

Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2026	21	\$2,086,000	-4%	
	2025	29	\$2,165,000		
Boulevard	2026	18	\$2,051,000	-11%	
	2025	32	\$2,308,000		
Calverhall	2026	12	\$1,885,000	3%	
	2025	20	\$1,827,000		
Canyon Heights	2026	47	\$2,505,000	No Change	
	2025	42	\$2,502,000		
Capilano	2026	3	\$2,358,000	-18%	
	2025	5	\$2,860,000		
Central Lonsdale	2026	30	\$1,978,000	-3%	
	2025	27	\$2,039,000		
Deep Cove	2026	29	\$2,606,000	10%	
	2025	33	\$2,371,000		
Upper & Lower Delbrook	2026	15	\$2,508,000	-5%	
	2025	24	\$2,635,000		
Dollarton	2026	15	\$2,191,000	-15%	
	2025	9	\$2,566,000		
Edgemont	2026	12	\$2,817,000	-9%	
	2025	30	\$3,085,000		
Forest Hills	2026	15	\$3,260,000	-3%	
	2025	10	\$3,367,000		
Grouse Woods	2026	5	\$2,144,000	-1%	
	2025	9	\$2,159,000		
Indian River	2026	13	\$2,028,000	-8%	
	2025	13	\$2,206,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2026	12	\$2,027,000	Same	
	2025	11	\$2,033,000		
Lynn Valley	2026	60	\$2,017,000	-9%	
	2025	75	\$2,218,000		
Norgate	2026	9	\$1,476,000	-10%	
	2025	7	\$1,640,000		
Pemberton Heights	2026	12	\$2,569,000	25%	
	2025	11	\$2,057,000		
Princess Park	2026	11	\$2,437,000	10%	
	2025	8	\$2,222,000		
Queensbury	2026	7	\$1,963,000	1%	
	2025	4	\$1,938,000		
Seymour	2026	11	\$1,979,000	-10%	
	2025	11	\$2,214,000		
Upper Lonsdale	2026	50	\$2,406,000	3%	
	2025	42	\$2,320,000		
Westlynn/WL Terrace	2026	22	\$1,903,000	-8%	
	2025	28	\$2,072,000		
Windsor Park	2026	6	\$1,967,000	3%	
	2025	7	\$1,906,000		
Waterfront	2026	10	\$3,485,000	25%	
	2025	10	\$2,792,000		
Apartments	2026	867	\$1,000,000	-2%	
	2025	979	\$1,024,000		
North Van Detached	2026	458	\$2,242,000	-2%	
	2025	521	\$2,294,000		

Statistics from Jan 1st, 2026 to September 15, 2026 compared to Jan 1st, 2025 to September 15, 2025. * N/A Not enough sales for AVERAGE