

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
SUBTOTAL DT	39,750,000	-230,000	3.56%	\$19.00	\$34.33
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
SUBTOTAL BL	6,945,000	189,000	6.80%	\$14.00	\$22.48
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
SUBTOTAL SUB.	16,610,000	-91,000	10.44%	\$13.00	\$17.40
OVERALL	63,305,000	-132,000	5.72%	\$17.00	\$28.58

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
OVERALL	33,170,000	N/A	3.00%	\$12.20	\$34.60

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
OVERALL	128,800,000	1,070,000	5.70%	\$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: 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
OVERALL	3,840	1,951	51%	\$458,872	\$409,000

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

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