

## INVENTORY HITS PEAK

Calgary, August 1, 2007 – Calgary’s total MLS® month end inventory for the month of July 2007 was 8,972, showing the highest level recorded this year, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of July totaled, 2,548, a 6.25 per cent decrease over the 2,718 new listings added in July 2006. This is a decrease of 23.09 per cent over the 3,313 new listings added in June 2007.

Single family Calgary metro properties changing hands in July were 1,495, an increase of 4.91 per cent from the 1,425 recorded in July 2006 and a decrease of 14.91 per cent from the 1,757 sales recorded last month.

The median price of a single family Calgary metro home in July 2007 was \$435,000 showing a 13.25 per cent increase over July 2006, when the median price was \$384,100 and showing a 0.91 per cent decrease from last month when the median price was \$439,000. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary’s City limits.

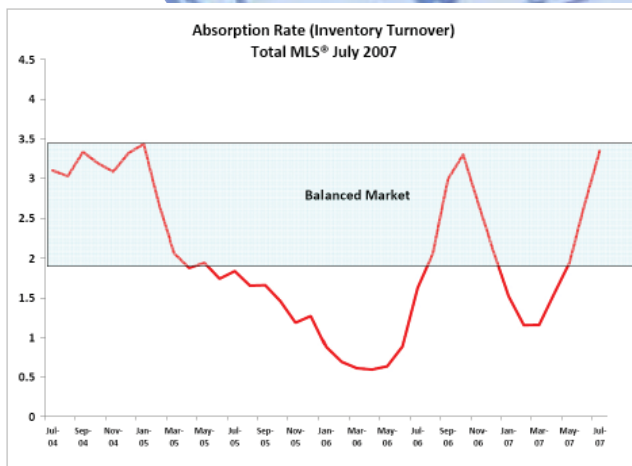
The Calgary metro Condominium market showed a slight decline in July

with new listings added totaling 1,117, an increase of 7.3 per cent from July 2006, when the new listings added were 1,041. This is a 10.85 per cent decrease from last month when new listings added were 1,253. Calgary metro Condominium sales in July 2007 were 603; a decrease of 13.24 per cent from July 2006, when the sales were recorded as 695 and a 23.86 per cent decrease from last month’s sales of 792.

“Our inventory appears to be at a peak and with sales still holding strong, we expect prices to level off,” says Calgary Real Estate Board President, Ron Stanners. “Early July saw a large number of properties sell over the million dollar mark and this has caused average prices to climb for the month, however the median price has declined by 1 per cent, going from \$439,000 in June to \$435,000 in July, showing the stability in the market place.”

The average price of a single family Calgary metro home in July 2007 was \$505,920, and the average price of a metro condominium was \$318,582. 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.

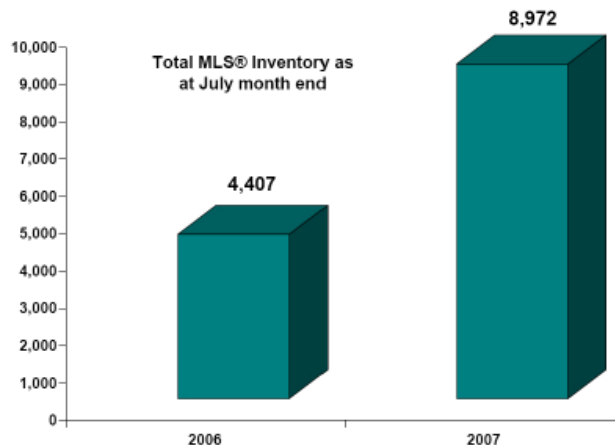
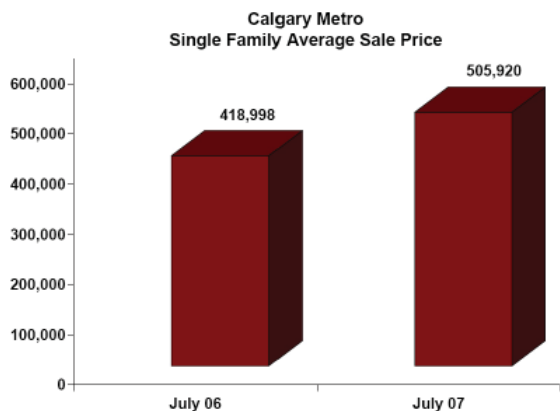
## Absorbition Rate



## Stats Dictionary

- Metro - within Calgary City Limits
- Absorbition Rate - inventory turnover
- Town and Country - outside of Calgary City Limits

## The Monthly Trend



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

	<u>2007</u>	<u>2006</u>	<u>Mth Chg</u>	<u>** 2007 YTD</u>	<u>**2006 YTD</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY (Calgary Metro)</u></b>						
Month End Inventory	4,510	n/a	n/a	n/a	n/a	n/a
New Listings Added	2,548	2,718	-6.25%	20,267	16,361	23.87%
Sales	1,495	1,425	4.91%	13,015	12,751	2.07%
Avg DOM Sold	35	18	94.44%	29	16	81.25%
Avg DOM Active	40	40	0.00%	40	40	0.00%
Average Sale Price	505,920	418,998	20.75%	475,192	391,190	21.47%
Median Price	435,000	384,100	13.25%	424,000	354,000	19.77%
Total Sales	754,832,381	597,071,970	26.42%	6,183,202,413	4,988,063,379	23.96%
Sales \$/List \$	97.20%	98.83%	-1.65%	98.21%	99.83%	-1.62%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,634	n/a	n/a	n/a	n/a	n/a
New Listings Added	1,117	1,041	7.30%	8,000	6,342	26.14%
Sales	603	695	-13.24%	5,770	5,493	5.04%
Avg DOM Sold	33	16	106.25%	28	16	75.00%
Avg DOM Active	36	37	-2.70%	36	37	-2.70%
Average Sale Price	318,582	276,463	15.24%	315,235	251,946	25.12%
Median Price	297,900	261,500	13.92%	295,000	235,000	25.53%
Total Sales	191,786,507	192,141,727	-0.18%	1,818,592,339	1,383,941,399	31.41%
Sales \$/List \$	97.69%	99.80%	-2.11%	98.47%	100.98%	-2.49%
<b><u>TOWNS (Outside Calgary)</u></b>						
Month End Inventory	1,650	n/a	n/a	n/a	n/a	n/a
New Listings Added	773	684	13.01%	5,576	4,022	38.64%
Sales	453	427	6.09%	3,592	3,412	5.28%
Avg DOM Sold	45	30	50.00%	40	37	8.11%
Avg DOM Active	54	60	-10.00%	54	60	-10.00%
Average Sale Price	396,537	303,302	30.74%	368,139	280,009	31.47%
Median Price	363,500	282,000	28.90%	342,500	253,000	35.38%
Total Sales	179,234,797	129,509,981	38.39%	1,321,987,371	955,391,670	38.37%
Sales \$/List \$	97.64%	98.76%	-1.13%	98.20%	99.13%	-0.93%
<b><u>COUNTRY RESIDENTIAL (Acreages)</u></b>						
Month End Inventory	720	403	78.66%	n/a	n/a	n/a
New Listings Added	216	188	14.89%	1,405	1,137	23.57%
Sales	63	86	-26.74%	531	721	-26.35%
Avg DOM Sold	60	56	7.14%	62	60	3.33%
Avg DOM Active	70	81	-13.58%	70	81	-13.58%
Average Sale Price	842,563	648,712	29.88%	832,427	682,081	22.04%
Median Price	680,000	585,000	16.24%	750,000	585,000	28.21%
Total Sales	53,081,500	55,789,195	-4.85%	442,018,980	491,780,341	-10.12%
Sales \$/List \$	96.60%	94.31%	2.43%	96.18%	96.43%	-0.26%
<b><u>RURAL LAND</u></b>						
Month End Inventory	406	256	58.59%	n/a	n/a	n/a
New Listings Added	84	57	47.37%	656	57	1050.88%
Sales	31	52	-40.38%	255	301	-15.28%
Avg DOM Sold	89	107	-16.82%	96	116	-17.24%
Avg DOM Active	88	89	-1.12%	88	89	-1.12%
Average Sale Price	449,382	590,834	-23.94%	535,671	466,069	14.93%
Median Price	400,000	330,000	21.21%	366,000	285,000	28.42%
Total Sales	13,930,850	30,723,391	-54.66%	136,596,230	140,286,679	-2.63%
Sales \$/List \$	97.77%	98.55%	-0.80%	94.72%	96.54%	-1.88%
<b><u>TOTAL MLS®*</u></b>						
Month End Inventory	8,972	4,407	103.59%	n/a	n/a	n/a
New Listings Added	4,776	4,713	1.34%	36,123	28,514	26.69%
Sales	2,677	2,710	-1.22%	23,304	22,811	2.16%
Avg DOM Sold	38	22	72.73%	32	22	45.45%
Avg DOM Active	45	50	-10.00%	45	50	-10.00%
Average Sale Price	447,271	371,429	20.42%	425,419	349,192	21.83%
Median Price	392,000	333,000	17.72%	379,000	308,800	22.73%
Total Sales	1,195,109,285	1,006,573,864	18.73%	9,911,846,427	7,965,420,356	24.44%
Sales \$/List \$	97.32%	98.73%	-1.43%	98.11%	99.66%	-1.56%

