

## GREAT DEALS FOR REAL ESTATE BARGAIN HUNTERS

**Calgary, November 3, 2008** – MLS® sales activity slowed in Calgary during the month of October, but continued to present excellent buying opportunities, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro sales for the month of October came in at 820, showing a decrease of 26.3 per cent from the 1,113 sales in October 2007 and showing a decrease of 28.8 per cent from last month's sales of 1,152. Condominium sales for the month of October were 399, a decrease of 20.4 per cent from the 501 condominium sales recorded in October 2007 and showing a decrease of 14.2 per cent from September 2008 when 465 condominiums changed hands.

“Sales have slowed during October; partly due to normal seasonal third quarter adjustments. Other factors may be that consumers are feeling a sense of uncertainty at the moment with the volatility of the stock market and the global economy. People are being careful, but being too careful may mean missed opportunities,” said CREB® President, Ed Jensen. In a recent Calgary Herald article, Jensen said, “We may be in for some continued slower times for this quarter, but I believe this is the kind of market where real estate bargain hunters can find those great deals, but if you're not out there looking you can't find the best deal. And it's hard to negotiate the best deal when the market has turned the corner and everybody's buying.”

The average price of a single family Calgary metro home in October 2008 was \$449,100, showing a decrease of 0.7 per cent from October 2007, when the average price was \$452,254, but showing an increase of 1.1 per cent from September's average price of \$444,048. The average price of a Calgary metro condominium was \$289,148, showing a 12.8 per cent decrease from October 2007 when the average price was \$331,617, but again showing a slight increase of 0.6 per cent over last month, when the average

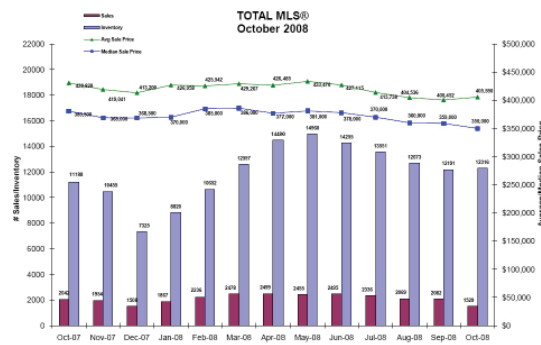
price was 287,426. Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differentials between geographical areas.

Single family Calgary metro new listings added for the month of October totaled 2,322, a decrease of 10.2 per cent from October 2007, when new listing added totaled 2,586 and a decrease of 11.7 per cent from last month, when new listings coming to the market were 2,631. Calgary metro condominium new listings added in October 2008 were 1,071, showing a decrease of 11 per cent from the 1,203 new condominium listings added in October 2007 and a decrease of 9.7 per cent from last month's condominium listings of 1,186.

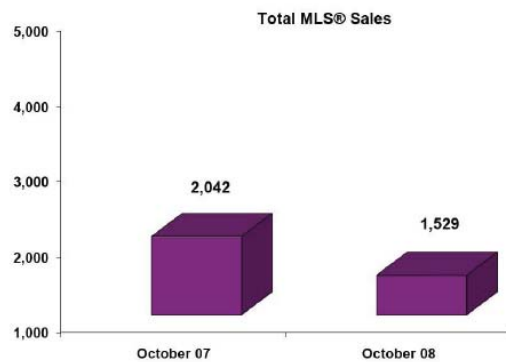
The median price of a single family Calgary metro home in October 2008 was \$390,000, showing a decrease of 5.5 per cent from October 2007, when the median price was \$412,500 and down 1.3 per cent from last month when the median price was \$395,000. All Calgary Metro MLS® statistics include properties 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 Calgary Real Estate Board is a professional body of 5,474 licensed brokers and registered associates, representing 250 Member offices. 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).

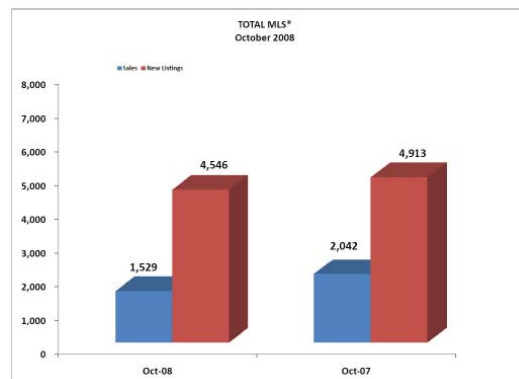
### Total MLS®



### Total MLS® Sales



### Total MLS® Sales to New Listings



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

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>** 2008 YTD</u>	<u>**2007 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	5,522	5,517	0.09%	n/a	n/a	n/a
New Listings Added	2,322	2,586	-10.21%	28,857	28,787	0.24%
Sales	820	1,113	-26.33%	12,343	16,490	-25.15%
Avg DOM Sold	48	40	20.00%	46	31	48.39%
Avg DOM Active	54	46	17.39%	54	46	17.39%
Average Sale Price	449,100	452,254	-0.70%	463,437	474,282	-2.29%
Median Price	390,000	412,500	-5.45%	410,000	423,000	-3.07%
Total Sales	368,261,684	503,358,640	-26.84%	5,720,198,634	7,819,962,530	-26.85%
Sales \$/List \$	96.14%	96.99%	-0.88%	96.80%	98.01%	-1.23%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,640	2,329	13.35%	n/a	n/a	n/a
New Listings Added	1,071	1,203	-10.97%	12,977	11,703	10.89%
Sales	399	501	-20.36%	5,175	7,350	-29.59%
Avg DOM Sold	50	40	25.00%	49	30	63.33%
Avg DOM Active	55	43	27.91%	55	43	27.91%
Average Sale Price	289,148	331,617	-12.81%	304,440	317,228	-4.03%
Median Price	268,000	289,000	-7.27%	281,000	295,000	-4.75%
Total Sales	115,369,886	166,140,157	-30.56%	1,575,476,918	2,331,308,880	-32.42%
Sales \$/List \$	95.54%	96.59%	-1.09%	96.82%	98.22%	-1.43%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	2,699	2,116	27.55%	n/a	n/a	n/a
New Listings Added	874	823	6.20%	9,571	8,126	17.78%
Sales	223	328	-32.01%	3,522	4,735	-25.62%
Avg DOM Sold	73	52	40.38%	66	43	53.49%
Avg DOM Active	78	60	30.00%	78	60	30.00%
Average Sale Price	360,711	403,110	-10.52%	377,155	375,681	0.39%
Median Price	340,000	362,000	-6.08%	350,000	347,500	0.72%
Total Sales	80,438,487	132,220,111	-39.16%	1,328,339,581	1,778,848,386	-25.33%
Sales \$/List \$	96.00%	97.03%	-1.06%	96.65%	98.00%	-1.38%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	876	751	16.64%	n/a	n/a	n/a
New Listings Added	190	186	2.15%	2,426	2,052	18.23%
Sales	62	70	-11.43%	624	744	-16.13%
Avg DOM Sold	93	70	32.86%	82	64	28.13%
Avg DOM Active	100	79	26.58%	100	79	26.58%
Average Sale Price	731,996	884,703	-17.26%	809,915	835,063	-3.01%
Median Price	654,500	750,000	-12.73%	730,000	750,000	-2.67%
Total Sales	45,383,725	61,929,200	-26.72%	505,387,200	621,287,155	-18.65%
Sales \$/List \$	93.12%	94.24%	-1.19%	94.48%	95.73%	-1.31%
<b><u>RURAL LAND</u></b>						
Month End Inventory	493	411	19.95%	n/a	n/a	n/a
New Listings Added	73	82	-10.98%	1,044	914	14.22%
Sales	14	21	-33.33%	196	337	-41.84%
Avg DOM Sold	194	92	110.87%	106	96	10.42%
Avg DOM Active	136	103	32.04%	136	103	32.04%
Average Sale Price	726,986	717,305	1.35%	500,050	538,856	-7.20%
Median Price	250,000	500,000	-50.00%	359,000	372,500	-3.62%
Total Sales	10,177,800	15,063,400	-32.43%	98,009,859	181,594,529	-46.03%
Sales \$/List \$	85.74%	98.47%	-12.93%	91.15%	95.12%	-4.17%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	12,316	11,188	10.08%	n/a	n/a	n/a
New Listings Added	4,546	4,913	-7.47%	55,182	51,899	6.33%
Sales	1,529	2,042	-25.12%	21,981	29,851	-26.36%
Avg DOM Sold	55	44	25.00%	51	34	50.00%
Avg DOM Active	66	52	26.92%	66	52	26.92%
Average Sale Price	405,590	430,828	-5.86%	420,223	427,061	-1.60%
Median Price	350,000	380,500	-8.02%	372,500	380,000	-1.97%
Total Sales	620,146,382	879,320,808	-29.47%	9,236,912,642	12,746,494,724	-27.53%
Sales \$/List \$	95.58%	96.74%	-1.20%	96.58%	97.89%	-1.33%

