



creb®

serving calgary and area REALTORS®

MAY 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

INNER CITY HOUSING MARKET LEADS IN SALES

Buyers find value in inner city communities

Calgary, June 1, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), year-to-date residential sales in the inner city grew nearly 4 per cent, outperforming the city wide average. City of Calgary residential sales totaled 1,816 in May 2011, a 2 per cent increase in volume over May 2010. However, slower early spring sales resulted in the overall year-to-date sales being 3 per cent lower than the 2010 spring market.

As the city grows, improvements in the inner city communities are consistent with changing preferences in lifestyle options.

“Consumers are looking for shorter commute times to work and easy access to a wider range of services provided by these inner city communities,” says Sano Stante, president of CREB®.

“Many of these communities are surrounded by abundant amenities such as parks, mature trees, diverse shopping and transit which appeals to a wide range of consumers; furthermore, inner city homes can be considered a stable real estate investment, as there is significant value in land located near the city’s core.”

The average price for single family homes in May 2011 was \$489,482 and the median price \$423,000, comparable to levels recorded last year. Single family home sales were 1,313 in May 2011, a 5 per cent increase over last year, while 2,552 listings came to market, a 14 per cent decline over the same period last year.

The decline in listings has caused inventory levels to come down to 4,616 units, an 18 per cent decline from last year. Moderate sales and a reduction in inventory have resulted in a decline in months of supply compared to May 2010.

To date, the single family market has fared better than the condominium market, as prices have come down from peak levels recorded in 2007 providing individuals more options with regard to home ownership, noted Stante. After the first five months of the year, single family home sales were 5,835 units, consistent with sales levels during the same time frame last year.

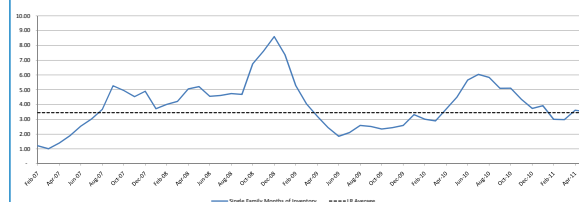
“With just under four months supply, we expect single family home prices to remain stable in the coming months,” says Stante. “Provided that interest rates remain moderated, we are positive about the near term stability and recovery in the Calgary real estate market.”

“While condominiums continue to experience some decline in sales and prices, the rate of decline seems to be easing, indicating signs of improvement in this market” adds Stante.

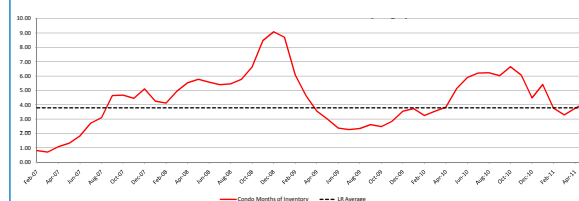
The inventory of condominiums continues to remain higher than average, but has declined by 21 per cent from levels recorded in May 2010.

Condominium sales were 503 for May 2011, 3 per cent lower than last year’s figures. Year-to-date condominium sales are 11 per cent lower than last year’s levels, however, listings have declined by 19 per cent as well over

Total Single Family Months of Inventory



Total Condominium Months of Inventory



the same time frame, placing downward pressure on inventories.

“Full time employment growth has been sluggish in Calgary, with only notable improvements occurring in April,” says Stante. “All indications point to the trend that as full-time employment growth takes hold in the later portion of the year, so too will improvements in migration, ultimately translating into improvements in the housing market.”

