

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

	<u>2009</u>	<u>2008</u>	<u>Mth Chg</u>	<u>**YTD 2009</u>	<u>**YTD 2008</u>	<u>YTD Chg</u>
<u>SINGLE FAMILY(Calgary Metro)</u>						
Month End Inventory	3,003	5,522	n/a	n/a	n/a	n/a
New Listings added	1,819	2,322	-21.66%	20,292	28,857	-29.68%
Sales	1,285	820	56.71%	12,549	12,343	1.67%
Avg DOM	41	48	-14.58%	46	46	0.00%
Average Sale Price	462,465	449,100	2.98%	439,807	463,437	-5.10%
Median Price	410,000	390,000	5.13%	390,000	410,000	-4.88%
<u>CONDOMINIUM (Calgary Metro)</u>						
Month End Inventory	1,482	2,640	n/a	n/a	n/a	n/a
New Listings added	859	1,071	-19.79%	9,171	12,977	-29.33%
Sales	601	399	50.63%	5,485	5,175	5.99%
Avg DOM	44	50	-12.00%	51	49	4.08%
Average Sale Price	289,155	289,148	0.00%	282,394	304,440	-7.24%
Median Price	263,500	268,000	-1.68%	259,900	281,000	-7.51%
<u>TOWNS (outside Calgary)</u>						
Month End Inventory	2,096	2,699	n/a	n/a	n/a	n/a
New Listings added	641	874	-26.66%	7,583	9,571	-20.77%
Sales	366	223	64.13%	3,422	3,522	-2.84%
Avg DOM	80	73	9.59%	76	66	15.15%
Average Sale Price	372,900	360,711	3.38%	351,584	377,155	-6.78%
Median Price	332,900	340,000	-2.09%	330,000	350,000	-5.71%
<u>COUNTRY RESIDENTIAL(Acreages)</u>						
Month End Inventory	804	876	-8.22%	n/a	n/a	n/a
New Listings added	151	190	-20.53%	2,192	2,426	-9.65%
Sales	60	62	-3.23%	595	624	-4.65%
Avg DOM	95	93	2.15%	91	82	10.98%
Average Sale Price	766,508	731,996	4.71%	765,850	809,915	-5.44%
Median Price	700,000	654,500	6.95%	695,000	730,000	-4.79%
<u>RURAL LAND</u>						
Month End Inventory	503	493	2.03%	n/a	n/a	n/a
New Listings added	73	73	0.00%	903	1,044	-13.51%
Sales	21	14	50.00%	169	196	-13.78%
Avg DOM	155	194	-20.10%	121	106	14.15%
Average Sale Price	484,831	726,986	-33.31%	440,021	500,050	-12.00%
Median Price	350,000	250,000	40.00%	326,500	359,000	-9.05%
<u>TOTAL MLS*</u>						
Month End Inventory	7,995	12,316	-35.08%	n/a	n/a	n/a
New Listings added	3,567	4,546	-21.54%	40,440	55,182	-26.72%
Sales	2,346	1,529	53.43%	22,322	21,981	1.55%
Avg DOM	51	55	-7.27%	53	51	3.92%
Average Sale Price	409,823	405,590	1.04%	394,548	420,223	-6.11%
Median Price	360,000	350,000	2.86%	350,000	372,500	-6.04%

