REALTOR® Report

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

North Vancouver

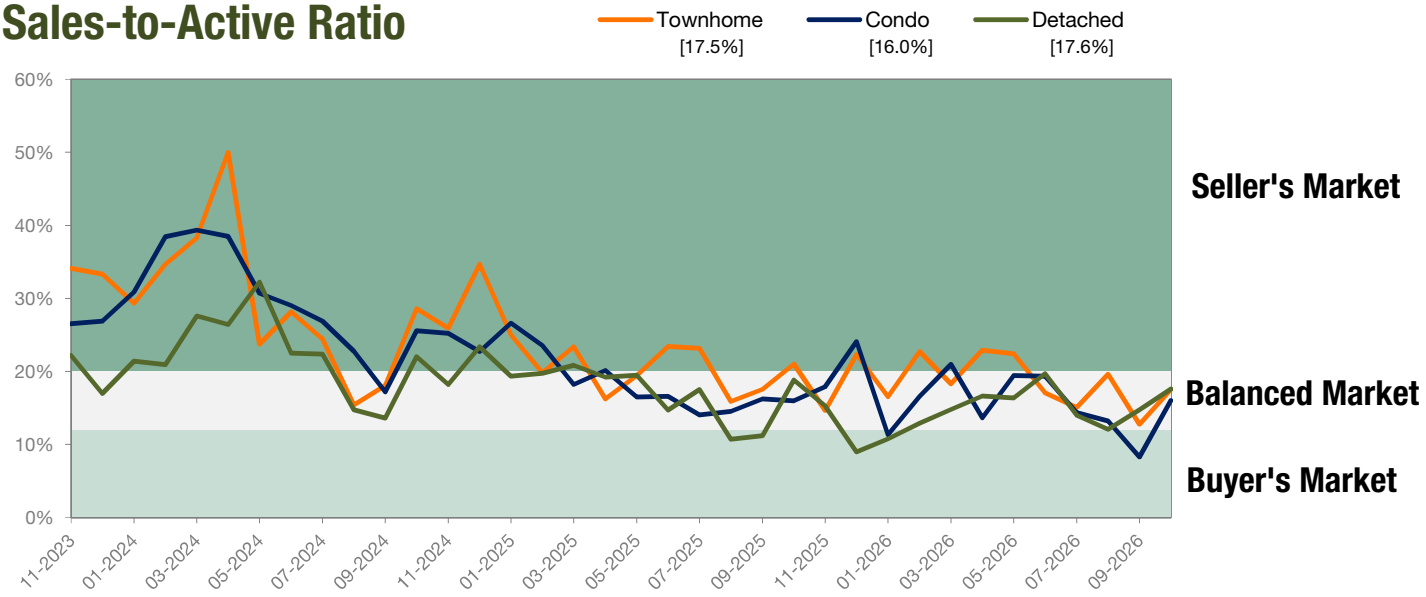
October 2026

Detached Properties	October			September		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**364**	409	- 11.0%	**400**	438	- 8.7%
Sales	**64**	77	- 16.9%	**59**	49	+ 20.4%
Days on Market Average	**39**	31	+ 25.8%	**36**	22	+ 63.6%
MLS® HPI Benchmark Price	**$2,058,800**	$2,104,400	- 2.2%	**$2,042,000**	$2,176,800	- 6.2%

Condos	October			September		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**469**	483	- 2.9%	**508**	493	+ 3.0%
Sales	**75**	77	- 2.6%	**42**	80	- 47.5%
Days on Market Average	**37**	28	+ 32.1%	**35**	38	- 7.9%
MLS® HPI Benchmark Price	**$736,300**	$783,800	- 6.1%	**$769,000**	$794,300	- 3.2%

Townhomes	October			September		
Activity Snapshot	**2026**	**2025**	One-Year Change	**2026**	**2025**	One-Year Change
Total Active Listings	**143**	157	- 8.9%	**149**	154	- 3.2%
Sales	**25**	33	- 24.2%	**19**	27	- 29.6%
Days on Market Average	**19**	22	- 13.6%	**31**	26	+ 19.2%
MLS® HPI Benchmark Price	**$1,221,100**	$1,297,800	- 5.9%	**$1,230,400**	$1,293,800	- 4.9%

