

THE MARKET REMAINS STEADY DURING THE MONTH OF JUNE

Calgary, July 2, 2008 – Calgary’s MLS® market remains steady with a slight increase in metro single family and condominium sales over last month, which may indicate that more homes are being priced to fit the current market conditions.

Single family Calgary metro new listings added for the month of June totaled 2,787, a decrease of 15.9 per cent from June 2007 when new listing added totaled 3,313 and a decrease of 18.8 per cent from last month, when new listings coming to the market were 3,432. Calgary metro condominium new listings added in June 2008 were 1,234, showing a slight decrease of 1.5 per cent from the 1,253 new condominium listings added in June 2007 and a decrease of 19.8 per cent from last month’s condominium listings of 1,538.

Single family Calgary metro sales for the month of June came in at 1,439, showing a decrease of 18.1 per cent from the 1,757 sales in June 2007 but showing an increase of 5.2 per cent from last month’s sales of 1,368. Condominium sales for the month of June were 556, a decrease of 29.8 per cent from the 792 condominium sales recorded in June 2007 and showing a slight decrease of 3.6 per cent over the 577 condominiums changing hands in May 2008.

At this mid-point in the year, Calgary metro single family new listings added year-to-date were 19,086, an increase of 7.7 per cent from the 17,723 new listings added during the first half of 2007. Respectively, Condominium new listings added were 8,473 an increase of 23.1 per cent over the 6,884 new condominium listings added at the mid-point in 2007.

Sales year-to-date for Single family Calgary metro were recorded as 7,902, a decrease of 31.4 per cent from the 11,526 sales recorded in 2007. Calgary metro Condominiums changing hands during the first half of 2008 totaled 3,286 a decrease of 36.4 per cent over the 5,170 sales recorded in 2007. If we look at the average price year-to-date, there is very little change in single family and condominium Calgary metro. The Single family average price for the first half of 2008 was \$472,163 and in 2007 for the same period, it was \$471,218, a difference of just 0.2 per cent. Respectively, the condominium average price was \$312,460 this year and \$314,851 last year, down just 0.8 per cent.

“The Calgary metro month end inventory number has decreased slightly and the Calgary metro sales numbers have increased over last month. That tells me that perhaps sellers are listening to their REALTORS® and pricing their homes with today’s market in mind. We’re seeing the sales numbers reflect that more buyers are finding a home that fits their family’s needs. As we move into the summer months, it’s an excellent time for buyers to capitalize on the wide selection of homes, rather than waiting for the fall when things start to pick up again”, remarked CREB® President, Ed Jensen.

The median price of a single family Calgary metro home in June 2008 was \$408,000 showing a decrease of 7.1 per cent over June 2007, when the median price was \$439,000 and showing a decrease of 2.6 per cent from last month when the median price was \$419,000. All Calgary Metro 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.

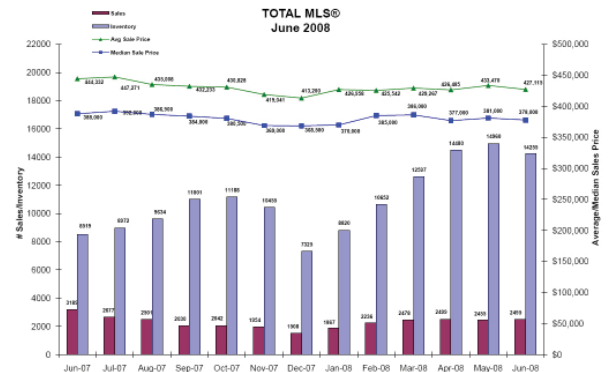
The average price of a single family Calgary metro home in June 2008 was \$473,774, showing a decrease of 4.7 per cent from June 2007, when the average price was \$496,890. The average price of a Calgary metro condominium was \$315,042, showing a 2.5 per cent decrease from June 2007 when the average price was \$323,269. 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.

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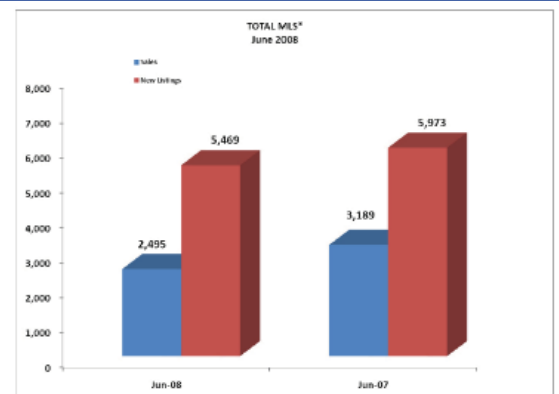
Absorption Rate



Total MLS® Sales and Inventory



Total MLS® Sales and Listings



REALTORS® are educated, licensed professionals trained to guide you through the real estate transaction.

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**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR JUNE 2008**

