



serving calgary and area REALTORS®

JANUARY 2012

CALGARY REGIONAL HOUSING MARKET STATISTICS

TYPICAL JANUARY FOR CALGARY REAL ESTATE

The housing market pointing towards price stability

Calgary, February 1, 2012 – Home sales in the City of Calgary are off to a slow start as buyers show continuing caution, according to figures released today by CREB®.

“Overall, the market is behaving as expected for the winter season,” says Bob Jablonski, president of CREB®.

The year-over-year volume of residential sales in the City of Calgary dropped, but the inventory of available homes declined even faster in January 2012.

The City of Calgary residential market recorded 1,078 sales in January, nearly one per cent below the same month in 2011. This is in part related to the drop in new listings, which declined by 8 per cent over January 2011, causing inventory levels to continue to contract over 2011.

“A lower number of sales is not uncommon for the month of January,” says Jablonski. “The number of sales is offset by the number of listings, ultimately pushing the housing market towards a balanced market territory.”

The single-family market recorded a one-per-cent drop in sales over last year levels, while the condominium market recorded a one-per-cent gain. However, the decline in new listings in the single-family market was much higher than the condominium market, with a year-over-year decline of 11 per cent and 6 per cent, respectively.

“As presented in our housing forecast report, a slow start to the year is anticipated, as consumers continue to be cautiously optimistic regarding purchasing and/or listing their home,” says Jablonski.

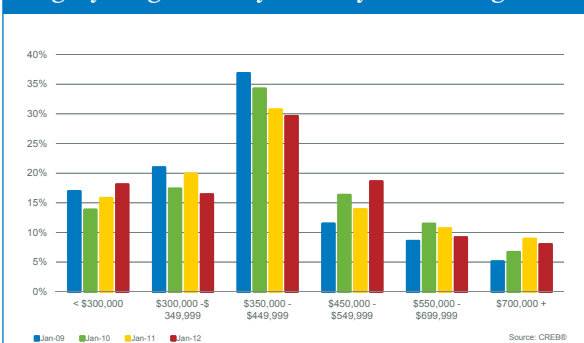
The average price of single-family homes in January 2012 was \$438,683, a 3-per-cent drop over last year, and over December 2011. Meanwhile, median prices in the single-family market remain relatively stable over last month at \$395,000, while posting a 1-per-cent gain over the previous year.

“The price changes are related to the composition of what was sold. The rise in the median price was likely due to the increase in the number of homes sold in the \$450,000-\$549,999 category, as this category recorded a significant jump in activity in January. The decline in average price is due to the rise in sales in the under-\$300,000 category, as well as the decline in the number of homes sold in the upper-price ranges,” Jablonski explains.

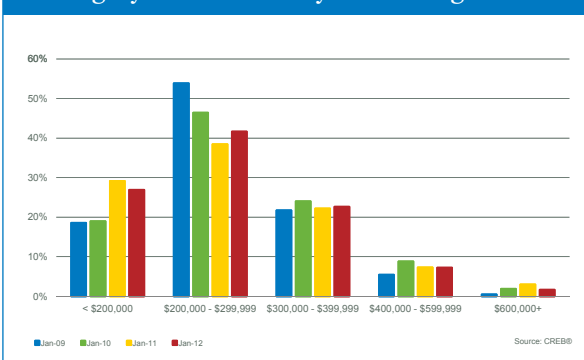
The condominium market continues to favor the buyer; however, this market is trending towards balance. The average and median price of condominiums for the month of January 2012 were \$268,526 and \$245,000, respectively. This corresponds to a 7-per-cent decline in average prices and a 4-per-cent decline in median prices.

“Last January, there was a significant jump in sales in both the \$600,000+ price range and the under-\$200,000 price range in condominiums. For January 2012, while sales under \$200,000 remain strong, there has been an increase in activity in the \$200,000-\$299,999 price range, mostly at the expense of the condominiums priced above \$400,000. This explains the significant decline in condominium prices,” Jablonski concludes.

Calgary Single Family Sales by Price Range YTD



Calgary Condo Sales by Price Range YTD



Please note! CREB® will change the way it reports statistics with the February 6 release of the first MLS® Home Price Index (HPI). The HPI, years in development, provides a more accurate picture of the real estate market and how prices are affected by market factors. Average and median prices often misrepresent true price trends because they are affected by factors such as the change in the mix of homes sold, and the number of sales in different price categories.

The MLS® HPI was developed by the Canadian Real Estate Association (CREA) in partnership with local boards from Calgary, Montreal, Toronto and Vancouver. Compared to all other Canadian home price measures, the MLS® HPI identifies turning points sooner, is the most current, and is the most detailed and accurate gauge for Canadian home prices.

A media briefing on the MLS® HPI will be held on **Monday, February 6 at 10 am MST.**

The conference call will begin with a short presentation on the MLS® HPI, including details on methodology, and conclude with a Questions and Answers session. Please email Pierre Leduc at CREA (pleduc@crea.ca) before the end of the week in order to receive a weblink to participate in the conference.

CREB® - TOTAL MLS®

	<u>Jan-12</u>	<u>Jan-11</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	2,980	3,073	-3.03%	n/a	n/a	n/a
New Listings Added	1,739	1,963	-11.41%	1,739	1,963	-11.41%
Sales	773	784	-1.40%	773	784	-1.40%
Avg DOM Sold	60	57	4.87%	59	56	5.36%
Avg DOM Active	62	55	12.73%	n/a	n/a	n/a
Average Sale Price	438,683	453,845	-3.34%	438,683	453,845	-3.34%
Median Price	395,000	390,000	1.28%	395,000	390,000	1.28%
Total Sales	339,101,816	355,814,827	-4.70%	6,132,582,839	355,814,827	1623.53%
Sales \$/List \$	96.90%	96.61%	0.29%	5.36%	96.61%	-91.25%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,450	1,634	-11.26%	n/a	n/a	n/a
New Listings Added	815	871	-6.43%	815	871	-6.43%
Sales	305	302	0.99%	305	302	0.99%
Avg DOM Sold	63	62	1.27%	62	61	1.64%
Avg DOM Active	62	63	-1.59%	n/a	n/a	n/a
Average Sale Price	268,526	288,291	-6.86%	0	288,291	-100.00%
Median Price	245,000	255,000	-3.92%	245,000	255,000	-3.92%
Total Sales	81,900,498	87,063,794	-5.93%	1,540,396,099	87,063,794	1669.27%
Sales \$/List \$	96.46%	95.89%	0.57%	0.00%	95.89%	-95.89%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,277	2,121	7.36%	n/a	n/a	n/a
New Listings Added	752	717	4.88%	752	717	4.88%
Sales	223	200	11.50%	223	200	11.50%
Avg DOM Sold	103	82	25.61%	103	82	25.61%
Avg DOM Active	114	106	7.55%	114	106	7.55%
Average Sale Price	353,902	334,356	5.85%	353,902	334,356	5.85%
Median Price	326,000	304,000	7.24%	326,000	303,000	7.59%
Total Sales	78,920,233	66,871,285	18.02%	78,920,233	66,871,285	18.02%
Sales \$/List \$	96.67%	96.64%	0.03%	96.67%	96.64%	0.03%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	783	646	21.21%	n/a	n/a	n/a
New Listings Added	219	168	30.36%	219	168	30.36%
Sales	40	33	21.21%	40	33	21.21%
Avg DOM Sold	126	131	-3.59%	126	129	-2.33%
Avg DOM Active	129	127	1.57%	129	127	1.57%
Average Sale Price	684,900	726,136	-5.68%	684,900	726,136	-5.68%
Median Price	652,500	750,000	-13.00%	650,000	750,000	-13.33%
Total Sales	27,396,000	23,962,500	14.33%	27,396,000	23,962,500	14.33%
Sales \$/List \$	93.69%	90.96%	2.73%	93.69%	90.96%	2.73%
<u>TOTAL MLS®*</u>						
Month End Inventory	8,134	8,070	0.79%	n/a	n/a	n/a
New Listings Added	3,644	3,831	-4.88%	3,644	3,831	-4.88%
Sales	1,362	1,341	1.57%	1,362	1,341	1.57%
Avg DOM Sold	71	65	9.03%	70	64	9.38%
Avg DOM Active	96	84	14.29%	96	84	14.29%
Average Sale Price	391,652	401,941	-2.56%	391,652	401,941	-2.56%
Median Price	351,000	350,000	0.29%	351,000	350,000	0.29%
Total Sales	533,429,597	539,002,506	-1.03%	9,676,015,256	539,002,506	1695.17%
Sales \$/List \$	96.59%	96.19%	0.39%	96.59%	96.19%	0.39%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

