

# CREB® Stats

Calgary Real Estate Board

## REALTOR® SOLD PROPERTIES

### MLS® SEES A STEADY FOURTH QUARTER AHEAD

The market remains steady during the first part of the fourth quarter of 2007, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro sales for October 2007 were 1,113, a decrease of 10.3 per cent from the 1,241 sales recorded in October 2006 and an increase of 4.6 per cent from the 1,064 sales recorded in September 2007.

Single family Calgary metro new listings added for the month of October totaled, 2,586, a 2.9 per cent increase over the 2,513 new listings added in October 2006. This is a decrease of 16.7 per cent over the 3,106 new listings added in September 2007.

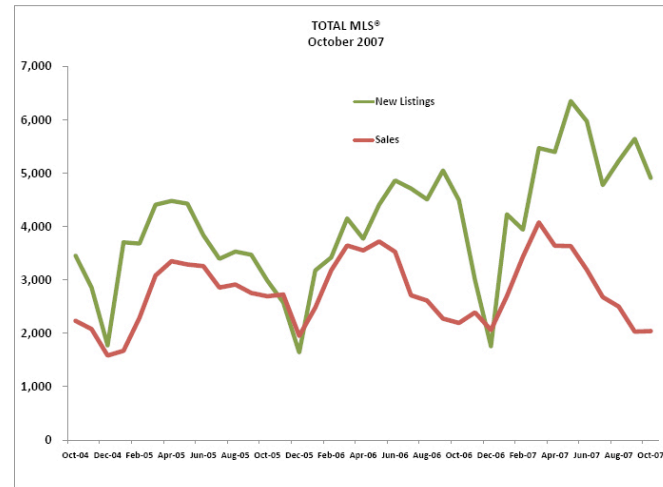
The median price of a single family Calgary metro home in October 2007 was \$412,500 showing a 10 per cent increase over October 2006, when the median price was \$375,000 and showing a 1.9 per cent decrease from September of this year when the median price was \$420,500. All Calgary Metro MLS® statistics 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.

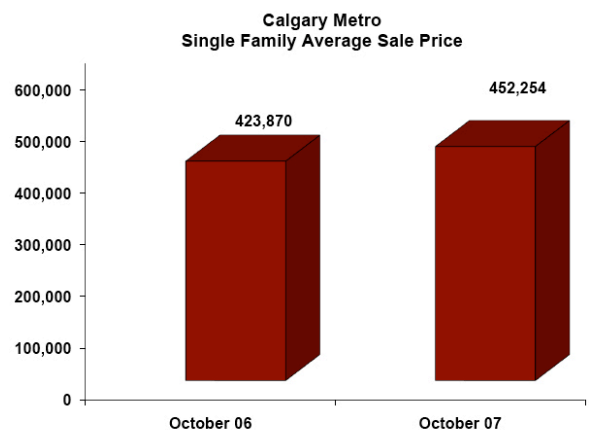
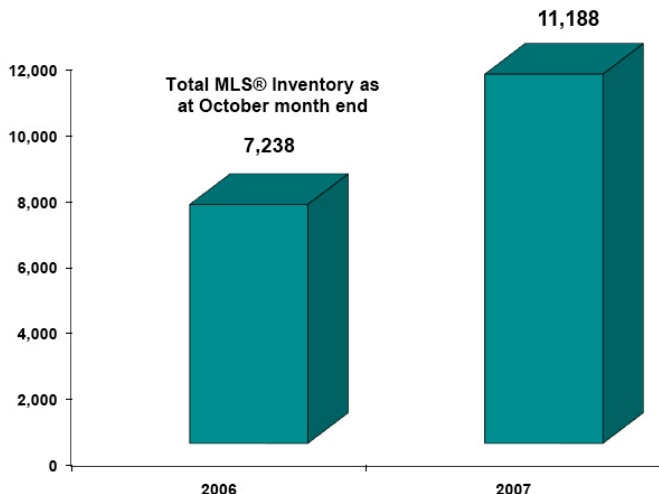
Calgary metro condominium new listings added in October were 1,203, showing a decrease of 8.5 per cent from the 1,315 new listings added last month. This is a 13.2 per cent increase from the 1,063 new listings coming to market in October 2006. Calgary metro condominium sales in October 2007 were 501; a decrease of 6.4 per cent from October 2006, when the sales were recorded as 535 and a 3.7 per cent increase from the 483 condominium sales recorded in September 2007.

