

CALGARY HOUSING MARKET SHOWING YEAR-OVER-YEAR GAINS

First-time home buyers breathe new life into housing market

Calgary, June 1, 2009 – The number of single family homes and condos sold in May in Calgary metro are both up from a year ago.

MLS® sales activity of single family Calgary metro homes was 1,584 in the month of May 2009, showing an increase of 23 per cent from 1,290 sales in April 2009, according to figures released by the Calgary Real Estate Board (CREB®). This was an increase of 16 per cent from May 2008, when single family home sales were 1,368. The number of condominium sales for the month of May 2009 was 653, an increase of 13 per cent from the 579 condominium transactions recorded in April 2009, and an increase of 13 per cent from May 2008, when 577 condominiums changed hands.

“The spring market has received an added boost from a growing number of first-time buyers entering the market,” says Bonnie Wegerich, President of the Calgary Real Estate Board.

In the month of May, homes in Calgary metro priced at \$400,000 or less accounted for nearly 70 per cent of all home re-sales.

“We are seeing the first year-over-year gain in single family home sales since last September,” says Wegerich. “A pent up demand has been building—with many first-time home buyers now taking advantage of affordable prices, record low interest rates and federal government housing incentives,” added Wegerich.

The average price of a single family Calgary metro home in May 2009 was \$436,427, showing an increase of 2 per cent from April 2009, when the average price was \$426,311, and showing a decrease of 9 per cent from May 2008, when the average price was \$479,564. The average price of a Calgary metro condominium was \$275,212, showing a 1 per cent decrease from April 2009, when the average price was \$277,953, and a decrease of 12 per cent over last year, when the average price was \$311,816. 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 gap between supply and demand at the end of last year was pushing prices down,” says Wegerich. “But since December we have seen five consecutive months of increases in

home sales, while our inventory continues to trend lower. The gap has narrowed and prices are stabilizing.”

Single family Calgary metro new listings added for the month of May totaled 2,235, up 11 per cent from the 2,010 new listings added in April 2009, and showing a decrease of 35 per cent from May 2008, when 3,432 new listings came to the market. Calgary metro condominium new listings added in May 2009 were 998, up 3 per cent from April 2009, when the MLS® saw 967 condo listings coming to the market. This is a decrease of 35 per cent from May 2008, when condominium listings were 1,538.

The median price of a single family Calgary metro home in May 2009 was \$390,000, showing an increase of 3 per cent from April 2009, when the median price was 380,000, and down 7 per cent from May 2008, when the median price was \$419,000. The median price of a condominium in May 2009 was \$255,000, up 2 per cent from April 2009, when the median was \$251,000, and down 11 per cent from May 2008, when the median price was \$285,000. 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.

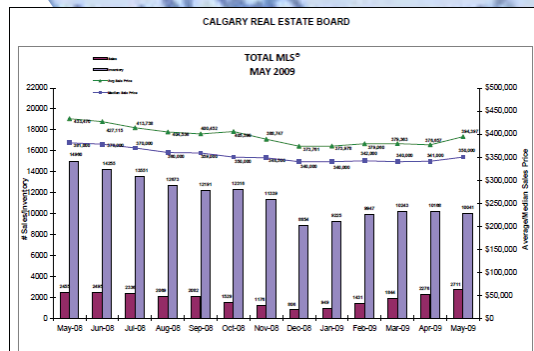
“We need to be cautious about declaring a firm bottom is at hand, but the improvement in recent months is an encouraging shift,” says Wegerich.

“All signs indicate we are moving to a balanced and stable market. Consumer confidence is improving, prices are holding steady and inventory is trending downward.”

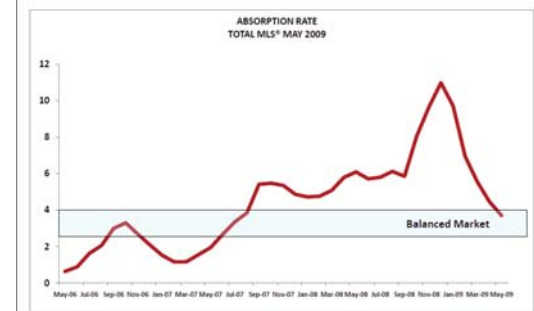
“I think some buyers are trying to predict the bottom of the market. The reality is if you spend too much time trying to anticipate the bottom, you miss out on choice and selection,” added Wegerich.

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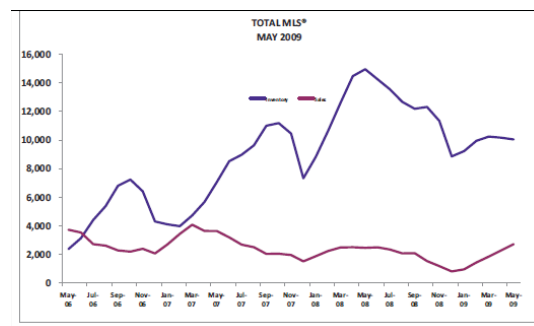
Total MLS®



