RE/MAX Market Reports

Advanced Marketing Tools

Home Price Index = average home prices are adjusted to the yearly average finished sqft & age. Total Listings ** includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. 

Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
North Vancouver Real Estate Price Changes ($/%)

Housing Types: Year-To-Date Mar 2018 – Mar 2019 (Quarters)

- **$YTD Price Change (1 Year)**
  - High End Detached: $(175,038)
  - Low End Detached: $(123,121)
  - High End Condos: $(66,008)
  - Low End Condos: $(45,156)
  - High End Townhouse: $(23,937)
  - Low End Townhouse: $(9,489)

- **% YTD Price Change (1 Year)**
  - High End Detached: -8.3%
  - Low End Detached: -8.3%
  - High End Condos: -8.5%
  - Low End Condos: -9.2%
  - High End Townhouse: -2.1%
  - Low End Townhouse: -1.2%

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

* Bill Coughlin
RE/MAX City Realty Chilliwack, Mission, Abbotsford, Langley & Surrey VancouverRealEstateInvestments.com T:778-374-3744
May 1 2019  North Vancouver Market Update (detached)

Current: North Vancouver is in a Stable Market with its average listings inventory and 10 %SOLD rate.
Meaning 10 homes out of 100 sold in the last month with an avg of $98,000 Discount on sale from the original list price.
Most Active Range: Homes below $1.5 mill.- $1.7 mill. have 15.4 %SOLD rate.
Least Active Range: Homes above $1.9 mill. - $2.2 mill. have 6.1 %SOLD rate.

History: The North Vancouver Year-To-Date Home Price Index HPIp (Top 50%) shows that prices decreased $192,223.
The North Vancouver Year-To-Date Home Price Index HPIp(Lower 50%) shows that prices decreased $126,614.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes

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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
1. How Many Sold During the Month and at What Price Range?

<table>
<thead>
<tr>
<th>Home Price Range</th>
<th>Total Listings (month)</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price /List Price</th>
<th>Sell - List $Difference</th>
<th>%SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-$1,300,000</td>
<td>56</td>
<td>8</td>
<td>12</td>
<td>98%</td>
<td>-$26,500</td>
<td>14.3%</td>
</tr>
<tr>
<td>$1,300,001-$1,500,000</td>
<td>83</td>
<td>6</td>
<td>8</td>
<td>98%</td>
<td>-$26,000</td>
<td>7.2%</td>
</tr>
<tr>
<td>$1,500,001-$1,700,000</td>
<td>65</td>
<td>10</td>
<td>28</td>
<td>96%</td>
<td>-$74,000</td>
<td>15.4%</td>
</tr>
<tr>
<td>$1,700,001-$1,900,000</td>
<td>66</td>
<td>6</td>
<td>6</td>
<td>97%</td>
<td>-$52,500</td>
<td>9.1%</td>
</tr>
<tr>
<td>$1,900,001-$2,200,000</td>
<td>66</td>
<td>4</td>
<td>40</td>
<td>85%</td>
<td>-$310,500</td>
<td>6.1%</td>
</tr>
<tr>
<td>$2,200,001-$3,000,000</td>
<td>120</td>
<td>11</td>
<td>29</td>
<td>91%</td>
<td>-$213,174</td>
<td>9.2%</td>
</tr>
<tr>
<td>$3,000,001 and more</td>
<td>64</td>
<td>8</td>
<td>45</td>
<td>87%</td>
<td>-$435,381</td>
<td>12.5%</td>
</tr>
<tr>
<td>Total Activity</td>
<td>520</td>
<td>53</td>
<td>21</td>
<td>95%</td>
<td>-$98,000</td>
<td>10%</td>
</tr>
</tbody>
</table>

