



serving calgary and area REALTORS®

JUNE 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CONDO AND HOME SALES FIND THEIR FOOTING

First year-over-year increase in monthly condominium sales since April 2010

Calgary, July 4, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), residential sales surged in the month of June 2011 to 1,979 units. While this indicates a third more sales than June 2010, the year-to-date increase proved a moderate 2 per cent. Strong monthly increases does not imply a housing boom, as it is important to put into perspective that sales activity remains below long term averages. While the single family market has shown signs of improvement throughout the first half of this year, this is the first time since April 2010 that condominium sales have recorded a year-over-year increase.

“Improved housing demand is being fueled by a younger demographic and, with the affordability of homes in Calgary, we are continuing to see young Calgarians pursue ownership over rentals,” says Sano Stante, president of CREB®.

“Historically, Calgary’s average family income has been higher than the national average and a younger more mobile demographic has been attracted to good paying professional jobs in Calgary. As the economy continues to build momentum, we expect this same trend will support a balanced and healthy housing market in the second half of 2011 and into 2012.”

With 581 sales for the month of June 2011, the condominium market improved by 31 per cent over June of 2010, however year-to-date figures show a 5 per cent decrease over the same period last year.

“Condo sales bounced back this month, and we now have less than four months of supply on the market. Stronger condo sales, combined with a decline in inventory, will lend more balance to this market in the months to come,” says Stante.

After the first half of the year, average prices of condominiums are still slightly lower than levels recorded last year, as more buyers bought condominiums under \$200,000 in 2011 compared to 2010 for the same period.

“Buyers in this market expect value and many are taking advantage of some affordable buys in both the single family and condo markets. It highlights using a skilled REALTOR® to properly price your home for your unique market area,” says Stante.

The single family market recorded 1,398 sales in the month of June 2011. This is an increase of 32 per cent when compared to June 2010 when 1,059 single family homes sold in the city of Calgary. With a total of 7,231 sales after the first half of the year, year-to-date single family sales are 6 per cent higher than last year.

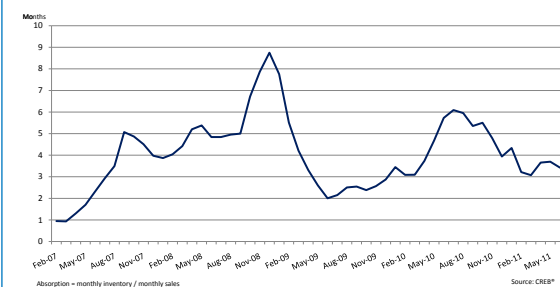
“While new listings are still lower than levels recorded last year, the rate of decline has eased. With the market shifting to more balanced conditions in recent months, sellers are feeling more confident to list their home. Overall our absorption rate has remained relatively stable, staving off any significant rise in prices,” says Stante.

Year-to-date average price of a single family home in Calgary is \$472,330, while the median price is \$410,000, virtually unchanged over levels recorded in the previous year. The distribution of sales by price range has not shown

City of Calgary Residential Sales



City of Calgary Residential Absorption



any significant shift compared to last year, pointing to continued stability in the market.

“After the first half of the year, it appears the recovery in the housing market is starting to find its footing. This gradual leveling has been fueled by growth in employment, and in particular growth in full time jobs. Improved job prospects, combined with an increase in the number of people moving to Calgary, will give lift to our housing market for the remainder of this year and into the next,” says Stante.

About CREB®

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CREB® - TOTAL MLS®

	<u>Jun-11</u>	<u>Jun-10</u>	<u>Mth Chg</u>	<u>2011 YTD</u>	<u>2010 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	4,744	5,991	-20.81%	n/a	n/a	n/a
New Listings Added	2,424	2,729	-11.18%	13,933	15,727	-11.41%
Sales	1,398	1,059	32.01%	7,231	6,845	5.64%
Avg DOM Sold	43	40	7.51%	43	37	16.22%
Avg DOM Active	53	50	6.00%	53	50	6.00%
Average Sale Price	479,580	481,160	-0.33%	472,330	467,665	1.00%
Median Price	417,250	418,000	-0.18%	410,000	416,000	-1.44%
Total Sales	670,452,632	509,548,541	31.58%	3,415,420,673	3,201,167,160	6.69%
Sales \$/List \$	97.05%	96.91%	0.13%	97.01%	97.36%	-0.35%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,023	2,626	-22.96%	n/a	n/a	n/a
New Listings Added	958	1,086	-11.79%	5,786	7,080	-18.28%
Sales	581	445	30.56%	2,965	3,118	-4.91%
Avg DOM Sold	53	47	13.09%	52	43	20.93%
Avg DOM Active	55	58	-5.17%	55	54	1.85%
Average Sale Price	296,501	294,182	0.79%	288,869	292,244	-1.15%
Median Price	265,000	270,000	-1.85%	263,000	268,000	-1.87%
Total Sales	172,267,048	130,910,802	31.59%	856,497,953	911,217,050	-6.01%
Sales \$/List \$	96.76%	96.69%	0.07%	96.72%	97.07%	-0.35%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,081	2,992	2.97%	n/a	n/a	n/a
New Listings Added	955	936	2.03%	5,263	5,316	-1.00%
Sales	434	304	42.76%	1,954	2,022	-3.36%
Avg DOM Sold	68	68	0.68%	76	65	16.92%
Avg DOM Active	89	84	5.95%	89	84	5.95%
Average Sale Price	360,454	377,804	-4.59%	351,555	361,794	-2.83%
Median Price	338,400	341,750	-0.98%	328,900	338,000	-2.69%
Total Sales	156,436,850	114,852,334	36.21%	686,937,903	731,548,077	-6.10%
Sales \$/List \$	97.17%	96.89%	0.27%	96.84%	97.01%	-0.18%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,166	1,159	0.60%	n/a	n/a	n/a
New Listings Added	320	245	30.61%	1,528	1,422	7.45%
Sales	67	58	15.52%	338	329	2.74%
Avg DOM Sold	82	88	-6.36%	100	88	13.64%
Avg DOM Active	95	103	-7.77%	95	103	-7.77%
Average Sale Price	851,584	899,552	-5.33%	830,175	863,658	-3.88%
Median Price	797,000	837,500	-4.84%	750,000	784,000	-4.34%
Total Sales	57,056,100	52,174,000	9.36%	280,599,077	284,143,575	-1.25%
Sales \$/List \$	94.81%	94.77%	0.03%	94.20%	94.43%	-0.23%
<u>RURAL LAND</u>						
Month End Inventory	697	580	20.17%	n/a	n/a	n/a
New Listings Added	143	105	36.19%	637	619	2.91%
Sales	15	17	-11.76%	92	116	-20.69%
Avg DOM Sold	74	102	-27.75%	99	124	-20.16%
Avg DOM Active	167	137	21.90%	167	137	21.90%
Average Sale Price	587,058	349,165	68.13%	437,831	411,671	6.35%
Median Price	456,190	317,500	43.68%	360,000	350,000	2.86%
Total Sales	8,805,865	5,935,800	48.35%	40,280,480	47,753,845	-15.65%
Sales \$/List \$	88.61%	91.46%	-2.86%	90.86%	90.85%	0.01%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,938	13,459	-11.30%	n/a	n/a	n/a
New Listings Added	4,863	5,150	-5.57%	27,408	30,471	-10.05%
Sales	2,513	1,897	32.47%	12,646	12,511	1.08%
Avg DOM Sold	51	48	5.82%	53	45	17.78%
Avg DOM Active	75	67	11.94%	75	67	11.94%
Average Sale Price	424,332	429,376	-1.17%	417,948	414,263	0.89%
Median Price	370,000	370,000	0.00%	364,000	365,000	-0.27%
Total Sales	1,066,346,345	814,526,827	30.92%	5,285,367,936	5,182,843,757	1.98%
Sales \$/List \$	96.82%	96.69%	0.13%	96.73%	97.02%	-0.29%

