

# Calgary Real Estate Board

*Forecast 2009: Conference & Tradeshow*



# Calgary Real Estate Board MLS<sup>®</sup> Market Forecast

# 2009

# Calgary Economic Development

- Calgary has a very strong labour force – educated, highly skilled, highly paid and healthy demand.\*
- Calgary is a head office city, and those typically weather storms better than branch-plant locations.\*
- The number and magnitude of major capital projects underway and expected to last for two to three years is significant\*

Source: Calgary Economic Development, State of the Economy Report\*

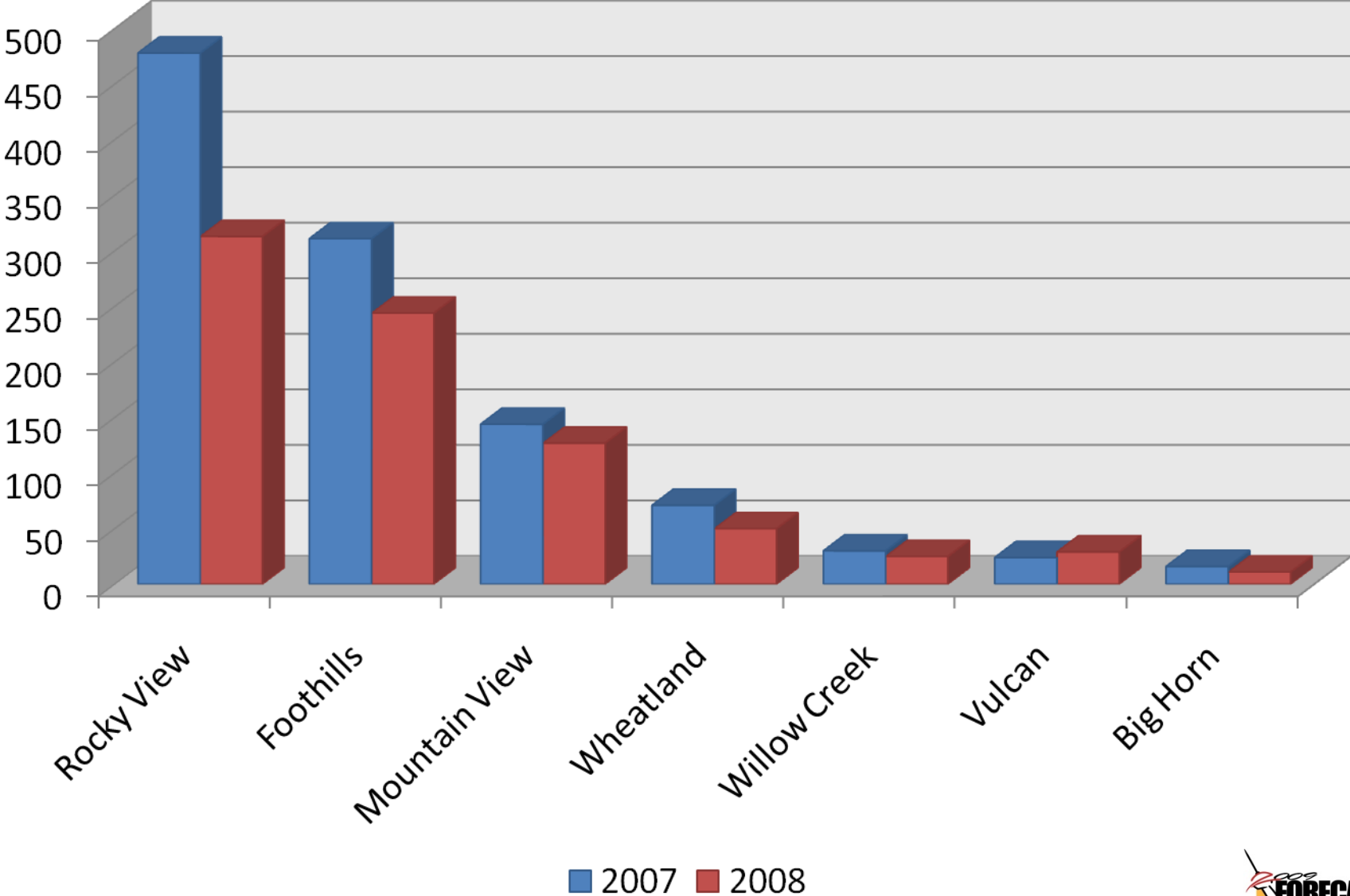
# Real Estate Market Review

# Rural Marketplace

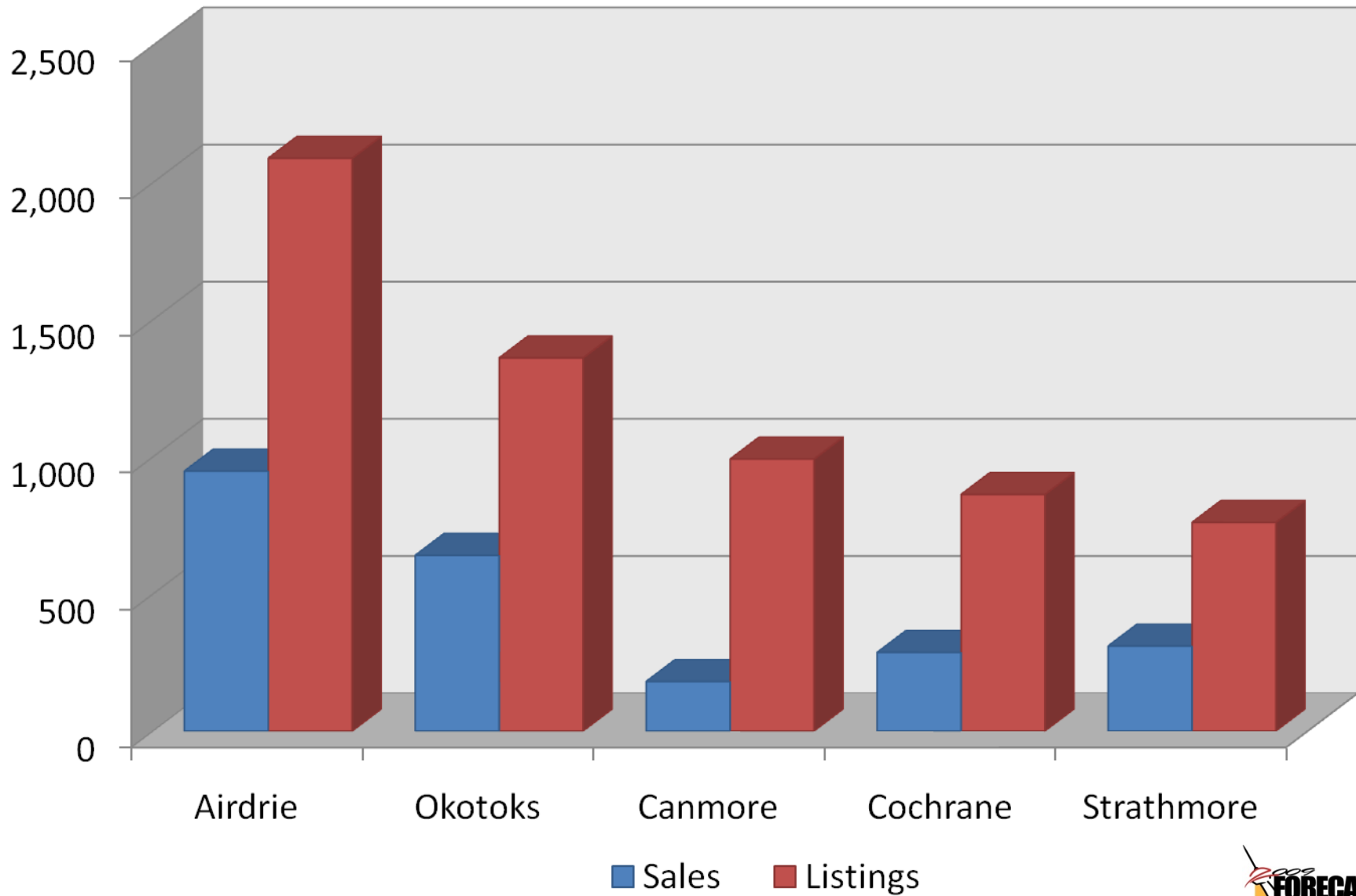
- 2008 Total Rural Dollar Volume **\$640,000,000**
- Average Sale Price **\$726,000**