2. How Many Properties Were Available During the Month?

<table>
<thead>
<tr>
<th>Monthly Changes Summary</th>
<th>Apr-18</th>
<th>Mar-19</th>
<th>Apr-19</th>
<th>5/1/2019</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Listings (A,S,T,C,X)</td>
<td>582</td>
<td>464</td>
<td>520</td>
<td></td>
<td>56</td>
</tr>
<tr>
<td>Active Listings (1st of the month)</td>
<td>383</td>
<td>338</td>
<td>360</td>
<td>420</td>
<td>60</td>
</tr>
<tr>
<td>Solds</td>
<td>90</td>
<td>70</td>
<td>53</td>
<td></td>
<td>-17</td>
</tr>
<tr>
<td>DOM</td>
<td>21</td>
<td>29</td>
<td>21</td>
<td></td>
<td>-8</td>
</tr>
<tr>
<td>%SOLD (Sales/ Listings /monthly rate)</td>
<td>15.5%</td>
<td>15.1%</td>
<td>10.2%</td>
<td></td>
<td>-4.9%</td>
</tr>
<tr>
<td>(Top 50%) Home Price Index HPIp</td>
<td>$2,108,100</td>
<td>$1,923,287</td>
<td>$1,915,877</td>
<td></td>
<td>-$7,410</td>
</tr>
<tr>
<td>(Lower 50%) Home Price Index HPIp</td>
<td>$1,501,100</td>
<td>$1,367,357</td>
<td>$1,374,486</td>
<td></td>
<td>$7,129</td>
</tr>
</tbody>
</table>
## North Vancouver Sub areas Statistics - Mar 2019

<table>
<thead>
<tr>
<th>Neighbourhoods</th>
<th>Total Listings</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price /List Price</th>
<th>Sell - List Difference</th>
<th>% SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard</td>
<td>21</td>
<td>0</td>
<td>37</td>
<td>96%</td>
<td>-$71,900</td>
<td>0.0%</td>
</tr>
<tr>
<td>Blueridge NV</td>
<td>23</td>
<td>2</td>
<td>33</td>
<td>88%</td>
<td>-$349,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Braemar</td>
<td>2</td>
<td>0</td>
<td>86</td>
<td>97%</td>
<td>-$49,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Capilano NV</td>
<td>6</td>
<td>0</td>
<td>15</td>
<td>92%</td>
<td>-$173,888</td>
<td>0.0%</td>
</tr>
<tr>
<td>Central Lonsdale</td>
<td>21</td>
<td>9</td>
<td>24</td>
<td>89%</td>
<td>-$326,400</td>
<td>0.0%</td>
</tr>
<tr>
<td>Calverhall</td>
<td>14</td>
<td>1</td>
<td>18</td>
<td>97%</td>
<td>-$50,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Canyon Heights NV</td>
<td>57</td>
<td>9</td>
<td>24</td>
<td>89%</td>
<td>-$184,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Deep Cove</td>
<td>23</td>
<td>9</td>
<td>24</td>
<td>92%</td>
<td>-$184,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Delbrook</td>
<td>2</td>
<td>0</td>
<td>18</td>
<td>97%</td>
<td>-$50,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Dollarton</td>
<td>18</td>
<td>8</td>
<td>30</td>
<td>92%</td>
<td>$50,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>EDGEMONT</td>
<td>36</td>
<td>8</td>
<td>30</td>
<td>92%</td>
<td>$184,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Forest Hills NV</td>
<td>17</td>
<td>8</td>
<td>31</td>
<td>95%</td>
<td>$69,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Grouse Woods</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hamilton Heights</td>
<td>3</td>
<td>1</td>
<td>7</td>
<td>97%</td>
<td>-$34,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hamilton</td>
<td>15</td>
<td>1</td>
<td>16</td>
<td>99%</td>
<td>-$12,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Indian Arm</td>
<td>4</td>
<td>0</td>
<td>16</td>
<td>99%</td>
<td>-$12,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Indian River</td>
<td>8</td>
<td>2</td>
<td>18</td>
<td>94%</td>
<td>$126,405</td>
<td>15.4%</td>
</tr>
<tr>
<td>Lower Lonsdale</td>
<td>13</td>
<td>2</td>
<td>18</td>
<td>94%</td>
<td>$126,405</td>
<td>15.4%</td>
</tr>
<tr>
<td>Lynn Valley</td>
<td>49</td>
<td>8</td>
<td>31</td>
<td>95%</td>
<td>$69,000</td>
<td>10.3%</td>
</tr>
<tr>
<td>Lynnmour</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Norgate</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Northlands</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Pemberton Heights</td>
<td>15</td>
<td>3</td>
<td>21</td>
<td>99%</td>
<td>-$19,900</td>
<td>20.0%</td>
</tr>
<tr>
<td>Pemberton NV</td>
<td>13</td>
<td>2</td>
<td>24</td>
<td>95%</td>
<td>-$66,500</td>
<td>33.3%</td>
</tr>
<tr>
<td>Princess Park</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Queensbury</td>
<td>6</td>
<td>1</td>
<td>28</td>
<td>85%</td>
<td>-$323,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Roche Point</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Seymour</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Tempe</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Upper Delbrook</td>
<td>27</td>
<td>2</td>
<td>18</td>
<td>94%</td>
<td>-$102,500</td>
<td>15.2%</td>
</tr>
<tr>
<td>Upper Lonsdale</td>
<td>61</td>
<td>4</td>
<td>37</td>
<td>96%</td>
<td>-$74,000</td>
<td>12.5%</td>
</tr>
<tr>
<td>Westlynn</td>
<td>16</td>
<td>2</td>
<td>18</td>
<td>94%</td>
<td>-$102,500</td>
<td>15.2%</td>
</tr>
<tr>
<td>Windsor Park NV</td>
<td>16</td>
<td>2</td>
<td>19</td>
<td>100%</td>
<td>-$7,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>Woodlands-Sunshine-</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Westlynn Terrace</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Total Activity** 520  53  21  95%  -$98,000  10%