\*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  
OCTOBER 2008**

	Oct-08				Oct-07			
<i><b>SINGLE FAMILY</b></i>	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	1	0.12%	30	0.24%	-	0.00%	18	0.11%
200,000 - 299,999	106	12.93%	843	6.83%	66	5.92%	888	5.39%
300,000 - 349,999	157	19.15%	2,099	17.01%	171	15.35%	2,419	14.68%
350,000 - 399,999	171	20.85%	2,660	21.55%	260	23.34%	3,468	21.04%
400,000 - 449,999	118	14.39%	2,155	17.46%	212	19.03%	2,996	18.18%
450,000 - 499,999	80	9.76%	1,477	11.97%	133	11.94%	2,148	13.03%
500,000 - 549,999	48	5.85%	874	7.08%	80	7.18%	1,339	8.12%
550,000 - 599,999	43	5.24%	597	4.84%	51	4.58%	888	5.39%
600,000 - 649,999	25	3.05%	399	3.23%	42	3.77%	589	3.57%
650,000 - 699,999	15	1.83%	268	2.17%	32	2.87%	410	2.49%
700,000 - 799,999	23	2.80%	355	2.88%	29	2.60%	491	2.98%
800,000 - 899,999	9	1.10%	183	1.48%	16	1.44%	279	1.69%
900,000 - 999,999	4	0.49%	76	0.62%	4	0.36%	154	0.93%
OVER 1,000,000	20	2.44%	327	2.65%	18	1.62%	394	2.39%
	<b>820</b>		<b>12,343</b>		<b>1,114</b>		<b>16,481</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.01%
100,000 - 199,999	36	9.02%	235	4.54%	10	2.00%	234	3.18%
200,000 - 299,999	236	59.15%	2,870	55.46%	271	54.31%	3,659	49.80%
300,000 - 349,999	63	15.79%	1,029	19.88%	104	20.84%	1,696	23.08%
350,000 - 399,999	29	7.27%	472	9.12%	43	8.62%	806	10.97%
400,000 - 449,999	24	6.02%	238	4.60%	27	5.41%	386	5.25%
450,000 - 499,999	3	0.75%	131	2.53%	17	3.41%	229	3.12%
500,000 - 549,999	1	0.25%	60	1.16%	8	1.60%	110	1.50%
550,000 - 599,999	2	0.50%	40	0.77%	4	0.80%	68	0.93%
600,000 - 649,999	1	0.25%	22	0.43%	4	0.80%	40	0.54%
650,000 - 699,999	-	0.00%	21	0.41%	-	0.00%	33	0.45%
700,000 - 799,999	2	0.50%	19	0.37%	3	0.60%	37	0.50%
800,000 - 899,999	-	0.00%	11	0.21%	1	0.20%	15	0.20%
900,000 - 999,999	-	0.00%	4	0.08%	-	0.00%	6	0.08%
OVER 1,000,000	2	0.50%	23	0.44%	7	1.40%	26	0.35%
	<b>399</b>		<b>5,175</b>		<b>499</b>		<b>7,346</b>	

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**CALGARY REAL ESTATE BOARD**  
**TOWN AND COUNTRY BY PRICE CATEGORY**  
**OCTOBER 2008**

<b>TOWNS</b>	<b>Month</b>	<b>Oct-08</b>			<b>Oct-07</b>			
		<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	3	1.35%	45	1.28%	5	1.52%	88	1.86%
100,000 - 199,999	15	6.73%	259	7.35%	22	6.71%	333	7.03%
200,000 - 299,999	63	28.25%	805	22.86%	74	22.56%	1,228	25.94%
300,000 - 349,999	40	17.94%	637	18.09%	47	14.33%	758	16.01%
350,000 - 399,999	45	20.18%	605	17.18%	56	17.07%	774	16.35%
400,000 - 449,999	24	10.76%	432	12.27%	32	9.76%	539	11.39%
450,000 - 499,999	8	3.59%	254	7.21%	30	9.15%	370	7.82%
500,000 - 549,999	7	3.14%	152	4.32%	17	5.18%	197	4.16%
550,000 - 599,999	2	0.90%	80	2.27%	12	3.66%	129	2.72%
600,000 - 649,999	5	2.24%	62	1.76%	10	3.05%	68	1.44%
650,000 - 699,999	1	0.45%	29	0.82%	4	1.22%	57	1.20%
700,000 - 799,999	2	0.90%	51	1.45%	6	1.83%	55	1.16%
800,000 - 899,999	4	1.79%	37	1.05%	5	1.52%	40	0.84%
900,000 - 999,999	-	0.00%	25	0.71%	2	0.61%	24	0.51%
OVER 1,000,000	4	1.79%	49	1.39%	6	1.83%	74	1.56%
	<b>223</b>		<b>3,522</b>		<b>328</b>		<b>4,734</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	1	1.61%	2	0.32%	-	0.00%	10	1.35%
100,000 - 199,999	-	0.00%	14	2.24%	1	1.43%	29	3.91%
200,000 - 299,999	3	4.84%	32	5.13%	3	4.29%	28	3.78%
300,000 - 349,999	5	8.06%	25	4.01%	3	4.29%	23	3.10%
350,000 - 399,999	8	12.90%	29	4.65%	6	8.57%	43	5.80%
400,000 - 449,999	2	3.23%	33	5.29%	3	4.29%	23	3.10%
450,000 - 499,999	1	1.61%	26	4.17%	1	1.43%	31	4.18%
500,000 - 549,999	5	8.06%	33	5.29%	2	2.86%	29	3.91%
550,000 - 599,999	2	3.23%	26	4.17%	3	4.29%	31	4.18%
600,000 - 649,999	2	3.23%	28	4.49%	6	8.57%	37	4.99%
650,000 - 699,999	5	8.06%	36	5.77%	4	5.71%	49	6.61%
700,000 - 799,999	6	9.68%	77	12.34%	7	10.00%	81	10.93%
800,000 - 899,999	7	11.29%	68	10.90%	9	12.86%	81	10.93%
900,000 - 999,999	4	6.45%	52	8.33%	-	0.00%	55	7.42%
OVER 1,000,000	11	17.74%	143	22.92%	22	31.43%	191	25.78%
	<b>62</b>		<b>624</b>		<b>70</b>		<b>741</b>	

