

## Apartment Building Sales | Metro Vancouver

January 1, 2021 – October 18, 2021

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>			
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	9,300,000	344,444
765 Victoria Dr	14	5,500,000	392,857
1522 E 3rd Ave (DS)	5	2,900,000	580,000
3795 Commercial St	9	TBA	TBA
837 E Broadway (ST)	12	5,900,000	491,667
229 E 13th Ave	25	8,218,000	328,720
550 E 15th Ave	6	2,150,000	358,333
825 E 8th Ave	41	TBA	TBA
1536 E 3rd Ave (ST, DS)	8	3,175,000	396,875
1777 Francis St	59	17,382,000	294,610
2257 Dundas St	8	TBA	TBA
<b>322</b>	<b>TBA</b>	<b>TBA</b>	<b>TBA</b>

<b>Vancouver (Kerrisdale)</b>			
5815 Yew St (HR)	83	\$50,000,000	\$602,410
5940 Balsam St	18	7,000,000	388,889
5950 E Blvd	10	5,250,000	525,000
<b>111</b>	<b>\$62,250,000</b>	<b>\$560,811</b>	

<b>Vancouver (Kitsilano)</b>			
4640 W 10th Ave	14	\$7,250,000	\$517,857
2280 W 6th Ave (SP)	43	17,051,724	396,552
2040 York Ave (SP)	24	21,413,793	396,552
1968 W 2nd Ave	54	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	10,075,000	503,750
3670 W 5th Ave	25	11,500,000	460,000
2155 W 7th Ave	20	8,900,000	445,000
2280 Cornwall Ave	24	16,750,000	697,917
<b>259</b>	<b>\$122,315,517</b>	<b>\$472,261</b>	

<b>Vancouver (South Granville)</b>			
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
3075 Willow St (TH)	8	7,088,000	886,000
1364 W 11th Ave (SP)	30	13,980,000	466,000
1107 W 14th Ave (SP)	32	13,850,000	432,813
1766 W 11th Ave (ST)	7	3,760,000	537,143
1366 W 12th Ave	30	14,600,000	486,667
* 1290 W 13th	23	9,900,000	430,435
2775 Pine St	20	11,800,000	590,000
1255 W 14th Ave (HR)	61	30,300,000	496,721
3985 Cambie St	17	TBA	TBA
3939 Cambie St	18	TBA	TBA
1584 W 12th Ave	11	5,620,000	510,909
2626 Fir St (CO)	10	6,555,000	655,500
3819 Cambie St	22	TBA	TBA
* 1455 W 8th Ave	25	16,000,000	640,000
1298 W 10th Ave	69	25,500,000	369,565
<b>447</b>	<b>TBA</b>	<b>TBA</b>	

<b>Vancouver (Marpole)</b>			
* 8755 Laurel Ave	33	\$10,500,000	\$318,182
8675 French	72	29,000,000	402,778
8740 Cartier St (SP)	35	13,879,310	396,552
8790 Cartier St (SP)	35	13,879,310	396,552
1373 W 73rd Ave (SP)	36	14,275,862	396,552
8582 Cartier St	10	3,650,000	365,000
8726 Hudson St	10	4,350,000	435,000
8735 Selkirk St	22	8,100,000	368,182
8777 Montcalm St	19	6,880,000	362,105
8707 Montcalm St	16	6,150,000	384,375
8740 Selkirk St	27	8,880,000	328,889
8692 French St	6	3,350,000	558,333
8656 Montcalm St	11	4,150,000	377,273
8757 Selkirk St	17	6,150,000	361,765
8645 Fremlin	10	2,925,000	292,500
8750 Selkirk St	27	8,698,000	322,148
<b>386</b>	<b>\$144,817,482</b>	<b>\$375,175</b>	

<b>Vancouver (West End)</b>			
1537 Burnaby St (SP)	24	\$13,000,000	\$541,667
* 1435 Pendrell St (SP)	21	8,375,000	398,810
1955 Nelson St (DS)	11	6,387,500	580,682
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	15,200,000	542,857
* 1869 Comox St	86	40,800,000	474,419
1249 Granville St (ST, MU, SP)	46	23,300,000	506,522
2054 Comox St	23	10,800,000	469,565
1825 Haro St (HR)	90	37,300,000	414,444
* 1011 Beach Ave (SP, HR, IF)	220	Confidential	Confidential
* 1160 Broughton St (HR)	75	29,750,000	396,667
945 Jervis St (SP, EST)	109	60,500,000	555,046
1454 Pendrell St	51	24,194,000	474,392
1348 Barclay St (SP, EST)	143	86,000,000	601,399
1825 Comox St	23	9,100,000	395,652
1155 Beach Ave (HR)	151	91,000,000	602,649
1045 Burnaby St (ST, DS)	37	28,830,000	779,189
1689 Robson St	17	7,325,000	430,882
777 Bidwell St (ST)	30	15,000,000	500,000
<b>1476</b>	<b>TBA</b>	<b>TBA</b>	

