

RESIDENTIAL MARKET REPORT

# North Vancouver

May 2025



## North Vancouver Specialists



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## About North Vancouver

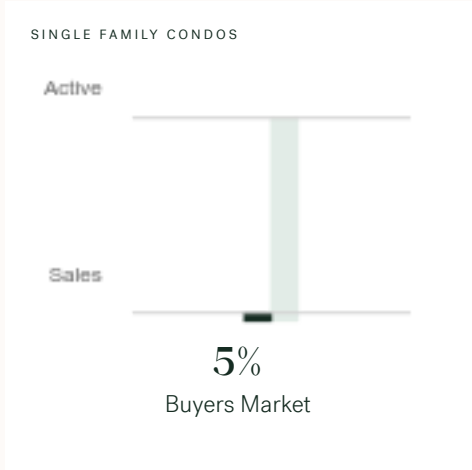
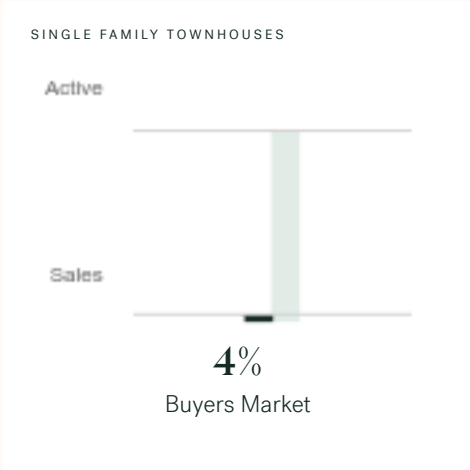
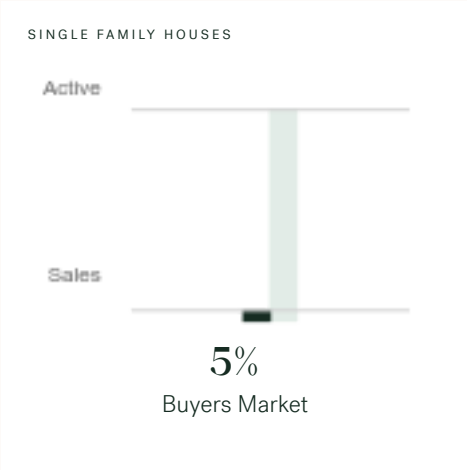
North Vancouver is a suburb of Vancouver, bordering West Vancouver, Vancouver and Burnaby, with approximately 154,363 (2022) residents living in a land area of 154,363 (2022) square kilometers. Currently there are homes for sale in North Vancouver, with an average price of 1,694,330, an average size of 2,101 sqft, and an average price per square feet of \$806.

## North Vancouver Neighbourhoods

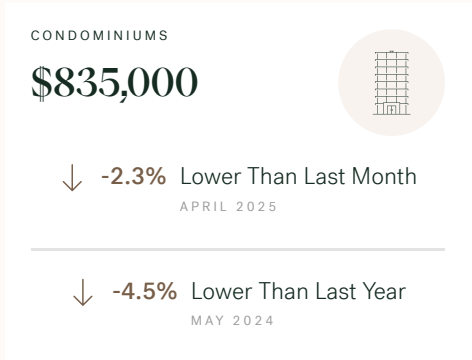
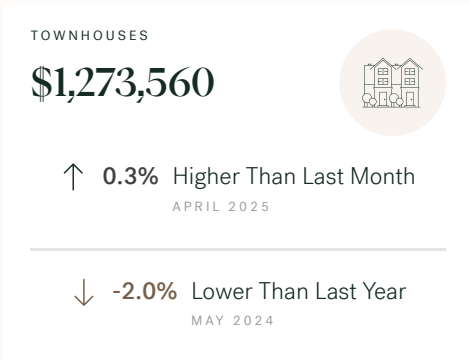
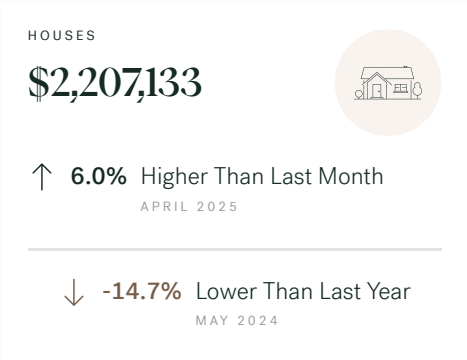
- Blueridge
- Boulevard
- Braemar
- Calverhall
- Canyon Heights
- Capilano
- Central Lonsdale
- Deep Cove
- Delbrook
- Dollarton
- Edgemont
- Forest Hills
- Grouse Woods
- Harbourside
- Indian Arm
- Indian River
- Lower Lonsdale
- Lynn Valley
- Lynnmour
- Mosquito Creek
- Norgate
- Northlands
- Pemberton
- Pemberton Heights
- Princess Park
- Queensbury
- Roche Point
- Seymour
- Tempe
- Upper Delbrook
- Upper Lonsdale
- Westlynn
- Westlynn Terrace
- Windsor Park
- Woodlands-Sunshine-Cascade