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**CALGARY REAL ESTATE BOARD**  
**CALGARY METRO**  
**SINGLE FAMILY BY STYLE**  
**October 2008**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
BK-SP	5	3		1	374,000	374,000	374,000	46	98.45%
BLEVL	126	61		21	394,429	8,283,000	359,800	52	96.71%
BUNG	473	187		62	418,461	25,944,595	373,000	43	95.34%
BUNGH	28	12		5	528,500	2,642,500	475,000	33	93.06%
HL-SP	1	0		0	-	-	-	0	0.00%
MODUL	1	1		1	223,000	223,000	223,000	87	97.00%
SPLT2	104	53		16	606,469	9,703,500	525,000	39	93.53%
SPLT3	11	6		0	-	-	-	0	0.00%
SPLT4	74	38		19	384,263	7,301,000	360,000	73	96.64%
SPLT5	7	4		1	380,000	380,000	380,000	55	97.46%
ST1.5	39	17		6	435,083	2,610,500	378,000	53	95.41%
ST2	1042	471		163	464,210	75,666,287	428,800	42	96.41%
ST2.5	12	4		2	592,450	1,184,900	589,900	104	96.35%
ST3	6	1		0	-	-	-	0	0.00%
VILLA	3	3		0	-	-	-	0	0.00%
<b>NE</b>									
BK-SP	5	4		2	360,500	721,000	356,000	14	98.82%
BLEVL	215	89		36	299,272	10,773,800	292,000	49	95.59%
BUNG	253	86		34	297,394	10,111,400	295,000	50	95.71%
BUNGH	4	2		1	340,000	340,000	340,000	14	97.17%
SPLT2	20	5		0	-	-	-	0	0.00%
SPLT3	12	3		1	264,000	264,000	264,000	17	97.81%
SPLT4	110	41		15	331,067	4,966,000	320,000	66	96.50%
SPLT5	1	1		0	-	-	-	0	0.00%
ST1.5	1	1		1	270,000	270,000	270,000	124	96.46%
ST2	373	157		69	341,594	23,569,960	314,900	42	97.57%
ST2.5	1	1		0	-	-	-	0	0.00%
<b>SW</b>									
BK-SP	6	3		2	474,950	949,900	289,900	15	98.45%
BLEVL	52	24		14	361,836	5,065,700	325,000	67	96.14%
BUNG	422	164		53	559,815	29,670,200	460,000	43	95.24%
BUNGH	31	17		2	522,500	1,045,000	475,000	41	96.07%
HL-SP	1	0		0	-	-	-	0	0.00%
SPLT2	79	28		15	484,160	7,262,400	465,000	48	95.92%
SPLT3	10	6		1	319,000	319,000	319,000	76	96.70%
SPLT4	67	32		10	461,700	4,617,000	360,000	58	95.94%
SPLT5	15	3		0	-	-	-	0	0.00%
ST1.5	24	8		1	310,000	310,000	310,000	16	98.44%
ST2	931	368		119	560,332	66,679,529	485,000	47	96.27%
ST2.5	13	5		1	1,625,000	1,625,000	1,625,000	9	91.55%
ST3	25	6		1	1,060,000	1,060,000	1,060,000	91	90.21%
VILLA	10	3		1	640,513	640,513	640,513	260	98.54%
<b>SE</b>									
BK-SP	4	2		0	-	-	-	0	0.00%
BLEVL	58	32		6	389,717	2,338,300	327,500	53	93.63%
BUNG	164	85		37	372,192	13,771,100	338,500	51	96.82%
SPLT2	58	21		10	483,140	4,831,400	447,500	62	95.28%
SPLT3	7	2		0	-	-	-	0	0.00%
SPLT4	47	18		8	396,975	3,175,800	359,000	43	97.65%
SPLT5	2	0		1	443,000	443,000	443,000	34	94.46%
ST1.5	3	0		1	312,500	312,500	312,500	63	94.73%
ST2	509	223		79	424,347	33,523,400	400,000	49	96.82%
ST2.5	3	1		0	-	-	-	0	0.00%
VILLA	2	1		1	442,500	442,500	442,500	53	96.22%

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**  
**October 2008**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
APART	331	120		42	261,686	10,990,800	252,000	47	95.80%
APRTM	30	7		6	287,250	1,723,500	260,000	34	95.66%
BK-SP	0	1		0	-	-	-	0	0.00%
BLEVL	12	3		2	226,750	453,500	199,000	26	94.52%
BUNG	76	31		11	307,082	3,377,900	295,000	70	96.24%
BUNGH	2	2		0	-	-	-	0	0.00%
LOFT	3	2		0	-	-	-	0	0.00%
PENTH	5	2		0	-	-	-	0	0.00%
SPLT2	6	4		3	332,467	997,400	319,900	26	96.86%
SPLT3	4	3		0	-	-	-	0	0.00%
SPLT4	14	11		2	375,000	750,000	362,500	24	96.18%
SPLT5	4	1		1	409,000	409,000	409,000	28	98.60%
ST2	200	82		42	301,339	12,656,250	296,000	48	96.70%
ST2.5	4	2		0	-	-	-	0	0.00%
ST3	20	10		1	420,000	420,000	420,000	40	94.40%
VILLA	5	3		1	340,000	340,000	340,000	7	90.67%
<b>NE</b>									
APART	78	26		10	212,345	2,123,450	212,000	37	95.31%
APRTM	15	1		1	149,500	149,500	149,500	103	93.44%
BK-SP	1	0		0	-	-	-	0	0.00%
BLEVL	15	5		0	-	-	-	0	0.00%
BUNG	17	7		4	214,750	859,000	212,000	50	96.00%
SPLT4	6	2		1	176,000	176,000	176,000	77	92.68%
ST2	89	39		17	224,665	3,819,300	226,500	47	95.98%
ST2.5	0	0		2	233,500	467,000	210,000	66	95.35%
ST3	1	0		0	-	-	-	0	0.00%
VILLA	4	3		1	301,000	301,000	301,000	168	100.37%
<b>SW</b>									
APART	869	378		120	281,603	33,792,388	257,500	50	94.58%
APRTM	60	26		3	261,750	785,250	205,000	94	94.78%
BLEVL	14	5		2	184,750	369,500	173,500	34	92.86%
BUNG	115	39		16	298,094	4,769,500	240,000	43	96.74%
BUNGH	2	2		1	400,000	400,000	400,000	25	95.47%
LOFT	23	13		3	362,167	1,086,500	347,000	47	96.84%
PENTH	20	5		1	432,000	432,000	432,000	27	98.20%
SPLT2	6	1		1	355,000	355,000	355,000	19	93.45%
SPLT3	4	3		0	-	-	-	0	0.00%
SPLT4	20	10		5	296,600	1,483,000	298,000	86	94.60%
SPLT5	9	6		0	-	-	-	0	0.00%
ST1.5	1	0		0	-	-	-	0	0.00%
ST2	247	100		50	313,213	15,660,648	287,500	50	95.97%
ST2.5	10	1		1	345,000	345,000	345,000	17	98.60%
ST3	38	10		4	753,500	3,014,000	629,000	50	92.18%
VILLA	16	6		2	352,500	705,000	347,500	100	94.03%
<b>SE</b>									
APART	93	34		18	261,111	4,700,000	250,000	58	95.96%
APRTM	5	2		1	220,000	220,000	220,000	12	93.62%
BLEVL	1	2		0	-	-	-	0	0.00%
BUNG	25	10		4	293,000	1,172,000	264,000	63	96.92%
LOFT	1	0		0	-	-	-	0	0.00%
PENTH	3	0		0	-	-	-	0	0.00%
SPLT2	1	1		0	-	-	-	0	0.00%
SPLT3	6	3		4	340,500	1,362,000	302,000	35	96.75%
SPLT4	7	1		0	-	-	-	0	0.00%
SPLT5	5	3		0	-	-	-	0	0.00%
ST2	85	39		16	294,031	4,704,500	292,000	48	96.65%
ST2.5	1	0		0	-	-	-	0	0.00%
ST3	6	3		0	-	-	-	0	0.00%
VILLA	4	1		0	-	-	-	0	0.00%

