

**MLS® RESALE MARKET REMAINS BALANCED IN THE FIRST MONTH OF 2008**

Calgary's MLS® Sales and Listings for the month of January 2008, show a steady and more stabilized market, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of January totaled, 3,023, an increase of 30.02 per cent over the 2,325 new listings added in January 2007. Single family Calgary metro properties changing hands in January 2008 were 1,083, a decrease of 27.66 per cent from the 1,497 recorded in January 2007 and an increase of 28.01 per cent over the 846 sales recorded in December.

The median price of a single family Calgary metro home in January 2008 was \$410,000 showing an 7.89 per cent increase over January 2007, when the median price was \$380,000 and showing a 0.8 per cent increase from December when the median price was \$406,788. 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.

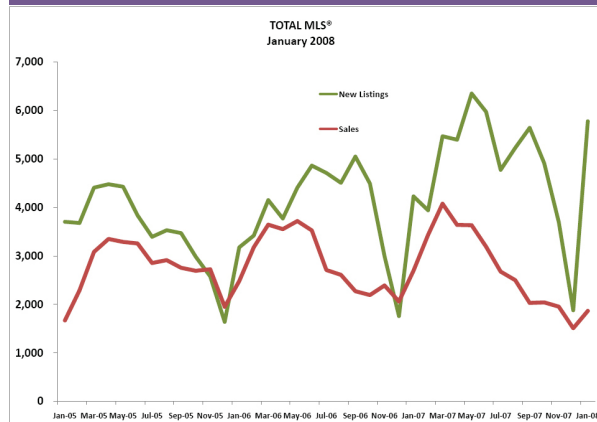
Calgary metro condominium new listings added in January 2008 were 1,406, showing an increase of 40.04 per cent from the 1,004 new condominium listings added in January 2007. Calgary metro condominium sales in January 2008 were 454; a decrease of 38.32 per cent from January 2007 when 736 condominiums changed hands and an increase of 15.52 per cent from the 393 sales recorded in the month of December.

"We experienced a slower market toward the end of December, which is expected during the holiday season, however, January has been a relatively good month for the resale market. This is the month when peoples lives are getting back on track, and consumers may be entertaining the idea of listing their home," remarked CREB® President, Ed Jensen. "I think this first quarter of 2008 will pick up momentum, and I anticipate a more balanced and stabilized spring," concluded, Jensen.

The average price of a single family Calgary metro home in January 2008 was \$455,297, showing a 2.37 per cent increase over December 2007, when the average price was \$444,769. The average price of a metro condominium was \$311,232, showing a 2.14 per cent increase over December 2007 when the average price was \$304,719. 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.

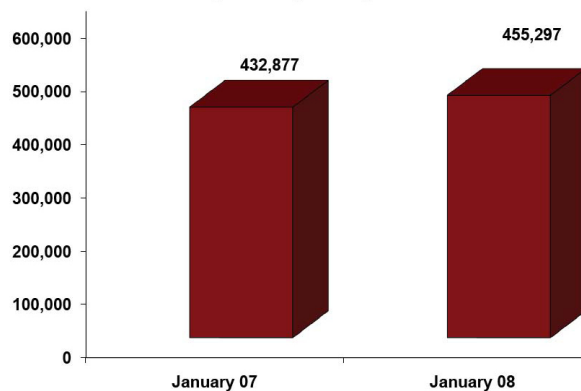
The Calgary Real Estate Board is a professional body of 5,723 licensed brokers and registered associates, representing 262 Member offices. The Board does not generate statistics or analysis of any individual member or company's market share. All MLS® active listings for Calgary and area may be found on the Board's website at [www.creb.com](http://www.creb.com).

