Goodman report:

Since 1983

For apartment owners

Apartment Building Sales | Metro Vancouver

January 1, 2026 – November 13, 2026

ADDRESS	SUITES	PRICE ($)	AVG $/UNIT
Vancouver (Eastside)			
2280 McGill St	20	$5,600,000	$280,000
2420-2404 Guelph St	20	4,550,000	227,500
2381 Trinity St	12	3,300,000	275,000
1603 East Broadway (ST)	22	6,300,000	286,364
727 E 17th Ave (SP)	31	21,500,000	693,548
2139-49 Kingsway (MU, ST)	18	7,500,000	416,667
* 727 E 7th Ave	38	10,640,000	280,000
677 E 7th Ave	42	13,300,000	316,667
11 E 11th Ave	41	12,300,000	300,000
95 E 14th Ave (SP)	26	9,200,000	353,846
2532 Fraser St (SP)	9	1,500,000	166,667
958 E Broadway	15	3,090,000	206,000
* 1408 East 15th Ave	51	21,000,000	411,765
3589-3599 Commercial St (MU)	6	3,700,000	616,667
	351	**$123,480,000**	**$351,795**
Vancouver (Kerrisdale)			
Vancouver (Kitsilano)			
2250 York Ave	14	$5,995,000	$428,214
2464 W 1st Ave	11	4,600,000	418,182
2425 Alma St	8	3,280,000	410,000
	33	**$13,875,000**	**$420,455**
Vancouver (South Granville)			
1035 W 12th Ave	10	$2,895,000	$289,500
875 W 14th Ave	5	3,265,000	653,000
1255 W 14th Ave (HR, SP)	61	26,675,000	437,295
* 1546 W 12th Ave (SP)	13	4,588,000	352,923
1365 W 12th Ave (DS)	19	7,900,000	415,789
1176 W 11th Ave	10	2,895,000	289,500
3416 Oak St	17	6,600,000	388,235
	135	**$54,818,000**	**$406,059**
Vancouver (Marpole)			
1400 W 70th Ave (MU)	6	$2,275,000	$379,167
8665 Osler St (SP)	21	5,439,000	259,000
* 8741 Montcalm St	21	5,000,000	238,095
8750 Osler St	38	9,700,000	255,263
8741 Cartier St (SP)	10	3,020,000	302,000
8738 French	39	11,004,011	282,154
8669 Heather St	23	5,270,000	229,130
	158	**$41,708,011**	**$263,975**
Vancouver (West End)			
1826 Barclay St (ST)	27	$13,300,000	$492,593
* 1393 Robson St (DS)	32	15,150,000	473,438
* 1134 Burnaby St	21	6,100,000	290,476
1176 & 1188 Burnaby St (HR, IF)	52	20,350,000	391,346
1025 Chilco St	30	10,650,000	355,000
1360 Burnaby St	17	5,500,000	323,529
1030 Harwood St (EST, SP)	30	12,800,000	426,667
1225 W 72nd Ave	11	3,100,000	281,818
1125 Jervis St	27	8,750,000	324,074
	247	**$95,700,000**	**$387,449**

ADDRESS	SUITES	PRICE ($)	AVG $/UNIT
Burnaby			
6692 Sussex Ave	11	$2,695,000	$245,000
6677 Sussex Ave	19	4,850,000	255,263
4465 Imperial St	20	4,700,000	235,000
5087 Irving St	32	10,500,000	328,125
6822 Arcola St	10	2,989,000	298,900
7050 Balmoral St (SP)	44	12,200,000	277,273
	136	**$37,934,000**	**$278,926**
Delta			
8507 120th St	**70**	**$18,300,000**	**$261,429**
Langley			
Maple Ridge			
11300 Pazarena Pl (NC, MU)	25	$17,250,000	$690,000
11901 222nd St	22	4,600,000	209,091
	47	**$21,850,000**	**$464,894**
Mission			
7440 Columbia St	**39**	**$6,000,000**	**$153,846**
New Westminster			
65 First St (ST, DS, SP)	61	$25,000,000	$409,836
325 Ash St	27	5,620,000	208,148
214 Agnes St (SP, ST)	19	4,950,000	260,526
329 Seventh St (SP)	21	5,400,000	257,143
820 Fifth Ave	26	5,300,000	203,846
* 1010 St. Andrews St	43	8,672,980	201,697
* 1025 St. Andrews St	48	9,327,020	194,313
	245	**$64,270,000**	**$262,327**
North Vancouver			
* 644 East Victoria Park Ave	10	$3,000,000	$300,000
* 115 East 6th St	14	8,000,000	307,692
* 2357 Lonsdale Ave	12		
1240 St. Georges Ave	32	12,250,000	382,813
3701-3817 Princess Ave (TH, SP)	57	48,000,000	842,105
326 W 1st St	30	7,450,000	248,333
	155	**$78,700,000**	**$507,742**
Coquitlam			
Port Moody			
Richmond			
Surrey			
West Vancouver			
White Rock			

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.

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Goodman Commercial Inc. This is not intended to solicit properties already listed for sale with another agent.

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