

## MLS® REPORTS VARIETY IN THE REAL ESTATE MARKET IN MARCH 2008

**Calgary, April 1, 2008** – Calgary's MLS® listings for the month and for the first quarter, indicate a wide variety of housing for potential buyers, according to figures released by the Calgary Real Estate Board (CREB®).

Single family Calgary metro new listings added for the month of March totaled 3,493, an increase of 11.6 per cent from March 2007 when new listing added totaled 3,131 an increase of 17.2 per cent over last month, when new listings coming to the market were 2,981. At the end of the first quarter, we have seen 9,497 listings new to the market, compared to the 7,661 new listings for the first quarter of 2007, indicating a 24 per cent increase.

"We have moved into a market that is currently providing a great variety and choices for the buyer. Not only does the buyer have much better supply to choose from, they can also customize their wants and needs in a home, making for a dream home purchase," remarked CREB® President, Ed Jensen.

Single family Calgary metro sales for the month of March came in at 1,418, showing a decrease of 37.6 per cent from the 2,272 sales in March 2007 but showing an increase of 13.3 per cent over last month's sales of 1,252. Looking at the first quarter sales for single family Calgary metro, we see that 3,747 homes have changed hands, compared to the 5,709 sales recorded in the first quarter of 2007, indicating a 34.3 per cent decrease.

"Gone are the days of sellers naming their price; sellers have to pay much more attention to what their asking price will be and how they present their home to experience a quick sale," explained Jensen. "Sellers should rely on their REALTOR® for help while deciding on a list price, your REALTOR® has an arsenal of tools at their disposal to analyze the market and find a fair and reasonable price point for the seller." "The average time a home is remaining on the market prior to selling is 40 days, but some are remaining on the market much longer and that may be due to overpricing and the extra inventory we are currently experiencing, one in five homes are selling in today's market, this is a great time for buyers to buy a home," continued, Jensen.

Buyers need to know, that in today's complex market, it is more important than ever that they call a realtor to assist them through the details of a purchase.

The median price of a single family Calgary metro home in March 2008 was \$420,000

showing a very slight decrease of 1.6 percent over March 2007, when the median price was \$427,000 and showing a 1.9 per cent decrease from last month when the median price was \$428,000. Quarterly, the 2008 single family Calgary metro home median price also came in at \$420,000, an increase of 2.5 per cent over the first quarter median price of 409,900, for 2007. 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.

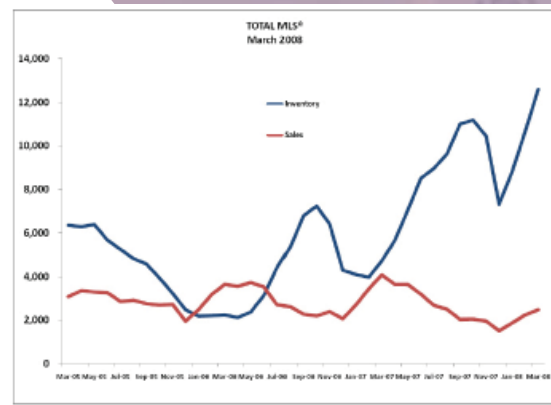
Calgary metro condominium new listings added in March 2008 were 1,561, showing an increase of 24.9 per cent from the 1,250 new condominium listings added in March 2007 and a 25.5 per cent increase over the 1,244 new condominium listings brought to market last month. New Condominium listings finding their way to the market in the first three months of 2008 totaled 4,208, an increase of 33.9 percent over the 3,143 new listing brought to market in the first quarter of 2007.

Condominium sales for the month of March were 565, a decrease of 44.9 per cent over the 1,026 condominium sales in March 2007 and an increase of just 0.5 percent over the 562 condominium sales changing hands in February. Quarterly, condominium sales were 1,577 for this year, a decrease of 40.6 per cent from the 2,656 condominium sales recorded in the first three month of 2007.

