



























## Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2025	17	\$2,186,000	-45%	
	2024	14	\$2,277,000		
Boulevard	2025	21	\$2,345,000	-13%	
	2024	12	\$2,700,000		
Calverhall	2025	9	\$1,930,000	-12%	
	2024	13	\$2,196,000		
Canyon Heights	2025	29	\$2,569,000	-3%	
	2024	39	\$2,656,000		
Capilano	2025	4	\$2,626,000	3%	
	2024	4	\$2,543,000		
Central Lonsdale	2025	16	\$2,080,000	-14%	
	2024	26	\$2,426,000		
Deep Cove	2025	17	\$2,268,000	-6%	
	2024	9	\$2,420,000		
Upper & Lower Delbrook	2025	13	\$2,770,000	17%	
	2024	15	\$2,365,000		
Dollarton	2025	6	\$2,742,000	-2%	
	2024	11	\$2,794,000		
Edgemont	2025	13	\$3,257,000	3%	
	2024	15	\$3,146,000		
Forest Hills	2025	5	\$3,576,000	14%	
	2024	14	\$3,139,000		
Grouse Woods	2025	6	\$2,166,000	1%	
	2024	6	\$2,141,000		
Indian River	2025	5	\$2,204,000	3%	
	2024	6	\$2,135,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2025	6	\$2,449,000	-28%	
	2024	2	\$3,400,000		
Lynn Valley	2025	39	\$2,384,000	4%	
	2024	36	\$2,294,000		
Norgate	2025	3	\$1,606,000	-7%	
	2024	7	\$1,735,000		
Pemberton Heights	2025	5	\$2,072,000	-24%	
	2024	13	\$2,727,000		
Princess Park	2025	6	\$2,168,000	-11%	
	2024	6	\$2,436,000		
Queensbury	2025	1	\$2,377,000	10%	
	2024	4	\$2,154,000		
Seymour	2025	6	\$2,428,000	56%	
	2024		\$1,550,000		
Upper Lonsdale	2025	29	\$2,423,000	8%	
	2024	32	\$2,245,000		
Westlynn/WL Terrace	2025	16	\$2,194,000	2%	
	2024	19	\$2,233,000		
Windsor Park	2025	3	\$1,939,000	-13%	
	2024	4	\$2,227,000		
Waterfront	2025	4	\$2,240,000	-20%	
	2024		\$2,802,000		
Apartments	2025	543	\$1,021,000	-3%	
	2024	696	\$1,048,000		
North Van Detached	2025	293	\$2,386,000	-3%	
	2024	332	\$2,464,000		

Statistics from Jan 1st, 2025 to June 1, 2025 compared to Jan 1st, 2024 to June 1, 2024. \* N/A Not enough sales for AVERAGE