<b>Burnaby</b>			
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	12,375,000	275,000
* 4651 & 4663 Hastings St (MU)	13	6,750,000	519,231
<b>149</b>	<b>\$48,974,000</b>	<b>\$328,685</b>	

<b>Coquitlam</b>			
1160 Inlet St (DS, TH, ST)	<b>36</b>	<b>\$34,551,360</b>	<b>\$959,760</b>

<b>Delta</b>			
8507 120th St (DS)	<b>70</b>	<b>TBA</b>	<b>TBA</b>

<b>Langley</b>			
20709 Eastleigh Cres (DS, TH)	7	\$4,100,000	\$585,714
21755 61A Ave (TH)	8	2,750,000	343,750
<b>15</b>	<b>\$6,850,000</b>	<b>\$456,667</b>	

<b>Maple Ridge</b>			
22334 117 Ave	37	\$8,625,000	\$233,108
11872 Laitly St	12	2,800,000	233,333
22337 Lougheed Hwy (MU)	10	TBA	TBA
<b>59</b>	<b>TBA</b>	<b>TBA</b>	

<b>Mission</b>			
** 7365 Alder St	8	\$1,400,000	\$175,000
32846 E 14th Ave	30	3,940,000	131,333
7581 Cedar St (ST)	21	3,454,000	164,476
<b>59</b>	<b>\$8,794,000</b>	<b>\$149,051</b>	

<b>New Westminister</b>			
818 Twelfth St (MU)	7	\$3,950,000	\$564,286
723 Twelfth St (MU)	20	TBA	TBA
65 First St (ST, DS)	61	22,735,920	372,720
1205 - 1207 Fourth St	33	6,600,000	200,000
1218 5th Ave	21	TBA	TBA
716 Columbia St (MU)	8	2,565,000	320,625
377 Hospital St	5	2,365,000	473,000
520 Eighth St	56	TBA	TBA
<b>211</b>	<b>TBA</b>	<b>TBA</b>	

<b>North Vancouver</b>			
1629 St Georges Ave	22	\$10,800,000	\$490,909
215 E 16th St (DS)	25	10,750,000	430,000
235 E 16th St (DS)	17	19,700,000	562,857
1540 St. Georges Ave (DS)	18	19,700,000	562,857
154 E 18th St (NC, HR, SP)	96	52,900,000	551,042
143 E 21st St (NC, MR, SP)	99	55,500,000	560,606
145 E 4th St (DS)	11	9,600,000	436,364
153 E 4th St (DS)	11	9,600,000	436,364
2832 Capilano Rd (ST)	14	9,500,000	380,000
165 E 19th St	14	5,700,000	407,143
380 E 1st St (DS)	20	10,700,000	535,000
201 W 1st St (MU)	30	TBA	TBA
1612 St. Georges Ave (DS)	26	10,350,000	398,077
118 W 18th St	21	TBA	TBA
* 2670 Library Lane (NC)	75	54,450,000	726,000
121 E 12th St (ST)	16	TBA	TBA
<b>515</b>	<b>TBA</b>	<b>TBA</b>	

<b>Richmond</b>			
* 14000 & 14088 Riverport Way	135	\$45,465,000	336,778
12040 2nd Ave (ST)	7	TBA	TBA
<b>142</b>	<b>TBA</b>	<b>TBA</b>	

<b>Surrey</b>			
13301 104 Ave (DS)	156	\$98,600,000	\$632,051

<b>West Vancouver</b>			
425 6th St (SP)	16	\$11,880,000	\$742,500
2025 Bellevue Ave (MR)	42	24,500,000	583,333
2190 Bellevue Ave (DS)	62	41,602,000	671,000
2222 Bellevue Ave (DS)	100	101,300,000	1,013,000
<b>220</b>	<b>\$179,282,000</b>	<b>\$814,918</b>	

<b>White Rock</b>			
1455 Fir St	58	\$12,800,000	\$220,690
15281 Royal Ave	21	6,300,000	300,000
<b>79</b>	<b>\$19,100,000</b>	<b>\$241,772</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
- (IF) Infill

\* Sold by The Goodman Team

\*\* December 2020 sale