

# End of 1<sup>st</sup> Period

## Calgary Market Summary • January-April 2024

Office		Industrial		Commercial Investment	
<b>Downtown</b>		<b>Greater Calgary Area</b>		<b>Office</b>	
Vacancy rate	20.2%	Vacancy	4%	Total Dollar Volume	\$81,800,000
Availability rate	25.3%	Availability rate	5.5%	Year-Over-Year Change (\$ vol.)	(\$9.7M)
AA Class availability	14.7%	Northeast availability	5.2%	Avg. Price per Square Foot	\$217
A Class availability	25.5%	Southeast availability	5.1%	Number of Transactions	15
B Class availability	37.9%	Central availability	2.5%	<b>Retail</b>	
C Class availability	26.1%	Balzac availability	8.2%	Total Dollar Volume	\$198,021,880
		Outlying availability	5.4%	Year-Over-Year Change (\$ vol.)	\$68.9M
				Avg. Price per Square Foot	\$384
				Number of Transactions	17
				<b>Industrial</b>	
				Total Dollar Volume	\$140,795,000
				Year-Over-Year Change (\$ vol.)	\$(193.4M)
				Avg. Price per Square Foot	\$206
				Number of Transactions	25
				<b>Multi-Residential</b>	
				Total Dollar Volume	\$351,004,999
				Year-Over-Year Change (\$ vol.)	\$230.5M
				Avg. Price per Unit	\$268,279
				Number of Transactions	15
				<b>Land (ICI &amp; Residential)</b>	
				Total Dollar Volume	\$289,719,773
				Year-Over-Year Change (\$ vol.)	ICI: \$(49.1M) Res: \$23.8M
				Avg. Price per Acre	ICI: \$1,109,807 Res: \$3,798,401
				Number of Transactions	34
<b>Beltline</b>		<b>Retail</b>			
Vacancy rate	21.6%	<b>Overall</b>			
Availability rate	24.2%	Availability	4.3%		
A Class availability	21%	<b>Downtown</b>			
B Class availability	28.2%	Availability	7.9%		
C Class availability	16.9%	<b>Beltline</b>			
Character Space availability	47%	Availability	14.2%		
		<b>Suburban Northeast</b>			
		Availability	3.7%		
		<b>Suburban Southeast</b>			
		Availability	2.8%		
		<b>Suburban Northwest</b>			
		Availability	4.2%		
		<b>Suburban Southwest</b>			
		Availability	5%		
<b>Suburban Markets</b>					
Vacancy rate	17.5%				
Availability rate	19.8%				
A Class availability	18.3%				
B Class availability	25.8%				
C Class availability	15.4%				

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