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>** 2008 YTD</u>	<u>**2007 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	6,543	4,443	47.27%	n/a	n/a	n/a
New Listings Added	2,787	3,313	-15.88%	19,086	17,723	7.69%
Sales	1,439	1,757	-18.10%	7,902	11,526	-31.44%
Avg DOM Sold	46	29	58.62%	43	28	53.57%
Avg DOM Active	52	34	52.94%	52	34	52.94%
Average Sale Price	473,774	496,890	-4.65%	472,163	471,218	0.20%
Median Price	408,000	439,000	-7.06%	417,500	422,000	-1.07%
Total Sales	681,760,193	873,036,280	-21.91%	3,731,034,843	5,431,256,532	-31.30%
Sales \$/List \$	96.74%	98.09%	-1.38%	97.05%	98.35%	-1.32%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	3,093	1,438	115.09%	n/a	n/a	n/a
New Listings Added	1,234	1,253	-1.52%	8,473	6,884	23.08%
Sales	556	792	-29.80%	3,286	5,170	-36.44%
Avg DOM Sold	51	28	82.14%	47	27	74.07%
Avg DOM Active	51	31	64.52%	51	31	64.52%
Average Sale Price	315,042	323,269	-2.55%	312,460	314,851	-0.76%
Median Price	282,000	304,900	-7.51%	289,250	294,500	-1.78%
Total Sales	175,163,270	256,029,399	-31.58%	1,026,742,204	1,627,779,832	-36.92%
Sales \$/List \$	96.71%	98.35%	-1.67%	97.11%	98.56%	-1.48%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,976	1,538	93.50%	n/a	n/a	n/a
New Listings Added	1,017	946	7.51%	6,176	4,801	28.64%
Sales	388	484	-19.83%	2,231	3,140	-28.95%
Avg DOM Sold	60	38	57.89%	61	40	52.50%
Avg DOM Active	68	47	44.68%	68	47	44.68%
Average Sale Price	378,151	363,619	4.00%	380,856	364,028	4.62%
Median Price	352,400	344,000	2.44%	350,000	340,000	2.94%
Total Sales	146,722,593	175,991,683	-16.63%	849,688,797	1,143,047,574	-25.66%
Sales \$/List \$	96.84%	98.26%	-1.44%	96.87%	98.28%	-1.44%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	931	668	39.37%	n/a	n/a	n/a
New Listings Added	298	276	7.97%	1,569	1,187	32.18%
Sales	70	91	-23.08%	371	469	-20.90%
Avg DOM Sold	70	59	18.64%	79	63	25.40%
Avg DOM Active	83	66	25.76%	83	66	25.76%
Average Sale Price	713,001	950,997	-25.03%	845,320	830,965	1.73%
Median Price	635,000	825,000	-23.03%	750,000	755,000	-0.66%
Total Sales	49,910,100	86,540,760	-42.33%	313,613,650	389,722,480	-19.53%
Sales \$/List \$	93.20%	95.63%	-2.54%	94.86%	96.11%	-1.31%
<u>RURAL LAND</u>						
Month End Inventory	542	380	42.63%	n/a	n/a	n/a
New Listings Added	91	152	-40.13%	692	573	20.77%
Sales	25	42	-40.48%	131	224	-41.52%
Avg DOM Sold	117	99	18.18%	99	97	2.06%
Avg DOM Active	111	80	38.75%	111	80	38.75%
Average Sale Price	418,566	568,657	-26.39%	481,261	547,613	-12.12%
Median Price	450,000	381,600	17.92%	370,000	365,000	1.37%
Total Sales	10,464,150	23,883,600	-56.19%	63,045,184	122,665,380	-48.60%
Sales \$/List \$	94.37%	95.82%	-1.52%	91.82%	94.38%	-2.72%
<u>TOTAL MLS®*</u>						
Month End Inventory	14,255	8,519	67.33%	n/a	n/a	n/a
New Listings Added	5,469	5,973	-8.44%	36,199	31,350	15.47%
Sales	2,495	3,189	-21.76%	13,993	20,638	-32.20%
Avg DOM Sold	51	32	59.38%	48	31	54.84%
Avg DOM Active	59	40	47.50%	59	40	47.50%
Average Sale Price	427,115	444,332	-3.87%	428,095	422,603	1.30%
Median Price	378,000	388,000	-2.58%	380,000	376,500	0.93%
Total Sales	1,065,652,756	1,416,973,722	-24.79%	5,990,331,128	8,721,677,642	-31.32%
Sales \$/List \$	96.55%	97.96%	-1.44%	96.85%	98.22%	-1.39%

*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 CATEGORY
JUNE 2008**

	Jun-08				Jun-07			
SINGLE FAMILY	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	5	0.35%	16	0.20%	-	0.00%	17	0.15%
200,000 - 299,999	88	6.12%	418	5.29%	54	3.08%	662	5.75%
300,000 - 349,999	257	17.86%	1,258	15.92%	218	12.45%	1,726	15.00%
350,000 - 399,999	320	22.24%	1,721	21.78%	371	21.19%	2,415	20.99%
400,000 - 449,999	241	16.75%	1,405	17.78%	309	17.65%	2,090	18.16%
450,000 - 499,999	156	10.84%	1,027	13.00%	220	12.56%	1,490	12.95%
500,000 - 549,999	102	7.09%	592	7.49%	166	9.48%	907	7.88%
550,000 - 599,999	73	5.07%	383	4.85%	107	6.11%	623	5.41%
600,000 - 649,999	49	3.41%	262	3.32%	74	4.23%	395	3.43%
650,000 - 699,999	30	2.08%	172	2.18%	48	2.74%	270	2.35%
700,000 - 799,999	40	2.78%	253	3.20%	61	3.48%	356	3.09%
800,000 - 899,999	21	1.46%	119	1.51%	51	2.91%	203	1.76%
900,000 - 999,999	7	0.49%	48	0.61%	28	1.60%	101	0.88%
OVER 1,000,000	50	3.47%	228	2.89%	44	2.51%	252	2.19%
	1,439		7,902		1,751		11,507	
 CONDO								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
100,000 - 199,999	26	4.68%	107	3.26%	28	3.55%	188	3.64%
200,000 - 299,999	303	54.50%	1,732	52.71%	345	43.73%	2,587	50.08%
300,000 - 349,999	97	17.45%	717	21.82%	208	26.36%	1,160	22.45%
350,000 - 399,999	52	9.35%	316	9.62%	98	12.42%	575	11.13%
400,000 - 449,999	25	4.50%	164	4.99%	48	6.08%	275	5.32%
450,000 - 499,999	23	4.14%	100	3.04%	25	3.17%	146	2.83%
500,000 - 549,999	13	2.34%	47	1.43%	14	1.77%	77	1.49%
550,000 - 599,999	3	0.54%	31	0.94%	9	1.14%	50	0.97%
600,000 - 649,999	1	0.18%	15	0.46%	1	0.13%	25	0.48%
650,000 - 699,999	3	0.54%	19	0.58%	5	0.63%	30	0.58%
700,000 - 799,999	1	0.18%	12	0.37%	4	0.51%	24	0.46%
800,000 - 899,999	3	0.54%	7	0.21%	-	0.00%	9	0.17%
900,000 - 999,999	1	0.18%	3	0.09%	-	0.00%	5	0.10%
OVER 1,000,000	5	0.90%	16	0.49%	4	0.51%	14	0.27%
	556		3,286		789		5,166	

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CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
JUNE 2008

TOWNS	Jun-08				Jun-07			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	5	1.29%	27	1.21%	6	1.24%	60	1.91%
100,000 - 199,999	32	8.25%	160	7.17%	42	8.70%	238	7.58%
200,000 - 299,999	82	21.13%	505	22.64%	126	26.09%	864	27.53%
300,000 - 349,999	65	16.75%	399	17.88%	81	16.77%	523	16.67%
350,000 - 399,999	70	18.04%	369	16.54%	86	17.81%	523	16.67%
400,000 - 449,999	49	12.63%	286	12.82%	51	10.56%	341	10.87%
450,000 - 499,999	22	5.67%	154	6.90%	35	7.25%	219	6.98%
500,000 - 549,999	24	6.19%	105	4.71%	24	4.97%	111	3.54%
550,000 - 599,999	12	3.09%	52	2.33%	10	2.07%	76	2.42%
600,000 - 649,999	4	1.03%	40	1.79%	5	1.04%	43	1.37%
650,000 - 699,999	3	0.77%	19	0.85%	3	0.62%	35	1.12%
700,000 - 799,999	8	2.06%	40	1.79%	4	0.83%	28	0.89%
800,000 - 899,999	5	1.29%	26	1.17%	1	0.21%	24	0.76%
900,000 - 999,999	3	0.77%	19	0.85%	1	0.21%	13	0.41%
OVER 1,000,000	4	1.03%	30	1.34%	8	1.66%	40	1.27%
	388		2,231		483		3,138	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	-	0.00%	2	2.22%	8	1.72%
100,000 - 199,999	3	4.29%	7	1.89%	6	6.67%	16	3.43%
200,000 - 299,999	7	10.00%	22	5.93%	-	0.00%	16	3.43%
300,000 - 349,999	4	5.71%	12	3.23%	1	1.11%	15	3.22%
350,000 - 399,999	3	4.29%	11	2.96%	-	0.00%	22	4.72%
400,000 - 449,999	5	7.14%	19	5.12%	-	0.00%	13	2.79%
450,000 - 499,999	1	1.43%	14	3.77%	5	5.56%	26	5.58%
500,000 - 549,999	4	5.71%	23	6.20%	5	5.56%	16	3.43%
550,000 - 599,999	5	7.14%	19	5.12%	4	4.44%	18	3.86%
600,000 - 649,999	3	4.29%	16	4.31%	4	4.44%	21	4.51%
650,000 - 699,999	5	7.14%	21	5.66%	5	5.56%	29	6.22%
700,000 - 799,999	7	10.00%	45	12.13%	13	14.44%	59	12.66%
800,000 - 899,999	5	7.14%	42	11.32%	6	6.67%	50	10.73%
900,000 - 999,999	4	5.71%	32	8.63%	10	11.11%	42	9.01%
OVER 1,000,000	14	20.00%	88	23.72%	29	32.22%	115	24.68%
	70		371		90		466	

