

# CREB® Stats

Calgary Real Estate Board

## REALTOR® SOLD PROPERTIES

### INVENTORY HITS HIGHEST NUMBER FOR 2007

Calgary's total MLS® month end inventory for the month of August 2007 was 9,634, showing the highest level recorded this year, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of August totaled, 2,837, a 9.75 per cent increase over the 2,585 new listings added in August 2006. This is an increase of 11.34 per cent over the 2,548 new listings added in July 2007.

Single family Calgary metro properties changing hands in August were 1,314, a decrease of 2.01 per cent from the 1,341 recorded in August 2006 and a decrease of 12.10 per cent from the 1,495 sales recorded last month.

The median price of a single family Calgary metro home in August 2007 was \$430,000 showing an 11.40 per cent increase over August 2006, when the median price was \$386,000 and showing a 1.15 per cent decrease from last month when the median price was \$435,000. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary's City limits.

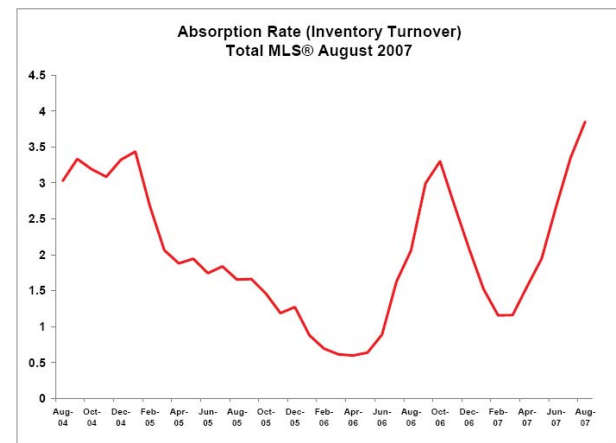
The Calgary metro condominium market showed a slight decline in August with new listings added totaling 1,186, an increase of 22.65 per cent from August 2006, when the

new listings added were 967. This is a 6.18 per cent increase from last month when new listings added were 1,117. Calgary metro condominium sales in August 2007 were 598; a decrease of 11.93 per cent from August 2006, when the sales were recorded as 679 and a 0.83 per cent decrease from last month's sales of 603.

"Our inventory has remained high through August; however, total MLS® sales have stayed fairly constant with a drop of only 4.2% from July. The market has shifted slightly to out of town properties and although the average sale price of single family homes in Calgary has dropped by about 3.9% from July, the median price has eased only 1.1% from July. Together it's an excellent market for buyers and sellers, with sellers getting good prices for their homes and buyers having an excellent selection to choose from", says Ron Stanners, President of the Calgary Real Estate Board.

The average price of a single family Calgary metro home in August 2007 was \$485,914, and the average price of a metro condominium was \$320,790. 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.

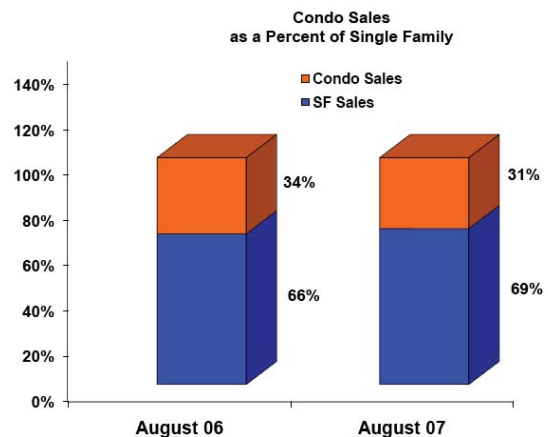
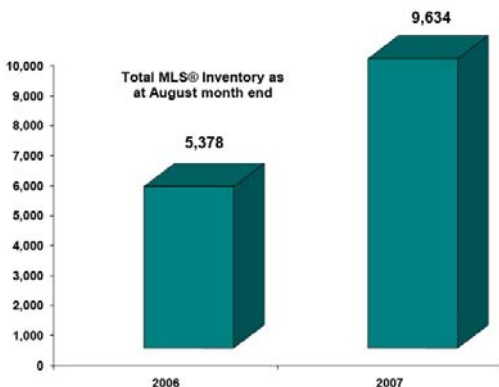
### Absorbtion Rate



### Stats Dictionary

- Metro - within Calgary City Limits
- Absorbtion Rate - inventory turnover
- Town and Country - outside of Calgary City Limits

### The Monthly Trend



**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR AUGUST 2007**

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>** 2007 YTD</u>	<u>**2006 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	4,821	n/a	n/a	n/a	n/a	n/a
New Listings Added	2,837	2,585	9.75%	23,098	18,946	21.91%
Sales	1,314	1,341	-2.01%	14,326	14,092	1.66%
Avg DOM Sold	39	25	56.00%	30	17	76.47%
Avg DOM Active	41	40	2.50%	41	40	2.50%
Average Sale Price	485,914	429,855	13.04%	476,241	394,869	20.61%
Median Price	430,000	386,000	11.40%	425,000	356,900	19.08%
Total Sales	638,491,049	576,435,658	10.77%	6,821,679,062	5,564,499,037	22.59%
Sales \$/List \$	97.35%	98.00%	-0.66%	98.15%	99.63%	-1.49%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,855	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,186	967	22.65%	9,184	7,309	25.65%
Sales	598	679	-11.93%	6,367	6,172	3.16%
Avg DOM Sold	35	21	66.67%	28	16	75.00%
Avg DOM Active	38	37	2.70%	38	37	2.70%
Average Sale Price	320,790	283,547	13.13%	315,775	255,423	23.63%
Median Price	301,000	264,000	14.02%	295,000	239,900	22.97%
Total Sales	191,832,458	192,528,130	-0.36%	2,010,225,697	1,576,469,529	27.51%
Sales \$/List \$	97.93%	98.78%	-0.86%	98.42%	100.71%	-2.27%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	1,763	n/a	n/a	n/a	n/a	n/a
New Listings Added	848	702	20.80%	6,428	4,724	36.07%
Sales	455	468	-2.78%	4,045	3,880	4.25%
Avg DOM Sold	50	31	61.29%	41	36	13.89%
Avg DOM Active	56	60	-6.67%	56	60	-6.67%
Average Sale Price	395,301	313,687	26.02%	371,156	284,071	30.66%
Median Price	362,000	287,000	26.13%	345,000	258,500	33.46%
Total Sales	179,861,770	146,805,547	22.52%	1,501,324,641	1,102,197,217	36.21%
Sales \$/List \$	97.43%	98.08%	-0.66%	98.15%	98.99%	-0.85%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	743	450	65.11%	n/a	n/a	n/a
New Listings Added	239	173	38.15%	1,645	1,310	25.57%
Sales	79	77	2.60%	609	798	-23.68%
Avg DOM Sold	65	55	18.18%	63	60	5.00%
Avg DOM Active	73	81	-9.88%	73	81	-9.88%
Average Sale Price	825,859	641,871	28.66%	831,579	678,201	22.62%
Median Price	749,000	565,000	32.57%	749,000	585,000	28.03%
Total Sales	65,242,887	49,424,050	32.01%	506,431,867	541,204,391	-6.43%
Sales \$/List \$	95.27%	94.35%	0.98%	96.06%	96.23%	-0.18%
<b><u>RURAL LAND</u></b>						
Month End Inventory	404	257	57.20%	n/a	n/a	n/a
New Listings Added	88	66	33.33%	743	66	1025.76%
Sales	34	26	30.77%	289	327	-11.62%
Avg DOM Sold	89	59	50.85%	95	111	-14.41%
Avg DOM Active	95	89	6.74%	95	89	6.74%
Average Sale Price	313,924	979,681	-67.96%	509,583	506,906	0.53%
Median Price	240,000	366,654	-34.54%	365,000	290,000	25.86%
Total Sales	10,673,399	25,471,702	-58.10%	147,269,629	165,758,381	-11.15%
Sales \$/List \$	93.17%	96.93%	-3.89%	94.60%	96.60%	-2.06%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	9,634	5,378	79.14%	n/a	n/a	n/a
New Listings Added	5,230	4,509	15.99%	41,349	33,023	25.21%
Sales	2,501	2,611	-4.21%	25,798	25,422	1.48%
Avg DOM Sold	42	26	61.54%	33	23	43.48%
Avg DOM Active	48	50	-4.00%	48	50	-4.00%
Average Sale Price	435,008	379,906	14.50%	426,372	352,347	21.01%
Median Price	386,900	330,000	17.24%	380,000	310,000	22.58%
Total Sales	1,087,953,863	991,933,387	9.68%	10,998,277,290	8,957,353,743	22.78%
Sales \$/List \$	97.29%	97.94%	-0.67%	98.05%	99.47%	-1.43%

