

MLS® SALES HELD STEADY IN 2007

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

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

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

The median price of a single family Calgary metro home in December 2007 was \$406,788 showing a 10.54 per cent increase over December 2006, when the median price was \$368,000. The year-to-date median price was \$421,000, an increase of 16.62 per cent from the 2006 year-to-date median price of \$361,000. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary's City limits. The median price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. During that time, half the buyers bought homes that cost more than the median price and half bought homes for less than the median price.

Calgary metro condominium new listings added in December 2007 were 468, showing an increase of 9.86 per cent from the 426 new listings added in December 2006. Year-to-date new condominium listings added were 13,057 showing a 22.61 per cent increase over the year-end listings, closing at 10,649, in 2006. Condominiums sold in the month of December 2007 were 393, a decrease of 26.27 per cent from the 533 condominiums sold in December

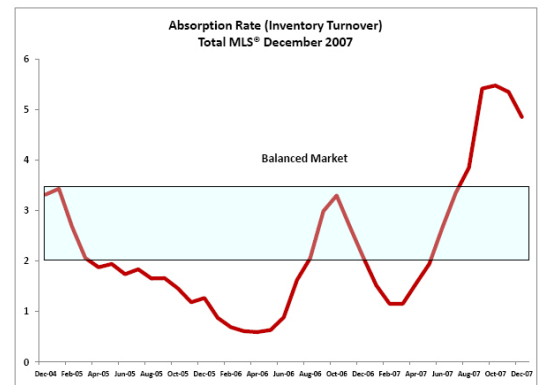
2006. At the end of 2007, 8,236 condominiums had changed hands, showing a decrease of 1.91 per cent over the 8,396 condominium sales recorded at the end of 2006. Calgary condominium and single family metro sales sold in 2007 totaled 26,674; condominiums made up 30.9 per cent of that number.

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

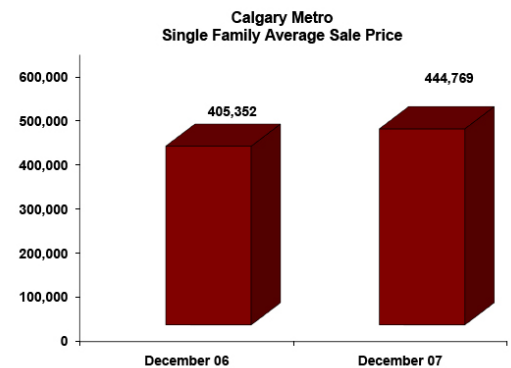
The year-to-date average price of a single family Calgary metro home in 2007 was \$472,230, and the year-to-date average price of a metro condominium was \$316,370. Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely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

The Calgary Real Estate Board is a professional body of 5,697 licensed brokers and registered associates, representing 262 Member offices. The Board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the Board's website at www.creb.com.

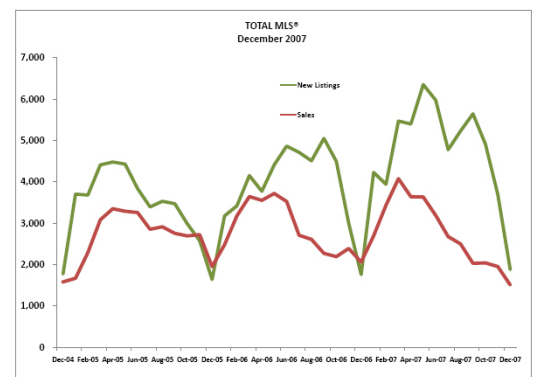
Absorbion Rate



Average Price Information



The Monthly Trend



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**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR DECEMBER 2007**

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>** 2007 YTD</u>	<u>**2006 YTD</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY (Calgary Metro)</u>						
Month End Inventory	3,364	n/a	n/a	n/a	n/a	n/a
New Listings Added	984	969	1.55%	31,722	27,011	17.44%
Sales	846	1,190	-28.91%	18,438	19,113	-3.53%
Avg DOM Sold	51	43	18.60%	33	22	50.00%
Avg DOM Active	58	40	45.00%	58	40	45.00%
Average Sale Price	444,769	405,352	9.72%	472,230	400,398	17.94%
Median Price	406,788	368,000	10.54%	421,000	361,000	16.62%
Total Sales	376,274,644	482,369,005	-21.99%	8,706,036,254	7,652,798,836	13.76%
Sales \$/List \$	96.78%	97.54%	-0.78%	97.88%	99.03%	-1.17%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,535	n/a	n/a	n/a	n/a	n/a
New Listings Added	468	426	9.86%	13,057	10,649	22.61%
Sales	393	533	-26.27%	8,236	8,396	-1.91%
Avg DOM Sold	49	42	16.67%	32	21	52.38%
Avg DOM Active	57	37	54.05%	57	37	54.05%
Average Sale Price	304,719	280,637	8.58%	316,370	263,684	19.98%
Median Price	286,000	255,900	11.76%	295,000	245,000	20.41%
Total Sales	119,754,392	149,579,571	-19.94%	2,605,303,583	2,213,892,815	17.68%
Sales \$/List \$	96.82%	97.58%	-0.77%	98.08%	99.79%	-1.71%
<u>TOWNS (Outside Calgary)</u>						
Month End Inventory	1,582	n/a	n/a	n/a	n/a	n/a
New Listings Added	301	268	12.31%	9,047	6,819	32.67%
Sales	212	280	-24.29%	5,223	5,193	0.58%
Avg DOM Sold	61	51	19.61%	44	38	15.79%
Avg DOM Active	75	61	22.95%	75	61	22.95%
Average Sale Price	404,581	339,405	19.20%	377,287	294,579	28.08%
Median Price	349,800	315,000	11.05%	347,500	270,000	28.70%
Total Sales	85,771,188	95,033,415	-9.75%	1,970,569,222	1,529,747,915	28.82%
Sales \$/List \$	97.24%	97.27%	-0.04%	97.89%	98.59%	-0.71%
<u>COUNTRY RESIDENTIAL (Acreages)</u>						
Month End Inventory	487	286	70.28%	n/a	n/a	n/a
New Listings Added	86	53	62.26%	2,255	1,793	25.77%
Sales	38	32	18.75%	824	1,016	-18.90%
Avg DOM Sold	63	65	-3.08%	66	60	10.00%
Avg DOM Active	97	83	16.87%	97	83	16.87%
Average Sale Price	852,641	972,559	-12.33%	833,967	688,491	21.13%
Median Price	755,000	710,000	6.34%	750,000	610,000	22.95%
Total Sales	32,400,364	31,121,900	4.11%	687,188,669	699,506,483	-1.76%
Sales \$/List \$	94.54%	95.56%	-1.06%	95.55%	96.07%	-0.54%
<u>RURAL LAND</u>						
Month End Inventory	302	208	45.19%	n/a	n/a	n/a
New Listings Added	34	38	-10.53%	1,040	822	26.52%
Sales	15	18	-16.67%	371	419	-11.46%
Avg DOM Sold	86	110	-21.82%	95	108	-12.04%
Avg DOM Active	106	90	17.78%	106	89	19.10%
Average Sale Price	566,870	644,106	-11.99%	536,079	528,216	1.49%
Median Price	380,000	360,000	5.56%	375,000	311,000	20.58%
Total Sales	8,503,050	11,593,900	-26.66%	198,885,379	221,322,331	-10.14%
Sales \$/List \$	97.23%	95.51%	1.80%	95.21%	95.76%	-0.56%
<u>TOTAL MLS®*</u>						
Month End Inventory	7,325	4,299	70.39%	n/a	n/a	n/a
New Listings Added	1,880	1,760	6.82%	57,476	47,326	21.45%
Sales	1,508	2,061	-26.83%	33,304	34,339	-3.01%
Avg DOM Sold	53	45	17.78%	36	27	33.33%
Avg DOM Active	66	50	32.00%	66	50	32.00%
Average Sale Price	413,200	373,762	10.55%	425,912	359,004	18.64%
Median Price	368,500	335,000	10.00%	379,000	319,500	18.62%
Total Sales	623,105,038	770,323,791	-19.11%	14,182,872,071	12,327,830,968	15.05%
Sales \$/List \$	96.74%	97.40%	-0.68%	97.76%	98.87%	-1.13%

*Total MLS® includes Mobile Listings

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time.

CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
DECEMBER 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
BK-SP	6	1	2	329,250	658,500	328,500	67	94.11%
BLEVL	84	19	23	412,626	9,490,400	347,500	44	95.68%
BUNG	259	63	52	438,111	22,781,750	410,000	41	95.39%
BUNGH	11	2	1	557,500	557,500	557,500	36	97.89%
BUNGS	0	1	1	819,000	819,000	819,000	10	96.07%
HL-SP	2	1	0	-	-	-	0	0.00%
SPLT2	59	15	16	459,331	7,349,300	448,000	53	95.82%
SPLT3	10	2	0	-	-	-	0	0.00%
SPLT4	34	11	16	381,370	6,101,927	365,500	46	97.08%
SPLT5	3	1	1	435,000	435,000	435,000	44	96.69%
ST1.5	25	5	5	467,100	2,335,500	500,000	37	96.13%
ST2	692	203	169	472,187	79,799,650	428,000	49	96.86%
ST2.5	11	3	0	-	-	-	0	0.00%
ST3	4	0	0	-	-	-	0	0.00%
VILLA	1	0	0	-	-	-	0	0.00%
NE								
BK-SP	6	2	1	360,000	360,000	360,000	108	97.32%
BLEVL	117	40	35	315,731	11,050,600	320,000	49	96.04%
BUNG	138	43	46	335,315	15,424,509	334,000	48	97.27%
BUNGH	2	1	0	-	-	-	0	0.00%
MODUL	2	0	0	-	-	-	0	0.00%
SPLT2	5	2	4	346,250	1,385,000	345,000	41	96.74%
SPLT3	12	2	7	306,286	2,144,000	300,000	49	95.29%
SPLT4	54	21	12	355,167	4,262,000	345,000	63	96.46%
ST2	239	70	62	353,742	21,932,000	328,000	57	96.95%
ST2.5	1	0	0	-	-	-	0	0.00%
SW								
BK-SP	7	5	1	596,500	596,500	596,500	34	98.61%
BLEVL	33	11	21	414,133	8,696,800	365,000	60	96.50%
BUNG	241	62	57	503,303	28,688,259	435,000	52	96.69%
BUNGH	9	3	1	398,000	398,000	398,000	48	91.52%
SPLT2	53	14	12	534,067	6,408,800	504,900	62	96.57%
SPLT3	5	3	3	400,000	1,200,000	368,000	24	97.97%
SPLT4	42	14	11	405,245	4,457,700	412,000	45	96.15%
SPLT5	9	1	1	400,000	400,000	400,000	21	89.89%
ST1.5	16	0	5	492,000	2,460,000	500,000	40	97.44%
ST2	600	168	129	524,730	67,690,121	452,000	48	97.02%
ST2.5	5	1	0	-	-	-	0	0.00%
ST3	8	0	0	-	-	-	0	0.00%
VILLA	0	0	1	530,000	530,000	530,000	56	98.17%
SE								
BK-SP	4	2	1	398,000	398,000	398,000	68	95.24%
BLEVL	32	9	10	352,220	3,522,200	345,000	78	97.22%
BUNG	120	34	20	500,400	10,008,000	395,000	55	96.99%
BUNGH	1	0	0	-	-	-	0	0.00%
SPLT2	38	9	9	662,111	5,959,000	500,000	62	96.95%
SPLT3	6	1	0	-	-	-	0	0.00%
SPLT4	36	10	8	364,206	2,913,650	360,000	70	96.07%
SPLT5	0	0	2	513,500	1,027,000	462,500	28	98.33%
ST1.5	4	1	0	-	-	-	0	0.00%
ST2	383	120	99	436,303	43,193,978	416,000	59	97.63%
ST2.5	2	1	0	-	-	-	0	0.00%
ST3	1	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
DECEMBER 2007

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
NW								
APART	189	64	59	280,873	16,571,506	265,000	42	97.05%
APRTM	15	5	2	239,950	479,900	239,900	34	96.99%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	14	8	1	230,000	230,000	230,000	62	97.91%
BUNG	52	20	7	331,714	2,322,000	295,000	45	97.22%
BUNGH	1	0	0	-	-	-	0	0.00%
LOFT	1	0	0	-	-	-	0	0.00%
PENTH	1	0	0	-	-	-	0	0.00%
SPLT2	4	1	1	322,000	322,000	322,000	34	97.63%
SPLT3	4	1	0	-	-	-	0	0.00%
SPLT4	11	3	0	-	-	-	0	0.00%
SPLT5	1	1	3	293,889	881,666	295,000	35	96.92%
ST2	118	40	44	332,212	14,617,320	318,200	47	97.02%
ST2.5	1	0	0	-	-	-	0	0.00%
ST3	3	1	0	-	-	-	0	0.00%
VILLA	4	1	1	450,000	450,000	450,000	55	92.21%
NE								
APART	34	13	15	228,597	3,428,950	243,500	59	96.61%
APRTM	5	1	1	195,000	195,000	195,000	47	97.55%
BLEVL	5	1	1	215,000	215,000	215,000	12	97.77%
BUNG	8	2	1	214,000	214,000	214,000	41	97.32%
SPLT2	0	0	1	247,000	247,000	247,000	47	96.90%
SPLT4	6	2	1	205,000	205,000	205,000	46	95.39%
ST2	58	19	19	232,258	4,412,900	227,000	65	96.81%
ST2.5	1	0	1	279,000	279,000	279,000	27	98.62%
SW								
APART	551	141	110	305,735	33,630,800	290,000	49	96.58%
APRTM	33	5	10	267,900	2,679,000	247,000	51	96.34%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	5	2	2	212,125	424,250	207,250	46	98.71%
BUNG	71	18	22	289,064	6,359,400	274,000	55	97.28%
BUNGH	3	1	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
LOFT	19	5	4	323,500	1,294,000	309,000	36	96.73%
PENTH	13	5	1	240,000	240,000	240,000	27	98.00%
SPLT2	5	0	0	-	-	-	0	0.00%
SPLT3	1	0	1	286,000	286,000	286,000	55	95.37%
SPLT4	10	6	1	308,000	308,000	308,000	70	97.81%
SPLT5	5	0	0	-	-	-	0	0.00%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	136	44	37	357,143	13,214,300	324,000	46	97.02%
ST2.5	1	1	0	-	-	-	0	0.00%
ST3	35	8	6	631,650	3,789,900	394,000	72	98.03%
VILLA	12	6	1	720,000	720,000	720,000	106	92.90%
SE								
APART	48	16	12	269,125	3,229,500	240,000	44	95.89%
APRTM	6	2	0	-	-	-	0	0.00%
BLEVL	3	2	0	-	-	-	0	0.00%
BUNG	14	3	6	268,417	1,610,500	253,500	53	95.86%
SPLT2	2	1	1	290,000	290,000	290,000	70	96.70%
SPLT3	0	0	1	490,500	490,500	490,500	53	94.51%
SPLT4	7	2	2	309,500	619,000	309,000	28	97.42%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	35	17	18	305,444	5,498,000	305,000	59	97.12%
ST2.5	1	0	0	-	-	-	0	0.00%
VILLA	1	0	0	-	-	-	0	0.00%

