

Vancouver Coast + Mountains

	PRICE	UNITS	PRICE/UNIT	CAP RATE
BURNABY				
7268 Balmoral St	\$16,240,000	56	\$290,000	3.5
3940 Pender St	\$11,950,000	41	\$291,463	3.03
6730 Sussex Ave	\$2,850,000	10	\$285,000	-
8350, 8353, 8357 11th Ave	\$33,000,000	79	\$417,722	- *CP
6435 Royal Oak Ave	\$15,650,000	47	\$332,979	-
COQUITLAM				
2860 + 2865 Packard Ave	\$125,000,000	270	\$462,963	- *CP
NEW WESTMINSTER				
102 Agnes St	\$50,000,000	161	\$310,559	-
823 Carnarvon St	\$19,923,777	66	\$301,875	- *S
912 Queens Ave	\$1,528,000	4	\$382,000	-
115 Second St	\$3,400,000	10	\$340,000	3.72
228 Manitoba St	\$2,530,000	9	\$281,111	4.08
629 Twelfth St	\$2,650,000	14	\$189,286	3.36
615 Colborne St	\$8,100,000	44	\$184,091	-
406 E. Columbia St	\$29,500,000	72	\$409,722	-
815 Fifth Ave	\$17,000,000	61	\$278,689	-
608 Tenth St	\$5,600,000	11	\$509,091	5.33
NORTH VANCOUVER				
165 W.6th St	\$13,000,000	35	\$371,429	2.95
115 E.18th St	\$4,220,000	11	\$383,636	-
2590 Lonsdale Ave	\$42,218,000	64	\$659,656	-
RICHMOND				
100020 Dunoon Dr	\$30,000,000	68	\$441,176	- *S
SURREY				
13583 81 Ave	\$13,886,640	100	\$138,866	-
SQUAMISH				
1098 Wilson Cr	\$7,000,000	40	\$175,000	-
POWELL RIVER				
7080 Glacier St	\$6,250,000	59	\$105,932	-
VANCOUVER				
2175 W.7th Ave	\$26,000,000	35	\$742,857	-
1089 W.13th Ave	\$3,300,000	6	\$550,000	- *S
2772 Spruce St	\$9,800,000	19	\$515,789	-

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	PRICE	UNITS	PRICE/UNIT	CAP RATE
2175 W.7th Ave	\$26,000,000	35	\$742,857	-
1089 W.13th Ave	\$3,300,000	6	\$550,000	- *S
2772 Spruce St	\$9,800,000	19	\$515,789	-
2043 Stainsbury Ave	\$1,850,000	8	\$231,250	- *MFC
1350 W.70th Ave	\$6,900,000	21	\$328,571	2.71 *S
2275 Oxford St	\$12,000,000	42	\$285,714	4.10
2164 Wall St	\$2,800,000	8	\$350,000	4.15
1960 W.7th Ave	\$2,300,000	35	\$65,714	-
1925 Nelson St	\$8,100,000	21	\$385,714	3.55
43 W.11th Ave	\$2,500,000	4	\$625,000	- *MFC
2110 W.5th Ave	\$20,000,000	28	\$714,286	-
1655 Haro St	\$38,300,000	90	\$425,556	-
188 E. Woodstock St	\$38,500,000	46	\$836,957	-
8725 Oak St	\$6,350,000	29	\$218,966	-
427 Glen Dr	\$1,816,000	5	\$363,200	- *MFC
3206 Vanness Ave	\$2,408,888	3	\$802,963	- *M
1065 W.12th Ave	\$14,797,750	20	\$739,888	-
911 W.71st Ave	\$2,735,000	8	\$341,875	-
8588 Cornish St	\$9,375,000	23	\$407,609	- *S, M, AS
8475 Granville St	\$3,125,000	8	\$390,625	- *S, M, AS
1235 Nelson St	\$17,435,000	42	\$415,119	3.70
8820 Cartier St	\$7,488,000	24	\$312,000	-
1375 W.14th Ave	\$7,315,000	8	\$914,375	- *MFC
3333 Commercial Dr	\$7,375,000	20	\$368,750	-
342 Garden Dr N.	\$3,680,000	12	\$306,667	3.70
2011 York Ave	\$4,900,000	10	\$490,000	-
1846 Nelson St	\$20,450,000	43	\$475,581	3.38
1000 Cypress St	\$12,800,000	8	\$1,600,000	-
2260 W.2nd Ave	\$21,000,000	29	\$724,138	-
8732 Granville St	\$2,800,000	10	\$280,000	-
3603 Commercial St	\$5,662,000	10	\$566,200	- *M
2224 Trinity St	\$3,100,000	10	\$310,000	-
1465 W.14th Ave	\$6,100,000	13	\$469,231	-
1362 Haro St	\$5,500,000	9	\$611,111	- *MFC
1482 Robson St	\$62,400,000	83	\$751,807	- *CP
1987 Cornwall Ave	\$4,300,000	7	\$614,286	-