\*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 BY PRICE CATEGORY  
JULY 2007**

**Jul-07**

**Jul-06**

<b>SINGLE FAMILY</b>	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	5	0.04%
100,000 - 199,999	-	0.00%	17	0.13%	17	1.19%	533	4.18%
200,000 - 299,999	42	2.81%	704	5.41%	234	16.43%	3,348	26.26%
300,000 - 349,999	193	12.89%	1,920	14.75%	278	19.52%	2,305	18.08%
350,000 - 399,999	309	20.64%	2,725	20.93%	277	19.45%	2,112	16.56%
400,000 - 449,999	274	18.30%	2,365	18.17%	213	14.96%	1,539	12.07%
450,000 - 499,999	197	13.16%	1,690	12.98%	136	9.55%	940	7.37%
500,000 - 549,999	144	9.62%	1,052	8.08%	79	5.55%	559	4.38%
550,000 - 599,999	96	6.41%	725	5.57%	66	4.63%	410	3.22%
600,000 - 649,999	61	4.07%	456	3.50%	37	2.60%	253	1.98%
650,000 - 699,999	39	2.61%	309	2.37%	23	1.62%	185	1.45%
700,000 - 799,999	34	2.27%	390	3.00%	29	2.04%	195	1.53%
800,000 - 899,999	28	1.87%	231	1.77%	12	0.84%	104	0.82%
900,000 - 999,999	18	1.20%	119	0.91%	6	0.42%	64	0.50%
OVER 1,000,000	59	3.94%	311	2.39%	17	1.19%	198	1.55%
	<b>1,494</b>		<b>13,014</b>		<b>1,424</b>		<b>12,750</b>	

**CONDO**

0 - 99,999	-	0.00%	1	0.02%	-	0.00%	25	0.46%
100,000 - 199,999	12	1.99%	200	3.47%	78	11.22%	1,705	31.04%
200,000 - 299,999	298	49.42%	2,886	50.02%	405	58.27%	2,626	47.81%
300,000 - 349,999	144	23.88%	1,305	22.62%	121	17.41%	581	10.58%
350,000 - 399,999	68	11.28%	642	11.13%	48	6.91%	246	4.48%
400,000 - 449,999	33	5.47%	308	5.34%	19	2.73%	107	1.95%
450,000 - 499,999	26	4.31%	172	2.98%	16	2.30%	62	1.13%
500,000 - 549,999	8	1.33%	86	1.49%	5	0.72%	50	0.91%
550,000 - 599,999	5	0.83%	54	0.94%	3	0.43%	20	0.36%
600,000 - 649,999	-	0.00%	25	0.43%	-	0.00%	15	0.27%
650,000 - 699,999	-	0.00%	30	0.52%	-	0.00%	13	0.24%
700,000 - 799,999	4	0.66%	28	0.49%	-	0.00%	16	0.29%
800,000 - 899,999	3	0.50%	12	0.21%	-	0.00%	15	0.27%
900,000 - 999,999	-	0.00%	5	0.09%	-	0.00%	1	0.02%
OVER 1,000,000	1	0.17%	15	0.26%	-	0.00%	11	0.20%
	<b>602</b>		<b>5,769</b>		<b>695</b>		<b>5,493</b>	

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

<b>TOWNS</b>	<b>Jul-07</b>				<b>Jul-06</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	7	1.55%	67	1.87%	24	5.62%	262	7.68%
100,000 - 199,999	34	7.51%	272	7.57%	82	19.20%	800	23.45%
200,000 - 299,999	104	22.96%	968	26.95%	138	32.32%	1,137	33.32%
300,000 - 349,999	61	13.47%	584	16.26%	55	12.88%	401	11.75%
350,000 - 399,999	71	15.67%	594	16.54%	49	11.48%	317	9.29%
400,000 - 449,999	56	12.36%	397	11.05%	24	5.62%	177	5.19%
450,000 - 499,999	49	10.82%	268	7.46%	27	6.32%	109	3.19%
500,000 - 549,999	17	3.75%	128	3.56%	6	1.41%	50	1.47%
550,000 - 599,999	18	3.97%	94	2.62%	6	1.41%	34	1.00%
600,000 - 649,999	4	0.88%	48	1.34%	2	0.47%	21	0.62%
650,000 - 699,999	9	1.99%	44	1.22%	5	1.17%	28	0.82%
700,000 - 799,999	7	1.55%	35	0.97%	3	0.70%	25	0.73%
800,000 - 899,999	4	0.88%	28	0.78%	2	0.47%	20	0.59%
900,000 - 999,999	2	0.44%	15	0.42%	2	0.47%	8	0.23%
OVER 1,000,000	9	1.99%	49	1.36%	2	0.47%	23	0.67%
	<b>452</b>		<b>3,591</b>		<b>427</b>		<b>3,412</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	2	3.17%	10	1.88%	4	4.65%	18	2.50%
100,000 - 199,999	1	1.59%	17	3.20%	7	8.14%	50	6.93%
200,000 - 299,999	3	4.76%	19	3.58%	5	5.81%	67	9.29%
300,000 - 349,999	2	3.17%	17	3.20%	6	6.98%	31	4.30%
350,000 - 399,999	5	7.94%	27	5.08%	5	5.81%	38	5.27%
400,000 - 449,999	1	1.59%	14	2.64%	5	5.81%	33	4.58%
450,000 - 499,999	1	1.59%	26	4.90%	2	2.33%	46	6.38%
500,000 - 549,999	3	4.76%	19	3.58%	4	4.65%	36	4.99%
550,000 - 599,999	5	7.94%	23	4.33%	6	6.98%	50	6.93%
600,000 - 649,999	2	3.17%	23	4.33%	4	4.65%	37	5.13%
650,000 - 699,999	9	14.29%	38	7.16%	4	4.65%	50	6.93%
700,000 - 799,999	6	9.52%	65	12.24%	7	8.14%	65	9.02%
800,000 - 899,999	6	9.52%	57	10.73%	10	11.63%	48	6.66%
900,000 - 999,999	3	4.76%	45	8.47%	4	4.65%	44	6.10%
OVER 1,000,000	14	22.22%	131	24.67%	13	15.12%	108	14.98%
	<b>63</b>		<b>531</b>		<b>86</b>		<b>721</b>	

