



serving calgary and area REALTORS®

NOVEMBER 2011

CALGARY REGIONAL HOUSING MARKET STATISTICS

CALGARY HOUSING SALES TRENDING UP

Stable Pricing Providing Opportunities for Buyers

Calgary, December 1, 2011 – According to figures released today by CREB® (Calgary Real Estate Board), Calgary residential sales in November increased eight per cent over last year, at 17,538 after the first 11 months of the year.

While sales activity tends to taper off in the winter months, so far this year Calgary area sales remain significantly stronger than levels recorded last year. Single family home sales totaled 962 for the month, an increase of eight per cent from November 2010. Meanwhile, year-to-date sales totaled 12,464, a 10 per cent increase over last year. Over the long term, however, sales remained a tepid 17 per cent below the 10 year average.

“Despite any global economic cautions, consumers are actively seeking well priced listings in the market, a reflection of their positive long term outlook for the city,” says Sano Stante, president of CREB®. “Following two years of employment losses, the current growth in jobs is translating into improvements in the housing sector and a more optimistic consumer.”

November listings have edged down over last year’s levels, decreasing by two per cent. Lower listings combined with the increase in sales helped reduce the months of inventory to less than four months.

The year-to-date average and median price of single family homes were a respective \$467,140 and \$406,500. Overall, prices remain relatively flat compared to last year.

“This stable pricing provides an opportunity for buyers in our market. The addition of historically low interest rates, combined with a good selection of inventory, makes it a trifecta,” Stante says. “With positive wage growth in the wind, this is a signal, and a reminder, that this market opportunity will not remain forever.”

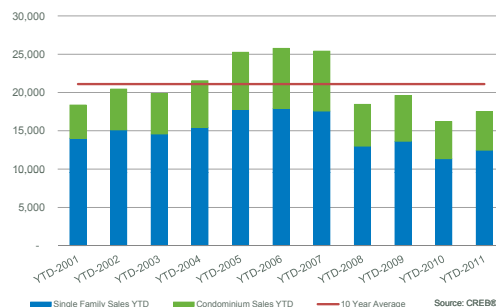
Condominium sales for the first 11 months of the year totaled 5,074, a five per cent rise over the same period last year. Inventory levels declined to 1,676 units, helping push down the months of supply.

“The rise in condominium sales can be attributed to the confidence in the market, and is typical of this phase of a normal market recovery,” says Stante.

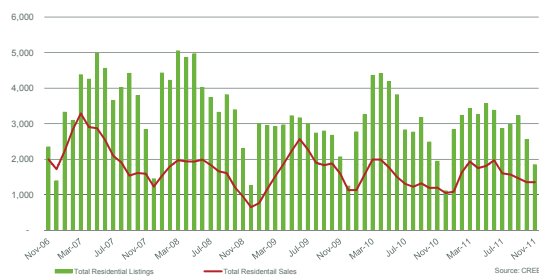
Condominium year-to-date average and median prices in 2011 were \$287,545 and \$261,500, respectively, a decline over the first 11 months of 2010, mostly due to increased sales in units priced under \$200,000.

“Calgary continues to record impressive employment growth and long term fundamentals remain strong,” Stante concludes. “The strength in our economy, combined with affordability levels that outperform most major centers, will continue to attract migrants to the city and spur further growth in our Calgary housing market.”

Total City of Calgary Sales YTD



City of Calgary Total Sales & Listings



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For Calgary Metro, CREB® statistics include only Zone A, B, C and D for properties located in Calgary. Furthermore, all historical data has been adjusted to the most current information.

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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. All MLS® active listings for Calgary and area may be found on the board’s website at www.creb.com.

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CREB® - TOTAL MLS®

| | <u>Nov-11</u> | <u>Nov-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 | 3,761 | 3,869 | -2.79% | n/a | n/a | n/a |
| New Listings Added | 1,285 | 1,315 | -2.28% | 23,485 | 24,954 | -5.89% |
| Sales | 962 | 890 | 8.09% | 12,464 | 11,358 | 9.74% |
| Avg DOM Sold | 52 | 53 | -2.26% | 46 | 42 | 9.52% |
| Avg DOM Active | 65 | 66 | -1.52% | n/a | n/a | n/a |
| Average Sale Price | 470,665 | 455,596 | 3.31% | 467,140 | 462,407 | 1.02% |
| Median Price | 402,925 | 399,900 | 0.76% | 406,500 | 408,000 | -0.37% |
| Total Sales | 452,779,614 | 405,480,275 | 11.67% | 5,822,431,669 | 5,252,023,188 | 10.86% |
| Sales \$/List \$ | 96.54% | 96.35% | 0.19% | 96.93% | 96.95% | -0.02% |
| <u>CONDOMINIUM (Calgary Metro)</u> | | | | | | |
| Month End Inventory | 1,676 | 1,882 | -10.95% | n/a | n/a | n/a |
| New Listings Added | 562 | 634 | -11.36% | 9,698 | 11,055 | -12.27% |
| Sales | 393 | 310 | 26.77% | 5,074 | 4,858 | 4.45% |
| Avg DOM Sold | 57 | 58 | -1.60% | 53 | 47 | 12.77% |
| Avg DOM Active | 67 | 69 | -2.90% | n/a | n/a | n/a |
| Average Sale Price | 273,356 | 284,667 | -3.97% | 287,545 | 290,353 | -0.97% |
| Median Price | 250,000 | 254,150 | -1.63% | 261,500 | 267,250 | -2.15% |
| Total Sales | 107,428,964 | 88,246,745 | 21.74% | 1,459,003,932 | 1,410,533,256 | 3.44% |
| Sales \$/List \$ | 96.49% | 95.74% | 0.75% | 96.67% | 96.67% | 0.00% |
| <u>TOWNS (Outside Calgary)</u> | | | | | | |
| Month End Inventory | 2,531 | 2,238 | 13.09% | n/a | n/a | n/a |
| New Listings Added | 491 | 510 | -3.73% | 8,864 | 8,465 | 4.71% |
| Sales | 298 | 218 | 36.70% | 3,546 | 3,334 | 6.36% |
| Avg DOM Sold | 82 | 73 | 11.47% | 78 | 71 | 9.86% |
| Avg DOM Active | 117 | 111 | 5.41% | 117 | 111 | 5.41% |
| Average Sale Price | 335,394 | 339,822 | -1.30% | 353,815 | 361,228 | -2.05% |
| Median Price | 335,500 | 310,500 | 8.05% | 334,626 | 334,900 | -0.08% |
| Total Sales | 99,947,463 | 74,081,243 | 34.92% | 1,254,629,574 | 1,204,335,640 | 4.18% |
| Sales \$/List \$ | 96.95% | 96.37% | 0.58% | 96.77% | 96.70% | 0.07% |
| <u>COUNTRY RESIDENTIAL (Acreages)</u> | | | | | | |
| Month End Inventory | 894 | 858 | 4.20% | n/a | n/a | n/a |
| New Listings Added | 133 | 113 | 17.70% | 2,548 | 2,329 | 9.40% |
| Sales | 54 | 52 | 3.85% | 641 | 580 | 10.52% |
| Avg DOM Sold | 101 | 104 | -2.26% | 103 | 90 | 14.44% |
| Avg DOM Active | 127 | 131 | -3.05% | 127 | 131 | -3.05% |
| Average Sale Price | 762,285 | 706,729 | 7.86% | 807,084 | 813,977 | -0.85% |
| Median Price | 687,500 | 675,000 | 1.85% | 738,500 | 725,000 | 1.86% |
| Total Sales | 41,163,375 | 36,749,900 | 12.01% | 517,340,843 | 472,106,774 | 9.58% |
| Sales \$/List \$ | 95.03% | 93.33% | 1.70% | 94.15% | 94.06% | 0.09% |
| <u>RURAL LAND</u> | | | | | | |
| Month End Inventory | 591 | 491 | 20.37% | n/a | n/a | n/a |
| New Listings Added | 51 | 84 | -39.29% | 1,029 | 1,012 | 1.68% |
| Sales | 19 | 17 | 11.76% | 185 | 207 | -10.63% |
| Avg DOM Sold | 174 | 108 | 60.87% | 131 | 132 | -0.76% |
| Avg DOM Active | 223 | 174 | 28.16% | 223 | 174 | 28.16% |
| Average Sale Price | 392,789 | 565,418 | -30.53% | 449,523 | 420,702 | 6.85% |
| Median Price | 390,000 | 302,500 | 28.93% | 365,000 | 332,500 | 9.77% |
| Total Sales | 7,463,000 | 9,612,100 | -22.36% | 83,161,720 | 87,085,217 | -4.51% |
| Sales \$/List \$ | 90.18% | 96.58% | -6.40% | 90.22% | 91.18% | -0.96% |
| <u>TOTAL MLS®*</u> | | | | | | |
| Month End Inventory | 9,615 | 9,439 | 1.86% | n/a | n/a | n/a |
| New Listings Added | 2,547 | 2,691 | -5.35% | 46,049 | 48,300 | -4.66% |
| Sales | 1,731 | 1,495 | 15.79% | 22,030 | 20,495 | 7.49% |
| Avg DOM Sold | 61 | 60 | 2.78% | 56 | 51 | 9.80% |
| Avg DOM Active | 96 | 89 | 7.87% | 96 | 89 | 7.87% |
| Average Sale Price | 409,729 | 411,295 | -0.38% | 415,239 | 411,740 | 0.85% |
| Median Price | 355,000 | 360,000 | -1.39% | 363,000 | 361,500 | 0.41% |
| Total Sales | 709,241,416 | 614,885,313 | 15.35% | 9,147,711,338 | 8,438,614,626 | 8.40% |
| Sales \$/List \$ | 96.43% | 96.08% | 0.35% | 96.63% | 96.63% | 0.00% |

