



News Release

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For Immediate Release

MLS® HOUSING MARKET BEGINS NEW YEAR WITH STRONG SALES

Calgary, February 5, 2002 – Calgary's resale housing market welcomed 2002 with strong sales, according to figures released by the Calgary Real Estate Board.

Combined residential units sold in January 2002 totaled 1,827 (1,384 single-family; 432 condominium; and 11 mobile home). This compares to 1,318 in January 2001, and 1,395 in December 2001 – increases of 38% and 31% respectively. It was the best January for residential sales since 1990, when 1,977 units changed hands.

The average combined residential sale price in January was \$189,322; up about 4% from December's figure of \$182,176; and an increase of 8% over last January's average sale price of \$175,052. Broken out, following is a comparison of single-family, condominium, and mobile home average sale prices for 2002 over 2001: single-family \$205,498 / \$187,173; condominium \$140,783 / \$133,348; mobile home \$60,318 / \$41,209. The residential list price to sale price ratio in January 2002 was 97.7%.

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 median price is determined by selecting the middle number of total sale prices – the residential median price for January was \$174,500; compared to \$162,000 for the same month last year and \$169,000 in December 2001.

Combined residential listings new to the market in January 2002 numbered 2,950 units, up significantly from December's 1,230; but down from last January's total of 3,214 listings. Broken out, 2,181 single-family units, 734 condominiums, and 35 mobile homes hit the market in January 2002. This compares to 2,468; 717; and 29 respectively in January 2001. The total inventory of active MLS® combined residential listings totaled 3,375 as at February 4, 2002 – this compares to 4,934 as at February 1, 2001.

A key indicator used in evaluating market performance is how many days a property takes to sell. Bearing in mind that the sale of each MLS® property is unique, the following gives the average days on market for single-family homes and condominiums for the month of January 2002:

AREA A, NW	Single-family 61/Condo 69	AREA C, SW	Single-family 63/Condo 74
AREA B, NE	Single-family 62/Condo 64	AREA D, SE	Single-family 60/Condo 102

The Calgary Real Estate Board is a professional body of 3,758 licensed brokers and registered agents, representing 254 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 Calgary Real Estate Board's website at www.creb.com.

**CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
MONTHLY STATISTICS FOR JANUARY 2002**

Please note, Residential Figures include Condominiums.

	<u>2000</u>	<u>2001</u>	<u>2002</u>	% CHANGE (01-02)
<u>JANUARY RESIDENTIAL</u> <i>(Includes Condominiums)</i>				
Average Sale Price	171,959	175,052	189,322	8.2%
Listings	2,743	3,214	2,950	-8.2%
Sales	1,241	1,318	1,827	38.6%
Dollar Volume	213,400,690	230,718,127	345,890,988	49.9%
Sales to Listing Ratio	45.24%	41.00%	61.93%	
Median Price	157,000	162,000	174,500	7.7%
# New Home Sales (incl. in above)	46	71	99	39.4%
Average New Home Price (incl. in above)	196,595	203,839	213,549	4.8%

YEAR TO DATE RESIDENTIAL *(Includes Condominiums)*

Average Sale Price	171,959	175,052	189,322	8.2%
Listings	2,743	3,214	2,950	-8.2%
Sales	1,241	1,318	1,827	38.6%
Dollar Volume	213,400,690	230,718,127	345,890,988	49.9%
Sales to Listing Ratio	45.24%	41.00%	61.93%	

JANUARY CONDOMINIUM

Average Sale Price (incl. in Residential)	126,882	133,348	140,783	5.6%
Listings (incl. in Residential)	670	717	734	2.4%
Sales (incl. in Residential)	274	267	432	61.8%
Dollar Volume (incl. in Residential)	34,765,697	35,604,117	60,818,256	70.8%
Sales to Listing Ratio (incl. in Residential)	40.89%	37.23%	58.86%	

YEAR TO DATE CONDOMINIUM

Average Sale Price	126,882	133,348	140,783	5.6%
Listings	670	717	734	2.4%
Sales	274	267	432	61.8%
Dollar Volume	34,765,697	35,604,117	60,818,256	70.8%
Sales to Listing Ratio	40.89%	37.23%	58.86%	

JANUARY TOTAL MLS^o

Average Sale Price	181,513	178,155	197,759	11.0%
Listings	3,079	3,684	3,343	-9.3%
Sales	1,312	1,383	1,938	40.1%
Dollar Volume	238,144,740	246,387,799	383,256,934	55.6%
Sales to Listing Ratio	42.61%	37.54%	58.00%	

