

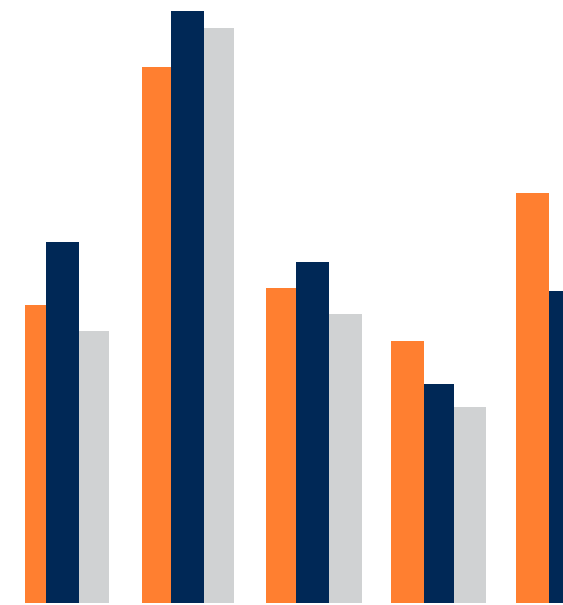
2025 YEAR END

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

MBM Quarterly: 2025 Year End Report

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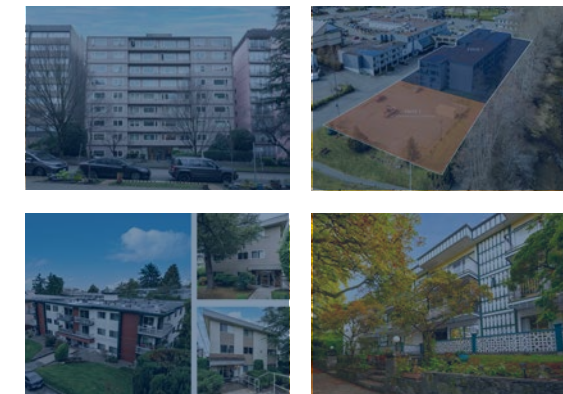
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2025 British Columbia Multifamily Highlights

179
Transactions

\$1.91B
Investment Volume

\$246,310
Median Price/ Unit

4.52%
Average Cap Rate



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Foreword

The McEvay Blair Multifamily Group of Marcus & Millichap is proud to present the 2025 Year-End Report, offering valuable insights into British Columbia's multifamily market.

“At the McEvay Blair Multifamily Group, we remain steadfast in our commitment to empowering clients with unmatched expertise, innovative strategies, and a client-first approach to multifamily investment opportunities.”

As we reflect on 2025, we are proud to represent multifamily owners across all corners of British Columbia, working alongside clients in urban centres, regional hubs, and secondary markets alike. Over the course of the year, we completed the sale of 22 properties totaling 619 units, spanning new and vintage apartment buildings, development sites, and mobile home parks, with transactions across 14 distinct markets throughout the province.

Notably, while our business remains truly provincial in scope, 64 per cent of our transactions were completed in Metro Vancouver, reinforcing our deep local expertise in the region while maintaining an active presence well beyond it.

We remain indebted to our clients for their continued trust, particularly in a year that demanded discipline, adaptability, and clear decision making. Navigating a market defined by recalibration rather than momentum required thoughtful strategy—and we are grateful for the opportunity to act as a trusted advisor through that process. Looking ahead, we are excited about what 2026 holds. With pricing expectations better aligned and confidence gradually rebuilding, opportunity is emerging across multiple markets. With active mandates on 37 listings, we are seeing strong investor engagement and a growing pipeline of opportunities for buyers and sellers alike.

We look forward to the year ahead and welcome the chance to connect—whether to discuss current market conditions, specific opportunities, or how today's environment may impact your portfolio strategy.

Thank you again for your continued partnership.

Patrick McEvay · James Blair · Adam Herman & Team

McEvay Blair Multifamily Group

Marcus & Millichap

Our Year in Review

\$156M

Transaction Volume

22

Properties Transacted

619

Units Sold

20

Apartment Buildings











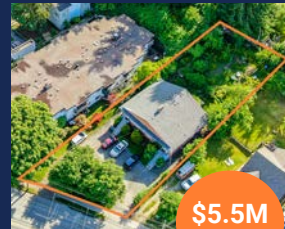



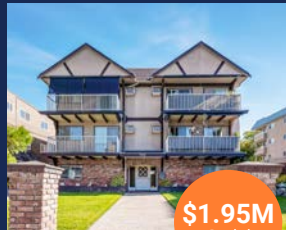




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Transactions in The Lower Mainland

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Markets Across BC

Our 2025 Results

 <p>\$32M Sold</p> <p>Riverside Courtenay, BC 92 Units</p>	 <p>\$27.7M Sold</p> <p>Greatview Manor Vancouver, BC 66 Units Cap Rate: 2.86%</p>	 <p>\$15.75M Sold</p> <p>Waldorf Manor Burnaby, BC 68 Units Cap Rate: 5.24%</p>	 <p>\$10.9M Sold</p> <p>110 West 10th Avenue Vancouver, BC 35 Units Lot Size: 18,117 sf</p>	 <p>\$10.45M Sold</p> <p>Cypress Steps New Westminster, BC 34 Units Lot Size: 16,586 sf</p>
 <p>\$10.249M Sold</p> <p>White Rock Portfolio Merklin Manor, Spring Villa & Montague Place, White Rock, BC 3 Apartment Buildings 37 Units</p>	 <p>\$7.85M Sold</p> <p>Boitanio Place Williams Lake, BC 56 Units Cap Rate: 5.03%</p>	 <p>\$6.725M Sold</p> <p>Wagon Wheel Place Vancouver, BC 20 Units Cap Rate: 3.38%</p>	 <p>\$6.3M Sold</p> <p>Villa Anna Apartments Powell River, BC 34 Units Cap Rate: 5.02%</p>	
 <p>\$6.1M Sold</p> <p>Parklane Mobile Home Park Nanaimo, BC 75 Pads Cap Rate: 5.36%</p>	 <p>\$5.5M Sold</p> <p>3295 Commercial Drive Vancouver, BC Site Size: 11,928 sf</p>	 <p>\$3.58M Sold</p> <p>8645 Fremlin Street Vancouver, BC 10 Units Cap Rate: 4.90%</p>	 <p>\$3.4M Sold</p> <p>Scott Manor Vancouver, BC 11 Units Year Built: 1945</p>	 <p>\$3.3M Sold</p> <p>6700 Dow Avenue Burnaby, BC 10 Units Cap Rate: 2.99%</p>
 <p>\$1.95M Sold</p> <p>Carlton Manor Penticton, BC 10 Units Cap Rate: 5.24%</p>	 <p>\$1.559M Sold</p> <p>Grandview Apartments Dawson Creek, BC 19 Units Cap Rate: 7.36%</p>	 <p>\$1.075M Sold</p> <p>520 Westminster Ave W Penticton, BC 9 Units Cap Rate: 5.30%</p>	 <p>\$950K Sold</p> <p>Cedar Court Apartments Chilliwack, BC 6 Units Vacant Building</p>	 <p>Sold by Court Order</p> <p>565 Mouse Mountain Dr Fraser Lake, BC 25 Units 1.47 Acres</p>

BC Multifamily Market

By: Patrick McEvay & James Blair

2025 Overview

The British Columbia multifamily market in 2025 can best be described as a year of recalibration and a return to fundamentals. While investment activity remained below peak levels, the market demonstrated resilience as pricing, cap rates, and investor expectations adjusted to a higher rate environment. If we look back to 2024 as being the year investors began to accept that the cost of capital had changed, then 2025 was the year the market actually priced these changes in.

Across the province, price-per-unit values have effectively reset to early 2020 levels, with the median PPU declining to \$246,310, down from \$269,800 in 2024. At the same time, average cap rates expanded to 4.52%, the highest provincial average seen in more than 15 years. This widening of cap rates reflects both elevated financing costs and a renewed emphasis on in-place income and operational quality. This brings up two points that we noted were strong investment indicators in 2025 and we anticipate will continue through 2026:

- **Well run buildings that kept up with maintenance, rents, and operational efficiencies remained liquid**, often trading near long term benchmarks.
- **Underperforming buildings were penalized**, sometimes dramatically, as buyers demanded compensation for weaker cash flow, deferred maintenance, and limited near term rent growth.

