

## Apartment Building Sales | Capital Region

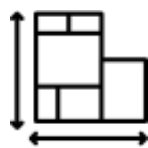
ADDRESS	SUITES	PRICE	\$/UNIT
<b>Victoria</b>			
645 Battery St	4	\$1,250,000	\$312,500
636 Simcoe St	4	\$1,246,250	\$311,563
1148 Oscar St	9	\$1,775,000	\$197,222
1044 Hillside	8	\$2,400,000	\$300,000
2220 Cook St	10	\$1,100,000	\$110,000 (SRO)
217 Cook St	6	\$2,250,000	\$375,000
1131 Collinson St	6	\$2,175,000	\$362,500
920 Hillside Ave	12	\$3,200,000	\$266,667 (MU)
531 Linden Ave	4	\$1,800,000	\$450,000
819 Yates St	209	-	- (SP, NB)
959 Balmoral	14	\$975,000	\$69,643 (SRO)
1050 Pandora Ave	11	\$8,430,330	\$766,394 (DS)
2566 Prior St	4	\$1,200,000	\$300,000
647 Niagara St	7	\$1,650,000	\$235,714
820 Fisgard St	31	\$920,000	\$29,677 (SRO)
2010 Fernwood Rd	6	\$2,000,000	\$333,333 (MU)
626 Dallas Road	31	\$8,250,000	\$266,129

ADDRESS	SUITES	PRICE	\$/UNIT
<b>Saanich</b>			
85 Burnside Rd W	12	\$2,850,000	\$237,500 (MU)
69 Burnside Rd W	12	\$2,850,000	\$237,500 (MU)
3220/3234 Quadra	142	\$34,500,000	\$242,958
<b>Oak Bay</b>			
2180 Haultain St	11	\$2,300,000	\$209,091
<b>Esquimalt</b>			
611 Admirals Rd	25	\$4,150,000	\$176,000
866 Craigflower Rd	73	\$13,761,144	\$188,508
843 Craigflower Rd	47	\$8,783,945	\$186,892
925 Esquimalt Rd	46	\$8,493,495	\$184,641
1340 Sussex St	39	\$7,246,416	\$185,805
<b>Langford</b>			
691-697 Hoylake Rd	148	-	- (SP, NB)
<b>Sidney</b>			
9972 Third St	12	\$1,167,000	\$92,250 (DS)
2433 Malaview	60	-	- (SP)

## Investment Activity Overview 2018



**29**  
Properties



**1,003**  
Suites



**\$126,723,500**  
Trade Volume

\*does not include 3 large (SP) transactions



**\$254,900**  
Avg \$ per key

\*does not include 3 large (SP) transactions



**1.2%**  
Vacancy Rate

### FAQ

Why does the price per unit vary significantly?

Each individual property has many additional attributes that directly influence the price an owner is able to achieve during a sale. These factors can include:

- 1) Location
- 2) Lot size
- 3) Rent/SF
- 4) Zoning, OCP, DP
- 5) Frame or High-rise
- 6) Age and condition
- 7) Suite mix
- 8) Financing

Why do some properties not display a sale price?

Sale price is sometimes not reported, and as such no price details are available. This occurs during a share sale transaction in which the Buyer purchases the shares of the corporation that holds the property, and hence does not trigger a land transfer at BC Land Title office.

Can I view the transactions on a map?

Yes, to view our interactive map of sales activity visit <http://victoriamarket.ca/greater-victoria-apartment-sales/>

### Legend

- (CO) Co-op
- (DS) Development Site
- (HR) Highrise
- (MR) Midrise
- (MU) Mixed-use
- (NB) New Build
- (SP) Share Purchase
- (SRO) Single Room Occupancy
- (ST) Strata
- (TH) Townhouse

### Sources

- CMHC Rental Market Report 2017
- BC Assessment
- BC Land Title Office
- Landcor Data Corp
- Victoria Real Estate Board MLS®

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report. This is not intended to solicit properties already listed for sale with another agent.



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