

Apartment Building Sales | Greater Vancouver

January 1 to September 12, 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 East 7th Ave	42	8,087,500	192,560	5900 Olive (DS)	71	25,500,000 (EST)	359,155
Total	175	\$37,397,500	\$213,700	4325 Maywood	16	3,500,000	218,750
Vancouver (Kerrisdale)				Coquitlam			
* 6455 W. Boulevard (DS; SP)	18	9,000,000	500,000	1035 Howie	42	\$5,800,000	\$138,095
6415 W. Boulevard (DS)	20	8,100,000	405,000	Langley			
6367 W. Boulevard (DS)	22	11,000,000	500,000	5630-40 201A St	43	3,815,000	\$88,721
2109 W. 48th Ave (DS)	11	4,400,000	400,000	20117 56 Ave	88	8,732,000	\$99,227
5926 Yew	14	4,500,000	321,429	Total	131	\$12,547,000	\$95,779
2182 W. 39th Ave	21	6,873,500	327,310	Maple Ridge			
* 6356 E. Boulevard (DS)	11	4,710,000	428,182	11960 222nd St	59	\$4,800,000	\$81,356
* 6344 E. Boulevard (DS)	10	5,075,000	507,500	New Westminster			
Total	127	\$53,658,500	\$422,508	* 516 Ash St	28	3,375,000	120,536
Vancouver (Kitsilano)				North Vancouver			
2200 Vine (MU)	6	2,000,000	333,333	170 W. 4th	36	7,000,000	194,444
1855 W. 2nd Ave	36	8,640,000	240,000	* 151 E. Keith	88	25,500,000	289,773
* 2358 York Ave	11	3,938,000	358,000	141 & 147 E. 21st St	39	7,800,000	200,000
2358 Cornwall	8	5,025,000	628,125	163 W. 5th	42	8,900,000	211,905
2280 Vine St	18	5,150,000	286,111	146 E. 12th	18	3,730,000	207,222
* 2174 York	11	3,800,000	345,455	1549 Chesterfield	13	3,000,000	230,769
2394 Cornwall	20	8,500,000	425,000	* 240 St. Andrews	19	2,800,000	147,368
2150 W. 1st Ave	10	3,050,000	305,000	2601 Lonsdale	11	2,737,500	248,864
Total	120	\$40,103,000	\$334,192	Total	266	\$61,467,500	\$231,081
Vancouver (Marpole)				Port Coquitlam			
1425 W. 70th Ave	6	1,200,000	200,000	** 2550 Gordon Ave	11	\$1,193,000	\$108,455
1125-1157 W. 71st Ave	19	3,998,000	210,421	Port Moody			
1235 W. 70th Ave	9	2,300,000	255,556	3048 Henry	37	\$4,930,000	\$133,243
8666 Laurel	8	1,570,000	196,250	Surrey			
Total	42	\$9,068,000	\$215,905	9801 King George (HR)	266	\$48,000,000 (EST)	\$180,451
Vancouver (S Granville)				West Vancouver			
* 2930 Cambie	14	3,070,000	219,286	425 6th Street (SP)	16	\$8,925,000	\$557,813
2880 Fir	8	2,600,000	325,000	White Rock			
1009 W. 10th Ave	41	11,000,000	268,293	15151 Prospect	25	\$4,125,000	\$165,000
1676 W. 10th Ave	11	2,800,000	254,545	Surrey			
Total	74	\$19,470,000	\$263,108	West Vancouver			
Vancouver (West End)				White Rock			
1540 Burnaby	22	6,300,000	286,364	15151 Prospect	25	\$4,125,000	\$165,000
1075 Nelson (DS)	23	9,000,000	391,304	Surrey			
* 1325 Pendrell St	21	5,175,000	246,429	West Vancouver			
1168 Pendrell St	23	5,890,000	256,087	White Rock			
1137 Bute St	33	8,100,000	245,455	Surrey			
Total	122	\$34,465,000	\$282,500	West Vancouver			

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 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

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by HQ Real Estate Services Ltd. This is not intended to solicit properties already listed for sale with another agent.
*Personal Real Estate Corporation

* Sold by The Goodman Team

** December 2013 sales.

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