

## CALGARY REAL ESTATE MARKET REPORT - Nov. 2013

### COMMERCIAL MARKET: 2013 - Q2/Q3

OFFICE SPACE: 2013 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,400,000	17,000	0.03%	\$21.00	\$44.00
DOWNTOWN A	13,300,000	-47,000	2.87%	\$19.00	\$36.00
DOWNTOWN B	8,740,000	-112,000	5.71%	\$18.00	\$26.00
DOWNTOWN C	4,310,000	-88,000	11.55%	\$15.00	\$16.00
<b>SUBTOTAL DT</b>	<b>39,750,000</b>	<b>-230,000</b>	<b>3.56%</b>	<b>\$19.00</b>	<b>\$34.33</b>
BELTLINE A	2,190,000	175,000	6.01%	\$15.00	\$31.00
BELTLINE B	3,050,000	-7,000	5.89%	\$14.00	\$20.00
BELTLINE C	1,705,000	21,000	9.47%	\$13.00	\$16.00
<b>SUBTOTAL BL</b>	<b>6,945,000</b>	<b>189,000</b>	<b>6.80%</b>	<b>\$14.00</b>	<b>\$22.48</b>
SUBURBAN A	8,190,000	-39,000	9.66%	\$14.00	\$22.00
SUBURBAN B	5,240,000	-34,000	10.81%	\$12.00	\$17.00
SUBURBAN C	3,180,000	-18,000	11.82%	\$10.00	\$13.00
<b>SUBTOTAL SUB.</b>	<b>16,610,000</b>	<b>-91,000</b>	<b>10.44%</b>	<b>\$13.00</b>	<b>\$17.40</b>
<b>OVERALL</b>	<b>63,305,000</b>	<b>-132,000</b>	<b>5.72%</b>	<b>\$17.00</b>	<b>\$28.58</b>

Retail Space: 2013 - Q2		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	4.40%	\$20.00	\$40.00
<b>OVERALL</b>	<b>33,170,000</b>	<b>N/A</b>	<b>3.00%</b>	<b>\$12.20</b>	<b>\$34.60</b>

Industrial Space: 2013-Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	93,000	2.30%	\$4.10	\$9.00
NE	38,400,000	107,000	5.70%	\$4.50	\$8.80
SE	54,700,000	650,000	7.30%	\$3.70	\$8.40
OTHER	6,900,000	220,000	6.70%	\$3.30	\$9.00
<b>OVERALL</b>	<b>128,800,000</b>	<b>1,070,000</b>	<b>5.70%</b>	<b>\$3.90</b>	<b>\$8.80</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: Sept. 2013

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,704	1,334	49%	\$516,325	\$452,000
APT. CONDO	692	337	49%	\$309,414	\$272,000
T.H. CONDO	444	280	63%	\$365,036	\$319,450
<b>OVERALL</b>	<b>3,840</b>	<b>1,951</b>	<b>51%</b>	<b>\$458,872</b>	<b>\$409,000</b>

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

© 2013 B. FINNIGAN AND ASSOCIATES LTD. All rights reserved.