

## CALGARY RESIDENTIAL REAL ESTATE MARKET RESTORING BALANCE

Sales of resale homes in Calgary Metro at 825

**Calgary, March 2, 2009** – MLS® sales activity of single family Calgary metro homes was 825 in the month of February 2009 showing an increase of 50 per cent from 550 sales in January 2009, according to figures released by the Calgary Real Estate Board (CREB®). This was a decrease of 34 per cent from February 2008 when single family home sales were 1,252. The number of condominium sales for the month of February 2009 was 343, an increase of 52 per cent from the 225 condominium transactions recorded in January 2009 and a decrease of 39 per cent from February 2008 when 562 condominiums changed hands.

“Undoubtedly the global economic downturn has battered consumer confidence. But there are promising signs we are moving towards a more balanced and stable market,” said Calgary Real Estate Board President, Bonnie Wegerich. “Sales are making some modest gains this month, prices are stabilizing and our inventory absorption rate is improving,” adds Wegerich.

The average price of a single family Calgary metro home in February 2009 was \$415,568, showing an increase of 0.6 per cent from January 2009, when the average price was \$413,049 and showing a decrease of 12 per cent from February 2008 when the average price was \$471,696. The average price of a Calgary metro condominium was \$268,971, showing a 0.7 per cent decrease from January 2009 when the average price was \$270,940 and showing a decrease of about 13 per cent over last year, when the average price was \$311,812. 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.

“Affordability is the silver-lining in this market. With low interest rates, broad selection and improved affordability, buying opportunities have not been this strong in years,” said Wegerich.

“And this is good news particularly for first-time homebuyers who may have felt pushed out of the market,” adds Wegerich. “First time homebuyers can

take advantage of improved affordability along with the federal government’s First-Time Home Buyers Tax Credit and new increases to the Home Buyers’ Plan.

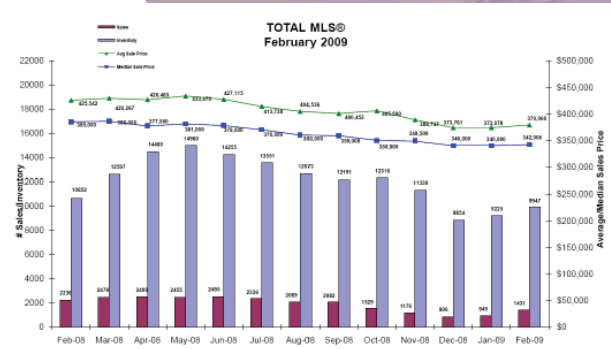
Single family Calgary metro new listings added for the month of February totaled 2,057, down just 0.5 per cent from the 2,068 new listings added in January 2009 and showing a decrease of 31 per cent from February 2008, when new listings coming to the market were 2,981. Calgary metro condominium new listings added in February 2009 were 892 down 5.2 per cent from January 2009 when the MLS® saw 941 condo listings coming to the market. This is a decrease of 28 per cent from February 2008 when condominium listings were 1,244.

The median price of a single family Calgary metro home in February 2009 was \$375,000, showing an increase of 0.1 per cent from January 2009, when the median price was \$374,700 and down 12 per cent from February 2008 when the median price was \$428,000. The median price of a condominium in February 2009 was \$249,900 up 3 per cent from January when the median was \$243,000 and down 15 per cent from February 2008 when the median price was \$295,000. 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.

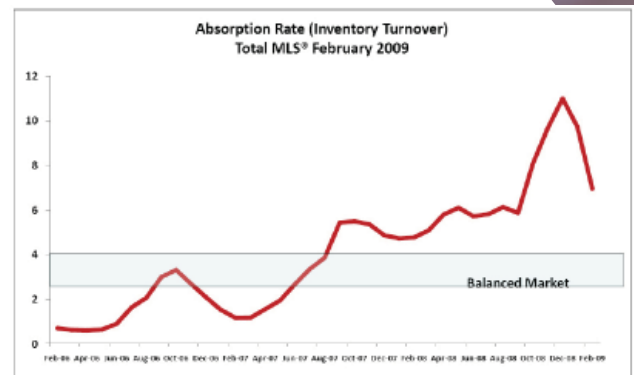
“Indeed the shift in the market has been challenging,” said Calgary Real Estate Board President, Bonnie Wegerich. “But I am encouraged by the improved affordability for buyers and signs that we are slowly but surely returning to a more balanced market,” said Wegerich.

The Calgary Real Estate Board is a professional body of 5,209 licensed brokers and registered associates, representing 252 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](http://www.creb.com).