Sales-to-Active Ratio



Current as of November 04, 2026. All data from the Real Estate Board of Greater Vancouver. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

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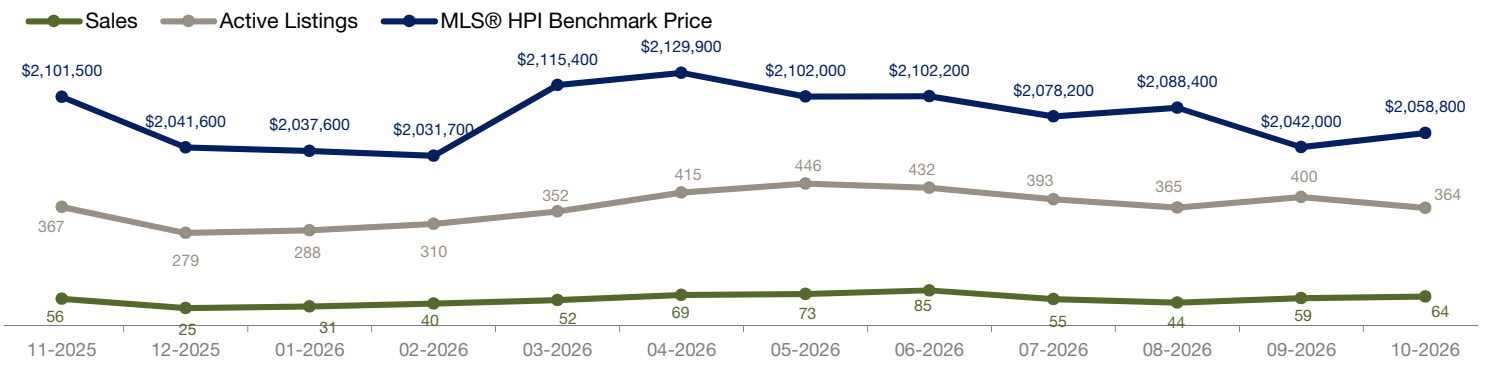
Detached Properties Report – October 2026

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	2	0
$400,000 to $899,999	0	5	0
$900,000 to $1,499,999	8	28	41
$1,500,000 to $1,999,999	21	108	19
$2,000,000 to $2,999,999	22	147	37
$3,000,000 and $3,999,999	10	52	62
$4,000,000 to $4,999,999	1	13	11
$5,000,000 and Above	2	9	160
TOTAL	**64**	**364**	**39**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Blueridge NV	6	8	$2,069,400	- 5.0%
Boulevard	1	9	$2,223,100	- 4.6%
Braemar	0	3	$0	--
Calverhall	2	7	$1,752,300	- 5.6%
Canyon Heights NV	4	39	$2,167,700	- 0.7%
Capilano NV	1	4	$2,233,000	+ 0.8%
Central Lonsdale	4	41	$1,822,700	- 5.8%
Deep Cove	7	16	$1,982,700	- 2.5%
Delbrook	1	2	$2,228,000	- 1.6%
Dollarton	3	10	$2,364,300	- 4.3%
Edgemont	2	20	$2,682,900	+ 0.9%
Forest Hills NV	2	9	$3,141,100	+ 4.1%
Grouse Woods	1	2	$2,254,400	+ 1.4%
Harbourside	0	0	$0	--
Indian Arm	0	4	$0	--
Indian River	0	2	$1,966,600	- 3.8%
Lower Lonsdale	2	10	$2,147,900	- 5.3%
Lynn Valley	8	35	$1,927,300	+ 0.8%
Lynnmour	0	9	$0	--
Mosquito Creek	1	5	$0	--
Norgate	2	4	$1,401,100	- 5.4%
Northlands	0	2	$0	--
Pemberton Heights	2	9	$2,196,800	- 5.8%
Pemberton NV	1	2	$1,511,200	- 4.2%
Princess Park	0	9	$2,136,400	+ 1.2%
Queensbury	2	6	$1,835,800	- 6.8%
Roche Point	0	6	$1,802,400	- 3.0%
Seymour NV	1	8	$1,709,300	- 3.3%
Tempe	0	0	$2,140,600	+ 2.2%
Upper Delbrook	1	14	$2,181,300	- 1.5%
Upper Lonsdale	6	43	$2,021,700	- 2.0%
Westlynn	2	19	$1,703,100	- 3.5%
Westlynn Terrace	1	2	$0	--
Windsor Park NV	0	3	$2,036,800	- 5.8%
Woodlands-Sunshine-Cascade	1	2	$0	--
TOTAL*	**64**	**364**	**$2,058,800**	**- 2.2%**