**Sales and New Listings**

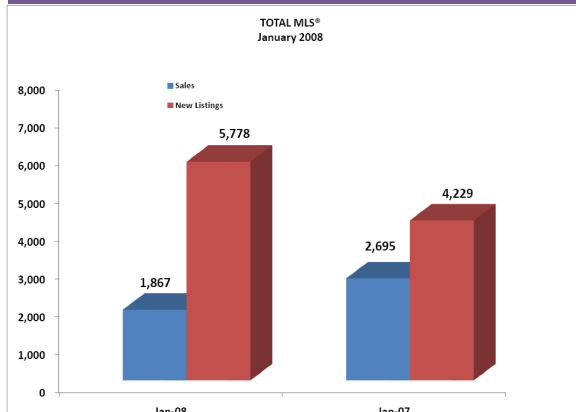


**Average Price Information**

**Calgary Metro Single Family Average Sale Price**



**MLS® Listing Information**



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

	<u>2008</u>	<u>2007</u>	<u>Mth Chg</u>	<u>**YTD 2008</u>	<u>**YTD 2007</u>	<u>YTD Chg</u>
<b><u>SINGLE FAMILY(Calgary Metro)</u></b>						
Month End Inventory	3,997	n/a	n/a	n/a	n/a	n/a
New Listings added	3,023	2,325	30.02%	3,023	2,325	30.02%
Sales	1,083	1,497	-27.66%	1,083	1,497	-27.66%
Avg DOM	50	38	31.58%	50	38	31.58%
Average Sale Price	455,297	432,877	5.18%	455,297	432,877	5.18%
Median Price	410,000	380,000	7.89%	410,000	380,000	7.89%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	1,926	n/a	n/a	n/a	n/a	n/a
New Listings added	1,406	1,004	40.04%	1,406	1,004	40.04%
Sales	454	736	-38.32%	454	736	-38.32%
Avg DOM	48	39	23.08%	48	39	23.08%
Average Sale Price	311,232	287,299	8.33%	311,232	287,299	8.33%
Median Price	290,000	267,500	8.41%	290,000	267,500	8.41%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	1,900	n/a	n/a	n/a	n/a	n/a
New Listings added	975	660	47.73%	975	660	47.73%
Sales	276	389	-29.05%	276	389	-29.05%
Avg DOM	68	49	38.78%	68	49	38.78%
Average Sale Price	391,583	331,200	18.23%	391,583	331,200	18.23%
Median Price	344,708	310,000	11.20%	344,708	310,000	11.20%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	571	311	83.60%	n/a	n/a	n/a
New Listings added	228	133	71.43%	228	133	71.43%
Sales	35	35	0.00%	35	35	0.00%
Avg DOM	107	55	94.55%	107	55	94.55%
Average Sale Price	1,114,111	688,809	61.74%	1,114,111	688,809	61.74%
Median Price	840,000	660,000	27.27%	840,000	660,000	27.27%
<b><u>RURAL LAND</u></b>						
Month End Inventory	373	241	54.77%	n/a	n/a	n/a
New Listings added	126	86	46.51%	126	86	46.51%
Sales	14	28	-50.00%	14	28	-50.00%
Avg DOM	147	96	53.13%	147	96	53.13%
Average Sale Price	1,035,671	554,112	86.91%	1,035,671	554,112	86.91%
Median Price	361,500	355,000	1.83%	361,500	355,000	1.83%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	8,820	4,098	115.23%	n/a	n/a	n/a
New Listings added	5,778	4,229	36.63%	5,778	4,229	36.63%
Sales	1,867	2,695	-30.72%	1,867	2,695	-30.72%
Avg DOM	54	41	31.71%	54	41	31.71%
Average Sale Price	426,598	381,620	11.79%	426,598	381,620	11.79%
Median Price	370,000	338,500	9.31%	370,000	338,500	9.31%

