



























## Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2025	28	\$2,181,000	-9%	
	2024	22	\$2,399,000		
Boulevard	2025	31	\$2,316,000	-17%	
	2024	19	\$2,804,000		
Calverhall	2025	19	\$1,791,000	-16%	
	2024	19	\$2,122,000		
Canyon Heights	2025	40	\$2,521,000	-6%	
	2024	52	\$2,691,000		
Capilano	2025	5	\$2,860,000	-4%	
	2024	5	\$2,984,000		
Central Lonsdale	2025	28	\$2,061,000	-12%	
	2024	38	\$2,341,000		
Deep Cove	2025	30	\$2,308,000	-5%	
	2024	16	\$2,421,000		
Upper & Lower Delbrook	2025	24	\$2,635,000	8%	
	2024	23	\$2,442,000		
Dollarton	2025	9	\$2,566,000	-8%	
	2024	16	\$2,782,000		
Edgemont	2025	28	\$3,096,000	5%	
	2024	26	\$2,935,000		
Forest Hills	2025	9	\$3,202,000	6%	
	2024	20	\$3,017,000		
Grouse Woods	2025	9	\$2,159,000	-3%	
	2024	8	\$2,218,000		
Indian River	2025	13	\$2,206,000	7%	
	2024	8	\$2,055,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2025	11	\$2,033,000	-22%	
	2024	6	\$2,598,000		
Lynn Valley	2025	72	\$2,220,000	-2%	
	2024	59	\$2,261,000		
Norgate	2025	6	\$1,682,000	-4%	
	2024	13	\$1,747,000		
Pemberton Heights	2025	10	\$2,093,000	-24%	
	2024	23	\$2,729,000		
Princess Park	2025	8	\$2,222,000	-5%	
	2024	13	\$2,346,000		
Queensbury	2025	4	\$1,938,000	-7%	
	2024	6	\$2,094,000		
Seymour	2025	11	\$2,214,000	27%	
	2024	10	\$1,745,000		
Upper Lonsdale	2025	42	\$2,320,000	4%	
	2024	56	\$2,231,000		
Westlynn/WL Terrace	2025	28	\$2,072,000	-5%	
	2024	34	\$2,186,000		
Windsor Park	2025	6	\$1,823,000	-32%	
	2024	6	\$2,253,000		
Waterfront	2025	11	\$1,862,000	-30%	
	2024	11	\$2,661,000		
Apartments	2025	961	\$1,022,000	-3%	
	2024	1144	\$1,054,000		
North Van Detached	2025	505	\$2,289,000	-5%	
	2024	539	\$2,412,000		

Statistics from Jan 1st, 2025 to Sept 23, 2025 compared to Jan 1st, 2024 to Sept 23, 2024. \* N/A Not enough sales for AVERAGE