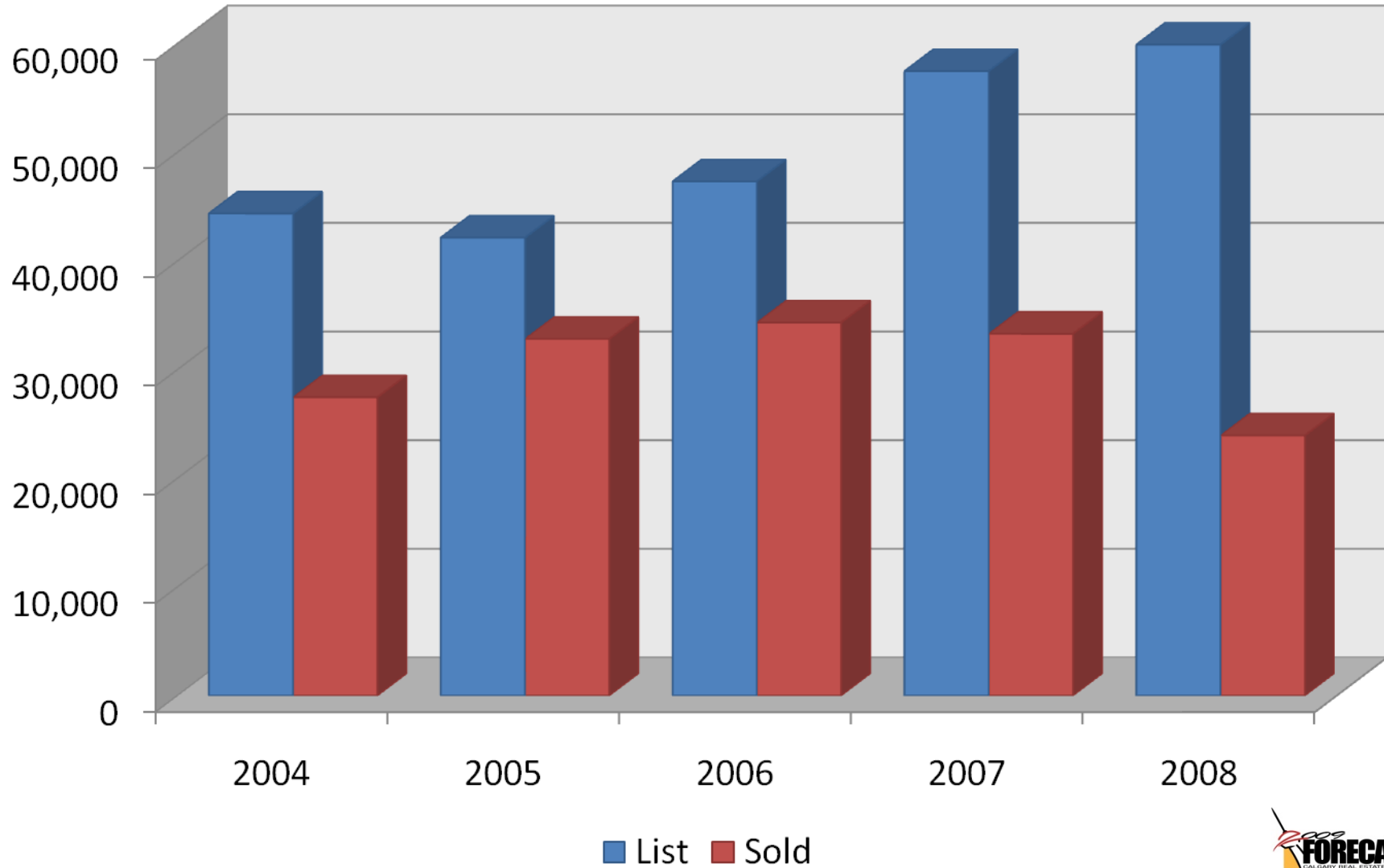
# Rural Activity



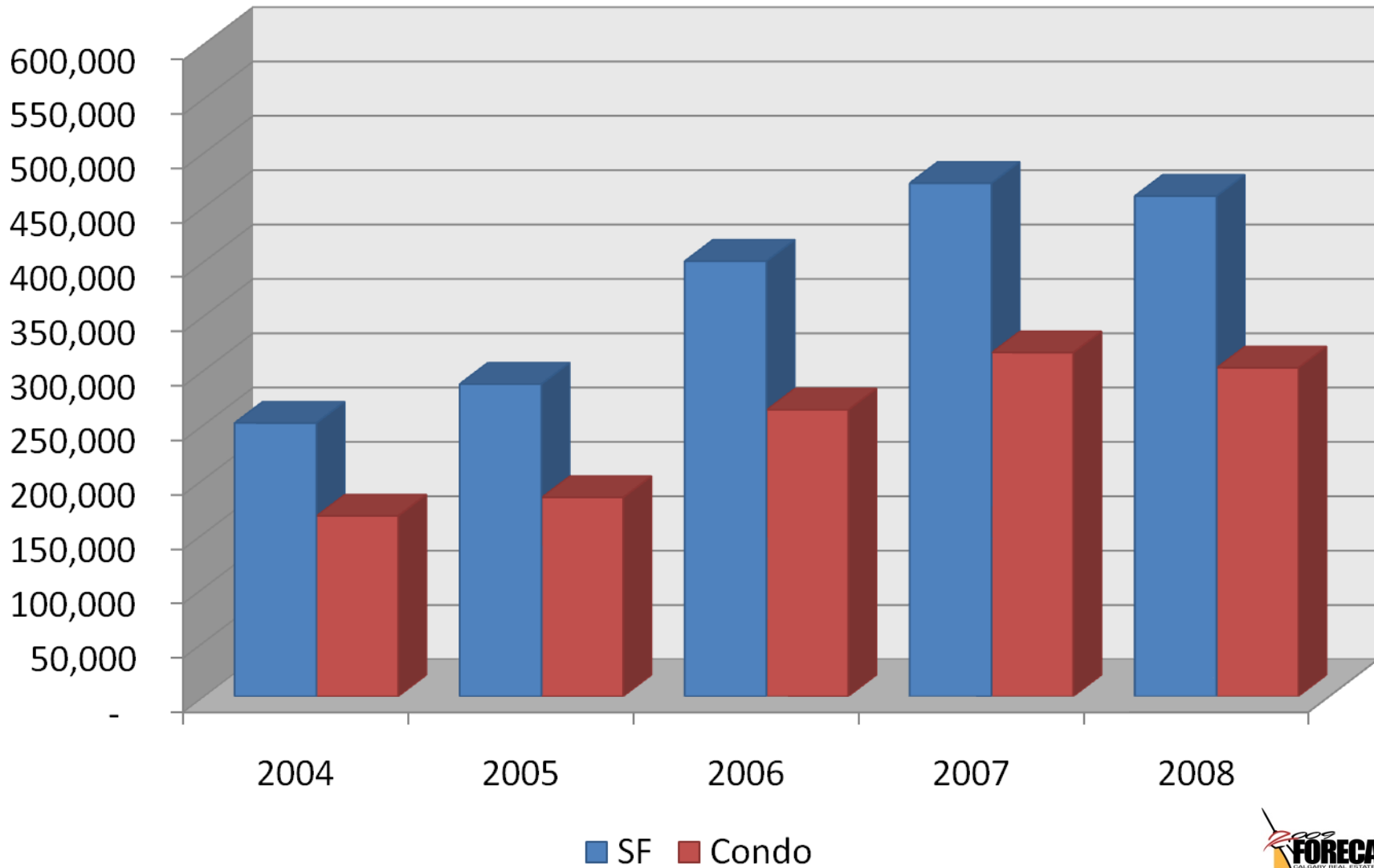
## Calgary Surrounding