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CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
JUNE 2008

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
BK-SP	7	2		3	375,833	1,127,500	388,500	47	98.15%
BLEVL	155	81		40	393,018	15,720,700	365,000	41	97.24%
BUNG	545	212		110	460,586	50,664,478	425,000	41	96.50%
BUNGH	26	7		4	571,875	2,287,500	580,000	68	95.52%
BUNGS	1	0		1	365,000	365,000	365,000	84	96.08%
SPLT2	138	59		32	487,609	15,603,500	470,000	42	97.03%
SPLT3	15	7		4	506,875	2,027,500	380,000	34	93.74%
SPLT4	99	38		23	431,300	9,919,900	410,000	40	96.83%
SPLT5	10	5		3	526,667	1,580,000	587,500	41	98.21%
ST1.5	41	20		8	543,950	4,351,600	440,000	42	96.97%
ST2	1230	536		276	493,178	136,117,215	438,000	45	97.05%
ST2.5	11	3		1	440,000	440,000	440,000	35	97.80%
ST3	16	6		1	7,500,000	7,500,000	7,500,000	36	93.75%
VILLA	1	1		1	370,000	370,000	370,000	68	95.88%
NE									
BK-SP	10	3		2	278,000	556,000	277,000	42	95.39%
BLEVL	224	92		47	324,617	15,257,000	325,000	52	96.60%
BUNG	289	126		49	324,936	15,921,850	325,250	46	96.38%
BUNGH	3	1		0	-	-	-	0	0.00%
BUNGS	1	1		0	-	-	-	0	0.00%
MODUL	2	1		0	-	-	-	0	0.00%
SPLT2	29	9		2	460,000	920,000	435,000	28	97.89%
SPLT3	17	6		3	280,333	841,000	275,000	55	93.26%
SPLT4	140	59		20	344,185	6,883,700	350,000	47	96.69%
SPLT5	0	0		0	-	-	-	0	0.00%
ST1.5	5	3		0	-	-	-	0	0.00%
ST2	529	197		82	340,413	27,913,832	315,000	52	96.88%
SW									
BK-SP	14	8		0	-	-	-	0	0.00%
BLEVL	63	30		20	370,684	7,413,680	355,000	47	97.01%
BUNG	469	210		104	508,865	52,922,000	417,000	48	96.51%
BUNGH	23	9		3	875,833	2,627,500	555,000	51	94.75%
SPLT2	110	46		25	602,300	15,057,500	450,000	44	96.10%
SPLT3	11	5		6	509,917	3,059,500	407,000	27	96.07%
SPLT4	89	35		20	454,025	9,080,500	377,000	33	97.22%
SPLT5	12	5		1	395,000	395,000	395,000	16	96.58%
ST1.5	19	8		9	878,111	7,903,000	540,000	52	94.27%
ST2	1093	387		207	581,689	120,409,649	460,000	53	96.44%
ST2.5	10	5		1	985,000	985,000	985,000	20	93.82%
ST3	20	5		3	1,151,667	3,455,000	1,215,000	45	96.11%
VILLA	3	1		3	529,051	1,587,154	537,566	89	104.45%
SE									
BK-SP	10	3		3	444,667	1,334,000	406,000	39	94.15%
BLEVL	66	32		26	371,587	9,661,250	360,000	46	97.16%
BUNG	251	108		59	417,886	24,655,287	378,000	57	97.03%
BUNGH	1	1		1	275,000	275,000	275,000	33	89.00%
SPLT2	98	47		31	534,884	16,581,395	495,000	43	97.42%
SPLT3	8	4		1	346,000	346,000	346,000	22	99.17%
SPLT4	68	30		21	374,024	7,854,500	355,000	56	97.11%
SPLT5	2	0		2	460,000	920,000	400,000	22	97.89%
ST1.5	5	0		3	284,667	854,000	274,000	26	88.87%
ST2	668	310		170	440,582	74,899,003	410,000	42	97.56%
ST2.5	5	0		0	-	-	-	0	0.00%
ST3	0	0		1	705,000	705,000	705,000	47	96.84%

