

Apartment Building Sales | Greater Vancouver

January 1 – June 8, 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)	27	TBA	TBA
396 E. 2nd Ave	53	TBA	TBA	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 (DS)	36	TBA	TBA
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	* 6775 Dow Ave (DS)	23	TBA	TBA
2285 Triumph St	16	TBA	TBA	6691 Dow Ave (DS)	15	TBA	TBA
275 E. 13 Ave	23	9,500,000	413,043	7070 Inlet Dr (DS)	117	32,500,000	277,778
3038 Commercial Dr (DS)	10	8,000,000	800,000	6630 Telford Ave (DS)	40	28,500,000	712,500
	204	TBA	TBA	6688 Willingdon Ave (DS)	45	28,000,000	622,222
					430	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
				545 Sydney Ave (ST, DS)	36	15,575,000	432,639
Vancouver (Kitsilano)					76	34,400,000	452,632
2425 York Ave	24	\$12,100,000	\$504,167		178	\$81,314,000	\$456,820
1875 Yew St	25	TBA	TBA	Delta			
* 1406 Laburnum St	10	6,825,000	682,500	4564 Evergreen Lane	24	TBA	TBA
* 2358 York Ave	11	7,800,000	709,091		24	TBA	TBA
2035 W. 5th Ave	9	TBA	TBA	Langley			
	79	TBA	TBA	20669 Eastleigh Cr. (TH)	7	\$2,745,000	\$392,143
					7	\$2,745,000	\$392,143
Vancouver (South Granville)				Maple Ridge			
230 W. 10th Ave	19	TBA	TBA		TBA	TBA	TBA
1110 W. 10th Ave	23	10,420,000	453,043	New Westminster			
	42	TBA	TBA	* 420 Eleventh St	61	\$13,400,000	\$219,672
Vancouver (Marpole)				404 Seventh St	42	9,250,000	220,238
8860 Montcalm St	24	\$7,800,000	\$325,000	610 Blackford St	29	6,670,000	230,000
8616 Fremlin St	8	2,850,000	356,250	329 7th St	21	4,830,000	230,000
8623 Selkirk St	31	11,880,000	383,226	1222 Fifth Ave	21	6,950,000	330,952
5504-80 Cambie St (DS)	60	TBA	TBA	508 Eighth St	42	TBA	TBA
	123	TBA	TBA	1024 St. Andrews Ave	23	TBA	TBA
Vancouver (West End)				311 Ash St	27	6,480,000	240,000
1450 Burnaby St (HR, SP)	42	TBA	TBA	530 Ninth St	14	3,600,000	257,143
** 1040 Barclay St (HR, SP, DS)	40	TBA	TBA	304 Third Ave	17	5,900,000	347,059
1005 Jervis St (HR)	135	65,115,338	482,336	76 Coburg St	12	3,500,000	291,667
1501 Haro St (HR)	144	81,850,843	568,409	* 1210 Seventh Ave	16	5,650,000	353,125
1755 Haro St (HR)	138	74,459,574	539,562		325	TBA	TBA
* 1537 Burnaby St	24	TBA	TBA	North Vancouver			
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
1057 Barclay St (DS)	29	19,000,000	655,172	269 W. 4th St	47	19,400,000	412,766
1830 Alberni St (DS, ST)	53	52,000,000	981,132	3701 Princess Ave (DS,TH)	57	41,855,000	734,298
1065 Burnaby St (DS)	15	13,300,000	886,667	170 W. 5th St	18	TBA	TBA
1958 Barclay St (HR)	42	19,650,000	467,857		161	TBA	TBA
	728	TBA	TBA	Port Moody			
				* 2340-50 St. Johns St (MU)	10	TBA	TBA
					10	TBA	TBA
Vancouver (West End)				Surrey			
1450 Burnaby St (HR, SP)	42	TBA	TBA	13265 104 Ave	57	\$13,650,000	\$239,474
** 1040 Barclay St (HR, SP, DS)	40	TBA	TBA	** 10011 150th St (ST)	23	5,125,000	222,826
1005 Jervis St (HR)	135	65,115,338	482,336	5875 177B St (SP)	40	TBA	TBA
1501 Haro St (HR)	144	81,850,843	568,409		120	TBA	TBA
1755 Haro St (HR)	138	74,459,574	539,562	West Vancouver			
* 1537 Burnaby St	24	TBA	TBA		TBA	TBA	TBA
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	White Rock			
1057 Barclay St (DS)	29	19,000,000	655,172	** 1371 Blackwood St	45	\$25,250,000	\$ 271,505
1830 Alberni St (DS, ST)	53	52,000,000	981,132	** 14989 Roper Ave	48		
1065 Burnaby St (DS)	15	13,300,000	886,667	1509 Martin St	42	11,700,000	278,571
1958 Barclay St (HR)	42	19,650,000	467,857	15989 Marine Dr (ST)	9	2,500,000	277,778
	728	TBA	TBA		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
goodmanreport.com

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