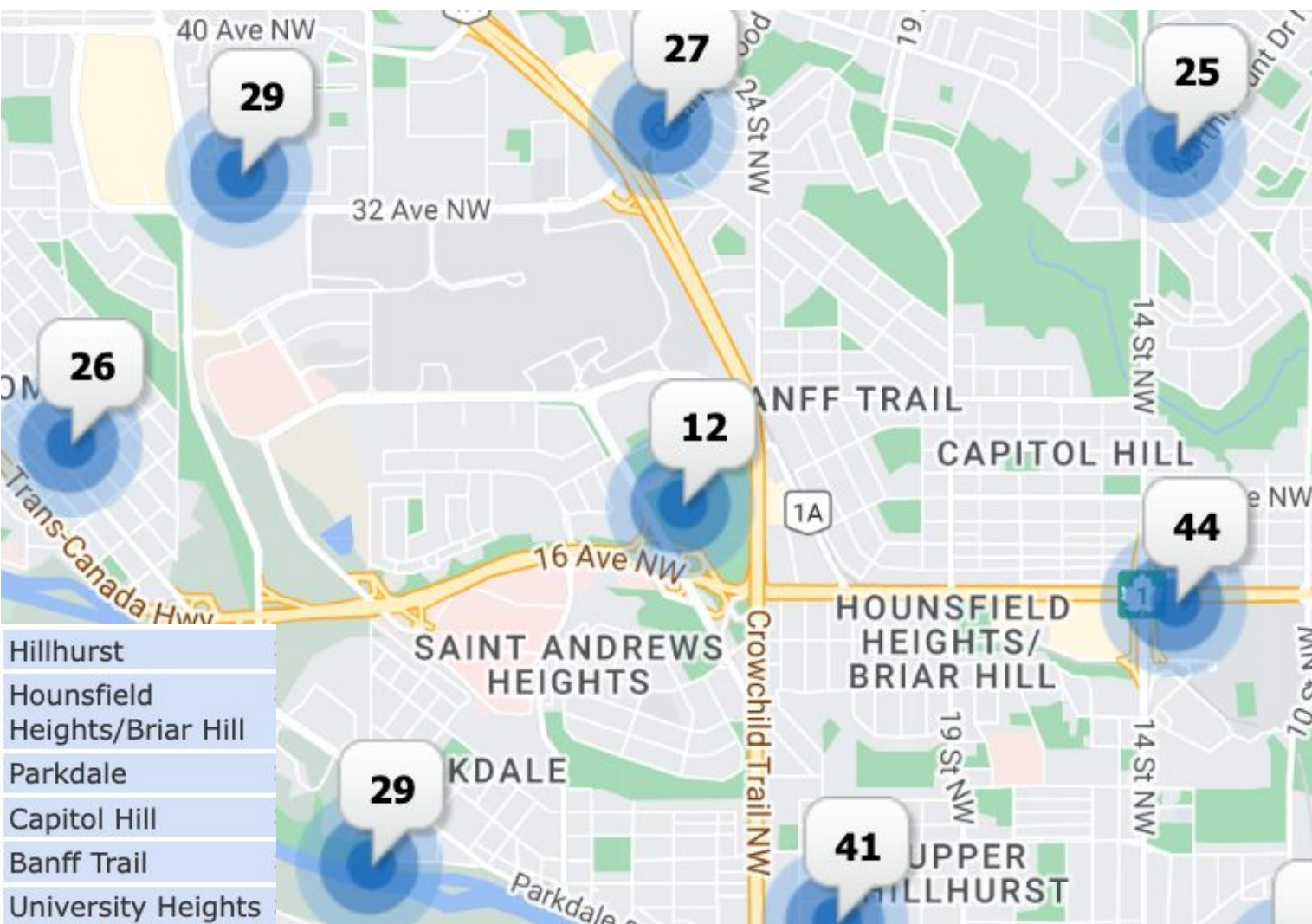


# CALGARY | COMPARATIVE MARKET ANALYSIS | 3207 CASTLE ROAD NW

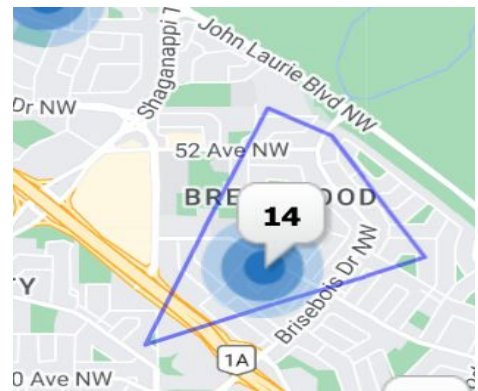
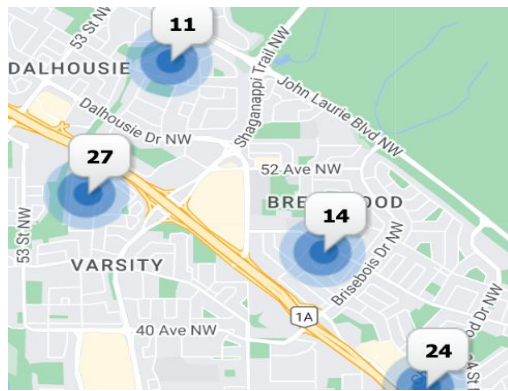
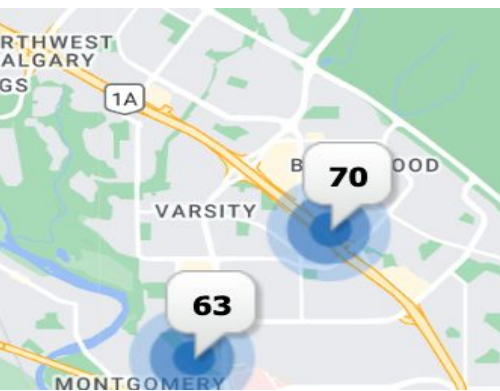
## WHAT'S FOR SALE | INVENTORY COUNT

BANFF TRAIL NW | COMPARABLE AREAS | AREA

SINGLE FAMILY | OLDER HOMES | NW UNIVERSITY AREAS | \$600-\$750K



CMA | ACTIVE LISTINGS | OCTOBER 25 | 2022







ACTIVE 15 DOM

**\$599,000**

2439 23 STREET NW, Banff Trail, Calgary, T2M3Y2  
5 bd • 2 ba • 1057 SqFt • \$566.70 \$/sqft • 1952 yr. built



SOLD OFF MARKET: JUN 2022

**\$578,000** ~~\$585,000~~ ↓ 1%

2712 19 STREET NW, Capitol Hill, Calgary, T2M3V6  
5 bd • 2 ba • 950 SqFt • \$615.79 \$/sqft • 1953 yr. built



SOLD OFF MARKET: DEC 2021

**\$562,500** ~~\$578,900~~ ↓ 3%

1615 20A STREET NW, Hounsfeld Heights/Briar Hill, Calgary, T2N2L6  
5 bd • 3 ba • 1144 SqFt • \$506.03 \$/sqft • 1952 yr. built



SOLD OFF MARKET: MAR 2022

**\$595,000** ~~\$599,900~~ ↓ 1%

1615 23 STREET NW, Hounsfeld Heights/Briar Hill, Calgary, T2N2P6  
5 bd • 2 ba • 1202 SqFt • \$499.08 \$/sqft • 1956 yr. built



SOLD OFF MARKET: DEC 2022

**\$615,000** ~~\$645,900~~ ↓ 5%

2815 23A STREET NW, Banff Trail, Calgary, T2M3Y6  
5 bd • 2 ba • 1030 SqFt • \$627.09 \$/sqft • 1955 yr. built



SOLD OFF MARKET: DEC 2021

**\$638,000** ~~\$639,900~~ ↓ 1%

2311 22A STREET NW, Banff Trail, Calgary, T3M3X6  
