



# North Vancouver

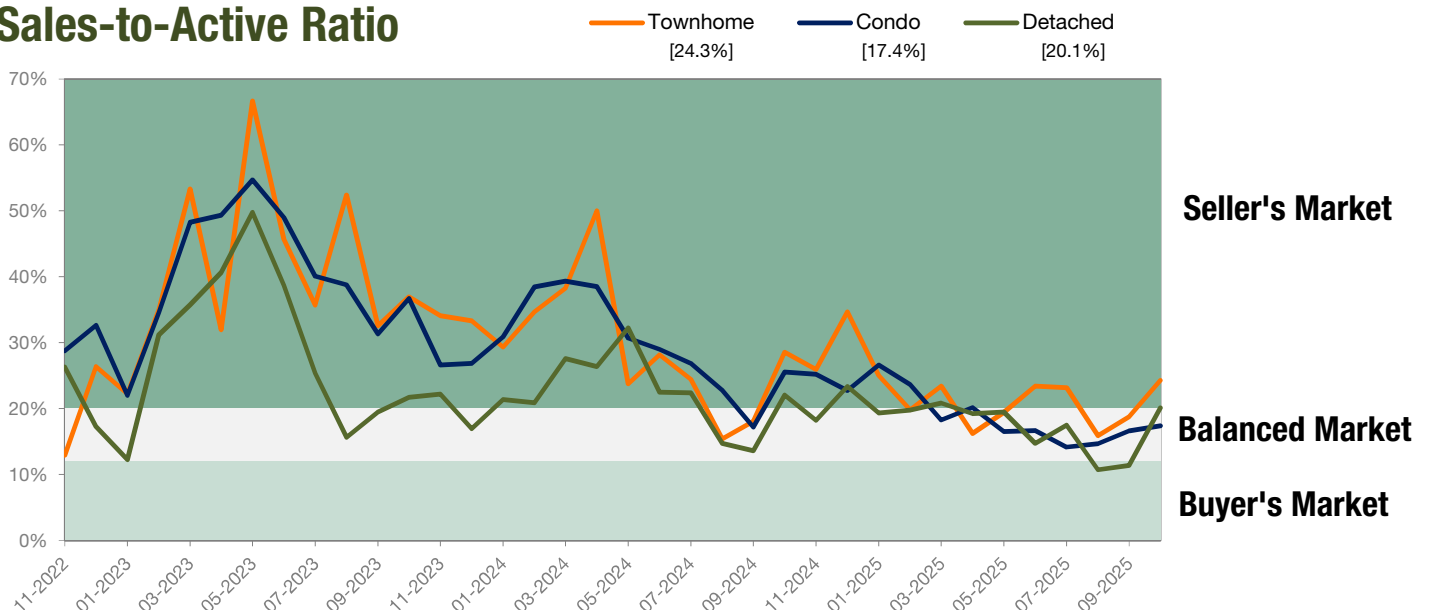
## October 2025

| Detached Properties      | October     |             |                 | September   |             |                 |
|--------------------------|-------------|-------------|-----------------|-------------|-------------|-----------------|
| Activity Snapshot        | 2025        | 2024        | One-Year Change | 2025        | 2024        | One-Year Change |
| Total Active Listings    | 383         | 336         | + 14.0%         | 431         | 338         | + 27.5%         |
| Sales                    | 77          | 74          | + 4.1%          | 49          | 46          | + 6.5%          |
| Days on Market Average   | 31          | 24          | + 29.2%         | 22          | 30          | - 26.7%         |
| MLS® HPI Benchmark Price | \$2,151,000 | \$2,135,600 | + 0.7%          | \$2,172,000 | \$2,210,500 | - 1.7%          |

| Condos                   | October   |           |                 | September |           |                 |
|--------------------------|-----------|-----------|-----------------|-----------|-----------|-----------------|
| Activity Snapshot        | 2025      | 2024      | One-Year Change | 2025      | 2024      | One-Year Change |
| Total Active Listings    | 443       | 415       | + 6.7%          | 482       | 407       | + 18.4%         |
| Sales                    | 77        | 106       | - 27.4%         | 80        | 70        | + 14.3%         |
| Days on Market Average   | 28        | 24        | + 16.7%         | 38        | 29        | + 31.0%         |
| MLS® HPI Benchmark Price | \$786,200 | \$790,400 | - 0.5%          | \$790,500 | \$797,900 | - 0.9%          |

