

CALGARY REAL ESTATE MARKET REPORT - April 2013

COMMERCIAL MARKET: 2013 - Q1					
OFFICE SPACE		Quarterly	Currently	Op. Exp.*	Market*
Location	Inventory	Absorption	Available	C.A.M.T.	Rent
DOWNTOWN AA	13,400,000	-95,000	1.20%	\$21.00	\$44.00
DOWNTOWN A	13,300,000	-155,000	4.50%	\$19.00	\$36.00
DOWNTOWN B	8,740,000	6,500	5.10%	\$16.00	\$26.00
DOWNTOWN C	4,310,000	180,000	13.00%	\$14.00	\$18.00
SUBTOTAL DT	39,750,000	-63,500	4.40%	\$17.50	\$31.00
BELTLINE A	2,470,000	N/A	23.00%	\$17.00	\$32.00
BELTLINE B	2,930,000	N/A	14.00%	\$16.00	\$20.00
BELTLINE C	1,760,000	N/A	12.00%	\$15.00	\$16.00
SUBTOTAL BL	7,160,000	-100,000	17.00%	\$16.00	\$23.00
SUBURBAN A	8,410,000	N/A	11.50%	\$14.00	\$18.00
SUBURBAN B	5,900,000	N/A	11.00%	\$12.00	\$16.00
SUBURBAN C	3,450,000	N/A	13.80%	\$10.00	\$14.00
SUBTOTAL SUB.	17,760,000	260,000	11.80%	\$12.00	\$16.00
OVERALL	64,670,000	96,500	7.83%	\$15.17	\$23.33
RETAIL SPACE		Quarterly	Currently	Op. Exp.*	Market*
Location	Inventory	Absorption	Available	C.A.M.T.	Rent
NW	7,400,000	N/A	2.00%	\$10.00	\$38.00
NE	8,100,000	N/A	1.90%	\$9.00	\$30.00
SE	11,200,000	N/A	1.90%	\$10.00	\$25.00
SW	6,700,000	N/A	0.90%	\$12.00	\$40.00
CBD	3,700,000	N/A	6.60%	\$20.00	\$40.00
OVERALL	37,100,000	N/A	2.20%	\$12.20	\$34.60
INDUSTRIAL SPACE		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,900,000	110,000	2.30%	\$4.10	\$9.00
NE	37,200,000	320,000	4.40%	\$4.50	\$8.80
SE	53,400,000	490,000	6.00%	\$3.70	\$8.40
OTHER	6,240,000	90,000	6.60%	\$3.30	\$9.00
OVERALL	125,740,000	1,010,000	4.70%	\$3.90	\$8.80
*Op. Exp./C.A.M.T./Market Rent: Rates Quoted are Based on Sample Avgs. All Data are Expressed in Square Feet and \$/sf. - Updated Quarterly					
RESIDENTIAL MARKET: April 2013					
Type	Listings	Sales	S/L Ratio*	Avg. Price	Med. Price
SINGLE FAMILY	2,975	1,611	54%	\$510,832	\$449,900
APT. CONDO	871	429	49%	\$291,344	\$255,500
T.H. CONDO	518	341	66%	\$337,118	\$296,000
OVERALL	4,364	2,381	55%	\$446,407	\$399,900
*S/L Ratio: Percentage of Listing Stock Sold in One Month - Updated Monthly.					