

2025 WAITLIST DEMAND

As at December 31, 2025

295

Total Rental

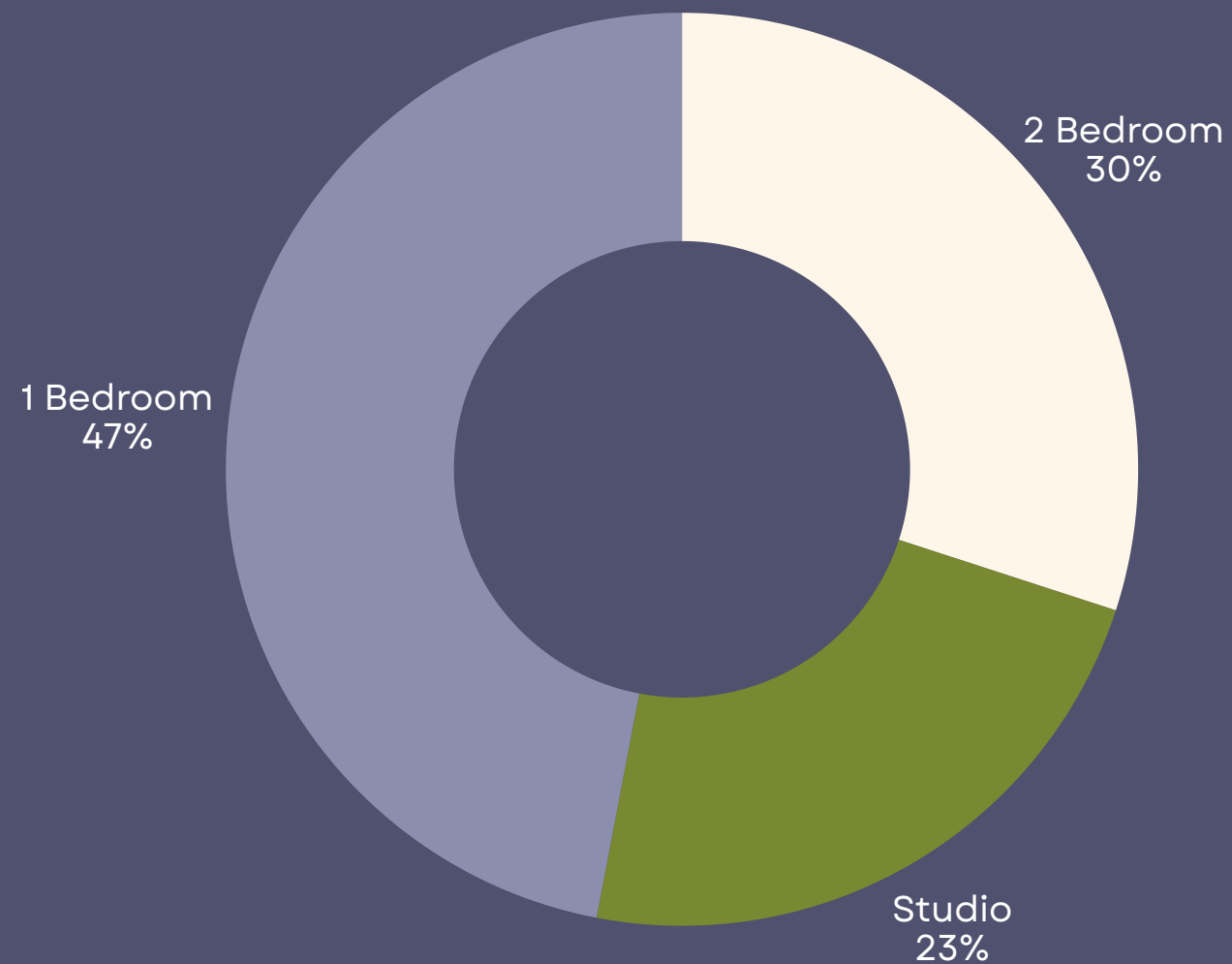
139 net NEW applications

530

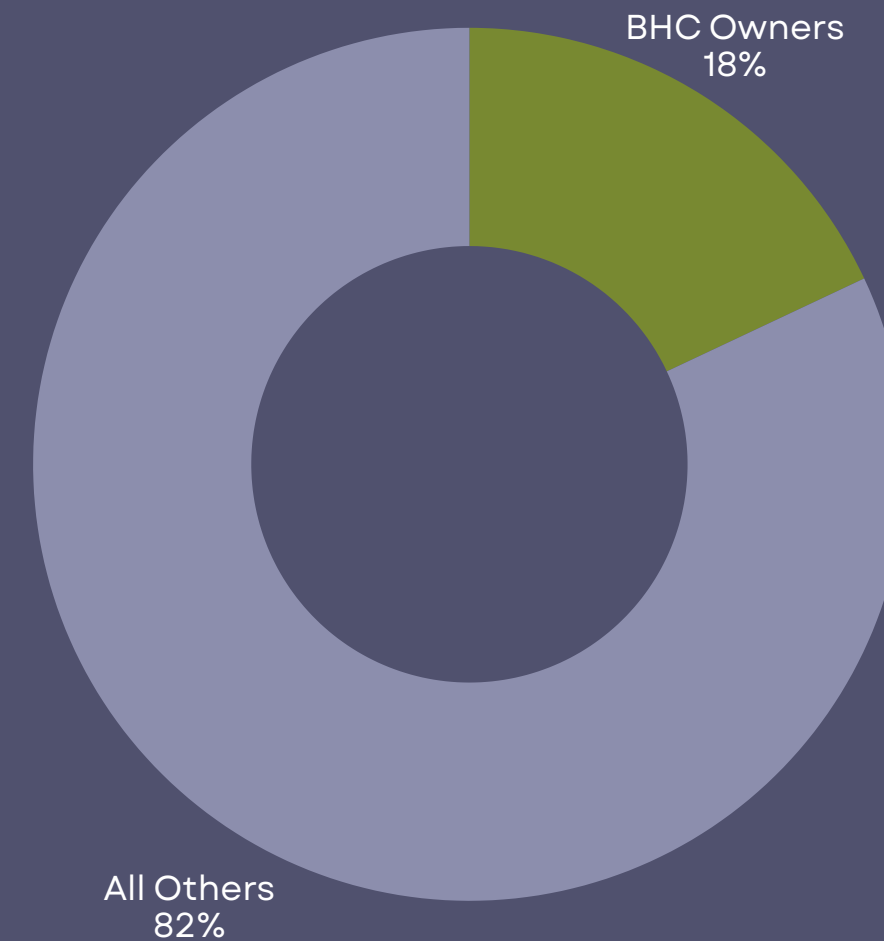
Total Ownership

162 net NEW applications

**Rental Waitlist Demand
by Unit Type**



**% of RRL Applicants who are
current BHC Homeowners**



2025 TURNOVER

RENTAL

38 Turnovers

8

7

9

2

8

4

Reason

Internal transfer

Moved to market rental

Left the region

Purchased a home

No longer qualify for rental program

Unknown

OWNERSHIP

4 Resales

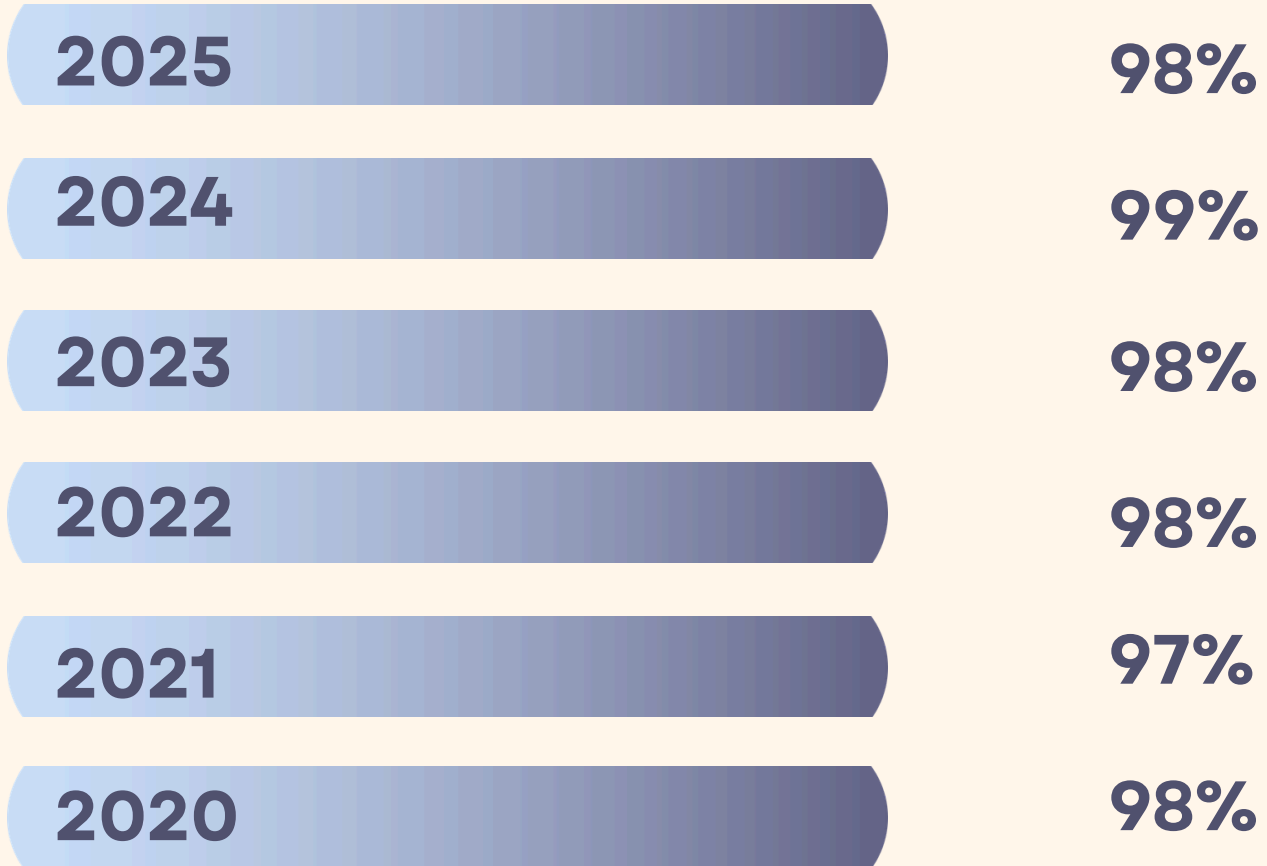
Reason

All left the Bow Valley



- Two (2) Equity Share properties
- Two (2) Price Restricted properties
- Average price to buyer of \$796,988
- Average of 36 households in attendance per open house!

RENTAL OCCUPANCY YEAR OVER YEAR



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
QUERIES																								
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	324
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	109
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	81