YEAR TO DATE TOTAL MLS^o

Average Sale Price	181,513	178,155	197,759	11.0%
Listings	3,079	3,684	3,343	-9.3%
Sales	1,312	1,383	1,938	40.1%
Dollar Volume	238,144,740	246,387,799	383,256,934	55.6%
Sales to Listing Ratio	42.61%	37.54%	58.00%	

MLS^o **ACTIVE LISTINGS AS AT FEB. 4**

	5,070	6,321	4,645	
Single Family (Sales to Listing Ratio Total Actives 2002 – 58.5%)	2,845	3,615	2,367	
Condominium (Sales to Listing Ratio Total Actives 2002 – 46.2%)	1,086	1,229	936	
Mobile Home (Sales to Listing Ratio Actives 2002 – 15.3%)	72	90	72	
Commercial (CLS [®])	417	540	466	
Rural Land with Home	377	496	460	
Rural Land without Home	273	351	344	

PROJECTED RESIDENTIAL DOLLAR VOLUME FOR 2002: FOUR BILLION TWO HUNDRED AND FIFTY MILLION DOLLARS (\$4,250,000,000)

CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
SINGLE FAMILY UNIT SALES BY PRICE CATEGORY AS AT JANUARY 31, 2002

City (Areas A, B, C, D)	JANUARY 2002				JANUARY 2001			
	MONTH		Y.T.D.		MONTH		Y.T.D.	
	#	%	#	%	#	%	#	%
Under - 50,000	0	0.00	0	0.00	0	0.00	0	0.00
50,000 - 59,999	1	0.08	1	0.08	0	0.00	0	0.00
60,000 - 69,999	0	0.00	0	0.00	0	0.00	0	0.00
70,000 - 79,999	2	0.16	2	0.16	0	0.00	0	0.00
80,000 - 89,999	3	0.24	3	0.24	1	0.11	1	0.11
90,000 - 99,999	4	0.32	4	0.32	5	0.55	5	0.55
100,000 - 109,999	7	0.56	7	0.56	17	1.87	17	1.87
110,000 - 119,999	23	1.86	23	1.86	31	3.42	31	3.42
120,000 - 129,999	45	3.65	45	3.65	41	4.52	41	4.52
130,000 - 139,999	50	4.06	50	4.06	72	7.94	72	7.94
140,000 - 149,999	71	5.76	71	5.76	81	8.94	81	8.94
150,000 - 174,999	256	20.79	256	20.79	196	21.63	196	21.63
175,000 - 199,999	218	17.70	218	17.70	184	20.30	184	20.30
200,000 - 224,999	195	15.84	195	15.84	92	10.15	92	10.15
225,000 - 249,999	118	9.58	118	9.58	62	6.84	62	6.84
250,000 - 274,999	67	5.44	67	5.44	44	4.85	44	4.85
275,000 - 299,999	61	4.95	61	4.95	19	2.09	19	2.09
300,000 - 349,999	46	3.73	46	3.73	29	3.20	29	3.20
350,000 - 399,999	23	1.86	23	1.86	16	1.76	16	1.76
400,000 - 499,999	21	1.70	21	1.70	11	1.21	11	1.21
500,000 - 699,999	17	1.38	17	1.38	3	0.33	3	0.33
700,000 - 899,999	2	0.16	2	0.16	2	0.22	2	0.22
900,000 & Over	1	0.08	1	0.08	0	0.00	0	0.00
Total	1,231		1,231		906		906	

