

## Apartment Building Sales | Metro Vancouver

January 1, 2023 – December 31, 2023

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>			
** 706 E 57th Ave (NC)	95	\$51,000,000	536,842
2624 Franklin St	6	1,999,000	333,167
137 East 16th Ave	8	3,000,000	375,000
919 E Broadway	11	5,060,000	460,000
112 Nanaimo St	14	4,550,000	325,000
* 1530 Gravelly St	40	11,100,000	277,500
7984 Knight St	12	3,300,000	275,000
3240 E 58th Ave (DS)	140	72,055,142	514,680
2026 Franklin St	8	2,050,000	256,250
825 E 8th Ave (SP)	41	21,250,000	518,293
* 1873 Adanac St	15	4,300,000	286,667
1649 E Broadway (SP, NC, MU)	114	68,000,000	596,491
112 Nanaimo St	14	3,882,000	277,286
4331 Main St (MU)	13	5,300,000	407,692
3771 Main St (MU)	7	3,999,999	571,428
	<b>538</b>	<b>\$260,846,141</b>	<b>\$484,844</b>

<b>Vancouver (Kerrisdale)</b>			
* 1990 W 41st Ave	20	\$9,400,000	\$470,000
* 2376 W 43rd Ave	9	4,100,000	455,556
	<b>29</b>	<b>\$13,500,000</b>	<b>\$465,517</b>

<b>Vancouver (Kitsilano)</b>			
1987 Cornwall Ave	7	\$3,200,000	\$457,143
* 2295 W 1st Ave	12	5,600,000	466,667
* 2291 W 1st Ave	12	5,750,000	479,167
1875 Maple St	11	4,610,000	419,091
2137 Yew St (MU)	5	2,600,000	520,000
2386 W 3rd Ave (DS)	8	4,670,000	583,750
2620 Trimble St (ST, MU, DS)	7	7,150,000	1,021,429
2880 W 4th Ave (ST, MU, DS)	15	11,800,000	786,667
2760 W 4th (DS)	10	5,225,000	522,500
	<b>87</b>	<b>\$50,605,000</b>	<b>\$581,667</b>

<b>Vancouver (South Granville)</b>			
1126 W 11th Ave (ST)	10	5,702,500	570,250
3755 Cambie St	12	7,625,000	635,417
1430 W 13th Ave (SP)	19	8,500,000	447,368
* 3208-30 Willow St (ST, DS)	7	3,800,000	542,857
821 W 10th Ave	12	5,500,000	458,333
3939 Cambie St (SP)	18	9,150,000	508,333
1116 W 12th Ave	11	4,062,500	369,318
1770 W 12th (ST, DS)	41	41,104,500	1,002,549
	<b>130</b>	<b>\$85,444,500</b>	<b>\$657,265</b>

<b>Vancouver (Marpole)</b>			
8679 Montcalm St	9	\$3,150,000	\$350,000
8938 Montcalm St	20	5,843,500	292,175
1520 Avery Ave	8	6,150,000	768,750
1330 W 71st Ave	23	6,700,000	291,304
8741 Cartier St	10	4,200,000	420,000
1441 W 70th Ave	22	6,533,000	296,955
1235 W 70th Ave	9	3,100,000	344,444
1179 W 70th Ave	10	3,425,000	342,500
	<b>111</b>	<b>\$39,101,500</b>	<b>\$352,266</b>

<b>Vancouver (West End)</b>			
* 1065 Pacific St (DS)	30	\$14,000,000	\$466,667
1305 Jervis St	23	8,750,000	380,435
1260 Nelson St (HR, SP)	107	50,000,000	467,290
1056 Burnaby St	23	9,215,000	400,652
1142 Granville St (HR, MU)	108	48,000,000	444,444
925 Bute St	23	8,400,000	365,217
	<b>314</b>	<b>\$138,365,000</b>	<b>\$440,653</b>

<b>Burnaby</b>			
5468 Hastings St	17	5,100,000	300,000
	<b>17</b>	<b>\$5,100,000</b>	<b>\$300,000</b>

<b>Coquitlam</b>			
717 Como Lake Ave (NC, SP)	59	\$29,250,000	\$495,763
1145 Inlet Street (DS, TH, ST)	113	111,196,000	984,035
* 523 Gatsensbury St	97	23,175,000	238,918
1320 King Albert Ave	65	14,500,000	223,077
	<b>334</b>	<b>\$178,121,000</b>	<b>\$533,296</b>

<b>Delta</b>			
11944 92nd Ave (TH, ST, DS)	34	\$23,683,074	\$696,561

<b>Langley</b>			
5400 204 St (DS)	34	\$8,500,000	\$250,000
20449 Park Ave (NC, SP)	93	53,700,000	577,419
5335 200A St (NC)	92	51,115,000	555,598
	<b>219</b>	<b>\$113,315,000</b>	<b>\$517,420</b>

<b>Maple Ridge</b>			
11926 222 St (SP)	43	\$7,700,000	\$179,070
12151 224 St (SP, HR)	89	18,000,000	202,247
	<b>132</b>	<b>\$25,700,000</b>	<b>\$194,697</b>

<b>Mission</b>			
33368 1st Ave	15	\$2,640,000	\$176,000
	<b>15</b>	<b>\$2,640,000</b>	<b>\$176,000</b>

<b>New Westminister</b>			
** 230 Eighth St	18	\$4,380,000	\$243,333
1007 Sixth St	9	2,600,000	288,889
1320 Fifth Ave	13	4,000,000	307,692
	<b>40</b>	<b>\$10,980,000</b>	<b>\$274,500</b>

<b>North Vancouver</b>			
1630 Chesterfield (SP)	11	\$4,000,000	\$363,636
130 West 12th St	33	16,750,000	507,576
120 E Keith St (MR)	42	18,138,000	431,857
	<b>86</b>	<b>\$38,888,000</b>	<b>\$452,186</b>

<b>Port Coquitlam</b>			
3481 Sefton St	7	\$2,500,000	\$357,143
2066 Coquitlam Ave	12	3,987,867	332,322
	<b>19</b>	<b>\$6,487,867</b>	<b>\$341,467</b>

<b>Surrey</b>			
2151 151A St (ST, SP)	34	14,900,000	\$438,235
2566 154 St (TH, CO)	58	15,500,000	267,241
	<b>92</b>	<b>\$30,400,000</b>	<b>\$330,435</b>

<b>White Rock</b>			
1233 Best St	11	\$3,200,000	\$290,909
1321 Foster St	30	7,775,000	259,167
14884 North Bluff Rd	27	6,050,000	224,074
	<b>68</b>	<b>\$17,025,000</b>	<b>\$250,368</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 Goodman Commercial Inc.

\*\* December 2022 sale

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

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