APPLICATIONS																								
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	377
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	168
WAITLIST TOTALS	TOTAL AT DEC 31		NET NEW																					
Rental (approved)	295		139																					
Ownership Resale List	530		162																					

RENTAL OCCUPANCY												
	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	34	35	34.5	35	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%

2025 HOME SALES Summary				
14 Sulphur Court	PRICE HISTORY			
	Listing Price (or appraised value)		Equity Share	Price to Buyer
	Original purchase price (2023)		\$ 1,012,195.12	82%
	Average appraisal - BMV		\$ 1,103,500.00	
	Listing price		\$ 1,109,756.10	
	Price to buyer		\$ 1,085,365.85	
	SALES STATISTICS			
	Open House and Showings	Attendance (households)	Expression of Interest	Offers
	Open House - Jan 23, 2025	16	10	1
	Closed June 17, 2025			
11 Fairholme	PRICE HISTORY			
	Listing Price (or appraised value)		Equity Share	Price to Buyer
	Original purchase price (1999)		\$ 319,500.00	73.81%
	Average appraisal - BMV		\$ 1,110,500.00	
	Listing price		\$ 1,184,500.00	
	Price to buyer		\$ 1,178,702.07	
	SALES STATISTICS			
	Open House and Showings	Attendance (households)	Expression of Interest	Offers
	Open House - Jan 23, 2025	32	11	1
	Closed September 5, 2025			
11 Aster, 340 Banff Ave	PRICE HISTORY			
	Listing Price (Price Restrctied)			
	Original purchase price (2023)		\$ 453,316.50	
	Average appraisal - BMV		NA	
	Listing price		\$ 448,470.10	
	Price to buyer		\$ 448,470.10	
	SALES STATISTICS			
	Open House and Showings	Attendance (households)	Expression of Interest	Offers
	Open House - August 21, 2025	52	12	1
	Closed Oct 24, 2025			
303 Aster, 340 Banff Ave	PRICE HISTORY			
	Listing Price (Price Restricted)			
	Original purchase price (2023)		\$ 421,515.00	
	Average appraisal - BMV		NA	
	Listing price		\$ 418,411.29	
	Price to buyer		\$ 418,411.29	
	SALES STATISTICS			
	Open House and Showings	Attendance (households)	Expression of Interest	Offers
	Open House - October 15, 2025	42	12	1
	Closed Dec 1, 2025			

YTD Overall Occupancy	99%
2025 Turnover	38
Studio	9
1BD	19
1BD	10