

## Apartment Building Sales | Greater Vancouver

January 1 – December 31, 2018

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Vancouver (Eastside)</b>			
825 E. 8th Ave	41	\$14,350,000	\$350,000
3618 E. Hastings St (MU)	9	5,725,000	636,111
2185 Oxford St	8	2,672,000	334,000
* 396 E. 2nd Ave	53	24,850,000	468,868
866 E. Broadway (MU)	8	3,050,000	381,250
2065 Triumph St	15	5,500,000	366,667
736 E. Broadway (MU)	6	2,800,000	466,667
2067 Pandora St	8	3,200,000	400,000
1908 E. 5th Ave	7	3,285,000	469,286
2285 Triumph St	16	6,000,000	375,000
275 E. 13 Ave	23	9,450,000	410,870
3038 Commercial Dr (DS)	10	8,000,000	800,000
225 North Garden Dr (SP)	18	5,739,130	318,841
2333 Oxford St (SP)	51	16,260,870	318,841
243 E. 13th Ave	11	6,180,000	561,818
562-72 E. Broadway (DS, MU)	9	8,200,000	911,111
254 E. 12th Ave	35	12,200,000	348,571
4655 Main St (MU, DS)	11	5,900,000	536,364
3618 Sawmill Cres (TR, NC)	155	103,169,000	383,528
3688 Sawmill Cres (TR, NC)	114		
95 E. 14th Ave	26	9,000,000	346,154
2919 Prince Edward St	8	3,900,000	487,500
2215 E. Hastings St (SP, MU)	37	19,650,000	531,081
2778 E. Hastings St (SP, MU)	34	16,500,000	485,294
2154 Dundas St	18	6,796,200	377,567
1923 Parker St	9	2,800,000	311,111
<b>740</b>	<b>\$305,177,200</b>	<b>\$412,402</b>	

<b>Vancouver (Kerrisdale)</b>			
* 6310 East Blvd (DS, CO)	12	\$13,300,000	\$1,108,333
2298 McBain Ave (DS, ST, TH)	76	160,000,000	2,105,263
<b>88</b>	<b>\$173,300,000</b>	<b>\$1,969,318</b>	

<b>Vancouver (Kitsilano)</b>			
2425 York Ave	24	\$12,100,000	\$504,167
1875 Yew St	25	10,500,000	420,000
* 1406 Laburnum St	10	6,825,000	682,500
* 2358 York Ave	11	7,800,000	709,091
2035 W. 5th Ave	9	4,600,000	511,111
3495 W. 4th Ave (ST)	12	8,256,000	688,000
2293 W. 6th Ave (TH)	12	6,850,000	570,833
2225 W. 1st Ave	12	6,500,000	541,667
2310 W. 2nd Ave (SP, HR)	48	24,000,000	500,000
2050 W. 2nd Ave	21	10,500,000	500,000
2466 W. Broadway	10	5,050,000	505,000
<b>194</b>	<b>\$102,981,000</b>	<b>\$530,830</b>	

<b>Vancouver (South Granville)</b>			
230 W. 10th Ave	19	\$9,546,200	\$502,432
1110 W. 10th Ave	23	10,420,000	453,043
1025 W. 13th Ave	9	4,050,000	450,000
<b>51</b>	<b>\$24,016,200</b>	<b>\$470,906</b>	

<b>Vancouver (Marpole)</b>			
8860 Montcalm St	24	\$7,800,000	\$325,000
8616 Fremlin St	8	2,840,000	355,000
8623 Selkirk St	31	11,880,000	383,226
1133 W. 70th Ave (ST)	26	8,500,000	326,923
1379 W. 71st Ave (DS)	6	3,550,000	591,667
8632 Cartier St	11	4,000,000	363,636
8580 Oak St (SP)	17	8,800,000	517,647
<b>123</b>	<b>\$47,370,000</b>	<b>\$385,122</b>	

