

## Apartment Building Sales | Greater Vancouver

January 1 – October 3, 2018

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>				<b>Coquitlam</b>			
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	<b>371</b>	<b>\$166,014,000</b>	<b>\$447,477</b>	
2285 Triumph St	16	6,000,000	375,000	<b>Delta</b>			
275 E. 13 Ave	23	9,450,000	410,870	4564 Evergreen Lane	<b>24</b>	<b>\$5,300,000</b>	<b>\$220,833</b>
3038 Commercial Dr (DS)	10	8,000,000	800,000	<b>Langley</b>			
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	<b>97</b>	<b>\$35,745,000</b>	<b>\$368,505</b>	
243 E. 13th Ave	11	6,180,000	561,818	<b>Maple Ridge</b>			
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
<b>333</b>	<b>\$140,752,000</b>	<b>\$422,679</b>		<b>19</b>	<b>\$4,450,000</b>	<b>\$234,211</b>	
<b>Vancouver (Kerrisdale)</b>				<b>Mission</b>			
* 6310 East Blvd (DS, CO)	12	\$13,300,000	\$1,108,333	33359 2nd Ave	<b>12</b>	<b>\$1,440,000</b>	<b>\$120,000</b>
<b>12</b>	<b>\$13,300,000</b>	<b>\$1,108,333</b>		<b>New Westminster</b>			
<b>Vancouver (Kitsilano)</b>				* 420 Eleventh St	61	\$13,400,000	\$219,672
2425 York Ave	24	\$12,100,000	\$504,167	404 Seventh St	42	9,250,000	220,238
1875 Yew St	25	10,500,000	420,000	610 Blackford St	29	6,670,000	230,000
* 1406 Laburnum St	10	6,825,000	682,500	329 7th St	21	4,830,000	230,000
* 2358 York Ave	11	7,800,000	709,091	1222 Fifth Ave	21	6,950,000	330,952
2035 W. 5th Ave	9	4,600,000	511,111	508 Eighth St	42	9,750,000	232,143
3495 W. 4th Ave (ST)	12	8,256,000	688,000	1024 St. Andrews Ave	23	6,420,000	279,130
2293 W. 6th Ave (TH)	12	6,850,000	570,833	311 Ash St (SP)	27	6,480,000	240,000
2225 W. 1st Ave	12	TBA	TBA	530 Ninth St	14	3,600,000	257,143
2310 W. 2nd Ave (SP, HR)	48	TBA	TBA	304 Third Ave	17	5,900,000	347,059
<b>163</b>	<b>TBA</b>	<b>TBA</b>		76 Coburg St	12	3,500,000	291,667
<b>Vancouver (South Granville)</b>				* 1210 Seventh Ave	16	5,650,000	353,125
230 W. 10th Ave	19	\$9,546,200	\$502,432	520 Ninth St	33	7,750,000	234,848
1110 W. 10th Ave	23	10,420,000	453,043	732 Fifth Ave	25	5,750,000	230,000
<b>42</b>	<b>\$19,966,200</b>	<b>\$475,386</b>		520 Eighth St	56	TBA	TBA
<b>Vancouver (Marpole)</b>				325 Ward St	57	13,950,000	244,737
8860 Montcalm St	24	\$7,800,000	\$325,000	<b>496</b>	<b>TBA</b>	<b>TBA</b>	
8616 Fremlin St	8	2,850,000	356,250	<b>North Vancouver</b>			
8623 Selkirk St	31	11,880,000	383,226	150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
1133 W. 70th Ave (ST)	26	8,500,000	326,923	269 W. 4th St	47	19,400,000	412,766
<b>89</b>	<b>\$31,030,000</b>	<b>\$348,652</b>		3701 Princess Ave (TH)	57	41,855,000	734,298
<b>Vancouver (West End)</b>				170 W. 5th St	18	7,150,000	397,222
1450 Burnaby St (HR, SP)	42	\$18,350,000	\$436,905	1923 Purcell Way (DS, ST)	90	31,000,000	344,444
** 1040 Barclay St (HR, SP, DS)	40	TBA	TBA	2855 Mountain Hwy (DS)	9	TBA	TBA
1005 Jervis St (HR)	135	65,115,338	482,336	2875 Mountain Hwy (DS)	18	TBA	TBA