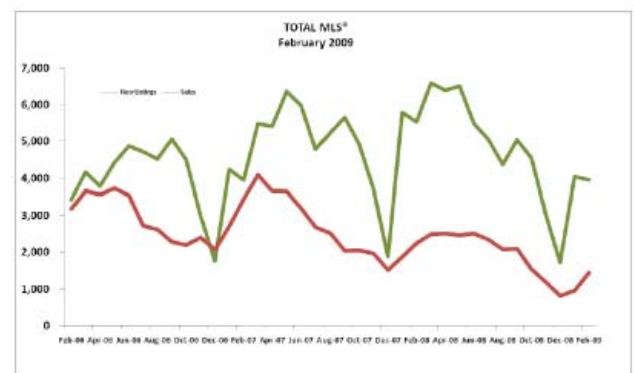
### Total MLS® Information



### Absorption Rate



### MLS® Sales to New Listings



**REALTORS® are educated, licensed professionals trained to guide you through the real estate transaction.**

No MLS® information can be reprinted without sourcing the Calgary Real Estate Board.

**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR FEBRUARY 2009**

	<u>2009</u>	<u>2008</u>	<u>Mth Chg</u>	<u>**YTD 2009</u>	<u>**YTD 2008</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY(Calgary Metro)</u></b>						
Month End Inventory	4,352	4,985	n/a	n/a	n/a	n/a
New Listings added	2,057	2,981	-31.00%	4,124	6,004	-31.31%
Sales	825	1,252	-34.11%	1,373	2,333	-41.15%
Avg DOM	51	39	30.77%	55	44	25.00%
Average Sale Price	415,568	471,696	-11.90%	414,663	464,213	-10.67%
Median Price	375,000	428,000	-12.38%	375,000	418,500	-10.39%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,065	2,301	n/a	n/a	n/a	n/a
New Listings added	892	1,244	-28.30%	1,833	2,649	-30.80%
Sales	343	562	-38.97%	568	1,016	-44.09%
Avg DOM	51	45	13.33%	56	46	21.74%
Average Sale Price	268,971	311,812	-13.74%	269,751	311,553	-13.42%
Median Price	249,900	295,000	-15.29%	247,500	293,000	-15.53%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	2,327	2,214	n/a	n/a	n/a	n/a
New Listings added	690	921	-25.08%	1,427	1,890	-24.50%
Sales	215	342	-37.13%	363	617	-41.17%
Avg DOM	83	60	38.33%	82	63	30.16%
Average Sale Price	371,829	382,545	-2.80%	351,255	386,843	-9.20%
Median Price	335,500	355,000	-5.49%	330,000	349,000	-5.44%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	722	639	12.99%	n/a	n/a	n/a
New Listings added	198	228	-13.16%	387	457	-15.32%
Sales	32	57	-43.86%	46	92	-50.00%
Avg DOM	91	89	2.25%	97	95	2.11%
Average Sale Price	748,516	816,982	-8.38%	827,967	930,020	-10.97%
Median Price	650,000	769,000	-15.47%	675,000	775,000	-12.90%
<b><u>RURAL LAND</u></b>						
Month End Inventory	414	430	-3.72%	n/a	n/a	n/a
New Listings added	87	110	-20.91%	163	235	-30.64%
Sales	7	17	-58.82%	14	31	-54.84%
Avg DOM	55	86	-36.05%	57	113	-49.56%
Average Sale Price	452,429	451,559	0.19%	562,071	715,352	-21.43%
Median Price	370,000	325,000	13.85%	400,000	361,500	10.65%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	9,947	10,652	-6.62%	n/a	n/a	n/a
New Listings added	3,947	5,520	-28.50%	7,978	11,291	-29.34%
Sales	1,431	2,236	-36.00%	2,378	4,100	-42.00%
Avg DOM	57	46	23.91%	60	49	22.45%
Average Sale Price	379,060	425,542	-10.92%	377,061	426,123	-11.51%
Median Price	342,000	385,000	-11.17%	341,250	376,000	-9.24%

