



August 2021

Prepared to You by  
[www.996Realty.com](http://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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# JULY BENCHMARK

## Bedrooms Revenue

## Occupancy

## ADR



427 Active Listings

\$5,369

81%

\$265



741 Active Listings

\$7,254

80%

\$360



211 Active Listings

\$10,507

74%

\$544



40 Active Listings

\$14,108

55%

\$952

**Contact Us to Learn Who and Where Performs 25% higher than the Market Average.**

# **WindTower \$400k**



**1 Bedroom 1 Bathroom, Newly Renovated, Fully Equipped with New Furnitures, Appliances, AC, 5 Stars Reviews, Established Superhost Operation.**

# Harvie Heights \$529k



**Fully Equipped and Operated by Superhost, New Boiler, Fully Updated 2 Bedrooms and 2 Bathrooms at Harvie Heights, Sleep for 6. Stable Income and Decent Profit. 5 Stars Reviews**



# **Mercer \$1.85M**



**MERCER in 2020**

<b>\$151,655</b>	<b>\$894</b>	<b>46%</b>
AVERAGE ANNUAL REVENUE PER UNIT	AVERAGE NIGHTLY RATE	AVERAGE OCCUPANCY RATE
		
4 BED	4 BATH	2700 SQFT

**Revenue is expected to reach \$200k/year with improved epidemic.**







# RECENT SOLD



101 Montane Road # 227  
Bds: 3  
FB/HB:2  
Built Year:2009  
SqFt: 1445 sqft  
DOM: 17 days  
Condo Fee: \$903.72  
LP/SF: \$553.98  
Taxes: \$6,601/2021Yr  
Parking : Underground  
Listed by ROYAL LEPAGE ROCKY MOUNTAIN REALTY



160 Kananaskis Way # 336  
Bds: 2 FB/HB:2/0  
Built Year: 2002  
SqFt: 725 sqft  
DOM: 12 days  
Condo Fee: \$600.92  
LP/SF: \$676.55  
Taxes: \$1,676/2021Yr  
Parking : Underground  
Listed by CENTURY 21 NORDIC REALTY



191 Kananaskis Way #203  
Bds: 3  
FB/HB:2/0  
Built Year: 2008  
SqFt: 1294 sqft  
DOM: 29 days  
Condo Fee: \$1438.78LP/SF: \$664.61  
Taxes: \$7,348 2021Yr  
Parking : UndergroundListed by COLDWELL  
BANKER ROCKIES REALTY

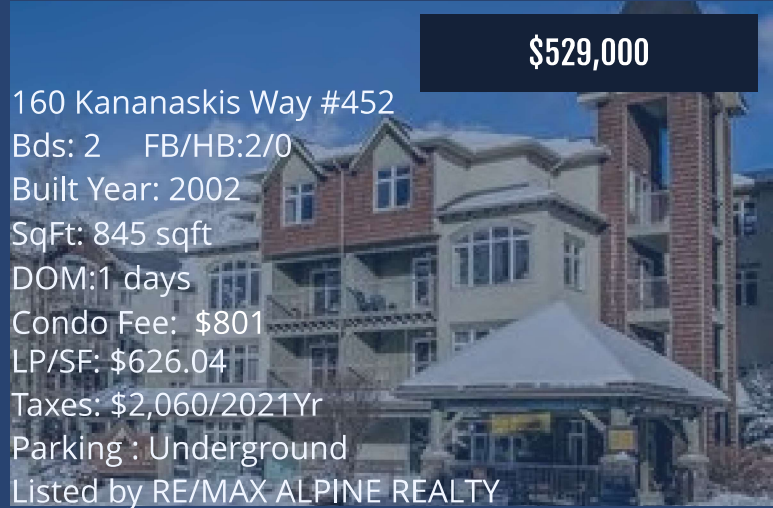
**Canmore Continues to Be Seller's Market.**

# Just Listed



**\$556,500**

109 Montane Road #326  
 Bds: 2 FB/HB:2/0Built  
 Year: 2006  
 SqFt: 713 sqft  
 DOM:1 days  
 Condo Fee: \$450.17  
 LP/SF: \$780.5  
 Taxes: \$4,115/2021Yr  
 Parking : Underground  
 Listed by CENTURY 21 NORDIC REALTY



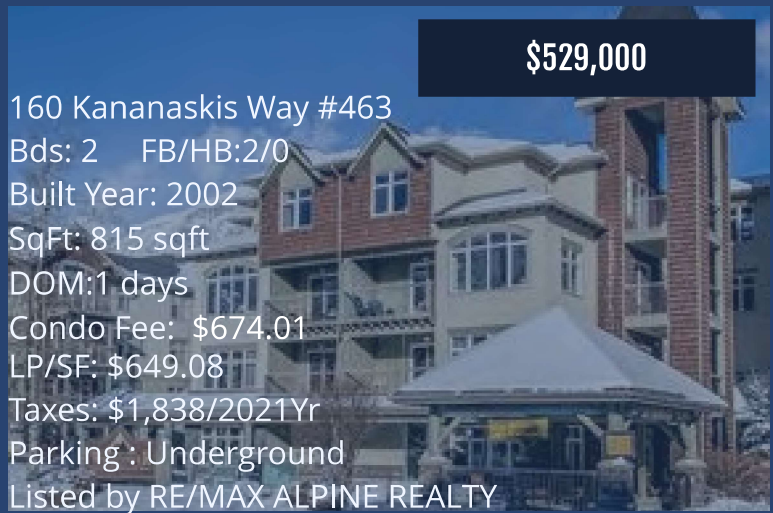
**\$529,000**

160 Kananaskis Way #452  
 Bds: 2 FB/HB:2/0  
 Built Year: 2002  
 SqFt: 845 sqft  
 DOM:1 days  
 Condo Fee: \$801  
 LP/SF: \$626.04  
 Taxes: \$2,060/2021Yr  
 Parking : Underground  
 Listed by RE/MAX ALPINE REALTY



**\$615,000**

107 Montane Road #102  
 Bds: 2 FB/HB:2/0Built  
 Year: 2003  
 SqFt: 884 sqft  
 DOM:1 days  
 Condo Fee: \$565  
 LP/SF: \$730.49  
 Taxes: \$5,392/2021Yr  
 Parking : Underground  
 Listed by CENTURY 21 NORDIC REALTY



**\$529,000**

160 Kananaskis Way #463  
 Bds: 2 FB/HB:2/0  
 Built Year: 2002  
 SqFt: 815 sqft  
 DOM:1 days  
 Condo Fee: \$674.01  
 LP/SF: \$649.08  
 Taxes: \$1,838/2021Yr  
 Parking : Underground  
 Listed by RE/MAX ALPINE REALTY

**Costs to Run Short Term Rental Varies from Building to Building. Please Contact us to Access Our Database for Each Building. In Order to Compute the Most Accurate ROI, You will Need to Analyze the Breakdown of Operating Expenses Line by Line. 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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