\*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**  
**SINGLE FAMILY BY STYLE**  
**AUGUST 2007**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
BK-SP	8	4		2	341,250	682,500	337,500	30	97.64%
BLEVL	98	52		31	437,077	13,549,400	381,000	29	98.27%
BUNG	384	244		104	498,040	51,796,200	455,000	37	96.92%
BUNGH	15	7		2	603,750	1,207,500	532,500	57	95.99%
HL-SP	1	0		0	-	-	-	0	0.00%
MODUL	1	1		0	-	-	-	0	0.00%
SPLT2	95	63		37	536,761	19,860,175	480,000	40	97.75%
SPLT3	11	8		3	376,000	1,128,000	365,000	38	96.93%
SPLT4	78	51		20	412,340	8,246,800	401,000	32	98.15%
SPLT5	5	3		2	446,000	892,000	442,000	43	97.50%
ST1.5	25	16		7	450,571	3,154,000	408,000	36	98.09%
ST2	864	539		258	520,264	134,228,002	480,000	40	97.95%
ST2.5	11	4		1	569,900	569,900	569,900	8	100.00%
ST3	6	4		0	-	-	-	0	0.00%
VILLA	3	1		0	-	-	-	0	0.00%
<b>NE</b>									
BK-SP	7	4		2	364,000	728,000	323,000	44	97.09%
BLEVL	174	99		57	334,035	19,040,000	337,000	36	97.28%
BUNG	267	152		63	344,646	21,712,700	345,000	38	97.16%
BUNGH	1	0		0	-	-	-	0	0.00%
SPLT2	17	11		3	417,500	1,252,500	488,000	32	95.64%
SPLT3	18	8		2	308,625	617,250	278,250	29	98.84%
SPLT4	89	49		20	372,670	7,453,400	375,000	34	97.87%
SPLT5	2	0		0	-	-	-	0	0.00%
ST1.5	4	2		1	303,500	303,500	303,500	49	97.90%
ST2	402	216		80	359,383	28,750,600	340,000	40	97.36%
ST3	1	1		0	-	-	-	0	0.00%
<b>SW</b>									
BK-SP	10	5		0	-	-	-	0	0.00%
BLEVL	57	34		23	411,448	9,463,300	400,000	42	97.60%
BUNG	351	201		79	536,930	42,417,499	465,000	40	96.46%
BUNGH	7	3		2	585,000	1,170,000	575,000	53	97.52%
HL-SP	2	2		0	-	-	-	0	0.00%
SPLT2	78	44		28	543,818	15,226,900	476,000	44	98.91%
SPLT3	11	6		1	535,000	535,000	535,000	60	99.09%
SPLT4	57	26		19	494,511	9,395,700	430,000	46	97.52%
SPLT5	11	8		0	-	-	-	0	0.00%
ST1.5	23	10		4	591,175	2,364,700	435,500	75	95.98%
ST2	732	423		188	608,949	114,482,434	505,000	43	96.60%
ST2.5	13	5		0	-	-	-	0	0.00%
ST3	6	5		5	1,022,480	5,112,400	999,900	37	96.79%
VILLA	0	2		3	641,030	1,923,089	595,863	21	99.93%
<b>SE</b>									
BK-SP	8	5		1	540,000	540,000	540,000	33	95.41%
BLEVL	52	30		18	383,333	6,900,000	370,000	30	97.56%
BUNG	177	90		46	443,428	20,397,700	395,000	32	97.51%
BUNGH	3	2		1	590,000	590,000	590,000	19	98.35%
BUNGS	1	0		0	-	-	-	0	0.00%
SPLT2	68	38		16	556,563	8,905,000	507,500	30	97.30%
SPLT3	1	1		1	350,000	350,000	350,000	31	98.62%
SPLT4	60	37		13	384,808	5,002,500	385,000	44	96.52%
SPLT5	0	1		0	-	-	-	0	0.00%
ST1.5	6	3		1	410,000	410,000	410,000	64	97.85%
ST2	460	304		168	457,336	76,832,400	430,000	40	97.98%
ST2.5	4	1		0	-	-	-	0	0.00%

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.

**CALGARY REAL ESTATE BOARD**  
**CALGARY METRO**  
**CONDO BY STYLE**  
**AUGUST 2007**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
<b>NW</b>									
APART	212	143		59	300,704	17,741,535	281,000	37	98.45%
APRTM	15	13		8	277,238	2,217,900	268,500	36	98.06%
BLEVL	7	5		3	256,583	769,750	245,750	51	96.86%
BUNG	45	36		12	315,574	3,786,888	310,000	22	98.85%
BUNGH	0	1		1	920,000	920,000	920,000	2	111.39%
HL-SP	0	0		1	280,000	280,000	280,000	15	101.45%
LOFT	2	2		0	-	-	-	0	0.00%
PENTH	5	3		1	295,500	295,500	295,500	48	98.53%
SPLT2	2	0		2	337,900	675,800	334,800	43	97.55%
SPLT3	2	0		1	347,000	347,000	347,000	29	96.95%
SPLT4	14	7		5	404,580	2,022,900	339,900	40	96.35%
SPLT5	3	4		3	448,167	1,344,500	448,000	24	98.22%
ST2	169	120		68	333,554	22,681,694	325,000	35	98.10%
ST2.5	2	2		2	432,500	865,000	320,000	34	98.88%
ST3	4	3		1	700,000	700,000	700,000	30	94.61%
VILLA	2	2		1	595,000	595,000	595,000	6	100.00%
<b>NE</b>									
APART	51	26		20	233,500	4,670,000	240,000	38	97.37%
APRTM	17	8		0	-	-	-	0	0.00%
BK-SP	0	1		0	-	-	-	0	0.00%
BLEVL	15	6		4	219,125	876,500	214,000	22	97.97%
BUNG	18	12		7	223,429	1,564,000	219,000	32	98.08%
SPLT2	1	0		0	-	-	-	0	0.00%
SPLT4	4	4		2	272,164	544,327	264,327	42	97.26%
ST2	106	62		33	253,015	8,349,500	248,000	40	97.03%
ST2.5	2	2		0	-	-	-	0	0.00%
<b>SW</b>									
APART	568	362		164	314,546	51,585,538	295,000	37	97.50%
APRTM	38	22		21	336,733	7,071,388	287,000	38	97.17%
BLEVL	9	5		2	268,000	536,000	240,000	18	98.38%
BUNG	88	58		35	332,943	11,653,000	305,000	34	98.07%
LOFT	20	13		4	360,000	1,440,000	327,500	42	97.67%
PENTH	11	7		3	505,967	1,517,900	508,000	50	97.63%
SPLT2	6	5		4	376,125	1,504,500	340,000	32	96.78%
SPLT3	3	3		0	-	-	-	0	0.00%
SPLT4	14	8		6	370,150	2,220,900	346,000	45	99.00%
SPLT5	4	2		2	327,500	655,000	315,000	16	99.94%
ST1.5	1	0		0	-	-	-	0	0.00%
ST2	174	115		63	352,170	22,186,738	330,000	29	98.10%
ST2.5	3	2		0	-	-	-	0	0.00%
ST3	33	15		3	595,167	1,785,500	618,000	64	98.43%
VILLA	7	4		2	611,500	1,223,000	543,000	33	97.93%
<b>SE</b>									
APART	77	42		24	296,808	7,123,400	285,000	42	98.23%
APRTM	3	2		1	325,000	325,000	325,000	73	98.78%
BLEVL	3	0		0	-	-	-	0	0.00%
BUNG	22	13		4	288,725	1,154,900	307,000	34	98.35%
LOFT	2	0		0	-	-	-	0	0.00%
SPLT2	2	1		0	-	-	-	0	0.00%
SPLT3	2	2		0	-	-	-	0	0.00%
SPLT4	6	5		2	318,500	637,000	315,000	26	98.79%
ST2	57	36		22	325,382	7,158,400	320,000	31	98.18%
ST2.5	1	1		0	-	-	-	0	0.00%
ST3	1	1		1	392,500	392,500	392,500	41	98.15%
VILLA	2	1		1	414,000	414,000	414,000	13	100.00%