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
JUNE 2008

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	386	139	77	273,697	21,074,700	263,000	52	96.70%
APRTM	42	11	5	342,000	1,710,000	345,000	104	98.09%
BLEVL	25	10	3	287,833	863,500	245,000	34	96.08%
BUNG	65	27	12	304,583	3,655,000	290,000	45	96.76%
BUNGH	2	1	1	510,000	510,000	510,000	16	98.10%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	5	2	0	-	-	-	0	0.00%
SPLT2	12	5	2	385,000	770,000	275,000	18	98.74%
SPLT3	6	2	1	420,000	420,000	420,000	11	93.35%
SPLT4	13	4	7	346,071	2,422,500	312,000	48	96.95%
SPLT5	7	5	2	403,250	806,500	291,500	11	98.38%
ST2	261	107	46	321,237	14,776,900	310,000	47	97.52%
ST2.5	5	3	0	-	-	-	0	0.00%
ST3	6	1	5	512,800	2,564,000	391,500	68	95.68%
VILLA	6	4	0	-	-	-	0	0.00%
NE								
APART	84	33	9	208,444	1,876,000	205,000	69	96.39%
APRTM	20	8	0	-	-	-	0	0.00%
BLEVL	11	6	0	-	-	-	0	0.00%
BUNG	23	11	6	246,233	1,477,400	225,000	48	95.92%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT4	9	3	3	258,000	774,000	269,000	47	98.51%
ST2	110	44	26	231,300	6,013,801	223,000	44	96.56%
VILLA	4	1	2	308,500	617,000	269,000	36	95.97%
SW								
APART	1072	415	160	320,369	51,259,035	270,000	53	96.67%
APRTM	66	27	6	315,600	1,893,600	255,000	45	96.70%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	7	6	6	220,333	1,322,000	206,000	53	98.11%
BUNG	152	47	21	311,776	6,547,300	308,000	58	96.30%
BUNGH	3	4	0	-	-	-	0	0.00%
LOFT	23	16	8	373,688	2,989,500	378,000	45	97.43%
PENTH	15	6	2	352,500	705,000	242,000	67	97.39%
SPLT2	5	4	0	-	-	-	0	0.00%
SPLT3	4	3	0	-	-	-	0	0.00%
SPLT4	25	11	6	323,867	1,943,200	315,800	57	96.96%
SPLT5	11	5	0	-	-	-	0	0.00%
ST1.5	3	0	0	-	-	-	0	0.00%
ST2	290	118	60	327,830	19,669,784	289,000	51	97.06%
ST2.5	6	2	3	321,000	963,000	280,000	58	93.24%
ST3	49	15	8	740,275	5,922,200	655,000	52	92.84%
VILLA	18	7	7	553,429	3,874,000	535,000	54	98.36%
SE								
APART	117	49	24	255,940	6,142,550	230,100	47	96.43%
APRTM	10	4	0	-	-	-	0	0.00%
BLEVL	6	1	0	-	-	-	0	0.00%
BUNG	23	9	7	314,343	2,200,400	318,500	89	97.19%
SPLT2	2	0	1	289,900	289,900	289,900	29	100.00%
SPLT3	3	2	0	-	-	-	0	0.00%
SPLT4	6	4	3	289,167	867,500	288,000	37	97.66%
SPLT5	1	1	0	-	-	-	0	0.00%
ST2	103	47	27	305,296	8,243,000	290,000	45	96.79%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	5	0	0	-	-	-	0	0.00%

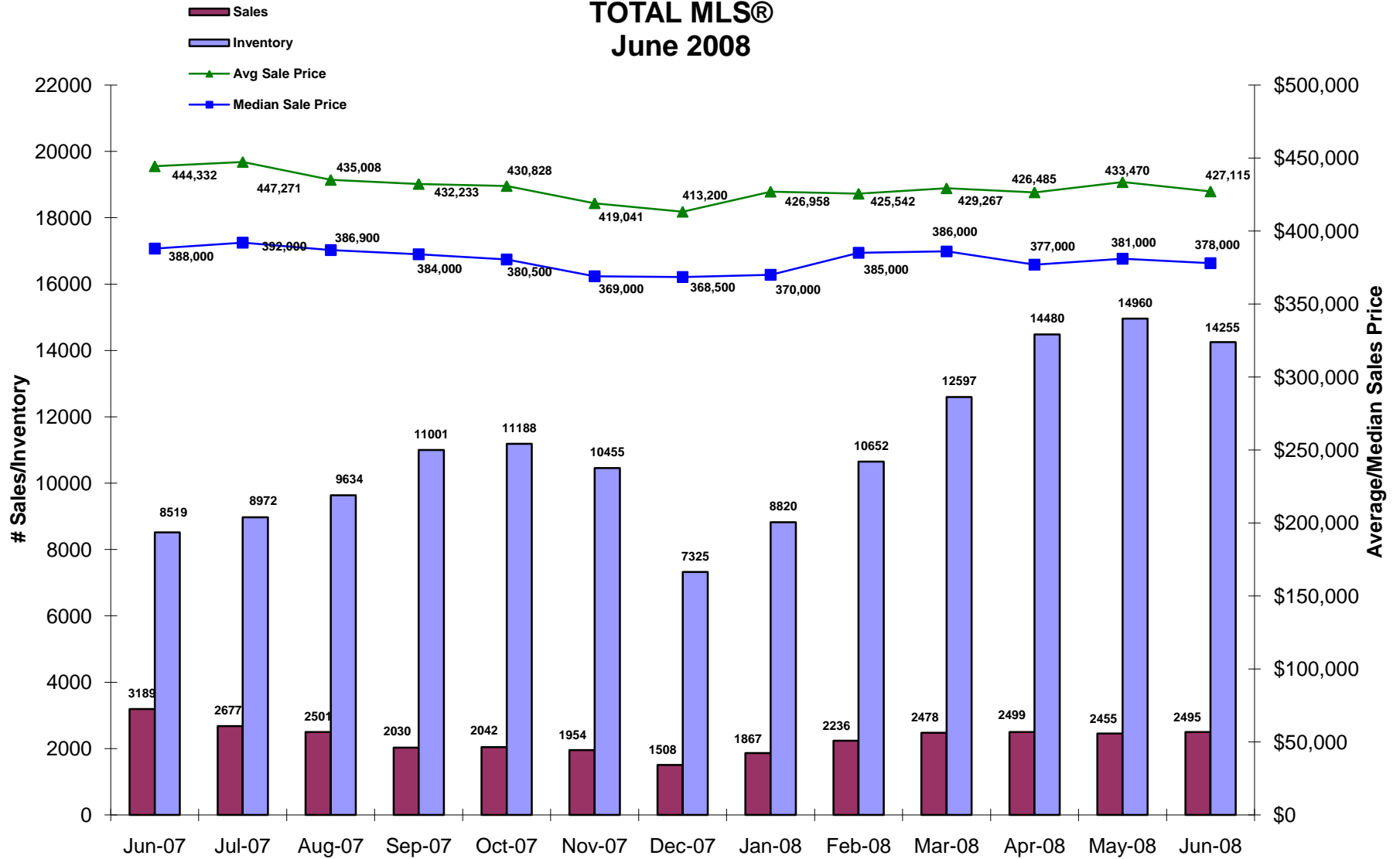
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	2,162	1,977	2,559	2,548	2,569	2,331	2,143	2,076	2,249	1,913	1,575	963	25,102
Sales	956	1,181	1,743	1,633	1,635	1,570	1,454	1,422	1,320	1,331	1,190	933	16,384
Avg Price	245,193	245,064	250,043	251,052	245,548	255,523	249,439	248,961	250,543	254,490	260,584	267,041	251,561
Median	217,000	224,900	225,750	227,000	226,000	227,000	223,500	225,000	226,900	230,000	231,500	234,000	226,100
Avg DOM	48	44	41	37	37	37	41	42	43	40	44	48	41
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	272,198	287,070	284,239	287,089	280,808	282,158	281,469	293,666	292,999	303,161	313,175	287,365
Median	241,000	240,000	254,000	248,000	250,000	249,000	252,500	255,000	257,000	258,500	268,900	274,000	253,000
Avg DOM	46	36	32	32	32	31	34	33	30	31	31	30	33
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							19,086
Sales	1,083	1,252	1,418	1,363	1,368	1,439							7,902
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774							472,163
Median	410,000	428,000	420,000	420,000	419,000	408,000							417,500
Avg DOM	50	39	40	40	42	46							43