1501 Haro St (HR)	144	81,850,843	568,409	2931 Mountain Hwy (DS)	19	TBA	TBA
1755 Haro St (HR)	138	74,459,574	539,562	215 E. 12th St (DS)	26	TBA	TBA
* 1537 Burnaby St	24	8,750,000	364,583	225 E. 12th St (DS)	26	TBA	TBA
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	* 121 W. 21st Ave (DS)	29	10,350,000	356,897
1057 Barclay St (DS)	29	19,000,000	655,172	115 E. 1st St (MU, DS)	20	7,300,000	365,000
1830 Alberni St (DS, ST)	53	52,000,000	981,132	<b>372</b>	<b>TBA</b>	<b>TBA</b>	
1065 Burnaby St (DS)	15	13,300,000	886,667	<b>Port Coquitlam</b>			
1958 Barclay St (HR)	42	19,650,000	467,857	* 1955 Western Dr (SP)	<b>65</b>	<b>TBA</b>	<b>TBA</b>
1155 Haro St (HR)	50	16,000,000	320,000	<b>Port Moody</b>			
1022 Nelson St (HR)	199	TBA	TBA	* 2340-50 St. Johns St (MU)	10	\$5,120,000	\$512,000
1075 Barclay St (DS, ST)	36	TBA	TBA	<b>10</b>	<b>\$5,120,000</b>	<b>\$512,000</b>	
1433 Burnaby St (HR)	30	15,050,000	501,667	<b>Richmond</b>			
1170 Harwood St (HR)	62	TBA	TBA	8751 Citation Dr (DS, ST)	<b>102</b>	<b>\$49,800,000</b>	<b>\$488,235</b>
1045 Haro St (DS, ST, MU)	161	164,750,000	1,023,292	<b>Surrey</b>			
1063-75 Barclay St (DS, ST, SP)	40	113,206,508	2,830,163	13265 104 Ave	57	\$13,650,000	\$239,474
1311 Howe St (HR, ST, SP)	48	TBA	TBA	** 10011 150th St (ST)	23	5,125,000	222,826
<b>1,354</b>	<b>TBA</b>	<b>TBA</b>		5875 177B St (SP)	40	7,400,000	185,000
<b>Burnaby</b>				17719 58A Ave (ST)	39	6,629,981	170,000
** 7387 10th Ave	13	\$2,300,000	\$176,923	<b>159</b>	<b>\$32,804,981</b>	<b>\$206,321</b>	
7110 Linden Ave	30	8,400,000	280,000	<b>White Rock</b>			
4330 Maywood St (DS, SP)	27	13,500,000	500,000	** 1371 Blackwood St	45	\$25,250,000	\$271,505
6730 Dow Ave	10	5,900,000	590,000	** 14989 Roper Ave	48	TBA	TBA
4495 Imperial St (DS)	8	4,300,000	537,500	1509 Martin St	42	11,700,000	278,571
6730 Burlington Ave (DS)	18	11,500,000	638,889	15989 Marine Dr (ST)	9	2,500,000	277,778
7227 Arcola St	36	11,350,000	315,278	<b>144</b>	<b>\$39,450,000</b>	<b>\$273,958</b>	
7265 Arcola St	48	16,000,000	333,333	<b>Greater Vancouver's authority on apartment buildings and development sites</b>			
* 6675 Dow Ave (DS)	23	TBA	TBA	<b>goodmanreport.com</b>			
6691 Dow Ave (DS)	15	TBA	TBA	<b>David Goodman</b>			
6659 Dow Ave (DS)	16	TBA	TBA	604 714 4778			
6645 Dow Ave (DS)	40	50,600,000	1,265,000	david@goodmanreport.com			
7070 Inlet Dr (DS)	117	32,500,000	277,778	<b>Mark Goodman</b>			
6630 Telford Ave (DS)	40	28,500,000	712,500	Personal Real Estate Corporation			
6688 Willingdon Ave (DS)	45	28,000,000	622,222	604 714 4790			
6739 Royal Oak Ave (DS)	15	8,200,000	546,667	mark@goodmanreport.com			
6622 Willingdon Ave (DS)	27	14,500,000	537,037	<b>Cynthia Jagger</b>			
<b>528</b>	<b>TBA</b>	<b>TBA</b>		Personal Real Estate Corporation			

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

**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.