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News Release

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For Immediate Release

2006 ENDS WITH A QUIET GROWL

Calgary, January 3, 2007 – Calgary's MLS[®] Sales and Listings numbers closed the year with record breaking figures, according to figures released by the Calgary Real Estate Board (CREB[®]).

Year-to-date combined residential sales totaled 32,912, the highest ever recorded in MLS[®] history and an increase of 4.53% over 2005's year end combined residential figure of 31,485. Listings, while slow at times during 2006, finished at 44,712, surpassing 2005's year end combined listing number of 39,698, showing an increase of 12.63 per cent.

The December residential combined sales rang in at 2,015, showing an increase of 7.52 per cent from December 2005 when the sales were recorded as 1,874 and showing a decrease of 12.88 per cent from November's sales of 2,313. The following shows the breakdown of the December combined sales; 1,414 single-family residences, 593 condominium, and 8 mobile homes. December 2005 sales in the same categories were, 1,341, 530, and 3, respectively.

Combined residential listings in December were 1,670, showing a typical seasonal drop of 41.40 percent from the 2,850 recorded in November, but showing an increase of 6.98 per cent from the 1,561 listings that came to the market in December 2005.

The average year-to-date residential sale price was \$346,673, an increase of 38.17 per cent over the year end average price in 2005 of \$250,906. The average combined residential sale price for December 2006 was \$361,640, showing a 32.35 per cent increase over December 2005, when the average price was \$273,238, and showing a slight increase of 0.27 per cent from the November average price of \$360,674. Broken out, the following is a comparison of single-family, condominium, and mobile home average sale prices for the month of December 2006 over 2005: single-family \$396,870 / \$305,676; condominium \$281,459 / \$192,412; and mobile home \$78,250 / \$53,000.

Year-to-date Condominium sales were a record breaking 9,608, an increase of 9.76 per cent from 2005's year end number of 8,754. Condominium sales in December totaled 593 showing an increase of 11.89 per cent over December 2005 when 530 condominiums changed hands and a decrease of 11.49 per cent from the 670 sales recorded in November. The average sale price of a condominium in December 2006 was \$281,459, an increase of 46.28 per cent from December 2005 when the average price was \$192,412 and a very slight decrease of 0.43 per cent from November's average price of \$282,680.

“It is good to see that unit sales in December 2006 were up slightly over December 2005, probably due to having 50% more inventory as we close the year,” says Calgary Real Estate Board President, Kevin Clark. “That however is not the full picture. Of the properties that sold in December, 40% had reduced their price by an average of 5.3% before selling; 90% negotiated a sale price an average of 3% below their asking price; and 11% sold at or above list price! It remains a complex market, so talk to your REALTOR[®]; it will be the best investment you make in 2007”, concluded Clark.

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 median price is determined by selecting the middle number of total sale prices – the combined residential median price for December 2006 was \$334,000. This is an increase of 40.34 per cent from December 2005, when the median price was 238,000.

The Calgary Real Estate Board is a professional body of 5,431 licensed brokers and registered agents, representing 254 Member offices. The Board does not generate statistics or analysis of any individual member or company's market share. All MLS[®] active listings for Calgary and area may be found on the Board's website at www.creb.com.

CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
MONTHLY STATISTICS FOR DECEMBER 2006

SINGLE FAMILY

	<u>2006</u>	<u>2005</u>	<u>Mth Chg</u>	<u>2006 YTD</u>	<u>2005 YTD</u>	<u>YTD Chg</u>
Actives @ end of month	2,623			n/a	n/a	n/a
New Listings	1,182	1,129	4.69%	32,281	28,598	12.88%
Sales	1,414	1,341	5.44%	23,102	22,578	2.32%
Avg DOM	44	33	33.33%	25	37	-32.43%
Average Sale Price	396,870	305,676	29.83%	384,998	278,393	38.29%
Median Price	361,000	268,000	34.70%	350,000	246,000	42.28%
Dollar Volume	561,174,063	409,911,034	36.90%	8,894,218,473	6,285,558,401	41.50%
Sales to Listing Ratio	119.63%	118.78%	0.72%	71.57%	78.95%	-9.35%
Sales\$/List\$	97.46%	98.19%	-0.74%	98.95%	97.97%	1.01%