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

Detached Homes - North Vancouver



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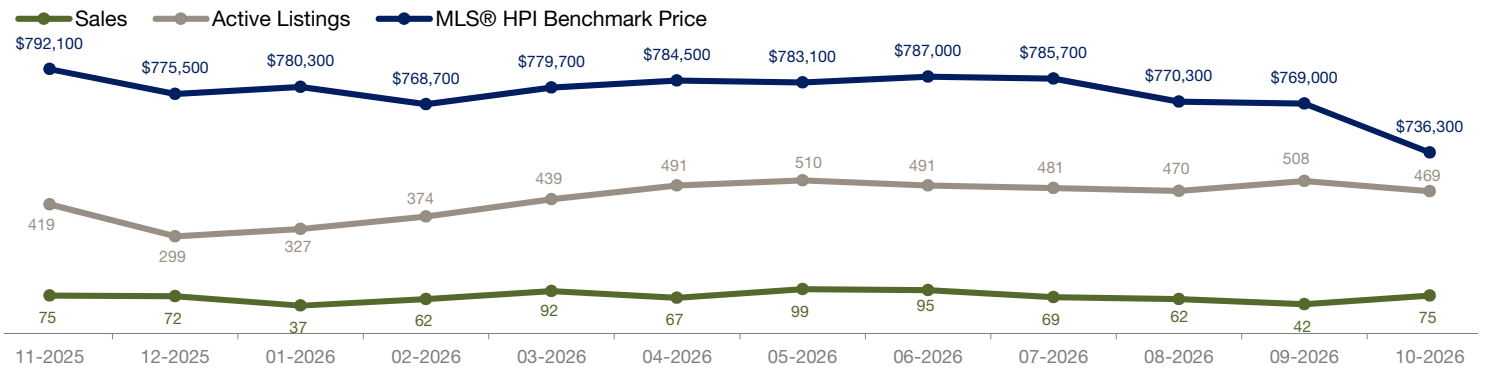
Condo Report – October 2026

