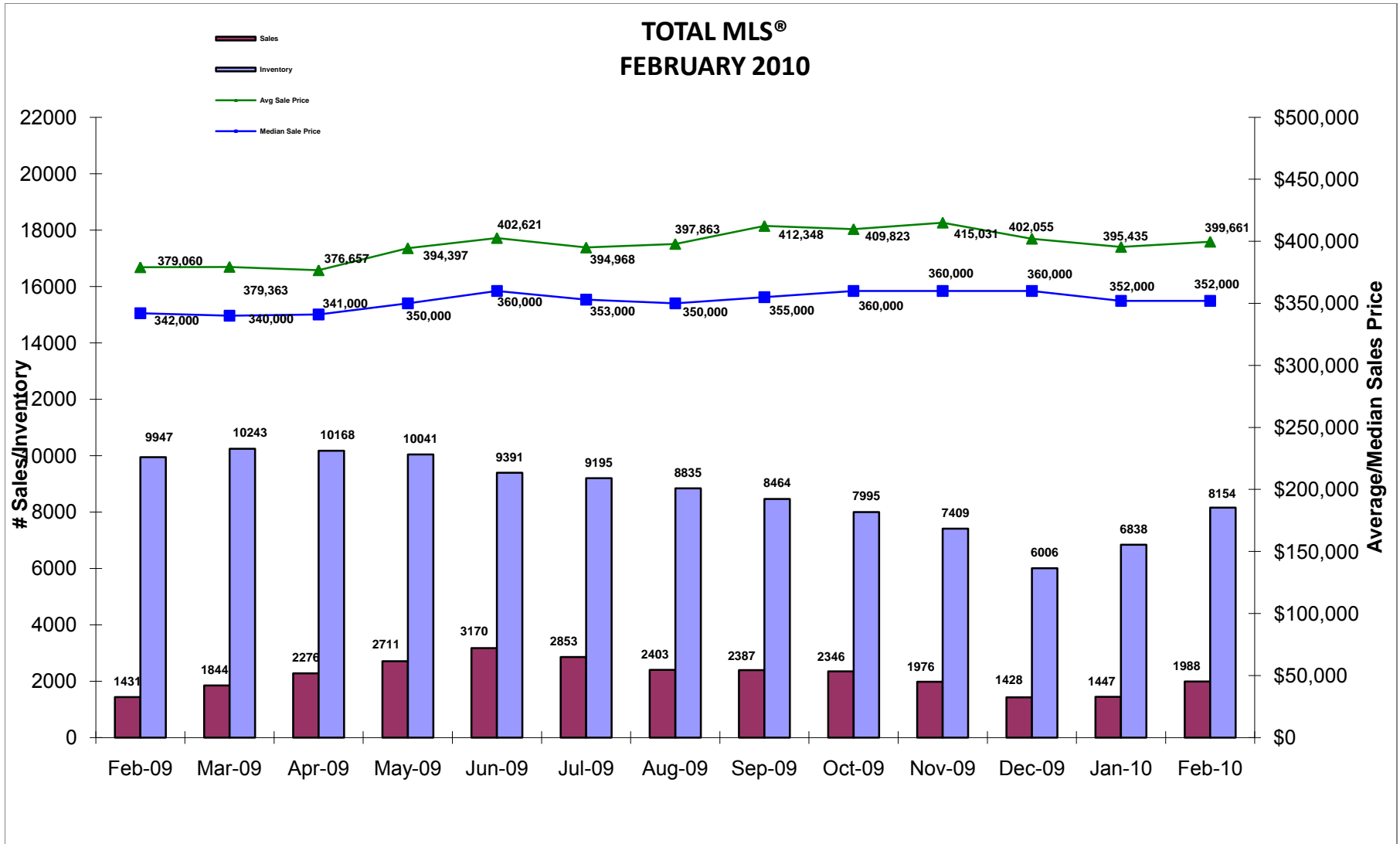
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	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	3,106											3,975
