

Apartment Building Sales | Greater Vancouver

January 1 – October 24, 2018

| ADDRESS | SUITES | PRICE (\$) | AVG \$/UNIT | ADDRESS | SUITES | PRICE (\$) | AVG \$/UNIT |
|------------------------------------|---------------------|--------------------|-------------|-----------------------------|----------------------|---------------------|------------------|
| Vancouver (Eastside) | | | | Coquitlam | | | |
| 825 E. 8th Ave | 41 | \$14,350,000 | \$350,000 | 1411 Hachey Ave | 22 | \$4,500,000 | \$204,545 |
| 3618 E. Hastings St (MU) | 9 | 5,725,000 | 636,111 | 605 Como Lake Ave (ST, DS) | 44 | 26,839,000 | 609,977 |
| 2185 Oxford St | 8 | 2,672,000 | 334,000 | 545 Sydney Ave (ST, DS) | 36 | 15,575,000 | 432,639 |
| 396 E. 2nd Ave | 53 | 24,850,000 | 468,868 | 675 North Rd (DS) | 76 | 34,400,000 | 452,632 |
| 866 E. Broadway (MU) | 8 | 3,050,000 | 381,250 | 520 Cottonwood Ave (DS, ST) | 36 | 22,500,000 | 625,000 |
| 2065 Triumph St | 15 | 5,500,000 | 366,667 | 533 Cottonwood Ave (DS) | 98 | 40,500,000 | 413,265 |
| 736 E. Broadway (MU) | 6 | 2,800,000 | 466,667 | 1035 Howie Ave | 42 | 10,100,000 | 240,476 |
| 2067 Pandora St | 8 | 3,200,000 | 400,000 | 668 Whiting Way (DS) | 17 | 11,600,000 | 682,353 |
| 1908 E. 5th Ave | 7 | 3,285,000 | 469,286 | 371 | \$166,014,000 | \$447,477 | |
| 2285 Triumph St | 16 | 6,000,000 | 375,000 | Delta | | | |
| 275 E. 13 Ave | 23 | 9,450,000 | 410,870 | 4564 Evergreen Lane | 24 | \$5,300,000 | \$220,833 |
| 3038 Commercial Dr (DS) | 10 | 8,000,000 | 800,000 | Langley | | | |
| 225 North Garden Dr (SP) | 18 | 5,739,130 | 318,841 | 20669 Eastleigh Cres (TH) | 7 | \$2,745,000 | \$392,143 |
| 2333 Oxford St (SP) | 51 | 16,260,870 | 318,841 | 5363 201 St (NC, SP) | 90 | 33,000,000 | 366,667 |
| 1522 E. 3rd Ave | 5 | 3,290,000 | 658,000 | 97 | \$35,745,000 | \$368,505 | |
| 243 E. 13th Ave | 11 | 6,180,000 | 561,818 | Maple Ridge | | | |
| 562-72 E. Broadway (DS, MU) | 9 | 8,200,000 | 911,111 | 22535 Royal Cres | 11 | \$1,650,000 | \$150,000 |
| 254 E. 12th Ave | 35 | 12,200,000 | 348,571 | 11937 227th St (DS, MU) | 8 | 2,800,000 | \$350,000 |
| 4655 Main St (MU, DS) | 11 | 5,900,000 | 536,364 | 19 | \$4,450,000 | \$234,211 | |
| 3168 Sawmill Cres (TR, NC) | 155 | TBA | TBA | Mission | | | |
| 3188 Sawmill Cres (TR, NC) | 114 | TBA | TBA | 33359 2nd Ave | 12 | \$1,440,000 | \$120,000 |
| 613 | TBA | TBA | | New Westminster | | | |
| Vancouver (Kerrisdale) | | | | * 420 Eleventh St | 61 | \$13,400,000 | \$219,672 |
| * 6310 East Blvd (DS, CO) | 12 | \$13,300,000 | \$1,108,333 | 404 Seventh St | 42 | 9,250,000 | 220,238 |
| 12 | \$13,300,000 | \$1,108,333 | | 610 Blackford St | 29 | 6,670,000 | 230,000 |
| Vancouver (Kitsilano) | | | | 329 7th St | 21 | 4,830,000 | 230,000 |