\*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  
FEBRUARY 2009**

<i><b>SINGLE FAMILY</b></i>	<b>Feb-09</b>				<b>Feb-08</b>				
	<b>Month</b>	<b>**Y.T.D.</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%	-	0.00%	
100,000 - 199,999	5	0.61%	8	0.58%	-	0.00%	3	0.13%	
200,000 - 299,999	120	14.56%	210	15.31%	61	5.19%	118	5.24%	
300,000 - 349,999	188	22.82%	303	22.08%	168	14.30%	359	15.93%	
350,000 - 399,999	174	21.12%	296	21.57%	243	20.68%	495	21.96%	
400,000 - 449,999	123	14.93%	203	14.80%	230	19.57%	429	19.03%	
450,000 - 499,999	62	7.52%	100	7.29%	155	13.19%	279	12.38%	
500,000 - 549,999	46	5.58%	71	5.17%	87	7.40%	162	7.19%	
550,000 - 599,999	33	4.00%	55	4.01%	58	4.94%	102	4.53%	
600,000 - 649,999	15	1.82%	28	2.04%	45	3.83%	80	3.55%	
650,000 - 699,999	17	2.06%	29	2.11%	29	2.47%	51	2.26%	
700,000 - 799,999	8	0.97%	20	1.46%	50	4.26%	81	3.59%	
800,000 - 899,999	16	1.94%	25	1.82%	23	1.96%	38	1.69%	
900,000 - 999,999	6	0.73%	7	0.51%	7	0.60%	15	0.67%	
1,000,000 - 1,249,999	5	0.61%	8	0.58%	7	0.60%	17	0.75%	
1,250,000 - 1,499,999	5	0.61%	7	0.51%	6	0.51%	12	0.53%	
1,500,000 - 1,749,999	1	0.12%	1	0.07%	3	0.26%	7	0.31%	
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.09%	
2,000,000 - 2,499,999	-	0.00%	-	0.00%	3	0.26%	3	0.13%	
2,500,000 - 2,999,999	-	0.00%	1	0.07%	-	0.00%	1	0.04%	
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%	
	<b>824</b>		<b>1,372</b>		<b>1,175</b>		<b>2,254</b>		
 <i><b>CONDO</b></i>									
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%	
100,000 - 199,999	54	15.88%	95	16.90%	10	1.89%	22	2.24%	
200,000 - 299,999	196	57.65%	315	56.05%	274	51.70%	508	51.68%	
300,000 - 349,999	50	14.71%	87	15.48%	136	25.66%	250	25.43%	
350,000 - 399,999	19	5.59%	30	5.34%	49	9.25%	91	9.26%	
400,000 - 449,999	10	2.94%	14	2.49%	25	4.72%	42	4.27%	
450,000 - 499,999	4	1.18%	5	0.89%	17	3.21%	31	3.15%	
500,000 - 549,999	3	0.88%	7	1.25%	8	1.51%	12	1.22%	
550,000 - 599,999	-	0.00%	3	0.53%	3	0.57%	8	0.81%	
600,000 - 649,999	-	0.00%	1	0.18%	2	0.38%	2	0.20%	
650,000 - 699,999	-	0.00%	-	0.00%	3	0.57%	7	0.71%	
700,000 - 799,999	1	0.29%	1	0.18%	1	0.19%	4	0.41%	
800,000 - 899,999	-	0.00%	-	0.00%	-	0.00%	2	0.20%	
900,000 - 999,999	-	0.00%	-	0.00%	1	0.19%	2	0.20%	
1,000,000 - 1,249,999	3	0.88%	3	0.53%	1	0.19%	1	0.10%	
1,250,000 - 1,499,999	-	0.00%	-	0.00%	-	0.00%	1	0.10%	
1,500,000 - 1,749,999	-	0.00%	1	0.18%	-	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%	-	0.00%	-	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%	
	<b>340</b>		<b>562</b>		<b>530</b>		<b>983</b>		

\*\*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  