Sales	762	1,035											1,795
Avg Price	441,217	458,254											451,115
Median	398,000	411,000											405,000
Avg DOM	43	34											38

**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											2,061
Sales	376	536											912
Avg Price	282,639	282,880											282,779
Median	265,000	265,900											265,000
Avg DOM	50	43											46

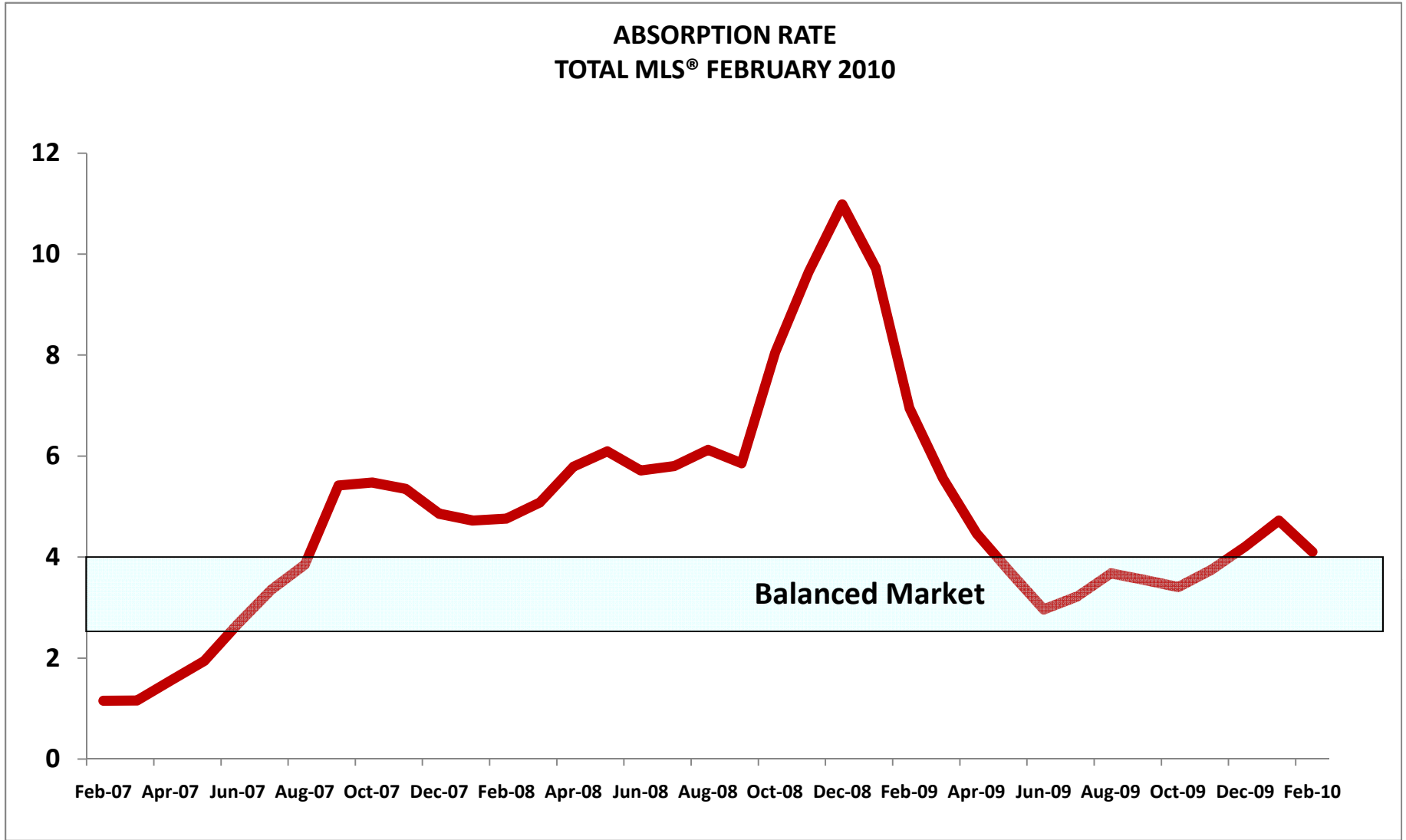