Absorption Rate



Total MLS® Inventory to Sales



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR MAY 2009**

	<u>2009</u>	<u>2008</u>	<u>Mth Chg</u>	<u>** 2009 YTD</u>	<u>**2008 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	3,861	7,099	-45.61%	n/a	n/a	n/a
New Listings Added	2,235	3,432	-34.88%	10,393	16,301	-36.24%
Sales	1,584	1,368	15.79%	5,328	6,468	-17.63%
Avg DOM Sold	45	42	7.14%	50	42	19.05%
Avg DOM Active	58	48	20.83%	58	48	20.83%
Average Sale Price	436,427	479,564	-9.00%	425,182	471,987	-9.92%
Median Price	390,000	419,000	-6.92%	380,000	420,000	-9.52%
Total Sales	691,300,630	656,043,878	5.37%	2,265,371,483	3,052,809,150	-25.79%
Sales \$/List \$	96.40%	96.85%	-0.46%	95.95%	97.11%	-1.20%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,952	3,308	-40.99%	n/a	n/a	n/a
New Listings Added	998	1,538	-35.11%	4,698	7,240	-35.11%
Sales	653	577	13.17%	2,237	2,733	-18.15%
Avg DOM Sold	51	50	2.00%	55	46	19.57%
Avg DOM Active	57	47	21.28%	57	47	21.28%
Average Sale Price	275,212	311,816	-11.74%	276,308	312,045	-11.45%
Median Price	255,000	285,000	-10.53%	253,000	290,000	-12.76%
Total Sales	179,713,696	179,917,880	-0.11%	618,100,816	852,817,954	-27.52%
Sales \$/List \$	95.81%	96.94%	-1.17%	95.53%	97.19%	-1.71%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	2,599	2,971	-12.52%	n/a	n/a	n/a
New Listings Added	855	1,081	-20.91%	3,867	5,159	-25.04%
Sales	374	402	-6.97%	1,330	1,843	-27.84%
Avg DOM Sold	76	57	33.33%	78	62	25.81%
Avg DOM Active	89	67	32.84%	89	67	32.84%
Average Sale Price	353,384	375,831	-5.97%	344,088	381,425	-9.79%
Median Price	336,000	347,500	-3.31%	330,000	350,000	-5.71%
Total Sales	132,165,731	151,083,975	-12.52%	457,637,368	702,966,204	-34.90%
Sales \$/List \$	96.34%	95.87%	0.49%	95.99%	96.88%	-0.92%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	976	954	2.31%	n/a	n/a	n/a
New Listings Added	268	275	-2.55%	1,126	1,271	-11.41%
Sales	71	69	2.90%	199	302	-34.11%
Avg DOM Sold	96	66	45.45%	94	81	16.05%
Avg DOM Active	103	82	25.61%	103	82	25.61%
Average Sale Price	823,631	941,086	-12.48%	772,345	875,873	-11.82%
Median Price	750,000	855,000	-12.28%	700,000	769,000	-8.97%
Total Sales	58,477,800	64,934,900	-9.94%	153,696,600	264,513,550	-41.89%
Sales \$/List \$	93.00%	95.44%	-2.56%	92.71%	95.18%	-2.59%
<u>RURAL LAND</u>						
Month End Inventory	548	545	0.55%	n/a	n/a	n/a
New Listings Added	133	133	0.00%	474	601	-21.13%
Sales	16	28	-42.86%	54	106	-49.06%
Avg DOM Sold	98	65	50.77%	100	95	5.26%
Avg DOM Active	130	104	25.00%	130	104	25.00%
Average Sale Price	419,188	411,121	1.96%	386,278	496,047	-22.13%
Median Price	350,000	390,000	-10.26%	295,312	362,000	-18.42%
Total Sales	6,707,000	11,511,375	-41.74%	20,859,017	52,581,034	-60.33%
Sales \$/List \$	91.21%	92.88%	-1.79%	92.47%	91.33%	1.25%
<u>TOTAL MLS®*</u>						
Month End Inventory	10,041	14,960	-32.88%	n/a	n/a	n/a
New Listings Added	4,526	6,494	-30.30%	20,709	30,733	-32.62%
Sales	2,711	2,455	10.43%	9,194	11,507	-20.10%
Avg DOM Sold	53	47	12.77%	57	48	18.75%
Avg DOM Active	74	56	32.14%	74	56	32.14%
Average Sale Price	394,397	433,470	-9.01%	382,654	428,458	-10.69%
Median Price	350,000	381,000	-8.14%	345,000	380,000	-9.21%
Total Sales	1,069,210,057	1,064,168,008	0.47%	3,518,120,584	4,930,261,892	-28.64%
Sales \$/List \$	96.06%	96.58%	-0.54%	95.71%	96.92%	-1.25%

*Total MLS® includes Mobile Listings

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**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE**

<i>SINGLE FAMILY</i>	May-09				May-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
100,000 - 199,999	10	0.63%	41	0.77%	1	0.07%	11	0.17%
200,000 - 299,999	207	13.07%	761	14.28%	81	5.95%	329	5.09%
300,000 - 349,999	313	19.76%	1,132	21.25%	206	15.12%	1,001	15.50%
350,000 - 399,999	331	20.90%	1,118	20.98%	298	21.88%	1,400	21.68%
400,000 - 449,999	261	16.48%	804	15.09%	235	17.25%	1,163	18.01%
450,000 - 499,999	143	9.03%	422	7.92%	188	13.80%	870	13.47%
500,000 - 549,999	85	5.37%	301	5.65%	101	7.42%	490	7.59%
550,000 - 599,999	61	3.85%	206	3.87%	63	4.63%	310	4.80%
600,000 - 649,999	50	3.16%	139	2.61%	48	3.52%	213	3.30%
650,000 - 699,999	24	1.52%	100	1.88%	24	1.76%	142	2.20%
700,000 - 799,999	25	1.58%	86	1.61%	40	2.94%	213	3.30%
800,000 - 899,999	23	1.45%	80	1.50%	21	1.54%	98	1.52%
900,000 - 999,999	15	0.95%	43	0.81%	7	0.51%	41	0.63%
1,000,000 - 1,249,999	16	1.01%	44	0.83%	20	1.47%	79	1.22%
1,250,000 - 1,499,999	9	0.57%	25	0.47%	14	1.03%	48	0.74%
1,500,000 - 1,749,999	3	0.19%	11	0.21%	6	0.44%	18	0.28%
1,750,000 - 1,999,999	3	0.19%	4	0.08%	1	0.07%	8	0.12%
2,000,000 - 2,499,999	4	0.25%	6	0.11%	5	0.37%	15	0.23%
2,500,000 - 2,999,999	-	0.00%	2	0.04%	2	0.15%	6	0.09%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
3,500,000 - 3,999,999	1	0.06%	1	0.02%	-	0.00%	1	0.02%
Over 4,000,000	-	0.00%	1	0.02%	1	0.07%	1	0.02%
	1,584		5,328		1,362		6,458	

<i>CONDO</i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	108	16.54%	366	16.36%	29	5.06%	81	2.97%
200,000 - 299,999	371	56.81%	1,262	56.41%	311	54.28%	1,429	52.36%
300,000 - 349,999	89	13.63%	316	14.13%	105	18.32%	619	22.68%
350,000 - 399,999	44	6.74%	126	5.63%	51	8.90%	264	9.67%
400,000 - 449,999	16	2.45%	65	2.91%	26	4.54%	139	5.09%
450,000 - 499,999	9	1.38%	27	1.21%	20	3.49%	77	2.82%
500,000 - 549,999	6	0.92%	23	1.03%	11	1.92%	34	1.25%
550,000 - 599,999	4	0.61%	16	0.72%	8	1.40%	28	1.03%
600,000 - 649,999	-	0.00%	8	0.36%	1	0.17%	14	0.51%
650,000 - 699,999	1	0.15%	5	0.22%	3	0.52%	16	0.59%
700,000 - 799,999	2	0.31%	8	0.36%	2	0.35%	11	0.40%
800,000 - 899,999	-	0.00%	2	0.09%	2	0.35%	4	0.15%
900,000 - 999,999	-	0.00%	1	0.04%	-	0.00%	2	0.07%
1,000,000 - 1,249,999	-	0.00%	6	0.27%	3	0.52%	7	0.26%
1,250,000 - 1,499,999	-	0.00%	1	0.04%	-	0.00%	2	0.07%
1,500,000 - 1,749,999	2	0.31%	3	0.13%	1	0.17%	1	0.04%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.04%
2,000,000 - 2,499,999	1	0.15%	2	0.09%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	653		2,237		573		2,729	