*Total MLS includes Mobile Listings

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**CALGARY REAL ESTATE BOARD
CALGARY METRO BY PRICE**

<i>SINGLE FAMILY</i>	Oct-09				Oct-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	-	0.00%	1	0.01%	-	0.00%	-	0.00%
100,000 - 199,999	12	0.93%	96	0.76%	1	0.12%	30	0.24%
200,000 - 299,999	164	12.75%	1,668	13.29%	106	12.97%	843	6.83%
300,000 - 349,999	189	14.70%	2,444	19.47%	157	19.22%	2,099	17.02%
350,000 - 399,999	229	17.81%	2,462	19.62%	171	20.93%	2,659	21.56%
400,000 - 449,999	195	15.16%	1,889	15.05%	115	14.08%	2,152	17.45%
450,000 - 499,999	155	12.05%	1,185	9.44%	80	9.79%	1,475	11.96%
500,000 - 549,999	83	6.45%	805	6.41%	48	5.88%	874	7.09%
550,000 - 599,999	62	4.82%	493	3.93%	43	5.26%	597	4.84%
600,000 - 649,999	46	3.58%	363	2.89%	25	3.06%	399	3.23%
650,000 - 699,999	38	2.95%	275	2.19%	15	1.84%	268	2.17%
700,000 - 799,999	47	3.65%	311	2.48%	23	2.82%	355	2.88%
800,000 - 899,999	22	1.71%	186	1.48%	9	1.10%	183	1.48%
900,000 - 999,999	16	1.24%	115	0.92%	4	0.49%	76	0.62%
1,000,000 - 1,249,999	9	0.70%	113	0.90%	6	0.73%	139	1.13%
1,250,000 - 1,499,999	8	0.62%	71	0.57%	3	0.37%	88	0.71%
1,500,000 - 1,749,999	3	0.23%	27	0.22%	6	0.73%	44	0.36%
1,750,000 - 1,999,999	3	0.23%	20	0.16%	1	0.12%	17	0.14%
2,000,000 - 2,499,999	1	0.08%	13	0.10%	3	0.37%	21	0.17%
2,500,000 - 2,999,999	2	0.16%	7	0.06%	-	0.00%	8	0.06%
3,000,000 - 3,499,999	1	0.08%	1	0.01%	-	0.00%	2	0.02%
3,500,000 - 3,999,999	1	0.08%	3	0.02%	-	0.00%	2	0.02%
Over 4,000,000	-	0.00%	2	0.02%	1	0.12%	4	0.03%
	1,286		12,550		817		12,335	

<i>CONDO</i>								
0 - 99,999	2	0.33%	4	0.07%	-	0.00%	-	0.00%
100,000 - 199,999	101	16.81%	846	15.42%	36	9.05%	235	4.54%
200,000 - 299,999	282	46.92%	2,962	54.00%	236	59.30%	2,869	55.46%
300,000 - 349,999	92	15.31%	781	14.24%	62	15.58%	1,028	19.87%
350,000 - 399,999	49	8.15%	376	6.86%	29	7.29%	472	9.12%
400,000 - 449,999	29	4.83%	202	3.68%	24	6.03%	238	4.60%
450,000 - 499,999	21	3.49%	117	2.13%	3	0.75%	131	2.53%
500,000 - 549,999	7	1.16%	58	1.06%	1	0.25%	60	1.16%
550,000 - 599,999	6	1.00%	46	0.84%	2	0.50%	40	0.77%
600,000 - 649,999	2	0.33%	22	0.40%	1	0.25%	22	0.43%
650,000 - 699,999	3	0.50%	17	0.31%	-	0.00%	21	0.41%
700,000 - 799,999	2	0.33%	16	0.29%	2	0.50%	19	0.37%
800,000 - 899,999	3	0.50%	9	0.16%	-	0.00%	11	0.21%
900,000 - 999,999	1	0.17%	6	0.11%	-	0.00%	4	0.08%
1,000,000 - 1,249,999	-	0.00%	13	0.24%	1	0.25%	15	0.29%
1,250,000 - 1,499,999	1	0.17%	4	0.07%	-	0.00%	4	0.08%
1,500,000 - 1,749,999	-	0.00%	3	0.05%	-	0.00%	1	0.02%
1,750,000 - 1,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.02%
2,000,000 - 2,499,999	-	0.00%	2	0.04%	1	0.25%	2	0.04%
2,500,000 - 2,999,999	-	0.00%	1	0.02%	-	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%
	601		5,485		398		5,173	

