

CALGARY REAL ESTATE MARKET REPORT - Aug. 5/14**COMMERCIAL MARKET: 2014 - Q1 & Q2**

Office Space: 2014-Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	10,300,000	(190,000)	3.00%	\$24.00	\$44.00
DOWNTOWN A	17,700,000	230,000	6.40%	\$21.00	\$38.00
DOWNTOWN B	11,100,000	50,000	10.40%	\$19.00	\$28.00
DOWNTOWN C	2,600,000	3,000	11.60%	\$16.00	\$18.00
SUBTOTAL DT: Q-2	41,700,000	93,000	7.00%	\$20.90	\$35.58
BELTLINE A	2,470,000	54,000	7.00%	\$15.00	\$32.00
BELTLINE B	3,050,000	(51,000)	9.90%	\$14.00	\$20.00
BELTLINE C	1,740,000	103,000	8.30%	\$13.00	\$16.00
SUBTOTAL BL: Q-2	7,260,000	45,000	8.30%	\$14.11	\$23.12
SUBURBAN A	8,050,000	510,000	13.20%	\$17.00	\$26.00
SUBURBAN B	5,130,000	(65,000)	10.80%	\$14.00	\$18.00
SUBURBAN C	3,480,000	80,000	14.10%	\$12.00	\$14.00
SUBTOTAL SUB.: Q2	16,660,000	525,000	12.70%	\$15.09	\$21.03
OVERALL	65,620,000	663,000	8.60%	\$18.67	\$30.51

Retail Space: 2014 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	6,820,000	N/A	1.64%	\$12.00	\$40.00
NE	6,020,000	N/A	3.20%	\$10.00	\$37.00
SE	7,840,000	N/A	1.80%	\$11.00	\$30.00
SW	8,370,000	N/A	1.90%	\$12.00	\$40.00
CBD	4,005,000	N/A	7.60%	\$20.00	\$40.00
OVERALL	33,055,000	N/A	2.75%	\$12.45	\$37.08

Industrial Space: 2014 - Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	112,000	2.20%	\$5.10	\$10.70
NE	38,900,000	(290,000)	6.80%	\$4.50	\$9.25
SE	55,800,000	390,000	6.70%	\$3.60	\$8.60
OTHER	6,900,000	N/A	6.60%	\$3.50	\$9.00
OVERALL	130,400,000	212,000	5.73%	\$4.20	\$9.28

*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: July 2014

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	3,053	1,553	51%	\$553,450	\$484,900
APT. CONDO	1,067	444	42%	\$323,164	\$284,722
T.H. CONDO	536	339	63%	\$366,064	\$334,000
OVERALL	4,656	2,336	50%	\$482,487	\$425,700

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

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