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

TOWNS	May-09				May-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	3	0.80%	19	1.43%	4	1.00%	22	1.19%
100,000 - 199,999	35	9.36%	132	9.92%	33	8.21%	128	6.95%
200,000 - 299,999	89	23.80%	347	26.09%	99	24.63%	423	22.96%
300,000 - 349,999	85	22.73%	297	22.33%	66	16.42%	334	18.13%
350,000 - 399,999	64	17.11%	219	16.47%	69	17.16%	299	16.23%
400,000 - 449,999	37	9.89%	132	9.92%	49	12.19%	237	12.87%
450,000 - 499,999	21	5.61%	60	4.51%	22	5.47%	131	7.11%
500,000 - 549,999	14	3.74%	44	3.31%	21	5.22%	81	4.40%
550,000 - 599,999	7	1.87%	29	2.18%	7	1.74%	40	2.17%
600,000 - 649,999	2	0.53%	5	0.38%	11	2.74%	36	1.95%
650,000 - 699,999	6	1.60%	11	0.83%	2	0.50%	16	0.87%
700,000 - 799,999	3	0.80%	12	0.90%	7	1.74%	32	1.74%
800,000 - 899,999	5	1.34%	7	0.53%	5	1.24%	21	1.14%
900,000 - 999,999	2	0.53%	5	0.38%	2	0.50%	16	0.87%
1,000,000 - 1,249,999	1	0.27%	7	0.53%	3	0.75%	18	0.98%
1,250,000 - 1,499,999	-	0.00%	2	0.15%	-	0.00%	2	0.11%
1,500,000 - 1,749,999	-	0.00%	2	0.15%	1	0.25%	2	0.11%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.11%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	1	0.25%	1	0.05%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.05%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	374		1,330		402		1,842	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.50%	-	0.00%	-	0.00%
100,000 - 199,999	1	1.41%	4	2.01%	1	1.49%	4	1.33%
200,000 - 299,999	5	7.04%	14	7.04%	1	1.49%	15	5.00%
300,000 - 349,999	1	1.41%	4	2.01%	2	2.99%	8	2.67%
350,000 - 399,999	2	2.82%	9	4.52%	1	1.49%	8	2.67%
400,000 - 449,999	-	0.00%	11	5.53%	3	4.48%	14	4.67%
450,000 - 499,999	1	1.41%	7	3.52%	3	4.48%	13	4.33%
500,000 - 549,999	5	7.04%	12	6.03%	3	4.48%	19	6.33%
550,000 - 599,999	6	8.45%	14	7.04%	2	2.99%	14	4.67%
600,000 - 649,999	5	7.04%	14	7.04%	2	2.99%	13	4.33%
650,000 - 699,999	4	5.63%	9	4.52%	1	1.49%	16	5.33%
700,000 - 799,999	14	19.72%	33	16.58%	7	10.45%	38	12.67%
800,000 - 899,999	8	11.27%	19	9.55%	11	16.42%	37	12.33%
900,000 - 999,999	1	1.41%	8	4.02%	7	10.45%	27	9.00%
1,000,000 - 1,249,999	7	9.86%	17	8.54%	9	13.43%	27	9.00%
1,250,000 - 1,499,999	7	9.86%	12	6.03%	7	10.45%	17	5.67%
1,500,000 - 1,749,999	1	1.41%	2	1.01%	3	4.48%	12	4.00%
1,750,000 - 1,999,999	-	0.00%	1	0.50%	-	0.00%	6	2.00%
2,000,000 - 2,499,999	2	2.82%	5	2.51%	3	4.48%	6	2.00%
2,500,000 - 2,999,999	1	1.41%	3	1.51%	1	1.49%	1	0.33%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.33%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.33%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	1.00%
	71		199		67		300	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
MAY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	3	8	6	331,833	1,991,000	313,000	16	97.60%
BLEVL	62	62	64	362,128	23,176,176	346,000	36	96.73%
BUNG	305	186	108	400,767	43,282,850	380,000	38	96.28%
BUNGH	19	9	6	547,417	3,284,500	435,000	30	89.95%
SPLT2	71	48	42	455,164	19,116,900	420,000	40	96.52%
SPLT3	10	6	6	322,083	1,932,500	330,000	30	96.98%
SPLT4	37	32	26	356,769	9,276,000	355,000	36	97.46%
SPLT5	4	1	1	361,000	361,000	361,000	27	95.03%
ST1.5	27	17	13	448,038	5,824,500	390,000	35	95.47%
ST2	715	428	323	461,116	148,940,446	418,500	42	96.99%
ST2.5	7	2	4	709,250	2,837,000	620,000	63	95.72%
ST3	10	4	2	635,500	1,271,000	571,000	62	98.15%
VILLA	4	3	1	430,000	430,000	430,000	0	89.60%
NE								
BK-SP	6	4	0	-	-	-	0	0.00%
BLEVL	126	69	26	290,633	7,556,450	280,000	41	96.33%
BUNG	176	99	71	280,536	19,918,050	281,100	51	96.40%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	16	11	2	364,500	729,000	349,000	44	96.25%
SPLT3	7	2	6	235,750	1,414,500	242,500	43	94.59%
SPLT4	67	41	16	317,713	5,083,400	320,000	46	96.12%
SPLT5	0	1	0	-	-	-	0	0.00%
ST1.5	3	3	0	-	-	-	0	0.00%
ST2	263	138	87	313,321	27,258,890	300,000	45	95.75%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	2	3	2	349,500	699,000	309,000	11	96.44%
BLEVL	38	28	20	327,435	6,548,700	316,000	37	96.59%
BUNG	309	152	118	464,650	54,828,749	420,000	51	95.93%
BUNGH	23	9	0	-	-	-	0	0.00%
HL-SP	1	0	0	-	-	-	0	0.00%
SPLT2	71	42	24	678,995	16,295,888	566,000	48	95.30%
SPLT3	3	3	5	402,800	2,014,000	372,000	53	96.55%
SPLT4	49	23	14	430,207	6,022,900	357,500	39	97.06%
SPLT5	9	4	1	612,000	612,000	612,000	23	97.16%
ST1.5	25	7	2	592,500	1,185,000	395,000	82	96.82%
ST2	658	350	248	553,282	137,213,819	463,000	53	95.95%
ST2.5	11	4	1	1,900,000	1,900,000	1,900,000	6	100.05%
ST3	29	9	3	1,911,667	5,735,000	1,200,000	46	89.62%
VILLA	1	2	3	417,000	1,251,000	396,000	65	95.15%
SE								
BK-SP	2	3	0	-	-	-	0	0.00%
BLEVL	32	18	19	325,542	6,185,300	323,000	66	96.44%
BUNG	163	100	61	404,890	24,698,300	365,000	54	97.11%
BUNGH	2	0	0	-	-	-	0	0.00%
BUNGS	1	1	0	-	-	-	0	0.00%
SPLT2	39	22	20	518,338	10,366,750	437,500	49	97.83%
SPLT3	5	3	3	341,500	1,024,500	338,500	41	96.89%
SPLT4	36	23	16	363,838	5,821,400	330,000	46	96.81%
SPLT5	0	0	2	654,500	1,309,000	449,000	49	93.84%
ST1.5	3	3	3	696,667	2,090,000	415,000	49	96.85%
ST2	337	231	202	391,595	79,102,262	370,000	43	97.19%
ST2.5	1	0	0	-	-	-	0	0.00%
VILLA	2	0	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
MAY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
APART	274	129	79	256,599	20,271,348	248,000	56	95.60%
APRTM	7	3	3	263,333	790,000	265,000	135	94.76%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	9	6	3	254,000	762,000	280,000	60	95.30%
BUNG	38	22	18	274,782	4,946,077	254,000	38	96.94%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	5	2	1	335,000	335,000	335,000	31	83.77%
SPLT2	6	2	2	280,428	560,856	243,000	61	97.57%
SPLT3	2	1	0	-	-	-	0	0.00%
SPLT4	7	6	4	341,000	1,364,000	280,000	59	97.94%
SPLT5	2	1	1	345,000	345,000	345,000	38	91.03%
ST2	143	101	83	279,436	23,193,148	275,000	42	96.71%
ST2.5	5	1	0	-	-	-	0	0.00%
ST3	13	5	4	296,250	1,185,000	255,000	53	95.21%
VILLA	5	0	4	375,750	1,503,000	310,000	51	95.45%
NE								
APART	57	25	13	178,346	2,318,500	180,000	62	95.56%
APRTM	7	1	2	206,000	412,000	172,000	20	97.56%
BK-SP	0	0	1	195,000	195,000	195,000	41	97.74%
BLEVL	4	1	0	-	-	-	0	0.00%
BUNG	14	6	1	288,000	288,000	288,000	4	99.31%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT3	1	0	0	-	-	-	0	0.00%
SPLT4	10	5	0	-	-	-	0	0.00%
ST2	94	42	14	201,993	2,827,900	200,000	60	96.17%
SW								
APART	618	302	211	266,717	56,277,277	246,000	48	95.06%
APRTM	48	12	12	269,596	3,235,150	266,000	34	96.34%
BK-SP	2	2	0	-	-	-	0	0.00%
BLEVL	8	5	4	223,875	895,500	180,000	40	95.34%
BUNG	84	51	26	276,948	7,200,650	245,000	57	95.89%
LOFT	19	7	2	236,450	472,900	228,000	41	96.55%
PENTH	22	11	4	395,472	1,581,888	428,888	209	93.96%
SPLT2	7	4	1	470,000	470,000	470,000	24	98.02%
SPLT3	2	2	1	395,000	395,000	395,000	126	99.25%
SPLT4	15	7	7	301,000	2,107,000	298,000	56	95.72%
SPLT5	11	5	0	-	-	-	0	0.00%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	156	103	70	298,812	20,916,852	260,000	51	96.28%
ST2.5	3	1	1	355,000	355,000	355,000	20	97.53%
ST3	49	14	6	753,333	4,520,000	299,000	51	95.00%
VILLA	14	3	5	392,700	1,963,500	387,500	36	95.80%
SE								
APART	78	50	27	233,815	6,313,000	224,500	71	96.52%
APRTM	5	2	3	252,000	756,000	228,500	38	95.13%
BLEVL	4	2	0	-	-	-	0	0.00%
BUNG	12	5	7	251,393	1,759,750	243,750	40	95.98%
SPLT2	2	1	0	-	-	-	0	0.00%
SPLT3	3	1	2	339,750	679,500	323,500	70	96.41%
SPLT4	6	5	5	334,580	1,672,900	349,900	22	97.62%
SPLT5	2	2	0	-	-	-	0	0.00%
ST2	63	37	24	254,792	6,115,000	257,500	48	96.86%
ST3	5	1	0	-	-	-	0	0.00%
VILLA	6	2	2	365,000	730,000	350,000	68	97.48%