	Jan-12			Jan-11		
	Month	Y.T.D.		Month	Y.T.D.	
SINGLE FAMILY						
0 - 99,999	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	16	2.07%	16	2.07%	10	1.28%
200,000 - 299,999	124	16.04%	124	16.04%	114	14.54%
300,000 - 349,999	127	16.43%	127	16.43%	156	19.90%
350,000 - 399,999	129	16.69%	129	16.69%	138	17.60%
400,000 - 449,999	100	12.94%	100	12.94%	103	13.14%
450,000 - 499,999	81	10.48%	81	10.48%	61	7.78%
500,000 - 549,999	63	8.15%	63	8.15%	48	6.12%
550,000 - 599,999	35	4.53%	35	4.53%	39	4.97%
600,000 - 649,999	23	2.98%	23	2.98%	22	2.81%
650,000 - 699,999	13	1.68%	13	1.68%	23	2.93%
700,000 - 799,999	25	3.23%	25	3.23%	27	3.44%
800,000 - 899,999	10	1.29%	10	1.29%	15	1.91%
900,000 - 999,999	12	1.55%	12	1.55%	4	0.51%
1,000,000 - 1,249,999	9	1.16%	9	1.16%	5	0.64%
1,250,000 - 1,499,999	3	0.39%	3	0.39%	9	1.15%
1,500,000 - 1,749,999	1	0.13%	1	0.13%	3	0.38%
1,750,000 - 1,999,999	1	0.13%	1	0.13%	3	0.38%
2,000,000 - 2,499,999	1	0.13%	1	0.13%	3	0.38%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	1	0.13%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%
	773		773		784	
CONDO						
0 - 99,999	2	0.66%	2	0.66%	1	0.33%
100,000 - 199,999	80	26.23%	80	26.23%	87	28.81%
200,000 - 299,999	127	41.64%	127	41.64%	116	38.41%
300,000 - 349,999	44	14.43%	44	14.43%	34	11.26%
350,000 - 399,999	25	8.20%	25	8.20%	33	10.93%
400,000 - 449,999	9	2.95%	9	2.95%	10	3.31%
450,000 - 499,999	6	1.97%	6	1.97%	5	1.66%
500,000 - 549,999	4	1.31%	4	1.31%	3	0.99%
550,000 - 599,999	3	0.98%	3	0.98%	4	1.32%
600,000 - 649,999	-	0.00%	-	0.00%	-	0.00%
650,000 - 699,999	2	0.66%	2	0.66%	3	0.99%
700,000 - 799,999	2	0.66%	2	0.66%	2	0.66%
800,000 - 899,999	-	0.00%	-	0.00%	3	0.99%
900,000 - 999,999	-	0.00%	-	0.00%	-	0.00%
1,000,000 - 1,249,999	1	0.33%	1	0.33%	-	0.00%
1,250,000 - 1,499,999	-	0.00%	-	0.00%	-	0.00%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	1	0.33%
	305		305		302	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

	Jan-12		Y.T.D.		Jan-11		Y.T.D.	
	Month		Month		Month		Month	
TOWNS								
0 - 99,999	6	2.69%	6	2.69%	4	2.00%	4	2.00%
100,000 - 199,999	26	11.66%	26	11.66%	35	17.50%	35	17.50%
200,000 - 299,999	59	26.46%	59	26.46%	55	27.50%	55	27.50%
300,000 - 349,999	39	17.49%	39	17.49%	36	18.00%	36	18.00%
350,000 - 399,999	33	14.80%	33	14.80%	17	8.50%	17	8.50%
400,000 - 449,999	19	8.52%	19	8.52%	22	11.00%	22	11.00%
450,000 - 499,999	9	4.04%	9	4.04%	12	6.00%	12	6.00%
500,000 - 549,999	9	4.04%	9	4.04%	5	2.50%	5	2.50%
550,000 - 599,999	5	2.24%	5	2.24%	-	0.00%	-	0.00%
600,000 - 649,999	6	2.69%	6	2.69%	1	0.50%	1	0.50%
650,000 - 699,999	1	0.45%	1	0.45%	6	3.00%	6	3.00%
700,000 - 799,999	4	1.79%	4	1.79%	1	0.50%	1	0.50%
800,000 - 899,999	3	1.35%	3	1.35%	3	1.50%	3	1.50%
900,000 - 999,999	1	0.45%	1	0.45%	1	0.50%	1	0.50%
1,000,000 - 1,249,999	2	0.90%	2	0.90%	-	0.00%	-	0.00%
1,250,000 - 1,499,999	1	0.45%	1	0.45%	1	0.50%	1	0.50%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	1	0.50%	1	0.50%
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%
	223		223		200		200	
COUNTRY RESIDENTIAL (ACREAGES)								
0 - 99,999	2	5.00%	2	5.00%	-	0.00%	-	0.00%
100,000 - 199,999	2	5.00%	2	5.00%	-	0.00%	-	0.00%
200,000 - 299,999	3	7.50%	3	7.50%	3	9.09%	3	9.09%
300,000 - 349,999	4	10.00%	4	10.00%	2	6.06%	2	6.06%
350,000 - 399,999	1	2.50%	1	2.50%	3	9.09%	3	9.09%
400,000 - 449,999	-	0.00%	-	0.00%	1	3.03%	1	3.03%
450,000 - 499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
500,000 - 549,999	3	7.50%	3	7.50%	1	3.03%	1	3.03%
550,000 - 599,999	2	5.00%	2	5.00%	3	9.09%	3	9.09%
600,000 - 649,999	2	5.00%	2	5.00%	1	3.03%	1	3.03%
650,000 - 699,999	4	10.00%	4	10.00%	-	0.00%	-	0.00%
700,000 - 799,999	4	10.00%	4	10.00%	5	15.15%	5	15.15%
800,000 - 899,999	5	12.50%	5	12.50%	4	12.12%	4	12.12%
900,000 - 999,999	1	2.50%	1	2.50%	3	9.09%	3	9.09%
1,000,000 - 1,249,999	4	10.00%	4	10.00%	6	18.18%	6	18.18%
1,250,000 - 1,499,999	-	0.00%	-	0.00%	1	3.03%	1	3.03%
1,500,000 - 1,749,999	2	5.00%	2	5.00%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	1	2.50%	1	2.50%	-	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%
	40		40		33		33	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
January 2012

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	1	1	3	283,833	851,500	282,000	79	92.96%
BLEVL	44	28	20	348,668	6,973,350	328,500	69	95.92%
BUNG	219	122	55	428,640	23,575,200	408,000	52	96.86%
BUNGH	8	7	4	732,000	2,928,000	720,000	68	94.40%
HL-SP	2	0	0					
MODUL	3	1	0					
SPLT2	55	36	12	550,199	6,602,388	495,000	56	97.58%
SPLT3	12	6	2	319,250	638,500	277,500	20	96.77%
SPLT4	45	31	14	357,886	5,010,400	322,500	49	96.92%
SPLT5	8	1	1	515,000	515,000	515,000	43	98.10%
ST1.5	13	6	3	376,033	1,128,100	365,100	48	97.38%
ST2	614	382	150	482,005	72,300,800	430,700	59	96.88%
ST2.5	7	2	2	753,000	1,506,000	740,000	112	93.03%
ST3	5	1	0					
VILLA	1	0	1	480,000	480,000	480,000	92	96.02%
NE								
BK-SP	4	3	0					
BLEVL	67	36	18	269,994	4,859,900	280,000	51	96.17%
BUNG	123	57	29	277,803	8,056,300	272,000	73	96.67%
SPLT2	9	2	2	384,250	768,500	338,500	20	97.97%
SPLT3	9	4	2	273,500	547,000	210,000	91	96.15%
SPLT4	36	13	13	287,962	3,743,500	280,000	80	96.53%
ST1.5	2	0	0					
ST2	192	118	41	270,020	11,070,825	259,000	50	97.08%
SW								
BK-SP	4	3	0					
BLEVL	25	21	15	358,233	5,373,500	333,000	52	96.31%
BUNG	187	119	67	488,316	32,717,150	466,000	48	96.54%
BUNGH	10	10	3	607,500	1,822,500	485,000	61	96.18%
BUNGS	1	0	0					
SPLT2	36	20	9	548,321	4,934,888	503,500	70	97.32%
SPLT3	11	4	1	338,000	338,000	338,000	61	99.44%
SPLT4	45	25	5	519,200	2,596,000	305,000	70	102.13%
SPLT5	4	3	0					
ST1.5	17	8	2	428,500	857,000	355,000	95	97.41%
ST2	479	274	112	543,474	60,869,125	473,000	61	97.09%
ST2.5	8	1	0					
ST3	20	9	3	1,026,667	3,080,000	980,000	78	98.31%
VILLA	5	3	1	530,000	530,000	530,000	163	88.35%
SE								
BK-SP	4	2	0					
BLEVL	30	17	8	360,438	2,883,500	322,500	38	96.13%
BUNG	95	71	45	444,484	20,001,800	385,000	57	96.60%
BUNGH	2	1	0					
SPLT2	28	16	6	446,000	2,676,000	449,500	58	97.38%
SPLT3	5	3	1	385,000	385,000	385,000	61	96.27%
SPLT4	27	15	7	337,786	2,364,500	340,000	42	97.02%
ST1.5	2	0	0					
ST2	373	225	104	406,491	42,275,090	385,000	64	97.77%
ST2.5	3	2	0					
ST3	3	1	0					
VILLA	4	2	1	452,500	452,500	452,500	51	97.34%

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.