Towns Listing and Sales 2008



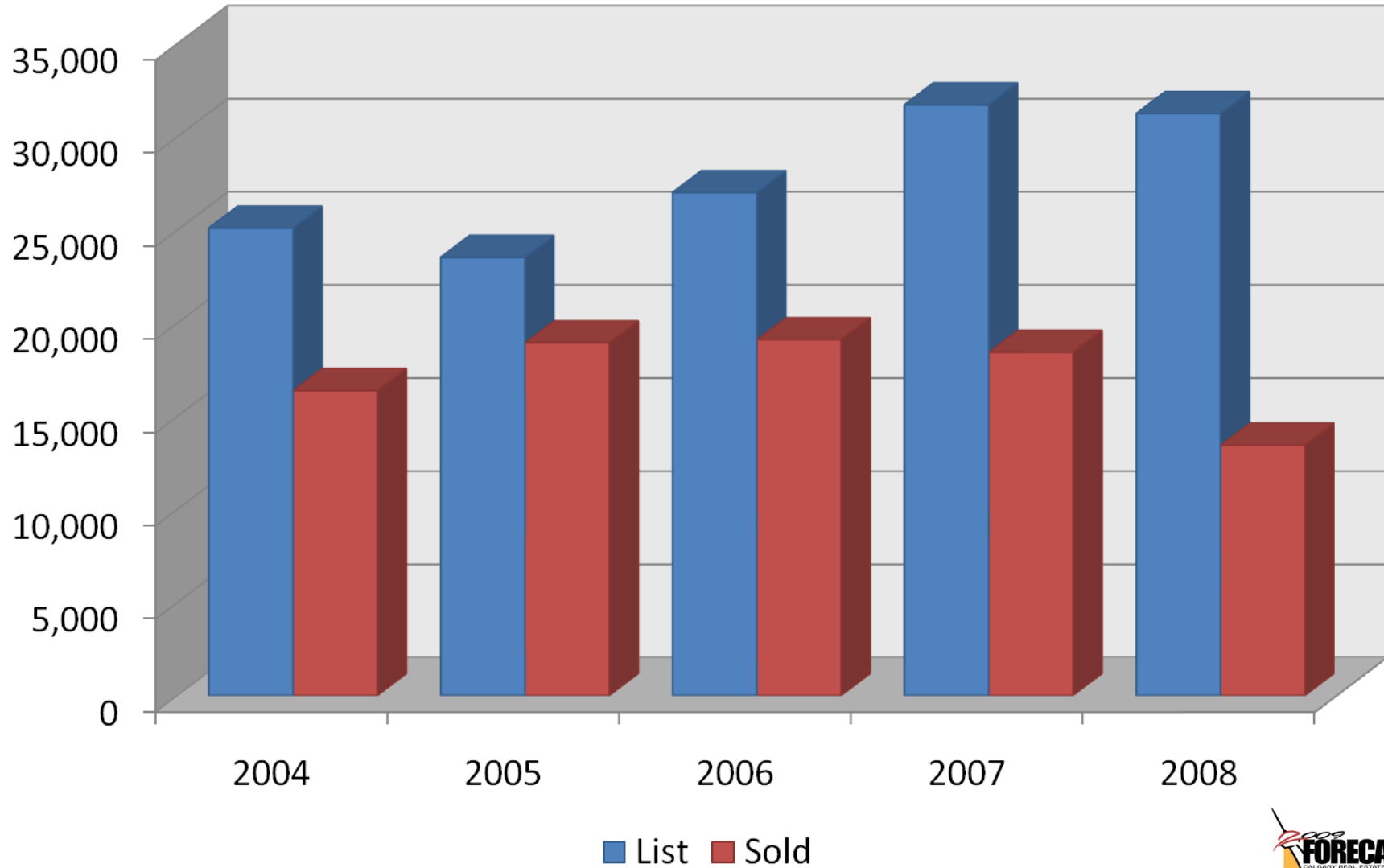
## Total MLS® Listings and Sales YTD as of Dec 31st



