



Marilyn Sharpe

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3rd Quarter MLS Market Activity for OAKRIDGE/PALLISER

Listed For Sale as of Sept. 30, 2009

Single Family Homes				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	Bungalow	\$399,000	27	1533
Oakridge	5 Lvl split	\$519,900	21	1446
Oakridge	2 Storey	\$579,900	52	2113
Oakridge	Back split	\$589,900	4	1842
Oakridge	2 Storey	\$689,500	26	960
Oakridge	Bungalow	\$699,000	101	1255
Oakridge Est.	2 Storey	\$549,950	38	2004
Oakridge Est.	5 Lvl split	\$559,000	41	1954
Oakridge Est.	2 Lvl split	\$640,000	38	2480
Oakridge Est.	2 Lvl split	\$643,875	14	2153
Oakridge Est.	2 Lvl split	\$799,900	5	3253
Oakridge Est.	2 Storey	\$819,000	150	2556
Palliser	2 Storey	\$462,000	51	1440
Palliser	4 Lvl split	\$489,900	34	1714
Palliser	2 Lvl split	\$619,900	24	2024

Condominiums				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	2 storey	\$199,900	128	1066
Oakridge	Bi-Level	\$214,900	11	507
Oakridge	4 Lvl split	\$259,900	5	1302
Oakridge	2 Storey	\$304,900	36	1208
Oakridge	4 Lvl split	\$309,900	17	1485
Palliser	Apartment	\$214,500	4	970
Palliser	Apartment	\$235,000	71	999
Palliser	Apartment	\$239,900	122	1110
Palliser	Apartment	\$269,900	22	969
Palliser	Apartment	\$279,900	23	936
Palliser	2 Storey	\$309,900	33	1313
Palliser	Villa	\$499,900	10	1340
Palliser	Villa	\$519,900	17	1378

Average List Price for Single Family Homes: \$604,048

Average List Price for Condominiums: \$296,800

CALGARY HOME PRICES SHOW SIGNS OF STABILITY

Recovery Continues in Calgary Housing Market

Calgary, October 1, 2009 – Calgary home prices show signs of stability as recovery in the housing market begins to take hold.

The average price of a single family Calgary metro home in September 2009 was \$459,085, showing an increase of 1 % from August 2009, when the average price was \$454,130, and showing an increase of 3 % from September 2008, when the average price was \$444,048. The average price of a Calgary metro condominium was \$290,253 showing a 2 % increase from August 2009, when the average price was \$283,330 and an increase of 1 % over last year, when the average price was \$287,426. 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 correction in Calgary housing market appears to be stabilizing and downward pressure on home prices is moderating,” says Diane Scott, president elect of the Calgary Real Estate Board.

The number of single family homes and condos sold in September 2009 in Calgary metro are also both up from the same time a year ago.

September saw 1,257 single family homes sold in Calgary metro. This is an increase of 9 % from September 2008, when single family home sales were

1,152. This is a decrease of 2 % from 1,277 sales in August of this year. The number of condominium sales for the month of September 2009 was 580, an increase of 25 % from September 2008 when 465 condominiums changed hands. This was a decrease of 8 % from the 632 condominium transactions recorded last month.

“Indeed the market is harder to predict in these early stages of recovery,” says Scott. “Sales were stronger than expected in the summer months -- easing slightly in September. We expect a gradual and measured uptake in sales as we enter the fall market.”

Single family Calgary metro new listings added for the month of September totaled 1,857, a decrease of 3 % from August 2009 when 1,910 new listings were added, and showing a decrease of 29 % from September 2008, when 2,631 new listings came to the market. Calgary metro condominium new listings added in September 2009 were 940, up 13 % from August 2009, when the MLS® saw 832 condo listings coming to the market. This is a decrease of 21 % from September 2008, when condominium listings were 1,186.

“In the third quarter Calgary shifted to a more balanced housing market. But conditions are still very favourable for home buyers,” says Scott.

“Mortgage rates remain low, affordability continues and federal government incentives such as the \$5,000 tax credit may motivate first-time homebuyers to make a purchase before the end of the year.”