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

TOWNS	Oct-09				Oct-08			
	Month	**Y.T.D.			Month	**Y.T.D.		
0 - 99,999	4	1.09%	52	1.52%	3	1.35%	45	1.28%
100,000 - 199,999	30	8.20%	325	9.50%	15	6.76%	258	7.33%
200,000 - 299,999	102	27.87%	910	26.59%	62	27.93%	804	22.84%
300,000 - 349,999	68	18.58%	696	20.34%	40	18.02%	637	18.10%
350,000 - 399,999	48	13.11%	552	16.13%	45	20.27%	605	17.19%
400,000 - 449,999	35	9.56%	334	9.76%	24	10.81%	432	12.27%
450,000 - 499,999	26	7.10%	183	5.35%	8	3.60%	254	7.22%
500,000 - 549,999	11	3.01%	101	2.95%	7	3.15%	152	4.32%
550,000 - 599,999	14	3.83%	76	2.22%	2	0.90%	80	2.27%
600,000 - 649,999	4	1.09%	41	1.20%	5	2.25%	62	1.76%
650,000 - 699,999	4	1.09%	30	0.88%	1	0.45%	29	0.82%
700,000 - 799,999	5	1.37%	43	1.26%	2	0.90%	51	1.45%
800,000 - 899,999	5	1.37%	34	0.99%	4	1.80%	37	1.05%
900,000 - 999,999	4	1.09%	13	0.38%	-	0.00%	25	0.71%
1,000,000 - 1,249,999	4	1.09%	18	0.53%	4	1.80%	34	0.97%
1,250,000 - 1,499,999	1	0.27%	8	0.23%	-	0.00%	4	0.11%
1,500,000 - 1,749,999	-	0.00%	4	0.12%	-	0.00%	3	0.09%
1,750,000 - 1,999,999	1	0.27%	1	0.03%	-	0.00%	3	0.09%
2,000,000 - 2,499,999	-	0.00%	1	0.03%	-	0.00%	2	0.06%
2,500,000 - 2,999,999	-	0.00%	-	0.00%	-	0.00%	2	0.06%
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	0.03%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	366		3,422		222		3,520	

COUNTRY RESIDENTIAL (ACREAGES)

0 - 99,999	-	0.00%	3	0.50%	1	1.67%	2	0.32%
100,000 - 199,999	1	1.67%	11	1.85%	-	0.00%	14	2.25%
200,000 - 299,999	1	1.67%	32	5.38%	3	5.00%	32	5.15%
300,000 - 349,999	6	10.00%	27	4.54%	5	8.33%	25	4.03%
350,000 - 399,999	2	3.33%	29	4.87%	8	13.33%	29	4.67%
400,000 - 449,999	1	1.67%	31	5.21%	2	3.33%	33	5.31%
450,000 - 499,999	6	10.00%	20	3.36%	-	0.00%	25	4.03%
500,000 - 549,999	2	3.33%	32	5.38%	5	8.33%	33	5.31%
550,000 - 599,999	4	6.67%	37	6.22%	2	3.33%	26	4.19%
600,000 - 649,999	2	3.33%	38	6.39%	2	3.33%	28	4.51%
650,000 - 699,999	4	6.67%	40	6.72%	5	8.33%	36	5.80%
700,000 - 799,999	8	13.33%	81	13.61%	6	10.00%	77	12.40%
800,000 - 899,999	7	11.67%	54	9.08%	6	10.00%	66	10.63%
900,000 - 999,999	3	5.00%	34	5.71%	4	6.67%	52	8.37%
1,000,000 - 1,249,999	5	8.33%	61	10.25%	3	5.00%	62	9.98%
1,250,000 - 1,499,999	5	8.33%	31	5.21%	5	8.33%	33	5.31%
1,500,000 - 1,749,999	1	1.67%	13	2.18%	1	1.67%	21	3.38%
1,750,000 - 1,999,999	1	1.67%	6	1.01%	-	0.00%	10	1.61%
2,000,000 - 2,499,999	1	1.67%	11	1.85%	2	3.33%	10	1.61%
2,500,000 - 2,999,999	-	0.00%	3	0.50%	-	0.00%	2	0.32%
3,000,000 - 3,499,999	-	0.00%	1	0.17%	-	0.00%	1	0.16%
3,500,000 - 3,999,999	-	0.00%	-	0.00%	-	0.00%	1	0.16%
Over 4,000,000	-	0.00%	-	0.00%	-	0.00%	3	0.48%
	60		595		60		621	

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**CALGARY REAL ESTATE BOARD
CALGARY METRO
SINGLE FAMILY BY STYLE
October 2009**