CREB®
CALGARY METRO
CONDOMINIUM BY STYLE
January 2012

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	211	107	35	246,062	8,612,170	220,000	69	95.55%
APRTM	2	1	1	335,000	335,000	335,000	119	97.10%
BK-SP	0	0	0					
BLEVL	14	3	0					
BUNG	21	9	5	281,600	1,408,000	257,000	62	97.31%
LOFT	2	0	0					
PENTH	2	0	0					
SPLT2	1	0	0					
SPLT3	0	0	2	252,250	504,500	232,500	52	97.06%
SPLT4	7	4	3	386,000	1,158,000	445,000	52	98.58%
SPLT5	2	1	0					
ST2	102	51	32	279,463	8,942,800	280,000	80	96.41%
ST2.5	2	0	0					
ST3	15	9	2	521,000	1,042,000	374,000	44	96.59%
VILLA	3	2	0					
NE								
APART	69	33	9	165,767	1,491,900	154,000	95	94.50%
APRTM	0	0	1	143,000	143,000	143,000	103	79.49%
BK-SP	1	0	0					
BLEVL	5	4	0					
BUNG	7	4	0					
SPLT2	1	0	0					
SPLT3	0	1	1	144,000	144,000	144,000	22	96.64%
SPLT4	2	1	0					
ST2	47	32	11	165,191	1,817,100	155,000	52	96.07%
ST2.5	0	0	0					
ST3	1	0	0					
SW								
APART	543	309	118	260,396	30,726,685	225,500	59	96.53%
APRTM	27	12	0					
BK-SP	0	0	1	300,000	300,000	300,000	81	90.96%
BLEVL	11	9	0					
BUNG	24	14	4	586,750	2,347,000	380,000	44	93.22%
BUNGH	2	1	0					
LOFT	10	8	0					
PENTH	9	2	0					
SPLT2	2	1	1	314,000	314,000	314,000	76	96.62%
SPLT3	1	1	0					
SPLT4	13	11	3	311,667	935,000	325,000	46	96.80%
SPLT5	3	1	1	290,000	290,000	290,000	84	96.75%
ST1.5	0	0	0					
ST2	124	74	38	320,915	12,194,754	305,000	53	97.17%
ST2.5	1	0	0					
ST3	17	10	2	331,000	662,000	242,000	64	96.25%
VILLA	6	5	2	454,000	908,000	400,000	32	98.81%
SE								
APART	60	37	14	213,793	2,993,100	211,500	67	97.06%
APRTM	1	1	0					
BLEVL	1	1	0					
BUNG	9	8	2	240,500	481,000	218,000	32	95.29%
LOFT	1	1	0					
SPLT2	1	1	0					
SPLT3	1	1	0					
SPLT4	3	3	0					
SPLT5	0	0	0					
ST1.5	0	0	0					
ST2	52	37	13	256,161	3,330,089	255,000	64	97.72%
ST2.5	0	1	1	394,500	394,500	394,500	12	98.65%
ST3	1	0	0					
VILLA	1	0	0					

CREB® - COMMERCIAL SUMMARY
Year to Date
31-Jan-12

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	1	10.76	61		
OFC	L	2	11.12	138		
AGR	S	2	610,000.00	87	1,220,000	96.21%
BUS	S	5	92,700	170	463,500	87.03%
IND	S	3	369,167	239	1,107,500	91.53%
LAN	S	2	2,260,750	674	4,521,500	78.34%
MFC	S	2	1,817,500	51	3,635,000	94.78%
RET	S	2	825,000	94	825,000	100.00%

Year to Date
31-Jan-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	2	9.867	56		
OFC	L	6	13.017	115		
RET	L	1	40.365	92		
AGR	S	1	144,000	36	144,000	90.00%
BUS	S	2	128,750	98	257,500	78.29%
BWP	S	3	1,850,730	55	5,552,190	91.18%
IND	S	3	736,667	109	2,210,000	90.76%
LAN	S	1	3,000,000	100	3,000,000	65.22%
MFC	S	1	2,074,000	80	2,074,000	98.76%
OFC	S	2	827,500	198	1,655,000	56.68%
RET	S	1		165		

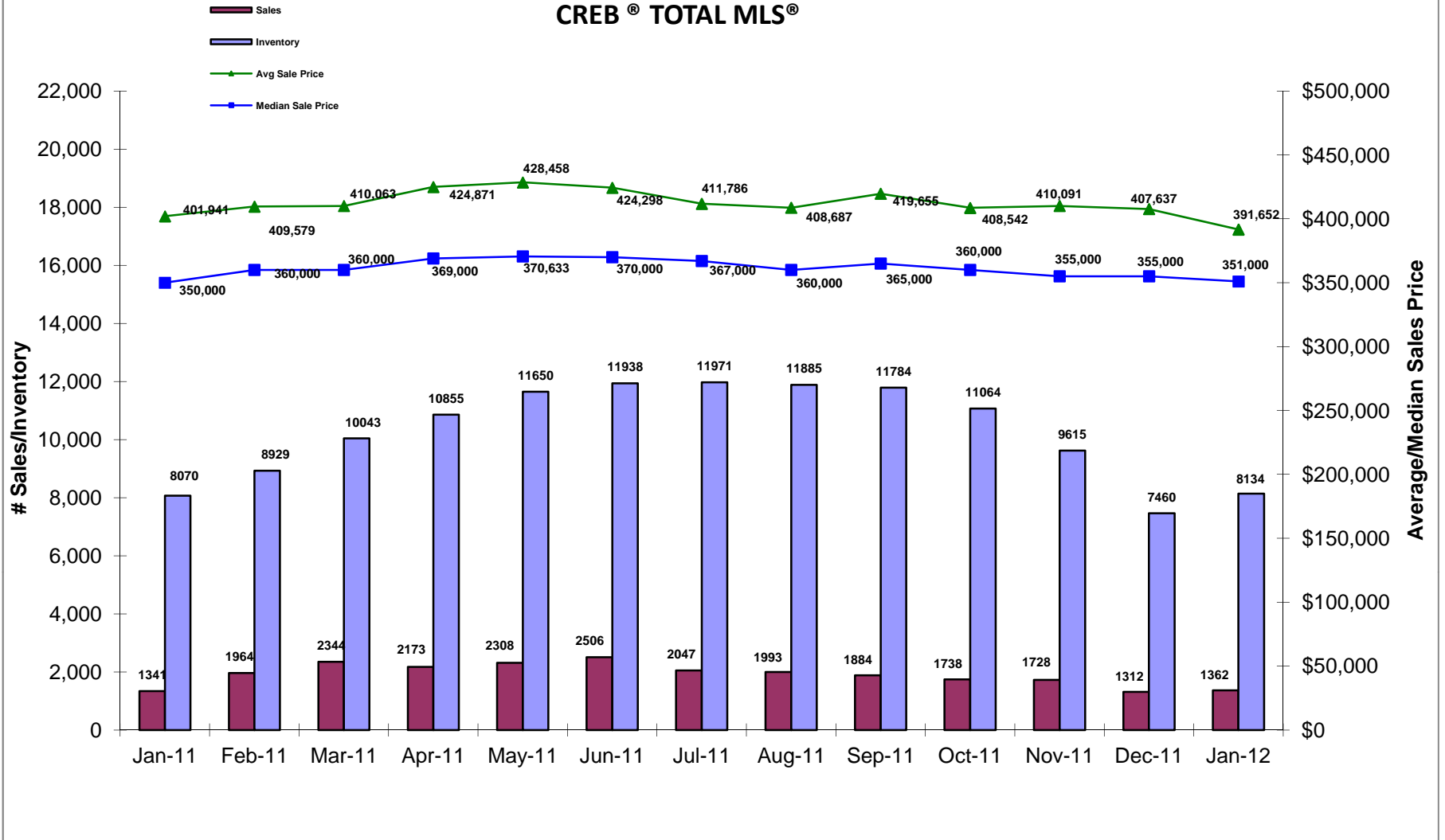
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	2,323	2,202	3,129	3,097	3,654	3,307	2,545	2,835	3,104	2,587	1,951	982	31,716
Sales	1,495	1,938	2,265	2,070	1,984	1,750	1,494	1,312	1,056	1,114	1,099	843	18,420
Avg Price	433,073	448,721	478,462	473,529	487,921	496,997	506,709	485,818	470,591	452,398	461,769	442,968	472,041
Median	380,000	408,000	427,000	431,500	435,000	438,500	435,000	430,000	420,750	412,500	407,000	406,000	421,000
Avg DOM	39	30	24	24	25	30	36	40	41	41	46	52	33
2008													
New Listings	3,024	2,983	3,487	3,378	3,422	2,785	2,555	2,271	2,630	2,321	1,563	834	31,253
Sales	1,079	1,244	1,413	1,360	1,362	1,435	1,308	1,168	1,149	817	668	449	13,452
Avg Price	455,720	471,867	473,490	474,831	479,122	473,052	456,402	440,838	444,113	449,150	435,484	417,398	460,330
Median	410,000	428,844	420,000	420,000	419,000	408,000	408,250	398,000	395,000	390,000	387,900	380,000	409,000
Avg DOM	50	40	40	41	42	47	52	52	52	48	55	62	47
2009													
New Listings	2,067	2,058	2,023	2,005	2,230	2,236	2,082	1,907	1,855	1,816	1,361	805	22,445
Sales	548	824	1,081	1,289	1,580	1,832	1,579	1,275	1,253	1,283	1,090	794	14,428
Avg Price	413,301	415,597	420,600	426,463	436,714	446,729	436,791	453,521	457,953	462,544	464,745	451,363	442,326
Median	374,850	375,000	375,000	380,000	390,000	398,750	390,000	399,000	399,500	410,000	408,000	400,000	392,000
Avg DOM	62	51	49	52	46	45	43	43	40	42	42	47	45
2010													
New Listings	1,820	2,151	2,986	3,076	2,965	2,729	1,940	1,958	2,252	1,762	1,315	743	25,697
Sales	759	1,032	1,388	1,351	1,256	1,059	914	865	957	887	890	733	12,091
Avg Price	441,284	458,375	470,994	460,455	483,938	481,160	464,500	445,814	460,329	444,936	455,596	441,364	461,132
Median	398,000	410,500	422,950	417,000	420,000	418,000	400,000	395,000	390,000	389,000	399,900	389,000	406,000
Avg DOM	43	35	33	36	38	40	45	51	53	51	53	59	43
2011													
New Listings	1,963	2,268	2,431	2,295	2,553	2,420	2,037	2,111	2,326	1,794	1,284	759	1,963
Sales	784	1,169	1,352	1,216	1,311	1,393	1,150	1,104	1,036	986	961	722	784
Avg Price	453,845	461,759	461,541	479,393	488,735	479,609	456,063	454,142	466,167	455,514	470,824	453,629	453,845
Median	390,000	400,000	399,500	420,000	423,000	417,500	408,500	402,750	400,000	395,000	403,000	393,750	390,000
Avg DOM	57	45	39	41	41	43	49	49	48	52	52	58	56

