

## Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2024	28	\$2,342,000	13%	↑
	2023	29	\$2,061,000		
Boulevard	2024	25	\$2,641,000	7%	↑
	2023	27	\$2,457,000		
Calverhall	2024	23	\$2,065,000	7%	↑
	2023	177	\$1,920,000		
Canyon Heights	2024	59	\$2,663,000	-1%	↓
	2023	63	\$2,674,000		
Capilano	2024	5	\$2,984,000	44%	↑
	2023	5	\$2,070,000		
Central Lonsdale	2024	45	\$2,328,000	3%	↑
	2023	46	\$2,254,000		
Deep Cove	2024	20	\$2,330,000	4%	↑
	2023	27	\$2,233,000		
Upper & Lower Delbrook	2024	26	\$2,476,000	2%	↑
	2023	37	\$2,417,000		
Dollarton	2024	19	\$2,726,000	2%	↑
	2023	19	\$2,671,000		
Edgemont	2024	34	\$2,975,000	2%	↑
	2023	40	\$2,911,000		
Forest Hills	2024	21	\$2,985,000	16%	↑
	2023	12	\$2,567,000		
Grouse Woods	2024	8	\$2,218,000	-3%	↓
	2023	14	\$2,284,000		
Indian River	2024	9	\$1,991,000	Same	
	2023	10	\$1,990,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2024	8	\$2,672,000	20%	↑
	2023	12	\$2,226,000		
Lynn Valley	2024	74	\$2,266,000	7%	↑
	2023	82	\$2,118,000		
Norgate	2024	16	\$1,757,000	1%	↑
	2023	15	\$1,734,000		
Pemberton Heights	2024	27	\$2,692,000	11%	↑
	2023	17	\$2,421,000		
Princess Park	2024	17	\$2,312,000	4%	↑
	2023	13	\$2,225,000		
Queensbury	2024	8	\$2,285,000	19%	↑
	2023	14	\$1,914,000		
Seymour	2024	16	\$1,802,000	-14%	↓
	2023	8	\$2,087,000		
Upper Lonsdale	2024	67	\$2,212,000	-6%	↓
	2023	64	\$2,362,000		
Westlynn/WL Terrace	2024	38	\$2,181,000	14%	↑
	2023	35	\$1,903,000		
Windsor Park	2024	8	\$2,146,000	-12%	↓
	2023	3	\$2,431,000		
Waterfront	2024	12	\$2,518,000	-7%	↓
	2023	11	\$2,689,000		
Apartments	2024	1370	\$1,043,000	4%	↑
	2023	1398	\$996,000		
North Van Detached	2024	651	\$2,386,000	4%	↑
	2023	661	\$2,279,000		

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