



real estate

Real Estate Indicators Summary



	Date	Value	Change/Rate (%)	Geography
Housing Starts <small>Year-Over-Year Change; YTD</small>	November 2020	8,395	-14.2%	Calgary CMA
Total Monthly Value of Building Permits <small>Seasonally Adjusted; Thousands; Year-Over-Year % Change</small>	November 2020	\$389,155	-14.8%	Calgary CMA
Major Calgary Projects <small>Billions; Year-Over-Year Change</small>	December 2020	\$19.8	-17.1%	City of Calgary
Benchmark Detached Calgary House Price <small>Year-Over-Year Change</small>	December 2020	\$490,500	2.79%	City of Calgary
Downtown Office Vacancy Rate	Q4 2020	29.5%		City of Calgary
Suburban Office Vacancy Rate	Q4 2020	22.9%		City of Calgary
Industrial Real Estate Availability Rate	Q4 2020	9.2%		City of Calgary

** Seasonally adjusted, 3 month moving average*

Sources: City of Calgary Corporate Economics, Statistics Canada, Conference Board of Canada, CMHC, CB Richard Ellis, Calgary Real Estate Board, Alberta Enterprise and Advanced Education, Alberta Major Projects

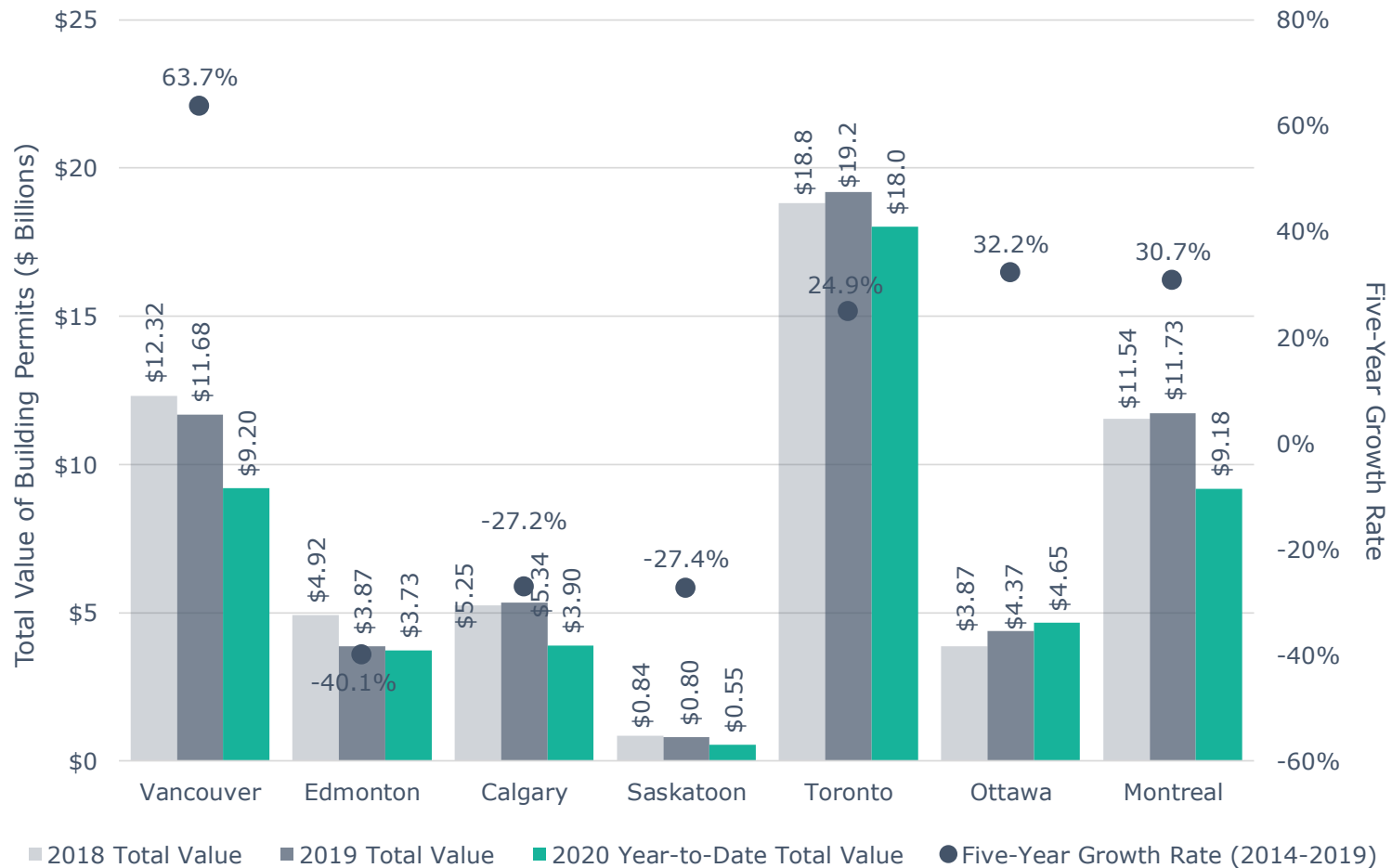
Major Canadian City Comparison



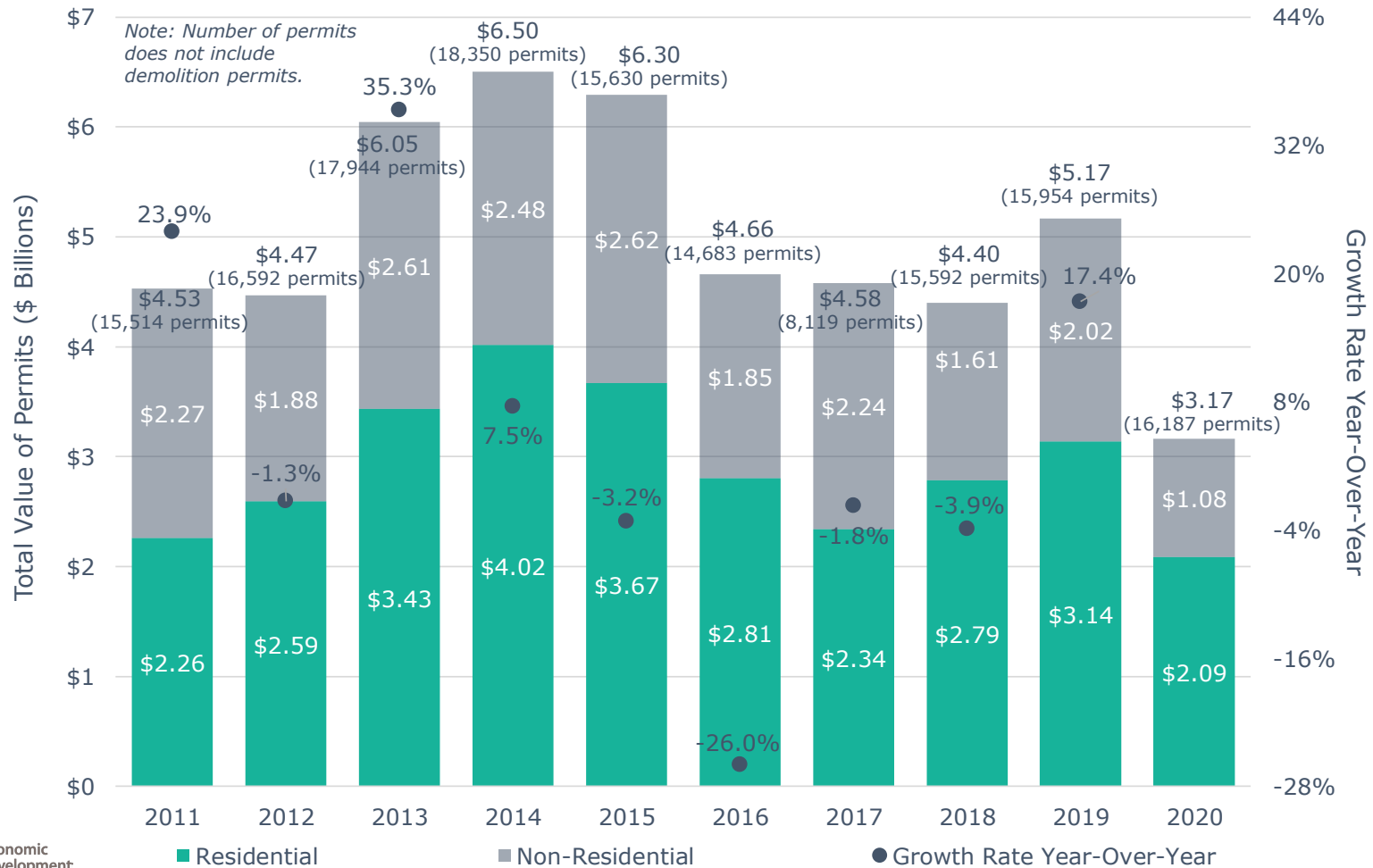
	Vancouver	Edmonton	Calgary	Saskatoon	Toronto	Ottawa	Montreal	Canada
Housing Starts	20,218	10,126	8,395	1,752	35,999	11,960	24,479	170,380
YTD November 2020								
Total Value of Building Permits (Billions)	\$9.20	\$3.73	\$3.90	\$0.55	\$18.01	\$4.65	\$9.18	\$90.26
YTD November 2020								
Downtown Office Vacancy Rate	5.8%	20.1%	29.5%	N/A	7.2%	9.5%	10.2%	13.0%
Q4 2020								
MLS Single Detached Benchmark Housing Price	\$1,548,100	\$378,100	\$471,800	\$323,400	\$1,028,600	\$593,300	\$471,900	\$709,700
November 2020								
MLS Composite Benchmark Housing Price Growth	5.1%	2.1%	1.2%	5.6%	10.6%	22.3%	11.7%	2.3%
November 2019 – November 2020								

