

MLS® RESALE MARKET PICKS UP MOMENTUM IN FEBRUARY 2008

Calgary, March 3, 2008 – Calgary’s MLS® Sales for the month of February show signs of increased market pace, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro properties changing hands in February 2008 were 1,252, an increase of 15.6 per cent over the 1,083 sales reported in January 2008 but showing a decrease of 35.5 from the same period last year, when the sales were 1,942.

Single family Calgary metro new listings added for the month of February totaled, 2,981, a decrease of 1.4 per cent from January’s new listing of 3,023 and an increase of 35.1 per cent over the 2,206 new listings added in February 2007.

The median price of a single family Calgary metro home in February 2008 was \$428,000 showing a 4.9 per cent increase over February 2007, when the median price was \$408,000 and showing a 4.4 per cent increase from last month when the median price was \$410,000. 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 February 2008 were 1,244, showing an increase of 39.9 per cent from the 889 new condominium listings added in February 2007. This is an 11.5 per cent decrease from last month, when the new listings added were 1,406.

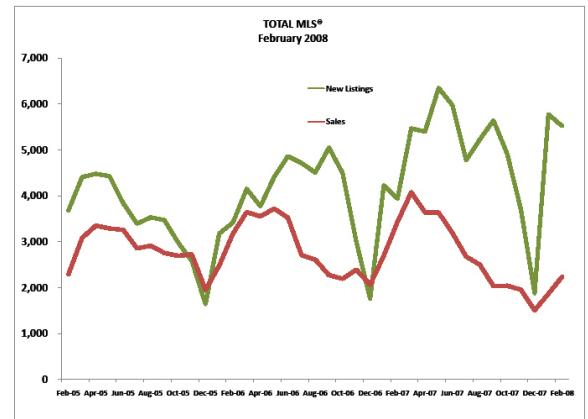
Calgary metro condominium sales in February 2008 were 562; a decrease of 37.2 per cent from February 2007 when 895 condominiums changed hands and an increase of 23.8 per cent from the 454 sales recorded in the month of January 2008.

“It appears as though things are picking up, as we move into the final month of the first quarter. I don’t anticipate we’ll see the blistering market that we experienced in the early parts of 2006 and 2007, but I do anticipate stability in this now corrected market,” remarked CREB® President, Ed Jensen. “Calgary is a very desirable place to live at the moment, with our strong economy, low unemployment rates, strength in the oil and gas industry; people are still moving here and that’s great for real estate.” concluded, Jensen.

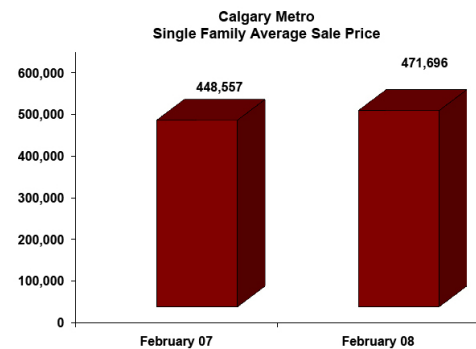
The average price of a single family Calgary metro home in February 2008 was \$471,696, showing a 5.2 per cent increase over February 2007, when the average price was \$448,557. The average price of a metro condominium was \$311,812, showing a 3.3 per cent increase over February 2007 when the average price was \$301,812. 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.

The Calgary Real Estate Board is a professional body of 5,756 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.