About CREB®

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CREB® - TOTAL MLS® FOR MAY 2011

	<u>2011</u>	<u>2010</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	4,616	5,649	-18.29%	n/a	n/a	n/a
New Listings Added	2,552	2,966	-13.96%	11,512	13,005	-11.48%
Sales	1,313	1,262	4.04%	5,835	5,796	0.67%
Avg DOM Sold	41	38	7.89%	43	36	19.44%
Avg DOM Active	52	46	13.04%	52	46	13.04%
Average Sale Price	489,482	483,240	1.29%	470,616	465,058	1.20%
Median Price	423,000	420,000	0.71%	408,000	415,000	-1.69%
Total Sales	642,690,499	609,848,752	5.39%	2,746,047,041	2,695,477,119	1.88%
Sales \$/List \$	97.16%	97.11%	0.05%	97.00%	97.44%	-0.45%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,092	2,656	-21.23%	n/a	n/a	n/a
New Listings Added	1,017	1,221	-16.71%	4,829	5,994	-19.44%
Sales	503	518	-2.90%	2,386	2,676	-10.84%
Avg DOM Sold	49	43	13.95%	52	42	23.81%
Avg DOM Active	55	50	10.00%	55	50	10.00%
Average Sale Price	287,384	304,662	-5.67%	286,903	291,801	-1.68%
Median Price	268,500	279,900	-4.07%	262,000	270,000	-2.96%
Total Sales	144,553,999	157,815,081	-8.40%	684,550,905	780,860,512	-12.33%
Sales \$/List \$	96.84%	97.22%	-0.39%	96.71%	97.14%	-0.44%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	3,029	2,897	4.56%	n/a	n/a	n/a
New Listings Added	1,045	941	11.05%	4,308	4,379	-1.62%
Sales	395	338	16.86%	1,521	1,721	-11.62%
Avg DOM Sold	77	60	28.33%	79	64	23.44%
Avg DOM Active	89	84	5.95%	89	84	5.95%
Average Sale Price	343,071	363,231	-5.55%	348,840	358,879	-2.80%
Median Price	330,000	354,000	-6.78%	325,500	335,700	-3.04%
Total Sales	135,513,214	122,772,148	10.38%	530,586,053	617,630,643	-14.09%
Sales \$/List \$	96.34%	97.11%	-0.79%	96.74%	97.05%	-0.33%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	1,168	1,125	3.82%	n/a	n/a	n/a
New Listings Added	349	289	20.76%	1,295	1,294	0.08%
Sales	73	74	-1.35%	279	285	-2.11%
Avg DOM Sold	123	84	46.43%	108	88	22.73%
Avg DOM Active	100	100	0.00%	100	100	0.00%
Average Sale Price	803,008	864,084	-7.07%	807,194	861,258	-6.28%
Median Price	750,000	820,000	-8.54%	750,000	775,000	-3.23%
Total Sales	58,619,600	63,942,200	-8.32%	225,207,077	245,458,475	-8.25%
Sales \$/List \$	94.62%	94.01%	0.65%	94.04%	94.49%	-0.48%
<u>RURAL LAND</u>						
Month End Inventory	646	553	16.82%	n/a	n/a	n/a
New Listings Added	126	103	22.33%	495	495	0.00%
Sales	23	32	-28.13%	77	99	-22.22%
Avg DOM Sold	140	132	6.06%	104	128	-18.75%
Avg DOM Active	173	137	26.28%	173	137	26.28%
Average Sale Price	437,968	439,513	-0.35%	408,761	422,404	-3.23%
Median Price	330,000	363,000	-9.09%	340,000	355,000	-4.23%
Total Sales	10,073,260	14,064,400	-28.38%	31,474,615	41,818,045	-24.73%
Sales \$/List \$	88.68%	88.45%	0.26%	91.51%	90.76%	0.82%
<u>TOTAL MLS®*</u>						
Month End Inventory	11,650	12,989	-10.31%	n/a	n/a	n/a
New Listings Added	5,117	5,542	-7.67%	22,545	25,323	-10.97%
Sales	2,315	2,239	3.39%	10,138	10,632	-4.65%
Avg DOM Sold	53	45	17.78%	53	45	17.78%
Avg DOM Active	74	64	15.63%	74	64	15.63%
Average Sale Price	428,475	433,030	-1.05%	416,251	412,397	0.93%
Median Price	370,000	375,000	-1.33%	362,500	365,000	-0.68%
Total Sales	991,919,672	969,553,081	2.31%	4,219,955,091	4,384,604,594	-3.76%
Sales \$/List \$	96.75%	96.78%	-0.03%	96.71%	97.09%	-0.39%

*Total MLS® includes Mobile Listings

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CREB® CALGARY METRO BY PRICE

