

























Neighbourhood Comparison Report-North Vancouver

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Blueridge	2023	24	\$2,088,000	-7%	
	2022	28	\$2,240,000		
Boulevard	2023	18	\$2,537,000	13%	
	2022	25	\$2,251,000		
Calverhall	2023	13	\$1,897,000	-12%	
	2022	16	\$2,154,000		
Canyon Heights	2023	46	\$2,676,000	4%	
	2022	51	\$2,565,000		
Capilano	2023	5	\$2,070,000	-3%	
	2022	11	\$2,142,000		
Central Lonsdale	2023	34	\$2,329,000	7%	
	2022	51	\$2,168,000		
Deep Cove	2023	22	\$2,212,000	-9%	
	2022	23	\$2,434,000		
Upper & Lower Delbrook	2023	22	\$2,494,000	-5%	
	2022	27	\$2,622,000		
Dollarton	2023	13	\$2,912,000	-17%	
	2022	15	\$3,519,000		
Edgemont	2023	30	\$2,919,000	1%	
	2022	27	\$2,884,000		
Forest Hills	2023	9	\$2,577,000	-16%	
	2022	11	\$2,992,000		
Grouse Woods	2023	8	\$2,238,000	-7%	
	2022	3	\$2,408,000		
Indian River	2023	8	\$2,103,000	8%	
	2022	12	\$1,976,000		

Area	Year	# of Sales	Average Price	Price Increase or decrease	\$ ↑↓
Lower Lonsdale	2023	11	\$2,129,000	26%	
	2022	13	\$1,685,000		
Lynn Valley	2023	62	\$2,095,000	-5%	
	2022	68	\$2,201,000		
Norgate	2023	12	\$1,725,000	-5%	
	2022	5	\$1,817,000		
Pemberton Heights	2023	11	\$2,301,000	-19%	
	2022	12	\$2,855,000		
Princess Park	2023	10	\$2,284,000	-2%	
	2022	10	\$2,337,000		
Queensbury	2023	11	\$1,794,000	-22%	
	2022	10	\$2,300,000		
Seymour	2023	7	\$2,165,000	14%	
	2022	11	\$1,890,000		
Upper Lonsdale	2023	48	\$2,362,000	No Change	
	2022	55	\$2,381,000		
Westlynn/WL Terrace	2023	28	\$1,899,000	-10%	
	2022	38	\$2,119,000		
Windsor Park	2023	1	\$1,770,000	No Change	
	2022	7	\$1,773,000		
Waterfront	2023	6	\$3,479,000	-35%	
	2022	7	\$5,238,000		
Apartments	2023	1035	\$984,000	-4%	
	2022	1260	\$1,023,000		
North Van Detached	2023	491	\$2,278,000	-2%	
	2022	572	\$2,319,000		

Statistics from Jan 1st, 2023 to September 28, 2023 compared to Jan 1st, 2022 to September 28, 2022 * N/A Not enough sales for AVERAGE