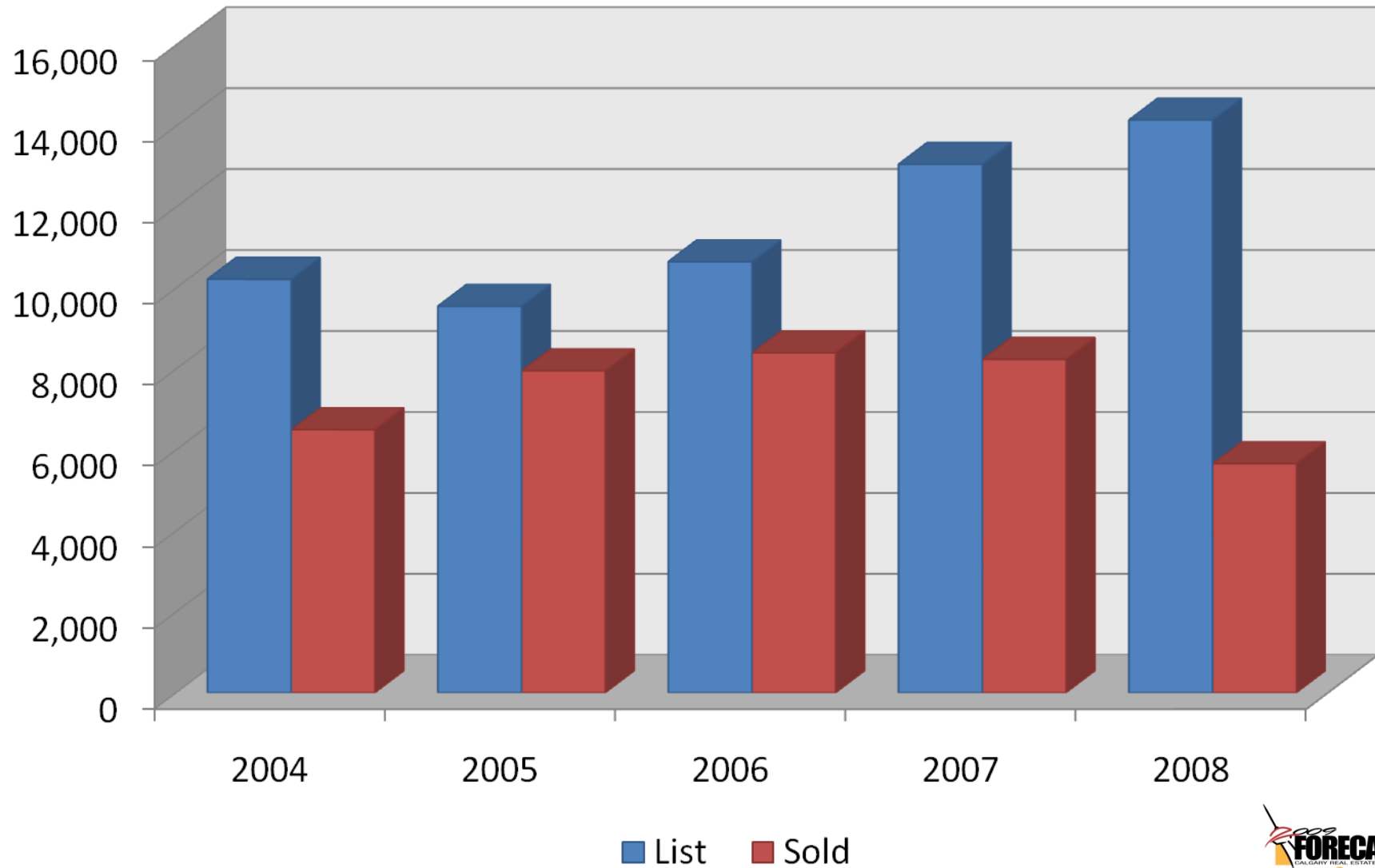
## Calgary Metro - Average Sale Price YTD as of Dec 31st



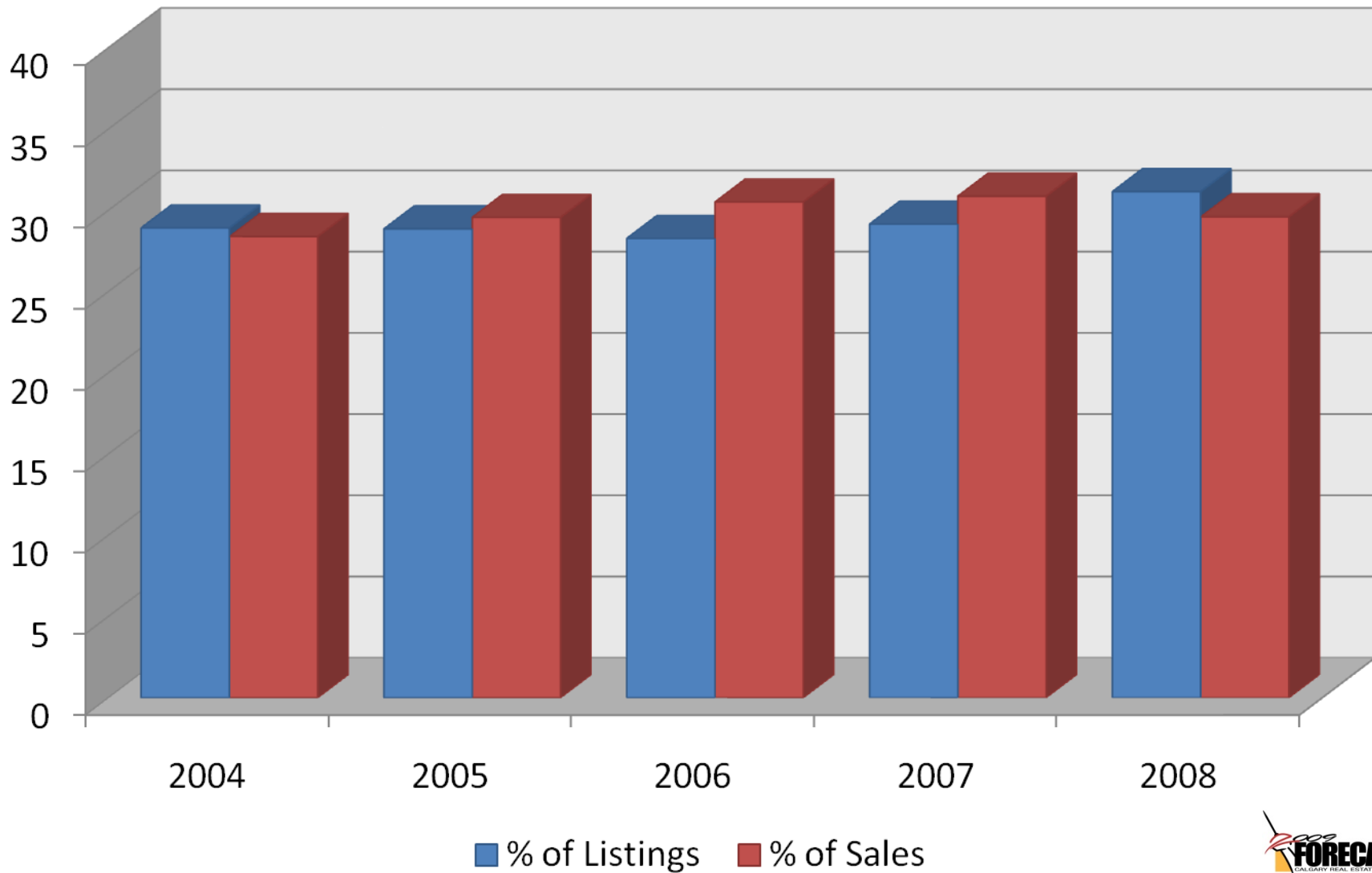
## Calgary Metro - Single Family Listings and Sales YTD as of Dec 31st



