

Apartment Building Sales | Greater Vancouver

January 1 – December 31, 2018

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT	ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)				Coquitlam			
825 E. 8th Ave	41	\$14,350,000	\$350,000	1411 Hachey Ave	22	\$4,500,000	\$204,545
3618 E. Hastings St (MU)	9	5,725,000	636,111	605 Como Lake Ave (ST, DS)	44	26,839,000	609,977
2185 Oxford St	8	2,672,000	334,000	545 Sydney Ave (ST, DS)	36	15,575,000	432,639
* 396 E. 2nd Ave	53	24,850,000	468,868	675 North Rd (DS)	76	34,400,000	452,632
866 E. Broadway (MU)	8	3,050,000	381,250	520 Cottonwood Ave (DS, ST)	36	22,500,000	625,000
2065 Triumph St	15	5,500,000	366,667	533 Cottonwood Ave (DS)	98	40,500,000	413,265
736 E. Broadway (MU)	6	2,800,000	466,667	1035 Howie Ave	42	10,100,000	240,476
2067 Pandora St	8	3,200,000	400,000	668 Whiting Way (DS)	17	11,600,000	682,353
1908 E. 5th Ave	7	3,285,000	469,286	209 LeBleu St (ST, DS)	16	9,000,000	562,500
2285 Triumph St	16	6,000,000	375,000	387	\$175,014,000	\$452,233	
275 E. 13 Ave	23	9,450,000	410,870	Delta			
3038 Commercial Dr (DS)	10	8,000,000	800,000	4564 Evergreen Lane	24	\$5,300,000	\$220,833
225 North Garden Dr (SP)	18	5,739,130	318,841	Langley			
2333 Oxford St (SP)	51	16,260,870	318,841	20669 Eastleigh Cres (TH)	7	\$2,745,000	\$392,143
243 E. 13th Ave	11	6,180,000	561,818	5363 201 St (NC, SP)	90	33,000,000	366,667
562-72 E. Broadway (DS, MU)	9	8,200,000	911,111	27080 Fraser Hwy (MU, ST)	11	2,600,000	236,364
254 E. 12th Ave	35	12,200,000	348,571	27094 Fraser Hwy (MU)	8	1,438,000	179,750
4655 Main St (MU, DS)	11	5,900,000	536,364	116	\$39,783,000	\$342,957	
3618 Sawmill Cres (TR, NC)	155	103,169,000	383,528	Maple Ridge			
3688 Sawmill Cres (TR, NC)	114			22535 Royal Cres	11	\$1,650,000	\$150,000
95 E. 14th Ave	26	9,000,000	346,154	11937 227th St (DS, MU)	8	2,800,000	350,000
2919 Prince Edward St	8	3,900,000	487,500	19	\$4,450,000	\$234,211	
2215 E. Hastings St (SP, MU)	37	19,650,000	531,081	Mission			
2778 E. Hastings St (SP, MU)	34	16,500,000	485,294	33359 2nd Ave	12	\$1,440,000	\$120,000
2154 Dundas St	18	6,796,200	377,567	33250 2nd Ave	23	3,100,000	134,783
1923 Parker St	9	2,800,000	311,111	35	\$4,540,000	\$129,714	
740	\$305,177,200	\$412,402	New Westminster				
Vancouver (Kerrisdale)				* 420 Eleventh St	61	\$13,400,000	\$219,672
* 6310 East Blvd (DS, CO)	12	\$13,300,000	\$1,108,333	404 Seventh St	42	9,250,000	220,238
2298 McBain Ave (DS, ST, TH)	76	160,000,000	2,105,263	610 Blackford St	29	6,670,000	230,000
88	\$173,300,000	\$1,969,318	Vancouver (Kitsilano)				
Vancouver (Kitsilano)				329 7th St (SP)	21	4,830,000	230,000
2425 York Ave	24	\$12,100,000	\$504,167	1222 Fifth Ave	21	6,950,000	330,952
1875 Yew St	25	10,500,000	420,000	508 Eighth St	42	9,750,000	232,143
