

Apartment Building Sales | Metro Vancouver

January 1, 2021 – March 8, 2021

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
566 E 44th (ST)	30	\$10,500,000	\$350,000
1383 E Broadway	30	11,250,000	375,000
1344 E 1st Ave	30	8,300,000	276,667
3080 E 54th Ave	18	6,200,000	344,444
* 150 E 16th Ave	27	TBA	TBA
	135	TBA	TBA
Vancouver (Kerrisdale)			
5815 Yew St (HR)	83	\$50,000,000	\$602,409.64
5940 Balsam St	18	7,000,000	388,889
	101	\$57,000,000	\$564,356
Vancouver (Kitsilano)			
4640 W 10th Ave	14	\$7,250,000	\$517,857
2280 W 6th Ave (SP)	43	TBA	TBA
2040 York Ave (SP)	54	TBA	TBA
1968 W 2nd Ave	24	13,500,000	562,500
2035 W 5th Ave	9	4,000,000	444,444
1977 W 3rd Ave	16	7,350,000	459,375
1540 Yew St	10	4,525,000	452,500
* 2012 Cornwall Ave	20	TBA	TBA
	190	TBA	TBA
Vancouver (South Granville)			
1326 W 13th Ave (MR)	30	16,185,000	539,500
1355 W 14th Ave (MR)	28	17,000,000	607,143
1003 Wolfe Ave	6	3,200,000	533,333
	64	\$36,385,000	\$568,516
Vancouver (Marpole)			
1383 E Broadway	30	TBA	TBA
* 8755 Laurel Ave	33	10,500,000	318,182
8675 French	72	29,000,000	402,778
8740 Cartier St (SP)	35	TBA	TBA
8790 Cartier St (SP)	35	TBA	TBA
1373 W 73rd Ave (SP)	36	TBA	TBA
8582 Cartier St	10	3,650,000	365,000
8726 Hudson St	10	4,350,000	435,000
	261	TBA	TBA
Vancouver (West End)			
1537 Burnaby St (SP)	24	\$13,000,000	\$541,667
* 1435 Pendrell St	21	TBA	TBA
1955 Nelson St	11	TBA	TBA
1885 Barclay St	41	22,100,000	539,024
1924 Barclay St (HR)	42	22,750,000	541,667
1580 Haro St (MR)	61	32,000,000	524,590
855 Jervis (MR)	48	25,265,000	526,354
1270 Nicola (MR)	37	17,950,000	485,135
1461 Harwood St (MR)	38	22,500,000	592,105
* 1623 Haro St	24	10,000,000	416,667
2035 Barclay St (SP)	28	TBA	TBA
* 1869 Comox St	86	TBA	TBA
	461	TBA	TBA

* Sold by The Goodman Team

** December 2020 sale

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
6660 Telford Ave	47	\$14,700,000	\$312,766
6649 Burlington Ave (DS)	8	3,800,000	475,000
6868 Arcola St	7	1,655,000	236,429
4424 Pender St	29	9,694,000	334,276
366 Howard Ave	45	12,350,000	274,444
	136	\$42,199,000	\$310,287
Coquitlam			
Langley			
Maple Ridge			
Mission			
** 7365 Alder St	8	\$1,400,000	\$175,000
New Westminster			
818 Twelfth Steet (MU)	7	\$3,950,000	\$564,286
North Vancouver			
1629 St Georges Ave	22	\$10,800,000	\$490,909
215 East 16th Ave (DS)	} TBA	TBA	TBA
235 East 16th Ave (DS)			
1540 St Georges Ave (DS)			
	TBA	TBA	TBA
Surrey			
West Vancouver			
425 6th St (SP)	16	\$11,880,000	\$742,500
2025 Bellevue Ave (MR)	42	24,500,000	\$583,333
	58	\$36,380,000	\$627,241
White Rock			
1455 Fir St	58	\$12,800,000	220,690

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