Out of Town (Areas E-N)								
	#	%	#	%	#	%	#	%
Under - 50,000	5	3.28	5	3.28	0	0.00	0	0.00
50,000 - 59,999	2	1.31	2	1.31	0	0.00	0	0.00
60,000 - 69,999	3	1.96	3	1.96	0	0.00	0	0.00
70,000 - 79,999	4	2.61	4	2.61	1	0.74	1	0.74
80,000 - 89,999	0	0.00	0	0.00	6	4.47	6	4.47
90,000 - 99,999	4	2.61	4	2.61	3	2.23	3	2.23
100,000 - 109,999	3	1.96	3	1.96	2	1.49	2	1.49
110,000 - 119,999	5	3.28	5	3.28	4	2.98	4	2.98
120,000 - 129,999	4	2.61	4	2.61	11	8.20	11	8.20
130,000 - 139,999	9	5.88	9	5.88	20	14.92	20	14.92
140,000 - 149,999	13	8.50	13	8.50	18	13.43	18	13.43
150,000 - 174,999	38	24.84	38	24.84	30	22.38	30	22.38
175,000 - 199,999	23	15.03	23	15.03	17	12.68	17	12.68
200,000 - 224,999	19	12.42	19	12.42	8	5.97	8	5.97
225,000 - 249,999	12	7.84	12	7.84	6	4.47	6	4.47
250,000 - 274,999	3	1.96	3	1.96	6	4.47	6	4.47
275,000 - 299,999	2	1.31	2	1.31	1	0.74	1	0.74
300,000 - 349,999	3	1.96	3	1.96	0	0.00	0	0.00
350,000 - 399,999	0	0.00	0	0.00	0	0.00	0	0.00
400,000 - 499,999	1	0.65	1	0.65	1	0.74	1	0.74
500,000 - 699,999	0	0.00	0	0.00	0	0.00	0	0.00
700,000 - 899,999	0	0.00	0	0.00	0	0.00	0	0.00
900,000 & Over	0	0.00	0	0.00	0	0.00	0	0.00
Total	153		153		134		134	

Please note, **11** Mobile Home Sales and **432** Condo Sales not included in the above January 2002 monthly figures.

Please note, **11** Mobile Home Sales and **267** Condo Sales not included in the above January 2001 monthly figures.

**CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
CONDOMINIUM SALES BY PRICE CATEGORY AS AT JANUARY 31, 2002**

	JANUARY 2002				JANUARY 2001			
	MONTH		Y.T.D.		MONTH		Y.T.D.	
	#	%	#	%	#	%	#	%
City (Areas A, B, C, D)								
Under - 50,000	0	0.00	0	0.00	0	0.00	0	0.00
50,000 - 59,999	0	0.00	0	0.00	0	0.00	0	0.00
60,000 - 69,999	3	0.73	3	0.73	3	1.19	3	1.19
70,000 - 79,999	7	1.70	7	1.70	10	3.96	10	3.96
80,000 - 89,999	24	5.85	24	5.85	25	9.92	25	9.92
90,000 - 99,999	30	7.31	30	7.31	24	9.52	24	9.52
100,000 - 109,999	43	10.48	43	10.48	28	11.11	28	11.11
110,000 - 119,999	51	12.43	51	12.43	29	11.50	29	11.50
120,000 - 129,999	41	10.00	41	10.00	26	10.31	26	10.31
130,000 - 139,999	39	9.51	39	9.51	21	8.33	21	8.33
140,000 - 149,999	19	4.63	19	4.63	15	5.95	15	5.95
150,000 - 174,999	75	18.29	75	18.29	38	15.07	38	15.07
175,000 - 199,999	39	9.51	39	9.51	13	5.15	13	5.15
200,000 - 224,999	18	4.39	18	4.39	5	1.98	5	1.98
225,000 - 249,999	11	2.68	11	2.68	5	1.98	5	1.98
250,000 - 274,999	2	0.48	2	0.48	4	1.58	4	1.58
275,000 - 299,999	3	0.73	3	0.73	2	0.79	2	0.79
300,000 - 349,999	4	0.97	4	0.97	1	0.39	1	0.39
350,000 - 399,999	0	0.00	0	0.00	2	0.79	2	0.79
400,000 - 499,999	0	0.00	0	0.00	1	0.39	1	0.39
500,000 - 699,999	1	0.24	1	0.24	0	0.00	0	0.00
700,000 - 899,999	0	0.00	0	0.00	0	0.00	0	0.00
900,000 & Over	0	0.00	0	0.00	0	0.00	0	0.00
Total	410		410		252		252	
Out of Town (Areas E-N)								
Under - 50,000	0	0.00	0	0.00	0	0.00	0	0.00
50,000 - 59,999	0	0.00	0	0.00	0	0.00	0	0.00
60,000 - 69,999	0	0.00	0	0.00	0	0.00	0	0.00
70,000 - 79,999	3	13.64	3	13.64	2	13.33	2	13.33
80,000 - 89,999	3	13.64	3	13.64	1	6.66	1	6.66
90,000 - 99,999	3	13.64	3	13.64	2	13.33	2	13.33
100,000 - 109,999	0	0.00	0	0.00	0	0.00	0	0.00
110,000 - 119,999	1	4.55	1	4.55	0	0.00	0	0.00
120,000 - 129,999	0	0.00	0	0.00	7	46.66	7	46.66
130,000 - 139,999	7	31.82	7	31.82	1	6.66	1	6.66
140,000 - 149,999	1	4.55	1	4.55	1	6.66	1	6.66
150,000 - 174,999	3	13.64	3	13.64	0	0.00	0	0.00
175,000 - 199,999	1	4.55	1	4.55	0	0.00	0	0.00
200,000 - 224,999	0	0.00	0	0.00	0	0.00	0	0.00
225,000 - 249,999	0	0.00	0	0.00	0	0.00	0	0.00
250,000 - 274,999	0	0.00	0	0.00	0	0.00	0	0.00
275,000 - 299,999	0	0.00	0	0.00	1	6.66	1	6.66
300,000 - 349,999	0	0.00	0	0.00	0	0.00	0	0.00
350,000 - 399,999	0	0.00	0	0.00	0	0.00	0	0.00
400,000 - 499,999	0	0.00	0	0.00	0	0.00	0	0.00
500,000 - 699,999	0	0.00	0	0.00	0	0.00	0	0.00
700,000 - 899,999	0	0.00	0	0.00	0	0.00	0	0.00
900,000 & Over	0	0.00	0	0.00	0	0.00	0	0.00
Total	22		22		15		15	

CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
MEDIAN VALUES SINGLE FAMILY DETACHED HOMES SOLD IN JANUARY 31, 2002

	# Sales	Median \$
AREA A – NW		
Average Days on Market – 61		
BK-SP (Back Split)	2	180,000
BLEVL (Bi-Level)	24	179,900
BUNG (Bungalow)	108	191,000
BUNGH (Hillside Bungalow)	5	201,000
MODUL (Modular Home)	1	98,000
SPLT2 (2 Level Split)	44	236,000
SPLT3 (3 Level Split)	4	180,000
SPLT4 (4 Level Split)	22	200,000
SPLT5 (5 Level Split)	5	192,000
ST 1.5 (1-1/2 Storey)	9	186,500
ST2 (2 Storey)	190	215,500
ST 2.5 (2-1/2 Storey)	2	221,500
AREA B – NE		
Average Days on Market – 62		
BK-SP (Back Split)	5	139,000
BLEVL (Bi-Level)	49	152,500
BUNG (Bungalow)	77	152,000
BUNGH (Hillside Bungalow)	1	166,000
MODUL (Modular Home)	2	113,000
SPLT2 (2 Level Split)	5	168,500
SPLT3 (3 Level Split)	2	135,000
SPLT4 (4 Level Split)	27	158,000
ST2 (2 Storey)	71	154,000
AREA C – SW		
Average Days on Market – 63		
BK-SP (Back Split)	2	154,450
BLEVL (Bi-Level)	10	183,000
BUNG (Bungalow)	100	195,000
BUNGH (Hillside Bungalow)	6	269,000
SPLT2 (2 Level Split)	29	246,000
SPLT3 (3 Level Split)	7	216,500
SPLT4 (4 Level Split)	15	200,000
SPLT5 (5 Level Split)	1	400,000
ST 1.5 (1-1/2 Storey)	7	415,000
ST2 (2 Storey)	104	235,000
ST 2.5 (2-1/2 Storey)	1	1,029,000
AREA D – SE		
Average Days on Market – 60		
BK-SP (Back Split)	1	174,000
BLEVL (Bi-Level)	13	165,000
BUNG (Bungalow)	48	174,685
SPLT2 (2 Level Split)	22	222,000
SPLT3 (3 Level Split)	2	151,000
SPLT4 (4 Level Split)	10	194,000
SPLT5 (5 Level Split)	1	185,000
ST 1.5 (1-1/2 Storey)	2	154,200
ST2 (2 Storey)	63	209,900

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 CO-OPERATIVE LIMITED
RESIDENTIAL LISTINGS, SALES, & SALES TO LISTING RATIO
AVERAGE & MEDIAN SALE PRICE COMPARISON**