Source: Canada Mortgage and Housing Corporation, Canadian Real Estate Association, CBRE Limited, Statistics Canada

Total Value of Building Permits Across Canada



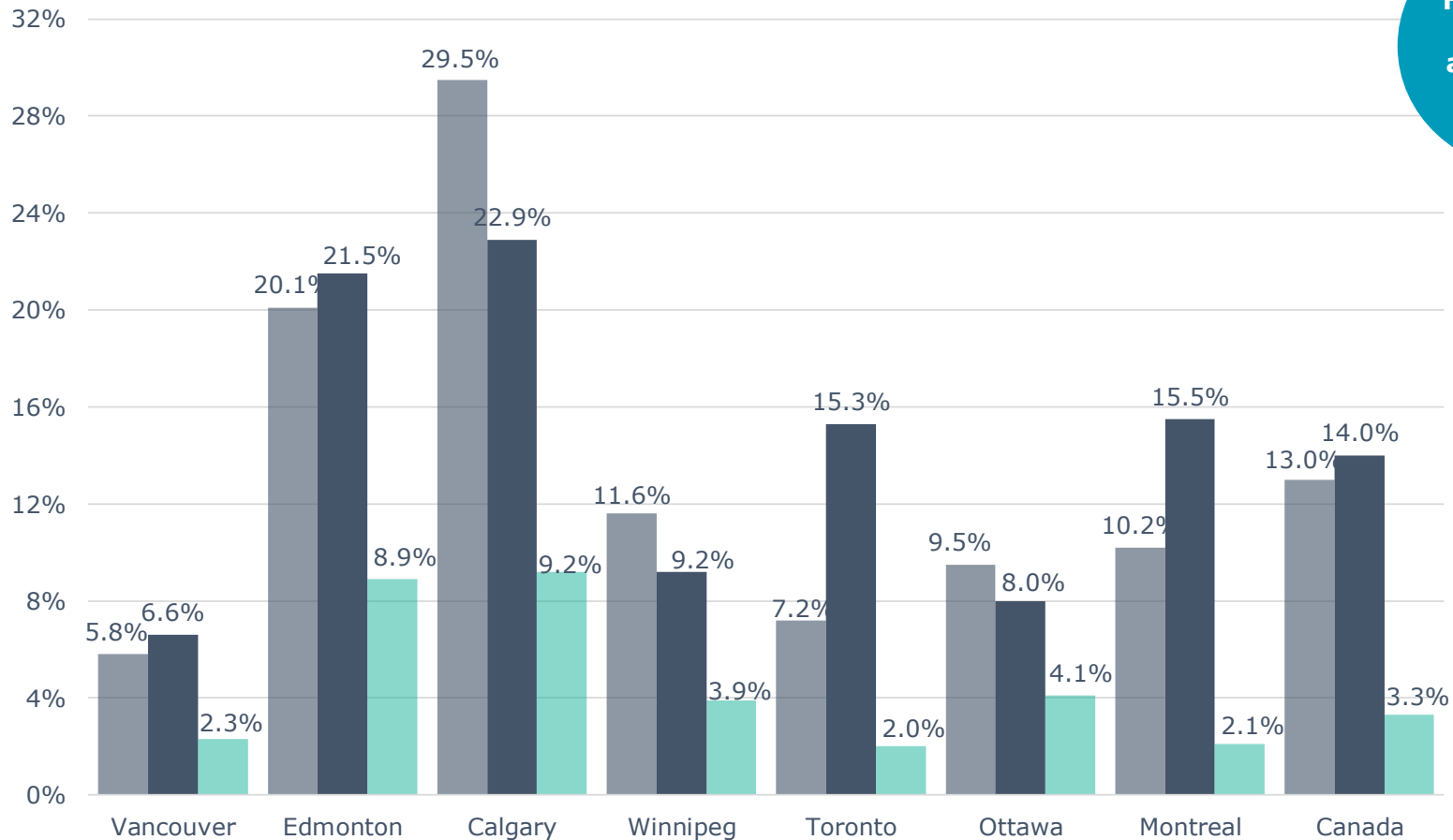
City of Calgary Annual Building Permit Values