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TOTAL MLS® FEBRUARY 2010

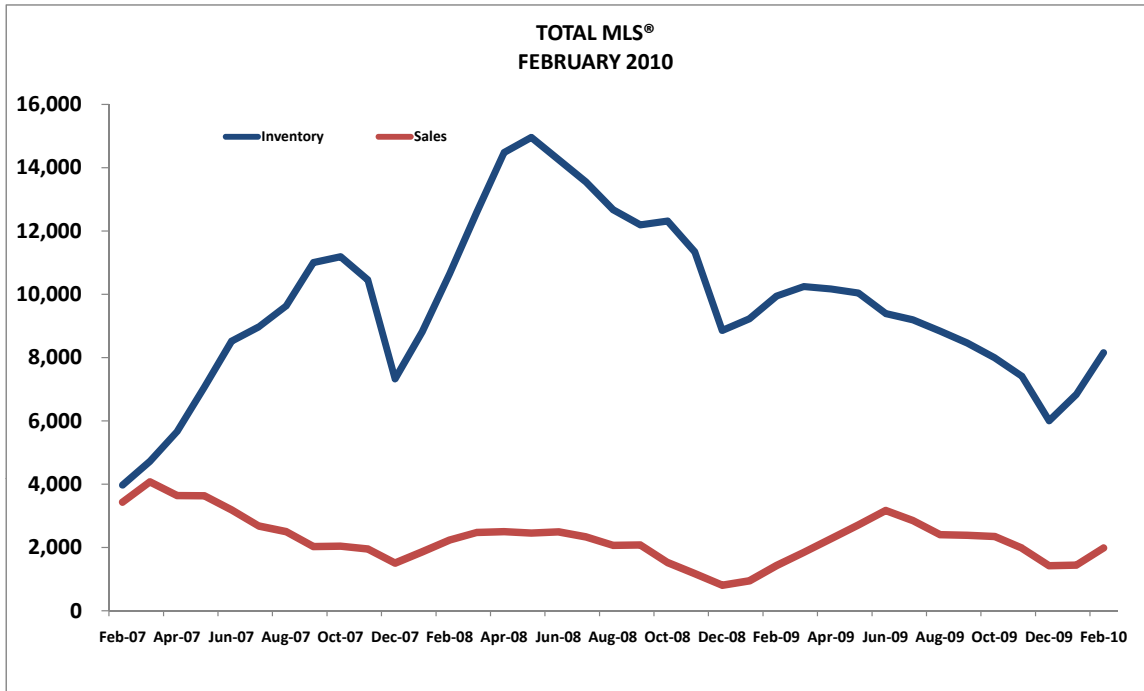


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