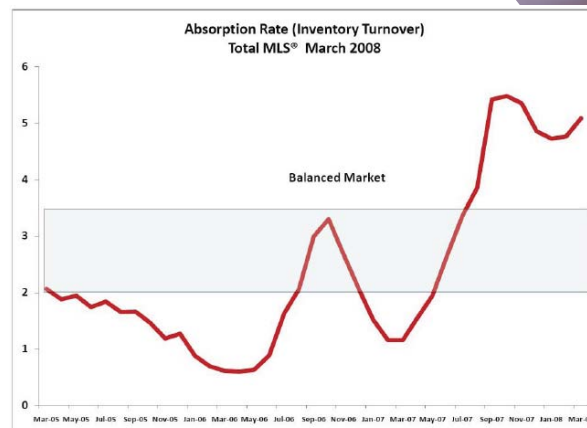
The average price of a single family Calgary metro home in March 2008 was \$474,513, showing a 1.1 per cent decrease from March 2007, when the average price was \$479,914. The average price of a Calgary metro condominium was \$312,620, showing a 0.1 per cent decrease from March 2007 when the average price was \$312,280. 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 0,000 licensed brokers and registered associates, representing 000 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).

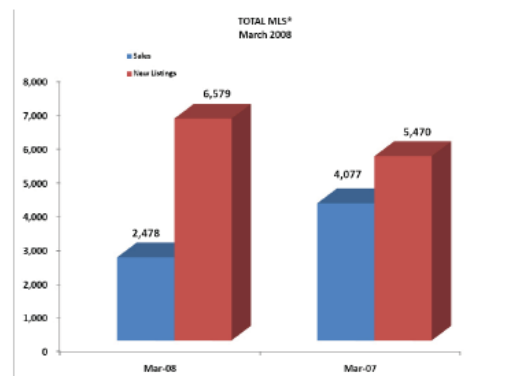
### Total MLS® Information



### Absorption Rate



### MLS® Listing Information



**CALGARY REAL ESTATE BOARD  
TOTAL MLS® FOR MARCH 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	5,957	2,340	n/a	n/a	n/a	n/a
New Listings added	3,493	3,131	11.56%	9,497	7,661	23.97%
Sales	1,418	2,272	-37.59%	3,747	5,709	-34.37%
Avg DOM	40	24	66.67%	42	29	44.83%
Average Sale Price	474,513	479,914	-1.13%	468,042	456,980	2.42%
Median Price	420,000	427,000	-1.64%	420,000	409,900	2.46%
<b><u>CONDOMINIUM (Calgary Metro)</u></b>						
Month End Inventory	2,781	726	n/a	n/a	n/a	n/a
New Listings added	1,561	1,250	24.88%	4,208	3,143	33.88%
Sales	565	1,026	-44.93%	1,577	2,656	-40.63%
Avg DOM	43	24	79.17%	45	29	55.17%
Average Sale Price	312,620	312,280	0.11%	311,967	301,932	3.32%
Median Price	293,000	290,000	1.03%	293,000	280,000	4.64%
<b><u>TOWNS (outside Calgary)</u></b>						
Month End Inventory	2,550	952	n/a	n/a	n/a	n/a
New Listings added	1,105	782	41.30%	2,997	2,054	45.91%
Sales	371	624	-40.54%	988	1,504	-34.31%
Avg DOM	65	36	80.56%	64	43	48.84%
Average Sale Price	389,200	358,869	8.45%	387,728	350,411	10.65%
Median Price	365,000	340,000	7.35%	351,900	329,900	6.67%
<b><u>COUNTRY RESIDENTIAL(Acreages)</u></b>						
Month End Inventory	786	409	92.18%	n/a	n/a	n/a
New Listings added	293	191	53.40%	751	471	59.45%
Sales	79	93	-15.05%	170	192	-11.46%
Avg DOM	82	63	30.16%	88	67	31.34%
Average Sale Price	737,290	837,542	-11.97%	840,893	793,437	5.98%
Median Price	692,200	775,000	-10.68%	735,000	725,000	1.38%
<b><u>RURAL LAND</u></b>						
Month End Inventory	461	255	80.78%	n/a	n/a	n/a
New Listings added	97	82	18.29%	331	232	42.67%
Sales	25	45	-44.44%	56	97	-42.27%
Avg DOM	63	87	-27.59%	91	93	-2.15%
Average Sale Price	393,218	526,878	-25.37%	571,542	541,495	5.55%
Median Price	350,000	347,000	0.86%	350,000	354,900	-1.38%
<b><u>TOTAL MLS*</u></b>						
Month End Inventory	12,597	4,723	166.72%	n/a	n/a	n/a
New Listings added	6,579	5,470	20.27%	17,870	13,640	31.01%
Sales	2,478	4,077	-39.22%	6,569	10,202	-35.61%
Avg DOM	46	27	70.37%	48	33	45.45%
Average Sale Price	429,267	426,184	0.72%	427,258	406,344	5.15%
Median Price	386,000	379,000	1.85%	380,000	363,000	4.68%

