

BUYERS ENJOY GOLDEN OPPORTUNITY

Properties continue to change hands in Calgary at a respectable rate, despite high inventory numbers, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro sales for September 2007 were 1,064, a decrease of 10.81 per cent from the 1,193 sales recorded in September 2006 and a decrease of 19.03 per cent from the 1,314 sales recorded in August.

Single family Calgary metro new listings added for the month of September totaled, 3,106, a 5.15 per cent increase over the 2,954 new listings added in September 2006. This is an increase of 9.48 per cent over the 2,837 new listings added in August 2007.

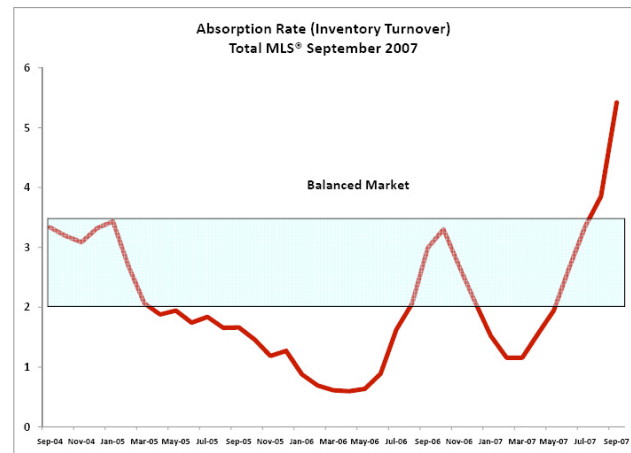
The median price of a single family Calgary metro home in September 2007 was \$420,500 showing a 9.68 per cent increase over September 2006, when the median price was \$383,388 and showing a 2.21 per cent decrease from August when the median price was \$430,000. All Calgary Metro MLS® statistics include 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.

Calgary metro condominium new listings added in September were 1,315, showing an increase of 10.88 per cent from the 1,186 new listings added in August. This is a 16.47 per cent increase from the 1,129 new listings coming to market in September 2006. Calgary metro condominium sales in September 2007 were 483; a decrease of 12.66 per cent from September 2006, when the sales were recorded as 553 and a 19.23 per cent decrease from the 598 condominium sales recorded in August 2007.

"This is an excellent opportunity for buyers to purchase their dream home because of the wide selection of homes available in the Calgary and area marketplace," says Calgary Real Estate Board President, Ron Stanners. "Single Family Calgary Metro Sales declined 19.03 per cent from August sales, however, sales year-to-date are still marginally ahead of 2006 as of the end of September. The median price has dropped from \$430,000 in August to \$420,500 in September; a decline of 2.21%. Overall sales remain steady and we expect the market to remain steady through the balance of the year."

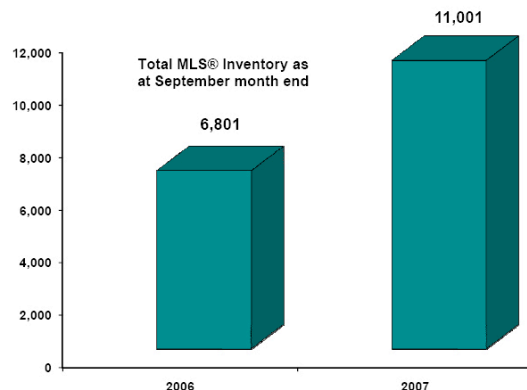
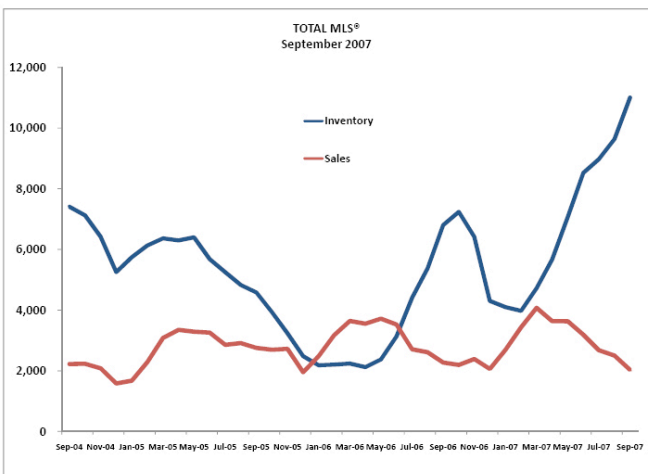
Absorbtion Rate



Stats Dictionary

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

The Monthly Trend



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

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>** 2007 YTD</u>	<u>**2006 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	5,562	n/a	n/a	n/a	n/a	n/a
New Listings Added	3,106	2,954	5.15%	26,202	21,900	19.64%
Sales	1,064	1,193	-10.81%	15,388	15,285	0.67%
Avg DOM Sold	40	28	42.86%	30	18	66.67%
Avg DOM Active	39	40	-2.50%	39	40	-2.50%
Average Sale Price	470,888	426,622	10.38%	475,865	397,348	19.76%
Median Price	420,500	383,388	9.68%	424,250	359,900	17.88%
Total Sales	501,024,698	508,959,577	-1.56%	7,321,654,460	6,073,458,614	20.55%
Sales \$/List \$	97.19%	97.84%	-0.67%	98.08%	99.48%	-1.41%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,235	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,315	1,129	16.47%	10,501	8,438	24.45%
Sales	483	553	-12.66%	6,850	6,725	1.86%
Avg DOM Sold	41	26	57.69%	29	17	70.59%
Avg DOM Active	37	37	0.00%	37	37	0.00%
Average Sale Price	321,614	292,796	9.84%	316,188	258,496	22.32%
Median Price	300,000	269,500	11.32%	295,000	241,000	22.41%
Total Sales	155,339,526	161,916,041	-4.06%	2,165,573,223	1,738,385,570	24.57%
Sales \$/List \$	97.41%	98.12%	-0.73%	98.35%	100.46%	-2.10%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,965	n/a	n/a	n/a	n/a	n/a
New Listings Added	877	682	28.59%	7,303	5,406	35.09%
Sales	363	405	-10.37%	4,407	4,285	2.85%
Avg DOM Sold	51	43	18.60%	42	37	13.51%
Avg DOM Active	54	60	-10.00%	54	60	-10.00%
Average Sale Price	400,938	324,215	23.66%	373,641	287,866	29.80%
Median Price	370,000	302,000	22.52%	346,000	261,500	32.31%
Total Sales	145,540,434	131,306,905	10.84%	1,646,635,175	1,233,504,122	33.49%
Sales \$/List \$	97.40%	98.17%	-0.79%	98.08%	98.90%	-0.83%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	774	480	61.25%	n/a	n/a	n/a
New Listings Added	220	183	20.22%	1,865	1,493	24.92%
Sales	67	73	-8.22%	674	871	-22.62%
Avg DOM Sold	66	60	10.00%	63	60	5.00%
Avg DOM Active	72	82	-12.20%	72	82	-12.20%
Average Sale Price	809,240	596,247	35.72%	829,908	671,332	23.62%
Median Price	775,000	567,500	36.56%	750,000	580,000	29.31%
Total Sales	54,219,088	43,526,000	24.57%	559,357,955	584,730,391	-4.34%
Sales \$/List \$	94.43%	96.54%	-2.18%	95.90%	96.26%	-0.37%
<u>RURAL LAND</u>						
Month End Inventory	412	239	72.38%	n/a	n/a	n/a
New Listings Added	91	86	5.81%	833	86	868.60%
Sales	28	30	-6.67%	316	357	-11.48%
Avg DOM Sold	106	99	7.07%	96	110	-12.73%
Avg DOM Active	95	89	6.74%	95	89	6.74%
Average Sale Price	699,518	731,137	-4.32%	526,997	525,749	0.24%
Median Price	401,000	460,000	-12.83%	366,000	300,500	21.80%
Total Sales	19,586,500	21,934,100	-10.70%	166,531,129	187,692,481	-11.27%
Sales \$/List \$	96.49%	91.15%	5.85%	94.82%	95.93%	-1.15%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,001	6,801	61.76%	n/a	n/a	n/a
New Listings Added	5,644	5,052	11.72%	46,990	38,075	23.41%
Sales	2,030	2,273	-10.69%	27,821	27,695	0.45%
Avg DOM Sold	44	32	37.50%	34	23	47.83%
Avg DOM Active	45	50	-10.00%	45	50	-10.00%
Average Sale Price	432,233	382,268	13.07%	426,797	354,802	20.29%
Median Price	384,000	335,000	14.63%	380,000	314,900	20.67%
Total Sales	877,432,796	868,896,123	0.98%	11,872,635,886	9,826,249,866	20.83%
Sales \$/List \$	97.06%	97.69%	-0.64%	97.98%	99.31%	-1.34%

