

REPORTED APARTMENT SALES IN THE LOWER MAINLAND BY AREA (From January 1, 2002 to Dec 31, 2002) Prepared by: DAVID GOODMAN

| VANCOUVER (East Side) | | | | VANCOUVER (West End) | | | |
|--------------------------------------|-------------|--------------|----------------|-----------------------------|-------------|------------------------|----------------|
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 2026 Franklin | 8 | \$430,000 | \$53,750 | 1220 Comox | 11 | \$1,480,000 | \$134,545 |
| 1470 Victoria | 14 | 859,200 | 61,371 | 1225 Nelson | 25 | 1,795,000 | 71,800 |
| 1880 E. Pender | 54 | 2,900,000 | 58,000 | 1947 Pendrell* | 56 | 6,776,000 | 121,000 |
| 2199 Wall St. | 28 | 1,340,000 | 47,897 | 1450 W. Georgia St.* | 163 | 21,000,000 | 128,834 |
| 414 E. 10 th Ave. | 38 | 2,288,000 | 60,210 | 1606 Nelson | 13 | 2,000,000 | 153,846 |
| 275 Garden Dr. | 11 | 659,000 | 56,272 | 935 Jervis | 18 | 1,600,000 | 88,888 |
| 2475 St. Catherines | 20 | 1,130,000 | 56,500 | 940-990 Seymour* | 430+ retail | 76,100,000 | 176,970 |
| 322 E. 8 th Ave. | 18 | 1,101,000 | 61,672 | 1170 Barclay | 16 | 1,950,000 | 121,875 |
| 765 Victoria | 13 | 680,000 | 52,307 | 1265 Cardero* | 26 | 3,200,000 | 123,076 |
| 3636 Fraser | 12 | 502,000 | 41,833 | BURNABY | | | |
| 1150 Cotton Dr. | 16 | 1,200,000 | 75,000 | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 2130 Cambridge | 23 | 1,531,250 | 66,576 | 6729 Marlborough | 8 | \$589,000 | \$73,625 |
| 1835 McLean | 33 | 2,199,000 | 66,636 | 6960 Elwell | 50 | 3,200,000 | 64,000 |
| 1689 Gravely | 34 | 1,850,000 | 54,411 | 5025 Imperial | 23 | 1,505,000 | 65,434 |
| 3302-8 Fraser | 11 + comm. | 1,100,000 | 77,272 | 5250 Hastings | 35 | 2,100,000 | 60,000 |
| 2502 St. Georges | 14 + comm.. | 925,000 | 77,083 | 7177 Linden | 20 | 1,230,000 | 61,500 |
| 2275 Oxford | 42 | 3,000,000 | 71,428 | 4466 Pender | 18 | 1,400,000 | 77,777 |
| 675 Victoria | 9 | 559,000 | 62,111 | 6828 Balmoral | 6 | 476,000 | 79,333 |
| 512 Woodland | 16 | 764,000 | 46,500 | 6635 McKay | 36 | 2,400,000 | 66,666 |
| VANCOUVER (Kerrisdale)** | | | | 6695 Dunblane | 38 | 2,890,000 | 76,092 |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 7471 Kingsway | 7 | 516,500 | 73,714 |
| 4750 Arbutus | 101 | \$22,500,000 | \$222,772 | 6822 Arcola | 11 | 652,000 | 59,272 |
| 2095 W. 46 th Ave. | 10 | 1,300,000 | 130,000 | 6813 Arcola | 9 | 670,000 | 74,444 |
| 2625 Tolmie | 10 | 1,500,000 | 150,000 | 6353 Royal Oak | 29 | 2,255,000 | 77,586 |
| 5506 Kings Rd. | 6 | 1,550,000 | 258,333 | 6545 Bonsor* | 93 + comm.. | 10,800,000 | 116,129 |
| 2170 W. 44 th Ave. | 51 | 7,240,000 | 141,960 | 7110 Linden | 30 | 1,660,000 | 55,333 |
