



North Vancouver

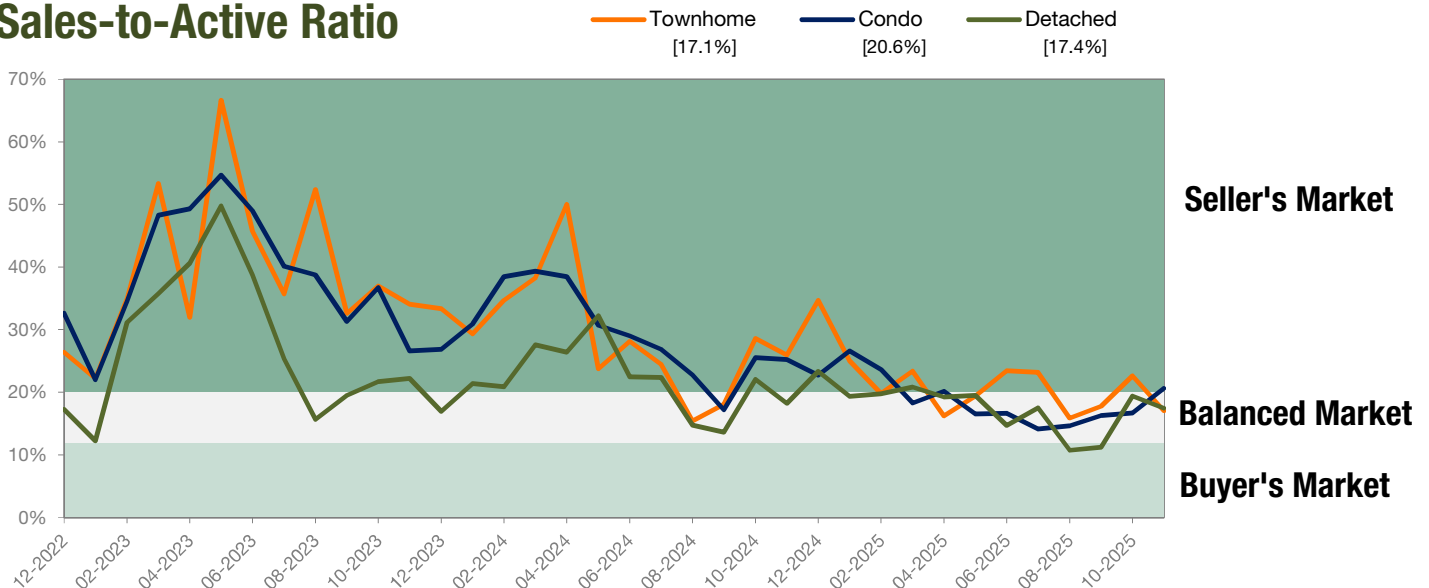
November 2025

Detached Properties	November			October		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Activity Snapshot						
Total Active Listings	321	302	+ 6.3%	397	336	+ 18.2%
Sales	56	55	+ 1.8%	77	74	+ 4.1%
Days on Market Average	42	33	+ 27.3%	31	24	+ 29.2%
MLS® HPI Benchmark Price	\$2,101,500	\$2,139,000	- 1.8%	\$2,104,400	\$2,124,400	- 0.9%

Condos	November			October		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Activity Snapshot						
Total Active Listings	364	353	+ 3.1%	461	415	+ 11.1%
Sales	75	89	- 15.7%	77	106	- 27.4%
Days on Market Average	31	30	+ 3.3%	28	24	+ 16.7%
MLS® HPI Benchmark Price	\$792,100	\$798,000	- 0.7%	\$783,800	\$792,000	- 1.0%

Townhomes	November			October		
	2025	2024	One-Year Change	2025	2024	One-Year Change
Activity Snapshot						
Total Active Listings	129	108	+ 19.4%	146	126	+ 15.9%
Sales	22	28	- 21.4%	33	36	- 8.3%
Days on Market Average	22	32	- 31.3%	22	21	+ 4.8%
MLS® HPI Benchmark Price	\$1,290,900	\$1,353,100	- 4.6%	\$1,297,800	\$1,372,000	- 5.4%