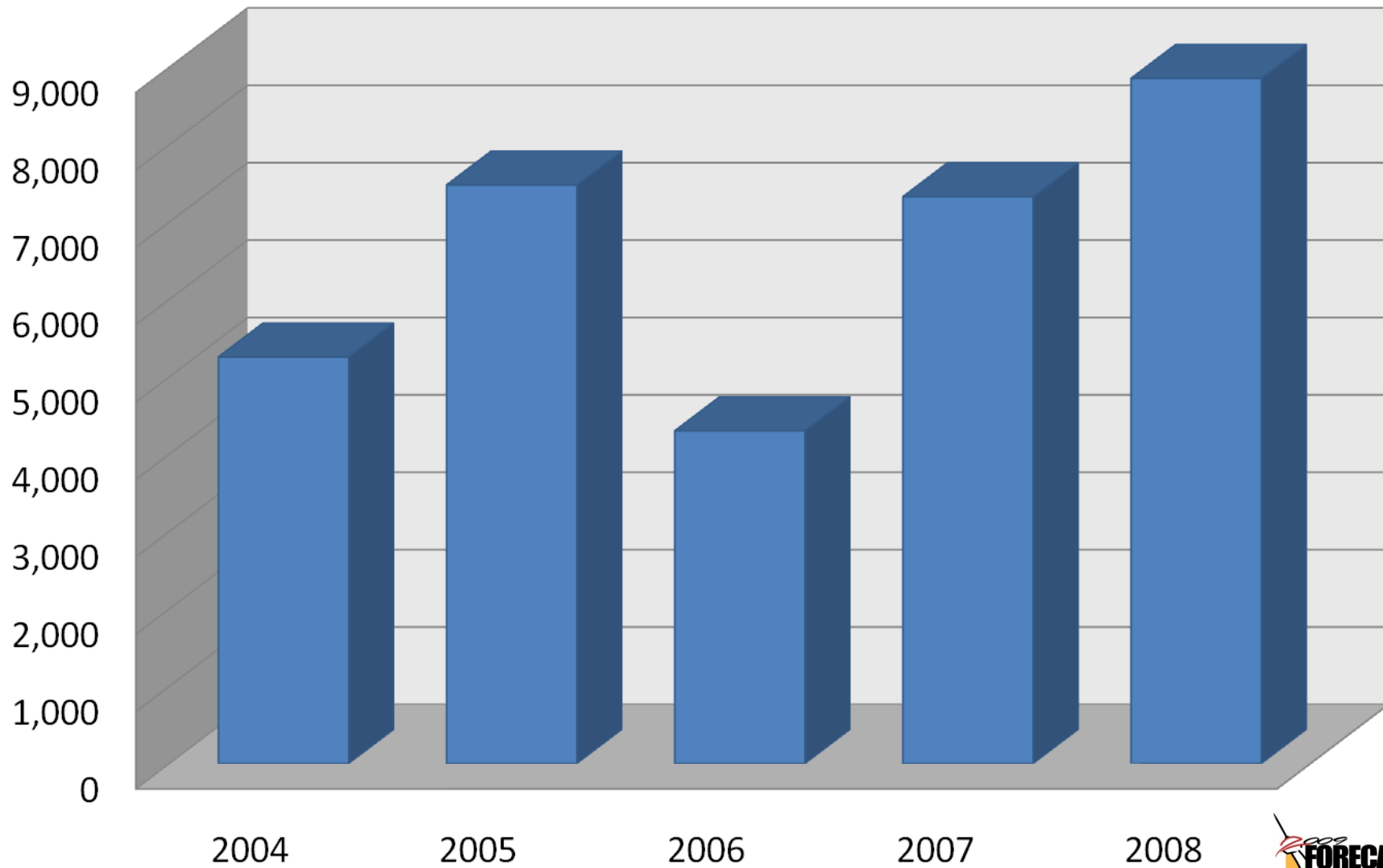
## Calgary Metro - Condo Listings and Sales YTD as of Dec 31st



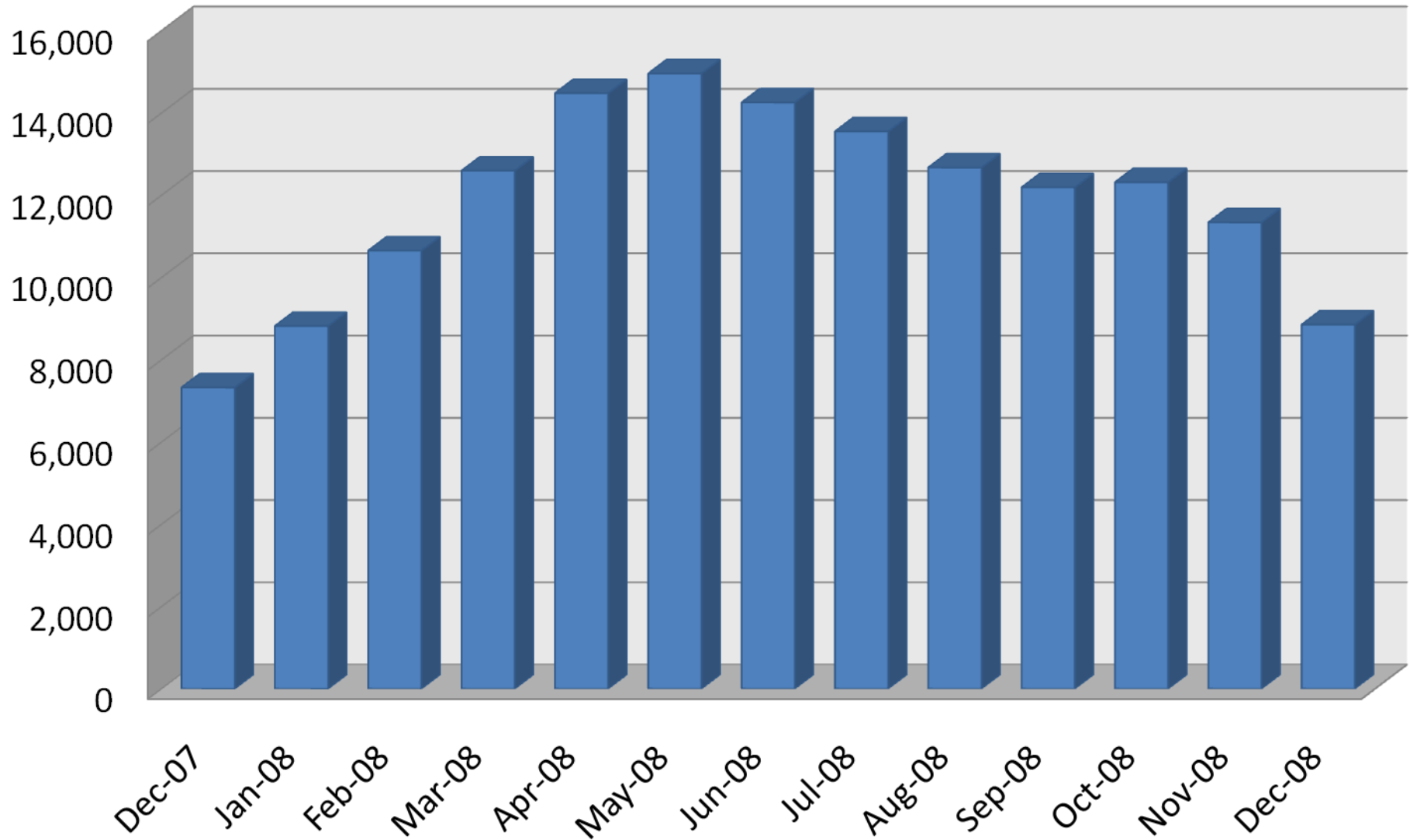
## Calgary Metro - Condo Activity as a Percentage of Total Activity



