

# BHC RRL Sales 2025

| Address                    | Unit type | Sq. Feet               | Bedrooms / Bath      | Average Appraisal | Initial Listing Price | % above/below<br>average appraisal<br>(rounded) | Sale Price      | % above/below<br>average appraisal<br>(rounded) | Homeowner<br>Equity % | Price to buyer<br>(rounded) |                       |
|----------------------------|-----------|------------------------|----------------------|-------------------|-----------------------|-------------------------------------------------|-----------------|-------------------------------------------------|-----------------------|-----------------------------|-----------------------|
| 14 Sulphur Court           | Duplex    | 1568 + 695 basement    | 3 / 3.5              | \$ 1,103,500.00   | \$ 1,109,756.10       | 0.56%                                           | \$ 1,085,365.85 | -0.98%                                          | 82.00%                | \$ 890,000.00               | Closed June 2025      |
| 11 Fairholme Place         | Duplex    | 1295 + 357 legal suite | 3 / 2.5              | \$ 1,110,500.00   | \$ 1,184,500.00       | 3%                                              | \$ 1,178,702.07 | 1%                                              | 73.81%                | \$ 870,000.00               | Closed September 2025 |
| 111, 340 Banff Ave (Aster) | Apartment | 854                    | 2 / 1 (barrier free) | Price Restricted  | \$ 448,470.10         | NA                                              | \$ 448,470.10   | NA                                              | NA                    | \$448,470.10                | Closed October 2025   |
| 303, 340 Banff Ave (Aster) | Apartment | 702                    | 1+loft / 1           | Price Restricted  | \$ 418,411.29         | NA                                              | \$ 418,411.29   | NA                                              | NA                    | \$418,411.29                | Closed December 2025  |

Median price to buyer: \$ 659,235.05

Average price to buyer: \$ 656,720.35