

CALGARY REAL ESTATE MARKET REPORT - May 6/14**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%	\$22.00	\$42.00
DOWNTOWN A	17,700,000	730,000	7.70%	\$20.00	\$33.00
DOWNTOWN B	11,050,000	580,000	10.40%	\$19.00	\$23.00
DOWNTOWN C	2,600,000	340,000	11.70%	\$16.00	\$16.00
SUBTOTAL DT: Q1	41,650,000	1,598,000	7.00%	\$20.00	\$31.51
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: Q4	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.: Q4	16,670,000	280,000	8.96%	\$13.00	\$17.78
OVERALL	65,630,000	N/A	N/A	\$17.55	\$27.02

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%	\$10.00	\$38.00
NE	6,350,000	N/A	3.04%	\$9.00	\$30.00
SE	6,050,000	N/A	2.89%	\$10.00	\$25.00
SW	8,450,000	N/A	2.74%	\$12.00	\$40.00
CBD	4,100,000	N/A	6.70%	\$20.00	\$40.00
OVERALL	31,500,000	N/A	3.05%	\$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: APR. 2014

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,443	1,736	71%	\$547,871	\$484,250
APT. CONDO	904	449	50%	\$319,695	\$283,000
T.H. CONDO	445	360	81%	\$347,446	\$320,000
OVERALL	3,792	2,545	67%	\$479,264	\$429,000

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

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