CONDOMINIUM

Actives @ end of month	991			n/a	n/a	n/a
New Listings	481	424	13.44%	12,198	10,761	13.35%
Sales	593	530	11.89%	9,608	8,754	9.76%
Avg DOM	43	35	22.86%	23	41	-43.90%
Average Sale Price	281,459	192,412	46.28%	260,711	183,714	41.91%
Median Price	255,000	166,000	53.61%	243,000	164,000	48.17%
Dollar Volume	166,904,971	101,978,350	63.67%	2,504,907,536	1,608,233,993	55.76%
Sales to Listing Ratio	123.28%	125.00%	-1.37%	78.77%	81.35%	-3.17%
Sales\$/List\$	97.47%	98.21%	-0.75%	99.69%	97.90%	1.83%

MOBILE

Actives @ end of month	12			n/a	n/a	n/a
Listings	7	8	-12.50%	233	339	-31.27%
Sales	8	3	166.67%	202	153	32.03%
Avg DOM	30	157	-80.89%	47	88	-46.59%
Average Sale Price	78,250	53,000	47.64%	52,290	39,073	33.83%
Median Price	79,500	72,000	10.42%	44,500	35,000	27.14%
Dollar Volume	626,000	159,000	293.71%	10,562,588	5,978,120	76.69%
Sales to Listing Ratio	114.29%	37.50%	204.76%	86.70%	45.13%	92.09%
Sales\$/List\$	94.73%	91.91%	3.08%	94.59%	91.88%	2.95%

RURAL w/ HOME

Actives @ end of month	286			n/a	n/a	n/a
New Listings	54	54	0.00%	1,798	1,779	1.07%
Sales	32	47	-31.91%	1,016	981	3.57%
Avg DOM	65	106	-38.68%	60	81	-25.93%
Average Sale Price	972,559	672,415	44.64%	688,491	519,347	32.57%
Median Price	710,000	550,000	29.09%	610,000	455,000	34.07%
Dollar Volume	31,121,900	31,603,500	-1.52%	699,506,483	509,479,049	37.30%
Sales to Listing Ratio	59.26%	87.04%	-31.91%	56.51%	55.14%	2.47%
Sales\$/List\$	81.01%	96.19%	-15.78%	95.30%	95.67%	-0.38%

RURAL LAND

Actives @ end of month	208			n/a	n/a	n/a
New Listings	37	26	42.31%	816	26	3038.46%
Sales	18	31	-41.94%	18	367	-95.10%
Avg DOM	110	102	7.84%	110	107	2.80%
Average Sale Price	644,106	299,087	115.36%	644,106	300,224	114.54%
Median Price	360,000	207,000	73.91%	62,000	210,000	-70.48%
Dollar Volume	11,593,900	9,271,700	25.05%	11,593,900	110,182,076	-89.48%
Sales to Listing Ratio	48.65%	119.23%	-59.20%	2.21%	1411.54%	-99.84%
Sales\$/List\$	95.51%	96.23%	-0.75%	95.51%	96.51%	-1.03%

RESIDENTIAL COMBINED (Single Family, Condo, Mobile)

Actives @ end of month	3,627			n/a	n/a	n/a
New Listings	1,670	1,561	6.98%	44,712	39,698	12.63%
Sales	2,015	1,874	7.52%	32,912	31,485	4.53%
Avg DOM	44	33	33.33%	24	38	-36.84%
Average Sale Price	361,640	273,238	32.35%	346,673	250,906	38.17%
Median Price	334,000	238,000	40.34%	316,000	222,000	42.34%
Dollar Volume	728,705,034	512,048,384	42.31%	11,409,688,597	7,899,770,514	44.43%
Sales to Listing Ratio	120.66%	120.05%	0.51%	73.61%	79.31%	-7.19%
Sales\$/List\$	97.46%	98.19%	-0.74%	99.11%	97.95%	1.19%

TOTAL MLS[®]

Actives @ end of month	4,121			n/a	n/a	n/a
New Listings	1,761	1,641	7.31%	47,326	41,503	14.03%
Sales	2,065	1,952	5.79%	33,946	32,833	3.39%
Average Sale Price	373,569	283,260	31.88%	357,061	259,478	37.61%
Dollar Volume	771,420,834	552,923,584	39.52%	12,120,788,980	8,519,431,639	42.27%
Sales to Listing Ratio	117.26%	118.95%	-1.42%	71.73%	79.11%	-9.33%

**Year-to-date values in the monthly statistics package will accurately reflect our database at that specific point in time. Older monthly statistics will not reflect up-to-date changes that naturally occur.

CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
SINGLE FAMILY UNIT SALES BY PRICE CATEGORY AS AT DECEMBER 31, 2006

<i>City</i>	Dec-06				Dec-05			
	Month		Y.T.D.		Month		Y.T.D.	
	#	%	#	%	#	%	#	%
0 - 49,999	2	0.17%	3	0.02%	0	0.00%	2	0.01%
50,000 - 59,999	0	0.00%	1	0.01%	0	0.00%	1	0.01%
60,000 - 69,999	0	0.00%	0	0.00%	0	0.00%	1	0.01%
70,000 - 79,999	0	0.00%	1	0.01%	0	0.00%	0	0.00%
80,000 - 89,999	0	0.00%	2	0.01%	0	0.00%	10	0.05%
90,000 - 99,999	0	0.00%	3	0.02%	2	0.18%	13	0.07%
100,000 - 109,999	0	0.00%	2	0.01%	1	0.09%	18	0.10%
110,000 - 119,999	0	0.00%	10	0.05%	6	0.53%	46	0.24%
120,000 - 129,999	0	0.00%	14	0.07%	2	0.18%	77	0.41%
130,000 - 139,999	0	0.00%	14	0.07%	5	0.44%	201	1.06%
140,000 - 149,999	0	0.00%	40	0.21%	17	1.49%	295	1.56%
150,000 - 174,999	2	0.17%	183	0.96%	64	5.60%	1430	7.55%
175,000 - 199,999	6	0.50%	327	1.71%	105	9.19%	2341	12.36%
200,000 - 224,999	10	0.84%	556	2.91%	136	11.91%	2352	12.41%
225,000 - 249,999	25	2.10%	1006	5.26%	110	9.63%	2376	12.54%
250,000 - 274,999	62	5.20%	1334	6.98%	125	10.95%	2210	11.67%
275,000 - 299,999	97	8.13%	1532	8.01%	108	9.46%	1719	9.07%
300,000 - 349,999	289	24.22%	3688	19.29%	164	14.36%	2245	11.85%
350,000 - 399,999	248	20.79%	3289	17.20%	113	9.89%	1324	6.99%
400,000 - 499,999	273	22.88%	4019	21.02%	105	9.19%	1179	6.22%
500,000 - 699,999	130	10.90%	2214	11.58%	52	4.55%	719	3.80%
700,000 - 899,999	28	2.35%	469	2.45%	10	0.88%	198	1.05%
OVER 900,000	21	1.76%	411	2.15%	17	1.49%	188	0.99%
	1,193		19,118		1,142		18,945	
<i>Out of Town</i>								
0 - 49,999	2	0.90%	85	2.13%	1	0.50%	54	1.49%
50,000 - 59,999	0	0.00%	35	0.88%	2	1.01%	33	0.91%
60,000 - 69,999	1	0.45%	35	0.88%	0	0.00%	33	0.91%
70,000 - 79,999	1	0.45%	32	0.80%	2	1.01%	32	0.88%
80,000 - 89,999	0	0.00%	36	0.90%	3	1.51%	43	1.18%
90,000 - 99,999	3	1.36%	41	1.03%	1	0.50%	47	1.29%
100,000 - 109,999	3	1.36%	38	0.95%	3	1.51%	58	1.60%
110,000 - 119,999	2	0.90%	51	1.28%	4	2.01%	89	2.45%
120,000 - 129,999	3	1.36%	72	1.81%	6	3.02%	93	2.56%
130,000 - 139,999	1	0.45%	46	1.15%	6	3.02%	119	3.28%
140,000 - 149,999	0	0.00%	56	1.41%	6	3.02%	115	3.17%
150,000 - 174,999	5	2.26%	192	4.82%	14	7.04%	373	10.27%
175,000 - 199,999	10	4.52%	204	5.12%	27	13.57%	504	13.87%
200,000 - 224,999	6	2.71%	224	5.62%	18	9.05%	450	12.39%
225,000 - 249,999	7	3.17%	301	7.56%	20	10.05%	425	11.70%
250,000 - 274,999	11	4.98%	303	7.61%	16	8.04%	304	8.37%
275,000 - 299,999	23	10.41%	337	8.46%	18	9.05%	263	7.24%
300,000 - 349,999	49	22.17%	650	16.32%	22	11.06%	238	6.55%
350,000 - 399,999	44	19.91%	482	12.10%	12	6.03%	130	3.58%
400,000 - 499,999	30	13.57%	445	11.17%	11	5.53%	106	2.92%
500,000 - 699,999	10	4.52%	192	4.82%	3	1.51%	83	2.28%
700,000 - 899,999	5	2.26%	74	1.86%	2	1.01%	25	0.69%
OVER 900,000	5	2.26%	53	1.33%	2	1.01%	16	0.44%
	221		3,984		199		3,633	