**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE CATEGORY
DECEMBER 2007**

	Dec-07				Dec-06			
<i>SINGLE FAMILY</i>	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	1	0.01%	1	0.08%	9	0.05%
100,000 - 199,999	1	0.12%	20	0.11%	8	0.67%	589	3.08%
200,000 - 299,999	56	6.62%	1,015	5.50%	194	16.32%	4,428	23.17%
300,000 - 349,999	157	18.56%	2,775	15.05%	290	24.39%	3,687	19.29%
350,000 - 399,999	188	22.22%	3,898	21.14%	247	20.77%	3,288	17.21%
400,000 - 449,999	163	19.27%	3,354	18.19%	166	13.96%	2,506	13.11%
450,000 - 499,999	86	10.17%	2,346	12.72%	105	8.83%	1,511	7.91%
500,000 - 549,999	58	6.86%	1,479	8.02%	45	3.78%	885	4.63%
550,000 - 599,999	52	6.15%	989	5.36%	44	3.70%	636	3.33%
600,000 - 649,999	21	2.48%	649	3.52%	24	2.02%	398	2.08%
650,000 - 699,999	12	1.42%	451	2.45%	16	1.35%	293	1.53%
700,000 - 799,999	22	2.60%	543	2.95%	18	1.51%	297	1.55%
800,000 - 899,999	8	0.95%	307	1.67%	10	0.84%	171	0.89%
900,000 - 999,999	8	0.95%	174	0.94%	7	0.59%	101	0.53%
OVER 1,000,000	14	1.65%	435	2.36%	14	1.18%	310	1.62%
	846		18,436		1,189		19,109	
 <i>CONDO</i>								
0 - 99,999	-	0.00%	1	0.01%	2	0.38%	29	0.35%
100,000 - 199,999	15	3.82%	268	3.25%	47	8.83%	1,998	23.81%
200,000 - 299,999	211	53.69%	4,130	50.15%	339	63.72%	4,363	51.98%
300,000 - 349,999	94	23.92%	1,902	23.09%	64	12.03%	1,008	12.01%
350,000 - 399,999	28	7.12%	879	10.67%	41	7.71%	446	5.31%
400,000 - 449,999	20	5.09%	430	5.22%	16	3.01%	199	2.37%
450,000 - 499,999	9	2.29%	250	3.04%	7	1.32%	112	1.33%
500,000 - 549,999	6	1.53%	124	1.51%	6	1.13%	79	0.94%
550,000 - 599,999	4	1.02%	76	0.92%	3	0.56%	38	0.45%
600,000 - 649,999	1	0.25%	46	0.56%	2	0.38%	26	0.31%
650,000 - 699,999	-	0.00%	34	0.41%	-	0.00%	23	0.27%
700,000 - 799,999	3	0.76%	42	0.51%	-	0.00%	22	0.26%
800,000 - 899,999	1	0.25%	17	0.21%	3	0.56%	19	0.23%
900,000 - 999,999	-	0.00%	6	0.07%	-	0.00%	2	0.02%
OVER 1,000,000	1	0.25%	30	0.36%	2	0.38%	29	0.35%
	393		8,235		532		8,393	

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

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

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

COUNTRY RESIDENTIAL (ACREAGES)

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

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur."