# May 2025 North Vancouver Overview

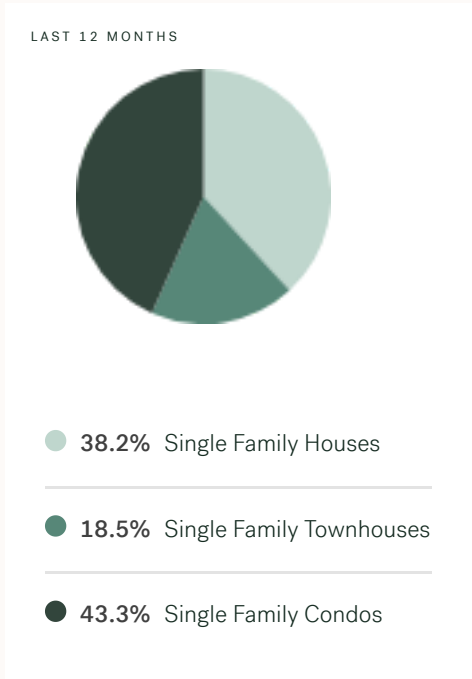
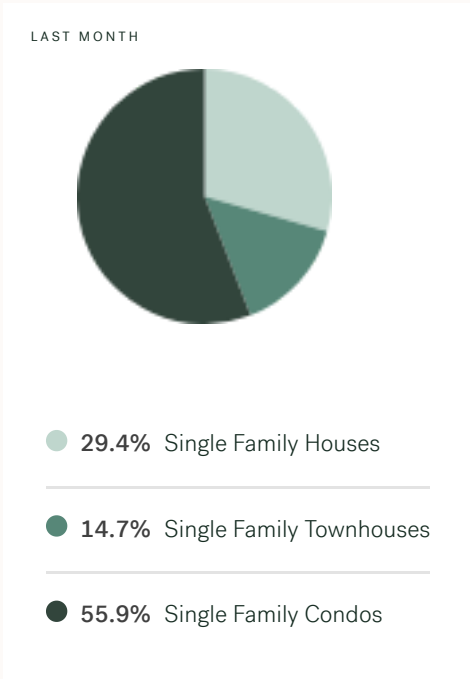
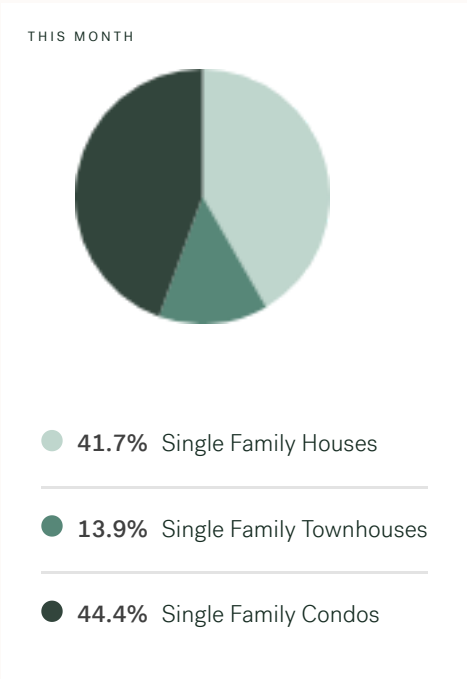
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



