

CALGARY REAL ESTATE MARKET REPORT - May 5/2016**COMMERCIAL MARKET: 2015: Q4 & 2016: Q1**

Office Space: 2016: Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	14,100,000	-490,000	13.10%	\$23.25	\$24.00
DOWNTOWN A	11,900,000	-190,000	21.00%	\$21.25	\$19.00
DOWNTOWN B	9,910,000	-250,000	27.60%	\$17.75	\$17.00
DOWNTOWN C	4,100,000	-120,000	24.80%	\$15.25	\$13.00
SUBTOTAL DT: Q-1	40,010,000	-1,050,000	20.24%	\$20.47	\$19.65
BELTLINE A	2,710,000	N/A	12.60%	\$20.00	\$23.00
BELTLINE B	3,040,000	N/A	12.30%	\$17.50	\$18.00
BELTLINE C	1,710,000	N/A	10.40%	\$15.00	\$14.00
SUBTOTAL BL: Q-1	7,460,000	-22,000	12.00%	\$17.84	\$18.90
SUBURBAN A	9,700,000	-107,000	17.60%	\$16.00	\$22.50
SUBURBAN B	5,110,000	20,000	7.90%	\$15.00	\$15.50
SUBURBAN C	3,470,000	62,000	9.30%	\$14.00	\$13.50
SUBTOTAL SUB.: Q1	18,280,000	-25,000	13.30%	\$15.34	\$18.93
OVERALL	65,750,000	-1,097,000	15.80%	\$18.76	\$19.40

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: 2016 - Q1		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,500,000	-190,000	1.90%	\$4.10	\$7.75
NE	45,100,000	340,000	8.00%	\$4.10	\$7.75
SE	51,200,000	260,000	8.60%	\$3.70	\$6.50
OTHER	6,400,000	-20,000	17.30%	\$4.00	\$7.00
OVERALL	131,200,000	390,000	7.36%	\$3.94	\$7.22

*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: April 2016

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	3,117	1,134	36%	\$540,624	\$482,750
APT. CONDO	1,589	272	17%	\$302,913	\$278,750
T.H. CONDO	1520	358	24%	\$404,910	\$343,250
OVERALL	6,226	1,764	28%	\$476,427	\$430,000

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