<u>DATE</u>	<u>LISTINGS</u>	<u>SALES</u>	<u>S/L RATIO</u>	<u>AVG. PRICE</u>	<u>MEDIAN PRICE</u>
NOTE: CONDITIONAL SALES NOT INCLUDED					
<u>2000</u>					
January	2,743	1,241	45.24	171,959	157,000
February	2,681	1,661	61.95	177,245	161,500
March	3,067	1,894	61.75	174,797	162,000
April	2,980	1,701	57.08	178,778	165,000
May	3,434	2,097	61.07	175,252	163,900
June	3,087	1,949	63.14	182,020	165,000
July	2,740	1,729	63.10	175,862	162,000
August	2,806	1,799	64.11	176,086	161,000
September	2,808	1,628	57.98	174,498	161,000
October	2,563	1,618	63.13	175,804	160,500
November	2,214	1,439	65.00	175,376	160,060
December	1,198	1,072	89.48	176,130	164,000
<u>2001</u>					
January	3,214	1,318	41.00	175,052	162,000
February	2,718	1,649	60.67	178,279	164,750
March	3,354	1,999	59.60	184,132	169,000
April	3,147	1,984	63.04	181,575	168,000
May	3,424	2,399	70.06	184,413	169,000
June	3,003	2,138	71.20	183,047	168,000
July	2,795	1,986	71.06	183,630	167,500
August	2,651	2,028	76.50	183,048	169,000
September	2,411	1,869	77.52	181,607	168,600
October	2,509	1,821	75.58	181,697	167,500
November	2,218	1,926	86.83	182,801	170,000
December	1,230	1,395	113.41	182,176	169,000
<u>2002</u>					
January	2,950	1,827	61.93	189,322	174,500

NOTE: The Median is the central or middle point of a series of numbers. For example, if there are five items, the third item is the median. When the distribution contains an even number of items, we find the average of the two middle values. For example, if there are four items, the second and third items are added and divided by two.

MLS® STATISTICS FOR RESIDENTIAL PROPERTIES

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
January														
# Lists	1,721	2,609	2,791	3,277	2,909	2,964	2,841	2,752	2,518	1,869	2,533	2,743	3,214	2,950
# Sales	1,138	1,977	1,270	1,243	745	904	791	988	1,439	1,115	1,088	1,241	1,318	1,827
Avg. Price	99,141	128,675	117,328	129,265	130,791	130,810	134,735	131,957	136,879	152,347	157,837	171,959	175,052	189,322
February														
# Lists	1,880	2,878	2,871	3,060	3,074	2,784	2,222	2,480	2,425	2,309	2,564	2,681	2,718	
# Sales	1,421	1,796	1,507	1,707	1,116	1,477	902	1,317	1,685	1,575	1,596	1,661	1,649	
Avg. Price	106,355	137,094	122,652	125,593	132,383	131,720	133,059	132,892	138,039	155,104	162,680	177,245	178,279	
March														
# Lists	2,349	4,172	2,662	3,757	3,449	3,591	2,741	2,791	2,632	2,667	3,139	3,067	3,354	
# Sales	1,778	1,748	1,401	2,059	1,609	1,764	1,110	1,495	1,858	1,808	1,928	1,894	1,999	
Avg. Price	109,406	134,199	130,790	128,658	131,503	133,995	134,454	137,747	141,175	156,183	166,255	174,797	184,132	
April														
# List	2,423	3,361	3,167	3,168	3,243	3,079	2,488	2,698	2,908	2,772	2,926	2,980	3,147	
# Sales	1,453	1,123	1,667	1,747	1,710	1,609	1,131	1,604	2,192	2,137	2,012	1,701	1,984	
Avg. Price	112,019	135,519	127,870	128,023	133,046	136,035	133,032	138,147	146,250	156,308	165,355	178,778	181,575	
