

## MLS® SALES HELD STEADY IN 2007

MLS® year end sales for residential and condominium held steady in 2007, showing very slight decreases in both categories, according to figures released by the Calgary Real Estate Board (CREB®).

Year-to-date Calgary single family metro sales as of December 31, 2007 were 18,438, a decrease of 3.53 per cent from the year-end 2006 sales figure of 19,113. Single family Calgary metro sales for December 2007 were 846, a decrease of 28.91 per cent from the 1,190 sales recorded in December 2006.

Single family Calgary metro new listings added for the month of December totaled, 984, a 1.55 per cent increase over the 969 new listings added in December 2006. New listings coming to the market year-to-date were 31,722, an increase of 17.44 over the 27,011 new listings brought to market in 2006.

The median price of a single family Calgary metro home in December 2007 was \$406,788 showing a 10.54 per cent increase over December 2006, when the median price was \$368,000. The year-to-date median price was \$421,000, an increase of 16.62 per cent from the 2006 year-to-date median price of \$361,000. 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 December 2007 were 468, showing an increase of 9.86 per cent from the 426 new listings added in December 2006. Year-to-date new condominium listings added were 13,057 showing a 22.61 percent increase over the year-end listings, closing at 10,649, in 2006. Condominiums sold in the month of December 2007 were 393, a decrease of 26.27 per cent from the

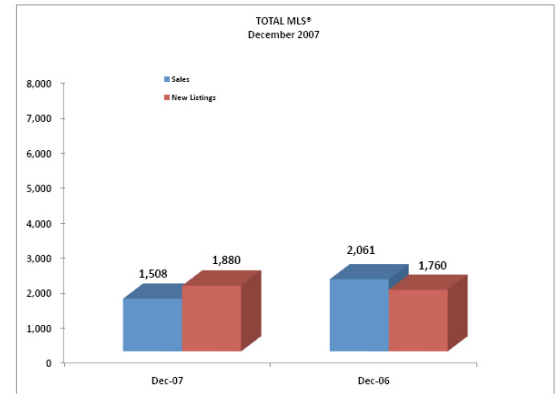
533 condominiums sold in December 2006. At the end of 2007, 8,236 condominiums had changed hands, showing a decrease of 1.91 percent over the 8,396 condominium sales recorded at the end of 2006. Calgary condominium and single family metro sales sold in 2007 totaled 26,674; condominiums made up 30.9 per cent of that number.

“As we can see from the final numbers in 2007, sales have definitely held steady. In my opinion this can only point to two things; consumer confidence and stability in the market place. Calgarians continue to have confidence in our economy and real estate market”, remarked CREB® President, Ron Stanners. “The spring of 2007 was an unpredictable market, with multiple offers and relatively low inventory. As we moved into the summer months we saw a slow down in the sales activity and an increase in the amount of inventory on the market. This was a correction in the market, which was inevitable. I am very proud of the way REALTORS® adapted to the ups and downs of the 2007 market. REALTORS® worked hard with buyers and sellers to ensure they were getting maximum value, at a time when the market was changing so rapidly; they handled themselves both ethically and professionally.” concluded, Stanners.

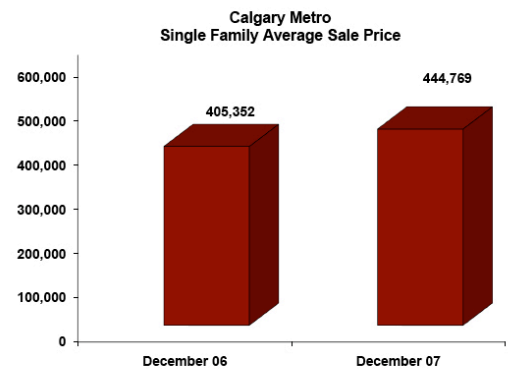
The year-to-date average price of a single family Calgary metro home in 2007 was \$472,230, and the year-to-date average price of a metro condominium was \$316,370. Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differentials between geographical areas.

The Calgary Real Estate Board is a professional body of 5,697 licensed brokers and registered associates, representing 262 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).

