

RESIDENTIAL MARKET REPORT

North Vancouver

November 2025



North Vancouver Specialists



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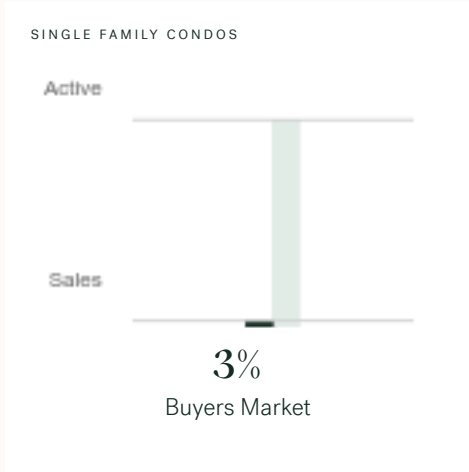
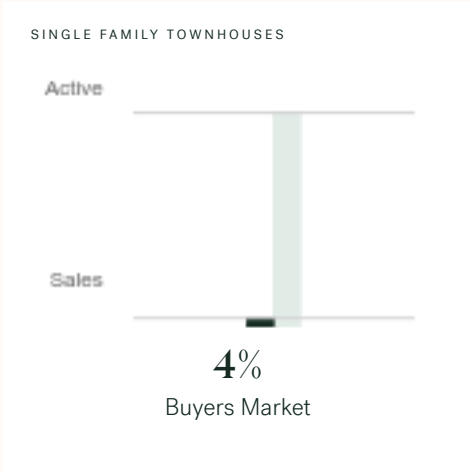
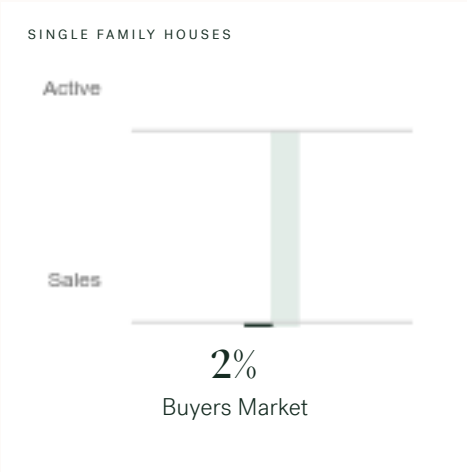
About North Vancouver

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 1,627,021, an average size of 1,874 sqft, and an average price per square feet of \$868.

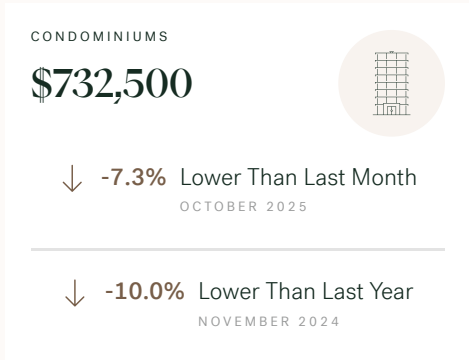
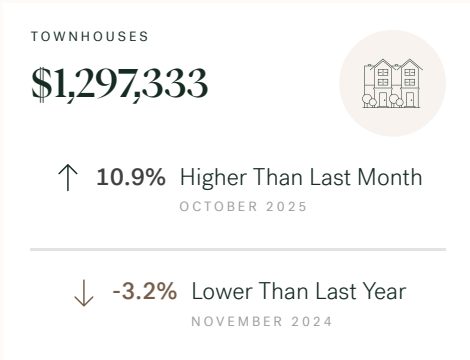
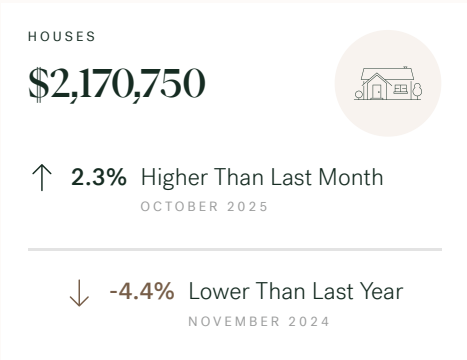
North Vancouver Neighbourhoods

