























Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2023	29	\$2,061,000	-6%	
	2022	36	\$2,188,000		
Boulevard	2023	29	\$2,436,000	6%	
	2022	31	\$2,286,000		
Calverhall	2023	17	\$1,920,000	-5%	
	2022	23	\$2,027,000		
Canyon Heights	2023	65	\$2,649,000	3%	
	2022	67	\$2,566,000		
Capilano	2023	5	\$2,070,000	No Change	
	2022	13	\$2,063,000		
Central Lonsdale	2023	49	\$2,070,000	-5%	
	2022	63	\$2,186,000		
Deep Cove	2023	27	\$2,233,000	-8%	
	2022	30	\$2,441,000		
Upper & Lower Delbrook	2023	40	\$2,445,000	-4%	
	2022	31	\$2,557,000		
Dollarton	2023	19	\$2,671,000	-25%	
	2022	17	\$3,447,000		
Edgemont	2023	41	\$2,888,000	No Change	
	2022	33	\$2,860,000		
Forest Hills	2023	12	\$2,567,000	-14%	
	2022	15	\$2,999,000		
Grouse Woods	2023	14	\$2,284,000	-3%	
	2022	7	\$2,359,000		
Indian River	2023	11	\$2,002,000	1%	
	2022	14	\$1,970,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2023	12	\$2,226,000	41%	
	2022	17	\$1,570,000		
Lynn Valley	2023	86	\$2,102,000	-1%	
	2022	94	\$2,123,000		
Norgate	2023	15	\$1,734,000	-2%	
	2022	7	\$1,769,000		
Pemberton Heights	2023	17	\$2,421,000	-12%	
	2022	24	\$2,756,000		
Princess Park	2023	14	\$2,225,000	No Change	
	2022	13	\$2,220,000		
Queensbury	2023	16	\$1,990,000	-11%	
	2022	15	\$2,235,000		
Seymour	2023	8	\$2,087,000	10%	
	2022	11	\$1,890,000		
Upper Lonsdale	2023	67	\$2,361,000	2%	
	2022	76	\$2,307,000		
Westlynn/WL Terrace	2023	37	\$1,894,000	-10%	
	2022	48	\$2,116,000		
Windsor Park	2023	3	\$2,431,000	34%	
	2022	12	\$1,811,000		
Waterfront	2023	9	\$3,120,000	-36%	
	2022	9	\$4,868,000		
Apartments	2023	992	\$992,000	-1%	
	2022	1002	\$1,002,000		
North Van Detached	2023	687	\$2,277,000	No Change	
	2022	751	\$2,280,000		

Statistics from Jan 1st, 2023 to December 31, 2023 compared to Jan 1st, 2022 to December 31, 2022 * N/A Not enough sales for AVERAGE