“As we move through the fourth quarter of 2007, we are seeing a normal amount of market activity. The good news is that our October sales have increased somewhat over September sales, showing consumer confidence in the real estate market as well as in Calgary's over all strong economy,” remarked CREB® President Ron Stanners. “This is also a reflection of Albertan's belief in the strength of our energy industry. With the broad selection of properties available today, buyers can select their dream home through the MLS®. Home owners, by pricing their homes competitively with the guidance of their REALTOR®, can anticipate a quicker sale,” Stanners continued.

### Sales and New Listings



### Total MLS® Inventory & Average Price Information



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

*No MLS® information can be reprinted without sourcing the Calgary Real Estate Board.*

**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR OCTOBER 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	5,517	n/a	n/a	n/a	n/a	n/a
New Listings added	2,586	2,513	2.90%	28,787	24,413	17.92%
Sales	1,113	1,241	-10.31%	16,490	16,526	-0.22%
Avg DOM	40	32	25.00%	31	19	63.16%
Average Sale Price	452,254	423,870	6.70%	474,282	399,339	18.77%
Median Price	412,500	375,000	10.00%	423,000	360,000	17.50%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,329	n/a	n/a	n/a	n/a	n/a
New Listings added	1,203	1,063	13.17%	11,703	9,501	23.18%
Sales	501	535	-6.36%	7,350	7,260	1.24%
Avg DOM	40	29	37.93%	30	18	66.67%
Average Sale Price	331,617	290,487	14.16%	317,228	260,853	21.61%
Median Price	289,000	264,000	9.47%	295,000	243,900	20.95%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	2,116	n/a	n/a	n/a	n/a	n/a
New Listings added	823	658	25.08%	8,126	6,064	34.00%
Sales	328	329	-0.30%	4,735	4,614	2.62%
Avg DOM	52	40	30.00%	43	37	16.22%
Average Sale Price	403,110	333,423	20.90%	375,681	291,114	29.05%
Median Price	362,000	309,800	16.85%	347,500	265,000	31.13%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	751	435	72.64%	n/a	n/a	n/a
New Listings added	186	152	22.37%	2,052	1,645	24.74%
Sales	70	55	27.27%	744	926	-19.65%
Avg DOM	70	56	25.00%	64	60	6.67%
Average Sale Price	884,703	701,748	26.07%	835,063	673,139	24.06%
Median Price	750,000	720,000	4.17%	750,000	590,000	27.12%
<b><u>RURAL LAND</u></b>						
Month End Inventory	411	262	56.87%	n/a	n/a	n/a
New Listings added	82	85	-3.53%	914	85	975.29%
Sales	21	22	-4.55%	337	379	-11.08%
Avg DOM	92	76	21.05%	96	108	-11.11%
Average Sale Price	717,305	543,589	31.96%	538,856	526,785	2.29%
Median Price	500,000	303,000	65.02%	372,500	301,000	23.75%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	11,188	7,238	54.57%	n/a	n/a	n/a
New Listings added	4,913	4,493	9.35%	51,899	42,568	21.92%
Sales	2,042	2,193	-6.89%	29,851	29,888	-0.12%
Avg DOM	44	33	33.33%	34	24	41.67%
Average Sale Price	430,828	384,163	12.15%	427,061	356,957	19.64%
Median Price	380,500	335,000	13.58%	380,000	315,000	20.63%