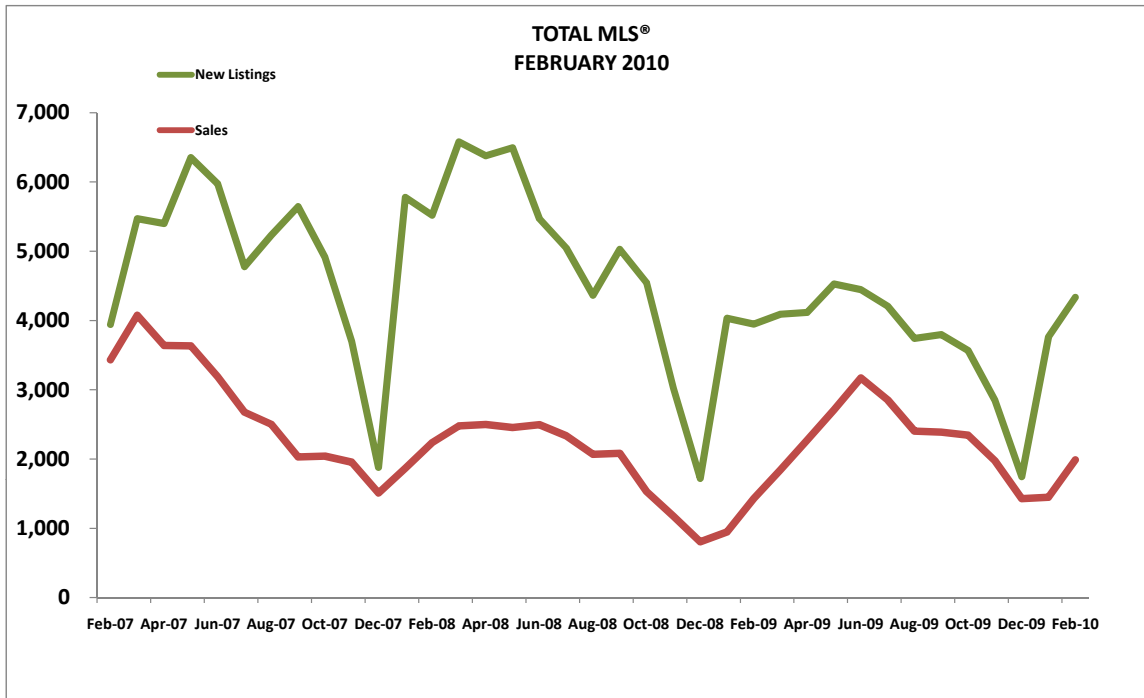
ABSORPTION RATE
TOTAL MLS® FEBRUARY 2010



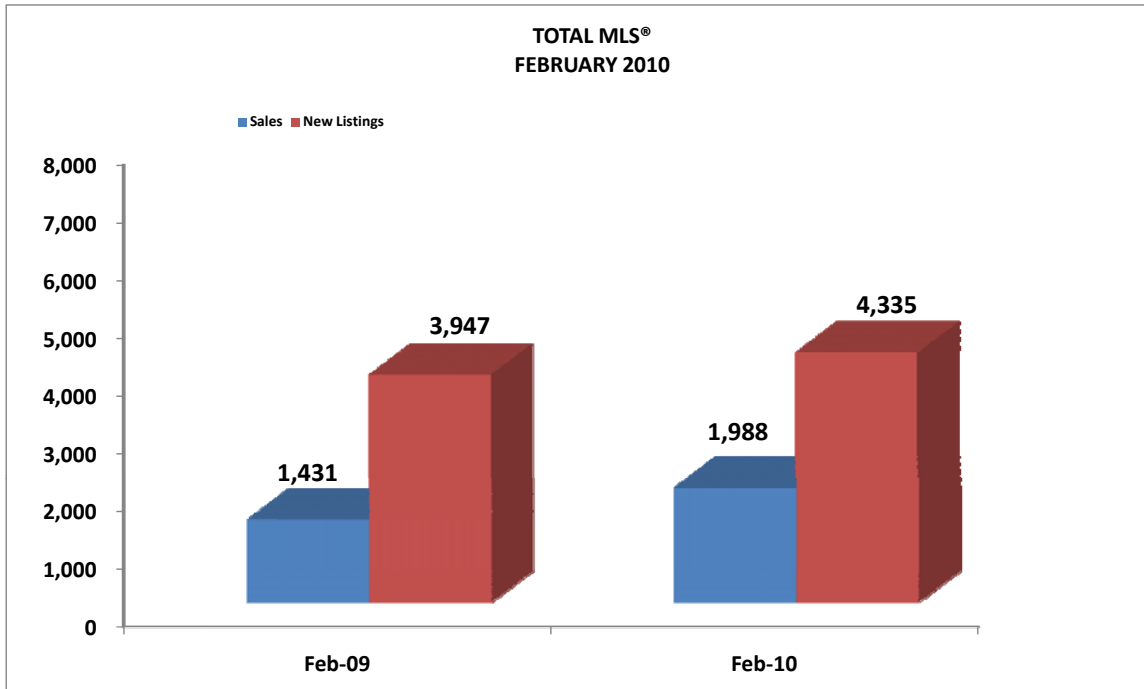
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