Note: Does not include Condo or Mobile Home

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CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
CONDO UNIT SALES BY PRICE CATEGORY AS AT DECEMBER 31, 2006

<i>City</i>	Dec-06				Dec-05			
	#	Month %	Y.T.D. %	#	Month %	#	Y.T.D. %	
0 - 49,999	0	0.00%	1	0.01%	1	0.21%	5	0.06%
50,000 - 59,999	0	0.00%	0	0.00%	0	0.00%	6	0.08%
60,000 - 69,999	0	0.00%	5	0.06%	0	0.00%	7	0.09%
70,000 - 79,999	0	0.00%	1	0.01%	1	0.21%	24	0.30%
80,000 - 89,999	1	0.19%	9	0.11%	9	1.86%	96	1.21%
90,000 - 99,999	1	0.19%	13	0.15%	16	3.30%	187	2.35%
100,000 - 109,999	1	0.19%	26	0.31%	11	2.27%	273	3.43%
110,000 - 119,999	0	0.00%	60	0.71%	26	5.36%	476	5.98%
120,000 - 129,999	0	0.00%	81	0.96%	47	9.69%	550	6.91%
130,000 - 139,999	1	0.19%	146	1.74%	24	4.95%	638	8.02%
140,000 - 149,999	1	0.19%	158	1.88%	32	6.60%	709	8.91%
150,000 - 174,999	14	2.62%	555	6.61%	105	21.65%	1595	20.05%
175,000 - 199,999	30	5.62%	970	11.55%	73	15.05%	1234	15.51%
200,000 - 224,999	87	16.29%	1082	12.88%	37	7.63%	652	8.20%
225,000 - 249,999	102	19.10%	1299	15.47%	30	6.19%	533	6.70%
250,000 - 274,999	85	15.92%	1060	12.62%	20	4.12%	293	3.68%
275,000 - 299,999	67	12.55%	926	11.03%	15	3.09%	191	2.40%
300,000 - 349,999	64	11.99%	1011	12.04%	12	2.47%	221	2.78%
350,000 - 399,999	40	7.49%	445	5.30%	7	1.44%	90	1.13%
400,000 - 499,999	23	4.31%	311	3.70%	12	2.47%	85	1.07%
500,000 - 699,999	12	2.25%	167	1.99%	3	0.62%	57	0.72%
700,000 - 899,999	3	0.56%	41	0.49%	2	0.41%	21	0.26%
OVER 900,000	2	0.37%	31	0.37%	2	0.41%	11	0.14%
	534		8,398		485		7,954	
<i>Out of Town</i>								
0 - 49,999	0	0.00%	16	1.32%	0	0.00%	8	1.00%
50,000 - 59,999	0	0.00%	1	0.08%	0	0.00%	1	0.13%
60,000 - 69,999	0	0.00%	2	0.17%	0	0.00%	4	0.50%
70,000 - 79,999	0	0.00%	2	0.17%	0	0.00%	12	1.50%
80,000 - 89,999	0	0.00%	34	2.81%	1	2.22%	13	1.63%
90,000 - 99,999	2	3.39%	37	3.06%	4	8.89%	33	4.13%
100,000 - 109,999	0	0.00%	8	0.66%	3	6.67%	39	4.88%
110,000 - 119,999	0	0.00%	25	2.07%	4	8.89%	65	8.13%
120,000 - 129,999	0	0.00%	31	2.56%	5	11.11%	62	7.75%
130,000 - 139,999	0	0.00%	37	3.06%	2	4.44%	76	9.50%
140,000 - 149,999	1	1.69%	53	4.38%	2	4.44%	80	10.00%
150,000 - 174,999	3	5.08%	108	8.93%	8	17.78%	142	17.75%
175,000 - 199,999	1	1.69%	134	11.07%	4	8.89%	61	7.63%
200,000 - 224,999	13	22.03%	169	13.97%	1	2.22%	32	4.00%
225,000 - 249,999	10	16.95%	134	11.07%	0	0.00%	15	1.88%
250,000 - 274,999	11	18.64%	118	9.75%	0	0.00%	18	2.25%
275,000 - 299,999	5	8.47%	76	6.28%	1	2.22%	19	2.38%
300,000 - 349,999	3	5.08%	65	5.37%	3	6.67%	38	4.75%
350,000 - 399,999	1	1.69%	44	3.64%	4	8.89%	31	3.88%
400,000 - 499,999	2	3.39%	63	5.21%	1	2.22%	30	3.75%
500,000 - 699,999	6	10.17%	44	3.64%	2	4.44%	18	2.25%
700,000 - 899,999	0	0.00%	4	0.33%	0	0.00%	2	0.25%
OVER 900,000	1	1.69%	5	0.41%	0	0.00%	1	0.13%
	59		1,210		45		800	

