

Apartment Building Sales | Greater Vancouver

January 1 to October 23, 2017

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)				Burnaby			
* 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	525	TBA	TBA	
1834 E. Pender St	10	3,278,000	327,800	Coquitlam			
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	5,200,000	346,667	1411 Hachey Ave	22	TBA	TBA
631 Commercial Dr (MU)	8	3,816,000	477,000	328	TBA	TBA	
* 1615 William St	16	TBA	TBA	Maple Ridge			
825 E. 8th Ave	41	TBA	TBA	11926 222 St	43	\$6,050,000	\$140,698
631	TBA	TBA	TBA	* 20834 Dewdney Trunk (TH)	44	10,831,000	246,159
Vancouver (Kerrisdale)				22225 119th Ave	22	3,100,000	140,909
* 2346 W. 43rd Ave	9	\$4,400,000	\$488,889	109	\$19,981,000	\$183,312	
2181 W. 40th Ave	10	4,600,000	460,000	New Westminster			
5410 Balsam St	33	15,500,000	469,697	621 Twelfth St	17	\$3,325,000	\$195,588
5850 Vine St	22	8,230,000	374,091	* 503 Agnes St	15	2,965,000	197,667
5815 Yew St (HR)	83	40,000,000	481,928	304 Third Ave	15	2,850,000	190,000
6020 East Boulevard (DS)	13	26,000,000	962,963	735 Royal Ave	37	8,430,000	227,838
6040 East Boulevard (DS)	14	TBA	TBA	322 Seventh St	54	10,800,000	200,000
* 6310 East Boulevard (DS, CO)	12	TBA	TBA	222 Ash St (SP)	52	11,200,000	215,385
6060 East Boulevard (DS)	15	13,000,000	866,667	* Highrise Tower (HR)	TBA	TBA	TBA
211	TBA	TBA	TBA	1315 Seventh Ave	23	4,900,000	213,043
Vancouver (Kitsilano)				1012 Fourth Ave	17	3,400,000	200,000
2225 W. 8th Ave	47	\$18,500,000	\$393,617	845 Royal Ave	11	2,917,000	265,182
2200 W. 5th Ave	7	5,400,000	771,429	140 Sixth St (DS)	135	50,000,000	370,370
* 1526 Arbutus St	10	7,600,000	760,000	521 Victoria St (DS)	9	1,650,000	183,333
1609-19 Cypress St (SP)	16	9,580,000	598,750	* 420 Eleventh St	61	TBA	TBA
2023 W. 7th Ave	10	4,888,000	488,800	610 Blackford St	29	TBA	TBA
2150 W. 1st Ave	13	10,500,000	807,692	TBA	TBA	TBA	
1925 Maple St	10	5,200,000	520,000	North Vancouver			
2268 Cornwall Ave	11	7,400,000	672,727	904-944 Lytton St (ST, TH, DS)	114	\$51,000,000	\$447,368
124	\$69,068,000	\$557,000	\$557,000	** 1200 Emery Place (DS, TH)	61	39,550,000	648,361
Vancouver (South Granville)				1630 Chesterfield Ave	11	3,550,000	322,727
* 1550 W. 11th Ave	27	\$12,500,000	\$462,963	127 & 129 E. 12th St	25	7,900,000	316,000
1616 W. Broadway Ave (DS)	12	9,500,000	791,667	357 W. 4th St	12	4,042,500	336,875
541 W. 13th Ave	9	4,900,000	544,444	156 E. 3rd St	6	2,205,000	367,500
1569 W. 12th Ave	10	5,250,000	525,000	310 E. 2nd St (SP, EST)	48	42,000,000	333,333
* 1546 W. 12th Ave	13	7,500,000	576,923	321 E. 2nd Ave (SP, EST)	36	42,000,000	333,333
* 1686 W. 12th Ave (HR)	48	22,818,000	475,375	163 W. 5th Ave (SP, EST)	42	42,000,000	333,333
1225 W. 10th Ave	9	5,000,000	555,556	355	\$150,247,500	\$423,232	
2777 Oak St (ST)	30	21,500,000	716,667	West Vancouver			
3819 Cambie St (EST)	22	6,000,000	272,727	2145 Bellevue Ave (HR)	37	\$28,400,000	\$767,568
1385 W. 15th Ave (EST)	19	15,000,000	789,474	Surrey			
199	\$109,968,000	\$552,603	\$552,603	13032 104 Ave (TH)	8	\$1,400,000	\$175,000
Vancouver (Marpole)				10181 149th St	140	27,100,000	193,571
8680 Montcalm St	12	\$4,000,000	\$333,333	10520 132nd St	80	38,400,000	158,025
8668 Montcalm St	11	3,100,000	281,818	13270 105A Ave	80	38,400,000	158,025
* 8638 Hudson St	10	3,800,000	380,000	13325 105th Ave	83	38,400,000	158,025
8691 Selkirk St	10	3,550,000	355,000	13245 104th Ave	41	9,675,000	235,976
8580 Oak St	17	7,300,000	429,412	432	\$76,575,000	\$177,257	
60	\$21,750,000	\$362,500	\$362,500	White Rock			
Vancouver (West End)				1285 Martin St	29	\$6,450,000	\$222,414
** 1444 Alberni St (DS, HR)	129	\$170,000,000	\$1,317,829	15369 Thrift Ave (ST)	27	5,245,000	194,259
1075 Burnaby St (SP)	53	26,300,000	496,226	14990 North Bluff Rd (DS)	32	14,000,000	437,500
1270 Nicola St (HR)	37	13,250,000	358,108	88	\$25,695,000	\$291,989	
1260 Harwood St (HR)	109	42,000,000	385,321	Langley			
1150 Barclay St (CO, DS)	19	18,000,000	947,368	3175 - 271 St (TH)	6	\$1,690,000	\$281,667
1333 Jervis St	38	26,000,000	684,211	UBC			
1112 Broughton St	22	10,150,000	461,364	2265 Acadia Rd (DS)	6	\$3,250,000	\$541,667
1630 Burnaby St	21	9,000,000	428,571	2287 Acadia Rd (DS)	8	3,000,000	375,000
1104 Haro St (DS, EST)	19	11,000,000	578,947	14	\$6,250,000	\$446,429	
447	\$325,700,000	\$728,635	\$728,635				

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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