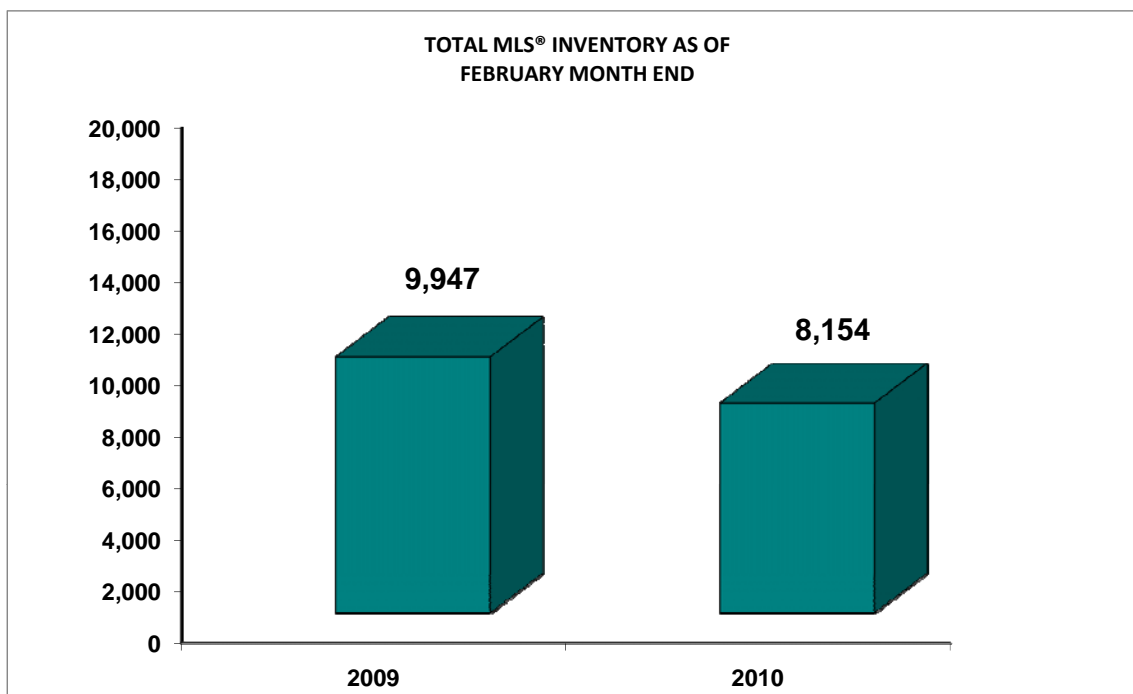
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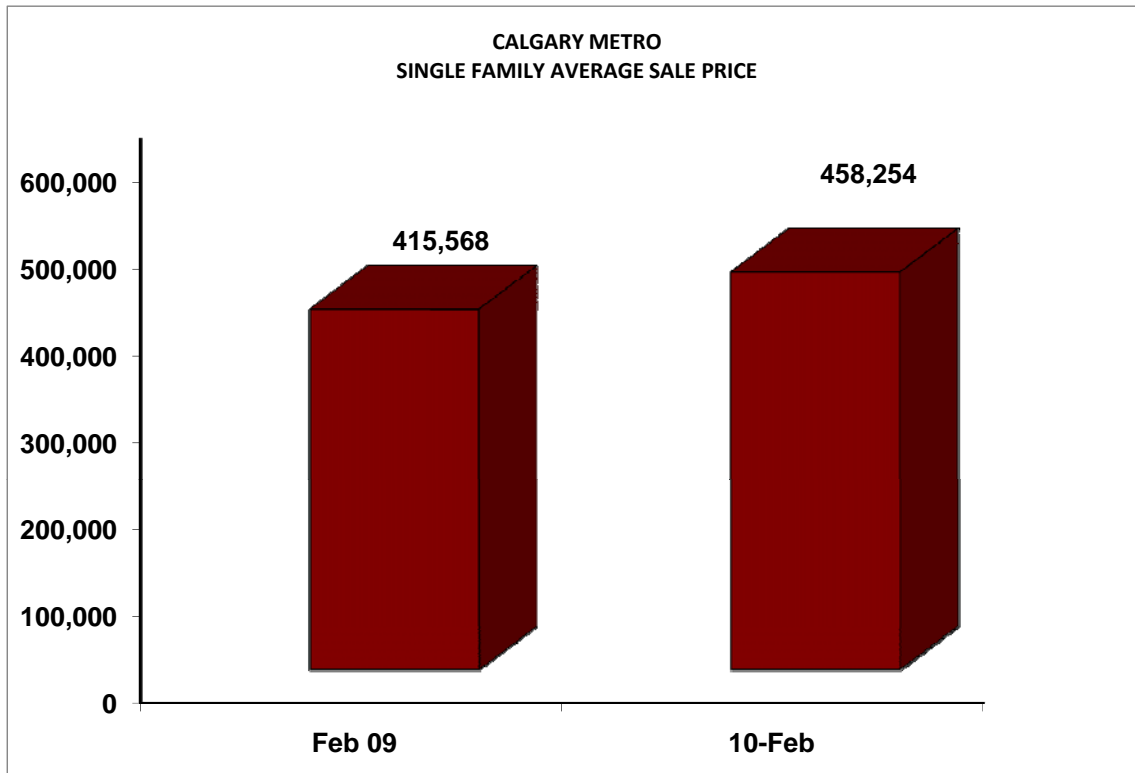
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