

Apartment Building Sales | Greater Vancouver

January 1 – July 30, 2018

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)				Burnaby			
825 E. 8th Ave	41	\$14,350,000	\$350,000	** 7387 10th Ave	13	\$2,300,000	\$176,923
3618 E. Hastings St (MU)	9	5,725,000	636,111	7110 Linden Ave	30	8,400,000	280,000
2185 Oxford St	8	2,672,000	334,000	4330 Maywood St (DS, SP)	27	13,500,000	500,000
396 E. 2nd Ave	53	24,850,000	468,868	6730 Dow Ave	10	5,900,000	590,000
866 E. Broadway (MU)	8	3,050,000	381,250	4495 Imperial St (DS)	8	4,300,000	537,500
2065 Triumph St	15	5,500,000	366,667	6730 Burlington Ave (DS)	18	11,500,000	638,889
736 E. Broadway (MU)	6	2,800,000	466,667	7227 Arcola St	36	11,350,000	315,278
2067 Pandora St	8	3,200,000	400,000	7265 Arcola St	48	TBA	TBA
1908 E. 5th Ave	7	3,285,000	469,286	* 6675 Dow Ave (DS)	23	TBA	TBA
2285 Triumph St	16	6,000,000	375,000	6691 Dow Ave (DS)			
275 E. 13 Ave	23	9,450,000	410,870	6659 Dow Ave (DS)	16	TBA	TBA
3038 Commercial Dr (DS)	10	8,000,000	800,000	6645 Dow Ave (DS)	40	TBA	TBA
225 North Garden Dr (SP)	18	5,739,130	318,841	7070 Inlet Dr (DS)	117	32,500,000	277,778
2333 Oxford St (SP)		51	16,260,870	318,841	6630 Telford Ave (DS)	40	28,500,000
1522 E. 3rd Ave	5	3,290,000	658,000	6688 Willingdon Ave (DS)	45	28,000,000	622,222
	278	\$114,172,000	\$410,691		486	TBA	TBA
Vancouver (Kerrisdale)				Coquitlam			
* 6310 East Blvd (DS, CO)	12	\$13,300,000	\$1,108,333	1411 Hachey Ave	22	\$4,500,000	\$204,545
	12	\$13,300,000	\$1,108,333	605 Como Lake Ave (ST, DS)	44	26,839,000	609,977
Vancouver (Kitsilano)				545 Sydney Ave (ST, DS)	36	15,575,000	432,639
2425 York Ave	24	\$12,100,000	\$504,167	675 North Rd (DS)	76	34,400,000	452,632
1875 Yew St	25	10,500,000	420,000	520 Cottonwood Ave (DS, ST)	36	22,500,000	625,000
* 1406 Laburnum St	10	6,825,000	682,500	533 Cottonwood Ave (DS)	98	40,500,000	413,265
* 2358 York Ave	11	7,800,000	709,091		312	\$144,314,000	\$462,545
2035 W. 5th Ave	9	4,600,000	511,111	Delta			
3495 W. 4th Ave (ST)	12	8,256,000	688,000	4564 Evergreen Lane	24	\$5,300,000	\$220,833
	91	\$50,081,000	\$550,341	Langley			
Vancouver (South Granville)				20669 Eastleigh Cres (TH)	7	\$2,745,000	\$392,143
230 W. 10th Ave	19	\$9,546,200	\$502,432	Maple Ridge			
1110 W. 10th Ave	23	10,420,000	453,043	22535 Royal Cres	11	\$1,650,000	\$150,000
	42	\$19,966,200	\$475,386	Mission			
Vancouver (Marpole)				33359 2nd Ave	12	\$1,440,000	\$120,000
8860 Montcalm St	24	\$7,800,000	\$325,000	New Westminster			
8616 Fremlin St	8	2,850,000	356,250	* 420 Eleventh St	61	\$13,400,000	\$219,672
8623 Selkirk St	31	11,880,000	383,226	404 Seventh St	42	9,250,000	220,238
1133 W. 70th Ave (ST)	26	8,500,000	326,923	610 Blackford St	29	6,670,000	230,000
	89	\$31,030,000	\$348,652	329 7th St	21	4,830,000	230,000
Vancouver (West End)				1222 Fifth Ave	21	6,950,000	330,952
1450 Burnaby St (HR, SP)	42	\$18,350,000	\$436,905	508 Eighth St	42	TBA	TBA
** 1040 Barclay St (HR, SP, DS)	40	TBA	TBA	1024 St. Andrews Ave	23	6,420,000	279,130
1005 Jervis St (HR)	135	65,115,338	482,336	311 Ash St (SP)	27	6,480,000	240,000
1501 Haro St (HR)	144	81,850,843	568,409	530 Ninth St	14	3,600,000	257,143
1755 Haro St (HR)	138	74,459,574	539,562	304 Third Ave	17	5,900,000	347,059
* 1537 Burnaby St	24	8,750,000	364,583	76 Coburg St	12	3,500,000	291,667
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	* 1210 Seventh Ave	16	5,650,000	353,125
1057 Barclay St (DS)	29	19,000,000	655,172	520 Ninth St	33	7,750,000	234,848
1830 Alberni St (DS, ST)	53	52,000,000	981,132		358	TBA	TBA
1065 Burnaby St (DS)	15	13,300,000	886,667	North Vancouver			
1958 Barclay St (HR)	42	19,650,000	467,857	150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
1155 Haro St (HR)	50	16,000,000	320,000	269 W. 4th St	47	19,400,000	412,766
1022 Nelson St (HR)	199	TBA	TBA	3701 Princess Ave (TH)	57	41,855,000	734,298
	977	TBA	TBA	170 W. 5th St	18	TBA	TBA
				1923 Purcell Way (DS, ST)	90	31,000,000	344,444
					251	TBA	TBA
				Port Moody			
				* 2340-50 St. Johns St (MU)	10	\$5,120,000	\$512,000
					10	\$5,120,000	\$512,000
				Surrey			
				13265 104 Ave	57	\$13,650,000	\$239,474
				** 10011 150th St (ST)	23	5,125,000	222,826
				5875 177B St (SP)	40	7,400,000	185,000
				17719 58A Ave (ST)	39	6,629,981	170,000
					159	\$32,804,981	\$206,321
				White Rock			
				** 1371 Blackwood St	45	\$25,250,000	\$271,505
				** 14989 Roper Ave	48		
				1509 Martin St	42	11,700,000	278,571
				15989 Marine Dr (ST)	9	2,500,000	277,778
					144	\$39,450,000	\$273,958

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 2017 sale

Greater Vancouver's authority on apartment buildings and development sites
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