*Total MLS® includes Mobile Listings

Calgary Metro only includes Zone A, B, C and D

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



CREB® CALGARY METRO BY PRICE

Jun-11

Jun-10

SINGLE FAMILY

	Month		Y.T.D.		Month		Y.T.D.	
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	1	0.01%
100,000 - 199,999	12	0.86%	86	1.19%	6	0.57%	46	0.67%
200,000 - 299,999	161	11.52%	866	11.98%	115	10.86%	737	10.77%
300,000 - 349,999	229	16.38%	1,174	16.24%	180	17.00%	1,096	16.01%
350,000 - 399,999	216	15.45%	1,273	17.60%	175	16.53%	1,185	17.31%
400,000 - 449,999	216	15.45%	1,051	14.53%	151	14.26%	1,109	16.20%
450,000 - 499,999	140	10.01%	733	10.14%	113	10.67%	751	10.97%
500,000 - 549,999	101	7.22%	479	6.62%	77	7.27%	487	7.11%
550,000 - 599,999	73	5.22%	352	4.87%	56	5.29%	360	5.26%
600,000 - 649,999	48	3.43%	251	3.47%	35	3.31%	252	3.68%
650,000 - 699,999	37	2.65%	209	2.89%	31	2.93%	195	2.85%
700,000 - 799,999	58	4.15%	262	3.62%	40	3.78%	224	3.27%
800,000 - 899,999	40	2.86%	174	2.41%	21	1.98%	131	1.91%
900,000 - 999,999	17	1.22%	80	1.11%	22	2.08%	85	1.24%
1,000,000 - 1,249,999	21	1.50%	92	1.27%	14	1.32%	89	1.30%
1,250,000 - 1,499,999	14	1.00%	64	0.89%	11	1.04%	46	0.67%
1,500,000 - 1,749,999	6	0.43%	23	0.32%	6	0.57%	19	0.28%
1,750,000 - 1,999,999	4	0.29%	27	0.37%	3	0.28%	9	0.13%
2,000,000 - 2,499,999	3	0.21%	18	0.25%	1	0.09%	17	0.25%
2,500,000 - 2,999,999	2	0.14%	12	0.17%	2	0.19%	5	0.07%
3,000,000 - 3,499,999	-	0.00%	3	0.04%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	0.01%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	0.01%
	1,398		7,231		1,059		6,845	

CONDO

0 - 99,999	11	1.89%	33	1.11%	3	0.67%	13	0.42%
100,000 - 199,999	103	17.73%	601	20.27%	64	14.38%	455	14.59%
200,000 - 299,999	242	41.65%	1,271	42.87%	218	48.99%	1,467	47.05%
300,000 - 349,999	91	15.66%	420	14.17%	73	16.40%	536	17.19%
350,000 - 399,999	60	10.33%	291	9.81%	37	8.31%	287	9.20%
400,000 - 449,999	28	4.82%	114	3.84%	19	4.27%	141	4.52%
450,000 - 499,999	17	2.93%	89	3.00%	6	1.35%	69	2.21%
500,000 - 549,999	11	1.89%	37	1.25%	7	1.57%	41	1.31%
550,000 - 599,999	2	0.34%	28	0.94%	5	1.12%	34	1.09%
600,000 - 649,999	-	0.00%	15	0.51%	4	0.90%	27	0.87%
650,000 - 699,999	4	0.69%	21	0.71%	1	0.22%	11	0.35%
700,000 - 799,999	2	0.34%	14	0.47%	-	0.00%	13	0.42%
800,000 - 899,999	3	0.52%	16	0.54%	2	0.45%	11	0.35%
900,000 - 999,999	-	0.00%	1	0.03%	3	0.67%	7	0.22%
1,000,000 - 1,249,999	2	0.34%	5	0.17%	3	0.67%	4	0.13%
1,250,000 - 1,499,999	4	0.69%	6	0.20%	-	0.00%	2	0.06%
1,500,000 - 1,749,999	1	0.17%	1	0.03%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	1	0.03%	-	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%	1	0.03%	-	0.00%	-	0.00%
	581		2,965		445		3,118	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	Jun-11			Jun-10				
	Month	Y.T.D.		Month	Y.T.D.			
0 - 99,999	7	1.61%	42	2.15%	4	1.32%	38	1.88%
100,000 - 199,999	44	10.14%	232	11.87%	36	11.84%	207	10.24%
200,000 - 299,999	115	26.50%	512	26.20%	72	23.68%	487	24.09%
300,000 - 349,999	73	16.82%	348	17.81%	44	14.47%	353	17.46%
350,000 - 399,999	79	18.20%	277	14.18%	42	13.82%	324	16.02%
400,000 - 449,999	45	10.37%	208	10.64%	31	10.20%	221	10.93%
450,000 - 499,999	24	5.53%	120	6.14%	23	7.57%	117	5.79%
500,000 - 549,999	11	2.53%	67	3.43%	15	4.93%	95	4.70%
550,000 - 599,999	5	1.15%	31	1.59%	11	3.62%	39	1.93%
600,000 - 649,999	5	1.15%	18	0.92%	5	1.64%	34	1.68%
650,000 - 699,999	3	0.69%	24	1.23%	3	0.99%	24	1.19%
700,000 - 799,999	5	1.15%	19	0.97%	9	2.96%	28	1.38%
800,000 - 899,999	5	1.15%	15	0.77%	2	0.66%	17	0.84%
900,000 - 999,999	7	1.61%	14	0.72%	2	0.66%	16	0.79%
1,000,000 - 1,249,999	4	0.92%	13	0.67%	3	0.99%	12	0.59%
1,250,000 - 1,499,999	1	0.23%	11	0.56%	-	0.00%	6	0.30%
1,500,000 - 1,749,999	-	0.00%	1	0.05%	-	0.00%	1	0.05%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	1	0.33%	2	0.10%
2,000,000 - 2,499,999	1	0.23%	1	0.05%	1	0.33%	1	0.05%
2,500,000 - 2,999,999	-	0.00%	1	0.05%	-	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%
	434		1,954		304		2,022	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	1	0.30%	-	0.00%	1	0.30%
100,000 - 199,999	1	1.49%	10	2.96%	1	1.72%	7	2.13%
200,000 - 299,999	3	4.48%	27	7.99%	2	3.45%	13	3.95%
300,000 - 349,999	4	5.97%	11	3.25%	-	0.00%	13	3.95%
350,000 - 399,999	5	7.46%	12	3.55%	1	1.72%	8	2.43%
400,000 - 449,999	1	1.49%	12	3.55%	4	6.90%	9	2.74%
450,000 - 499,999	2	2.99%	6	1.78%	3	5.17%	15	4.56%
500,000 - 549,999	2	2.99%	13	3.85%	1	1.72%	8	2.43%
550,000 - 599,999	5	7.46%	19	5.62%	3	5.17%	15	4.56%
600,000 - 649,999	4	5.97%	13	3.85%	2	3.45%	20	6.08%
650,000 - 699,999	2	2.99%	20	5.92%	3	5.17%	19	5.78%
700,000 - 799,999	5	7.46%	40	11.83%	7	12.07%	37	11.25%
800,000 - 899,999	4	5.97%	32	9.47%	9	15.52%	47	14.29%
900,000 - 999,999	4	5.97%	24	7.10%	4	6.90%	26	7.90%
1,000,000 - 1,249,999	15	22.39%	54	15.98%	7	12.07%	37	11.25%
1,250,000 - 1,499,999	5	7.46%	18	5.33%	5	8.62%	25	7.60%
1,500,000 - 1,749,999	2	2.99%	9	2.66%	2	3.45%	11	3.34%
1,750,000 - 1,999,999	2	2.99%	5	1.48%	3	5.17%	8	2.43%
2,000,000 - 2,499,999	1	1.49%	8	2.37%	-	0.00%	6	1.82%
2,500,000 - 2,999,999	-	0.00%	4	1.18%	1	1.72%	3	0.91%
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	0.30%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	67		338		58		329	

Monthly and Year-to-date values in the monthly statistics package will accurately reflect our database.



