

## **Price Growth Moderates in Calgary and Alberta as Condo Markets Move to a Balanced State**

Better accessibility for first-time buyers in 2008

**CALGARY** (March 26, 2008) – Coming off large price increases in 2006 and 2007, condo markets in Calgary and Edmonton will moderate in 2008, offering solid opportunities to first-time homebuyers by feeding the need for accessible, affordable housing, according to new data released today by Genworth Financial Canada, a subsidiary of Genworth Financial, Inc. (NYSE:GNW).

In Calgary, condo prices are forecast to grow 4.1 per cent this year after being up 47.9 per cent in 2006 and 22.2 per cent last year. In Edmonton, prices will grow 6.4 per cent this year after gains of 25.8 per cent in 2006 and 43.2 per cent last year, according to Genworth's *Winter 2008 Metropolitan Condominium Outlook*.

Both cities will see more moderate price growth in condo markets through 2012: Calgary prices will grow on average by 3.1 per cent annually to \$320,728 by 2012, while Edmonton prices are also forecast to rise 3.1 per cent annually to \$274,333 by 2012.

"Condominiums are beginning to fill the demand for affordable housing in Calgary and Edmonton in the same way they do in cities like Toronto and Vancouver," said Peter Vukanovich, president of Genworth Financial Canada. "With the average prices of new homes in Calgary and Edmonton forecast to exceed \$470,000 in 2008, the condo market remains extremely important to first-time buyers who wish to remain in Alberta's largest urban communities."

The Genworth report, produced with the Conference Board of Canada, concludes that "recently elevated volumes suggest condos are becoming entrenched in most communities."

"The condo markets in Calgary and Edmonton continue to offer accessible opportunities to first-time homebuyers, and today's innovative mortgage solutions make first-time purchases more affordable than ever," said Vukanovich.

“This report underscores the solid value condominiums offer to first-time homebuyers looking to get a foothold in Alberta’s robust housing market. A condo offers an affordable opportunity to begin to build equity in a home of your own,” said Bonny Clarke, Manager of Business Development for MCAP Service Corporation.

The Winter 2008 Metropolitan Condominium Outlook reviewed resale condo markets in Quebec City, Montreal, Ottawa, Toronto, Calgary, Edmonton, Vancouver and Victoria. All eight markets registered moderate price growth in 2007 and are forecast to continue to have moderate growth this year and through 2012.

**Average Resale Condo Price by City: Forecast**

City	2007 Forecast	2008 Forecast	2009 Forecast	2010 Forecast	2011 Forecast	2012 Forecast
	<i>Percentage Increase</i>	<i>Percentage Increase</i>	<i>Percentage Increase</i>	<i>Percentage Increase</i>	<i>Percentage Increase</i>	<i>Percentage Increase</i>
Quebec City	\$130,133 4.7	\$134,872 3.6	\$139,485 3.4	\$144,898 3.9	\$149,623 3.3	\$154,304 3.1
Montreal	\$175,555 2.9	\$182,700 4.1	\$189,571 3.8	\$195,040 2.9	\$199,785 2.4	\$203,591 1.9
Ottawa	\$185,377 5.7	\$188,276 1.6	\$194,778 3.5	\$201,372 3.4	\$208,266 3.4	\$215,231 3.3
Toronto	\$229,708 7.6	\$236,351 2.9	\$242,254 2.5	\$250,623 3.5	\$259,507 3.5	\$268,488 3.5
Calgary	\$275,633 22.2	\$286,896 4.1	\$295,248 2.9	\$303,768 2.9	\$312,129 2.8	\$320,728 2.8
Edmonton	\$235,881 43.2	\$250,873 6.4	\$255,193 1.7	\$260,748 2.2	\$267,116 2.4	\$274,333 2.7
Vancouver	\$328,158 11.9	\$346,713 5.7	\$355,184 2.4	\$366,348 3.1	\$377,932 3.2	\$389,344 3.0

Victoria	\$272,061	\$282,619	\$289,399	\$297,065	\$305,641	\$314,298
	9.4	3.9	2.4	2.6	2.9	2.8

**Sources:** The Conference Board of Canada; Canada Mortgage and Housing Corporation; Canadian Real Estate Association. **Note:** For Montreal, Ottawa, Toronto and Vancouver, resale apartments classified as condos were included; for Calgary and Edmonton, data includes condos that are single-detached units, semi-detached units, townhouse/row units, and apartments that are classified as condos.

The full *Winter 2008 Metropolitan Condominium Outlook* is available at [www.genworth.ca](http://www.genworth.ca).

#### **About Genworth Financial Canada:**

Genworth Financial Canada, The Homeownership Company, works with lenders, mortgage brokers, real estate agents and builders to make homeownership more affordable and accessible throughout Canada. The company combines global experience in mortgage insurance with technological and service leadership to deliver innovation to the mortgage marketplace.

Genworth Financial Canada issues reports on Canada's housing market and Canada's condo market in winter and summer; all in conjunction with the Conference Board of Canada. Our intention is to educate and provide useful information to Canadian consumers, homeowners, future first-time homebuyers and governments. We believe homeowners and homebuyers require up-to-date information about Canada's housing market to make informed decisions about homeownership, for many the most important investment of their lifetime. Genworth Financial Canada also listens to homebuyers about their challenges and concerns, to make us better informed about how we can offer products that help Canadians realize the dream of homeownership.

Additional information about Genworth Financial Canada is available at [www.genworth.ca](http://www.genworth.ca) or through mortgage lenders.

#### **About Genworth Financial**

Genworth Financial, Inc. (NYSE:GNW) is a leading public Fortune 500 global financial security company. Genworth has more than \$114 billion in assets and employs approximately 7,000 people in 25 countries. Its products and services help

meet the investment, protection, retirement and lifestyle needs of over 15 million customers. Genworth operates through three segments: Retirement and Protection, International and U.S. Mortgage Insurance. Its products and services are offered through financial intermediaries, advisors, independent distributors and sales specialists. Genworth Financial, which traces its roots back to 1871, became a public company in 2004 and is headquartered in Richmond, Virginia. For more information, visit [Genworth.com](http://Genworth.com).

- 30 -

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