<i>SINGLE FAMILY</i>	May-11				May-10			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	-	0.00%	1	0.02%	1	0.08%	1	0.02%
100,000 - 199,999	14	1.07%	75	1.29%	6	0.48%	40	0.69%
200,000 - 299,999	138	10.51%	705	12.08%	131	10.43%	622	10.75%
300,000 - 349,999	190	14.47%	945	16.20%	192	15.29%	916	15.83%
350,000 - 399,999	221	16.83%	1,057	18.12%	215	17.12%	1,010	17.46%
400,000 - 449,999	206	15.69%	835	14.31%	204	16.24%	958	16.56%
450,000 - 499,999	130	9.90%	593	10.16%	146	11.62%	638	11.03%
500,000 - 549,999	97	7.39%	377	6.46%	88	7.01%	410	7.09%
550,000 - 599,999	68	5.18%	279	4.78%	63	5.02%	304	5.25%
600,000 - 649,999	58	4.42%	204	3.50%	35	2.79%	217	3.75%
650,000 - 699,999	36	2.74%	172	2.95%	38	3.03%	164	2.83%
700,000 - 799,999	49	3.73%	204	3.50%	41	3.26%	184	3.18%
800,000 - 899,999	36	2.74%	134	2.30%	25	1.99%	110	1.90%
900,000 - 999,999	18	1.37%	63	1.08%	16	1.27%	63	1.09%
1,000,000 - 1,249,999	23	1.75%	71	1.22%	29	2.31%	75	1.30%
1,250,000 - 1,499,999	14	1.07%	50	0.86%	12	0.96%	35	0.60%
1,500,000 - 1,749,999	2	0.15%	17	0.29%	2	0.16%	13	0.22%
1,750,000 - 1,999,999	6	0.46%	23	0.39%	5	0.40%	6	0.10%
2,000,000 - 2,499,999	2	0.15%	15	0.26%	6	0.48%	16	0.28%
2,500,000 - 2,999,999	4	0.30%	10	0.17%	1	0.08%	3	0.05%
3,000,000 - 3,499,999	1	0.08%	3	0.05%	-	0.00%	-	0.00%
3,500,000 - 3,999,999	-	0.00%	1	0.02%	-	0.00%	-	0.00%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	0.02%
	1,313		5,834		1,256		5,786	
 <i>CONDO</i>								
0 - 99,999	3	0.60%	22	0.92%	3	0.58%	10	0.37%
100,000 - 199,999	92	18.29%	500	20.96%	61	11.78%	391	14.63%
200,000 - 299,999	222	44.14%	1,029	43.13%	238	45.95%	1,249	46.73%
300,000 - 349,999	69	13.72%	329	13.79%	92	17.76%	463	17.32%
350,000 - 399,999	49	9.74%	231	9.68%	52	10.04%	250	9.35%
400,000 - 449,999	25	4.97%	86	3.60%	28	5.41%	122	4.56%
450,000 - 499,999	23	4.57%	72	3.02%	15	2.90%	63	2.36%
500,000 - 549,999	4	0.80%	26	1.09%	10	1.93%	34	1.27%
550,000 - 599,999	4	0.80%	26	1.09%	4	0.77%	29	1.08%
600,000 - 649,999	4	0.80%	15	0.63%	5	0.97%	23	0.86%
650,000 - 699,999	3	0.60%	17	0.71%	2	0.39%	10	0.37%
700,000 - 799,999	5	0.99%	12	0.50%	2	0.39%	13	0.49%
800,000 - 899,999	-	0.00%	13	0.54%	3	0.58%	9	0.34%
900,000 - 999,999	-	0.00%	1	0.04%	2	0.39%	4	0.15%
1,000,000 - 1,249,999	-	0.00%	3	0.13%	-	0.00%	1	0.04%
1,250,000 - 1,499,999	-	0.00%	2	0.08%	1	0.19%	2	0.07%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	-	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	0.04%	-	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	0.04%	-	0.00%	-	0.00%
	503		2,386		518		2,673	

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CREB® TOWN AND COUNTRY BY PRICE CATEGORY

