

CALGARY REAL ESTATE MARKET REPORT - March 3/2016**COMMERCIAL MARKET: 2015: Q4**

Office Space: 2015: Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	14,100,000	440,000	10.40%	\$23.25	\$29.00
DOWNTOWN A	11,900,000	-610,000	19.50%	\$21.25	\$22.00
DOWNTOWN B	9,910,000	-410,000	25.00%	\$17.75	\$18.00
DOWNTOWN C	4,100,000	-210,000	21.90%	\$15.25	\$13.00
SUBTOTAL DT: Q-4	40,010,000	-790,000	17.60%	\$20.47	\$22.55
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	18,240,000	-152,500	12.80%	\$13.39	\$17.96
OVERALL	65,710,000	-1,117,500	15.60%	\$17.90	\$20.82

Retail Space: 2015 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,760,000	N/A	3.50%	\$13.00	\$35.00
NE	6,710,000	N/A	6.15%	\$11.00	\$30.00
SE	6,410,000	N/A	3.60%	\$12.00	\$25.00
SW	8,590,000	N/A	3.10%	\$13.00	\$35.00
CBD	4,080,000	N/A	9.40%	\$21.00	\$25.00
OVERALL	33,550,000	N/A	4.67%	\$13.38	\$30.87

Industrial Space: 2015 - Q4		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,500,000	-11,000	1.30%	\$4.10	\$8.00
NE	44,900,000	-140,000	8.50%	\$4.10	\$8.05
SE	49,800,000	-750,000	7.70%	\$3.70	\$7.00
OTHER	5,800,000	570,000	15.60%	\$4.00	\$8.00
OVERALL	129,000,000	-330,000	6.92%	\$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: Feb. 2016

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,943	691	24%	\$539,733	\$467,500
APT. CONDO	1,402	168	12%	\$307,461	\$268,000
T.H. CONDO	1336	268	20%	\$402,729	\$346,000
OVERALL	5,681	1,127	20%	\$472,529	\$420,000

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