**CREB® Stats**  
**Calgary Commercial Summary**  
**Year to Date October 31, 2008**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	12	10.35			
OFC	L	14	14.06			
RET	L	10	13.79			
AGR	S	21	1,079,166.67	127	22,662,500	89.45%
BUS	S	96	101,747.51	109	9,767,761	86.46%
BWP	S	23	1,095,695.65	162	25,201,000	92.46%
IND	S	58	858,958.81	90	49,819,611	97.09%
LAN	S	28	1,816,817.86	123	50,870,900	87.18%
MFC	S	17	1,125,170.59	73	19,127,900	96.10%
OFC	S	12	628,634.17	131	7,543,610	87.07%
RET	S	33	506,318.03	172	16,708,495	92.85%
<b>Total YTD 2008</b>		<b>324</b>			<b>201,701,777</b>	

**Year to Date October 31, 2007**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	11	9.38			
OFC	L	10	11.22			
RET	L	14	16.15			
AGR	S	41	1,929,789.02	94	79,121,350	91.50%
BUS	S	92	111,152.01	107	10,225,985	84.58%
BWP	S	45	669,042.22	145	30,106,900	91.84%
IND	S	62	837,610.02	103	51,931,821	88.76%
LAN	S	64	1,783,080.69	161	114,117,164	91.15%
MFC	S	39	1,670,333.54	53	65,143,008	97.53%
OFC	S	22	512,876.36	75	11,283,280	95.71%
RET	S	35	576,774.80	106	20,187,118	95.00%
<b>Total YTD 2007</b>		<b>435</b>			<b>382,116,626</b>	

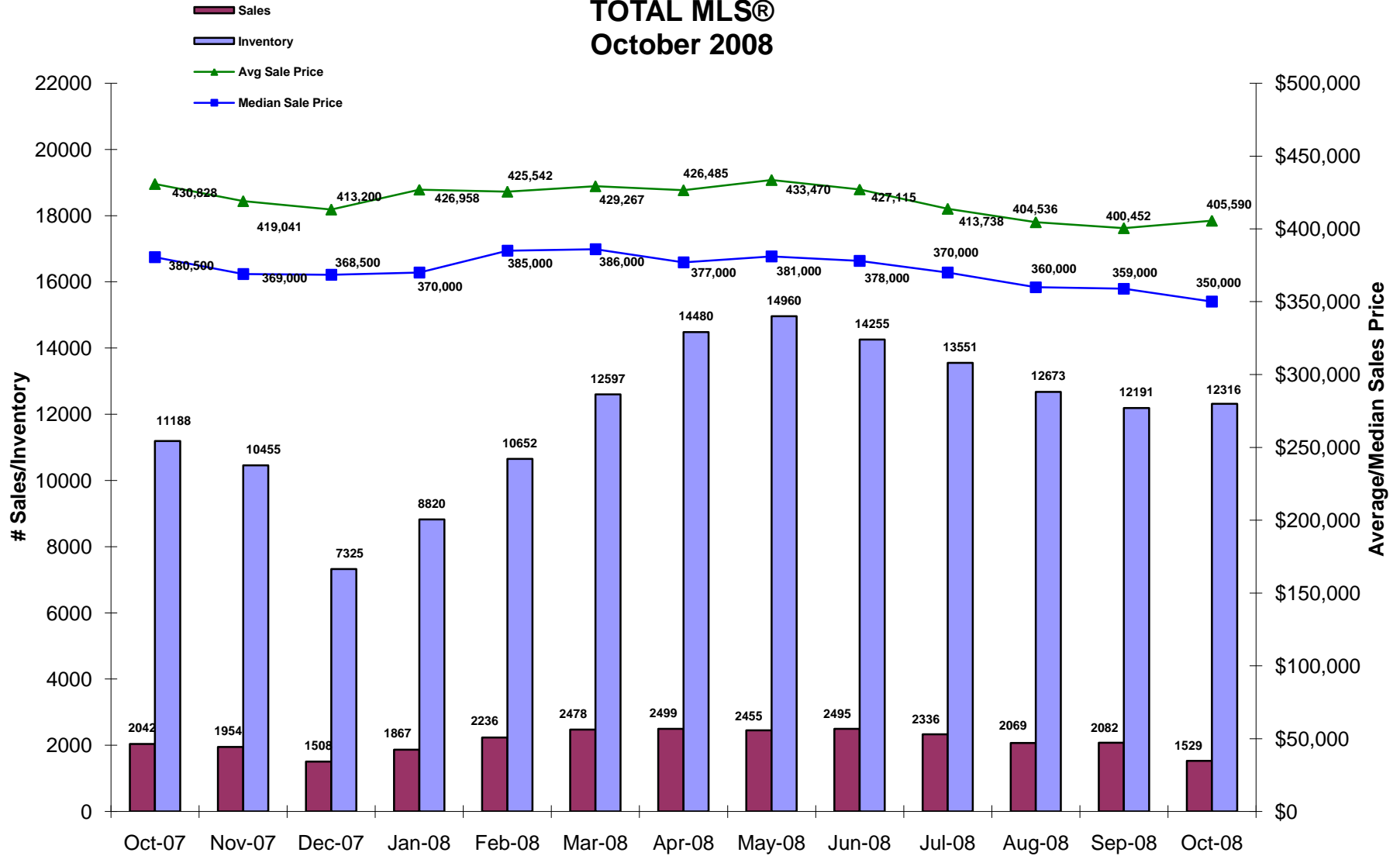
**Calgary Real Estate Board  
Single Family Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2004</b>													
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
<b>2005</b>													
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
<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			28,857
Sales	1,083	1,252	1,418	1,363	1,368	1,439	1,313	1,170	1,152	820			12,343
Avg Price	455,297	471,696	475,513	474,564	479,564	473,774	456,380	440,625	444,048	449,100			463,437
Median	410,000	428,000	420,000	420,000	419,000	408,000	408,500	398,000	395,000	390,000			410,000
Avg DOM	50	39	40	40	42	46	52	52	51	48			46