* 1406 Laburnum St	10	6,825,000	682,500	1024 St. Andrews Ave	23	6,420,000	279,130
* 2358 York Ave	11	7,800,000	709,091	311 Ash St (SP)	27	6,480,000	240,000
2035 W. 5th Ave	9	4,600,000	511,111	530 Ninth St	14	3,600,000	257,143
3495 W. 4th Ave (ST)	12	8,256,000	688,000	304 Third Ave	17	5,900,000	347,059
2293 W. 6th Ave (TH)	12	6,850,000	570,833	76 Coburg St	12	3,500,000	291,667
2225 W. 1st Ave	12	6,500,000	541,667	* 1210 Seventh Ave	16	5,650,000	353,125
2310 W. 2nd Ave (SP, HR)	48	24,000,000	500,000	520 Ninth St	33	7,750,000	234,848
2050 W. 2nd Ave	21	10,500,000	500,000	732 Fifth Ave	25	5,750,000	230,000
2466 W. Broadway	10	5,050,000	505,000	520 Eighth St	56	12,650,000	225,893
194	\$102,981,000	\$530,830	Vancouver (South Granville)				
Vancouver (South Granville)				325 Ward St	57	13,950,000	244,737
230 W. 10th Ave	19	\$9,546,200	\$502,432	1315 Seventh Ave (SP)	26	9,250,000	355,769
1110 W. 10th Ave	23	10,420,000	453,043	621 Twelfth St (SP)	18	6,200,000	344,444
1025 W 13th Ave	9	4,050,000	450,000	410 Eighth St	11	3,200,000	290,909
51	\$24,016,200	\$470,906	North Vancouver				
Vancouver (Marpole)				150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
8860 Montcalm St	24	\$7,800,000	\$325,000	269 W. 4th St	47	19,400,000	412,766
8616 Fremlin St	8	2,840,000	355,000	3701 Princess Ave (TH)	57	41,855,000	734,298
8623 Selkirk St	31	11,880,000	383,226	170 W. 5th St	18	7,850,000	436,111
1133 W. 70th Ave (ST)	26	8,500,000	326,923	1923 Purcell Way (DS, ST)	90	31,000,000	344,444
1379 W. 71st Ave (DS)	6	3,550,000	591,667	215 E. 12th St (DS)	26	11,200,000	430,769
8632 Cartier St	11	4,000,000	363,636	225 E. 12th St (DS)	26	11,200,000	430,769
8580 Oak St (SP)	17	8,800,000	517,647	* 121 W. 21st Ave (DS)	29	10,350,000	356,897
123	\$47,370,000	\$385,122	Pitt Meadows				
Vancouver (West End)				19696 Hammond Rd (ST, DS, TH)	36	\$15,138,000	\$420,500
1450 Burnaby St (HR, SP)	42	\$18,350,000	\$436,905	Port Coquitlam			
** 1040 Barclay St (HR, SP, DS)	40	32,000,000	800,000	* 1955 Western Dr (SP)	65	\$13,000,000	\$200,000
1005 Jervis St (HR)	135	65,115,338	482,336	Port Moody			
1501 Haro St (HR)	144	81,850,843	568,409	* 2340-50 St. Johns St (MU)	10	\$5,120,000	\$512,000
1755 Haro St (HR)	138	74,459,574	539,562	1030 Cecile Dr (DS)	200	97,500,000	487,500
* 1537 Burnaby St	24	8,750,000	364,583	210	\$102,620,000	\$488,667	
1640-50 Alberni St (DS)	66	130,000,000	1,969,697	Richmond			
1057 Barclay St (DS)	29	19,000,000	655,172	8751 Citation Dr (DS, ST)	102	\$49,800,000	\$488,235
1830 Alberni St (DS, ST)	53	52,000,000	981,132	Surrey			
1065 Burnaby St (DS)	15	13,300,000	886,667	13265 104 Ave	57	\$13,650,000	\$239,474
1958 Barclay St (HR)	42	19,650,000	467,857	** 10011 150th St (ST)	23	5,125,000	222,826