Despite lower transaction volumes relative to prior cycle peaks, 2025 activity was not the weakest on record, underscoring that capital has remained active – albeit more selective. As per the points above, investors across BC, but especially in certain markets in the Lower Mainland, showed a clear preference for stabilized assets with durable cash flow, while properties with deferred maintenance or weak income profiles faced sharper pricing pressure.

“ 2025 marked the transition from a market driven by financial engineering to one anchored in fundamentals.”

Regional Trends

The Lower Mainland as a whole remained comparatively stable, with median pricing holding near \$330,000 per unit and cap rates averaging 3.90%. However, meaningful divergence emerged at the submarket level. In the West End, cap rates held around 3.5%, yet median pricing dipped below \$400,000 per unit for the first time in over a decade. Marpole continued a multi year repricing trend, now consistently trading below \$300,000 per unit, levels last seen in the mid-2010s.

On Vancouver Island, investment activity remained steady but subdued compared to peak years. Victoria experienced one of the sharpest year-over-year adjustments, with median PPU declining from approximately \$283,000 in 2024 to \$220,000 in 2025, alongside cap rate expansion from 4.09% to 4.48%. In contrast, the remainder of the Island recorded modest gains in median PPU, supported by a higher proportion of newer, purpose built rental product transacting during the year.

The Thompson Okanagan recorded transaction volumes broadly in line with recent years, though activity was concentrated in smaller, vintage assets, with limited new construction trading hands. As a result, median pricing and cap rates remained largely unchanged. We have seen an influx of new rental product hitting the market in the Thompson Okanagan and this has resulted in rising vacancy rates, especially in Kelowna where the most recent tally was 6.4%. While the absorption of these new units into these markets will be the dominant storyline in the Thompson Okanagan in 2026, there is notable resiliency in vintage assets. Rents are proving strong and stable, and vacancy remains well below the CMHC average.

A notable shift occurred in Central and Northern British Columbia, where transaction count increased meaningfully – rising to 30 deals in 2025 from just 9 in 2024. Median PPU increased to approximately \$125,000, while cap rates held steady near 6.27%, continuing to attract yield focused private capital and family offices. We were privy to several of

these transactions and a driving catalyst to many of these deals was the ability to take advantage of high loan-to-value financing through CMHC, upwards of 95%. There are very few areas in BC where this type of financing is available and those willing to invest well outside of the Lower Mainland, in many cases, had this financing available to them.

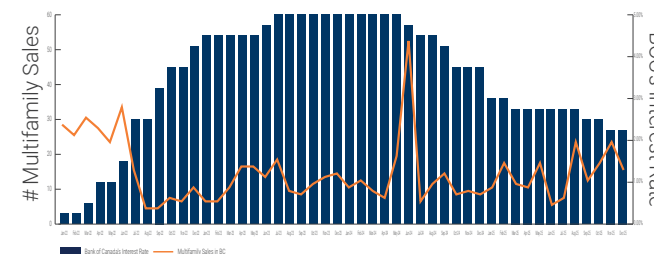
From an operational standpoint, rental fundamentals softened modestly. Rents on average reached a 30 month low, and vacancy edged higher in select markets, particularly in newer and renovated, higher end buildings. However, long term demand drivers – including affordability constraints in homeownership – continue to underpin the multifamily sector.

By the close of 2025, the market had largely re-anchored around a new valuation regime. Prices adjusted, cap rates widened, and underwriting normalized. The year ultimately achieved what prolonged uncertainty had delayed: clarity.

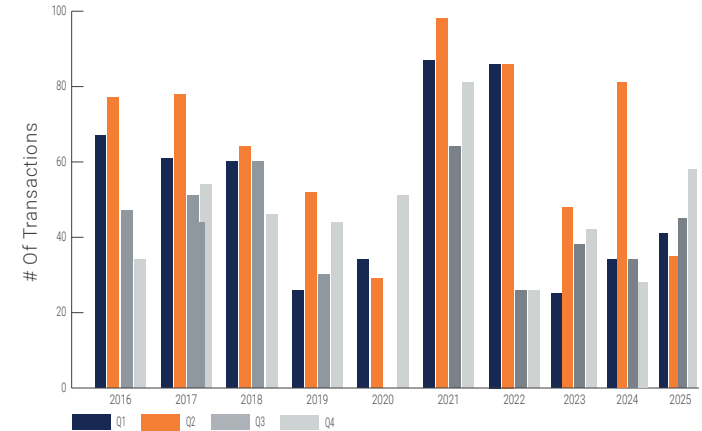
2026 Outlook

Looking ahead through 2026, the setup to the year feels better. By the end of 2025, price discovery had advanced, cap rates had re-opened, sellers had adjusted, and buyers were back to the table. There will be continued uncertainty with interest rates due to macro factors that no one can predict but the market has adjusted to this new normal, and early indicators suggest improving momentum into 2026. With pricing expectations now better aligned, financing conditions stabilizing, and supply growth slowing, the market appears positioned for a more balanced and constructive phase in the coming year.

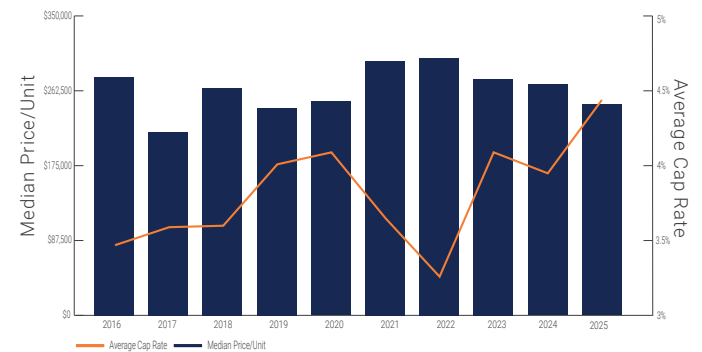
Of Multifamily Sales vs. Interest Rate
Jan 22 - Dec 25



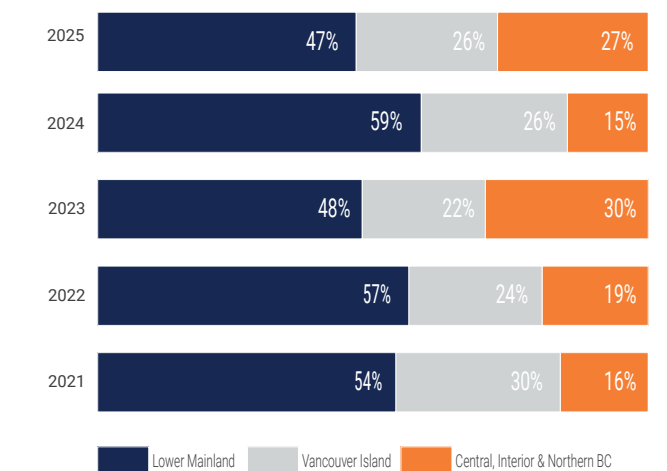
Quarterly Sales
2016-2025



Valuation Metrics
2016-2025



Regional Distribution of Transactions
2021 - 2025



Multifamily Market Overview

British Columbia

Market	# Of Sales	Sale Volume	Median PPU	Avg. Cap Rate
Burnaby	7	\$80,035,000	\$330,000	4.34%
Tri-Cities	3	\$31,050,000	\$293,939	4.40%
Ridge Meadows	0	-	-	-
New Westminster	2	\$14,300,000	\$254,992	4.12%
North Shore	3	\$24,450,000	\$330,000	3.23%
South of the Fraser	8	\$130,949,000	\$277,000	3.44%
Fraser Valley	5	\$52,850,000	\$205,769	4.36%
Squamish - Sunshine Coast	3	\$3,491,000	\$166,238	4.90%
Vancouver	53	\$815,855,225	\$372,952	3.85%
Marpole-South Vancouver	7	\$42,450,000	\$289,359	3.88%
Kerrisdale-Dunbar	0	-	-	-
Kitsilano-Point Grey	11	\$157,499,997	\$491,667	3.19%
Fairview	7	\$69,900,000	\$423,074	3.67%
Grandview-Strathcona	9	\$235,543,900	\$331,250	4.94%
Mount Pleasant-Renfrew Heights	11	\$149,905,310	\$333,125	3.92%
West End	8	\$160,556,018	\$398,795	3.54%
Lower Mainland Total	84	\$1,152,980,225	\$330,000	3.90%
Mid-North Island	16	\$283,092,999	\$206,719	5.19%
Greater Victoria	30	\$339,155,190	\$222,917	4.48%
Victoria + Oak Bay	24	\$125,312,690	\$220,000	4.51%
Saanich Peninsula	1	\$4,255,000	\$212,750	-
Esquimalt	4	\$49,587,500	\$263,223	4.35%
West Shore	1	\$160,000,000	\$476,190	-
Vancouver Island Total	46	\$622,248,189	\$220,000	4.74%
Thompson Okanagan	19	\$38,950,000	\$172,917	4.56%
Central & Northern BC	30	\$94,196,994	\$126,250	6.27%
Interior, Central & Northern BC Total	49	\$133,146,994	\$127,014	5.78%
British Columbia Total	179	\$1,908,375,408	\$246,310	4.52%

Transaction Key

We diligently research every transaction in the marketplace to understand and track key metrics such as the Price Per Unit (PPU) and the Capitalization Rate (Cap Rate). Due to the varying nature of multifamily assets, some metrics may indicate a value that is inconsistent with the actual transaction. For sales with special circumstances, we have created the below transaction key to provide further clarity into the deal, and how the data is applied to the market analysis. For specific information on any transaction, feel free to contact us.