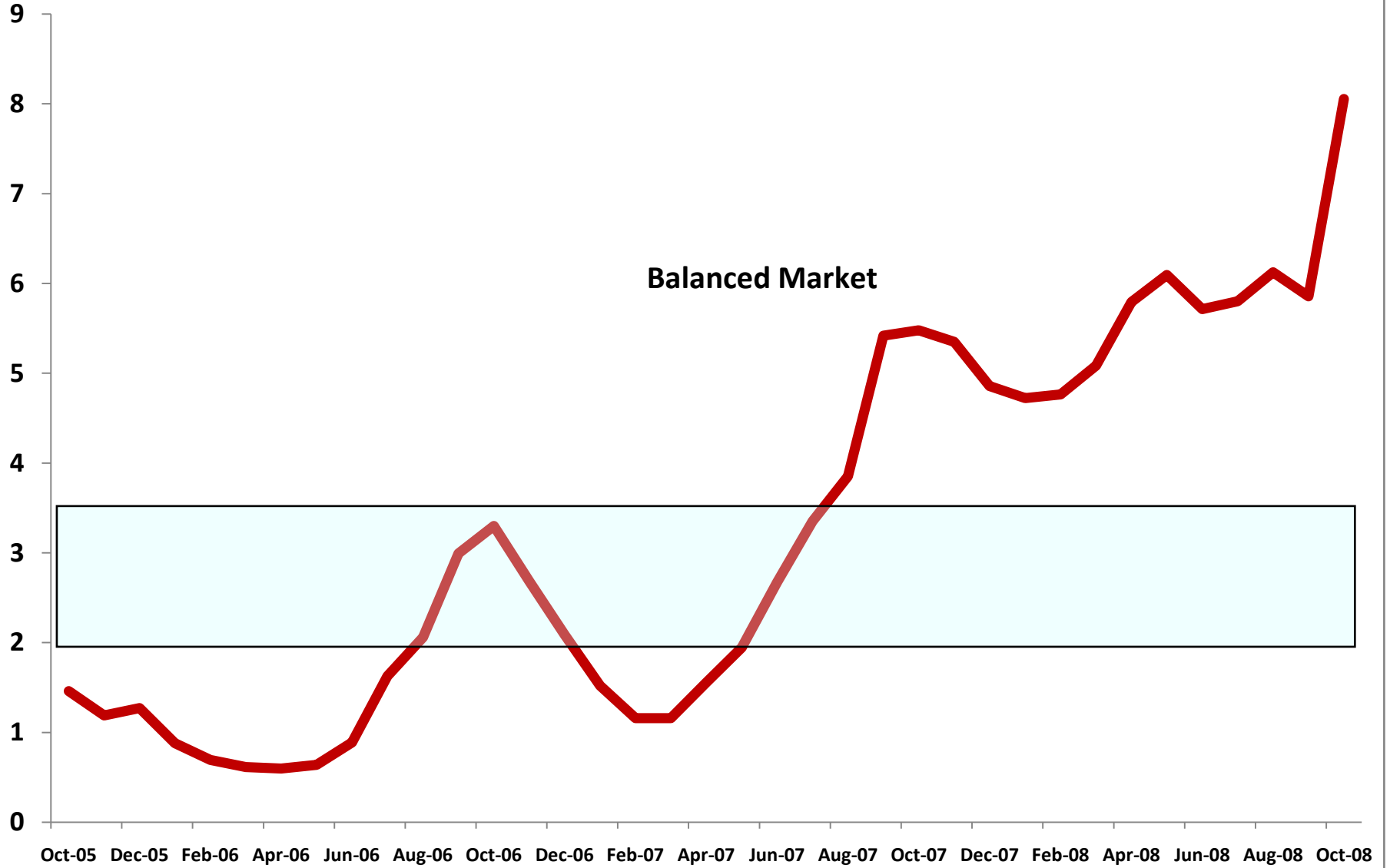
**Calgary Real Estate Board  
Condominium Calgary Metro  
Long Term Comparison Summary**