| Townhomes                | October     |             |                 | September   |             |                 |
|--------------------------|-------------|-------------|-----------------|-------------|-------------|-----------------|
| Activity Snapshot        | 2025        | 2024        | One-Year Change | 2025        | 2024        | One-Year Change |
| Total Active Listings    | 136         | 126         | + 7.9%          | 144         | 133         | + 8.3%          |
| Sales                    | 33          | 36          | - 8.3%          | 27          | 24          | + 12.5%         |
| Days on Market Average   | 22          | 21          | + 4.8%          | 26          | 28          | - 7.1%          |
| MLS® HPI Benchmark Price | \$1,287,200 | \$1,364,500 | - 5.7%          | \$1,297,900 | \$1,270,400 | + 2.2%          |

## Sales-to-Active Ratio



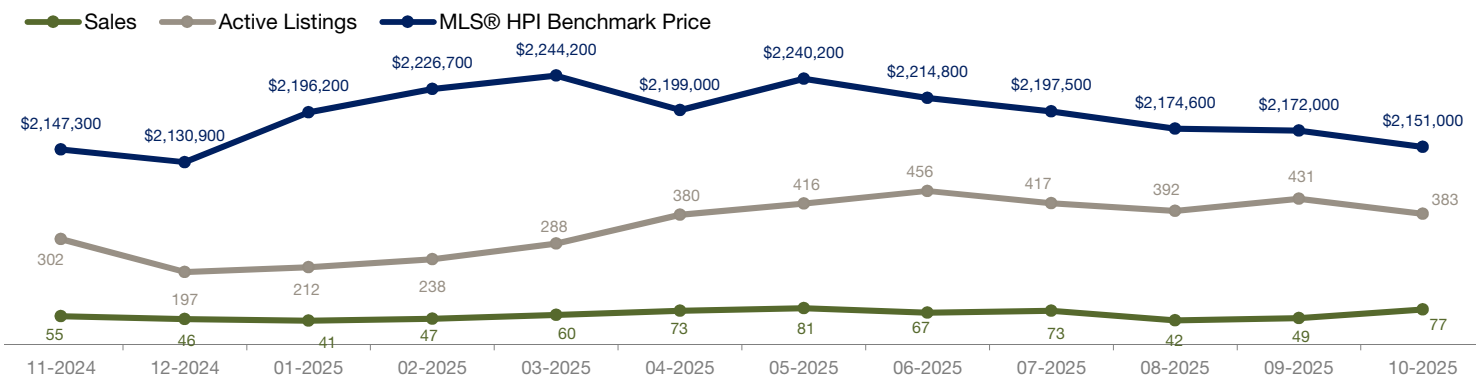
# North Vancouver

## Detached Properties Report – October 2025

| Price Range                 | Sales     | Active Listings | Avg Days on Market | Neighbourhood              | Sales     | Active Listings | Benchmark Price    | One-Year Change |
|-----------------------------|-----------|-----------------|--------------------|----------------------------|-----------|-----------------|--------------------|-----------------|
| \$99,999 and Below          | 0         | 0               | 0                  | Blueridge NV               | 4         | 8               | \$2,165,300        | + 2.7%          |
| \$100,000 to \$199,999      | 0         | 0               | 0                  | Boulevard                  | 6         | 16              | \$2,329,800        | - 0.1%          |
| \$200,000 to \$399,999      | 0         | 1               | 0                  | Braemar                    | 0         | 4               | \$0                | --              |
| \$400,000 to \$899,999      | 0         | 5               | 0                  | Calverhall                 | 4         | 12              | \$1,933,600        | - 2.5%          |
| \$900,000 to \$1,499,999    | 4         | 20              | 61                 | Canyon Heights NV          | 11        | 43              | \$2,321,000        | + 1.2%          |
| \$1,500,000 to \$1,999,999  | 28        | 109             | 31                 | Capilano NV                | 0         | 4               | \$2,294,200        | + 1.9%          |
| \$2,000,000 to \$2,999,999  | 34        | 172             | 30                 | Central Lonsdale           | 6         | 34              | \$1,949,600        | - 5.1%          |
| \$3,000,000 and \$3,999,999 | 9         | 46              | 19                 | Deep Cove                  | 6         | 14              | \$1,930,000        | + 2.5%          |
| \$4,000,000 to \$4,999,999  | 2         | 22              | 31                 | Delbrook                   | 0         | 5               | \$2,318,000        | + 5.5%          |
| \$5,000,000 and Above       | 0         | 8               | 0                  | Dollarton                  | 1         | 13              | \$2,500,200        | + 3.0%          |
| <b>TOTAL</b>                | <b>77</b> | <b>383</b>      | <b>31</b>          | Edgemont                   | 2         | 13              | \$2,870,900        | + 0.6%          |
|                             |           |                 |                    | Forest Hills NV            | 3         | 10              | \$3,141,200        | + 1.0%          |
|                             |           |                 |                    | Grouse Woods               | 1         | 3               | \$2,341,200        | + 6.8%          |
|                             |           |                 |                    | Harbourside                | 0         | 0               | \$0                | --              |