\*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  
JANUARY 2008**

	Jan-08				Jan-07			
<i><b>SINGLE FAMILY</b></i>	<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	3	0.28%	3	0.28%	7	0.47%	7	0.47%
200,000 - 299,999	59	5.45%	59	5.45%	206	13.78%	206	13.78%
300,000 - 349,999	191	17.64%	191	17.64%	331	22.14%	331	22.14%
350,000 - 399,999	253	23.36%	253	23.36%	318	21.27%	318	21.27%
400,000 - 449,999	199	18.37%	199	18.37%	226	15.12%	226	15.12%
450,000 - 499,999	124	11.45%	124	11.45%	130	8.70%	130	8.70%
500,000 - 549,999	76	7.02%	76	7.02%	77	5.15%	77	5.15%
550,000 - 599,999	44	4.06%	44	4.06%	54	3.61%	54	3.61%
600,000 - 649,999	35	3.23%	35	3.23%	38	2.54%	38	2.54%
650,000 - 699,999	22	2.03%	22	2.03%	23	1.54%	23	1.54%
700,000 - 799,999	31	2.86%	31	2.86%	31	2.07%	31	2.07%
800,000 - 899,999	15	1.39%	15	1.39%	14	0.94%	14	0.94%
900,000 - 999,999	8	0.74%	8	0.74%	6	0.40%	6	0.40%
OVER 1,000,000	23	2.12%	23	2.12%	34	2.27%	34	2.27%
	<b>1,083</b>		<b>1,083</b>		<b>1,495</b>		<b>1,495</b>	
 <i><b>CONDO</b></i>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	12	2.64%	12	2.64%	50	6.80%	50	6.80%
200,000 - 299,999	235	51.76%	235	51.76%	447	60.82%	447	60.82%
300,000 - 349,999	114	25.11%	114	25.11%	136	18.50%	136	18.50%
350,000 - 399,999	42	9.25%	42	9.25%	52	7.07%	52	7.07%
400,000 - 449,999	17	3.74%	17	3.74%	18	2.45%	18	2.45%
450,000 - 499,999	14	3.08%	14	3.08%	16	2.18%	16	2.18%
500,000 - 549,999	4	0.88%	4	0.88%	4	0.54%	4	0.54%
550,000 - 599,999	5	1.10%	5	1.10%	2	0.27%	2	0.27%
600,000 - 649,999	-	0.00%	-	0.00%	2	0.27%	2	0.27%
650,000 - 699,999	4	0.88%	4	0.88%	1	0.14%	1	0.14%
700,000 - 799,999	3	0.66%	3	0.66%	1	0.14%	1	0.14%
800,000 - 899,999	2	0.44%	2	0.44%	3	0.41%	3	0.41%
900,000 - 999,999	1	0.22%	1	0.22%	1	0.14%	1	0.14%
OVER 1,000,000	1	0.22%	1	0.22%	2	0.27%	2	0.27%
	<b>454</b>		<b>454</b>		<b>735</b>		<b>735</b>	

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

<b>TOWNS</b>	<b>Month</b>	<b>Jan-08</b>		<b>Jan-07</b>				
		<b>**Y.T.D.</b>		<b>**Y.T.D.</b>				
0 - 99,999	3	1.09%	3	1.09%	10	2.57%	10	2.57%
100,000 - 199,999	11	3.99%	11	3.99%	40	10.28%	40	10.28%
200,000 - 299,999	71	25.72%	71	25.72%	128	32.90%	128	32.90%
300,000 - 349,999	62	22.46%	62	22.46%	78	20.05%	78	20.05%
350,000 - 399,999	42	15.22%	42	15.22%	52	13.37%	52	13.37%
400,000 - 449,999	35	12.68%	35	12.68%	34	8.74%	34	8.74%
450,000 - 499,999	13	4.71%	13	4.71%	18	4.63%	18	4.63%
500,000 - 549,999	13	4.71%	13	4.71%	10	2.57%	10	2.57%
550,000 - 599,999	3	1.09%	3	1.09%	6	1.54%	6	1.54%
600,000 - 649,999	3	1.09%	3	1.09%	2	0.51%	2	0.51%
650,000 - 699,999	2	0.72%	2	0.72%	4	1.03%	4	1.03%
700,000 - 799,999	6	2.17%	6	2.17%	1	0.26%	1	0.26%
800,000 - 899,999	5	1.81%	5	1.81%	1	0.26%	1	0.26%
900,000 - 999,999	2	0.72%	2	0.72%	1	0.26%	1	0.26%
OVER 1,000,000	5	1.81%	5	1.81%	4	1.03%	4	1.03%
	<b>276</b>		<b>276</b>		<b>389</b>		<b>389</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	-	0.00%	-	0.00%	-	0.00%
100,000 - 199,999	-	0.00%	-	0.00%	2	5.71%	2	5.71%
200,000 - 299,999	-	0.00%	-	0.00%	3	8.57%	3	8.57%
300,000 - 349,999	2	5.71%	2	5.71%	2	5.71%	2	5.71%
350,000 - 399,999	-	0.00%	-	0.00%	3	8.57%	3	8.57%
400,000 - 449,999	-	0.00%	-	0.00%	1	2.86%	1	2.86%
450,000 - 499,999	1	2.86%	1	2.86%	1	2.86%	1	2.86%
500,000 - 549,999	4	11.43%	4	11.43%	2	5.71%	2	5.71%
550,000 - 599,999	3	8.57%	3	8.57%	1	2.86%	1	2.86%
600,000 - 649,999	1	2.86%	1	2.86%	2	5.71%	2	5.71%
650,000 - 699,999	2	5.71%	2	5.71%	2	5.71%	2	5.71%
700,000 - 799,999	4	11.43%	4	11.43%	5	14.29%	5	14.29%
800,000 - 899,999	3	8.57%	3	8.57%	3	8.57%	3	8.57%
900,000 - 999,999	5	14.29%	5	14.29%	3	8.57%	3	8.57%
OVER 1,000,000	10	28.57%	10	28.57%	5	14.29%	5	14.29%
	<b>35</b>		<b>35</b>		<b>35</b>		<b>35</b>	