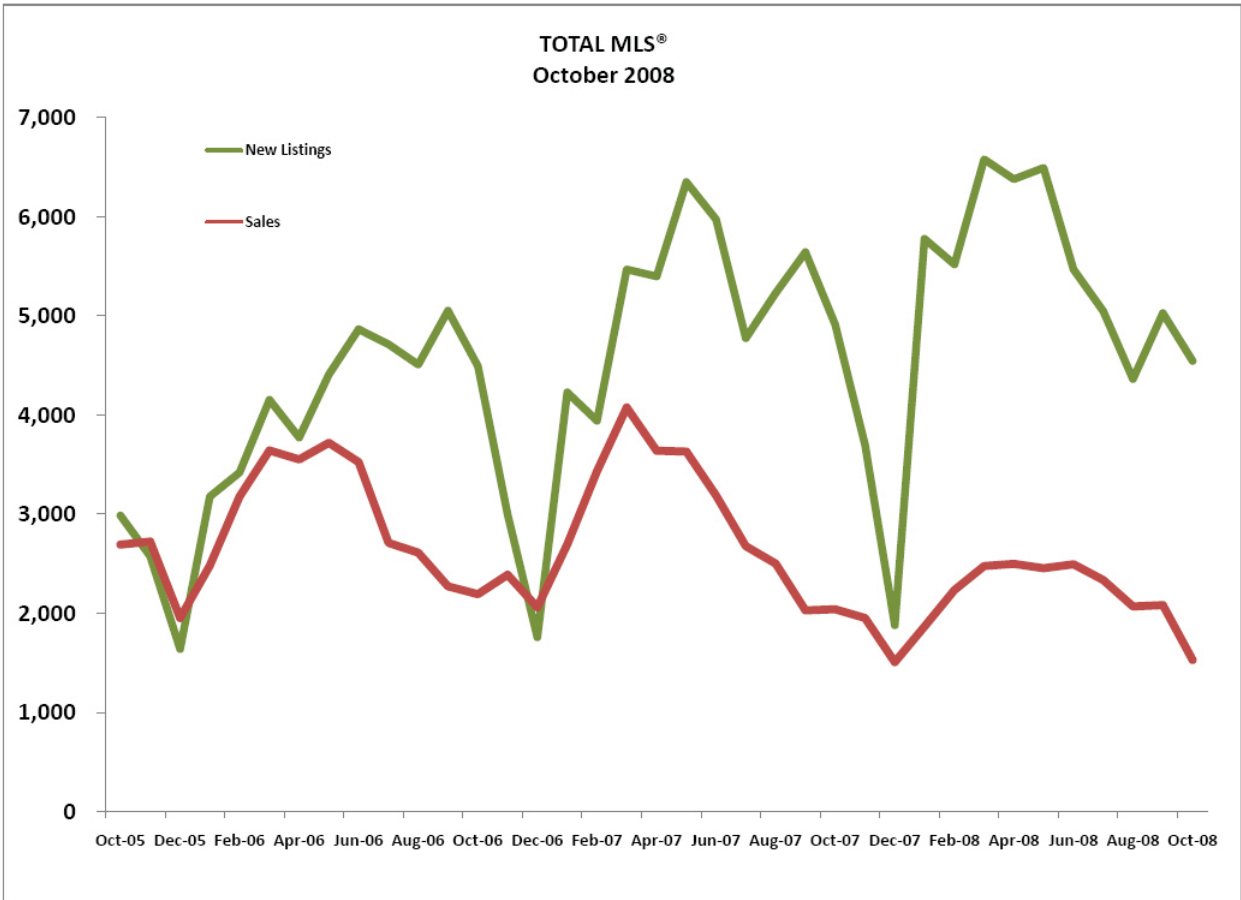
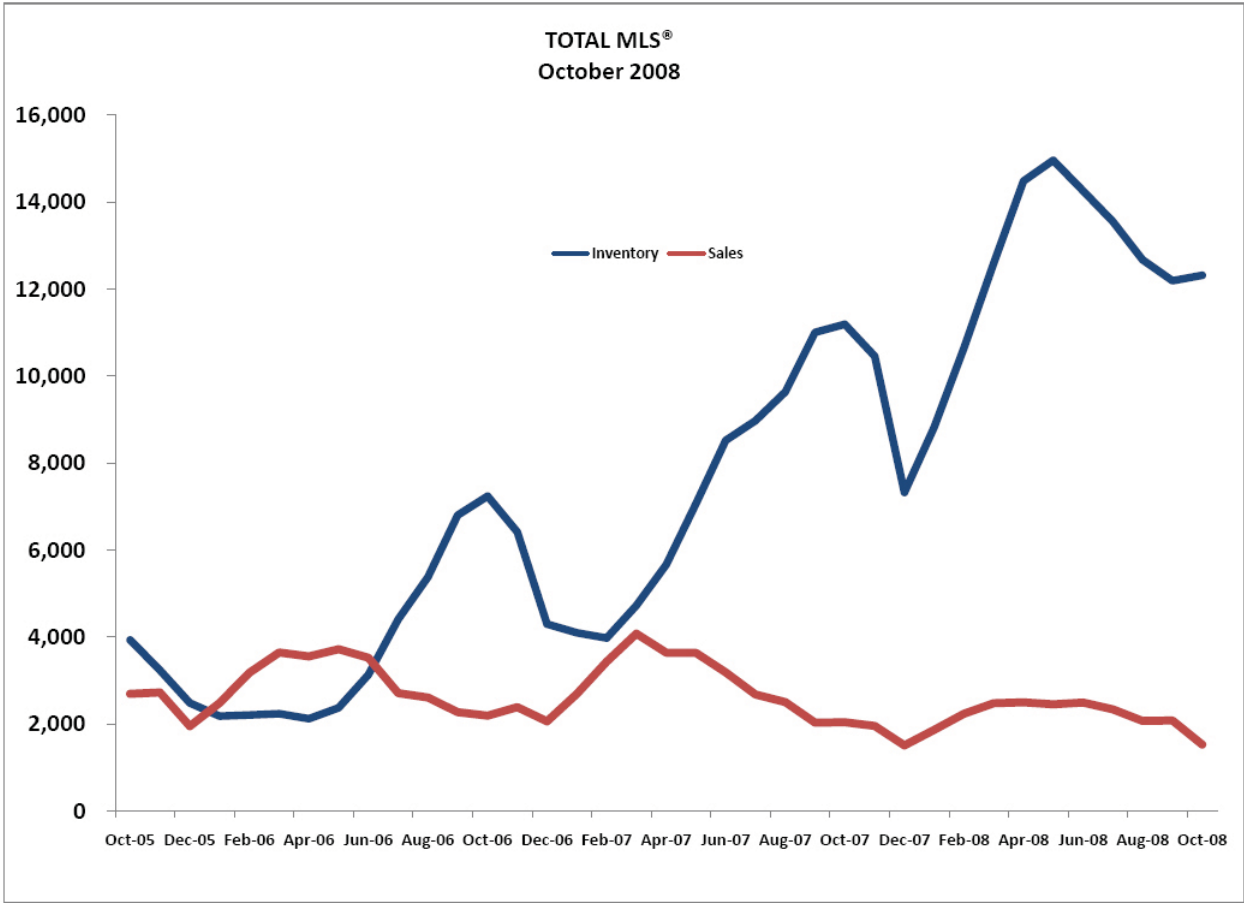
	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2004</b>													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	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
<b>2005</b>													
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
<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			12,977
Sales	454	562	565	581	577	556	535	495	465	399			5,175
Avg Price	311,232	311,812	312,620	312,586	311,816	315,042	296,338	287,832	287,426	289,148			304,440
Median	290,000	295,000	293,000	290,000	285,000	282,000	273,500	268,500	265,000	268,000			281,000
Avg DOM	48	45	43	45	50	51	52	58	54	50			49