May														
#Lists	2,666	3,514	3,192	2,979	3,163	2,644	2,734	2,835	2,623	3,052	2,946	3,434	3,424	
#Sales	1,494	946	1,562	1,379	1,809	1,521	1,324	1,740	1,982	2,214	2,021	2,097	2,399**	
Avg. Price	111,169	129,351	130,311	131,318	135,839	137,695	132,957	138,572	144,572	158,404	167,778	175,252	184,413	
June														
#Lists	2,727	2,516	2,817	2,894	3,226	2,455	2,582	2,464	2,357	2,901	3,092	3,087	3,003	
#Sales	1,393	939	1,445	1,490	1,796	1,444	1,342	1,572	1,829	2,261	2,035	1,949	2,138	
Avg. Price	110,751	128,263	128,559	130,700	132,246	134,781	132,824	137,653	146,254	157,687	164,525	182,020	183,047	
July														
#Lists	2,092	2,457	2,938	2,830	2,746	2,244	2,283	2,318	2,311	2,732	2,479	2,740	2,795	
#Sales	1,213	1,103	1,435	1,403	1,535	1,185	1,155	1,590	1,921	1,879	1,881	1,729	1,986	
Avg. Price	109,485	120,330	131,210	129,951	137,219	129,555	136,790	135,035	142,877	158,521	167,586	175,862	183,630	
August														
#Lists	2,274	2,646	2,512	2,472	2,742	2,312	2,423	2,234	2,005	2,903	2,453	2,806	2,651	
#Sales	1,709	1,380	1,276	1,447	1,615	1,162	1,401	1,404	1,872	1,654	1,746	1,799	2,028	
Avg. Price	110,373	123,161	127,163	124,907	130,469	134,501	127,979	136,129	144,108	157,148	165,901	176,086	183,048	
September														
#Lists	2,004	2,748	2,679	3,084	2,772	2,302	2,078	2,122	2,075	2,867	2,613	2,808	2,411	
#Sales	1,731	1,373	1,090	1,594	1,404	1,107	1,105	1,375	2,082	1,756	1,730	1,628	1,869	
Avg. Price	107,511	121,402	126,826	125,835	131,998	128,863	129,693	132,282	139,959	158,304	163,787	174,498	181,607	
October														
#Lists	1,943	3,125	2,490	2,608	2,473	2,080	2,119	2,118	1,889	2,499	2,217	2,563	2,509	
#Sales	1,879	1,358	1,143	1,492	1,276	1,075	1,137	1,485	2,005	1,553	1,527	1,618	1,821	
Avg. Price	113,439	121,423	127,730	128,446	129,599	131,406	124,742	131,238	144,225	160,295	169,068	175,804	181,697	
November														
#Lists	1,839	2,328	2,005	2,182	2,417	1,922	1,619	1,765	1,617	1,998	1,910	2,214	2,218	
#Sales	1,908	1,113	831	1,331	1,318	1,075	922	1,794	1,463	1,419	1,530	1,439	1,926	
Avg. Price	120,228	120,804	125,267	130,660	128,244	127,826	131,465	131,371	146,518	156,798	172,503	175,376	182,801	
December														
#Lists	1,271	1,332	1,476	1,448	1,505	1,134	1,068	1,331	1,147	1,259	1,188	1,198	1,230	
#Sales	1,280	769	970	965	1,068	791	683	1,402	1,231	1,183	1,103	1,072	1,395	
Avg. Price	126,027	121,842	127,744	129,495	129,891	132,758	134,037	130,788	149,364	159,960	168,711	176,130	182,176	
Annual Total														
	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
#Lists	25,189	33,686	31,600	33,759	33,719	29,511	27,198	27,908	26,507	29,828	30,060	32,321	32,674	2,950
#Sales	18,397	15,625	15,597	17,857	17,001	15,114	13,003	17,766	21,559	20,554	20,197	19,828	22,512	1,827
Avg. Price	111,594	127,526	127,098	127,621	132,272	132,868	131,952	134,643	143,305	157,353	166,110	176,305	182,090	189,322

