

**CALGARY REAL ESTATE MARKET REPORT - August 2/2016****COMMERCIAL MARKET: 2015: Q4 & 2016: Q1**

Office Space: 2016: Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	14,700,000	101,000	16.10%	\$23.25	\$22.00
DOWNTOWN A	11,900,000	-99,000	21.90%	\$21.25	\$17.50
DOWNTOWN B	9,910,000	-64,000	28.20%	\$17.75	\$15.00
DOWNTOWN C	4,100,000	-250,000	30.40%	\$15.25	\$12.00
<b>SUBTOTAL DT: Q-2</b>	40,610,000	-312,000	22.20%	\$20.51	\$17.96
BELTLINE A	2,710,000	N/A	15.30%	\$20.00	\$22.00
BELTLINE B	3,040,000	N/A	13.50%	\$17.50	\$17.00
BELTLINE C	1,710,000	N/A	11.00%	\$15.00	\$14.00
<b>SUBTOTAL BL: Q-2</b>	7,460,000	-51,000	13.60%	\$17.84	\$18.13
SUBURBAN A	10,010,000	104,000	15.50%	\$16.00	\$22.00
SUBURBAN B	5,110,000	-168,000	15.80%	\$15.00	\$15.00
SUBURBAN C	3,470,000	-168,000	10.50%	\$14.00	\$12.50
<b>SUBTOTAL SUB.: Q-2</b>	18,590,000	-232,000	14.70%	\$15.35	\$18.30
<b>OVERALL</b>	66,660,000	-595,000	19.15%	\$18.77	\$18.07

Retail Space: 2015 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,760,000	N/A	3.50%	\$13.00	\$35.00
NE	6,710,000	N/A	6.15%	\$11.00	\$30.00
SE	6,410,000	N/A	3.60%	\$12.00	\$25.00
SW	8,590,000	N/A	3.10%	\$13.00	\$35.00
CBD	4,080,000	N/A	9.40%	\$21.00	\$25.00
<b>OVERALL</b>	33,550,000	N/A	4.67%	\$13.38	\$30.87

Industrial Space: 2016 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,400,000	-110,000	2.20%	\$4.10	\$8.20
NE	45,200,000	70,000	8.30%	\$4.10	\$7.70
SE	51,300,000	-40,000	8.70%	\$3.70	\$7.20
OTHER	6,400,000	77,000	17.30%	\$4.00	\$7.00
<b>OVERALL</b>	131,300,000	3,000	7.57%	\$3.94	\$7.58

\*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.Vac.: Head lease only.

**RESIDENTIAL MARKET: July 2016**

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,721	1,108	41%	\$541,732	\$480,000
APT. CONDO	1,553	254	16%	\$352,185	\$269,950
T.H. CONDO	1404	379	27%	\$408,148	\$340,000
<b>OVERALL</b>	5,678	1,741	31%	\$484,998	\$429,000

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