



# North Vancouver

## December 2025

### Detached Properties

Activity Snapshot	December			November		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	223	197	+ 13.2%	346	302	+ 14.6%
Sales	25	46	- 45.7%	56	55	+ 1.8%
Days on Market Average	47	35	+ 34.3%	42	33	+ 27.3%
MLS® HPI Benchmark Price	\$2,041,600	\$2,121,600	- 3.8%	\$2,101,500	\$2,139,000	- 1.8%

### Condos

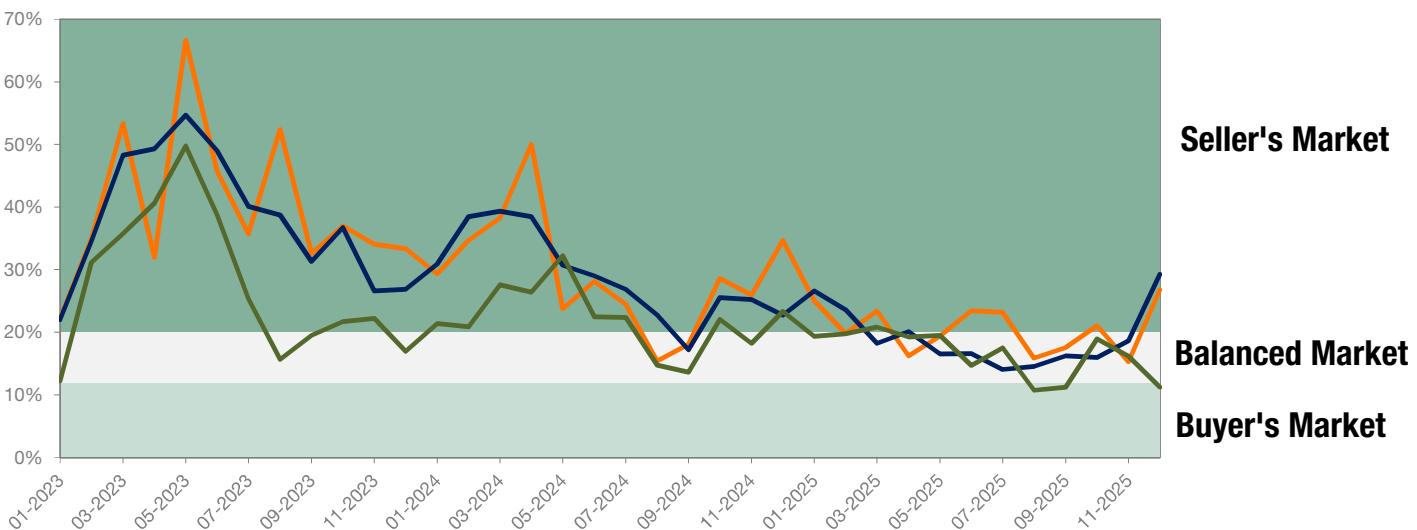
Activity Snapshot	December			November		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	246	264	- 6.8%	403	353	+ 14.2%
Sales	72	60	+ 20.0%	75	89	- 15.7%
Days on Market Average	38	33	+ 15.2%	31	30	+ 3.3%
MLS® HPI Benchmark Price	\$775,500	\$798,000	- 2.8%	\$792,100	\$798,000	- 0.7%

### Townhomes

Activity Snapshot	December			November		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Total Active Listings	86	75	+ 14.7%	144	108	+ 33.3%
Sales	23	26	- 11.5%	22	28	- 21.4%
Days on Market Average	28	32	- 12.5%	22	32	- 31.3%
MLS® HPI Benchmark Price	\$1,257,600	\$1,314,800	- 4.4%	\$1,290,900	\$1,353,100	- 4.6%

## Sales-to-Active Ratio

— Townhome [26.7%]  
— Condo [29.3%]  
— Detached [11.2%]



