

Apartment Building Sales | Metro Vancouver

January 1, 2022 – December 31, 2022

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
** 2056 Franklin St	22	\$6,825,000	\$310,227
** 2228 Triumph	22	6,825,000	310,227
** 819-829 Prior St	12	3,175,000	264,583
* 2256 Brunswick St	19	7,666,000	403,474
** 376 N Garden Dr	19	6,450,000	339,474
1675 E 14th Ave (MU)	15	5,200,000	346,667
512 Woodland Dr	16	5,020,000	313,750
1730 E Pender St	12	3,505,000	292,083
2224 Alberta St (DS)	12	9,500,000	791,667
660 Jackson Ave	24	8,500,000	354,167
577 E 8th Ave (DS, SP)	39	20,595,000	528,077
133 E 7th Ave	13	4,100,000	315,385
609 Heatley Ave	31	12,600,000	406,452
1676 Frances St	7	2,380,000	340,000
7350 Fraser St & 706 E 57th Ave (SP)	95	51,000,000	536,842
303 E Pender St (MU, SP)	59	36,000,000	610,169
117 E 15th Ave (SP)	12	6,230,000	519,167
670 E Broadway (DS, MU)	16	5,300,000	331,250
	445	\$200,871,000	\$451,396

Vancouver (Kerrisdale)			
2183 W 44th Ave	36	\$16,500,000	\$458,333
* 1996 W 41st Ave	11	5,800,000	527,273
2121 W 44th Ave (MR)	60	29,500,000	491,667
4683 Arbutus St (DS)	80	76,000,000	950,000
5607 Yew St	10	4,080,000	408,000
	197	\$131,880,000	\$669,442

Vancouver (Kitsilano)			
** 2525 York Ave	10	\$3,775,000	\$377,500
2358 Cornwall Ave	8	7,100,000	887,500
2465 W 1st Ave	12	6,300,000	525,000
4335 W 10th (MU)	15	7,400,000	493,333
2020 Vine St (MU) (DS)	9	7,290,570	810,063
1932 W 1st Ave (SP)	46	21,500,000	467,391
2556 W 4th Ave	10	4,200,000	420,000
* 2055 York Ave	74	35,250,000	476,351
1981 W 10th Ave (DS, TH)	12	10,600,000	883,333
	196	\$103,415,570	\$527,630

Vancouver (South Granville)			
3755 Cambie St	11	\$4,200,000	\$381,818
3819 Cambie St	22	10,700,000	486,364
1365 W 12th Ave	19	9,450,000	497,368
3850 Cambie	14	6,775,500	483,964
* 324 W 10th Ave	35	16,230,000	463,714
3627 Oak	11	5,250,000	477,273
2525 Birch St	17	8,700,000	511,765
990 W 12th Ave (DS, EST)	26	20,000,000	769,231
4141 Oak St	12	5,425,000	452,083
1015 W 13th Ave	11	5,700,000	518,182
2930 Cambie St	19	9,180,000	483,158
3003 Granville St (MU)	20	13,600,000	680,000
1265 W 10th Ave	11	5,250,000	477,273
1626 W 10th Ave	15	6,650,000	443,333
* 1432 W 10th Ave	65	29,500,000	453,846
* 2625 Hemlock St			
	308	\$156,610,500	\$508,476

Vancouver (Marpole)			
* 8830 Montcalm St	24	\$7,200,000	\$300,000
8616 Oak St (SP)	33	12,000,000	363,636
8668 Montcalm St	10	3,790,000	379,000
975 W 70th	22	7,750,000	352,273
8686 Oak St	8	3,280,000	410,000
* 8733 Granville St	8	4,000,000	500,000
8636 Oak St (DS)	35	18,500,000	430,233
8656 Oak St (DS)			
8636 Laurel St			
	175	\$65,290,000	\$373,086

Vancouver (West End)			
** 1131 Barclay St (SP, EST)	29	\$14,355,000	\$495,000
1121 Harwood St (SP)	23	10,250,000	445,652
1360 Hornby St (SP, MR)	67	33,000,000	492,537
1918 Haro St	21	9,125,000	434,524
* 851 Bidwell St	24	11,450,000	477,083
1265 Cardero	26	18,600,000	715,385
1320 Bute St (HR)	93	46,499,375	499,993
1765 Pendrell St (HR)	35	18,126,875	517,911
1901 Barclay St	30	11,350,000	378,333
935 Jervis St	19	8,500,000	447,368
	367	\$181,256,250	\$493,886