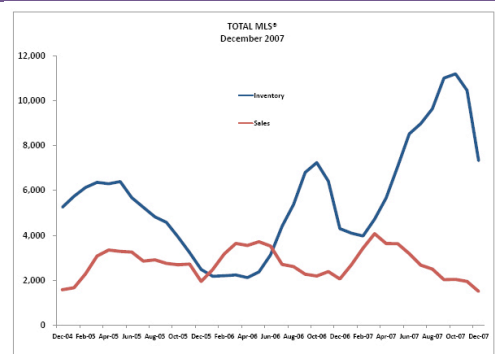
## Sales and New Listings



## Average Price Information



## MLS® Listing 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 DECEMBER 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	3,364	n/a	n/a	n/a	n/a	n/a
New Listings added	984	969	1.55%	31,722	27,011	17.44%
Sales	846	1,190	-28.91%	18,438	19,113	-3.53%
Avg DOM	51	43	18.60%	33	22	50.00%
Average Sale Price	444,769	405,352	9.72%	472,230	400,398	17.94%
Median Price	406,788	368,000	10.54%	421,000	361,000	16.62%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,535	n/a	n/a	n/a	n/a	n/a
New Listings added	468	426	9.86%	13,057	10,649	22.61%
Sales	393	533	-26.27%	8,236	8,396	-1.91%
Avg DOM	49	42	16.67%	32	21	52.38%
Average Sale Price	304,719	280,637	8.58%	316,370	263,684	19.98%
Median Price	286,000	255,900	11.76%	295,000	245,000	20.41%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	1,582	n/a	n/a	n/a	n/a	n/a
New Listings added	301	268	12.31%	9,047	6,819	32.67%
Sales	212	280	-24.29%	5,223	5,193	0.58%
Avg DOM	61	51	19.61%	44	38	15.79%
Average Sale Price	404,581	339,405	19.20%	377,287	294,579	28.08%
Median Price	349,800	315,000	11.05%	347,500	270,000	28.70%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	487	286	70.28%	n/a	n/a	n/a
New Listings added	86	53	62.26%	2,255	1,793	25.77%
Sales	38	32	18.75%	824	1,016	-18.90%
Avg DOM	63	65	-3.08%	66	60	10.00%
Average Sale Price	852,641	972,559	-12.33%	833,967	688,491	21.13%
Median Price	755,000	710,000	6.34%	750,000	610,000	22.95%
<b><u>RURAL LAND</u></b>						
Month End Inventory	302	208	45.19%	n/a	n/a	n/a
New Listings added	34	38	-10.53%	1,040	822	26.52%
Sales	15	18	-16.67%	371	419	-11.46%
Avg DOM	86	110	-21.82%	95	108	-12.04%
Average Sale Price	566,870	644,106	-11.99%	536,079	528,216	1.49%
Median Price	380,000	360,000	5.56%	375,000	311,000	20.58%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	7,325	4,299	70.39%	n/a	n/a	n/a
New Listings added	1,880	1,760	6.82%	57,476	47,326	21.45%
Sales	1,508	2,061	-26.83%	33,304	34,339	-3.01%
Avg DOM	53	45	17.78%	36	27	33.33%
Average Sale Price	413,200	373,762	10.55%	425,912	359,004	18.64%
Median Price	368,500	335,000	10.00%	379,000	319,500	18.62%