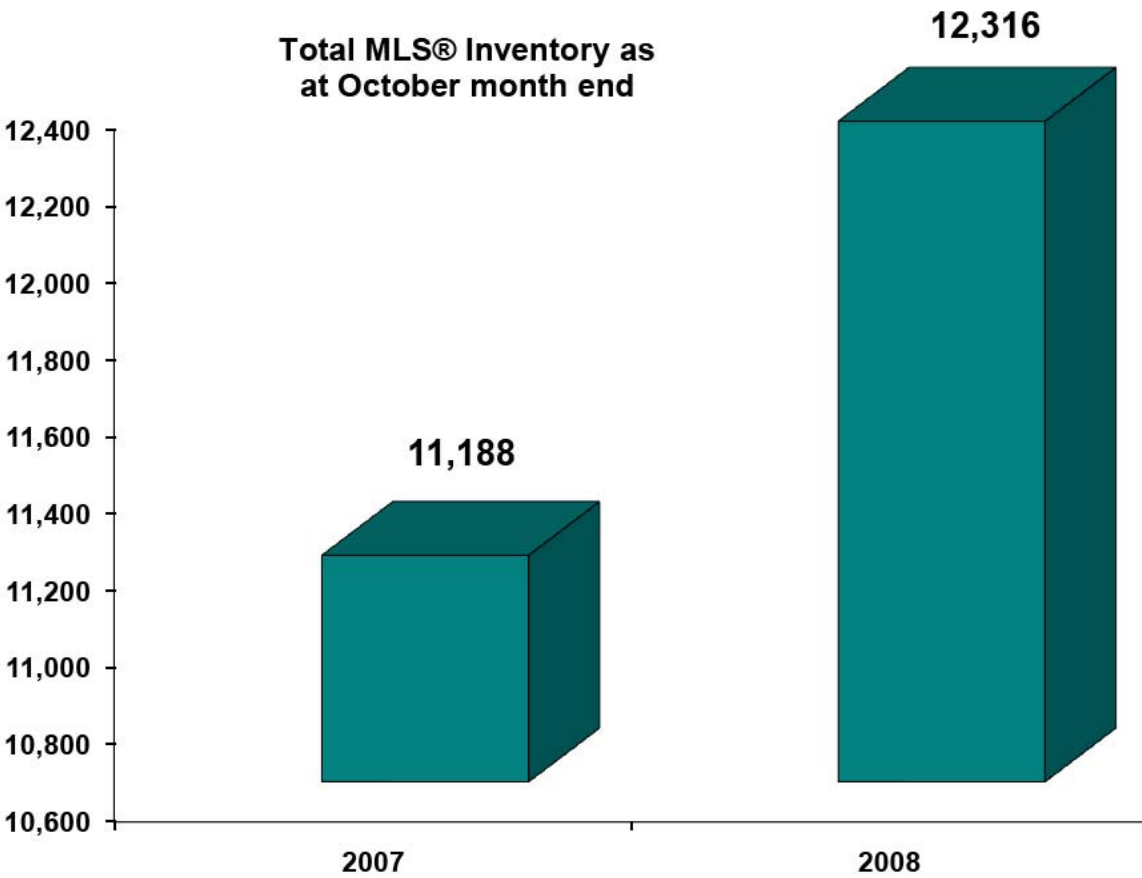
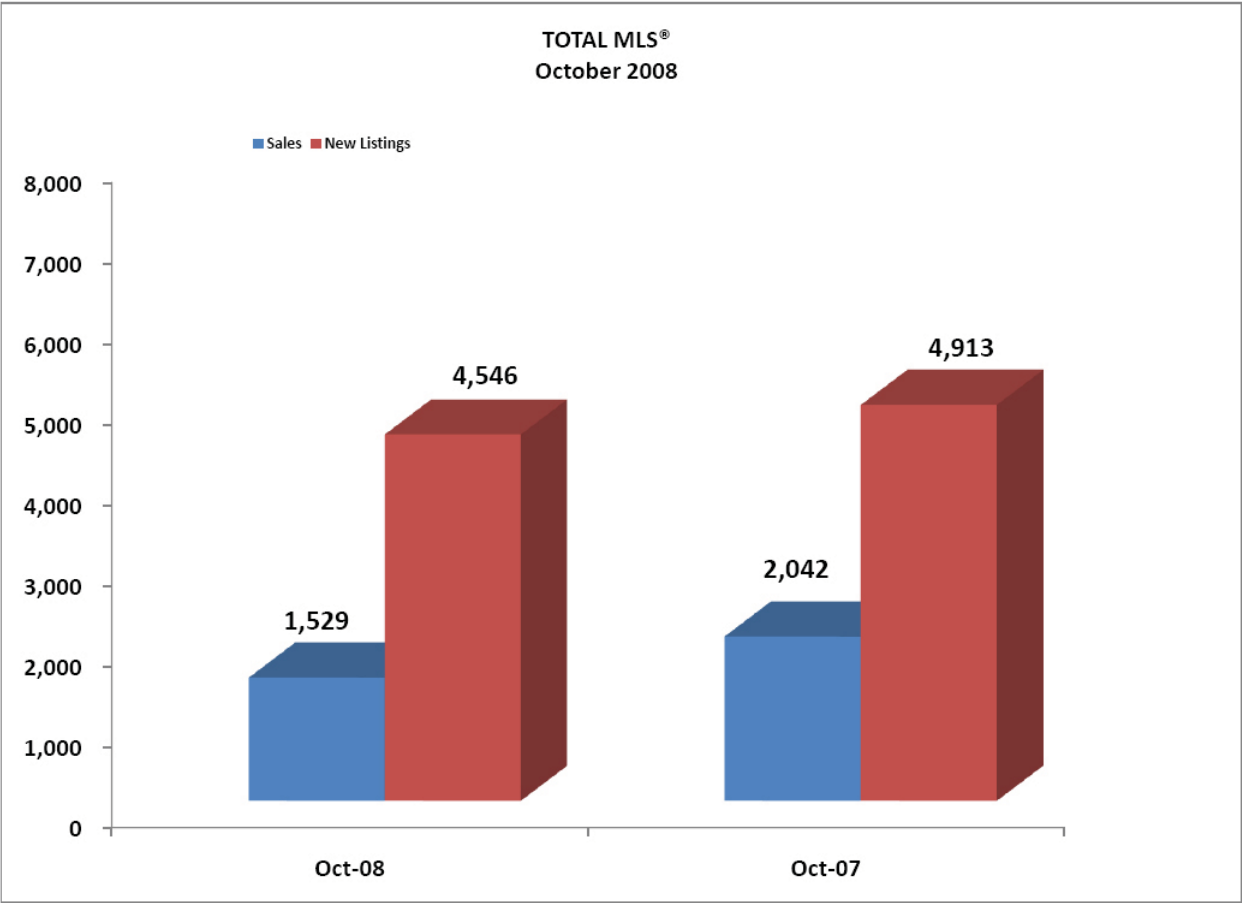
# TOTAL MLS® October 2008



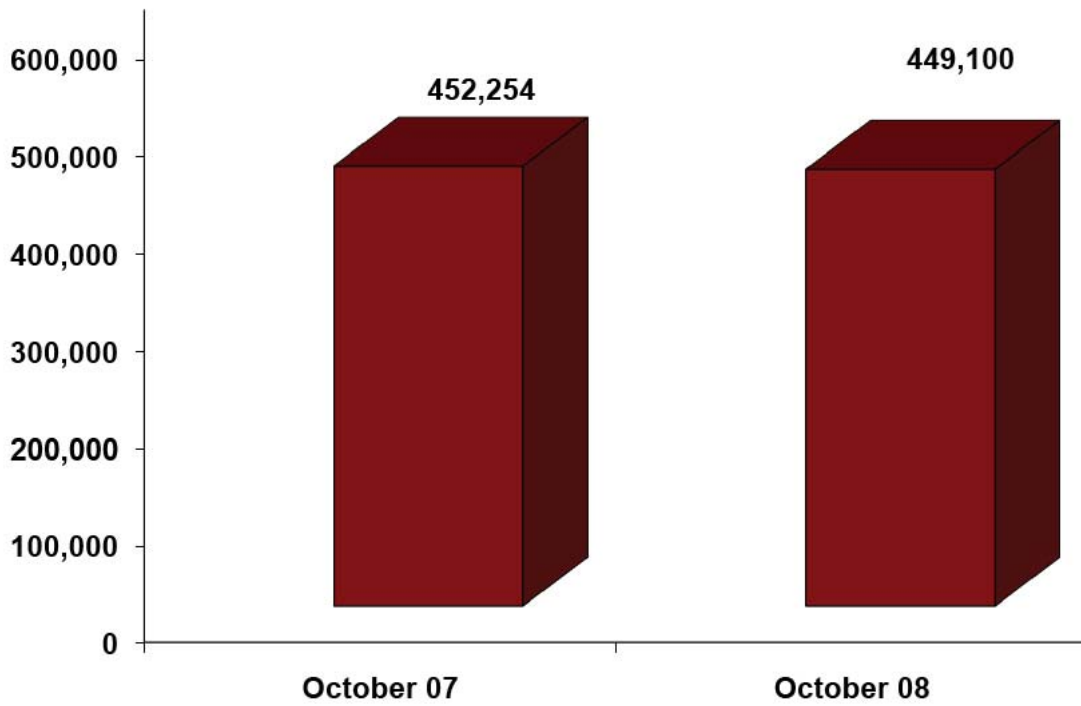
# Absorption Rate (Inventory Turnover) Total MLS® October 2008