Sales-to-Active Ratio



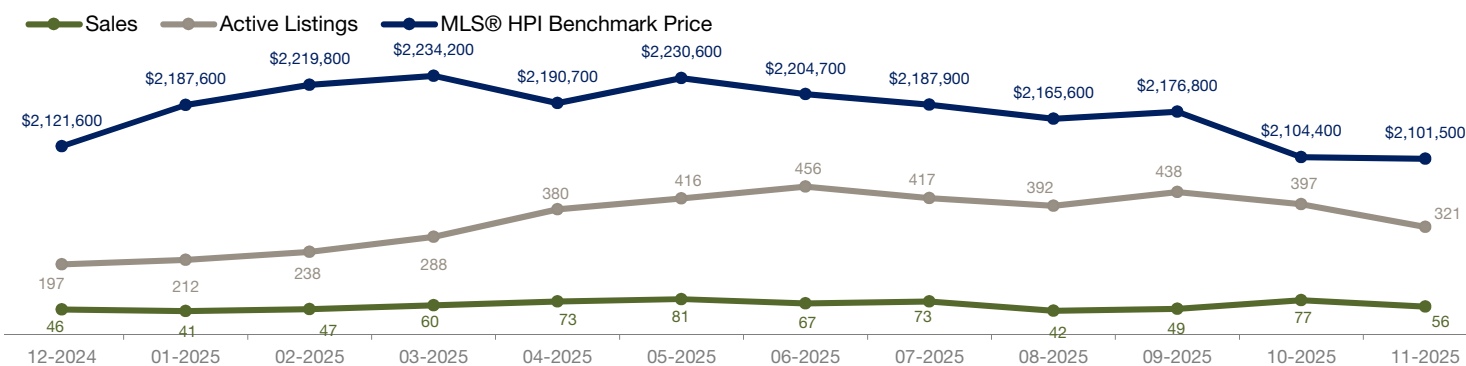
North Vancouver

Detached Properties Report – November 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	2	7	\$2,168,300	+ 2.4%
\$100,000 to \$199,999	0	0	0	Boulevard	5	12	\$2,317,800	- 0.7%
\$200,000 to \$399,999	0	1	0	Braemar	0	4	\$0	--
\$400,000 to \$899,999	0	4	0	Calverhall	2	8	\$1,864,700	- 0.5%
\$900,000 to \$1,499,999	7	12	41	Canyon Heights NV	7	34	\$2,188,800	- 3.7%
\$1,500,000 to \$1,999,999	22	90	31	Capilano NV	0	3	\$2,207,800	- 1.2%
\$2,000,000 to \$2,999,999	20	147	45	Central Lonsdale	6	22	\$1,941,500	- 3.4%
\$3,000,000 and \$3,999,999	5	42	66	Deep Cove	4	9	\$2,038,500	+ 1.2%
\$4,000,000 to \$4,999,999	1	18	111	Delbrook	1	3	\$2,255,200	- 2.3%
\$5,000,000 and Above	1	7	45	Dollarton	0	15	\$2,449,300	- 0.0%
TOTAL	56	321	42	Edgemont	3	9	\$2,680,500	- 1.4%
				Forest Hills NV	1	9	\$3,043,500	- 1.0%
				Grouse Woods	0	3	\$2,217,800	- 3.1%
				Harbourside	0	0	\$0	--
				Indian Arm	0	5	\$0	--
				Indian River	1	3	\$2,027,800	+ 3.3%
				Lower Lonsdale	0	12	\$2,283,200	+ 0.1%
				Lynn Valley	3	33	\$1,893,900	- 2.8%
				Lynnmour	0	7	\$0	--
				Mosquito Creek	1	4	\$0	--
				Norgate	4	3	\$1,534,500	- 6.3%
				Northlands	0	4	\$0	--
				Pemberton Heights	1	11	\$2,304,900	- 3.8%
				Pemberton NV	3	5	\$1,593,200	- 3.8%
				Princess Park	0	7	\$2,090,300	- 2.0%
				Queensbury	1	7	\$1,942,400	+ 1.9%
				Roche Point	2	2	\$1,845,200	+ 2.7%
				Seymour NV	2	10	\$1,759,000	- 3.0%
				Tempe	0	2	\$2,076,000	+ 0.5%
				Upper Delbrook	1	12	\$2,225,600	- 4.2%
				Upper Lonsdale	4	34	\$2,050,700	- 3.1%
				Westlynn	0	11	\$1,761,000	- 1.8%
				Westlynn Terrace	0	3	\$0	--
				Windsor Park NV	2	5	\$2,096,500	- 0.5%
				Woodlands-Sunshine-Cascade	0	3	\$0	--
				TOTAL*	56	321	\$2,101,500	- 1.8%

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

Detached Homes - North Vancouver



Current as of December 02, 2025. All data from the Real Estate Board of Greater Vancouver. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

