

Apartment Building Sales | Metro Vancouver

January 1, 2020 – December 31, 2020

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
* 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	10,523,000	404,731
* 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
45 E 16th Ave	23	7,925,000	344,565
1775 Venables St	12	3,200,000	266,667
1635 E 4th Ave (ST)	13	5,105,000	392,692
	425	\$200,553,000	\$471,889

Vancouver (Kerrisdale)			
5455 Balsam St (HR, IF)	87	\$70,000,000	\$804,598
4305 Dunbar St (MU, DS)	11	6,600,000	600,000
	98	\$76,600,000	\$781,633

Vancouver (Kitsilano)			
2629 W 4th Ave	10	\$4,200,000	\$420,000
* 2072 W 3rd Ave	10	4,150,000	415,000
* 1985 W 8th Ave	8	4,000,000	500,000
1888 Maple Street (SP)	9	\$4,350,000	\$483,333
	37	\$16,700,000	\$451,351

Vancouver (South Granville)			
* 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
1191 W 12th Ave	10	3,550,000	355,000
989 W 20th Ave	13	5,050,000	388,462
	258	\$142,175,000	\$551,066

Vancouver (Marpole)			
8715 Osler St	30	\$9,150,000	\$305,000
8767 French St	10	3,028,888	302,889
8644 French St	13	3,939,000	303,000
911 W 71st Ave	8	2,700,000	337,500
815 S.W. Marine Dr	19	5,400,000	284,211
8101 Nunavut Lane	69	48,500,000	440,909
488 West 64th Ave	41		
	190	\$72,717,888	\$382,726

Vancouver (West End)			
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
1090 Jervis St (SP)	27	14,250,000	527,778
1630 Burnaby St (SP)	21	11,300,000	538,095
	342	\$165,190,000	\$483,012

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
6540 Marlborough Ave (SP, DS)	30	\$22,000,000	\$733,333
6031 Wilson Ave (DS)	66	35,500,000	537,879
7035 Balmoral St	46	13,500,000	293,478
7035 Arcola St	46	13,500,000	293,478
	188	\$84,500,000	\$449,468

Coquitlam			
1175 Pipeline Road (DS)	35	\$13,000,000	\$371,429

Langley			
20689-99 Eastleigh Cres (TH, DS)	14	\$6,000,000	\$428,571
5769 201A St (MU)	20	6,700,000	335,000
	34	\$12,700,000	\$373,529

Maple Ridge			
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
11933 223rd St	45	7,300,000	162,222
12184 224th St	147	29,200,000	198,639
	315	\$56,695,000	\$179,984

New Westminister			
* 325 Ash St	27	\$5,597,000	\$207,296
508 Agnes St (NC, HR)	150	42,000,000	280,000
401 Fifth St	14	2,350,000	167,857
900 Carnarvon St (SP, NC, MU)	398	Confidential	Confidential
305 2nd St	11	2,750,000	250,000
409 Ash St	44	10,100,000	229,545
420 Seventh St	37	8,375,000	226,351
	681	\$221,172,000	\$324,775

North Vancouver			
2855 Mountain Highway (SP)	}	\$17,000,000	\$369,565
2875 Mountain Highway (SP)			
2931 Mountain Highway (SP)			
* 132 W 4th Ave	10	3,730,000	373,000
2762 Lonsdale Ave (DS)	26	9,450,000	363,462
205 St Patricks Ave (DS)	6	2,925,000	487,500
136 E 18th St	29	9,693,500	334,259
122 E 18th St	23	8,589,999	373,478
	140	\$51,388,499	\$367,061

Surrey			
13481 King George Blvd (MU)	18	\$3,400,000	\$188,889
9977 138th St (ST)	39	12,600,000	\$323,077
13448 Hilton Rd	6	1,675,000	279,167
	63	\$17,675,000	\$280,556

White Rock			
1020 Parker St	9	\$3,625,000	\$402,778

* Sold by The Goodman Team

** December 2019 sale

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
- (IF) Infill