**CALGARY REAL ESTATE BOARD  
CALGARY METRO BY PRICE CATEGORY  
AUGUST 2007**

	Aug-07				Aug-06			
<b>SINGLE FAMILY</b>	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	1	0.07%	6	0.04%
100,000 - 199,999	1	0.08%	18	0.13%	14	1.04%	547	3.88%
200,000 - 299,999	55	4.17%	759	5.30%	239	17.84%	3,587	25.46%
300,000 - 349,999	172	13.04%	2,091	14.59%	247	18.43%	2,552	18.11%
350,000 - 399,999	276	20.92%	3,000	20.93%	224	16.72%	2,336	16.58%
400,000 - 449,999	230	17.44%	2,596	18.11%	213	15.90%	1,752	12.43%
450,000 - 499,999	182	13.80%	1,870	13.05%	134	10.00%	1,074	7.62%
500,000 - 549,999	123	9.33%	1,175	8.20%	73	5.45%	632	4.49%
550,000 - 599,999	69	5.23%	792	5.53%	49	3.66%	459	3.26%
600,000 - 649,999	59	4.47%	515	3.59%	38	2.84%	291	2.07%
650,000 - 699,999	38	2.88%	347	2.42%	31	2.31%	216	1.53%
700,000 - 799,999	43	3.26%	433	3.02%	25	1.87%	220	1.56%
800,000 - 899,999	18	1.36%	249	1.74%	16	1.19%	120	0.85%
900,000 - 999,999	15	1.14%	134	0.94%	11	0.82%	75	0.53%
OVER 1,000,000	38	2.88%	350	2.44%	25	1.87%	223	1.58%
	<b>1,319</b>		<b>14,329</b>		<b>1,340</b>		<b>14,090</b>	
<b>CONDO</b>								
0 - 99,999	-	0.00%	1	0.02%	-	0.00%	25	0.41%
100,000 - 199,999	10	1.67%	210	3.30%	66	9.72%	1,771	28.69%
200,000 - 299,999	277	46.32%	3,162	49.66%	400	58.91%	3,026	49.03%
300,000 - 349,999	164	27.42%	1,468	23.06%	109	16.05%	690	11.18%
350,000 - 399,999	70	11.71%	713	11.20%	45	6.63%	291	4.71%
400,000 - 449,999	24	4.01%	332	5.21%	22	3.24%	129	2.09%
450,000 - 499,999	20	3.34%	192	3.02%	19	2.80%	81	1.31%
500,000 - 549,999	12	2.01%	98	1.54%	6	0.88%	56	0.91%
550,000 - 599,999	3	0.50%	57	0.90%	3	0.44%	23	0.37%
600,000 - 649,999	9	1.51%	34	0.53%	3	0.44%	18	0.29%
650,000 - 699,999	3	0.50%	33	0.52%	3	0.44%	16	0.26%
700,000 - 799,999	4	0.67%	32	0.50%	1	0.15%	17	0.28%
800,000 - 899,999	1	0.17%	13	0.20%	-	0.00%	15	0.24%
900,000 - 999,999	1	0.17%	6	0.09%	-	0.00%	1	0.02%
OVER 1,000,000	-	0.00%	15	0.24%	2	0.29%	13	0.21%
	<b>598</b>		<b>6,366</b>		<b>679</b>		<b>6,172</b>	

\*\*Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

**CALGARY REAL ESTATE BOARD  
TOWN AND COUNTRY BY PRICE CATEGORY  
AUGUST 2007**

<b>TOWNS</b>	<b>Month</b>	<b>Aug-07</b>			<b>Aug-06</b>			
		<b>**Y.T.D.</b>		<b>**Y.T.D.</b>				
0 - 99,999	8	1.76%	75	1.85%	44	9.40%	306	7.89%
100,000 - 199,999	25	5.49%	297	7.34%	74	15.81%	874	22.53%
200,000 - 299,999	98	21.54%	1,066	26.35%	133	28.42%	1,270	32.73%
300,000 - 349,999	76	16.70%	660	16.32%	79	16.88%	480	12.37%
350,000 - 399,999	73	16.04%	667	16.49%	47	10.04%	364	9.38%
400,000 - 449,999	48	10.55%	445	11.00%	25	5.34%	202	5.21%
450,000 - 499,999	48	10.55%	315	7.79%	18	3.85%	127	3.27%
500,000 - 549,999	28	6.15%	156	3.86%	12	2.56%	62	1.60%
550,000 - 599,999	13	2.86%	108	2.67%	5	1.07%	39	1.01%
600,000 - 649,999	6	1.32%	53	1.31%	6	1.28%	27	0.70%
650,000 - 699,999	5	1.10%	49	1.21%	4	0.85%	32	0.82%
700,000 - 799,999	11	2.42%	46	1.14%	6	1.28%	31	0.80%
800,000 - 899,999	4	0.88%	32	0.79%	6	1.28%	26	0.67%
900,000 - 999,999	4	0.88%	19	0.47%	3	0.64%	11	0.28%
OVER 1,000,000	8	1.76%	57	1.41%	6	1.28%	29	0.75%
	<b>455</b>		<b>4,045</b>		<b>468</b>		<b>3,880</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	10	1.64%	7	9.09%	25	3.13%
100,000 - 199,999	5	6.33%	22	3.61%	7	9.09%	57	7.14%
200,000 - 299,999	3	3.80%	22	3.61%	6	7.79%	73	9.15%
300,000 - 349,999	1	1.27%	18	2.96%	3	3.90%	34	4.26%
350,000 - 399,999	7	8.86%	34	5.58%	1	1.30%	39	4.89%
400,000 - 449,999	5	6.33%	19	3.12%	1	1.30%	34	4.26%
450,000 - 499,999	-	0.00%	26	4.27%	5	6.49%	51	6.39%
500,000 - 549,999	4	5.06%	23	3.78%	7	9.09%	43	5.39%
550,000 - 599,999	3	3.80%	26	4.27%	3	3.90%	53	6.64%
600,000 - 649,999	5	6.33%	28	4.60%	7	9.09%	44	5.51%
650,000 - 699,999	5	6.33%	43	7.06%	5	6.49%	55	6.89%
700,000 - 799,999	5	6.33%	70	11.49%	10	12.99%	75	9.40%
800,000 - 899,999	7	8.86%	63	10.34%	2	2.60%	50	6.27%
900,000 - 999,999	5	6.33%	50	8.21%	2	2.60%	46	5.76%
OVER 1,000,000	24	30.38%	155	25.45%	11	14.29%	119	14.91%
	<b>79</b>		<b>609</b>		<b>77</b>		<b>798</b>	

\*\*Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."