CREB® Stats
Calgary Commercial Summary
Year to Date December 2007

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

Year to Date December 2006

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

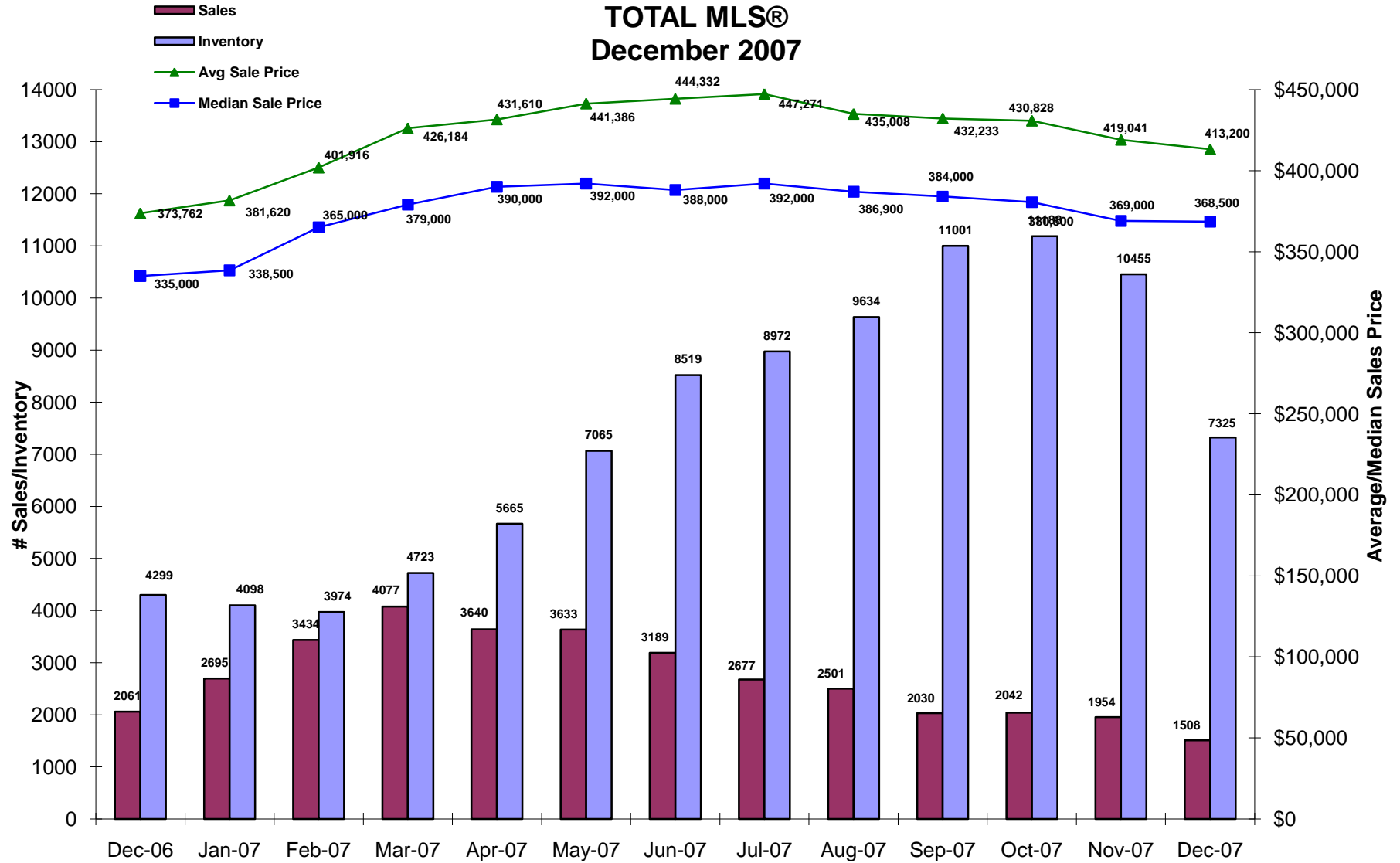
**Calgary Real Estate Board
Single Family Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
New Listings	2,065	1,866	2,089	2,323	2,594	2,351	2,288	2,131	2,227	2,148	1,527	981	24,590
Sales	1,059	1,152	1,318	1,483	1,551	1,469	1,508	1,362	1,305	1,285	1,089	868	15,449
Avg Price	235,475	225,813	232,972	235,036	235,339	236,026	235,598	243,419	241,833	239,741	245,659	238,908	237,053
Median	210,000	205,000	210,500	212,500	215,000	215,000	216,000	217,000	216,000	217,000	220,000	217,000	215,000
Avg DOM	41	34	34	35	34	33	40	42	40	43	42	48	38
2004													
New Listings	2,162	1,977	2,559	2,548	2,569	2,331	2,143	2,076	2,249	1,913	1,575	963	25,102
Sales	956	1,181	1,743	1,633	1,635	1,570	1,454	1,422	1,320	1,331	1,190	933	16,384
Avg Price	245,193	245,064	250,043	251,052	245,548	255,523	249,439	248,961	250,543	254,490	260,584	267,041	251,561
Median	217,000	224,900	225,750	227,000	226,000	227,000	223,500	225,000	226,900	230,000	231,500	234,000	226,100
Avg DOM	48	44	41	37	37	37	41	42	43	40	44	48	41
2005													
New Listings	1,975	2,058	2,534	2,503	2,536	2,205	1,856	1,933	1,919	1,663	1,433	918	23,533
Sales	1,002	1,389	1,854	1,986	1,903	1,875	1,573	1,607	1,567	1,512	1,535	1,142	18,945
Avg Price	273,584	272,198	287,070	284,239	287,089	280,808	282,158	281,469	293,666	292,999	303,161	313,175	287,365
Median	241,000	240,000	254,000	248,000	250,000	249,000	252,500	255,000	257,000	258,500	268,900	274,000	253,000
Avg DOM	46	36	32	32	32	31	34	33	30	31	31	30	33
2006													
New Listings	1,774	1,966	2,472	2,197	2,477	2,757	2,718	2,585	2,954	2,513	1,629	969	27,011
Sales	1,445	1,804	2,049	2,040	2,040	1,948	1,425	1,341	1,193	1,241	1,397	1,190	19,113
Avg Price	339,095	360,917	381,571	388,585	415,815	424,585	418,998	429,855	426,622	423,870	408,696	405,352	400,398
Median	305,000	321,000	339,000	356,000	375,000	385,800	384,100	386,000	383,388	375,000	375,000	368,000	361,000
Avg DOM	25	17	14	15	14	15	18	25	28	32	38	43	22
2007													
New Listings	2,325	2,206	3,131	3,100	3,652	3,315	2,548	2,837	3,106	2,586	1,949	984	31,722
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495	1,314	1,064	1,113	1,103	846	18,438
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920	485,914	470,888	452,254	462,134	444,769	472,230
