



REALTOR® SOLD PROPERTIES

MLS® MARKET SHOWS BALANCE

Calgary, June 4, 2007 – Calgary’s MLS® Sales and Listings for the month of May 2007, show a more balanced market for the first time since the Spring of 2006, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of May totaled, 3,652, a healthy 47.44 per cent increase over the 2,477 new listings added in May 2006. This is also an increase of 17.81 per cent over the 3,100 new listings added in April 2007.

Single family Calgary metro properties changing hands in May were 1,995, a decrease of 2.21 per cent from the 2,040 recorded in May 2006 and a decrease of 4.36 per cent from the 2,086 sales recorded last month.

The average price of a single family Calgary metro home in May 2007 was \$487,523 showing a 17.25 per cent increase over May 2006, when the average price was \$415,815 and showing a 2.80 per cent increase from last month when the average price was \$474,250. These average price figures reflect the changes made

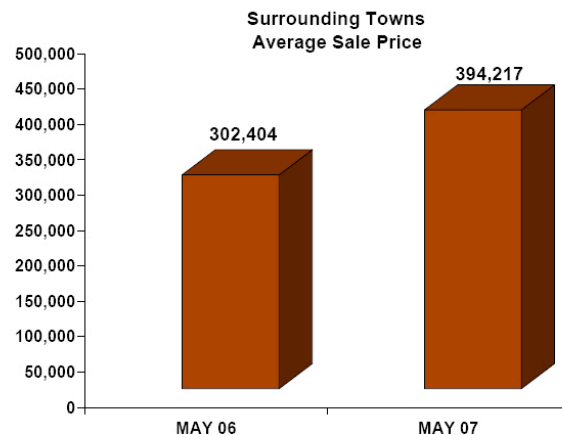
from extracting mobile homes and condominiums from the previously reported category, Residential Combined. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary’s City limits.

CREB® President, Ron Stanners says, “The Calgary Real Estate Board is committed to reporting the most useful MLS® statistical information as possible and we believe that the change from the Residential Combined figure, which included condominium and mobile homes, to Calgary metro, will better reflect the current growth in this very diverse market place.”

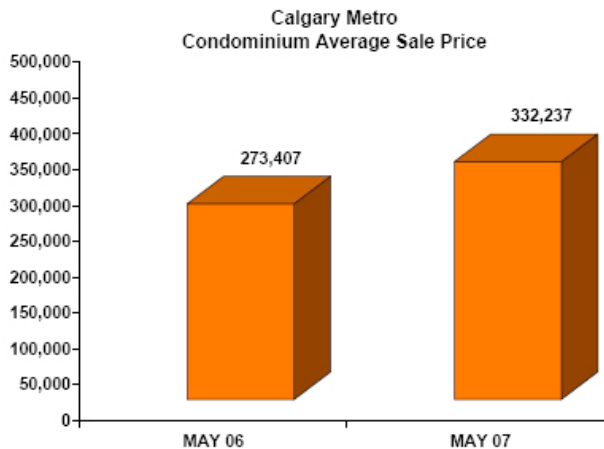
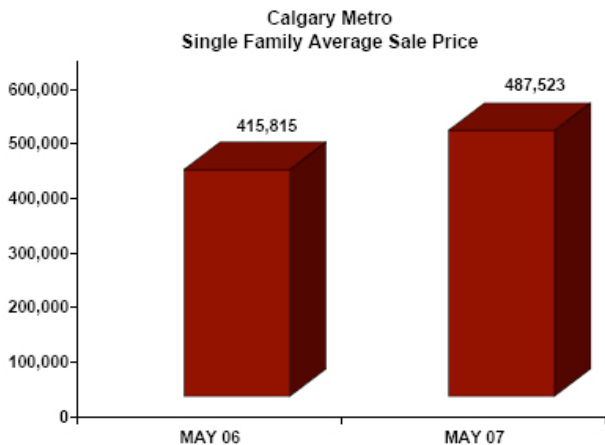
The Calgary metro Condominium market showed equal stability in May with new listings added totaling 1,332, an increase of 32.54 per cent from May 2006, when the new listings added were 1,005. This is a 15.13 per cent increase from last month when new listings added were 1,157. Calgary metro Condominium sales in May 2007 were 887, a decrease of 0.56 per cent from May 2006, when the sales were recorded as 892 and a 5.72 per cent increase from last month’s sales of 839.

