

CALGARY REAL ESTATE MARKET REPORT - Feb. 10/2015**COMMERCIAL MARKET: 2014: Q2 - Q4**

Office Space: 2014: Q3-Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,300,000	-37,000	6.00%	\$23.00	\$39.00
DOWNTOWN A	11,900,000	-114,000	9.80%	\$21.00	\$30.00
DOWNTOWN B	9,900,000	56,000	12.90%	\$17.50	\$26.00
DOWNTOWN C	4,200,000	-177,000	17.40%	\$15.00	\$16.00
SUBTOTAL DT: Q-4	39,300,000	-272,000	9.80%	\$20.15	\$30.54
BELTLINE A	2,550,000	-48,000	11.80%	\$16.00	\$29.50
BELTLINE B	2,950,000	-106,000	10.40%	\$15.00	\$18.00
BELTLINE C	1,750,000	48,000	6.10%	\$15.00	\$15.00
SUBTOTAL BL: Q-3	7,250,000	-106,000	9.90%	\$15.35	\$21.32
SUBURBAN A	8,120,000	215,000	11.20%	\$14.00	\$22.00
SUBURBAN B	5,260,000	220,000	8.90%	\$16.00	\$16.50
SUBURBAN C	3,270,000	-180,000	14.10%	\$15.00	\$14.00
SUBTOTAL SUB.: Q3	16,650,000	255,000	11.10%	\$14.83	\$18.69
OVERALL	63,200,000	-123,000	10.15%	\$18.20	\$26.36

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 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	29,000,000	96,000	1.80%	\$5.10	\$10.70
NE	39,700,000	330,000	4.30%	\$4.50	\$9.25
SE	56,300,000	500,000	4.40%	\$3.60	\$8.60
OTHER	7,500,000	N/A	N/A	\$3.50	\$9.00
OVERALL	132,500,000	926,000	3.80%	\$4.19	\$9.27

*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.

RESIDENTIAL MARKET: Jan. 2015

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,506	534	21%	\$526,392	\$481,500
APT. CONDO	1,148	155	14%	\$305,092	\$268,750
T.H. CONDO	1001	190	19%	\$404,071	\$341,850
OVERALL	4,655	879	19%	\$460,929	\$422,000

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

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