TOWNS	May-11				May-10			
	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	18	4.56%	36	2.37%	6	1.78%	34	1.98%
100,000 - 199,999	42	10.63%	188	12.36%	30	8.88%	171	9.95%
200,000 - 299,999	98	24.81%	397	26.10%	73	21.60%	415	24.16%
300,000 - 349,999	72	18.23%	275	18.08%	53	15.68%	309	17.99%
350,000 - 399,999	51	12.91%	198	13.02%	62	18.34%	282	16.41%
400,000 - 449,999	56	14.18%	163	10.72%	50	14.79%	190	11.06%
450,000 - 499,999	15	3.80%	96	6.31%	22	6.51%	94	5.47%
500,000 - 549,999	20	5.06%	56	3.68%	14	4.14%	80	4.66%
550,000 - 599,999	7	1.77%	26	1.71%	6	1.78%	28	1.63%
600,000 - 649,999	3	0.76%	13	0.85%	5	1.48%	29	1.69%
650,000 - 699,999	4	1.01%	21	1.38%	7	2.07%	21	1.22%
700,000 - 799,999	1	0.25%	14	0.92%	4	1.18%	19	1.11%
800,000 - 899,999	4	1.01%	10	0.66%	2	0.59%	15	0.87%
900,000 - 999,999	-	0.00%	7	0.46%	3	0.89%	14	0.81%
1,000,000 - 1,249,999	1	0.25%	9	0.59%	-	0.00%	9	0.52%
1,250,000 - 1,499,999	2	0.51%	10	0.66%	1	0.30%	6	0.35%
1,500,000 - 1,749,999	-	0.00%	1	0.07%	-	0.00%	1	0.06%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.06%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	1	0.25%	1	0.07%	-	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%
	395		1,521		338		1,718	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	3	1.08%	2	2.74%	3	1.06%
100,000 - 199,999	3	4.11%	10	3.58%	5	6.85%	13	4.61%
200,000 - 299,999	8	10.96%	27	9.68%	5	6.85%	12	4.26%
300,000 - 349,999	3	4.11%	8	2.87%	1	1.37%	13	4.61%
350,000 - 399,999	3	4.11%	7	2.51%	3	4.11%	7	2.48%
400,000 - 449,999	4	5.48%	12	4.30%	2	2.74%	5	1.77%
450,000 - 499,999	-	0.00%	4	1.43%	5	6.85%	12	4.26%
500,000 - 549,999	4	5.48%	11	3.94%	1	1.37%	7	2.48%
550,000 - 599,999	3	4.11%	14	5.02%	1	1.37%	12	4.26%
600,000 - 649,999	-	0.00%	9	3.23%	3	4.11%	18	6.38%
650,000 - 699,999	4	5.48%	18	6.45%	4	5.48%	16	5.67%
700,000 - 799,999	10	13.70%	35	12.54%	3	4.11%	31	10.99%
800,000 - 899,999	9	12.33%	28	10.04%	11	15.07%	38	13.48%
900,000 - 999,999	3	4.11%	20	7.17%	6	8.22%	22	7.80%
1,000,000 - 1,249,999	11	15.07%	39	13.98%	7	9.59%	30	10.64%
1,250,000 - 1,499,999	2	2.74%	13	4.66%	5	6.85%	20	7.09%
1,500,000 - 1,749,999	2	2.74%	7	2.51%	3	4.11%	9	3.19%
1,750,000 - 1,999,999	1	1.37%	3	1.08%	2	2.74%	5	1.77%
2,000,000 - 2,499,999	2	2.74%	7	2.51%	2	2.74%	6	2.13%
2,500,000 - 2,999,999	1	1.37%	4	1.43%	2	2.74%	2	0.71%
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	0.35%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	73		279		73		282	

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CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
May 2010