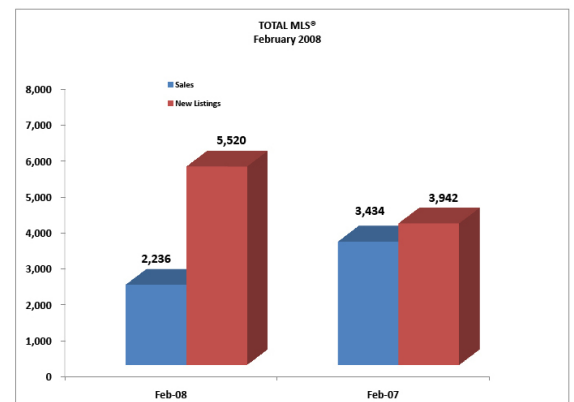
Sales and New Listings



Average Price Information



MLS® Listing Information



**CALGARY REAL ESTATE BOARD
TOTAL MLS® FOR FEBRUARY 2008**

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>**YTD 2008</u>	<u>**YTD 2007</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY(Calgary Metro)</u>						
Month End Inventory	4,985	2,032	n/a	n/a	n/a	n/a
New Listings added	2,981	2,206	35.13%	6,004	4,531	32.51%
Sales	1,252	1,942	-35.53%	2,333	3,437	-32.12%
Avg DOM	39	29	34.48%	44	33	33.33%
Average Sale Price	471,696	448,557	5.16%	464,213	441,822	5.07%
Median Price	428,000	408,000	4.90%	418,500	395,000	5.95%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	2,301	654	n/a	n/a	n/a	n/a
New Listings added	1,244	889	39.93%	2,649	1,892	40.01%
Sales	562	895	-37.21%	1,016	1,630	-37.67%
Avg DOM	45	28	60.71%	46	33	39.39%
Average Sale Price	311,812	301,812	3.31%	311,553	295,419	5.46%
Median Price	295,000	280,800	5.06%	293,000	275,000	6.55%
<u>TOWNS (outside Calgary)</u>						
Month End Inventory	2,214	935	n/a	n/a	n/a	n/a
New Listings added	921	612	50.49%	1,890	1,272	48.58%
Sales	342	491	-30.35%	617	880	-29.89%
Avg DOM	60	46	30.43%	63	47	34.04%
Average Sale Price	382,545	354,882	7.80%	386,843	344,413	12.32%
Median Price	355,000	336,500	5.50%	349,000	322,250	8.30%
<u>COUNTRY RESIDENTIAL(Acreages)</u>						
Month End Inventory	639	383	66.84%	n/a	n/a	n/a
New Listings added	228	148	54.05%	457	280	63.21%
Sales	57	64	-10.94%	92	99	-7.07%
Avg DOM	89	78	14.10%	95	70	35.71%
Average Sale Price	816,982	786,566	3.87%	930,020	752,005	23.67%
Median Price	769,000	689,900	11.47%	775,000	689,900	12.34%
<u>RURAL LAND</u>						
Month End Inventory	430	254	69.29%	n/a	n/a	n/a
New Listings added	110	63	74.60%	235	150	56.67%
Sales	17	24	-29.17%	31	52	-40.38%
Avg DOM	86	99	-13.13%	113	98	15.31%
Average Sale Price	451,559	554,183	-18.52%	715,352	554,145	29.09%
Median Price	325,000	340,000	-4.41%	361,500	355,000	1.83%
<u>TOTAL MLS*</u>						
Month End Inventory	10,652	4,288	148.41%	n/a	n/a	n/a
New Listings added	5,520	3,942	40.03%	11,291	8,170	38.20%
Sales	2,236	3,434	-34.89%	4,100	6,126	-33.07%
Avg DOM	46	33	39.39%	49	36	36.11%
Average Sale Price	425,542	401,916	5.88%	426,123	393,084	8.41%
Median Price	385,000	365,000	5.48%	376,000	353,000	6.52%

