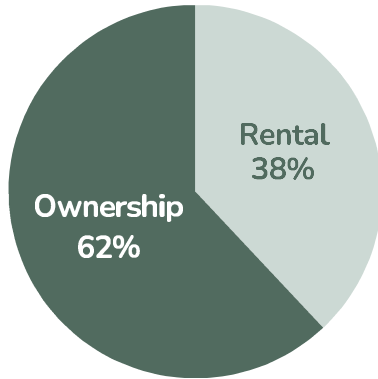


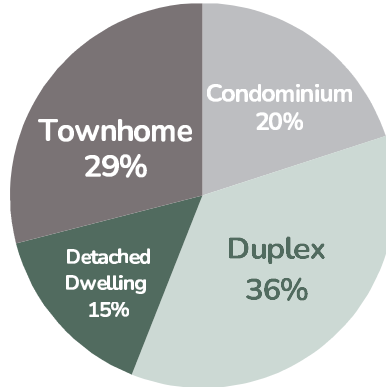
BANFF HOUSING CORPORATION PORTFOLIO BY UNIT TYPE

32 Detached Dwelling 63 Townhome 78 Duplex 43 Condominium 133 Rental Apartment
349 Total Units

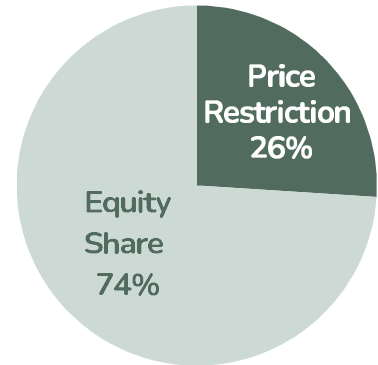
Ownership versus Rental



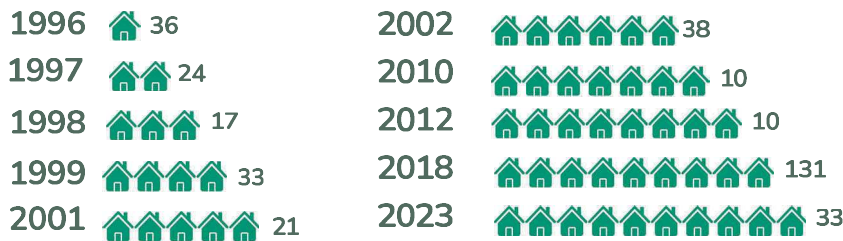
Ownership portfolio breakdown



Equity versus Price Restriction



GROWTH IN BHC HOUSING UNITS BY YEAR



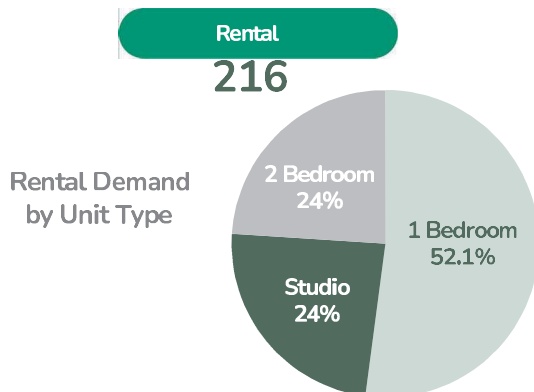
Banff celebrates completion on 33 new homes in The Aster

“Any day that we add new housing in Banff is a day to celebrate,” said Banff Mayor Corrie DiManno. “Creating housing that people can own means helping residents become long-time members of our community – with certainty and a bond to the town they call proudly home. It also means freeing up more rental space as they graduate from apartments to these condominiums.”