*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
SEPTEMBER 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	8	6	3	349,000	1,047,000	346,000	24	98.84%
BLEVL	114	71	32	425,123	13,603,950	385,000	43	97.39%
BUNG	417	247	79	469,872	37,119,926	447,000	32	97.06%
BUNGH	13	8	4	606,250	2,425,000	515,000	23	96.63%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	100	66	23	513,109	11,801,500	495,000	30	97.42%
SPLT3	11	9	2	576,500	1,153,000	403,000	47	97.22%
SPLT4	83	48	26	418,633	10,884,450	399,000	46	97.05%
SPLT5	7	6	3	379,833	1,139,500	370,000	38	97.42%
ST1.5	39	24	4	811,225	3,244,900	599,900	39	98.64%
ST2	1015	603	200	500,211	100,042,186	466,000	43	97.58%
ST2.5	10	5	1	1,245,000	1,245,000	1,245,000	202	99.61%
ST3	7	2	0	-	-	-	0	0.00%
VILLA	1	0	1	405,500	405,500	405,500	57	96.57%
NE								
BK-SP	10	4	0	-	-	-	0	0.00%
BLEVL	179	113	50	330,890	16,544,500	328,000	38	97.21%
BUNG	273	143	64	338,963	21,693,657	336,900	41	96.82%
SPLT2	20	7	1	455,000	455,000	455,000	20	98.93%
SPLT3	14	8	3	323,500	970,500	325,500	30	97.09%
SPLT4	88	45	12	365,158	4,381,900	378,000	33	96.51%
ST1.5	2	1	2	388,750	777,500	330,000	47	96.61%
ST2	419	215	84	361,966	30,405,150	334,500	45	96.68%
ST3	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	9	5	2	540,250	1,080,500	363,000	9	97.80%
BLEVL	72	47	11	394,513	4,339,645	385,000	33	97.30%
BUNG	387	205	73	564,903	41,237,950	475,000	36	95.68%
BUNGH	13	10	1	825,000	825,000	825,000	70	98.33%
HL-SP	2	0	0	-	-	-	0	0.00%
SPLT2	84	54	17	679,994	11,559,900	527,000	31	97.28%
SPLT3	8	3	5	405,100	2,025,500	400,000	52	94.46%
SPLT4	68	46	15	479,567	7,193,500	447,000	34	95.87%
SPLT5	14	4	1	386,500	386,500	386,500	16	96.65%
ST1.5	34	17	3	915,000	2,745,000	1,040,000	73	98.21%
ST2	878	491	150	540,727	81,109,039	460,000	44	97.57%
ST2.5	11	6	3	1,029,667	3,089,000	985,000	18	90.19%
ST3	5	2	0	-	-	-	0	0.00%
VILLA	0	2	2	539,273	1,078,545	502,997	0	100.00%
SE								
BK-SP	7	6	4	416,225	1,664,900	408,000	55	98.72%
BLEVL	57	32	14	383,400	5,367,600	379,900	30	97.45%
BUNG	197	119	41	425,022	17,425,900	410,000	35	97.60%
BUNGH	2	0	1	877,500	877,500	877,500	88	97.61%
SPLT2	63	33	10	666,400	6,664,000	525,000	52	95.41%
SPLT3	6	5	0	-	-	-	0	0.00%
SPLT4	72	33	10	407,250	4,072,500	393,000	29	97.73%
SPLT5	1	1	0	-	-	-	0	0.00%
ST1.5	6	1	0	-	-	-	0	0.00%
ST2	576	342	101	445,466	44,992,100	421,000	40	98.04%
ST2.5	3	1	1	364,000	364,000	364,000	43	96.81%
ST3	1	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
SEPTEMBER 2007

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
		Added							
NW									
APART	269	161		43	278,974	11,995,900	270,000	37	97.93%
APRTM	21	14		3	323,500	970,500	255,000	54	97.66%
BK-SP	1	1		0	-	-	-	0	0.00%
BLEVL	12	6		1	240,000	240,000	240,000	66	97.60%
BUNG	47	24		14	322,807	4,519,300	325,000	37	97.14%
BUNGH	0	1		1	399,900	399,900	399,900	10	100.00%
LOFT	3	1		0	-	-	-	0	0.00%
PENTH	4	2		2	349,500	699,000	289,000	89	97.11%
SPLT2	7	5		0	-	-	-	0	0.00%
SPLT3	2	1		0	-	-	-	0	0.00%
SPLT4	17	10		0	-	-	-	0	0.00%
SPLT5	5	3		1	450,000	450,000	450,000	14	97.85%
ST2	208	132		52	345,695	17,976,125	335,000	41	98.04%
ST2.5	3	1		1	568,500	568,500	568,500	57	96.37%
ST3	6	3		0	-	-	-	0	0.00%
VILLA	3	2		0	-	-	-	0	0.00%
NE									
APART	57	34		12	227,583	2,731,000	240,000	48	97.63%
APRTM	18	7		2	238,500	477,000	219,000	74	94.55%
BK-SP	1	0		0	-	-	-	0	0.00%
BLEVL	11	3		2	235,500	471,000	216,000	54	97.15%
BUNG	17	8		6	247,167	1,483,000	226,000	33	97.15%
SPLT3	0	1		1	210,000	210,000	210,000	17	95.50%
SPLT4	5	2		0	-	-	-	0	0.00%
SPLT5	1	1		0	-	-	-	0	0.00%
ST2	119	61		22	257,457	5,664,050	245,500	44	97.03%
ST2.5	3	1		0	-	-	-	0	0.00%
SW									
APART	701	434		146	323,885	47,287,150	292,000	40	97.49%
APRTM	46	24		6	318,667	1,912,000	280,000	38	97.42%
BLEVL	11	6		4	239,575	958,300	237,500	34	98.53%
BUNG	100	52		18	331,061	5,959,100	324,500	37	97.46%
BUNGH	2	2		0	-	-	-	0	0.00%
LOFT	19	7		4	402,225	1,608,900	320,000	34	94.67%
PENTH	17	8		0	-	-	-	0	0.00%
SPLT2	8	3		1	439,000	439,000	439,000	19	98.67%
SPLT3	3	1		2	305,750	611,500	293,500	19	98.66%
SPLT4	16	7		5	346,980	1,734,900	360,000	39	97.22%
SPLT5	4	3		1	424,500	424,500	424,500	65	98.84%
ST1.5	1	2		0	-	-	-	0	0.00%
ST2	197	147		70	357,747	25,042,300	320,000	44	96.65%
ST2.5	4	1		0	-	-	-	0	0.00%
ST3	36	21		8	494,813	3,958,500	417,500	53	97.72%
VILLA	9	7		0	-	-	-	0	0.00%
SE									
APART	69	39		25	297,868	7,446,701	286,000	37	97.81%
APRTM	3	3		1	270,000	270,000	270,000	10	100.00%
BLEVL	3	2		0	-	-	-	0	0.00%
BUNG	26	12		4	304,625	1,218,500	277,500	50	96.58%
BUNGH	1	1		0	-	-	-	0	0.00%
LOFT	1	0		1	290,000	290,000	290,000	68	96.67%
SPLT2	2	0		0	-	-	-	0	0.00%
SPLT3	2	0		0	-	-	-	0	0.00%
SPLT4	9	7		1	331,000	331,000	331,000	19	98.84%
ST2	62	40		23	303,996	6,991,900	299,000	39	97.34%
ST2.5	1	0		0	-	-	-	0	0.00%
ST3	1	0		0	-	-	-	0	0.00%
VILLA	1	0		0	-	-	-	0	0.00%