FEBRUARY 2009**

<b>TOWNS</b>	<b>Feb-09</b>				<b>Feb-08</b>			
	<b>Month</b>	<b>**Y.T.D.</b>			<b>Month</b>	<b>**Y.T.D.</b>		
0 - 99,999	-	0.00%	3	0.83%	1	0.32%	4	0.68%
100,000 - 199,999	17	7.91%	33	9.09%	18	5.75%	29	4.93%
200,000 - 299,999	63	29.30%	103	28.37%	73	23.32%	143	24.32%
300,000 - 349,999	40	18.60%	76	20.94%	62	19.81%	124	21.09%
350,000 - 399,999	40	18.60%	63	17.36%	40	12.78%	82	13.95%
400,000 - 449,999	23	10.70%	39	10.74%	39	12.46%	74	12.59%
450,000 - 499,999	7	3.26%	11	3.03%	29	9.27%	42	7.14%
500,000 - 549,999	7	3.26%	11	3.03%	19	6.07%	32	5.44%
550,000 - 599,999	4	1.86%	8	2.20%	13	4.15%	16	2.72%
600,000 - 649,999	-	0.00%	1	0.28%	6	1.92%	9	1.53%
650,000 - 699,999	2	0.93%	2	0.55%	-	0.00%	2	0.34%
700,000 - 799,999	3	1.40%	3	0.83%	3	0.96%	9	1.53%
800,000 - 899,999	-	0.00%	1	0.28%	3	0.96%	8	1.36%
900,000 - 999,999	3	1.40%	3	0.83%	5	1.60%	7	1.19%
1,000,000 - 1,249,999	4	1.86%	4	1.10%	2	0.64%	5	0.85%
1,250,000 - 1,499,999	1	0.47%	1	0.28%	-	0.00%	-	0.00%
1,500,000 - 1,749,999	1	0.47%	1	0.28%	-	0.00%	-	0.00%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.17%
2,000,000 - 2,499,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	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%	1	0.17%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	<b>215</b>		<b>363</b>		<b>313</b>		<b>588</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
200,000 - 299,999	1	3.13%	1	2.17%	2	3.77%	2	2.30%
300,000 - 349,999	1	3.13%	2	4.35%	-	0.00%	2	2.30%
350,000 - 399,999	5	15.63%	6	13.04%	3	5.66%	3	3.45%
400,000 - 449,999	3	9.38%	4	8.70%	-	0.00%	-	0.00%
450,000 - 499,999	1	3.13%	2	4.35%	4	7.55%	5	5.75%
500,000 - 549,999	-	0.00%	1	2.17%	5	9.43%	9	10.34%
550,000 - 599,999	2	6.25%	2	4.35%	3	5.66%	6	6.90%
600,000 - 649,999	2	6.25%	3	6.52%	-	0.00%	1	1.15%
650,000 - 699,999	2	6.25%	2	4.35%	5	9.43%	7	8.05%
700,000 - 799,999	4	12.50%	5	10.87%	8	15.09%	12	13.79%
800,000 - 899,999	3	9.38%	3	6.52%	7	13.21%	9	10.34%
900,000 - 999,999	1	3.13%	3	6.52%	4	7.55%	9	10.34%
1,000,000 - 1,249,999	4	12.50%	7	15.22%	5	9.43%	7	8.05%
1,250,000 - 1,499,999	2	6.25%	2	4.35%	3	5.66%	5	5.75%
1,500,000 - 1,749,999	-	0.00%	-	0.00%	2	3.77%	4	4.60%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	2	3.77%	2	2.30%
2,000,000 - 2,499,999	1	3.13%	2	4.35%	-	0.00%	1	1.15%
2,500,000 - 2,999,999	-	0.00%	1	2.17%	-	0.00%	-	0.00%
3,000,000 - 3,499,999	-	0.00%	-	0.00%	-	0.00%	1	1.15%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	1.15%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	1	1.15%
	<b>32</b>		<b>46</b>		<b>53</b>		<b>87</b>	