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**CALGARY REAL ESTATE BOARD**  
**CALGARY METRO**  
**SINGLE FAMILY BY STYLE**  
**JULY 2007**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
BK-SP	9	6	4	390,875	1,563,500	353,000	44	99.47%
BLEVL	98	69	48	430,223	20,220,503	362,500	28	96.46%
BUNG	352	197	121	481,783	58,295,800	463,500	33	97.71%
BUNGH	13	5	4	525,750	2,103,000	453,000	27	95.95%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	96	51	30	563,242	16,897,267	538,000	37	98.38%
SPLT3	11	5	5	414,070	2,070,350	405,100	25	99.06%
SPLT4	64	43	29	455,641	13,213,600	420,000	32	98.31%
SPLT5	8	3	0	-	-	-	0	0.00%
ST1.5	23	11	7	571,333	3,428,000	485,000	47	78.78%
ST2	842	468	303	520,942	157,845,518	478,000	37	98.14%
ST2.5	8	2	2	753,944	1,507,888	472,888	13	99.87%
ST3	4	3	2	1,776,500	3,553,000	703,000	38	95.77%
VILLA	1	1	0	-	-	-	0	0.00%
<b>NE</b>								
BK-SP	7	3	0	-	-	-	0	0.00%
BLEVL	181	117	57	338,354	19,286,200	335,000	35	97.53%
BUNG	228	158	72	358,445	25,808,075	362,000	30	97.93%
BUNGH	1	0	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
MODUL	0	0	1	245,000	245,000	245,000	37	98.04%
SPLT2	14	8	6	484,783	2,908,700	492,800	25	97.60%
SPLT3	16	11	2	311,500	623,000	308,000	34	97.44%
SPLT4	86	47	32	351,420	11,245,450	357,000	31	97.72%
SPLT5	2	0	1	508,000	508,000	508,000	39	94.09%
ST1.5	3	0	1	366,000	366,000	366,000	43	96.95%
ST2	386	207	91	368,930	33,572,633	360,000	34	97.48%
<b>SW</b>								
BK-SP	7	7	2	378,750	757,500	355,000	16	99.09%
BLEVL	57	32	17	470,253	7,994,300	368,000	26	98.26%
BUNG	307	167	100	577,264	57,726,350	479,000	41	96.59%
BUNGH	9	4	4	489,000	1,956,000	447,000	35	98.07%
HL-SP	0	0	0	-	-	-	0	0.00%
SPLT2	77	43	22	583,976	12,263,500	520,000	33	86.20%
SPLT3	12	3	2	425,000	850,000	420,000	20	98.86%
SPLT4	65	36	22	705,955	15,531,000	430,000	34	96.56%
SPLT5	5	5	3	516,117	1,548,350	513,500	24	98.64%
ST1.5	27	12	6	953,750	5,722,500	450,000	44	97.45%
ST2	660	347	203	683,949	138,841,700	536,000	42	96.81%
ST2.5	9	5	4	1,407,500	5,630,000	695,000	22	98.72%
ST3	5	1	1	2,300,000	2,300,000	2,300,000	98	77.97%
<b>SE</b>								
BK-SP	5	3	3	384,083	1,152,250	368,000	45	96.85%
BLEVL	52	35	20	410,090	8,201,800	415,000	29	98.58%
BUNG	166	108	55	404,155	22,228,550	380,000	35	98.05%
BUNGH	2	1	0	-	-	-	0	0.00%
SPLT2	55	33	24	524,922	12,598,125	488,000	36	97.34%
SPLT3	1	2	4	382,600	1,530,400	397,500	56	98.57%
SPLT4	46	25	12	416,767	5,001,200	381,200	29	98.66%
SPLT5	1	0	1	460,000	460,000	460,000	75	98.19%
ST1.5	6	1	2	550,000	1,100,000	315,000	33	98.23%
ST2	428	253	164	448,588	73,568,361	430,000	32	98.26%
ST2.5	3	3	1	350,000	350,000	350,000	14	98.65%

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**  
**JULY 2007**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
APART	174	117	64	288,427	18,459,350	285,000	34	97.79%
APRTM	13	6	6	292,768	1,756,608	260,000	59	96.24%
BLEVL	6	5	9	262,250	2,360,250	257,250	29	96.74%
BUNG	35	30	11	291,323	3,204,550	275,000	24	98.00%
BUNGS	0	0	0	-	-	-	0	0.00%
PENTH	2	1	1	268,500	268,500	268,500	7	97.67%
SPLT2	6	3	0	-	-	-	0	0.00%
SPLT3	3	4	3	315,000	945,000	330,000	22	98.47%
SPLT4	11	10	3	467,667	1,403,000	445,000	17	98.88%
SPLT5	3	3	3	396,833	1,190,500	395,000	26	98.41%
ST2	133	112	78	330,507	25,779,575	322,000	32	98.26%
ST2.5	3	1	0	-	-	-	0	0.00%
ST3	6	3	4	413,100	1,652,400	365,000	24	97.97%
VILLA	2	2	2	420,000	840,000	415,000	18	98.27%
<b>NE</b>								
APART	56	35	21	220,102	4,622,150	230,000	28	98.12%
APRTM	17	6	0	-	-	-	0	0.00%
BK-SP	0	0	0	-	-	-	0	0.00%
BLEVL	11	8	3	219,967	659,900	219,000	35	97.72%
BUNG	13	12	3	248,167	744,500	256,000	36	96.74%
SPLT4	1	1	2	265,500	531,000	240,000	38	94.86%
ST2	91	67	31	255,497	7,664,900	250,000	29	94.32%
<b>SW</b>								
APART	504	306	154	311,104	47,909,976	282,500	37	97.87%
APRTM	42	28	11	354,773	3,902,500	339,000	32	97.14%
BLEVL	8	6	2	294,500	589,000	231,000	31	98.20%
BUNG	82	51	30	335,913	10,077,400	285,000	38	97.44%
LOFT	14	9	3	332,667	998,000	325,000	34	98.83%
PENTH	12	6	2	925,000	1,850,000	450,000	60	93.82%
SPLT2	6	5	4	397,750	1,591,000	360,000	23	98.99%
SPLT3	2	2	0	-	-	-	0	0.00%
SPLT4	13	13	10	355,450	3,554,500	330,000	35	98.30%
SPLT5	4	3	2	516,000	1,032,000	322,000	43	96.02%
ST1.5	1	0	0	-	-	-	0	0.00%
ST2	169	131	76	349,494	26,561,552	322,000	31	97.84%
ST2.5	1	2	1	830,000	830,000	830,000	4	100.00%
ST3	24	15	3	559,792	1,679,376	478,000	16	98.62%
VILLA	5	1	1	580,000	580,000	580,000	23	96.68%
<b>SE</b>								
APART	63	45	29	279,597	8,108,300	278,000	40	97.91%
APRTM	5	2	1	315,000	315,000	315,000	63	96.95%
BLEVL	3	3	2	260,000	520,000	240,000	45	93.88%
BUNG	14	10	3	327,333	982,000	305,000	26	97.26%
LOFT	2	2	1	265,000	265,000	265,000	26	98.18%
SPLT2	1	1	0	-	-	-	0	0.00%
SPLT3	0	0	1	316,500	316,500	316,500	42	97.69%
SPLT4	4	2	2	441,000	882,000	413,000	35	99.12%
ST2	50	43	22	340,786	7,497,300	312,000	29	98.21%
ST3	1	1	0	-	-	-	0	0.00%
VILLA	2	1	0	-	-	-	0	0.00%

**CREB® Stats**  
**Calgary Commercial Summary**

**Year to Date July 2007**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	10	9.24	66		
OFC	L	9	11.27	323		
RET	L	10	16.59	202		
AGR	S	28	1,072,083.93	80	30,018,350	97.10%
BUS	S	57	104,700	114	5,967,889	86.57%
BWP	S	34	592,029	151	20,129,000	91.59%
IND	S	36	674,913	105	24,296,864	96.99%
LAN	S	47	1,790,107	143	84,135,014	94.20%
MFC	S	30	1,108,600	55	33,258,008	97.88%
OFC	S	19	479,419	80	9,108,960	95.99%
RET	S	31	622,455	103	19,296,118	94.84%

**Total YTD 2007**

**311**

**226,210,203**

**Year to Date July 2006**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	17	4.91	91		
OFC	L	8	5.94	63		
RET	L	11	9.49	222		
AGR	S	52	1,022,138.94	119	53,151,225	93.38%
BUS	S	79	73,218	112	5,784,241	88.05%
BWP	S	28	768,979	129	21,531,400	94.91%
IND	S	45	793,323	123	35,699,540	100.11%
LAN	S	58	946,925	146	54,921,630	95.45%
MFC	S	59	853,668	58	50,366,388	98.25%
OFC	S	20	475,863	91	9,517,250	97.93%
RET	S	30	345,407	104	10,362,200	96.29%