- 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

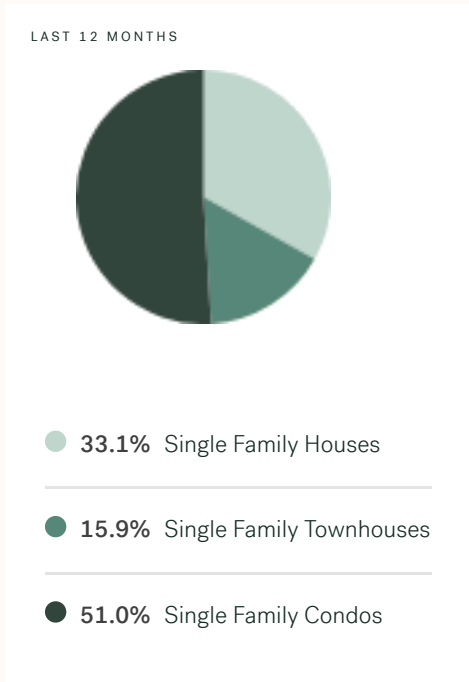
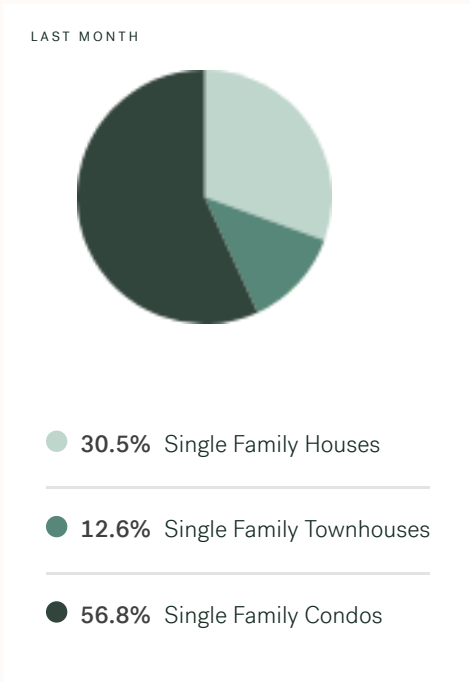
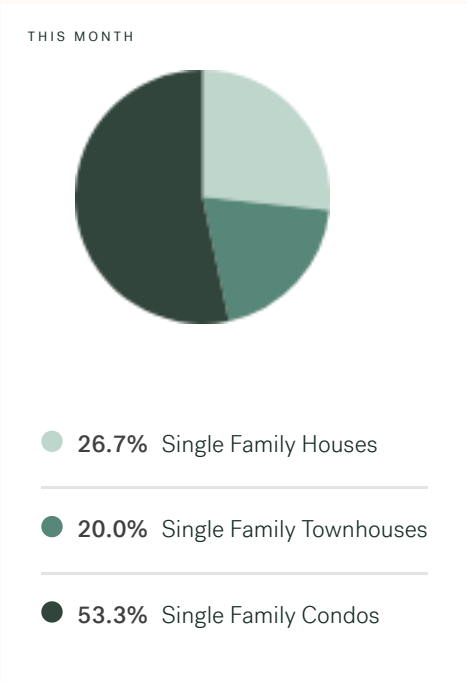
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



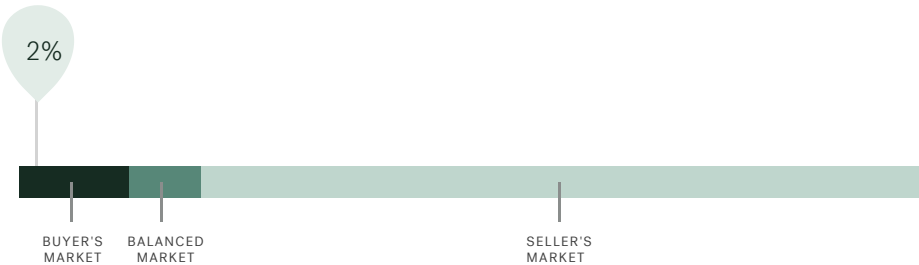
North Vancouver Single Family Houses

NOVEMBER 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.