**New record number of sales

Source: Calgary Real Estate Board Co-operative Ltd.

MLS0 STATISTICS FOR CONDOMINIUM PROPERTIES

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
January														
#Lists	210	311	392	419	483	564	438	518	511	401	535	670	717	734
#Sales	116	247	165	121	99	131	104	159	268	233	206	274	267	432
Avg.Price	69,764	88,904	85,007	102,634	97,723	100,532	104,684	98,578	109,878	112,223	118,914	126,882	133,348	140,783
February														
#Lists	193	322	338	376	469	479	402	451	437	454	529	563	549	
#Sales	179	238	175	214	156	261	148	181	318	333	297	332	367	
Avg.Price	79,326	97,618	92,407	93,542	95,945	100,043	104,925	104,623	109,050	112,016	123,548	143,297	136,480	
March														
#Lists	233	514	345	453	517	569	428	427	433	524	668	673	777	
#Sales	214	250	146	234	219	259	156	209	351	388	360	379	415	
Avg.Price	73,288	103,499	99,688	102,320	95,772	95,890	107,658	104,819	107,481	110,597	122,038	131,274	138,923	
April														
#Lists	193	433	417	398	580	448	388	426	503	482	557	638	673	
#Sales	145	151	186	220	246	236	154	216	397	426	394	350	389	
Avg.Price	82,617	112,808	102,137	99,336	107,698	108,942	98,820	103,439	105,098	112,913	121,488	136,644	133,327	
May														
#Lists	241	427	398	363	488	386	432	514	459	570	622	739	702	
#Sales	153	106	183	161	242	246	199	251	366	443	365	435	517**	
Avg.Price	82,286	100,701	101,025	103,263	106,477	103,465	104,015	104,420	109,754	114,837	132,882	135,752	147,521	
June														
#Lists	258	324	346	375	488	334	414	396	407	604	697	627	613	
#Sales	138	112	169	174	305	221	177	249	325	471	461	387	470	
Avg.Price	83,355	102,327	98,911	101,647	103,267	101,567	103,229	107,098	111,410	120,596	129,847	133,661	138,846	
July														
#Lists	226	288	402	331	410	343	371	432	415	517	538	596	667	
#Sales	126	128	157	158	217	168	146	241	364	377	378	388	412	
Avg.Price	77,927	94,139	99,303	95,130	107,052	97,445	94,182	101,759	110,219	113,825	127,695	137,751	140,923	
August														
#Lists	218	320	287	347	466	366	489	370	363	529	527	610	608	
#Sales	189	161	121	177	298	200	217	227	382	358	378	407	450	
Avg.Price	85,677	97,095	103,504	95,255	99,235	103,251	97,403	108,084	108,378	118,231	128,473	131,200	137,665	
September														
#Lists	179	330	357	519	486	367	403	407	403	542	566	630	518	
#Sales	193	161	127	231	236	155	215	239	458	354	363	356	399	
Avg.Price	82,296	98,363	92,598	99,933	105,846	97,678	99,722	107,594	111,497	125,661	126,570	132,539	139,107	
October														
#Lists	220	398	388	455	460	358	456	428	357	562	501	622	569	
#Sales	187	146	113	211	218	173	192	256	405	304	319	352	406	
Avg.Price	83,759	94,414	105,598	97,604	99,290	103,884	103,688	105,922	110,875	125,608	139,507	135,227	135,194	
November														
#Lists	206	344	315	352	406	342	315	357	371	419	455	581	594	
#Sales	183	107	98	202	216	151	150	291	309	313	344	385	476	
Avg.Price	89,767	92,013	101,669	96,846	103,043	92,147	111,734	98,862	108,429	121,919	142,745	144,612	139,954	
December														
#Lists	153	179	190	217	324	220	183	218	232	278	274	281	299	
#Sales	128	93	112	155	209	118	98	269	250	256	260	242	328	
Avg.Price	88,887	82,861	104,099	96,587	93,892	115,714	112,425	101,530	107,595	136,305	139,831	142,263	139,925	
Annual Total														
#Lists	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
#Sales	2,530	4,190	4,175	4,605	5,577	4,776	4,719	4,944	4,891	5,882	6,469	7,230	7,286	734
Avg.Price	1,951	1,900	1,752	2,270	2,695	2,324	1,956	2,788	4,193	4,256	4,125	4,287	4,896	432
	81,707	97,416	98,392	98,083	102,126	101,491	102,972	103,831	109,194	118,236	129,477	135,860	138,818	140,783