\*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 2007**

	Oct-07				Oct-06			
<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%	1	0.01%	1	0.08%	7	0.04%
100,000 - 199,999	-	0.00%	18	0.11%	4	0.32%	565	3.42%
200,000 - 299,999	66	5.93%	888	5.39%	210	16.92%	3,996	24.18%
300,000 - 349,999	171	15.36%	2,419	14.67%	282	22.72%	3,077	18.62%
350,000 - 399,999	259	23.27%	3,468	21.03%	231	18.61%	2,779	16.82%
400,000 - 449,999	213	19.14%	2,997	18.17%	200	16.12%	2,145	12.98%
450,000 - 499,999	133	11.95%	2,148	13.03%	103	8.30%	1,273	7.70%
500,000 - 549,999	80	7.19%	1,339	8.12%	54	4.35%	760	4.60%
550,000 - 599,999	51	4.58%	893	5.42%	42	3.38%	546	3.30%
600,000 - 649,999	41	3.68%	588	3.57%	30	2.42%	349	2.11%
650,000 - 699,999	32	2.88%	410	2.49%	19	1.53%	257	1.56%
700,000 - 799,999	29	2.61%	491	2.98%	18	1.45%	257	1.56%
800,000 - 899,999	16	1.44%	279	1.69%	17	1.37%	148	0.90%
900,000 - 999,999	4	0.36%	154	0.93%	6	0.48%	91	0.55%
OVER 1,000,000	18	1.62%	395	2.40%	24	1.93%	273	1.65%
	<b>1,113</b>		<b>16,488</b>		<b>1,241</b>		<b>16,523</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	-	0.00%	1	0.01%	2	0.37%	27	0.37%
100,000 - 199,999	10	2.00%	234	3.18%	53	9.91%	1,882	25.92%
200,000 - 299,999	272	54.29%	3,660	49.80%	320	59.81%	3,656	50.36%
300,000 - 349,999	105	20.96%	1,698	23.10%	81	15.14%	865	11.91%
350,000 - 399,999	43	8.58%	806	10.97%	31	5.79%	365	5.03%
400,000 - 449,999	27	5.39%	386	5.25%	19	3.55%	169	2.33%
450,000 - 499,999	17	3.39%	229	3.12%	7	1.31%	96	1.32%
500,000 - 549,999	8	1.60%	111	1.51%	8	1.50%	67	0.92%
550,000 - 599,999	4	0.80%	67	0.91%	4	0.75%	33	0.45%
600,000 - 649,999	4	0.80%	40	0.54%	2	0.37%	21	0.29%
650,000 - 699,999	-	0.00%	33	0.45%	1	0.19%	19	0.26%
700,000 - 799,999	3	0.60%	37	0.50%	1	0.19%	20	0.28%
800,000 - 899,999	1	0.20%	15	0.20%	-	0.00%	15	0.21%
900,000 - 999,999	-	0.00%	6	0.08%	-	0.00%	2	0.03%
OVER 1,000,000	7	1.40%	26	0.35%	6	1.12%	23	0.32%
	<b>501</b>		<b>7,349</b>		<b>535</b>		<b>7,260</b>	

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

<b>TOWNS</b>	<b>Month</b>	<b>Oct-07</b>			<b>Oct-06</b>			
		<b>**Y.T.D.</b>			<b>**Y.T.D.</b>			
0 - 99,999	5	1.52%	88	1.86%	17	5.17%	337	7.30%
100,000 - 199,999	22	6.71%	334	7.05%	46	13.98%	979	21.22%
200,000 - 299,999	74	22.56%	1,228	25.93%	93	28.27%	1,488	32.25%
300,000 - 349,999	47	14.33%	758	16.01%	60	18.24%	611	13.24%
350,000 - 399,999	56	17.07%	774	16.35%	37	11.25%	436	9.45%
400,000 - 449,999	32	9.76%	539	11.38%	24	7.29%	257	5.57%
450,000 - 499,999	30	9.15%	370	7.81%	18	5.47%	178	3.86%
500,000 - 549,999	17	5.18%	197	4.16%	10	3.04%	86	1.86%
550,000 - 599,999	12	3.66%	129	2.72%	2	0.61%	46	1.00%
600,000 - 649,999	10	3.05%	68	1.44%	4	1.22%	36	0.78%
650,000 - 699,999	4	1.22%	57	1.20%	3	0.91%	36	0.78%
700,000 - 799,999	6	1.83%	55	1.16%	5	1.52%	40	0.87%
800,000 - 899,999	5	1.52%	40	0.84%	3	0.91%	33	0.72%
900,000 - 999,999	2	0.61%	24	0.51%	2	0.61%	14	0.30%
OVER 1,000,000	6	1.83%	74	1.56%	5	1.52%	37	0.80%
	<b>328</b>		<b>4,735</b>		<b>329</b>		<b>4,614</b>	

