REALTOR® Report

A Research Tool Provided by the Real Estate Board of Greater Vancouver

North Vancouver

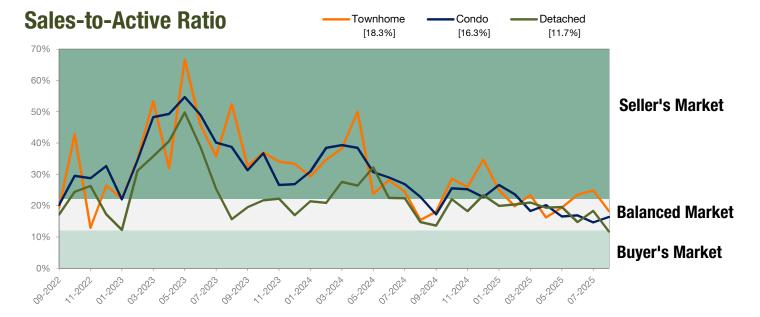


August 2025

| Detached Properties | | August | | | July | | |
|--------------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|--|
| Activity Snapshot | 2025 | 2024 | One-Year Change | 2025 | 2024 | One-Year Change | |
| Total Active Listings | 358 | 292 | + 22.6% | 399 | 313 | + 27.5% | |
| Sales | 42 | 43 | - 2.3% | 73 | 70 | + 4.3% | |
| Days on Market Average | 32 | 30 | + 6.7% | 34 | 20 | + 70.0% | |
| MLS® HPI Benchmark Price | \$2,174,600 | \$2,269,000 | - 4.2% | \$2,197,500 | \$2,293,400 | - 4.2% | |

| Condos | August | | | | July | |
|--------------------------|-----------|-----------|--------------------|-----------|-----------|--------------------|
| Activity Snapshot | 2025 | 2024 | One-Year Change | 2025 | 2024 | One-Year Change |
| Total Active Listings | 416 | 334 | + 24.6% | 492 | 350 | + 40.6% |
| Sales | 68 | 76 | - 10.5% | 72 | 94 | - 23.4% |
| Days on Market Average | 31 | 24 | + 29.2% | 25 | 28 | - 10.7% |
| MLS® HPI Benchmark Price | \$794,800 | \$802,400 | - 0.9% | \$819,500 | \$814,800 | + 0.6% |

| Townhomes | August | | | July | | |
|--------------------------|-------------|-------------|--------------------|-------------|-------------|--------------------|
| Activity Snapshot | 2025 | 2024 | One-Year Change | 2025 | 2024 | One-Year Change |
| Total Active Listings | 126 | 117 | + 7.7% | 153 | 131 | + 16.8% |
| Sales | 23 | 18 | + 27.8% | 38 | 32 | + 18.8% |
| Days on Market Average | 26 | 31 | - 16.1% | 26 | 29 | - 10.3% |
| MLS® HPI Benchmark Price | \$1,286,900 | \$1,328,400 | - 3.1% | \$1,314,500 | \$1,352,100 | - 2.8% |





Detached Properties Report – August 2025

| Price Range | Sales | Active Listings | Avg Days on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below | 0 | 0 | 0 |
| \$100,000 to \$199,999 | 0 | 0 | 0 |
| \$200,000 to \$399,999 | 0 | 1 | 0 |
| \$400,000 to \$899,999 | 0 | 4 | 0 |
| \$900,000 to \$1,499,999 | 7 | 16 | 35 |
| \$1,500,000 to \$1,999,999 | 21 | 86 | 25 |
| \$2,000,000 to \$2,999,999 | 13 | 154 | 43 |
| \$3,000,000 and \$3,999,999 | 1 | 56 | 1 |
| \$4,000,000 to \$4,999,999 | 0 | 26 | 0 |
| \$5,000,000 and Above | 0 | 15 | 0 |
| TOTAL | 42 | 358 | 32 |