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000	430,000	420,500	412,500	407,500	406,788	421,000
Avg DOM	38	29	24	24	25	29	35	39	40	40	46	51	33

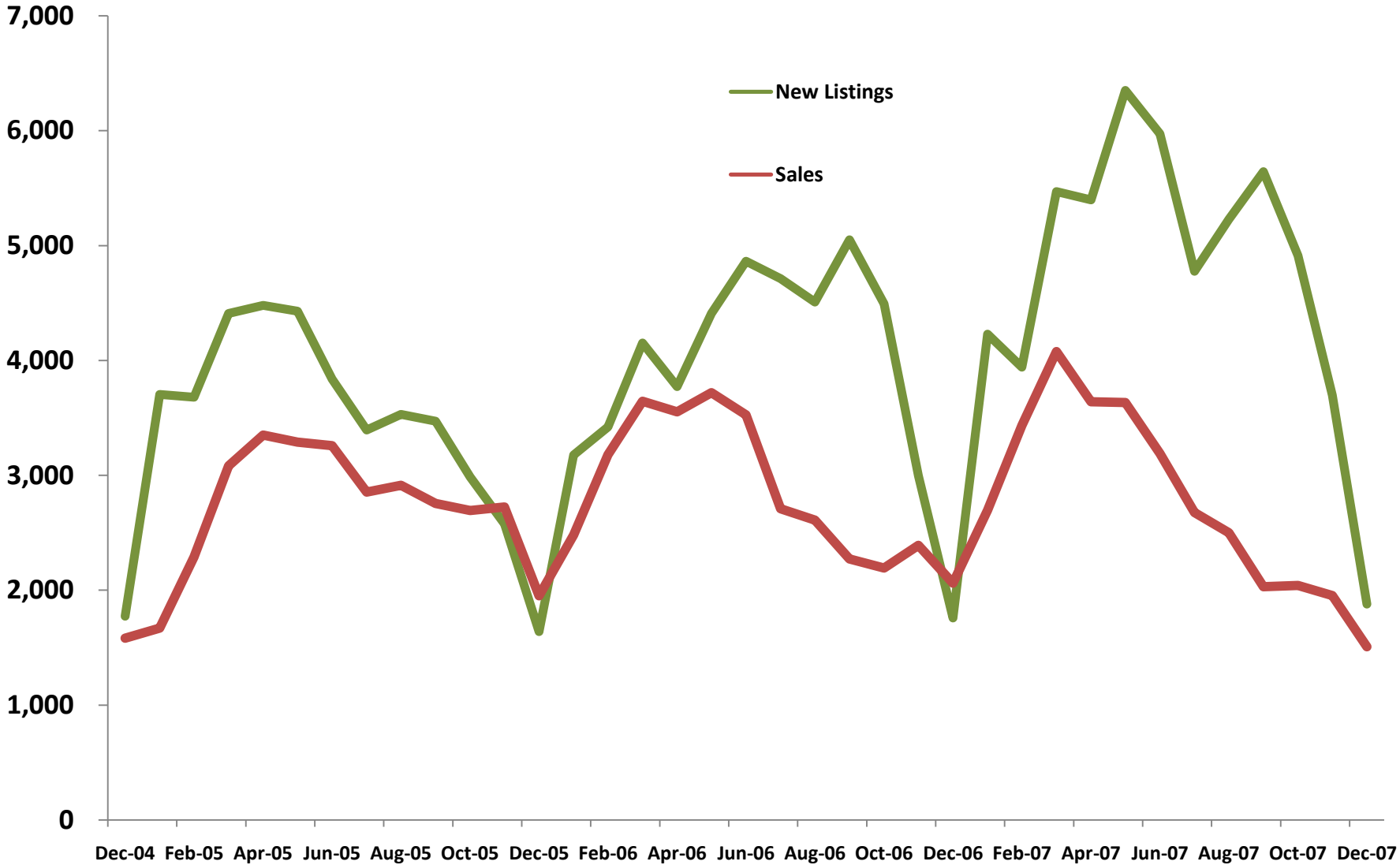
**Calgary Real Estate Board
Condominium Calgary Metro
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2003													
New Listings	827	737	823	797	892	841	819	765	810	791	616	393	9,111
Sales	374	451	514	561	565	491	545	473	490	453	407	339	5,663
Avg Price	156,527	157,113	154,104	156,179	157,826	157,925	157,338	156,258	161,575	163,431	163,674	153,682	157,958
Median	141,000	142,000	142,000	141,500	142,900	143,000	143,200	145,000	148,000	145,000	145,000	142,800	143,500
Avg DOM	47	40	39	40	40	41	42	44	44	45	49	50	43
2004													
New Listings	908	868	1,034	930	1,011	931	842	840	885	854	689	412	10,215
Sales	328	455	715	607	649	586	564	609	517	508	553	398	6,498
Avg Price	162,471	163,418	167,459	159,147	165,548	171,374	165,164	166,584	164,323	167,799	168,575	171,245	166,141
Median	147,500	146,750	150,000	147,000	151,900	154,500	152,000	153,000	150,000	155,000	155,000	155,000	152,000
Avg DOM	53	48	45	45	44	44	45	48	47	46	46	52	46
2005													
New Listings	908	805	969	995	967	848	746	866	788	689	598	370	9,549
Sales	399	547	713	762	776	807	704	724	638	699	700	485	7,954
Avg Price	175,822	179,587	179,781	182,517	181,669	185,863	180,205	180,416	182,256	186,927	188,945	191,887	183,099
Median	161,000	162,000	162,000	163,000	167,000	163,000	163,000	164,500	167,000	170,500	172,500	168,000	165,000
Avg DOM	47	45	43	39	38	39	39	36	34	36	33	32	38
2006													
New Listings	730	752	893	834	1,005	1,087	1,041	967	1,129	1,063	722	426	10,649
Sales	554	805	874	798	892	875	695	679	553	535	603	533	8,396
Avg Price	209,484	217,212	236,549	255,937	273,407	281,176	276,463	283,547	292,796	290,487	282,781	280,637	263,684
Median	181,500	195,000	215,000	236,000	257,000	259,900	261,500	264,000	269,500	264,000	258,000	255,900	245,000
Avg DOM	28	20	15	12	12	12	16	21	26	29	36	42	21
2007													
New Listings	1,004	889	1,250	1,157	1,332	1,253	1,117	1,186	1,315	1,203	890	468	13,057
Sales	736	895	1,026	839	887	792	603	598	483	501	496	393	8,236
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582	320,790	321,614	331,617	312,710	304,719	316,370
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900	301,000	300,000	289,000	285,000	286,000	295,000
Avg DOM	39	28	24	23	24	28	33	35	47	40	44	49	32