The majority of multifamily transactions tracked are of traditional apartment buildings, or are otherwise noted as the following:

[MU] Mixed-Use	Property contains commercial space other than residential units. As a result, metrics are skewed and not included in analysis.
[DS] Development Site	Property was purchased with the intent to redevelop, rendering the number of units and current operating income less relevant.
[ST] Stratified	Property treated the same as a traditional apartment building, with the exception that all units hold individual title.
[MF] Multifamily Conversion	Former single-family house converted into multiple dwelling units.
[OM] Off-Market	Property was not formally marketed for sale, or the deal was done directly between buyer and seller.
[SP] Share Purchase	Property is held in a bare trust with the buyer purchasing the shares of the company.
[HR] High-Rise	Property is of concrete construction and higher than five storeys.
[TH] Townhouse	Townhome construction with exterior entrances for each unit.
[CO] Co-Op	Property ownership is structured as a housing Co-Operative.
[PT] Portfolio	Property was sold as a part of a portfolio consisting of multiple properties
[FS] Forward Sale	Sale will occur at a future date, often once a project has completed its initial lease-up.

- Most up-to-date information available as of January 1, 2026
- Cap rate and price per unit metrics are a function of the age, class, and geographic area of the properties trading and therefore may not be representative of the market as a whole
- Inclusive of sales valued over \$1,000,000
- Inclusive of properties of 5 or more units
- Average cap rate and median price per unit metric calculations exclude development site and mixed-use property transactions
- Sources include: RealNet, Commercial Edge, CLS, Tax Reports, CoStar, and information gained that we deemed reliable



Sub Market Data

Scan the QR code to view 10 years of historical data in over 24 BC submarkets.

Multifamily Sales

British Columbia



Sub Market Data

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Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
Lower Mainland						
Burnaby						
7448 & 7466 14th Avenue, Burnaby	Mar-25	\$15,750,000	\$231,618	68	1946	5.24%
7070 Inlet Drive, Burnaby	Aug-25	\$45,600,000	\$389,744	117	1968	4.40%
5190 Hastings Street, Burnaby	Sep-25	\$3,575,000	\$275,000	13	1962	4.63%
5170 Hastings Street, Burnaby	Sep-25	\$3,300,000	\$275,000	12	1954	4.47%
7365 Canada Way, Burnaby	Sep-25	\$2,160,000	\$360,000	6	1945	-
512 Springer Ave, Burnaby [OM]	Oct-25	\$6,350,000	\$396,875	16	1964	--
6700 Dow Avenue, Burnaby	Nov-25	\$3,300,000	\$330,000	10	1968	2.99%
Total / Median / Average	7	\$80,035,000	\$330,000			4.34%
Tri-Cities						
1200 Howie Avenue, Coquitlam [SP] [OM]	Aug-25	\$19,400,000	\$293,939	66	1970	-
580 Whiting Way, Coquitlam [DS]	Aug-25	\$11,650,000	\$264,773	44	1970	2.95%
750 Robinson Street, Coquitlam [SP] [OM] [FS]	Dec-25	-	-	109	2024	-
Total / Median / Average	3	\$31,050,000	\$293,939			4.40%
New Westminister						
217 Royal Avenue, New Westminister	Jul-25	\$3,850,000	\$202,632	19	1960	4.50%
425 Twelfth Street, New Westminister [ST]	Nov-25	\$10,450,000	\$307,353	34	1999	3.74%
Total / Median / Average	2	\$14,300,000	\$254,992			4.12%
North Shore						
1665 Duchess Avenue, West Vancouver [SP]	Jul-25	\$13,000,000	\$433,333	30	1964	3.16%
162 West 4th Street, North Vancouver	Oct-25	\$3,200,000	\$320,000	10	1955	3.18%
2525 Lonsdale Avenue, North Vancouver	Oct-25	\$8,250,000	\$330,000	25	1948	3.36%
Total / Median / Average	3	\$24,450,000	\$330,000			3.23%
South of the Fraser						
5738 175 Street, Surrey [SP] [MU]	Feb-25	\$36,500,000	\$376,289	97	2017	-
6451 Minoru Boulevard, Richmond [SP]	Apr-25	\$12,000,000	\$285,714	42	1966	3.63%
8660 Westminister Highway, Richmond	May-25	\$13,900,000	\$207,463	67	1978	-

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
10820 No. 5 Road, Richmond [OM]	Aug-25	\$38,400,000	\$235,583	163	2015	-
1361 Martin Street, White Rock [PT]	Sep-25	\$2,216,000	\$277,000	8	1972	3.39%
15150 Roper Avenue, White Rock [PT]	Sep-25	\$2,493,000	\$277,000	9	1972	3.47%
1351 Merklin Street, White Rock [PT]	Sep-25	\$5,540,000	\$277,000	20	1969	3.29%
9852 151 Street, Surrey	Dec-25	\$19,900,000	\$265,333	75	1982	-
Total / Median / Average	8	\$130,949,000	\$277,000			3.44%
Fraser Valley						
32043 Tims Avenue, Abbotsford [OM]	Jan-25	\$3,670,000	\$458,750	8	1989	-
33371 2nd Avenue, Mission [SP]	Jan-25	\$5,350,000	\$205,769	26	1969	4.57%
5662 Vedder Road, Chilliwack [TH]	Feb-25	\$6,000,000	\$166,667	36	1987	-
33230 2 Avenue, Mission [HR]	Mar-25	\$33,750,000	\$366,848	92	2023	4.17%
46288 Yale Road, Chilliwack [OM]	Aug-25	\$4,080,000	\$145,714	28	1967	4.34%
Total / Median / Average	5	\$52,850,000	\$205,769			4.36%
Squamish-Sunshine Coast						
1599 Field Road, Sechelt [SP] [OM]	Aug-25	-	-	46	2021	-
1000 Venture Way, Gibsons [SP] [OM]	Aug-25	-	-	55	2023	-
5662 Hightide Avenue, Sechelt	Sep-25	\$3,491,000	\$166,238	21	1987	4.90%
Total / Median / Average	3	\$3,491,000	\$166,238			4.90%
Vancouver						
Mount Pleasant-Renfrew Heights						
749 East 16th Avenue, Vancouver [MF]	Jan-25	\$1,802,000	\$225,250	8	1910	5.27%
2575 Windsor Street, Vancouver	Mar-25	\$6,600,000	\$330,000	20	1967	3.18%
3223 Findlay Street, Vancouver	Apr-25	\$3,350,000	\$279,167	12	1913	4.43%
707 East 21st Avenue, Vancouver	May-25	\$2,425,000	\$346,429	7	1955	3.96%
2928 Commercial Drive, Vancouver [ST]	Aug-25	\$11,900,000	\$396,667	30	1991	4.28%
3077 Maddam Street, Vancouver [OM]	Aug-25	\$50,600,000	\$624,691	81	2025	-
110 West 10th Avenue, Vancouver	Oct-25	\$10,900,000	\$311,429	35	1971	1.96%
145 East 15th Avenue, Vancouver	Nov-25	\$7,550,000	\$328,261	23	1968	3.95%

[HR] - High Rise | [MU] - Mixed Use | [DS] - Development Site | [OM] - Off Market | [SP] - Share Purchase | [MF] - Multifamily Conversion | [ST] - Strata | [PT] - Portfolio Sale | [TH] - Townhomes | [CO] - CO-OP | [FS] - Forward Sale

Multifamily Sales

British Columbia



Sub Market Data

Scan the QR code to view 10 years of historical data in over 24 BC submarkets.