*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 2008**

	Feb-08				Feb-07			
<i>SINGLE FAMILY</i>	Month	**Y.T.D.		Month	**Y.T.D.			
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	-	0.00%	3	0.13%	5	0.26%	12	0.35%
200,000 - 299,999	62	4.95%	120	5.14%	157	8.10%	363	10.57%
300,000 - 349,999	178	14.22%	369	15.82%	335	17.29%	666	19.40%
350,000 - 399,999	254	20.29%	506	21.69%	407	21.00%	725	21.12%
400,000 - 449,999	244	19.49%	443	18.99%	381	19.66%	607	17.68%
450,000 - 499,999	167	13.34%	291	12.47%	228	11.76%	358	10.43%
500,000 - 549,999	95	7.59%	171	7.33%	128	6.60%	205	5.97%
550,000 - 599,999	61	4.87%	105	4.50%	93	4.80%	147	4.28%
600,000 - 649,999	47	3.75%	82	3.51%	48	2.48%	86	2.51%
650,000 - 699,999	32	2.56%	54	2.31%	36	1.86%	59	1.72%
700,000 - 799,999	52	4.15%	83	3.56%	51	2.63%	82	2.39%
800,000 - 899,999	27	2.16%	42	1.80%	26	1.34%	40	1.17%
900,000 - 999,999	8	0.64%	16	0.69%	14	0.72%	20	0.58%
OVER 1,000,000	25	2.00%	48	2.06%	29	1.50%	63	1.84%
	1,252		2,333		1,938		3,433	
 <i>CONDO</i>								
0 - 99,999	-	0.00%	-	0.00%	1	0.11%	1	0.06%
100,000 - 199,999	11	1.96%	23	2.26%	40	4.47%	90	5.52%
200,000 - 299,999	292	51.96%	527	51.87%	499	55.75%	946	58.04%
300,000 - 349,999	143	25.44%	257	25.30%	177	19.78%	313	19.20%
350,000 - 399,999	51	9.07%	93	9.15%	86	9.61%	138	8.47%
400,000 - 449,999	25	4.45%	42	4.13%	44	4.92%	62	3.80%
450,000 - 499,999	18	3.20%	32	3.15%	21	2.35%	37	2.27%
500,000 - 549,999	9	1.60%	13	1.28%	13	1.45%	17	1.04%
550,000 - 599,999	3	0.53%	8	0.79%	6	0.67%	8	0.49%
600,000 - 649,999	2	0.36%	2	0.20%	2	0.22%	4	0.25%
650,000 - 699,999	4	0.71%	8	0.79%	2	0.22%	3	0.18%
700,000 - 799,999	1	0.18%	4	0.39%	-	0.00%	1	0.06%
800,000 - 899,999	-	0.00%	2	0.20%	1	0.11%	4	0.25%
900,000 - 999,999	1	0.18%	2	0.20%	-	0.00%	1	0.06%
OVER 1,000,000	2	0.36%	3	0.30%	3	0.34%	5	0.31%
	562		1,016		895		1,630	

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**CALGARY REAL ESTATE BOARD
TOWN AND COUNTRY BY PRICE CATEGORY
FEBRUARY 2008**

TOWNS	Month	Feb-08		Feb-07				
		**Y.T.D.		**Y.T.D.				
0 - 99,999	1	0.29%	4	0.65%	20	4.07%	30	3.41%
100,000 - 199,999	20	5.85%	31	5.02%	34	6.92%	74	8.41%
200,000 - 299,999	79	23.10%	149	24.15%	138	28.11%	266	30.23%
300,000 - 349,999	65	19.01%	127	20.58%	76	15.48%	154	17.50%
350,000 - 399,999	47	13.74%	89	14.42%	87	17.72%	139	15.80%
400,000 - 449,999	44	12.87%	79	12.80%	49	9.98%	83	9.43%
450,000 - 499,999	31	9.06%	44	7.13%	34	6.92%	52	5.91%
500,000 - 549,999	21	6.14%	34	5.51%	9	1.83%	19	2.16%
550,000 - 599,999	14	4.09%	17	2.76%	12	2.44%	18	2.05%
600,000 - 649,999	6	1.75%	9	1.46%	10	2.04%	12	1.36%
650,000 - 699,999	-	0.00%	2	0.32%	6	1.22%	10	1.14%
700,000 - 799,999	3	0.88%	9	1.46%	4	0.81%	5	0.57%
800,000 - 899,999	3	0.88%	8	1.30%	5	1.02%	6	0.68%
900,000 - 999,999	6	1.75%	8	1.30%	3	0.61%	4	0.45%
OVER 1,000,000	2	0.58%	7	1.13%	4	0.81%	8	0.91%
	342		617		491		880	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	-	0.00%	1	1.56%	1	1.01%
100,000 - 199,999	-	0.00%	-	0.00%	1	1.56%	3	3.03%
200,000 - 299,999	3	5.26%	3	3.26%	2	3.13%	5	5.05%
300,000 - 349,999	-	0.00%	2	2.17%	3	4.69%	5	5.05%
350,000 - 399,999	3	5.26%	3	3.26%	6	9.38%	9	9.09%
400,000 - 449,999	-	0.00%	-	0.00%	3	4.69%	4	4.04%
450,000 - 499,999	4	7.02%	5	5.43%	3	4.69%	4	4.04%
500,000 - 549,999	5	8.77%	9	9.78%	2	3.13%	4	4.04%
550,000 - 599,999	4	7.02%	7	7.61%	3	4.69%	4	4.04%
600,000 - 649,999	-	0.00%	1	1.09%	4	6.25%	6	6.06%
650,000 - 699,999	5	8.77%	7	7.61%	5	7.81%	7	7.07%
700,000 - 799,999	9	15.79%	13	14.13%	7	10.94%	12	12.12%
800,000 - 899,999	7	12.28%	10	10.87%	8	12.50%	11	11.11%
900,000 - 999,999	4	7.02%	9	9.78%	7	10.94%	10	10.10%
OVER 1,000,000	13	22.81%	23	25.00%	9	14.06%	14	14.14%
	57		92		64		99	