|                             |           |                 |                    | Indian Arm                 | 0         | 6               | \$0                | --              |
|                             |           |                 |                    | Indian River               | 0         | 4               | \$1,969,400        | + 4.0%          |
|                             |           |                 |                    | Lower Lonsdale             | 1         | 10              | \$2,220,400        | - 0.8%          |
|                             |           |                 |                    | Lynn Valley                | 8         | 28              | \$1,969,400        | + 2.9%          |
|                             |           |                 |                    | Lynnmour                   | 0         | 6               | \$0                | --              |
|                             |           |                 |                    | Mosquito Creek             | 0         | 4               | \$0                | --              |
|                             |           |                 |                    | Norgate                    | 2         | 7               | \$1,525,400        | - 10.3%         |
|                             |           |                 |                    | Northlands                 | 0         | 4               | \$0                | --              |
|                             |           |                 |                    | Pemberton Heights          | 4         | 13              | \$2,241,100        | - 3.5%          |
|                             |           |                 |                    | Pemberton NV               | 2         | 7               | \$1,588,600        | - 5.7%          |
|                             |           |                 |                    | Princess Park              | 2         | 8               | \$2,129,900        | + 6.7%          |
|                             |           |                 |                    | Queensbury                 | 0         | 9               | \$1,951,000        | + 3.9%          |
|                             |           |                 |                    | Roche Point                | 0         | 8               | \$1,797,700        | + 3.7%          |
|                             |           |                 |                    | Seymour NV                 | 2         | 12              | \$1,811,300        | - 5.5%          |
|                             |           |                 |                    | Tempe                      | 0         | 0               | \$2,418,600        | + 11.5%         |
|                             |           |                 |                    | Upper Delbrook             | 2         | 14              | \$2,280,000        | + 0.8%          |
|                             |           |                 |                    | Upper Lonsdale             | 4         | 37              | \$2,150,500        | + 2.4%          |
|                             |           |                 |                    | Westlynn                   | 3         | 14              | \$1,721,300        | - 2.7%          |
|                             |           |                 |                    | Westlynn Terrace           | 1         | 2               | \$0                | --              |
|                             |           |                 |                    | Windsor Park NV            | 2         | 8               | \$1,916,500        | - 0.6%          |
|                             |           |                 |                    | Woodlands-Sunshine-Cascade | 0         | 3               | \$0                | --              |
|                             |           |                 |                    | <b>TOTAL*</b>              | <b>77</b> | <b>383</b>      | <b>\$2,151,000</b> | <b>+ 0.7%</b>   |

