



CIR REALTY MARKET WATCH

April 2008



MORE LISTINGS IS GOOD NEWS FOR BUYERS

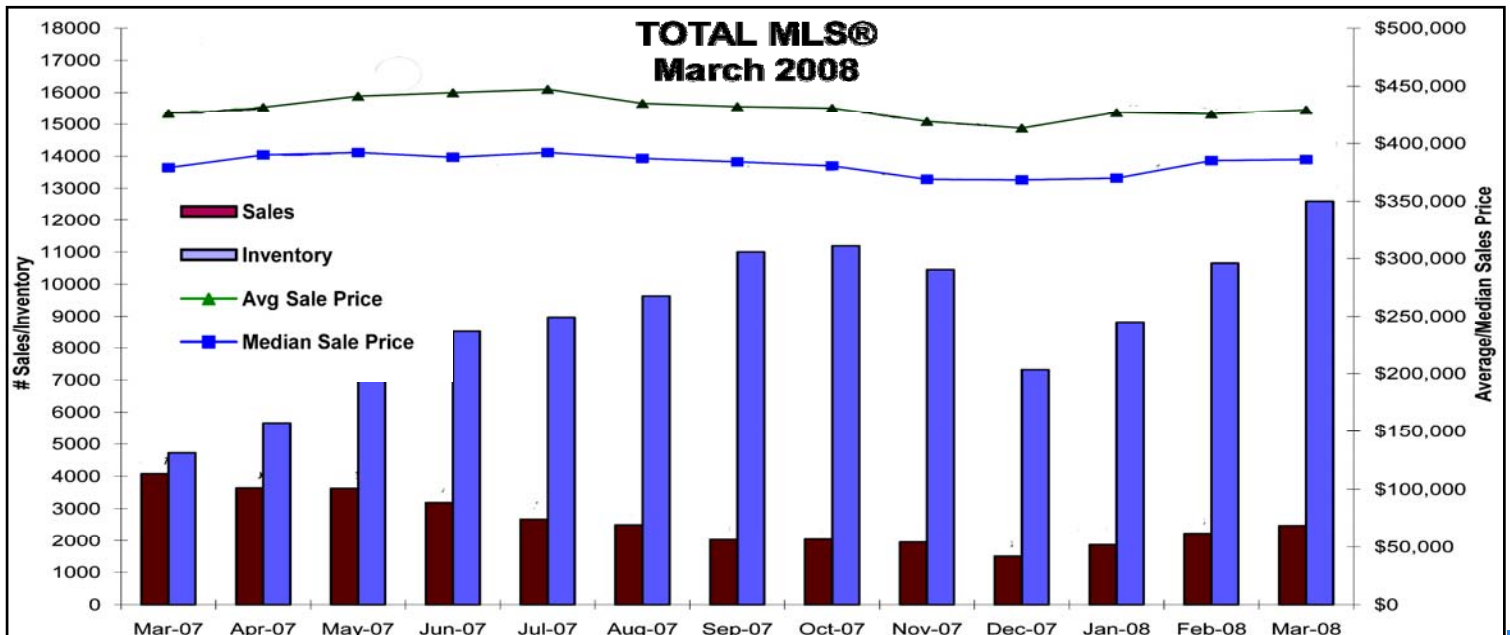
Single family Calgary metro new listings added for the month of March totaled 3,493, an increase of 11.6 % from March 2007 when new listing added totaled 3,131 an increase of 17.2 % over last month, when new listings coming to the market were 2,981. At the end of the first quarter, we have seen 9,497 listings new to the market, compared to the 7,661 new listings for the first quarter of 2007, indicating a 24 % increase. Single family Calgary metro sales for the month of March came in at 1,418, showing a decrease of 37.6 % from the 2,272 sales in March 2007 but showing an increase of 13.3 % 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 % decrease.

CONDO MARKET STEADY

Calgary metro condominium new listings added in March 2008 were 1,561, showing an increase of 24.9 % from the 1,250 new condominium listings added in March 2007 and a 25.5 % 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 % 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 % from the 2,656 condominium sales recorded in the first three month of 2007.

AVERAGE SALE PRICE DOWN SLIGHTLY FROM 2007

The average price of a single family Calgary metro home in March 2008 was \$474,513, showing a 1.1 % 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 % 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 neighborhoods or account for price differentials between geographical areas.



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