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

Sep-07

Sep-06

SINGLE FAMILY

	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	1	0.09%	1	0.01%	-	0.00%	6	0.04%
100,000 - 199,999	-	0.00%	18	0.12%	14	1.17%	561	3.67%
200,000 - 299,999	66	6.20%	824	5.35%	199	16.69%	3,786	24.77%
300,000 - 349,999	157	14.76%	2,248	14.61%	243	20.39%	2,795	18.29%
350,000 - 399,999	211	19.83%	3,210	20.86%	212	17.79%	2,548	16.67%
400,000 - 449,999	192	18.05%	2,788	18.12%	193	16.19%	1,945	12.73%
450,000 - 499,999	151	14.19%	2,016	13.10%	96	8.05%	1,170	7.66%
500,000 - 549,999	85	7.99%	1,259	8.18%	74	6.21%	706	4.62%
550,000 - 599,999	51	4.79%	844	5.48%	45	3.78%	504	3.30%
600,000 - 649,999	32	3.01%	547	3.55%	28	2.35%	319	2.09%
650,000 - 699,999	32	3.01%	379	2.46%	22	1.85%	238	1.56%
700,000 - 799,999	29	2.73%	462	3.00%	19	1.59%	239	1.56%
800,000 - 899,999	14	1.32%	263	1.71%	11	0.92%	131	0.86%
900,000 - 999,999	16	1.50%	149	0.97%	10	0.84%	85	0.56%
OVER 1,000,000	27	2.54%	378	2.46%	26	2.18%	249	1.63%
	1,064		15,386		1,192		15,282	

CONDO

0 - 99,999	-	0.00%	1	0.01%	-	0.00%	25	0.37%
100,000 - 199,999	14	2.90%	224	3.27%	58	10.49%	1,829	27.20%
200,000 - 299,999	226	46.79%	3,388	49.46%	310	56.06%	3,336	49.61%
300,000 - 349,999	125	25.88%	1,593	23.26%	94	17.00%	784	11.66%
350,000 - 399,999	50	10.35%	763	11.14%	43	7.78%	334	4.97%
400,000 - 449,999	28	5.80%	360	5.26%	21	3.80%	150	2.23%
450,000 - 499,999	20	4.14%	212	3.09%	8	1.45%	89	1.32%
500,000 - 549,999	5	1.04%	103	1.50%	3	0.54%	59	0.88%
550,000 - 599,999	6	1.24%	63	0.92%	6	1.08%	29	0.43%
600,000 - 649,999	2	0.41%	36	0.53%	1	0.18%	19	0.28%
650,000 - 699,999	-	0.00%	33	0.48%	2	0.36%	18	0.27%
700,000 - 799,999	2	0.41%	34	0.50%	2	0.36%	19	0.28%
800,000 - 899,999	1	0.21%	14	0.20%	-	0.00%	15	0.22%
900,000 - 999,999	-	0.00%	6	0.09%	1	0.18%	2	0.03%
OVER 1,000,000	4	0.83%	19	0.28%	4	0.72%	17	0.25%
	483		6,849		553		6,725	

**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
SEPTEMBER 2007**

TOWNS	Month	Sep-07			Sep-06			
		**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	8	2.20%	83	1.88%	14	3.46%	320	7.47%
100,000 - 199,999	15	4.13%	312	7.08%	59	14.57%	933	21.77%
200,000 - 299,999	89	24.52%	1,154	26.19%	125	30.86%	1,395	32.56%
300,000 - 349,999	51	14.05%	711	16.13%	71	17.53%	551	12.86%
350,000 - 399,999	51	14.05%	718	16.29%	35	8.64%	399	9.31%
400,000 - 449,999	62	17.08%	507	11.50%	31	7.65%	233	5.44%
450,000 - 499,999	25	6.89%	340	7.71%	33	8.15%	160	3.73%
500,000 - 549,999	24	6.61%	180	4.08%	14	3.46%	76	1.77%
550,000 - 599,999	9	2.48%	117	2.65%	5	1.23%	44	1.03%
600,000 - 649,999	5	1.38%	58	1.32%	5	1.23%	32	0.75%
650,000 - 699,999	4	1.10%	53	1.20%	1	0.25%	33	0.77%
700,000 - 799,999	3	0.83%	49	1.11%	4	0.99%	35	0.82%
800,000 - 899,999	3	0.83%	35	0.79%	4	0.99%	30	0.70%
900,000 - 999,999	3	0.83%	22	0.50%	1	0.25%	12	0.28%
OVER 1,000,000	11	3.03%	68	1.54%	3	0.74%	32	0.75%
	363		4,407		405		4,285	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	10	1.48%	2	2.74%	27	3.10%
100,000 - 199,999	6	8.96%	28	4.15%	5	6.85%	62	7.12%
200,000 - 299,999	3	4.48%	25	3.71%	4	5.48%	77	8.84%
300,000 - 349,999	2	2.99%	20	2.97%	4	5.48%	38	4.36%
350,000 - 399,999	4	5.97%	37	5.49%	5	6.85%	44	5.05%
400,000 - 449,999	1	1.49%	20	2.97%	3	4.11%	37	4.25%
450,000 - 499,999	3	4.48%	29	4.30%	6	8.22%	57	6.54%
500,000 - 549,999	4	5.97%	27	4.01%	4	5.48%	47	5.40%
550,000 - 599,999	3	4.48%	29	4.30%	8	10.96%	61	7.00%
600,000 - 649,999	3	4.48%	31	4.60%	4	5.48%	48	5.51%
650,000 - 699,999	2	2.99%	45	6.68%	2	2.74%	57	6.54%
700,000 - 799,999	4	5.97%	74	10.98%	7	9.59%	82	9.41%
800,000 - 899,999	9	13.43%	72	10.68%	11	15.07%	61	7.00%
900,000 - 999,999	6	8.96%	55	8.16%	2	2.74%	48	5.51%
OVER 1,000,000	17	25.37%	172	25.52%	6	8.22%	125	14.35%
	67		674		73		871	

**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."

CREB® Stats
Calgary Commercial Summary
Year to Date September 2007

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	10	9.24	66		
OFC	L	10	11.22	292		
RET	L	11	16.88	184		
AGR	S	35	1,909,495.71	84	66,832,350	95.07%
BUS	S	78	107,124.17	113	8,355,685	85.87%
BWP	S	37	696,297.30	148	25,763,000	92.00%
IND	S	53	815,695	106	43,231,821	87.46%
LAN	S	60	1,628,523	160	97,711,364	93.78%
MFC	S	34	1,190,677	52	40,483,008	97.39%
OFC	S	22	512,876	75	11,283,280	95.71%
RET	S	32	611,129	104	19,556,118	94.87%
Total YTD 2007		382			313,216,626	

Year to Date September 2006

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	22	5.75	84		
OFC	L	11	5.15	103		
RET	L	18	9.75	181		
AGR	S	65	1,080,866.54	120	70,256,325	93.36%
BUS	S	96	77,547.09	116	7,444,521	88.31%
BWP	S	37	656,844.59	118	24,303,250	94.38%
IND	S	61	703,041	104	42,885,474	99.98%
LAN	S	65	938,164	142	60,980,630	95.91%
MFC	S	71	830,793	55	58,986,288	98.41%
OFC	S	25	420,750	90	10,518,750	97.64%
RET	S	39	372,172	109	14,514,700	95.83%
Total YTD 2006		510			289,889,938	