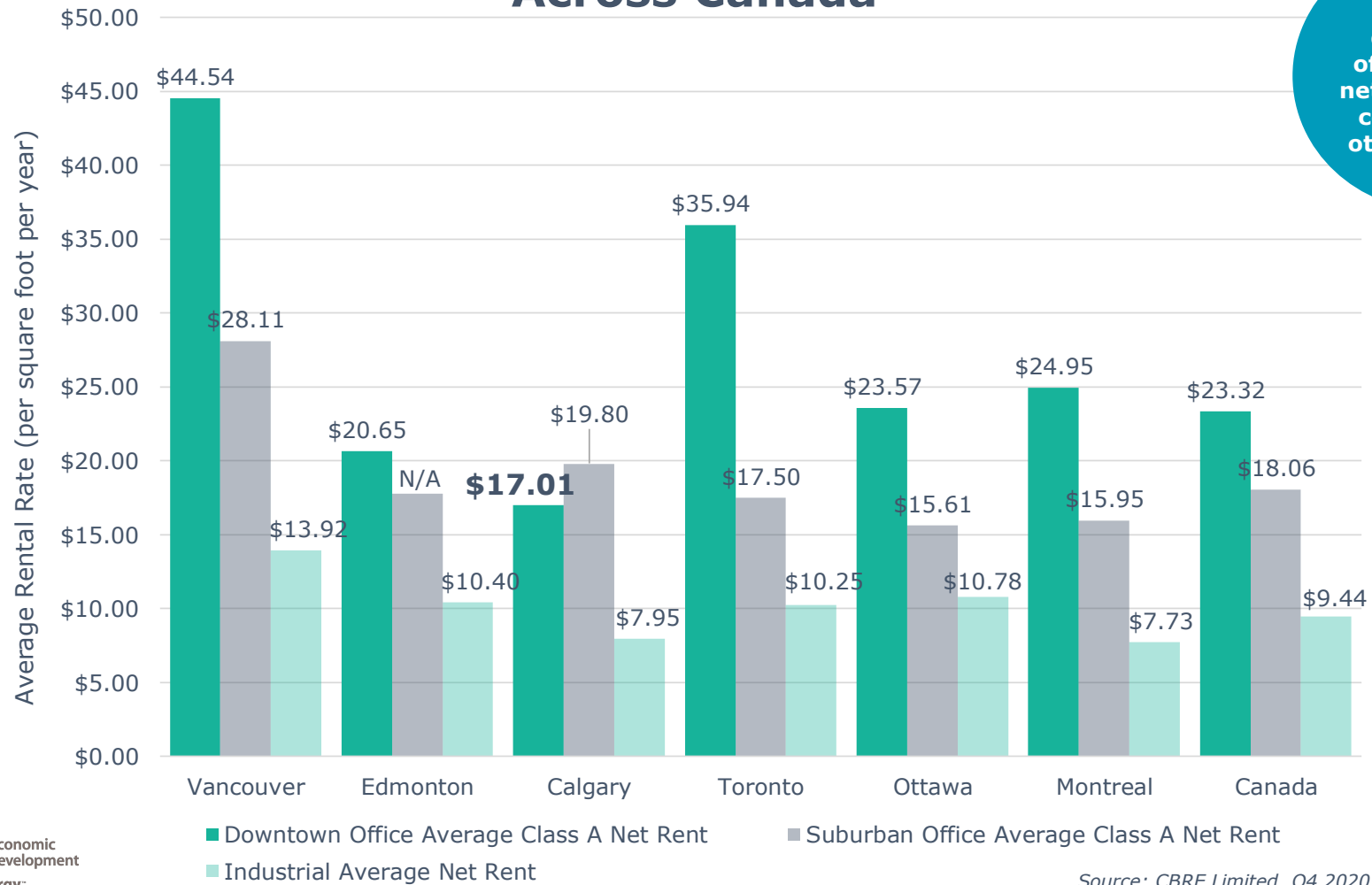
Source: City of Calgary, November 2020

Commercial Real Estate Vacancy Rates Across Canada

High quality
space
available to
lease

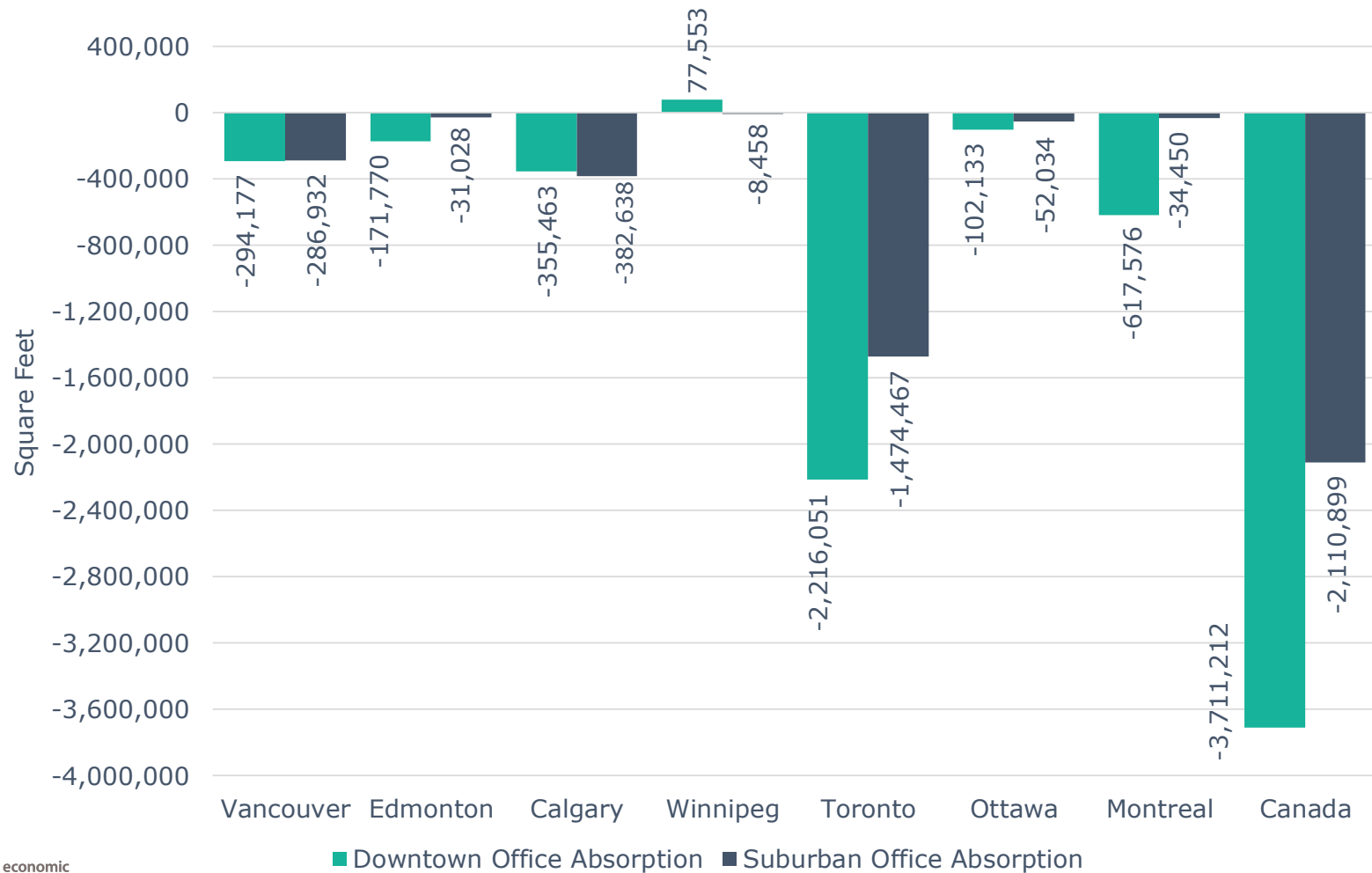


Commercial Real Estate Net Rental Rates Across Canada