“With the increase of listings this month, we are seeing a shift in the market giving it more balance,” says Calgary Real Estate Board President, Ron Stanners. “With this shift, it is more important than ever to price your home competitively, if you want it to sell quickly. If you miss a first competitive price point, your property may become subject to price reduction and will take much longer to sell than the current 25 day average, to sell a single family home”, concluded Stanners.

Out of Town Averages



Calgary Metro Averages



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**CALGARY REAL ESTATE BOARD  
STATISTICS FOR MAY 2007**

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>**YTD 2007</u>	<u>**YTD 2006</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY(Calgary Metro)</u></b>						
Month End Inventory	3,716	n/a	n/a	n/a	n/a	n/a
New Listings added	3,652	2,477	47.44%	14,409	10,886	32.36%
Sales	1,995	2,040	-2.21%	9,775	9,378	4.23%
Avg DOM	25	14	78.57%	27	16	68.75%
Average Sale Price	487,523	415,815	17.25%	466,717	380,028	22.81%
Median Price	435,000	375,000	16.00%	419,900	340,600	23.28%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,173	n/a	n/a	n/a	n/a	n/a
New Listings added	1,332	1,005	32.54%	5,633	4,214	33.67%
Sales	887	892	-0.56%	4,379	3,923	11.62%
Avg DOM	24	12	100.00%	27	17	58.82%
Average Sale Price	332,237	273,407	21.52%	313,298	241,084	29.95%
Median Price	308,000	257,000	19.84%	292,000	220,100	32.67%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	1,280	n/a	n/a	n/a	n/a	n/a
New Listings added	974	625	55.84%	3,858	2,659	45.09%
Sales	589	574	2.61%	2,657	2,459	8.05%
Avg DOM	34	33	3.03%	40	40	0.00%
Average Sale Price	394,217	302,404	30.36%	364,069	269,221	35.23%
Median Price	355,000	275,000	29.09%	339,900	245,000	38.73%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	548	292	87.67%	n/a	n/a	n/a
New Listings added	230	200	15.00%	910	757	20.21%
Sales	88	131	-32.82%	379	522	-27.39%
Avg DOM	59	56	5.36%	64	61	4.92%
Average Sale Price	841,983	786,821	7.01%	803,910	682,641	17.76%
Median Price	780,000	665,000	17.29%	737,000	585,000	25.98%
<b><u>RURAL LAND</u></b>						
Month End Inventory	299	256	16.80%	n/a	n/a	n/a
New Listings added	120	76	57.89%	422	76	455.26%
Sales	48	54	-11.11%	182	207	-12.08%
Avg DOM	102	119	-14.29%	97	120	-19.17%
Average Sale Price	587,599	499,709	17.59%	542,757	437,309	24.11%
Median Price	372,500	270,900	37.50%	363,050	269,000	34.96%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	7,065	2,371	197.98%	n/a	n/a	n/a
New Listings added	6,351	4,410	44.01%	6,351	4,410	44.01%
Sales	3,633	3,720	-2.34%	17,458	3,720	369.30%
Avg DOM	28	20	40.00%	31	23	34.78%
Average Sale Price	441,386	375,534	17.54%	418,754	339,184	23.46%
Median Price	392,000	329,900	18.82%	375,000	295,000	27.12%