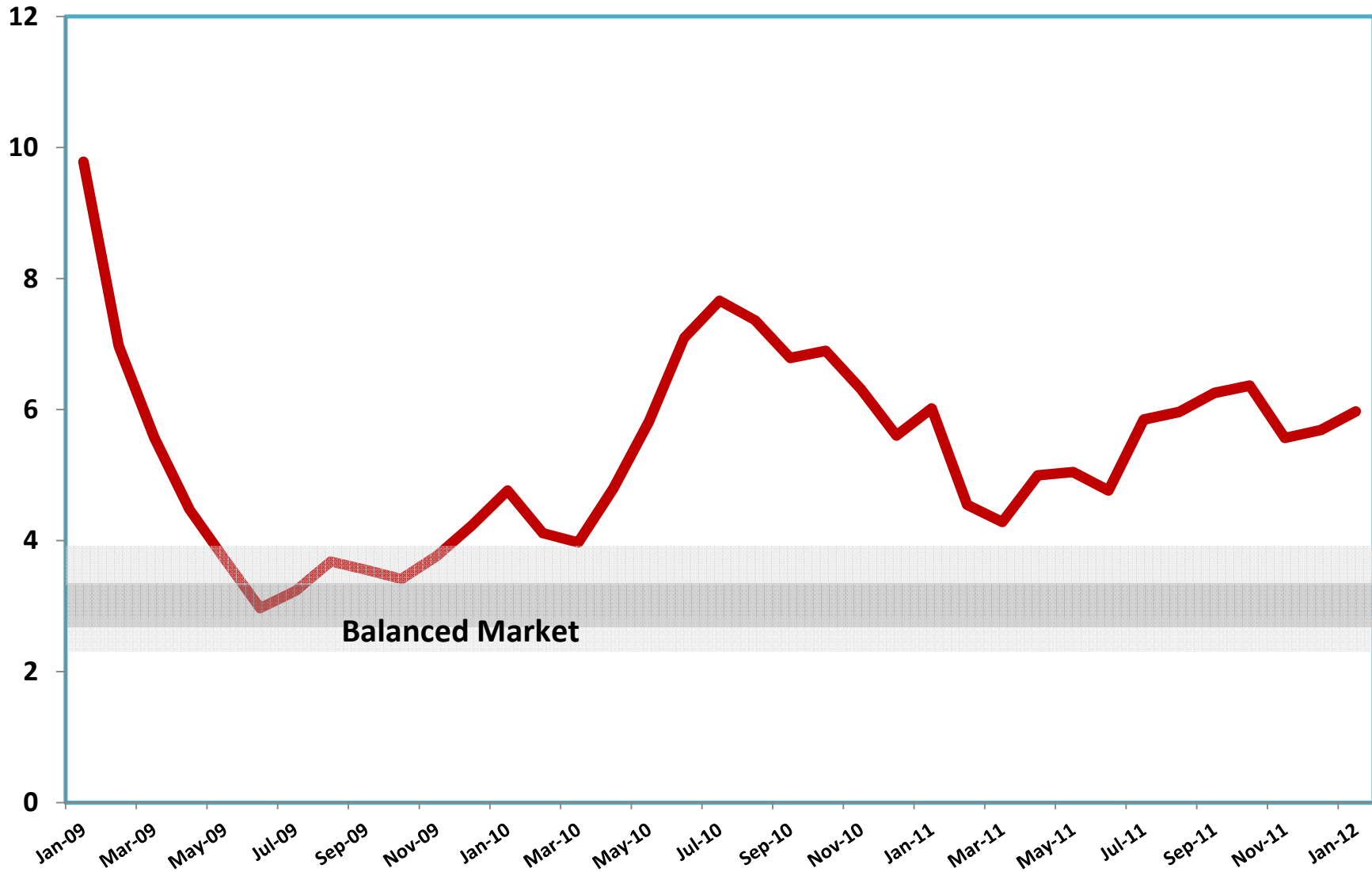
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	1,004	890	1,249	1,157	1,329	1,253	1,113	1,188	1,314	1,203	887	470	1,004
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	735
Avg Price	287,634	301,823	312,144	329,918	332,212	323,281	318,551	320,793	321,442	331,804	312,823	304,931	287,634
Median	267,500	280,800	290,000	309,500	308,000	304,900	297,700	301,000	300,000	289,000	285,106	285,500	267,500
Avg DOM	39	28	24	23	24	28	34	36	41	41	45	50	39
2008													
New Listings	1,404	1,240	1,563	1,491	1,545	1,236	1,186	1,053	1,187	1,071	741	433	1,404
Sales	453	559	563	581	573	555	535	495	461	398	283	205	453
Avg Price	311,410	311,757	312,517	312,586	311,286	315,089	296,341	287,841	287,869	289,001	285,116	274,919	311,410
Median	290,000	295,000	292,500	290,000	284,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	290,000
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	48
2009													
New Listings	941	890	901	964	993	931	918	831	941	860	706	443	941
Sales	221	340	444	575	653	736	700	631	580	599	503	338	221
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	284,693	264,396
Median	240,000	249,950	260,000	252,000	255,000	265,750	263,375	260,000	265,000	263,500	265,000	265,000	243,000
Avg DOM	64	52	56	58	52	52	50	48	43	45	46	47	64
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	723	634	369	951
Sales	375	535	605	639	518	445	396	362	366	307	310	318	375
Avg Price	282,737	283,004	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	282,737
Median	265,000	266,000	275,000	267,500	279,950	270,000	268,000	260,000	265,000	256,500	254,150	260,000	265,000
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	50
2011													
New Listings	871	970	999	970	1,016	961	825	866	900	758	562	323	871
Sales	302	465	581	534	502	579	454	468	428	368	391	310	302
Avg Price	288,291	290,548	280,781	289,334	287,697	296,320	286,238	285,487	299,316	282,903	274,006	280,155	288,291
Median	255,000	267,500	256,000	260,000	269,250	265,000	269,000	255,000	260,000	262,625	252,000	257,875	255,000
Avg DOM	62	53	50	54	50	53	51	54	57	57	57	65	61