| Blueridge NV 3 10 \$2,139,000 - 4.1% Boulevard 3 15 \$2,327,300 - 5.7% Braemar 0 3 \$50 Calverhall 3 11 \$1,918,400 - 6.1% Canyon Heights NV 2 38 \$2,361,100 - 4.2% Capilano NV 0 3 \$2,315,400 - 5.4% Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 0 \$0 Indian Arm 0 4 \$0 Indian Arm 0 4 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lynn valley 8 33 \$2,000,200 - 3.5% Lynn word 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton NV 0 9 \$1,606,000 - 4.3% Pemberton NV 0 9 \$1,606,000 - 4.3% Pemberton NV 1 7 \$1,918,600 - 4.3% Pemberton NV 1 7 \$1,918,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Seymour NV 1 7 \$1,918,600 - 2.9% Westlynn Terrace 1 1 1 \$0 Windsor Park NV Woodlands-Sunshine-Cascade 0 5 \$0 Windsor Park NV Nordales-Sunshine-Cascade 0 5 \$0 Windsor Park NV Noodlands-Sunshine-Cascade 0 5 \$0 Windsor Park No Noodlands-Sunshine-Cascade 0 5 \$0 Windsor Park NV Noodlands-Su | Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|--|----------------------------|-------|--------------------|--------------------|--------------------|
| Braemar 0 3 \$0 Calverhall 3 11 \$1,918,400 -6.1% Canyon Heights NV 2 38 \$2,361,100 -4.2% Capilano NV 0 3 \$2,315,400 -5.4% Central Lonsdale 2 33 \$2,003,200 -2.6% Deep Cove 2 17 \$1,939,800 -3.2% Delbrook 1 5 \$2,331,300 -3.1% Dollarton 1 14 \$2,448,600 -5.9% Edgemont 2 18 \$2,907,500 -5.7% Forest Hills NV 0 11 \$3,152,400 -0.5% Grouse Woods 1 4 \$2,370,600 -0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 -3.5% Lower Lonsdale 3 8 \$2,319,300 +1.9% | Blueridge NV | 3 | 10 | \$2,139,000 | - 4.1% |
| Calverhall 3 11 \$1,918,400 - 6.1% Canyon Heights NV 2 38 \$2,361,100 - 4.2% Capilano NV 0 3 \$2,315,400 - 5.4% Central Lonsdale 2 33 \$2,003,200 - 2.6% Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.5% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - | Boulevard | 3 | 15 | \$2,327,300 | - 5.7% |
| Canyon Heights NV 2 38 \$2,361,100 - 4.2% Capilano NV 0 3 \$2,315,400 - 5.4% Central Lonsdale 2 33 \$2,003,200 - 2.6% Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - | Braemar | 0 | 3 | \$0 | |
| Capilano NV 0 3 \$2,315,400 - 5.4% Central Lonsdale 2 33 \$2,003,200 - 2.6% Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 3.5%< | Calverhall | 3 | 11 | \$1,918,400 | - 6.1% |
| Central Lonsdale 2 33 \$2,003,200 - 2.6% Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 1.0% </td <td>Canyon Heights NV</td> <td>2</td> <td>38</td> <td>\$2,361,100</td> <td>- 4.2%</td> | Canyon Heights NV | 2 | 38 | \$2,361,100 | - 4.2% |
| Deep Cove 2 17 \$1,939,800 - 3.2% Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Yalley 8 33 \$2,000,200 - 3.5% | Capilano NV | 0 | 3 | \$2,315,400 | - 5.4% |
| Delbrook 1 5 \$2,331,300 - 3.1% Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 3.5% <td>Central Lonsdale</td> <td>2</td> <td>33</td> <td>\$2,003,200</td> <td>- 2.6%</td> | Central Lonsdale | 2 | 33 | \$2,003,200 | - 2.6% |