| 2425 York Ave | 24 | \$12,100,000 | \$504,167 | 1222 Fifth Ave | 21 | 6,950,000 | 330,952 |
| 1875 Yew St | 25 | 10,500,000 | 420,000 | 508 Eighth St | 42 | 9,750,000 | 232,143 |
| * 1406 Laburnum St | 10 | 6,825,000 | 682,500 | 1024 St. Andrews Ave | 23 | 6,420,000 | 279,130 |
| * 2358 York Ave | 11 | 7,800,000 | 709,091 | 311 Ash St (SP) | 27 | 6,480,000 | 240,000 |
| 2035 W. 5th Ave | 9 | 4,600,000 | 511,111 | 530 Ninth St | 14 | 3,600,000 | 257,143 |
| 3495 W. 4th Ave (ST) | 12 | 8,256,000 | 688,000 | 304 Third Ave | 17 | 5,900,000 | 347,059 |
| 2293 W. 6th Ave (TH) | 12 | 6,850,000 | 570,833 | 76 Coburg St | 12 | 3,500,000 | 291,667 |
| 2225 W. 1st Ave | 12 | TBA | TBA | * 1210 Seventh Ave | 16 | 5,650,000 | 353,125 |
| 2310 W. 2nd Ave (SP, HR) | 48 | TBA | TBA | 520 Ninth St | 33 | 7,750,000 | 234,848 |
| 2050 W. 2nd Ave | 21 | 10,500,000 | 500,000 | 732 Fifth Ave | 25 | 5,750,000 | 230,000 |
| 184 | TBA | TBA | | 520 Eighth St | 56 | TBA | TBA |
| Vancouver (South Granville) | | | | 325 Ward St | 57 | 13,950,000 | 244,737 |
| 230 W. 10th Ave | 19 | \$9,546,200 | \$502,432 | 313 Carnarvon St | 13 | TBA | TBA |
| 1110 W. 10th Ave | 23 | 10,420,000 | 453,043 | 1315 Seventh Ave | 26 | 9,250,000 | 355,769 |
| 42 | \$19,966,200 | \$475,386 | | 535 | TBA | TBA | |
| Vancouver (Marpole) | | | | North Vancouver | | | |
| 8860 Montcalm St | 24 | \$7,800,000 | \$325,000 | 150 E. Keith Rd (HR) | 39 | \$26,493,283 | \$679,315 |
| 8616 Fremlin St | 8 | 2,850,000 | 356,250 | 269 W. 4th St | 47 | 19,400,000 | 412,766 |
| 8623 Selkirk St | 31 | 11,880,000 | 383,226 | 3701 Princess Ave (TH) | 57 | 41,855,000 | 734,298 |
| 1133 W. 70th Ave (ST) | 26 | 8,500,000 | 326,923 | 170 W. 5th St | 18 | 7,850,000 | 436,111 |
| 89 | \$31,030,000 | \$348,652 | | 1923 Purcell Way (DS, ST) | 90 | 31,000,000 | 344,444 |
| Vancouver (West End) | | | | 2855 Mountain Hwy (DS) | 9 | | |
| 1450 Burnaby St (HR, SP) | 42 | \$18,350,000 | \$436,905 | 2875 Mountain Hwy (DS) | 18 | TBA | TBA |
| ** 1040 Barclay St (HR, SP, DS) | 40 | TBA | TBA | 2931 Mountain Hwy (DS) | 19 | | |
| 1005 Jarvis St (HR) | 135 | 65,115,338 | 482,336 | 215 E. 12th St (DS) | 26 | TBA | TBA |
| 1501 Haro St (HR) | 144 | 81,850,843 | 568,409 | 225 E. 12th St (DS) | 26 | TBA | TBA |
| 1755 Haro St (HR) | 138 | 74,459,574 | 539,562 | * 121 W. 21st Ave (DS) | 29 | 10,350,000 | 356,897 |
| * 1537 Burnaby St | 24 | 8,750,000 | 364,583 | 115 E. 1st St (MU, DS) | 20 | 7,300,000 | 365,000 |
| 1640-50 Alberni St (DS) | 66 | 130,000,000 | 1,969,697 | 372 | TBA | TBA | |
| 1057 Barclay St (DS) | 29 | 19,000,000 | 655,172 | Port Coquitlam | | | |
| 1830 Alberni St (DS, ST) | 53 | 52,000,000 | 981,132 | * 1955 Western Dr (SP) | 65 | TBA | TBA |
| 1065 Burnaby St (DS) | 15 | 13,300,000 | 886,667 | Port Moody | | | |