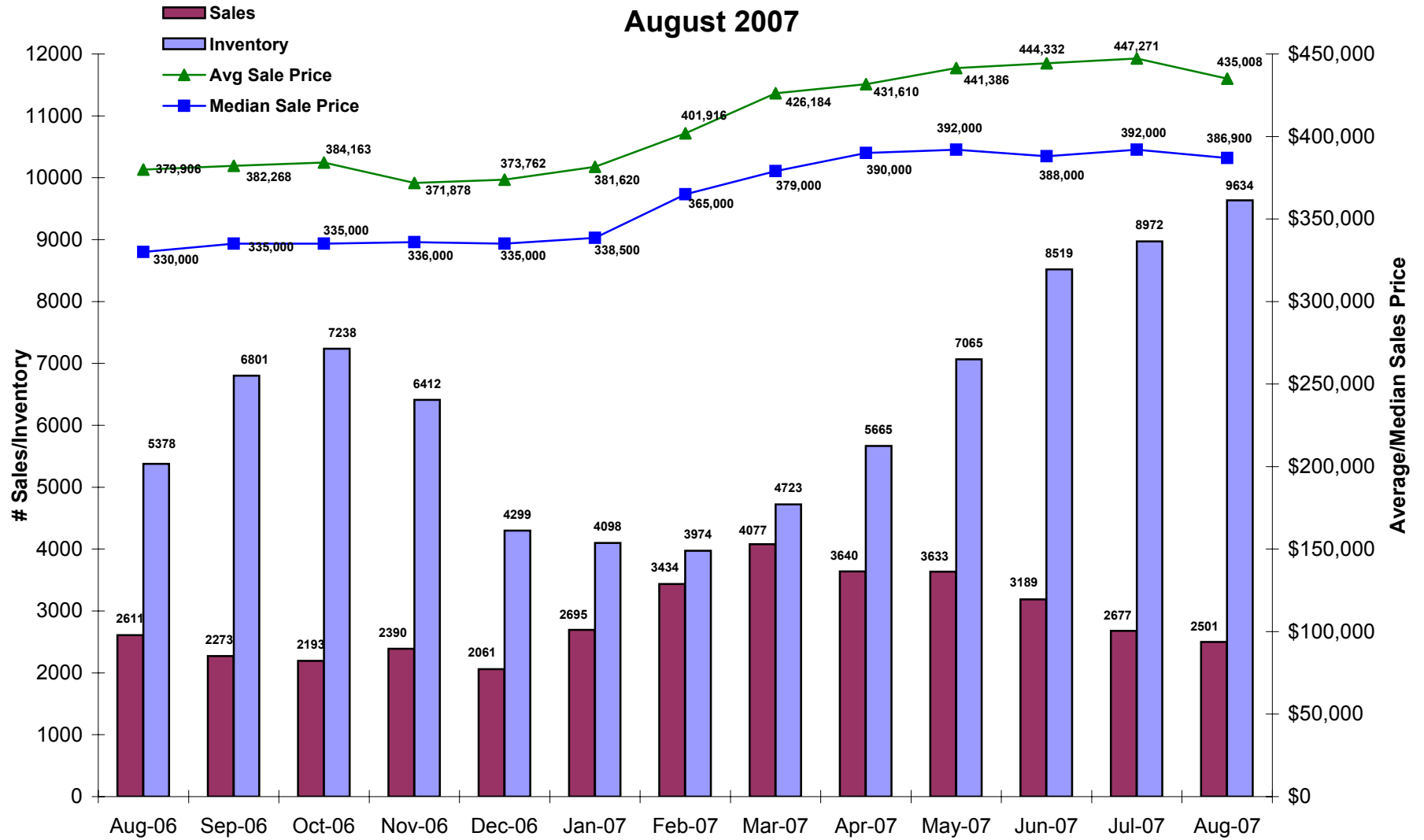
**Calgary Real Estate Board  
Single Family Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2003</b>													
New Listings	2,065	1,866	2,089	2,323	2,594	2,351	2,288	2,131	2,227	2,148	1,527	981	24,590
Sales	1,059	1,152	1,318	1,483	1,551	1,469	1,508	1,362	1,305	1,285	1,089	868	15,449
Avg Price	235,475	225,813	232,972	235,036	235,339	236,026	235,598	243,419	241,833	239,741	245,659	238,908	237,053
Median	210,000	205,000	210,500	212,500	215,000	215,000	216,000	217,000	216,000	217,000	220,000	217,000	215,000
Avg DOM	41	34	34	35	34	33	40	42	40	43	42	48	38
<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					23,098
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314					14,326
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914					476,241
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000					425,000
Avg DOM	38	29	24	24	25	29	35	39					30

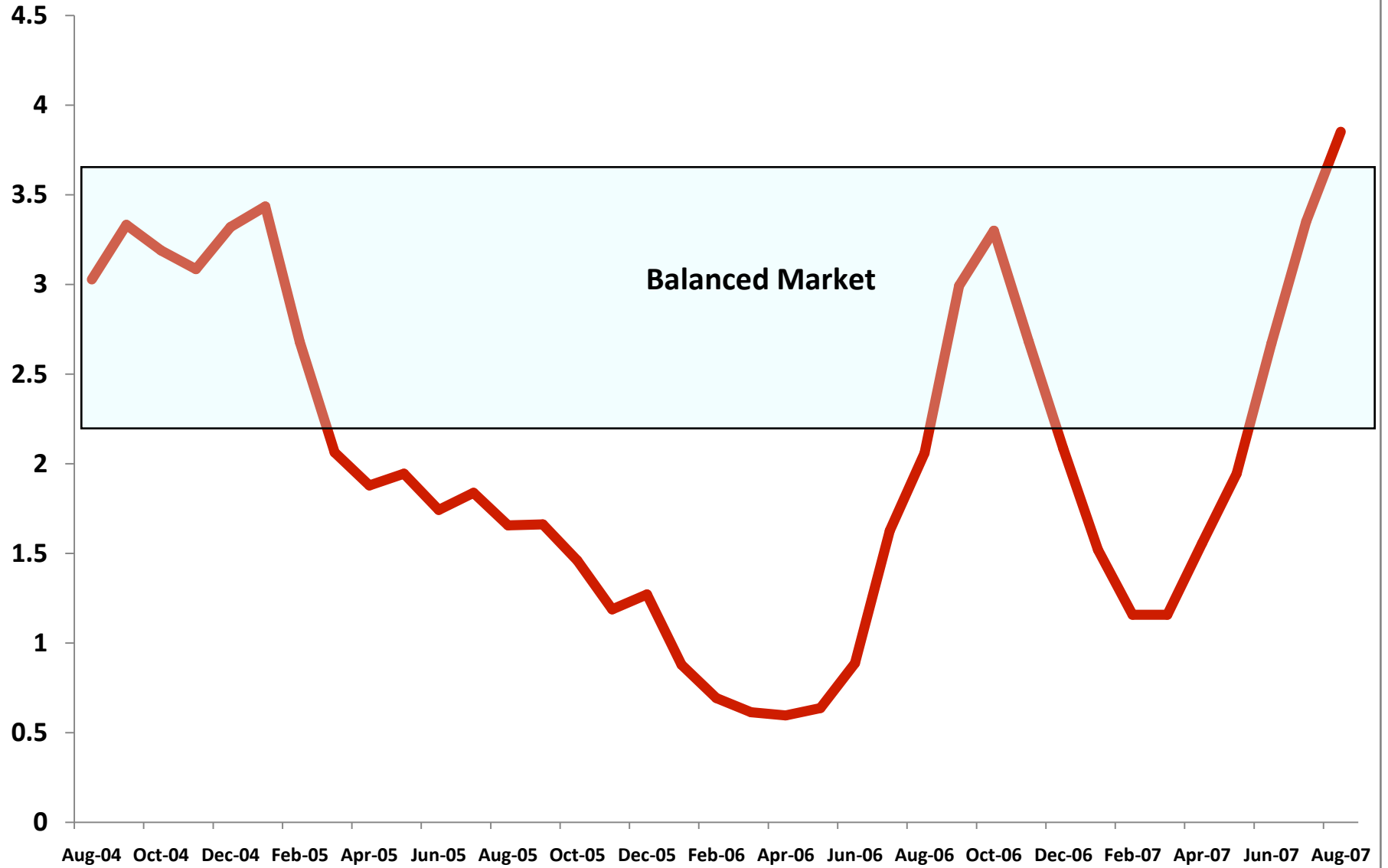
**Calgary Real Estate Board  
Condominium Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2003</b>													
New Listings	827	737	823	797	892	841	819	765	810	791	616	393	9,111
Sales	374	451	514	561	565	491	545	473	490	453	407	339	5,663
Avg Price	156,527	157,113	154,104	156,179	157,826	157,925	157,338	156,258	161,575	163,431	163,674	153,682	157,958
Median	141,000	142,000	142,000	141,500	142,900	143,000	143,200	145,000	148,000	145,000	145,000	142,800	143,500
Avg DOM	47	40	39	40	40	41	42	44	44	45	49	50	43
<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					9,184
Sales	736	895	1,026	839	887	792	603	598					6,367
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790					315,775
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000					295,000
Avg DOM	39	28	24	23	24	28	33	35					28

