

Banff Housing Corporation  
Operations Report  
2025 Summary

	January	YTD	February	YTD	March	YTD	April	YTD	May	YTD	June	YTD	July	YTD	August	YTD	September	YTD	October	YTD	November	YTD	December	YTD
<b>QUERIES</b>																								
BHC Rental Query	33	33	23	56	6	62	31	93	33	126	23	149	44	193	40	233	35	268	20	288	18	306	18	<b>324</b>
General Housing Query	8	8	5	13	13	26	21	47	22	69	18	87	6	93	4	97	2	99	4	103	3	106	3	<b>109</b>
Home Purchase Query	14	14	1	15	2	17	5	22	9	31	12	43	14	57	13	70	3	73	3	76	3	79	2	<b>81</b>
<b>APPLICATIONS</b>																								
Rental applications received	14	14	11	25	9	34	46	80	23	103	39	142	61	203	56	259	27	286	30	316	26	342	35	<b>377</b>
Ownership applications received	15	15	8	23	10	33	7	40	4	44	10	54	21	75	38	113	12	125	15	140	13	153	15	<b>168</b>
<b>WAITLIST TOTALS</b>																								
Rental (approved)	295		139																					
Ownership Resale List	530		162																					
<b>RENTAL OCCUPANCY</b>																								
	January	February	March	April	May	June	July	August	September	October	November	December												
Studio	26	26	26	26	26	25.5	26	26	26	25.5	25.5	26												
1BD	69	68.5	65	68.5	66	67.5	69	69	69	69	69	68												
2BD	33	35	35	32.5	35	35	34	35	34.5	35	35	34.5												
Moffat Manor (2x 2BD)	2	2	2	1	1	2	2	2	2	2	2	2												
Total Units	130	131.5	128	128	128	129	132	131.5	132	131.5	131.5	130.5												
Occupancy Rate	98%	100%	97%	97%	97%	98%	100%	100%	100%	100%	100%	99%												
<b>2025 HOME SALES Summary</b>																								
14 Sulphur Court	<b>PRICE HISTORY</b>																							
	Listing Price (or appraised value)				Equity Share			Price to Buyer			% Above/Below Avg Appraisal													
	Original purchase price (2023)				\$ 1,012,195.12			82%			\$ 830,000.00													
	Average appraisal - BMV				\$ 1,103,500.00																			
	Listing price				\$ 1,109,756.10						\$ 910,000.00			1%										
	Price to buyer				\$ 1,085,365.85						\$ 890,000.00			-0.98%										
	<b>SALES STATISTICS</b>																							
	Open House and Showings			Attendance (households)			Expression of Interest			Offers			Comments											
	Open House - Jan 23, 2025			16			10			1			Closed June 17, 2025											
11 Fairholme	<b>PRICE HISTORY</b>																							
	Listing Price (or appraised value)				Equity Share			Price to Buyer			% Above/Below Avg Appraisal													
	Original purchase price (1999)				\$ 319,500.00			73.81%			\$ 235,822.95													
	Average appraisal - BMV				\$ 1,110,500.00																			
	Listing price				\$ 1,184,500.00						\$ 874,279.45			1%										
	Price to buyer				\$ 1,178,702.07						\$ 870,000.00			-0.98%										
	<b>SALES STATISTICS</b>																							
	Open House and Showings			Attendance (households)			Expression of Interest			Offers			Comments											
	Open House - Jan 23, 2025			32			11			1			Closed September 5, 2025											
11 Aster, 340 Banff Ave	<b>PRICE HISTORY</b>																							
	Listing Price (Price Restricted)																							
	Original purchase price (2023)				\$ 453,316.50																			
	Average appraisal - BMV				NA																			
	Listing price				\$ 448,470.10						\$ 448,470.10													
	<b>SALES STATISTICS</b>																							
	Open House and Showings			Attendance (households)			Expression of Interest			Offers			Comments											
	Open House - August 21, 2025			52			12			1			Closed Oct 24, 2025											
303 Aster, 340 Banff Ave	<b>PRICE HISTORY</b>																							
	Listing Price (Price Restricted)																							
	Original purchase price (2023)				\$ 421,515.00																			
	Average appraisal - BMV				NA																			
	Listing price				\$ 418,411.29						\$ 418,411.29													
	<b>SALES STATISTICS</b>																							
	Open House and Showings			Attendance (households)			Expression of Interest			Offers			Comments											
	Open House - October 15, 2025			42			12			1			Closed Dec 1, 2025											

YTD Overall Occupancy	99%