*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

| | Nov-11 | | | | Nov-10 | | | |
|-----------------------|------------|--------|---------------|--------|------------|--------|---------------|--------|
| | Month | | Y.T.D. | | Month | | Y.T.D. | |
| SINGLE FAMILY | | | | | | | | |
| 0 - 99,999 | - | 0.00% | 1 | 0.01% | - | 0.00% | 2 | 0.02% |
| 100,000 - 199,999 | 20 | 2.08% | 161 | 1.29% | 11 | 1.24% | 104 | 0.92% |
| 200,000 - 299,999 | 165 | 17.15% | 1,651 | 13.25% | 139 | 15.62% | 1,374 | 12.10% |
| 300,000 - 349,999 | 140 | 14.55% | 2,006 | 16.09% | 133 | 14.94% | 1,872 | 16.48% |
| 350,000 - 399,999 | 146 | 15.18% | 2,158 | 17.31% | 163 | 18.31% | 2,032 | 17.89% |
| 400,000 - 449,999 | 136 | 14.14% | 1,798 | 14.43% | 132 | 14.83% | 1,779 | 15.66% |
| 450,000 - 499,999 | 86 | 8.94% | 1,241 | 9.96% | 78 | 8.76% | 1,174 | 10.34% |
| 500,000 - 549,999 | 54 | 5.61% | 810 | 6.50% | 49 | 5.51% | 763 | 6.72% |
| 550,000 - 599,999 | 50 | 5.20% | 587 | 4.71% | 43 | 4.83% | 554 | 4.88% |
| 600,000 - 649,999 | 31 | 3.22% | 425 | 3.41% | 34 | 3.82% | 383 | 3.37% |
| 650,000 - 699,999 | 30 | 3.12% | 366 | 2.94% | 17 | 1.91% | 292 | 2.57% |
| 700,000 - 799,999 | 31 | 3.22% | 437 | 3.51% | 28 | 3.15% | 347 | 3.06% |
| 800,000 - 899,999 | 25 | 2.60% | 284 | 2.28% | 20 | 2.25% | 221 | 1.95% |
| 900,000 - 999,999 | 14 | 1.46% | 133 | 1.07% | 17 | 1.91% | 135 | 1.19% |
| 1,000,000 - 1,249,999 | 14 | 1.46% | 169 | 1.36% | 15 | 1.69% | 150 | 1.32% |
| 1,250,000 - 1,499,999 | 9 | 0.94% | 112 | 0.90% | 8 | 0.90% | 83 | 0.73% |
| 1,500,000 - 1,749,999 | 6 | 0.62% | 39 | 0.31% | - | 0.00% | 36 | 0.32% |
| 1,750,000 - 1,999,999 | 1 | 0.10% | 34 | 0.27% | 1 | 0.11% | 20 | 0.18% |
| 2,000,000 - 2,499,999 | - | 0.00% | 25 | 0.20% | 2 | 0.22% | 23 | 0.20% |
| 2,500,000 - 2,999,999 | - | 0.00% | 18 | 0.14% | - | 0.00% | 10 | 0.09% |
| 3,000,000 - 3,499,999 | 1 | 0.10% | 4 | 0.03% | - | 0.00% | - | 0.00% |
| 3,500,000 - 3,999,999 | 2 | 0.21% | 4 | 0.03% | - | 0.00% | 1 | 0.01% |
| Over 4,000,000 | 1 | 0.10% | 1 | 0.01% | - | 0.00% | 3 | 0.03% |
| | 962 | | 12,464 | | 890 | | 11,358 | |
| CONDO | | | | | | | | |
| 0 - 99,999 | - | 0.00% | 46 | 0.91% | 5 | 1.61% | 36 | 0.74% |
| 100,000 - 199,999 | 100 | 25.45% | 1,063 | 20.95% | 66 | 21.29% | 765 | 15.75% |
| 200,000 - 299,999 | 167 | 42.49% | 2,172 | 42.81% | 135 | 43.55% | 2,288 | 47.10% |
| 300,000 - 349,999 | 58 | 14.76% | 714 | 14.07% | 37 | 11.94% | 777 | 15.99% |
| 350,000 - 399,999 | 23 | 5.85% | 460 | 9.07% | 26 | 8.39% | 435 | 8.95% |
| 400,000 - 449,999 | 19 | 4.83% | 203 | 4.00% | 10 | 3.23% | 207 | 4.26% |
| 450,000 - 499,999 | 14 | 3.56% | 166 | 3.27% | 11 | 3.55% | 117 | 2.41% |
| 500,000 - 549,999 | 2 | 0.51% | 63 | 1.24% | 7 | 2.26% | 61 | 1.26% |
| 550,000 - 599,999 | 5 | 1.27% | 50 | 0.99% | 4 | 1.29% | 50 | 1.03% |
| 600,000 - 649,999 | 2 | 0.51% | 35 | 0.69% | 6 | 1.94% | 43 | 0.89% |
| 650,000 - 699,999 | 1 | 0.25% | 29 | 0.57% | - | 0.00% | 17 | 0.35% |
| 700,000 - 799,999 | 1 | 0.25% | 23 | 0.45% | - | 0.00% | 18 | 0.37% |
| 800,000 - 899,999 | - | 0.00% | 21 | 0.41% | - | 0.00% | 16 | 0.33% |
| 900,000 - 999,999 | - | 0.00% | 4 | 0.08% | - | 0.00% | 9 | 0.19% |
| 1,000,000 - 1,249,999 | - | 0.00% | 11 | 0.22% | 2 | 0.65% | 12 | 0.25% |
| 1,250,000 - 1,499,999 | - | 0.00% | 9 | 0.18% | 1 | 0.32% | 6 | 0.12% |
| 1,500,000 - 1,749,999 | 1 | 0.25% | 2 | 0.04% | - | 0.00% | - | 0.00% |
| 1,750,000 - 1,999,999 | - | 0.00% | - | 0.00% | - | 0.00% | 1 | 0.02% |
| 2,000,000 - 2,499,999 | - | 0.00% | 1 | 0.02% | - | 0.00% | - | 0.00% |
| 2,500,000 - 2,999,999 | - | 0.00% | 1 | 0.02% | - | 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 | 0.02% | - | 0.00% | - | 0.00% |
| | 393 | | 5,074 | | 310 | | 4,858 | |

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



CREB® TOWN AND COUNTRY BY PRICE CATEGORY

| | Nov-11 | | | Nov-10 | | | | |
|---------------------------------------|------------|--------|--------------|--------|------------|--------|--------------|--------|
| | Month | Y.T.D. | | Month | Y.T.D. | | | |
| TOWNS | | | | | | | | |
| 0 - 99,999 | 5 | 1.68% | 73 | 2.06% | 5 | 2.29% | 70 | 2.10% |
| 100,000 - 199,999 | 50 | 16.78% | 412 | 11.62% | 23 | 10.55% | 340 | 10.20% |
| 200,000 - 299,999 | 61 | 20.47% | 872 | 24.59% | 70 | 32.11% | 828 | 24.84% |
| 300,000 - 349,999 | 51 | 17.11% | 630 | 17.77% | 39 | 17.89% | 587 | 17.61% |
| 350,000 - 399,999 | 55 | 18.46% | 544 | 15.34% | 24 | 11.01% | 500 | 15.00% |
| 400,000 - 449,999 | 33 | 11.07% | 401 | 11.31% | 24 | 11.01% | 368 | 11.04% |
| 450,000 - 499,999 | 14 | 4.70% | 198 | 5.58% | 13 | 5.96% | 200 | 6.00% |
| 500,000 - 549,999 | 8 | 2.68% | 123 | 3.47% | 4 | 1.83% | 137 | 4.11% |
| 550,000 - 599,999 | 5 | 1.68% | 72 | 2.03% | 4 | 1.83% | 69 | 2.07% |
| 600,000 - 649,999 | 5 | 1.68% | 38 | 1.07% | 1 | 0.46% | 53 | 1.59% |
| 650,000 - 699,999 | 5 | 1.68% | 50 | 1.41% | 4 | 1.83% | 39 | 1.17% |
| 700,000 - 799,999 | 3 | 1.01% | 43 | 1.21% | 2 | 0.92% | 47 | 1.41% |
| 800,000 - 899,999 | 1 | 0.34% | 27 | 0.76% | 2 | 0.92% | 32 | 0.96% |
| 900,000 - 999,999 | 1 | 0.34% | 23 | 0.65% | 1 | 0.46% | 24 | 0.72% |
| 1,000,000 - 1,249,999 | - | 0.00% | 17 | 0.48% | 1 | 0.46% | 17 | 0.51% |
| 1,250,000 - 1,499,999 | 1 | 0.34% | 17 | 0.48% | - | 0.00% | 12 | 0.36% |
| 1,500,000 - 1,749,999 | - | 0.00% | 3 | 0.08% | 1 | 0.46% | 6 | 0.18% |
| 1,750,000 - 1,999,999 | - | 0.00% | - | 0.00% | - | 0.00% | 2 | 0.06% |
| 2,000,000 - 2,499,999 | - | 0.00% | 2 | 0.06% | - | 0.00% | 3 | 0.09% |
| 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% | - | 0.00% | - | 0.00% | - | 0.00% |
| | 298 | | 3,546 | | 218 | | 3,334 | |
| COUNTRY RESIDENTIAL (ACREAGES) | | | | | | | | |
| 0 - 99,999 | - | 0.00% | 1 | 0.16% | - | 0.00% | 5 | 0.86% |
| 100,000 - 199,999 | - | 0.00% | 18 | 2.81% | 2 | 3.85% | 13 | 2.24% |
| 200,000 - 299,999 | 3 | 5.56% | 44 | 6.86% | 1 | 1.92% | 24 | 4.14% |
| 300,000 - 349,999 | 1 | 1.85% | 18 | 2.81% | 1 | 1.92% | 22 | 3.79% |
| 350,000 - 399,999 | 1 | 1.85% | 24 | 3.74% | 3 | 5.77% | 19 | 3.28% |
| 400,000 - 449,999 | 2 | 3.70% | 25 | 3.90% | 2 | 3.85% | 14 | 2.41% |
| 450,000 - 499,999 | 5 | 9.26% | 24 | 3.74% | 2 | 3.85% | 34 | 5.86% |
| 500,000 - 549,999 | 4 | 7.41% | 28 | 4.37% | 1 | 1.92% | 21 | 3.62% |
| 550,000 - 599,999 | - | 0.00% | 36 | 5.62% | 5 | 9.62% | 32 | 5.52% |
| 600,000 - 649,999 | 5 | 9.26% | 35 | 5.46% | 5 | 9.62% | 37 | 6.38% |
| 650,000 - 699,999 | 7 | 12.96% | 42 | 6.55% | 6 | 11.54% | 36 | 6.21% |
| 700,000 - 799,999 | 6 | 11.11% | 68 | 10.61% | 12 | 23.08% | 76 | 13.10% |
| 800,000 - 899,999 | 6 | 11.11% | 72 | 11.23% | 4 | 7.69% | 73 | 12.59% |
| 900,000 - 999,999 | 5 | 9.26% | 49 | 7.64% | 1 | 1.92% | 39 | 6.72% |
| 1,000,000 - 1,249,999 | 4 | 7.41% | 82 | 12.79% | 4 | 7.69% | 54 | 9.31% |
| 1,250,000 - 1,499,999 | 2 | 3.70% | 31 | 4.84% | 1 | 1.92% | 38 | 6.55% |
| 1,500,000 - 1,749,999 | 1 | 1.85% | 14 | 2.18% | 1 | 1.92% | 18 | 3.10% |
| 1,750,000 - 1,999,999 | 2 | 3.70% | 10 | 1.56% | 1 | 1.92% | 10 | 1.72% |
| 2,000,000 - 2,499,999 | - | 0.00% | 12 | 1.87% | - | 0.00% | 9 | 1.55% |
| 2,500,000 - 2,999,999 | - | 0.00% | 6 | 0.94% | - | 0.00% | 4 | 0.69% |
| 3,000,000 - 3,499,999 | - | 0.00% | 2 | 0.31% | - | 0.00% | - | 0.00% |
| 3,500,000 - 3,999,999 | - | 0.00% | - | 0.00% | - | 0.00% | 1 | 0.17% |
| Over 4,000,000 | - | 0.00% | - | 0.00% | - | 0.00% | 1 | 0.17% |
| | 54 | | 641 | | 52 | | 580 | |