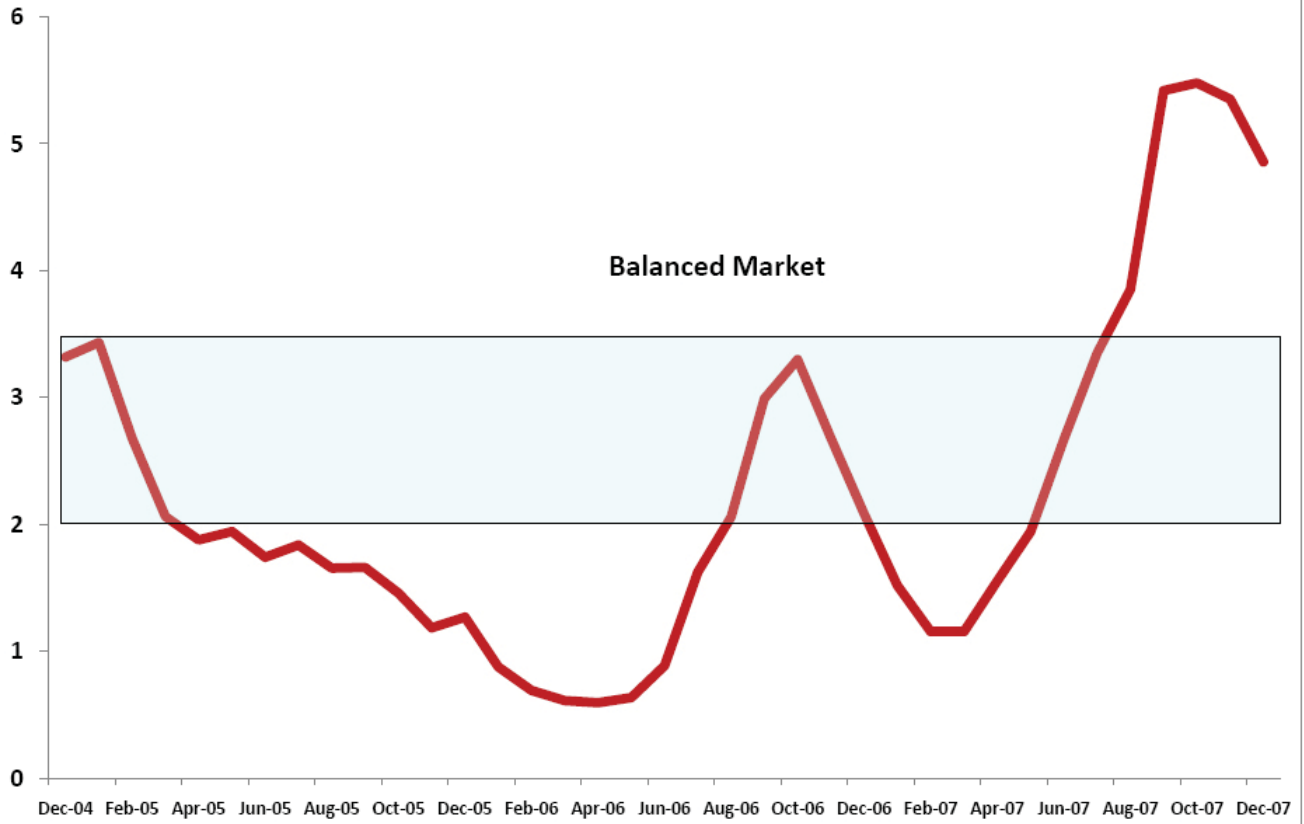
TOTAL MLS® December 2007



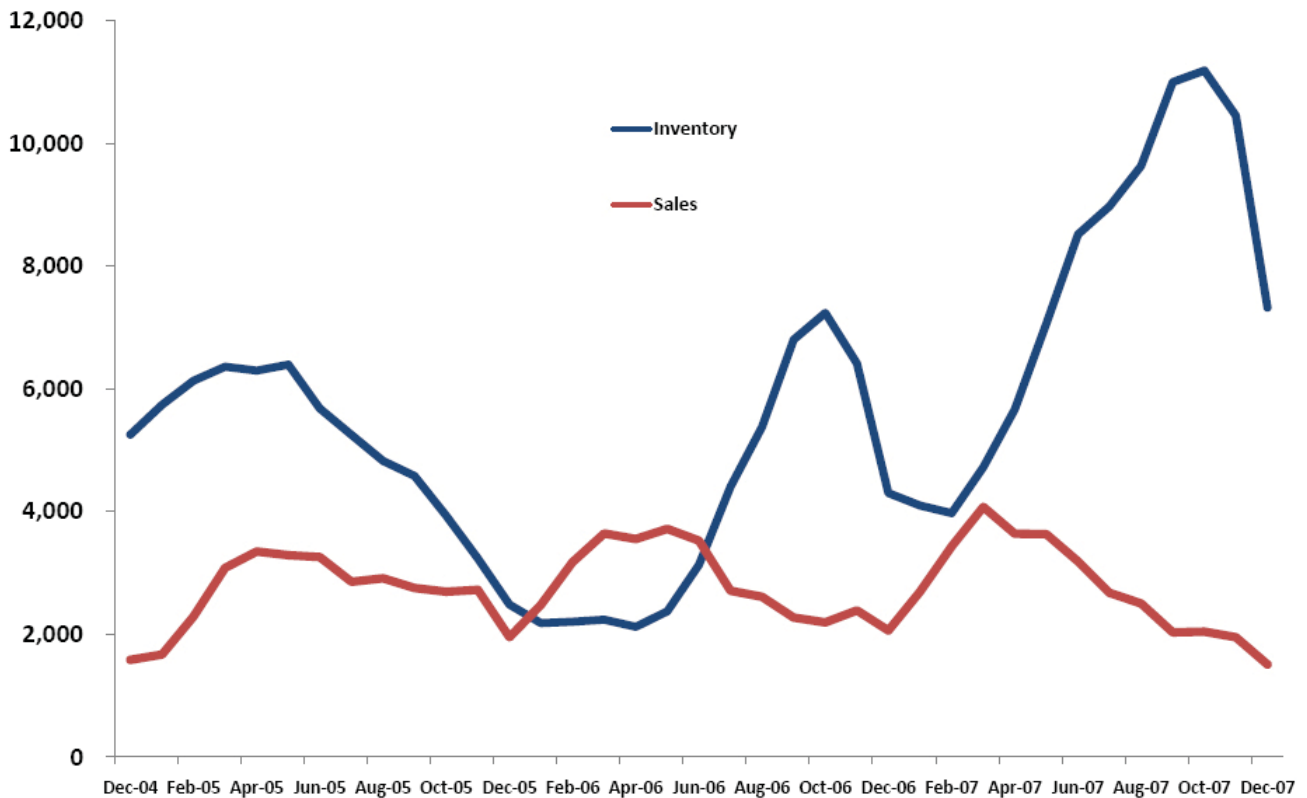
**TOTAL MLS®
December 2007**



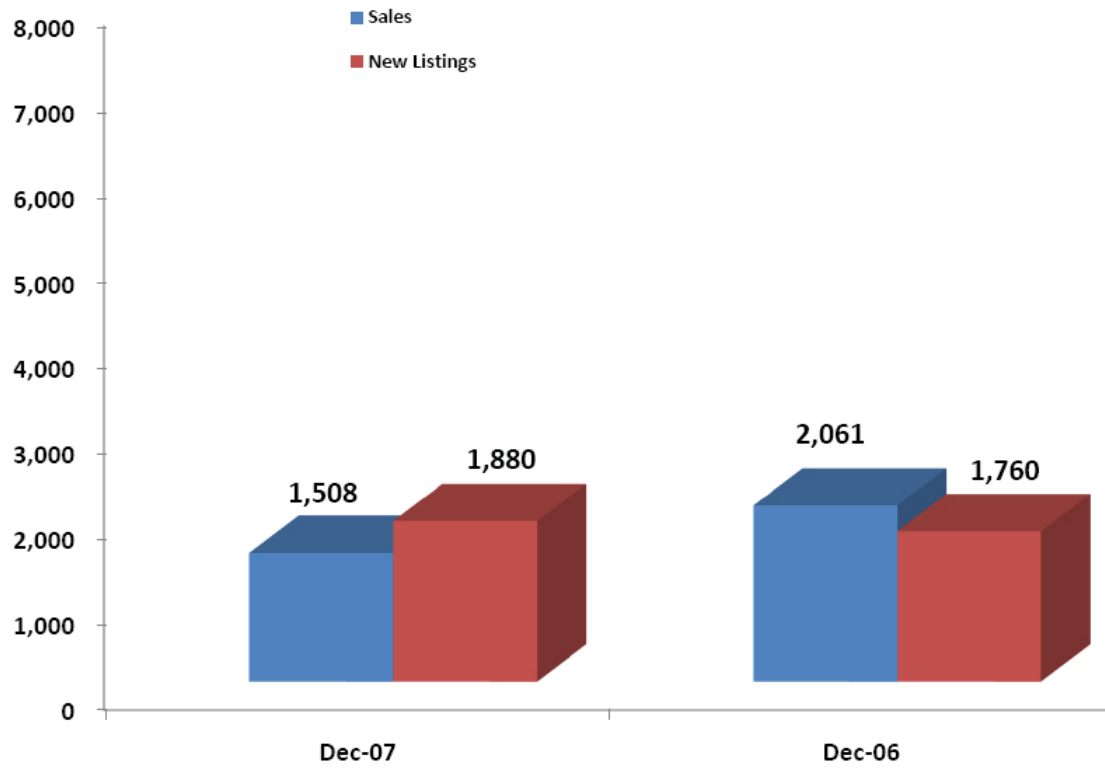
**Absorption Rate (Inventory Turnover)
Total MLS® December 2007**