\*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  
MAY 2007**

	<b>May-07</b>				<b>May-06</b>			
<b>SINGLE FAMILY</b>	<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%	5	0.05%
100,000 - 199,999	2	0.10%	18	0.18%	26	1.27%	498	5.31%
200,000 - 299,999	61	3.06%	609	6.23%	435	21.32%	2,775	29.59%
300,000 - 349,999	234	11.73%	1,509	15.44%	380	18.63%	1,671	17.82%
350,000 - 399,999	427	21.40%	2,045	20.92%	358	17.55%	1,471	15.69%
400,000 - 449,999	380	19.05%	1,784	18.25%	292	14.31%	1,038	11.07%
450,000 - 499,999	291	14.59%	1,271	13.00%	170	8.33%	587	6.26%
500,000 - 549,999	162	8.12%	743	7.60%	114	5.59%	368	3.92%
550,000 - 599,999	127	6.37%	521	5.33%	85	4.17%	277	2.95%
600,000 - 649,999	66	3.31%	324	3.31%	39	1.91%	171	1.82%
650,000 - 699,999	51	2.56%	222	2.27%	35	1.72%	113	1.20%
700,000 - 799,999	80	4.01%	295	3.02%	43	2.11%	133	1.42%
800,000 - 899,999	39	1.95%	152	1.55%	15	0.74%	75	0.80%
900,000 - 999,999	22	1.10%	73	0.75%	11	0.54%	48	0.51%
OVER 1,000,000	53	2.66%	209	2.14%	37	1.81%	148	1.58%
	<b>1,995</b>		<b>9,775</b>		<b>2,040</b>		<b>9,378</b>	
<b>CONDO</b>								
0 - 99,999	-	0.00%	1	0.02%	2	0.22%	24	0.61%
100,000 - 199,999	14	1.58%	161	3.68%	175	19.62%	1,522	38.80%
200,000 - 299,999	399	44.98%	2,243	51.22%	475	53.25%	1,701	43.36%
300,000 - 349,999	213	24.01%	953	21.76%	118	13.23%	337	8.59%
350,000 - 399,999	119	13.42%	476	10.87%	57	6.39%	138	3.52%
400,000 - 449,999	56	6.31%	227	5.18%	28	3.14%	70	1.78%
450,000 - 499,999	26	2.93%	121	2.76%	12	1.35%	34	0.87%
500,000 - 549,999	21	2.37%	64	1.46%	8	0.90%	30	0.76%
550,000 - 599,999	12	1.35%	40	0.91%	1	0.11%	11	0.28%
600,000 - 649,999	12	1.35%	24	0.55%	6	0.67%	12	0.31%
650,000 - 699,999	2	0.23%	25	0.57%	3	0.34%	8	0.20%
700,000 - 799,999	9	1.01%	20	0.46%	1	0.11%	13	0.33%
800,000 - 899,999	1	0.11%	9	0.21%	4	0.45%	13	0.33%
900,000 - 999,999	1	0.11%	5	0.11%	-	0.00%	-	0.00%
OVER 1,000,000	2	0.23%	10	0.23%	2	0.22%	10	0.25%
	<b>887</b>		<b>4,379</b>		<b>892</b>		<b>3,923</b>	