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CREB® Stats
Calgary Commercial Summary

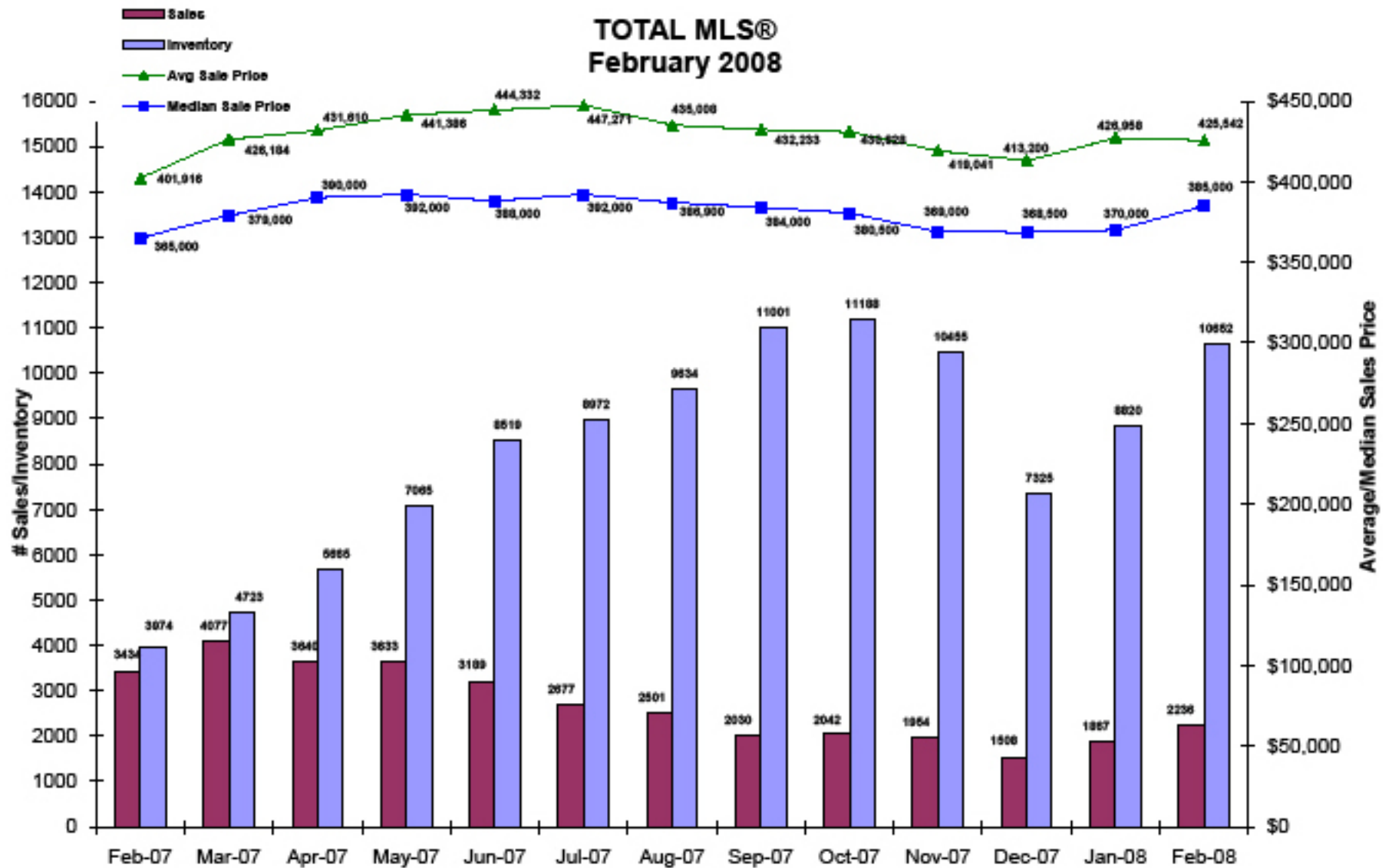
Year to Date February 29, 2008

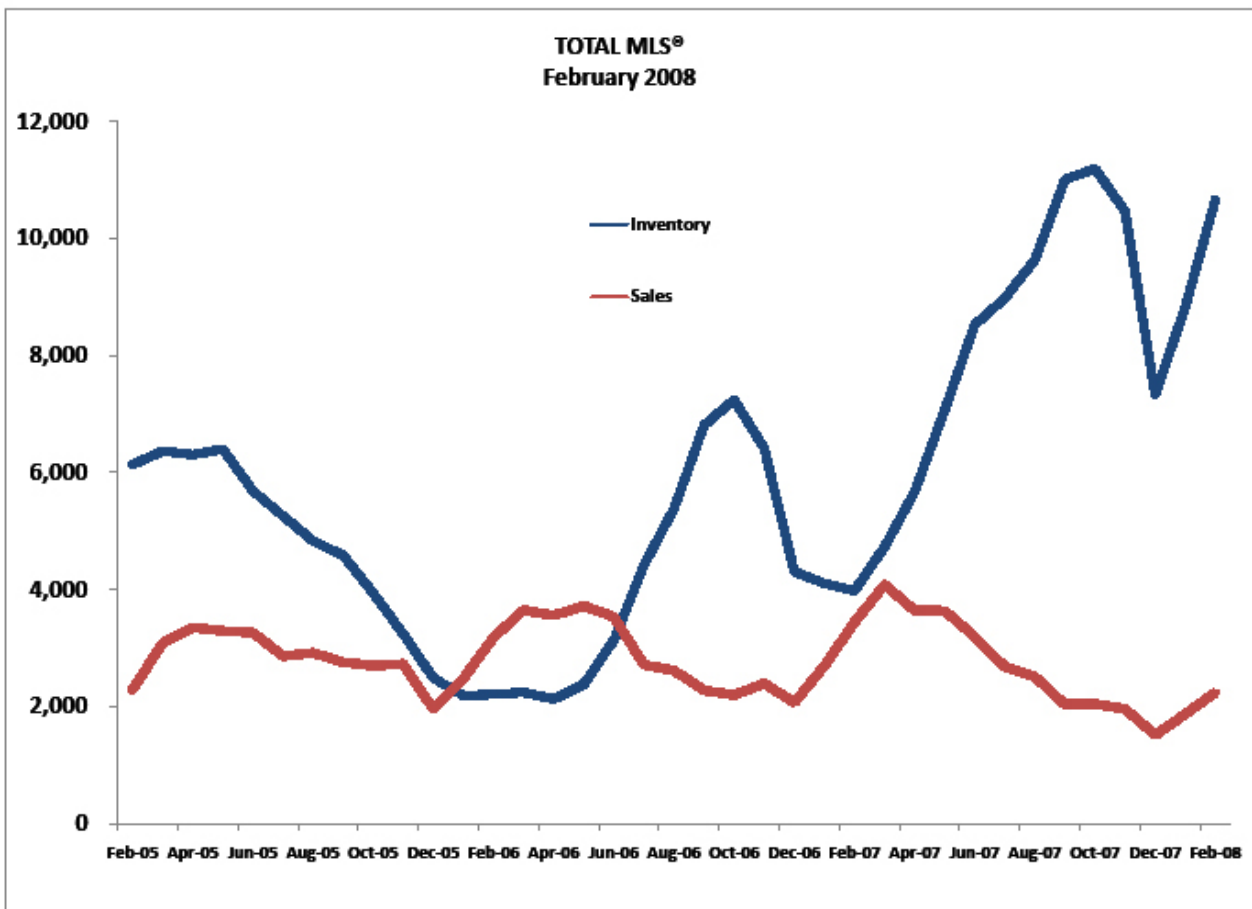
