

CALGARY REAL ESTATE MARKET REPORT - Feb. 11, 2014**COMMERCIAL MARKET: 2013 - Q3 & Q4**

OFFICE SPACE: 2013 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,400,000	-153,000	1.41%	\$21.00	\$42.00
DOWNTOWN A	13,300,000	-359,000	5.57%	\$19.00	\$34.00
DOWNTOWN B	8,650,000	32,000	5.39%	\$18.00	\$26.00
DOWNTOWN C	4,260,000	120,000	8.95%	\$15.00	\$16.00
SUBTOTAL DT:Q4	39,610,000	-360,000	4.48%	\$19.00	\$33.02
BELTLINE A	2,190,000	175,000	6.01%	\$15.00	\$31.00
BELTLINE B	3,050,000	-7,000	5.89%	\$14.00	\$20.00
BELTLINE C	1,705,000	21,000	9.47%	\$13.00	\$16.00
SUBTOTAL BL:Q3	6,945,000	189,000	6.80%	\$14.00	\$22.48
SUBURBAN A	8,190,000	-39,000	9.66%	\$14.00	\$22.00
SUBURBAN B	5,240,000	-34,000	10.81%	\$12.00	\$17.00
SUBURBAN C	3,180,000	-18,000	11.82%	\$10.00	\$13.00
SUBTOTAL SUB.:Q3	16,610,000	-91,000	10.44%	\$13.00	\$17.40
OVERALL	63,305,000	-132,000	5.72%	\$17.00	27.75

Retail Space: 2013 - Q3

Retail Space: 2013 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,060,000	N/A	2.33%	\$10.00	\$38.00
NE	6,470,000	N/A	3.74%	\$9.00	\$30.00
SE	6,380,000	N/A	2.50%	\$10.00	\$25.00
SW	8,530,000	N/A	2.05%	\$12.00	\$40.00
CBD	4,730,000	N/A	6.40%	\$20.00	\$40.00
OVERALL	33,170,000	N/A	3.00%	\$12.20	\$34.60

Industrial Space: 2013-Q4

Industrial Space: 2013-Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	-77,000	2.60%	\$4.10	\$9.00
NE	38,800,000	316,000	5.80%	\$4.50	\$8.80
SE	55,800,000	960,000	7.40%	\$3.70	\$8.40
OTHER	6,900,000	39,000	6.60%	\$3.30	\$9.00
OVERALL	130,300,000	1,238,000	5.80%	\$3.90	\$8.80

*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: January 2014

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	1,671	973	58%	\$520,671	\$459,900
APT. CONDO	576	260	45%	\$314,677	\$276,000
T.H. CONDO	277	206	74%	\$371,346	\$334,894
OVERALL	2,524	1,439	57%	\$462,075	\$417,000

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