**Total YTD 2006**

**407**

**241,333,874**

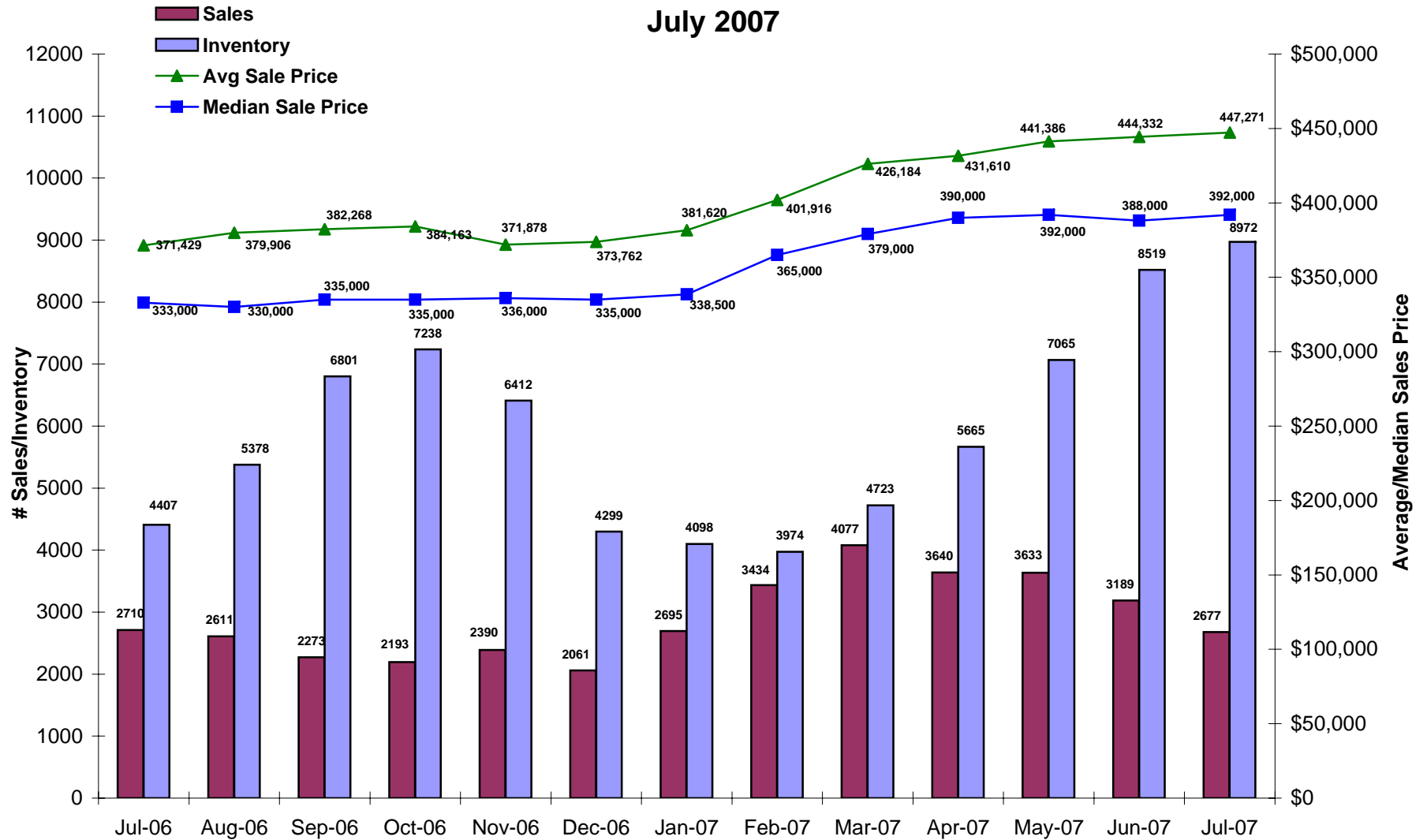
**Calgary Real Estate Board  
Single Family Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2003</b>													
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
<b>2004</b>													
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
<b>2005</b>													
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
<b>2006</b>													
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
<b>2007</b>													
New Listings	2,325	2,206	3,131	3,100	3,652	3,315	2,548						20,267
Sales	1,497	1,942	2,272	2,086	1,995	1,757	1,495						13,015
Avg Price	432,877	448,557	479,914	474,250	487,523	496,890	505,920						475,192
Median	380,000	408,000	427,000	432,000	435,000	439,000	435,000						424,000
Avg DOM	38	29	24	24	25	29	35						29

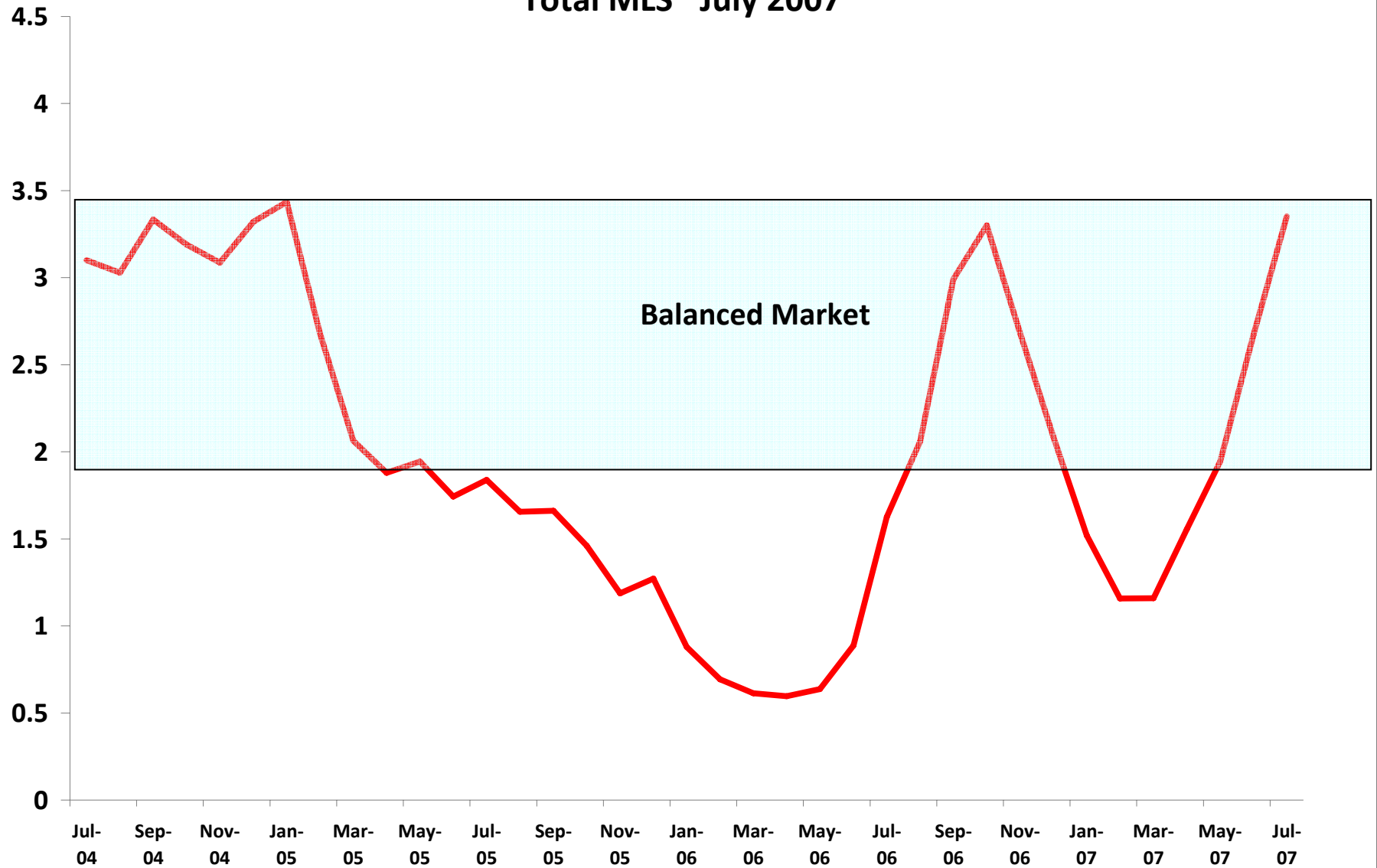
**Calgary Real Estate Board  
Condominium Calgary Metro  
Long Term Comparison Summary**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD
<b>2003</b>													
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
<b>2004</b>													
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
<b>2005</b>													
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
<b>2006</b>													
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
<b>2007</b>													
New Listings	1,004	889	1,250	1,157	1,332	1,253	1,117						8,000
Sales	736	895	1,026	839	887	792	603						5,770
Avg Price	287,299	301,812	312,280	329,429	332,237	323,269	318,582						315,235
Median	267,500	280,800	290,000	309,000	308,000	304,900	297,900						295,000
Avg DOM	39	28	24	23	24	28	33						28

