

**CALGARY REAL ESTATE MARKET REPORT - NOV. 5/2015****COMMERCIAL MARKET: 2015: Q2 & Q3**

Office Space: 2015: Q3		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	13,300,000	-120,000	7.50%	\$23.25	\$29.00
DOWNTOWN A	11,900,000	-110,000	14.30%	\$21.25	\$20.00
DOWNTOWN B	9,910,000	-140,000	22.40%	\$17.75	\$19.00
DOWNTOWN C	4,100,000	-33,000	19.80%	\$15.25	\$12.00
<b>SUBTOTAL DT: Q-3</b>	<b>39,210,000</b>	<b>-403,000</b>	<b>14.60%</b>	<b>\$20.40</b>	<b>\$21.96</b>
BELTLINE A	2,710,000	N/A	10.60%	\$16.00	\$28.00
BELTLINE B	3,040,000	N/A	10.90%	\$15.00	\$19.00
BELTLINE C	1,710,000	N/A	9.40%	\$12.00	\$12.00
<b>SUBTOTAL BL: Q-3</b>	<b>7,460,000</b>	<b>-38,000</b>	<b>10.50%</b>	<b>\$15.40</b>	<b>\$20.80</b>
SUBURBAN A	8,990,000	-140,000	13.60%	\$14.75	\$25.00
SUBURBAN B	5,110,000	-10,000	9.20%	\$13.75	\$15.50
SUBURBAN C	3,470,000	-15,000	9.80%	\$12.25	\$11.50
<b>SUBTOTAL SUB.: Q3</b>	<b>17,570,000</b>	<b>-165,000</b>	<b>11.60%</b>	<b>\$13.97</b>	<b>\$19.57</b>
<b>OVERALL</b>	<b>64,240,000</b>	<b>-606,000</b>	<b>13.30%</b>	<b>\$18.06</b>	<b>\$21.17</b>
Retail Space: 2015 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
NW	7,555,000	N/A	1.40%	\$13.00	\$35.00
NE	6,420,000	N/A	6.40%	\$11.00	\$30.00
SE	6,440,000	N/A	3.40%	\$12.00	\$25.00
SW	8,550,000	N/A	2.80%	\$13.00	\$35.00
CBD	3,620,000	N/A	7.20%	\$21.00	\$25.00
<b>OVERALL</b>	<b>32,585,000</b>	<b>N/A</b>	<b>3.80%</b>	<b>\$13.30</b>	<b>\$30.93</b>
Industrial Space: 2015 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,500,000	22,000	1.20%	\$4.10	\$8.20
NE	43,700,000	-842,000	5.50%	\$4.10	\$8.00
SE	49,600,000	50,000	4.90%	\$3.70	\$7.50
OTHER	4,800,000	2,050,000	18.60%	\$4.00	\$9.25
<b>OVERALL</b>	<b>126,600,000</b>	<b>1,280,000</b>	<b>4.80%</b>	<b>\$3.94</b>	<b>\$7.90</b>

\*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: Oct. 2015**

Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	2,915	872	30%	\$518,956	\$470,250
APT. CONDO	1,365	237	17%	\$318,210	\$286,000
T.H. CONDO	1,286	314	24%	\$391,800	\$335,854
<b>OVERALL</b>	<b>5,566</b>	<b>1,423</b>	<b>26%</b>	<b>\$457,463</b>	<b>\$419,000</b>

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

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