



























Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2022	36	\$2,188,000	10%	
	2021	38	\$1,979,000		
Boulevard	2022	31	\$2,286,000	6%	
	2021	52	\$2,163,000		
Calverhall	2022	23	\$2,027,000	12%	
	2021	29	\$1,805,000		
Canyon Heights	2022	66	\$2,576,000	4%	
	2021	114	\$2,480,000		
Capilano	2022	13	\$2,063,000	-8%	
	2021	22	\$2,252,000		
Central Lonsdale	2022	63	\$2,186,000	10%	
	2021	76	\$1,995,000		
Deep Cove	2022	29	\$2,467,000	4%	
	2021	45	\$2,371,000		
Upper & Lower Delbrook	2022	31	\$2,557,000	6%	
	2021	55	\$2,418,000		
Dollarton	2022	17	\$3,447,000	21%	
	2021	26	\$2,846,000		
Edgemont	2022	33	\$2,860,000	-1%	
	2021	83	\$2,890,000		
Forest Hills	2022	14	\$2,879,000	-12%	
	2021	28	\$3,279,000		
Grouse Woods	2022	7	\$2,359,000	9%	
	2021	10	\$2,170,000		
Indian River	2022	14	\$2,074,000	14%	
	2021	22	\$1,824,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2022	17	\$1,570,000	-14%	
	2021	20	\$1,824,000		
Lynn Valley	2022	93	\$2,130,000	7%	
	2021	159	\$1,982,000		
Norgate	2022	7	\$1,769,000	15%	
	2021	22	\$1,539,000		
Pemberton Heights	2022	24	\$2,756,000	28%	
	2021	27	\$2,154,000		
Princess Park	2022	13	\$2,220,000	-6%	
	2021	14	\$2,354,000		
Queensbury	2022	15	\$2,235,000	22%	
	2021	19	\$1,835,000		
Seymour	2022	11	\$1,890,000	-4%	
	2021	18	\$1,968,000		
Upper Lonsdale	2022	76	\$2,307,000	5%	
	2021	135	\$2,205,000		
Westlynn/WL Terrace	2022	47	\$2,124,000	14%	
	2021	55	\$1,868,000		
Windsor Park	2022	12	\$1,811,000	-5%	
	2021	19	\$1,918,000		
Waterfront	2022	17	\$2,986,000	Same	
	2021	23	\$2,958,000		
Apartments	2022	1616	\$1,001,000	10%	
	2021	2306	\$907,000		
North Van Detached	2022	747	\$2,280,000	4%	
	2021	1187	\$2,193,000		

Statistics from Jan 1st, 2022 to January 1, 2023 compared to Jan 1st, 2021 to January 1, 2022 * N/A Not enough sales for AVERAGE