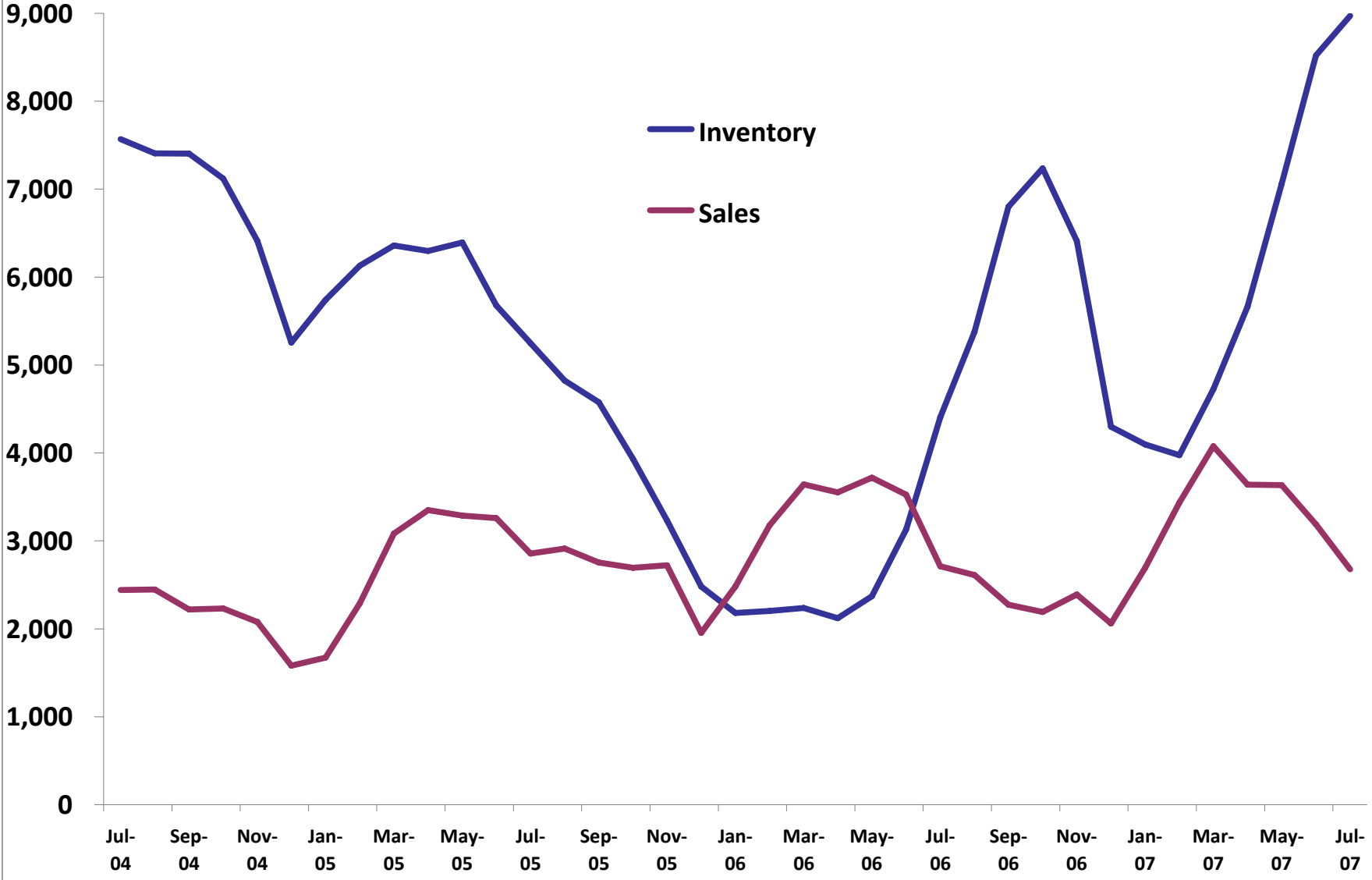
## TOTAL MLS® July 2007



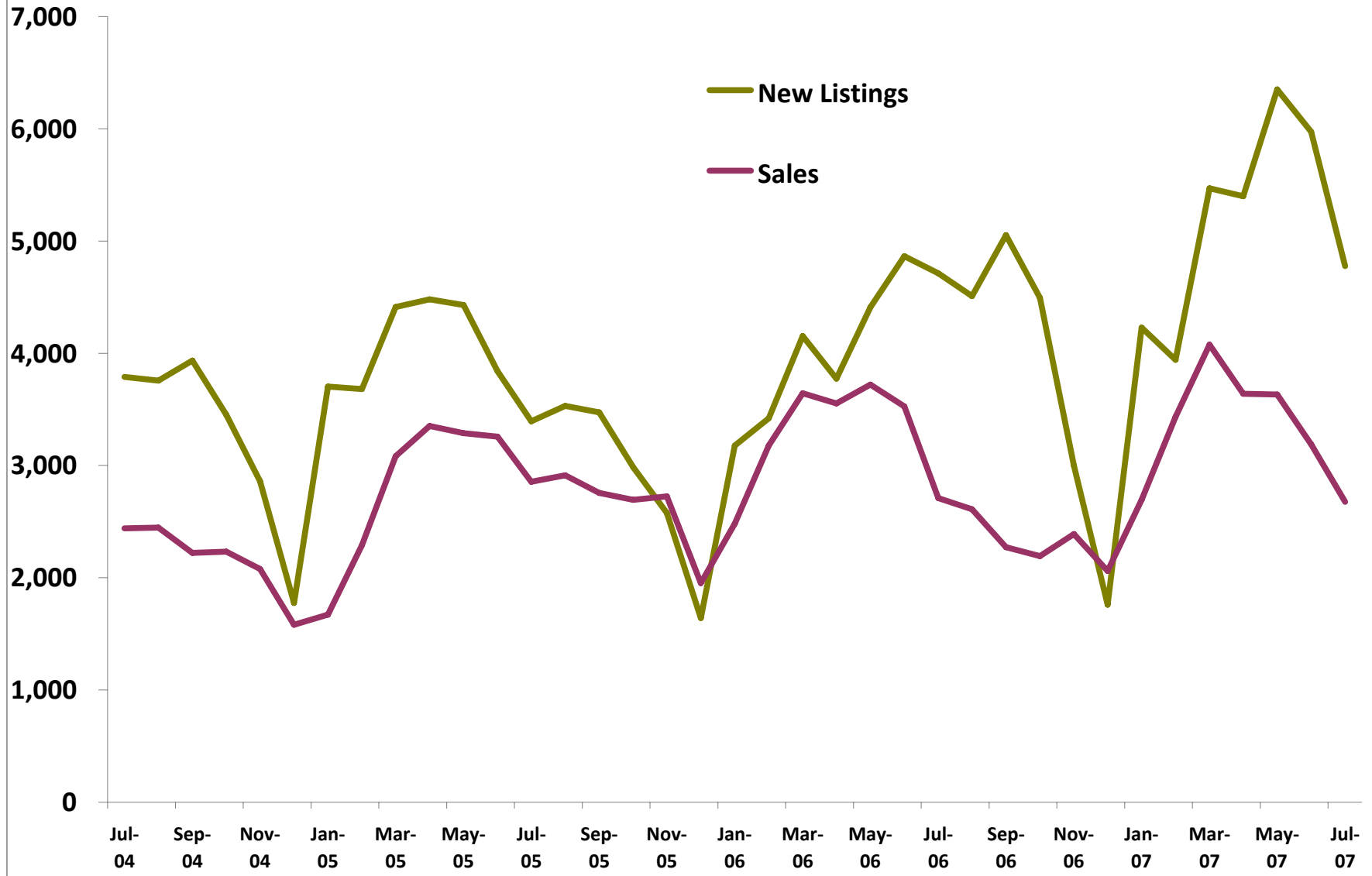
# Absorption Rate (Inventory Turnover) Total MLS® July 2007