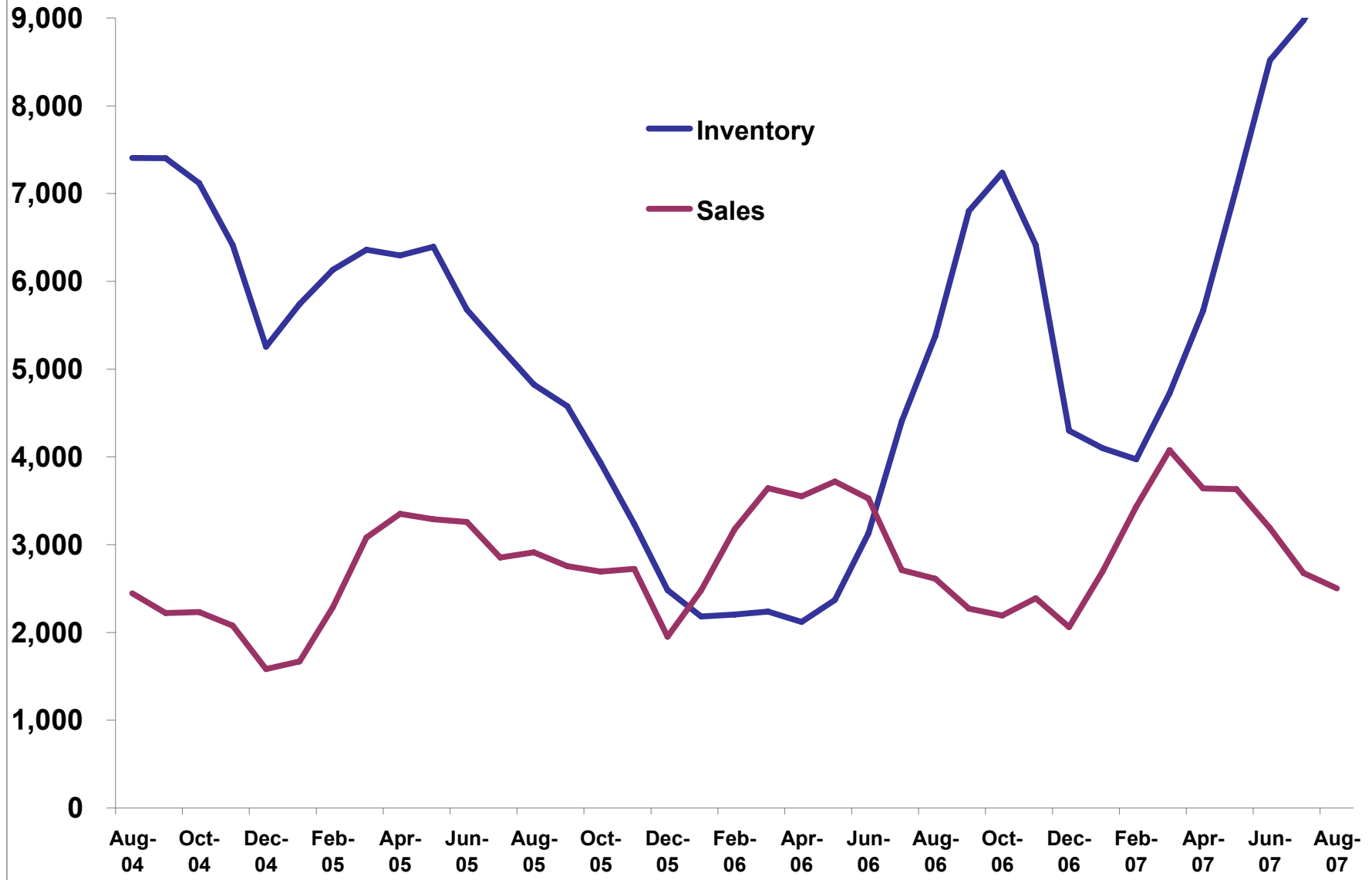
## TOTAL MLS® August 2007



# Absorption Rate (Inventory Turnover) Total MLS® August 2007



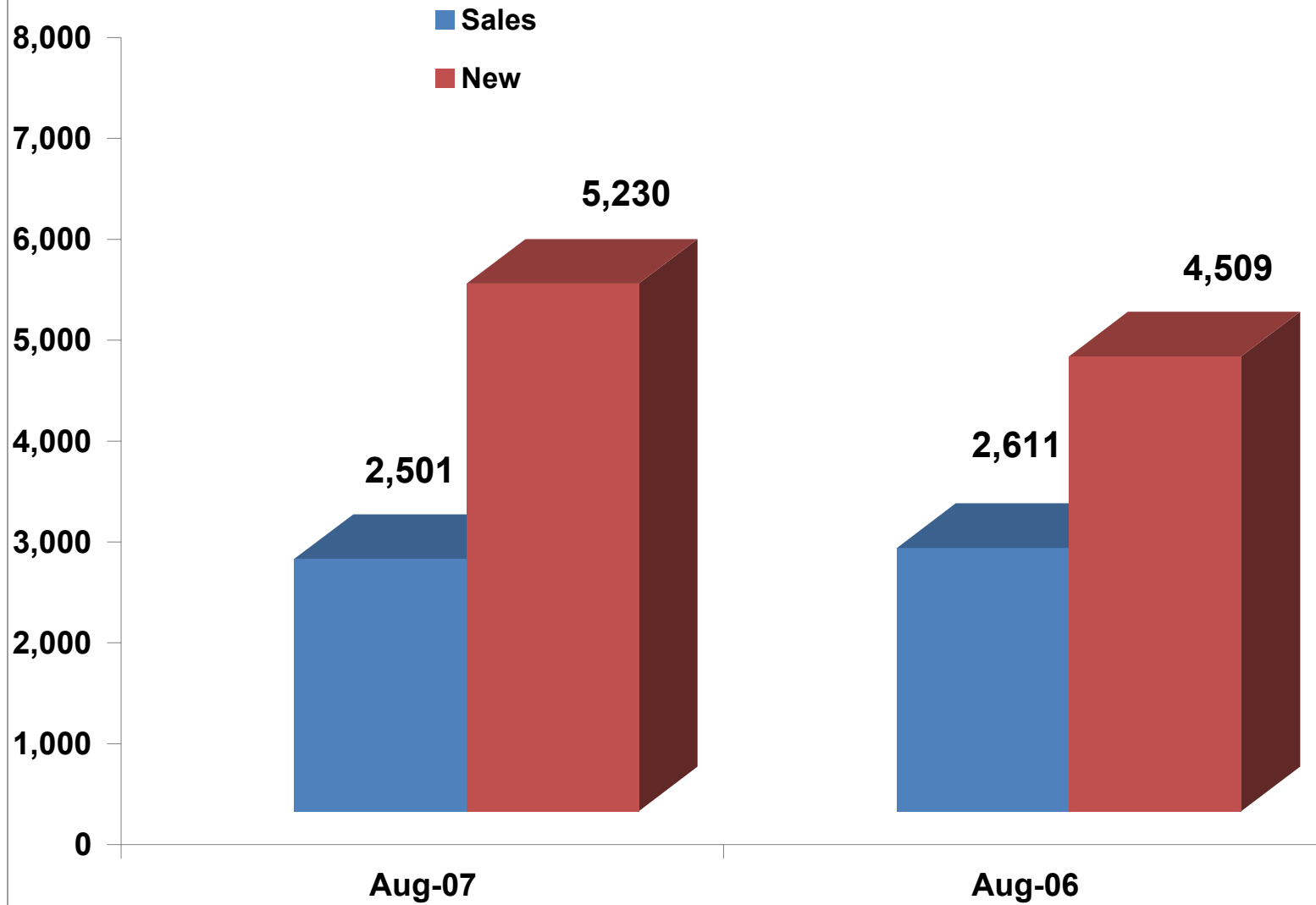