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	2	10	68
$400,000 to $899,999	57	302	33
$900,000 to $1,499,999	14	123	40
$1,500,000 to $1,999,999	0	24	0
$2,000,000 to $2,999,999	1	7	163
$3,000,000 and $3,999,999	1	2	26
$4,000,000 to $4,999,999	0	0	0
$5,000,000 and Above	0	1	0
TOTAL	**75**	**469**	**37**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Blueridge NV	0	3	$0	--
Boulevard	0	0	$0	--
Braemar	0	0	$0	--
Calverhall	0	0	$0	--
Canyon Heights NV	0	0	$0	--
Capilano NV	0	3	$1,027,000	+ 4.6%
Central Lonsdale	20	98	$722,500	- 9.5%
Deep Cove	0	1	$0	--
Delbrook	0	4	$0	--
Dollarton	0	0	$0	--
Edgemont	0	6	$1,227,700	+ 12.3%
Forest Hills NV	0	0	$0	--
Grouse Woods	0	0	$0	--
Harbourside	1	21	$880,800	+ 3.9%
Indian Arm	0	0	$0	--
Indian River	1	5	$857,100	- 8.1%
Lower Lonsdale	19	131	$721,100	- 5.0%
Lynn Valley	8	35	$821,100	- 11.1%
Lynnmour	6	32	$802,000	- 10.9%
Mosquito Creek	1	9	$628,300	- 7.6%
Norgate	1	7	$797,200	+ 4.4%
Northlands	0	7	$961,200	- 6.1%
Pemberton Heights	0	0	$0	--
Pemberton NV	8	52	$509,900	+ 5.5%
Princess Park	0	0	$0	--
Queensbury	0	5	$0	--
Roche Point	7	36	$733,000	- 6.6%
Seymour NV	1	1	$0	--
Tempe	0	0	$0	--
Upper Delbrook	0	0	$0	--
Upper Lonsdale	2	11	$620,000	- 12.1%
Westlynn	0	0	$0	--
Westlynn Terrace	0	0	$0	--
Windsor Park NV	0	2	$0	--
Woodlands-Sunshine-Cascade	0	0	$0	--
TOTAL*	**75**	**469**	**$736,300**	**- 6.1%**

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Condos - North Vancouver



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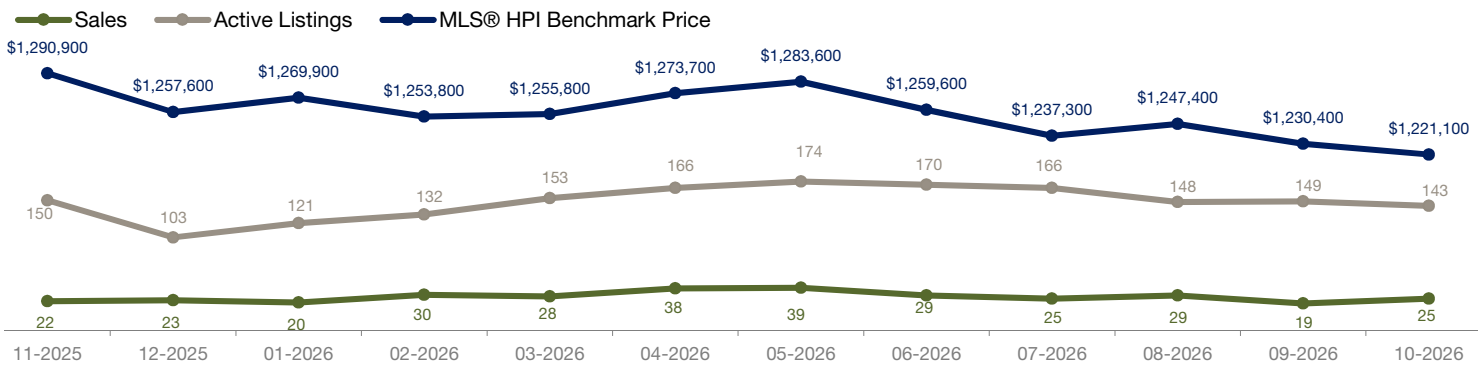
Townhomes Report – October 2026

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	2	13	57
$900,000 to $1,499,999	18	95	16
$1,500,000 to $1,999,999	5	33	18
$2,000,000 to $2,999,999	0	2	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	**25**	**143**	**19**