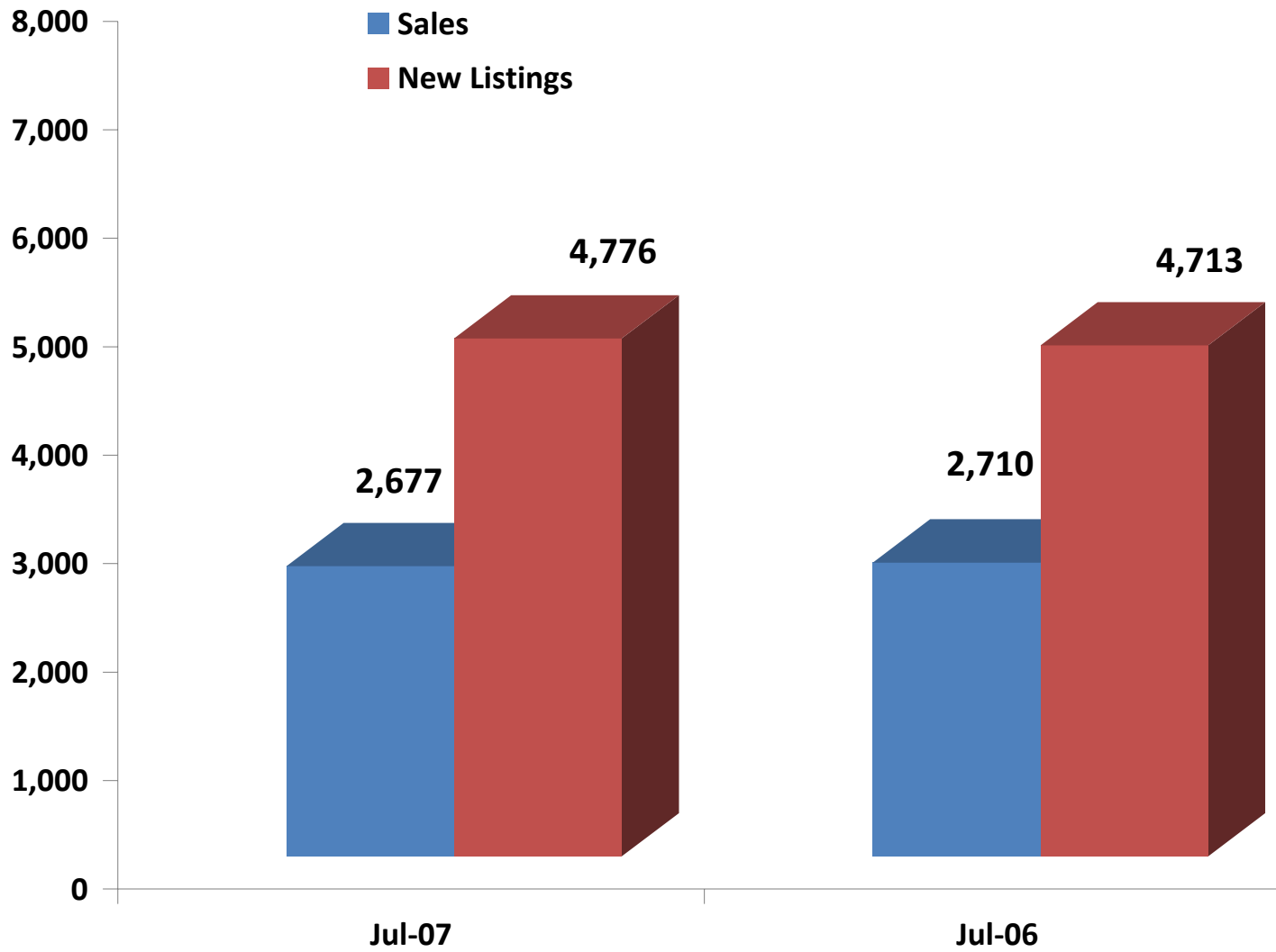
TOTAL MLS®  
July 2007



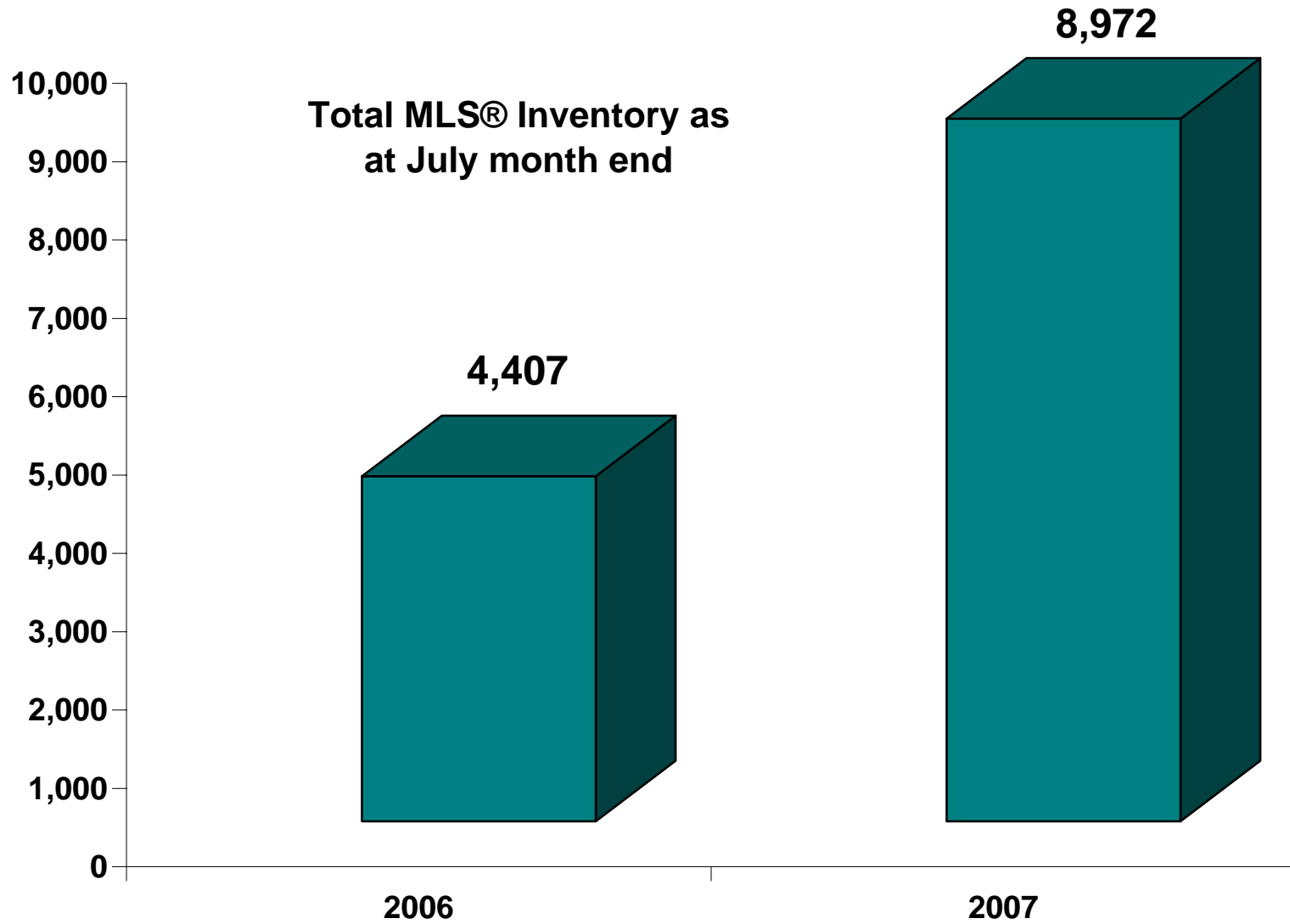
TOTAL MLS®  
July 2007



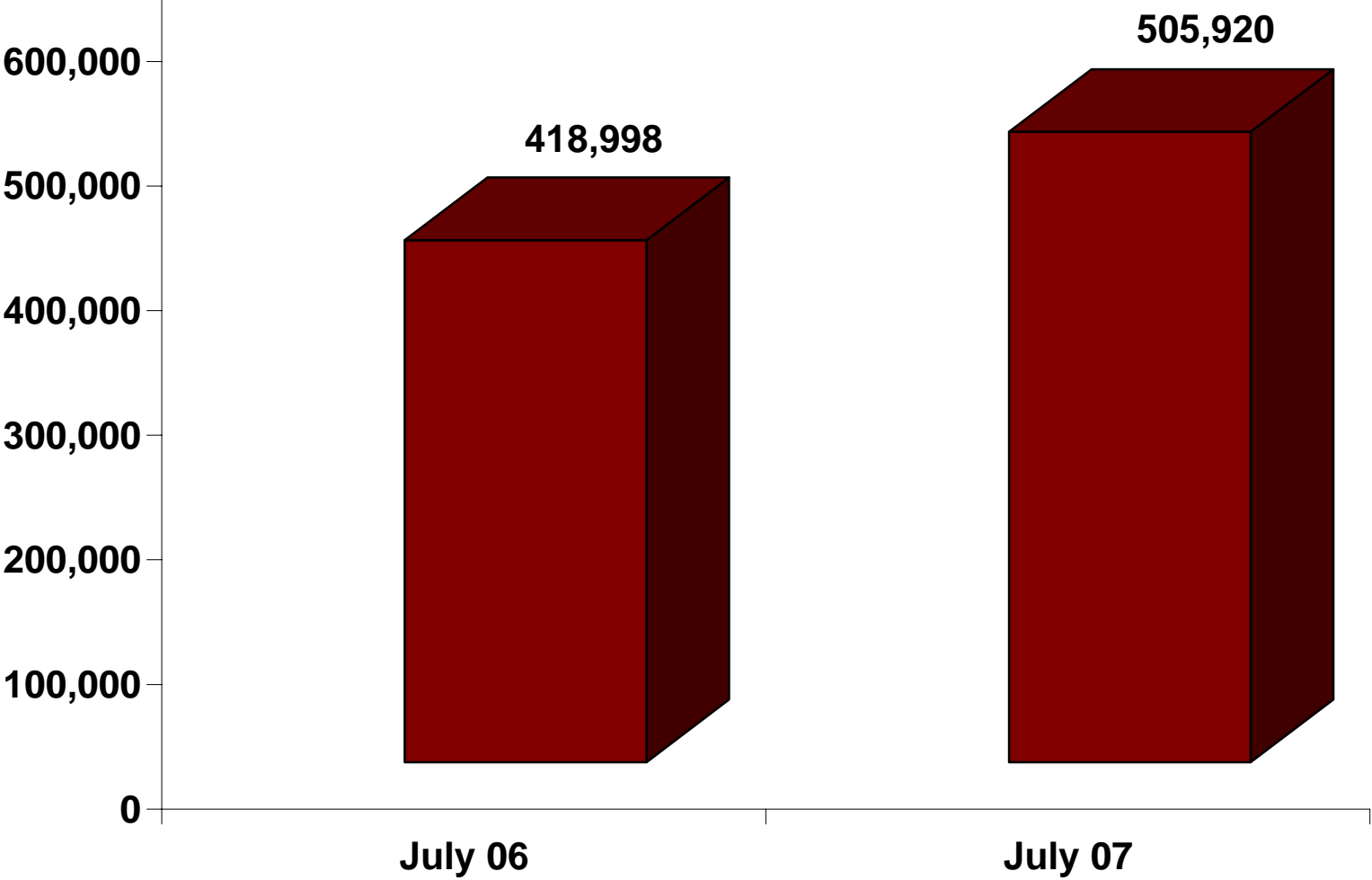
**TOTAL MLS®  
July 2007**