**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
June 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	4	2	2	370,750	741,500	321,500	15	97.59%
BLEVL	134	77	34	371,829	12,642,200	360,000	37	97.11%
BUNG	372	192	119	447,487	53,250,950	420,000	40	97.35%
BUNGH	13	5	4	530,000	2,120,000	425,000	35	93.87%
SPLT2	99	54	32	491,424	15,725,560	459,000	47	97.00%
SPLT3	11	7	1	975,000	975,000	975,000	24	97.51%
SPLT4	76	46	27	385,812	10,416,920	375,000	40	96.90%
SPLT5	8	4	2	370,000	740,000	340,000	17	96.76%
ST1.5	27	18	7	464,400	3,250,800	445,000	28	97.09%
ST2	862	420	257	526,274	135,252,291	460,000	42	97.40%
ST2.5	8	3	1	525,000	525,000	525,000	27	97.24%
ST3	10	1	1	1,175,000	1,175,000	1,175,000	48	97.92%
VILLA	2	1	1	475,000	475,000	475,000	126	93.16%
NE								
BK-SP	6	3	1	240,000	240,000	240,000	40	96.39%
BLEVL	165	76	33	265,439	8,759,500	265,000	37	95.43%
BUNG	221	99	52	278,201	14,466,450	270,000	44	96.33%
BUNGH	2	1	1	325,000	325,000	325,000	19	101.59%
SPLT2	11	4	7	340,286	2,382,000	329,000	43	96.43%
SPLT3	6	4	3	259,133	777,400	254,900	20	98.31%
SPLT4	88	43	21	290,414	6,098,700	300,000	41	97.02%
ST1.5	2	1	0	-	-	-	0	0.00%
ST2	327	138	72	288,714	20,787,377	286,000	47	96.95%
SW								
BK-SP	5	5	2	548,000	1,096,000	321,000	72	93.76%
BLEVL	42	25	19	348,711	6,625,500	335,000	38	96.79%
BUNG	276	160	96	565,387	54,277,160	470,000	30	97.62%
BUNGH	10	5	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	70	37	15	571,233	8,568,500	497,500	33	97.08%
SPLT3	10	7	2	476,250	952,500	395,000	158	96.71%
SPLT4	63	28	13	558,385	7,259,000	388,000	53	95.71%
SPLT5	10	5	2	765,000	1,530,000	530,000	25	98.72%
ST1.5	28	13	6	753,500	4,521,000	456,000	37	94.89%
ST2	752	380	235	613,647	144,206,970	538,000	44	96.70%
ST2.5	12	4	3	1,411,667	4,235,000	1,450,000	85	97.97%
ST3	30	13	4	1,038,875	4,155,500	875,000	111	96.11%
VILLA	12	5	2	582,420	1,164,839	569,839	18	99.59%
SE								
BK-SP	3	1	1	640,000	640,000	640,000	100	96.26%
BLEVL	39	25	19	356,177	6,767,356	335,000	49	96.72%
BUNG	187	117	84	416,928	35,021,971	381,000	39	97.27%
BUNGH	3	1	0	-	-	-	0	0.00%
SPLT2	57	29	26	604,442	15,715,500	495,000	52	96.51%
SPLT3	5	4	3	377,000	1,131,000	361,000	68	97.60%
SPLT4	45	25	15	425,017	6,375,250	380,000	59	97.26%
SPLT5	3	0	0	-	-	-	0	0.00%
ST1.5	6	3	1	295,000	295,000	295,000	7	95.19%
ST2	517	291	157	440,786	69,203,438	408,000	44	97.34%
ST3	2	1	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
June 2011**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	250	133	98	262,186	25,694,269	243,600	47	96.63%
APRTM	17	5	5	289,600	1,448,000	235,000	103	98.59%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	11	7	1	200,000	200,000	200,000	91	96.20%
BUNG	27	17	7	293,714	2,056,000	310,000	33	100.00%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	3	2	1	415,000	415,000	415,000	151	93.28%
SPLT3	4	1	1	430,500	430,500	430,500	15	97.95%
SPLT4	11	7	5	318,900	1,594,500	317,500	55	95.85%
SPLT5	5	2	2	195,000	390,000	90,000	40	96.11%
ST2	177	88	51	305,717	15,591,550	295,500	48	97.39%
ST2.5	1	0	1	257,000	257,000	257,000	196	95.26%
ST3	19	7	5	439,900	2,199,500	377,000	34	96.38%
VILLA	3	1	5	317,100	1,585,500	284,000	65	95.95%
NE								
APART	77	39	14	140,931	1,973,040	148,000	79	94.77%
APRTM	1	1	0	-	-	-	0	0.00%
BLEVL	1	1	4	124,225	496,900	109,500	30	97.58%
BUNG	10	5	5	176,600	883,000	168,000	57	95.79%
SPLT2	2	1	0	-	-	-	0	0.00%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	4	2	1	237,500	237,500	237,500	68	96.94%
ST2	76	24	16	180,047	2,880,750	177,000	56	95.89%
ST3	4	2	0	-	-	-	0	0.00%
VILLA	2	0	0	-	-	-	0	0.00%
SW								
APART	708	334	182	287,615	52,345,850	270,000	49	96.85%
APRTM	30	13	8	325,688	2,605,500	309,500	87	94.78%
BLEVL	12	5	3	165,000	495,000	145,000	97	93.59%
BUNG	40	16	15	331,380	4,970,700	315,000	35	97.02%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	27	9	2	416,500	833,000	298,000	56	96.87%
PENTH	17	3	2	793,000	1,586,000	176,000	16	95.84%
SPLT2	7	5	1	850,000	850,000	850,000	54	97.76%
SPLT3	2	0	0	-	-	-	0	0.00%
SPLT4	23	9	5	291,900	1,459,500	282,500	58	96.62%
SPLT5	4	1	5	409,800	2,049,000	385,000	84	97.19%
ST2	171	98	57	335,430	19,119,531	295,000	44	97.43%
ST2.5	3	2	4	538,500	2,154,000	395,000	40	97.13%
ST3	48	17	8	782,938	6,263,500	570,000	81	94.73%
VILLA	10	3	5	535,380	2,676,900	540,000	121	96.65%
SE								
APART	95	37	29	249,581	7,237,858	232,000	61	96.53%
APRTM	2	1	1	300,000	300,000	300,000	14	98.39%
BLEVL	3	0	0	-	-	-	0	0.00%
BUNG	11	5	6	312,067	1,872,400	326,900	63	97.75%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	1	1	0	-	-	-	0	0.00%
SPLT2	2	1	1	246,000	246,000	246,000	81	97.66%
SPLT3	1	1	0	-	-	-	0	0.00%
SPLT4	9	5	3	308,333	925,000	273,000	144	95.49%
ST2	70	39	18	270,600	4,870,800	265,000	48	96.49%
ST3	1	1	1	333,000	333,000	333,000	39	98.09%
VILLA	4	1	1	285,000	285,000	285,000	98	95.03%

CREB® - COMMERCIAL SUMMARY
Year to Date
30-Jun-11

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	15	8.85	67		
OFC	L	15	13.65	97		
RET	L	8	17.94	96		
AGR	S	4	641,000	25	2,564,000	93.03%
BUS	S	43	97,073	124	4,174,149	81.29%
BWP	S	11	846,563	168	9,312,190	90.57%
IND	S	12	562,842	131	6,754,100	88.36%
LAN	S	9	954,375	154	7,635,000	77.22%
MFC	S	16	849,500	58	13,592,000	96.30%
OFC	S	9	502,867	143	4,525,800	74.30%
RET	S	16	797,538	157	10,368,000	90.35%

Year to Date
30-Jun-10

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	9	9.111	110		
OFC	L	11	12.827181	107		
RET	L	4	18.50075	88		
AGR	S	15	1,952,567	116	29,288,500	85.65%
BUS	S	35	91,843	96	3,214,508	81.30%
BWP	S	7	357,714	221	2,504,000	90.67%
IND	S	37	480,379	107	17,774,013	92.52%
LAN	S	20	892,390	153	17,847,800	89.72%
MFC	S	11	830,273	89	9,133,000	94.81%
OFC	S	13	732,415	103	9,521,400	89.58%
RET	S	10	622,784	69	6,227,835	87.76%

**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	2,323	2,202	3,129	3,097	3,654	3,307	2,545	2,835	3,104	2,587	1,951	982	31,716
Sales	1,495	1,938	2,265	2,070	1,984	1,750	1,494	1,312	1,056	1,114	1,099	843	18,420
Avg Price	433,073	448,721	478,462	473,529	487,921	496,997	506,709	485,818	470,591	452,398	461,769	442,968	472,041
Median	380,000	408,000	427,000	431,500	435,000	438,500	435,000	430,000	420,750	412,500	407,000	406,000	421,000
Avg DOM	39	30	24	24	25	30	36	40	41	41	46	52	33
2008													
New Listings	3,024	2,983	3,487	3,378	3,422	2,785	2,555	2,271	2,630	2,321	1,563	834	31,253
Sales	1,079	1,244	1,413	1,360	1,362	1,435	1,308	1,168	1,149	817	668	449	13,452
Avg Price	455,720	471,867	473,490	474,831	479,122	473,052	456,402	440,838	444,113	449,150	435,484	417,398	460,330
Median	410,000	428,844	420,000	420,000	419,000	408,000	408,250	398,000	395,000	390,000	387,900	380,000	409,000
Avg DOM	50	40	40	41	42	47	52	52	52	48	55	62	47
2009													
New Listings	2,067	2,058	2,023	2,005	2,230	2,236	2,082	1,907	1,855	1,817	1,362	805	22,447
Sales	548	824	1,081	1,289	1,580	1,832	1,579	1,275	1,253	1,283	1,091	794	14,429
Avg Price	413,301	415,597	420,600	426,463	436,714	446,729	436,791	453,521	457,953	462,544	464,757	451,363	442,329
Median	374,850	375,000	375,000	380,000	390,000	398,750	390,000	399,000	399,500	410,000	408,000	400,000	392,000
Avg DOM	62	51	49	52	46	45	43	43	40	42	42	47	45
2010													
New Listings	1,820	2,151	2,986	3,076	2,965	2,729	1,940	1,958	2,252	1,763	1,315	743	25,698
Sales	759	1,032	1,388	1,351	1,256	1,059	914	865	957	887	890	733	12,091
Avg Price	441,284	458,375	470,994	460,455	483,938	481,160	464,500	445,814	460,329	444,936	455,596	441,364	461,132
Median	398,000	410,500	422,950	417,000	420,000	418,000	400,000	395,000	390,000	389,000	399,900	389,000	406,000
Avg DOM	43	35	33	36	38	40	45	51	53	51	53	59	43
2011													
New Listings	1,963	2,267	2,432	2,294	2,553	2,424							13,933
Sales	784	1,169	1,352	1,216	1,312	1,398							7,231
Avg Price	453,845	461,759	461,541	479,393	489,643	479,580							472,330
Median	390,000	400,000	399,500	420,000	423,000	417,250							410,000
Avg DOM	57	45	39	41	41	43							43