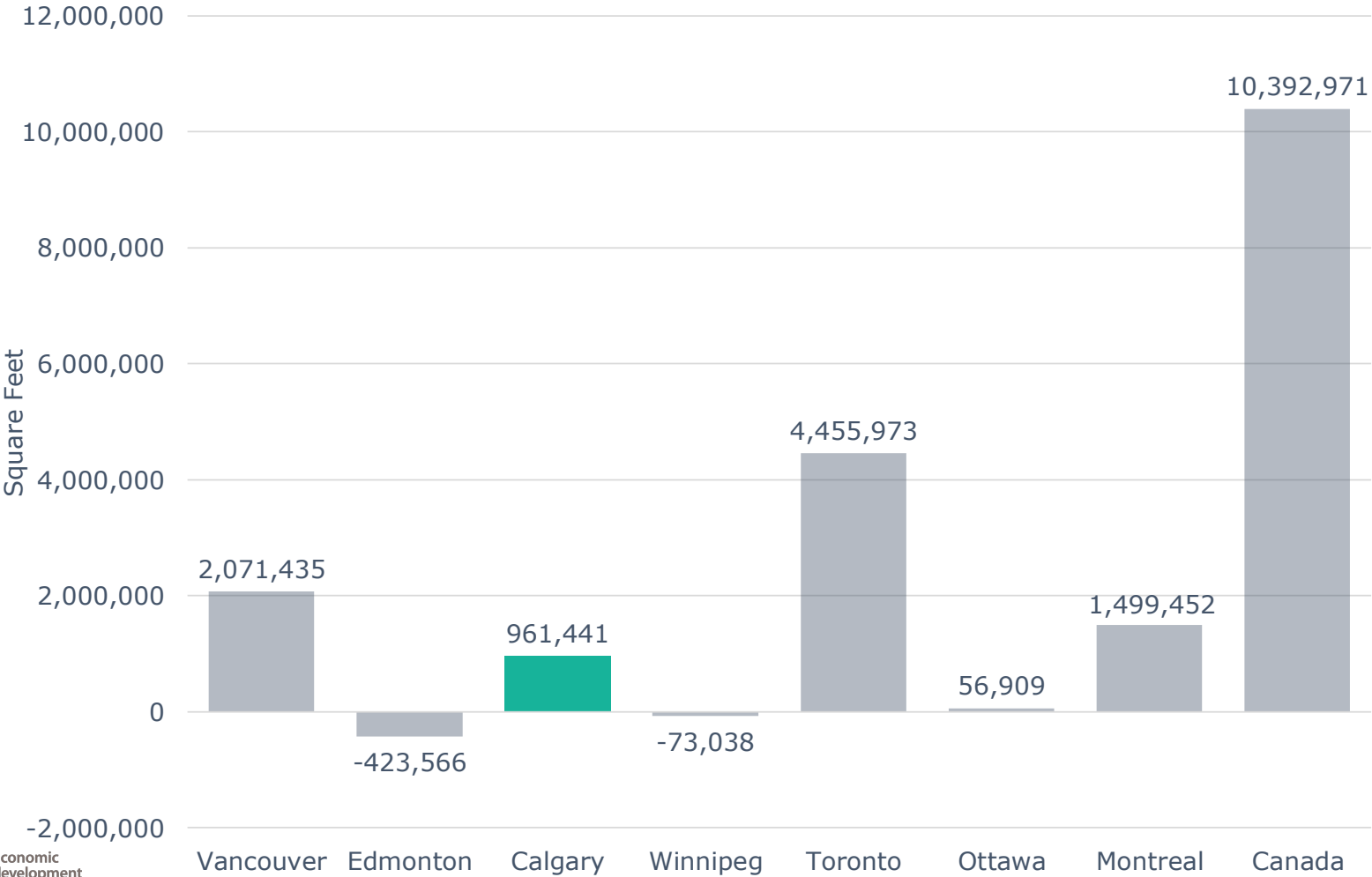


Lowest downtown office Class A net rental rates compared to other markets

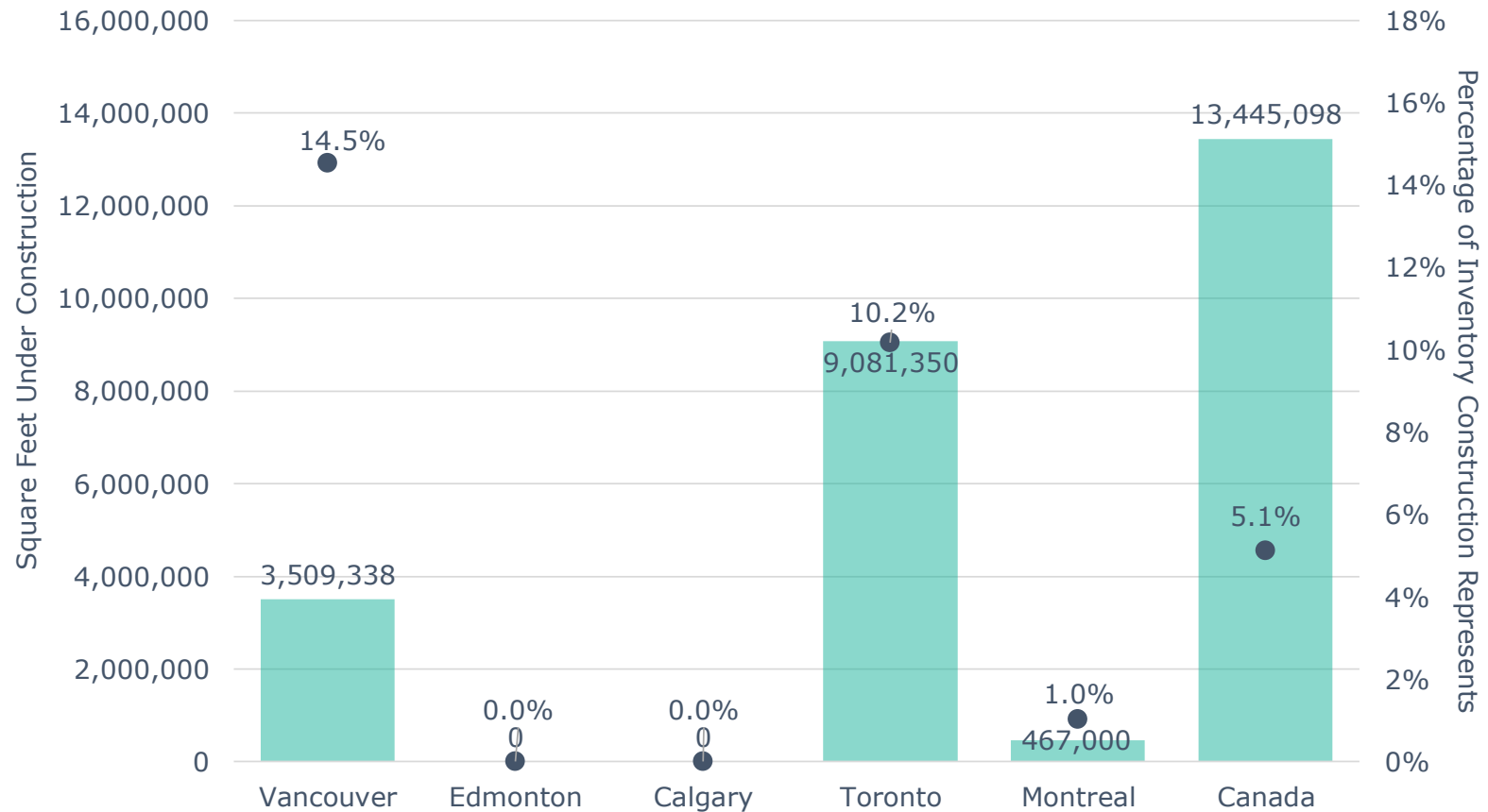
Office Space Absorption Across Canada



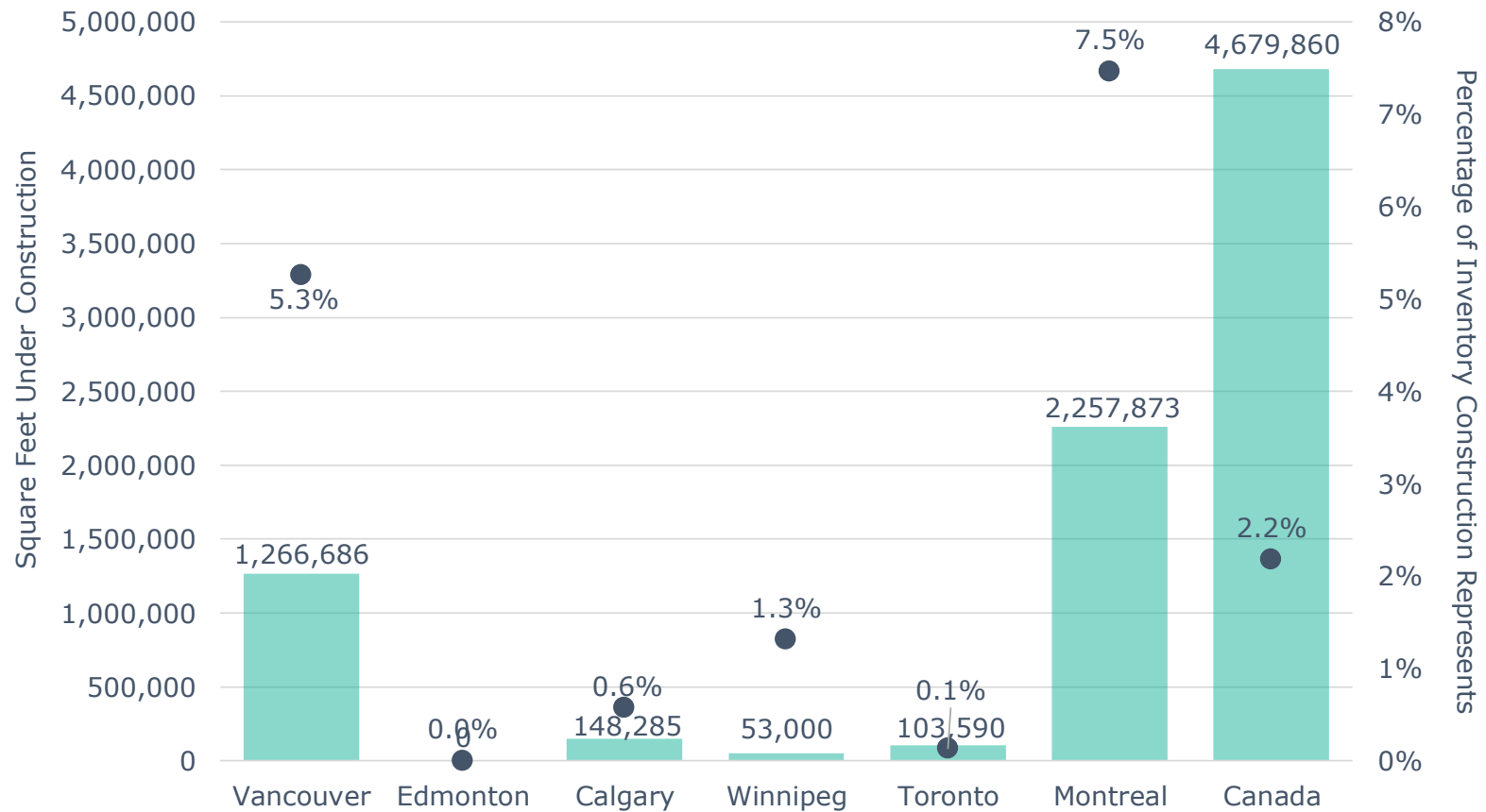
Industrial Space Absorption Across Canada