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

<b>TOWNS</b>	<b>Month</b>	<b>May-07</b>			<b>May-06</b>			
			<b>**Y.T.D.</b>		<b>Month</b>		<b>**Y.T.D.</b>	
0 - 99,999	7	1.54%	52	2.54%	38	8.14%	169	8.61%
100,000 - 199,999	21	4.63%	141	6.89%	76	16.27%	385	19.62%
200,000 - 299,999	75	16.52%	349	17.06%	137	29.34%	697	35.52%
300,000 - 349,999	65	14.32%	380	18.57%	54	11.56%	249	12.69%
350,000 - 399,999	94	20.70%	409	19.99%	59	12.63%	189	9.63%
400,000 - 449,999	65	14.32%	271	13.25%	39	8.35%	101	5.15%
450,000 - 499,999	40	8.81%	167	8.16%	21	4.50%	50	2.55%
500,000 - 549,999	27	5.95%	80	3.91%	10	2.14%	27	1.38%
550,000 - 599,999	19	4.19%	52	2.54%	8	1.71%	20	1.02%
600,000 - 649,999	9	1.98%	34	1.66%	6	1.28%	14	0.71%
650,000 - 699,999	7	1.54%	31	1.52%	4	0.86%	12	0.61%
700,000 - 799,999	7	1.54%	21	1.03%	6	1.28%	18	0.92%
800,000 - 899,999	5	1.10%	18	0.88%	4	0.86%	12	0.61%
900,000 - 999,999	2	0.44%	10	0.49%	-	0.00%	4	0.20%
OVER 1,000,000	11	2.42%	31	1.52%	5	1.07%	15	0.76%
	<b>454</b>		<b>2,046</b>		<b>467</b>		<b>1,962</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	6	4.41%	15	2.67%	21	5.77%	40	5.49%
100,000 - 199,999	4	2.94%	25	4.46%	33	9.07%	72	9.88%
200,000 - 299,999	14	10.29%	42	7.49%	37	10.16%	105	14.40%
300,000 - 349,999	4	2.94%	41	7.31%	14	3.85%	28	3.84%
350,000 - 399,999	11	8.09%	54	9.63%	17	4.67%	36	4.94%
400,000 - 449,999	6	4.41%	27	4.81%	8	2.20%	25	3.43%
450,000 - 499,999	10	7.35%	35	6.24%	17	4.67%	42	5.76%
500,000 - 549,999	6	4.41%	19	3.39%	16	4.40%	34	4.66%
550,000 - 599,999	2	1.47%	18	3.21%	25	6.87%	45	6.17%
600,000 - 649,999	2	1.47%	20	3.57%	13	3.57%	33	4.53%
650,000 - 699,999	8	5.88%	27	4.81%	23	6.32%	41	5.62%
700,000 - 799,999	13	9.56%	49	8.73%	30	8.24%	57	7.82%
800,000 - 899,999	12	8.82%	46	8.20%	17	4.67%	31	4.25%
900,000 - 999,999	6	4.41%	34	6.06%	24	6.59%	41	5.62%
OVER 1,000,000	32	23.53%	109	19.43%	69	18.96%	99	13.58%
	<b>136</b>		<b>561</b>		<b>364</b>		<b>729</b>	

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**CREB® Stats**  
**Calgary Commercial Summary**

