

## Apartment Building Sales | Greater Vancouver

January 1 to October 12, 2017

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>				<b>Burnaby</b>			
* 3240 E. 58th Ave (TH)	140	\$72,185,000	\$515,607	* 7040 Arcola St	48	\$12,800,000	\$266,667
7849 Knight St	12	2,810,000	234,167	6450 Telford Ave (DS, ST)	33	33,000,000	1,000,000
1725 McLean St	6	2,975,000	495,833	6486 Telford Ave (DS)	8	8,600,000	1,075,000
** 4195 Perry St (MU, DS)	11	3,900,000	354,545	6508 Telford Ave (DS, EST)	10	5,000,000	500,000
148 E. 6th Ave	18	5,300,000	294,444	6444 Willingdon Ave (DS)	72	41,000,000	569,444
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	6075 Wilson Ave (DS)	42	45,200,000	1,076,190
2416 Fraser St	11	4,900,000	445,455	4241 Maywood St (DS)	19	TBA	TBA
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, EST)	19	15,000,000	789,474
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 (EST)	54	15,000,000	277,778
1451 E. 7th Ave (DS)	10	6,650,000	665,000		<b>525</b>	<b>TBA</b>	<b>TBA</b>
1834 E. Pender St	10	3,278,000	327,800	<b>Coquitlam</b>			
75 E. 8th Ave (DS)	27	12,500,000	462,963	325 Casey St	33	\$5,900,000	\$178,788
360 E. 14th Ave	28	9,800,000	350,000	1040 Howie Ave	54	10,128,400	187,563
1552 E. Pender St	22	5,888,000	267,636	1000 Brunette Ave	126	21,500,000	170,635
117 E. 15th Ave	12	6,400,000	533,333	549 Dansey Ave (DS)	71	18,000,000	253,521
727 E. 17th Ave (SP, NC)	31	23,500,000	758,065	345 Marathon Crt (TH)	22	6,700,000	304,545
1368 E. 8th Ave	15	5,400,000	360,000		<b>306</b>	<b>\$62,228,400</b>	<b>\$203,361</b>
631 Commercial Dr (MU)	8	3,816,000	477,000	<b>Maple Ridge</b>			
<b>574</b>	<b>\$227,982,000</b>	<b>\$397,181</b>		11926 222 St	43	\$6,050,000	\$140,698
<b>Vancouver (Kerrisdale)</b>				* 20834 Dewdney Trunk (TH)	44	10,831,000	246,159
* 2346 W. 43rd Ave	9	\$4,400,000	\$488,889	22225 119th Ave	22	3,100,000	140,909
2181 W. 40th Ave	10	4,600,000	460,000		<b>109</b>	<b>\$19,981,000</b>	<b>\$183,312</b>
5410 Balsam St	33	15,500,000	469,697	<b>New Westminster</b>			
5850 Vine St	22	8,230,000	374,091	621 Twelfth St	17	\$3,325,000	\$195,588
5815 Yew St (HR)	83	40,000,000	481,928	* 603 Agnes St	15	2,965,000	197,667
6020 East Boulevard (DS)	13	26,000,000	962,963	304 Third Ave	15	2,850,000	190,000
6040 East Boulevard (DS)	14			735 Royal Ave	37	8,430,000	227,838
* 6310 East Boulevard (DS, CO)	12	TBA	TBA	322 Seventh St	54	10,800,000	200,000
6360 East Boulevard (DS)	15	13,000,000	866,667	222 Ash St (SP)	52	11,200,000	215,385
<b>211</b>	<b>TBA</b>	<b>TBA</b>		* Highrise Tower (HR)	TBA	TBA	TBA
<b>Vancouver (Kitsilano)</b>				1315 Seventh Ave	23	4,900,000	213,043
2225 W. 8th Ave	47	\$18,500,000	\$393,617	1012 Fourth Ave	17	3,400,000	200,000
2200 W. 5th Ave	7	5,400,000	771,429	845 Royal Ave	11	2,917,000	265,182
* 1526 Arbutus St	10	7,600,000	760,000	140 Sixth St (DS)	135	50,000,000	370,370