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
1016 East 8th Avenue, Vancouver [SP]	Dec-25	\$13,053,310	\$372,952	35	1978	3.89%
4502 Rupert Street, Vancouver [MU] [SP]	Dec-25	\$35,000,000	\$648,148	54	2024	4.14%
35 East 16th Avenue, Vancouver	Dec-25	\$6,725,000	\$336,250	20	1965	3.38%
Total / Median / Average	11	\$149,905,310	\$333,125			3.92%

Grandview-Strathcona

2254 McGill Street, Vancouver	Jan-25	\$11,200,000	\$320,000	35	1970	4.49%
4320 Slocan Street, Vancouver [MU] [OM]	Jan-25	\$18,226,400	\$423,870	43	2015	4.25%
1209 Woodland Drive, Vancouver	May-25	\$4,020,000	\$670,000	6	1979	4.20%
388 Kaslo Street, Vancouver [MU] [SP]	May-25	\$60,000,000	\$618,557	97	2018	4.00%
444 Kootenay Street, Vancouver [MU] [SP] [OM] [HR]	May-25	\$58,000,000	\$597,938	97	2023	4.00%
435 Boundary Road, Vancouver [MU] [SP] [OM] [HR]	May-25	\$74,250,000	\$613,636	121	2023	-
1794 Frances Street, Vancouver	May-25	\$2,650,000	\$331,250	8	1910	5.15%
2128 East Pender Street, Vancouver [MF]	Aug-25	\$1,997,500	\$399,500	5	1912	5.90%
520 North Nanaimo Street, Vancouver	Dec-25	\$5,200,000	\$260,000	20	1969	-
Total / Median / Average	9	\$235,543,900	\$331,250			4.94%

Fairview

3263 Oak Street, Vancouver	Apr-25	\$3,400,000	\$309,091	11	1945	3.67%
1645 West 12th Avenue, Vancouver	May-25	\$5,850,000	\$450,000	13	1957	3.55%
1741 West 10th Avenue, Vancouver	Aug-25	\$25,250,000	\$427,966	59	1971	3.83%
1016 West 12th Avenue, Vancouver	Aug-25	\$4,600,000	\$418,182	11	1958	3.00%
3108 Oak Street, Vancouver [MU]	Oct-25	\$12,700,000	\$373,529	34	1920	-
1233 West 11th Avenue, Vancouver [SP]	Oct-25	\$15,200,000	\$410,811	37	1969	3.65%
3346 West 10th Avenue, Vancouver [MF]	Dec-25	\$2,900,000	\$580,000	5	1927	4.34%
Total / Median / Average	7	\$69,900,000	\$423,074			3.67%

Kitsilano-Point Grey

3137 West Broadway, Vancouver [MU] [ST] [OM]	Jan-25	\$45,149,998	\$1,075,000	42	2024	-
2526 West 4th Avenue, Vancouver	Mar-25	\$2,950,000	\$491,667	6	1932	-
1926 Balsam Street, Vancouver [DS]	Apr-25	\$7,200,000	\$800,000	9	1956	-

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
2023 West 4th Avenue, Vancouver [MU] [ST] [OM]	Apr-25	\$6,100,000	\$554,545	11	1998	5.59%
2158 West 1st Avenue, Vancouver [DS]	May-25	\$6,000,000	\$1,000,000	6	1955	-
2220 West Broadway, Vancouver [MU] [ST]	Jun-25	\$8,399,999	\$933,333	9	1985	-
2425 West Broadway, Vancouver	Jun-25	\$3,500,000	\$388,889	9	1954	2.38%
1807 Larch Street, Vancouver [SP] [OM]	Aug-25	-	-	68	2024	-
2268 West 3rd Avenue, Vancouver [DS]	Sep-25	\$6,447,438	\$1,074,573	6	1948	-
2280 West 3rd Avenue, Vancouver [DS]	Sep-25	\$24,252,562	\$1,212,628	20	1948	-
2647 West 4th Avenue, Vancouver [MU] [ST] [SP]	Dec-25	-	-	21	1988	-
Total / Median / Average	11	\$157,499,997	\$491,667			3.19%

Marpole-South Vancouver

8787 Fremlin Street, Vancouver	Feb-25	\$11,650,000	\$298,718	39	1966	3.46%
522 East 43rd Avenue, Vancouver	Mar-25	\$2,800,000	\$280,000	10	1967	2.95%
8770 Granville Street, Vancouver	Aug-25	\$12,200,000	\$259,574	47	1962	3.48%
8833 Montcalm Street, Vancouver	Aug-25	\$8,600,000	\$260,606	33	1965	2.84%
8645 Fremlin Street, Vancouver	Nov-25	\$3,580,000	\$358,000	10	1960	5.15%
8692 French Street, Vancouver	Nov-25	\$3,620,000	\$452,500	8	1953	5.39%
8747 Granville Street, Vancouver [SP]	Dec-25	-	-	17	1955	-
Total / Median / Average	7	\$42,450,000	\$289,359			3.88%

West End

1280 Haro Street, Vancouver [HR]	Mar-25	\$27,700,000	\$419,697	66	1962	2.86%
1021 Burnaby Street, Vancouver [OM] [ST]	Mar-25	\$15,350,000	\$730,952	21	2020	3.54%
1315 Broughton Street, Vancouver	May-25	\$14,753,018	\$398,730	37	1956	3.38%
1325 Pendrell Street, Vancouver [SP]	Aug-25	\$4,900,000	\$245,000	20	1928	4.50%
1485 Davie Street, Vancouver [DS]	Aug-25	\$38,500,000	\$754,902	51	1946	-
1222 Pendrell Street, Vancouver [HR]	Aug-25	\$12,300,000	\$286,047	43	1965	2.94%
1281 Broughton Street, Vancouver [HR]	Sep-25	\$13,953,000	\$450,097	31	1959	4.00%
1175 Haro Street, Vancouver [HR]	Dec-25	\$33,100,000	\$398,795	83	1967	-
Total / Median / Average	8	\$160,556,018	\$398,795			3.54%

[HR] - High Rise | [MU] - Mixed Use | [DS] - Development Site | [OM] - Off Market | [SP] - Share Purchase | [MF] - Multifamily Conversion | [ST] - Strata | [PT] - Portfolio Sale | [TH] - Townhomes | [CO] - CO-OP | [FS] - Forward Sale

Multifamily Sales

British Columbia



Sub Market Data

Scan the QR code to view 10 years of historical data in over 24 BC submarkets.

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
Vancouver Island						
Mid-North Island						
1600 Riverside Lane, Courtenay [SP]	Jan-25	\$32,000,000	\$347,826	92	2018	4.34%
1420 Estevan Road, Nanaimo	Mar-25	\$3,215,000	\$200,938	16	1971	5.56%
2187 Comox Avenue, Comox	Apr-25	\$14,400,000	\$194,595	74	1976	5.00%
360 4th Avenue, Campbell River [TH]	Apr-25	\$1,625,000	\$270,833	6	1965	-
633 Beach Road, Qualicum Beach [TH]	Apr-25	\$5,950,000	\$247,917	24	2023	4.85%
7205 Pine Drive, Port Hardy [SP]	May-25	\$4,096,000	\$57,690	71	1970	8.29%
1300 Junction Avenue, Nanaimo [SP]	May-25	\$75,000,000	\$352,113	213	2022	5.00%
6030 Linley Valley Road, Nanaimo [SP] [OM]	Jul-25	\$68,000,000	\$447,368	152	2022	5.11%
1691 Boundary Avenue, Nanaimo	Aug-25	\$2,550,000	\$212,500	12	1967	4.00%
961 Cavell Street, Duncan [SP]	Aug-25	-	-	31	1964	-
5801 Alderlea Street, Duncan [SP]	Aug-25	-	-	34	1974	-
6985 Island Highway N, Nanaimo [SP] [OM]	Sep-25	-	-	149	2023	-
210 Buller Street, Ladysmith	Oct-25	\$1,835,000	\$166,818	11	1940	-
4465 Michigan Avenue, Powell River	Dec-25	\$6,300,000	\$185,294	34	1971	5.02%
2235 Mountview Crescent, Port McNeill [TH]	Nov-25	\$1,873,636	\$124,909	15	1972	-
2801 Mine Road, Port McNeill [TH]	Nov-25	\$2,248,363	\$124,909	18	1980	-
Total / Median / Average	16	\$283,092,999	\$206,719			5.19%