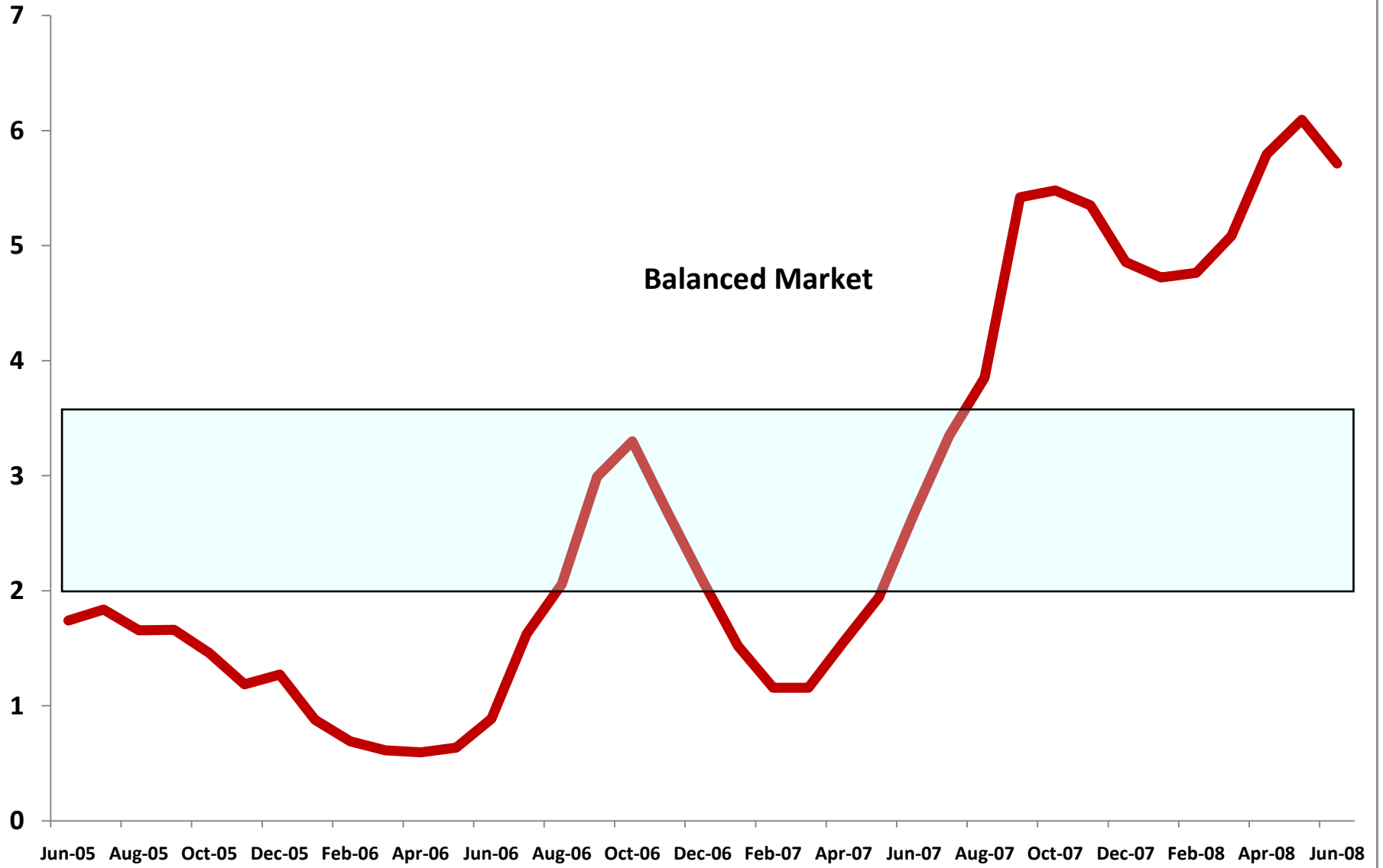
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