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Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 420 homes are for sale and with the 10% SOLD monthly rate gives us a ~10 months of inventory. 13% of the Active Listings have reduced their price by $94,829 on average or $80,000 on median in the last month. We project North Vancouver to be a continued Stable market.

April's Real Estate Statistics shows some of our Markets are NORMALIZING with 52% of Vancouver's Detached Markets increasing values this month. Generally, Single Family Homes in Metro Vancouver experienced an Average Monthly Price decrease of $8,007 which is a decline from last month's $5,048 price drop. On Average, the Fraser Valley's Market continues to show monthly price increase of $1,019. The following month's forecasts are: a Buyer's Detached Market across most of Vancouver and a Stable Market over most of the Fraser Valley.

Currently, the Condo Market presents a Warm Market with 56% of the Greater Vancouver (Lower Mainland) are increasing prices. On the other hand, 63% of the Townhouse Markets are decreasing. (13 out of 28 Markets). We are forecasting a stable Market in most Condo and Townhouse Markets for the coming month. We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com
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May 1/19  North Vancouver  北温哥华房屋出售

Detached North Vancouver  Total Listings, Sales, and %SOLD Rate

Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

Produced by: Bill Coughlin
RE/MAX City Realty  Chilliwack, Mission, Abbotsford, Langley & Surrey  VancouverRealEstateInvestments.com  T: 778-374-3744
**Home Price Index HPIp**

North Van Homes Top 50%: $1,915,878 360.00% (-$7,410)

North Van Homes Lower 50%: $1,374,485 362.50% (+$7,129)

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May 1/19 North Vancouver

**Produced by:** Bill Coughlin

RE/MAX City Realty Chilliwack, Mission, Abbotsford, Langley & Surrey  

VancouverRealEstateInvestments.com  

T: 778-374-3744
North Vancouver Sub areas Statistics – Apr 2019

North Vancouver Price Ranges Statistics – Apr 2019

- Total Listings (month)
- Sales
- DOM
- Sale Price
- Aver Price
- %SOLD

- Total Listings (month)
- Sales
- DOM
- Sale Price
- Aver Price
- %SOLD

North Vancouver Sub areas Statistics – Apr 2019

North Vancouver Price Ranges Statistics – Apr 2019

- Total Listings (month)
- Sales
- DOM
- Sale Price
- Aver Price
- %SOLD

- Total Listings (month)
- Sales
- DOM
- Sale Price
- Aver Price
- %SOLD

Monthly Changes Summary

- Total Listings (A, S, T, C, X)
- Active Listings (1st of the month)
- DOM
- Sold
- %SOLD

Condor (Low 50) Home Price Index (HPI)
- $1,041,000

Condor (Low 50) Home Price Index (HPI)
- $438,610

Twins (Low 50) Home Price Index (HPI)
- $181,010

Twins (Top 90) Home Price Index (HPI)
- $187,140

Twins (Low 50) Home Price Index (HPI)
- $173,838

Twins (Top 90) Home Price Index (HPI)
- $178,339

Twins (Low 50) Home Price Index (HPI)
- $172,321

Twins (Top 90) Home Price Index (HPI)
- $177,222

Twins (Top 90) Home Price Index (HPI)
- $172,129

May 1 2019 North Vancouver Market Update (Attached Townhouses/Condos)

Current:

North Vancouver is a Stable Market with average listings inventory, 12% SOLD rate and a 63% sold/listed ratio. (This means an average of 1 in 5 homes sold on a sale from the original listing price.)