Note: Does not include Single-Family or Mobile Home

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CALGARY REAL ESTATE BOARD CO-OPERATIVE LIMITED
SINGLE FAMILY DETACHED HOMES STATISTICS FOR DECEMBER 2006

STYLE	#Actives	#List	#Sales	Avg S\$	Total S\$	Median \$	Avg DOM	S\$/LS
NW								
BK-SP	5	4	7	353,557	2,474,900	357,000	40	98.37%
BLEVL	33	14	31	348,561	10,805,400	334,000	40	97.64%
BUNG	172	57	76	426,983	32,450,700	390,000	44	97.24%
BUNGH	10	2	3	502,667	1,508,000	428,000	58	97.94%
HL-SP	1							
MOBLS	1							
SPLT2	52	19	25	491,248	12,281,200	440,000	40	97.35%
SPLT3	6	3	2	355,250	710,500	355,000	54	96.69%
SPLT4	21	14	21	365,843	7,682,700	356,600	35	97.82%
SPLT5	1	1	3	310,333	931,000	284,000	47	97.21%
ST1.5	8	1	5	473,000	2,365,000	373,000	32	97.38%
ST2	397	188	245	442,668	108,453,752	410,000	42	97.68%
ST2.5	3	1						
ST3	1							
NE								
BK-SP	4	2	3	281,667	845,000	280,000	58	97.61%
BLEVL	71	54	67	299,387	20,058,950	296,000	43	96.47%
BUNG	59	54	71	304,732	21,635,938	300,000	43	97.20%
BUNGH	2							
MODUL			1	226,500	226,500	226,500	29	94.41%
SPLT2	8	1	4	354,375	1,417,500	340,000	34	94.58%
SPLT3	7	5	5	243,180	1,215,900	243,000	29	97.09%
SPLT4	42	18	26	324,015	8,424,400	326,000	47	97.27%
ST1.5	2	1	1	278,000	278,000	278,000	18	99.29%
ST2	152	93	120	313,376	37,605,169	305,000	51	97.52%
SW								
BK-SP	1		2	320,000	640,000	300,000	37	97.00%
BLEVL	15	10	18	376,094	6,769,700	362,000	41	97.94%
BUNG	145	67	67	443,680	29,726,550	412,000	33	96.88%
BUNGH	10	3	3	670,000	2,010,000	715,000	77	94.11%
SPLT2	33	15	16	457,500	7,320,000	421,500	44	97.71%
SPLT3	1		2	351,750	703,500	334,500	42	96.66%
SPLT4	24	11	16	382,056	6,112,900	365,000	49	97.98%
SPLT5	1							
ST1.5	7	3	5	841,500	4,207,499	937,500	36	96.93%
ST2	315	133	137	517,861	70,946,900	445,000	43	98.21%
ST2.5	5		1	1,675,000	1,675,000	1,675,000	135	98.82%
ST3	4							
SE								
BK-SP			1	380,000	380,000	380,000	103	98.73%
BLEVL	21	9	18	326,983	5,885,700	328,000	47	97.10%
BUNG	61	30	38	383,805	14,584,600	345,000	38	96.85%
NA	1							
SPLT2	30	13	12	524,083	6,289,000	507,000	56	96.73%
SPLT3	2	3	3	360,667	1,082,000	360,000	38	96.63%
SPLT4	9	4	11	374,205	4,116,250	362,000	40	97.59%
SPLT5	2	1						
ST1.5	2		1	375,000	375,000	375,000	87	88.26%
ST2	218	101	123	387,085	47,611,440	372,500	42	97.72%