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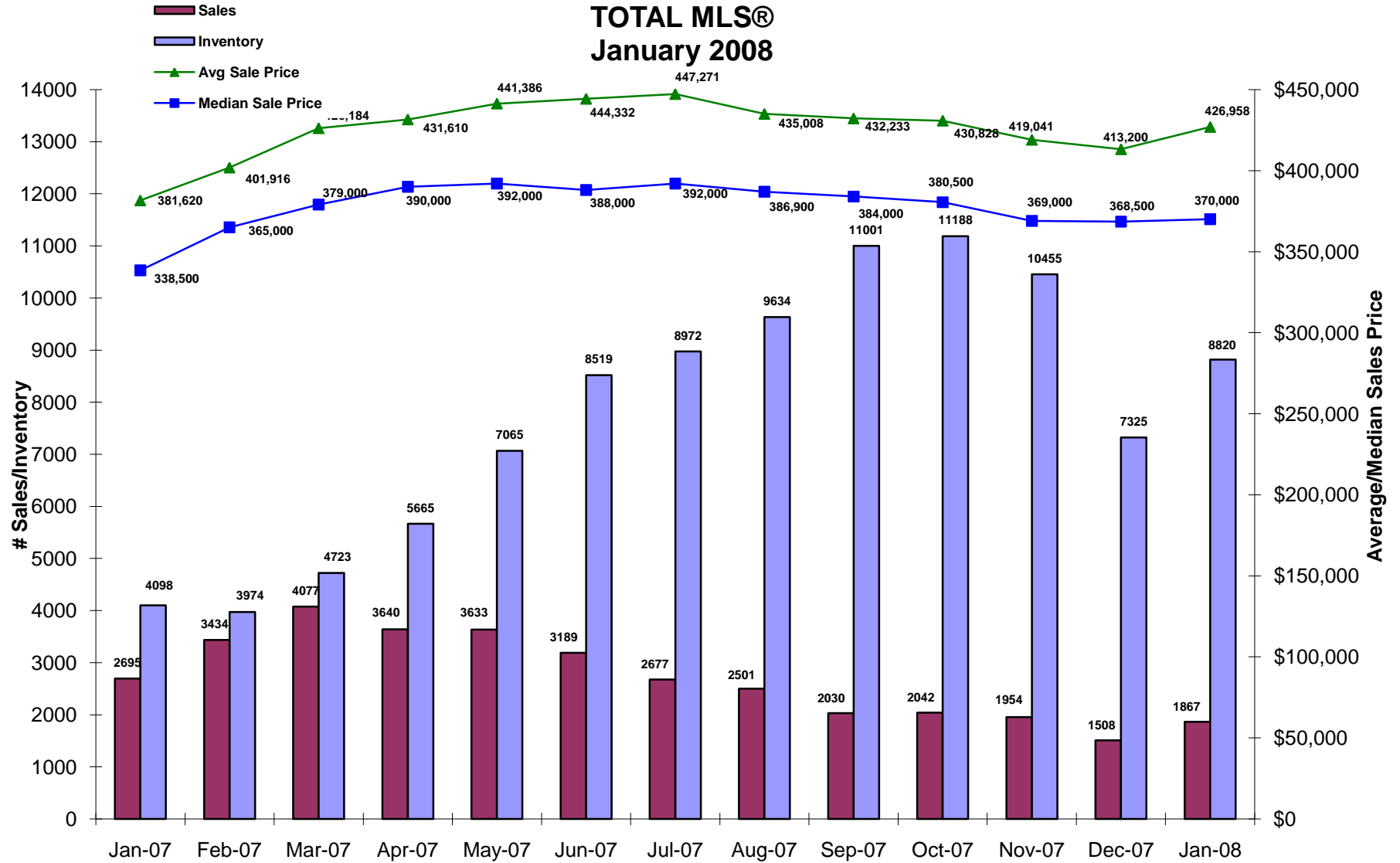
**CREB® Stats**  
**Calgary Commercial Summary**  
**Year to Date January 31, 2008**