| Dollarton 1 14 \$2,448,600 - 5.9% Edgemont 2 18 \$2,907,500 - 5.7% Forest Hills NV 0 11 \$3,152,400 - 0.5% Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynn Valley 8 33 \$2,000,200 - 1.7 | Deep Cove | 2 | 17 | \$1,939,800 | - 3.2% |
| Edgemont 2 18 \$2,907,500 -5.7% Forest Hills NV 0 11 \$3,152,400 -0.5% Grouse Woods 1 4 \$2,370,600 -0.6% Harbourside 0 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 -3.5% Lower Lonsdale 3 8 \$2,319,300 +1.9% Lynn Valley 8 33 \$2,000,200 -3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 -11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 -1.7% Pemberton NV 0 9 \$1,606,000 -4.3% Princess Park 0 5 \$2,103,400 -4.0% Queensbury 1 4 \$1,924,900 -3.9% Roche Point 0 6 \$1,775,600 -4.8% Seymour NV 1 7 \$1,918,600 -4.6% Tempe 0 1 \$2,511,100 +6.5% Upper Delbrook 0 13 \$2,315,900 -6.2% Upper Lonsdale 4 37 \$2,191,600 -2.9% Westlynn 2 11 \$1,786,500 -5.4% Westlynn 1 | Delbrook | 1 | 5 | \$2,331,300 | - 3.1% |
| Forest Hills NV 0 11 \$3,152,400 -0.5% Grouse Woods 1 4 \$2,370,600 -0.6% Harbourside 0 0 \$0 \$0 Indian Arm 0 4 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 -3.5% Lower Lonsdale 3 8 \$2,319,300 +1.9% Lynn Valley 8 33 \$2,000,200 -3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Morgate 1 6 \$1,552,300 -11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 -1.7% Pemberton NV 0 9 \$1,606,000 -4.3% Princess Park 0 5 \$2,103,400 -4.0% Queensbury 1 4 \$1,924,900 -3.9% Roche Point 0 6 \$1,775,600 -4.8% Seymour NV 1 7 \$1,918,600 -4.6% Tempe 0 1 \$2,511,100 +6.5% Upper Delbrook 0 13 \$2,315,900 -6.2% Westlynn 2 11 \$1,786,500 -5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 -7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Dollarton | 1 | 14 | \$2,448,600 | - 5.9% |
| Grouse Woods 1 4 \$2,370,600 - 0.6% Harbourside 0 0 \$0 Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point </td <td>Edgemont</td> <td>2</td> <td>18</td> <td>\$2,907,500</td> <td>- 5.7%</td> | Edgemont | 2 | 18 | \$2,907,500 | - 5.7% |
| Harbourside 0 0 \$0 \$0 \$ Indian Arm 0 4 \$0 \$ Indian Arm 0 4 \$0 \$ Indian River 0 2 \$1,945,700 \$-3.5% Lower Lonsdale 3 8 \$2,319,300 \$+1.9% Lynn Valley 8 33 \$2,000,200 \$-3.5% Lynnmour 0 4 \$0 \$ Mosquito Creek 0 2 \$0 \$ Mosquito Creek 0 2 \$0 \$ Morgate 1 6 \$1,552,300 \$-11.0% Northlands 0 3 \$0 \$ Pemberton Heights 1 8 \$2,258,000 \$-1.7% Pemberton NV 0 9 \$1,606,000 \$-4.3% Princess Park 0 5 \$2,103,400 \$-4.0% Queensbury 1 4 \$1,924,900 \$-3.9% Roche Point 0 6 \$1,775,600 \$-4.8% Seymour NV 1 7 \$1,918,600 \$-4.6% Tempe 0 1 \$2,511,100 \$+6.5% Upper Delbrook 0 13 \$2,315,900 \$-6.2% Upper Lonsdale 4 37 \$2,191,600 \$-2.9% Westlynn Perrace 1 1 \$0 \$ Windsor Park NV 0 7 \$1,922,400 \$-7.2% Woodlands-Sunshine-Cascade 0 5 \$0 \$ | Forest Hills NV | 0 | 11 | \$3,152,400 | - 0.5% |
| Indian Arm 0 4 \$0 Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% <td< td=""><td>Grouse Woods</td><td>1</td><td>4</td><td>\$2,370,600</td><td>- 0.6%</td></td<> | Grouse Woods | 1 | 4 | \$2,370,600 | - 0.6% |