Most Active Range: homes below $500,000, 19.4% SOLD rate.

History:

North Vancouver’s Condos Year-To-Date Home Price Index (HPI) (Year 50) shows that prices decreased $7,100.

North Vancouver’s Townhouses Year-To-Date Home Price Index (HPI) (Year 50) shows that prices decreased $46,699.

North Vancouver’s Townhouses Year-To-Date Home Price Index (HPI) (Low 50) shows that prices decreased $27,489.

North Vancouver’s Townhouses Year-To-Date Home Price Index (HPI) (Low 50) shows that prices decreased $3,458.

Forecast:

The Listing Inventories are 93% more than last month’s last month’s last month, which means that we may expect a listing supply increase on the next coming months. We project North Vancouver to be a continued stable market.

April’s Real Estate Statistics shows some of our Markets are NORMALIZING with 52% of Vancouver’s Detached Markets increasing values this month. Generally, Single Family Homes in Metro Vancouver experienced an average Monthly Price decrease of $9,007 which is a decline from last month’s $5,046 price drop. On average, the Fraser Valley’s Market continues to show monthly price increase of 10.19%. The following month’s Forecast shows a Buyer’s Detached Market across most of Vancouver and a Stable Market over most of the Fraser Valley.

Currently, the Condo Market presents a Warm Market with 56% of the Greater Vancouver (Lower Mainland) are increasing prices. On the other hand, 63% of the Townhouse Markets are decreasing, (13 out of 26 Markets). We are forecasting a stable Market in most Condo and Townhouse Markets for the coming month. We analyze and provide 07 individual City’s Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your market value update with an in-depth analysis and forecast in your Local Market Area and more specifically - Your Neighborhood.


RE/MAX City Realty Chilliwick, Mission, Abbotsford, Langley & Surrey VancouverRealestateinvestments.com T:778-374-3744

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Home Price Changes

$1,118,101
$1,120,100
$1,122,906
$1,121,976
$1,118,589
$1,114,100
$1,112,100
$1,115,679
$1,109,100
$1,102,140
$1,095,101
$1,090,858
$1,090,602

Sales Discount $5

Are Home Prices Up?

Home Price Index

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it’s previous sale after 2009.)

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North Vancouver

Powered by the Greater Vancouver Market Reports HPIp

North Van Townhs Top 50%:
- HPIp
- Forecast+
- Forecast-

North Van Townhs Lower 50%:
- HPIp
- Forecast+
- Forecast-

Home Price Index HPIp

North Van Townhs Top 50%: $1,090,604 337.80% (-$255)
North Van Townhs Lower 50%: $792,218 381.10% (-$1,720)

Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List. Price differences are based on medians, not averages. Market Share Reports include all property types. More Details

More Details

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Date Value
Apr 2019 337.80
Mar 2019 337.80
Feb 2019 339.10
Jan 2019 341.30
Dec 2018 344.40
Nov 2018 343.50
Oct 2018 345.00
Sep 2018 345.50
Aug 2018 346.40
Jul 2018 347.50
Jun 2018 347.80
May 2018 346.90

<<123>>
North Vancouver

Home Price Index (HPIp) (Lower 50%), Sale - List Price ($ Difference) (average home sold for $ less than their original list price for Low End Home sales)

The Home Price Index (HPIp) is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2009.)

Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
Supply and Demand

How %SOLD Rates Affect Price Changes

Sell-Through-Rates (STR) - Adsorption Rates

- 21-40% selling: Increasing
- 15-20% selling: Stable
- 10-14% selling: Decreasing

What percentage (%) of homes sales/month change the market?

Monthly Homes sales (%): 0% - 70%

100 Listings

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More Details

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