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



CREB®
CALGARY METRO
SINGLE FAMILY BY STYLE
November 2011

| Style | Inventory | Listings Added | Sales | Avg Price | Total Sales | Median Price | Avg DOM | S\$/L\$ |
|-----------|-----------|----------------|-------|-----------|-------------|--------------|---------|---------|
| NW | | | | | | | | |
| BK-SP | 3 | 0 | 0 | | | | | |
| BLEVL | 75 | 23 | 26 | 401,281 | 10,433,300 | 341,000 | 66 | 96.99% |
| BUNG | 301 | 117 | 94 | 433,104 | 40,711,788 | 405,000 | 49 | 96.59% |
| BUNGH | 15 | 4 | 1 | 599,000 | 599,000 | 599,000 | 26 | 94.33% |
| HL-SP | 2 | 0 | 0 | | | | | |
| MODUL | 2 | 0 | 1 | 149,000 | 149,000 | 149,000 | 30 | 82.82% |
| SPLT2 | 66 | 15 | 16 | 458,375 | 7,334,000 | 439,000 | 63 | 96.99% |
| SPLT3 | 12 | 1 | 2 | 457,500 | 915,000 | 360,000 | 22 | 96.74% |
| SPLT4 | 55 | 24 | 15 | 426,300 | 6,394,500 | 369,000 | 53 | 95.80% |
| SPLT5 | 10 | 3 | 0 | | | | | |
| ST1.5 | 15 | 6 | 4 | 427,500 | 1,710,000 | 390,000 | 93 | 93.97% |
| ST2 | 745 | 252 | 180 | 490,352 | 88,263,306 | 442,500 | 51 | 96.98% |
| ST2.5 | 9 | 1 | 1 | 1,350,000 | 1,350,000 | 1,350,000 | 1 | 90.30% |
| ST3 | 8 | 6 | 4 | 761,725 | 3,046,900 | 555,000 | 21 | 95.23% |
| VILLA | 2 | 2 | 1 | 369,900 | 369,900 | 369,900 | 7 | 100.00% |
| NE | | | | | | | | |
| BK-SP | 5 | 0 | 0 | | | | | |
| BLEVL | 96 | 37 | 27 | 245,343 | 6,624,250 | 246,200 | 46 | 96.75% |
| BUNG | 147 | 64 | 47 | 263,780 | 12,397,655 | 261,000 | 43 | 96.61% |
| SPLT2 | 13 | 6 | 1 | 328,000 | 328,000 | 328,000 | 50 | 96.50% |
| SPLT3 | 12 | 4 | 1 | 238,500 | 238,500 | 238,500 | 33 | 94.64% |
| SPLT4 | 57 | 20 | 22 | 274,167 | 6,031,674 | 275,000 | 62 | 94.99% |
| ST1.5 | 1 | 0 | 1 | 213,000 | 213,000 | 213,000 | 84 | 93.63% |
| ST2 | 220 | 86 | 54 | 293,875 | 15,869,250 | 272,750 | 57 | 95.82% |
| SW | | | | | | | | |
| BK-SP | 4 | 0 | 2 | 556,500 | 1,113,000 | 490,000 | 91 | 95.14% |
| BLEVL | 38 | 7 | 5 | 434,700 | 2,173,500 | 463,500 | 79 | 97.19% |
| BUNG | 245 | 91 | 76 | 527,068 | 40,057,200 | 469,000 | 46 | 97.37% |
| BUNGH | 9 | 2 | 2 | 965,000 | 1,930,000 | 850,000 | 33 | 96.26% |
| BUNGS | 1 | 0 | 0 | | | | | |
| HL-SP | 1 | 0 | 0 | | | | | |
| SPLT2 | 43 | 14 | 10 | 582,300 | 5,823,000 | 556,000 | 55 | 96.43% |
| SPLT3 | 11 | 5 | 3 | 463,583 | 1,390,750 | 495,000 | 29 | 96.99% |
| SPLT4 | 51 | 13 | 14 | 396,314 | 5,548,400 | 392,500 | 54 | 97.30% |
| SPLT5 | 7 | 1 | 5 | 738,400 | 3,692,000 | 516,000 | 60 | 95.14% |
| ST1.5 | 15 | 2 | 2 | 344,250 | 688,500 | 330,000 | 30 | 89.44% |
| ST2 | 631 | 219 | 139 | 688,640 | 95,720,927 | 550,000 | 47 | 96.07% |
| ST2.5 | 7 | 2 | 1 | 1,500,000 | 1,500,000 | 1,500,000 | 23 | 96.77% |
| ST3 | 23 | 3 | 5 | 1,348,750 | 6,743,750 | 880,000 | 79 | 94.48% |
| VILLA | 3 | 1 | 0 | | | | | |
| SE | | | | | | | | |
| BK-SP | 4 | 1 | 3 | 324,667 | 974,000 | 327,000 | 52 | 96.93% |
| BLEVL | 37 | 18 | 12 | 364,917 | 4,379,000 | 347,000 | 51 | 97.51% |
| BUNG | 123 | 39 | 46 | 392,134 | 18,038,159 | 346,000 | 49 | 95.94% |
| BUNGH | 2 | 0 | 1 | 185,000 | 185,000 | 185,000 | 30 | 92.55% |
| SPLT2 | 37 | 14 | 8 | 840,625 | 6,725,000 | 447,000 | 58 | 96.93% |
| SPLT3 | 8 | 2 | 0 | | | | | |
| SPLT4 | 29 | 16 | 10 | 333,300 | 3,333,000 | 322,000 | 40 | 96.92% |
| SPLT5 | 0 | 0 | 0 | | | | | |
| ST1.5 | 5 | 4 | 1 | 487,500 | 487,500 | 487,500 | 30 | 95.61% |
| ST2 | 454 | 143 | 108 | 418,073 | 45,151,905 | 393,000 | 58 | 97.75% |
| ST2.5 | 2 | 0 | 1 | 655,000 | 655,000 | 655,000 | 29 | 98.20% |
| ST3 | 1 | 0 | 0 | | | | | |
| VILLA | 3 | 1 | 0 | | | | | |

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
CONDOMINIUM BY STYLE
November 2011

| Style | Inventory | Listings Added | Sales | Avg Price | Total Sales | Median Price | Avg DOM | S\$/L\$ |
|-----------|-----------|----------------|-------|-----------|-------------|--------------|---------|---------|
| NW | | | | | | | | |
| APART | 242 | 88 | 45 | 233,340 | 10,500,305 | 230,000 | 52 | 96.22% |
| APRTM | 6 | 1 | 1 | 190,000 | 190,000 | 190,000 | 23 | 95.05% |
| BLEVL | 13 | 5 | 0 | | | | | |
| BUNG | 24 | 9 | 7 | 276,271 | 1,933,900 | 221,000 | 38 | 95.64% |
| LOFT | 3 | 2 | 0 | | | | | |
| PENTH | 2 | 1 | 0 | | | | | |
| SPLT2 | 1 | 0 | 2 | 349,400 | 698,800 | 288,800 | 97 | 97.19% |
| SPLT3 | 3 | 3 | 0 | | | | | |
| SPLT4 | 15 | 6 | 3 | 292,107 | 876,320 | 289,000 | 41 | 97.65% |
| SPLT5 | 2 | 1 | 0 | | | | | |
| ST2 | 134 | 57 | 32 | 317,950 | 10,174,411 | 295,000 | 50 | 97.58% |
| ST2.5 | 1 | 1 | 0 | | | | | |
| ST3 | 16 | 3 | 2 | 396,500 | 793,000 | 218,000 | 46 | 93.87% |
| VILLA | 2 | 1 | 1 | 385,000 | 385,000 | 385,000 | 72 | 96.27% |
| NE | | | | | | | | |
| APART | 58 | 16 | 10 | 168,290 | 1,682,900 | 155,000 | 80 | 96.27% |
| APRTM | 2 | 0 | 0 | | | | | |
| BK-SP | 1 | 1 | 0 | | | | | |
| BLEVL | 4 | 2 | 1 | 150,000 | 150,000 | 150,000 | 52 | 93.81% |
| BUNG | 8 | 2 | 1 | 257,000 | 257,000 | 257,000 | 39 | 95.26% |
| SPLT2 | 2 | 0 | 0 | | | | | |
| SPLT3 | 1 | 1 | 0 | | | | | |
| ST2 | 47 | 19 | 16 | 163,525 | 2,616,400 | 155,000 | 57 | 96.70% |
| ST3 | 2 | 1 | 0 | | | | | |
| VILLA | 2 | 0 | 0 | | | | | |
| SW | | | | | | | | |
| APART | 612 | 198 | 162 | 263,338 | 42,660,780 | 231,000 | 55 | 96.18% |
| APRTM | 29 | 8 | 2 | 390,000 | 780,000 | 330,000 | 92 | 92.32% |
| BK-SP | 0 | 1 | 0 | | | | | |
| BLEVL | 6 | 3 | 0 | | | | | |
| BUNG | 26 | 8 | 7 | 319,360 | 2,235,520 | 339,000 | 66 | 95.92% |
| LOFT | 12 | 6 | 4 | 366,250 | 1,465,000 | 360,000 | 58 | 95.57% |
| PENTH | 12 | 5 | 2 | 445,000 | 890,000 | 410,000 | 56 | 93.88% |
| SPLT2 | 1 | 1 | 0 | | | | | |
| SPLT3 | 0 | 0 | 1 | 167,500 | 167,500 | 167,500 | 21 | 93.11% |
| SPLT4 | 12 | 1 | 4 | 295,750 | 1,183,000 | 298,000 | 96 | 95.49% |
| SPLT5 | 3 | 2 | 0 | | | | | |
| ST1.5 | 2 | 0 | 0 | | | | | |
| ST2 | 160 | 53 | 48 | 324,158 | 15,559,562 | 320,000 | 59 | 96.87% |
| ST2.5 | 4 | 3 | 0 | | | | | |
| ST3 | 30 | 4 | 6 | 416,640 | 2,499,837 | 389,000 | 84 | 97.97% |
| VILLA | 13 | 3 | 2 | 577,500 | 1,155,000 | 555,000 | 60 | 95.06% |
| SE | | | | | | | | |
| APART | 71 | 16 | 17 | 225,553 | 3,834,400 | 220,000 | 46 | 97.29% |
| APRTM | 1 | 0 | 0 | | | | | |
| BLEVL | 3 | 0 | 0 | | | | | |
| BUNG | 6 | 4 | 2 | 315,500 | 631,000 | 291,000 | 13 | 97.87% |
| LOFT | 2 | 0 | 0 | | | | | |
| SPLT2 | 3 | 1 | 0 | | | | | |
| SPLT4 | 1 | 1 | 0 | | | | | |
| SPLT5 | 1 | 0 | 0 | | | | | |
| ST2 | 58 | 21 | 15 | 273,955 | 4,109,329 | 275,333 | 71 | 98.25% |
| ST2.5 | 1 | 0 | 0 | | | | | |
| ST3 | 2 | 0 | 0 | | | | | |
| VILLA | 2 | 0 | 0 | | | | | |

