

Apartment Building Sales | Greater Vancouver

January 1 to December 9, 2014

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT	
Vancouver (Eastside)				Burnaby				
* 242 E. 14th Ave	20	4,420,000	221,000	6018 Wilson (DS)	21	9,350,000	445,238	
609-619 Heatley Ave	19	3,700,000	194,737	4250 Maywood	18	3,450,000	191,667	
** 7350 Fraser (DS)	22	6,500,000	295,455	6377 McKay (DS)	7	2,200,000	314,286	
2035 Pandora	7	1,380,000	197,143	7110 Linden	30	4,700,000	156,667	
* 2038 Pandora	6	1,200,000	200,000	4505 Grange	30	5,835,000	194,500	
555 E. 6th Ave	45	8,880,000	197,333	6616 Nelson (DS)	23	6,200,000	269,565	
944 E. 8th Ave	6	1,250,000	208,333	6635 Dunblane (DS)	38	10,500,000	276,316	
5017 Main	8	1,980,000	247,500	6779 Sussex	9	2,115,000	235,000	
677 E. 7th Ave	42	8,087,500	192,560	5900 Olive (DS)	71	25,500,000 (EST)	359,155	
1916 E. 5th Ave	7	1,635,000	233,571	4325 Maywood	16	3,500,000	218,750	
* 7915 Knight	12	1,820,000	151,667	4960 Sanders (HR)	}	206	54,000,000 (EST)	
1404 E. 21st Ave	9	2,760,000	306,667	5050 Sanders (HR)				
2345 Dundas	47	8,120,000	172,766	6363 McKay (DS)	7	2,300,000	328,571	
Total	250	\$51,732,500	206,930	4929 Imperial (DS)	10	2,314,000	231,400	
Vancouver (Kerrisdale)				Coquitlam				
* 6455 W. Boulevard (DS; SP)	}	18	9,000,000	500,000	6425 Silver (DS)	48	10,400,000	216,667
6415 W. Boulevard (DS)		20	8,100,000	405,000	4971 Imperial (DS)	29	6,875,000	237,069
6367 W. Boulevard (DS)	}	22	11,000,000	500,000	6695 Dunblane (DS)	38	9,360,000	246,316
2109 W. 48th Ave (DS)		11	4,400,000	400,000	4909 Imperial (DS)	8	2,956,500	369,563
5926 Yew	14	4,500,000	321,429	6844 Balmoral	6	1,800,000	300,000	
2182 W. 39th Ave	21	6,873,500	327,310	6832 Balmoral	6	1,800,000	300,000	
* 6356 E. Boulevard (DS)	11	4,710,000	428,182	6280 Cassie (DS)	56	TBA	TBA	
* 6344 E. Boulevard (DS)	10	5,075,000	507,500	6380 Silver (DS)	}	38	TBA	
6020 E. Boulevard (DS)	}	27	14,500,000	537,037				6420 Silver (DS)
6040 E. Boulevard (DS)					17	TBA	TBA	
Total	154	\$68,158,500	\$442,588	** 6592 Dunblane (DS)	9			
Vancouver (Kitsilano)				Delta				
2200 Vine (MU)	6	2,000,000	333,333	5558 15B Ave	20	\$3,287,500	\$164,375	
1855 W. 2nd Ave	36	8,640,000	240,000	Langley				
* 2358 York Ave	11	3,938,000	358,000	5630-40 201A St	43	3,815,000	\$88,721	
2358 Cornwall	8	5,025,000	628,125	20117 56 Ave	88	8,732,000	\$99,227	
2280 Vine St	18	5,150,000	286,111	Total	131	\$12,547,000	\$95,779	
* 2174 York	11	3,800,000	345,455	Maple Ridge				
2394 Cornwall	20	8,500,000	425,000	11960 222nd St	59	\$4,800,000	\$81,356	
2150 W. 1st Ave	10	3,050,000	305,000	New Westminister				
1540 Yew	11	3,750,000	340,909	* 516 Ash St	28	3,375,000	120,536	
Total	131	\$43,853,000	\$334,756	420 Ash St	42	5,728,000	136,381	
Vancouver (Marpole)				North Vancouver				
1425 W. 70th Ave	6	1,200,000	200,000	170 W. 4th	36	7,000,000	194,444	
1125-1157 W. 71st Ave	19	3,998,000	210,421	* 151 E. Keith (HR)	88	25,500,000	289,773	
1235 W. 70th Ave	9	2,300,000	255,556	141 & 147 E. 21st St	39	7,800,000	200,000	
8666 Laurel	8	1,570,000	196,250	163 W. 5th	42	8,900,000	211,905	
8616 Fremlin	8	1,782,000	222,750	146 E. 12th	18	3,730,000	207,222	
8656 French	10	2,005,000	200,500	1549 Chesterfield	13	3,000,000	230,769	
Total	60	\$12,855,000	\$214,250	* 240 St. Andrews	19	2,800,000	147,368	
Vancouver (S Granville)				Port Coquitlam				
* 2930 Cambie	14	3,070,000	219,286	2601 Lonsdale	12	2,737,500	228,125	
2880 Fir	8	2,600,000	325,000	321 E. 2nd	36	7,926,000	220,167	
1009 W. 10th Ave	41	11,000,000	268,293	310 E. 2nd	48	9,900,000	206,250	
1676 W. 10th Ave	11	2,800,000	254,545	2855 - 2931 Mountain Hwy (DS)	45	13,500,000	300,000	
1225 W. 13th Ave	14	3,850,000	275,000	Total	396	\$92,793,500	\$234,327	
1546 W. 12th Ave	12	4,100,000	341,667	Port Moody				
Total	100	\$27,420,000	\$274,200	3048 Henry	37	\$4,930,000	\$133,243	
Vancouver (West End)				Surrey				
1540 Burnaby	22	6,300,000	286,364	9801 King George (HR)	266	48,000,000 (EST)	180,451	
1075 Nelson (DS)	23	9,000,000	391,304	15915 84th Ave (ST)	33	6,200,000	187,879	
* 1325 Pendrell St	21	5,175,000	246,429	10138 Whalley Boulevard	154	18,250,000	118,506	
1168 Pendrell St	23	5,890,000	256,087	Total	453	\$72,450,000	\$159,934	
1137 Bute St	33	8,100,000	245,455	West Vancouver				
1444 Alberni (DS) (HR)	129	40,000,000 (EST)	310,078	425 6th Street (SP)	16	\$8,925,000	\$557,813	
1104 Haro (DS)	19	7,275,000	382,895	White Rock				
950 Jervis (HR)	TBA	TBA	TBA	15151 Prospect	25	4,125,000	165,000	
1133 Barclay	31	TBA	TBA	1285 Martin St	29	4,950,000	158,276	
1235 Burnaby	10	3,240,000	324,000	1081 Martin St	26	5,380,000	206,923	
Total	TBA	TBA	TBA	Total	80	\$14,095,000	\$176,188	
Vancouver (UBC)				Coquitlam				
5555 Toronto Rd (TH)	8	\$5,388,000	\$673,500	1035 Howie	42	\$5,800,000	\$138,095	

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

- 1) Suite mix
- 2) Rental/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

* Sold by The Goodman Team

** December 2013 sales.

The Goodman Report

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