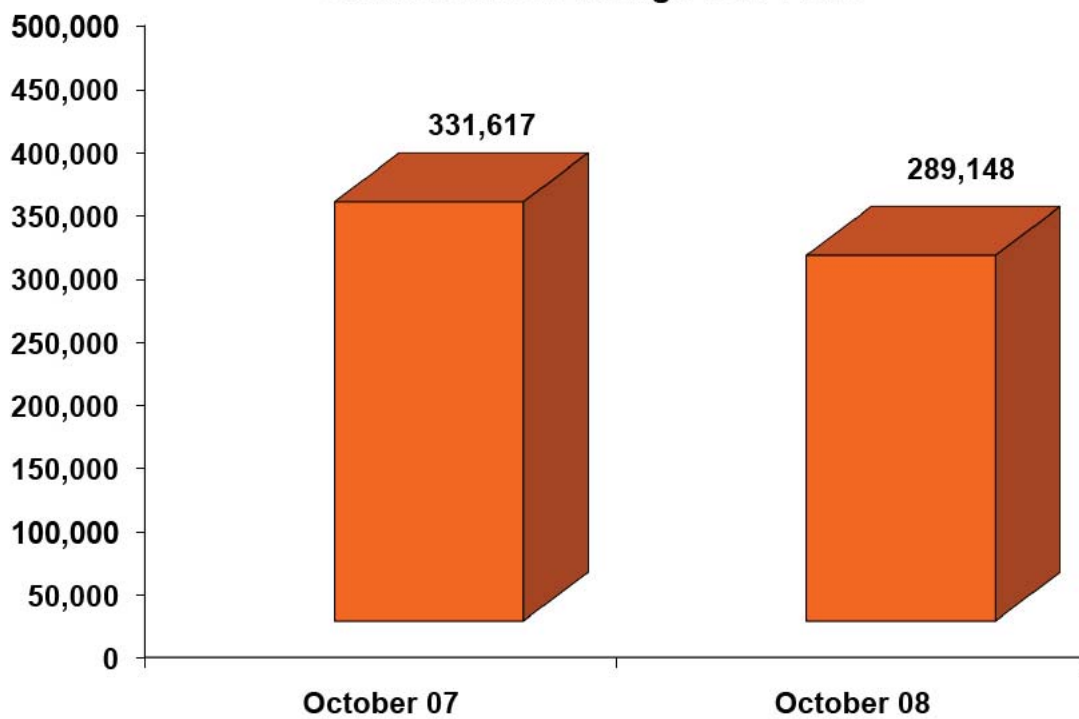




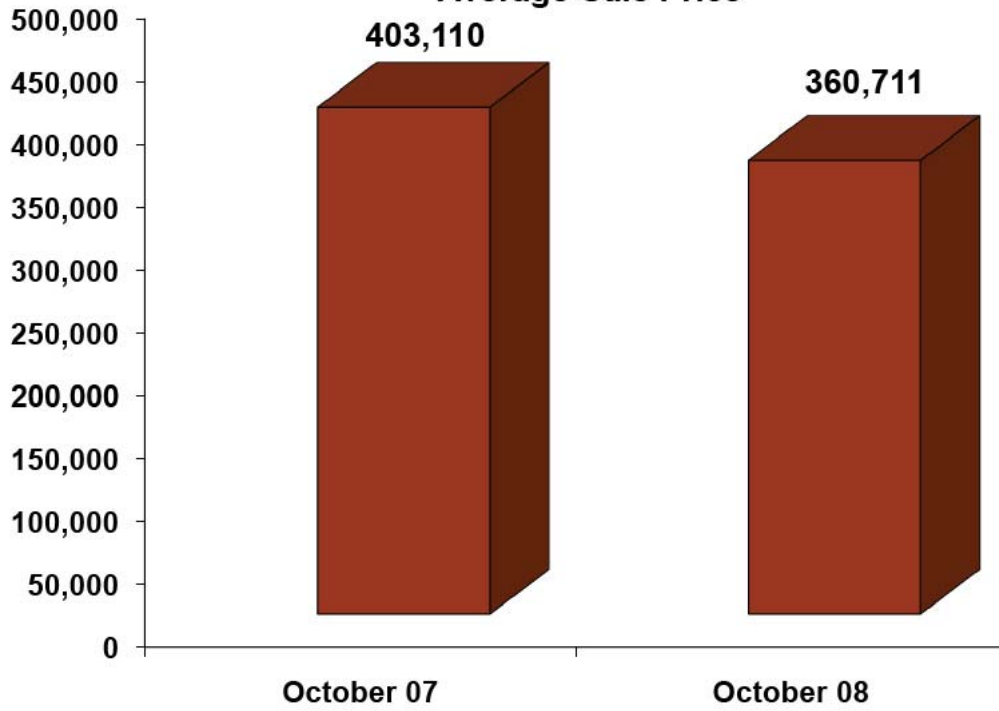
### Calgary Metro Single Family Average Sale Price



### Calgary Metro Condominium Average Sale Price



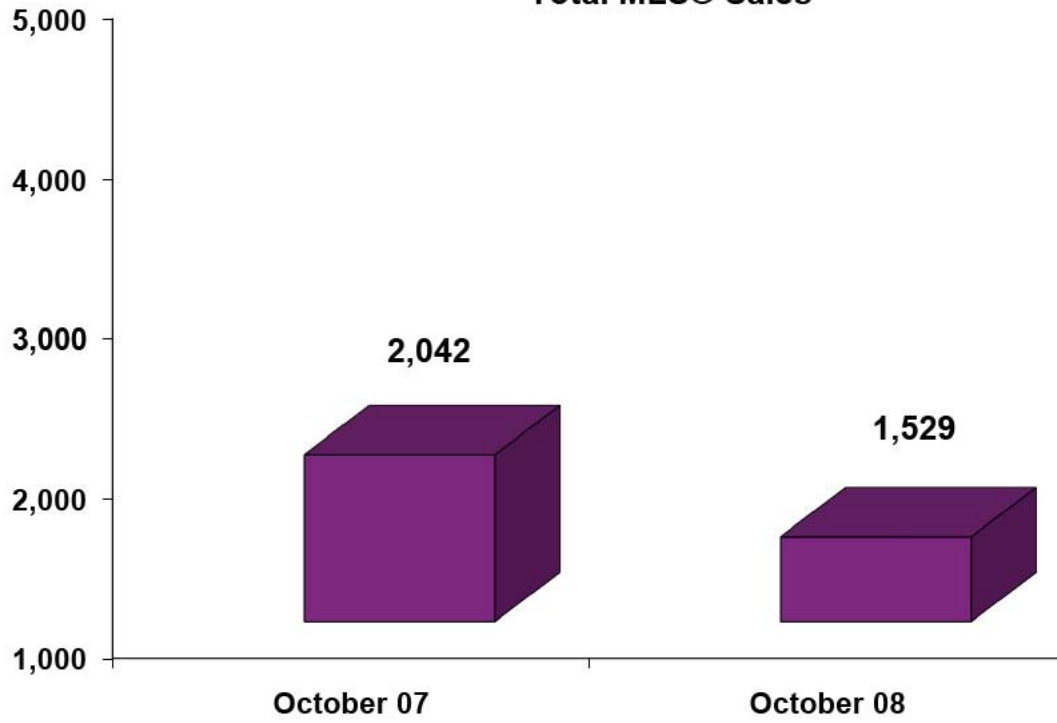
**Surrounding Towns  
Average Sale Price**



**Country Residential  
(Acreages)  
Average Sale Price**



### Total MLS® Sales



### Condo Sales as a Percent of Single Family