CREB® - COMMERCIAL SUMMARY**Year to Date****30-Nov-11**

| Type | Sold or Leased | Sold or Leased | Avg Price or Lse / M ² | Avg DOM | Total Sales | SP / LP |
|------|----------------|----------------|-----------------------------------|---------|-------------|---------|
| BUS | L | 1 | 4.49 | 44 | | |
| IND | L | 22 | 8.82 | 81 | | |
| OFC | L | 19 | 13.32 | 110 | | |
| RET | L | 17 | 16 | 179 | | |
| AGR | S | 13 | 875,615 | 107 | 11,383,000 | 92.35% |
| BUS | S | 72 | 90,227 | 124 | 6,496,349 | 81.08% |
| BWP | S | 21 | 935,747 | 172 | 19,650,690 | 85.71% |
| IND | S | 33 | 640,034 | 137 | 20,481,100 | 87.00% |
| LAN | S | 13 | 1,079,992 | 122 | 12,959,900 | 83.45% |
| MFC | S | 28 | 1,122,036 | 67 | 31,417,000 | 93.08% |
| OFC | S | 21 | 840,819 | 132 | 17,657,190 | 84.68% |
| RET | S | 30 | 517,765 | 146 | 13,461,900 | 89.82% |

Year to Date**30-Nov-10**

| Type | Sold or Leased | Sold or Leased | Avg Price or Lse / M ² | Avg DOM | Total Sales | SP / LP |
|------|----------------|----------------|-----------------------------------|---------|-------------|---------|
| BWP | L | 1 | 8.611 | 28 | | |
| IND | L | 13 | 9.4051 | 103 | | |
| OFC | L | 16 | 13.78025 | 113 | | |
| RET | L | 6 | 19 | 115 | | |
| AGR | S | 22 | 1,767,955 | 108 | 38,895,000 | 86.24% |
| BUS | S | 72 | 87,239 | 107 | 6,281,208 | 81.72% |
| BWP | S | 16 | 569,000 | 169 | 9,104,000 | 89.50% |
| IND | S | 46 | 508,084 | 105 | 22,863,763 | 92.64% |
| LAN | S | 32 | 927,666 | 161 | 29,685,300 | 90.10% |
| MFC | S | 16 | 773,438 | 81 | 12,375,000 | 94.40% |
| OFC | S | 22 | 554,650 | 116 | 12,202,290 | 88.74% |
| RET | S | 21 | 498,259 | 78 | 10,463,435 | 90.07% |

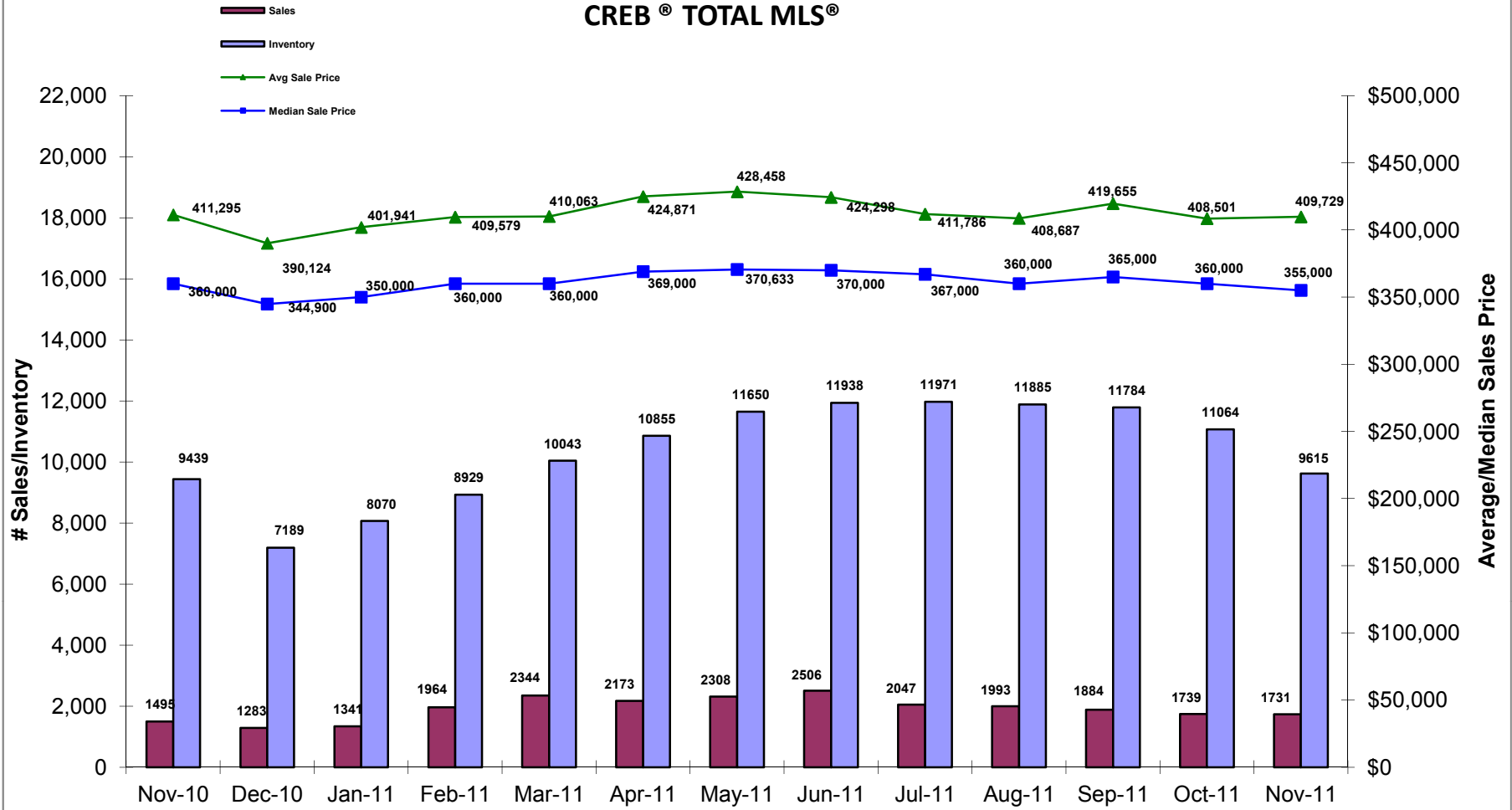
**CREB® SINGLE FAMILY CALGARY METRO
LONG TERM COMPARISON SUMMARY**

| | 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 | 1,762 | 1,315 | 743 | 25,697 |
| 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 | 2,268 | 2,431 | 2,295 | 2,553 | 2,420 | 2,038 | 2,111 | 2,326 | 1,795 | 1,285 | | 23,485 |
| Sales | 784 | 1,169 | 1,352 | 1,216 | 1,311 | 1,393 | 1,150 | 1,104 | 1,036 | 987 | 962 | | 12,464 |
| Avg Price | 453,845 | 461,759 | 461,541 | 479,393 | 488,735 | 479,609 | 456,063 | 454,142 | 466,167 | 455,395 | 470,665 | | 467,140 |
| Median | 390,000 | 400,000 | 399,500 | 420,000 | 423,000 | 417,500 | 408,500 | 402,750 | 400,000 | 395,000 | 402,925 | | 406,500 |
| Avg DOM | 57 | 45 | 39 | 41 | 41 | 43 | 49 | 49 | 48 | 52 | 52 | | 46 |