NOTE: The above sales totals and median prices are for detached homes only. These figures do not include: Residential Attached, Duplex Side by Side, Duplex Up and Down, Townhouse, or Vacant Lot.

CALGARY REAL ESTATE BOARD
RESIDENTIAL LISTINGS, SALES, SALES TO LISTING RATIO, AVERAGE AND MEDIAN
PRICE SUMMARY
DECEMBER 2006

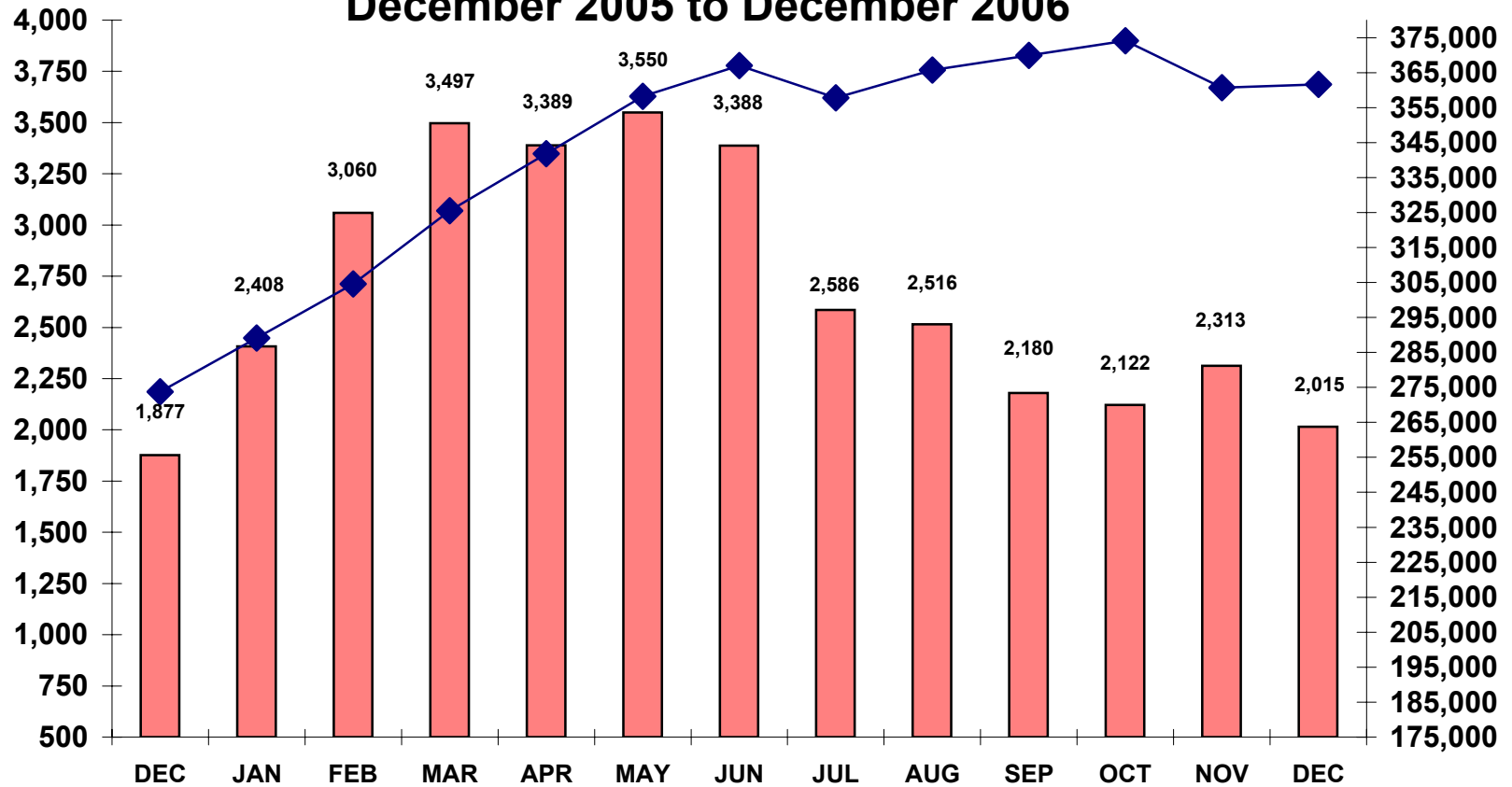
<u>Month</u>	<u>Listings</u>	<u>Sales</u>	<u>S/L Ratio</u>	<u>Avg Price</u>	<u>Median Price</u>
<u>2004</u>					
January	3,644	1,495	41.03	218,904	198,000
February	3,397	1,923	56.61	219,774	202,500
March	4,084	2,824	69.15	221,725	202,000
April	4,029	2,597	64.46	220,245	203,000
May	4,066	2,643	65.00	219,445	203,000
June	3,844	2,503	54.75	226,857	205,500
July	3,511	2,362	62.27	220,884	200,000
August	3,469	2,365	68.18	221,207	201,000
September	3,586	2,131	59.43	221,090	202,500
October	3,226	2,135	66.18	224,934	204,000
November	2,676	1,996	74.59	229,114	205,000
December	1,634	1,538	94.13	233,310	206,000
<u>2005</u>					
January	3,479	1,613	46.36	240,328	215,000
February	3,468	2,230	64.30	241,506	214,900
March	4,165	2,967	71.24	250,285	220,000