| Indian River 0 2 \$1,945,700 - 3.5% Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% | Harbourside | 0 | 0 | \$0 | |
| Lower Lonsdale 3 8 \$2,319,300 + 1.9% Lynn Valley 8 33 \$2,000,200 - 3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% | Indian Arm | 0 | 4 | \$0 | |
| Lynn Valley 8 33 \$2,000,200 - 3.5% Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% <t< td=""><td>Indian River</td><td>0</td><td>2</td><td>\$1,945,700</td><td>- 3.5%</td></t<> | Indian River | 0 | 2 | \$1,945,700 | - 3.5% |
| Lynnmour 0 4 \$0 Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 | Lower Lonsdale | 3 | 8 | \$2,319,300 | + 1.9% |
| Mosquito Creek 0 2 \$0 Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% | Lynn Valley | 8 | 33 | \$2,000,200 | - 3.5% |
| Norgate 1 6 \$1,552,300 - 11.0% Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 - | Lynnmour | 0 | 4 | \$0 | |
| Northlands 0 3 \$0 Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Mosquito Creek | 0 | 2 | \$0 | |
| Pemberton Heights 1 8 \$2,258,000 - 1.7% Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Norgate | 1 | 6 | \$1,552,300 | - 11.0% |
| Pemberton NV 0 9 \$1,606,000 - 4.3% Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Northlands | 0 | 3 | \$0 | |
| Princess Park 0 5 \$2,103,400 - 4.0% Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Pemberton Heights | 1 | 8 | \$2,258,000 | - 1.7% |
| Queensbury 1 4 \$1,924,900 - 3.9% Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Pemberton NV | 0 | 9 | \$1,606,000 | - 4.3% |
| Roche Point 0 6 \$1,775,600 - 4.8% Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Princess Park | 0 | 5 | \$2,103,400 | - 4.0% |
| Seymour NV 1 7 \$1,918,600 - 4.6% Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Queensbury | 1 | 4 | \$1,924,900 | - 3.9% |
| Tempe 0 1 \$2,511,100 + 6.5% Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Roche Point | 0 | 6 | \$1,775,600 | - 4.8% |
| Upper Delbrook 0 13 \$2,315,900 - 6.2% Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Seymour NV | 1 | 7 | \$1,918,600 | - 4.6% |
| Upper Lonsdale 4 37 \$2,191,600 - 2.9% Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Tempe | 0 | 1 | \$2,511,100 | + 6.5% |
| Westlynn 2 11 \$1,786,500 - 5.4% Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Upper Delbrook | 0 | 13 | \$2,315,900 | - 6.2% |
| Westlynn Terrace 1 1 \$0 Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Upper Lonsdale | 4 | 37 | \$2,191,600 | - 2.9% |
| Windsor Park NV 0 7 \$1,922,400 - 7.2% Woodlands-Sunshine-Cascade 0 5 \$0 | Westlynn | 2 | 11 | \$1,786,500 | - 5.4% |
| Woodlands-Sunshine-Cascade 0 5 \$0 | Westlynn Terrace | 1 | 1 | \$0 | |
| • | Windsor Park NV | 0 | 7 | \$1,922,400 | - 7.2% |
| TOTAL* 42 358 \$2,174,600 - 4.2% | Woodlands-Sunshine-Cascade | 0 | 5 | \$0 | |
| | TOTAL* | 42 | 358 | \$2,174,600 | - 4.2% |

