

CALGARY REAL ESTATE MARKET REPORT - Nov. 10/14**COMMERCIAL MARKET: 2014 - Q2 & Q3**

Office Space: 2014-Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	10,300,000	106,000	2.00%	\$23.00	\$42.00
DOWNTOWN A	18,200,000	400,000	6.80%	\$21.00	\$34.00
DOWNTOWN B	10,200,000	(760,000)	10.00%	\$17.50	\$25.00
DOWNTOWN C	2,800,000	280,000	7.90%	\$15.00	\$17.00
SUBTOTAL DT: Q-3	41,500,000	26,000	6.50%	\$20.23	\$32.63
BELTLINE A	2,550,000	(48,000)	11.80%	\$16.00	\$29.50
BELTLINE B	2,950,000	(106,000)	10.40%	\$15.00	\$18.00
BELTLINE C	1,750,000	48,000	6.10%	\$15.00	\$15.00
SUBTOTAL BL: Q-3	7,250,000	(106,000)	9.90%	\$15.35	\$21.32
SUBURBAN A	8,120,000	215,000	11.20%	\$14.00	\$22.00
SUBURBAN B	5,260,000	220,000	8.90%	\$16.00	\$16.50
SUBURBAN C	3,270,000	(180,000)	14.10%	\$15.00	\$14.00
SUBTOTAL SUB.: Q3	16,650,000	255,000	11.10%	\$14.83	\$18.69
OVERALL	65,400,000	175,000	8.04%	\$18.31	\$27.83

Retail Space: 2014 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	6,820,000	N/A	1.64%	\$12.00	\$40.00
NE	6,020,000	N/A	3.20%	\$10.00	\$37.00
SE	7,840,000	N/A	1.80%	\$11.00	\$30.00
SW	8,370,000	N/A	1.90%	\$12.00	\$40.00
CBD	4,005,000	N/A	7.60%	\$20.00	\$40.00
OVERALL	33,055,000	N/A	2.75%	\$12.45	\$37.08

Industrial Space: 2014 - Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	29,000,000	0	N/A	\$5.10	\$10.70
NE	39,700,000	250,000	N/A	\$4.50	\$9.25
SE	56,300,000	250,000	N/A	\$3.60	\$8.60
OTHER	7,500,000	100,000	N/A	\$3.50	\$9.00
OVERALL	132,500,000	600,000	2.90%	\$4.19	\$9.27

*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.

RESIDENTIAL MARKET: Oct. 2014

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,777	1,462	53%	\$555,251	\$490,000
APT. CONDO	1,080	385	36%	\$322,357	\$283,000
T.H. CONDO	568	300	53%	\$376,227	\$333,766
OVERALL	4,425	2,147	49%	\$488,473	\$431,000

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

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