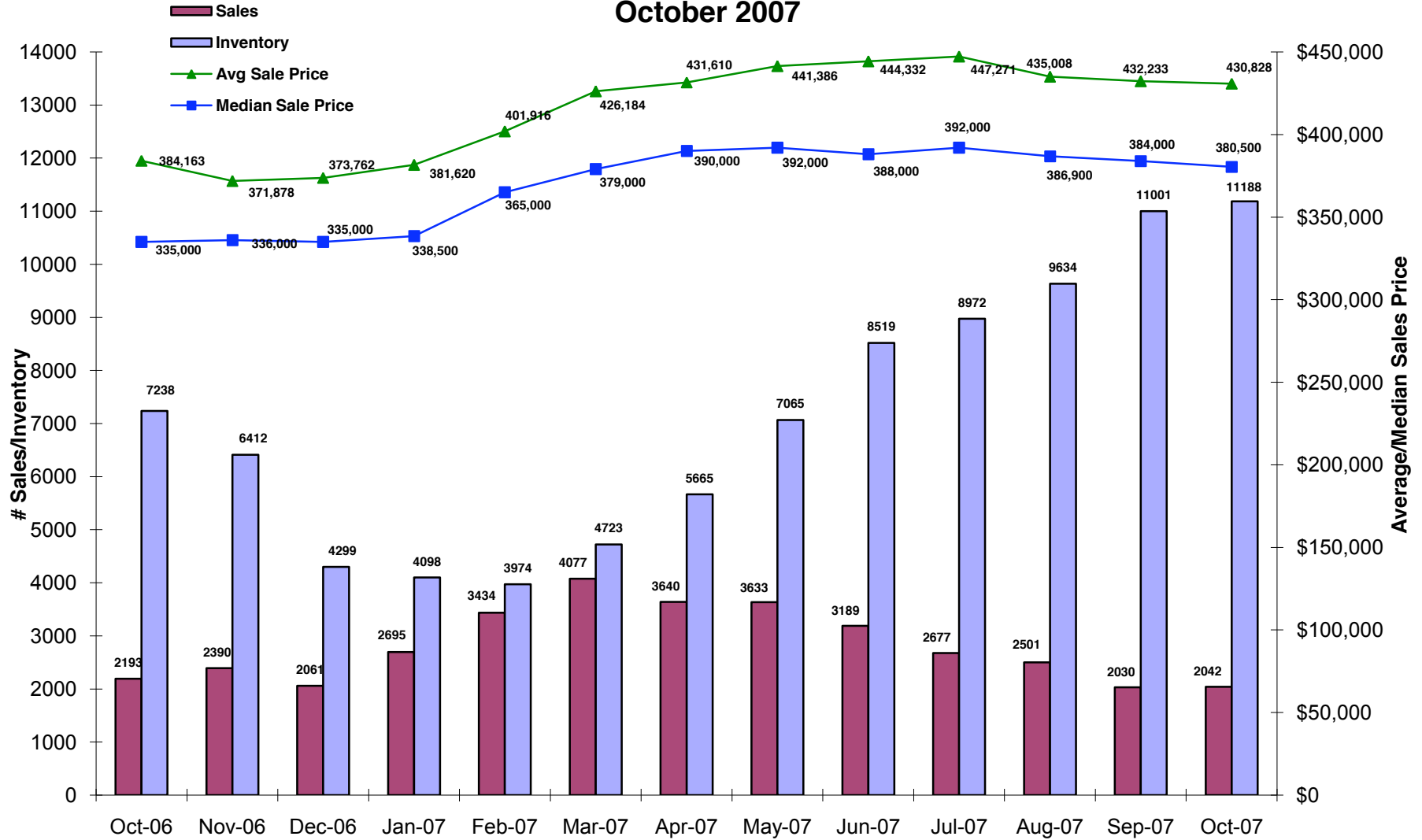
**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	10	1.34%	4	7.27%	31	3.35%
100,000 - 199,999	1	1.43%	29	3.90%	1	1.82%	63	6.80%
200,000 - 299,999	3	4.29%	28	3.76%	5	9.09%	82	8.86%
300,000 - 349,999	3	4.29%	23	3.09%	1	1.82%	39	4.21%
350,000 - 399,999	6	8.57%	43	5.78%	3	5.45%	47	5.08%
400,000 - 449,999	3	4.29%	23	3.09%	2	3.64%	39	4.21%
450,000 - 499,999	1	1.43%	30	4.03%	2	3.64%	59	6.37%
500,000 - 549,999	2	2.86%	29	3.90%	-	0.00%	47	5.08%
550,000 - 599,999	3	4.29%	32	4.30%	2	3.64%	63	6.80%
600,000 - 649,999	6	8.57%	37	4.97%	3	5.45%	51	5.51%
650,000 - 699,999	4	5.71%	49	6.59%	3	5.45%	60	6.48%
700,000 - 799,999	7	10.00%	81	10.89%	12	21.82%	94	10.15%
800,000 - 899,999	9	12.86%	81	10.89%	5	9.09%	66	7.13%
900,000 - 999,999	-	0.00%	55	7.39%	2	3.64%	50	5.40%
OVER 1,000,000	22	31.43%	194	26.08%	10	18.18%	135	14.58%
	<b>70</b>		<b>744</b>		<b>55</b>		<b>926</b>	