Neighbourhood	Sales	Active Listings	Benchmark Price	One-Year Change
Blueridge NV	0	1	$0	--
Boulevard	0	0	$0	--
Braemar	0	0	$0	--
Calverhall	0	0	$0	--
Canyon Heights NV	1	1	$0	--
Capilano NV	0	0	$0	--
Central Lonsdale	5	18	$1,232,500	- 7.9%
Deep Cove	0	1	$0	--
Delbrook	0	0	$0	--
Dollarton	0	0	$0	--
Edgemont	1	4	$1,647,500	- 11.0%
Forest Hills NV	0	0	$0	--
Grouse Woods	0	2	$0	--
Harbourside	0	1	$0	--
Indian Arm	0	0	$0	--
Indian River	2	4	$1,279,800	- 2.5%
Lower Lonsdale	5	33	$1,237,000	- 10.6%
Lynn Valley	2	6	$1,309,800	+ 3.2%
Lynnmour	2	12	$1,074,900	- 0.7%
Mosquito Creek	1	10	$1,080,200	- 9.6%
Norgate	0	3	$1,097,500	- 9.6%
Northlands	2	7	$1,320,900	- 2.0%
Pemberton Heights	0	0	$0	--
Pemberton NV	0	11	$1,307,600	- 10.9%
Princess Park	0	2	$0	--
Queensbury	0	3	$0	--
Roche Point	3	6	$1,277,300	- 1.9%
Seymour NV	1	4	$1,123,300	- 2.6%
Tempe	0	0	$0	--
Upper Delbrook	0	0	$0	--
Upper Lonsdale	0	6	$993,400	- 6.1%
Westlynn	0	5	$1,165,200	- 2.8%
Westlynn Terrace	0	0	$0	--
Windsor Park NV	0	3	$0	--
Woodlands-Sunshine-Cascade	0	0	$0	--
TOTAL*	**25**	**143**	**$1,221,100**	**- 5.9%**