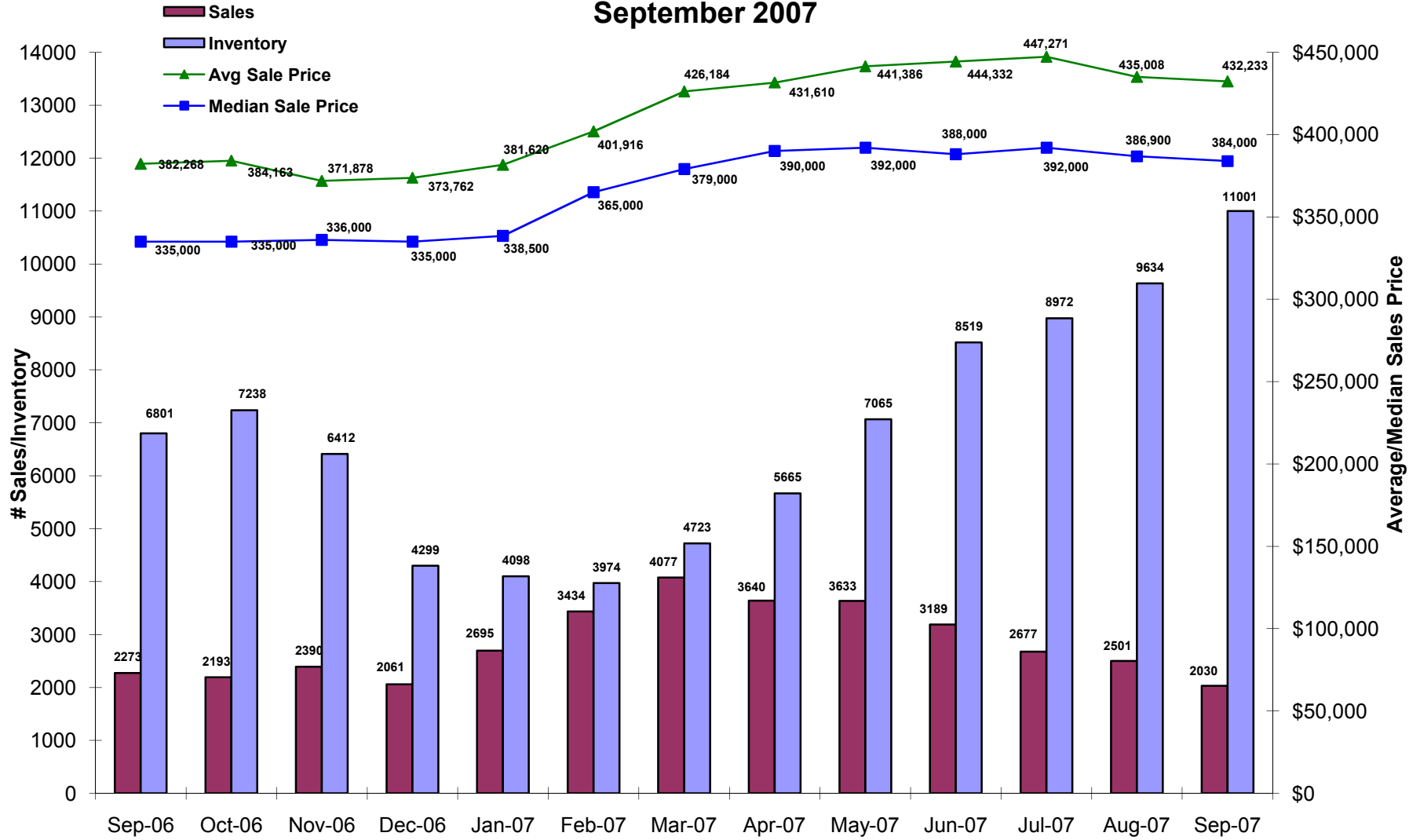
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
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
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				26,202
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314	1,064				15,388
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914	470,888				475,865
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000	420,500				424,250
Avg DOM	38	29	24	24	25	29	35	39	40				30

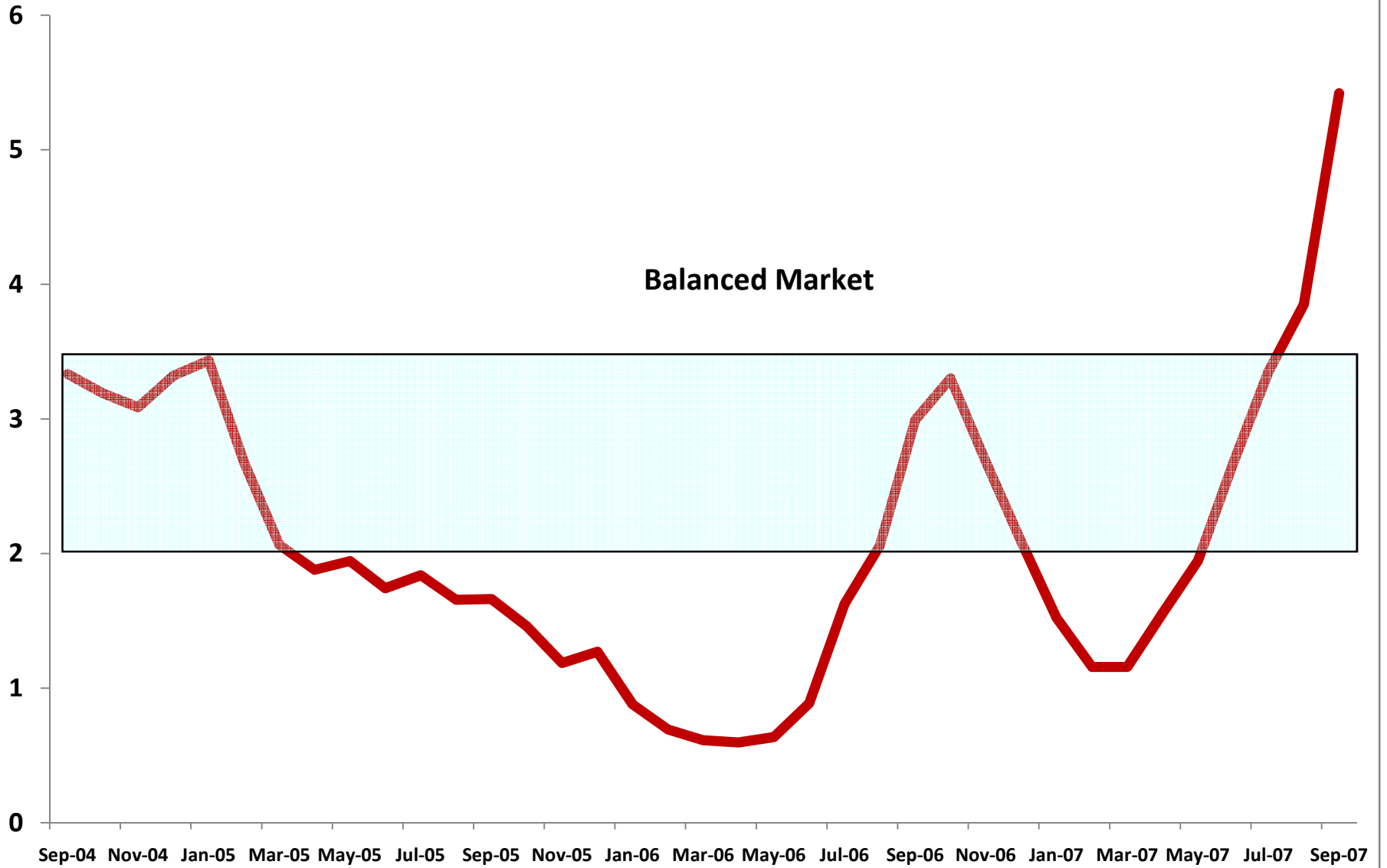
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
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
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				10,501
Sales	736	895	1,026	839	887	792	603	598	483				6,850
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790	321,614				316,188
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000	300,000				295,000
Avg DOM	39	28	24	23	24	28	33	35	47				29