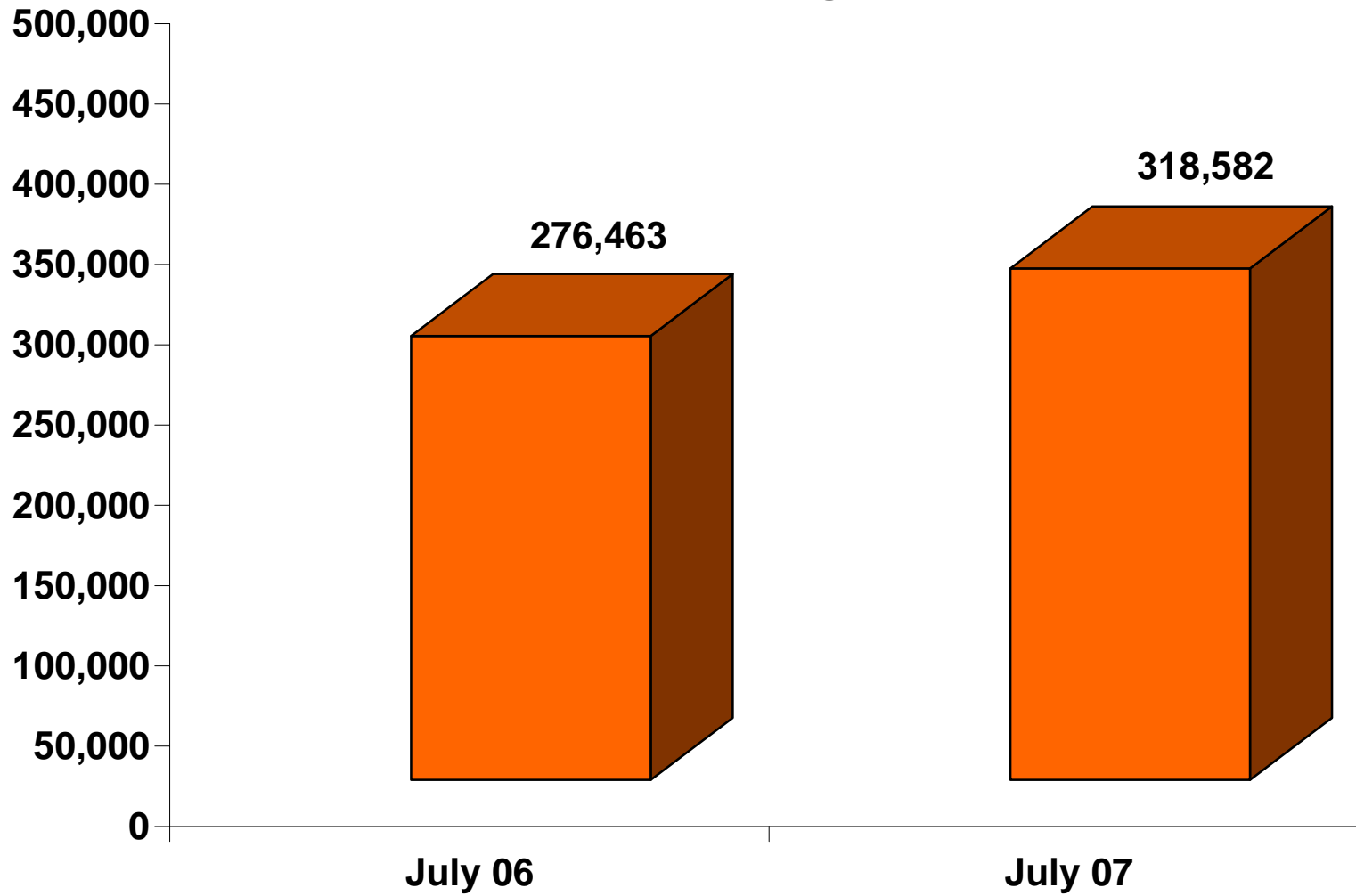
**Total MLS® Inventory as  
at July month end**



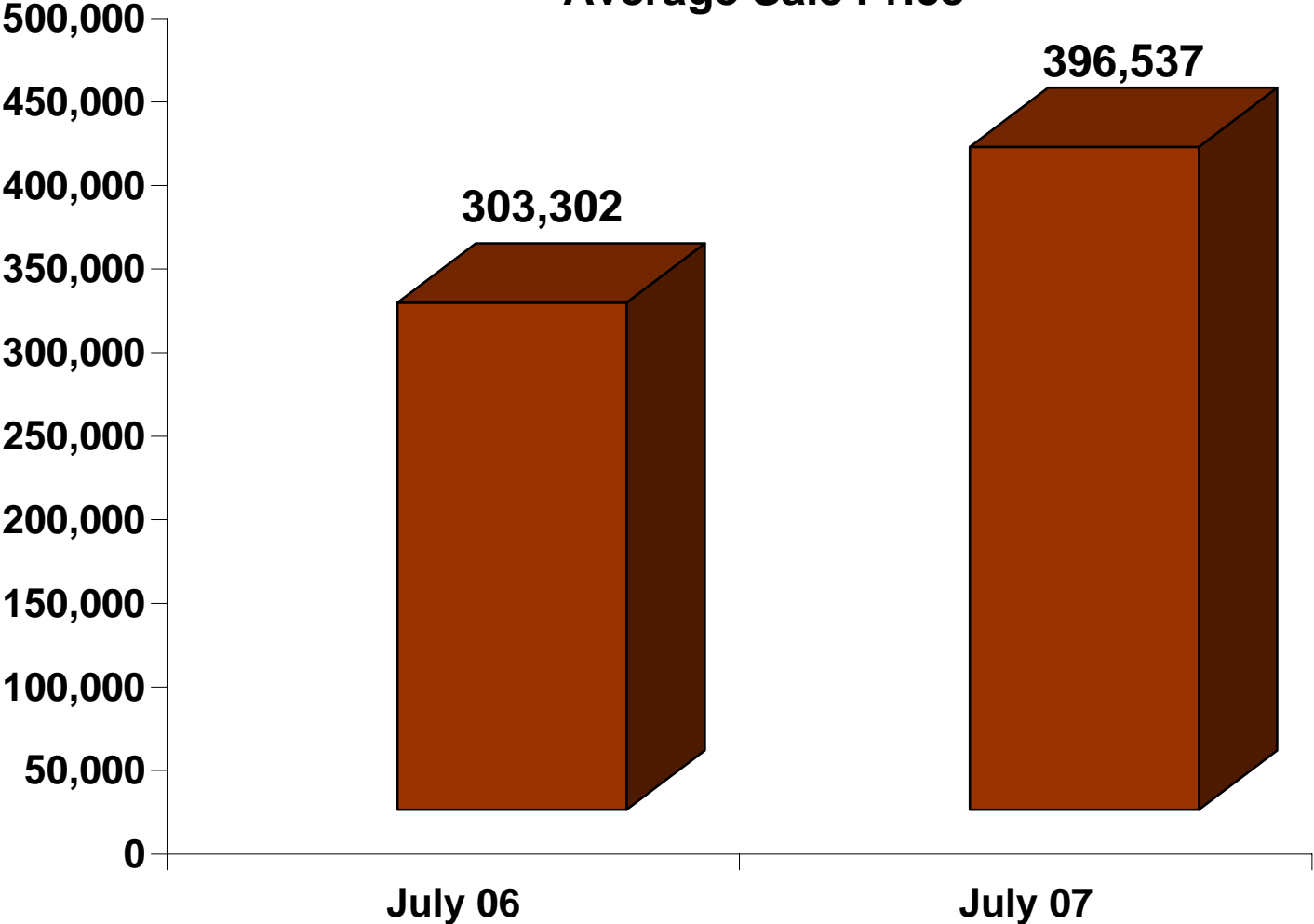
# Calgary Metro Single Family Average Sale Price