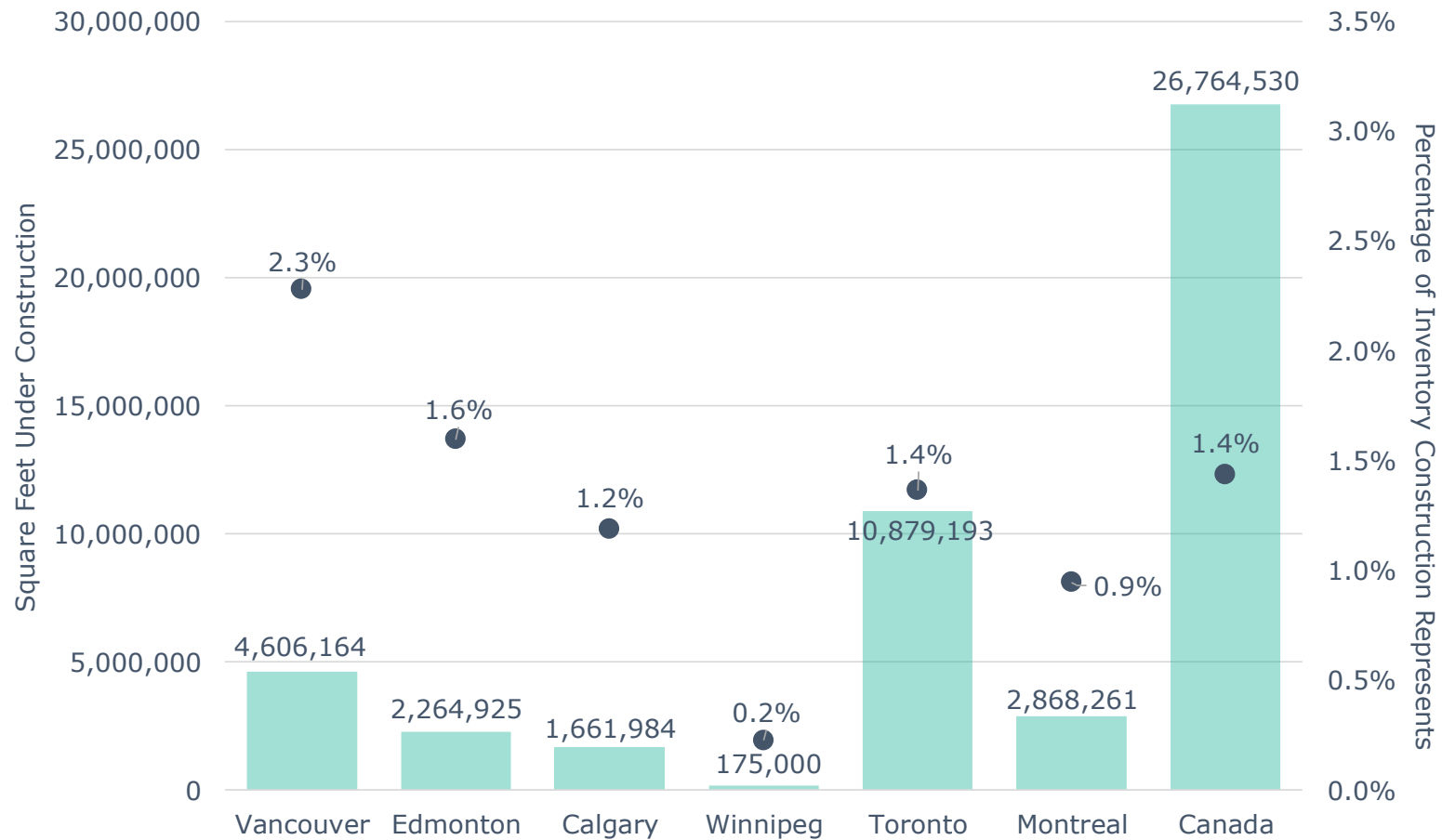
Downtown Office Space Under Construction Across Canada