Style	Inventory	Listings Added	Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
NW								
BK-SP	0	0	2	323,500	647,000	250,000	56	95.30%
BLEVL	57	44	39	378,187	14,749,300	352,500	33	97.73%
BUNG	245	162	114	436,917	49,808,500	400,000	35	96.97%
BUNGH	8	3	5	469,400	2,347,000	394,000	36	96.01%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	51	32	24	524,771	12,594,500	475,500	45	96.58%
SPLT3	7	4	1	332,500	332,500	332,500	41	96.40%
SPLT4	37	31	30	407,908	12,237,251	367,500	40	97.96%
SPLT5	2	3	0	-	-	-	0	0.00%
ST1.5	16	8	4	371,875	1,487,500	345,000	67	93.68%
ST2	475	314	245	513,580	125,827,175	454,000	39	96.97%
ST2.5	5	3	2	1,350,000	2,700,000	1,000,000	71	93.91%
ST3	10	1	0	-	-	-	0	0.00%
VILLA	1	0	1	375,000	375,000	375,000	36	98.71%
NE								
BK-SP	6	3	1	307,250	307,250	307,250	76	103.19%
BLEVL	119	62	46	281,143	12,932,575	275,500	44	97.14%
BUNG	182	111	52	291,306	15,147,900	282,000	40	96.28%
BUNGH	1	1	0	-	-	-	0	0.00%
MODUL	1	0	0	-	-	-	0	0.00%
SPLT2	17	7	6	387,583	2,325,500	390,000	55	96.78%
SPLT3	7	5	3	226,333	679,000	197,000	34	92.91%
SPLT4	69	27	10	303,100	3,031,000	307,000	32	96.92%
ST1.5	2	2	1	282,500	282,500	282,500	21	95.76%
ST2	248	124	79	294,296	23,249,350	285,000	43	97.21%
SW								
BK-SP	5	1	1	670,000	670,000	670,000	66	95.85%
BLEVL	35	23	21	550,643	11,563,500	350,000	37	97.50%
BUNG	227	141	103	460,312	47,412,163	430,000	41	97.80%
BUNGH	13	3	1	390,000	390,000	390,000	39	91.79%
BUNGS	1	1	0	-	-	-	0	0.00%
HL-SP	1	1	0	-	-	-	0	0.00%
SPLT2	43	27	16	458,244	7,331,900	412,000	23	98.48%
SPLT3	1	1	1	295,000	295,000	295,000	129	98.83%
SPLT4	35	23	17	447,353	7,604,998	399,900	41	95.78%
SPLT5	6	2	2	516,500	1,033,000	483,000	37	95.75%
ST1.5	29	8	5	669,400	3,347,000	599,000	83	97.33%
ST2	504	287	187	642,797	120,203,047	545,000	46	96.84%
ST2.5	8	3	0	-	-	-	0	0.00%
ST3	14	6	1	1,260,000	1,260,000	1,260,000	15	96.92%
VILLA	4	1	0	-	-	-	0	0.00%
SE								
BK-SP	6	1	1	350,500	350,500	350,500	15	100.57%
BLEVL	19	16	14	375,171	5,252,400	365,000	34	97.78%
BUNG	121	73	63	407,615	25,679,775	357,000	48	96.88%
BUNGH	1	1	0	-	-	-	0	0.00%
BUNGS	1	0	0	-	-	-	0	0.00%
SPLT2	28	22	26	525,077	13,652,000	485,000	35	97.00%
SPLT3	4	3	2	337,000	674,000	294,000	68	94.96%
SPLT4	28	13	10	374,300	3,743,000	375,000	49	96.44%
SPLT5	2	1	0	-	-	-	0	0.00%
ST1.5	2	3	2	528,400	1,056,800	408,000	58	101.72%
ST2	252	191	142	419,219	59,529,111	400,000	45	97.95%
ST2.5	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
October 2009**