Greater Victoria						
Victoria-Oak Bay						
1530 Belcher Avenue, Victoria	Feb-25	\$5,200,000	\$247,619	21	1969	3.42%
1010 Balmoral Road, Victoria	Feb-25	\$1,450,000	\$207,143	7	1935	-
2170 Haultain Street, Oak Bay	Feb-25	\$2,200,000	\$220,000	10	1957	3.83%
845 Princess Avenue, Victoria	Mar-25	\$1,650,000	\$126,923	13	1912	6.83%
45 Boyd Street, Victoria [SP]	Mar-25	\$22,506,000	\$316,986	71	1972	5.16%
1333 Pandora Avenue, Victoria	Apr-25	\$2,950,000	\$210,714	14	1976	4.45%
1385 Rockland Avenue, Victoria [MF]	Apr-25	\$2,240,000	\$373,333	6	1911	-
1144 Rockland Avenue, Victoria [SP] [OM]	May-25	\$13,000,000	\$288,889	45	1972	5.94%

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
2523 Wark Street, Victoria [OM]	Jun-25	\$7,250,000	\$219,697	33	1971	4.00%
1526 Pandora Avenue, Victoria [MU]	Jun-25	\$2,550,000	\$121,429	21	1914	2.87%
51 Marlborough Street, Victoria [MF]	Jun-25	\$2,745,000	\$305,000	9	1912	-
1230 Fort Street, Victoria	Jul-25	\$3,000,000	\$187,500	16	1968	5.14%
2552 Vancouver Street, Victoria	Jul-25	\$3,500,000	\$205,882	17	1966	4.22%
1120 May Street, Victoria [MF]	Sep-25	\$1,750,000	\$175,000	10	1912	-
945 Fairfield Road, Victoria	Oct-25	\$2,500,000	\$227,273	11	1955	3.60%
1125 Oscar Street, Victoria	Oct-25	\$6,000,000	\$250,000	24	1971	4.80%
2821 Irma Street, Victoria	Nov-25	\$1,200,000	\$240,000	5	1956	-
180 Croft Street, Victoria	Nov-25	\$18,618,083	\$310,301	60	1973	-
477 Superior Street, Victoria [SP]	Nov-25	\$6,828,607	\$179,700	38	1969	4.33%
1660 Oak Bay Avenue, Victoria	Nov-25	\$1,850,000	\$308,333	6	1952	-
1750 Chambers Street, Victoria	Dec-25	\$2,275,000	\$189,583	12	1972	3.71%
423 Wilson Street, Victoria	Dec-25	\$1,950,000	\$130,000	15	1901	4.17%
1660 Fort Street, Victoria	Dec-25	\$10,250,000	\$284,722	36	1965	4.04%
Total / Median / Average	24	\$125,312,690	\$220,000			4.51%

Saanich Peninsula						
3824 Carey Road, Saanich [SP]	Feb-25	\$4,255,000	\$212,750	20	1977	-
Total / Median / Average	1	\$4,255,000	\$212,750			-

Esquimalt						
554 Garrett Place, Esquimalt [OM]	Feb-25	\$6,137,500	\$204,583	30	1989	-
831 Dunsmuir Road, Esquimalt	Aug-25	\$25,800,000	\$303,529	85	1968	3.97%
837 Ellery Street, Esquimalt	Oct-25	\$12,300,000	\$307,500	40	1975	4.90%
1037 Wychbury Avenue, Esquimalt	Nov-25	\$5,350,000	\$222,917	24	1976	4.18%
Total / Median / Average	4	\$49,587,500	\$263,223			4.35%

West Shore						
9 Erskine Lane, View Royal	Nov-25	\$160,000,000	\$476,190	336	2024	-
Total / Median / Average	1	\$160,000,000	\$476,190			-

[HR] - High Rise | [MU] - Mixed Use | [DS] - Development Site | [OM] - Off Market | [SP] - Share Purchase | [MF] - Multifamily Conversion | [ST] - Strata | [PT] - Portfolio Sale | [TH] - Townhomes | [CO] - CO-OP | [FS] - Forward Sale

Multifamily Sales

British Columbia



Sub Market Data

Scan the QR code to view 10 years of historical data in over 24 BC submarkets.

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
Interior, Central & Northern BC						
Central & Northern BC						
231 Hartley Street, Quesnel	Jan-25	\$1,400,000	\$58,333	24	1966	6.92%
4934 Davis Avenue, Terrace	Jan-25	\$2,450,000	\$102,083	24	1980	6.86%
4936 Davis Avenue, Terrace	Jan-25	\$2,450,000	\$102,083	24	1980	7.06%
461 Wilkinson Street, Quesnel TH	Feb-25	\$1,800,000	\$120,000	15	1965	7.41%
900 100a Avenue, Dawson Creek SP	Feb-25	\$6,060,000	\$126,250	48	2010	-
904 100a Avenue, Dawson Creek SP	Feb-25	\$8,080,000	\$126,250	64	2013	-
901 100a Avenue, Dawson Creek SP	Feb-25	\$6,060,000	\$126,250	48	2012	-
1976 Seventh Avenue, Trail TH OM PT	Feb-25	\$5,643,970	\$117,583	48	1976	5.92%
3550 Highway Drive, Trail OM PT	Feb-25	\$4,149,900	\$138,330	30	1980	5.92%
3188 Highway Drive, Trail OM PT	Feb-25	\$5,081,130	\$123,930	41	1979	5.92%
122 South 11th Avenue, Cranbrook	Feb-25	\$1,700,000	\$212,500	8	1967	-
4280 Quentin Avenue, Prince George	Mar-25	\$6,250,000	\$138,889	45	1975	5.90%
10916 101 Avenue, Fort St. John	May-25	\$1,036,750	\$64,797	16	1979	6.93%
449 Ospika Boulevard, Prince George	May-25	\$5,891,250	\$140,268	42	1974	5.34%
8924 86 Street, Fort St. John	Jul-25	\$3,330,000	\$79,286	42	1980	7.32%
1006 Hubble Road, Williams Lake	Jul-25	\$1,150,000	\$143,750	8	1974	-
3030 McGill Crescent, Prince George	Aug-25	\$2,075,000	\$115,278	18	1979	-
928 94 Avenue, Dawson Creek	Aug-25	\$1,559,000	\$82,053	19	1979	7.36%
1479 3rd Avenue, Prince George MU	Sep-25	\$1,000,000	\$90,909	11	1922	-
1130 Kingfisher Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$128,571	16	1956	-
1160 Kingfisher Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$121,008	17	1956	-
1517 Albatross Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$128,571	16	1956	-
1527 Albatross Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$128,571	16	1956	-
1547 Albatross Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$128,571	16	1956	-
1567 Albatross Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$121,008	17	1956	-
1493 Albatross Avenue, Kitimat OM PT	Oct-25	\$2,057,142	\$121,008	17	1956	-

Address	Sale Date	Sale Price	Price/Unit	Units	Year Built	Cap Rate
3776 15th Avenue, Smithers	Oct-25	\$1,125,000	\$187,500	6	1966	4.74%
125 Donald Road, Williams Lake	Dec-25	\$7,850,000	\$140,179	56	1981	5.03%
3270 Laburnum Drive, Trail	Dec-25	\$2,425,000	\$121,250	20	1961	5.43%
607 12th Street, Castlegar	May-25	\$1,230,000	\$205,000	6	1985	-
Total / Median / Average	30	\$94,196,994	\$126,250			6.27%
Thompson Okanagan						
520 Westminster Avenue West, Penticton	Jan-25	\$1,075,000	\$119,444	9	1975	5.30%
135 Orchard Avenue, Penticton MU	Feb-25	\$1,600,000	\$228,571	7	1951	-
1642 Commerce Avenue, Kelowna OM	Feb-25	\$6,700,000	\$121,818	55	2018	-
619 Winnipeg Street, Penticton	Mar-25	\$1,150,000	\$127,778	9	1960	-
782 Winnipeg Street, Penticton	Apr-25	\$1,950,000	\$195,000	10	1967	5.24%
422 West Lakeshore Drive, Penticton	May-25	\$9,650,000	\$253,947	38	1966	3.81%
132 Power Street, Penticton	May-25	\$5,200,000	\$185,714	28	1973	3.92%
3600 30 Avenue, Vernon	Jun-25	\$4,000,000	\$166,667	24	1956	-
495 Winnipeg Street, Penticton	Jul-25	\$2,075,000	\$172,917	12	1974	4.89%
1475 Bertram Street, Kelowna OM SP	Nov-25	\$5,550,000	\$222,000	25	1981	4.21%
Okanagan Portfolio - 9 Apartment Buildings in Kelowna, Vernon, & Penticton OM SP PT	Nov-25	-	-	407	1963-1975	-
Total / Median / Average	19	\$38,950,000	\$172,917			4.56%

LandlordBC CEO's Year-End Message

By David Hutniak, CEO, LandlordBC

Whether navigating higher vacancies and tempering rents, or faced with stubborn day-to-day operational challenges, our sector's commitment to provision of the important service we deliver shone through.