^{*} This represents the total of the North Vancouver area, not the sum of the areas above.

Detached Homes - North Vancouver



Current as of September 03, 2025. All data from the Real Estate Board of Greater Vancouver. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.



Condo Report – August 2025

| Price Range | Sales | Active Listings | Avg Days on Market |
|-----------------------------|-------|--------------------|-----------------------|
| \$99,999 and Below | 0 | 0 | 0 |
| \$100,000 to \$199,999 | 0 | 0 | 0 |
| \$200,000 to \$399,999 | 3 | 3 | 54 |
| \$400,000 to \$899,999 | 43 | 232 | 32 |
| \$900,000 to \$1,499,999 | 19 | 143 | 22 |
| \$1,500,000 to \$1,999,999 | 3 | 22 | 51 |
| \$2,000,000 to \$2,999,999 | 0 | 10 | 0 |
| \$3,000,000 and \$3,999,999 | 0 | 5 | 0 |
| \$4,000,000 to \$4,999,999 | 0 | 0 | 0 |
| \$5,000,000 and Above | 0 | 1 | 0 |
| TOTAL | 68 | 416 | 31 |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|--------------------------------|-------------|--------------------|--------------------|--------------------|
| Blueridge NV | 0 | 1 | \$0 | |
| Boulevard | 0 | 1 | \$0 | |
| Braemar | 0 | 0 | \$0 | |
| Calverhall | 0 | 0 | \$0 | |
| Canyon Heights NV | 0 | 0 | \$0 | |
| Capilano NV | 0 | 1 | \$1,099,200 | + 7.0% |
| Central Lonsdale | 15 | 87 | \$801,700 | - 2.5% |
| Deep Cove | 0 | 0 | \$0 | |
| Delbrook | 0 | 2 | \$0 | |
| Dollarton | 0 | 0 | \$0 | |
| Edgemont | 0 | 2 | \$1,209,300 | + 5.2% |
| Forest Hills NV | 0 | 0 | \$0 | |
| Grouse Woods | 0 | 0 | \$0 | |
| Harbourside | 1 | 8 | \$961,200 | + 5.1% |
| Indian Arm | 0 | 0 | \$0 | |
| Indian River | 0 | 0 | \$906,000 | - 1.2% |
| Lower Lonsdale | 16 | 106 | \$778,700 | - 3.1% |
| Lynn Valley | 9 | 43 | \$892,300 | - 2.4% |
| Lynnmour | 10 | 59 | \$892,400 | - 2.3% |
| Mosquito Creek | 0 | 8 | \$681,600 | - 1.8% |
| Norgate | 0 | 5 | \$851,000 | + 4.9% |
| Northlands | 1 | 2 | \$1,011,000 | - 1.2% |
| Pemberton Heights | 0 | 0 | \$0 | |
| Pemberton NV | 8 | 47 | \$542,500 | + 5.9% |
| Princess Park | 0 | 0 | \$0 | |
| Queensbury | 2 | 4 | \$0 | |
| Roche Point | 4 | 35 | \$793,900 | - 0.3% |
| Seymour NV | 1 | 1 | \$0 | |
| Tempe | 0 | 0 | \$0 | |
| Upper Delbrook | 0 | 0 | \$0 | |
| Upper Lonsdale | 1 | 4 | \$689,200 | - 2.6% |
| Westlynn | 0 | 0 | \$0 | |
| Westlynn Terrace | 0 | 0 | \$0 | |
| Windsor Park NV | 0 | 0 | \$0 | |
| Woodlands-Sunshine-Cascade | 0 | 0 | \$0 | |
| TOTAL* | 68 | 416 | \$794,800 | - 0.9% |
| * This represents the total of | f the North | Vancounter area | not the sum of the | ho aroas abovo |

* This represents the total of the North Vancouver area, not the sum of the areas above.





Townhomes Report – August 2025

| Price Range | Sales | Active Listings | Days on Market |
|-----------------------------|-------|--------------------|-------------------|
| \$99,999 and Below | 0 | 0 | 0 |
| \$100,000 to \$199,999 | 0 | 0 | 0 |
| \$200,000 to \$399,999 | 0 | 0 | 0 |
| \$400,000 to \$899,999 | 4 | 11 | 32 |
| \$900,000 to \$1,499,999 | 18 | 73 | 25 |
| \$1,500,000 to \$1,999,999 | 1 | 41 | 13 |
| \$2,000,000 to \$2,999,999 | 0 | 1 | 0 |
| \$3,000,000 and \$3,999,999 | 0 | 0 | 0 |
| \$4,000,000 to \$4,999,999 | 0 | 0 | 0 |
| \$5,000,000 and Above | 0 | 0 | 0 |
| TOTAL | 23 | 126 | 26 |

