

Apartment Building Sales | Greater Vancouver

January 1 to December 31, 2013

ADDRESS	SUITES	PRICE (\$)	\$/UNIT	ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Vancouver (Eastside)				Burnaby			
1986 Woodland	7	1,448,000	206,857	** 5895 Barker Ave (DS)	48	12,500,000	260,417
1619 E. Broadway	8	2,224,990	278,124	** 6530 Nelson (DS)	20	5,700,000	285,000
2067 Pandora St	8	1,620,000	202,500	** 6580 Dunblane (DS)	10	2,360,000	236,000
211 E. 16th (MU)	10	1,480,000	148,000	** 1325 Madison	12	1,945,000	162,083
* 1209 Woodland	6	1,675,000	279,167	** 6749 Sussex	7	1,328,000	189,714
* 668 E. 8th	11	3,100,000	281,818	6832 Balmoral	6	888,000	148,000
1831 E. Georgia	17	3,000,000	176,471	6622 Willingdon	27	4,275,000	158,333
605 S.E. Marine Dr (DS)	126	11,750,000	93,254	4449 Imperial	20	3,540,000	177,000
2603-29 Kingsway (MU)	28	6,700,000	239,286	6730 Burlington	18	3,128,000	173,778
2026 Franklin	8	1,375,000	171,875	6730 Dunblane Ave	11	2,480,000	225,455
30 E. 10th (HR)	66	12,000,000	181,818	6255 Cassie (DS)	32	11,550,000	360,938
837 E. Broadway	12	1,399,994	116,666	6004 Wilson (DS)	11	4,600,000	418,182
2703 Main (MU)	23	6,500,000	282,609	6006 Wilson (DS)	11	4,600,000	418,182
* 2272 Franklin	10	1,725,000	172,500	6611 Marlborough (DS)	17	6,000,000	352,941
2254 McGill	35	6,067,000	173,343	6844 Balmoral	6	1,025,000	170,833
Total	375	\$62,064,984	\$165,507	Total	256	\$65,919,000	\$257,496
Vancouver (Kerrisdale)				Coquitlam			
* 6455 W. Blvd	18	7,525,000	418,056	663 Whiting Way (DS)	17	4,390,000	\$258,235
670 - 692 W. 45th Ave (TH)	33	13,000,000	393,939	Total			
5616 Yew	13	4,680,000	360,000	Langley			
Total	64	\$25,205,000	\$393,828	5255 208th (TH)	9	1,975,000	219,444
Vancouver (Kitsilano)				5450 204th	39	3,600,000	92,308
2438 Pt. Grey	9	5,000,000	555,556	Total	48	\$5,575,000	\$116,146
* 1929 W. 3rd Ave	53	15,200,000	286,792	Maple Ridge			
2222 Alma	21	5,500,000	261,905	11682 224th	21	1,650,000	78,571
2014 W. 3rd Ave	16	4,275,000	267,188	12151 224th (HR)	89	8,125,000	91,292
5516 Dalhousie (UBC)	11	4,475,000	406,818	Total	110	\$9,775,000	\$88,864
* 2350 W. 1st Ave	16	5,750,000	359,375	Mission			
5506-36 Kings (UBC) (TH) (DS)	12	12,988,000	1,082,333	33371 2nd Ave	26	\$1,950,000	\$75,000
1996 Trutch	11	4,130,000	375,455	Total			
Total	149	\$57,318,000	\$384,685	New Westminster			
Vancouver (Marpole)				125 Agnes	19	2,100,000	110,526
8676 Oak	9	2,450,000	272,222	321 Hospital	40	5,800,000	145,000
8675 Laurel	29	5,770,000	198,966	425 12th (ST)	34	5,875,000	172,794
8796 Fremlin	13	2,150,000	165,385	520 11th	51	5,450,000	106,863
* 8018 Cambie (MR) (NC)	110	26,800,000	243,636	607 3rd Ave (MU)	22	2,850,000	129,545
8747 Granville St	14	3,575,000	255,357	610 Blackford	29	3,741,000	129,000
8725 French St	46	7,950,000	172,826	329 Seventh	21	2,709,000	129,000
1347 W. 72nd	7	1,475,000	210,714	1115 4th	35	4,000,000	114,286
Total	228	\$50,170,000	\$220,044	Total	251	\$32,525,000	\$129,582
Vancouver (S Granville)				North Vancouver			
2620 Hemlock	17	4,500,000	264,706	** 143 E. 5th St. (DS)	8	1,600,000	200,000
1215 W. 13th Ave	20	6,000,000	300,000	130 E. 17th St	12	2,412,500	201,042
1016 W. 13th Ave	11	3,200,000	290,909	308 Forbes	47	8,700,000	185,106
1535 W. 16th Ave	14	4,000,000	285,714	644 E. Victoria Park	10	2,500,000	250,000
1309 W. 14th Ave	23	8,000,000	347,826	155 E. 12th	31	6,225,000	200,806
* 1715 W. 11th Ave	65	14,867,000	228,723	170 E. 5th (SP)	53	10,200,000 (EST)	192,453
* 1015 W. 13th Ave	11	3,700,000	336,364	* 3701 - 3817 Princess (SP) (TH)	57	24,150,000	423,684
1006 W. 12th Ave	20	4,230,000	211,500	Total	218	\$55,787,500	\$255,906
1056 W. 13th Ave	11	2,925,000	265,909	Port Coquitlam			
Olympic Village (MR) (NC)	119	42,000,000	352,941	2209 Atkins Ave	10	\$1,340,000	\$134,000
1290 W. 11th Ave	22	4,712,000	214,182	Total			
Total	333	\$98,134,000	\$294,697	Surrey			
Vancouver (West End)				5875 177B St	40	\$3,900,000	\$97,500
** 1689 Robson (DS)	17	5,000,000	294,118	White Rock			
1333 Jervis	23	5,750,000	250,000	15391 Buena Vista	15	2,440,000	162,667
990 Bute	36	13,000,000	361,111	1371 Blackwood (MR) (SP)	93	18,000,000	193,548
1952 Comox (HR)	61	16,350,000	268,033	14989 Roper Ave			
1059 Nelson	28	7,800,000	278,571	Total	108	\$20,440,000	\$189,259
950 Jervis (HR) (SP)	41	11,640,000 (EST)	283,902				
1380 Jervis (HR) (SP)	56	17,360,000 (EST)	310,000				
1270 Burnaby (SP)	22	5,800,000 (EST)	263,636				
1230 Burnaby (SP)	23	6,000,000 (EST)	260,870				
852 Nicola	16	3,900,000	243,750				
Total	323	\$92,600,000	\$286,687				

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

- 1) Suite Mix
- 2) Rents/SF
- 3) Rent Leaseable Area
- 4) Buildings' Age and Condition
- 5) Location
- 6) Frame or High-rise
- 7) Strata vs. Non-Strata
- 8) Land Value (Development Site)
- 9) Special Financing

- (HR) High-rise
(MR) Mid-rise
(TH) Townhouse
(ST) Strata
(DS) Development Site
(EST) Estimated Price
(SP) Share Purchase
(NC) New Construction
(MU) Mixed-Use

* Sold by The Goodman Team

** December 2012 sales.

The Goodman Report

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