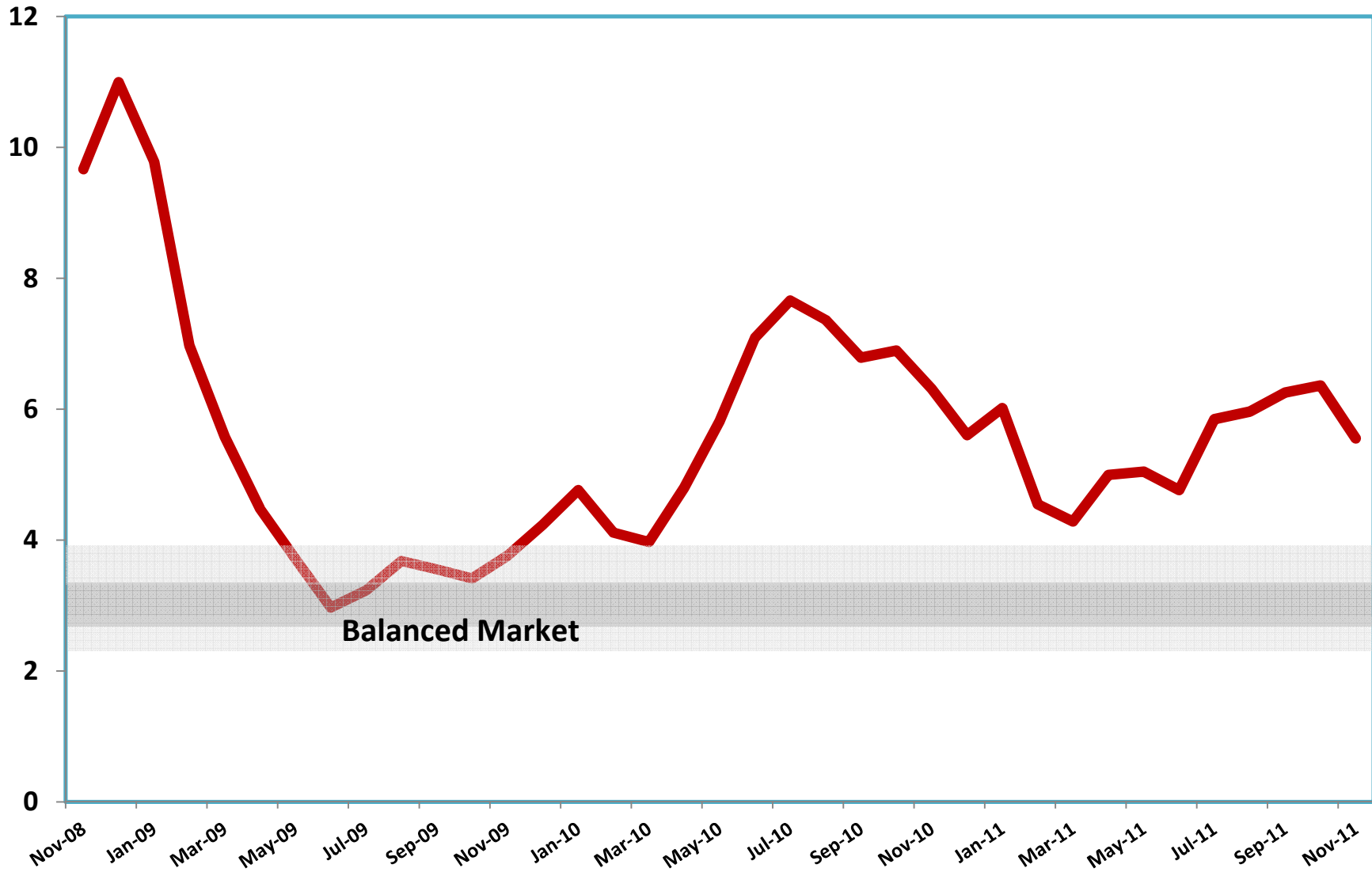
**CREB® - CONDOMINIUM CALGARY METRO
LONG TERM COMPARISON SUMMARY**

| | 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 | 12,587 |
| Sales | 735 | 895 | 1,024 | 836 | 887 | 789 | 602 | 598 | 482 | 499 | 494 | 390 | 7,841 |
| 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 | 316,971 |
| 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 | 31 |
| 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 | 13,717 |
| Sales | 453 | 559 | 563 | 581 | 573 | 555 | 535 | 495 | 461 | 398 | 283 | 205 | 5,456 |
| 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 | 303,443 |
| 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 | 280,000 |
| Avg DOM | 48 | 46 | 43 | 46 | 50 | 52 | 53 | 58 | 55 | 50 | 52 | 61 | 49 |
| 2009 | | | | | | | | | | | | | |
| New Listings | 941 | 890 | 901 | 964 | 993 | 931 | 918 | 831 | 941 | 860 | 706 | 443 | 9,876 |
| Sales | 221 | 340 | 444 | 575 | 653 | 736 | 700 | 631 | 580 | 599 | 503 | 338 | 5,982 |
| Avg Price | 264,396 | 268,884 | 284,293 | 278,376 | 275,299 | 285,481 | 285,168 | 283,400 | 290,256 | 289,786 | 294,600 | 284,693 | 283,281 |
| 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 | 260,000 |
| Avg DOM | 64 | 52 | 56 | 58 | 52 | 52 | 50 | 48 | 43 | 45 | 46 | 47 | 50 |
| 2010 | | | | | | | | | | | | | |
| New Listings | 951 | 1,109 | 1,376 | 1,338 | 1,220 | 1,086 | 889 | 809 | 920 | 723 | 634 | 369 | 11,055 |
| Sales | 375 | 535 | 605 | 639 | 518 | 445 | 396 | 362 | 366 | 307 | 310 | 318 | 4,858 |
| Avg Price | 282,737 | 283,004 | 297,158 | 289,586 | 304,693 | 294,182 | 291,181 | 286,373 | 284,028 | 287,808 | 284,667 | 283,059 | 290,353 |
| Median | 265,000 | 266,000 | 275,000 | 267,500 | 279,950 | 270,000 | 268,000 | 260,000 | 265,000 | 256,500 | 254,150 | 260,000 | 267,250 |
| Avg DOM | 50 | 43 | 39 | 41 | 43 | 47 | 51 | 54 | 57 | 58 | 58 | 62 | 47 |
| 2011 | | | | | | | | | | | | | |
| New Listings | 871 | 970 | 999 | 970 | 1,016 | 961 | 825 | 866 | 900 | 758 | 562 | | 9,698 |
| Sales | 302 | 465 | 581 | 534 | 502 | 579 | 454 | 468 | 428 | 368 | 393 | | 5,074 |
| Avg Price | 288,291 | 290,548 | 280,781 | 289,334 | 287,697 | 296,320 | 286,238 | 285,487 | 299,316 | 282,903 | 273,356 | | 287,545 |
| Median | 255,000 | 267,500 | 256,000 | 260,000 | 269,250 | 265,000 | 269,000 | 255,000 | 260,000 | 262,625 | 250,000 | | 261,500 |
| Avg DOM | 62 | 53 | 50 | 54 | 50 | 53 | 51 | 54 | 57 | 57 | 57 | | 53 |

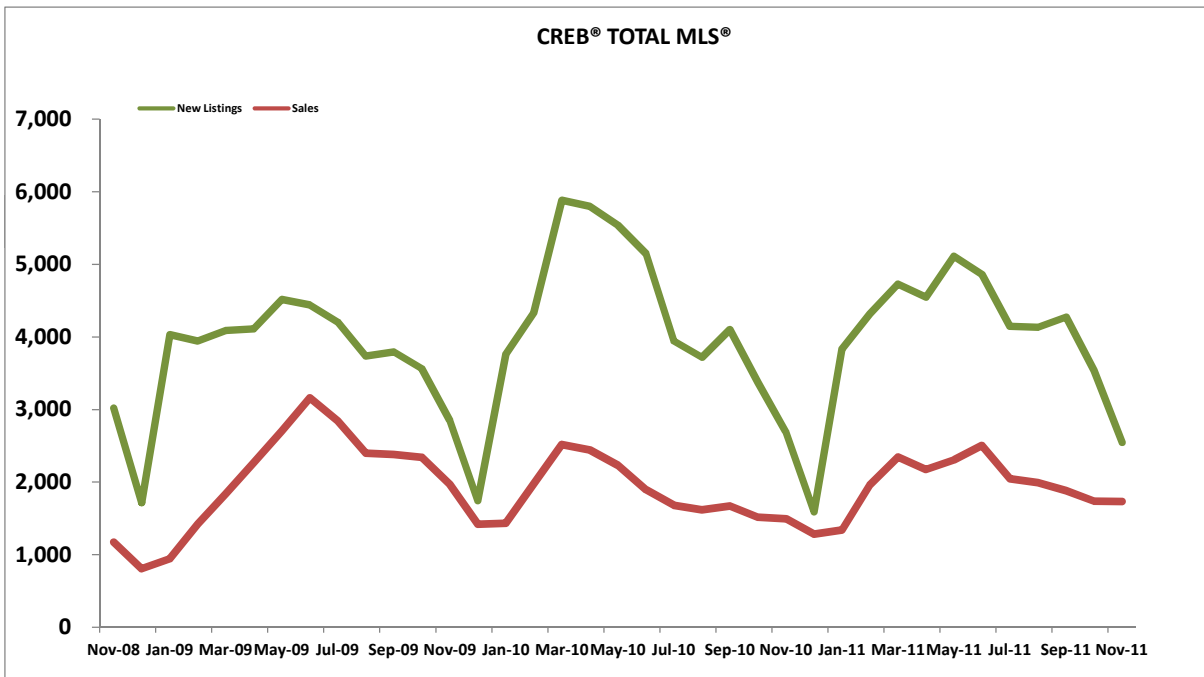
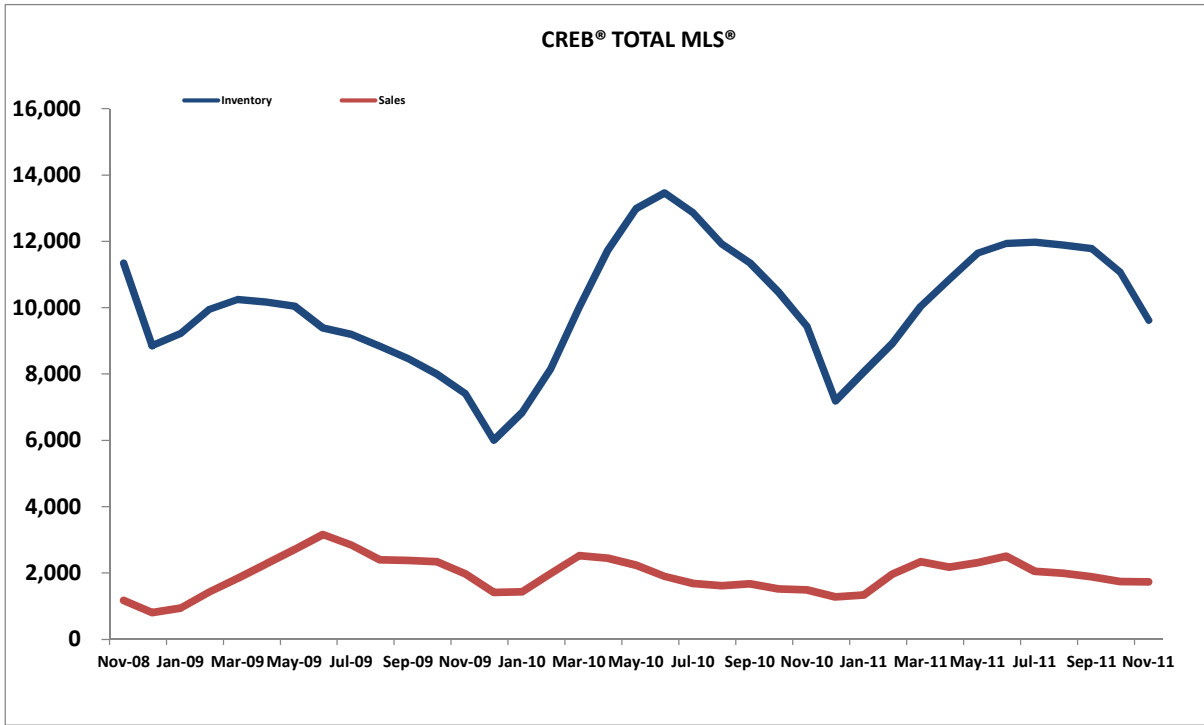
CREB® TOTAL MLS®



