

For apartment owners

Apartment Building Sales | Metro Vancouver

January 1, 2025 – December 31, 2025

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Vancouver (Eastside)			
2254 McGill St	35	\$11,200,000	\$320,000
4320-4330 Slocan St (MU)	43	18,200,000	423,256
522 E 43rd Ave	10	2,800,000	280,000
* 2575 Windsor St	20	6,600,000	330,000
* 3223 Findlay St	12	3,350,000	279,167
707 East 21st Ave	7	2,425,000	346,429
* 1794 Frances St	8	2,650,000	331,250
* 1209 Woodland St	6	4,020,000	670,000
* 1909 Charles St (NC)	9	3,800,000	422,222
* 2928 Commercial Dr (ST)	30	11,900,000	396,667
3077 Maddams St (NC)	81	50,600,000	624,691
444 Kootenay St (NC, MU, HR, SP)	97	58,000,000	597,938
435 Boundary Rd (NC, MU, HR, SP)	121	74,250,000	613,636
388 Kaslo St (EST, NC, MU, SP)	99	60,000,000	606,061
* 145 East 15th Ave	23	7,550,000	328,261
35 E 16th Ave	20	6,725,000	336,250
520 N Nanaimo St	20	5,200,000	260,000
4502 Rupert St (SP, MU, NC)	54	35,000,000	648,148
1016 E 8th Ave (SP)	35	13,050,000	372,857
730	\$377,320,000	\$516,877	

Vancouver (Kerrisdale)

Vancouver (Kitsilano)

2526 W 4th Ave	6	\$2,950,000	\$491,667
3123 & 3137 W Broadway (MU, ST, NC)	44	45,149,998	1,026,136
1926 Balsam St (DS)	9	7,200,000	800,000
2212-2220 W Broadway (MU, ST)	9	8,400,000	933,333
2158 W 1st Ave (DS)	7	6,000,000	857,143
2425 W Broadway	9	3,500,000	388,889
2023-2029 W 4th Ave (MU, ST)	11	6,100,000	554,545
1807 Larch St (NC, SP)	68	47,500,000	698,529
2268-2280 W 3rd Ave (DS)	26	30,700,000	1,180,769
* 2165 W 8th Ave	4	2,700,000	675,000
2647 W 4th Ave (MU, ST, SP)	21	9,700,000	461,905
214	\$169,899,998	\$793,925	

Vancouver (South Granville)

3263 Oak St	11	\$3,400,000	\$309,091
1126 W 13th Ave	10	3,600,000	360,000
1645 W 12th Ave	13	5,850,000	450,000
1016 W 12th Ave	11	4,600,000	418,182
3108 Oak St (MU)	34	12,700,000	373,529
1741 W 10th Ave	59	25,250,000	427,966
1233 W 11th Ave (SP)	37	15,200,000	410,811
1355 W 12th Ave (DS)	9	3,950,000	438,889
110 W 10th Ave	35	10,900,000	311,429
219	\$85,450,000	\$390,183	

Vancouver (Marpole)

8787 Fremlin St	39	\$11,650,000	\$298,718
* 8770 Granville St	48	12,200,000	254,167
* 8833 Montcalm St	33	8,600,000	260,606
* 8747 Granville St (SP)	17	7,150,000	420,588
8645 Fremlin	10	3,580,000	358,000
8692 French St	6	3,620,000	603,333
153	\$46,800,000	\$305,882	

Vancouver (West End)

1280 Haro St (HR)	66	\$27,700,000	\$419,697
1021 Burnaby St (ST, NC)	21	15,350,000	730,952
1315 Broughton St	37	14,753,018	398,730
* 1325 Pendrell St (SP)	20	4,900,000	245,000
1485 Davie St (DS)	51	38,500,000	754,902
1222 Pendrell St (HR)	43	12,300,000	286,047
1281 Broughton St (MR)	31	13,950,000	450,000
1175 Haro (HR)	83	33,100,000	398,795
352	\$160,553,018	\$456,117	

ADDRESS	SUITES	PRICE (\$)	AVG \$/UNIT
Burnaby			
7448 14th Ave	68	\$15,750,000	\$231,618
7466 14th Ave			
* 5190 Hastings St	13	3,575,000	275,000
5170 Hastings	12	3,300,000	275,000
7070 Inlet Dr (SP)	117	45,625,000	389,957
512 Springer Ave	16	6,350,000	396,875
6700 Dow Ave	10	3,300,000	330,000
236	\$77,900,000	\$330,085	

Coquitlam

1200 Howie Ave (SP)	66	\$19,400,000	\$293,939
580 Whiting Way (DS)	48	11,650,000	242,708
750 Robinson St (NC, SP)	109	60,000,000	550,459
223	\$91,050,000	\$408,296	

Langley

Maple Ridge

Mission

33230 2nd Ave (NC, HR)	92	\$33,750,000	\$366,848
33371 2nd Ave (SP)	26	5,350,000	205,769
118	\$39,100,000	\$331,356	

New Westminster

217 Royal Ave	19	\$3,850,000	\$202,632
425 Twelfth St (SP, ST)	34	10,450,000	307,353
53	\$14,300,000	\$269,811	

North Vancouver

** 126 E 21st St (SP, NC, MU)	58	\$52,960,000	\$1,826,207
* 162 W 4th St	10	3,200,000	320,000
2525 Lonsdale Ave (DS)	25	8,250,000	330,000
93	\$64,410,000	\$1,840,286	

Port Moody

Richmond

8660 Westminster Hwy	45	\$13,900,000	\$308,889
6451 Minoru Blvd (EST, SP)	42	12,000,000	285,714
10820 No. 5 Rd (EST, MU)	174	56,400,000	324,138
261	\$82,300,000	\$315,326	

Surrey

9852 151 St (TH)	75	\$19,900,000	\$265,333
5738 175 St (MU, SP)	97	36,500,000	376,289
172	\$56,400,000	\$327,907	

West Vancouver

1665 Duchess Ave (SP)	30	\$13,000,000	\$433,333
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White Rock

1351 Merklin St	20	\$5,540,000	\$277,000
1361 Martin St	8	2,216,000	277,000
15150 Roper Ave	9	2,493,000	277,000
37	\$10,249,000	\$277,000	

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
(AP) Airspace parcel

* Sold by Goodman Commercial Inc.

** 50% interest sale. Price reflects transaction value, unit count adjusted based on percentage sold.

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Goodman Commercial Inc.

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

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