Suburban Office Space Under Construction Across Canada

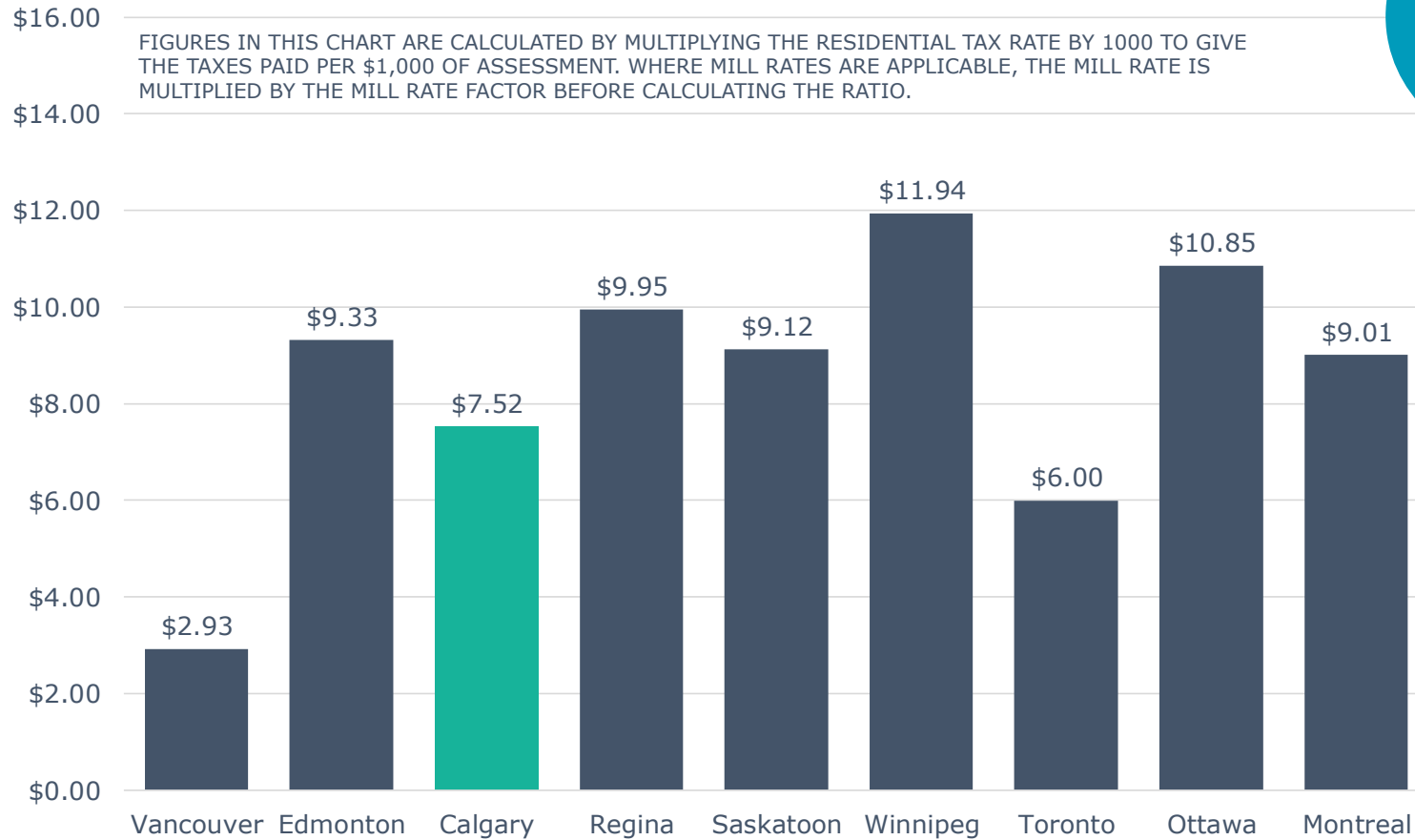


Industrial Space Under Construction Across Canada

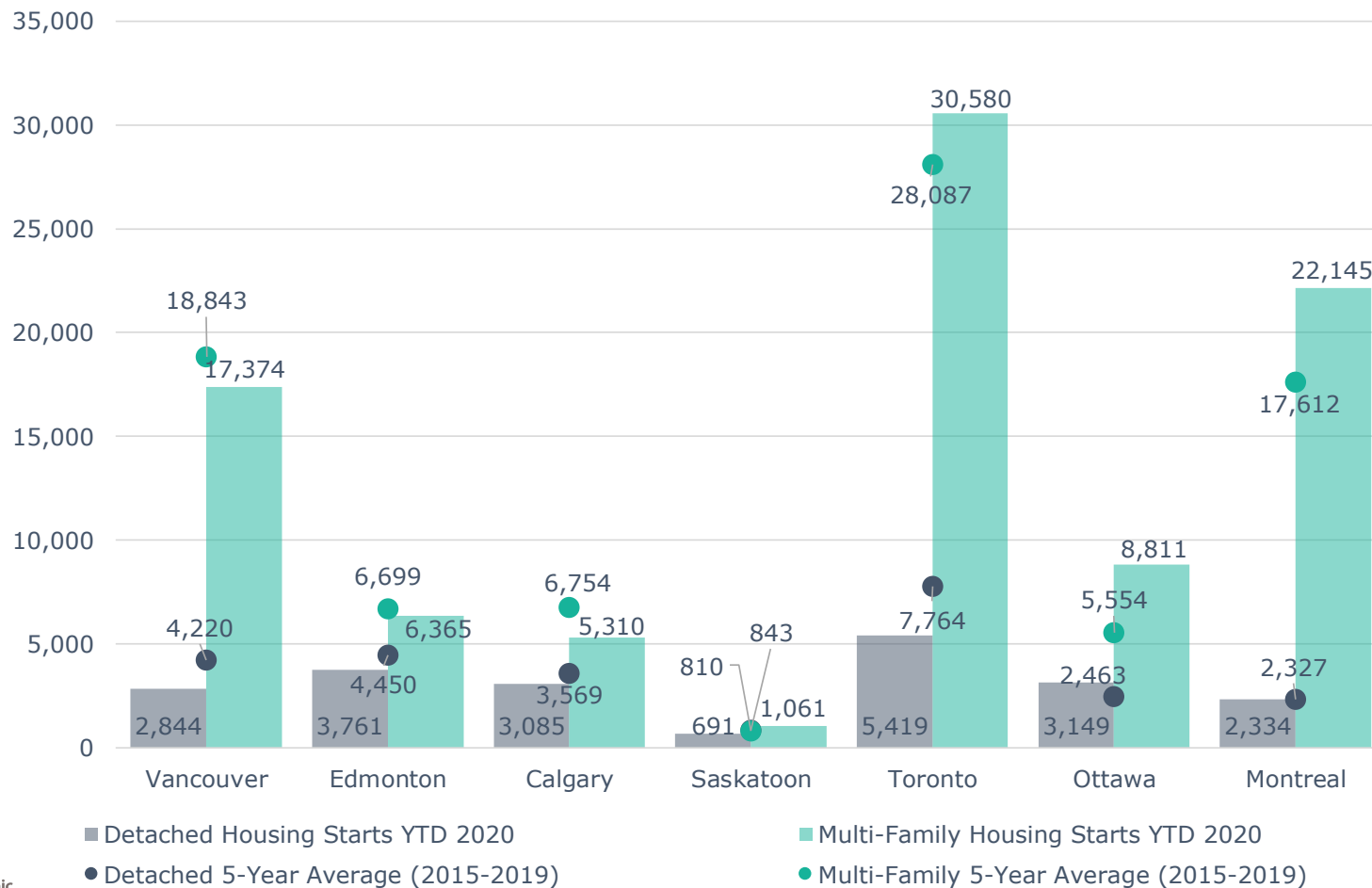


Estimated Residential Property Taxes per \$1,000 of Assessment

Lower
residential
property
taxes than
other
markets in
Canada

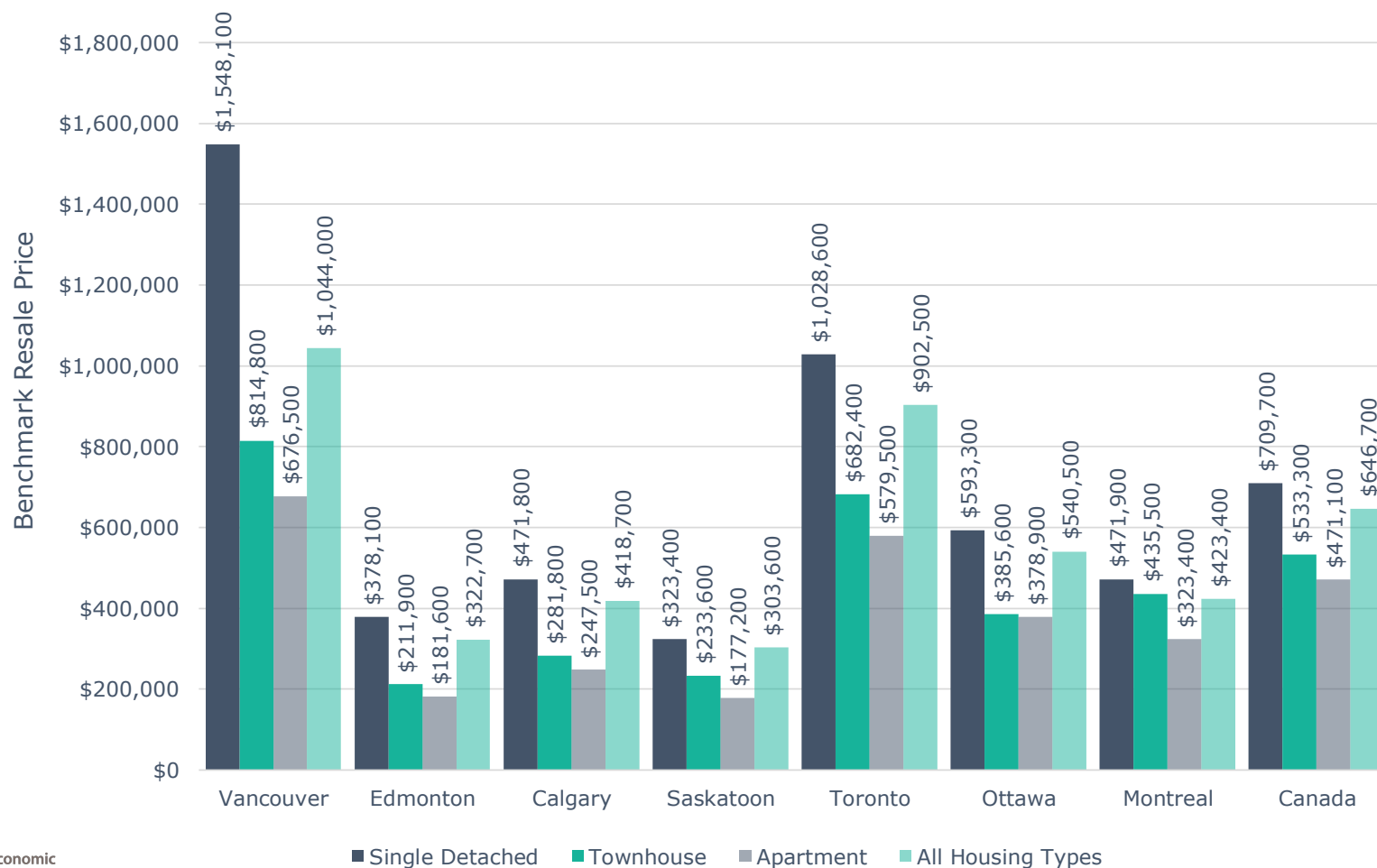


Year-to-Date Housing Starts Across Canada and their Five-Year Averages



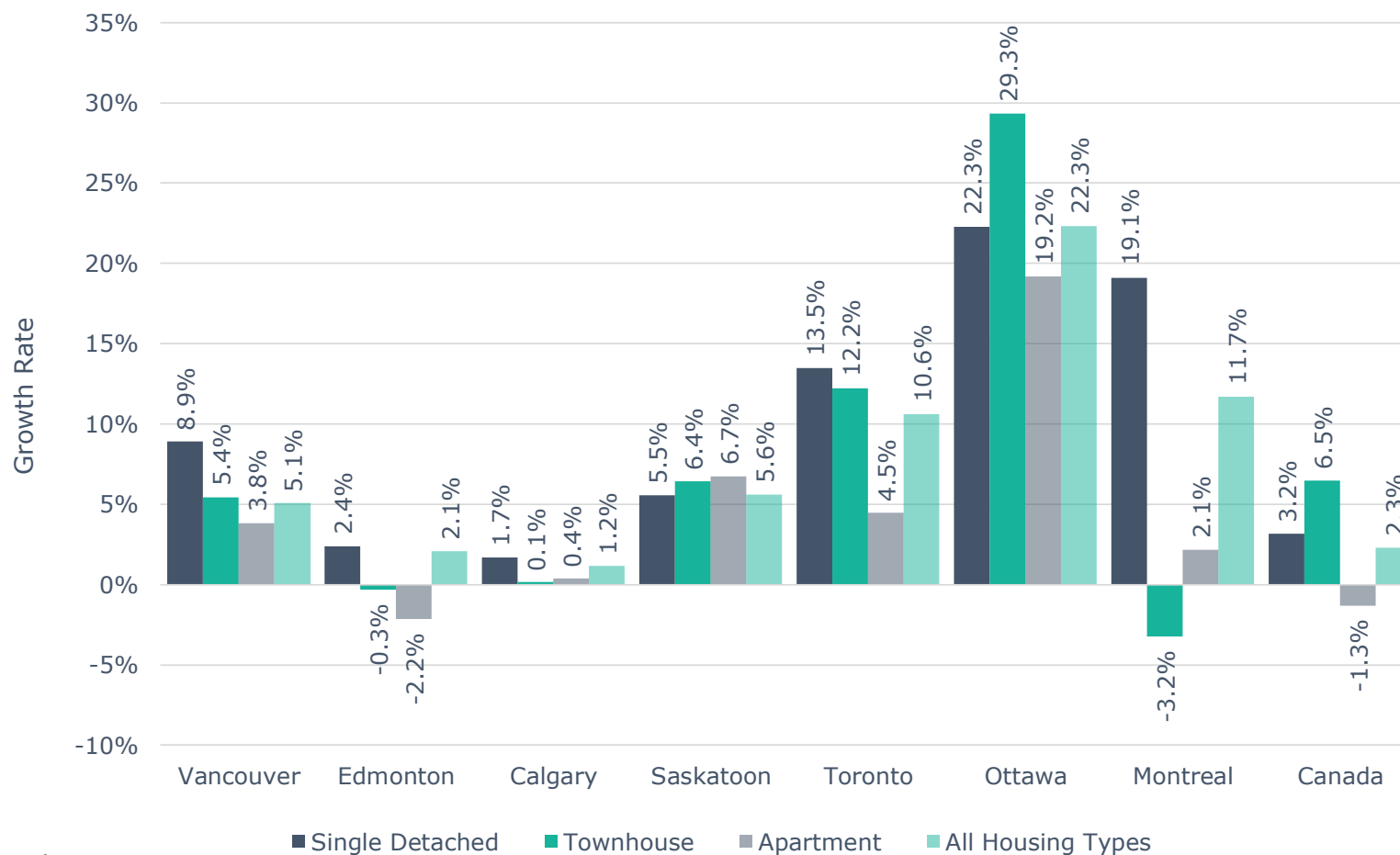
Current Benchmark Resale Housing Prices Across Canada