\*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  
MARCH 2008**

	<b>Mar-08</b>				<b>Mar-07</b>			
<b><i>SINGLE FAMILY</i></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	3	0.21%	6	0.16%	2	0.09%	14	0.25%
200,000 - 299,999	68	4.80%	188	5.02%	120	5.30%	483	8.48%
300,000 - 349,999	208	14.67%	576	15.37%	331	14.61%	997	17.50%
350,000 - 399,999	306	21.58%	811	21.64%	452	19.96%	1,177	20.66%
400,000 - 449,999	272	19.18%	715	19.08%	403	17.79%	1,010	17.73%
450,000 - 499,999	184	12.98%	475	12.68%	331	14.61%	689	12.09%
500,000 - 549,999	111	7.83%	281	7.50%	188	8.30%	393	6.90%
550,000 - 599,999	73	5.15%	178	4.75%	122	5.39%	269	4.72%
600,000 - 649,999	42	2.96%	124	3.31%	85	3.75%	171	3.00%
650,000 - 699,999	35	2.47%	89	2.38%	50	2.21%	109	1.91%
700,000 - 799,999	47	3.31%	130	3.47%	69	3.05%	151	2.65%
800,000 - 899,999	20	1.41%	62	1.65%	35	1.55%	75	1.32%
900,000 - 999,999	10	0.71%	25	0.67%	16	0.71%	36	0.63%
OVER 1,000,000	39	2.75%	87	2.32%	61	2.69%	124	2.18%
	<b>1,418</b>		<b>3,747</b>		<b>2,265</b>		<b>5,698</b>	
<b><i>CONDO</i></b>								
0 - 99,999	-	0.00%	-	0.00%	-	0.00%	1	0.04%
100,000 - 199,999	10	1.77%	33	2.09%	31	3.03%	121	4.56%
200,000 - 299,999	298	52.74%	822	52.12%	542	52.93%	1,488	56.07%
300,000 - 349,999	124	21.95%	381	24.16%	217	21.19%	530	19.97%
350,000 - 399,999	63	11.15%	156	9.89%	104	10.16%	242	9.12%
400,000 - 449,999	34	6.02%	77	4.88%	49	4.79%	111	4.18%
450,000 - 499,999	14	2.48%	45	2.85%	33	3.22%	70	2.64%
500,000 - 549,999	2	0.35%	14	0.89%	13	1.27%	30	1.13%
550,000 - 599,999	8	1.42%	16	1.01%	12	1.17%	20	0.75%
600,000 - 649,999	7	1.24%	9	0.57%	5	0.49%	9	0.34%
650,000 - 699,999	1	0.18%	9	0.57%	9	0.88%	12	0.45%
700,000 - 799,999	2	0.35%	6	0.38%	7	0.68%	8	0.30%
800,000 - 899,999	-	0.00%	2	0.13%	2	0.20%	6	0.23%
900,000 - 999,999	-	0.00%	2	0.13%	-	0.00%	1	0.04%
OVER 1,000,000	2	0.35%	5	0.32%	-	0.00%	5	0.19%
	<b>565</b>		<b>1,577</b>		<b>1,024</b>		<b>2,654</b>	

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

<b>TOWNS</b>	<b>Mar-08</b>				<b>Mar-07</b>			
	<b>Month</b>	<b>**Y.T.D.</b>		<b>Month</b>	<b>**Y.T.D.</b>			
0 - 99,999	3	0.81%	7	0.71%	10	1.61%	40	2.66%
100,000 - 199,999	24	6.47%	55	5.57%	47	7.54%	121	8.05%
200,000 - 299,999	73	19.68%	222	22.47%	181	29.05%	447	29.74%
300,000 - 349,999	67	18.06%	194	19.64%	96	15.41%	250	16.63%
350,000 - 399,999	65	17.52%	154	15.59%	104	16.69%	243	16.17%
400,000 - 449,999	56	15.09%	135	13.66%	80	12.84%	163	10.84%
450,000 - 499,999	25	6.74%	69	6.98%	45	7.22%	97	6.45%
500,000 - 549,999	15	4.04%	49	4.96%	16	2.57%	35	2.33%
550,000 - 599,999	9	2.43%	26	2.63%	11	1.77%	29	1.93%
600,000 - 649,999	8	2.16%	17	1.72%	7	1.12%	19	1.26%
650,000 - 699,999	7	1.89%	9	0.91%	7	1.12%	17	1.13%
700,000 - 799,999	7	1.89%	16	1.62%	3	0.48%	8	0.53%
800,000 - 899,999	4	1.08%	12	1.21%	5	0.80%	11	0.73%
900,000 - 999,999	1	0.27%	9	0.91%	4	0.64%	8	0.53%
OVER 1,000,000	7	1.89%	14	1.42%	7	1.12%	15	1.00%
	<b>371</b>		<b>988</b>		<b>623</b>		<b>1,503</b>	