DV - Development | CP - Co-op Housing | S - Strata | TR - Town/Row House | PF - Portfolio | MFC - Multifamily Conversion | NP - New Purpose | SS - Share Sale | M - Mixed Use | PR - Private Sale

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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy - and without offering advice, make this submission subject to prior sale or lease, change in price or terms, and withdrawal without notice

Vancouver Coast + Mountains

	PRICE	UNITS	PRICE/UNIT	CAP RATE
1770 Pendrell St	\$137,000,000	173	\$791,908	-
1055 W.10th Ave	\$4,500,000	12	\$375,000	2.54
2070 Cornwall Ave	\$14,000,000	35	\$400,000	3.75
1919 W.8th Ave	\$7,500,000	20	\$375,000	3.64
2664 Birch St	\$4,125,000	8	\$515,625	-

Lower Mainland

	PRICE	UNITS	PRICE/UNIT	CAP RATE
CHILLIWACK				
45716 Patten Ave	\$5,000,000	30	\$166,667	-
46288 Yale Rd	\$4,570,000	28	\$163,214	-
9045 Mary St	\$5,450,000	33	\$165,152	-
46078 Bole Ave	\$3,245,817	20	\$162,291	-
46096 Bole Ave	\$1,496,612	9	\$166,290	-
9545 College St	\$2,886,925	16	\$180,433	-
9430 Nowell St	\$4,060,429	29	\$140,015	-
9482 Williams St	\$7,526,214	51	\$147,573	-
9197 Mary St	\$13,847,000	85	\$162,906	-
LANGLEY				
5375 204 St	\$35,000,000	108	\$324,074	-
5440 201A St	\$15,000,000	27	\$555,556	- *S, TR
MAPLE RIDGE				
20834 Dewdney Trunk Rd	\$18,500,000	44	\$420,455	-
MISSION				
32995 1st Ave	\$1,185,000	15	\$79,000	-
33333 12th Ave	\$6,958,000	59	\$117,932	- *D

Central + Northern BC

	PRICE	UNITS	PRICE/UNIT	CAP RATE
FORT ST. JOHN				
10604 101 Ave	\$804,482	38	\$21,171	-
10620 111 Ave	\$3,798,000	24	\$158,250	- *TR
10507 + 10511 102 Ave	\$800,000	12	\$66,667	-
PRINCE GEORGE				
2080 20th Ave	\$3,101,000	29	\$106,931	-
4509 Azure Ave	\$4,788,000	18	\$266,000	-

Central + Northern BC

	PRICE	UNITS	PRICE/UNIT	CAP RATE
QUESNEL				
605 Doherty Dr	\$700,000	7	\$100,000	- *M
WILLIAMS LAKE				
378 N. Ninth Ave	\$770,000	6	\$128,333	-
267 N. Second Ave	\$2,365,000	17	\$139,118	-
100 MILE HOUSE				
230 Elm Ave	\$2,125,000	23	\$92,391	-
Vancouver Island				
DUNCAN				
3048 Cowichan Lake Rd	\$11,000,000	56	\$196,429	- *M
NANAIMO				
3690 Country Club Dr	\$12,500,000	36	\$347,222	4.93
901 Island Hwy S	\$2,500,000	20	\$125,000	-
531 Selby St	\$2,245,000	12	\$187,083	-
412 Bruce Ave	\$3,400,000	22	\$154,545	-
PARKSVILLE				
211 S Moilliet St	\$11,000,000	50	\$220,000	- *M
PORT ALBERNI				
4028 7th Ave	\$1,250,000	7	\$178,571	-
PORT HARDY				
4100 Byng Rd	\$510,000	6	\$85,000	-
ESQUIMALT				
860 Carrie St	\$5,300,000	15	\$353,333	-
822 Esquimalt Rd	\$1,540,000	7	\$220,000	-
1023 Esquimalt Rd	\$9,175,000	48	\$191,146	-
SAANICH				
1140 Tattersall Dr	\$1,740,000	6	\$290,000	- *MFC
3498 Lovat Ave	\$19,500,000	106	\$183,962	-
SOOKE				
2055 + 2075 Drennan St	\$9,300,000	170	\$54,706	- *CP
6952 W. Grant Rd	\$1,160,000	4	\$290,000	- *TR
VICTORIA				
1142 Caledonia Ave	\$650,000	5	\$130,000	- *MFC
1500 Chambers St	\$7,525,000	24	\$313,542	-
1165 Meares St	\$3,500,000	11	\$318,182	-