\*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  
DECEMBER 2007**

	Dec-07				Dec-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%	9	0.05%
100,000 - 199,999	1	0.12%	20	0.11%	8	0.67%	589	3.08%
200,000 - 299,999	56	6.62%	1,015	5.50%	194	16.32%	4,428	23.17%
300,000 - 349,999	157	18.56%	2,775	15.05%	290	24.39%	3,687	19.29%
350,000 - 399,999	188	22.22%	3,898	21.14%	247	20.77%	3,288	17.21%
400,000 - 449,999	163	19.27%	3,354	18.19%	166	13.96%	2,506	13.11%
450,000 - 499,999	86	10.17%	2,346	12.72%	105	8.83%	1,511	7.91%
500,000 - 549,999	58	6.86%	1,479	8.02%	45	3.78%	885	4.63%
550,000 - 599,999	52	6.15%	989	5.36%	44	3.70%	636	3.33%
600,000 - 649,999	21	2.48%	649	3.52%	24	2.02%	398	2.08%
650,000 - 699,999	12	1.42%	451	2.45%	16	1.35%	293	1.53%
700,000 - 799,999	22	2.60%	543	2.95%	18	1.51%	297	1.55%
800,000 - 899,999	8	0.95%	307	1.67%	10	0.84%	171	0.89%
900,000 - 999,999	8	0.95%	174	0.94%	7	0.59%	101	0.53%
OVER 1,000,000	14	1.65%	435	2.36%	14	1.18%	310	1.62%
	<b>846</b>		<b>18,436</b>		<b>1,189</b>		<b>19,109</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	-	0.00%	1	0.01%	2	0.38%	29	0.35%
100,000 - 199,999	15	3.82%	268	3.25%	47	8.83%	1,998	23.81%
200,000 - 299,999	211	53.69%	4,130	50.15%	339	63.72%	4,363	51.98%
300,000 - 349,999	94	23.92%	1,902	23.09%	64	12.03%	1,008	12.01%
350,000 - 399,999	28	7.12%	879	10.67%	41	7.71%	446	5.31%
400,000 - 449,999	20	5.09%	430	5.22%	16	3.01%	199	2.37%
450,000 - 499,999	9	2.29%	250	3.04%	7	1.32%	112	1.33%
500,000 - 549,999	6	1.53%	124	1.51%	6	1.13%	79	0.94%
550,000 - 599,999	4	1.02%	76	0.92%	3	0.56%	38	0.45%
600,000 - 649,999	1	0.25%	46	0.56%	2	0.38%	26	0.31%
650,000 - 699,999	-	0.00%	34	0.41%	-	0.00%	23	0.27%
700,000 - 799,999	3	0.76%	42	0.51%	-	0.00%	22	0.26%
800,000 - 899,999	1	0.25%	17	0.21%	3	0.56%	19	0.23%
900,000 - 999,999	-	0.00%	6	0.07%	-	0.00%	2	0.02%
OVER 1,000,000	1	0.25%	30	0.36%	2	0.38%	29	0.35%
	<b>393</b>		<b>8,235</b>		<b>532</b>		<b>8,393</b>	

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

<b>TOWNS</b>	<b>Dec-07</b>				<b>Dec-06</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	4	1.89%	94	1.80%	9	3.21%	356	6.86%
100,000 - 199,999	20	9.43%	374	7.16%	29	10.36%	1,055	20.32%
200,000 - 299,999	46	21.70%	1,345	25.75%	86	30.71%	1,662	32.00%
300,000 - 349,999	36	16.98%	841	16.10%	52	18.57%	715	13.77%
350,000 - 399,999	31	14.62%	845	16.18%	45	16.07%	526	10.13%
400,000 - 449,999	24	11.32%	590	11.30%	25	8.93%	305	5.87%
450,000 - 499,999	16	7.55%	414	7.93%	7	2.50%	203	3.91%
500,000 - 549,999	12	5.66%	220	4.21%	8	2.86%	104	2.00%
550,000 - 599,999	5	2.36%	143	2.74%	5	1.79%	54	1.04%
600,000 - 649,999	2	0.94%	72	1.38%	3	1.07%	40	0.77%
650,000 - 699,999	2	0.94%	62	1.19%	-	0.00%	37	0.71%
700,000 - 799,999	4	1.89%	62	1.19%	4	1.43%	44	0.85%
800,000 - 899,999	2	0.94%	49	0.94%	1	0.36%	34	0.65%
900,000 - 999,999	2	0.94%	27	0.52%	1	0.36%	15	0.29%
OVER 1,000,000	6	2.83%	85	1.63%	5	1.79%	43	0.83%
	<b>212</b>		<b>5,223</b>		<b>280</b>		<b>5,193</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	10	1.21%	-	0.00%	32	3.16%
100,000 - 199,999	-	0.00%	30	3.64%	1	3.33%	65	6.41%
200,000 - 299,999	3	7.89%	33	4.00%	-	0.00%	84	8.28%
300,000 - 349,999	-	0.00%	24	2.91%	1	3.33%	45	4.44%
350,000 - 399,999	1	2.63%	45	5.46%	1	3.33%	50	4.93%
400,000 - 449,999	2	5.26%	28	3.40%	1	3.33%	43	4.24%
450,000 - 499,999	5	13.16%	36	4.37%	1	3.33%	61	6.02%
500,000 - 549,999	1	2.63%	31	3.76%	-	0.00%	49	4.83%
550,000 - 599,999	2	5.26%	37	4.49%	4	13.33%	71	7.00%
600,000 - 649,999	2	5.26%	40	4.85%	2	6.67%	60	5.92%
650,000 - 699,999	1	2.63%	52	6.31%	4	13.33%	66	6.51%
700,000 - 799,999	4	10.53%	93	11.29%	4	13.33%	109	10.75%
800,000 - 899,999	1	2.63%	88	10.68%	3	10.00%	73	7.20%
900,000 - 999,999	6	15.79%	64	7.77%	1	3.33%	53	5.23%
OVER 1,000,000	10	26.32%	213	25.85%	7	23.33%	153	15.09%
	<b>38</b>		<b>824</b>		<b>30</b>		<b>1,014</b>	

