

Calgary Market Summary

Year End 2023



Office

Downtown

Vacancy rate	20.8%
Availability rate	26.1%
AA Class availability	16.6%
A Class availability	26%
B Class availability	38.5%
C Class availability	37.3%

Beltline

Vacancy rate	20.5%
Availability rate	24.3%
A Class availability	23.1%
B Class availability	25.5%
C Class availability	18.3%
Character Space availability	48.6%

Suburban Markets

Vacancy rate	17.8%
Availability rate	20%
A Class availability	19.4%
B Class availability	25.5%
C Class availability	13.6%

Industrial

Greater Calgary Area

Vacancy	3.4%
Availability rate	5.4%
Northeast availability	5.6%
Southeast availability	5.9%
Central availability	2.9%
Balzac availability	9.3%
Outlying availability	3.4%

Retail

Downtown

Vacancy	9.2%
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Beltline

Vacancy	10.5%
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Suburban Northeast

Vacancy	3.8%
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Suburban Southeast

Vacancy	2.9%
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Suburban Northwest

Vacancy	4.2%
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Suburban Southwest

Vacancy	4.1%
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Commercial Investment

Office

Total Dollar Volume	\$401,023,959
Year-Over-Year Change (\$ vol.)	(\$1.16B)
Avg. Price per Square Foot	\$171
Number of Transactions	40

Retail

Total Dollar Volume	\$609,003,603
Year-Over-Year Change (\$ vol.)	\$268M
Avg. Price per Square Foot	\$421
Number of Transactions	58

Industrial

Total Dollar Volume	\$846,526,400
Year-Over-Year Change (\$ vol.)	\$127.5M
Avg. Price per Square Foot	\$214
Number of Transactions	97

Multi-Residential

Total Dollar Volume	\$655,326,310
Year-Over-Year Change (\$ vol.)	\$237.9M
Avg. Price per Unit	\$211,000
Number of Transactions	66

Land (ICI & Residential)

Total Dollar Volume	\$875,010,236
Year-Over-Year Change (\$ vol.)	ICI: \$272.3M Res: \$99.7M
Avg. Price per Acre	\$328,000
Number of Transactions	141

Prepared by

Anthony B. Scott, Director of Research
403.294.7164
ascott@barclaystreet.com