

Apartment Building Sales | Greater Vancouver

January 1 to December 31, 2017

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)				Burnaby			
3634 E. Hastings St (MU, DS)	9	\$3,081,000	\$342,333	* 7040 Arcola St	48	\$12,800,000	\$266,667
* 3240 E. 58th Ave (TH)	140	72,185,000	\$515,607	6450 Telford Ave (DS, ST)	33	33,000,000	1,000,000
7849 Knight St	12	2,810,000	234,167	6486 Telford Ave (DS)	8	8,600,000	1,075,000
1725 McLean Dr	6	2,975,000	495,833	6508 Telford Ave (DS)	10	5,000,000	500,000
** 4195 Perry St (MU, DS)	11	3,900,000	354,545	6488 - 6498 Telford Ave (DS)	5	4,640,000	928,000
148 E. 6th Ave	18	5,300,000	294,444	6075 Wilson Ave (DS)	42	45,200,000	1,076,190
2150 Pandora St	101	26,300,000	260,396	* 6390 Willingdon Ave (DS)	58	33,825,000	583,190
* 2274 Oxford St	8	2,360,000	295,000	6444 Willingdon Ave (DS)	72	41,000,000	569,444
2416 Fraser St	11	4,900,000	445,455	4241 Maywood St (DS)	19	15,550,000	818,421
1574 Kingsway (MU)	10	2,750,000	275,000	6688 Willingdon Ave (DS)	45	21,980,000	488,444
1350-52 Kingsway (MU,ST)	17	6,820,000	401,176	6665 Royal Oak Ave (DS, SP)	19	14,340,000	754,737
3636 Fraser St	14	4,850,000	346,429	4362 Maywood St (DS)	62	15,000,000	241,935
4095 Fraser St	13	3,200,000	246,154	6615 Telford St (DS)	55	29,900,000	543,636
2121 Franklin St	50	12,400,000	248,000	9005 Centaurus Circle (SP)	55	15,000,000	272,727
1451 E. 7th Ave (DS)	10	6,650,000	665,000	6444 Silver Ave (DS)	45	22,000,000	488,889
1834 E. Pender St	10	3,278,000	327,800	6620 Sussex Ave (DS)	50	39,600,000	792,000
75 E. 8th Ave (DS)	27	12,500,000	462,963	6366 Cassie Ave (DS)	59	40,000,000	421,053
360 E. 14th Ave	28	9,800,000	350,000	6433 McKay Ave (DS)	36		
1552 E. Pender St	22	5,888,000	267,636		721	\$397,435,000	\$551,227
117 E. 15th Ave	12	6,400,000	533,333				
727 E. 17th Ave (SP, NC)	31	23,500,000	758,065	Coquitlam			
1368 E. 8th Ave	15	5,200,000	346,667	325 Casey St	33	\$5,900,000	\$178,788
631 Commercial Dr (MU)	8	3,816,000	477,000	1040 Howie Ave	54	10,128,400	187,563
* 1615 William St	16	5,379,000	336,188	1000 Brunette Ave	126	21,500,000	170,635
2325 Glen Dr	10	3,950,000	395,000	549 Dansey Ave (DS)	71	18,000,000	253,521
2177 Wall St	17	5,100,000	300,000	345 Marathon Crt (TH)	22	6,700,000	304,545
5085 Main St (NC)	8	2,189,000	273,625	705 North Rd (DS, ST)	48	20,220,000	421,250
	634	\$247,481,000	\$390,349	633 North Rd (DS, ST)	36	13,995,000	388,750
				612 Clarke Rd (DS)	50	25,500,000	510,000
				625 Como Lake Ave (DS)	54	19,676,000	364,370
				620 Lea Ave (DS)	57	22,324,000	391,649
					551	\$163,943,400	\$297,538
Vancouver (Kerrisdale)							
* 2346 W. 43rd Ave	9	\$4,400,000	\$488,889	Delta			
2181 W. 40th Ave	10	4,600,000	460,000	4979 47A Ave	24	\$6,600,000	\$275,000
5410 Balsam St	33	15,500,000	469,697	Langley			
5850 Vine St	22	8,230,000	374,091	3175 - 271 St (TH)	6	\$1,690,000	\$281,667
5815 Yew St (HR)	83	40,000,000	481,928	5450 204 St	39	7,185,000	184,231
6020 East Boulevard (DS)	13	26,000,000	962,963		45	\$8,875,000	\$197,222
6040 East Boulevard (DS)	14			Maple Ridge			
6060 East Boulevard (DS)	15	13,000,000	866,667	11926 222 St	43	\$6,050,000	\$140,698
	199	\$111,730,000	\$561,457	* 20834 Dewdney Trunk (TH)	44	10,831,000	246,159
				22225 119th Ave	22	3,100,000	140,909
					109	\$19,981,000	\$183,312
Vancouver (Kitsilano)							
2225 W. 8th Ave	47	\$18,500,000	\$393,617	New Westminster			
2200 W. 5th Ave	7	5,400,000	771,429	621 Twelfth St	17	\$3,325,000	\$195,588
* 1526 Arbutus St (CO)	10	7,600,000	760,000	** 603 Agnes St	15	2,965,000	197,667
1609-19 Cypress St (SP)	16	9,580,000	598,750	304 Third Ave	15	2,850,000	190,000
2023 W. 7th Ave	10	4,888,000	488,800	735 Royal Ave	37	8,430,000	227,838