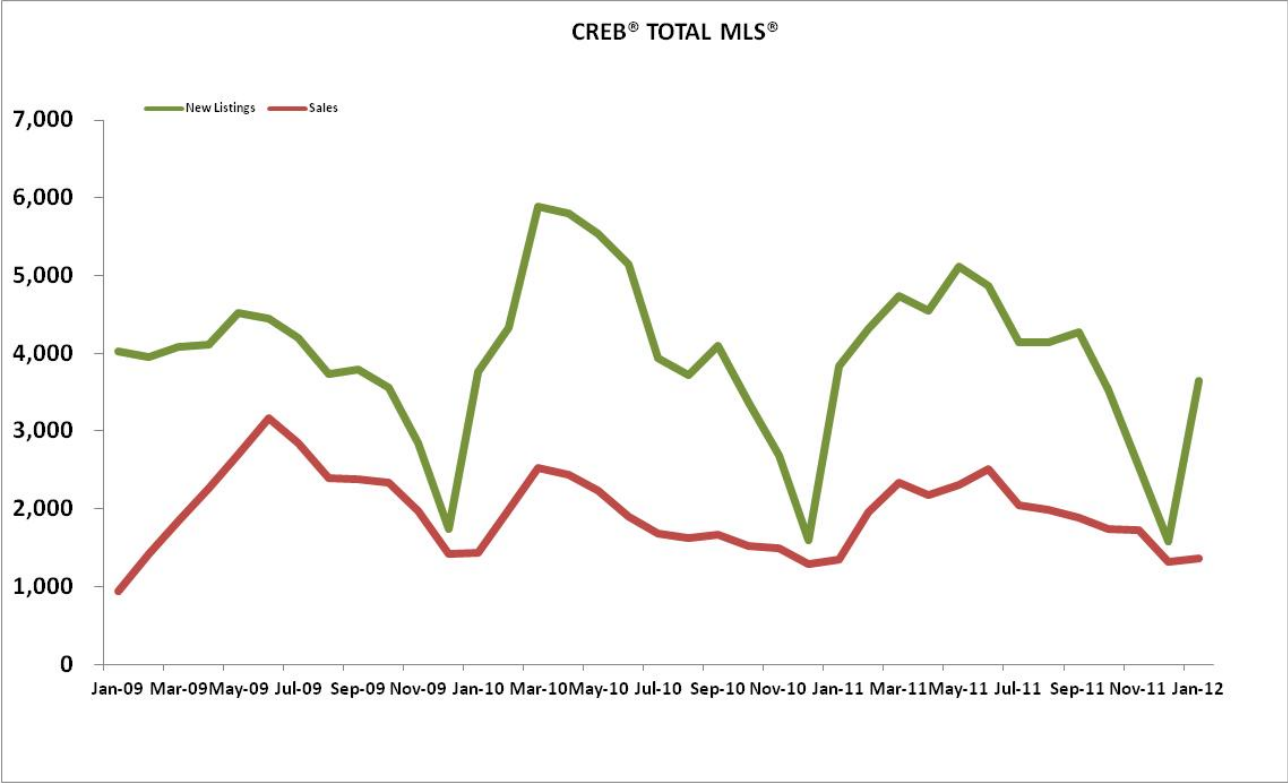
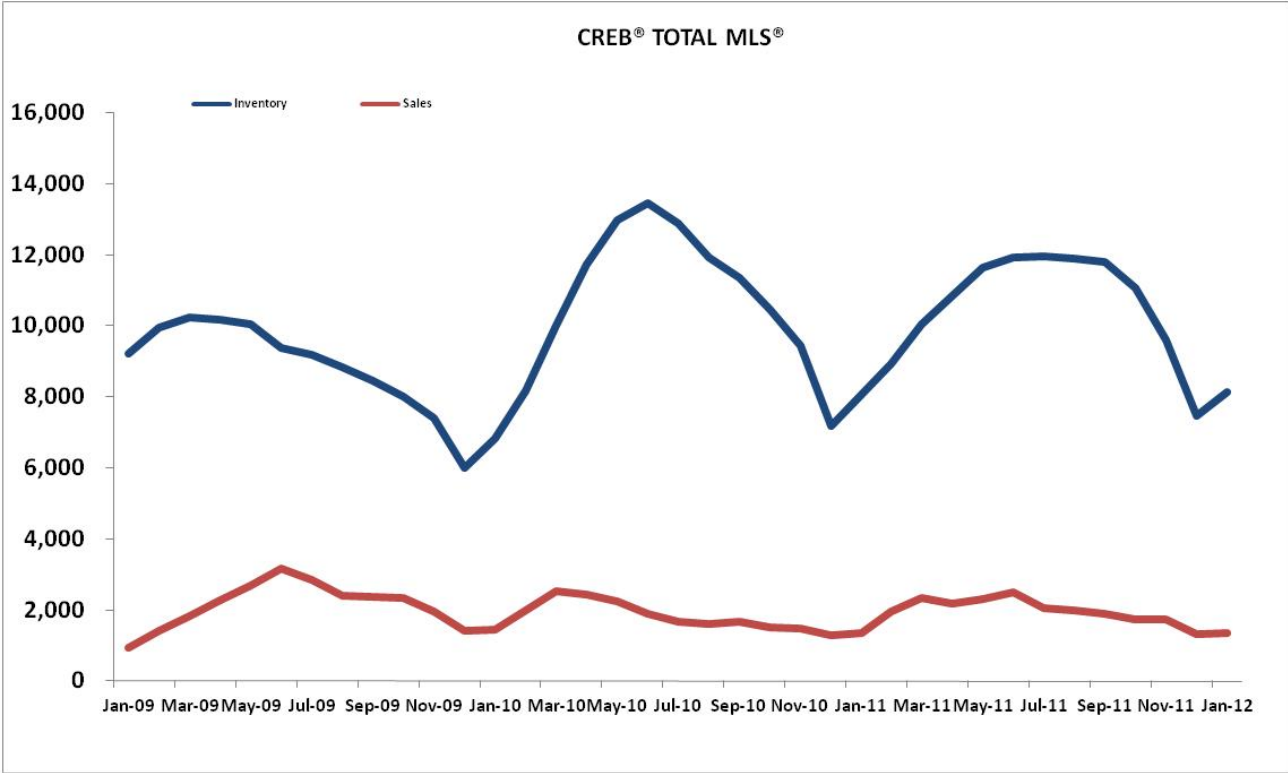
CREB® TOTAL MLS®