**TOTAL MLS®  
August 2007**

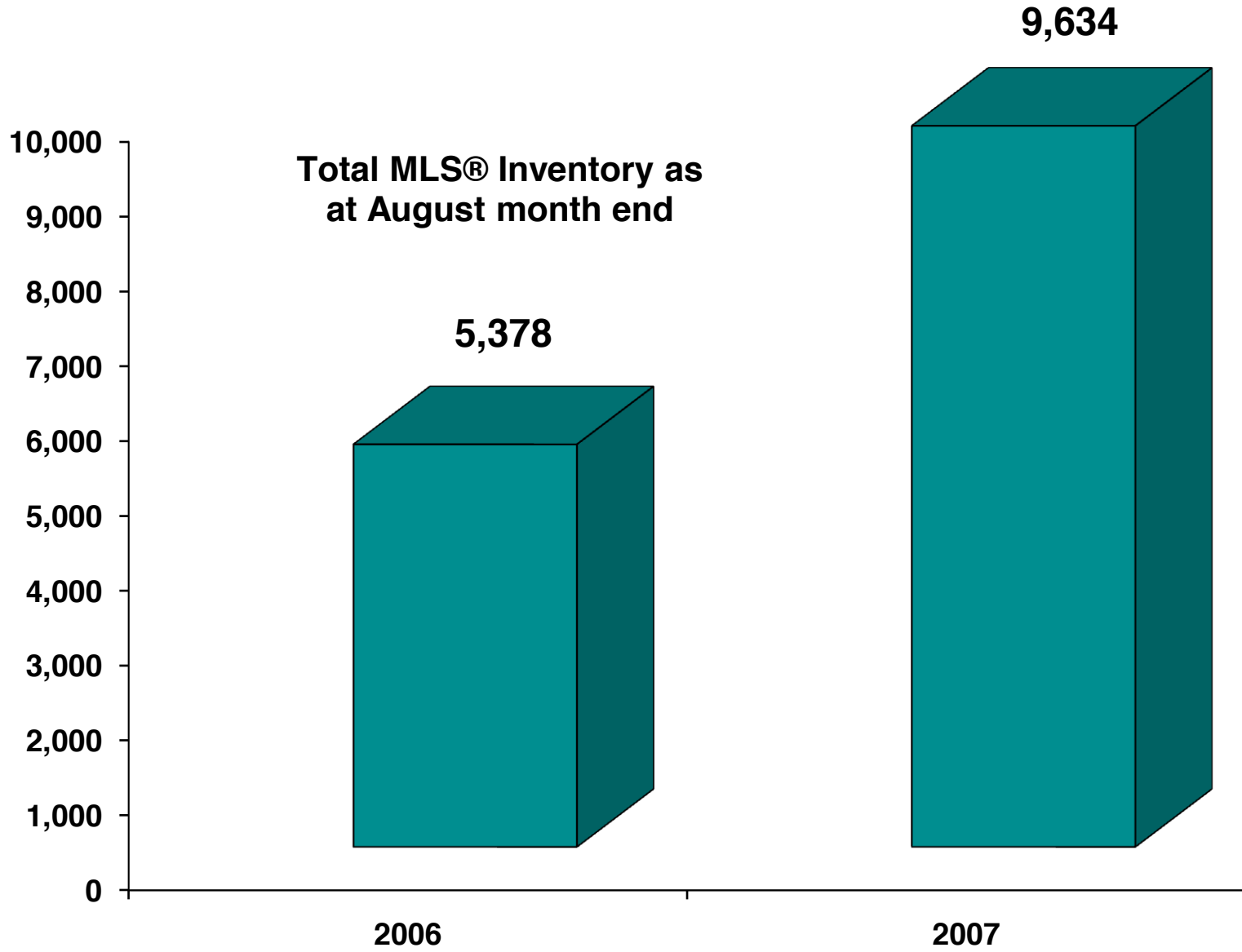


**TOTAL MLS®  
August 2007**

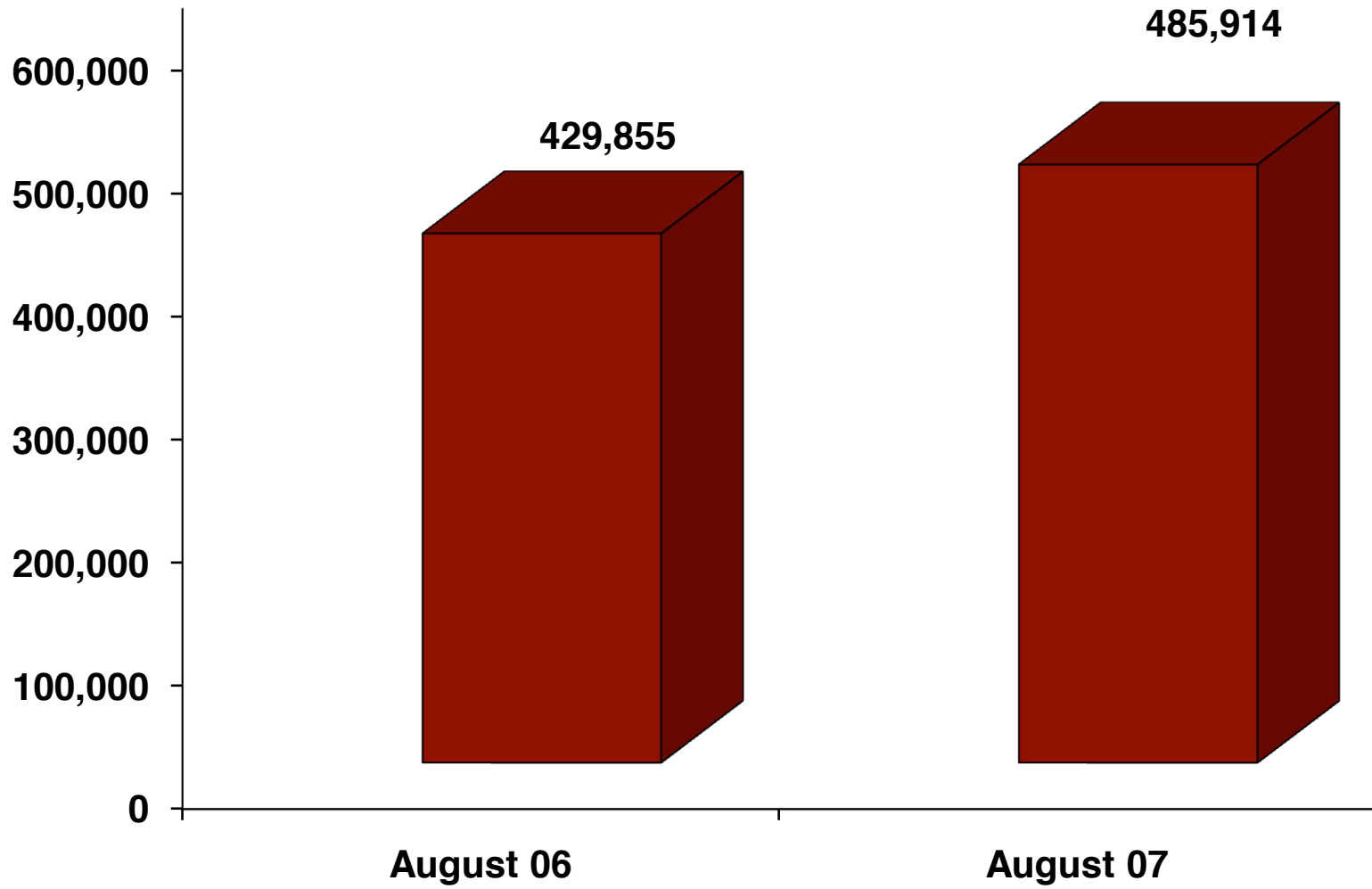


