

Apartment Building Sales | Greater Vancouver

January 1 – September 10, 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, SP)	27	13,500,000	500,000
396 E. 2nd Ave	53	24,850,000	468,868	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	36	11,350,000	315,278
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	* 6675 Dow Ave (DS)	23	TBA	TBA
2285 Triumph St	16	6,000,000	375,000	6691 Dow Ave (DS)	15	TBA	TBA
275 E. 13 Ave	23	9,450,000	410,870	6659 Dow Ave (DS)	16	TBA	TBA
3038 Commercial Dr (DS)	10	8,000,000	800,000	6645 Dow Ave (DS)	40	50,600,000	1,265,000
225 North Garden Dr (SP)	18	5,739,130	318,841	7070 Inlet Dr (DS)	117	32,500,000	277,778
2333 Oxford St (SP)	51	16,260,870	318,841	6630 Telford Ave (DS)	40	28,500,000	712,500
1522 E. 3rd Ave	5	3,290,000	658,000	6688 Willingdon Ave (DS)	45	28,000,000	622,222
243 E. 13th Ave	11	6,180,000	561,818	6739 Royal Oak Ave (DS)	15	8,200,000	546,667
1908 E. 5th Ave	7	3,285,000	469,286		501	TBA	TBA
296		\$123,637,000	\$417,693	Coquitlam			
Vancouver (Kerrisdale)				1411 Hachey Ave	22	\$4,500,000	\$204,545
* 6310 East Blvd (DS, CO)	12	\$13,300,000	\$1,108,333	605 Como Lake Ave (ST, DS)	44	26,839,000	609,977
12		\$13,300,000	\$1,108,333	545 Sydney Ave (ST, DS)	36	15,575,000	432,639
Vancouver (Kitsilano)				675 North Rd (DS)	76	34,400,000	452,632
2425 York Ave	24	\$12,100,000	\$504,167	520 Cottonwood Ave (DS, ST)	36	22,500,000	625,000
1875 Yew St	25	10,500,000	420,000	533 Cottonwood Ave (DS)	98	40,500,000	413,265
* 1406 Laburnum St	10	6,825,000	682,500	1035 Howie Ave	42	10,100,000	240,476
* 2358 York Ave	11	7,800,000	709,091	354	\$154,414,000	\$436,198	
2035 W. 5th Ave	9	4,600,000	511,111	Delta			
3495 W. 4th Ave (ST)	12	8,256,000	688,000	4564 Evergreen Lane	24	\$5,300,000	\$220,833
2293 W. 6th Ave (TH)	12	6,850,000	570,833	Langley			
2225 W. 1st Ave	12	TBA	TBA	20669 Eastleigh Cres (TH)	7	\$2,745,000	\$392,143
115	TBA	TBA	TBA	5363 201 St (NC, SP)	90	33,000,000	366,667
Vancouver (South Granville)				97	\$35,745,000	\$368,505	
230 W. 10th Ave	19	\$9,546,200	\$502,432	Maple Ridge			
1110 W. 10th Ave	23	10,420,000	453,043	22535 Royal Cres	11	\$1,650,000	\$150,000
42	\$19,966,200	\$475,386		Mission			
Vancouver (Marpole)				33359 2nd Ave	12	\$1,440,000	\$120,000
8860 Montcalm St	24	\$7,800,000	\$325,000	New Westminster			
8616 Fremlin St	8	2,850,000	356,250	* 420 Eleventh St	61	\$13,400,000	\$219,672
8623 Selkirk St	31	11,880,000	383,226	404 Seventh St	42	9,250,000	220,238
1133 W. 70th Ave (ST)	26	8,500,000	326,923	610 Blackford St	29	6,670,000	230,000
89	\$31,030,000	\$348,652		329 7th St	21	4,830,000	230,000
Vancouver (West End)				1222 Fifth Ave	21	6,950,000	330,952
1450 Burnaby St (HR, SP)	42	\$18,350,000	\$436,905	508 Eighth St	42	9,750,000	232,143
** 1040 Barclay St (HR, SP, DS)	40	TBA	TBA	1024 St. Andrews Ave	23	6,420,000	279,130
1005 Jarvis St (HR)	135	65,115,338	482,336	311 Ash St (SP)	27	6,480,000	240,000
1501 Haro St (HR)	144	81,850,843	568,409	530 Ninth St	14	3,600,000	257,143
1755 Haro St (HR)	138	74,459,574	539,562	304 Third Ave	17	5,900,000	347,059
* 1537 Burnaby St	24	8,750,000	364,583	76 Coburg St	12	3,500,000	291,667
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	* 1210 Seventh Ave	16	5,650,000	353,125
1057 Barclay St (DS)	29	19,000,000	655,172	520 Ninth St	33	7,750,000	234,848
1830 Alberni St (DS, ST)	53	52,000,000	981,132	732 Fifth Ave	25	5,750,000	230,000
1065 Burnaby St (DS)	15	13,300,000	886,667	383	\$95,900,000	\$250,392	
1958 Barclay St (HR)	42	19,650,000	467,857	North Vancouver			
1155 Haro St (HR)	50	16,000,000	320,000	150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
1022 Nelson St (HR)	199	TBA	TBA	269 W. 4th St	47	19,400,000	412,766
1075 Barclay St (DS, ST)	36	TBA	TBA	3701 Princess Ave (TH)	57	41,855,000	734,298
1433 Burnaby St (HR)	30	15,050,000	501,667	170 W. 5th St	18	TBA	TBA
1170 Harwood St (HR)	62	TBA	TBA	1923 Purcell Way (DS, ST)	90	31,000,000	344,444
1,105	TBA	TBA	TBA	2855 Mountain Hwy (DS)	9		
				2875 Mountain Hwy (DS)	18	TBA	TBA
				2931 Mountain Hwy (DS)	19		
				215 E. 12th St (DS)	26	TBA	TBA
				225 E. 12th St (DS)	26	TBA	TBA
				* 121 W. 21st Ave (DS)	29	TBA	TBA
				352	TBA	TBA	
				Port Coquitlam			
				* 1955 Western Dr (SP)	65	TBA	TBA
				Port Moody			
				* 2340-50 St. Johns St (MU)	10	\$5,120,000	\$512,000
				10	\$5,120,000	\$512,000	
				Surrey			
				13265 104 Ave	57	\$13,650,000	\$239,474
				** 10011 150th St (ST)	23	5,125,000	222,826
				5875 177B St (SP)	40	7,400,000	185,000
				17719 58A Ave (ST)	39	6,629,981	170,000
				159	\$32,804,981	\$206,321	
				White Rock			
				** 1371 Blackwood St	45	\$25,250,000	\$271,505
				** 14989 Roper Ave	48		
				1509 Martin St	42	11,700,000	278,571
				15989 Marine Dr (ST)	9	2,500,000	277,778
				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
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