Style	Inventory	Listings		Sales	Avg Price	Total Sales	Median Price	Avg DOM	\$\$/L\$
		Added							
NW									
APART	218	105	72	248,345	17,880,852	233,888	42	97.46%	
APRTM	2	2	2	391,500	783,000	323,000	59	92.23%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	12	10	1	240,000	240,000	240,000	23	96.04%	
BUNG	26	19	6	242,133	1,452,800	215,000	39	97.41%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	1	0	0	-	-	-	0	0.00%	
PENTH	2	1	0	-	-	-	0	0.00%	
SPLT2	6	4	0	-	-	-	0	0.00%	
SPLT3	2	1	3	291,000	873,000	270,000	59	96.49%	
SPLT4	5	4	4	304,125	1,216,500	297,500	10	97.77%	
SPLT5	3	2	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	87	67	58	316,114	18,334,600	295,500	36	97.09%	
ST2.5	0	1	2	396,500	793,000	315,000	41	98.22%	
ST3	12	5	2	447,450	894,900	435,000	77	96.85%	
VILLA	3	0	1	428,250	428,250	428,250	24	97.35%	
NE									
APART	54	25	20	206,681	4,133,618	200,000	52	97.43%	
APRTM	1	0	2	202,500	405,000	150,000	34	96.57%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	7	4	2	154,500	309,000	153,500	12	90.94%	
BUNG	10	7	2	243,150	486,300	226,300	83	98.36%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	0	0	0	-	-	-	0	0.00%	
PENTH	0	0	0	-	-	-	0	0.00%	
SPLT2	1	0	2	227,444	454,888	216,888	63	96.21%	
SPLT3	0	0	0	-	-	-	0	0.00%	
SPLT4	4	2	2	263,000	526,000	227,000	33	97.08%	
SPLT5	0	0	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	72	39	22	187,421	4,123,265	184,000	65	94.39%	
ST2.5	0	0	0	-	-	-	0	0.00%	
ST3	0	0	0	-	-	-	0	0.00%	
VILLA	0	0	0	-	-	-	0	0.00%	
SW									
APART	585	328	221	273,155	60,367,356	252,000	46	97.00%	
APRTM	5	4	4	352,000	1,408,000	355,000	53	96.78%	
BK-SP	1	0	0	-	-	-	0	0.00%	
BLEVL	7	6	6	277,317	1,663,900	259,900	34	97.27%	
BUNG	20	14	12	305,833	3,670,000	295,000	36	96.48%	
BUNGH	2	1	1	385,000	385,000	385,000	116	96.37%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	13	9	9	317,822	2,860,400	302,000	45	97.70%	
PENTH	8	1	4	574,000	2,296,000	435,000	72	97.09%	
SPLT2	6	4	2	650,750	1,301,500	430,000	66	102.11%	
SPLT3	2	0	2	293,000	586,000	280,000	39	95.02%	
SPLT4	17	10	5	299,000	1,495,000	295,000	49	96.22%	
SPLT5	6	1	2	275,500	551,000	273,500	45	95.86%	
ST1.5	1	0	0	-	-	-	0	0.00%	
ST2	110	79	67	335,878	22,503,800	326,000	40	97.11%	
ST2.5	2	1	1	353,000	353,000	353,000	25	98.08%	
ST3	40	13	10	594,515	5,945,150	490,000	28	97.42%	
VILLA	9	6	4	432,625	1,730,500	440,000	50	95.67%	
SE									
APART	62	47	26	259,879	6,756,864	244,476	42	97.11%	
APRTM	1	1	1	500,000	500,000	500,000	203	96.17%	
BK-SP	0	0	0	-	-	-	0	0.00%	
BLEVL	3	1	0	-	-	-	0	0.00%	
BUNG	1	1	0	-	-	-	0	0.00%	
BUNGH	0	0	0	-	-	-	0	0.00%	
BUNGS	0	0	0	-	-	-	0	0.00%	
HL-SP	0	0	0	-	-	-	0	0.00%	
LOFT	1	0	0	-	-	-	0	0.00%	
PENTH	0	0	0	-	-	-	0	0.00%	
SPLT2	2	1	0	-	-	-	0	0.00%	
SPLT3	4	1	1	294,000	294,000	294,000	12	98.00%	
SPLT4	3	2	2	425,000	850,000	425,000	79	96.61%	
SPLT5	0	0	0	-	-	-	0	0.00%	
ST1.5	0	0	0	-	-	-	0	0.00%	
ST2	34	26	13	269,184	3,499,390	271,490	34	97.88%	
ST2.5	1	0	0	-	-	-	0	0.00%	
ST3	3	1	2	405,000	810,000	340,000	117	98.80%	
VILLA	2	0	1	335,000	335,000	335,000	82	98.56%	