Over the past year, there's been a growing anxiety felt by households across the province. Rising costs, tightening markets, and shifting expectations about what long-term housing stability truly looks like have brought the rent-versus-buy debate back into the spotlight. And while owning a home has long been held up as the pinnacle of financial achievement, and for some it aligns well with personal goals and financial capacity, it is becoming abundantly clear that renting remains one of the most practical and financially sound paths available to many British Columbians today.

This is why the rental housing sector's role has never been more critical. Renting remains the most affordable form of housing, and British Columbians deserve to know that rental homes can provide stability, security, and long-term quality of life. Our sector is committed to delivering exactly that: well-managed, professionally operated, sustainable rental homes that meet the needs of today's households while supporting the economic health of our province.

Of course, this requires policies that recognize the essential role that purpose-built rental housing plays in our communities. This is why LandlordBC continues to advocate for a legislative environment that supports the operation and construction of more secure rental homes. We cannot address affordability without significantly increasing supply, and we cannot increase supply if policy approaches continue to undervalue the realities of operating rental housing in a high-cost environment.

This past year reminded us that the rental housing industry can be challenging and consistently demands adaptability, innovation, and advocacy. Fortunately, our industry is filled with dedicated, hard-working professionals who genuinely care about delivering quality housing. Whether navigating higher vacancies and tempering rents, or faced with stubborn day-to-day operational challenges, our sector's commitment to provision of the important service we deliver shone through.

This coming year will be pivotal.

As Such LandlordBC is Focused on:

- **Market Stability:** Continuing to track and interpret economic trends that impact the operation of existing rental housing and the continued investment in the sector.
- **Policy Engagement:** Diligently monitoring and, where possible, proactively acting on legislative priorities at all levels of government to ensure our sector's best interests are represented and protected.
- **Member Resources:** We're excited to focus on growth, education, and connection and will be collaborating with our members to enhance our educational programming and member support so that they can continue to achieve financial success.

To learn more about LandlordBC and to join the thousands of rental housing providers taking advantage of our resources, support and advocacy, please visit www.landlordbc.ca. We are the best insurance policy rental housing providers can buy.

LANDLORDBC

LandlordBC is the industry leader for the residential rental housing industry in British Columbia. A member-driven organization, our members range from property owners to property managers with purpose-built rental buildings, secondary suites, and investment properties. LandlordBC prides itself on professionalizing the rental housing industry and making the rental housing market better for everyone through education, support, innovative programming and working with government and other stakeholders. We bring extensive experience working with our members, government and utilities to advance energy efficiency and carbon reduction in rental buildings



The State of the Multifamily Insurance Market

By: Will Eddy

While many multifamily landlords have spent years absorbing renewal increases, the insurance market is seeing meaningful price softening for owners committed to investing in building updates, risk control strategies and those fortunate enough to not have sustained a littered 5-year claims history.

The shift couldn't come at a better time for Landlords in an asset class that continues to get squeezed between increased fixed costs and rental caps.

Trends Impacting Coverage & Pricing:

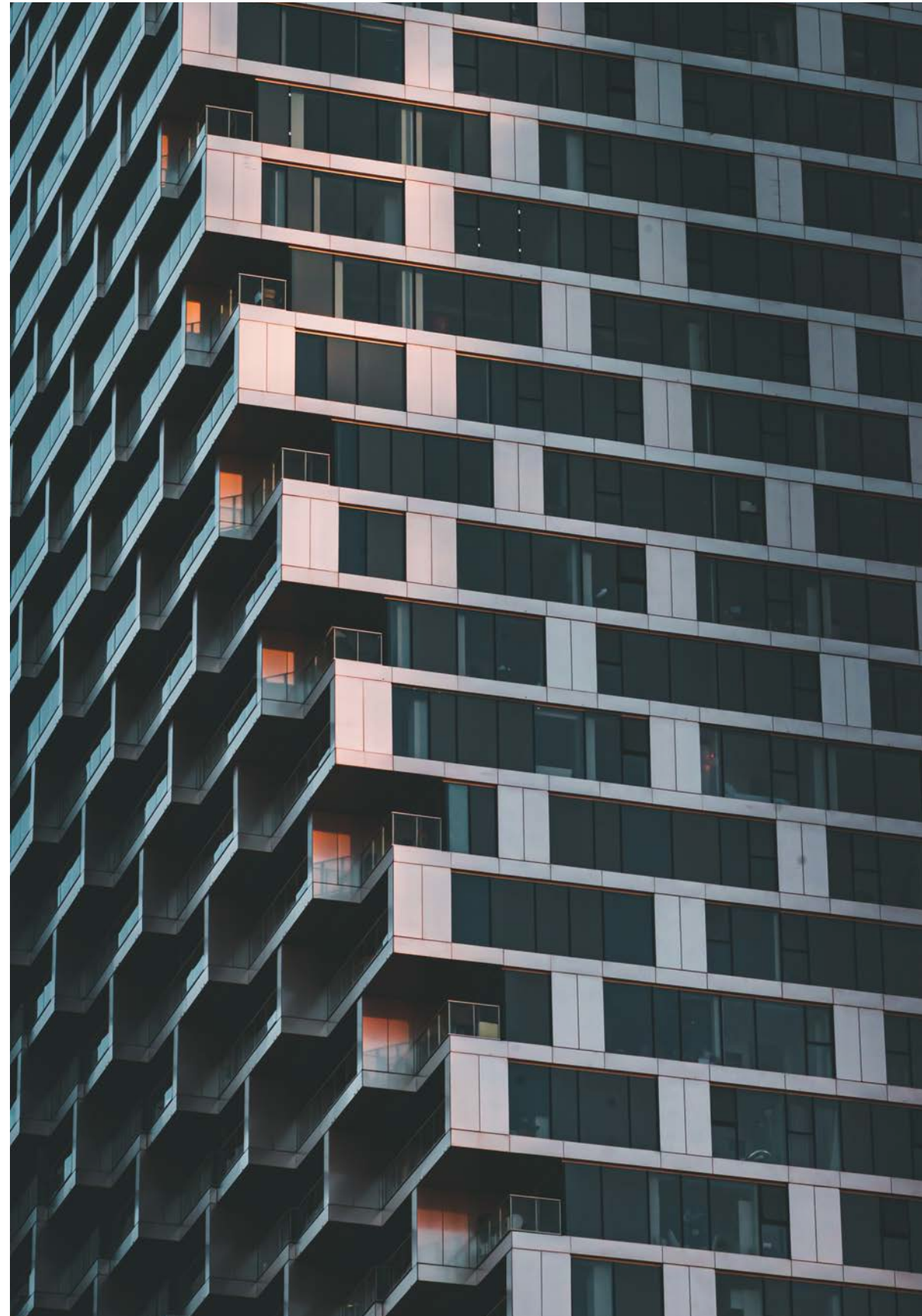
1) Replacement Cost Values

Underinsurance remains the most common and costly exposure. Inadequate limits can lead to significant out-of-pocket expenses in both partial and total loss scenarios. Owners should confirm policies reflect current replacement values, ideally supported by formal replacement cost appraisals. In lieu of appraisals, policy documentation should be reviewed to confirm whether issuance is on a 90% Co-Insurance or Stated Amount basis. If on a 90% Co-Insurance, has education been provided around the implications? And what are you currently insuring to cost per SF buildable?

2) Rental Income Coverage

Often another overlooked area of coverage. While many policies default to a 12-month indemnity period. 18-months should be considered the minimum acceptable, with 24-months increasingly recommended for larger or more complex buildings.

The question owners need to ask themselves is realistically how long would it take in the event of a major loss to rebuild and return to stabilized occupancy after a major loss? Between - Demolition and debris removal, Engineering and permitting, Construction delays and re-tenanting. The 12-month timeline simply won't cut it.