\*\*\*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**  
**CALGARY METRO**  
**SINGLE FAMILY BY STYLE**  
**FEBRUARY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
BK-SP	3	2	2	311,500	623,000	308,000	75	97.37%
BLEVL	80	48	20	348,363	6,967,250	318,000	54	95.79%
BUNG	318	155	77	375,834	28,939,200	350,000	51	95.21%
BUNGH	18	8	3	423,333	1,270,000	438,000	74	96.59%
SPLT2	68	33	14	400,307	5,604,300	390,000	53	95.67%
SPLT3	14	2	1	313,000	313,000	313,000	33	97.84%
SPLT4	48	30	16	361,619	5,785,900	340,000	52	95.83%
SPLT5	7	2	3	475,833	1,427,500	465,000	33	95.62%
ST1.5	18	7	5	373,200	1,866,000	372,000	45	94.60%
ST2	838	413	192	431,316	82,812,665	403,000	45	96.41%
ST2.5	14	4	1	975,000	975,000	975,000	52	93.84%
ST3	8	4	0	-	-	-	0	0.00%
VILLA	6	2	0	-	-	-	0	0.00%
<b>NE</b>								
BK-SP	4	2	0	-	-	-	0	0.00%
BLEVL	133	65	24	295,917	7,102,000	290,000	46	95.89%
BUNG	188	84	23	277,680	6,386,650	283,000	51	93.85%
MODUL	1	1	0	-	-	-	0	0.00%
SPLT2	14	5	5	349,980	1,749,900	335,000	83	94.00%
SPLT3	5	5	1	207,000	207,000	207,000	16	96.32%
SPLT4	57	28	10	305,189	3,051,888	310,000	50	94.90%
SPLT5	0	0	1	340,000	340,000	340,000	117	91.92%
ST1.5	3	1	0	-	-	-	0	0.00%
ST2	274	151	52	306,283	15,926,700	295,000	43	95.73%
<b>SW</b>								
BK-SP	2	0	1	368,000	368,000	368,000	39	95.58%
BLEVL	51	26	18	336,550	6,057,899	325,000	43	96.20%
BUNG	346	158	44	506,143	22,270,300	435,000	50	94.84%
BUNGH	17	5	1	350,000	350,000	350,000	83	92.35%
HL-SP	2	1	0	-	-	-	0	0.00%
SPLT2	64	27	8	423,250	3,386,000	425,000	51	95.08%
SPLT3	4	1	1	355,000	355,000	355,000	25	97.26%
SPLT4	47	27	7	425,214	2,976,500	335,000	54	96.63%
SPLT5	4	1	1	375,000	375,000	375,000	17	96.18%
ST1.5	28	11	1	472,500	472,500	472,500	78	95.45%
ST2	792	355	136	533,175	72,511,855	470,000	55	95.59%
ST2.5	7	2	0	-	-	-	0	0.00%
ST3	19	5	0	-	-	-	0	0.00%
VILLA	11	2	1	375,000	375,000	375,000	131	94.94%
<b>SE</b>								
BK-SP	6	4	2	349,750	699,500	344,000	84	96.51%
BLEVL	37	21	8	386,563	3,092,500	338,000	52	93.88%
BUNG	151	57	28	428,911	12,009,500	350,000	61	93.67%
BUNGH	1	1	0	-	-	-	0	0.00%
SPLT2	60	27	11	453,400	4,987,400	389,000	74	94.63%
SPLT3	6	5	2	367,500	735,000	345,000	21	95.08%
SPLT4	37	27	12	341,146	4,093,750	334,000	39	97.16%
SPLT5	0	0	0	-	-	-	0	0.00%
ST1.5	5	3	1	337,500	337,500	337,500	18	96.46%
ST2	473	217	87	399,239	34,733,750	374,000	56	96.45%
ST3	2	2	0	-	-	-	0	0.00%
VILLA	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**  
**FEBRUARY 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	S\$/L\$
<b>NW</b>								
APART	238	90	43	239,149	10,283,386	225,000	52	93.84%
APRTM	14	5	1	350,000	350,000	350,000	6	87.52%
BK-SP	1	0	0	-	-	-	0	0.00%
BLEVL	15	9	0	-	-	-	0	0.00%
BUNG	51	29	13	215,500	2,801,500	204,000	39	98.13%
BUNGH	2	2	0	-	-	-	0	0.00%
LOFT	1	1	0	-	-	-	0	0.00%
PENTH	6	1	0	-	-	-	0	0.00%
SPLT2	5	4	3	306,469	919,408	304,440	31	96.27%
SPLT3	4	1	0	-	-	-	0	0.00%
SPLT4	8	2	1	315,000	315,000	315,000	6	90.03%
SPLT5	3	2	1	428,000	428,000	428,000	48	92.06%
ST2	155	79	30	275,633	8,269,000	265,000	55	96.31%
ST2.5	6	4	0	-	-	-	0	0.00%
ST3	13	6	2	272,500	545,000	243,000	21	96.99%
VILLA	8	5	0	-	-	-	0	0.00%
<b>NE</b>								
APART	58	17	5	176,000	880,000	170,000	57	96.21%
APRTM	7	5	0	-	-	-	0	0.00%
BLEVL	4	0	0	-	-	-	0	0.00%
BUNG	10	4	2	208,250	416,500	189,000	65	93.62%
SPLT2	2	1	0	-	-	-	0	0.00%
SPLT4	5	3	0	-	-	-	0	0.00%
ST1.5	1	1	0	-	-	-	0	0.00%
ST2	66	30	13	212,031	2,756,400	210,000	51	94.79%
VILLA	1	1	0	-	-	-	0	0.00%
<b>SW</b>								
APART	713	315	103	265,423	27,338,588	238,888	57	95.17%
APRTM	34	13	2	320,000	640,000	300,000	88	87.21%
BK-SP	1	1	0	-	-	-	0	0.00%
BLEVL	10	3	2	202,500	405,000	202,000	29	94.23%
BUNG	96	39	22	255,295	5,616,500	238,500	43	94.83%
BUNGH	3	1	0	-	-	-	0	0.00%
LOFT	22	8	7	235,857	1,651,000	245,000	30	99.55%
PENTH	18	1	1	217,000	217,000	217,000	60	98.68%
SPLT2	5	3	2	269,950	539,900	250,000	27	94.75%
SPLT3	2	0	0	-	-	-	0	0.00%
SPLT4	14	7	7	308,414	2,158,900	306,000	46	97.80%
SPLT5	8	3	1	249,900	249,900	249,900	182	100.00%
ST1.5	4	2	0	-	-	-	0	0.00%
ST2	186	77	38	320,718	12,187,300	294,900	53	95.48%
ST2.5	3	1	0	-	-	-	0	0.00%
ST3	38	16	6	554,242	3,325,450	378,950	54	94.78%
VILLA	14	3	2	367,000	734,000	326,000	63	97.89%
<b>SE</b>								
APART	89	41	14	231,871	3,246,200	212,000	45	96.14%
APRTM	3	2	0	-	-	-	0	0.00%
BLEVL	1	0	1	195,000	195,000	195,000	29	97.55%
BUNG	19	5	3	271,800	815,400	257,500	53	95.40%
PENTH	2	0	0	-	-	-	0	0.00%
SPLT3	8	4	2	361,500	723,000	345,000	29	97.73%
SPLT4	9	2	0	-	-	-	0	0.00%
SPLT5	4	2	0	-	-	-	0	0.00%
ST2	69	40	14	267,122	3,739,705	255,000	48	96.52%
ST3	3	1	1	250,000	250,000	250,000	16	96.15%
VILLA	2	0	1	260,000	260,000	260,000	39	91.26%

