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No one knows Oakridge & Palliser like Marilyn!

4th Quarter MLS Market Activity for OAKRIDGE/PALLISER

Listed For Sale as of Jan. 14, 2010

Single Family Homes				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	Bungalow	\$419,000	56	1206
Oakridge	2 Lvl Split	\$449,900	44	1750
Oakridge	2 Lvl Split	\$529,900	43	2100
Oakridge	Bungalow	\$539,900	17	1553
Oakridge	Bi Level	\$579,000	34	1510
Oakridge	Bungalow	\$699,000	201	1255
Oakridge Est	Bungalow	\$599,900	20	1699
Oakridge Est	Bungalow	\$624,900	57	1485
Oakridge Est	2 Lvl Split	\$699,990	34	2513
Oakridge Est	2 Lvl Split	\$824,900	1	3253
Oakridge Est	Bungalow	\$859,000	86	2156
Palliser	4 Lvl Split	\$439,900	75	1143
Palliser	4 Lvl Split	\$450,000	27	1200
Palliser	2 Storey	\$599,900	45	1981
Palliser	2 Lvl split	\$619,900	24	2024

Condominiums				
Community	Style	List Price	Days on Mkt	Sq. Ft.
Oakridge	2 Storey	\$194,900	40	1015
Oakridge	2 Storey	\$215,900	15	1057
Oakridge	2 Storey	\$218,000	36	unknown
Oakridge	Apartment	\$269,500	64	1267
Oakridge	2 Storey	\$299,000	136	1208
Oakridge	Apartment	\$299,900	70	1535
Oakridge Est	2 Lvl Split	\$629,000	98	2453
Palliser	Apartment	\$215,000	48	1110
Palliser	2 Storey	\$232,800	9	1367
Palliser	Apartment	\$239,987	77	1311
Palliser	2 Storey	\$265,000	0	1223
Palliser	Apartment	\$269,900	22	843
Palliser	2 Storey	\$298,000	1	1313
Palliser	Villa	\$499,900	88	1528

Average List Price for Single Family Homes: \$593,942

Average List Price for Condominiums: \$296,199

HOUSING RECOVERY CONTINUES WITH ACTIVE DECEMBER MARKET

Year-over-year sales increase for seventh consecutive month

Calgary, January 5, 2010 – The Calgary housing market continues to show signs of a sustained recovery according to figures released today by the Calgary Real Estate Board (CREB®).

The number of single family homes sold in December 2009 in the city of Calgary was up 78% from the same time a year ago, while condominiums sales saw an increase of 66% from the same time a year ago.

“What a difference a year makes. Undoubtedly the recovery in Calgary’s housing market came sooner than expected this past year,” says Bonnie Wegerich, president of CREB®. “Pent up demand by first time buyers, record low mortgage rates and improved affordability have helped bolster the Calgary market in 2009.”

December 2009 saw 799 single family homes sold in the city of Calgary. This is a decrease of 27% from 1,095 sales in November 2009. In December 2008, single family home sales totaled 449. The number of condominium sales for the month of December 2009 was 341. This was

a decrease of 32% from the 504 condominium transactions recorded in November 2009. In December 2008, condominium sales were 205.

“The same time last year the cards were stacked in favour of the buyer, but this month sales once again show Calgary has returned to a balanced market,” says Wegerich. “While our sales did taper off slightly in December, as expected for this time of year, home buying activity in Calgary indicates we are in a sustained recovery.”

The average price of a single family home in the city of Calgary in December 2009 was \$451,349, showing a decrease of 3% from November 2009, when the average price was \$464,444, and showing an increase of 8% from December 2008, when the average price was \$417,398. The average price of a condominium in the city of Calgary was \$288,640, showing a 2% decrease from November 2009, when the average price was \$294,264 and a 5% increase over last year, when the average price was \$274,919. 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.

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

Sold in the 4th 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	Bi Level	\$379,900	\$365,000	62	1165	\$326	Oakridge	2 Storey	\$199,900	\$194,000	146	1066	\$188
Oakridge	Bungalow	\$389,000	\$365,000	41	1533	\$254	Oakridge	Bungalow	\$206,500	\$200,000	39	Unknown	Unknown
Palliser	4 Lvl Split	\$389,900	\$373,200	45	1136	\$343	Oakridge	2 Storey	\$209,900	\$208,500	14	1060	\$198
Oakridge	Bungalow	\$419,900	\$410,000	17	1119	\$375	Oakridge	Bi Level	\$214,900	\$205,000	16	507	\$424
Oakridge	Bungalow	\$429,900	\$415,000	49	1582	\$272	Palliser	Apartment	\$224,900	\$217,000	116	829	\$271
Oakridge	Bungalow	\$449,000	\$445,000	54	1480	\$303	Oakridge	3 Storey	\$224,900	\$217,000	15	968	\$232
Palliser	2 Storey	\$450,000	\$438,000	5	1440	\$312	Palliser	Apartment	\$235,000	\$227,500	129	999	\$235
Oakridge	Bungalow	\$463,900		6	1481	\$313	Palliser	2 Storey	\$239,900	\$235,000	46	1285	\$187
Oakridge	Bungalow	\$464,900	\$430,000	38	1450	\$321	Oakridge	Bi Level	\$249,000	\$225,000	28	504	\$494
Oakridge	2 Storey	\$465,000	\$455,000	35	1873	\$248	Palliser	Apartment	\$249,900	\$237,000	39	1000	\$250
Oakridge	4 Lvl Split	\$469,000	\$445,000	51	1248	\$376	Oakridge	4 Lvl Split	\$259,900	\$251,000	36	1302	\$200
Palliser	4 Lvl Split	\$489,900	\$470,000	28	1714	\$286	Oakridge	4 Lvl Split	\$264,900	\$256,500	44	1270	\$209
Oakridge	5 Lvl Split	\$519,900	\$483,000	28	1446	\$359	Palliser	Bi Level	\$264,900	\$260,000	34	1238	\$214
Oakridge Est	2 Storey	\$549,950	\$522,000	38	2004	\$274	Palliser	Bi Level	\$267,900	\$259,900	70	1238	\$216
Oakridge Est	5 Lvl Split	\$559,000	\$550,000	46	1954	\$286	Palliser	Apartment	\$269,000	\$261,500	9	969	\$278
Oakridge Est	2 Lvl Split	\$589,900	\$565,000	21	2246	\$263	Palliser	Apartment	\$269,900	\$260,000	39	969	\$279
Palliser	4 Lvl Split	\$599,000	\$617,000	10	2090	\$287	Palliser	Apartment	\$269,999	\$261,000	22	969	\$279
Oakridge Est	2 Lvl Split	\$640,000	\$631,000	41	2480	\$258	Palliser	Apartment	\$294,900	\$282,500	31	1335	\$221
Oakridge Est	2 Storey	\$769,900	\$767,900	14	2303	\$334	Oakridge	4 Lvl Split	\$309,900	\$295,000	23	1485	\$209
Oakridge Est	2 Storey	\$799,900	\$775,000	21	2555	\$313	Oakridge	4 Lvl Split	\$319,900	\$295,000	113	1579	\$203
							Palliser	Apartment	\$369,900	\$360,000	42	1319	\$281
							Palliser	Villa	\$499,900	\$465,000	14	1340	\$373

Average Sale Price for Single Family Homes: \$476,105

Average Sale Price for Condominiums: \$257,882



MARKET SNAPSHOT on MarilynSharpe.com

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- Compare the data on the chart.