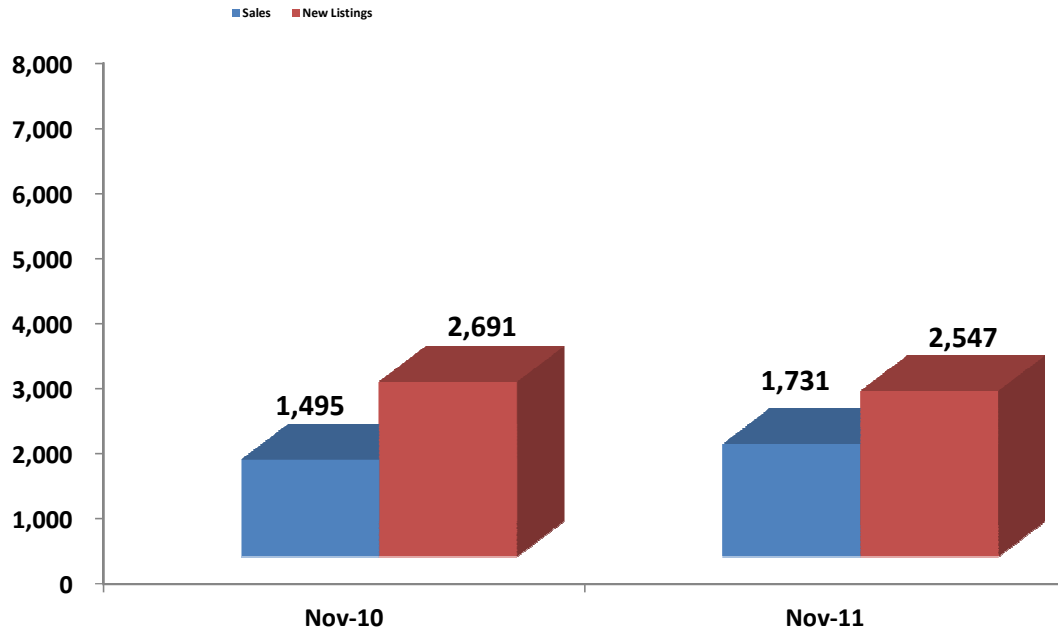
CREB® ABSORPTION RATE TOTAL MLS®



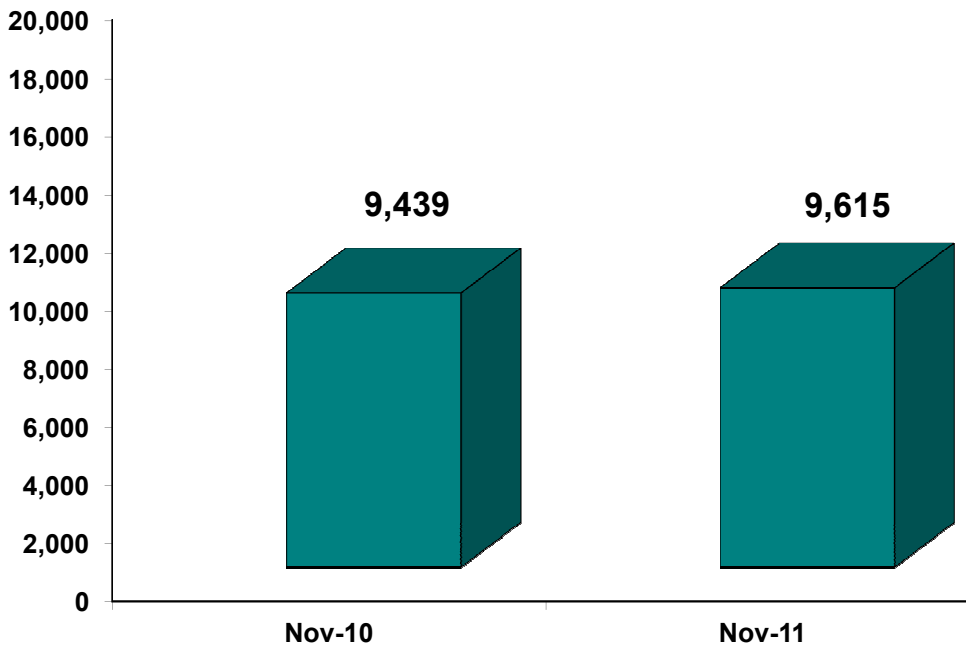
Absorption Rate = Inventory / Sales



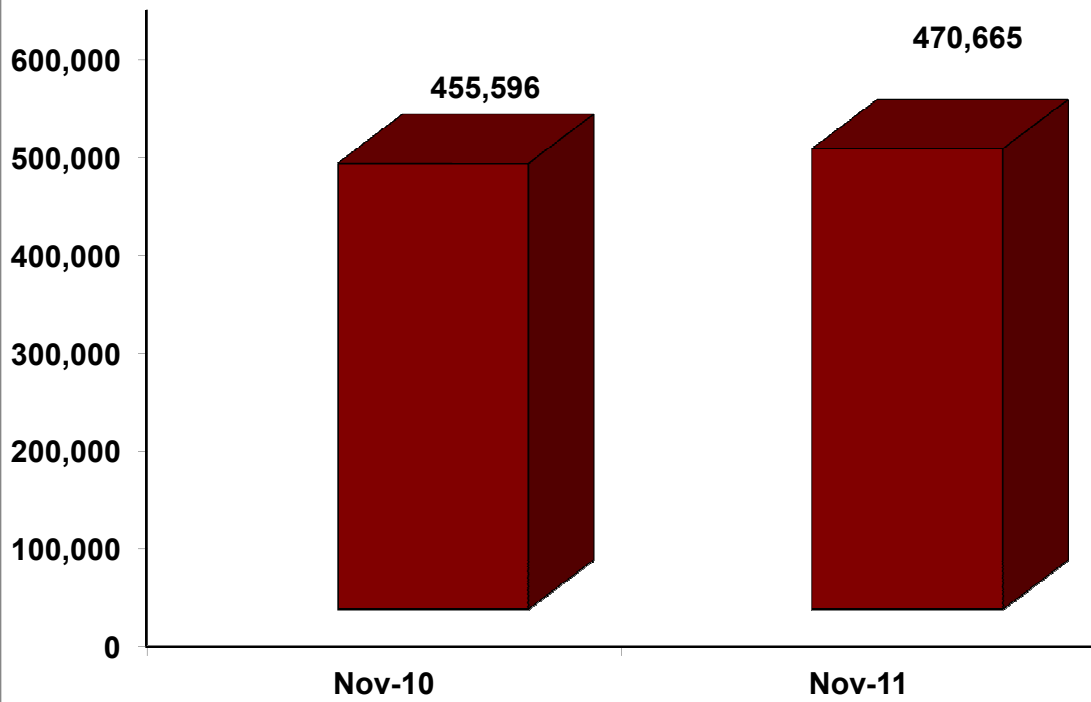
CREB® TOTAL MLS®



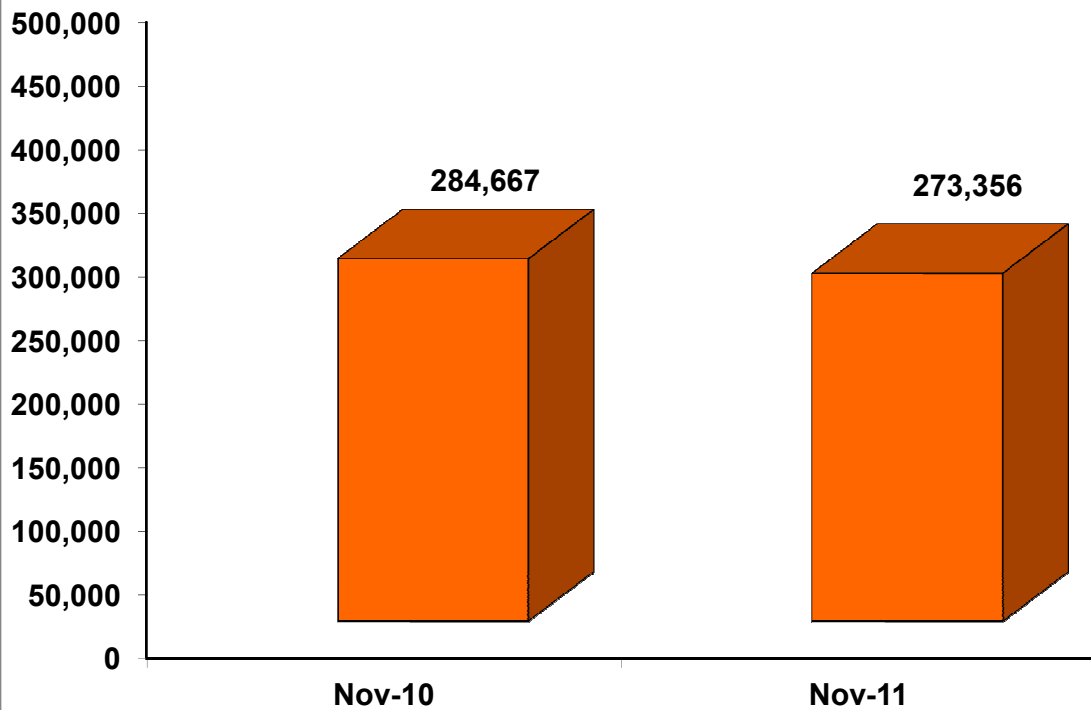
CREB® TOTAL MLS® INVENTORY AS OF MONTH END