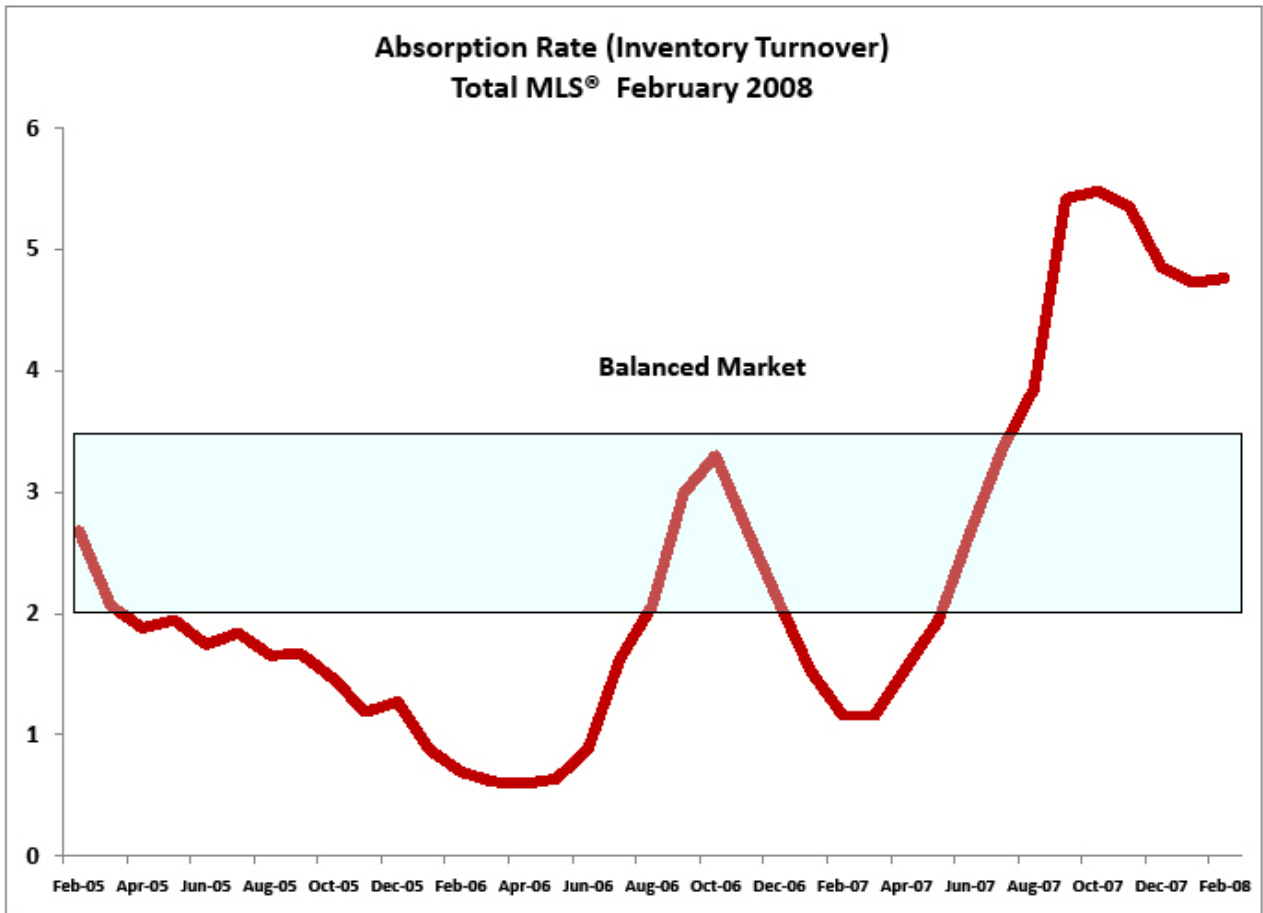
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	1	8.97	28		
OFC	L	3	7.77	69		
AGR	S	6	1,660,000.00	156	9,960,000	86.02%
BUS	S	12	80,916.67	124	971,000	86.57%
BWP	S	3	494,666.67	241	1,484,000	91.61%
IND	S	8	635,399.25	68	5,083,194	94.79%
LAN	S	5	1,207,400	170	6,037,000	97.01%
MFC	S	2	417,500	52	835,000	91.77%
OFC	S	1	210,000	104	210,000	75.03%
RET	S	8	538,377.50	111	4,307,020	91.82%
Total YTD 2007		49			28,887,214	