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

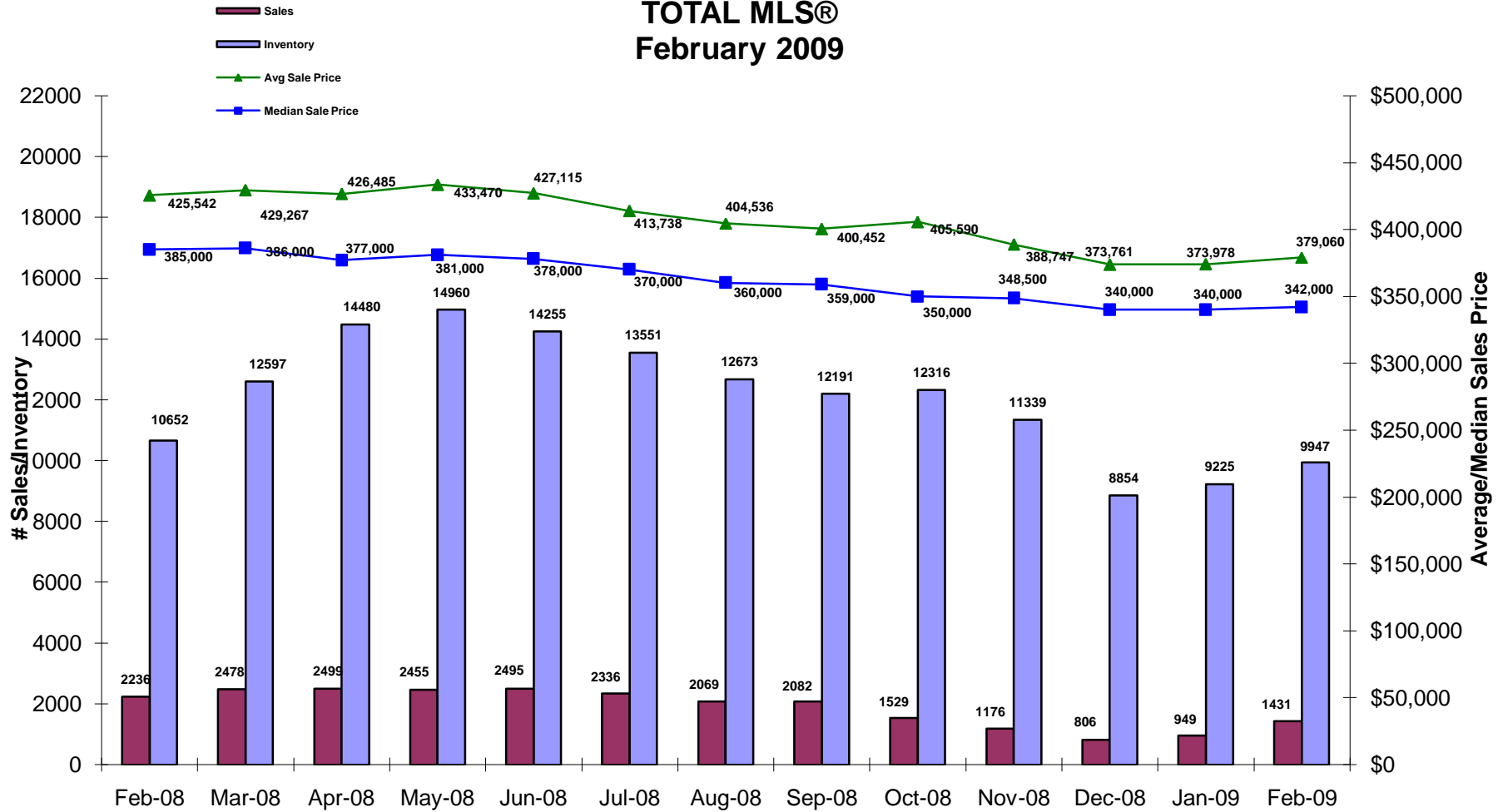
**Year to Date February 28, 2009**

Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56			
OFC	L	3	16.15			
AGR	S	2	349,500.00	36	699,000	94.47%
BUS	S	5	123,550.00	91	617,750	96.77%
BWP	S	2	6,000,000.00	20	12,000,000	96.00%
IND	S	4	648,750.00	73	2,595,000	94.33%
MFC	S	2	765,000.00	128	1,530,000	92.74%
OFC	S	3	314,666.67	124	944,000	96.92%
<b>Total YTD 2008</b>		<b>23</b>			<b>18,385,750</b>	

