

BHC RRL Sales 2026 YTD

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal (rounded)	Final Sale Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	
10 Sundance Court	Townhouse	1474	2 bed / 2 bath	\$ 874,000	\$ 924,935	6%	\$ 924,935	6%	81.03%	\$ 749,475	Closed February 2026
7 Fairholme Place	Duplex	1263 + 378 legal suite	3 bed + 1.5 bath	\$ 1,185,000	\$ 1,256,100	6%	\$ 1,239,000	4%	73.67%	\$ 912,771	Closed February 2026
327 Middle Springs Drive	Duplex	1171 + 338 legal suite	3 bed + 1.5 bath	\$ 1,143,000	\$ 1,211,580	6%	\$ 1,134,870	-1%	83.17%	\$ 943,871	Closed March 2026
208, 340 Banff Ave (Aster)	Apartment	558	1 bed / 1 bath	Price Restricted	\$ 362,448	NA	\$ 362,448	NA	NA	\$ 362,448	Closed June 2026
5 Sulphur Court	Duplex	1650	3 bed / 2.5 bath	\$ 1,072,500	\$ 1,127,850	5%	\$ 1,124,396	5%	83.80%	\$ 931,000	Closed June 2026
9 Fairholme Place	Single Family Home	1345 + 452 legal suite	3 bed / 2.5 bath	\$ 1,247,000	\$ 1,287,500	3%	\$ 1,264,816	2%	66.65%	\$ 843,000	Closed July 2026
322 Middle Spring Drive	Duplex	1488	3 bed / 2.5 bath	\$ 1,062,500	\$ 1,102,100	3%	\$ 1,100,000	2%	78.31%	\$ 861,410	Closed August 2026
Median price to buyer:										\$ 861,410	
Average price to buyer:										\$ 800,568	

BHC RRL Sales 2025

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal (rounded)	Final Sales Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	
14 Sulphur Court	Duplex	1568 + 695 basement	3 bed / 3.5 bath	\$ 1,103,500	\$ 1,109,756	0.56%	\$ 1,085,366	-0.98%	82.00%	\$ 890,000.00	Closed June 2025
11 Fairholme Place	Duplex	1295 + 357 legal suite	3 bed / 2.5 bath	\$ 1,110,500	\$ 1,184,500	3%	\$ 1,178,702	1%	73.81%	\$ 870,000.00	Closed September 2025
111, 340 Banff Ave (Aster)	Apartment	854	2 bed / 1 bath (barrier free)	Price Restricted	\$ 448,470	NA	\$ 448,470	NA	NA	\$448,470.10	Closed October 2025
303, 340 Banff Ave (Aster)	Apartment	702	1+loft / 1	Price Restricted	\$ 418,411	NA	\$ 418,411	NA	NA	\$418,411.29	Closed December 2025
Median price to buyer:										\$ 659,235	
Average price to buyer:										\$ 656,720	

BHC RRL Sales 2024

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal (rounded)	Final Sales Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	
1 Sundance Court	Townhouse	1432 + 762 basement	3 bed / 3 bath	\$ 937,500	\$ 993,750	6%	\$ 993,750	6%	80.20%	\$ 796,988	Closed May 2024
										Median price to buyer:	\$ 796,988
										Average price to buyer:	\$ 796,988

BHC RRL Sales 2023

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal <i>(rounded)</i>	Final Sales Price	% above/below average appraisal <i>(rounded)</i>	Homeowner Equity %	Price to buyer <i>(rounded)</i>	Days on market
14 Sulphur Court	Duplex	1568 + 695 basement	3 bed / 2.5 bath	\$ 1,077,500.00	\$ 1,122,700	4%	\$ 1,012,195	-6%	82.00%	\$ 830,000	309
14 Sundance Court	Townhouse	997+ 623 basement	3 bed / 2 bath	\$ 775,500.00	\$ 822,000	6%	\$ 822,000	6%	83.28%	\$ 684,562	14
14 Riverview Court	Townhouse	1265 + 255 basement	2 bed / 2.5 bath	\$ 854,500.00	\$ 899,000	5%	\$ 845,000	-1%	69.50%	\$ 587,275	44
										Median price to buyer:	\$ 684,562
										Average price to buyer:	\$ 700,612

BHC RRL Sales 2022

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal (rounded)	Final Sales Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	Days on market
105 Middle Springs Drive	Townhouse	1432 + 641 basement	2	\$ 860,000	\$ 885,000	3%	\$ 880,000	-1%	72.98%	\$ 642,224	85
302 Peyto Place	Apartment	1001	1 bed + loft / 2 bath	Price Restricted	\$ 355,920	NA	\$ 353,600	NA	NA	\$ 353,600	62
25 Fairholme Place	SFH + Carriage House	1764 + 953 basement	4	\$ 1,490,000	\$ 1,579,000	6%	\$ 1,570,400	-1%	75.84%	\$ 1,190,991	70
Median price to buyer:										\$ 642,224	
Average price to buyer:										\$ 728,938	

BHC RRL Sales 2021

Address	Unit type	Sq. Feet	Bedrooms / Bath	Average Appraisal	Initial Listing Price	% above/below average appraisal (rounded)	Final Sales Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	Days on market
2 Sulphur Court	Townhouse	1637+700 basement	3 bed / 3.5 bath	\$ 849,500	\$879,500	3%	\$ 867,000	2%	80.90%	\$ 701,403	63
										Median price to buyer:	\$ 701,403
										Average price to buyer:	\$ 701,403