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Vancouver Island

	PRICE	UNITS	PRICE/UNIT	CAP RATE
2161 Haultain st	\$3,700,000	14	\$264,286	-
1767 Coronation Ave	\$2,710,000	15	\$180,667	4.37
430 Michigan St	\$13,650,000	44	\$310,227	-
921 North Park St	\$6,587,000	74	\$89,013.51	-
#1-1429 Vining St	\$1,600,000	6	\$266,666.67	- *MFC
1471 + 1475 Fort St	\$8,200,000	29	\$282,759	-
608 Cook St	\$5,600,000	25	\$224,000	-
2664 Blackwood St	\$3,625,000	16	\$226,563	-

Thompson-Okanagan + Kootenays

	PRICE	UNITS	PRICE/UNIT	CAP RATE
KAMLOOPS				
1077 Dominion St	\$1,900,000	12	\$158,333	-
KELOWNA				
1951 Gordon Dr	\$3,790,000	16	\$236,875	-
PENTICTON				
952 Dynes Ave	\$2,670,000	17	\$157,059	4.68
1491 Government St	\$1,750,000	11	\$159,091	-
790 Winnipeg St	\$3,000,000	18	\$166,667	-

Thompson-Okanagan + Kootenays

	PRICE	UNITS	PRICE/UNIT	CAP RATE
SALMON ARM				
41 SE 3 St	\$1,012,500	7	\$144,643	- *MFC
VERNON				
3806 24 Ave	\$4,000,000	26	\$153,846	-
4706 20 St	\$2,800,000	14	\$200,000	-
3801 27 Ave	\$2,750,000	10	\$275,000	-
3305 Pleasant Valley Rd	\$1,485,000	8	\$185,625	-
CRESTON				
1906 Canyon St	\$780,000	5	\$156,000	-
1506 Northwest Bv	\$1,008,000	7	\$144,000	- *TR
ROSSLAND				
2253 Washington St	\$1,100,000	4	\$275,000	-
TRAIL				
1755 Riverside Ave	\$1,750,000	25	\$70,000	-

Total Transactions

127

Total Sales

\$1,357,124,034

Average Price/Unit

\$329,959.65

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Featured Listings

\$1,788,000



10219 103 AVENUE
FORT ST. JOHN

12,200 sq. ft. lot, 15-Unit Apartment Building Located in Downtown Fort St. John

\$24,000,000



397 5TH STREET
COURTENAY

Brand New 39-Unit Rental Building with 4 Ground Floor Commercial Units

\$1,398,000



31 ROBERTS STREET
NANAIMO

Fully-Renovated 6-Unit Apartment Building

\$2,698,000



1743 TRANS CANADA HWY
KAMLOOPS

2019-built 6-Bay Car Wash Building with Office Space

Under Contract



2187 COMOX AVE
COMOX

74-Unit Apartment Building with Ocean View

Under Contract



634 TWELFTH ST
NEW WESTMINSTER

14-Suite Rental Building on an 8,211 sf Lot

Under Contract



220 MANITOBA STREET
NEW WESTMINSTER

18-Suite Rental Building on a 10,824 sf Lot

Coming Soon



859 THURLOW STREET
VANCOUVER

34-Suite Apartment Building in Downtown Vancouver

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