

CALGARY REAL ESTATE MARKET REPORT - Jan. 2013

COMMERCIAL MARKET: DEC. 2012					
OFFICE SPACE		Annual	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN	39,600,000	2,000,000	3.75%	\$ 17.50	\$ 35.00
BELTLINE	6,570,000	33,000	7.50%	\$ 15.00	\$ 26.00
SUBURBAN	17,100,000	(100,000)	9.90%	\$ 12.00	\$ 16.00
OVERALL	63,270,000	1,933,000	5.80%		
RETAIL SPACE		Annual	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,400,000	N/A	2.00%	\$ 10.00	\$ 38.00
NE	8,100,000	N/A	1.90%	\$ 9.00	\$ 30.00
SE	11,200,000	N/A	1.90%	\$ 10.00	\$ 25.00
SW	6,700,000	N/A	0.90%	\$ 12.00	\$ 40.00
CBD	3,700,000	N/A	6.60%	\$ 20.00	\$ 40.00
OVERALL	37,100,000	N/A	2.20%		
INDUSTRIAL SPACE		Annual	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	378,000	2.00%	\$ 4.10	\$ 9.10
NE	37,100,000	1,380,000	4.50%	\$ 4.50	\$ 8.70
SE	53,000,000	226,000	6.70%	\$ 3.72	\$ 9.40
OTHER	6,200,000	1,740,000	8.90%	\$ 3.25	\$ 8.00
OVERALL	125,100,000	3,724,000	5.10%		
*Op. Exp./C.A.M.T./Market Rent: Rates Quoted are Based on Sample Avgs.					
All Data are Expressed in Square Feet and \$/sf.					
RESIDENTIAL MARKET: JAN. 2013					
Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,073	879	42%	\$496,578	\$ 435,500
APT. CONDO	640	204	32%	\$280,272	\$ 245,000
T.H. CONDO	369	147	40%	\$320,589	\$ 285,000
OVERALL	3,082	1,230	40%	\$439,670	\$ 390,950
**S/L Ratio: Percentage of Listing Stock Sold In One Month					