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date May 31, 2009

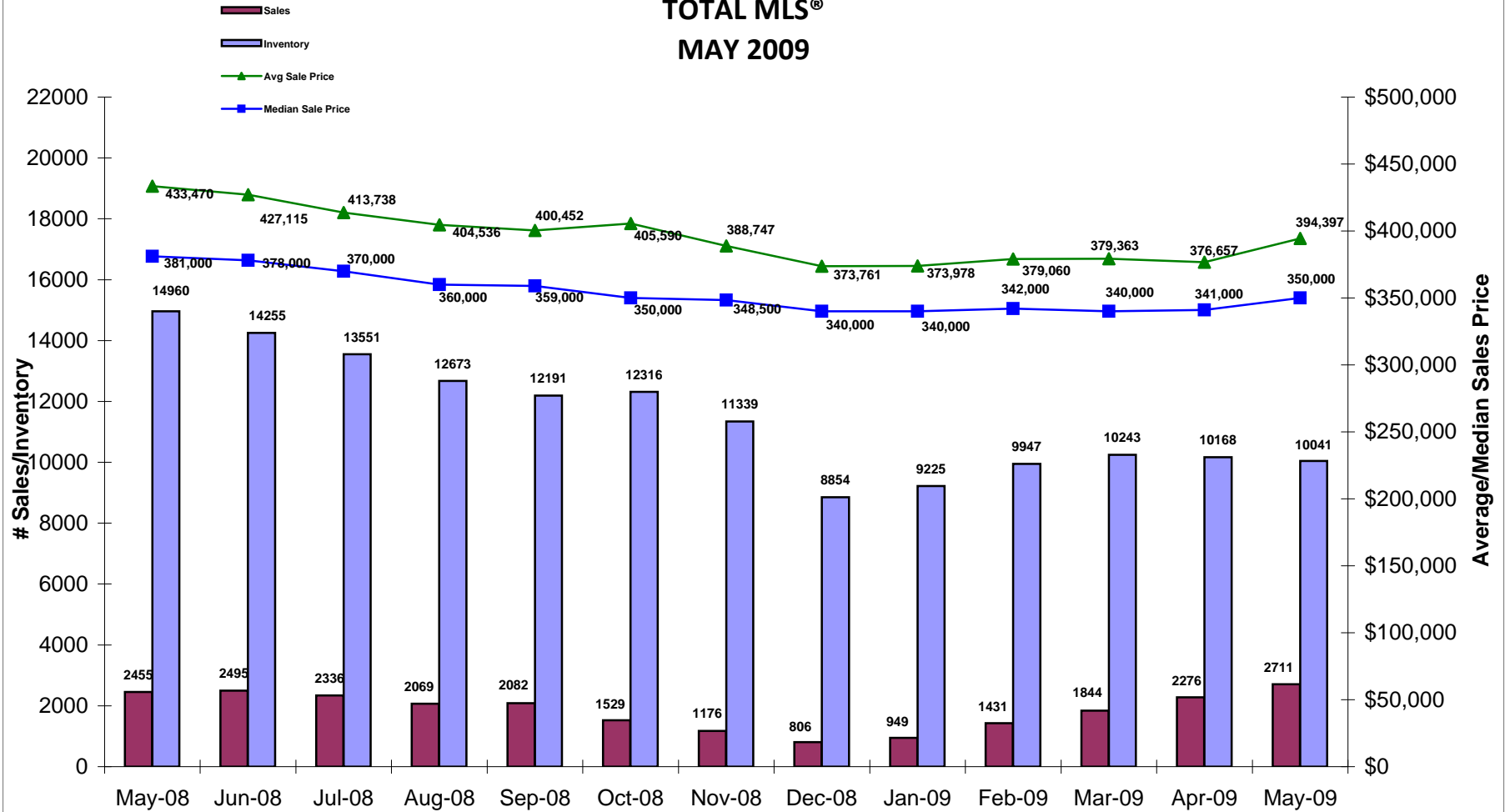
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56			
BWP	L	1	-			
IND	L	12	9.26			
OFC	L	13	12.94			
RET	L	4	10.76			
AGR	S	6	348,833.33	59	2,093,000	96.47%
BUS	S	27	91,538.89	124	2,471,550	85.95%
BWP	S	5	2,807,600.00	148	14,038,000	94.60%
IND	S	16	821,406.25	105	13,142,500	76.67%
LAN	S	7	392,142.86	405	2,745,000	86.24%
MFC	S	7	1,037,857.14	98	7,265,000	87.44%
OFC	S	6	304,650.00	113	1,827,900	95.76%
RET	S	4	213,750.00	190	855,000	91.54%
Total YTD 2009		110			42,344,950	