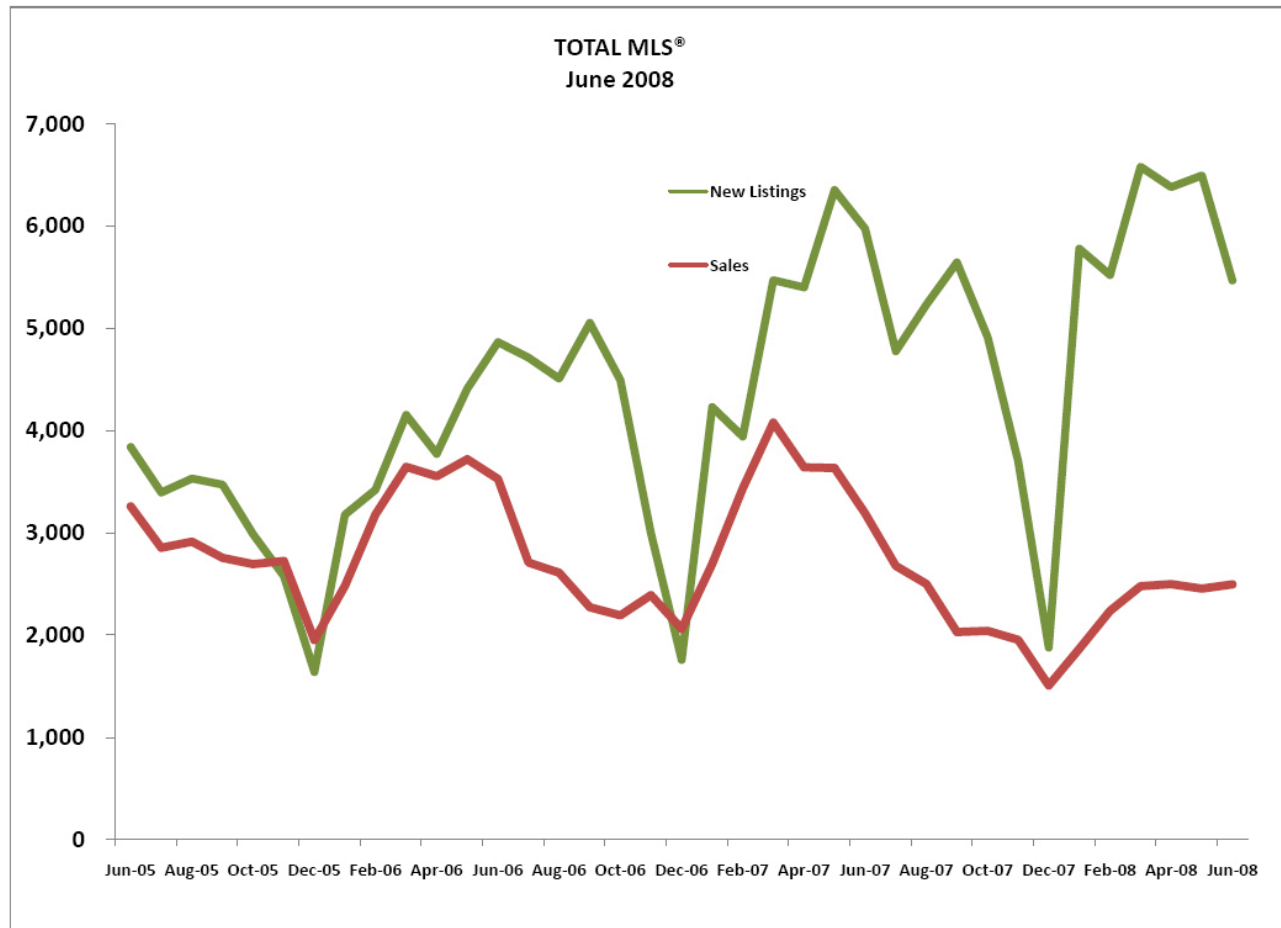
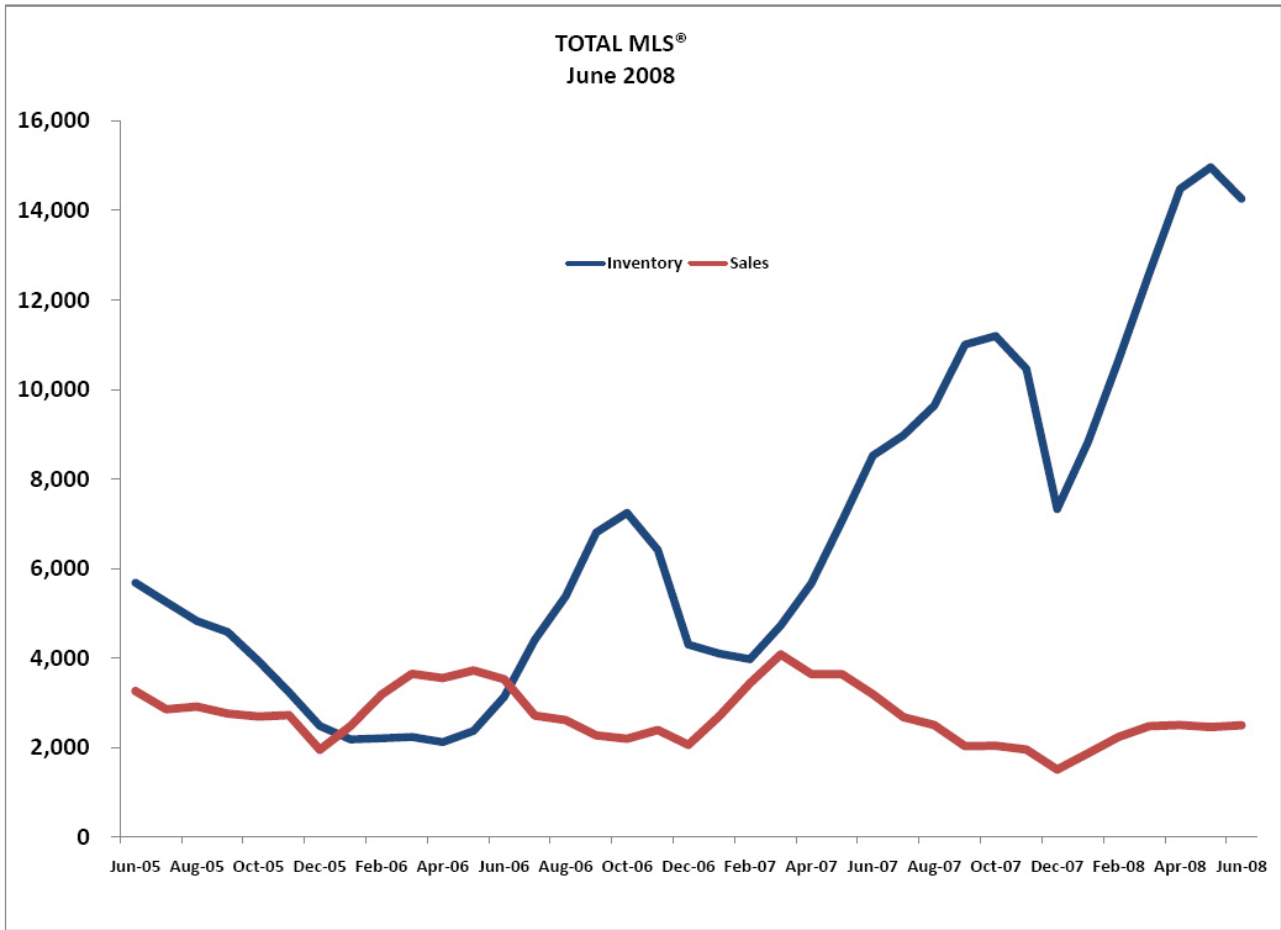
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2004													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	165,164	166,584	164,323	167,799	168,575	171,245	166,141
Median	147,500	146,750	150,000	147,000	151,900	154,500	152,000	153,000	150,000	155,000	155,000	155,000	152,000
Avg DOM	53	48	45	45	44	44	45	48	47	46	46	52	46
2005													
New Listings	908	805	969	995	967	848	746	866	788	689	598	370	9,549
Sales	399	547	713	762	776	807	704	724	638	699	700	485	7,954
Avg Price	175,822	179,587	179,781	182,517	181,669	185,863	180,205	180,416	182,256	186,927	188,945	191,887	183,099
Median	161,000	162,000	162,000	163,000	167,000	163,000	163,000	164,500	167,000	170,500	172,500	168,000	165,000
Avg DOM	47	45	43	39	38	39	39	36	34	36	33	32	38
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							8,473
Sales	454	562	565	581	577	556							3,286
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042							312,460
Median	290,000	295,000	293,000	290,000	285,000	282,000							289,250
Avg DOM	48	45	43	45	50	51							47