## North Vancouver

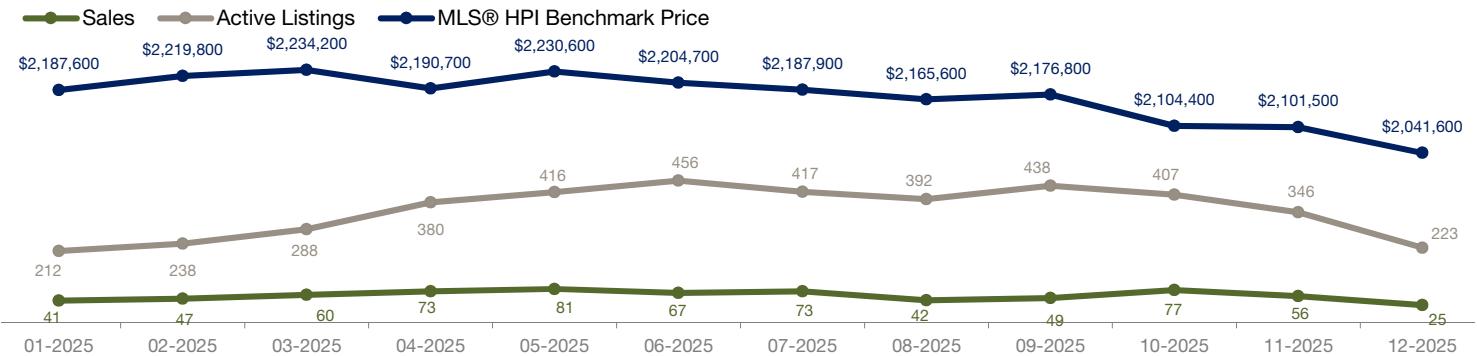


## Detached Properties Report – December 2025

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	7	\$2,065,900	-2.0%
\$100,000 to \$199,999	0	0	0	Boulevard	1	9	\$2,209,200	-6.3%
\$200,000 to \$399,999	0	0	0	Braemar	1	1	\$0	--
\$400,000 to \$899,999	0	3	0	Calverhall	1	6	\$1,802,900	-5.0%
\$900,000 to \$1,499,999	1	8	4	Canyon Heights NV	0	26	\$2,151,000	-4.0%
\$1,500,000 to \$1,999,999	11	64	53	Capilano NV	0	3	\$2,159,800	-2.2%
\$2,000,000 to \$2,999,999	13	94	45	Central Lonsdale	0	14	\$1,932,300	-5.6%
\$3,000,000 and \$3,999,999	0	31	0	Deep Cove	2	9	\$1,937,100	-2.8%
\$4,000,000 to \$4,999,999	0	17	0	Delbrook	0	3	\$2,218,500	-2.0%
\$5,000,000 and Above	0	6	0	Dollarton	1	7	\$2,329,700	-3.7%
<b>TOTAL</b>	<b>25</b>	<b>223</b>	<b>47</b>	Edgemont	1	8	\$2,596,400	-3.6%
				Forest Hills NV	1	4	\$2,970,800	-1.7%
				Grouse Woods	1	2	\$2,183,700	-0.4%
				Harbourside	0	0	\$0	--
				Indian Arm	0	2	\$0	--
				Indian River	0	3	\$1,925,600	-2.7%
				Lower Lonsdale	0	9	\$2,211,300	-2.3%
				Lynn Valley	4	22	\$1,856,600	-2.5%
				Lynnmoor	0	5	\$0	--
				Mosquito Creek	0	4	\$0	--
				Norgate	0	3	\$1,500,700	-10.6%
				Northlands	0	3	\$0	--
				Pemberton Heights	0	6	\$2,272,600	-7.3%
				Pemberton NV	1	1	\$1,549,700	-6.1%
				Princess Park	0	6	\$2,043,100	-2.7%
				Queensbury	0	7	\$1,844,500	-5.2%
				Roche Point	1	0	\$1,757,800	-2.2%
				Seymour NV	1	6	\$1,696,700	-5.9%
				Tempe	1	2	\$2,011,300	+0.4%
				Upper Delbrook	0	11	\$2,186,600	-4.2%
				Upper Lonsdale	5	18	\$2,007,600	-2.9%
				Westlynn	2	7	\$1,693,500	-5.4%
				Westlynn Terrace	0	3	\$0	--
				Windsor Park NV	1	3	\$1,974,100	-5.9%
				Woodlands-Sunshine-Cascade	0	3	\$0	--
				<b>TOTAL*</b>	<b>25</b>	<b>223</b>	<b>\$2,041,600</b>	<b>-3.8%</b>

\* This represents the total of the Burnaby East area, not the sum of the areas above.