Affordable housing prices

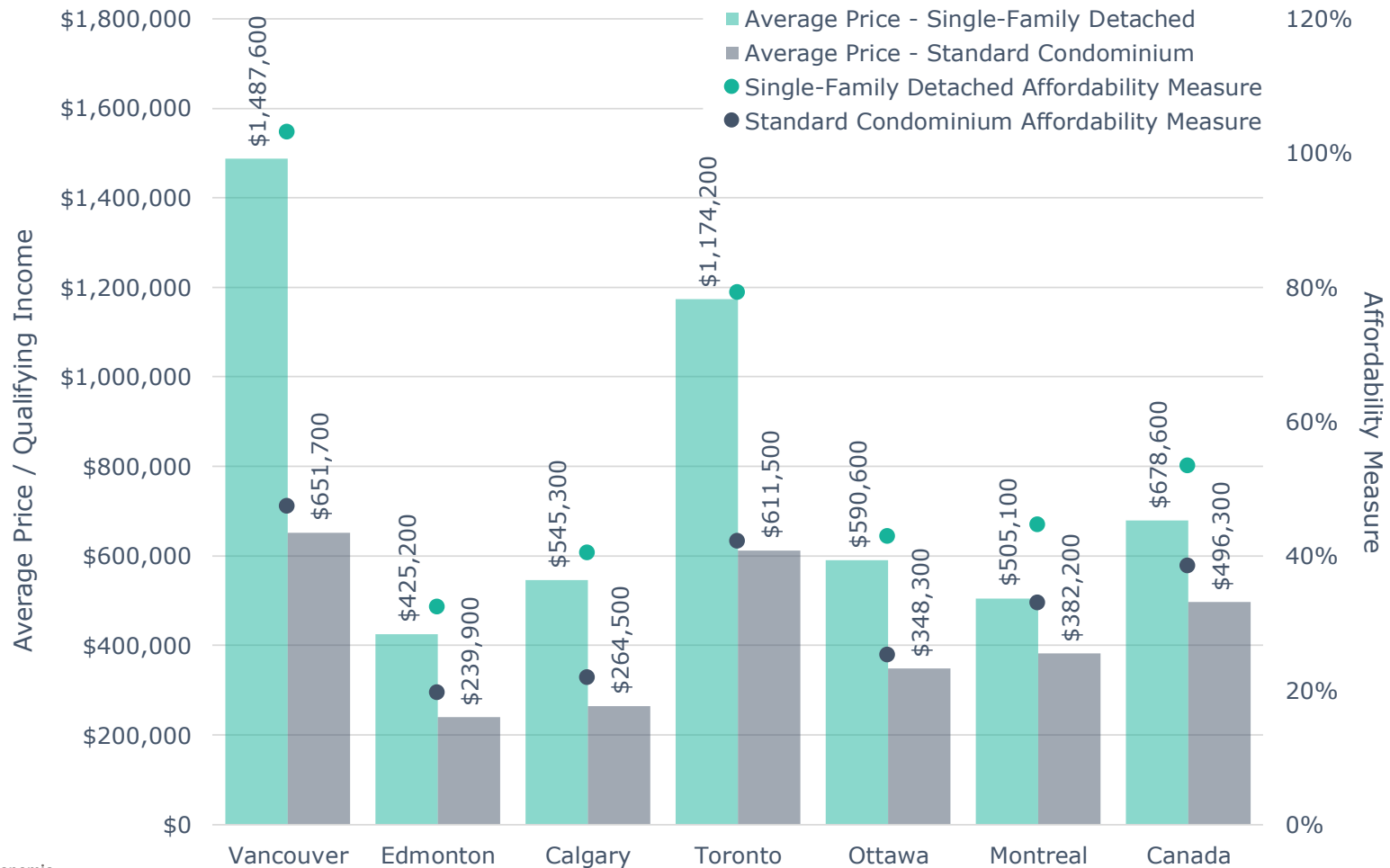


Year-Over-Year Growth in Benchmark Resale Housing Prices Across Canada

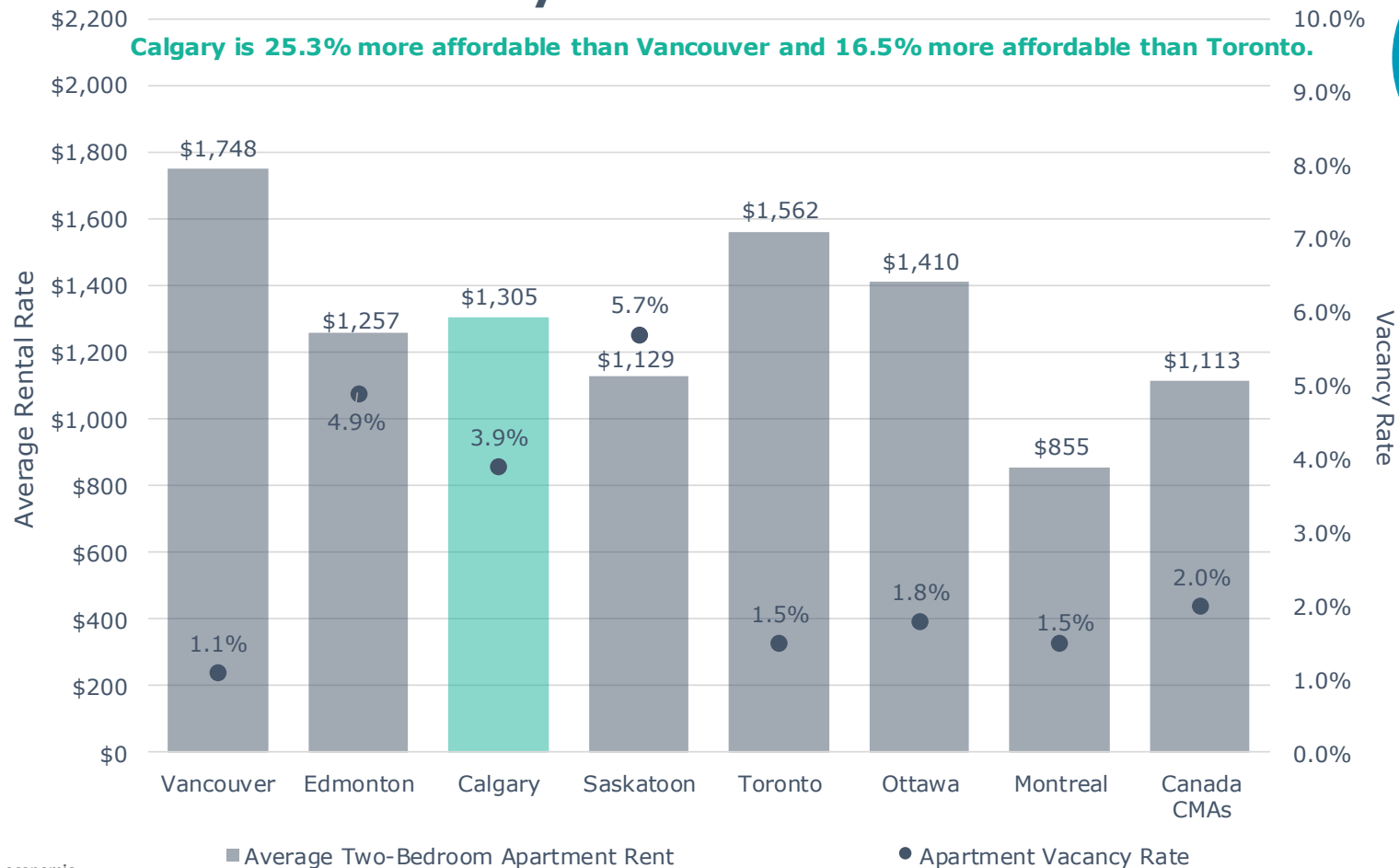
Balanced housing market



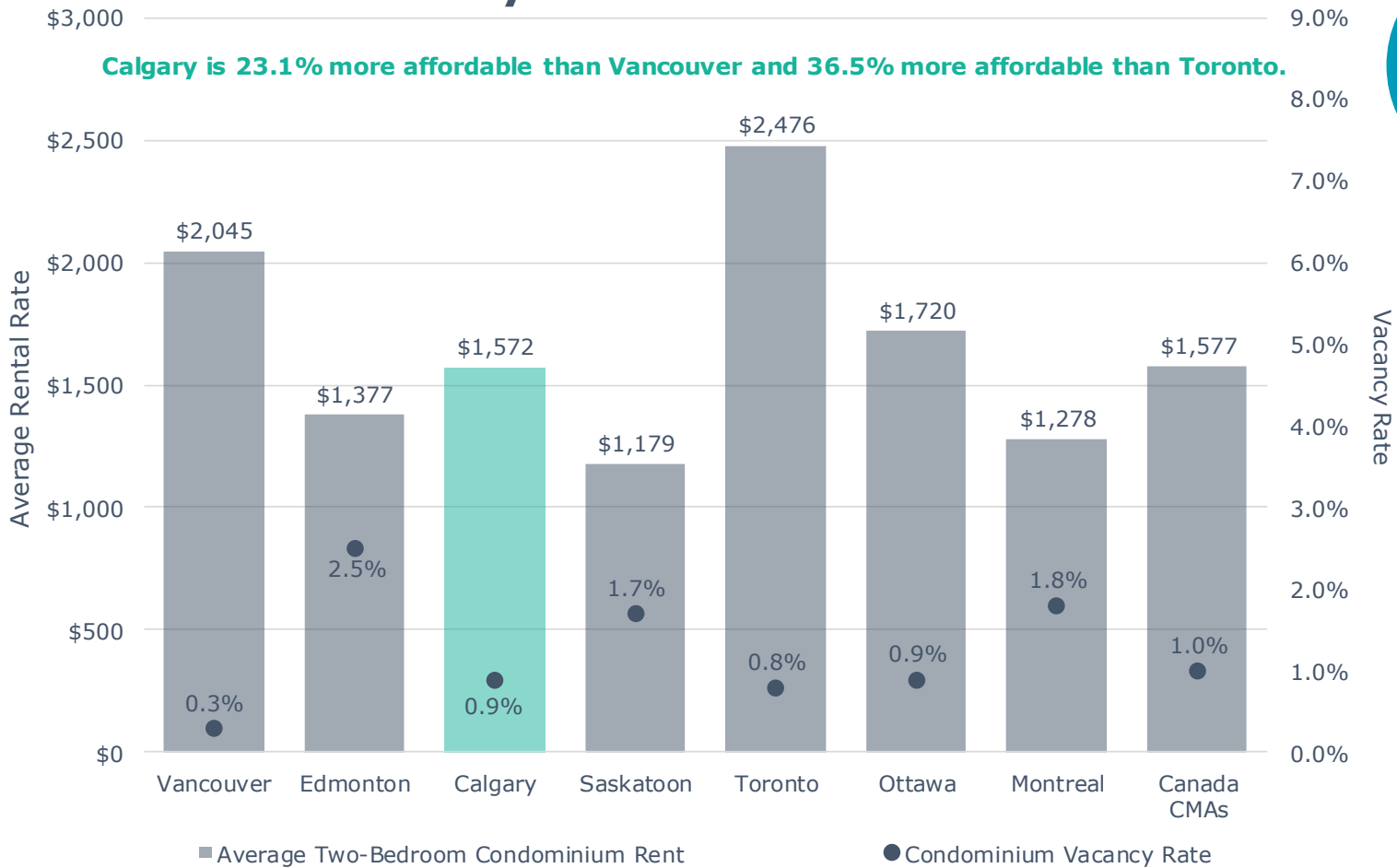
Housing Affordability Across Canada



Average Two-Bedroom Apartment Rent & Vacancy Rates Across Canada



Average Two-Bedroom Condo Rent & Vacancy Rates Across Canada



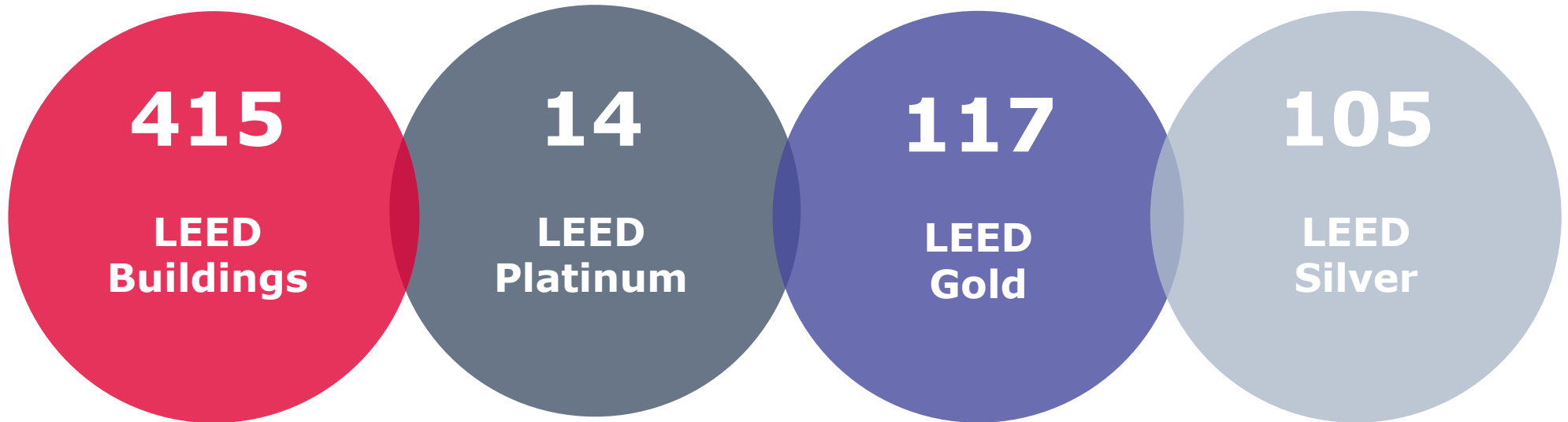
More affordable and higher vacancy rates than most other CMAs

Calgary LEED Buildings



Canada ranked 2nd globally in LEED-certified projects.

All new occupied City-owned and City-funded buildings in excess of 500m² must meet or exceed the Gold level of the LEED® New Construction rating system.



LEED V4 & V4.1 Certified Buildings



Calgary Major Projects



December 2020				
Developer	Project Description	Project Cost \$ Millions	Timing	Status
City of Calgary	Green Line LRT, Stage 1	\$4,903.0	2021 - 2026	Proposed
WAM Development Group / AIMCo	StoneGate Landing	\$3,000.0	2010 - 2021	Under Construction
Government of Alberta / Alberta Cancer Foundation	Calgary Cancer Centre	\$1,400.0	2017 - 2023	Under Construction
Maple Projects Inc.	Highland Park Redevelopment	\$1,000.0		Proposed
The City of Calgary, Calgary Sports and Entertainment Corporation	Calgary Arena and Events Centre	\$565.0	2021 - 2024	Proposed