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

### Detached Homes - North Vancouver

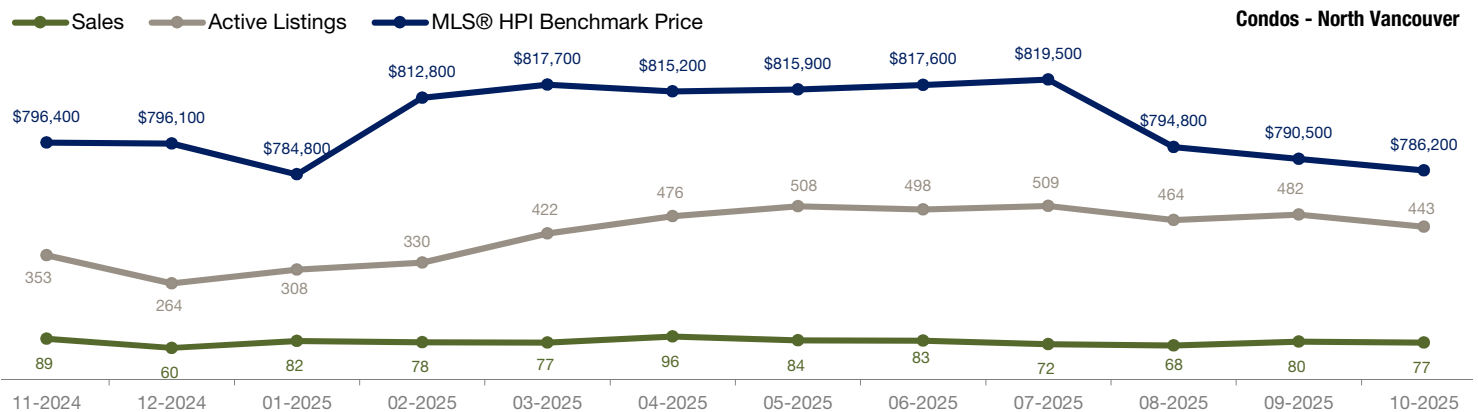


# North Vancouver

## Condo Report – October 2025

| Price Range                 | Sales     | Active Listings | Avg Days on Market | Neighbourhood              | Sales     | Active Listings | Benchmark Price  | One-Year Change |
|-----------------------------|-----------|-----------------|--------------------|----------------------------|-----------|-----------------|------------------|-----------------|
| \$99,999 and Below          | 0         | 0               | 0                  | Blueridge NV               | 0         | 1               | \$0              | --              |
| \$100,000 to \$199,999      | 0         | 0               | 0                  | Boulevard                  | 0         | 1               | \$0              | --              |
| \$200,000 to \$399,999      | 0         | 2               | 0                  | Braemar                    | 0         | 0               | \$0              | --              |
| \$400,000 to \$899,999      | 47        | 264             | 26                 | Calverhall                 | 0         | 0               | \$0              | --              |
| \$900,000 to \$1,499,999    | 25        | 147             | 28                 | Canyon Heights NV          | 0         | 0               | \$0              | --              |
| \$1,500,000 to \$1,999,999  | 5         | 17              | 47                 | Capilano NV                | 0         | 0               | \$970,500        | - 5.9%          |
| \$2,000,000 to \$2,999,999  | 0         | 8               | 0                  | Central Lonsdale           | 19        | 76              | \$789,600        | - 3.0%          |
| \$3,000,000 and \$3,999,999 | 0         | 5               | 0                  | Deep Cove                  | 0         | 1               | \$0              | --              |
| \$4,000,000 to \$4,999,999  | 0         | 0               | 0                  | Delbrook                   | 1         | 0               | \$0              | --              |
| \$5,000,000 and Above       | 0         | 0               | 0                  | Dollarton                  | 0         | 0               | \$0              | --              |
| <b>TOTAL</b>                | <b>77</b> | <b>443</b>      | <b>28</b>          | Edgemont                   | 0         | 4               | \$1,009,600      | - 12.4%         |
|                             |           |                 |                    | Forest Hills NV            | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Grouse Woods               | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Harbourside                | 4         | 9               | \$845,400        | - 9.4%          |
|                             |           |                 |                    | Indian Arm                 | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Indian River               | 1         | 3               | \$966,800        | + 7.1%          |
|                             |           |                 |                    | Lower Lonsdale             | 26        | 116             | \$777,300        | + 2.0%          |
|                             |           |                 |                    | Lynn Valley                | 9         | 42              | \$904,300        | - 1.6%          |
|                             |           |                 |                    | Lynnmour                   | 3         | 64              | \$906,500        | - 1.9%          |
|                             |           |                 |                    | Mosquito Creek             | 2         | 11              | \$678,200        | - 1.1%          |
|                             |           |                 |                    | Norgate                    | 0         | 3               | \$743,900        | - 10.3%         |
|                             |           |                 |                    | Northlands                 | 5         | 3               | \$1,060,400      | + 4.6%          |
|                             |           |                 |                    | Pemberton Heights          | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Pemberton NV               | 3         | 54              | \$469,200        | - 9.1%          |
|                             |           |                 |                    | Princess Park              | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Queensbury                 | 0         | 7               | \$0              | --              |
|                             |           |                 |                    | Roche Point                | 4         | 44              | \$820,200        | + 3.5%          |
|                             |           |                 |                    | Seymour NV                 | 0         | 1               | \$0              | --              |
|                             |           |                 |                    | Tempe                      | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Upper Delbrook             | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Upper Lonsdale             | 0         | 3               | \$704,700        | + 0.8%          |
|                             |           |                 |                    | Westlynn                   | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Westlynn Terrace           | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Windsor Park NV            | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | Woodlands-Sunshine-Cascade | 0         | 0               | \$0              | --              |
|                             |           |                 |                    | <b>TOTAL*</b>              | <b>77</b> | <b>443</b>      | <b>\$786,200</b> | <b>- 0.5%</b>   |