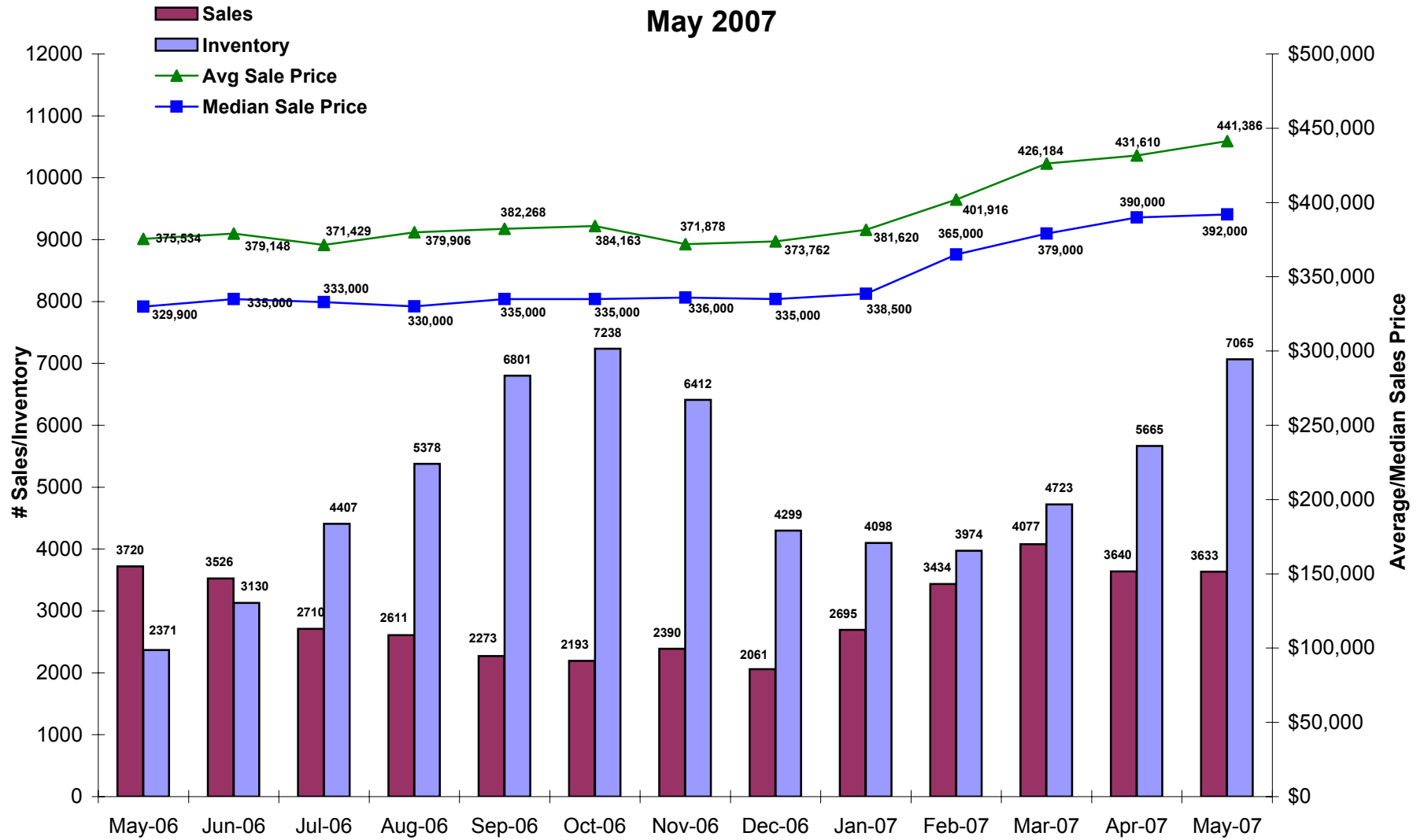
**Year to Date 2007**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	8	9.25	69		
OFC	L	6	8.41	463		
RET	L	8	16.93	185		
AGR	S	21	908,111.90	82	19,070,350.00	95.68%
BUS	S	37	78,029.73	111	2,887,100.00	82.82%
BWP	S	25	631,160	161	15,779,000.00	92.58%
IND	S	26	470,335	90	12,228,720.00	97.86%
LAN	S	34	1,121,806	151	38,141,399	94.34%
MFC	S	25	1,007,276	58	25,181,900	98.71%
OFC	S	12	604,575	91	7,254,900	94.80%
RET	S	23	515,222	85	11,850,100	91.33%
<b>Total Q1 2007</b>		<b>217</b>			<b>82,428,299</b>	