**CALGARY REAL ESTATE BOARD
COMMERCIAL SUMMARY**

Year to Date October 31, 2009

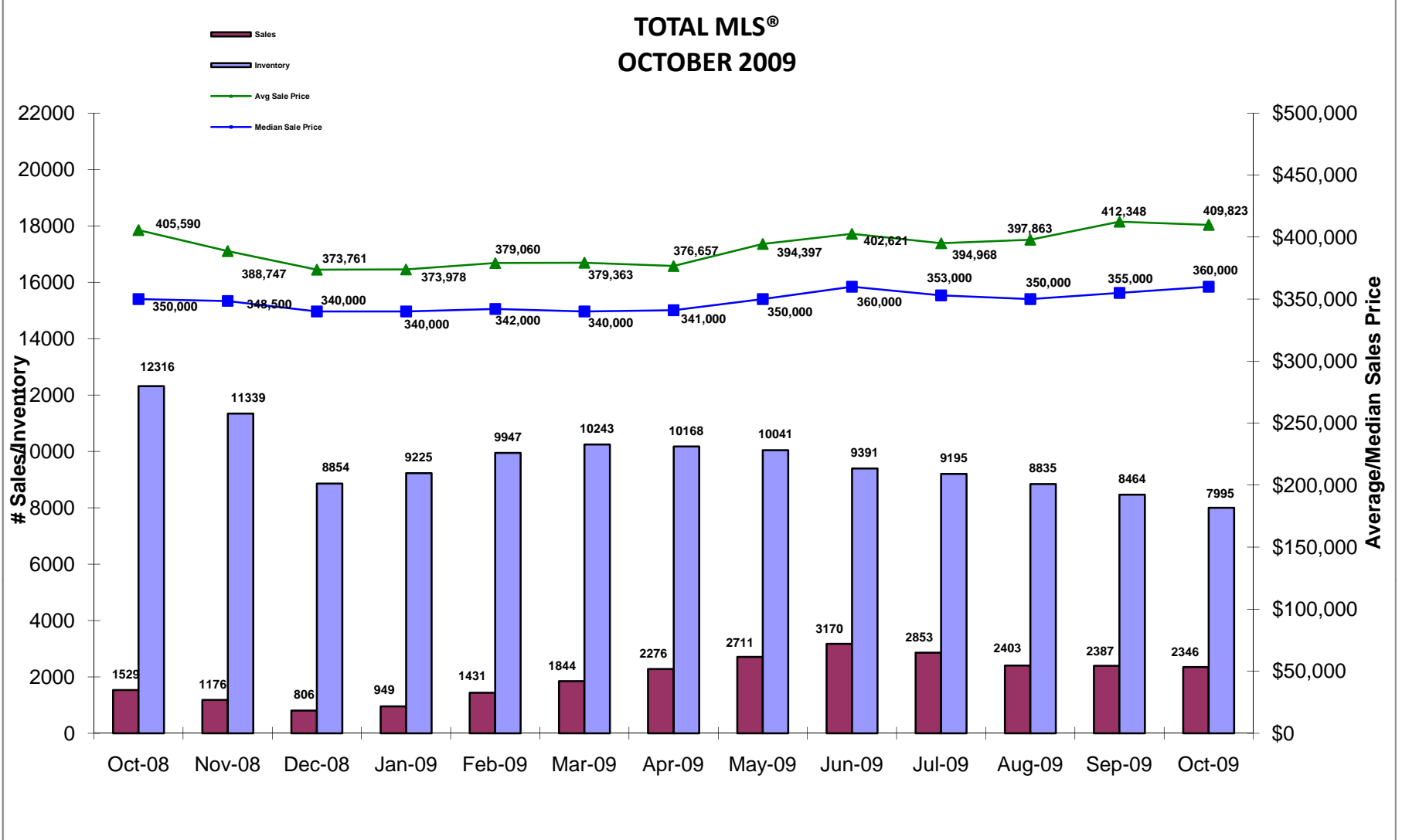
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
BUS	L	2	12.56	42		
BWP	L	1		94		
IND	L	19	9.75	120		
OFC	L	24	14.20	88		
RET	L	9	14.50	108		
AGR	S	19	909,484.21	107	17,280,200	68.60%
BUS	S	67	94,870.54	117	6,356,326	85.69%
BWP	S	18	1,546,188.22	149	27,831,388	93.06%
IND	S	38	629,602.63	127	23,924,900	82.94%
LAN	S	22	448,736.84	180	8,526,000	82.12%
MFC	S	23	909,947.83	110	20,928,800	91.89%
OFC	S	23	380,695.65	137	8,756,000	95.14%
RET	S	14	483,500.00	128	6,769,000	87.84%
Total YTD 2009		279			120,372,614	