## Total MLS® Inventory YTD as of Dec 31st

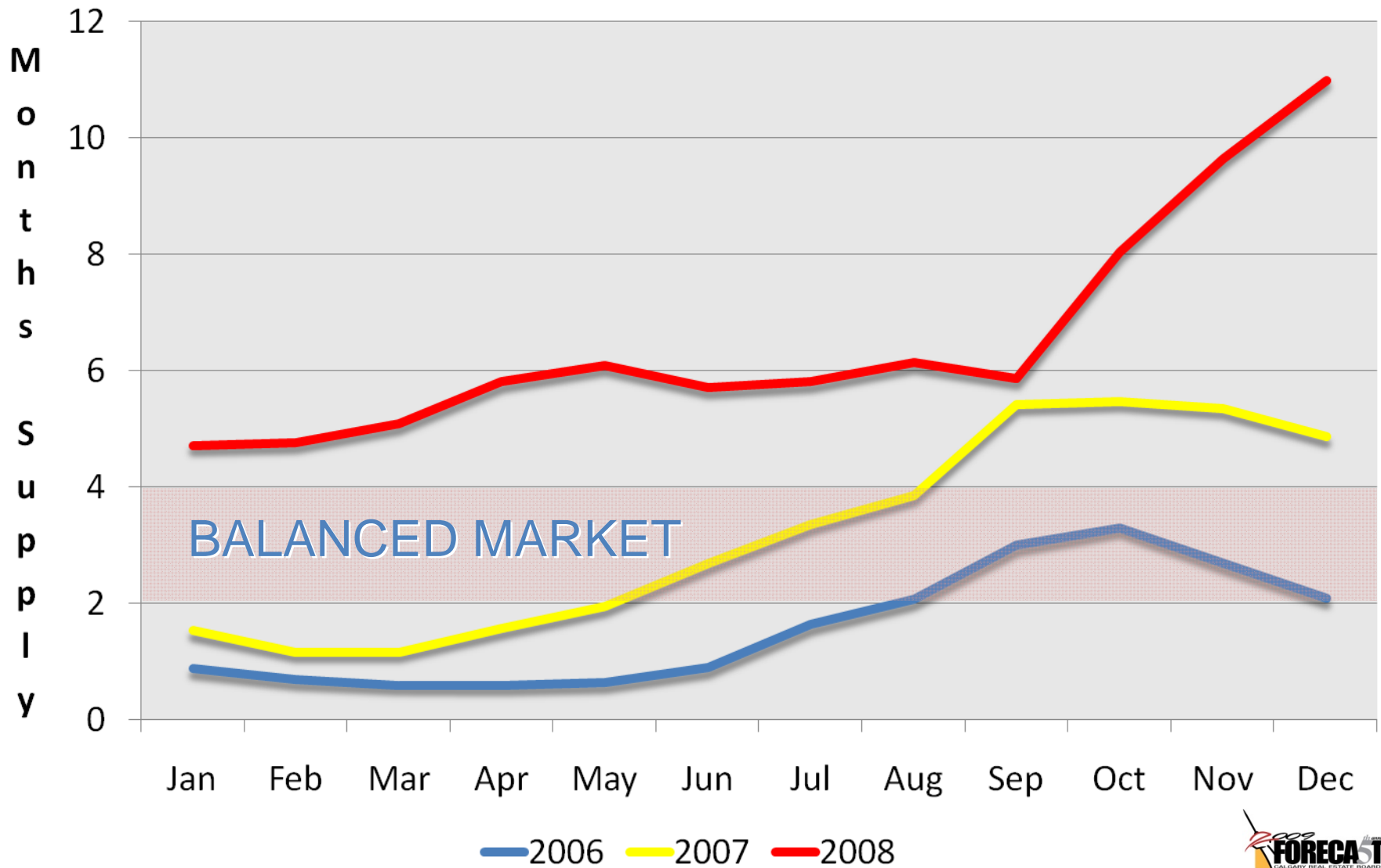


## 2008 Month End Inventory



■ Inventory

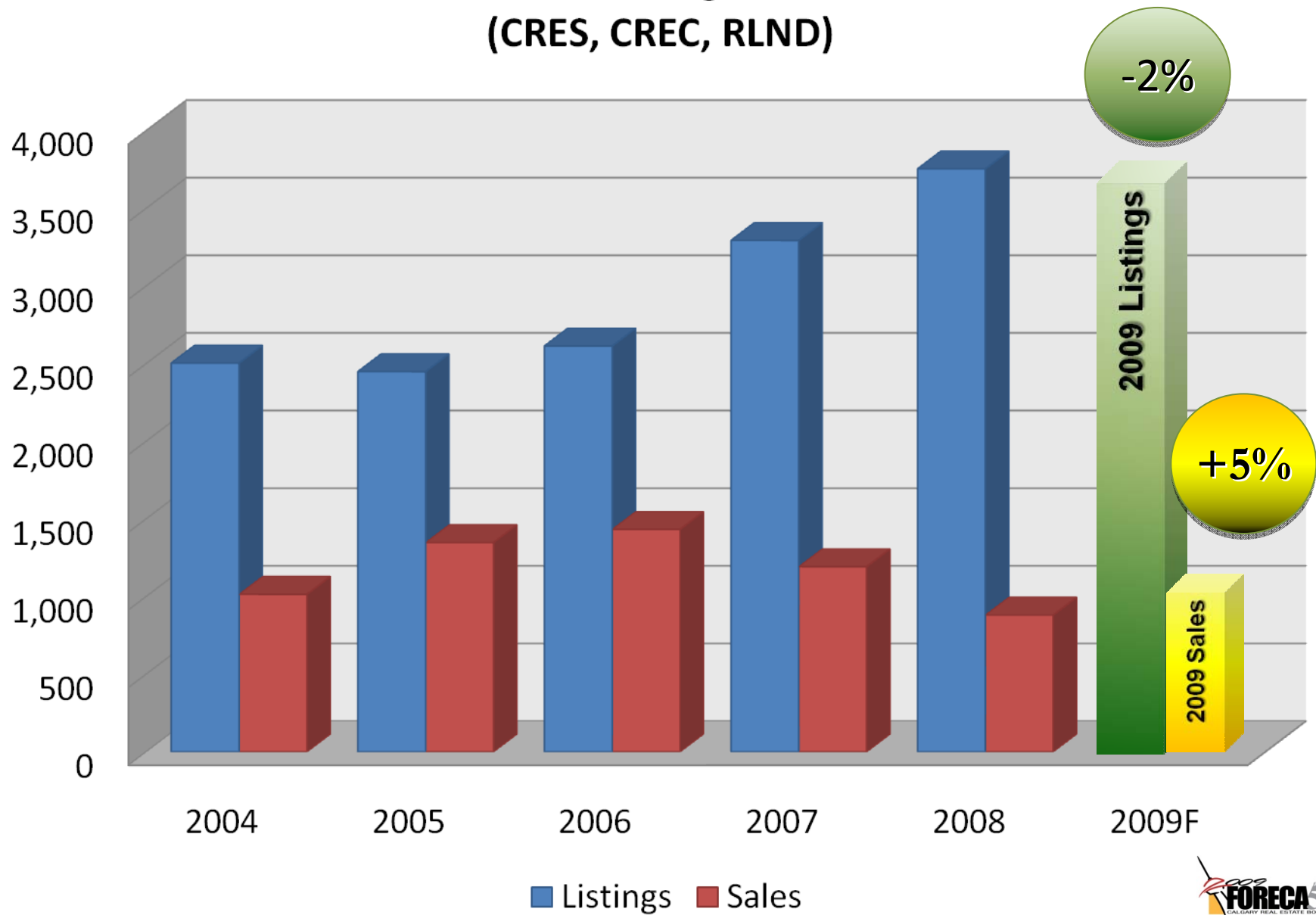
## Total MLS® Monthly Inventory Turnover (Absorbption Rate)