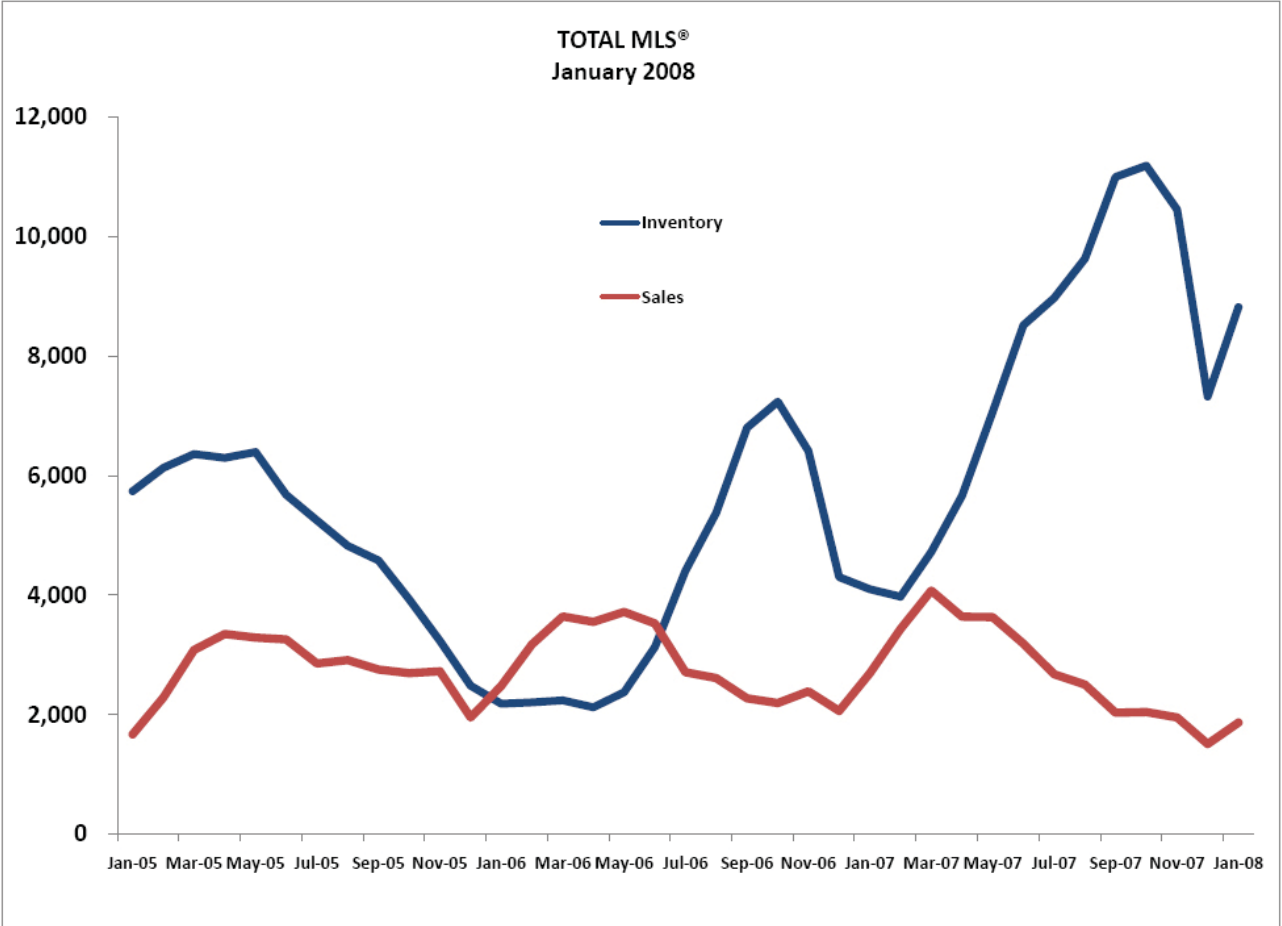
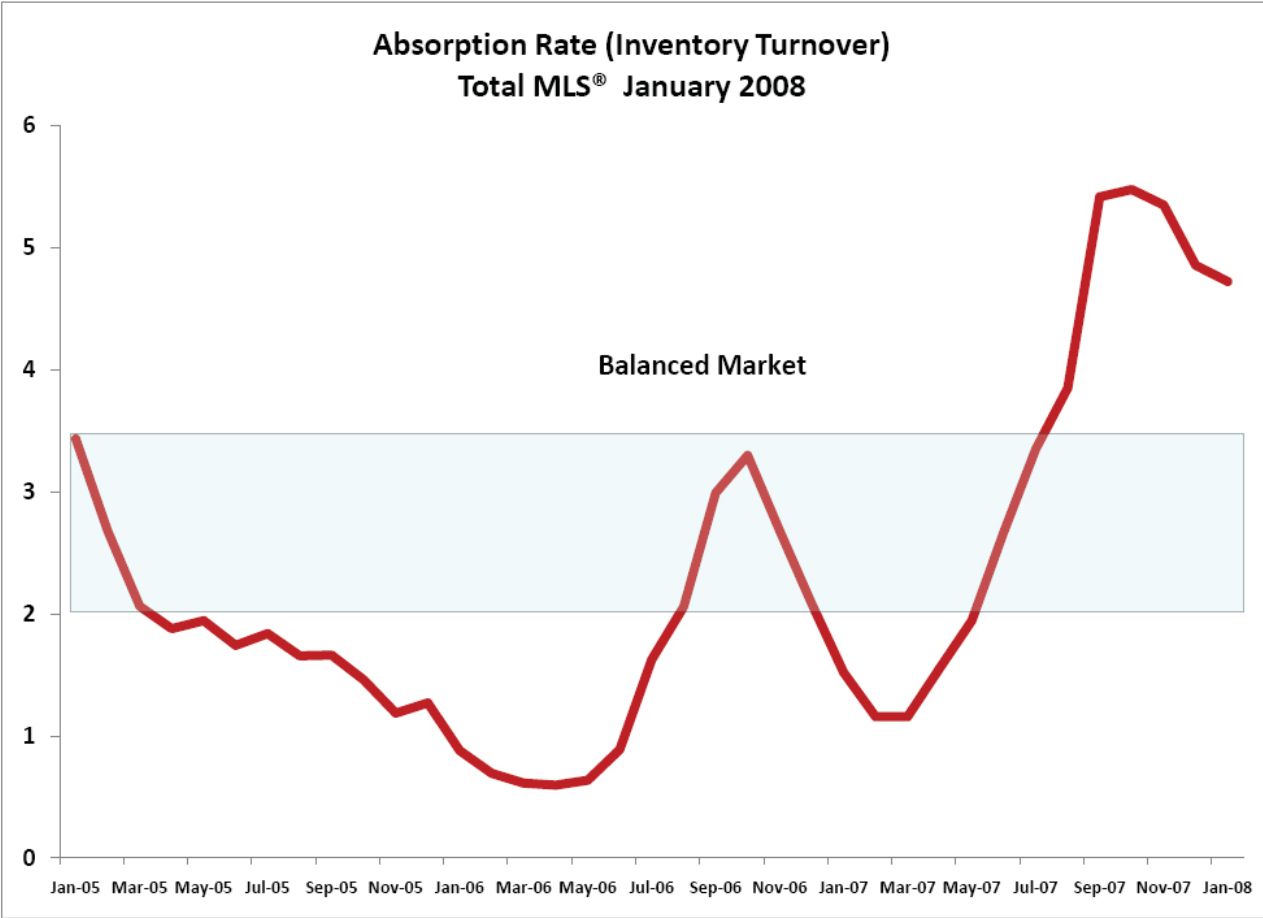
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
OFC	L	2	4.93	70		
AGR	S	3	2,671,666.67	243	8,015,000	89.50%
BUS	S	5	55,000.00	145	275,000	85.96%
BWP	S	2	650,000.00	99	1,300,000	90.28%
IND	S	3	535,064.67	70	1,605,194	94.20%
LAN	S	3	1,113,333	149	3,340,000	98.88%
OFC	S	1	210,000	104	210,000	75.03%
RET	S	5	237,804	145	1,189,020	95.06%
<b>Total YTD 2007</b>		<b>24</b>			<b>15,934,214</b>	