Year to Date October 31, 2008

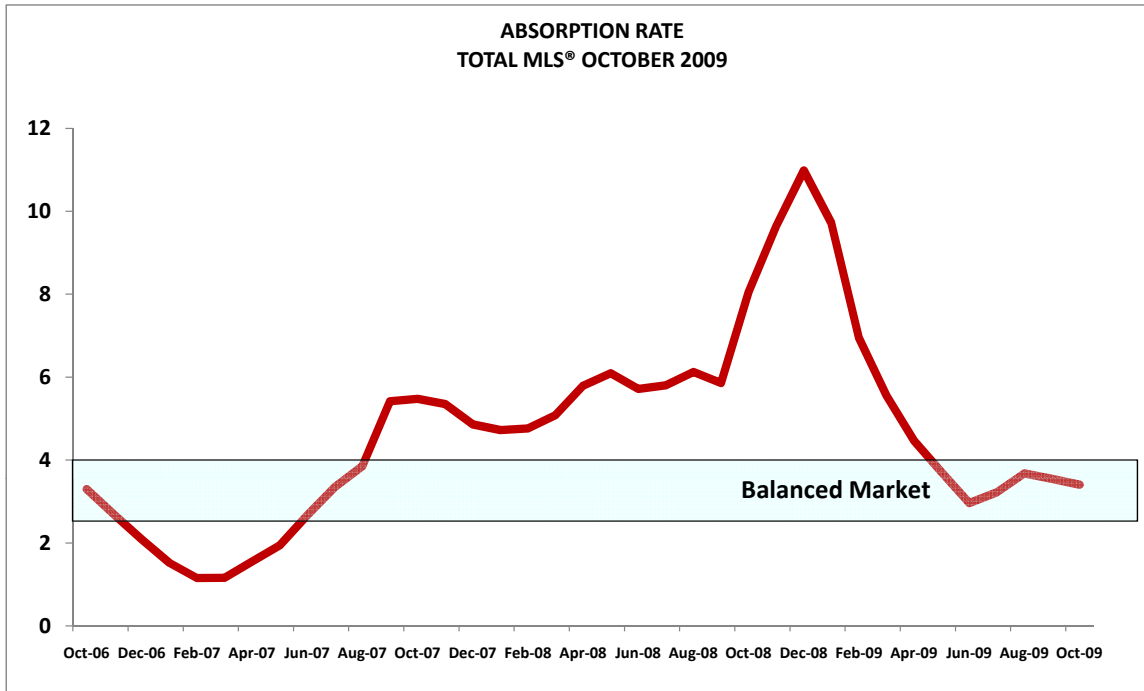
Type	Sold or Leased	Sold or Leased	Avg Price or Lse / M ²	Avg DOM	Total Sales	SP / LP
IND	L	21	11.29	58		
OFC	L	16	16.24	76		
RET	L	15	1,888.96	110		
AGR	S	22	1,067,840.91	132	23,492,500	89.76%
BUS	S	96	101,747.51	109	9,767,761	86.46%
BWP	S	24	1,064,625.00	162	25,551,000	92.14%
IND	S	60	840,535.18	91	50,432,111	97.09%
LAN	S	28	1,700,746.43	123	47,620,900	87.37%
MFC	S	18	1,112,661.11	71	20,027,900	96.08%
OFC	S	10	595,900.00	108	5,959,000	86.60%
RET	S	33	506,318.03	172	16,708,495	92.85%
Total YTD 2008		343			199,559,667	

