



Marilyn Sharpe



403-870-7600 Your Personal Realtor ...for *Life*

No one knows Oakridge & Palliser like Marilyn!

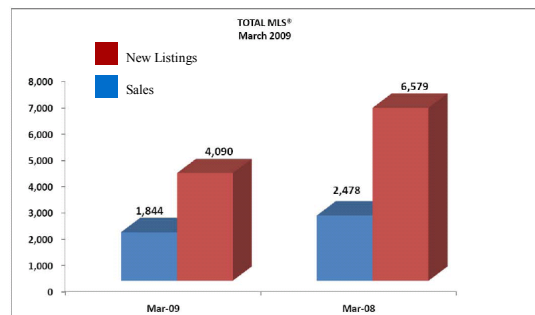
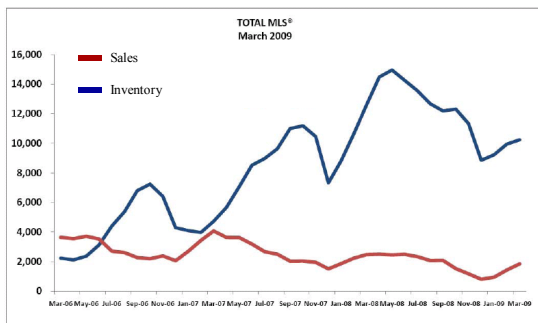
1st Quarter MLS Market Activity for OAKRIDGE/PALLISER Listed For Sale as of March 31, 2009

Single Family Homes				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	Bungalow	\$369,900	159	1249
Oakridge	Bungalow	\$374,900	48	1507
Oakridge	Bungalow	\$385,000	120	1276
Oakridge	Bi-Level	\$385,000	31	1003
Oakridge	Bungalow	\$388,900	33	1184
Oakridge	2-lvl Split	\$398,900	7	1622
Oakridge	Bi-Level	\$399,000	43	1051
Oakridge	Bungalow	\$399,800	16	1373
Oakridge	Bungalow	\$409,700	16	1119
Oakridge	Bungalow	\$448,500	55	1474
Oakridge	4-lvl Split	\$475,000	43	1248
Oakridge	4-lvl Split	\$478,000	82	1271
Oakridge	Bungalow	\$559,900	54	1442
Oakridge Est	4-lvl Split	\$365,000	2	1238
Oakridge Est	2 Storey	\$589,900	14	1976
Oakridge Est	2-lvl Split	\$599,900	69	2207
Oakridge Est	2 Storey	\$629,900	55	2004
Oakridge Est	2-lvl Split	\$788,000	16	2810
Oakridge Est	2 Storey	\$849,900	71	2911
Oakridge Est	2-lvl Split	\$899,900	29	3253
Palliser	2 Storey	\$599,000	82	1981

Condominiums				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	2 Storey	\$212,500	21	1044
Oakridge	2 Storey	\$217,500	13	1086
Oakridge	Bi-Level	\$239,900	71	506
Oakridge	4-lvl Split	\$249,900	9	1238
Oakridge	Apartment	\$297,000	52	1206
Palliser	Apartment	\$199,500	31	1296
Palliser	Apartment	\$239,900	12	999
Palliser	2 Storey	\$246,900	38	1216
Palliser	2 Storey	\$264,900	69	1367
Palliser	4-lvl Split	\$269,900	12	1259
Palliser	2 Storey	\$289,000	28	1259
Palliser	2 Storey	\$289,900	30	1281
Palliser	2 Storey	\$289,900	10	1259
Palliser	2 Storey	\$333,900	140	1302
Palliser	Villa	\$389,900	122	1335
Palliser	Villa	\$499,900	234	1384
Palliser	Villa	\$499,987	61	1433
Palliser	Villa	\$559,900	16	1528
Palliser	2 Storey	\$797,000	82	2359

Average List Price for Single Family Homes: \$514,000

Average List Price for Condominiums: \$336,173



RE/MAX Realty Professionals #10, 6020 - 1A St. SW, Calgary, AB T2H 0G3

Do You Know a Buyer for This Home?

Tel: 403-870-7600 Toll Free: 1-800-582-8166 Email: info@marilynsharpe.com

712 Oakhill Place SW



Great Location in Oakridge! - \$399,800

Nicely updated 1373 SF bung-alow with 4 bdr on main. This wonderful, freshly painted home has had many upgrades in the last 2 years including a new high efficiency furnace, custom kitchen wood cabinets, upgraded tile floors, new light fixtures and new interior doors with satin nickel hardware, 4" base-boards, & hardwood floors in the living & dining rooms. Call Marilyn today for an appointment - 403-870-7600

Visit... **marilynsharpe.com** for more details or call Marilyn today!

Sold in the 1st Quarter of 2009

Single Family Homes						
Community Desc	Style	List Price	Sale Price	Days on Mkt	Sq. Ft.	\$/Sq. Ft.
Oakridge	2 Storey	\$309,900	\$296,000	57	1292	\$229
Oakridge	Bungalow	\$349,900	\$349,900	30	1046	\$334
Oakridge	2-lvl Split	\$374,900	\$367,000	18	1679	\$219
Oakridge	Bi-Level	\$379,900	\$374,000	10	1206	\$310
Oakridge	5-lvl Split	\$389,900	\$375,000	17	1505	\$249
Oakridge	5-lvl Split	\$389,900	\$380,000	27	1701	\$223
Oakridge	4-lvl Split	\$398,900	\$385,000	127	1576	\$244
Oakridge	Bungalow	\$399,000	\$374,000	109	1301	\$287
Oakridge	Bungalow	\$409,900	\$390,000	53	2002	\$195
Oakridge	4-lvl Split	\$418,900	\$390,000	18	1130	\$345
Oakridge	Bungalow	\$449,900	\$422,500	18	1572	\$269
Oakridge	Bungalow	\$489,000	\$465,000	76	1231	\$378
Oakridge	Bungalow	\$534,900	\$512,500	16	1249	\$410
Oakridge	2 Storey	\$589,000	\$530,000	177	2026	\$262
Oakridge	2 Storey	\$615,000	\$607,500	20	2222	\$273
Oakridge Est	5-lvl Split	\$399,000	\$390,000	7	1544	\$253
Oakridge Est	4-lvl Split	\$499,900	\$460,000	93	1281	\$359
Palliser	Bi-Level	\$339,900	\$313,000	42	1141	\$274
Palliser	1.5 Storey	\$439,900	\$420,000	27	1537	\$273

Average Sale Price for Single Family Homes: \$390,070 Average Sale Price for Condominiums: \$239,150

Condominiums						
Community Desc	Style	List Price	Sale Price	Days on Mkt	Sq. Ft.	\$/Sq. Ft.
Oakridge	Bungalow	\$205,000	\$192,500	136	1076	\$179
Oakridge	Bi-Level	\$214,900	\$203,000	25	952	\$213
Oakridge	Bi-Level	\$229,000	\$218,000	62	495	\$440
Oakridge	2 Storey	\$259,000	\$240,000	26	1200	\$200
Oakridge	2 Storey	\$259,900	\$253,000	21	1320	\$192
Palliser	Apartment	\$185,000	\$185,000	156	999	\$185
Palliser	2 Storey	\$254,900	\$245,000	113	1218	\$201
Palliser	Apartment	\$279,900	\$269,000	29	Not provided	n/a
Palliser	Apartment	\$299,900	\$280,000	100	1100	\$255
Palliser	4-lvl Split	\$309,900	\$306,000	3	1262	\$243