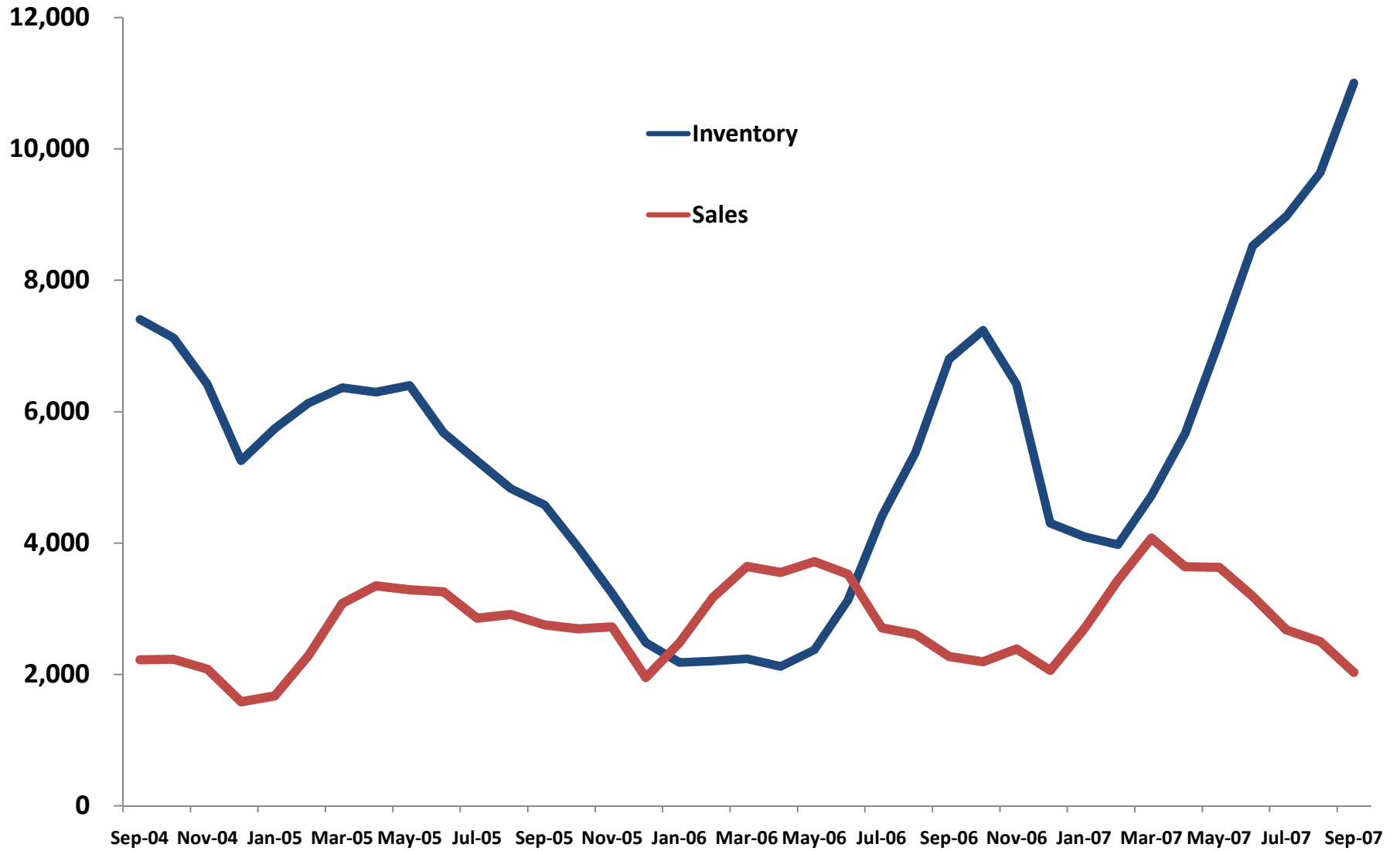
TOTAL MLS® September 2007



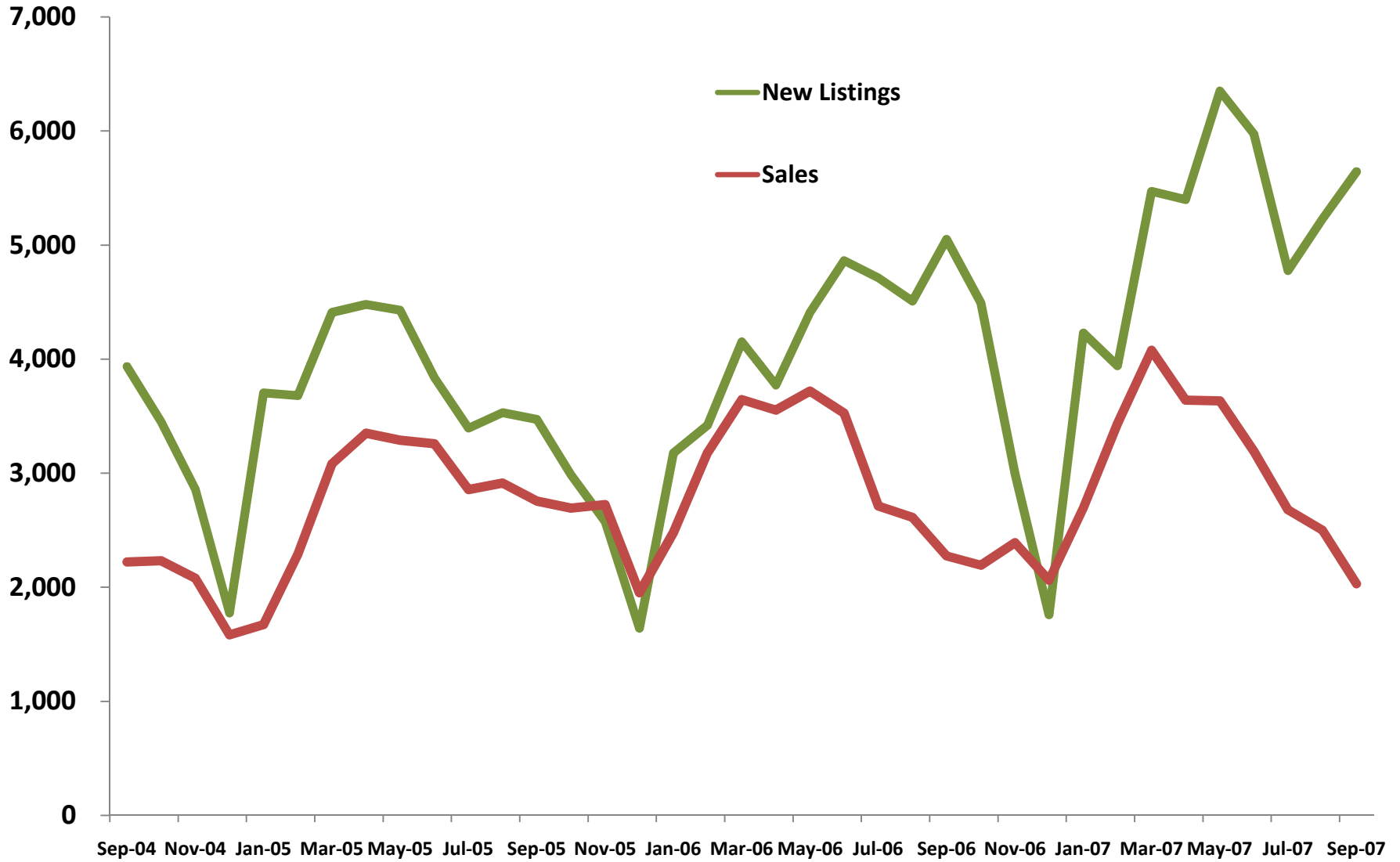
Absorption Rate (Inventory Turnover) Total MLS® September 2007