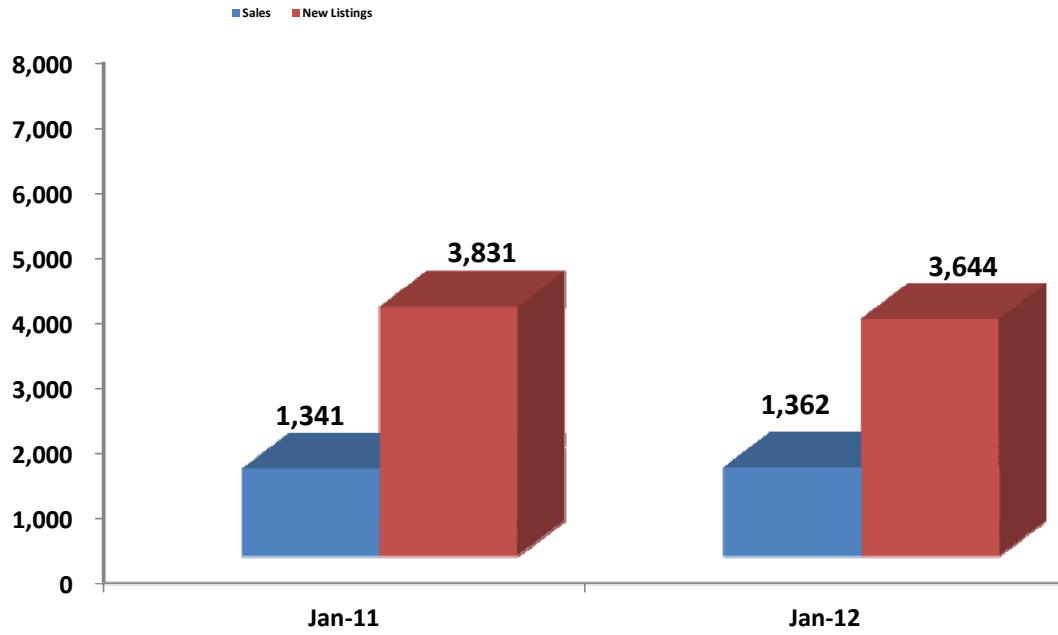
CREB® ABSORPTION RATE TOTAL MLS®



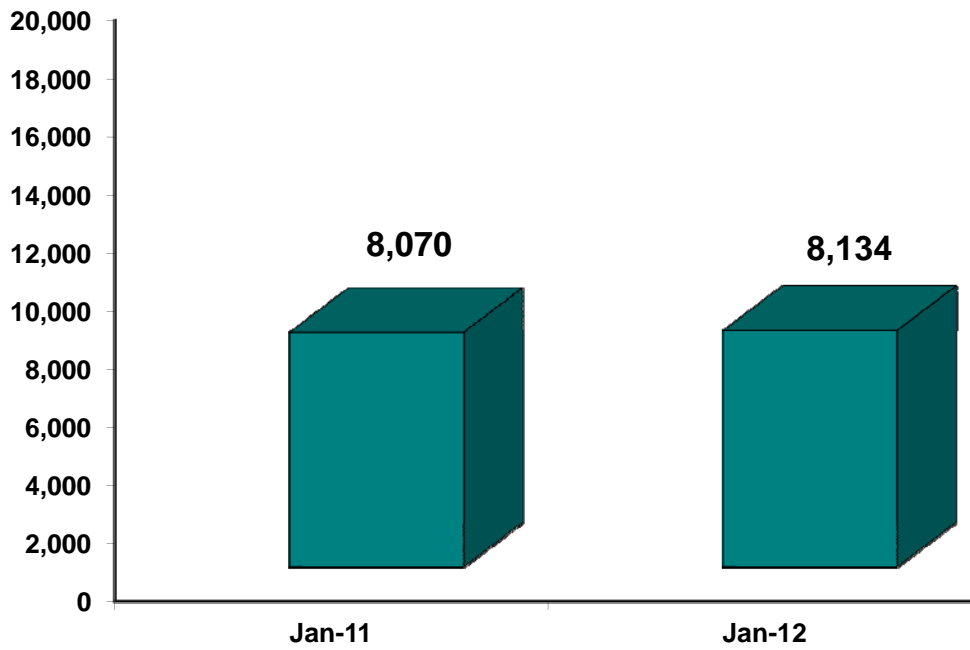
Absorption Rate = Inventory / Sales



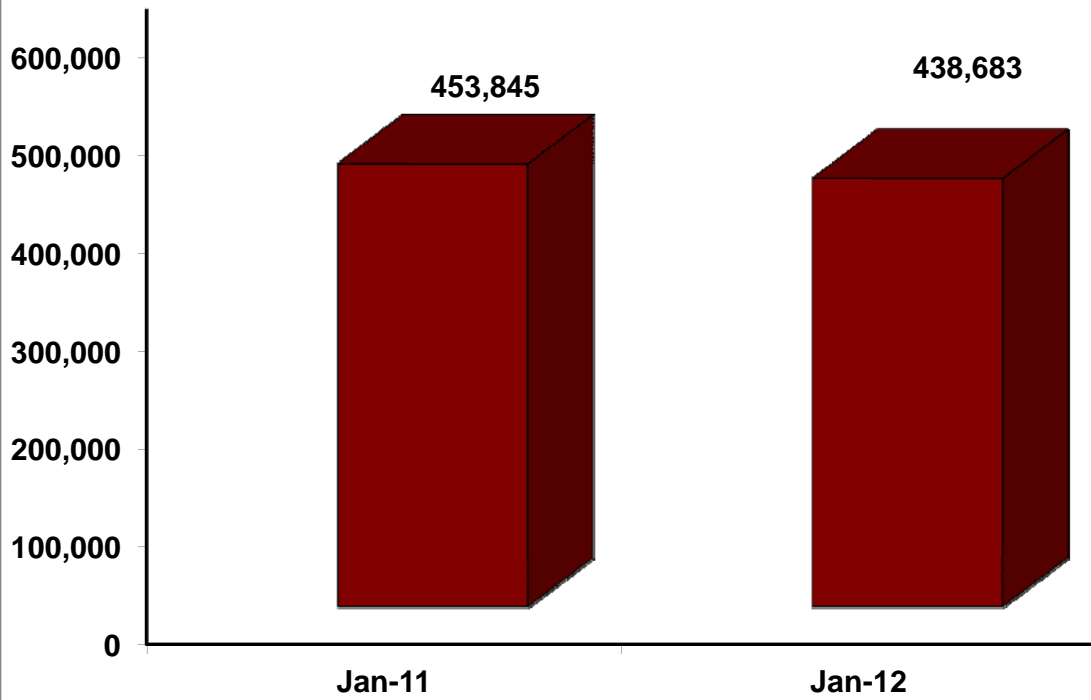
CREB® TOTAL MLS®



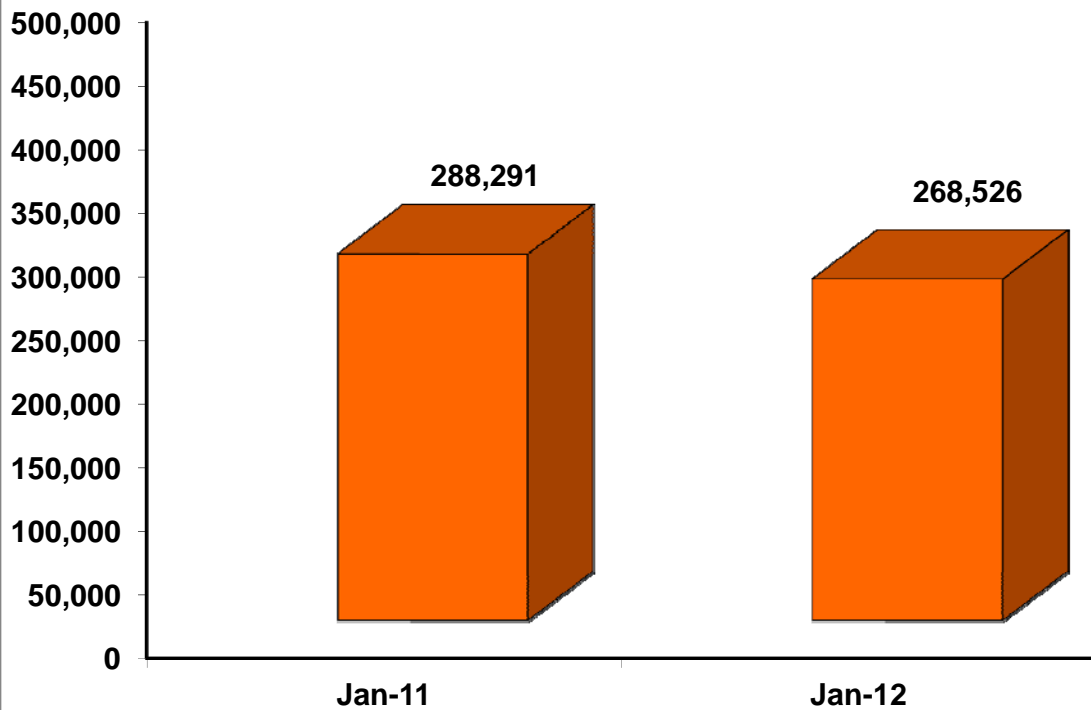
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



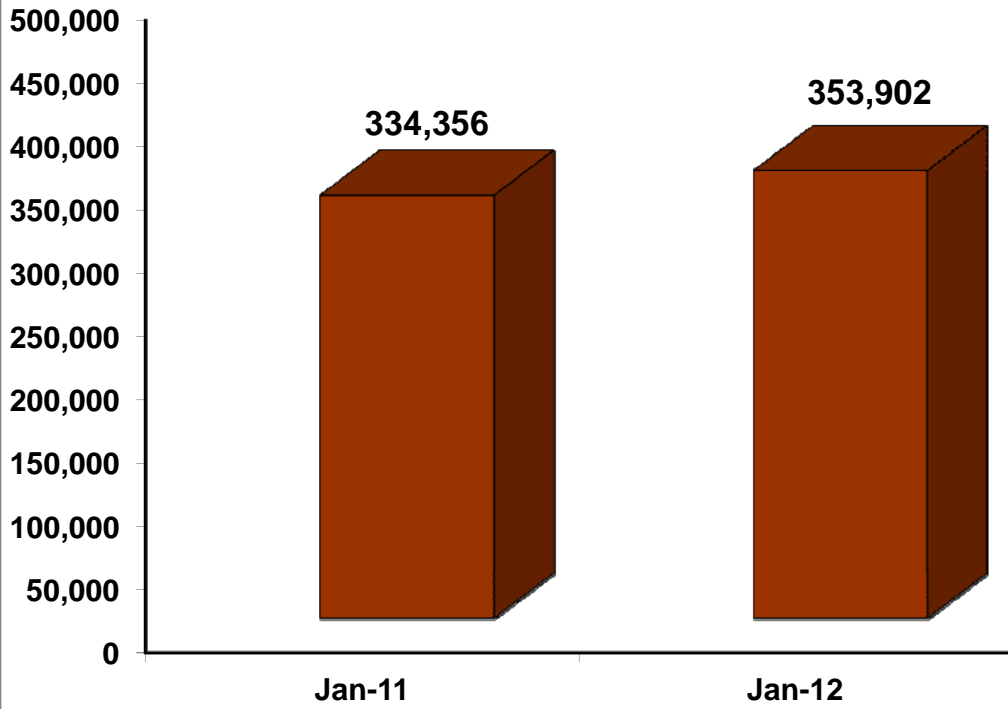
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