**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.

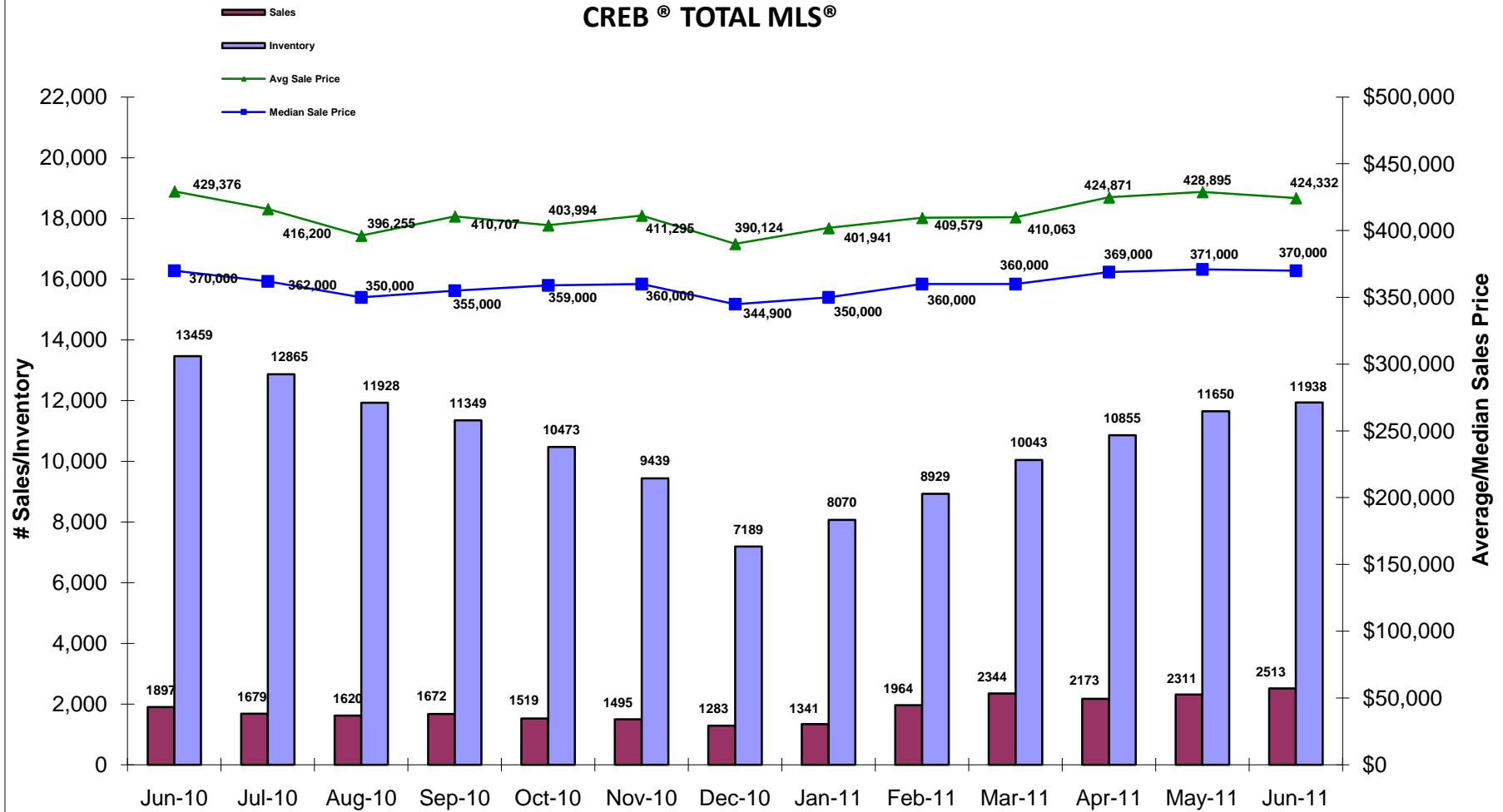
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2007													
New Listings	1,004	890	1,249	1,157	1,329	1,253	1,113	1,188	1,314	1,203	887	470	13,057
Sales	735	895	1,024	836	887	789	602	598	482	499	494	390	8,231
Avg Price	287,634	301,823	312,144	329,918	332,212	323,281	318,551	320,793	321,442	331,804	312,823	304,931	316,401
Median	267,500	280,800	290,000	309,500	308,000	304,900	297,700	301,000	300,000	289,000	285,106	285,500	295,000
Avg DOM	39	28	24	23	24	28	34	36	41	41	45	50	32
2008													
New Listings	1,404	1,240	1,563	1,491	1,545	1,236	1,186	1,053	1,187	1,071	741	433	14,150
Sales	453	559	563	581	573	555	535	495	461	398	283	205	5,661
Avg Price	311,410	311,757	312,517	312,586	311,286	315,089	296,341	287,841	287,869	289,001	285,116	274,919	302,410
Median	290,000	295,000	292,500	290,000	284,000	282,000	273,500	268,500	265,000	268,000	251,800	254,000	282,500
Avg DOM	48	46	43	46	50	52	53	58	55	50	52	61	50
2009													
New Listings	941	890	901	964	993	931	918	831	942	860	706	443	10,320
Sales	221	340	444	575	653	736	700	631	580	599	503	339	6,321
Avg Price	264,396	268,884	284,293	278,376	275,299	285,481	285,168	283,400	290,256	289,786	294,600	289,605	283,620
Median	240,000	249,950	260,000	252,000	255,000	265,750	263,375	260,000	265,000	263,500	265,000	265,000	270,000
Avg DOM	64	52	56	58	52	52	50	48	43	45	46	48	50
2010													
New Listings	951	1,109	1,376	1,338	1,220	1,086	889	809	920	722	634	369	11,423
Sales	375	536	605	639	518	445	396	362	366	307	310	318	5,177
Avg Price	282,737	282,880	297,158	289,586	304,693	294,182	291,181	286,373	284,028	287,808	284,667	283,059	289,890
Median	265,000	265,950	275,000	267,500	279,950	270,000	268,000	260,000	265,000	256,500	254,150	260,000	266,500
Avg DOM	50	43	39	41	43	47	51	54	57	58	58	62	48
2011													
New Listings	871	971	999	971	1,016	958							5,786
Sales	302	465	581	534	502	581							2,965
Avg Price	288,291	290,548	280,781	289,334	287,697	296,501							288,869
Median	255,000	267,500	256,000	260,000	269,250	265,000							263,000
Avg DOM	62	53	50	54	50	53							52

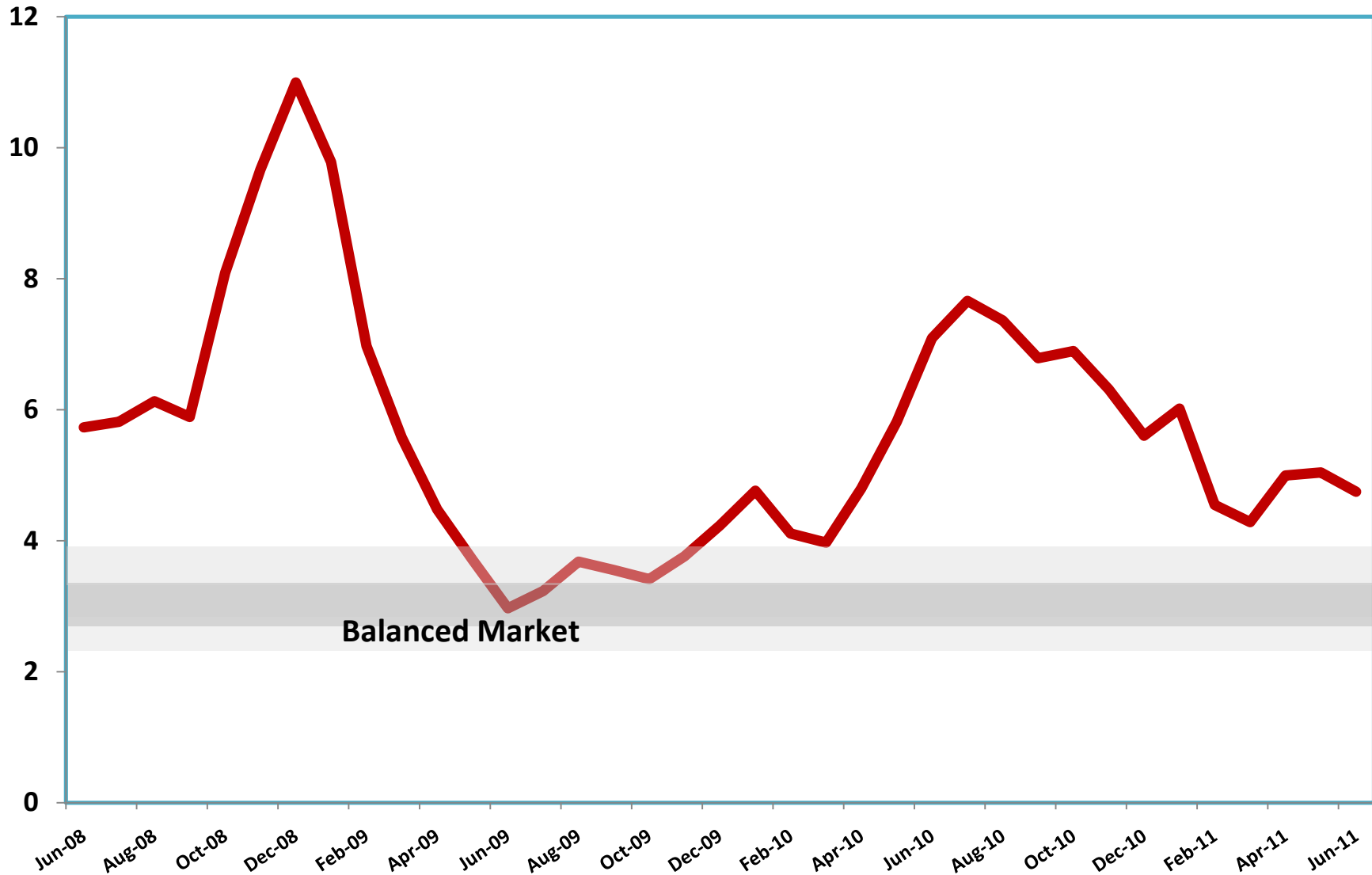
**Year-to-date and monthly statistics will accurately reflect our database, reflecting up-to-date changes that naturally occur.



