

Apartment Building Sales | Greater Vancouver

January 1 to Aug 1, 2017

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)				Burnaby			
* 3240 E. 58th Ave (TH)	140	\$72,185,000	\$515,607	* 7040 Arcola St	48	\$12,800,000	\$266,667
7849 Knight St	12	2,810,000	234,167	6450 Telford Ave (DS, ST)	33	33,000,000	1,000,000
1725 McLean St	6	2,975,000	495,833	6486 Telford Ave (DS)	8	8,600,000	1,075,000
** 4195 Perry St (MU, DS)	11	3,900,000	354,545	6444 Willingdon Ave (DS)	72	41,000,000	569,444
148 E. 6th Ave	18	5,300,000	294,444	* 6390 Willingdon Ave (DS)	58	33,825,000	583,190
2150 Pandora St	101	26,300,000	260,396	6075 Wilson Ave (DS)	42	45,200,000	1,076,190
* 2274 Oxford St	8	2,360,000	295,000	4241 Maywood St (DS)	19	TBA	TBA
2416 Fraser St	11	4,900,000	445,455	6688 Willingdon Ave (DS)	45	21,980,000	488,444
1574 Kingsway (MU)	10	2,750,000	275,000	6665 Royal Oak Ave (DS)	19	TBA	TBA
1350-52 Kingsway (MU,ST)	17	6,820,000	401,176	344	TBA	TBA	
3636 Fraser St	14	4,850,000	346,429	Coquitlam			
4095 Fraser St	13	3,200,000	246,154	325 Casey St	33	\$5,900,000	\$178,788
2121 Franklin St	50	12,400,000	248,000	1040 Howie Ave	54	10,128,400	187,563
1451 E. 7th Ave (DS)	10	6,650,000	665,000	1000 Brunette Ave	126	21,500,000	170,635
1834 E. Pender St	10	3,278,000	327,800	549 Dansey Ave (DS)	71	18,000,000	253,521
75 E. 8th Ave	27	TBA	TBA	345 Marathon Crt (TH)	22	6,700,000	304,545
360 E. 14th Ave	28	9,800,000	350,000	306	\$62,228,400	\$203,361	
1552 E. Pender St	13	TBA	TBA	Maple Ridge			
117 E. 15th Ave	12	6,400,000	533,333	11926 222 St	43	\$6,050,000	\$140,698
511	TBA	TBA	TBA	* 20834 Dewdney Trunk (TH)	44	10,831,000	246,159
Vancouver (Kerrisdale)				22225 119th Ave	22	3,100,000	140,909
* 2346 W. 43rd Ave	9	\$4,400,000	\$488,889	109	\$19,981,000	\$183,312	
2181 W. 40th Ave	10	4,600,000	460,000	New Westminster			
5410 Balsam St	33	15,500,000	469,697	621 Twelfth St	17	\$3,325,000	\$195,588
5850 Vine St	22	8,230,000	374,091	** 503 Agnes St	15	2,965,000	197,667
5815 Yew St (HR)	83	40,000,000	481,928	304 Third St	15	2,850,000	190,000
6020 East Boulevard (DS)	13	26,000,000	962,963	735 Royal Ave	37	8,430,000	227,838
6040 East Boulevard (DS)				322 Seventh St	54	10,800,000	200,000
184	\$98,730,000	\$536,576	\$536,576	222 Ash St (SP)	52	11,200,000	215,385
Vancouver (Kitsilano)				* Highrise Tower	TBA	TBA	TBA
2225 W. 8th Ave	47	\$18,500,000	\$393,617	1315 Seventh Ave	23	4,900,000	213,043
2200 W. 5th Ave	7	5,400,000	771,429	1012 Fourth Ave	17	3,400,000	200,000
* 1526 Arbutus St	10	TBA	TBA	845 Royal Ave	11	2,917,000	265,182
1609-19 Cypress St (SP)	16	9,580,000	598,750	TBA	TBA	TBA	
2023 W. 7th Ave	10	4,888,000	488,800	North Vancouver			
90	TBA	TBA	TBA	904-944 Lytton St (ST, TH, DS)	114	\$51,000,000	\$447,368
Vancouver (South Granville)				** 1200 Emery Place (DS, TH)	61	39,550,000	648,361
* 1550 W. 11th Ave	27	\$12,500,000	\$462,963	1630 Chesterfield Ave	11	3,550,000	322,727
1616 W. Broadway Ave (DS)	12	9,500,000	791,667	127 & 129 E. 12th St	25	7,900,000	316,000
541 W. 13th Ave	9	4,900,000	544,444	357 W. 4th St	12	4,042,500	336,875
1569 W. 12th Ave	10	TBA	TBA	156 E. 3rd St	6	2,205,000	367,500
* 1546 W. 12th Ave	13	7,500,000	576,923	229	\$108,247,500	\$472,697	
* 1686 W. 12th Ave (HR)	48	22,818,000	475,375	West Vancouver			
1225 W. 10th Ave	9	5,000,000	555,556	2145 Bellevue Ave (HR)	37	\$28,400,000	\$767,568
2777 Oak St (ST)	30	21,500,000	716,667	Surrey			
3819 Cambie St	22	TBA	TBA	13032 104 Ave (TH)	8	\$1,400,000	\$175,000
180	TBA	TBA	TBA	10181 149th St	140	27,100,000	193,571
Vancouver (Marpole)				10520 132nd St	80	38,400,000	158,025
8680 Montcalm St	12	\$4,000,000	\$333,333	13270 105A Ave			
8668 Montcalm St	11	3,100,000	281,818	13325 105th Ave	83	\$66,900,000	\$171,100
* 8638 Hudson St	10	3,800,000	380,000	White Rock			
8691 Selkirk St	10	3,550,000	355,000	1285 Martin St	29	\$6,450,000	\$222,414
8580 Oak St	17	TBA	TBA	15369 Thrift Ave (ST)	27	5,245,000	194,259
60	TBA	TBA	TBA	14990 North Bluff Rd (DS)	32	TBA	TBA
Vancouver (West End)				88	TBA	TBA	
** 1444 Alberni St (DS, HR)	129	\$170,000,000	\$1,317,829	UBC			
1075 Burnaby St (SP)	53	26,300,000	496,226	2265 Acadia Rd (DS)	6	\$3,250,000	\$541,667
1270 Nicola St (HR)	37	13,250,000	358,108	2287 Acadia Rd (DS)	8	3,000,000	375,000
1260 Harwood St (HR)	109	42,000,000	385,321	14	\$6,250,000	\$446,429	
1150 Barclay St (CO, DS)	19	18,000,000	947,368				
1333 Jervis St	38	TBA	TBA				
385	TBA	TBA	TBA				

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

- 1) Suite mix
- 2) Rent/SF
- 3) Rent leasable 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
(CO) Co-op

* Sold by The Goodman Team

** December 2016 sale

Greater Vancouver's authority on apartment buildings and development sites
goodmanreport.com

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