Year to Date May 31, 2008

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	7	9.61			
OFC	L	6	13.75			
RET	L	5	14.13			
AGR	S	11	1,465,045.45	136	16,115,500	90.39%
BUS	S	39	84,853.85	103	3,309,300	84.17%
BWP	S	10	1,207,300.00	208	12,073,000	90.98%
IND	S	29	910,638.41	84	26,408,514	95.43%
LAN	S	19	1,524,784.21	128	28,970,900	81.98%
MFC	S	10	1,229,290.00	61	12,292,900	97.92%
OFC	S	5	670,000.00	110	3,350,000	84.00%
RET	S	20	425,042.35	126	8,500,847	92.23%
Total YTD 2008		161			111,020,961	

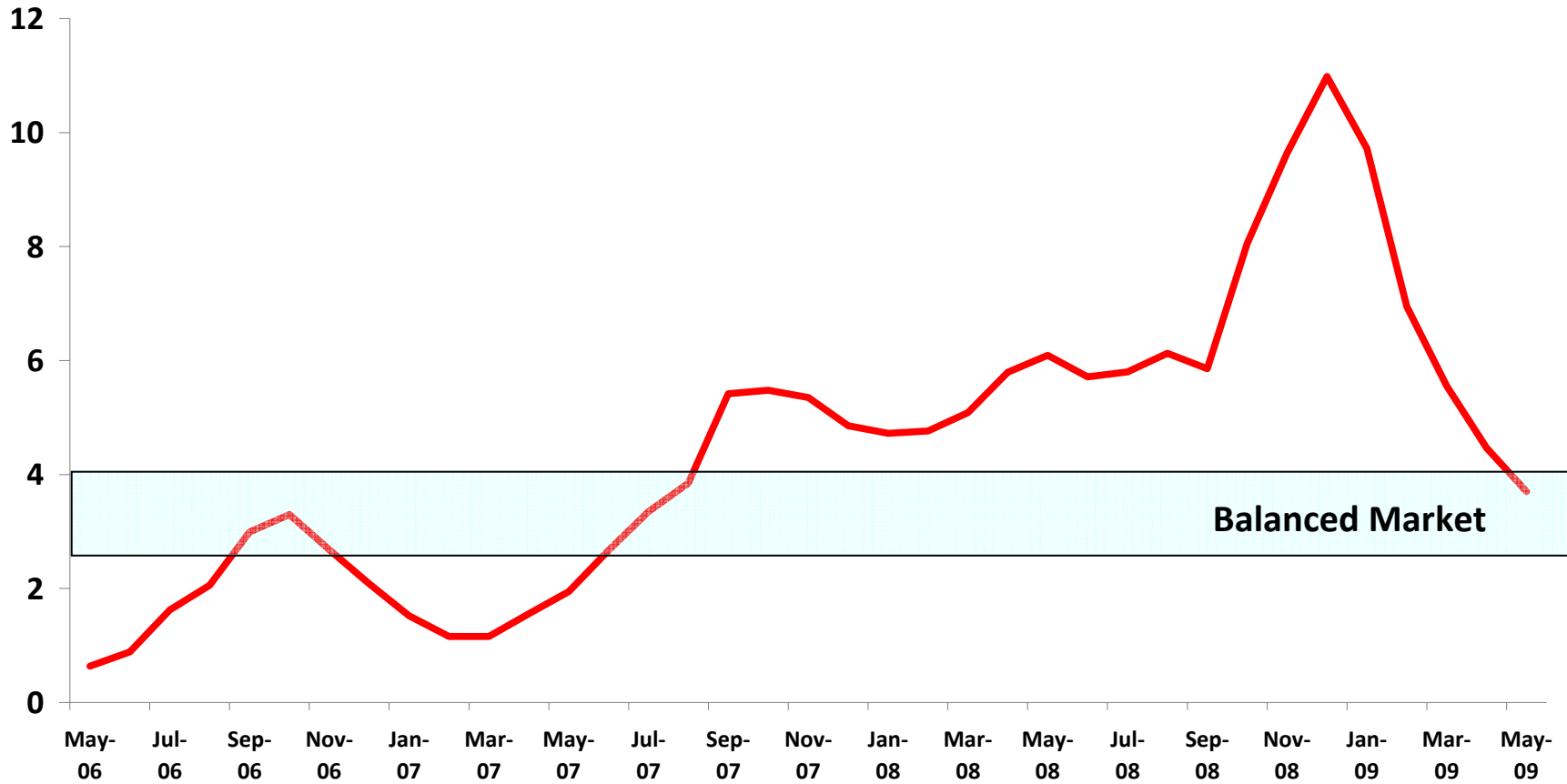
CALGARY REAL ESTATE BOARD

TOTAL MLS® MAY 2009

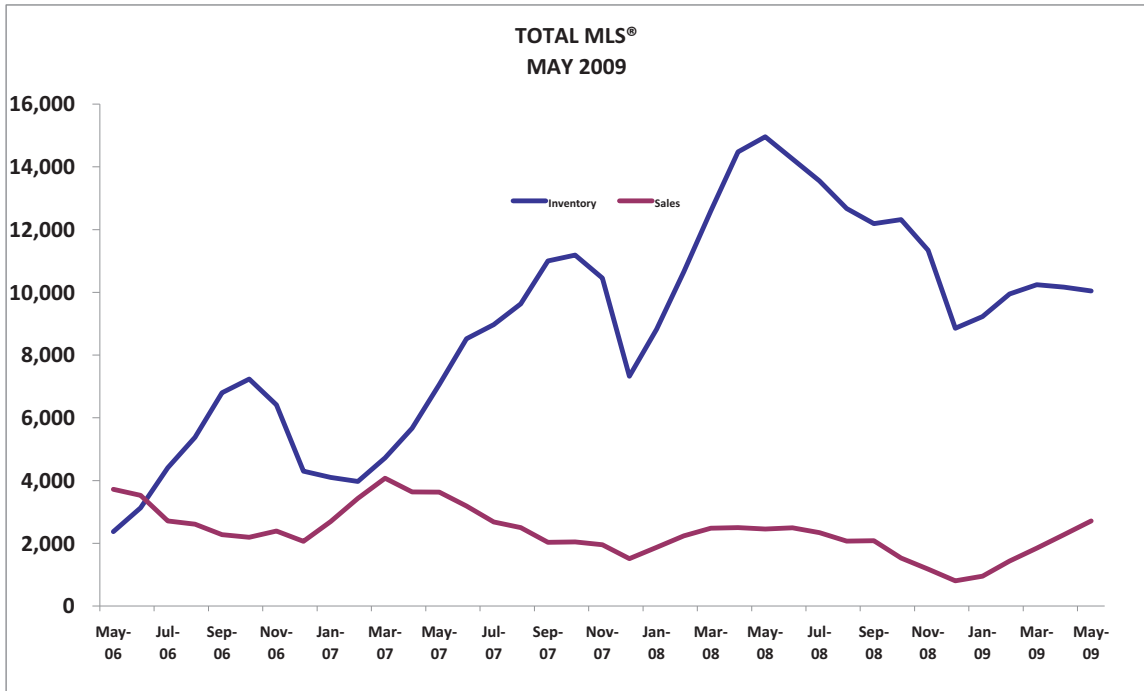


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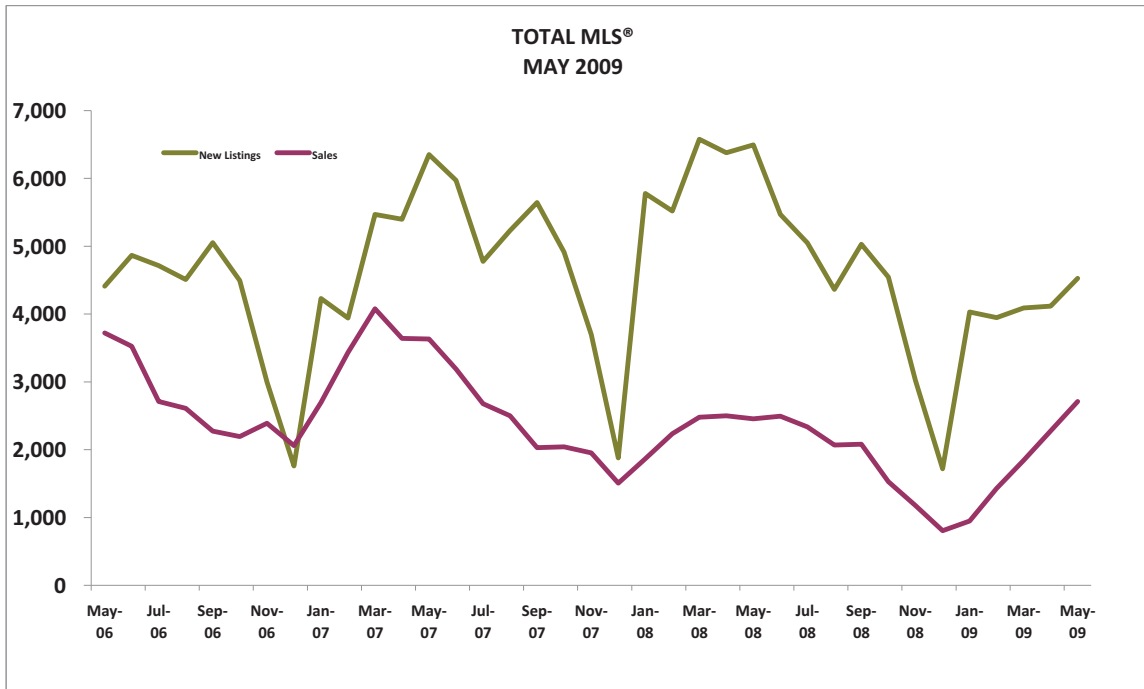
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TOTAL MLS® MAY 2009



