

CALGARY REAL ESTATE MARKET REPORT - Dec. 17/2015**COMMERCIAL MARKET: 2015: Q2 & Q3**

Office Space: 2015: Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,300,000	-120,000	7.50%	\$23.25	\$29.00
DOWNTOWN A	11,900,000	-110,000	14.30%	\$21.25	\$20.00
DOWNTOWN B	9,910,000	-140,000	22.40%	\$17.75	\$19.00
DOWNTOWN C	4,100,000	-33,000	19.80%	\$15.25	\$12.00
SUBTOTAL DT: Q-3	39,210,000	-403,000	14.60%	\$20.40	\$21.96
BELTLINE A	2,710,000	N/A	10.60%	\$16.00	\$28.00
BELTLINE B	3,040,000	N/A	10.90%	\$15.00	\$19.00
BELTLINE C	1,710,000	N/A	9.40%	\$12.00	\$12.00
SUBTOTAL BL: Q-3	7,460,000	-38,000	10.50%	\$15.40	\$20.80
SUBURBAN A	8,990,000	-140,000	13.60%	\$14.75	\$25.00
SUBURBAN B	5,110,000	-10,000	9.20%	\$13.75	\$15.50
SUBURBAN C	3,470,000	-15,000	9.80%	\$12.25	\$11.50
SUBTOTAL SUB.: Q3	17,570,000	-165,000	11.60%	\$13.97	\$19.57
OVERALL	64,240,000	-606,000	13.30%	\$18.06	\$21.17
Retail Space: 2015 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,555,000	N/A	1.40%	\$13.00	\$35.00
NE	6,420,000	N/A	6.40%	\$11.00	\$30.00
SE	6,440,000	N/A	3.40%	\$12.00	\$25.00
SW	8,550,000	N/A	2.80%	\$13.00	\$35.00
CBD	3,620,000	N/A	7.20%	\$21.00	\$25.00
OVERALL	32,585,000	N/A	3.80%	\$13.30	\$30.93
Industrial Space: 2015 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,500,000	110,000	1.10%	\$4.10	\$7.00
NE	43,700,000	390,000	5.80%	\$4.10	\$6.75
SE	49,600,000	-700,000	7.30%	\$3.70	\$6.50
OTHER	5,300,000	550,000	20.40%	\$4.00	\$8.00
OVERALL	127,100,000	350,000	5.90%	\$3.94	\$6.76

*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: Nov. 2015

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,686	797	30%	\$523,332	\$465,000
APT. CONDO	1,353	195	14%	\$299,858	\$272,500
T.H. CONDO	1,285	269	21%	\$391,710	\$340,000
OVERALL	5,324	1,261	24%	\$460,698	\$410,149

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