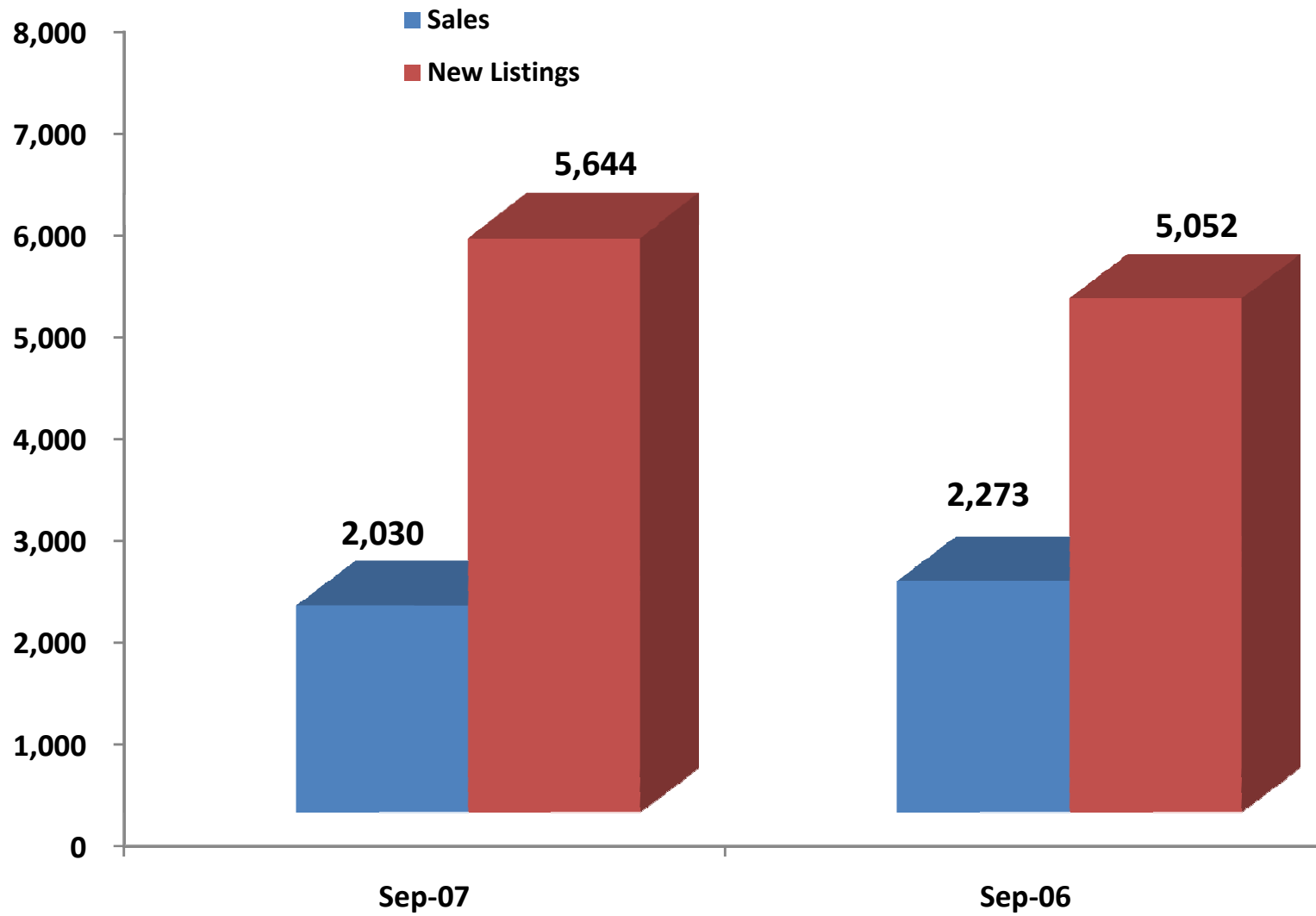
TOTAL MLS®
September 2007



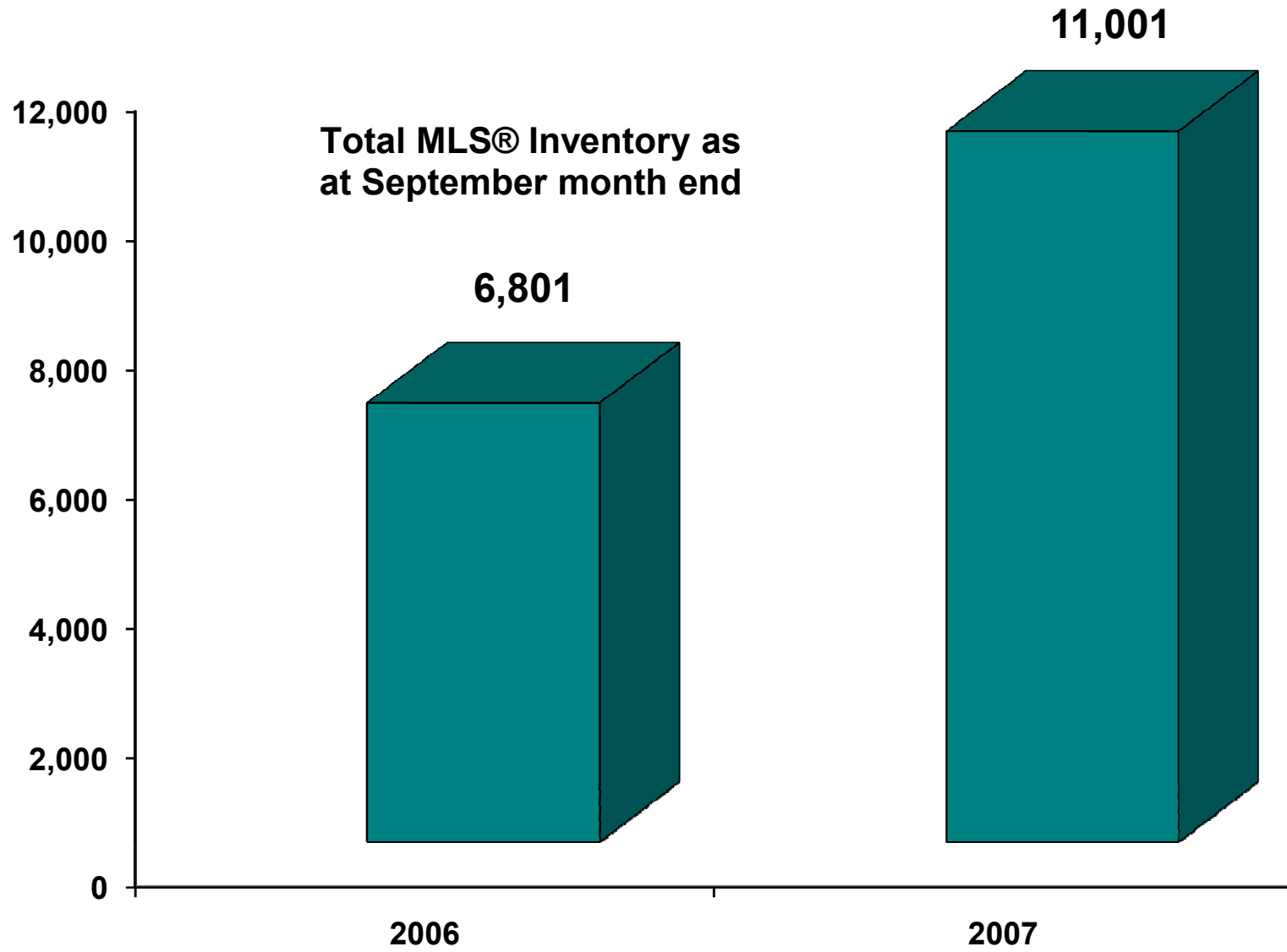
**TOTAL MLS®
September 2007**



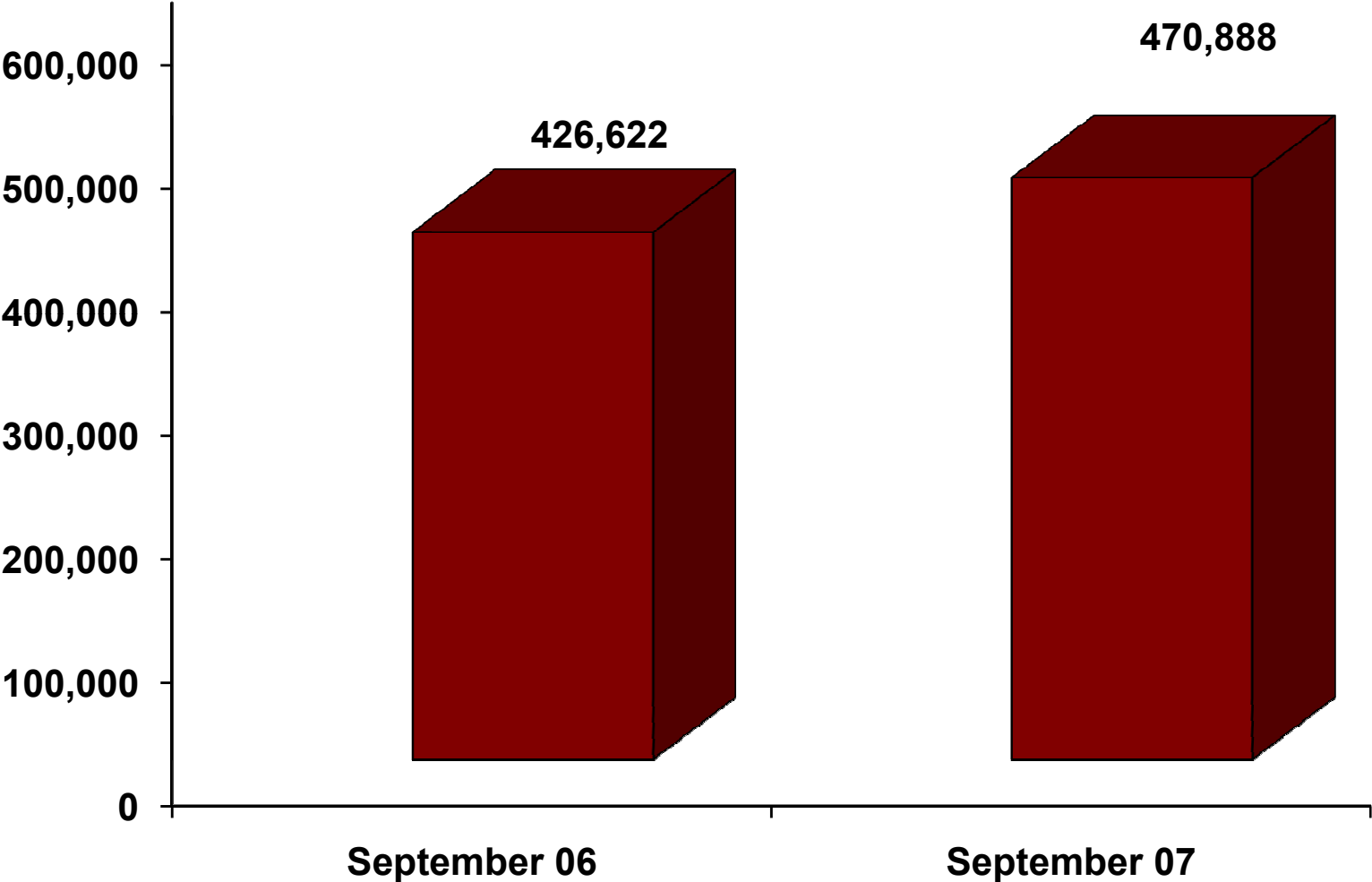
**TOTAL MLS®
September 2007**