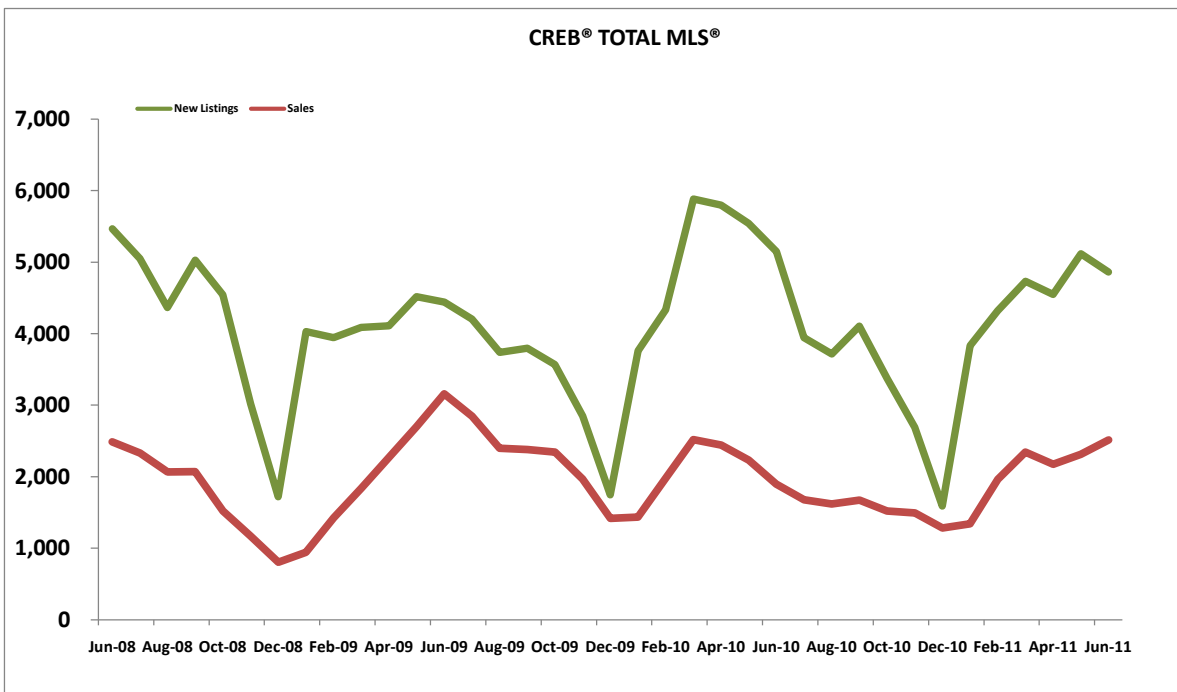
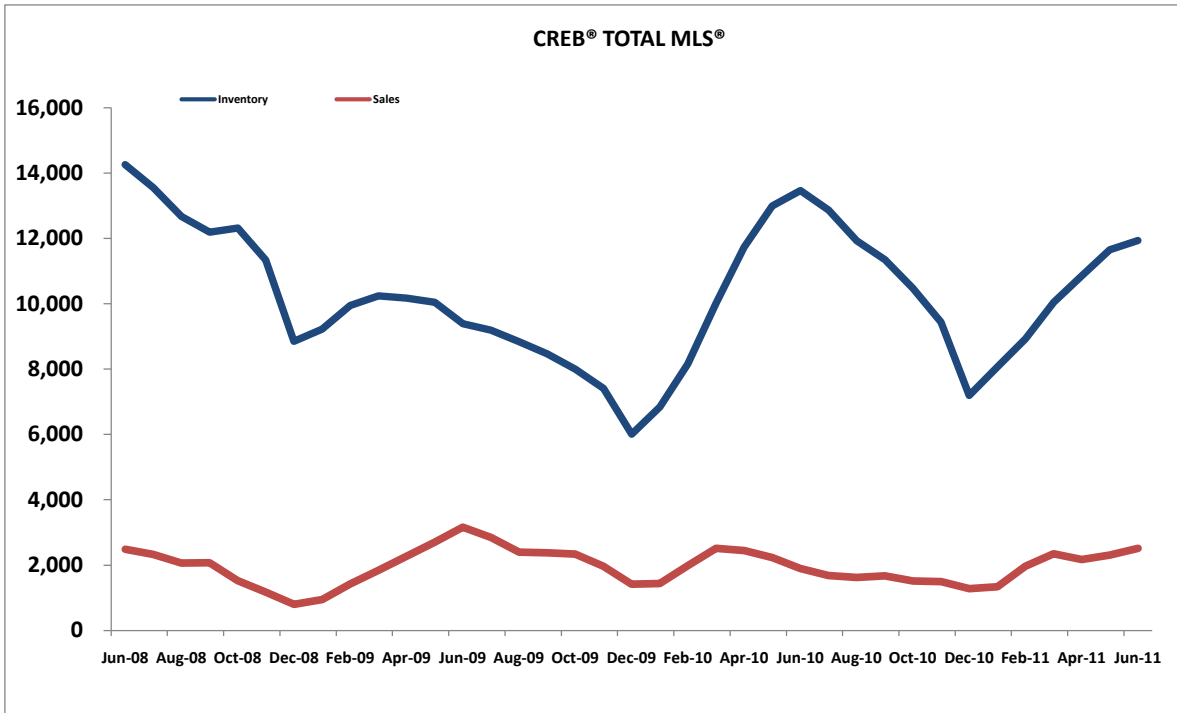
CREB® TOTAL MLS®