Calgary Stampede and Calgary Municipal Land Corp.	BMO Centre Expansion	\$500.0	2021 - 2024	Proposed
ATCO Pipelines	Calgary Urban Pipeline Replacement Project	\$450.0	2017 - 2022	Under Construction
City of Calgary	Calgary Arts Commons Transformation Project	\$444.0	Commencing 2024	Proposed
Shape Properties	West Mixed Use Development	\$400.0	Commencing 2021	Proposed
City of Calgary	Bonnybrook Wastewater Treatment Plant D Expansion	\$400.0	2017 - 2022	Under Construction

Source: Alberta Major Projects, Government of Alberta

Alberta Major Projects



December 2020		
Sector	Number of Projects	Total Value of Projects \$ Millions
Agriculture and Related	4	\$168.0
Bioproduct	3	\$814.0
Chemical	3	\$7,800.0
Commercial	35	\$778.2
Forestry and Related	0	\$0.0
Industrial	13	\$1,271.6
Infrastructure	149	\$19,209.1
Institutional	125	\$8,299.1
Metals	2	\$700.0
Mixed-Use	27	\$11,000.4
Oil and Gas	14	\$15,366.0
Oil Sands	13	\$15,705.0
Pipelines	10	\$22,109.0
Power	40	\$10,463.0
Residential	101	\$5,555.5
Retail	21	\$292.7
Telecommunication	8	\$17,264.4
Tourism / Recreation	73	\$4,789.3
Total	641	\$141,585.3

Source: Alberta Major Projects, Government of Alberta

Why Calgary



**Built-in
Incentives,
Competitive
Tax Rates**



**Favourable
Real Estate
Market**



**High
Quality
Talent**



**Enviably
Lifestyle**

Keep in Touch



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