Burnaby			
4058 Albert St	7	\$2,200,000	\$314,286
7165 Fulton Ave	48	13,750,000	286,458
4129 Albert St	26	8,800,000	338,462
* 6470 Silver Ave (DS)	41	22,606,249	551,372
* 6508 Silver Ave (DS, SP)			
* 3809 Albert St	36	12,500,000	347,222
* 5353 Hastings St	10	3,350,000	335,000
* 3940 Pender St	41	11,500,000	280,488
3873 Pender St	9	3,500,000	388,889
4106 Albert St (DS)	16	8,150,000	509,375
6544 Silver Ave (DS)	41	21,000,000	512,195
6707 Dow Ave (DS)	19	14,600,000	768,421
4221 Mayberry St (HR, CO)	181	54,420,995	300,668
9380 Cardston Court (HR, CO)	244	85,525,000	350,512
6710 Sussex Ave (DS)	10	5,100,000	510,000
6911 Salisbury Ave	19	5,700,000	300,000
6535 Burlington Ave (DS)	8	5,300,000	662,500
6540 Telford Ave (DS)	44	28,000,000	636,364
6592 Telford Ave (DS)			
6749 Arcola St			
	860	\$338,040,995	\$393,071

Coquitlam			
1055 Howie Ave	54	14,750,000	273,148
555 Shaw Ave	111	39,406,250	355,011
801 Gatsensbury St	33	9,300,000	281,818
	198	\$63,456,250	\$320,486

Delta			
* 4720 Garry St (SP)	16	\$4,600,000	\$287,500

Langley			
** 20785 Fraser Hwy (DS, MU)	38	\$12,000,000	\$315,789
5360 204 St (DS)	46	17,100,000	371,739
20672 Eastleigh Cres	28	6,200,000	221,429
5477 200 St (SP)	57	23,400,000	410,526
20659 Eastleigh Cres (TH)	7	6,000,000	857,143
20669 Eastleigh Cres (TH)			
20679 Eastleigh Cres (TH)			
	190	\$76,700,000	\$403,684

Maple Ridge			
11672 224 St	12	\$2,650,000	\$220,833
22535 Royal Cres	11	2,750,000	250,000
	23	\$5,400,000	\$234,783

Mission			
33072 1st Ave (MU)	14	\$4,000,000	\$285,714

New Westminster			
1001 Sixth Ave	14	\$4,100,000	\$292,857
723 Twelfth St (MU)	20	5,600,000	280,000
511 Ash Street	70	16,358,800	233,697
1314 5th Ave	16	3,752,120	234,508
619 Colborne St	9	2,695,000	299,444
530 Eight Street	18	4,380,000	243,333
	147	\$36,885,920	\$250,925

North Vancouver			
** 121 E 12th St (ST, DS)	16	\$8,200,000	\$512,500
** 275 E 2nd St (DS)	24	11,750,000	489,583
140 W 19th	33	15,400,000	466,667
146 E 12th St	18	8,325,000	462,500
1621 St. Georges St	14	5,250,000	375,000
220 E 12th St	11	4,050,000	368,182
3701-3817 Princess Ave (TH, SP)	57	52,500,000	921,053
130 W Keith Rd (MR)	108	53,592,500	496,227
1550 Oxford St (NC)	88	66,200,000	752,273
205 St Patrick Ave (DS)	6	4,121,500	686,917
	375	\$229,389,000	\$611,704

Port Coquitlam			
3035 Coast Meridian Rd	7	\$3,150,000	\$450,000

Port Moody			
2006 Highview Pl (ST, DS)	30	\$21,000,000	\$700,000

Surrey			
10232-64 132 St (ST, TH, DS)	24	17,259,984	719,166
11018 126A St & 12685 110th Ave	233	81,669,351	350,512
13265 104 Ave (DS, SP)	57	20,800,000	364,912
17700 58 Ave	25	5,600,000	224,000
12975 106 Ave	30	6,000,000	200,000
7029 134th St	14	4,388,000	313,429
13301 104th St (DS)	156	170,000,000	1,089,744
11088 126A St & 12685 110th Ave	281	97,531,649	347,088
	820	\$403,248,984	\$491,767

White Rock			
1340 Fir St	10	\$3,100,000	\$310,000
1485 Fir St (DS)	25	9,650,000	386,000
* 1558 Fir St (SP)	31	8,550,000	275,806
	66	\$21,300,000	\$322,727

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 2021 sale

Goodman:

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Goodman Commercial Inc.
Greater Vancouver's authority on apartment buildings and development sites.

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