<b>Vancouver (West End)</b>			
1450 Burnaby St (HR, SP)	42	\$18,350,000	\$436,905
** 1040 Barclay St (HR, SP, DS)	40	32,000,000	800,000
1005 Jervis St (HR)	135	65,115,338	482,336
1501 Haro St (HR)	144	81,850,843	568,409
1755 Haro St (HR)	138	74,459,574	539,562
* 1537 Burnaby St	24	8,750,000	364,583
1640-50 Alberni St (DS)	66	130,000,000	1,969,697
1057 Barclay St (DS)	29	19,000,000	655,172
1830 Alberni St (DS, ST)	53	52,000,000	981,132
1065 Burnaby St (DS)	15	13,300,000	886,667
1958 Barclay St (HR)	42	19,650,000	467,857
1155 Haro St (HR)	50	16,000,000	320,000
1433 Burnaby St (HR)	30	15,050,000	501,667
1170 Harwood St (HR)	62	35,982,000	580,355
1045 Haro St (DS, ST, MU)	161	164,750,000	1,023,292
1063-75 Barclay St (DS, ST, SP)	40	113,206,508	2,830,163
1311 Howe St (HR, ST, SP)	48	55,000,000	1,145,833
1450 W. Georgia St (HR, TR)	162	70,000,000	432,099
1140 Pendrell St (ST, DS)	43	40,835,464	949,662
1116 Pendrell St (DS)	16	16,375,963	1,023,498
1188 Cardero St (ST, DS)	33	45,250,000	1,371,212
<b>1,373</b>	<b>\$1,086,925,690</b>	<b>\$791,643</b>	

<b>Burnaby</b>			
** 7387 10th Ave	13	\$2,300,000	\$176,923
7110 Linden Ave	30	8,400,000	280,000
4330 Maywood St (DS, SP)	27	13,500,000	500,000
6730 Dow Ave	10	5,900,000	590,000
4495 Imperial St (DS)	8	4,300,000	537,500
6730 Burlington Ave (DS)	18	11,100,000	616,667
7227 Arcola St	36	11,350,000	315,278
7265 Arcola St	48	16,000,000	333,333
* 6675 Dow Ave (DS)	23	21,600,000	939,130
6691 Dow Ave (DS)	15	21,675,000	1,445,000
6659 Dow Ave (DS)	16	27,500,000	1,718,750
6645 Dow Ave (DS)	40	58,600,000	1,465,000
7070 Inlet Dr (DS)	117	32,500,000	277,778
6630 Telford Ave (DS)	40	28,500,000	712,500
6688 Willingdon Ave (DS)	45	28,000,000	622,222
6739 Royal Oak Ave (DS)	15	8,200,000	546,667
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
<b>663</b>	<b>\$404,567,000</b>	<b>\$610,207</b>	

\* Sold by The Goodman Team

\*\* December 2017 sale

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
<b>Coquitlam</b>			
1411 Hachey Ave	22	\$4,500,000	\$204,545
605 Como Lake Ave (ST, DS)	44	26,839,000	609,977
545 Sydney Ave (ST, DS)	36	15,575,000	432,639
675 North Rd (DS)	76	34,400,000	452,632
520 Cottonwood Ave (DS, ST)	36	22,500,000	625,000
533 Cottonwood Ave (DS)	98	40,500,000	413,265
1035 Howie Ave (SP)	42	10,100,000	240,476
668 Whiting Way (DS)	17	11,600,000	682,353
209 LeBleu St (ST, DS)	16	9,000,000	562,500
<b>387</b>	<b>\$175,014,000</b>	<b>\$452,233</b>	

<b>Delta</b>			
4564 Evergreen Lane	<b>24</b>	<b>\$5,300,000</b>	<b>\$220,833</b>

<b>Langley</b>			
20669 Eastleigh Cres (TH)	7	\$2,745,000	\$392,143
5363 201 St (NC, SP)	90	33,000,000	366,667
27080 Fraser Hwy (MU, ST)	11	2,600,000	236,364
27094 Fraser Hwy (MU)	8	1,438,000	179,750
<b>116</b>	<b>\$39,783,000</b>	<b>\$342,957</b>	