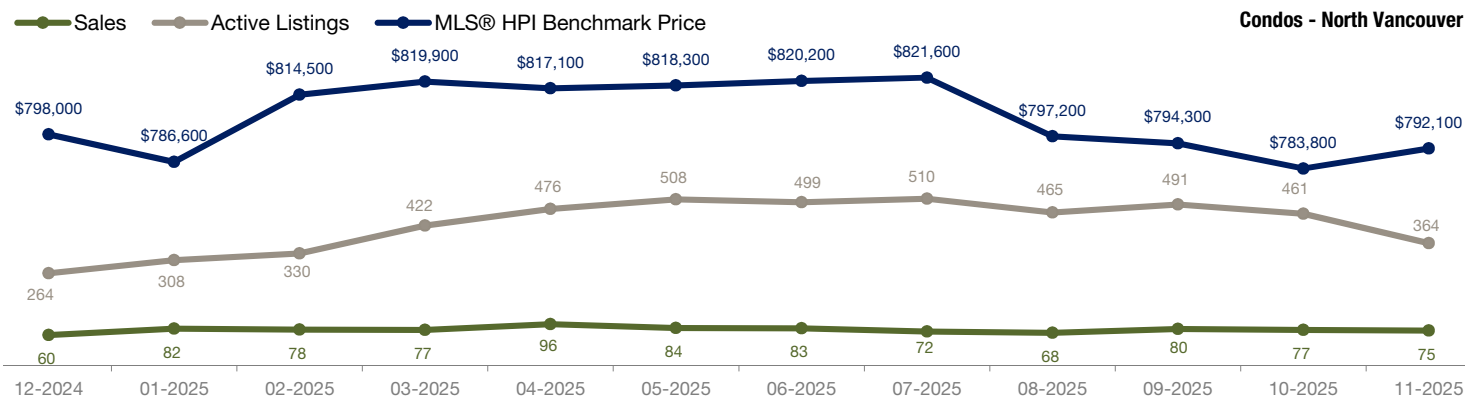


North Vancouver

Condo Report – November 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	3	27	Braemar	0	0	\$0	--
\$400,000 to \$899,999	52	214	26	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	19	123	34	Canyon Heights NV	0	0	\$0	--
\$1,500,000 to \$1,999,999	1	16	108	Capilano NV	0	0	\$1,040,100	+ 3.8%
\$2,000,000 to \$2,999,999	1	5	149	Central Lonsdale	13	67	\$794,500	- 2.1%
\$3,000,000 and \$3,999,999	1	3	59	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	--
TOTAL	75	364	31	Edgemont	1	3	\$1,102,700	- 5.0%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	3	7	\$874,400	- 4.8%
				Indian Arm	0	0	\$0	--
				Indian River	0	2	\$918,500	+ 2.4%
				Lower Lonsdale	22	91	\$774,600	- 0.9%
				Lynn Valley	7	31	\$942,700	- 1.7%
				Lynnmour	10	49	\$916,300	- 1.2%
				Mosquito Creek	2	9	\$669,500	- 2.3%
				Norgate	1	2	\$780,300	- 5.0%
				Northlands	0	5	\$1,006,800	+ 0.0%
				Pemberton Heights	0	1	\$0	--
				Pemberton NV	4	52	\$491,600	- 3.0%
				Princess Park	0	0	\$0	--
				Queensbury	2	5	\$0	--
				Roche Point	9	33	\$771,600	- 1.3%
				Seymour NV	0	1	\$0	--
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	1	4	\$715,900	- 0.1%
				Westlynn	0	0	\$0	--
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	0	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	75	364	\$792,100	- 0.7%