| 2292 W. 43 rd Ave. | 12 | 1,750,000 | 145,833 | 6592 Telford | 9 | 850,000 | 94,414 |
| 3673 W. 11 th Ave. | 13 | 2,196,000 | 168,923 | 6580 Dunblane | 9 | 685,000 | 76,111 |
| 2155 W. 44 th Ave.* | 25 | 5,590,000 | 223,600 | 7465 13 th Ave. | 26 | 1,690,000 | 65,000 |
| (**Includes Oakridge and Point Grey) | | | | 5285 Hastings St. | 22 | 1,553,000 | 70,590 |
| VANCOUVER (Kitsilano) | | | | 3962 Pender | 11 | 985,000 | 89,545 |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 6577 ROYAL OAK | 38 | 3,265,000 | 85,921 |
| 2090 W. 1 st Ave. | 35 | \$3,650,000 | \$104,285 | NEW WESTMINSTER | | | |
| 3525 W. Broadway | 62 | 7,360,000 | 118,709 | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 2425 W. 4 th Ave. | 66 | 7,740,000 | 117,272 | 1024-6 4 th Ave. | 26 | \$1,750,000 | \$60,384 |
| 2294 W. 5 th Ave. | 8 | 1,250,000 | 156,250 | 1016 5 th Ave. | 42 | 2,600,000 | 61,904 |
| 1534 Vine St. | 23 | 3,220,000 | 140,000 | 53 4 th St. | 10 | 537,000 | 53,700 |
| 2065 W. 1 st Ave. | 17 | 1,765,000 | 103,823 | 1218 5 th Ave. | 21 | 934,000 | 44,476 |
| 1206 Maple | 9 | 750,000 | 83,333 | 621 8 th St.* | 83 | 6,500,000 | 78,310 |
| 2436 York | 11 | 1,400,000 | 127,272 | 1033 4 th St. | 41 | 2,550,000 | 62,195 |
| 2066-72 W. 8 th Ave. | 19 | 2,200,000 | 115,789 | 74 Merrivale | 16 | 850,000 | 53,125 |
| 1919 W. 8 th Ave. | 20 | 1,711,500 | 85,575 | 215 Carnarvon | 17 | 900,000 | 52,941 |
| 2189 W. 2 nd Ave. | 12 | 1,274,000 | 106,167 | 435 Ash | 44 | 2,720,000 | 61,818 |
| 1875 W. 7 th Ave. | 39 | 3,450,000 | 88,461 | 323 7 th St. | 14 | 800,000 | 57,142 |
| VANCOUVER (Marpole) | | | | 201 Carnarvon | 17 | 925,000 | 54,111 |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 427 8 th St. | 15 | 870,000 | 58,000 |
| 8747 Granville | 14 | \$1,000,000 | \$71,429 | 1019 Nanaimo | 21 | 1,380,000 | 65,714 |
| 8726 Hudson | 10 | 925,000 | 92,500 | 430 9 th St. | 28 | 1,780,000 | 63,577 |
| 1267 W. 70 th | 10 | 814,000 | 81,400 | 711 Queens | 15 | 865,000 | 57,666 |
| 8669 Heather | 23 | 1,730,000 | 75,200 | 76 Coburg | 12 | 775,000 | 64,583 |
| 1250 W. 71 st Ave. | 10 | 890,000 | 89,000 | 502 9 th St. | 16 | 950,000 | 59,375 |
| 8732 Granville | 10 | 790,000 | 79,000 | SURREY | | | |
| 815 S.W. Marine Dr. | 19 | 1,530,000 | 80,526 | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 8650 Hudson | 10 | 850,000 | 85,000 | 15915 84 Ave. | 33 | 3,600,000 | 109,000 |
| 8626 Fremlin | 8 | 695,000 | 86,875 | 10188 136 A St. | 12 | 948,000 | 79,000 |
| 8780 Fremlin | 8 | 667,500 | 84,375 | 13352 105A | 78 | 3,985,000 | 51,100 |
| 8656 Fremlin | 23 | 1,700,000 | 73,913 | NORTH VANCOUVER | | | |
