



























Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2023	19	\$2,034,000	-12%	
	2022	24	\$2,315,000		
Boulevard	2023	11	\$2,605,000	6%	
	2022	19	\$2,460,000		
Calverhall	2023	7	\$1,902,000	-13%	
	2022	15	\$2,187,000		
Canyon Heights	2023	26	\$2,577,000	-4%	
	2022	37	\$2,678,000		
Capilano	2023	3	\$2,109,000	2%	
	2022	10	\$2,071,000		
Central Lonsdale	2023	22	\$2,388,000	5%	
	2022	34	\$2,271,000		
Deep Cove	2023	16	\$2,157,000	-13%	
	2022	15	\$2,478,000		
Upper & Lower Delbrook	2023	16	\$2,653,000	2%	
	2022	17	\$2,594,000		
Dollarton	2023	6	\$2,357,000	-14%	
	2022	12	\$2,662,000		
Edgemont	2023	19	\$3,139,000	4%	
	2022	21	\$3,029,000		
Forest Hills	2023	6	\$2,667,000	-22%	
	2022	7	\$3,419,000		
Grouse Woods	2023	6	\$2,179,000	-9%	
	2022	3	\$2,408,000		
Indian River	2023	7	\$2,118,000	0%	
	2022	9	\$2,110,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2023	4	\$2,809,000	73%	
	2022	10	\$1,626,000		
Lynn Valley	2023	36	\$2,091,000	-6%	
	2022	54	\$2,233,000		
Norgate	2023	5	\$1,720,000	-20%	
	2022	3	\$2,146,000		
Pemberton Heights	2023	7	\$2,557,000	-13%	
	2022	10	\$2,885,000		
Princess Park	2023	7	\$2,361,000	8%	
	2022	6	\$2,187,000		
Queensbury	2023	10	\$1,778,000	-23%	
	2022	10	\$2,300,000		
Seymour	2023	3	\$2,302,000	12%	
	2022	8	\$2,050,000		
Upper Lonsdale	2023	30	\$2,276,000	-8%	
	2022	43	\$2,470,000		
Westlynn/WL Terrace	2023	21	\$1,844,000	-11%	
	2022	29	\$2,107,000		
Windsor Park	2023	1	\$1,770,000	-5%	
	2022	4	\$1,860,000		
Waterfront	2023	4	\$2,550,000	16%	
	2022	10	\$2,203,000		
Apartments	2023	641	\$979,821	-7%	
	2022	933	\$1,051,000		
North Van Detached	2023	313	\$2,281,000	-4%	
	2022	432	\$2,369,000		

Statistics from Jan 1st, 2023 to June 7, 2023 compared to Jan 1st, 2022 to June 7, 2022 * N/A Not enough sales for AVERAGE