**Year to Date February 28, 2008**

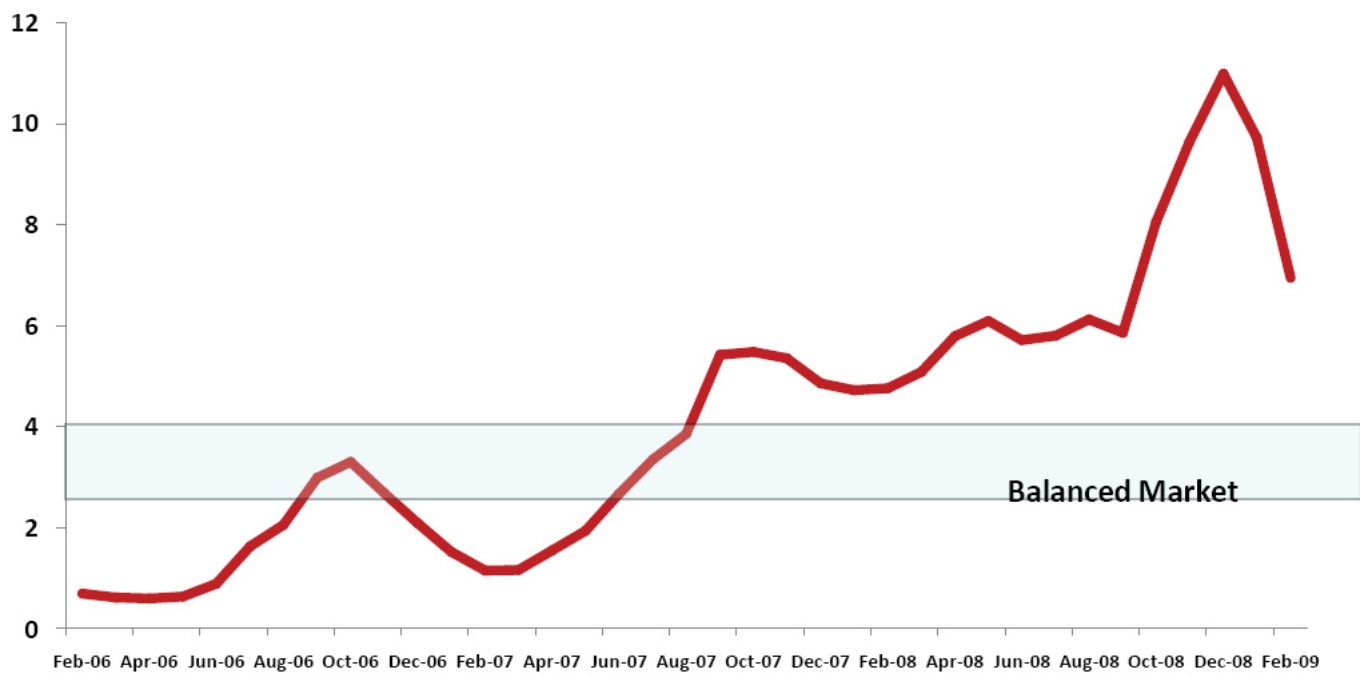
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	1	8.97			
OFC	L	3	7.77			
AGR	S	7	1,484,285.71	140	10,390,000	86.20%
BUS	S	14	82,214.29	119	1,151,000	87.15%
BWP	S	3	494,666.67	241	1,484,000	91.61%
IND	S	13	1,080,230.31	91	14,042,994	96.07%
LAN	S	5	1,207,400.00	170	6,037,000	97.01%
MFC	S	3	380,333.33	37	1,141,000	93.53%
OFC	S	1	210,000.00	104	210,000	75.03%
RET	S	8	538,377.50	111	4,307,020	91.82%
<b>Total YTD 2007</b>		<b>50</b>			<b>38,763,014</b>	