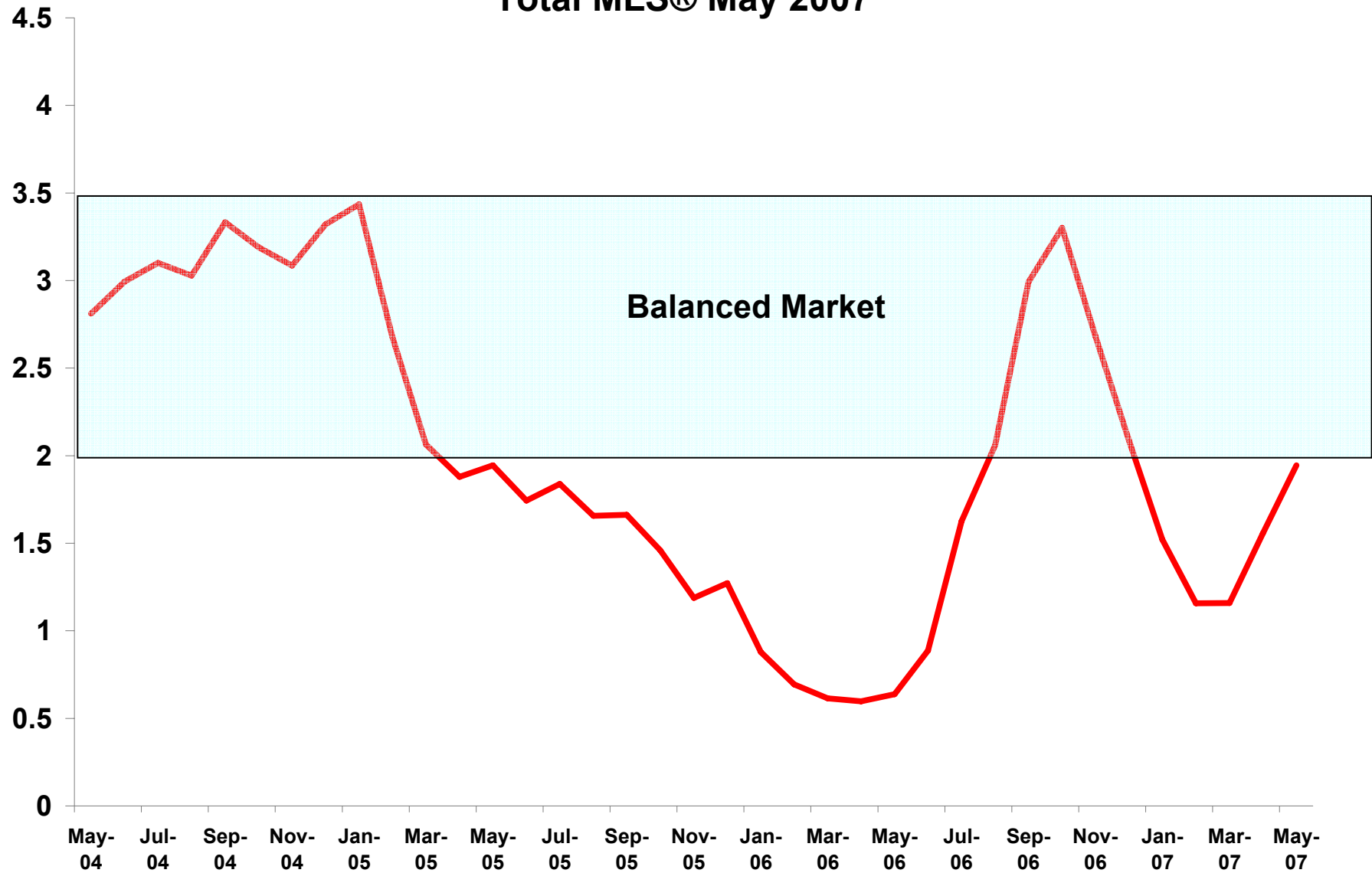
**Year to Date 2006**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	13	3.78	91		
OFC	L	7	6.93	64		
RET	L	7	6.83	309		
AGR	S	36	697,728.47	97	25,118,225.00	92.08%
BUS	S	59	77,866.78	104	4,594,140.00	88.67%
BWP	S	17	975,176.47	123	16,578,000.00	96.18%
IND	S	35	765,118.29	145	26,779,140.00	96.08%
LAN	S	41	974,908	158	39,971,230	97.58%
MFC	S	40	828,385	73	33,135,388	97.49%
OFC	S	13	396,327	94	5,152,250	99.18%
RET	S	21	393,510	107	8,263,700	96.32%
		<b>276</b>			<b>86,522,568</b>	