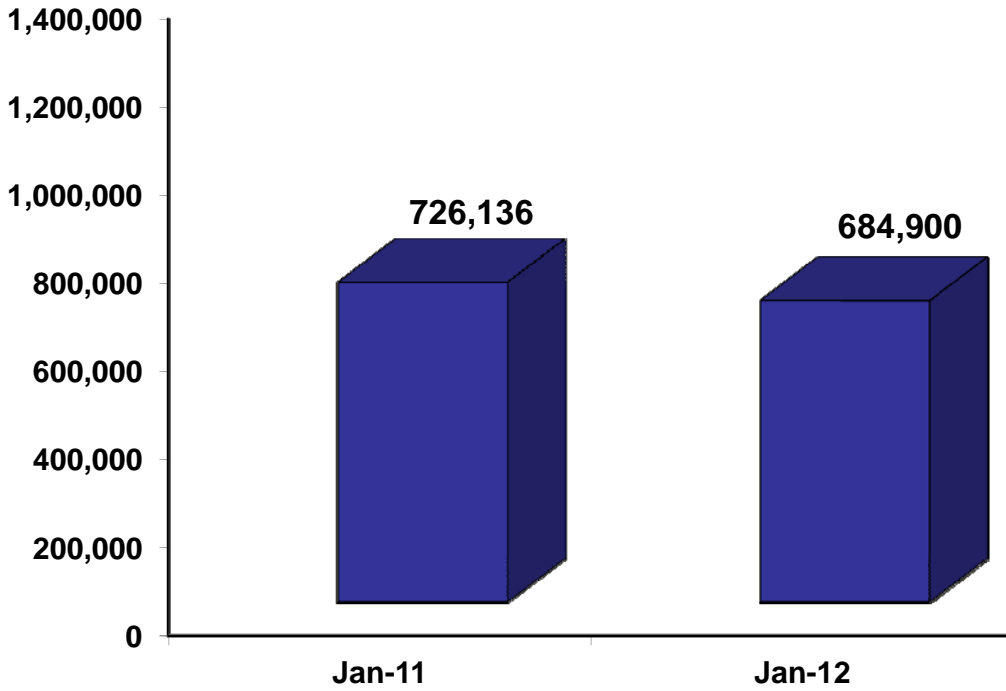
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



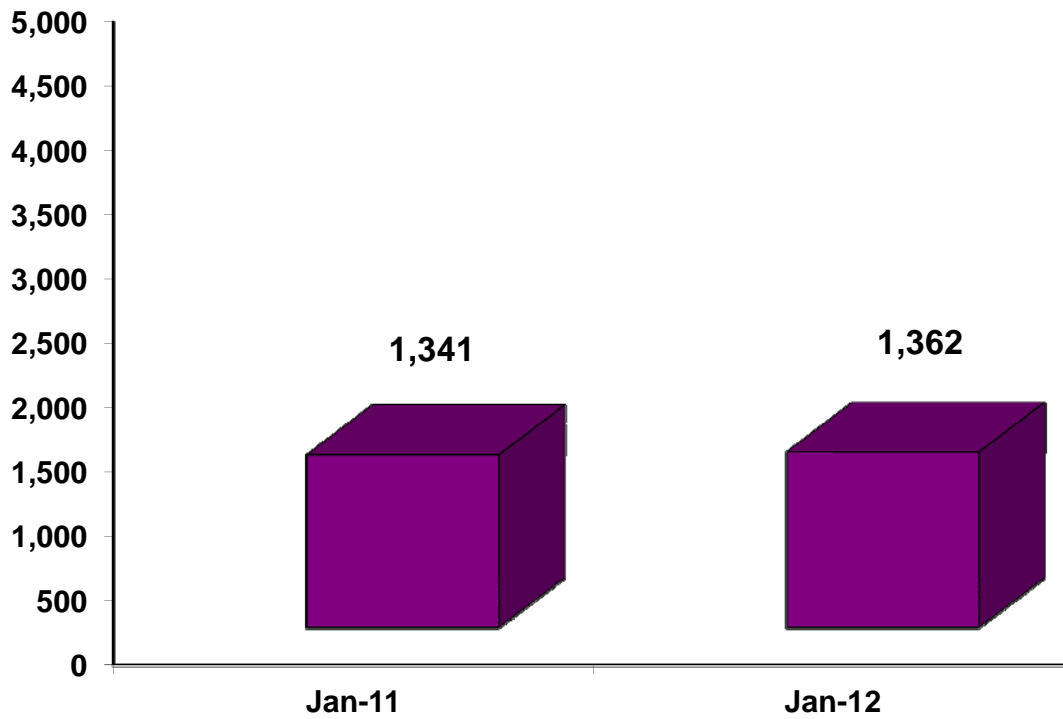
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



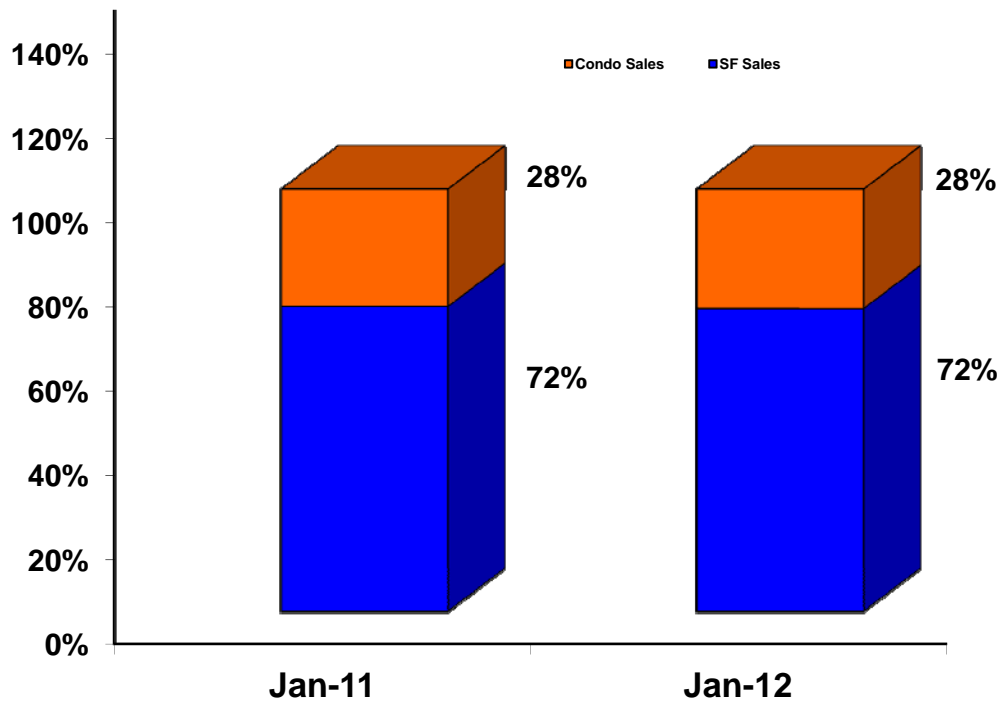
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