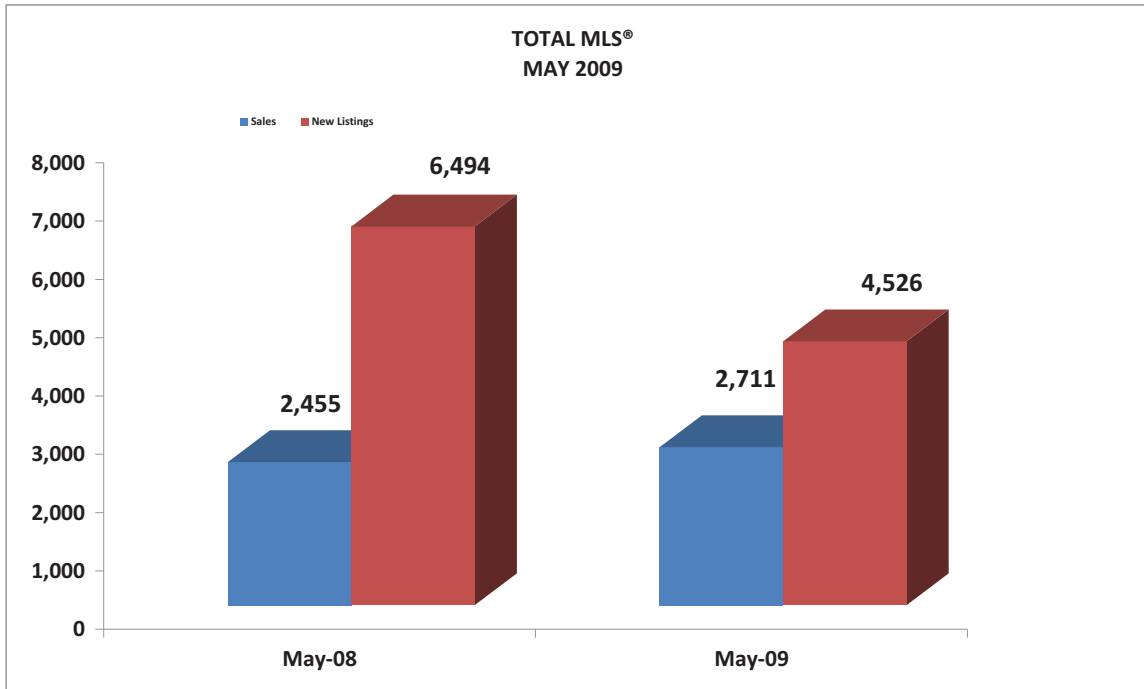
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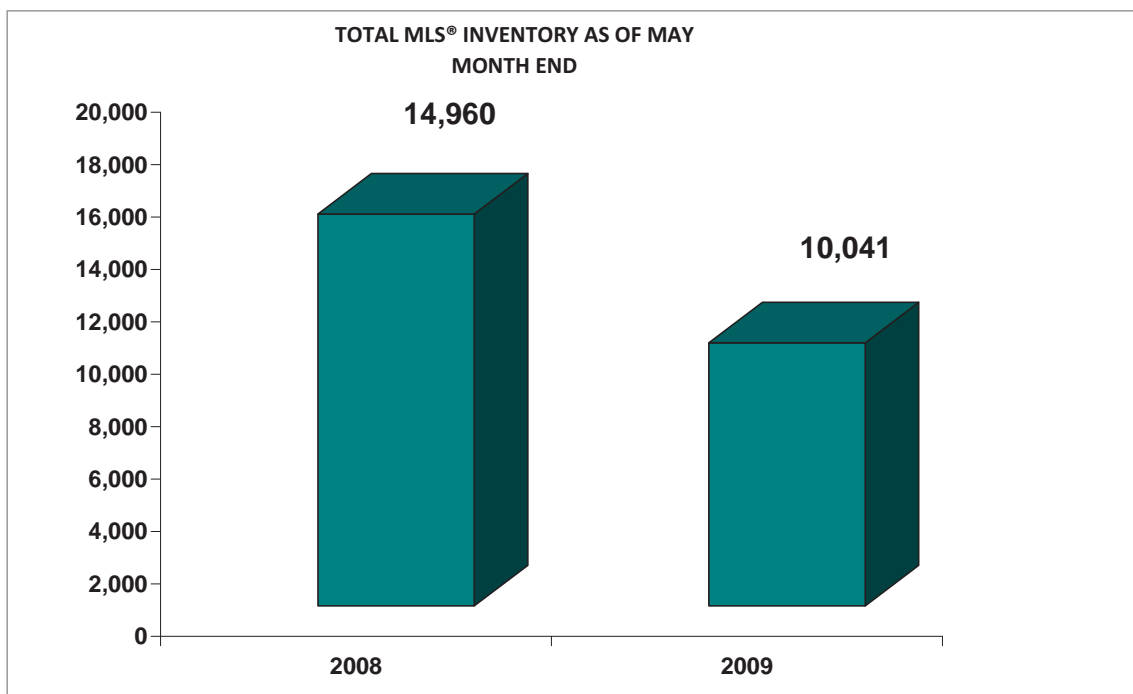
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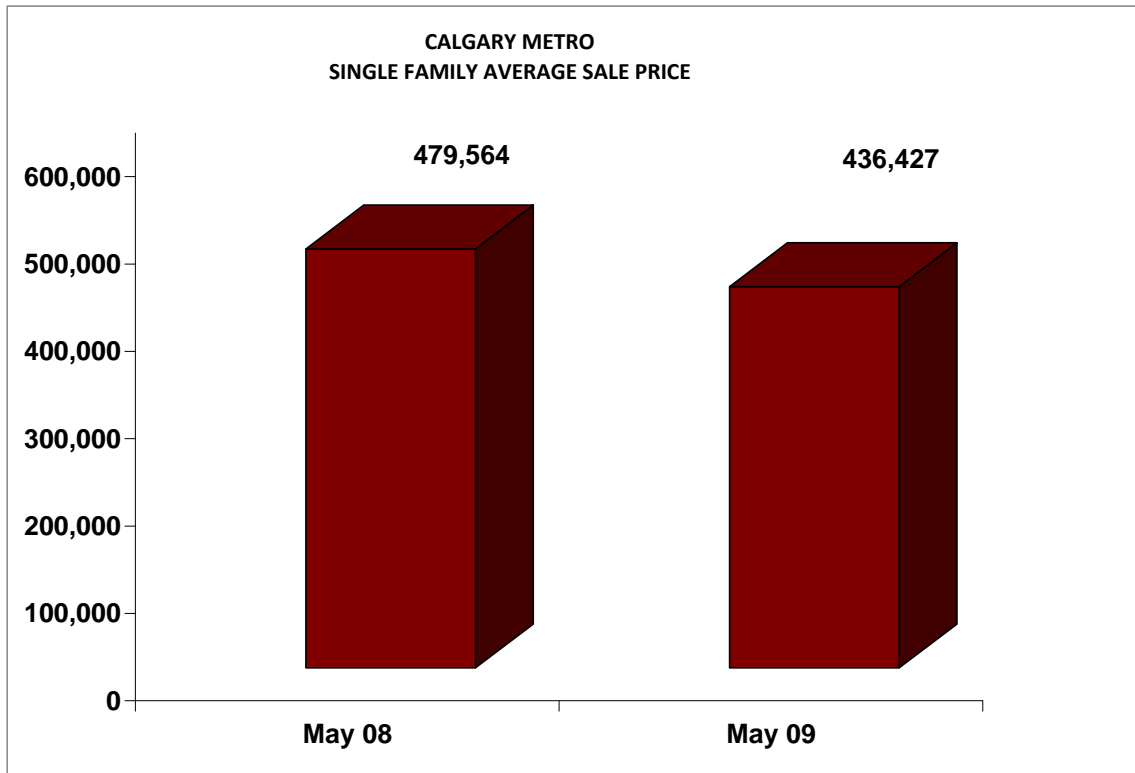
