

For apartment owners

Apartment Building Sales | Greater Vancouver

January 1st to December 31st, 2012

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Vancouver (Eastside)				Burnaby			
* 2250 Dundas	18	2,745,000	152,500	* 6557 Burlington	31	5,000,000	161,290
1617 Gravely	31	4,600,000	148,387	6692 Sussex	11	2,000,000	181,818
2154 Dundas St	18	2,103,000	116,833	6695 McKay (DS)	62	10,150,000	163,710
111 E. 27th Ave (EST)	12	2,300,000	191,667	5170 Hastings	12	1,840,000	153,333
1817 Victoria	11	1,300,000	118,182	4916 Imperial (MU)	20	3,380,000	169,000
3429 Porter (MU)	11	1,915,000	174,091	* 6780 Sussex	12	2,500,000	208,333
243 E. 13th Ave	11	1,800,000	163,636	7425 18th Ave	47	6,100,000	129,787
2164 Wall St	8	1,450,000	181,250	5285 Hastings	22	3,753,450	170,611
2345 Dundas	47	5,750,000	122,340	6353 Royal Oak	29	4,930,000	170,000
3080 E. 54th Ave	18	3,500,000	194,444	* 9500 Erickson (4 HR)	528	90,000,000	170,455
275 E. 14th Ave	18	3,350,000	186,111	6255 Cassie (DS)	36	10,850,000	301,389
* 1150 Cotton Drive	16	3,300,000	206,250	6719 Silver	42	6,900,000	164,286
339 E. 7th Ave	17	3,510,000	206,471	* 6769 Dow	10	1,850,000	185,000
* 626 E. 44th Ave	18	3,220,000	178,889	Total	862	149,253,450	173,148
3219 Kingsway (MU)	23	6,825,000	296,739	Coquitlam			
1906 Grant	8	930,000	116,250	201 Laval St	25	2,950,000	118,000
679 East Cordova	12	1,250,000	104,167	550 Cottonwood (DS)	311	57,500,000	184,887
Total	297	49,848,000	167,838	751 Clarke (EST) (SP)	34	4,420,000	130,000
Vancouver (Kerrisdale)				Total	370	64,870,000	175,324
* 2095 W. 44th Ave	12	3,450,000	287,500	Ladner			
Vancouver (Marpole)				4625 Evergreen Lane	25	3,750,000	150,000
* 8735 Selkirk St	22	3,850,000	175,000	Langley			
8771 Granville	12	2,180,000	181,667	* 20011 56th Avenue (ST)	35	5,400,000	154,286
8644 Cartier	11	2,050,000	186,364	5411 208th	53	11,300,000	122,826
8635 Shaughnessy	35	6,532,000	186,629	5332 207th (TH)	39		
910 W. 71st	6	1,125,000	187,500	Total	127	16,700,000	131,496
8590 Osler	11	1,750,000	159,091	Maple Ridge			
8780 Fremlin	8	1,800,000	225,000	* 22235 119th	23	1,720,000	74,783
8620 Laurel St	23	4,150,000	180,435	11867 222nd St	21	1,960,000	93,333
Total	128	23,437,000	183,102	11698 224th St	22	1,735,000	78,864
Vancouver (Kitsilano)				Total	66	5,415,000	82,045
2086 W. 2nd Ave	29	9,200,000	317,241	Mission			
2476 York (HR)	61	18,300,000	300,000	33333 12th Ave	59	4,928,835	83,540
* 2250 York	14	4,800,000	342,857	New Westminster			
2045 Maple St	14	2,990,000	213,571	335 Fifth St	26	3,350,000	128,846
2121 Alma (HR)	43	12,800,000	297,674	44 Leopold Place	11	1,250,000	113,636
Total	161	48,090,000	298,696	309 Agnes	22	2,620,000	119,091
Vancouver (S Granville)				331 Agnes	16	1,735,000	108,438
* 1030 W. 14th Ave	32	8,500,000	265,625	405 Tenth (SP)	28	3,004,000	107,286
1135 W. 11th Ave	11	2,625,000	238,636	1210 Cameron St	41	3,699,500	90,232
1364 W. 10th Ave	11	3,150,000	286,364	1211 Cameron St	41	3,850,500	93,915
2975 Oak (DS)	14	4,600,000	328,571	605 3rd Ave	19	1,700,000	89,474
Total	68	18,875,000	277,574	1303 8th Ave (EST) (SP)	41	4,305,000	105,000
Vancouver (West End)				435 Ash (EST) (SP)	43	4,515,000	105,000
2001 Beach Ave (HR)	31	18,900,000	609,677	Total	288	30,029,000	104,267
1540 Haro St (EST)	28	5,000,000	178,571	North Vancouver			
1040 Barclay (HR)	40	10,398,000	259,950	161 E. Keith Rd. (DS)	12	3,900,000	325,000
852 Nicola	16	3,645,000	227,813	3701 Princess (TH)	57	17,110,000	300,175
1365 Burnaby	9	2,440,000	271,111	Total	69	21,010,000	304,493
1323 Homer (ST) (HR)	214	78,620,000	367,383	Port Coquitlam			
1249 Granville (SP) (ST) (MR) (MU)	47	13,900,000	295,745	1260/1268 Riverside Drive (TH) (ST)	79	26,800,000	339,241
1999 Nelson	48	14,925,000	310,938	Port Moody			
1610 Haro	18	4,350,000	241,667	160 Shoreline Circle (ST)	42	11,288,000	268,762
1620 Haro	18	4,350,000	241,667	125 William St	32	6,600,000	206,250
968 Nicola	6	2,114,000	352,333	* 3008 Henry St	23	3,920,000	170,435
Total	475	158,642,000	333,983	2010 St. Johns (EST) (SP)	41	5,535,000	135,000
Vancouver (West Vancouver)				Total	138	27,343,000	198,138
1740 Esquimalt (HR)	43	15,657,000	364,116	Surrey			
White Rock				17788 57th Ave	36	3,210,000	89,167
* 15088 Thrift (ST)	9	2,100,000	233,333	West Vancouver			
1371 Fir	7	1,050,000	150,000	White Rock			
1580 Everall	57	8,250,000	144,737	* 15088 Thrift (ST)	9	2,100,000	233,333
Total	73	11,400,000	156,164	1371 Fir	7	1,050,000	150,000

* Sold by The Goodman Team

The sale information provided is a general guide only. There are numerous variables to be considered such as:

- 1) Suite Mix
- 2) Rental/sq. ft.
- 3) Rent Leaseable Area
- 4) Buildings' Age and Condition
- 5) Location
- 6) Frame or High Rise
- 7) Strata vs. Non-Strata
- 8) Land Value (Development Site)
- 9) Special Financing

- (HR) High-rise
- (MR) Mid-rise
- (TH) Townhouse
- (ST) Strata
- (DS) Development Site
- (EST) Estimated Price
- (SP) Share Purchase
- (NC) New Construction
- (MU) Mixed-Use

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