**Year to Date January 31, 2008**

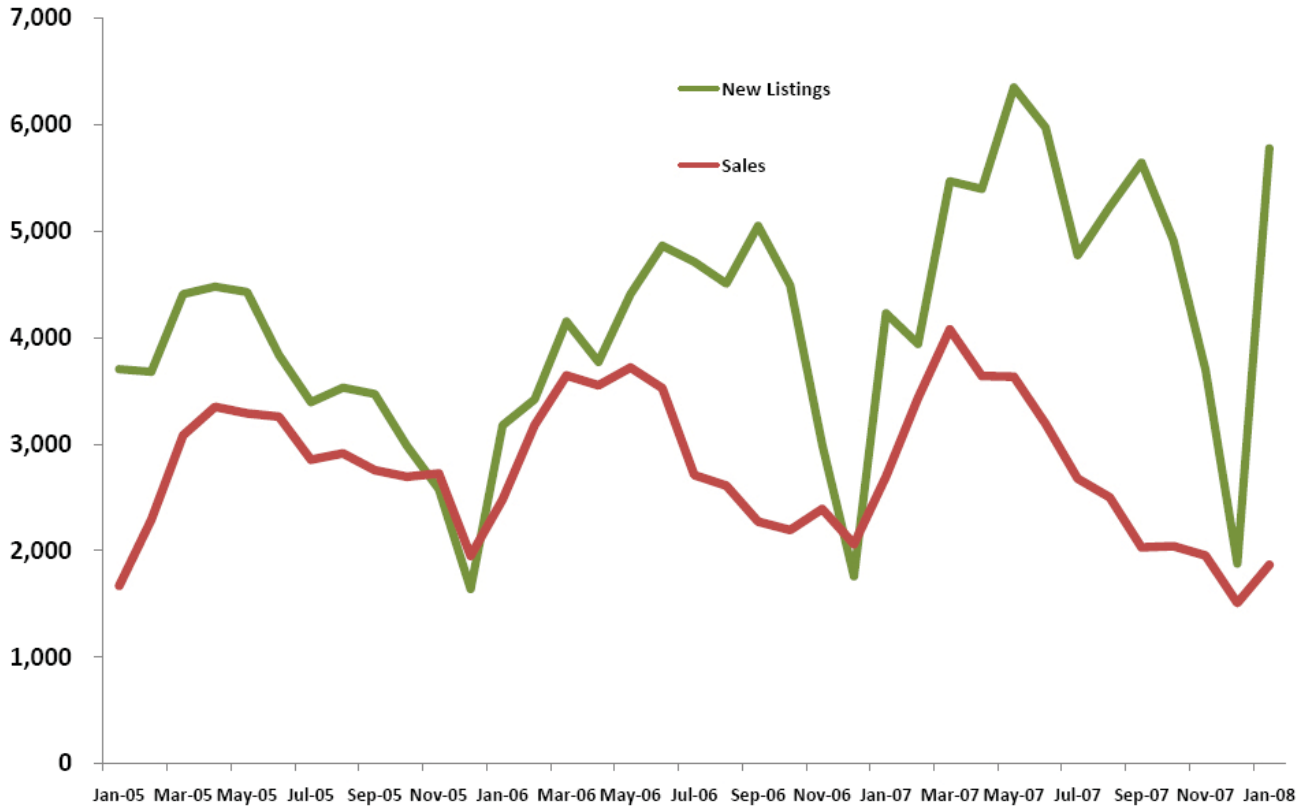
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	2	7.62	48		
AGR	S	4	551,150.00	129	2,204,600	89.65%
BUS	S	5	68,780.00	134	343,900	77.49%
BWP	S	4	693,750.00	380	2,775,000	87.71%
IND	S	7	591,364	110	4,139,550	96.45%
LAN	S	4	742,500	6	2,970,000	100.00%
MFC	S	2	1,502,500	59	3,005,000	96.16%
OFC	S	1	1,100,000	95	1,100,000	93.22%
RET	S	5	495,000	99	2,475,000	83.79%
<b>Total YTD 2006</b>		<b>34</b>			<b>19,013,050</b>	

# TOTAL MLS® January 2008





TOTAL MLS®  
January 2008



TOTAL MLS®  
January 2008