**TOTAL MLS®  
August 2007**

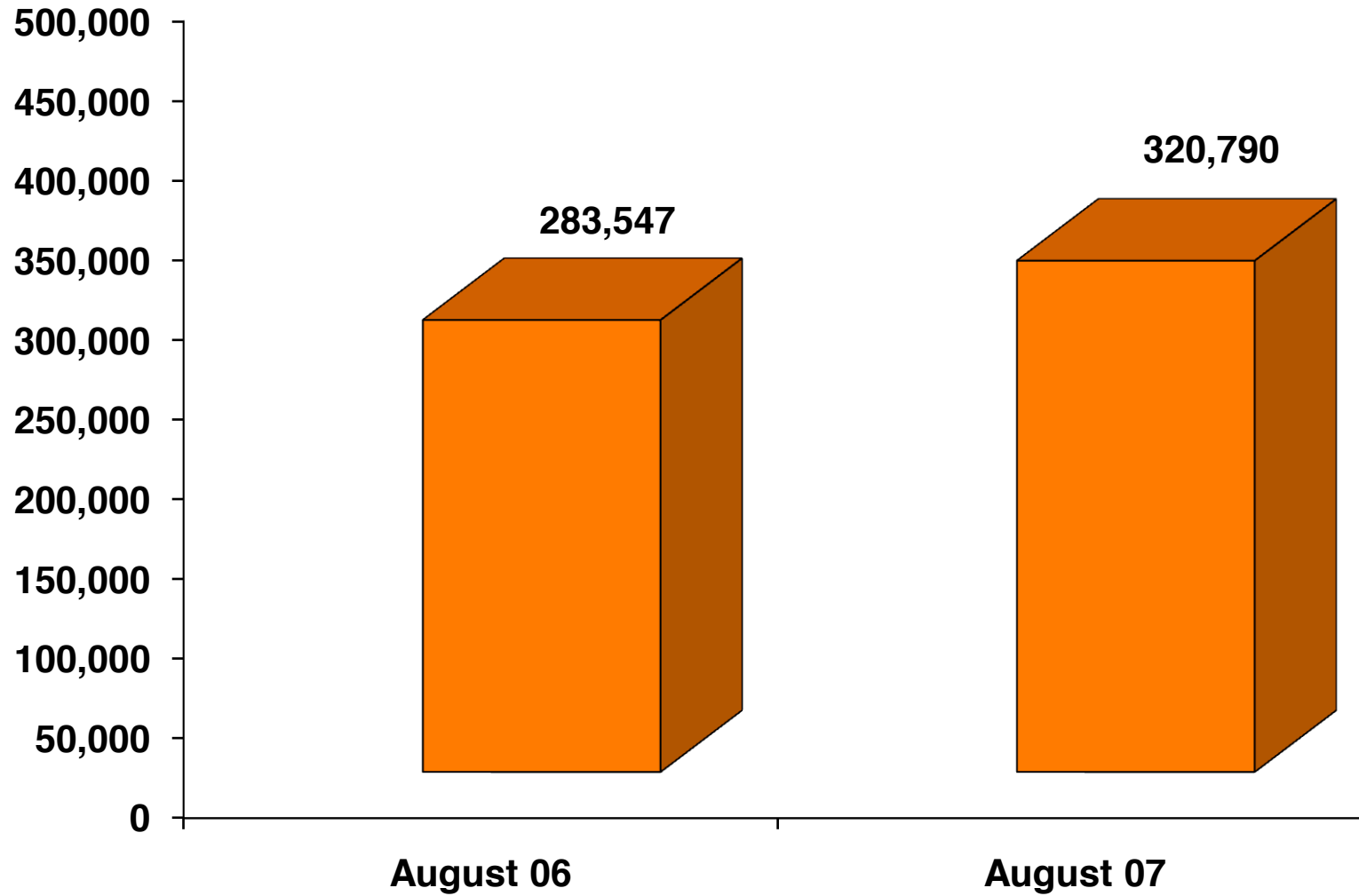




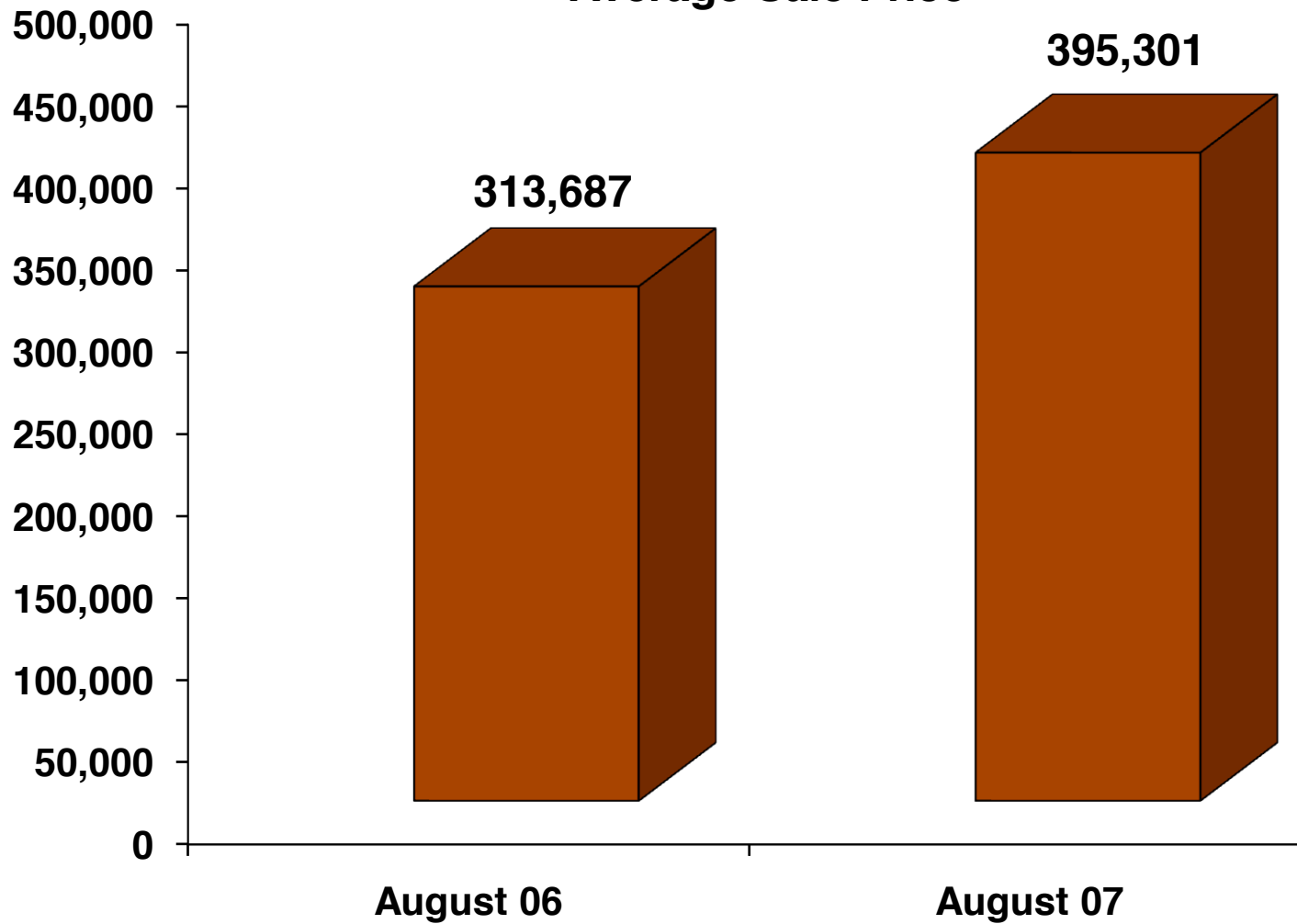
# Calgary Metro Single Family Average Sale Price