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

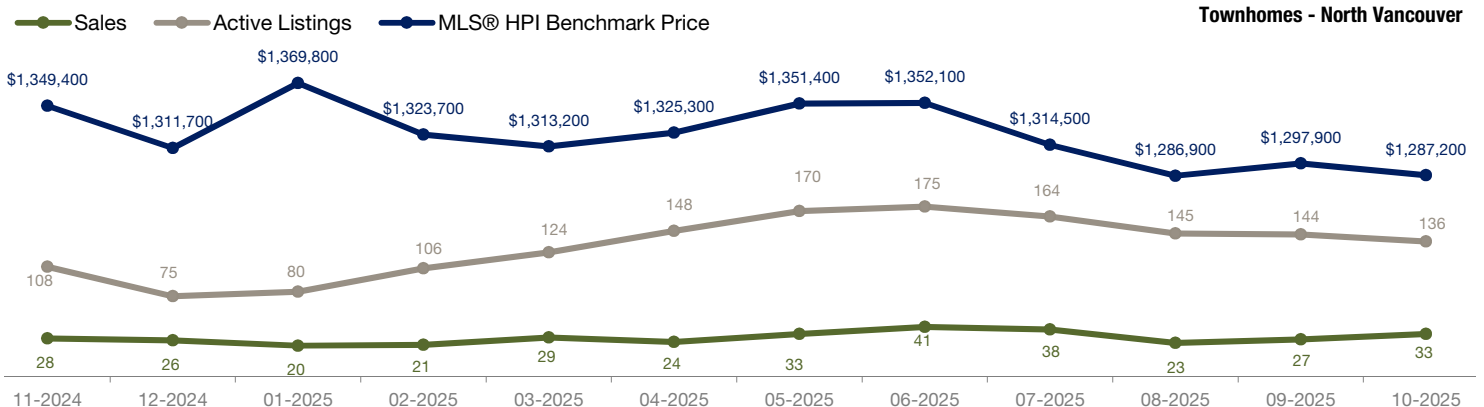


# North Vancouver

## Townhomes Report – October 2025

| Price Range                 | Sales     | Active Listings | Days on Market | Neighbourhood              | Sales     | Active Listings | Benchmark Price    | One-Year Change |
|-----------------------------|-----------|-----------------|----------------|----------------------------|-----------|-----------------|--------------------|-----------------|
| \$99,999 and Below          | 0         | 0               | 0              | Blueridge NV               | 0         | 0               | \$0                | --              |
| \$100,000 to \$199,999      | 0         | 0               | 0              | Boulevard                  | 0         | 0               | \$0                | --              |
| \$200,000 to \$399,999      | 0         | 0               | 0              | Braemar                    | 0         | 0               | \$0                | --              |
| \$400,000 to \$899,999      | 4         | 12              | 12             | Calverhall                 | 0         | 0               | \$0                | --              |
| \$900,000 to \$1,499,999    | 23        | 72              | 26             | Canyon Heights NV          | 0         | 1               | \$0                | --              |
| \$1,500,000 to \$1,999,999  | 6         | 49              | 15             | Capilano NV                | 0         | 0               | \$0                | --              |
| \$2,000,000 to \$2,999,999  | 0         | 2               | 0              | Central Lonsdale           | 4         | 16              | \$1,325,600        | - 4.0%          |
| \$3,000,000 and \$3,999,999 | 0         | 1               | 0              | Deep Cove                  | 0         | 1               | \$0                | --              |
| \$4,000,000 to \$4,999,999  | 0         | 0               | 0              | Delbrook                   | 0         | 0               | \$0                | --              |
| \$5,000,000 and Above       | 0         | 0               | 0              | Dollarton                  | 0         | 0               | \$0                | --              |
| <b>TOTAL</b>                | <b>33</b> | <b>136</b>      | <b>22</b>      | Edgemont                   | 1         | 4               | \$1,822,900        | - 4.5%          |
|                             |           |                 |                | Forest Hills NV            | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Grouse Woods               | 0         | 1               | \$0                | --              |
|                             |           |                 |                | Harbourside                | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Indian Arm                 | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Indian River               | 1         | 2               | \$1,377,900        | - 6.3%          |