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Townhomes - North Vancouver



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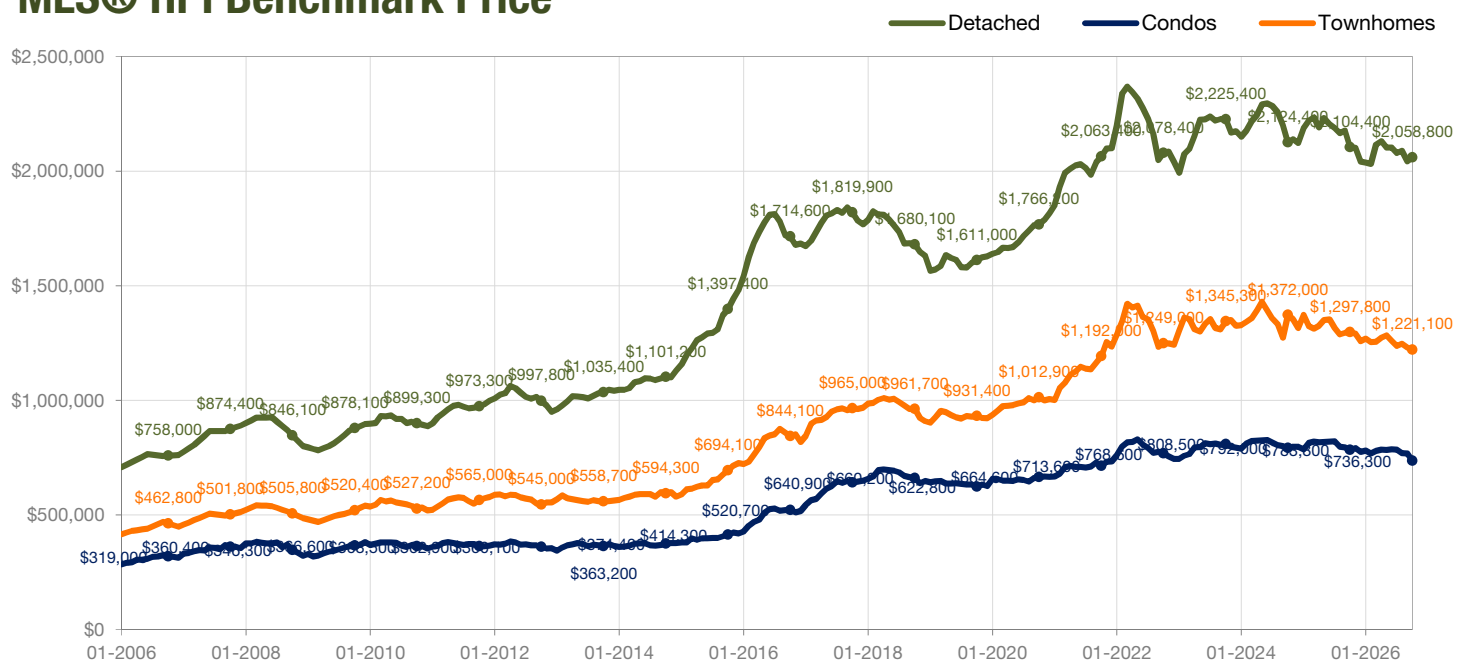
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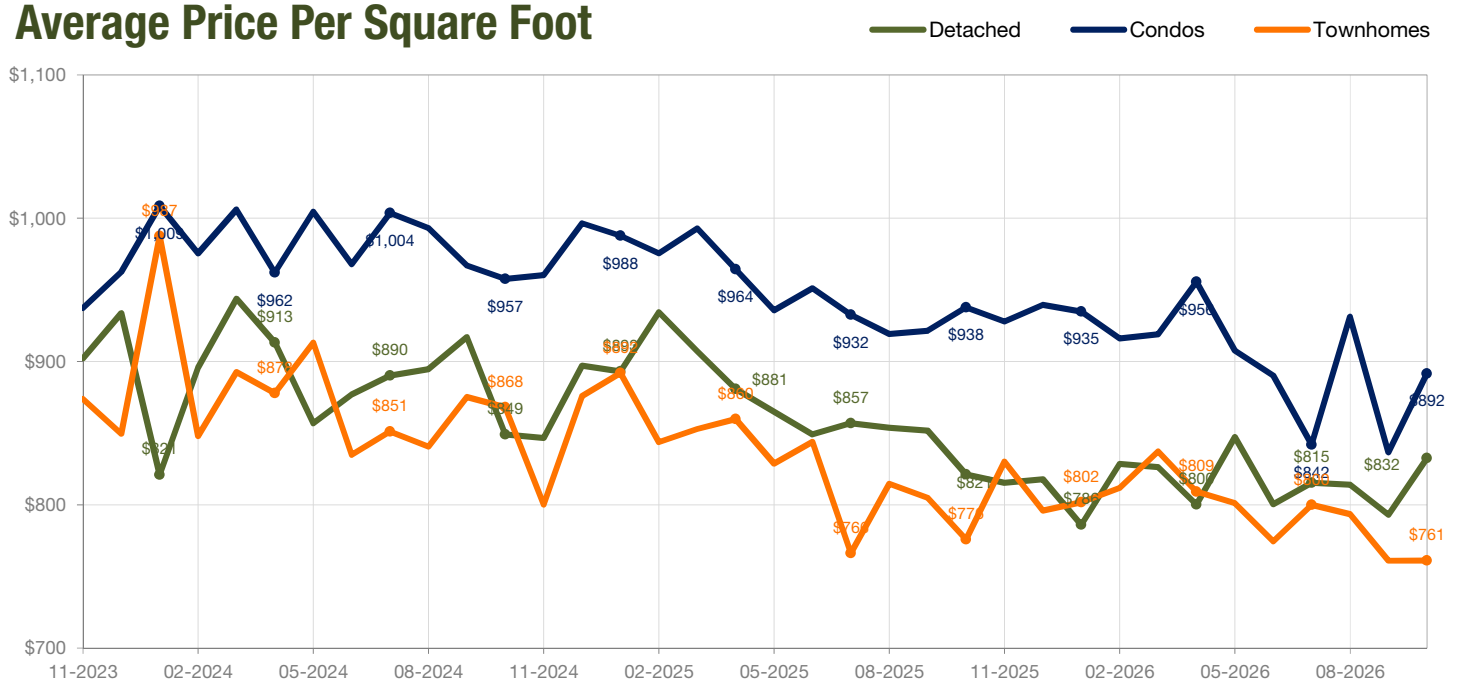
October 2026

MLS® HPI Benchmark Price



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

Average Price Per Square Foot



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

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