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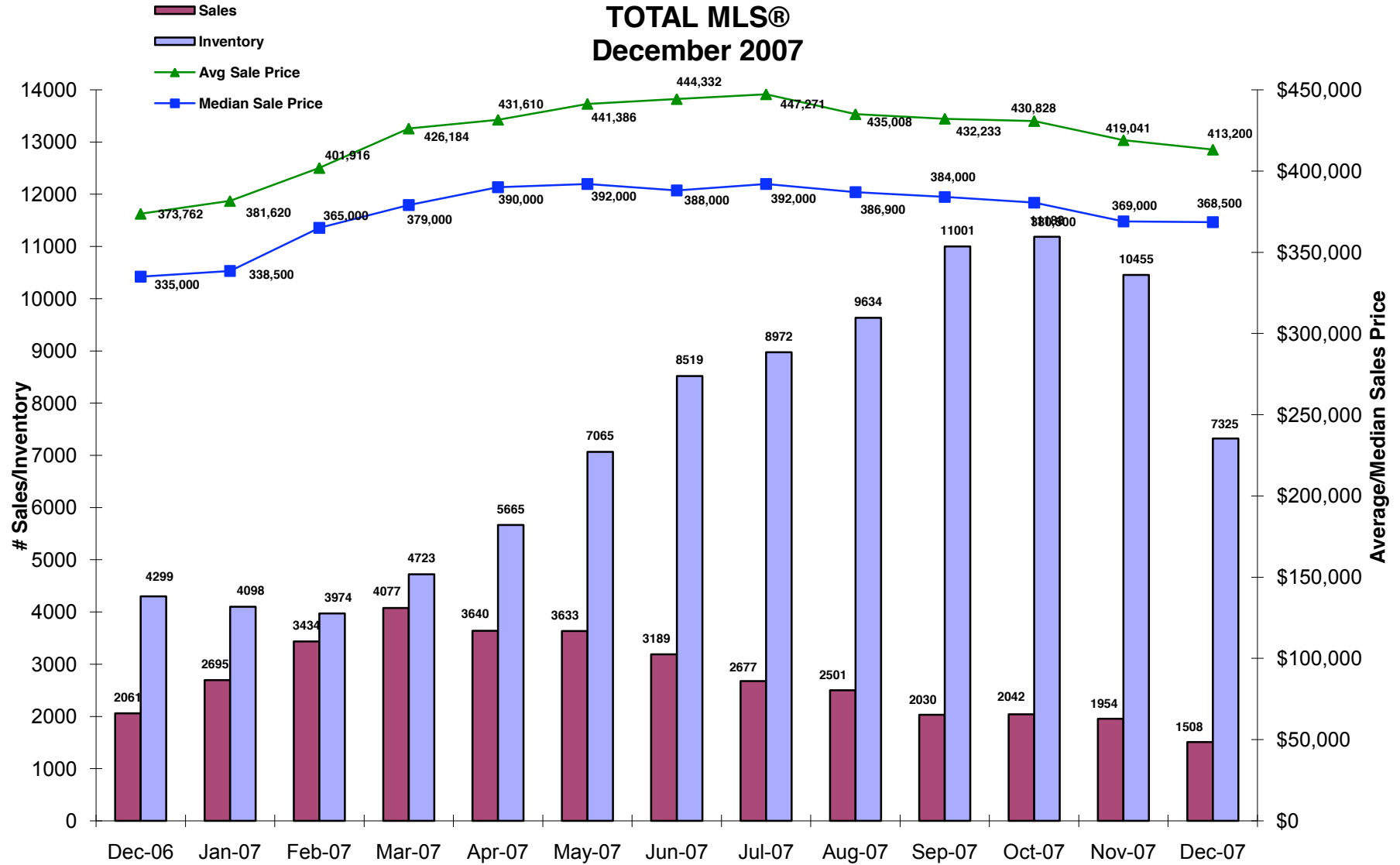
**CREB® Stats**  
**Calgary Commercial Summary**  
**Year to Date December 2007**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	15	9.07	65		
LAN	L	2	-	76		
OFC	L	12	9.35	256		
RET	L	18	16.00	159		
AGR	S	44	1,854,735	96	81,608,350	91.77%
BUS	S	117	109,293	107	12,787,254	85.10%
BWP	S	50	756,018	147	37,800,900	91.83%
IND	S	69	823,576	98	56,826,721	90.10%
LAN	S	77	1,678,509	154	129,245,164	91.17%
MFC	S	43	1,610,607	51	69,256,116	97.23%
OFC	S	25	534,931	73	13,373,280	96.03%
RET	S	38	556,740	107	21,156,118	95.08%
<b>Total YTD 2007</b>		<b>510</b>			<b>422,053,903</b>	