CALGARY REAL ESTATE BOARD

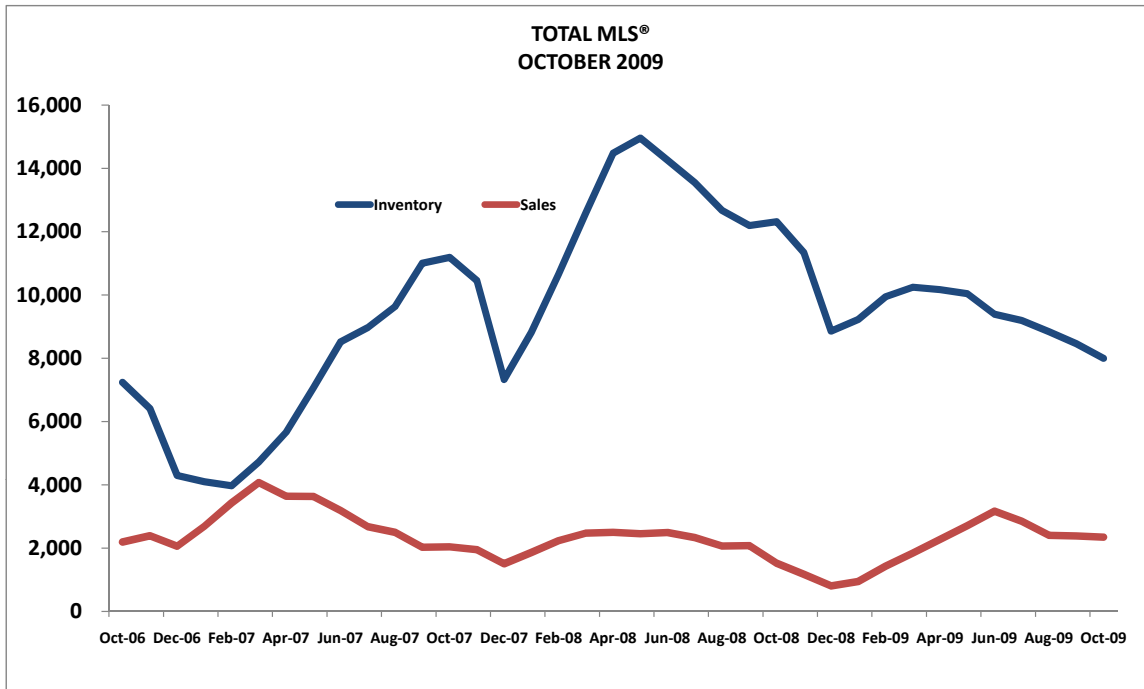
TOTAL MLS® OCTOBER 2009



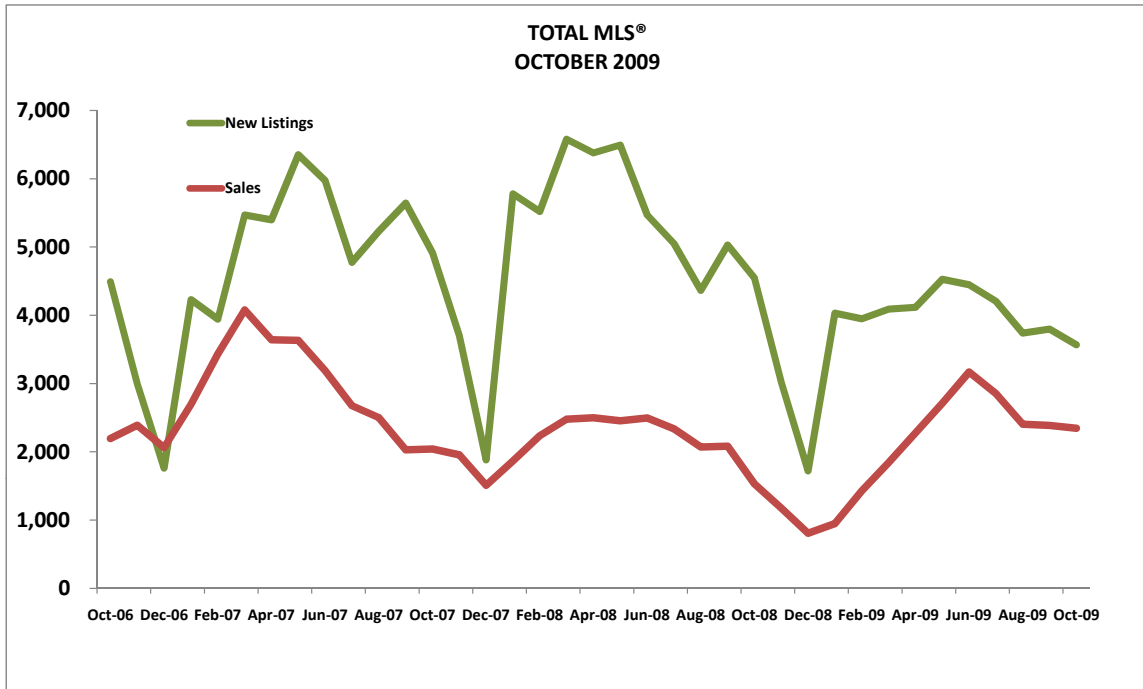
CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD



CALGARY REAL ESTATE BOARD