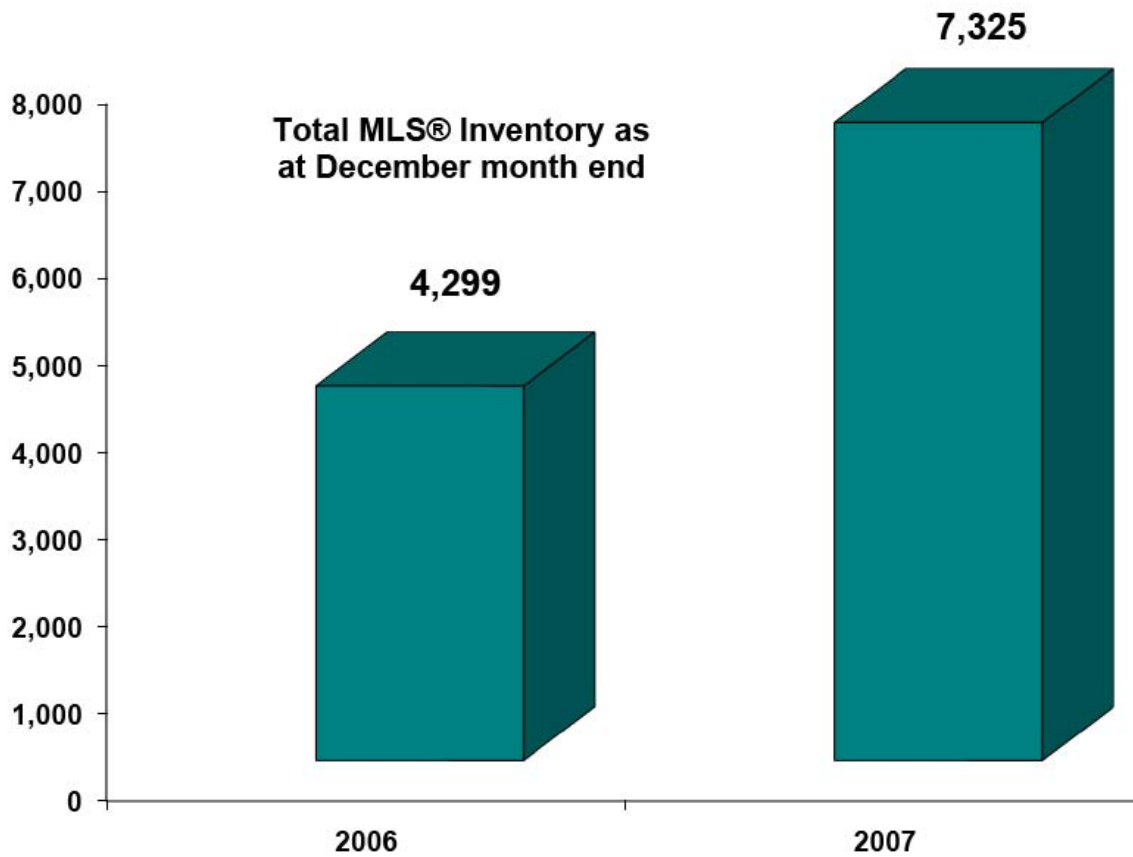
**TOTAL MLS®
December 2007**



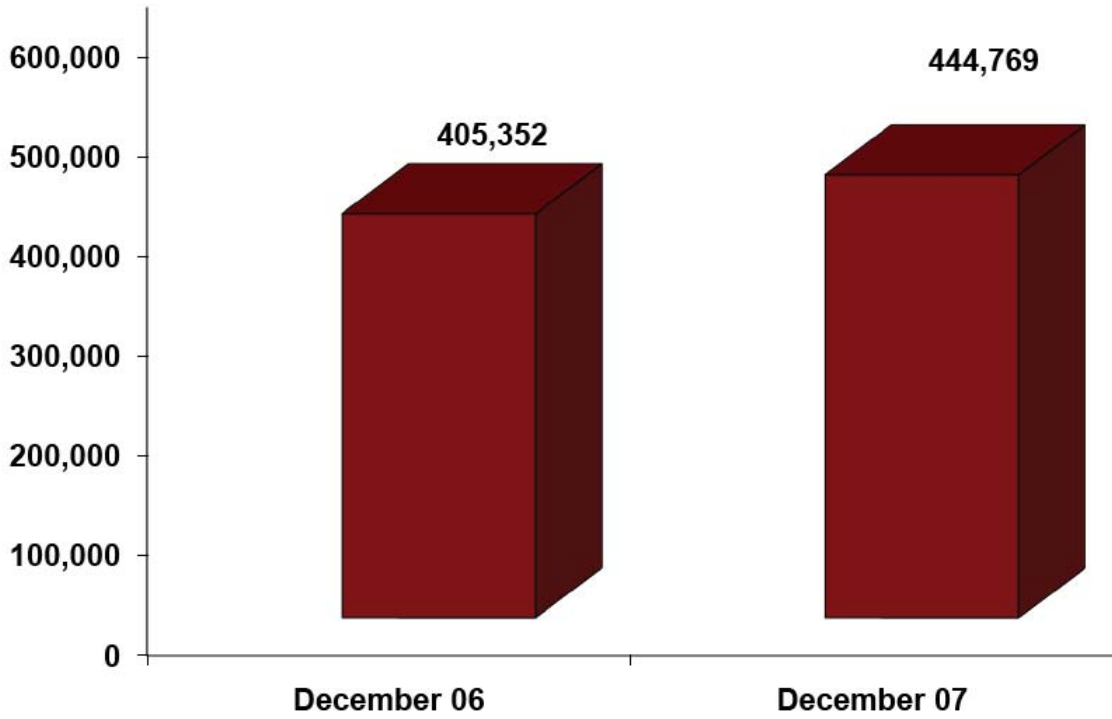
TOTAL MLS®
December 2007



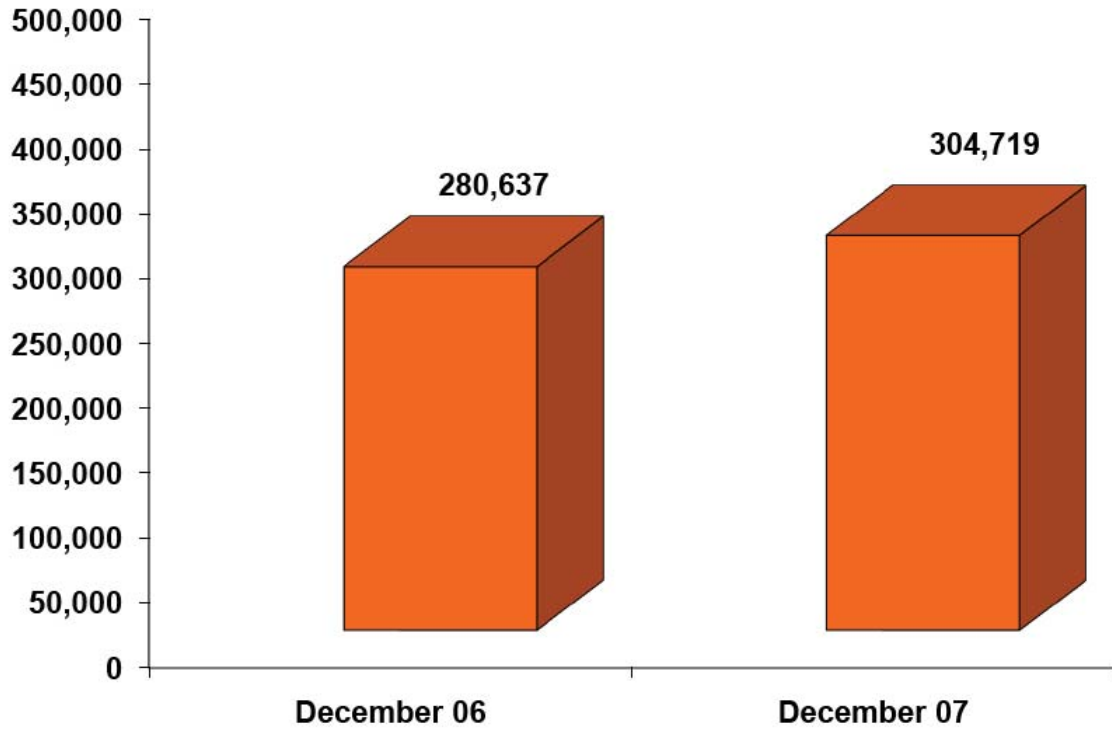
Total MLS® Inventory as
at December month end



