

Apartment building sales | Greater Vancouver | January 1st to December 31st, 2014

Address	Suites	Price (\$)	\$/Unit
Vancouver (Eastside)			
* 242 E. 14th Ave	20	4,420,000	221,000
609-619 Heatley Ave	19	3,700,000	194,737
** 7350 Fraser (DS)	22	6,500,000	295,455
2035 Pandora	7	1,380,000	197,143
* 2038 Pandora	6	1,200,000	200,000
555 E. 6th Ave	45	8,880,000	197,333
944 E. 8th Ave	6	1,250,000	208,333
5017 Main	8	1,980,000	247,500
677 E. 7th Ave	42	8,087,500	192,560
1916 E. 5th Ave	7	1,635,000	233,571
* 7915 Knight	12	1,820,000	151,667
1404 E. 21st Ave (TH)	9	2,760,000	306,667
2345 Dundas	47	8,120,000	172,766
Total	250	\$51,732,500	206,930

Vancouver (Kerrisdale)			
* 6455 W. Boulevard (DS; SP)	18	9,000,000	500,000
6415 W. Boulevard (DS)	20	8,100,000	405,000
6367 W. Boulevard (DS)	22	11,000,000	500,000
2109 W. 48th Ave (DS)	11	4,400,000	400,000
5926 Yew	14	4,500,000	321,429
2182 W. 39th Ave	21	6,873,500	327,310
* 6356 E. Boulevard (DS)	11	4,710,000	428,182
* 6344 E. Boulevard (DS)	10	5,075,000	507,500
6020 E. Boulevard (DS)	27	14,500,000	537,037
6040 E. Boulevard (DS)			
Total	154	\$68,158,500	\$442,588

Vancouver (Kitsilano)			
2200 Vine (MU)	6	2,000,000	333,333
1855 W. 2nd Ave	36	8,640,000	240,000
* 2358 York Ave	11	3,938,000	358,000
2358 Cornwall	8	5,025,000	628,125
2280 Vine St	18	5,150,000	286,111
* 2174 York	11	3,800,000	345,455
2394 Cornwall	20	8,500,000	425,000
2150 W. 1st Ave	10	3,050,000	305,000
2847 W. 4th Ave (DS)	12	4,487,000	373,917
Total	132	\$44,590,000	\$337,803

Vancouver (Marpole)			
1425 W. 70th Ave	6	1,200,000	200,000
1125-1157 W. 71st Ave	19	3,998,000	210,421
1235 W. 70th Ave	9	2,300,000	255,556
8666 Laurel	8	1,570,000	196,250
8616 Fremlin	8	1,782,000	222,750
8656 French	10	2,005,000	200,500
Total	60	\$12,855,000	\$214,250

Vancouver (S Granville)			
* 2930 Cambie	14	3,070,000	219,286
2880 Fir	8	2,600,000	325,000
1009 W. 10th Ave	41	11,000,000	268,293
1676 W. 10th Ave	11	2,800,000	254,545
1225 W. 13th Ave	14	3,850,000	275,000
1546 W. 12th Ave	12	4,100,000	341,667
1395 W. 12th Ave	20	4,700,000	235,000
1396 W. 11th Ave	20	4,350,000	217,500
1338 W. 10th Ave	10	3,200,000	320,000
2525 Birch St	17	4,950,000	291,176
Total	167	\$44,620,000	\$267,186

Vancouver (West End)			
1540 Burnaby	22	6,300,000	286,364
1075 Nelson (DS)	23	9,000,000	391,304
* 1325 Pendrell St	21	5,175,000	246,429
1168 Pendrell St	23	5,890,000	256,087
1137 Bute St	33	8,100,000	245,455
1444 Alberni (DS) (HR)	129	40,000,000 (EST)	310,078
1104 Haro (DS)	19	7,275,000	382,895
950 Jervis (HR)	41	14,083,000	343,488
1133 Barclay	31	9,225,000	297,581
1235 Burnaby	10	3,240,000	324,000
1275 Comox	24	6,200,000	258,333
Total	376	\$114,488,000	\$304,489

Vancouver (UBC)			
5555 Toronto Rd (TH) (DS)	8	\$5,388,000	\$673,500

* Sold by The Goodman Team
** December 2013 sales.