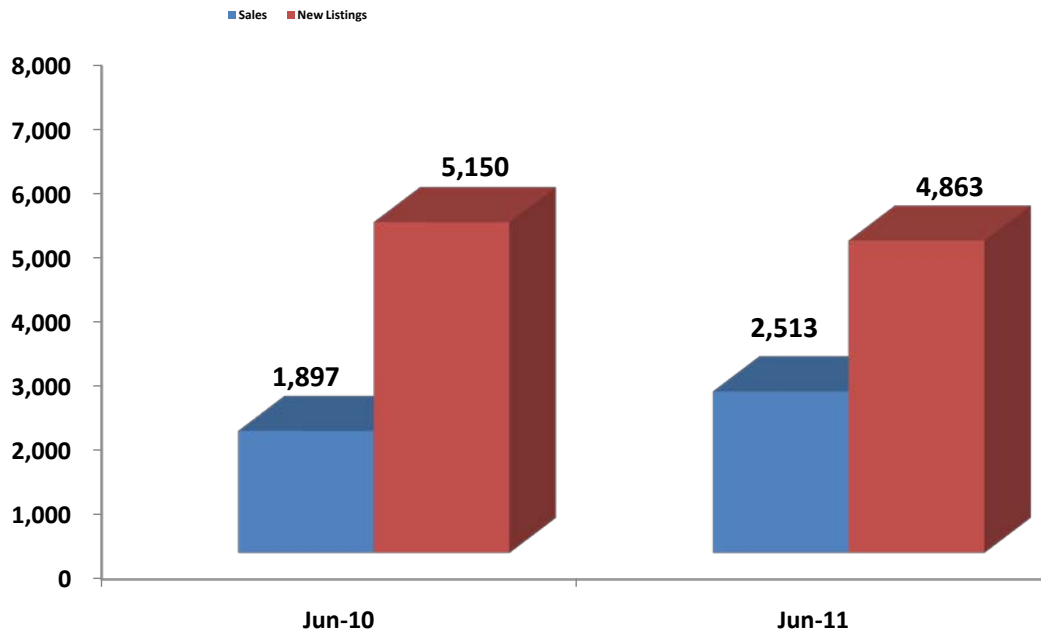
CREB® ABSORPTION RATE TOTAL MLS®



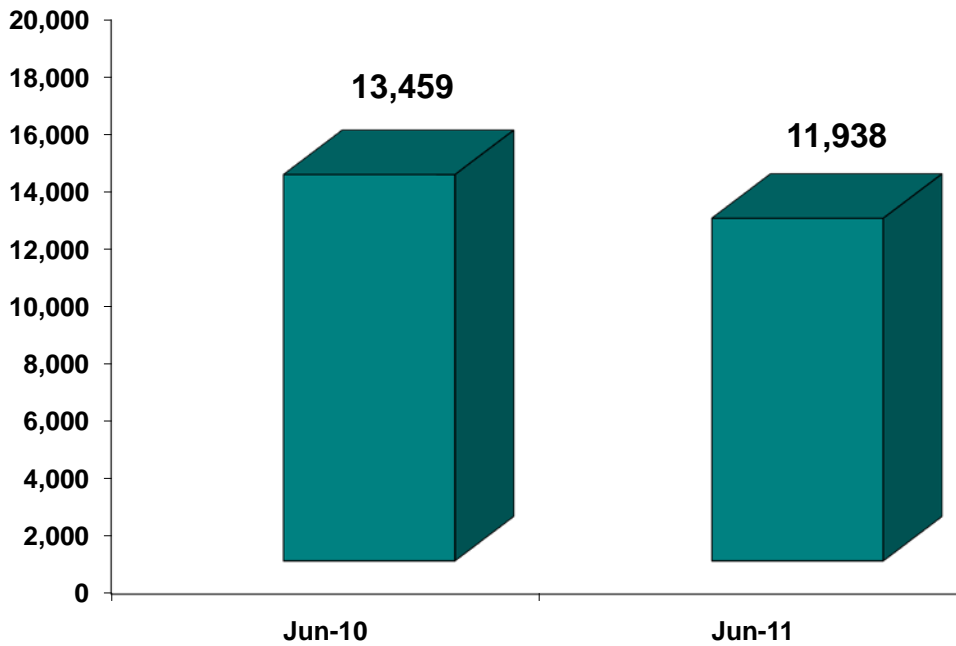
Absorption Rate = Inventory / Sales



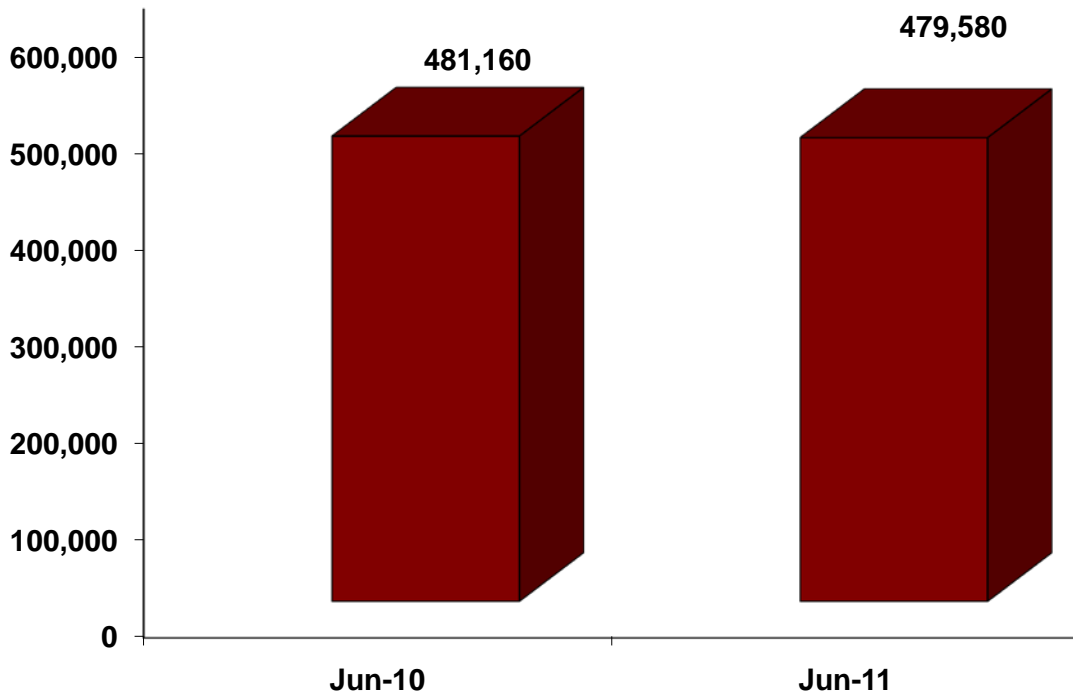
CREB® TOTAL MLS®



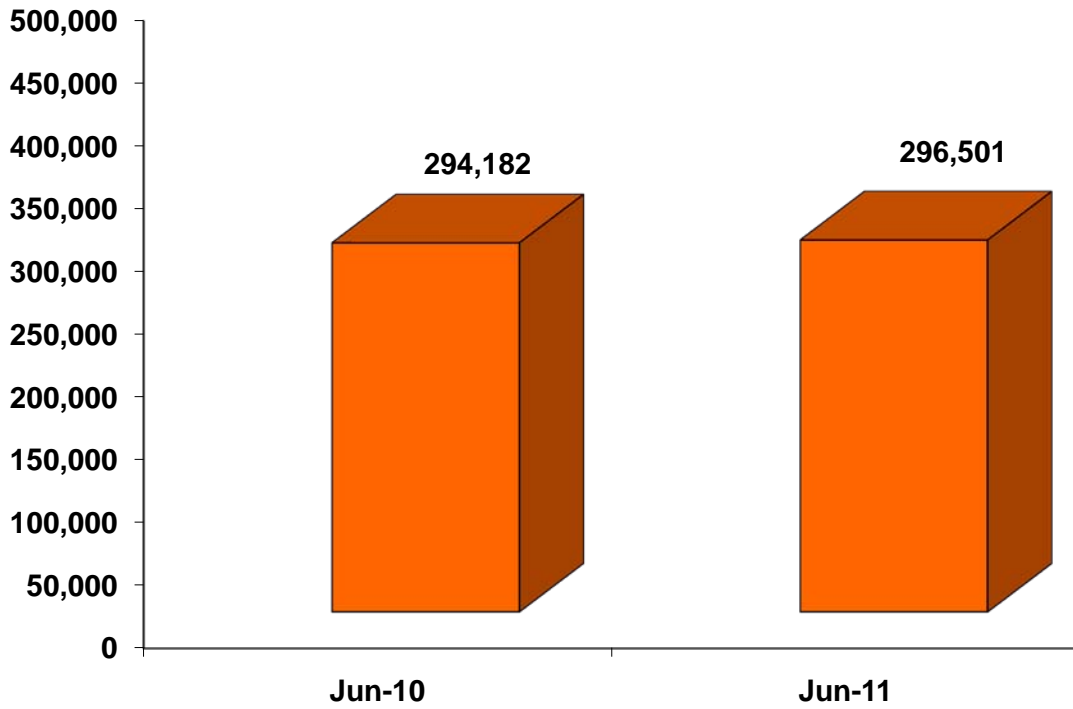
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



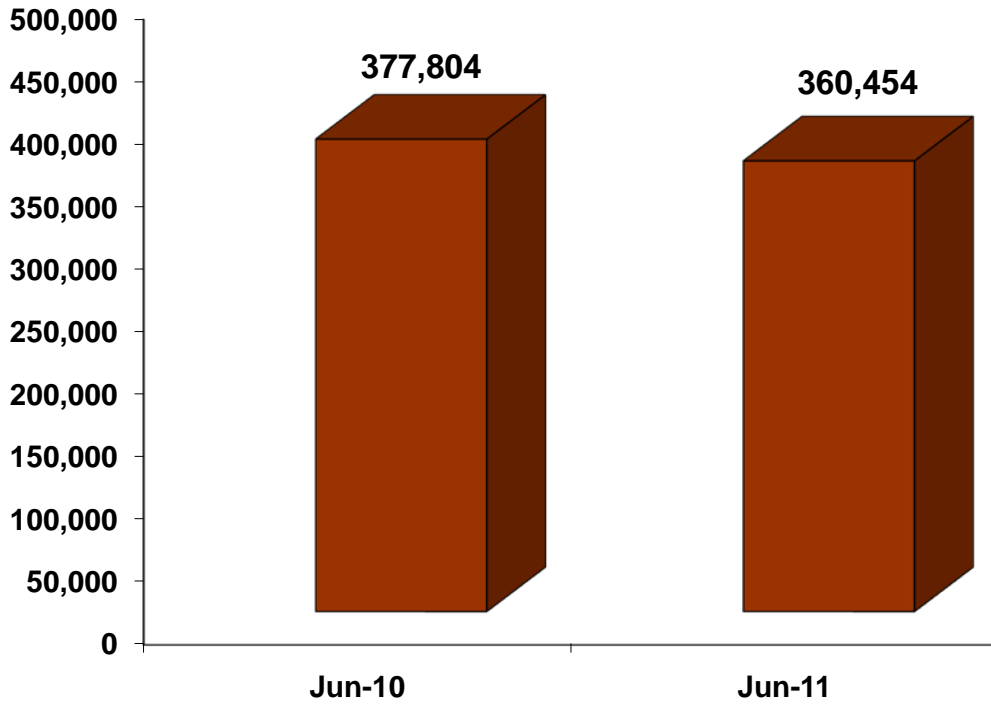
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