April	4,226	3,216	76.10	249,331	221,500
May	4,180	3,173	75.91	249,522	222,000
June	3,654	3,132	85.71	245,803	220,000
July	3,166	2,723	86.01	245,704	221,000
August	3,318	2,788	84.03	243,835	219,303
September	3,260	2,647	81.20	253,944	223,500
October	2,813	2,584	91.86	254,506	223,000
November	2,448	2,617	106.90	264,402	230,500
December	1,563	1,877	120.09	273,716	238,000
<u>2006</u>					
January	2,981	2,408	80.78	289,130	254,900
February	3,230	3,060	94.74	304,560	267,900
March	3,949	3,497	88.55	325,481	285,000
April	3,572	3,389	94.88	341,839	312,000
May	4,137	3,550	85.81	358,214	325,000
June	4,555	3,388	74.38	367,033	334,500
July	4,469	2,586	57.87	357,831	330,000
August	4,271	2,516	58.91	365,732	328,000
September	4,783	2,180	45.58	369,928	330,000
October	4,257	2,122	49.85	374,067	333,000
November	2,850	2,394	84.00	360,674	334,000
December	1,670	2,015	120.66	361,640	334,000

NOTE: The Median is the central or middle point of a series of numbers.

Calgary Real Estate Board Number of Residential Sales and Average Prices from



December 2005 to December 2006



Residential Sales by Price Category 2004 - 2006 Month of December

