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
309, 340 Banff Ave (Aster)	Apartment	706	1 bed + loft / 1 bath	Price Restricted	$ 438,081	NA	$ 438,081	NA	NA	$ 438,081	Closed November 2026
								Median price to buyer:		**$ 852,205**	
								Average price to buyer:		**$ 755,257**	

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 (rounded)	Final Sales Price	% above/below average appraisal (rounded)	Homeowner Equity %	Price to buyer (rounded)	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**	