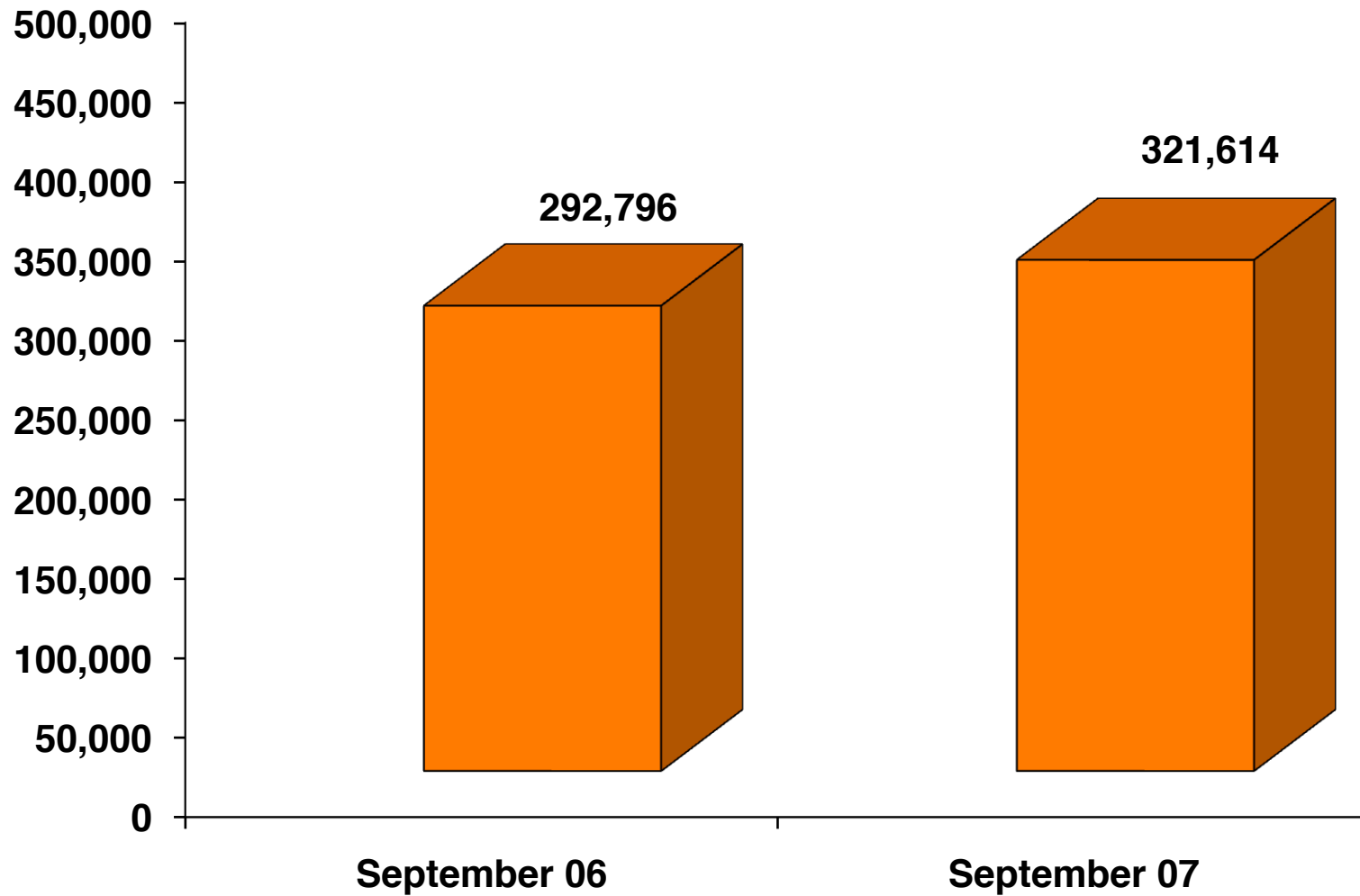
**Total MLS® Inventory as
at September month end**



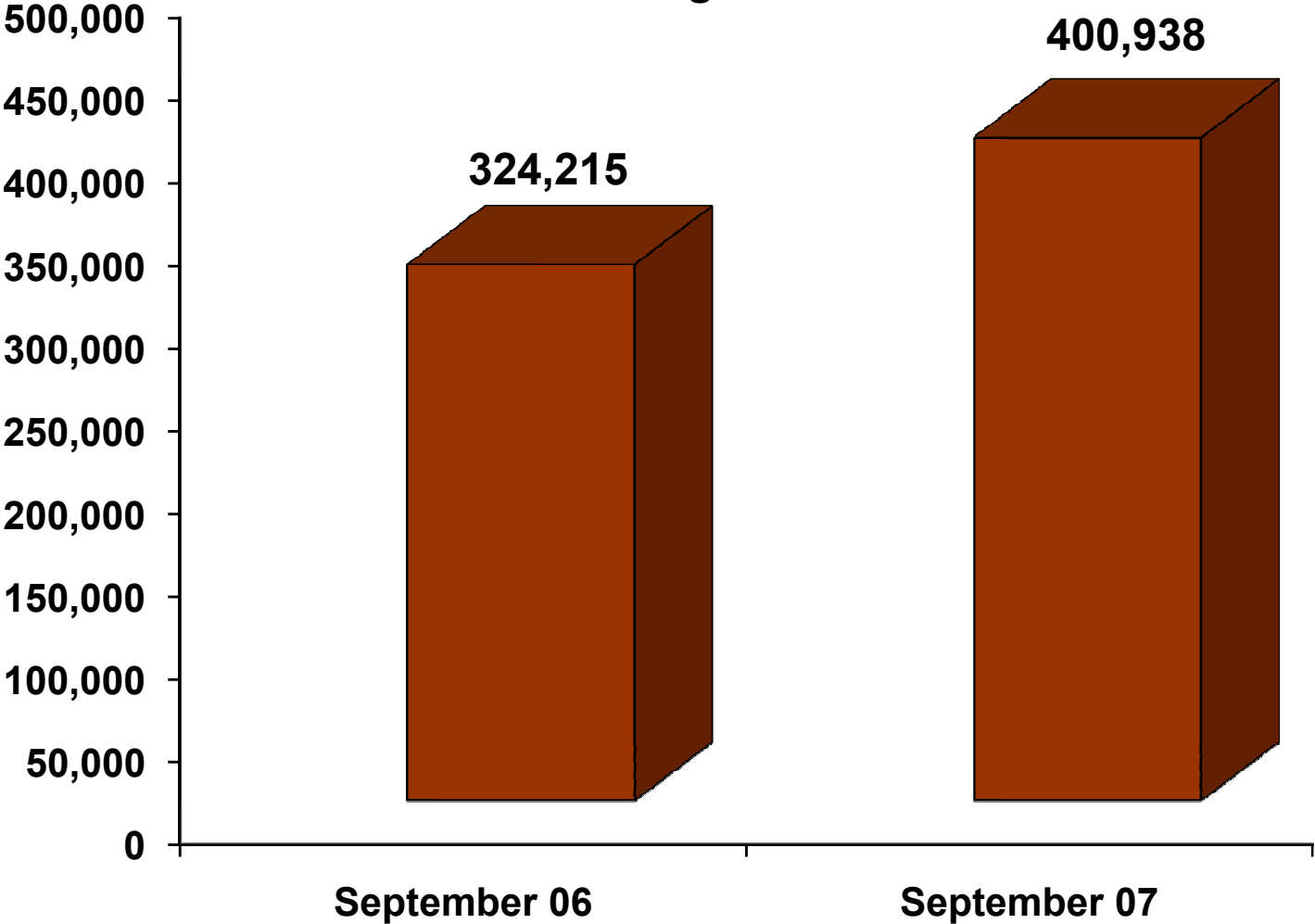
Calgary Metro Single Family Average Sale Price