# TOTAL MLS® February 2009

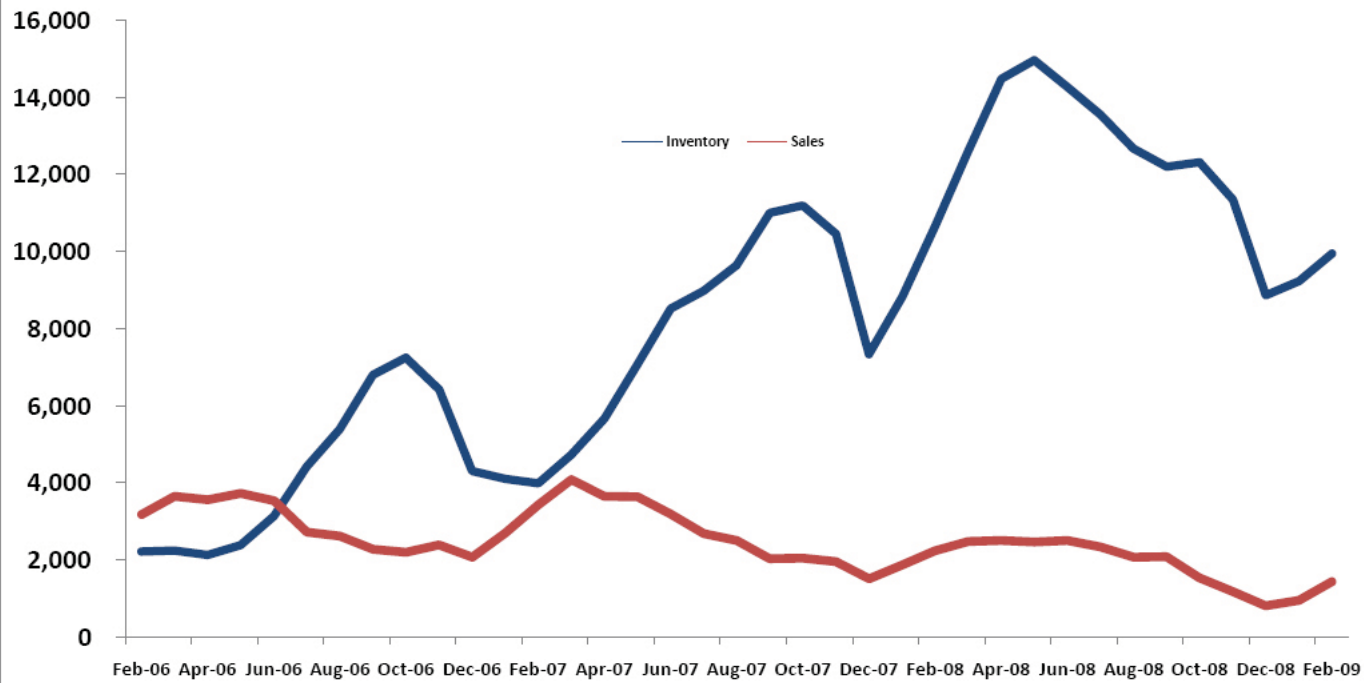




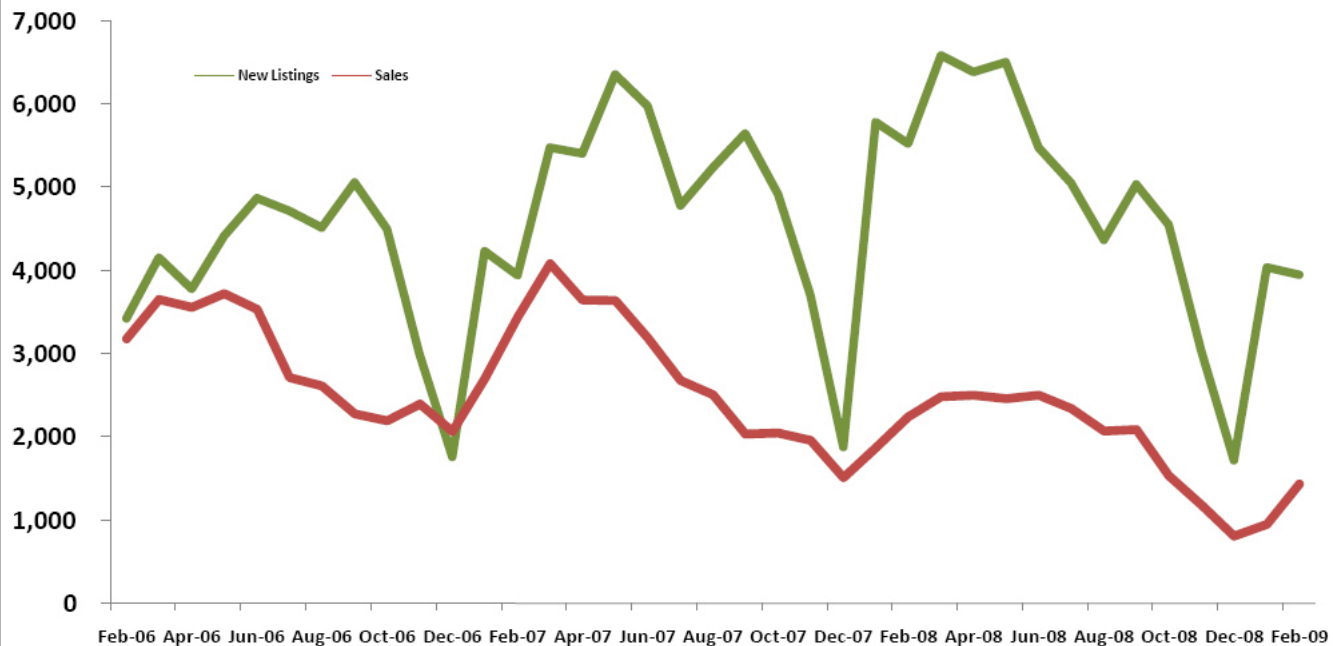
### Absorption Rate (Inventory Turnover) Total MLS® February 2009



### TOTAL MLS® February 2009



TOTAL MLS®  
February 2009



TOTAL MLS®  
February 2009