**New record number of sales

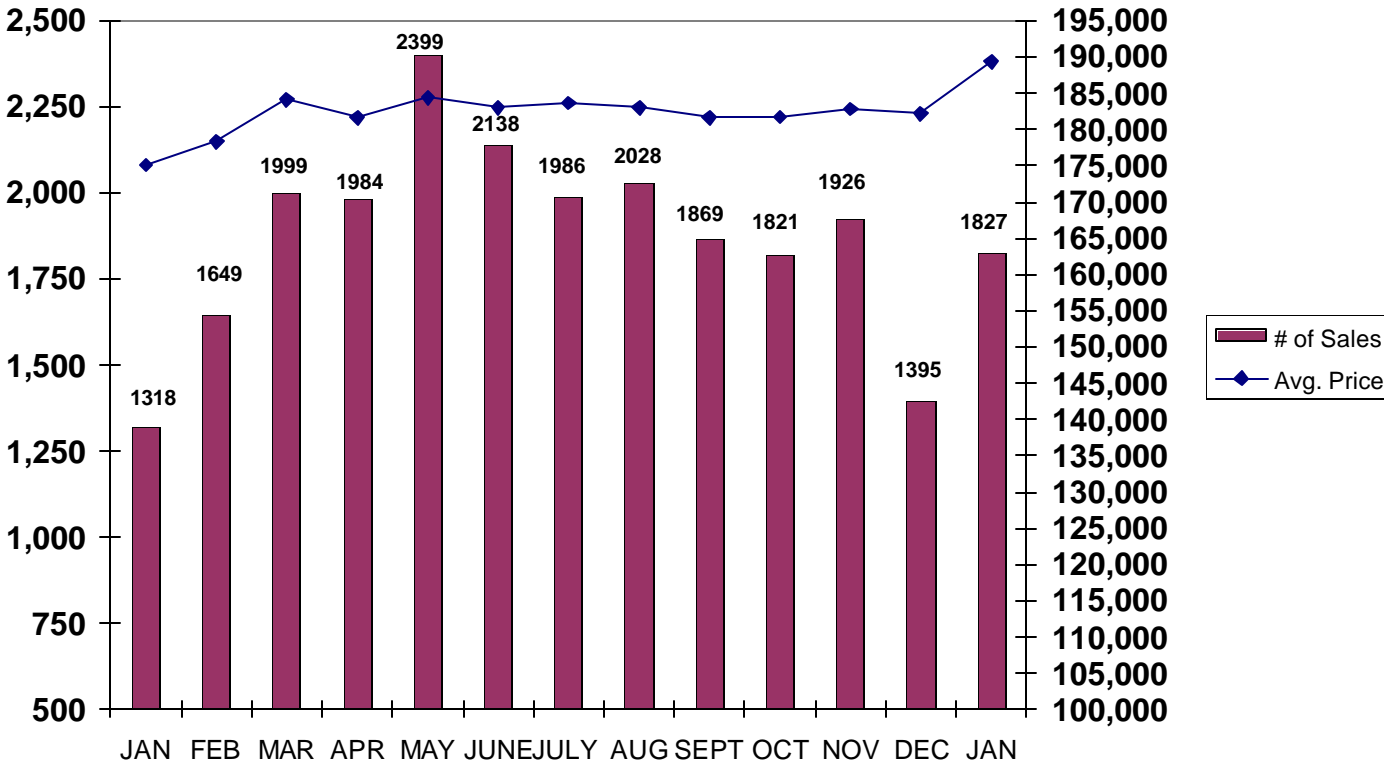
Source: Calgary Real Estate Board Co-operative Ltd.

**CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
AVERAGE RESIDENTIAL SALE PRICE BY MONTH
FOR THE YEARS 1975 – 1988**

	1975	1976	1977	1978	1979	1980	1981	*1982	1983	1984	1985	1986	1987	1988
January	40,561	58,213	64,203	70,738	76,289	88,081	99,187	110,184	105,813	75,877	74,550	83,691	83,922	90,623
February	41,246	60,938	65,264	70,981	85,943	89,094	103,127	108,375	104,472	86,175	80,635	84,681	87,966	91,213
March	42,025	62,706	64,625	72,251	77,752	88,572	104,358	107,988	103,388	77,819	80,658	85,268	90,228	96,389
April	42,986	63,350	63,928	72,655	78,314	89,696	105,281	108,407	102,377	74,040	81,537	85,863	91,731	98,765
May	43,240	62,203	64,221	73,583	79,272	90,472	106,513	108,766	100,747	72,436	81,195	89,804	95,940	99,368
June	43,947	64,691	65,515	74,079	79,875	91,163	106,944	108,960	102,488	75,239	80,730	91,524	96,358	101,695
July	44,709	65,187	66,145	74,186	81,276	91,749	107,408	107,867	100,106	78,252	83,752	86,305	99,969	104,129
August	45,615	65,135	66,424	74,477	81,631	92,410	107,856	108,835	98,181	86,568	79,535	84,905	93,491	99,602
Sept.	46,465	64,775	66,721	75,284	81,778	93,313	108,035	108,640	95,330	82,787	80,235	86,640	91,259	101,425
October	47,159	64,862	66,825	75,129	83,232	93,794	108,001	107,984	95,510	83,981	80,370	85,695	93,004	100,538
Nov.	47,800	64,815	66,378	75,131	82,240	93,668	107,912	107,655	90,444	68,322	79,815	87,658	91,880	103,471
Dec.	<u>48,340</u>	<u>64,810</u>	<u>66,428</u>	<u>75,511</u>	<u>82,428</u>	<u>93,977</u>	<u>107,778</u>	<u>107,179</u>	<u>88,102</u>	<u>71,373</u>	<u>80,436</u>	<u>85,200</u>	<u>92,585</u>	<u>101,210</u>
Annual Average	44,508	63,640	65,556	73,667	80,753	91,332	106,033	108,487	98,839	78,140	80,417	86,481	92,539	99,374

*Please note, 1982 figures are Total MLS®, not Residential Only.

Calgary Real Estate Board Number of Residential Sales and Average Prices from January 2001 to January 2002



Residential Sales by Price Category 2000 - 2002

Month of January