**COUNTRY RESIDENTIAL (ACREAGES)**

0 - 99,999	-	0.00%	-	0.00%	2	2.17%	3	1.57%
100,000 - 199,999	2	2.53%	2	1.18%	1	1.09%	4	2.09%
200,000 - 299,999	5	6.33%	8	4.71%	3	3.26%	8	4.19%
300,000 - 349,999	2	2.53%	4	2.35%	3	3.26%	8	4.19%
350,000 - 399,999	3	3.80%	6	3.53%	3	3.26%	12	6.28%
400,000 - 449,999	7	8.86%	7	4.12%	1	1.09%	5	2.62%
450,000 - 499,999	3	3.80%	8	4.71%	9	9.78%	13	6.81%
500,000 - 549,999	4	5.06%	13	7.65%	2	2.17%	6	3.14%
550,000 - 599,999	5	6.33%	12	7.06%	4	4.35%	8	4.19%
600,000 - 649,999	3	3.80%	4	2.35%	5	5.43%	11	5.76%
650,000 - 699,999	6	7.59%	13	7.65%	5	5.43%	12	6.28%
700,000 - 799,999	13	16.46%	26	15.29%	10	10.87%	22	11.52%
800,000 - 899,999	8	10.13%	17	10.00%	10	10.87%	21	10.99%
900,000 - 999,999	5	6.33%	14	8.24%	9	9.78%	19	9.95%
OVER 1,000,000	13	16.46%	36	21.18%	25	27.17%	39	20.42%
	<b>79</b>		<b>170</b>		<b>92</b>		<b>191</b>	

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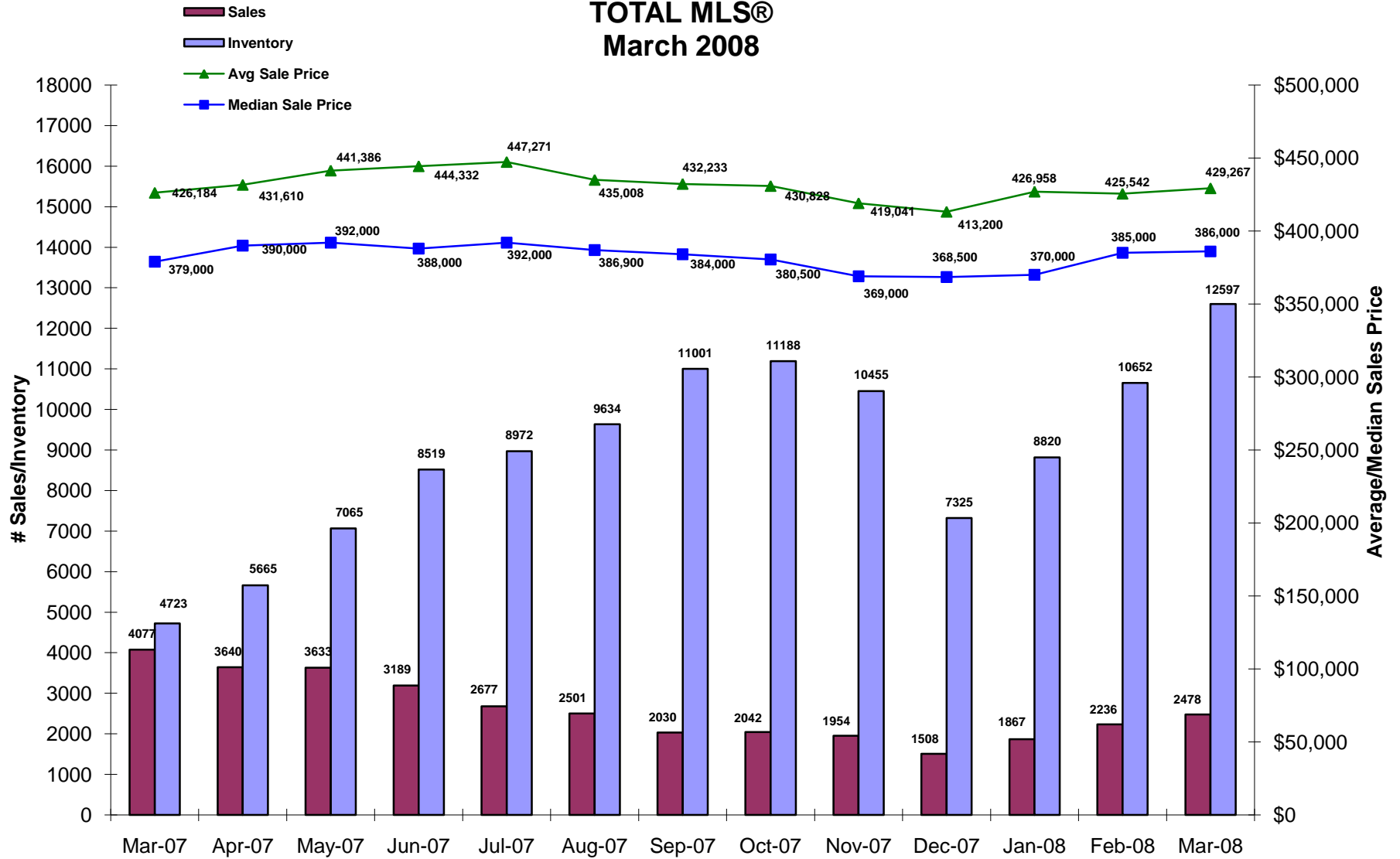
**CREB® Stats**  
**Calgary Commercial Summary**  
**Year to Date March 31, 2008**

