

Apartment Building Sales | Greater Vancouver

January 1st to December 31st, 2015

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Vancouver (Eastside)				Vancouver (Marpole)			
1925 Woodland Dr	30	\$5,250,000	\$175,000	1377 W. 70th Ave	8	\$1,730,000	\$216,250
7884 Knight St	14	2,300,000	164,286	1387 - 1397 W. 71st Ave	19	4,258,000	224,105
* 3551 Commercial St	6	1,808,000	301,333	8590 Osler St	11	2,750,000	250,000
675 Victoria Dr	10	2,150,000	215,000	1198 W. 70th Ave	17	3,650,000	214,706
* 1533 E. Broadway	12	3,050,000	254,167	1425 W. 70th Ave	6	2,650,000	441,667
3917 Knight St (ST)	9	3,000,000	333,333	8851 Granville St (ST)	12	3,100,300	258,358
6509 Knight St (MU)	14	4,350,000	310,714	8635 Laurel St	19	5,300,000	278,947
1420 Napier St (TH)	6	3,150,000	525,000	1373 73rd Ave	} 106	24,170,000	228,019
3995 Main St (MU)	8	2,150,000	268,750	8790 Cartier St			
2416 Fraser St	11	3,250,000	295,455	8740 Cartier St			
670 E. Broadway (MU)	16	5,300,000	331,250	1440 W. 71st Ave	10	3,048,000	304,800
708 E. 26th Ave (MU, SP)	28	15,600,000	557,143	8599 Oak St	13	3,800,000	292,308
7850 Knight St	11	2,300,000	209,091	8619 Cartier St	8	1,800,000	225,000
3038 Commercial Dr (MU)	13	3,480,000	267,692	Total	229	\$56,256,300	\$245,661
Total	188	\$57,138,000	\$303,926	Vancouver (South Granville)			
Vancouver (Kerrisdale)				Vancouver (UBC)			
* 6347 W. Boulevard (DS)	} 22	\$26,300,000	\$597,727	1446 W. 13th Ave	11	\$3,267,000	\$297,000
* 2109 W. 48th Ave (DS)				1675 W. 11th Ave	10	2,300,000	230,000
* 2108 W. 47th Ave (DS)				1550 W. 10th Ave (HR)	33	11,500,000	348,485
5615 Dunbar St (ST)	10	5,400,000	540,000	1346 W. 11th Ave	10	3,600,000	360,000
5826 Tisdall St (DS)	} 43	27,600,000	641,860	1646 W. 10th Ave	8	4,280,000	535,000
5860 Tisdall St (DS)				1395 W. 14th Ave	22	6,000,000	272,727
Total	97	\$59,300,000	\$611,340	2975 Laurel St	6	2,300,000	383,333
Vancouver (Kitsilano)				* 2572 Birch St	13	5,520,000	424,615
* 1968 W. 2nd Ave	24	\$6,150,000	\$256,250	3939 Cambie St	18	5,300,000	294,444
2154 York Ave	11	4,550,000	413,636	3730 Cambie St	23	7,040,000	306,087
2121 Alma St (HR)	43	14,500,000	337,209	Total	154	\$51,107,000	\$331,864
2235 W. 6th Ave	20	7,000,000	350,000	Vancouver (West End)			
2325 York Ave	11	4,780,000	434,545	1540 Haro St	28	\$7,590,000	\$271,071
* 2130 York Ave	26	10,250,000	394,231	* 1847 Pendrell St	23	8,225,000	357,609
* 1988 Stephens (ST)	34	7,500,000	220,588	** 1249 Granville St	45	15,150,000	336,667
2170 W. 5th Ave	20	6,520,000	326,000	1310 Burnaby St	27	7,300,000	270,370
2165 W. 1st Ave	15	5,000,000	333,333	* 1250 Nicola St (HR)	28	8,050,000	287,500
1609 Cypress St	16	4,395,000	274,688	1065 Harwood St (DS)	} 47	30,000,000	638,298
3755 W. 6th Ave	106	40,100,000	378,302	1332 Thurlow St (DS)			
2045 Maple St	14	5,125,000	366,071	1860 Nelson St	24	9,085,000	378,542
2040 York Ave	54	18,630,000	345,000	1078 Harwood St (DS)	27	10,500,000	388,889
2280 W. 6th Ave	43	13,800,000	320,930	1516 Burnaby St	23	6,608,000	287,304
2472 W. 4th Ave	6	3,500,000	583,333	1209 Jervis St (SP)	45	24,900,000	553,333
Total	443	\$151,800,000	\$342,664	* 1221 Bidwell St (HR)	49	16,500,000	336,735
				1380 Jervis St (HR)	56	23,500,000	419,643
				1230 & 1270 Burnaby St	45	14,250,000	316,667
				1203 Broughton St (HR)	40	11,600,000	290,000
				1345 Davie St (ST, DS)	47	24,000,000	510,638
				Total	554	\$217,258,000	\$392,162

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

The Goodman Report

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** December 2014 sales.