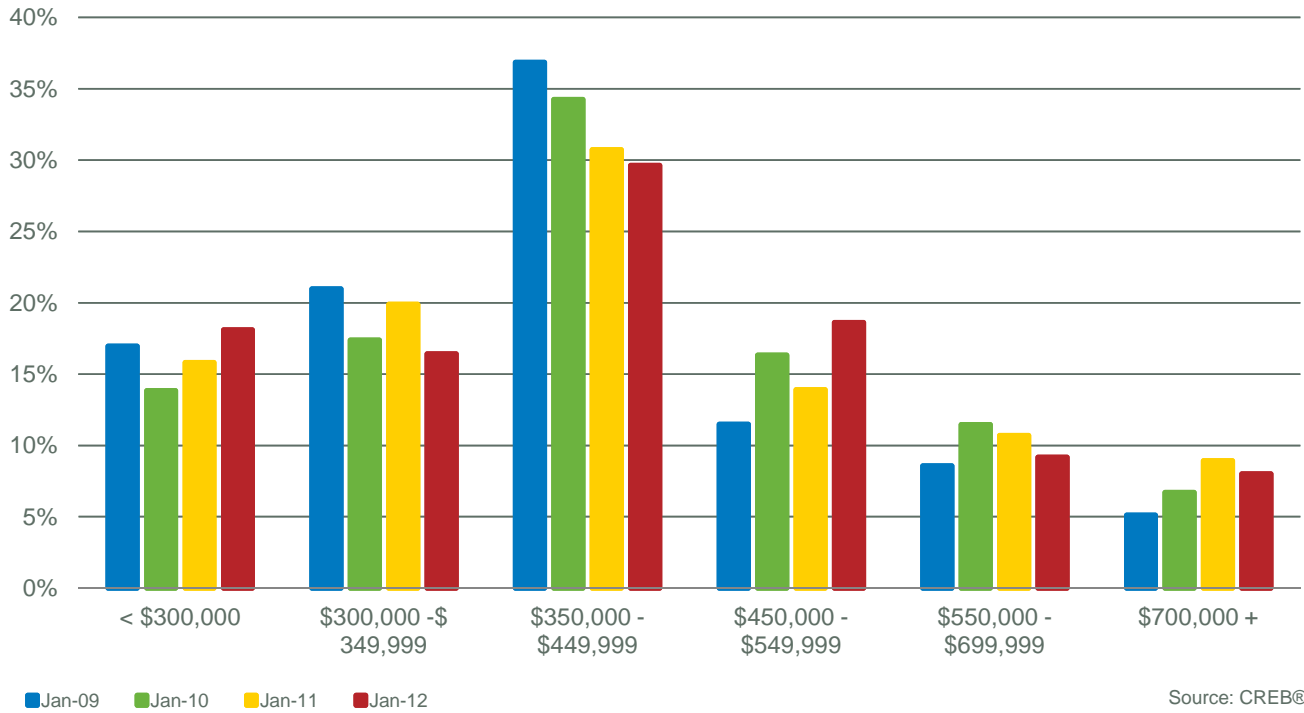
CREB® - TOTAL MLS® SALES



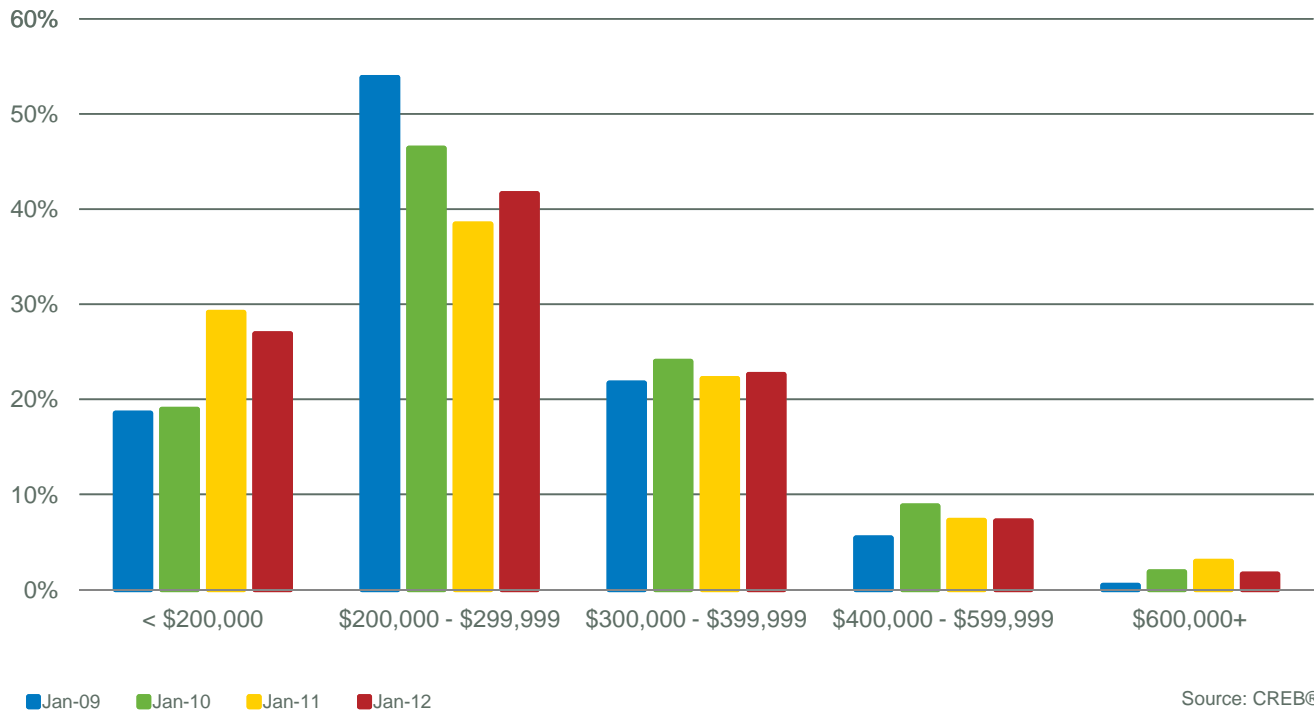
CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES



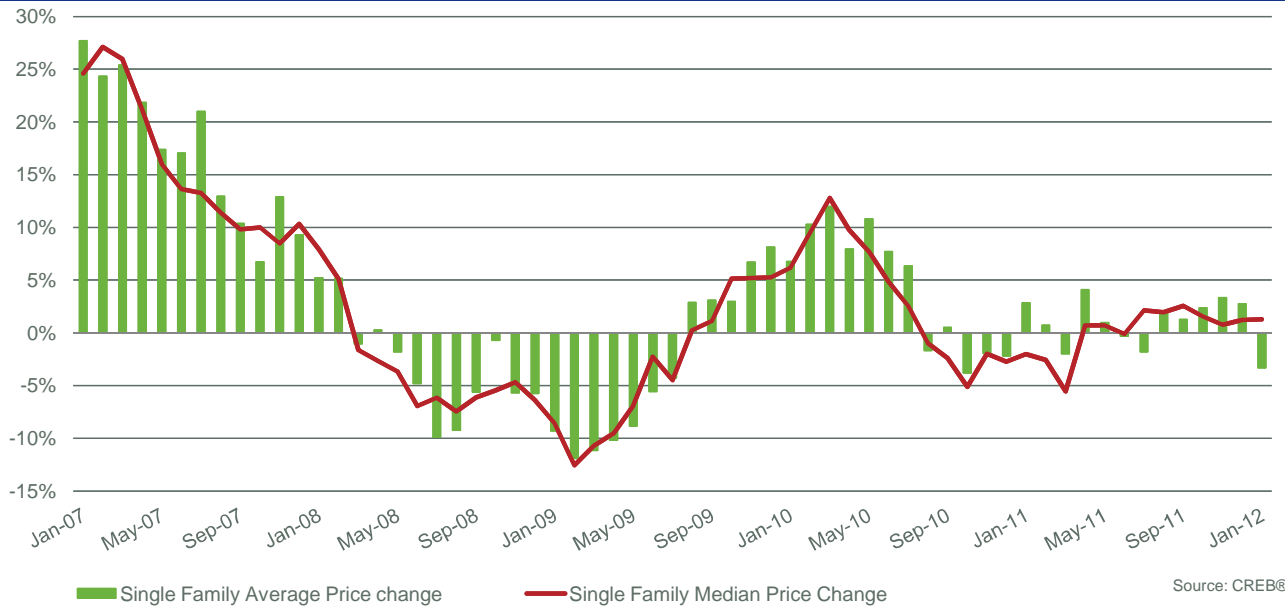
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



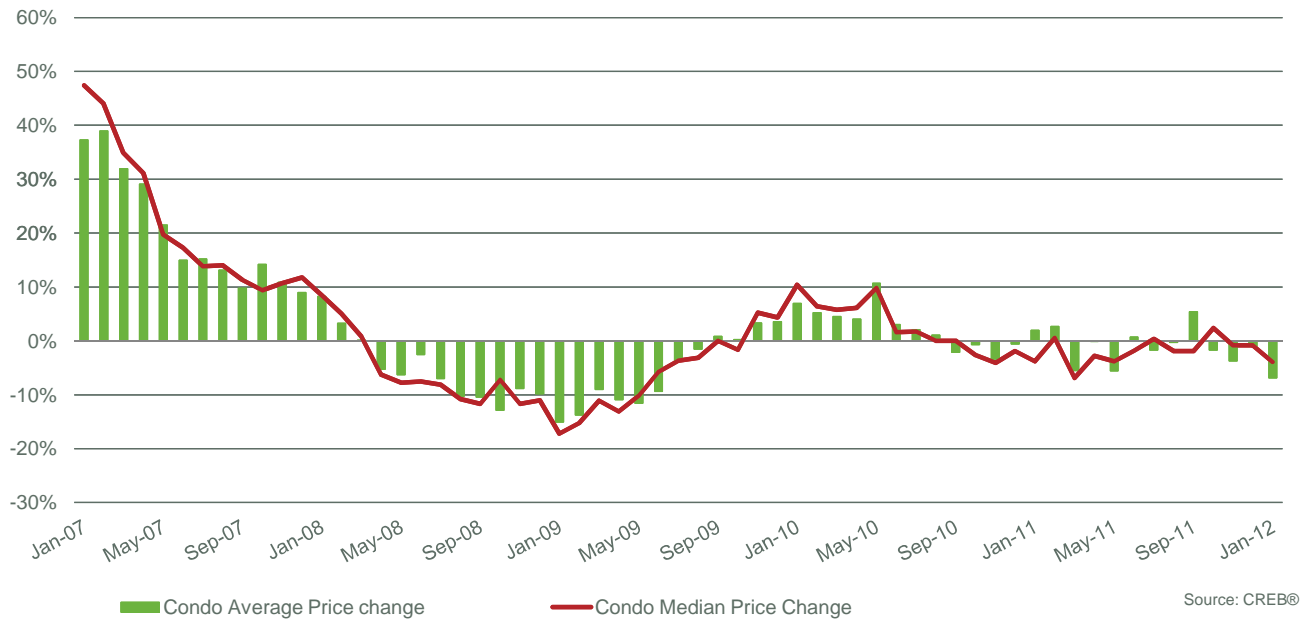
CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY CONDOMINIUM AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY SINGLE FAMILY AND CONDOMINIUM SALES YEAR TO DATE

