



























## Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2025	36	\$2,183,000	-5%	
	2024	32	\$2,307,000		
Boulevard	2025	46	\$2,363,000	-8%	
	2024	27	\$2,576,000		
Calverhall	2025	27	\$1,788,000	-13%	
	2024	23	\$2,065,000		
Canyon Heights	2025	59	\$2,487,000	-6%	
	2024	66	\$2,637,000		
Capilano	2025	5	\$2,860,000	-4%	
	2024	5	\$2,984,000		
Central Lonsdale	2025	40	\$2,069,000	-12%	
	2024	51	\$2,347,000		
Deep Cove	2025	43	\$2,351,000	3%	
	2024	23	\$2,275,000		
Upper & Lower Delbrook	2025	28	\$2,604,000	6%	
	2024	28	\$2,462,000		
Dollarton	2025	11	\$2,474,000	-8%	
	2024	23	\$2,695,000		
Edgemont	2025	36	\$2,972,000	-1%	
	2024	38	\$2,990,000		
Forest Hills	2025	14	\$3,294,000	9%	
	2024	22	\$3,015,000		
Grouse Woods	2025	11	\$2,166,000	-2%	
	2024	9	\$2,207,000		
Indian River	2025	14	\$2,163,000	10%	
	2024	11	\$1,965,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2025	12	\$2,066,000	-23%	
	2024	8	\$2,672,000		
Lynn Valley	2025	91	\$2,214,000	-2%	
	2024	80	\$2,268,000		
Norgate	2025	12	\$1,628,000	-7%	
	2024	16	\$1,757,000		
Pemberton Heights	2025	16	\$2,101,000	-24%	
	2024	29	\$2,763,000		
Princess Park	2025	10	\$2,340,000	1%	
	2024	17	\$2,312,000		
Queensbury	2025	5	\$2,040,000	-11%	
	2024	8	\$2,285,000		
Seymour	2025	16	\$2,194,000	22%	
	2024	19	\$1,787,000		
Upper Lonsdale	2025	55	\$2,284,000	3%	
	2024	76	\$2,221,000		
Westlynn/WL Terrace	2025	34	\$2,006,000	-5%	
	2024	38	\$2,181,000		
Windsor Park	2025	12	\$1,754,000	-17%	
	2024	9	\$2,107,000		
Waterfront	2025	12	\$2,651,000	8%	
	2024	13	\$2,459,000		
Apartments	2025	1304	\$1,010,000	-3%	
	2024	1506	\$1,043,000		
North Van Detached	2025	680	\$2,268,000	-5%	
	2024	711	\$2,379,000		

Statistics from Jan 1st, 2025 to December 31, 2025 compared to Jan 1st, 2024 to December 31, 2024. \* N/A Not enough sales for AVERAGE