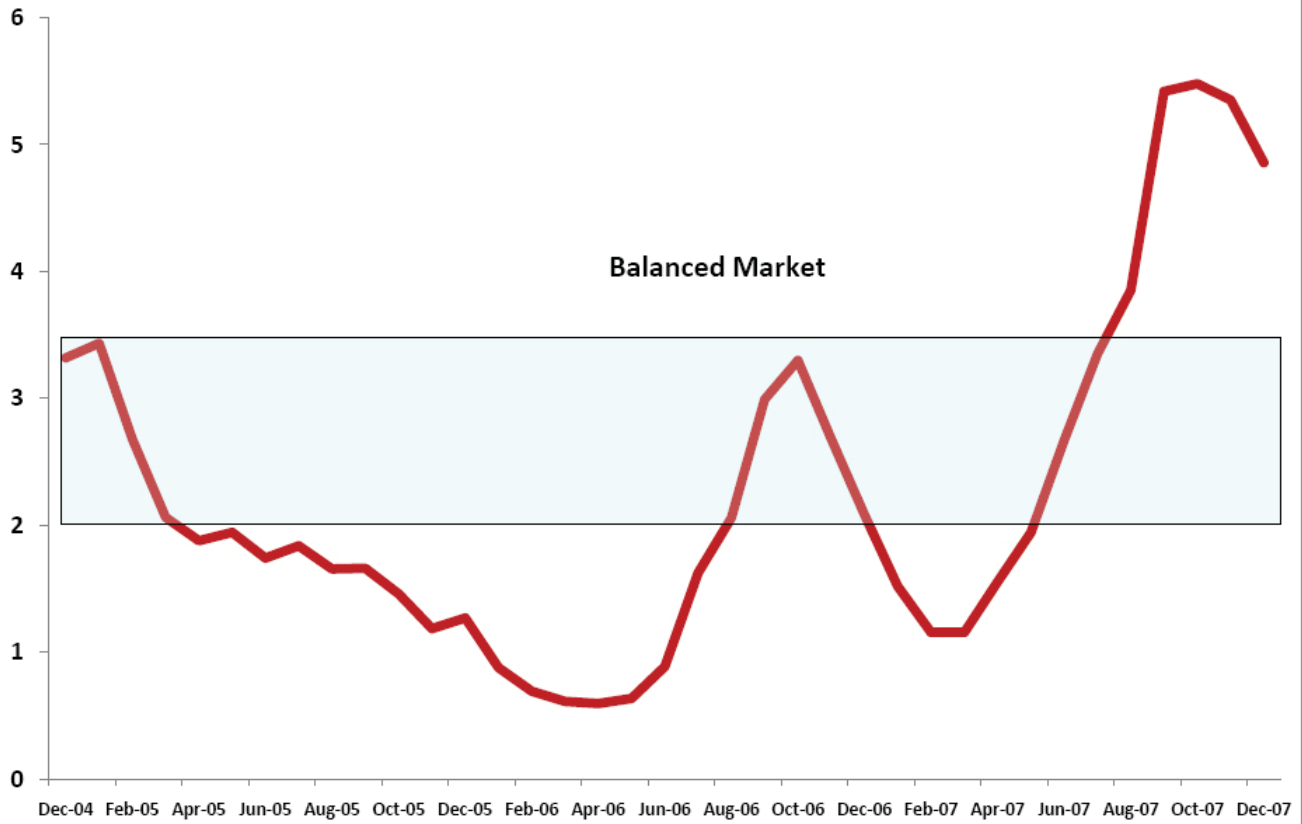
**Year to Date December 2006**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	29	5.94	80		
OFC	L	23	9.62	104		
RET	L	26	11.57	164		
AGR	S	80	1,532,129	113	122,570,325	95.47%
BUS	S	124	86,917	115	10,777,746	88.73%
BWP	S	54	720,731	129	38,919,500	96.56%
IND	S	79	792,019	101	62,569,536	101.63%
LAN	S	84	1,140,959	128	95,840,530	95.13%
MFC	S	88	1,125,924	53	99,081,288	98.57%
OFC	S	33	627,580	83	20,710,150	95.52%
RET	S	51	397,367	104	20,265,700	96.28%
<b>Total YTD 2006</b>		<b>510</b>			<b>289,889,938</b>	