| Neighbourhood | Sales | Active Listings | Benchmark Price | One-Year Change |
|--------------------------------|-------|--------------------|--------------------|--------------------|
| Blueridge NV | 0 | 0 | \$0 | |
| Boulevard | 0 | 0 | \$0 | |
| Braemar | 0 | 0 | \$0 | |
| Calverhall | 0 | 0 | \$0 | |
| Canyon Heights NV | 1 | 2 | \$0 | |
| Capilano NV | 1 | 2 | \$0 | |
| Central Lonsdale | 4 | 15 | \$1,322,900 | - 5.0% |
| Deep Cove | 1 | 0 | \$0 | |
| Delbrook | 0 | 0 | \$0 | |
| Dollarton | 0 | 0 | \$0 | |
| Edgemont | 0 | 2 | \$1,817,500 | - 5.4% |
| Forest Hills NV | 0 | 0 | \$0 | |
| Grouse Woods | 0 | 1 | \$0 | |
| Harbourside | 0 | 0 | \$0 | |
| Indian Arm | 0 | 0 | \$0 | |
| Indian River | 0 | 2 | \$1,377,000 | + 0.6% |
| Lower Lonsdale | 4 | 30 | \$1,390,900 | - 6.3% |
| Lynn Valley | 5 | 8 | \$1,079,900 | - 1.1% |
| Lynnmour | 2 | 9 | \$1,097,700 | - 0.6% |
| Mosquito Creek | 0 | 9 | \$1,189,700 | - 5.7% |
| Norgate | 1 | 1 | \$1,190,400 | - 3.7% |
| Northlands | 0 | 5 | \$1,371,000 | - 0.6% |
| Pemberton Heights | 0 | 0 | \$0 | |
| Pemberton NV | 2 | 16 | \$1,446,400 | - 6.1% |
| Princess Park | 0 | 3 | \$0 | |
| Queensbury | 0 | 1 | \$0 | |
| Roche Point | 0 | 7 | \$1,303,300 | + 0.8% |
| Seymour NV | 1 | 8 | \$1,187,500 | + 0.8% |
| Tempe | 0 | 0 | \$0 | |
| Upper Delbrook | 0 | 0 | \$0 | |
| Upper Lonsdale | 0 | 4 | \$1,039,500 | - 7.3% |
| Westlynn | 1 | 1 | \$1,198,200 | + 1.0% |
| Westlynn Terrace | 0 | 0 | \$0 | |
| Windsor Park NV | 0 | 0 | \$0 | |
| Woodlands-Sunshine-Cascade | 0 | 0 | \$0 | |
| * This represents the total of | 23 | 126 | \$1,286,900 | - 3.1% |

* This represents the total of the North Vancouver area, not the sum of the areas above.



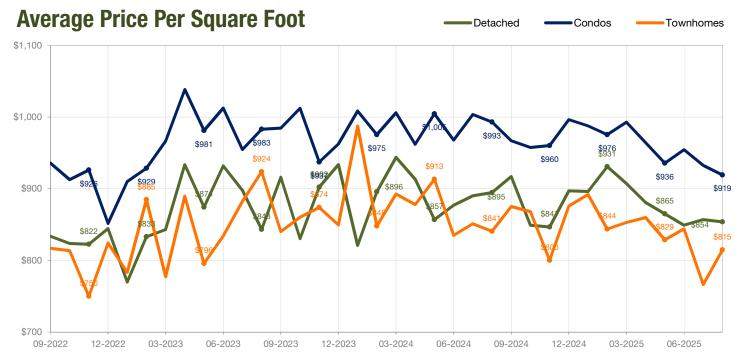
Current as of September 03, 2025. All data from the Real Estate Board of Greater Vancouver. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

GREATER VANCOUVER REALTORS°

August 2025



Note: \$0 means that there is no sales activity, not \$0 as an MLS® HPI Benchmark Price.



Note: \$0 means that there is no sales activity, not \$0 as an Average Price Per Square Foot.