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

Sold in the 3rd Quarter of 2009

Single Family Homes							Condominiums						
Area	Style	Listed	Sold	Days on Mkt	Sq. Ft.	\$/Sq. Ft.	Area	Style	Listed	Sold	Days on Mkt	Sq. Ft.	\$/Sq. Ft.
Oakridge	4 Lvl Split	\$349,900	\$325,500	15	1173	\$277	Oakridge	2 Storey	\$193,000	\$190,000	72	1076	\$177
Oakridge	2 Storey	\$348,888	\$345,000	13	1302	\$265	Oakridge	Bungalow	\$207,000	\$199,000	18	1077	\$185
Oakridge	Bungalow	\$369,000	\$357,000	53	1276	\$280	Oakridge	Bi-Level	\$205,000	\$200,000	81	503	\$398
Oakridge	Bi-Level	\$374,500	\$360,000	126	1003	\$359	Oakridge	Bungalow	\$217,500	\$210,000	40	990	\$212
Oakridge	Bungalow	\$383,000	\$369,000	28	1184	\$312	Oakridge	Bungalow	\$219,900	\$215,000	25	1074	\$200
Oakridge	4 Lvl Split	\$399,900	\$372,000	28	1173	\$317	Oakridge	2 Storey	\$224,900	\$216,000	44	1083	\$199
Oakridge	Bi-Level	\$399,900	\$395,000	55	1084	\$364	Oakridge	Bi-Level	\$229,900	\$220,000	27	502	\$439
Oakridge	4 Lvl Split	\$429,900	\$410,000	21	1172	\$350	Oakridge	2 Storey	\$249,900	\$241,500	42	1149	\$210
Oakridge	Bungalow	\$454,000	\$445,000	9	1550	\$287	Oakridge	4 Lvl Split	\$249,649	\$247,500	41	1302	\$190
Oakridge	2 Lvl Split	\$499,900	\$490,000	33	1747	\$280	Oakridge	Apartment	\$259,900	\$257,900	48	1270	\$203
Oakridge	2 Lvl Split	\$549,000	\$540,000	12	1760	\$307	Oakridge	2 Storey	\$299,999	\$270,000	21	1386	\$195
Oakridge	5 Lvl Split	\$579,900	\$569,000	19	1919	\$296	Oakridge	3 Lvl Split	\$314,900	\$290,000	47	1507	\$192
Oakridge	Bungalow	\$579,900	\$569,000	8	1524	\$373	Oakridge	2 Storey	\$345,000	\$339,000	8	1200	\$282
Oakridge Est.	2 Lvl Split	\$549,900	\$545,000	137	2027	\$269	Palliser	Apartment	\$214,900	\$203,000	41	1197	\$170
Oakridge Est.	2 Storey	\$569,900	\$555,000	28	1975	\$281	Palliser	2 Storey	\$229,900	\$221,000	59	1222	\$181
Oakridge Est.	2 Storey	\$799,900	\$725,000	20	2749	\$264	Palliser	Apartment	\$239,987	\$237,000	17	1336	\$177
Oakridge Est.	2 Storey	\$799,900	\$795,000	14	2411	\$330	Palliser	2 Storey	\$249,900	\$247,000	12	1403	\$176
Palliser	Bungalow	\$428,000	\$410,000	44	1356	\$302	Palliser	Bi-Level	\$269,900	\$259,900	35	1202	\$216
Palliser	4 Lvl Split	\$419,000	\$419,000	1	1235	\$339	Palliser	2 Storey	\$269,800	\$259,900	16	1346	\$193
Palliser	2 Lvl Split	\$500,000	\$519,000	3	1787	\$290	Palliser	Apartment	\$299,900	\$272,000	51	1109	\$245
Palliser	Bungalow	\$595,000	\$571,375	25	1674	\$341	Palliser	Apartment	\$288,900	\$280,000	51	986	\$284
Palliser	Bungalow	\$625,000	\$635,000	2	1702	\$373	Palliser	Apartment	\$274,900	\$280,500	12	1109	\$253
							Palliser	Apartment	\$299,900	\$289,000	31	1109	\$261
							Palliser	Apartment	\$359,900	\$345,000	126	1130	\$305
							Palliser	Apartment	\$374,900	\$367,000	15	1278	\$287
							Palliser	Apartment	\$309,900	\$370,000	8	1240	\$298
							Palliser	Villa	\$419,987	\$418,500	192	1433	\$292
							Palliser	Villa	\$489,900	\$465,000	352	1384	\$336
							Palliser	Bungalow	\$624,000	\$605,000	106	1541	\$392
							Palliser	Villa	\$679,900	\$679,900	8	1860	\$366

Average Sale Price for Single Family Homes: \$487,313

Average Sale Price for Condominiums: \$296,520



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