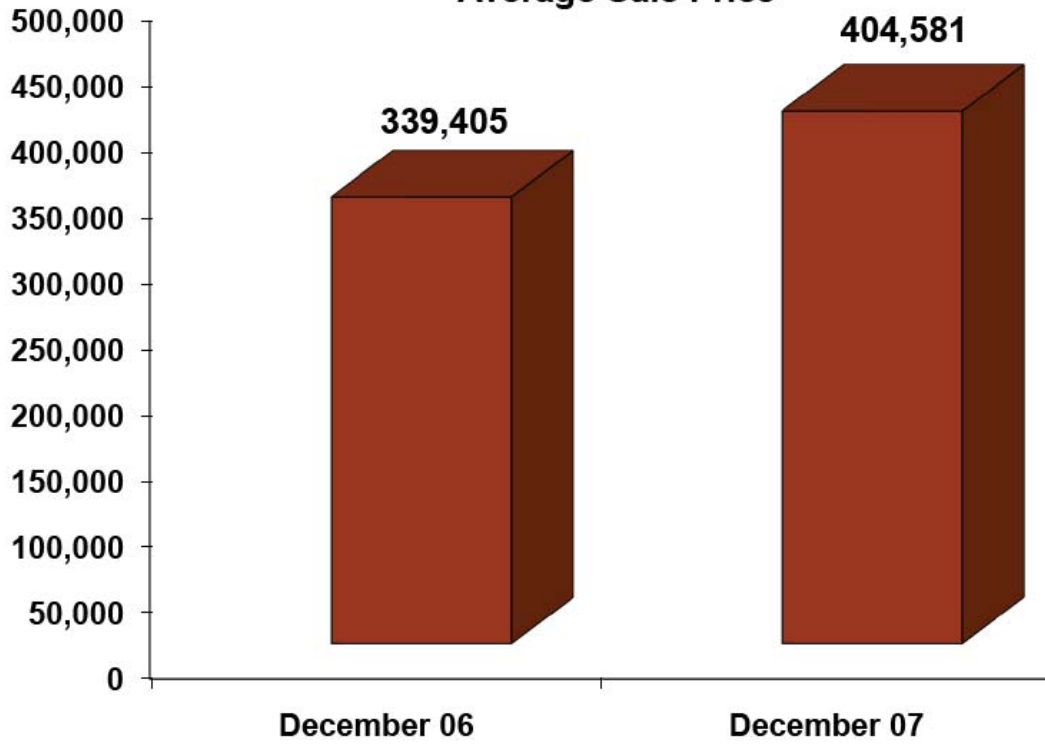
Calgary Metro Single Family Average Sale Price



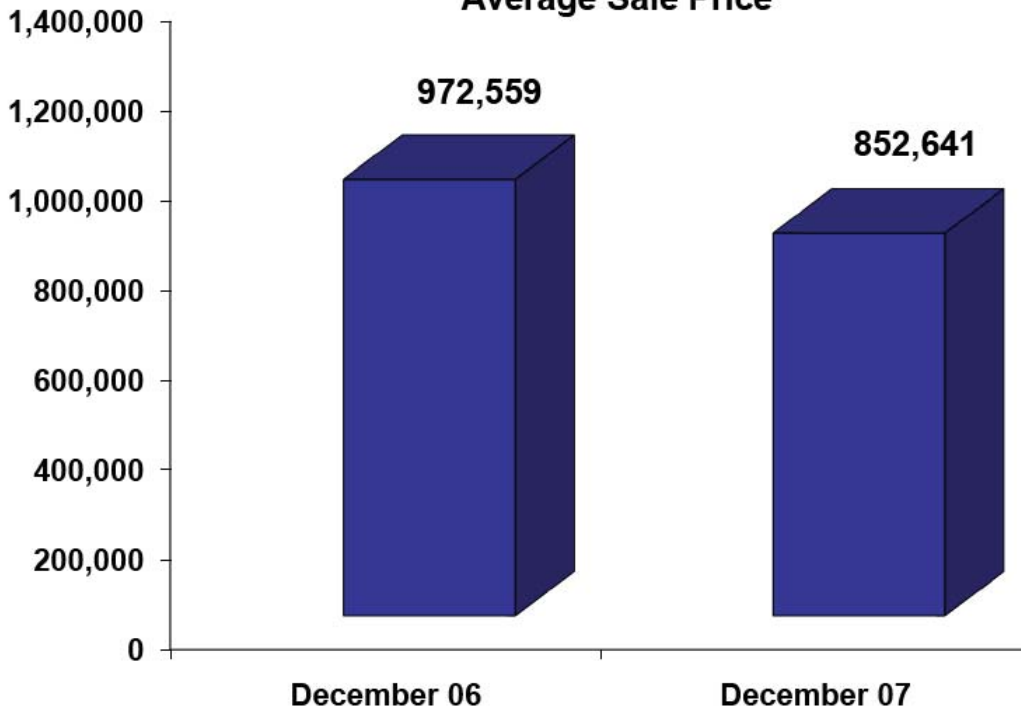
Calgary Metro Condominium Average Sale Price



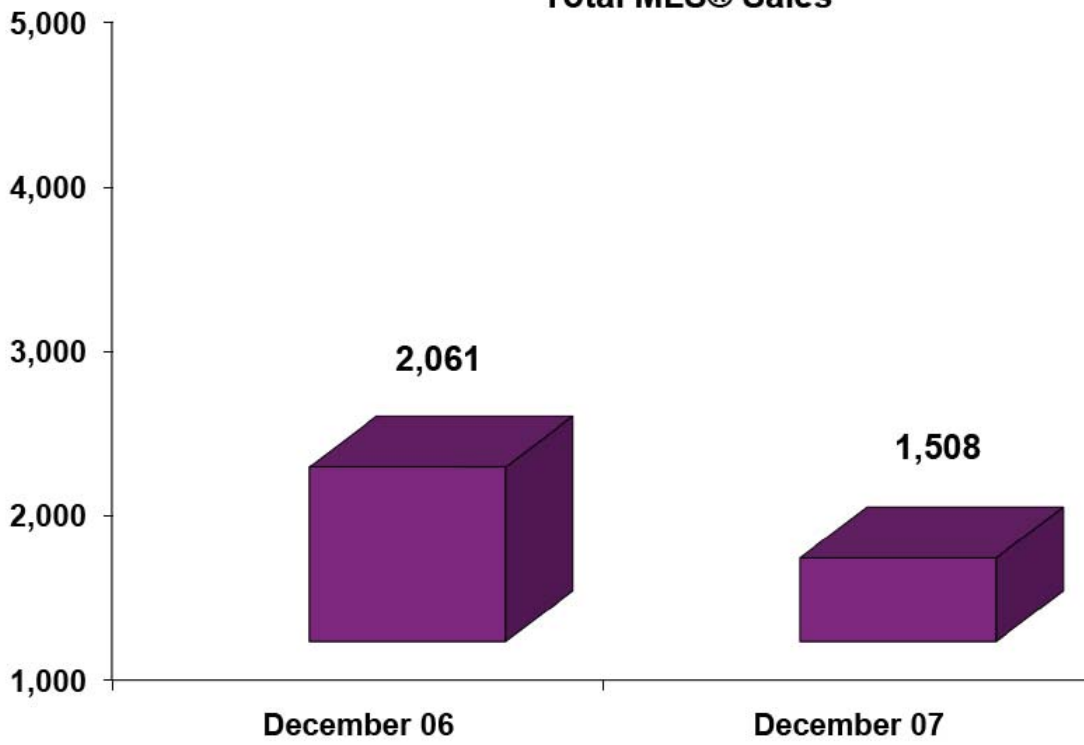
Surrounding Towns Average Sale Price



Country Residential (Acreages) Average Sale Price



Total MLS® Sales



Condo Sales as a Percent of Single Family