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

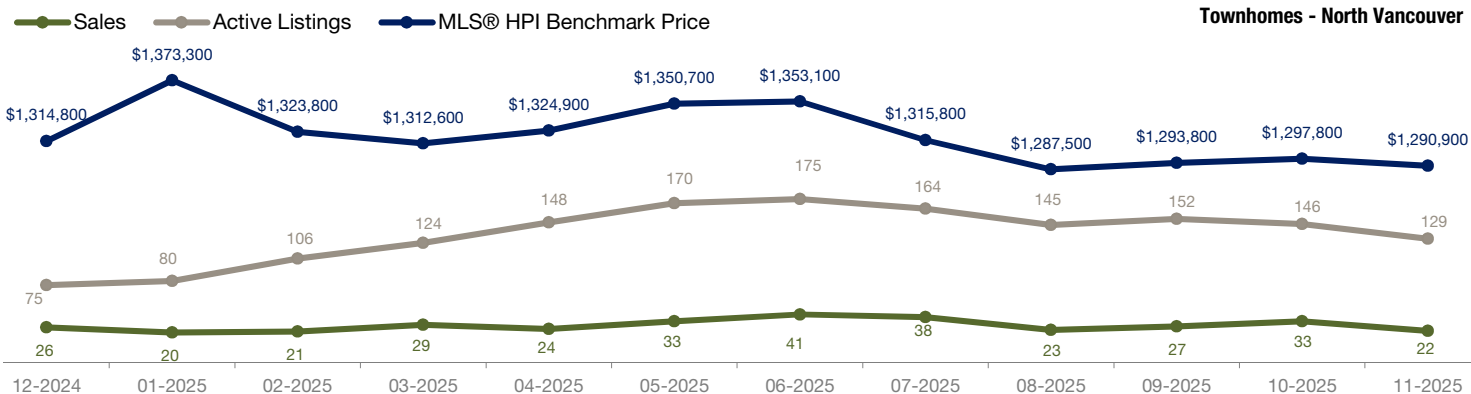


North Vancouver

Townhomes Report – November 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	9	10	Calverhall	0	0	\$0	--
\$900,000 to \$1,499,999	14	76	17	Canyon Heights NV	0	1	\$0	--
\$1,500,000 to \$1,999,999	6	42	37	Capilano NV	0	0	\$0	--
\$2,000,000 to \$2,999,999	0	1	0	Central Lonsdale	4	14	\$1,344,100	- 0.4%
\$3,000,000 and \$3,999,999	0	1	0	Deep Cove	0	2	\$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	--
TOTAL	22	129	22	Edgemont	0	4	\$1,851,200	- 0.9%
				Forest Hills NV	0	0	\$0	--
				Grouse Woods	0	0	\$0	--
				Harbourside	0	0	\$0	--
				Indian Arm	0	0	\$0	--
				Indian River	0	2	\$1,284,100	- 7.5%
				Lower Lonsdale	4	37	\$1,377,200	- 1.7%
				Lynn Valley	1	8	\$1,273,900	- 10.0%
				Lynnmour	1	13	\$1,072,800	- 9.2%
				Mosquito Creek	4	6	\$1,195,800	- 0.5%
				Norgate	0	1	\$1,215,100	+ 3.2%
				Northlands	2	6	\$1,328,900	- 9.9%
				Pemberton Heights	0	0	\$0	--
				Pemberton NV	3	15	\$1,470,800	- 0.9%
				Princess Park	0	0	\$0	--
				Queensbury	1	1	\$0	--
				Roche Point	0	8	\$1,281,800	- 7.4%
				Seymour NV	2	5	\$1,130,900	- 9.2%
				Tempe	0	0	\$0	--
				Upper Delbrook	0	0	\$0	--
				Upper Lonsdale	0	2	\$1,057,600	- 2.2%
				Westlynn	0	2	\$1,175,300	- 7.4%
				Westlynn Terrace	0	0	\$0	--
				Windsor Park NV	0	2	\$0	--
				Woodlands-Sunshine-Cascade	0	0	\$0	--
				TOTAL*	22	129	\$1,290,900	- 4.6%

