

**CALGARY REAL ESTATE MARKET REPORT - Jun. 24/14****COMMERCIAL MARKET: 2013 - Q4 & 2014 - Q1**

Office Space: 2013-Q4 & 2014-Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	10,300,000	(52,000)	1.10%	\$24.00	\$46.00
DOWNTOWN A	17,700,000	730,000	7.70%	\$21.00	\$40.00
DOWNTOWN B	11,050,000	580,000	10.40%	\$19.00	\$30.00
DOWNTOWN C	2,600,000	340,000	11.70%	\$16.00	\$20.00
<b>SUBTOTAL DT: Q-1</b>	<b>41,650,000</b>	<b>1,598,000</b>	<b>7.00%</b>	<b>\$20.90</b>	<b>\$36.33</b>
BELTLINE A	2,530,000	364,000	4.05%	\$15.00	\$35.00
BELTLINE B	3,050,000	(10,000)	6.07%	\$14.00	\$22.00
BELTLINE C	1,730,000	32,000	9.08%	\$13.00	\$18.00
<b>SUBTOTAL BL: Q-4</b>	<b>7,310,000</b>	<b>386,000</b>	<b>6.08%</b>	<b>\$14.11</b>	<b>\$25.55</b>
SUBURBAN A	8,250,000	123,000	8.59%	\$17.00	\$22.00
SUBURBAN B	5,150,000	30,000	8.60%	\$14.00	\$18.00
SUBURBAN C	3,270,000	127,000	10.48%	\$12.00	\$14.00
<b>SUBTOTAL SUB.: Q-4</b>	<b>16,670,000</b>	<b>280,000</b>	<b>8.96%</b>	<b>\$15.09</b>	<b>\$19.19</b>
<b>OVERALL</b>	<b>65,630,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$18.67</b>	<b>\$30.76</b>

Retail Space: 2013 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	6,550,000	N/A	1.23%	\$12.00	\$40.00
NE	6,350,000	N/A	3.04%	\$10.00	\$37.00
SE	6,050,000	N/A	2.89%	\$11.00	\$30.00
SW	8,450,000	N/A	2.74%	\$12.00	\$40.00
CBD	4,100,000	N/A	6.70%	\$20.00	\$40.00
<b>OVERALL</b>	<b>31,500,000</b>	<b>N/A</b>	<b>3.05%</b>	<b>\$12.45</b>	<b>\$37.48</b>

Industrial Space: 2014 - Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	112,000	2.20%	\$5.10	\$10.70
NE	38,900,000	(290,000)	6.80%	\$4.50	\$9.25
SE	55,800,000	390,000	6.70%	\$3.60	\$8.60
OTHER	6,900,000	N/A	6.60%	\$3.50	\$9.00
<b>OVERALL</b>	<b>130,400,000</b>	<b>212,000</b>	<b>5.73%</b>	<b>\$4.20</b>	<b>\$9.28</b>

\*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: MAY 2014**

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,916	2,027	70%	\$554,651	\$490,000
APT. CONDO	1,056	511	48%	\$315,952	\$284,000
T.H. CONDO	529	410	76%	\$362,346	\$332,000
<b>OVERALL</b>	<b>4,501</b>	<b>2,948</b>	<b>66%</b>	<b>\$486,530</b>	<b>\$435,000</b>

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

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