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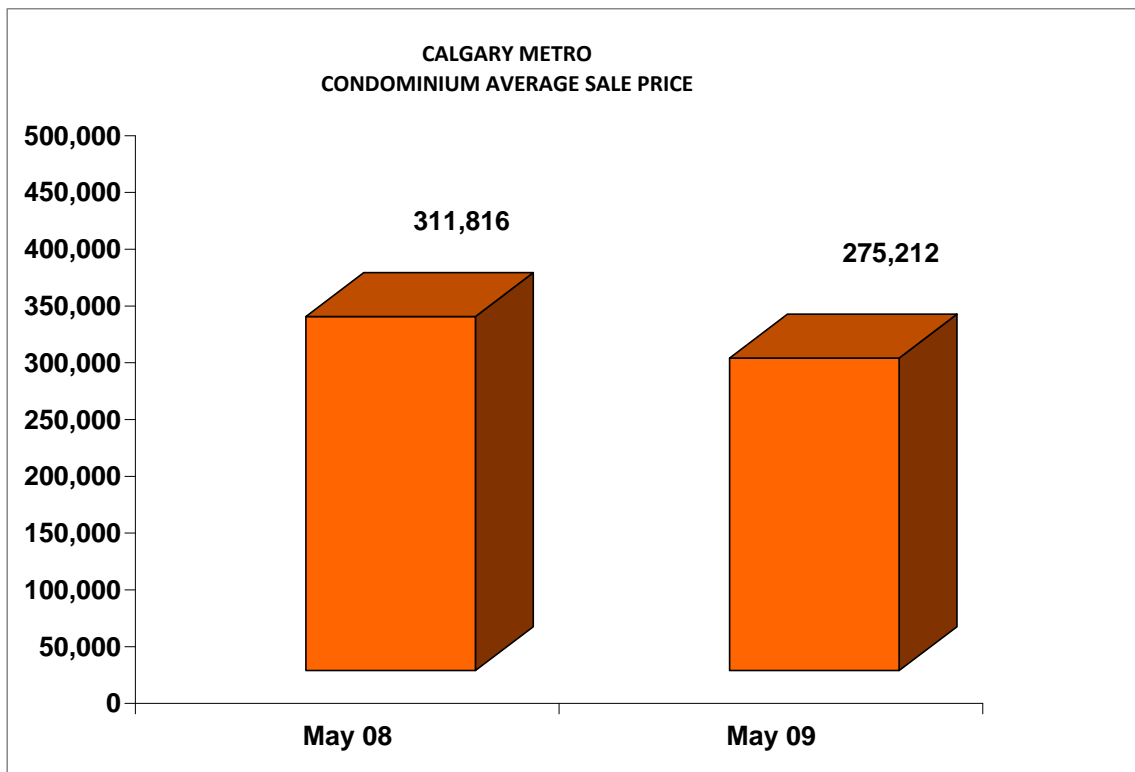
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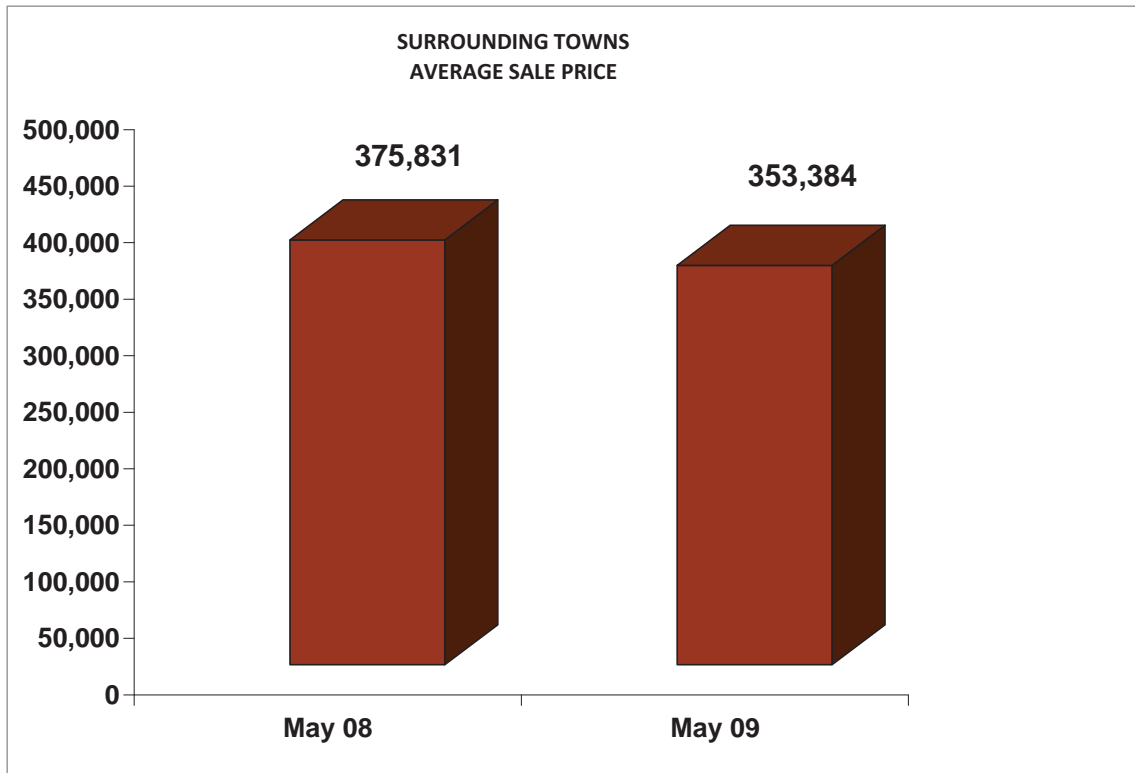
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