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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. *Personal Real Estate Corporation

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Burnaby				Maple Ridge			
6380 Silver Ave (DS)	38	\$38,782,000	355,798	11695 224th St	31	\$2,250,000	\$72,581
6420 Silver Ave (DS)				71			
6280 Cassie Ave (DS)	56	13,000,000	232,143	22501 Royal Cr	9	1,200,000	133,333
512 Springer Ave	16	3,100,000	193,750	** 21387 Dewdney Trunk Rd	48	4,700,000	97,917
* 5220 Capitol Dr	30	5,700,000	190,000	Total	88	\$8,150,000	\$92,614
6585 McKay Ave	8	1,600,000	200,000	Mission			
* 6390 Willingdon Ave	58	11,368,000	196,000	33561 3rd Ave	57	\$3,800,000	\$66,667
4675 Imperial St (DS)	64	16,158,000	252,469	7365 Alder St	8	850,000	106,250
6688 Dunblane (DS)				8	2,949,200	368,650	Total
6730 Dunblane (DS)	11	3,298,900	299,900	New Westminster			
6709 Marlborough Ave (DS)				9	3,250,000	361,111	** 319 Knox St
6661 & 6687 Marlborough Ave (DS)	17	5,963,200	350,776	210 Agnes St	17	2,350,000	138,235
6660 Marlborough (DS)				22	4,425,000	201,136	727 Fourth Ave
5025 Imperial St (DS)	23	16,000,000	320,000	1321 Cariboo St	8	975,000	121,875
6750 Dunblane (DS)				11			1015 Third Ave
6789 Marlborough Ave (DS)	8			1007 Sixth Ave	8	1,133,000	141,625
6729 Marlborough Ave (DS)				8			231 Eighth St
3836 Carrigan Cr	65	11,693,167	179,895	1210 Seventh Ave	15	2,330,000	155,333
8357 10th Ave	79	18,031,296	228,244	435 Ash St	43	7,568,315	176,007
8350 11th Ave				41	6,417,222	156,518	
8353 11th Ave	47	7,857,864	167,189	1303 Eighth Ave	41	6,702,032	163,464
7425 18th Ave				26	4,771,928	183,536	529 Tenth St
7465 13th Ave	26	4,771,928	183,536	333 Tenth St	41	6,702,032	163,464
4232 Maywood St	10	2,368,000	236,800	515 Ninth St	47	8,070,695	171,717
6280 & 6350 Willingdon Ave (DS)	116	27,200,000	234,483	520 Tenth St	50	9,039,671	180,793
6425 Silver Ave	48	14,000,000	291,667	908 Sixth Ave	43	7,884,463	183,360
6615 Telford Ave	54	15,550,000	287,963	910 St. Andrews St	45	7,813,430	173,632
9005 Centaurus Cir	54	10,500,000	194,444	1021 Fourth Ave	42	7,144,861	170,116
6750 Balmoral St	30	6,135,000	204,500	737 Carnarvon St (MU)	106	24,500,000	231,132
7107 Fulton St	54	10,180,000	188,519	117 Agnes St	5	880,000	176,000
* 7060 Elwell St	65	13,200,000	203,077	140 Sixth St (DS)	135	28,000,000	207,407
7265 Arcola St	48	10,250,000	213,542	101 Royal Ave	48	7,500,000	156,250
9500 Erickson Dr (MU, HR)	528	160,000,000	303,030	129 Agnes St	17	2,475,000	145,588
6709 Sussex Ave	10	2,650,000	265,000	Total	835	\$149,467,643	\$179,003
Total	1692	\$439,981,555	\$260,036	North Vancouver			
Coquitlam				110 E. Kings Rd	19	\$3,650,000	\$192,105
1134 - 1214 King Albert Ave	66	\$9,350,000	\$141,667	* 140 W. 17th Ave	45	11,300,000	251,111
345 Marathon Co	22	3,100,000	140,909	372 E. 3rd St (SP)	16	4,250,000	265,625
751 Clarke Rd	34	5,335,085	156,914	365 E. 2nd St	18	3,750,000	208,333
Total	122	\$17,785,085	\$145,779	308 Forbes Ave	47	11,948,939	254,233
Port Coquitlam				* 1277 & 1285 E. 27th St (DS)	75	24,650,000	328,667
3580 Sefton St	5	\$1,200,000	\$240,000	201 W. 1st St (SP)	30	14,100,000	470,000
Ladner				269 W. 4th St	47	17,500,000	269,231
4630 Evergreen Lane	16	\$2,490,000	\$155,625	170 W. 5th St			
5262 Ladner Trunk Rd	28	4,650,000	166,071	Total	315	\$91,148,939	\$289,362
4711 57th St	34	4,675,000	137,500	Port Moody			
Total	78	\$11,815,000	\$151,474	3002 Henry St	23	\$3,365,000	\$146,304
Langley				2010 St. John St	41	7,206,686	175,773
5530 208th St	37	\$5,700,000	\$154,054	Total	64	\$10,571,686	\$165,183
8026 207th St (SP)	58	17,025,000	293,534	Richmond			
5170 203rd St (TH)	90	14,900,000	165,556	8251 Cook Rd	45	\$11,700,000	\$260,000
20061 55A Ave	192	20,635,000	107,474	5900 Muir Dr (TH)	88	21,800,000	\$247,727
5375 204th St	54	6,350,000	117,593	Total	133	\$33,500,000	\$251,880
5374 203rd St (ST)							
21753 61st Ave (TH)	8	1,238,000	154,750	Surrey			
5411 208th St	54	9,918,217	183,671	10772 150th St	331	\$33,650,000	\$101,662
5332 207th St	39	8,942,820	229,303	13979 104th Ave (MU)	44	6,670,000	151,591
Total	532	\$84,709,037	\$159,228	10425 & 10463 150th St	110	19,469,855	176,999
The Goodman Report				7297 138th St (ST)	62	9,700,000	156,452
				13478 Hilton Rd	13	2,425,000	186,538
				Total	560	\$71,914,855	\$128,419
				White Rock			
				14884 North Buff Rd	27	\$4,455,000	\$165,000
				1509 Martin St	42	7,300,000	\$173,810
				1340 Fir St	10	1,965,000	196,500
				Total	79	\$13,720,000	\$173,671

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