

## Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2024	6	\$2,381,000	20%	↑
	2023	9	\$1,982,000		
Boulevard	2024	6	\$2,576,000	0%	No Change
	2023	8	\$2,577,000		
Calverhall	2024	8	\$2,154,000	11%	↑
	2023	6	\$1,934,000		
Canyon Heights	2024	16	\$2,682,000	11%	↑
	2023	9	\$2,418,000		
Capilano	2024	2	\$2,099,000	-1%	↓
	2023	2	\$2,113,000		
Central Lonsdale	2024	10	\$2,324,000	-1%	↓
	2023	12	\$2,359,000		
Deep Cove	2024	5	\$2,540,000	21%	↑
	2023	6	\$2,086,000		
Upper & Lower Delbrook	2024	8	\$2,205,000	-19%	↓
	2023	12	\$2,707,000		
Dollarton	2024	5	\$2,696,000	10%	↑
	2023	3	\$2,452,000		
Edgemont	2024	4	\$3,043,000	15%	↑
	2023	10	\$2,644,000		
Forest Hills	2024	6	\$3,368,000	40%	↑
	2023	3	\$2,406,000		
Grouse Woods	2024	2	\$1,814,000	-16%	↓
	2023	4	\$2,159,000		
Indian River	2024	2	\$2,000,000	-1%	↓
	2023	4	\$2,028,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2024	0			N/A
	2023	3	\$3,066,000		
Lynn Valley	2024	15	\$2,336,000	11%	↑
	2023	23	\$2,100,000		
Norgate	2024	2	\$1,580,000	-8%	↓
	2023	3	\$1,718,000		
Pemberton Heights	2024	5	\$2,443,000	-17%	↓
	2023	2	\$2,936,000		
Princess Park	2024	3	\$2,155,000	17%	↑
	2023	2	\$1,831,000		
Queensbury	2024	1	\$1,950,000		N/A
	2023	2	\$1,611,000		
Seymour	2024	1	\$1,550,000		N/A
	2023	1	\$1,785,000		
Upper Lonsdale	2024	21	\$2,265,000	-2%	↓
	2023	19	\$2,316,000		
Westlynn/WL Terrace	2024	13	\$2,216,000	28%	↑
	2023	15	\$1,726,000		
Windsor Park	2024	2	\$2,157,000	22%	N/A
	2023	1	\$1,770,000		
Waterfront	2024	1	\$4,000,000		N/A
	2023	2	\$2,890,000		
Apartments	2024	386	\$1,043,000	6%	↑
	2023	404	\$985,000		
North Van Detached	2024	154	\$2,382,000	7%	↑
	2023	177	\$2,214,000		

Statistics from Jan 1st, 2024 to April 17, 2024 compared to Jan 1st, 2023 to April 17, 2024. \* N/A Not enough sales for AVERAGE