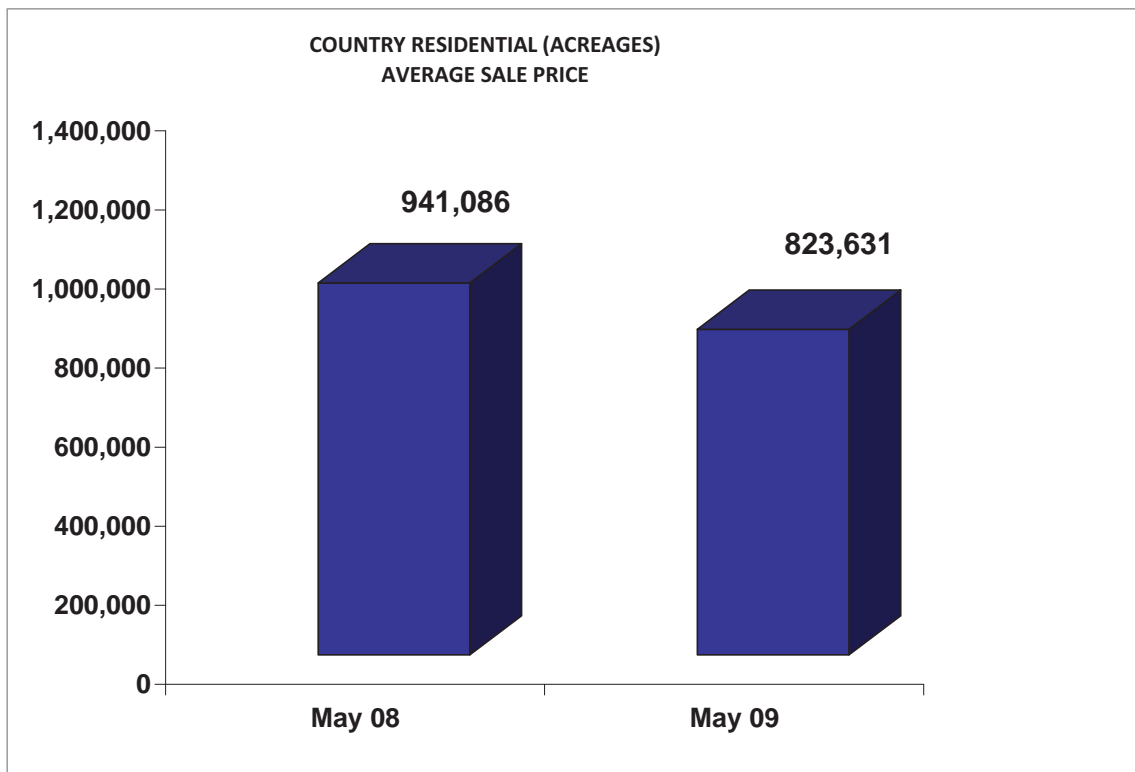
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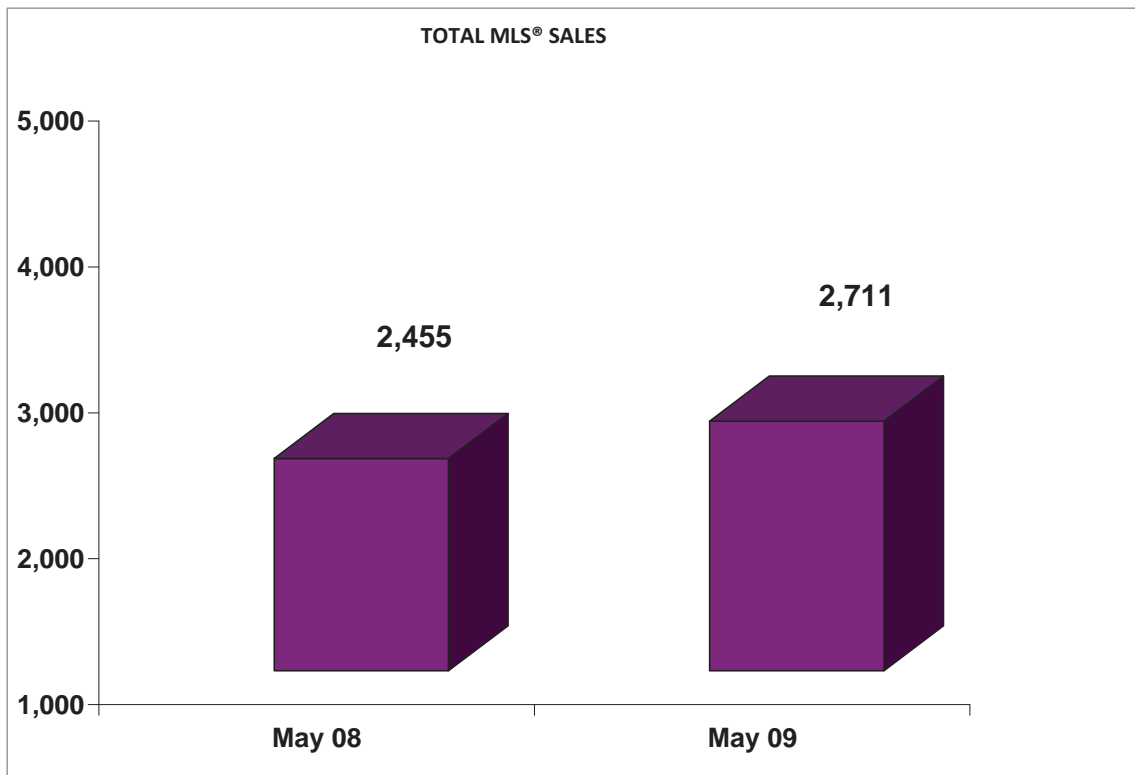
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CALGARY REAL ESTATE BOARD