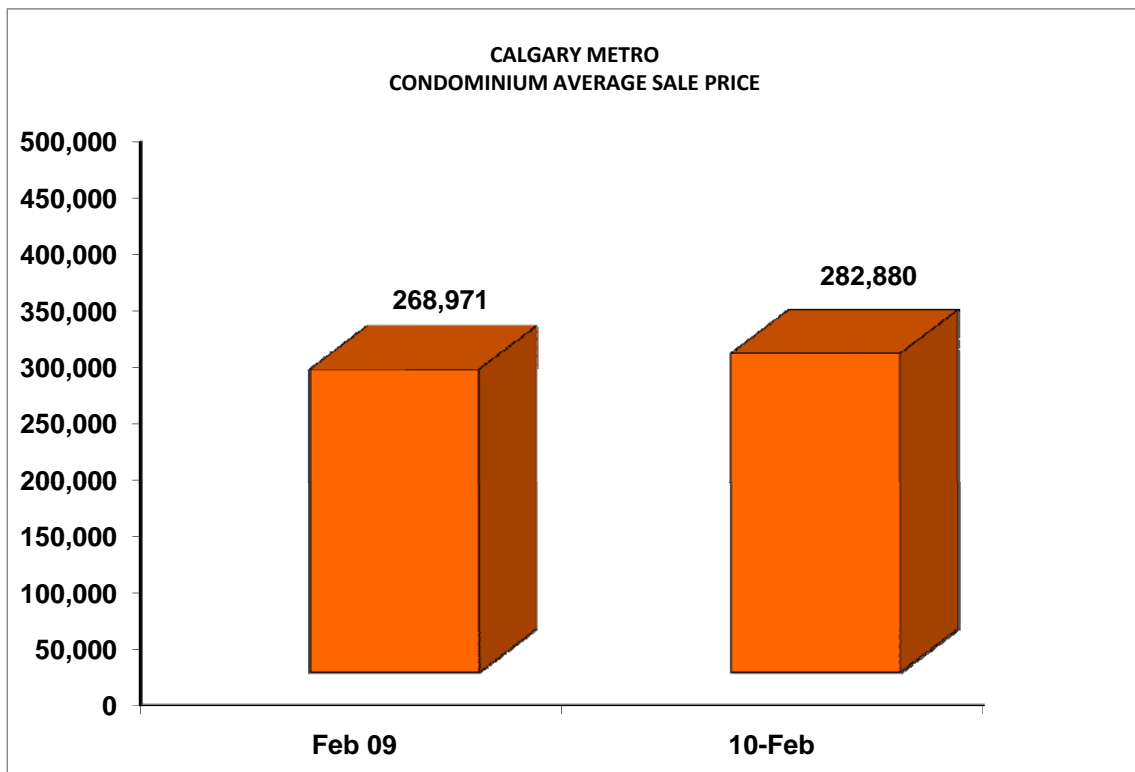
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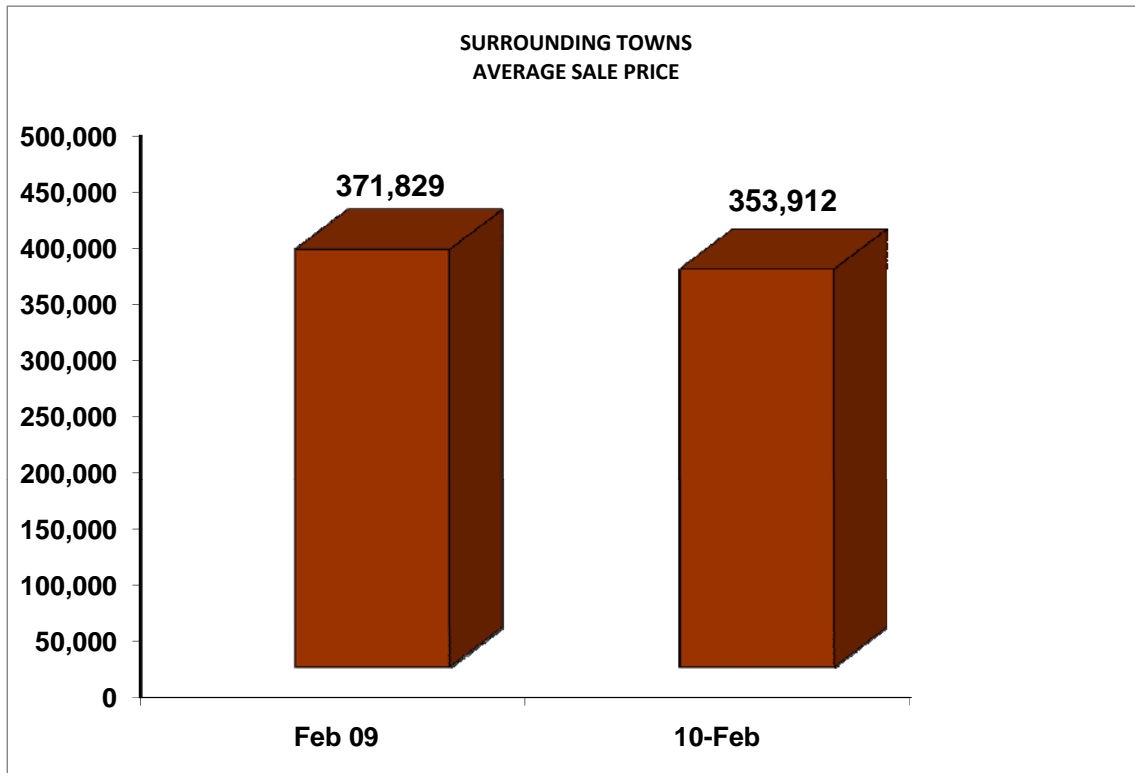
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