## Detached Homes - Burnaby East



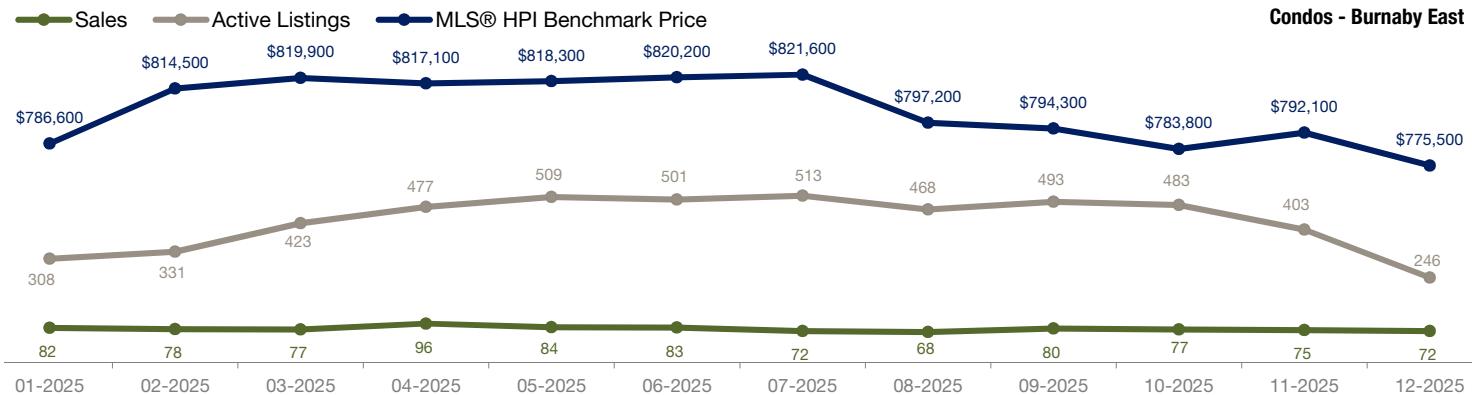
## North Vancouver



## Condo Report – December 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	0	\$0	--
\$200,000 to \$399,999	1	4	1	Braemar	0	0	\$0	--
\$400,000 to \$899,999	53	135	41	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	16	88	36	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	2	13	2	Capilano NV	0	0	\$949,800	- 8.8%
\$2,000,000 to \$2,999,999	0	3	0	Central Lonsdale	18	40	\$781,100	- 1.0%
\$3,000,000 and \$3,999,999	0	3	0	Deep Cove	0	0	\$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>72</b>	<b>246</b>	<b>38</b>	Edgemont	1	2	\$1,048,100	- 16.7%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	2	5	\$820,100	- 11.8%
				Indian Arm	0	0	\$0	--
				Indian River	1	0	\$927,900	- 1.1%
				Lower Lonsdale	20	67	\$771,200	- 1.6%
				Lynn Valley	5	18	\$906,800	- 4.3%
				Lynnmore	6	34	\$885,800	- 4.0%
				Mosquito Creek	2	6	\$666,100	- 1.2%
				Norgate	0	1	\$736,800	- 12.0%
				Northlands	0	3	\$1,001,100	- 3.5%
				Pemberton Heights	0	1	\$0	--
				Pemberton NV	7	41	\$458,200	- 13.5%
				Princess Park	0	0	\$0	--
				Queensbury	1	3	\$0	--
				Roche Point	8	19	\$777,400	- 3.6%
				Seymour NV	0	1	\$0	--
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	1	3	\$691,900	- 2.3%
				Westlynn	0	0	\$0	--
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	1	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				<b>TOTAL*</b>	<b>72</b>	<b>246</b>	<b>\$775,500</b>	<b>- 2.8%</b>

\* This represents the total of the Burnaby East area, not the sum of the areas above.



