

CALGARY REAL ESTATE MARKET REPORT - July 2013

COMMERCIAL MARKET: 2013 - Q2					
OFFICE SPACE: 2013 - Q2		Quarterly	Currently	Op. Exp.*	Market*
Location	Inventory	Absorption	Available	C.A.M.T.	Rent
DOWNTOWN AA	13,400,000	(60,000)	1.60%	\$21.00	\$44.00
DOWNTOWN A	13,300,000	(12,000)	4.50%	\$19.00	\$36.00
DOWNTOWN B	8,740,000	(160,000)	6.90%	\$18.00	\$26.00
DOWNTOWN C	4,310,000	(40,000)	13.60%	\$15.00	\$18.00
SUBTOTAL DT	39,750,000	(272,000)	5.00%	\$19.00	\$34.00
BELTLINE A	2,510,000	262,000	13.90%	\$15.00	\$32.00
BELTLINE B	2,930,000	109,000	10.10%	\$14.00	\$20.00
BELTLINE C	1,760,000	2,000	11.60%	\$13.00	\$16.00
SUBTOTAL BL	7,200,000	373,000	11.80%	\$14.00	\$23.00
SUBURBAN A	8,190,000	N/A	12.50%	\$14.00	\$23.00
SUBURBAN B	5,240,000	N/A	12.00%	\$12.00	\$17.00
SUBURBAN C	3,180,000	N/A	13.80%	\$10.00	\$14.00
SUBTOTAL SUB.	16,610,000	N/A	12.60%	\$13.00	\$19.00
OVERALL	63,560,000	101,000	7.80%	\$17.00	\$24.00
Retail Space: 2013 - Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,400,000	(84,700)	3.04%	\$10.00	\$38.00
NE	8,100,000	(84,700)	3.04%	\$9.00	\$30.00
SE	11,300,000	22,100	2.37%	\$10.00	\$25.00
SW	6,800,000	22,100	2.37%	\$12.00	\$40.00
CBD	3,700,000	6,700	6.42%	\$20.00	\$40.00
OVERALL	37,300,000	(118,500)	3.05%	\$12.20	\$34.60
Industrial Space: 2013-Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,900,000	(87,000)	2.60%	\$4.10	\$9.00
NE	38,300,000	94,000	6.90%	\$4.50	\$8.80
SE	53,800,000	370,000	5.90%	\$3.70	\$8.40
OTHER	6,420,000	153,000	6.00%	\$3.30	\$9.00
OVERALL	127,420,000	530,000	5.50%	\$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: July 2013					
Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,917	1,574	54%	\$524,829	\$447,500
APT. CONDO	768	398	52%	\$302,058	\$262,000
T.H. CONDO	407	295	72%	\$327,570	\$297,500
OVERALL	4,092	2,267	55%	\$460,050	\$399,500
**S/L Ratio: Percentage of Listing Stock Sold in One Month - Updated Monthly.					