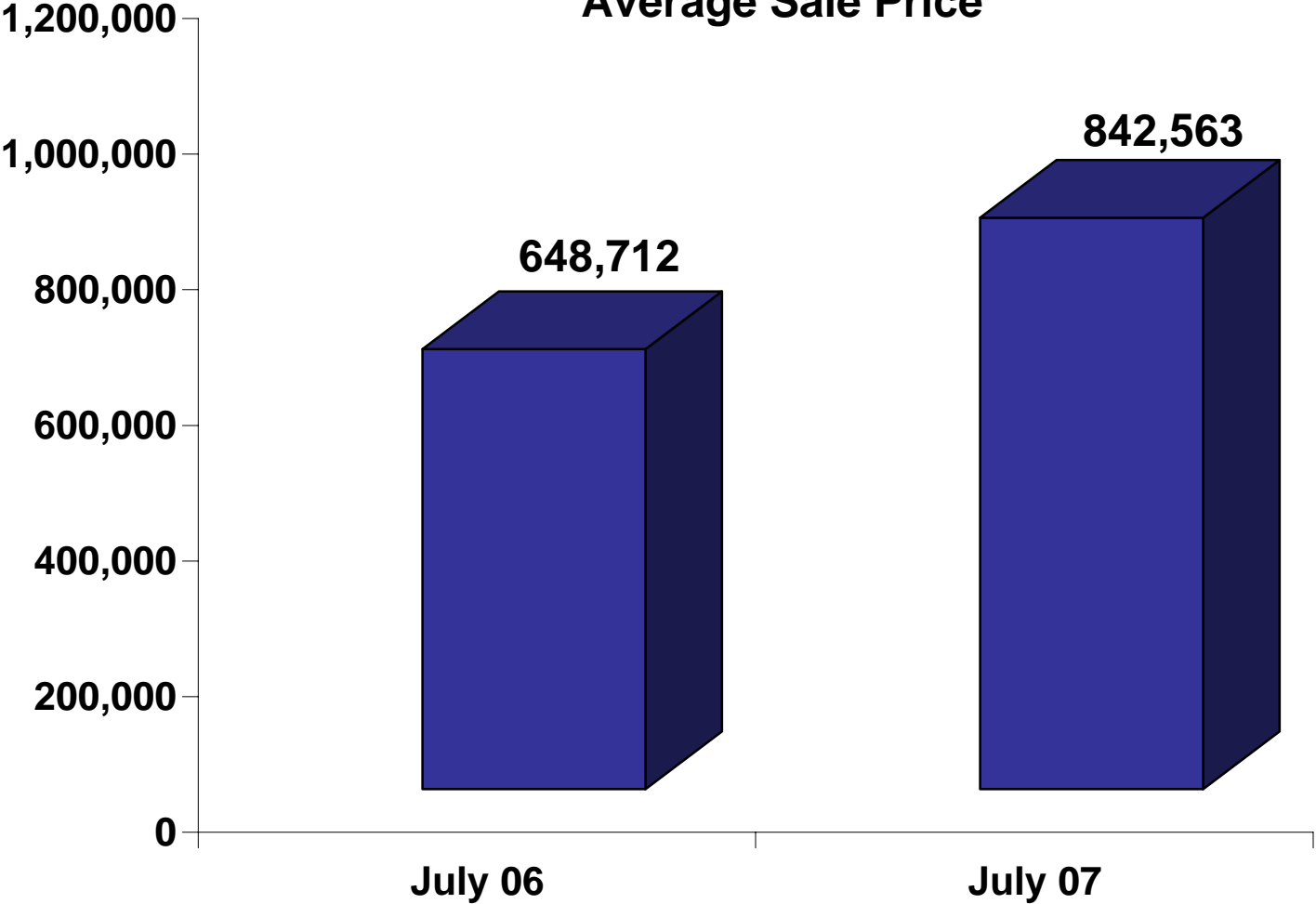
## Calgary Metro Condominium Average Sale Price



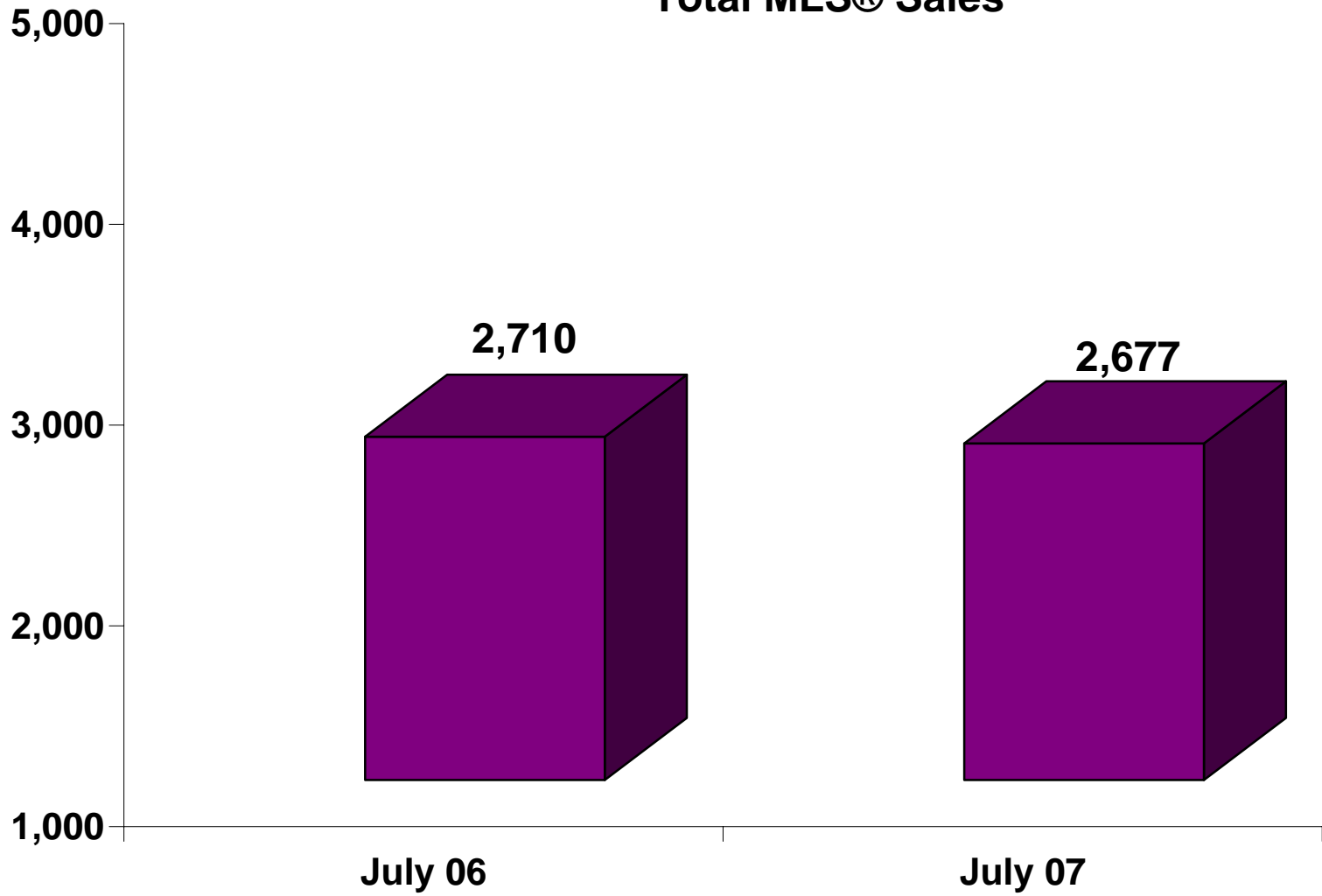
# Surrounding Towns Average Sale Price



**Country Residential  
(Acreages)  
Average Sale Price**



# Total MLS® Sales



### Condo Sales as a Percent of Single Family

