

# CIR REALTY MARKET WATCH



Canada Trust

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May 2007

**LISTINGS ARE UP 48%,  
SALES ARE DOWN 2%**

Single family Calgary metro new listings added for the month of May totaled, 3,652, a healthy 47.44 percent increase over the 2,477 new listings added in May 2006. This is also an increase of 17.81 percent over the 3,100 new listings added in April 2007. Single family Calgary metro properties changing hands in May were 1,995, a decrease of 2.21 percent from the 2,040 recorded in May 2006 and a decrease of 4.36 percent from the 2,086 sales recorded last month

**AVERAGE SALE PRICE  
UP 17% OVER 2006**

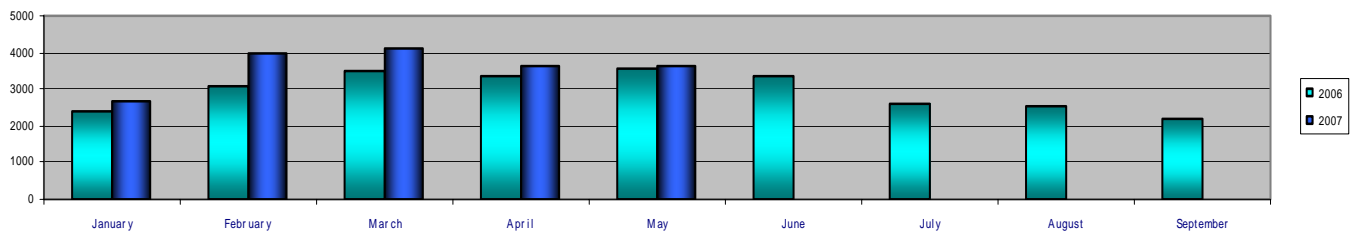
The average price of a single family Calgary metro home in May 2007 was \$487,523 showing a 17.25 percent increase over May 2006, when the average price was \$415,815 and showing a 2.80 percent increase from last month when the average price was \$474,250. These average price figures reflect the changes made from extracting mobile homes and condominiums from the previously reported category, Residential Combined. All Calgary Metro MLS® statistics include properties listed and sold only within Calgary's City limits.

**CONDO MARKET STABLE  
AND STRONG**

The Calgary metro Condominium market showed equal stability in May with new listings added totaling 1,332, an increase of 32.54 percent from May 2006, when the new listings added were 1,005. This is a 15.13 percent increase from last month when new listings added were 1,157. Calgary metro Condominium sales in May 2007 were 887, a decrease of 0.56 percent from May 2006, when the sales were recorded as 892 and a 5.72 percent increase from last month's sales of 839.

**Calgary Residential MLS Sales Volume Comparative - 2006 vs. 2007**

Data Source: creb.com



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