

CALGARY REAL ESTATE MARKET REPORT - March 12, 2014**COMMERCIAL MARKET: 2013 - Q3 & Q4**

OFFICE SPACE: 2013 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	10,300,000	N/A	0.60%	\$21.00	\$44.00
DOWNTOWN A	16,700,000	N/A	6.40%	\$19.00	\$36.00
DOWNTOWN B	10,400,000	N/A	10.40%	\$18.00	\$26.00
DOWNTOWN C	2,300,000	N/A	14.70%	\$15.00	\$18.00
SUBTOTAL DT	39,700,000	-684,000	6.42%	\$19.00	\$34.41
BELTLINE A	2,530,000	364,000	4.05%	\$15.00	\$30.00
BELTLINE B	3,050,000	-10,000	6.07%	\$14.00	\$20.00
BELTLINE C	1,730,000	32,000	9.08%	\$13.00	\$16.00
SUBTOTAL BL	7,310,000	386,000	6.08%	\$14.00	\$22.51
SUBURBAN A	8,250,000	123,000	8.59%	\$14.00	\$22.00
SUBURBAN B	5,150,000	30,000	8.60%	\$12.00	\$15.00
SUBURBAN C	3,270,000	127,000	10.48%	\$10.00	\$11.50
SUBTOTAL SUB.	16,670,000	280,000	8.96%	\$13.00	\$17.78
OVERALL	63,680,000	-18,000	7.05%	\$17.00	\$28.69

Retail Space: 2013 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,060,000	N/A	2.33%	\$10.00	\$38.00
NE	6,470,000	N/A	3.74%	\$9.00	\$30.00
SE	6,380,000	N/A	2.50%	\$10.00	\$25.00
SW	8,530,000	N/A	2.05%	\$12.00	\$40.00
CBD	4,730,000	N/A	6.40%	\$20.00	\$40.00
OVERALL	33,170,000	N/A	3.00%	\$12.20	\$34.60

Industrial Space: 2013-Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	-77,000	2.60%	\$4.10	\$9.00
NE	38,800,000	316,000	5.80%	\$4.50	\$8.80
SE	55,800,000	960,000	7.40%	\$3.70	\$8.40
OTHER	6,900,000	39,000	6.60%	\$3.30	\$9.00
OVERALL	130,300,000	1,238,000	5.80%	\$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: Feb. 2014

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	1,893	1,230	65%	\$550,312	\$480,000
APT. CONDO	674	358	53%	\$328,374	\$290,000
T.H. CONDO	324	265	82%	\$377,381	\$338,000
OVERALL	2,891	1,853	64%	\$482,702	\$424,900

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

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