# North Vancouver



## Townhomes Report – December 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	2	5	17	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	18	58	31	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	3	18	12	Capilano NV	0	1	\$0	--
\$2,000,000 to \$2,999,999	0	4	0	Central Lonsdale	3	4	\$1,282,500	- 1.6%
\$3,000,000 and \$3,999,999	0	1	0	Deep Cove	2	0	\$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>23</b>	<b>86</b>	<b>28</b>	Edgemont	0	7	\$1,758,500	- 2.1%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	0	0	\$0	--
				Indian Arm	0	0	\$0	--
				Indian River	1	0	\$1,286,100	- 5.7%
				Lower Lonsdale	4	21	\$1,317,100	- 2.3%
				Lynn Valley	2	9	\$1,278,900	- 8.2%
				Lynnmour	3	6	\$1,074,300	- 7.6%
				Mosquito Creek	1	4	\$1,135,800	- 2.4%
				Norgate	0	1	\$1,149,500	+ 0.6%
				Northlands	0	4	\$1,327,500	- 7.4%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	1	14	\$1,382,000	- 3.5%
				Princess Park	0	0	\$0	--
				Queensbury	0	1	\$0	--
				Roche Point	2	7	\$1,280,700	- 6.2%
				Seymour NV	4	2	\$1,147,200	- 6.6%
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	0	2	\$1,013,300	+ 0.3%
				Westlynn	0	1	\$1,173,500	- 6.1%
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	2	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				<b>TOTAL*</b>	<b>23</b>	<b>86</b>	<b>\$1,257,600</b>	<b>- 4.4%</b>

\* This represents the total of the Burnaby East area, not the sum of the areas above.



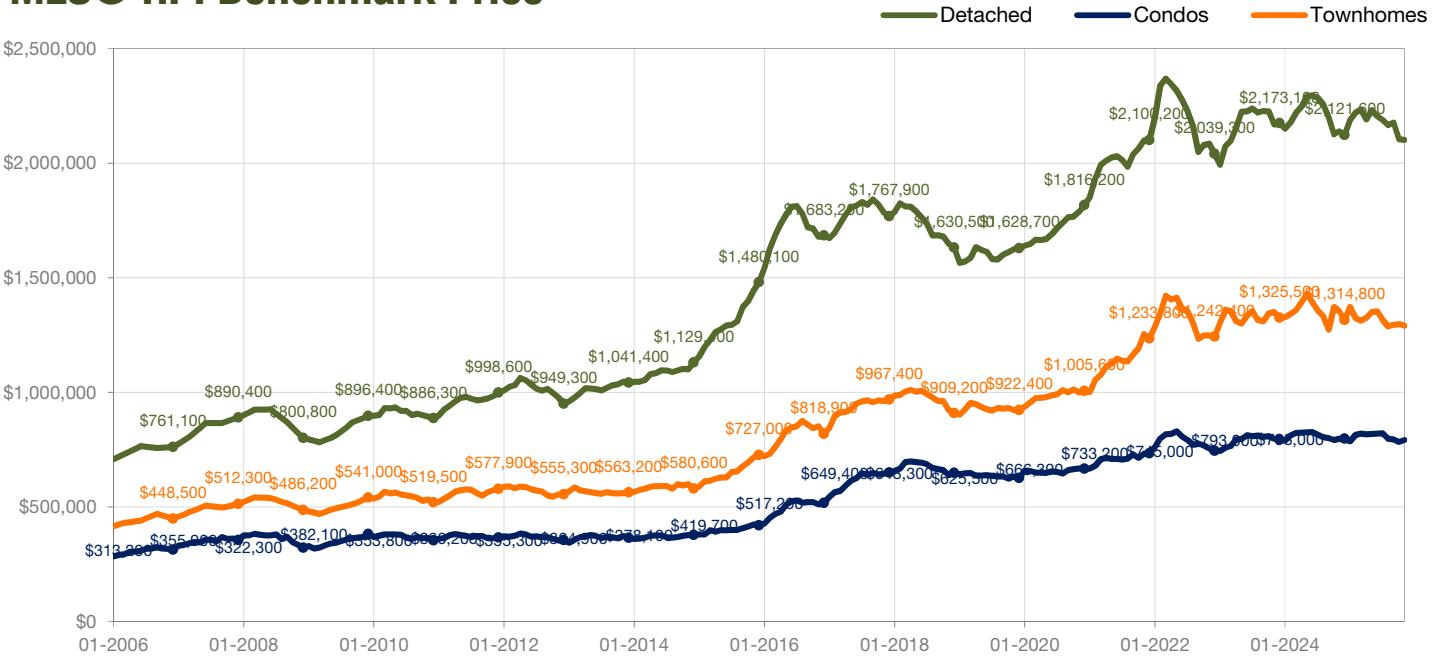
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December 2025