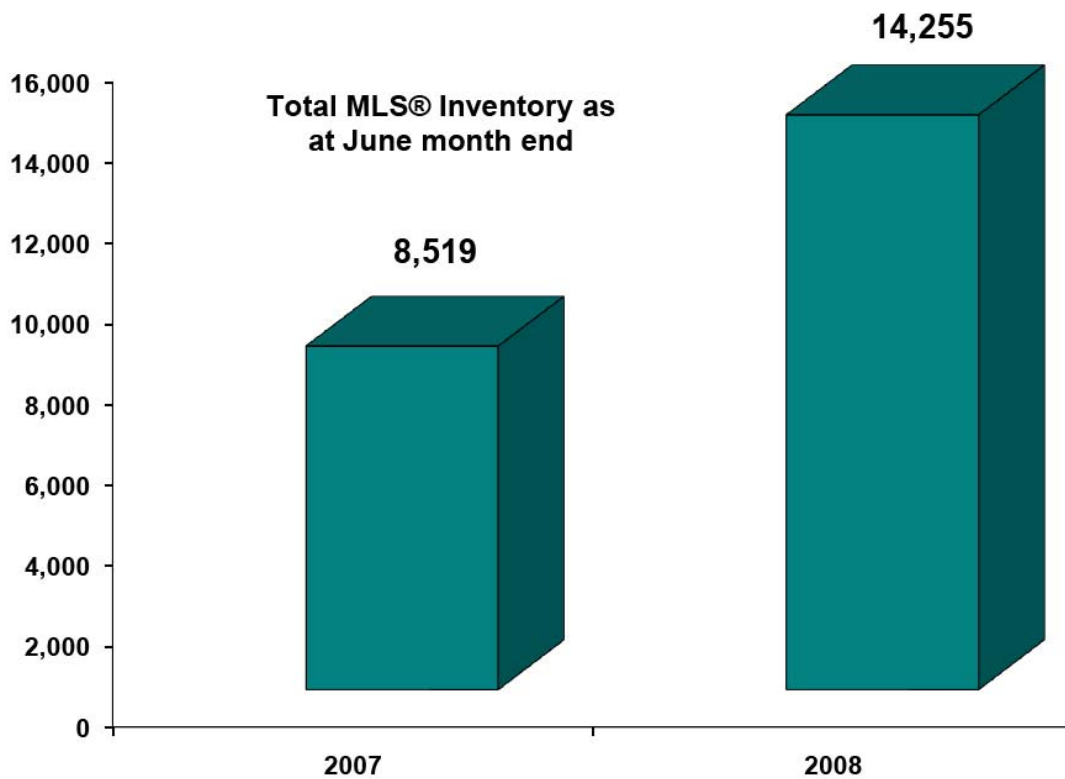
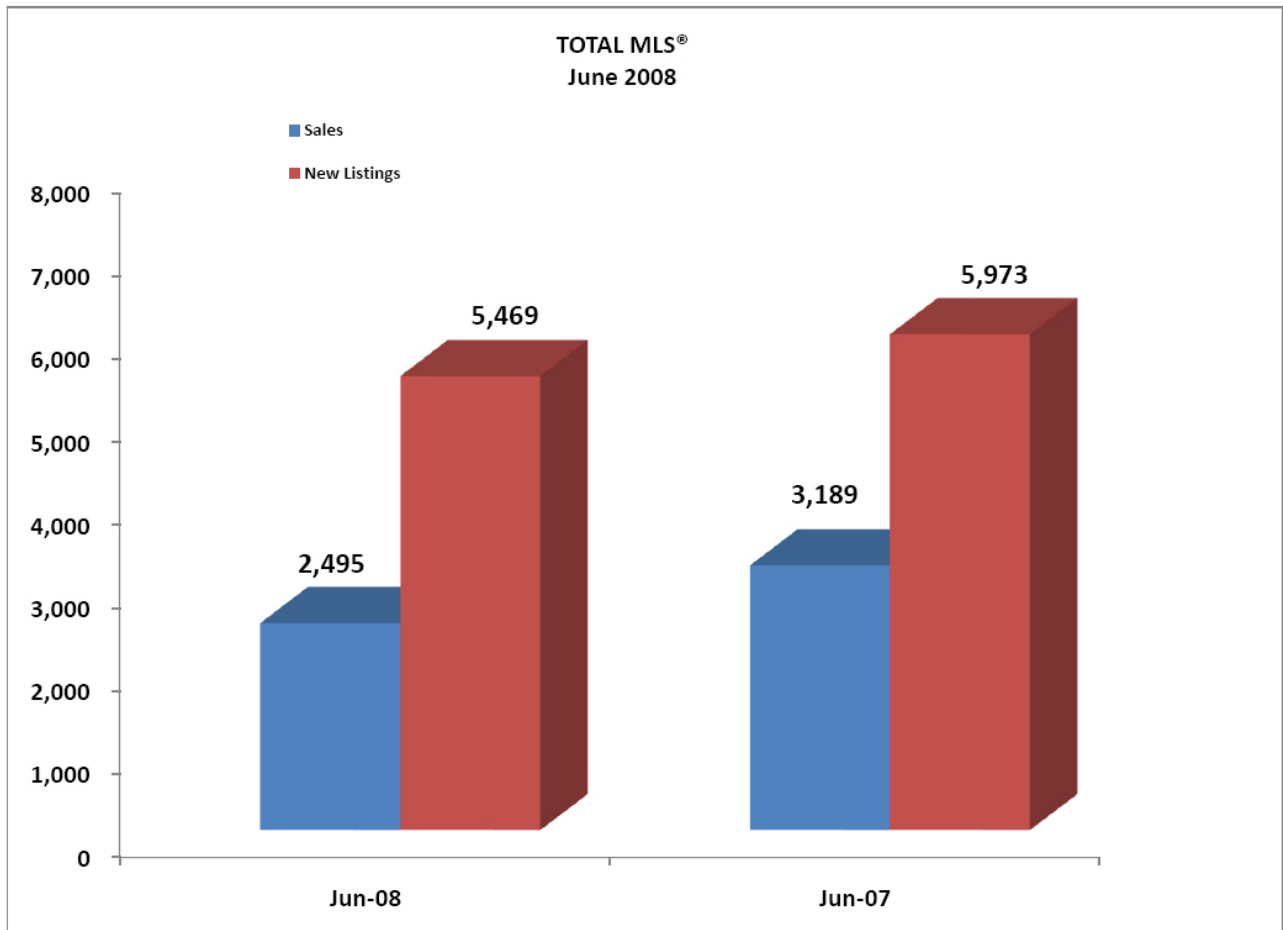
TOTAL MLS® June 2008