Year to Date February 28, 2007

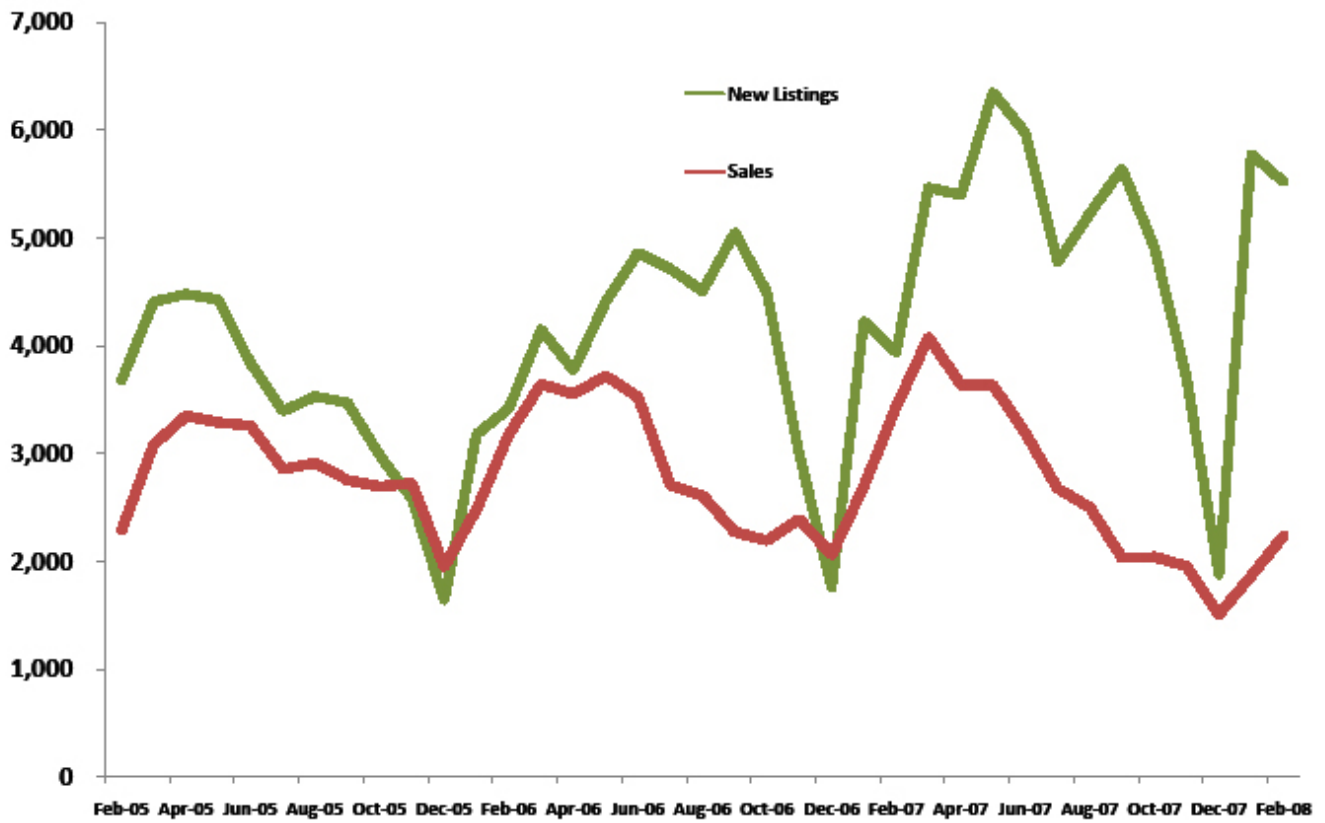
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	3	8.82	43		
AGR	S	6	488,266.67	114	2,929,600	90.61%
BUS	S	10	66,080.00	113	660,800	79.36%
BWP	S	8	583,125.00	228	4,665,000	88.61%
IND	S	15	504,998.00	110	7,574,970	96.01%
LAN	S	7	865,143	300	6,056,000	96.38%
MFC	S	6	1,057,500	46	6,345,000	97.09%
OFC	S	3	614,333	70	1,843,000	92.43%
RET	S	11	561,718	84	6,178,900	89.27%
Total YTD 2006		69			33,323,670	

TOTAL MLS® February 2008





**TOTAL MLS®
February 2008**



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February 2008**