3) Risk Management Strategies

We find many owners haven't been educated on the importance of the impact on both coverage design and pricing. It is your brokers job to "sell the risk" to the underwriters they approach for competitive quotes on your behalf. Strategies could include, and are not limited to the following:

- Updated building systems – Plumbing, Heating, Electrical & Roofing and/or timelines to replace
- Tenant Insurance – include a clause in your tenancy agreements it must be procured and maintained. A contractual requirement.
- No Smoking or BBQ's – include clear language in your standard lease form. For existing tenants, provide an addendum to the lease and get sign-off.
- Fire and water loss prevention measures
- Professional property management

Our team works with an exclusive insurer delivering highly competitive rates for qualified landlords involved in multifamily building ownership. Reach out to see if your building or portfolio is a fit. We are happy to assist where we can.



Will Eddy
Acera Insurance

William.Eddy@acera.ca
(604) 484-3039 ext.3039

Current Listings



For Sale
Metrotown Development Site
 6721, 6735, & 6749 Dow Avenue, Burnaby
 List Price: \$39,900,000
 Site Size: 54,555 sf



For Sale
Park Drive
 1680 Adanac Street, Vancouver
 List Price: Contact Listing Agents
 38-Res Units | 3-CRU | Built in 2025



For Sale
Chemainus Gardens
 3042 River Road, Chemainus
 List Price: \$21,000,000
 182 Pads | 34.1 Acres



For Sale
Penrhyn Lodge
 1696 West 11th Avenue, Vancouver
 List Price: \$5,800,000
 20 Units | Cap Rate: 4.65%



For Sale
The Henry Dundas
 2163 Dundas Street, Vancouver, BC
 List Price: \$5,800,000
 37 Units | Cap Rate: 5.35%



For Sale
2550 Ord Road
 Kamloops, BC
 List Price: \$4,950,000
 Site Size: 4.15 Acres



For Sale
Lord Nelson Place Apartments
 309 West 3rd Street, North Vancouver
 List Price: \$16,400,000
 41 Units | Cap Rate: 3.63%



For Sale
Erwill Apartments
 1025 Chilco Street, Vancouver
 List Price: \$12,900,000
 30 Units | Cap Rate: 3.30%



For Sale
Peace Country MHP
 8420 Alaska Road, Fort St. John
 List Price: \$11,250,000
 138 Pads | NOI: \$640,592



For Sale
15318 North Bluff Road
 White Rock, BC
 List Price: \$3,480,000
 12 Units | Cap Rate: 3.38%



Under Contract
Oliver Development Site
 5753 Main Street, Oliver, BC
 List Price: \$3,729,000
 Pads: 58 RV Pads | Lot Size: 3.39 Acres



Firm
134 Harold Avenue
 Princeton, BC
 List Price: \$1,200,000
 5 Units | Cap Rate: 5.49%



For Sale
Brightwater Apartments
 5601 Lakeshore Drive, Osoyoos
 List Price: \$8,500,000
 24 Units | Cap Rate: 5.23%



For Sale
Spanish Villa
 195 Perkins Crescent, Penticton
 List Price: \$7,900,000
 42 Units | Cap Rate: 5.04%



For Sale
The Aspen
 1455 West 71st Avenue, Vancouver, BC
 List Price: \$7,680,000
 21 Units | Cap Rate: 3.33%



Coming Soon
Elliot Manor
 New Westminster
 18 suite apartment building in Downtown New Westminster



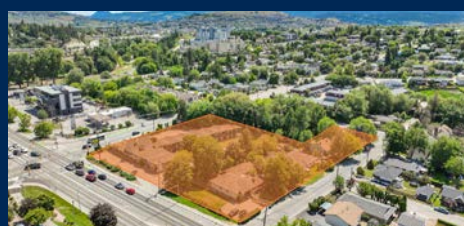
Coming Soon
Braid Apartments
 Penticton, BC
 12 suite apartment building in Penticton



Coming Soon
Westminster Apartments
 Penticton, BC
 9 suite apartment building in Penticton



For Sale
Granville House
 4355 Granville Street, Vancouver, BC
 List Price: \$7,200,000
 Year Built: 1912



For Sale
Tiki Village Multifamily Development Site, Vernon, BC
 List Price: \$6,000,000
 Site Size: 115,087 sf



For Sale
1102 Burnaby Avenue
 Penticton, BC
 List Price: \$5,890,000
 Site Size: 1.22 Acres

We're proud to continue our partnership with World Housing and support their mission as Ambassadors to create lasting social change.



World Housing's charity model is built on the principles of socially conscious capitalism, where the sale of real estate funds housing initiatives for families in need around the globe. Through their innovative "one-for-one" model, every property sold contributes a portion of the proceeds toward building safe, stable homes for families living in extreme poverty.

Since 2022, we have proudly contributed a portion of our revenue to directly fund these life-changing housing initiatives, providing some of the world's most vulnerable families with the foundation to build brighter futures for generations to come.

This partnership is made possible through the trust and commitment of our clients. When you choose to work with the McEvay Blair Multifamily Group, you are making a meaningful impact in the fight to end homelessness and create stronger communities.

To learn more about World Housing and their incredible work, visit their website: worldhousing.org

CMHC Vacancy Rate & Average Rent

October 2025

Market	Vacancy Rate	Average Rent
Lower Mainland		
City of Vancouver	1.9%	\$1,618
West End/Stanley Park	1.3%	\$1,667
English Bay	3.0%	\$1,612
Downtown	2.3%	\$1,783
West End/Downtown	2.3%	\$1,725
South Granville/Oak	1.4%	\$1,507
Kitsilano/Point Grey	0.5%	\$1,509
Westside/Kerrisdale	**	\$1,749
Marpole	**	\$1,306
Mount Pleasant/Renfrew Heights	2.9%	\$1,624
East Hastings	1.6%	\$1,625
Southeast Vancouver	0.3%	\$1,240
University Endowment Lands	**	\$1,773
Central Park/Metrotown	3.0%	\$1,513
Southeast Burnaby	0.0%	\$1,112
North Burnaby	1.4%	\$1,286
Burnaby	1.8%	\$1,349
New Westminster	1.4%	\$1,530
North Vancouver CY	3.3%	\$1,608
North Vancouver DM	3.7%	\$1,591
West Vancouver	0.7%	\$1,570
Richmond	0.9%	\$1,451
Delta	0.0%	\$1,082

Market	Vacancy Rate	Average Rent
Surrey	2.5%	\$1,427
White Rock	1.2%	\$1,165
Langley City and Langley DM	0.9%	\$1,103
Tri-Cities	0.4%	\$1,630
Maple Ridge/Pitt Meadows	**	**
Metro Vancouver	1.8%	\$1,575
Powell River	4.0%	\$1,058
Sechelt	**	**
Whistler	**	**
Squamish	0.2%	\$2,032
Abbotsford-Mission	2.8%	\$1,422
Chilliwack	3.0%	\$1,352
Vancouver Island		
Greater Victoria	2.9%	\$1,366
Cook St. Area	2.1%	\$1,277
Fort St. Area	**	\$1,268
James Bay Area	3.5%	\$1,391
Remainder of City of Victoria	4.7%	\$1,392
City of Victoria	3.4%	\$1,350
Saanich/Central Saanich	2.1%	\$1,396
Esquimalt	**	\$1,126
West Shore	0.8%	\$1,563
Oak Bay	0.0%	\$1,189
North Saanich	**	**

Market	Vacancy Rate	Average Rent
Sidney	4.8%	\$1,666
Duncan	3.0%	\$1,415
Nanaimo	2.2%	\$1,685
Parksville	0.9%	\$1,573
Courtenay	3.3%	\$1,630
Port Alberni	2.4%	\$1,161
Campbell River	1.2%	\$1,552
Interior, Central & Northern BC		
Kelowna	6.4%	\$1,904
Summerland	**	**
Kamloops	1.2%	\$1,489
Penticton	2.2%	\$1,326
Vernon	3.2%	\$1,424
Salmon Arm	0.8%	\$1,245
Nelson	0.4%	\$1,253
Cranbrook	1.0%	\$1,385
Trail	1.7%	\$951
Williams Lake	0.2%	\$1,380
Quesnel	1.4%	\$1,104
Prince George	4.5%	\$1,328
Dawson Creek	0.6%	\$1,052
Fort St. John	2.4%	\$1,072
Terrace	0.0%	\$1,093
Prince Rupert	1.6%	\$1,059

** – Data suppressed

BC Multifamily Market 5-Year Historical Data

2021-2025



Sub Market Data
Scan the QR code to view 10 years of historical data in over 24 BC submarkets.