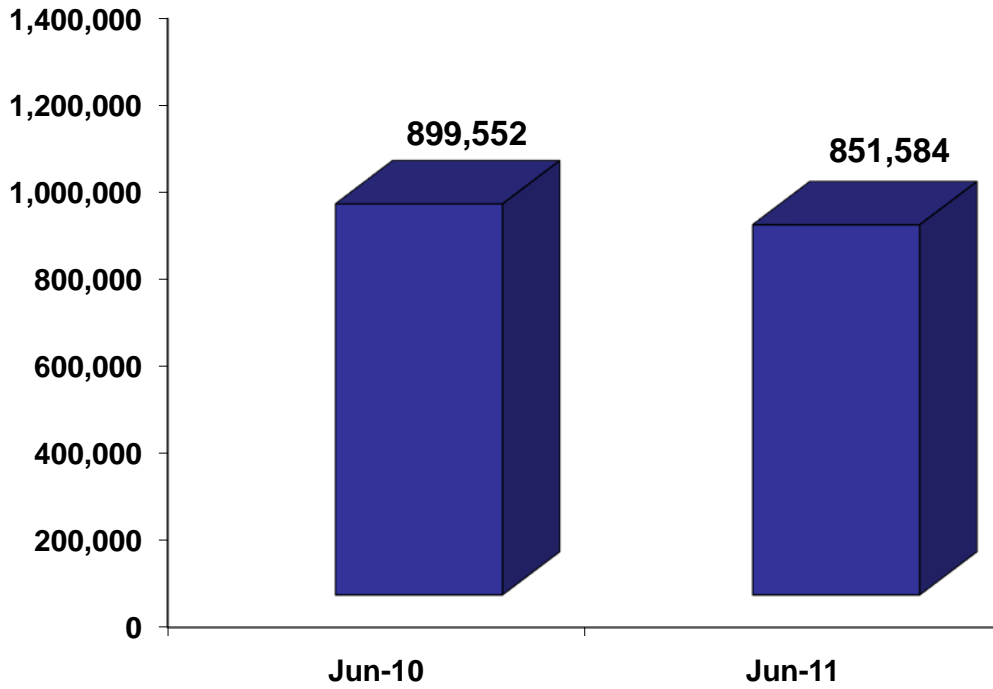
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



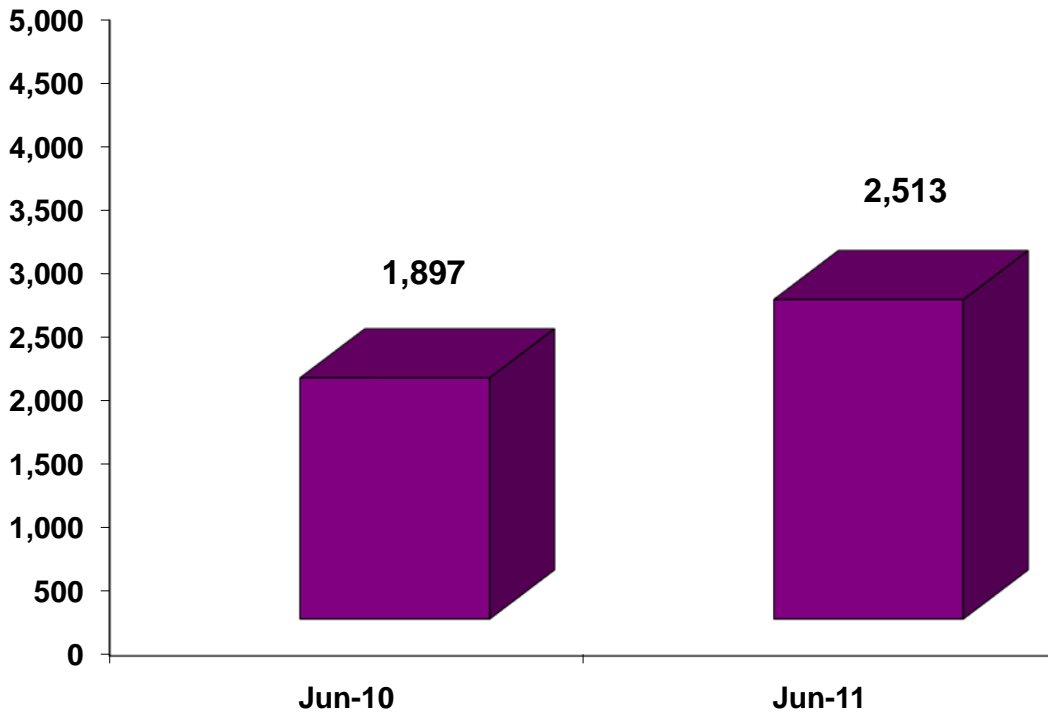
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



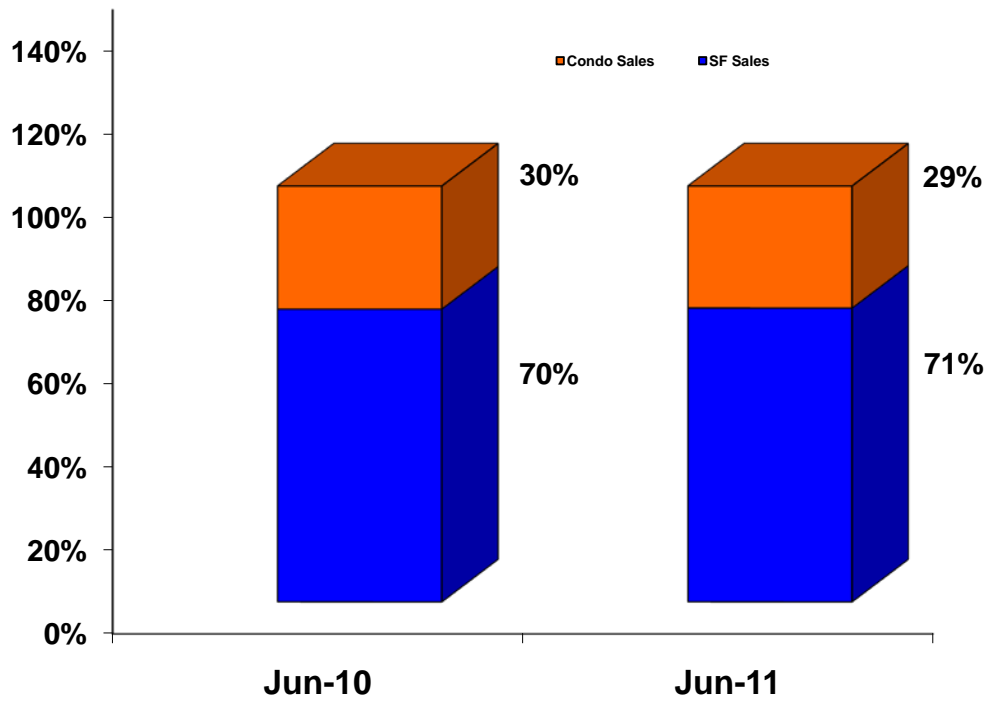
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