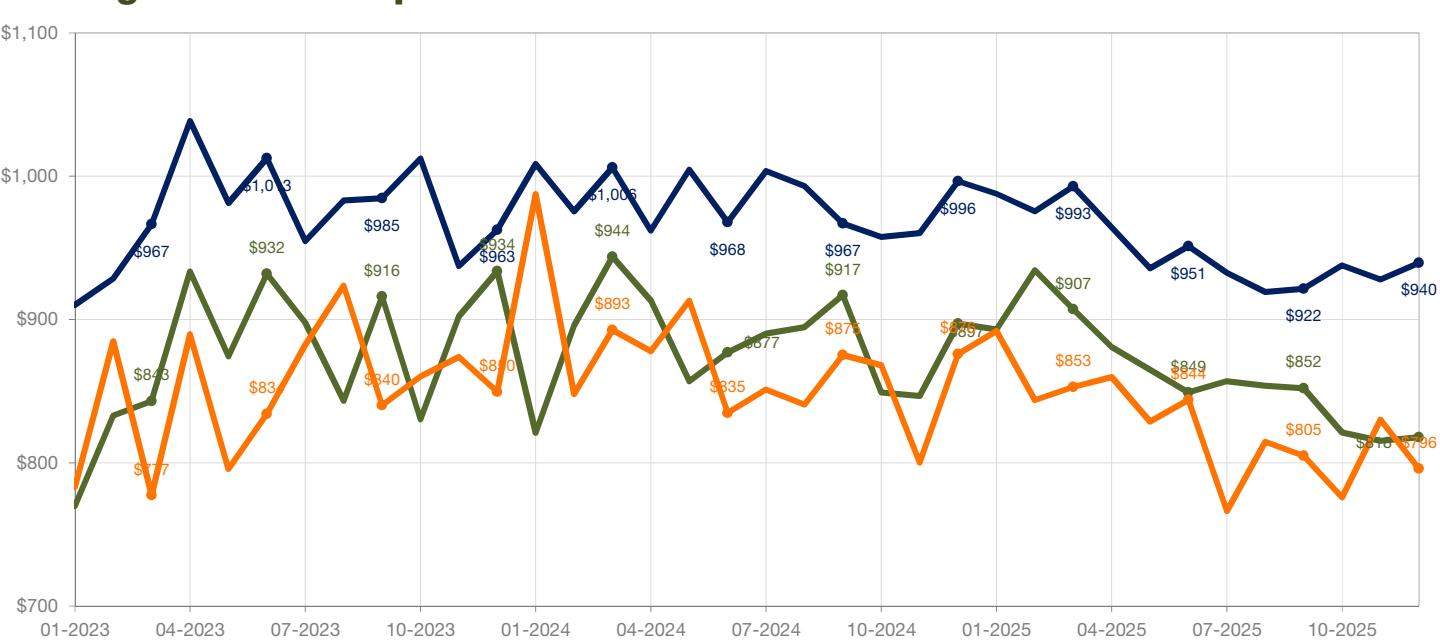
GREATER  
VANCOUVER  
REALTORS®

### 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.