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	3	4	1	320,000	320,000	320,000	19	97.56%
BLEVL	117	67	40	376,423	15,056,938	357,750	43	97.29%
BUNG	378	226	128	434,013	55,553,650	402,000	35	97.16%
BUNGH	13	7	4	666,850	2,667,400	680,000	90	96.41%
BUNGS	1	1	1	500,000	500,000	500,000	11	98.06%
SPLT2	80	41	22	486,798	10,709,550	450,000	43	97.19%
SPLT3	10	4	1	600,000	600,000	600,000	21	96.00%
SPLT4	62	39	17	404,096	6,869,626	370,000	28	97.66%
SPLT5	6	5	3	504,300	1,512,900	556,900	41	100.95%
ST1.5	24	14	8	462,438	3,699,500	406,500	37	96.34%
ST2	859	461	276	499,109	137,754,089	438,000	41	97.36%
ST2.5	7	2	4	1,070,750	4,283,000	853,000	39	96.25%
ST3	11	6	1	750,000	750,000	750,000	83	97.42%
VILLA	5	3	1	442,500	442,500	442,500	10	98.36%
NE								
BK-SP	6	5	0	-	-	-	0	0.00%
BLEVL	150	89	20	263,843	5,276,850	282,000	34	96.67%
BUNG	217	123	48	267,856	12,857,100	259,000	43	96.10%
BUNGH	5	3	0	-	-	-	0	0.00%
SPLT2	19	9	2	417,500	835,000	365,000	60	96.12%
SPLT3	6	6	6	280,333	1,682,000	253,000	39	96.29%
SPLT4	90	45	15	313,467	4,702,000	300,000	80	96.24%
ST1.5	3	1	1	225,000	225,000	225,000	94	97.87%
ST2	329	137	63	301,883	19,018,600	296,500	38	96.36%
SW								
BK-SP	4	1	0	-	-	-	0	0.00%
BLEVL	44	31	12	427,588	5,131,050	395,000	26	98.20%
BUNG	267	185	107	520,412	55,684,120	450,000	34	97.45%
BUNGH	8	2	4	465,500	1,862,000	395,000	34	97.26%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	60	40	28	614,282	17,199,900	528,000	35	97.77%
SPLT3	6	4	3	475,667	1,427,000	425,000	27	105.71%
SPLT4	59	38	27	447,028	12,069,750	400,000	32	97.14%
SPLT5	10	5	3	1,207,917	3,623,750	1,223,750	56	89.61%
ST1.5	25	13	7	734,357	5,140,500	664,500	28	97.92%
ST2	762	434	220	667,408	146,829,649	542,000	43	96.88%
ST2.5	14	8	4	926,081	3,704,325	798,325	26	94.40%
ST3	25	8	1	980,000	980,000	980,000	171	98.01%
VILLA	9	9	2	661,255	1,322,509	637,509	33	100.00%
SE								
BK-SP	6	2	1	365,000	365,000	365,000	64	97.33%
BLEVL	37	19	15	347,536	5,213,035	330,000	33	97.41%
BUNG	196	125	56	414,586	23,216,808	367,000	44	97.78%
BUNGH	4	1	0	-	-	-	0	0.00%
SPLT2	51	33	18	556,333	10,014,000	515,000	50	97.58%
SPLT3	4	4	2	340,000	680,000	330,000	66	96.62%
SPLT4	46	17	7	423,571	2,965,000	427,000	48	96.60%
SPLT5	3	0	0	-	-	-	0	0.00%
ST1.5	4	2	0	-	-	-	0	0.00%
ST2	493	247	131	447,682	58,646,400	415,000	45	97.57%
ST3	1	0	0	-	-	-	0	0.00%
VILLA	2	2	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.