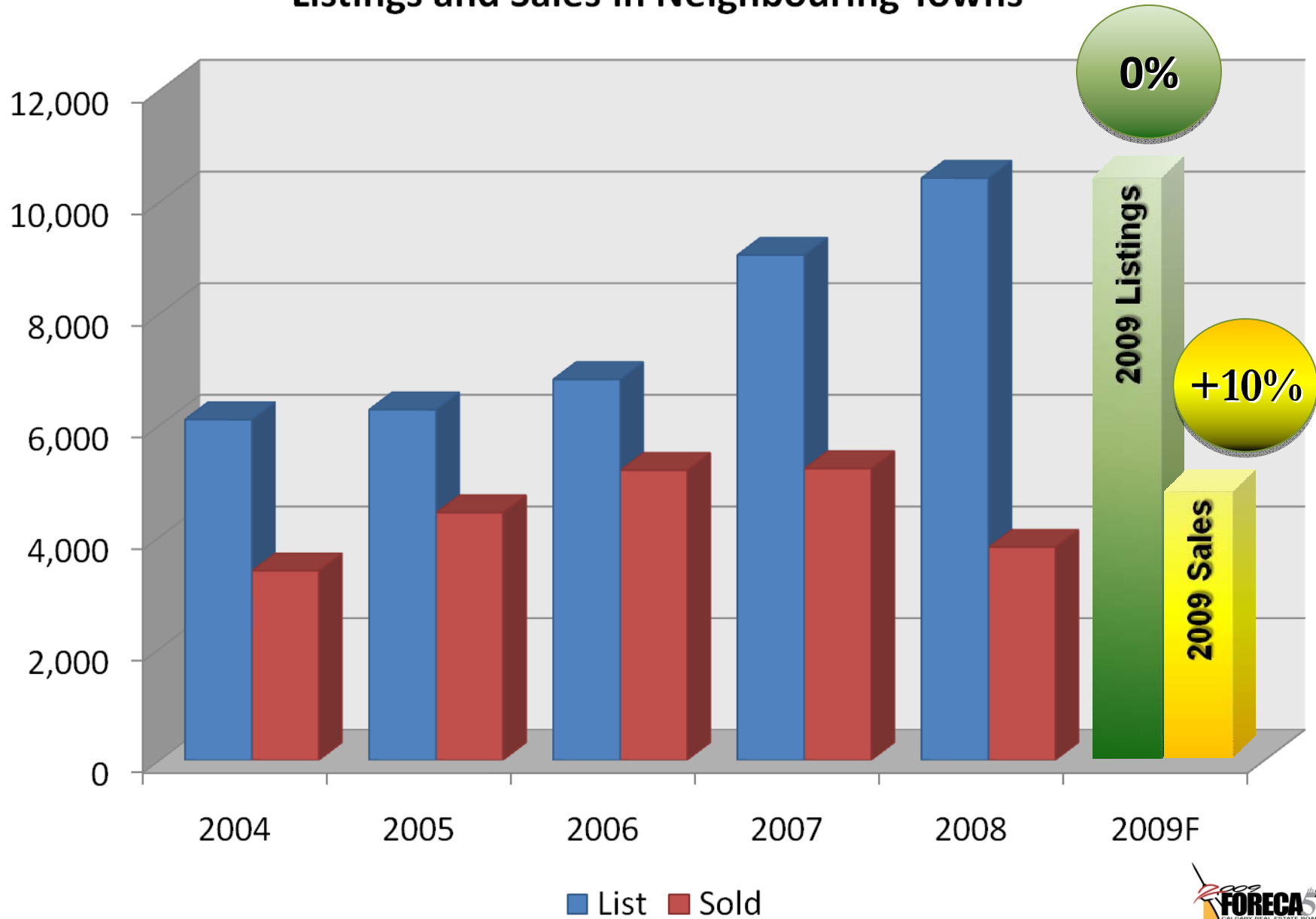
# Calgary Real Estate Board MLS<sup>®</sup> Market Forecast

