

CALGARY REAL ESTATE MARKET REPORT - Sept. 4/14					
COMMERCIAL MARKET: 2014 - Q1 & Q2					
Office Space: 2014-Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
DOWNTOWN AA	10,300,000	(190,000)	3.00%	\$24.00	\$44.00
DOWNTOWN A	17,700,000	230,000	6.40%	\$21.00	\$38.00
DOWNTOWN B	11,100,000	50,000	10.40%	\$19.00	\$28.00
DOWNTOWN C	2,600,000	3,000	11.60%	\$16.00	\$18.00
SUBTOTAL DT: Q-2	41,700,000	93,000	7.00%	\$20.90	\$35.58
BELTLINE A	2,470,000	54,000	7.00%	\$15.00	\$32.00
BELTLINE B	3,050,000	(51,000)	9.90%	\$14.00	\$20.00
BELTLINE C	1,740,000	103,000	8.30%	\$13.00	\$16.00
SUBTOTAL BL: Q-2	7,260,000	45,000	8.30%	\$14.11	\$23.12
SUBURBAN A	8,050,000	510,000	13.20%	\$17.00	\$26.00
SUBURBAN B	5,130,000	(65,000)	10.80%	\$14.00	\$18.00
SUBURBAN C	3,480,000	80,000	14.10%	\$12.00	\$14.00
SUBTOTAL SUB.: Q2	16,660,000	525,000	12.70%	\$15.09	\$21.03
OVERALL	65,620,000	663,000	8.60%	\$18.67	\$30.51
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 - Q2		Quarterly	Current	Op. Exp.*	Market*
Location	Inventory	Absorption	Vacancy	C.A.M.T.	Rent
CENTRAL	28,800,000	0	2.20%	\$5.10	\$10.70
NE	39,200,000	1,180,000	4.50%	\$4.50	\$9.25
SE	55,800,000	837,000	5.20%	\$3.60	\$8.60
OTHER	6,900,000	N/A	N/A	\$3.50	\$9.00
OVERALL	130,700,000	2,017,000	4.50%	\$4.20	\$9.28
*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: August 2014					
Type	Listings	Sales	S/L Ratio**	Avg. Price	Med. Price
SINGLE FAMILY	3,018	1,477	49%	\$545,237	\$479,000
APT. CONDO	1,060	452	43%	\$332,005	\$287,500
T.H. CONDO	515	338	66%	\$377,958	\$339,894
OVERALL	4,593	2,267	49%	\$477,782	\$423,000
**S/L Ratio: Percentage of Listing Stock Sold in One Month - Updated Monthly.					
© 2014 B. FINNIGAN AND ASSOCIATES LTD. All rights reserved.					