| 8582 Cartier | 9 | 915,000 | 101,600 | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 767 W. 70 th Ave. | 24 | 1,775,000 | 73,958 | 363 W. 4 th | 13 | \$1,345,000 | \$103,846 |
| VANCOUVER (South Granville) | | | | 155 E. 19 th | 23 | 1,860,000 | 80,889 |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 1630 Chesterfield | 11 | 1,030,000 | 93,636 |
| 1655 W. 11 th Ave. | 11 | \$1,250,000 | \$113,636 | 1549 Chesterfield | 13 | 1,190,000 | 91,538 |
| 1384 W. 10 th Ave. | 10 | 1,060,000 | 106,000 | 2525 Lonsdale | 24 | 2,183,000 | 90,958 |
| 1012 Richelieu | 20 | 2,060,000 | 103,000 | 116 W. 21 st | 23 | 1,850,000 | 80,435 |
| 989 W. 20 th Ave. | 13 | 1,280,000 | 101,538 | 165 E. 19 th | 13 | 950,000 | 73,076 |
| 1346 W. 11th Ave. | 9 | 1,105,000 | 122,777 | 158 E. 4 th | 7 | 760,000 | 108,571 |
| 1366 W. 13 th Ave. | 10 | 1,200,000 | 120,000 | 132 E. 20 th | 5 | 760,000 | 152,000 |
| 1225 W. 13 th Ave. | 15 | 1,255,000 | 83,666 | 644 E. Victoria | 10 | 962,500 | 96,250 |
| 1035 W. 10 th Ave. | 9 | 1,025,000 | 113,888 | 132 W. 4 th | 10 | 800,000 | 80,000 |
| 1338 W. 10 th Ave. | 9 | 985,000 | 109,444 | 274 W.2 nd | 27 | 2,270,000 | 84,074 |
| 3300 Oak | 50 | 5,670,000 | 113,400 | 236 E. 15 th | 8 | 695,000 | 86,875 |
| 525 W. 14 th Ave. | 33 | 3,045,000 | 92,272 | 460 W. 15 th | 25 | 2,175,000 | 87,000 |
| 1385 W. 15 th Ave.* | 19 | 2,720,000 | 143,157 | WHITE ROCK | | | |
| 3289 Oak St. | 10 | 1,400,000 | 140,000 | ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT |
| 1678 W. 7 th AVE. | 11 | 2,250,000 | 204,545 | 1350 George | 27 | \$1,845,000 | \$68,333 |
| WEST VANCOUVER | | | | 1281 Foster | 11 | 800,000 | 72,727 |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 14884 N. Bluff Rd. | 27 | 1,800,000 | 66,666 |
| 1640 Esquimalt* | 35 | 4,000,000 | 114,285 | 14989 Roper | 48 | 8,950,000 | 96,236 |
| COQUITLAM | | | | 1371 Blackwood* | 45 | <i>(Sold together)</i> | |
| ADDRESS | SUITES | SALE PRICE | PRICE PER UNIT | 15158 Royal Ave | 30 | 2,250,000 | 75,000 |
| 668 Whiting Way | 17 | 1,600,000 | 94,117 | 1450 Merklin | 35 | 5,400,000 | 157,143 |
| 751 Clarke | 34 | 1,750,000 | 51,470 | 1455 Fir | 58 | 4,500,000 | 77,586 |
| | | | | 1580 Overall | 57 | 4,270,000 | 74,912 |

Kindly note: The above information is a general guide only. There are numerous variables to be considered such as: 1) Suite Mix 2) Rents/ft. 3) Net leasable feet 4) Buildings' age and condition 5) location 6) Frame or Highrise 7) Strata vs Non-Strata 8) Land Value (Dev. Site) 9) Special financing 10) Asset vs Share Purchase. To determine more accurately how your building compares to the above data, contact **David Goodman @ (604) 714-4778**.