5 bd • 3 ba • 1215 SqFt • \$526.67 \$/sqft • 1953 yr. built



SOLD OFF MARKET: SEP 2022

**\$625,000** ~~\$649,900~~ ↓ 4%

2444 22A STREET NW, Banff Trail, Calgary, T2M3X7  
5 bd • 2 ba • 1211 SqFt • \$536.66 \$/sqft • 1952 yr. built



SOLD OFF MARKET: JAN 2022

**\$641,500** ~~\$634,900~~ ↑ 1%

2319 22A STREET NW, Banff Trail, Calgary, T3M3X6  
5 bd • 2 ba • 1120 SqFt • \$566.88 \$/sqft • 1952 yr. built



# 3207 CASTLE ROAD NW

## ON MARKET | SOLD | OFF MARKET

On Market

Sold/Leased

Off Market

PRICES

**\$984,063**

Average Price

**\$599,000**

Lowest Price

**\$787,400**

Median Price

**\$1,649,900**

Highest Price

PROPERTY TYPE BREAKDOWN

100% Detached

DAYS ON MARKET

**28 days**

Average Days on Market

**0 day**

Shortest Time

**73 days**

Longest Time

On Market

Sold/Leased

Off Market

Show Stats Since

**3 months**

PRICES

**\$789,182**

Average Price

**\$585,000**

Lowest Price

**\$659,000**

Median Price

**\$1,668,000**

Highest Price

PROPERTY TYPE BREAKDOWN

100% Detached

DAYS ON MARKET

**69 days**

Average Days on Market

**20 days**

Shortest Time

**98 days**

Longest Time

On Market

Sold/Leased

Off Market

Show Stats Since

**3 months**

PRICES

**\$804,284**

Average Price

**\$555,000**

Lowest Price

**\$725,000**

Median Price

**\$1,660,000**

Highest Price

PROPERTY TYPE BREAKDOWN

100% Detached

DAYS ON MARKET

**52 days**

Average Days on Market

**8 days**

Shortest Time

**117 days**

Longest Time