## For 2009

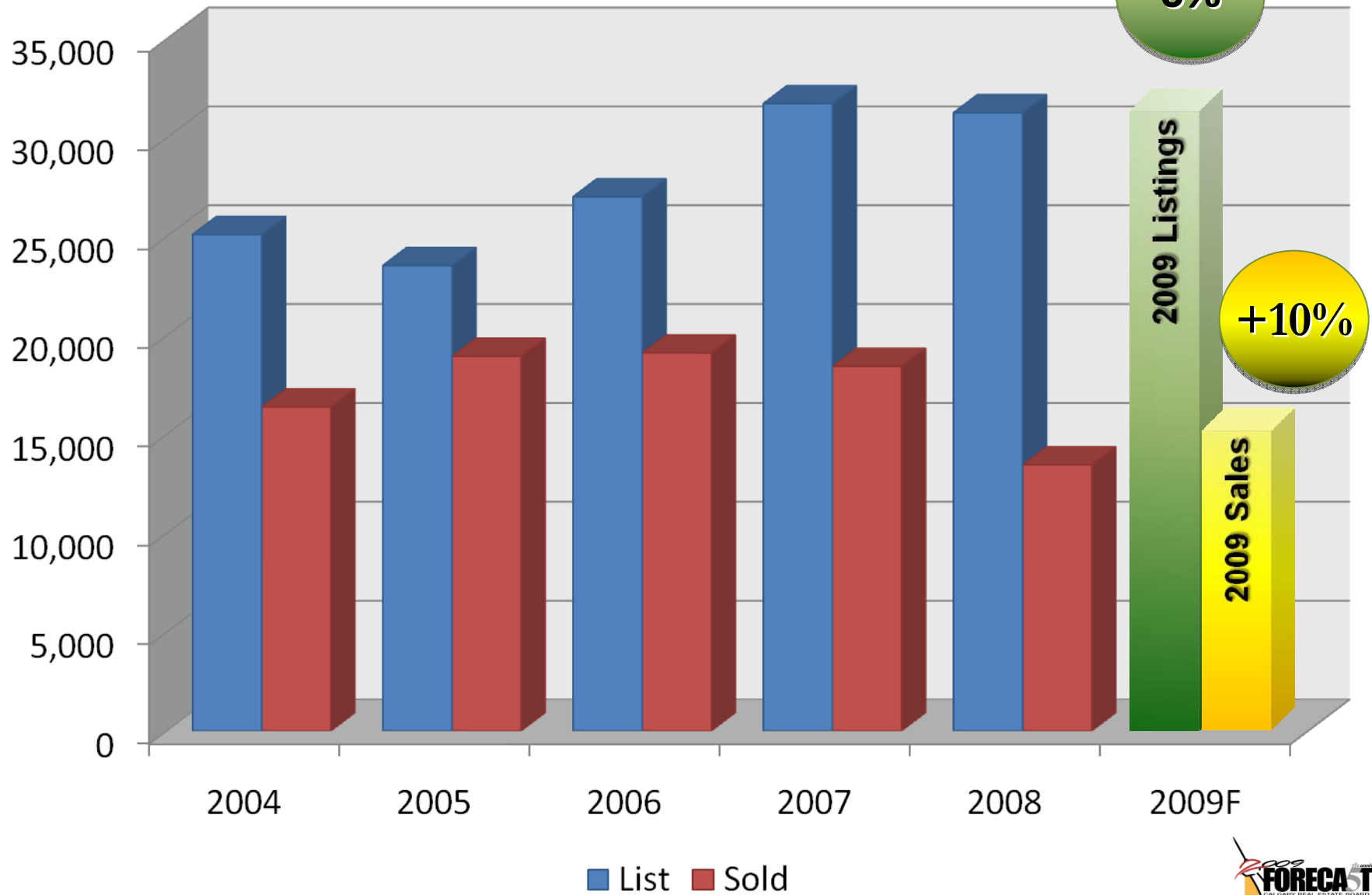
## Rural MLS® Listings and Sales (CRES, CREC, RLND)



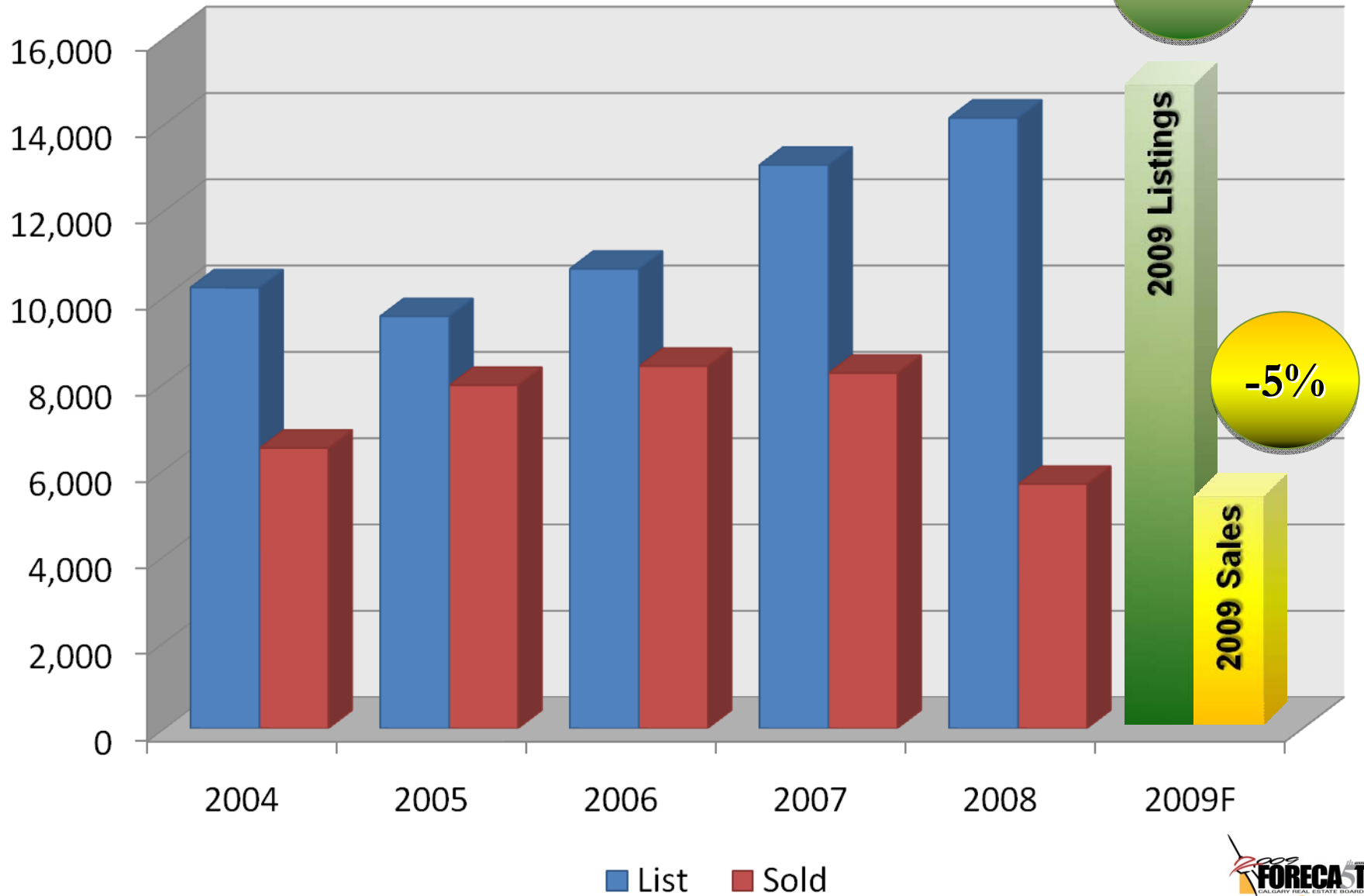
## Listings and Sales in Neighbouring Towns



## Calgary Metro - Single Family Listings and Sales



# Calgary Metro - Condo Listings and Sales



## Calgary Metro - Average Sale Price

