

CALGARY REAL ESTATE MARKET REPORT - Apr. 17/2015**COMMERCIAL MARKET: 2014: Q4 - 2015: Q1**

Office Space: 2014: Q4 - 2015: Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,300,000	-148,000	7.30%	\$23.25	\$34.00
DOWNTOWN A	11,900,000	-300,000	12.30%	\$21.25	\$28.00
DOWNTOWN B	9,910,000	-340,000	16.30%	\$17.75	\$24.00
DOWNTOWN C	4,200,000	-21,600	17.80%	\$15.25	\$16.00
SUBTOTAL DT: Q-1	39,310,000	-810,000	12.20%	\$20.40	\$27.73
BELTLINE A	2,750,000	94,000	7.80%	\$16.25	\$28.75
BELTLINE B	3,050,000	13,300	9.50%	\$15.25	\$18.00
BELTLINE C	1,710,000	-54,200	5.90%	\$15.25	\$15.00
SUBTOTAL BL: Q-4	7,510,000	53,100	8.06%	\$15.62	\$21.25
SUBURBAN A	8,450,000	-540,000	9.20%	\$14.25	\$25.50
SUBURBAN B	5,220,000	-29,300	7.90%	\$16.25	\$15.50
SUBURBAN C	3,272,000	94,900	9.10%	\$15.25	\$11.50
SUBTOTAL SUB.: Q4	16,942,000	-474,400	8.80%	\$15.05	\$19.72
OVERALL	63,762,000	-1,231,300	10.81%	\$18.42	\$24.84

Retail Space: 2014 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,180,000	N/A	1.15%	\$13.00	\$35.00
NE	6,280,000	N/A	2.30%	\$11.00	\$32.00
SE	6,430,000	N/A	2.80%	\$12.00	\$25.00
SW	8,450,000	N/A	2.40%	\$13.00	\$35.00
CBD	3,750,000	N/A	7.00%	\$21.00	\$30.00
OVERALL	32,090,000	N/A	2.72%	\$13.34	\$31.82

Industrial Space: 2014 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	29,000,000	96,000	1.80%	\$5.10	\$11.20
NE	39,700,000	330,000	4.30%	\$4.50	\$9.75
SE	56,300,000	500,000	4.40%	\$3.60	\$9.10
OTHER	7,500,000	N/A	N/A	\$3.50	\$9.50
OVERALL	132,500,000	926,000	3.80%	\$4.19	\$9.27

*Op. Exp./C.A.M.T./Market Rent: Rates Quoted are Based on Sample Avgs. - Overall is weighted.

All Data are Expressed in Square Feet and \$/sf. - Updated Quarterly.

RESIDENTIAL MARKET: Mar. 2015

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	3,016	739	36%	\$545,969	\$475,000
APT. CONDO	1,419	217	21%	\$306,575	\$272,000
T.H. CONDO	1,258	261	32%	\$407,279	\$348,000
OVERALL	5,693	1,789	31%	\$474,414	\$420,000

**S/L Ratio: Percentage of Listing Stock Sold in One Month - Updated Monthly.

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