Market	# Of Sales					\$ Volume					Median PPU					Average Cap Rate				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
Burnaby	8	21	1	7	7	\$54,524,000	\$333,460,470	\$5,100,000	\$117,690,000	\$80,035,000	\$255,714	\$324,643	\$300,000	\$291,463	\$330,000	2.55%	2.89%	2.46%	2.91%	4.34%
Tri-Cities	2	5	6	4	3	\$21,076,000	\$70,326,250	\$183,358,819	\$97,850,000	\$31,050,000	\$285,000	\$318,415	\$285,620	\$282,000	\$293,939	2.94%	3.74%	3.75%	4.48%	4.40%
Ridge Meadows	5	3	2	2	0	\$38,620,000	\$8,300,000	\$7,700,000	\$22,249,975	\$0	\$284,545	\$241,667	\$179,070	\$285,227	-	-	3.34%	3.92%	3.25%	-
New Westminister	7	6	2	12	2	\$35,781,000	\$34,962,920	\$6,600,000	\$130,180,000	\$14,300,000	\$288,393	\$286,429	\$298,291	\$279,900	\$254,992	3.47%	3.57%	3.82%	4.71%	4.12%
North Shore	19	8	3	4	3	\$450,752,250	\$209,439,000	\$38,888,000	\$103,408,000	\$24,450,000	\$551,042	\$496,227	\$397,747	\$436,263	\$330,000	3.29%	3.38%	2.67%	3.27%	3.23%
South of the Fraser	11	16	8	7	8	\$205,805,000	\$299,551,000	\$168,913,074	\$93,855,000	\$130,949,000	\$262,619	\$286,607	\$290,909	\$392,209	\$277,000	2.95%	2.98%	3.27%	3.63%	3.44%
Fraser Valley	17	7	6	16	5	\$86,994,979	\$15,836,000	\$22,025,000	\$96,948,990	\$52,850,000	\$159,250	\$216,667	\$212,500	\$173,362	\$205,769	3.49%	2.93%	4.17%	3.86%	4.36%
Squamish - Sunshine Coast	4	0	1	2	3	\$10,910,000	-	\$38,650,000	\$8,655,000	\$3,491,000	\$476,389	-	\$576,866	\$175,000	\$166,238	4.03%	-	-	2.91%	4.90%
Vancouver	110	60	44	50	53	\$1,577,170,253	\$755,517,786	\$432,122,499	\$836,657,750	\$815,855,225	\$444,222	\$467,391	\$400,652	\$388,690	\$372,952	2.85%	2.73%	3.27%	3.58%	3.85%
Marpole - South Vancouver	22	8	9	10	7	\$234,815,000	\$85,700,000	\$42,401,500	\$54,348,000	\$42,450,000	\$368,182	\$370,000	\$342,500	\$303,368	\$289,359	2.65%	2.64%	3.04%	3.41%	3.88%
Kerrisdale - Dunbar	2	5	2	1	0	\$57,000,000	\$131,880,000	\$13,500,000	\$14,690,000	-	\$495,649	\$470,833	\$462,778	\$445,152	-	2.19%	2.43%	2.81%	2.71%	-
Kitsilano - Point Grey	14	8	8	11	11	\$146,517,500	\$99,640,570	\$48,055,000	\$141,250,000	\$157,499,997	\$460,000	\$476,351	\$461,905	\$395,833	\$491,667	2.79%	2.60%	3.39%	3.71%	3.19%
Fairview	21	17	5	8	7	\$239,043,000	\$148,899,300	\$31,390,000	\$55,287,750	\$69,900,000	\$510,909	\$477,273	\$458,333	\$515,625	\$423,074	3.07%	2.60%	3.25%	3.48%	3.67%
Grandview - Strathcona	11	8	8	7	9	\$61,042,000	\$81,176,666	\$73,051,000	\$146,030,000	\$235,543,900	\$321,875	\$400,000	\$286,667	\$308,333	\$331,250	3.33%	3.20%	3.73%	3.94%	4.94%
Mount Pleasant	15	5	6	5	11	\$120,576,000	\$41,425,000	\$106,859,999	\$67,267,000	\$149,905,310	\$406,771	\$523,622	\$421,667	\$466,667	\$333,125	2.66%	2.99%	2.67%	3.43%	3.92%
West End	25	9	6	8	8	\$747,006,753	\$166,676,250	\$138,365,000	\$359,785,000	\$160,556,018	\$479,777	\$477,083	\$390,543	\$451,220	\$398,795	2.49%	2.93%	3.17%	3.63%	3.54%
Lower Mainland Total	183	126	73	104	84	\$2,481,633,482	\$1,727,393,426	\$903,357,392	\$1,507,494,715	\$1,152,980,225	\$396,875	\$403,915	\$350,000	\$330,000	\$330,000	2.98%	2.93%	3.34%	3.72%	3.90%
Mid-North Island	37	22	11	27	16	\$163,064,893	\$211,657,649	\$53,933,375	\$221,934,951	\$283,092,999	\$165,647	\$204,545	\$201,587	\$176,786	\$206,719	4.67%	4.07%	5.02%	4.91%	5.19%
Greater Victoria	64	32	23	20	30	\$727,274,634	\$632,087,108	\$370,873,500	\$188,294,276	\$339,155,190	\$283,622	\$304,409	\$410,377	\$282,759	\$222,917	3.91%	3.25%	4.11%	4.09%	4.48%
Victoria + Oak Bay	43	18	10	12	24	\$243,026,213	\$312,672,208	\$55,398,500	\$68,509,276	\$125,312,690	\$278,173	\$292,292	\$276,339	\$284,236	\$220,000	3.69%	3.35%	4.11%	3.95%	4.51%
Saanich Peninsula	9	5	4	4	1	\$170,653,027	\$162,734,852	\$57,541,146	\$44,770,000	\$4,255,000	\$283,622	\$352,809	\$264,286	\$270,460	\$212,750	4.84%	-	4.62%	4.02%	-
Esquimalt	4	6	5	3	4	\$81,516,217	\$87,870,048	\$49,933,854	\$16,015,000	\$49,587,500	\$283,622	\$282,857	\$289,308	\$220,000	\$263,223	-	3.15%	3.84%	4.17%	4.35%
West Shore	8	3	4	1	1	\$232,079,176	\$68,810,000	\$208,000,000	\$59,000,000	\$160,000,000	\$336,134	\$325,199	\$454,839	\$487,603	\$476,190	4.31%	-	-	5.25%	-
Vancouver Island Total	101	54	34	47	46	\$890,339,527	\$843,744,757	\$424,806,875	\$410,229,227	\$622,248,189	\$256,140	\$275,462	\$271,429	\$220,000	\$220,000	4.27%	3.74%	4.35%	4.33%	4.74%
Thompson - Okanagan	32	15	15	17	19	\$174,624,740	\$106,663,221	\$99,023,484	\$90,551,311	\$38,950,000	\$180,833	\$177,820	\$176,923	\$180,813	\$172,917	4.70%	4.37%	5.26%	4.71%	4.56%
Central & Northern BC	22	28	30	9	30	\$54,014,285	\$75,811,800	\$129,424,003	\$31,365,724	\$94,196,994	\$88,229	\$111,595	\$105,483	\$107,000	\$126,250	7.65%	5.53%	6.26%	6.34%	6.27%
Interior, Central & Northern BC Total	54	43	45	26	49	\$228,639,025	\$182,475,021	\$228,447,487	\$121,917,035	\$133,146,994	\$135,000	\$144,209	\$114,130	\$158,250	\$127,014	6.29%	4.99%	5.87%	5.30%	5.78%
British Columbia Total	338	223	152	177	179	\$3,600,612,034	\$2,753,613,204	\$1,556,611,754	\$2,039,640,977	\$1,908,375,408	\$297,059	\$300,668	\$271,429	\$269,841	\$246,310	3.88%	3.35%	4.17%	4.03%	4.52%

*Sale was classified as mixed-use or development site resulting in the price per unit and cap rate not being compiled.

Contact Us

We are dedicated to our clients and wish to help you achieve your investment goals. Please do not hesitate to get in contact with us about any of your real estate needs.



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