CREB®
CALGARY METRO
CONDO BY STYLE
May 2010

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	257	140	67	237,552	15,915,986	217,500	58	96.78%
APRTM	23	11	6	306,451	1,838,707	324,000	33	97.75%
BK-SP	0	0	1	88,000	88,000	88,000	22	88.09%
BLEVL	7	5	9	254,778	2,293,000	245,000	47	97.41%
BUNG	24	10	5	323,200	1,616,000	310,000	28	97.09%
BUNGH	2	2	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	2	1	3	307,667	923,000	327,000	31	98.32%
SPLT3	5	3	0	-	-	-	0	0.00%
SPLT4	14	3	3	341,667	1,025,000	330,000	48	97.66%
SPLT5	6	4	2	364,500	729,000	310,000	99	94.21%
ST2	184	104	48	320,318	15,375,275	296,000	51	97.76%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	17	4	2	235,500	471,000	206,000	32	95.02%
VILLA	8	3	3	398,333	1,195,000	375,000	34	96.89%
NE								
APART	62	23	9	160,056	1,440,500	170,000	65	95.45%
BLEVL	3	4	3	130,500	391,500	130,000	50	94.16%
BUNG	13	8	1	105,000	105,000	105,000	28	87.57%
SPLT2	1	0	0	-	-	-	0	0.00%
SPLT4	2	1	0	-	-	-	0	0.00%
ST2	88	35	12	172,542	2,070,500	156,000	33	96.43%
ST3	3	0	0	-	-	-	0	0.00%
VILLA	2	0	0	-	-	-	0	0.00%
SW								
APART	733	352	179	281,296	50,351,922	273,000	48	96.20%
APRTM	34	11	7	322,250	2,255,750	281,000	64	97.11%
BK-SP	0	0	1	265,000	265,000	265,000	20	98.18%
BLEVL	13	5	1	182,000	182,000	182,000	34	97.07%
BUNG	45	28	10	340,790	3,407,900	301,000	26	97.30%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	22	14	3	247,667	743,000	243,000	66	96.67%
PENTH	21	11	2	456,500	913,000	249,000	24	96.22%
SPLT2	6	2	1	480,500	480,500	480,500	15	96.12%
SPLT3	4	4	1	420,000	420,000	420,000	10	97.67%
SPLT4	21	10	5	271,400	1,357,000	270,000	42	96.06%
SPLT5	7	2	2	386,500	773,000	358,000	15	97.26%
ST1.5	0	0	1	745,000	745,000	745,000	71	98.16%
ST2	163	89	55	337,768	18,577,259	305,000	50	97.67%
ST2.5	4	2	1	365,000	365,000	365,000	22	97.36%
ST3	53	17	3	536,667	1,610,000	615,000	72	96.54%
VILLA	17	6	6	501,250	3,007,500	478,500	46	97.26%
SE								
APART	102	46	22	235,923	5,190,300	229,000	60	96.45%
APRTM	4	1	0	-	-	-	0	0.00%
BLEVL	3	1	0	-	-	-	0	0.00%
BUNG	13	5	1	315,000	315,000	315,000	54	98.47%
LOFT	1	1	0	-	-	-	0	0.00%
SPLT2	2	0	1	475,000	475,000	475,000	185	97.96%
SPLT3	1	0	1	280,500	280,500	280,500	64	98.46%
SPLT4	6	4	0	-	-	-	0	0.00%
ST2	72	37	26	283,150	7,361,900	252,000	44	97.44%
ST3	3	2	0	-	-	-	0	0.00%
VILLA	4	2	0	-	-	-	0	0.00%