|                             |           |                 |                | Lower Lonsdale             | 7         | 34              | \$1,402,500        | - 4.4%          |
|                             |           |                 |                | Lynn Valley                | 2         | 11              | \$1,078,000        | - 7.7%          |
|                             |           |                 |                | Lynnmour                   | 5         | 12              | \$1,093,800        | - 8.4%          |
|                             |           |                 |                | Mosquito Creek             | 1         | 10              | \$1,170,600        | - 5.2%          |
|                             |           |                 |                | Norgate                    | 0         | 2               | \$1,195,300        | - 2.0%          |
|                             |           |                 |                | Northlands                 | 2         | 5               | \$1,358,900        | - 8.7%          |
|                             |           |                 |                | Pemberton Heights          | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Pemberton NV               | 2         | 16              | \$1,475,200        | - 2.7%          |
|                             |           |                 |                | Princess Park              | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Queensbury                 | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Roche Point                | 3         | 8               | \$1,303,500        | - 6.8%          |
|                             |           |                 |                | Seymour NV                 | 2         | 8               | \$1,179,200        | - 8.7%          |
|                             |           |                 |                | Tempe                      | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Upper Delbrook             | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Upper Lonsdale             | 2         | 3               | \$1,060,900        | - 4.7%          |
|                             |           |                 |                | Westlynn                   | 1         | 2               | \$1,197,800        | - 6.6%          |
|                             |           |                 |                | Westlynn Terrace           | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Windsor Park NV            | 0         | 0               | \$0                | --              |
|                             |           |                 |                | Woodlands-Sunshine-Cascade | 0         | 0               | \$0                | --              |
|                             |           |                 |                | <b>TOTAL*</b>              | <b>33</b> | <b>136</b>      | <b>\$1,287,200</b> | <b>- 5.7%</b>   |

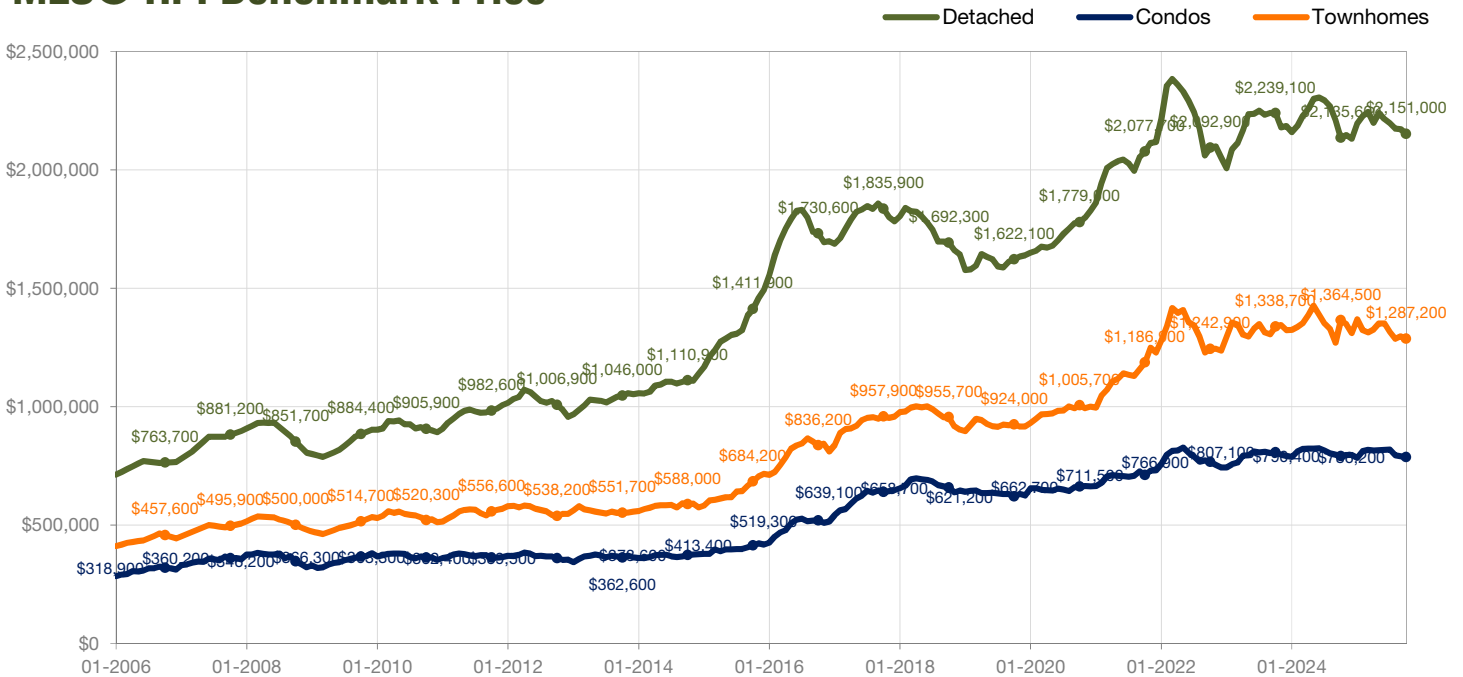
\* This represents the total of the North Vancouver area, not the sum of the areas above.