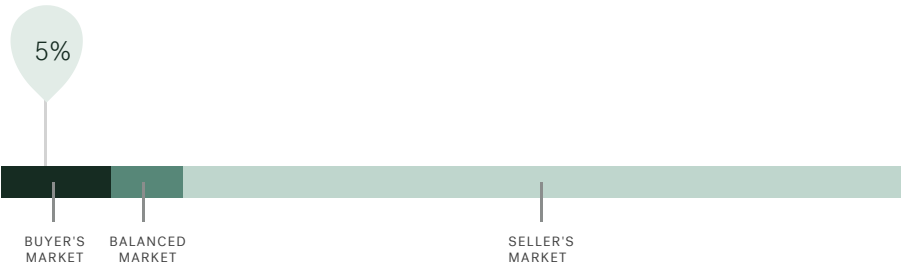
# North Vancouver Single Family Houses

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

North Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



5%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

273

Active Single Family House Listings  
IN PAST 30 DAYS

15

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



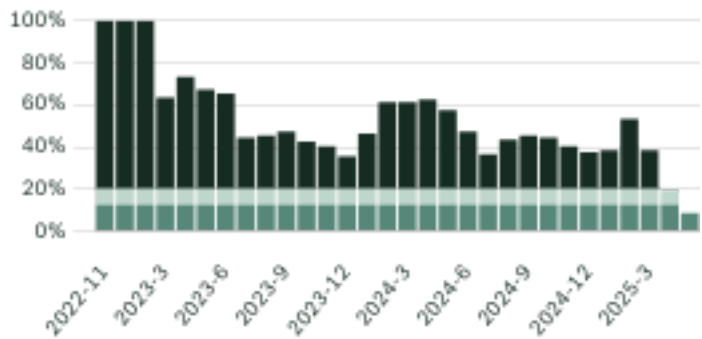
## Summary of Sales Volume Change



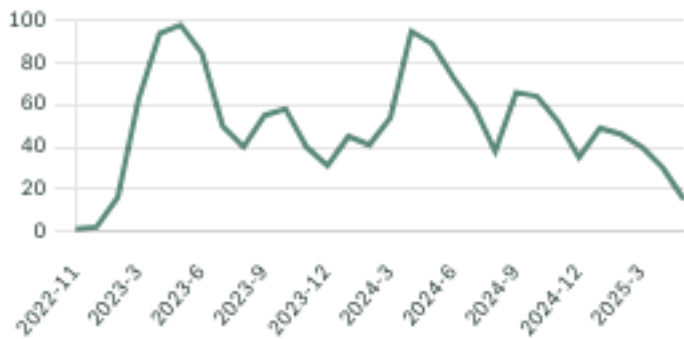
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



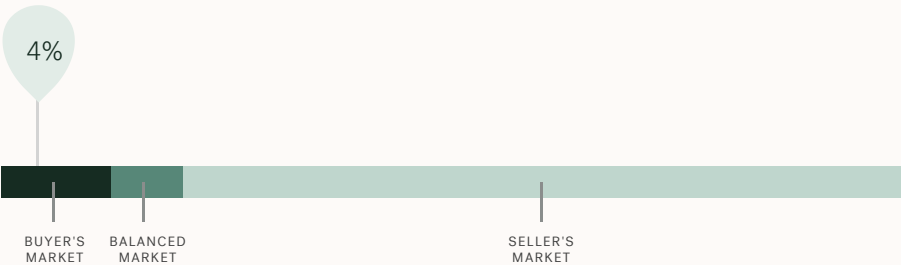
# North Vancouver Single Family Townhomes

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

North Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



4%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

123

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

5

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

0%



Higher Than  
Last Month  
APRIL 2025

-2%



Lower Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-67%



Lower Than  
Last Month  
APRIL 2025

-88%

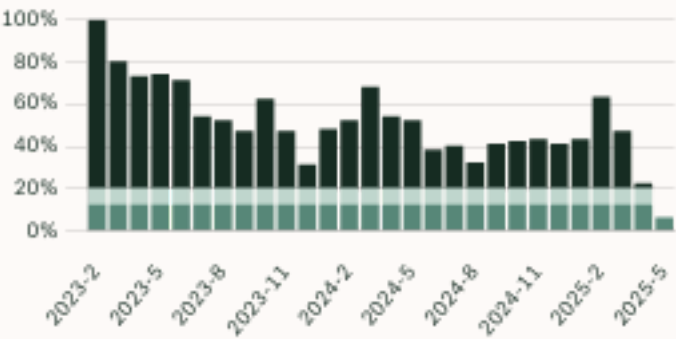


Lower Than  
Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# North Vancouver Single Family Condos

MAY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

North Vancouver is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



5%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

350

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

16

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-2%



Lower Than  
Last Month  
APRIL 2025

-4%



Lower Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-72%



Lower Than  
Last Month  
APRIL 2025

-84%

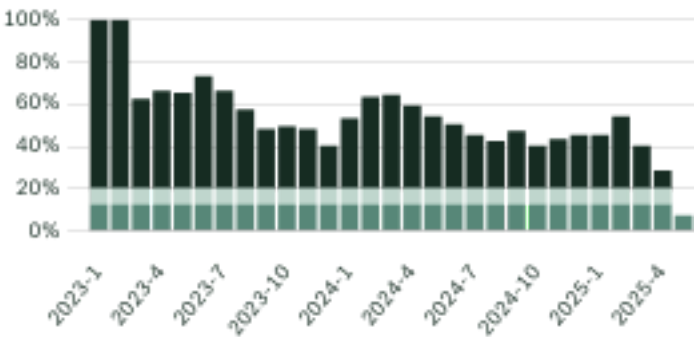


Lower Than  
Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.