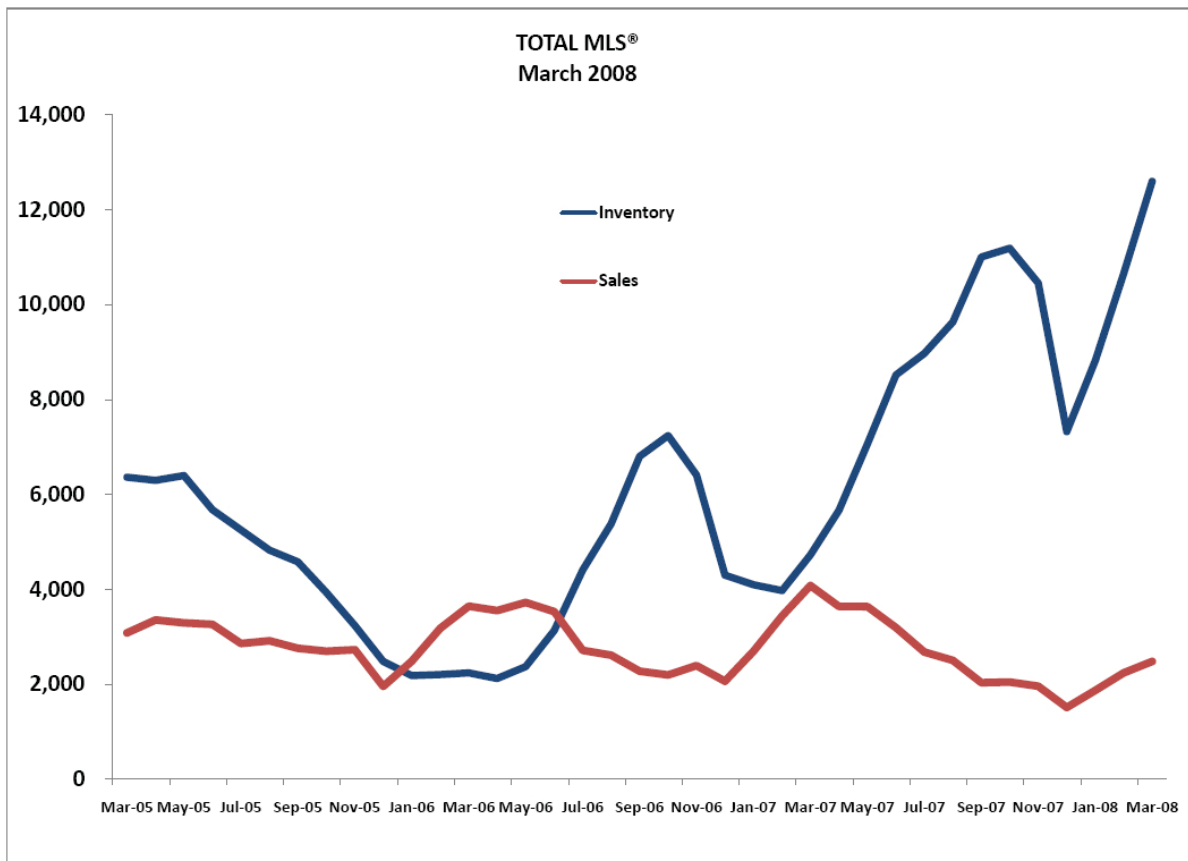
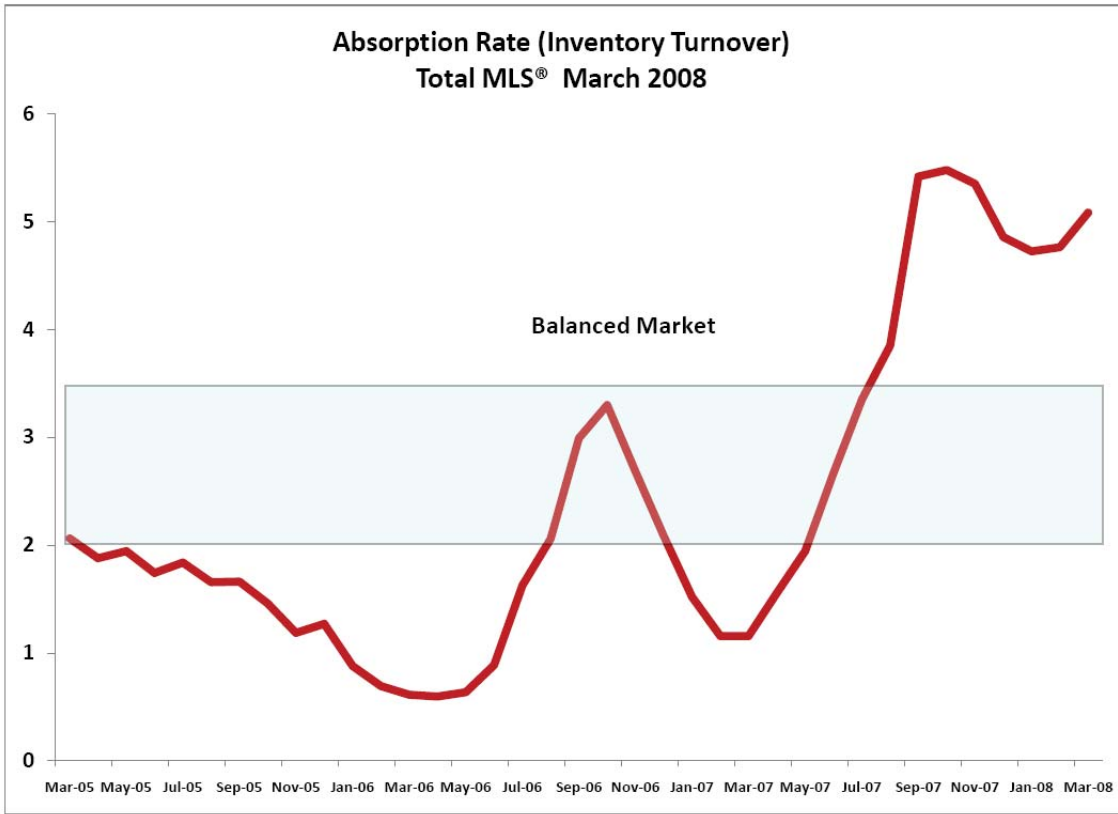
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	2	9.87	49		
OFC	L	3	7.77	69		
AGR	S	9	1,501,666.67	122	13,515,000	88.89%
BUS	S	23	76,317.39	106	1,755,300	83.38%
BWP	S	4	527,250.00	200	2,109,000	92.92%
IND	S	19	869,016.79	115	16,511,319	95.64%
LAN	S	7	1,801,000.00	168	12,607,000	82.82%
MFC	S	4	406,500	69	1,626,000	91.35%
OFC	S	1	210,000	104	210,000	75.03%
RET	S	11	555,911	111	6,115,020	91.70%
<b>Total YTD 2008</b>		<b>83</b>			<b>40,933,639</b>	