2%

Of Single Family House Listings Sold
IN PAST 30 DAYS

165

Active Single Family House Listings
IN PAST 30 DAYS

4

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

2%

Higher Than Last Month
OCTOBER 2025

-4%

Lower Than Last Year
NOVEMBER 2024

Summary of Sales Volume Change

-86%

Lower Than Last Month
OCTOBER 2025

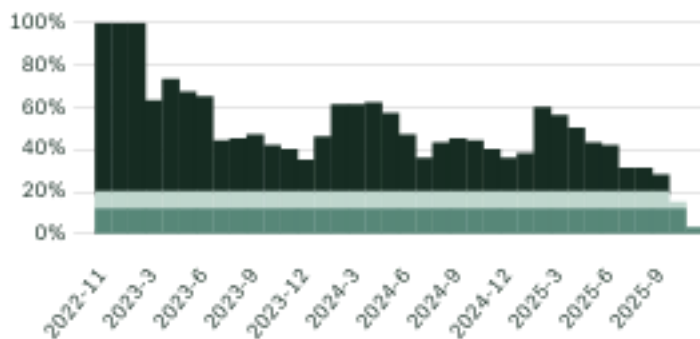
-92%

Lower Than Last Year
NOVEMBER 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



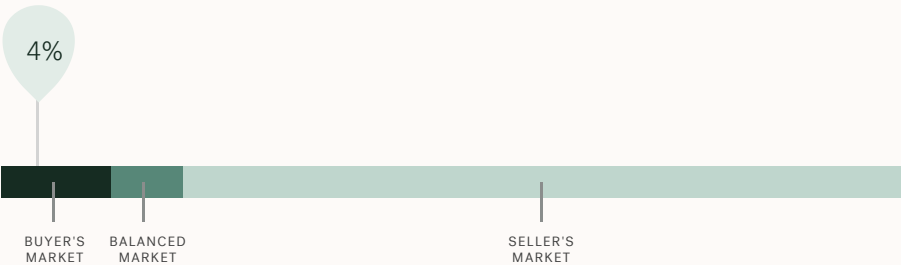
North Vancouver Single Family Townhomes

NOVEMBER 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

72

Active Single Family Townhouse Listings
IN PAST 30 DAYS

3

Single Family Townhouse Listings Sold
IN PAST 30 DAYS

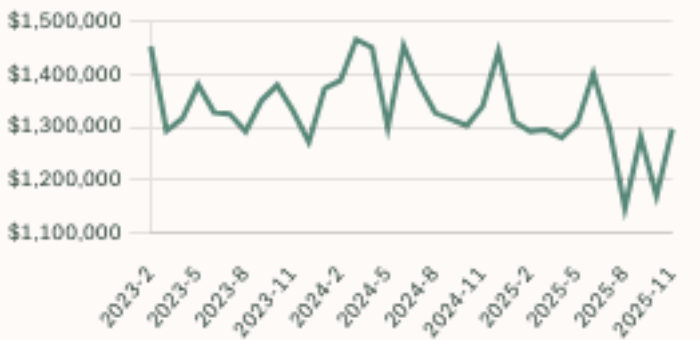
Summary of Sales Price Change



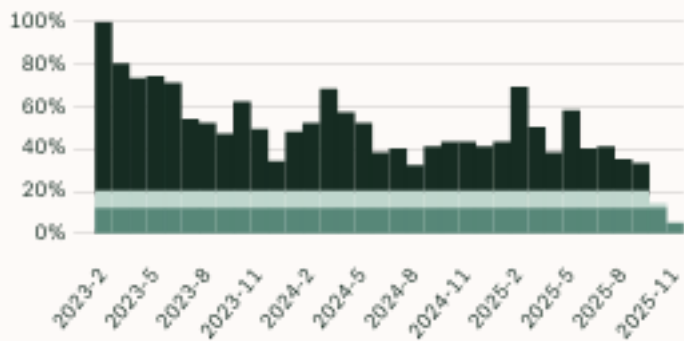
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



North Vancouver Single Family Condos

NOVEMBER 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.



3%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

261

Active Single Family
Condo Listings
IN PAST 30 DAYS

8

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



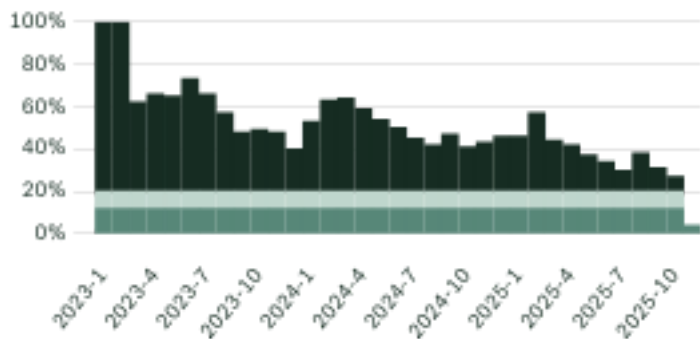
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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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.