<b>Maple Ridge</b>			
22535 Royal Cres	11	\$1,650,000	\$150,000
11937 227th St (DS, MU)	8	2,800,000	350,000
<b>19</b>	<b>\$4,450,000</b>	<b>\$234,211</b>	

<b>Mission</b>			
33359 2nd Ave	12	\$1,440,000	\$120,000
33250 2nd Ave	23	3,100,000	134,783
<b>35</b>	<b>\$4,540,000</b>	<b>\$129,714</b>	

<b>New Westminster</b>			
* 420 Eleventh St	61	\$13,400,000	\$219,672
404 Seventh St	42	9,250,000	220,238
610 Blackford St	29	6,670,000	230,000
329 7th St (SP)	21	4,830,000	230,000
1222 Fifth Ave	21	6,950,000	330,952
508 Eighth St	42	9,750,000	232,143
1024 St. Andrews Ave	23	6,420,000	279,130
311 Ash St (SP)	27	6,480,000	240,000
530 Ninth St	14	3,600,000	257,143
304 Third Ave	17	5,900,000	347,059
76 Coburg St	12	3,500,000	291,667
* 1210 Seventh Ave	16	5,650,000	353,125
520 Ninth St (SP)	33	7,750,000	234,848
732 Fifth Ave	25	5,750,000	230,000
520 Eighth St	56	12,650,000	225,893
325 Ward St	57	13,950,000	244,737
1315 Seventh Ave (SP)	26	9,250,000	355,769
621 Twelfth St (SP)	18	6,200,000	344,444
410 Eighth St	11	3,200,000	290,909
525 Tenth St	25	5,950,000	238,000
<b>576</b>	<b>\$147,100,000</b>	<b>\$255,382</b>	

<b>North Vancouver</b>			
150 E. Keith Rd (HR)	39	\$26,493,283	\$679,315
269 W. 4th St	47	19,400,000	412,766
3701 Princess Ave (TH)	57	41,855,000	734,298
170 W. 5th St	18	7,850,000	436,111
1923 Purcell Way (DS, ST)	90	31,000,000	344,444
215 E. 12th St (DS)	26	11,200,000	430,769
225 E. 12th St (DS)	26	11,200,000	430,769
* 121 W. 21st Ave (DS)	29	10,350,000	356,897
115 E. 1st St (MU, DS)	20	7,300,000	365,000
<b>326</b>	<b>\$155,448,283</b>	<b>\$476,835</b>	

<b>Pitt Meadows</b>			
19696 Hammond Rd (ST, DS, TH)	<b>36</b>	<b>\$15,138,000</b>	<b>\$420,500</b>

<b>Port Coquitlam</b>			
* 1955 Western Dr (SP)	<b>65</b>	<b>\$13,000,000</b>	<b>\$200,000</b>

<b>Port Moody</b>			
* 2340-50 St. Johns St (MU)	10	\$5,120,000	\$512,000
1030 Cecile Dr (DS)	200	97,500,000	487,500
<b>210</b>	<b>\$102,620,000</b>	<b>\$488,667</b>	

<b>Richmond</b>			
8751 Citation Dr (DS, ST)	<b>102</b>	<b>\$49,800,000</b>	<b>\$488,235</b>

<b>Surrey</b>			
13265 104 Ave	57	\$13,650,000	\$239,474
** 10011 150th St (ST)	23	5,125,000	222,826
5875 177B St (SP)	40	7,400,000	185,000
17719 58A Ave (ST)	39	6,629,981	170,000
10138 Whalley Blvd (DS)	154	41,251,000	267,864
<b>313</b>	<b>\$74,055,981</b>	<b>\$236,601</b>	

<b>White Rock</b>			
** 1371 Blackwood St	45	\$25,250,000	\$271,505
** 14989 Roper Ave	48		
1509 Martin St	42	11,700,000	278,571
15989 Marine Dr (ST)	9	2,500,000	277,778
1485 Fir St	25	7,127,000	285,080
15791 Marine Dr (MU)	9	3,160,000	351,111
<b>178</b>	<b>\$49,737,000</b>	<b>\$279,421</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