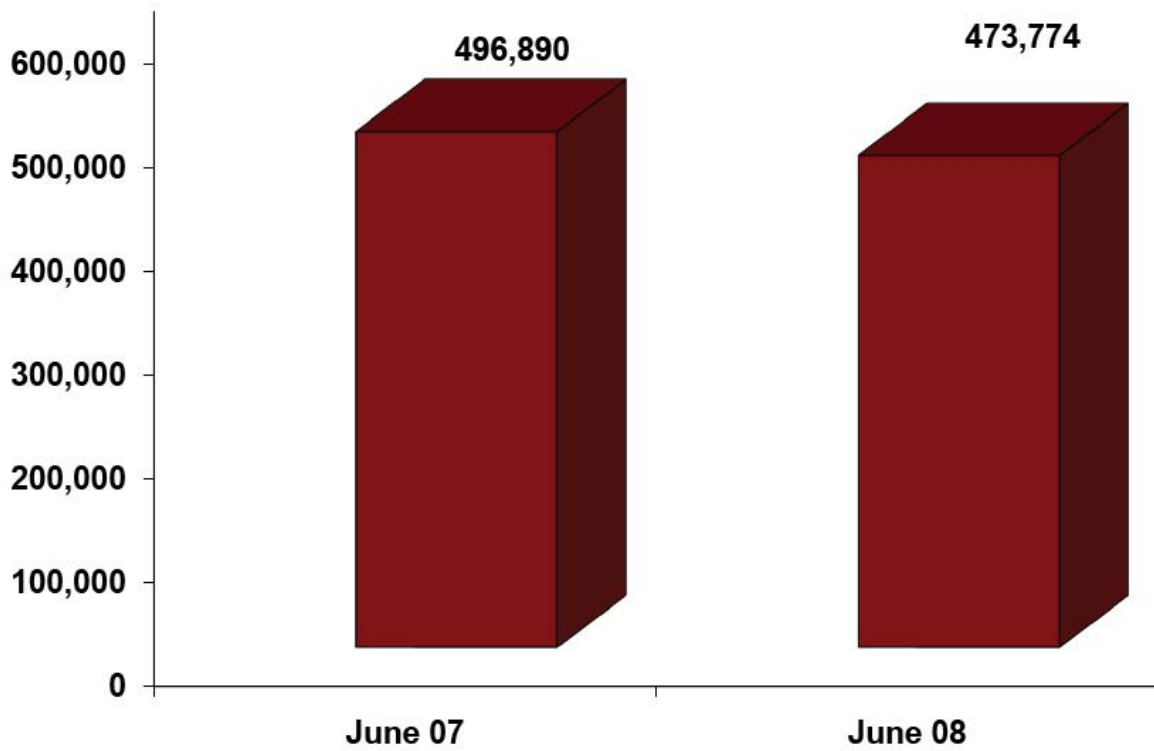
Absorption Rate (Inventory Turnover) Total MLS® June 2008



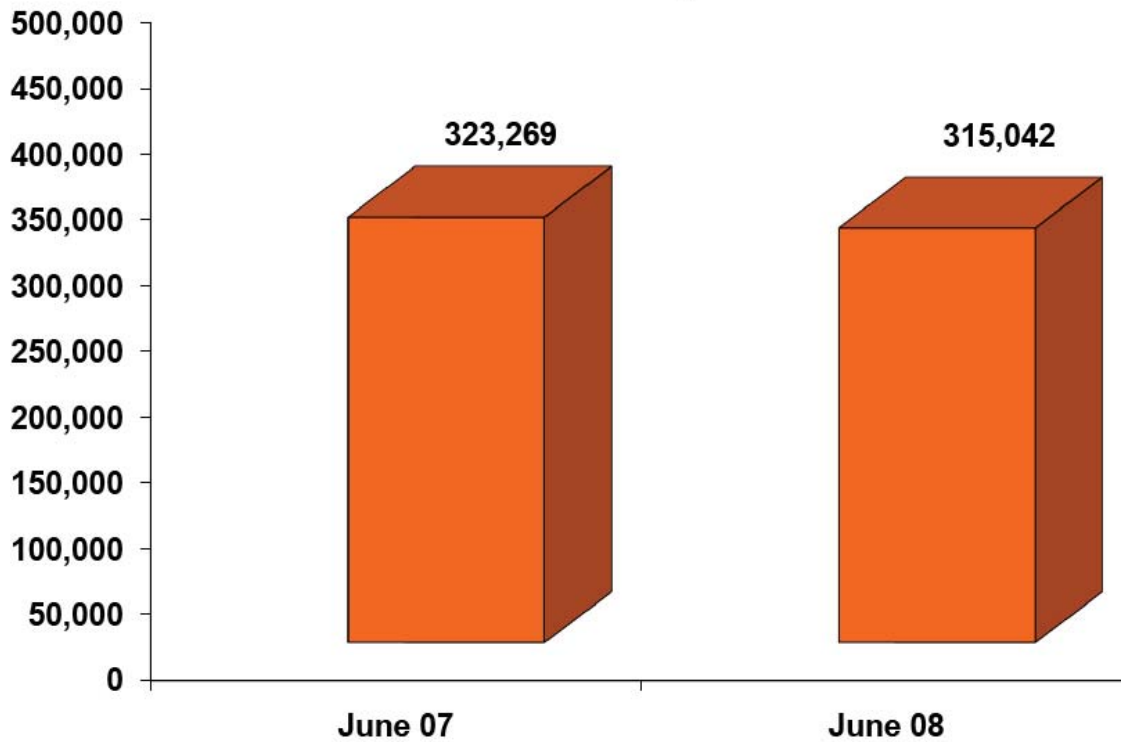




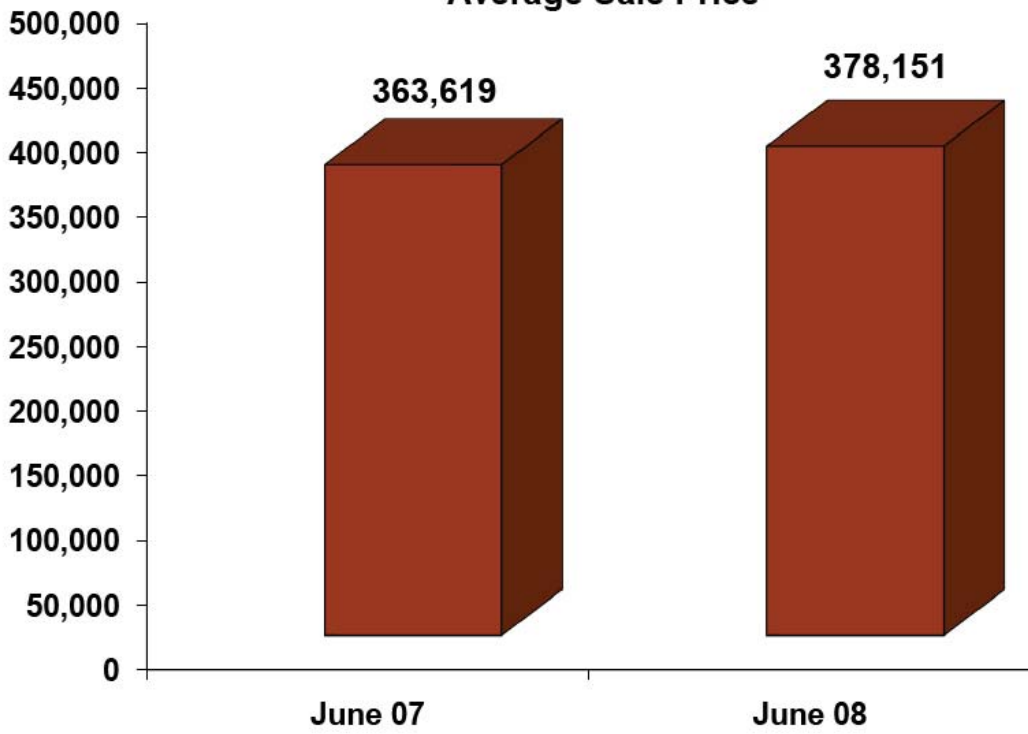
Calgary Metro Single Family Average Sale Price



Calgary Metro Condominium Average Sale Price



Surrounding Towns Average Sale Price



Country Residential (Acreages) Average Sale Price