**Year to Date March 31, 2007**

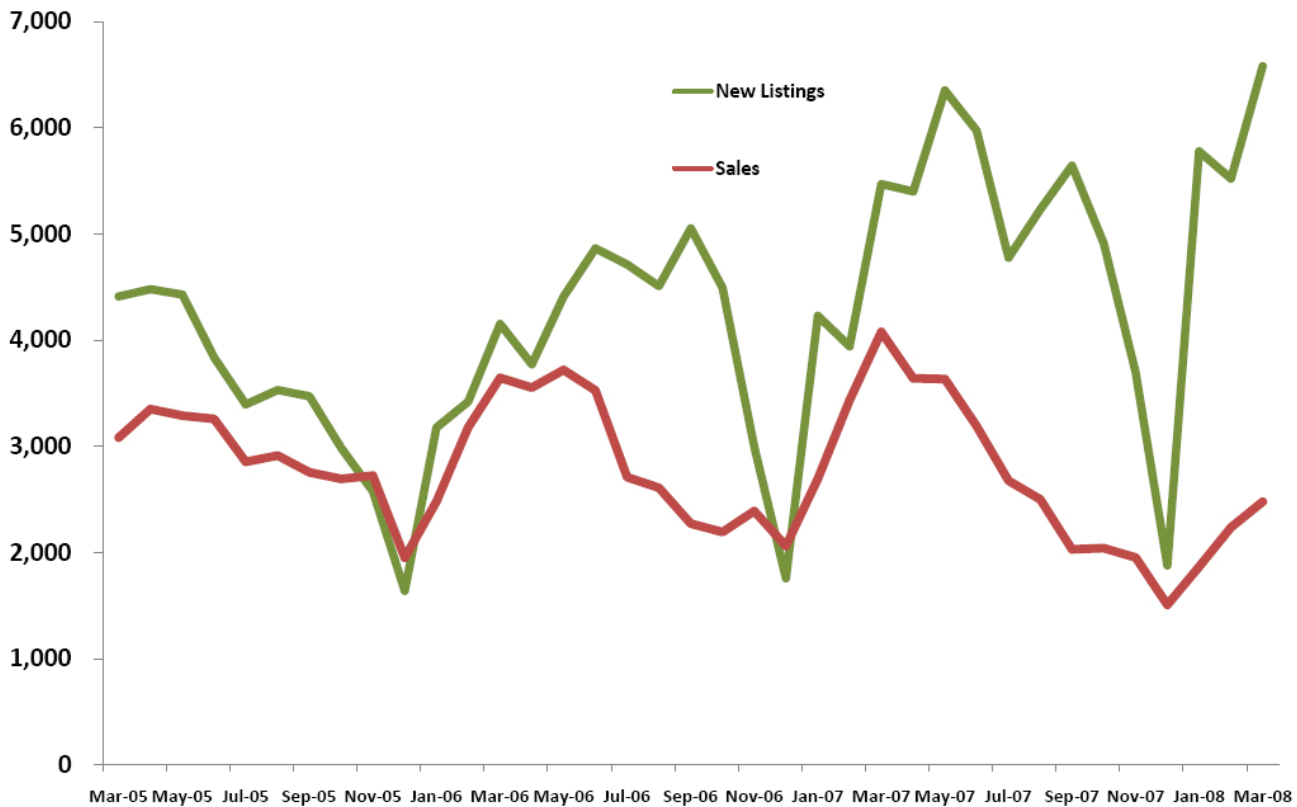
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M <sup>2</sup>	Avg DOM	Total Sales	SP / LP
IND	L	3	8.82	43		
RET	L	3	11.36	106		
AGR	S	9	507,844.44	105	4,570,600	93.22%
BUS	S	17	66,400.00	134	1,128,800	78.53%
BWP	S	16	687,437.50	159	10,999,000	91.91%
IND	S	22	465,987.27	94	10,251,720	96.80%
LAN	S	13	1,899,250.00	247	24,690,250	83.59%
MFC	S	11	999,091	49	10,990,000	97.26%
OFC	S	4	604,500	94	2,418,000	94.13%
RET	S	16	637,338	91	10,197,400	90.14%
<b>Total YTD 2007</b>		<b>114</b>			<b>69,546,370</b>	

# TOTAL MLS® March 2008





TOTAL MLS®  
March 2008



TOTAL MLS®  
March 2008

