



APRIL 2021

Prepared to You by
www.996Realty.com

CANMORE SHORT TERM RENTAL MARKET

Your monthly e-newsletter for CANMORE SHORT TERM RENTAL
Market to buy and track your performance

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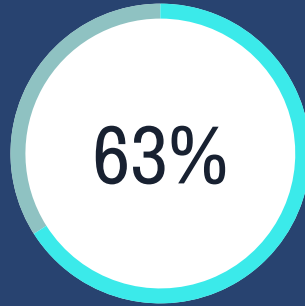
team@996realty.com
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February BENCHMARK

1 Bedrooms, based on 353 active listings



Revenue



Occupancy



ADR



\$3,502



60%



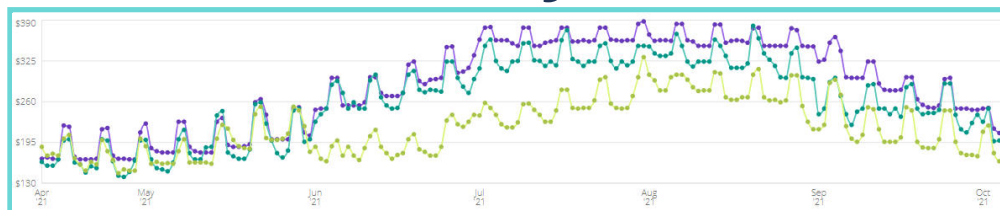
\$225

2 Bedrooms, based on 594 active listings

RevPAR HISTORICAL TREND



Supply and Demand Analysis



- ...Average Rate for Available Listings
- ...Average Booked Rates
- ...Last Year's Average Booked Rates

RECENT SALES



1106 Bow Valley Trail # 111
 Bds: 2 FB/HB:2/1
 Built Year:2018
 SqFt: 1016 sqft
 DOM: 16days
 Condo Fee: \$395
 LP/SF: \$659.45
 Taxes: \$2,116/2020Yr
 Parking : Heated Garage, Single Garage Attached
 Listed by Century 21 Nordic Realty



379 Spring Creek Drive # 206
 Bds: 1 FB/HB:1/0
 Built Year: 2009
 SqFt: 801 sqft
 DOM: 11 days
 Condo Fee: \$480
 LP/SF: \$811.42
 Taxes: \$4,789/2020Yr
 Parking : Underground
 Listed by Spring Creek REALTY



160 Kananaskis Way #475
 Bds: 1 FB/HB:1/0
 Built Year: 2002SqFt: 540 sqft
 DOM: 7 days
 Condo Fee: \$549.13
 LP/SF: \$707.64
 Taxes: \$1,220/2020Yr
 Parking : Underground
 Listed by Sotheby's International REALTY

Just Listed

\$629,000

140 Kananaskis Way #119
 Bds: 2 FB/HB:2/0
 Built Year:2003
 SqFt: 877 sqft
 DOM: 8 days
 Condo Fee: \$780
 LP/SF: \$717.22
 Taxes: \$4,188/2020Yr
 Parking : Stall
 Listed by GRAND REALTY

\$724,500

187 Kananaskis Way #118
 Bds: 2 FB/HB:2/0
 Built Year: 2008SqFt:
 1247 sqft
 DOM: 2 daysCondo
 Fee: \$1,345.68
 LP/SF: \$555.56
 Taxes: \$6,382/2020Yr
 Parking : Underground
 Listed by CIR REALTY

\$439,900

109 Montane Road #323
 Bds: 1 FB/HB:1/1
 Built Year: 2007
 SqFt: 582 sqftDOM:
 20 daysCondo Fee:
 \$398.65
 LP/SF: \$722.78
 Taxes: \$3,815/2020Yr
 Parking : Underground
 Listed by RE/MAX ALPINE REALTY

\$386,000

160 Kananaskis Way #110
 Bds: 1 FB/HB:1/0
 Built Year: 2002
 SqFt: 535 sqftDOM:
 22 daysCondo Fee:
 446.63
 LP/SF: \$706.54
 Taxes: \$942/2020Yr
 Parking : Underground
 Listed by CIR REALTY

Costs to Run Short Term Rental Varies from Building to Building. In Order to Compute the Most Accurate ROI, You will Need to Analyze the Breakdown of Operating Expenses Line by Line. Please Contact Your Trusted Short Term Rental Experts to Help You Through Due Diligence Process. Remember, in This Market, Net Income Dictates the Value of the Properties.



CONTACT US!

Our Proprietary System Monitors and Consolidates All Active AirBNB and VRBO Listings in Canmore, Prepare the Benchmark Monthly Revenue, Occupancy Rate, and Average Daily Rate for You to Analyze, Compare, and Make Investment Decisions.

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GREATER PROPERTY GROUP