

## Apartment Building Sales | Metro Vancouver

January 1, 2020 – October 15, 2020

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>			
* 4987 Main St (DS)	8	\$3,300,000	\$412,500
840 E 6th Ave	11	4,200,000	381,818
1037 E 8th Ave	26	7,500,000	288,462
333 E 11th Ave (HR,SP,MU)	202	120,000,000	594,059
2328 Galt St (NC, SP)	28	14,500,000	517,857
* 310 E 13th Ave	26	TBA	TBA
* 233 E 14th Ave	54	16,300,000	301,852
325-35 Garden Dr (TH, ST)	6	3,000,000	500,000
* 646 E 44th Ave	16	5,000,000	312,500
	<b>377</b>	<b>TBA</b>	<b>TBA</b>

<b>Vancouver (Kerrisdale)</b>			
5455 Balsam St (HR, DS)	<b>87</b>	<b>\$70,000,000</b>	<b>\$804,598</b>

<b>Vancouver (Kitsilano)</b>			
2629 W 4th Ave	10	\$4,200,000	\$420,000
* 2072 W 3rd Ave	10	TBA	TBA
* 1985 W 8th Ave	8	TBA	TBA
	<b>28</b>	<b>TBA</b>	<b>TBA</b>

<b>Vancouver (South Granville)</b>			
* 1265 W 13th Ave	44	\$19,600,000	\$445,455
* 1569 W 12th Ave	10	5,800,000	580,000
500 W 12th Ave (MU,DS,HR)	118	82,500,000	699,153
2726 Spruce St	11	4,700,000	427,273
1245 W 10th Ave	11	4,056,250	368,750
1255 W 10th Ave (RH)	11	3,318,750	301,705
1025 W 13th Ave	9	4,700,000	522,222
1445 W 10th Ave	11	4,800,000	436,364
1325 W 10th Ave	10	4,100,000	410,000
	<b>235</b>	<b>\$133,575,000</b>	<b>\$568,404</b>

<b>Vancouver (Marpole)</b>			
8715 Osler St	30	9,150,000	305,000
8767 French St	10	3,028,888	302,889
911 W 71st Ave	8	2,700,000	337,500
815 S.W. Marine Dr	19	5,400,000	284,211
	<b>67</b>	<b>\$20,278,888</b>	<b>\$302,670</b>

<b>Vancouver (West End)</b>			
878 Gilford Street	25	\$13,500,000	\$540,000
* 1175 Pacific St	23	8,000,000	347,826
* 1122 Burnaby St	23	9,600,000	417,391
1555 Harwood St (HR)	41	20,200,000	492,683
* 1019 Bute St	16	8,500,000	531,250
* 1230 Nelson St (HR)	107	52,000,000	485,981
1371 Harwood St (MR)	35	16,440,000	469,714
1537 Burnaby St (SP)	24	11,400,000	475,000
	<b>294</b>	<b>\$139,640,000</b>	<b>\$474,966</b>

### Point Grey / UBC

N/A

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Burnaby</b>			
6540 Marilborough Ave (SP, DS)	30	\$22,000,000	\$733,333
6031 Wilson Ave (DS)	66	35,500,000	537,879
	<b>96</b>	<b>\$57,500,000</b>	<b>\$598,958</b>
<b>Coquitlam</b>			
1175 Pipeline Road (DS)	<b>35</b>	<b>\$13,000,000</b>	<b>\$371,429</b>
<b>Langley</b>			
20689-99 Eastleigh Cres (TH, DS)	<b>14</b>	<b>\$6,000,000</b>	<b>\$428,571</b>
<b>Maple Ridge</b>			
11682 224th St (SP)	21	\$2,455,000	\$116,905
22182 Dewdney Trunk Rd	30	5,450,000	181,667
21369 River Rd	6	1,290,000	215,000
22325 St. Anne Ave (NC)	66	11,000,000	166,667
	<b>123</b>	<b>\$20,195,000</b>	<b>\$164,187</b>

<b>New Westminster</b>			
* 325 Ash St	27	\$5,600,000	\$207,407
508 Agnes St (NC, HR)	150	42,000,000	280,000
401 Fifth St	14	TBA	TBA
	<b>191</b>	<b>TBA</b>	<b>TBA</b>

<b>North Vancouver</b>			
2855 Mountain Highway (SP)	} 46	\$17,000,000	\$369,565
2875 Mountain Highway (SP)			
2931 Mountain Highway (SP)			
* 132 W 4th Ave	10	3,730,000	373,000
	<b>56</b>	<b>\$20,730,000</b>	<b>\$370,179</b>

<b>Surrey</b>			
13481 King George Blvd (MU)	<b>18</b>	<b>\$3,400,000</b>	<b>\$188,889</b>

<b>White Rock</b>			
1020 Parker St	<b>9</b>	<b>\$3,625,000</b>	<b>\$402,778</b>

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
- (RH) Rooming house

\* Sold by The Goodman Team

\*\* December 2019 sale