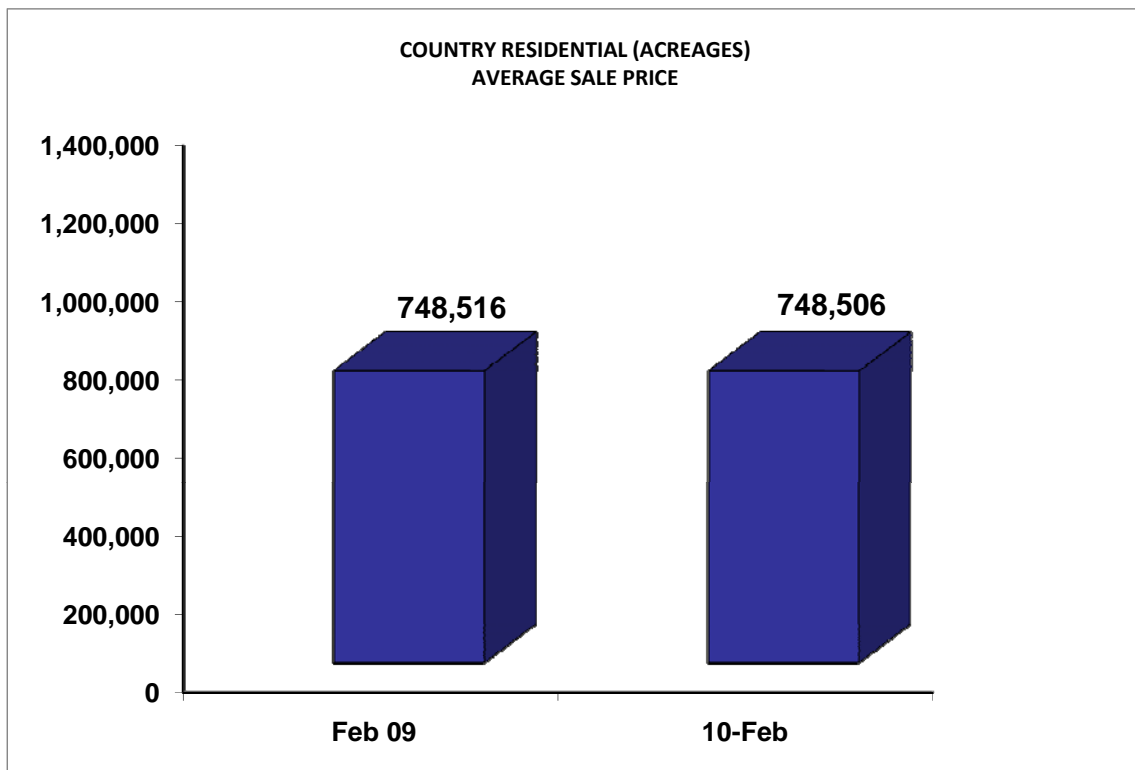
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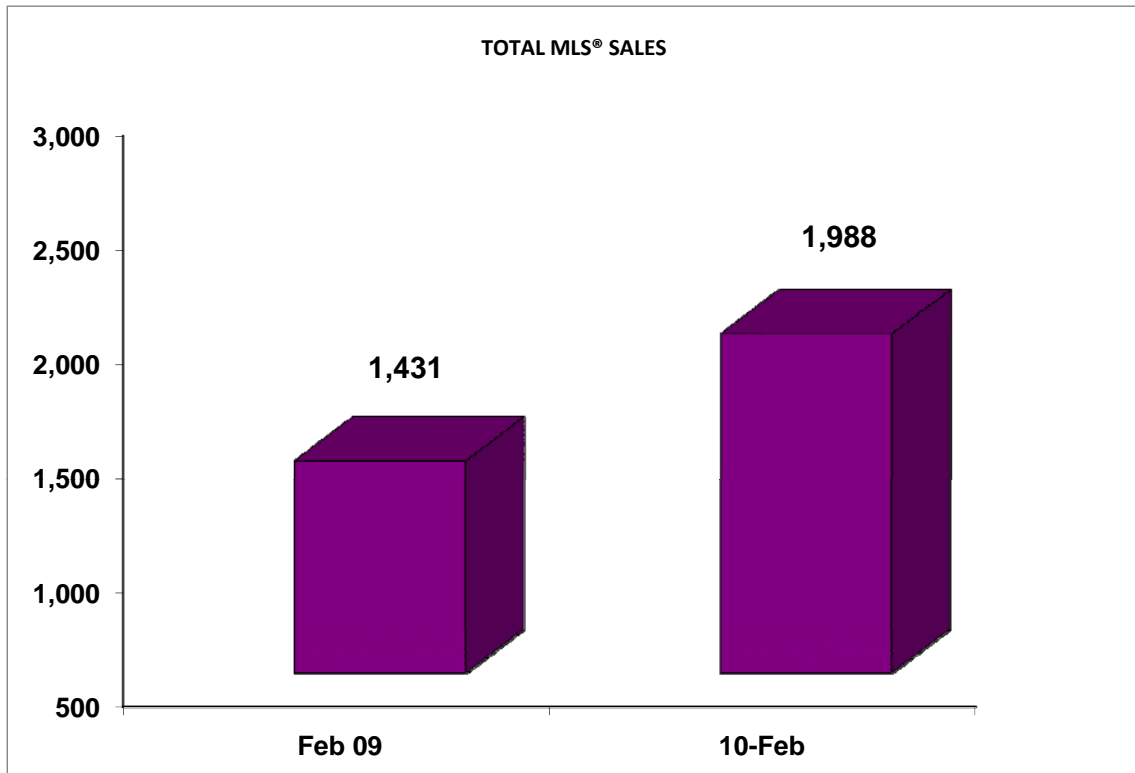
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