CREB® - COMMERCIAL SUMMARY

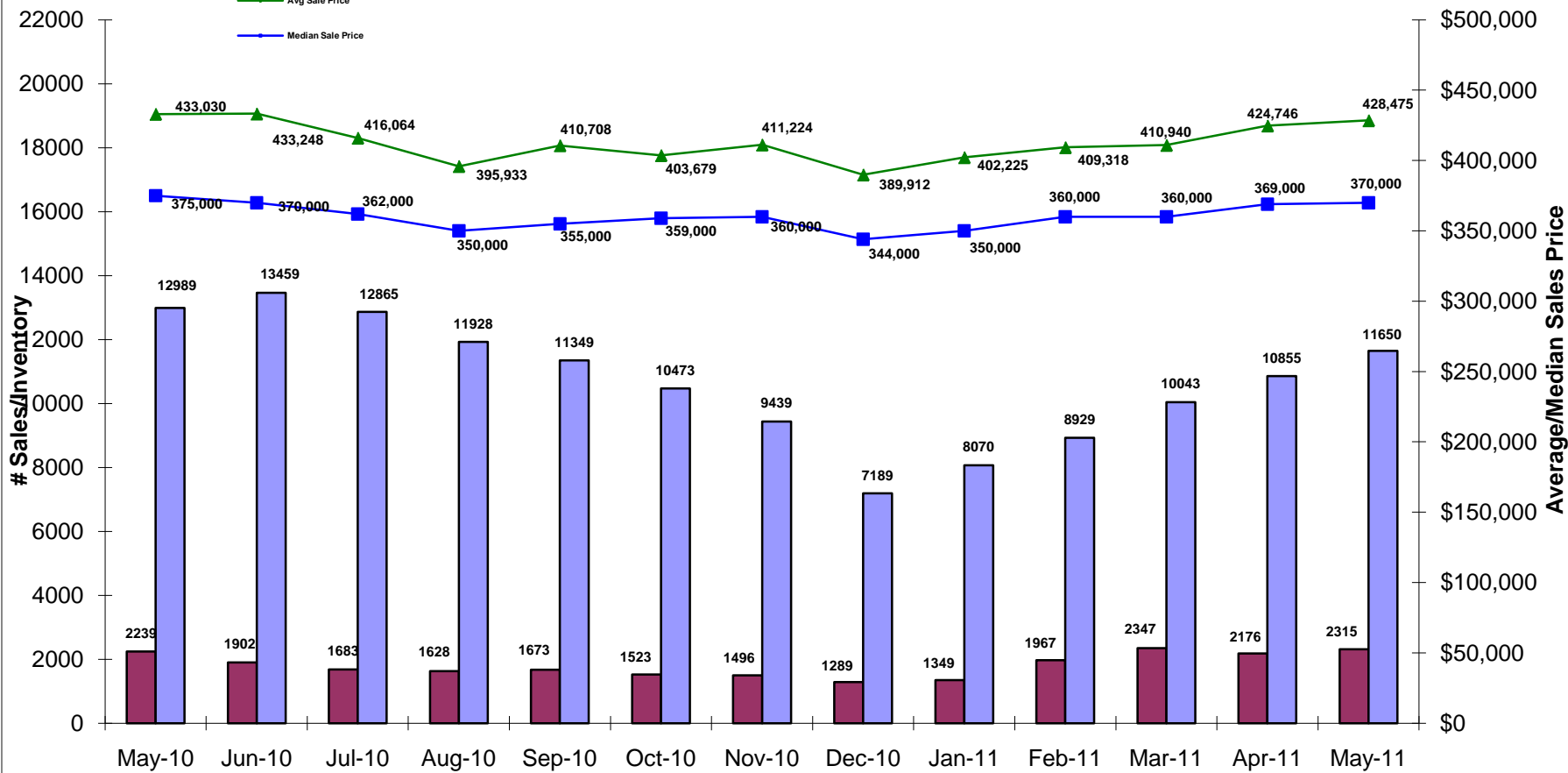
Year to Date May 31, 2011

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	14	8.75	67		
OFC	L	14	13.39	103		
RET	L	4	21.08	94		
AGR	S	3	313,000	25	939,000	91.08%
BUS	S	34	102,446	129	3,483,150	80.61%
BWP	S	10	928,219	153	9,282,190	90.67%
IND	S	8	511,250	124	4,090,000	87.88%
LAN	S	8	1,069,286	164	7,485,000	76.94%
MFC	S	11	904,636	65	9,951,000	94.54%
OFC	S	8	533,850	146	4,270,800	73.74%
RET	S	13	880,909	160	9,690,000	90.00%

Year to Date May 31, 2010

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	8	9.545666	87		
OFC	L	10	13.0335	111		
RET	L	3	19.734	78		
AGR	S	11	1,949,182	115	21,441,000	88.09%
BUS	S	27	85,889	100	2,319,008	83.12%
BWP	S	6	399,500	230	2,397,000	91.07%
IND	S	30	449,934	113	13,498,013	92.08%
LAN	S	17	987,106	160	16,780,800	89.51%
MFC	S	10	774,800	97	7,748,000	94.34%
OFC	S	13	732,415	103	9,521,400	89.58%
RET	S	8	610,354	67	4,882,835	85.70%

CREB® TOTAL MLS® MAY 2011



**CREB® ABSORPTION RATE
TOTAL MLS® MAY 2011**