Applicants in the Aster Lottery **63** First Time Homebuyer **87%** Multigenerational Families **3**

2023 BHC WAITLIST DEMAND



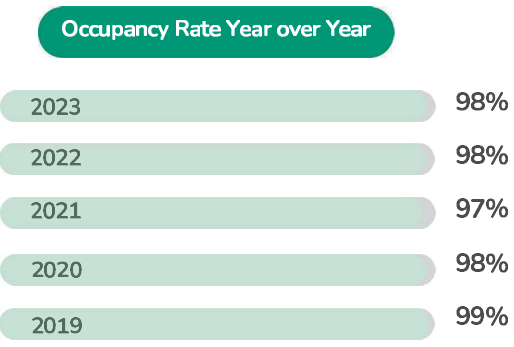
Registered Resale List **277**

Aster Waitlist **92**




2023 BHC RENTAL VACANCIES

25 Vacancies	Reason
2	Purchased in the Aster
4	Internal building (Tīnu) transfers
5	Moved into market housing (Bow Valley)
10	Relocated outside the Bow Valley <i>*BC, Cochrane and area</i>
4	Unknown



2023 BHC OWNERSHIP HOMESALES



All home sales were equity share properties
 Average full market value \$947,900
 Average price to buyer \$700,612
 Average days on market 122
 21 unique open house attendees



Reason
Relocated outside the Bow Valley <i>*Cochrane and area</i>
Moved into market housing (Bow Valley)

**Banff Housing Corporation
2023 Operations Report**

QUERIES	
BHC Rental Query	634
General Housing Query	58
Home Purchase Query	76
APPLICATIONS	
Rental apps received	185
RLL/Aster apps received	75
WAITLIST TOTALS	
Rental (Ti'nu & MM)	*216
Aster	95
Register Reasle List (RRL)	276

**semi annual requalification occurred where 30 applicants failed to requalify*

RENTAL OCCUPANCY												
	January	February	March	April	May	June	July	August	September	October	November	December
Ti'nu / Studio	26	26	26	26	25.5	26	26	26	26	26	25	25
Ti'nu / 1BD	69	69	68.5	68.5	68	68	67	67.5	66	66	65	66.5
Ti'nu / 2BD	36	35	36	36	36	36	36	35	34	34	34	36
Moffat Manor - 2BD	2	2	2	2	2	2	2	2	2	2	2	2
Total Units	133	132	132.5	130.5	131.5	132	131	130.5	128	128	126	129.5
Occupancy Rate	100%	99%	100%	98%	99%	99%	98%	98%	96%	96%	95%	97%
YTD Overall Occupancy	98.03%											

2023 HOME SALES TO DATE				
14 Riverview Court	PRICE HISTORY			
	Listing Price (or appraised value)	Equity Share	Price to Buyer	% Above/Below Avg Appraisal
	Original purchase price (1996)	\$ 220,000.00	69.50%	\$ 152,801.00
	Average appraisal - base market value	\$ 854,000.00		\$ 593,530.00
	Original listing price	\$ 899,000.00		\$ 624,805.00
	Sale Price - Closing date December 1, 2023	\$ 845,000.00		\$ 587,275.00
	Time on market - 44 days			-1%
	SALES STATISTICS			
	Open House and Showings	Attendance	Interest	Offers
	Open House - October 18, 2023	12	5	1
14 Sundance Court	PRICE HISTORY			
	Listing Price (or appraised value)	Equity Share	Price to Buyer	% Above/Below Avg Appraisal
	Original purchase price (1997)	\$ 300,000.00	83%	\$ 230,506.90
	Average appraisal - base market value	\$ 775,500.00		\$ 645,836.40
	Original listing price	\$ 822,000.00		\$ 684,561.60
	Sale Price - Closing date August 22, 2023	\$ 822,000.00		\$ 684,561.60
	Time on market - 13 days			6%
	SALES STATISTICS			
	Open House and Showings	Appointments	Interest	Offers
	Open House - August 9 & 10, 2023	23	12	2
14 Sulphur Court	PRICE HISTORY			
	Listing Price (or appraised value)	Equity Share	Price to Buyer	% Above/Below Avg Appraisal
	Original purchase price (1997)	\$ 281,000.00	82%	\$ 230,506.90
	Average appraisal - base market value	\$ 1,077,500.00		\$ 883,550.00
	Original listing price - May 26/ 2022	\$ 1,122,700.00		\$ 920,614.00
	Reduced listing price - Aug 16, 2022	\$ 1,085,366.00		\$ 890,000.00
	Sale Price - Closing date March 31, 2023	\$ 1,012,195.12		\$ 830,000.00
	Time on market - 309 days			-6%
	SALES STATISTICS			
	Open House and Showings	Appointments	Interest	Offers
Open House - June 2, 2022	14	5	2	
Open House - August 24, 2022	2	1	1	
Private showings	5	4	2	