| 1958 Barclay St (HR) | 42 | 19,650,000 | 467,857 | * 2340-50 St. Johns St (MU) | 10 | \$5,120,000 | \$512,000 |
| 1155 Haro St (HR) | 50 | 16,000,000 | 320,000 | 10 | \$5,120,000 | \$512,000 | |
| 1022 Nelson St (HR) | 199 | TBA | TBA | Richmond | | | |
| 1075 Barclay St (DS, ST) | 36 | TBA | TBA | 8751 Citation Dr (DS, ST) | 102 | \$49,800,000 | \$488,235 |
| 1433 Burnaby St (HR) | 30 | 15,050,000 | 501,667 | Surrey | | | |
| 1170 Harwood St (HR) | 62 | TBA | TBA | 13265 104 Ave | 57 | \$13,650,000 | \$239,474 |
| 1045 Haro St (DS,ST,MU) | 161 | 164,750,000 | 1,023,292 | ** 10011 150th St (ST) | 23 | 5,125,000 | 222,826 |
| 1063-75 Barclay St (DS, ST, SP) | 40 | 113,206,508 | 2,830,163 | 5875 177B St (SP) | 40 | 7,400,000 | 185,000 |
| 1311 Howe St (HR,ST,SP) | 48 | TBA | TBA | 17719 58A Ave (ST) | 39 | 6,629,981 | 170,000 |
| 1450 W. Georgia St (HR, TR) | 162 | TBA | TBA | 159 | \$32,804,981 | \$206,321 | |
| 1,516 | TBA | TBA | | White Rock | | | |
| Burnaby | | | | ** 1371 Blackwood St | 45 | \$25,250,000 | \$271,505 |
| ** 7387 10th Ave | 13 | \$2,300,000 | \$176,923 | ** 14989 Roper Ave | 48 | | |
| 7110 Linden Ave | 30 | 8,400,000 | 280,000 | 1509 Martin St | 42 | 11,700,000 | 278,571 |
| 4330 Maywood St (DS, SP) | 27 | 13,500,000 | 500,000 | 15989 Marine Dr (ST) | 9 | 2,500,000 | 277,778 |
| 6730 Dow Ave | 10 | 5,900,000 | 590,000 | 144 | \$39,450,000 | \$273,958 | |
| 4495 Imperial St (DS) | 8 | 4,300,000 | 537,500 | | | | |
| 6730 Burlington Ave (DS) | 18 | 11,500,000 | 638,889 | | | | |
| 7227 Arcola St | 36 | 11,350,000 | 315,278 | | | | |
| 7265 Arcola St | 48 | 16,000,000 | 333,333 | | | | |
| * 6675 Dow Ave (DS) | 23 | TBA | TBA | | | | |
| 6691 Dow Ave (DS) | 15 | TBA | TBA | | | | |
| 6659 Dow Ave (DS) | 16 | TBA | TBA | | | | |
| 6645 Dow Ave (DS) | 40 | 50,600,000 | 1,265,000 | | | | |
| 7070 Inlet Dr (DS) | 117 | 32,500,000 | 277,778 | | | | |
| 6630 Telford Ave (DS) | 40 | 28,500,000 | 712,500 | | | | |
| 6688 Willingdon Ave (DS) | 45 | 28,000,000 | 622,222 | | | | |
| 6739 Royal Oak Ave (DS) | 15 | 8,200,000 | 546,667 | | | | |
| 6622 Willingdon Ave (DS) | 27 | 14,500,000 | 537,037 | | | | |
| 5978 Wilson Ave (DS) | 38 | 30,000,000 | 789,474 | | | | |
| 566 | TBA | TBA | | | | | |

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
(TR) Trade

* Sold by The Goodman Team

** December 2017 sale

Greater Vancouver's authority on apartment buildings and development sites
goodmanreport.com

David Goodman
604 714 4778
david@goodmanreport.com

Mark Goodman
Personal Real Estate Corporation
604 714 4790
mark@goodmanreport.com

Cynthia Jagger
Personal Real Estate Corporation
604 912 9018
cynthia@goodmanreport.com



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