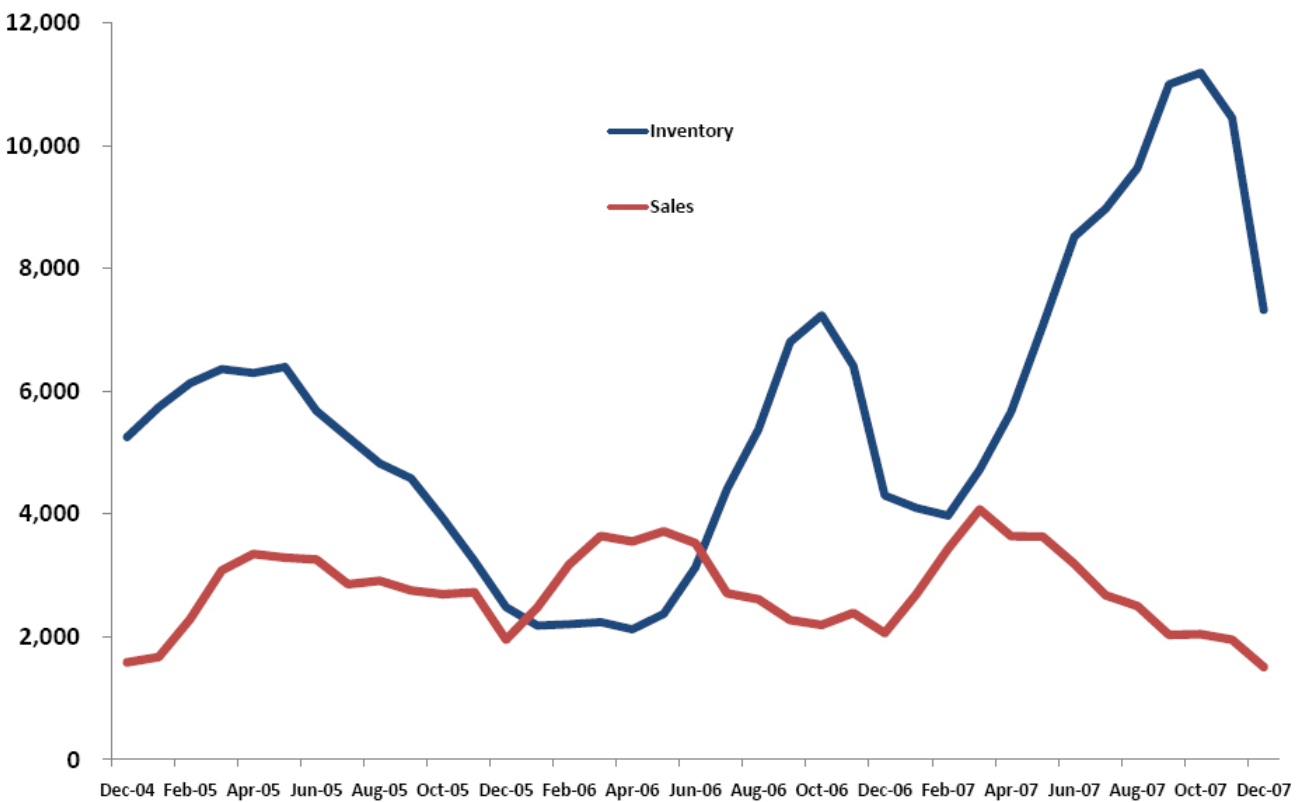
## TOTAL MLS® December 2007



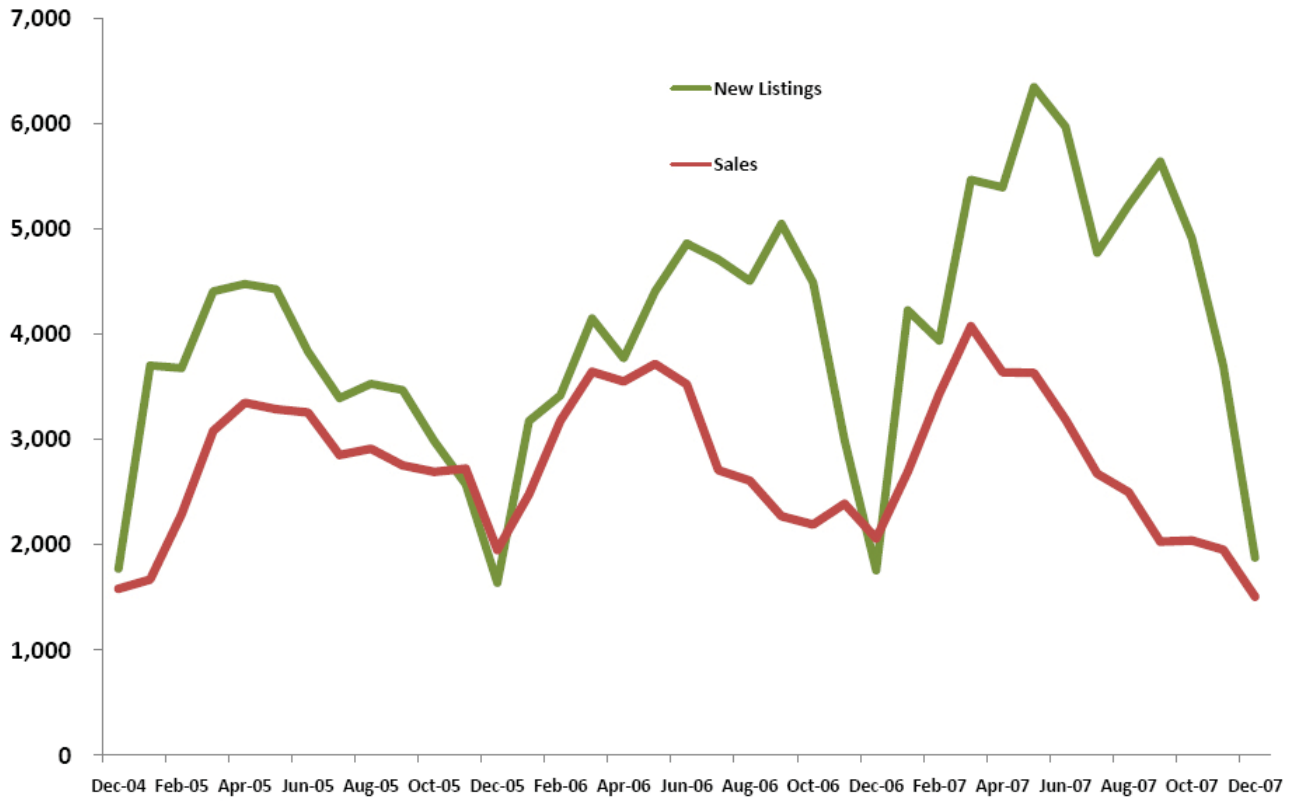
### Absorption Rate (Inventory Turnover) Total MLS® December 2007



### TOTAL MLS® December 2007



TOTAL MLS®  
December 2007



TOTAL MLS®  
December 2007