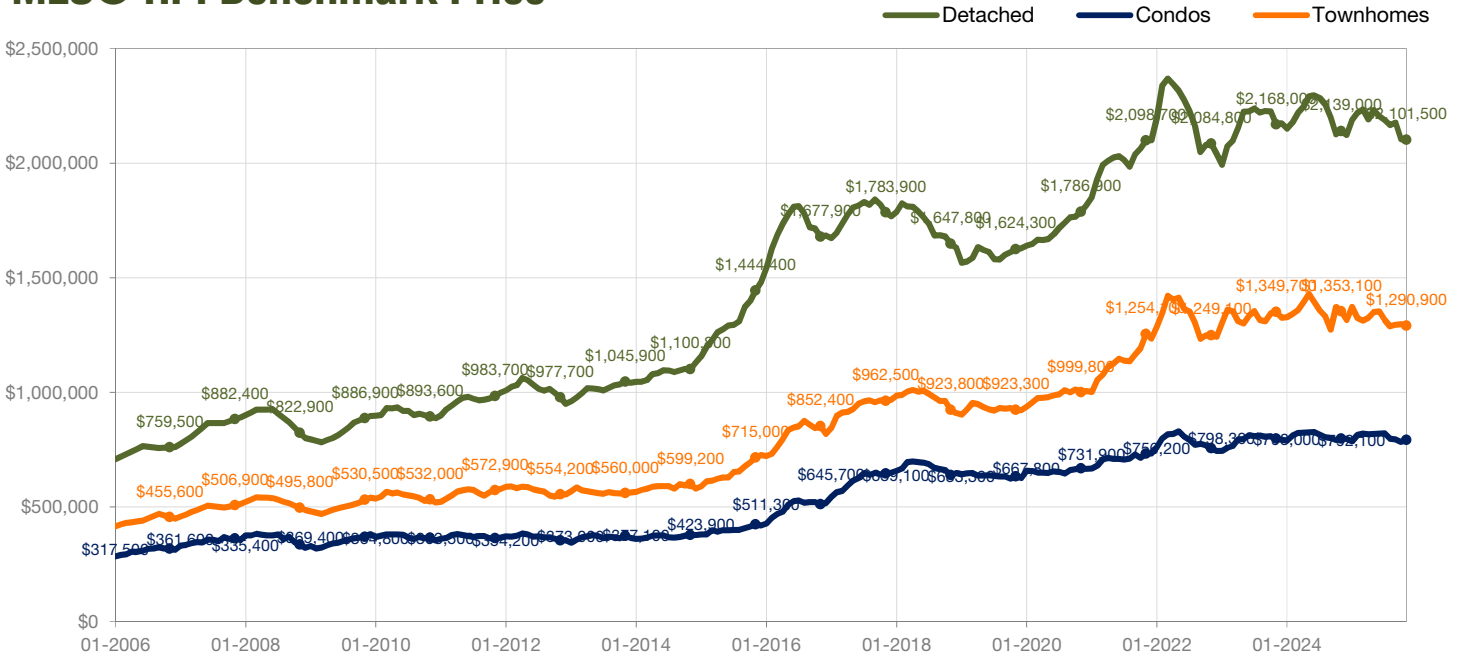
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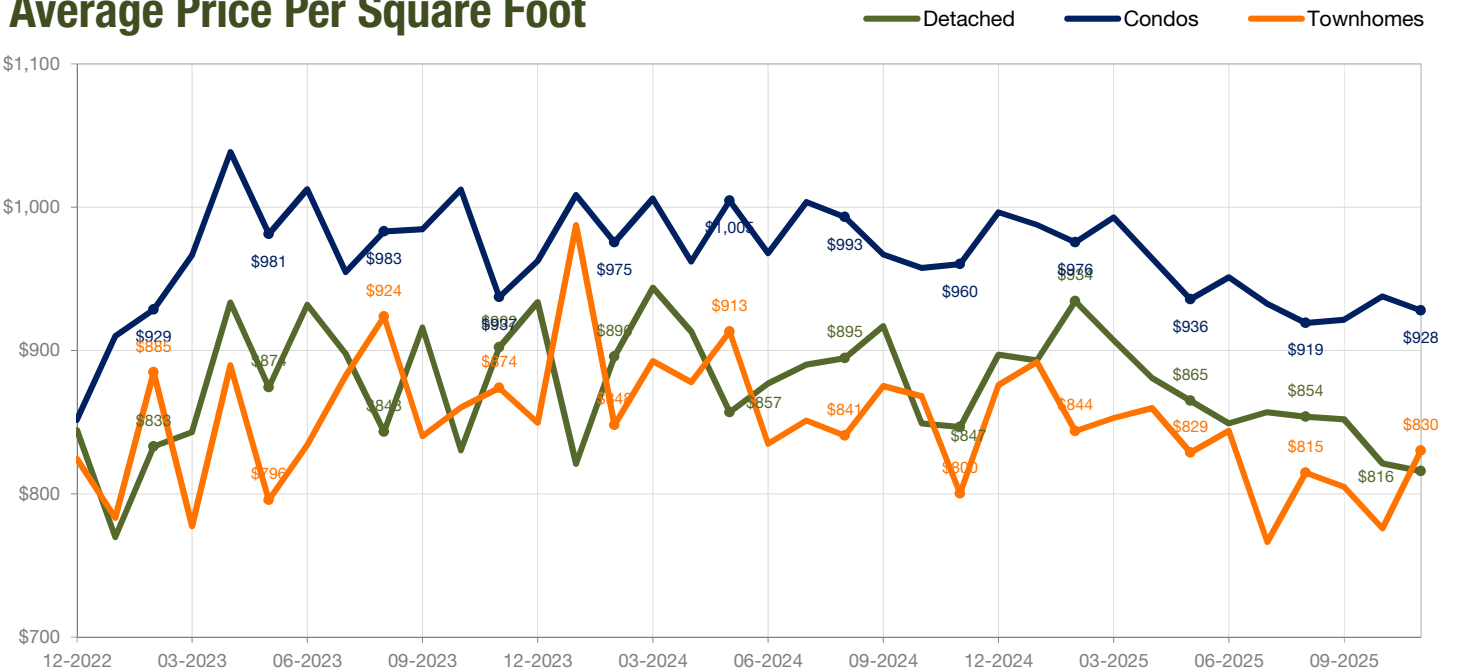
November 2025

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.