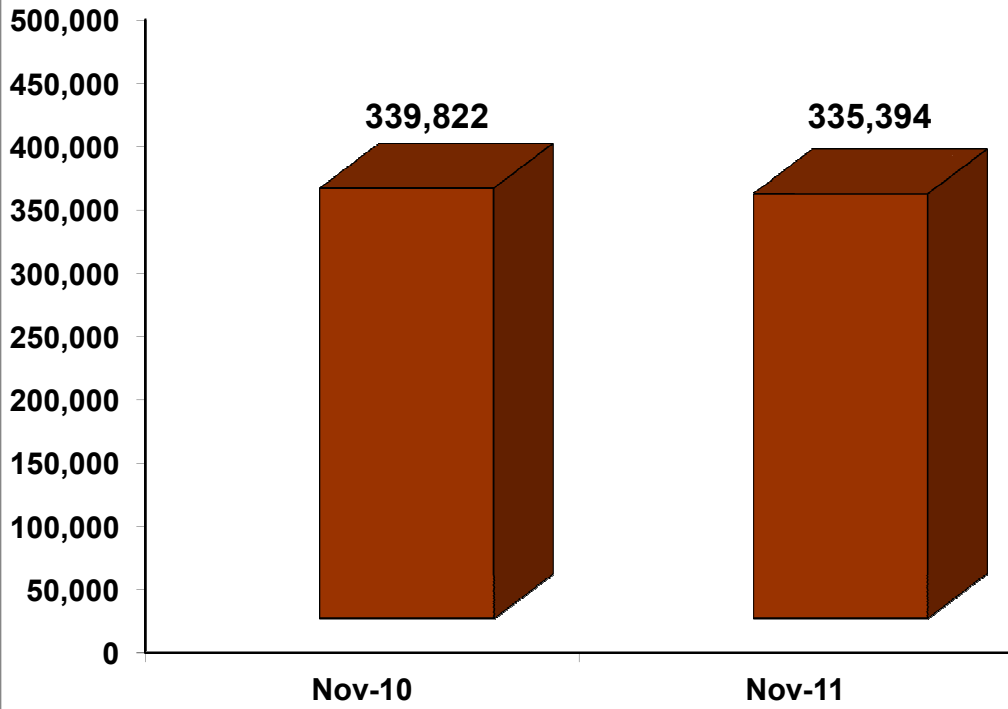
CREB® - CALGARY METRO
SINGLE FAMILY AVERAGE SALE PRICE



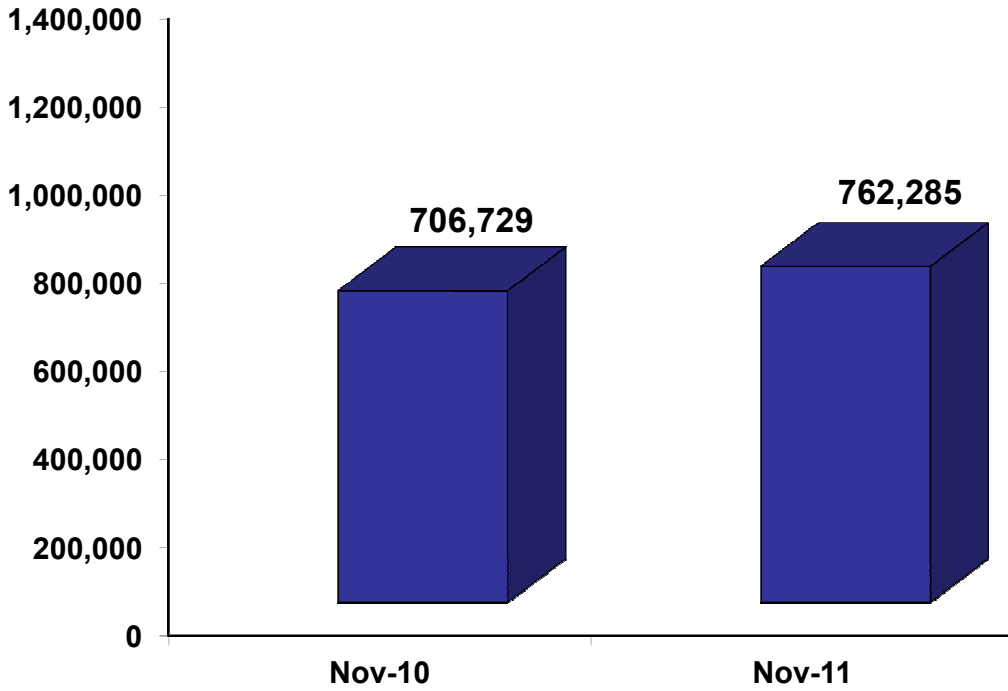
CREB® - CALGARY METRO
CONDOMINIUM AVERAGE SALE PRICE



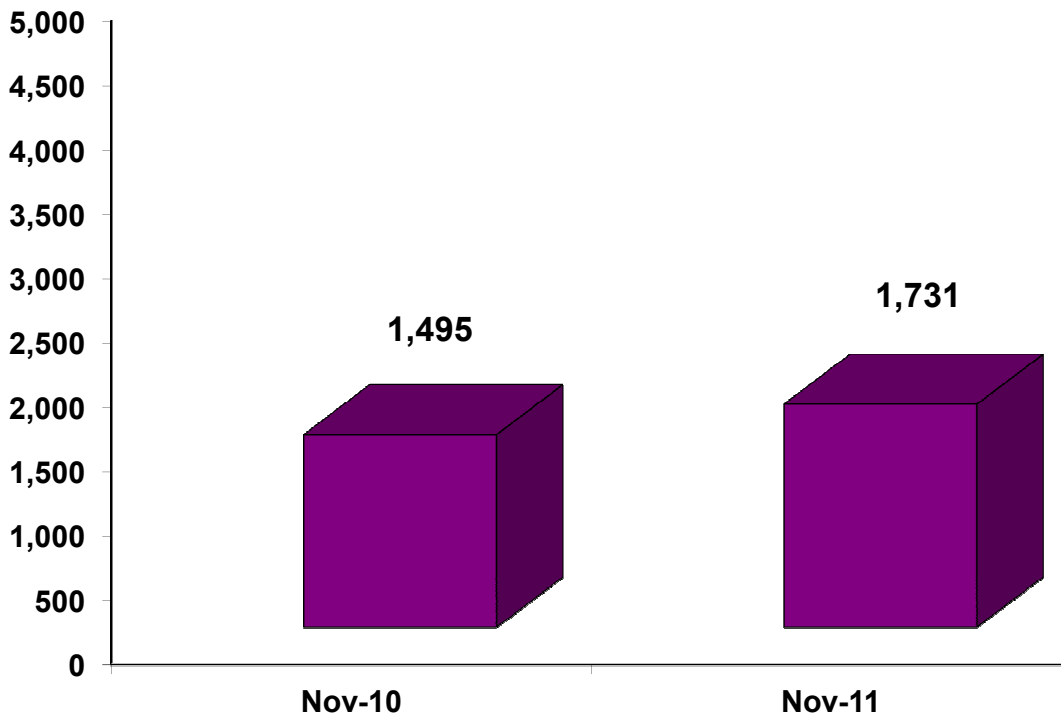
**CREB® - SURROUNDING TOWNS
AVERAGE SALE PRICE**



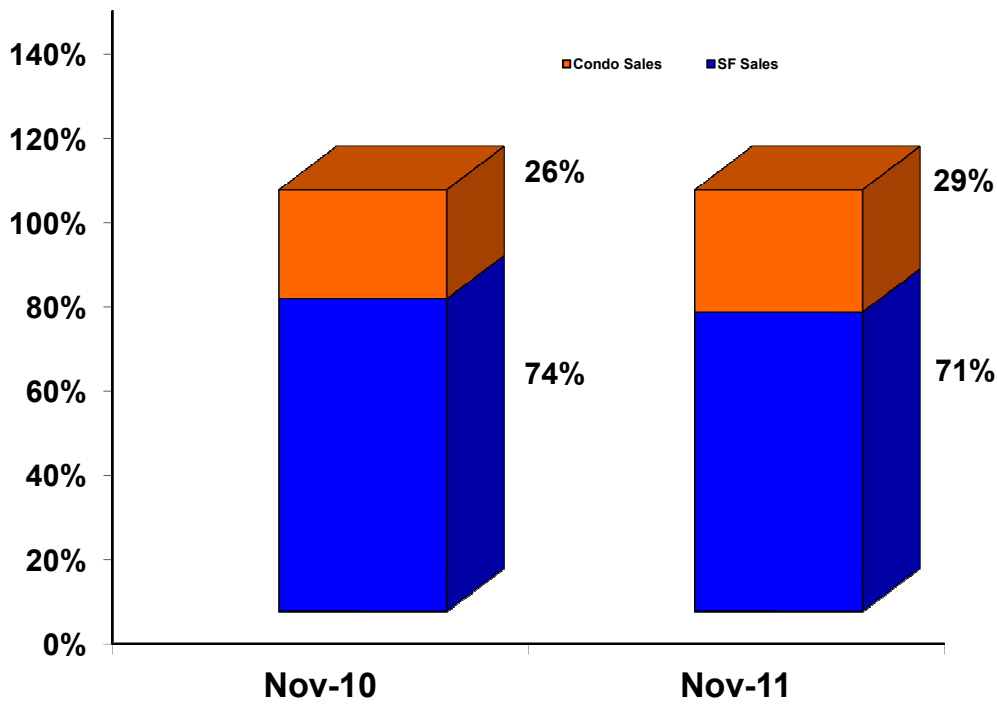
**CREB® - COUNTRY RESIDENTIAL (ACREAGES)
AVERAGE SALE PRICE**



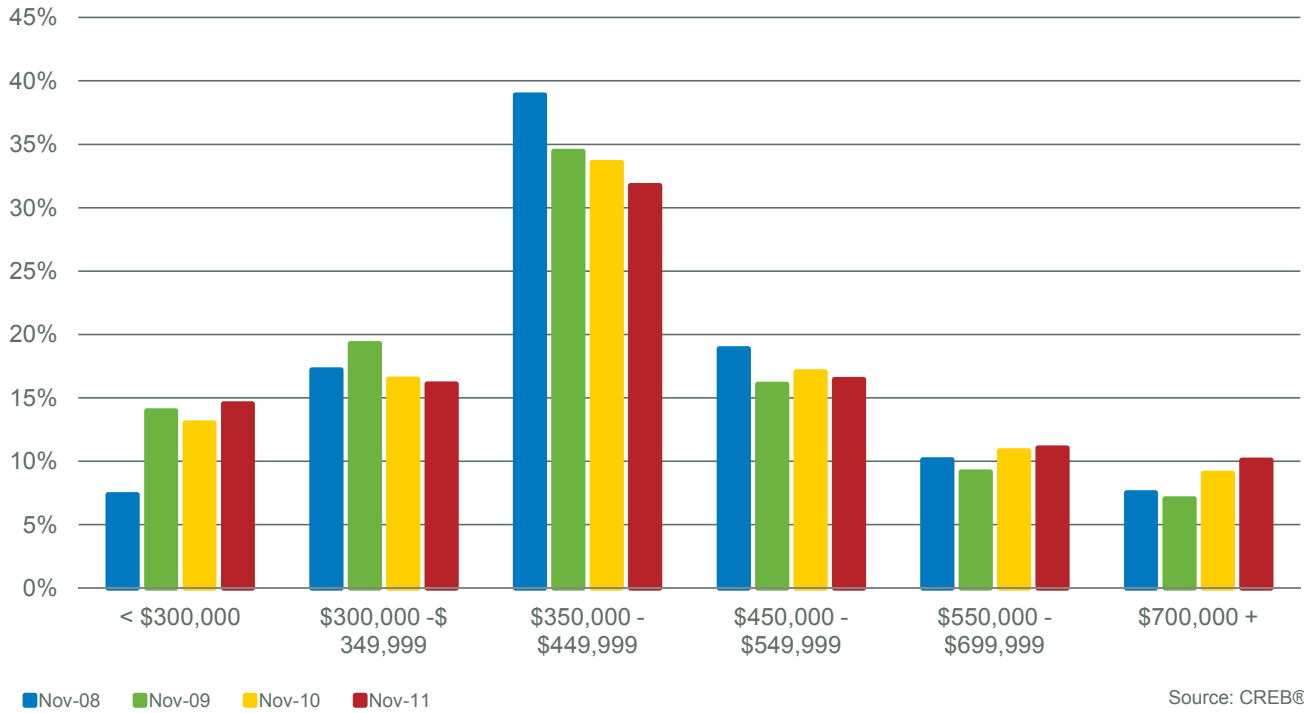
CREB® - TOTAL MLS® SALES



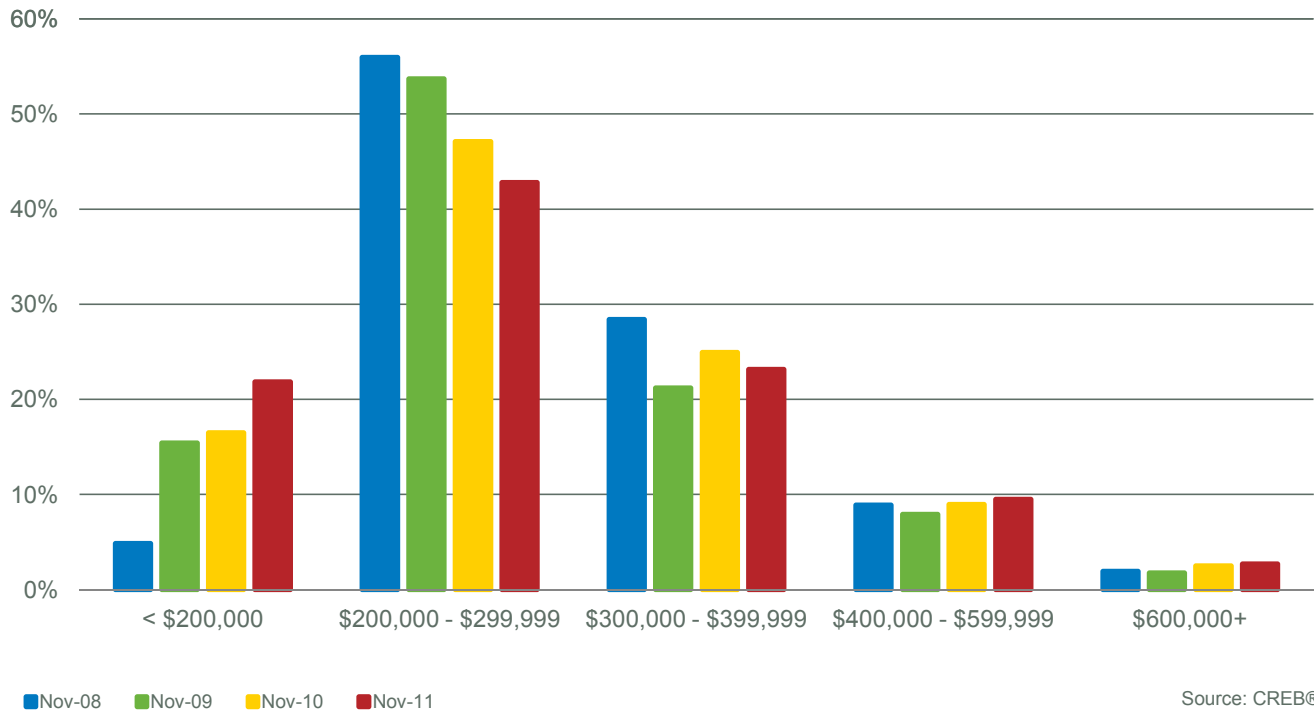