1609-19 Cypress St (SP)	16	9,580,000	598,750	521 Victoria St (DS)	9	1,650,000	183,333
2023 W. 7th Ave	10	4,888,000	488,800	* 420 Eleventh Ave	61	TBA	TBA
2150 W. 1st Ave	13	10,500,000	807,692		<b>TBA</b>	<b>TBA</b>	<b>TBA</b>
1925 Maple St	10	5,200,000	520,000	<b>North Vancouver</b>			
<b>113</b>	<b>\$61,668,000</b>	<b>\$545,735</b>		904-944 Lytton St (ST, TH, DS)	114	\$51,000,000	\$447,368
<b>Vancouver (South Granville)</b>				** 1200 Emery Place (DS, TH)	61	39,550,000	648,361
* 1550 W. 11th Ave	27	\$12,500,000	\$462,963	1630 Chesterfield Ave	11	3,550,000	322,727
1616 W. Broadway Ave (DS)	12	9,500,000	791,667	127 & 129 E. 12th St	25	7,900,000	316,000
541 W. 13th Ave	9	4,900,000	544,444	357 W. 4th St	12	4,042,500	336,875
1569 W. 12th Ave	10	5,250,000	525,000	156 E. 3rd St	6	2,205,000	367,500
* 1546 W. 12th Ave	13	7,500,000	576,923	310 E. 2nd St (SP, EST)	48	42,000,000	333,333
* 1686 W. 12th Ave (HR)	48	22,818,000	475,375	321 E. 2nd Ave (SP, EST)	36		
1225 W. 10th Ave	9	5,000,000	555,556	163 W. 5th Ave (SP, EST)	42		
2777 Oak St (ST)	30	21,500,000	716,667		<b>355</b>	<b>\$150,247,500</b>	<b>\$423,232</b>
3819 Cambie St (EST)	22	6,000,000	272,727	<b>West Vancouver</b>			
1385 W. 15th Ave (EST)	19	15,000,000	789,474	2145 Bellevue Ave (HR)	<b>37</b>	<b>\$28,400,000</b>	<b>\$767,568</b>
<b>199</b>	<b>\$109,968,000</b>	<b>\$552,603</b>		<b>Surrey</b>			
<b>Vancouver (Marpole)</b>				13032 104 Ave (TH)	8	\$1,400,000	\$175,000
8680 Montcalm St	12	\$4,000,000	\$333,333	10181 149th St	140	27,100,000	193,571
8668 Montcalm St	11	3,100,000	281,818	10520 132nd St	80	38,400,000	158,025
* 8638 Hudson St	10	3,800,000	380,000	13270 105A Ave	80		
8691 Selkirk St	10	3,550,000	355,000	13325 105th Ave	83		
8580 Oak St	17	7,300,000	429,412	13245 104th Ave	41	9,675,000	235,976
<b>60</b>	<b>\$21,750,000</b>	<b>\$362,500</b>			<b>432</b>	<b>\$76,575,000</b>	<b>\$177,257</b>
<b>Vancouver (West End)</b>				<b>White Rock</b>			
** 1444 Alberni St (DS, HR)	129	\$170,000,000	\$1,317,829	1285 Martin St	29	\$6,450,000	\$222,414
1075 Burnaby St (SP)	53	26,300,000	496,226	15369 Thrift Ave (ST)	27	5,245,000	194,259
1270 Nicola St (HR)	37	13,250,000	358,108	14990 North Bluff Rd (DS)	32	14,000,000	437,500
1260 Harwood St (HR)	109	42,000,000	385,321		<b>88</b>	<b>\$25,695,000</b>	<b>\$291,989</b>
1150 Barclay St (CO, DS)	19	18,000,000	947,368	<b>Langley</b>			
1333 Jervis St	38	26,000,000	684,211	3175-271 St (TH)	<b>6</b>	<b>\$1,690,000</b>	<b>\$281,667</b>
1112 Broughton St	22	10,150,000	461,364				
1630 Burnaby St	21	9,000,000	428,571				
1104 Haro St (DS, EST)	19	11,000,000	578,947				
<b>447</b>	<b>\$325,700,000</b>	<b>\$728,635</b>					
<b>UBC</b>							
2265 Acadia Rd (DS)	6	\$3,250,000	\$541,667				
2287 Acadia Rd (DS)	8	3,000,000	375,000				
<b>14</b>	<b>\$6,250,000</b>	<b>\$446,429</b>					

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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