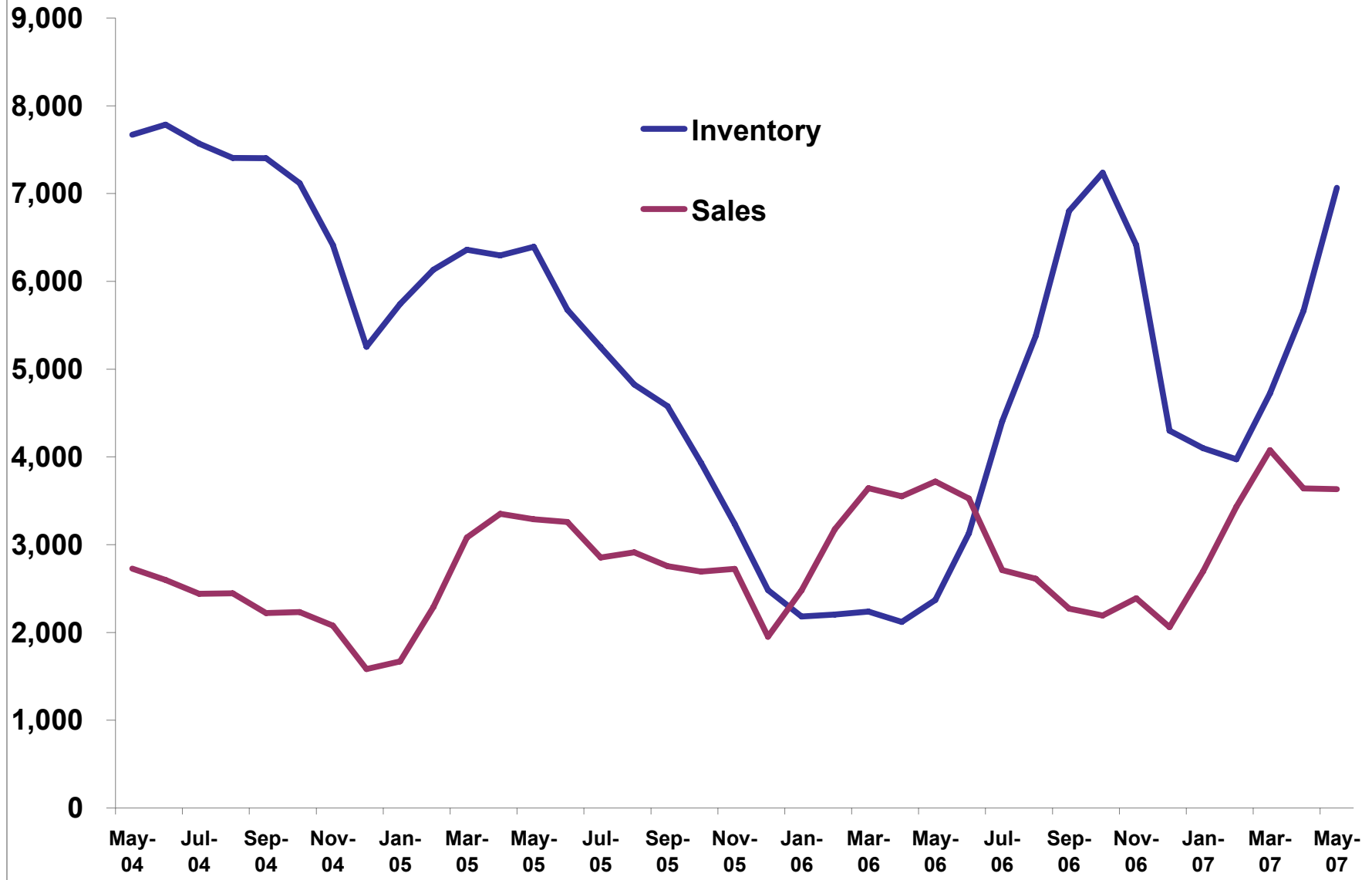
## TOTAL MLS® May 2007



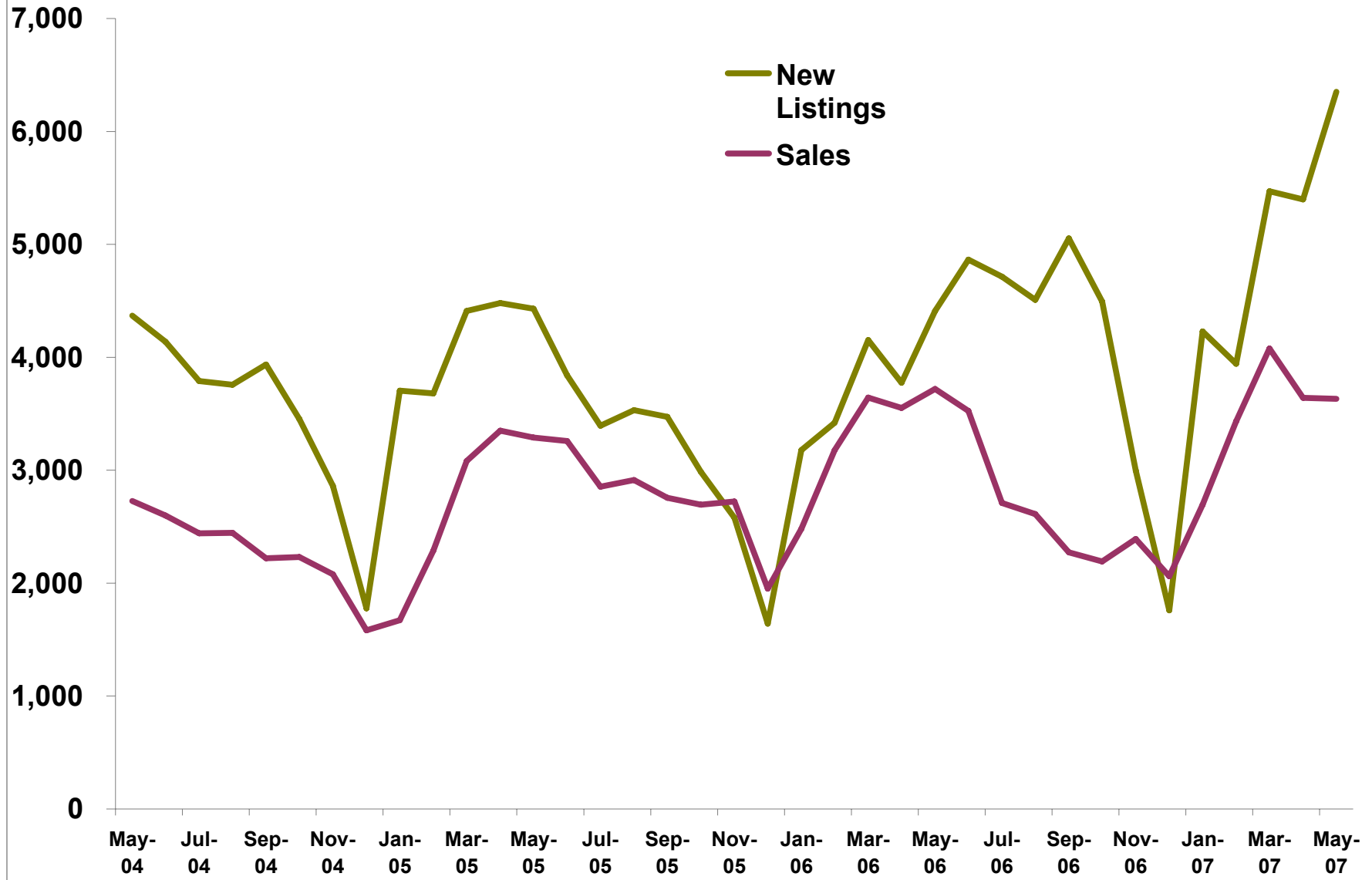
# Absorption Rate (Inventory Turnover) Total MLS® May 2007



**TOTAL MLS®  
May 2007**



**TOTAL MLS®  
May 2007**



**TOTAL MLS®  
May 2007**