CREB® - METRO CONDO & SINGLE FAMILY AS A PER CENT OF TOTAL METRO SALES



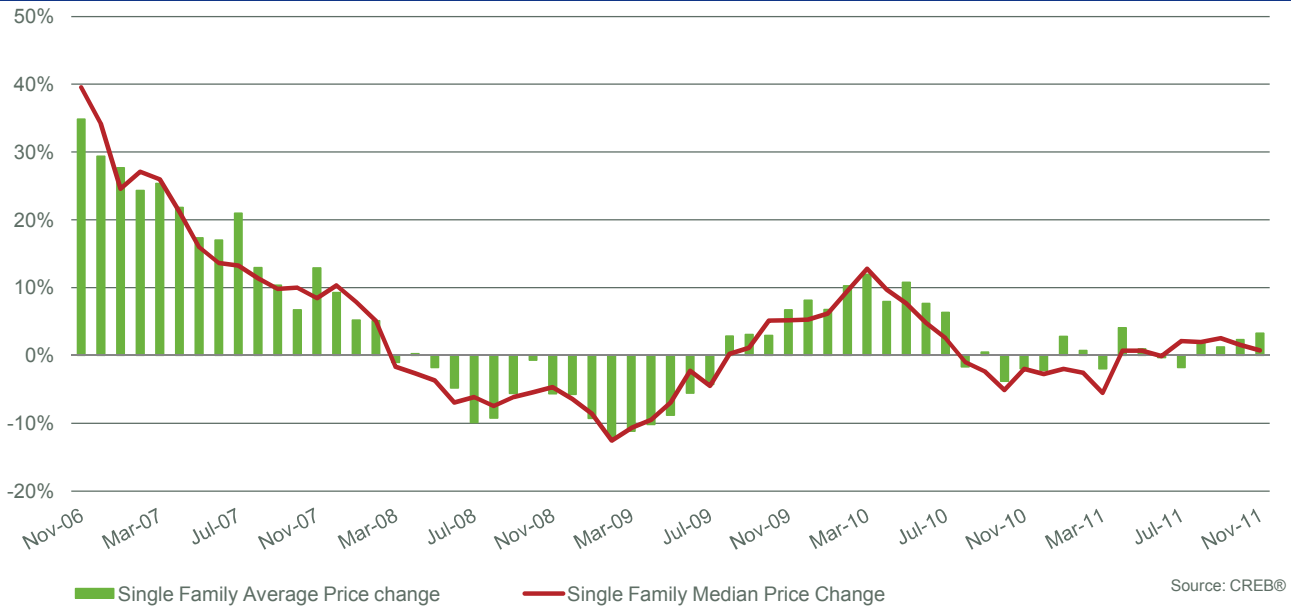
CITY OF CALGARY SINGLE FAMILY SALES BY PRICE RANGE YEAR TO DATE



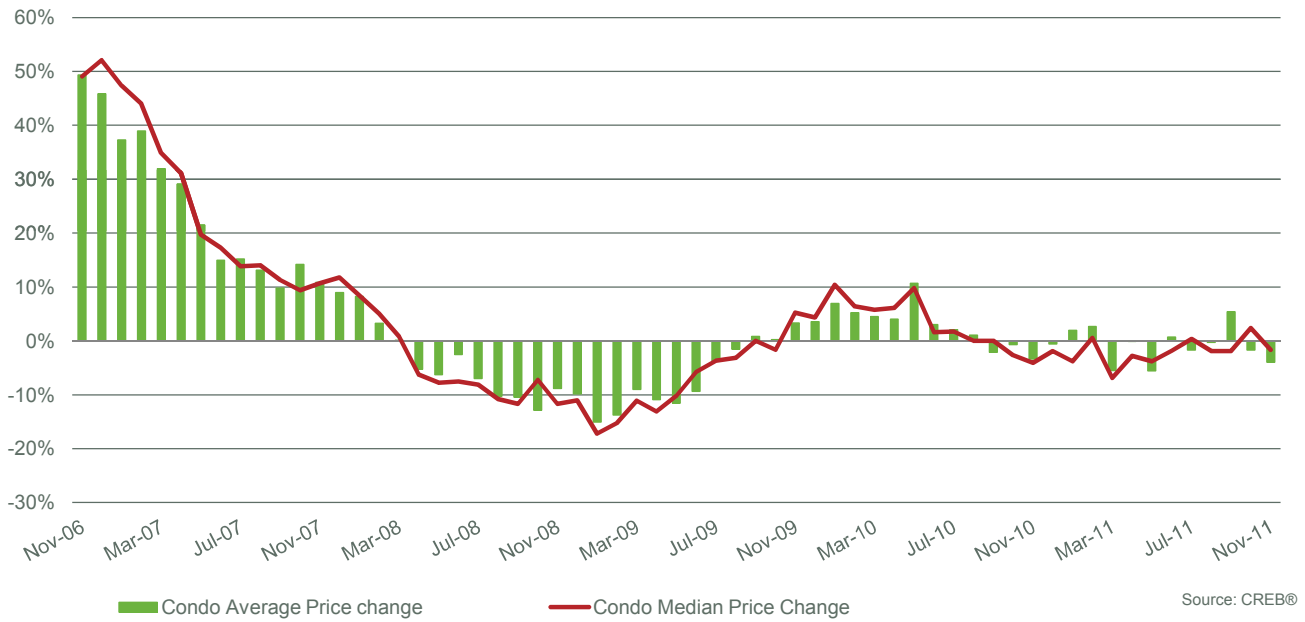
CITY OF CALGARY CONDOMINIUM SALES BY PRICE RANGE YEAR TO DATE



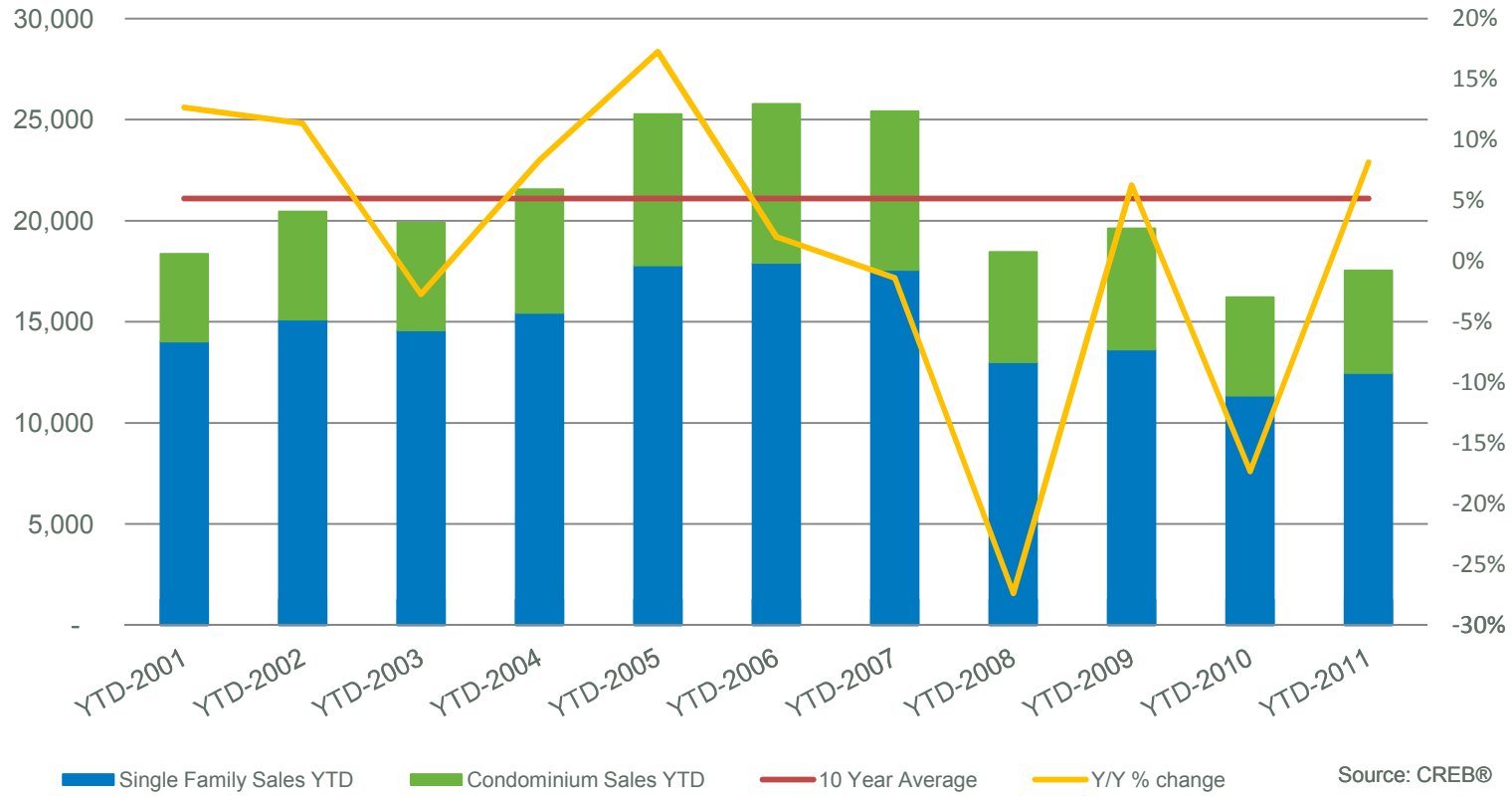
CITY OF CALGARY SINGLE FAMILY AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY CONDOMINIUM AVERAGE AND MEDIAN PRICE - YEAR OVER YEAR CHANGE



CITY OF CALGARY SINGLE FAMILY AND CONDOMINIUM SALES YEAR TO DATE



Source: CREB®