

CALGARY REAL ESTATE MARKET REPORT - Feb. 4/2016**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	-125,000	22.40%	\$17.75	\$19.00
DOWNTOWN C	4,100,000	-33,000	20.20%	\$15.25	\$12.00
SUBTOTAL DT: Q-3	39,210,000	-388,000	14.70%	\$20.40	\$21.96
BELTLINE A	2,710,000	N/A	14.60%	\$16.00	\$22.00
BELTLINE B	3,040,000	N/A	9.90%	\$15.00	\$18.50
BELTLINE C	1,710,000	N/A	9.00%	\$14.00	\$13.00
SUBTOTAL BL: Q-4	7,460,000	-175,000	11.40%	\$15.13	\$18.51
SUBURBAN A	9,660,000	-105,000	17.10%	\$14.10	\$20.50
SUBURBAN B	5,110,000	-31,000	7.80%	\$13.00	\$15.50
SUBURBAN C	3,470,000	-16,500	8.60%	\$12.00	\$14.50
SUBTOTAL SUB.: Q4	17,570,000	-152,500	12.80%	\$13.39	\$17.96
OVERALL	64,240,000	-715,500	13.80%	\$17.82	\$20.44

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	2.10%	\$4.10	\$8.00
NE	43,700,000	390,000	6.70%	\$4.10	\$8.05
SE	49,600,000	-700,000	7.80%	\$3.70	\$7.00
OTHER	5,300,000	550,000	11.40%	\$4.00	\$8.00
OVERALL	127,100,000	350,000	6.30%	\$3.94	\$7.63

*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: Jan. 2016

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,536	466	18%	\$523,168	\$458,750
APT. CONDO	1,254	129	10%	\$281,288	\$251,000
T.H. CONDO	1218	170	14%	\$400,485	\$336,500
OVERALL	5,008	765	15%	\$455,117	\$409,000

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