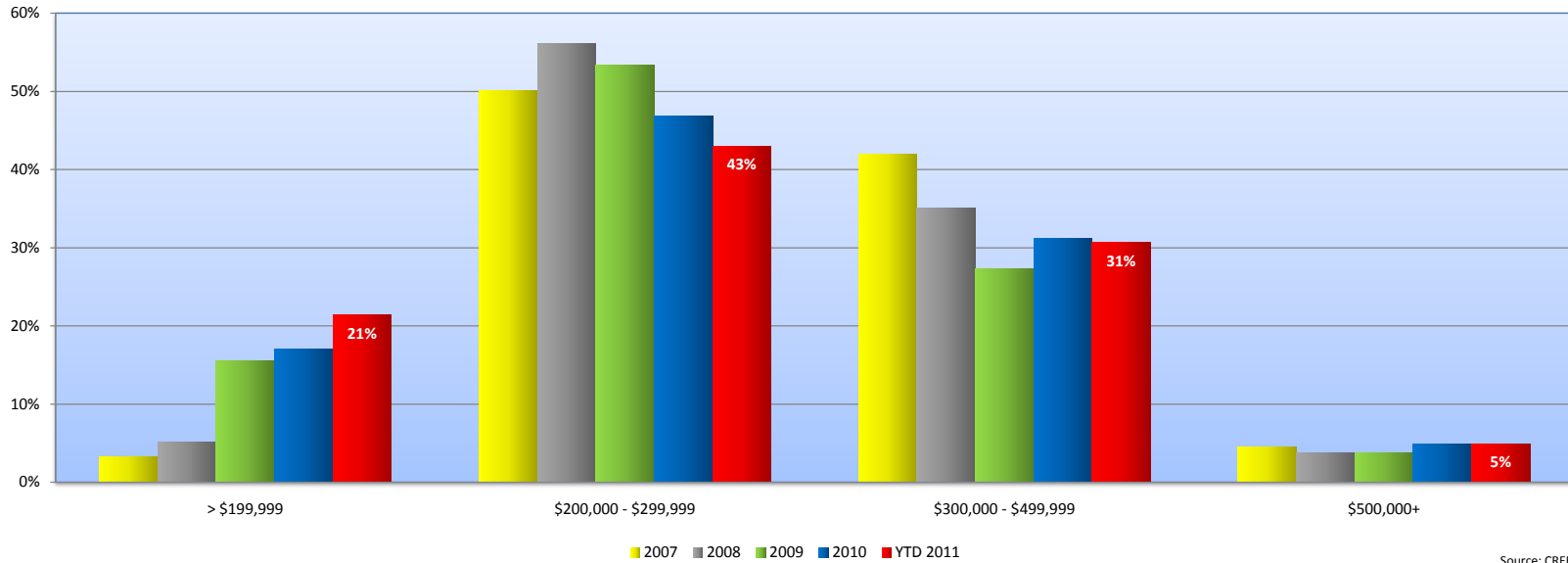
CREB® - TOTAL MLS® SALES



CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES

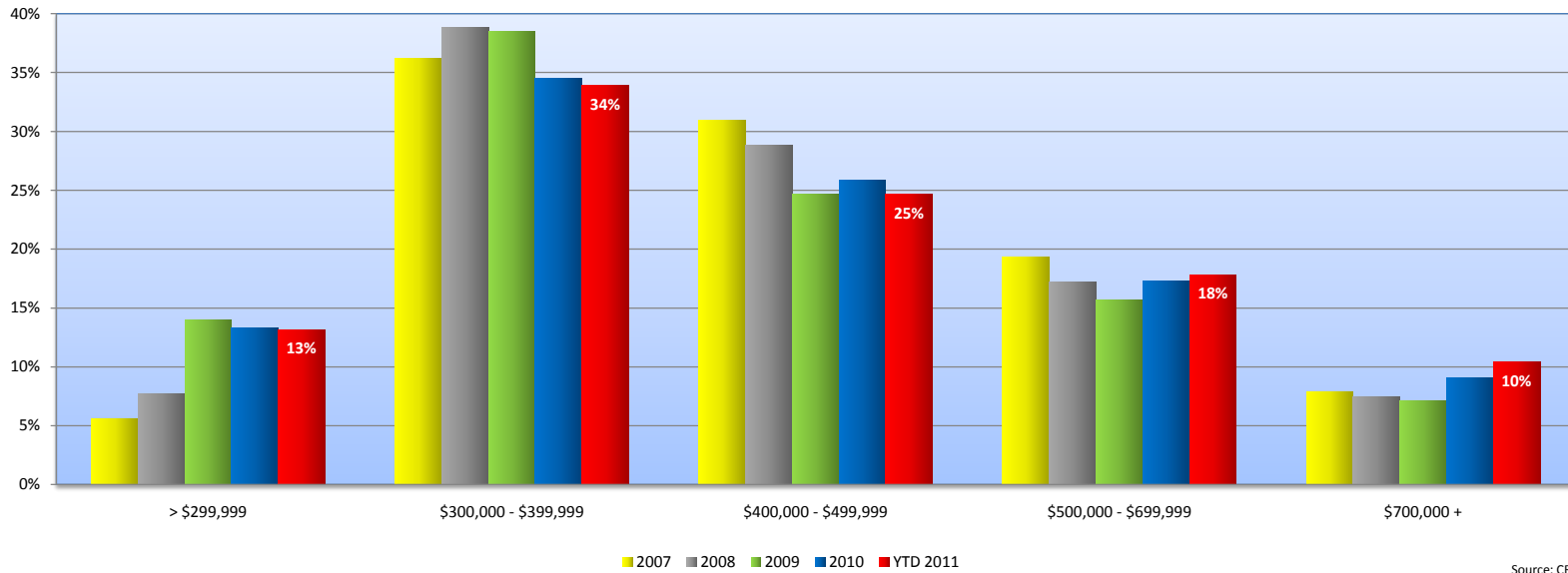


Condominium Sales By Price Range



Source: CREB®

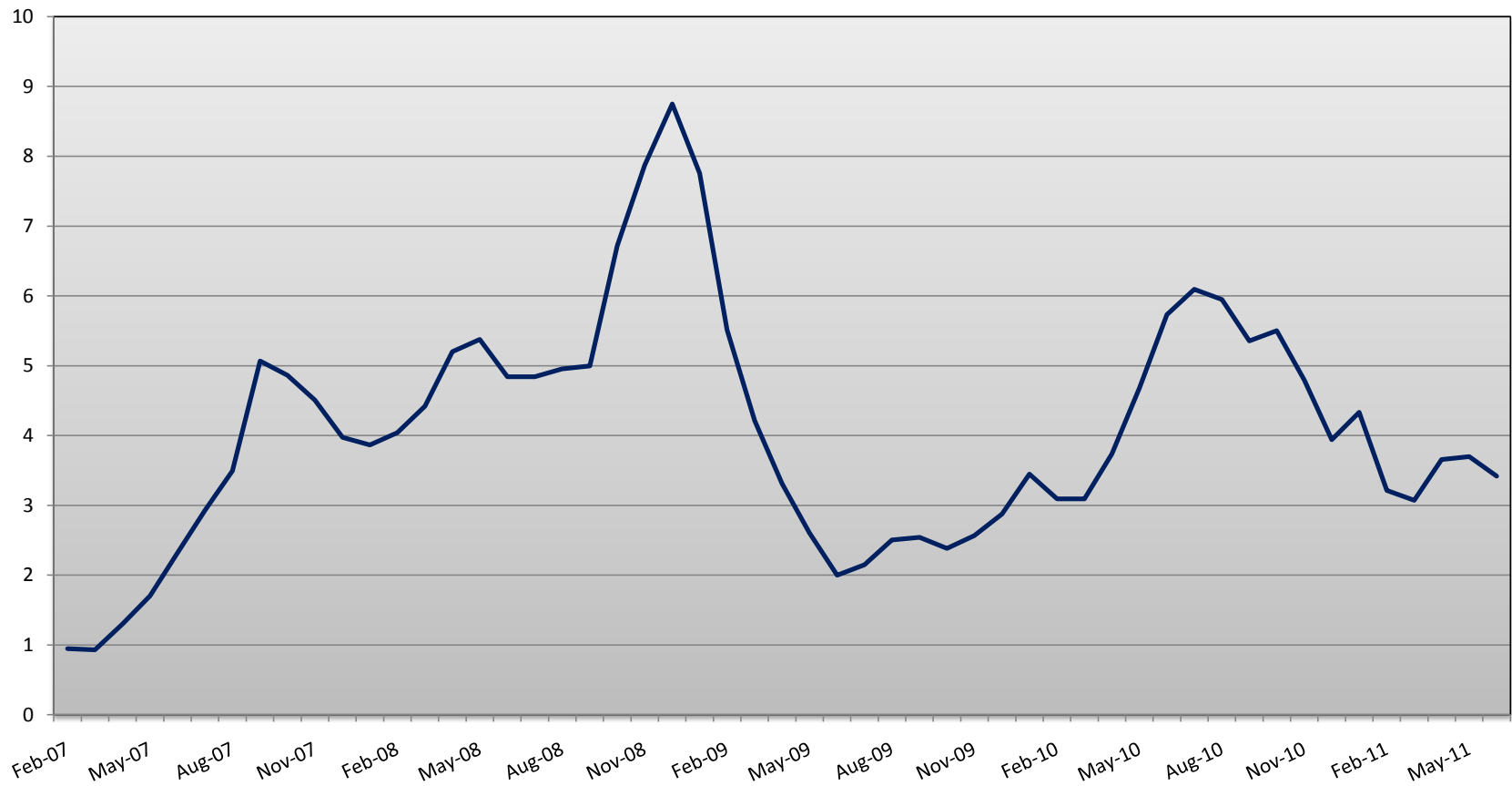
Single Family Sales By Price Range



Source: CREB®

City of Calgary Residential Absorption

Months



Absorption = monthly inventory / monthly sales

Source: CREB®

City of Calgary Residential Sales

