

**CALGARY REAL ESTATE MARKET REPORT - December 2/2016****COMMERCIAL MARKET: 2016: Q2 & Q3**

Office Space: 2016: Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	14,800,000	144,000	15.00%	\$23.25	\$22.00
DOWNTOWN A	11,900,000	7,000	21.80%	\$21.25	\$17.50
DOWNTOWN B	9,910,000	-304,000	31.20%	\$17.75	\$14.00
DOWNTOWN C	4,100,000	46,000	29.90%	\$15.25	\$11.00
<b>SUBTOTAL DT: Q-3</b>	40,710,000	-107,000	22.50%	\$20.51	\$17.63
BELTLINE A	2,710,000	N/A	15.80%	\$21.00	\$22.00
BELTLINE B	3,040,000	N/A	15.80%	\$17.50	\$18.00
BELTLINE C	1,710,000	N/A	9.60%	\$15.00	\$14.00
<b>SUBTOTAL BL: Q-3</b>	7,460,000	-103,000	14.60%	\$18.20	\$18.53
SUBURBAN A	10,250,000	N/A	15.80%	\$16.00	\$22.00
SUBURBAN B	5,110,000	N/A	16.80%	\$15.00	\$15.00
SUBURBAN C	3,470,000	N/A	9.80%	\$14.50	\$12.50
<b>SUBTOTAL SUB.: Q-3</b>	18,830,000	-169,000	14.90%	\$15.45	\$18.35
<b>OVERALL</b>	67,000,000	-379,000	19.50%	\$18.83	\$17.93

Retail Space: 2016 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,420,000	N/A	1.50%	\$13.00	\$35.00
NE	7,120,000	N/A	5.30%	\$11.00	\$30.00
SE	6,420,000	N/A	3.30%	\$12.00	\$25.00
SW	8,610,000	N/A	3.00%	\$13.00	\$35.00
CBD	4,210,000	N/A	10.90%	\$21.00	\$25.00
<b>OVERALL</b>	33,780,000	N/A	4.20%	\$13.38	\$30.87

Industrial Space: 2016 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,400,000	-246,000	2.10%	\$4.10	\$8.20
NE	45,200,000	-38,000	7.80%	\$4.10	\$7.70
SE	51,400,000	-453,000	8.30%	\$3.70	\$7.20
OTHER	6,600,000	40,000	15.80%	\$4.00	\$7.00
<b>OVERALL</b>	131,600,000	-697,000	7.20%	\$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: November 2016**

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,322	777	34%	\$558,375	\$485,000
APT. CONDO	1,430	195	14%	\$297,710	\$255,000
T.H. CONDO	1,223	255	21%	\$406,547	\$345,000
<b>OVERALL</b>	4,975	1,227	25%	\$485,395	\$427,000

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