1155 Haro St (HR)	50	16,000,000	320,000	5875 177B St (SP)	40	7,400,000	185,000
1433 Burnaby St (HR)	30	15,050,000	501,667	17719 58A Ave (ST)	39	6,629,981	170,000
1170 Harwood St (HR)	62	35,982,000	580,355	10138 Whalley Blvd (DS)	154	41,251,000	267,864
1045 Haro St (DS, ST, MU)	161	164,750,000	1,023,292	313	\$74,055,981	\$236,601	
1063-75 Barclay St (DS, ST, SP)	40	113,206,508	2,830,163	White Rock			
1311 Howe St (HR, ST, SP)	48	55,000,000	1,145,833	** 1371 Blackwood St	45	\$25,250,000	\$271,505
1450 W. Georgia St (HR, TR)	162	70,000,000	432,099	** 14989 Roper Ave	48		
1140 Pendrell St (ST, DS)	43	40,835,464	949,662	1509 Martin St	42	11,700,000	278,571
1116 Pendrell St (DS)	16	16,375,963	1,023,498	15989 Marine Dr (ST)	9	2,500,000	277,778
1188 Cardero St (ST, DS)	33	45,250,000	1,371,212	1485 Fir St	25	7,127,000	285,080
1,373	\$1,086,925,690	\$791,643	Burnaby				
Burnaby				15791 Marine Dr (MU)	9	3,160,000	351,111
** 7387 10th Ave	13	\$2,300,000	\$176,923	178	\$49,737,000	\$279,421	
7110 Linden Ave	30	8,400,000	280,000	Greater Vancouver's authority on apartment buildings and development sites			
4330 Maywood St (DS, SP)	27	13,500,000	500,000	goodmanreport.com			
6730 Dow Ave	10	5,900,000	590,000	David Goodman			
4495 Imperial St (DS)	8	4,300,000	537,500	604 714 4778			
6730 Burlington Ave (DS)	18	11,100,000	616,667	david@goodmanreport.com			
7227 Arcola St	36	11,350,000	315,278	Mark Goodman			
7265 Arcola St	48	16,000,000	333,333	Personal Real Estate Corporation			
* 6675 Dow Ave (DS)	23	21,600,000	939,130	604 714 4790			
6691 Dow Ave (DS)	15	21,675,000	1,445,000	mark@goodmanreport.com			
6659 Dow Ave (DS)	16	27,500,000	1,718,750	Cynthia Jagger			
6645 Dow Ave (DS)	40	58,600,000	1,465,000	Personal Real Estate Corporation			
7070 Inlet Dr (DS)	117	32,500,000	277,778	604 912 9018			
6630 Telford Ave (DS)	40	28,500,000	712,500	cynthia@goodmanreport.com			
6688 Willingdon Ave (DS)	45	28,000,000	622,222	HQ Commercial			
6739 Royal Oak Ave (DS)	15	8,200,000	546,667	The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by HQ Commercial. This is not intended to solicit properties already listed for sale with another agent.			
6622 Willingdon Ave (DS)	27	14,500,000	537,037				
5978 Wilson Ave (DS)	38	30,000,000	789,474				
4355 Maywood St (EST, SP, DS)	39	22,900,000	587,179				
4305 Maywood St (DS, EST)	15	7,721,000	514,733				
4325 Maywood St (DS)	16	7,721,000	482,563				
6676 Nelson Ave (DS, ST)	27	22,300,000	825,926				
663	\$404,567,000	\$610,207					

The sale information provided is a general guide only. There are numerous variables to be considered such as:

- 1) Suite mix
- 2) Rent/SP
- 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

* Sold by The Goodman Team

** December 2017 sale