Address	Suites	Price (\$)	\$/Unit
Burnaby			
6018 Wilson (DS)	21	9,350,000	445,238
4250 Maywood	18	3,450,000	191,667
6377 McKay (DS)	7	2,200,000	314,286
7110 Linden	30	4,700,000	156,667
4505 Grange	30	5,835,000	194,500
6616 Nelson (DS)	23	6,200,000	269,565
6635 Dunblane (DS)	38	10,500,000	276,316
6779 Sussex	9	2,115,000	235,000
5900 Olive (DS)	71	25,500,000 (EST)	359,155
4325 Maywood	16	3,500,000	218,750
4960 Sanders (HR)	206	54,000,000 (EST)	262,136
5050 Sanders (HR)			
6363 McKay (DS)	7	2,300,000	328,571
4929 Imperial (DS)	10	2,314,000	231,400
6425 Silver (DS)	48	10,400,000	216,667
4971 Imperial (DS)	29	6,875,000	237,069
6695 Dunblane (DS)	38	9,360,000	246,316
4909 Imperial (DS)	8	2,956,500	369,563
6844 Balmoral	6	1,800,000	300,000
6832 Balmoral	6	1,800,000	300,000
** 6592 Dunblane (DS)	9	3,200,000	355,556
** 6650 Dunblane (DS)	17	6,075,000	357,353
** 6579 Marlborough (DS)	17	6,050,000	355,882
Total	664	\$180,480,500	\$271,808

Coquitlam			
1035 Howie	42	\$5,800,000	\$138,095

Delta			
5558 15B Ave	20	\$3,287,500	\$164,375

Langley			
5630-40 201A St	43	3,815,000	\$88,721
20117 56 Ave	88	8,732,000	\$99,227
Total	131	\$12,547,000	\$95,779

Maple Ridge			
11960 222nd St	59	\$4,800,000	\$81,356

New Westminster			
* 516 Ash St	28	3,375,000	120,536
420 Ash St	42	5,728,000	136,381
206 Carnarvon St	12	1,550,000	129,167
503 Agnes St	15	2,100,000	140,000
1009 Third Ave	35	4,200,000	120,000
221 Seventh St	39	5,170,000	132,564
309 Agnes St	22	2,900,000	131,818
228 Manitoba	8	1,400,000	175,000
Total	201	\$26,423,000	\$131,458

North Vancouver			
170 W. 4th	36	7,000,000	194,444
* 151 E. Keith (HR)	88	25,500,000	289,773
141 & 147 E. 21st St	39	7,800,000	200,000
163 W. 5th	42	8,900,000	211,905
146 E. 12th	18	3,730,000	207,222
1549 Chesterfield	13	3,000,000	230,769
* 240 St. Andrews	19	2,800,000	147,368
2601 Lonsdale	12	2,737,500	228,125
321 E. 2nd	36	7,926,000	220,167
310 E. 2nd	48	9,900,000	206,250
2855 - 2875 - 2931 Mountain Hwy (DS)	45	13,500,000	300,000
857 W. 15th (ST)	25	8,360,000	334,400
Total	421	\$101,153,500	\$240,270

Port Coquitlam			
** 2550 Gordon Ave	11	\$1,193,000	\$108,455

Port Moody			
3048 Henry	37	\$4,930,000	\$133,243

Surrey			
9801 King George (HR)	266	48,000,000 (EST)	180,451
15915 84th Ave (ST)	33	6,200,000	187,879
10138 Whalley Boulevard	154	18,250,000	118,506
Total	453	\$72,450,000	\$159,934

West Vancouver			
425 6th Street (SP)	16	\$8,925,000	\$557,813

White Rock			
15151 Prospect	25	4,125,000	165,000
1285 Martin St	29	4,590,000	158,276
1081 Martin St	26	5,380,000	206,923
Total	80	\$14,095,000	\$176,188

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 highrise
- 7) Strata vs. non-strata
- 8) Land value (development site)
- 9) Special financing

- (HR) Highrise
- (MR) Midrise
- (TH) Townhouse
- (ST) Strata
- (DS) Development site
- (EST) Estimated price
- (SP) Share purchase
- (NC) New construction
- (MU) Mixed-use