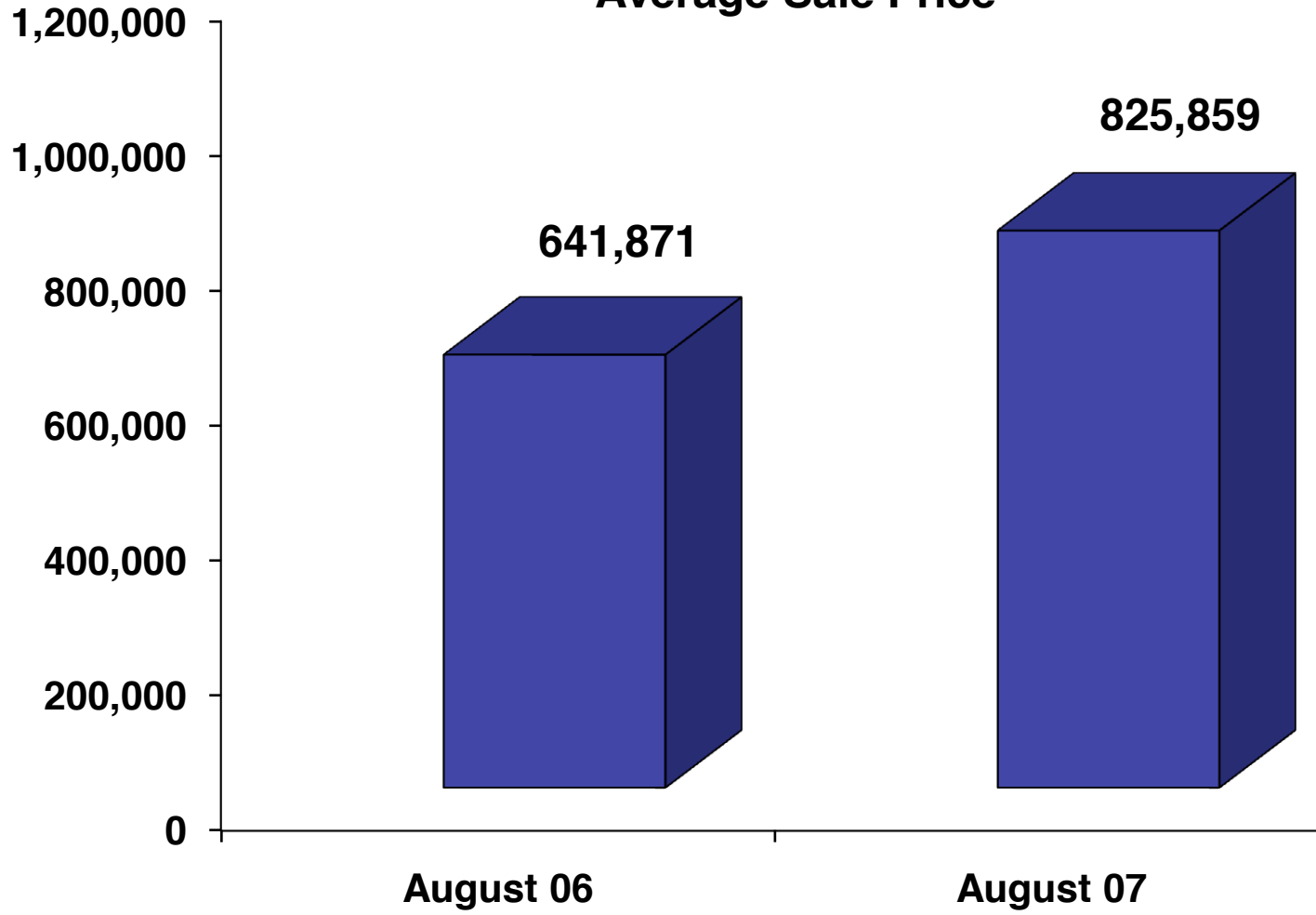
## Calgary Metro Condominium Average Sale Price



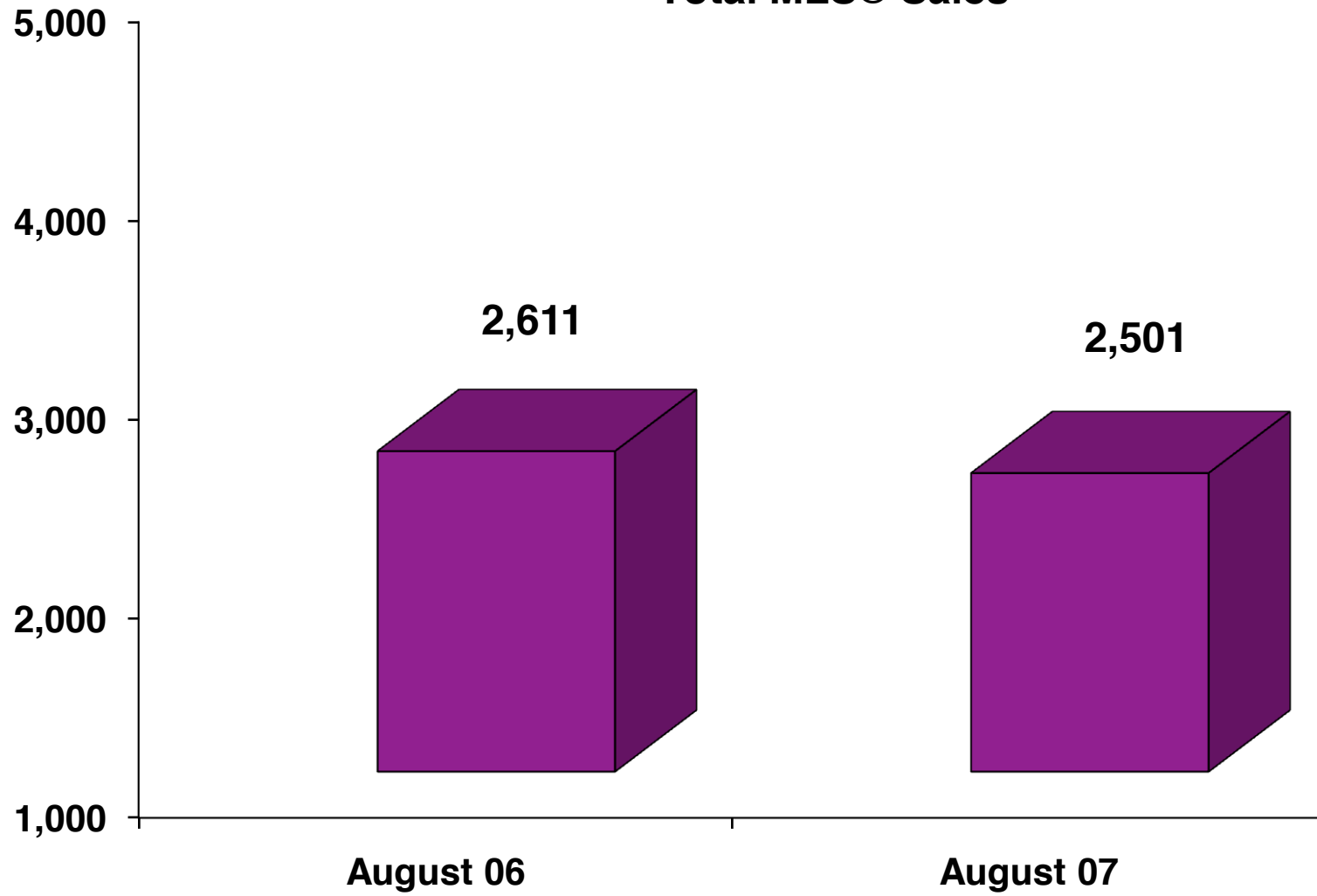
## Surrounding Towns Average Sale Price



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



## Total MLS® Sales



# Condo Sales as a Percent of Single Family