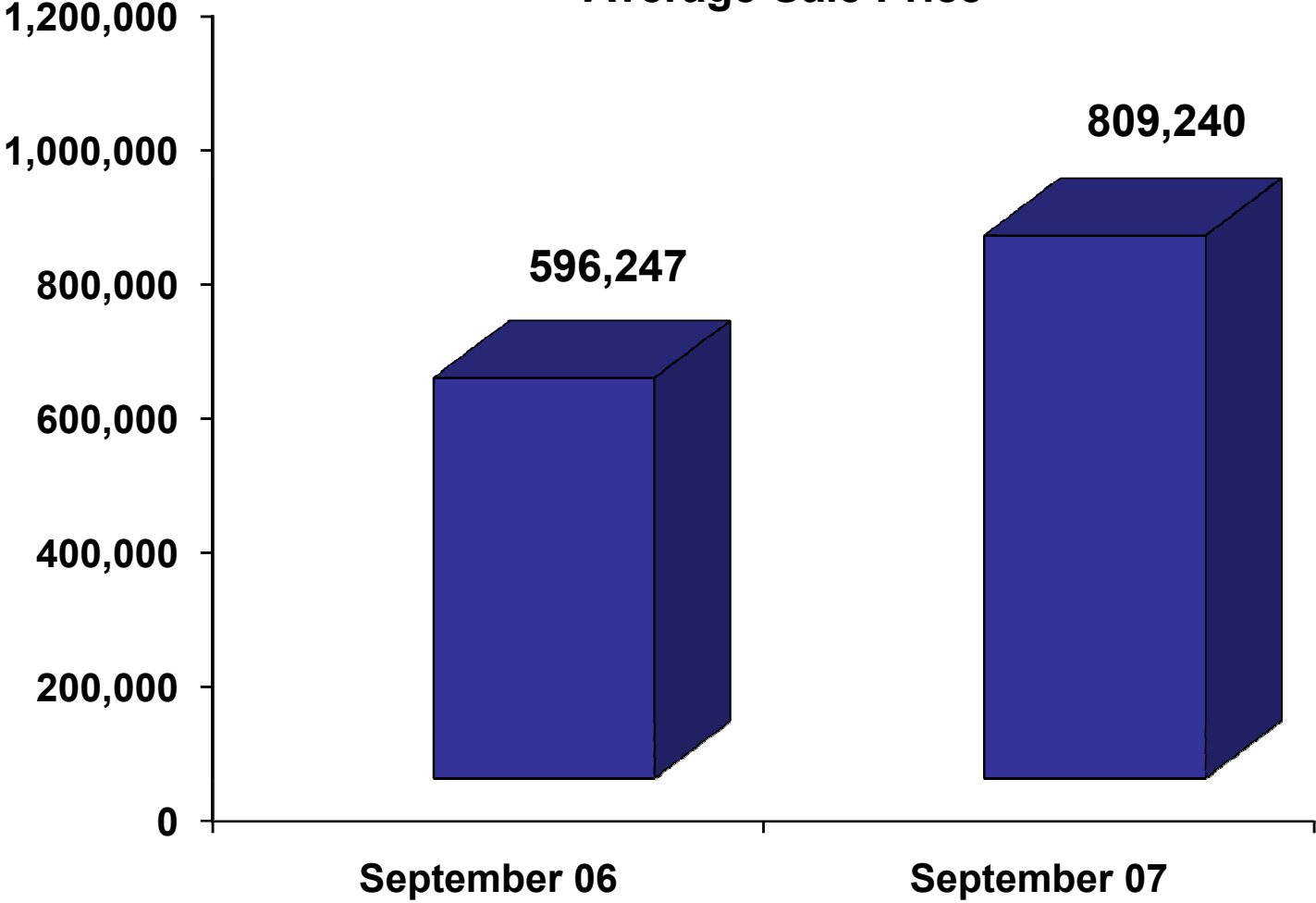
Calgary Metro Condominium Average Sale Price



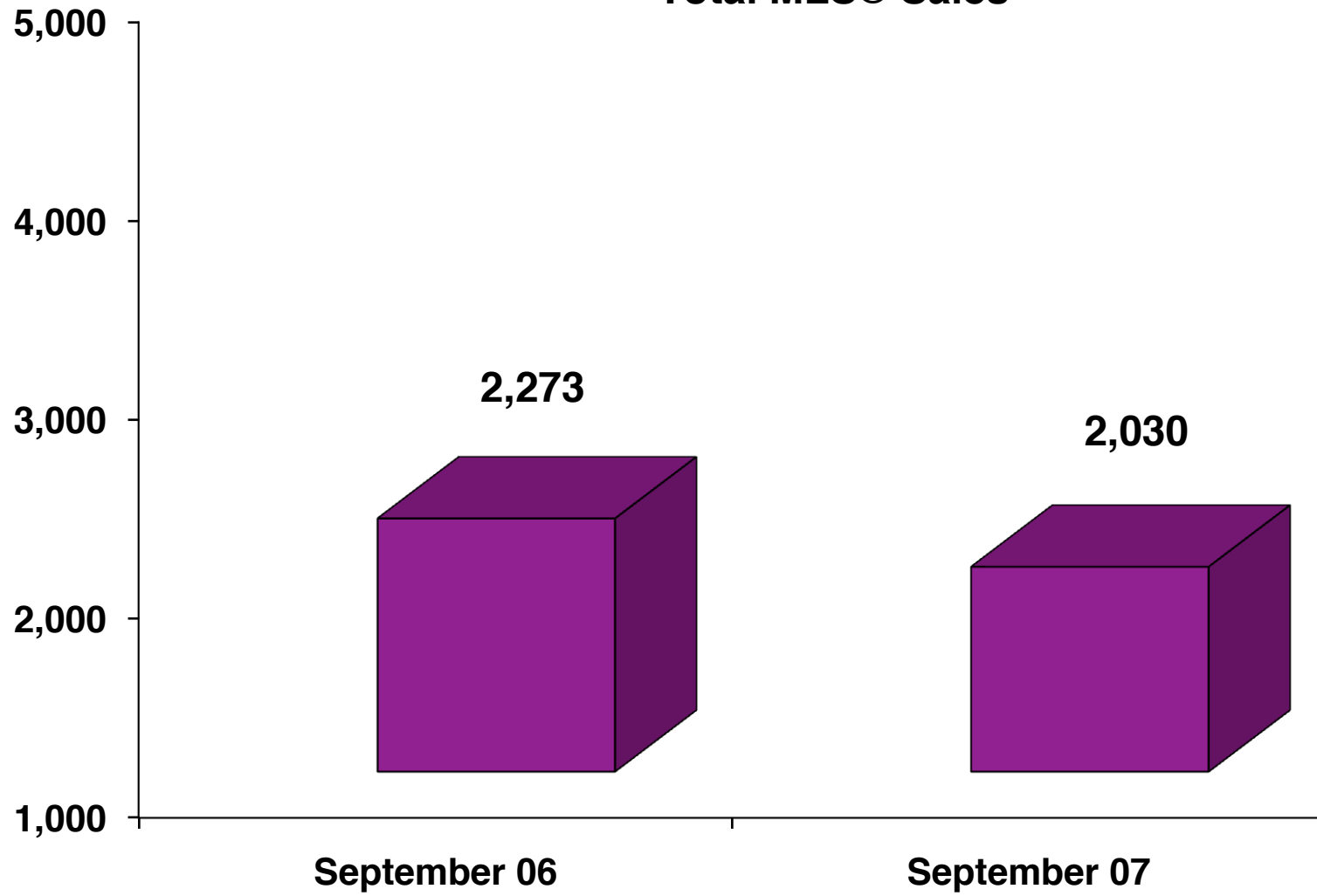
**Surrounding Towns
Average Sale Price**



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



Total MLS® Sales



Condo Sales as a Percent of Single Family