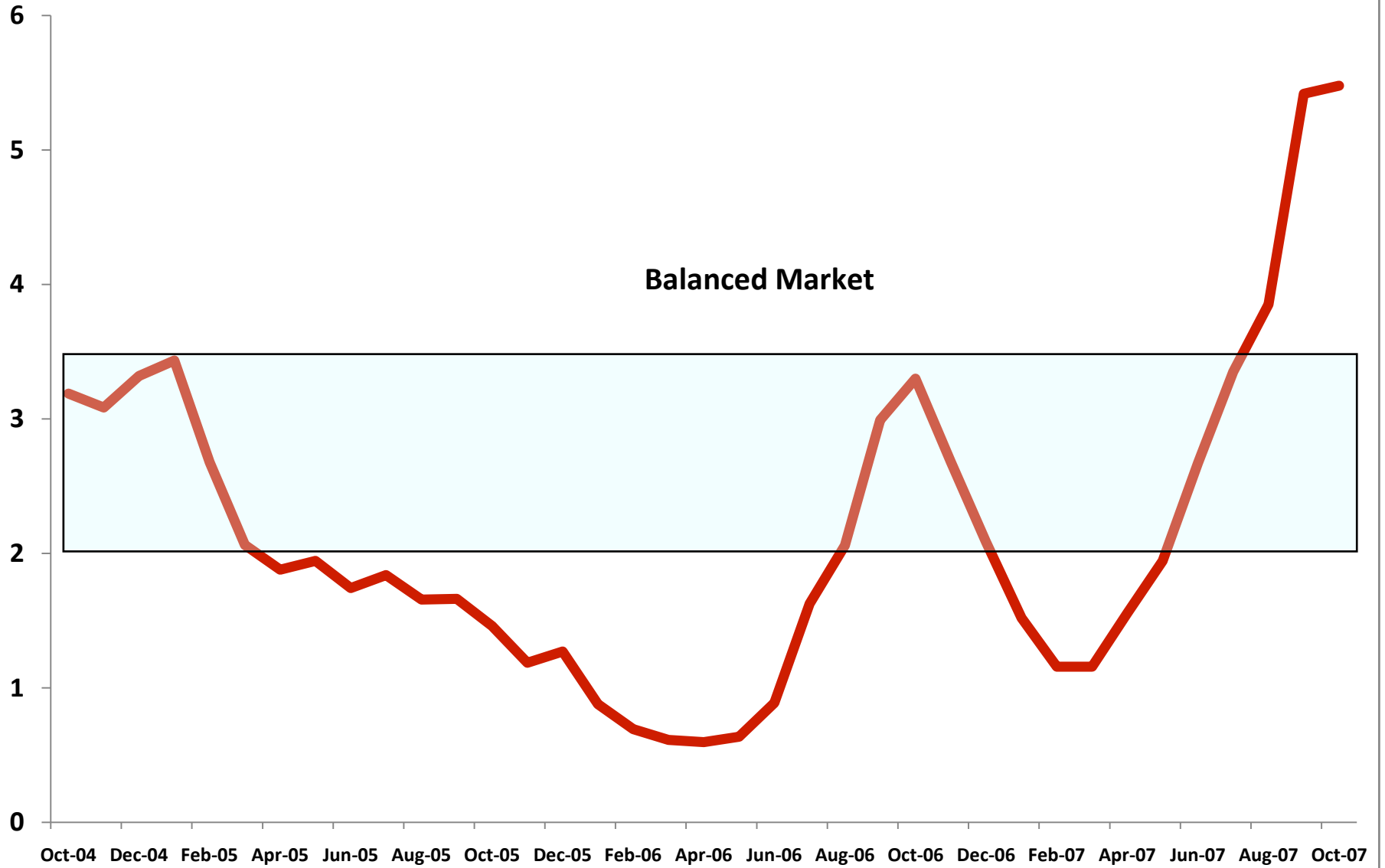
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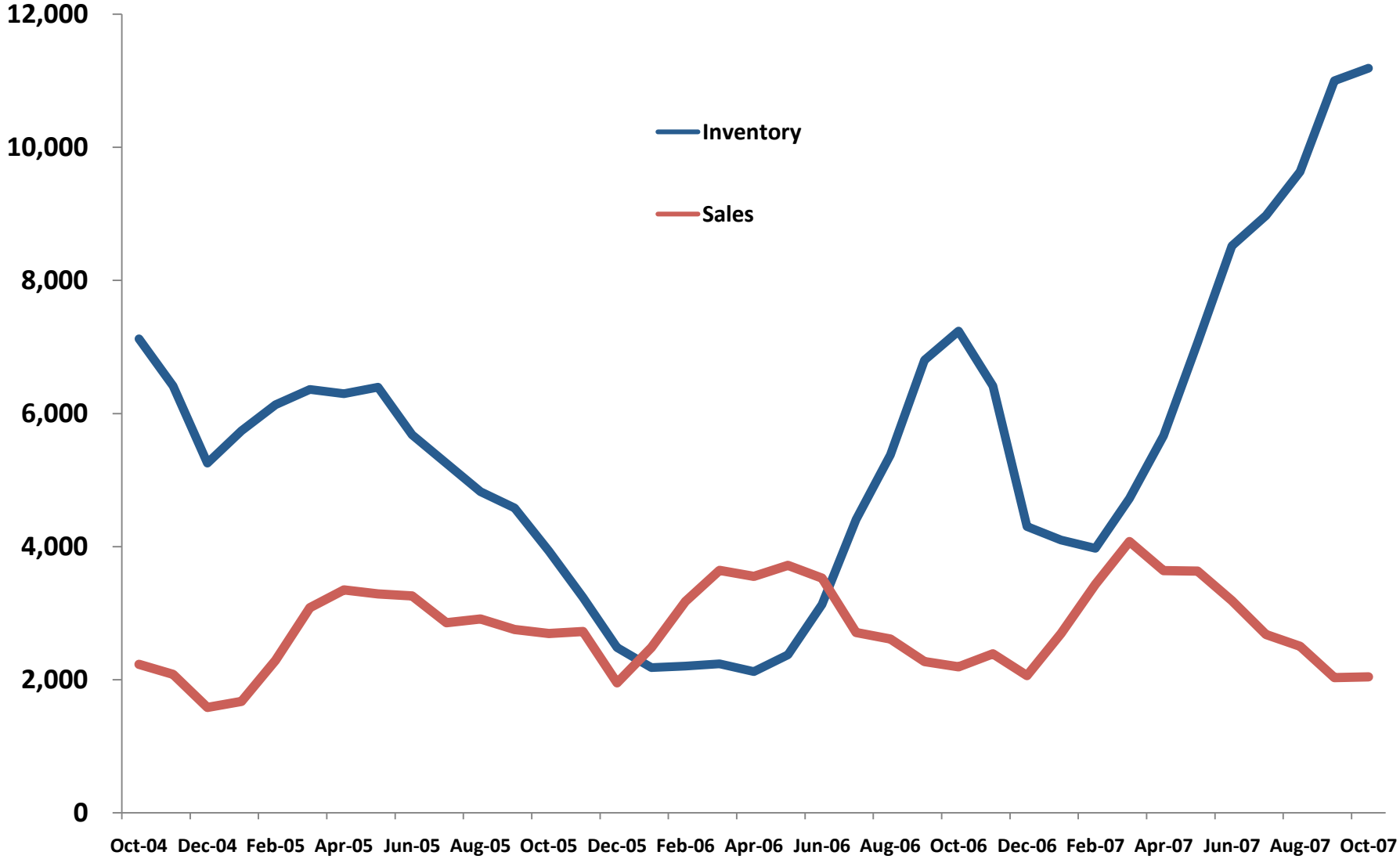
# TOTAL MLS® October 2007



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



**TOTAL MLS®  
October 2007**



**TOTAL MLS®  
October 2007**



**TOTAL MLS®  
October 2007**

8,000  
7,000  
6,000  
5,000  
4,000  
3,000  
2,000  
1,000  
0

■ Sales  
■ New Listings