2150 W. 1st Ave	13	10,500,000	807,692	322 Seventh St	54	10,800,000	200,000
1925 Maple St	10	5,200,000	520,000	222 Ash St (SP)	52	11,200,000	215,385
2268 Cornwall Ave	11	7,400,000	672,727	* Highrise Tower (HR)	282	N/A	N/A
1876 W. Broadway (SP, DS)	21	12,125,000	577,381	1315 Seventh Ave	23	4,900,000	213,043
1886 W. Broadway (SP, DS, MU)	12	9,150,000	762,500	1012 Fourth Ave	17	3,400,000	200,000
3506 W. 4th Ave (ST, DS)	13	8,928,800	686,831	845 Royal Ave	11	2,917,000	265,182
2185 W. 8th Ave	20	8,500,000	425,000	140 Sixth St (DS)	135	50,000,000	370,370
1968 W. 2nd Ave (SP)	24	14,300,000	595,833	521 Victoria St (DS)	9	N/A	N/A
	214	\$122,071,800	\$570,429		667	\$192,412,000	\$288,474
				North Vancouver			
Vancouver (South Granville)				904-944 Lytton St (ST, TH, DS)	114	\$51,000,000	\$447,368
* 1550 W. 11th Ave	27	\$12,500,000	\$462,963	** 1200 Emery Place (DS, TH)	61	39,550,000	648,361
1616 W. Broadway Ave (DS)	12	9,500,000	791,667	1630 Chesterfield Ave	11	3,550,000	322,727
541 W. 13th Ave	9	4,900,000	544,444	127 E. 12th St	25	7,900,000	316,000
1569 W. 12th Ave	10	5,250,000	525,000	129 E. 12th St	25		
* 1546 W. 12th Ave	13	7,500,000	576,923	357 W. 4th St	12	4,042,500	336,875
* 1686 W. 12th Ave (HR)	48	22,818,000	475,375	156 E. 3rd St	6	2,177,000	362,833
1225 W. 10th Ave	9	5,000,000	555,556	310 E. 2nd St (SP, EST)	48		
2777 Oak St (ST, DS)	30	21,500,000	716,667	321 E. 2nd Ave (SP, EST)	36	51,500,000	408,730
3819 Cambie St (SP)	22	10,200,000	463,636	163 W. 5th Ave (SP, EST)	42		
1385 W. 15th Ave	19	14,600,000	768,421	115 Keith Rd E. (DS, SP)	23	9,100,000	395,652
* 3591 Oak St (SP, CO)	26	15,950,000	613,462	150 E. 11th St (DS)	24	9,800,000	408,333
	225	\$129,718,000	\$576,524	644 E. Victoria Park (DS)	10	4,100,000	410,000
					412	\$182,719,500	\$443,494
Vancouver (Marpole)				Port Moody			
8680 Montcalm St	12	\$4,000,000	\$333,333	210A Evergreen Dr. (TH)	64	\$31,750,000	\$496,094
8668 Montcalm St	10	3,100,000	310,000	Surrey			
* 8638 Hudson St	10	3,800,000	380,000	13032 104 Ave (TH)	8	\$1,400,000	\$175,000
8691 Selkirk St	10	3,550,000	355,000	10181 149th St	140	27,100,000	193,571
8580 Oak St	17	7,300,000	429,412	10520 132nd St	80		
	59	\$21,750,000	\$368,644	13270 105A Ave	80	38,400,000	158,025
				13325 105th Ave	83		
Vancouver (West End)				13245 104th Ave	41	\$9,675,000	\$235,976
** 1444 Alberni St (DS, HR)	129	\$170,000,000	\$1,317,829	10011 150th St (ST)	23	5,125,000	222,826
1075 Burnaby St (SP)	53	26,300,000	496,226		455	\$81,700,000	\$179,560
1270 Nicola St (HR)	37	13,250,000	358,108	West Vancouver			
1260 Harwood St (HR)	109	42,000,000	385,321	2145 Bellevue Ave (HR)	37	\$28,300,000	\$764,865
1150 Barclay St (CO, DS)	19	18,000,000	947,368	White Rock			
1333 Jervis St	38	26,000,000	684,211	1285 Martin St	29	\$6,450,000	\$222,414
1112 Broughton St	22	10,150,000	461,364	15369 Thrift Ave (ST)	27	5,245,000	194,259
1630 Burnaby St	21	9,000,000	428,571	14990 North Bluff Rd (DS)	32	14,350,000	448,438
1104 Haro St (DS)	19	15,850,000	834,211		88	\$26,045,000	\$295,966
1066 Harwood St (DS)	23	15,350,000	667,391				
1318 Thurlow St (ST, DS)	14						
1068 Burnaby St (DS)	27	49,657,000	1,211,146				
1080 Burnaby St. (DS)							
	511	\$395,557,000	\$774,084				
UBC							
2265 Acadia Rd (DS)	6	\$3,250,000	\$541,667				
2287 Acadia Rd (DS)	8	3,000,000	375,000				
	14	\$6,250,000	\$446,429				

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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The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by HQ Commercial. This is not intended to solicit properties already listed for sale with another agent. The two totals for New Westminster are approximate.