# North Vancouver

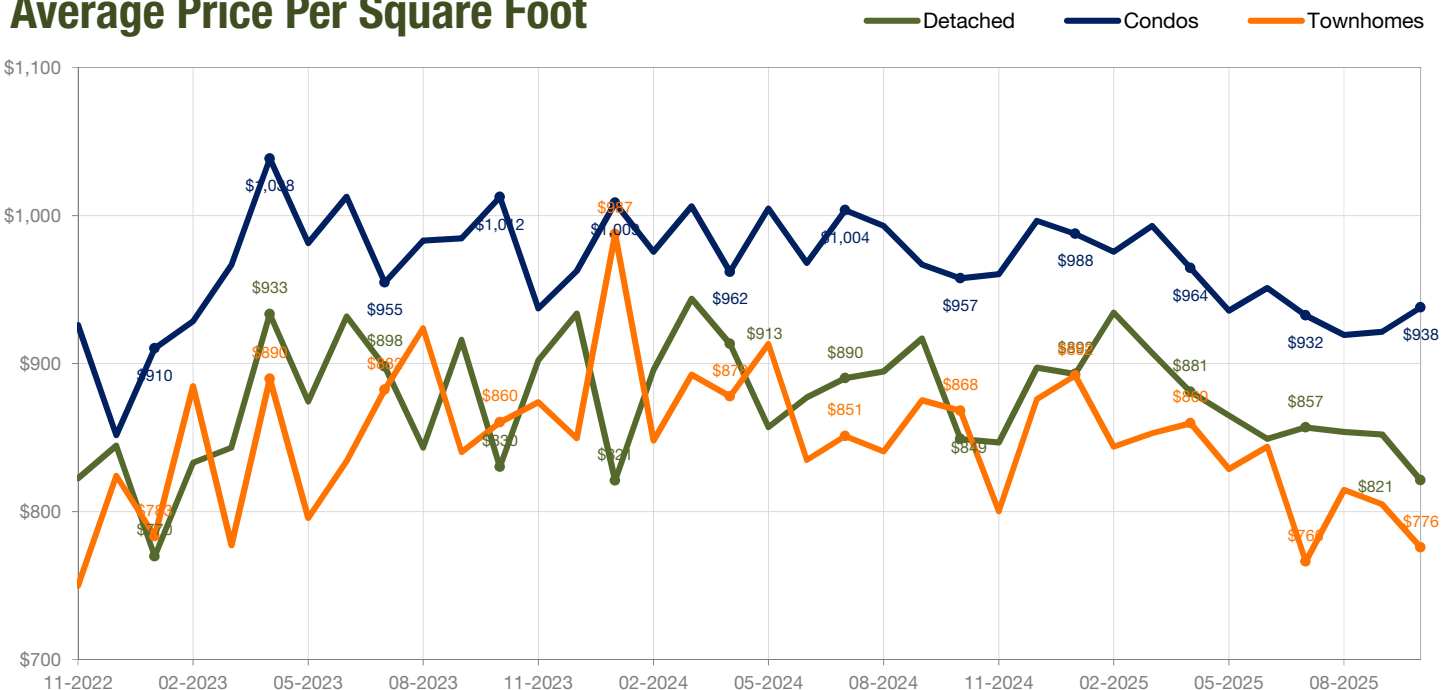
October 2025

## 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.